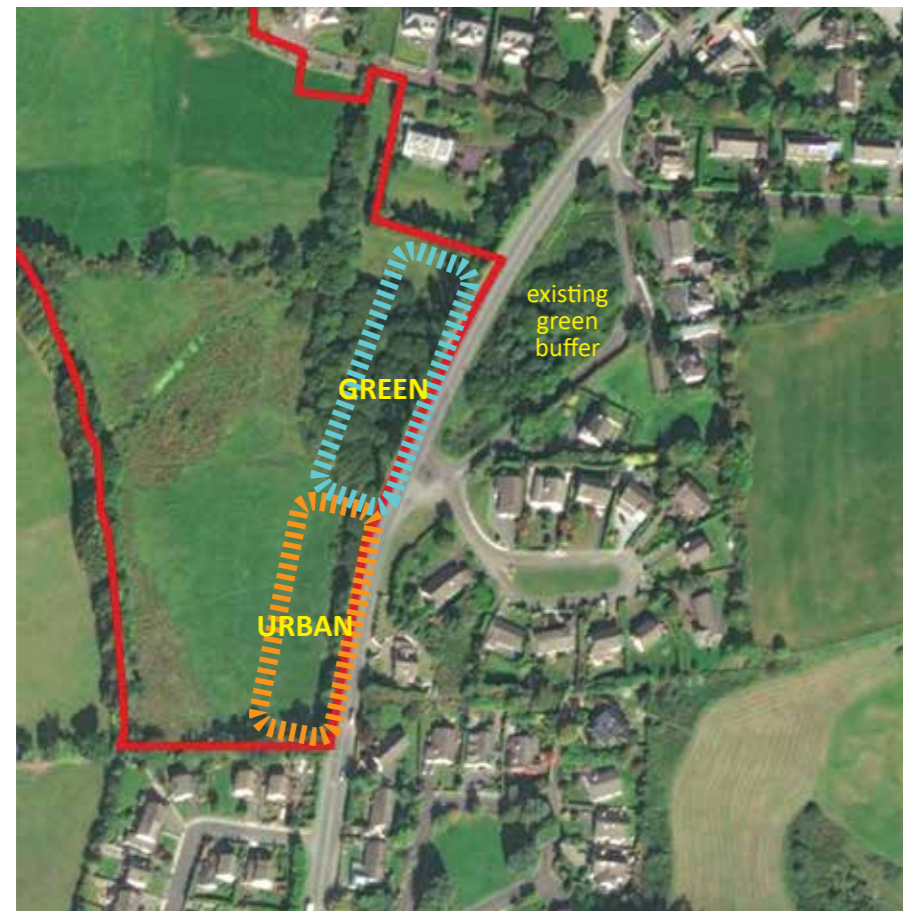


LANDSCAPE STRATEGY

Development of lands at Cloghroe provides an excellent opportunity for increasing density adjacent to a well-served regional road that can enhance an established village nucleus. Cloghroe has a quality framework with small shops, a church and a school within walking distance of the site, but the community lacks a distinct character. A new centrally located population with complementary commercial enterprise can supply a steady customer base for the existing facilities and strengthen the village identity.

To the passerby, Cloghroe is a streetscape. The architecture sets the standard and the landscape treatment dictates the attractiveness of the scene. The landscape aim is to provide an active streetscape and define the edge of the village, while retaining a green buffer zone that separates Cloghroe from Tower.

The collaborative design solution provides community uses and a broad road frontage south of the site entrance. This has the sense of a public square, incorporating urban tree planting, quality paving and external spaces where people can socialise. The site entrance defines the psychological edge of the village. North of the entrance the landscape is instantly serene, retaining much of the green buffer. The landscape intent is that even if peripheral lands create a continuous chain of development in the future between Cloghroe and Tower, there will always be a green buffer zone as a village transition.



Aerial image of the eastern portion of the site, illustrating the landscape intent of creating a distinct zone for urban town centre space south of the site entrance and a passive green buffer to the north. This provides clarity to the village edge and transition to Tower, complementing the vegetated buffer on the eastern side of the road.



Image from southern end of site looking north. A large, generally level pasture gives way to a gently rising hillside beyond the central hedgerow. Strong tree buffers flank both the east and west boundaries of the site.

Internally, the proposed commercial frontage transitions to residential development. The scheme is designed around the natural features, retaining most of the existing trees and evolving drainage corridors into accessible public amenity. Open spaces are often linked to biodiversity corridors, making them dynamic venues that change with the seasons.

Beyond the primary access drive, the design concepts of DMURS guide the roadway, parking and landscape layouts. Laneways widths are reduced and roads meander, reducing traffic speeds. The pedestrian is prioritised by introducing raised table crossings and block pavements to indicate priority. Shared surfacing is utilised to facilitate house access and periodic turning. Embedded within the road design are more than 200 street trees, offset 6m to public lighting.



Example of the principles of DMURS incorporated into a high density, yet landscape driven housing scheme.

Key Landscape Features

- + 420m streamside amenity path (west boundary)
- + 1700 sq.m. central amenity access and biodiversity corridor.
- + 1200m amenity walks through 4 different habitats
- + Willow wetland walk with nature play amenity
- + 500 sq.m. of formal children's play areas with full equipment
- + 4 no. adult exercise equipment units
- + public orchard and 3 acres of wildflower meadow
- + 700 sq.m. road frontage plaza along R617



Biodiversity garden linked to a housing estate loop walk.

The proposed open spaces are designed to reflect the existing natural components. At the core of this philosophy is the intention to develop a mixed-use scheme that embeds the users and residents in a biodiverse setting. Key trees are retained and vegetative fauna links provided. Watercourses are enhanced, not impacted. All of this combines to create a standard of living not available in the typical hardscape suburban development.