

Le Clos Urban Design Philosophy

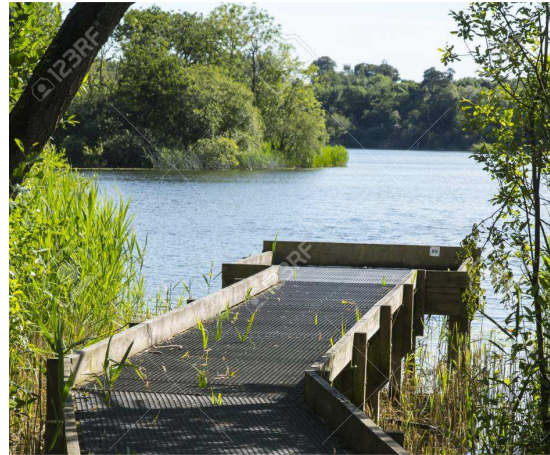
Le Clos at Sancrox is the latest premium estate on the Mid North Coast of NSW. Situated at Sancrox it is set within a bushland & semi-rural setting.

Le Clos aims to establish its own character for public spaces and streetscapes ensuring that it ties in with the natural surrounding environment. It is intended to enhance the visual amenity and urban design quality of the estate while providing a broad array of interconnecting public spaces and facilities that benefit all landowners and visitors to the precinct.

Purpose of Urban Design Guidelines

The purpose of the Le Clos Urban Design Guidelines is to guide the design requirements within the public realm including: -

- pedestrian & cycleway networks,
- public parks & recreation areas,
- natural stormwater solutions,
- signage
- street furniture,
- materials used,
- planting themes,
- maintenance standards



Key Design Elements

A number of key design elements will dictate the design direction and design development of the open space networks and streetscapes. These include: -

EXTENSIVE PEDESTRAIN NETWORK

Provision of an extensive pedestrian network throughout the development that links key locations such as recreation areas, pocket parks, village Centre, community facilities and bus stops. This pedestrian network aims to be 'off road' where possible utilising the extensive green corridor network & widened road reserves

STORMWATER INTEGRATION

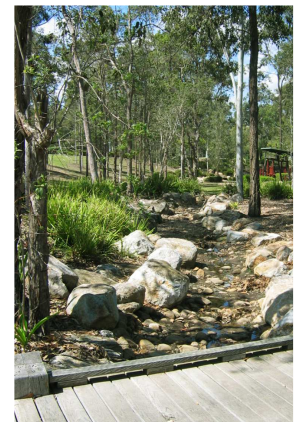
Integrating stormwater treatment swales into the open space network and utilising the widened road reserves to detain, provide water quality and convey rainfall. These systems are to blend into the natural landscape & be part of the green corridor system.

INNOVATIVE PARKS & PLAYGROUNDS

Innovative and inclusive design of the public recreation reserves and pocket parks. To include playgrounds based around 'nature play'; picnic areas in unique settings such as a 'Lakeside Park' overlooking the existing dam; 'Hilltop Park' taking in the views of Bago Bluff and the 'Bushland' pocket park set in a natural woodland gully

ATTRACTIVE STREETSCAPE

Streetscapes that are densely landscaped and that tie in with the natural bushland settings including street trees, planted road medians, linear planting pockets, bespoke street furniture

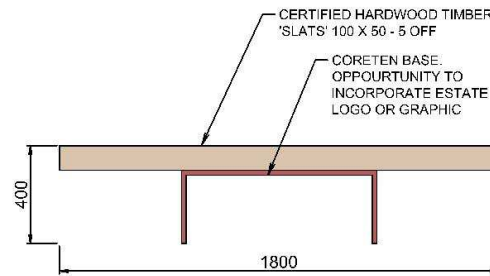


The Design Guidelines

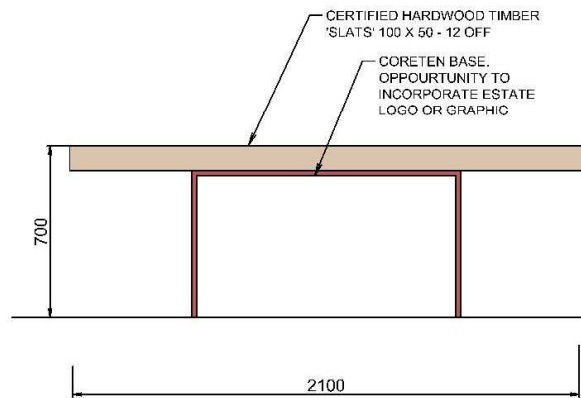
DESIGN ELEMENT	DESIGN GUIDELINES
Pedestrian paths	
	<ul style="list-style-type: none"> To be located in 'off road' locations where practical & to meander amongst existing vegetation
	<ul style="list-style-type: none"> To incorporate cycleway/ share paths where room allows
	<ul style="list-style-type: none"> Use of a variety of materials including concrete, compacted gravel and boardwalks
Street Furniture	
Seating	<ul style="list-style-type: none"> To be selected from the 'Le Clos' furniture selection
Bollards	<ul style="list-style-type: none"> To be selected from the 'Le Clos' furniture selection
Picnic Shelters	<ul style="list-style-type: none"> To be selected from the 'Le Clos' furniture selection
Picnic Tables	<ul style="list-style-type: none"> To be selected from the 'Le Clos' furniture selection
Retaining Walls	
	<ul style="list-style-type: none"> Materials to include natural stone/ rocks; selected masonry & timber. Plain concrete walls are not permitted
	<ul style="list-style-type: none"> Retaining walls to be a maximum of 1200mm high and terraced with garden beds between as required
Signage	
Street names	<ul style="list-style-type: none"> To use the specifically designed 'Le Clos' signage graphic
Estate Entry Sign	<ul style="list-style-type: none"> To use timber and natural stone only. To include the 'Le Clos' logo. Signage design to be consistent design throughout the estate
Park and Walking Trails Signs	<ul style="list-style-type: none"> Signage design to be consistent throughout estate i.e. materials, signage graphic
Road Median Plantings	
Plant Heights	<ul style="list-style-type: none"> To incorporate canopy trees and low shrubs & groundcovers to a max 1.0m. This is to ensure sight lines are maintained
Plant species	<ul style="list-style-type: none"> To be selected from the 'Le Clos' Indicative plant schedule
Street Trees	
Tree guards	<ul style="list-style-type: none"> To be selected from the 'Le Clos' furniture selection
Tree species	<ul style="list-style-type: none"> To be selected from the 'Le Clos' street tree plant schedule

Le Clos Furniture Selection

Public Table and Seating – Typical Detail

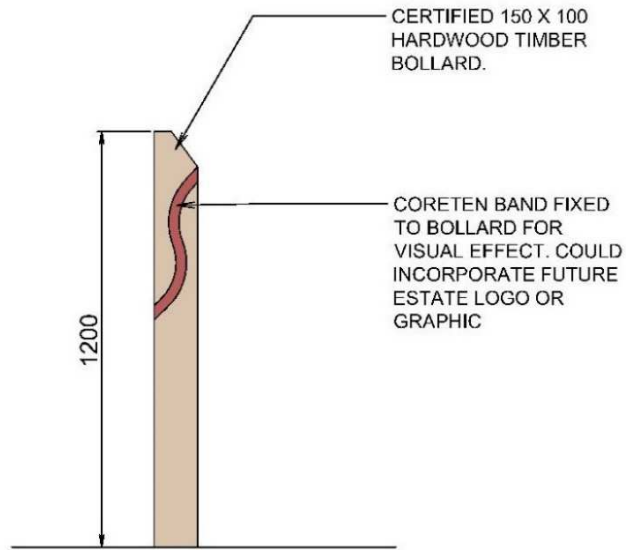


TYPICAL OUTDOOR SEAT DETAIL



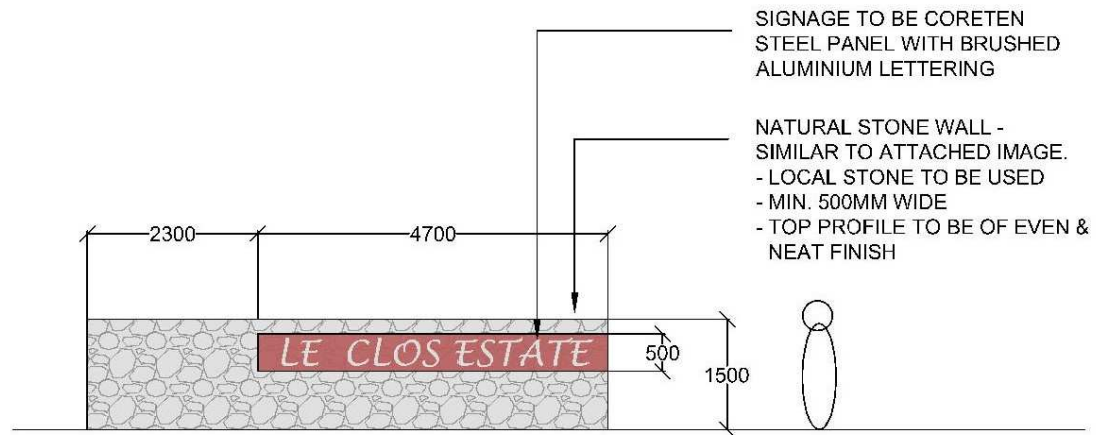
TYPICAL OUTDOOR PICNIC TABLE DETAIL

Street Bollards – Typical Detail



TYPICAL BOLLARD DETAIL

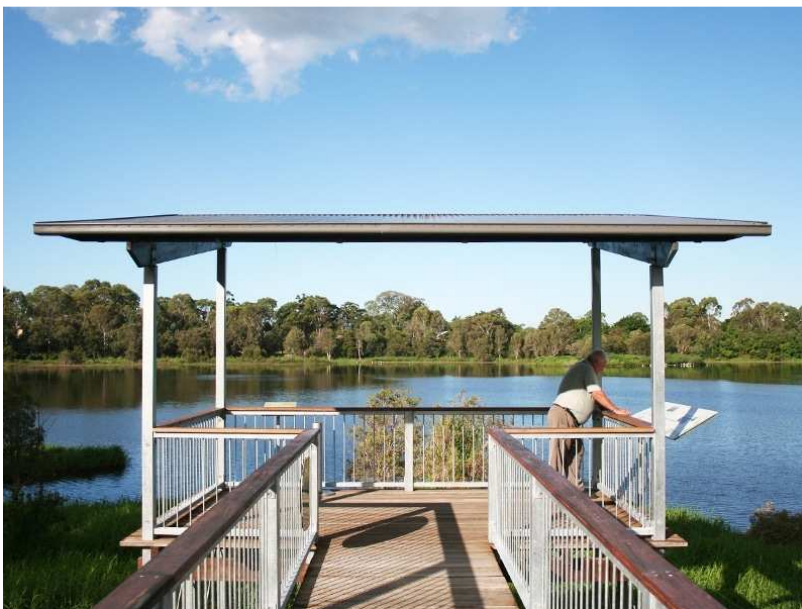
Estate Entry Signage – Typical Detail



ESTATE SIGNAGE TO REFLECT ELEMENTS TYPICAL OF WINE ESTATES E.G STONE WALLS, LARGE SIGNAGE WHILE ENSURING NATURAL & LOCAL MATERIALS ARE USED

TYPICAL ESTATE ENTRY SIGNAGE

Estate Boardwalk & Pedestrian Footbridge – Typical Detail



Available from Landmark Products

Materials – Railings - powder coated vertical safety fence panels with timber handrail;
Decking – timber

Le Clos Indicative Plant Selection List

This recommended plant list is provided as a guide only. Other plant species will be favorably considered if they complement the predominantly native, bushland setting and are not invasive

Botanical Names

Common Names

Street Trees

Acmena smithii
Brachychiton acerifolius
Cupaniopsis anacardioides
Lophostemon confertus
Tristania laurina
Waterhousea floribunda

Lilly Pilly
Illawarra Flame
Tuckeroo
Brush Box
Water Gum
Weeping Lilly Pilly

Trees | Palms

Acmena smithii
Allocasuarina torulosa
Alphitonia excelsa
Archontophoenix cunninghamiana
Backhousia myrtle
Banksia integrifolia
Brachychiton acerifolius
Buckinghamia celcissima
Casuarina equisetifolia
Corymbia intermedia
Cupaniopsis anacardioides
Elaeocarpus reticulatus
Eucalyptus micorcoris
Eucalyptus propinqua
Flindersia australis
Glochidion ferdinandi
Livistona australis
Lophostemon confertus
Melaleuca quinquenervia
Melia azedarach
Syzygium australe
Toona australis
Tristania laurina
Waterhousea floribunda

Lilly Pilly
Forest She Oak
Red Ash
Bangalow Palm
Grey Myrtle
Coast Banksia
Illawarra Flame
Ivory Curl Flower
Horsetail She-Oak
Pink Bloodwood
Tuckeroo
Blueberry Ash
Tallowood (Koala Food Tree)
Grey Gum (Koala Food Tree)
Australian Teak
Cheesetree
Cabbage Tree Palm
Brush Box
Paperbark Tea Tree
White Cedar
Brush Cherry
Red Cedar
Water Gum
Weeping Lilly Pilly

Shrubs & Groundcovers

Banksia spp.
Boronia polygalifolia
Brachycome spp
Callistemon spp
Carpobrotus glaucescens
Cordyline spp
Crinum pedunculatum
Cyathea cooperi
Dampiera stricta
Dianella spp.
Dodonaea triquetra
Doryanthes excels
Isolepis nodosa

Banksia
Milkwort Boronia
River Daisies
Bottle Brush
Pig Face
Cordylines
Swamp Lily
Tree Fern
Glass House Glory
Flax Lily
Common Hop Brush
Gymea Lily
Club Rush

Grevillea spp
Hardenbergia violacea
Hibbertia scandens
Leptospermum spp.
Lomandra spp.
Myoporum spp.
Pultenaea spp.
Westringia spp.
Xanthorrea sp

Grevillea
Native Sarsaparilla
Yellow Guinea Flower
Tea Tree
Mat Rush
Boobialla
Bush Pea
Coastal Rosemary
Grass Tree