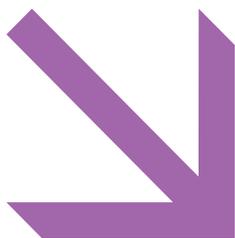


Stafford



1.0 Site Overview

The use of large tree species such as figs and the strong formality of shapes in the footway design for Stafford, have been used to diminish the dominance of the road environment and strengthen the pedestrian and community domain.

2.0 Extent

All streetscape improvement works occurring within this boundary must be in keeping with the character established under the Suburban Centre Improvement Projects (SCIPs) Program, as specified in this document. Areas outside the boundary may be developed in keeping with this character, at the discretion of the developer and subject to approval by Council.

3.0 Standard Footway Elements and Materials

Specific requirements for this location for surfacing, furniture colour, trees and garden beds are set out below.

All footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roofwater drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting. The scope, layout and detail of the footway upgrade are to be agreed on a site-by-site basis through the development approval process.

Council requirements for footway upgrades – including standards, standard drawings and reference specifications are detailed in this manual. (Refer to Chapter 3 Streetscape Design, Section 3B Footway Elements and Materials.)

3.1 Footway surfacing

Finishes are to match the following:

Exposed Aggregate Concrete

To be used as the primary paving material.

Supplier: Boral and Hanson or approved equivalent

Colours: 'Country Tan'
'Blue Gold'
'Dark Jade'

Paver Banding and Garden Edging

To be used around all garden beds and, through paving, to support shapes established by garden beds. May be used to create features in the pavement and to highlight building features.

Supplier: PGH or approved equivalent

Material: Clay paver

Colour: 'Black & Tan'

Size: 230 x 115 x 50mm

3.2 Tactile Markers

Supplier: Claypave or approved equivalent

Colour: 'Gold'

Size: 300 x 150 x 50mm

3.3 Furniture Colour

Finish: Powdercoat

Colour: Dulux 'Metropolis Storm Pearl' (84684)

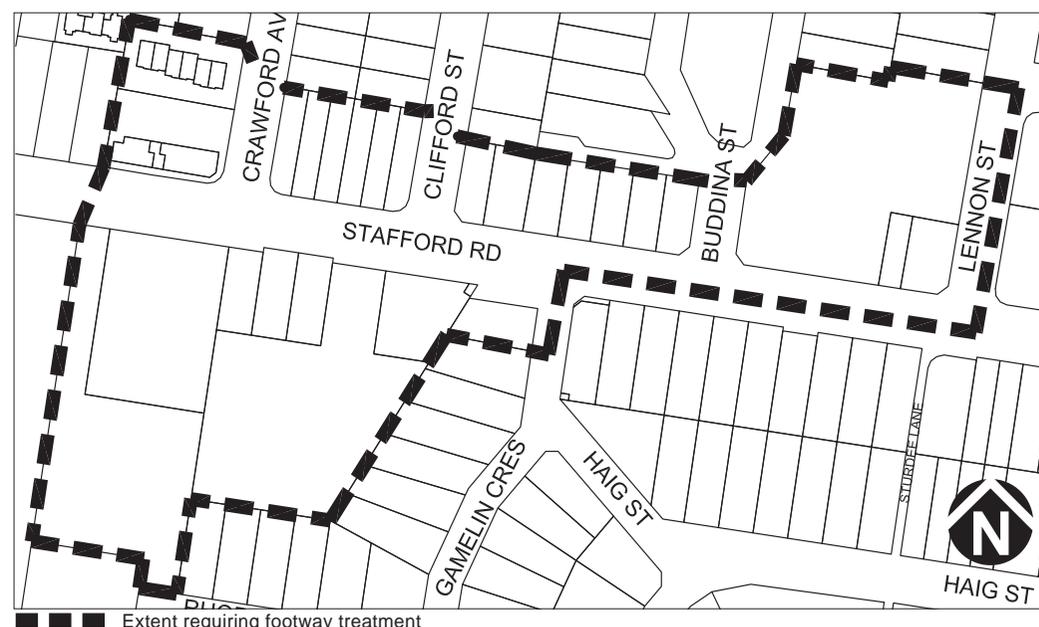
3.4 Planting Palette

Individual or isolated tree pits (1600x1200mm or less) are to have tree grates installed unless otherwise approved.

Preferred species in this centre are as follows:

Trees

Cupaniopsis anacardioides
Ficus benjamina
Ficus hillii
Ficus platypoda

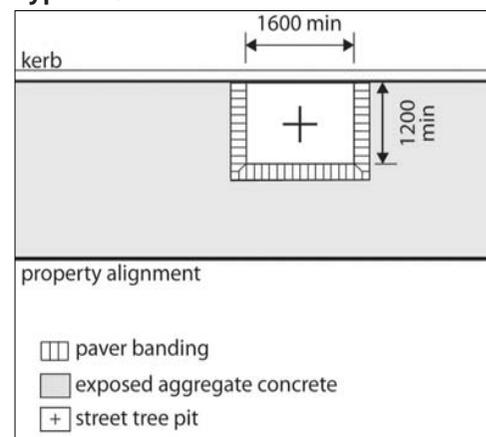


Shrubs and Groundcovers

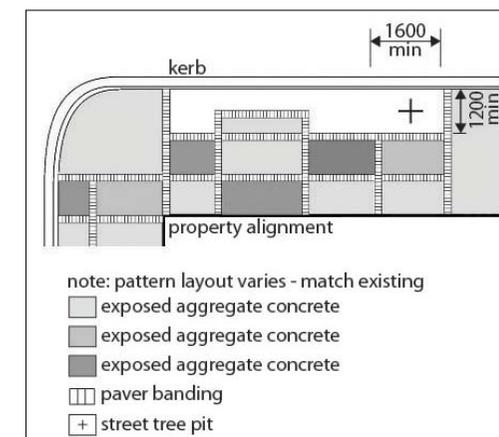
Agapanthus 'Baby Blue'
Aspidistra elatior
Codiaeum variegatum – broad leaf
Cordyline species
Dracaena marginata
Gardenia radicans
Hymenocallis littoralis
Ixora 'Coral Fire'

Liriope 'Evergreen Giant'
Liriope 'Stripey White'
Nandina domestica 'Nana' – dwarf
Ophiopogon japonicus
Pittosporum 'Miss Muffett'
Raphiolepis fergusonii
Rhoeo spathacea 'Hawaiian Dwarf'
Strelitzia reginae
Syzygium australe 'Dwarf'
Zephyranthes rosea

Typical Setouts



Typical street tree planting bed dimensions and paver banding layout



Typical garden bed shape and paving pattern response