



Landscape DA Report
for proposed Stage 2

15 August 2011

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/10/11

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



Document Transmittal

Drawing reference 10090-01 Roma Landscape DA Report Stage 2

Date Issued 15-08-2011 to Alex Plusnin, Development Manager ULDA

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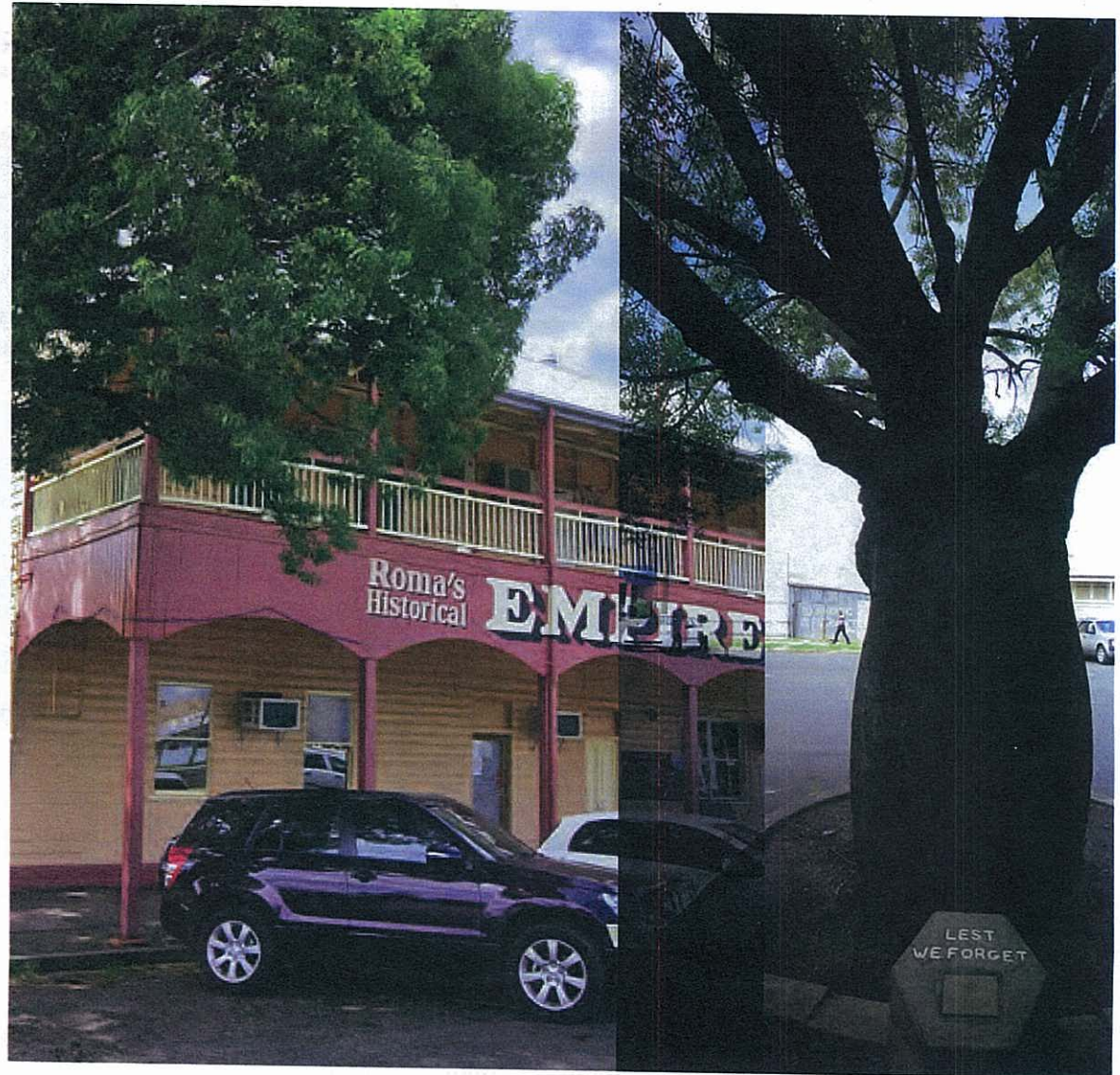
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Approved Client Review Issue



Site Context

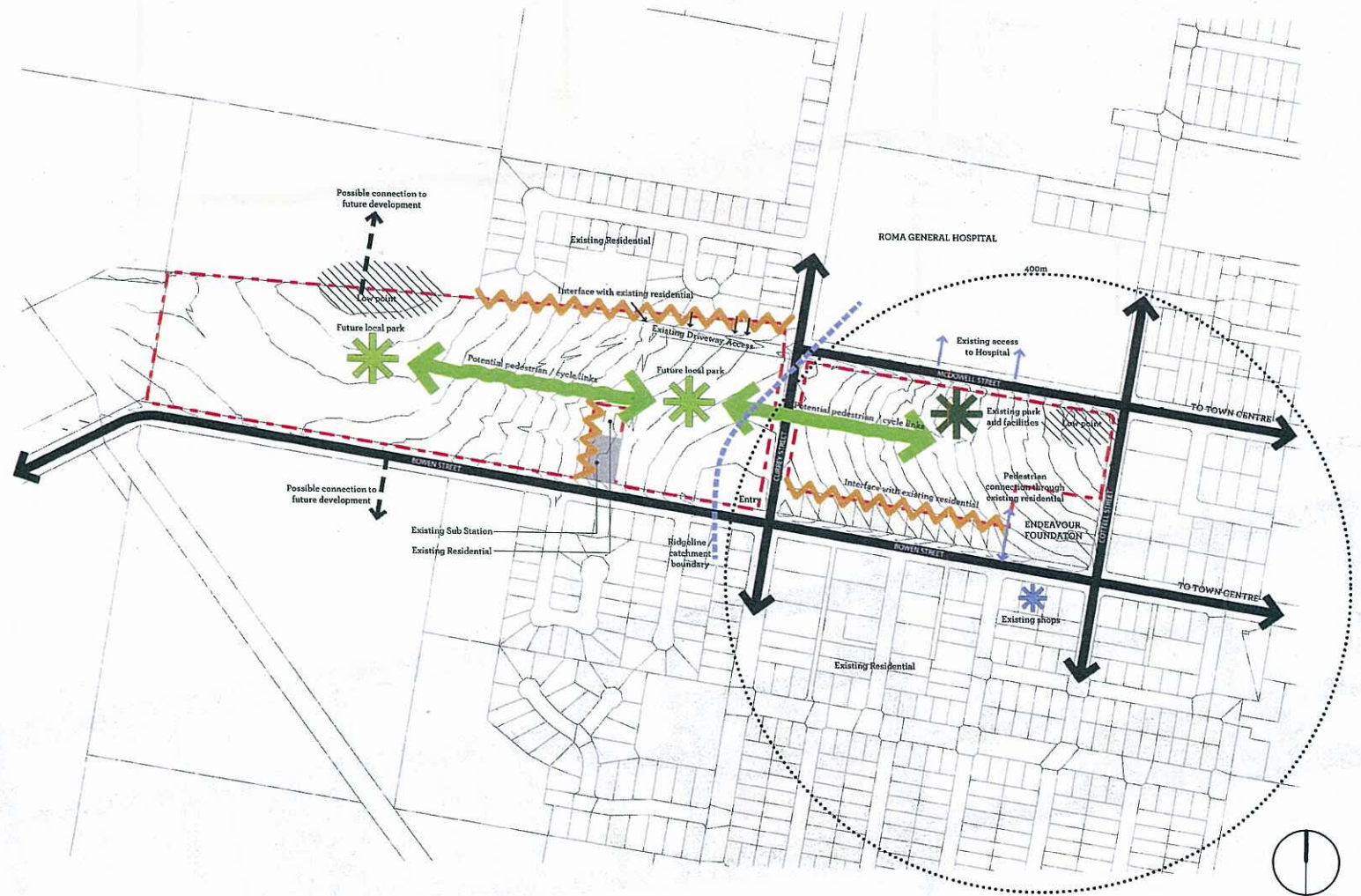
Roma is a town in the western Darling Downs area of Queensland, Australia, 515 km (318 miles) by rail WNW of Brisbane. It is situated at the junction of the Warrego and Carnarvon highways. It is the centre of a rich pastoral and wheat-growing district and more recently becoming a centre for a high proportion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

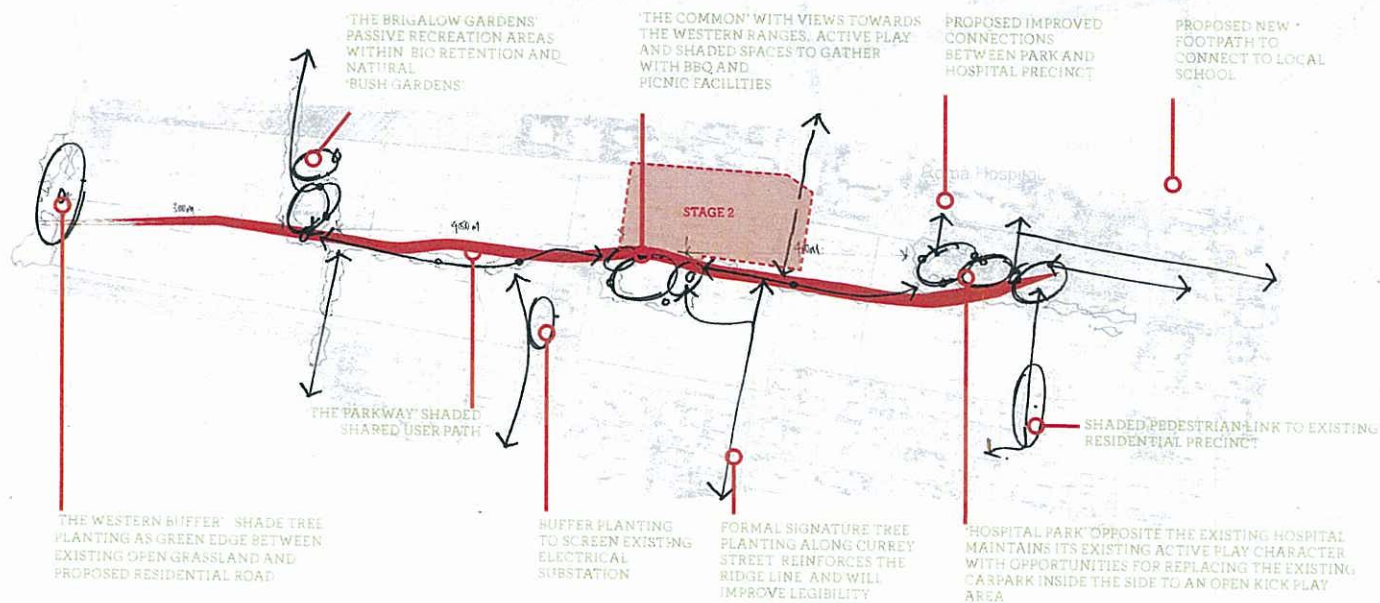
The Master Plan has been approved and endorsed by the ULDA and the Maranoa Regional Council and this report outlines the particular 'staged works' within this Master Plan. Stage 2 of the Master Plan includes 26 residential allotments and streetscape works. Open space or parkland is not included within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



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

Stage 2 Design Intent

Stage two is seen as an extension of the stage 1 Streetscape works. It will compliment the stage 1 parkland by providing a build edge to the parkland and contain the energy within the space. The interface between the stage 2 works and the adjoining properties fronting Shumba Crescent is the predominant element of complexity.

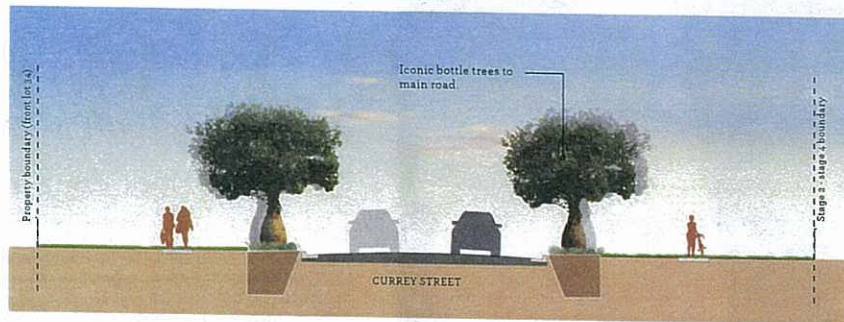
Subtle mounding and planting will direct surface water flow through this widened median and provide a visual foil between the proposed streetscape and the rear of the existing properties. A number of these properties have acquired access from the rear of their properties that use the extension of McDowall Street to gain short cut access to Roma. It is proposed that this access remain, but provided in a more formalised manner with a formed driveway and culvert crossover. It is proposed that each property receives 1 x standard grey concrete driveway from the back of kerb to property boundary in a width of 3.5m. Final location and orientation will be determined during the detailed design phase of the project in consultation between land owners and the ULDA.



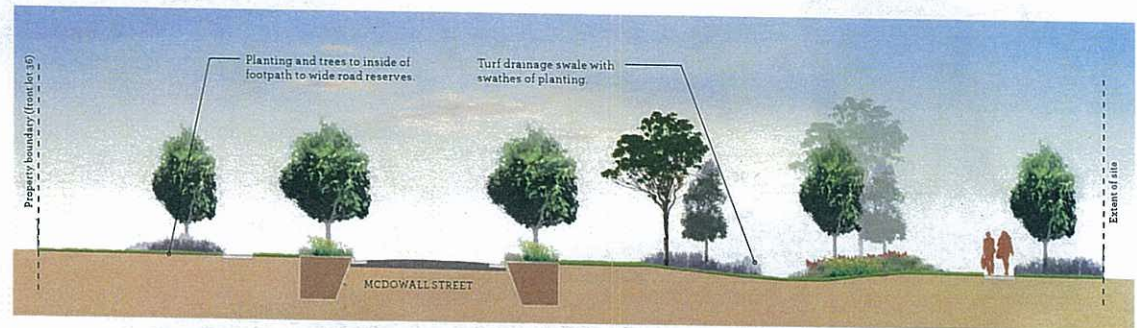
Typical Design Cross Sections



SECTION REFERENCE PLAN



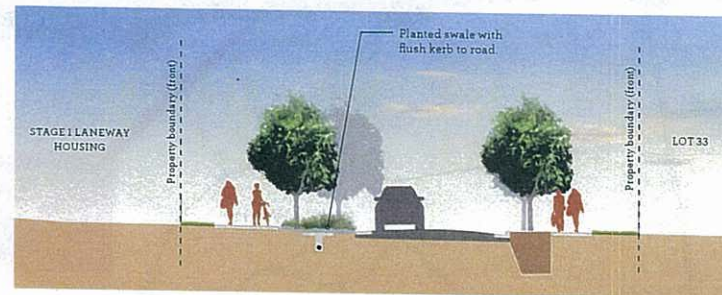
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

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
<i>Bolusanthus speciosus</i> 'wisteria tree'
<i>Brachychiton discolor</i>
<i>Brachychiton australis</i>
<i>Brachychiton bidwillii</i>
<i>Caesalpinia ferrea</i>
<i>Callistemon viminalis</i>
<i>Casuarina crista</i>
<i>Casuarina cunninghamiana</i>
<i>Colvillea racemosa</i>
<i>Eucalyptus torquate</i>
<i>Eucalyptus formica</i>
<i>Gevia parvifolia</i>
<i>Lagerstroemia speciosa</i>
<i>Melaleuca linariifolia</i>
<i>Melaleuca trichostachya</i>
<i>Melaleuca irbyana</i>
<i>Melaleuca quinquenervia</i>
<i>Melaleuca viridiflora</i>
<i>Pinus roxburghii</i> 'chir pine'
<i>Pittosporum angustifolium</i> syn <i>phylliraeoides</i>
<i>Pittosporum rhombifolium</i>
<i>Tipuana tipu</i>
<i>Ulmus parvifolia</i>

Ground covers

Species
<i>Dianella</i> sp
<i>Dieties</i> sp
<i>Eremophilla</i> Kalbarri Carpet
<i>Hardenbergia</i> (some sun protection)
<i>Imperata</i> cylindrical
<i>Liriope</i> sp.
<i>Lomandra hystrix</i>
<i>Lomandra longifolia</i>
<i>Themeda triandra</i>

Specific Communities

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

Cypress Pine Forest (Local Species)

<i>Callitris glaucophylla</i>
<i>Eremophila</i> sp.

Brigalow Open Forest sp. (Local Species)

<i>Acacia harpophylla</i>
<i>Acacia catenulata</i>
<i>Casuarina crista</i>

Belah Woodland (Local Species)

<i>Casuarina crista</i>
<i>Wilga</i>

Bendee Open Forest (Local Species)

<i>Acacia catenulata</i>
<i>Acacia shirleyi</i>
<i>Aristida</i> sp.

Grassy Downs with Myall (Local Species)

<i>Acacia pendula</i>
<i>Blue grass</i>
<i>Mitchell grass</i>
<i>Flinders Grass</i>

