

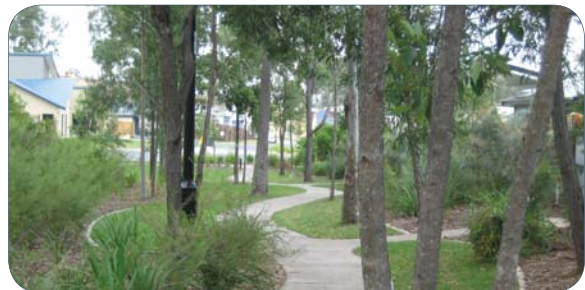
# lot number 3,10,921,922

The proposed landscape approach to Lot Number 3,10, 921, 922 Baldvis Rd and Key Close is:

- The promotion of local identity within the open space areas through the use of specific hardscape materials, shelters, furniture, play space and softscape areas. The local identity may respond to the historical aspects of the site and marketing influences to create a sense of uniqueness that sets Lot Number 3, 10, 921, 922 Baldvis Road and Key Close apart from other local developments.
- Retain trees and vegetation within the Tramway, with potential selective pruning and weed eradication.
- The Tramway reserve landscape approach will be consistent with the City of Rockingham's Tramway Strategic Masterplan, currently underway by the COR.
- Establish a definitive planting palette with an emphasis on endemic plant and tree species.
- Creation of native wetland habitat within the drainage swales and retention basins.
- Respond to the requirements of the bushfire safety assessment through the implementation of a specific landscape treatment, including low key plant selection (with reference to the FESA Planting Guide) and communication of the ongoing maintenance requirements with the Local Government Authority.

The Landscape Masterplan Strategy is intended to be an overall guide to the proposed functions, amenities and landscape treatment within the Lot Number 3, 10, 921, 922 Baldvis Rd and Key Close development. The broad landscape approach has been defined into the following categories:

- Overall landscape masterplan
- Street tree masterplan
- Public open spaces (POS), including drainage swales and retention basins
- Tramway Reserve
- Bushfire separation considerations.



# LANDSCAPE MASTER PLAN



Playground options for range of ages



Interactive play



Local plant species to drainage areas



Connection to Baldvis Tramway



Tree planting of various sizes to ensure long term shade to play spaces and turf



Meandering paths within the open spaces connecting with the broader path networks



# LANDSCAPE STRATEGY



## PUBLIC OPEN SPACE SUMMARY

The landscape strategy plan included within this document is intended to provide an overview of the functions and amenities within each open space, and the individual landscape concepts provide a more intensive snapshot of each open space.

The public open space within the Lot Number 3,10,921, 922 Baldivis Rd and Key Close development are intended to provide the residents with the following:

- Neighbourhood and local parks suitable for informal active and passive activities.
- Play space for varying ages, include potential fitness nodes within the open spaces.
- A connected path network within each open space and connections to the broader path network including the local school and tramway.
- Shade trees within the open spaces.
- Street trees with an average of 1 tree per lot.
- A visual and tactile connection with the local plant palette to emphasise the importance of the site's botanical history and water sensitive approach to design.
- Drainage storage requirements, including planted basins for the frequent rain events and turf spaces for the infrequent rain events.

| LEGEND   |                         |
|----------|-------------------------|
| <b>N</b> | NEIGHBOURHOOD PARK      |
| <b>L</b> | LOCAL PARK              |
|          | STORM WATER CATCHMENT   |
|          | ALL AGES PLAY SPACE     |
|          | ARTWORK / ENTRY SIGNAGE |
|          | PICNIC FACILITIES       |
|          | SHELTER                 |
|          | DUAL USE PATH           |

# STREET TREE MASTER PLAN



## PROPOSED STREET TREES



*Eucalyptus leucoxylon rosea* - Pink Iron Bark



*Eucalyptus victrix* - Little Ghost Gum



*Melaleuca quinquernervia* - Broad Leaved Paperbark



*Agonis flexuosa* - Peppermint Tree

## PROPOSED OPEN SPACE TREES



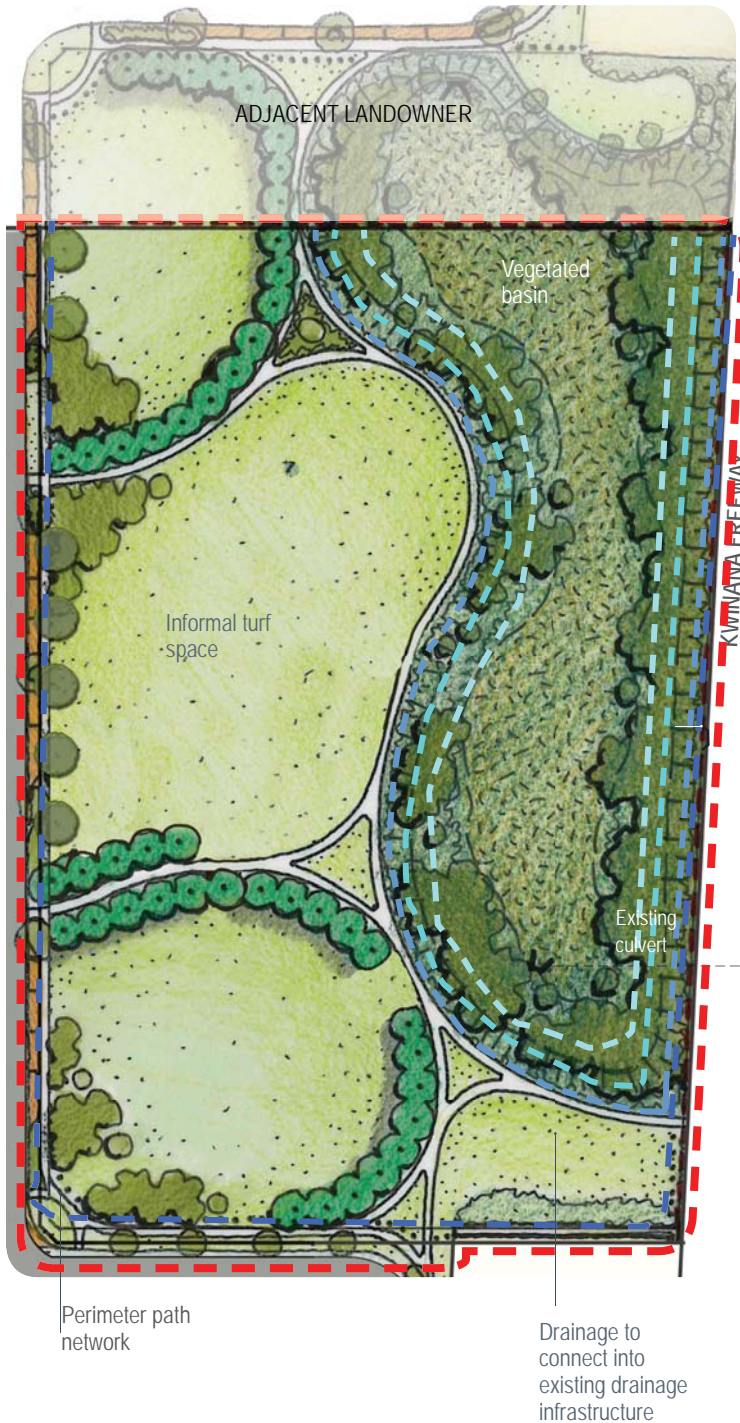
*Corymbia calophylla* - Marri



*Banksia prionotes* - Acorn Banksia



# POS A CONCEPT



## POS TYPOLOGY

- Neighbourhood, Informal, Passive

## SIZE (excluding verges)

- 18,229 square metres

## CONCEPT

- Provide the residents with an open space which caters for the neighbourhood, predominantly focused on those within the 400m walking catchment.
- An open turf kicking area, surrounded by trees is to cater for informal activities and also provides for the infrequent rain water storage events.
- Whilst providing an important drainage function for infrequent storm events, this turf area remains a highly useable and functional space.

## ENVIRONMENTAL CONSIDERATIONS

- Water wise native planting
- Source local materials where possible to minimise transport requirements and provide local employment.
- Consider long term maintenance requirements.

## DRAINAGE MANAGEMENT

POS A will facilitate the storage of the various storm water events (1yr 1hour through to 1in100 year events). It is intended that the 1yr 1hour events will be stored within a vegetated basin with appropriate native wetland sedges and rushes. These plants will strip the stormwater of nutrients allowing clean water to be discharged back into the ground water. Larger storm water events will be stored in a combination of turf and shrub planting. Refer to the LWMS for additional information.

TWL for the various rain storage events as shown on the above plan:

- 1:1 yr rain storage event
- 1:5 yr rain storage event
- 1:10 yr rain storage event
- 1:100 yr rain storage event

## FUNCTION

- Large turf space
- Drainage functions
- Connected path to open space perimeter, with connections to the broader path network.



Picnic facilities



Physical sport activity



Connected path network

# POS B CONCEPT



## POS TYPOLOGY

- Neighbourhood, Informal, Passive

## SIZE (excluding verges)

- 6,798 square metres

## CONCEPT

- Provide the residents with a smaller open space which caters for the neighbourhood predominantly focused on those within the 400m walking catchment
- The space is intended to be heavily planted with shade trees and provides low key picnic facilities.

## ENVIRONMENTAL CONSIDERATIONS

- Water wise native planting
- Source local materials where possible to minimise transport requirements and provide local employment.
- Consider long term maintenance requirements.

## FUNCTIONS

- Small turf space
- Limited furniture
- Connected internal path network and connections to broader path network.
- Retain existing trees where possible.

## DRAINAGE CONSIDERATIONS

- not applicable



Meandering paths



Shaded Play Space and Turf Area



Park Furniture in POS



# POS C + D CONCEPT

## POS TYPOLOGY

- Local, Informal, Passive

## SIZE (excluding verges)

- **POS C** 448 square metres
- **POS D** 114.5 square metres

## CONCEPT

- Provide an area of open space adjacent the Tramway, this will be a rest space for the pedestrians using the Tramway for recreation purposes and a shaded grassy area for the adjacent residence.
- There will be limited furniture located within these open spaces, however there will be bench seats and bin facilities to cater for the passersby.
- POS C +D will be designed to meet the bushfire setback requirements, including plant species that are low in height, contained within the FESA planting guide and to the appropriate spacings.

## ENVIRONMENTAL CONSIDERATIONS

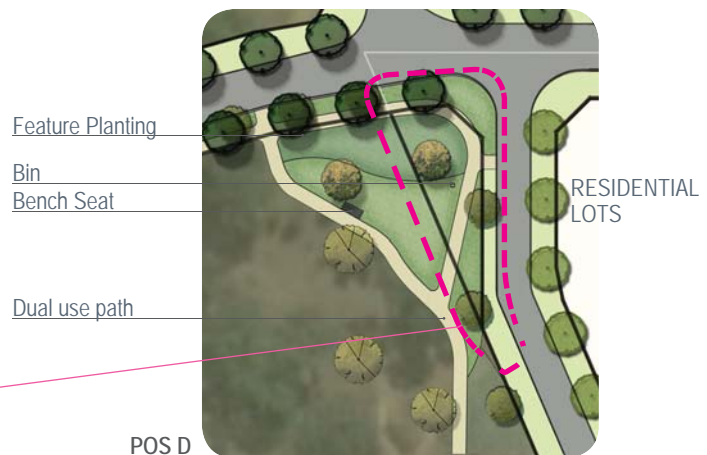
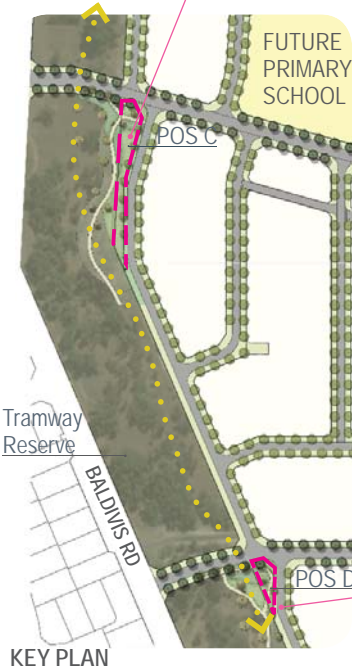
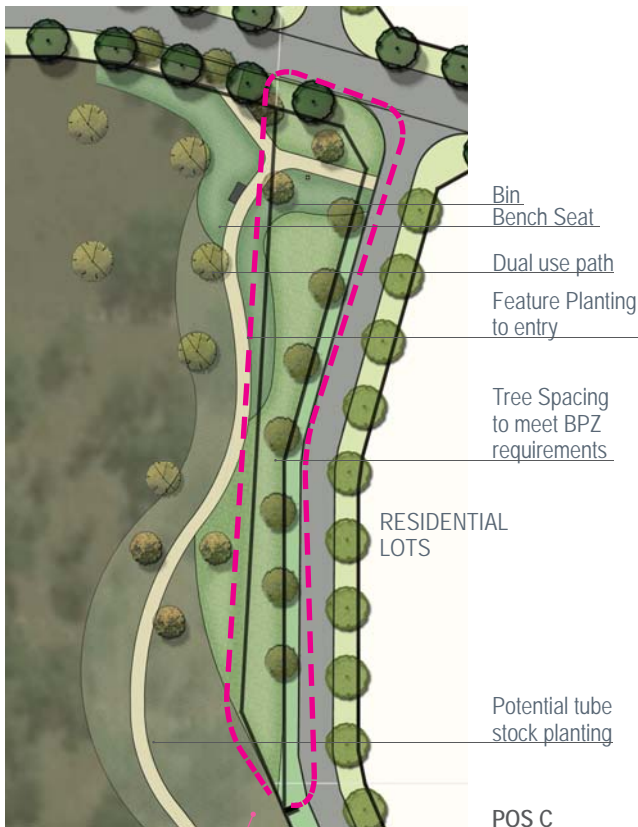
- Water wise native planting
- Source local materials where possible to minimise transport requirements and provide local employment.
- Consider long term maintenance requirements.

## FUNCTIONS

- Limited furniture
- Connections to broader path network.
- Re-vegetation of Tramway interface

## DRAINAGE CONSIDERATIONS

- not applicable



Interface detailing



Native vegetation



Pockets of Native Re-vegetation

# TRAMWAY TYPOLOGY PLAN AND BUSHFIRE SETBACKS



TYPICAL PLAN

## TRAMWAY RESERVE

The Tramway is a vegetated corridor that extends north/south along the western side of the Lot Number 3, 10, 921, 922 Baldvis Road and Key Close site, and is part of the broader Tramway corridor through the Baldvis area. The City of Rockingham is undertaking a broad review and masterplan of the entire Tramway which may further inform the development of the tramway in the future.

At this stage the project intends to undertake the following:

- Maintain and protect the existing vegetation within the Tramway reserve
- Re-vegetate strategic areas of the Tramway that are degraded, with endemic non-irrigated planting
- Weed eradication and selective tree pruning
- Implementation of a dual use path which will connect to the broader Tramway pedestrian network
- Create feature entry zones, through the implementation of possible entry structure/artwork and feature irrigated planting.
- The development site will have fill installed to create appropriate workable finished lot levels. The tramway vegetation will be retained at its existing levels. Principally the vast majority of the interface between the Tramway and the development will be created to match in to avoid any level changes however preliminary earthworks plans indicate a max 450mm level difference in one location on the interface between the higher development and the lower tramway. This local worst case 450mm level difference will be managed via being evenly battered at max 1:6 grade across part of the firebreak track to avoid any disturbance to existing tramway vegetation while still allowing emergency vehicle access along the firebreak and avoiding the need for retaining walls which impede easy access.

## BUSHFIRE SEPARATION

The Bushfire Protection Zone (BPZ) and the Hazard Separation Zone (HSZ) are strategic zones which provide a buffer between the existing vegetation and the new residential area. The extent of the BPZ and HSZ are developed by a bushfire safety professional through the assessment of the existing vegetation and topography. A BPZ or HSZ will need to be considered along the extent of the Tramway considering the nature of the existing vegetation and the interface with the proposed adjacent residential lots.

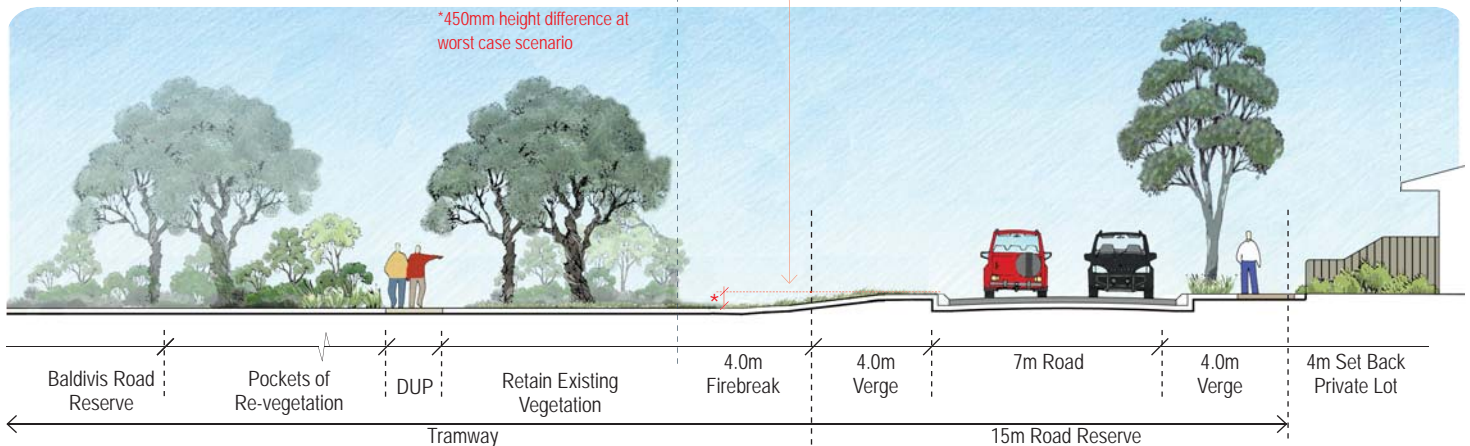
A specific landscape treatment which considers tree canopy spread, plant selection, plant growth habit and ongoing maintenance requirements will be implemented to the eastern edge of the Tramway. The inclusion of a dual use path will also assist in providing the required separation of vegetation to the residential houses.

## INDICATIVE SECTION

Grade firebreak at max 1:6 at the worst case scenario

\*450mm height difference at worst case scenario

## Bushfire Setback Considerations



Linkage - Mark connection with Watson development



Meandering Pathway within Tramway



Pockets of Native Re-vegetation