

COBAKI LAKES

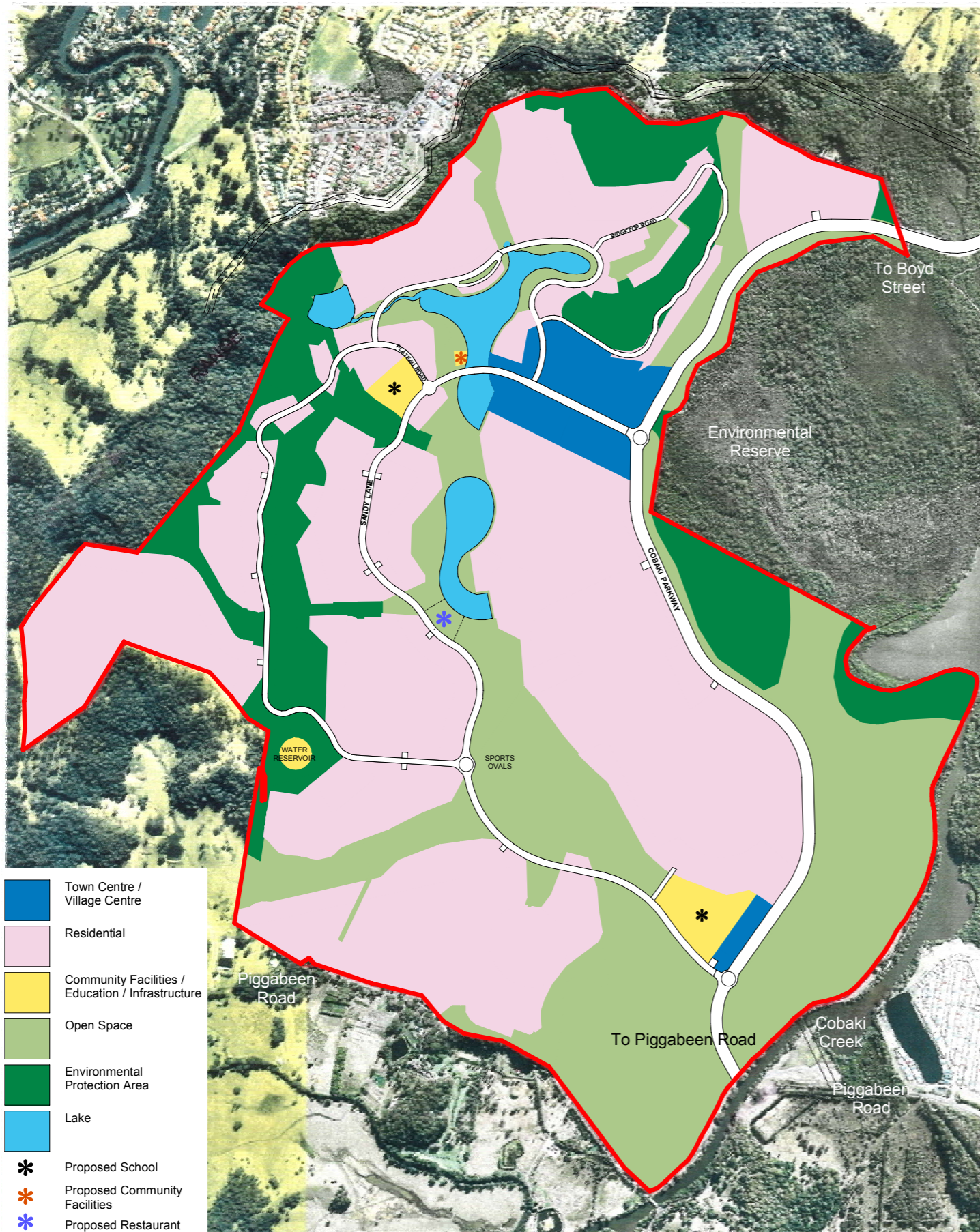


PLACE
DESIGN GROUP



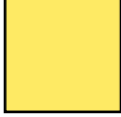



PLACE
DESIGN GROUP










CONCEPT PLAN

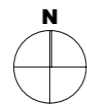
MAJOR ZONES



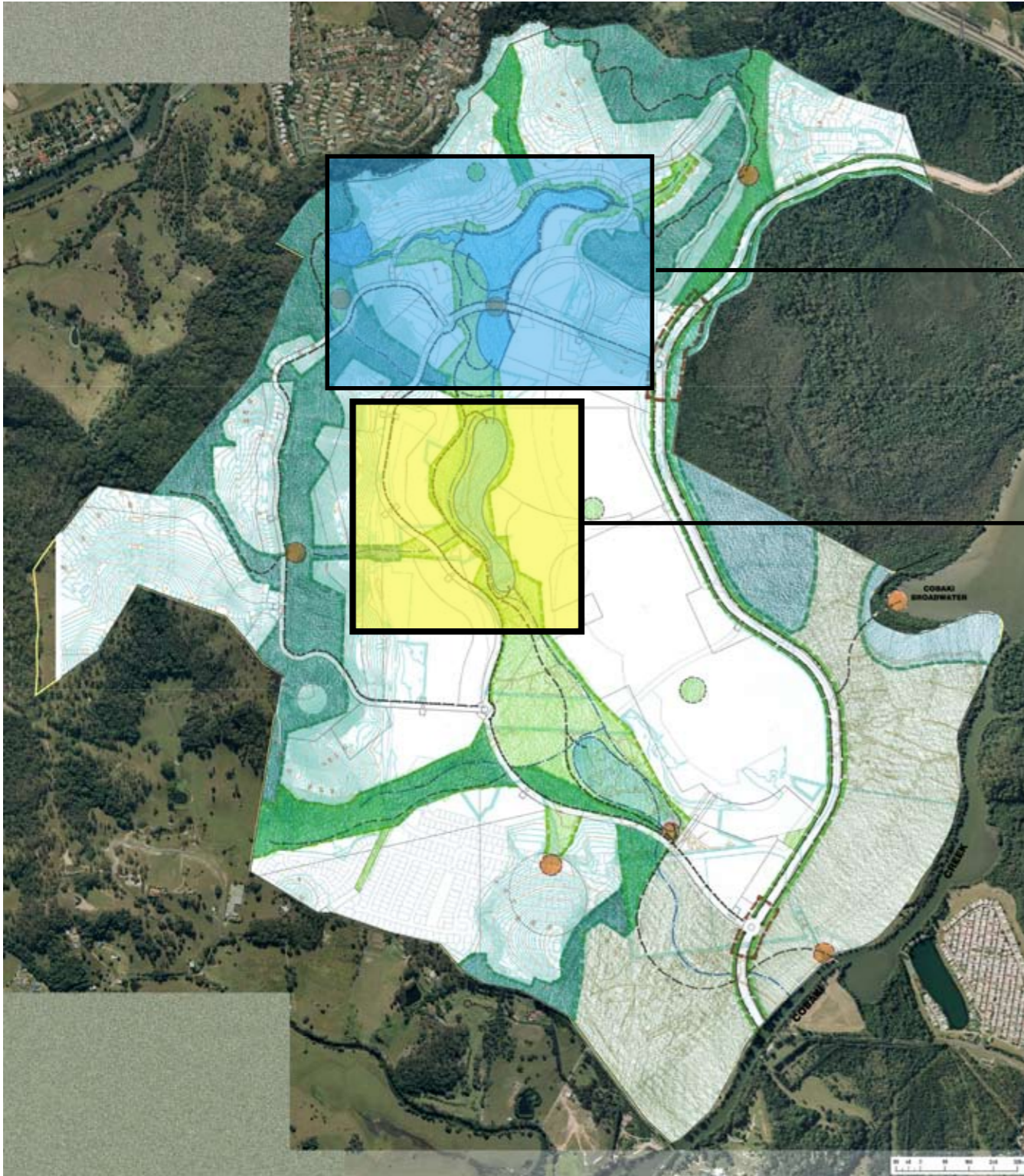
LEGEND

-  TOWN CENTRE/VILLAGE CENTRE
-  RESIDENTIAL
-  COMMUNITY FACILITIES/EDUCATION
-  LAKE
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION AREA

-  Town Centre / Village Centre
-  Residential
-  Community Facilities / Education / Infrastructure
-  Open Space
-  Environmental Protection Area
-  Lake
-  Proposed School
-  Proposed Community Facilities
-  Proposed Restaurant



CONCEPT LANDSCAPE PLAN

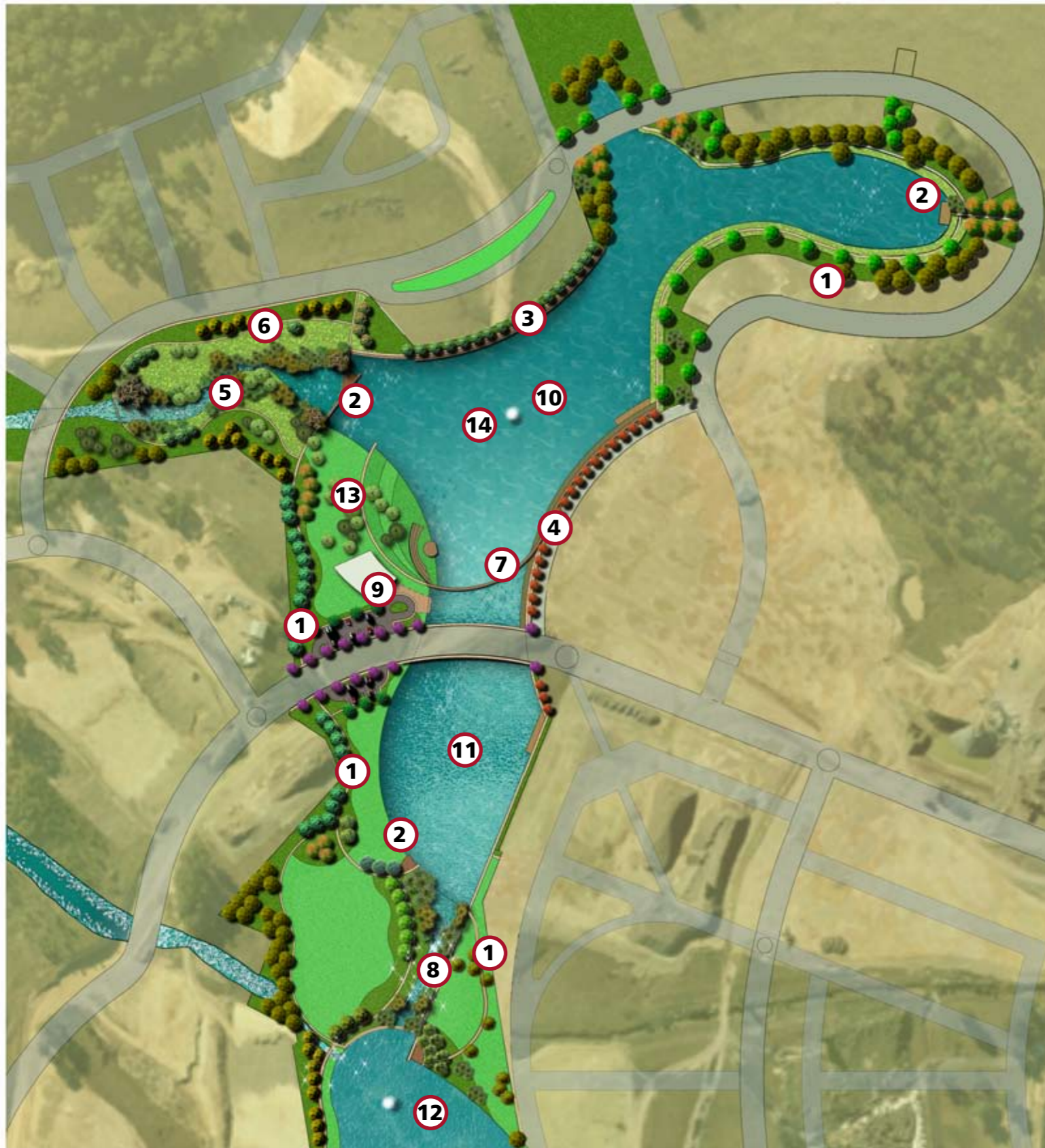


NORTHERN
LAKE

SOUTHERN
LAKE



NORTHERN LAKE CONCEPT PLAN



KEY PLAN



LEGEND

- | | | |
|-----------------------|---|---------------------------------|
| ① PEDESTRIAN LOOP | ⑥ NATURE TRAIL | ⑪ LOWER LAKE |
| ② LOOK OUT | ⑦ PEDESTRIAN BRIDGE | ⑫ SOUTHERN LAKE |
| ③ BOARDWALK | ⑧ OVERFLOW CHANNEL | ⑬ PARKLANDS |
| ④ LAKEFRONT PROMENADE | ⑨ SALES CENTRE/
COMMUNITY CENTRE
UPPER LAKE | ⑭ FOUNTAIN/SCULPTURE
ELEMENT |
| ⑤ WETLANDS HABITAT | | |



SOUTHERN LAKE CONCEPT PLAN



KEY PLAN

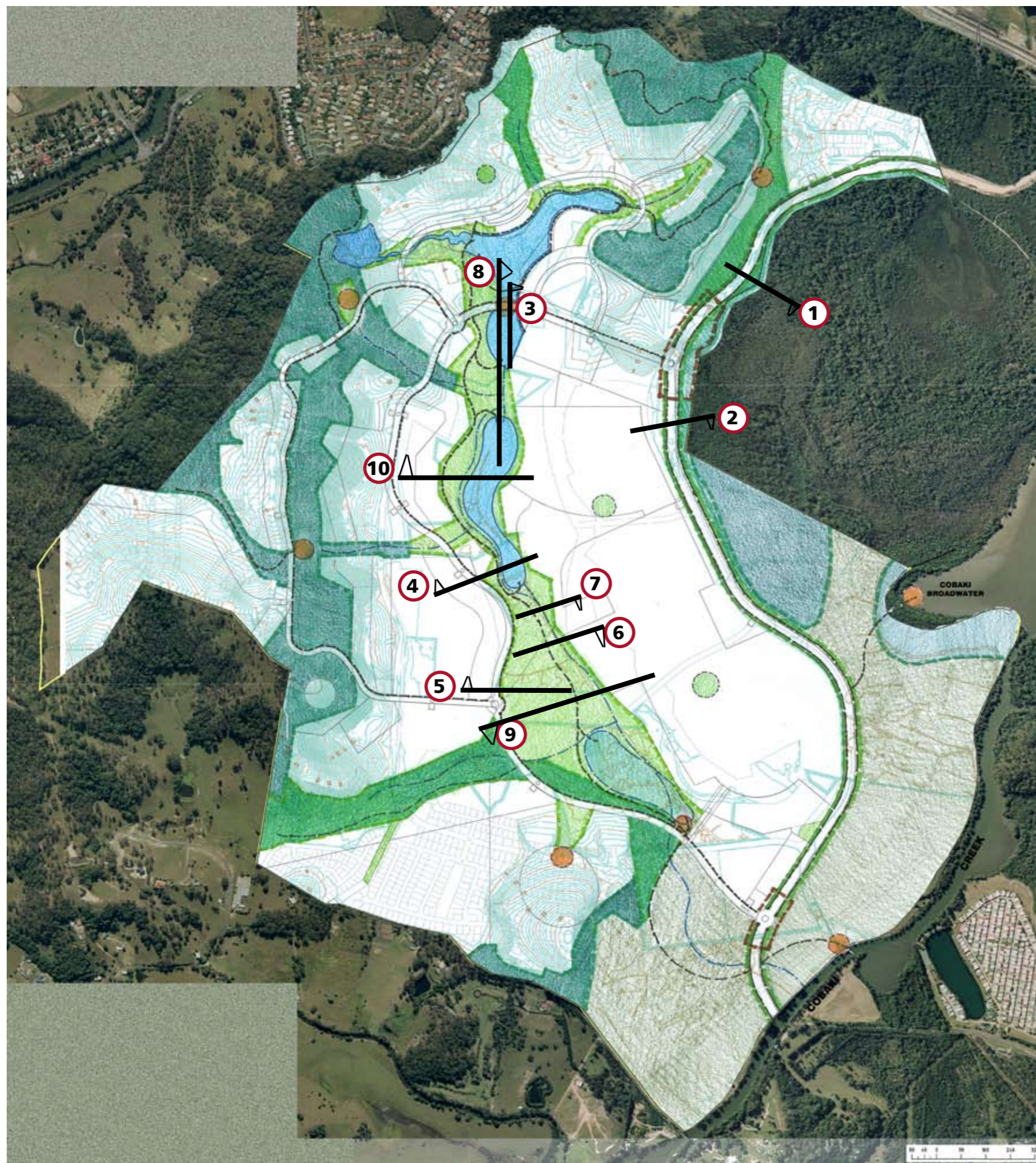


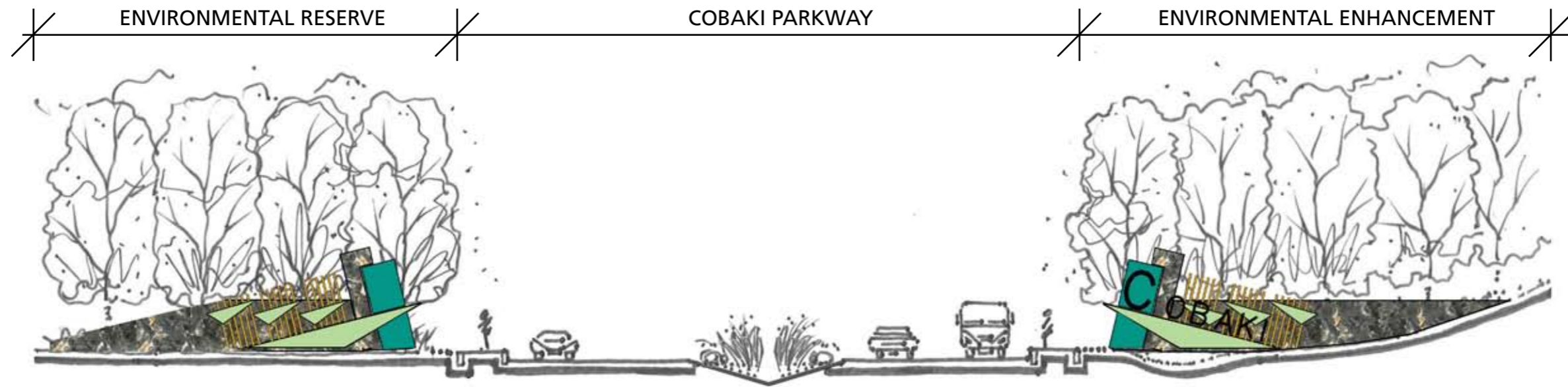
LEGEND

- ① PEDESTRIAN LOOP
- ② LOOK OUT
- ③ BOARDWALK
- ④ NATURE TRAIL
- ⑤ OVERFLOW CHANNEL
- ⑥ PEDESTRIAN BRIDGE
- ⑦ SOUTHERN LAKE
- ⑧ PARKLANDS
- ⑨ RESTAURANT
- ⑩ FOUNTAIN/SCULPTURE ELEMENT

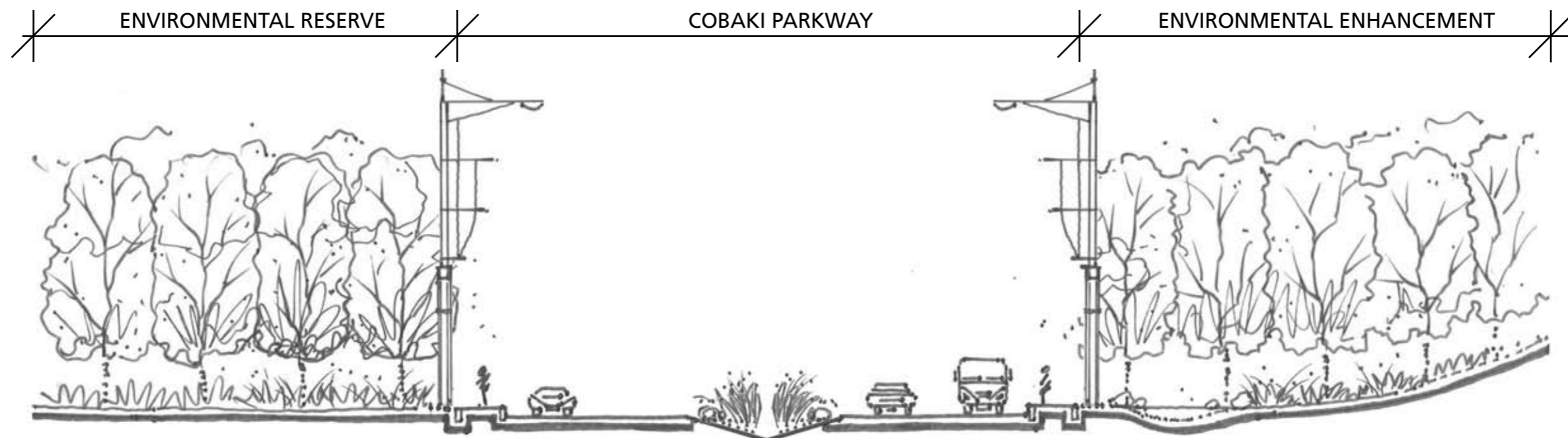


SECTION OVERVIEW



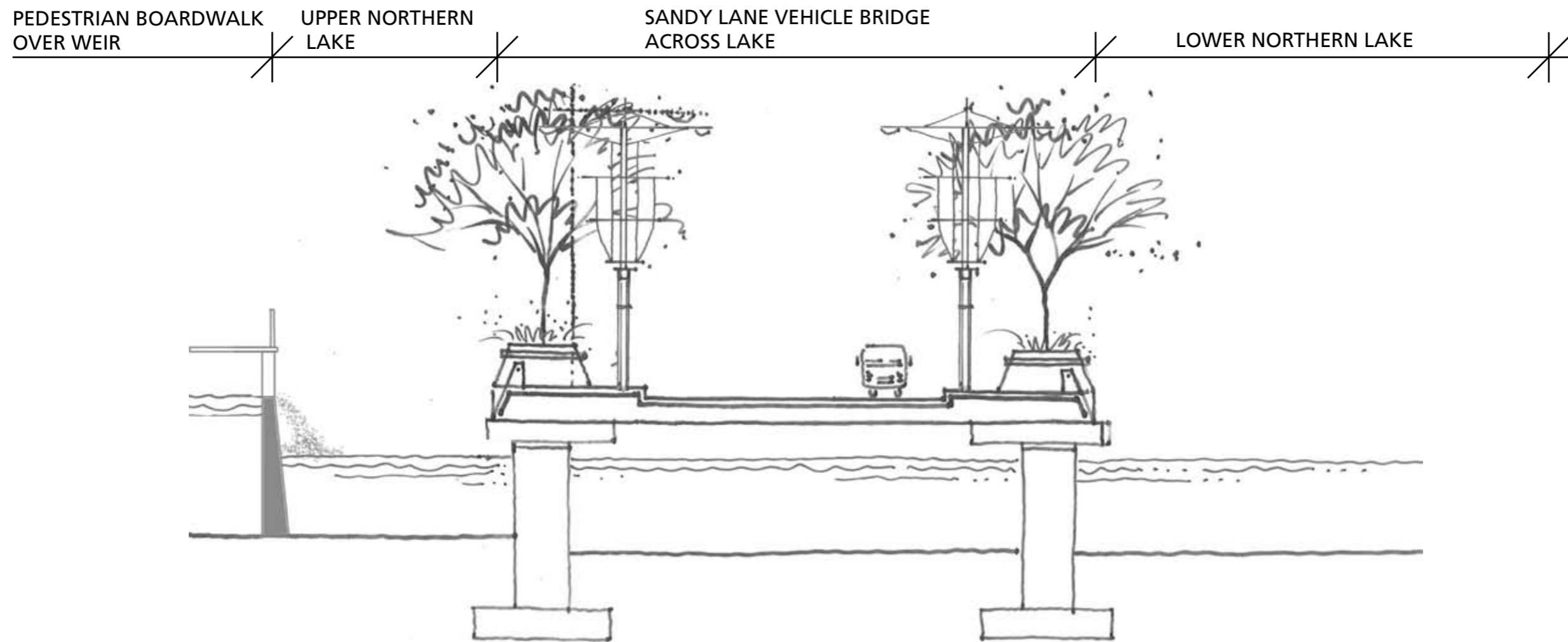


SECTION 1 - THROUGH MAIN ENTRY



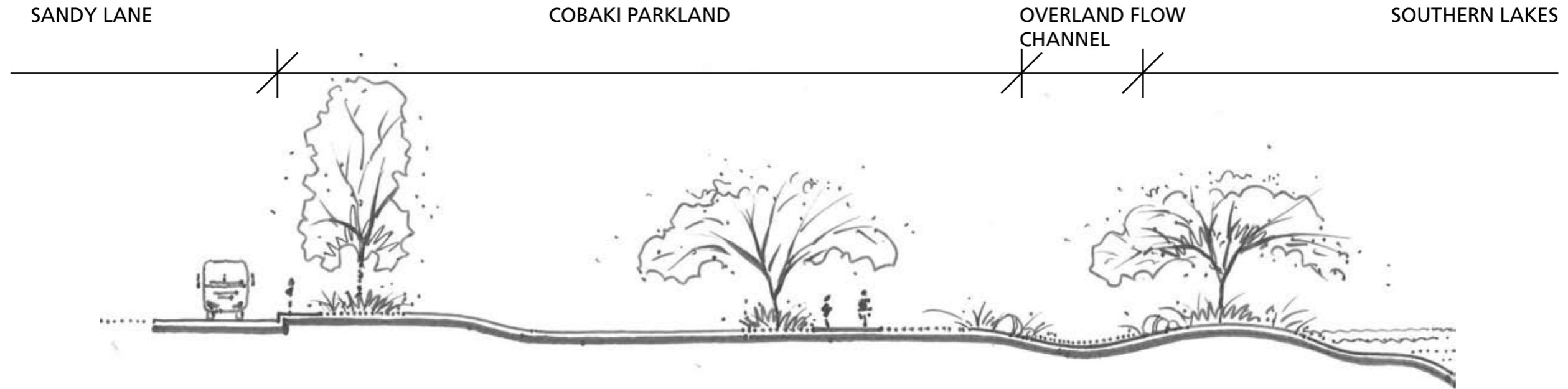
SECTION 2- TYPICAL COBAKI PARKWAY ENTRY ROAD



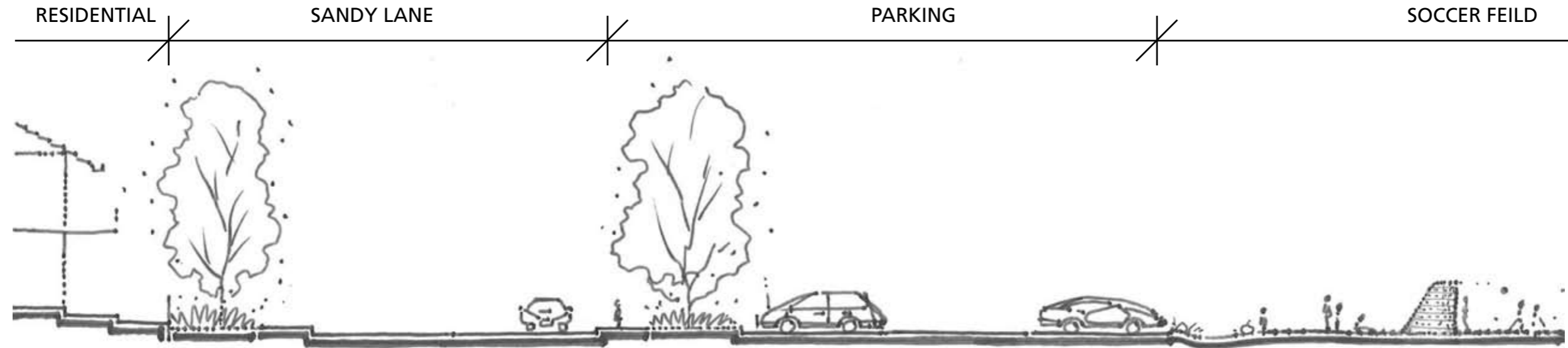


SECTION 3 - THROUGH WEIR/ BRIDGE AND NORTHERN LAKE





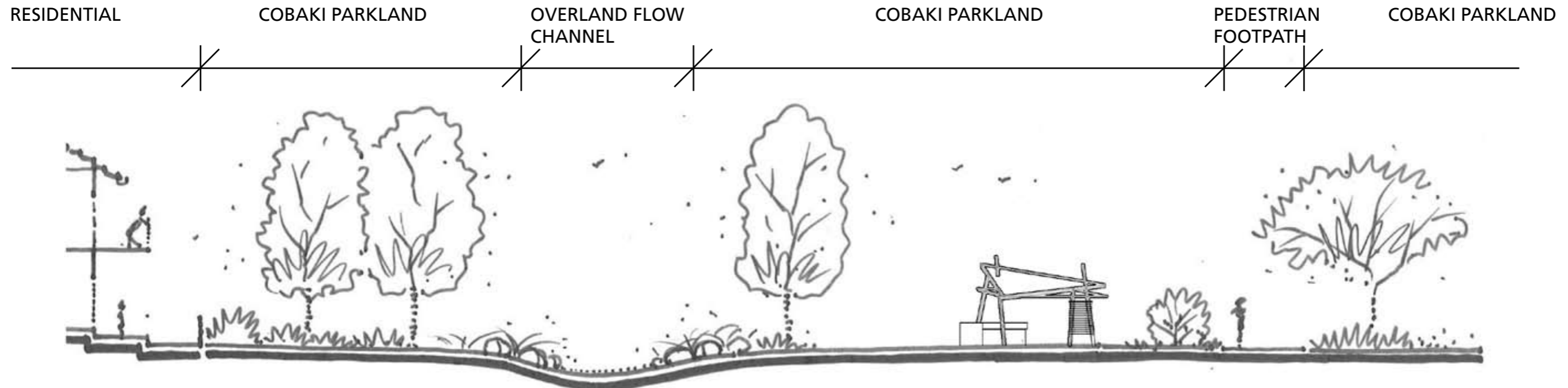
SECTION 4- THROUGH PARKLAND/ SOUTHERN LAKES



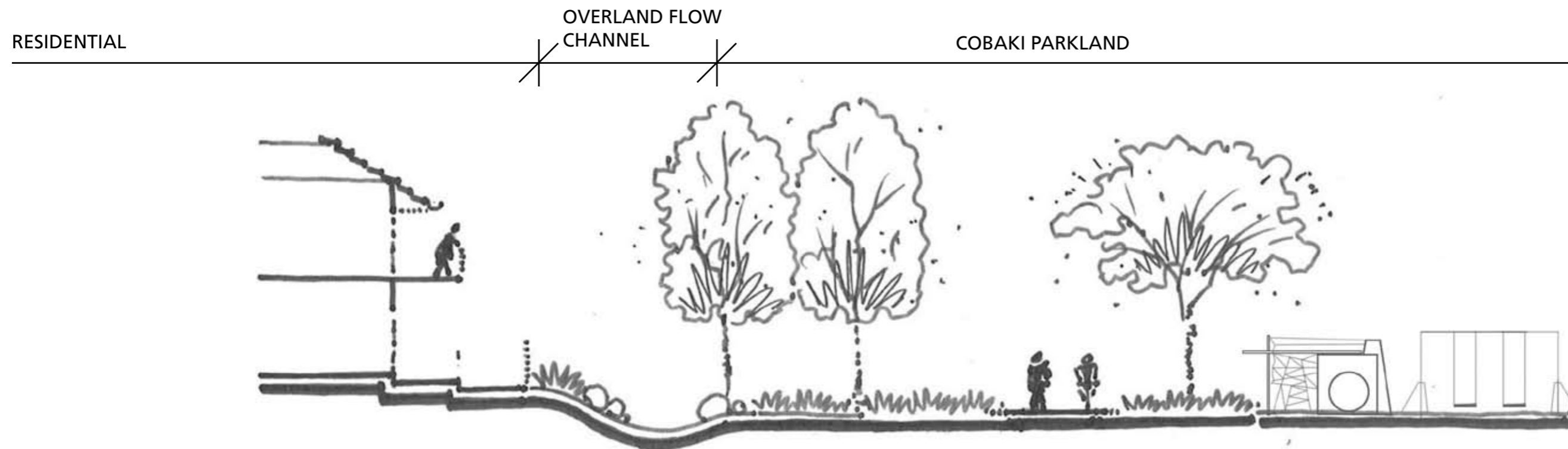
SECTION 5- THROUGH SANDY LANE/ PARKING & SOCCER FIEDS



SECTIONS



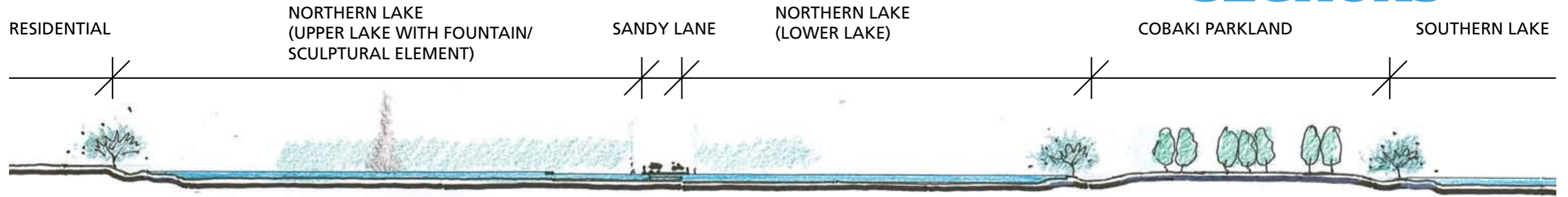
SECTION 6- THROUGH PARKLAND/ SHELTER & BBQ FACILITIES



SECTION 7- THROUGH PARKLAND AND PLAYGROUND AREA



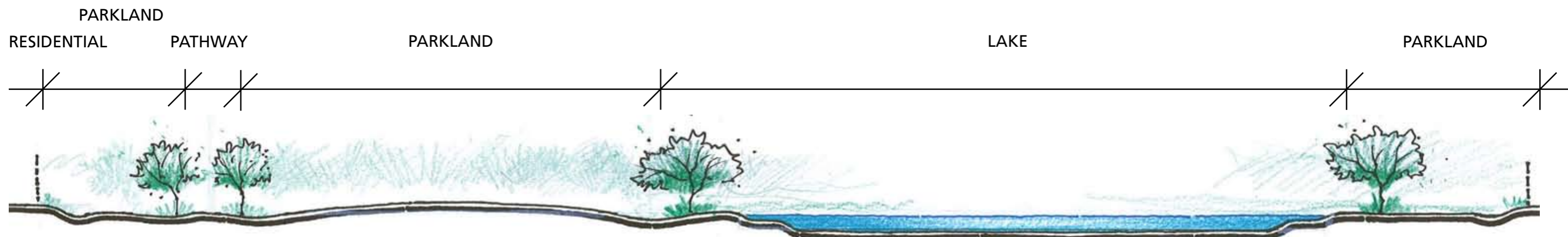
SECTIONS



SECTION 8- LONG SECTION THROUGH NORTHERN AND SOUTHERN LAKES

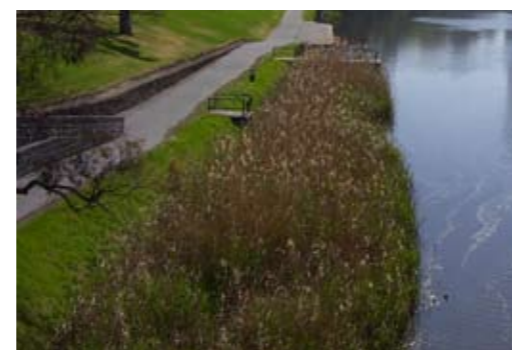


SECTION 9- LONG SECTION THROUGH SPORTS OVAL AND ADJACENT PARKLAND



SECTION 10- LONG SECTION THROUGH SOUTHERN LAKE AND ADJACENT PARKLAND





LAKE EDGE DETAILS



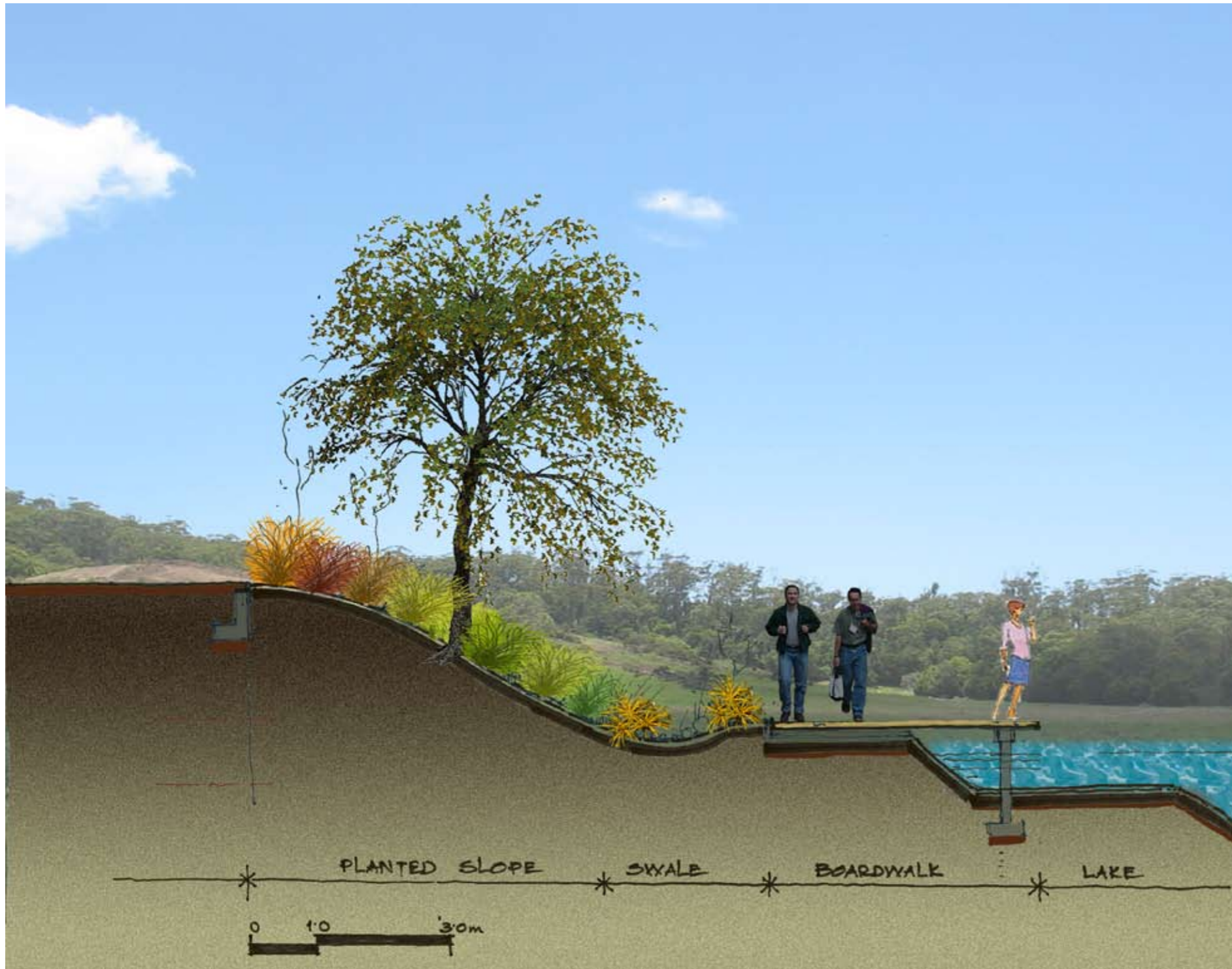
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COBAKI LAKES

LANDSCAPE CONCEPT



DATE: 08/09/2008
 PROJECT NO: LED01



LAKE EDGE DETAILS





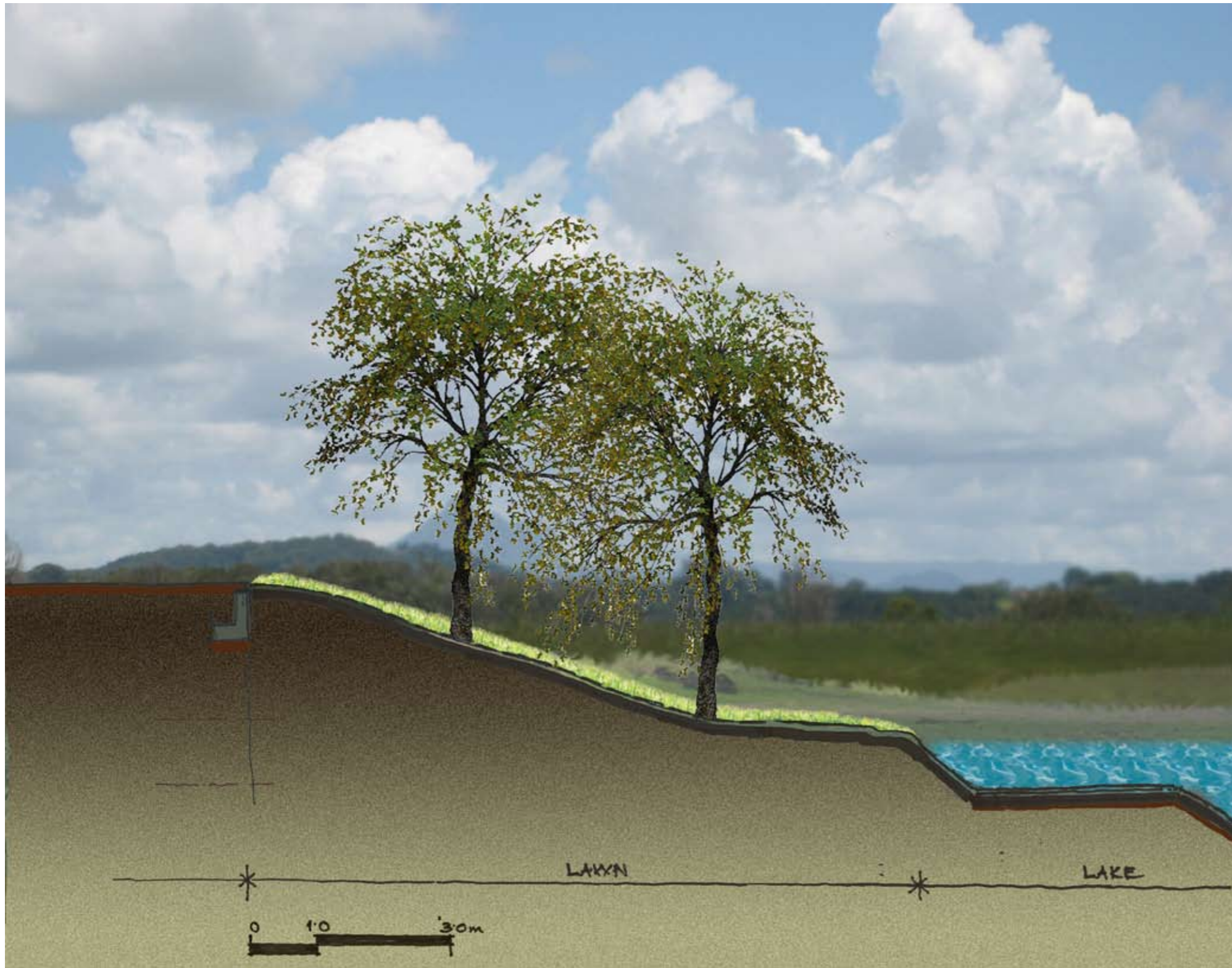
LAKE EDGE DETAILS





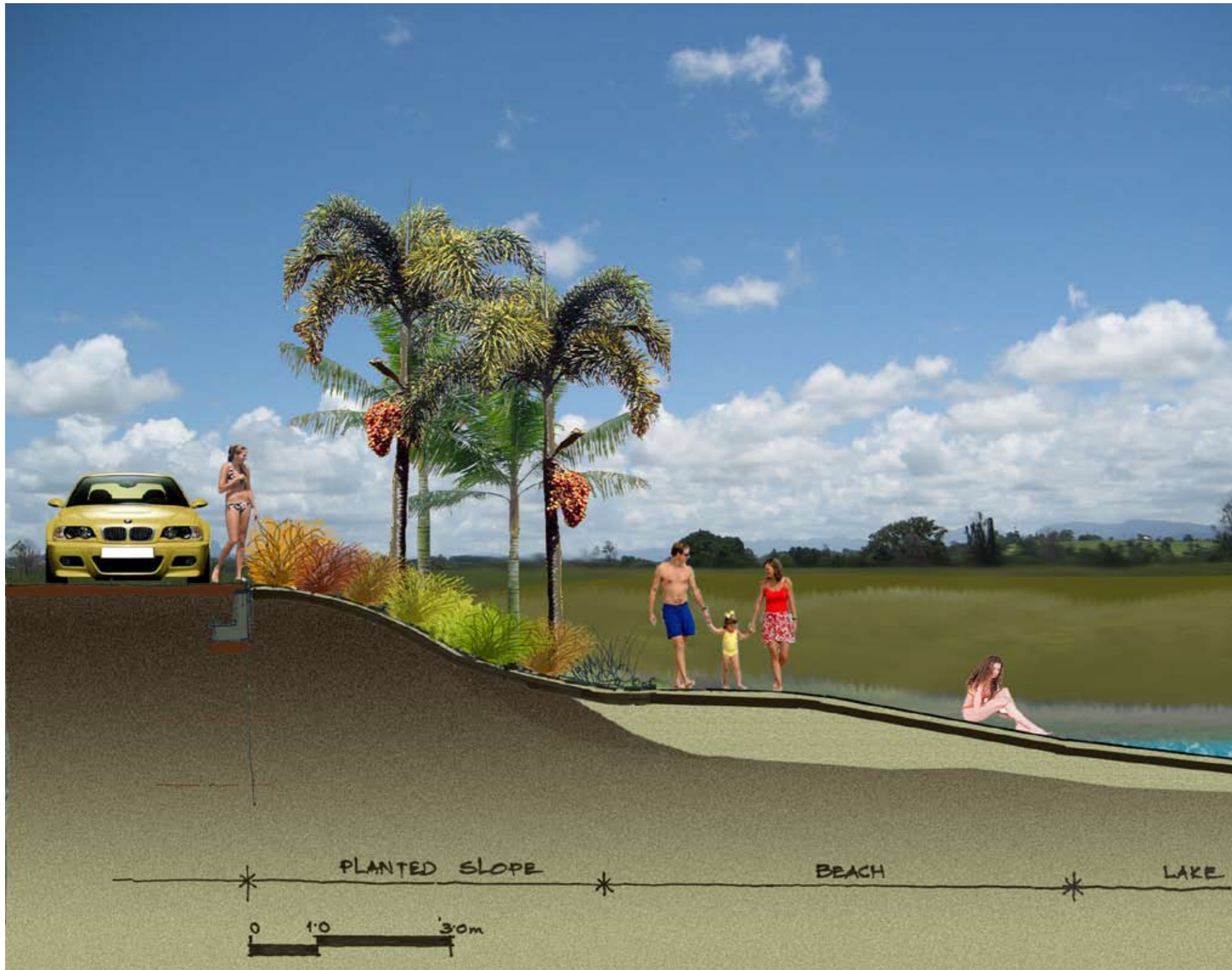
LAKE EDGE DETAILS





LAKE EDGE DETAILS





LAKE EDGE DETAILS



PLANT SELECTION

BOTANICAL NAME	COMMON NAME	FORM	ECOSYSTEM
<i>Ficus macrophylla</i>	Moreton Bay Fig	large tree	Littoral rainforest
<i>Ficus rubiginosa</i>	Port Jackson Fig	large tree	Estuarine Riparian
<i>Ficus virens</i>	White Fig	large tree	Littoral rainforest
<i>Acmena hemilampra</i>	Broad leaved Lilly Pilly	tree	Littoral rainforest
<i>Araucaria cunninghamii</i>	Hoop Pine	tree	Littoral rainforest
<i>Cryptocarya foetida</i>	Stinking Laurel	tree	Littoral rainforest
<i>Endiandra haysei</i>	Velvet Walnut	tree	Littoral rainforest
<i>Eucalyptus microcorys</i>	Tallowood	tree	Dry Sclerophyll
<i>Eucalyptus piularis</i>	Blackbutt	tree	Estuarine Riparian
<i>Eucalyptus robusta</i>	Swamp Mahogany	tree	Estuarine Riparian
<i>Eucalyptus tereticornis</i>	Forest Red Gum	tree	Estuarine Riparian
<i>Lophostemon confertus</i>	Brush Box	tree	Estuarine Riparian
<i>Syncarpia glomulifera</i>	Turpentine	tree	Dry Sclerophyll
<i>Syzygium moorei</i>	Durobby	tree	Littoral rainforest
<i>Callitris columellaris</i>	Coastal Cypress Pine	tree	Heath
<i>Endiandra sieberi</i>	Hard Corkwood	tree	Heath
<i>Archidendron hendersoni</i>	White Laceflower	small tree/tree	Littoral rainforest
<i>Cassia marksiana</i>	Brush Cassia	small tree/tree	Littoral rainforest
<i>Flindersia bennettrana</i>	Bennett's Ash	small tree/tree	Littoral rainforest
<i>Melaleuca quinquenervia</i>	Paperbark	small tree/tree	Estuarine Riparian
<i>Cryptocarya triplinervis</i>	Three-veined Cryptocarya	small tree/tree	Estuarine Riparian
<i>Melicope elleryana</i>	Pink euodia	small tree/tree	Swamp Sclerophyll
<i>Acronychia imperforata</i>	Logan Apple	small tree	Littoral rainforest
<i>Allocauarina torulosa</i>	Forest She-Oak	small tree	Dry Sclerophyll
<i>Glochidion sumatranum</i>	Umbrella Cheese Tree	small tree	Estuarine Riparian
<i>Halfordia kendak</i>	Saffron Heart	small tree	Littoral rainforest
<i>Hymenosporum flavum</i>	Native Frangipani	small tree	Littoral rainforest
<i>Pilidiostigma glabrum</i>	Plum Myrtle	small tree	Littoral rainforest
<i>Polyalthia nitidissima</i>	Canary Beech	small tree	Littoral rainforest
<i>Rhodomyrtus psidioides</i>	Native Guava	small tree	Littoral rainforest
<i>Sterculia quadrifida</i>	Peanut Tree	small tree	Estuarine Riparian
<i>Syzygium oleosum</i>	Blue Lilly Pilly	small tree	Littoral rainforest
<i>Austromyrtus dulcis</i>	Midgen Berry, Midyim	small tree	Heath
<i>Banksia aemula</i>	Wallum Banksia	small tree	Heath
<i>Banksia integrifolia</i>	Coast Banksia	small tree	Heath
<i>Banksia serrata</i>	Old-man Banksia	small tree	Heath
<i>Cupaniopsis anacardioides</i>	Tuckeroo	small tree	Heath
<i>Acronychia littoralis</i>	Scented Acronychia	small tree	Heath
<i>Banksia robur</i>	Swamp Banksia	small tree	Heath
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	shr /small tree	Estuarine Riparian
<i>Alectryon coriaceus</i>	Beach Birds Eye	sh/small tree	Littoral rainforest



PLANT SELECTION



BOTANICAL	COMMON NAME	FORM	ECOSYSTEM
<i>Acacia suaveolens</i>	Sweet Wattle	shrub	Heath
<i>Acrotride aggregata</i>	Red Ground Berry	shrub	Dry Sclerophyll
<i>Aotus ericoides</i>	Heath Aotus	shrub	Heath
<i>Aotus lanigera</i>	Woolly Aotus	shrub	Heath
<i>Baeckea frutescens</i>	Weeping Baekea	shrub	Heath
<i>Banksia robur</i>	Swamp Banksia	shrub	Heath
<i>Callistemon pachyphyllus</i>	Wallum Bottlebrush	shrub	Heath
<i>Daviesia ulicifolia</i>	Native Gorse	shrub	Dry Sclerophyll
<i>Hovea acutifolia</i>	Purple Pea Bush	shrub	Dry Sclerophyll
<i>Leptospermum trinervium</i>	Paperbark Tea Tree	shrub	Heath
<i>Leptospermum whitei</i>	White Leptospermum	shrub	Heath
<i>Leucopogon parviflorus</i>	Coastal Bearded-heath	shrub	Heath
<i>Persoonia virgata</i>	Wallum Geebung	shrub	Heath
<i>Ricinocarpus pinifolius</i>	Wedding Bush	shrub	Heath
<i>Sophora tomentosa</i>	Coastal Sophora	shrub	Littoral rainforest
<i>Strangea linearis</i>	Coastal Linearis	shrub	Heath
<i>Davidsonia johnsonii</i>	Smooth Davidsonia	shrub	Littoral rainforest
<i>Exocarpus latifolius</i>	Broad leaved Cherry	shrub	Littoral rainforest
<i>Gossia fragmentissima</i>	Fragrant Myrtle	shrub	Littoral rainforest
<i>Melastoma malabathricum</i>	Blue Tongue	shrub	Swamp Sclerophyll
<i>Sophora tomentosa</i>	Coastal Sophora	shrub	Littoral rainforest
<i>Isolepis nodosa</i>	Knobby Club-rush	sedge	Heath
<i>Patersonia spp.</i>	Native Irises	heath	Heath
<i>Baloskion tetraphyllum</i>	Swamp Foxtails	gr. cover	Heath
<i>Caustis fecurvata</i>	Curly Wigs	gr. cover	Heath
<i>Hibbertia scandens</i>	Climbing Guinea-flower	gr. cover	Heath
<i>Hardenbergia violacea</i>	Native Sarsparilla	gr. cover	Dry Sclerophyll
<i>Scaevola albida</i>	Mauve Clusters	gr. cover	Heath
<i>Crinum pedunculatum</i>	Swamp Lily	gr. cover	Estuarine Riparian
<i>Scaevola albida</i>	Mauve Clusters	gr. cover	Heath
<i>Dianella congesta</i>	Coastal Flax Lily	gr. cover	Littoral rainforest





PLANT SELECTION

This list is indicative only. Other exotic/ non- endemic species may be considered.

BOTANICAL NAME	COMMON NAME	FORM
<i>Araucaria cunninghamii</i>	Hoop Pine	Tree
<i>Araucaria heterophylla</i>	Norfolk Island Pine	Tree
<i>Brachychiton acerifolius</i>	Flame Tree	Tree
<i>Delonix regia</i>	Poinciana	Tree
<i>Ficus benjamina</i>	Weeping Fig	Tree
<i>Flindersia collina</i>	Leopard Ash	Tree
<i>Hibiscus tiliaceus</i>	Cottonwood	Tree
<i>Jacaranda mimosifolia</i>	Jacaranda	Tree
<i>Lagerstroemia indica</i>	Crepe Myrtle	Tree
<i>Pandanus pedunculatus</i>	Screw Pine	Tree
<i>Peltophorum pterocarpum</i>	Golden Flame Tree	Tree
<i>Tabebuia chrysantha</i>	Yellow Trumpet Tree	Tree
<i>Terminalia sp.</i>	Damson trees	Tree
<i>Bauhinia variegata</i>	Orchid Tree	Tree
<i>Brachychiton rupestris</i>	Bottle Tree	Tree
<i>Cassia siamea</i>	Shower Tree	Small Tree
<i>Plumeria obtusa</i>	Frangipani Singapore White	Small Tree
<i>Plumeria robusta</i>	Frangipani	Small Tree
<i>Stenocarpus sinuatus</i>	Firewheel Tree	Small Tree
<i>Syzygium jambos</i>	Rose Apple	Small Tree
<i>Bismarckia nobilis</i>	Bismarckia Palm	Palm
<i>Cocos nucifera</i>	Coconut Palm	Palm
<i>Howea forsteriana</i>	Kentia Palm	Palm
<i>Livistona decipiens</i>	Cabbage Palm	Palm
<i>Ptychosperma macarthurii</i>	Hurricane Palm	Palm

BOTANICAL NAME	COMMON NAME	FORM
<i>Phoenix dactylifera</i>	Date Palm	Palm
<i>Ravenala madagascariensis</i>	Travellers Palm	Palm
<i>Roystonea regia</i>	Cuban Royal Palm	Palm
<i>Washingtonia filifera</i>	Parade Palm	Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm	Palm
<i>Wodyetia bifurcata</i>	Fox Tail Palm	Palm
<i>Zamia furfuracea</i>	Cardboard Plant	Cycad
<i>Alpinia purpurata</i>	Red Ginger	Shrub
<i>Agave attenuata</i>	Agave	Shrub
<i>Cordyline spp</i>	Cordyline	Shrub
<i>Dracaena sp</i>	Dracaena	Shrub
<i>Grevillea Coastal Glow</i>	Coastal Glow	Shrub
<i>Calathea zebrina</i>	Zebra Plant	Shrub
<i>Fabiana imbricata</i>	Pichi	Shrub
<i>Hibiscus sp.</i>	Hibiscus	Shrub
<i>Metrosideros thomasi</i>	NZ Xmas Bush	Shrub
<i>Monstera deliciosa</i>	Monstera	Shrub
<i>Philodendron 'Xanadu'</i>	Xanadu	Shrub
<i>Portulacaria afra</i>	Jade Plant	Shrub
<i>Strelitzia sp.</i>	Bird of Paradise	Shrub
<i>Syzygium shrub sp</i>		Shrub
<i>Xanthorrhoea sp.</i>	Grass Tree	Shrub
<i>Aeonium arboreum</i>	Aeonium arboreum	Ground covers
<i>Carpobrotus glauscens</i>	Pig Face	Ground covers
<i>Clivea miniata</i>	Kaffir Lily	Ground covers

BOTANICAL NAME	COMMON NAME	FORM
<i>Crinum asiaticum</i>	Swamp Lily	Ground covers
<i>Echleria elegans</i>	Hen and Chickens	Ground covers
<i>Festuca glauca</i>	Blue Fescue	Ground covers
<i>Festuca littoralis</i>	Coast Fescue	Ground covers
<i>Gazania rigens</i>	Coastal Daisy	Ground covers
<i>Grevillea Coastal Glow</i>	Coastal Glow	Ground covers
<i>Heliconia stricta</i>	Firebird	Ground covers
<i>Hibbertia scandens</i>	Snake Vine	Ground covers
<i>Hymenocallis sp</i>	Spider Lily	Ground covers
<i>Imperata cylindrica</i>	Japanese Blood Grass	Ground covers
<i>Ipomoea horsfalliae</i>	Cardinal Creeper	Ground covers
<i>Juniperus confertus</i>	Shore Juniper	Ground covers
<i>Liriope muscari 'Evergreen Giant'</i>	Evergreen Giant	Ground covers
<i>Liriope muscari</i>	Border Grass	Ground covers
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	Ground covers
<i>Lomandra tanika</i>	Mat Rush	Ground covers
<i>Ophiopogon japonicus mini</i>	Dwarf Mondo Grass	Ground covers
<i>Ophiopogon planiscarpus 'Nigrascens'</i>	Black Mondo Grass	Ground covers
<i>Mesembryanthum undodiflorum</i>	Ice Plant	Ground covers
<i>Pandorea jasminoides</i>	Bower of Beauty	Ground covers
<i>Phormium tenax</i>	NZ Flax	Ground covers
<i>Roheo dicolour</i>	Moses in the Cradle	Ground covers
<i>Thunbergia mysorensis</i>	Princess Slipper	Ground covers
<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	Ground covers
<i>Zephyranthes candida</i>	Storm Lily	Ground covers



TOWN CENTRE / VILLAGE CENTRE

LANDSCAPE PRINCIPLES

- Provide shade trees to plaza spaces and car parking areas
- Ensure vegetation does not block signage
- Use vegetation to screen car parking in accordance with CPTED principles
- Use high quality pavement treatments in keeping with the locality
- Minimum street tree centres at 10m to create strong Shade canopy
- No turf in street verge
- Broad pavements with garden beds / tree grills dependant on location
- Streetscape identifications through plant selection design
- Refer plant schedules for species – unrestricted
- No street front fencing is permitted
- Privacy fencing to residential uses is permitted to shared Boundaries max 1.8m height
- Open style fences to all other land uses





RESIDENTIAL

(MEDIUM DENSITY)

LANDSCAPE PRINCIPLES

- Setback fencing / articulate fencing to create streetscape interest
- Canopy Form Shade Trees to be used in streetscapes providing shade to footpaths and carparking
- Broader footpaths / paved areas with garden beds to street – minimise lawn to street
- Ensure design allows for minimum of 1 significant tree per 3 apartments
- CPTED principles to be used with plant massing
- Passive Surveillance of public / communal spaces through building design, orientation and use of visually semi-permeable fencing
- Blocks adjoining parks, Environmental Zones or Communal Areas are to have open “pool” style fencing
- Native plant palette with minor use of exotic / non endemic plants at nodes and hi-light or accent areas
- Intersections treated as nodes with appropriate accent vegetation and opportunity for pavement treatments
- WSUD principles to be utilised



RESIDENTIAL

(LOW DENSITY)

LANDSCAPE PRINCIPLES

- Use minimum 1 major street tree per lot
- Footpath to be included per Tweed Shire Council Guidelines for user volumes
- Create streetscape character through Designed Plant Selection
- Maximum of 50% of any frontage to be fenced at boundary
- Fencing to be 75% visually permeable to street frontages
- Side and rear fences, rearwards of building line may be up to 85% solid
- Intersections treated as nodes with appropriate vegetation and opportunity for pavement treatments
- Blocks adjoining Parks, Environmental Zones or Communal Areas are to have open "pool" style fencing
- Native plant palette with minor use of exotic / non endemic plants at nodes
- Lawn to street verges in combination with WSUD principles



COMMUNITY FACILITIES / EDUCATION

LANDSCAPE PRINCIPLES

- CPTED principles to be observed
- Open visually permeable fencing to all boundaries except to residential housing
- Design to allow for significant-sized Canopy Form Shade Trees
- Shaded seating areas proportionate to user requirements to be allowed for
- Pavement treatment to minimum Tweed Shire Council Guideline standards and appropriate for context and use
- Ensure non toxic plant species are used
- Native and native non endemic plant palette
- WSUD principles to be observed



OPEN SPACE

LANDSCAPE PRINCIPLES

- Design to allow for stands of shade trees maximum height over 30m
- Large open lawn areas required for formal and informal active play
- Sports fields per Tweed Shire Council Guidelines Active Open Space Guidelines
- WSUD principles to be observed and integrated into landscape
- No street frontage fencing permitted
- Open style fencing permitted to boundaries with Residential, Community Facilities and Environmental Precincts
- No solid fencing permitted
- CPTED principles to be observed
- Native and non endemic native plant palette to be used
- Shaded Seating Areas and Communal BBQ Facilities to be provided in appropriate locations and numbers per Tweed Shire Council Guidelines.





ENVIRONMENTAL PROTECTION AREA

LANDSCAPE PRINCIPLES

- Only open style fencing permitted at boundary
- Ensure transition zone is maintained for Fire and Maintenance requirements
- Access paths to follow line of historic disturbance, or through areas of natural clearing only
- Refer Environmental Report for additional plant selections and rehabilitation protection regimes



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COBAKI LAKES

LANDSCAPE CONCEPT



DATE: 08/09/2008
 PROJECT NO: LED01



LAKES

LANDSCAPE PRINCIPLES

- Open Public Accessible Boardwalk to be provided to full lake edge
- Lake edge profiles designed for varied experience and with safe rescue access
- CPTED principles to be observed
- Visually semi permeable maximum 50% solid permitted to adjoining uses up to 1.8m height
- Canopy Form Shade Trees to follow lake edge walkway at a minimum of 15m centres is required
- Streetscape to be designed to appear as continuation of Lakeside treatment
- Interface with Environmental precinct to be maintained for fire protection and general amenity

