



108 -124 FOREST RD, HURSTVILLE

TOWN PLANNING REPORT

T.C.L

JANUARY 2021

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Report prepared by
TCL

JANUARY 2021

Title	Date	By	Approved
Town Planning Update	17.12.20	GC	LH
Town Planning Update Draft	23.11.20	GC	LH
Town Planning Update Draft	06.11.20	GC	LH
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JANUARY 2021



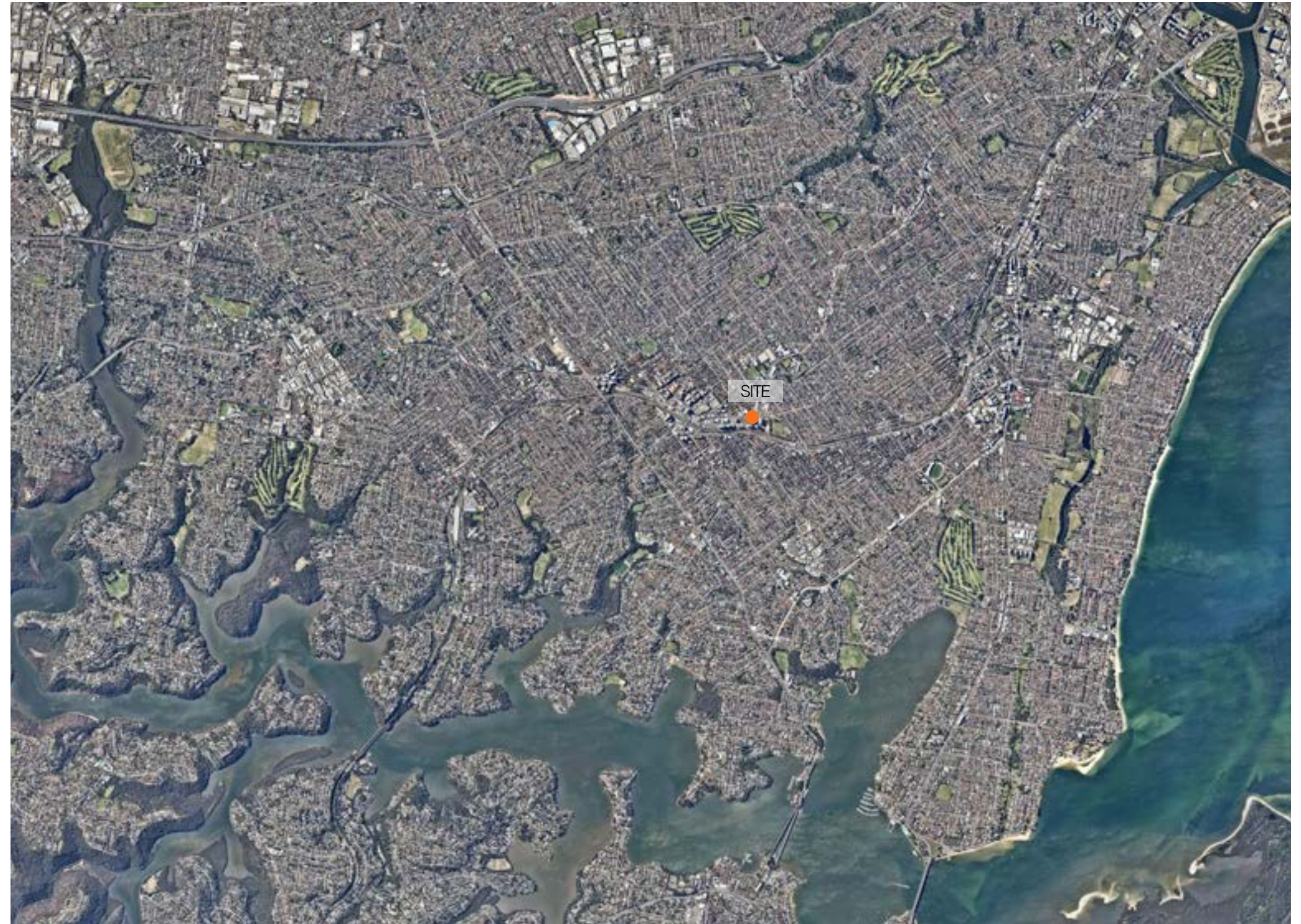
108 - 124 Forest Rd, Hurstville Town Planning Report

T.C.L

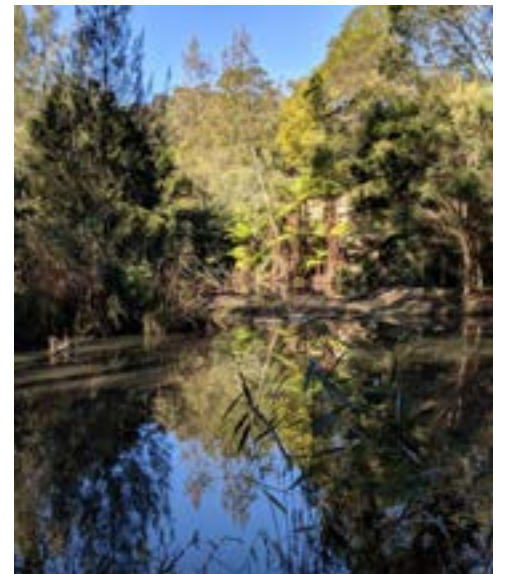
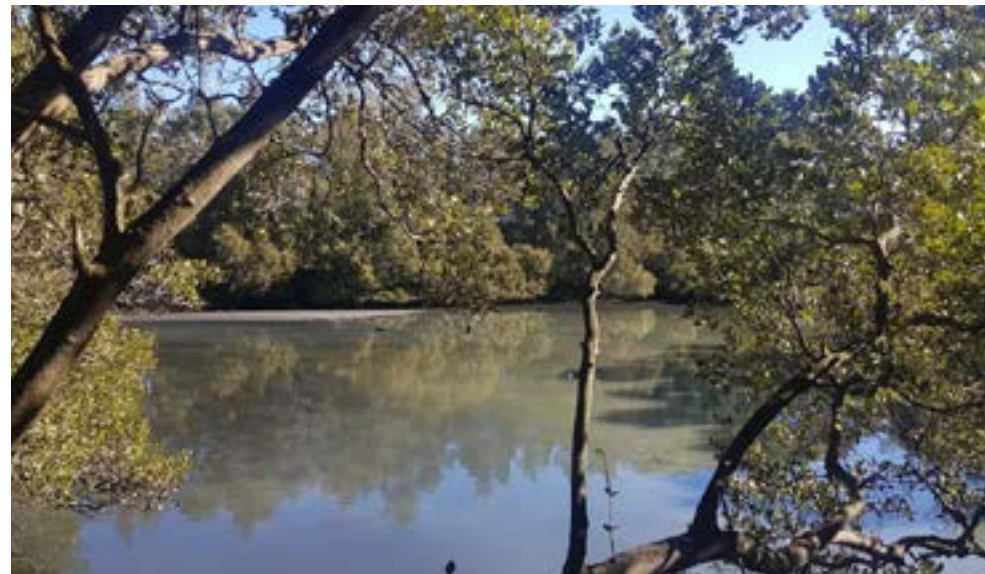
1.0 Context

Hurstville is a suburb of Southern Sydney located 16 kilometres south of the Sydney CBD. Hurstville lies centrally within the local government area of the Georges River Council and is considered the administrative centre.

Botany Bay lies to the suburbs's east whilst Georges runs south west.



Context



- | | |
|----------------------|--------------------|
| 1. Poulton Park | 5. Kyle Bay |
| 2. Oatley Park Baths | 6. Oatley Bay Park |
| 3. George's River | 7. Poulton Wetland |
| 4. Oatley Bay Park | 8. Oatley Bay Park |

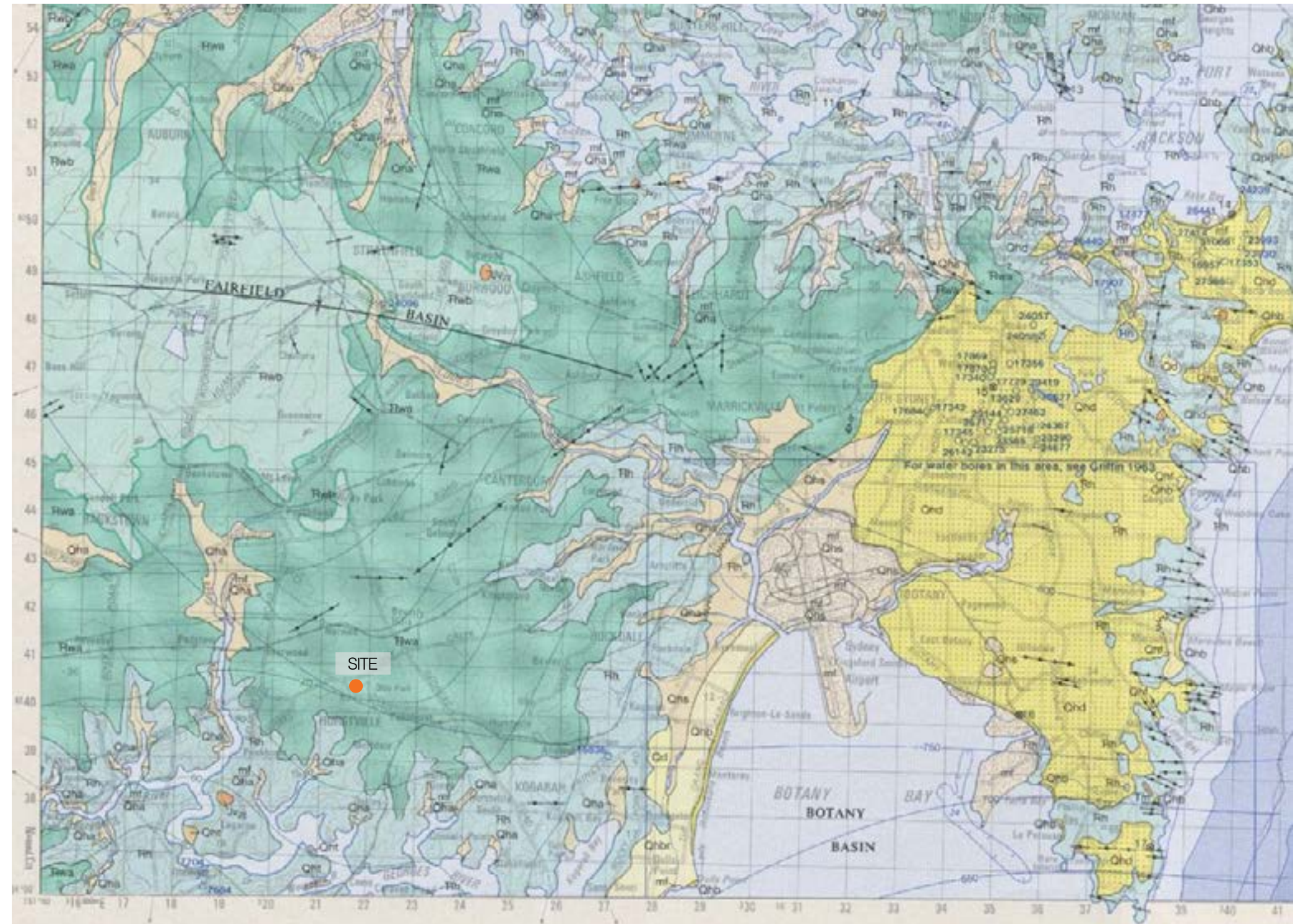
1.0 Context

The underlying geology of Hurstville is composed of two basic types: the Ashfield Shales of the Wianamatta Group, and Hawkesbury Sandstone. The Ashfield Shales form the bedrock for most of the city area. When weathered, the shale forms residual clay soils, with a gently undulating topography. It would predominantly have supported Sydney Turpentine Ironbark Forest, however as this was the most suitable land for farming and then for housing, almost all of the original natural areas on these soils have been lost.

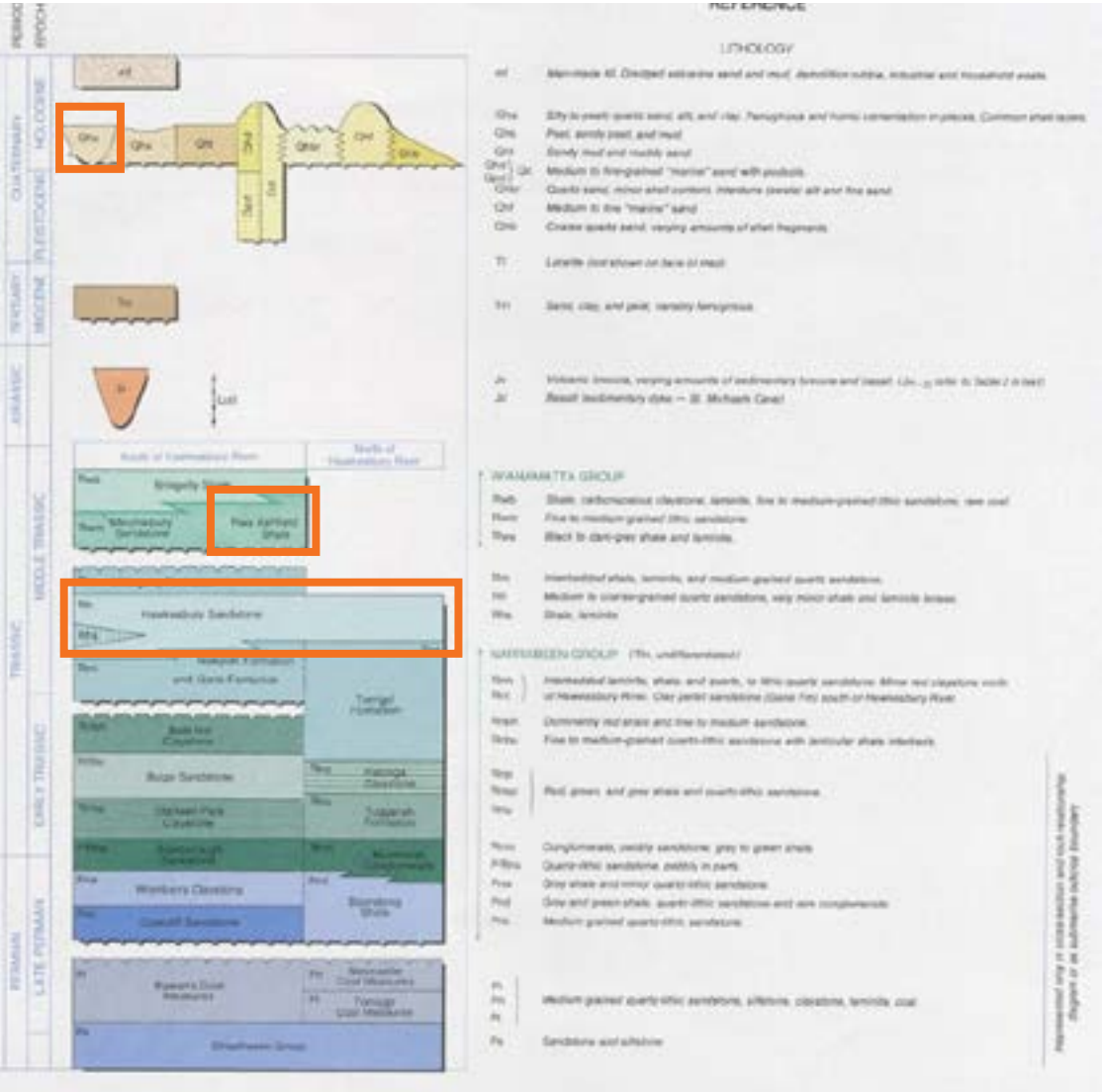
Underneath the Ashfield Shales lie the Hawkesbury Sandstones, which outcrop along the south-western boundary of the Council. The sandstone shows greater weather resistance than the shale, and the topography formed adjacent to the Georges River and Salt Pan Creek is quite steep. The soils derived from the sandstone are sandy, thin, and support a diversity of species, which now comprises the majority of the remaining vegetation.

There is also a transition zone between the shale and sandstone, which is made by a series of shale and siltstone bands interbedded within the sandstone at the top of the sandstone sequence.

The soils formed in this zone vary from clays to sands, and include detached sandstone boulders known as “floaters.” The transition zone sustains an interrelated but unique vegetation type, between the typical sandstone and shale communities.



Context



- 1. Ashfield Shale
- 2. Hawkesbury Sandstone

1.0 Context

The site is located in Hurstville, NSW on the corner block between Forest road, Wright street and Hudson Street. There is close proximity to shopping precincts, parks, sporting facilities and Georges River further beyond.



Landscape Design Ambition

The Forest Rd Hurstville development can establish a rich dialogue with the surrounding suburb transforming this site into an attractive and people focused place.



Pedestrian Focussed Environments

People are at the heart of this development and the landscape will create spaces for pedestrians to safely navigate through and around the building.



Biophilla

The landscape design will link with the building and establish places for people to connect with nature.



Integrated Environment

The design will integrate planting, DDA, and ensure safe pedestrian focused places.



Social / Active Rooftop

The rooftop landscape will provide various spaces for different sized groups to inhabit creating a variety of places to connect with nature and wider Hurstville.



Paving the Way

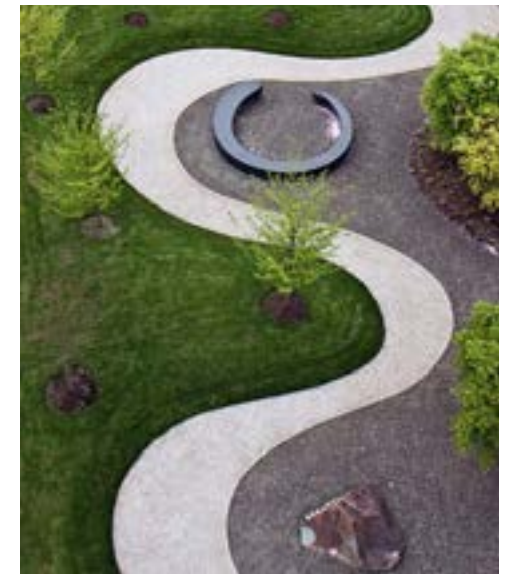
Paving materiality and surfaces will create a streamlined and sophisticated finish making it easy to read different spaces.



Robust landscapes

Where viable green landscape can be included within the architectural articulation robust planting will be proposed to establish a biophilic connection and an integrated design response.

2.0 Level 1



2.0 Level 1

- 1. Communal BBQ/Picnic Space
- 2. Play
- 3. Community Gardens
- 4. Paved Steppers
- 5. Lawn
- 6. Outdoor Dining
- 7. Waterhousia Street Trees



2.0 Deep Soil Zone



2.0 Rain Garden



2.0 Planting Plan

- KEY
- Border Trees
 - Internal Trees
 - Street Trees
 - Deep Soil Mix
 - Raingarden Mix
 - Native Mix
 - Paving Mix
 - Fernery Mix



2.0 Planting Plan

Mix 01 - Street Trees				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Height
	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	30L	10m
Mix 02 - Border Trees				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Height
	<i>Tristaniopsis laurina</i>	Water Gum	30L	15m
	<i>Glochidion ferdinandi</i>	Cheese Tree	30L	8m
	<i>Acacia parramattensis</i>	Sydney Green Wattle	140mm	5m
	<i>Syzygium australe</i> Bush Christmas	Lilly Pilly	140mm	4m
Mix 03 - Internal Trees				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Height
	<i>Melia azedarach</i>	White Cedar	30L	12m
	<i>Acacia implexa</i>	Two-veined Hickory	140mm	8m
	<i>Allocasuarina littoralis</i>	Black She-Oak	30L	5m
	<i>Syzygium australe</i> Bush Christmas	Lilly Pilly	140mm	4m



Waterhousea floribunda
Weeping Lilly Pilly



Tristaniopsis laurina
Water Gum



Acacia parramattensis
Sydney Green Wattle



Syzygium australe Bush Christmas, Lilly Pilly



Glochidion ferdinandi
Cheese Tree



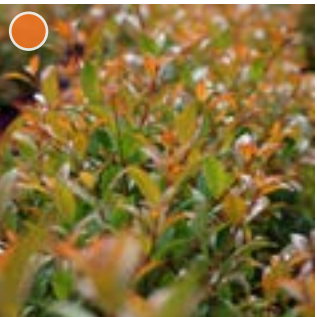
Melia azedarach
White Cedar



Acacia implexa
Two-veined Hickory



Allocasuarina littoralis
Black She-Oak



Syzygium australe Bush Christmas, Lilly Pilly

2.0 Planting Plan

Mix 04 - Deep Soil Mix				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Lomandra confertifolia</i> 'Little Con'	Small Mat-rush	140mm	0.3x0.5
	<i>Dianella Cassa Blue</i> DBB03	NA	140mm	0.4x0.5
	<i>Dampiera rosmarinifolia</i>	NA	140mm	0.5x1.0
	<i>Nephrolepis cordifolia</i>	Fishbone Fern	140mm	0.7x1.0
	<i>Viola hederacea</i>	Native Violet	140mm	0.3x0.3
	<i>Macrozamia communis</i>	Burrawang	30L	1.5m
	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2x0.5
Mix 05 Raingarden				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Pennisetum alopecuroides</i>	Fountaingrass	140mm	0.8x0.8
	<i>Balaskion tetraphyllum</i>	Tassel Rope-rush	140mm	0.7x0.5
	<i>Liriope muscari</i>	Lilyturf	140mm	0.6x0.4
	<i>Carex tereticaulis</i>	Rush Sedge	140mm	0.6x0.4
	<i>Dianella</i> 'Little Jess'	NA	140mm	0.7x1.0
	<i>Carprobrotus rossii</i>	Karkalla	140mm	0.1x1.0
	<i>Kunzea pomifera</i>	Muntries	140mm	0.3x0.5
Mix 06 Native				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Lomandra</i> 'Tanika'	Lomandra	140mm	0.5x0.5
	<i>Casuarina glauca prostrate</i> 'Shagpile'	She-oak	140mm	0.1x1.5
	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2x0.5
	<i>Acacia</i> 'Limelight'	Dwarf Acacia	140mm	1x1
	<i>Banksia spinulosa</i> 'Birthday Candles'	Banksia	140mm	0.5x0.5
	<i>Scaevola aemula</i> 'Aussie Crawl'	Fanflower	140mm	0.5x0.5
	<i>Molineria capitulata</i>	Palm Grass	140mm	1x1
Mix 07 Paving				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Dichondra</i> 'Silver Falls'	Silver Nickel Vine	140mm	0.2x0.5
	<i>Melissa officinalis</i>	Lemon Balm	140mm	0.2x0.5
Mix 08 Fernery				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Asplenium australasicum</i>	Bird's Nest Fern	30L	1x2
	<i>Macrozamia communis</i>	Burrawang	30L	1x1.5m
	<i>Adiantum aethiopicum</i>	Maidenhair Fern	140mm	0.4x1
	<i>Molineria capitulata</i>	Palm Grass	140mm	1x1
	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2x0.5
	<i>Ajuga australis</i>	Austral Bugle	140mm	0.2x0.5



Dichondra 'Silver Falls'
Silver Nickel Vine



Melissa officinalis
Lemon Balm

2.0 Planting Plan



Lomandra confertifolia 'Little Con', Small Mat-rush



Dianella Cassa Blue



Dampiera rosmarinifolia



Nephrolepis cordifolia
Fishbone Fern



Viola hederacea
Native Violet



Macrozamia communis
Cycad



Dichondra repens
Kidney Weed



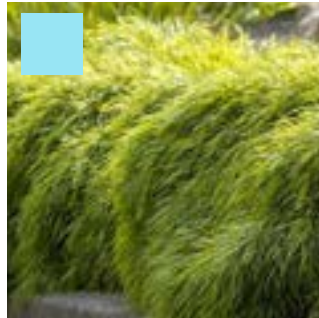
Lomandra 'Tanika'
Lomandra



Casuarina glauca prostrate
'Shagpile'



Dichondra repens
Kidney Weed



Acacia 'Limelight'
Dwarf Acacia



Banksia spinulosa 'Birthday Candles', Banksia



Scaevola aemula 'Aussie Crawl', Fanflower



Molineria capitulata,
Palm Grass



Pennisetum alopecuroides
Fountaingrass



Baloskion tetraphyllum
Tassel Rope-rush



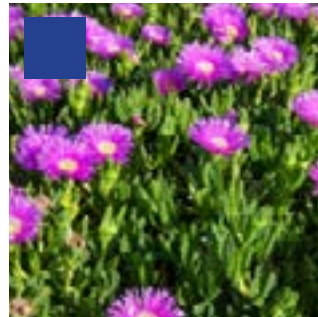
Liriope muscari
LilyturF



Dianella 'Little Jess'



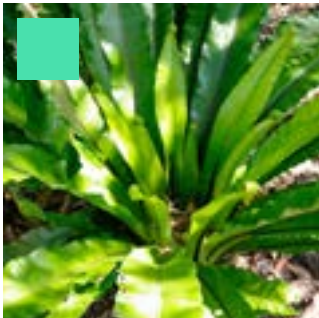
Carex tereticaulis Albany
Rush Sedge



Carprobrotus rossii,
Pig Face



Kunzea pomifera
Muntries



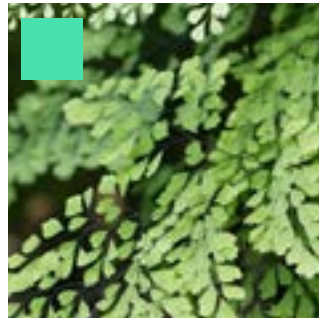
Asplenium australasicum
Bird's Nest Fern



Macrozamia communis
Cycad



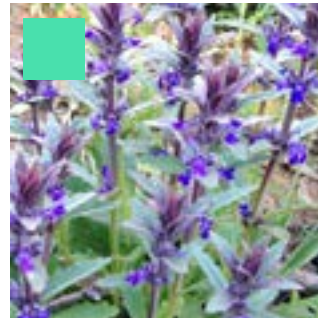
Molineria capitulata,
Palm Grass



Adiantum aethiopicum
Maidenhair Fern



Dichondra repens
Kidney Weed



Ajuga australis
Austral Bugle

3.0 Level 2



3.0 Level 2

1. Rainforest Fernery



3.0 Planting Plan

KEY
Rainforest Mix



3.0 Planting Plan

Mix 09 L2 Rainforest				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Asplenium australasicum</i>	Bird's Nest Fern	30L	1x2
	<i>Macrozamia communis</i>	Burrawang	30L	1x1.5m
	<i>Molinieria capitulata</i>	Palm Grass	140mm	1x1
	<i>Cyathea australis</i>	Australian Tree Fern	30L	2x3
	<i>Dicksonia antarctica</i>	Soft Tree Fern	30L	2x3
	<i>Cordyline fruticosa</i>	Palm Lily	140mm	2x3



Asplenium australasicum
Bird's Nest Fern



Macrozamia communis
Cycad



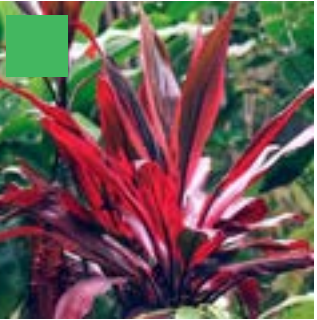
Molinieria capitulata,
Palm Grass



Cyathea australis,
Australian Tree Fern



Dicksonia antarctica
Soft Tree Fern



Cordyline fruticosa,
Palm Lily

4.0 Level 5



4.0 Level 5

- 1. Raised Gravel Dining zone
- 2. Paved Courtyard
- 3. Raised Garden bed



4.0 Planting Plan

- KEY
- Sunny Mix
 - Shady Mix



4.0 Planting Plan

Mix 10 L5 Sunny				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Lomandra 'Tanika'</i>	Lomandra	140mm	0.5x0.5
	<i>Casuarina glauca prostrate 'Shagpile'</i>	She-oak	140mm	0.1x1.5
	<i>Banksia blechnifolia</i>	Southern Blechnum Bank	140mm	0.3x2
	<i>Correa 'Federation Belle'</i>	NA	140mm	0.3x1
	<i>Eremophila nivea</i>	Silky Eremophila	140mm	1.5x2.5
	<i>Syzygium Cascade</i>	NA	140mm	2x2
	<i>Xanthorrhoea minor</i>	Small Grass Tree	30L	0.5x1.0
Mix 11 L5 Shady				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Einadia nutans</i>	Nodding Saltbush	140mm	0.3x1
	<i>Myoporum 'Yareena'</i>	Creeping Boobialla	140mm	0.1x1
	<i>Arthropodium milleflorum</i>	Pale Vanilla-lily	140mm	0.5x0.5
	<i>Westringia glabra</i>	Violet Westringia	140mm	1x1
	<i>Ficus microcarpa var. hillii</i>	Hill's Weeping Fig	140mm	2x5
	<i>Ophiopogon japonicus</i>	Mondo Grass	140mm	0.2x1



Xanthorrhoea minor
Small Grass Tree



Casuarina glauca prostrate 'Shagpile'



Lomandra 'Tanika'
Lomandra



Banksia blechnifolia
Southern Blechnum Banksia



Correa 'Federation Belle'



Eremophila nivea,
Silky Eremophila



Syzygium cascade



Einadia nutans
Nodding Saltbush



Myoporum 'Yareena'
Creeping Boobialla



Arthropodium milleflorum
Pale Vanilla-lily



Westringia glabra
Violet Westringia



Ficus microcarpa var. hillii
Hill's Weeping Fig



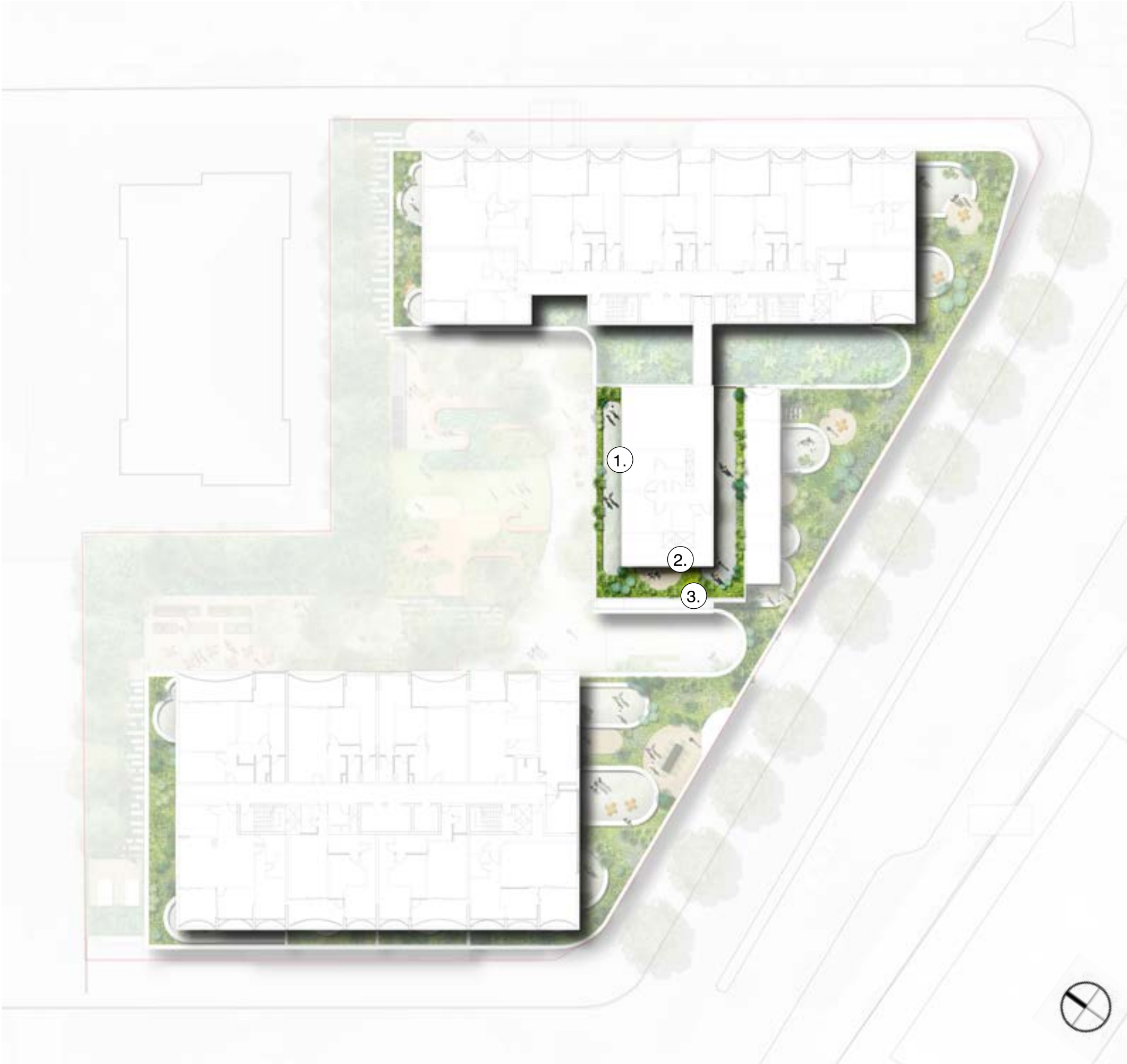
Ophiopogon japonicus
Mondo Grass

5.0 Level 10



5.0 Level 10

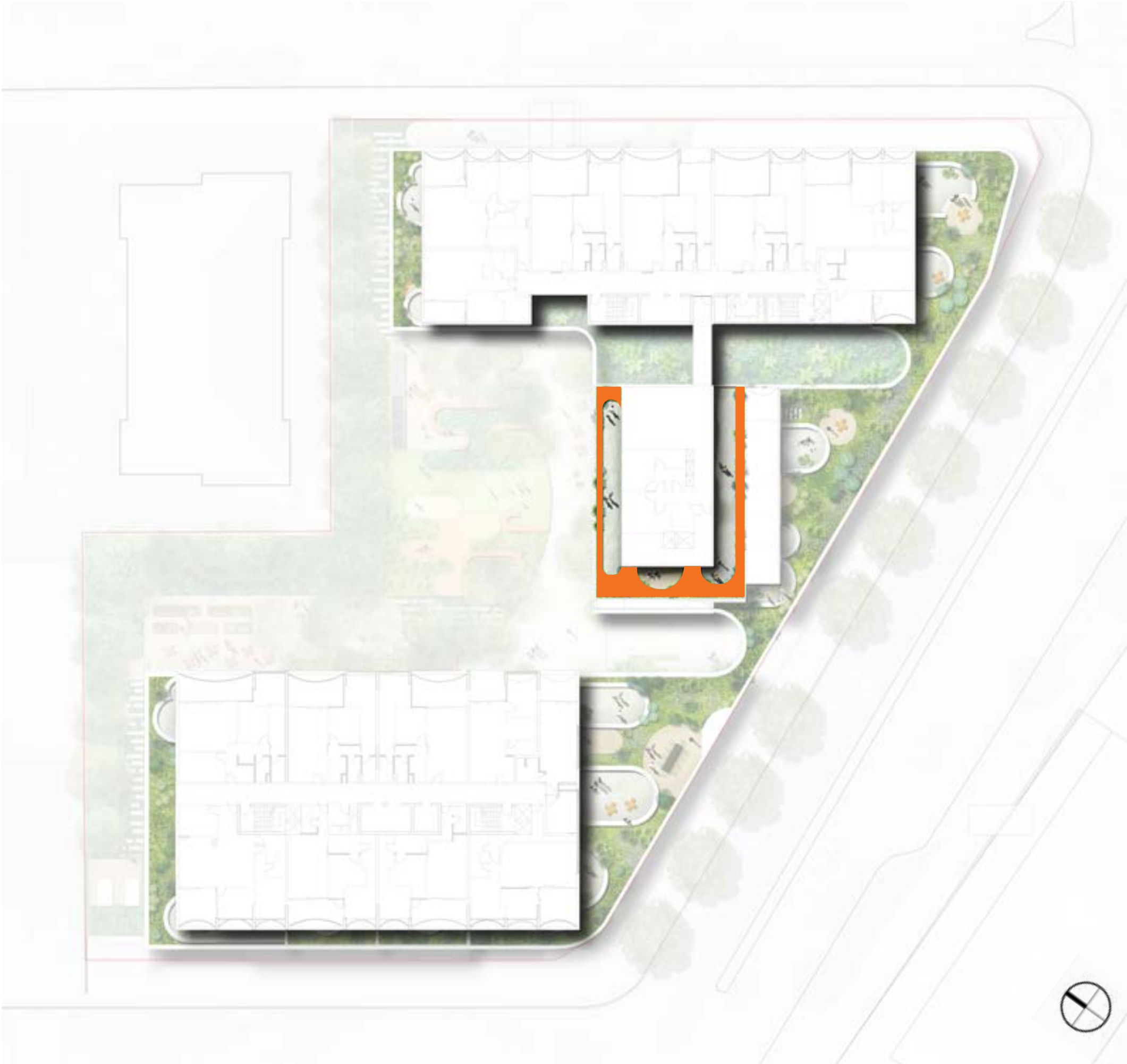
- 1. Paved Courtyard
- 2. Gravel Courtyard
- 3. Garden bed



5.0 Planting Plan

KEY

Grasses Mix



5.0 Planting Plan

Mix 12 L10 Grasses				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Arthropodium cirratum</i>	New Zealand Rock Lily	140mm	1x1.5
	<i>Ophiopogon japonicus</i>	Mondo Grass	140mm	0.2x1
	<i>Stypandra glauca</i>	Nodding Blue Lily	140mm	0.6x1m
	<i>Anigozanthos 'Bush Gold'</i>	Kangaroo Paw	140mm	0.7x0.7
	<i>Dianella Cassa Blue</i>	NA	140mm	0.4x0.5



Ophiopogon japonicus
Mondo Grass



Arthropodium cirratum
New Zealand Rock Lily



Stypandra glauca
Nodding Blue Lily



Anigozanthos 'Bush Gold'
Kangaroo Paw



Dianella Cassa Blue

6.0 Level 11



6.0 Level 11

- 1. Communal BBQ/Picnic Space
- 2. Dining Zone
- 3. Garden
- 4. Raised deck



6.0 Planting Plan

- KEY
- Sun Deck Tree
 - Sun Deck Mix



6.0 Planting Plan

Mix 13 L11 Trees				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Height
	<i>Tristaniopsis laurina</i>	Water Gum	30L	15m
	<i>Corymbia 'Summer Red'</i>	Flowering Gum	30L	5m
Mix 14 L11 Sun Deck				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Banksia spinulosa 'Birthday Candles'</i>	Banksia	140mm	0.5x0.5
	<i>Eremophila nivea</i>	Silky Eremophila	140mm	1.5x2.5
	<i>Isopogon divergens</i>	NA	140mm	1x2
	<i>Casuarina glauca prostrate 'Shagpile'</i>	She-oak	140mm	0.1x1.5
	<i>Bulbine bulbosa</i>	Bulbine Lily	140mm	0.3x0.3
	<i>Dichondra 'Silver Falls'</i>	Silver Nickel Vine	140mm	0.2x0.5



Tristaniopsis laurina
Water Gum



Corymbia 'Summer Red'
Flowering Gum



Dichondra 'Silver Falls'
Silver Nickel Vine



Casuarina glauca prostrate
'Shagpile'



Banksia spinulosa 'Birthday Candles', Banksia



Eremophila nivea,
Silky Eremophila

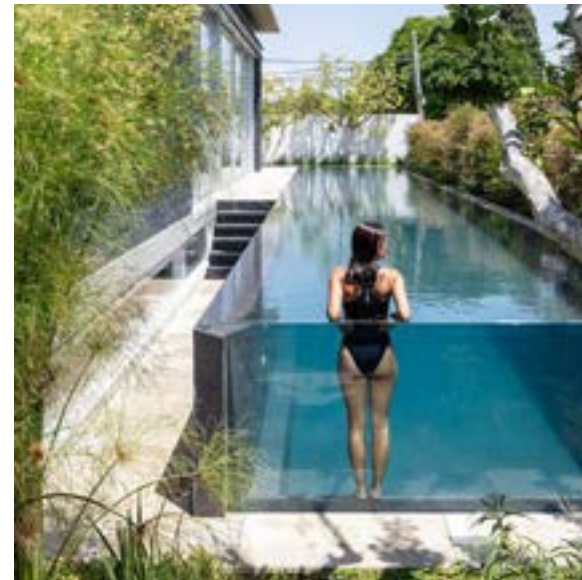


Eremophila nivea,
Silky Eremophila



Isopogon divergens

7.0 Level 14



7.0 Level 14

- 1. Communal Entertainment Space
- 2. Pool
- 3. Deck
- 4. Paving
- 5. Picnic zone



7.0 Planting Plan

- KEY
- Penthouse Tree
 - Penthouse Tropic Mix



7.0 Planting Plan

Mix 15 L12 Tree				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Tristaniopsis laurina</i>	Water Gum	30L	15m
Mix 16 L12 Penthouse				
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w
	<i>Philodendron 'Xanadu'</i>	NA	30L	1.5x1.5
	<i>Lomandra 'Tanika'</i>	Lomandra	140mm	0.5x0.5
	<i>Acacia 'Limelight'</i>	Dwarf Acacia	140mm	1x1
	<i>Molineria capitulata</i>	Palm Grass	140mm	1x1
	<i>Adiantum aethiopicum</i>	Maidenhair Fern	140mm	0.4x1
	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2x0.5
	<i>Strelitzia nicolai</i>	Giant Bird of Paradise	30L	1x3
	<i>Archontophoenix Cunninghamiana</i>	Bangalow Palm	140mm	2x3



Tristaniopsis laurina
Water Gum



Philodendron 'Xanadu'



Molineria capitulata,
Palm Grass



Dichondra repens
Kidney Weed



Acacia 'Limelight'
Dwarf Acacia



Lomandra 'Tanika'
Lomandra



Strelitzia nicolai
Giant Bird of Paradise



*Archontophoenix
Cunninghamiana*
Bangalow Palm



Adiantum aethiopicum
Maidenhair Fern