



IRON GATES DEVELOPMENT

LANDSCAPE STATEMENT OF INTENT

17/07/2019

Issue D- For Development Approval

Lot 163 DP 831052, Lots 276 and 277 DP 755624, Crown Road Reserve
between Lots 163 DP 831052 and Lot 276 DP 755724, Crown Foreshore
Reserve and Iron Gates Drive, Evans Head NSW

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INTRODUCTION

The subject site is located in Evans Heads, approximately 2 km from the Town's commercial precinct and 16km from the Pacific Highway. The site is directly adjacent to Evans River. The proposal is for One Hundred and eighty four (184) Lot Subdivision including:

- One Hundred and Seventy Five (175) Residential Lots;
- Three (3) Residue Lots
- Four (4) Public Reserves
- One (1) Drainage Reserve
- One (1) Sewer Pump Station Lot
- Upgrading of Iron Gates Drive
- Demolition of Existing Structures Onsite
- Subdivision Work including road works, drainage, water supply, sewerage, landscaping and embellishment work and street tree planting

Lot 163 DP 831052, Lots 276 and 277 DP 755624, Crown Road Reserve between Lots 163 DP 831052 and Lot 276 DP 755724, Crown Foreshore Reserve and Iron Gates Drive, Evans Head NSW

The landscape character for the proposed development is guided by the existing site conditions and its relationship to its surrounds, in particular to Evans River and its riparian zone.

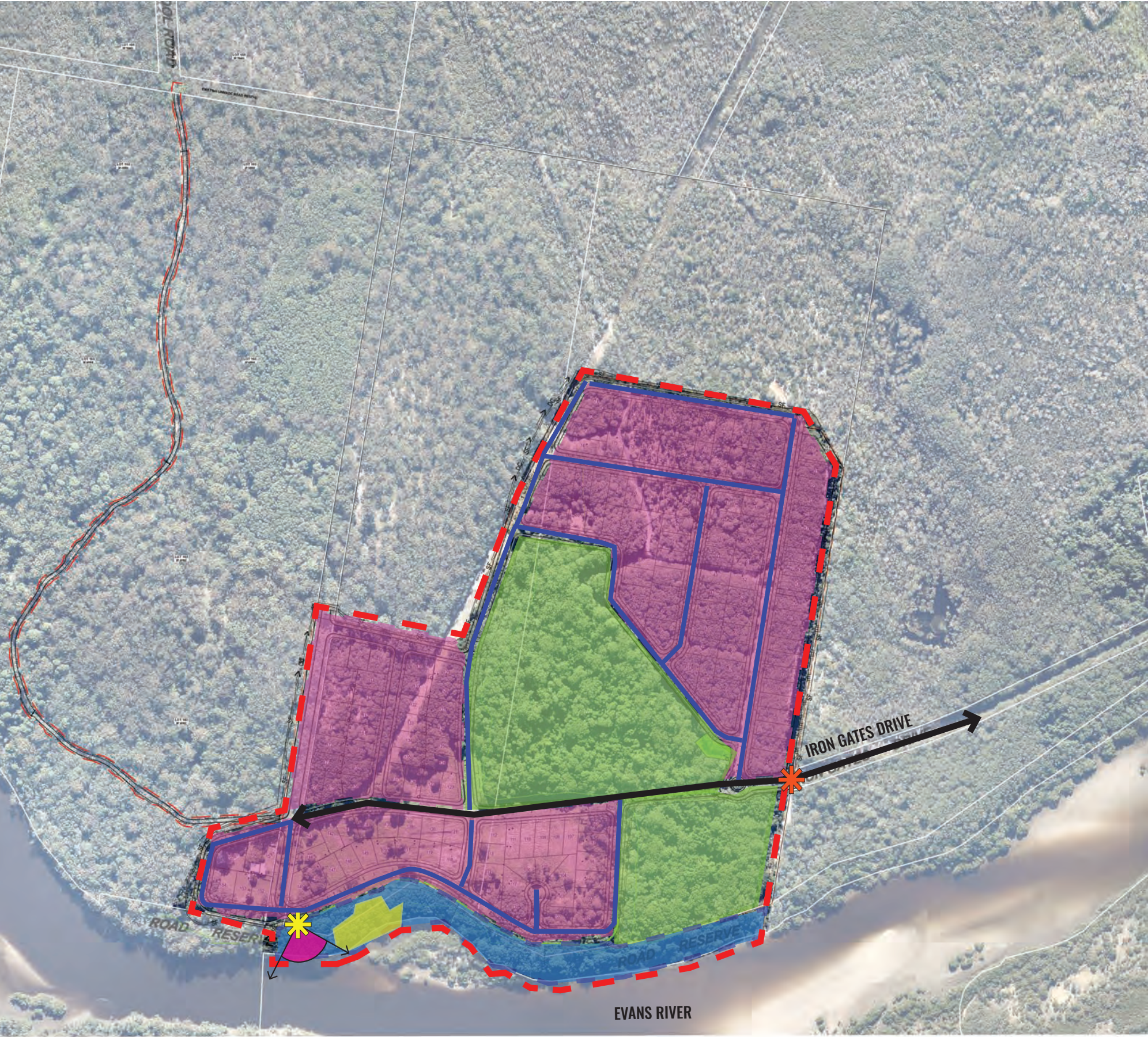
The open space dedication for the proposed residential development comprises of streetscapes and parklands, including a turfed stormwater bio swale, play areas and recreational linkages. The design intent is to connect the open space areas within the water front linear park, optimise environmental values, create recreational activity nodes, protect and enhance existing riparian vegetation. An ecological restoration plan shall be provided to Council for approval at a future phase, prior to the issue of a Construction Certificate.

An average 40m setback has been proposed to the Evans River foreshore. This area will be revegetated and maintained as public open space, promoting usability of the foreshore and visual buffering between the urban footprint

Dry vegetation types shall be avoided particularly within Bushfire Prone areas, this masterplan Incorporates Native Flora which is either regionally or locally endemic

The following report provides a summary of the development integrated design approach aligned to achieving the developer's vision and it includes soft and hardscape elements, plant selection and suggested materials, furniture and finishes.





KEY

Residential zone

River Front | Riparian Vegetation

Existing Vegetation to be retained | Natural Threshold to the development

Shell Midden

Main Entry Point

High Ground on River Edge

Main Views of the water

Future location of proposed roads

Main Entry Road

LANDSCAPE INTENT NOTES

The Landscape and Open Space areas of the Iron Gates development will be an important part of the future community. Open Spaces will be established to foster community and environmental health.

Crime Prevention through Environmental Design will guide landscape treatments in public open space areas and streets.

The overarching project objectives are as follow;

- Provide informal opportunities for passive recreation and nature appreciation, promoting health and wellbeing of residents;
- Provide an area for active and safe pedestrian recreation access through the site, including a 2.0m path along the river;
- Enhance the natural environment through the site;
- Protect Local Heritage items in accordance with the Cultural Heritage assessment.
- Provide pedestrian connectivity within the site;
- Provide buffers to ecologically significant areas;
- Revegetation and rehabilitation works will be undertaken within proposed reserve areas to ensure environmental values are retained. This includes landscape works in Proposed Lot 183 and the road reserve to the south of the site to create an attractive and landscaped open space interface with the Evans River and protect an aboriginal cultural heritage site (shell midden).
- Provide safe, functional and visually pleasing streetscapes; and
- Provide for stormwater treatment to ensure downstream environments are not compromised.

Detailed Design of areas such as the public open space areas, the bio-retention basins will be undertaken during the documentation phase. Refer to the plant palette for a list of plant species proposed for use in each of these areas.

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2.0 SITE ANALISYS + LANDSCAPE INTENT NOTES

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View to Evans River



Existing vegetation



Future development zones



Evans River



Existing riparian vegetation



LEGEND

- 01 Proposed street trees, refer street trees masterplan on sheet 07
- 02 Stormwater treatment basin to civil detail, refer sheet 14 for planting palette
- 03 Riverfront linear park, refer sheet 09 for detail
- 04 Retain and protect existing vegetation
- 05 Protect Shell Midden as per Cultural Heritage Assessment
- 06 Bush fire trail as per bush fire in accordance with Standards for asset protection zones (NSW Rural Fire Service)
- 07 Possible locaton of Entry Statement

Note: All Landscape works to comply with the 'Planning for bush fire protection' document dated December 2006, Appendix 5 - Bush fire provisions.

MANAGEMENT NOTES FOR RIPARIAN ZONES

The developer will be responsible for the maintenance of the works for a period of 12 months. Maintenance of all dedicated Council assets will be of a standard that ensures the land, assets and embellishments are in an operational, neat and tidy fashion at all times. Weeds will be continuously suppressed so they do not reproduce, vandalism will be repaired and graffiti removed immediately following reporting, mowing and edging of grassed areas will be completed every 2 weeks from September to April and once per month from April to August, storm water detention ponds will be cleared of debris, rubbish and silt following each rain event.

All trees proposed for retention in community use areas will be assessed for structural integrity by a qualified consulting arborist (with a minimum Certificate V in Arboriculture AQF). This will include all trees adjacent to road infrastructure, residential boundaries and the proposed park. They do not include all trees within the proposed Reserve, except those adjacent to the road or lots. Any trees recommended for removal or pruning by the arborist, and agreed upon by Council's Open Space Assets Coordinator, should be removed or pruned before lots are sold.

All retained trees on site will be protected from development impacts. Before site works commence, all retained trees must have protective fencing established under the dripline of each tree. A Tree Protection Plan will to be developed by a Certificate V arborist that details protection measures complying with the Australian Standard - Protection of Trees on Development Sites (AS4970-2009).



LEGEND

- | | | |
|--------|---|--|
| ← 01 → | → | Backhousia citriodora Lemon Scented Ironwood |
| ← 02 → | → | Cupaniopsis anacardioides Tuckeroo |
| ← 03 → | → | Harpulia pendula Tulipwood |
| ← 04 → | → | Lophostemon confertus Brush Box |
| ← 05 → | → | Stenocarpus sinuatus Queensland firewheel tree |



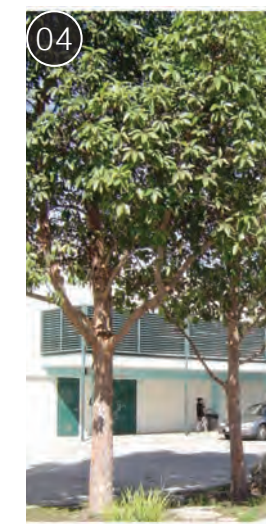
Backhousia citriodora



Cupaniopsis anacardioides



Harpulia pendula

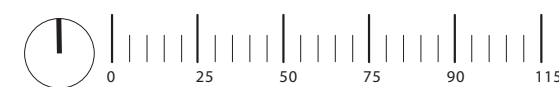


Lophostemon confertus



Stenocarpus sinuatus

IRON GATES DEVELOPMENT 3.1 STREET TREE MASTERPLAN



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LEGEND

← → 2.0m wide Park Footpath

— 1.5m wide footpath





LEGEND

- 01 Proposed playground to be terraced and include slope as part of the play theme. Levels to be resolved in detailed design phase
- 02 Proposed 2.0m path to connect and create areas for passive recreation, nature appreciation
- 03 Shell midden area to be protected in accordance with cultural heritage assessment
- 04 Proposed Turfed Bio Swale, Refer engineering documentation for filtration system
- 05 Proposed Shelter and picnic areas
- 06 Proposed boardwalk across bio swale to connect nature trail with the development
- 07 Possible access to the water
- 08 Amenities building to be detailed in detailed design phase

A detailed Cultural Heritage Assessment has been undertaken for the site. This has included consultation with representatives of the traditional land owners and ongoing community consultation processes. The assessment identified a shell scatter I midden within the south of the site, adjoining the foreshore area. No works are proposed over this culturally significant site. In addition to the protection of the shell midden, the proposed setback from the foreshore area will ensure views along the river are not impeded by residential





Cost effective and robust materials



Toilet block facilities



Picnic and BBQ Shelters



Native street trees link remnant bush to the estate



Lightly exposed concrete path



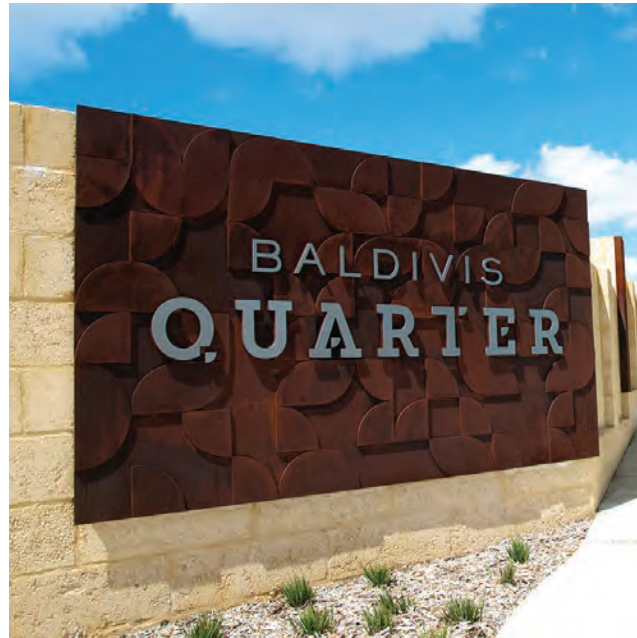
Poroposed seat



Boardwalk to turf swale



Park furniture to be cost effective and robust





BABINGTONIA virgata



CHRYSOCEPHALUM apiculatum



HYMENOCALLIS litoralis



DIANELLA caerulea



HARDENBERGIA violacea



LOMANDRA longifolia



MYOPORUM parvifolium



SCAEVOLA aemula



VIOLA hederacea



PITTOSPORUM revolutum

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6.1 PLANTING PALETTE - PROPOSED GROUNDCOVERS

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AUSTROMYRTUS dulcis



ALPINIA caerulea



BABINGTONIA bidwilli



BANKSIA spinulosa



DORYANTHES excelsa



GREVILLEA C.V. 'Moonlight'



SYZYGium C.V. 'Cascade'



WESTRINGIA fruticosa



BANKSIA robusta



XANTHORRHOEA australis

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6.2 PLANTING PALETTE - PROPOSED SHRUBS

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BAUMEA rubiginosa



CAREX appressa



DIANELLA brevipedunculata



GAHNIA sieberiana



IMPERATA cylindrica



FICINIA nodosa



JUNCUS usitatus



LOMANDRA hystrix

TYPICAL BIO-BASIN PLANT SCHEDULE

| Botanical Name | Common Name |
|---------------------------|-----------------------|
| BAUMEA rubiginosa | Soft Twigrush |
| BOLBOSCHOENUS caldwellii | Marsh Club Rush |
| CAREX appressa | Tall Sedge |
| DIANELLA brevipedunculata | Flax Lily |
| GAHNIA sieberiana | Red Fruited Saw Sedge |
| IMPERATA cylindrica | Blady Grass |
| FICINIA nodosa | Knobby Club Rush |
| JUNCUS sp. | Common Rush |
| LEPIDOSPERMA laterale | Variable Saw Sedge |
| LOMANDRA ‘Tanika’ | Tanika |
| LOMANDRA hystrix | Mat Rush |
| MYOPORUM parvifolium | Myoporum |

The Engineering Services and Civil Infrastructure Report (dated 12 November 2018) by Hyder consulting proposes to treat exposed cuttings with green walls, using a precast concrete crib wall construction. A Concrib crib wall can be planted with flowers, shrubs, or creepers, using the spaces in the face of the wall. This allows the wall to blend in with any existing or proposed environment. The following plant species are proposed:



Bees Nees “Bambino” Bougainvillea



Miski “Bambino” Bougainvillea



LOMANDRA nyalla



LOMANDRA tanika



LOMANDRA confertifolia ‘Crackerjack”



GREVILLEA Royal Rambler



GREVILLEA Cherry Cluster



DIANELLA revoluta



PARARISTOLOCHIA praevenosa



PARARISTOLOCHIA laheyana