

LANDSCAPE DEVELOPMENT APPLICATION

PROPOSED OVER 55's COMMUNITY

CNR TABERNACLE ROAD & WAITPINGA ROAD, ENCOUNTER BAY SA 5211

DRAWING SCHEDULE

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LDA000	COVER PAGE
LDA001	SITE CONTEXT
LDA002	DESIGN PRINCIPLES
LDA003	PRECEDENT & THEMING 1
LDA004	PRECEDENT & THEMING 2
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LDA101	LANDSCAPE PLAN 1
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LDA103	LANDSCAPE PLAN 3
LDA104	LANDSCAPE PLAN 4
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LDA106	DETAILED LANDSCAPE PLAN 1
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LDA112	DETAILED LANDSCAPE PLAN 7
LDA200	LANDSCAPE SECTIONS 1
LDA201	LANDSCAPE SECTIONS 2
LDA300	PLANTING PALETTE



LOCALITY PLAN
SCALE: NTS



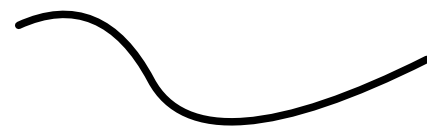


CULTURAL INSPIRATION

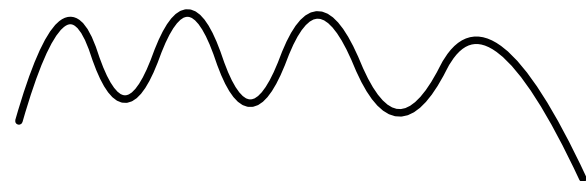
The landscape design draws inspiration from the traditional custodians of the land The Ngarrindjeri/ Ramindjeri People including the traditional art of weaving which was both an artform and way of trade. Weaving creates link to the land and connection to cultural heritage.

Curvilinear form aims to lead the design of various open space areas across the Hometown Encounter Bay site, assisting to break up typical rectilinear geometry and grid form. Curvilinear form aims to blur and soften boundaries providing a sense of oasis and refuge to users of outdoor precincts.

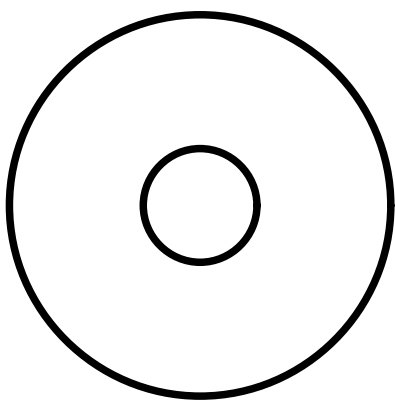
KEY DESIGN PRINCIPLES



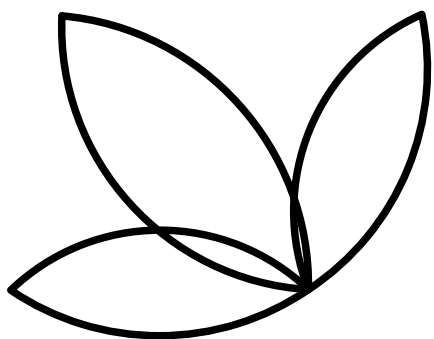
CURVILINEAR FORM



BLURRED BOUNDARIES



REFUGE



CONNECTION TO NATURE



CONTEXT INSPIRATION

The landscape design draws inspiration from the coastal environment unique to Encounter Bay and Victor Harbour including the curvilinear weaving form of the coast line itself.



LOCAL FLORA INSPIRATION

Drawing link to locally endemic vegetation of Victor Harbor, the design aims to predominantly include native planting throughout the site such as *Acacia melanoxylon*, *Allocasuarina verticillata*, *Eucalyptus leucoxylon*, *Leptospermum lanigerum*, *Melaleuca brevifolia* and *Lomandra longifolia*.

LANDSCAPE VISION & INTENT

The landscape vision for Hometown Encounter Bay is to provide external environments that are attractive and of high quality, while providing a sense of refuge and oasis. The landscape aims to provide connection to nature, reduce environmental stresses, provide for engaging outdoor recreational activities, as well as environments that are dynamic and sensory. The landscape aims to further provide separation and privacy to both internal dwellings, as well as neighbouring properties.

The planting palette proposed for Hometown Encounter Bay includes native species endemic to Victor Harbor and surrounds. Mass planting areas across the site typically include structured planting including grasses, groundcovers, shrubs and trees to provide lush planting and habitat for local fauna. The landscape design works closely with principles of Crime Prevention Through Environmental Design (CPTED) to provide clear, unobstructed sight lines across open space areas and to maximise passive surveillance.

ENTRY

The proposed entry aims to provide an inviting and attractive sense of arrival for residents and visitors including wide mass planted areas adjacent the driveway featuring medium and large native trees as well as native palms. The feature trees aim to provide shade and greenery, while enhancing street character and amenity along Tabernacle and Waitpinga Roads. Various surface treatments including coloured concrete across the driveway aims to provide interest and break up large hardstand areas. The use of stone in entry walling additionally assists to provide character and diversify the materials palette set amongst lush planting.

COMMUNITY CENTRE

The landscape surrounding the community centre aims to provide a lush oasis of structured planting adjacent the various outdoor entertaining areas and recreational activities, including the bowling green, outdoor gym courtyard, outdoor fire pit lounge and multi-purpose event spaces. The use of feature native trees assist to highlight key areas of interest, while providing greenery and shade. Strategic planting around the community centre aims to provide separation between the internal roads and communal facilities, while maintaining clear sight lines and surveillance.

POCKET PARKS

The pock parks add to the communal open space areas by providing additional areas of outdoor relief and functional zones for rest and socialisation as well as community activities such as working gardens. The pocket parks are key in providing communal outdoor areas for neighbours to gather and socialise on a regular basis within close proximity to their homes.

BOUNDARY TREATMENTS

The design provides for generous landscape set backs with structured buffer planting to provide separation and privacy from both within the development as well as from the surrounding roads and neighbouring properties. The buffer planting comprising of low maintenance native species aims to provide lush greenery and amenity visible from Tabernacle and Waitpinga Roads.



ACCESSIBLE AND USABLE RECREATIONAL ZONES



SHELTERS AND COMMUNAL BBQ FACILITIES FOR GATHERINGS



COMMUNAL POCKET PARKS FOR REST AND SOCIALISATION



NATIVE PLANT PALETTE INCLUDING COASTAL SHRUBS & GROUNDCOVERS



MULTI-PURPOSE AND FLEXIBLE OPEN SPACE AREAS

FUNCTIONAL OUTDOOR SPACES



ACCESSIBLE PATHWAY CONNECTIONS TO LINK KEY AREAS



NATIVE VEGETATION ENDEMIC TO VICTOR HARBOR



USE OF STONE AND TEXTURE TO PROVIDE CHARACTER AND INTEREST





NATIVE PLANT PALETTE INCLUDING COASTAL SHRUBS & GROUNDCOVERS

COMMUNITY WORKING GARDEN



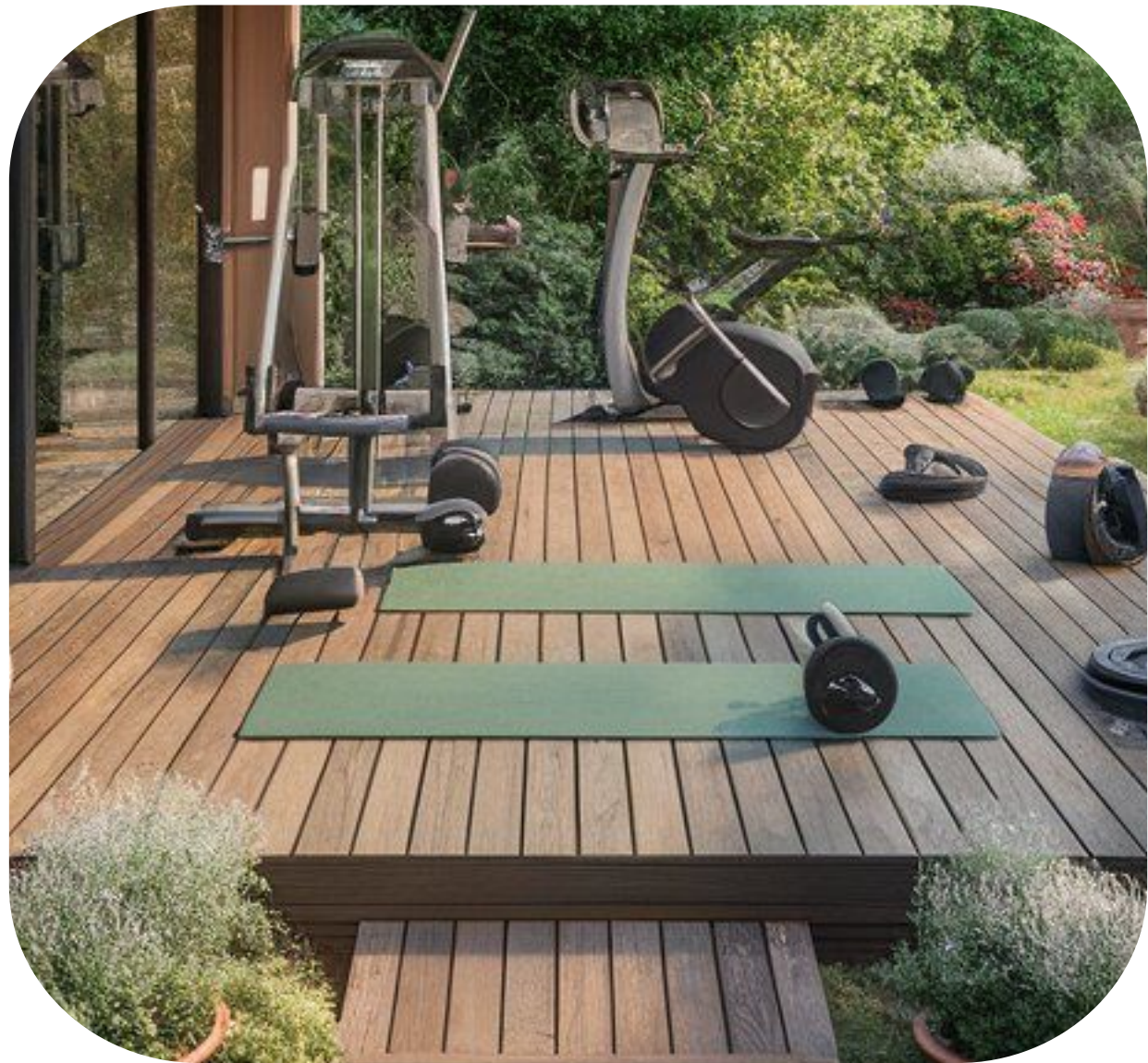
FUNCTIONAL OUTDOOR SPACES



OUTDOOR FIRE PIT LOUNGE AREA



FUNCTIONAL OUTDOOR SPACES



OUTDOOR GYM & YOGA SPACE



PLANTING TO CASCADE OVER WALLS TO DISGUISE



COASTAL PLANTING PALETTE BETWEEN SHRUBS & NATIVE GRASSES



MULTI-PURPOSE AND FLEXIBLE OPEN SPACE AREAS



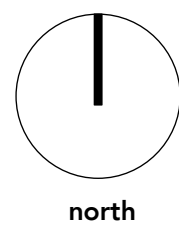
STONE RETAINING WALLS SOFTENED WITH PLANTING



SEATING NOOKS FOR REST/ REFLECTION



- LEGEND**
- BOUNDARY
 - 1.8m VERTICAL PALISADE STYLE FENCE
 - 1.8m SOLID FENCE
 - 1.5m VERTICAL TUBULAR FENCE
 - 1.2-1.8m FEATURE POST FENCE (ENTRY)
 - ASPHALT (ROAD)
 - EXTERNAL TILING
 - CONCRETE PAVEMENT
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 - FIXED BENCH SEAT
 - FIXED TABLE SETTING
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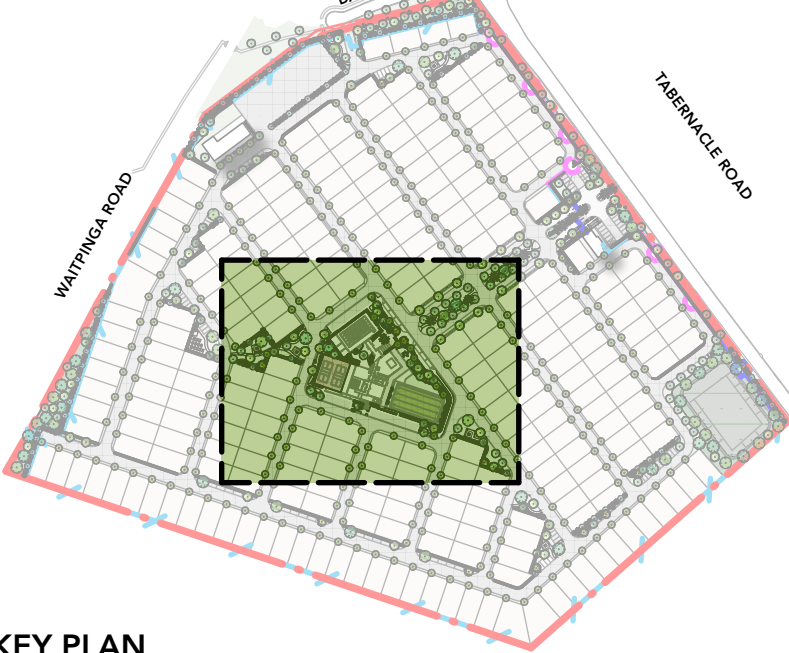




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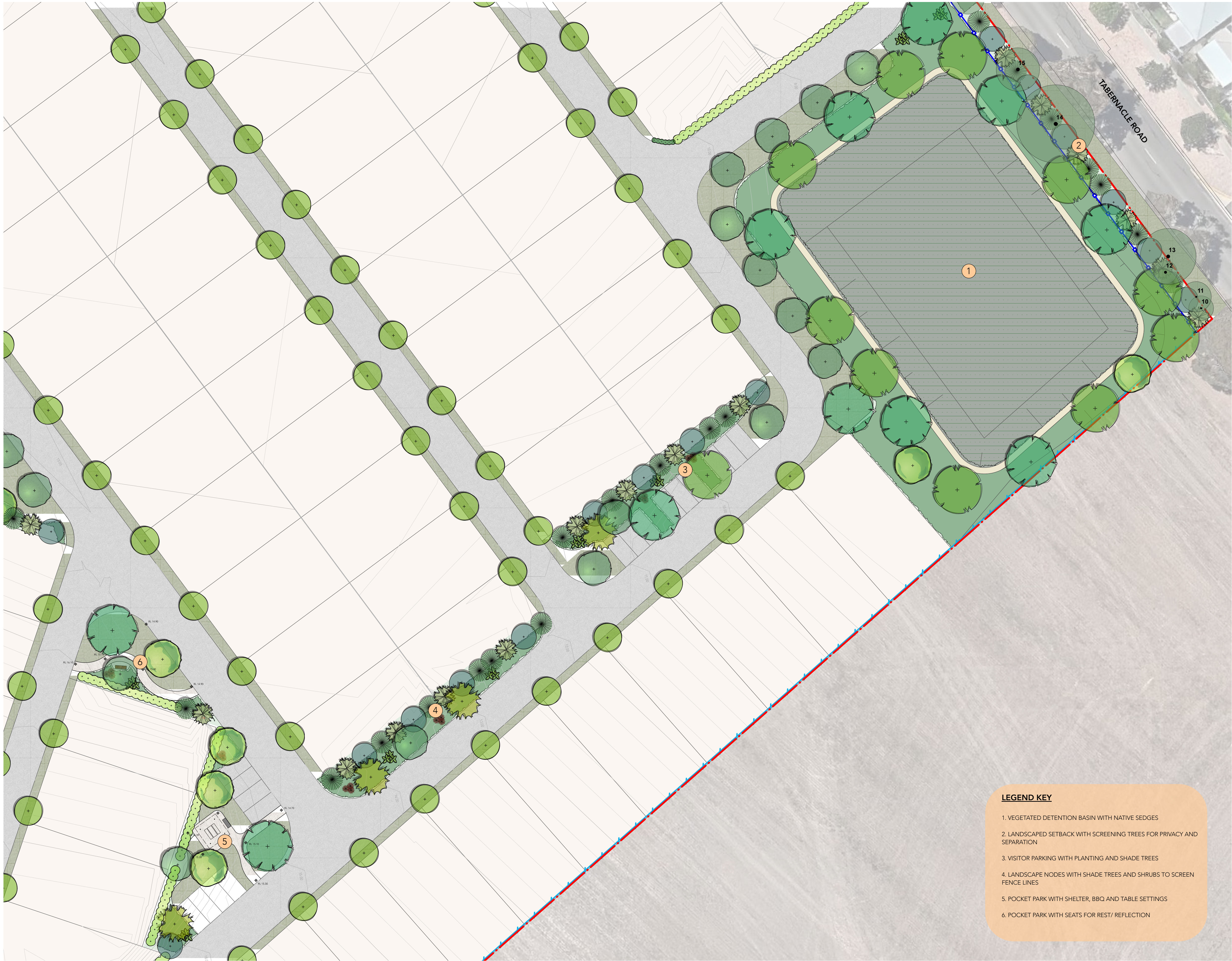
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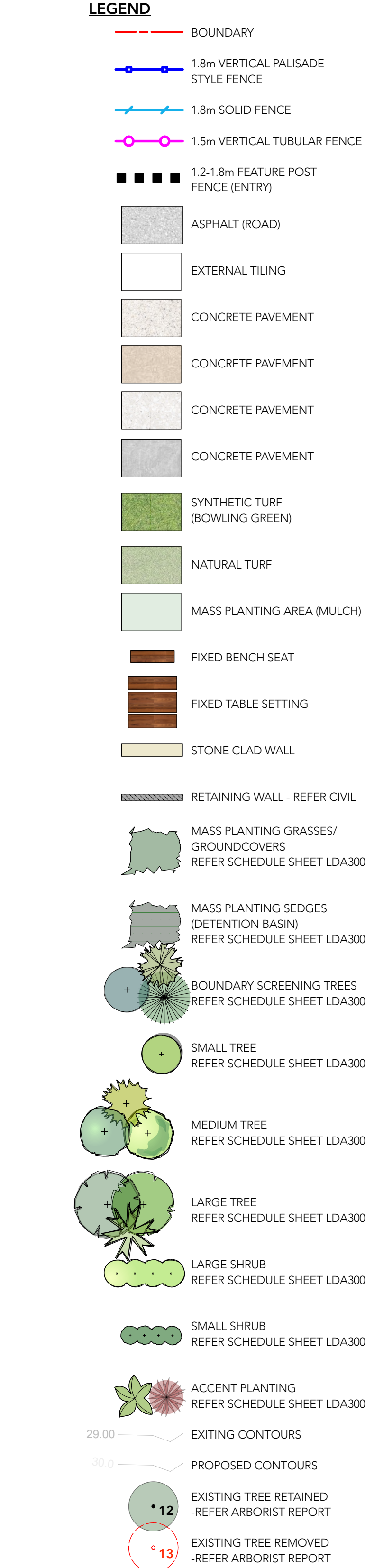
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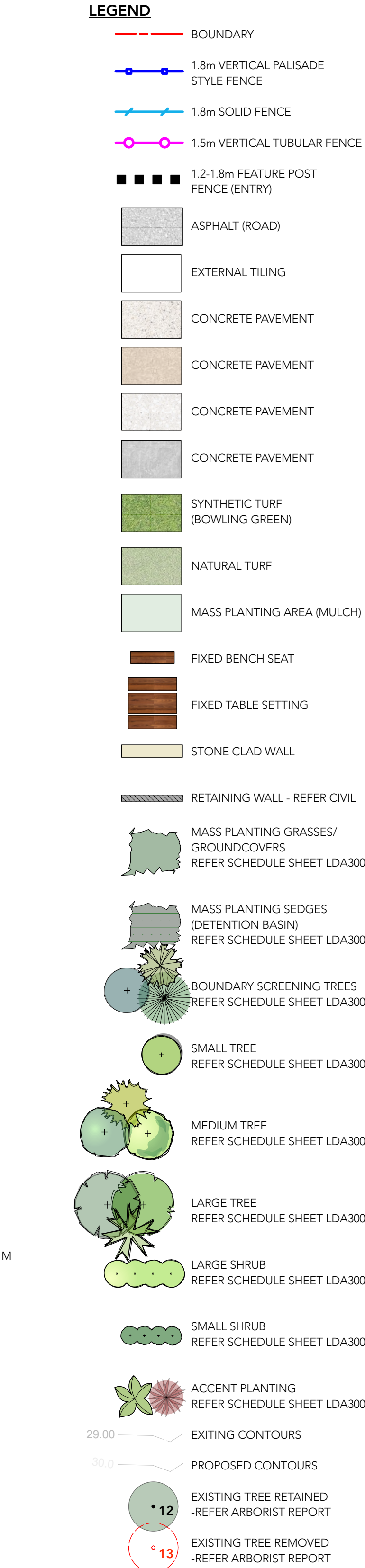
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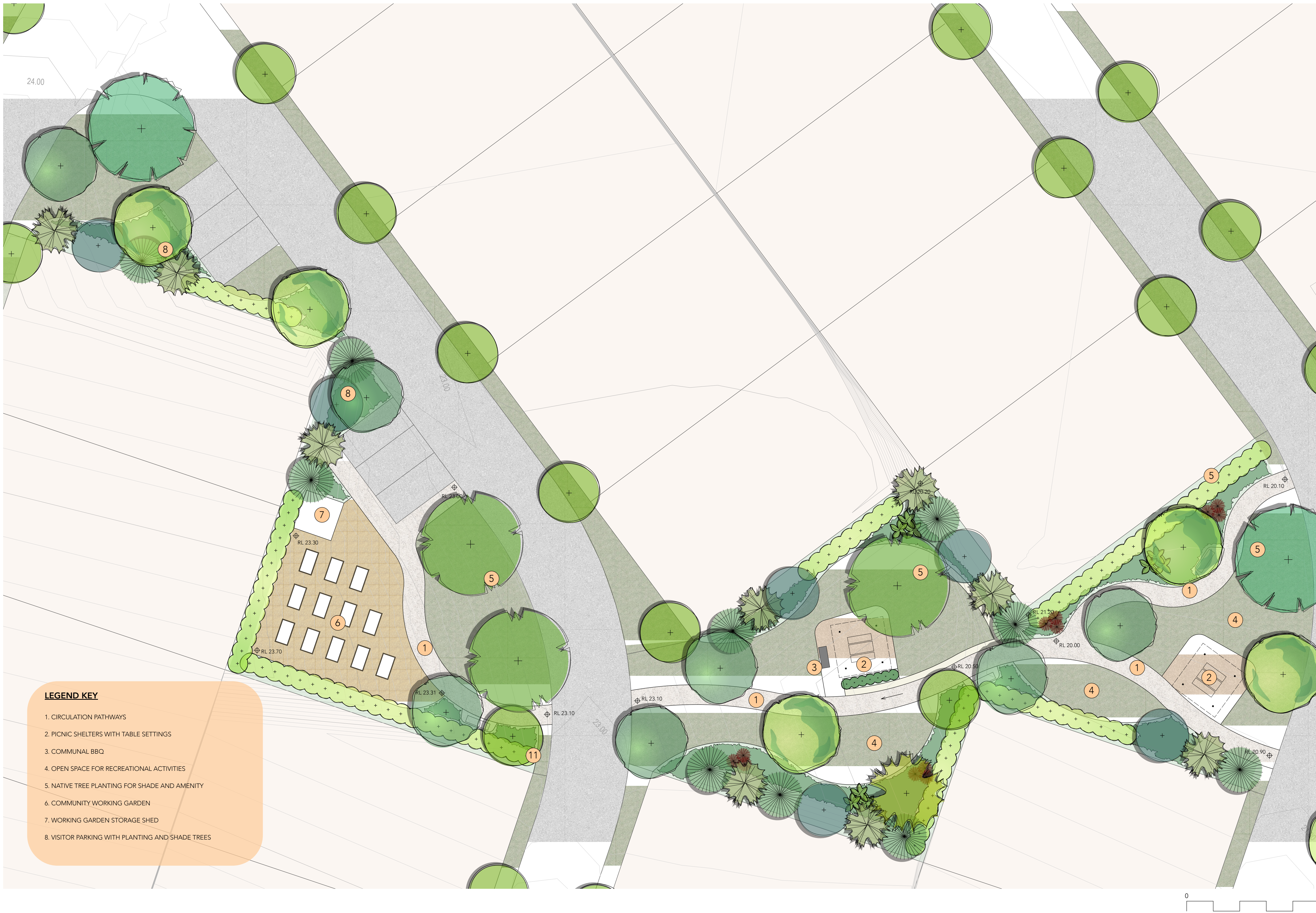
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LEGEND KEY

1. CIRCULATION PATHWAYS
2. PICNIC SHELTERS WITH TABLE SETTINGS
3. COMMUNAL BBQ
4. BENCH SEAT FOR REST/ REFLECTION
5. NATIVE PLANTING TO SCREEN RETAINING AND FENCE LINES
6. NATIVE TREE PLANTING FOR SHADE AND AMENITY
7. OPEN SPACE FOR RECREATIONAL ACTIVITIES



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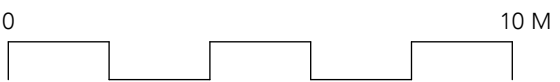
1. LANDSCAPE BUFFER 3-3.5m FROM PROPERTY BOUNDARY TO INTERNAL FENCE LINE INCLUDING SCREENING TREES, SHRUBS & GROUNDCOVERS
2. PEDESTRIAN ENTRY/ EXIT GATE
3. NEW TREES WITHIN SWEETMAN'S CORNER PARK
4. APPROXIMATE PATH ALIGNMENT - TO BE PROVIDED BY OTHERS
5. PROPOSED PATH BY HOMETOWN AUSTRALIA - SUBJECT TO COUNCIL APPROVALS

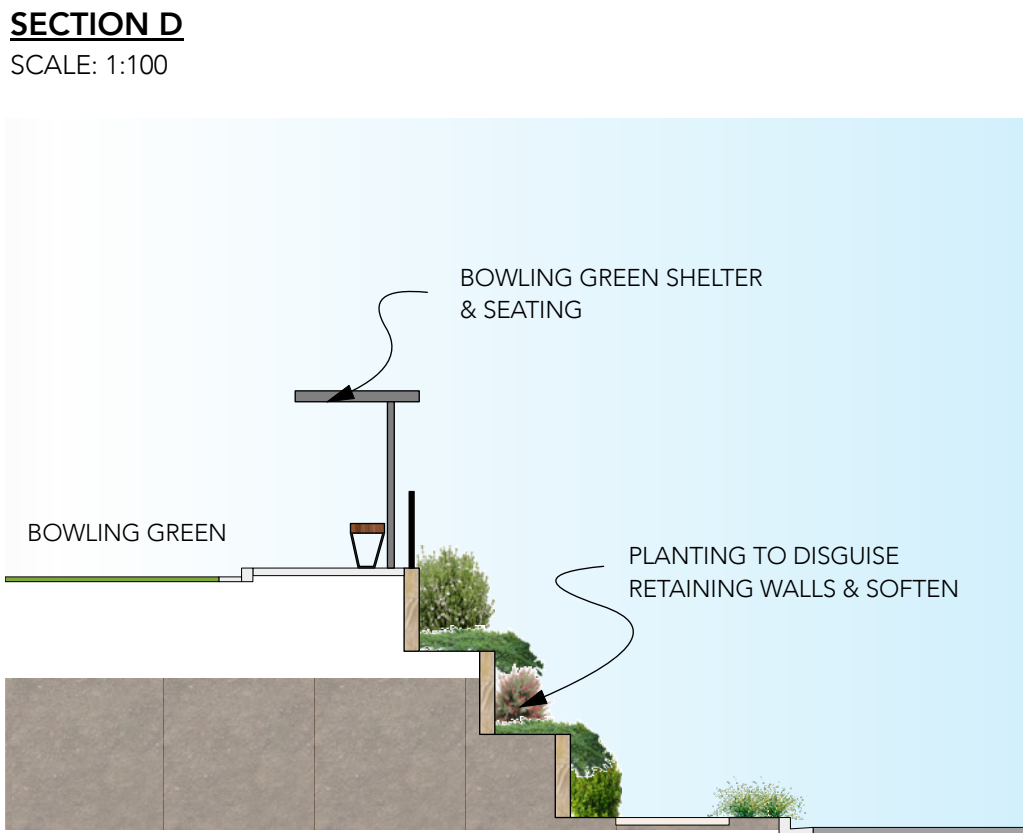
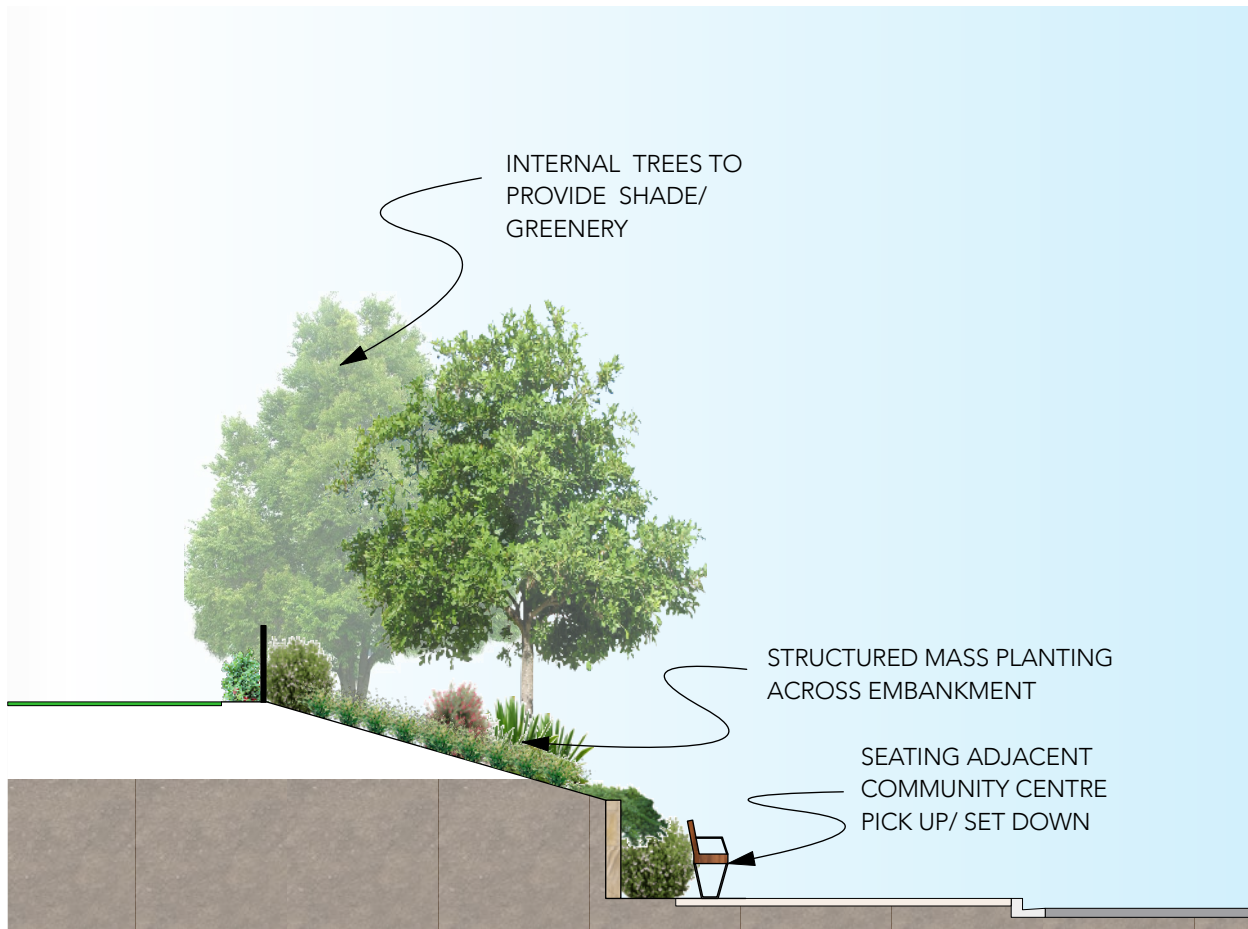
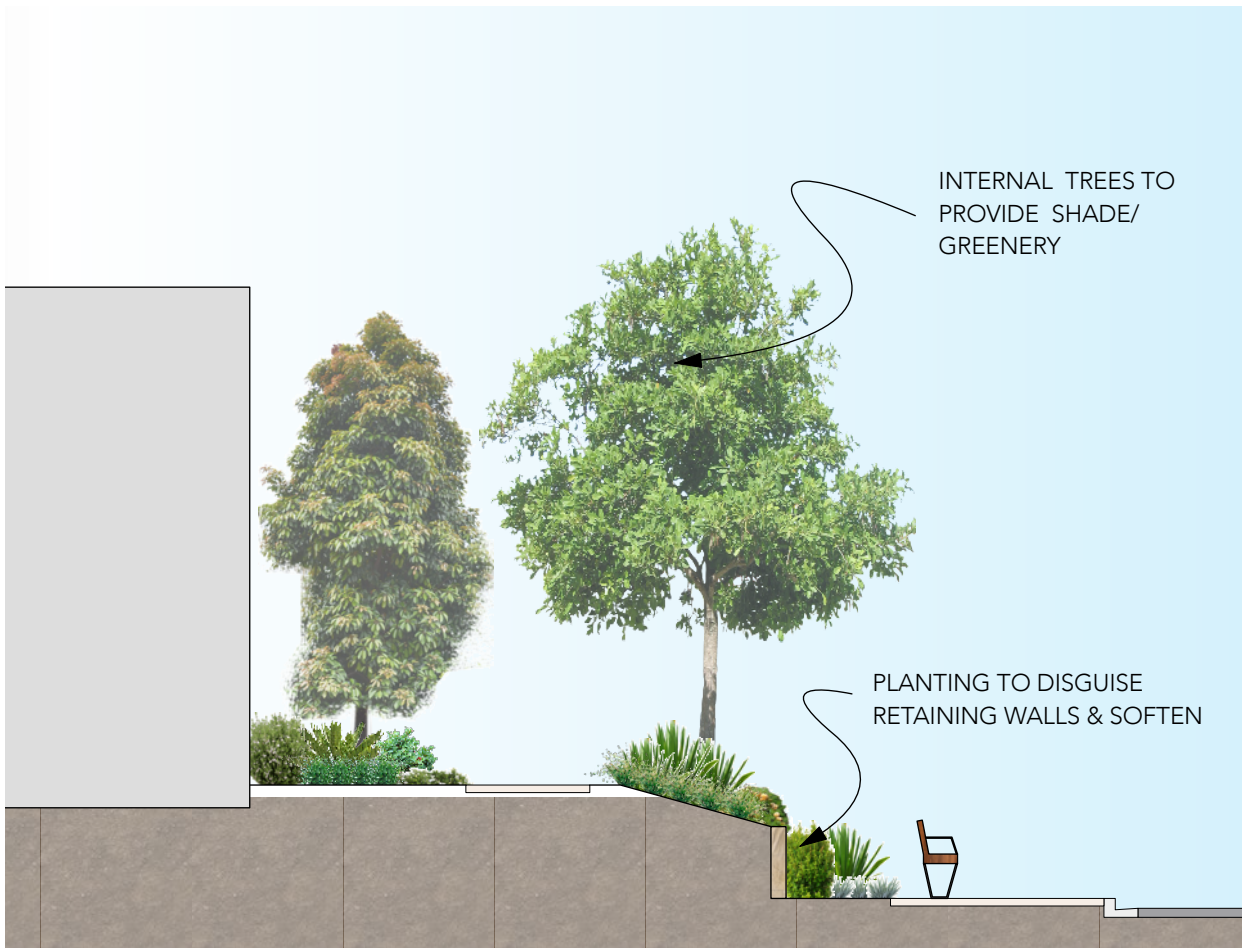
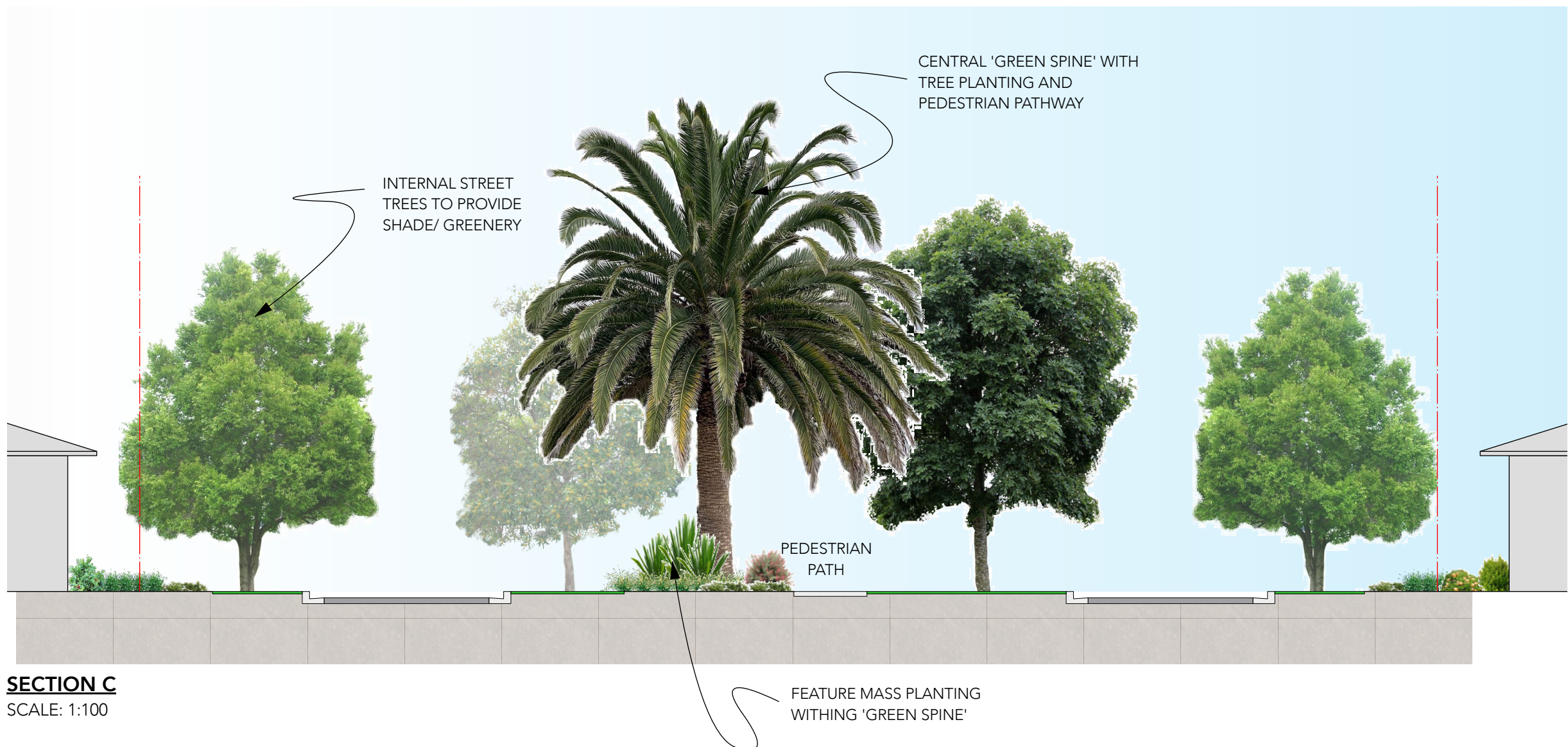
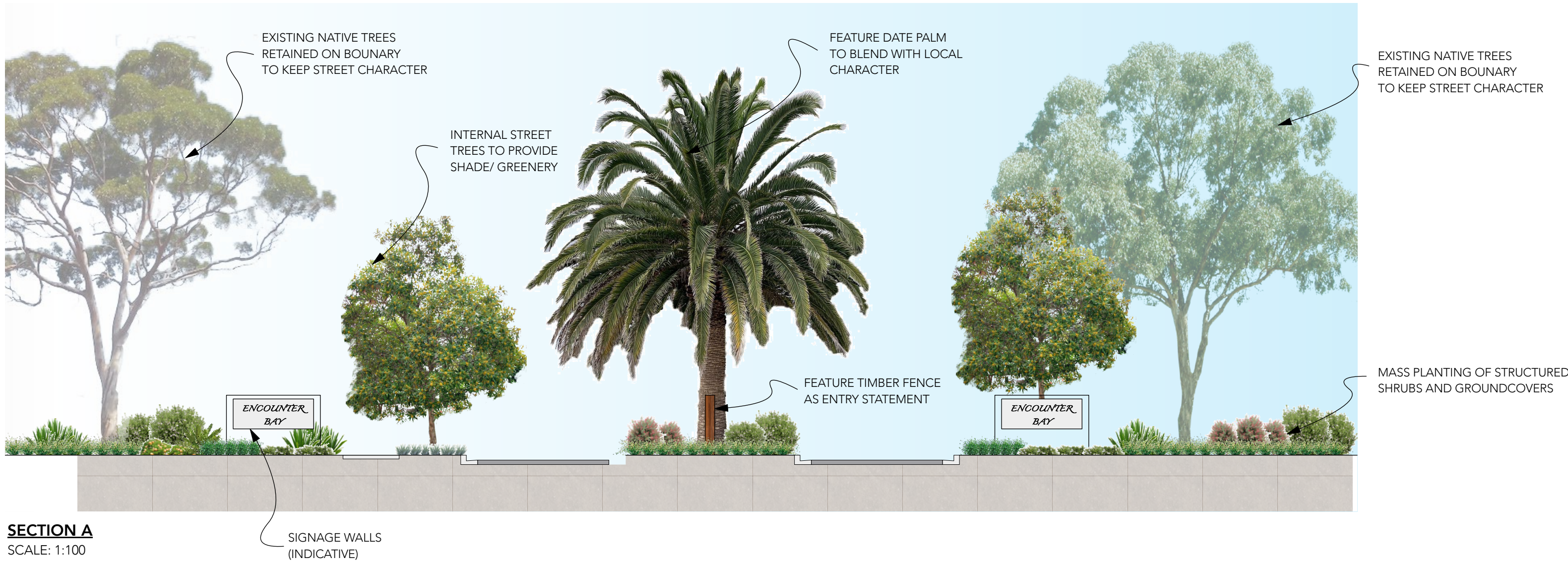


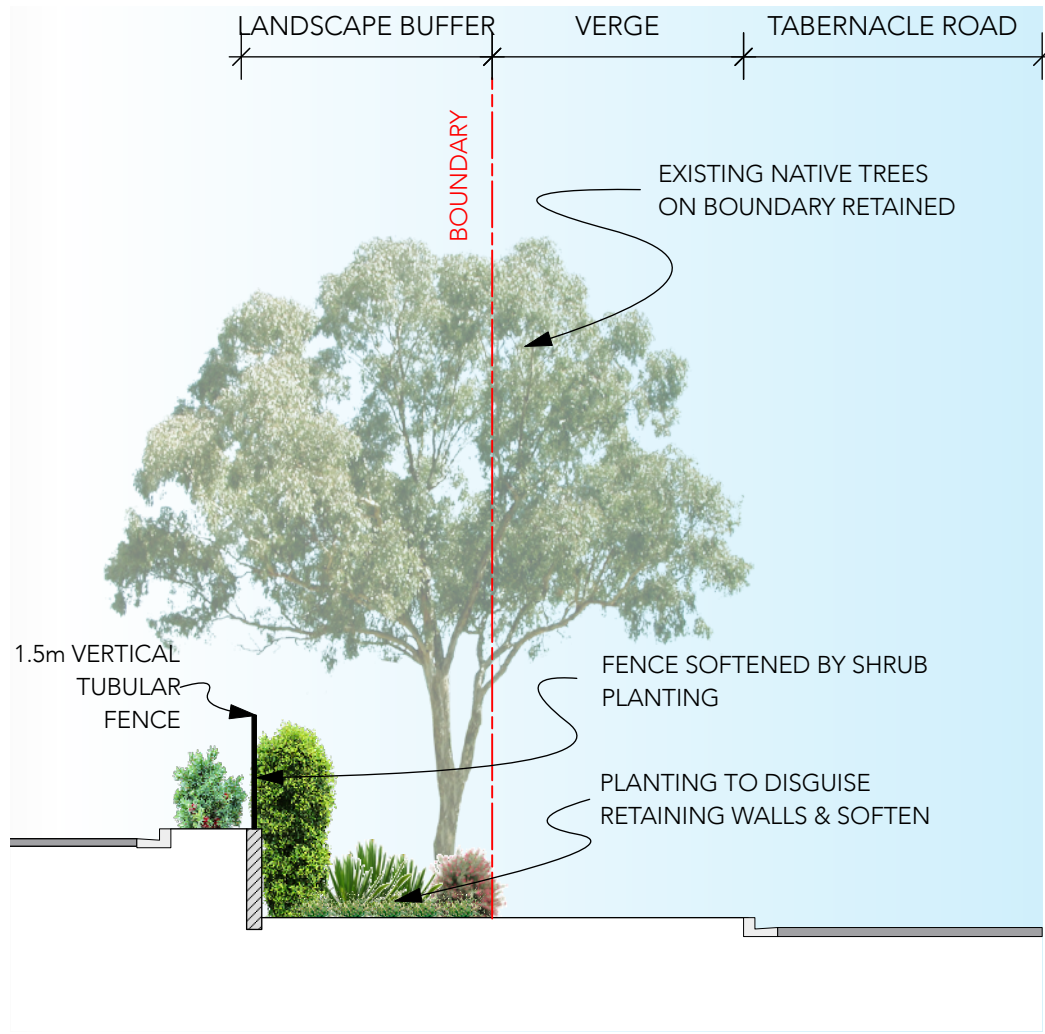
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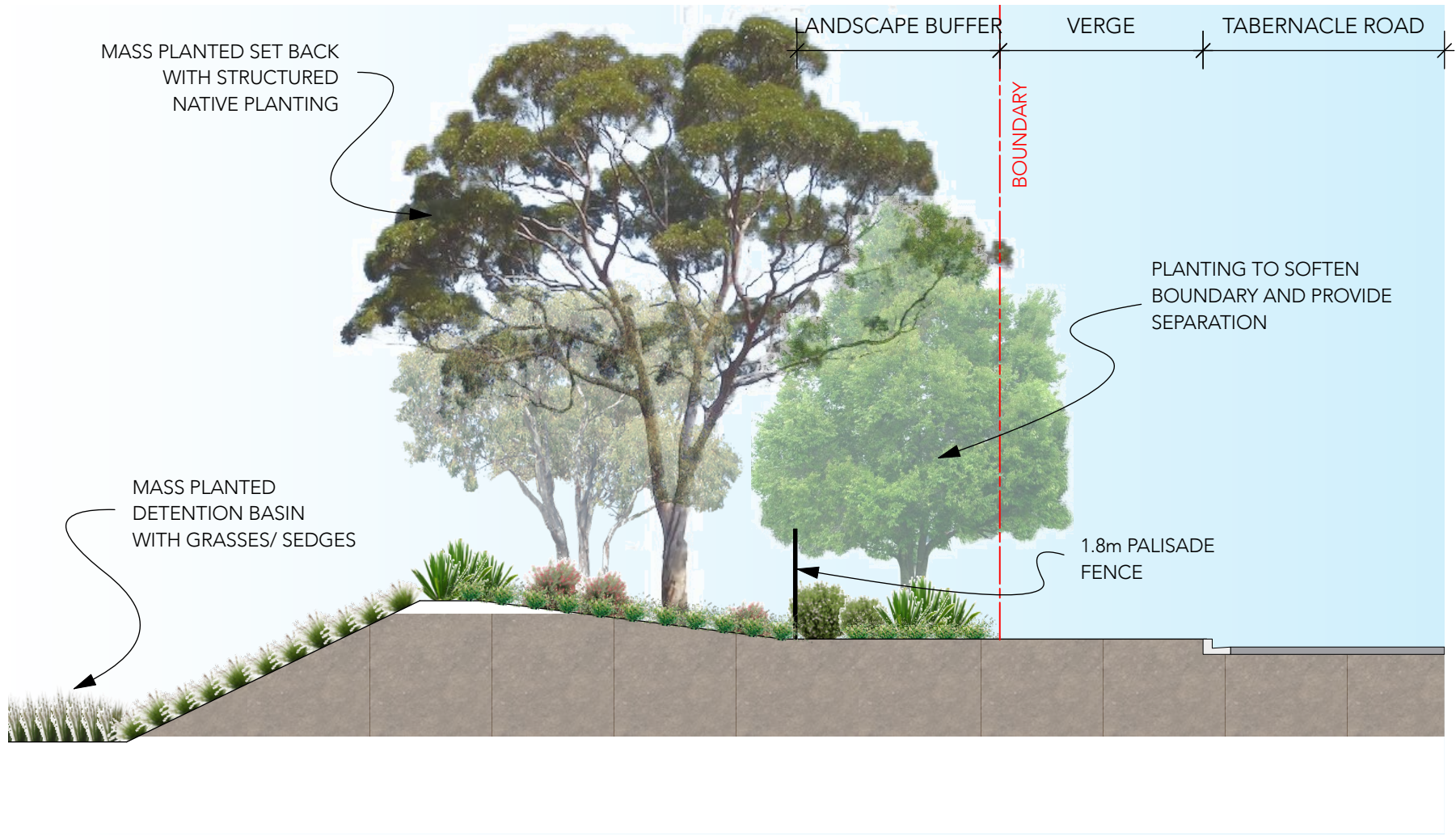
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- SMALL SHRUB REFER SCHEDULE SHEET LDA300
- ACCENT PLANTING REFER SCHEDULE SHEET LDA300
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE RETAINED -REFER ARBORIST REPORT
- EXISTING TREE REMOVED -REFER ARBORIST REPORT



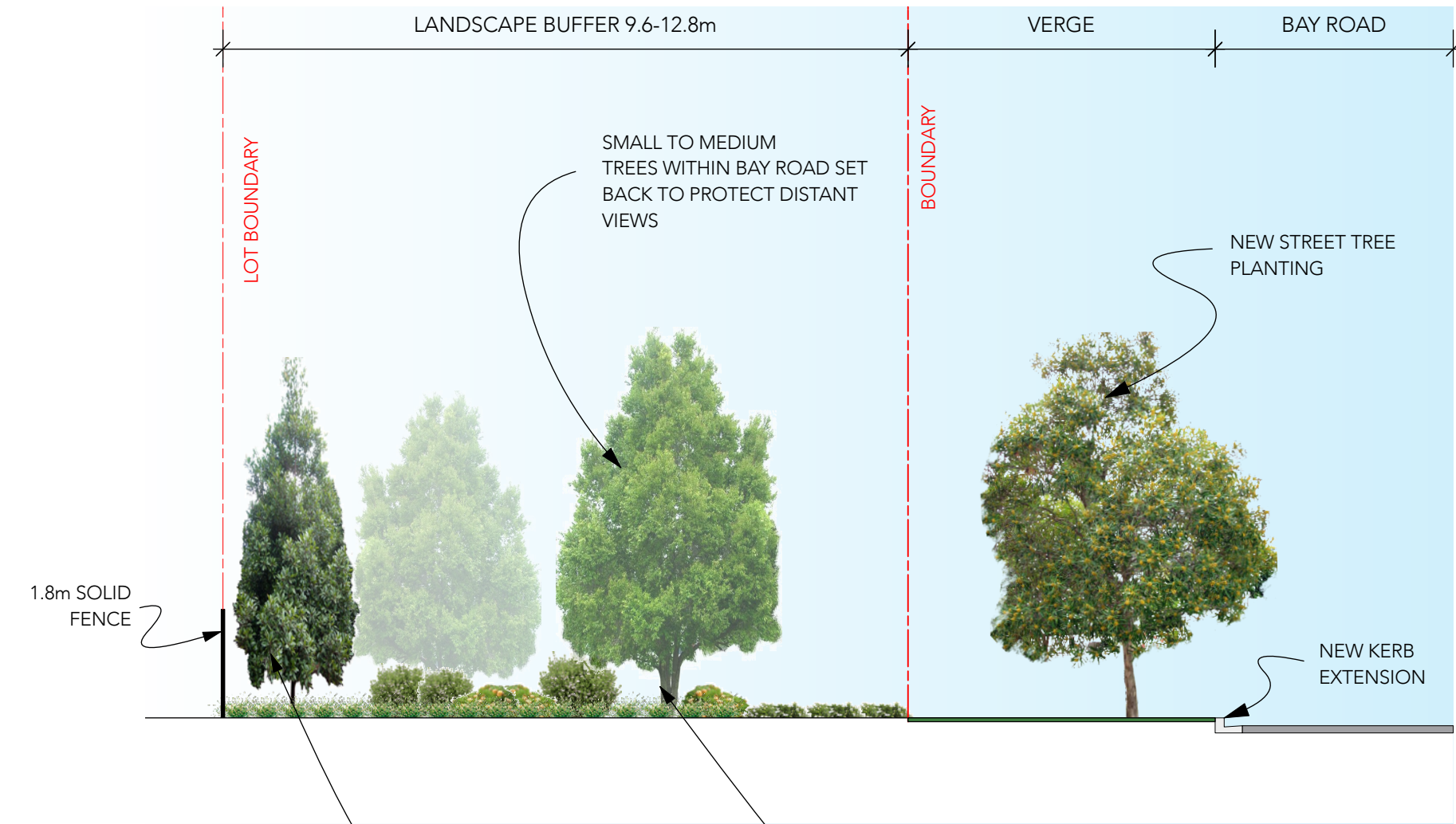




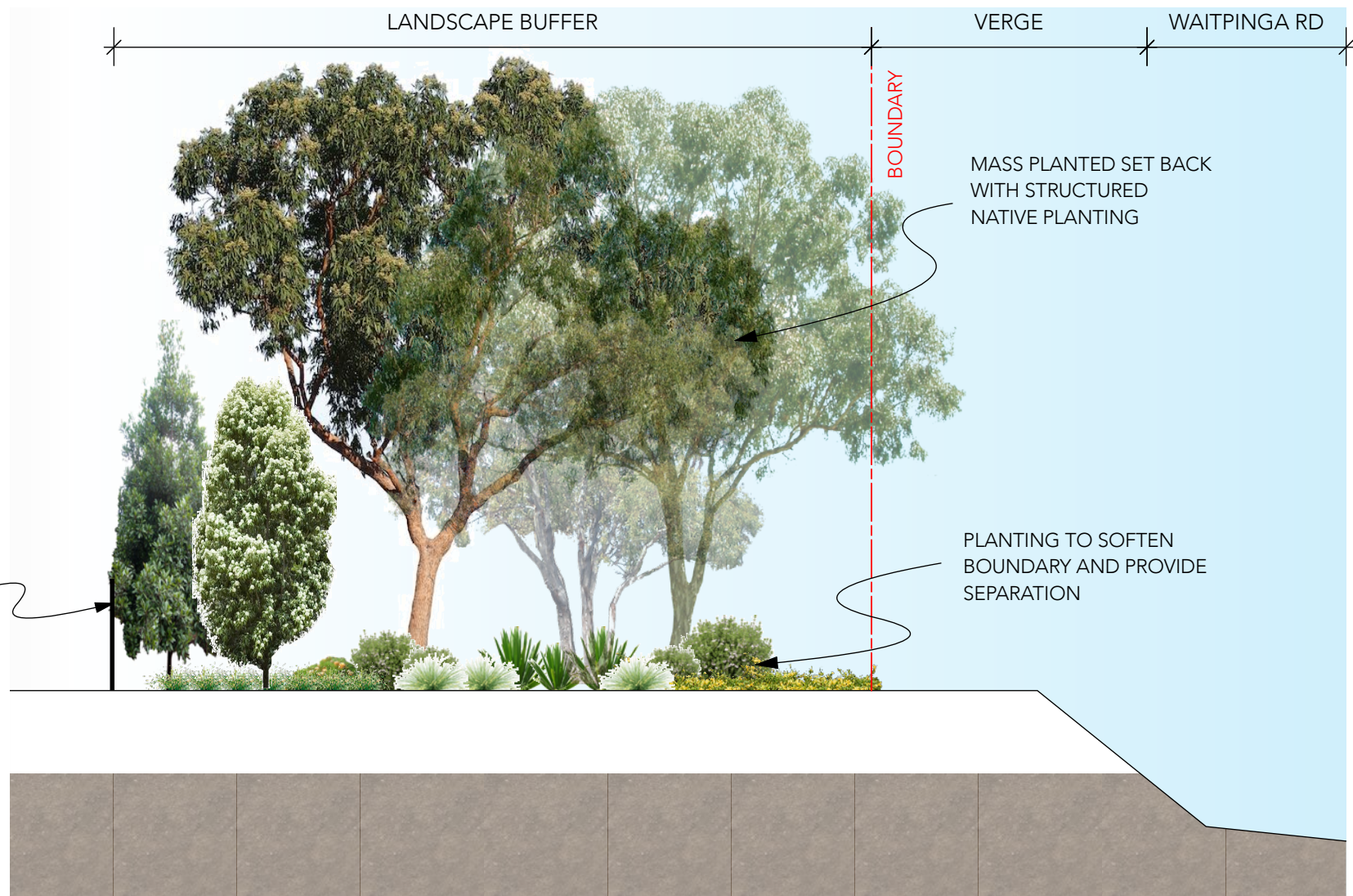
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SECTION H
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SECTION I
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SECTION J
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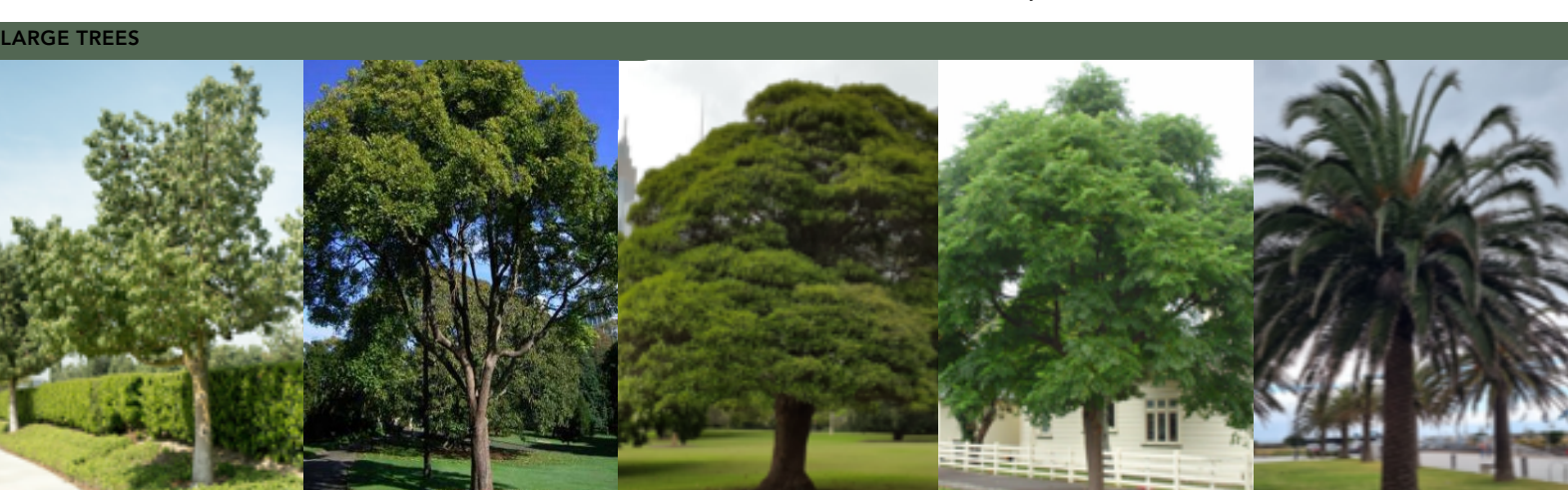




Acacia longifolia (Gold Wattle) Allocasuarina muelleriana (Bull She-Oak) Banksia marginata (Silver Banksia) Bursaria spinosa (Sweet Bursaria) Callistemon rugulosus (Bottlebrush) Leptospermum lanigerum (Tea Tree)



Acacia melanoxylon (Blackwood) Acacia pycnantha (Golden Wattle) Allocasuarina verticillata (Bull She-Oak) Agonis flexuosa 'Burgundy' (Willow Myrtle) Banksia integrifolia (Coastal Banksia) Cupaniopsis anacardioides (Tuckeroo) Eucalyptus platypus (Round Leaf Moort) Eucalyptus fasciculosa (Pink Gum) Eucalyptus leucoxylon 'Euky Dwarf' (SA Blue Gum) Eucalyptus leucoxylon 'Rosea' (SA Blue Gum) Eucalyptus torquata (Coral Gum) Hakea laurina (Hakea)



Brachychiton populneus (Kurrajong Tree) Flindersia australis (Crows Ash) Lophostemon confertus (QLD Brush Box) Melia azedarach (White Cedar) Pheonix canariensis (Date Palm)



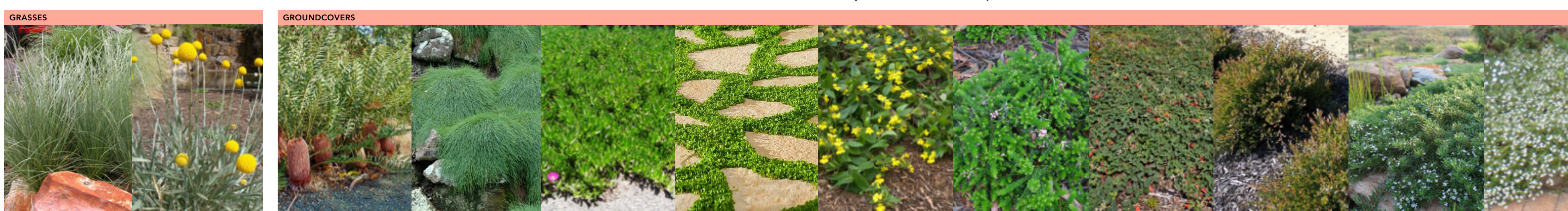
Acacia cognata 'Limelight' (Dwarf Acacia) Acacia rupicola (Rock Wattle) Atriplex cinerea (Rock Wattle) Banksia paludosa 'Little Pal' (Banksia) Banksia spinulosa 'Birthday Candles' (Harpin Banksia) Callistemon viminalis 'Little John' (Dwarf Callistemon) Correa alba (White Correa)



Correa reflexa (White Correa) Dillwynia sericea (Parrot Pea) Ozothamnus diosmifolius (Rice Flower) Grevillea rosmarinifolia 'Crimson villes' (Grevillea) Hardenbergia violacea 'Mini Ha-Ha' (Dwarf Sarsaparilla) Leucophyta brownii (Cushion Bush) Westringia fruticosa (Coastal Rosemary) Acacia paradoxa (Kangaroo Thorn) Acacia provincialis (Swamp Wattle) Banksia praemorsa 'High Noon' (Banksia) Banksia menziesii 'Dwarf' (Menziesii Banksia)



Banksia ornata (Menziesii Banksia) Callistemon viminalis 'Slim' (Bottlebrush) Dodonea viscosa (Hop Bush) Leptospermum lanigerum (Silky Tea Tree) Melaleuca brevifolia (Short leaf Honey Myrtle) Anigozanthos hybrid (Kangaroo Paw) Dianella caerulea 'Cassa Blue' (Flax Lily) Dianella revoluta (Flax Lily) Festuca glauca (Blue Festuca) Lomandra filiformis (Mat Rush) Lomandra longifolia (Mat Rush) Lomandra longifolia 'Nyalia' (Mat Rush)



Poa labillardieri 'Eskdale' (Tussock Grass) Pycnosorus globosus (Billy Buttons) Banksia blechnifolia (Banksia) Casuarina glauca 'Cousin Ix' (Casuarina Cv) Carpobrotus rossii (Pig's Face) Dichondra repens (Kidney Weed) Goodenia ovata (Goodenia) Grevillea lanigera 'Mt Tamboritha' (Grevillea) Kennedy prostrata (Running Postman) Leptospermum laevigatum 'Shore Tuff' (Tea Tree) Myoporum parvifolium (Creeping Boobialla) Scaevola albidia (White Fan Flower)



Doryanthes excelsa (Gymea Lily) Leucadendron 'Safari Sunset' (Leucadendron) Protea 'Little Prince' (Protea) Protea 'Carnival Peach' (Protea) Xanthorrhoea quadrangulata (Grass Tree)



Banksia marginata (Silver Banksia) Callistemon viminalis (Bottle Brush) Corymbia ficifolia (Dwarf Flowering Gum) Eucalyptus cosmophylla (Cup Gum) Eucalyptus pulverulenta 'Baby Blue' (Dwarf Flowering Gum) Hakea laurina (Hakea)



Acacia melanoxylon (Blackwood) Acacia pycnantha (Golden Wattle) Agonis flexuosa 'Burgundy' (Willow Myrtle) Allocasuarina verticillata (Bull She-Oak) Banksia integrifolia (Coastal Banksia) Cupaniopsis anacardioides (Tuckeroo) Eucalyptus platypus (Round Leaf Moort) Eucalyptus fasciculosa (Pink Gum) Eucalyptus leucoxylon 'Euky Dwarf' (SA Blue Gum) Eucalyptus leucoxylon 'Rosea' (SA Blue Gum) Eucalyptus torquata (Coral Gum) Tristaniopsis laurina (Water Gum)



Brachychiton populneus (Kurrajong Tree) Flindersia australis (Crows Ash) Lophostemon confertus (QLD Brush Box) Melia azedarach (White Cedar) Pheonix canariensis (Date Palm) Acacia cognata 'Limelight' (Dwarf Acacia) Acacia rupicola (Rock Wattle) Atriplex cinerea (Rock Wattle) Banksia paludosa 'Little Pal' (Banksia) Banksia spinulosa 'Birthday Candles' (Harpin Banksia) Callistemon viminalis 'Little John' (Dwarf Callistemon) Correa alba (White Correa)



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Correa reflexa (White Correa) Dillwynia sericea (Parrot Pea) Ozothamnus diosmifolius (Rice Flower) Grevillea rosmarinifolia 'Crimson villes' (Grevillea) Hardenbergia violacea 'Mini Ha-Ha' (Dwarf Sarsaparilla) Leucophyta brownii (Cushion Bush) Westringia fruticosa (Coastal Rosemary) Acacia paradoxa (Kangaroo Thorn) Acacia provincialis (Swamp Wattle) Banksia praemorsa 'High Noon' (Banksia) Banksia menziesii 'Dwarf' (Menziesii Banksia)



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Poa labillardieri 'Eskdale' (Tussock Grass) Pycnosorus globosus (Billy Buttons) Banksia blechnifolia (Banksia) Casuarina glauca 'Cousin Ix' (Casuarina Cv) Carpobrotus rossii (Pig's Face) Dichondra repens (Kidney Weed) Goodenia ovata (Goodenia) Grevillea lanigera 'Mt Tamboritha' (Grevillea) Kennedy prostrata (Running Postman) Leptospermum laevigatum 'Shore Tuff' (Tea Tree) Myoporum parvifolium (Creeping Boobialla) Scaevola albidia (White Fan Flower)



Carex appressa (Tall Sedge) Ficinia nodosa (Knobby Club Rush) Juncus usitatus (Common Rush)

PLANT SCHEDULE

Botanical Name	Common Name	Pot Size	Spacing	Height x Spread
Boundary Screening:				
Acacia longifolia	Gold Wattle	25lt	As Shown	4x4m
Allocasuarina muelleriana	Bull Oak	25lt	As Shown	3x3m
Banksia marginata	Silver Banksia	25lt	As Shown	6x4m
Bursaria spinulosa	Sweet Bursaria	25lt	As Shown	4x3m
Callistemon rugulosus	Bottlebrush	25lt	As Shown	4x4m
Leptospermum lanigerum	Wooly Tea Tree	25lt	As Shown	3x3m
Small Trees:				
Banksia marginata	Silver Banksia	75lt	As Shown	6x4m
Callistemon viminalis	Bottlebrush	75lt	As Shown	4x4m
Corymbia ficifolia 'Dwarf Orange'	Dwarf Flowering Gum	75lt	As Shown	4x3m
Eucalyptus cosmophylla	Cup Gum	75lt	As Shown	6x6m
Eucalyptus pulverulenta 'Baby Blue'	Baby Blue Eucalyptus	75lt	As Shown	3x3m
Hakea laurina	Pin Cushion	75lt	As Shown	5x3m
Medium Trees:				
Acacia melanoxylon	Blackwood	75lt	As Shown	10x6m
Acacia pycnantha	Golden Wattle	75lt	As Shown	10x5m
Agonis flexuosa 'Burgundy'	Willow Myrtle	75lt	As Shown	9x6m
Allocasuarina verticillata	Drooping She-Oak	75lt	As Shown	12x6m
Banksia integrifolia	Coastal Banksia	75lt	As Shown	10x4m
Cupaniopsis anacardioides	Tuckeroo	75lt	As Shown	8x6m
Eucalyptus platypus	Round Leaf Moort	75lt	As Shown	8x6m
Eucalyptus fasciculosa	Pink Gum	75lt	As Shown	10x5m
Eucalyptus leucoxylon 'Euky Dwarf'	SA Blue Gum	75lt	As Shown	8x5m
Eucalyptus leucoxylon 'Rosea'	SA Blue Gum	75lt	As Shown	10x7m
Eucalyptus torquata	Coral Gum	75lt	As Shown	12x8m
Tristaniopsis laurina	Water Gum	75lt	As Shown	8x5m
Large Trees:				
Brachychiton populneus	Kurrajong Tree	75lt	As Shown	15x6m
Flindersia australis	Crows Ash	75lt	As Shown	15x7m
Lophostemon confertus	QLD Brush Box	75lt	As Shown	15x8m
Melia azedarach	White Cedar	75lt	As Shown	12x6m
Pheonix canariensis	Canary Island Date Palm	3m Trunk	As Shown	20x8m
Small Shrubs:				
Acacia cognata 'Limelight'	Dwarf Acacia	200mm	0.6m Cts	0.8x0.8m
Acacia rupicola	Rock Wattle	200mm	1m Cts	1x1m
Atriplex cinerea	Grey Salt Bush	200mm	1m Cts	1x1.5m
Banksia paludosa 'Little Pal'	Dwarf Banksia	200mm	0.8m Cts	0.5x1m
Banksia spinulosa 'Birthday Candles'	Harpin Banksia	200mm	0.6m Cts	0.6x0.8m
Callistemon viminalis 'Green John'	Dwarf Callistemon	200mm	0.5m Cts	0.8x0.6m
Correa alba	Correa	200mm	0.7m Cts	0.8x0.8m
Correa reflexa	Correa	200mm	0.8m Cts	1.5x1.5m
Dillwynia sericea	Showy Parrot Pea	200mm	0.5m Cts	0.7x0.7m
Ozothamnus diosmifolius	Rice Flower	200mm	1m Cts	1.5x1m
Grevillea rosmarinifolia	Grevillea	200mm	0.6m Cts	0.8x0.8m
Hardenbergia violacea 'Mini Ha Ha'	Dwarf False Sarsaparilla	200mm	0.5m Cts	0.6x0.6m
Leucophyta brownii	Cushion Bush	200mm	0.8m Cts	1.2x1.2m
Westringia fruticosa	Coastal Rosemary	200mm	0.7m Cts	1x1m
Large Shrubs:				
Acacia paradoxa	Kangaroo Thorn	300mm	2m Cts	3x3m
Acacia provincialis	Swamp Wattle	300mm	4m Cts	8x4m
Allocasuarina muelleriana	Bull Oak	300mm	2m Cts	3x3m
Banksia praemorsa 'High Noon'	Banksia	300mm	2m Cts	4x3m
Banksia menziesii 'Dwarf'	Menziesii Banksia	300mm	1.5m Cts	2x1.5m
Banksia ornata	Desert Banksia	300mm	1.5m Cts	2x2m
Bursaria spinulosa	Sweet Bursaria	300mm	1.5m Cts	2x2m
Callistemon viminalis 'Slim'	Bottlebrush	300mm	1m Cts	3x1.5m
Dodonea viscosa	Dodonea	300mm	1m Cts	3x2m
Leptospermum lanigerum	Silky Tea Tree	300mm	2m Cts	4x3m
Melaleuca brevifolia	Mailee Honey Myrtle	300mm	2m Cts	4x3m
Grasses & Groundcovers				
Anigozanthus 'Red Velvet'	Kangaroo Paw	140mm	4/m2	0.7x0.5m
Banksia blechnifolia	Banksia	140mm	1/m2	0.5x3m
Casuarina glauca 'Cousin It'	Creeping She-Oak	140mm	1/m2	0.5x0.5m
Carpobrotus rossii	Pig's Face	140mm	4/m2	0.3x1m
Dianella caerulea 'Cassa Blue'	Flax Lily	140mm	4/m2	0.5x0.5m
Dianella revoluta	Flax Lily	140mm	4/m2	0.6x0.6m
Dichondra repens	Kidney Weed	140mm	1/m2	0.2x0.8m
Festuca glauca	Festuca	140mm	5/m2	0.5x0.5m
Goodenia ovata	Goodenia	140mm	1/m2	0.3x0.8
Grevillea lanigera 'Mt Tamboritha'	Creeping Grevillea	140mm	1/m2	0.5x0.8m
Kennedy prostrata	Running Postman	140mm	1/m2	0.2x1m2
Leptospermum 'Shore Tuff'	Dwarf Tea Tree	140mm	4/m2	0.5x0.5m
Lomandra filiformis	Mat Rush	140mm	4/m2	0.6x0.6m
Lomandra longifolia	Mat Rush	140mm	3/m2	0.8x0.8m
Lomandra longifolia 'Nyalia'	Mat Rush	140mm	4/m2	0.6x0.6m
Myoporum parvifolium	Creeping Boobialla	140mm	1/m2	0.2x0.8m
Poa labillardieri 'Eskdale'	Tussock Grass	140mm	4/m2	0.6x0.6m
Pycnosorus globosus	Billy Buttons	140mm	5/m2	0.4x0.4m
Scaevola albidia	White Fan Carpet	140mm	1/m2	0.4x0.9m
Grasses & Sedges (Detention Basin)				
Carex appressa	Tall Sedge	50mm Tube	4/1m2	0.6x1m
Ficinia nodosa	Knobby Club-Rush	50mm Tube	4/1m2	0.7x0.6m
Juncus usitatus	Common Rush	50mm Tube	4/1m2	0.5x0.8m
Accent Planting				
Doryanthes excelsa	Gymea Lily	200mm	As Shown	2x2m
Leucadendron 'Safari Sunset'	Leucadendron	200mm	As Shown	1.5x1.5m
Protea 'Little Prince'	Protea	200mm	As Shown	1.5x1.5m
Protea 'Carnival Peach'	Protea	200mm	As Shown	1.5x1.5m
Xanthorrhoea quadrangulata	Grass Tree	300mm	As Shown	2x1.5m