

landscape masterplan

08

Dec 2010

BUFFER PLANTING

NATIVE CANOPY TREES TO SUPPLEMENT EXISTING TREES TO BE RETAINED WITHIN FRONT BOUNDARY SETBACK. CANOPY TREES WITH MOWN GRASS UNDERSTOREY REINFORCES EXISTING STREETSCAPE CHARACTER.

MAIN ENTRANCE

POST AND RAIL FENCE TO FRONT BOUNDARY TO DEFINE SITE AND ENHANCE RURAL CHARACTER OF AREA. STONE FACE WALL AT ENTRY WITH LOGO AND IDENTIFYING SIGNAGE.

BUFFER
PLANTING

WATER TREATMENT

DETENTION BASIN TO CAPTURE OVERLAND FLOW PLANTED WITH NATIVE MACROPHYTES AND CONTINUATION OF CANOPY SPECIES. REINFORCED TURF VEHICULAR ACCESS TRACK AND INFORMAL WALKING TRAIL. MINIMUM WIDTH 4M. TIMBER BOARDWALK OVER DETENTION BASIN ON SOUTHERN SIDE OF ROAD, WITH POST & RAIL BALUSTRADE.

COMMUNITY CENTRE

TURFED OVERFLOW AREA LOCATED ADJACENT TO COMMUNITY CENTRE TO PROVIDE ADDITIONAL AREA FOR COMMUNITY FUNCTIONS AND PASSIVE RECREATION, INCLUDING MINI GOLF. NATIVE CANOPY TREES PROVIDE VEGETATED NODAL POINT AND VISUAL LINK WITH EXISTING AND PROPOSED CANOPY TREES.

CROSSING THRESHOLD

CROSSING THRESHOLD WITH SPEED CONTROL HUMPS IN COLOURED CONCRETE TO CONTRAST WITH REMAINDER OF ROADWAYS.

ASSET PROTECTION ZONE

OCCASIONAL SUPPLEMENTARY TREE PLANTING WITHIN APZ WITH MOWN UNDERSTOREY. TREES TO BE LOCATED SO AS TO NOT FORM INTERCONNECTING CANOPIES AT MATURITY. MOWN UNDERSTOREY REDUCES BUSHFIRE FUEL LOADING AND ALLOWS FOR OPEN RECREATION AREA.

RIPARIAN ZONE

OCCASIONAL SUPPLEMENTARY PLANTING OF RIPARIAN SPECIES, WEED REMOVAL AND MANAGED UNDERSTOREY.

CREEKLINE REGENERATION ZONE.

CREEKLINE REHABILITATION INCLUDES REMOVAL OF WEED SPECIES AND PROVIDING SUPPLEMENTARY PLANTING OF CANOPY TREES, UNDERSTOREY SHRUBS AND NATIVE GRASSES.



LEGEND

- EXISTING TREES TO BE RETAINED.
- LARGE EVERGREEN TREES.
- SMALL EVERGREEN TREES.
- DECIDUOUS TREES.
- MASS PLANTING
- TURF
- CROSSING THRESHOLD: COLOURED CONCRETE CCS "IGUANA".
- PUBLIC PATHWAYS. COLOURED CONCRETE.
- PATH NODAL POINTS. EXPOSED AGGREGATE CONCRETE.

- PRIVATE OPEN SPACE: COLOURED CONCRETE.
- SITTING AREAS: DECOMPOSED GRANITE.
- TIMBER BENCH SEATS.
- 1800MM HIGH COLORBOND FENCE.
- 1800MM HIGH SLATTED SCREEN.
- 1500MM HIGH COLORBOND FENCE.
- TIMBER POST & RAIL FENCE.
- EXISTING FENCE.
- LIGHT TYPE 1: EQUAL TO WARP9 POLE MOUNTED.
- LIGHT TYPE 2: BOLLARD.

OVERLAND
FLOWPATH
CANOPY
VEGETATION
OPPORTUNITY

DECKING

ADDITIONAL DECKING AREA WHERE SPACE PERMITS TO SOME PRIVATE OPEN SPACE AREAS. ALLOWS FOR EXTENSION OF USABLE SPACE AND UTILISATION OF SOLAR ACCESS TO REAR YARDS. DECIDUOUS TREE ADJOINING DECK AREA TO FILTER THE SUNS INTENSITY DURING WARMER MONTHS.

OVERLAND FLOWPATH

NATIVE GRASSES AND SANDSTONE SPALLINGS AS INFORMAL DEFINITION OF CENTRELINE WITH ADDITIONAL NATIVE GRASSES AND SCREEN PLANTING TO OUTER PERIMETER. UPPER CANOPY PLANTING OF MELALEUCA TO ACCENTUATE DRY CREEKBED EFFECT, PROVIDE ADDITIONAL SCREENING AND ENCOURAGE WILDLIFE. CANOPY PLANTING SUPPLEMENTS EXISTING AND REINFORCES "GREEN AVENUE" VISIBLE FROM ENTRANCE.

COMMUNAL AREA

CIRCULAR INFORMAL MEETING PLACE WITH SEATING AND DECIDUOUS FEATURE TREES. CENTRALLY LOCATED FOR CONVENIENCE. CANOPY TREES PROVIDE VISUAL LINK THROUGH SITE. REFER DETAIL PLAN.

CARAVAN AND BOAT STORAGE

PERMEABLE PAVING TO CARAVAN STORAGE AREA.

DRAINAGE SWALE

5-6M WIDE DRAINAGE SWALE TO SOUTHERN BOUNDARY. REFER DETAIL PLAN AND SECTION.

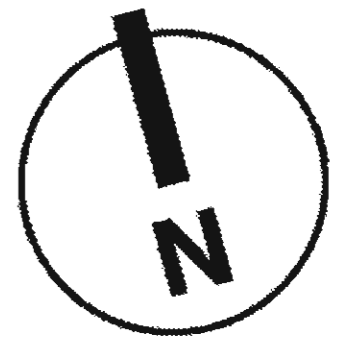
site details:
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Mount Hutton
client:
Helen & Ken Delforce
date:
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job number:
8572.5
scale:
1:500 @ B1
rev. number:
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typical rear yard: sun / shade detail

Kendel Village Environmental Living

09

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COMMON BOUNDARY

1800MM HIGH COLORBOND FENCE (SHOWN RED) TO COMMON BOUNDARIES OF THESE UNIT TYPES, DUE TO CLOSE PROXIMITY OF PRIVATE OPEN SPACES AND TO ENABLE FIXING OF DRYING LINES TO FENCE.

COMMON PATHWAYS

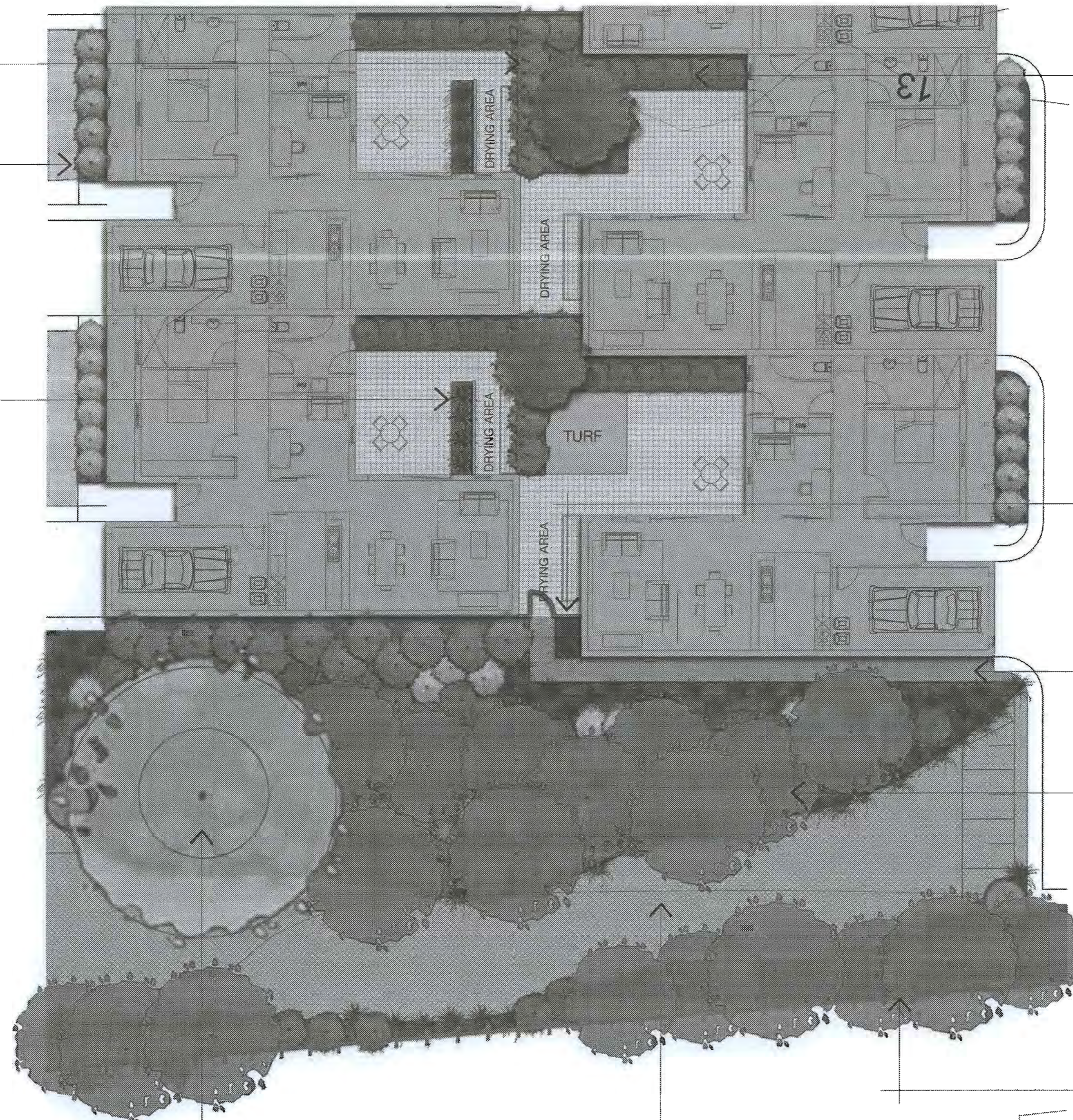
OXIDE COLOURED CONCRETE WITH ROCK SALT FINISH TO ALL COMMON AREA PATHWAYS.
LOW MASS PLANTING AT STREET INTERFACE TO MAINTAIN SIGHTLINES FOR PEDESTRIAN SAFETY.

DRYING AREAS

SLATTED SCREEN TO CONCEAL DRYING AREA (SHOWN ORANGE) FROM PRIVATE OPEN SPACE. OPPORTUNITY FOR TRELLIS SYSTEM CONTAINING EVERGREEN CLIMBERS AS A GREEN WALL BACKDROP TO SITTING AREA. FOREGROUND PLANTING TO INCLUDE ACCENT PLANTS AND ORNAMENTAL GRASSES.

LEGEND

- NEW EVERGREEN TREES.
- NEW DECIDUOUS TREES.
- FEATURE AND SCREENING SHRUBS.
- MIXED MASS PLANTING.
- NEW TURF.
- PRIVATE PAVEMENT: COLOURED CONCRETE.
- PUBLIC PATHWAY: OXIDE COLOURED CONCRETE WITH ROCK SALT FINISH.
- DECOMPOSED GRANITE PATH.
- 1800MM HIGH COLORBOND FENCE.
- 1800MM HIGH SLATTED SCREEN.
- 1500MM HIGH COLORBOND FENCE.
- LIGHT TYPE 1:
EQUAL TO WARP 9 LED POLE MOUNTED.
- LIGHT TYPE 2:
BOLLARD.



EXISTING TREE

EXISTING ANGOPHORA TO BE RETAINED AND PROTECTED. NO CONSTRUCTION WORKS TO BE UNDERTAKEN WITH 2.5M STRUCTURAL ROOT ZONE (INNER CIRCLE) AND 5.5M TREE PROTECTION ZONE (OUTER CIRCLE).

ACCESS TRAIL

REINFORCED TURF VEHICULAR ACCES TRACK AND INFORMAL PEDESTRIAN WALKING TRAIL. MINIMUM WIDTH 4M. NATIVE GRASS AND GROUNDCOVER PLANTING TO EDGES TO SOFTEN INTERFACE WITH TURF AND MASS PLANTING.

REAR YARD

SHADE TOLERANT SCREENING SHRUBS ADJACENT TO SOUTHERN ASPECT OF BUILDINGS, WITH SPECIES OF A HIGHER SUN TOLERANCE WHERE MORE EXPOSED (REFER RELEVANT PLANT SCHEDULES: SUN / SHADE).
MATURE PLANT HEIGHT GRADED FROM TALL TO LOW FOR TIERED EFFECT WHEN VIEWED FROM SITTING AREA.
SMALL DECIDUOUS TREES WHERE SPACE PERMITS TO FILTER SUMMER SUN WHILST PERMITTING WINTER SOLAR ACCESS.

FENCE

1500MM HIGH COLORBOND FENCE WHERE FEASIBLE TO INTERNAL BOUNDARIES AT COUNCIL REQUEST.

ACCESS PATH

COMPACTED DECOMPOSED GRANITE PATHWAY TO ENABLE ACCESS TO REAR GARDEN OF OUTERMOST DWELLING.

SOUTHERN SETBACK

NATIVE EVERGREEN TREES CONTRIBUTE TO EXISTING AND PROPOSED CANOPY COVER AND PROVIDE A VISUAL BUFFER BETWEEN SOUTHERN BOUNDARY AND PROPOSED RESIDENCES. UNDERSTOREY PLANTING TO CONSIST OF LARGE AND MEDIUM NATIVE SHRUBS FOR ADDITIONAL SCREENING, PLUS GRASSES AND GROUNDCOVERS AS SCHEDULED. PLANTING STYLE REFLECTS RURAL CHARACTER OF SURROUNDING REGION.

EXISTING FENCE

RETAIN EXISTING FENCE TO SOUTHERN BOUNDARY FOR VISUAL BARRIER INTO SITE. EXISTING SHRUBBERY IN ADJOINING PROPERTY PROVIDES ADDITIONAL SCREENING AND GREEN BUFFER.

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community centre detail

Kendel Village Environmental Living

10

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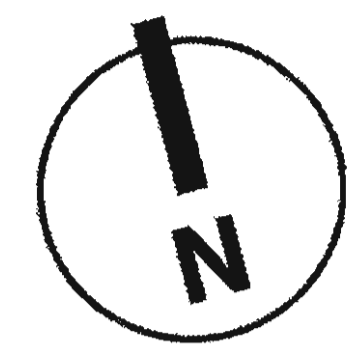
CROSSING THRESHOLD
RAISED PEDESTRIAN CROSSING THRESHOLD TO SLOW TRAFFIC. THRESHOLD IN CONTRASTING COLOUR TO REMAINDER OF ROAD TO DEFINE AREA AND PROVIDE VISUAL INTEREST. COLOUR: CCS "IGUANA".

RETAINING WALL
RETAINING WALL TO ENGINEERS DETAILS. REFER MASTERPLAN FOR FULL EXTENTS.





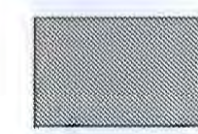
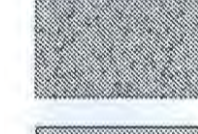
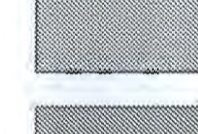



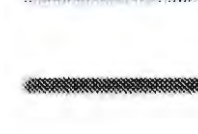





BUFFER PLANTING AND ACCESS TRACK
LARGE AND MEDIUM NATIVE CANOPY TREES TO NORTHERN BOUNDARY TO PROVIDE VISUAL LINK WITH EXISTING VEGETATION AND ENHANCE RURAL CHARACTER OF SITE. UNDERSTOREY TO CONSIST OF MIXED MASS PLANTING OF NATIVE SCREENING SHRUBS, GRASSES AND GROUNDCOVERS TO FILTER VIEWS INTO SITE FROM ADJOINING NORTHERN PROPERTIES. SMALLER SHRUBS AND GRASSES NEARER TO ROAD TO ENABLE CLEAR SIGHTLINES ALONG ROADWAY. REINFORCED TURF VEHICULAR ACCESS TRACK AND PEDESTRIAN WALKING TRAIL, MINIMUM 4M WIDE. PERIPHERAL PLANTING TO CONSIST OF NATIVE GRASSES AND GROUNDCOVERS FOR PEDESTRIAN SAFETY (SIGHTLINES) AND TO SOFTEN INTERFACE BETWEEN TURF AND MASS PLANTING.

COMMUNITY CENTRE ENTRANCE
SMALL DECIDUOUS TREES HIGHLIGHT ENTRY POINT TO BUILDING, UNDERPLANTED WITH ACCENTS AND LOW INFILL PLANTING TO BUILDING PERIMETER.

SITTING AREA
SEMI-CIRCULAR SITTING AREAS WITH LOW MASS PLANTING SETBACK FROM ROADSIDE. TIMBER BENCH SEATS AND COMPACTED DECOMPOSED GRANITE PAVEMENT FOR INCREASED WATER PERMEABILITY. PLANT SPECIES TO INCLUDE WESTRINGIA, DWARF LILLY PILLI, NATIVE GRASSES AND GROUNDCOVERS TO PERMIT VISUAL ACCESS FOR CASUAL SURVEILLANCE.



LEGEND

-  NEW EVERGREEN TREES.
-  NEW DECIDUOUS TREES.
-  FEATURE AND SCREENING SHRUBS.
-  MIXED MASS PLANTING.
-  NEW TURF.
-  CROSSING THRESHOLD: COLOURED CONCRETE, CCS "IGUANA".
-  PUBLIC PATHWAY: OXIDE COLOURED CONCRETE WITH ROCK SALT FINISH.
-  PUBLIC PATHWAY NODAL POINTS: EXPOSED AGGREGATE COLOURED CONCRETE.
-  DECOMPOSED GRANITE PATH.
-  PUBLIC BENCH SEATING
-  1800MM HIGH COLORBOND FENCE.
-  1800MM HIGH SLATTED SCREEN.
-  1500MM HIGH COLORBOND FENCE.
-  TIMBER POST & RAIL FENCE.
-  LIGHT TYPE 1: EQUAL TO WARP 9 POLE MOUNTED.
-  LIGHT TYPE 2: BOLLARD.

FEATURE FENCING

RURAL STYLE TIMBER POST AND RAIL FENCING AS FEATURE AND TO PARTIALLY ENCLOSE THE TURFED AREA ADJOINING THE COMMUNITY CENTRE. PROVIDES VISUAL INTEREST AND CONTINUITY OF MATERIALS WITH A RURAL THEME THROUGHOUT THE SITE. CLUSTER CANOPY TREES TO INSIDE OF FENCE PROVIDE VERTICAL ELEMENT, FILTER VIEWS FROM BURTON ROAD AND A VISUAL LINK WITH EXISTING AND PROPOSED CANOPY TREES.

COMMUNITY CENTRE

TURFED OVERFLOW AREA ADJACENT TO COMMUNITY CENTRE AS ADDITIONAL AREA FOR COMMUNITY FUNCTIONS AND PASSIVE RECREATION, INCLUDING MINI GOLF. CANOPY TREES PROVIDE SHADE FOR INFORMAL, RELOCATABLE SEATING DURING SUMMER, WHILST POCKETS OF OPEN AREAS ALLOW SOLAR ACCESS DURING COOLER SEASONS.

BUFFER PLANTING

SMALL NATIVE TREES WITH INFILL SHRUBS AND GRASSES AS VEGETATED BUFFER BETWEEN COMMUNITY CENTRE AND RESIDENCES. TREES LOCATED SO AS NOT TO CAUSE EXCESSIVE OVERSHADOWING TO PRIVATE OPEN SPACES.

CONNECTING PATH

INTERNAL CONNECTING PATHWAY LINKING PARALLEL STREETS. SCREEN PLANTING ADJOINING BUILDINGS, WITH LOW SHRUBS AND GRASSES TO FOREGROUND TO ENABLE CASUAL SURVEILLANCE ALONG PATHWAY. ALL CONNECTING PATHWAYS TO BE OXIDE COLOURED CONCRETE, IN NEUTRAL TONES WITH ROCK SALT FINISH. COMBINATION OF OPEN RURAL STYLE FENCING (SHOWN BLUE) AND SOLID FENCING ADJOINING PRIVATE OPEN SPACES FOR PRIVACY AND OPPORTUNITY TO OVERLOOK BORROWED LANDSCAPE FROM PUBLIC AREAS.

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