

Jetty Road / Central Road Drysdale Landscape Masterplan Report

Jetty Road / Central Road Drysdale

Prepared by **Tract Consultants**
for **Ample Investments Group Pty Ltd**

0318-0376-01
17 July 2019

CONTENTS

01	Design Principles	3
02	Development Plan	4
03	Site Conditions	5
04	Landscape Masterplan	6
05	Drainage Reserve A	7
06	Drainage Reserve B	8
07	Linear Reserve - Open Space Masterplan	9
08	1ha. Park - Open Space Masterplan	10
09	Plant Schedule	11
10	Pedestrian Link Imagery	12
11	Pedestrian Link- Design Development	13

01 DESIGN PRINCIPLES



Image Credit: Alamy

DESIGN PRINCIPLES

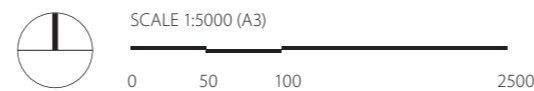
- **CONNECT** - Create a safe, accessible & permeable shared hike & bike trail which links the Drysdale Recreation Reserve with Griggs Creek Nature Reserve.
- **CELEBRATE** - Celebrate the existing site conditions to create an appropriately low-key and semi-rural landscape setting.
- **RETAIN & ENHANCE** - Where possible retain existing vegetation and enhance with further plantings.

02 DEVELOPMENT PLAN

-  SITE BOUNDARY
-  KEY INTERSECTIONS
-  SHARED PATH CONNECTION BETWEEN GRIGGS CREEK AND McLEODS WATERHOLE
-  EXISTING WYNDHAM STREET SHARED PATH
-  LOCAL PARK (1ha)
-  NO DIRECT LOT ACCESS TO ANY SECTION OF JETTY ROAD
-  DETAILED DESIGN OF SHARED PATH TO SATISFACTORILY ADDRESS FLOOD RISK
-  ROAD CONNECTION
-  EXISTING NO THROUGH ROAD
-  EXISTING COUNCIL DRAINAGE EASEMENT
-  FUTURE RESIDENTIAL
-  ENCUMBERED PUBLIC OPEN SPACE
-  UNENCUMBERED PUBLIC OPEN SPACE
-  DDO43 LAND



Development Plan: Prepared by St. Quentin
 Revision: v06



03 SITE CONDITIONS



1. Council Drainage Easement



2. Wyndham Street Pedestrian Path



3. Open Space Future Entry



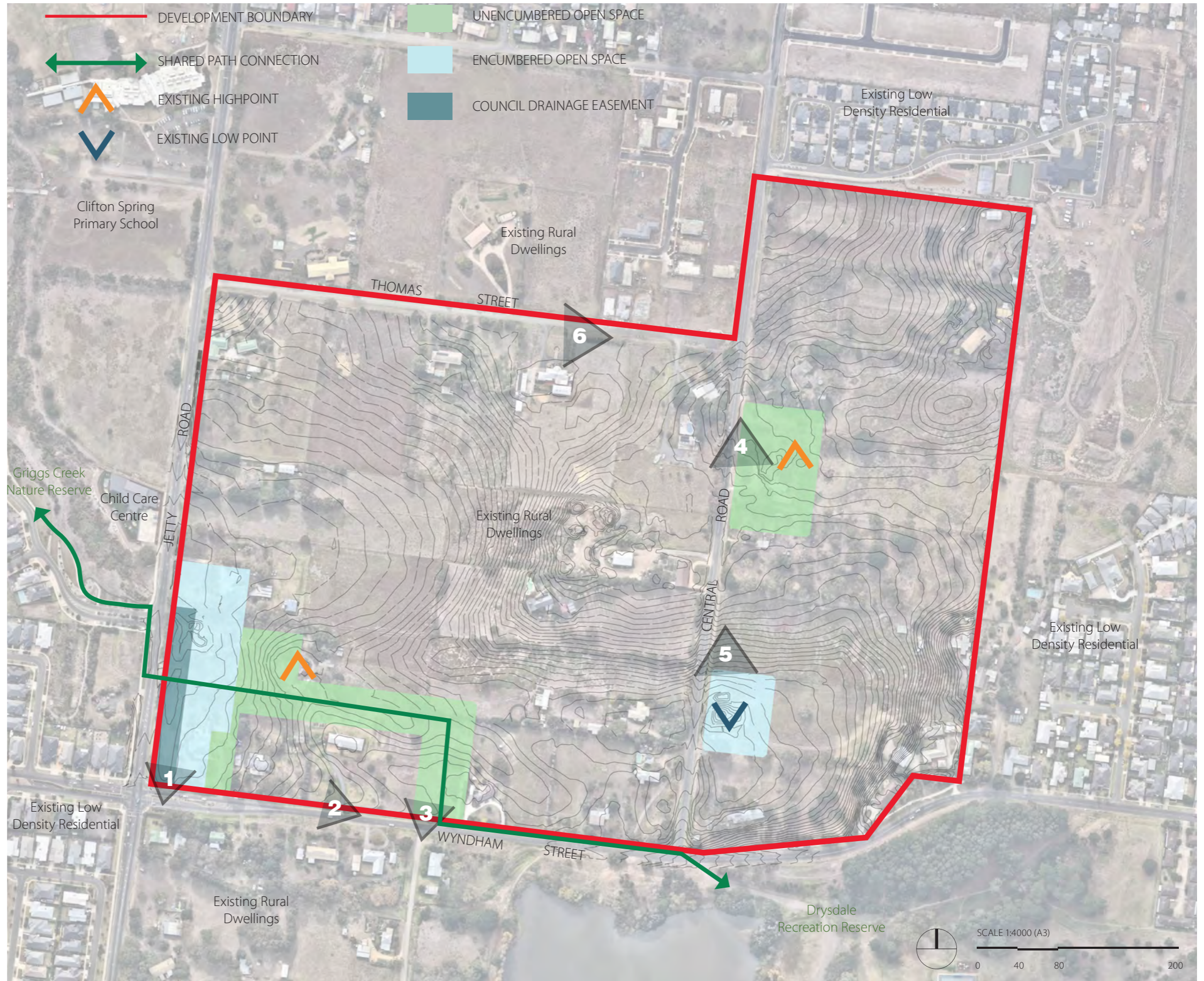
4. Central Road Landscape Character



5. View from Central Road



6. Thomas Street Existing Roadway
















04 LANDSCAPE MASTERPLAN

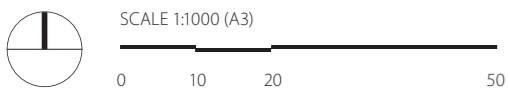
LANDSCAPE MASTERPLAN
LAYOUT SUBJECT TO DETAILED
SUBDIVISION PLAN

05 DRAINAGE RESERVE A - INTERIM & ULTIMATE BASINS (INCLUDING COUNCIL DRAINAGE EASEMENT)

Legend









-  DEVELOPMENT BOUNDARY
-  EXISTING POST & WIRE FENCE TO BE RETAINED
-  TIMBER POST & RAIL FENCE
-  COUNCIL STANDARD MAINTENANCE ACCESS GATE
-  SHARED PATH
-  EXISTING TREES TO BE RETAINED (& TPZ) SUBJECT TO ARBORICULTURAL ASSESSMENT
-  EXISTING TREES TO BE REMOVED SUBJECT TO ARBORICULTURAL ASSESSMENT
-  WSUD WETLAND PLANTING
 -  NOMINAL WATER LEVEL
 -  EXTENDED DETENTION LEVEL
 -  Q100
-  PEDESTRIAN LINK
REFER PEDESTRIAN LINK DESIGN DEVELOPMENT ATTACHED
-  COUNCIL DRAINAGE EASEMENT TO BE RETAINED
-  SCATTERED INFILL NATIVE TREE PLANTING TO DRAINAGE EASEMENT AS REQUIRED
-  EXISTING WSUD LOW VEGETATION TO BE RETAINED
-  SCATTERED NATIVE TREE PLANTING

NOTE:
LANDSCAPE PLANS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND COUNCIL APPROVAL

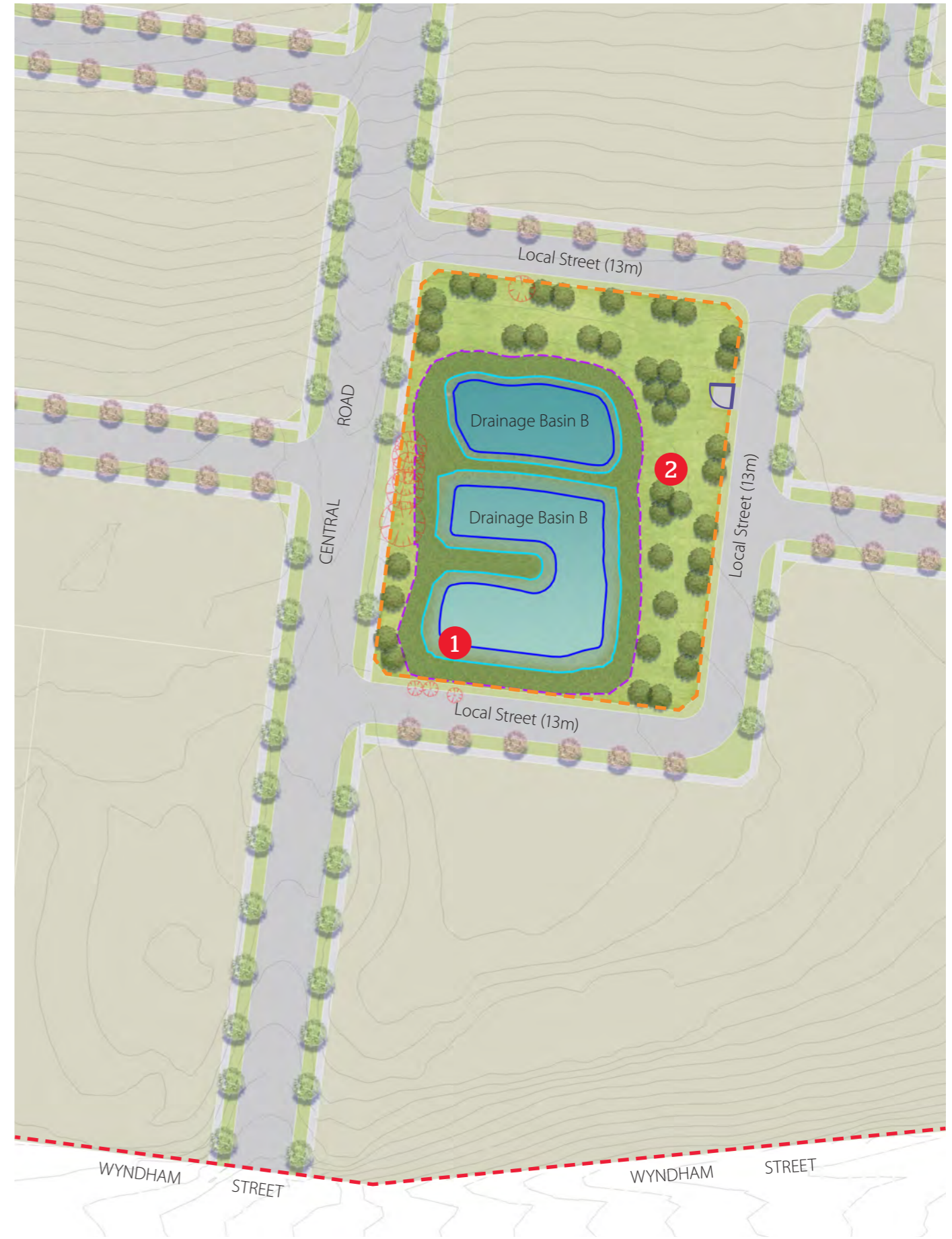
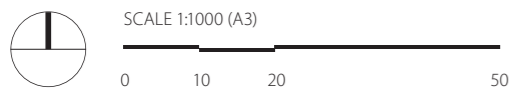


06 DRAINAGE RESERVE B - BASIN B

Legend

-  EXISTING TREES TO BE REMOVED
SUBJECT TO ARBORICULTURAL ASSESSMENT
-  TIMBER POST & RAIL FENCE
-  COUNCIL STANDARD
MAINTENANCE ACCESS GATE
-  WSUD WETLAND PLANTING
 -  NOMINAL WATER LEVEL
 -  EXTENDED DETENTION LEVEL
 -  Q100
-  SCATTERED NATIVE TREE PLANTING

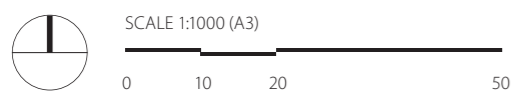
NOTE:
LANDSCAPE PLANS ARE INDICATIVE ONLY AND
SUBJECT TO DETAILED DESIGN AND COUNCIL
APPROVAL



07 LINEAR RESERVE - OPEN SPACE MASTERPLAN

Legend

- - - DEVELOPMENT BOUNDARY
- EXISTING POST & WIRE FENCE TO BE RETAINED
- EXISTING TREES TO BE RETAINED (& TPZ) SUBJECT TO ARBORICULTURAL ASSESSMENT
- EXISTING TREES TO BE REMOVED SUBJECT TO ARBORICULTURAL ASSESSMENT
- ┌ COUNCIL STANDARD MAINTENANCE ACCESS GATE
- FEATURE FARM FENCE
LOCATED TO PREVENT CAR ACCESS TO SHARED PATH
- 1 PEDESTRIAN LINK
REFER PEDESTRIAN LINK DESIGN DEVELOPMENT
- 2 2.5M SHARED CONCRETE PATH
- 3 PICNIC & PLAY AREA
WITH SCATTERED LOW PLANTING
- 4 1.5M GRAVEL PATH
- 5 SEATING ALCOVE (WITH BOULDER & LOW PLANTING)
- 6 ACTIVE OPEN SPACE
- 7 SECONDARY PICNIC NODE
- 8 ENTRANCE PLANTING
- 9 SCATTERED NATIVE TREE PLANTING
- 10 NODAL TREE/DECIDUOUS TREE



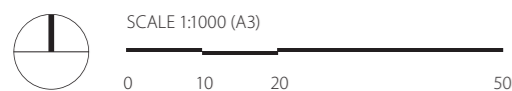
08 1HA PARK - OPEN SPACE MASTERPLAN

Legend

-  DEVELOPMENT BOUNDARY
-  EXISTING TREES TO BE RETAINED
SUBJECT TO ARBORICULTURAL ASSESSMENT
-  EXISTING TREES TO BE REMOVED
SUBJECT TO ARBORICULTURAL ASSESSMENT
-  COUNCIL STANDARD
MAINTENANCE ACCESS GATE
-  1 OPEN SPACE KICKABOUT
-  2 1.5M CONCRETE PATH
-  3 PICNIC AREA
-  4 PLAY SPACE
-  5 SCATTERED NATIVE TREE PLANTING
-  6 NODAL/DECIDUOUS TREE

NOTE:
EXISTING TREES SHOWN INDICATIVELY ONLY,
SUBJECT TO DETAIL ARBORICULTURAL
ASSESSMENT

LANDSCAPE PLANS ARE INDICATIVE ONLY AND
SUBJECT TO DETAILED DESIGN AND COUNCIL
APPROVAL



09 PLANT SCHEDULE

JETTY/CENTRAL ROAD, DRYSDALE MASTERPLAN PLANTING SCHEDULE

Rev - 01

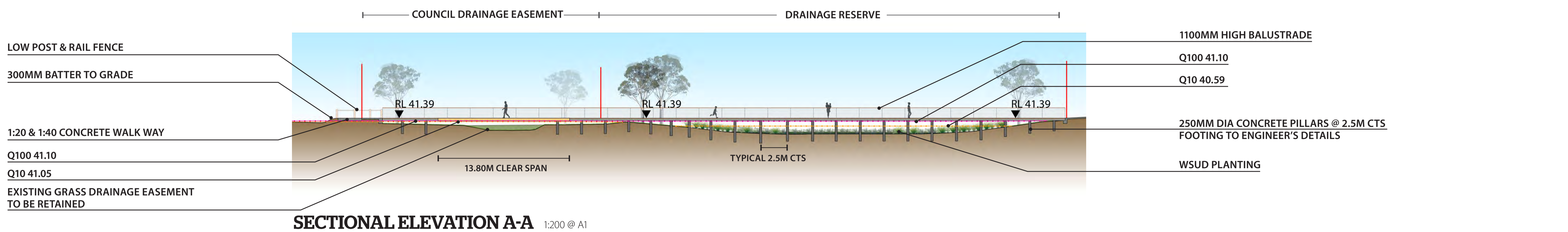
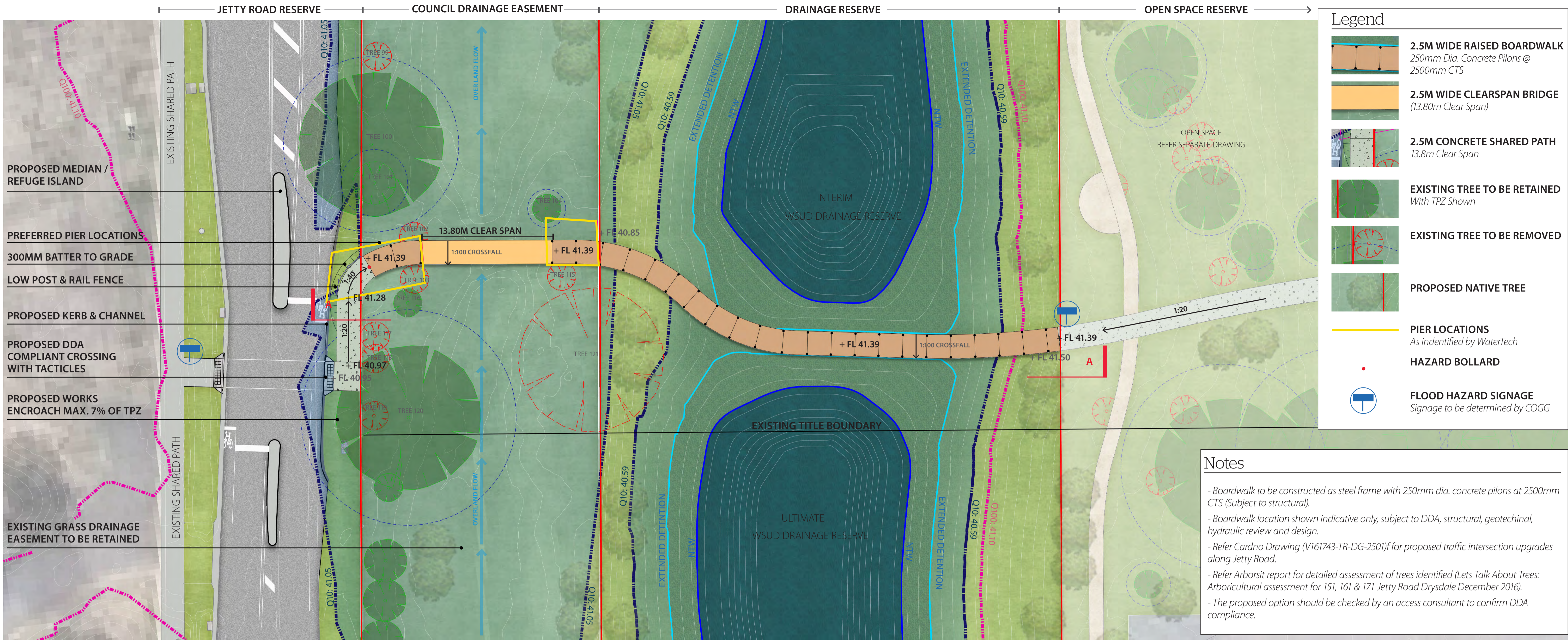
BOTANIC NAME	COMMON NAME	SIZE
RESERVE & DRAINAGE BASIN TREES/SHRUBS		
<i>Acacia implexa</i>	Lightwood	8 x 7m
<i>Acacia melanoxylon</i>	Blackwood	13 x 5m
<i>Allocasuarina verticillata</i>	Drooping Sheoake	9 x 5m
<i>Acacia paradoxa</i>	Hedge Wattle	3 x 3m
<i>Acacia pycnantha</i>	Golden Wattle	6 x 3m
<i>Cassinia aculeata</i>	Dogwood	3 x 2m
<i>Corymbia ficifolia</i>	Red- Flowering Gum	8 x 6m
<i>Eucalyptus radiata</i>	Narrow Leaf Peppermint	15 x 10m
<i>Eucalyptus leucoxylon</i> ssp. <i>Bellarinensis</i>	Yellow Gum	12 x 7m
<i>Leptospermum continentale</i>	Prickly Tea Tree	3 x 2m
<i>Melaleuca lanceolata</i>	Moonah	7 x 5m
FEATURE RESERVE TREES		
<i>Pyrus betulaefolia</i> 'Southworth Dancer'	Manchurian Pear	10 x 4m
<i>Melia azedarach</i> 'Elite'	White Cedar	10 x 8m
<i>Zelkova serrata</i> 'Green Vase'	Japanese Elm	14 x 10m
<i>Acer freemanii</i> 'Jeffersred'	Autumn Blaze Maple	12 x 10m
FEATURE LOW PLANTING		
<i>Atriplex semibaccata</i>	Berry Slatbush	0.2 x 2m
<i>Dianella revoluta</i>	Black Anther Flax Lily	0.5 x 0.6m
<i>Poa sieberiana</i>	Grey Tussock Grass	0.3 x 0.3m
<i>Lomandra confertifolia</i> 'Little Con'	Lomandra Little Con'	0.3 x 0.3m
<i>Themeda triandra</i>	Kangaroo Grass	0.3 x 0.3m
<i>Ficinia nodosa</i>	Knobbly Club Rush	1 x 1m
<i>Rhagodia candolleana</i>	Seaberry Saltbush	1 x 1m
All WSUD planting to be determined by size, depth and shape of aquatic areas. Planting subject to council approval in detailed design.		



010 PEDESTRIAN LINK IMAGERY

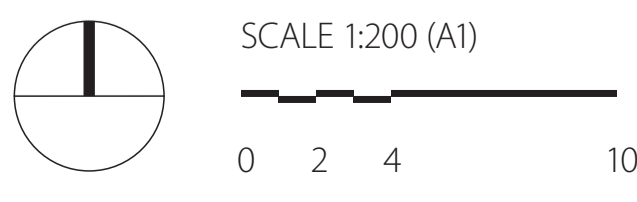


NOTE:
FINAL BRIDGE DESIGN SUBJECT TO SPANS,
LENGTH, WIDTH, MAINTENANCE



Notes

- Nominal freeboard of 290mm clearance allowance above Q100 (41.10) has been provided.
- All structures are located min. 340mm above Q10 (41.05). This is in general accordance with Melbourne Water / COGG guidelines for siting bridges & boardwalks.
- LANDSCAPE PLANS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND COUNCIL APPROVAL



Pedestrian Link - Design Development
Jetty / Central Road, Drysdale