

LANDSCAPE MASTERPLAN

TLA SUBMISSION

14356.5-VERA VISTA LITHGOW-DA_C.vwx

VERA VISTA LITHGOW

MAAS Group.

REVISION C_25/08/2025

CONTENTS



01 CONTEXT

Study of the existing

02 CONCEPT

Plan development

03 PRINCIPLES

Study of plan



- Cultural Context
- Country Context
- Local Context
- Vegetation Communities
- Site Imagery
- Site Context
- Landscape Concept
- Site Threads

- Landscape Masterplan
- Detail Plan - Entry
- Detail Plan - Community Facilities
- Detail Plan - Basin Area
- Section: Magpie Hollow Road Buffer
- Section: Sharepath

- Street Tree Planting
- Tree Canopy
- WSUD & Hydrology
- Circulation
- Furniture
- Fencing
- Materials Palette
- Plant Palette
- Plant Schedule

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CULTURAL CONTEXT

ANCIENT AND GEOLOGICAL CONTEXT

FIRST NATIONS PEOPLE

EUROPEAN OVERLAY

For millions of years the broader landscape of the Blue Mountains and Greater Region tells an idiosyncratic story of **rich land shaped by braided water networks**.

The **large, vertical cliff faces iconic of the Blue Mountains area**, prescribe a history of movement in landform as the surrounding water courses carve out deep valleys and canyons.

Constant and consistent undulating volcanic movement provides a chronological geological timeline which explores a history of **basalt, sand, granite and sandstone** categoristic of an ancient and geological context dictated by water.

The site is present within an area of the landscape that is significant to the **Wiradjuri, Gundungurra and Dharug** Nations. The large ridgelines and undulating landscape provided ancestral members of these clans with ample opportunity to grow, learn and prosper with the rich biodiversity of the surrounding environment.

"The Wiradjuri people are **the people of the three rivers** – the Wambool (Macquarie), the Calare (Lachlan) and the Murrumbidgee" (Bathurst Regional Council). The clans of this Nation were known to make **periodic journeys throughout the rich water Country** by means of canoe, hunting for duck, kangaroo, snakes, emus, wallabies and waterfowl with spears and nets. The Dreamtime Stories of the Wiradjuri Nation speak of the Baiame, a creator spirit, central to spiritual life (Bathurst Regional Council).

"The Gundungurra Nation is bounded by the **highest ridges** of the Blue Mountains to the north, down to Goulburn in the south, the area around Picton to the east and to the area between Oberon and Bathurst on the west" (Jenolan Caves). The clans of this nation worked **in harmony with the river networks** and the land to create ongoing interconnections physically and spiritually.

The Dharug people nomadically lived in a vast area of what we now know as Sydney and the Greater Sydney Region. There is substantial evidence to suggest the clans of the Dharug were **divided by inland and sea**, from (what we now know as) the Sydney Harbour, to the western fringes of the Blue Mountains.

Lithgow Valley was first settled by Europeans in approximately 1824. The area was slow in growing popularity amongst European colonialists until the establishment of the western rail line in 1869.

The rich volcanic history made the land prime for coal until the establishment of the iron industry in 1875 which saw the development of the first steel resources in the country in 1900. "**Copper smelting, breweries, brickworks, pipe and pottery works followed**" (Lithgow Tourism).

Lithgow today, is a small town with a population of approximately 20,000 people categorised by a dominant trade-occupation workforce in the coal industry (Census 2021).

COUNTRY CONTEXT

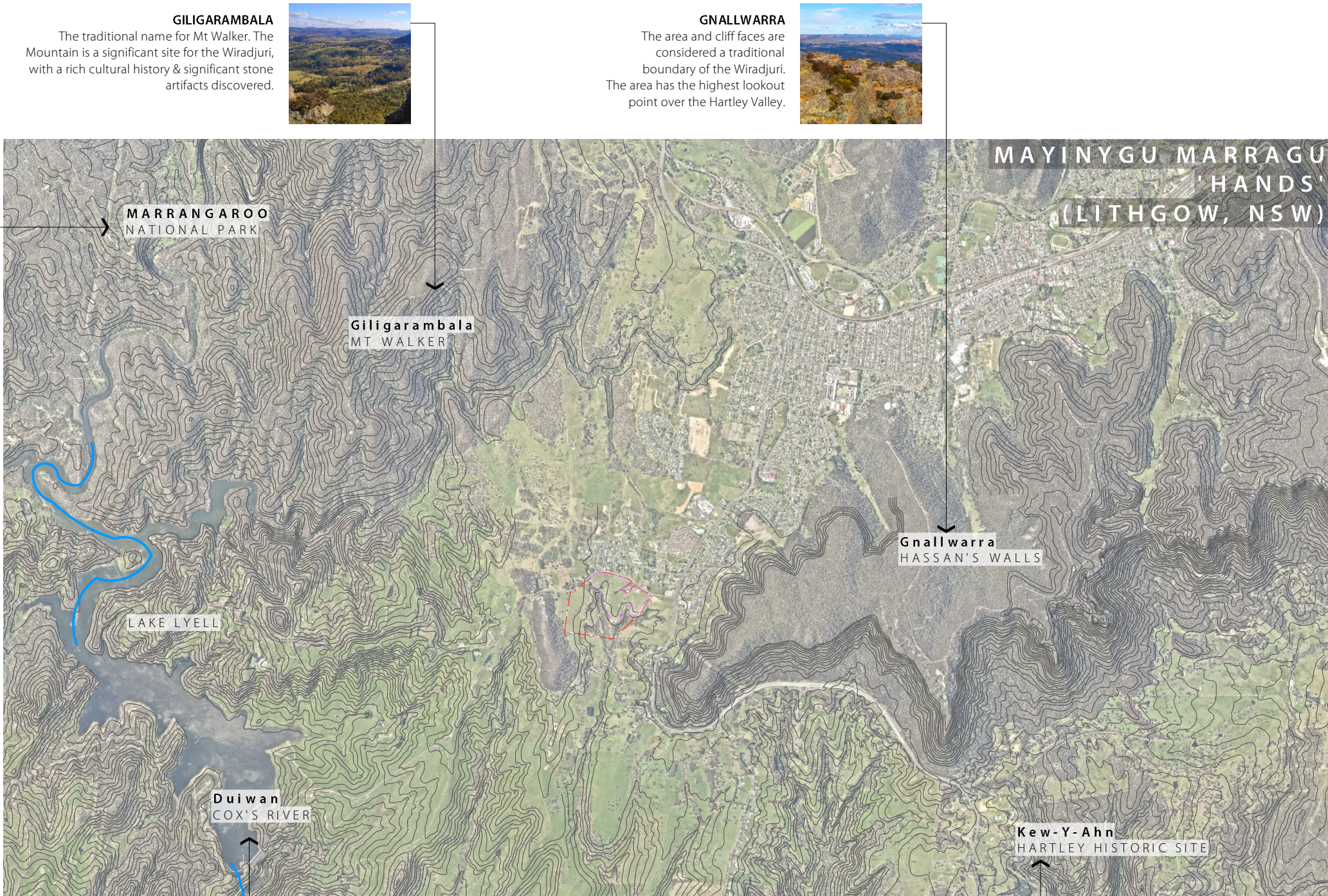
LEGEND

- SITE BOUNDARY
- EXTENT OF WORKS
- WATER COURSE

NOTES

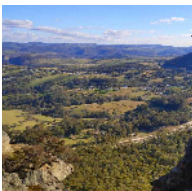
The site is located on Wiradjuri Country. - Mayainyu Marragu. Significant cultural sites surround, including Marrangaroo National Park, Giligarambala (Mt Walker) and Gnallwarra (Hassan's Walls). Each of these areas obtain significant views out across the valleys & large bushland areas.

Lake Lyall is a locally significant water body, connecting to the Cox's River, a traditional Wiradjuri travel route through the mountains.



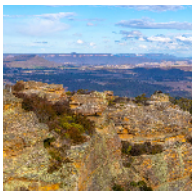
GILIGARAMBALA

The traditional name for Mt Walker. The Mountain is a significant site for the Wiradjuri, with a rich cultural history & significant stone artifacts discovered.



GNALLWARRA

The area and cliff faces are considered a traditional boundary of the Wiradjuri. The area has the highest lookout point over the Hartley Valley.



MARRANGAROO NATIONAL PARK



MARRANGAROO

'Marrangaroo' means 'kangaroo & emu' & 'good magpie.' The park contains numerous Aboriginal sites, including rock art, grinding grooves, wells, and artefacts, reflecting the deep and continuous connection of Aboriginal people to this area



MAYINYGU MAGGAGU

The Wiradjuri name for the region & also the name of an important cultural site & meeting place known as "Blackfellows Cave" where there are cave paintings of hands and weapons.

Duiwan COX'S RIVER



DUIWAN

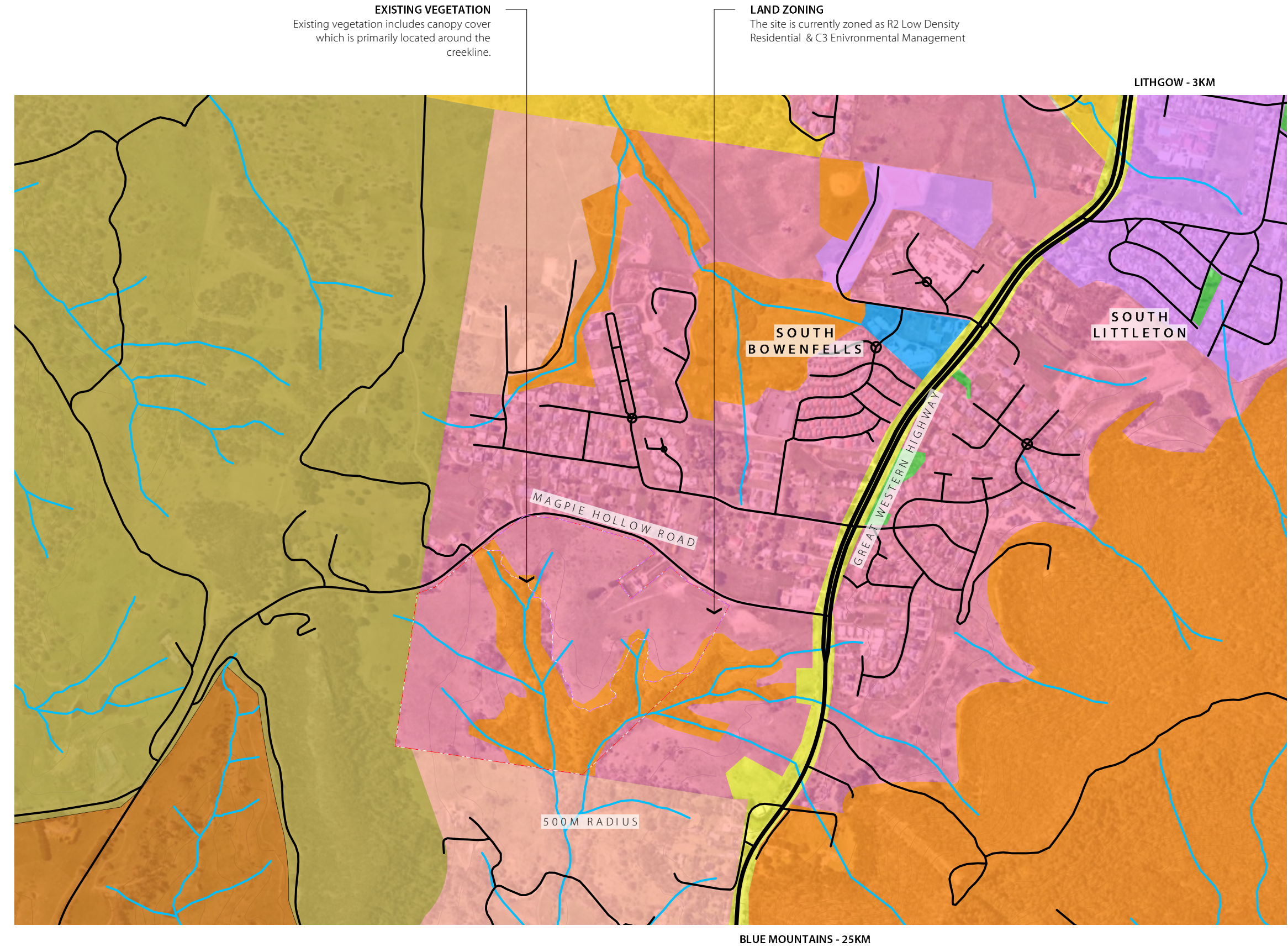
The Aboriginal name for the Cox's River. The river was a significant corridor used traditionally as the easiest way to cross the mountains.

KEW Y AHN

This site at Hartley features a cluster of granite rocks known as a Tor, and is a traditional meeting place of the Wiradjuri & Gundungurra people.



LOCAL CONTEXT



LEGEND

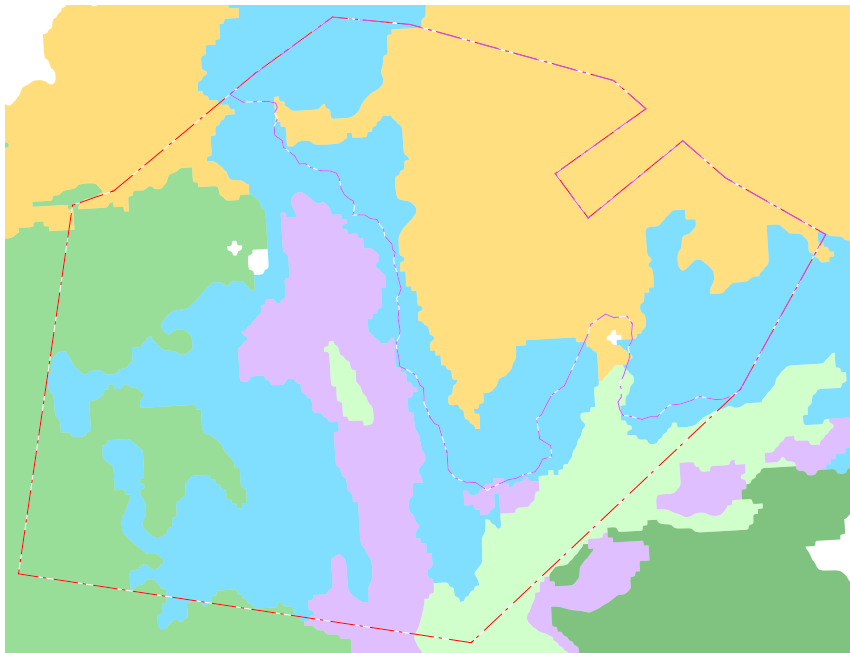
- SITE BOUNDARY
- EXTENT OF WORKS
- MAJOR ROAD
- MINOR ROAD
- WATER COURSE
- LAND ZONING
 - R1 - GENERAL RESIDENTIAL
 - R2 - LOW DENSITY RESIDENTIAL
 - R5 - LARGE LOT RESIDENTIAL
 - C3 - ENVIRONMENTAL MANAGEMENT ZONE
 - C2 - ENVIRONMENTAL CONSERVATION
 - E1 - LOCAL CENTRE
 - RE1 - PUBLIC RECREATION
 - RU1 - PRIMARY PRODUCTION
 - RU2 - RURAL LANDSCAPE
 - SP2 - INFRASTRUCTURE

NOTES

- The site is located in close proximity of the township of Lithgow, connecting to the gret Western Highway.
- The majority of the site is cleared pastoral land, with a prominent gully and creekling running centrally from north to south.

VEGETATION COMMUNITIES

PRE CLEARING



VEGETATION TYPE 1

Wet Sclerophyll Forests (PCT: 3226)

Western Blue Mountains Montane Wet Fern Forest (NSW SEED 2025). A very tall, mid-dense to closed canopy and groundcover, with a sparse shrub layer (Trees Near Me 2025).

Species present include, but are not limited to:
Canopy Species: *Eucalyptus radiata*, *Elaeocarpus reticulatus*, *Banksia integrifolia*, *Angophora costata*
Mid Stratum: *Persoonia linearis*, *Lomandra longifolia*, *Dianella caerulea*, *Leucopogon lanceolatus*, *Correa reflexa*, *Carex appressa*
Ground-Stratum: *Microlaena stipoides*, *Poa sieberiana*, *Viola hederacea*

VEGETATION TYPE 4

Grassy Woodlands (PCT: 3376)

Southern Tableland Grassy Box Woodland (NSW SEED 2025)

Species present include, but are not limited to:
Canopy Species: *Eucalyptus blakelyi*, *Brachychiton populneus*, *Eucalyptus albens*
Mid Stratum: *Dodonaea viscosa*, *Bursaria spinosa*
Ground-Stratum: *Brachyscome multifida*, *Xerochrysum bracteatum*, *Carex inversa*, *Dianella longifolia*,

VEGETATION TYPE 2

Grassy Woodlands (ID: 3347)

Southern Tableland Creekflat Ribbon Gum Forest (NSW SEED 2025)

Species present include, but are not limited to:
Canopy Species: *Eucalyptus viminalis*, *Eucalyptus ovata*
Mid Stratum: *Leucopogon lanceolatus*, *Hakea microcarpa*, *Banksia marginata*
Ground-Stratum: *Grevillea lanigera*, *Hardenbergia violacea*, *Carex apressa*, *Poa labillardieri*, *Lomandra longifolia*, *Themeda triandra*.

VEGETATION TYPE 5

Dry Sclerophyll Forests (PCT: 3650)

Goulburn-Lithgow Ranges Silvertop Ash Forest (NSW SEED 2025)

Species present include, but are not limited to:
Canopy Species: *Eucalyptus radiata*, *Eucalyptus piperita*
Mid Stratum: *Lomandra longifolia*, *Lomandra confertifolia*, *Banksia spinuola*, *Hibertia scandens*, *Hakea salicifolia*,
Ground-Stratum: *Dianella caerulea*, *Viola hederacea*,

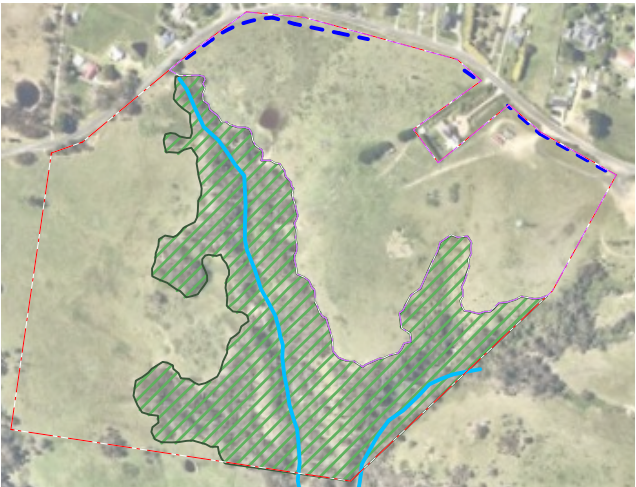
VEGETATION TYPE 3

Grassy Woodlands (ID: 3369)

Central Tableland Ranges Peppermint-Gum Grassy Forest (NSW SEED 2025)

Species present include, but are not limited to:
Canopy Species: *Eucalyptus blakelyi*, *Casuarina cunninghamiana*, *Eucalyptus viminalis*,
Mid Stratum: *Bankisa spinulosa*, *Olearia rosmarinifolia*,
Ground-Stratum: *Gahnia aspera*, *Lomandra glauca*, *Lomandra multiflora*, *Dianella tasmanica*, *Dianella caerulea*, *Ajuga australis*,

TODAY



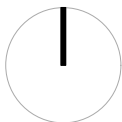
VEGETATION TODAY

Existing Vegetation On-Site

Today vegetation on the site is dominated by disturbed land with exotic pastures with bamble & weed species. Remnant Eucalypt woodlands with a mix of exotic & native understorey are present. Canopy tree cover is largely centred around the creekline area running through the centre of the site. (Area Environmental & Heritage Consultants, May 2021)

PCT732 Broad-Leaved Peppermint - Ribbon Gum Grassy Open Forest in the North East of the South Eastern Highlands and Bioregion. (Area Environmental & Heritage Consultants, May 2021).

Species present include, but are not limited to:
Canopy Species: *Eucalyptus viminalis*, *Eucalyptus pauciflora*, *Eucalyptus bridgesiana*
Mid Stratum: *Bursaria spinosa*, *Accacia dealbata*.
Ground-Stratum: *GLomandra glauca*, *Poa labillardieri*.



SITE IMAGERY



View east from Magpie Hollow Road



View west from Magpie Hollow Road



View east from Great Western Highway

NOTES

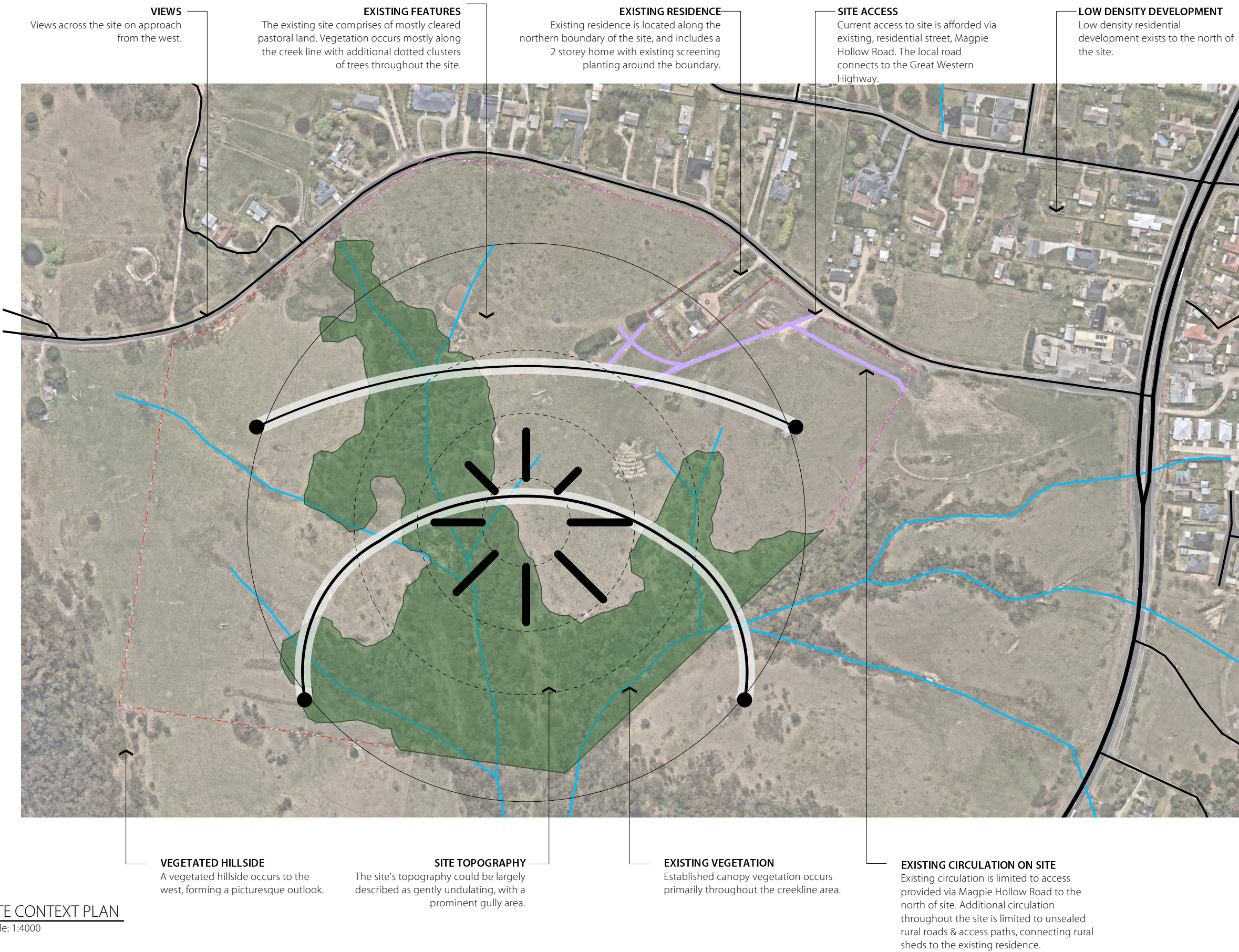
The surrounding context of the site includes views out to vegetated hills and nearby mountains.

A prominent feature of the site is the existing vegetation occurring along the riparian corridor. This creekline runs north-south through the site creating a central green spine through the site.

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SITE CONTEXT



LEGEND

- SITE BOUNDARY
- EXTENT OF WORKS
- MAJOR ROAD
- MINOR ROAD
- WATER COURSE
- EXISTING VEGETATION OUTLINE (NOT SURVEYED)
- EXISTING CIRCULATION PATHS (FORMAL & INFORMAL)

NOTES

- Sun calculations demonstrate a low sun angle with shorter days in Winter, making north-eastern to north-western sun access vital during this time. Summer sun is dictated by a higher sun angle with longer days.
- The existing gully and creekline running through the site is to be protected and retained, forming a green corridor along the development boundary.



LANDSCAPE CONCEPT



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SITE THREADS



CREEKLINE CONNECTIONS

The creekline is a prominent feature within the site & form the background for a circulation strategy which encourages a connection with the existing landscape.

The proposed masterplan provides pedestrian links which gravitate to the edge of the riparian zone. These pedestrian links are focused on maintaining a visual connection to the creek & existing vegetated riparian area.

LOCAL INDUSTRY

The town of Lithgow and its surrounding areas is born from a colonial industrial heritage. The heritage character of the area is rooted in its connections to industries such as timber, brewing, pottery, iron & steel production, copper smelting, brick making and rail.

The influence of this history infiltrates the material considerations of the site, with a focus on natural finishes & patinas including stones, timbers & metals.

NATURAL LANDSCAPE

The broader site context with proximity to the Blue Mountains forms a background fundamentally linked to the natural beauty and bushland region.

The masterplan engages with the surrounding cliff faces, view lines across the hillside and forming a connection to the existing vegetation on site. The landscape strategy uses a plant selection sympathetic to this character, focusing primarily on local and native plantings to reinforce a sense of place.

LANDSCAPE VISION

To tell the idiosyncratic story of Wallis Creek and its relationship to water, through thoughtful landscape initiatives that celebrate the site's entire history and assist in creating meaningful connections to its future intended purposes.

SITE THREADS IMAGES

CREEKLINE CONNECTIONS



LOCAL INDUSTRY



NATURAL LANDSCAPE



LANDSCAPE MASTERPLAN

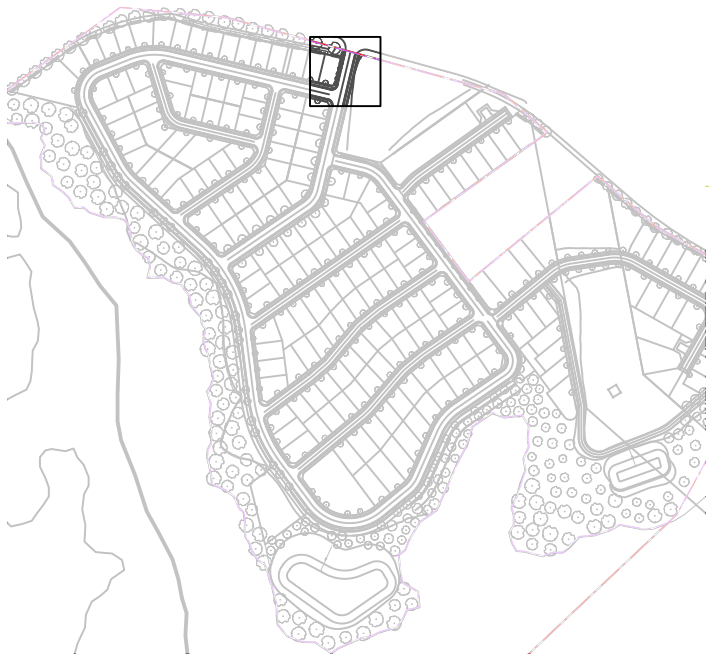


LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED (NOT SURVEYED: INDICATIVE ONLY)
- EXISTING VEGETATION OUTLINE (NOT SURVEYED)
- PROPOSED EVERGREEN TREE PLANTINGS AS SPECIFIED
- PROPOSED DECIDUOUS TREE PLANTINGS AS SPECIFIED
- PROPOSED BUFFER TREE PLANTINGS AS SPECIFIED
- SCREENING/HEDGE PLANTING
- LOW MASS PLANTING
- FEATURE PLANTING
- BUFFER PLANTING
- EXISTING GRASSLAND TO BE RETAINED
- NEW TURF AREAS
- BIO BASIN PLANTING SPECIES
- PLAIN CONCRETE
- DECORATIVE CONCRETE
- DECORATIVE CONCRETE
- DECOGRANITE
- SITE BOUNDARY
- EXTENT OF WORKS
- ASSET PROTECTION ZONE (APZ)
- TRANSMISSION EASEMENT
- ACOUSTIC 1.8m LAPPED AND CAPPED FENCING



DETAIL PLAN - ENTRY



LEGEND

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- FEATURE PLANTING
- BUFFER PLANTING
- EXISTING GRASSLAND TO BE RETAINED
- NEW TURF AREAS
- BIO BASIN PLANTING SPECIES
- PLAIN CONCRETE
- DECORATIVE CONCRETE
- DECORATIVE CONCRETE
- DECOGRANITE
- CITE 001/11/14/00

NOTES

1. Buffer planting to screen development to Magpie Hollow Road.
2. Canopy trees in turf with native hedge to screen fence.
3. Entry boom gates.
4. Entry feature to be developed, Height 1.8m.



COMMUNITY FACILITIES



NOTES

1. Feature avenue planting connecting site entry to community areas
2. Shelter and picnic tables to service both lawn area and tennis court
3. BBQ area and shelter
4. Outdoor dining area
5. Drop off zone.
6. Visitor parking
7. Covered communal outdoor space

LEGEND



EXISTING TREES TO BE RETAINED



EXISTING TREES TO BE REMOVED (NOT SURVEYED: INDICATIVE ONLY)



EXISTING VEGETATION OUTLINE (NOT SURVEYED)



PROPOSED EVERGREEN TREE PLANTINGS AS SPECIFIED



PROPOSED DECIDUOUS TREE PLANTINGS AS SPECIFIED



PROPOSED BUFFER TREE PLANTINGS AS SPECIFIED



SCREENING/HEDGE PLANTING



LOW MASS PLANTING



FEATURE PLANTING



BUFFER PLANTING



EXISTING GRASSLAND TO BE RETAINED



NEW TURF AREAS



BIO BASIN PLANTING SPECIES



PLAIN CONCRETE



DECORATIVE CONCRETE



DECORATIVE CONCRETE



DECOMGRANITE



SITE BOUNDARY

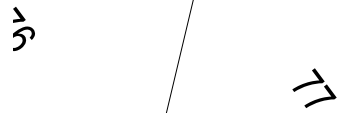
1 LMP212 DETAIL PLAN: COMMUNITY FACILITIES
Scale: 1:500



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EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED
(NOT SURVEYED; INDICATIVE ONLY)

EXISTING VEGETATION OUTLINE
(NOT SURVEYED)

PROPOSED EVERGREEN TREE PLANTINGS
AS SPECIFIED

PROPOSED DECIDUOUS TREE PLANTINGS
AS SPECIFIED

PROPOSED BUFFER TREE PLANTINGS
AS SPECIFIED

SCREENING/HEDGE PLANTING

LOW MASS PLANTING

FEATURE PLANTING

BUFFER PLANTING

EXISTING GRASSLAND TO BE RETAINED

NEW TURF AREAS

BIO BASIN PLANTING SPECIES

PLAIN CONCRETE

DECORATIVE CONCRETE

DECORATIVE CONCRETE

DECOGRANITE

SITE BOUNDARY

COMMUNITY FACILITIES - GYM & FACILITIES



NOTES

- 1. Bowling green
- 2. Internal circulation pathways to be all AS1428 compliant ramps and walkways
- 3. turning head and loading zone to engineers detail
- 4. Covered outdoor seating area to relate to Gym areas
- 5. 1.8m acoustic fence screened by buffer planting

LEGEND



EXISTING TREES TO BE RETAINED



EXISTING TREES TO BE REMOVED (NOT SURVEYED: INDICATIVE ONLY)



EXISTING VEGETATION OUTLINE (NOT SURVEYED)



PROPOSED EVERGREEN TREE PLANTINGS AS SPECIFIED



PROPOSED DECIDUOUS TREE PLANTINGS AS SPECIFIED



PROPOSED BUFFER TREE PLANTINGS AS SPECIFIED



SCREENING/HEDGE PLANTING



LOW MASS PLANTING



FEATURE PLANTING



BUFFER PLANTING



EXISTING GRASSLAND TO BE RETAINED



NEW TURF AREAS



BIO BASIN PLANTING SPECIES



PLAIN CONCRETE



DECORATIVE CONCRETE



DECORATIVE CONCRETE



DECOGRANITE

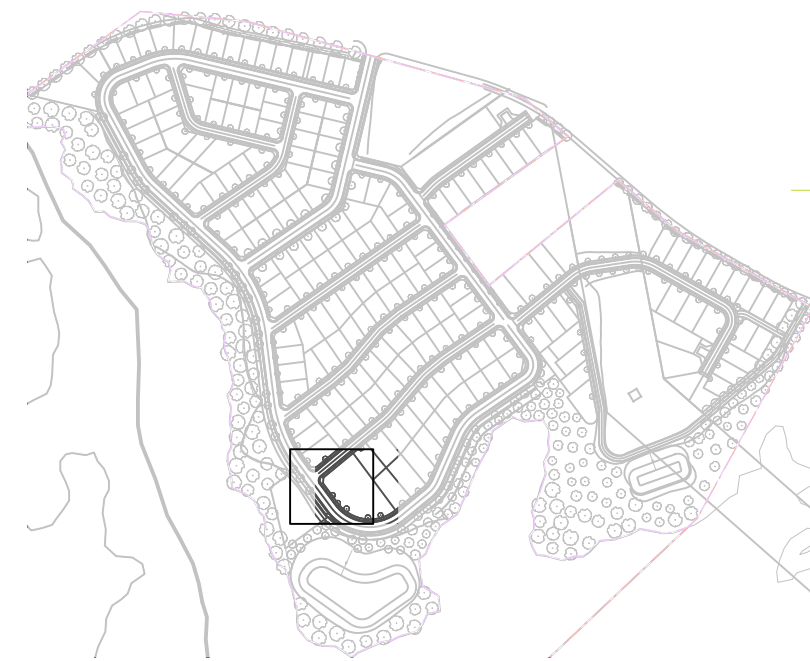


SITE BOUNDARY

1 DETAIL PLAN: GYM & FACILITIES
MP214 Scale: 1:250



DETAIL PLAN - COMMUNITY FACILITIES



LEGEND

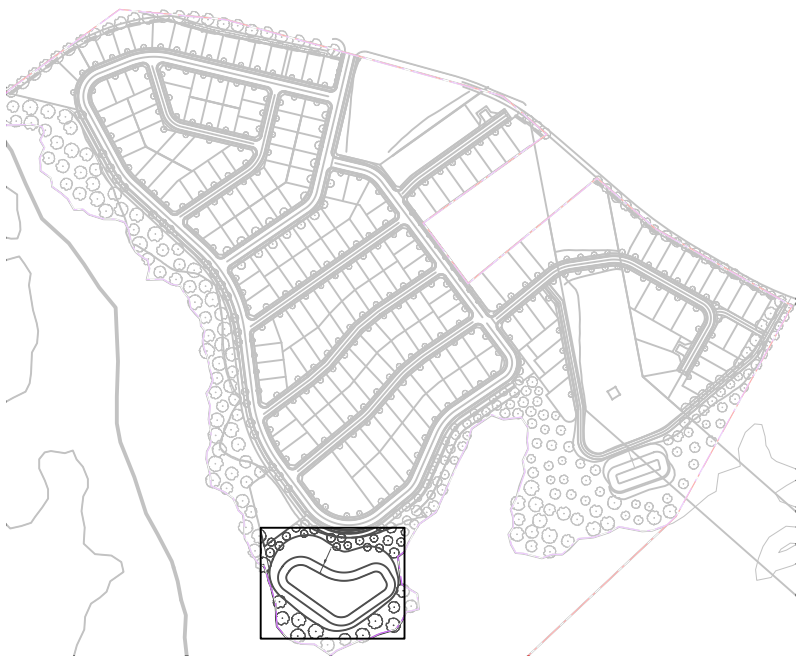
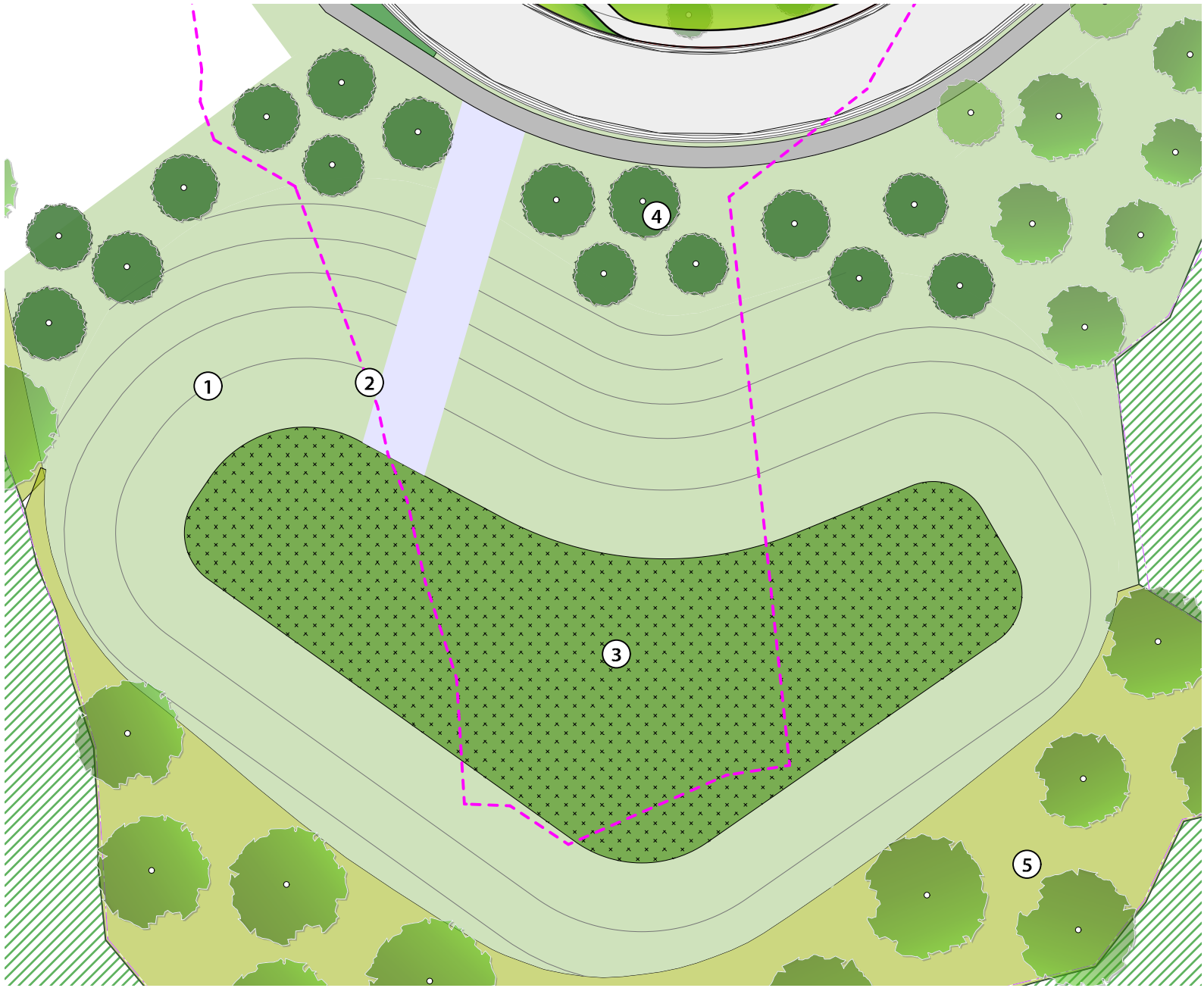
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- FEATURE PLANTING
- BUFFER PLANTING
- EXISTING GRASSLAND TO BE RETAINED
- NEW TURF AREAS
- BIO BASIN PLANTING SPECIES
- PLAIN CONCRETE
- DECORATIVE CONCRETE
- DECORATIVE CONCRETE
- DECOGRANITE
- CITE BOUNDARY

⊕ NOTES

1. Community facilities to architects detail
2. Entry forecourt
3. Loading bay, and garbage collection zone
4. Outdoor dining overlooking gully to the south
5. Covered BBQ area overlooking gully to the south
6. Feature pergola with deciduous climber to outdoor seating area

1 DETAIL PLAN: COMMUNITY FACILITIES
LMP215 Scale: 1:300

DETAIL PLAN - BASIN AREA 1



LEGEND

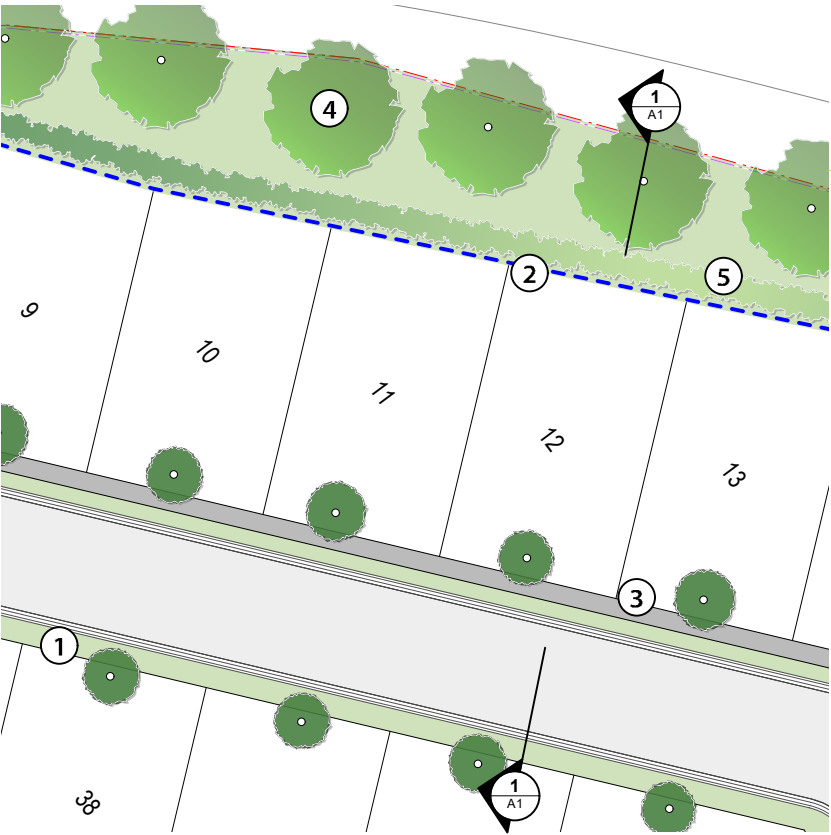
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED (NOT SURVEYED: INDICATIVE ONLY)
- EXISTING VEGETATION OUTLINE (NOT SURVEYED)
- PROPOSED EVERGREEN TREE PLANTINGS AS SPECIFIED
- PROPOSED DECIDUOUS TREE PLANTINGS AS SPECIFIED
- PROPOSED BUFFER TREE PLANTINGS AS SPECIFIED
- SCREENING/HEDGE PLANTING
- LOW MASS PLANTING
- FEATURE PLANTING
- BUFFER PLANTING
- EXISTING GRASSLAND TO BE RETAINED
- NEW TURF AREAS
- BIO BASIN PLANTING SPECIES
- PLAIN CONCRETE
- DECORATIVE CONCRETE
- DECORATIVE CONCRETE
- DECOGRANITE
- CITE BY INDICATOR

NOTES

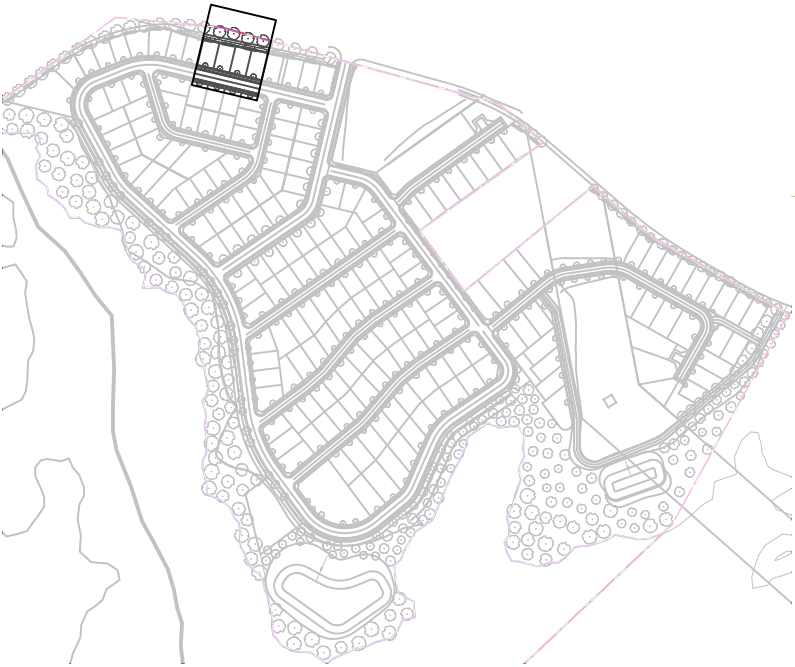
1. Turfed area to provide open green space.
2. APZ
3. Basin planting with grass species, including Carex appressa and Ficinia nodosa
4. Large native evergreen trees to provide greening and shade. Species to include Angophora costata and Brachychiton populneus.
5. Canopy planting to existing embankment



SECTION - MAGPIE HOLLOW ROAD BUFFER



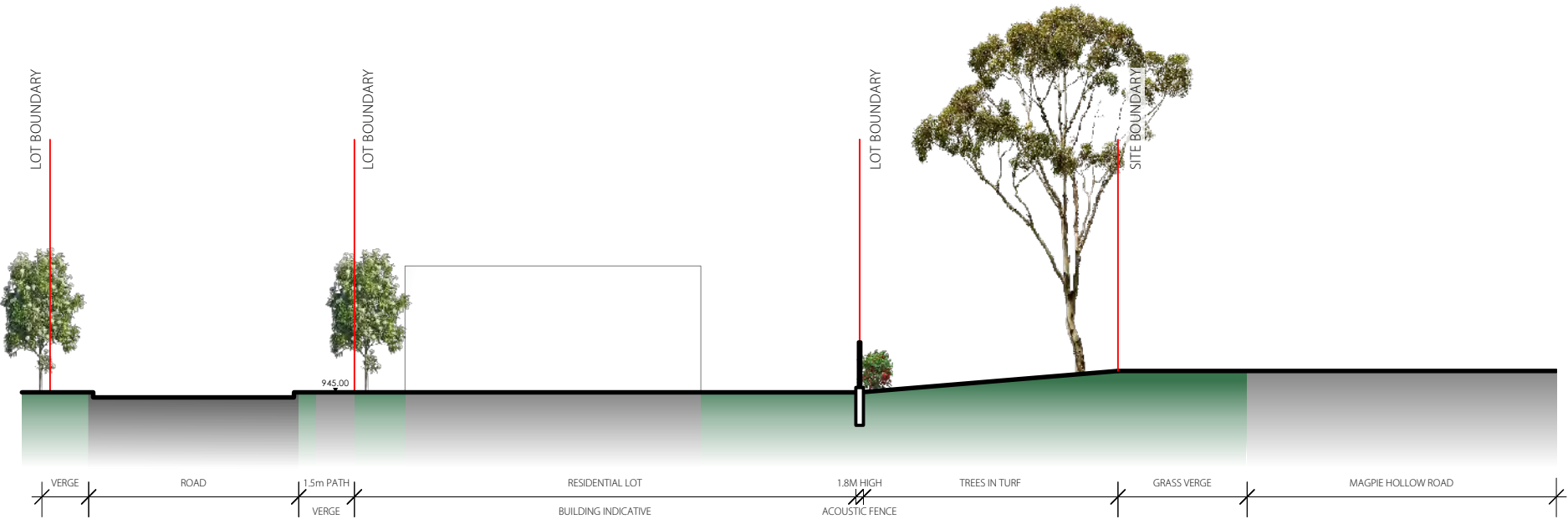
- NOTES**
1. Turfed verge with native street tree planting.
 2. Acoustic fence with hedge screening along fenceline
 3. 1.5m wide pedestrian footpath.
 4. Native canopy trees in turf along Magpie Hollow Road.
 5. Hedge planting to screen boundary fence.



LEGEND

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- LOW MASS PLANTING
- FEATURE PLANTING
- BUFFER PLANTING
- EXISTING GRASSLAND TO BE RETAINED
- NEW TURF AREAS
- BIO BASIN PLANTING SPECIES
- PLAIN CONCRETE
- DECORATIVE CONCRETE
- DECORATIVE CONCRETE
- DECOGRANITE
- SITE BOUNDARY

1 DETAIL PLAN: MAGPIE HOLLOW ROAD BUFFER
MP217 Scale: 1:500



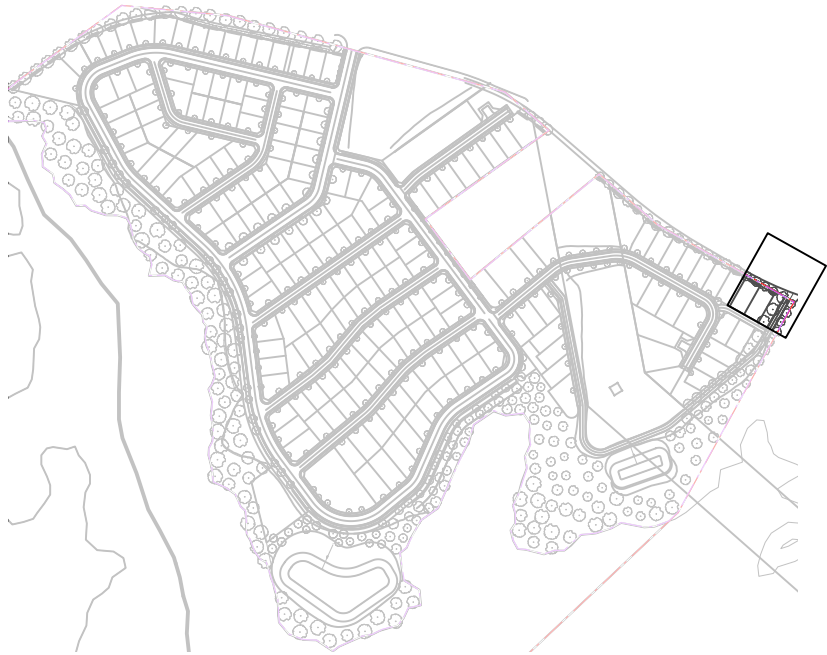
2 SECTION: MAGPIE HOLLOW ROAD BUFFER PLANTING
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SECTION - MAGPIE HOLLOW ROAD BUFFER



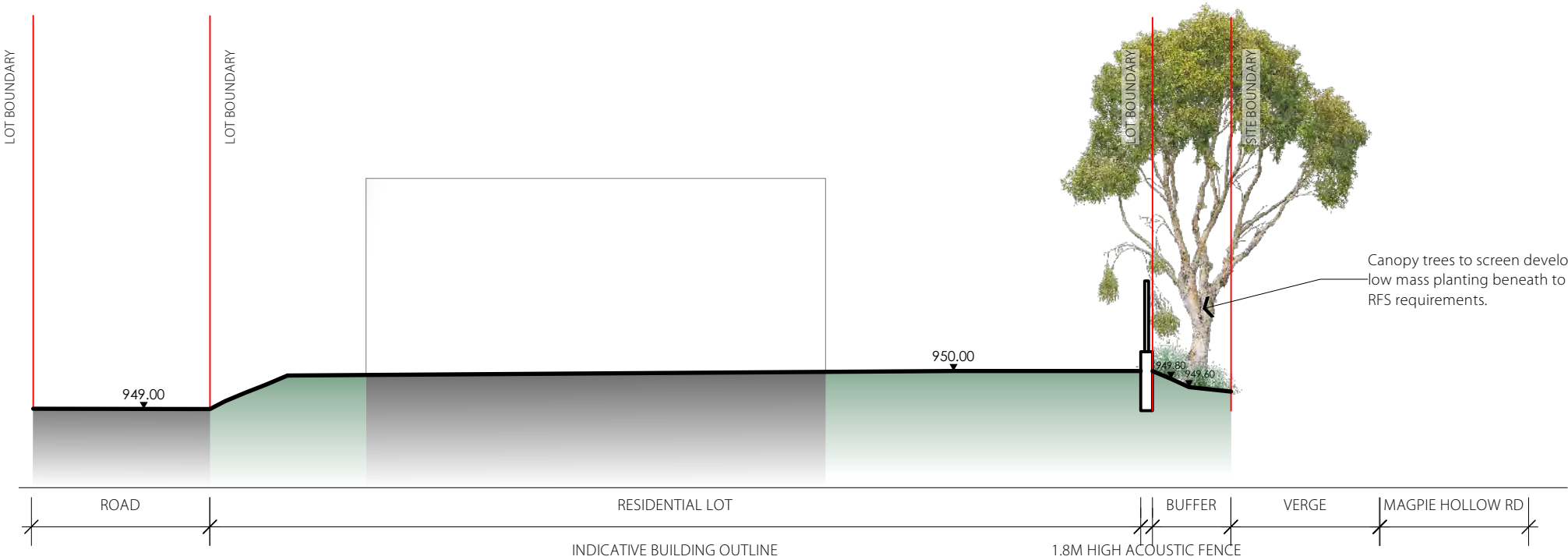
- NOTES**
- 1. 4.5m wide access road.
 - 2. Retaining walls between 1-1.5m high. 1.8m high acoustic fence to top
 - 3. 2m wide buffer planting to screen retaining wall and fenceline to Magpie Hollow Road.
 - 4. Native canopy tree planting in turf.



LEGEND

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- LOW MASS PLANTING
- FEATURE PLANTING
- BUFFER PLANTING
- EXISTING GRASSLAND TO BE RETAINED
- NEW TURF AREAS
- BIO BASIN PLANTING SPECIES
- PLAIN CONCRETE
- DECORATIVE CONCRETE
- DECORATIVE CONCRETE
- DECOGRANITE
- SITE BOUNDARY

2 DETAIL PLAN: MAGPIE HOLLOW ROAD BUFFER
LMP218 Scale: 1:500



1 SECTION: MAGPIE HOLLOW ROAD BUFFER PLANTING
LMP218 Scale: 1:150

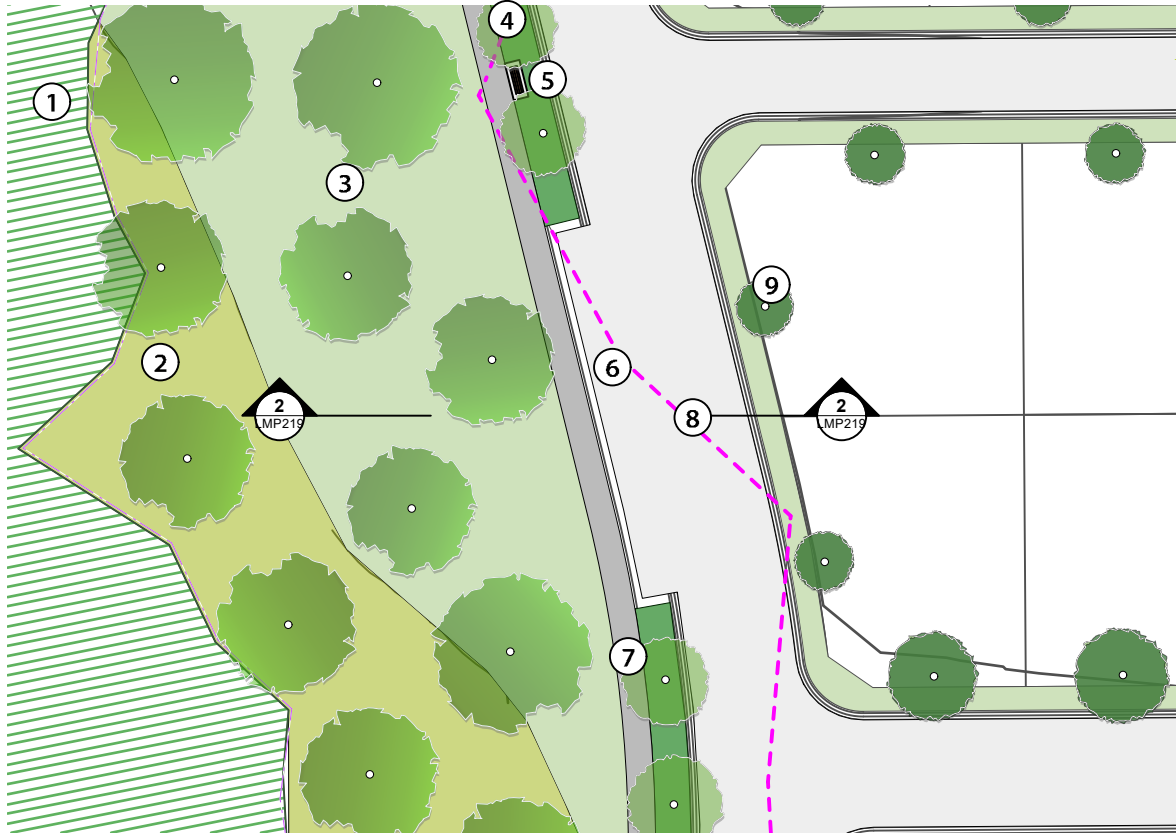
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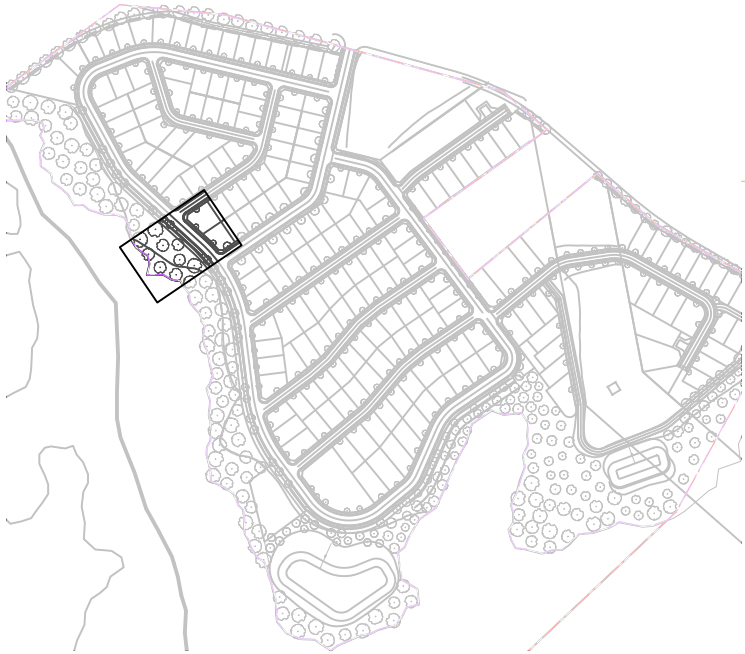
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SECTION - RIPARIAN BUFFER



NOTES

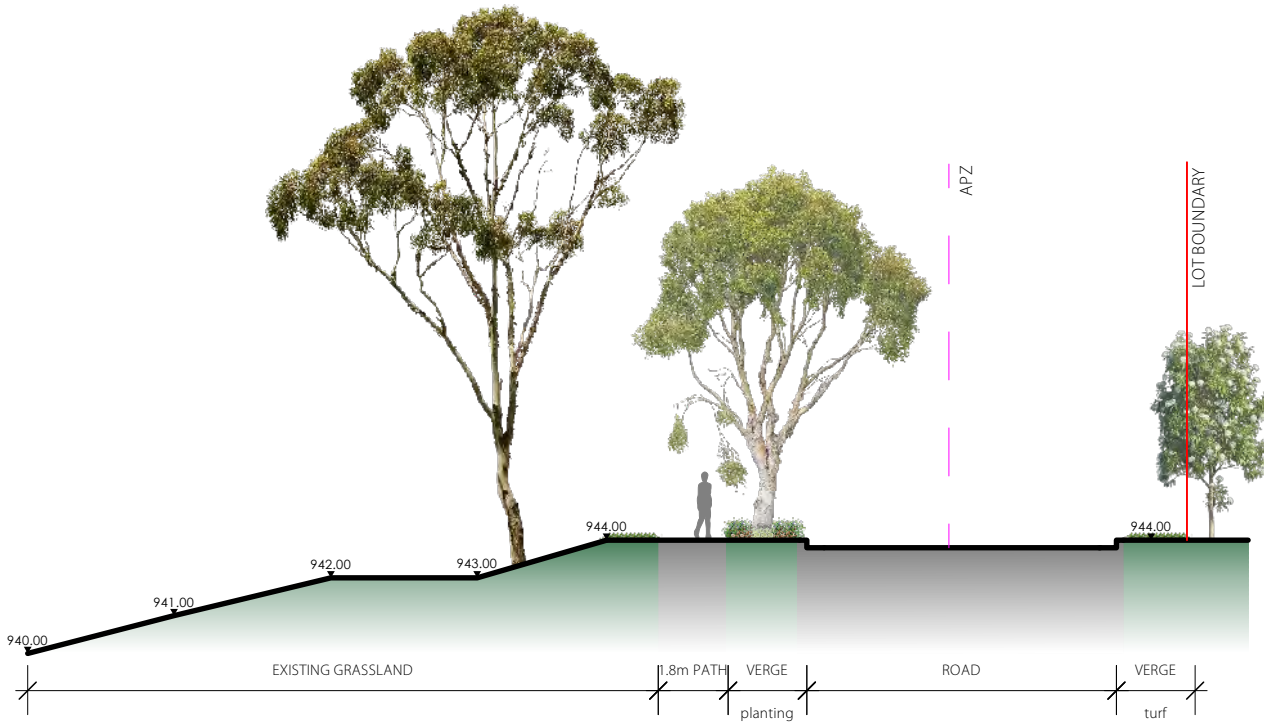
- Existing vegetation to be retained and protected.
- Retain existing grasslands and provide new canopy tree planting to development edge. To comply with APZ requirements.
- New grassed batter.
- Large native tree planting to provide shade and green border along share path. Mass planting below to create separation from road.
- Seating areas with outlook over riparian area.
- Parallel carparking
- 1.8m wide shared path provides resident amenity adjoining gully.
- Asset Protection Zone. All landscaping to comply with RFS Planning for Bushfire: Appendix 4
- Street tree planting of native trees in turfed verge.



LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED (NOT SURVEYED: INDICATIVE ONLY)
- EXISTING VEGETATION OUTLINE (NOT SURVEYED)
- PROPOSED EVERGREEN TREE PLANTINGS AS SPECIFIED
- PROPOSED DECIDUOUS TREE PLANTINGS AS SPECIFIED
- PROPOSED BUFFER TREE PLANTINGS AS SPECIFIED
- SCREENING/HEDGE PLANTING
- LOW MASS PLANTING
- FEATURE PLANTING
- BUFFER PLANTING
- EXISTING GRASSLAND TO BE RETAINED
- NEW TURF AREAS
- BIO BASIN PLANTING SPECIES
- PLAIN CONCRETE
- DECORATIVE CONCRETE
- DECORATIVE CONCRETE
- DECOGRANITE
- CITE BY INTADBY

1 DETAIL PLAN: SHAREPATH
MP219 Scale: 1:500



2 ELEVATION: SHAREPATH
MP219 Scale: 1:200



PRINCIPLES



14336.5 SK LMP300_VERA VISTA LITHGOW_MAAS Group.



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LOT TREE PLANTING



LEGEND

- SITE BOUNDARY
- EXTENT OF WORKS
- ALL RESIDENTIAL STREETS - TREE MIX
- FEATURE: ENTRY ROAD
- FEATURE: SHAREPATH & CREEKSIDE
- FEATURE: COMMUNITY FACILITIES

TREE CANOPY



LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED (TREES NOT SURVEYED - INDICATIVE ONLY)
- PROPOSED EVERGREEN TREE PLANTINGS AS SPECIFIED
- EXISTING VEGETATION OUTLINE (NOT SURVEYED)
- SITE BOUNDARY
- EXTENT OF WORKS

NOTES

- Existing vegetation within riparian area retained.
- TREE CANOPY COVERAGE CALCULATIONS:
Site area = 134,402m²
Trees to be retained = not surveyed
Trees to be removed = not surveyed
Trees to be proposed = 19,132m²

Tree Canopy Coverage = 14.2%



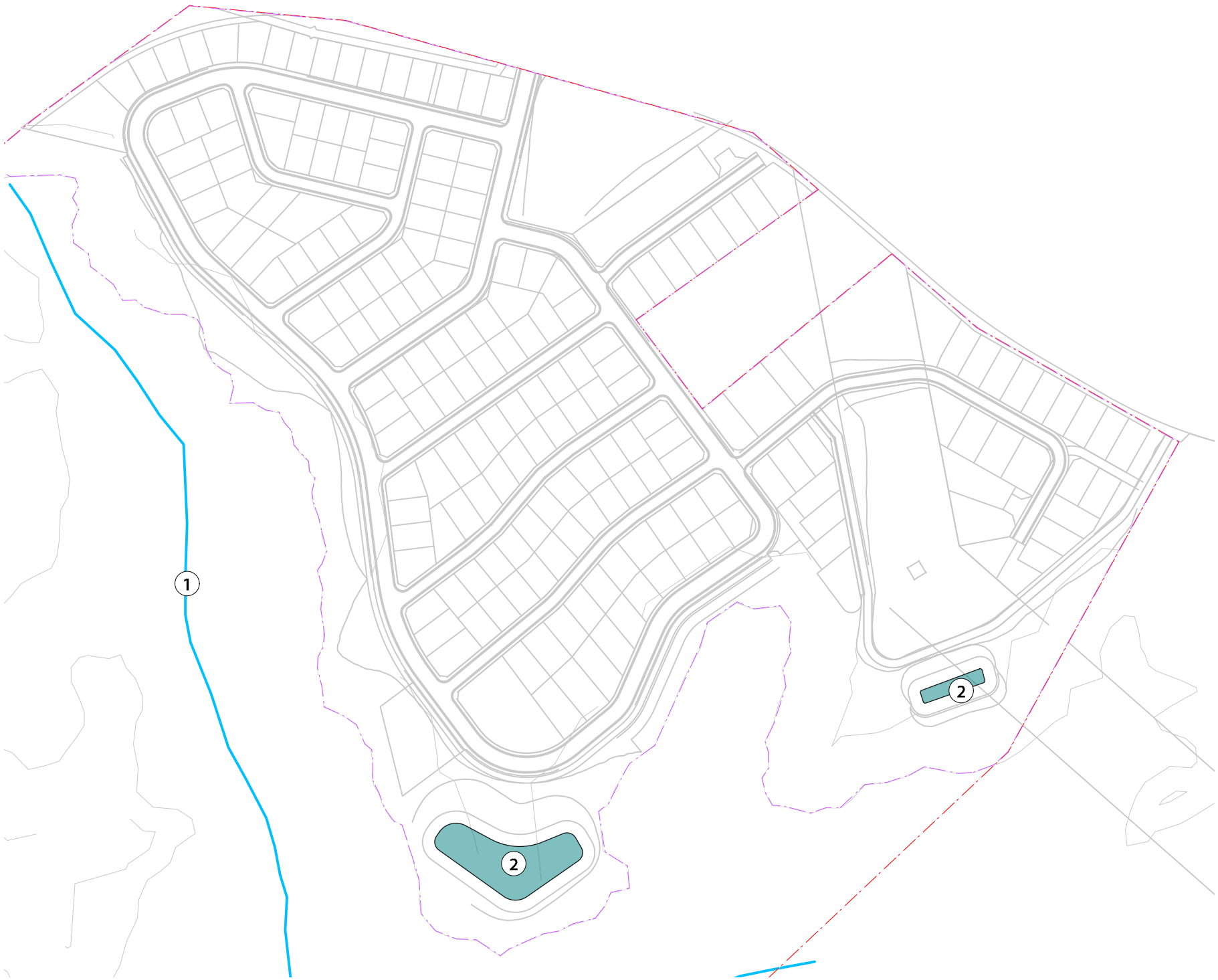
WSUD AND HYDROLOGY

LEGEND

- SITE BOUNDARY
- WATER COURSE
- PROPOSED BASIN

NOTES

- 1. Bowens Creek
- 2. Planted basin area.



CIRCULATION

LEGEND

- SITE BOUNDARY
- 1.8m WIDE WALKWAY
- FOOTPATH
- PROPOSED ROAD
- PROPOSED CARPARK

NOTES

1. Visitor & sales office carparking. 8 carparks provided.
2. Refer to seperate plan for circulation in Community Facilities.
3. 6 x visitor carparks
4. 18 parallel carparking along riparian buffer.
5. 1.5m footpath
6. 1.8m wide walkway
7. Proposed new 7m wide main road.
8. Proposed 4.8m wide roads.
9. Proposed 3.5m wide access road
10. 5 carparks provided to Community Cinema



FURNITURE



SEATING
with shelter



SEATING



LEGEND



SEATING AREA
SEATING AREA WITH SHELTER

NOTES

1. Furniture to include seating with natural shade or fixed shelter along the riparian corridor.



FENCING

LEGEND

- SITE BOUNDARY
- 1.8M HIGH LAP "N" CAP FENCING
- 1.8m high FEATURE BATTENS
- 1.8m COLOURBOND FENCING
- BLACK MESH FENCING
- RURAL FENCING

NOTES

- 1.8m high timber lap and cap fencing to the Mapgie Hollow Road boundary, with variable height retaining walls.
- Feature batten fencing to the main community facility.
- Black mesh fencing to the tennis court within the main community facility.
- Rural style fencing along the riparian corridor interface.
- 1.8m high Colorbond fencing to all residential lots.

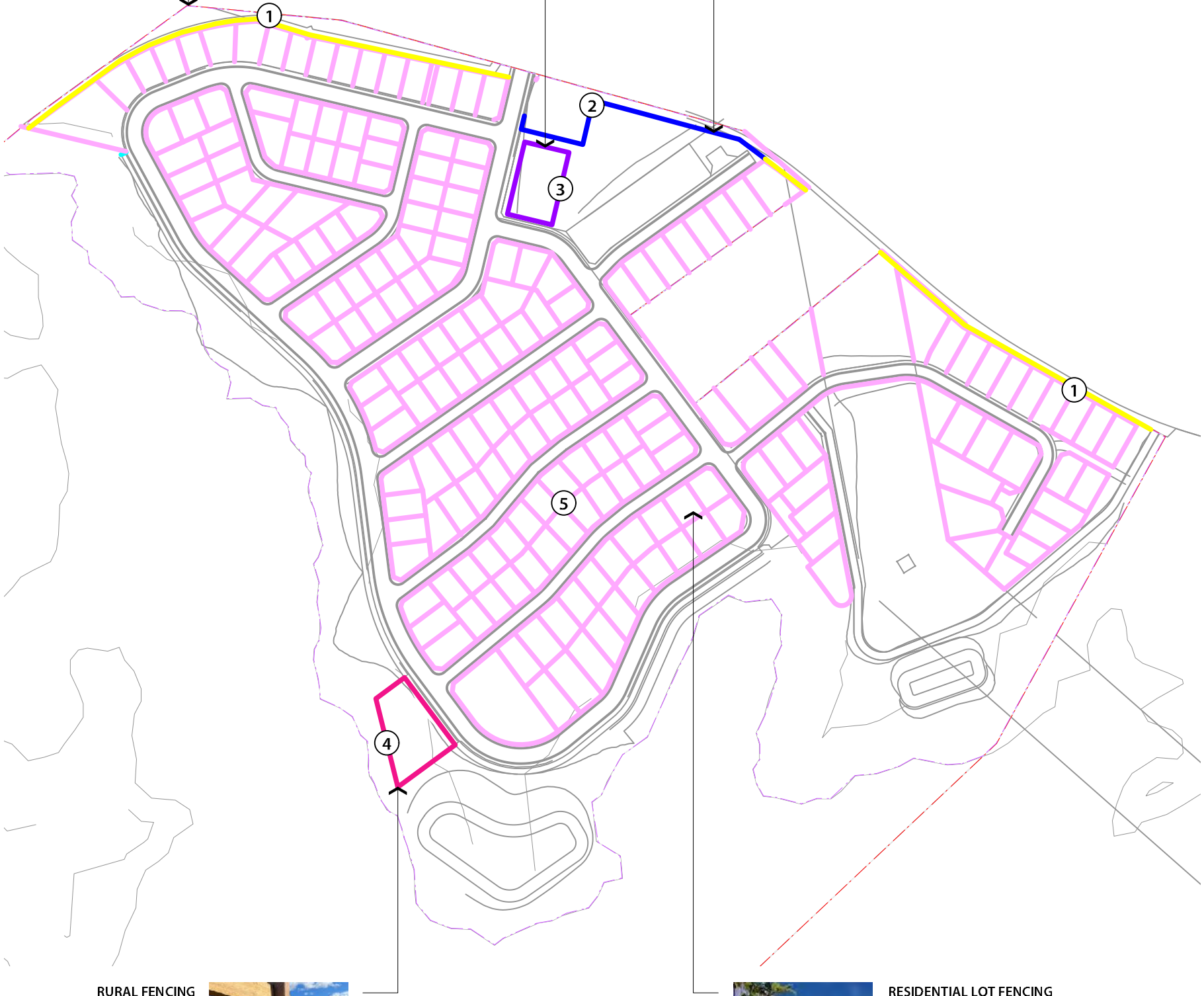
BOUNDARY FENCING
1.8m lapped and capped timber to site perimeter.



MESH FENCING
Black mesh fencing to tennis court 3.6m high.



COMMUNITY FACILITIES FENCING
Vertical timber batten fencing to form identity of community areas.



RURAL FENCING
Rural style timber fencing.



RESIDENTIAL LOT FENCING
Colorbond 1.8m high



MATERIALS PALETTE



NOTES

The proposed material palette is inspired by the history and heritage of the local area. Selections focus on natural finishes which evoke the rural character & form links to the existing character of the area.

Timber, stone, brick, gravels and weathering steel create a robust palette which provide an integrated response to the wider site context.

Planting of endemic vegetation will help to create a sense of place unique to the site with swathes of native grasses proposed to reinforce movement and the site's relationship to water.

PLANT PALETTE

BASIN TREES



Eucalyptus crebra (N)



Melaleuca quiquinervia (N)



Eucalyptus blakelyi (N)



Casuarina glauca (N)



Eucalyptus longifolia



Eucalyptus melliodora

(N) Native to site
(F) Edible/Bush tucker component

LOT TREES



Elaeocarpus reticulatus (N)



Callistemon salignus (N)



Hakea salicifolia



Melaleuca amarillaris



Brachychiton populneus (N)



Banksia integrifolia (N)

SHRUBS



Bursaria spinosa (N)



Dodonea viscosa (N)



Grevillea lanigera (N)



Persoonia linearis (N)



Hakea microcarpa (N)



Banksia marginata (N)

GROUNDCOVERS



Poa labillardieri (N)



Dianella caerulea (N)



Hardenbergia violacea (N)



Lomandra confertifolia (N)



Dianella tasmanica (N)



Carex appressa (N)

NOTES

The proposed plant palette draws inspiration from the surrounding bushland setting. It focuses on native tree planting with species drawn from pre-clearing vegetation lists and additional natives from the local area.

Mass planting areas continue this theme, including hardy native grasses, shrubs and groundcovers to contribute to a sense of place.

PLANT SCHEDULE

PLANT SCHEDULE - TREES

ID	Botanical Name	Common Name	Scheduled Size (H x S)		Pot Size
AlLi	Allocasuarina littoralis	Black She Oak	8000	3000	75L
AnCo	Angophora costata	Sydney Red Gum, Smooth-barked Apple	18000	8500	75L
Baln	Banksia integrifolia	Coastal Banksia	8000	5500	75L
BaSe	Banksia serrata	Old Man Banksia	8000	5500	75L
BrPo	Brachychiton populneus	Bottle Tree	23000	3000	75L
CalSal	Callistemon Salignus	Weeping Bottlebrush	6000	4000	75L
CaViRe	Callistemon viminalis 'Red Cascade'	Red Cascade Bottlebrush	13000	5500	75L
CaCu	Casuarina cunninghamiana	River She Oak	35000	1800	75L
ElRe	Elaeocarpus reticulatus	Blueberry Ash	8000	5500	75L
EuBl	Eucalyptus blakelyi	Blakely6 Red Gum	18000	8500	75L
EuCi	Eucalyptus cinerea	Silver Dollar Tree	8000	8500	75L
EuCr	Eucalyptus crebra	Narrow leaved Ironbark	35000	8500	75L
EuLo	Eucalyptus longifolia	Woollybutt	35000	8500	75L
EuMe	Eucalyptus melliodora	Yellow Box, Honey Box	23000	13500	75L
EuOv	Eucalyptus ovata	Swamp Gum	23000	13500	75L
EuPa	Eucalyptus pauciflora	Snow Gum	13000	5500	75L
EuPu	Eucalyptus punctata	Grey Gum	27000	5500	75L
EuRa	Eucalyptus radiata	Narrow leaved Peppermint	13000	5500	75L
EuRo	Eucalyptus robusta	Swamp Mahogany, Bengaly	27000	5500	75L
EuSi	Eucalyptus sideroxylon	Red Ironbark	27000	5500	75L
EuVi	Eucalyptus viminalis	Ribbon Gum, Mana Gum	35000	5500	75L
HaSa	Hakea salicifolia	Willow-leaved Hakea	4500	1800	75L
MaGrLi	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	4500	3000	75L
PrCe	Prunus cerasifera	Cherry Plum	8000	5500	75L
PyCaCa	Pyrus calleryana 'Capital'	Capital Flowering Pear	13000	3000	75L
UIGl	Ulmus glabra	Golden Elm	18000	13500	75L

PLANT SCHEDULE - MASS PLANTING

SHRUBS & GRASSES					
ID	Botanical Name	Common Name	Scheduled Size (H x S)		Pot Size
AcAd	Acacia adunca	Wallangarra Wattle	4500	3000	200mm
Agor	Agapanthus orientalis	White Agapanthus	800	500	200mm
BaSp	Banksia spinulosa	Banksia ' Coastal Cushion'	0	1800	200mm
BuSp	Bursaria spinosa	Blackthorn, Boxthron, Sweet Bursaria	8000	500	200mm
BuSe	Buxus sempervirens	"Common Boxwood, American Boxwood"	4500	1100	200mm
CaAp	Carex appressa	Tall Sedge	1300	500	200mm
CoRe	Correa reflexa	Native Fuchsia	1300	1100	200mm
DaOd	Daphne odora	Fragrant Daphne	1300	1800	200mm
DiCa	Dianella caerulea	Paroo Lily, Blue Flax-lily	500	500	200mm
DiLo	Dianella longifolia	Blueberry Lily, Blue Flax Lily	800	200	200mm
Dtas	Dianella tasmanica 'DR5000' P.P.# 17719	Little Rev(Tm) Flax Lily	457.2	304.8	200mm
Eula	Euonymus japonicus	Spindle Tree	1300	1800	200mm
GaPB	Gaura Pink Butterfly	Butterfly Bush	2500	750	200mm
GrLa	Grevillea lanigera	Woolly Grevillea	1300	1100	200mm
HaViMi	Hardenbergia violacea 'Mini-Ha-Ha'	Mini-Ha-Ha Hardenbergia	400	500	200mm
HyQu	Hydrangea quercifolia	Oak-leaf Hydrangea	2500	1800	200mm
Lade	Lavandula dentata	Lavender	500	500	200mm
LeLa	Leucopogon lanceolatus	Lance beard heath	0	1100	200mm
LoCo	Lomandra confertifolia	Mat-rush	600	1000	200mm
LoLo	Lomandra longifolia	Spiny-headed Mat-Rush	800	1100	200mm
LomLonTan	Lomandra longifolia 'Tanika'	Spiny-head mat rush, spiky-headed mat-rush, ba	1000	1869	200mm
PeLi	Persoonia linearis	Narrow Leaved Geebung	4500	1100	200mm
PoLa	Poa labillardieri	Tussock Grass	800	750	200mm
RoOf	Rosmarinus officinalis	Rosemary	2500	1800	200mm
Sami	Salvia microphylla 'Hot Lips'	Hot Lips	800	500	200mm
OzBreed-VOQ	Viburnum odoratissimum	Sweet Viburnum	3500	2597.478	200mm
VibPli	Viburnum plicatum	Japanese snowball bush	1000	1638	200mm
WeWG	Westringia 'Wynyabbie Gem'	Coastal Rosemary	600	1600	200mm
BASINS					
ID	Botanical Name	Common Name	Scheduled Size (H x S)		Pot Size
BaAr	Baumea articulata	Jointed Twig-rush	1300	200	Tube
CaAp	Carex appressa	Tall Sedge	1300	500	200mm
FiNo	Ficinia nodosa	knobby club-rush	800	200	Tube
JuUs	Juncus usitatus	Common Rush	1300	750	Tube
ScVa	Schoenoplectus validus	River Club-rush	2500	500	Tube
GROUND COVERS					
ID	Botanical Name	Common Name	Scheduled Size (H x S)		Pot Size
HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	800	1800	200mm
MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	500	1100	200mm
Thse	Thymus serpyllum	Breckland thyme	200	500	200mm