

4.0 Landscape Master Plan

4.01 Landscape Master Plan

Detailed site character

At a more detailed level the proposed landscape character of the public open space will draw upon:

- > The diverse range of ecological communities and found within the Site, balancing community engagement and ecological protection.
- > The Sites proximity to the beach and the resulting relaxed beach-side living.
- > Open water and wetlands.
- > Ecologically sensitive and robust local material selections in keeping with the Sites vernacular.
- > Low maintenance endemic native planting for minimal ongoing landscape management.

Design philosophy

The landscape master plan for the Open Space / Drainage / Habitat Corridor has been arrived at through a process of analytical site appreciation and layering of available technical information as well as an intuitive response to the beauty, natural environment and visual character of the Site.

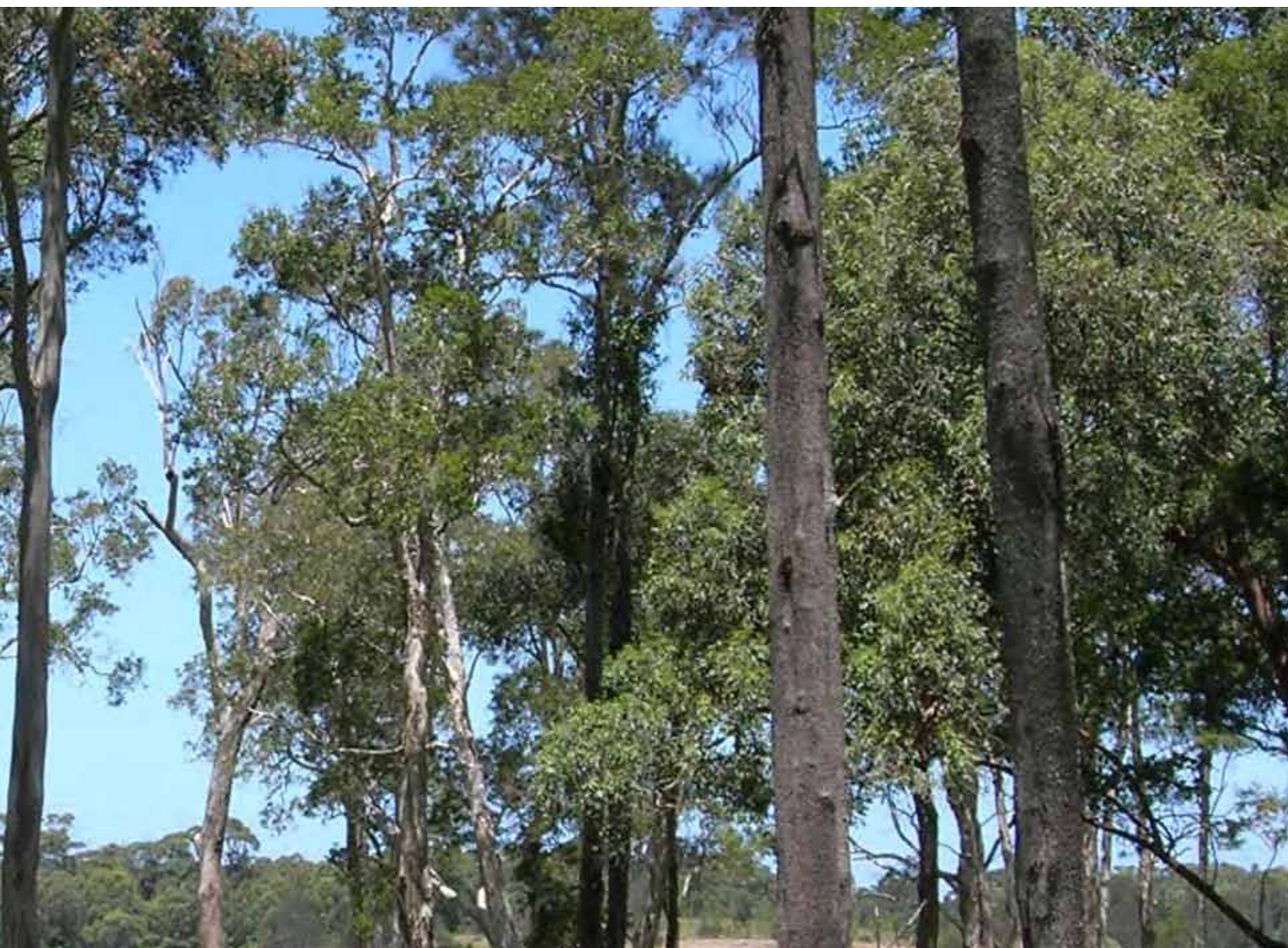
Overlaid upon the framework created by the ecological and technical objectives for the Site, there is a further objective to provide a cohesive and aesthetic resolution in the following ways:

- > Enhancement – through composition, pathway alignment, use of materials and view manipulation.
- > Structuring –manipulating height, scale, density and species groupings of planting, utilising existing backdrops and creation of new ones.



- > Framing – framing existing views, creating distinct view corridors, opening out panoramas and creating intimate spaces.
- > Guiding- creating movement systems that employ direct formal axis in contrast with circuitous routes, varying user perception and experience. provision of varying levels of interaction with the natural environment and opportunities for exploration and learning.
- > Revealing – creating vantage points for outlook and interaction. Revealing the site through reference to heritage, history, ecology and local context.

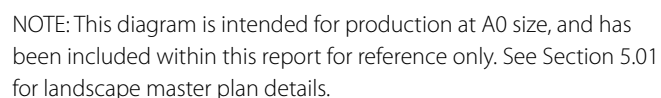
Infused throughout the landscape master plan is the desire to create a sense of place and legible character for the Corridor. It is this that will ensure that the site will operate in its own right until such a time as the residential subdivision is developed and the growing community begin to take ownership of it.



4.01 Landscape Master Plan



Figure 4.01 Landscape Master Plan



5.0 Place Making

5.01 Precincts



Figure 5.01 Precincts

NOT TO SCALE

Legend

-   Concept Plan Area
-   Central Corridor
- 1** Core Revegetation Area and Bushwalks
- 2** Southern Urban / Bushland Edge
- 3** Residential Park Link
- 4** Community Park
- 5** Wetland Walk
- 6** Lakeside Linear Park / Urban Edge
- 7** Duchess Gully Inlet
- 8** Prospect Hill, Clearing and Bush Walks

In order to clearly communicate the different areas of the landscape master plan for the Central Corridor, the plan has been divided into eight 'precincts'. Each precinct embodies a section of the Corridor that may play a defined role or have a clear landscape character within the overall master plan.

The following chapter examines each precinct; its main characteristics, uses and features. It also looks at how each precinct of the landscape master plan has responded to and met ecological objectives and addressed restrictions identified within the previous chapters.

The proposed materials and planting species palettes for each precinct are also defined.

Precinct 1: Core Revegetation Area and Bushwalks

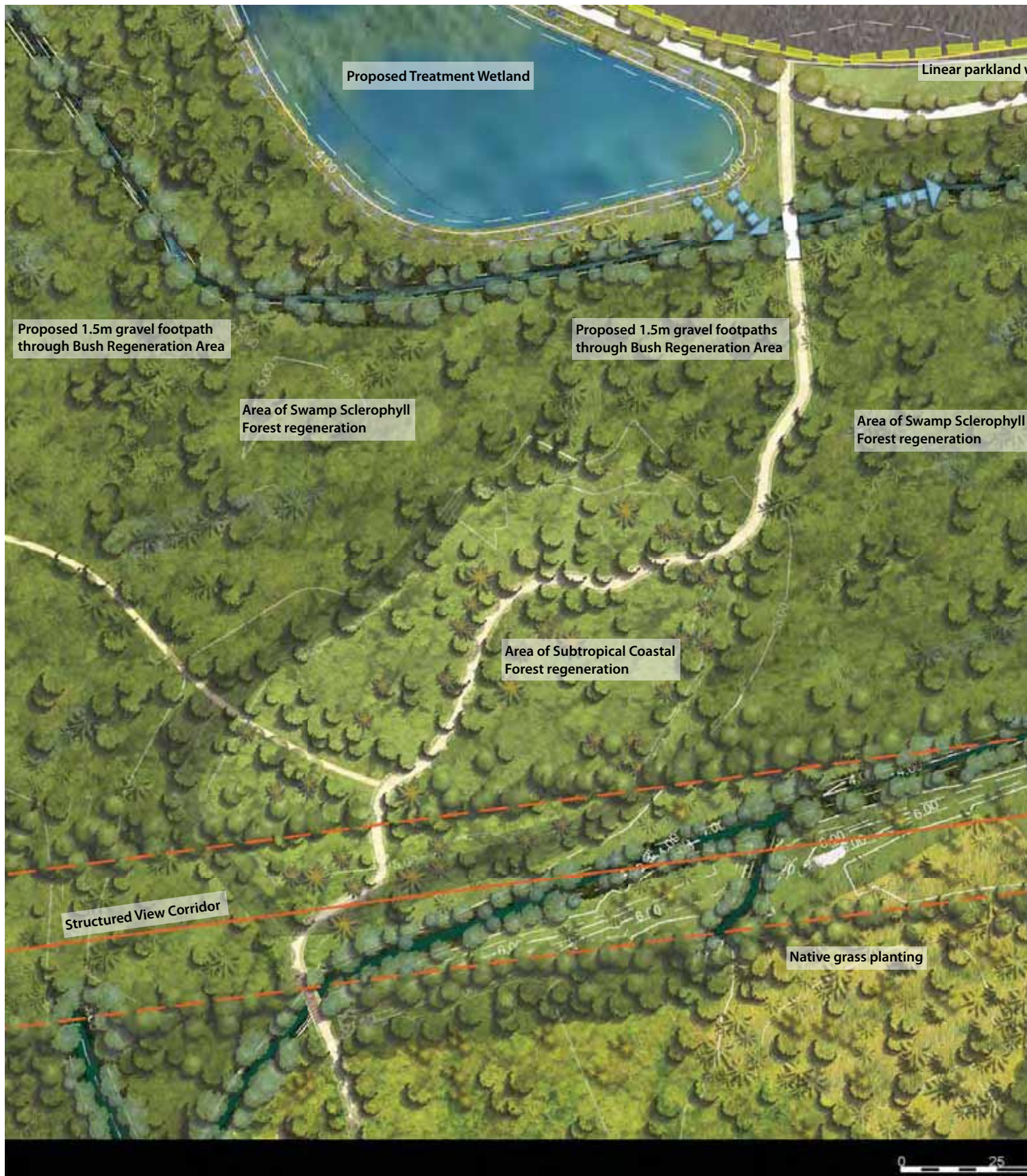


Figure 5.01.01 Precinct 1: Core Revegetation Area and Bushwalks



LEGEND

- Concept Application Area
- Central Corridor Boundary
- Design Concept Lines
- Major Contours
- Minor Contours
- +3.500 Proposed Spotlevel

PATHS / ROADS

- Shared Pedetrian/Cycleway
2.5m wide / Insitu Concrete
- Path - 1.5m wide
Stabilised Bago Gravel
- Path - 1.5m wide
Slashed Management Trail
- Timber Boardwalk / Bridge

SURFACES

- Insitu Concrete
- Boulders
- Boulder Wall/ Rocks
- Streetscape Vegetation
- Turf
- Slashed Grasses
- Macrophytes
- Permanent Open Water Body
- Treatment Wetland
- Creekline / Drainage Line
- Direction of Drainage Flow



PLAN - SCALE AS SHOWN

KEY PLAN



Precinct 1: Core Revegetation Area and Bushwalks

This area of the Site is to be predominantly given over to regeneration of Swamp Sclerophyll Forest – an Endangered Ecological Community, and Subtropical Coastal Forest. The core revegetation area sits between the Existing Treatment Wetland to the south west and Proposed Treatment Wetlands north of the Corridor.

The view corridor runs through the precinct, over the existing vegetated drainage line which separates the area of existing sedgeland and forest from the core revegetation area. Structured planting of dense canopy trees will be used at the edges of the view corridor to reinforce this as a sight line through the Site.

It is proposed within the landscape master plan to run a north south gravel path through the precinct, providing informal connections from the existing parkland of the southern residential estate to the linear park that forms the interface to the proposed subdivision.

The pathway follows existing desire lines through the revegetation areas. Where the path crosses existing drainage lines, timber boardwalk bridges are proposed.

A floating timber boardwalk is proposed to provide access along the edge of the Existing Treatment Wetland to the east of this precinct.

Uses

- > Intimate bush trails
- > Wetland walking trails
- > Ecological Objectives:
 - > Restoration of degraded Endemic Ecological Communities
 - > Strengthening of east west fauna movement corridors
 - > Strengthening of potential fauna foraging habitat

Restrictions

- > Defined pathways control human access into core regeneration area
- > Densely planted terrestrial edge to wetlands prevents access to water

Materials

- > Gravel Pathways: 1.5-2.5m wide locally sourced Bago Gravel – stabilised (2.5m wide path accessible for maintenance vehicles)
- > Timber boardwalks and bridges: Locally sourced Australian Hardwoods or similar





Planting Lists

Swamp Sclerophyll Forest EEC

Regeneration using direct planting and seeding – refer to Planting Lists in Section 2.08.

Subtropical Coastal Forest EEC

Regeneration using direct planting and seeding- refer to Planting Lists in Section 2.08.

Native grasses:

Dianella caerulea (Blue Flax Lily)

Dianella longifolia (Flax Lily)

Carex appressa (Sedge)

Crinum pedunculatum (Swamp Lily)

Chorizandra cymbaria (Heron Bristle-Rush)

Chorizandra sphaerocephala (Round headed Bristle-Rush)

Gahnia aspera (Sword Grass)

Gahnia clarkei (Tall Saw Sedge)

Gahnia seiberiana (Red Fruited Saw Sedge)

Gymnostachys anceps (Settlers Flax)

Isolepis nodosa

Lepidosperma laterale (Sword Sedge)

Lomandra hystrix (Long leaved Mat Rush)

Lomandra longifolia (Spiny headed Mat Rush)

Terrestrial Wetland Edge/ marginal/submerged Macrophytes:

Shrubs:

Melaleuca linarifolia (Snow in Summer)

Callistemon linearis (Narrow leaved Bottlebrush)

Leptospermum juniperinum (Prickly tea Tree)

Native grasses/macrophytes:

Baumea rubiginosa (Soft Twig Rush)

Baumea articulate (Jointed twig Rush)

Cyperus polystachys

Eleocharis equistina (Sag)

Eleocharis sphacelata (Tall Spike Rush)

Fimbristylis dichotoma (Common fringe Sedge)

Juncus kraussii (Sea Rush)

Juncus usitatus (Common Rush)

Ranunculus undosus (Swamp buttercup)

Schoenus brevifolius (Zigzag bog rush)

Schoenoplectus validus (River Clubrush)

Triglochin procera (Water ribbons)

Themeda australis (Kangaroo grass)

Structural canopy planting to edges of view corridor:

Trees:

Casuarina glauca (Swamp She Oak)

Eucalyptus moluccana (Grey Box)

Eucalyptus tereticornis (Forest Red Gum)

Livistona australis (Cabbage Tree Palm)

Eucalyptus robusta (Swamp Mahogany)

Eucalyptus resinifera (Red Mahogany)

Precinct 2: Southern Urban / Bushland Edge



Figure 5.01.02 Precinct 2: Southern Urban / Bushland Edge



LEGEND

- Concept Application Area
- Central Corridor Boundary
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- Minor Contours
- +3.500 Proposed Spotlevel

PATHS / ROADS

- Shared Pedestrian/Cycleway
2.5m wide / Insitu Concrete
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Stabilised Bago Gravel
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Slashed Management Trail
- Timber Boardwalk / Bridge

SURFACES

- Insitu Concrete
- Boulders
- Boulder Wall/ Rocks
- Streetscape Vegetation
- Turf
- Slashed Grasses
- Macrophytes
- Permanent Open Water Body
- Treatment Wetland
- Creekline / Drainage Line
- Direction of Drainage Flow



PLAN - SCALE AS SHOWN

KEY PLAN



Precinct 2: Southern Urban / Bushland Edge

This precinct provides the interface to the existing residential estate south of the Site. The existing estate has a parkland edge currently managed as mown lawn with a shared pedestrian/cycle path.

Landscaped parkland and native grasses will provide the buffer and transition from urban park to the inner core of bushland regeneration. Existing planting of native grasses around the edges of the treatment wetland will be augmented with additional swathes of grasses, bordering an area of managed parkland – lawn, groups of trees and grasses. This will buffer the existing sedgeland and forest in the south east corner of the Corridor.

The gravel bushland trails connect into the existing estate parkland, providing secondary informal access through the bushland core and to the north of the Site.

Uses

- > Intimate Bush trails
- > Parkland edge – urban interface

Ecological Objectives

- > Restoration of degraded Endangered Endemic Ecological Communities
- > Strengthening of east west fauna movement corridors
- > Strengthening of potential fauna foraging habitat

Restrictions

- > Defined pathways control human access into core regeneration area
- > Densely planted terrestrial edge to wetlands prevents access to water
- > 30m managed parkland edge in south west corner of Corridor meets APZ bushfire prevention guidelines and transitional managed parkland supports this

Materials

- > Gravel Pathways: 1.5-2.5m wide locally sourced Bago Gravel – stabilised (2.5m wide path accessible for maintenance vehicles)
- > Timber boardwalks and bridges: Locally sourced Australian Hardwoods





Planting Lists

Native grasses

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Dianella longifolia (Flax Lily)

Carex appressa (Sedge)

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Livistona australis (Cabbage Tree Palm)

Eucalyptus robusta (Swamp Mahogany)

Eucalyptus resinifera (Red Mahogany)

Urban Interface/APZ/ Parkland Trees

Cupaniopsis anacardioides (Tuckeroo)

Eucalyptus microcorys (Tallowwood)

Eucalyptus resinifera (Red mahogany)

Eucalyptus pilularis (Blackbutt)

Eucalyptus haemastoma (Scribbly Gum)

Melaleuca quinquenervia (Broad leaved Paperbark)