

# ALTITUDE ASPIRE TERRANORA LANDSCAPE MASTERPLAN

METRICON QLD PTY LTD





INTRODUCTION.

Form Landscape Architects have been engaged by Metricon Pty Ltd to prepare a Landscape Masterplan and Landscape Design Intent report for the Altitude Aspire residential subdivision located at Terranora in the Tweed Shire. This report provides graphic material including plans, sections and landscape character images describing the proposed landscape treatment throughout the project. It presents detailed identification of the proposed plant species for the project and in what context these plants are intended to be used. The document is to provide a schematic guideline for the future design development and detailed documentation of the landscape works for the site.

- The landscape design philosophy for the project is encompassed in the following key statements:
- To generate an integrated built and landscape environment that embraces the surrounding endemic landscape character;
- To develop a landscape character that reinforces a unique and memorable landscape experience and identity;
- To provide a choice of passive and active recreational opportunities throughout the developments open spaces and parks;
- To compliment the built environment structure and its details;
- To integrate the water management landforms throughout the site into the landscape design to provide a seamless natural landscape aesthetic;
- To create an aesthetically pleasing, engaging, and safe environment for the resident population.

In order to explain how this design philosophy has been achieved the development can be described under the following key areas. The Entry Precinct, neighbourhood playground park, creekline and wetlands, community recreation centre, and the residential streetscapes.

THE ENTRY PRECINCT.

The entry precinct is located centrally to the northern boundary of the site framed by parkland to the west, a community recreation centre to the east and wetlands to the north. The approach to the development entry along Broadwater Parkway from the east provides a strong visual connection into the wetlands and lake with treatments to the road edge to give the perception of crossing a bridge over the reinstated creekline. From the west a tree lined boulevard will be provided flanked along the development boundary with a dense vegetation buffer on a steep bank. The experience on this approach will be predominantly natural with views promoted over the adjoining wetland and adjoining landscape.

At the roundabout to the site a series of stone gabion and precast concrete blade walls will frame the entry road into the site. The textures will be combined to create a balance between contemporary and natural elements complimentary to the architecture of the communal recreation centre. Elevated development signage will introduce the development branding and identity and a Hoop Pine boulevard will define a split road entrance reinforced by transitional pavement treatments.

INTRODUCTION

NEIGHBOURHOOD PLAYGROUND PARK.

The proposed neighbourhood park is located on the elevated western side of the development entry. The park grades steeply from the west down to the road and this grade will be manipulated and contoured to provide a series of terraced pockets interconnected by a meandering accessible pathway. The design intent is that all grassed areas will not exceed 1:6 grade for ease of maintenance and where grades do exceed 1:6 garden beds will be installed with low maintenance native planting palettes. Views can be experienced from sections of the park and the elevated position has been embraced capturing the favourable climatic influences. The children’s playground will endeavour to integrate elements of natural play in the form of climbing rocks, tree stumps, and mounding with structured formalised play elements and interactive sculpture. A picnic shelter will be located at the most elevated section of the park overlooking the playground and park to the distant north-eastern valley.

CREEKLINE AND WETLANDS.

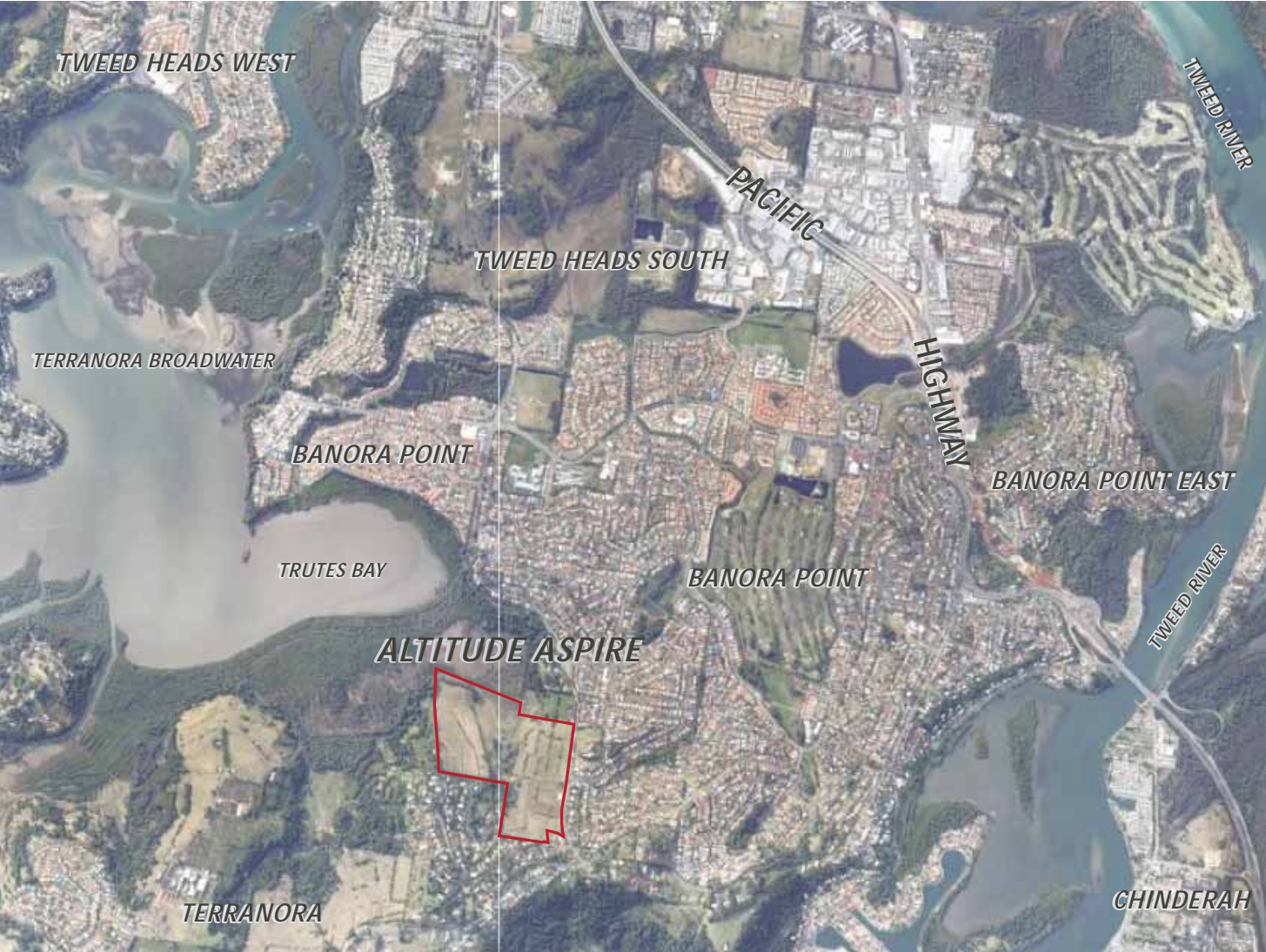
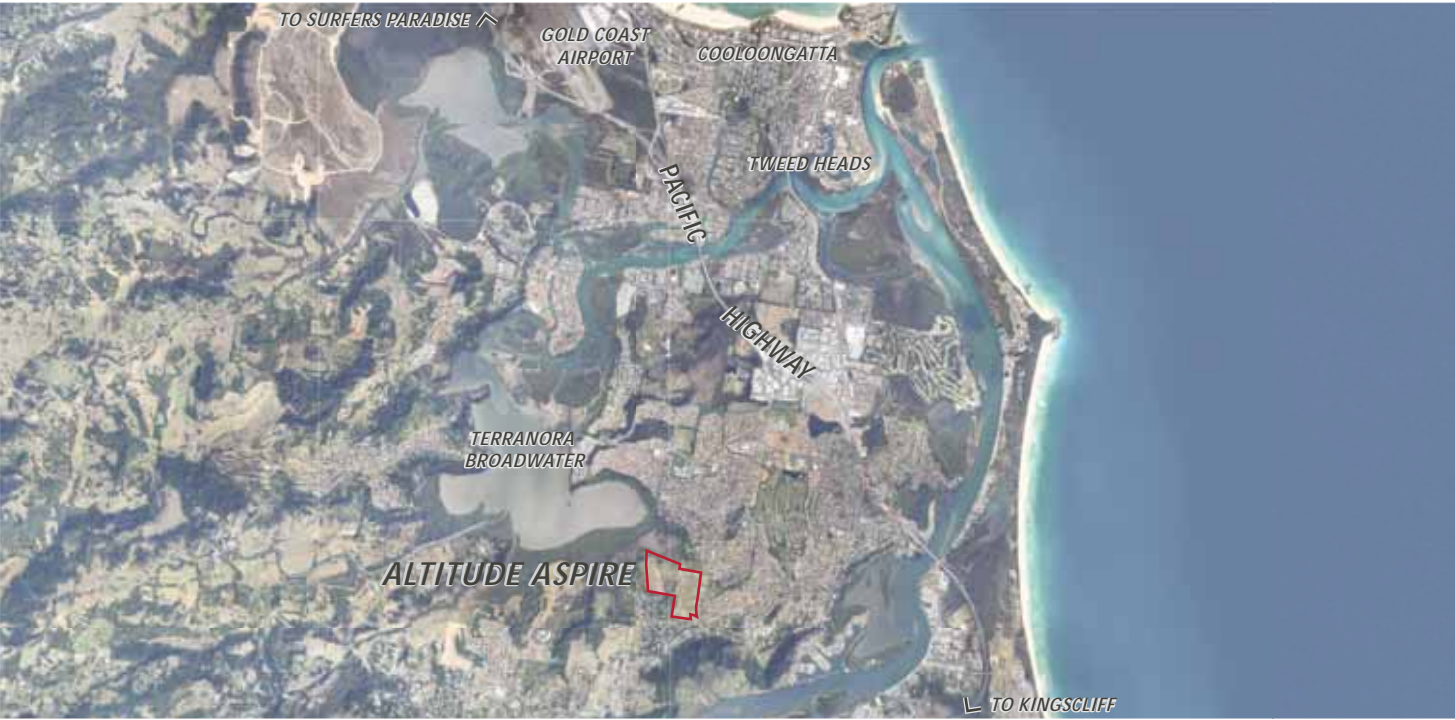
A major feature of the site is the central gully that will be used for the conveyance of storm water from the southern boundary of the site to the northern wetlands. While these elements provide a vital stormwater treatment and detention function they will be constructed in a way to take on a relatively natural form and revegetated to become a shaded rainforest gully and habitat for local fauna. Pedestrian access will be provided along the length of the gully providing various viewing and passive recreational experiences. A water body located at the base of the gully will be the focal point of the amphitheatre type landform with views available from the adjacent park shelter, viewing deck and adjacent communal recreation centre. All required maintenance paths and safety fencing will be integrated into the design in a way that it is complementary to the natural landscape character.

COMMUNITY RECREATION CENTRE.

A communal recreation centre is proposed east of the development entry overlooking the lake, creekline, and adjoining wetlands. The centre will include tennis court, lap swimming pool, BBQ shelter, playground, and function and meeting rooms for residents. A public access spine is situated between the tennis court and the recreation centre connecting the entry road to the creek gully parkland. The landscape associated with the recreation centre will combine hard elements such as gabion stone and precast concrete walls with a relatively natural landscape palette of palms, small trees and native grasses.

RESIDENTIAL STREETSCAPE.

Legibility of the street network throughout the site will be enhanced through a clear selection of street trees that will compliment the hierarchy of the streets. Trees will be selected from a palette of local endemic and native species and are intended to provide a long term series of shaded boulevards within the development. Trees will be located according to council guidelines and spaced according to the appropriate species selection. Transitional road treatments will be utilised at key intersections to enhance legibility and will consist of coloured exposed aggregate.





- 1 ENTRY PRECINCT
- 2 PLAYGROUND PARK
- 3 COMMUNITY RECREATION FACILITIES
- 4 WETLAND RESERVE
- 5 CREEK / DRAINAGE CORRIDOR
- 6 PUBLIC RESERVE
- 7 TEMPORARY SALES OFFICE AND ENTRY

NOTE: STREET TREE LOCATIONS ARE FOR INDICATIVE PURPOSES ONLY.



# LANDSCAPE MASTERPLAN

FIGURE 1 – LANDSCAPE MASTERPLAN



- WETLANDS
- LANDSCAPE BUFFER
- NEIGHBOURHOOD PARK
- COMMUNITY REC CENTRE
- DRAINAGE CHANNEL
- EXISTING LAKE
- REVEGETATION ZONE
- ENTRY PRECINCTS
- TEMPORARY SALES OFFICE LANDSCAPE
- POOL SAFETY FENCE









## LANDSCAPE STRUCTURE

100906 | 06 DEC 10 | DA02 | NORTH  | SCALE 1:3000 @ A3

PROJECT ALTITUDE ASPIRE | TERRANORA | LANDSCAPE MASTERPLAN | CLIENT METRICON QLD PTY LTD

FIGURE 2 – LANDSCAPE STRUCTURE

-  PARK PATHWAYS
-  CONCRETE PATHWAYS
-  PARK NODES
-  TRANSITIONAL ROAD TREATMENT
-  DISTRIBUTOR ROAD
-  FUTURE PLANNED COLLECTOR ROAD
-  NEIGHBOURHOOD CONNECTOR
-  ACCESS STREET/ACCESS PLACE



## CIRCULATION NETWORK

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FIGURE 3 – CIRCULATION NETWORK





- 1** ENTRY WALLS AND SIGNAGE
- 2** TRANSITION PAVEMENT
- 3** TRANSITION PAVEMENT TO PARK
- 4** ENTRY ARBOUR TO COMMUNAL REC CENTRE
- 5** REC CENTRE CARPARK
- 6** TENNIS COURT
- 7** REC CENTRE ENTRY
- 8** POOL BBQ
- 9** REC CENTRE

- 10** LAP POOL
- 11** VIEWING DECK
- 12** NATIVE GRASSES AND GROUNDCOVERS
- 13** PATHWAY SPINE (PUBLIC LINK)
- 14** PUBLIC PATHWAY

## ENTRY PRECINCT

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**SECTION 1**

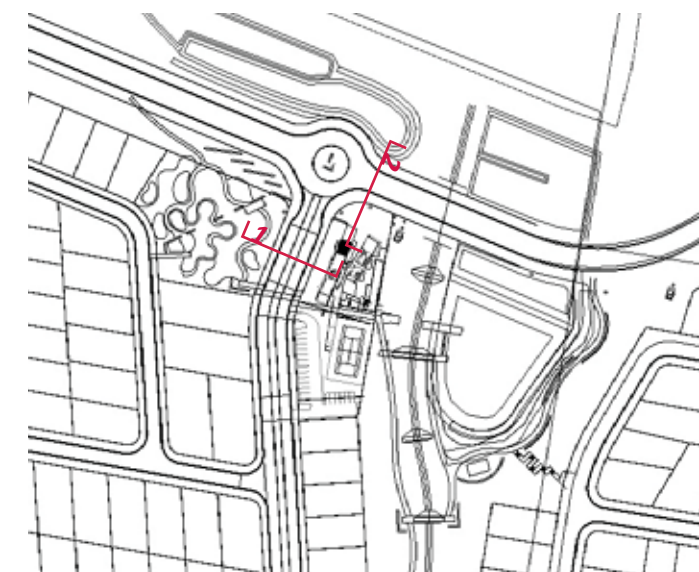


**SECTION 2**

## LANDSCAPE SECTIONS

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- 1** PICNIC PARK SHELTER
- 2** NATURAL PLAY ELEMENTS
- 3** PLAYGROUND
- 4** CIRCULATION PATHWAY
- 5** PARK PATHWAY
- 6** VIEWING DECK
- 7** OPEN KICK AND THROW GRASS AREA
- 8** GABION BLADE WALLS
- 9** RAMPED PATHWAY

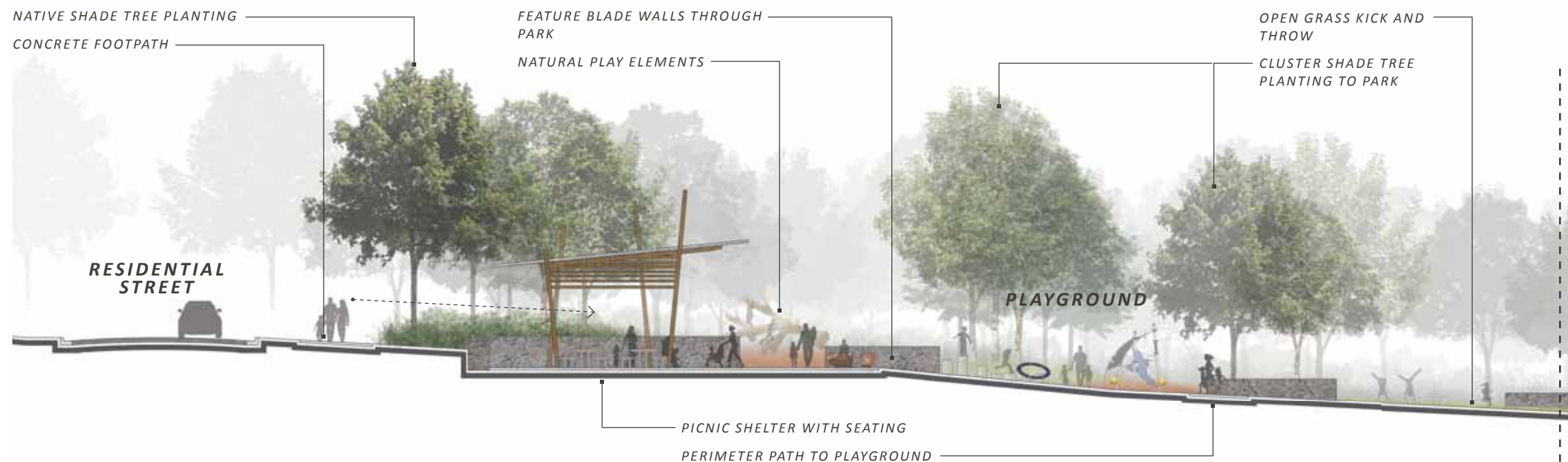
- 10** MOUNDED LAWN POCKETS
- 11** OVERLAND FLOW PATH
- 12** TRANSITIONAL PAVEMENT ACCESS TO COMMUNITY REC CENTRE
- 13** SCREEN PLANTING TO BOUNDARY

## NEIGHBOURHOOD PLAYGROUND PARK

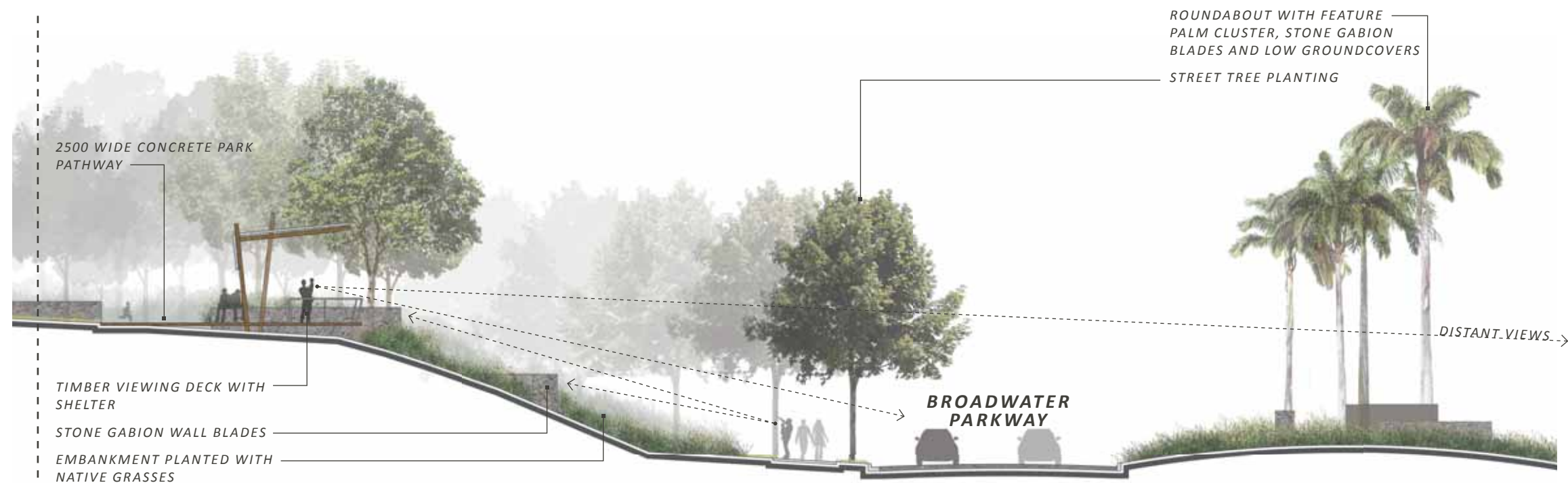
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### SECTION 3



### SECTION 3 (cont.)

## LANDSCAPE SECTION

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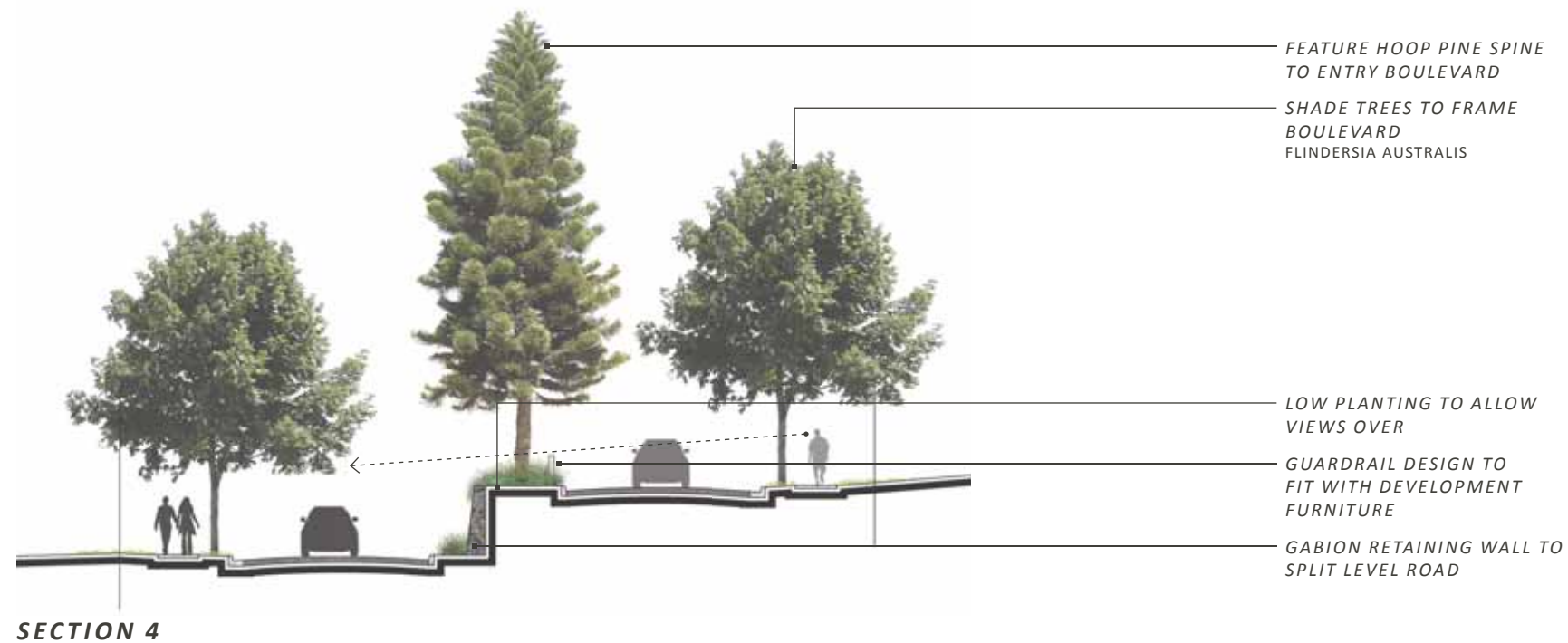
- |  |                                |
|--|--------------------------------|
| <b>1</b> VIEWING DECK                      | <b>10</b> PARK SHELTER         |
| <b>2</b> BRIDGE ACROSS CREEK               | <b>11</b> STAIR ACCESS         |
| <b>3</b> WATERFALL AND PALM GULLY          | <b>12</b> POOL FENCE           |
| <b>4</b> LAKE SHELTER AND DECK             | <b>13</b> PARK PEDESTRIAN PATH |
| <b>5</b> LAKE VIEWING DECK                 | <b>14</b> WETLAND              |
| <b>6</b> HABITAT ISLAND                    | <b>15</b> DRAINAGE GULLY       |
| <b>7</b> LAKE                              |                                |
| <b>8</b> ACCESS FOR MAINTENANCE            |                                |
| <b>9</b> SEDGES AND MARGINAL PLANTING ZONE |                                |

## DRAINAGE CORRIDOR AND WETLANDS

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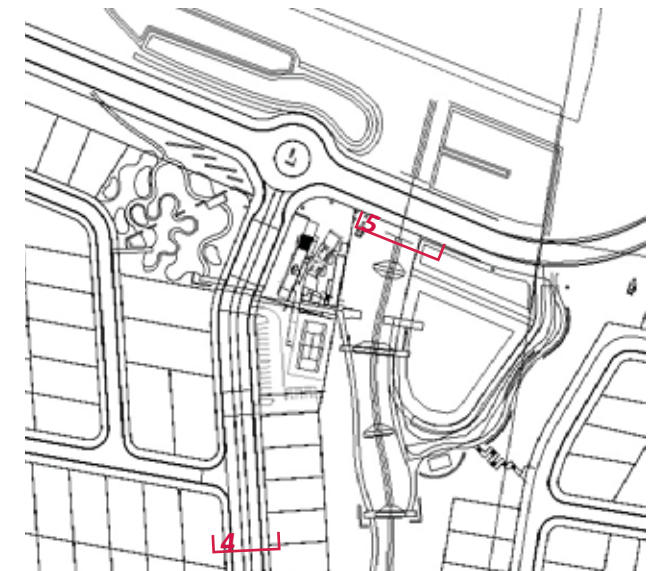


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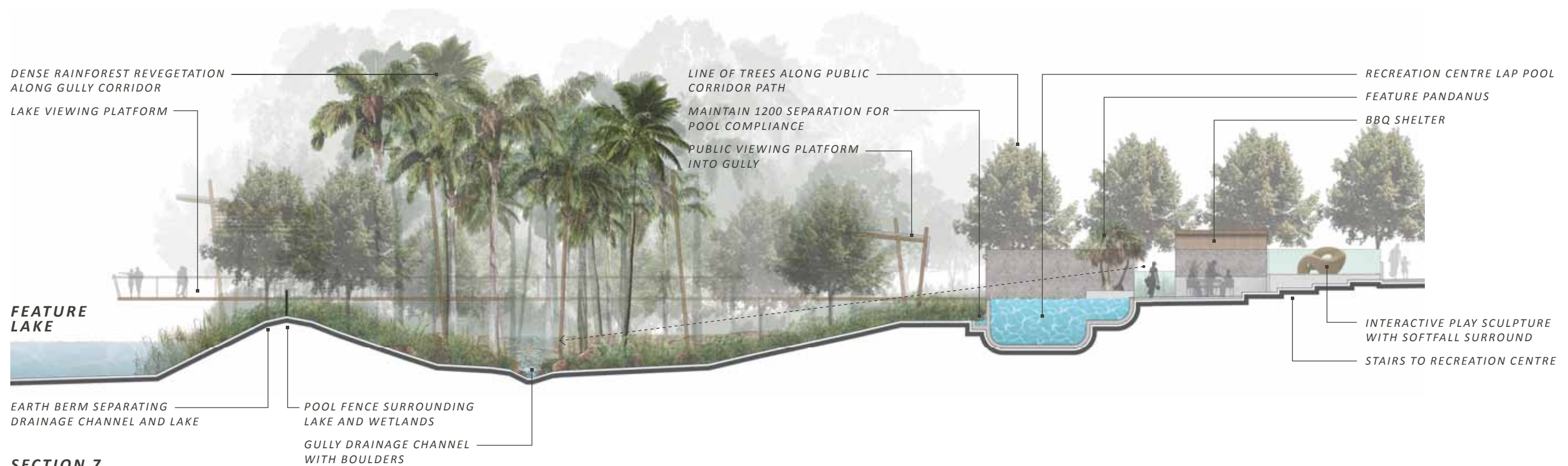
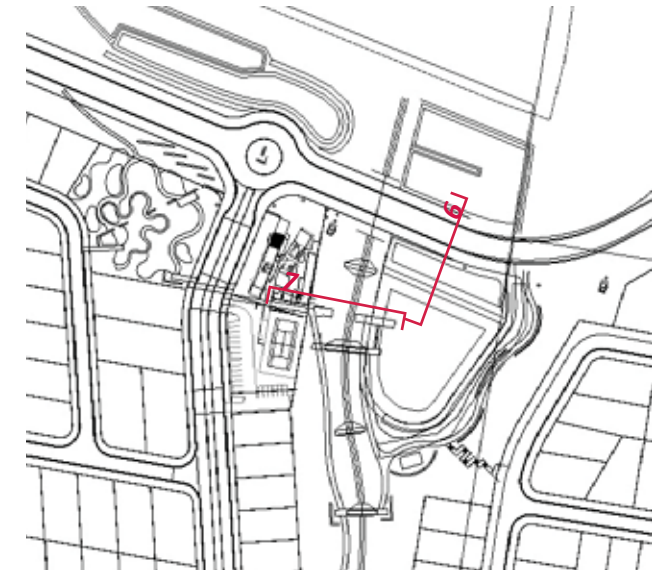
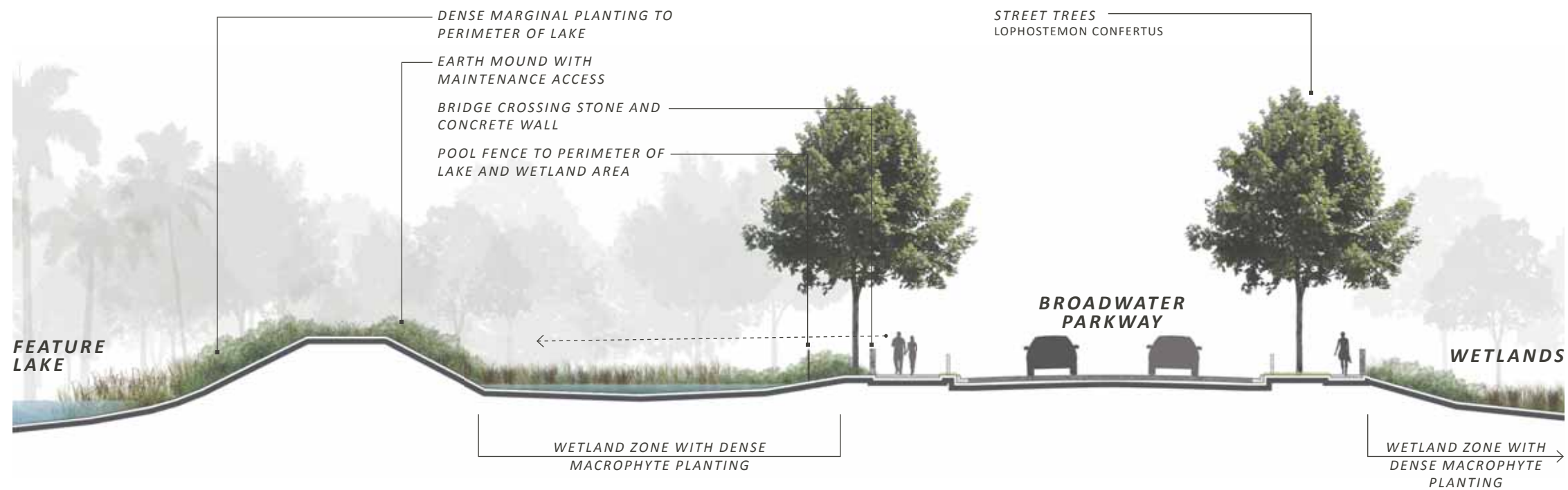
## LANDSCAPE SECTIONS

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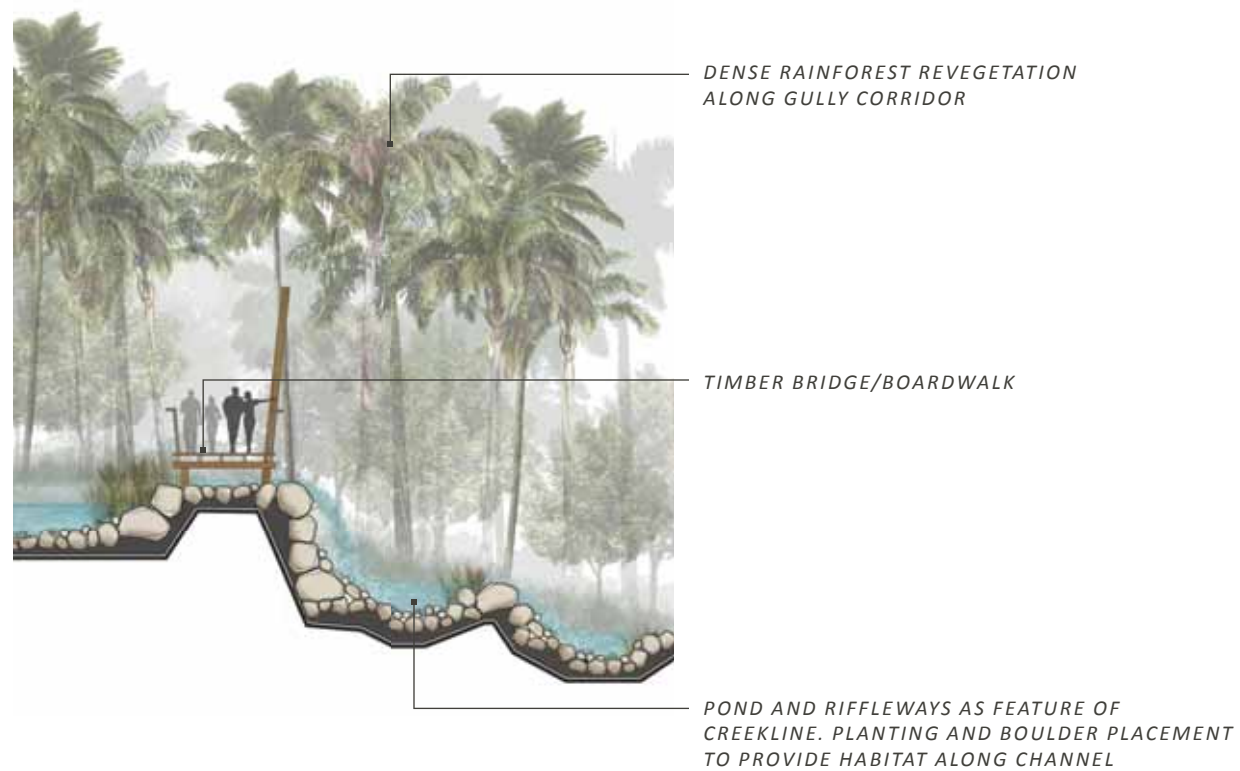
## LANDSCAPE SECTIONS

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FORM LANDSCAPE ARCHITECTS | 12





## SECTION 8

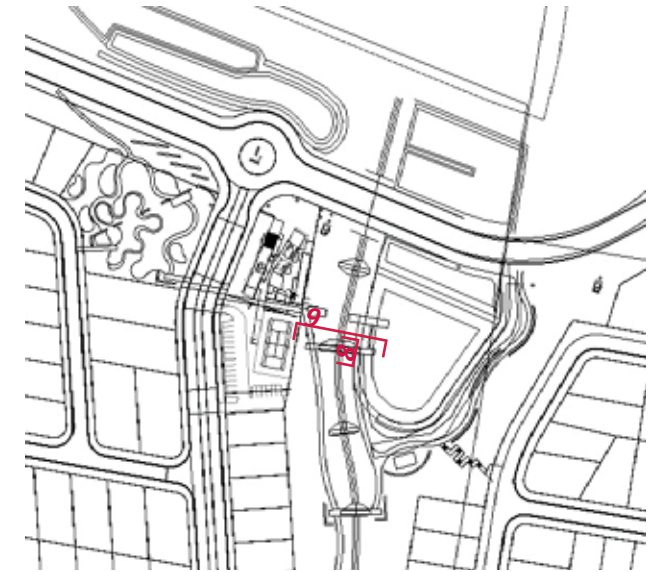


## SECTION 9

## LANDSCAPE SECTIONS

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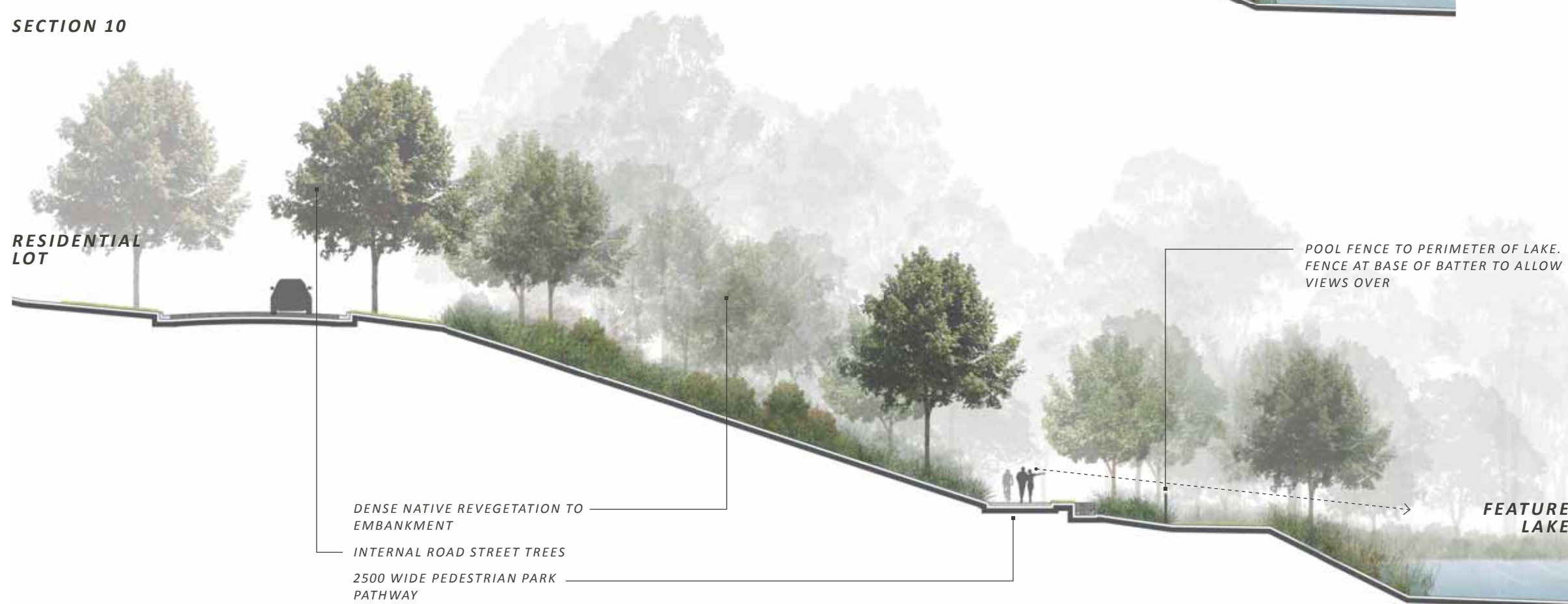
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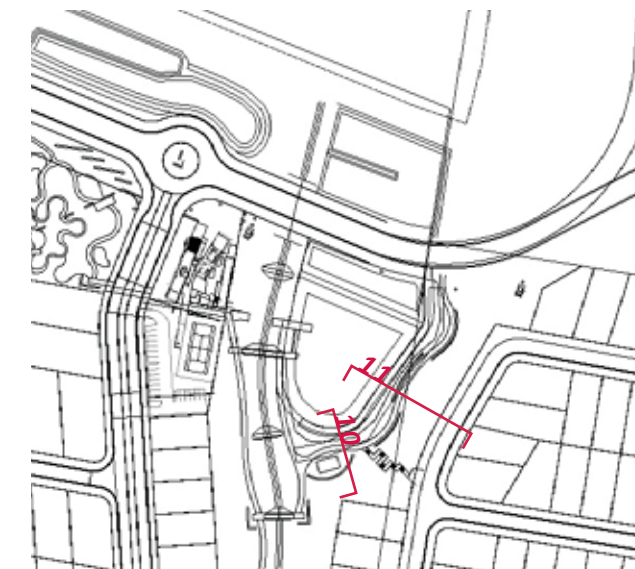


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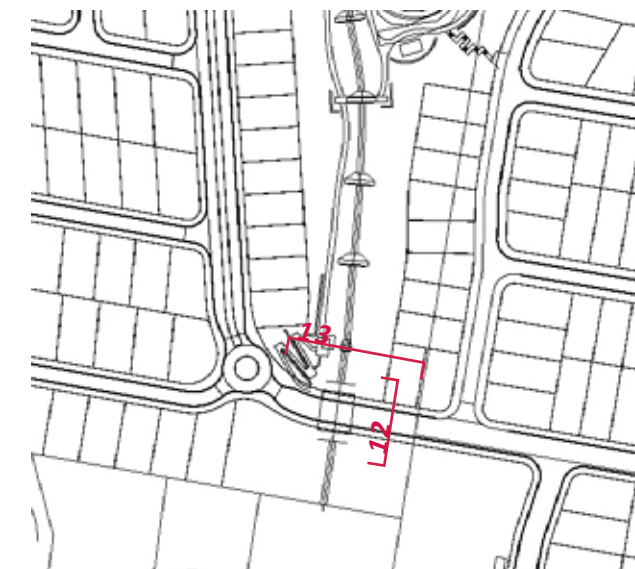
## LANDSCAPE SECTIONS

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## SECTION 12



## SECTION 13

### LANDSCAPE SECTIONS

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FORM LANDSCAPE ARCHITECTS | 15





- 1** ENTRY WALLS AND SIGNAGE
- 2** TRANSITION PAVEMENT
- 3** TEMPORARY SALES CENTRE CARPARK
- 4** TEMPORARY SALES CENTRE ENTRY
- 5** TEMPORARY SALES CENTRE
- 6** NATIVE GRASSES AND GROUNDCOVERS
- 7** OPEN LAWN

## TEMPORARY SALES CENTRE AND ENTRY

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TREES			STREETScape						
			STREETSCAPE	PLAYGROUND PARK	ENTRY	BIORETENTION	WETLAND	BUFFER	REVEGETATION
	ACMENA SMITHII	LILLY PILLY	✓	✓					
	AGATHUS ROBUSTA	KAURI PINE	✓		✓				
	ALLOCASUARINA LITTORALIS	BLACK SHE OAK						✓	✓
	ALPHITONIA EXCELSA	RED ASH						✓	✓
	ANGOPHORA LEIOCARPA	ROUGH BARKED APPLE						✓	✓
	ANGOPHORA WOODSIANA	SMOOTH BARKED APPLE						✓	✓
	ARAUCARIA CUNNINGHAMII	HOOP PINE		✓	✓				
	ARCHONTOPHOENIX CUNNINGHAMIA	BANGALOW PALM						✓	✓
	BACKHOUSIA CITRIDORA	LEMON-SCENTED MYRTLE		✓					
	BUCKINGHAMIA CELCISSIMA	IVORY CURL TREE		✓					
	CAESELPINEA FERREA	LEOPARD TREE	✓	✓					
	CALLISTEMON SALIGNUS	PINK TIPS						✓	✓
	CASUARINA EQUITIFOLIA	AUSTRALIAN PINE		✓			✓	✓	
	CASUARINA GLAUCA	SWAMP OAK		✓			✓	✓	
	CORYMBIA INTERMEDIA	PINK BLOODWOOD						✓	✓
	CORYMBIA CITRIODORA	SPOTTED GUM						✓	✓
	CUPANIOPSIS ANACARDIODES	TUCKEROO	✓	✓				✓	✓
	CUPANIOPSIS NEWMANII	LONG LEAVED TUCKEROO						✓	✓
	CYATHEA LEICHHARDTIANA	PRICKLY TREE FERN		✓	✓			✓	✓
	ELAEOCARPUS EUMUNDI	SMOOTH-LEAVED QUANDONG		✓	✓			✓	
	ELAEOCARPUS GRANDIS	BLUE QUANDONG		✓	✓				
	ELAEOCARPUS OBOVATUS	HARD QUANDONG		✓	✓				
	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH		✓				✓	
	EUCALYPTUS CARNEA	WHITE MAHOGANY						✓	✓
	EUCALYPTUS MICROCORYS	TALLOWOOD						✓	✓
	EUCALYPTUS PROPINQUA	SMALL FRUITED GREY GUM						✓	✓
	FICUS MACROPHYLLA	MORETON BAY FIG		✓				✓	✓
	FLINDERSIA AUSTRALIS	CROWS ASH	✓	✓					
	GLOCHIDION FERDINANDI	CHEESE TREE						✓	✓
	GREVILLEA BAILEYANA	WHITE OAK		✓					
	GREVILLEA ROBUSTA	SILKY OAK						✓	✓
	HARPULLIA PENDULA	TULIPWOOD	✓	✓					
	JACKSONIA SCOPARIA	DOGWOOD						✓	✓
	JAGERA PSEUDORPHUS	JAGERA/ FOAMBARK						✓	✓
	LEPTOSPERMUM PETERSONII	LEMON TEA TREE						✓	✓
	LIVISTONA AUSTRALIS	CABBAGE PALM			✓	✓	✓	✓	✓
	LOPHOSTEMON CONFERTUS	BRUSH BOX	✓	✓			✓	✓	✓
	LOPHOSTEMON SUAVEOLENS	SWAMP MAHOGANY		✓			✓	✓	✓
	MACARANGA TANARIUS	MACARANGA		✓				✓	✓
	MELALEUCA LEUCADENDRA	WEeping TEA TREE		✓			✓		
	MELALEUCA QUINQUENERVIA	BROAD LEAVED PAPERBARK		✓			✓		
	MELICOPE ELLERYANA	PINK EUODIA						✓	✓
	NOTOLAEA LONGIFOLIA	LARGE MOCK OLIVE						✓	✓
	OLEA PANICULATA	NATIVE OLIVE		✓			✓	✓	✓
	SYZIGIUM LUEHMANNII	SMALL LEAFED LILLY PILLY		✓					
	WATERHOUSIA FLORIBUNDA	WEeping LILY PILLY	✓	✓	✓				
	XANTHOSTEMON CHRYSANTHUS	GOLDEN PENDA						✓	✓

SHRUBS	<div>STREETSCAPE</div> <div>PLAYGROUND PARK</div> <div>ENTRY</div> <div>BIORETENTION</div> <div>WETLAND</div> <div>BUFFER</div> <div>REVEGETATION</div>							
ACACIA DISPARRIMA	HICKORY WATTLE						✓	✓
ACACIA FIMBRIATA	BRISBANE WATTLE						✓	✓
ACMENA SMITHII “ALLYNS MAGIC”	ALLYNS MAGIC		✓					
ALOCASIA BRISBANENSIS	CUNJEVOI			✓				
ALPINIA CAERULA	NATIVE GINGER		✓	✓				
ASPLENIUM AUSTRALASICUM	BIRDS NEST FERN		✓	✓		✓	✓	✓
AUSTROMYRTUS “BLUSHING BEAUTY”	BLUSHING BEAUTY		✓					
BAEKEA VIRGATA “MINIATURE”	DWARF BAEKEA		✓	✓				
BANKSIA “COASTAL CUSHION”	COASTAL CUSHION		✓	✓				
BANKSIA ROBOUR	SWAMP BANKSIA		✓		✓	✓	✓	
BREYNIA OBLONGIFOLIA	COFFEE BUSH						✓	✓
CALLISTEMON “LITTLE JOHN”	LITTLE JOHN		✓					
CORDYLINE AUSTRALIS	NATIVE CORDYLINE		✓	✓				
CORDYLINE PETORALIS	BROAD-LEAVED PALM LILY		✓	✓				✓
CORDYLINE RUBRA	RED-FRUITED PALM LILY		✓	✓				✓
CRINUM PEDUNCULATUM	SPIDER LILY		✓					
CRYPTOCARYA LAEVIGATA	GLOSSY LAUREL		✓	✓			✓	✓
DORYANTHES PALMERII	GYMEA LILY		✓	✓			✓	
GREVILLEA “FOREST RAMBLER”	FOREST RAMBLER		✓					
GREVILLEA “HONEY GEM”	HONEY GEM		✓				✓	
GREVILLEA “PINK PEARL”	PINK PEARL		✓				✓	
GREVILLEA ROSMARINIFOLIA	ROSEMARY GREVILLEA		✓				✓	
GREVILLEA LANIGERA “MT TAMBORITHA”	MT TAMBORITHA		✓	✓				
HARDENBERGIA “HAPPY WANDERER”	PURPLE CORAL PEA		✓				✓	
HOVEA ACUTIFOLIA	POINTED LEAF HOVEA						✓	✓
LEPTOSPERMUM PETERSONII	LEMON-SCENTED TEA TREE		✓			✓	✓	
LEPTOSPERMUM POLYGALIFOLIUM			✓			✓	✓	
MELALEUCA “CLARET TOPS”	CLARET TOPS		✓		✓		✓	
MELALEUCA THYMIFOLIA	THYME HONEY MYRTLE		✓				✓	
MELASTOMA AFFINE	NATIVE LASIANDRA		✓			✓	✓	✓
PHYLLANTHUS MINUTIFLORUS	PHYLLANTHUS		✓				✓	
PITTOSPORUM REVOLUTUM	HAIRY PITTOSPORUM		✓			✓	✓	✓
PITTOSPORUM UNDULATUM	SWEET PITTOSPORUM		✓			✓	✓	✓
PULTENAEA SPINOSA	PULTENAEA						✓	✓
SYZYGIIUM “HINTERLAND GOLD”	GOLD LILLY PILLY		✓				✓	
SYZYGIIUM AUSTRALE “AUSSIE SOUTHERN”	AUSSIE SOUTHERN		✓				✓	
WESTRINGEA “WYNYABBIE GEM”	COASTAL ROSEMARY		✓					
WESTRINGEA FRUITOCOSA “ZENA”	ZENA		✓	✓				
XANTHOSTEMON “LITTLE PENDA”	LITTLE PENDA		✓	✓				

## PLANTING PALETTE

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FORM LANDSCAPE ARCHITECTS | 17



			STREETSCAPE	PLAYGROUND PARK	ENTRY	BIORETENTION	WETLAND	BUFFER	REVEGETATION
ADIANTUM HISPIDIUM	ROUGH MAIDENHAIR		✓	✓			✓	✓	✓
ANIGOZANTHOS “RED HOT”	RED KANGAROO PAW		✓	✓					
ANIGOZANTHOS “YELLOW GEM”	YELLOW KANGAROO PAW		✓	✓					
BAUMEA ARTICULATA	JOINTED TWIG RUSH					✓	✓		✓
BAUMEA JUNCA	BARE TWIG RUSH					✓	✓		✓
BAUMEA RUBIGINOSA	SOFT TWIG RUSH					✓	✓		✓
BLECHNUM CARTILAGINEUM	GRISTLE FERN		✓	✓			✓	✓	✓
BLECHNUM INDICUM	SWAMP WATER FERN					✓	✓	✓	✓
CAREX APPRESSA	TALL SEDGE					✓	✓		
CASUARINA GLAUCA (PROSTRATE FORM)	SWAMP OAK GROUND COVER			✓	✓				
CRINUM PEDUNCULATUM	CRINUM LILY		✓	✓				✓	✓
CYMBOPOGON REFRACTUS	BARB WIRE GRASS							✓	✓
DIANELLA CAERULEA	FLAX LILY	✓	✓	✓				✓	✓
DIANELLA CAERULEA “LITTLE JESS”	DWARF FLAX LILLY	✓	✓	✓				✓	
DIANELLA LONGIFOLIA	PALE FLAX LILY							✓	✓
DIANELLA LONGIFOLIA “SILVER STREAK”	VARIGATED FLAX LILY	✓	✓	✓					
DOODIA ASPERA	RASP FERN		✓					✓	✓
ELEOCHARIS EQUISETINA	COMMON SPIKE RUSH					✓	✓		✓
ELEOCHARIS SPHACELATA	TALL SPIKERUSH					✓	✓		✓
FIMBRISTYLIS FERRUGINEA	RUSTY FINGER RUSH					✓	✓		✓
GAHNIA ASPERA						✓	✓		
GAHNIA SIEBERIANA	RED FRUITED SAW SEDGE					✓	✓		✓
GREVILLEA ‘BEDSPREAD’	BEDSPREAD		✓						
GREVILLEA “COOROORA CASCADE”	COOROORA CASCADE		✓						
GOODENIA ROTUNDIFOLIA	STAR GOODENIA							✓	✓
HARDENBERGIA VIOLACEA	BUSHY BLUE		✓					✓	
ISOLEPSIS NODOSA	KNOBBY CLUB RUSH		✓			✓	✓		
JUNCUS KRAUSSIANA	UNICORN SOFT RUSH					✓	✓		
JUNCUS USITATUS	COMMON RUSH					✓	✓		
LEPIRONIA ARTICULATA	LEPIRONIA						✓		
LEPIDOSPERMA LATERALE	VARIABLE SWORD SEDGE					✓	✓	✓	✓
LOMANDRA FILIFORMIS	FINE LEAF MAT RUSH							✓	✓
LOMANDRA HYSTRIX	SLENDER MAT RUSH	✓	✓		✓				
MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA		✓					✓	
PANDOREA JASMINOIDES	BOWER VINE		✓						
PANDOREA PANDORANA	WONGA VINE							✓	✓
PARSONIA STRAMINEA	MONKEY ROPE							✓	✓
PERSOONIA VIRGATA	SMALL LEAF GEEBUNG							✓	✓
SCAEVOLA “PUPL FANFARE”	SCAEVOLA		✓					✓	
SCHOENOPLECTUS VALIDUS	RIVER CLUB RUSH			✓	✓				
THEMEDA TRIANDRA	KANGAROO GRASS		✓					✓	
VIOLA HEDERACEA	NATIVE VIOLET		✓						
WAHLENBERGIA GRACILIS	BLUEBELLS							✓	✓

PLANTING PALETTE

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