



EPIQ ESTATE

LANDSCAPE CONCEPT DESIGN REPORT

PREPARED BY



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01 Introduction

DESIGN INTENT

The landscape concept for Pacific Pines focusses on the following key objectives:

1. Articulation along existing roads
2. Pedestrian connectivity
3. Reflection of local character and integration with the overall masterplanned development

The interface with Montwood Drive & Snapper Drive utilizes several landscape elements to maximise articulation & interest whilst promoting casual surveillance of the streetscape. These are identified below:

1. Pedestrian access points to each home provides activation to the street, assists in providing surveillance to the streetscape and provides convenient access to amenities within the residential community (eg parkland & retail centre)
2. Visual relief & interest by staggering the arrangement of retaining walls/fences and utilising a combination of solid & semi-transparent materials
3. Terraced retaining walls to reduce the scale of walling
4. Integrated design of street trees & canopy trees
5. Continuous understorey planting at street frontages to provide a lateral buffer/privacy & visually soften built form
6. Breaks between tranches are used as punctuation points to maximise tree planting & provide further visual softening

Pedestrian connectivity:

1. Primary spines alongside the east-west road provide a direct connection to Montwood Drive, while the north-south linear park provides a direct connection to Snapper Drive. Broad verges maximise opportunity for street tree planting and root volume

thereby maximising shade & reinforcing the 'spines'

2. Secondary pedestrian spines are provided along select roads and connect to the primary spines
3. Canopy trees provide shade for pedestrians & streetscape whilst also visually soften the built form

Other design elements within the development include the following:

1. Threshold treatments in roadway to delineate/reinforce entries whilst providing visual relief to roadway materials
2. Narrowing of roadway provides visual relief whilst providing opportunities for tree planting
3. A planted buffer is provided abutting the conservation zone. This comprises canopy trees & understorey
4. Plant species character reflects Ballina Shire Council requirements and the development masterplan

02 Conceptual Process

CONCEPTUAL DIAGRAM PEDESTRIAN CIRCULATION

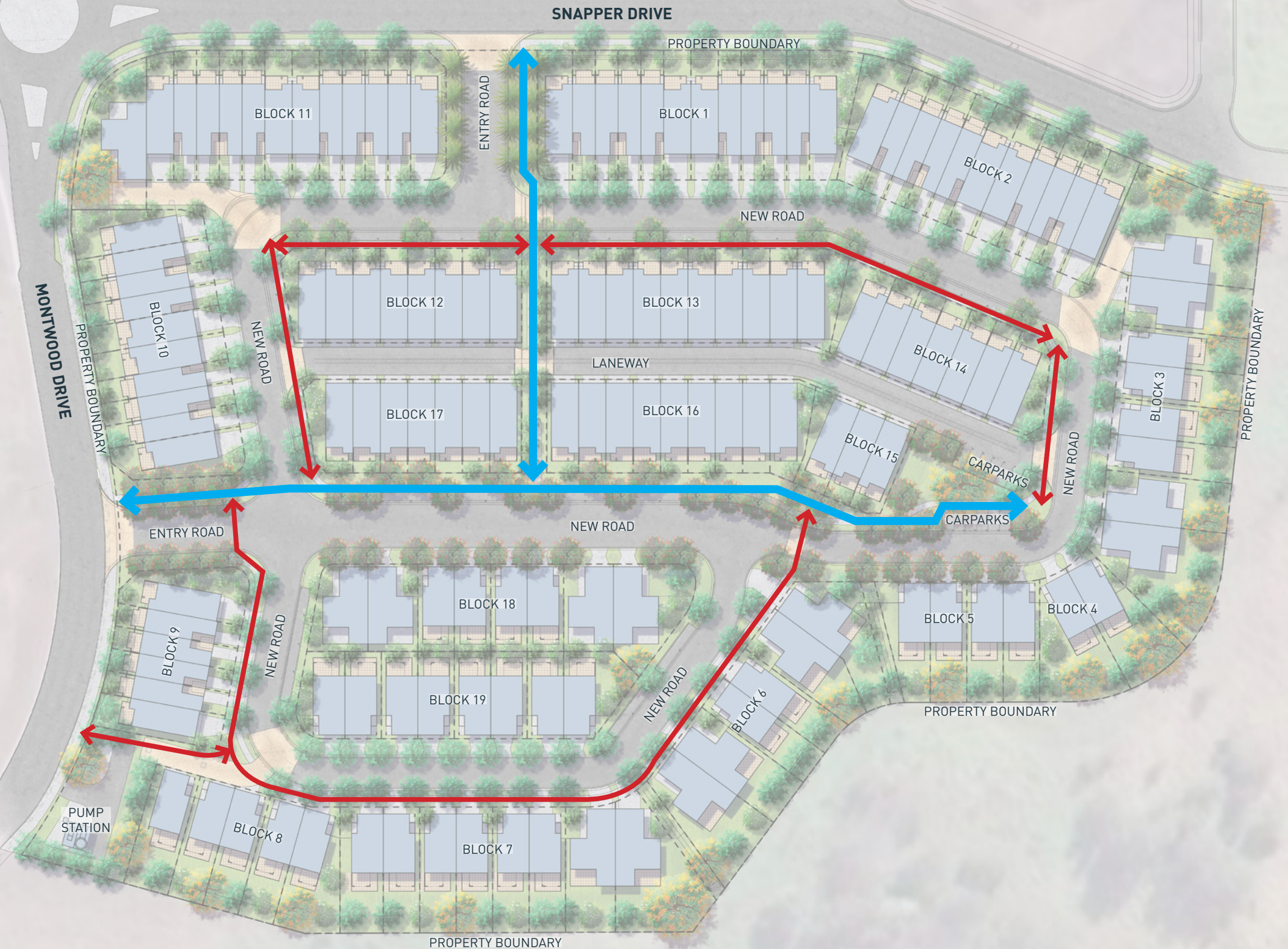
LEGEND



MAIN PEDESTRIAN
CONNECTION






SECONDARY PEDESTRIAN
CONNECTION



03 Plans

LANDSCAPE CONCEPT PLAN MASTERPLAN

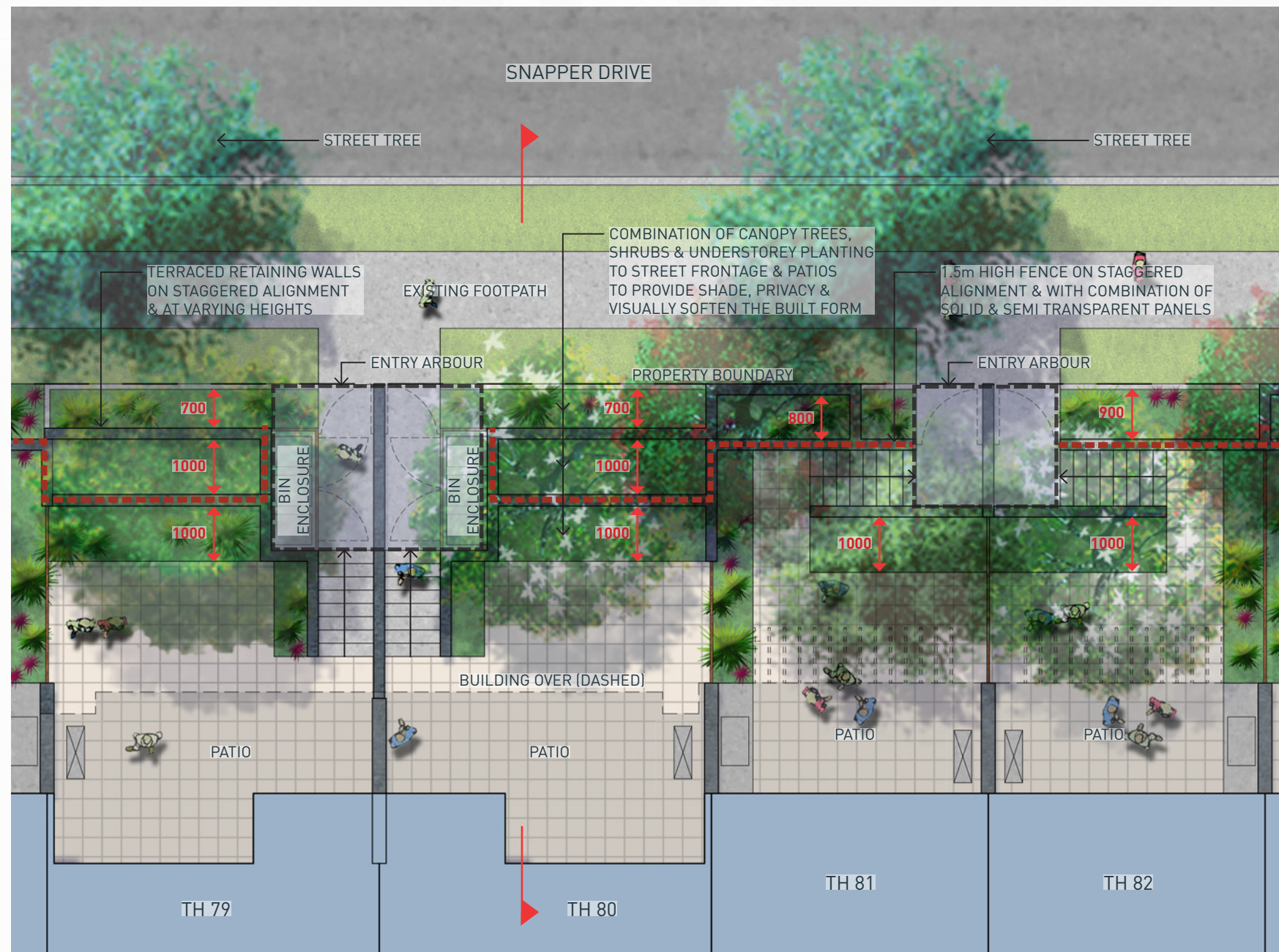
LEGEND

-  LARGE FEATURE TREE AT PROMINENT CORNERS & SITE ENTRIES
-  BOULEVARD TREES TO MAIN INTERNAL ROAD
-  STREET TREES
-  SMALL COLUMNAR TREE
-  FOOTPATH
-  ROAD THRESHOLD AT PROMINENT CORNERS & SITE ENTRIES

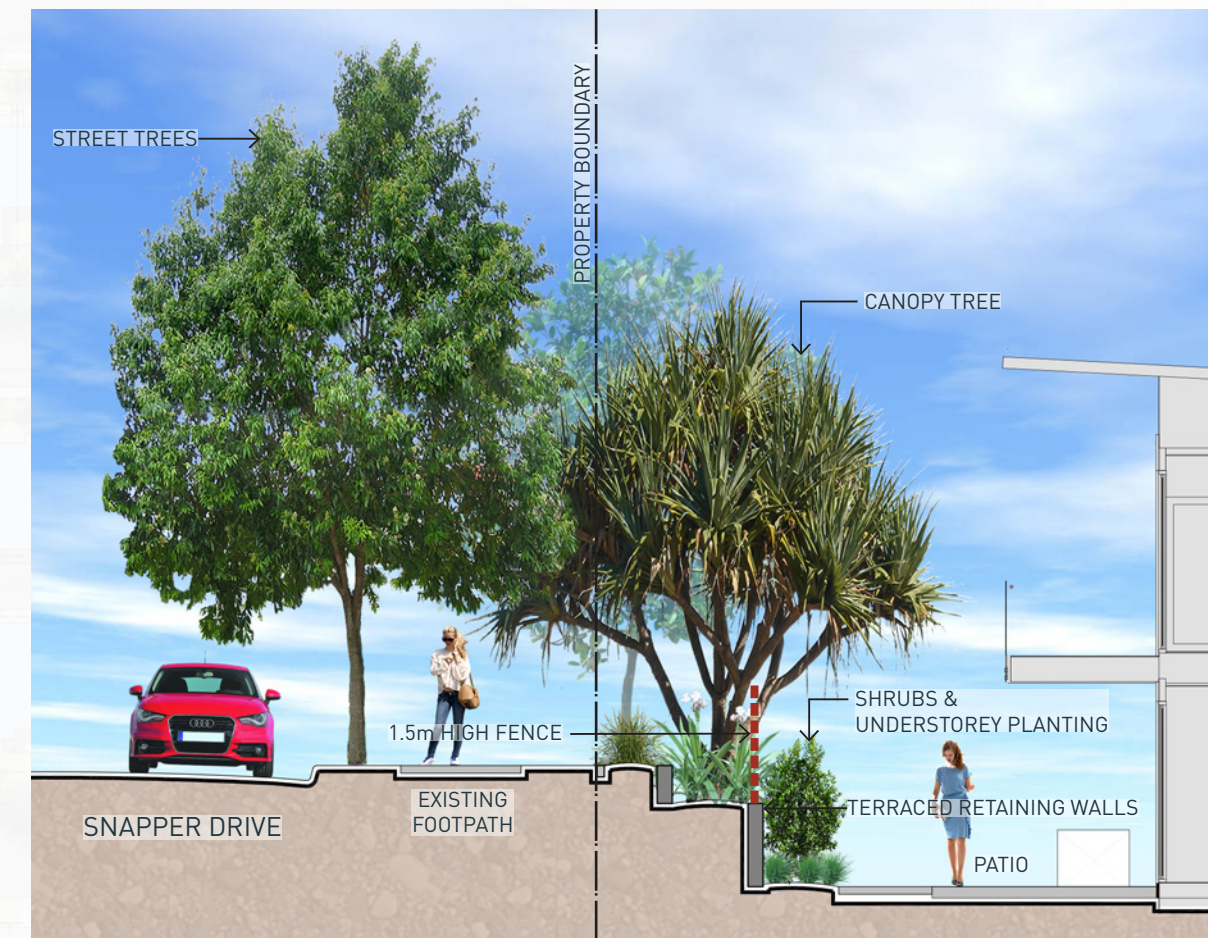


03 Plans

LANDSCAPE CONCEPT - PLAN DETAIL 1
SNAPPER DRIVE FRONTAGE (TYPICAL) 1:100@A3

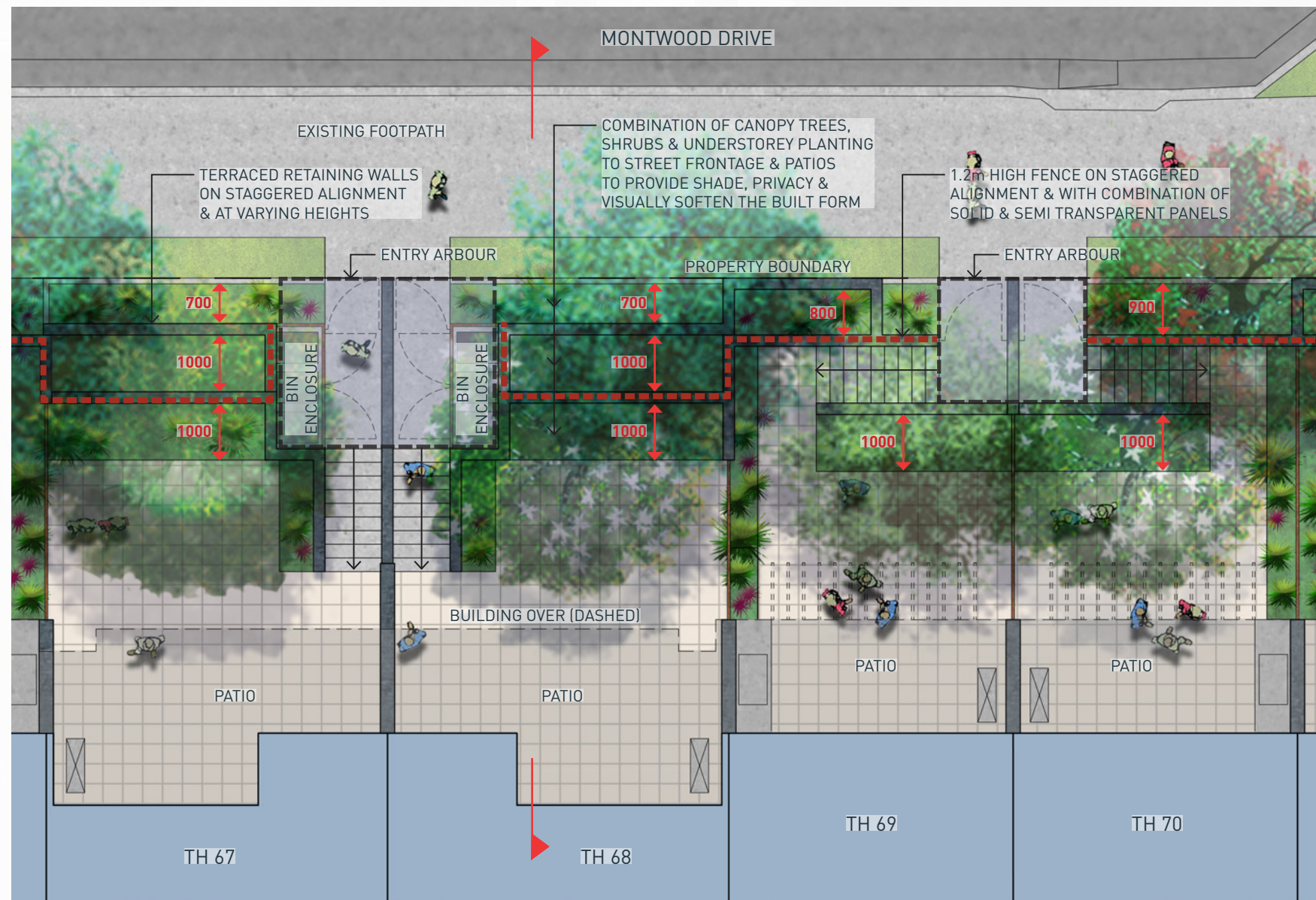


LANDSCAPE CONCEPT SECTION
SNAPPER DRIVE FRONTAGE (TYPICAL) 1:100@A3

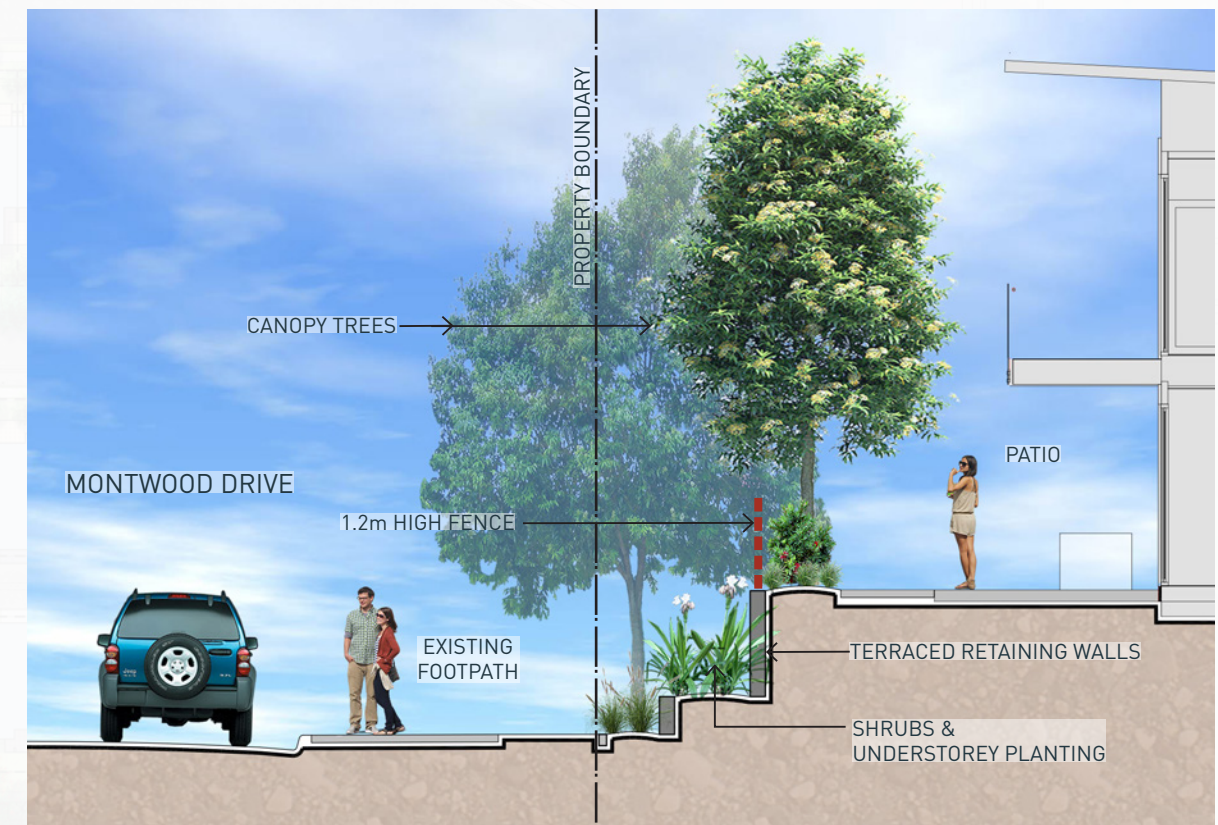


03 Plans

LANDSCAPE CONCEPT - PLAN DETAIL 2
MONTWOOD DRIVE FRONTAGE (TYPICAL) 1:100@A3

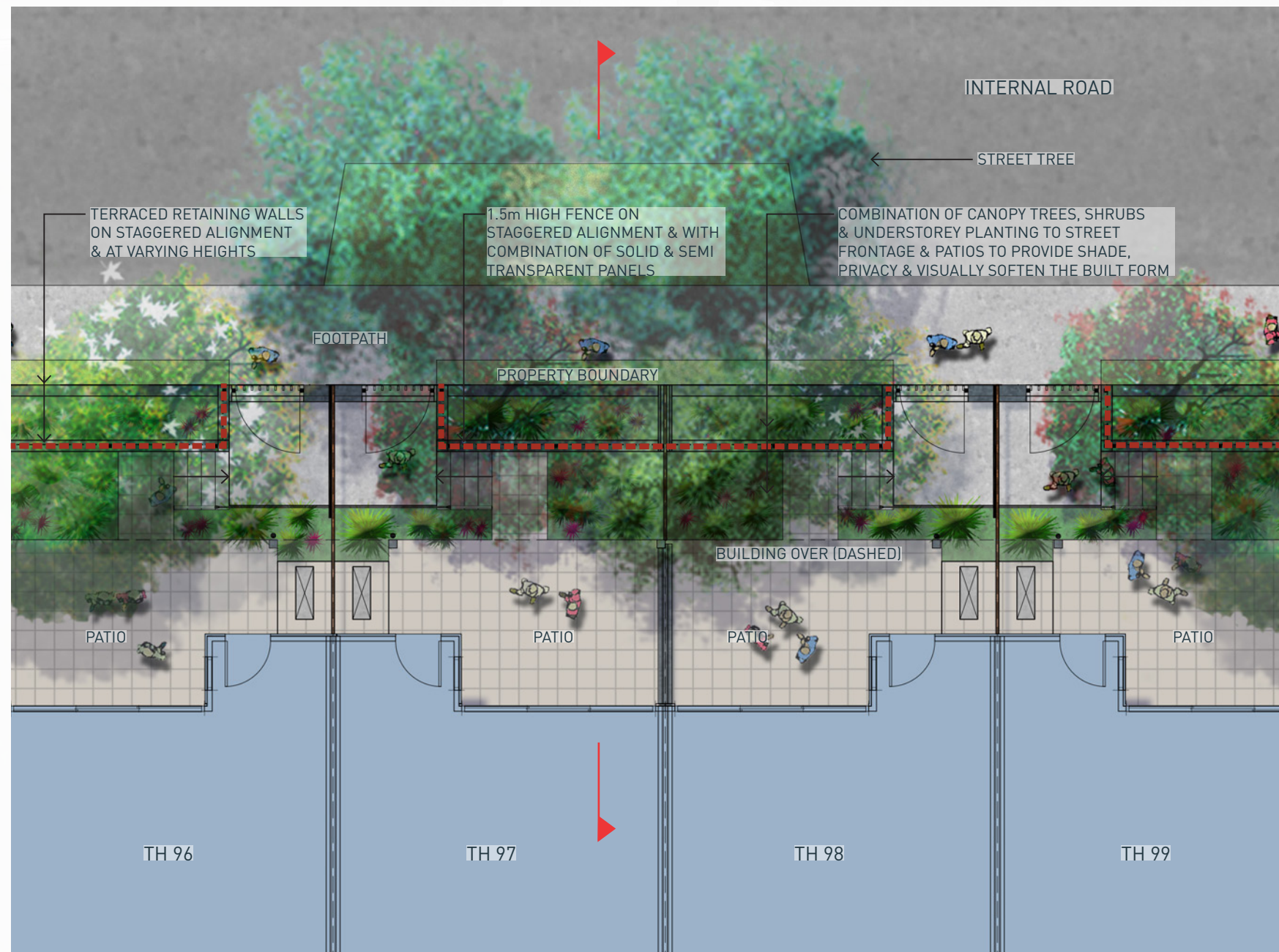


LANDSCAPE CONCEPT SECTION
MONTWOOD DRIVE FRONTAGE (TYPICAL) 1:100@A3

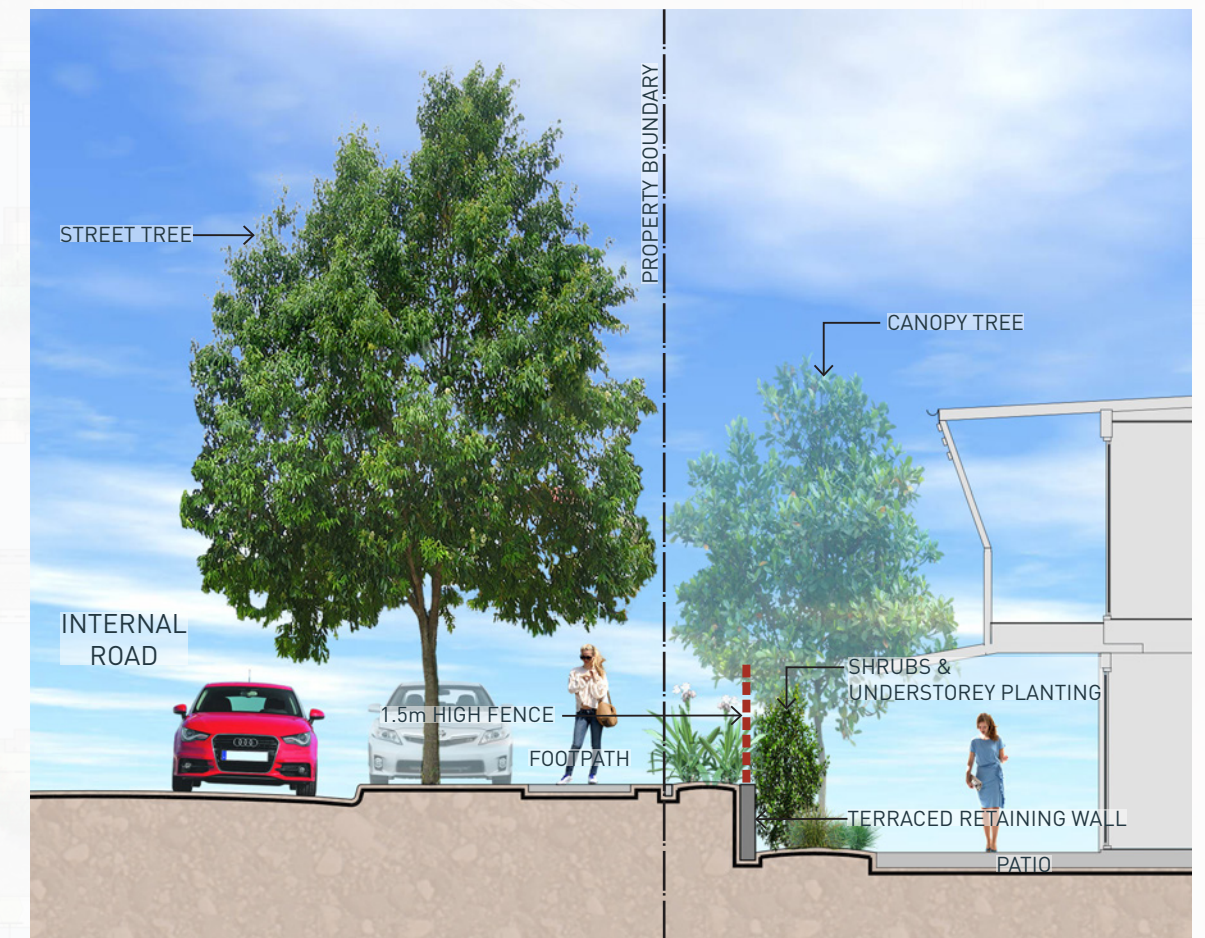


03 Plans

LANDSCAPE CONCEPT - PLAN DETAIL 3
INTERNAL STREET- BLOCK 13 (TYPICAL) 1:100@A3

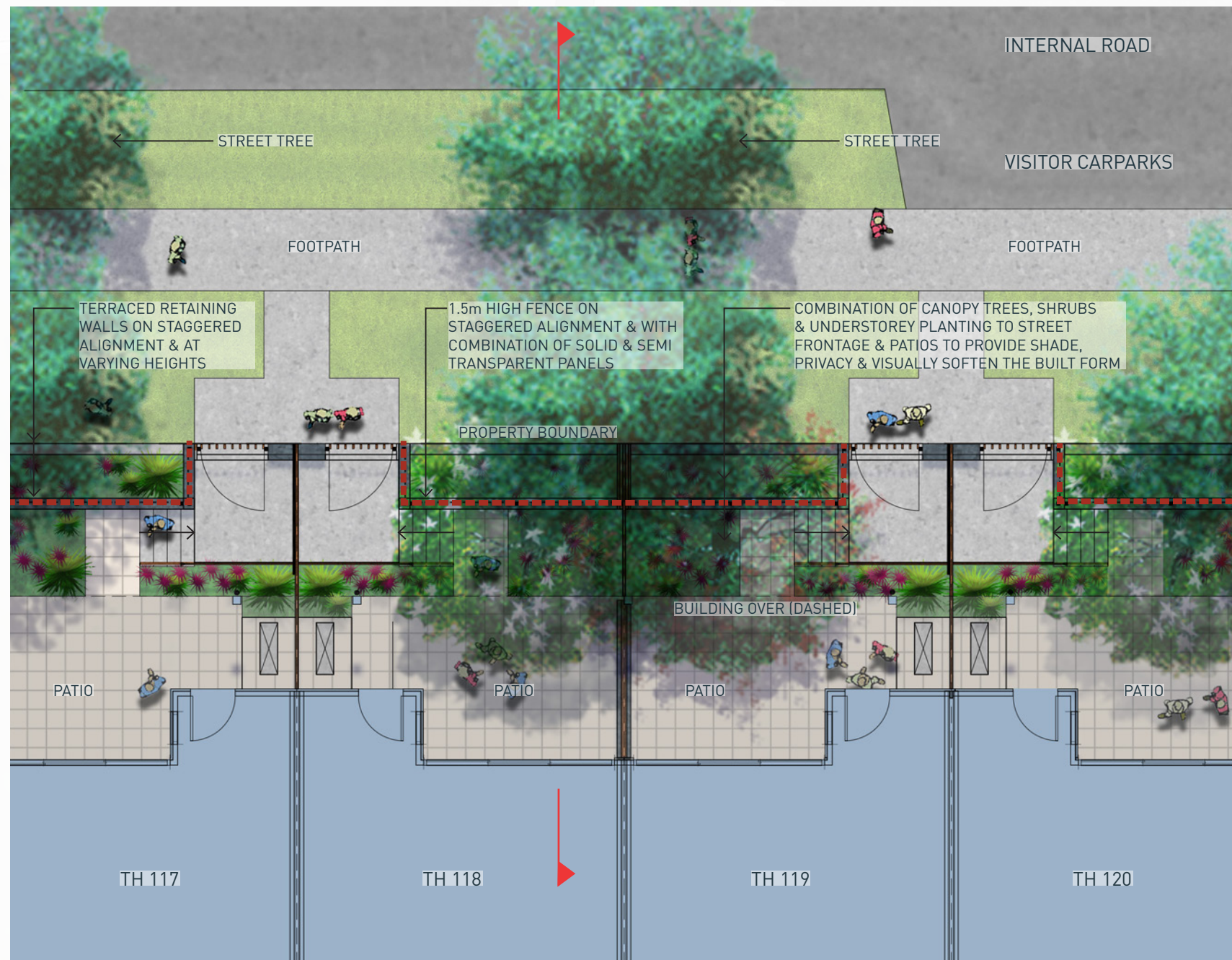


LANDSCAPE CONCEPT SECTION
INTERNAL STREET- BLOCK 13 (TYPICAL) 1:100@A3

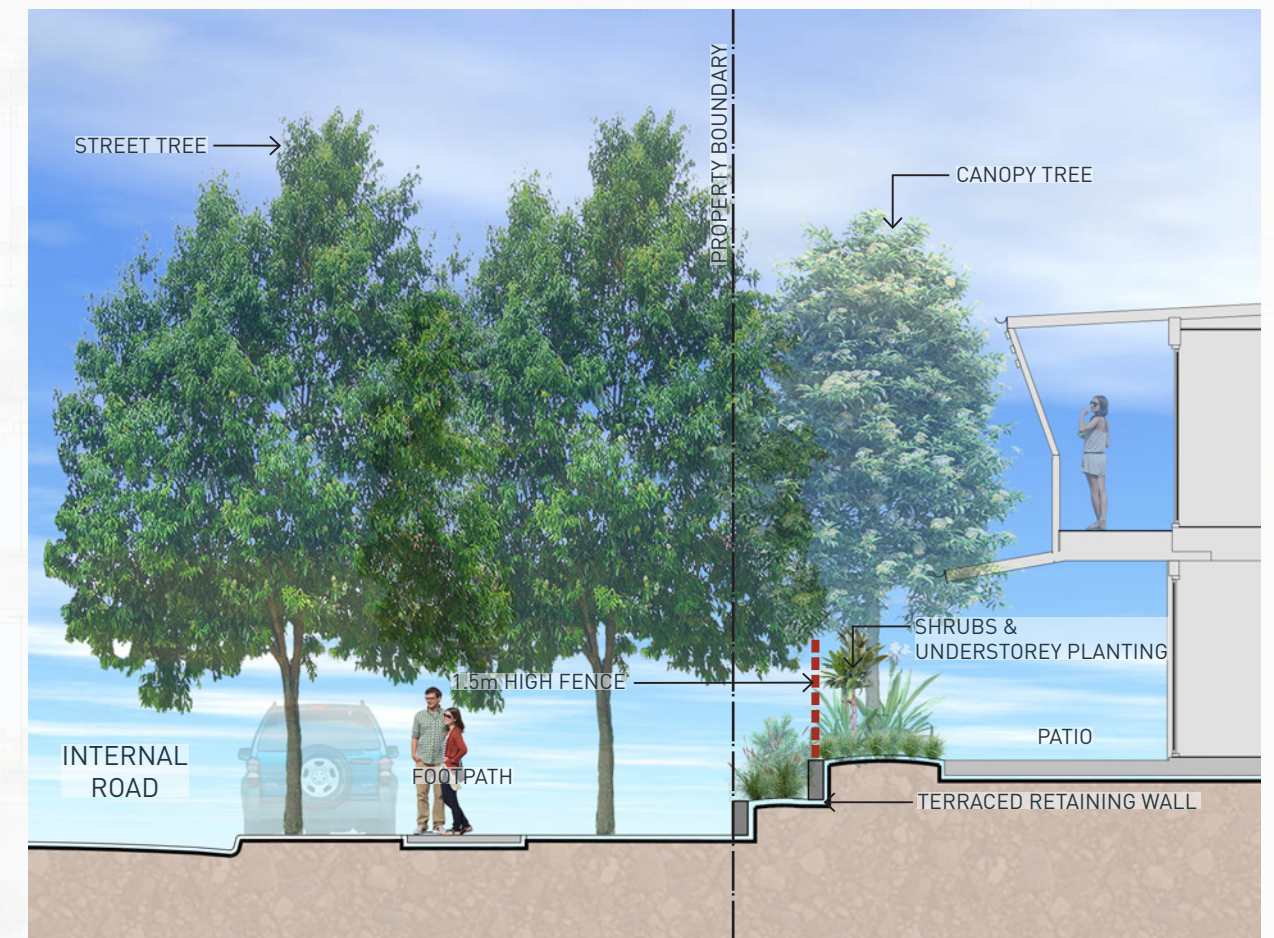


03 Plans

LANDSCAPE CONCEPT - PLAN DETAIL 4
INTERNAL STREET- BLOCK 16 (TYPICAL) 1:100@A3



LANDSCAPE CONCEPT SECTION
INTERNAL STREET- BLOCK 16 (TYPICAL) 1:100@A3



04 Character Images

HARDWORKS



FENCES ALONG MONTWOOD DRIVE & SNAPPER DRIVE: STAGGERED ALIGNMENT & COMBINATION OF SOLID & SEMI-TRANSPARENT FENCES MATERIALS



SEMI-TRANSPARENT FENCE PANELS



CANOPY TREES, SHRUBS & GROUND COVERS AS CONTINUOUS PLANTING BEDS AT THE STREET FRONTAGES AND WITHIN YARDS OF LOTS



TERRACED RETAINING WALLS TO ASSIST IN TAKING UP LEVEL CHANGE WHILST PROVIDING VISUAL RELIEF FOR WALLING



TERRACED RETAINING WALLS TO PRIVATE COURTYARDS



CLIMBERS ON TRELLISES TO ENTRY ARBOURS



ROAD THRESHOLDS AT PROMINENT CORNERS & SITE ENTRIES

TREES



ARAUCARIA columnaris
H: 20-30m W: 6-8m



ATRACTOCARPUS fitzalanii
H: 6-10m W: 2-4m



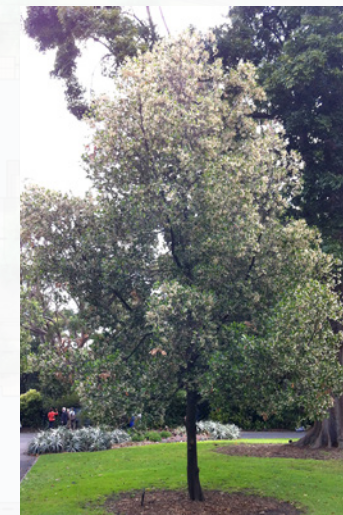
BANKSIA integrifolia
(Coastal Banksia)
H: 8-15m W: 3-10m



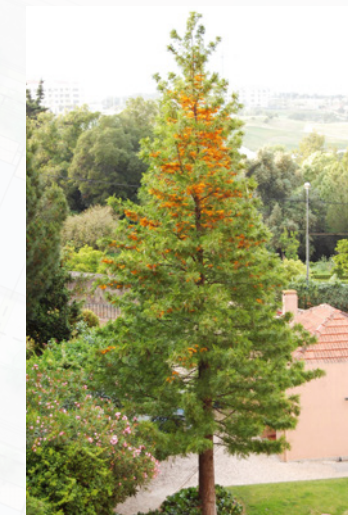
BACKHOUSIA citriodora
H: 6-8m W: 3-4m



CUPANIOPSIS anacardioides
(Tuckeroo)
H: 8-12m W: 4-8m



ELAEOCARPUS reticulatus
(Blueberry Ash)
H: 10-15m W: 5-7m



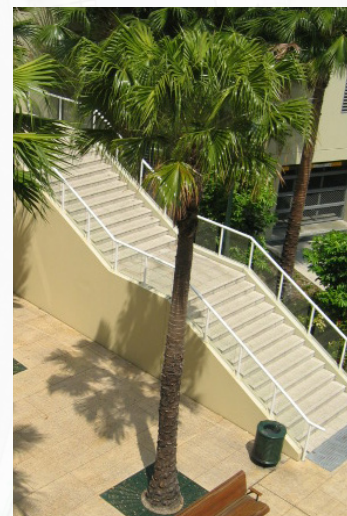
GREVILLEA robusta
H: 15-30m W: 8-10m



HARPULLIA pendula
H: 6-8m W: 6-10m



HIBISCUS tiliaceus 'Rubra'
H: 8-10m W: 8-10m



LIVISTONA australis
H: to 30m W: 4-5m



LOPHOSTEMON confertus
H: 15-20m W: 8-10m



METROSIDEROS excelsa
(New Zealand Xmas Bush)
H: 8-12m W: 6-8m



PANDANUS pedunculatus
(Screw Palm)
H: 10-15m W: 6-8m



WATERHOUSEA floribunda
H: 15-20m W: 6-8m

UNDERSTOREY



AUSTROMYRTUS dulcis
(Midyim Berry)



BANKSIA 'Coastal Cushion'



BAECKEA virgata
'Compacta'



BANKSIA robur
(Swamp Banksia)



CAREX appressa



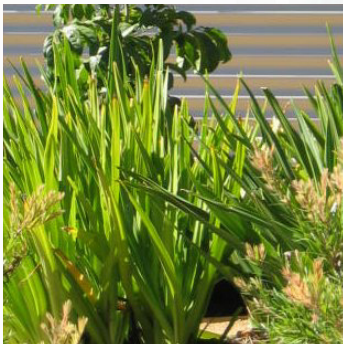
CARPOBROTUS glaucescens



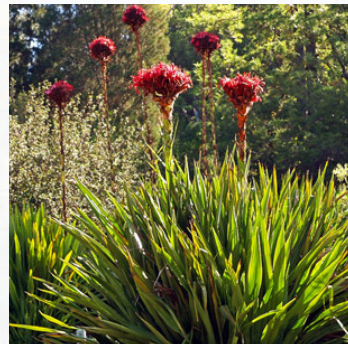
CASURINA 'Cousin It'



CALLISTEMON 'Little John'



CRINUM pedunculatum
(River Lily)



DORYANTHES excelsa
(Gynea Lily)



DORYANTHES palmeri



GREVILLEA 'Bronze
Rambler'



GREVILLEA 'Robyn Gordon'



LEPTOSPERMUM flavescens
'Pacific Beauty'



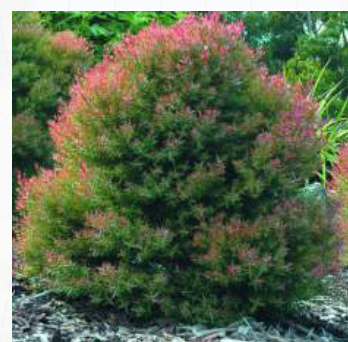
LEPTOSPERMUM
polygalifolium



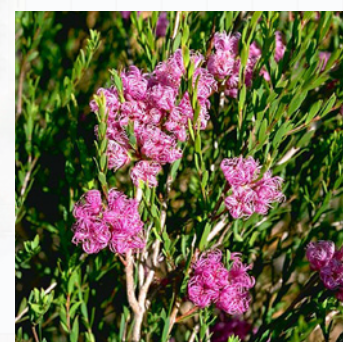
LOMANDRA hystrix



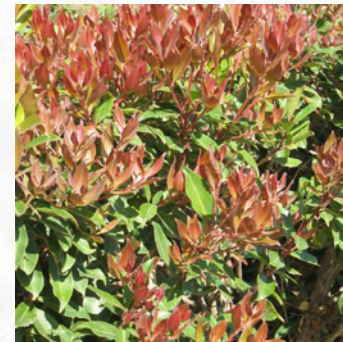
LOMANDRA longifolia



MELALEUCA 'Claret Tops'



MELALEUCA thymifolia



METROSIDEROS 'Fiji Fire'



METROSIDEROS 'Little
Dugald'



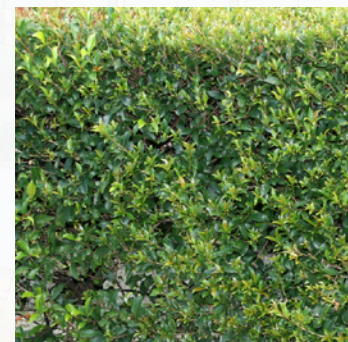
MYOPORUM ellipticum



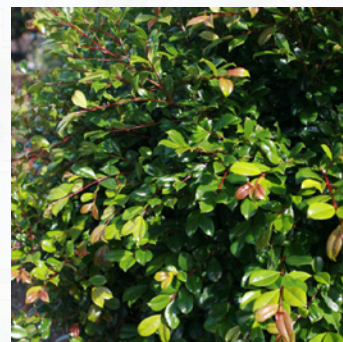
MYOPORUM parvifolium
(Creeping Boobialla)



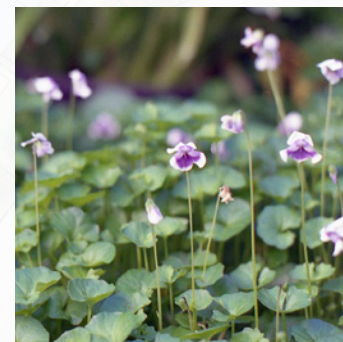
SCAEVOLA calendulacea



SYZYGIUM australe
'Bush Christmas'



SYZYGIUM australe
'Resilience'



VIOLA hederacea



WESTRINGIA 'Jervis Gem'