

SUPPLEMENTARY PLANTING
Supplementary tree planting on low lying land within the site. Planting within these areas to be arranged in naturalistic groups and comprised of suitable tree species such as She-Oaks and Paperbarks.

WATER SENSITIVE URBAN DESIGN (WSUD)
WSUD principles have been incorporated into the subdivision layout to assist in the management of stormwater. The incorporation of one way crossfalls on roads adjoining open space directs water to a system of roadside swales to collect and treat run-off. Swales allow stormwater to pool, ensuring infiltration into the groundwater. Filtration planting and low mounding is proposed to function in conjunction with gross pollutant traps by removing impurities before entering the natural system.

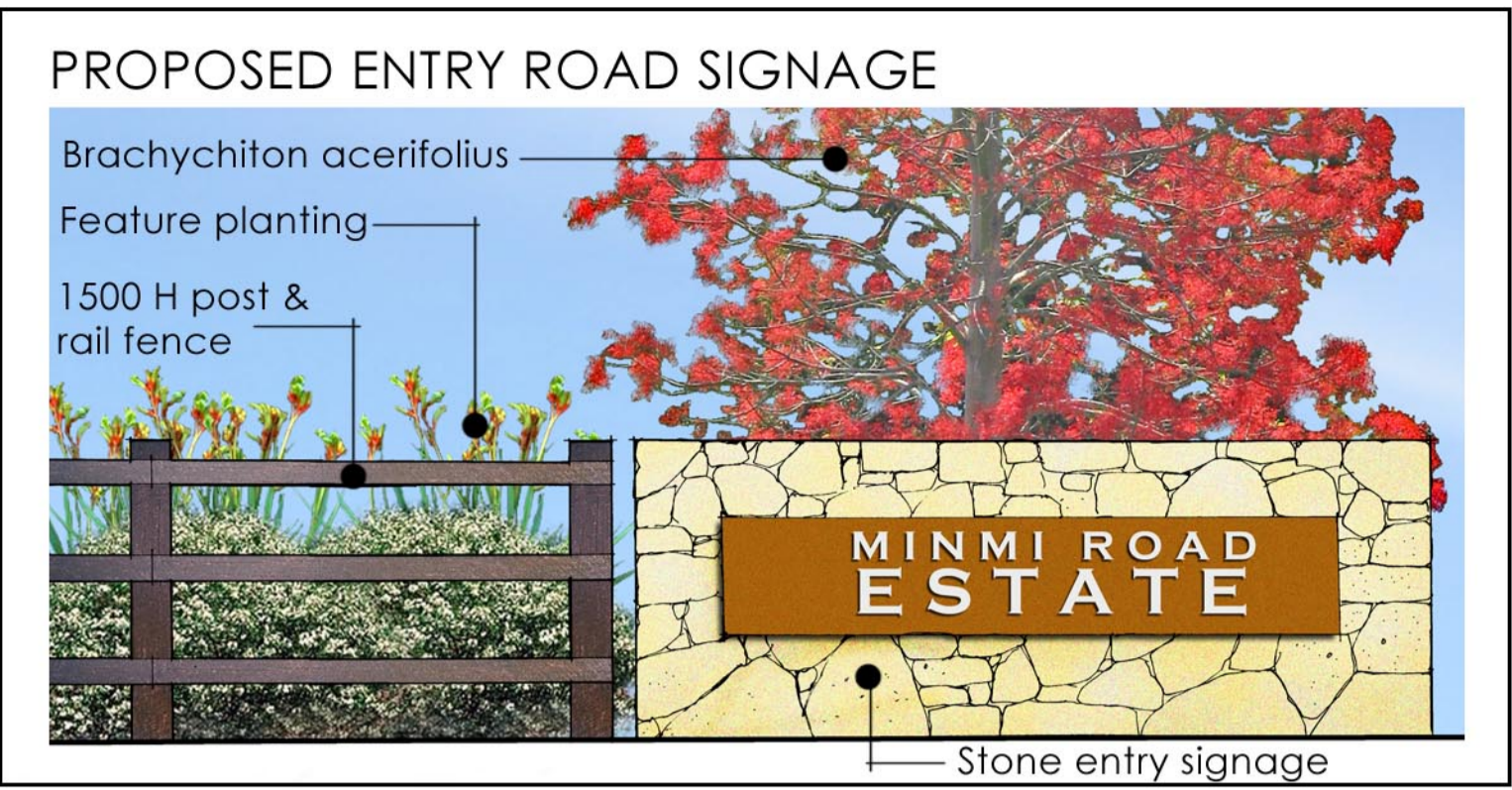
INTERNAL STREET TREES
A network of themed street trees reflect the overall road hierarchy and create identities for different areas. Tree species comprise a mixture of natives and exotics with feature plantings of Flame Trees and Bull Bay Magnolias to mark site entry points, intersections and other visually prominent areas.

MINMI ROAD
Where possible, retain existing native trees along Minmi Road and supplement with similar species. This will enhance the streetscape, reduce the visual impact of the development and complement the bushland / rural character of the area.

LANDSCAPE BUFFER
5 metre wide setback along the sites southern boundary comprising supplementary planting of native trees and shrubs. This setback area helps maximise the retention of existing trees. It also provides additional screening along Minmi Road and from the adjoining residential area. A post and rail fence along the boundary reflects the existing landscpae character of the area.

ENTRY
Proposed stone walls with fixed steel lettering and estate logo at major site entry point off Minmi Road. Proposed feature planting of Figs and Flame Trees to provide an attractive, green entry to the estate.

PARKLAND
Parkland and childrens playground located on the high section of the site and adjoining the major site entries. The parks are located to overlook the vegetated gullies.



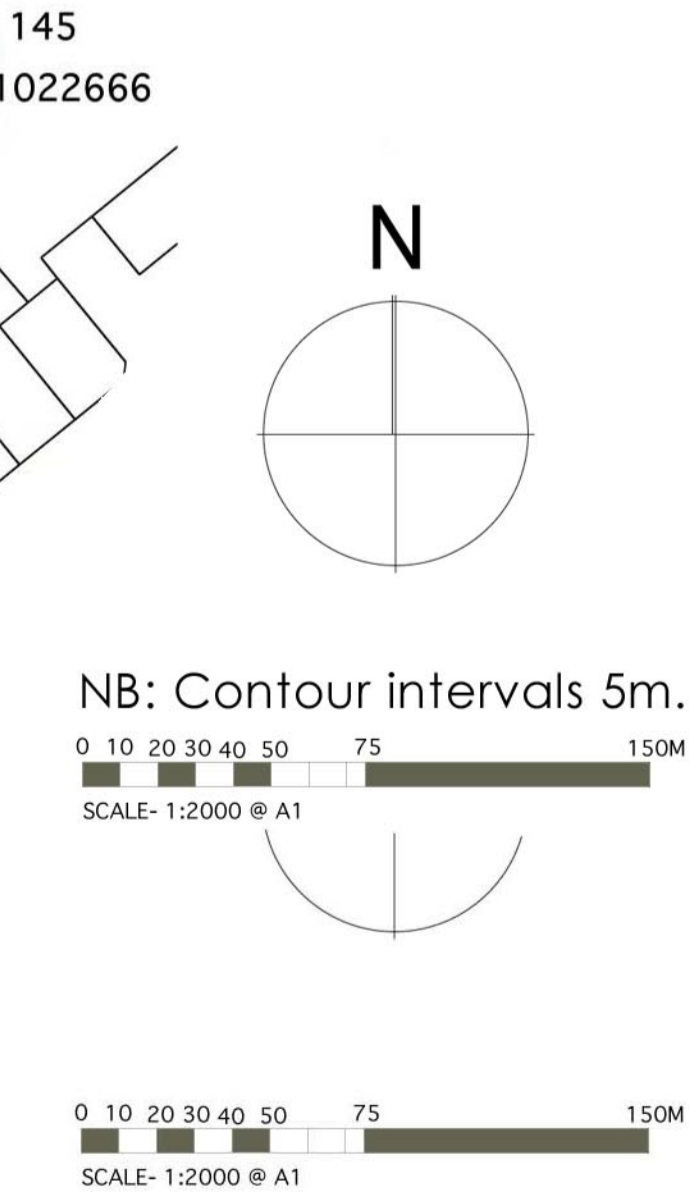
RECOMMENDED STREET TREE LIST	
	Eucalyptus piperita
	Magnolia grandiflora
	Brachychiton acerifolius
	Hymenosporum flavum
	Lagerstroemia indica
	Acmena smithii
	Corymbia maculata

BUSHFIRE PROTECTION MEASURES
Refer to Vegetation Management for Management zoning. Street tree planting within the IPZ's to include fire retardant species such as Small- Leafed Lilly Pillis. (Refer to recommendations outlined in the Bushfire Threat Assessment Report)

GULLY REHABILITATION
Existing gullies on site are currently heavily infested with weeds. Weed eradication and ongoing weed management to be undertaken as part of a revegetation program to establish species endemic to the site. This will enhance the ecological value of the vegetation corridors. The gullies onsite provide green fingers into the development. They help to visually fragment the proposed development zones and provide attractive outlooks for residents adjoining these areas.

RESIDENTIAL LOTS BACKING OPEN SPACE
Residential Lots Backing Open Space; Open fencing such as post and rail to the rear of lots adjoining open space.

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PROPOSED RESIDENTIAL SUBDIVISION Landscape Master Plan

MINMI ROAD - FLETCHER
Client: Northwest Residential Pty Ltd
Project No: 0276
Drawing No: LMP01/REV11
Scale: 1:2000@A1
Date: 05-06-07
Prepared for: Monteath & Powys Pty Ltd.

MOIR LANDSCAPE ARCHITECTURE
Studio 59A Hunter Street PO Box 226 Newcastle 2300
Phone (02)49270400 Fax (02)49270416
admin@moirlandscapearchitecture.com.au
www.moirlandscapearchitecture.com.au