Appendix 1 - Landscape Report (Playstreet)

BOYER ROAD PRECINCT STRUCTURE PLAN

Landscape Report - November 2024 (V1)

PLAY /ST.

CONTENTS

DOCUMENT CONTROL

DATE	VERSION	APPROVAL
05-11-2024	1	CT/MS

01

Landscape Site Analysis

01.1 Contextual Mapping

The site is conveniently located near Bridgewater's retail and community services. To the north lies the Brighton industrial hub, while Hobart's CBD is a 30-minute drive to the south. The proposed mixed-use Bridgewater Bridge precinct and ferry terminal are within walking distance. Three sides of the site remain undeveloped: bushland borders the northern ridgeline, a river runs along the southern boundary, and rural and bush areas define the western edge. Overall, the setting has a rural ambiance with picturesque views.

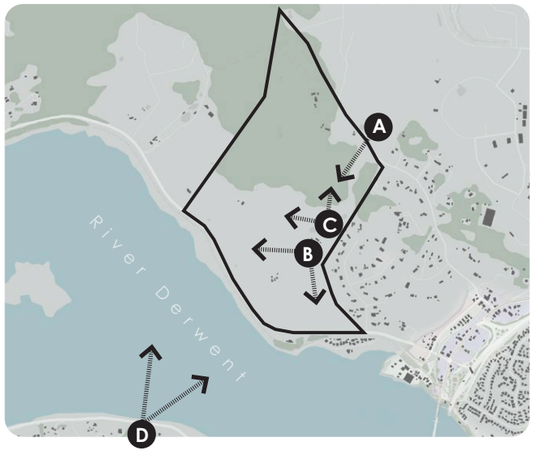
1. New proposed mixed use precinct and high street*
2. New proposed open space precinct*
3. New proposed foreshore connection*
4. New proposed ferry terminal*
5. Existing foreshore trail
6. Bridgewater foreshore park and playground
7. Bridgewater community park
8. Bridgewater LINC community centre
9. Green Point Shopping Centre
10. Jordan River Learning Federation
11. Cove Hill Shopping Centre
12. Weily Park
13. Brighton Hub
14. New Bridgewater bridge
15. New Brighton High School

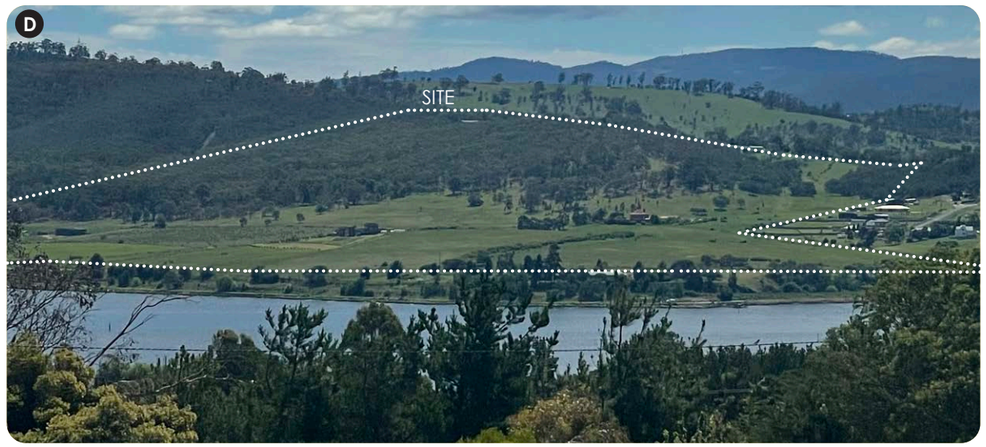
Refer Bridgewater Waterfront Precinct Master plan

01.2 Existing Site Imagery

The site is one of scenic beauty with uninterrupted views across the River Derwent to many of Hobart's peaks including Kunanyi & Mt Faulkner to the south and Mt Dromedary to the west. The sites existing character is predominantly rural with acreage and low density lifestyle blocks, sloping hills with riparian corridors that follow the valleys and a native canopy layer in the hilly upper reaches of the site.

PHOTO MARKERS





01.3 Geology Mapping

The site has three geological overlays, mudstone, sandy gravels and dolerite. Mudstone is predominant in the northern reaches of the site with low lying areas primarily formed by sandy gravels. Pockets of Dolerite are found on the sites western foreshore and adjacent to the eastern boundary. Dolerite boulder deposits likely found within the sandy gravel areas.

Mudstone upper reaches

Sandy gravels across lower reaches of the site

Pockets of Dolerite at foreshore & adjacent site boundary

LEGEND

Pua	Mudstone
Qpf Qpw	Sandy Gravels
Jd	Dolerite

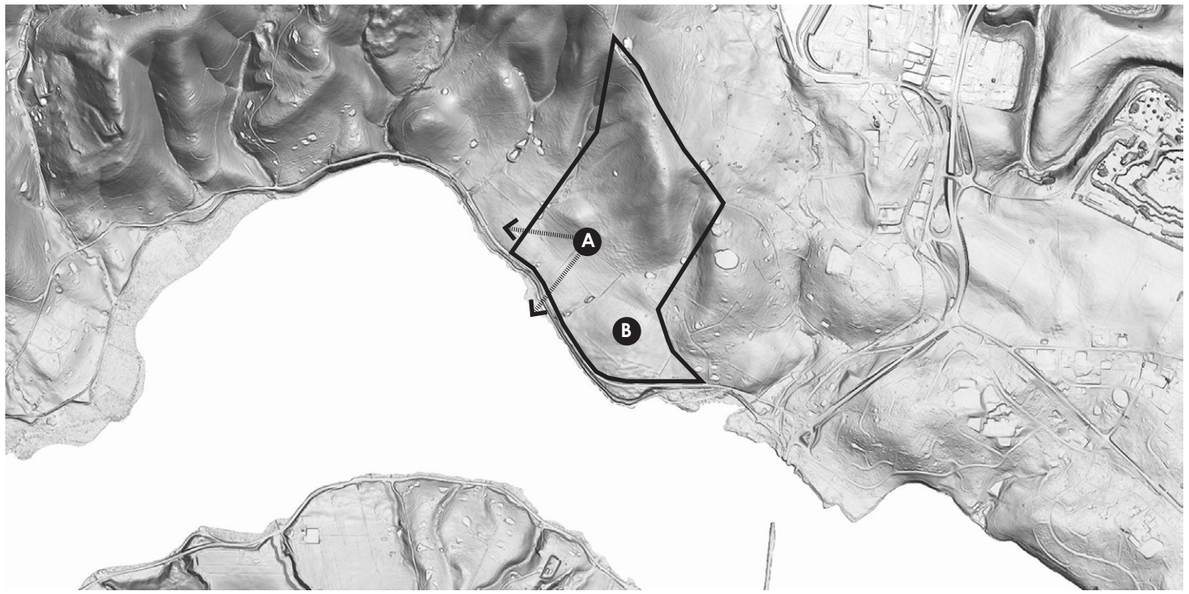
Source: *List Map, Geological Background Map*

01.4 Hill Shade Mapping

The site is primarily defined by hilly terrain in its upper areas, with a native canopy layer, and sloping paddocks in the lower sections. Valleys run through the site, directing water towards the River Derwent.

Sloping grasslands make way to vegetated hills to the north

Central knoll adjacent the south/west foreshore



Source: *List Map, xxxxxxxxx*

01.5 Vegetation Mapping

The sites vegetation is characterised by open woodland plantings, primarily in the upper reaches of the site. The canopy layer is predominantly Eucalyptus with other mixed natives including Wattles, Native Cherry and pockets of Sheoak clusters. The ground plane in the upper reaches of the site is typical grazed with pockets of native grasses along riparian corridor and scatterings of groundover plantings including Matted Bush Pea. The lower reaches of the site are typically pastures used traditionally for live stock grazing. Some large native canopy trees located on margins between bushland and pasture areas remain.

Medium Eucalyptus canopy

Wattle

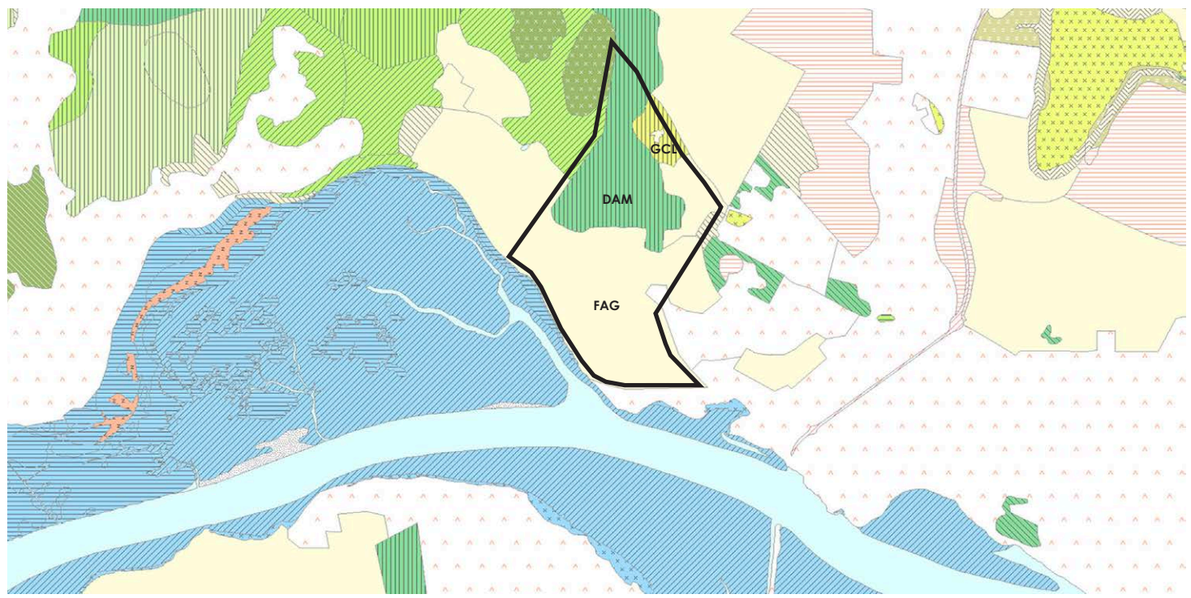
Sheoak clusters

Matted Bush Pea

Native grasses, including Knobby Club Rush, & other water loving species, located along riparian corridor and localised dams.

Busaria

Large canopy trees scattered on edge of pastures



LEGEND

DAM — *Eucalyptus amygdalina forest on mudstone*

GCL — *Lowland grassland complex*

FAG — *Agricultural land*

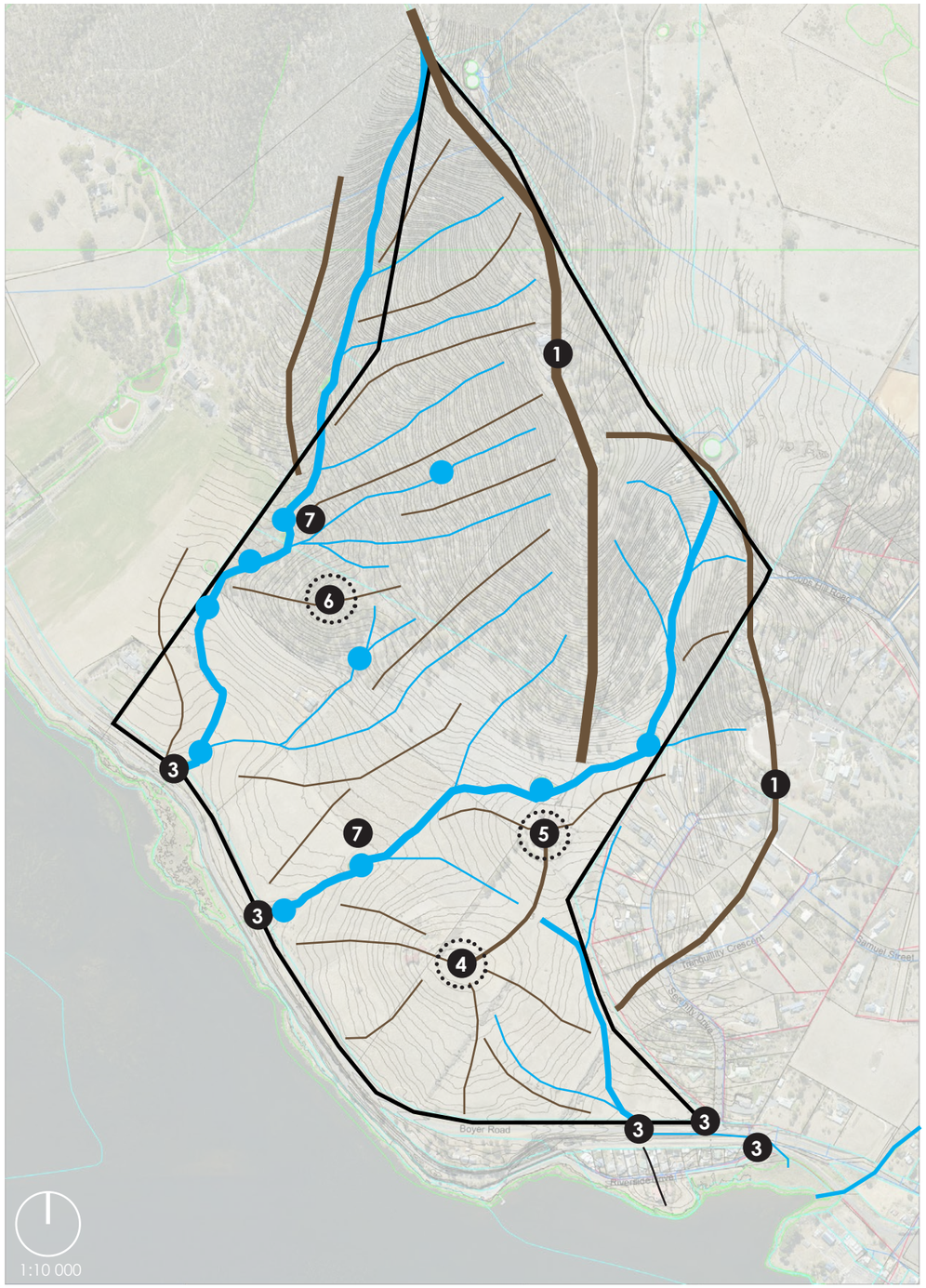
Source: *List Map, TASVEG Outlines & Labels*

01.7 Ridgelines, Knolls & Valleys

The site consists of a strong ridgeline that defines 2 primary stormwater catchments. Along the stormwater valley invert is a series of man made dams that hold water. The heritage property is strategically positioned on a low lying knoll that allows for 180° views of the Derwent River making it a significant landmark within the landscape. Infront of the heritage property is another paddock which has a visually prominent knoll that embodies 360° views south to the west to the river, but also north to the bushy ridgeline.

Legend

1. Primary ridgline
2. Primary drainage lines / overland flow
3. Existing culvert
4. Knoll - open space
5. Knoll - heritage property
6. Knoll - bush
7. Existing dams varying sizes



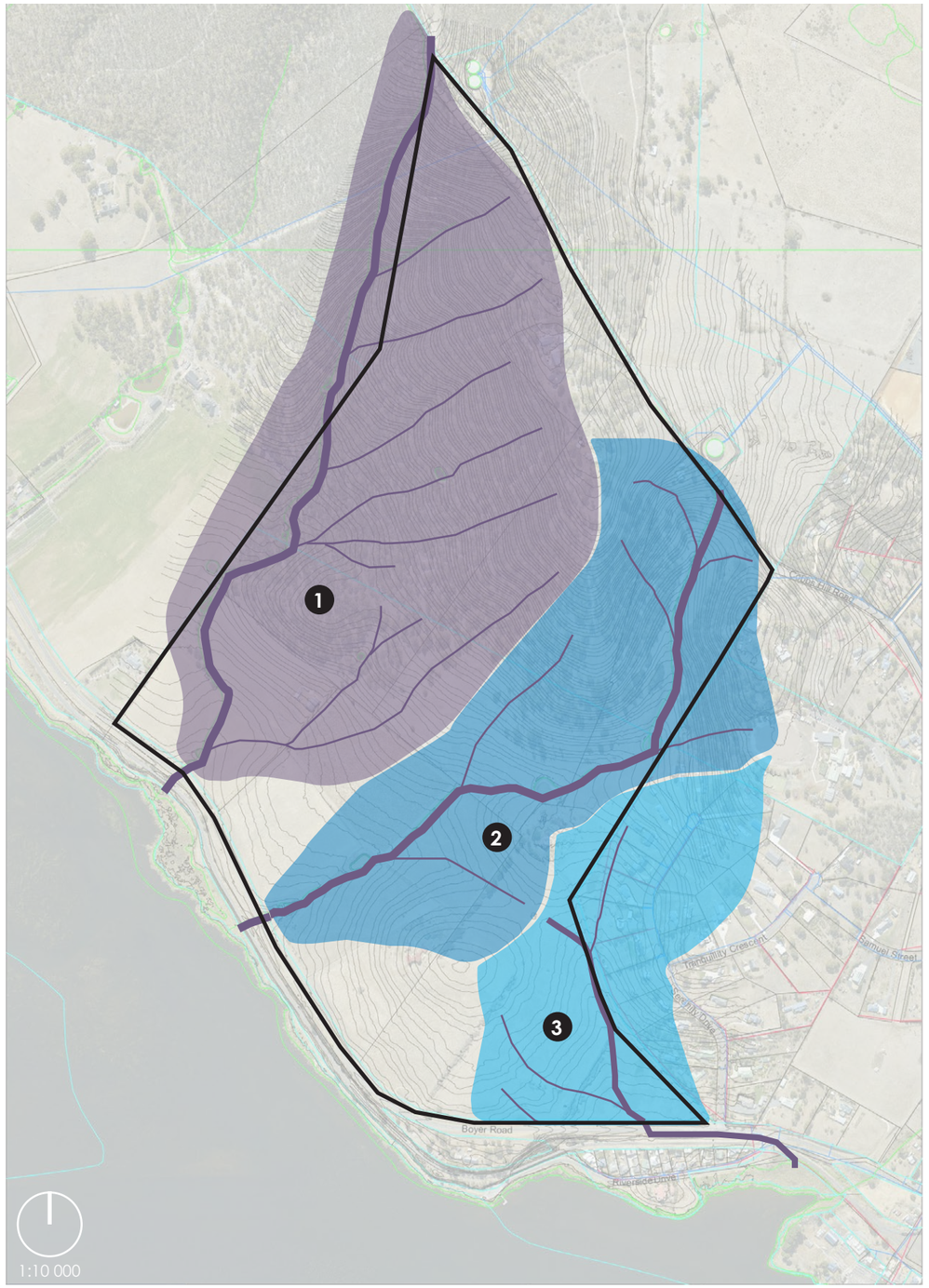
Site Imagery

01.7 Stormwater Catchments Mapping

The site consists of three distinct stormwater catchments. The upper areas of catchments 1 and 2 will need to be considered in relation to downstream development and overland flow. These catchments will guide the separation of stormwater flow within the development framework, including easements infrastructure planning and potential staging.

Legend

1. Stormwater catchment 1
2. Stormwater catchment 2
3. Stormwater catchment 3



Site Imagery

01.8 Slope Shading Plan

The flatter land with slopes between 0-10% is the most efficient for development, as it suits smaller lots and has a lower visual impact on surrounding areas. On the edges of the bush, the terrain becomes steeper, and land with slopes greater than 15% is typically left undeveloped or used for larger lifestyle blocks.

Legend

Min. Slope	Max. Slope	Colour
0.05%	5.00%	
5.00%	10.00%	
10.00%	15.00%	
15.00%	20.00%	
20.00%	25.00%	
25.00%	1000.00%	

Source: *rare.*
Project No: 251013
Dwg No: C200
Rev:A

1:5000

02

Opportunities & Constraints

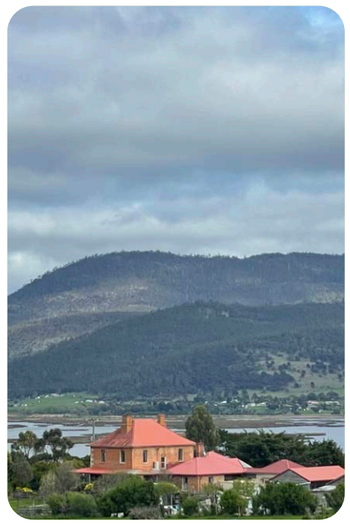
02.1 Constraints

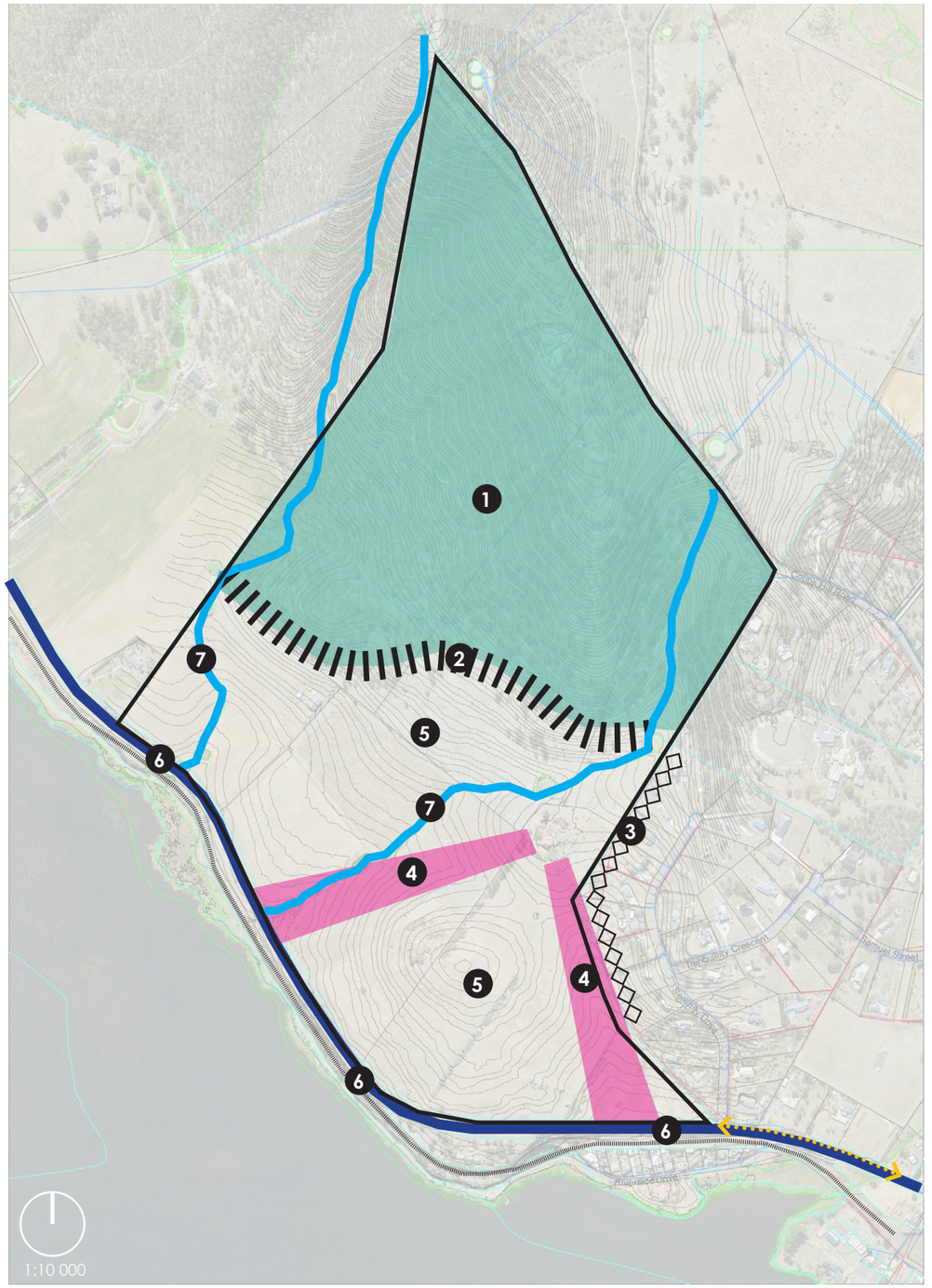
Half of the site is covered by vegetation and steep slopes. The overland flow corridors serving stormwater catchments need to be considered in relation to road networks and developable land. The heritage property will have certain restrictions regarding its curtilage and sightlines. The main road and railway act as barriers to the foreshore connection. The properties within the site and along the eastern boundary will require sensitivity with regard to the design framework.

Legend

1. Conservation covenant, existing vegetation ecology and slope reduces developable land
2. Potential Bushfire considerations
3. Impact of development on existing lifestyle blocks
4. View sheds associated with heritage property
5. Development density consideration due to existing contextual rural character
6. Road and rail as a barrier to foreshore access
7. Overland flow corridors

Site Imagery





02.2 Opportunities

The existing bush backdrop of the site contributes to its character and offers opportunities for passive recreation. Its sites elevation allows for 180° views of the River Derwent and the surrounding mountain ranges. The existing drainage lines offer excellent infrastructure for managing stormwater, creating revegetation corridors, public open spaces, and trail networks. The points where the drainage lines intersect with the main road present ideal locations for site access and a potential staged development .approach.

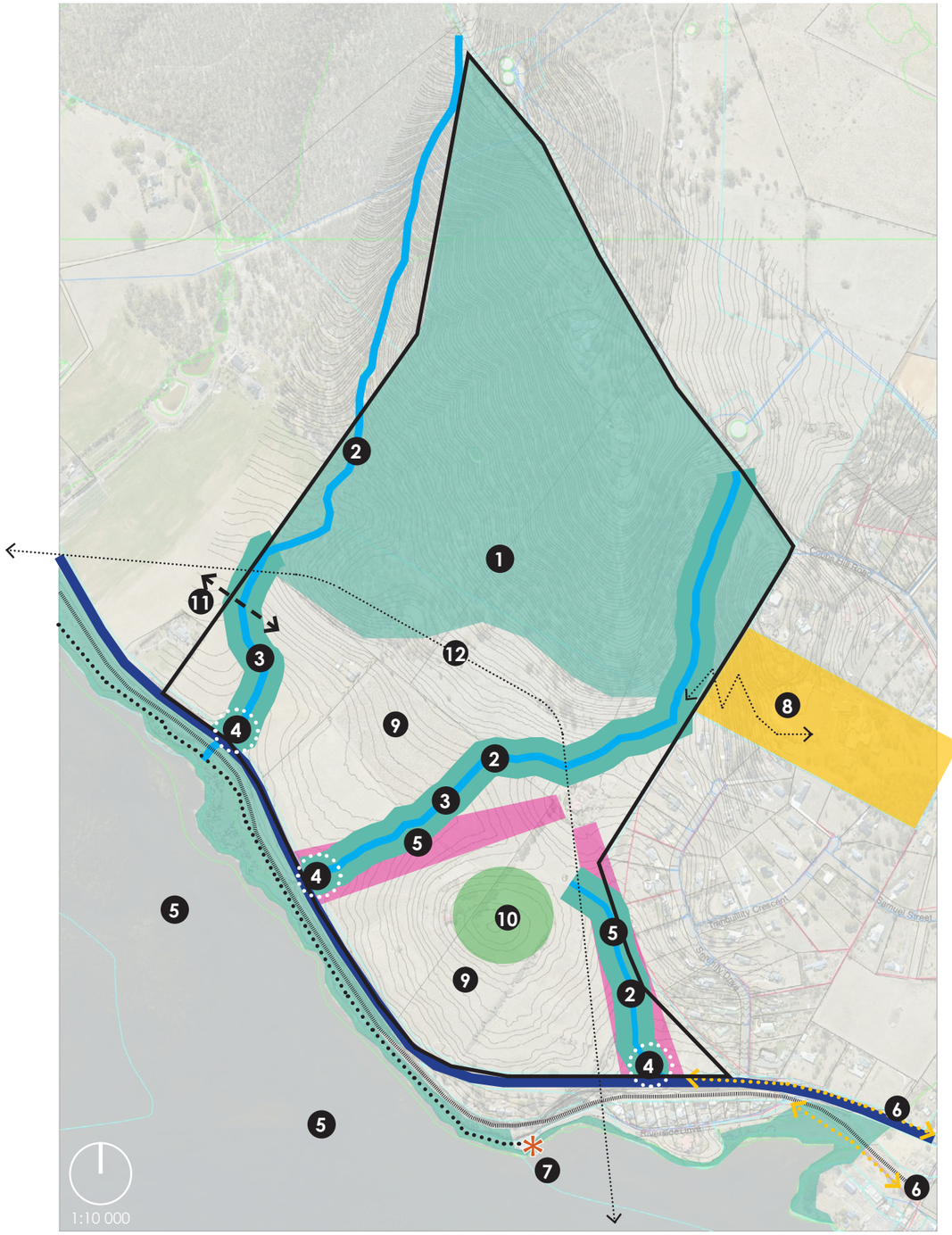
Legend

1. Existing vegetation provides amenity to future development

   Existing vegetation provides opportunity for access to nature + passive recreation

   Existing vegetation provides wildlife and natural values
2. Existing drainage lines provides infrastructure to for stormwater and WSUD
3. Revegetate existing drainage lines to restore riparian corridors connecting river to ridge
4. Existing drainage lines as site entry locations
5. Heritage view sheds as open space
5. Proximity to river provides amenity
6. Proximity to potential mixed use precinct, ferry terminal and open space hub
7. Local jetty for passive recreation
8. Potential direct connection to local school
9. Slope provides views to river and surrounding rural character
10. Potential community open space
11. Potential connection to future subdivision
12. Extensive scenic views and outlook

Site Imagery



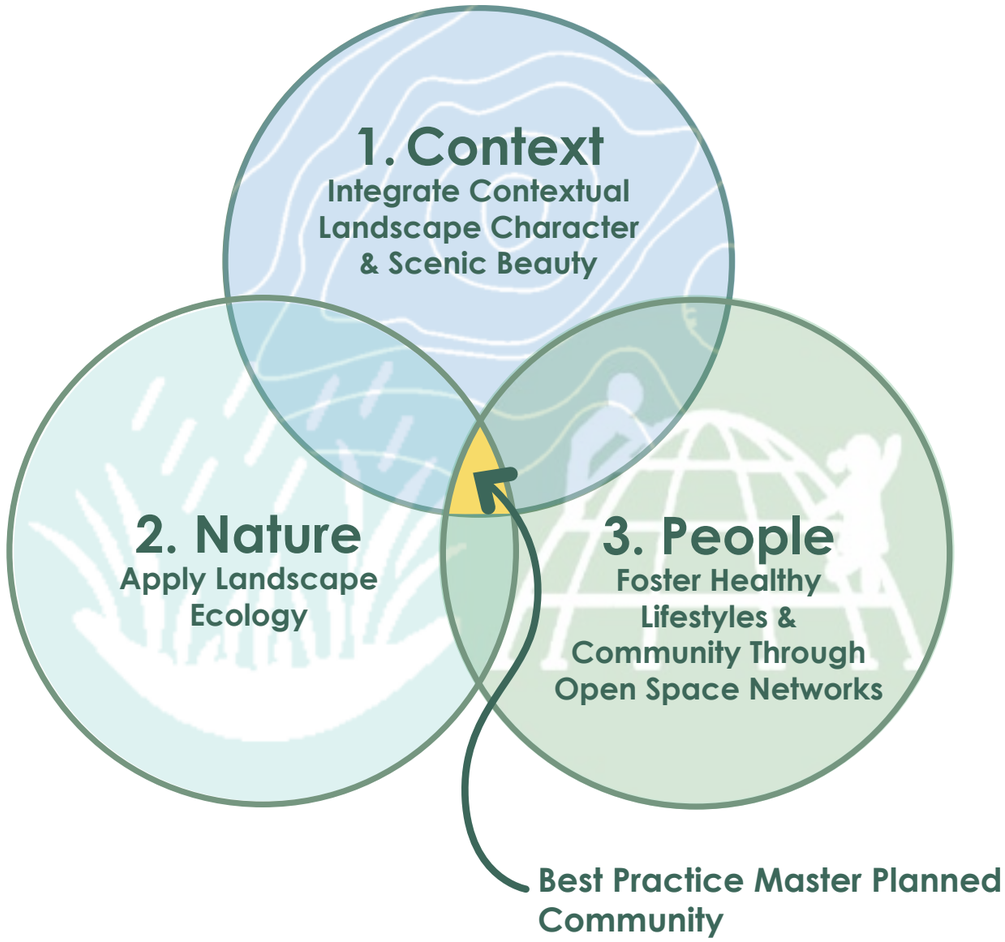
03

Landscape Design Principles

03.1 Three Landscape Design Principles

The landscape principles function on three distinct levels: first, they embrace the contextual landscape and sense of place; second, they translate this understanding into a site-specific design; and third, they promote a healthy lifestyle and foster community engagement. By integrating these levels, we create a cohesive environment that reflects local character while enhancing well-being and social connections.

As a result of these principles, design directions emerge that can be integrated into the development framework. These directions guide the creation of spaces that are contextually relevant, promote well-being, and enhance community interaction. By following these design directives, we can ensure that the development aligns with the overarching landscape principles, creating a harmonious and sustainable environment.



1. Context - Integrate Contextual Landscape Character & Scenic Beauty

The site faces south and offers 180-degree panoramic views of the Derwent River, framed by a rural landscape and a mountain backdrop. There is a distant view of Kunanyi (Mount Wellington) to the southeast and the Derwent Valley to the southwest. The mountain ridgelines and river create a strong visual link to nature and a compelling sense of place. The area is conveniently located near a foreshore trail and the planned mixed-use ferry terminal precinct at Bridgewater. At the heart of the precinct stands a prominent heritage property.

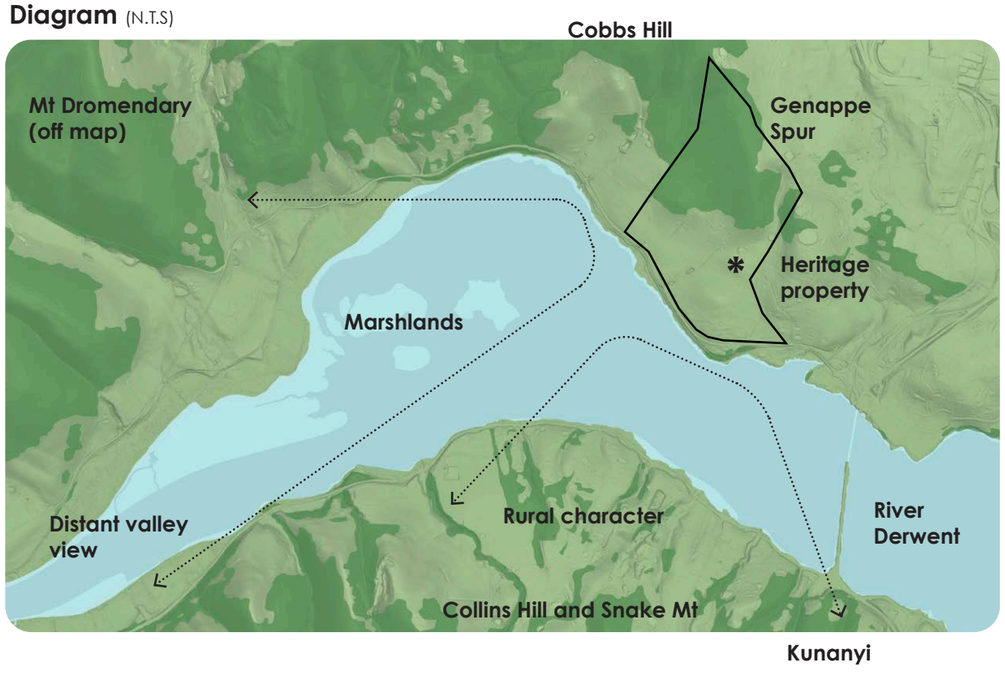
Design Directions ⟶

- Designing with country
- Protect view corridors from site
- Create environments informed by sense of place
- Promote connections to adjacent open space network
- A considered road network to minimise visual impact
- Retain and project bush character of conservation reserve
- Darksky lighting strategies

Considerations ⟶

- Work with existing land owners
- Consider prevailing wind that will funnel down the Derwent Valley
- Consider views from Granton

Diagram (N.T.S)



Site Images

A Existing jetty

B Existing foreshore trail

C Existing heritage property

D 180° panoramic view south

E The site - view down valley from Cobbs Hill Road

2. Nature - Apply Landscape Ecology

Landscape ecology views the landscape and open space network as an interconnected system. Promote biodiversity and facilitate the movement of animals, plants, energy, minerals, and water among the various landscape elements. This holistic approach will enhance ecological health and create a dynamic environment that supports both nature and community.

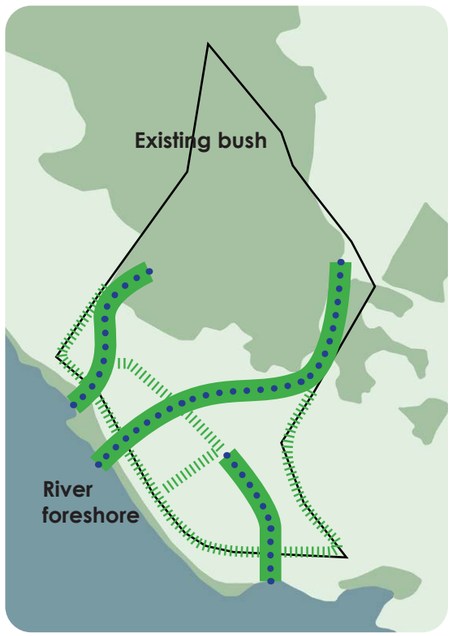
Design Directions ⟶

- Designing with country, healing country - integrate aboriginal values and perspectives
- Restore riparian corridors connecting ridge to the river
- Native vegetation layer that supports blue green infrastructure and public amenity
- Foster regenerative landscapes
- Connection to nature
- Land for wildlife
- Consider landscape buffers and edge
- Best practise approach to streetscape and open space

Considerations ⟶

- On site detention (OSD) & Water sensitive urban design (WSUD) integration
- Fire management
- Separation to main road
- Services easements
- Staging

Diagram (N.T.S)

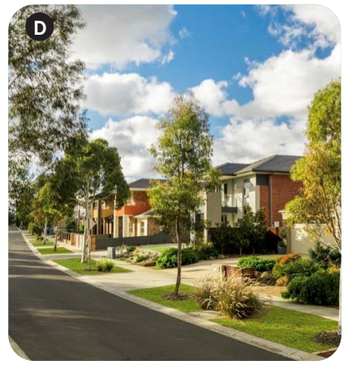


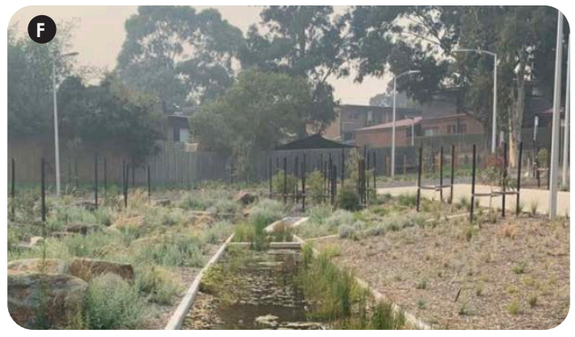
LEGEND

Restore riparian corridors connecting ridge to the river. Corridors to provide blue green infrastructure

Landscape edges as open space corridors and property buffers. Streetscapes provide blue green infrastructure

Precedent Images





A Water sensitive urban design (WSUD)

B Rehabilitation and restoration inviting community participation

C Native streetscapes

D Encourage wildlife through planting design and wildlife corridors

E Streetscape stormwater integration (WSUD)

F Stormwater detention landscapes (WSUD)

3. People - Foster Healthy Lifestyles & Community Through Open Space Networks

An open space network designed to foster community interaction, play, and learning. The landscape design should be thoughtfully informed by its surroundings, incorporating local ecology, cultural context, and community needs. Spaces should be versatile and inviting, encouraging social engagement, recreational activities, and educational opportunities. By integrating natural elements and accessible areas, the design should aim to create a vibrant and interconnected community that enhances the quality of life for all residents.

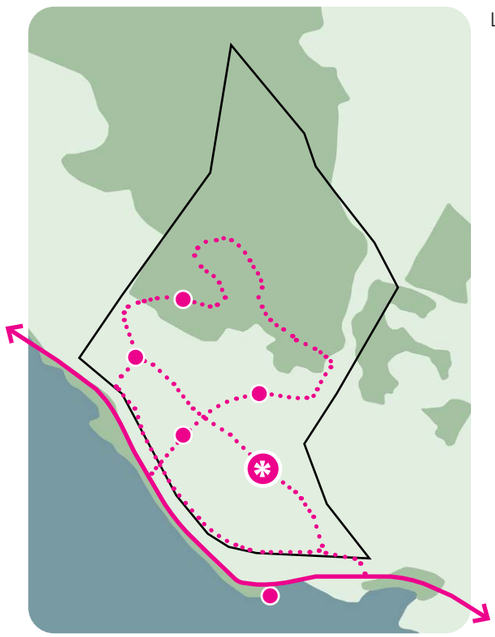
Design Directions ⟶

- Best practice streetscape design to encourage a safe and walkable neighbourhood
- A central community park and open space with BBQ facilities
- A recreational trail network - loops
- Getting into nature - bush trails
- Pocket parks and seating areas
- Make connections to the broader context, e.g. Bridgewater Bridge Northern Interchange Precinct, existing foreshore trail

Considerations ⟶

- Apply CPTED principles
- Universal design principles where practical to ensure equitable access to open space network

Diagram (N.T.S)



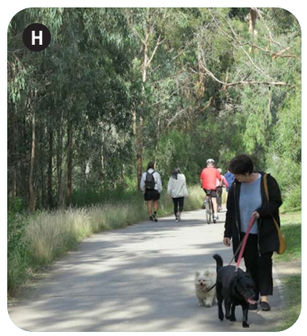
LEGEND

An integrated footpath, bush trails and shared bicycle network

Passive recreation nodes and community park and open space

Connect new community to existing foreshore trail and new civic amenities and ferry terminal

Precedent Images



A Communal seating and picnic areas

B High quality parkland/ play spaces

C Areas of open space for general passive recreation

D High quality streetscape design

E Inclusive design

F Active recreation opportunities

G Quite spaces

H Generous shared trails

I Nature play and learning

J Boardwalks