

NEIGHBOURHOOD CENTRE, FITZGIBBON

DEVELOPMENT APPLICATION PACKAGE

ISSUE: P2 - FOR DEVELOPMENT APPROVAL

AUGUST 2012

STREETSCAPE

At the Neighbourhood Centre the streetscape character will be urban, similar to the adjacent development at Area C, with some wider footpaths, no turf and more formal avenues of trees. A park and laneway through the middle of the centre provides a generous pedestrian and visual link between Area C and the Community Centre and Bushland.

The footpath hierarchy is as follows:

- 4.0m and 5.0m wide on Roghan Road frontage
- 2.5m wide grey concrete with banding to Warrumbungle Pde
- 1.5m wide grey concrete along Kondililla Pl & Carselgrove Ave
- 1.5 - 2.5m wide grey concrete in laneways

Street trees will be provided at regular spacing generally as shown on plan.

Street footpaths will be provided generally as shown on plan.

LANEWAYS

Trees will be provided in laneways wherever possible.

The concrete pedestrian footpaths will continue through the threshold to the laneway.



EXISTING STREET CHARACTER



PLAZA OUTDOOR DINING

PLAZA PARK

A paved plaza is provided between lots to link in to the wide walkway through the middle of the Community Centre. It includes:

- Regular spaced tree pits with large shade trees and low understorey planting.
- 2.5m wide path around the perimeter which also provides access to Echo's.
- Areas of paving, planting and seating.

GENERAL

A suite of robust street furniture that reinforces the Fitzgibbon Chase theme.

Materials and species selections continue the themes established at Fitzgibbon Chase.



FITZGIBBON CHASE NESTHOLE FRAME

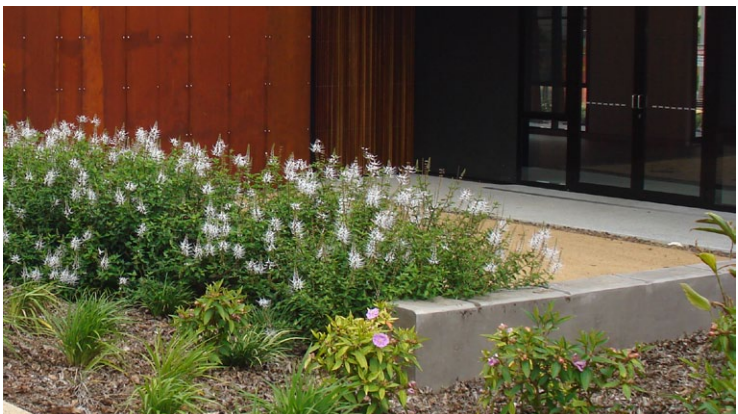


SITE LOCATION

LOCATION PLAN

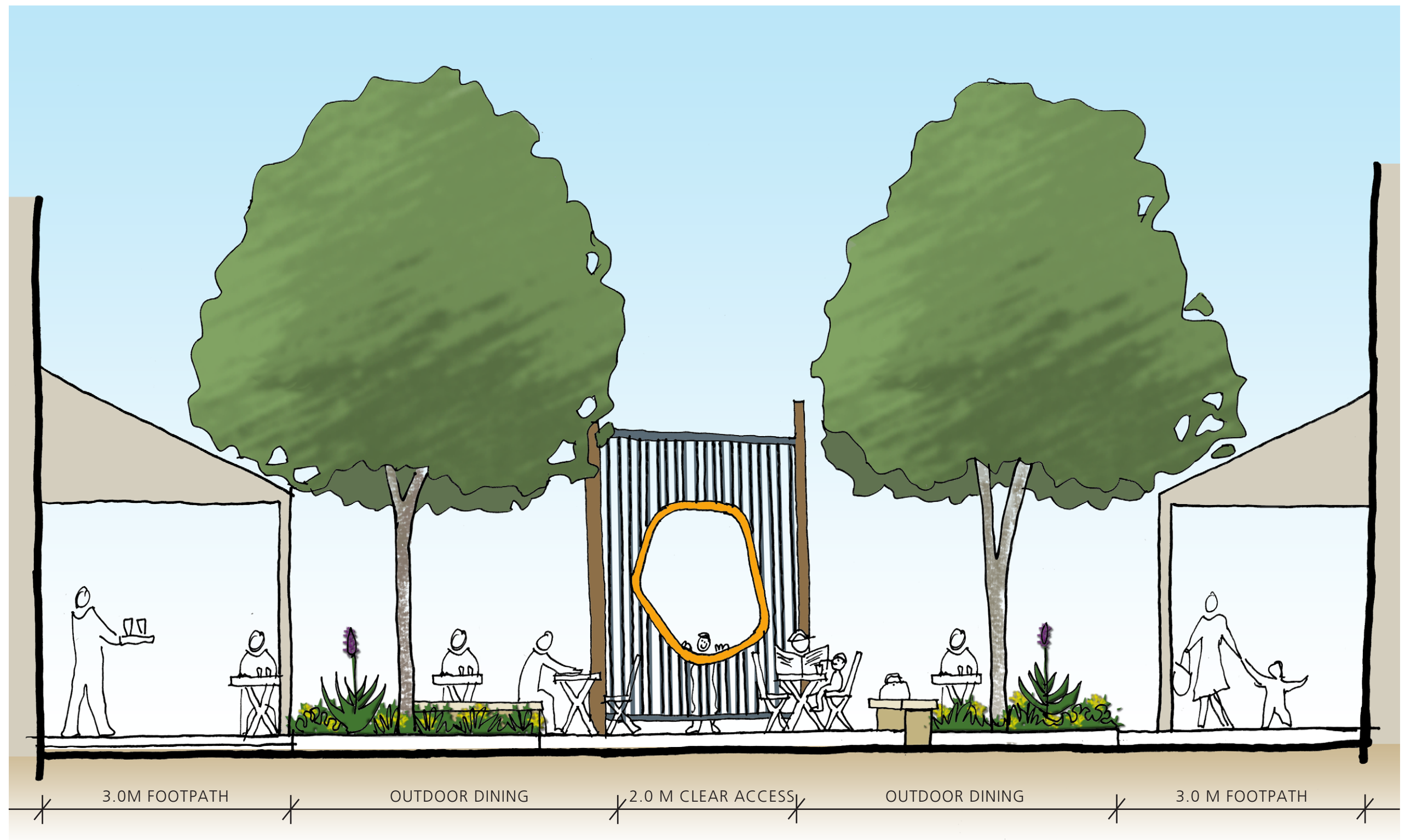


TYPICAL STREET FURNITURE



SITTING WALLS AND PLANTERS





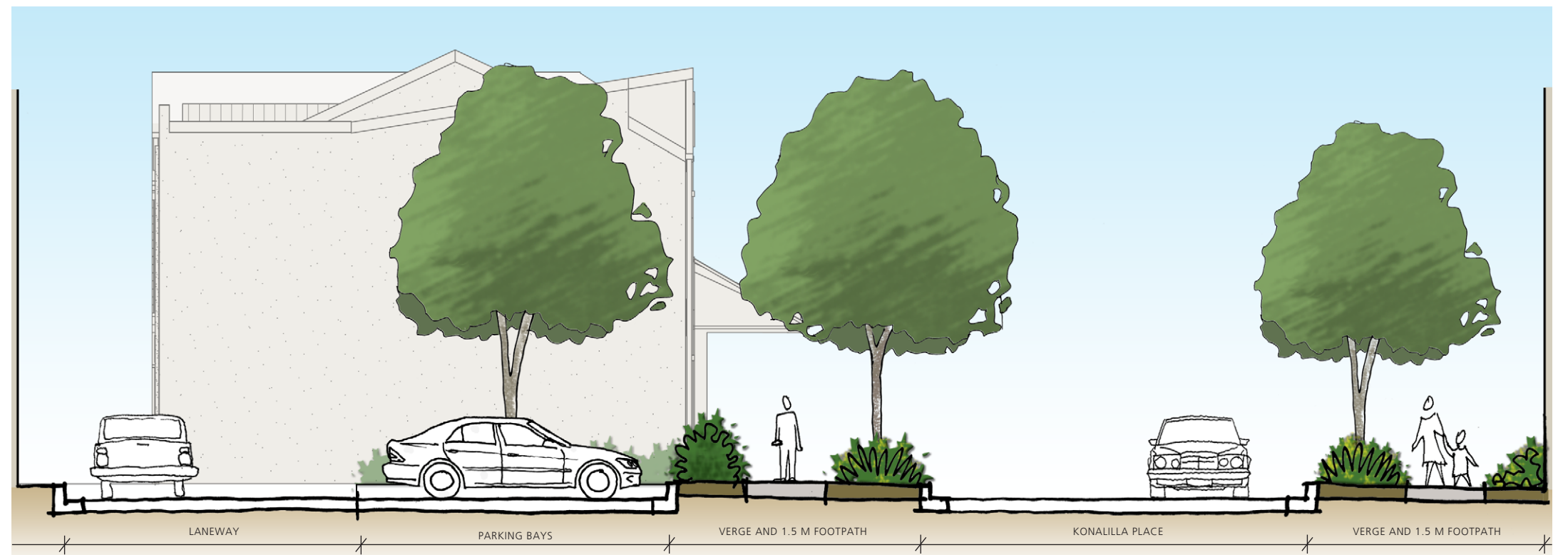
PLAZA PARK | SECTION A

LANDSCAPE SECTIONS

0 0.5 1 1.5 2 2.5m / 1:50 @ A3



CARPARK | SECTION B



LANEWAY | SECTION C

0 1 2 3 4 5m / 1:100 @ A3

LANDSCAPE SECTIONS



PLAZA PARK

ROGHAN ROAD | ELEVATION 1



PLAZA PARK

LANE

LANE

LANEWAY | ELEVATION 2



LANE

LANE

LANE

KONDALILLA PLACE | ELEVATION 3

0 5 10 15 20m / 1:400 @ A3

LANDSCAPE ELEVATIONS

TYPICAL PLANT SCHEDULE

Botanical name	Common name
STREET TREES	
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Elaeocarpus eumundii</i>	Smooth-leaved quandong
<i>Elaeocarpus obovatus</i>	Hard Quandong
<i>Flindersia brayleyana</i>	Queensland Maple
<i>Flindersia australis</i>	Crows Ash
<i>Lophostemon confertus</i>	Queensland Brush Box
<i>Lophostemon suaveolens</i>	Swamp Brush Box
<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly

LANEWAY SHRUBS / TREES

<i>Backhousia citriodora</i>	Lemon Scented Myrtle
<i>Grevillea baileyana</i>	White Oak
<i>Hymenosporum flavum</i>	Native frangipani
<i>Syzygium pinnacle</i>	Narrow Lilly Pilly
<i>Xanthostemon chrysanthus</i>	Golden Penda
<i>Xanthostemon verticillatus</i>	Little Penda

GROUNDCOVERS

<i>Cordyline fruticosa 'rubra'</i>	Red Ti Plant
<i>Dietes bicolor</i>	African Iris
<i>Dietes grandiflora</i>	Wild Iris
<i>Gossia dulcis (austromyrtus)</i>	Midyim Berry
<i>Hymenocallis littorallis</i>	Spider Lily
<i>Liriope muscari</i>	Lily Turf
<i>Liriope muscari variagata</i>	Variagated Lily Turf
<i>Myoporum ellipticum</i>	Boobialla
<i>Philodendron xanadu</i>	Xanadu
<i>Pittosporum tobira 'Miss Muffet'</i>	Dwarf Pittosporum
<i>Zamia furfuracea</i>	Cardboard palm
<i>Zephyranthes candida</i>	White Turf lily
<i>Zephyranthes grandiflora</i>	Pink Turf lily

* Minimum of 50% of all species used on site to be native



Backhousia citriodora



Cupaniopsis anacardioides



Elaeocarpus obovatus



Flindersia australis



Xanthostemon chrysanthus



Cordyline fruticosa 'rubra'



Hymenocallis littoralis



Philodendron c.v. 'Xanadu'



Zephyranthes candida