

# WEST CULBURRA RESIDENTIAL SUBDIVISION LANDSCAPE MASTER PLAN

prepared by AYLING AND DRURY

July 2024

## DRAWING SCHEDULE

DA-01	TITLE SHEET & CONTEXT PLAN
DA-02	LANDSCAPE PLAN
DA-03	PLANT SCHEDULE
DA-04	TYPICAL ROAD SECTIONS 1
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DA-06	CHARACTER IMAGES
DA-07	OPEN SPACE DETAIL PLAN 1
DA-08	OPEN SPACE DETAIL PLAN 2
DA-09	OPEN SPACE DETAIL PLAN 3
DA-10	TYPICAL OPEN SPACE SECTIONS 1
DA-11	TYPICAL OPEN SPACE SECTIONS 2



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AMENDMENTS  
a: 06.06.24 Draft Issue  
b: 18.07.24 Final Issue

PROJECT  
**West Culburra Residential Subdivision**  
CLIENT  
Allen Price & Scarratts Pty Ltd

PROJECT NUMBER  
AD2213  
DATE  
18.07.24  
SCALE  
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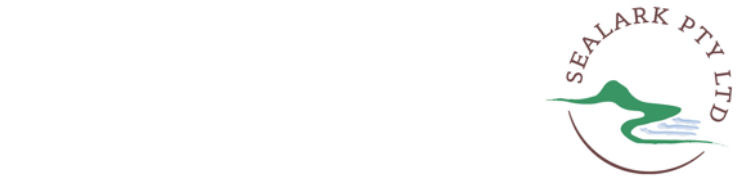
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**TITLE SHEET & CONTEXT PLAN**  
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LEGEND	
--- SITE BOUNDARY	○ PROPOSED BIOFILTRATION & WETLANDS
— MEAN HIGH WATER MARK	● ENTRY AVE STREET TREE
- - - 100M SETBACK FROM MEAN HIGH WATER MARK	● PRIMARY STREET TREE
— EXISTING CONTOURS	● LOCAL STREET TREE
● EXISTING MANGROVE COMMUNITY	● PARK TREE
● EXISTING VEGETATION TO BE RETAINED(AERIAL BACKGROUND)	● PROPOSED RIPARIAN AND REMEDIATION VEGETATION
○ PROPOSED LOTS	— CONCRETE PAVEMENT
● PROPOSED OPEN SPACE / PARK / SPORTS FIELD	□ BITUMEN ROAD
● PROPOSED WATER QUALITY BASINS	— SANDSTONE RETAINING WALLS
ⓑ BUS STOP	— TIMBER BOARDWALK
	○ PLAY EQUIPMENT
	□ BUILDINGS AND SHELTERS
	● INTERPRETIVE ELEMENTS

**DESIGN NOTES**

- 1 Tree lined boulevard entry
- 2 Feature planting to roundabout and intersection verge
- 3 Street tree planting. Refer Plant Schedule.
- 4 Water quality basins and biofiltration. Refer detail plans and Eng drawings.
- 5 Public park set amongst trees adjacent to water quality basin. Includes village green, play equipment, youth facilities, picnic facilities, loop pathways, viewing platforms, interpretive elements and suitability for community events. Also functions as irrigation area (10,000m2 min).
- 6 Boundary fencing at 100m mean high water mark setback. Includes 5m wide maintenance access.
- 7 Emergency bushfire egress
- 8 Public park and irrigation area (8,500m2 min) within selectively retained existing bushland to buffer between residential and industrial precincts.
- 9 Industrial lot development
- 10 Public park adjoining sportsfield. Interpretive cultural walking trails. Retention of existing trees where possible to buffer between town centre and industrial precinct.
- 11 Shared path and boardwalk with interpretation elements linking sportsfields to town centre via water quality basin.
- 12 Sports field and community parkland. Includes off street parking, community / amenity building, multi-sports field, loop path, cricket nets, spectator areas and shade trees.
- 13 Entry avenue to sports park and mixed use residential
- 14 Small street tree planting to integrated housing lots
- 15 Entry feature in road reserve
- 16 Pedestrian link to Culburra Town Centre
- 17 Medium Density Development
- 18 Pathway/drainage easement connection to public park
- 19 Chainmesh security fencing to Culburra Sewerage Treatment Plant Boundary



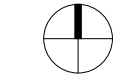
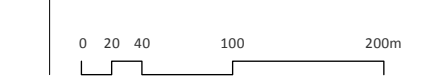
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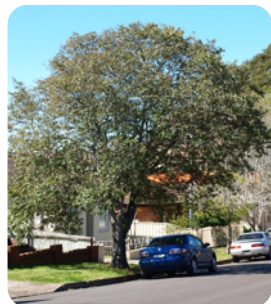
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DRAWING TITLE  
**LANDSCAPE PLAN**  
 SCALE  
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 DA-02  
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Alphitonia excelsa



Angophora floribunda



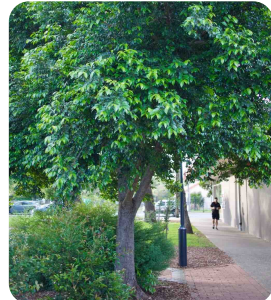
Lophostemon confertus



Banksia integrifolia



Podocarpus elatus



Glochidion fernandii



Callistemon salignus



Elaeocarpus reticulatus



Myoporum acuminatum



Tristaniopsis laurina



Syzygium australe



Waterhousia floribunda

NATIVE UNDERSTOREY



Leptospermum laevigatum



Banksia spinulosa



Correa alba



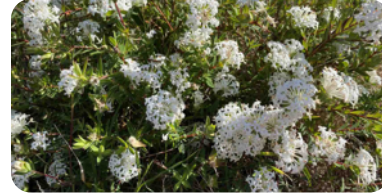
Correa reflexa



Crowea exalata



Melaleuca linariifolia 'Claret Tops'



Pimelea linifolia



Westringia 'Mundi'



Billardiera scandens



Hardenbergia violacea 'Meema'



Hibbertia scandens



Myoporum parvifolium



Dianella caerulea



Lomandra longifolia



Lomandra multiflora



Pteridium esculentum



Ficinia nodosa



Themeda triandra

SUGGESTED PLANT LIST

BOTANICAL NAME	COMMON NAME	POT SIZE	SIZE (H x W)	DENSITY
<b>STREET TREES</b>				
ENTRY AVENUE				
Alphitonia excelsa	Red Ash	100L	15 x 10	as shown
Angophora floribunda	Rough barked Apple	100L	15 x 10	as shown
Lophostemon confertus	Brush Box	100L	20 x 10	as shown
<b>PRIMARY STREET</b>				
Banksia integrifolia	Coastal Banksia	100L	12 x 6	as shown
Glochidion ferdinandi	Cheese Tree	100L	8 x 6	as shown
Podocarpus elatus	Illawarra Plum Pine	100L	10 x 7	as shown
<b>SECONDARY STREET</b>				
Callistemon salignus	Bottlebrush	100L	10 x 5	as shown
Elaeocarpus reticularis	Blueberry Ash	100L	8 x 4	as shown
Myoporum acuminatum	Pointed Boobialla	100L	6 x 4	as shown
Tristaniopsis laurina 'Luscious'	Water Gum	100L	8 x 5	as shown
Syzygium australe	Lily Pily	100L	8 x 6	as shown
Waterhousia floribunda 'Green Avenue'	Lily Pily	100L	8 x 5m	as shown
<b>PARK TREE MIX (Parks / Scenic Protection)</b>				
ESTIMATED AREA: 5000m2				
Alphitonia excelsa	Red Ash	100L	15 x 10	as shown
Angophora floribunda	Rough barked Apple	25L	15 x 10	as shown
Banksia integrifolia	Coastal Banksia	25L	12 x 6	as shown
Callistemon salignus	Bottlebrush	100L	10 x 5	as shown
Casuarina glauca	Swamp She-oak	25L	12 x 6	as shown
Glochidion ferdinandi	Cheese Tree	100L	8 x 6	as shown
Lophostemon confertus	Brush Box	100L	20 x 10	as shown
Tristaniopsis laurina 'Luscious'	Water Gum	100L	8 x 5	as shown
<b>NATIVE UNDERSTOREY PLANT MIX (Parks / Medians / Scenic Protection)</b>				
SHRUBS (Estimated Area: 1000m2)				
Banksia spinulosa	Hairpin Banksia	150	1 x 2	1 p/m2
Correa alba	White Correa	150	1.5 x 1.5	1 p/m2
Correa reflexa	Native Fuschia	150	1 x 1	1 p/m2
Callistemon citrinus	Crimson Bottlebrush	150	3 x 2	1 p/m2
Leptospermum laevigatum	Coastal Tea Tree	150	3 x 2	1 p/m2
Melaleuca linariifolia 'Claret Tops'	Honey Myrtle	150	1 x 1	1 p/m2
Pimelea linifolia	Rice Flower	150	0.5 x 0.5	1 p/m2
Westringia 'Mundi'	Coastal Rosemary	150	1 x 2	1 p/m2
Rhagodia spinescens	Aussie Flat Bush	150	0.5 x 1	1 p/m2
Syzygium 'Cascade'	Lily Pily	150	3 x 1.5	1 p/m2
GROUNDCOVERS (Estimated Area: 1000m2)				
Grevillea 'Bronze Rambler'	Grevillea	150	0.5 x 5	1 p/2m2
Hardenbergia violacea 'Meema'	False sarsaparilla	150	0.5 x 2	1 p/2m2
Hibbertia scandens	Guinea Flower	150	0.5 x 2	1 p/2m2
Myoporum parvifolium	Creeping boobialla	150	0.3 x 2	1 p/2m2
Grevillea royal rambler	Grevillea	150	0.3 x 2	1 p/2m2
GRASSES & FERNS (Estimated Area: 2000m2)				
Planting to have a random mix of the following species. Plant in groups of same species of 5 -10.				
Crinum pedunculatum	Swamp Lily	Tube	3 x 3	1 p/m2
Dianella caerulea	Blue Flax Lily	Tube	0.8 x 0.8	4 p/m2
Lomandra tanika	Mat Rush	Tube	1 x 1	6 p/m2
Lomandra multiflora	Many Flowered Mat Rush	Tube	0.6 x 0.6	4 p/m2
Macrozamia communis	Burrawang	Tube	3 x 3	1 p/m2
Poa poiformis	Coastal Tussock Grass	Tube	1 x 1	6 p/m2
Themeda triandra	Kangaroo Grass	Tube	0.6 x 0.6	4 p/m2
Ficinia nodosa	Knobby Club Rush	Tube	0.8 x 0.8	4 p/m2
Juncus krausii	Sea Rush	Tube	0.6 x 0.6	4 p/m2

GENERAL NOTES

Street Tree Locations

All verge, median, and roundabout planting to be in accordance with oz roads guidelines. Particularly in relation to driver sight lines.

Ensure street trees and tree pits are located a sufficient distance away from infrastructure such as driveways and street lights so their function and users sight lines are not impacted.

RFS IPA Specifications to APZ and within 100m of a Bushfire Hazard

TREES  
- Tree canopy cover should be less than 15% at maturity.

- Trees at maturity should not touch or overhang the buildings.

- Lower limbs should be removed up to a height of 2m above the ground.

- Tree canopies should be separated by 2 to 5m.

- Preference should be given to smooth barked and evergreen trees.

SHRUBS  
- Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided.

- Shrubs should not be located under trees.

- Shrubs should not form more than 10% ground cover.

- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

GRASS  
- Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height).

- Leaves and vegetation debris should be removed.

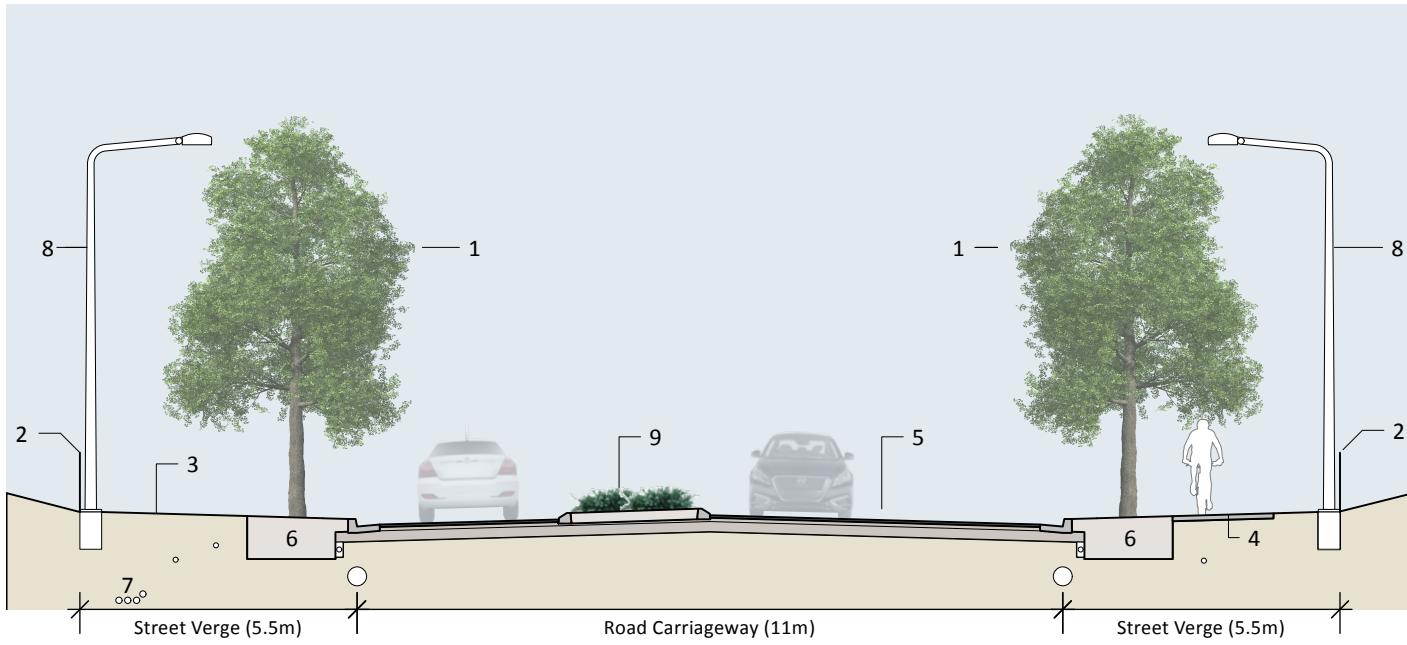


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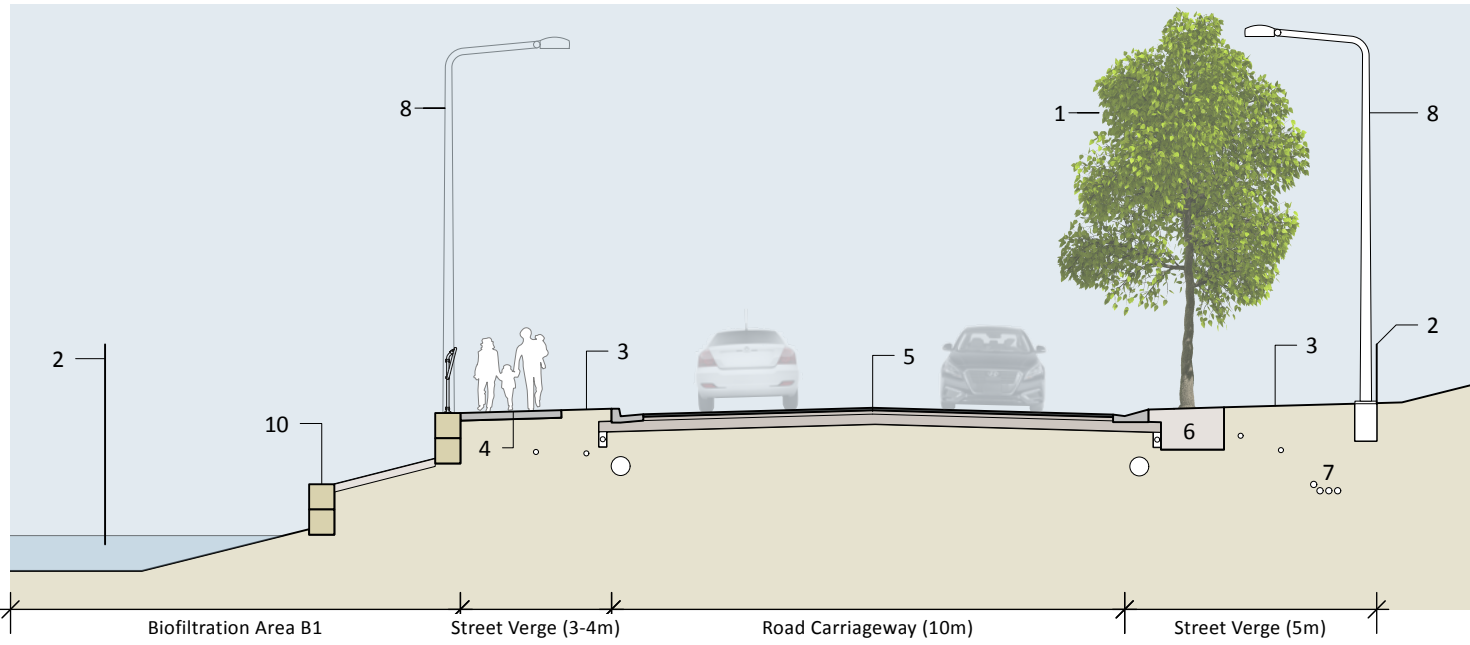
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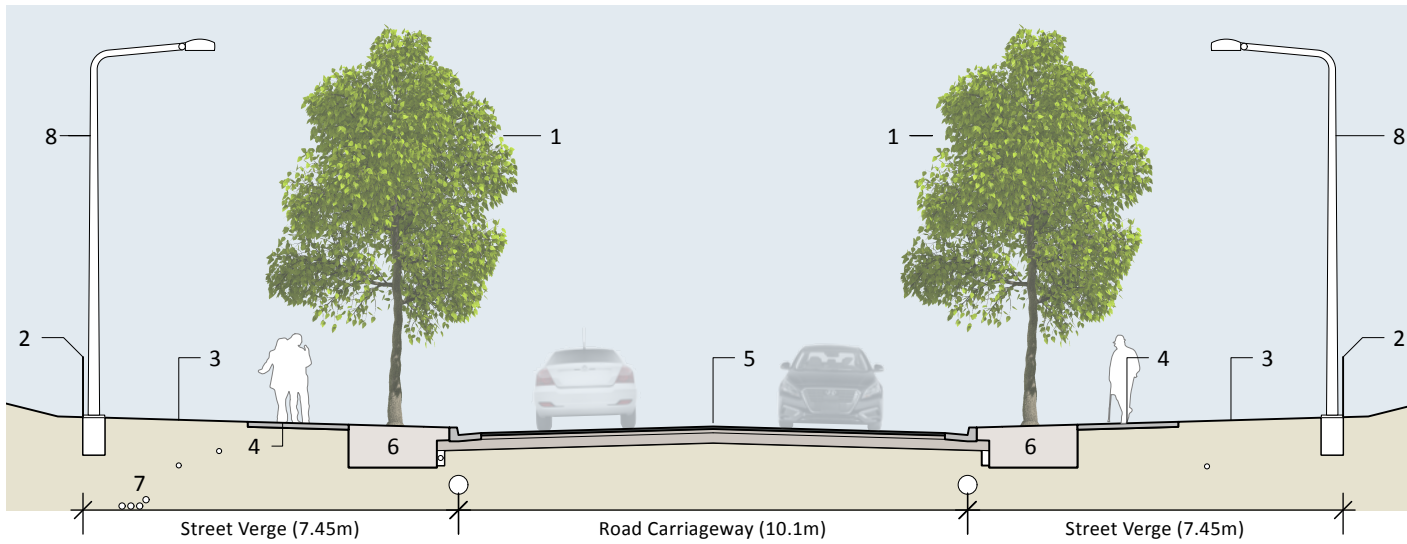
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18.07.24  
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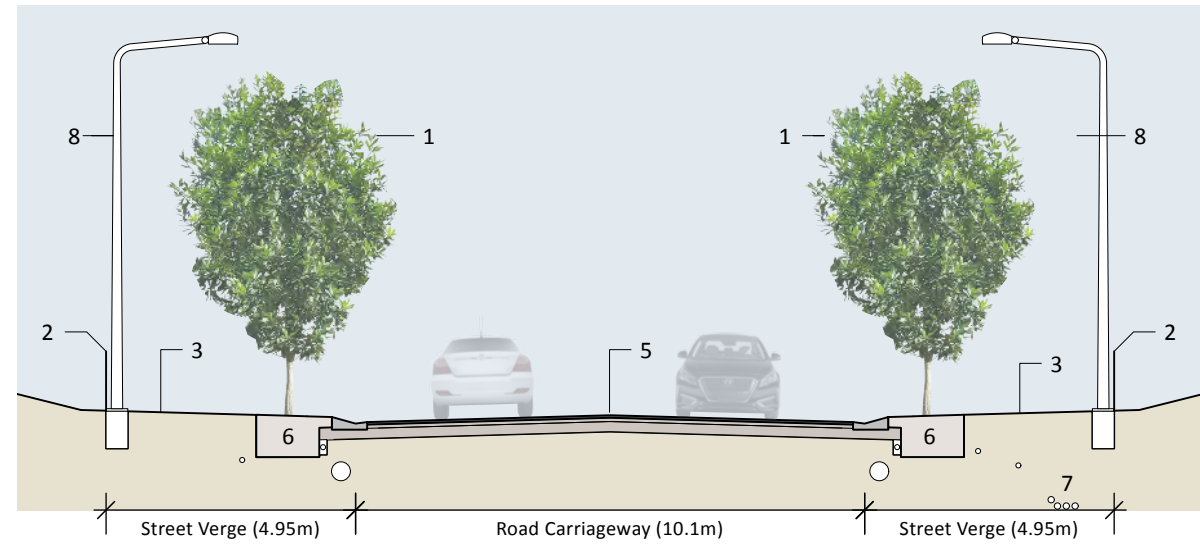
Section A - ENTRY AVENUE STREETScape (ROAD 01)  
scale 1:150



Section C - PRIMARY STREETScape ON PERIMETER ROAD (ROAD 02)  
scale 1:150



Section B - TYPICAL PRIMARY STREETScape (ROAD 01)  
scale 1:150



Section D - TYPICAL LOCAL STREETScape (ROAD 05)  
scale 1:150

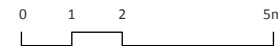
- NOTES:**
- 1. Street Tree. Refer Plant Schedule
  - 2. Lot boundary
  - 3. Turf
  - 4. Concrete path
  - 5. Carriageway
  - 6. Street Tree Pit. 1.5 - 2m width.
  - 7. Underground services. To Eng detail.
  - 8. Street Light Pole
  - 9. Planted Median Strip. Refer Plant Schedule
  - 10. Terraced Sandstone Block Walls for Biofiltration Area B1. To Eng detail.



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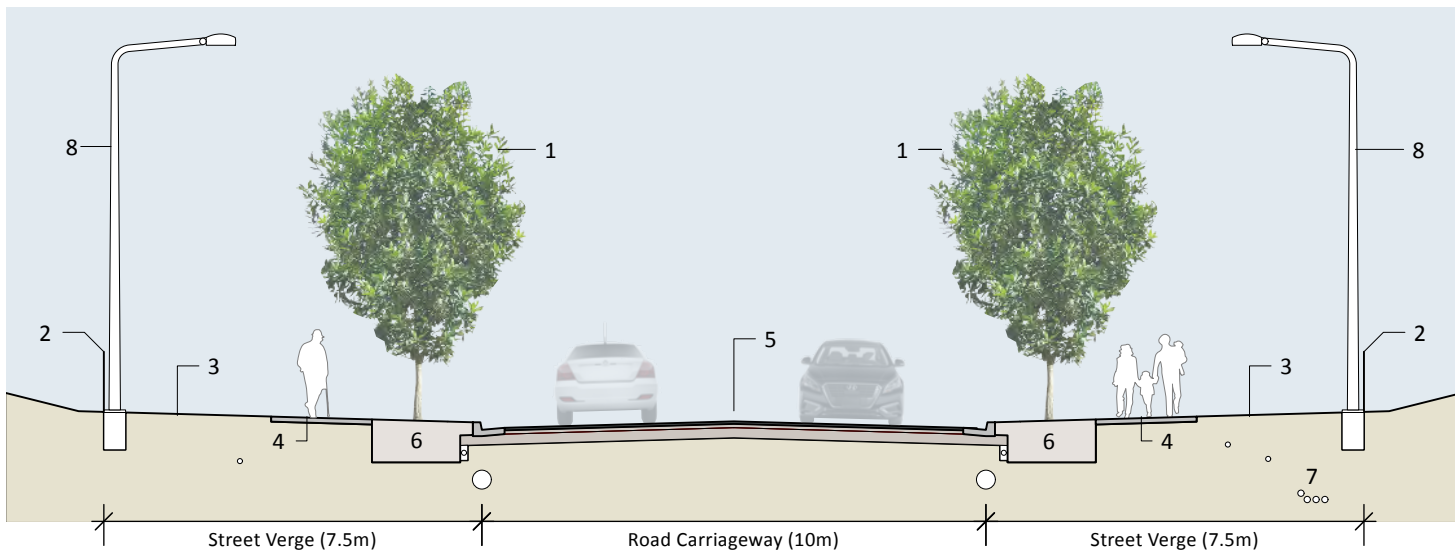
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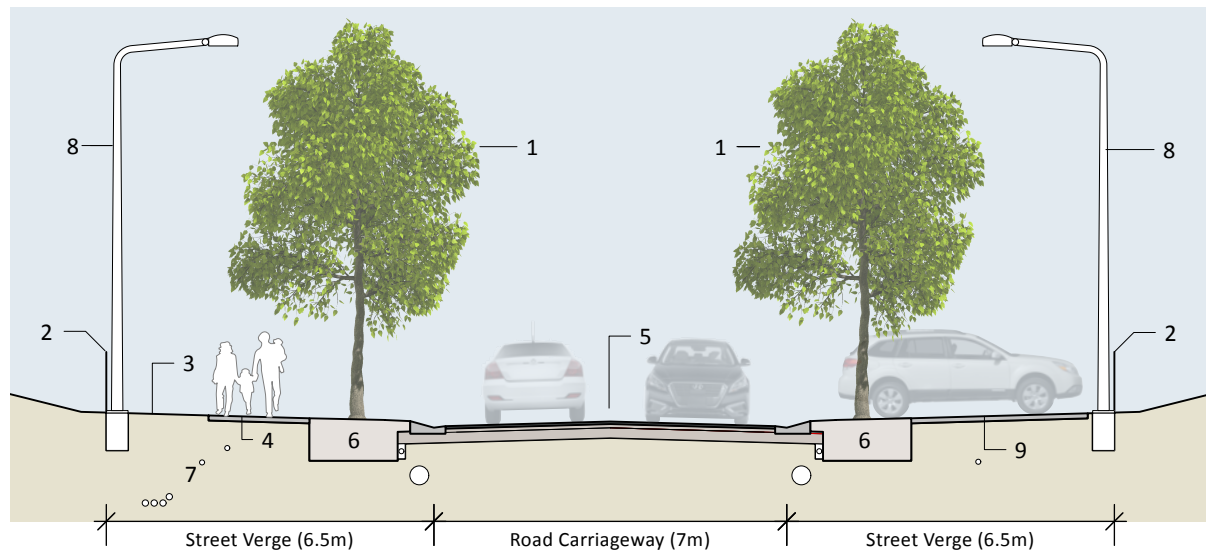
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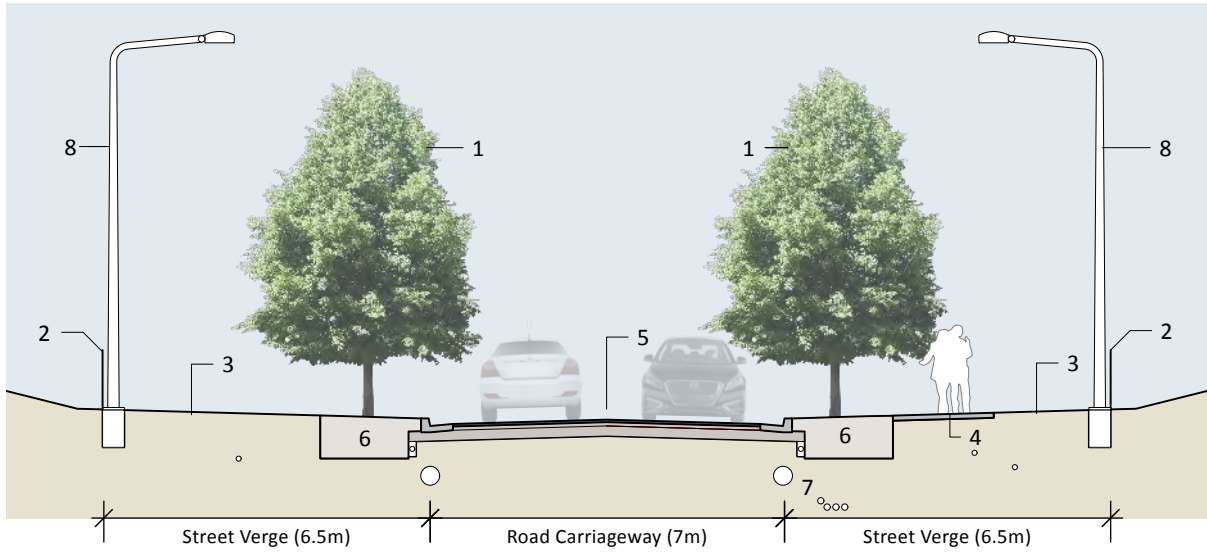
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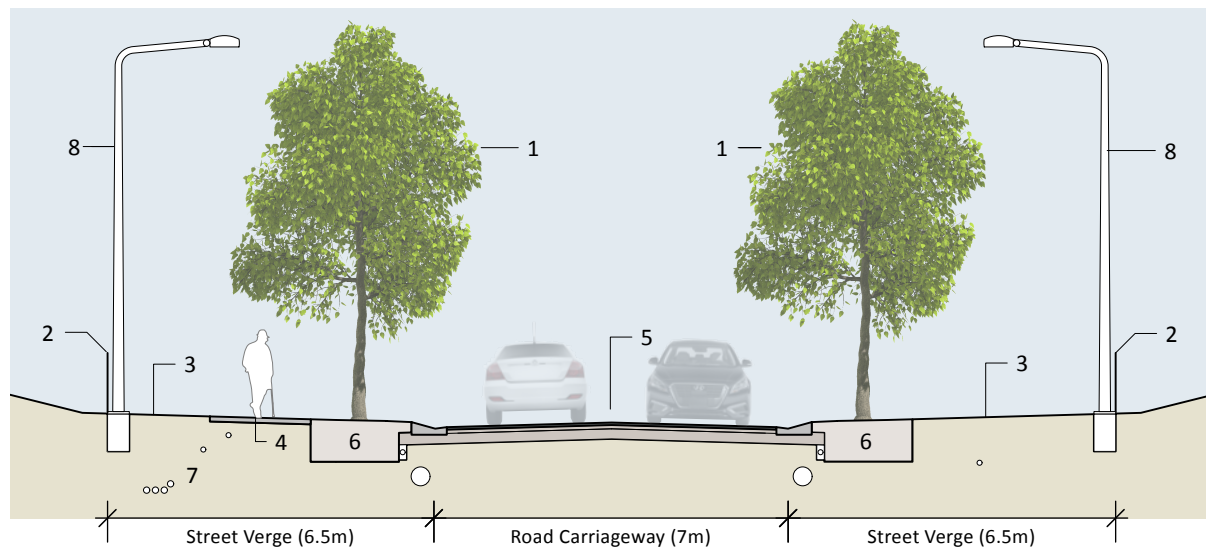
Section E - LOCAL TREE STREETScape IN INDUSTRIAL AREA (ROAD 07)  
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Section G- PRIMARY STREETScape WITH PARKING (ROAD 09)  
scale 1:150

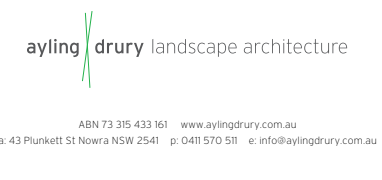


Section F - PRIMARY STREETScape IN TOWN CENTRE AREA (ROAD 08)  
scale 1:150



Section H - LOCAL STREETScape IN TOWN CENTRE AREA (ROAD 10)  
scale 1:150

- NOTES:**
- 1. Street Tree. Refer Plant Schedule
  - 2. Lot boundary
  - 3. Turf
  - 4. Concrete path
  - 5. Carriageway
  - 6. Street Tree Pit. 1.5 - 2m width.
  - 7. Underground services. To Eng detail.
  - 8. Street Light Pole
  - 9. On Street Angle Parking



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**TYPICAL ROAD SECTIONS 2**  
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EASTERN OPEN SPACE



Multi-sports field



Community Building



Cricket Nets



Bird Hide

WESTERN OPEN SPACE



Youth Activities



Picnic Shelters



Viewing Platform



Events



Swings



Playground



Riparian revegetation



Turf & Shade Trees

PATHS & CIRCULATION



Shared Paths



Boardwalk



Bush Trail



Signs

INTERPRETIVE ELEMENTS



Cultural / Ecological Totems



Pedestrian



Sandstone Sculpture



Events

CHARACTER



Sandstone Blocks



Reclaimed Timber



Native Coastal Planting



Bush Protection & Regeneration



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DRAWING TITLE  
CHARACTER IMAGES  
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DRAWING NO  
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**DESIGN NOTES**

- 1** WATER QUALITY BASIN: Contoured to a naturalistic shape. Features local native riparian revegetation (refer Plant Schedule), sandstone block terracing to engineers detail, and ecological / cultural themed sculptural totem markers.
- 2** LOOP PATH. Accessible path around pond for leisure and recreation activities. Includes viewing platforms with seating and interpretive signage.
- 3** FEATURE SHELTER & VIEWING PLATFORM: Multipurpose shelter (picnic, event stage, shaded gathering use) and timber viewing platform to become park focal point overlooking village green and pond.
- 4** VILLAGE GREEN: Designated multipurpose community space for informal recreation, events, markets etc. Includes perimeter path and shade trees.
- 5** PLAY SPACE: Diverse play equipment for multiple ages and abilities. Includes seating walls and shelter.
- 6** YOUTH SPACE: Ball games area. Includes seating walls and shelter.
- 7** SWINGS: Adjoining village green loop path and other playground equipment.
- 8** ENTRY SIGNAGE WALL: Sandstone wall with park signage adjoining on-street parking.

**LEGEND**

- SITE BOUNDARY
- MEAN HIGH WATER MARK
- - - 100M SETBACK FROM MEAN HIGH WATER MARK
- EXISTING CONTOURS
- EXISTING MANGROVE COMMUNITY
- EXISTING VEGETATION TO BE RETAINED(AERIAL BACKGROUND)
- PROPOSED LOTS
- PROPOSED OPEN SPACE / PARK / SPORTS FIELD
- PROPOSED WATER QUALITY BASINS
- BUS STOP
- PROPOSED BIOFILTRATION & WETLANDS
- ENTRY AVE STREET TREE
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- PROPOSED RIPARIAN AND REMEDIATION VEGETATION
- CONCRETE PAVEMENT
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- TIMBER BOARDWALK
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- BUILDINGS AND SHELTERS
- INTERPRETIVE ELEMENTS



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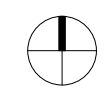
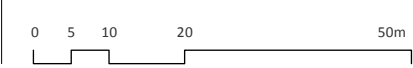
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DRAWING TITLE  
**OPEN SPACE  
 DETAIL PLAN 1**

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**DESIGN NOTES**

- 1** FEATURE NATIVE PLANTING TO ROUNDABOUTS: Also includes mounded plant beds at adjoining corners with compliant setbacks for sight lines.
- 2** BOULEVARD STREET TREE AND MEDIAN PLANTING: Large native tree and understory planting the median strip.
- 3** PEDESTRIAN PATH LINK: Connects residential area with industrial precinct and town centre.
- 4** LOOP BUSH TRAIL: Walking / cycling trail through existing bushland.
- 5** CULTURAL NODES: Seating points within bush trail featuring cultural sculptures and nature play elements.
- 6** CULBURRA ROAD SHARED PATH: Connecting to town centre.

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- (B) BUS STOP
- PROPOSED BIOFILTRATION & WETLANDS
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- TIMBER BOARDWALK
- PLAY EQUIPMENT
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Boulevard native tree and median strip planting. Includes high quality pole top lighting.

Existing vegetation to be retained

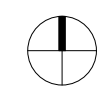
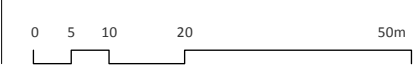
Existing native vegetation to be retained with implementation of Vegetation Management Plan

Bush trail linked to path network



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**OPEN SPACE  
DETAIL PLAN 2**

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**DESIGN NOTES**

- 1** WATER QUALITY BASIN: To Engineers detail. Features local native riparian revegetation (refer Plant Schedule), sandstone block terracing, and ecological / cultural themed sculptural markers.
- 2** BOARDWALK: Timber and steel structure with seating, possible bird hide, shelter, and interpretive information. Overlooks pond, existing native vegetation, and distant water views.
- 3** ADDITIONAL SPORTS / PLAY ELEMENTS
- 4** SPORTS FIELD: Capacity for AFL, cricket, and football fields (x2). Ball netting at north and south ends. Includes irrigation area to Eng detail.
- 5** COMMUNITY BUILDING: Multi-use community building for sports clubs, community groups and events. Includes amenities, change rooms, kiosk and storage capacity. 10 x 30m shown.
- 6** OFF STREET PARKING: 60 bays shown. Potential to include EV charging bays.
- 7** ADJOINING STREETScape: includes on-street parking, trees and footpath.
- 8** SHARED PATH LINK TO WESTERN PRECINCT: Includes signage and seating. Located to avoid removal of existing trees where possible
- 9** PERIMETER LOOP PATH: Accessible path around sports field precinct for recreation and broader connections to path network.
- 10** FEATURE NATIVE PLANTING TO ROUNDABOUT: Plant heights compliant setbacks with sight line requirements.

**LEGEND**

- SITE BOUNDARY
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- - - 100M SETBACK FROM MEAN HIGH WATER MARK
- EXISTING CONTOURS
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- ⓑ BUS STOP
- PROPOSED BIOFILTRATION & WETLANDS
- ENTRY AVE STREET TREE
- PRIMARY STREET TREE
- LOCAL STREET TREE
- PARK TREE
- PROPOSED RIPARIAN AND REMEDIATION VEGETATION
- CONCRETE PAVEMENT
- BITUMEN ROAD
- SANDSTONE RETAINING WALLS
- TIMBER BOARDWALK
- PLAY EQUIPMENT
- BUILDINGS AND SHELTERS
- INTERPRETIVE ELEMENTS



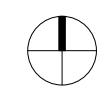
AMENDMENTS  
a: 06.06.24  
b: 18.07.24

Draft Issue  
Final Issue

PROJECT  
**West Culburra Residential Subdivision**  
CLIENT  
Allen Price & Scaratts Pty Ltd

PROJECT NUMBER  
AD2213  
DATE  
18.07.24

DRAWING TITLE  
**OPEN SPACE  
DETAIL PLAN 3**

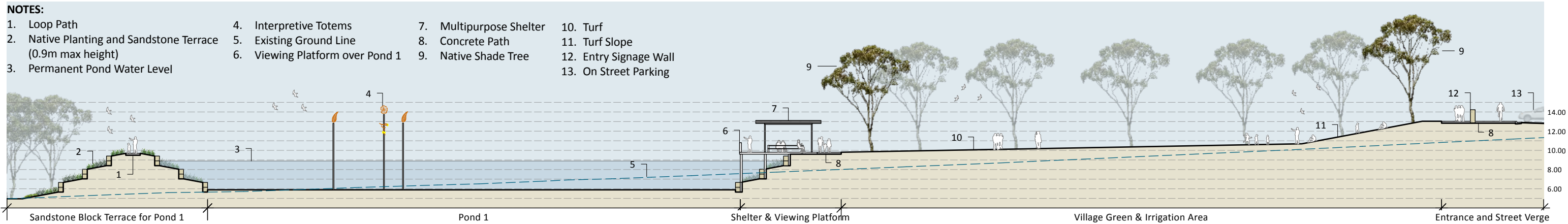


SCALE  
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CHECKED: SD  
DRAWING NO: DA-09  
REV: B

**NOTES:**

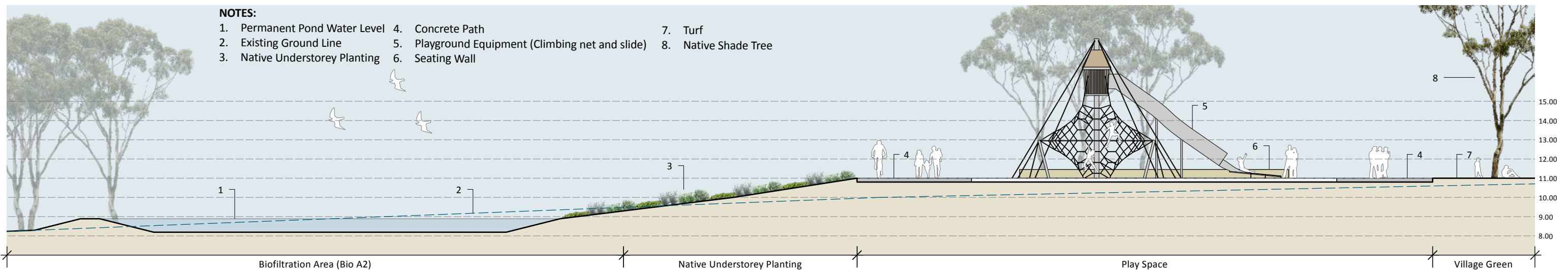
- 1. Loop Path
- 2. Native Planting and Sandstone Terrace (0.9m max height)
- 3. Permanent Pond Water Level
- 4. Interpretive Totems
- 5. Existing Ground Line
- 6. Viewing Platform over Pond 1
- 7. Multipurpose Shelter
- 8. Concrete Path
- 9. Native Shade Tree
- 10. Turf
- 11. Turf Slope
- 12. Entry Signage Wall
- 13. On Street Parking



Section I - POND 1 & VILLAGE GREEN scale 1:400

**NOTES:**

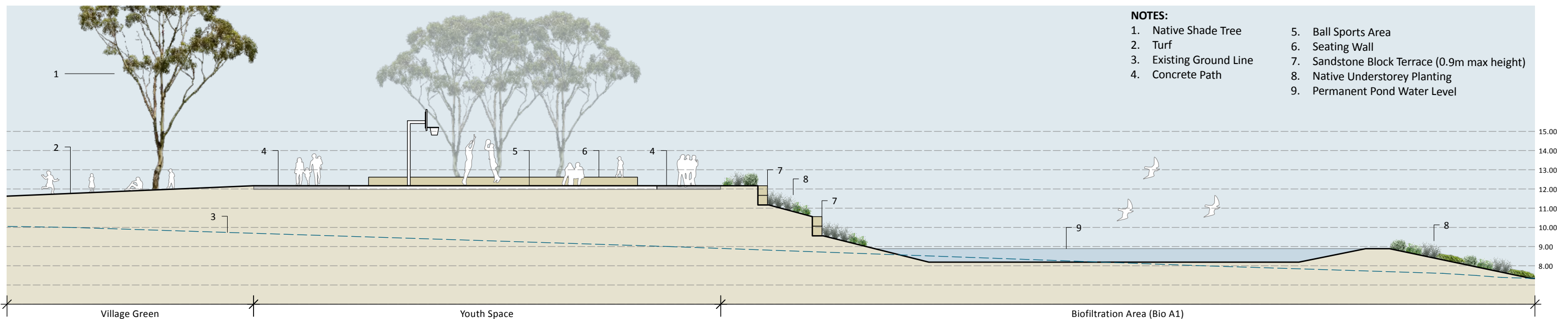
- 1. Permanent Pond Water Level
- 2. Existing Ground Line
- 3. Native Understorey Planting
- 4. Concrete Path
- 5. Playground Equipment (Climbing net and slide)
- 6. Seating Wall
- 7. Turf
- 8. Native Shade Tree



Section J - PLAY SPACE & BIO A2 scale 1:200

**NOTES:**

- 1. Native Shade Tree
- 2. Turf
- 3. Existing Ground Line
- 4. Concrete Path
- 5. Ball Sports Area
- 6. Seating Wall
- 7. Sandstone Block Terrace (0.9m max height)
- 8. Native Understorey Planting
- 9. Permanent Pond Water Level



Section K - YOUTH SPACE & BIO A1 scale 1:200



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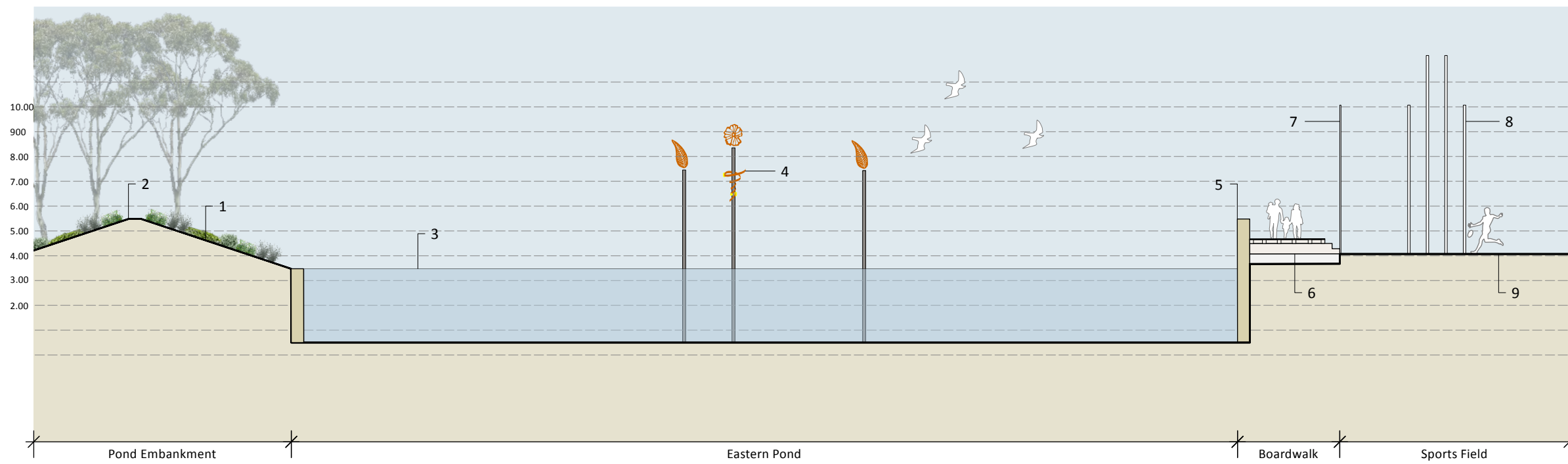
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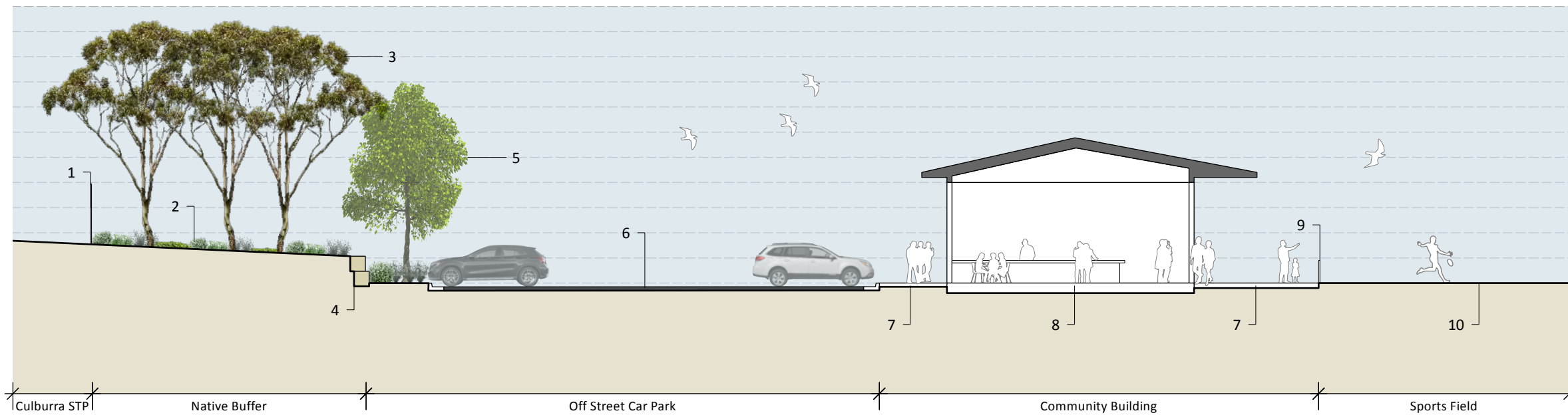
DRAWING TITLE  
**TYPICAL OPEN SPACE SECTIONS 1**

DRAWN	CHECKED	DRAWING NO	REV
SD	PA	DA-10	B



- NOTES:**
1. Native Planting to Pond Embankment
  2. Maintenance Access
  3. Permanent Pond Water Level
  4. Interpretive Totems
  5. Pond Edge Treatment. To Eng Detail.
  6. Boardwalk Structure
  7. Ball Net
  8. AFL Goal Posts
  9. Sports Turf

Section L - EASTERN POND AND BOARDWALK scale 1:200



- NOTES:**
1. Chainmesh Security Fencing to Culburra STP Boundary
  2. Native Understory Planting
  3. Existing Native Vegetation Retained
  4. Sandstone Block retaining Wall (Max 0.9m height)
  5. Car Park Shade Trees
  6. Community Building Car Park
  7. Concrete Path
  8. Multi-use Community Building
  9. Sports Field Perimeter Fence
  10. Sports Turf

Section M - COMMUNITY BUILDING & CAR PARK scale 1:200



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**DRAWING TITLE**  
 TYPICAL OPEN SPACE SECTIONS 2  
**DRAWN** SD **CHECKED** PA **DRAWING NO** DA-11 **REV** B