

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2012/284/103

Date: 6 August 2024



COVELLA

Hi Neighbour

COVELLA LANDSCAPE MASTER PLAN

PUB LANE · GREENBANK
LANDSCAPE CONCEPT DESIGN
JUNE 2024 · 11869 ISSUE 1

PREPARED BY



PREPARED FOR

VILLAGREEN
PTY LTD

AVID
Property Group

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LANDSCAPE CONCEPT DESIGN



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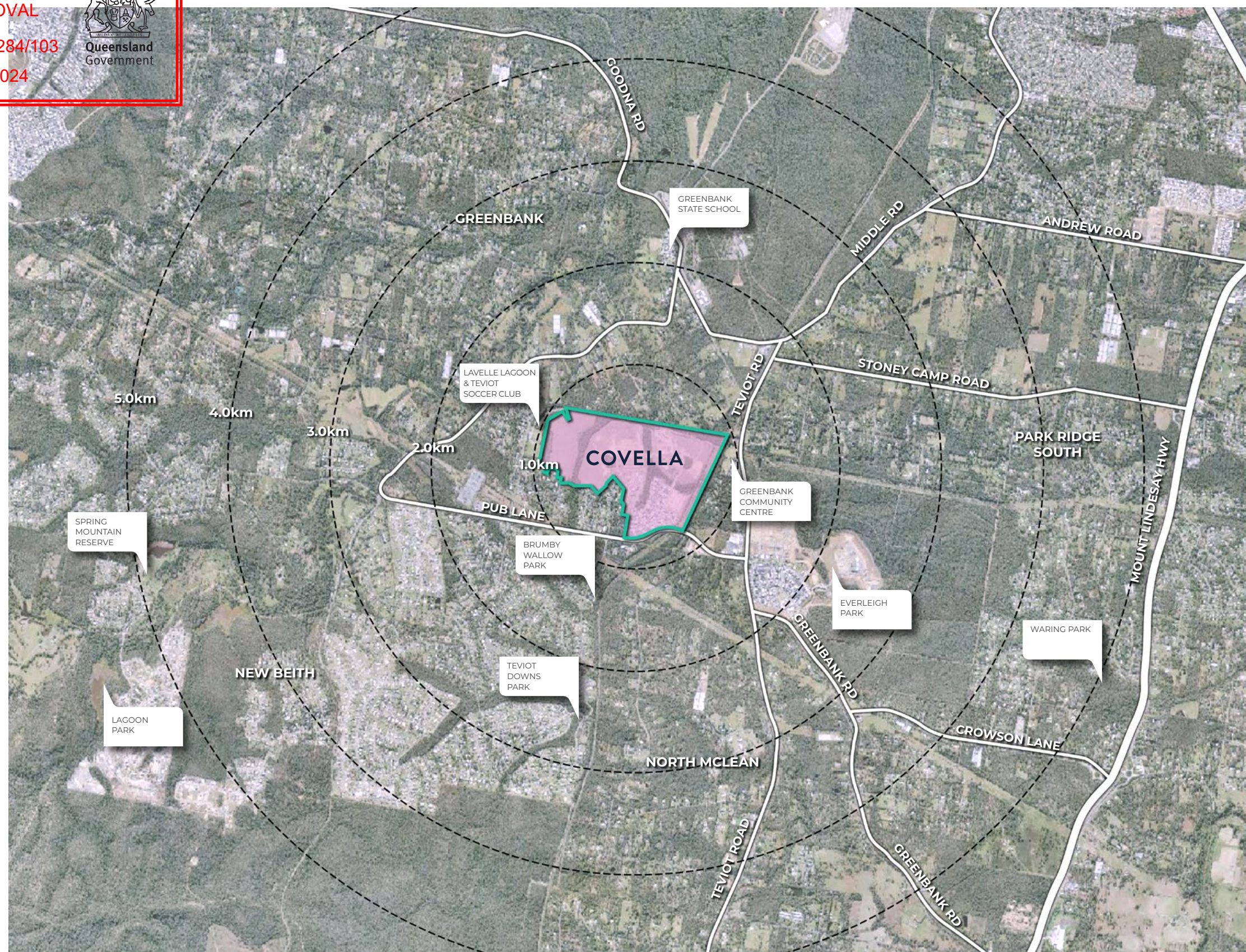
CONTENTS

04	SITE CONTEXT PLAN
05	SITE ANALYSIS
06	PEDESTRIAN LINKAGE PLAN
07	WESTERN PRECINCT LANDSCAPE CONCEPT PLAN 1
08	WESTERN PRECINCT LANDSCAPE CONCEPT PLAN 2
09	SPORTS PARK ENTRY CONCEPT PLAN
10	SECTION A
11	LINEAR PARKS - ESPLANADE ROAD TYPICAL SECTIONS
12	STREETSCAPE - TYPICAL ROAD TREATMENT

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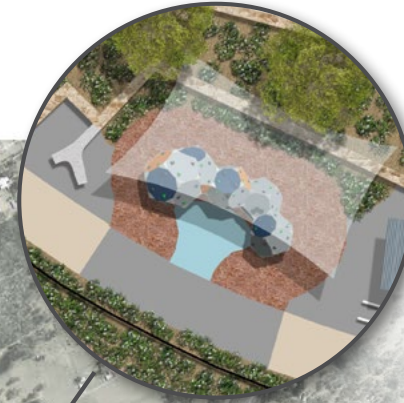
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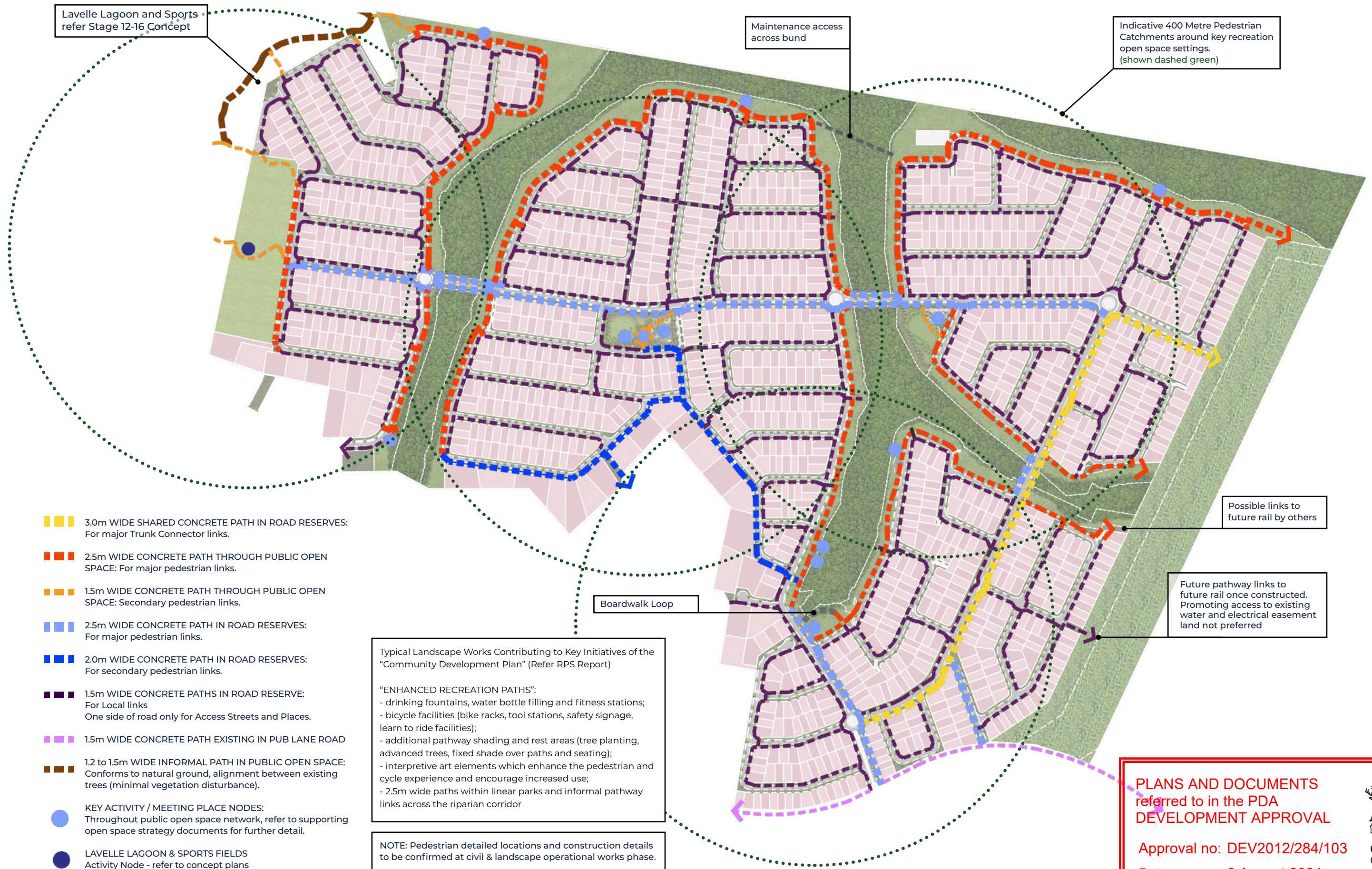


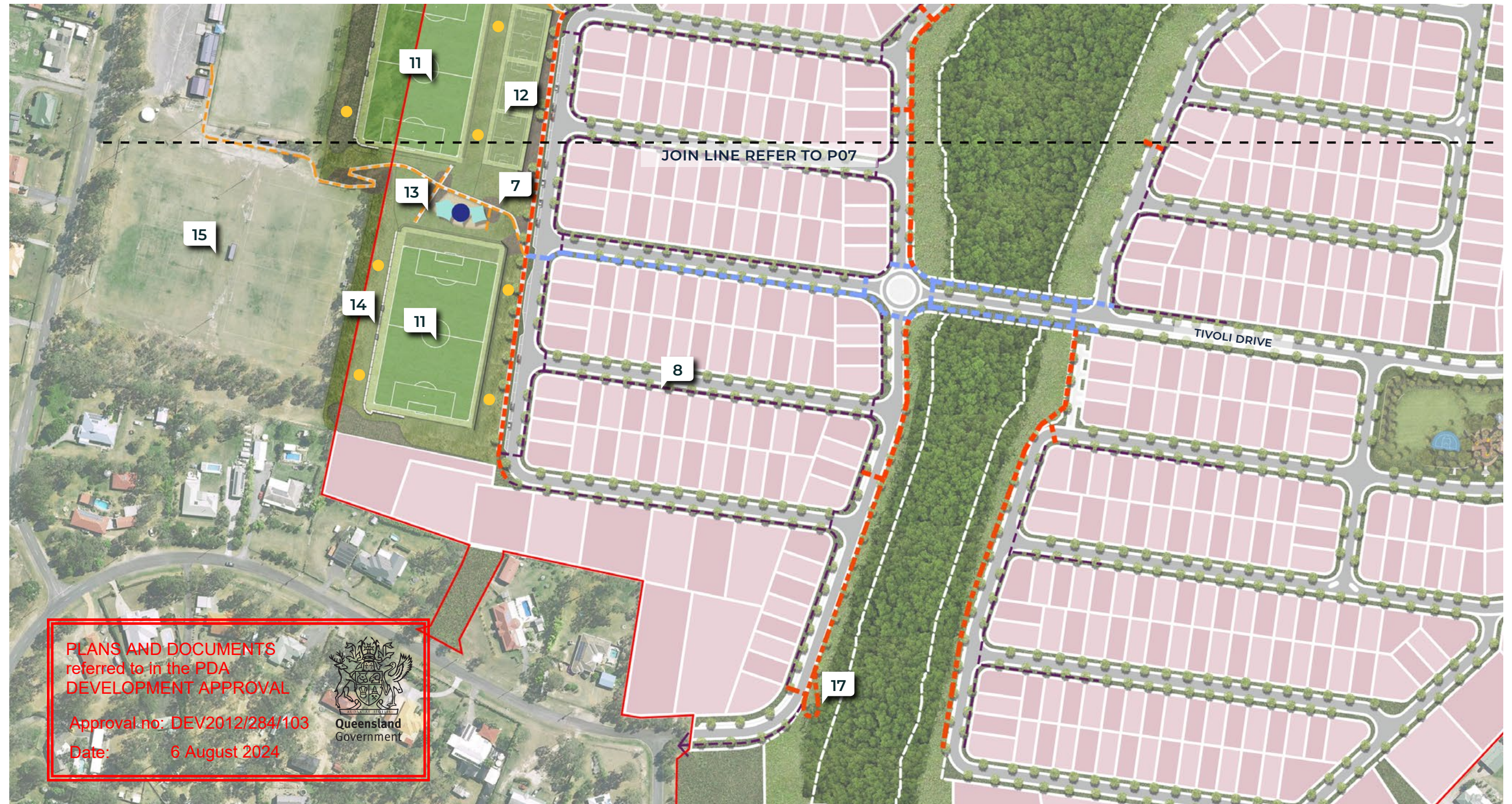
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2.5m WIDE CONCRETE PATH THROUGH PUBLIC OPEN SPACE: For major pedestrian links.

1.5m WIDE CONCRETE PATH THROUGH PUBLIC OPEN SPACE: Secondary pedestrian links.

2.5m WIDE CONCRETE PATH IN ROAD RESERVES: For major pedestrian links.

2.0m WIDE CONCRETE PATH IN ROAD RESERVES: For secondary pedestrian links.

1.5m WIDE CONCRETE PATHS IN ROAD RESERVE: For Local links One side of road only for Access Streets and Places.

1.2 to 1.5m WIDE INFORMAL PATH IN PUBLIC OPEN SPACE: Conforms to natural ground, alignment between existing trees (minimal vegetation disturbance).

LAVELLE LAGOON & SPORTS FIELDS Activity Node - refer to concept plans

KEY ACTIVITY / MEETING PLACE NODES: Throughout public open space network, refer to supporting open space strategy documents for further detail.

FLOODLIGHTS

- LAVELLE PLAY & REC. & CAR PARK SETTING: Upgraded by Council 2023
- LAGOON CONNECTION: Proposed 1.5m concrete (or as otherwise agreed) avoids existing trees
- LAGOON CIRCUIT: Gravel Bush Track
- LAVELLE LOOKOUT: Proposed platform, Signage & Seating (or as otherwise agreed)
- LAVELLE PATHS: Entry point signage & seating
- REDUNDANT TRACK: Not required - rehabilitate
- CONNECTION: East-West, ramping. 1.5m concrete subject to detailed design
- STREET PATH NETWORK: On Lots side of road in this zone to minimise earthworks on western side road reserve
- LINEAR PATH: 2.5m meanders outside existing tree line
- ACTIVITY NODE: Passive & Active Rec. location at path edge

- FIELD: 60 x 100m line-marked pitch, with 5m run-off area on western side and 3m run-off area on other sides.
- MINIROOS FIELDS: 3 No., 30m x 20m, 3.0m surrounds.
- SMALL PLAY SETTING: With fixed shade, outdoor furniture and shade trees - final details to be confirmed at detailed design.
- SHADED FIELD SEATING: Natural and Fixed Shade at field and pathway edges - final details to be confirmed at detailed design.
- EXISTING SECONDARY FIELDS
- EXISTING MAIN FIELD: 70 x 127m fenced level grass area, encompasses an approx. 60 x 110m pitch with run-off areas.
- PATH TURNAROUND & ACTIVITY NODE: Passive & Active Rec. location at path edge

1. EXISTING MAIN FIELD: 70 x 127m fenced level grass area, encompasses an approx. 60 x 110m pitch with run-off areas.
2. EAST-WEST PATHS: 1.5m concrete at 1:20 max.
3. SANDSTONE EDGES: 0.5m High retaining edge at toe of batters.
4. NORTHERN FIELD: 10 degrees approx. NE rotation, 60 x 100m line-marked pitch, with 5m run-off area on western side and 3m run-off area on all other sides - Overall Area 7,500m².
5. MINIROOS FIELDS: 3 No., 30m x 20m, 3.0m surrounds - Overall Area 2,650m².
6. SOUTHERN FIELD: 10 degrees approx. NE rotation, 60 x 100m line-marked pitch, with 5m run-off area on western side and 3m run-off area on all other sides (add 10m buffer on north side) - Overall Area 8,225m².
7. BALL PROTECTION FENCE TO EASTERN SIDE OF FIELDS (TBC): 4m High Typ. to match existing on Argyle Rd.
8. SMALL PLAYGROUND SETTING: Shade Sails, toddler's play and seating etc.
9. ON STREET CAR PARKS: 32 Approximately
10. BUS STOP: Planned Future Location.
11. PLAYERS SEATING & SHELTERS: On Western side of fields.
12. PLANTED BATTERS: 1:4 Typical where steeper crossfalls are required.
13. TURFED BATTERS: 1:6 Typical where possible.

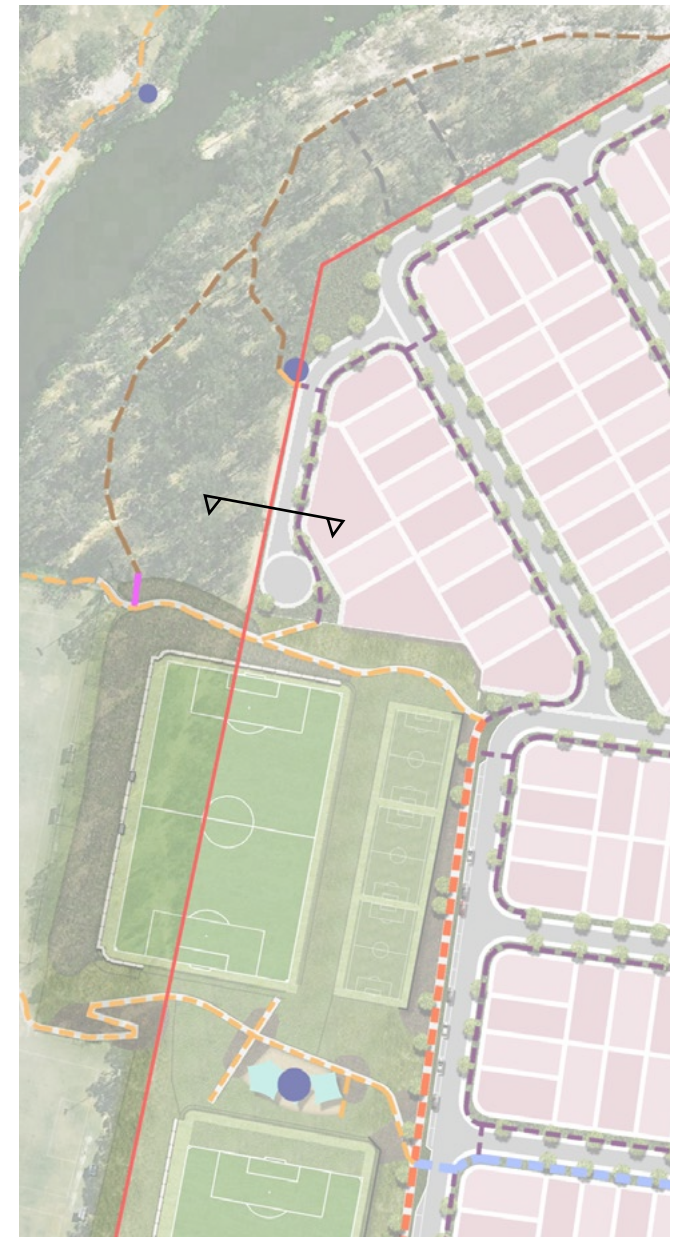
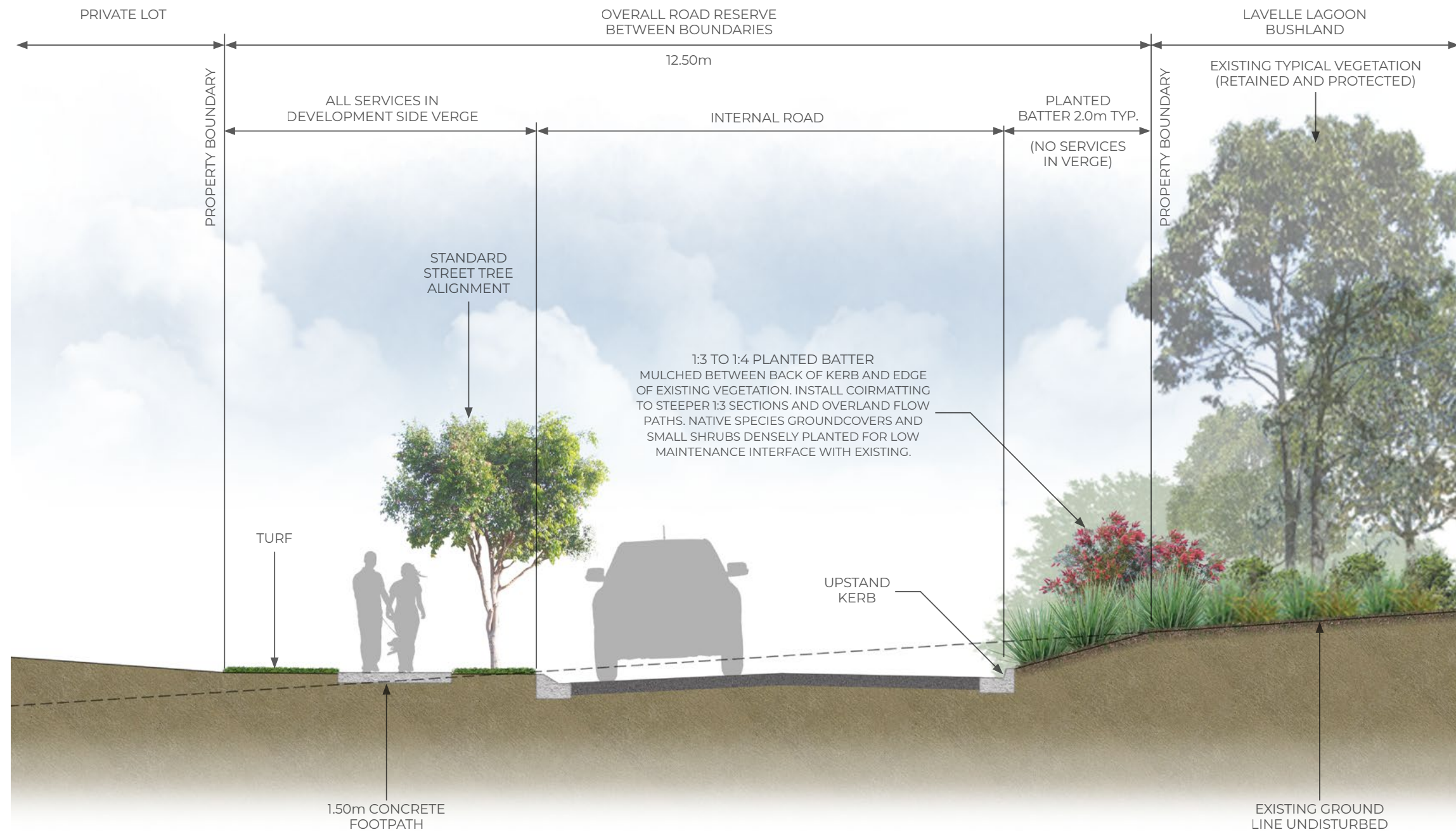


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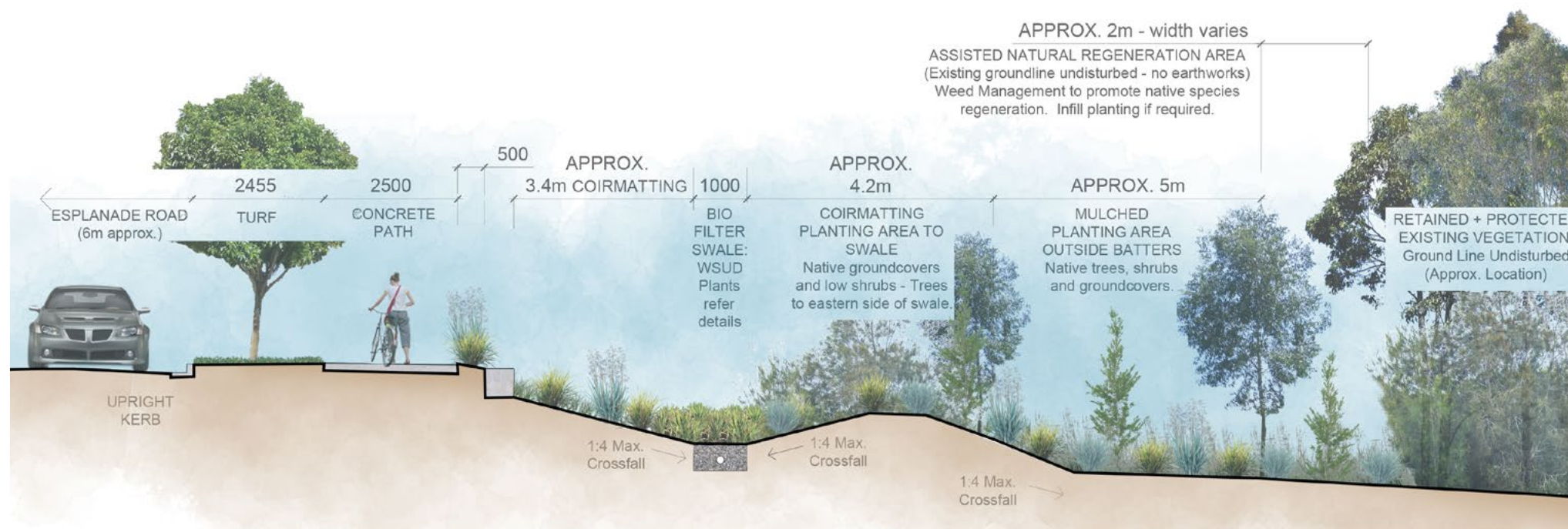
LOT 1769 TO LAVELLE BUSHLAND - TYPICAL LANDSCAPE SECTION

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NOTE: Indicative Section shown for landscape finishes - refer to Civil Engineer's Plans for finished earthworks levels.

LINEAR PARKS/ESPLANADE ROAD TYPICAL WSUD TYPE A

NOTE: WHERE BUSHFIRE MANAGEMENT ZONES OVERLAP WITH RIPARIAN CORRIDOR- Refer Deveco Approved Bushfire Risk Analysis for Details.

Remove existing vegetation to achieve approximate 30% canopy cover. Groundcover layer to be maintained by regular brushcutting under retained trees.

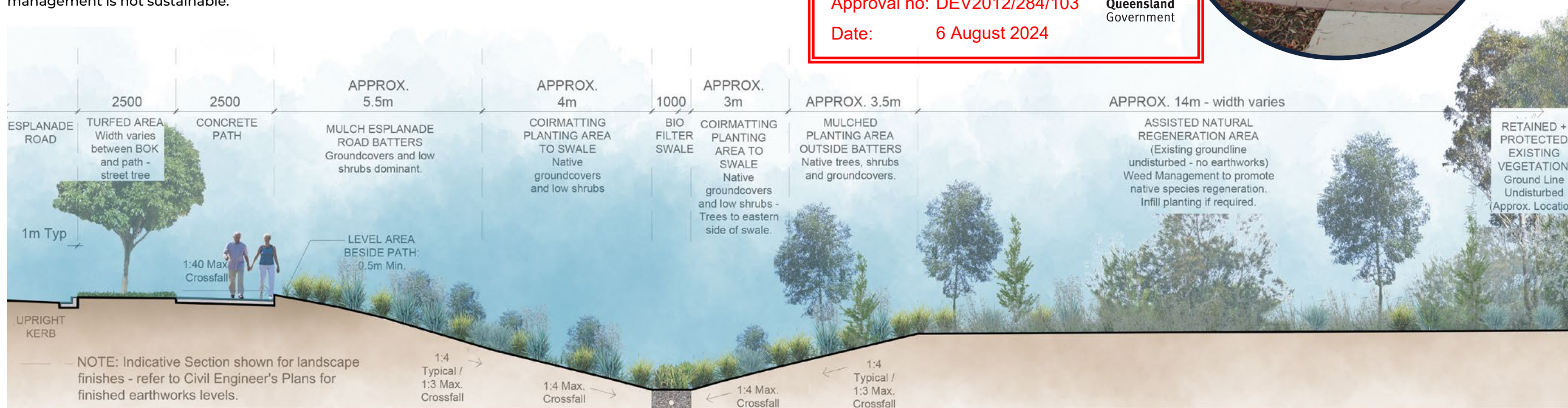
confirm extent of clearing on site in conjunction with Superintendent in accordance with approved SHG VCMP.

Proposed planting areas structure to consist of shade trees with majority groundcover species to batters where turf management is not sustainable.

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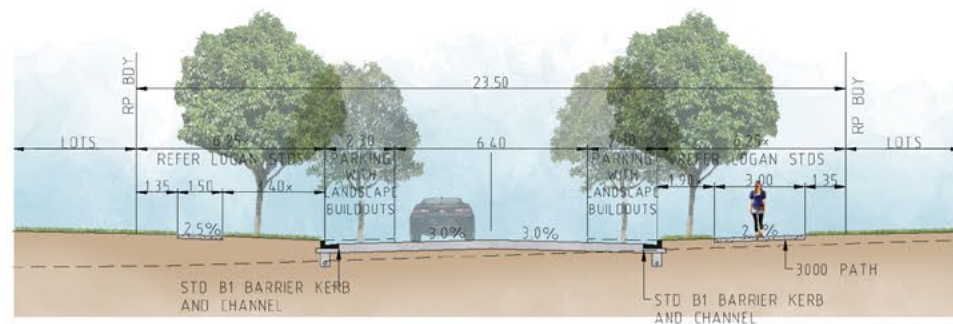
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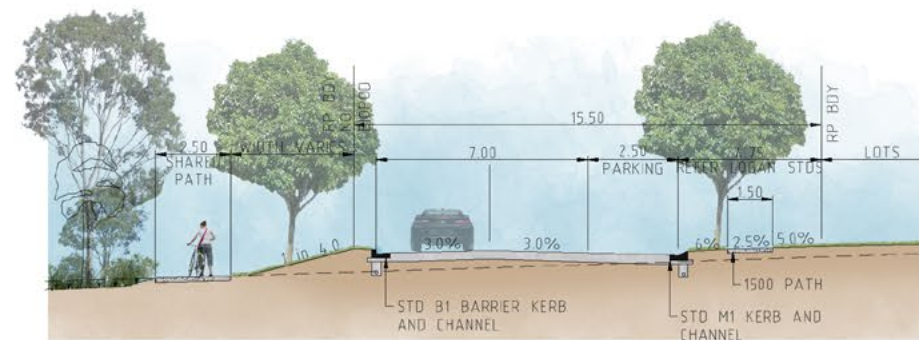
NOTE: Indicative Section shown for landscape finishes - refer to Civil Engineer's Plans for finished earthworks levels.

LINEAR PARKS/ESPLANADE ROAD TYPICAL TYPE B

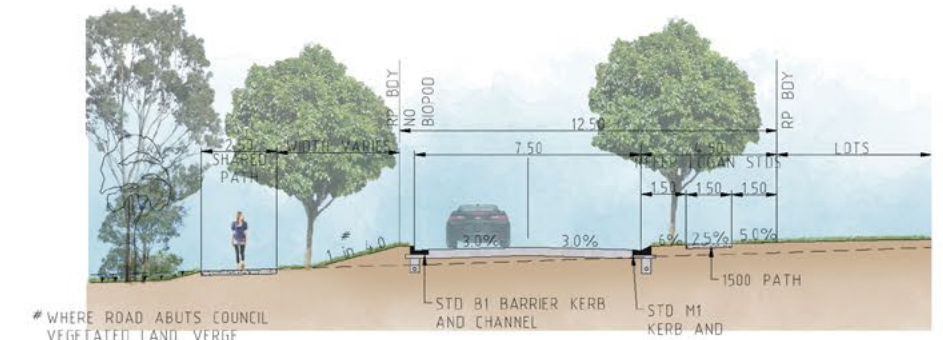


TYPICAL SECTION
TRUNK CONNECTOR (23.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

* MAY VARY SUBJECT TO
CENTRELINE POSITION ON ROAD

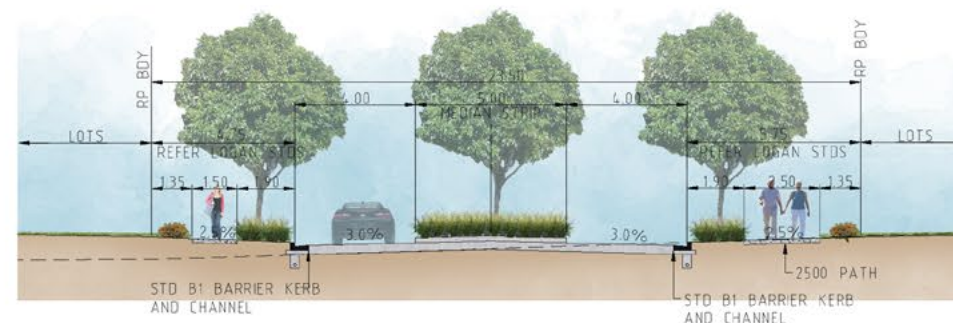


TYPICAL SECTION
NEIGHBOURHOOD CONNECTOR STREET - ESPLANADE
(15.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

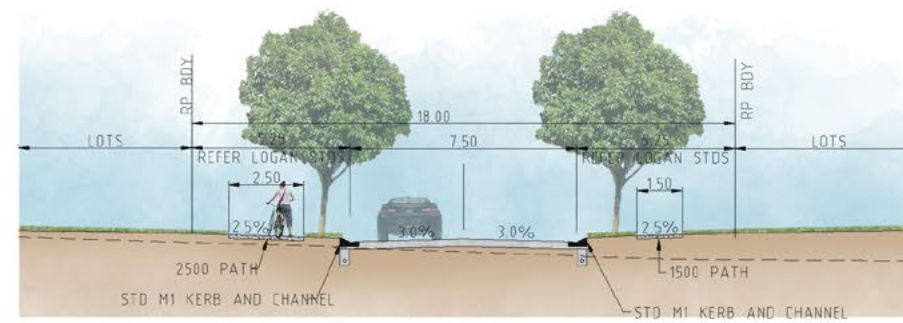


* WHERE ROAD ABUTS COUNCIL
VEGETATED LAND, VERGE
GRADE TO BE MAX 1 IN 4
TO REDUCE IMPACT TO
VEGETATION.

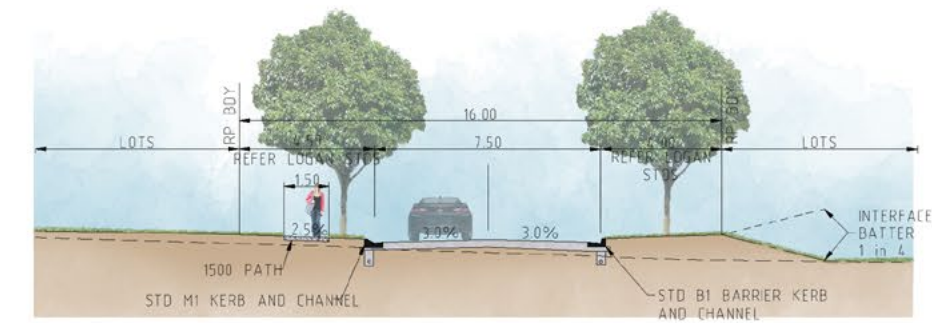
TYPICAL SECTION
NEIGHBOURHOOD ACCESS STREET - ESPLANADE (12.5m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)



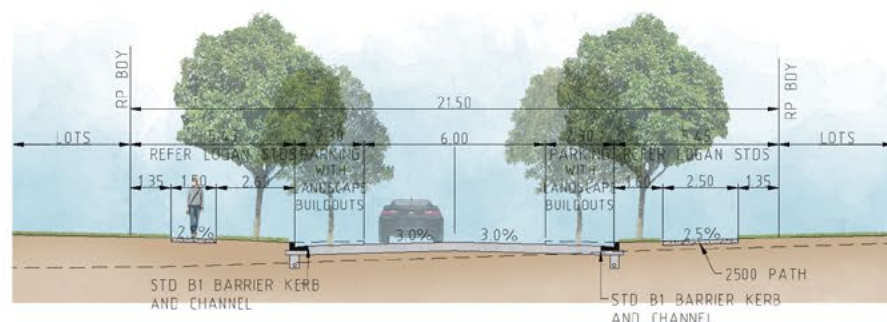
TYPICAL SECTION
TRUNK CONNECTOR - ENTRY (23.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)



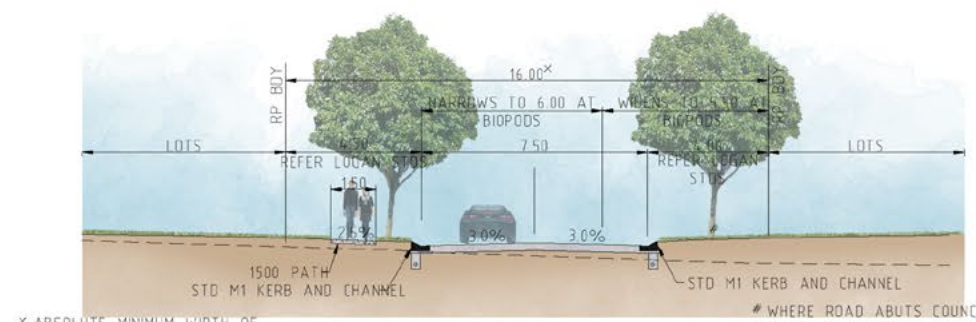
TYPICAL SECTION
NEIGHBOURHOOD ACCESS STREET (18.00m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)



TYPICAL SECTION
NEIGHBOURHOOD ACCESS STREET (16.00m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)



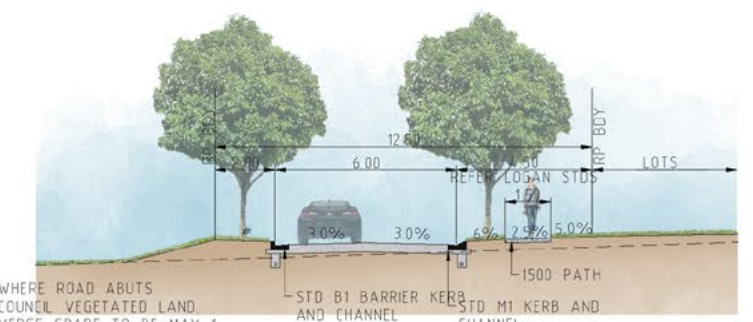
TYPICAL SECTION
NEIGHBOURHOOD CONNECTOR STREET
(21.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)



* ABSOLUTE MINIMUM WIDTH OF
15.5m FOR INTERNAL ACCESS
ROADS AS PER LCC'S STANDARD
DRAWINGS 8-00373.

TYPICAL SECTION
NEIGHBOURHOOD ACCESS STREET (16.00m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

* WHERE ROAD ABUTS COUNCIL
VEGETATED LAND, VERGE
GRADE TO BE MAX 1 IN 4
TO REDUCE IMPACT TO
VEGETATION.



* WHERE ROAD ABUTS
COUNCIL VEGETATED LAND,
VERGE GRADE TO BE MAX 1
IN 4 TO REDUCE IMPACT TO
VEGETATION.

TYPICAL SECTION
NEIGHBOURHOOD CUL-DE-SAC (12.50m)
SCALE 1:100 (A1)
SCALE 1:200 (A3)

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NOTE: ALL FOOTPATHS IN ACCORDANCE WITH
SHG PEDESTRIAN LINKAGE MASTERPLAN.

(PREVIOUSLY DWG 4817 L 023 B)