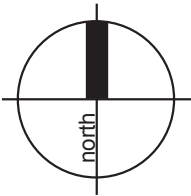


LAHC MARYLAND DEVELOPMENT

SEPTEMBER 2022



LOCATION MAP



Drawing Schedule			Site Calculations		
Name	Drawing Number	Revision	Item	Area	Percentage
Cover Sheet	DA-L000	E	Total Site	2310 m ²	
Landscape Plan	DA-L101	E			
Precedent Images	DA-L201	D	Ground Floor Building Footprint	815 m ²	
Indicative Plant Schedule	DA-L301	D	Total Hard Landscaping	780 m ²	44 %
			Total Soft Landscaping	715 m ²	
			Deep Soil Planting Zones	560 m ²	35%

Statutory & Regulatory Guidelines

CITY OF NEWCASTLE

- Newcastle Local Environmental Plan (LEP) 2012
- Newcastle Development Control Plan (DCP) 2012

DESIGN REPORT

Site Description:

The subject site is located at 38-40 John T Bell Drive, Maryland, NSW 2287. The site is located and zoned as R2 Low Density Residential.

The existing topography of the site is relatively flat site with a cross fall from the approximate high point RL 5.13 located on the south corner to the approximate low point RL 4.00 located in the north-east corner.

As a result, the proposed site has an overall crossfall of 1.8%.

Within the proposed development boundary there are four existing dwellings consisting of two single storey brick dwellings and two weatherboard dwellings. Each dwelling includes a single driveway access with no existing front boundary fences.

The existing dwellings and driveway crossovers are to be demolished.

Within the site there are large turf landscaped areas with minimal planting. The planting consists of small to medium size native and exotic shrubs that provide no wildlife or aesthetic importance to the site or surrounding context. The shrubs will be removed as part of the proposed development.

Local Context/Character:

The existing street character of John T Bell Drive and Matfen Close is predominately residential single story dwellings with established and maintained landscaped gardens with no front boundary fences. The street frontages consists of turfed verges and small to large shrubs, feature planting and hedges consisting of a mix of native and exotic species.

There are medium established street trees along John T Bell Drive including native and exotic species contributing to the street character and visual amenity. There a very few established street tree plantings along Matfen Close which hold minimal street character value.

There is existing kerb and gutter along John T Bell Drive and Matfen Close with cars utilising the on street kerb side parking. A turf verge and pedestrian footpath is located along John T Bell Drive and Matfen Close that is to be retained as part of the development. The only apparent infrastructure along John T Bell Drive and Matfen Close near the subject site are overhead powerlines.

The subject site is located in close proximity to Maryland Shopping Centre, Maryland Early Education Centre and Maryland Public School. Grand Avenue Reserve and sporting fields are located adjacent to John T Ball Drive.

Proposed Development:

The proposed development will include 5 residential units and include designated bin enclosure and an 8 space carpark to accommodate residents without causing congestion to John T Bell Drive and Matfen Close. There are private terrace space and vegetation to create privacy for all residents associated with this development and are as follows:

Private Open Space:

Private open space terrace and courtyard areas have been provided for each of the units on site and are in accordance with the minimum area requirements with Council's DCP & NSW Planning & Environment; Apartment Design Guide.

The landscape intent for these private open space terrace areas will include the following:

- Private terrace or courtyard areas for the each of the dwellings that can be used for outdoor entertaining,
- Suitable screening shrubs between courtyard areas of each unit for privacy,
- Landscape buffer zone between the private open space terrace areas and any common open space areas for privacy
- Acoustic fencing to create privacy

Public Domain Areas:

Public domain works with this residential flat building development will include street improvement works to John T Bell Drive and Matfen Close.

These public domain improvement works will include the following:

- New in situ concrete footpaths to Council standards
- New tree planting & verge planting to Council standards

Location of all verge plantings will be in respect to street amenity, existing/proposed services, infrastructure and on street car parking.

Planting Design Strategy:

The planting design strategy for this residential flat building development to include the following:

- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Evergreen tree planting to provide shade & amenity
- A broad planting palette to include a variety native species & exotic species to provide colour, texture, aroma & form
- Implementation of some endemic indigenous species to encourage canopy corridor links and biodiversity

With the proposed landscape design for this development we would implement the following safety planting initiatives:

- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause potential slip hazards
- Avoid planting species that are known for invasive root structure that may cause damage to existing infrastructure and damage paths & hard paved areas, which may cause potential trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/ or skin irritations

Shrub species, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

All proposed plant species selection has been considered in terms of soil types, species hardiness and on-going watering maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.

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PROJECT

LAHC MARYLAND DEVELOPMENT
38-40 JOHN T BELL DRIVE, MARYLAND NSW 2287

DRAWING NAME

COVER SHEET

CLIENT LAHC

PROJECT NO 20129

DRAWING NO DA-L000

SCALE NA

REVISION E

DATE 03.09.2022

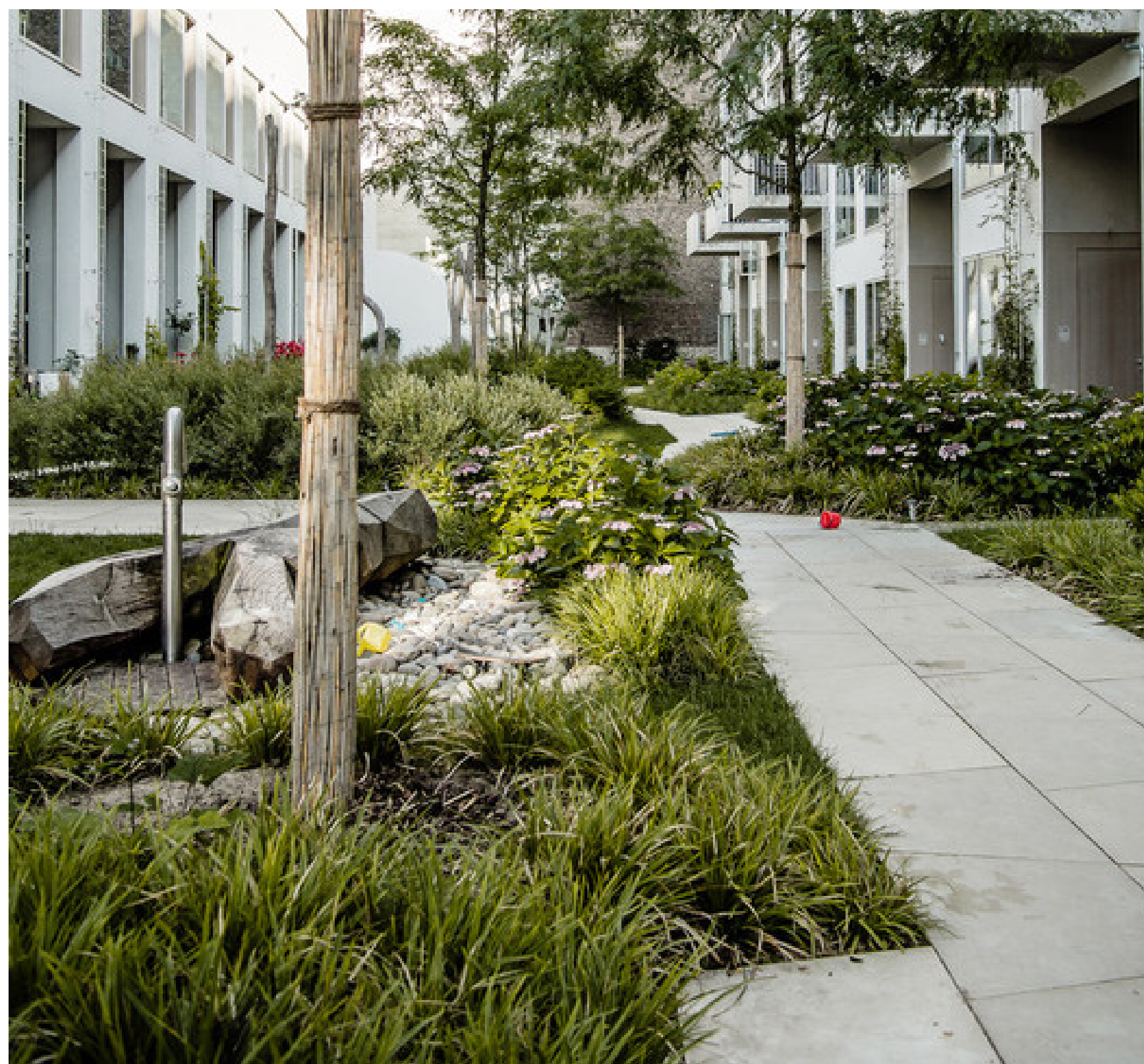
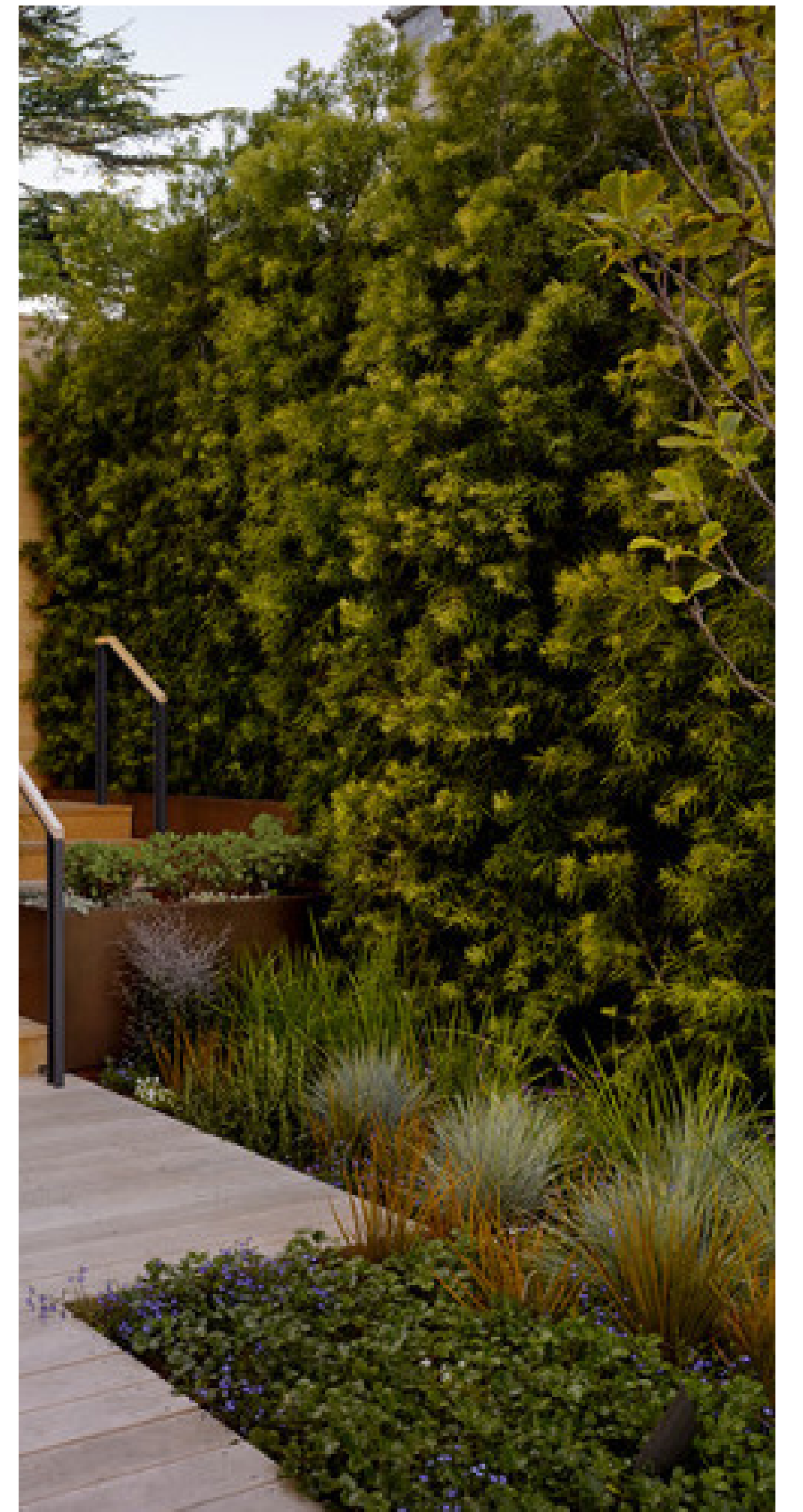
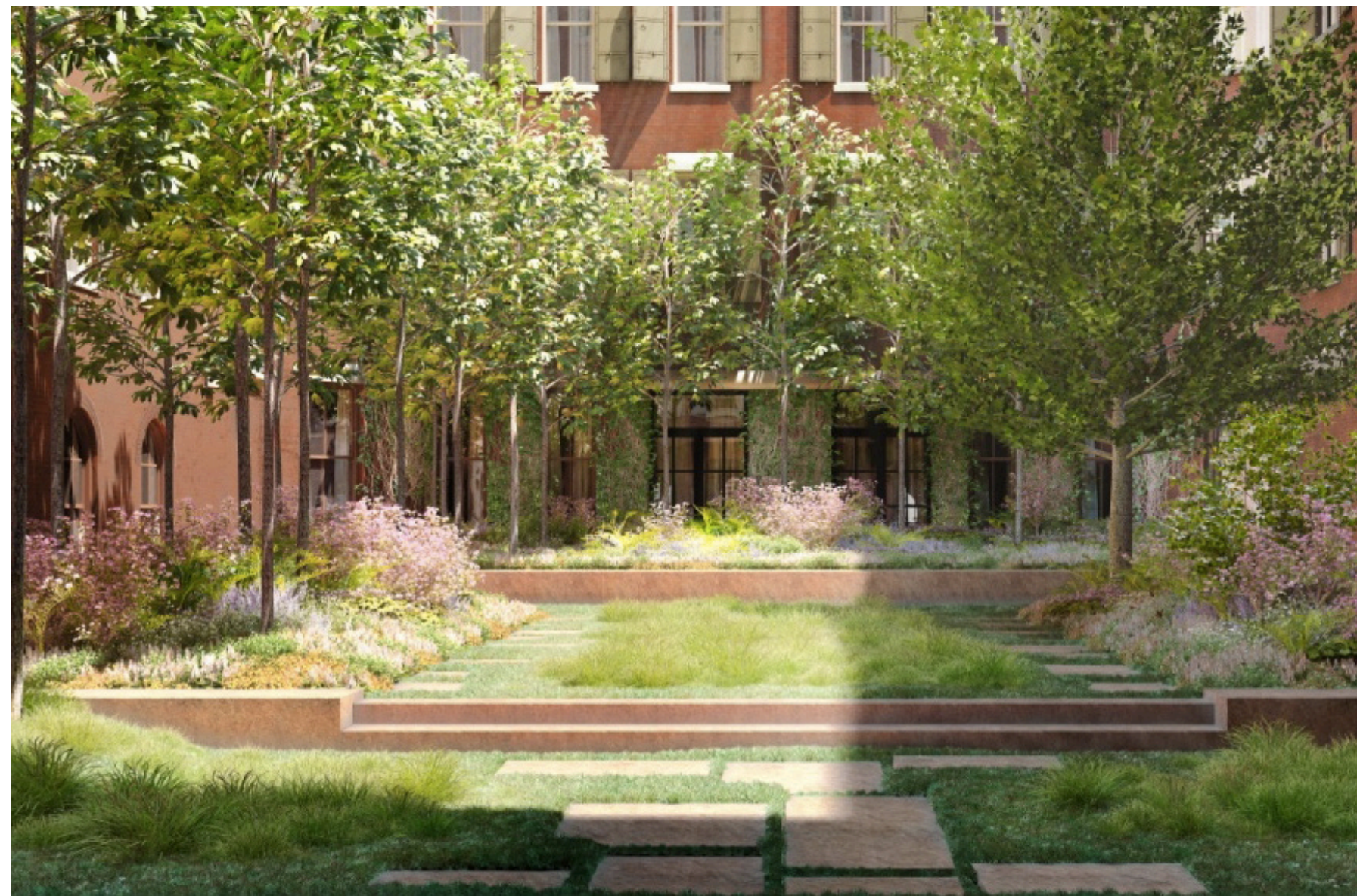
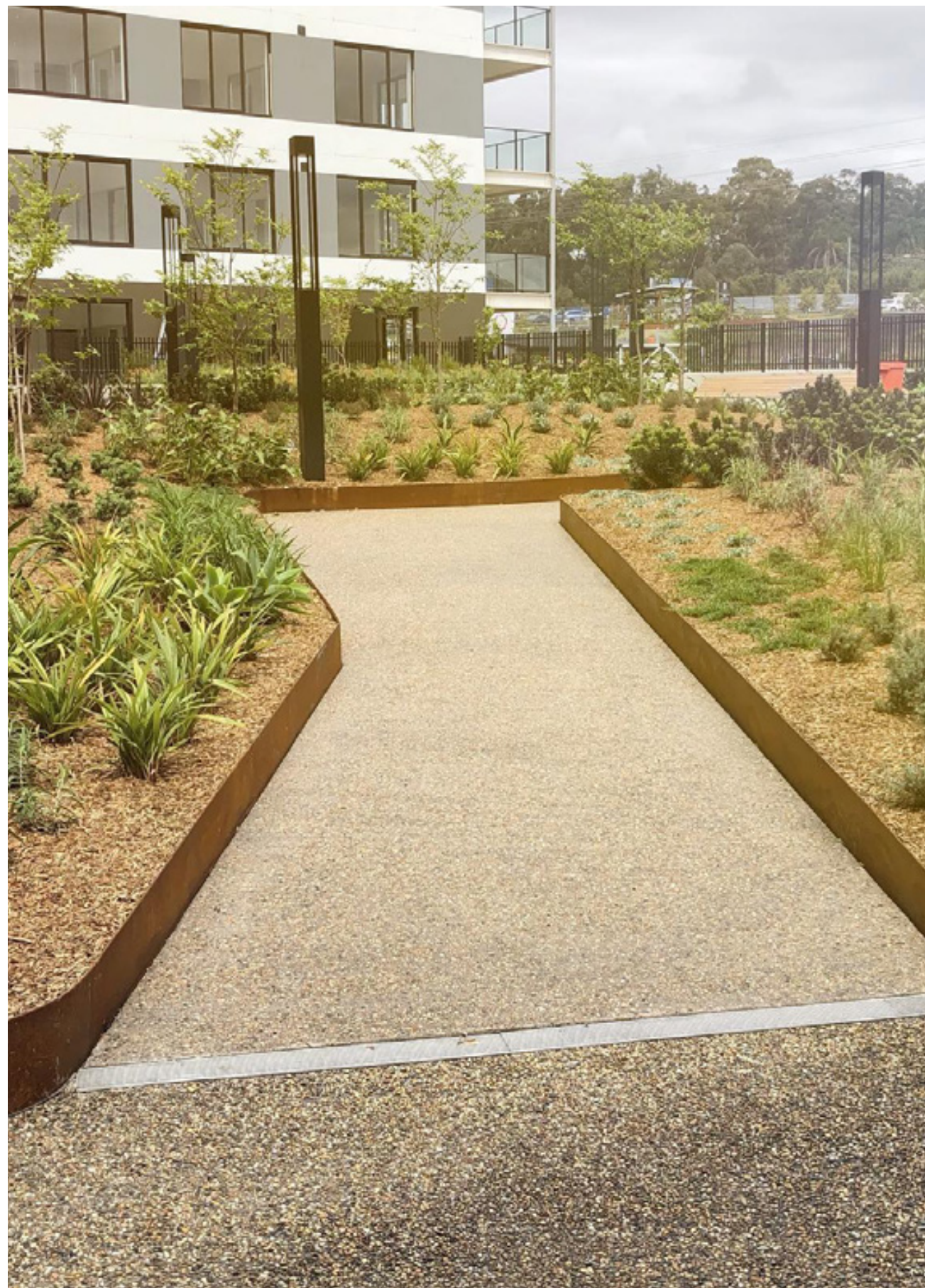
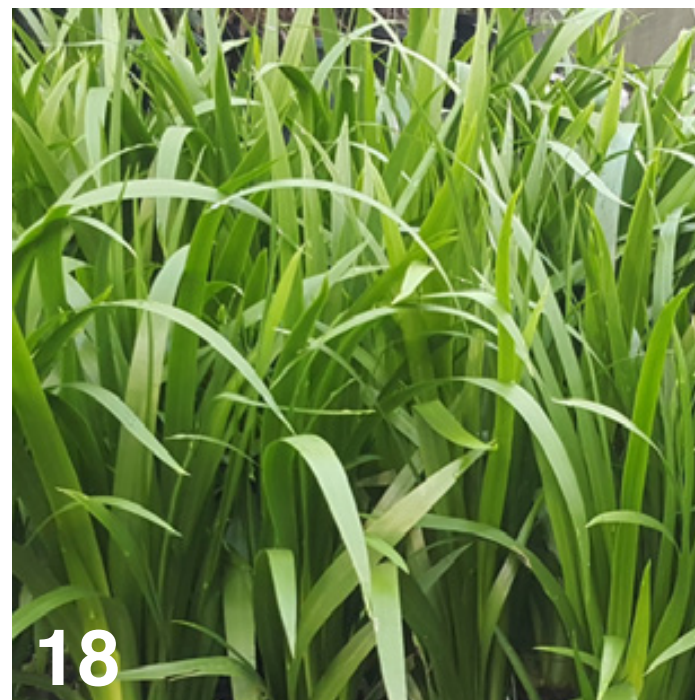


Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments	Soil Types *
Street Trees							
01	<i>Backhousia citriodora</i>	Lemon Myrtle	5-10	2-5	75L	Stakes and ties	S C L
02	<i>Callistemon salignus</i> **	Weeping Paperbark Tree	6	6	45L		
03	<i>Callistemon viminalis</i> **	Weeping Bottlebrush	5	5	45L		
04	<i>Cupaniopsis anacardioides</i> **	Tuckeroo	8	7	75L	Stakes and ties	S C L
	<i>Waterhousia floribunda</i> 'Sweeper'***	Weeping Lilly Pilly	10	7	75L	Stakes and ties	S L
Shade Amentity Trees							
	<i>Backhousia citriodora</i> **	Lemon Myrtle	5-10	2-5	75L	Stakes and ties	S C L
05	<i>Corymbia ficifolia</i> 'Orange Splendour'	Dwarf Flowering Gum	6	4-6	45L	Stakes and ties	S L
06	<i>Elaeocarpus reticulatus</i> **	Blueberry Ash	10	5-8	45L	Stakes and ties	S C L
07	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	75L	Stakes and ties	S L
Tall Screen Shrubs > 1.5m							
08	<i>Callistemon linearis</i> **	Narrow-leaved Bottlebrush	3	3	300mm		S C L
	<i>Grevillea 'Honey Gem'</i>	Spider Flower Grevillea	4	3	300mm		S C L
	<i>Leucospermum cordifolium</i>						
09	<i>'Scarlet Ribbon'</i>	Scarlet Ribbon	2	1.5	300mm		L S
10	<i>Syzygium australe 'Straight & Narrow'</i>	Narrow Lilly Pilly	5-8	1-1.5	300mm		S C L
11	<i>Viburnum odoratissimum</i>	Dense Fence	2.5	2	300mm		S C L
Shrubs < 1.5m							
	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm		S C L
	<i>Grevillea 'Crimson Villa'</i>	Crimson Villa	0.7	0.7	200mm		S C L
12	<i>Raphiolepis indica 'Apple Blossom'</i>	Apple Blossom Hawthorn	1	1	200mm		S C L
13	<i>Westringia fruticosa 'Zena'</i>	Westringia 'Zena'	1.2	1.2	200mm		S C L
Mass Planted Groundcovers							
14	<i>Alternanthera dentata 'Little Ruby'</i>	Littly Ruby	0.5	0.5	140mm		S C L
15	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm		S C L
	<i>Dianella caerulea 'Little Jess'</i>	Little Jess Flax Lily	0.4	0.4	140mm		
16	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	140mm		
17	<i>Liriope muscari 'Isabella'</i>	Isabella Fine Leaf Liriope	0.4	0.5	140mm		
	<i>Myoporum parvifolium 'Yareena'</i>	Yareena Creeping Boobialla	0.1	1	140mm		
18	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm		
	<i>Poa labillardieri 'Kingsdale'</i>	Blue Tussock Grass	0.45	0.45	140mm		
19	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm		
Low Border Planting							
20	<i>Carex albula 'Frosted Curls'</i>	New Zealand Hair Sedge	0.6	0.6	140mm		
21	<i>Chrysocephalum apiculatum 'Desert Flame'</i>	Yellow Buttons	0.5	0.3	140mm		
22	<i>Lomandra labill</i>	Evergreen Baby	0.45	0.45	140mm		
	<i>Stachys byzantina</i>	Lambs Ears	0.5	0.5	140mm		
Shade Tolerant Planting							
23	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm		
	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm		
	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm		
24	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm		
	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm		
	<i>Dianella caerulea 'Little Jess'</i>	Little Jess Flax Lily	0.4	0.4	140mm		
	<i>Doodia aspera</i>	Rasp Fern	0.2	0.4	140mm		
	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7	0.5	140mm		
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm		
Climbers							
25	<i>Cissus antarctica</i>	Kangaroo Vine	6		140mm		
	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm		
	<i>Pyrostegia venusta</i>	Orange Trumpet Vine	10		140mm		

***Soil Types**
(S) Sandy, (C) Clay, (L) Loamy Soils

****Species Selection:**
As per suggested species list on the *Ornamental Native Tree Species* suitable for growing in the Cumberland City Council Local Government Area (LGA) report



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PROJECT

LAHC MARYLAND DEVELOPMENT
38-40 JOHN T BELL DRIVE, MARYLAND NSW 2287

DRAWING NAME

INDICATIVE PLANT SCHEDULE

CLIENT LAHC

PROJECT NO 20129

DRAWING NO DA-L301

SCALE NA

REVISION D

DATE 22.07.2022