

## 12.0 STREETSCAPES

The Potts Hill Streetscape Characters and Tree Species will reflect the over arching natural character of the site whilst accommodating the requirements of council along with the functional needs of pedestrian, cycle and vehicular movements along each of the roads.

The streetscape character will reinforce and enhance the road hierarchy to create subtle but distinctive streetscape precincts. The formal planting of mid to large size trees on Primary Local Roads (Dependant on Council approval) and the introduction of smaller native species on Secondary Local Roads will occur.

Native trees will dominate the selection of street trees to the internal roads while plantings of the remnant natives such as the typical Cooks River/Castlereagh Ironbark / Cumberland Plain Species will be planted where roads are located adjacent to parks and the increased space allows for the root growth.

Streets are designed to provide an appropriate level of on street parking with priority given to pedestrians and cyclists to provide a pleasant environment to promote walking and social activity.

Some key points are listed below;

### Aspect and Views

- Strong visual associations with existing vegetation communities both native and cultural
- Use of Landmark species to clearly identify entry points into the development.
- Strong emphasis to avenue planting with spacings of trees to enable canopies to touch when trees are mature.

### Accessibility

- Continuity of and connectivity to local and recreational paths linking the entire site.

### Materials:

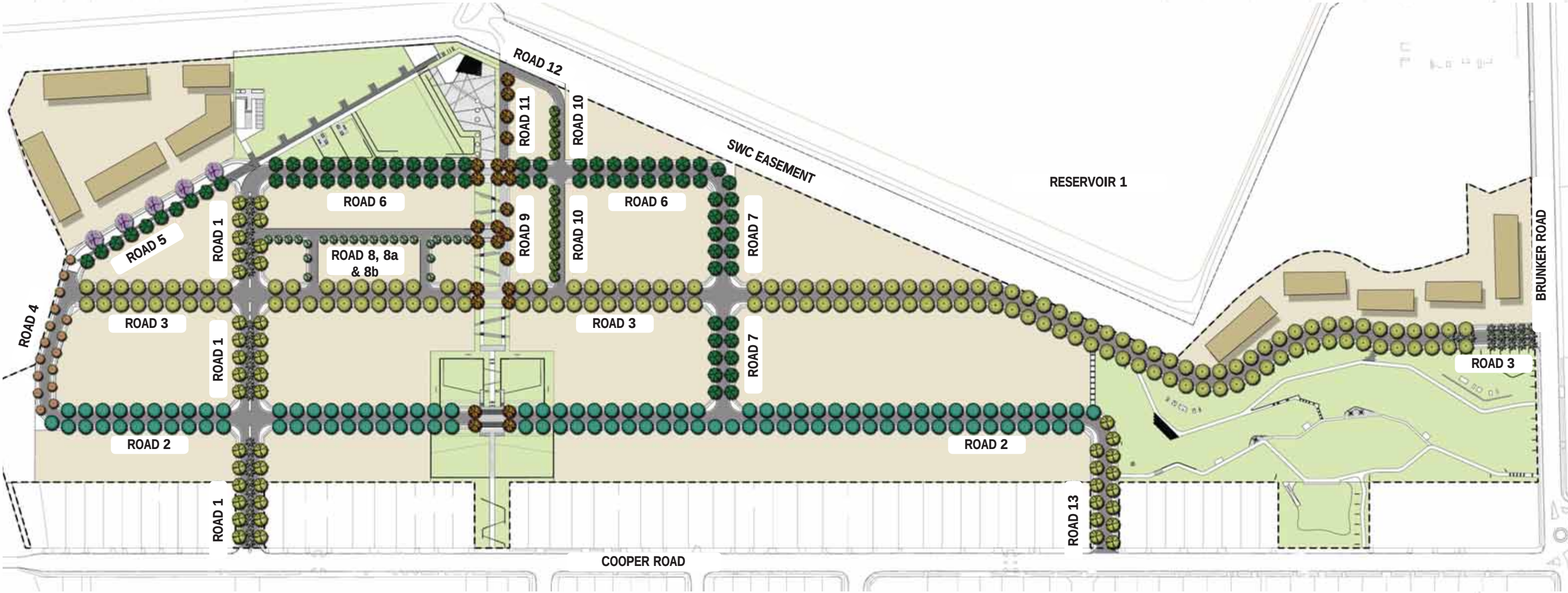
- Pathways will predominantly be robust contemporary materials such as exposed aggregate concrete. All driveway cross overs are to be of the same material in order to ensure visual continuity.

### Plantings:

- Maximise landscaping in all streets while tailoring species selection to that of the local and site context.
- Preservation of plantings of culturally significant species to enhance the historic 'sense of place'
- Canopy trees to provide shade and visual amenity.
- Low shrub and groundcover planting using a mix of low maintenance plant specie

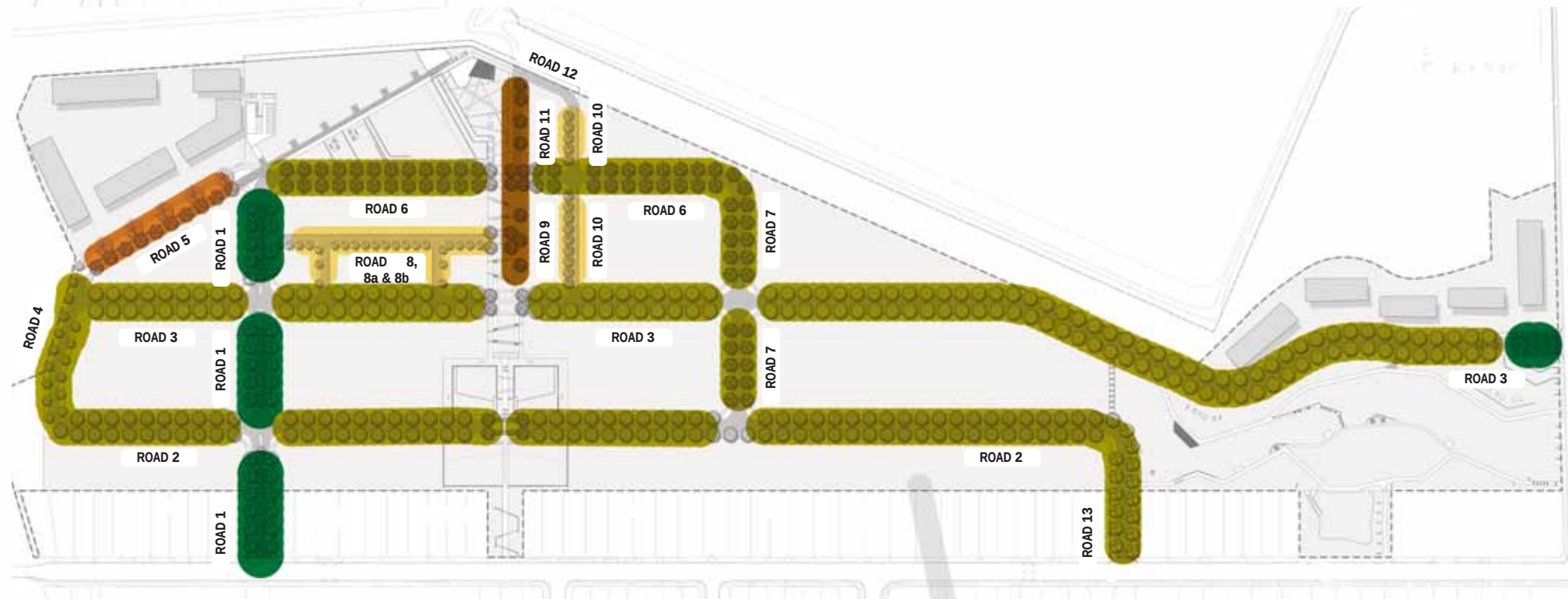




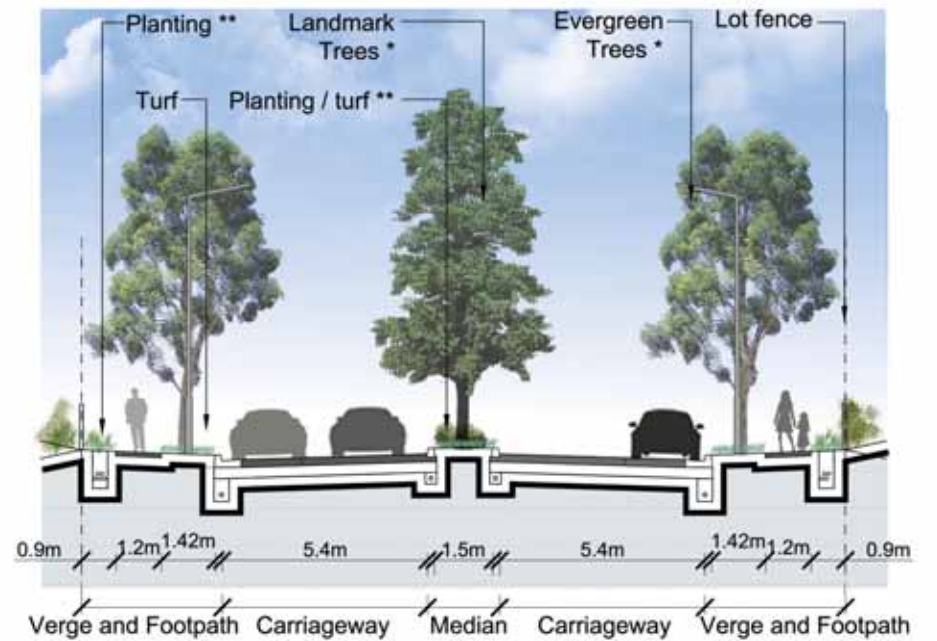


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|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Agathis robusta:</b>  | <b>Brachychiton populneum:</b>  | <b>Corymbia maculata:</b>  | <b>Elaeocarpus reticulatus:</b>  | <b>Eucalyptus 'Summer Red':</b>  | <b>Eucalyptus tereticornis:</b>  | <b>Fraxinus oxycarpa 'Raywood':</b>                      | <b>Jacaranda mimosifolia:</b>  | <b>Lophostemon confertus:</b>  | <b>Tristaniopsis laurina 'luscious':</b>  |
|                           |                                 |                            |                                  |                                   |                                  |                                                          |                                |                                |                                           |
| Height: 20m<br>Spacings: 7-8m<br>Location: Roads 1 and 3 central median planting.<br>Landmark tree          | Height: 15m<br>Spacings: 12m<br>Location: Roads 5, 6 & 7 verge planting                                            | Height: 20m<br>Spacings: 12m<br>Location: Road 3 verge planting                                               | Height: 12m<br>Spacings: 7m<br>Location: Roads 8, 8a & 8b laneway planting                                          | Height: 10m<br>Spacings: 12m<br>Location: Road 4 verge planting                                                       | Height: 20m<br>Spacings: 12m<br>Location: Road 2 verge planting                                                       | Height: 15m<br>Spacings: As Shown<br>Location: Roads 9 & 11 shared zone [parking bay planting and road intersections with Cooper Street Park] | Height: 12m<br>Spacings: 24m<br>Location: Road 5 shared zone and Canal Park planting                                | Height: 15m<br>Spacings: 12m<br>Location: Roads 1 & 13 verge planting                                               | Height: 12m<br>Spacings: 7.5m<br>Location: Road 10 verge-planting                                                              |

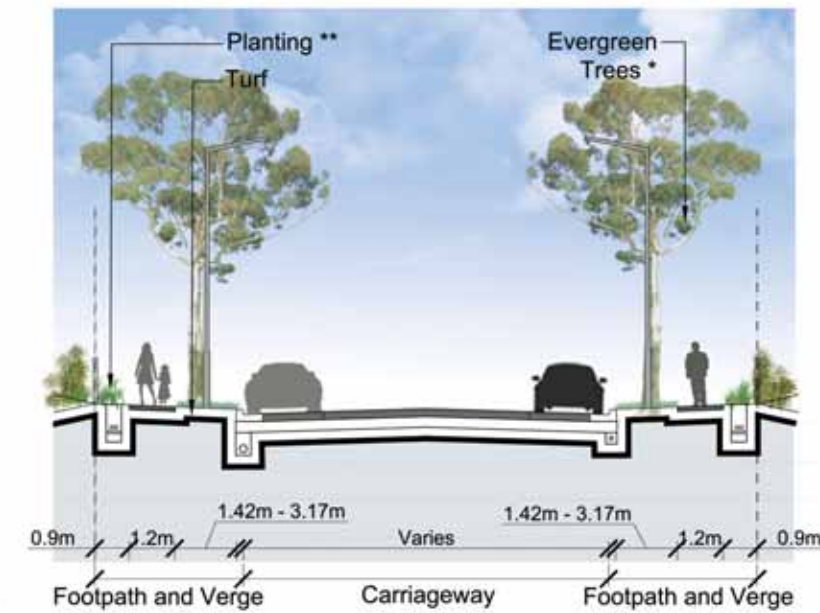




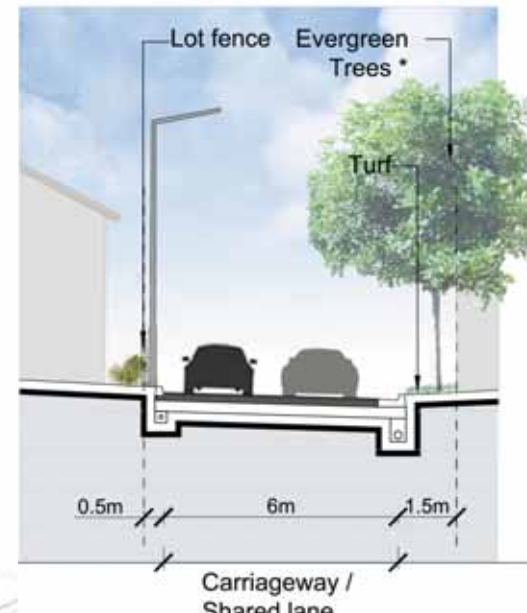
KEY PLAN - STREETSCAPE TYPOLOGIES



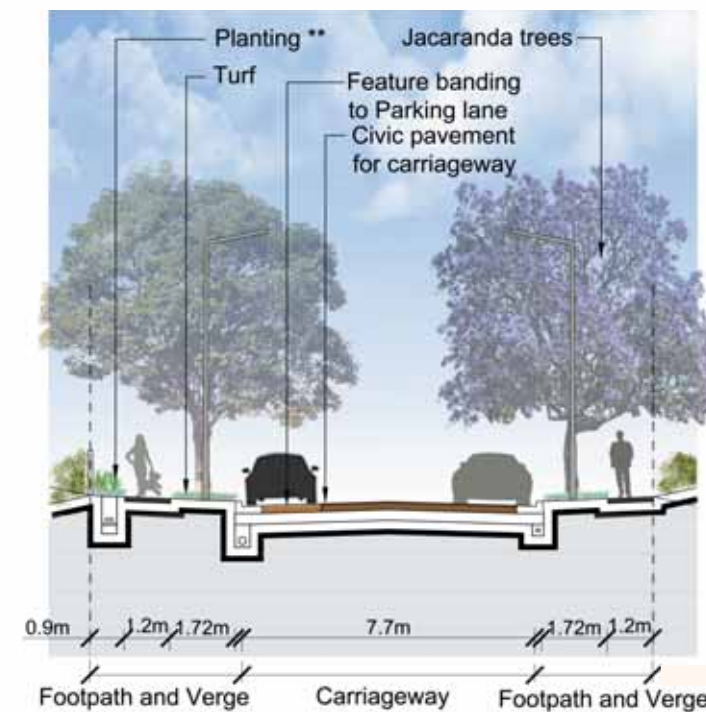
MAIN ENTRY ROADS



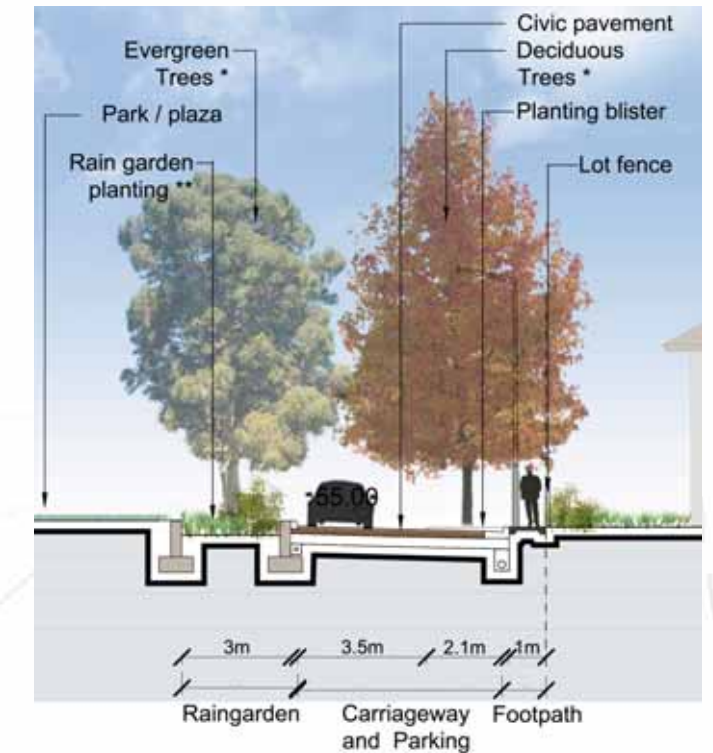
TYPICAL ROADS



LANEWAYS



SHARED ZONE TO RAILWAY SIDING

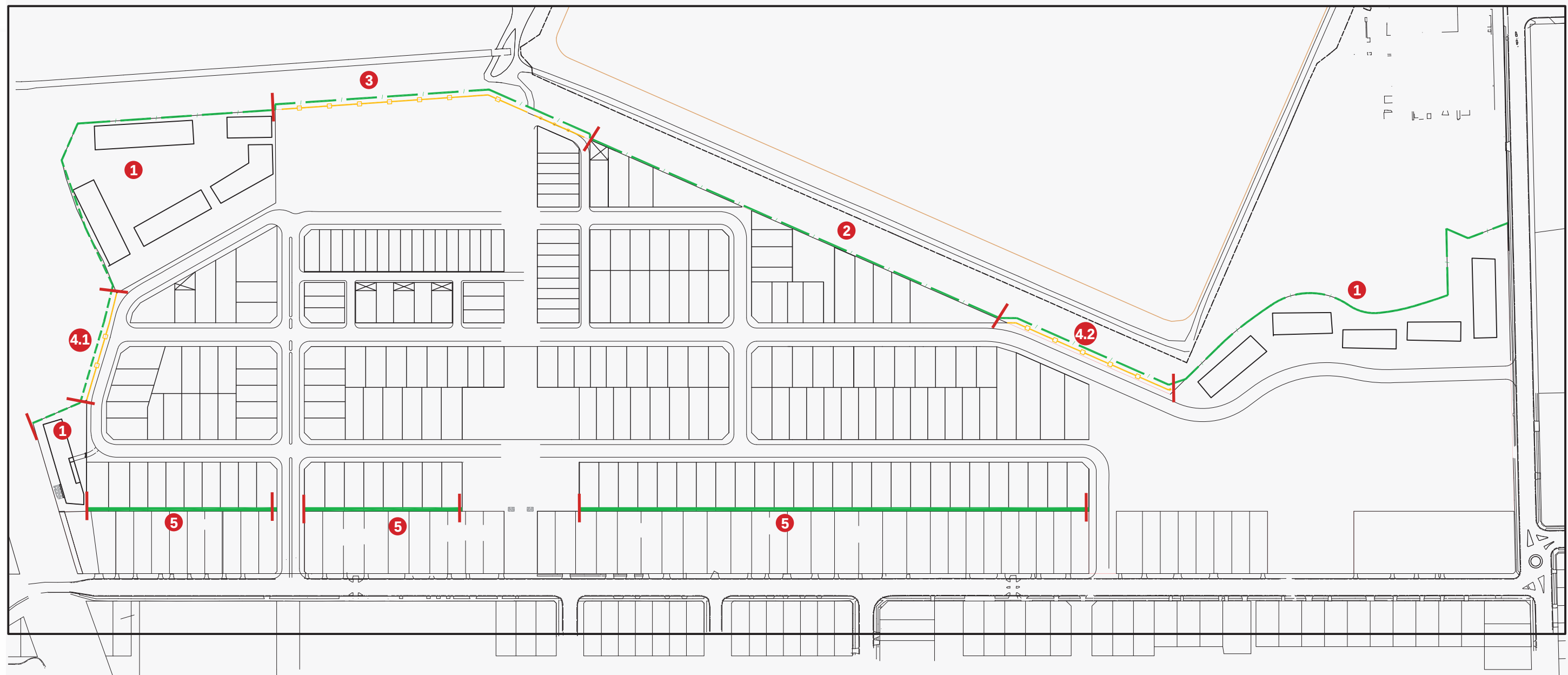


SHARED ZONE TO ROAD 9, 11

Note \* Refer to streetscape planting plan  
\*\* Refer to planting schedules

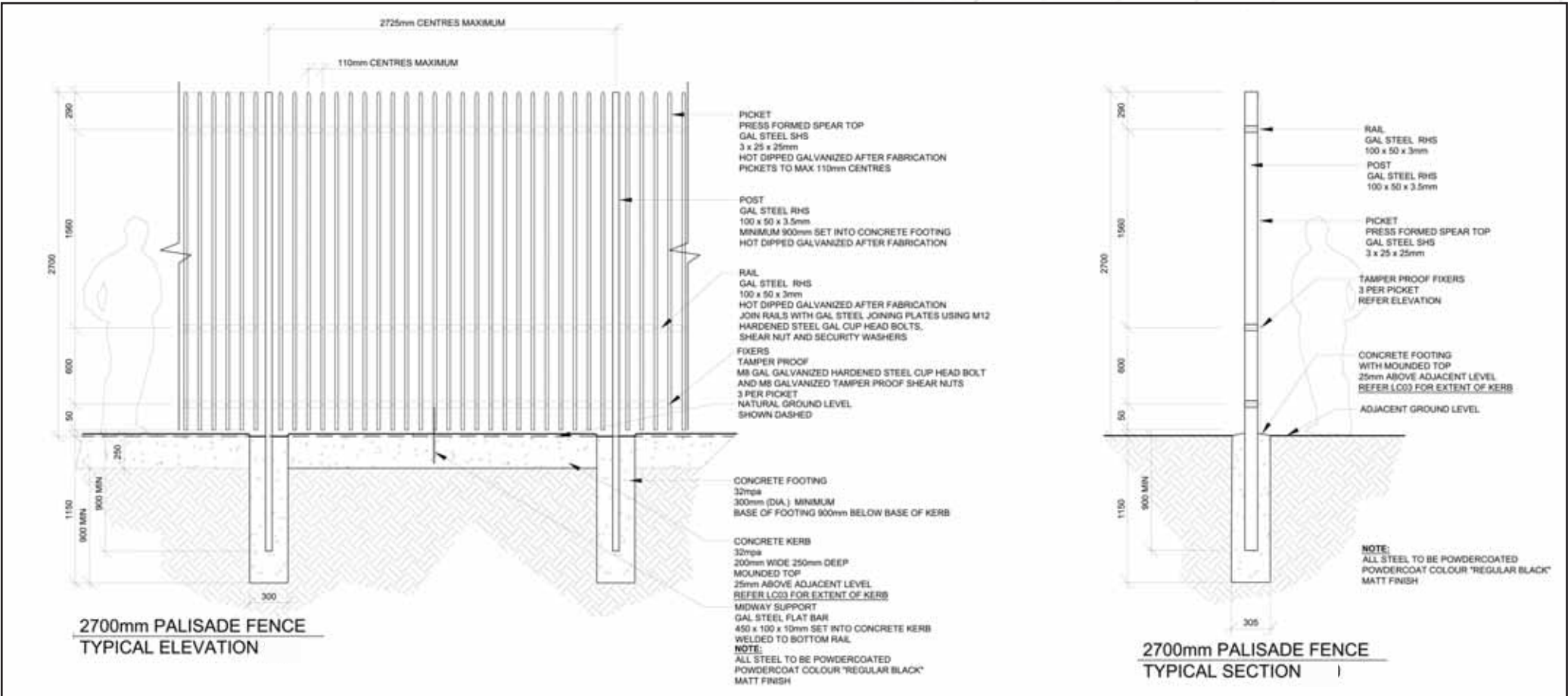
Note : Rain garden to filter runoff from plaza or from upstream stormwater pipe network



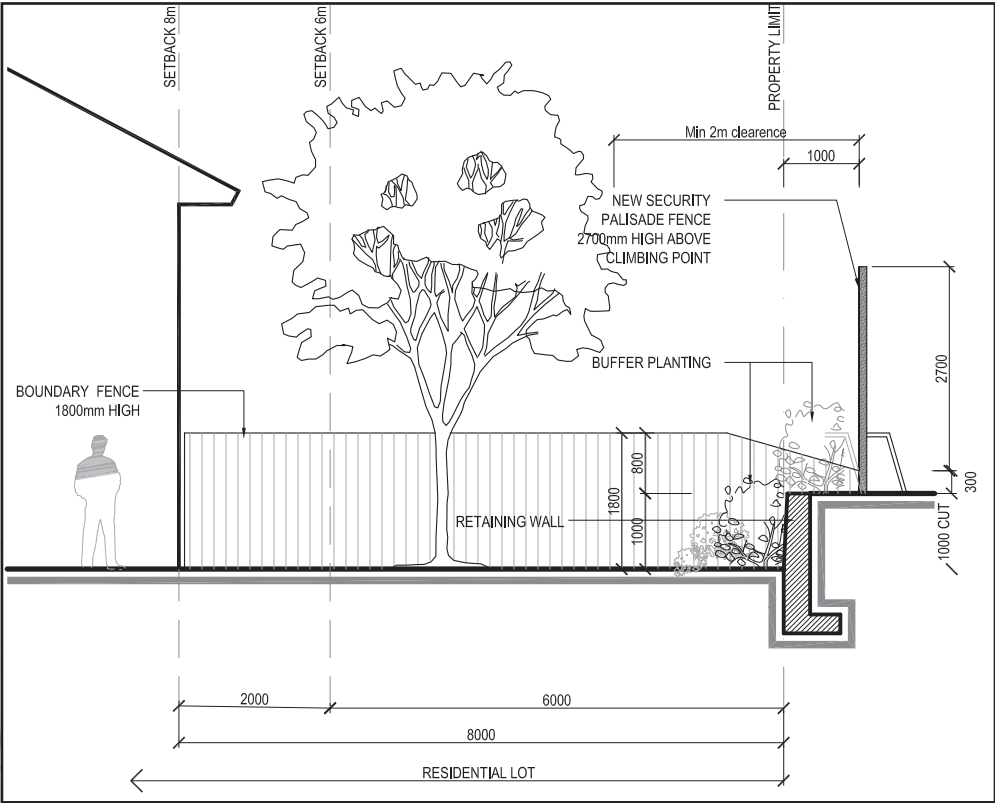


- 2.7m high security fence
- 1m high post and rail timber boundary fence
- 1.** Development on grade - Refer to typical fence detail on section 1 (refer to section 1)
- 2.** Lots on 1m cut - Security fence over retaining wall and behind planted buffer, 1m into SWC land (refer to section 2)
- 3.** Canal park on grade - 1m post and rail timber fence on boundary, 4m planted buffer security fence within SWC land (refer to section 3)

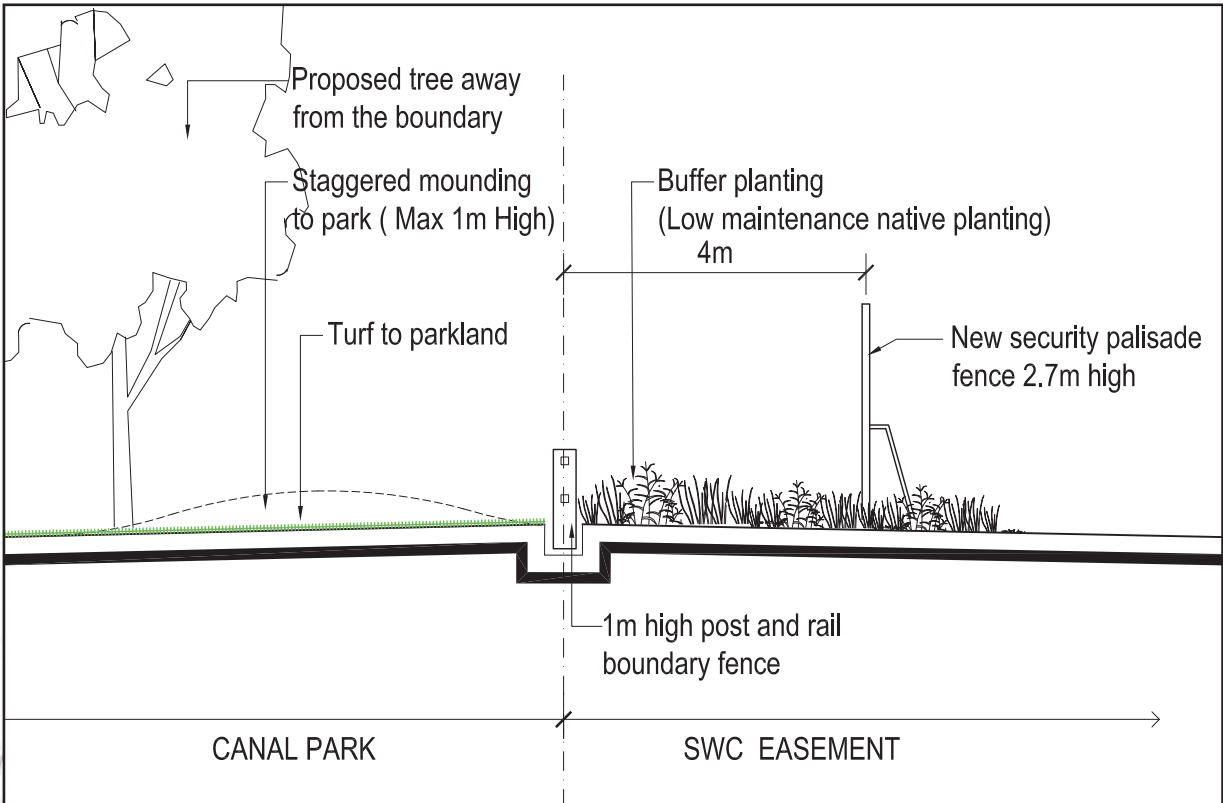
- 4.1.** Road on 0.5m fill - 0.5m cut - 1m post and rail timber fence on boundary, 4m planted buffer to security fence within SWC land (refer to section 4.1)
- 4.2.** Road on 1m - 3m cut - Retaining walls on boundary, 4 - 6m planted buffer to security fence within SWC land (refer to section 4.2)
- 5.** Landscape buffer to existing lots - landscape buffer and drainage in new lots, new buildings with further setback of 8m (refer to section 5)



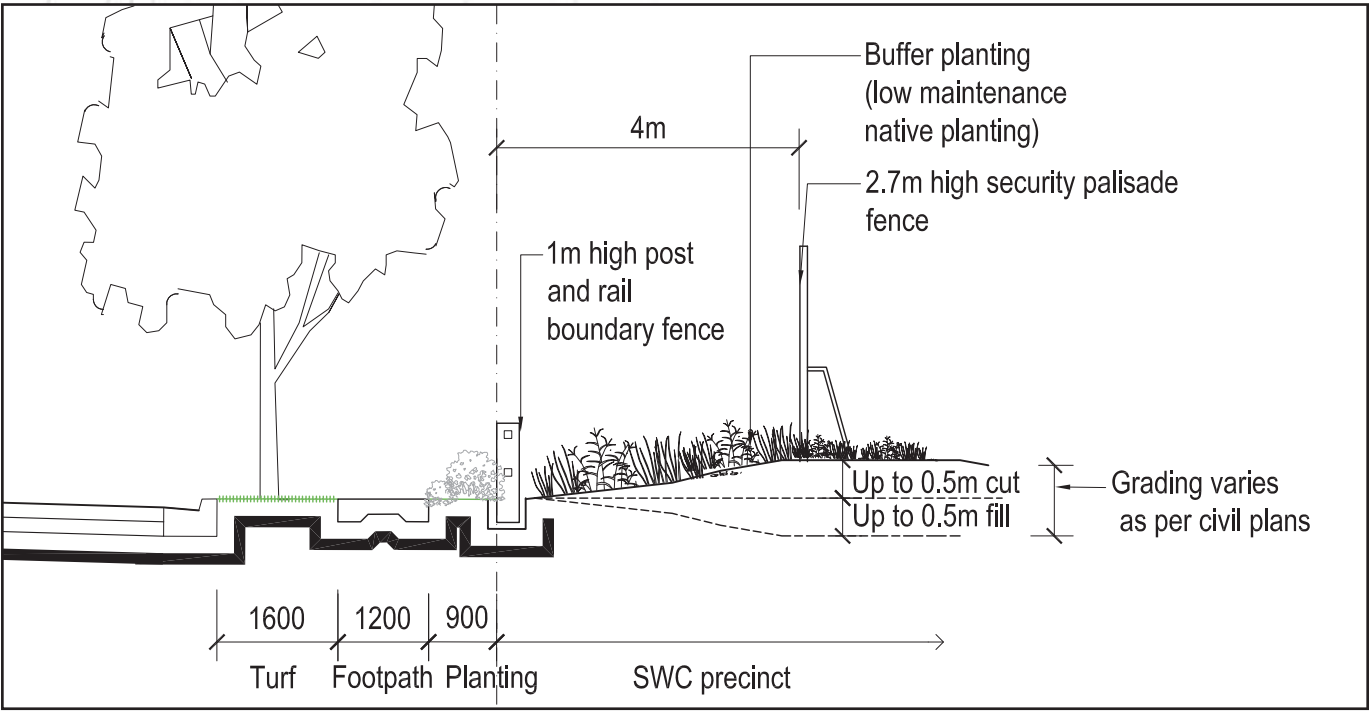
SECTION 1 - TYPICAL SWC SECURITY FENCE (AS PER EASTERN DEVELOPMENT - DRAWING BY TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD)



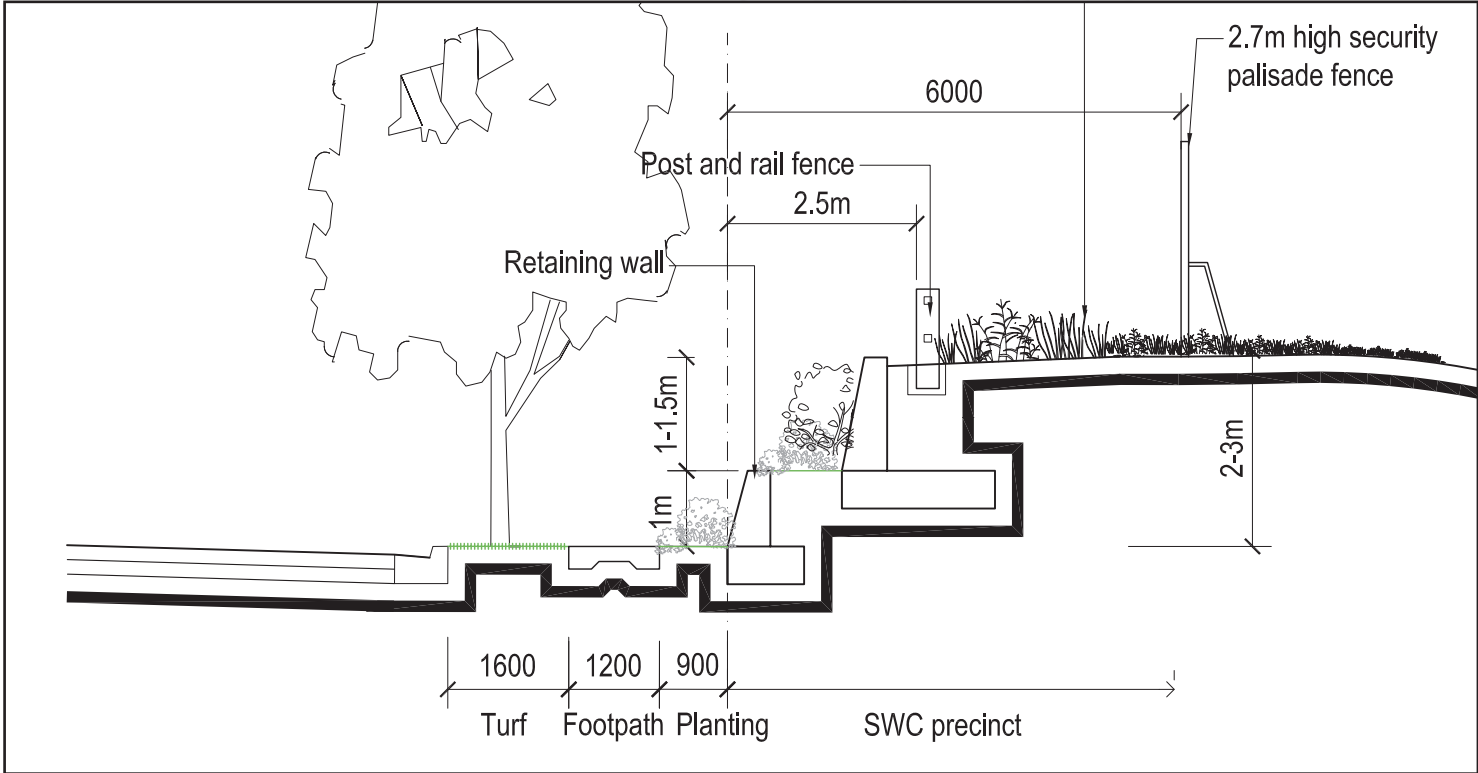
SECTION 2 - LOT ON 1m CUT



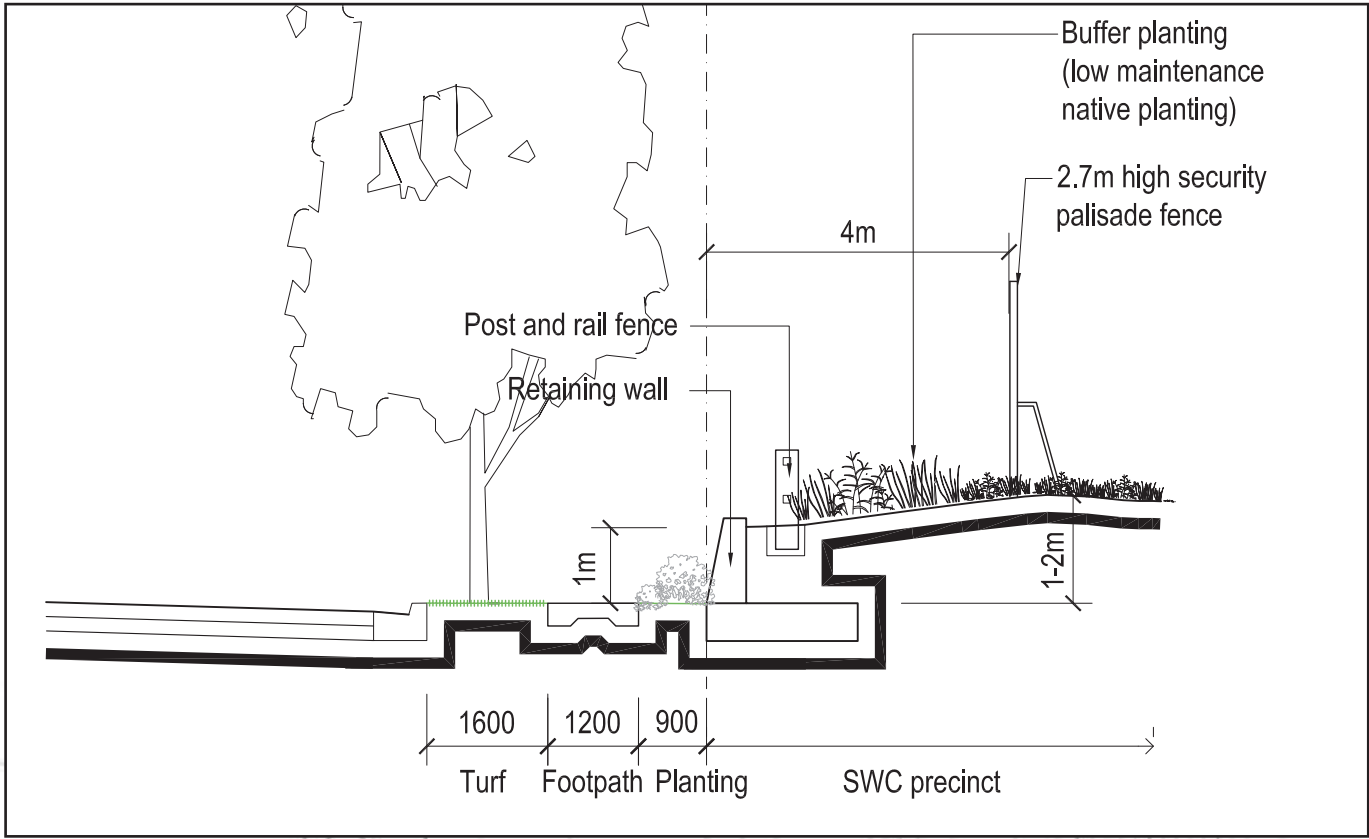
SECTION 3 - CANAL PARK



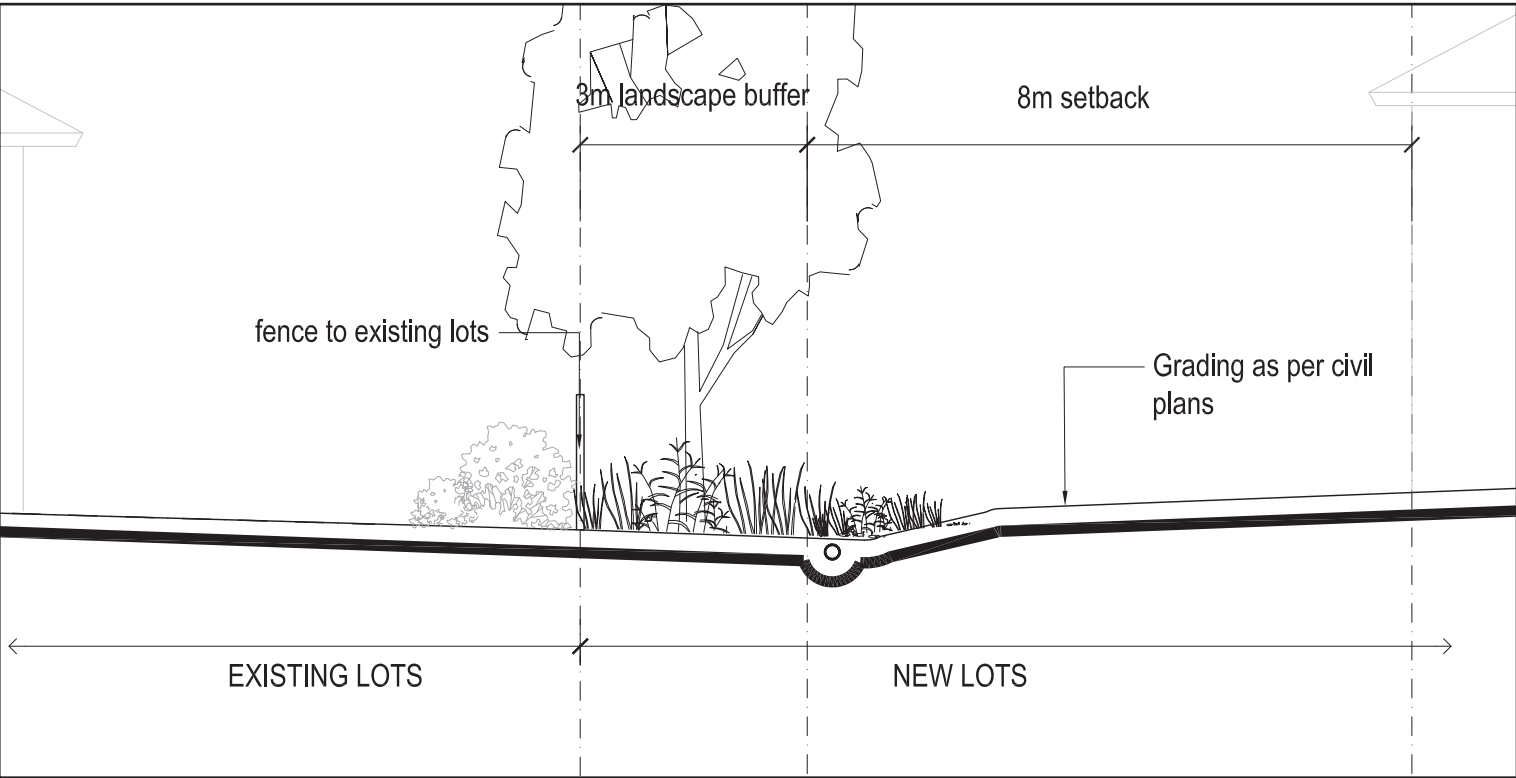
SECTION 4.1 - ROAD ON 0.5m FILL - 0.5m CUT



SECTION 4.2 A - ROAD ON 2-3m CUT



SECTION 4.2 B - ROAD ON 1-2m CUT



SECTION 5 - EDGE TO EXISTING LOTS ALONG COOPER ROAD