

landscape documentation

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT

VC MANAGEMENT

46-54 FERODALE ROAD, 754 MEDOWIE ROAD, LOTS 3-8 IN D.P. 243518, MEDOWIE.

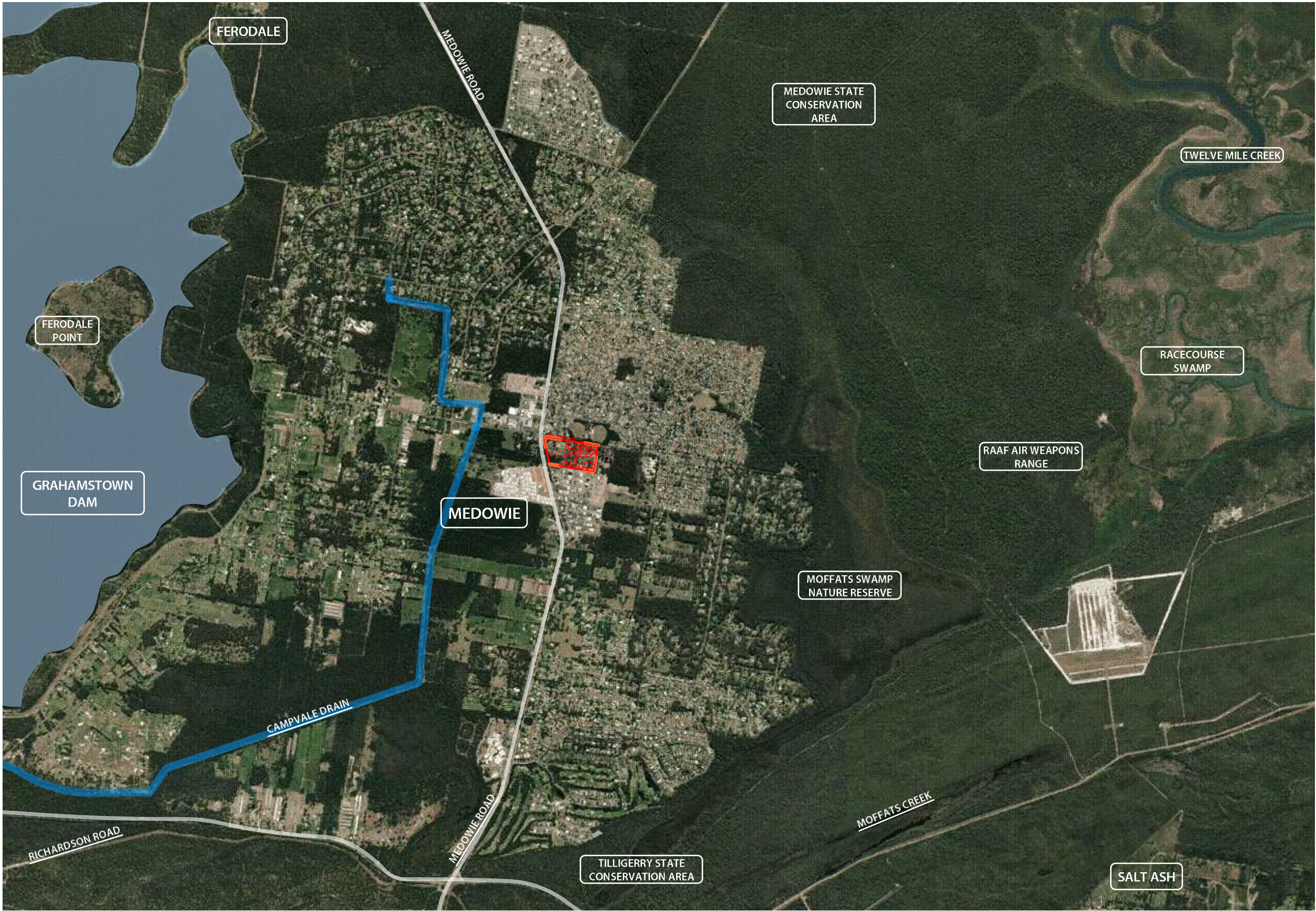


DRAWING REGISTER

DRAWING NUMBER				SHEET NAME	REV. No.	REV. DATE
15258.5	DA	L000		COVER PAGE	M	20/5/25
15258.5	DA	L001		LOCAL AREA DIAGRAM	M	20/5/25
15258.5	DA	L002		LOCATION DIAGRAM	M	20/5/25
15258.5	DA	L010		SITE PLAN - EXISTING CONTOURS	L	16/5/25
15258.5	DA	L011		SITE PLAN - EXISTING CONDITIONS	L	16/5/25
15258.5	DA	L012		SITE PLAN - FLOOD IMPACT	L	16/5/25
15258.5	DA	L013		SITE PLAN - VEGETATION CORRIDOR	L	16/5/25
15258.5	DA	L101		GENERAL ARRANGEMENT	M	20/5/25
15258.5	DA	L102		GENERAL ARRANGEMENT	M	20/5/25
15258.5	DA	L103		BUILT FORM GENERAL ARRANGEMENT	O	20/5/25
15258.5	DA	L104		OVERALL GENERAL ARRANGEMENT	N	20/5/25
15258.5	DA	L201		PLANT COMMUNITIES	L	16/5/25
15258.5	DA	L202		PLANT SPECIES	L	16/5/25
15258.5	DA	L203		PLANT SPECIES	L	16/5/25
15258.5	DA	L502		TYPICAL SECTION - WESTERN	L	16/5/25
15258.5	DA	L504		BASIN TYPICAL DETAIL	L	16/5/25
15258.5	DA	L505		EASTERN TYPICAL ELEVATION	N	16/5/25

LOCAL AREA DIAGRAM | L001

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



M	20/5/25	REVISED DRAFT ISSUE
L	16/5/25	REVISED DRAFT ISSUE
K	14/1/25	AMENDED LINEWORK
J	14/1/25	ISSUE FOR REVIEW
I	14/1/25	NO ISSUE
H	17/12/24	AMENDED ROAD LAYOUT
G	12/11/24	REVISED ARCHITECTURAL
F	5/11/24	AMENDED FOR DISCUSSION
E	4/11/24	PRELIM. FOR DISCUSSION
D	10/10/24	EMM updates
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REV	DATE	COMMENTS

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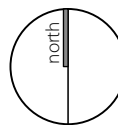
CLIENT:
VC MANAGEMENT

15258.5 - Medowie Rezoning2025-02-05.vwx 20/5/25

DRAWN:
OS / KH SCALE:
@A3

JOB NUMBER: PHASE: DWG No: REV:
15258.5 DA L001 M

PRELIMINARY - 16/5/25



LOCATION DIAGRAM | L002

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



M	20/5/25	REVISED DRAFT ISSUE
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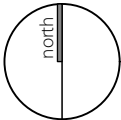
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VC MANAGEMENT

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DRAWN:
OS / KH SCALE:
@A3

JOB NUMBER: PHASE: DWG No: REV:
15258.5 DA L002 M

PRELIMINARY - 16/5/25



SITE PLAN - EXISTING CONTOURS

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT

L010

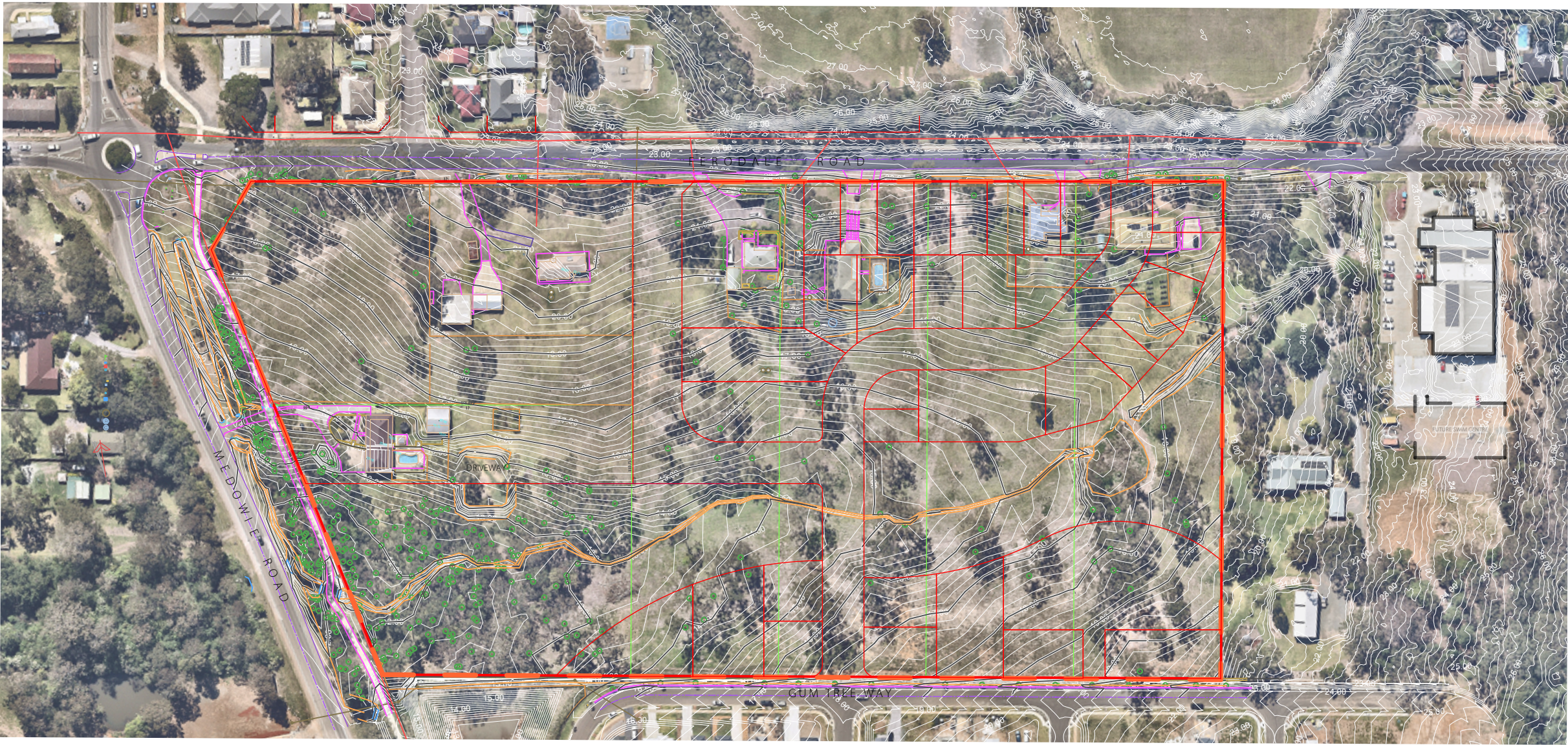


REZONING BOUNDARY

MEDOWIE VILLAGE BOUNDARY

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE RETAINED



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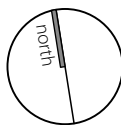
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DRAWN:
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JOB NUMBER: PHASE: DWG No: REV:
15258.5 DA L010 L

PRELIMINARY - 16/5/25

1 SITE PLAN
L010 Scale: 1:2000



terras
landscape architects

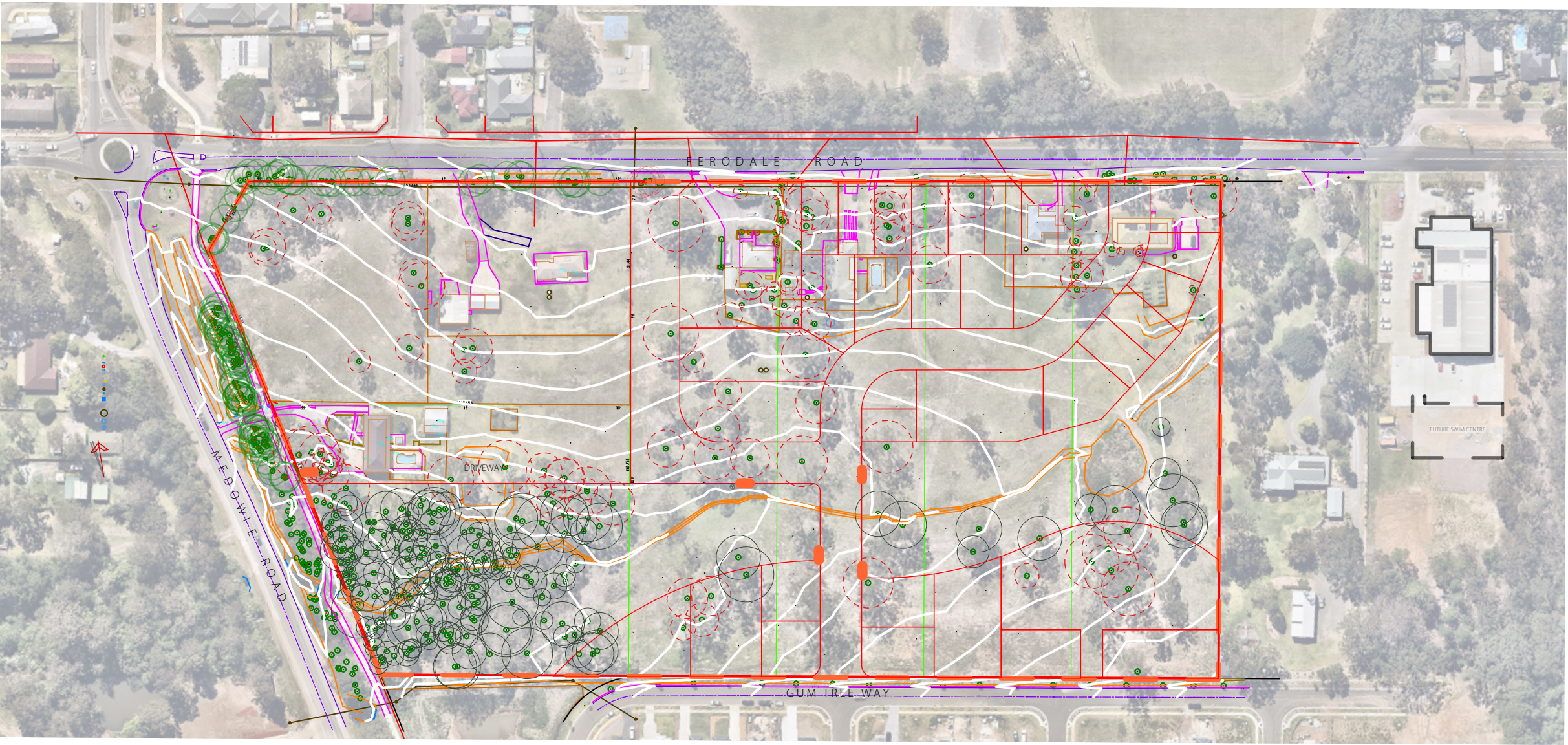
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926

SITE PLAN - EXISTING CONDITIONS

L011

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT

- REZONING BOUNDARY
- MEDOWIE VILLAGE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- MAINTENANCE VEHICLE ACCESS GATE



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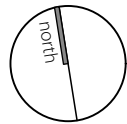
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15258.5 DA L011 L

PRELIMINARY - 16/5/25

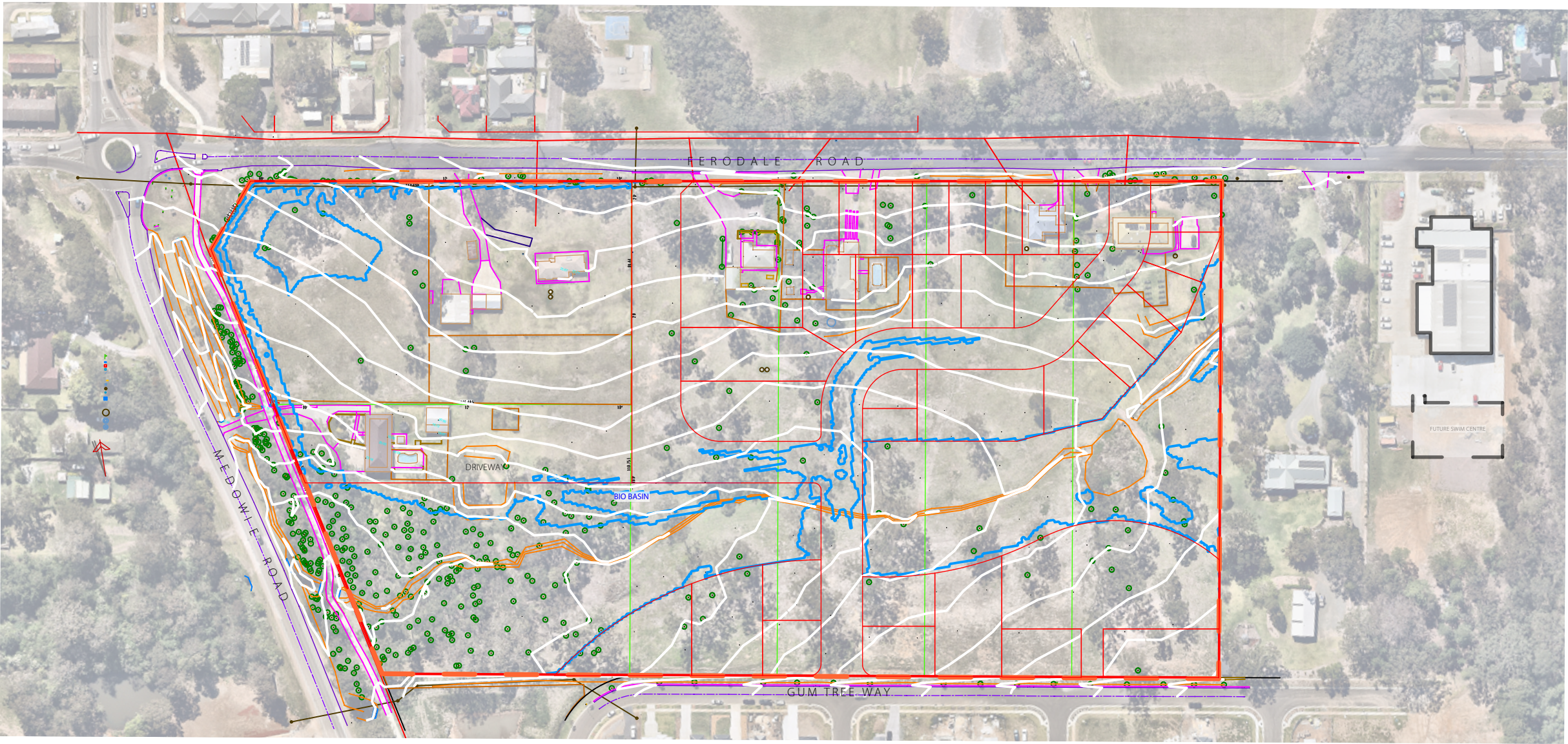
1 SITE PLAN
L011 Scale: 1:2000



SITE PLAN - FLOOD IMPACT

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT

L012



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- SHRUBS
- TURF AREA AS SPECIFIED
- RIP RAP ROCK
- MAINTENANCE VEHICLE ACCESS GATE
- EXISTING KOALA FEED TREES
- FLOOD EXTENTS

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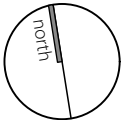
CLIENT:
VC MANAGEMENT

15258.5 - Medowie Rezoning2025-02-05.vwx 20/5/25

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JOB NUMBER: PHASE: DWG No: REV:
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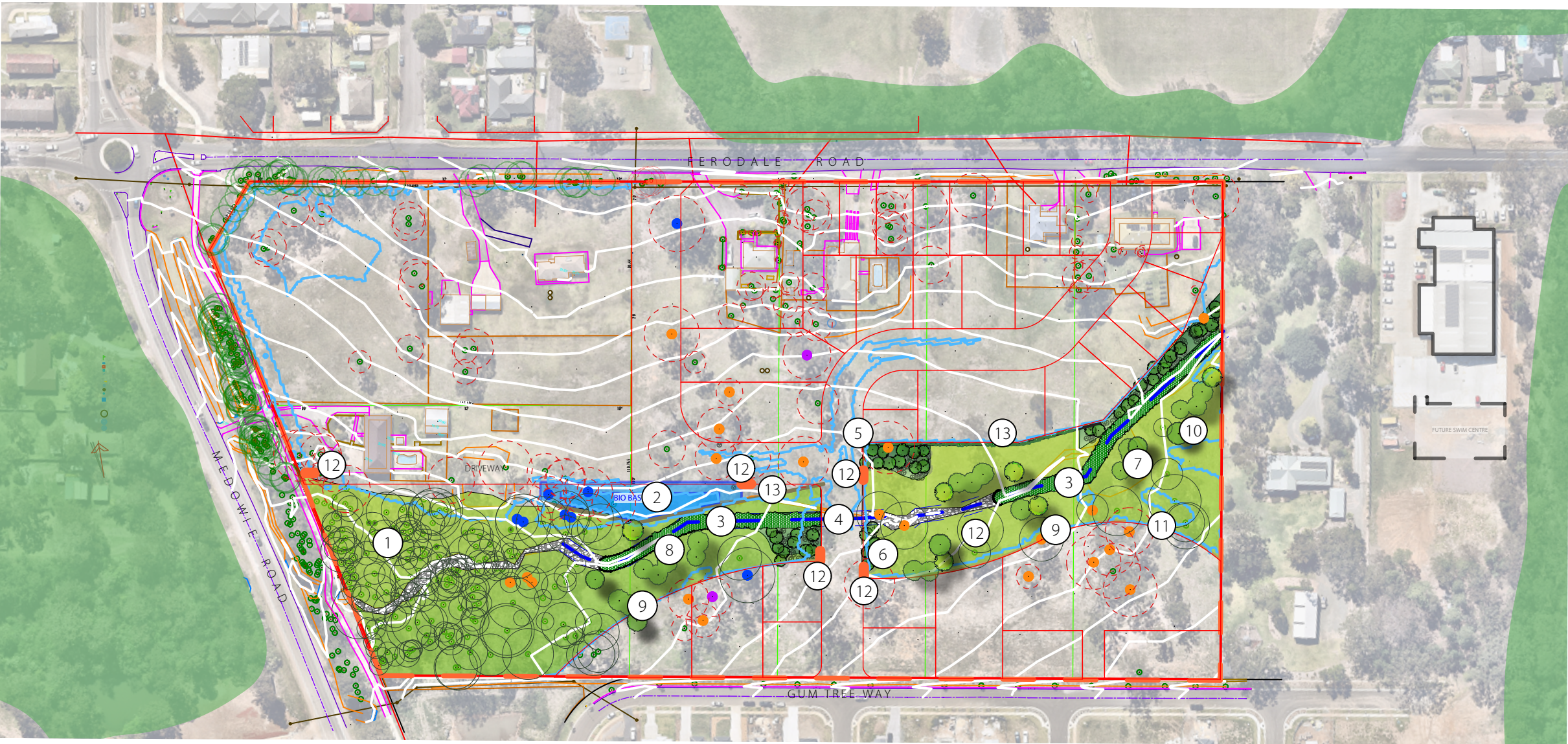
PRELIMINARY - 16/5/25



SITE PLAN - VEGETATION CORRIDOR

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT

L013



L	16/5/25	REVISED DRAFT ISSUE
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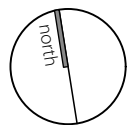
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PRELIMINARY - 16/5/25

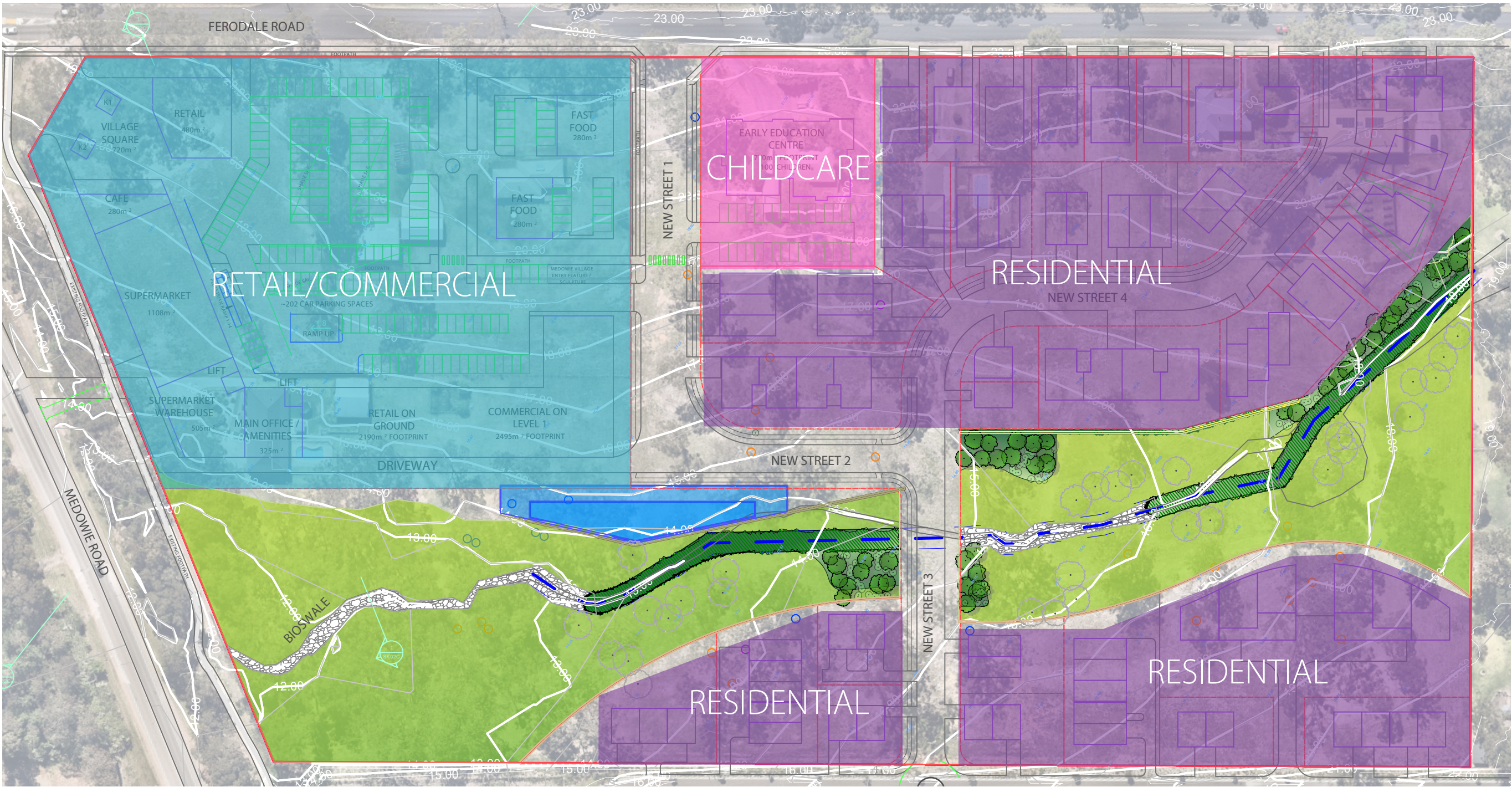
1 SITE PLAN
L013 Scale: 1:2000

- Existing vegetation to be retained and protected and maintained in accordance with any bushfire requirements.
- Provide walled edge to southern side of basin and shape to suit street layout
- Mass planting of grasses to low flow area
- Culvert width to ensure ease of passage for Koala east, west along corridor. Vegetation to be provided to culvert entry exit to encourage exploration
- Consideration given to street trees adjoining flood storage corridor to avoid encouraging Koala into residential development areas and contain them within the corridor
- Planting of shrubs to provide cover to facilitate koala movement
- No mass planting and rip rap beneath existing trees to avoid bushfire risk
- Planting of Koala feed trees and other trees through flood storage corridor to provide food source and habitat. Turpentine (*Syncarpia glomulifera*) provide bushy habitat.
- Configure smooth retaining wall alignment once lot layout resolved
- Planting within corridor to be subject to Development Control Plan and Plan of Management
- Explore opportunity to retain koala feed trees near floodway extents
- Maintenance access points
- Retaining walls to edges of corridor to restrict Koala movement external to the corridor tiered walls as required, lower wall 1.3m high, mass planting of grasses and groundcovers between stepped levels



GENERAL ARRANGEMENT | L101

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



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- TURF AREA AS SPECIFIED
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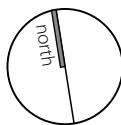
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DRAWN:
OS / KH SCALE:
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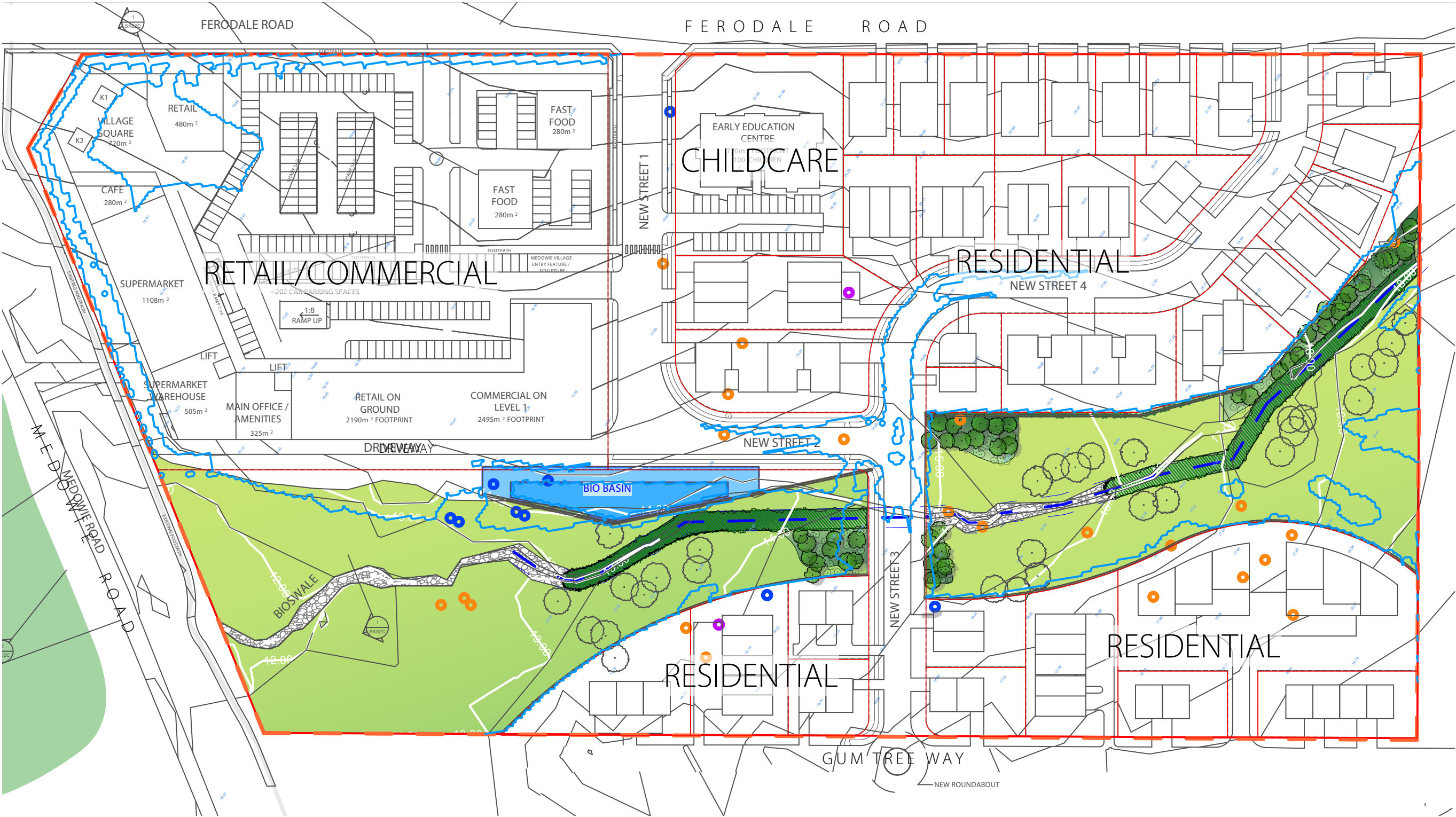
1 DRAFT SITE DIAGRAM
L101 Scale: 1:1200

PRELIMINARY - 16/5/25



GENERAL ARRANGEMENT | L102

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



1 DRAFT SITE DIAGRAM
L102 Scale: 1:1200

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- FLOOD EXTENTS

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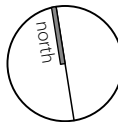
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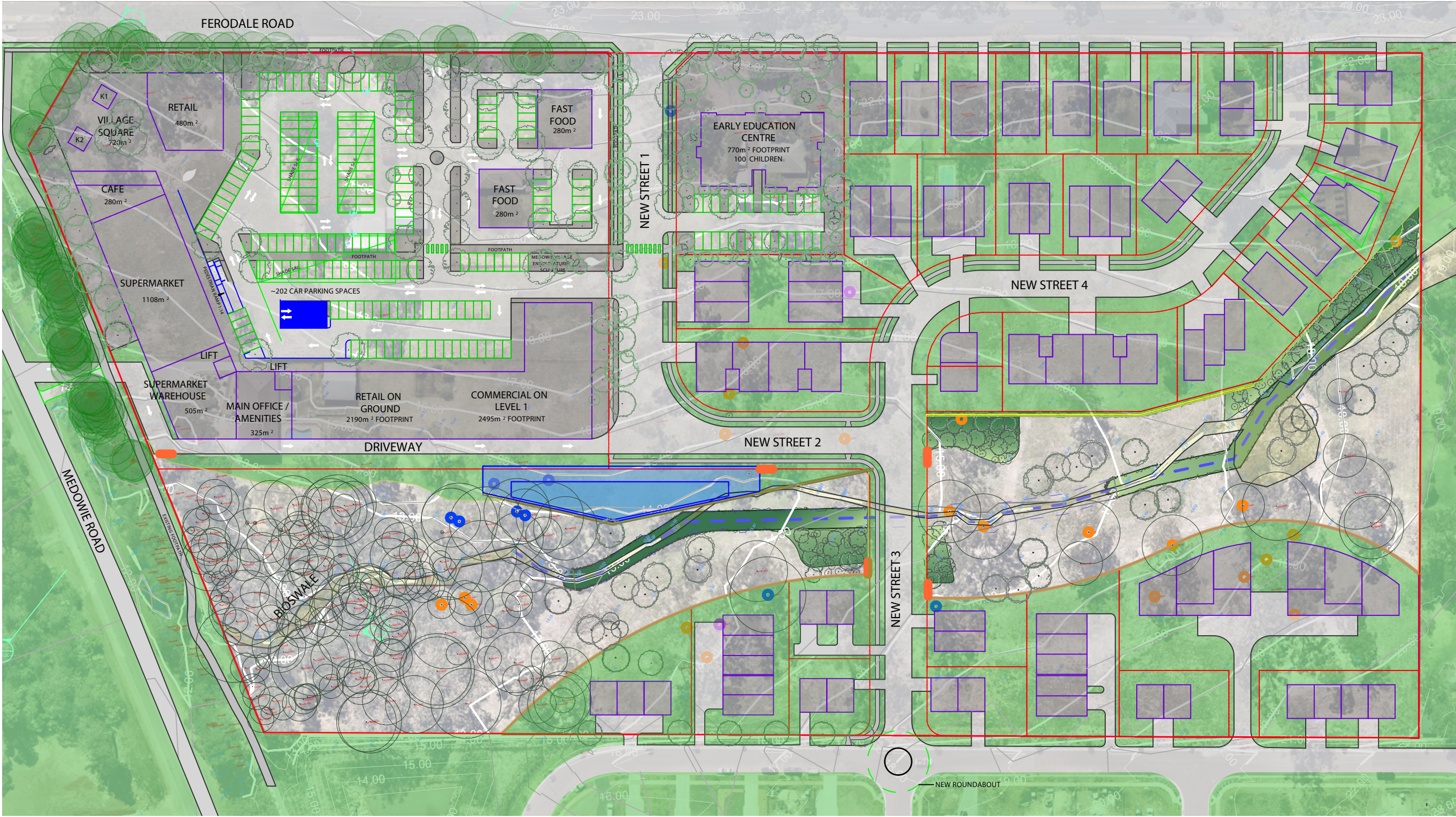
JOB NUMBER: PHASE: DWG No: REV:
15258.5 DA L102 M

PRELIMINARY - 16/5/25



BUILT FORM GENERAL ARRANGEMENT | L103

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



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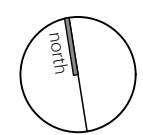
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OS / KH SCALE:
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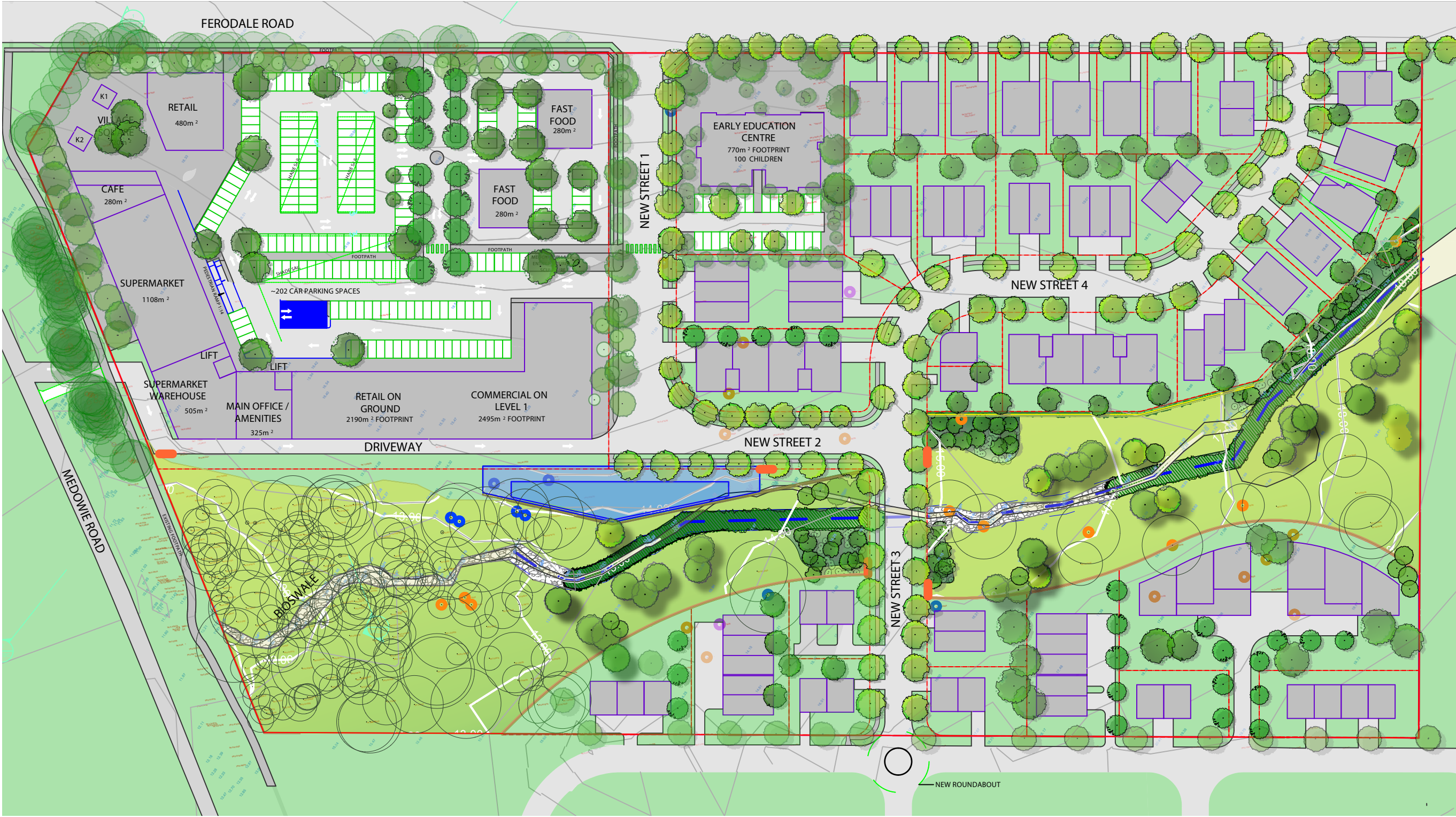
PRELIMINARY - 20/5/25

1 DRAFT SITE DIAGRAM
L103 Scale: 1:1200



OVERALL GENERAL ARRANGEMENT | L104

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



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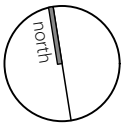
SCALE:
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JOB NUMBER: PHASE: DWG No: REV:

15258.5 DA L104 N

PRELIMINARY - 20/5/25

1 DRAFT SITE DIAGRAM
L104 Scale: 1:1200



PLANT COMMUNITIES | L201

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



VEGETATION TYPE 1

1649 - Smooth-barked Apple - Red Mahogany - Swamp Mahogany - Melaleuca sieberi heathy swamp woodland of coastal lowlands

Damp Woodlands dominated in the canopy by Angophoras. The mid-stratum is characteristic and is dominated by Melaleucas and Leptospermums. The ground cover is moderately sparse to sparse and is comprised of a variety of graminoids.] This community is characteristic of low; poorly drained sands from Tumby Umbi to just north of Crowdy Head. Elevation is below 50m. (Bionet classifications)

Species present include, but are not limited to:
Canopy Species: *Angophora Costata*, *Eucalyptus resinifera*, *Eucalyptus robusta*
Mid Stratum: *Melaleuca sieberi*, *Melaleuca thymifolia*, *Leptospermum juniperium*, *Melaleuca nodosa*, *Leptospermum polygalifolium*
Ground-Stratum: *Lapyrodia scariosa*, *Themeda australis*, *Ptilothrix deusta*, *Panicum simile*, *Entolasia strica*, *Gahnia clarkei*



VEGETATION TYPE 2

1564 - Blackbutt - Rough-barked Apple - Turpentine - ferny tall open forest of the Central Coast

Open forests dominated by Eucalyptus pilularis. The mid-storey includes sparse small trees and numerous shrubs and climbers. The ground layer is typically dominated by ferns along with various graminoids and forbs.] Mainly on sandstone substrates on the hinterland of the Central Coast at elevations below 250m. (Bionet classifications)

Species present include, but are not limited to:
Canopy Species: *Eucalyptus pilularis*, *Angophora floribunda*, *Syncarpia glomulifera*, *Angophora costata*
Mid - Stratum: *Allocasuarina torulosa*, *Glochidion ferdinandi*, *Leptospermum polygalifolium*, *Myrsine variabilis*, *Breynia oblongifolia*, *Polyscias sambucifolia*, *Pandorea pandorana*, *Smilax australis*
Ground-Stratum: *Calochlaena dubia*, *Doodia aspera*, *Blechnum cartilagineum*, *Adiatum aethiopicum*, *Pseuderanthemum variable*, *Entolasia stricta*, *Lomandra longifolia*



VEGETATION TYPE 3

1619 - Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands

Open forests with a canopy dominated by Angophora costata and Corymbia gummifera. The mid-storey is typically shrubby and commonly includes grass trees and scrambling climbers. The ground layer is typically dominated by grasses along with graminoids and scattered forbs.] Coastal lowlands and low ranges of the lower North Coast and Central Coast; mainly on sandy substrates. (Bionet classifications)

Species present include, but are not limited to:
Canopy Species: *Angophora costata*, *Corymbia gummifera*, *Eucalyptus capitellata*
Mid-Stratum: *Banksia spinulosa*, *Allocasuarina littoralis*, *Xanthorrhoea latifolia*, *Leptospermum polygalifolium*, *Acacia myrtifolia*, *Persoonia levis*, *Persoonia linearis*, *Billardiera scandens*
Ground-Stratum: *Themeda australis*, *Panicum simile*, *Aristida vagans*, *Dinella caerulea*, *Lepidosperma laterale*, *Lomandra obliqua*, *Goodenia heterophylla*



1564 - Blackbutt - Rough-barked Apple - Turpentine - ferny tall open forest of the Central Coast

1649 - Smooth-barked Apple - Red Mahogany - Swamp Mahogany - Melaleuca sieberi heathy swamp woodland of coastal lowlands

1619 - Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands

L	16/5/25	REVISED DRAFT ISSUE
K	14/1/25	AMENDED LINWORK
J	14/1/25	ISSUE FOR REVIEW
I	14/1/25	NO ISSUE
H	17/12/24	AMENDED ROAD LAYOUT
G	12/11/24	REVISED ARCHITECTURAL
F	5/11/24	AMENDED FOR DISCUSSION
E	4/11/24	PRELIM. FOR DISCUSSION
D	10/10/24	EMM updates
C	4/10/24	FOR DISCUSSION
B	2/10/24	FOR REVIEW
A	20/9/24	WIP FOR DISCUSSION
REV	DATE	COMMENTS

PROJECT:
MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT

SITE:
46-54 FERODALE ROAD, 754 MEDOWIE ROAD, LOTS 3-8 IN D.P. 243518, MEDOWIE.

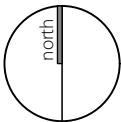
CLIENT:
VC MANAGEMENT

15258.5 - Medowie Rezoning2025-02-05.vwx 20/5/25

DRAWN: OS / KH SCALE: @A3

JOB NUMBER: 15258.5 DA L201 L PHASE: DWG No: REV:

PRELIMINARY - 16/5/25



PLANT SPECIES | L202

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT

FLOOD CORRIDOR SPECIES

Koala feed trees



Eucalyptus tereticornis - Blue Gum



Eucalyptus robusta - Swamp mahogany (E)

Other trees



Angophora costata (E + FR)



Glochidion ferdinandi, (E)



Syncarpia glomulifera(E)



Angophora floribunda (E)



Myrsine variabilis(E)



Eucalyptus pilularis - Blackbutt (E)

Shrubs



Melaleuca thymifolia (E + PSC PLANT LIST)



melaleuca nodosa (E + PSC PLANT LIST + FR)



Leptospermum juniperinum (E)



Banksia spinulosa (E + PSC PLANT LIST + FR)



Xanthorrhoea latifolia (E)



Acacia myrtifolia (E + PSC PLANT LIST)



Leptospermum polygalifolium (E)



Pandorea pandorana (E)



Breynia oblongifolia(E)

L	16/5/25	REVISED DRAFT ISSUE
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REV	DATE	COMMENTS

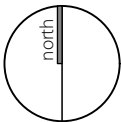
PROJECT:
**MEDOWIE RESIDENTIAL & MIXED
USE DEVELOPMENT**

SITE:
**46-54 FERODALE ROAD, 754
MEDOWIE ROAD, LOTS 3-8 IN
D.P. 243518, MEDOWIE.**

CLIENT:
VC MANAGEMENT

15258.5 - Medowie Rezoning2025-02-05.vwx 20/5/25
DRAWN: OS / KH SCALE: @A3
JOB NUMBER: 15258.5 PHASE: DA DWG No: L202 REV: L

PRELIMINARY - 16/5/25



PLANT SPECIES | L203

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT

FLOOD CORRIDOR SPECIES

Grasses and groundcovers



Themeda australis (E + PSC PLANT LIST+ FR)



Gahnia clarkei (E)



Dianella caerulea (E + PSC PLANT LIST)



Lepidosperma laterale (E)



Lomandra longifolia (E + PSC PLANT LIST + FR)



Blechnum cartilagineum,



Doodia aspera



Crinum pedunculatum (FR)



Carex appressa (E)



Juncus kraussii (E)



Lomandra Shara

BASIN AND BIOSWALE SPECIES



Lomandra Longifolia (E + PSC PLANT LIST)



Dianella caerulea (E + PSC PLANT LIST)



Carex appressa (E)



Juncus kraussii (E)



Lomandra Shara



Crinum pedunculatum (FR)

E - ENDEMIC, FROM IDENTIFIED SITE PCT
PSC PLANT LIST - PORT STEPHENS COUNCIL PLANT LIST
FR - FIRE RETARDANT

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REV	DATE	COMMENTS

PROJECT:
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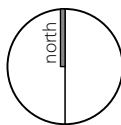
SITE:
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MEDOWIE ROAD, LOTS 3-8 IN
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VC MANAGEMENT

15258.5 - Medowie Rezoning2025-02-05.vwx 20/5/25

DRAWN:
OS / KH SCALE:
@A3

JOB NUMBER: 15258.5 PHASE: DA L203 REV: L

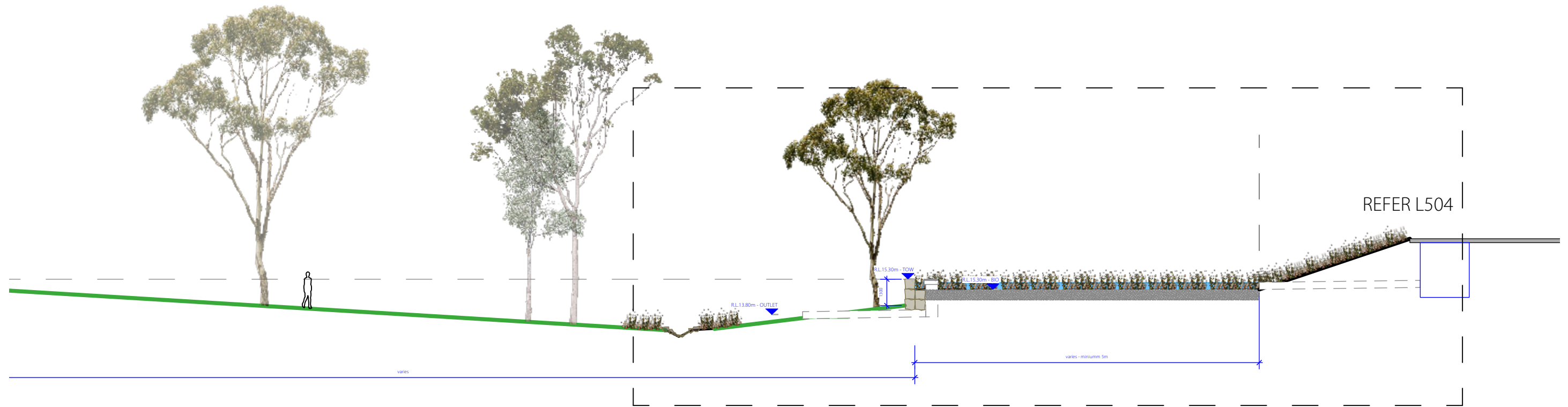
PRELIMINARY - 16/5/25



TYPICAL SECTION - WESTERN

L502

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



1 TYPICAL SECTION - WESTERN
L502 Scale: 1:200



L	16/5/25	REVISED DRAFT ISSUE
K	14/1/25	AMENDED LINEWORK
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H	12/11/24	REVISED ARCHITECTURAL
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PROJECT:
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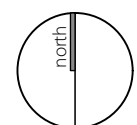
CLIENT:
VC MANAGEMENT

15258.5 - Medowie Rezoning2025-02-05.vwx 20/5/25

DRAWN:
OS / KH SCALE:
@A3

JOB NUMBER: 15258.5 PHASE: DA L502 L
DWG No: REV:

PRELIMINARY - 16/5/25



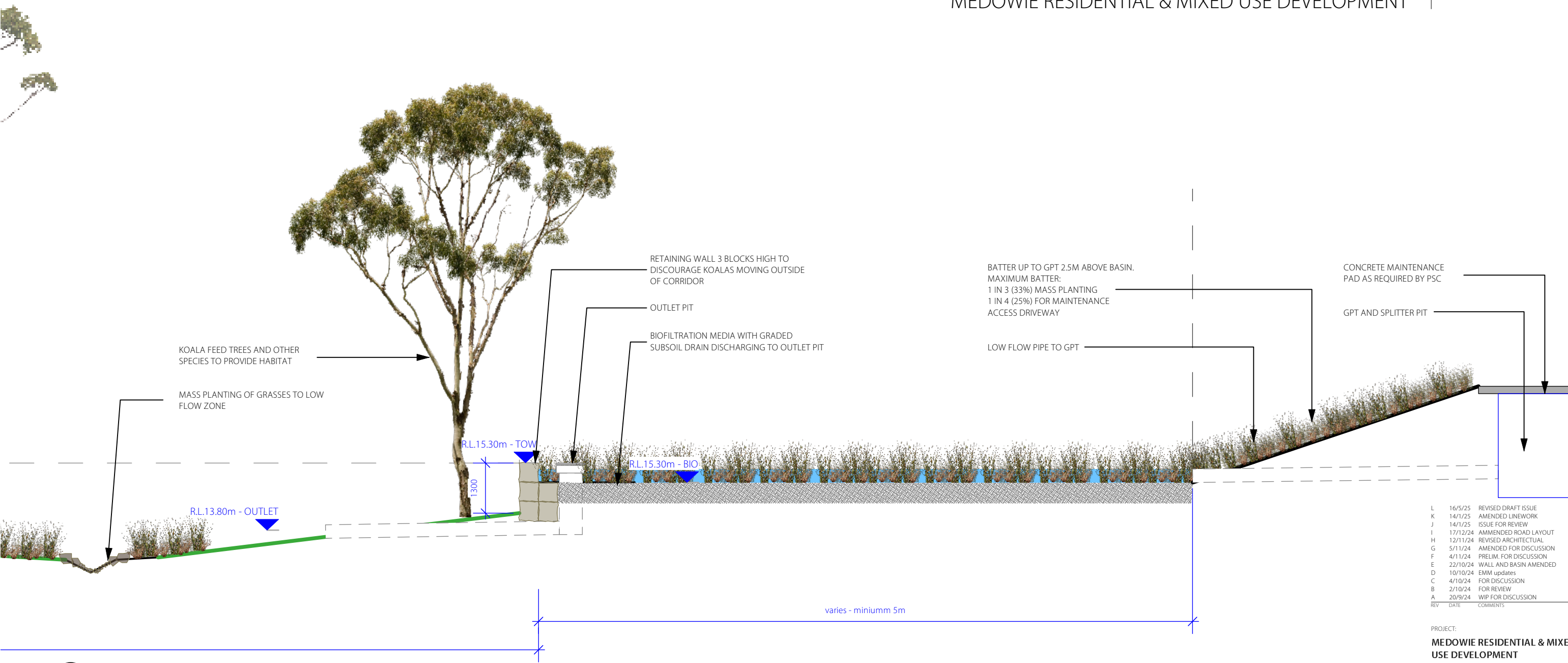
terras
landscape architects

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TERRAS.COM.AU PH: 49 294 926

BASIN TYPICAL DETAIL

L504

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



1 WESTERN SECTION THROUGH BASIN
L504 Scale: 1:100

L	16/5/25	REVISED DRAFT ISSUE
K	14/1/25	AMENDED LINWORK
J	14/1/25	ISSUE FOR REVIEW
I	17/12/24	AMENDED ROAD LAYOUT
H	12/11/24	REVISED ARCHITECTUAL
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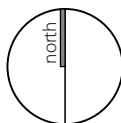
CLIENT:
VC MANAGEMENT

15258.5 - Medowie Rezoning2025-02-05.vwx 20/5/25

DRAWN:
OS / KH SCALE:
@A3

JOB NUMBER: PHASE: DWG No: REV:
15258.5 DA L504 L

PRELIMINARY - 16/5/25

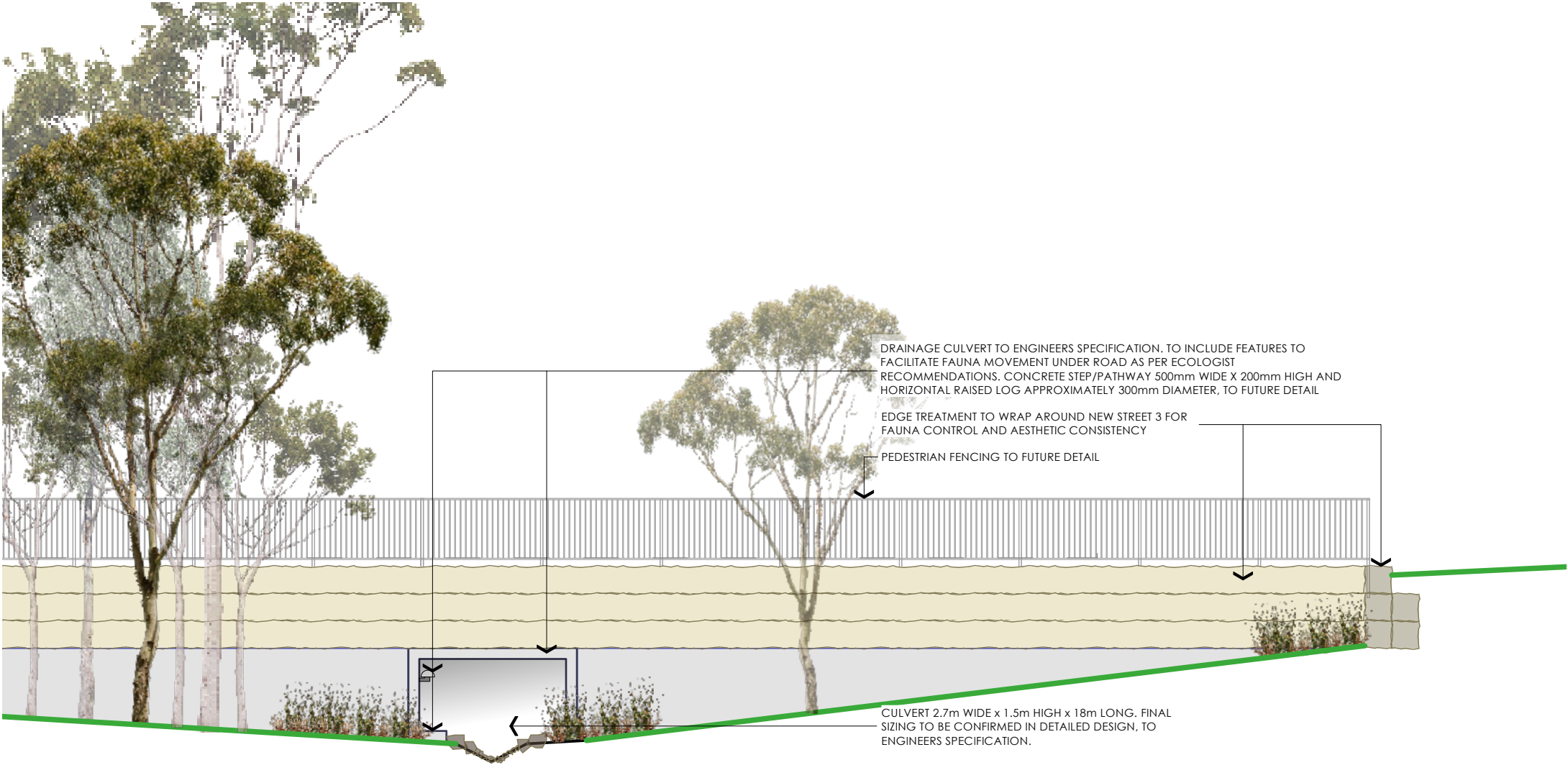


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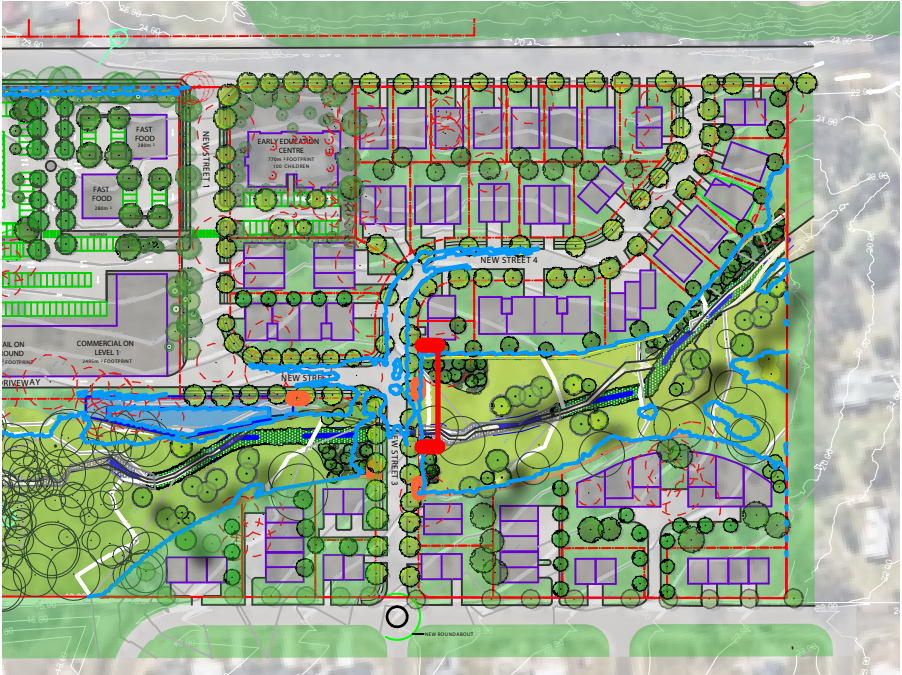
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EASTERN TYPICAL ELEVATION | L505

MEDOWIE RESIDENTIAL & MIXED USE DEVELOPMENT



1 NEW STREET 3 - INDICATIVE CULVERT TREATMENT
L505 Scale: 1:100



N	16/5/25	REVISED DRAFT ISSUE
M	9/5/25	CULVERT DETAILS ADDED
L	6/5/25	ISSUED FOR REVIEW
K	14/1/25	AMENDED LINEWORK
J	14/1/25	ISSUE FOR REVIEW
I	17/12/24	AMENDED ROAD LAYOUT
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DRAWN:
OS / KH
SCALE:
@A3
JOB NUMBER:
15258.5
PHASE:
DA
DWG No:
L505
REV:
N

PRELIMINARY - 16/5/25