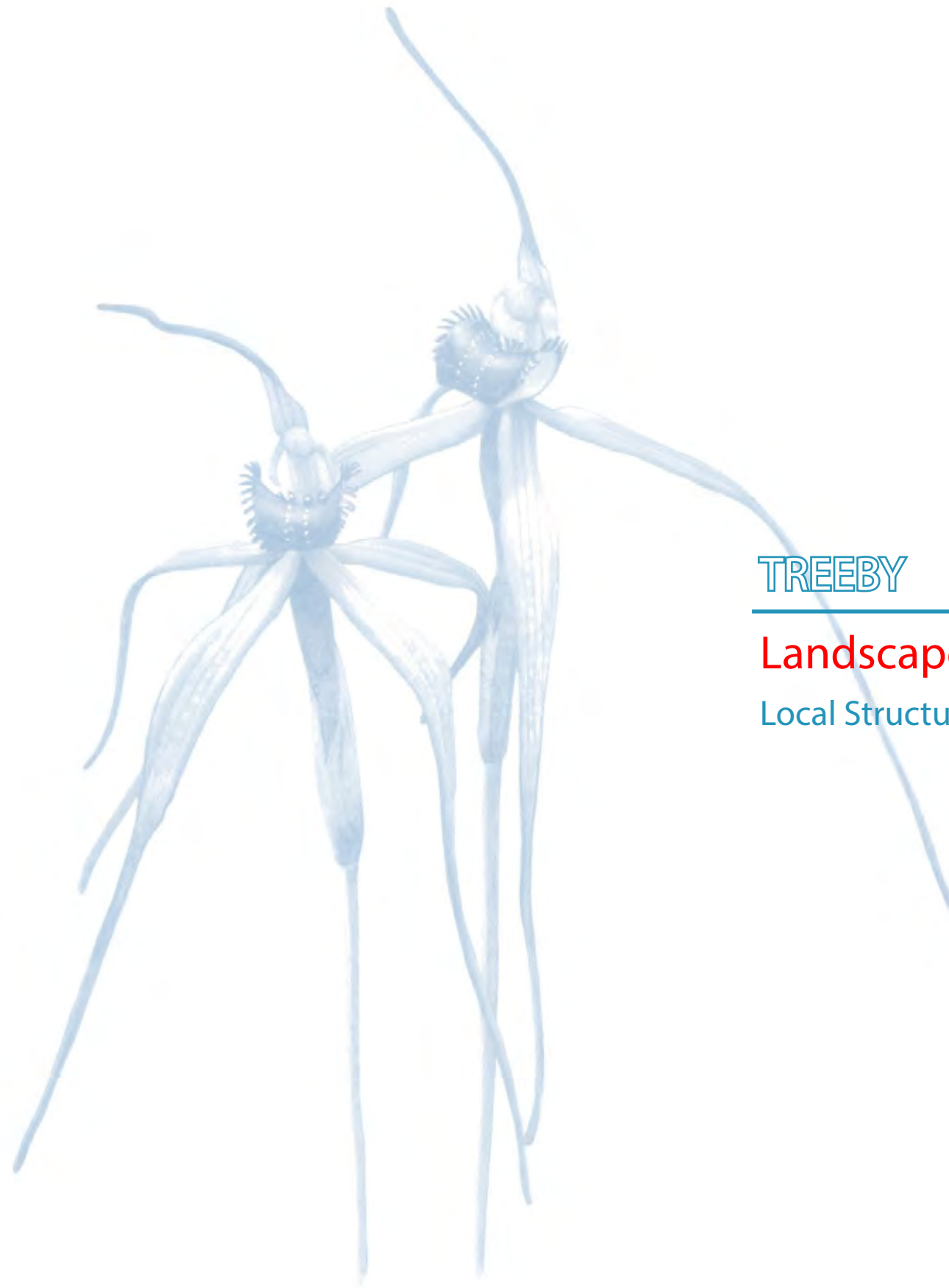




TREEBY

Landscape Master Plan 25/11/19

Local Structure Plan

Disclaimer

This document is published in accordance with, and subject to an agreement between EPCAD Pty Ltd (EPCAD) and the client for whom it has been prepared for, Perron Group ('Client')

Any person or organsiation that relies on or uses the document for purposes or reasons other than those agreed by EPCAD and the Client without first obtaining the prior written consent of EPCAD, does so entirely at their own risk and EPCAD denies all liability in tort, contract or otherwise for any loss, damage or injury of any kind whatsoever (whether negligence or otherwise) that may be suffered as a consequence of relying on this document for any purposes other than agreed with the client.

Quality Assurance

EPCAD utilies a comprehensive range of quality control measures in all aspects of the company's operation equal to Qality Assyrance ISO 9001:2008. An internal quality review process has been applied to each project task undertaken by us. Each document is carefully reviewed by core members of the consultancy team and signed off at Director level prior to issue to the client. Draft documents are submitted to the client for comment and acceptance prior to final production.

Document No: B1006-LSP-ISSUE 5 - Rev D 10/08/22

Issue	Issue to	Date	Reviewed	Approved
B1006-LSP-Draft	Perron	12/11/19	RM	KL
	CLE	12/11/19	RM	KL
B1006-LSP-Rev A	Perron	14/11/19	RM	KL
	CLE	14/11/19	RM	KL
B1006-LSP-Rev A	Team	15/11/19	RM	KL
B1006-LSP-Rev B	Team	25/11/19	RM	KL
B1006-LSP-Rev C	360	20/01/22	RM	KL
B1006-LSP-Rev D	EWB	10/08/22	RM	KL
	CLE	10/08/22	RM	KL



Introduction	p. 4
1 Landscape Analysis	p. 5
1.1 Existing Landscape	p. 6
1.2 Landscape Context	p. 7
2 Landscape Approach	p. 8
2.1 Landscape Approach	p. 9
2.2 Health and Wellbeing of the Community	p. 10
2.3 Vision Plan	p. 11
3 Landscape Typologies	p. 12
3.1 Overall Landscape Masterplan	p. 13
3.2 The Activity Park	p. 14
3.3 The Lake Park	p. 15
3.4 The Arrival Experience	p. 16
3.5 The Interface with Bush Forever	p. 17
3.6 The Streetscapes	p. 20
4 Plant Palette and Irrigation	p. 22
4.1 Plant Palette	p. 23
4.2 Site Irrigation Requirements	p. 24



This report describes the landscape infrastructure, open spaces and public realm uses of the proposed community at Lot 705 and 707 Armadale Road Treeby.

The Treeby development adopts a landscape approach that will provide the resident community with a diverse range of high quality open spaces, reserves, parks and public realm experiences. Places will include space for active recreation, passive repose and relaxation, play and walks all set within a distinctive character that defines this community.

The approach also integrates community development initiatives and placemaking within the planning and design of the landscape. The open space framework is planned to facilitate and accommodate change and evolution of use to reflect the emerging community needs and expectations.

The plans have been subjected to rigorous review and development through project visioning exercises, community feedback and innovation workshops. The landscape plan has been developed in consultation with all other disciplines such as engineering, planning, hydrological, and environmental. Consultation with the bushfire consultant was paramount to ensure the bushfire threat is considered and design features are included to minimise bushfire threat to the community.

This document therefore sets out guidance for the delivery of a quality open space and streetscape network establishing a valued urban environment for the new community in this location.

one

1 Landscape Analysis

1.1	Existing Landscape	p. 6
1.2	Landscape Context	p. 7



1.1 Existing Landscape

The existing character of the location reflects its historical use in brickmaking and the excavation of the base resource. The topography of the site is dominated by various excavations which are in contrast with retained levels identified as Bush Forever sites. The large areas of remnant bushland standing proud of the disturbed landscape can be observed as skyline features from parts of the site.

The old use has left much of the site as a disturbed landscape. In many areas, brick rubble is evident at the surface being testimony to the historic use. There has been regrowth of vegetation including some larger trees especially around ponds. The water bodies that have been the result of excavations are superficially a feature however set challenges if they are to be incorporated within the new urban landscape.

The majority of good quality existing trees are around the southern waterbody with some additional ones punctuating the degraded and debris strewn landscape.

The larger northern waterbody is devoid of any vegetation, presenting a sandy shoreline and sand hills surrounding it. There are some Acacia bushes in small pockets where the ground has not been disturbed to the same extent as the older excavations.

Although the site presents as highly disturbed with remnant bushland, areas of brick rubble, sand hills vehicle tracks, some specific areas of old machinery and abandoned cars, it does have attributes that have been identified for retention and referencing within the landscape design.



1.2 Contextual Landscape

The surrounding landscape character can be summarised as being in transition. What was previously rural is now being urbanised with new major road infrastructure, housing developments, commercial and industrial developments contrasting with retained remnant bushland and special rural lifestyle blocks.

The southern boundary is dominated by the dual carriageway and earthworks of the Armadale Road corridor. This busy road has yet to mature and has no mature vegetation associated with it. It is therefore a new element within the landscape and will be sometime before it positively contributes to the landscape character of the district.

Further south the contextual landscape presents a view of low woodland which is formed by the matrix of mature perimeter trees that envelop large special rural residential blocks. This vegetative framework effectively screens residences and forms a strong visual edge running alongside Armadale Road.

To the west, the land is zoned urban and yet to be developed being an area of disturbed land with sparse regrowth vegetation across it. The developing community of Calleya lies further west and presents a typical new suburb of low rise residences set within a streetscape that is still to attain any great tree framework.

The north is bounded by power transmission lines which are a dominant feature in the landscape, particularly close up, and will always be subject to management which complies with Western Power's requirements. The north east is an area of special rural living, with more mature trees and a broad open nature of a gently rolling landscape.

East of the planned community, there is a Bush Forever site which is partially degraded and devoid of vegetation but generally covered with low woodland. The Rose Shanks Reserve forms part of the Jandakot Regional Park and Bush Forever Site 390. It is an important ecological area of bush that is being restored as part of the Jandakot Airport expansion offsets project.

In this location also is the Cockburn-Fremantle Pistol Club. This is a secure area defined by low bunding and perimeter mature trees excluding views into this site and so the perimeter trees are the defining element in the landscape.

two

2 Landscape Approach

2.1	Landscape Approach	p. 9
2.2	Health and Wellbeing of the Community	p.10
2.3	Vision Plan	p.11

2.1 Landscape Approach

The new landscape is planned to reference some of the historical use, adopt an innovative way of managing urban water but most importantly deliver places that are a catalyst and venue for community development, health and wellbeing.

Through analysis of the site and coordination with planners and engineers, a concept open space framework has been devised to optimise the sites attributes and create a new distinctive urban landscape. Places are created from remnant features of value such as waterbodies, associated existing trees and the important interface with the surrounding bush forever.

The public open space strategy therefore comprises a number of landscape typologies based upon key existing site features and the need for quality environments within the proposed urban setting. The arrangement of open space and landscape elements creates useable pedestrian and cyclist circulation routes while reinforcing an obvious legibility within the neighbourhood. New view corridors and landmarks are created within the public realm to inform users and aid in legibility of place.

The landscape typologies identified and proposed are as follows;

- The Activity Park
- The Lake Parkland
- The Entry Experience
- The Interface with Bush Forever
- The Streetscapes

Each landscape typology defines the place and is to be designed to facilitate uses and opportunities that aid community development as well as providing an early open space asset. The landscape will seek to provide the best possible outcome for the urban environment with a managed demand for irrigation that will be an integral part of the urban water management system. Irrigation will be directly related to vegetative structure with an aim to reduce micro climate temperatures of streets and parks.

A major consideration in the landscape masterplan is the unique treatment of streets to bring walkability, safety and friendliness. The entry to this community off Armadale Road provides an immediate character narrative, with a green, lush street leading the eye to the main park. This narrative will continue through the street design and present a series of green path networks, bringing character to the streets and delivering the community to their parks and reserves.

The overall principles for the open spaces are:

- Places, parks and streets, to instil wellbeing in the user
- Street tree planting to ameliorate urban heat island effect
- Provide logical connections throughout all areas of residential development
- Provide new landmark views and relationships that assist in orientation and legibility
- Create highly utilised and valued open spaces that are venues and catalysts for community development
- Provide a landscape environment that considers bushfire threat and is designed to minimise the bushfire threat to the community.
- Provide diverse spaces from highly naturalistic related to the retained bushland to managed parkland incorporating play, community and family facilities
- Provide a hierarchy of walks and circuits, from short walks through the more manicured parklands and extending into longer walks through bushland for those more adventurous
- Integrate planned urban water management into valued open spaces in accordance with the LWMS

2.2 Health and Wellbeing of the Community

In developing the LSP, the project team has been through a series of workshops and asked the question: What makes a great community?

In looking at various survey results and researching publications on the subject, the conclusion is that a great community tends to go hand in hand with a community that has good health and wellbeing. There are 5 ways to Wellbeing and they are to:

Element	Activity	Tangible things to deliver
Connect	Develop relationships, join a club, talk to neighbours, gather and communicate	• Multi-Use Community Pavilion • Coffee shop or similar with multi purpose space • Artwork for newcomer contribution • Create streets that are safe (speed and clear vision), shaded and walkable. • Mix age group activities and ensure paths pass by activities • Provide gathering spaces within the POS • Community Garden and shed • Book/ recipe swap stations
Be active	Walk, run, play, move	• Create walking trails of different lengths - many through 'controlled' parklands, some through bushland. • Fitness and Boot Camp equipment • Play equipment for all ages • Space for family games, cricket, football etc. • Exercise stations within the streets and paths • Family fun trends such as frisbee golf, bocce etc • Basket ball, scooter or pump tracks
Take Notice	Take time for you, be aware of yourself and your environment, take time to smell the roses	• Provide areas of calm and repose within the POS • Slow the spaces down through points of interest, bird hides, etc • Yoga decks • Reclining seating areas • Points of calm throughout the landscape - kinetic art or movement to capture eye, stop and watch • Sound of water - cascade
Keep Learning	Explore new things, try something new, work to achieve	• Interpretation signs throughout the landscape and walkways • Exploration and learning through play • Outdoor Classroom
Give	Acts of kindness on any level, volunteer	• Book / recipe swap stations • Community gardens • Produce Box

This spreadsheet shows ideas of how to deliver tangible places and spaces for these elements to occur in the landscape as a whole. A ‘vision’ plan was then developed to show how these elements could be brought into the landscape masterplan. The vision plan can be seen overleaf.

FOCAL TOWER AND OPEN PAVILLION

A large, covered, multi-use community space with moveable tables and seating.

Large focal feature in park.



OUTDOOR CLASSROOMS AND INTERPRETIVE SIGNAGE

Shaded, circular seating areas with an outdoor blackboard as meeting points for educating children and the community about the natural environment, health and wellbeing and sustainability.

BUSH FOREVER

Interface with bush forever will accommodate drainage within neat swales, with a meandering footpath and manicured landscape treatments to create a formal and clear transition to the natural bushland.

Potential for bush trail access points for longer, more adventurous walking.

Nature Bush Walk
Long Parkland Walk
Medium Parkland Walk
Short Park Land Walk



EXERCISE NODE

Outdoor exercise equipment or boot camp equipment set in a circuit either around the oval or in one area. Caters for all ages and abilities and to be less about sheer strength and more about tuning in to balance, posture, agility and resistance.



MULTI-GENERATIONAL ACTIVITY AREA

Designed to provide a full spectrum of play, intrigue, exploration, and education whilst encouraging movement and activity. Play for all ages, designed to be interactive and bring families together.



COMMUNITY CAFE AND HUB

Potential for a café or kiosk with outdoor seating and shade to create a meeting point for the community. Potentially linked to the sales office with a small multi-use space that can be hired for mothers groups, yoga and the like.



SAFE STREETS

Create streets that are safe, shaded and walkable to encourage neighbour interaction.

POSSIBLE FUTURE COMMUNITY FACILITY

PRIMARY SCHOOL SITE

OVAL

The hub of activity: Large sports recreation area for more formal sports activities and games.

Encourage other community weekend activities such as growers markets, kite flying days, cinema evenings, music evenings, fairs and the like.



OUTDOOR CINEMA SCREEN LOCATION

CRICKET PRACTICE NETS

PUMP STATION

PARKLAND LINK

A strong link between the two parks with mature tree planting and a feature arbor or similar. Absolute pedestrian priority and widened verge to enable this strong pedestrian link.

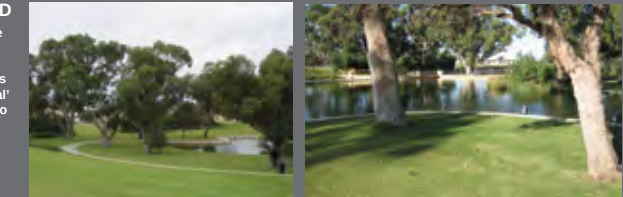
AREA OF WELLNESS

Area of intimate spaces and places of repose to encourage the community to stop, relax and take a moment. Strong link to the falling water of the cascade.



ARRIVAL PARKLAND

This part of the park to have open grassed areas with views across to the lake framed by mature trees. This provides the opening 'arrival' to the community, but is also a place to lay down in the shade of trees and relax.



WELCOME ENTRY

A green, warm, mature entry zone which has a strong sense of arrival and says 'Welcome Home you can relax now'. The entry needs to strongly present the vision and set the scene for the community within.



THE LAKE

A destination feature to walk around, sit by and view across. A place of repose, peace and calm.



BUSH FOREVER

Interface with bush forever will accommodate drainage within neat swales, with a meandering footpath and manicured landscape treatments to create a formal and clear transition to the natural bushland.

Potential for bush trail access points for longer, more adventurous walking.

Nature Bush Walk
Long Parkland Walk
Medium Parkland Walk
Short Park Land Walk



three

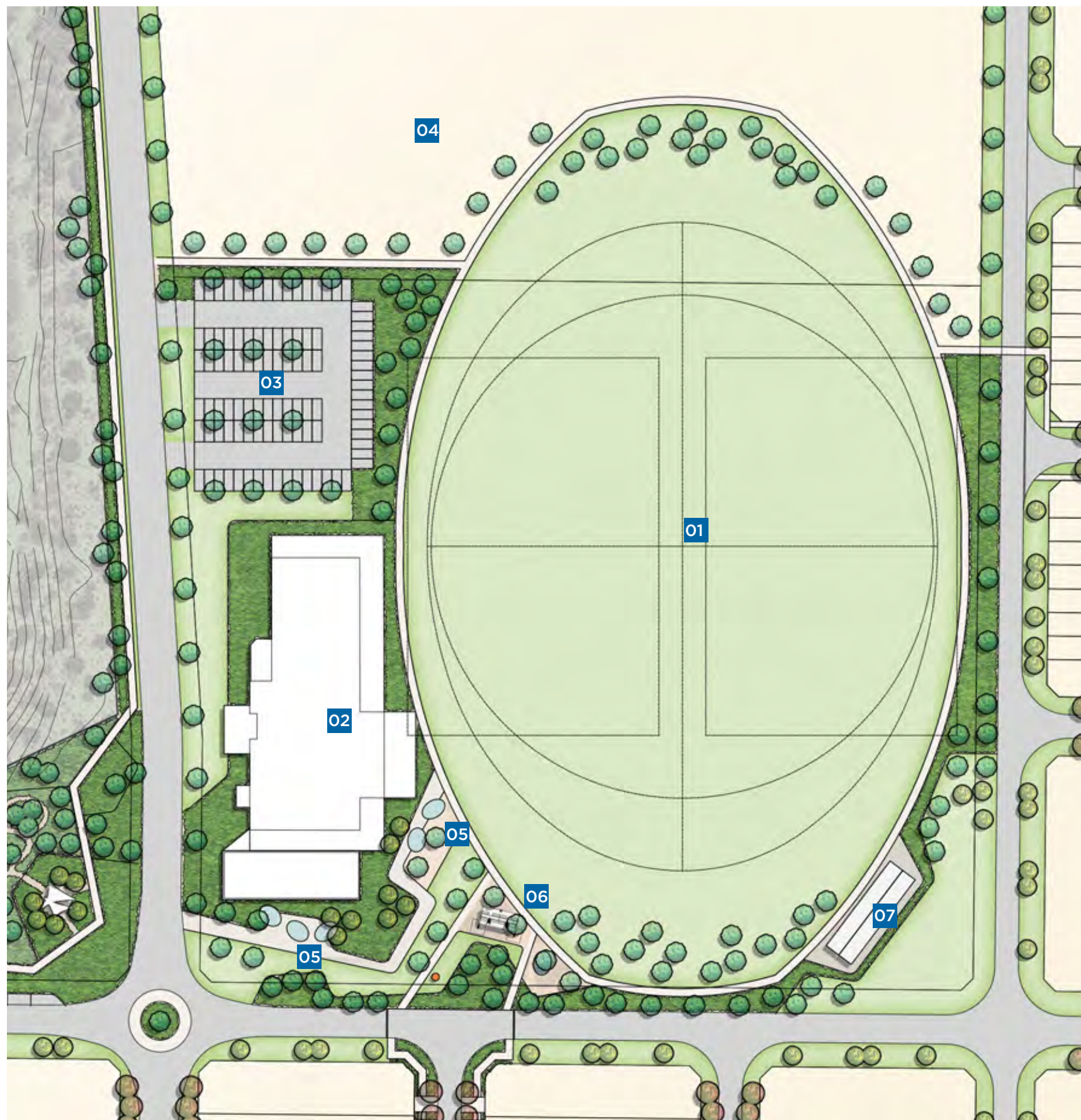
3	Landscape Typologies	
3.1	Overall Landscape Masterplan	p.13
3.2	The Activity Park	p.14
3.3	The Lake Park	p.15
3.4	The Arrival Experience	p.16
3.5	The Interface with Bush Forever	p.17
3.6	The Streetscapes	p.20

Legend

- 01** The Activity Park with formal sports ground
- 02** Site for possible future community facility
- 03** Car parking
- 04** School site
- 05** Fitness area with equipment and shade
- 06** Community multi-use pavilion
- 07** Cricket practise nets
- 08** Green link between parks with arbors and focal features
- 09** Outdoor classroom and educational walk
- 10** Linear park with irrigated grass, groundcovers, clear-stemmed trees and stormwater storage
- 11** Activity node along the linear park
- 12** Circular walks of varying lengths around the parklands
- 13** Linear park with irrigated grass, groundcovers, and clear-stemmed trees
- 14** Widened verge treatment to the street entry points for safe, green streets



- 15** Pocket park with low key activity
- 16** The Lake Park with retained trees, lake and cascade
- 17** Multi-use activity for all ages
- 18** Area of calm and relaxation for all ages
- 19** Potential pop-up café and community hub
- 20** Arrival experience and gateway to circular walks
- 21** Armadale Road bund
- 22** Childcare site



3.2 The Activity Park

This park area will share the playing field surface with the adjacent school site to the north. The area provides formal recreation to the future community with the provision of grassed playing fields for a range of sports, with associated cricket practise nets, shade and spectator seating.

The park will include facilities that encourage and accommodate group and family gatherings that complement and enhance the formal sporting activity. A utility shaded area provides a flexible space for a diverse range of activities to bring a variety of options to the park for all the family.

As part of the health and wellbeing, the park will also have an exercise node with fitness equipment set within the open space, to provide space for boot camps, group sessions and the like. The circular footpath around the oval provides regular park access, but can also be a walking/ running track with distance markers.

This park could also provide a site for a possible future community facility and some car parking facilities which would meld with and enhance the other activities. Should a community facility be located here, the car parking numbers are anticipated to be supplemented by the school car park under some share arrangement to help encourage the inclusion of the school facilities into the community, rather than fencing it off.

Due to the potential bushfire threat that exists to the west of the Activity Park, the community facilities and evacuation routes will be considered in the design and layout of this area.

As this park is close to the adjacent bushland this active park will extend the path system across to the managed access trails around the periphery of the bushland and in some cases through to the adjacent bush forever, extending the opportunities for circuit walks and jogging trails.

The design of this park will be a 'formal' approach with vegetation selected and maintained to be low to mid groundcover, clear stemmed trees and full irrigation, being maintained as low threat vegetation and compliant with AS3959-2018 as stipulated in the Bushfire Management Plan.

This park will also serve an important storage function in the overall drainage strategy of the site, providing stormwater attenuation devices integrated into the overall park design. The intention is to use underground storage systems to accommodate the drainage and to retain the amenity of the park unhindered. This park will require the most irrigation due to the proposed expanse of high level turf playing fields.

1. Formal sport ground
2. Site for possible future community facility
3. Car parking
4. School site
5. Fitness equipment
6. Community pavilion
7. Cricket practise nets



The Lake Park

The location of this park was determined by the location of an existing lake and associated vegetation which we consider to have amenity value. The design intent is to retain and enhance both features and to exploit all the positive aspects of amenity that a lake brings from attracting wildlife, to the visual interest and the sound of water.

The intention is to formalise the edges of the existing water body, depending on the current situation. Where trees exist, there will be careful intergration of low walls, boulders or rock pitching to make the slopes safe, with low shrub planting and limited access to these areas through the use of fences. Other clear areas will have higher wall finishes with balustrades to allow a close relationship with the water in complete safety. This combination of treatments and the meandering footpath provides a circular walk around the lake, sometimes up close, sometimes further away, to give a variety of views and experiences.

Cascades into the lake would provide water circulation with the bonus of the visual and audio amenity value.

The spaces in and around this lake will have a variety of uses, from low key quiet spaces beneath existing trees with yoga decks and reclined seating through to more active spaces of educational play and activity for all ages, bringing old and young together. The park is intended to have something for everyone.

Although this park is separate to the periphery areas of classified vegetation, we have still considered the local bushfire threat that could be created in the retention of the existing trees around the lake. All new vegetation will be fully irrigated and species chosen as low to mid groundcovers, with clear stemmed trees and maintained formally as low threat vegetation and compliant with AS3959-2018 as stipulated in the Bushfire Management Plan.

From this park there are two important links: north through to the activity park and south across to the sales office.

The sales office is where the inclusion of a pop up facility such as a café is proposed and the hope is to strongly link this facility with the park and to secure a more permanent local business of this nature in the future. The inclusion of a small community edible garden would be a positive addition to this space.

The strong connection north to the activity park will be accentuated using arbors, shade trees and feature sculptural elements to provide legibility and easy access between the reserves. The idea is to encourage walking and connectivity in shaded comfort wherever possible.

1. Retained lake with cascade
2. Multi-use play and amenity for all ages
3. Quiet and relaxing area for all ages
4. Strong green link between parks
5. Pop up cafe and community hub



The Arrival Experience

The southern entry to this community is designed to immediately influence road traffic to slow down and to bring an instant character narrative of a green, lush, calm place that is in contrast to the Armadale Road left behind.

The road layout is specifically designed to bifurcate around a group planting of large trees, and is slightly raised to slow traffic and to give the feeling that the trees were there first. This instantly provides a sense of shade and green aspect to the arrival experience.

Small parks lay to either side of this entry and are the start point to the circular walks around the community, with gateway entry walls bringing legibility. These walks (cycleways) connect into the main Armadale Road cycleway. The use of walls, art and paving, together with cascading plants and lush tree and shrub species combine to bring a sense of oasis.

Planting to the bund along Armadale Road is unfortunately outside the lot boundary and so negotiations will have to take place to make any changes to the bunds at this entry. As the bund treatment is outside our control, the arrival area and internal linear vegetation has been designed to be more formal, with full irrigation and maintained as low threat vegetation compliant with the Bushfire Management Plan. The hope is to achieve some ability to influence the shrub planting to the new bund, to try to bring some synergy between the two landscape environments.

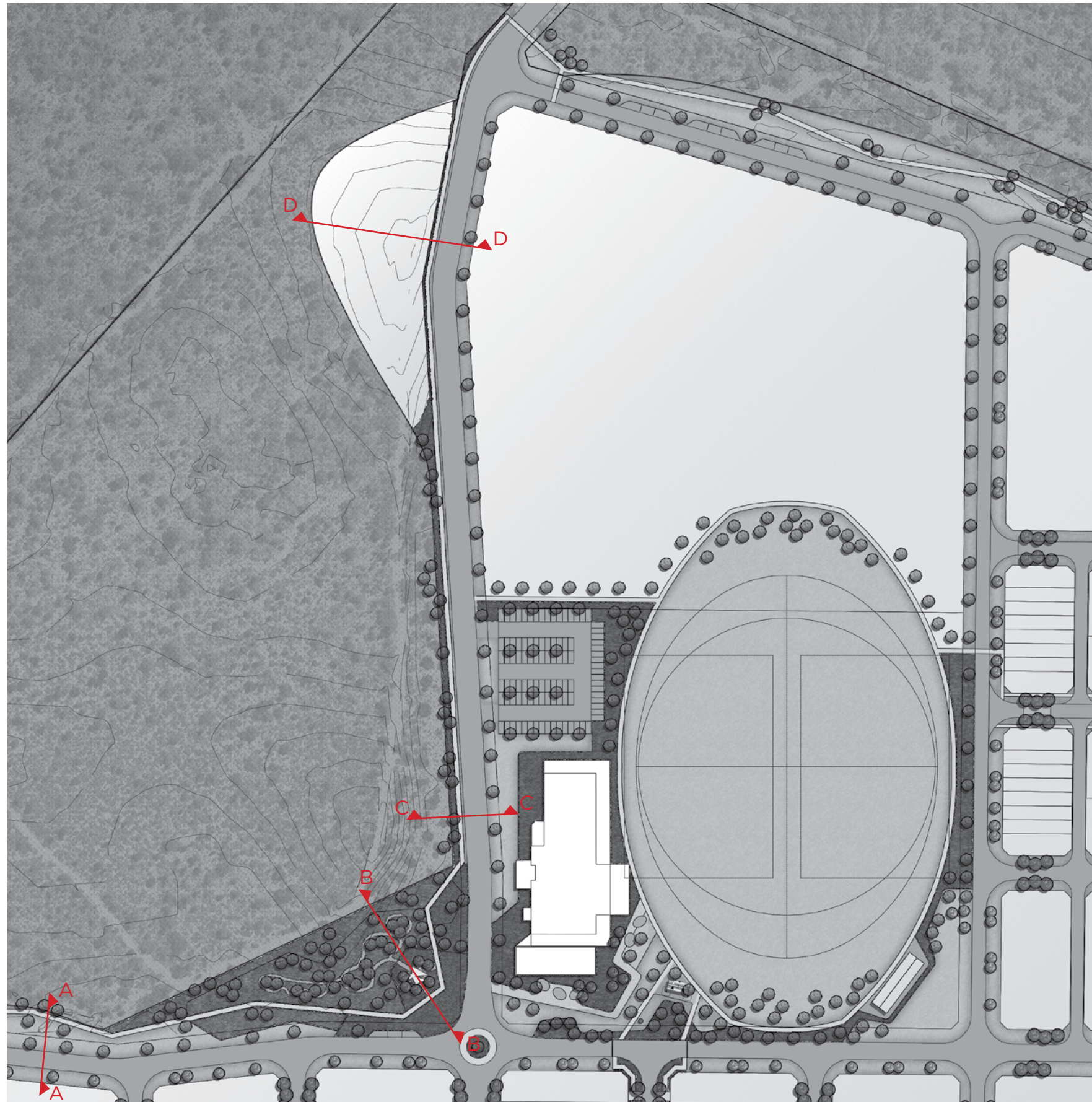
1. Bifurcated road with mature tree planting
2. Road treatment to slow traffic
3. Gateway park to circuit walks
4. Cascading wall and plant treatment



Feature wall with wall cut out and cascading plants.



Terracing walls with 'cousin-it' cascading plants. Feature artwork with 'Estate name' cut out of corten steel.



The Interface with Bush Forever

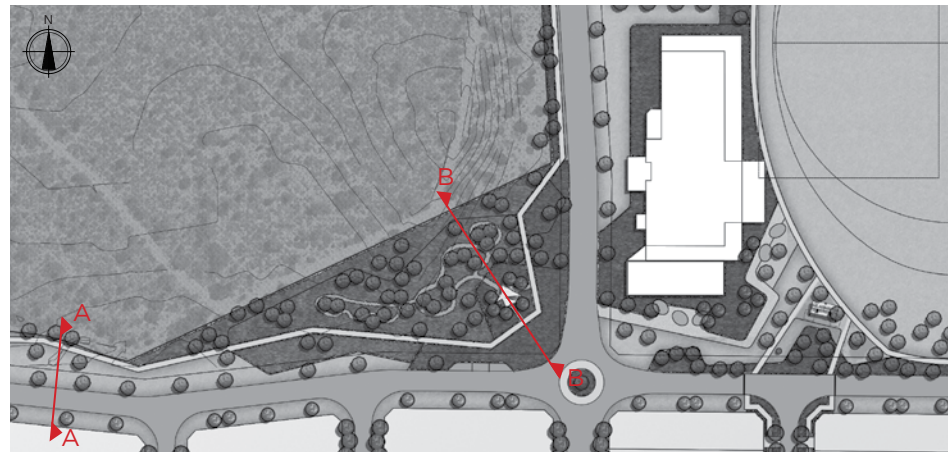
The extensive areas of bush forever retained around this development area will be a precious amenity backdrop to the adjacent POS. The interface with the residential areas and school site will be defined creating a distinct separation but also providing useable space. The interface POS space will in effect become linear parkways that accommodate walks and punctuating nodes that form a component of the broader recreation path network.

These linear parkways are intended as being a more 'controlled' landscape experience, designed with external bush threat considerations, with irrigation throughout and maintained as low threat vegetation to comply with the AS3959-2018 and the Bushfire Management Plan. Footpaths will meander through low groundcovers, turf and clear stemmed trees.

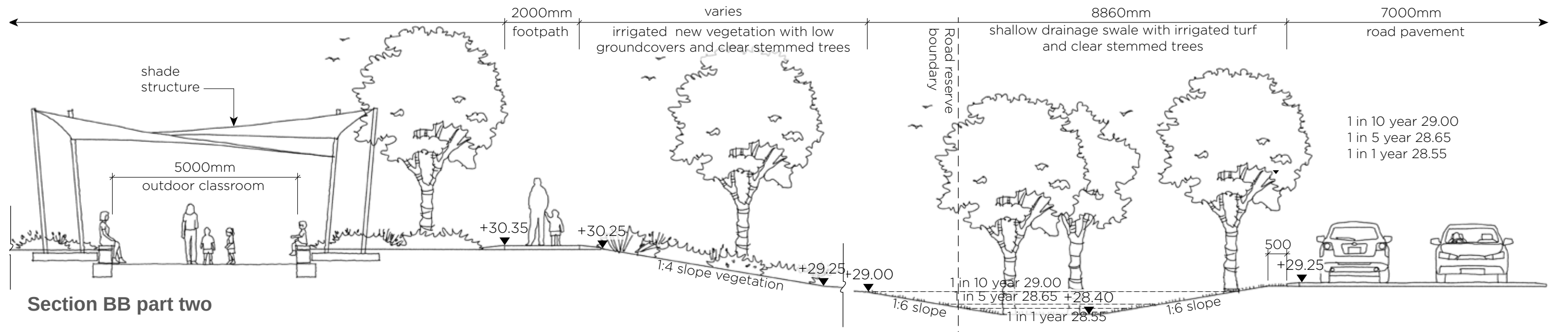
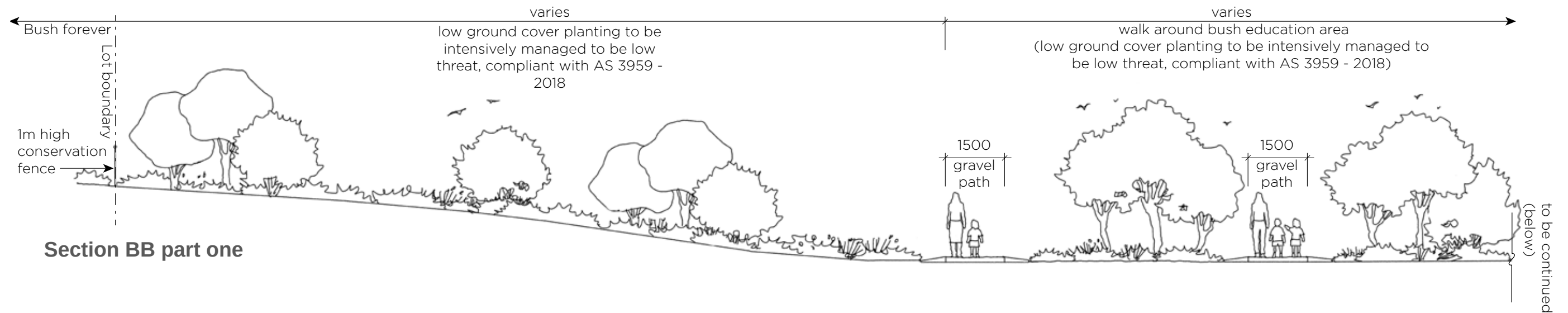
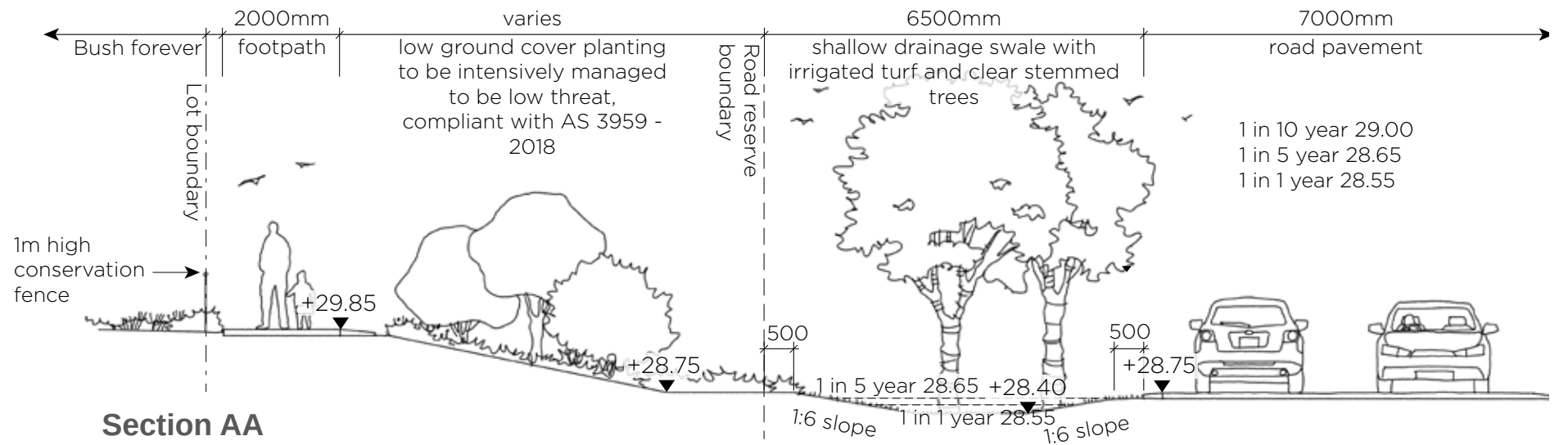
Nodes within linear space will include elements such as outdoor class rooms that relate to the values that can be observed within the bushland. Such nodal points will be located in positions that optimise their use. One selected area of existing bush will be retained within the buffer zone and this will be intensively managed in line with the Bushfire Management Plan and used to educate people on the importance of the bush environment.

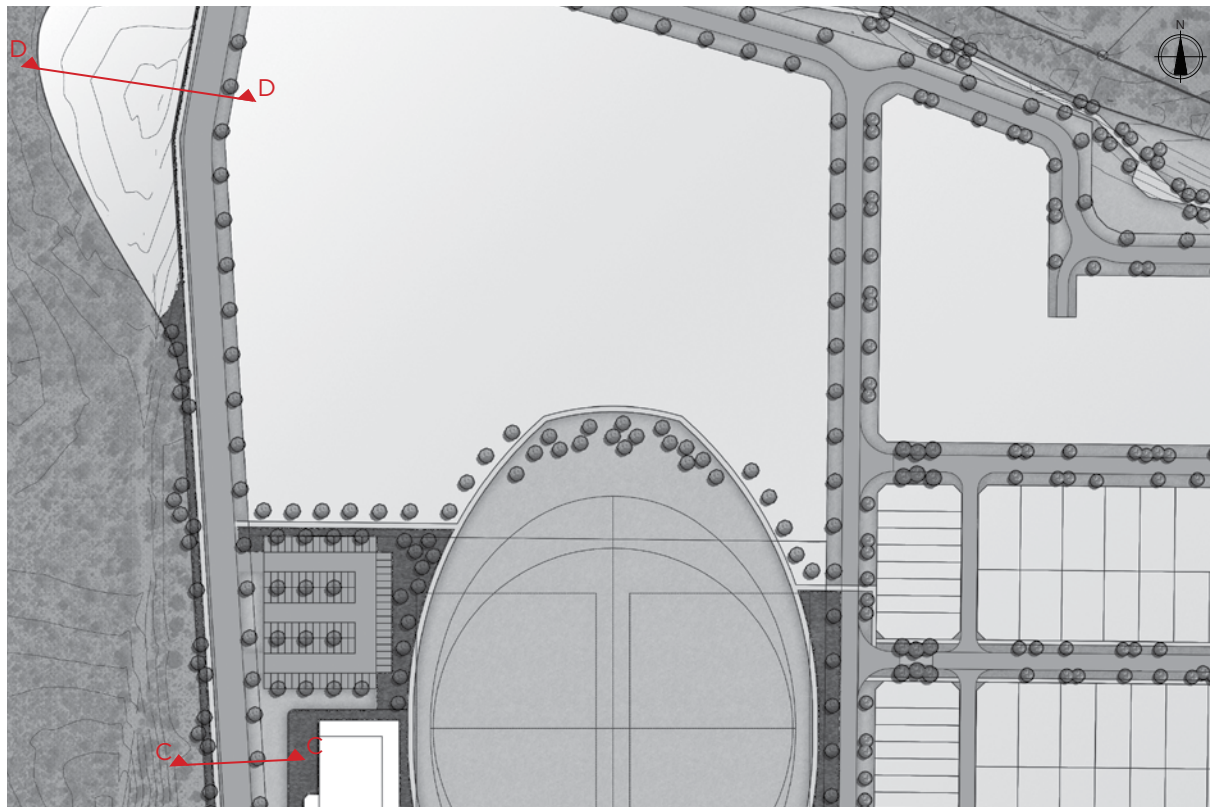
By designating routes around the periphery, within the POS areas and providing interpretive material, it promotes and encourages the Bush Forever reserves to be valued and respected by the community.

The opportunity for isolation in the POS reserves presents potential security and safety issues and therefore careful management of public access will be required in accordance with CPTED principles. Consideration for passive surveillance will be included in designing possible path routes to ensure a safe yet uncompromised journey.

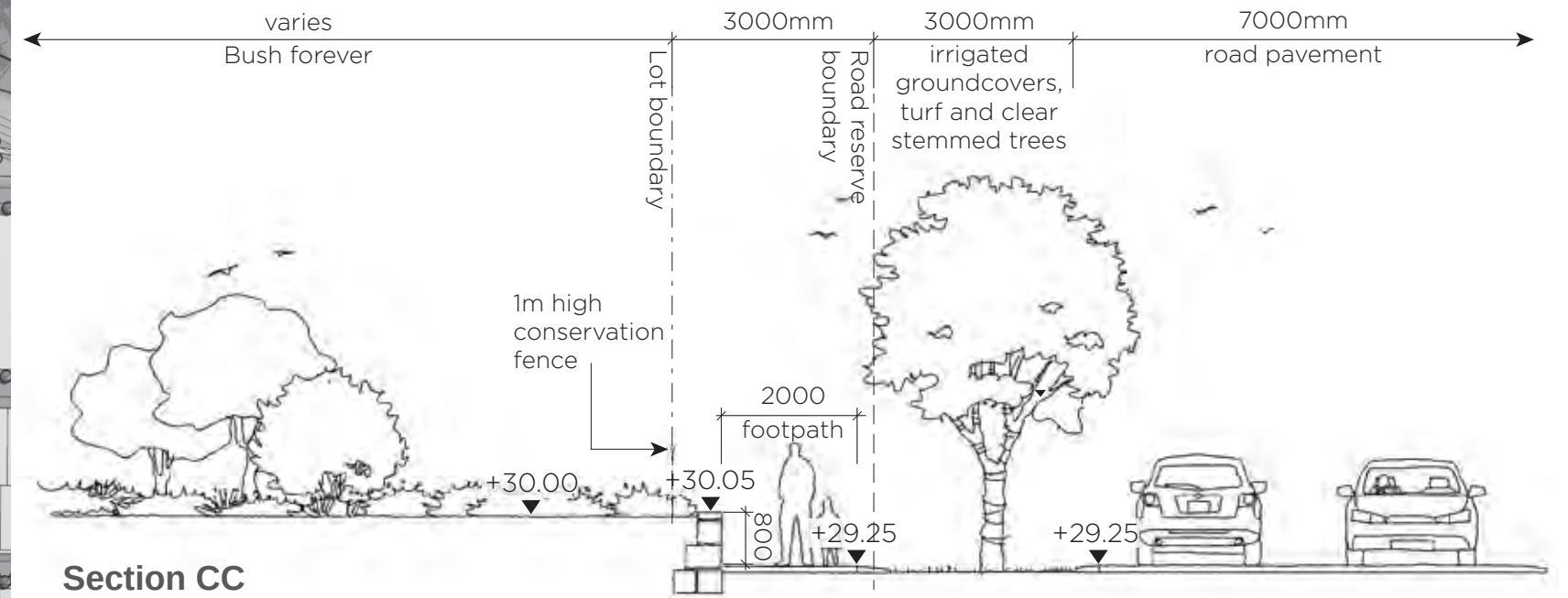


Key Plan

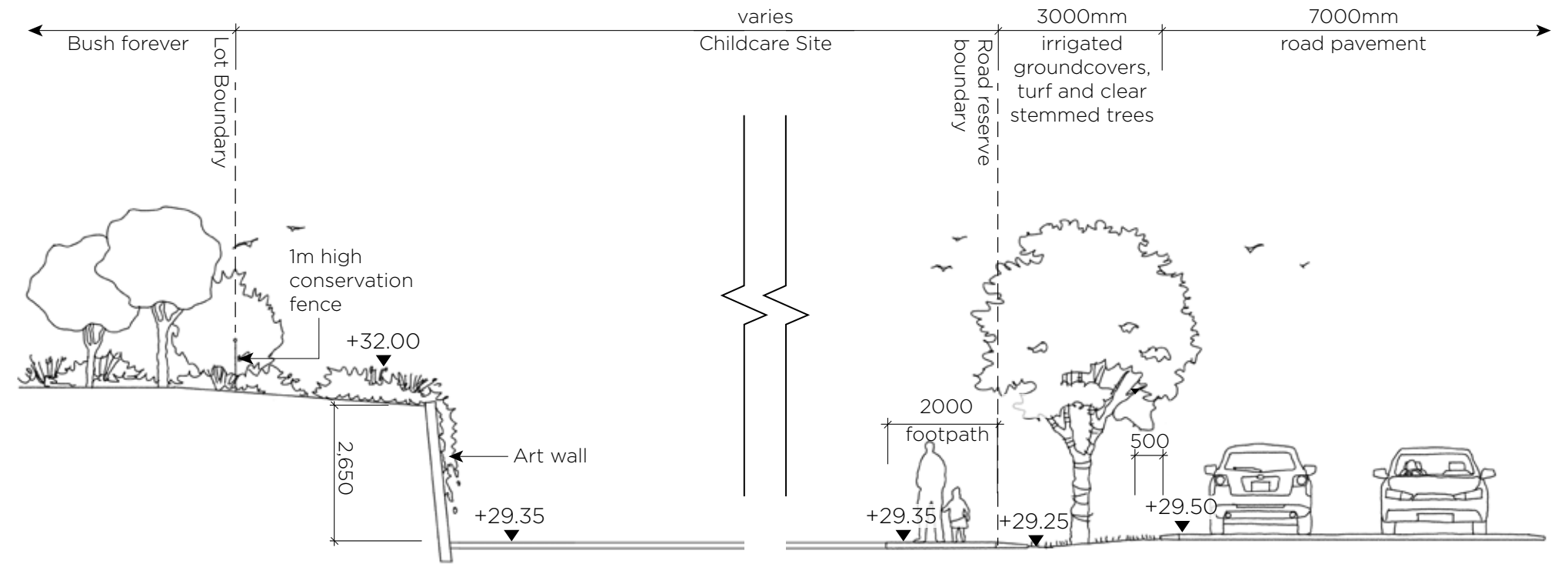




Key Plan



Section CC



Section DD

Streetscapes

One of the main drivers for a successful community lies in the streets. This is where people live, where their neighbour is and where the community develops. One of the main focus areas in this landscape masterplan is in rethinking the street design.

There has been interesting research into the design of streets and the opportunities to make them slower, safer and more people friendly. Also the identity of a street and the need to feel like it is a welcome experience to the residents. It is the crux of the neighbourhood.

In our climate, the user comfort value of any walking experience is so important. Streets that offer little tree cover can be too hostile and harsh to encourage any major walking or perambulating activity and so shade is paramount. Getting people using the streets more regularly to get to their local park enables residents to meet their neighbours, stop and chat, or sit and relax. Also, a mature tree canopy developed within a 10 to 15 year period can reduce the ambient urban temperature by 2-4 degrees with knock on benefits to reduce power consumption for air conditioning etc.

The intent of this design is to widen the verge wherever there are side lots, to enable large street tree planting for instant shade and identity to the streetscape. This also slows traffic to make the street safer, and provides a wider area to bring in elements of interest to the street. Perhaps a bird bath on one corner, a hopscotch game, a simple seat, book exchange box or piece of art. Bollards could be decorated or designed to pick out the street name and bring a sense of ownership to the street. The design would be improved with an element of shrub planting, but if maintenance was considered an issue, trees could be within permeable paving or bonded gravels. If required, these areas could also be used as underground storage for drainage at source.

In addition, to meander the road pavement slightly in one location within the reserve to enlarge the verge for group planting in the middle of that same street, again takes away the usual stark, straight street profile with single lot trees.

If there are existing trees in a development, we try to retain and work around them, which creates some of the best street outcomes. We are reversing this and accommodating new large trees as though they were there already to bring that same point of interest to the street.

Supplemented with the usual street trees, this approach should bring more shade to the street and bring a different aspect to the street on day one, making them more user friendly.

Each street should develop its own character and sense of place.





- Increase verges at street entry to:
- Slow traffic
 - Provide more space for group planting
 - Enable small activation such as bird bath, seat or book exchange.
 - Traffic calming as bio retention devices
 - Provide space for annual 'bloom' festival.

Laneways to have red asphalt or similar treatment to roads.

Low native ground cover to verge planting.

Street design as PLACE - the neighbourhood definition
Safe street design
Play in streets
Streets as shared space
Measured street temperature reduction modelling.

Tree groupings to vary along streets.

Roads shall meander within the road verge. Creating large planting space to one side and larger groves of tree planting.

Large verge to allow for grove of trees and a selection of colourful shrub mix.

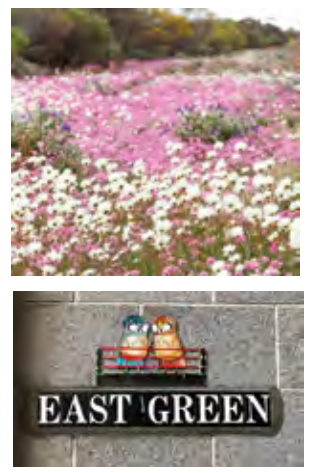
6m wide road

15.00m

TYPICAL RESIDENTIAL ROAD PLAN



Rethinking Streetscapes



four

4 Plant Palette and Irrigation

4.1	Plant Palette	p. 23
4.2	Site Irrigation Plan	p. 24
4.3	Landscape Maintenance Types	p. 25

Trees - 5m+

Australian Native Species



Agonis flexuosa



Callistemon Kings Park Special



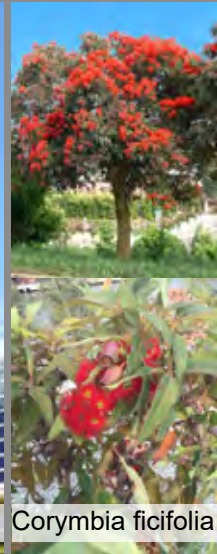
Eucalyptus leucoxylon Rosea



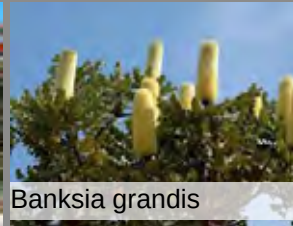
Eucalyptus torquata



Grevillea robusta



Corymbia ficifolia



Banksia grandis

Exotic Feature Species



Liquidambar styraciflua



Pyrus ussuriensis



Magnolia grandiflora Exmouth

Low / Medium Colourful Shrubs - 1m - 2m



Anigozanthos flavidus Big Red



Strelitzia reginae



Raphiolepis Snow Maiden



Banksia ashbyii



Kunzea baxteri Solomons Pink



Grevillea 'Bonnie Prince Charlie'



Xanthorrhoea preissii

Groundcovers and Climbers - to 1m



Hardenbergia Happy Wanderer



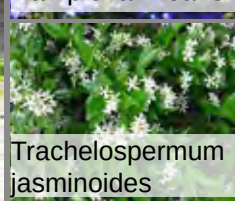
Acacia cognata Limelight



Cuphea Hyssopifolia



Dampiera linearis



Trachelospermum jasminoides



Scaevola crassifolia



Hemiandra pungens



Hibbertia scandens



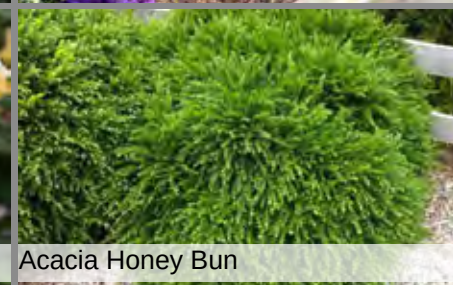
Leptospermum Pink Cascade



Lonicera japonica



Limonium perezii



Acacia Honey Bun



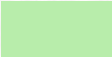
Myoporum insulare



Grevillea Gin Gin Gem

Legend

Irrigation Requirements

 Areas of normal irrigation volume
(6,750kL/Ha per annum) = 58,930kL

 Areas of low irrigation volume
(1,875kL/Ha per annum) = 535kL

 Lake Top Up = 7,760kL



Maintenance

Any landscape environment requires maintenance and new landscapes within a development are maintained specifically in accordance with the local authorities' requirements. With the existing bush forever to the periphery of the site, maintenance becomes a key component to be considered in the design of the landscape masterplan to reduce the bushfire threat to the community. This is covered in detail in the Bushfire Report, but we list the basic principles in the design and maintenance of the landscape below.

The Landscape Masterplan falls into four main areas of maintenance and these are represented on the adjacent plan:

1. Retained native bushland for amenity value

- Initial clearing and pruning of dead vegetation
- Annual pruning of trees and shrubs and removal of fine fuels
- Strategic mulching of ground around existing vegetation
- Strategic location of irrigation alongside footpaths
- Concrete and/or compacted gravel footpaths for breaks and access
- Access for fire truck if required

2. Buffer zone periphery linear landscapes for walking with small recreational nodes

- Irrigation to all planted areas
- Areas of mown turf
- Low groundcover planting no greater than 500mm
- Annual under-pruning of trees to maintain clear stems
- Annual pruning of shrubs and removal of fine fuels
- Annual top up of mulch
- Concrete paths for breaks and access for fire truck from adjacent road.
- Regular general park maintenance as required by City of Cockburn

3. Parklands with recreational activities

- Irrigation to all planted areas
- Areas of mown turf
- Low groundcover planting no greater than 500mm
- Annual under-pruning of trees to maintain clear stems
- Annual pruning of shrubs and removal of fine fuels
- Annual top up of mulch
- Concrete paths for breaks and access for fire truck from adjacent road.
- Regular general park maintenance as required by City of Cockburn

4. Streetscapes

- Irrigated low groundcover planting no greater than 500mm
- Annual under-pruning of trees to maintain clear stems
- Annual pruning of shrubs and removal of fine fuels
- Annual top up of mulch
- Regular general park maintenance as required by City of Cockburn

All areas will be designed and maintained with external bushfire threat considerations, and will be maintained as low threat and compliant with AS3959-2018 definition of exclusion clause 2.2.3.2 (F) as stipulated in the Bushfire Management Plan.

Legend

Landscape Maintenance Types

01 Buffer zone periphery linear landscapes for walking with small recreational nodes

02 Parklands with recreational activities

03 Streetscapes

