



Tannum Sands Site

landscape concept document
Issue B - April 2012

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 10 / 8 / 12





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Urban Land Development Authority (ULDA)

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Issue A - February 2012
Issue B - 4 April 2012 - Amendments to plans - additional
information added



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purpose of this document

Please Note:
The following concepts are a preliminary indication of the public realm development for the Tannum Sands Site for the purposes of ULDA Development Approval application for stages 1-3 only. Details of hard and soft landscaping as well as any future artwork integration will be developed in the future Detailed Design Phases.

landscape design intent

The Tannum Sands site is currently characterised by gently rolling woodland with open forest. This includes large tracts of *Corymbia citriodora* and *Eucalyptus crebra* open forest. Due to the relative scattered nature of the tree cover, the ability to maintain most of the larger tree specimens will be limited to the park areas in the development.

Areas on site with the potential to maintain trees with in the designed roads reserve corridors are currently being identified by terrestrial survey. These will then be checked on site for suitability to be retained for the long term and protected during construction.

As the site is completely covered in open forest with some mid storey vegetation, views are currently restricted to the immediate proximity of the viewer. Views to other areas beyond the site will 'open up' as development occurs.

As detailed in the Cardno Chenoweth Stage 1,2,3 Ecological Report February 2012, there is a diversity of wildlife evident on the site including macropods, bats, birds, frogs and reptiles. The semi permanent ponds located along the minor waterways on the site are very important habitat to aquatic fauna.

The design of hard landscape elements on the site such as paths, shelters and seats will generally respond to the natural site elements and will primarily consist of use of a combination of natural and robust low maintenance materials especially within the linear open space corridors.

Park One
This is the only 'active' parkland space in Stages 1-3 of the development (refer plans for size and location). This park falls within the development footprint and is not directly connected to the wider open space corridor network. Existing trees will be retained within this park and embellishments will be designed around the trees wherever possible to ensure they can be retained without damage. It is intended this park will host a small playground and shelter with shaded seats and paths. There is an opportunity to incorporate art elements into the design of facilities within this park.

Remaining Open Spaces
The remaining open spaces in Stages 1-3 occur as part of the wider linear parkland system which includes the minor waterways. The design intent for the remaining open spaces is one of 'minimum disturbance'. It is intended that 2.5m shared pathways are 'inserted' into these open spaces and linear waterway corridors, with minimal disturbance. Clumps of vegetation will be retained to assist in providing 'stepping stone' connectivity for small birds through the site. As much as possible, paths will be located to the edge of corridors. Crossings of the corridors will be



co-located with roads as much as possible or at narrower bank locations if possible to reduce bridge length. Minor facilities such as free standing seats and occasional picnic setting will occur along the pathways at 300-500m intervals. There are opportunities to integrate public artwork along these corridors into the furniture design or as environmental education focal points.

Plants to be used on site will aim to be 90% locally native and it is intended that if possible seed for these will be sourced directly from site. The list of species recorded on or adjacent to the site that have potential horticultural value have been used as a basis for the proposed planting list. Some non-native, non-invasive plant species may be used at key entry areas and on key avenue plantings in streetscapes to provide seasonal colour and interest and to ensure a visual hierarchy of streetscapes can be achieved.

Care will be taken during construction to protect vegetation identified for retention during the design phase. The Tree Retention Strategy in the Cardno Chenoweth Stage 1,2,3 Ecological Report February 2012 (Figure 2) identifies the areas where some or all existing vegetation is retained within the development. It is intended areas of vegetation to be protected will be fenced off to prevent tracking through these areas during construction. Other mechanisms to be outlined in future specifications, such as current Australian Standards AS 4970 2009 Protection Of Trees On Development Sites can also be used to control damage to plants during construction.

LEGEND

Local Recreation Parks

- 1 Entry Road Pocket Park (1505m²)
 - to be built in conjunction with Display Village
 - 1.5m wide concrete pathways
 - park seats
 - shelter and picnic setting
 - rubbish bin
 - small playground
 - 2 South East Pocket Park (807m²)
 - embellishments included as part of streetscape entry works at roundabout
 - 12 North East Pocket Park (592m²)
 - turf and trees within streetscape
- Neighbourhood Recreation Parks**
- 3 East Creek North Neighbourhood Park
 - 2.5m wide concrete pathway to major connections and wider network
 - 1.5m wide concrete pathways to internally
 - seats
 - half court or similar
 - bicycle parking
 - picnic settings
 - rubbish bins
 - drinking fountain
 - BBQ
 - mid sized playground
 - shelters
 - 4 North West Neighbourhood Park
 - 2.5m wide concrete pathway to major connections and wider network
 - 1.5m wide concrete pathways to internally
 - seats
 - half court or similar
 - bicycle parking
 - picnic settings
 - rubbish bins
 - drinking fountains
 - BBQ
 - mid sized playground
 - shelter
 - 5 Environmental Neighbourhood Park
 - large area of bushland to be left intact with minimal intervention and disturbance
 - 2.5m wide concrete pathway to major connections and wider network
 - 1.5m wide concrete pathways to internally
 - seats
 - bicycle parking
 - picnic settings
 - rubbish bins
 - drinking fountain
 - BBQ
 - small play area
 - shelter

Local Linear Parks

- All parks have 2.5m wide concrete shared paths connecting to wider network. Seats at 300-500m spacings with localised 'clear area' of turf.
 - 6 North Corridor Local Linear Park
 - 7 School Link Local Linear Park
 - 8 Middle Creek North Local Linear Park
 - 13 Future North Gully Local Linear Park
- Major Linear Parks**
- All parks include 2.5m wide concrete shared paths connecting to wider network. 1.5m wide concrete paths elsewhere if required, seats approx every 300m with picnic settings approx every 500m or in key locations/ local feature areas.
 - 9 East Creek South Major Linear Park
 - 10 Middle Creek South
 - 11 West Creek

- Existing Bike/ Shared pathway
- 2.5m Shared Pathway
- 1.5m Shared Pathway
- 1.2m Shared Pathway
- Playground and Picnic node
- Indicative 30x50m Kickabout space to neighbourhood parks

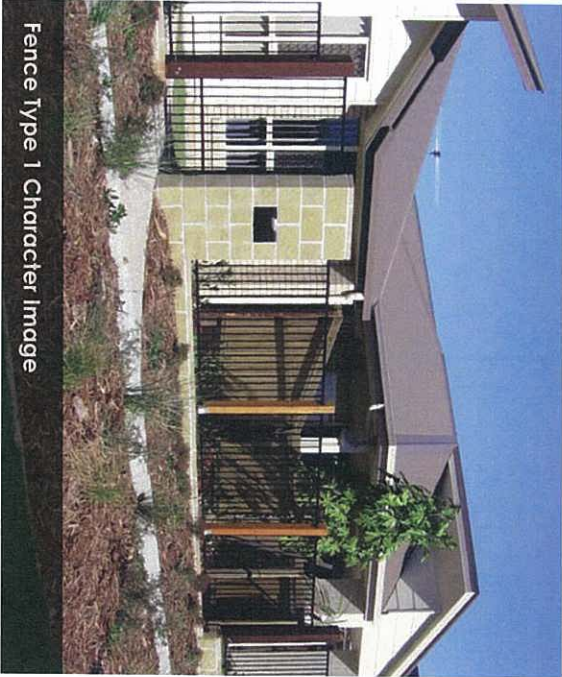




indicative fence options

Fence Type 1: Fences along property boundaries with open space will be visually permeable wherever possible which will help prevent 'out of site, out of mind' dumping which is known to occur in other developments with solid fences adjacent to open spaces. Visually permeable fence solutions also increase visual surveillance opportunities and thus personal safety, within the parklands.

The Fence Type 2: boundary fences to the back of properties at the Tannum Sands/ Dahl Road interface may need to provide an acoustic function as well as defining property boundaries at the entry to the development. It is intended that this fence be designed to provide a welcoming and interesting entry experience with different natural materials, articulated panels, and will be landscaped sufficiently to visually soften its impact.



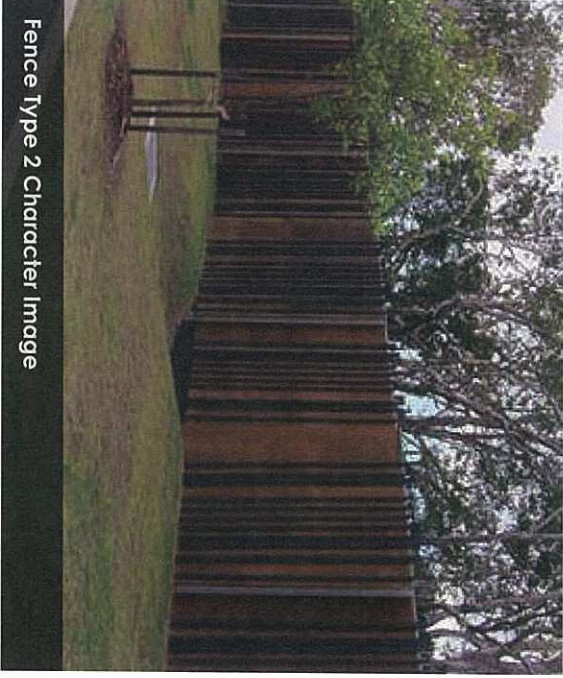
Fence Type 1 Character Image



Fence Type 1 Character Image



Fence Type 1 Character Image



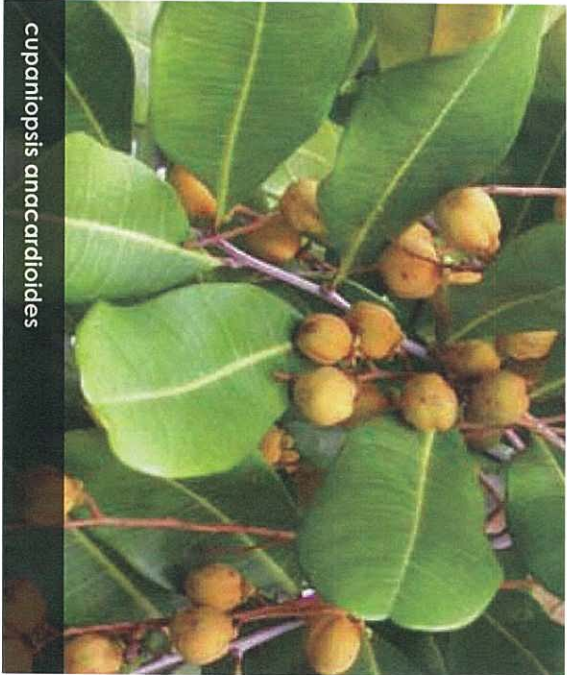
Fence Type 2 Character Image



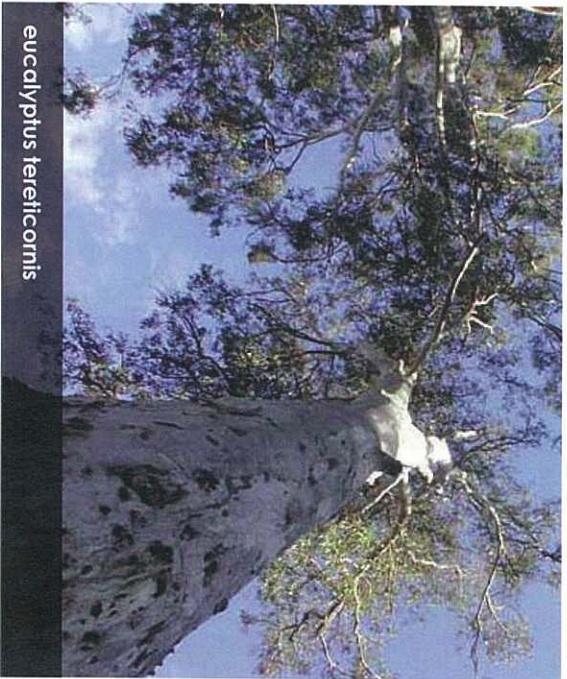
Fence Type 2 Character Image

indicative street & park trees

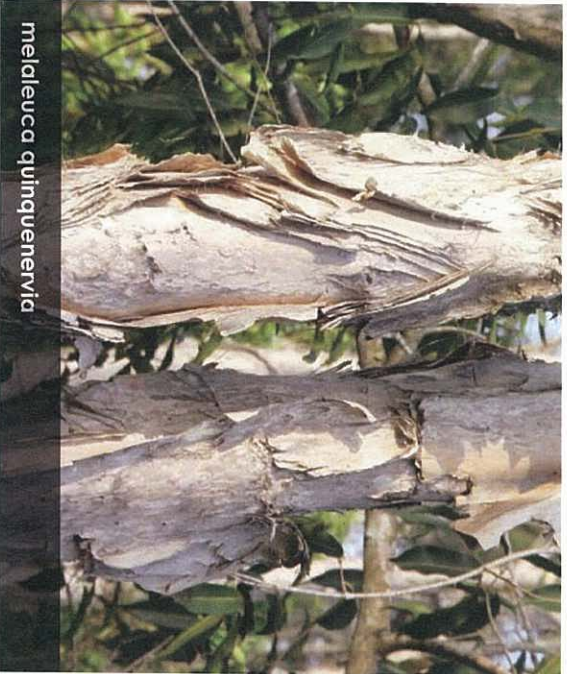
- allectyon connatus - grey birdseye
- allocasuarina torulosa - forest she oak
- alphitonia excelsa - red ash
- brachychiton acerifolius - illawarra flame tree
- brachychiton rupestris - queensland bottle tree
- casuarina glauca - swamp she oak
- cupaniopsis anacardioides - tuckeroo
- corymbia citriodora subsp citriodora - lemon scented gum
- corymbia intermedia - bloodwood
- corymbia tessellaris - moreton bay ash
- eucalyptus crebra - narrow-leaf ironbark
- eucalyptus exerta - queensland peppermint
- eucalyptus tereticornis - forest blue gum
- flindersia austrialis - crow's ash
- grevillea banksii - red silky oak
- harpullia pendula - tulipwood
- lophostemon suaveolens - swamp box
- melaleuca leucadendron - fine leaf paperbark
- melaleuca quinquenervia - broad leaved paperbark
- pittosporum venulosum - rusty pittosporum



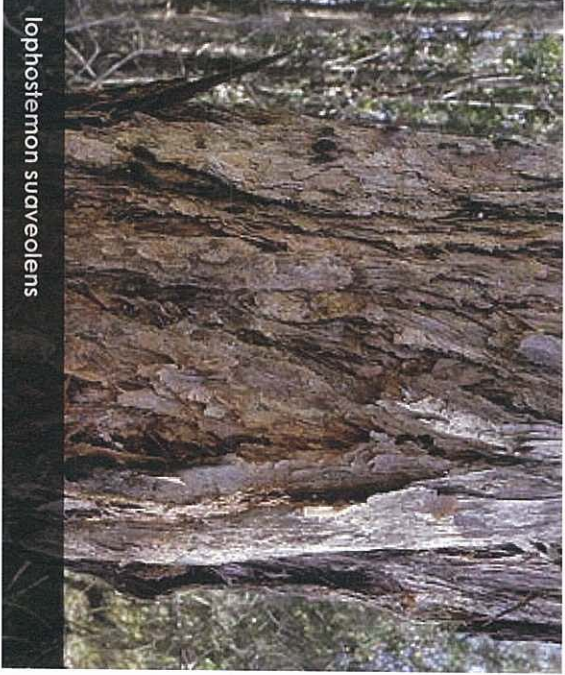
cupaniopsis anacardioides



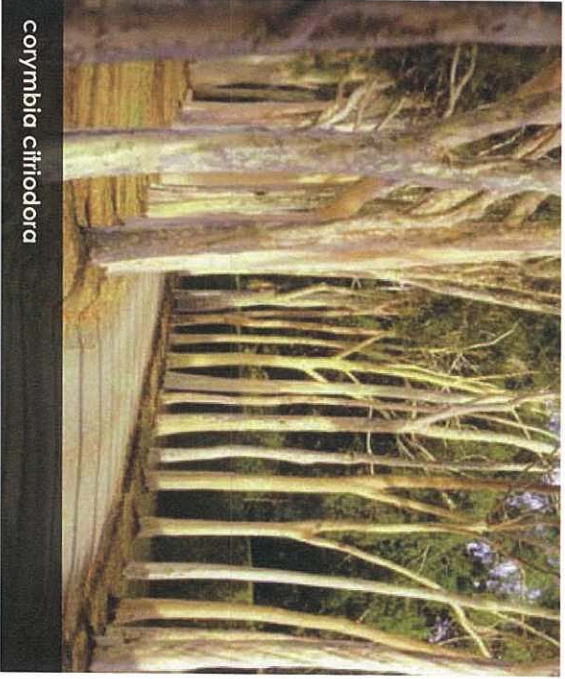
eucalyptus tereticornis



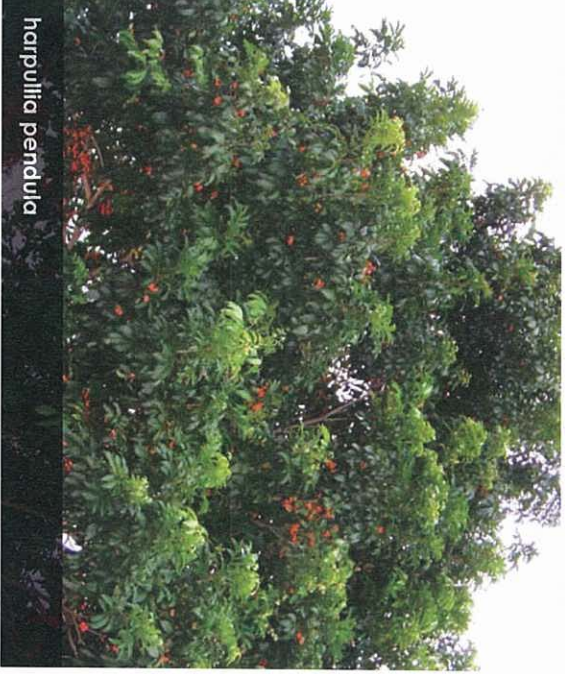
melaleuca quinquenervia



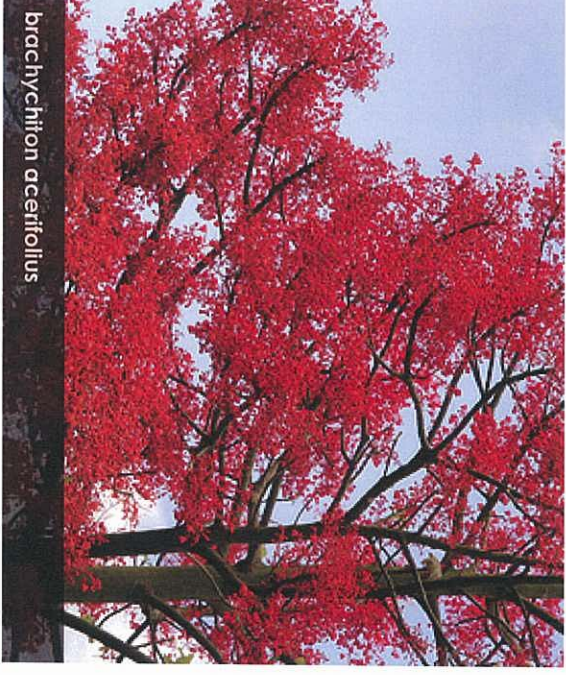
lophostemon suaveolens



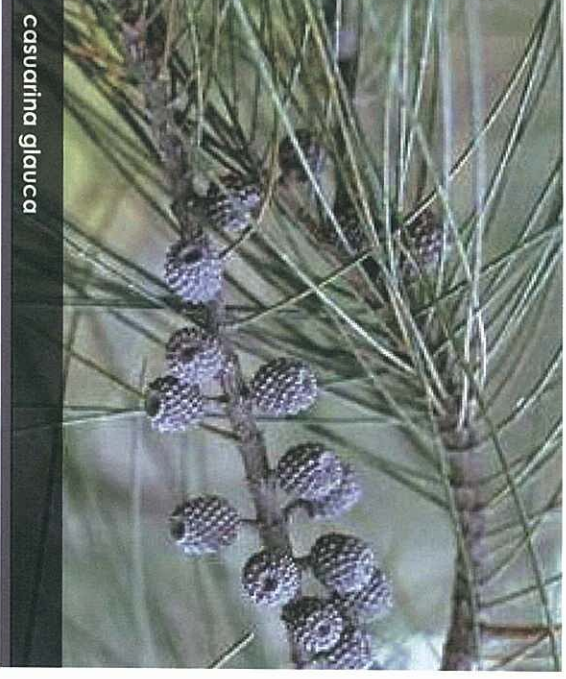
corymbia citriodora



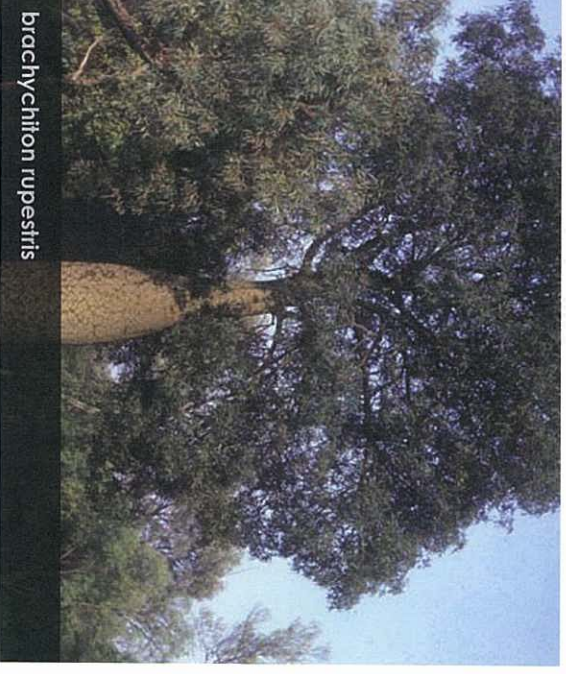
harpullia pendula



brachychiton acerifolius



casuarina glauca



brachychiton rupestris

indicative shrubs, groundcovers and creepers

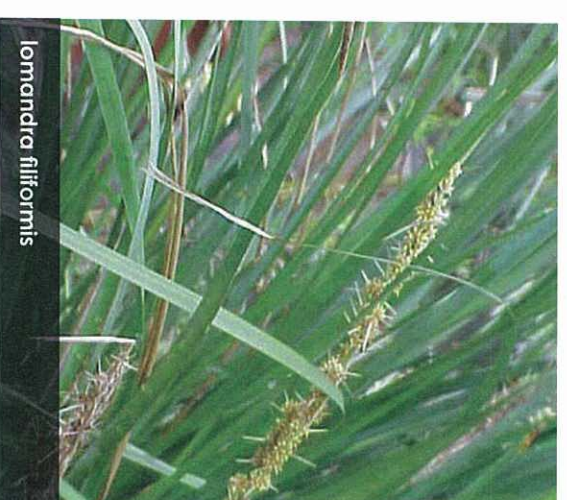
bursaria spinosa - blackthorn
 callistemon species
 chryscephalum apiculatum - yellow buttons
 dianella caerulea - paroo lily
 dianella longifolia
 eremophila species
 gahnia aspera - saw sedge
 grevillea species
 dietes bicolor - yellow wild iris
 hardenbergia violacea - false scarpailla
 hibbertia scandens - guinea flower
 hibbertia vestita - hairy guinea flower
 liliopsis species
 lomandra hystrix
 lomandra filiformis - wattle mat-rush
 melaleuca linariifolia - dwarf claret tops
 syzygium australe 'species'
 themeda triandra - kangaroo grass
 westringia species - native rosemary
 xanthorrhoea latifolia - grass tree



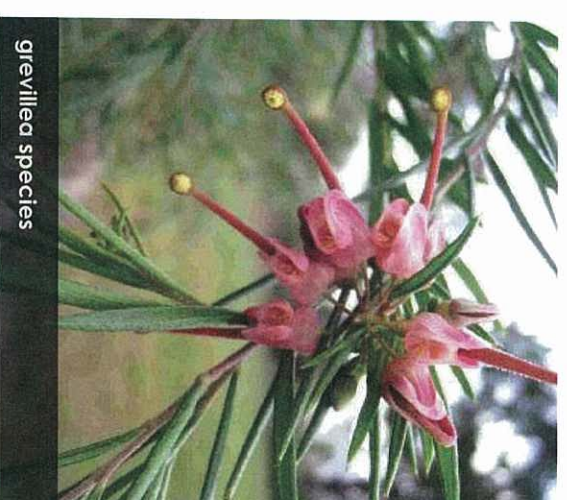
syzygium species



grevillea species



lomandra filiformis



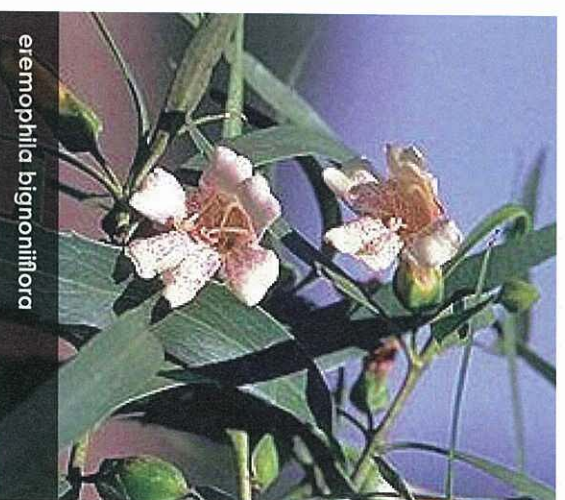
grevillea species



hibbertia scandens



dianella species



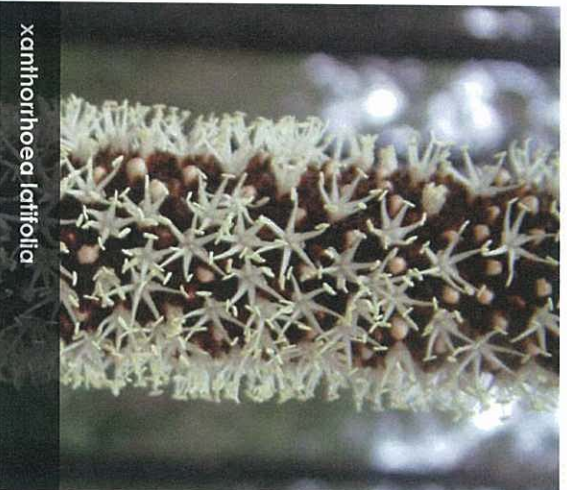
eremophila bignoniiflora



bursaria spinosa



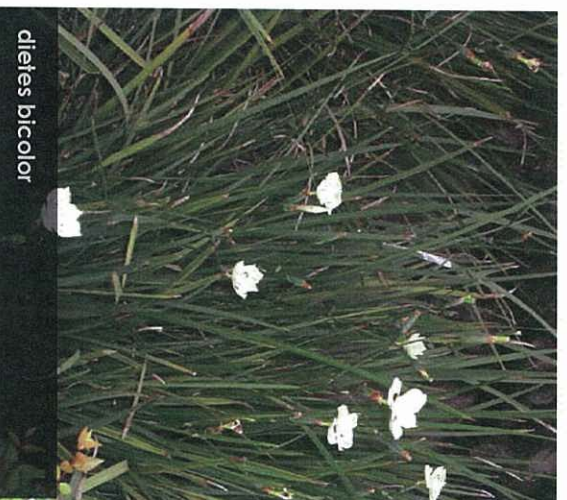
callistemon species



xanthorrhoea latifolia



westringia species



dietes bicolor

