

ALTITUDE ASPIRE TERRANORA AMENDED LANDSCAPE MASTERPLAN

NEWLAND DEVELOPERS PTY LTD



INTRODUCTION.

Form Landscape Architects have been engaged by Newland Developers 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.

The original Landscape Master Plan dated 1 December 2010 has been amended to address the amended Subdivision Layout, the provisions of Tweed Development Control Plan 2008, Section B24 Area E Urban Release Development Code and issues raised by Tweed Shire Council, State Agencies and members of the public in their submissions lodged during the public exhibition stage.

- 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, revegetated drainage corridor, 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 revegetated drainage corridor with treatments to the road edge to give the perception of crossing a bridge over the reinstated dry 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.

DRAINAGE CORRIDOR.

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 Broadwater Parkway to the north. 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. The revegetated drainage corridor 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 creekline and surrounding open space. 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** POCKET PARK
 - 4** COMMUNITY RECREATION FACILITIES
 - 5** WETLAND RESERVE
 - 6** CREEK / DRAINAGE CORRIDOR
- NOTE: STREET TREE LOCATIONS ARE FOR INDICATIVE PURPOSES ONLY.



LANDSCAPE MASTERPLAN

- BIO-RETENTION
- NEIGHBOURHOOD PARK
- COMMUNITY REC CENTRE
- POCKET PARKS
- DRAINAGE CHANNEL
- REVEGETATION ZONE
- ENTRY PRECINCTS
- WETLAND



LANDSCAPE STRUCTURE

100906 | 28 MAR 13 | DA06 | NORTH  | SCALE 1:3000 @ A3

PROJECT ALTITUDE ASPIRE | TERRANORA | LANDSCAPE MASTERPLAN | CLIENT NEWLAND DEVELOPERS PTY LTD

FIGURE 2 – LANDSCAPE STRUCTURE

- PARK PATHWAYS
- CONCRETE PATHWAYS
- BLUESTONE GABION RETAINING WALLS
- PARK ENTRY
- ✱ PARK SHELTERS
- TRANSITIONAL ROAD TREATMENT
- MAJOR ROADS
- PRIMARY BOULEVARD
- SECONDARY SPINE ROAD



CIRCULATION NETWORK

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FIGURE 3 – CIRCULATION NETWORK

---- COMPLYING AREA
 TOTAL PARK AREA



COMPLIANCE AREAS

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FIGURE 3 – CIRCULATION NETWORK

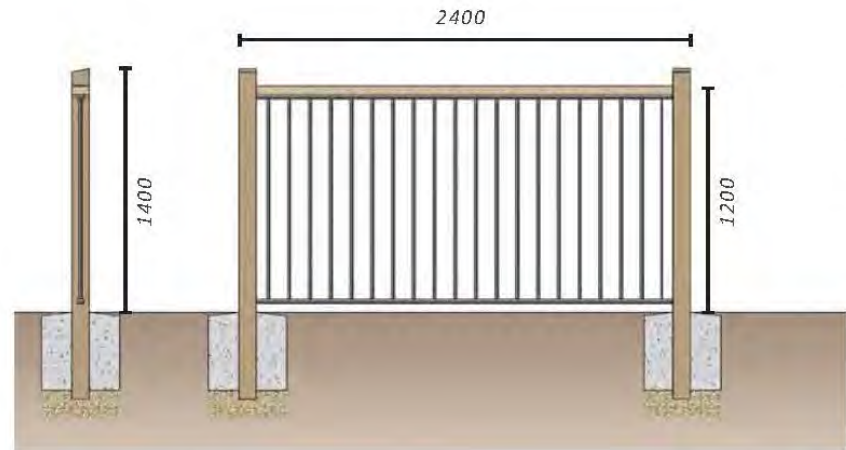
- ALUMINIUM & TIMBER FENCE
- TIMBER SCREEN FEATURE FENCE
- TIMBER PALING FENCE



FENCE TYPES



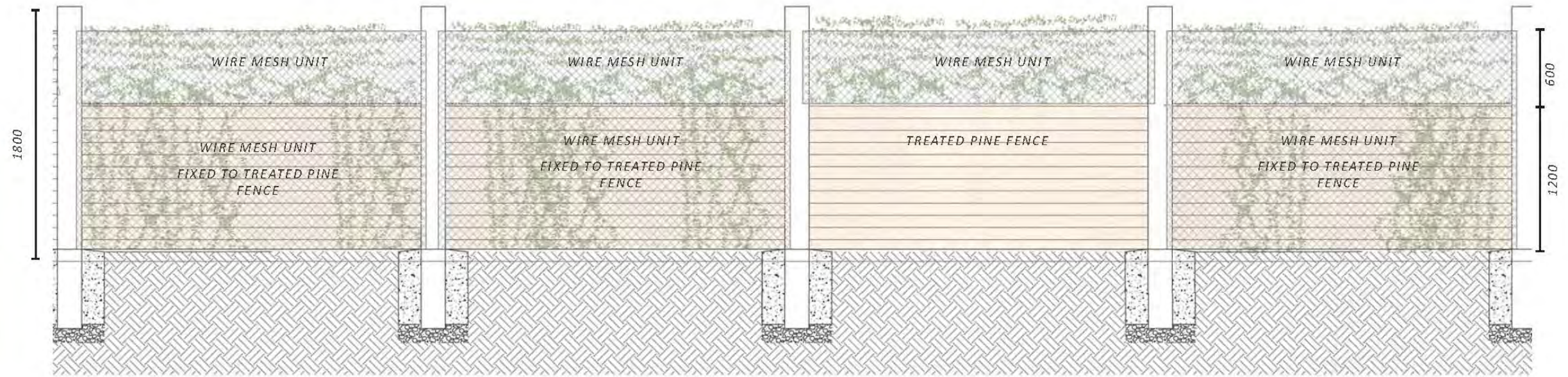
ALUMINIUM AND TIMBER FENCE



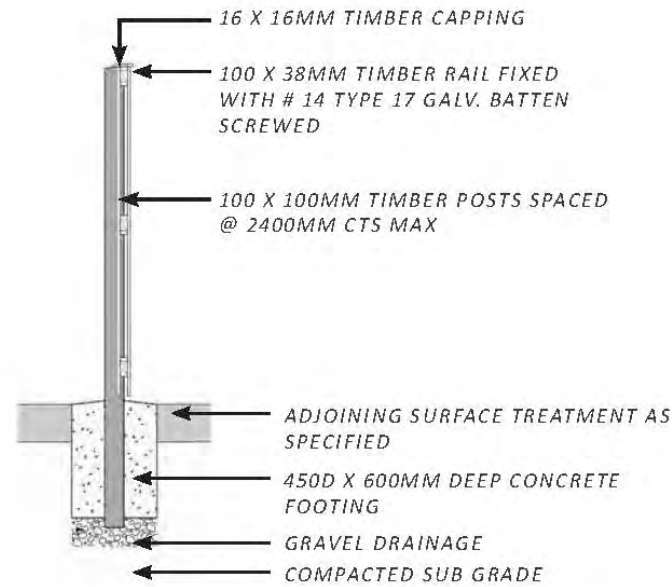
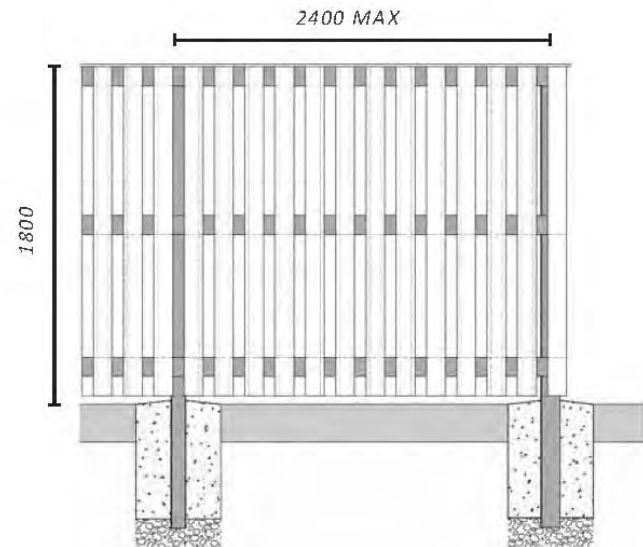
END POSTS: 100X 100 HWD
 TOP RAIL: 100 X 50 HWD
 BLACK POWDERCOAT ALUMINIUM POOL FENCE
 PANEL SIZE: 2400MM
 PANEL HEIGHT: 1200MM
 TUBE SIZE: 19MM D VERTICAL TUBE
 FIX TO POSTS AS PER MANUFACTURERS RECOMMENDATIONS



TIMBER SCREEN FENCE



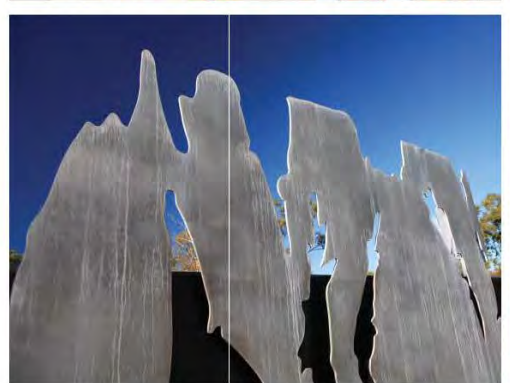
TIMBER PALING FENCE



FENCE TYPES

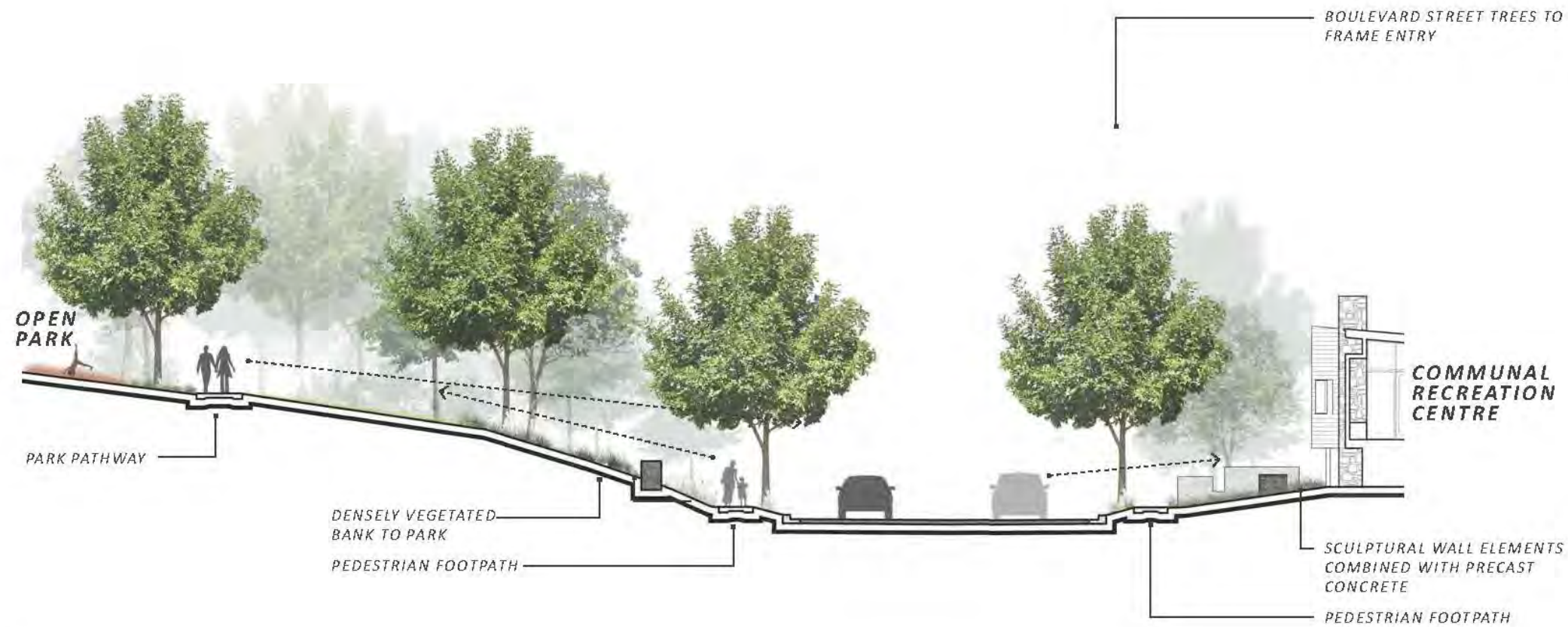
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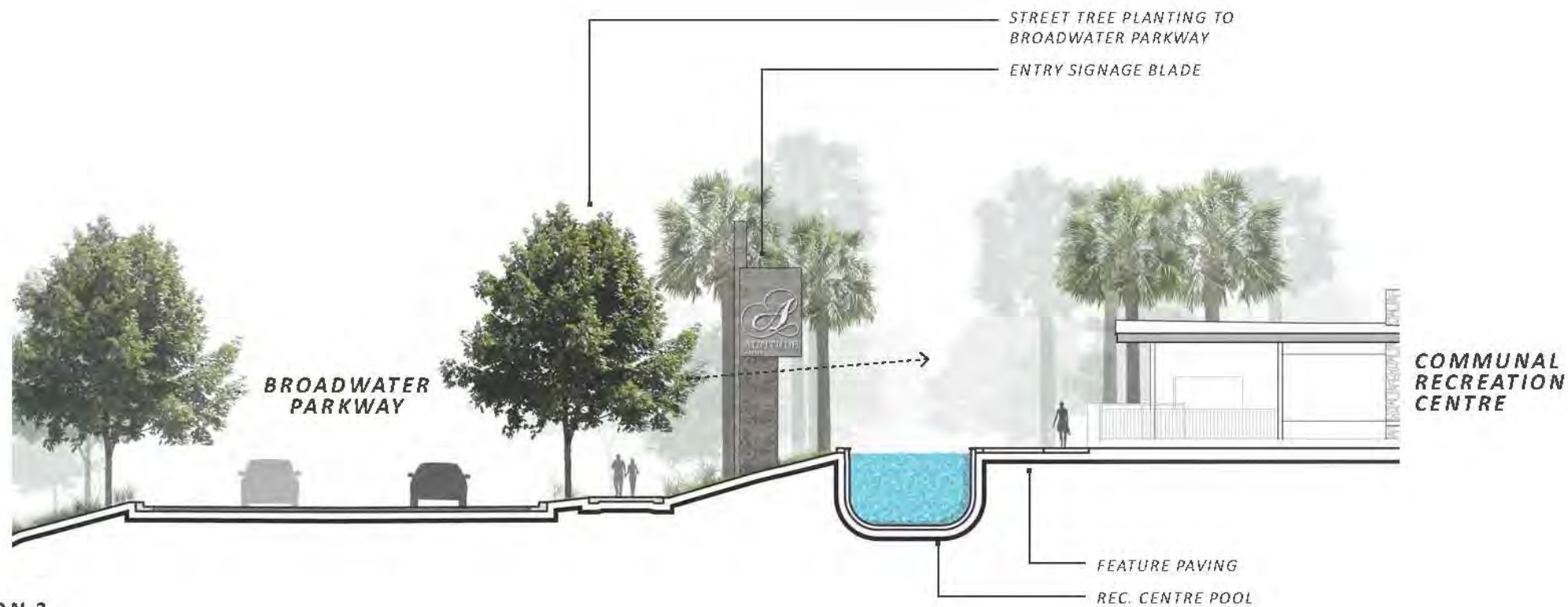


- 1** ENTRY WALLS AND SIGNAGE
- 2** TRANSITION PAVEMENT
- 3** TRANSITION PAVEMENT TO PARK
- 4** ENTRY ARBOUR TO COMMUNAL REC CENTRE
- 5** REC CENTRE CARPARK
- 6** TENNIS COURT
- 7** REC CENTRE ENTRY
- 8** POOL BBQ
- 9** REC CENTRE
- 10** LAP POOL
- 11** VIEWING DECK
- 12** NATIVE GRASSES AND GROUNDCOVERS
- 13** PATHWAY SPINE (PUBLIC LINK)
- 14** PUBLIC PATHWAY

ENTRY PRECINCT



SECTION 1

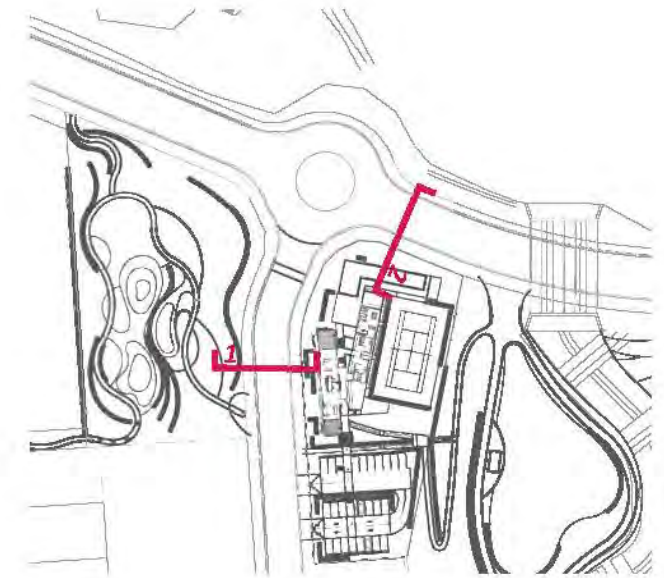


SECTION 2

LANDSCAPE SECTIONS

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- 1 PICNIC PARK SHELTER WITH PICNIC BENCH
- 2 NATURAL PLAY ELEMENTS
- 3 SOFTFALL PLAYGROUND
- 4 NEIGHBOURHOOD ENTRY ARBOUR
- 5 PARK PATHWAY
- 6 SANDSTONE RETAINING WALLS
- 7 OPEN KICK AND THROW GRASS AREA
- 8 GABION BLADE WALLS
- 9 RAMPED PATHWAY

- 10 TRANSITIONAL PAVEMENT ACCESS TO COMMUNITY REC CENTRE
- 11 SCREEN PLANTING TO BOUNDARY

NEIGHBOURHOOD PLAYGROUND PARK

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SECTION 3

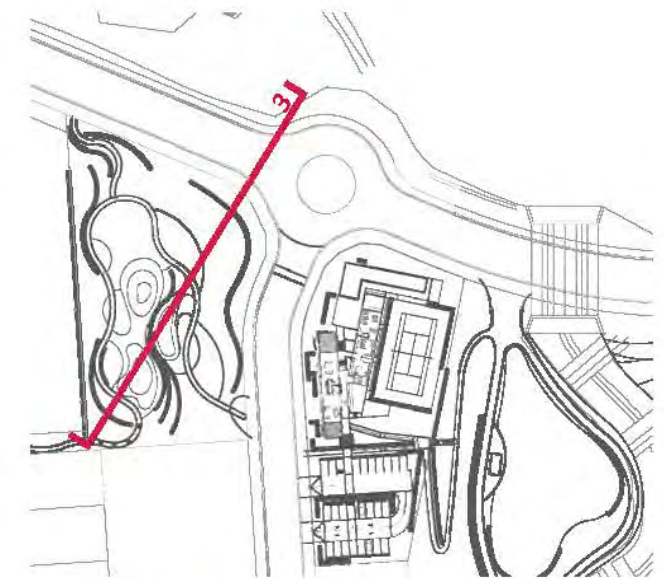


SECTION 3 (cont.)

LANDSCAPE SECTION

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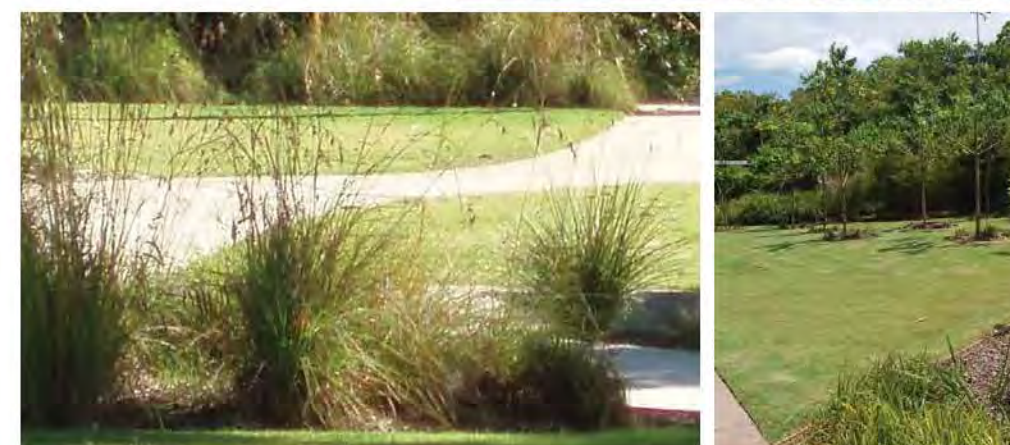




DRAINAGE CORRIDOR AND WETLANDS

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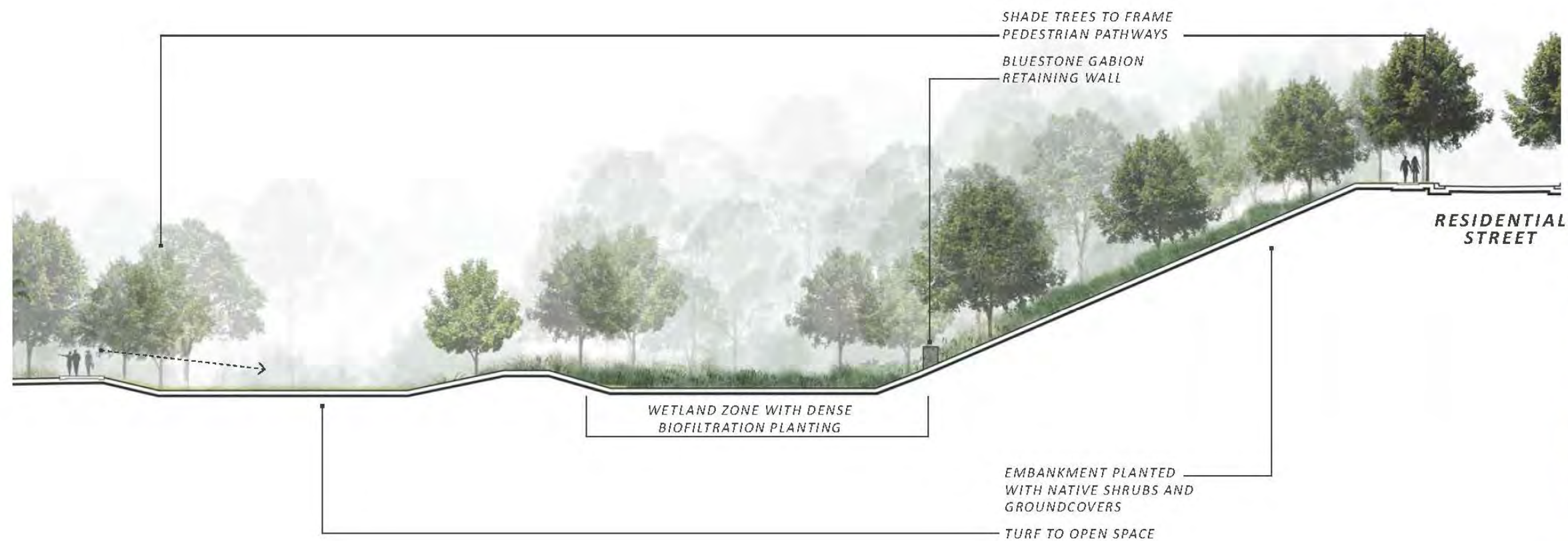
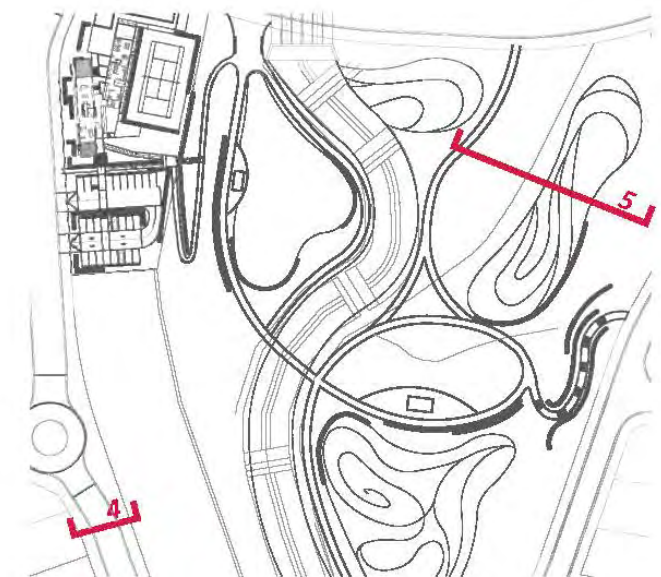


- 1 SHELTER AND DECK
- 2 BRIDGE ACROSS CREEK
- 3 SEDGES AND MARGINAL PLANTING ZONE
- 4 DRAINAGE GULLY
- 5 PARK PEDESTRIAN PATH
- 6 PARK SHELTER
- 7 GABION RETAINING WALLS
- 8 WETLAND
- 9 BIO RETENTION BASIN

NOTE: SECTION 12 (PG 15), 14 (PG 17) & 15 (PG 18) REFER TO KEYPLANS.



SECTION 4



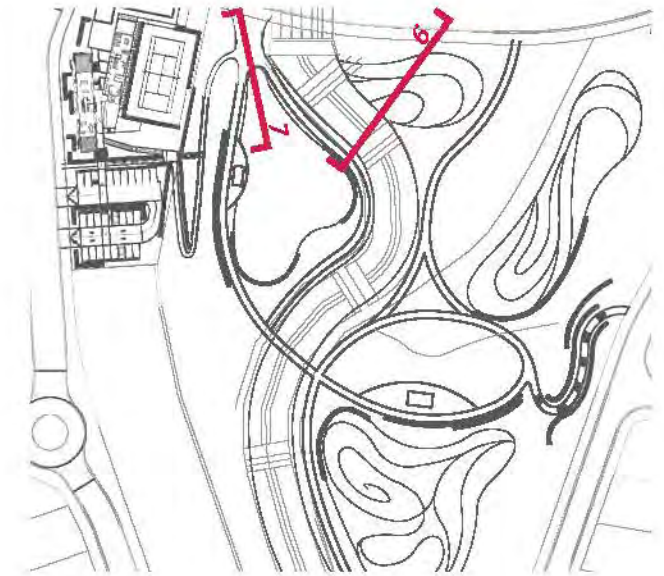
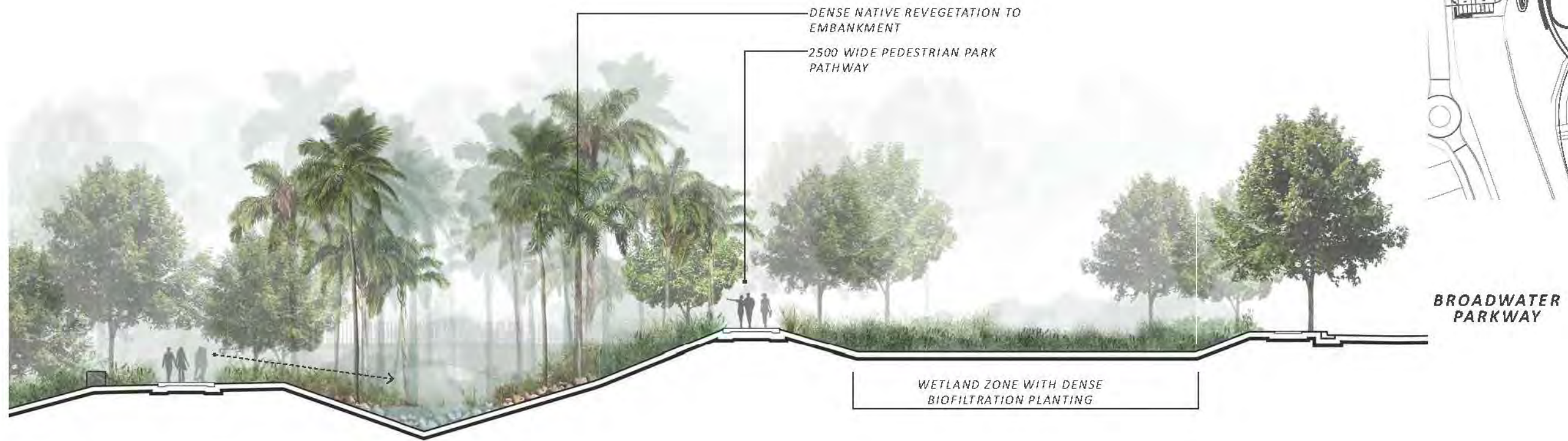
SECTION 5



LANDSCAPE SECTIONS

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BIO
FILTRATION
BASIN

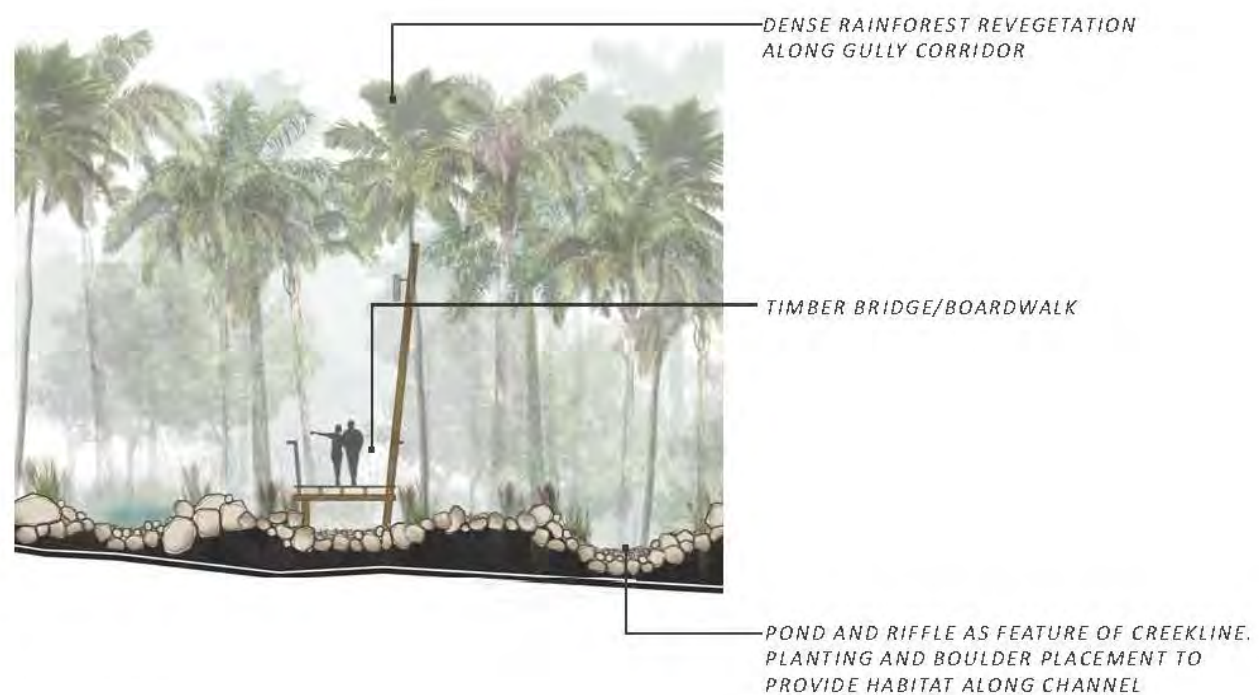


LANDSCAPE SECTIONS

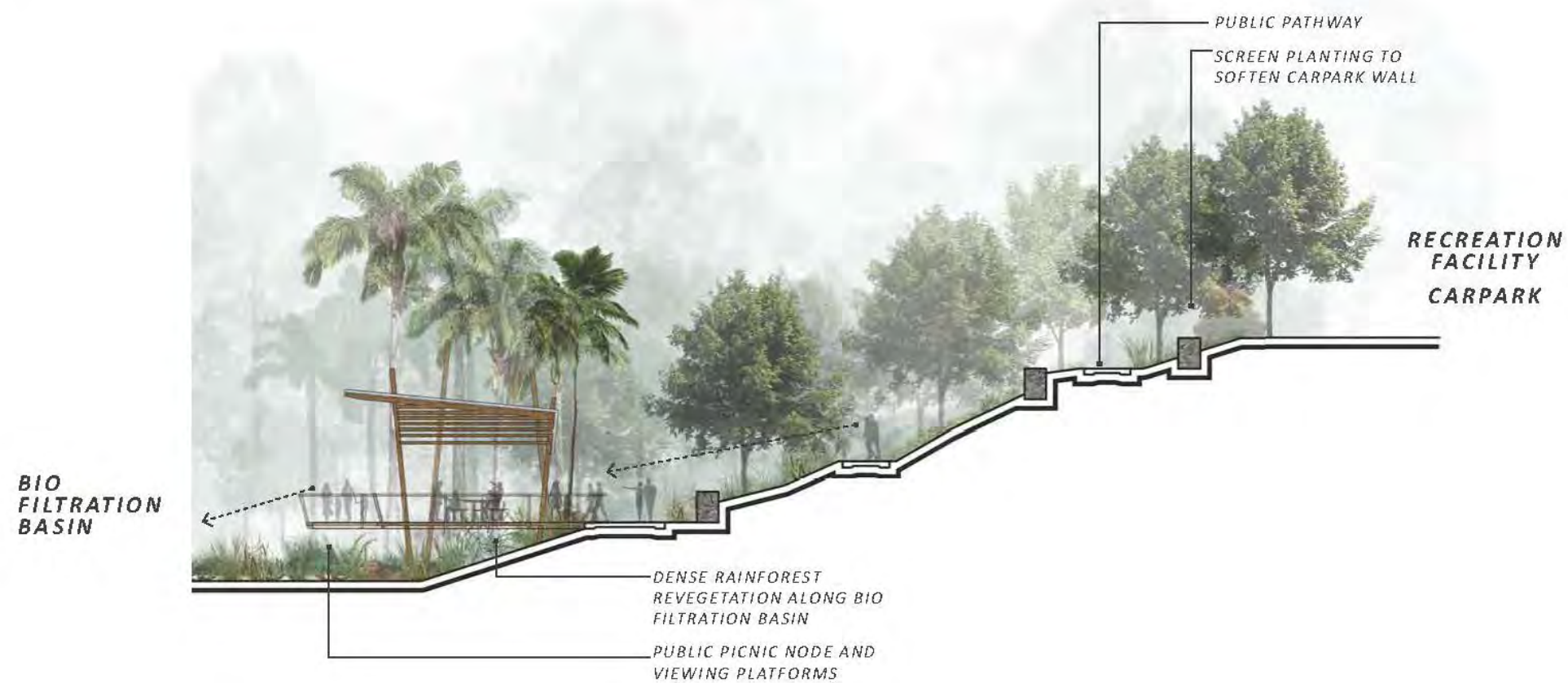
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FORM LANDSCAPE ARCHITECTS | 15



SECTION 8

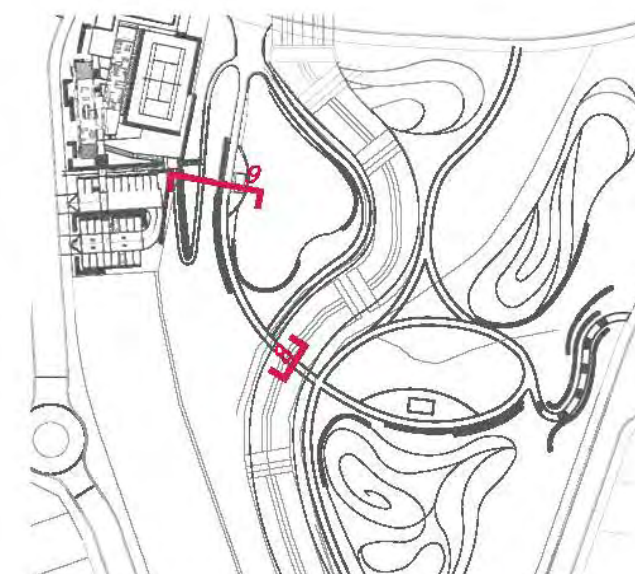


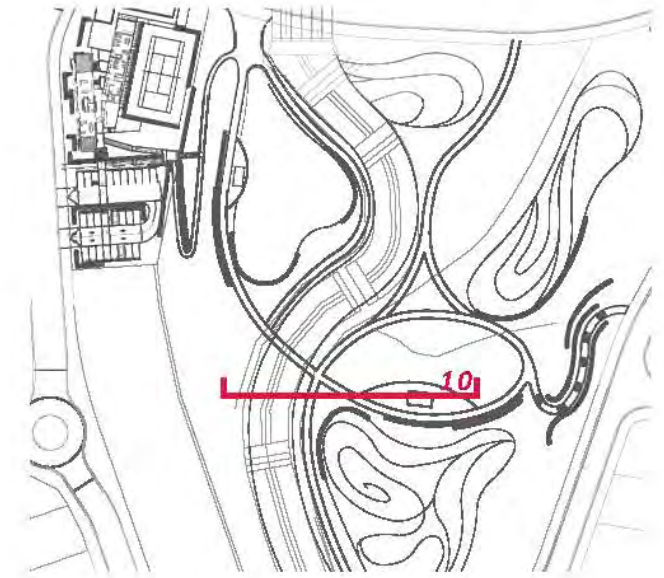
SECTION 9

LANDSCAPE SECTIONS

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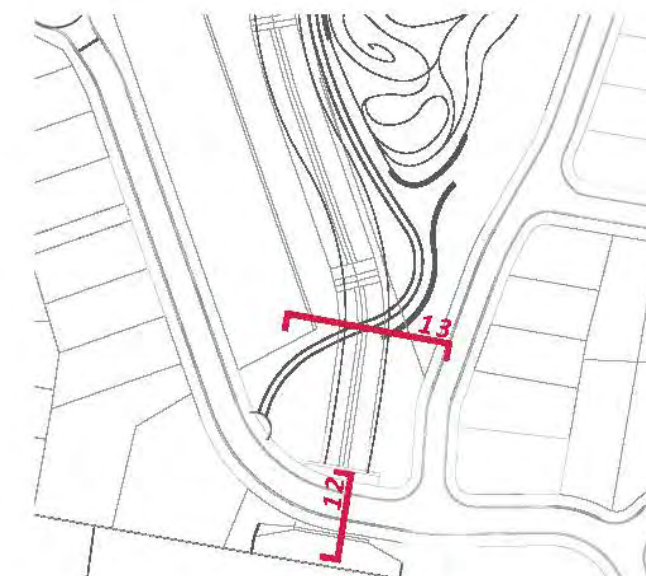
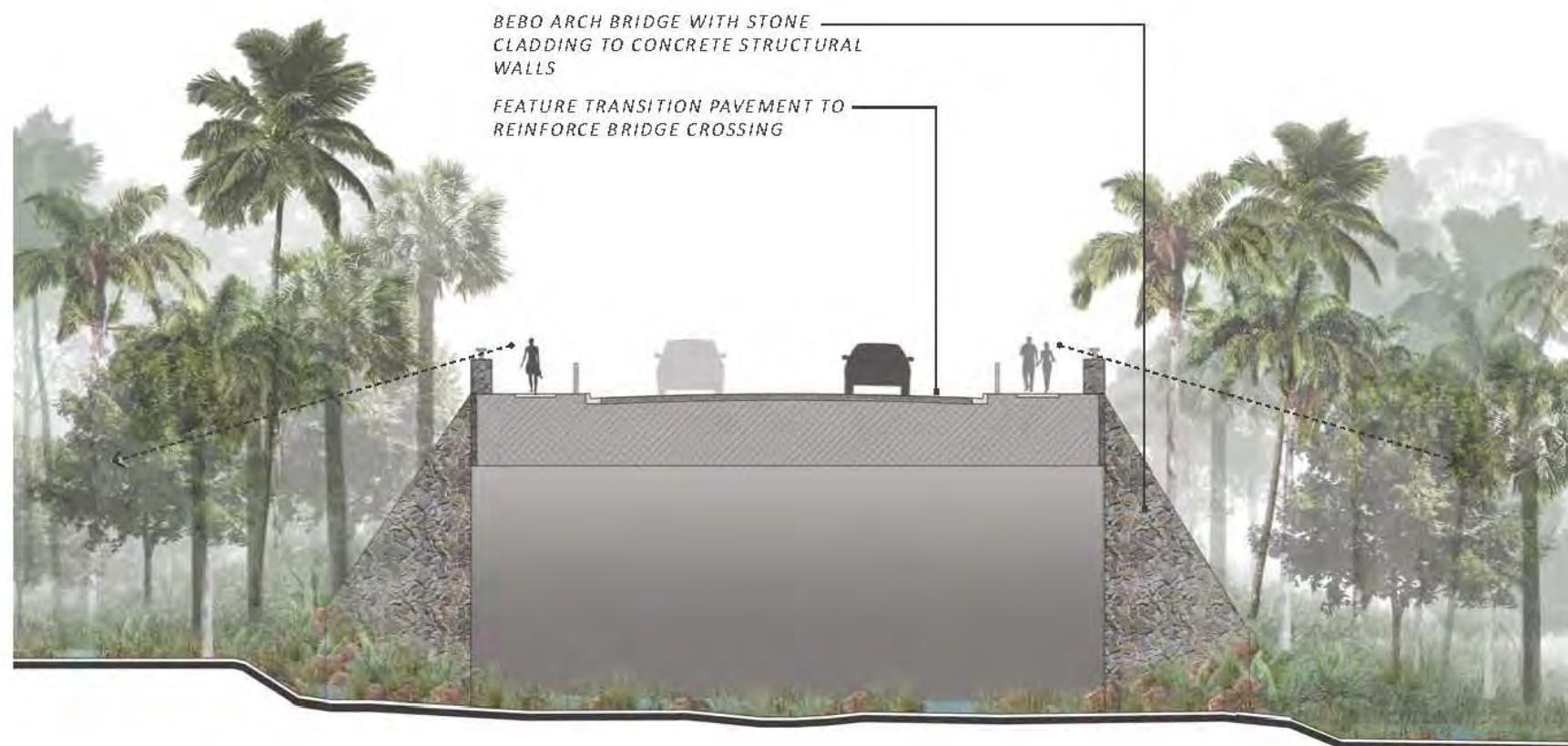


SECTION 10

LANDSCAPE SECTIONS

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SECTION 12



SECTION 13

LANDSCAPE SECTIONS

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FORM LANDSCAPE ARCHITECTS | 18



- 1 PARK PATHWAY
- 2 DECOMPOSED GRANITE
- 3 PARK TOTEMS
- 4 PICNIC SHELTER
- 5 SANDSTONE TERRACE
- 6 GABION WALL
- 7 KICK AND THROW GRASS AREA
- 8 SCREEN PLANTING TO BOUNDARY

POCKET PARK 1

100906 | 28 MAR 13 | DA06 | NORTH | SCALE 1:500 @ A3

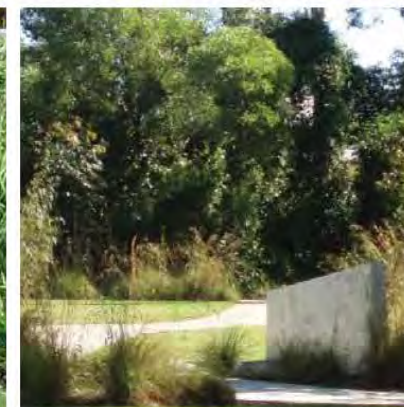
PROJECT ALTITUDE ASPIRE | TERRANORA | LANDSCAPE MASTERPLAN | CLIENT NEWLAND DEVELOPERS PTY LTD



NEW TREES



EXISTING TREES



- 1 PARK PATHWAY
- 2 BARBEQUE
- 3 TIMBER BOLLARDS AND LOCKRAIL TO PARK BOUNDARY
- 4 PICNIC SHELTER
- 5 SANDSTONE TERRACE
- 6 KICK AND THROW GRASS AREA
- 7 SCREEN PLANTING TO BOUNDARY
- 8 VIEWING PLATFORM

POCKET PARK 2

100906 | 28 MAR 13 | DA06 | NORTH | SCALE 1:500 @ A3

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- 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

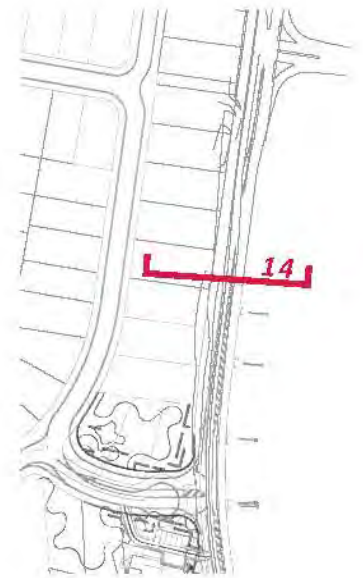
TEMPORARY SALES CENTRE AND ENTRY

100906 | 28 MAR 13 | DA06 | NORTH  | SCALE 1:500 @ A3

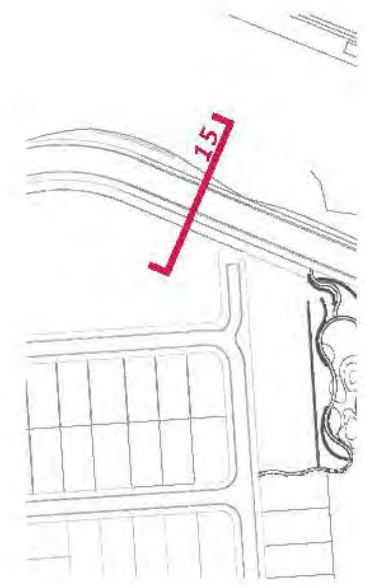
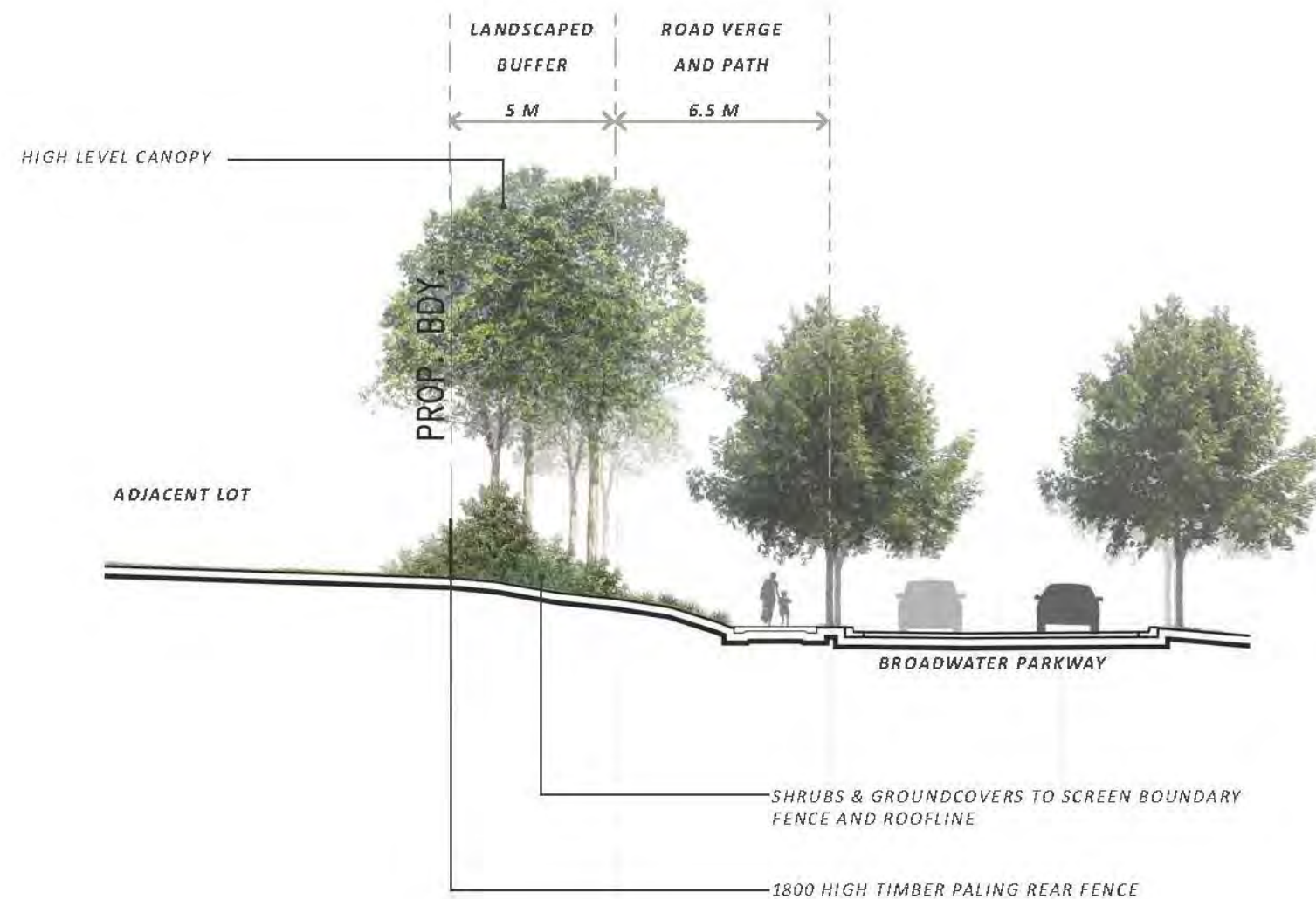
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PERSPECTIVE OF LANDSCAPE BUFFER & SCREENING TO FRASER DRIVE.
(SOURCE: TWEED HEADS SHIRE COUNCIL, DCP, 2011)



SECTION 14



SECTION 15

TREES

ACMENA SMITHII	LILLY PILLY	✓	✓							
ALLOCASUARINA LITTORALIS	BLACK SHE OAK						✓	✓		
ALPHITONIA EXCELSA	RED ASH						✓	✓		
ARCHONTOPHOENIX CUNNINGHAMIA	BANGALOW PALM						✓	✓		
CASUARINA GLAUCA	SWAMP OAK		✓			✓	✓			
CORYMBIA INTERMEDIA	PINK BLOODWOOD						✓	✓		
CORYMBIA CITRIODORA	SPOTTED GUM						✓	✓		
CUPANIOPSIS NEWMANII	LONG LEAVED TUCKEROO						✓	✓	✓	
CYATHEA LEICHHARDTIANA	PRICKLY TREE FERN		✓	✓			✓	✓		
ELAEOCARPUS GRANDIS	BLUE QUANDONG		✓	✓						
ELAEOCARPUS OBOVATUS	HARD QUANDONG		✓	✓						
ELAEOCARPUS RETICULATUS	BLUEBERRY ASH		✓				✓		✓	
EUCALYPTUS MICROCORYS	TALLOWOOD						✓	✓		
EUCALYPTUS PROPINQUA	SMALL FRUITED GREY GUM						✓	✓		
FICUS MACROPHYLLA	MORETON BAY FIG		✓				✓	✓		
GLOCHIDION FERDINANDI	CHEESE TREE						✓	✓		
JACKSONIA SCOPARIA	DOGWOOD						✓	✓		
JAGERA PSEUDORPHUS	JAGERA/ FOAMBARK						✓	✓		
LIVISTONA AUSTRALIS	CABBAGE PALM			✓	✓	✓	✓	✓		
LOPHOSTEMON CONFERTUS	BRUSH BOX	✓	✓			✓	✓	✓		
LOPHOSTEMON SUAVEOLENS	SWAMP MAHOGANY		✓			✓	✓	✓		
MACARANGA TANARIUS	MACARANGA		✓				✓	✓		
MELALEUCA QUINQUENERVIA	BROAD LEAVED PAPERBARK		✓			✓				
MELICOPE ELLERYANA	PINK EUODIA						✓	✓		
NOTOLAEA LONGIFOLIA	LARGE MOCK OLIVE						✓	✓		
OLEA PANICULATA	NATIVE OLIVE		✓			✓	✓			
POLYSCIAS ELEGANS	CELERYWOOD		✓						✓	
ALLOCASUARINA LITTORALIS	BLACK SHE-OAK			✓	✓	✓				
CASUARINA GLAUCA	SWAMP SHE-OAK			✓	✓	✓				
CALDCLUVIA PANICULOSA	SOFT CORKWOOD						✓	✓		
ELAEOCARPUS GRANDIS	BLUE QUANDONG		✓	✓				✓		
ELAEOCARPUS OBOVATUS	HARD QUANDONG		✓	✓						
ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	✓	✓							
GLOCHIDION FERDINANDI VAR. FERDINANDI	CHEESE TREE		✓					✓		
MACARANGA TANARIUS	MACARANGA						✓		✓	
CASTANOSPERMUM AUSTRALE	BLACK BEAN						✓	✓		
CRYPTOCARYA OBOVATA	PEPPERBERRY TREE							✓	✓	
CRYPTOCARYA TRIPLINERVIS	THREE-VEINED LAUREL						✓		✓	
VAR PUBENS	(HAIRY FORM)									
FICUS CORONATA	CREEK SANDPAPER FIG		✓							
FICUS MACROPHYLLA	MORETON BAY FIG		✓							
STREBLUS BRUNONIANUS	WHALEBONE TREE		✓							
CORYMBIA INTERMEDIA	PINK BLOODWOOD							✓		
LOPHOSTEMON SUAVEOLENS	SWAMP BOX	✓			✓					
LOPHOSTEMON CONFERTUS	BRUSHBOX	✓								
	BROAD-LEAVED									
MELALEUCA QUINQUENERVIA	PAPERBARK			✓	✓	✓				
SYZYGIIUM OLEOSUM	BLUE LILLY PILLY		✓	✓						
ALPHITONIA EXCELSA	RED ASH					✓		✓		
ATRACTOCARPUS										
BENTHAMIANA	NATIVE GARDENIA		✓	✓						

PLANTING PALETTE

100906 | 28 MAR 13 | DA06

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MELICOPE ELLERYANARS	PINK-FLOWERED
	DOUGHWOOD
CUPANIOPSIS NEWMANIIRT	LONG-LEAVED TUCKEROO
JAGERA PSEUDORHUS	FOAMBARK
COMMERSONIA BARTRAMIA	BROWN KURRAJONG
LIVISTONA AUSTRALIS	CABBAGE PALM

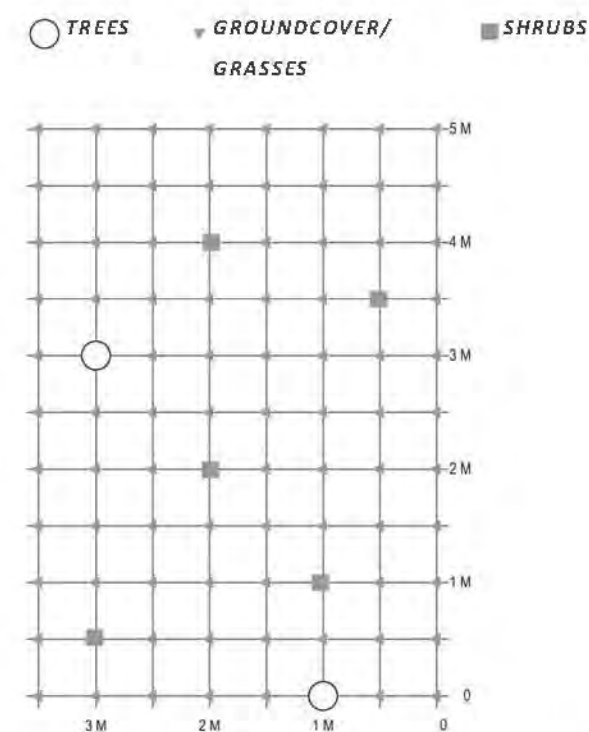
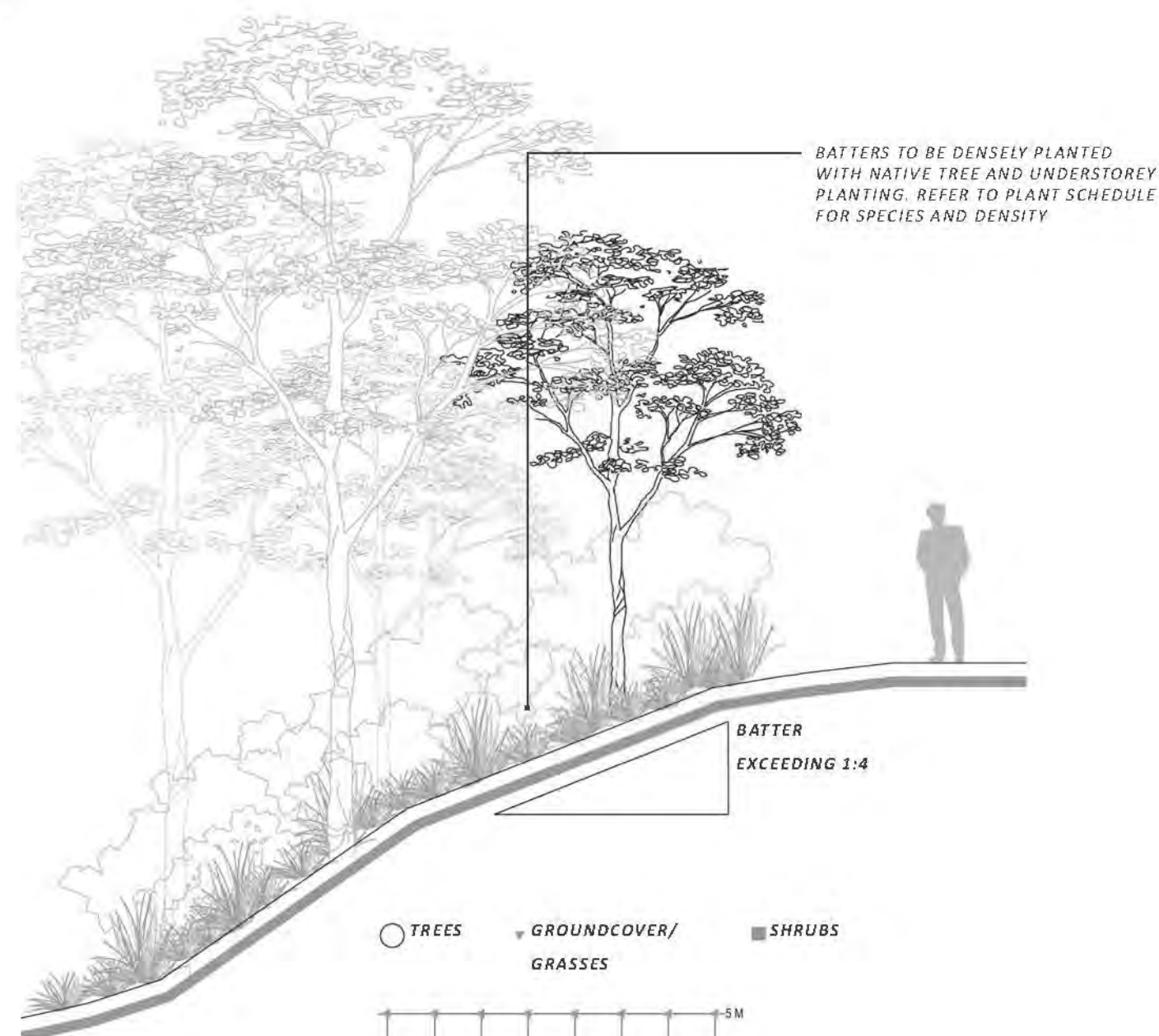
SHRUBS

ACMENA SMITHII “ALLYNS MAGIC”	ALLYNS MAGIC
BREYNIA OBLONGIFOLIA	COFFEE BUSH
CORDYLINE PETORALIS	BROAD-LEAVED PALM LILY
CORDYLINE RUBRA	RED-FRUITED PALM LILY
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
CARISSA OVATA	CURRENT BUSH
CRYPTOCARYA LAEVIGATARS	GLOSSY LAUREL
MELASTOMA AFFINE	NATIVE LASIANDRA
	BROAD LEAVED LILLY-
ACMENA HEMILAMPRARS	PILLY
ACMENA SMITHII	COMMON LILLY PILLY
PITTOSPORUM MULTIFLORUM	ORANGE THORN
PITTOSPORUM REVOLUTUM	HAIRY PITTOSPORUM
PITTOSPORUM UNDULATUM	SWEET PITTOSPORUM

PARSONIA STRAMINEA	MONKEY ROPE
PANDOREA JASMINOIDES	BOWER VINE
HOYA AUSTRALIS	NATIVE HOYA
CISSUS ANTARCTICA	WATER VINE
CISSUS HYPOGLAUCA	FIVE-LEAF WATER VINE
CRINUM PEDUNCULATUM	CRINUM LILY
ADIANTUM HISPIDULUM	ROUGH MAIDENHAIR
PELLAEA FALCATA	SICKLE FERN
ASPLENIUM AUSTRALASICUM	BIRD'S NEST FERN
DIPLAZIUM DILATATUM	LADY FERN
BLECHNUM CARTILAGINEUM	GRISTLE FERN
BLECHNUM INDICUM	SWAMP WATER FERN
DOODIA ASPERA	RASP FERN
CYATHEA LEICHHARDTIANA	PRICKLY TREE FERN
LEPIDOSPERMA LATERALE	VARIABLE SWORD-SEDGE
LOMANDRA LONGIFOLIA	LONG-LEAVED MATRUSH
GEITONOPLESIMUM CYMOSUM	SCRAMBLING LILY
ALOCASIA BRISBANENSIS	CUNJEVOI
DIANELLA CAERULEA	BLUE FLAX LILY
ERAGROSTIS SP.	LOVEGRASS
ALPINIA CAERULEA	NATIVE GINGER

[illegible]

DENSE PLANTING TO BANKS 6/8M² FOR STABILISATION



VEGETATED BANKS FOR BATTER GREATER THAN 1:4

100906 | 28 MAR 13 | DA06