



176 - 228 MOUNTAIN RIDGE ROAD

LANDSCAPE MASTERPLAN



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Introduction

SLR Consulting (SLR) has been engaged by Daleford Property Pty Ltd to prepare a Landscape Masterplan and compliance report to support the DA submission for the proposed residential subdivision at 176-228 Mountain Ridge Road, South Maclean.



This landscape masterplan report covers the following elements:

- Landscape Objectives and Principles
- Overall Landscape Masterplan in line with civil, environmental, bushfire and urban design parameters
- Extent of open space including location of linear and recreational parks
- Pedestrian/ cycle pathway locations through open spaces
- Location, types and compliance of park facilities in line with EDQ requirements (Guideline 12).

EDQ Objective

“The MEDQs objective for parks is to achieve a network of diverse, accessible, high quality parks and recreation facilities that are sustainable, contribute to the attractiveness and vitality of communities, and enhance people’s health and wellbeing by meeting their needs for outdoor recreation in urban settings now and into the future.”



Landscape Objectives and Principles



Identity

*Character based
around nature*

*Unique estate character
conveyed in landscape
elements*

*Character focusing on
people and the community*



Diversity

*Mix of public realm
uses to play,
work and commute*

*Diverse range of
open and natural space uses*

*Diversity of landscapes
and species to inform
uses and locations based
around natural cues*



Connectivity

*Connected community
focused on accessible
public spaces*

*Safe multi-use path
networks
(pedestrian and Cycle)*

Safe Roads

Links to Public Transport

*Opportunities for real
and meaningful
interaction between
residents*



Legibility

*Continuity of landscapes
and elements*

*Character and identity
to assist in placemaking*

*Natural and introduced
Wayfinding elements*

*Focal points,
edges and landmarks
to guide legibility*

Comfort and Amenity



Sustainability

*Reduction of natural
resource consumption*

*Recycling and reuse
of materials*

Minimise waste outputs

Health and Wellbeing

*Economic viability and cost
effectiveness*



Safety

Surveillance and Visibility

*Creation of safe public
spaces through design*



Comfort & Amenity

*Refuge from environmental and
climatic elements*

*Consideration of local
micro-climatic conditions*

Socialisation and interaction

*Provision of Shade and
other facilities*

Promote healthy communities

Masterplan



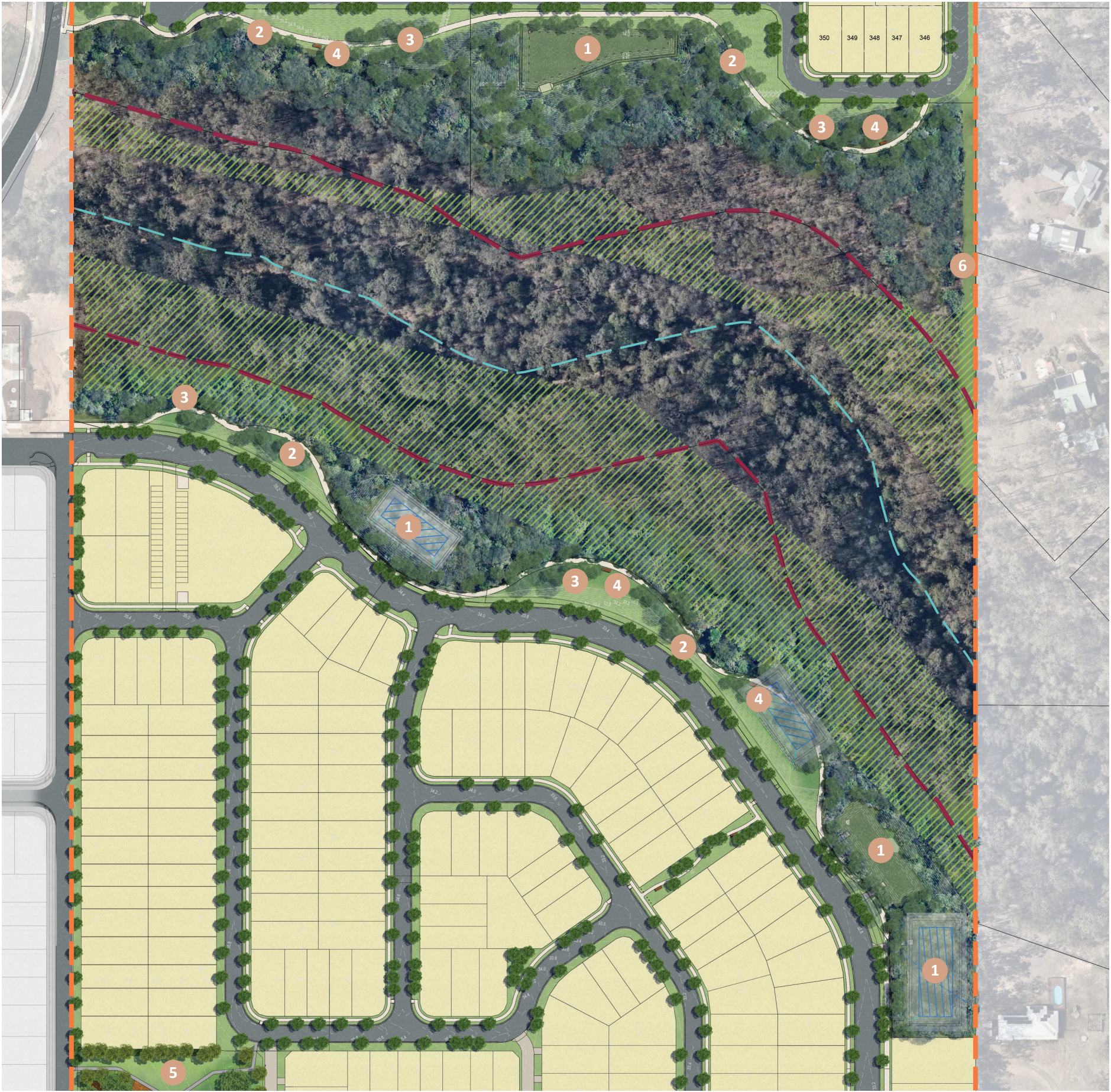
Legend

- Site Boundary
- 50m Waterway buffer
- Flagstone Creek centre line
- Area of endangered vegetation
- 1 Linear park
- 2 Local recreational park
- 3 Stormwater basin
- 4 Footpath/ pedestrain link



NOT TO SCALE

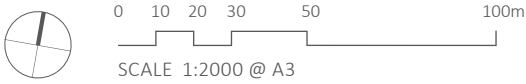
Flagstone Creek and Linear Park



Legend

- Site boundary
- 50m waterway buffer offset
- Flagstone creek centre line
- Area of endangered vegetation
- 1 Proposed stormwater basin
- 2 2.5m wide path meanders through linear park area to create a variety of spaces
- 3 Informal groups of native parkland trees in grass to transition from streetscapes to natural areas
- 4 Linear park, inclusive of informal seating along meandering pathway
- 5 Local recreational park (Refer to local park plan - page 07 for details)
- 6 Proposed 6m wide Fire Trail

Linear Park	
Shape	Compliance
Preferred minimum width of 15m, may be reduced to 10m for short distances to respond to physical site constraints.	Complies



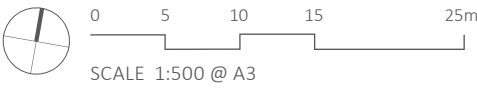
Local Recreational Park



Legend

- 1 Pedestrian pathways
- 2 Shelters with picnic setting
- 3 Play space with shade sails
- 4 Informal open space
- 5 Park interpretive signage
- 6 Informal seating
- 7 Existing retained trees
- 8 Proposed shade trees
- 9 Bins and bike racks
- 10 Screen planting to side lot boundaries

Local Recreational Park	
Shape	Compliance
Parkland should be regularly shaped and of sufficient dimensions to achieve it's role in the parks network, accomodate proposed activities and provide flexibility for new activities in the future. Minimum dimension of any part should not be less than 10 metres for maintenance purposes.	Complies



Recreational Park Types and Role

Linear Park

A long, relatively narrow park often provided as part of a floodplain management or environmental area such as a buffer to a waterway or wetland. Linear parks provide informal recreation opportunities, particularly paths for walking and cycling, and are used as a linking element in the overall parks network either within or between neighbourhoods or between neighbourhoods and destinations such as a school or centre.

Local Recreation Park

A small park that provides visual amenity and passive recreation opportunities in an area with medium to high net residential density (more than 15 dwellings per hectare). A local recreation park allows existing vegetation to be retained, and provides seating, a small grassed area and, in suitable locations, can also include play equipment for young children. Local recreation parks provide a meeting point for nearby residents.

Embellishments	Recreational Parks	
	Linear	Local
Parking (bicycles)		✓
Paths (pedestrian/ cycle)	✓	✓
Shade structures		✓
Tables and seating - uncovered	✓	✓
Tables and seating - covered		✓
Play areas/ facilities		✓
Informal active recreation spaces		✓
Rebound wall or similar		✓