



**REDSTONE
LANDSCAPE MASTERPLAN**

PLANNING PERMIT AREA 1

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Introduction

This Landscape Master Plan is intended to set the framework for the development of the entire public realm for the initial stages of the Redstone development. While it is focussed on the public realm for Planning Permit Area 1 (PPA1), it necessarily sets the scene for the landscape of the overall Redstone development area, so that PPA1 can be seen to fit within a broader context.

In that context, proposals for land outside Villawood's ownership can be seen as indicative only. Nevertheless, they can form the basis of landscape design for an overall integrated urban development that would result in coherent neighbourhoods. (Additionally, as this Landscape Masterplan sets a framework for the development of the entire public realm, it necessarily addresses some of the civil engineering elements that contribute to the overall character of the landscape. These are proposals only and it is acknowledged that these elements will be assessed separately by Council's engineering department.)

This report continues in two parts, namely:

- Part 1 the broader PSP area; and
- Part 2 Planning Permit Area 1 of the residential area of the site.

It should be noted also that this Landscape Masterplan sits within the broad vision for all the land addressed in the Sunbury South Precinct Structure Plan (PSP.) It gives effect to the vision and objectives described in that report, at the detailed level of implementation within the Redstone development.

Vision

Villawood's vision for Redstone is to utilise the natural beauty of Redstone Hill itself and Jacksons Creek as the cornerstones of residential development that provides future residents with a clear and strong urban form, defined by identifiably different neighbourhoods that are highly linked with pathways and open space, providing a high amenity place to live.

The landscape vision for Redstone is to build on the natural assets of the Hill as a sentinel in the area – a focal point and place of stunning views in many directions. While it is not marked by a defined peak, its status as the highest ground for some distance around, together with its pockets of existing vegetation, create opportunities for the creation of a unique place. This opportunity is reinforced by the different slopes on various sides of the hill.

Additionally driving the landscape vision are the extraordinary topography and beauty of Jacksons Creek, a secluded refuge from the urban surrounds, offering enormous variety of landscape character and settings along its course, with its River Red Gums, riparian vegetation and remnants of historical plantings. Together with the existing Sunbury township's diverse (and strongly exotic) landscape character, these elements will inform the landscape character of Redstone, helping create well defined, differentiated and diverse neighbourhoods.



Existing Sunbury Landscape Character

From a landscape perspective, it is important that Redstone “fits” with the remainder of Sunbury and over time becomes an integral part of the area, rather than an area that visually stands apart from the township.

The existing character of Sunbury is made up of a range of complex factors such as its original rural town layout, its vegetation character, wide streets and topographic response. For Redstone, one of the key existing character elements that will be built on is the vegetation character of Sunbury. Its streetscapes contain a rich mix of native and exotic species, with the older areas dominated by deciduous exotic species. Additionally, sites such as Rupertswood contain an almost “botanical collection” of exotic species, so much the norm at the time of its development. Figure 1 shows some examples of this existing Sunbury character.

This species richness, together with areas of dominance of one species over others, will be part of the individual character creation for the different neighbourhoods.

Linking throughout this diversity of neighbourhood character will be some consistent street forms, with some of these streets providing their own special character through the use of median strips. These consistent elements will help to reinforce the linkages between the differentiated neighbourhoods.



Figure 1 - Examples of existing Sunbury Landscape Character



Part A - Broader PSP Context

A1 Overall Landscape Framework

As noted above, this Landscape Master Plan is intended to set a framework for the overall development area encompassing Redstone. In that context, the following sections describe that overall landscape framework within which the detail of PPA 1 will sit.

The framework also deals with land both inside and outside Villawood's ownership. In that context, some of the initiatives outlined below will not be delivered by Villawood but will be the subject of further investigation and resolution, and will be implemented by other parties over time.

A1.1 Key Open Space Recreation Facilities

Figure A1 shows the principles for the broad distribution of public open space and key recreation facilities throughout the PSP area. The intent is to create Redstone Hill itself as the major focus of outdoor informal recreation, capitalising on its central location, extraordinary landscape values and outstanding views in many directions. It would become the regional recreation node (as noted in the PSP) for the area, with a wide variety of recreation opportunities being on offer. Further detail of the broad intent for the Redstone Hill open space is outlined later in this report.

The Jacksons Creek valley and escarpments will eventually become part of a major linear open space, with the area within this plan being only one small part. In that context, the approach is to create a natural riparian landscape corridor within which there sits a limited number of recreation "nodes" that offer passive and informal recreation opportunities to users. Some of these nodes are located at the top of the escarpment, recognising the topographic challenge for many users of accessing the valley floor. Others are located on the valley floor itself, catering for users that may be travelling part or all of the length of the corridor.

Two key visual corridors are proposed, with one on the west of Redstone Hill providing a visual link to Jacksons Hill and another on the east side, providing an axial visual connection through the town

centre. Augmenting these large and connecting open spaces and recreation facilities are a number of smaller local parks which will provide a range of recreation opportunities closer to people's homes. More detail of the design principles to be applied to each of these spaces is described later in this report.

A1.2 Pedestrian and Cycle Connections

Figure A3 shows the principles for the creation of a well linked and connected system of paths throughout the overall area. These paths will provide ease of travel for pedestrians and cyclists between the main areas of amenity including the town centre and the public open space of the development. The adjacent areas of Jacksons Creek will eventually be planned by others as part of a much larger linear open space system. This Landscape Master Plan highlights some opportunities that could be included in that larger master plan.

An extensive off-road shared path system will connect all these major facilities. Along Jacksons Creek, the intent would be to provide an escarpment-top trail that links to a valley floor trail in a number of locations where it can be accommodated by the topography. This escarpment-top trail could connect up to Redstone Hill in a number of locations and onward into the town centre along the visual axis link. Additionally, within the Jacksons Creek valley, a number of pedestrian only trails could be provided where the terrain is too steep or the riparian vegetation too sensitive to accommodate a shared trail.

There is also potential for a major node on a long relatively flat "peninsula" of land within the Creek valley south-west of Redstone Hill. This node could allow recreation users within the valley to access facilities without having to climb to top of the escarpment. Further downstream (to the south-east) but still on the valley floor, there is potential for a significant recreation node at the location of a former settlement containing remnant exotic vegetation.

Appendix A shows the PSP's indicative concept for this section of the creek valley. The final detail would be resolved in the development of the creek valley masterplan at some point in the future.

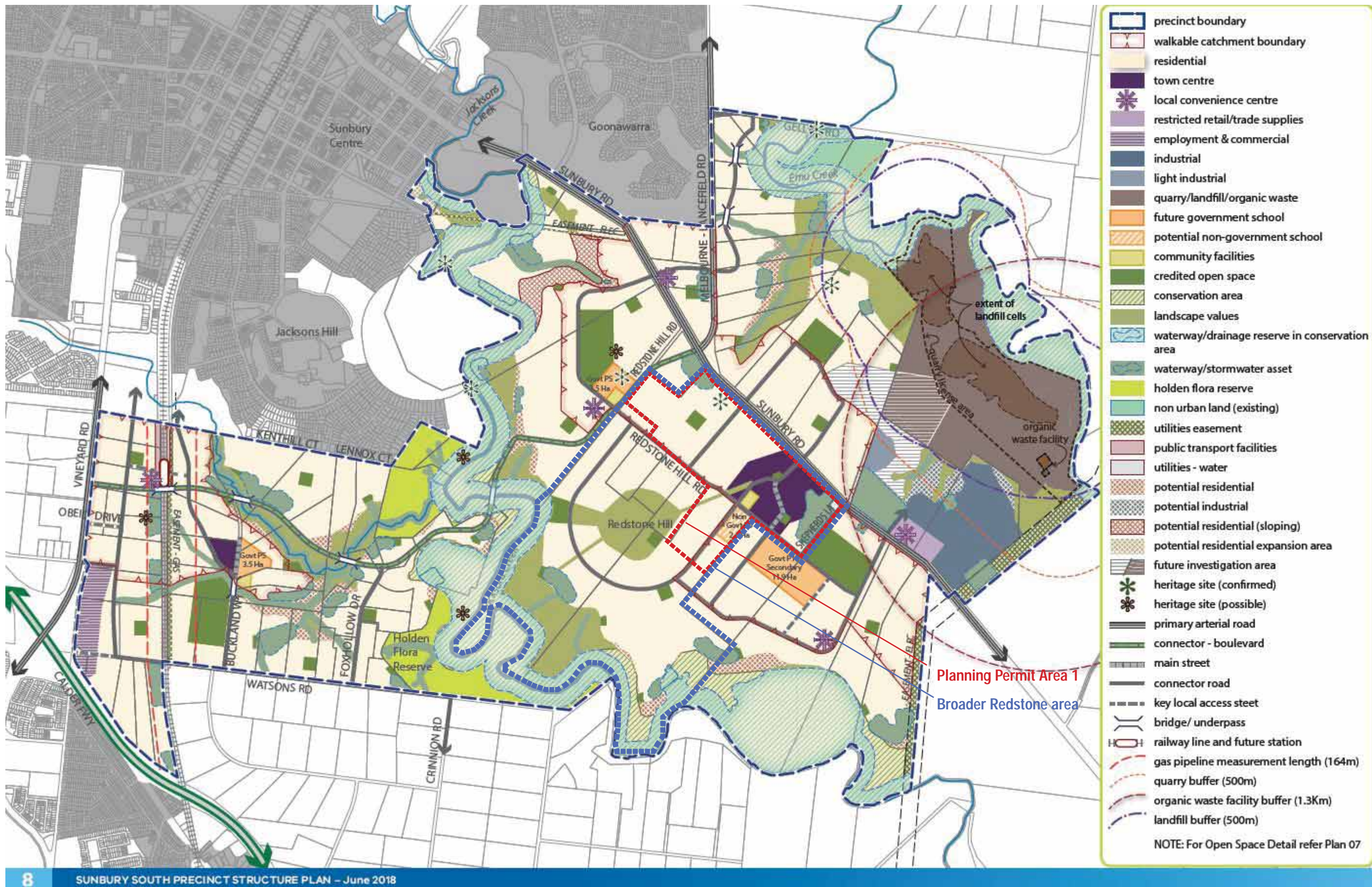
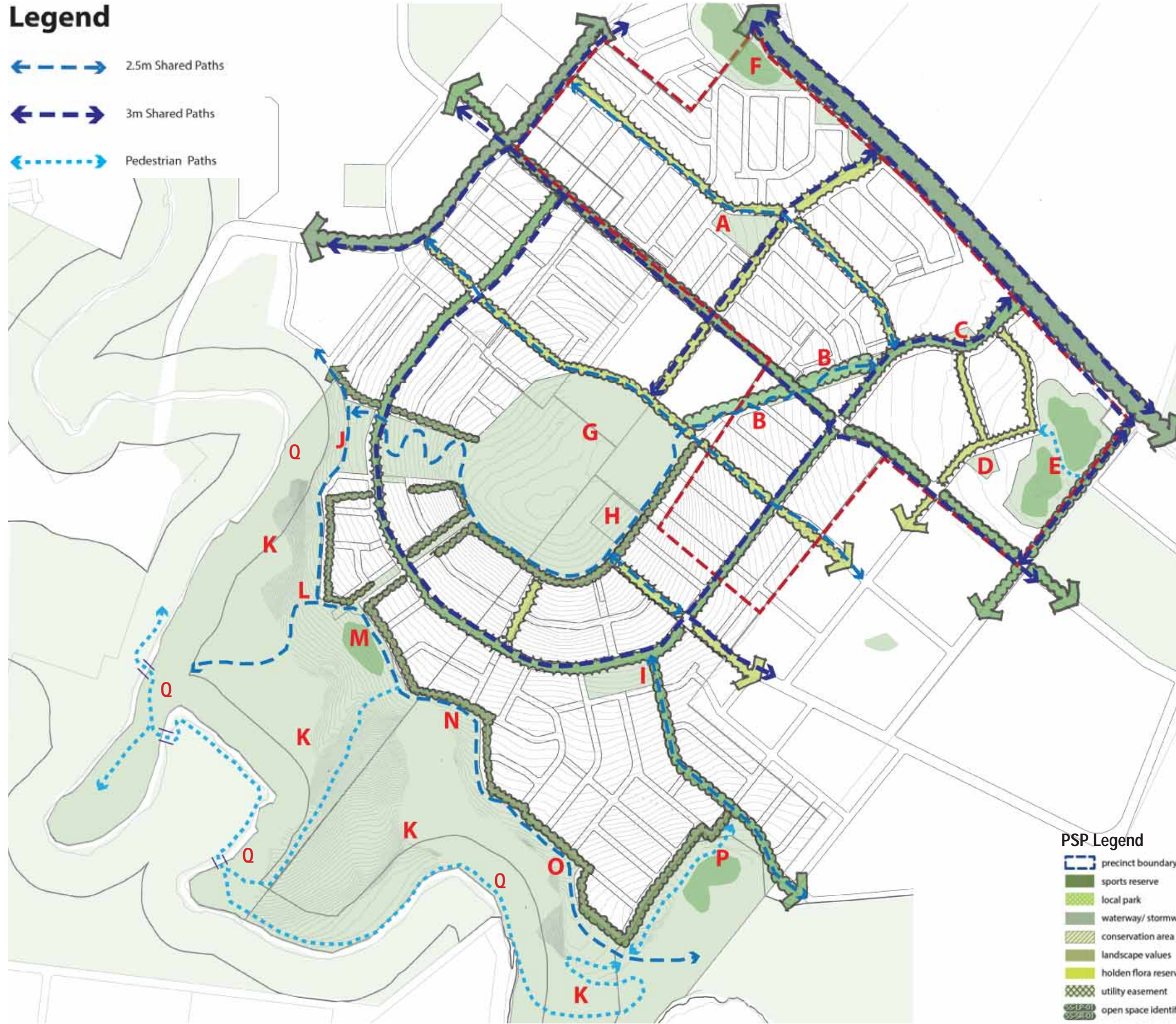


Figure A1 - PSP Plan showing Redstone (in blue dash line) and PPA 1 (in red dash line) in the context of the Open Space distribution throughout Sunbury South.

Legend

-  2.5m Shared Paths
-  3m Shared Paths
-  Pedestrian Paths



Park/Open Space Legend

Park Code	Park Type*	Park Name
A	LP	Neighbourhood 1 Park (SS-LP-30)
B	LV	Redstone Hill-Town Centre Linear Park (SS-DP-01)
C	LP	Town Centre Main Street North Park (SS-LP-29)
D	LP	Town Centre Main Street South Park (SS-LP-29)
E	W/SW	North Eastern Wetland (SS-WI-29)
F	W/SW	North Western Wetland (SS-WI-32)
G	LV	Redstone Hilltop Park (SS-DP-01)
H	LP	Redstone Hill Local Park (SS-LP-22)
I	LP	Local Park (SS-LP-23)
J	LP	Jacksons Creek Link Local Park (SS-LP-20)
K	LV	Jacksons Creek Valley Park
L	LP	Escarpment Edge Local Park (SS-LP-21)
M	W/SW	Escarpment Edge Wetland (SS-WI-21)
N	LP	Escarpment Edge Local Park (SS-LP-24)
O	LP	Escarpment Edge Local Park (SS-LP-25)
P	W/SW	Escarpment Edge Wetland (SS-WI-26)
Q	CON	Conservation areas

*Park Types (as per PSP):

- LV Landscape Values
- LP Local Park
- W/SW Waterway/stormwater asset

PSP Legend


-  precinct boundary
-  sports reserve
-  local park
-  waterway/ stormwater asset
-  conservation area
-  landscape values
-  holden flora reserve
-  utility easement
-  open space identification number



Figure A2 - Open Spaces, Parks and Wetlands within overall development area

Extract from PSP Plan 7 - Open Space, showing the Redstone area

Legend

-  Regional Recreation Node
(subject to separate design & approval process)
-  Major Recreation Node
- Picnic shelter, BBQs, toilets, seating, playspace
-  Minor Recreation Node
- Picnic shelter, small playspace, seating
-  Potential minor recreation node (eg Fitness Station)
-  Off Road Shared Paths
-  Off Road Bike Paths
-  Potential Pedestrian Paths



*P designates potential recreation nodes that would be subject to a separate design & approval process

Figure A3 - Key Open Space Recreation Facilities and Pedestrian/Cycle links. (Note that paths outside the development footprint are to be delivered by others and that paths in the Jacksons Creek Valley Park are subject to future planning & approvals process.)



A2 Public Open Space

As noted above, the Redstone development proposes a linked series of open spaces, focussing on Redstone Hill itself and the Jacksons Creek corridor. Figure A2, Open Space, Parks and Wetlands, identifies each of the open space areas within the overall Redstone area.

The key open spaces within Redstone (ie. the Hilltop and Jacksons Creek) have been thought through to the point of describing a set of “landscape design principles” for each that will hopefully contribute to their ultimate design (which will eventually be determined by others.) The design principles for these two key areas are outlined below.

A2.1 Redstone Hilltop Park & Links

Redstone Hilltop Park (31.6 ha overall, with 29.0 ha in Villawood ownership) will, in the longer term, become a key regional open space for the communities east of Jacksons Creek. Figure A4 shows an indicative set of spatial concepts and land uses for the site which reflect this opportunity to provide regional level facilities, while at the same time retaining some of the sense of openness that the site currently possesses. At this early stage of the Hill’s development, they can only be seen as the starting point for a future design that will be carried out in close consultation with Council. Nevertheless, the principles shown could be considered as opportunities for examination in the final creation of the park’s design. Those opportunities include:

- a range of traditional park amenities such as picnic and barbecue facilities, shelters and playground facilities focussed around the top of the hill;

- potential for a significant regional playground that would sit between the picnic/barbecue facilities and a café (and possibly function space) that would terminate the vista from the town centre;
- internal carparks to provide access (and disabled access) to the central portions of the site (due the size of the park and the steepness of the land);
- an outdoor function space for such things as weddings, markets and the like, to the south-east of the café;
- a flexible informal kickabout area, toward the south, but still on the “flatter” ground of the hilltop;
- potential for an informal amphitheatre space that could be used for small concerts, community events, carols by candlelight and such things to the south east;
- an open periphery to the park, evocative of the current character, protecting long distance views by limiting vegetation to the edge of the site;.
- a broad visual link space to the west of the Hilltop that would provide access to the escarpment trail above the Jacksons Creek valley;
- shared paths connecting to the west and the east, (with those shown on the diagram being indicative of a 1:20 path.)

The axial open space on the north-east of the hilltop forms an important visual connection between Redstone Hill and the town centre and is describe in more detail in Section B1.2 (as it is part of PPA1.)



Figure A4(a) - Possible spatial arrangement to guide future design discussions.



Figure A4(b) - Redstone Hill Hilltop Reserve Concept Plan, from Sunbury South Precinct Structure Plan (extract from PSP's Figure 9.)



Figure A6 - Vista ending sculpture



Figure A8 - Amphitheatre



Figure A7 - Flexible kickaround spaces



Figure A9- Lookouts (with interpretation)

Figure A5- Play elements for a district playground

Note that all the images on this page are simply indicative of the aspirations for some of the elements on the Hilltop Park and may or may not influence or be included in the final design.



A2.2 Jacksons Creek

Jacksons Creek is intended to become a major linear regional park for the whole of the Sunbury Region. It will be planned in detail by others, but with Redstone forming a significant component of this park and with the need to understand the urban interface issues with the Creek, the section below highlights some opportunities available for the future park.

The Creek valley's topography provides stunning views but also access challenges. Access could be provided continually at the top of the escarpment, while as far as possible, parallel access should be provided along the valley floor. These parallel paths could be connected at certain key points.

The urban interface is comprised of a 40m setback from the break-of-grade to the line of built form, which includes the house setback and the park-edge roadway. Due to the geometry of allotments and roadway layout, this interface dimension is quite irregular and affords opportunities for the upper level access noted above, while creating opportunities for recreation "nodal" points along the top of the escarpment.

The linear escarpment-top trail would afford the opportunity to create a variety of minor park nodes with opportunities to include fitness equipment, shelters & lookouts, seats, drinking fountains, picnic tables, bicycle racks, small kick about areas, soccer goals, half courts, minor playgrounds (eg. swings) and interpretive signage.

A number of specific spaces have been identified along the Jacksons Creek corridor as being appropriate for some level of recreation development. The areas identified below are intended to form the starting point for planning of the valley corridor. They are not specifically part of Villawood's intended development of the overall land. The spaces identified include:

- the peninsula open space node; and
- the historic settlement node.

These potential amenity locations are identified in Figure A10 - Jacksons Creek potential design elements.

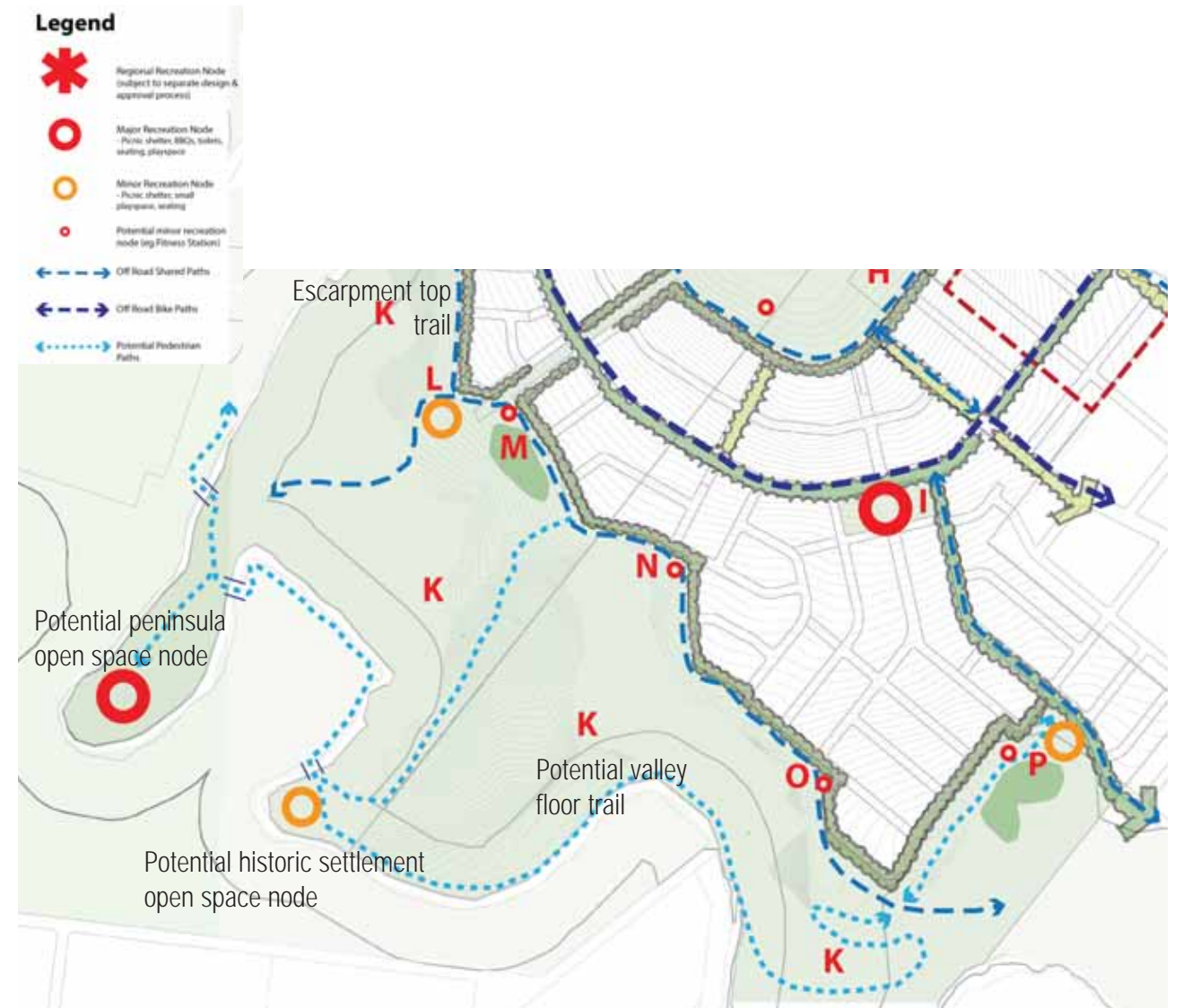


Figure A10 - Jacksons Creek potential design elements



A2.3 Planning Permit Area 1 Local Parks

Within the residential portion of Planning Permit Area 1, there are two key local open spaces proposed:

- the Neighbourhood 1 Park toward the centre of PPA 1; and
- the Redstone Hill vista linear park.

(The PSP indicates further open space in the town centre area which will be the subject of separate submissions to Council once the detail of the Town Centre is more fully resolved.)

As these parks form part of PPA1 that this Landscape Master Plan addresses, the design principles proposed for these two parks are described in **Part B** of this report.

A2.4 Habitat Reinforcement & Native Fauna

A range of indigenous fauna species are likely to use some of the open space areas of the site. The City of Hume identifies a range of fauna species that are common through parts of the municipality. (See Hume City Council, *Fauna of Hume, A guide to identifying local animal species* and Hume City Council, *Birds of Hume, A guide to identifying bird species*.)

Given the extent of urban development, it is likely that a broad suite of both ground dwelling and avi-fauna will use the Jacksons Creek open space, while the other parkland open spaces within the site will cater predominantly to avi-fauna. A different suite again will inhabit the wetland areas of the site.

This landscape master plan will support the habitat enhancement for these various suites of fauna by using many flora species from the appropriate Ecological Vegetation Classes (EVC) over the site. While the DEWLP plan in Appendix B suggests that the relevant EVCs are:

- . EVC55 – Plains Grassy Woodland; and
- . EVC64 – Rocky Chenopod Woodland

there is potential that there may be further relevant EVCs applying to the land. Consequently, prior to design of these spaces, further consultation with Council in relation to the relevant EVCs and environmental values will be undertaken and the information taken into account.



A3 Streetscape Approach

Streetscapes form a major element of the public realm and the intention for Redstone is that they be designed to provide attractive environments for pedestrians, cyclists and motorists alike. The streetscapes also offer opportunities to differentiate neighbourhoods somewhat so that people can attain a sense of individual identity. The diverse streetscapes of Redstone will reinforce this neighbourhood identity through careful selection of street tree species that provide a unique character to each neighbourhood, while providing a thread of consistent higher order streets that link the neighbourhoods.

A3.1 Streetscape Hierarchy

The Streetscape Hierarchy is shown in Figure A11 and depicts a street network in which the individual hierarchy of each street is reinforced by the landscape. This hierarchy will form a clear and legible network that can be understood by residents and visitors alike. The manner in which this hierarchy will be implemented is described in more detail in Part B of this report.

Legend











-  Activity Centre
-  Community Activity Centre
-  Non-Government Primary School
-  Arterial Edge Treatment (Sunbury Road)
-  Arterial Edge (West)
-  Connector Street
-  Key local street (deciduous)
-  Key Local Street (evergreen)
-  Open Space Interface
-  Hilltop Vista



Figure A11 - Streetscape Hierarchy

A3.2 Neighbourhood Landscape Character

The creation of identifiable neighbourhoods is an important part of creating individual identity for residents and a sense of belonging to a smaller community. In that context, Figure A12 identifies separate subtly different neighbourhoods across the development area, while Table A1 below describes some broad design characteristics intended to achieve those different neighbourhood characters. (Note that the descriptions below include landscape elements, civil engineering elements and elements on private land that will be covered in Estate Design Guidelines (marked with *). The civil engineering elements (marked with **) will be subject to engineering approval, separate to this Landscape Master Plan.)

Nhd Landscape Character Elements

- | | |
|----------|---|
| 1 | <p>Semi-formal character
 Predominantly evergreen street trees but with deciduous on higher order streets.
 Low masonry and timber front fences in limited areas.*
 Unstained capped timber side and rear fences.*
 Limited retaining walls (due to relatively gentle topography) but bluestone if required.**
 Grassed verges with gravel sideage verges.
 Standard concrete footpaths.**</p> |
| 2 | <p>Urban character
 Predominantly deciduous trees with a high proportion of upright cultivars.
 Low masonry and steel front fences in limited areas.*
 Charcoal Colorbond side and rear fencing.*
 No retaining walls required.
 Charcoal coloured concrete footpaths generally and special paving in retail/commercial core.**</p> |
| 3 | <p>Formal character
 Native evergreen street trees with deciduous on higher order streets.
 Charcoal stained capped timber side and rear fencing.*
 Bluestone retaining walls on Connector street.**
 Scoria filled gabions as retaining walls on Access streets.**
 Grassed verges to frontages and sideages.</p> |
| 4 | <p>Informal natural character
 Entirely native street trees, using copses of smaller trees as the norm.
 Low masonry and timber fencing in limited extent on NW-SE connector street.*
 Unstained capped timber side and rear fences.*
 Extensive bluestone retaining walls.**
 Grassed verges to frontages and sideages.</p> |
| 5 | <p>Formal elegant character
 Predominantly deciduous/exotic street trees.
 Limited stone threshold treatments.**
 Charcoal stained capped timber side and rear fencing.*
 Extensive bluestone retaining walls, with scoria rock corner highlights.**
 Grass verges to frontages and sideages.</p> |
| 6 | <p>Formal character
 Native evergreen street trees with deciduous exotic trees on loop Connector street.
 Charcoal Colorbond side and rear fencing.*
 Bluestone retaining walls on Connector street.**
 Scoria filled gabions as retaining walls on Access streets.**
 Grassed verges to frontages and sideages.</p> |



Table A1 - Neighbourhood design characteristics

Figure A12 - Neighbourhood Landscape Character



Part B Planning Permit Application Area 1

With the broader approach to the overall landscape of Redstone Hill described above, this section of the Master Plan report describes in more detail the landscape elements that are proposed to be incorporated in the residential portions of PPA 1.

B1 Public Open Space

Figure B1 shows that PPA 1 contains two key areas of public open space in the form of:

- the Neighbourhood 1 Park toward the centre of the development area (marked as A on Figure B1); and
- the linear park that forms the Hilltop vista from the town centre (marked as B on Figure B1.)

Additionally, there are a number of other open spaces within PPA 1, including areas C and D on Figure B1, which are both drainage reserves.

While these key open spaces A and B are described below, indicative images of the sorts of spaces and facilities proposed are shown in Figures B4 to B19 following.



Figure B1 - Planning Permit Area 1 Open Spaces.

B1.1 Stage 1 Park

This 1 Ha park will be the first one delivered within PPA 1, and consequently takes on a more important role for the emerging community of Redstone than it otherwise might. It is located in a visually prominent site at the terminus of the Stage 1 entrance road to the development.

The design principles shown in Figure B2 describe a park that has a picnic and barbecue “hub” at its core. This focal location is sited on elevated ground in the south side of the park, allowing it to be the central facility flanked by a multi-age children’s play space. The play space is located to the west of the picnic hub, adjacent to a basketball half-court. The play space would incorporate elements of nature play.

The central picnic and barbecue hub overlooks a flexible open kick-about area that sits as the centre-piece of the park. As the park needs to provide a high level of amenity early in the life of the development, it is intended to include toilet facilities within the hub area, providing easy access to the play spaces and kickabout area, but close enough to the southern street to provide natural surveillance.

At the north-east corner of the site, adjacent to the roundabout, is a small “welcome” space which would be an urban seating area with a sculptural element at its centre. It would be surrounded on the south-west side by a low retaining wall constructed of salvaged bluestone from the old out-building of 675 Sunbury Road.

On the eastern side of the park is a two way bike path that will eventually link from Sunbury Road up to the Redstone Hill park. This path also connects with a 2.5m shared path along the east-west neighbourhood road to the north of the park.



Figure B2 - Neighbourhood 1 Park - Design Principles



Figure B3 - Flexible open spaces



Figure B4 - Barbecue & picnic shelter



Figure B5 - Picnic facilities



Figure B8 - Bluestone for re-use in park retaining wall



Figure B6 - Play elements

Figure B7 - Active play and fitness elements

Figure B9 - Seating node elements

Note that all the images on this page are simply indicative of the aspirations for some of the elements in the park and may or may not influence or be included in the final design.

B1.2 Redstone Hill Vista Linear Park

Figure B10 shows the design principles for this linear connection and its interface with the town centre to the north-east. The final configuration and location will be subject to the planning approvals process.

The park is essentially in two parts - the section north-east of the Connector Street which abuts the town centre and the section south-west of the Connector Street which merges into the Hilltop Park.

A shared path would link both parts, connecting the hilltop with the town centre. The path crosses the east-west Connector Street with a small pedestrian seating node either side of the crossing point. The north-east section of the park would be of a formal urban character, befitting its location adjacent to the town centre. At the eastern end, an "urban square" would encompass a broad paved space, suitable for gatherings such as markets and potentially with shade structures such as pergolas or pavilions. A small low-key play area for young children could sit adjacent to the gathering space where it can provide a play respite close to the centre of town and separated from the road with planting and fencing. Further west from there would be a formal "town gardens" which might include a small botanical collection of plants that demonstrate appropriate species that residents might use in their own gardens.

The south-west section continues the shared path, in this case zig-zagging across the space to achieve a 1:20 grade on the path. A broad open lawn area would be incorporated in the park with a formal row of trees up either side of the space, ensuring maintenance of the vista to the Hilltop.

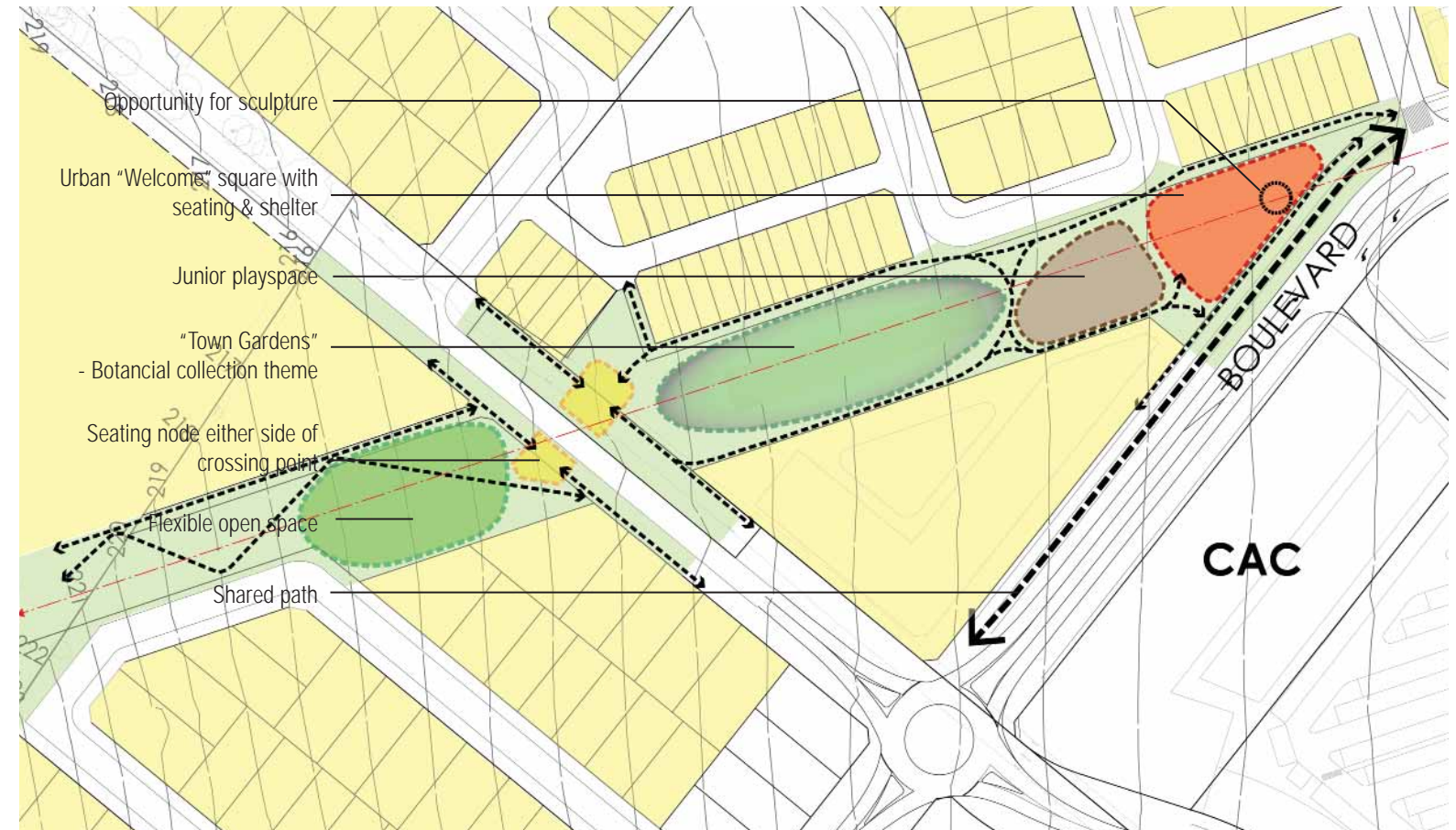


Figure B10 - Redstone Hill-Town Centre Linear Park Design Principles



Figure B11 - Sculpture focus



Figure B12 - Shade pavilion with seating

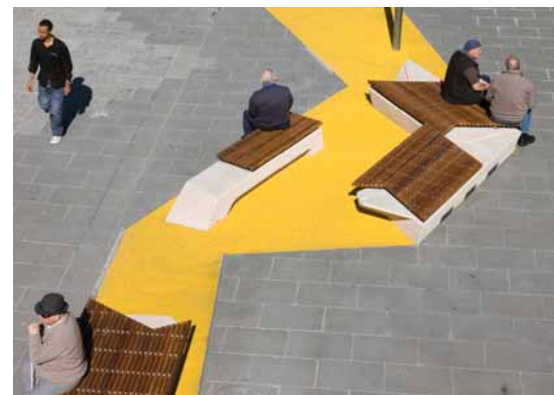


Figure B14 - Urban seating elements in welcome square



Figure B16 - Sloping grass area for relaxation



Figure B18 - Younger children's play area



Figure B13 - Shade pavilion in gathering space



Figure B15 - Demonstration plantings



Figure B17 - Urban furniture elements



Figure B19 - Younger children's play area

Note that all the images on this page are simply indicative of the aspirations for some of the elements in the park and may or may not influence or be included in the final design.



B2 PPA1 Streetscapes

The streetscapes of Redstone are the most frequently accessed components of each neighbourhood. The Sunbury South PSP outlines objectives in relation to streets and neighbourhoods, including:

- *achieve a diversity of streetscape and open space outcomes to enhance local distinctiveness and amenity;*
- *ensure that subdivision design and development positively address and respond to site characteristics, including sloping land, waterways and conservation areas;*
- *encourage a high-amenity street network by considering natural and heritage features in street alignments and design.*

The intent of this masterplan is therefore to create a clear differentiation in the streetscape character of each of the six neighbourhoods.

The philosophy then is to create a *strong and consistent* character in each of the higher order streets throughout Redstone. These streets would be the “linking thread” across the site, with each neighbourhood then gaining an individual sense of identity through the selection of *a single street tree species* for each.

Figure B20 opposite shows the proposed broad strategy for street trees throughout the Redstone development, while table B1 lists a range of potential species from which the final street trees would be selected. Final species selection will be subject to approval at each development stage, post engineering approval and confirmation of actual verge width.


Street Tree Species

Acacia implexa	Lightwood
Acer negundo ‘Sensation’	Sensation Maple
Acer truncatum x platanoides ‘Norwegian Sunset’	Truncatum hybrid Maple
Acer truncatum x platanoides ‘Pacific Sunset’	Truncatum hybrid Maple
Angophora costata	Smooth barked Apple Myrtle
Banksia integrifolia	Coast Banksia
Callistemon Kings Park Special	Weeping Bottlebrush cultivar
Corymbia citriodora ‘Scentuous’	Lemon Scented Gum cultivar
Corymbia maculata	Spotted Gum
Eucalyptus eximia ‘nana’	Dwarf Yellow Gum
Eucalyptus leucoxylon ssp. connata	Yellow Gum
Eucalyptus leucoxylon ssp. megalocarpa	Large-fruited Yellow Gum
Eucalyptus pulchella	Narrow-leafed Peppermint
Eucalyptus sideroxylon rosea	Red Flowered Ironbark
Fraxinus americana ‘Sparzam’-Sparticus	American Ash cultivar
Fraxinus pennsylvanica Cimmzam Cimmaron	Cimmaron evergreen Ash
Lagerstoemia indica x L. fauriei ‘Tuscarora’	Crepe Myrtle cultivar
Melia azedarach Lilac Lady	White Cedar cultivar
Pyrus calleryana Capital & Chanticleer	Ornamental Pear cultivars
Pyrus calleryana x betulaefolia ‘Edgedell’ Edgewood	Ornamental Pear cultivar
Quercus cerris	Turkey Oak
Ulmus parvifolia Todd	Chinese Elm

Table B1 - Proposed Street Tree Species

Legend

Higher Order Streets

- CM** Sunbury Road - *Corymbia maculata*
- ESR** Western Arterial - *Eucalyptus sideroxylon rosea*
- UPT** St 1 Entry & Loop Connector Street - *Ulmus parvifolia* Todd
- LIT** Median Highlights - *Lagerstroemia Tuscarora*
- FCC** East-west L2 Access Street - *Fraxinus pennsylvanica* 'Cimmzam' Cimmaron
- AC** North-south Connector Street - *Angophora costata*
- CM** East-west Connector Street - *Corymbia maculata*/*E. leucoxylong* ssp *connata*
- EPU** East-west Access Street- *Eucalyptus pulchella*
- APS** Town Centre - *Acer truncatum* x *platanoides* 'Pacific Sunset'
- ELC** *Eucalyptus leucoxyton* ssp. *connata*
- ELM** Valley Edge - *Eucalyptus leucoxyton* ssp. *megalocarpa*
- ELC** Hilltop Park Edge - *Eucalyptus leucoxyton* ssp. *connata*
- ANOR** Hilltop Vista - *Acer truncatum* x *platanoides* 'Norwegian Sunset'
- QAC** Vista - *Quercus acutissima*
- ANS** Sth-east Access St - *Acer negundo* 'Sensation'
- Special Precinct Species:**
- ANS** *Acer negundo* 'Sensation'
- PCE** *Pyrus calleryana* x *betulaefolia* 'Edgedell' Edgewood
-  Roundabout Tree - *Quercus cerris*

Access Streets

-  Neighbourhood 1 - *Corymbia citriodora* 'Scentuous'
-  Neighbourhood 2 - *Pyrus calleryana* Chanticleer
-  Neighbourhood 3 - *Eucalyptus sideroxylon rosea*
-  Neighbourhood 4 - Copse plantings of
 - *Acacia implexa*
 - *Banksia integrifolia*
 - Callistmon King's Park Special
-  Neighbourhood 5 East - *Fraxinus americana* 'Sparzam' - *Sparticus*
-  Neighbourhood 5 West - *Melia azederach* Lilac Lady
-  Neighbourhood 6 - *Eucalyptus eximia* 'nana'

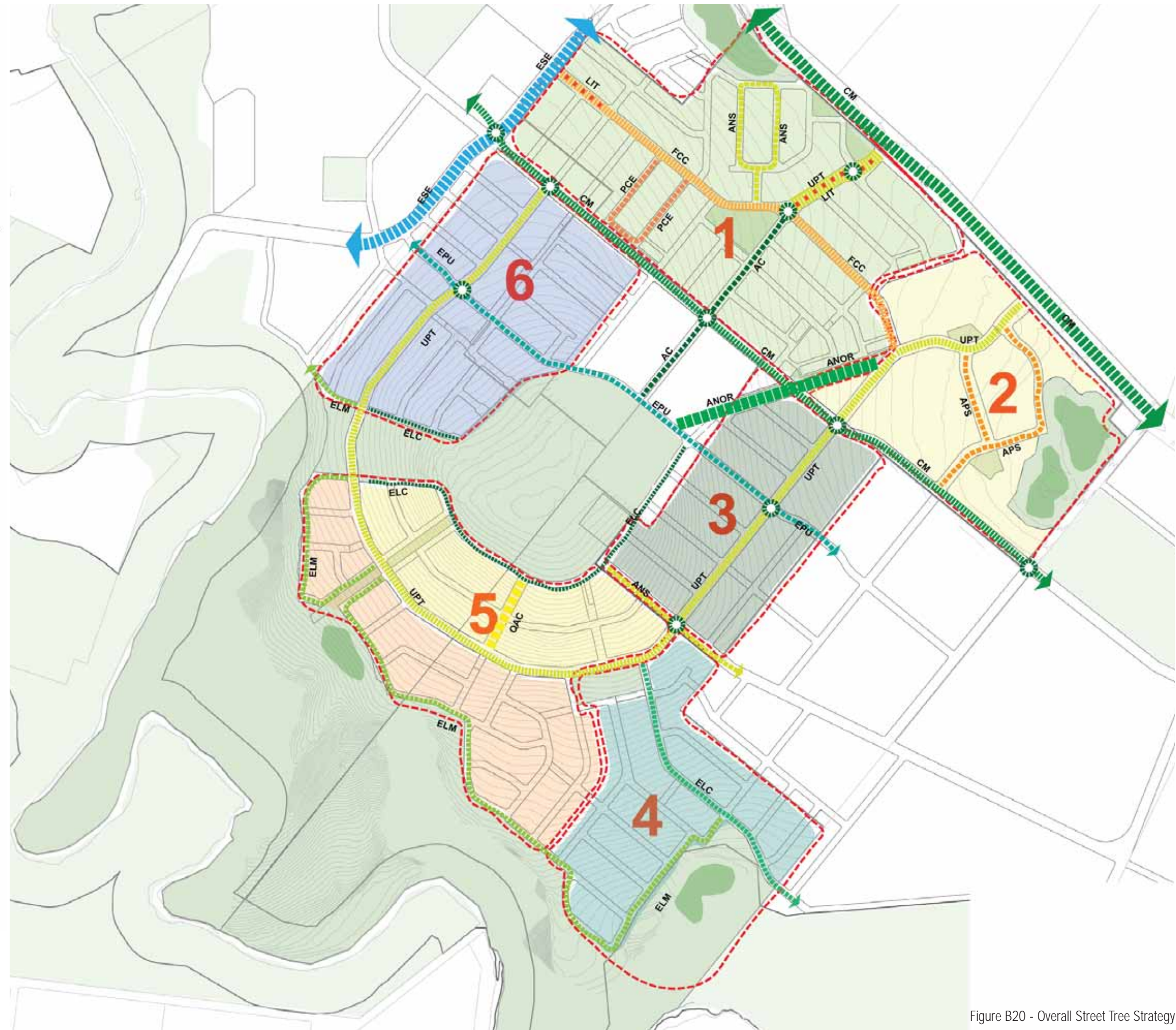
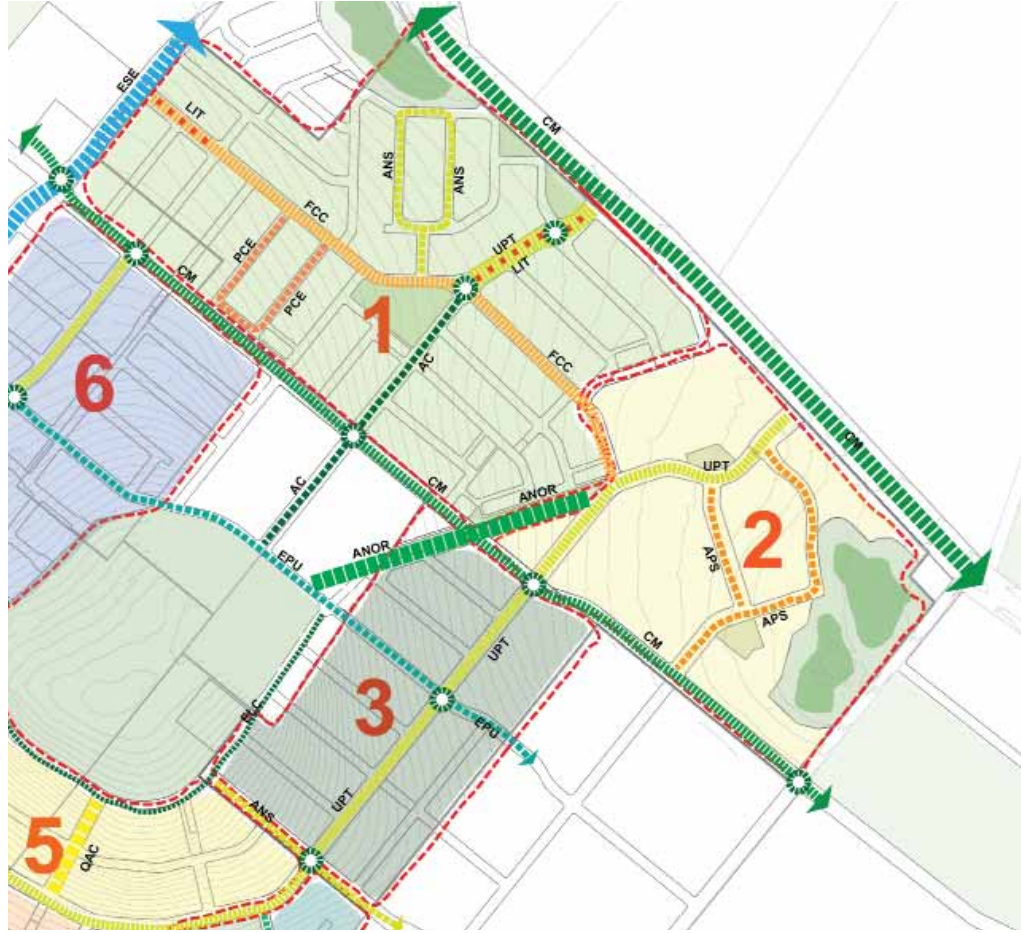


Figure B20 - Overall Street Tree Strategy

Note it is acknowledged that final species selection will be subject to approval at each development stage, post engineering approval and confirmation of actual verge width.

B2.1 Neighbourhoods 1, 2 & 3 (PPA 1) Street Trees

The following pages show the particular species proposed for Neighbourhoods 1, 2 and 3, separating the Higher Order Street species from the Access Street species.



Legend

- Higher Order Streets**
 - CM Sunbury Road - *Corymbia maculata*
 - ESR Western Arterial - *Eucalyptus sideroxylon rosea*
 - UPT St 1 Entry & Loop Connector Street - *Ulmus parvifolia* Todd
 - LIT Median Highlights - *Lagerstroemia Tuscara*
 - FCC East-west L2 Access Street - *Fraxinus pennsylvanica* 'Cimzam' Cimmaron
 - AC North-south Connector Street - *Angophora costata*
 - CM East-west Connector Street - *Corymbia maculata*/E. *leucoxylo* ssp. *connat*
 - EPU East-west Access Street - *Eucalyptus pulchella*
 - APS Town Centre - *Acer truncatum* x *platanoides* 'Pacific Sunset'
 - ELC *Eucalyptus leucoxylo* ssp. *connata*
 - ELM Valley Edge - *Eucalyptus leucoxylo* ssp. *megalocarpa*
 - ELC Hilltop Park Edge - *Eucalyptus leucoxylo* ssp. *connata*
 - ANOR Hilltop Vista - *Acer truncatum* x *platanoides* 'Norwegian Sunset'
 - QAC Vista - *Quercus acutissima*
 - ANS Sth-east Access St - *Acer negundo* 'Sensation'
- Special Precinct Species:**
 - ANS *Acer negundo* 'Sensation'
 - PCE *Pyrus calleryana* x *betulaefolia* 'Edgedell' Edgewood
- Roundabout Tree -** *Quercus cerris*
- Access Streets**
 - Neighbourhood 1 - *Corymbia citriodora* 'Scentuous'
 - Neighbourhood 2 - *Pyrus calleryana* Chanticleer
 - Neighbourhood 3 - *Eucalyptus sideroxylon rosea*



Roundabout Trees
Quercus cerris - Turkey Oak

Higher Order Street Tree Species



Sunbury Road & E-W Connector
Corymbia maculata - Spotted Gum



Stage 1 Entry Road, Town Ctr Entry & Loop Connector
Ulmus parvifolia Todd - Chinese Elm



East-west L2 Access Street
Fraxinus pennsylvanica 'Cimzam' Cimmaron



North-south Connector Street
Angophora costata - Apple Myrtle



Western Arterial
Eucalyptus sideroxylon rosea - Red flowered Ironbark



Town Centre 'Main Street' and primary streets
Acer truncatum x *platanoides* 'Pacific Sunset'

Neighbourhood One

Access Street Tree Species



Access Streets - Neighbourhood 1
Corymbia citriodora 'Scentuous'

Neighbourhood Two



Access Streets - Neighbourhood 2
Acer truncatum x platanoides 'Pacific Sunset'

Neighbourhood Three



Access Streets - Neighbourhood 3
Eucalyptus sideroxylon rosea - Red flowered Ironbark

Special Precinct Tree Species



Special Precincts
Acer negundo 'Sensation'

Hilltop Vista Tree Species



Hilltop vista spine
Acer truncatum x platanoides 'Norwegian Sunset'

Hilltop Park Edge Tree Species



Hilltop Park Street Edge
Eucalyptus leucoxylon ssp. connata - Yellow Gum

B3 Materials

As noted earlier, while the project vision is to clearly differentiate neighbourhoods from each other, there is a limited suite of materials for landscape works that can be used to reinforce this separation. However, the intent is to create subtle differences wherever possible.

This section describes the vision for the key materials desired to be used in the landscape for the residential areas of Redstone Hill, separated into “hard landscape materials” (such as site furniture, shelters, bollards, paving, retaining walls and the like) and “soft landscape materials” (essentially the vegetation.) Both these sets of elements form a vital part of creating the sort of landscape character preferred for the site. *Note that the elements described in this section are the vision for Redstone and are aspirational in their nature. As noted earlier in this Master Plan, the civil engineering elements shown (and marked with an asterisk) will be subject to separate approvals by Council’s engineering department. They are depicted here to demonstrate the overall vision for the neighbourhoods of Redstone.*

B3.1 Hard Landscape Materials

B3.1.1 Footpaths*

Footpaths across most of the PPA 1 area of Redstone are proposed to be standard grey concrete paths, scored at 1.5m centres. (Refer Figure B22.)

The exception to this will be the town centre, where two types of paths are proposed. In the core retail and commercial areas, a higher quality paving such as precast concrete pavers and stone banding or highlights is proposed. The detail of this will be subject to the detailed design of the town centre retail area as this emerges. Figure B23 provides an indication of the sort of paving envisaged.

The remaining footpaths in the town centre higher density residential areas are proposed to be charcoal coloured concrete, scored at 600mm centres, as shown in Figure B24.

The kerb and channel for most of the PPA 1 area is intended to be standard grey concrete barrier kerb and channel. (Refer Figure B26.) In the Neighbourhood 2 area, the broader town centre, it is proposed to use a charcoal coloured version of the same concrete barrier kerb, (refer Figure B27) except in the core retail/commercial area where a modified profile is proposed. The proposed profile is a wider 300mm kerb with a 300mm channel. This modified profile confers a more urban character to the street, commensurate with its main street retail land uses. (Refer Figure B28.)

B3.1.2 Paving in Public Open Space

Within the parks, the intent is to lift the quality and make these spaces more attractive through the use of exposed aggregate and/or coloured concrete in special locations. Figure B25 shows Tuscan Toppings for some broader areas and either random or square sett porphyry for use in highlight areas.

Note - * indicates elements requiring engineering approval.



Figure B22 - Plain concrete* scored at 1500



Figure B26 - Plain concrete kerb and channel*



Figure B29 - Porphyry stone sets at roundabouts*



Figure B23 - Precast and stone highlight paving* in retail core of Town Centre



Figure B27 - Charcoal coloured concrete kerb and channel*



Figure B30 - Porphyry stone thresholds at roundabouts*



Figure B24 - Charcoal coloured concrete paving in residential streets of Town Centre*



Figure B28 - Special profile charcoal coloured kerb and channel in Town Centre*



Figure B31 - Charcoal exposed aggregate thresholds in Neighbourhood 1*



Tuscan Toppings
Figure B25 - Parkland Paving



Random Porphyry highlights



Porphyry stone set highlights



Figure B32 - Beige-coloured exposed aggregate thresholds in Neighbourhood 3*

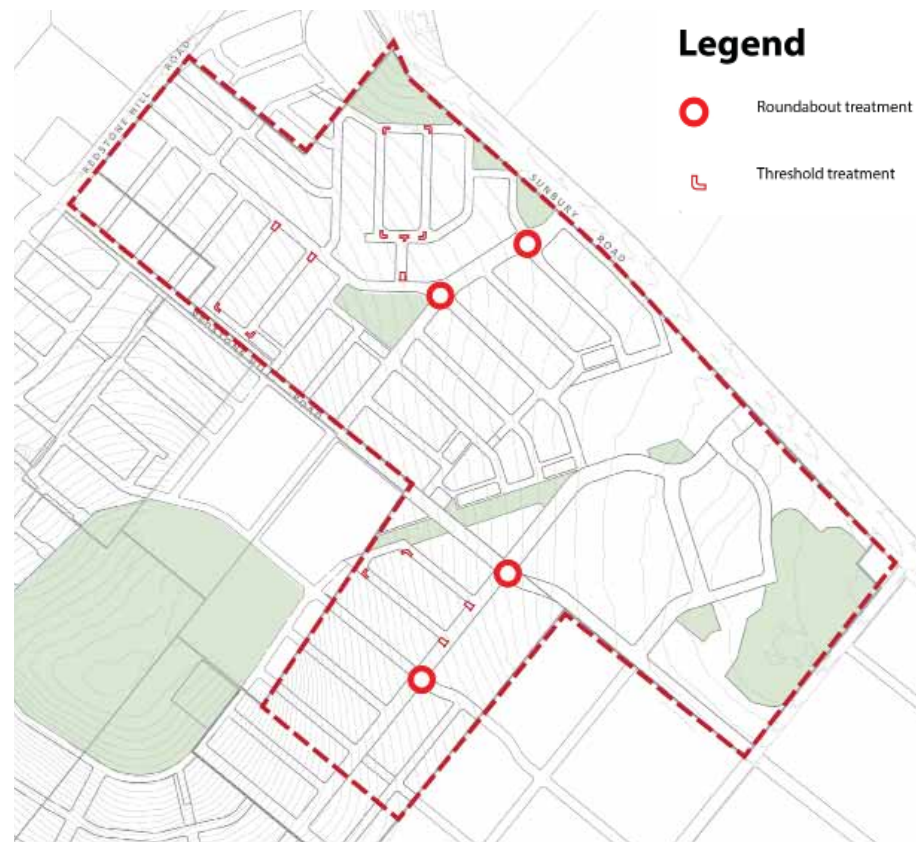


Figure B33 - Roundabout and threshold locations in PPA1



Figure B34 - Bluestone retaining walls* on Loop Connector street (consistent for full length.)



Figure B35 - Gabions with red scoria rock as required on access streets*

B3.1.3 Roundabout treatments*

A single consistent form of roundabout treatment is proposed throughout the entire Redstone area and consequently applies to the PPA 1 area. The proposal is to use porphyry stone sets as highlights either side of the pedestrian crossing points as well as the paved annulus area of the central roundabout. Refer Figures B29 & B30.

B3.1.4 Threshold treatments*

A small number of threshold paving treatments are proposed within the PPA 1 area. They would only occur at specific entrance points to special residential precincts, as shown in Figure B33.

In Neighbourhood 1, the proposed thresholds would be charcoal coloured exposed aggregate concrete, similar to that shown in Figure B31.

In Neighbourhood 3, any proposed thresholds would be a lighter exposed aggregate concrete with a peripheral banding of porphyry stone sets, similar to that shown in Figure B32.

B3.1.5 Retaining Walls*

While retaining walls will be minimised in Neighbourhoods 1 and 2 of the PPA 1 area, there will definitely be a need for them in Neighbourhood 3, due to the increasing site grades around the east, south and west of Redstone Hill.

Generally, any required retaining walls will be bluestone (basalt) hopefully won from the site works. As noted, they will be minimised in Neighbourhoods 1 and 2. In Neighbourhood 3, the loop Connector road retaining walls will be consistently bluestone, along the lines of the one shown in Figure B34. However, in the Access streets of this neighbourhood, it is proposed to use scoria rock in wire gabions to help reinforce the difference of this area. (Refer Figure B35.)

B3.1.6 Bollards

Bollards used for vehicle access control access to Public Open Space would be simple recycled bollards, to Council standards. (Refer Figure B36.)

B3.1.7 Park Structures

The park in the centre of Neighbourhood 1 will inevitably provide picnic shelter facilities for park users. It is proposed that these shelters will be comprised of stone, steel and composite timber. Some finer finishing elements in the form of small areas of composite timber could be incorporated in the structure. Steel elements will be used predominantly for structural purposes. The character of these structures will be along the lines of the images shown in Figure B37.

The furniture in the Neighbourhood 1 Park will create a soft and inviting feel, while recognising that this will be an urban environment. Likewise, barbecue facilities will fit in with the softer natural theme, adopting stone for the base structure. (Refer Figure B38.)

Street furniture, such as seats and benches, in the retail and commercial areas of the town centre will take on a more "urban" character with a somewhat more refined architectural character, commensurate with the retail precinct in which they will sit. (Refer Figure B39 for an indication of the urban style of furniture.)



Figure B36 - Parkland Furniture Elements - recycled bollards



Figure B37 - Parkland Furniture Elements - refined stone, steel and composite timber structures



Figure B38 - Parkland Furniture Elements - seating (with composite timber battens), stone based barbecues



Figure B39 - Indicative Town Centre furniture character

Note - * indicates elements requiring engineering approval.



B3.2 Soft Landscape Materials

The vegetation suite to be adopted for the development is, as has been noted earlier, a mixture of both native and exotic species, reflecting the existing character of Sunbury.

The species suite below is that proposed for PPA 1 and would be built on and developed further for future stages of the development.

B3.2.1 Street Tree Species

Street tree species for PPA 1 are as depicted in Figure B20 and include the following:

Acacia implexa	Lightwood
Acer negundo 'Sensation'	Sensation Maple
Acer truncatum x platanoides 'Norwegian Sunset'	Truncatum hybrid Maple
Acer truncatum x platanoides 'Pacific Sunset'	Truncatum hybrid Maple
Angophora costata	Smooth barked Apple Myrtle
Banksia integrifolia	Coast Banksia
Callistemon Kings Park Special	Weeping Bottlebrush cultivar
Corymbia citriodora 'Scentuous'	Lemon Scented Gum cultivar
Corymbia maculata	Spotted Gum
Eucalyptus eximia 'nana'	Dwarf Yellow Gum
Eucalyptus leucoxyton ssp. connata	Yellow Gum
Eucalyptus leucoxyton ssp. megalocarpa	Large-fruited Yellow Gum
Eucalyptus melliodora	Yellow Box
Eucalyptus pulchella	Narrow-leafed Peppermint
Eucalyptus sideroxyton rosea	Red Flowered Ironbark
Fraxinus americana 'Sparzam'-Sparticus	American Ash cultivar
Fraxinus pennsylvanica Cimmzam Cimmaron	Cimmaron evergreen Ash
Lagerstoemia indica x L. fauriei 'Tuscarora'	Crepe Myrtle cultivar
Melia azedarach Lilac Lady	White Cedar cultivar
Pyrus calleryana Capital & Chanticleer	Ornamental Pear cultivars
Pyrus calleryana x betulaefolia 'Edgedell' Edgewood	Ornamental Pear cultivar
Quercus cerris	Turkey Oak
Ulmus parvifolia Todd	Chinese Elm

B3.2.2 Public Open Space Species

Species for parks and open spaces would be drawn from the Street Tree Species list opposite and Council's Tree Species List, as well as the following list of species. All species proposed for public open spaces would be proposed in consultation with Council.

INDIGENOUS

Acacia implexa
 Allocasuarina verticellata
 Eucalyptus camaldulensis
 Eucalyptus goniocalyx
 Eucalyptus leucoxyton subsp. connata
 Eucalyptus melliodora
 Eucalyptus polyanthemus subsp. vestita

GENERAL

Allocasuarina cunninghamii
 Callistemon seiberi
 Callistemon salignus
 Callistemon viminalis
 Corymbia citriodora
 Cupressus macrocarpa
 Eucalyptus leucoxyton 'Rosea'
 Eucalyptus mannifera subsp.
 Ficus rubiginosa
 Lagerstroemia 'Tuscarora'
 Pinus pinea
 Pyrus calleryana 'Chanticleer'
 Pyrus calleryana 'Southworth Dancer'
 Quercus acutissima
 Quercus cerris
 Quercus robur

Lightwood
 Drooping Sheoak
 River Red Gum
 Long-leaved Box
 Yellow Gum
 Yellow Box
 Red Box

River Sheoak
 River Bottlebrush
 Willow-leaf Bottlebrush
 Weeping Bottlebrush
 Lemon-scented Gum
 Monterrey Cypress
 Red Flowered Yellow Gum
 Briittle Gum
 Port Jackson Fig
 Crepe Myrtle
 Stone Pine
 Callery Pear cultivar
 Callery Pear cultivar
 Sawtooth Oak
 Turkey Oak
 English Oak



Conclusion

This Landscape Master Plan document sets a framework for the public realm of a new part of Sunbury. It defines the character that can be continued from the existing developed areas of the town, anchoring it to the original place. Additionally, it outlines opportunities for differentiation of neighbourhoods to avoid the creation of a “monochromatic” urban development.

When implemented, it will result in new neighbourhoods that are highly amenable places to live and are a good fit with the existing character of Sunbury, making them a contemporary extension of the existing town.

- precinct boundary
- growing grass frog conservation area (CA 21)
- conservation interface zone (30m)
- scattered trees
- native vegetation
- landscape values
- credited open space
- holden flora reserve
- heritage sites (confirmed)
- heritage sites (possible)
- waterway / stormwater asset
- waterway / drainage reserve in conservation area
- residential (adjacent house lots to front onto conservation area and areas of regionally significant landscape values)
- potential residential
- potential residential expansion area
- potential residential (sloping)
- potential shared path (final alignment subject to future planning and approvals process)
- potential cross-creek shared path connection
- connector road - boulevard
- bridge & culvert

NOTES: For the purpose of this plan, the water management location represents the full extent of the area allocated for the construction, access and maintenance of storm water treatment infrastructure, including all associated works such as retarding basins, treatment wetlands, swales, access tracks, sediment ponds, drying areas and bio-retention systems.

The plan can be amended with the approval of DELWP & Melbourne Water.

Works are indicative and do not form developer works, unless otherwise set out in the PSP.

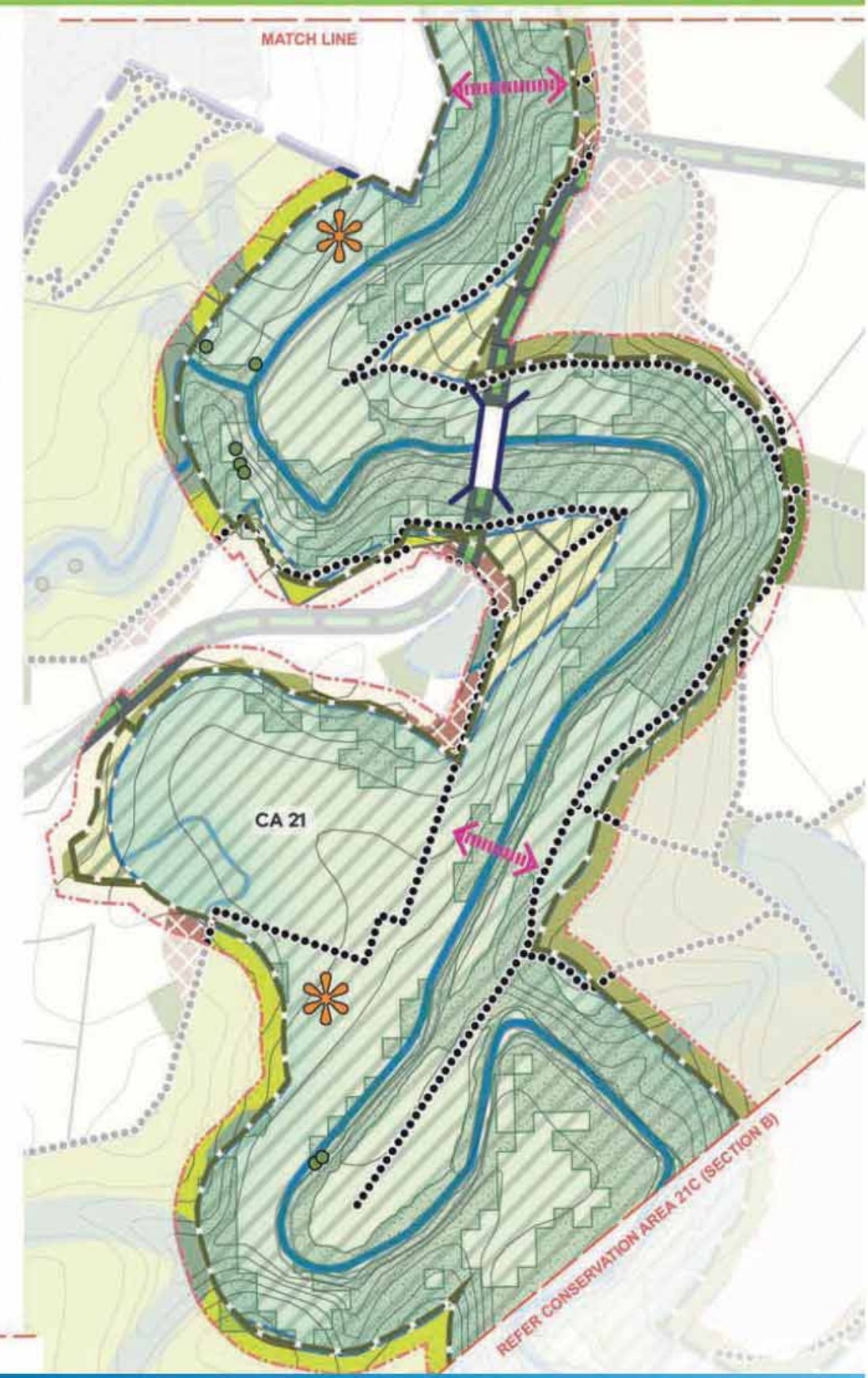
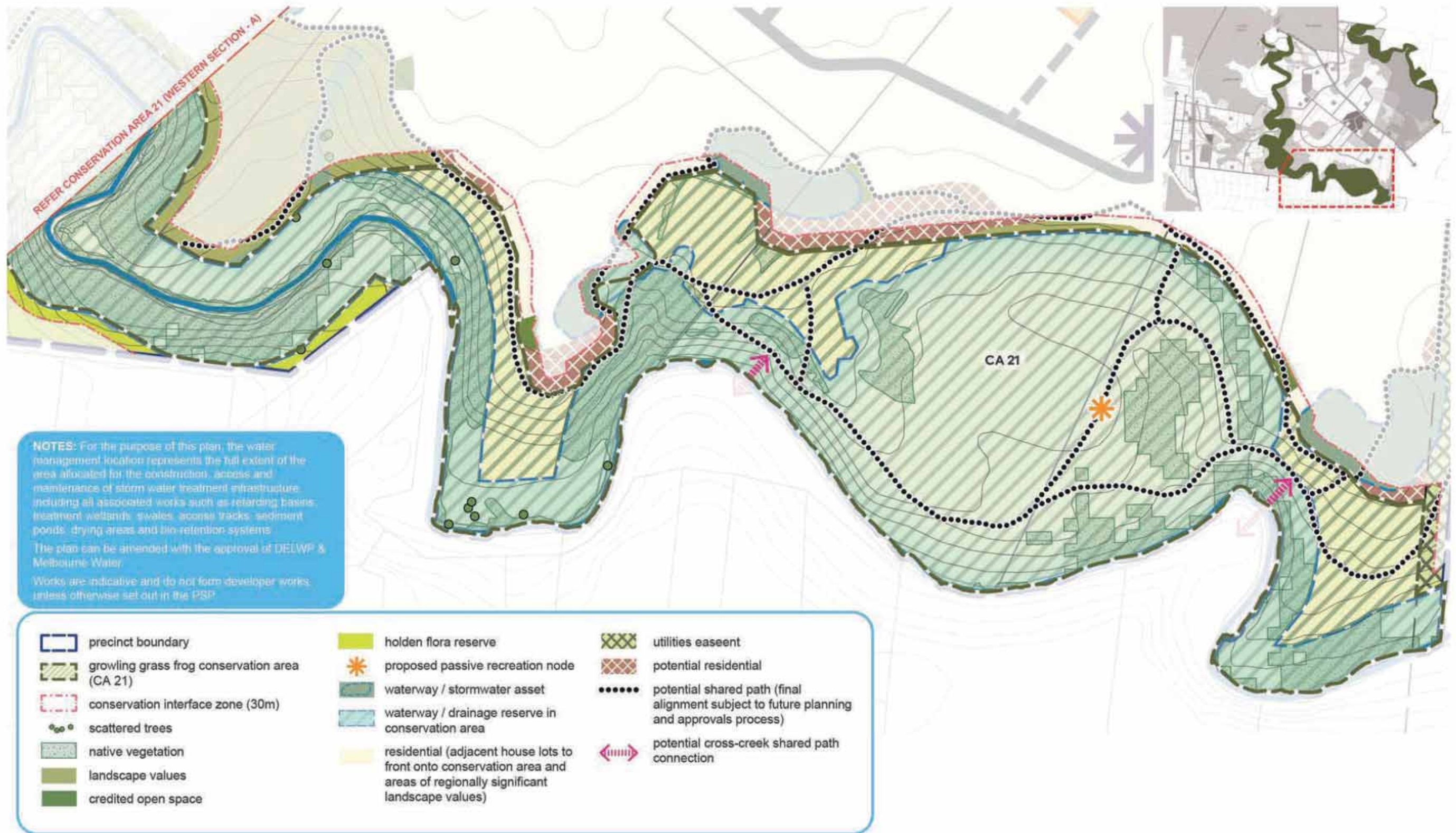
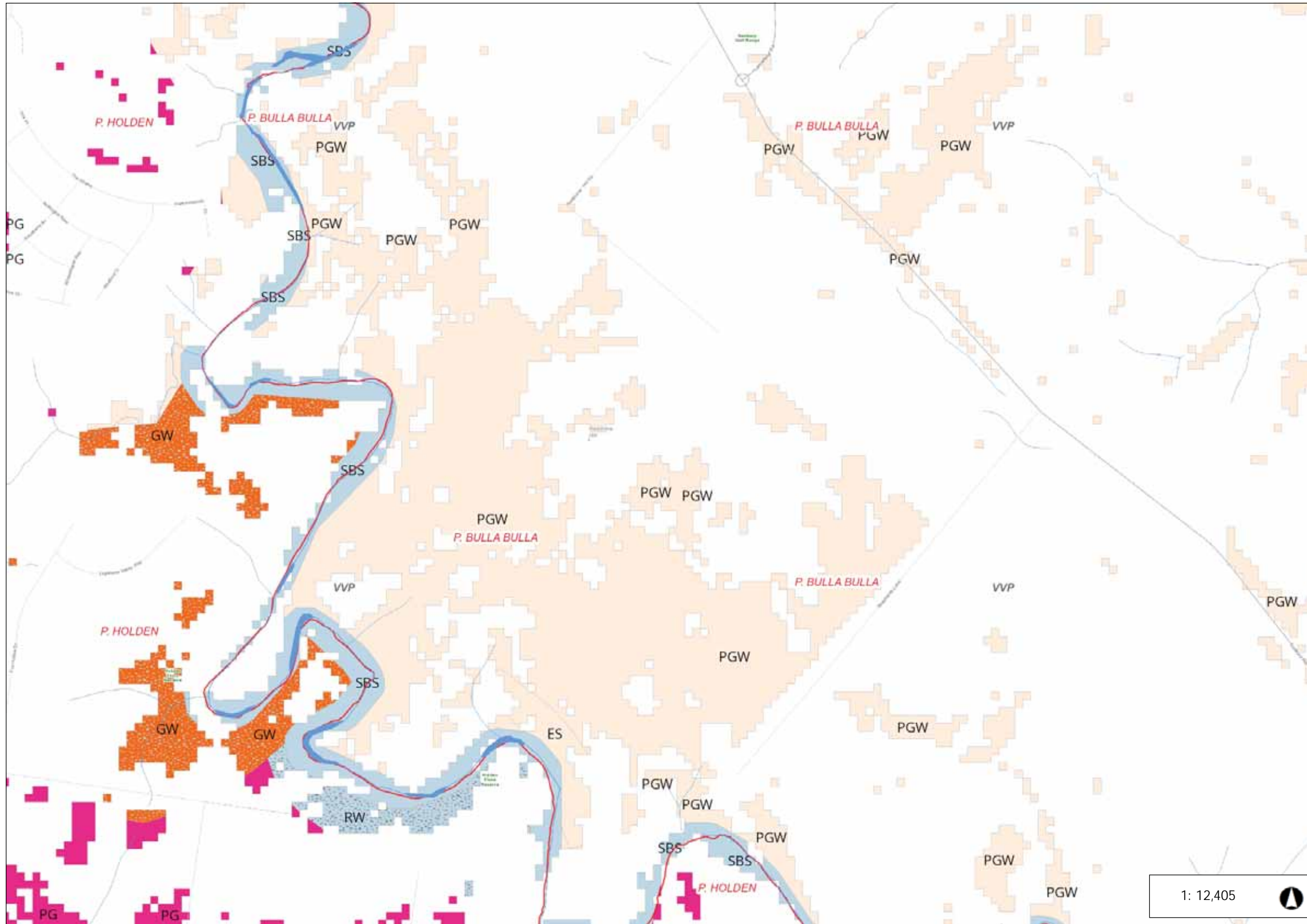


Figure B40 - Sunbury South PSP - Figure 11 showing indicative paths and connections





Legend

- Victorian - Outlines
- Parishes
- 2005 Individual EVC Attributes**
- 2005 EVCs Outlines
- 2005 EVCs by Subgroup**
- Lowland Forests
- Dry Forests (exposed/lower altitude)
- Dry Forests (sheltered/higher altitude)
- Damp Forests
- Wet Forests
- Montane Woodlands
- Montane Shrub/Grasslands
- Sub-alpine Woodlands
- Sub-alpine Shrub/Grasslands
- Herb-rich Woodlands (damp sands)
- Herb-rich Woodlands (alluvial terraces/creeklines)
- Mallee (siliceous sands)
- Mallee (calcareous dunefields)
- Mallee (clay plains)
- Mallee (sandstone ridges and rises)
- Riparian Scrubs or Swampy Scrubs and Woodlands
- Riparian Forests or Woodlands
- Coastal Scrubs, Gras and Woodlands
- Riverine Grassy Woodlands/Forests (creepline, swampland)
- Riverine Grassy Woodlands/Forests (broader plain)
- Wetlands (fresh water)
- Wetlands (brackish/estuarine)
- Box Ironbark Forests or Dry/Lower Fertility Woodlands
- Lower Slopes/Hills Woodlands (seasonally inundated, shrubby)
- Lower Slopes/Hills Woodlands (herb-rich)
- Lower Slopes/Hills Woodlands (grassy)
- Heathy Woodlands (dry/better drained)
- Heathy Woodlands (damp/less well-drained)
- Heathlands (sandy/well-drained)
- Heathlands (not well-drained)
- Heathlands (sub-alpine)
- Plains Woodlands/Forests (freely-draining)
- Plains Woodlands/Forests (lunettes, ridges)
- Plains Woodlands/Forests (poorly-draining)

0.3 0 0.16 0.3 Kilometers
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Figure B42 - DEWLP mapping of EVCs (from Nature Kit, 1/10/2019)