

DCP CHECKLIST

This Landscape Plan (LP01-LP16) has been prepared by Moir Landscape Architecture Pty Ltd in accordance with Lake Macquarie City Councils DCP 1 and all relevant guidelines.

LANDSCAPE SITE ANALYSIS PLAN

1. A North Point.
- As shown on Site Analysis Plan (LP02).
2. Lot and Deposited Plan number(s).
- Lot 1 DP 377679 and Lot 784 DP 533494 Marmong Street, Marmong Point.
3. The overall lot length and width.
- NB: Due to irregular lot shape refer to dimensions shown on Site Analysis Plan (LP02).
4. Scale. 1:1000@A1
5. The movement pattern of the sun in Summer and Winter and the prevailing seasonal wind conditions.
- As shown on Site Analysis Plan (LP02).
6. The location of adjoining development and any windows or private outdoor areas that are visible to or from the site.
- Location of adjoining development and landuse shown on Site Analysis Plan (LP02).
7. Existing pedestrian or cycling pathways adjacent to, or near, the site.
- Adjoining pedestrian footpaths indicated on Master Plan LP05
8. The height of adjoining development and any shadows cast by the development over the site.
- Refer to Architects drawings for shadow diagrams (By others).
9. Any views enjoyed to and from, the land, including consideration of views into the site and the scenic values associated with the site.
- Views to neighbouring bushland and rural land shown on Site Analysis Plan (LP02) and Photographic Analysis (LP03).
10. All trees and vegetation on the site, on adjoining lots and within the street. This information should identify the actual canopy width of any trees and their heights.
- Approximate locations of existing trees as shown on Site Analysis Plan (LP02). Existing Vegetation to be retained shown on Master Plan (LP05)
11. Any natural drainage lines located within the site.
- As shown on Site Analysis Plan (LP02).
12. The slope of the site, identified by 1m contours, preferably 0.25m.
- As shown on Master Plan (LP05).
13. Any existing built improvements on the site.
- As shown on Site Analysis Plan (LP02).
14. Possible noise sources to site.
- Neighbouring residential properties. Potential noise considered low.
15. Landscape consultant details.
- Moir Landscape Architecture Pty Ltd, PO Box 81 Lambton 2299 PH: 02 4957 2400.

LANDSCAPE MASTERPLAN

1. Existing site information.
- Refer Site Analysis Plan (LP02) for existing site information.
- Refer to Survey for further information (By others).
2. Structures that overshadow the site.
- Refer to Architects drawings for shadow diagrams (By others).
3. Trees covered by tree preservation and management, significant trees, trees to be retained and trees to be removed due to the development.
- No trees on site are listed on LMCC's Significant Tree Register.
- Refer Site Analysis Plan (LP02) for approximate locations of all existing trees.
- Refer to the Landscape Masterplan (LP05-16) for the proposed replacement tree species and landscape treatments.
4. The outline of any major tree or building on adjoining property which the proposed development may affect in any way.
- No trees or buildings on adjoining land will be affected by the proposal.
5. Proposed location of buildings/structures including finished floor levels.
- Refer to Landscape masterplan (LP05-16) for locations of buildings.
- Refer to architects drawings (By others) for additional information on buildings.
6. Roadways, car parks, footpaths, driveways with description of materials and finishes.
- Refer to Landscape masterplan (LP05-16) and report for all landscape treatments.
7. Proposed tree planting.
- Refer to Landscape Masterplan (LP05-16) and Report for proposed tree planting locations and species.
8. All landscape areas and their proposed treatment, planting arrangement, planting schedule, quantities, pot size, staking and planting details.
- Refer to Landscape Masterplan(LP05-16) and Report for landscape treatments, species list, and tree quantities.
- Planting details to be provided at the Construction Certificate Stage.
9. Sub-surface and surface drainage.
- Refer to Engineers drawings (By others).
- Subsurface drainage to be installed to all planting beds. To be detailed at CC stage.
10. Fences and screens.
- Locations and types indicated on the Landscape Masterplan (LP05-16)
11. Location of site furniture, fixtures and lighting.
- Locations of bench seating and structures shown on the Landscape Masterplan (LP05-16). Lighting to be detailed at CC Stage.
12. Site protection works.
- Refer to Sediment & Erosion Control Plan (by others).
13. Fire mitigation works where necessary.
- Recommendations shown on Landscape masterplan (LP05-16) and in report.
14. Entrance to subdivision or development.
- Refer to Landscape masterplan (LP05) And Entry Road Plan (LP14). Details of Gate and Signage to Future Detail at CC Stage.
15. Proposed water quality control devices.
- Location of Council Approved detention basin shown on the Landscape Masterplan (LM05-16). Refer to Engineers Drawings for detailed information (By others).
16. The proposed location of all infrastructure servicing the site.
- Refer to Engineers Drawings (By others).
17. The proposed location of all free-standing signage structures.
- Low key entry wall to be provided at the proposed entry/exit refer LP14.

CONSULTANTS DECLARATION

I David Moir have prepared this documentation and hold qualifications to meet the requirements of Lake Macquarie City Council for this category of development as outlined in the DCP. I have familiarised myself with the sections of the DCP and guidelines relevant to the landscape proposal for this development.

Category of Proposal: 3
Qualification: B.L.Arch
Institution: University of Canberra
Year of Graduation: 1997
Years of Practice: 15

Signature:

David Moir



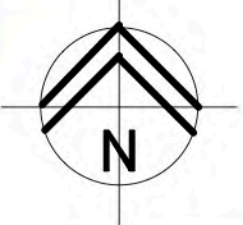
1 SOVEREIGN COVE ESTATE AREA PLAN
LP01 Scale: 1:2000

SHEET	TITLE	SHEET NO.	ISSUE	DATE	SCALE
LP01	COVERSHEET AND L.M.C.C CHECKLIST	1 OF 16	F	30 October 2012	1:2000
LP02	SITE ANALYSIS	2 OF 16	E	30 October 2012	1:2000
LP03	PHOTOGRAPHIC ANALYSIS PLAN	3 OF 16	E	30 October 2012	1:2000
LP04	DESIGN PRINCIPLES / PRECEDENT IMAGES / STREET TREES	4 OF 16	E	30 October 2012	1:2500
LP05	MASTERPLAN	5 OF 16	F	30 October 2012	1:1000
LP06	LONG SITE SECTIONS	6 OF 16	E	30 October 2012	1:200
LP07	DETAIL / SECTIONS - COMMUNITY CENTRE	7 OF 16	E	30 October 2012	1:200
LP08	SECTIONS / ARTISTS IMPRESSIONS - PUBLIC FACILITIES	8 OF 16	E	30 October 2012	1:100
LP09	DETAIL / SECTIONS - PLAYGROUND AND COMMUNITY GARDENS	9 OF 16	F	30 October 2012	1:200
LP10	DETAIL / SECTIONS / ARTISTS IMPRESSION - LAKESIDE PROMENADE	10 OF 16	E	30 October 2012	1:200
LP11	DETAILS / SECTIONS - INTERNAL PARKS WITH DISABLED ACCESS & WALKWAYS	11 OF 16	E	30 October 2012	1:200
LP12	DETAILS / SECTIONS - POCKET PARKS & PASSIVE REST NODES	12 OF 16	E	30 October 2012	1:200
LP13	DETAIL / ARTISTS IMPRESSION - ENTRANCE FEATURE AND SIGNAGE	13 OF 16	E	30 October 2012	1:200
LP14	DETAIL / SECTIONS / ARTISTS IMPRESSION / IMAGES - ENTRY ROAD	14 OF 16	E	30 October 2012	1:200
LP15	DETAIL / SECTIONS / PLANT IMAGES - TYPICAL RESIDENTIAL LANDSCAPE DESIGN	15 OF 16	E	30 October 2012	1:200
LP16	IMAGES	16 OF 16	A	30 October 2012	NA



LEGEND

- Swamp Oak Floodplain Forest (MU41) EEC
- Swamp Sclerophyll Forest EEC (MU43a)
- Coastal Plains Smooth Barked Apple Woodland (MU30)
- Degraded Areas
- SEPP 14 Wetland EEC
- Development footprint
- Hollow Bearing Tees
- Potential Owl Roost Hollow
- Large-footed Myotis
- Eastern Bentwing-bat
- Grey-headed Flying-Fox
- Little Bentwing-bat
- Tetratheca juncea
- Adjacent Dwellings
- Ridgelines
- Gullies/Creeks
- Informal Tracks
- Public Bus Route
- Radius at 100m Intervals



A	03/03/12	DRAFT CONCEPT PLAN FOR DA
B	10/05/12	DRAFT CONCEPT PLAN FOR DA
C	15/05/12	DA DOCUMENTATION
E	30/10/12	DA DOCUMENTATION

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

PLANNERS
CITY PLAN SERVICES

ENGINEERS
ADW JOHNSON

CLIENT:
EMPOWERED LIVING SUPPORT SERVICES



PROJECT:



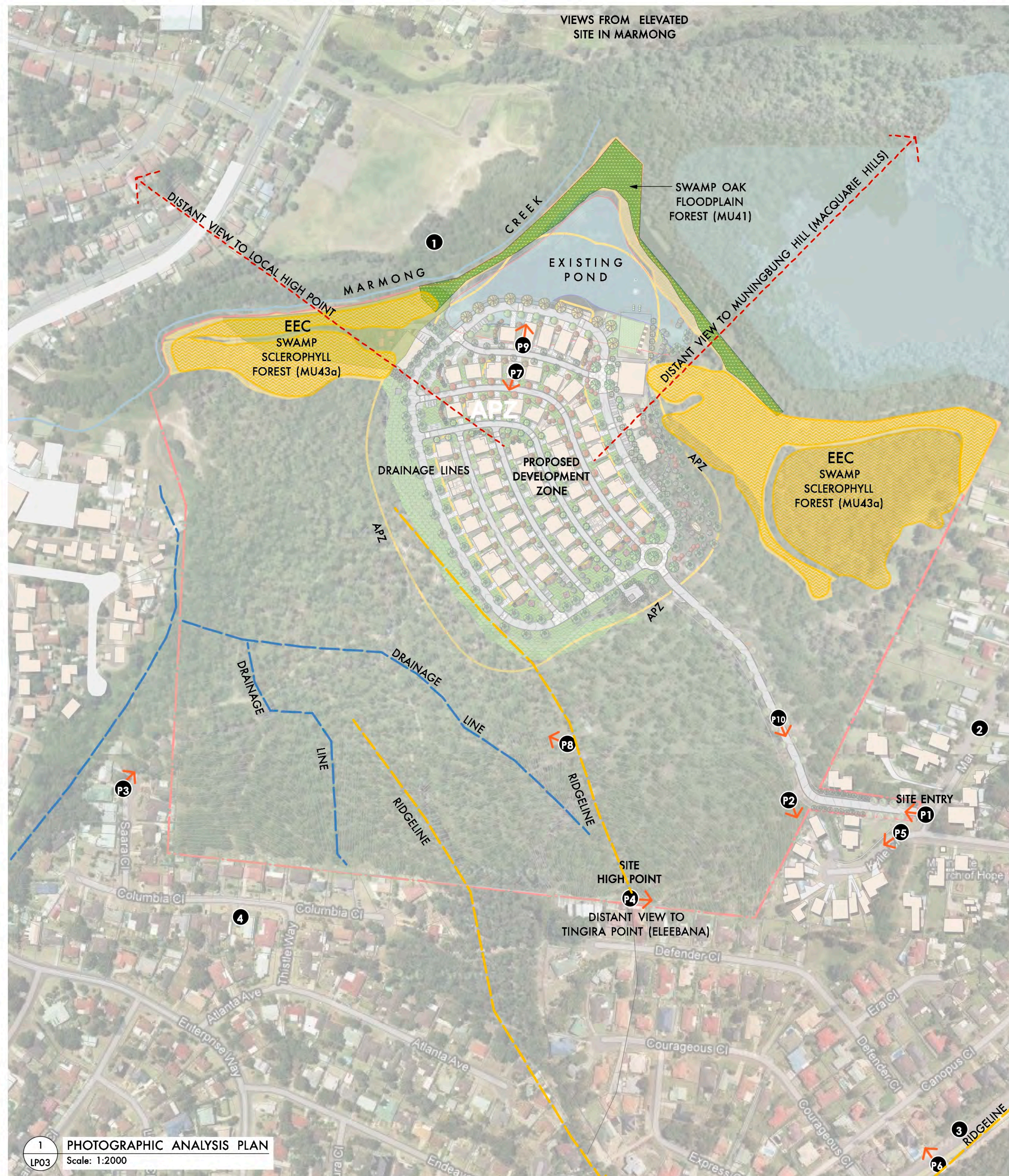
TITLE: **SITE ANALYSIS PLAN**

FILE: 0755-DA-LP02-REVE

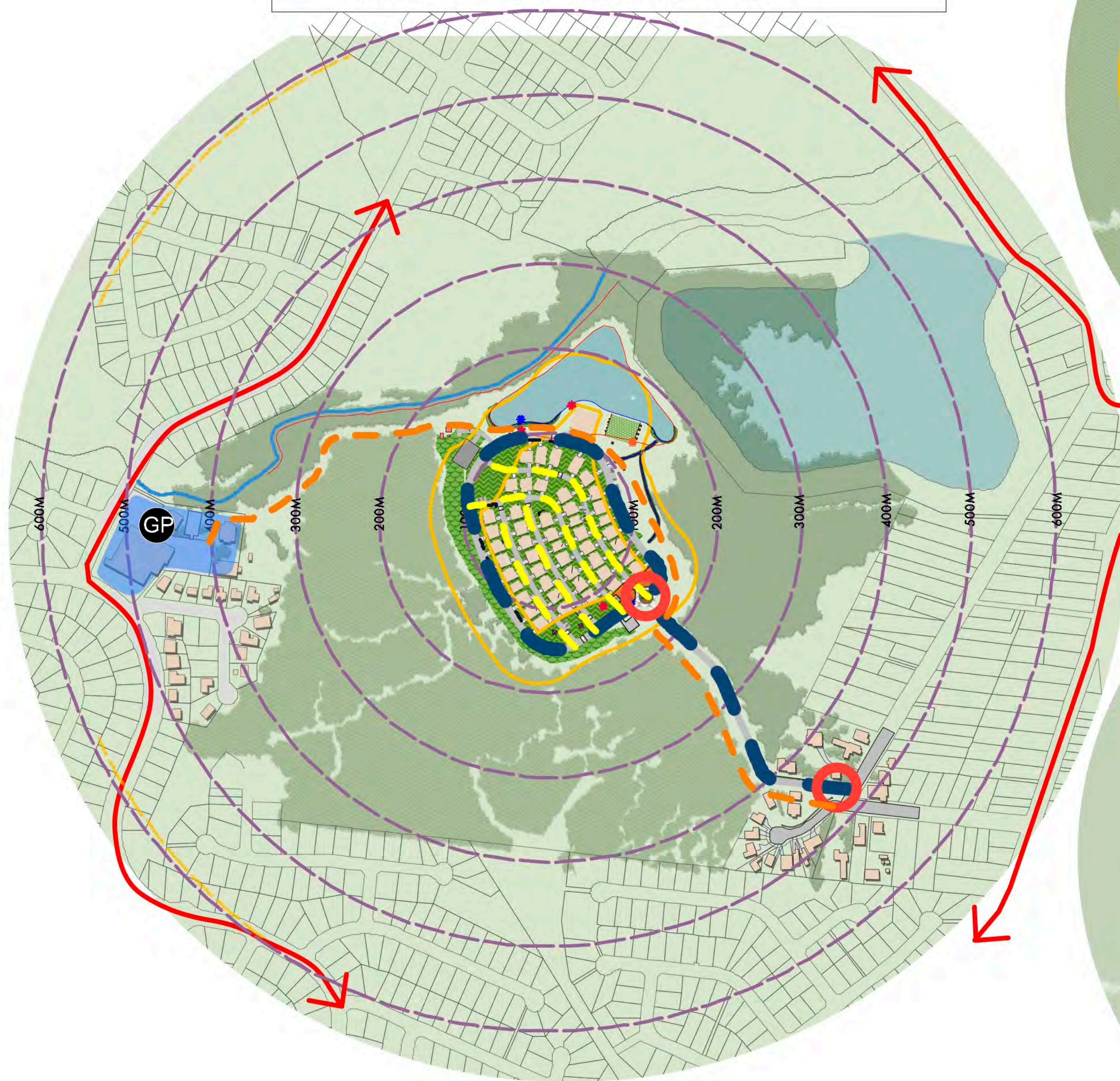
PLOTTED: LP02

STATUS: DA	SCALE:	PROJ No: 0755
DATE: 30/10/12	DRAWN: CM	CHECKED: DM
STAGE: DA	SHEET: E	APPROVED: DM
ISSUE:		REV: E

2 of 16



	ENTRY NODE		EXISTING GP SERVICES		PASSIVE REST NODES
	MAIN ROAD		EXTERNAL PUBLIC OPEN SPACE		ACTIVE NODES
	LOCAL ROAD		INTERNAL PUBLIC OPEN SPACE		
	EXTERNAL PEDESTRIAN CONNECTION		PEDESTRIAN PATHWAY WITH DISABLED ACCESS		
	EXISTING BUS ROUTE		PEDESTRIAN PATHWAY NON DISABLED ACCESS		
	EXISTING SHOPPING CENTRE		BUS STOP/PICKUP POINTS		

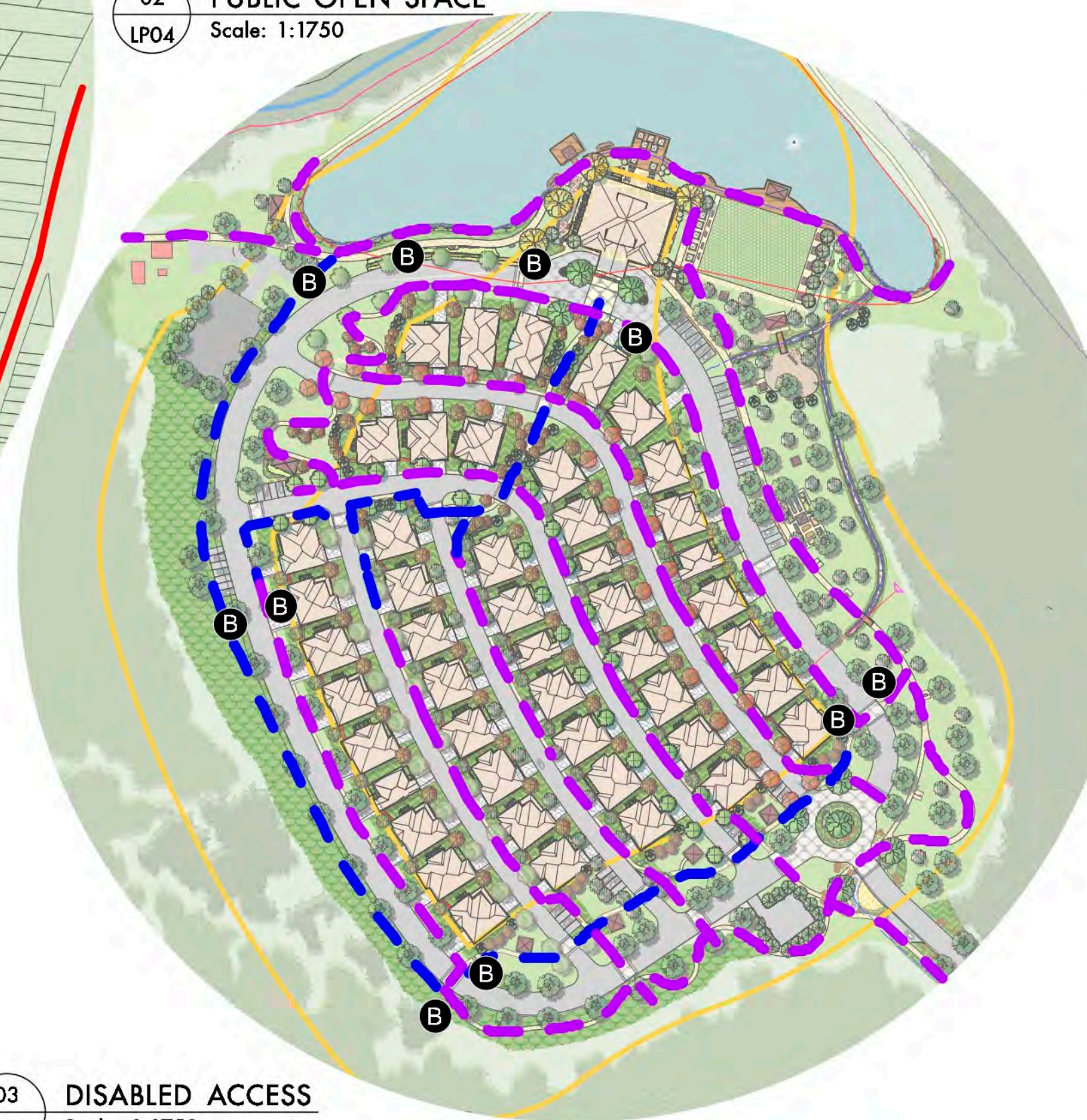


01 ROAD NETWORKS / PUBLIC TRANSPORT / EXTERNAL PEDESTRIAN CONNECTIVITY
LP04 Scale: 1:4000

PLANE TREE	TROPICAL BIRCH	WATER GUM	MANCHURIAN PEAR	CREPE MYRTLE	CHINESE TALLOW WOOD	SPOTTED GUM	BRUSH BOX	ILLAWARRA FLAME TREE	TUCKEROO	TULIPWOOD	FRANGIPANI	ELAEOCARPUS EUMUNI
Platanus acerifolia	Betula nigra	Tristanopsis laurina 'Luscious'	Pyrus ussuriensis	Lagerstroemia indica 'Natchez'	Sapium sebiferum	Corymbia maculata	Lophostemon confertus	Brachychiton acerifolius	Cupaniopsis anacardioides	Harpullia pendula	Plumeria rubra	Smooth Leaved Quandong



02 PUBLIC OPEN SPACE
LP04 Scale: 1:1750



03 DISABLED ACCESS
IP04 Scale: 1:1750

LOCATION & NATURAL SETTING

- The use of natural assets such as bushland, indigenous flora and fauna and the lake to inspire landscape character.
- The proposed landscape should facilitate the visual integration of the development into the existing bushland character of the site through the use of natural colours, materials and planting.
- Recreational areas should feel spacious, open and inviting to contrast with the density of the residential precinct.
- Plant species selection should seek to supplement the existing site habitat.
- The implementation of a sustainable landscape is imperative to minimise ongoing management costs and demand on resources. A focus on sustainable design also ensures the long term viability of the climatic, aesthetic, ecological and psychological benefits the proposed landscape provides.

COMMUNITY / SOCIAL / CULTURAL / RECREATION

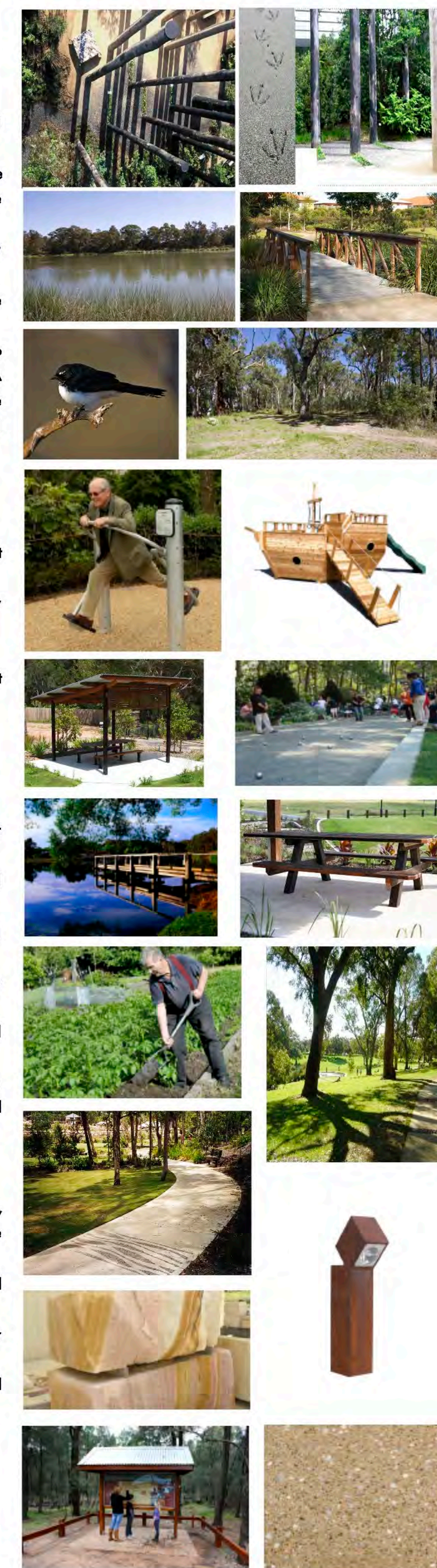
- Provide functional open space and recreational facilities that encourage social interaction and an active lifestyle.
- Ensure communal areas provide opportunities for visiting family members and variety of group sizes to promote intergenerational interaction.
- Provide places that accommodate a variety of activities to suit different lifestyles, interests and abilities.

SAFETY / ACCESSIBILITY

- Provide safe and legible road hierarchy .
- An extensive pathway network should provide pedestrian access that is safe, legible and interesting .
- Provide open space that allows for visual surveillance and social interaction .
- Where pedestrian pathways and roadways meet, contrasting materials should be incorporated that indicate priority to pedestrians .
- Residential landscaping should provide privacy and promote passive solar climate control .
- Streetscape treatments should reflect the hierarchy of the internal traffic network to assist in navigation .
- Nodal feature planting should be utilised to assist in the identification of the function and significance of major access points, rest areas and intersections .

PLANT SPECIES SELECTION

- Trees and vegetation combinations that will be a year round feature, are of an appropriate character and are in context with the surrounding landscape.
- Trees which form a clean trunk to maintain vehicular site lines and allow passive surveillance of open space areas.
- Feature trees to mark site entry points, intersections, and other visually prominent areas.
- Tree species selected take into consideration the specific climatic and soil conditions of the site and that are hardy and long lived.



THEME



A	03/03/12	DRAFT CONCEPT PLAN FOR DA
B	09/05/12	DRAFT CONCEPT PLAN FOR DA
C	15/05/12	DA DOCUMENTATION
D	28/05/12	DA DOCUMENTATION
E	28/05/12	DA DOCUMENTATION
F	30/10/12	DA DOCUMENTATION

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE
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ADW JOHNSON

CLIENT: **EMPOWERED
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TITLE: **DESIGN PRINCIPLES / PRECEDENT IMAGES/ STREET TREES**

FILE:	0755-DA-LPO 4-REVF	PLOTTED:	
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STATUS: DA		PROJ No: 0755	
DATE: 301012	SCALE: 1:2500@ A1		
STAGE: DA	DRAWN: CM	CHECKED: DM	APPROVED: DM
ISSUE: F	SHEET: 4 of 16		REV: F

MASTERPLAN FEATURES

1 LAKE FEATURE AND AERATION

An aeration water feature is proposed on the Eastern side of the lake to prevent stagnation of the lake and provide a kinetic focal point - to future detail.

2 JETTY AND BOWLING GREEN SURROUNDS

A large timber jetty with a large shelter will provide a significant view point from the bowling green over the lake. Pathways, ramps and stairs from the Community Centre to the Bowling Green will provide inviting access to the lakeside. Refer LP07 for details.

3 PUTTING GREEN

To promote an active lifestyle and social interaction through a variety of activities catering to different skill levels. Refer LP07 for details.

4 DRY CREEK SWALE

Underground storm water will exit into two dry creek swales orientated east/west adjacent to the lake and running north/south on the eastern boundary of the site. This landscape feature will assist in improving the water quality entering the lake, and provide an additional play feature to the playground. Refer Engineering Plans and LP09 for details.

5 PONTOONS

The proposed lakeside design will utilise this sites natural vista's and accessibility to water by providing pontoons where residents can moor small boats. These pontoons will incorporate shelters and seating. Refer LP10 for details.

6 LAKESIDE BOARDWALK AND SEATING

A 3 m wide timber boardwalk promenade lined with London Plane trees along the waters edge will formalise and define the lakes edge, providing opportunities for social interaction and recreation. Refer LP10 for details.

7 COMMUNITY CENTRE TERRACE

A large deck area adjoining the Community Centre & Pool will utilise vistas overlooking the lake. This area will also provide opportunities for outdoor dining and social interaction. Refer LP07 for details.

8 COMMUNITY CENTRE FORECOURT AND ENTRY NODE

This area clearly identifies the Community Centre entry for residents and visitors. Significant trees are proposed to visually accentuate this node, and feature pavement will allow pedestrians to safely cross over the intersection. Refer LP07 for details.

9 BOWLING GREEN

The bowling green will promote an active lifestyle and social interaction. Refer LP07 for details.

10 MAIN PATHWAY

A 2.5 m wide pedestrian pathway will provide pedestrian access to all of the community buildings. This path will form part of a wider pedestrian network by providing access through the site from Marmong Street to Woodrising Shopping Centre. This pathway will meet Australian standards for disabled access.

11 SIGNAGE

Repetition of the timber posts used in the entry will occur in key locations throughout the site as signage to act as a visual guide to ensure legible and safe navigation for residents and visitors. Refer LP13 for more details.

12 CHILDREN'S PLAYGROUND

A playground is proposed providing opportunities for active and playful intergenerational interaction between residents and their grandchildren / relatives. Refer LP09 for details.

13 ACTIVITY NODES

Activity nodes with outdoor exercise equipment will be located at points along the main pathway providing opportunities for fitness activities within a bushland setting.

14 MAIN PICNIC SHELTERS AND PARKLANDS

Picnic shelters with seating and barbecues are provided in the parkland areas for use by residents and their visitors. Shelters will be large enough to cater for large groups and will also allow passive surveillance of the playground.

15 ENTRY FEATURE

A proposed entry feature will establish the landscape character of the village and will be inspired by the natural features of the site. Entry features will be located at the entry to the site, along the entry road and at the entry to the village. Refer LP13 for details.

16 VILLAGE ORIENTATION BAY

A parking bay is proposed to allow visitors to pull over and view a village map prior to entering the internal road network. This will ensure that people are able to safely navigate through the village. Refer LP13 for details.

17 COMMUNITY RECYCLING AREA / WASTE MANAGEMENT / LOCATION OF SUBSTATION

An area for recycling has been allowed adjacent to main entry road. This will allow for residents to sort their own recycling, as well as allow for efficient handling of waste in and out of the site. This will also be the location of one of two substations on site.

18 RAISED THRESHOLDS

Raised thresholds to assist in providing safe pedestrian crossing points whilst reducing traffic speeds at key points throughout the road network.

19 POCKET PARKS AND PASSIVE RECREATIONAL NODES

Pathway nodes and rest seating areas are provided at pathway intersections within parklands which will provide opportunities for social interaction. Seating areas will be provided with shelters of shade tree. Refer LP11 for details.

20 COMMUNITY GARDEN

A community garden will be located within the open space on the eastern boundary of the development. The community garden will provide a place for residents to grow their own herbs, vegetables and plants as well as being a social node. The garden will include sheds for equipment and tables for potting. Refer LP09 for details.

21 HARDSTAND MAINTENANCE AREA

A Maintenance building will be located adjacent to the existing water pump. Planting will be used to screen these facilities from adjoining residents and shared pathway.

22 LAKESIDE PARKLAND

A parkland with a soft edge overlooking the lake will provide a less formal experience along the waters edge. This area will provide facilities for picnicking within the natural bushland setting.

23 LAKE WALK

The proposed path along the lake edge will link with an existing pathway around the perimeter of the lake.

24 PATHWAY LINK TO SHOPPING CENTRE

2.5 m wide shared pedestrian and cycle link will provide access to Woodrising Shopping Centre. This path will follow existing 'bush trails' and comply with AS1428.

25 SITE ENTRY AND ENTRY ROAD

The site entry will provide a defined entry point with signage that will establish the character of the village. Entry walls will be provided as a noise barrier while blending in with natural surroundings. Pedestrian access along this road is also provided and in accordance with AS1428. Refer LP14 for details.

26 BUS BAYS

Bus / pickup points have been proposed in convenient locations adjoining the main pedestrian pathways. These will include bench seating with hardstand.

27 CENTRAL WALKWAY

A walkway will run through the centre of the site, providing access for residents to the community centre and lake. The walkway will include rest nodes with seating and shade which will take advantage of views over the lake.

28 DISABLED ACCESS

Disabled access will be provided for pedestrians within the pockets parks to the north western area of the development. This will allow for disabled access to the community centre, bowling green and lake. Disabled access is also provided through a pathway which runs from the southern boundary continuing through the open parklands within east of the site to the community centre and bowling green.

29 MANAGED OPEN PARKLANDS

An open parkland along the eastern boundary of the site will create a sense of openness for residents, vehicles driving along the perimeter road and pedestrians walking through the site. This area will include open grasslands, informal plantings of native trees and shelters.

30 BOULES

A boules court is provided as an activity node to promote an active lifestyle and social interaction. Refer LP07 for details.

LEGEND

- Existing Lake
- Existing vegetation to be retained
- Site boundary
- Buildings (refer Architects drawings)
- Proposed feature paving
- Driveways (refer Architects and Engineers drawings)
- Roads (refer Architects and Engineers drawings)
- Proposed pedestrian pavement - coloured oxide concrete
- Proposed raised pedestrian threshold
- Proposed timber decking
- Proposed shelters
- Proposed seating
- Proposed retaining wall (refer Architects and Engineers drawings)
- Proposed grassed areas
- Proposed planted areas
- EEC Area (Swamp Sclerophyll)
- APZ Boundary
- Sound Attenuation Wall
- 1.2 m High pool fence on top of retaining walls & between dwellings (Refer Architects drawings)

TREE LEGEND

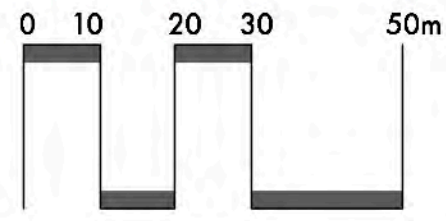
- Araucaria heterophylla*
Northfolk Island Pine
- Platanus acerifolia*
Plane Tree
- Pyrus ussuriensis*
Manchurian Pear
- Corymbia maculata*
Spotted Gum
- Lagerstroemia indica 'Natchez'*
Crepe Myrtle
- Lophostemon confertus*
Brush Box
- Cupaniopsis anacardioides*
Tuckeroo
- Betula nigra 'Dura Heat'*
Tropical Birch
- Brachychiton acerifolius*
Illawarra Flame Tree
- Plumeria rubra*
Frangipani
- Sapium sebiferum*
Chinese Tallow Wood
- Tristanopsis laurina 'Luscious'*
Water Gum
- Harpullia pendula*
Tulipwood

TREE PLANTING NOTES:
All Brush Box's and Chinese Tallow Wood's to be planted a minimum of 3 m from infrastructure and buildings.



1 OVERALL MASTER PLAN
LP05 Scale: 1:1000

JOINS PLAN INSET 01



A	03/03/12	DRAFT CONCEPT PLAN FOR DA
B	09/05/12	DRAFT CONCEPT PLAN FOR DA
C	15/05/12	DA DOCUMENTATION
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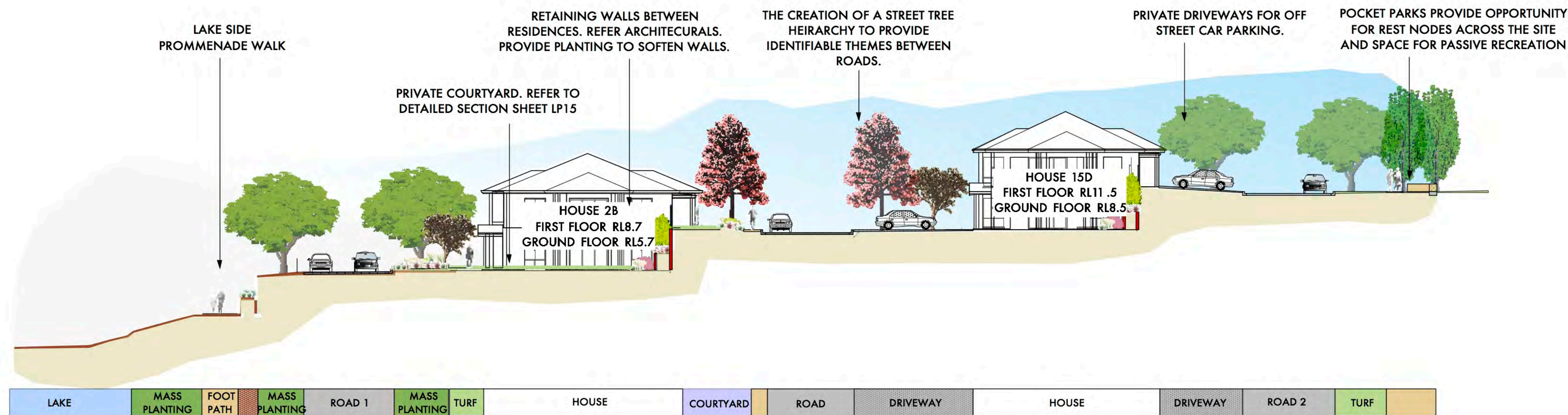


TITLE
MASTER PLAN

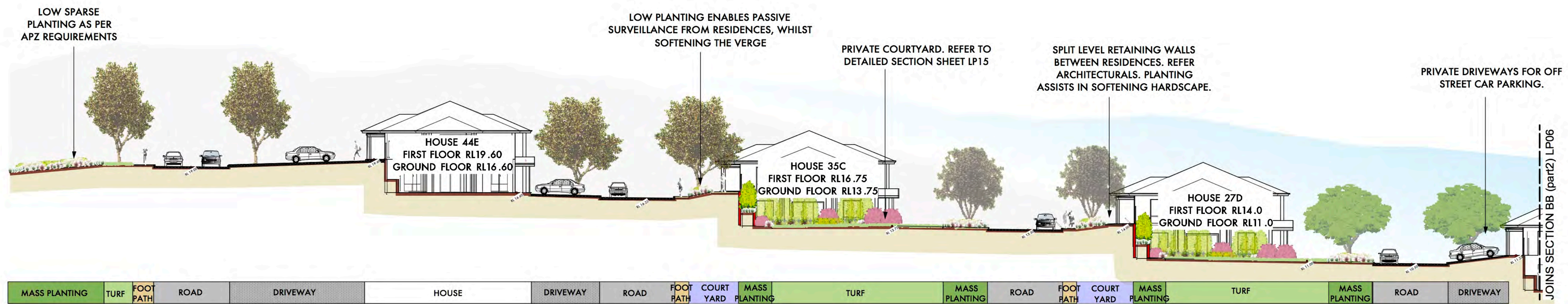
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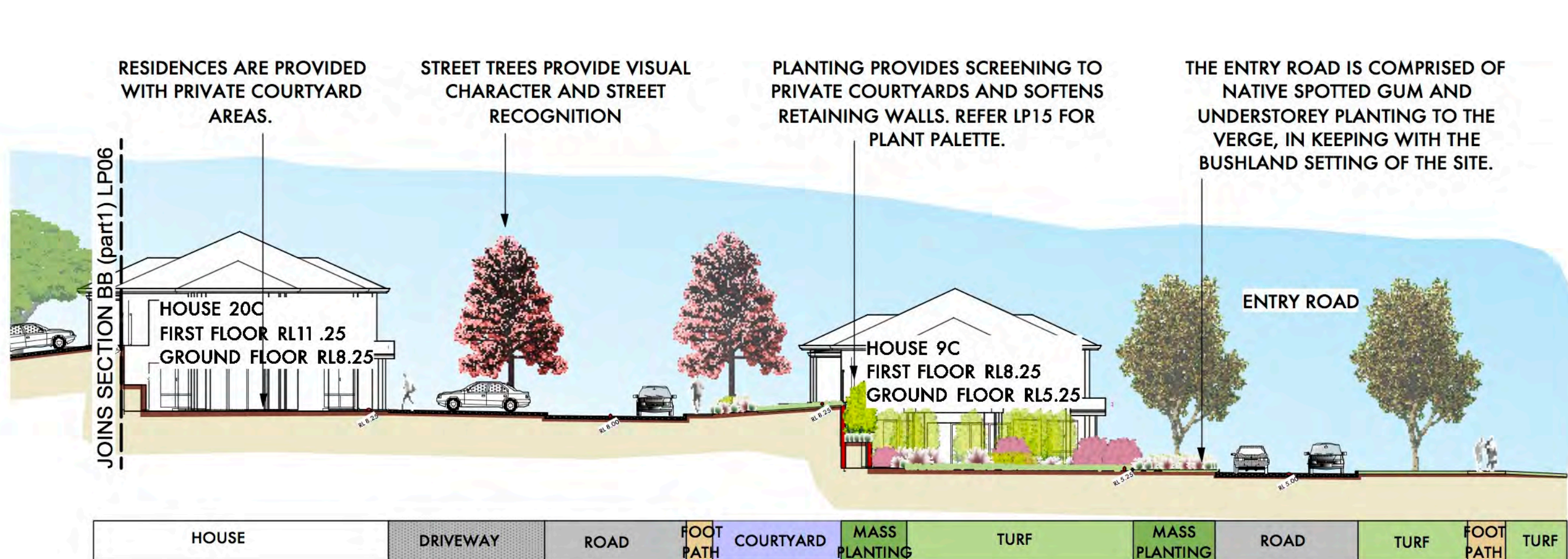
STATUS: DA	DATE: 30/10/12	SCALE: 1:1000 @ A1	PROJ No: 0755
STAGE: DA	DRAWN: CM	CHECKED: DM	APPROVED: DM
ISSUE: F	SHEET: 5 of 16	REV: F	



S01 SECTION AA: NORTH/SOUTH THROUGH SITE
LP06 Scale: 1:200



S02 SECTION BB: EAST/WEST THROUGH SITE (Part 1)
LP06 Scale: 1:200



S03 SECTION BB: EAST/WEST THROUGH SITE (Part 2)
LP06 Scale: 1:200



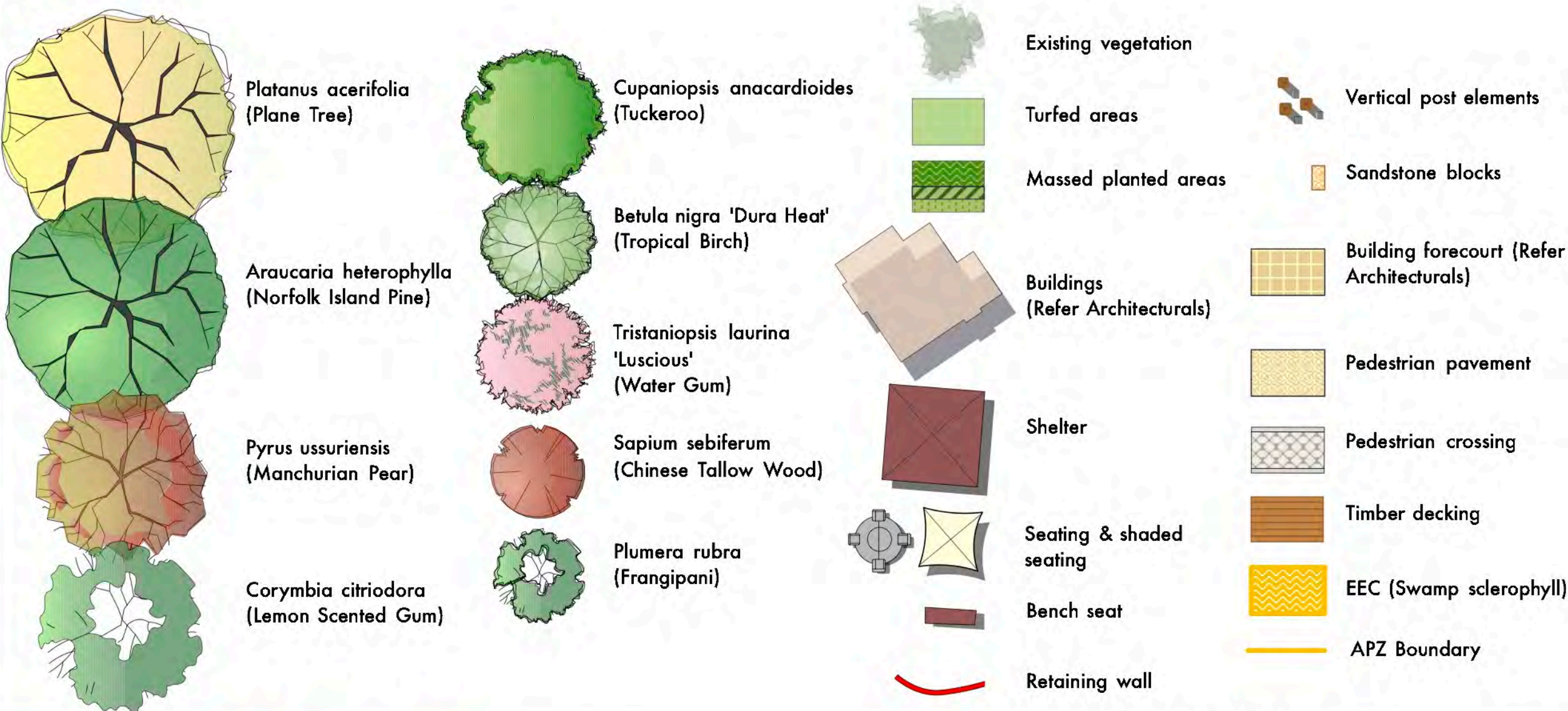
S04 TYPICAL INTERNAL ROAD TREATMENT
LP06 Scale: 1:75



KEY PLAN @ 1:5000

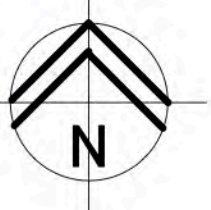
1 COMMUNITY CENTRE PLAN
LP07 Scale: 1:200

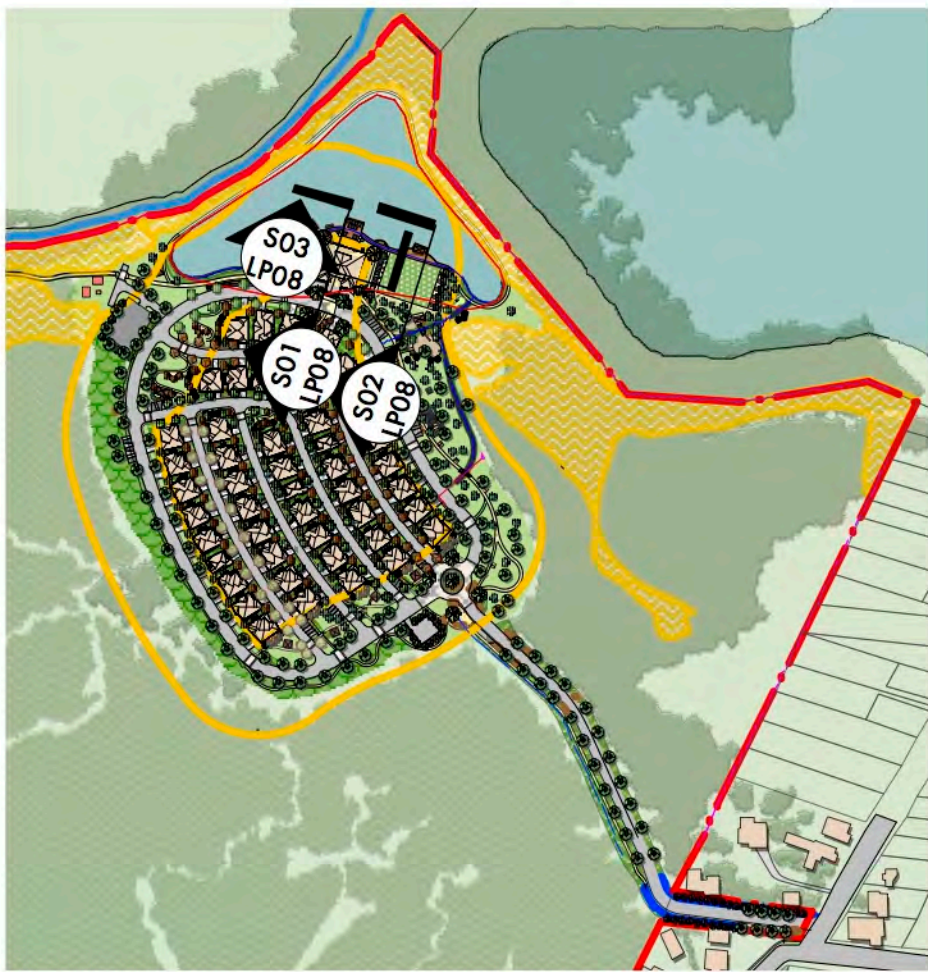
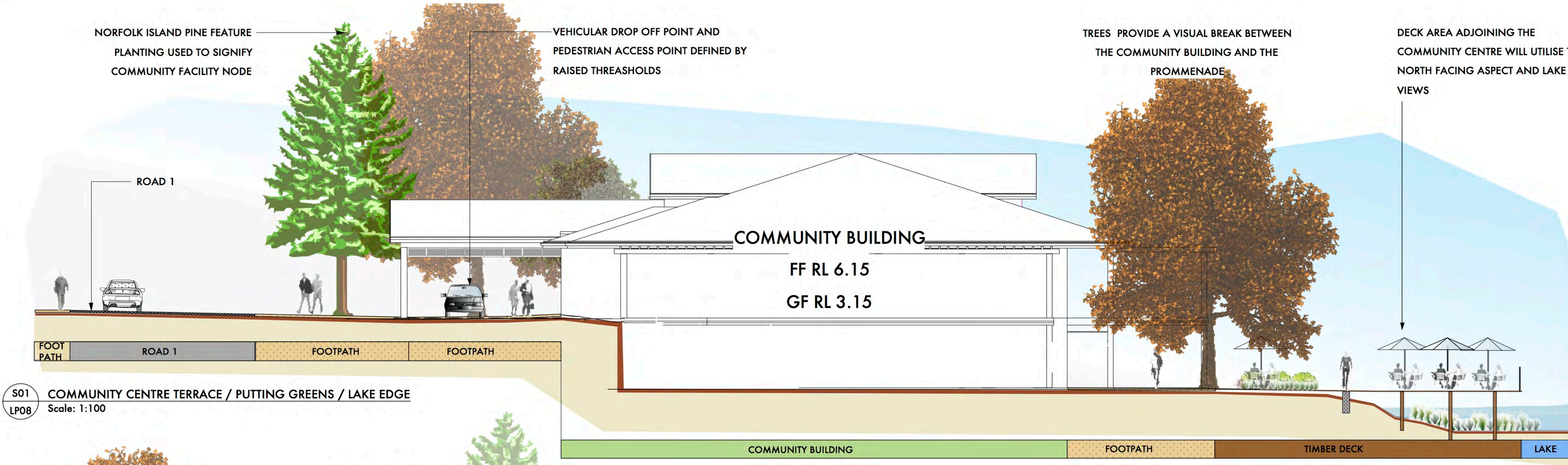
LEGEND



- 1 PEDESTRIAN FORECOURT: Raised thresholds to assist in providing safe pedestrian crossing points whilst reducing traffic speeds at key points throughout the road network.
- 2 SIGNAGE: The timber poles feature used in the entry will be used as signage and occur at key locations throughout the site to act as a visual guide to ensure legible and safe navigation through the site for residents and visitors.
- 3 DISABLED CAR PARKING: Car parking will be located adjacent to the community centre to provide easy access for residents and visitors.
- 4 BUS BAY / PICK UP POINTS: A pick up point for the internal bus service in this location will provide access to the community centre and bowling green.
- 5 PUTTING GREEN: To provide alternative activities to promote an active lifestyle and social interaction.
- 6 LAKE PERIMETER WALK: The lakeside walk will link up with an existing pathway around the perimeter of the lake.
- 7 A BOWLING GREEN is proposed as a major recreational feature. It's position adjacent to the community centre will ensure the area becomes a major social node.

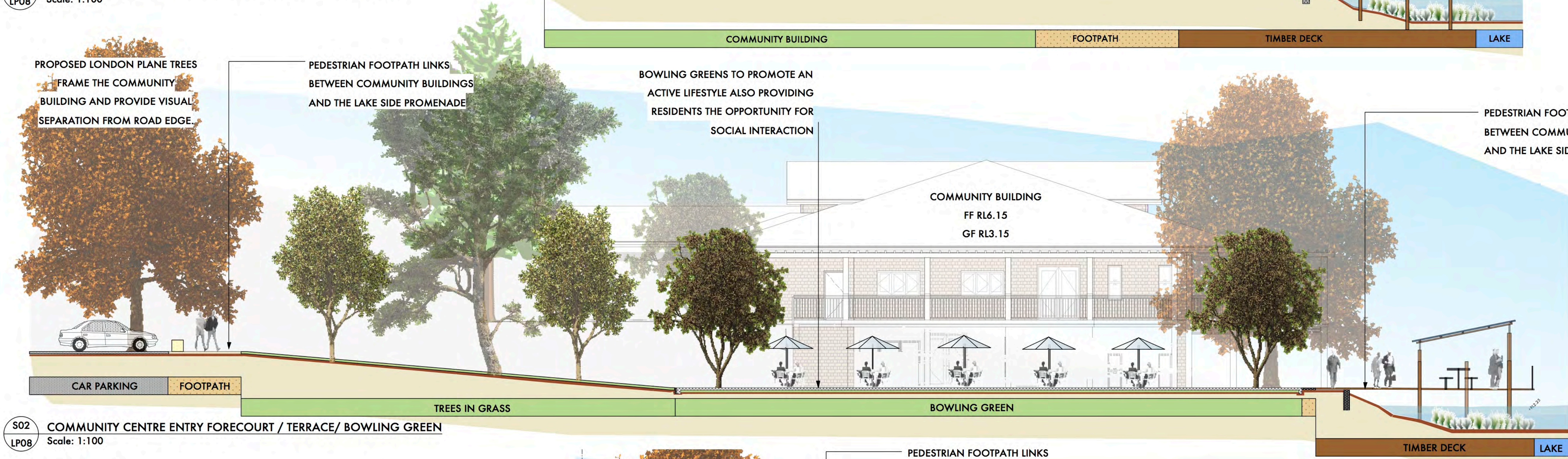
- 8 SHELTERS: Shelters will be provided at the end of the bowling green with seating to provide rest and shade.
- 9 COMMUNITY CENTRE TERRACE: A large deck area adjoining the Community Centre will utilise vistas overlooking the lake. This area will also provide opportunities for outdoor dining and social interaction.
- 10 JETTY AND BOARDWALK: A large timber jetty will follow the alignment of the lakes edge. This jetty will have a large shelter and allow for easy access to the waters edge from the bowling green and community centre as well as views over the lake.
- 11 LAKE WALK: Pathways from the community centre and bowling green will connect with pathways and boardwalks around the lake.
- 12 BOULES: A boules court is provided as an activity node to promote an active lifestyle and social interaction. Refer LP07 for details.



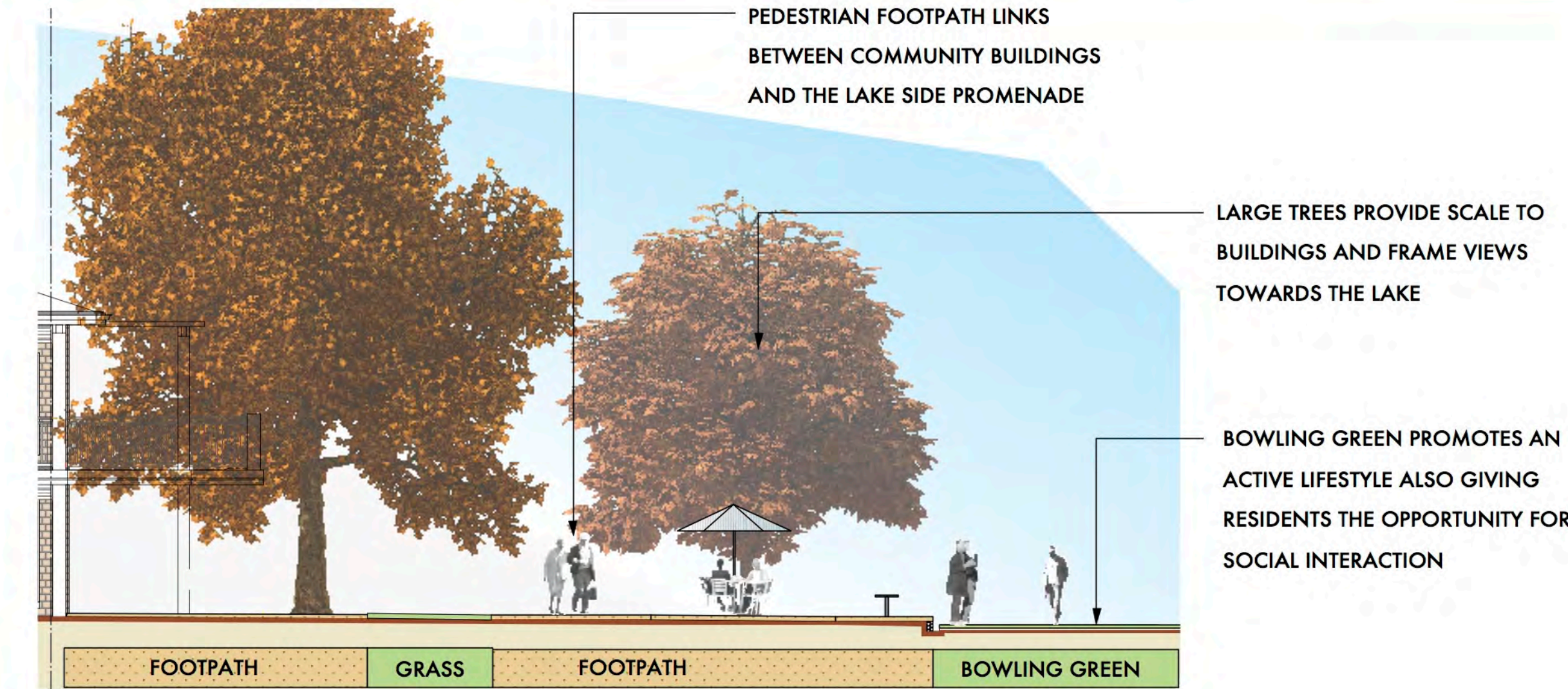


KEY PLAN @ 1:5000

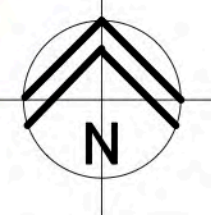
S01
LP08
Scale: 1:100



S02
LP08
Scale: 1:100



S03
LP08
Scale: 1:100





PLAY AREA
Toddler play area adjacent to shelter to provide surveillance

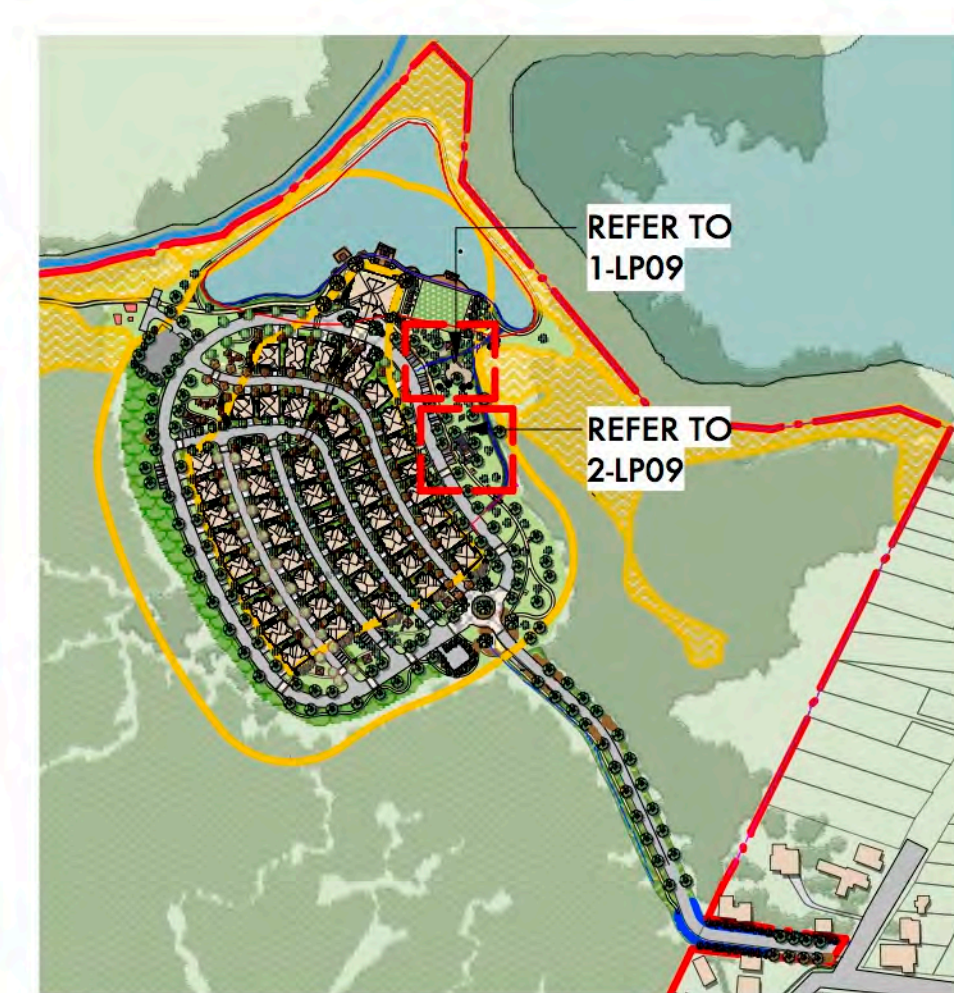
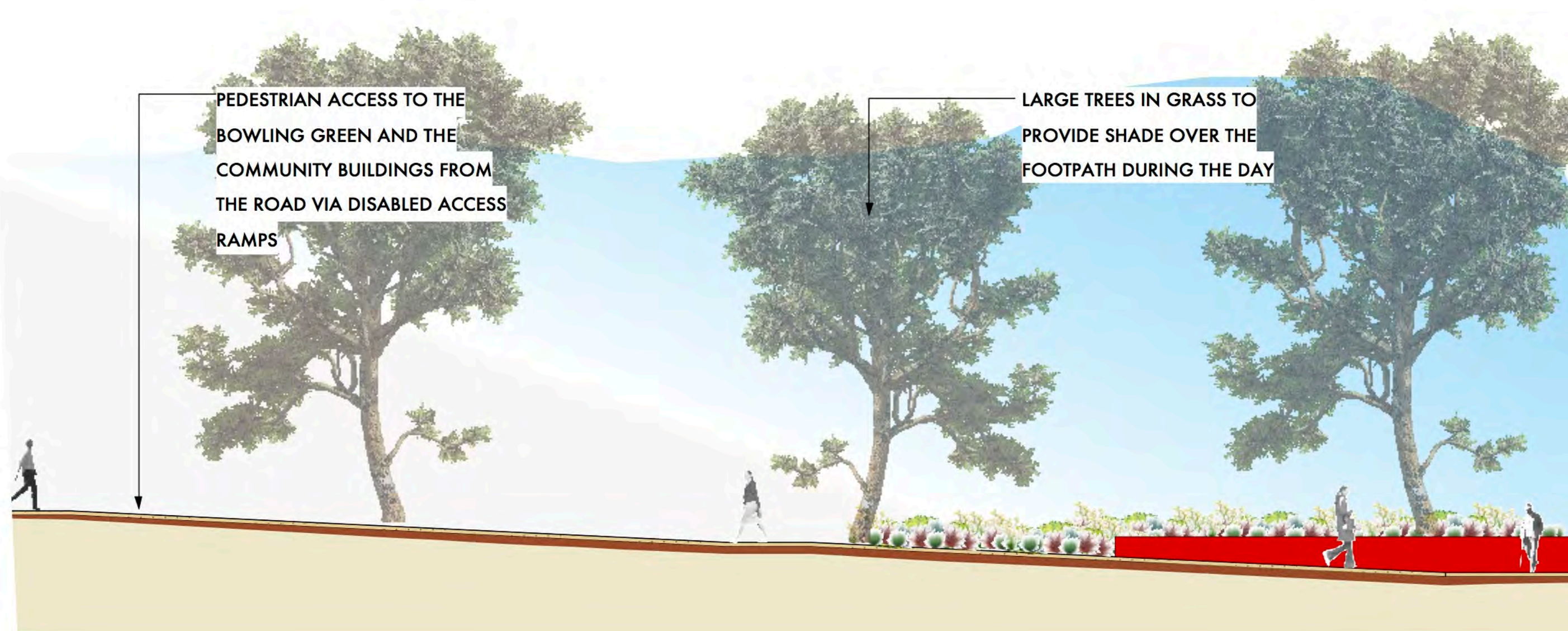
SCULPTURAL VERTICAL TIMBER POSTS
Replicated from the entry feature they form part of the site signage

DRY CREEK SWALE
Underground storm water will exit into a dry creek swale. The swale will improve water quality prior to it entering the lake to the north. This dry creek swale also provides an opportunity for additional play feature including bridges.

PLAY AREA
Children's play area with sand play activities.

Large trees provide shade to the play and informal seating areas throughout the day

S01 ACCESS RAMP TO COMMUNITY BUILDING
Scale: 1:100



KEY PLAN @ 1:5000

1 CHILDREN'S PLAYGROUND
Scale: 1:200



MAIN PATHWAY
A 2.5m wide pathway will provide pedestrian and disabled access to the community facilities as well as forming part of a wider pedestrian network that will provide access through the site from Marmong Street to woodrising shopping centre.

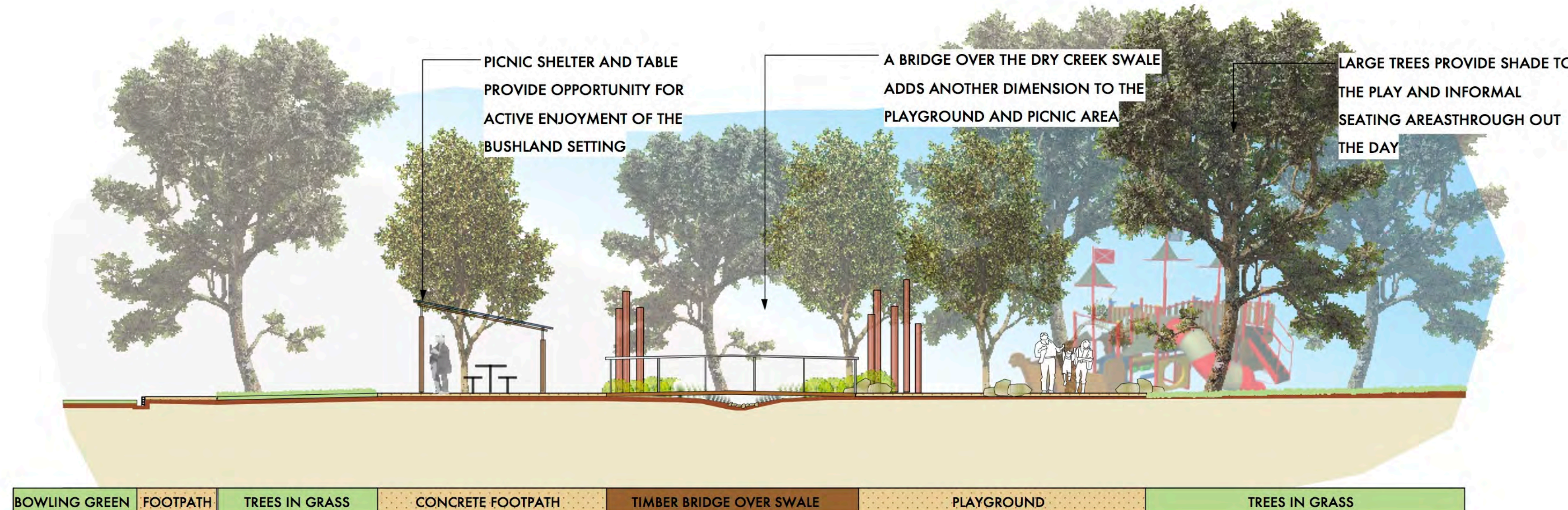
DRY CREEK SWALE
Underground storm water will exit into a dry creek swale. The swale will improve water quality prior to it entering the lake to the north. This dry creek swale also provides an opportunity for additional play feature including bridges.

COMMUNITY GARDEN
The community garden will provide a place for residents to grow their own herbs, vegetables and plants as well as being a social node. The garden will include sheds for equipment and tables for potting and adequate shade.

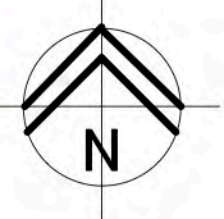
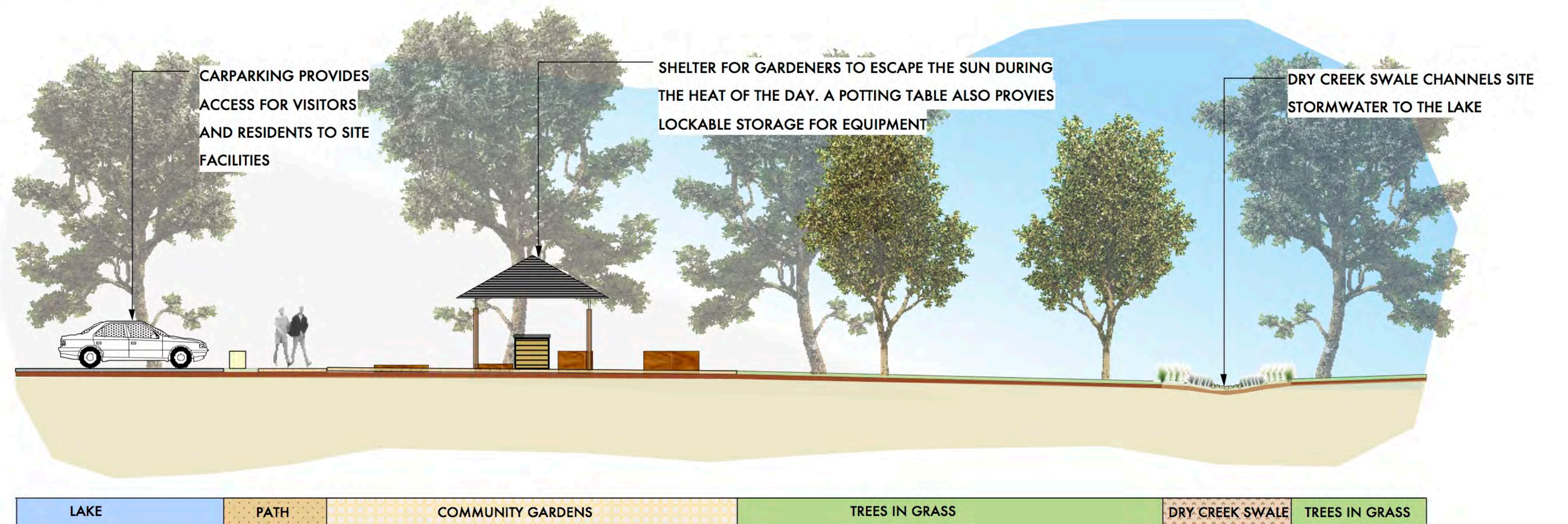
ACTIVITY NODES
Outdoor exercise equipment, located at points along the main pathway, provide opportunity for fitness activity within a bushland setting

RAISED THRESHOLDS
Assist in providing safe pedestrian crossing points whilst reducing traffic speeds

S02 CHILDREN'S PLAY GROUND
Scale: 1:100



S03 COMMUNITY GARDENS
Scale: 1:100

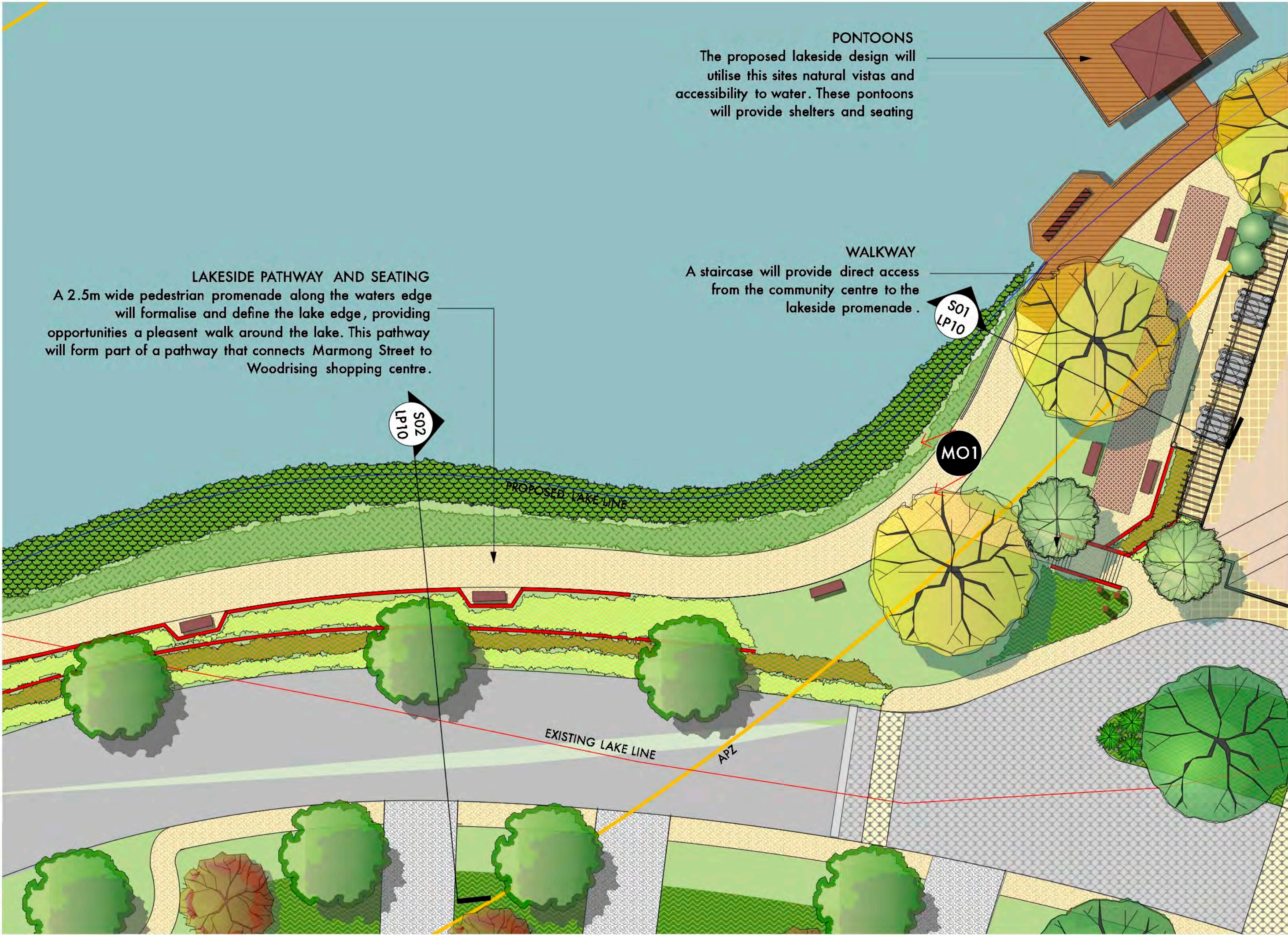




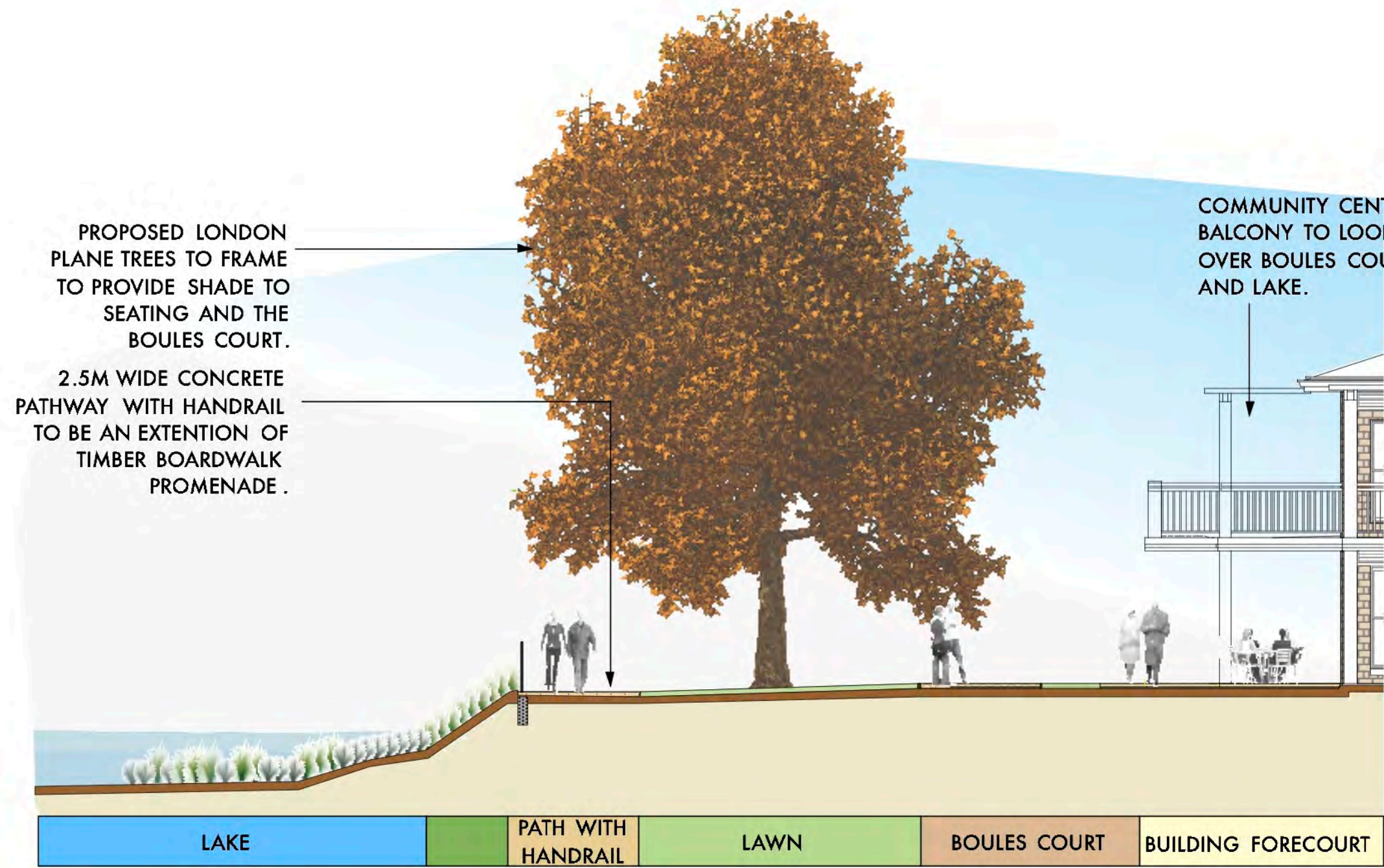
KEY PLAN @ 1:5000

LEGEND

- Platanus acerifolia Plane Tree
- Cupaniopsis anacardioides Tuckeroo
- Turfed areas
- Massed planting areas
- Seating area with handrail over lake edge
- Bench seating
- Pedestrian pavement
- Pedestrian crossing
- Timber decking
- EEC (Swamp sclerophyll)



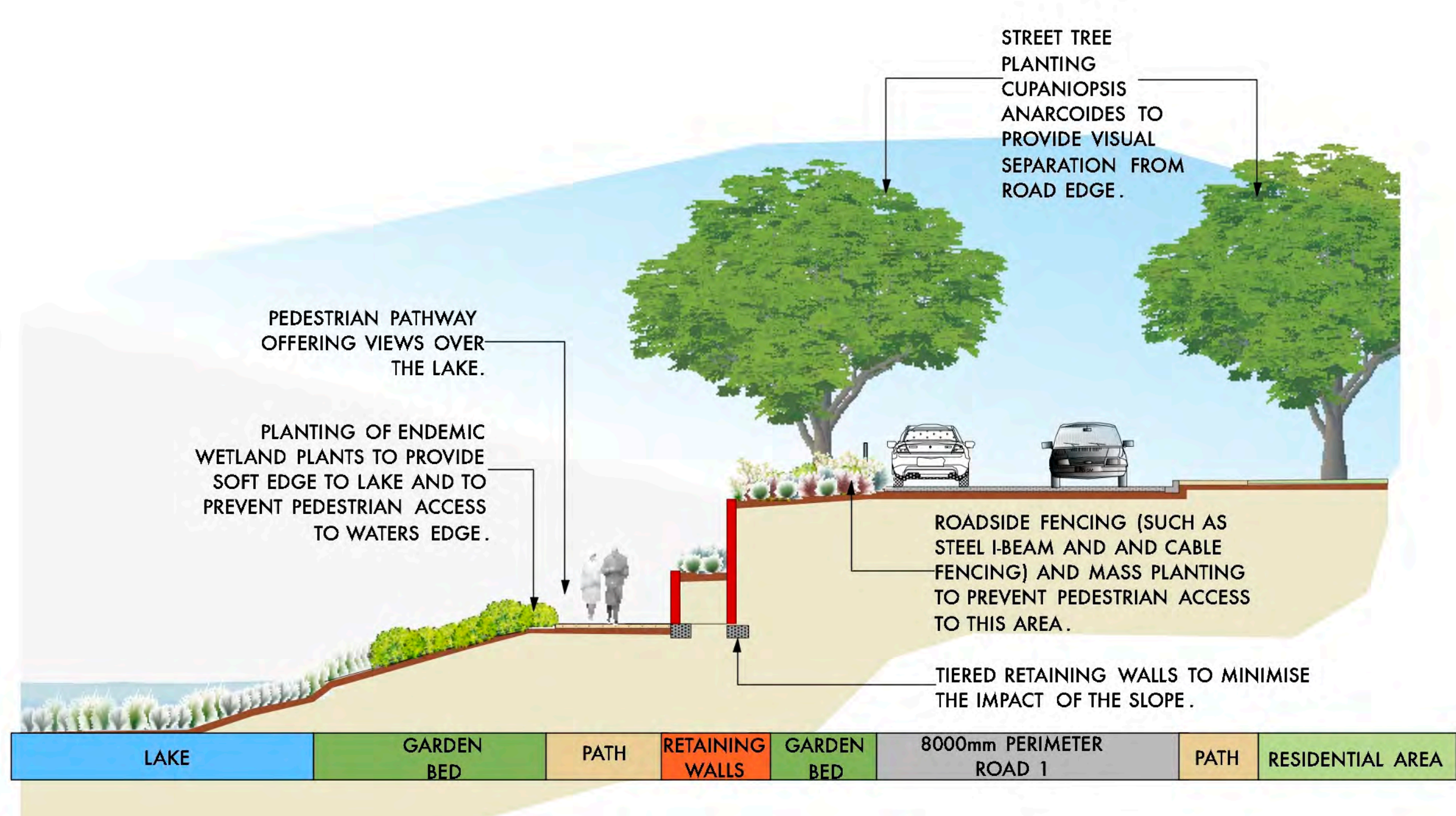
1 LAKESIDE PROMENADE DETAIL PLAN
Scale: 1:200



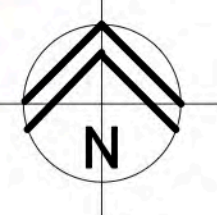
S01 LAKESIDE PROMENADE
Scale: 1:100



MO1 3D ARTISTS IMPRESSION: VIEW WEST ALONG LAKESIDE PROMENADE
Scale: 1:1



S02 SECTION: ROAD / PROMENADE / LAKE
Scale: 1:100





01
LP11
THROUGH SITE LINK WITH POCKET PARKS & REST POINTS
Scale: 1:200

POCKET PARKS AND PASSIVE RECREATIONAL NODES
Pathway nodes and rest seating areas are provided at pathway intersections within parklands which will provide opportunities for social interaction. Seating areas will be provided with the shelter of shade trees

SCREENING PLANTING
Provides privacy to residences adjoining the pocket park and passive recreational nodes

RAISED THRESHOLD
Assist in providing safe pedestrian crossing points whilst reducing traffic speeds



KEY PLAN @ 1:5000



2
LP11
THROUGH SITE LINK WITH REST POINTS
Scale: 1:200

POCKET PARKS AND PASSIVE RECREATIONAL NODES
Shelters and seating areas are provided along pathways within pocket parks. These shelters provide an alternative to larger shelters in parkland areas for smaller groups and gatherings along main pedestrian networks.

ENTRY TREES
Trees will be used to define the character of each street

SCREENING PLANTING
Provides privacy to residences adjoining the pocket park and passive recreational nodes

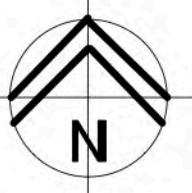
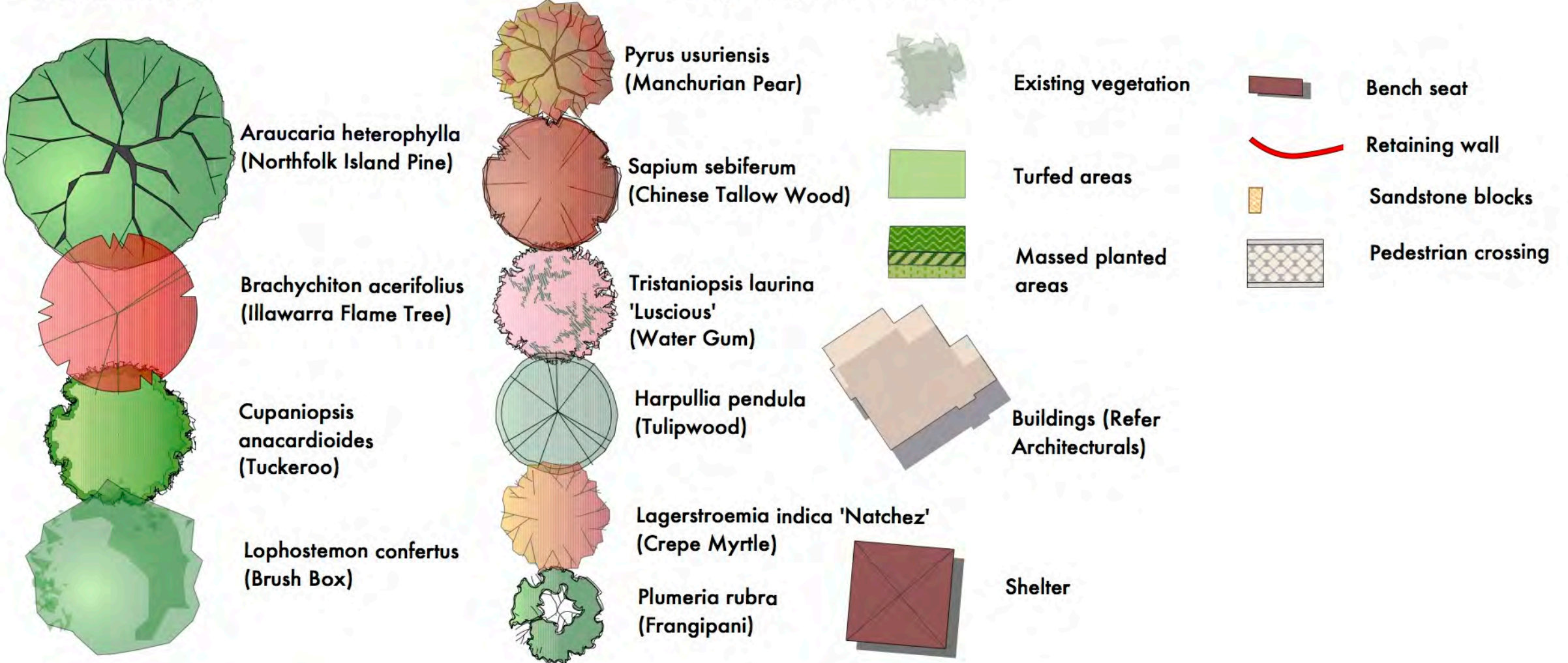


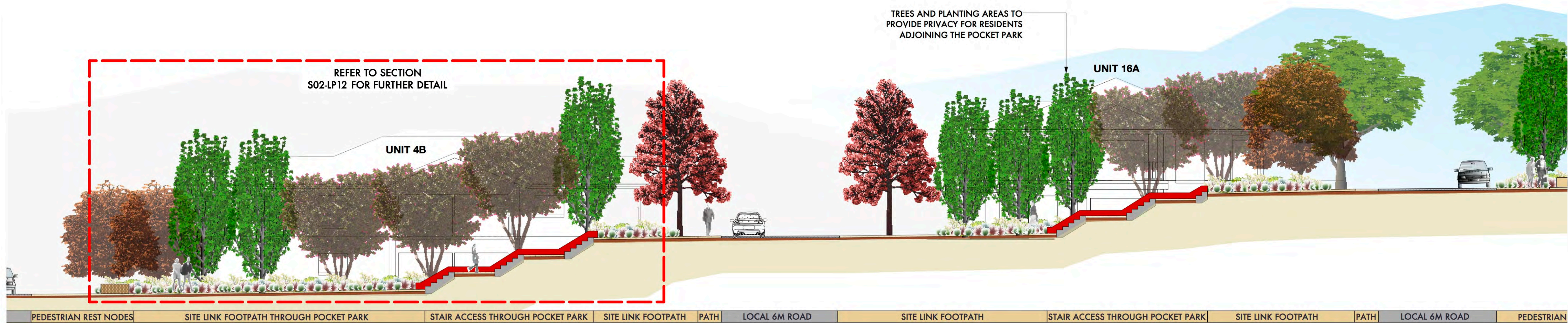
3
LP11
POCKET PARK/DISABLED ACCESS SITE LINK
Scale: 1:200

Rest Nodes offer seating at junction points for pedestrians to sit and rest, or for outdoor activities with views down over the lake. Disabled access pathways will provide universal access for residents to the bowling green & lake.

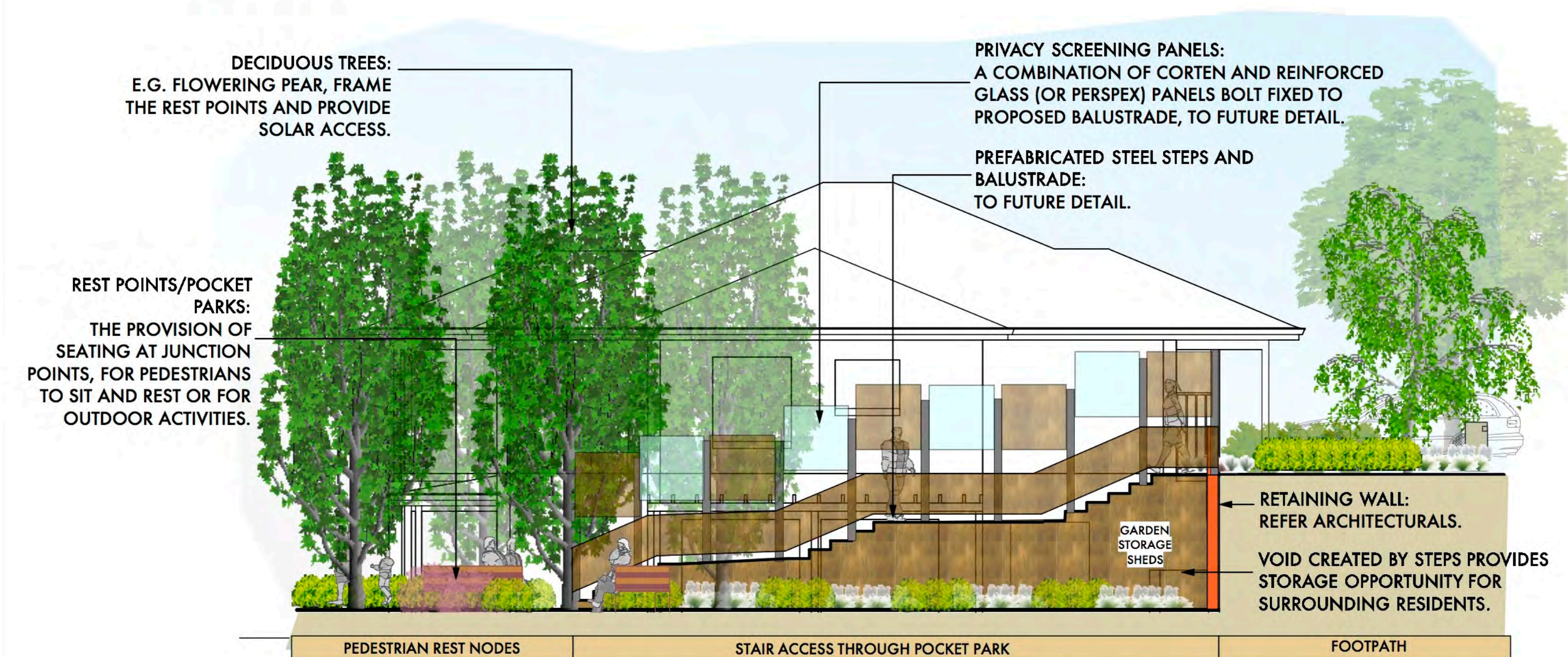
SCREENING PLANTING
Provides privacy to residences adjoining the pocket park and passive recreational nodes

LEGEND

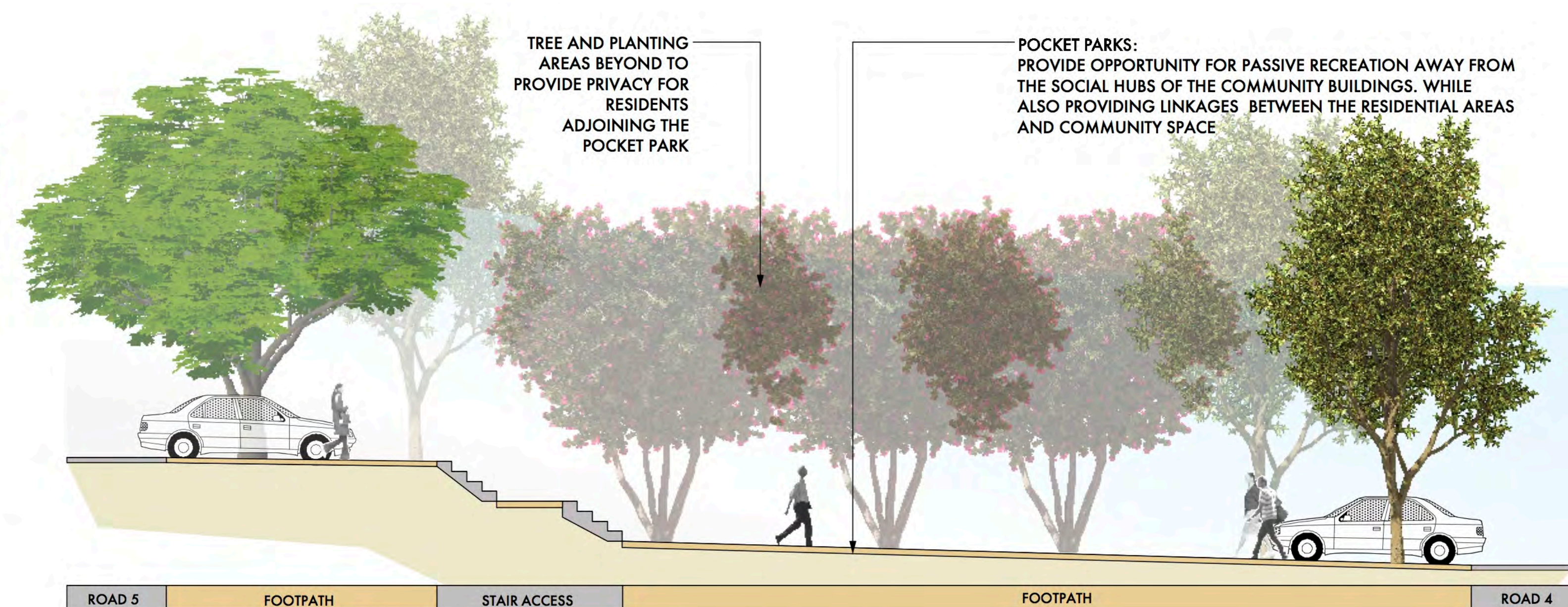




S01
LP12 SECTION: THROUGH SITE LINK STAIRS & POCKET PARK
Scale: 1:100



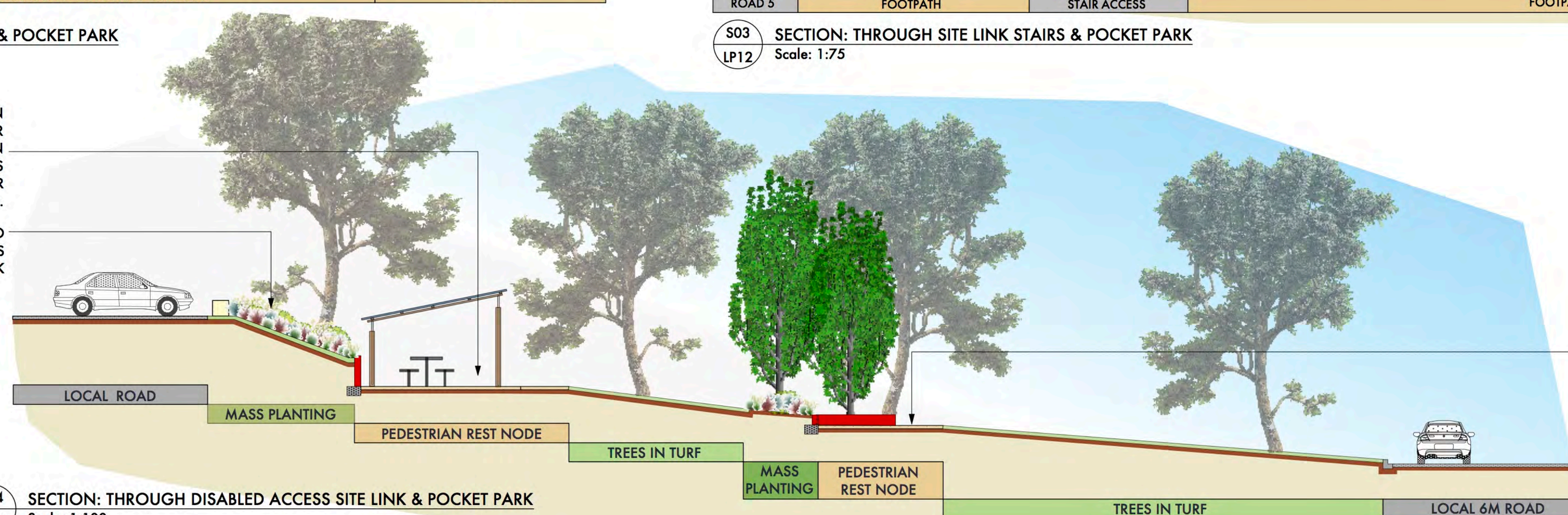
S02
LP12 SECTION: THROUGH SITE LINK STAIRS & POCKET PARK
Scale: 1:75



S03
LP12 SECTION: THROUGH SITE LINK STAIRS & POCKET PARK
Scale: 1:75

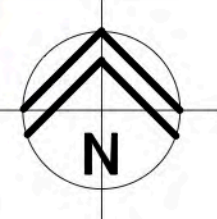
REST NODES OFFER SEATING AT JUNCTION POINTS FOR PEDESTRIANS TO SIT AND REST, OR FOR OUTDOOR ACTIVITIES WITH VIEWS DOWN OVER THE LAKE. DISABLED ACCESS PATHWAYS WILL PROVIDE UNIVERSAL ACCESS FOR RESIDENTS TO THE BOWLING GREEN & LAKE.

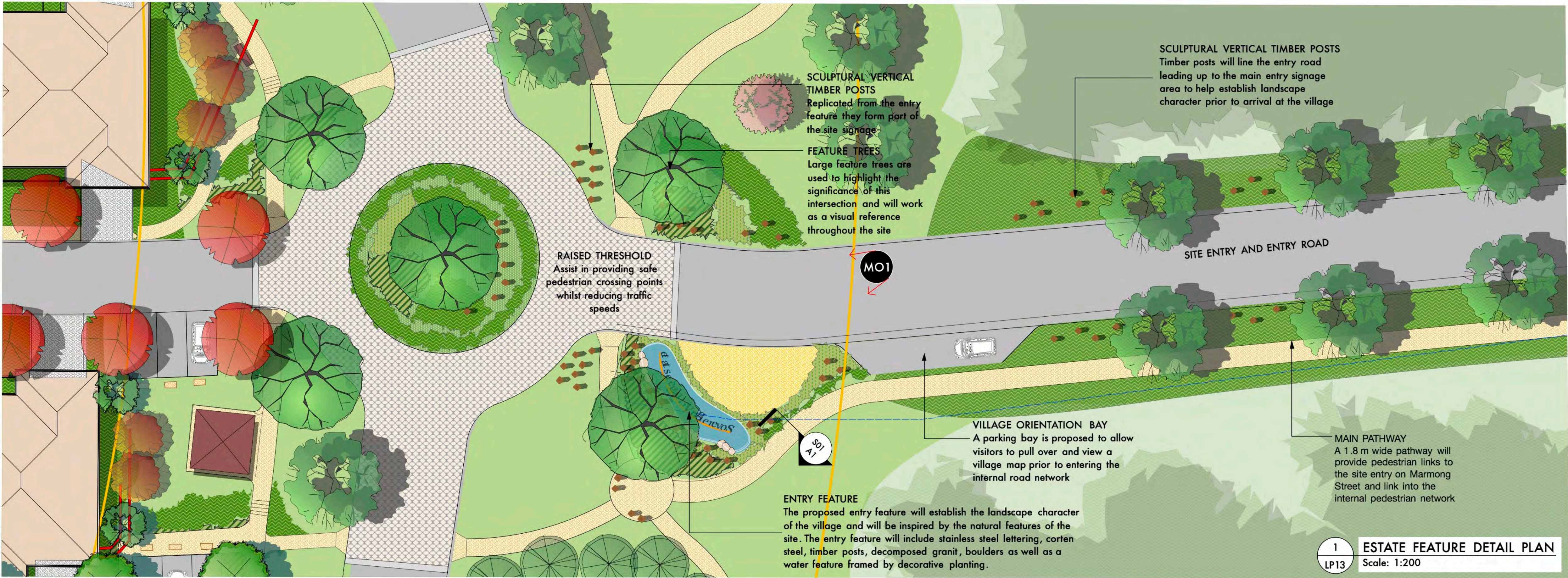
TREES AND PLANTING AREAS TO PROVIDE PRIVACY FOR RESIDENTS ADJOINING THE POCKET PARK



S04
LP12 SECTION: THROUGH DISABLED ACCESS SITE LINK & POCKET PARK
Scale: 1:100

REST NODES OFFER SEATING AT JUNCTION POINTS FOR PEDESTRIANS TO SIT AND REST, OR FOR OUTDOOR ACTIVITIES WITH VIEWS DOWN OVER THE LAKE. DISABLED ACCESS PATHWAYS WILL PROVIDE UNIVERSAL ACCESS FOR RESIDENTS TO THE BOWLING GREEN & LAKE.





S01 TYPICAL SIGN DETAIL THROUGHOUT SITE
LP13 Scale: 1:25

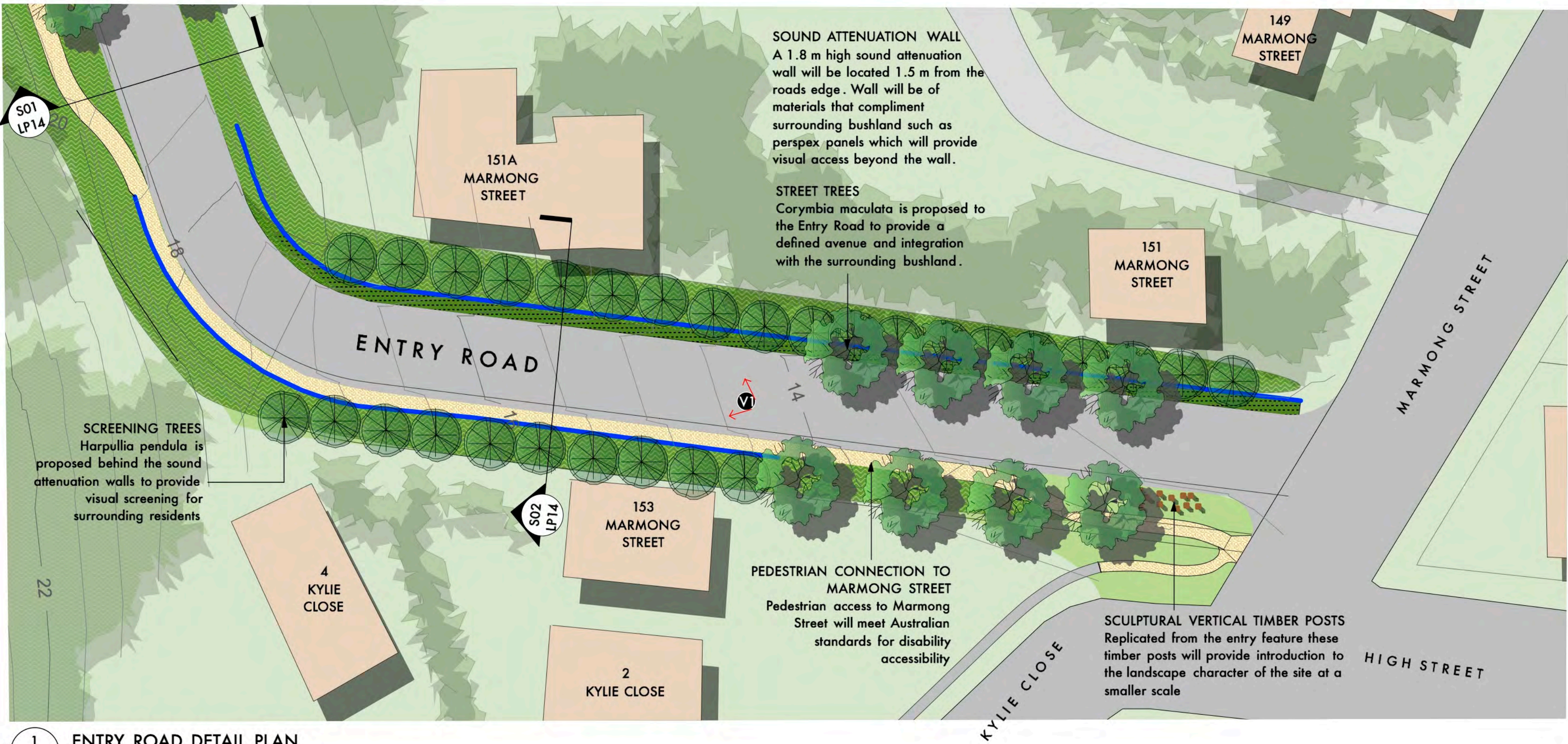


KEY PLAN @ 1:5000



M1 ARTISTS IMPRESSION: ENTRY FEATURE
LP13 Not to scale

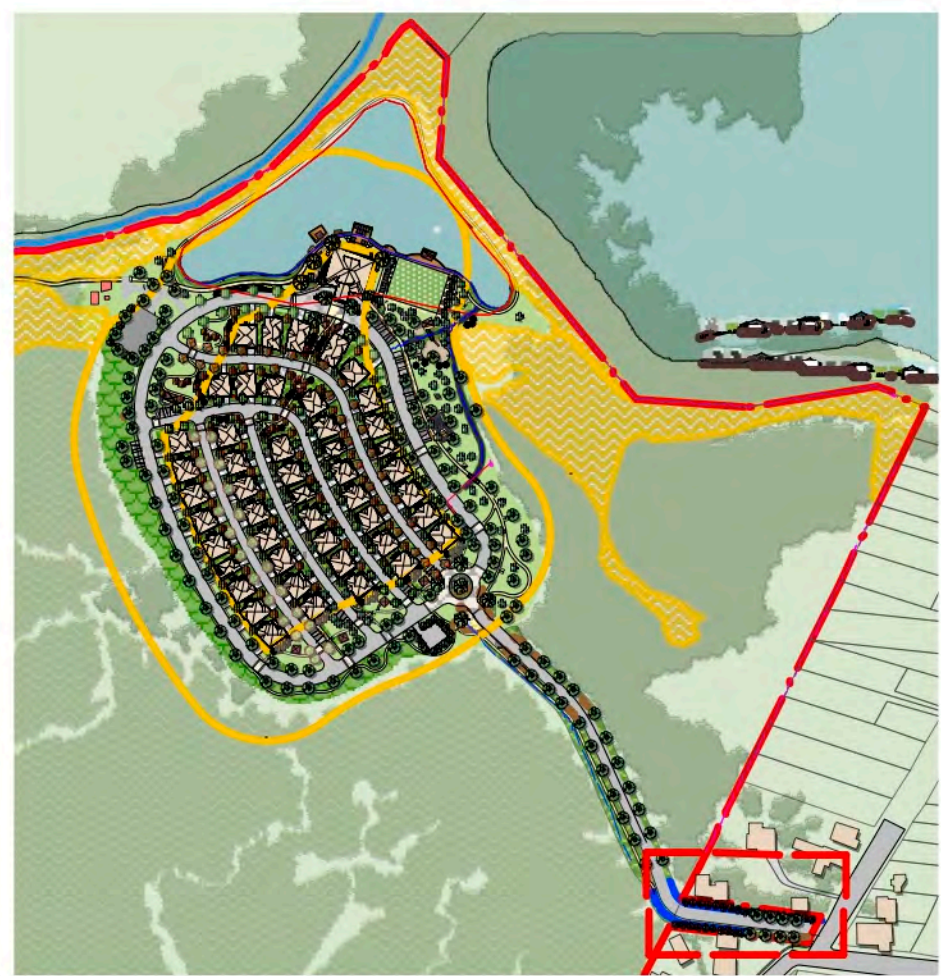




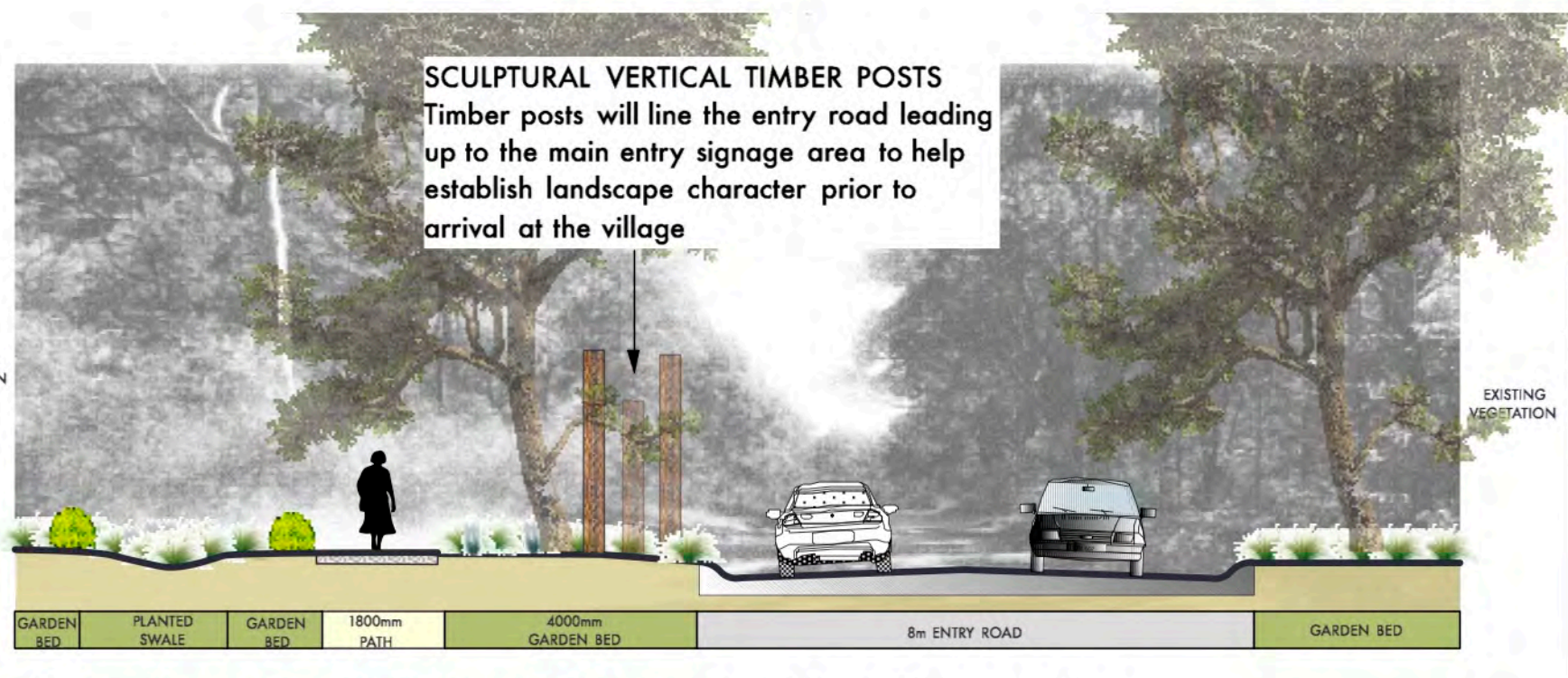
1 ENTRY ROAD DETAIL PLAN
LP14 Scale: 1:300



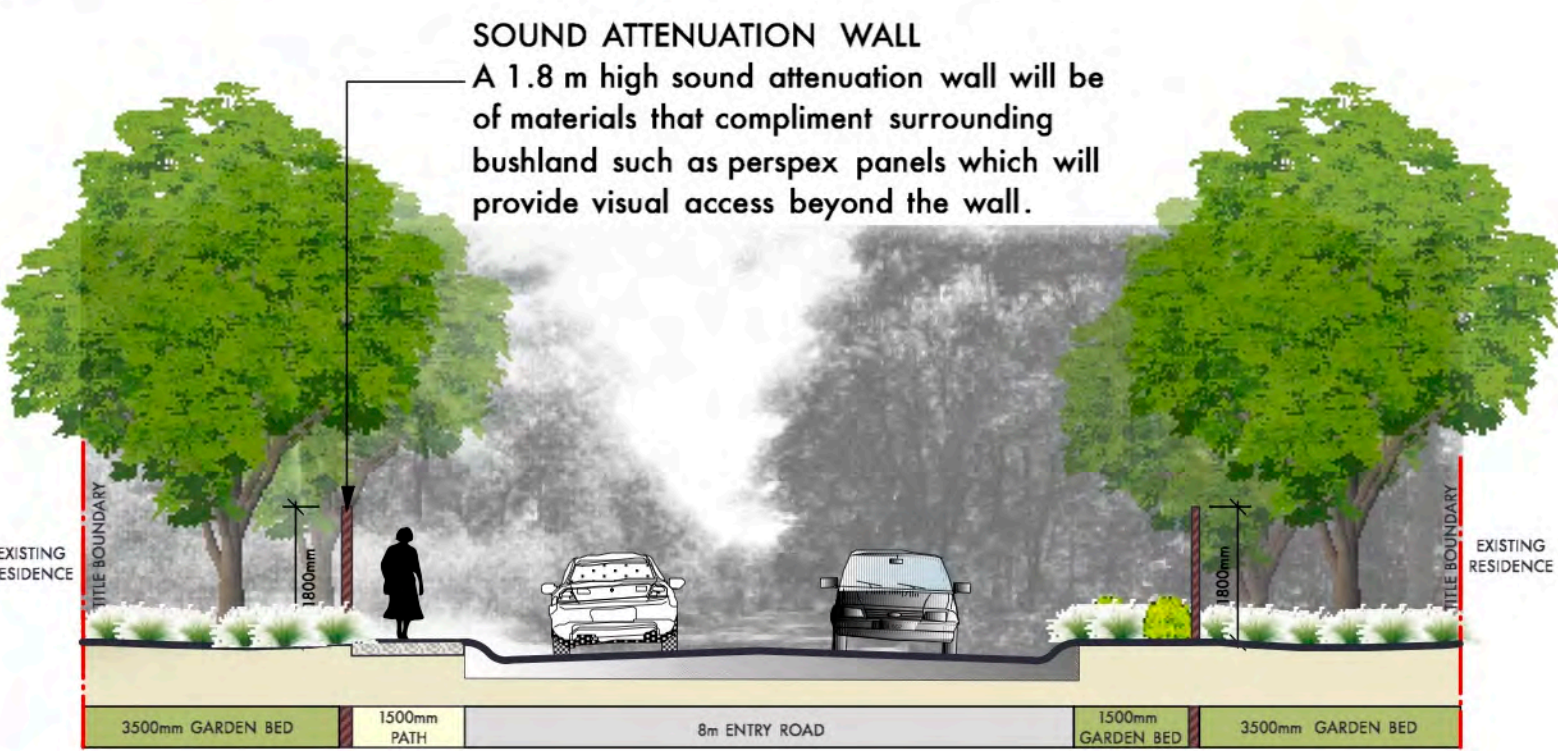
2 NOISE ATTENUATION PRECEDENT IMAGES
LP14 Not to scale



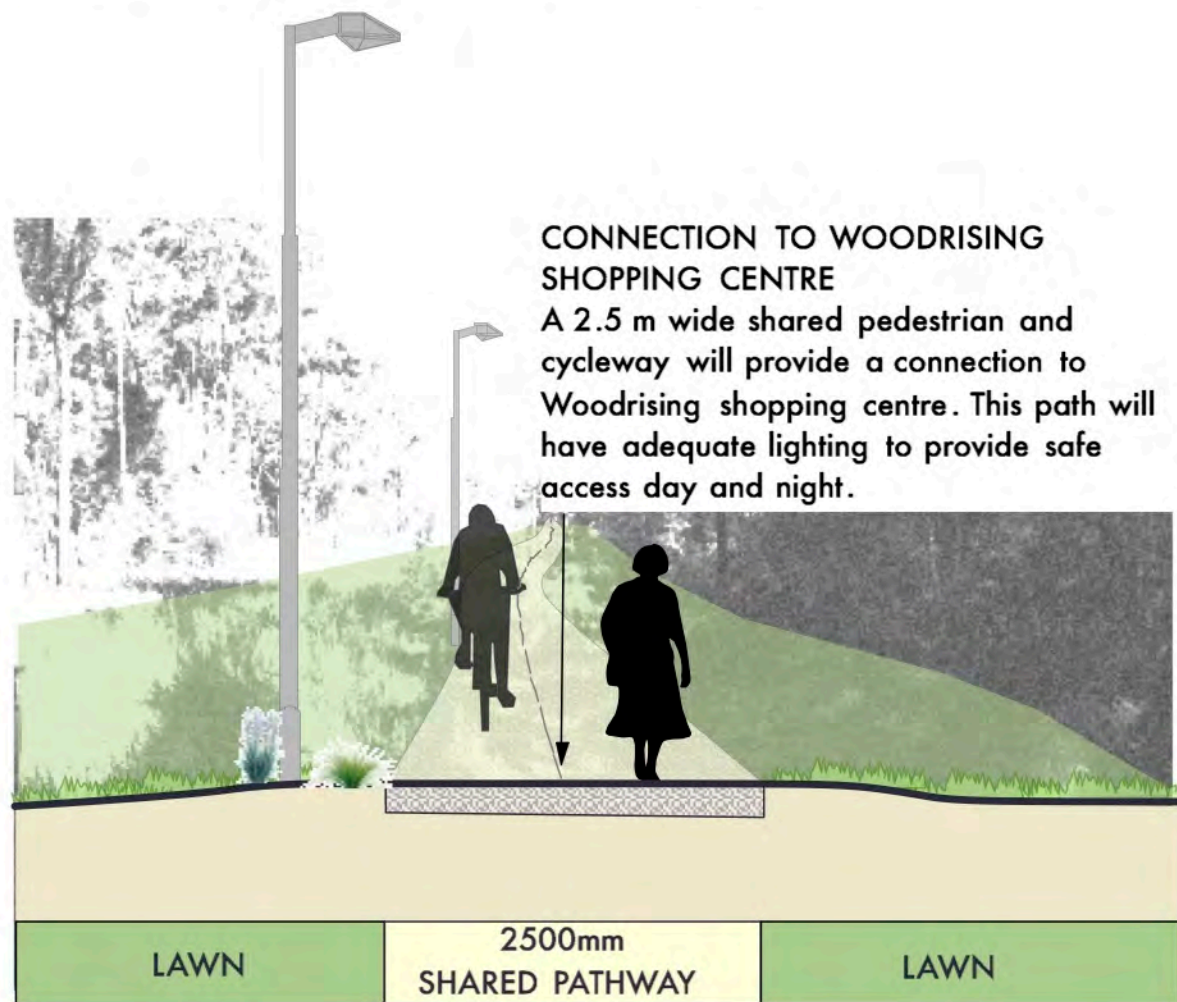
KEY PLAN @ 1:5000



S01 ENTRY ROAD & ESTABLISHING SCULPTURE THEMING
LP14 Scale: 1:100



S02 ENTRY ROAD WITH SOUND ATTENUATION WALL
LP14 Scale: 1:100



S03 SHARED CYCLEWAY TO WOODRISING SHOPPING CENTRE
LP14 Scale: 1:50 REFER MASTER PLAN LP05



V1 3D ARTISTS IMPRESSION: ENTRY ROAD
Not to scale



1 RESIDENTIAL LOTS TYPICAL DETAIL PLAN
LP15 Scale: 1:200

HEDGES: Low level hedges and ground covers will provide separation between the driveways and help to visually soften the facade of buildings.

STREET TREE PLANTING will create an identifiable theme for each street. Trees will enclose the road corridor and assist in controlling traffic.

DECIDUOUS TREE located to private gardens orientated to the north, to allow for solar access in winter.

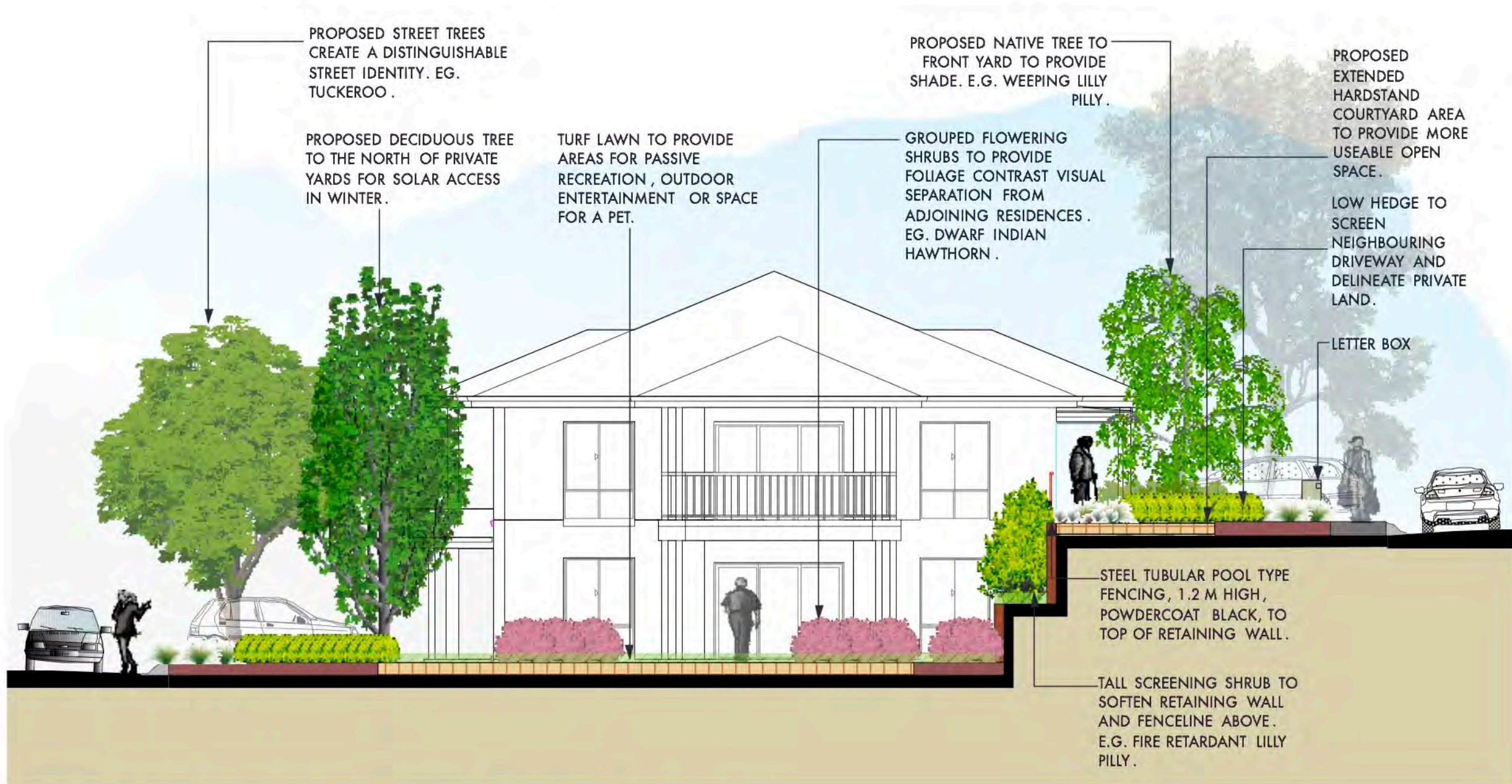
PRIVATE COURTYARDS will provide an extension of the internal living areas. Planting will enhance privacy and provide attractive views from within the units.

ACMENA 'Firescreen' hedge will provide privacy to residences, soften the fence line and is a bushfire retardant species.

ACCENT PLANTING to provide contrast to ground covers and screen private courtyards.

FENCING: A 1.2 m wide black pool fence will be provided between dwellings. Fences will define boundary whilst maintaining visual surveillance. A 1.2 m high pool fence will also be provided to the top retaining wall.

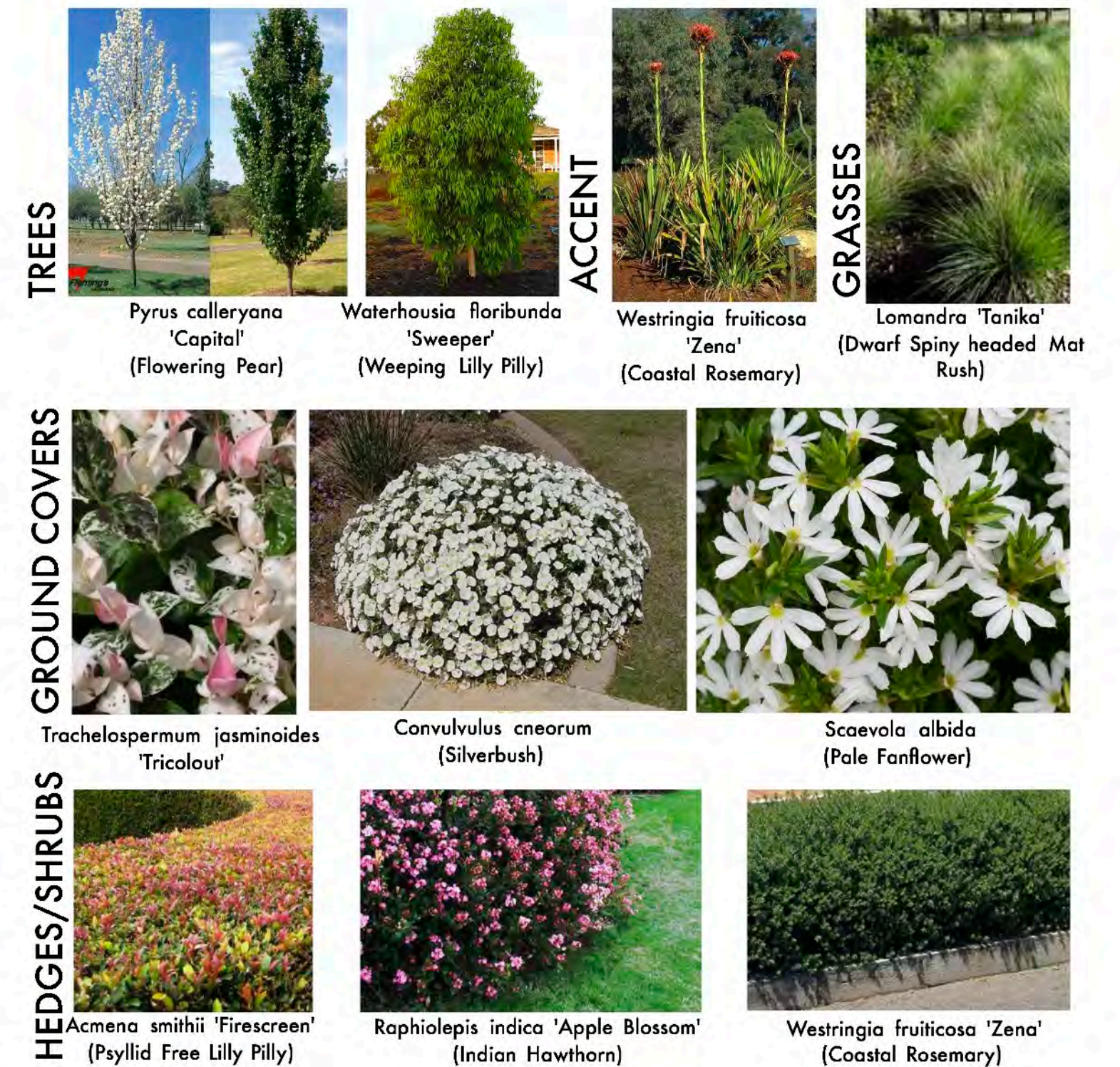
TIMBER SCREEN: A Timber screen is proposed to courtyard areas to provide additional privacy in these locations.



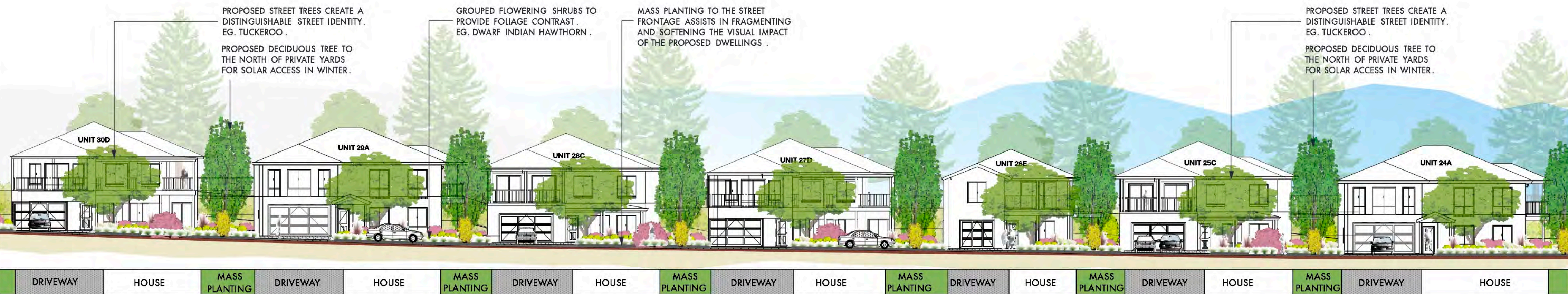
S01 TYPICAL TREATMENT OF SLOPE BETWEEN RESIDENCES
LP15 Scale: 1:100

LEGEND

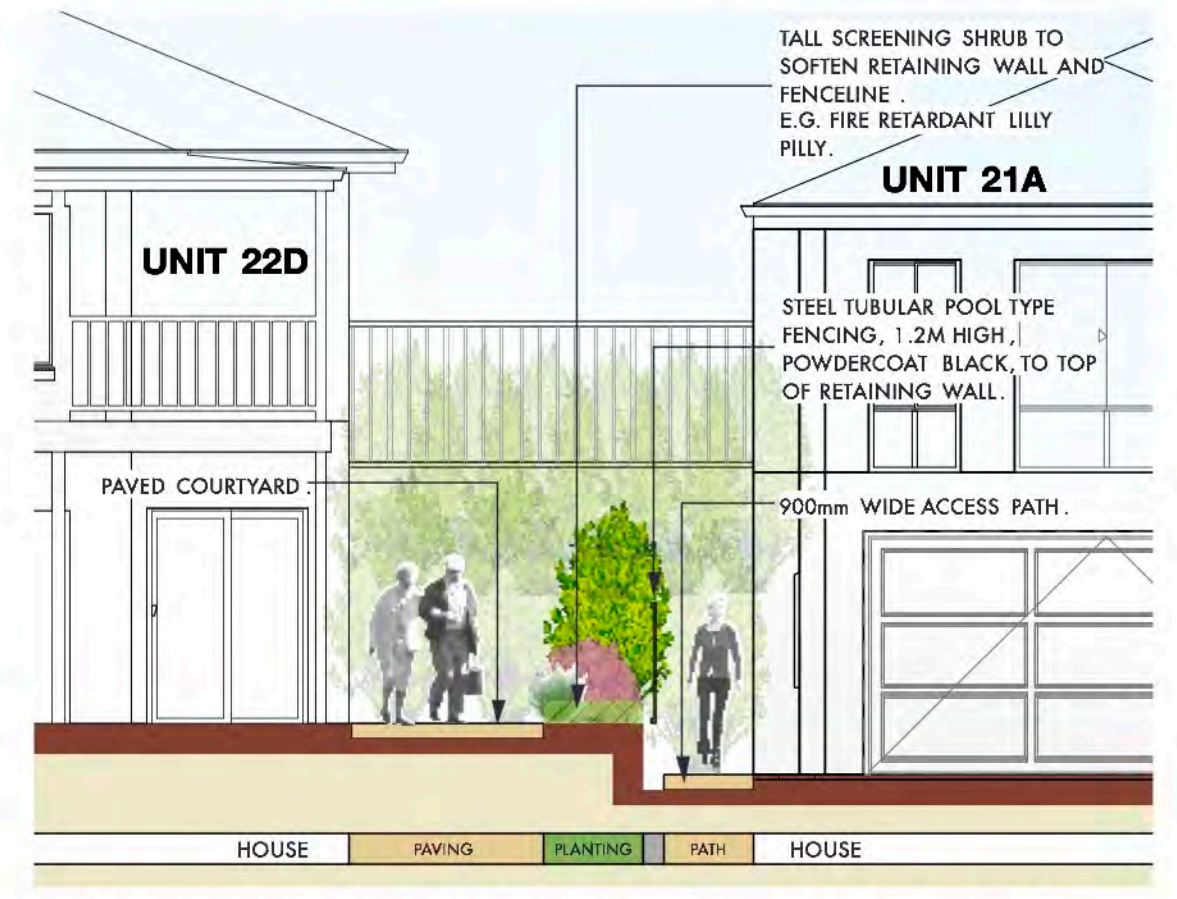
	CONICAL DECIDUOUS TREE E.g. <i>Pyrus calleryana</i> 'Capital' (Flowering Pear cultivar)		GROUND COVER MIX E.g. <i>Trachelospermum jasminoides</i> 'Tricolour' (Variegated Star Jasmine), <i>Convulvulus cneorum</i> (Silver Bush), <i>Scaevola albida</i> (Pale Fanflower)
	PROPOSED STREET TREES Varies as per street tree hierarchy - Refer Master Plan LP05.		TURF GRASS To future detail.
	SMALL NATIVE TREE E.g. <i>Waterhousea floribunda</i> 'Sweeper' (Weeping Lilly Pilly)		ROAD Refer Others.
	HIGH SCREENING NATIVE HEDGE E.g. <i>Acmena smithii</i> 'Firescreen' (Psyllid Free Lilly Pilly)		DRIVEWAY Refer Architecturals.
	LOW PRIVACY HEDGE E.g. <i>Westringia fruticosa</i> 'Zena' (Coastal Rosemary cultivar)		1.2 M WIDE PEDESTRIAN FOOTPATH
	LOW PRIVACY HEDGE E.g. <i>Westringia fruticosa</i> 'Zena' (Coastal Rosemary cultivar)		PAVED COURTYARD (EXTENSION TO PRIVATE OPEN SPACE) Refer Architecturals.
	STRAPPY ACCENT E.g. <i>Doryanthes excelsa</i> (Gymea Lily)		RETAINING WALL
	NATIVE GRASS MIX TO VERGE E.g. <i>Dianella</i> 'Border Silver', (<i>Dianella</i> Border Silver), <i>Lomandra</i> 'Tanika', (Spiny Headed Mat-Rush cultivar)		CONCRETE EDGE
			BIN STORAGE
			1200mm HIGH FENCE BLACK POOL FENCE Refer Architecturals.
			TIMBER SCREEN.



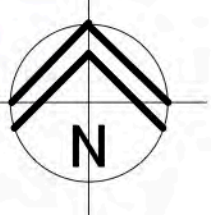
KEY PLAN @ 1:5000



S03 TYPICAL TREATMENT OF SLOPE BETWEEN RESIDENCES
LP15 Scale: 1:200



S02 TYPICAL TREATMENT BETWEEN RESIDENCES
LP15 Scale: 1:75





V1 3D ARTISTS IMPRESSION: BOWLING GREEN
LP16 Not to scale



V2 3D ARTISTS IMPRESSION: COMMUNITY CENTRE
LP16 Not to scale



V3 3D ARTISTS IMPRESSION: RESIDENTIAL COURTYARD
LP16 Not to scale



V4 3D ARTISTS IMPRESSION: STREETSCAPE
LP16 Not to scale

