

3.0 Design Intent

The design intent is to compliment the coastal environment and create a “soft edged” landscape that minimises long term maintenance and maximise access to open space areas and drainage swales. The use of long lasting species and robust materials tolerant of the marine environment will be recommended with a focus on simple and high quality finishes.

The Design intent for;

- Open Space Corridors
- Streetscapes
- Drainage Corridors/Edge Treatments
- Pedestrian/Cycleway Network

is outlined below;

3.1 Open Space Corridors

The open space corridors have been designed as multi-function corridors that address drainage water treatment, pedestrian/cycle access, recreation and amenity. The corridors have been designed with the following principles;

- Maximise accessibility through the use of “soft engineering” principles, the use of batters and ramps in lieu of retaining walls to provide logical pedestrian connections. In addition a series of small bridges will be provided where crossing of drainage lines is required.
- Maximise passive surveillance through selective planting of shrubs and a focus on the use of groundcovers and clean trunked canopy trees. In addition to sensitive landscaping the use of pedestrian lighting will be incorporated where appropriate.
- Provide for drainage requirements during high flow events through the inclusion of a defined channel which will be planted with species that tolerate periodic inundation.
- Provide for separation of the private recreation and club facilities through subtle landscape solutions that integrate with the public domain landscaping.

Recommended Planting List

TREES:

Acmena smithii (Lilly Pilly)
Allocasuarina torulosa (Forest Oak)
Brachychiton acerifolius (Illawarra Flame Tree)
Casuarina glauca (Swamp Oak)
Corymbia maculata (Spotted Gum)
Eucalyptus robusta (Swamp Mahogany)
Leptospermum laevigatum (Coastal Teatree)
Melaleuca quinquenervia (Broad Leafed Paperbark)
Syzygium paniculatum (Magenta Lilly Pilly)

SHRUBS:

Acacia myrtifolia (Red-stemmed Wattle)
Banksia ericifolia (Heath-leaved Banksia)
Banksia spinulosa (Hairpin Banksia)
Callistemon citrinus (Crimson Bottlebrush)
Dodonaea triquetra (Large-leaf Hop-bush)
Leptospermum polygalifolium (Tantoon)
Melaleuca thymifolia (Thyme Honey Myrtle)
Persoonia linearis (Narrow-leaved Geebung)
Pimelea linifolia (Slender Rice Flower)
Pittosporum revolutum (Rough Fruit Pittosporum)
Westringia fruticosa (Coastal Rosemary)

GROUNDCOVERS/GRASSES:

Clematis aristata (Old Man's Beard)
Dianella caerulea (Blue Flax Lilly)
Hardenbergia violacea (False Sarsaparilla)
Isolepis nodosa (Knobby Club-rush)
Juncus usitatus (Common Rush)
Lomandra longifolia (Spiny-headed Mat-rush)
Poa labillardieri 'Eskdale'
Pennisetum alopecuroides 'Nafray'
Themeda australis (Kangaroo Grass)

3.2 Streetscapes

Streetscapes have been designed to allow landscaping to provide separation between the dwelling and public domain. The key components of the streetscape elements are described below;

- Street trees have been selected to reflect the road hierarchys and the orientation to maximise solar access.
- Street types and their recommended street trees are indicated below.
- The treatment of verges may vary to include turf or mass planting.
- Footpaths will be of a uniform colour in exposed aggregate concrete finish or within the following colour range:



'Oyster' as supplied by Concrete Colour Systems



'Gecko' as supplied by Concrete Colour Systems



'Ghost Gum' as supplied by Concrete Colour Systems



Exposed aggregate finish



Exposed aggregate finish

Recommended Street Tree List



Angophora costata (Sydney Red Gum)

Mature height (m): 12H x 8W

- Deep wine red new foliage
- Pink/gray bark turning bright orange/brown
- Clusters of white flowers



Bauhinia purpurea (Orchid Tree)

Mature height (m): 7H x 5W

- Rich magenta flowers
- Bright green glossy leaves



Corymbia maculata (Spotted Gum)

Mature height (m): 15H x 8W

- Feature mottled bark
- Fragrant white flower clusters
- Dark green leaves



Cupaniopsis anacardioides (Tuckeroo)

Mature height (m): 8H x 5W

- Dense glossy foliage.
- Spreading canopy
- Orange fruit



Elaeocarpus eumundii (Quandong)

Mature height (m): 6H x 4W

- Evergreen tree
- Dense glossy foliage
- Deep bronze to burgundy new growth



Eucalyptus robusta (Swamp Mahogany)

Mature height (m): 15H x 8W

- Dense spreading canopy
- Red brown bark
- Dark green leaves

Recommended Street Tree List



Ficus microcarpa var. *hillii* (Hill's Weeping Fig)

Mature height (m): 15H x 10W

- Smooth trunk
- Green glossy leaves
- Excellent shade tree



Lophostemon confertus (Brush Box)

Mature height (m): 15H x 12W

- Pink/brown peeling bark
- Dark green glossy leaves
- White flowers



Melaleuca quinquenervia (Broad Leafed Paperbark)

Mature height (m): 8H x 5W

- Creamy/papery bark
- Cream flower spikes
- Drooping needle like leaves



Podocarpus elatus (Plum Pine)

Mature height (m): 10H x 6W

- Deep green leathery leaves
- Dense branching habit
- Blue/black fruit



Waterhousia floribunda (Weeping Lillypilly)

Mature height (m): 8H x 5W

- Weeping foliage
- Glossy green leaves

Recommended Street Tree List



Lagerstroemia indica (Crepe Myrtle)

Mature height (m): 6H x 5W

- Deciduous tree
- Attractive smooth mottled trunk
- Heavily ruffled flowers



Pyrus calleryana (Flowering Pear)

Mature height (m): 10H x 6W

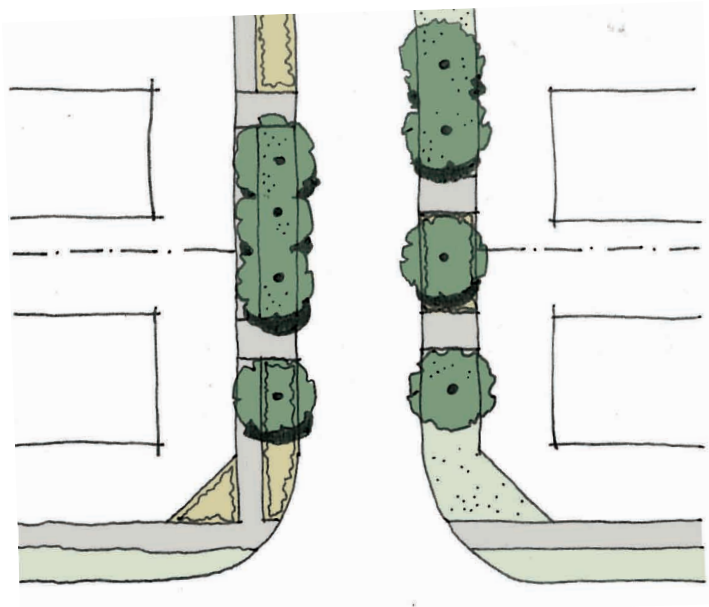
- Ornamental deciduous tree
- Deep green leaves
- Masses of white blossoms



Sapium sebiferum (Chinese Tallowood)

Mature height (m): 8H x 6W

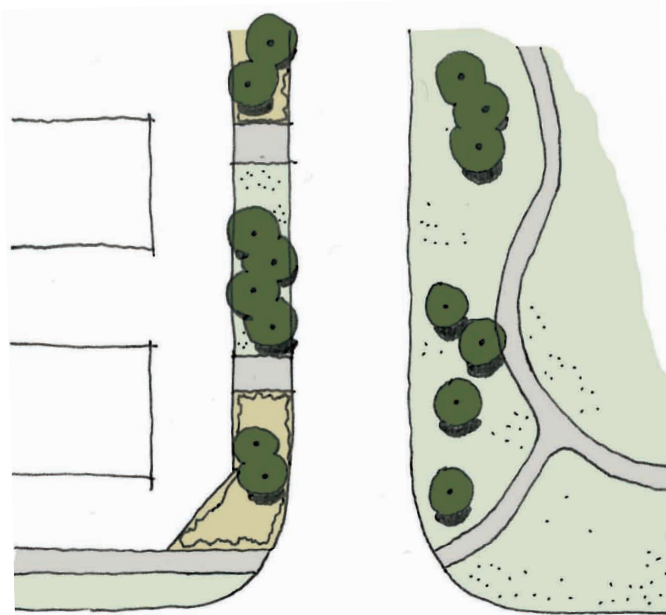
- Excellent autumn colour
- Fast growing
- Soft green heart shaped leaves



Street Type 1

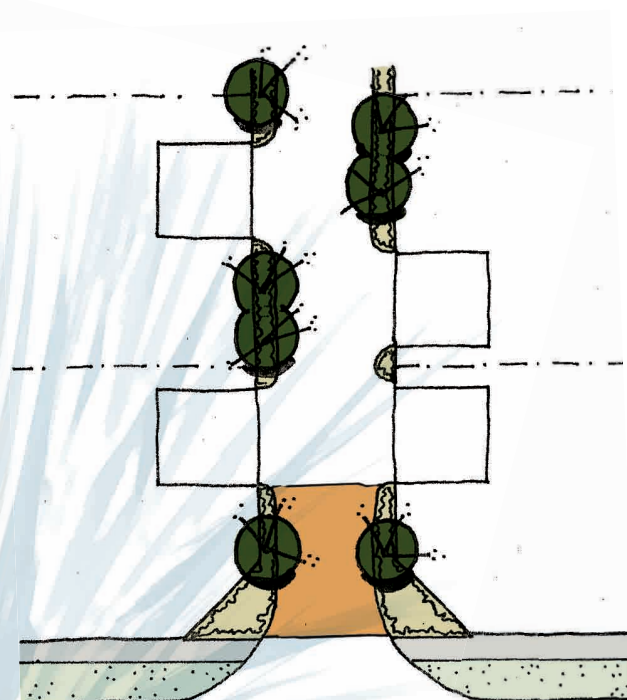
Recommended Planting List eg:

- *Elaeocarpus eumundii* (Quondong)
- *Waterhousia floribunda* (Weeping Lillypilly)



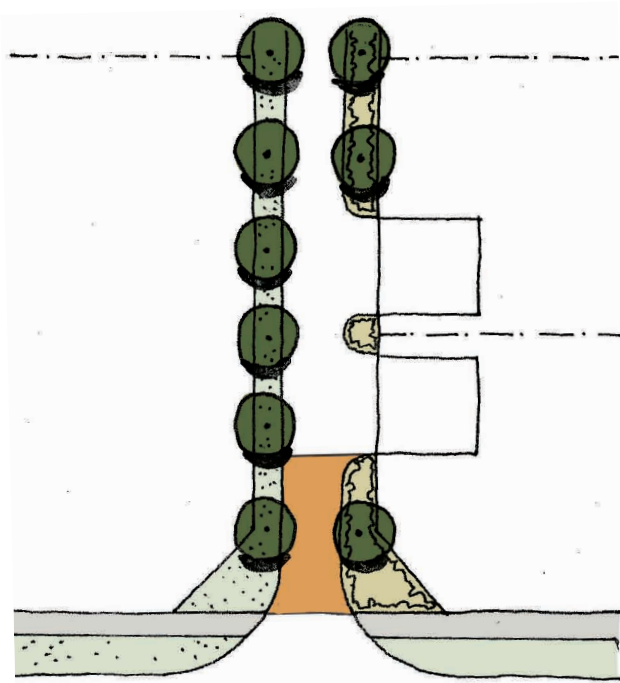
Street Type 2

- *Corymbia maculata* (Spotted Gum)
- *Melaleuca quinquenervia* (Broad Leafed Paperbark)
- *Lophostemon confertus* (Brush Box)



Street Type 3

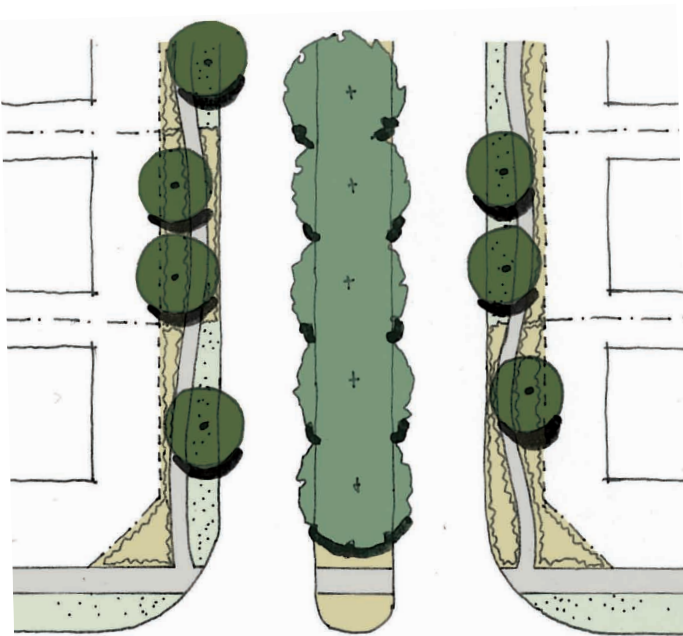
- *Lagerstroemia indica* (Crepe Myrtle)
- *Pyrus calleryana* (Flowering Pear)
- *Sapium sebiferum* (Chinese Tallowood)



Street Type 4

Recommended Planting List eg:

- *Elaeocarpus eumundii* (Quondong)



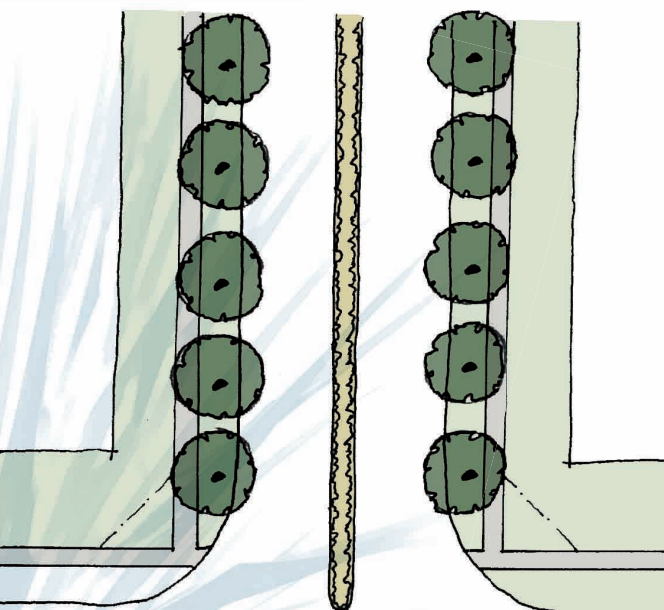
Street Type 5

VERGE:

- *Cupaniopsis anacardioides* (Tuckeroo)
- *Waterhousia floribunda* (Weeping Lillypilly)

MEDIAN:

- *Bauhinia purpurea* (Orchid Tree)
- *Podcarpus elatus* (Plum Pine)



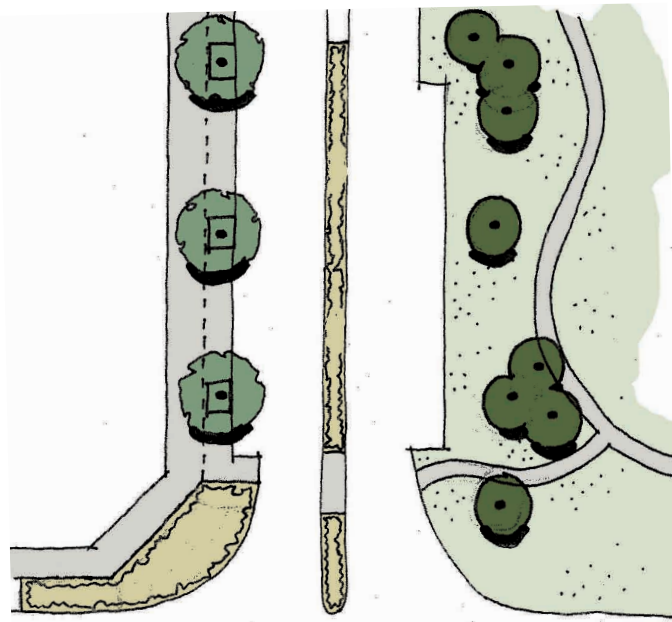
Street Type 6

VERGE:

- *Cupaniopsis anacardioides* (Tuckeroo)
- *Waterhousia floribunda* (Weeping Lillypilly)

MEDIAN:

- *Dianella 'Breeze'* (Blue Flax Lilly)
- *Grevillea x gaudichaudi* (Grevillea)



Street Type 7

Recommended Planting List eg:

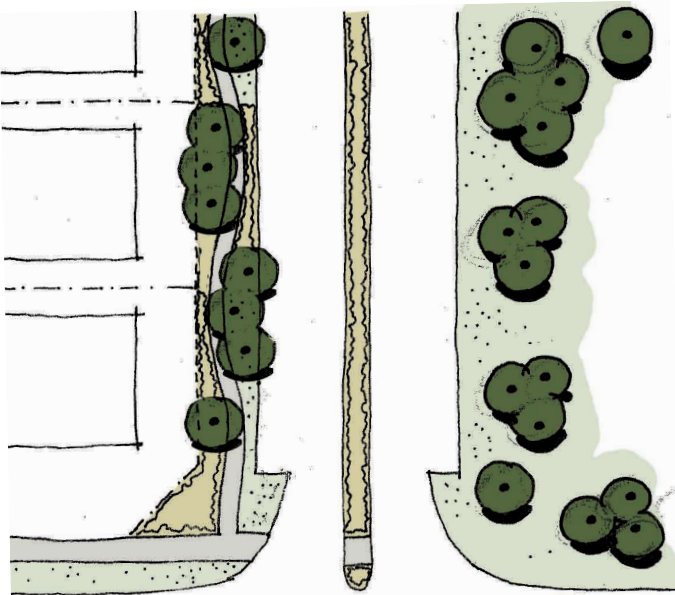
VERGE:

- *Cupaniopsis anacardioides* (Tuckeroo)
- *Lophostemon confertus* (Brush Box)

MEDIAN:

Prostrate species eg:

- *Dianella 'Breeze'* (Blue Flax Lilly)
- *Grevillea x gaudichaudi* (Grevillea)
- *Juniperus conferta* (Shore Juniper)



Street Type 8

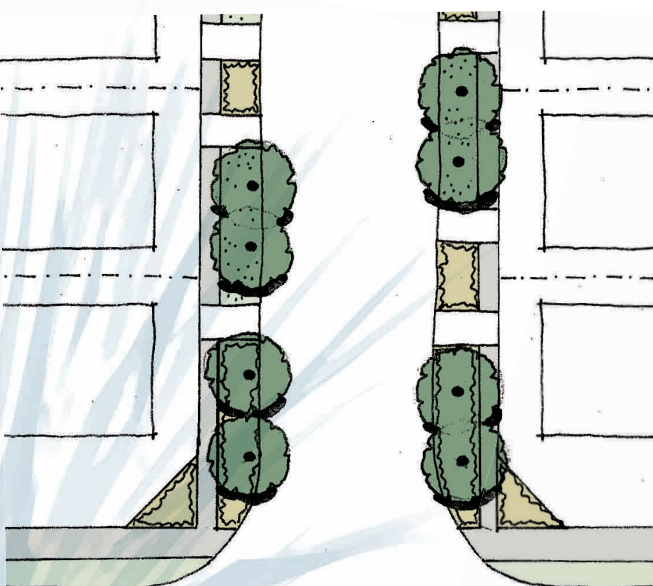
VERGE:

- *Cupaniopsis anacardioides* (Tuckeroo)
- *Lophostemon confertus* (Brush Box)

MEDIAN:

Prostrate species eg:

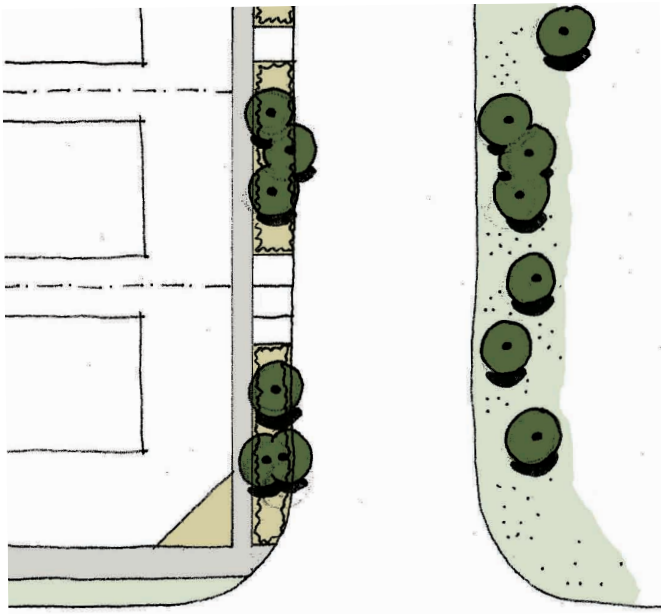
- *Dianella 'Breeze'* (Blue Flax Lilly)
- *Grevillea x gaudichaudi* (Grevillea)
- *Juniperus conferta* (Shore Juniper)



Street Type 9

- *Elaeocarpus eumundii* (Quondong))

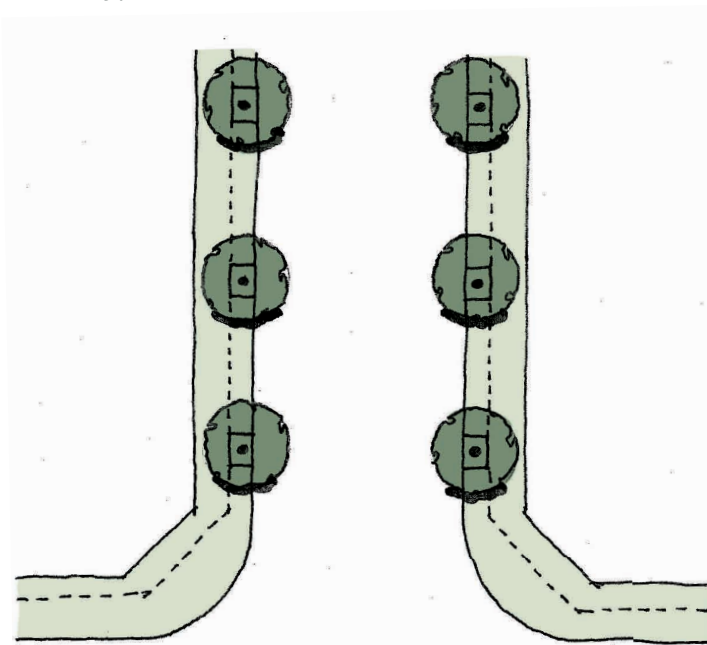
- *Waterhousia floribunda* (Weeping Lillypilly)



Street Type 10

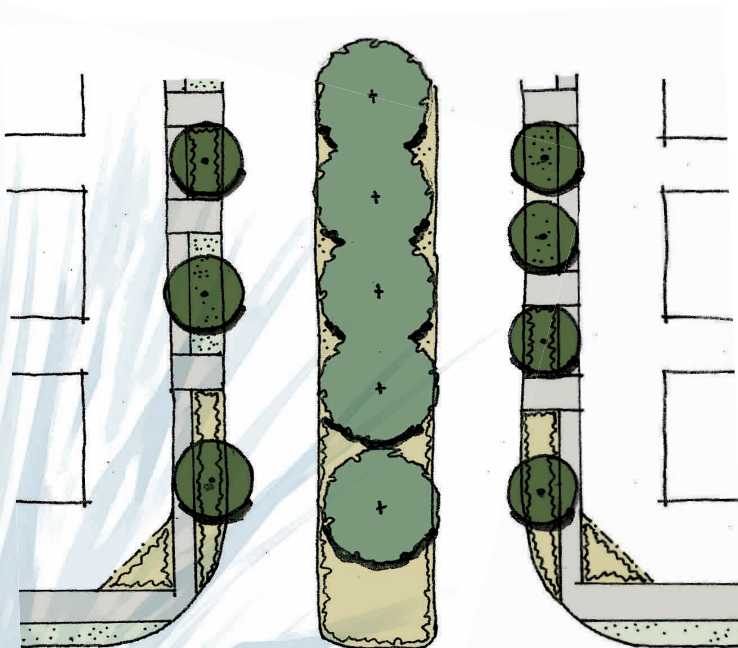
Recommended Planting List eg:

- *Corymbia maculata* (Spotted Gum)
- *Eucalyptus robusta* (Swamp Mahogany)
- *Melaleuca quinquenervia* (Broad Leafed Paperbark)



Street Type 11

- *Cupaniopsis anacardioides* (Tuckeroo)
- *Lophostemon confertus* (Brush Box)



Street Type 12

VERGE:

- *Cupaniopsis anacardioides* (Tuckeroo)
- *Waterhousia floribunda* (Weeping Lillypilly)

MEDIAN:

- *Bauhinia purpurea* (Orchid Tree)
- *Ficus microcarpa* (Hills Weeping Fig)

Typical Verge Treatments

