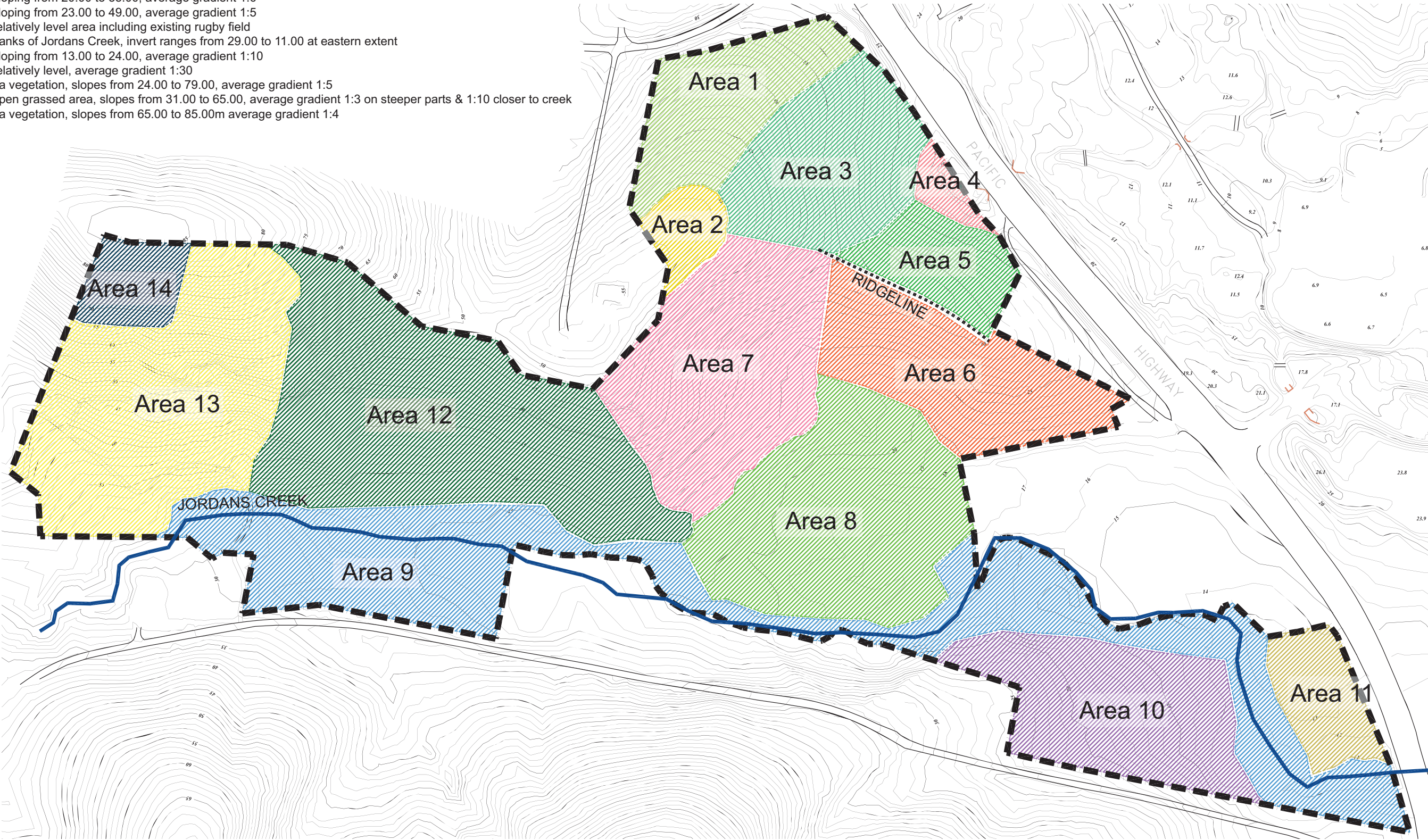


LEGEND

- Area 1 sloping from 30.00 to 55.00, average gradient 1:7
- Area 2 high point at 58.00
- Area 3 sloping from 24.00 to 55.00, average gradient 1:5
- Area 4 low point
- Area 5 sloping from 23.00 to 35.00, average gradient 1:7
- Area 6 sloping from 20.00 to 35.00, average gradient 1:6
- Area 7 sloping from 23.00 to 49.00, average gradient 1:5
- Area 8 relatively level area including existing rugby field
- Area 9 banks of Jordans Creek, invert ranges from 29.00 to 11.00 at eastern extent
- Area 10 sloping from 13.00 to 24.00, average gradient 1:10
- Area 11 relatively level, average gradient 1:30
- Area 12 7a vegetation, slopes from 24.00 to 79.00, average gradient 1:5
- Area 13 open grassed area, slopes from 31.00 to 65.00, average gradient 1:3 on steeper parts & 1:10 closer to creek
- Area 14 7a vegetation, slopes from 65.00 to 85.00m average gradient 1:4

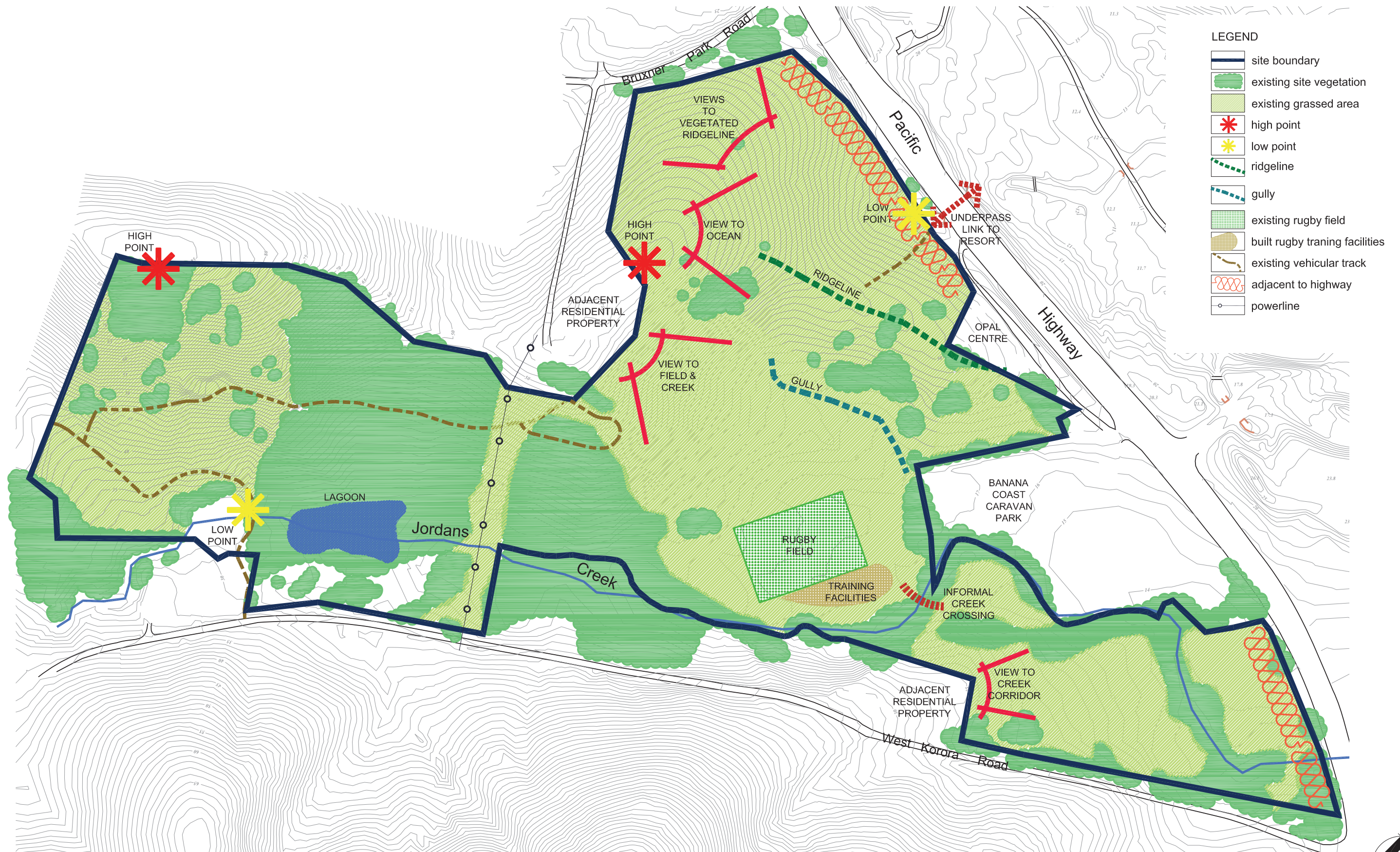


Topographical Analysis

not to scale



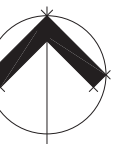




- LEGEND
- site boundary
  - existing site vegetation
  - existing grassed area
  - high point
  - low point
  - ridgeline
  - gully
  - existing rugby field
  - built rugby training facilities
  - existing vehicular track
  - adjacent to highway
  - powerline

## Site Analysis

not to scale









The main access to the development will be from Bruxner Park Road. Existing vegetation to Bruxner Park Road will provide a visual buffer to the northern extent of the community. Additional buffer planting will include indigenous trees. An entry landscape will introduce the site. The collector road will include an avenue of street trees. At intervals along the road, the road will be briefly narrowed to allow planter beds that will include broad feature trees. These trees will provide points of focus along the route. The western side of the road will include a 1.2m pedestrian pathway. The eastern side of the road will include a 2m bikeway. This bikeway will provide a cycle link from Bruxner Park Road through to West Korora Road. A large portion of the collector road will be bounded by the 20 metre scenic buffer to the Pacific Highway. This scenic buffer will be treated as parkland and will include buffer planting with indigenous shrubs and trees immediately adjacent to the highway corridor. Closer to the collector road, the scenic buffer will feature grassed areas with large shade trees. Where the collector road is adjacent to the scenic buffer, the bikeway will meander along the road edge and take advantage of the park like setting. On the western side of the road, planting between the pathway and lot boundary will reinforce the road as the main internal route and will enhance the pedestrian experience.



avenue of street trees



bikeway meandering along edge of scenic buffer



broad shade trees as feature to scenic buffer

entry and collector road





The green spine provides a pedestrian link from the lookout park to the bikeway, central parkland and to existing facilities at the Pacific Bay Resort. The spine is landscaped to provide a series of grassed terraces. Terraces are retained with gabion rock retaining walls. Concrete pathways provide links between terraces with concrete steps providing access down the spine. Garden areas would be simple with mass planting of a limited number of hardy plant species. Shade trees and seats would be provided at the larger terraces for resting and lookout opportunities.



rock walls with grassed terraces



simple gardens massed planted with hardy species, low planting to maintain visibility



concrete path & steps



shade trees to terraces



- LEGEND
- ① lookout park with rock retaining wall & gardens to rear, pavement, seating and broad flowering feature trees
  - ② gabion rock retaining walls with concrete steps providing access down slope
  - ③ terraced grassed areas with shade trees & seating
  - ④ pathway link & park with hoop pines, seating and buffer planting to lots
  - ⑤ bikeway link to facilities at Pacific Bay Resort

green spine & link to Pacific Bay Resort

scale  
1:500 @ A3





The central parkland is a key pedestrian node being located on the collector road and cycleway. The parkland also provides for the retention of a number of existing Hoop Pines that are an existing feature of the development site. The parkland will include an area for stormwater treatment with two outlets in the southwest part of the park. Stormwater will enter a grassed treatment area via two planted channels. The parkland will include a 1.2m pathway that provides access to picnic and seating areas. The picnic areas will be located along the northern side of the park. The understorey to the existing Hoop Pines will be mulched and mass planted with shade tolerant groundcovers. Other planting will include shade trees to the edge of the parkland and low shrub/groundcover planting to carpark and picnic areas. The stormwater treatment areas and western portion of the park will provide an open grassed area for active play. The park will be bounded by three sides by a shared pedestrian/vehicle zone that provides access to lots at that location.



stormwater outlet with planting & rocks



picnic shelters overlooking park



park furniture e.g. bollards, bike racks, seating, picnic settings

LEGEND

- ① link to facilities at Pacific Bay Resort
- ② link to 'green spine' and hilltop lookout park
- ③ 1.2m pathway along collector road
- ④ 2m bikeway along collector road
- ⑤ retained Hoop Pines
- ⑥ picnic shelters & seating
- ⑦ planted swales draining to grassed stormwater treatment area
- ⑧ shared pedestrian/vehicle zone with feature road pavement
- ⑨ shade trees to park edge



central parkland





The play park is located opposite the retained rugby field to create a hub for outdoor recreation and play. The play park is located on parkland overlooking Jordans Creek. Pedestrian links provide access from the eastern and western extents of the park with a main central access directly opposite the field. Car parking is provided adjacent to the park. The park includes play areas for toddlers and older children, picnic facilities and seating nodes. The park also has the potential to include a larger community shelter that could be utilised in association with the sporting field. The facilities are located in and around lush sub tropical planting. The creek includes extensive weeds at this location and with rehabilitation works there is the potential to provide limited access to the creek. It is proposed that the extent of creek revegetation be reduced at this location to maximise parkland space. Other revegetation areas are to be widened to compensate for the narrowed buffer at this location. The bikeway provides a link from the collector road, through the park across the creek to the 'creekside' precinct.



paths & bikeway  
meandering through park



children's playground



picnic & BBQ facilities



grassed areas with shade trees  
& seating



- LEGEND
- ① 2m bikeway
  - ② retained rugby field
  - ③ large shelter for community events
  - ④ children's playground
  - ⑤ picnic/BBQ shelters
  - ⑥ bikeway/pathway link across Jordans Creek
  - ⑦ limited access to creek
  - ⑧ link to nature trail

play park

scale  
1:1000 @ A3





The main development site is bounded to the west by the retained area of 7(a) vegetation. This bushland provides a natural feature to the site. A pedestrian link will take in this natural feature providing a link from the rugby field and play park up to the hilltop precinct. The pathway will meander along the bushland edge and will incorporate shade trees. Seating and a small shade shelter will be provided at locations to take in the view. The pathway will include links to the nature trail and pedestrian paths along streets.



broom finished path with key nodes defined in exposed aggregate concrete or panels of full depth coloured concrete



low stone wall with seating



seating at shaded locations



small shade shelter at resting/viewing location

link to hilltop precinct





The hilltop precinct is located around the high point at the eastern part of the development site. At this location, lots 1 to 4 will be accessed from a 12 metre wide road reserve. The western side of the road will include a pedestrian pathway, street trees in grassed road reserve and low planting between the path and the property boundary. Stormwater will drain to a planted swale on the opposite side of the road. Street tree arrangement will be staggered along the road. It is proposed a concrete pavement with cobble banding is used to define the access to these lots and to create a shared pedestrian/vehicular zone. The green spine provides a link up to this precinct and culminates in the small lookout park. This park will include stone retaining walls, seating and broad shade trees. Planting to the rear of lots 1 to 4 will feature local signature species such as hoop pines.



road pavement in coloured concrete with patterning in cobbles



planted swale



feature bollards or similar barrier to restrict access into planted swale



- LEGEND
- ① shared pedestrian/vehicular zone with feature road pavement
  - ② 1.2m pathway & street trees to road reserve
  - ③ planted swale
  - ④ green spine with pathway link
  - ⑤ lookout park with seating area
  - ⑥ hoop pines and tree planting to rear of lots

hilltop precinct





The creekside precinct is located south of Jordans Creek and will be accessed from West Korora Road. This residential precinct will include parklands on the banks of the creek. This parkland will be linked to the balance of the site by a bridged crossing over Jordans Creek. The bikeway along the collector road will cross the creek and continue through this precinct linking to West Korora Road. A 1.2m pathway will meander through the parkland and will include seating locations. Revegetation planting along the creek will be in accordance with the Vegetation Management Plan prepared for the site. Revegetation to the creek will include a weed removal programme. A number of existing mature trees will be retained within the park/revegetation areas.



bike/pathway bridged across Jordans Creek, creek rehabilitated & revegetated



pathway meanders through parkland and beside revegetation planting to creek



Hoop Pines planted on mounds as feature

riparian vegetation retained



creekside precinct



This precinct is located at the western extent of the project site. The precinct is separated from the balance of the development by the large expanse of retained 7(a) vegetation and is located on a south facing slope overlooking Jordans Creek and West Korora Road. The precinct has a number of natural features including the remnant bushland and koala habitat, Jordans Creek and the elevated nature of the site. There is also a coastal freshwater lagoon located on Jordans Creek at the southeast corner of the precinct. A buffer zone will be installed to the creek and the lagoon which will include revegetation planting and Asset Protection Zones will be installed to the bushland edge.

This residential precinct will include pedestrian pathways along the streets and along the bushland edge. The precinct will be connected to the balance of the development by the nature trails through the 7(a) vegetation. The northern nature trail will be located along an existing vehicular track. The southern nature trail will meander along the northern side of Jordans Creek with the potential to include a short length of boardwalk and a viewing deck at an existing dam on Jordans Creek. There is also the potential to include interpretive signage along the nature trails to describe the remnant vegetation, koala habitat and riparian zones.



paths meandering along the bushland edge



existing vehicular track as the site for northern nature trail



nature trails constructed either in coloured asphalt or decomposed granite & located to avoid tree removal



freshwater lagoon, existing dam & creek are natural features to the precinct



potential to include interpretive signage to natural features



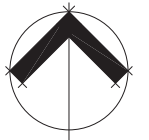
potential to include a short length of boardwalk and lookout deck to dam



- LEGEND
- ① pedestrian paths along streets
  - ② northern nature trail located along existing vehicular track
  - ③ southern nature trail along Jordans Creek
  - ④ potential to include short boardwalk & deck at existing dam
  - ⑤ coastal freshwater lagoon
  - ⑥ retained 7(a) vegetation
  - ⑦ buffer to creek
  - ⑧ paths meandering along bushland edge

western precinct

scale  
1:1500 @ A3

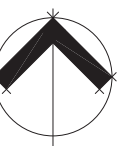




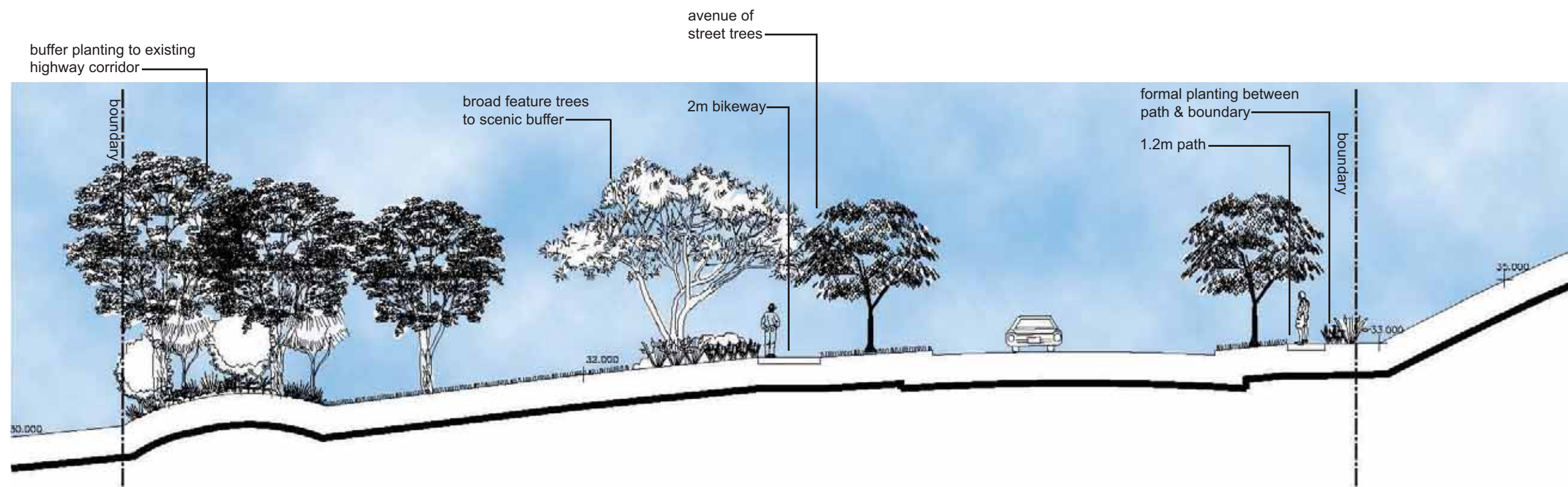


typical cross sections

*Pacific Bay western lands*  
Landscape Plans - plan 12

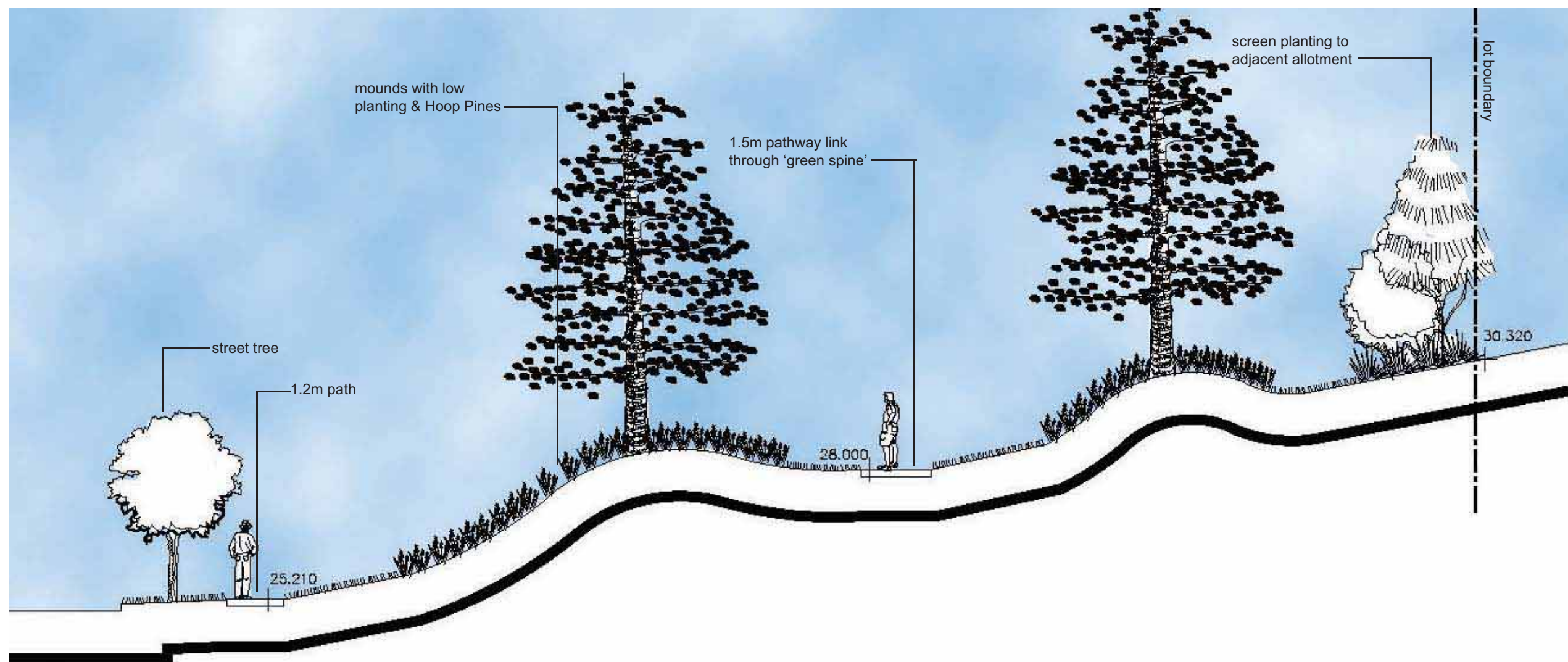






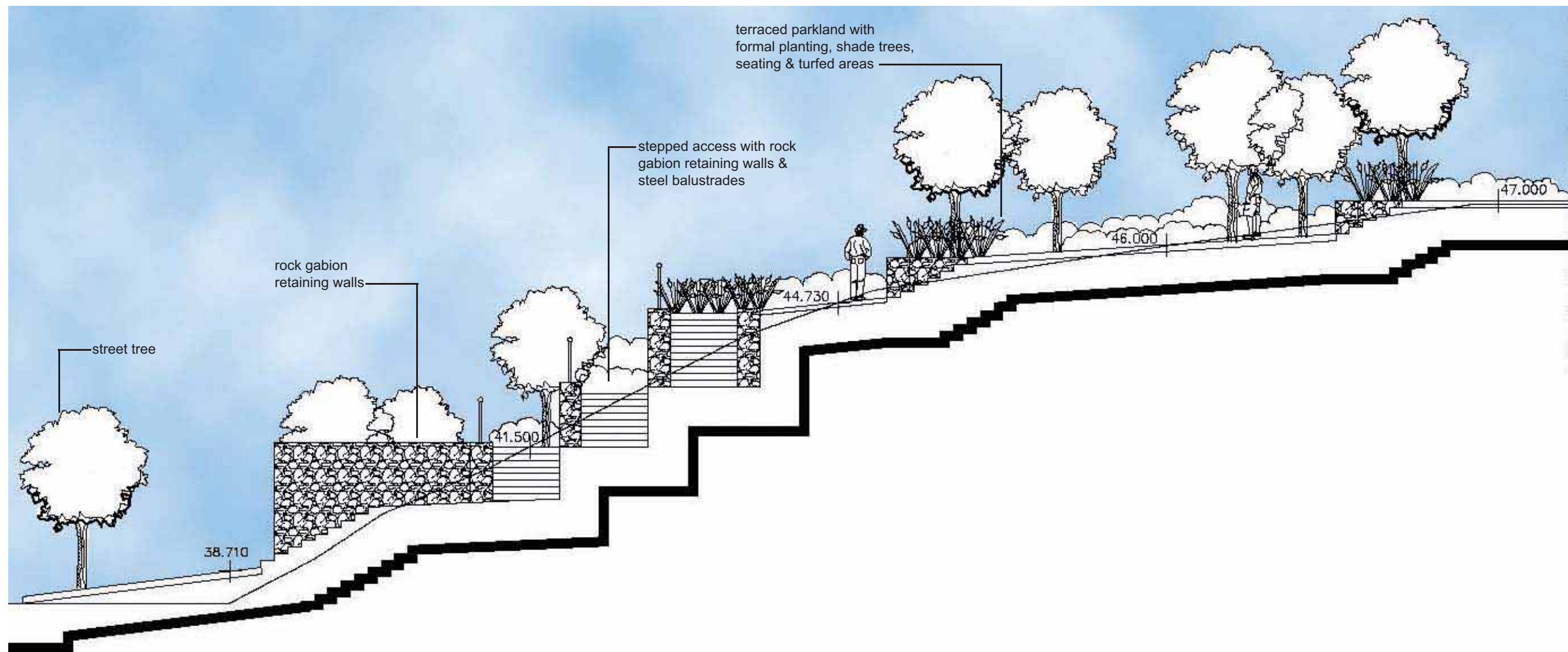
Typical Cross Section A - collector road & scenic buffer scale 1:150



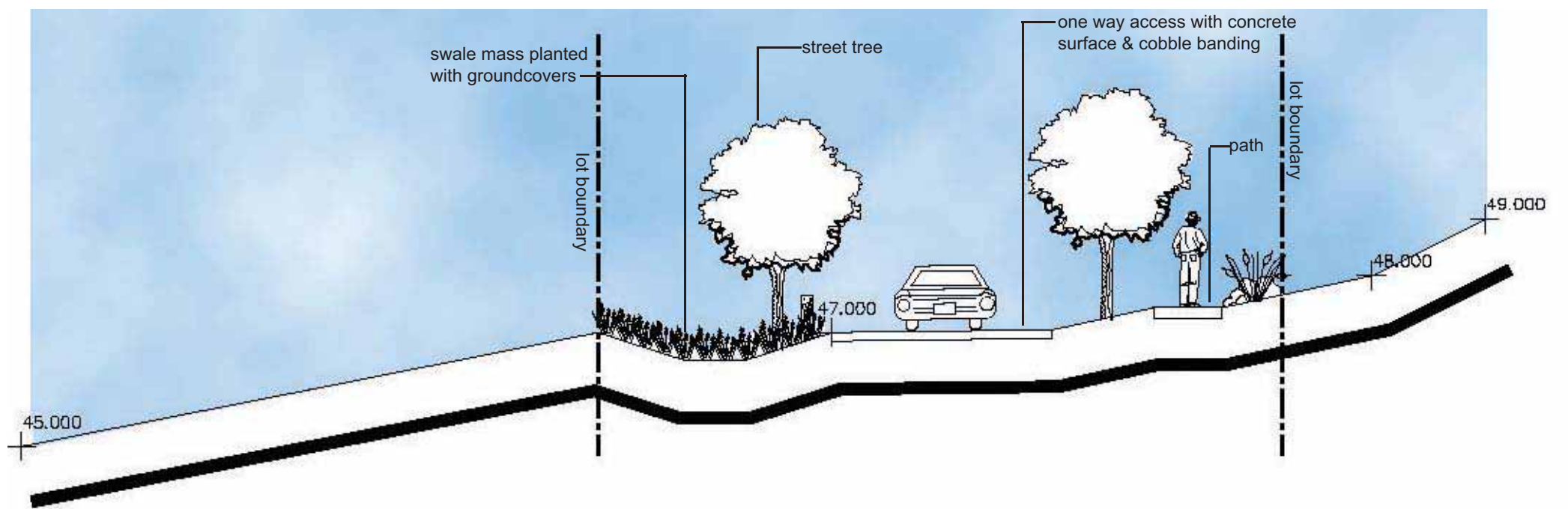


Typical Cross Section B - park at eastern end of 'green spine' scale 1:100



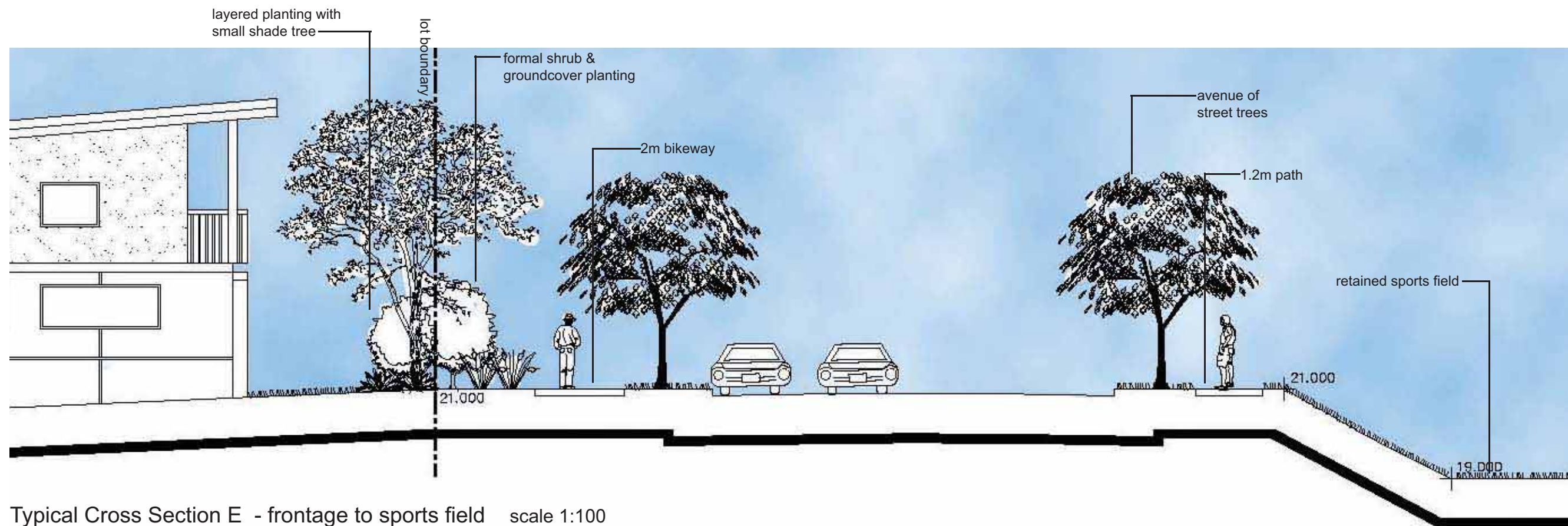


Typical Cross Section C - 'green spine' scale 1:100

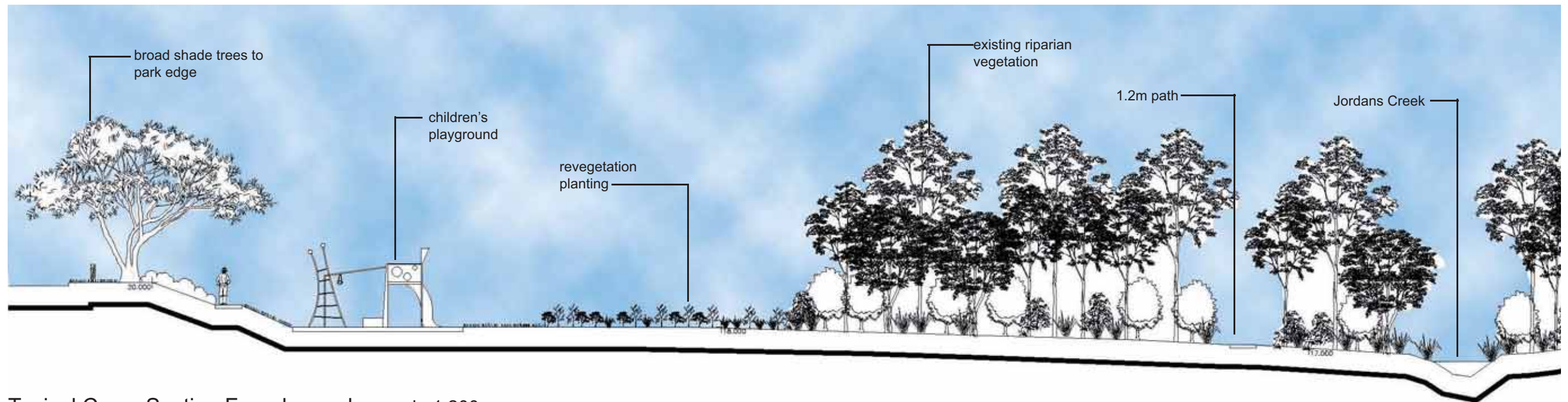


Typical Cross Section D - access to hilltop lots scale 1:100

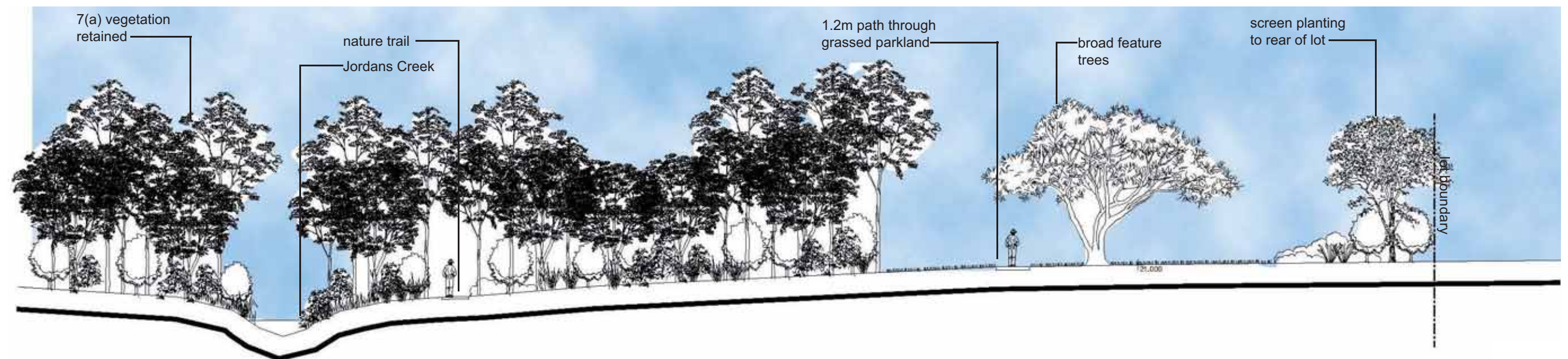








Typical Cross Section F - play park scale 1:200



Typical Cross Section G - bushland edge & park scale 1:200