



Landscape DA Report

for proposed Stage 8 (b)

20 January 2012

Landscape and Public Realm
Report by: Lat27, for the ULDA



Document Transmittal

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Status	For ULDA Approval



Site Context

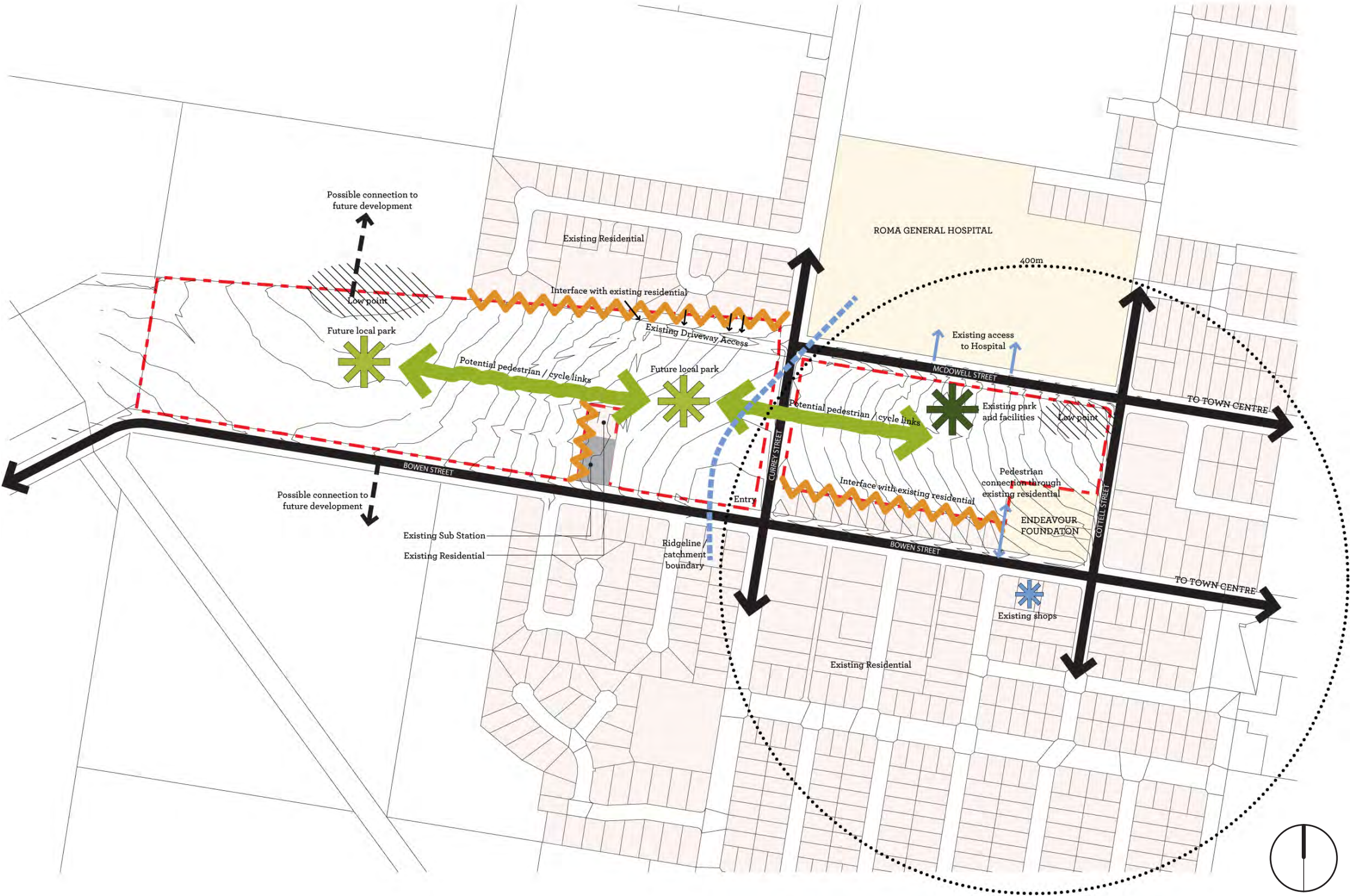
Roma is a town in the western Darling Downs area of Queensland, Australia, 515 km (318 miles) by rail WNW of Brisbane. It is situated at the junction of the Warrego and Carnarvon highways. It is the centre of a rich pastoral and wheat-growing district and more recently becoming a centre for a high proportion of workers within the oil and gas industry.

The ‘site’ within the Roma Urban Development Area (UDA) is known locally as ‘Hospital Hill’ and is bound by McDowall Street to the North and Bowen Street to the South.

The Roma Hospital on McDowall Street is the most dominant of features adjacent to the site, occupying some of the highest land in the township. The hospital is of regional scale and has expanded over recent years to include nurse’s accommodation and has the potential in the future to develop into a far more diversified community health and specialist offer in response the town’s population increase on the back of the mining boom in the region.



SITE CONTEXT



SITE CONTEXT AND SITE ANALYSIS PLAN

Landscape Concept Report

Qualification

Lat27 have been commissioned by the Urban Land Development Authority (ULDA) to prepare the master plan, public realm design and landscape design for their Urban Development Area in Roma. The 24ha property is located adjacent to the Roma Hospital, approximately 1.5 kilometres from the Roma Town Centre.

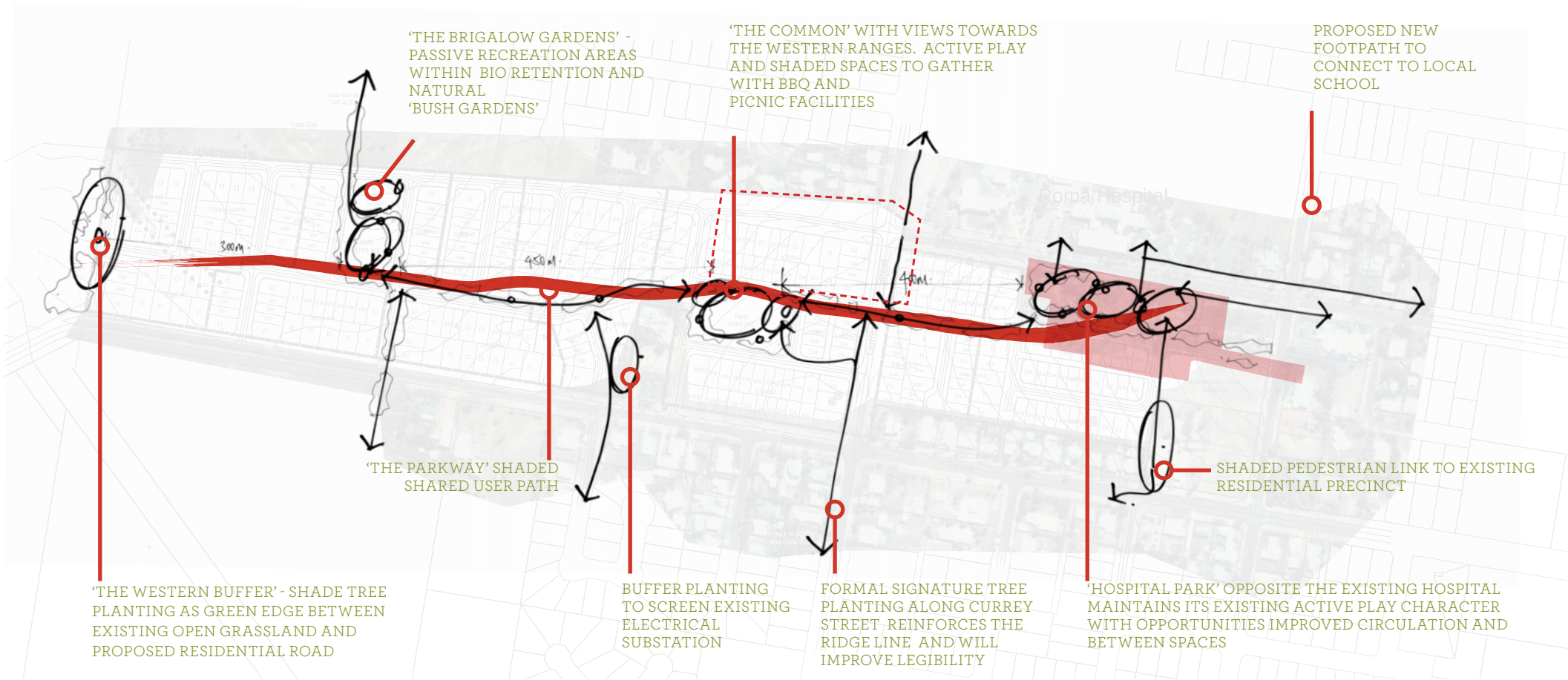
The Master Plan has been approved and endorsed by the ULDA and the Maranoa Regional Council and this report outlines the particular ‘staged works’ within this Master Plan. Stage 2 of the Master Plan includes 26 residential allotments and streetscape works. Open space or parkland is not included within this stage of works.



Landscape Master Plan

The Concept

The public realm concept is to develop a diverse range of character use precincts connected by a shaded and legible pedestrian circulation network. It is imperative that this network provides direct and safe connections to the broader township.



Concept Master Plan

Structural Change

The landscape design for stage 8 is to be read in conjunction with the planning reports and Plan of Development for stage 4 and 8 as these reports highlight in more detail the allotment design and structural change to the current lot boundary.

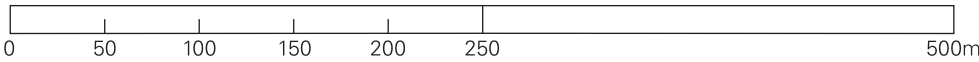
The diagrams included on this page demonstrate the existing and proposed alignment of the park within the proposed Stage 8. The proposed alignments provide the appropriate geometry and scale for the future residential allotments and provides adequate road frontage for circulation and passive surveillance.



ABOVE: EXISTING PARK LOT ALIGNMENT



ABOVE: PROPOSED PARK LOT ALIGNMENT



Existing Condition

The existing park within the area proposed to be the future stage 8 park includes a number of existing facilities that have been installed over the last 20 years. These elements include:

- + Play equipment,
- + Shade rotunda
- + Toilet facility
- + Car parking within the site (primarily used as casual parking for the Hospital)
- + Skate Park

It will be intent of the refurbishment to improve the connectivity between the proposed residential development and the key attracters listed above and where possible provide embellishments to improve the amenity and usability of the current park.



Existing Toilet Facility

- + In good condition and is to remain within the proposed park upgrade works. The facility is proposed to be reallocated to improve access and amenity.



Skate Facility Upgrade

- + Future upgrades to be in accordance with the *Draft Maranoa Youth Precinct Plan April 2011*. The current park upgrade works outline improvements to the access, circulation and shade (through tree planting) of the skate area and do not currently include any physical skate infrastructure works. Any works around the skate facility including landscape and potential bio-retention works are to be coordinated with MRC to ensure the integrity of the skate facility remains. The proposed park refurbishment is to include a shade structure, seating opportunities, drinking water fountain and skate ramp elements specifically tailored to younger users.

Childrens Play

- + Existing shaded play area to remain with no works required within the line of shade.
- + New extruded concrete edge installed to improve ease of maintenance.
- + Additional low planting is proposed between play area and road verge on an earth mound to provide a physical separation between play area and the road. Where shade tree planting is proposed all trees are to have a minimum clear trunk height of 1.8m to provide passive surveillance of the site.



Shade Rotunda

- + Any works to refurbish this structure is to be completed by MRC and is excluded from proposed scope of upgrade works.

Stage 8(b) Parkland Concept Plan



SITE REFERENCE PLAN



REFER DETAIL PLAN ON PAGE 8

REFER DETAIL PLAN ON PAGE 9



SCALE 1:500@ A3





Typical Design Cross Sections and edge conditions



SECTION REFERENCE PLAN



SECTION A-A



SECTION B-B

Stage 8 Development Area

Stage 8 of the works will include parkland and streetscape works. These areas will be critical in setting the tone for future works as they will provide snapshots of each of the components within the development and therefore will need to both of high impact and high quality.

The residential product in Stage 8 will overlook the park and where possible the use of walls and fences to property boundary frontages is to be used sparingly to maximise passive surveillance. The parkland includes open kick play space, shaded shelters and picnic areas with small more intimate shaded garden spaces. The open kick play area is envisaged to have minimal cross fall to allow for informal play and have the potential provide opportunity for community gathering or events of required.

A meandering pathway through the park connects all of these moments into one cohesive space.



STAGE 8 CHARACTER IMAGES

Planting Palette

The following species list has been developed in consultation with Maranoa Shire Council and is based on both site inspection and research into what grows successfully in the Roma region.

This list of species will be developed through detail design and is indicative of the character and type of locally occurring and drought hardy vegetation that will be used in the proposed landscape works.

Street Trees

Species
Bolusanthus speciosus ‘wisteria tree’
Brachychiton discolour
Brachychiton australis
Brachychiton bidwillii
Caesalpinia ferrea
Callistemon viminalis
Casuarina crista
Casuarina cunninghamiana
Colvillea racemosa
Eucalyptus torquate
Eucalyptus formica
Gevia parvifolia
Lagerstroemia speciosa
Melaleuca linariifolia
Melaleuca trichostachya
Melaleuca irbyana
Melaleuca quinquenervia
Melaleuca viridiflora
Pinus roxburghii ‘chir pine’
Pittosporum angustafolium syn phylliraeoide
Pittosporum rhombifolium
Tipuana tipu
Ulmus parvifolia

Ground covers

Species
Dianella sp
Dieties sp
Eremophilla Kalbarri Carpet
Hardenbergia (some sun protection)
Imperata cylindrical
Liriope sp.
Lomandra hystrix
Lomandra Longifolia
Themeda triandra

Specific Communities

Species
<i>Riparian Zones (Local Species)</i>
Acacia stenopylla
Callistemon viminalis
Casuarina cunninghamiana
Lomandra longifolia
Meleleuca linariifolia

<i>Cypress Pine Forest (Local Species)</i>
Callitris glaucophylla
Eremophila sp.

<i>Brigalow Open Forest sp. (Local Species)</i>
Acacia harpophylla
Acacia catenulata
Casuarina crista

<i>Belah Woodland (Local Species)</i>
Casuarina crista
Wilga

<i>Bendee Open Forest (Local Species)</i>
Acacia catenulata
Acacia shirleyi
Aristida sp.

<i>Grassy Downs with Myall (Local Species)</i>
Acacia pendula
Blue grass
Mitchell grass
Flinders Grass

