clarence
VALLEY COUNCIL

Technical Study

Clarenza Urban Release Area - Landscape Strategy, Geolink. 19/05/2025

NSW GOVERNMENT

An initiative funded by the NSW Government through the NSW Regional Housing Strategic Planning Fund

Clarenza Urban Release Area-South Grafton

Landscape Strategy

Contents

Document Register

UPR	Date	Submission
4992-1005	16/12/2024	60%
4992-1007	10/03/2025	80%
4992-1008	19/05/2025	Exhibition

Site Context

Site Character

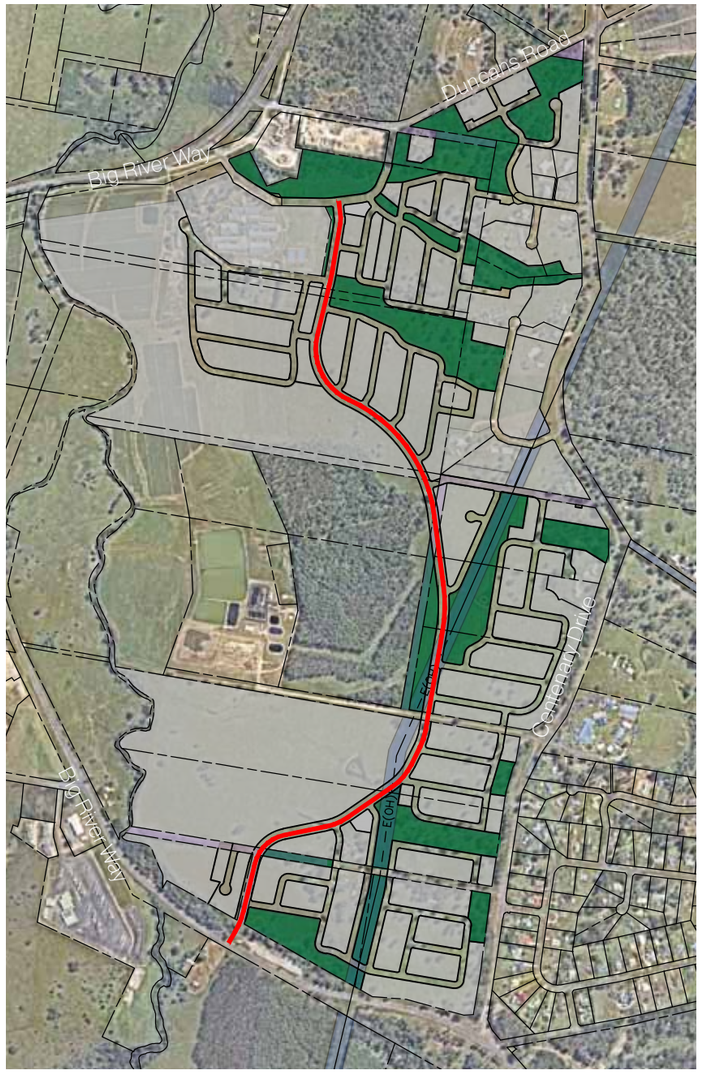
The site is characterised by an attractive rural landscape that is typical of the area. Its landform comprises a series of gently rolling crests and gullies.

The landscape has been extensively modified for pasture production with open paddocks dotted with tall remnant forest trees. Some regrowth is establishing along the protected road verges. Long straight roads, rustic timber fences and powerlines cross the landscape. Expansive panoramic views are available through sparse vegetation from the elevated parts of the site to the Clarence River Valley and the Grafton urban area in the north.

Landscape Objectives

- Mature trees should be retained and incorporated into the subdivision and public domain design to contribute to the mature tree canopy cover in the neighbourhood, to provide visually interesting streetscapes, improve public amenity, improve air quality, and enhance tree canopy cover.
- Tree heights should increase proportionally with street hierarchy.
- Planting should include massed swathes of native grasses and understorey planting interspersed with low shrubs.
- Existing drainage lines are to be regenerated with riparian vegetation to create a linear parkland of natural vegetation. These corridors will be optimised with safe, continuous pedestrian / cycleways and low key passive recreation opportunities
- Water Sensitive Urban Design (WSUD) initiatives are to be incorporated.
- The public interface of the development will incorporate consistent fence materials, behind a corridor of natural vegetation.
- Park and street furniture will incorporate materials in natural colours and finishes to complement the rural characteristics of the setting
- Parks should include a range of recreational facilities to suit a broad age spectrum including a playground and picnic shelters and settings for active and passive uses
- Safety by design principles to be adhered to in the development of the designs and should include safe, visible and continuous paths of travel, clear lines of sight between public areas, and careful plant selection that minimises opportunities for hiding and anti-social behaviour
- Continuous paths of travel that link key destinations should be established throughout the development to encourage cycling and a walkable community.

Connector Road



LEGEND

Connector road - 25 metre road reserve

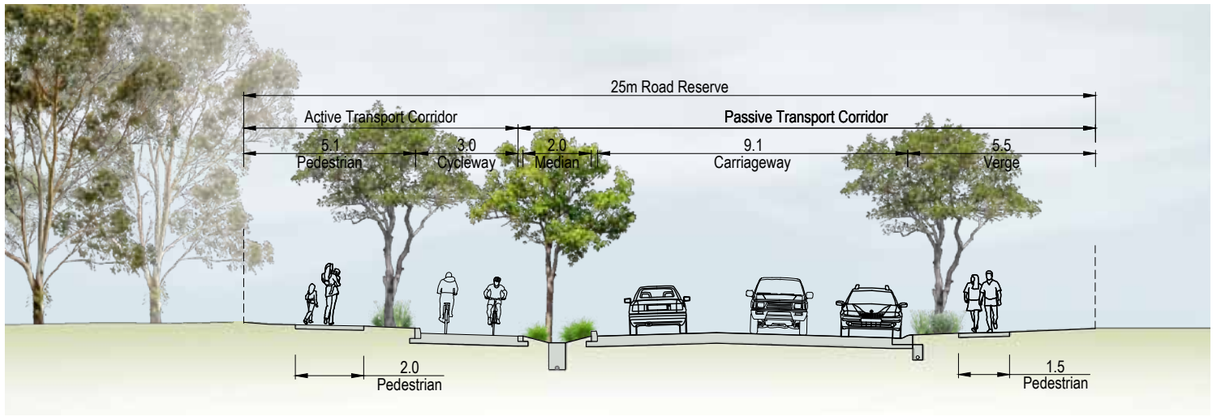
Corymbia maculata
Spotted Gum
Height: 15 - 30
Spread: 6 - 15

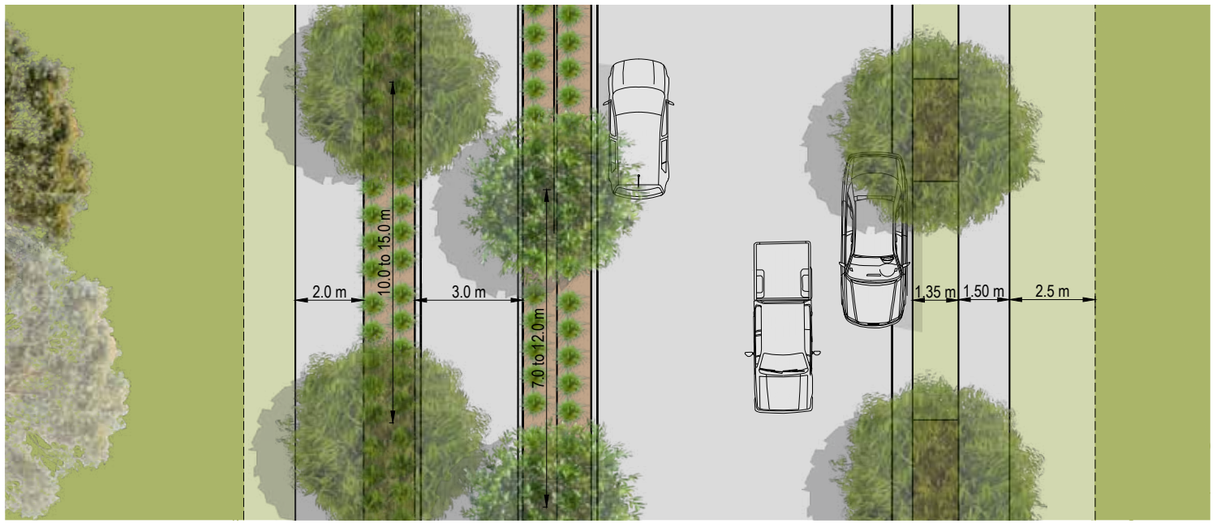
Flindersia australis
Crows Ash
Height: 8 - 12
Spread: 6 - 8

Lophostemon confertus
Brush Box
Height: 15 - 25
Spread: 8 - 10

Trees should allow the following:

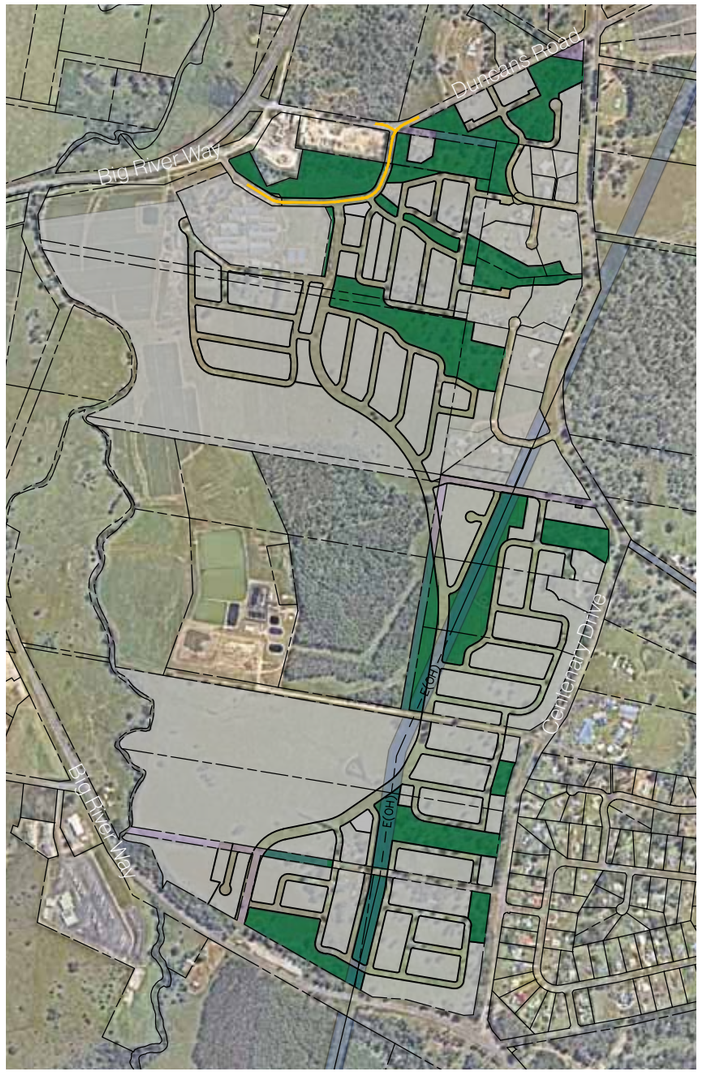
- Minimum 10 metre height.
- Minimum 6 metre canopy diameter.
- Be located along both sides of the road at 10 to 15 metre centres.





Connector Road widths allow for larger species to be utilised creating alternate streetscape character

Neighborhood Street



LEGEND

Neighbourhood street - 21 metre road reserve

Elaeocarpus reticulaus
Blueberry Ash
Height: 10 - 15
Spread: 4 - 6

Fraxinus griffithii
Evergreen Ash
Height: 6 - 8
Spread: 4 - 6

Hymenosporum flavum
Native Frangipani
Height: 7 - 8
Spread: 5 - 6

Street Tree Design Objectives

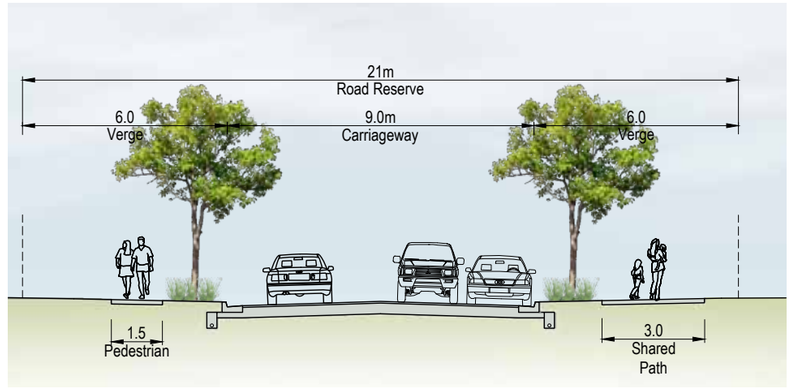
Future streets should be lined with trees to offer natural shade, cooling the footpaths and surrounding areas. The street trees should be sized to visually soften the built environment, not just at street level but also from a distance, helping to minimize the visibility of structures from afar and enhancing the residential area's appearance.

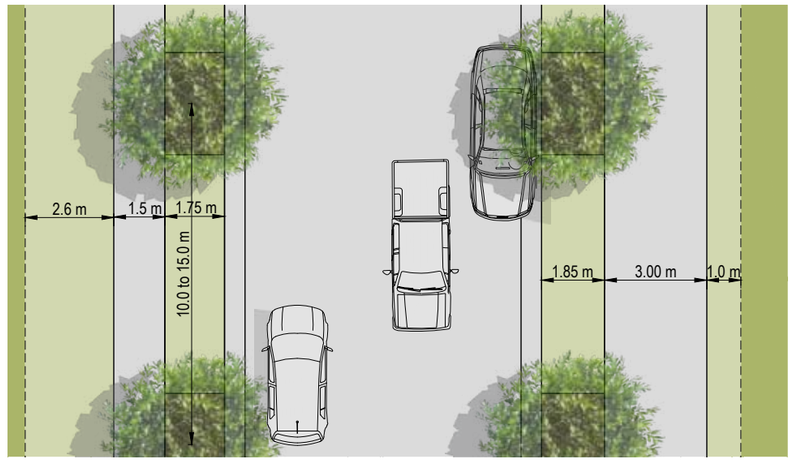
Species should be selected to ensure that the ultimate mature size is in scale with the relevant street, taking into consideration the site constraints, such as:

- Verge widths.
- Overhead powerlines.
- Building setbacks.
- Underground services.
- Vehicle clearances.
- Establish a local identity and character.
- Provide for colour variation and seasonal change.
- Selection of species may have natural, historical or cultural associations with the locality/ landscape.
- The selected species must have appropriate and predictable growth habit and form, with a single upright trunk and sound branching structure.

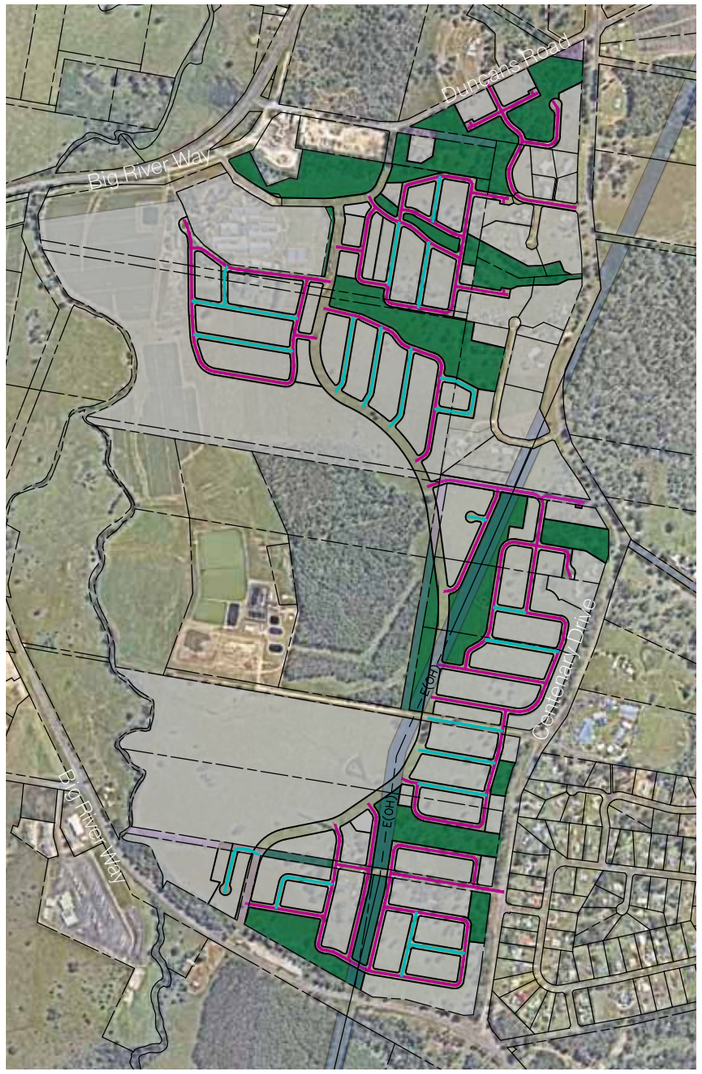
Trees should allow the following:

- Minimum 7 metre height.
- Minimum 4 metre canopy diameter.
- Trees located along both sides of the road at 10 to 15 metre centres, or centrally between lot side boundaries.





Residential Way and Residential Street



LEGEND

Residential street - 17 metre road reserve
Residential way - 17 metre road reserve

Backhousia citriodora
Lemon Scented Myrtle
Height: 6 - 8
Spread: 4 - 6

Buckinghamia celsissima
Ivory Curl Tree
Height: 5 - 10
Spread: 3 - 6

Elaeocarpus eumindi
Smooth Leaved Quondong
Height: 6 - 10
Spread: 3 - 6

Harpulia pendula
Tulip Wood
Height: 7 - 10
Spread: 4 - 6

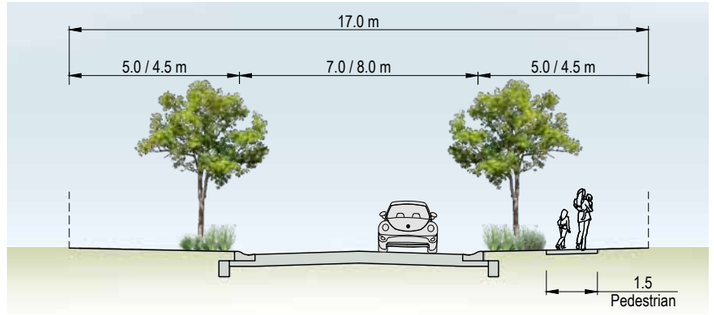
Tristoniopses laurina 'Luscious'
Water Gum
Height: 7 - 8
Spread: 5 - 6

Xanthostemon chrysanthus
Golden Penda
Height: 6 - 10
Spread: 5 - 8

Waterhousia floribunda
Weeping Lilly Pilly
Height: 8 - 12
Spread: 6 - 10

Trees should allow the following:

- Minimum 5 metre height.
- Minimum 3 metre canopy diameter.
- Trees located along both sides of the road at 7 to 12 metre centres, or centrally between lot side boundaries.



Residential Streets utilise a mix of planting distances and various forms of trees so as not to impede on vehicle and pedestrian sight lines

Centenary Drive

Centenary Drive Design Objectives

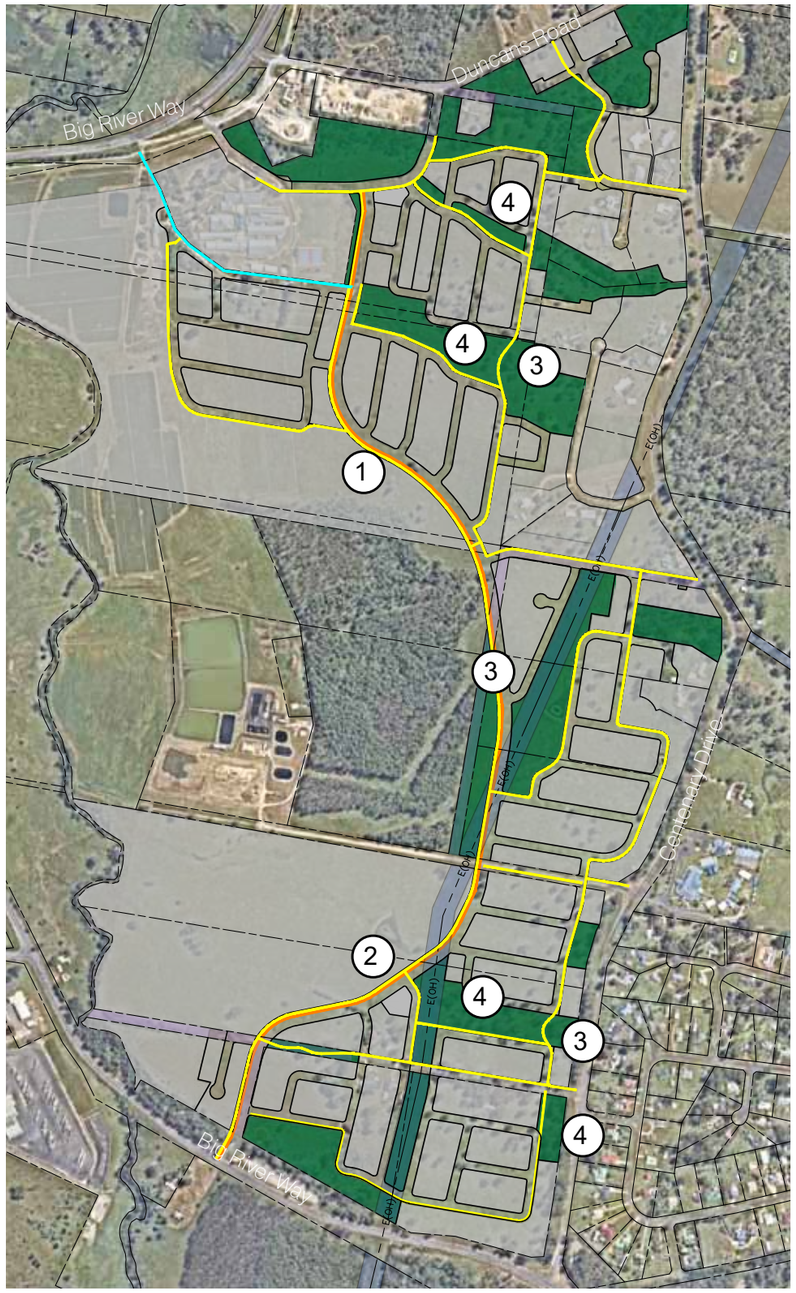
- Natural aesthetic of tall established trees to be retained.
- Areas with minimal to no vegetation to be rehabilitated to match adjoining vegetation
- 1.8 metre high timber capped and lapped fence provides visual screen from centenary drive of new residential areas.

Duncans Road

Duncans Road Design Objectives

- Natural aesthetic of tall established trees to be retained.
- Areas with minimal to no vegetation to be rehabilitated to with street trees
- 1.2m high Timber post and rail boundary fence maintains rural theme while allowing filtered views toward the screen planting wiithin the private domain.

Public Space



LEGEND

- Key walking network
- Key cycling network
- Shared path
- Environmental

1. District park.
2. Local pocket park.
3. Seating nodes / rest spots along the key walking network to support active living.
4. Key walking network allows for passive interaction with natural environment.

Seating

- Take advantage of available views and provide regular rest stops along tracks.
- Site in sheltered locations utilising natural shade where possible.
- Install with hard wearing surface underneath.
- To be DDA compliant.
- Have back rest and arms.

Picnic Settings

- Located at high visitation locations such as parks and destinations that can be used for social gathering.
- Orient tables with short side towards available views to maximise visibility to users.
- Site in sheltered locations.
- Install with hard wearing surface underneath.
- To be DDA compliant.

Shelters

- Located at high visitation locations such as parks and destinations that can be used for social gathering.
- Locate to optimise benefits of existing vegetation to provide additional shade and shelter beyond structure.
- Provide additional tree canopy to enhance shade and shelter and visually integrate structure into setting.
- Skillion style roof structures to ensure contemporary theme is retained.
- Provide hard surface access path to shelter with hard wearing surface underneath.

Bike Racks

- Located at high visitation locations such as parks and destinations that can be used for social gathering which are connected a cycle path.
- Provide a pavement wearing surface under bike racks.
- Site with adequate clearance to avoid disruption of pedestrian or vehicle access.

Bollards

- Used in locations to prevent vehicular access.
- Recycled plastics and composite materials to be used for new items, preferably dark colours to reduce visual impact.
- Rectangular bevel top to suit a range of visual settings and security requirements.
- Smaller bollards are preferred for long runs to minimise visual impact and reduce cost.
- Larger bollards are to be used for short runs that don't create a high visual impact or where a higher security alternative is required.
- Bollards should generally be spaced at 1800 centres, however the spacing can be reduced to 1500 for extra security or where bollards are approached at 90º to barrier alignment.

Street Furniture Design Objectives

Furniture should be designed to provide a cohesive and unified appearance, ensuring that all staged elements maintain a consistent look and character.
To achieve this the following principles are to be followed:

- Use consistent dimensions in furniture components.
- Limited range of furniture options to create consistent character.
- Materials and colours to be consistent.
- Battens to be extruded aluminium or composite materials for long term maintenance.

District Park

1. Multi use area for skate, ride and scoot.
2. Community gathering space with seating and shelter.
3. Playground area suitable for varied age range and user abilities.
4. Existing trees retained with new planting to enhance the natural aesthetic.
5. Seating nodes for individuals or groups.

1 - Multi Use Area Design Objectives

- Location primarily for scooting, skating and riding.
- Designed to allow for mixed experience use whilst providing a challenging and activating location to improve and advance skills.
- Located to allow for passive surveillance from surrounding area.

2 - Community Space Design Objectives

- Central location to accommodate groups and community gatherings
- Ability to provide a flexible space catering for residents and the broader community
- Shelter structures to provide shade and weather protection
- Designed to allow for alternate use such as performances and events.

3 - Play Space Design Objectives

- Orientate and position the play space to utilise the site's unique features, including views, existing vegetation, topography and passive surveillance.
- The play experience, including the equipment and surfacing, should allow everyone to experience a variety of challenging and engaging play opportunities in a way that suits them.
- Locate to optimise benefits of existing vegetation to provide additional shade and shelter.
- Provide a gathering point with seating and shade to promote social interaction.
- Proprietary equipment to be approved through discussions with Council to ensure consistency in maintenance and replacement.

Seating Node



- Situated in locations to take advantage of the natural setting.
- Permeable surfaces such as decomposed granite.
- Seating orientated to maximise views.
- Low level retaining walls provide additional seating options.
- Pocket park number 2 to have play equipment to provide casual walkable access for residents of the southern lots.

Passive Nature Interaction



- Water crossings and nature based locations should be designed with a consistent style and theme.
- Walking trails constructed using materials such as gravel.

Water Sensitive Urban Design



- Native sedges mass planted recreate habitat and absorb infrastructure into the landscape.
- Pedestrian permeability within the stormwater management zones provide recreational value.
- WSUD treatments should interact with the streetscape to provide connection to environmental processes.
- Support natural riparian regeneration of drainage lines to optimise a valuable linear recreational space and to enhance environmental values and visual amenity.
- Minimise maintenance by limiting mown grass areas to well defined recreation nodes.
- Provide frequent path linkages to adjoining streets