

Key Elements

The Jagera Landscape Plan is based on Key Landscape Elements. Landscaping of the Elements is designed to support the development and maintenance of Jagera as an ecologically sustainable residential area.

The Entrance: Provides a sense of arrival and convenient safe access to the residential sector, and a workshop shed, parking, and ancillary facilities for residents and visitors.

The Creek Environs: This corridor includes the intermittent creekline and associated gully, to be managed for nature conservation and natural open space, which will require active care and rehabilitation over time.

Forest Drive: This shared driveway circuit provides safe and effective vehicle and pedestrian access to private lots and community areas, and includes a common utility services corridor and landscaping including orchard planting.

The Common: This flat central focal area is perfect for locating shared use facilities such as a small community building, BBQ, tool shed, food gardens and play space, with views across Maclean to the river and Ashby ridge.

The Top Spot: This high point has Clarence River views to be enjoyed by residents, is a good place to locate water tanks in a cleared area for community lot landscape management and is part of a managed APZ.

The Home Lots: There are 11 private residential lots providing a range of locations and outlooks to construct ecologically sustainable homes and associated productive, landscaped gardens.

Asset Protection Zone (APZ): This bushfire management zone is designed to assist in mitigating potential bushfire risk. The landscaping approach for the site has taken bushfire risk into consideration, including statutory requirements for landscaping related to bushfire risk which will be implemented.

The Entrance

- A safe and obvious property entrance to the shared residential driveway is provided, blending in with existing 'rural' character of Hoschkes Lane, including signage, low-key lighting, and fencing.
- A work shed and carport area including letterboxes, waste management bin storage, rainwater and bio-treated stormwater collection tanks, and short-term parking.
- The creek rock wall is planted with suitable native species.
- Creek crossing to include old bridge timber treatment above concrete culverts to provide a rural character and provide a sense of arrival.
- A rainforest corridor established at the uphill entry section of shared driveway, removing camphor laurel and replacing with native species.



The Common (Community Green)

- A low-key multi-use building for meetings and activities using suitable recycled and natural materials (subject to building approval).
- A range of low key outdoor space for activities including grassed area for picnicking and relaxing, barbeque and outdoor tables, fire-pit etc.
- Space for a possible natural swimming pool, cubby house and children's play structures for determination by residents and if required.
- Woody weeds and dead wattles removed and retain trees as shown on plan and plant native bush food and flowering shrub species to provide privacy to lots, and to enhance and delineate the open space area.

Aim

Landscaping treatment of the site is an important aspect of establishing and maintaining an ecologically sustainable residential area. Landscaping and building design will acknowledge the peri-urban character, cultural heritage values and natural features of nearby Maclean Hill and township.

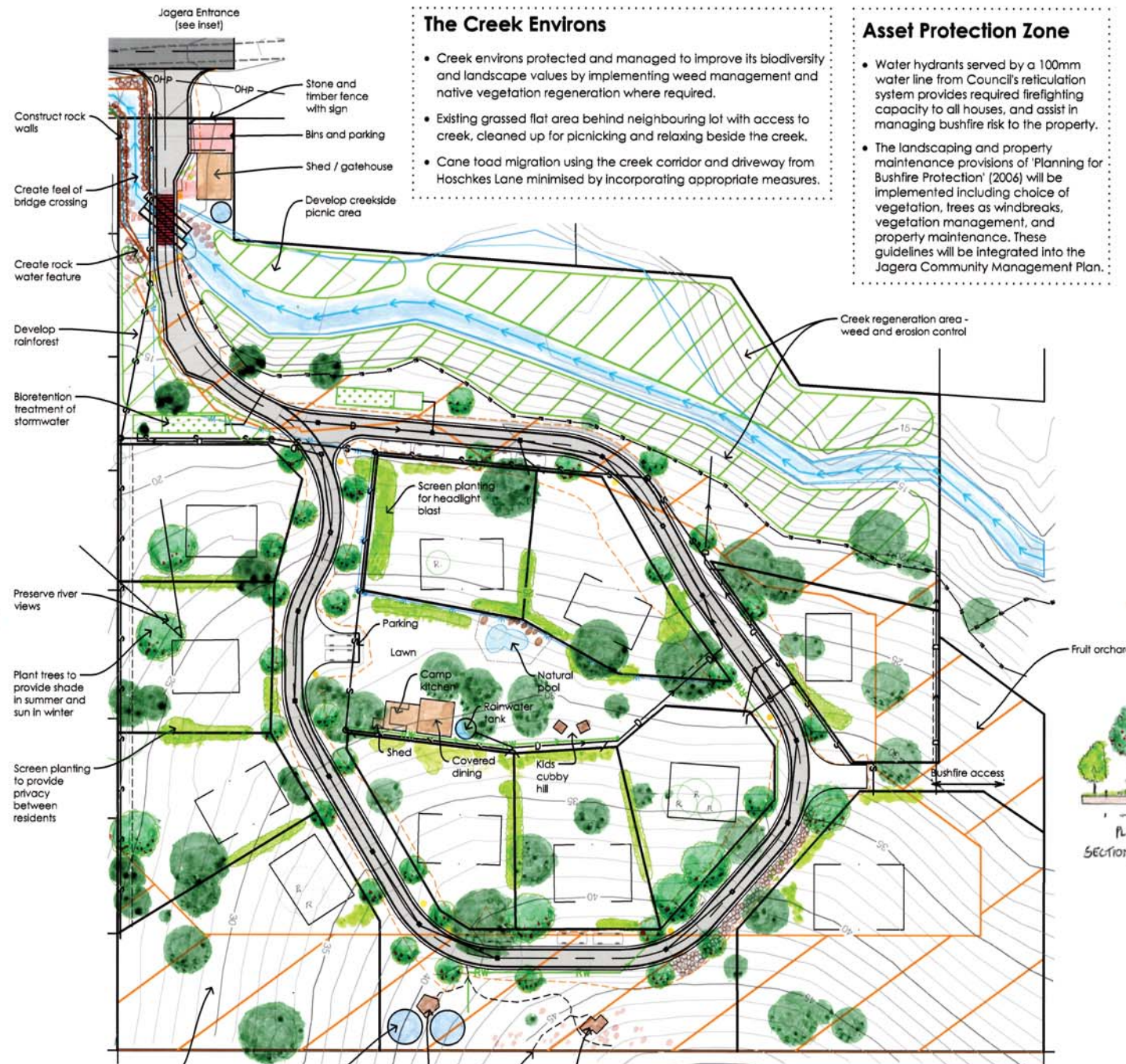
Landscaping will be carried out in accordance with Guiding Principles in an integrated manner across the site, reflecting the values and intended uses of the sustainable living residential area. This includes rehabilitation of native vegetation and fauna habitat, food production, and private and shared spaces for use by residents.

The Creek Environs

- Creek environs protected and managed to improve its biodiversity and landscape values by implementing weed management and native vegetation regeneration where required.
- Existing grassed flat area behind neighbouring lot with access to creek, cleaned up for picnicking and relaxing beside the creek.
- Cane toad migration using the creek corridor and driveway from Hoschkes Lane minimised by incorporating appropriate measures.

Asset Protection Zone

- Water hydrants served by a 100mm water line from Council's reticulation system provides required firefighting capacity to all houses, and assist in managing bushfire risk to the property.
- The landscaping and property maintenance provisions of 'Planning for Bushfire Protection' (2006) will be implemented including choice of vegetation, trees as windbreaks, vegetation management, and property maintenance. These guidelines will be integrated into the Jagera Community Management Plan.



Forest Drive (Shared driveway circuit)

- Sealed one way 3.0m wide vehicle access with 0.5m grassed gravel verges (4.0 m total).
- Suitable fruit, bush tucker and flowering trees and shrubs on the road verge of the circuit in appropriate locations between driveways and parking areas; such as mango, macadamia, avocado, citrus and lilly pilli.
- Ground covers on the driveway verge such as native grasses and lilies, bushfoods, herbs and legumes to provide food, to protect soils from erosion and to improve soil fertility.
- Grassed pedestrian access adjacent to the shared driveway, incorporating meanders within the community lot area, providing links to the "Community Green", "Top Spot" and the neighbouring Foresthaven property.
- Thresholds for pedestrians defined by bollards and landscape treatment at key locations where pathways intersect with the shared driveway access.
- Low-key bollard directional solar lighting at appropriate locations eg., pedestrian crossing points, selected driveways and intersections in the circuit.

Top Spot

- Woody weeds removed, locate and screen plant in-ground concrete tank(s) in the SW sector to store bio-treated stormwater to serve the landscaped areas and plantings of the shared driveway. A shaded area beside the tank(s) for a small native plant fernery and wet species propagation area.
- Locate a viewing platform with river and forest views in the central sector minimizing contact with the ground. Remove woody weeds and replace with suitable native species appropriate for bushfire mitigation.
- A track head and signage to link with existing track through adjoining Ayr Street public reserve and participate in landscape activities associated with reserve.
- Weed management and enhance habitat values for ground dwelling native animals including reptiles and small marsupials, in particular related to the sandstone outcrop areas in the SE sector.

Guiding Principles

The following guiding principles will be applied in the design and implementation of the 'Jagera' Landscape Plan to support ecologically sustainable development.

Biodiversity

Implement the underlying principle of maintaining and enhancing biodiversity through weed management, planting local species and providing fauna habitat.

Bushfire Mitigation

Apply a risk minimisation management approach to bushfire hazards by use of appropriate plant species, canopy separation, managed fuel loads and treatment of buffers to assets such as buildings.

Solar Access

Ensure solar access to optimise energy and food production for residents and provide comfortable living through implementing passive solar design for housing including access to natural light, breezes and views.

Forest Management

Replace woody weeds and senescent, hazardous wattle re-growth, unsuitable for urban living, with sub-tropical rainforest species as open forest, with a range of native tree, shrub, grass and ground covers.

Food Production

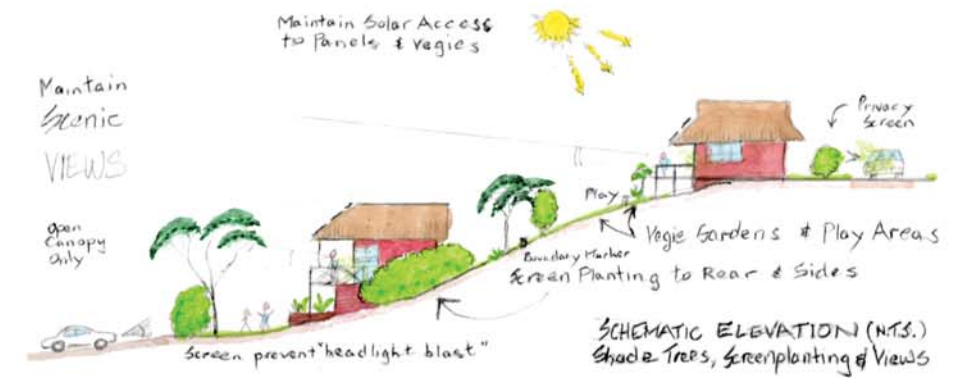
Apply organic based Permaculture principles to grow a range of food by site residents that reduces the urban ecological footprint and promotes localization, whilst managing potential weed species.

Soil Conservation

Apply best practice management of soils and slopes during construction, building, and living phases, including sediment controls, surface treatments, mulching and planting regimes and education.

Use of Onsite Resources

Re-use onsite natural materials in the landscaping process, such as rocks and soil; and mulch and logs from felled and fallen wattle trees for habitat enhancement, retaining walls, firewood, and for use in building.

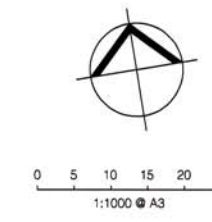


The Home Lots

- The Landscaping Guiding Principles will be applied to the private home lots through the community management statement (see Guiding Principles), which includes specific design criteria and advice.
- Native trees will be retained when solar access for energy production and/or residential safety is not impacted. If trees are removed, additional planting will occur.
- Fencing of front and side lot boundaries is not proposed, enabling free movement of native fauna, and to support natural landscape character.
- Privacy fencing associated with housing will consist of natural materials, plantings and natural features and designed to integrate with the surrounding landscape
- Architectural guidelines will assist in designing and constructing homes in keeping with landscape character.

LEGEND

	Town Water Supply		Tree to be retained		Bush regeneration area
	Sewer		Tree to be removed		Rock walling
	Drain		Tree to be planted		Edge of batter
	Reclaimed Water		Screen planting		Bollard light
	Post Dev. Q10 extent				Bush track
	Post Dev. Q100 extent				
	Asset Protection Zone				



LANDSCAPE CONCEPT May 2017
JAGERA Community Title
 Development

Lot 100 DP 1227141, 1A Hoschkes Lane, Maclean NSW
 Design: Sustainable Futures Australia