



AVINGTON

Lake Nagambie

Hallmarc
DEVELOPMENTS

LAKE NAGAMBIE RESORT - STAGE A LANDSCAPE PLAN

June 2023

1. INTRODUCTION

The 'Lake Nagambie Resort Stage A Landscape Plan' has been prepared in accordance with the requirements of Schedule 1 of the Comprehensive Development Zone with the Strathbogie Planning Scheme (**CDZ1**).

In response to these requirements, the following documentation transmittal provides a comprehensive list of the plans and guidelines prepared by Hallmarc Developments Pty Ltd (**Hallmarc**) that form a part of the Lake Nagambie Resort Stage A Landscape Plan. The following documents are **annexed** to this Landscape Plan.

ID	DOCUMENT	CONTENTS
'LAKE NAGAMBIE RESORT STAGE A INFRASTRUCTURE MANAGEMENT PLAN'		
A	'Stage A Landscape Plan' (Document No: LMP01_V1) prepared by CDA Design	The Landscape Plan prepared by CDA Design address all requirements of the CDZ1.

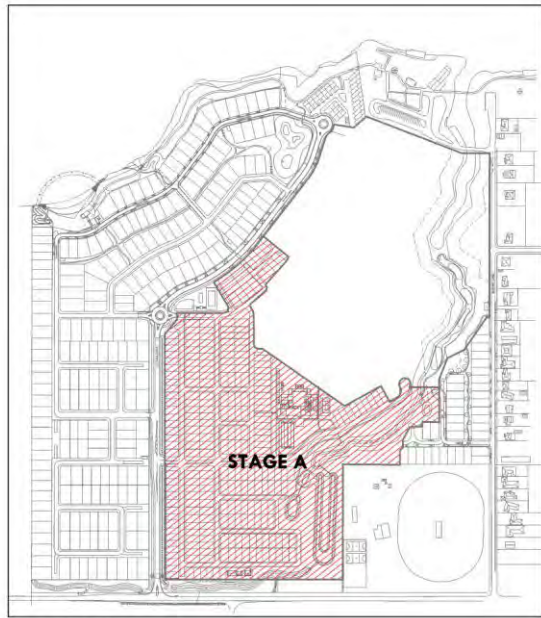
2. DOCUMENT SCOPE

Hallmarc is proposing to develop the land as a residential village in accordance with the 2008 Lake Nagambie Resort Master Plan. This Landscape Plan has been prepared to support the proposed development pursuant to the CDZ1.

The Stage A Landscape Plan consists of the drawing prepared by CDA Design that provides details regarding the treatment of streets, pedestrian accessways, and garden beds. The drawing includes details of the flora species proposed to be included in the development, which include drought proof climate species that require little to no maintenance.

APPENDIX A

“LAKE NAGAMBIE RESORT STAGE A LANDSCAPE PLAN” **Prepared by CDA Design**



LOCATION PLAN
Scale - 1:5000

PROPOSED STREET TREES



Eucalyptus Leucosylon ssp connata
Eucalyptus mannifera 'Little spotty'



Fraxinus pennsylvanica 'Urbanite'
Lagerstroemia Indica
Pyrus calleryana 'Capital'



Pyrus calleryana 'Chanticleer'
Quercus cerris
Ulmus Parvifolia 'Todd'

PROPOSED STREET TREE PLANTING

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	INSTALLED POT SIZE
EVERGREEN TREES				
1	<i>Eucalyptus Leucosylon ssp connata</i>	Yellow Gum	10-15 x 8-10m	45L
2	<i>Eucalyptus mannifera 'Little spotty'</i>	Red-spotted Gum	5-8 x 4-7m	45L
DECIDUOUS TREES				
3	<i>Fraxinus pennsylvanica 'Urbanite'</i>	Ash	10-13 x 6-8m	45L
4	<i>Lagerstroemia Indica</i>	Crape Myrtle	7 x 3m	45L
5	<i>Pyrus calleryana 'Capital'</i>	Ornamental Pear	11 x 3m	45L
6	<i>Pyrus calleryana 'Chanticleer'</i>	Ornamental Pear	3 x 10m	45L
7	<i>Quercus cerris</i>	Turkey Oak	20-25 x 15m	45L
8	<i>Ulmus Parvifolia 'Todd'</i>	Chinese Elm	7-9 x 8-10m	45L



1 STAGED LANDSCAPE MASTERPLAN
Scale - 1:1250

KEY

- PROPOSED EVERGREEN TREE
Refer Typical Plant Schedule
- PROPOSED DECIDUOUS TREE
Refer Typical Plant Schedule
- EXISTING TREES TO BE RETAINED
- PROPOSED SUPPLEMENTAL PLANTING OF NATIVE TREES
- PROPOSED MULCHED BEDS UNDER RETAINED TREES
- PROPOSED MULCHED GARDEN BEDS TO COMMUNITY CENTER
- PROPOSED GRASSED OPEN SPACE AREAS
- PROPOSED SEATING NODES
- STAGE A BOUNDARY
- 1 COMMUNITY CENTRE
- 2 TENNIS COURT
- 3 LAWN BOWLS AREA
- 4 PLAY AREA
- 5 VEGETABLE GARDENS
- 6 COMMUNITY WORKSHOPS
- 7 SECURITY ENTRY GATES
- 8 VIEWING PLATFORM
- 9 SEDIMENT POND
- 10 ON-LINE WETLAND SYSTEM
- 11 BUFFER PLANTING
- 12 EXISTING DRAINAGE RESERVE TO BE MANAGED FOR WEEDS AND ENHANCED
- 13 BIO RETENTION SYSTEM
- 14 STREETSCAPE PLANTING IN ACCORDANCE WITH DESIGN GUIDELINES

TOWN PLANNING ISSUE

V1	28.06.2023	1. TOWN PLANNING ISSUE
P4	14.06.2023	CLIENT COMMENTS
P3	03.02.2023	CLIENT COMMENTS
Rev	Date	Description

AVINGTON LIVING, NAGAMBIE (STAGE A)

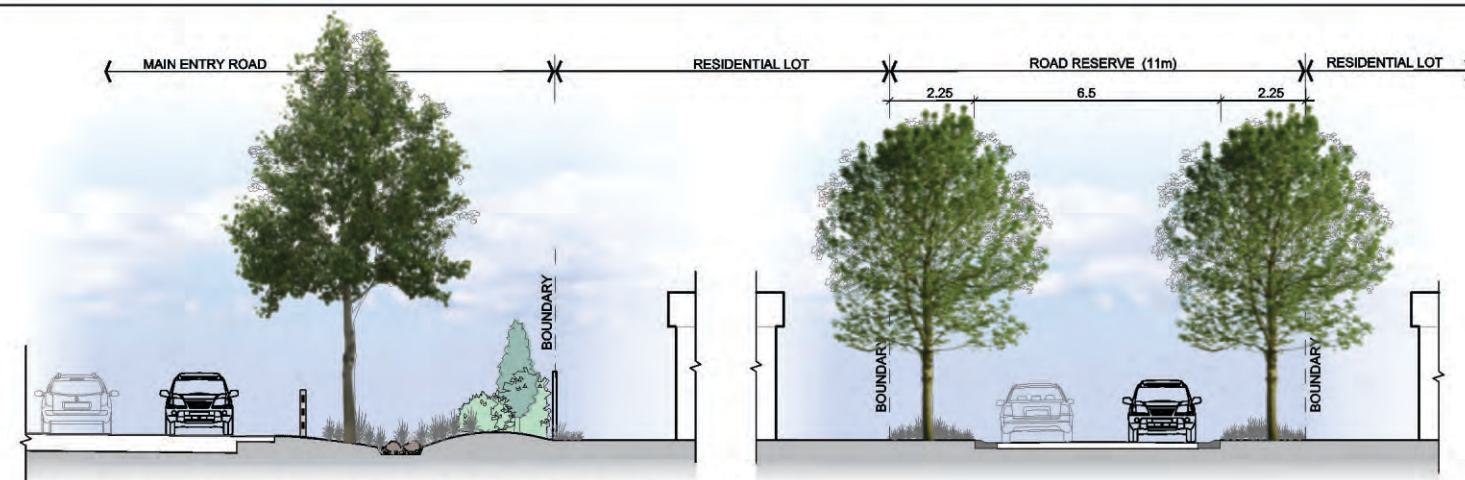
LANDSCAPE MASTERPLAN



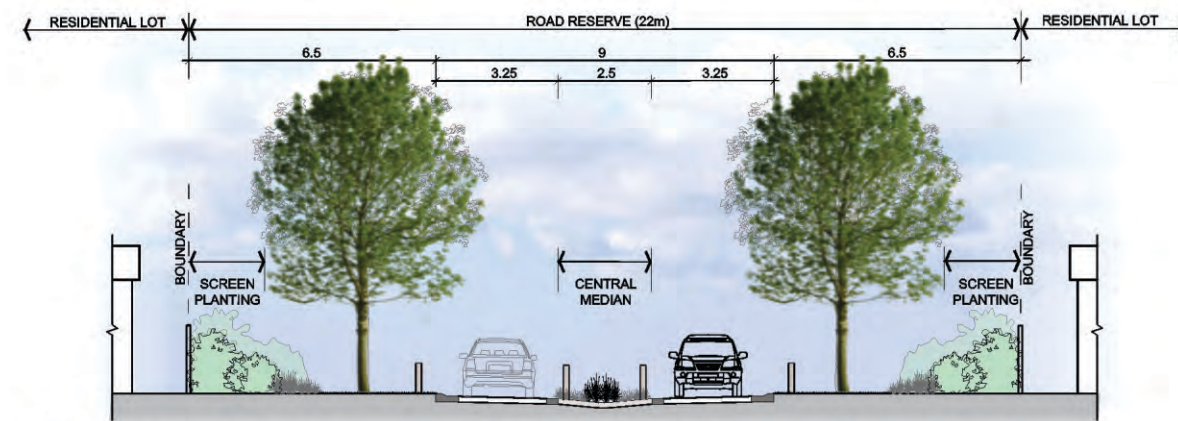
Scale: AS DRAWN @ B1 size

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Drawing No. LMP01_V1





1 AA - TYPICAL INTERNAL ROAD TREATMENT
Scale - 1:100



2 BB - TYPICAL INTERNAL ROAD TREATMENT
Scale - 1:100



3 CC - TYPICAL INTERNAL ROAD TREATMENT
Scale - 1:100



4 DD - TYPICAL INTERNAL ROAD TREATMENT
Scale - 1:100

TOWN PLANNING ISSUE

Rev	Date	Description
V1	26.06.2023	CLIENT ISSUE
P1	14.06.2023	CLIENT ISSUE

AVINGTON LIVING, NAGAMBIE (STAGE A)

TYPICAL LANDSCAPE SECTIONS AND
ROAD INTERFACES



Scale: AS DRAWN @ A1 size

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PROPOSED COMMUNITY
VEGETABLE GARDEN
CONTAINING WHEELCHAIR
ACCESSIBLE BEDS

PROPOSED OPEN
GRASS AREA WITH
SHADE TREES AND
SEATING

MAIN ENTRY

EXTERNAL SEATING
AREA TO FUTURE
DETAIL

LAWN BOWLS AREA

COMMUNITY CENTRE

EXISTING TREES TO BE
PROTECTED AND RETAINED

TENNIS COURT WITH CHAIN
MESH PERIMETER FENCING

PROPOSED SUPPLEMENTAL
PLANTING TO REAR OF LOTS

SEATING WITH
PERGOLA OVER

PLAY AREA FOR GUESTS
OF RESIDENTS

PROPOSED PERMEABLE
FENCING TO 1.2M HIGH

PROPOSED OPEN
GRASS AREA WITH
SHADE TREES AND
SEATING

PROPOSED GRAVEL
SHARED USE PATH
ALONG CREEK LINE

PROPOSED VIEWING
PLATFORM WITH
SEATING

PROPOSED
SUPPLEMENTAL
PLANTING TO
DRAINAGE RESERVE

KEY

- PROPOSED EVERGREEN TREE
Refer Typical Plant Schedule
- PROPOSED DECIDUOUS TREE
Refer Typical Plant Schedule
- EXISTING TREES TO BE
RETAINED
- PROPOSED MULCHED BEDS
UNDER RETAINED TREES
- PROPOSED MULCHED
GARDEN BEDS TO
COMMUNITY CENTER
- PROPOSED GRASSED OPEN
SPACE AREAS
- STAGE A BOUNDARY

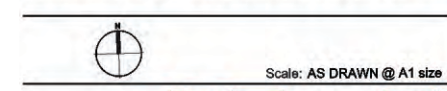


TOWN PLANNING ISSUE

Rev	Date	Description
V1	26.06.2023	TOWN PLANNING ISSUE
P1	14.06.2023	CLIENT ISSUE

AVINGTON LIVING, NAGAMBIE (STAGE A)

COMMUNITY CENTRE AND SURROUNDS



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Drawing No. LMP03_V1

PROPOSED PLANING TO RESIDENCES AND COMMUNITY CENTER

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	INSTALLED POT SIZE
EVERGREEN TREES			
<i>Eucalyptus Leucosylon</i> ssp <i>connata</i>	Yellow Gum	10-15 x 8-10m	45Lt
<i>Eucalyptus mannifera</i> 'Little spotty'	Red-spotted Gum	6-8 X 4-7m	45Lt
<i>Banksia integrifolia</i>	Banksia integrifolia	4 x 3m	200mm
<i>Callistemon citrinus</i> 'Endeavour'	Bottlebrush	4 x 3m	200mm
DECIDUOUS TREES			
<i>Fraxinus pennsylvanica</i> 'Urbanite'	Ash	10-13 x 6-8m	45Lt
<i>Lagerstroemia Indica</i>	Crepe Myrtle	7 x 3m	45Lt
<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	11 x 3m	45Lt
<i>Pyrus calleryana</i> 'Chanticleer'	Ornamental Pear	3 x 10m	45Lt
<i>Quercus serris</i>	Turkey Oak	20-25 x 15m	45Lt
<i>Ulmus Parvifolia</i> 'Todd'	Chinese Elm	7-9 x 8-10m	45Lt
SHRUBS			
<i>Acacia acinacaea</i>	Gold dust wattle	2 x 2m	140mm
<i>Adenanthos seresia</i> 'dwarf'	Dwarf Woolly Bush	1 x 1.2m	200mm
<i>Acacia cognata</i> 'Mini Cog'	Dwarf River Wattle 'Mini Cog'	1.0 x 1.5m	200mm
<i>Aloe arborescens</i>	Torch Aloe	2 x 1.5m	140mm
<i>Callistemon viminalis</i> 'Harkness'	Harkness Bottlebrush	3.0- 4.0 x 2.5-3.0m	300mm
<i>Callistemon viminalis</i> 'Slim'	Bottle Brush	2.5 x 1.5m	200mm
<i>Correa alba</i>	White Correa	1.5 x 2m	140mm
<i>Eremophila</i> x ' Gubburna Bells'	Emu Bush	1.5 x 1.5m	140mm
<i>Grevillea rosmarinifolia</i> 'Scarlet Sprite'	Scarlet Sprite Grevillea	1.2 x 1.2m	140mm
<i>Grevillea</i> x 'Robyn Gordon'	Robyn Gordon Grevillea	1.2 x 1.2m	140mm
<i>Leucophytos brownii</i>	Cushion Bush	0.5 x 0.5m	140mm
<i>Nandana domestica</i> 'Bush'	Dwarf Sacred bamboo	0.75 x 0.75m	140mm
<i>Strelitzia reginae</i> 'Dwarf'	Dwarf Bird of paradise	1 x 1 - 1.2m	140mm
<i>Westringia fruticosa</i> 'Wynabbie Gem'	Coast Rosemary	1.2 x 1.2m	140mm
<i>Westringia fruticosa</i> 'Grey Box'	Dwarf Coastal Rosemary	0.5 x 0.5m	140mm
GROUNDCOVERS AND STRAPPY LEAFED			
<i>Banksia blechnifolia</i>	Ground Banksia	0.3 x 0.75m	140mm
<i>Craspedia globosa</i>	Billy buttons	0.3 x 0.3m	140mm
<i>Chrysanthemum apiculatum</i>	Yellow buttons	0.3 x 0.3m	140mm
<i>Dianella longifolia</i>	Pale Flay lily	0.75 x 0.75m	Tubes
<i>Dietes bicolor</i> 'Liz's Selection'	Fortnight Lily	0.75 x 0.75m	Tubes
<i>Dietes grandiflora</i>	Wild Iris	0.75 x 0.75m	Tubes
<i>Grevillea lanigera</i> 'Mt. Tamboritha'	Mt. Tamboritha Grevillea	0.3 x 0.75m	Tubes
<i>Juniperus horizontalis</i>	Creeping Juniper	0.3 x 0.75m	140mm
<i>Lomandra longifolia</i> 'Tanika'	Dwarf Mat Rush	0.6 x 0.6m	Tubes
<i>Lomandra confertifolia</i> ssp. <i>rubiginosa</i> 'Seascape'	Seascape Mat-rush	0.6 x 0.6m	140mm
<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat-Rush	0.6 x 0.6m	140mm
<i>Liriope muscari</i> 'Amethyst'	Liriope	0.4 x 0.4m	140mm
<i>Myoporum parvifolium</i> 'Fine leaf form'	Creeping boobialla	0.3 x 1.5m	140mm
<i>Poa labillardieri</i> 'Eskdale'	Tussock Grass	0.5 x 0.45m	Tubes
<i>Rosemarinus officinalis</i> 'prostrate'	Prostrate rosemary	0.5 x 1.2m	200mm
<i>Trachelospermum jasminoides</i>	Chinese star jasmine	0.25 x 1m	140mm

PROPOSED PLANTING TO DRAINAGE
CHANNEL AND SEDIMENT POND

BOTANICAL NAME	COMMON NAME	SIZE (H x W)	INSTALLED POT SIZE
TERESTRIAL PLANTING ZONES			
EVERGREEN TREES			
<i>Acacia dealbata</i>	Silver Wattle	8-10 x 4-8m	140mm
<i>Eucalyptus camaldulensis</i>	River Redgum	20-30 x 10- 15m	140mm
SHRUBS			
<i>Leptospermum lanigerum</i>	Coast Tee Tree	2-6 x 2-4m	140mm
<i>Muehlenbeckia florulenta</i>	Tangled lignum	2 x 2m	140mm
GROUND COVERS			
<i>Atriplex semibaccata</i>	Berry Saltbush	0.25 x 1.5m	200cm3
<i>Austrostipa stipoides</i>	Prickly spear-grass	0.6 x 0.6m	200cm3
<i>Poa labillardieri</i>	Common Tussock grass	0.6 x 0.6m	200cm3
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	1 x 1m	200cm3
<i>Poa labillardieri</i>	Common Tussock grass	0.6 x 0.6m	200cm3
<i>Rytidosperma caespitosa</i>	Wallaby grass	1 x 1m	200cm3
<i>Facinea nodosa</i>	Common Tussock grass	0.75 x 0.75m	200cm3
EPHEMERAL BATTERS			
<i>Baumea rubiginosa</i>	Soft Twig-rush	0.75 x 0.75m	200cm3
<i>Carex appressa</i>	Tall Sedge	0.75 x 0.75m	200cm3
<i>Carex tereticaulis</i>	Basket Sedge	1 x 1m	200cm3
<i>Cyperus lucidus</i>	Leafy Flat-sedge	1 x 1m	200cm3
<i>Juncus amabilis</i>	Hollow Rush	1 x 1m	200cm3
<i>Juncus flavidus</i>	Yellow Rush	1.2 x 1.2m	200cm3
<i>Juncus kraussii</i>	Sea Rush	1 x 1m	200cm3
<i>Poa labillardieri</i>	Common Tussock grass	0.6 x 0.6m	200cm3
SHALLOW MARSH			
<i>Baumea articulata</i>	Jointed Twig-Rush	0.75 x 0.75m	600cm3
<i>Bolboschoenus fluviatilis</i>	Tall Club-rush	1 x 1m	600cm3
<i>Bolboschoenus medianus</i>	Marsh Club-rush	1.5 x 1.5m	600cm3
<i>Eleocharis acuta</i>	Common Spike-rush	1.2 x 1.2m	600cm3
<i>Schoenoplectus tabernaemontani</i>	River Club-rush	1.2 x 1.2m	600cm3

TYPICAL UNDER STOREY PLANTING



Austrostipa stipoides



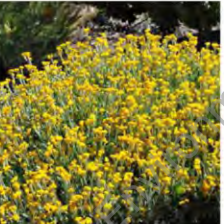
Carex appressa



Poa labillardieri



Craspedia globosa



Chrysanthemum apiculatum



Dietes grandiflora



Dianella caerulea 'Little Jess'



Grevillea lanigera 'Mt Tamboritha'



Lomandra Tanika



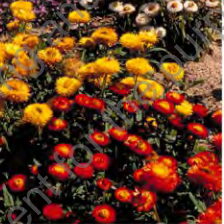
Lomandra longifolia



Gahnia seberina



Leucophytos brownii



Xerochrysum bracteatum



Acacia cognata



Casuarina glauca 'Cousin It'

TYPICAL SHRUB PLANTING



Syzygium australe 'Resilience'



Leucadendron salignum 'Red Devil'



Acomeria Allyn Magic



Syzygium australe 'Baby Boomer'



Callistemon viminalis 'Green John'



Westringia Grey Box



Banksia spinulosa 'Birthday Candles'



Cerastium tomentosum



Westringia 'Grey Box'



Westringia 'Jervis Gem'



Westringia 'Wynabbie Gem'



Westringia fruticosa



Nandina



Grevillea x 'Red Hooks'



Grevillea x Scarlet Sprite



Callistemon

TYPICAL PLANTING TO DRAINAGE CHANNEL AND SEDIMENT POND



Juncus amabilis



Carex appressa



Schoenoplectus tabernaemontani



Bolboschoenus fluviatilis



Triglochin procerum



Poa labillardieri



Goodenia ovata



Lomandra longifolia



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AVINGTON LIVING, NAGAMBIE (STAGE A)

TYPICAL PLANTING



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