

# Jagera

community title residential development

## HOSCHKES LANE

- Upgrade from Roderick Street to entry.
- Apply 'green street' design principles.
- Maintain semi-rural amenity with a landscaped entrance and roadway treatment including safety features.

## JAGERA ENTRANCE

Integrate entrance with Hoschkes Lane.

1. Garage with workshop/bicycle storage.
2. Information, parking bay & post boxes.
3. Waste and recycling bin area.
4. Creek Crossing: pipe culverts with bridge style road treatment.
5. Regeneration of intermittent creek.

## RESIDENTIAL LOT LAYOUT

Responding to the landscape and aspect, with designated building envelopes for good solar access, breezes, privacy, and selected river and forest views.

## OPEN SPACE and FACILITIES

**CS1:** Creek Corridor - carry out ongoing rehabilitation including weed control. The area includes entrance facilities.

**CS2:** Entrance Corridor - hillside weed control and landscaped rainforest entry.

**CS3:** Community Common - range of recreation spaces including:

**CB:** Compact community building with food garden and grassed area

**WS:** Small tool storage shed

**NSP:** Natural swimming pool with fencing

**CS4:** Natural parkland including the APZ tank(s) for recycled stormwater, low-key seating and viewing spot.

## MAIN ACCESS DRIVEWAY

- One-way loop with a passing bay near the entrance and ample visitor parking.
- Low-key solar bollard lighting.
- Orchard and bush tucker landscaping.
- Single trench utility service corridor.
- Earth-toned road pavement treatment.
- Safe and efficient house driveways.

## JAGERA AIM and PRINCIPLES

### AIM:

Develop a high quality environmentally sensitive neighbourhood, based on and applying sustainable living principles.

### PRINCIPLES:

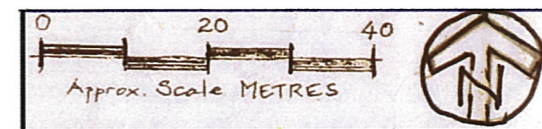
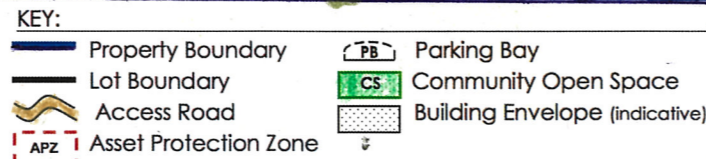
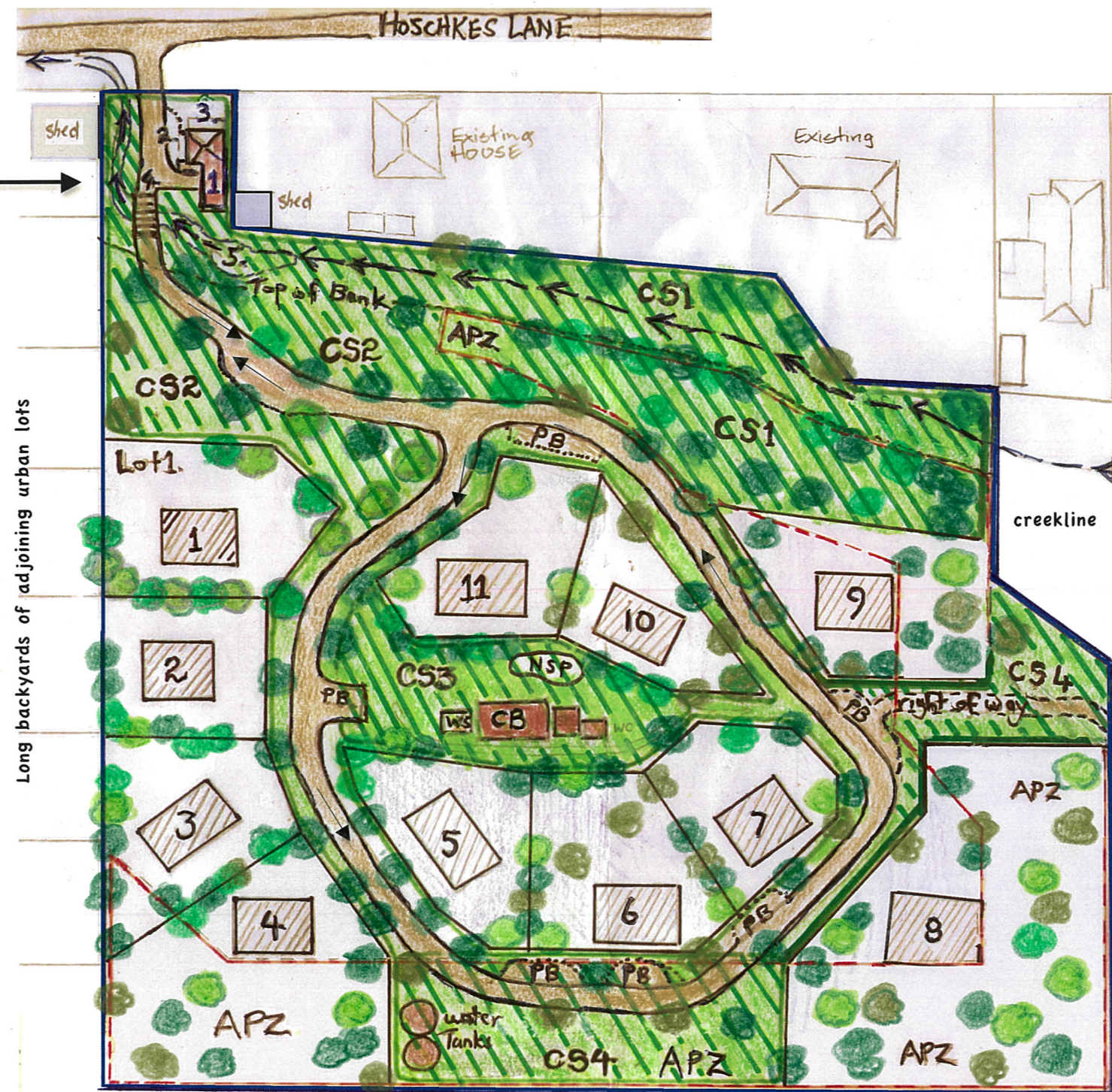
- Looking after and respecting the natural environment and country.
- Caring for people and engaging productively with the local community.
- Living comfortably within a small ecological and resource use footprint.
- Supporting a sense of wellbeing, creative endeavour and prosperity.
- Sharing our learning with others.

## UTILITY SERVICES

- Water Supply: house-based rainwater and mains connection for firefighting
- Stormwater: bio-treatment with partial collection for community landscape use.
- Wastewater: mains sewer, compost toilets with greywater reuse for homes.
- Energy: house-based PV solar with a micro-grid option, plus biogas and wood.
- Communications: high quality broad band internet and telephone systems.

## BUILDING DESIGN

- Climate responsive including passive solar design and natural ventilation,
- Innovative design and construction, with sustainable materials selection.
- Compact homes, site responsive with good solar PV aspect, breeze and views.
- Very high level of water and energy efficiency with low ecological impact.



## CONCEPT PLAN

Jagera

Residential Development

Lot 100 DP. 1227141 Hoschkes Lane,  
Maclean, Clarence Valley, NSW

Sustainable Futures Australia, May 2017