Dobell Road Setback Area

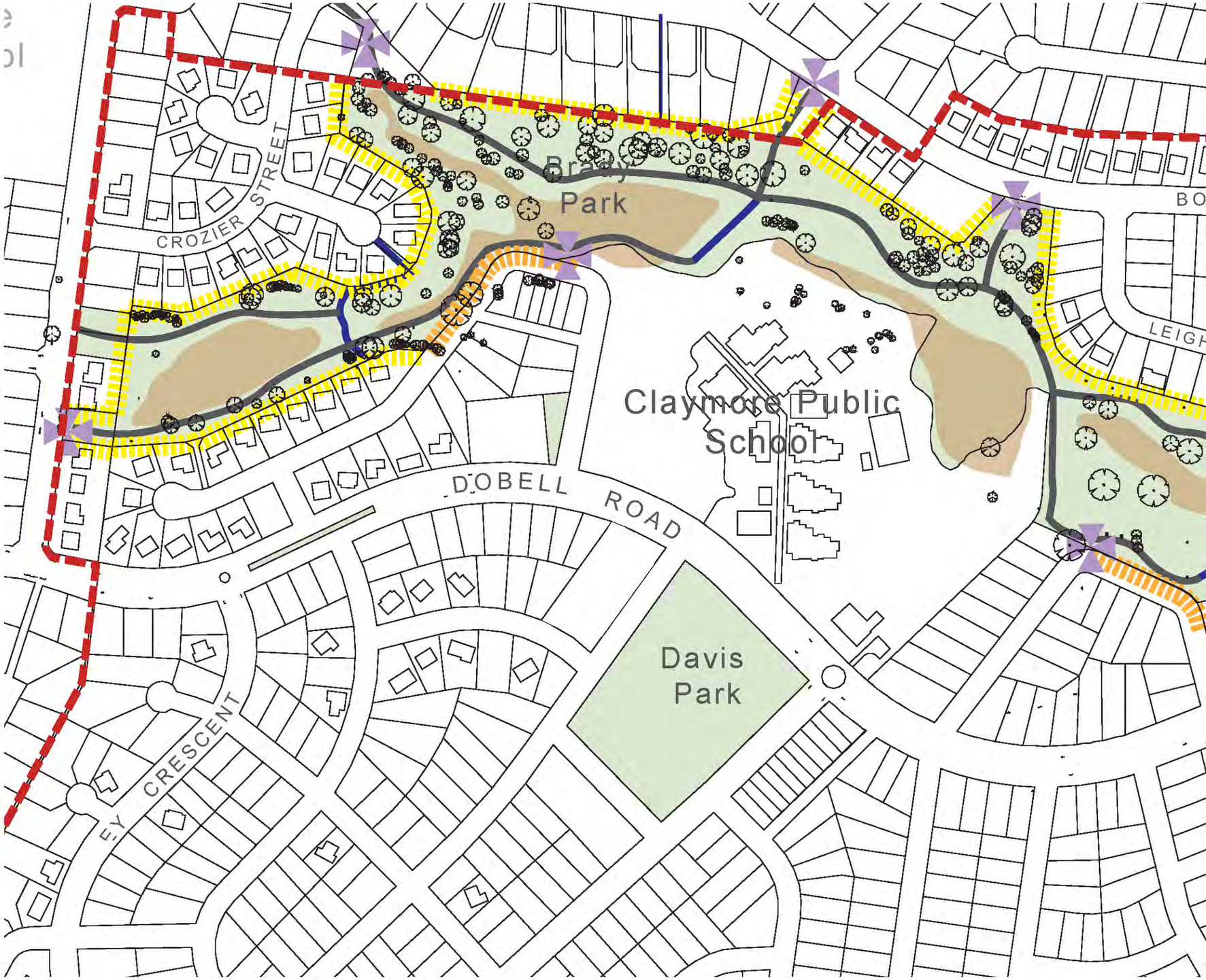
DESIGN OBJECTIVES

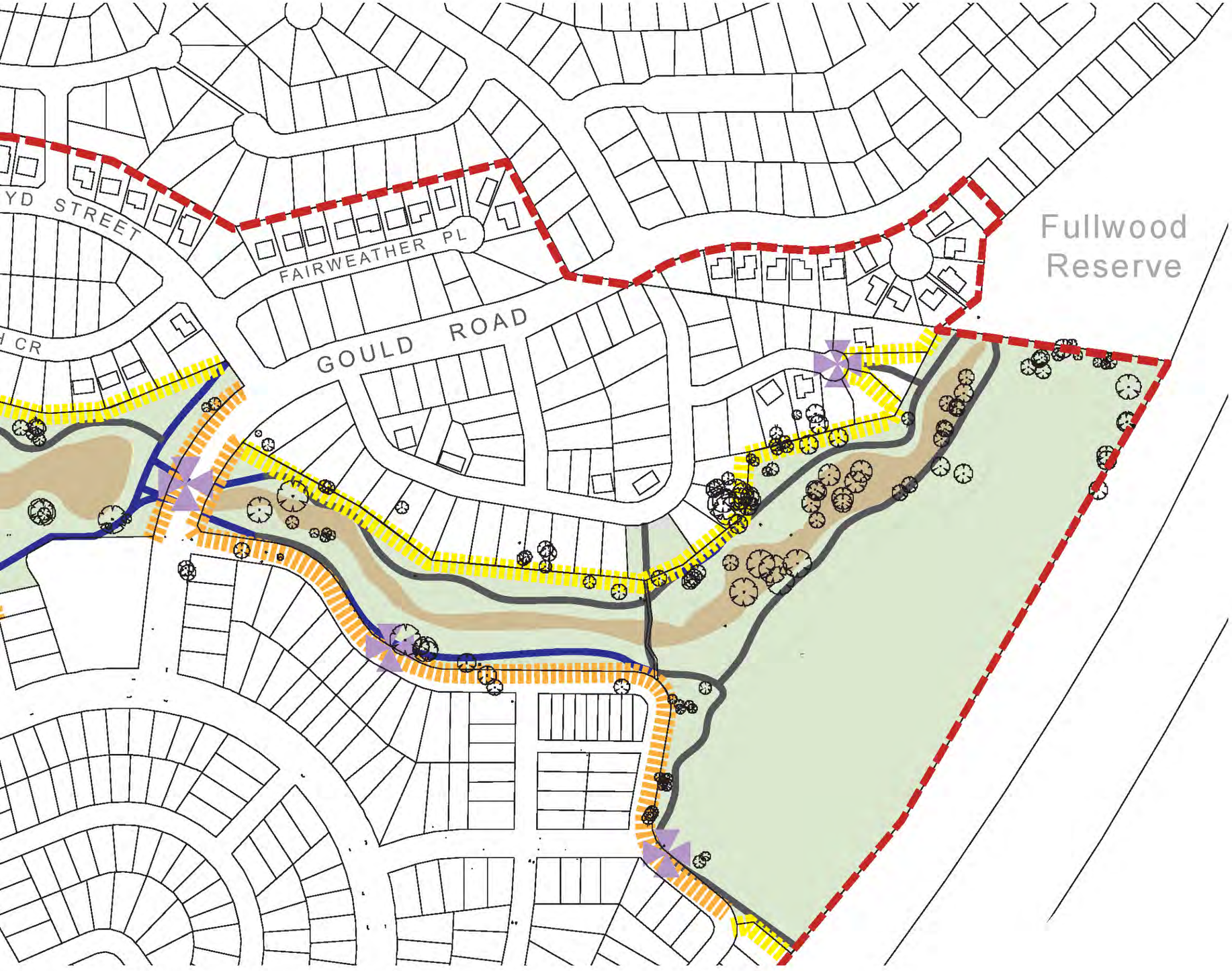
- This landscape reinforces the generous setbacks near the Badgally Road entrance and Heritage building grounds
- Principally it is to provide access lane to driveways to lot frontages that are setback from Dobell Road
- The visual character is to create an open park-like landscape with highlights of low planting
- Pedestrian path can take advantage of the additional setback and not be so close to the road

Linear Park Corridor (Brady Park and Fullwood Reserve)

ANALYSIS / KEY ISSUES

- Open parkland character
- Existing pathway system fragmented
- Rear fences facing the park the most common edge condition - mostly on the northern side
- Stands of endemic Cumberland Plain woodland to the west (Brady Park)
- Basin areas are large flat areas
- Moderate slopes adjoining the basin areas contain views
- Pedestrian crossing points between basin areas raised above culverts and offer good views into the parkland




YD STREET
FAIRWEATHER PL
GOULD ROAD
H CR
Fullwood
Reserve

Linear Park Corridor (Brady Park and Fullwood Reserve)

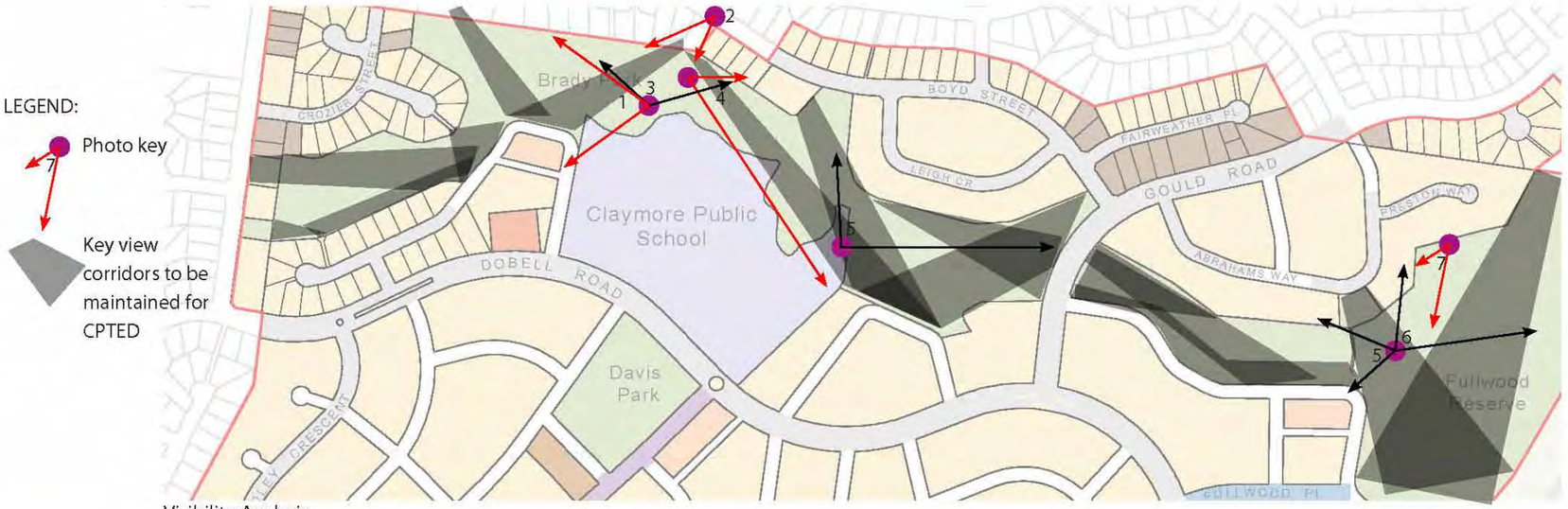
VISIBILITY ANALYSIS

- Passive surveillance is a key CPTED principle and has the highest potential on pathways and road edges to the park, lowest at back fences and at the creek centreline where the landform obscures views
- Pathways and road edges have the highest visibility and passive surveillance opportunity
- High-level tree canopies offer great backdrops for views within the park (and good for screening back fences) while maintaining good visibility at ground level
- Low-level planting (>1M, <3M clearance) should be avoided in the drainage invert as landform also obscures views in these locations

LEGEND:

Photo key

Key view corridors to be maintained for CPTED



Visibility Analysis

1. Long Views unobstructed good for areas with limited street edge

2. Views into the park from streets important - note high-level tree canopy allows views under

3. Good treatment to back of fences - high-level canopy provides good visual backdrop while allowing views under

4. Low level canopy on right hand side of the photo obscures views

5. Small bushes obscure views

6. Melaleuca planting obscures views

7. Melaleuca planting obscures views to the left in the photo - high-level canopy on the right provides a good backdrop to rear fences will maintaining views underneath

KEY

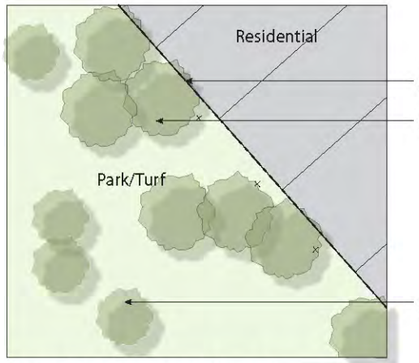
High-level canopy with good visibility underneath

Low level canopy obstructing views

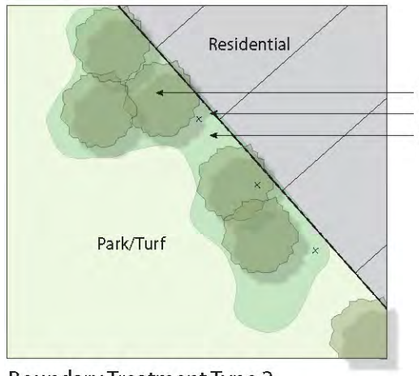
Linear Park Corridor (Brady Park and Fullwood Reserve)

DESIGN OBJECTIVES

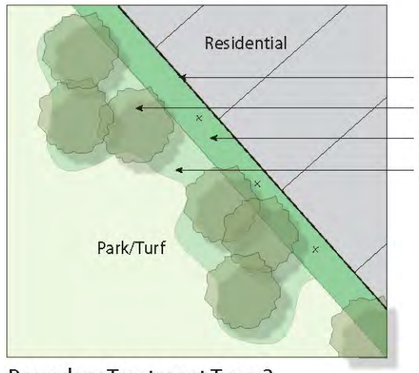
- Provide accessible pedestrian paths linking across the corridor and along the length
- Where possible retain existing pathways and integrate these into the new network
- Focus embellishment at entry points and links across the corridor (eg. rest stops, lighting, additional tree planting)
- Retain Cumberland Plain woodland and River Flat Forest tree species as priority
- Retain basin areas and culverts
- Ensure ground-water dependant River Flat Forest tree species are not adversely impacted by the development
- Enhance Fullwood Reserve with upgraded parking facilities, spectator seating areas and general landscape embellishments to create an attractive and inviting active recreation area
- Provide a variety of approaches to the rear boundary fences for lots that back onto the parkland
- Provide good visual permeability and CPTED design principles - refer visibility analysis



Boundary Treatment Type 1



Boundary Treatment Type 2



Boundary Treatment Type 3

Edge Treatments to rear of lots fronting open space

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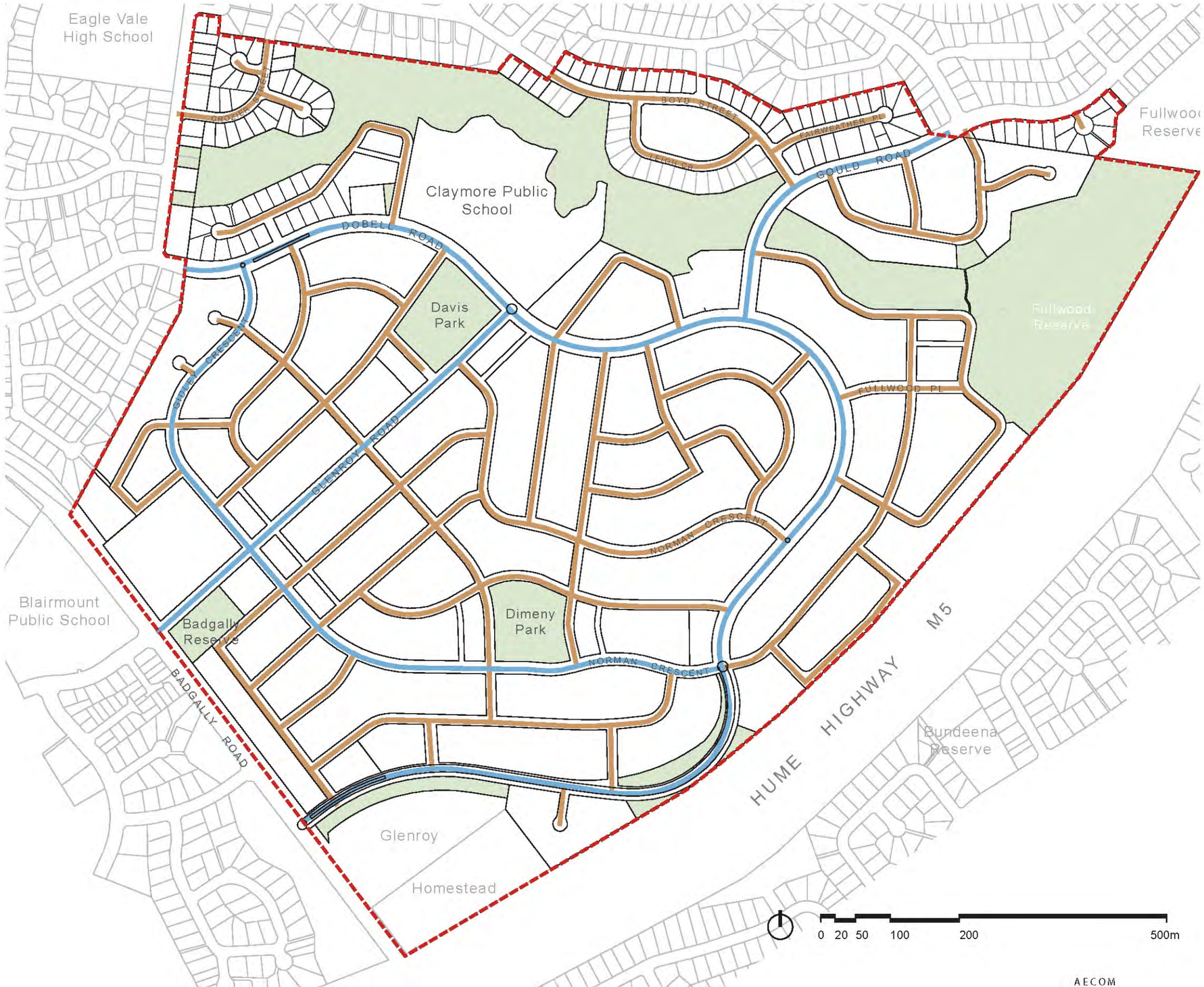
08

Fence Strategy

Fencing Strategy

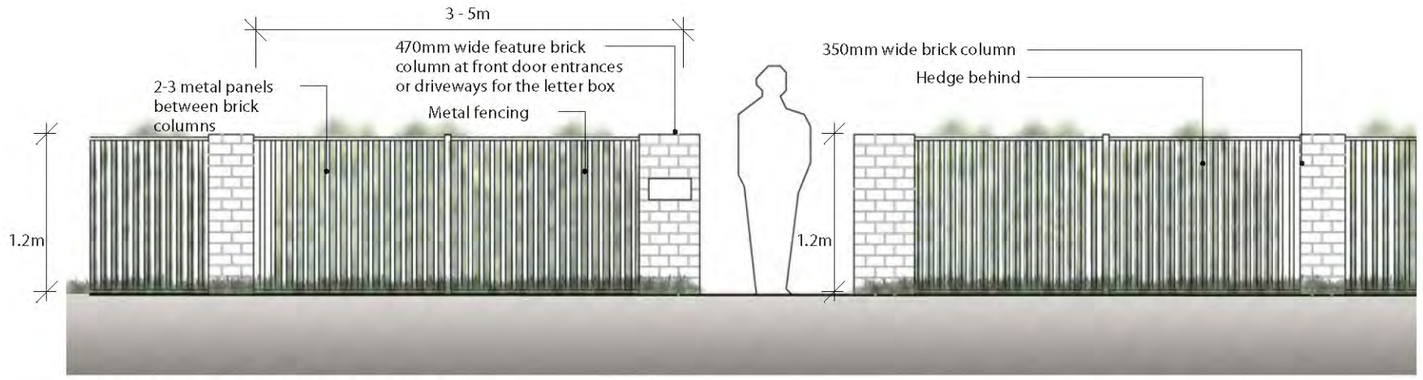
DESIGN OBJECTIVES

- Front fences are to reinforce the overall public domain and provide good street address
- Maintain good sightlines and passive surveillance while giving some level of privacy through visual separation of the street to the front yard.
- Corner lots need additional treatment to provide good street address
- Fence types need to respond to the topography
- Fence materials and composition to reinforce street hierarchy
- Refer Fence Types for more details
- Side and rear fences will be treated timber 1.8m high (lapped and capped). On side fences these are to terminate 2m from the house frontage with a full-height brick pier

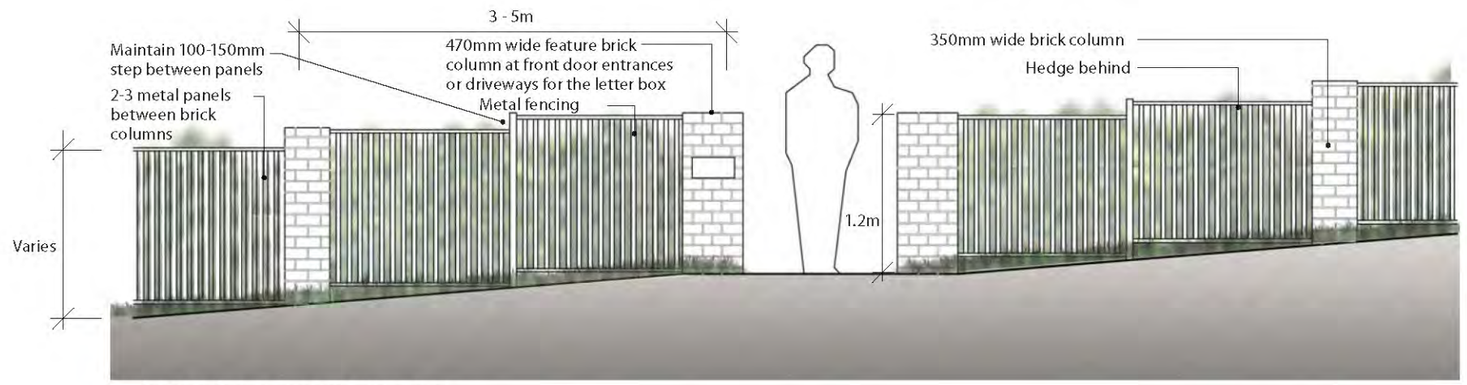


TYPICAL STREET ELEVATION - ENTRY ROAD

Fence Types

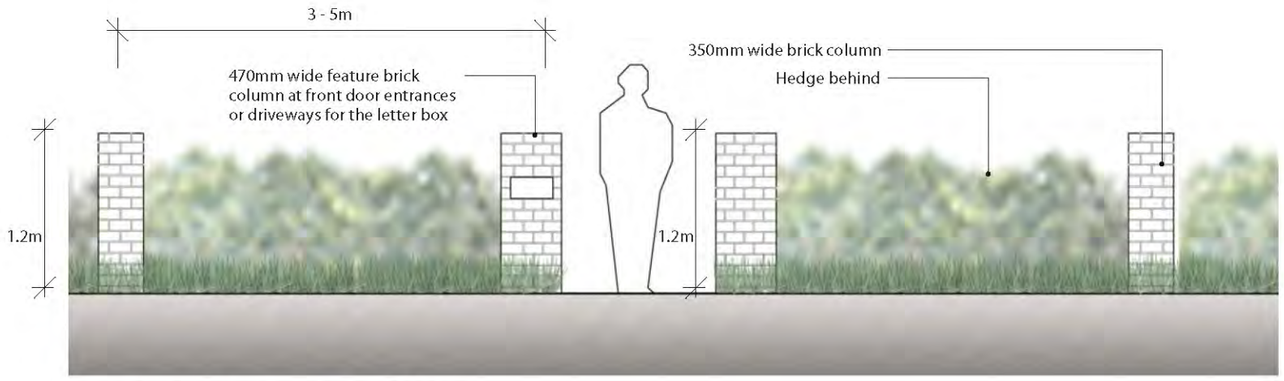


TYPICAL FENCE ELEVATION ON FLAT GRADE

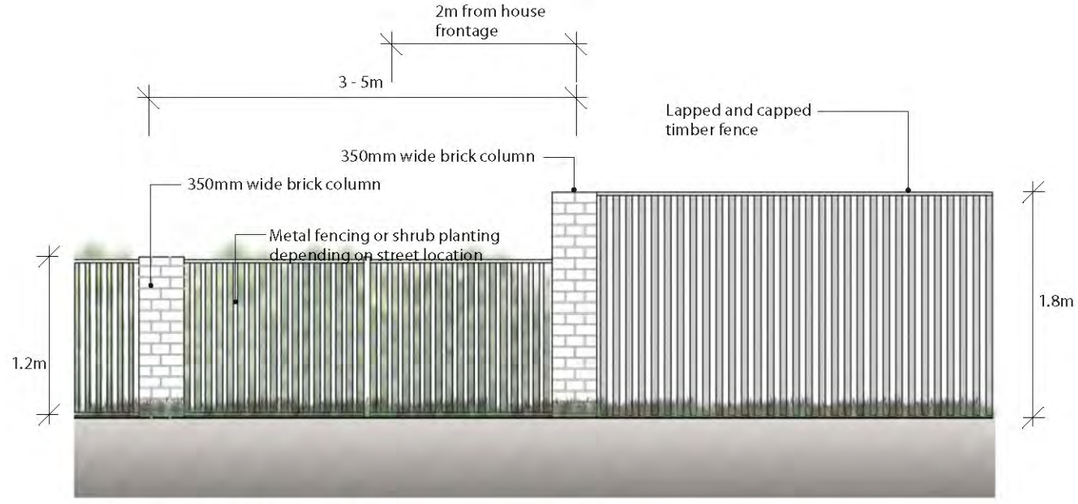


TYPICAL FENCE ELEVATION ON SLOPE

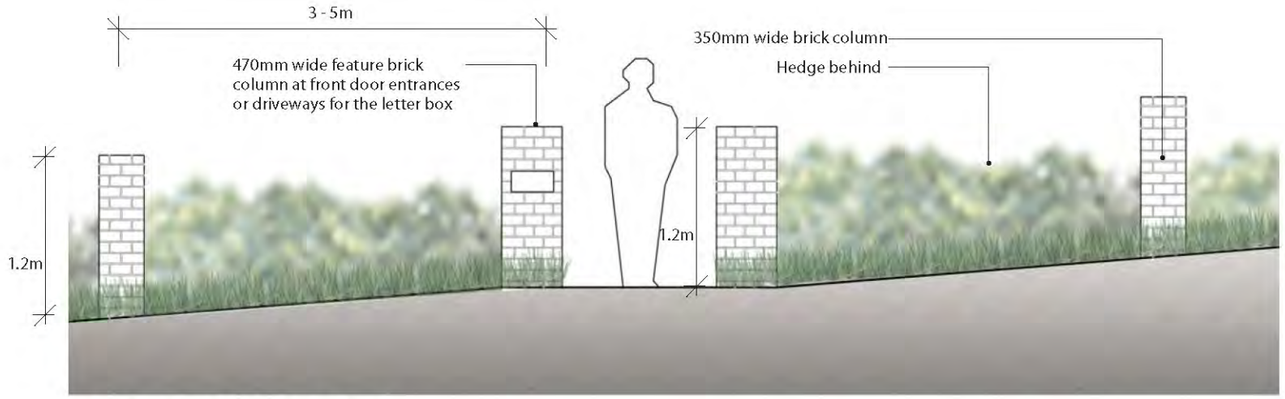
Fence Type 1 - Entry Road and Dobell Road



TYPICAL FENCE ELEVATION ON FLAT GRADE



TYPICAL FENCE ELEVATION ON FLAT GRADE



TYPICAL FENCE ELEVATION ON SLOPE

Fence Type 2 - Local Streets

TYPICAL FENCE ELEVATION ON SLOPE

Fence Type 3 - side fences for corner lots

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