



# IRON GATES DEVELOPMENT

## LANDSCAPE STATEMENT OF INTENT

17/07/2019

Issue D- For Development Approval

Lot 163 DP 831052, Lots 276 and 277 DP 755624, Crown Road Reserve  
between Lots 163 DP 831052 and Lot 276 DP 755724, Crown Foreshore  
Reserve and Iron Gates Drive, Evans Head NSW

**PLUMMER & SMITH**



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## INTRODUCTION

The subject site is located in Evans Heads, approximately 2 km from the Town's commercial precinct and 16km from the Pacific Highway. The site is directly adjacent to Evans River. The proposal is for One Hundred and eighty four (184) Lot Subdivision including:

- One Hundred and Seventy Five (175) Residential Lots;
- Three (3) Residue Lots
- Four (4) Public Reserves
- One (1) Drainage Reserve
- One (1) Sewer Pump Station Lot
- Upgrading of Iron Gates Drive
- Demolition of Existing Structures Onsite
- Subdivision Work including road works, drainage, water supply, sewerage, landscaping and embellishment work and street tree planting

Lot 163 DP 831052, Lots 276 and 277 DP 755624, Crown Road Reserve between Lots 163 DP 831052 and Lot 276 DP 755724, Crown Foreshore Reserve and Iron Gates Drive, Evans Head NSW

The landscape character for the proposed development is guided by the existing site conditions and its relationship to its surrounds, in particular to Evans River and its riparian zone.

The open space dedication for the proposed residential development comprises of streetscapes and parklands, including a turfed stormwater bio swale, play areas and recreational linkages. The design intent is to connect the open space areas within the water front linear park, optimise environmental values, create recreational activity nodes, protect and enhance existing riparian vegetation. An ecological restoration plan shall be provided to Council for approval at a future phase, prior to the issue of a Construction Certificate.

An average 40m setback has been proposed to the Evans River foreshore. This area will be revegetated and maintained as public open space, promoting usability of the foreshore and visual buffering between the urban footprint

Dry vegetation types shall be avoided particularly within Bushfire Prone areas, this masterplan Incorporates Native Flora which is either regionally or locally endemic

The following report provides a summary of the development integrated design approach aligned to achieving the developer's vision and it includes soft and hardscape elements, plant selection and suggested materials, furniture and finishes.





## KEY

	Residential zone		High Ground on River Edge
	River Front   Riparian Vegetation		Main Views of the water
	Existing Vegetation to be retained   Natural Threshold to the development		Future location of proposed roads
	Shell Midden		Main Entry Road
	Main Entry Point		

## LANDSCAPE INTENT NOTES

The Landscape and Open Space areas of the Iron Gates development will be an important part of the future community. Open Spaces will be established to foster community and environmental health.

Crime Prevention through Environmental Design will guide landscape treatments in public open space areas and streets.

The overarching project objectives are as follow;

- Provide informal opportunities for passive recreation and nature appreciation, promoting health and wellbeing of residents;
- Provide an area for active and safe pedestrian recreation access through the site, including a 2.0m path along the river;
- Enhance the natural environment through the site;
- Protect Local Heritage items in accordance with the Cultural Heritage assessment.
- Provide pedestrian connectivity within the site;
- Provide buffers to ecologically significant areas;
- Revegetation and rehabilitation works will be undertaken within proposed reserve areas to ensure environmental values are retained. This includes landscape works in Proposed Lot 183 and the road reserve to the south of the site to create an attractive and landscaped open space interface with the Evans River and protect an aboriginal cultural heritage site (shell midden).
- Provide safe, functional and visually pleasing streetscapes; and
- Provide for stormwater treatment to ensure downstream environments are not compromised.

Detailed Design of areas such as the public open space areas, the bio-retention basins will be undertaken during the documentation phase. Refer to the plant palette for a list of plant species proposed for use in each of these areas.

## IRON GATES DEVELOPMENT

2.0 SITE ANALYSIS + LANDSCAPE INTENT NOTES



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View to Evans River



Existing vegetation



Future development zones



Evans River



Existing riparian vegetation









## LEGEND

- |        |   |  |
|--------|---|--|
| ← 01 → | → | Backhousia citriodora   Lemon Scented Ironwood   |
| ← 02 → | → | Cupaniopsis anacardioides   Tuckeroo             |
| ← 03 → | → | Harpulia pendula   Tulipwood                     |
| ← 04 → | → | Lophostemon confertus   Brush Box                |
| ← 05 → | → | Stenocarpus sinuatus   Queensland firewheel tree |



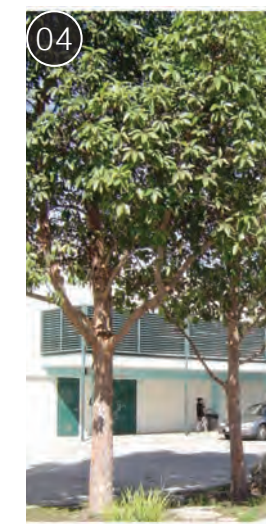
Backhousia citriodora



Cupaniopsis anacardioides



Harpulia pendula

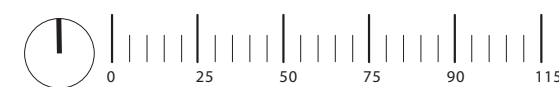


Lophostemon confertus



Stenocarpus sinuatus

## IRON GATES DEVELOPMENT 3.1 STREET TREE MASTERPLAN



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**LEGEND**

2.0m wide Park Footpath  
 1.5m wide footpath

No works to be undertaken in this area.  
 Resumed land vested in fee simple in  
 the Minister for Public Works as per  
 Government Gazette dated 11 May 1894







## LEGEND

- 01 Proposed playground to be terraced and include slope as part of the play theme. Levels to be resolved in detailed design phase
- 02 Proposed 2.0m path to connect and create areas for passive recreation, nature appreciation
- 03 Shell midden area to be protected in accordance with cultural heritage assessment
- 04 Proposed Turfed Bio Swale, Refer engineering documentation for filtration system
- 05 Proposed Shelter and picnic areas
- 06 Proposed boardwalk across bio swale to connect nature trail with the development
- 07 Possible access to the water
- 08 Amenities building to be detailed in detailed design phase

A detailed Cultural Heritage Assessment has been undertaken for the site. This has included consultation with representatives of the traditional land owners and ongoing community consultation processes. The assessment identified a shell scatter I midden within the south of the site, adjoining the foreshore area. No works are proposed over this culturally significant site. In addition to the protection of the shell midden, the proposed setback from the foreshore area will ensure views along the river are not impeded by residential









Cost effective and robust materials



Toilet block facilities



Picnic and BBQ Shelters



Native street trees link remnant bush to the estate



Lightly exposed concrete path



Poroposed seat

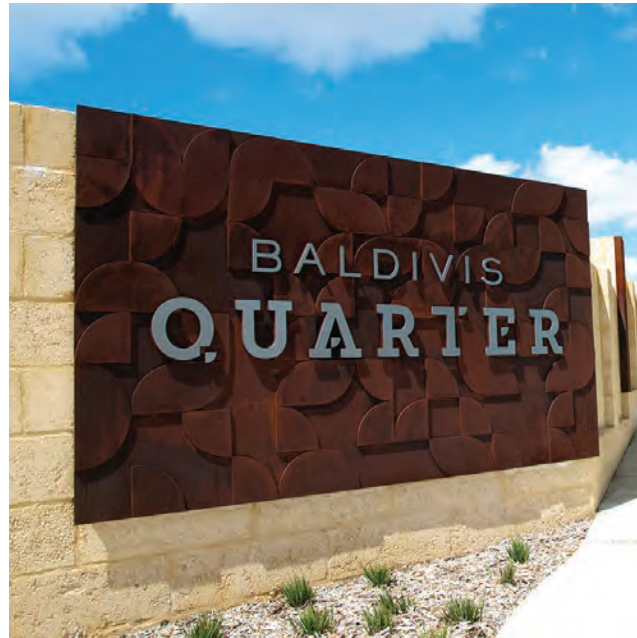


Boardwalk to turf swale



Park furniture to be cost effective and robust





## IRON GATES DEVELOPMENT

5.0 ENTRY STATEMENT EXEMPLARY IMAGES

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BABINGTONIA virgata



CHRYSOCEPHALUM apiculatum



HYMENOCALLIS litoralis



DIANELLA caerulea



HARDENBERGIA violacea



LOMANDRA longifolia



MYOPORUM parvifolium



SCAEVOLA aemula



VIOLA hederacea



PITTOSPORUM revolutum

## IRON GATES DEVELOPMENT

### 6.1 PLANTING PALETTE - PROPOSED GROUNDCOVERS

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AUSTROMYRTUS dulcis



ALPINIA caerulea



BABINGTONIA bidwilli



BANKSIA spinulosa



DORYANTHES excelsa



GREVILLEA C.V. 'Moonlight'



SYZYGium C.V. 'Cascade'



WESTRINGIA fruticosa



BANKSIA robusta



XANTHORRHOEA australis

## IRON GATES DEVELOPMENT

### 6.2 PLANTING PALETTE - PROPOSED SHRUBS

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BAUMEA rubiginosa



CAREX appressa



DIANELLA brevipedunculata



GAHNIA sieberiana



IMPERATA cylindrica



FICINIA nodosa



JUNCUS usitatus



LOMANDRA hystrix

### TYPICAL BIO-BASIN PLANT SCHEDULE

Botanical Name	Common Name
BAUMEA rubiginosa	Soft Twigrush
BOLBOSCHOENUS caldwellii	Marsh Club Rush
CAREX appressa	Tall Sedge
DIANELLA brevipedunculata	Flax Lily
GAHNIA sieberiana	Red Fruited Saw Sedge
IMPERATA cylindrica	Blady Grass
FICINIA nodosa	Knobby Club Rush
JUNCUS sp.	Common Rush
LEPIDOSPERMA laterale	Variable Saw Sedge
LOMANDRA 'Tanika'	Tanika
LOMANDRA hystrix	Mat Rush
MYOPORUM parvifolium	Myoporum



The Engineering Services and Civil Infrastructure Report (dated 12 November 2018) by Hyder consulting proposes to treat exposed cuttings with green walls, using a precast concrete crib wall construction. A Concrib crib wall can be planted with flowers, shrubs, or creepers, using the spaces in the face of the wall. This allows the wall to blend in with any existing or proposed environment. The following plant species are proposed:



Bees Nees “Bambino” Bougainvillea



Miski “Bambino” Bougainvillea



LOMANDRA nyalla



LOMANDRA tanika



LOMANDRA confertifolia ‘Crackerjack’



GREVILLEA Royal Rambler



GREVILLEA Cherry Cluster



DIANELLA revoluta



PARARISTOLOCHIA praevenosa



PARARISTOLOCHIA laheyana