TREEBY : LOT 1531

Landscape Master Plan 29/06/2021

Local Structure Plan

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t: +61 8 9481 4410 email epcad@epcad.com.au

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Introduction



This report describes the landscape infrastructure, open spaces and public realm uses of the proposed community at Lot 5131 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 landscape treatment of open space and streets is focussed on creating community wellbeing, a distinct neighbourhood that encourages social interaction, exercise and healthy pursuits as well as locations for rest and relaxation.

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.

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.

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1 Landscape Analysis

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1.1 Existing Landscape

The existing character of the location reflects its historical use and has been cleared in many areas for excavation of the base resource. The topography of the site is higher at the northern end, and gently sloping across the site. With a perimeter of retained vegetation at natural grades, the site is surrounded by Bush Forever on all but the northern side and the area to the east is identified as a Wetland Buffer site.

These large, linear areas of remnant bushland stand proud of the disturbed landscape can be observed as skyline features from parts of the site.

There has been some regrowth of vegetation within the disturbed areas, but none of major significance. The northern part of the site rises up quite considerably with a mixture of remnant vegetation and rehabilitation planting. The southern boundary is bounded by further existing managed vegetation beneath the power lines.

The majority of good quality existing vegetation lies within the periphery of the site and provides a strong perimeter buffer to the surrounding sites, with attributes that have been identified for retention, protection and landscape amenity.

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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 northern boundary is bounded by the old rural road and earthworks of the Jandakot Road corridor. This road is highlighted for expansion into a dual carriageway, which will affect the northern boundary in the long term. Any planting associated with the new road is still young and yet to mature, particularly on the steep batters.

The South is bounded by power transmission lines and these are a dominant feature when viewed in close proximity.

Further south, is the proposed community development of the urban zoned Lot 705, with a similar context of periphery linear parks adjacent to retained bush forever, central amenity parklands with a lake, large formal playing fields, extensive active and passive activities and walk trails.

To the west, the developing community of Calleya lies adjacent and presents a typical new suburb of low rise residences set within a streetscape that is still to attain any great tree framework. The topography appears for the main part generally level and the area does not have a character that is distinguishes itself from other subdivisional developments.

East of the planned community, there is a Wetland and Bush Forever site which is partially degraded but generally covered with low, good quality woodland. This area 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. Further to the East there is an area of special rural living which has more mature trees and is a broad more open character of a gently rolling landscape.

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2 Landscape Approach

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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. As the site has no significant key landmarks, places are created from remnant features of value such as existing bushland. A narrative has been created that will present a series of linked diverse open spaces to be experienced from entering the new community, through its streets and path networks, delivering residents to their homes and visitors to parks and reserves.

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 landscape typologies identified and proposed are as follows;

- The Central Activity Park
- The Northern Park
- Park 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.

The entry road, whether from the community in Lot 705 to the South or from Solitaire Road to the west, follows the edge of the Bush Forever site, which brings an immediate character to this main street. 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 arrangement of linear open space and landscape elements creates useable pedestrian orientated circulation routes while reinforcing an obvious legibility within the neighbourhood. Parks are positioned immediately adjacent to the perimeter bushland, to enable amenity to have the instant maturity of an existing bushland backdrop. The main central POS, will be the central activity node to the community, with more formal play, picnic facilities, kick about and drainage management.

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
- 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

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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. These elements were then incorporated into the Landscape Masterplan.

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three

3 Landscape Typologies

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Treeby

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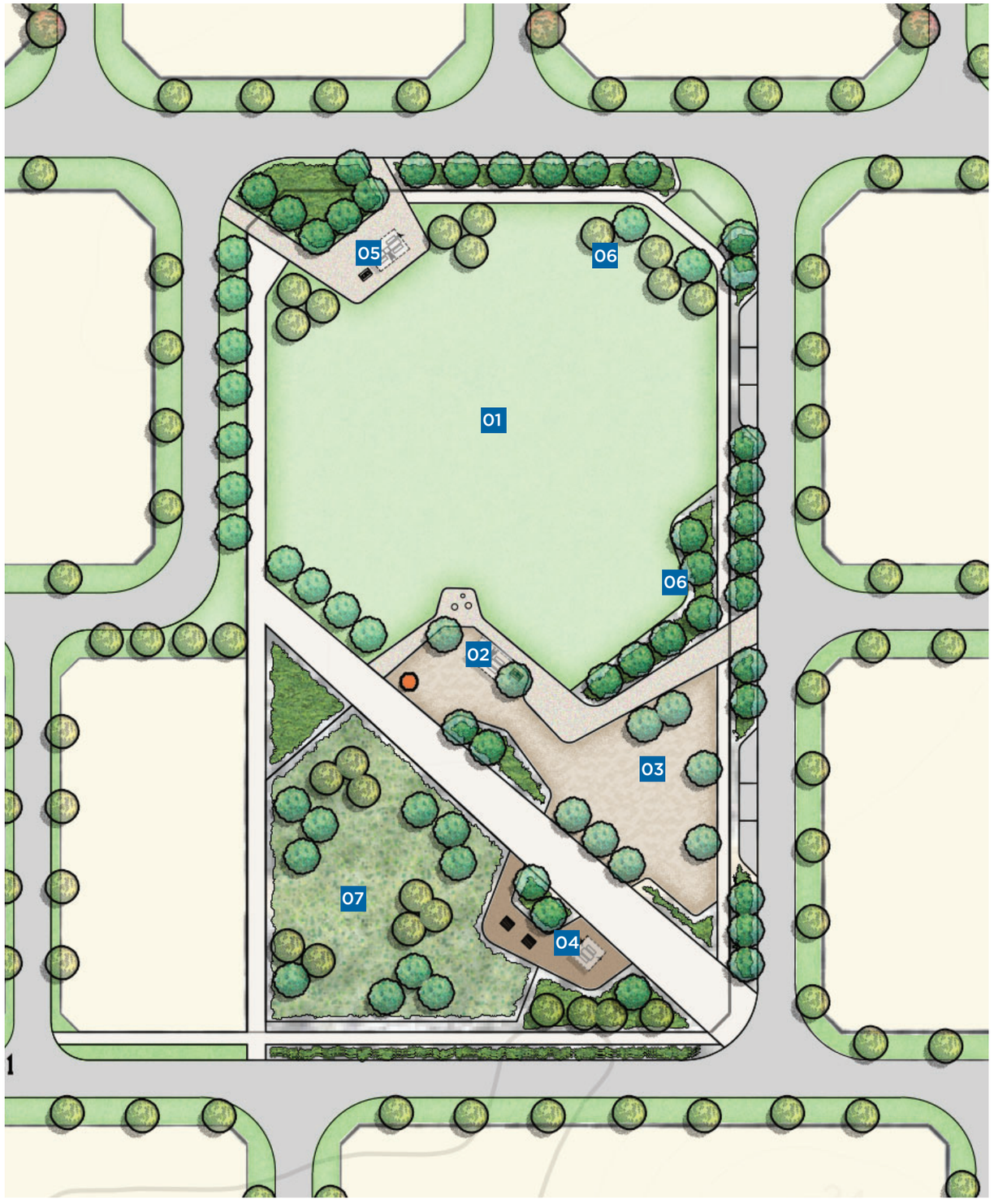
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3.2 The Central Activity Park

This park area will provide active recreation to the future community with the provision of large grassed areas for family cricket, kick about and general use, combined with a network of footpaths and associated tree planting for extensive shade.

The park will include facilities that encourage and accommodate group and family gatherings. Shade structures, barbecue and picnic facilities will complement and enhance the open grass activity areas, adjacent to a flexible bespoke play area for all ages.

As part of the health and wellbeing, the park will also have relaxation areas, set within the open space to provide areas of calm repose, relaxation and the like. The footpaths around the park provides regular park access, but path linkages to the east and west, out to the linear parklands will be accentuated with mature tree planting to shade pedestrians and to provide legibility and easy access between the reserves. The idea is to encourage walking and connectivity in shaded comfort wherever possible.

The design of this park will be a ‘formal’ approach with vegetation selected and maintained to be low to mid groundcover, turf, clear stemmed trees and full irrigation as detailed on page 23. Hardscaped areas such as paths, walls and recreational nodes are located throughout to ensure vegetation is not continuous and fine fuels are separated in the maintained shrub beds. All areas will be 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 be innovative in the use of swales and other WSUD treatments to accommodate the drainage and to reduce the impact on the amenity of the park. This park will require the most irrigation due to the proposed expanse of turf.

1. Large open grass kick-about area
2. Shade structures with barbecue and picnic facilities
3. Multi-generational play area
4. Viewing deck
5. Relaxation areas
6. Shade trees
7. Drainage swales (1,615m2) with a combination of gravels, littoral plants and groundcovers.

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The Northern Park

The location of this park was to act as a buffer to the development, exploiting the ground rise and commanding some good views across to the south of the site and beyond. The design intent is to retain and enhance as many existing features as possible, where levels permit.

This park is designed to be low key recreation, with a meandering circular footpath linking a variety of uses, both passive and active.

The northern part of the park is informal, with a vegetated buffer against the busy Jandakot Road, but retaining view corridors out to the north and to the Bush Forever in the distant east and south.

In the south, shade structures with picnic facilities sit within an activity hub alongside bespoke, low key nature play and a mini pump track for older children.

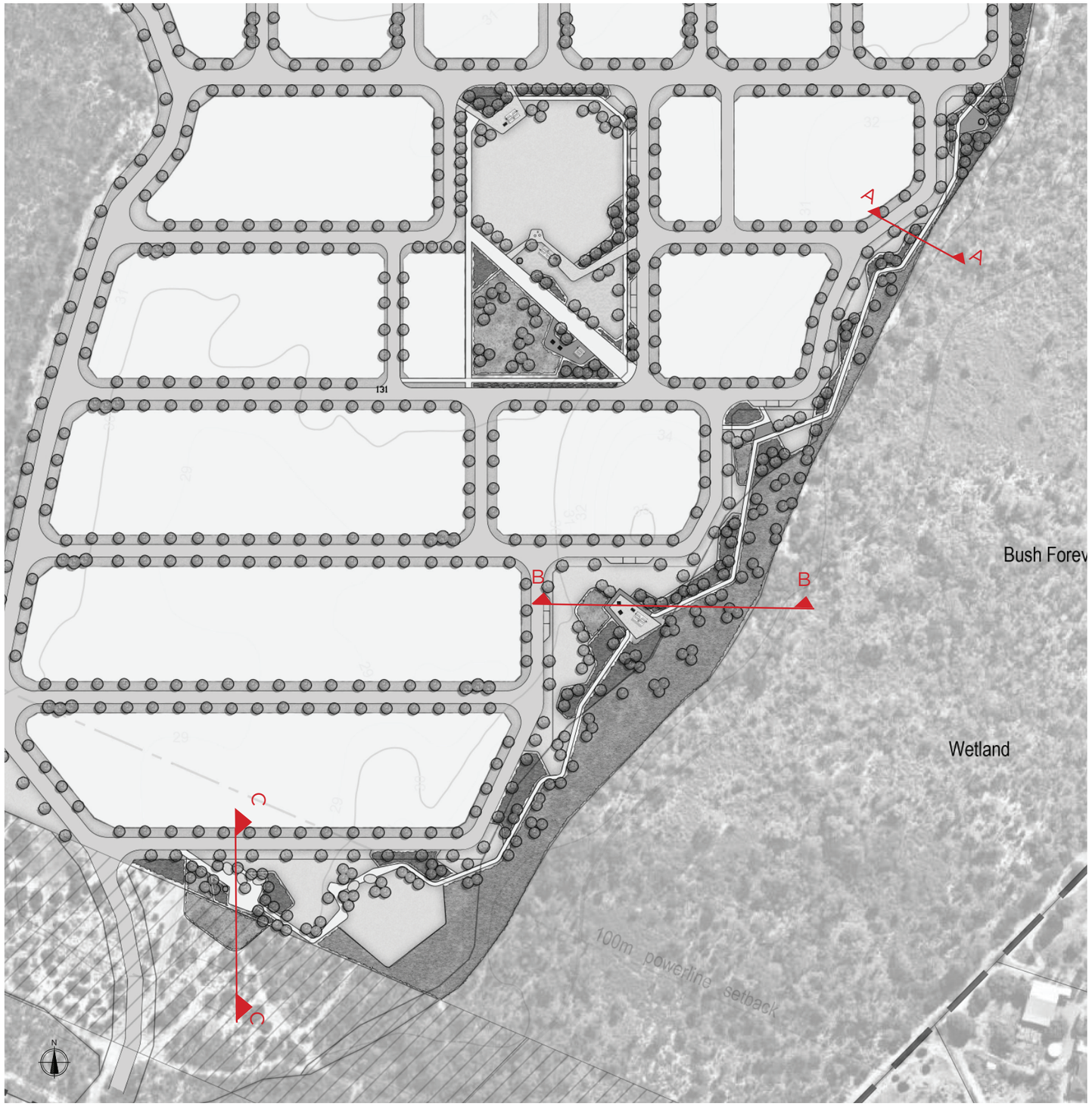
Fitness equipment nodes occur along the circular route to encourage the health and wellbeing aspect of the parks, with room for boot camps or organised fitness and the like in the open grass areas.

Shade trees are extensive within the park to encourage walking and connectivity in shaded comfort wherever possible.

The park will be maintained to be low to mid groundcover, turf, clear stemmed trees and full irrigation as detailed on page 23. Hardscaped areas such as paths, walls and recreational nodes are located throughout to ensure vegetation is not continuous and fine fuels are separated in the maintained shrub beds. All areas will be maintained as low threat vegetation and compliant with AS3959-2018 as stipulated in the Bushfire Management Plan.

1. Shade structures with picnic facilities
2. Mini pump track
3. Bespoke, low key nature play for all ages
4. Fitness equipment along the track
5. Open grass areas for various activities

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Park Interface with Bush Forever

The extensive areas of bush forever retained around this development area will be a precious passive resource for the community. The positioning of some parks alongside the wetland buffer and Bush Forever provides the ability to create a continuous linear green link to the full extent of the eastern boundary, which provides both recreational amenity and protection to the important existing vegetation.

These linear parkways will accommodate walks and punctuating nodes that form a component of the broader recreation path network. These parkways are intended as being a more ‘controlled’ landscape experience of 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. Selected areas will be retained bush within the buffer zone, managed and used to educate people on the importance of the bush environment, with safe access using compacted gravel paths and boardwalks.

The larger POS areas open out into activity nodes with potential shade structures, seating, low key play and relaxation zones. They also accommodate key stormwater drainage as an integral component of the overall design. The drainage basins are all less than 0.25Ha.

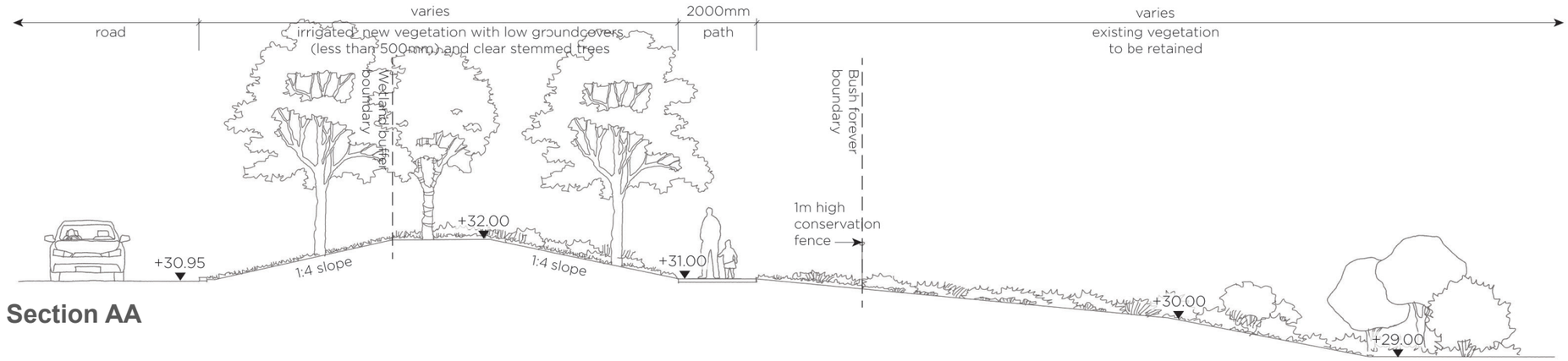
All POS and road verge areas will be maintained to be low to mid groundcover, turf, clear stemmed trees and full irrigation as detailed on page 23. The main north/south path creates a distinct break between landscape areas with walls and recreational nodes located throughout to ensure vegetation is not continuous and fine fuels are separated in the maintained shrub beds. All areas will be maintained as low threat vegetation and compliant with AS3959-2018 as stipulated in the Bushfire Management Plan.

By designating routes and providing interpretive material it can be ensured that the reserves are valued by the community for passive recreation, but not degraded by uncontrolled access. Walking tracks through the reserve will utilise informal trails that are already present in order to avoid clearing of new tracks.

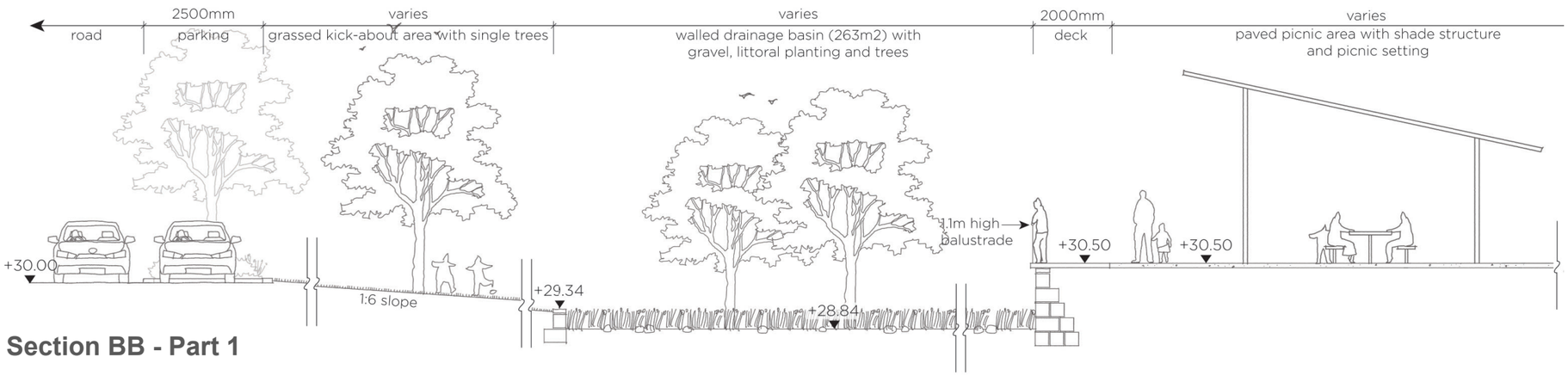
Management of public access through the area will be achieved utilising:

- Signage (both informative and interpretive)
- Passive surveillance where practicable from adjacent residences
- Conservation fencing preventing uncontrolled access to bushland (post and wire)
- Stabilised footpaths
- Interpretive and directional signage

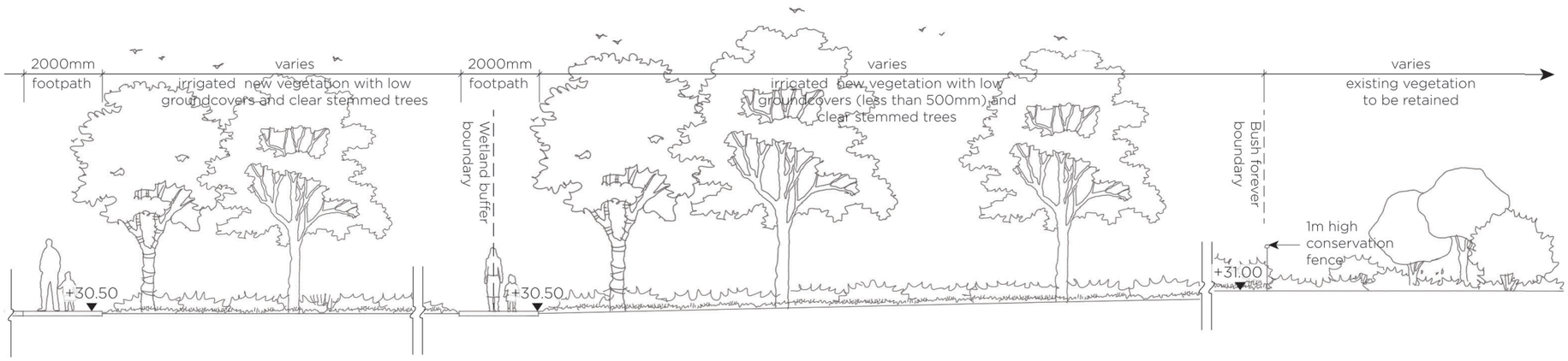
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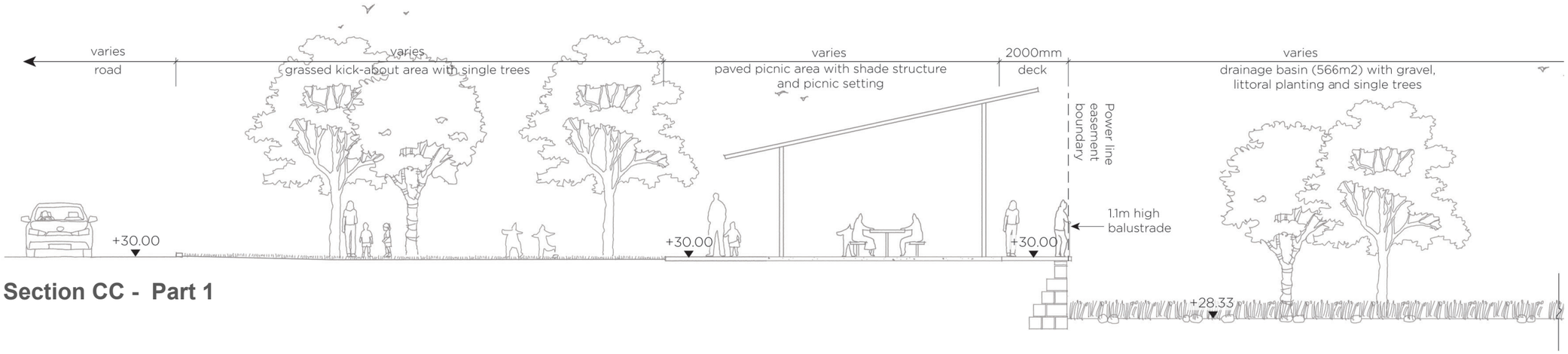


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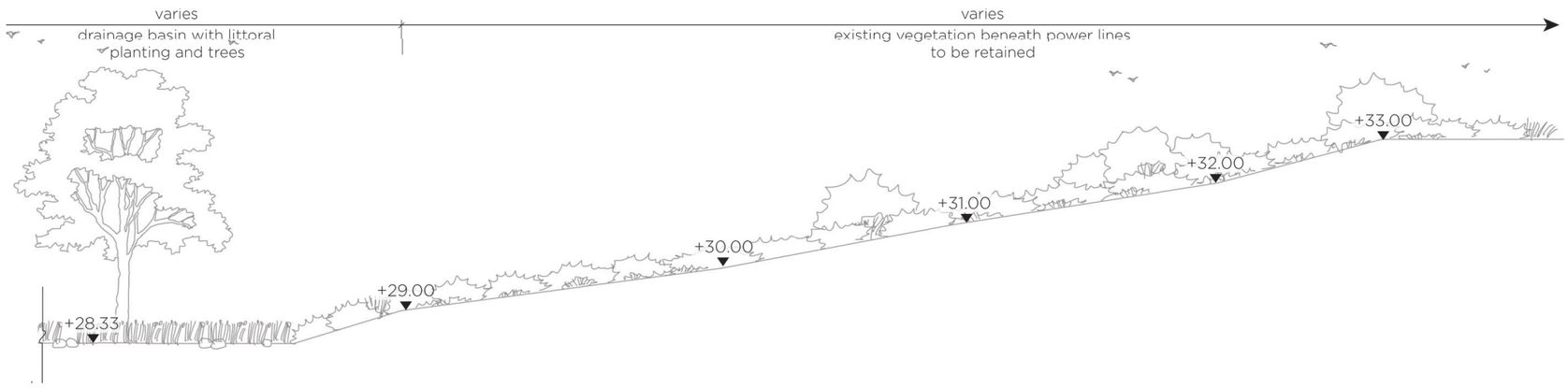


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Softscape Option



Hardscape Option

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 withn 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 in selected locations, 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.

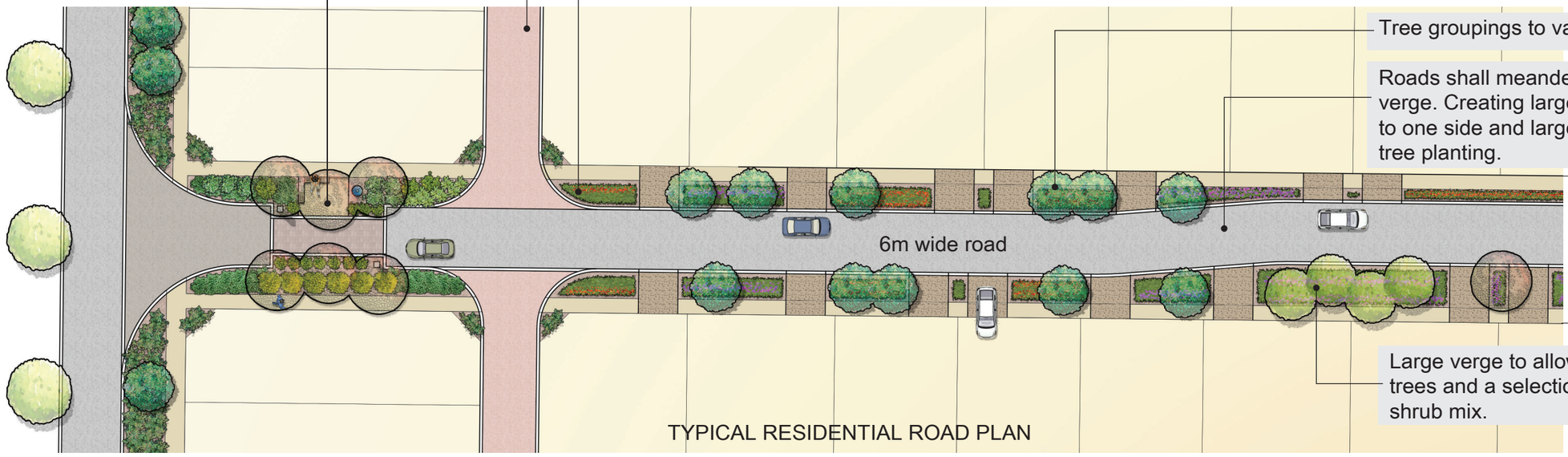
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Increase verges at street entry to:
- Slow traffic
- Provide more space for group planting
- Enable small activation such as bird bath, seat or book exchange.
- Traffic calming as bio retention devices
- Provide space for annual ‘bloom’ festival.

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





TYPICAL RESIDENTIAL ROAD PLAN

Rethinking Streetscapes

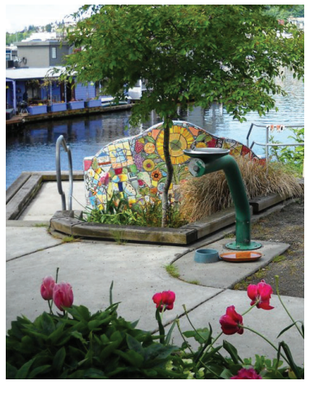


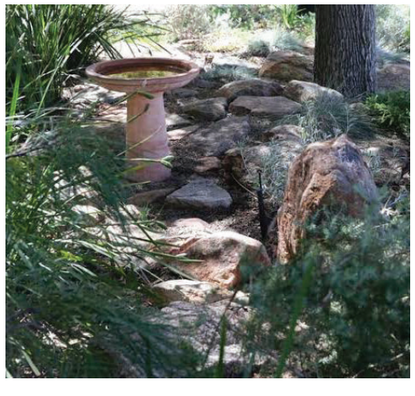


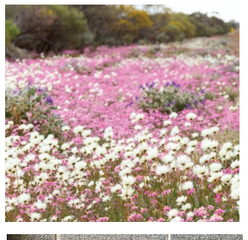














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t: +61 8 9481 4410 email: epcad@epcad.com.au

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4 Plant Palette, Irrigation and Maintenance

4.1 Plant Palette p. 20
4.2 Site Irrigation Plan p. 21
4.3 Landscape Maintenance Types p. 22

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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


Cycas revoluta


Strelitzia reginae


Rhaphiolepsis 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


Casuarina Cousin It


Callistemon Little John


Cuphea Hyssopifolia


Dampieria linearis


Trachelospermum jasminoides


Scaevola crassifolia


Hemiandra pungens

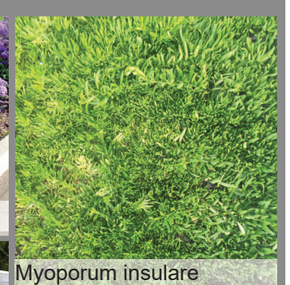

Hibbertia scandens


Leptospermum Pink Cascade


Lonicera japonica


Limonium perezii


Acacia Honey Bun


Myoporum insulare


Grevillea Gin Gin Gem

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0 20 40 60 80 100m

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Maintenance

Any landscape environment requires manitenance 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. Buffer zone periphery linear landscapes for walking with small recreational nodes

- Initial clearing and pruning of dead vegetation within any existing 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
- Access for fire truck if required
- 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

2. Parklands with recreational activities

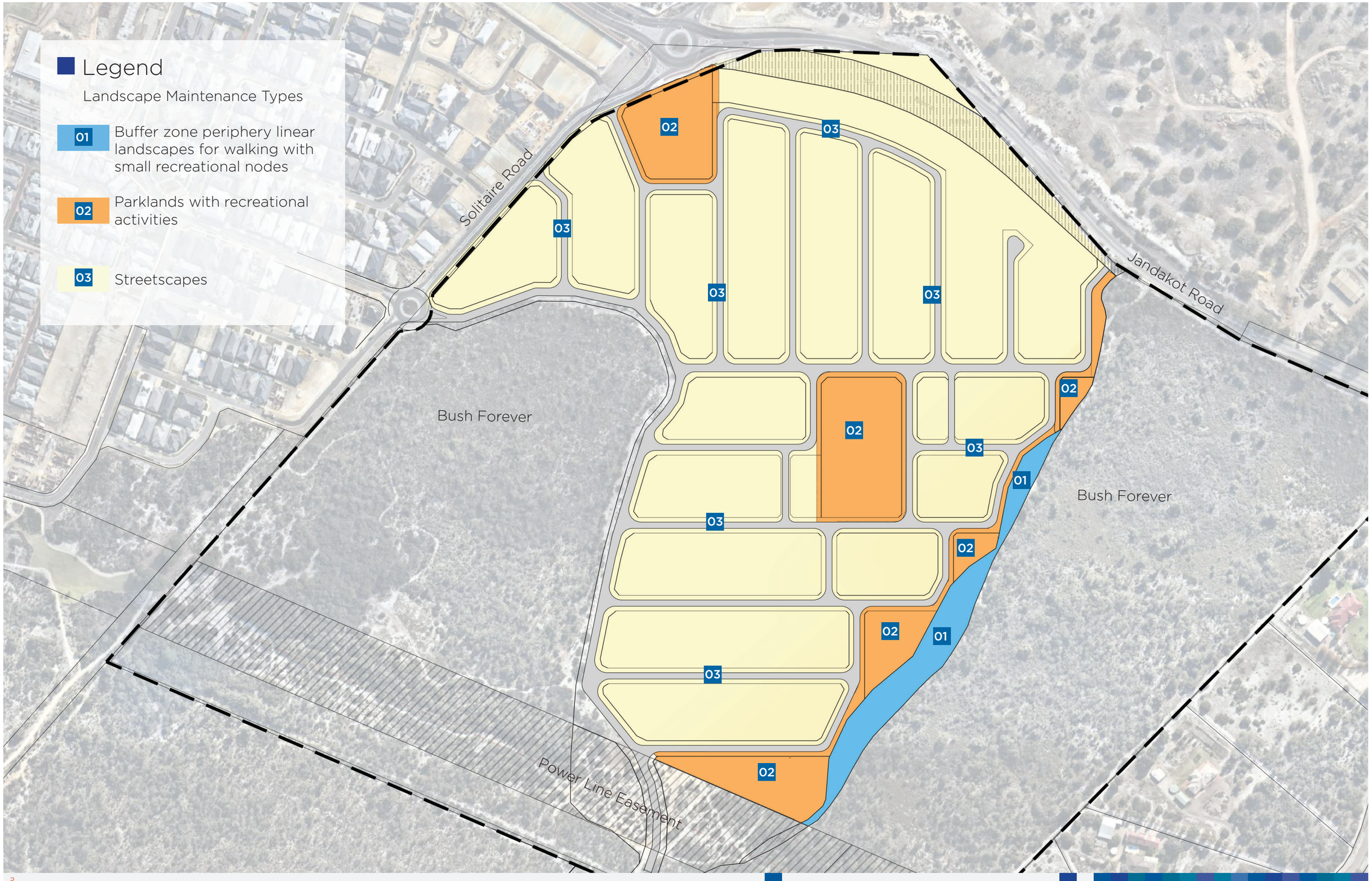
- Irrigation to all planted areas
- Areas of mown turf
- Low groundcover planting no greater than 500mm
- Annual under-pruning of trees to maintain clear stems
- Annual pruning of shrubs and removal of fine fuels
- Annual top up of mulch
- Concrete paths for breaks and access for fire truck from adjacent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

3. 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.

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