

LEGEND: GENERAL

- BOX GROVE ESTATE BOUNDARY
- KEY ROADS
- KEY ACCESS TRACKS
- KEY INTERNAL STREETS AND CONNECTIONS
- FUTURE PEDESTRIAN/CYCLE LINK ALIGNMENT
- BOAT RAMP
- HOMESTEAD DRIVEWAY/PATHWAYS
- GOULBURN RIVER 60M BACKWATER OFFSET
- GOULBURN RIVER
- EXISTING HOMESTEAD BUILDINGS
- OPEN SPACE
- EXISTING VEGETATION IN ESTATE BOUNDARY (APPROX.)
- LOW DENSITY RESIDENTIAL
- SITE VIEWS
- FLOODING EXTENT
- RECREATION/SEATING/VIEWING NODES
- OPEN SPACE VEGETATION - Species to be indigenous/native selected from suggested planting palette LCP-02.
- STREET TREE - *Brachychiton populneus*
- STREET TREE - *Corymbia citriodora*
- STREET TREE - *Ulmus parvifolia*
- STREET TREE - *Acer buergerianum*
- ENTRY STATEMENTS - To Future Detail

LEGEND: ADJOINING ZONES

- FUTURE RURAL RESIDENTIAL
- EXISTING GENERAL RESIDENTIAL
- POTENTIAL URBAN EXTENT
- EXISTING HOMESTEAD SITE/ FUTURE ADAPTIVE RESIDENTIAL

NOTES:

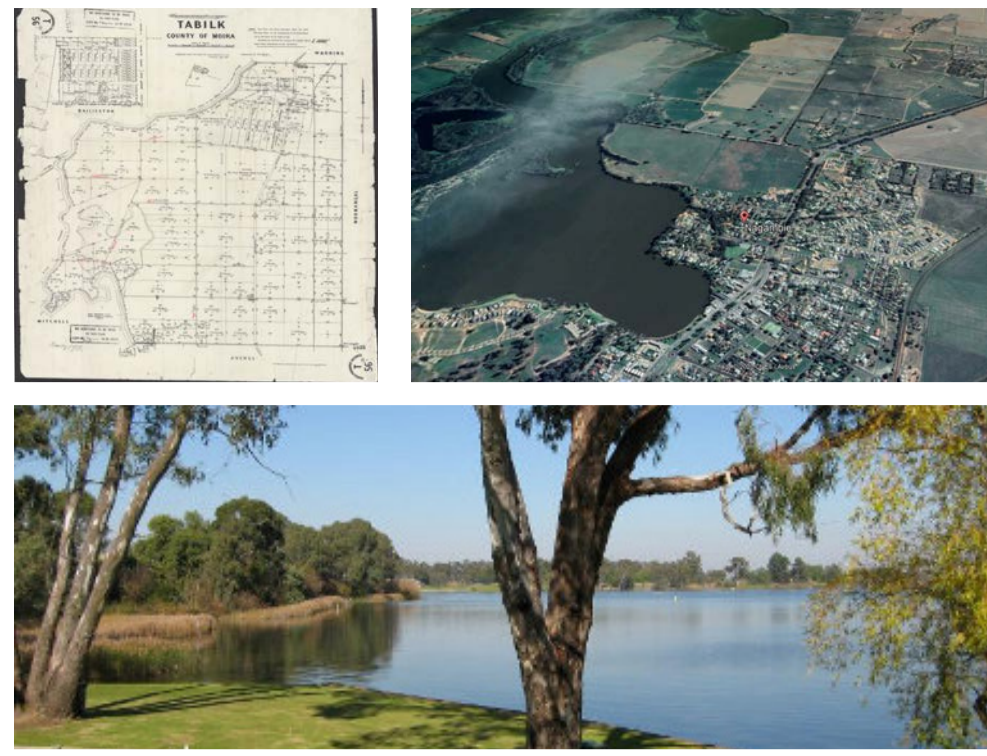
All land use boundaries and street alignments (excluding 21No. lots at Stage 1) are approximate only and will be refined at the detailed design stage

STREET TREE SPECIES:

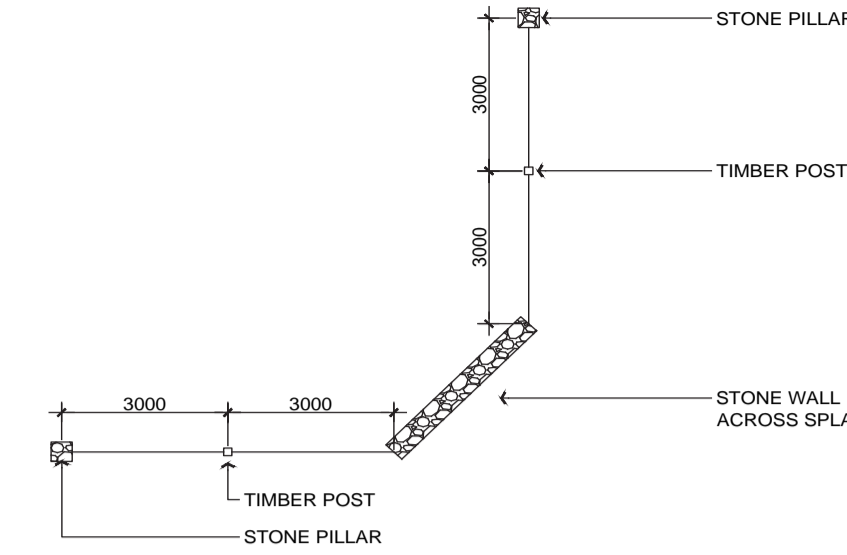


SITE CONTEXT ENTRY STATEMENTS

- The site is identified in the Nagambie Structure Plan and is based on the Nagambie Growth Management Strategy for the sequencing of future residential growth to accommodate the growth in population.
- The subject site is located in the Strathbogie Shire in central northern Rural Victoria and traversed between two major roads - Hume Freeway and Goulburn Valley Highway approximately 140kms from Melbourne.
- The Goulburn River supported a population of members of the Taungurung (Daung wurrung) Aboriginal people which participate widely as cultural heritage advisors for the area.
- The proposed Box Grove development is located approximately 3.3kms from the Nagambie City Centre.
- The current land use around the site is primarily agricultural purposed (land grazing).
- The site is zoned for low density residential with the surrounding areas zoned as future rural residential, existing general residential and potential urban extent.
- The existing Homestead site (including all existing vegetation) will be protected and retained and is nominated as the future adaptive residential site to be re-landscaped.
- The relevant Ecological Vegetation Classes (EVC's), particularly along the Goulburn River are characterised by Plains Grassy Woodland interspersed with Plains Grassy Wetland, Grassy Woodland, Box Ironbark Forest, and a large section of Floodplain Riparian Woodland/Plains Grassy Woodland Mosaic to the western shore, south of Kirwans Bridge.

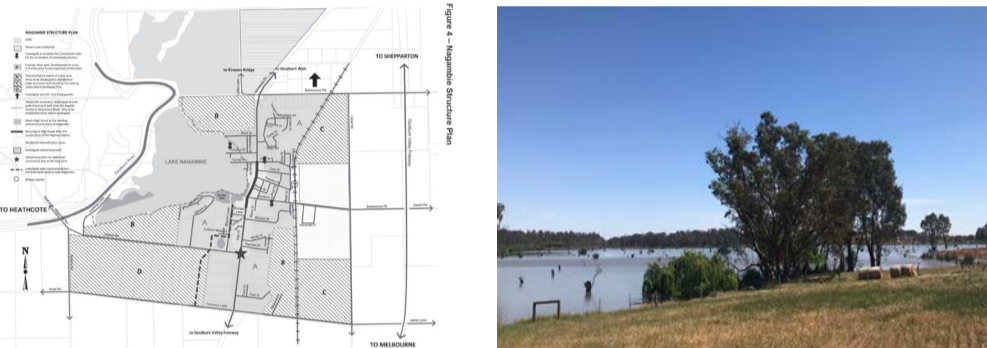


- The primary gateways throughout the site are to enforce the main aspect of the estate and the clients brand in a rural setting
- The gateways are to have a more subtle rural character and framed around the existing lot design
- The gateways are to be set into the lot splay and reflect the aspect of the site through the direction of pillars/fencing
- Figure 1 indicates an indicative example of a subtle corner splay entry statement with a stone wall across splay (possibly with estate lettering for place making) and timber post and stone pillar wall



SUGGESTED PLANTING PALETTE & TYPICAL LANDSCAPE DETAILS

- The design intent for Box Grove estate will be to thoughtfully design the large extent of Open Space and Streetscapes to enhance the character of Nagambie for the existing and future residents. The landscape masterplan highlights the landscape species choices and other landscape elements.
- The key landscape principles of Box Grove are as follows:
 - The aim is for the Landscape Masterplan to frame the approach of design to integrate the features of the development together sinuously and create a sense of place relevant to the sites location.
 - The sites context is situated to highlight views toward the Goulburn River and backwater by framing linear landscape reserves adjacent the main roads and entry gateways.



DESIGN INTENT & PRINCIPLES

- The site's character is currently a rural setting with existing remnant native vegetation framing views to the Goulburn River.
- The site will encompass an overall indigenous/native vegetation character throughout and avenue planting along local streets
- The local street network will be distinguished by different indigenous/native tree species with feature drought tolerant deciduous tree species proposed along internal roads (not abutting open space/river interfaces)
- Key native vegetation is to be protected and retained where possible in landscape pockets to enhance pedestrian permeability
- The existing Homestead site will be retained and protected (including all existing remnant vegetation where possible) and involve future landscape design
- Pedestrian/cycle networks will be provided to link open space areas for safe public enjoyment and accessibility across the site with through to the indicative waterside accessway
- Provide gateway entry statements reflective of the landscape and local site character
- Key areas of public space activation/intervention – otherwise retaining the natural setting
- Design intervention with consultation with the Taungurung (Daung wurrung) Aboriginal people and cultural heritage advisors
- Environmentally sustainability principles such as use of appropriate vegetation and permeable surfaces
- Use recycled and renewable resources where possible and consideration of drought tolerant species for water requirements



DESIGN RESPONSE/CHARACTER

- The site open space typologies aim to reinforce the local character of the site and guide design of the open space and streetscape design.
- Historic:
 - Heritage elements, particularly referencing the Taungurung (Daung wurrung) Aboriginal people.
 - Existing fabric of the Homestead to be the adaptive residential area
 - Materiality choices to reference the history and character of the existing site
- Linear Parks and Streetscapes
 - Linear parks to highlight views to the Goulburn River and create aspect from the main road entries
 - Streetscape design can create views and a sense of entry and space such. Deciduous trees can be used to create a colourful avenue and evergreen native trees can be used to form a larger boulevard avenue experience.
- Open Space
 - Elements in parkland open space are to be carefully thought out to create intimate recreational spaces for viewing and relaxation while maintaining a element of rural and open native areas.
 - Where possible native remnant vegetation is to be retained and used to frame views and areas of congregation
 - Open space areas and streetscapes to be maintained regularly and maintenance access/fire appliances to be considered in detailed design phase.
 - Key interface setbacks are to be considered to account for defendable zones particularly in the open space areas and land outside in the north, flooding areas and interface between open space and unmanaged areas.
- The public amenity will enhance the future residents and their needs and safe enjoyment of the site, they are as follows:
 - Furniture and fencing elements to enhance the history of Nagambie and make reference to the rural character of the site
 - Public lighting of the site in public open space areas and linear reserves to allow for public surveillance through the night
 - Shared pathways and meeting/congregation/relaxation areas to be provided for access through site and to consider safe surveillance through site meeting CPTED principles.
- Fire Safety Requirements
 - Shared paths are to be a standard minimum trafficable width of 3.5m and be substantially clear of encroachments for at least 0.5m on each side and clear of encroachments at least 4m vertically to accommodate fire access (for maintenance and in case of an emergency)
 - Slashing to 100mm in the area during fire season is to be completed during the Construction Phase to at least 100m from the lots.
 - Vegetation within the site boundary should be low threat where possible. This includes glasslands managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks (as defined in AS3959).
 - Suitable schedule of ongoing maintenance for open space areas to be adhered to – to future detail.

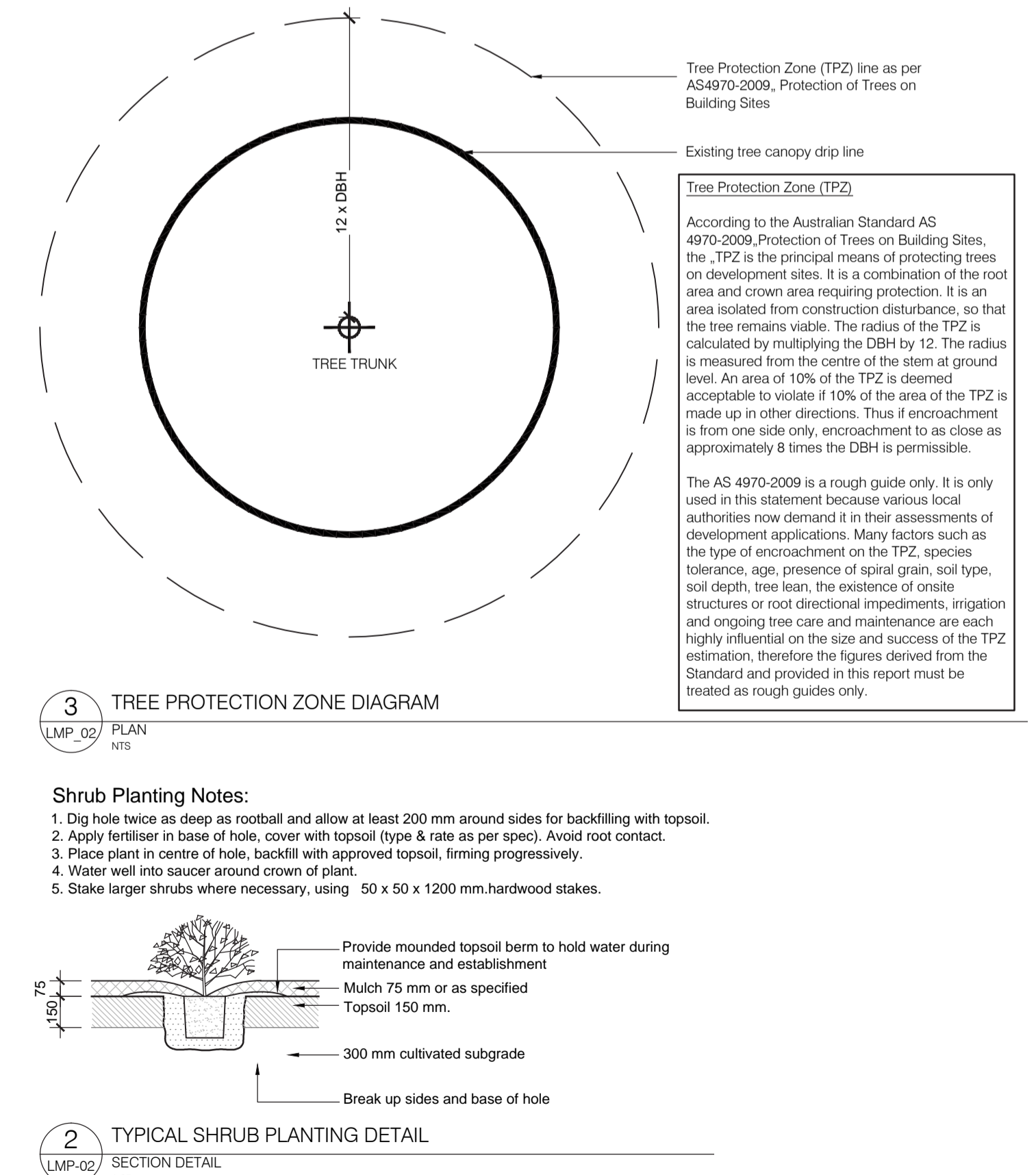
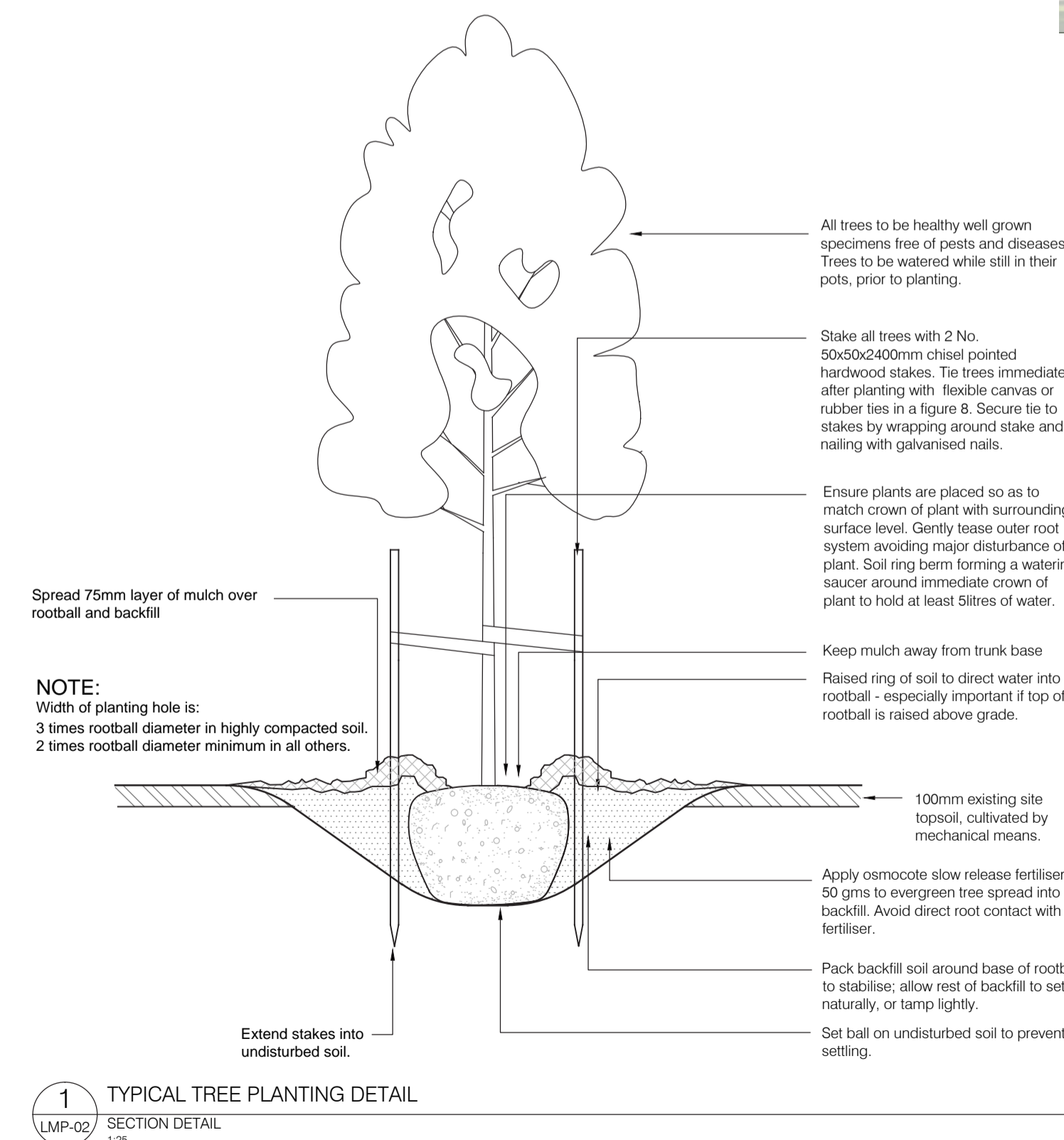


Code	Botanical Name	Common name	Size at maturity (HxW)
TREES			
ACA imp	<i>Acacia implexa</i>	Lightwood	8m x 7m
ACA pyc	<i>Acacia pycnantha</i>	Golden Wattle	3-8m x 2-5m
ACE bue	<i>Acer buergerianum</i>	Trident Maple	6m x 6m
ALL ver	<i>Allocasuarina verticillata</i>	Drooping Sheoak	9m x 5m
BRA pop	<i>Brachychiton populneus</i>	Kurrajong	10-20m x 3-6m
COR cit	<i>Corymbia citriodora</i>	Lemon-scented Gums	20m x 8m
COR mac	<i>Corymbia maculata</i>	Spotted Gum	30m x 10m
EUC cam	<i>Eucalyptus camaldulensis</i>	River Red Gum	30m x 15m
EUC leu	<i>Eucalyptus leucoxylon 'Rosea'</i>	Red Flowering Yellow Gum	12-15m x 7m
EUC ova	<i>Eucalyptus ovata</i>	Swamp Gum	10m x 5m
ULM par	<i>Ulmus parvifolia</i>	Chinese Elm	13m x 10m
SHRUBS/TUFTS			
ATR sem	<i>Atriplex semibaccata</i>	Berry Saltbush	0.8m x 1.5-2m
BUR spi	<i>Bursaria spinosa</i>	Sweet Bursaria	1.5-4m x 2-3m
CAS arc	<i>Cassinia arcuata</i>	Drooping Cassinia	2m x 0.3-0.5m
DIA rev	<i>Dianella revoluta s.s.</i>	Black-anther Flax-lily	0.3-0.9m x 0.5m
DIC rep	<i>Dichondra repens</i>	Kidney-weed	0.1-0.15m x 0.5m
GOO pin	<i>Goodenia pinnatifida</i>	Cut-leaf Goodenia	0.3m x 0.2-0.3m
LOM fil	<i>Lomandra filiformis</i>	Wattle Mat-rush	0.5m x 0.3m
LOM lon	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	0.7m x 0.7m
PIM hum	<i>Pimelea humilis</i>	Common Rice-flower	0.5-0.6m x 0.5-1m
POA lab	<i>Poa labillardieri</i>	Common Tussock-grass	0.6m x 0.5m
THE tri	<i>Themeda triandra</i>	Kangaroo Grass	0.2-0.5m x 0.4-0.6m
WES fru	<i>Westringia fruticosa</i>	Native Rosemary	1-2.2m x 1.5m
GROUNDCOVERS			
CAS mel	<i>Cassyltha melantha</i>	Coarse Dodder-laurel	climbing/spreading
CAR mod	<i>Carpobrotus modestus</i>	Inland Pigface	spreading
DRO mac	<i>Drosera macrantha</i>	Climbing Sundew	climbing/spreading
THY pat	<i>Thysanotus patersonii</i>	Twining Fringe-lily	climbing/spreading

Notes:
(1) Proposed plants are derived from the Strathbogie Shire Urban Tree Management Plan and Strathbogie EVC's.

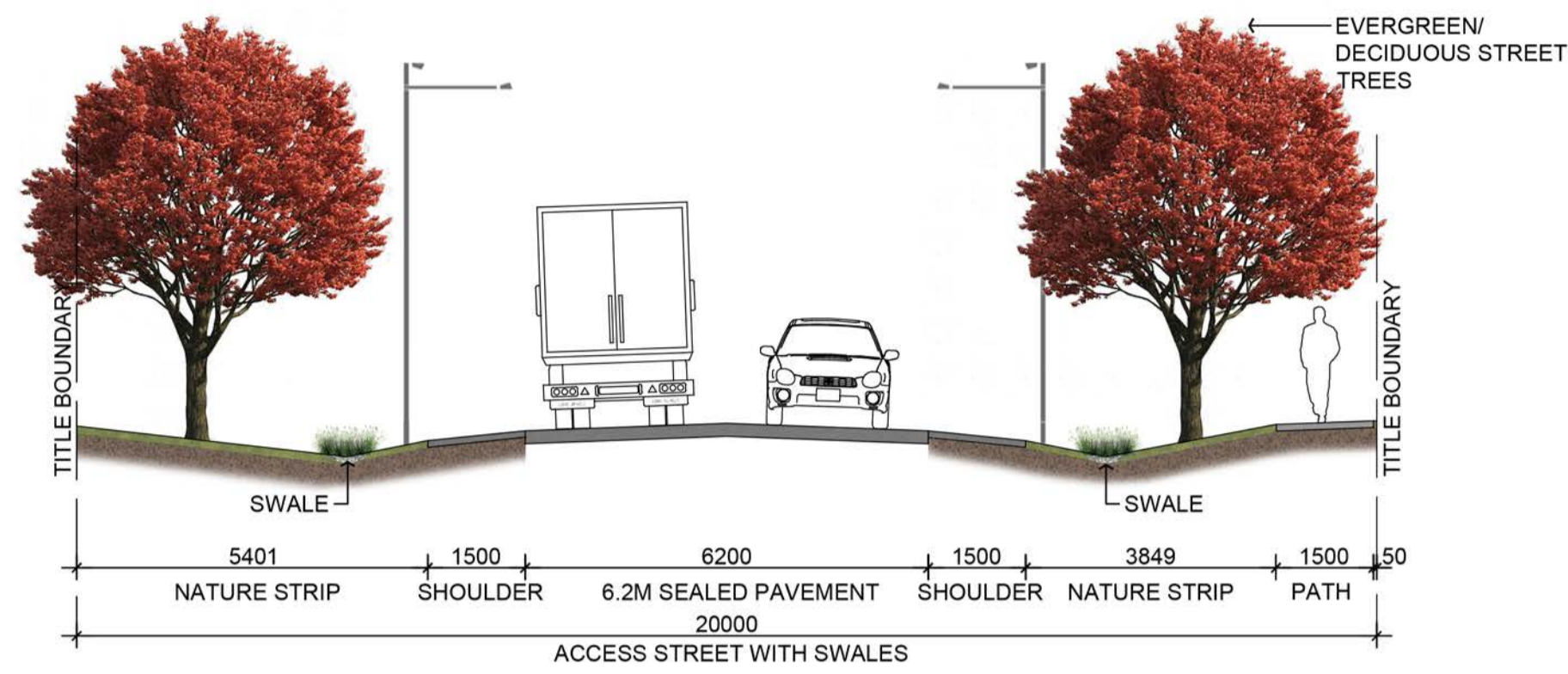


OPEN SPACE TYPOLOGIES/PUBLIC AMENITY



CROSS SECTION A

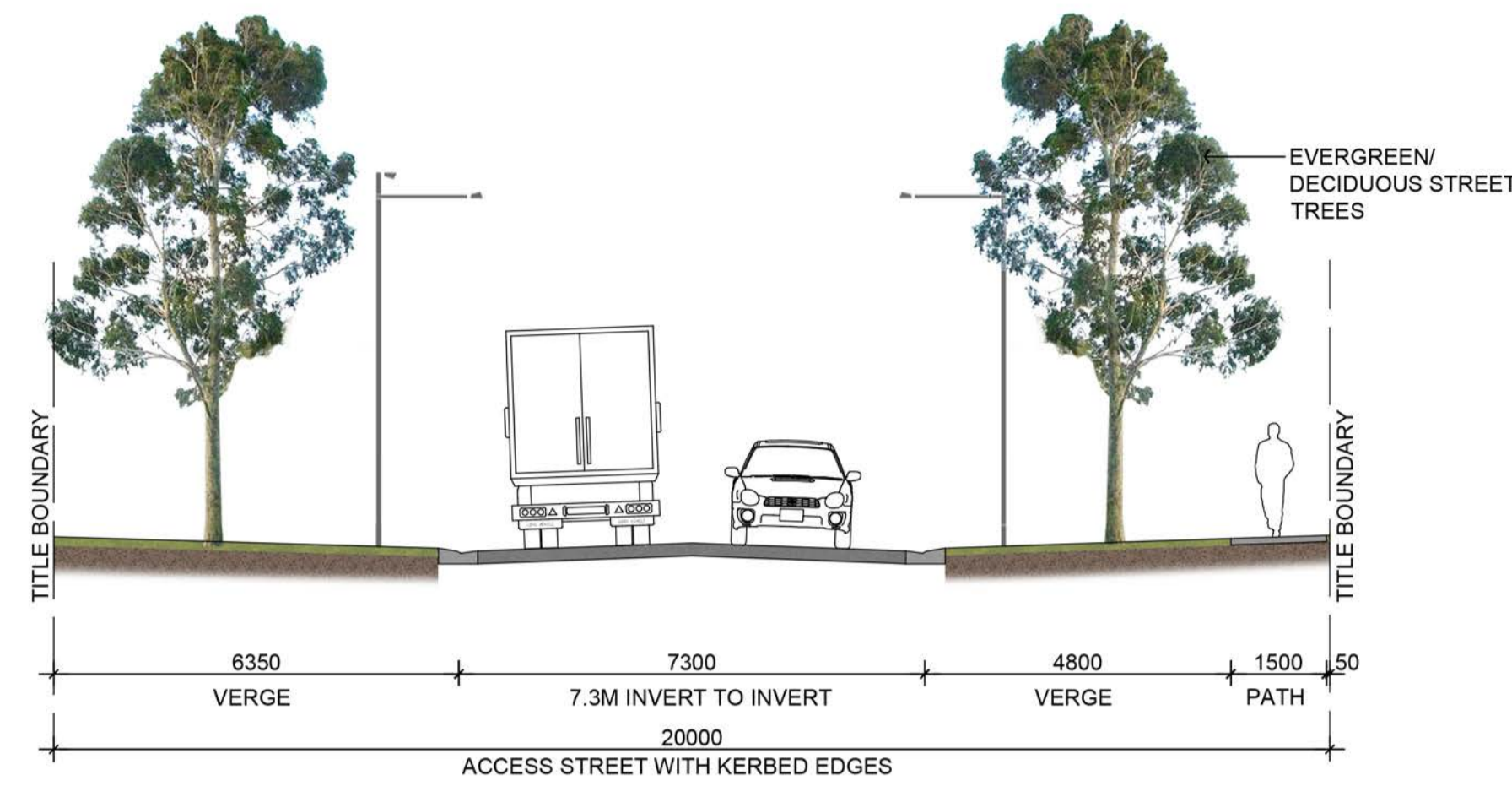
TYPICAL LOW DENSITY RESIDENTIAL ACCESS STREET



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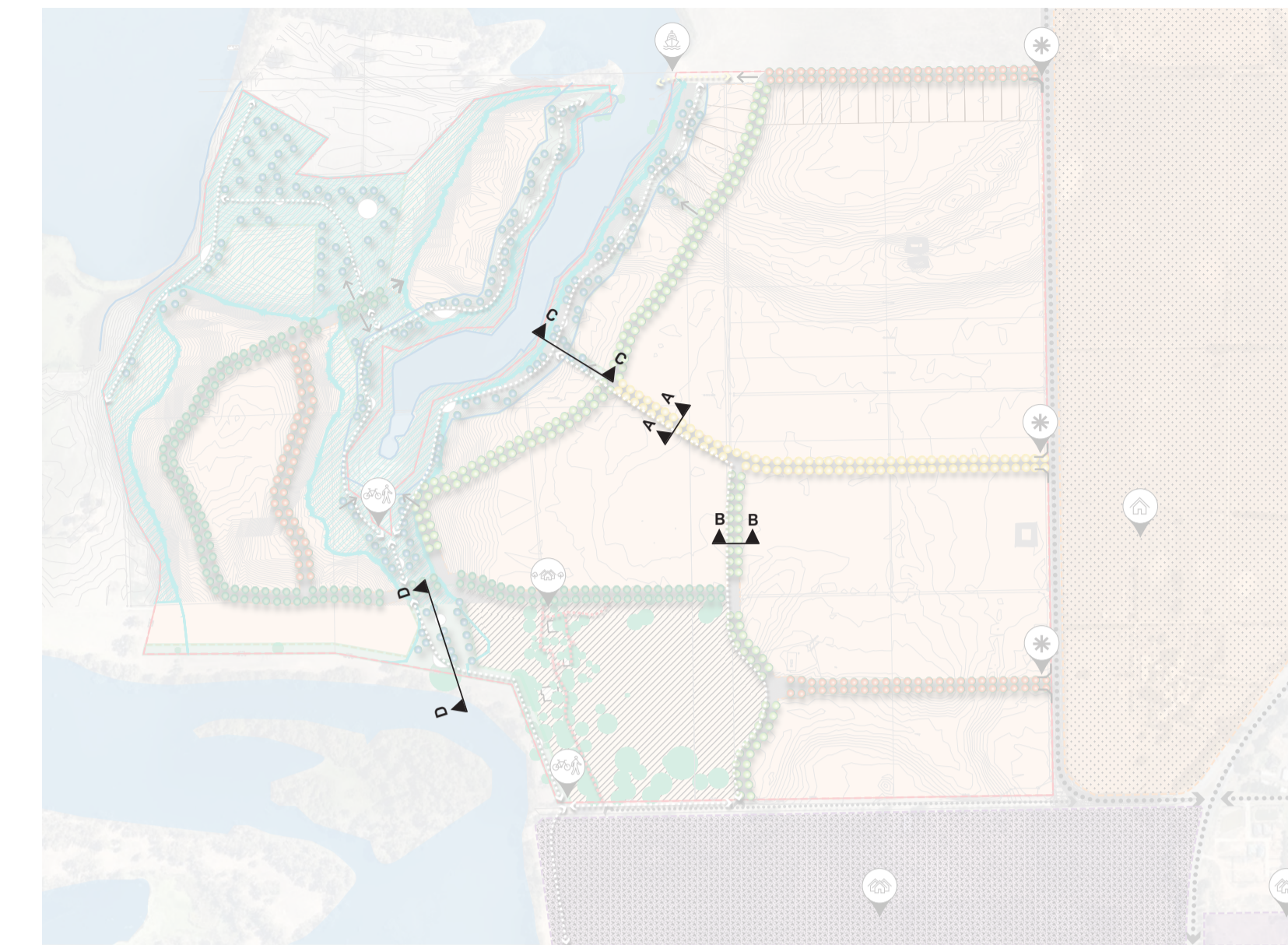
CROSS SECTION B

TYPICAL URBAN ACCESS STREET



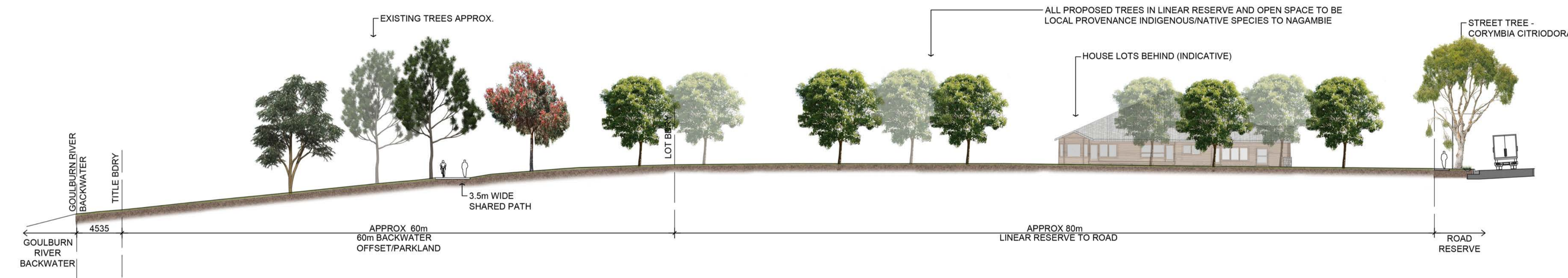
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KEY PLAN



CROSS SECTION C

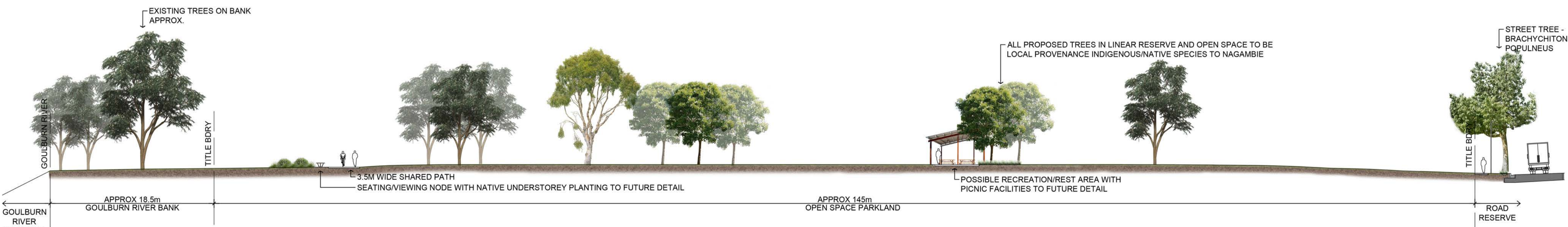
GOULBURN RIVER BACK WATER



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CROSS SECTION D

GOULBURN RIVER TO OPEN SPACE



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