

Landscape Intent

The landscape design intent for the industrial estate is underpinned by a number of overriding design principles that will promote legibility, create site scale and setting and respond to the environmentally values of the site.

Design details, finishes and materials will be complimentary to provide visual consistency throughout the estate. The softscape palette has been selected in response to the location of the site. Accompanied by an appropriate species list, the result will be a variety of landscape forms that meet both the needs of the estate and the local fauna.

The planting hierarchy throughout the development will reflect Crime Prevention through Environmental Design principles. By utilising plants with low heights and trees with thin trunks, this will allow for passive surveillance as well as recognition of traffic and pedestrian movements. By increasing the planting areas and providing a shared network, the overall aesthetics of the estate will be greatly enhanced.

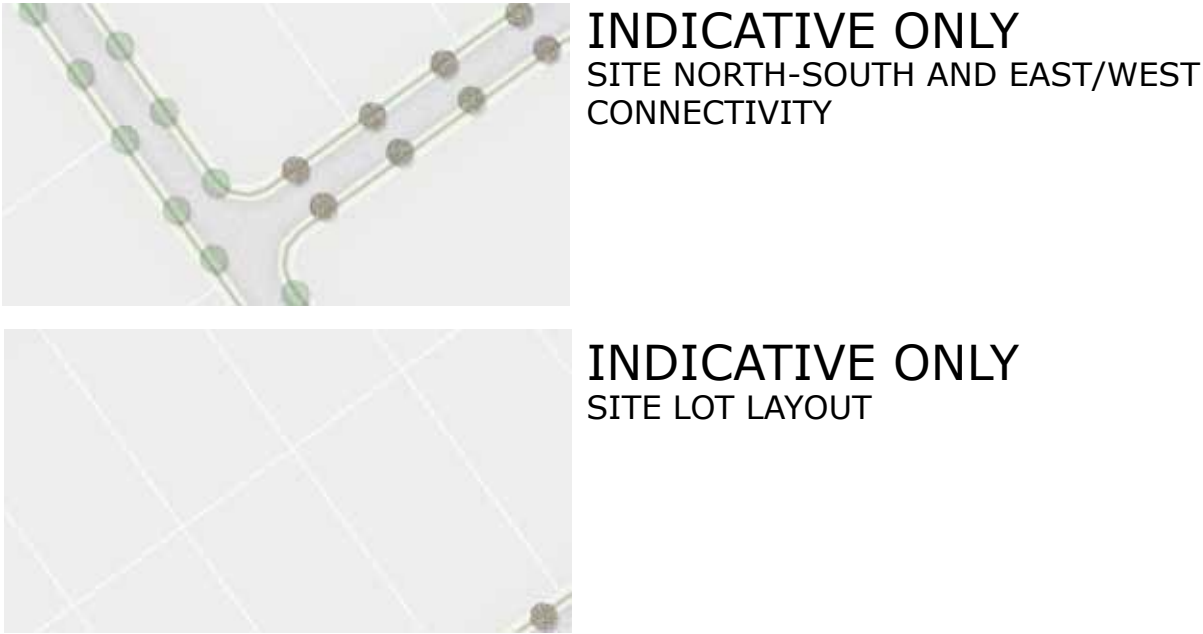
Water Sensitive Urban Design principles will be applied to the industrial estate where space allows. The principles will be incorporated into openspace areas, allowing for water filtering and harvesting and other landscape purposes.

The scale and nature of the landscaping materials shall be appropriate to the size of the structures and the available space.

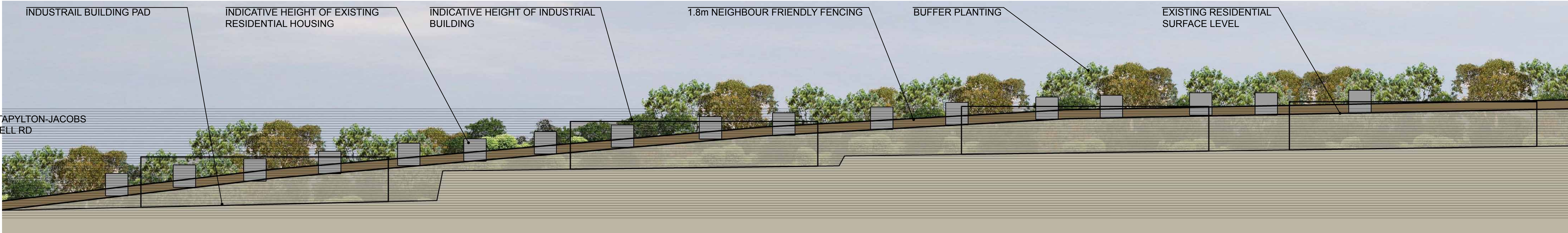
Planting has been selected for ease of maintenance as well as the suitability and tolerance to the varying conditions of the site.

The planting scheme used is predominately native which softens the built form, improves natural ecosystems and minimised water usage.

The design will respect the environmental aspects of responsible design, planning, and construction, which will respond to issues of bio diversity, natural processes and impacts on local waterways.



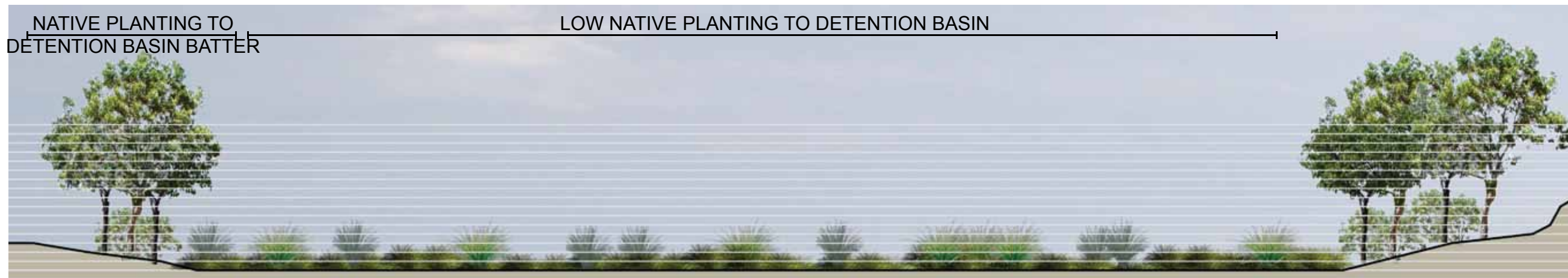
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INDICATIVE ELEVATION OF THE INTERFACE BETWEEN THE PROPOSED INDUSTRIAL ESTATE AND EXISITNG RESIDENTIAL VILLAGE (A-A)



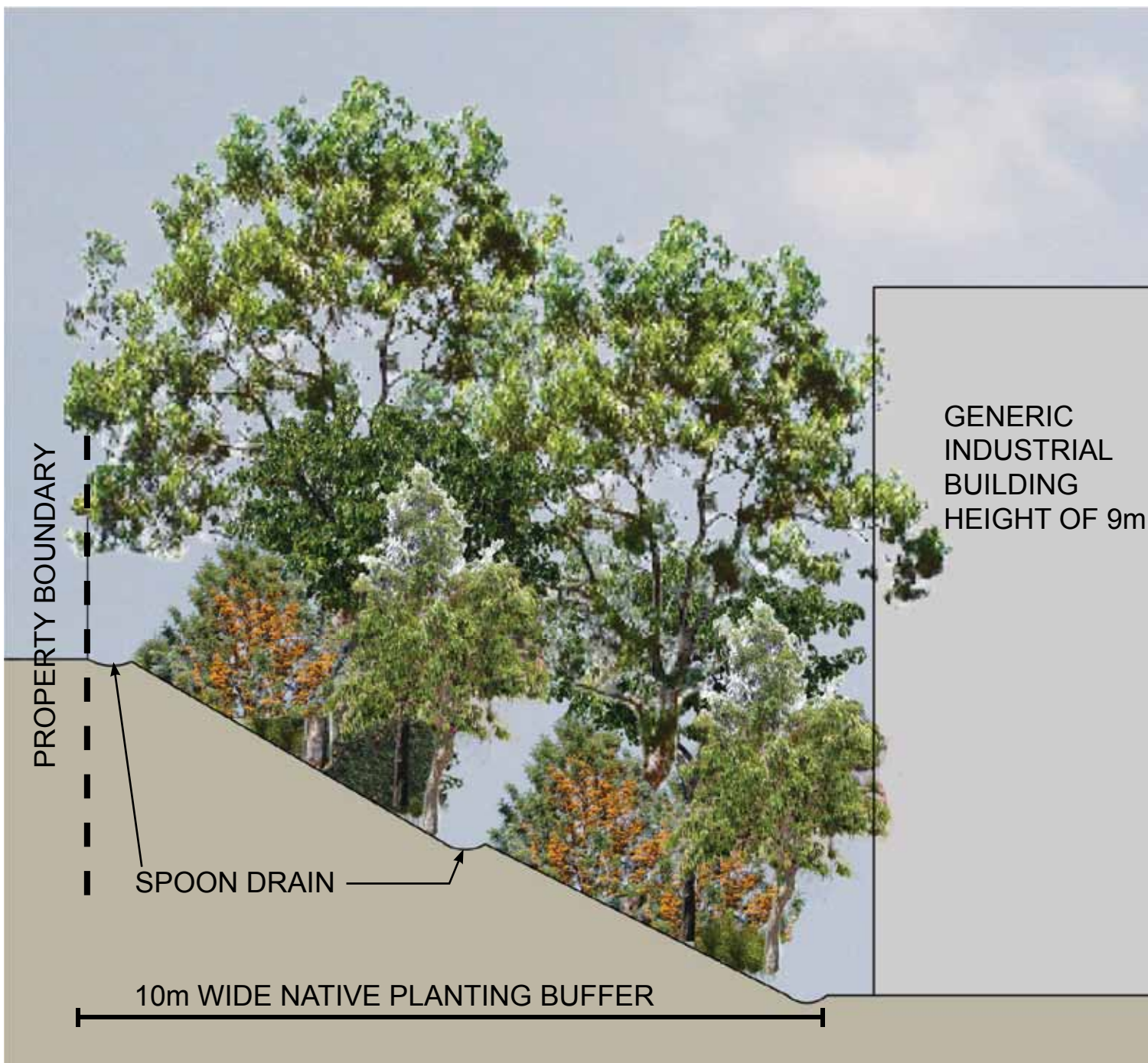
OVERALL SITE PLAN



INDICATIVE DETENTION BASIN PROFILE (C-C)



ENTRY STATEMENT OPTIONS (E)



INDICATIVE BATTER PROFILE (D-D)



INDICATIVE ELEVATION OF THE DEVELOPMENT FROM STAPYLTON JACOBS WELL ROAD (B-B)