



# 108 -124 FOREST RD, HURSTVILLE

TOWN PLANNING REPORT

T.C.L

JULY 2021



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Report prepared by  
TCL

JULY 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
Town Planning Draft Update Issue	08.10.20	GC	LH
Town Planning Draft Issue	23.09.20	GC	LH
Preliminary Draft Issue	26.08.20	GC	LH

JULY 2021



## 108 - 124 Forest Rd, Hurstville Town Planning Report

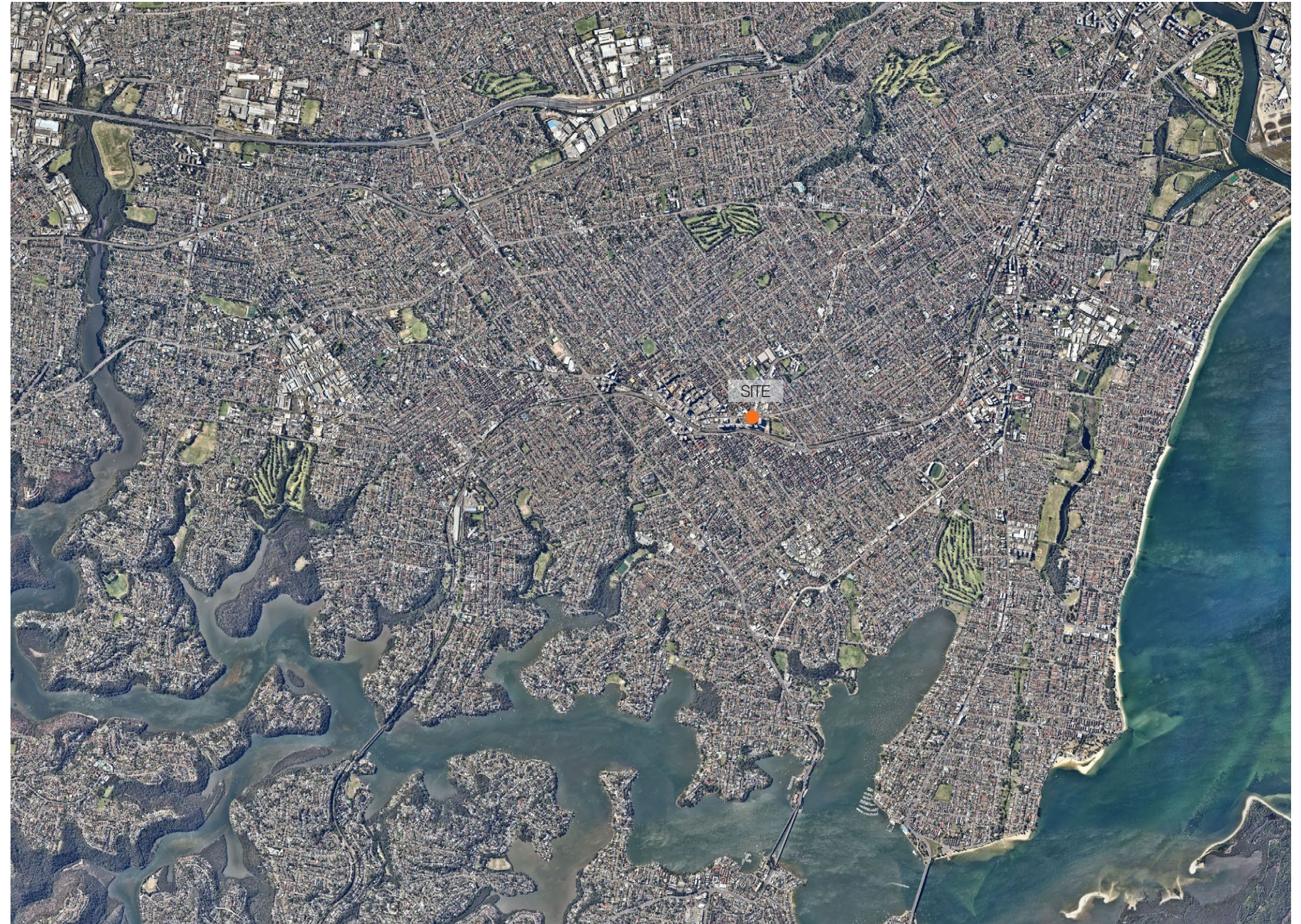
T.C.L



# 1.0 Context

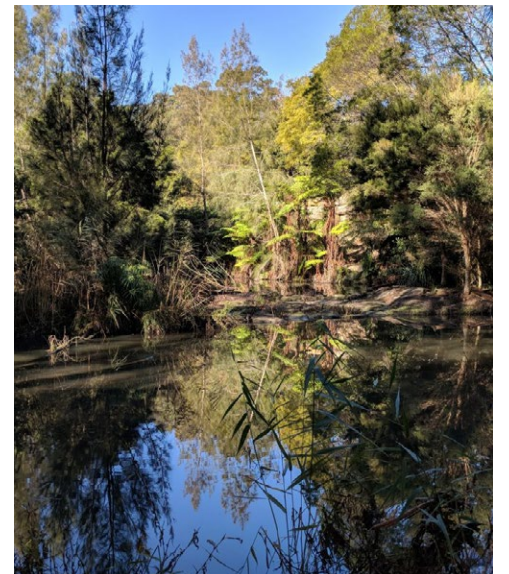
Hurstville is a suburb of Southern Sydney located 16 kilometres south of the Sydney CBD. Hurstville lies centrally within the local government area of the Georges River Council and is considered the administrative centre.

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 |



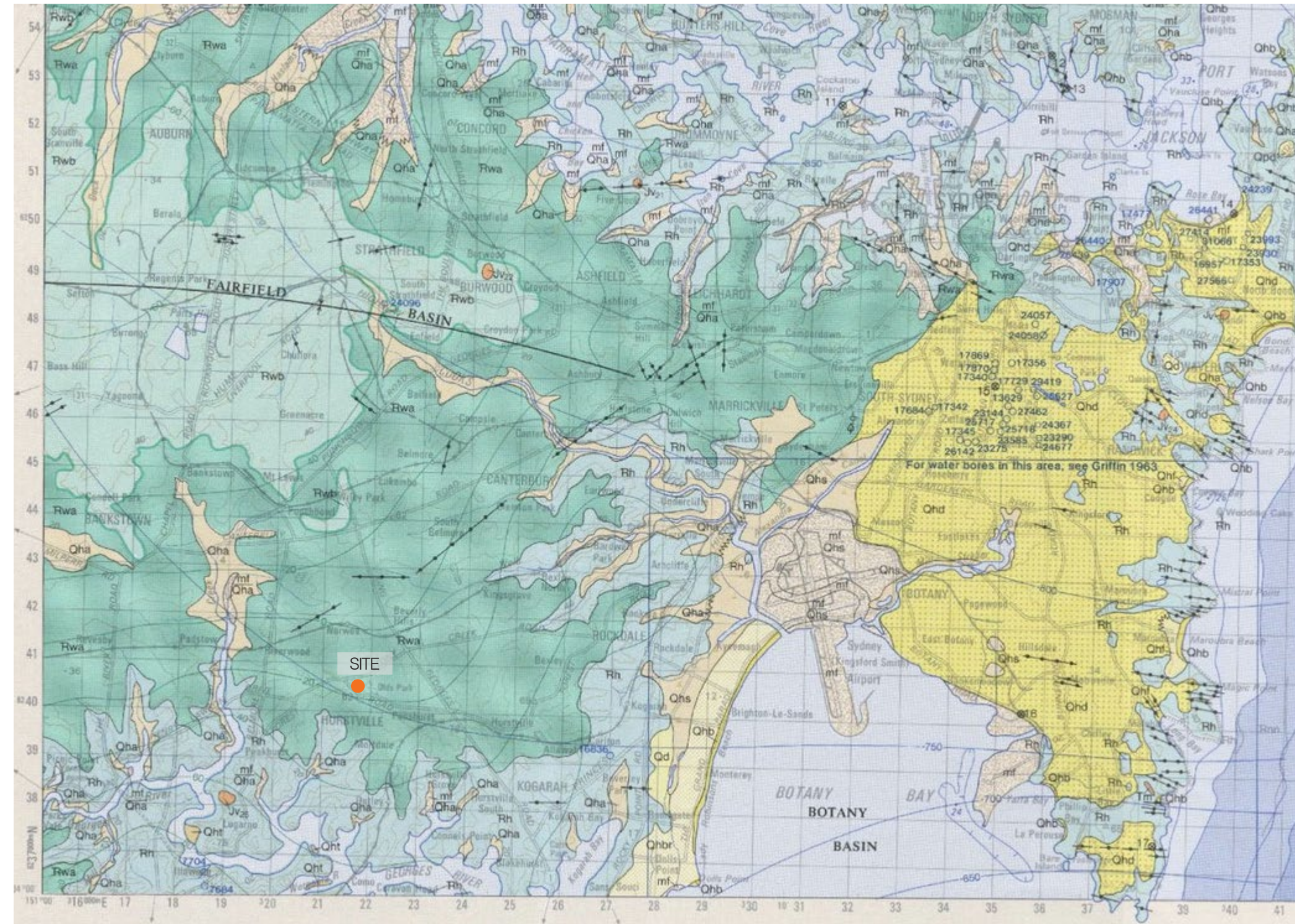
# 1.0 Context

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.

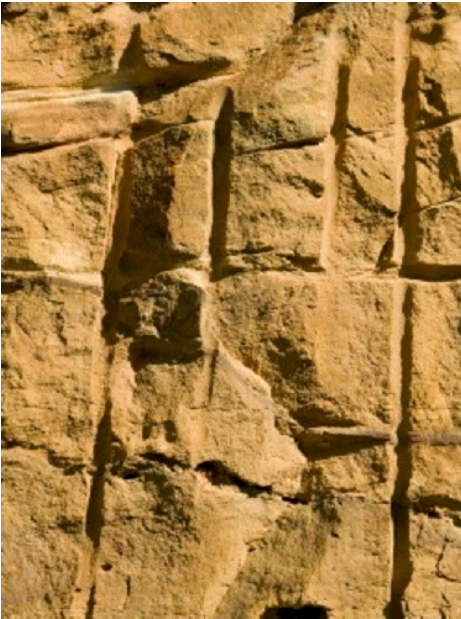
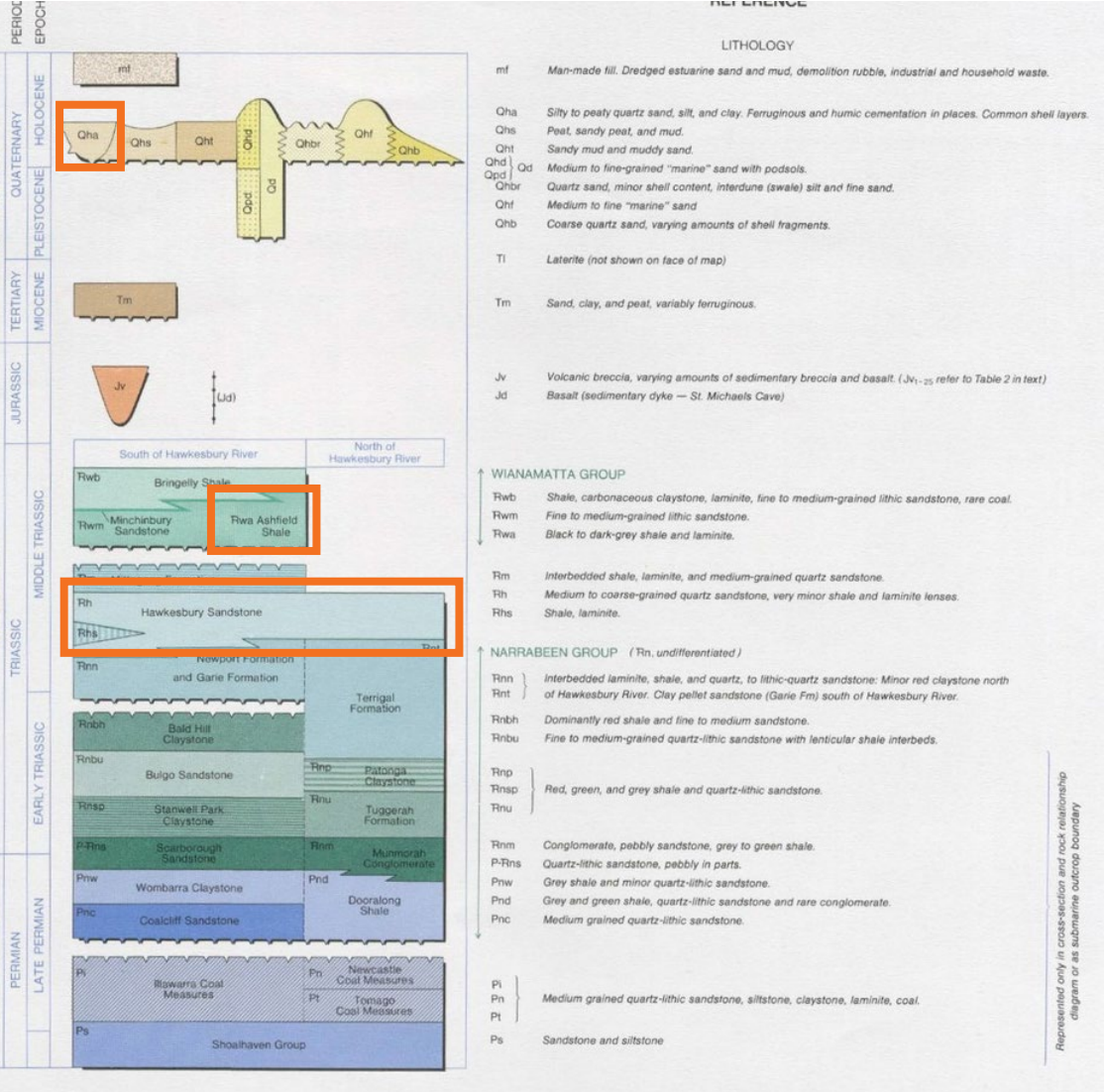
There is also a transition zone between the shale and sandstone, which is made by a series of shale and siltstone bands interbedded within the sandstone at the top of the sandstone sequence.

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.





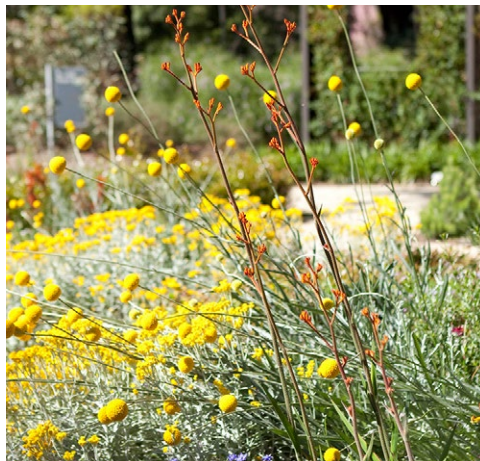
# Landscape Design Ambition

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.



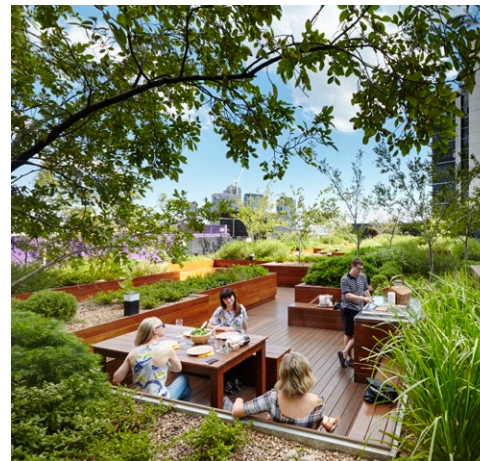
## Biophilla

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.

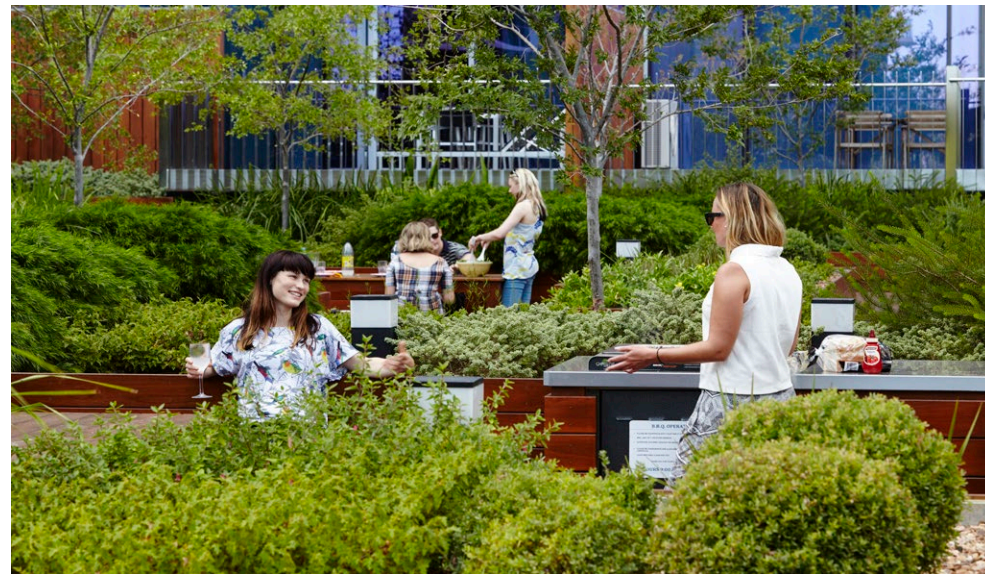


## Robust landscapes

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. Magnolia Trees





2.0 Deep Soil Zone





## 2.0 Rain Garden





# 2.0 Planting Plan

- KEY

Gf

Glochidion ferdinandi

Sa

Syzygium australe Bush

Ap

Acacia parramattensis

Tl

Tristaniopsis laurina

Ma

Melia azedarach

Ai

Acacia implexa

Al

Allocasuarina littoralis

Mg

Magnolia Grandiflora 'Exmouth'

DSM

Deep Soil Mix

RM

Raingarden Mix

NM

Native Mix

PM

Paving Mix

FM

Fernery Mix





# 2.0 Planting Plan

Mix 01 - Street Trees					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Height	Qty
Wf	Magnolia Grandiflora 'Exmouth'	Magnolia	200L	15m	10
Mix 02 - Border Trees					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Height	Qty
Tl	Tristaniopsis laurina	Water Gum	100L	15m	5
Gf	Glochidion ferdinandi	Cheese Tree	100L	8m	6
Ap	Acacia parramattensis	Sydney Green Wattle	100L	5m	5
Sa	Syzygium australe Bush Christmas	Lilly Pilly	100L	4m	5
Mix 03 - Internal Trees					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Height	Qty
Ma	Melia azedarach	White Cedar	30L	12m	6
Ai	Acacia implexa	Two-veined Hickory	30L	8m	5
Al	Allocasuarina littoralis	Black She-Oak	30L	5m	5
Sa	Syzygium australe Bush Christmas	Lilly Pilly	30L	4m	5



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



# 2.0 Planting Plan

Mix 04 - Deep Soil Mix					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
	<i>Lomandra confertifolia</i> 'Little Con'	Small Mat-rush	140mm	0.3x0.5	406
	<i>Dianella Cassa Blue</i> DBB03	NA	140mm	0.4x0.5	406
	<i>Dampiera rosmarinifolia</i>	NA	140mm	0.5x1.0	406
	<i>Nephrolepis cordifolia</i>	Fishbone Fern	140mm	0.7x1.0	606
	<i>Viola hederacea</i>	Native Violet	140mm	0.3x0.3	406
	<i>Macrozamia communis</i>	Burrawang	30L	1.5m	206
	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2x0.5	406
Mix 05 Raingarden					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
	<i>Pennisetum alopecuroides</i>	Fountaingrass	140mm	0.8x0.8	234
	<i>Baloskion tetraphyllum</i>	Tassel Rope-rush	140mm	0.7x0.5	167
	<i>Liriope muscari</i>	Lilyturf	140mm	0.6x0.4	167
	<i>Carex tereticaulis</i>	Rush Sedge	140mm	0.6x0.4	167
	<i>Dianella</i> 'Little Jess'	NA	140mm	0.7x1.0	167
	<i>Carprobrotus rossii</i>	Karkalla	140mm	0.1x1.0	100
	<i>Kunzea pomifera</i>	Muntries	140mm	0.3x0.5	167
Mix 06 Native					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
	<i>Lomandra</i> 'Tanika'	Lomandra	140mm	0.5x0.5	255
	<i>Casuarina glauca prostrate</i> 'Shagpile'	She-oak	140mm	0.1x1.5	230
	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2x0.5	230
	<i>Acacia</i> 'Limelight'	Dwarf Acacia	140mm	1x1	230
	<i>Banksia spinulosa</i> 'Birthday Candles'	Banksia	140mm	0.5x0.5	180
	<i>Scaevola aemula</i> 'Aussie Crawl'	Fanflower	140mm	0.5x0.5	230
	<i>Molineria capitulata</i>	Palm Grass	140mm	1x1	255
Mix 07 Paving					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
	<i>Dichondra</i> 'Silver Falls'	Silver Nickel Vine	140mm	0.2x0.5	324
	<i>Melissa officinalis</i>	Lemon Balm	140mm	0.2x0.5	324
Mix 08 Fernery					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
	<i>Asplenium australasicum</i>	Bird's Nest Fern	30L	1x2	80
	<i>Macrozamia communis</i>	Burrawang	30L	1x1.5m	30
	<i>Adiantum aethiopicum</i>	Maidenhair Fern	140mm	0.4x1	95
	<i>Molineria capitulata</i>	Palm Grass	140mm	1x1	95
	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2x0.5	75
	<i>Ajuga australis</i>	Austral Bugle	140mm	0.2x0.5	75



*Dichondra* 'Silver Falls'  
Silver Nickel Vine



*Melissa officinalis*  
Lemon Balm



# 2.0 Planting Plan



*Lomandra confertifolia* 'Little Con', Small Mat-rush



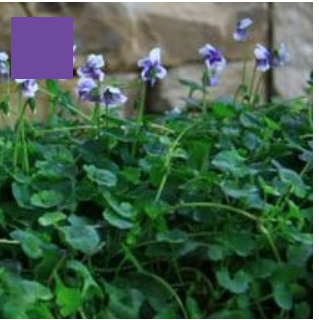
*Dianella Cassa Blue*



*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



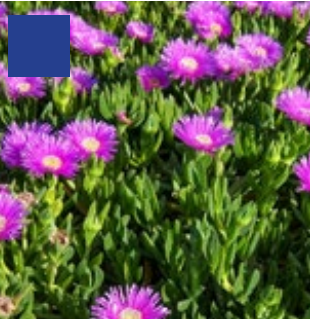
*Liriope muscari*  
LilyturF



*Dianella 'Little Jess'*



*Carex tereticaulis* Albany  
Rush Sedge



*Carprobotus rossii*,  
Pig Face



*Kunzea pomifera*  
Muntries



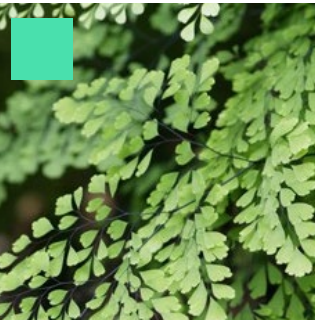
*Asplenium australasicum*  
Bird's Nest Fern



*Macrozamia communis*  
Cycad



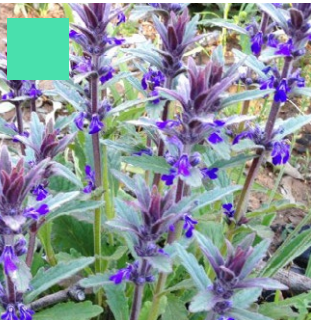
*Molineria capitulata*,  
Palm Grass



*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	Qty
	<i>Asplenium australasicum</i>	Bird's Nest Fern	30L	1x2	120
	<i>Macrozamia communis</i>	Burrawang	30L	1x1.5m	120
	<i>Molineria capitulata</i>	Palm Grass	140mm	1x1	140
	<i>Cyathea australis</i>	Australian Tree Fern	30L	2x3	110
	<i>Dicksonia antarctica</i>	Soft Tree Fern	30L	2x3	120
	<i>Cordyline fruticosa</i>	Palm Lily	140mm	2x3	120



*Asplenium australasicum*  
Bird's Nest Fern



*Macrozamia communis*  
Cycad



*Molineria 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
  - Syzigium smithii
  - 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	Qty
	<i>Lomandra 'Tanika'</i>	Lomandra	140mm	0.5x0.5	325
	<i>Casuarina glauca prostrate 'Shagpile'</i>	She-oak	140mm	0.1x1.5	275
	<i>Banksia blechnifolia</i>	Southern Blechnum Bank	140mm	0.3x2	225
	<i>Correa 'Federation Belle'</i>	NA	140mm	0.3x1	275
	<i>Eremophila nivea</i>	Silky Eremophila	140mm	1.5x2.5	275
	<i>Syzygium Cascade</i>	NA	140mm	2x2	275
	<i>Xanthorrhoea minor</i>	Small Grass Tree	30L	0.5x1.0	275
Mix 11 L5 Shady					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
	<i>Einadia nutans</i>	Nodding Saltbush	200mm	0.3x1	755
	<i>Myoporum 'Yareena'</i>	Creeping Boobialla	140mm	0.1x1	755
	<i>Arthropodium milleflorum</i>	Pale Vanilla-lily	140mm	0.5x0.5	755
	<i>Westringia glabra</i>	Violet Westringia	200mm	1x1	755
Ss	<i>Syzygium smithii</i>	Weeping Lilly Pilly	75L	2x5	18
	<i>Ophiopogon japonicus</i>	Mondo Grass	140mm	0.2x1	755



Xanthorrhoea minor  
Small Grass Tree



Casuarina glauca prostrate  
'Shagpile'



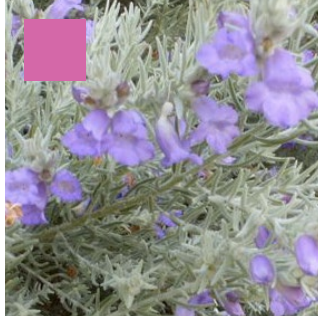
Lomandra 'Tanika'  
Lomandra



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



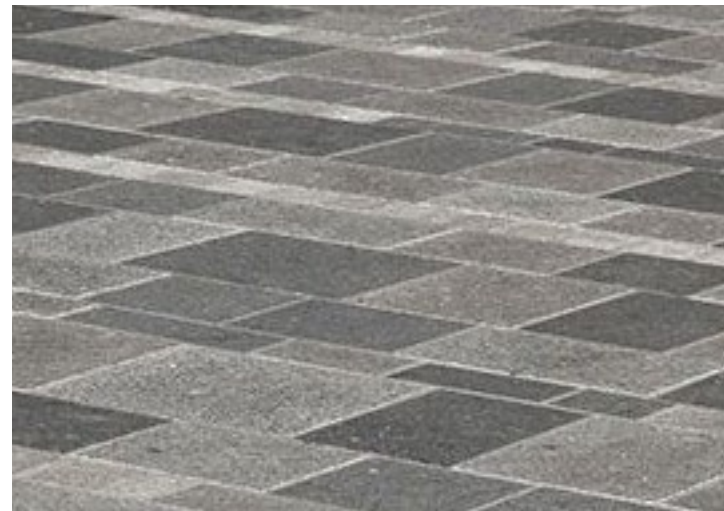
Syzygium smithii  
Weeping Lilly Pilly



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	Qty
	<i>Arthropodium cirratum</i>	New Zealand Rock Lily	140mm	1x1.5	130
	<i>Ophiopogon japonicus</i>	Mondo Grass	140mm	0.2x1	115
	<i>Stypandra glauca</i>	Nodding Blue Lily	140mm	0.6x1m	115
	<i>Anigozanthos 'Bush Gold'</i>	Kangaroo Paw	140mm	0.7x0.7	100
	<i>Dianella Cassa Blue</i>	NA	140mm	0.4x0.5	115



*Ophiopogon japonicus*  
Mondo Grass



*Arthropodium cirratum*  
New Zealand Rock Lily



*Stypandra glauca*  
Nodding Blue Lily



*Anigozanthos 'Bush Gold'*  
Kangaroo Paw



*Dianella Cassa Blue*



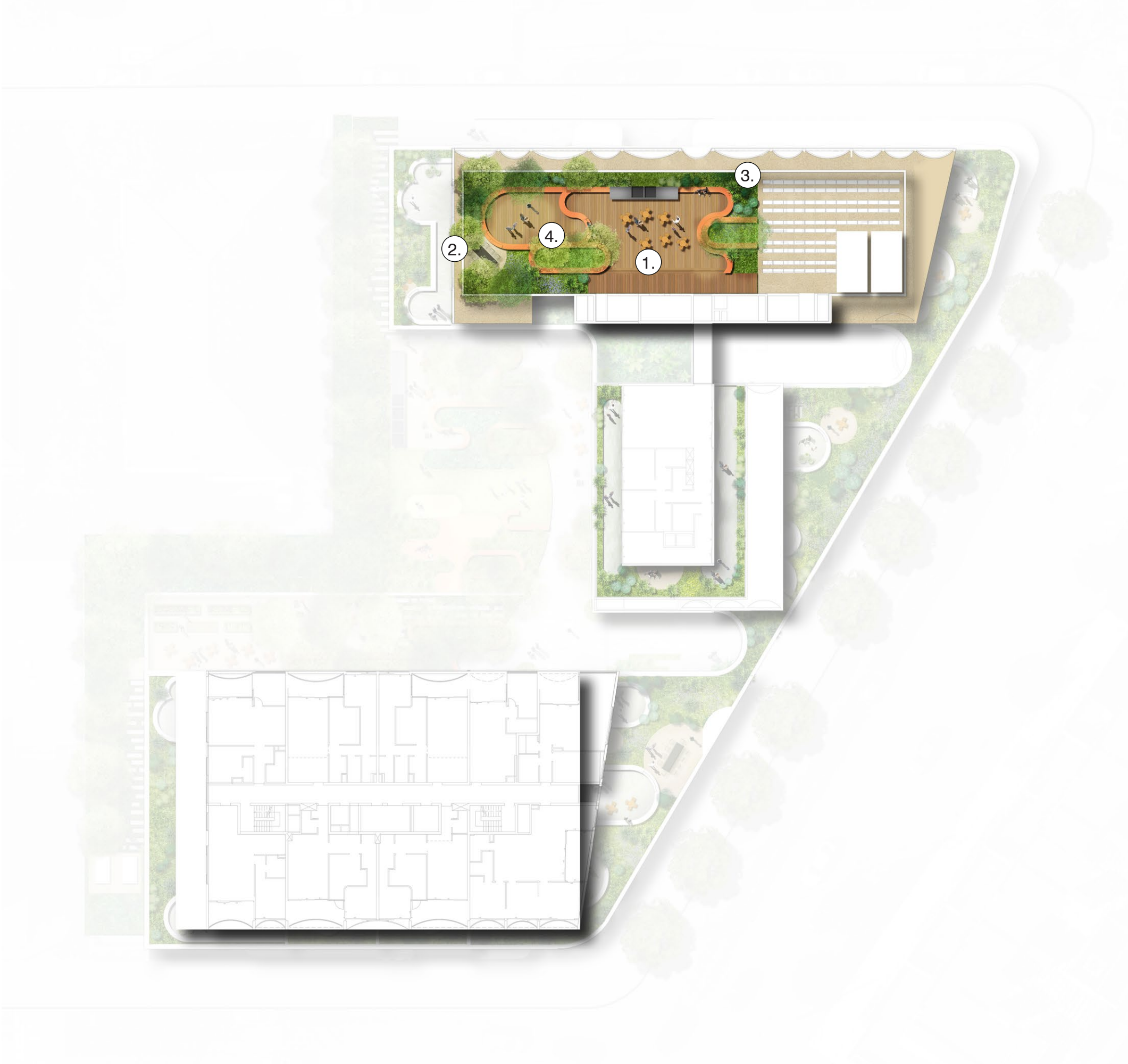
## 6.0 Level 11





# 6.0 Level 11

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





# 6.0 Planting Plan

- KEY
- Tristaniopsis laurina
  - Corymbia 'Summer Red'
  - Sun Deck Mix





# 6.0 Planting Plan

Mix 13 L11 Trees					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Height	Qty
TI	<i>Tristaniopsis laurina</i>	Water Gum	75L	15m	8
Cs	<i>Corymbia 'Summer Red'</i>	Flowering Gum	75L	5m	5
Mix 14 L11 Sun Deck					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
	<i>Banksia spinulosa 'Birthday Candles'</i>	Banksia	140mm	0.5x0.5	170
	<i>Eremophila nivea</i>	Silky Eremophila	140mm	1.5x2.5	210
	<i>Isopogon divergens</i>	NA	140mm	1x2	210
	<i>Casuarina glauca prostrate 'Shagpile'</i>	She-oak	140mm	0.1x1.5	250
	<i>Bulbine bulbosa</i>	Bulbine Lily	140mm	0.3x0.3	210
	<i>Dichondra 'Silver Falls'</i>	Silver Nickel Vine	140mm	0.2x0.5	210



*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



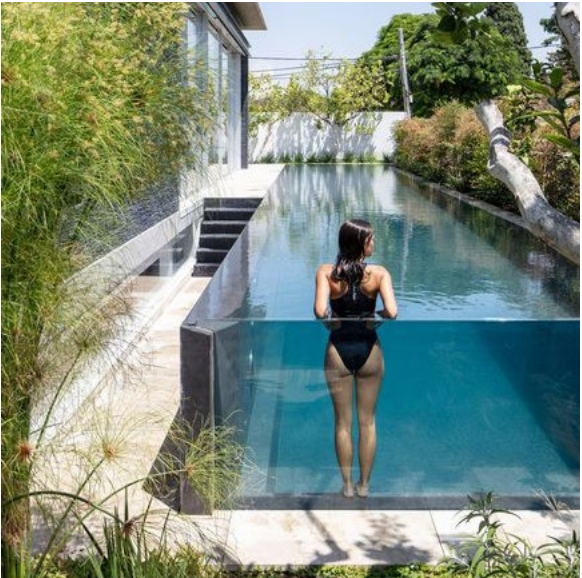
*Blubine bulbosa*  
Bulbine Lily



*Isopogon divergens*



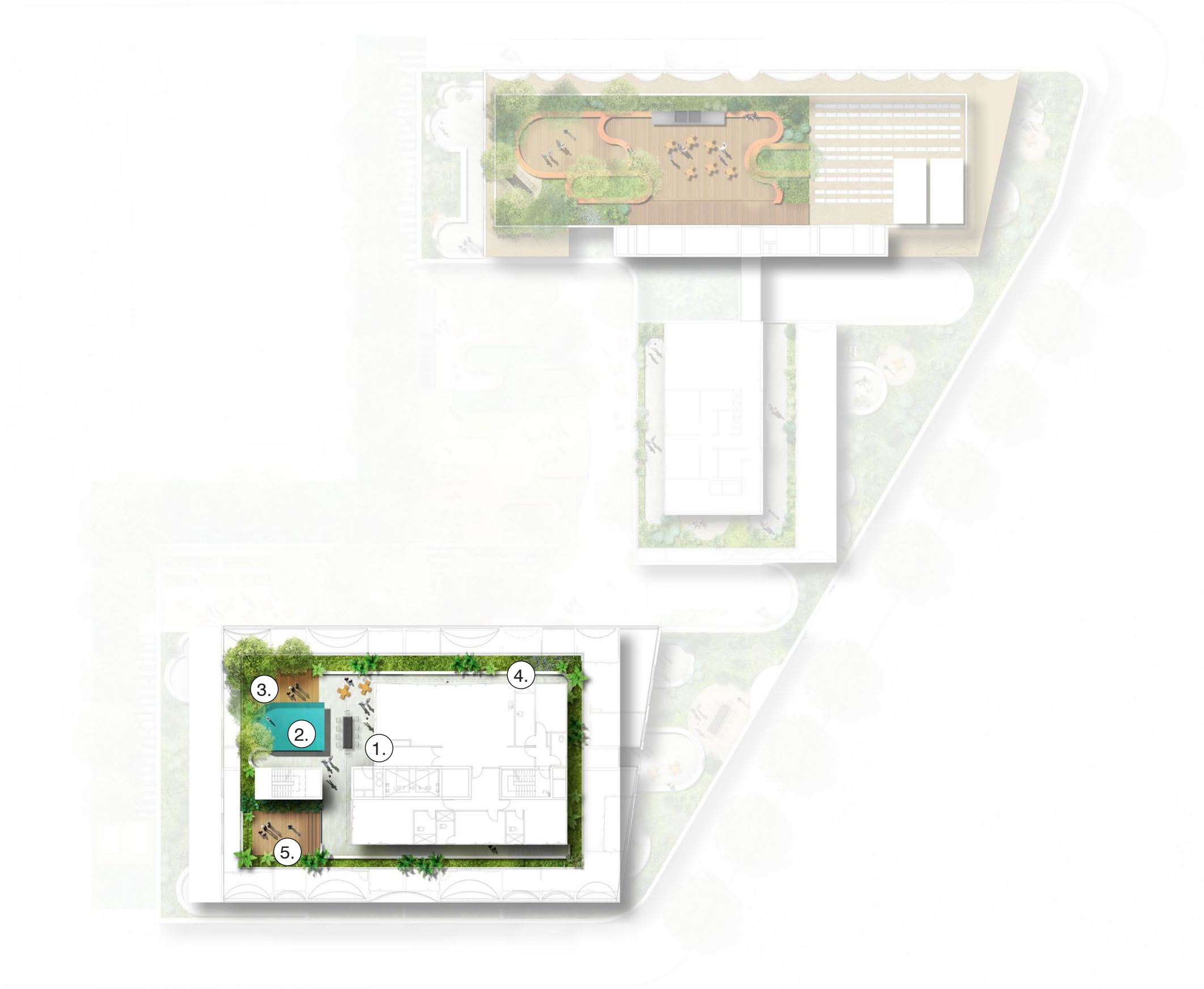
7.0 Level 14





# 7.0 Level 14

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





# 7.0 Planting Plan

KEY

●

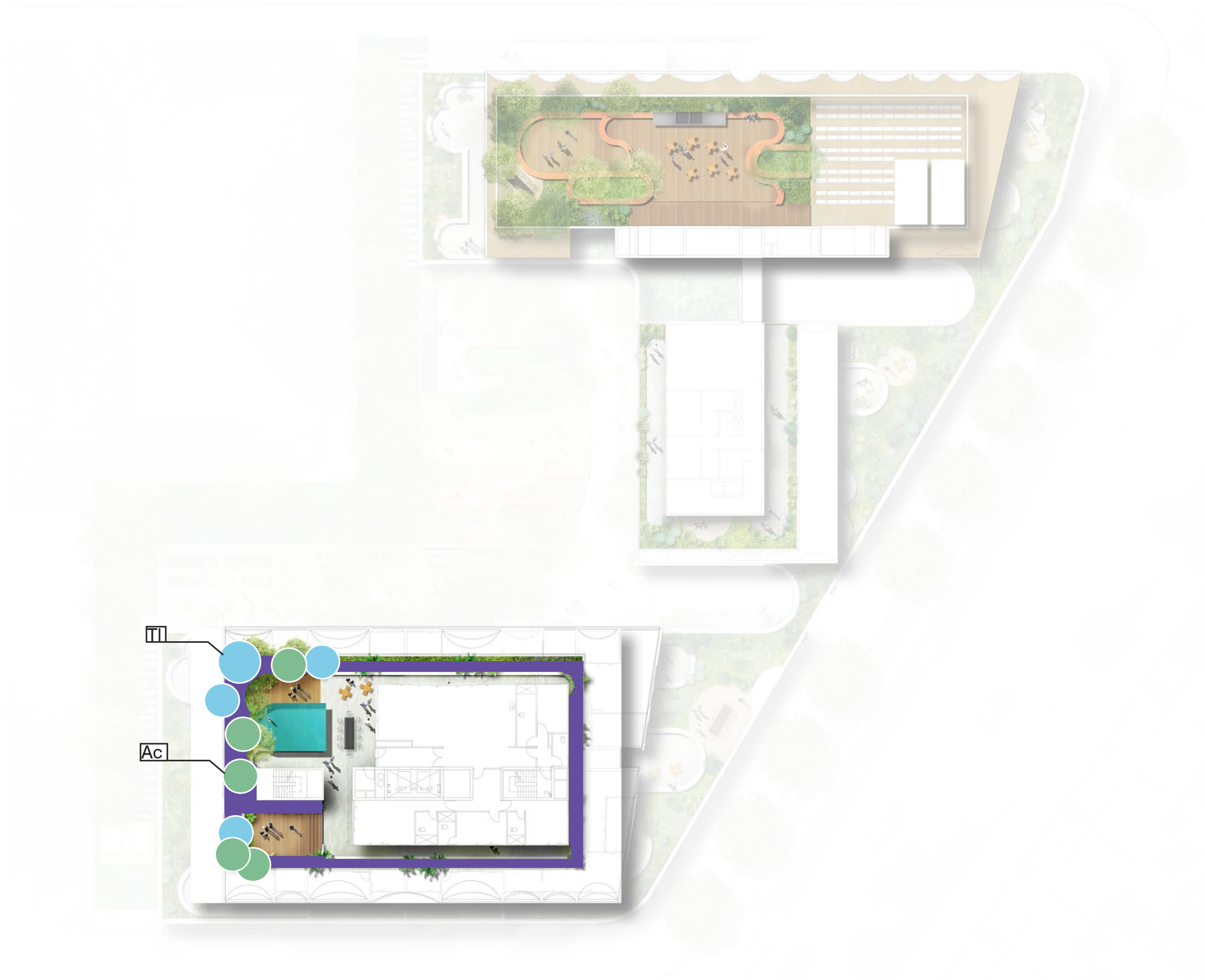
Tristaniopsis laurina

●

Archontopheonix cunninghamiana

■

Penthouse Tropic Mix





# 7.0 Planting Plan

Mix 15 L14 Trees					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
TI	<i>Tristania laurina</i>	Water Gum	75L	15m	4
Ac	<i>Archontophoenix Cunninghamiana</i>	Bangalow Palm	75L	2x3	5
Mix 16 L14 Penthouse					
SYMBOL/KEY	Scientific Name	Common Name	Pot/Container (mm/L)	Mature Size h x w	Qty
	<i>Philodendron 'Xanadu'</i>	NA	200ml	1.5x1.5	185
	<i>Lomandra 'Tanika'</i>	Lomandra	140mm	0.5x0.5	185
	<i>Acacia 'Limelight'</i>	Dwarf Acacia	140mm	1x1	185
	<i>Molinieria capitulata</i>	Palm Grass	140mm	1x1	210
	<i>Adiantum aethiopicum</i>	Maidenhair Fern	140mm	0.4x1	185
	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2x0.5	215
	<i>Strelitzia nicolai</i>	Giant Bird of Paradise	30L	1x3	125



*Tristania laurina*  
Water Gum



*Archontophoenix Cunninghamiana*  
Bangalow Palm



*Molinieria capitulata*,  
Palm Grass



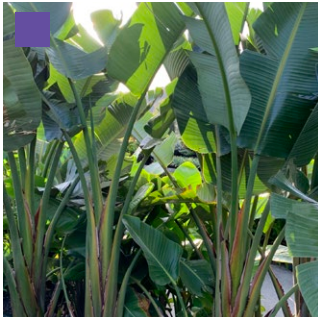
*Dichondra repens*  
Kidney Weed



*Acacia 'Limelight'*  
Dwarf Acacia



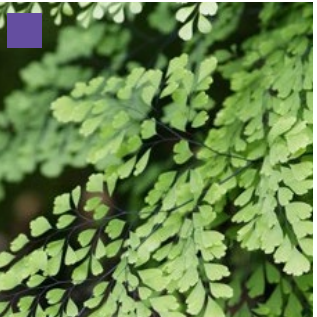
*Lomandra 'Tanika'*  
Lomandra



*Strelitzia nicolai*  
Giant Bird of Paradise



*Philodendron 'Xanadu'*



*Adiantum aethiopicum*  
Maidenhair Fern