

PLANS AND DOCUMENTS
referred to in the
PDA APPROVAL

dated 11/02/2013

MEDQ



Landscape DA Report

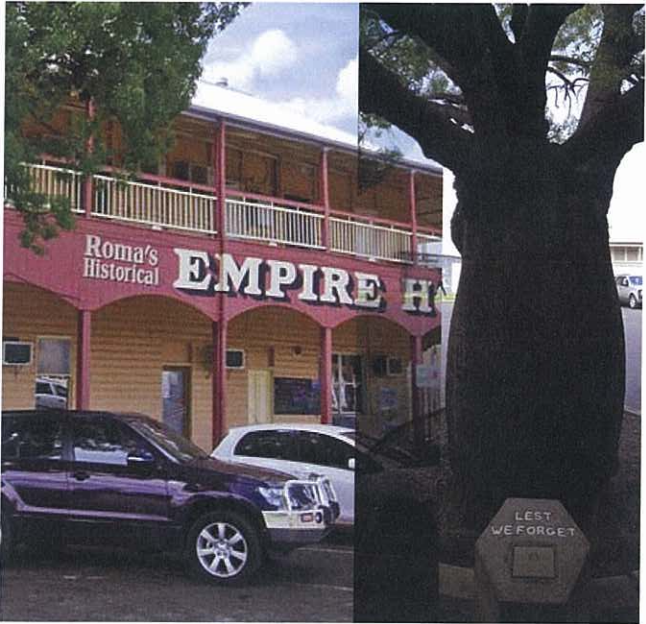
for proposed Stage 3 Streetscape Works

January 2013 - Revision B

Document Transmittal

Drawing reference 10090-01 Roma Landscape DA Report Stage 3_Revision B

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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 3 of the Master Plan includes 43 residential allotments and streetscape works. Open space or parkland is not included within this stage of works.

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.

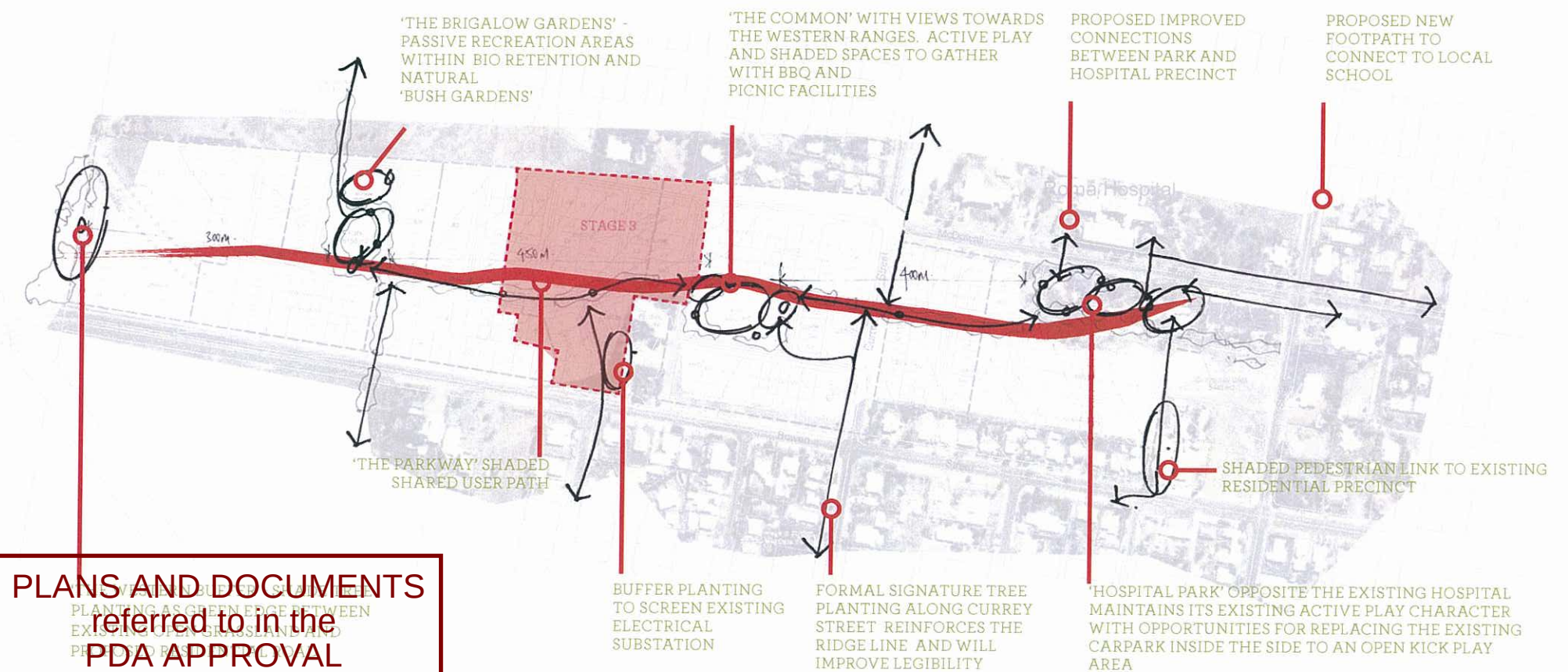
The Roma Hospital on McDowall Street is the most dominant of features adjacent to the site, occupying some of the highest land in the township. The hospital is of regional scale and has expanded over recent years to include nurse's accommodation and has the potential in the future to develop into a far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

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.



Master Plan



Concept Master Plan

Stage 3 Design Intent

Stage three landscape works is seen as an extension of the stage 1 and 2 Streetscape works and will continue to use some of the similar palate of finishes and materials.

The Parkway Scheme

Linking all stages of this project is the 'parkway' concept which provides a shaded edge to the main internal collector roadway and shared pathway. The works in Stage 3 will complement what has been achieved in previous stages and establish a consistency of character to be carried through to later stages.

Within the Parkway;

- + The pavement is to be 2.5m wide in coloured concrete to match that already installed within stage 1
- + Street trees are to be mixed species at varied centres
- + Pedestrian street lighting to relevant Australian standards

Streetscape

The proposed signature street trees and planting treatments will help to reinforce the road hierarchy, establishing a legibility within the development that will be important in the interim until all stages have been completed. Subtle mounding and buffer planting will be used to screen the Energex Sub Station and associated fencing. All planting in this vicinity will comply to the required design standards associated with power easements and boundary conditions.

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Bowen st

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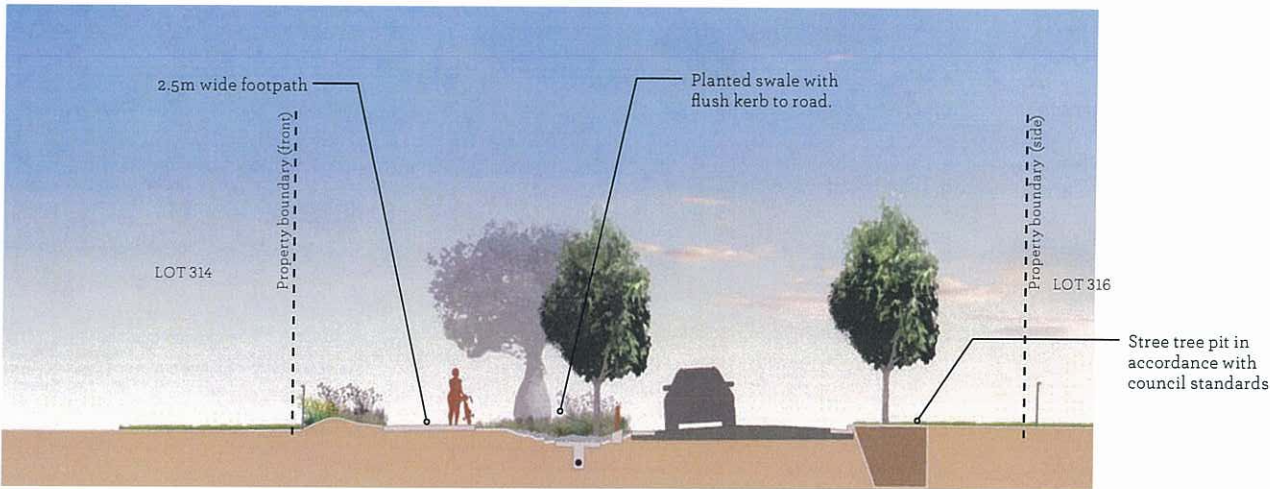
Document prepared by Lat27

Typical Streetscape Sections

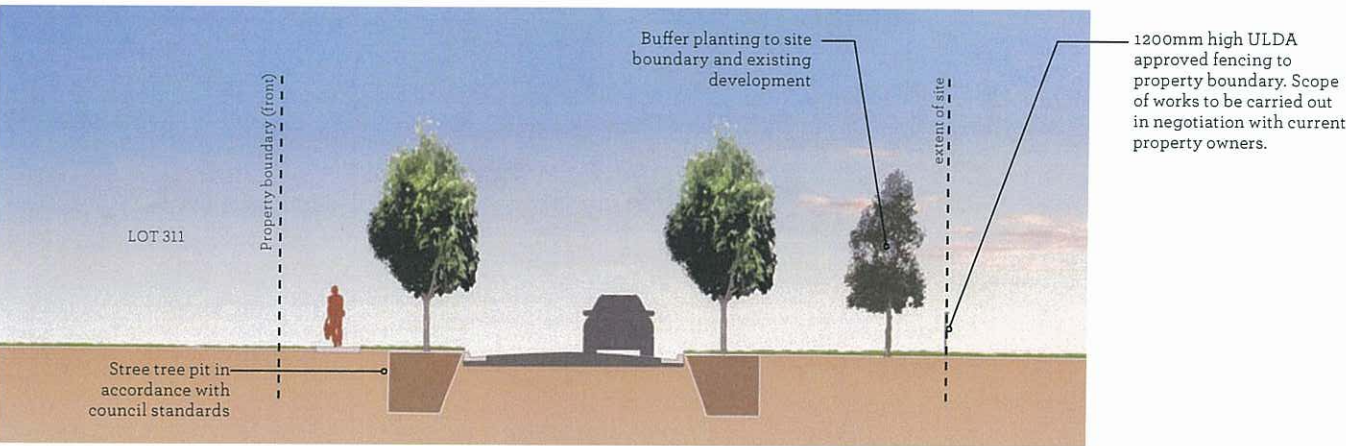
The following typical sections have been developed to convey the scale and intent of the proposed landscape works

The scale and form of the trees indicated are typical of 5-10 years growth.

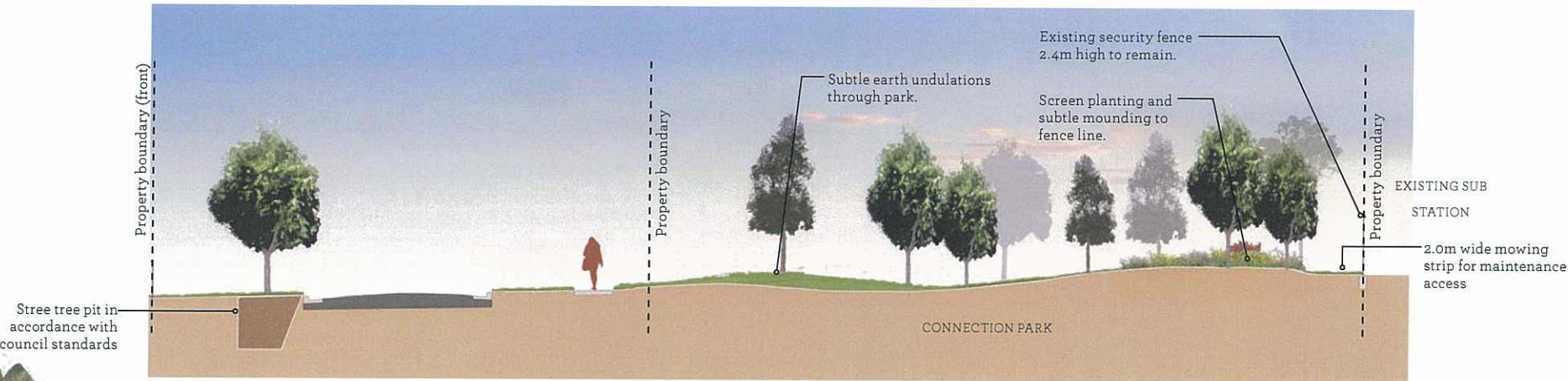
Refer civil engineers typical details for location of inground services



SECTION A-A - TYPICAL 'PARKWAY' DETAIL



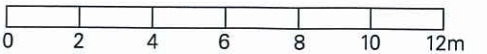
SECTION B-B



SECTION C-C - TYPICAL SCREEN PLANTING TO SUB STATION AND PROPERTY BOUNDARY



SECTION REFERENCE PLAN



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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
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

Cypress Pine Forest (Local Species)

Callitris glaucophylla
Eremophila sp.

Brigalow Open Forest sp. (Local Species)

Acacia harpophylla
Acacia catenulata
Casuarina crista

Belah Woodland (Local Species)

Casuarina crista
Wilga

Bendee Open Forest (Local Species)

Acacia catenulata
Acacia shirleyi
Aristida sp.

Grassy Downs with Myall (Local Species)

Acacia pendula
Blue grass
Mitchell grass
Flinders Grass



Brachychiton discolour flower



Bolusanthus speciosus ‘wisteria tree’



Tipuana tipu



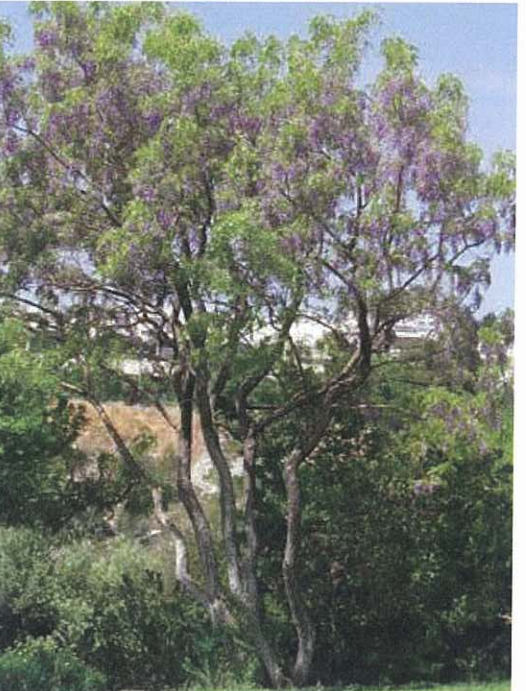
Brachychiton australis



Pittosporum rhombifolium



Brachychiton discolour



Bolusanthus speciosus ‘wisteria tree’