
APPENDIX ITEM 9.10



CATALINA

Landscape Master Plan

June 2012

This Landscape Masterplan has been developed to satisfy the KPI requirements of the Satterley Property Group and will be used to provide strategic direction in the design and development of the estates areas of Public Open Space and other areas of landscaping.

Landscaping of POS and all public realms will be required to conform with the sustainability objectives of the development, including water sensitive urban design, use of native species, integration of biodiversity into the urban fabric, public amenity and recreational needs of the community. Specific measures which will be adopted to achieve this outcome include retention of on-site vegetation, habitat creation, use of native plant species, and adoption of best practice and innovation in landscape design and construction. The final landscape outcome is to provide a high level of amenity and create a safe and secure environment for the community, while maintaining cost within the overall approved landscape budget.

The major components comprising the overall estate landscaping have been identified below.

The Green Link

The Green Link is the main spine of the Catalina development that links the development between the Clarkson train station and the coast and defines the character of the estate. It will provide a dedicated public transport route and link activity nodes as well as pedestrian and cyclist traffic. The Green Link is an essential design element of Catalina and also serves multiple purposes of catering for roadside drainage swales, public open space and social connection of the Catalina precincts.

As the main entrance into and through the estate, it is essential that the Green Link is landscaped to a high standard and includes elements such as substantial tree planting, vegetated swales, public exercise equipment, incidental community areas such as seating and passive recreation facilities, bins, shade structures, and public art.

Active Recreation

Each precinct within Catalina will have an Active Recreation area which must be designed with large open grassed areas to allow activities such as kicking and running, along with playground facilities.

Within the Central Cell the primary provision of active open space is centrally located adjacent to the school site in the form of a large primary school oval. This oval will form the core of the active playing space for surrounding residents along with regular facilities provided through the primary school.

There are two other areas of active public open space planned for the Central Cell, the first of these being the Stage 4 Public Open Space and the second being located in the south-east corner of the Cell. Both of these areas of POS will include playground facilities for a range of age groups, along with seating areas, kick-



about areas and other active recreation uses as deemed appropriate. These areas of public open space will be landscaped to a high standard and include showcase elements of the project's overall principles.

The Garden Precinct will have one area of active recreation. This space will reflect the higher densities within the precinct and associated urban forms, while still maintaining the areas for children's play equipment and other community requirements.

The Coastal Precinct is also designated to have one main area of active recreation, occurring adjacent to the foreshore reserve. This area will include active kick-about areas and other community facilities such as barbecue and picnic facilities as well as play equipment. This space will also act as a transition from the urban environment to the conservation area to the west, conservation protection being a high priority. Obtaining access directly to the beach through the foreshore reserve will provide a substantial overall community benefit. The provision of pedestrian and/or vehicle access through the existing foreshore reserve will need to be considered when detailed planning for the Coastal Precinct is undertaken, and have reference to the Tamala Conservation Park Management Plan.

Passive Recreation

In order to create a harmonious urban environment it is important that smaller areas of public open space are located at intervals around the estate. These are generally located between the major precincts of active recreation public open space. It is currently envisaged that there will be approximately ten of these parks over the entire development. These areas of open space will be woven into the overall pedestrian network of the estate and will include elements such as foot paths, public art, some degree of hardscape, and general turf and vegetation landscaping.

These areas of open space serve a dual purpose providing locations for residents in the immediate surrounding areas to congregate as well as increasing the aesthetic appeal of the overall development. Some of these areas will also encompass vegetated landscape drainage swales. It is important that these swales are woven seamlessly into the overall landscape design in order to achieve a suitable aesthetic outcome, and maximise the amount of usable open space for residents.

Conservation Areas

The biodiversity conservation area situated east of Marmion Avenue is the largest area of POS at approximately 12ha. It is set aside primarily for the conservation of high quality bushland and some priority flora. This area will be utilised entirely for managed passive recreation, requiring protective measures including limited internal path ways, protective boundary and internal fencing, and exclusion of any drainage function.

Two other areas of conservation have been set aside, these are located in the north eastern portion of the central cell and the Garden Precinct. These two areas are subject to vegetation and landform retention under Federal Government approvals and recognise the presence of the Graceful Sun Moth and the requirement for habitat protection. Limited opportunities for passive recreation exist in these areas in the form of walking paths either through or around the conservation areas.



Entry Statements

There are numerous entrances into the estate. Current planning indicates the following entrances to each precinct:

- Central Precinct - four entrances - one off Marmion Avenue, two off Neerabup Road and one off Connelly Drive;
- Coastal Precinct - four entrances - one off Marmion Avenue and three from the existing suburb of Mindarie; and
- Garden Precinct - two entrances - one off Connelly Drive and one off Neerabup Road.

It is important that when purchasers first arrive at the estate that the entry statement provides the impression of a high quality development where they would be willing to invest, while integrating cohesively with the existing urban form. It is proposed that there will be three levels of entry statement for entrance roads into the development, as follows:

- Primary – Marmion Avenue entries to Coastal and Central Precinct, and Connelly Drive entries to Central and Garden Precinct. These entrances will carry the highest volume of traffic into and out of the estate.
- Secondary entrance statements – Neerabup Road entries to Central and Garden Precinct. These entrance statements still host an important function of designating the entrance to the estate, however, will be slightly decreased in scale from the main entry point.
- Tertiary level entries – Coastal precinct connecting to existing local roads to the Mindarie estate. It is not deemed any permanent structures are required at these entrance points.

Public Art

The delivery of public art on a land development project is one element in the building of a strong and cohesive community. Public art can add vibrancy to a land development project and develop a theme or connect a community to its place.

An overall Public Art Strategy has been prepared for by the Tamala Park Regional Council, and a Public Art Implementation Plan for the Central Precinct submitted for consideration.

It is envisaged that public art will be delivered to compliment areas of public open space and also in high profile entry statement locations, as well as in conservation areas. Public art can take the form of public facilities, creative landscaping elements, standalone pieces of art, and interactive structures in parks, entry signage and interpretative signage. It is also envisaged that the Green Link will include elements of public art.

Street Scapes

Landscaping of street scapes will occur both internal and external to the development.

There will be landscaping of main arterial road verges adjacent to the estate. These include Marmion Avenue, Neerabup Road and Connelly Drive. By landscaping the existing road verges immediately adjacent



to the development, an impression of entering into or passing through a high quality urban environment will be created for potential purchasers and existing residents. These areas will be landscaped in a sustainable manner to match in with the values of adjacent conservation areas, which require low levels of maintenance while at the same time achieving the landscape outcome required.

Some upfront landscaping of internal streets will occur. Locations will be selected based on levels of road hierarchy and connectivity between areas of public open space and main thoroughfares. Elements will include landscaping to central boulevard medians and road verges. In the long term, irrigation for areas of verge will be connected to adjacent residences who will take over long term maintenance. The upfront landscaping of selected internal roads is also important to create an impression of what the estate will feel like in the long term, in advance of housing construction occurring.

Recommendation

The Catalina estate is positioning itself as a high quality urban development within the overall Northern Corridor market. A key element of establishing the market position, brand and identity of the Catalina estate is in the development of high quality landscaped areas. The approved Catalina landscape budget allocates sufficient funding to achieve these outcomes.

It is recommended that the principles of this document are adopted and used to provide strategic direction in the design and development of landscape areas within the Catalina development, ensuring optimal outcomes are achieved for both community benefit and return on investment by the Tamala Park Regional Council.