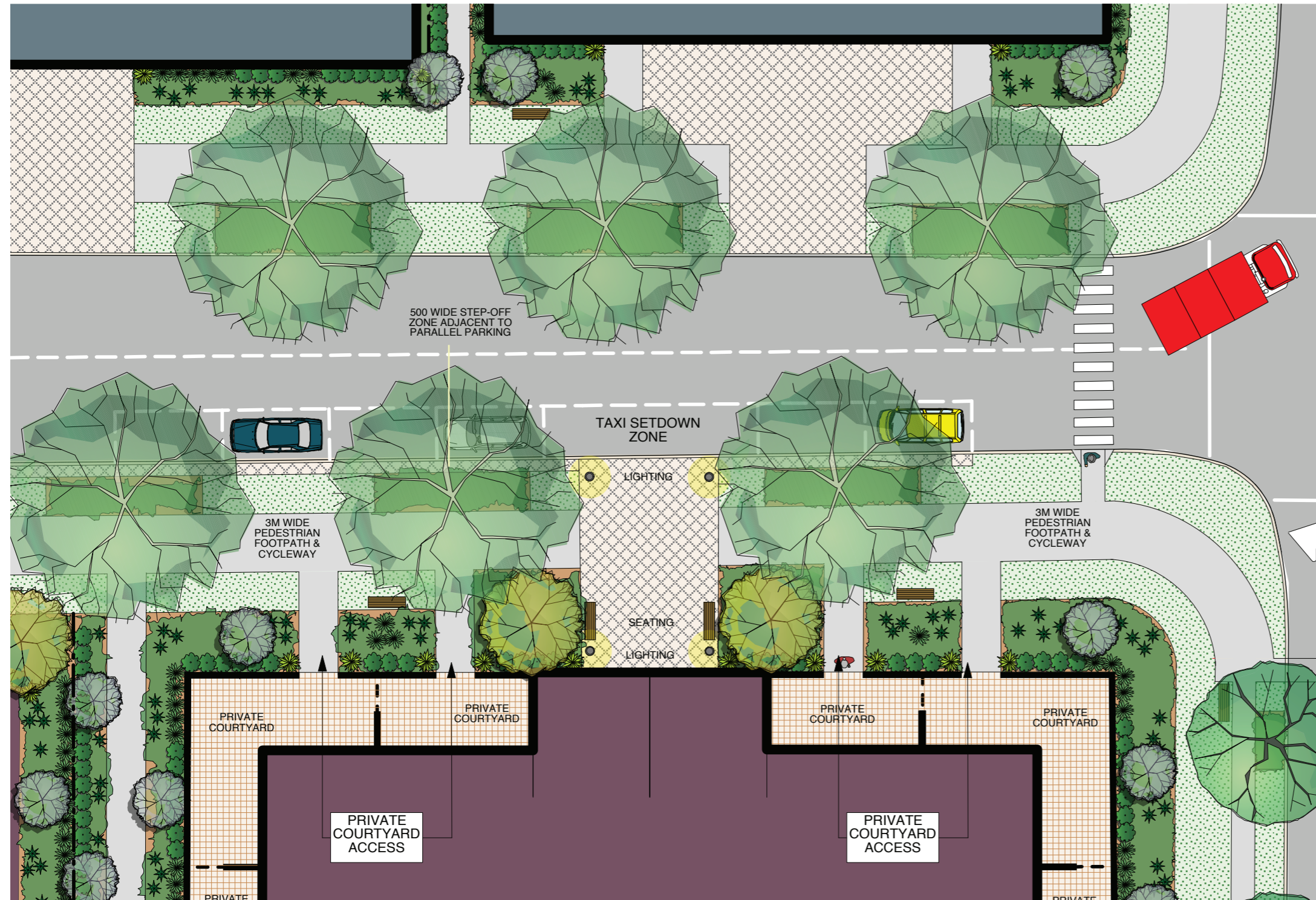


5. IMPLEMENTATION STREETScape PRINCIPLES

STREETScape PRINCIPLES CONCEPT PLAN



THEMING IMAGES



FIGURE 30. DETAIL PLAN- TYPICAL MEDIUM DENSITY RESIDENTIAL STREETScape TREATMENT

5. IMPLEMENTATION STREETScape PRINCIPLES

MAIN STREET

ANZAC AVENUE

Key principles include:

- Wide set backs to activate the streetscape (cafes, restaurants).
- Wide footpaths to accommodate pedestrians and cyclists.
- Large canopy street trees to create a full canopy coverage and a gateway to the precinct

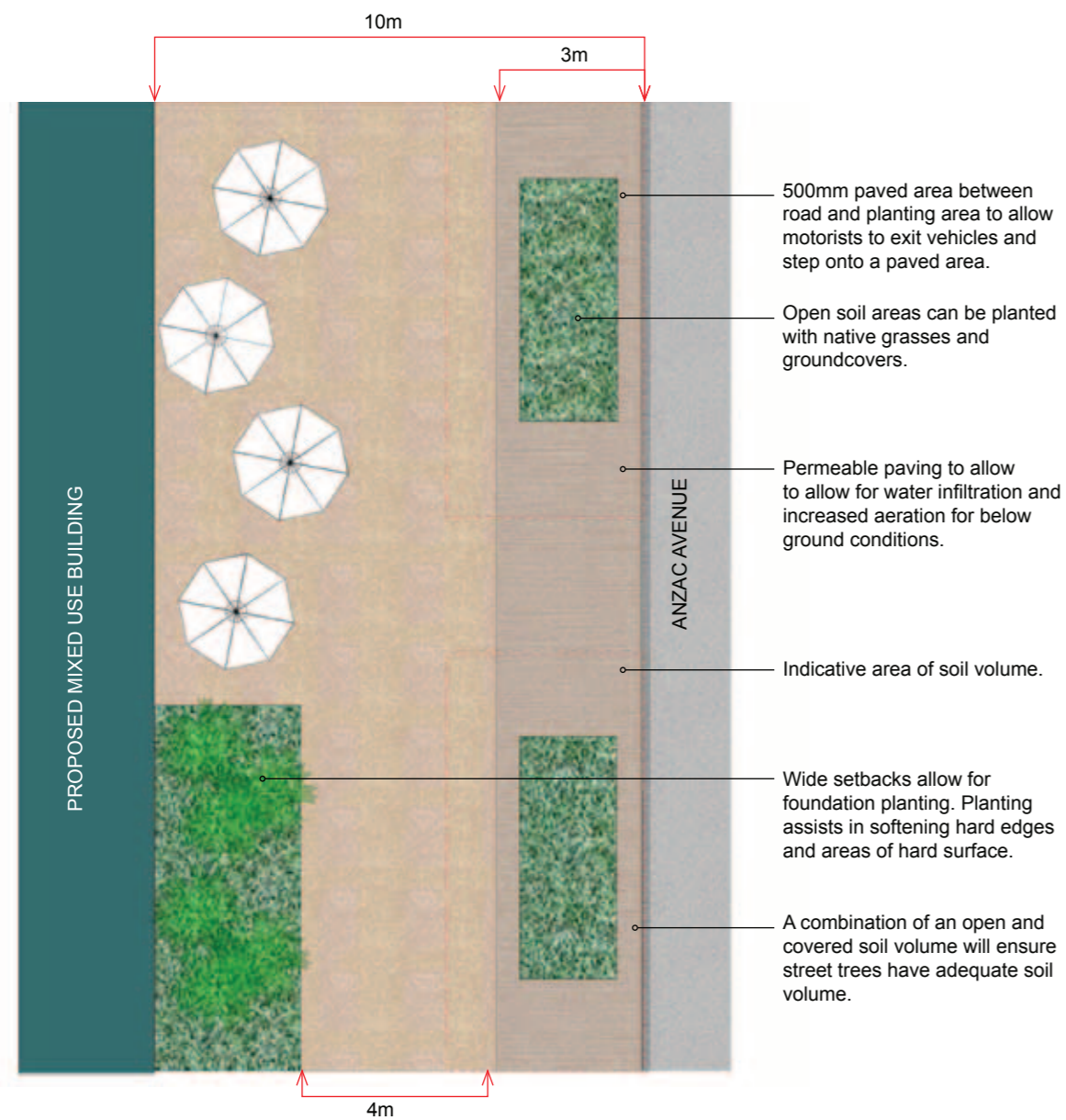


FIGURE 31. TYPICAL FOOTPATH DETAIL - MAIN STREET

Large canopy street tree species for shade and avenue effect along the main entry.

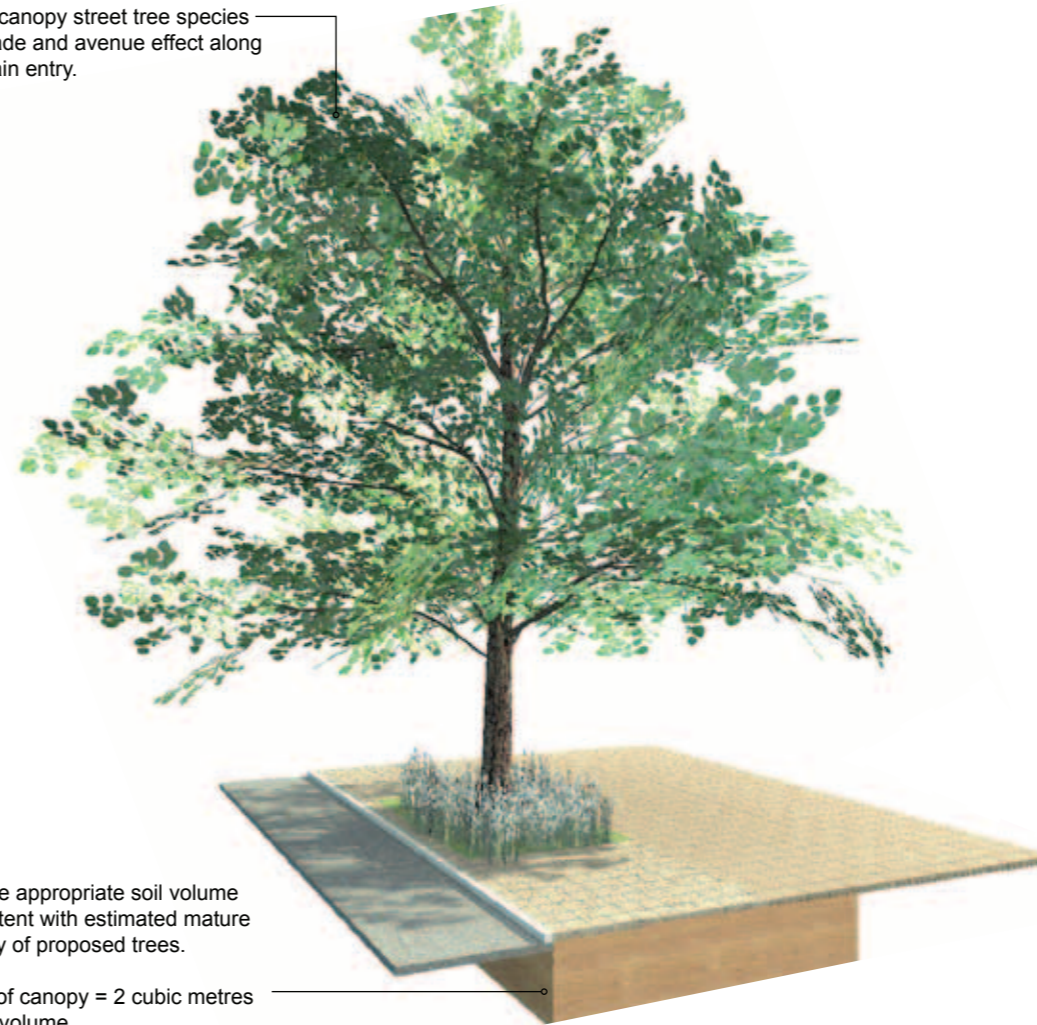


FIGURE 32. TYPICAL STREET TREE PLANTING - MAIN STREET

PROPOSED STREET TREES

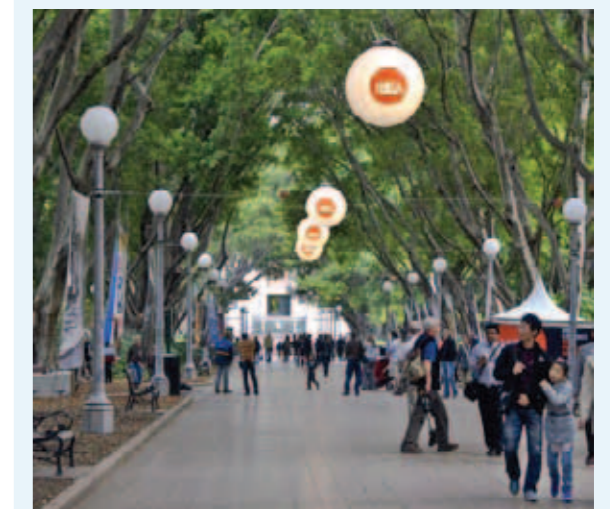
PROPOSED SPECIES	HEIGHT	WIDTH
<i>Ficus microcarpa</i> var. 'Hilli' (Hills Fig)	15-20 m	15-20 m
<i>Flindersia australis</i> (Crows Ash)	12-15 m	8-10 m
<i>Lophostemon confertus</i> (Brush Box)	12-15 m	8-10 m



Lophostemon confertus (Brush Box)



Flindersia australis (Crows Ash)



Ficus microcarpa var. 'Hilli' (Hills Fig)

5. IMPLEMENTATION STREETScape PRINCIPLES

LOCAL ROADS

MARGARET STREET, HOPE STREET & HELY STREET

Key principles include:

- Wide footpaths to accommodate pedestrians and cyclists.
- Planted planting bed along edge of the road to provide separation between cars and pedestrians.

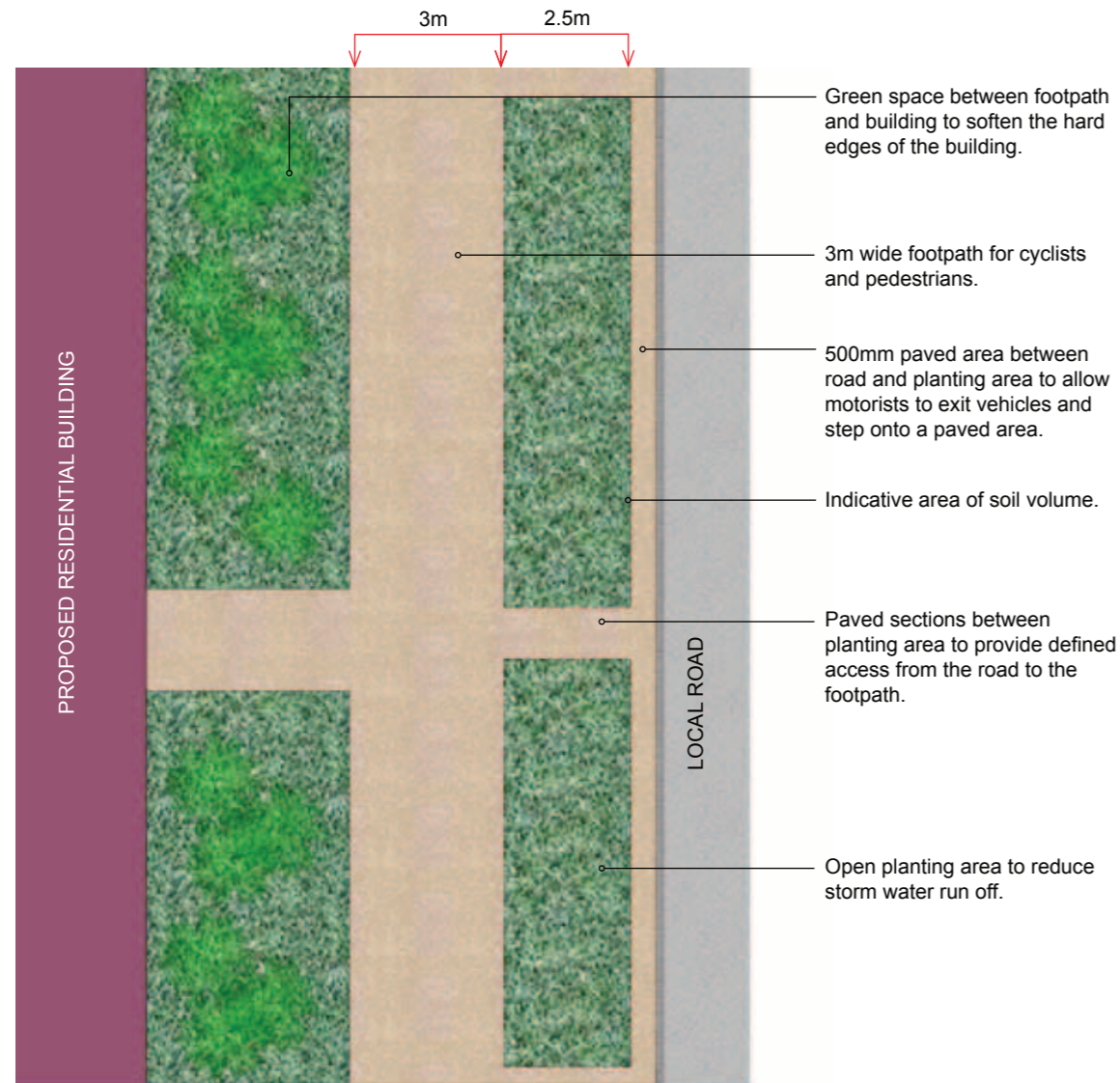


FIGURE 33. TYPICAL FOOTPATH DETAIL - LOCAL ROADS

Street tree species on local roads utilise a combination of small, medium and large trees to assist in defining road hierarchy.

Open soil areas planted with native grasses and groundcovers.

Provide appropriate soil volume consistent with estimated mature canopy of proposed trees.

1sqm of canopy = 2 cubic metres of soil volume.

Below ground volume comines:
Structural soil / soil cells and Existing soil.

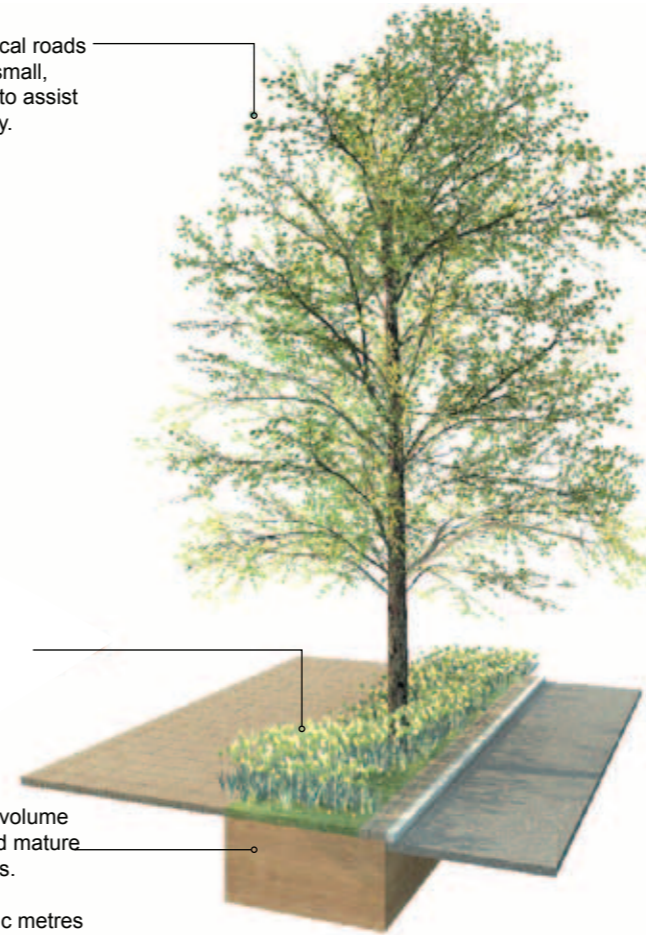
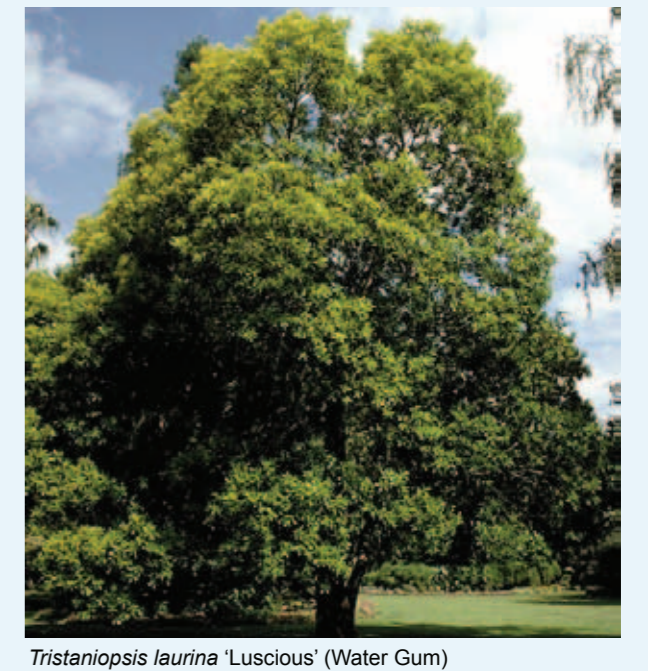


FIGURE 34. TYPICAL STREET TREE PLANTING - LOCAL ROADS

PROPOSED STREET TREES

PROPOSED SPECIES	HEIGHT	WIDTH
<i>Alloxylon flammenum</i> (QLD Tree Waratah)	12-15 m	6-8 m
<i>Backhousia citriodora</i> (Lemon Myrtle)	6-8 m	3-6 m
<i>Elaeocarpus eumundii</i> (Eumundii Quandong)	8-12 m	6-7 m
<i>Tristaniopsis laurina</i> 'Luscious' (Water Gum)	7-12m	5-8 m



5. IMPLEMENTATION STREETScape PRINCIPLES

SHARED LANEWAYS

EXISTING & PROPOSED LANEWAYS

Key principles include:

- Covered soil areas to maximise footpath for pedestrian use.

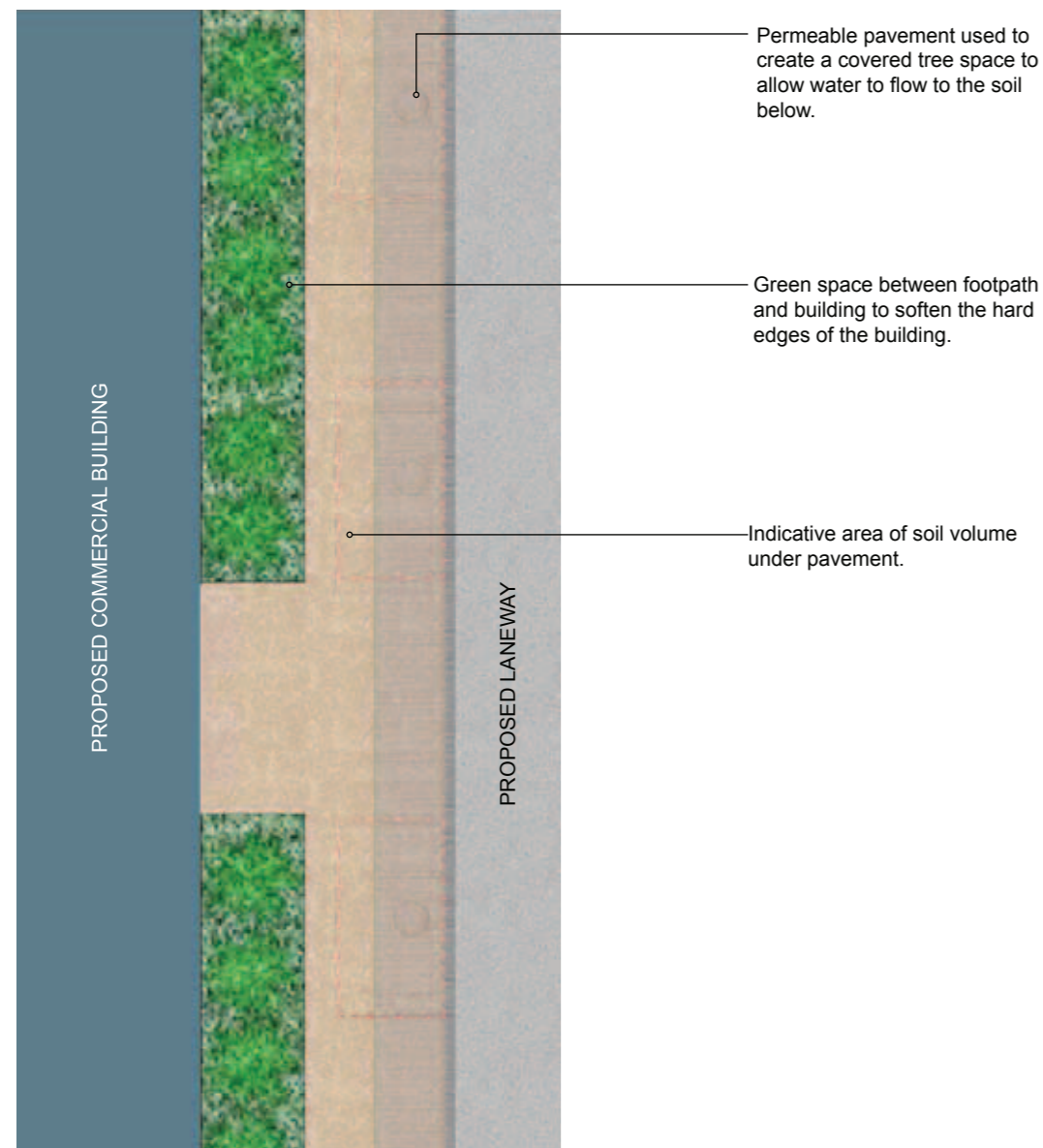


FIGURE 35. TYPICAL FOOTPATH DETAIL - SHARED LANEWAYS

Utilise deciduous trees for solar access in laneways.

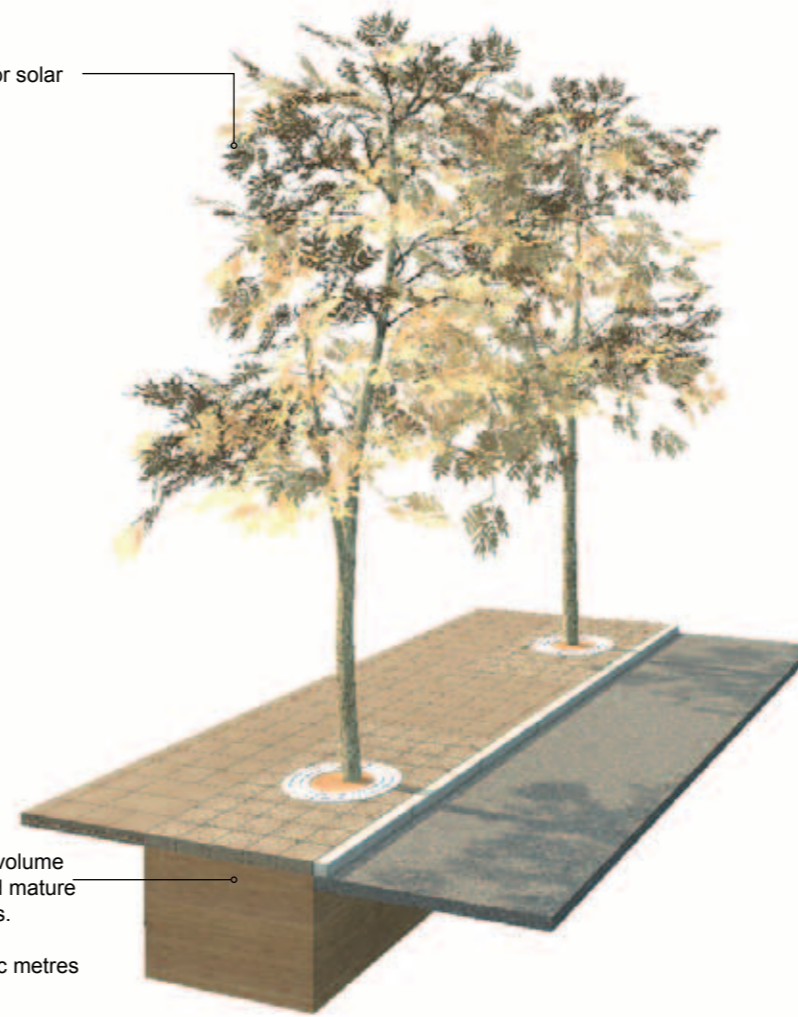


FIGURE 36. TYPICAL STREET TREE PLANTING - SHARED LANEWAYS

PROPOSED STREET TREES

PROPOSED SPECIES	HEIGHT	WIDTH
<i>Pyrus calleryana</i> 'Capitol' (Flowering Pear)	9-11 m	3 m
<i>Lagerstroemia indica</i> Cultivars (Crepe Myrtle)	3.5-8 m	3-6 m
<i>Liverstonia australis</i> (Cabbage Tree Palm)	12-15 m	3 m



Pyrus calleryana 'Capitol' (Flowering Pear)



Livistona australis (Cabbage Tree Palm)



Lagerstroemia indica (Crepe Myrtle)