

DA/886/2010 – Retirement Village – Staged Development
Lot 11 DP 830292, Lot 12 DP 830292
40 Burton Road, MOUNT HUTTON NSW 2290, 48 Burton Road, MOUNT
HUTTON NSW 2290

ATTACHMENT No.9

REVISED LANDSCAPE DRAWINGS AND VISUAL IMPACT ASSESSMENT

- 8572.5/01 - Site Analysis (Rev F)
- 8572.5/02 - Design Report page 1 (Rev F)
- 8572.5/03 - Design Report page 2 (Rev F)
- 8572.5/04 - Site Photos page 1 (Rev F)
- 8572.5/05 - Site Photos page 2 (Rev F)
- 8572.5/06 - Tree Assessment Plan (Rev F)
- 8572.5/07 - Tree Retention/ Removal Plan (Rev F)
- 8572.5/08 - Masterplan (Rev F)
- 8572.5/09 - Typical Rear Yard: Sun/Shade Detail (Rev F)
- 8572.5/10 - Community Centre Detail (Rev F)
- 8572.5/11 - Southern Boundary Typical Detail (Rev F)
- 8572.5/12 - Communal Area Typical Detail (Rev F)
- 8572.5/13 - Northern Setback Typical Detail (Rev F)
- 8572.5/14 – Plant Schedules (Rev F)
- 8572.5/15 – Plant Schedules (Rev F)
- 8572.5/16 – Materials and Finishes (Rev F)
- 8572.5/17 – Visual Impact Statement (Rev F)
- 8572.5/18 – Visual Impact Statement (Rev F)
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- 8572.5/20 – Viewpoint Location (Rev F)
- 8572.5/21 – Visual Impact Statement (Rev F)
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- 8572.5/26 – Viewpoint 1 (Rev F)
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- 8572.5/26 – Viewpoint 12 (Rev F)
- 8572.5/26 – Viewpoint 13 (Rev F)
- 8572.5/26 – Viewpoint 14 (Rev F)
- 8572.5/26 – Viewpoint 15 (Rev F)

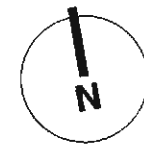
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site location

1. Lamington Drive.
2. Violet Town Road.
3. Burton Road.
4. Casson Avenue.
5. Cherry Road.
6. Site.
7. Henry Street, Tingira Heights.
8. Burton Road.
9. Existing vegetation screening site's northern boundary.
10. Views across open paddock to site from closest residence.
11. Existing vegetation to site's north east obstructing views into site.
12. Filtered views through trees from residence to site's north east.
13. 20m riparian zone.
14. 16m Asset Protection Zone.
15. 52m Asset Protection Zone.
16. Single storey residence.
17. Filtered views through existing trees into site from Burton Road.
18. Dam with overland flow as indicated along internal lot boundaries.
19. South Creek.
20. Existing vegetation outside of southern boundary obstruct views into site.
21. Open views across dam to south of site.
22. Ducks Crossing Restaurant.
23. Eleebana Childrens Centre.

F Site photo locations (refer 04, 05)



site analysis

site details:
 Burton Road
 Mt Hutton
client:
 Helen & Ken Delforce
date:
 20.12.10
job number:
 8572.5
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 NTS @ A3
revision:
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site - general description

The following landscape Design Report has been prepared in accordance with the requirements of Lake Macquarie City Council Development Control Plan No.1 and Local Environment Plan 2004.

The site consists of two lots, is located on the eastern side of Burton Road, Mount Hutton and comprises an area of approximately 4.959 hectares. Lot 1 consists of a single storey residence with pool, horse paddocks and associated sheds. Lot 12 also contains a single storey residence, with additional sheds, horse paddocks and training yards extending further eastward than Lot 1. The majority of the site occurs within the 1(2) Rural (Living) Zone, whilst an approximate third of the site adjoining the eastern boundary is zoned 7(5) Environmental (Living). The Mount Hutton Area Plan identifies the site as being located within the Casson Avenue Precinct and as such is mainly characterised as “*bushland and rural housing...*”. Its location affords distant views to vegetated hillsides and ridgelines to the south and west, whilst the site itself is bounded by small acerages to the north, east and south and Burton Road to the west, with more small acerages further westward. Ducks Crossing Restaurant is located to the sites immediate south. Refer to Viewpoint Location Plan for an indication of the ratio of developed to undeveloped environment. Site topography is relatively level, with a slight fall towards the north western boundary. Existing vegetation beyond the north western boundary has been identified identified as a potential bushfire hazard. A lateral offshoot of South Creek divides the eastern portion of the site and the associated remnant vegetation presents an additional bushfire hazard. Consideration must be given to the potential bushfire threat when retaining and rehabilitating the creekline vegetation.

soil type

Site soil consists of Warners Bay (wa), as defined by the Department of Land and Water Conservation (Matthei, 1995). The soil landscape comprise moderately deep to deep soils on large slopes with broad crests and drainage lines. These soils are characterised as having a high water erosion, mass movement and foundation hazard and are located within a Mine Subsidence District. They are subject to seasonal waterlogging, with a moderate to high shrink-swell, are of low fertility and strongly acidic. It is possible that former clearing and building works have altered the original soil material, resulting in the existing site soil being of indeterminate horticultural value. It is recommended that excavated site topsoil be tested and ameliorated to a horticultural standard and incorporated into proposed mass planted areas. Should the required standard be unachievable, then imported growing media is recommended.

vegetation

Site vegetation once consisted of Tall Open Forest containing *Corymbia maculata* (Spotted Gum), *Eucalyptus punctata* (Grey Gum), *Eucalyptus umbra* (Bastard Mahogany), *Eucalyptus paniculata* (Grey Ironbark) and *Corymbia gummifera* (Red Bloodwood). *Melaleuca spp.* (Paperbark), *Eucalyptus robusta* (Swamp Mahogany) and *Casuarina glauca* (River Oak) occur in poorly drained areas. Most of these species are still present on site, either as individual specimens or (more commonly) in copses and more prevalent in the less-developed eastern quadrant of the site. A small portion of exotic trees are located within closer proximity to the residences, however the overall impression of the site landscape is that of a native theme. A significant proportion of the sites southern and eastern boundaries are screened by native vegetation, with only small pockets affording unobstructed views into the site. Screening vegetation occurs to a lesser degree along the northern boundary, which, in combination with elevated topography and higher density development along Casson Avenue results in a more significant view catchment. Refer to the Visual Impact Assessment for further discussion.

landscape character and visual amenity

The Mount Hutton Area Plan describes the Casson Avenue Precinct as comprising “*a large area of bushland that forms part of the treed backdrop to the south-west of Mount Hutton. The area may be characterised as bushland and rural housing to the south with undeveloped Local*

Aboriginal Land Council holdings to the north.”

As previously mentioned the site is located within a rural residential setting, surrounded by vegetated hillsides. Although higher density residential development (and a higher proportion of exotic landscape treatment) is present within half a kilometer of the site, the immediate vicinity has a distinctly native landscape character.

The greatest visual impact will be experienced by the brick residence located within 50m of the northern boundary. The residence is bounded by open turfed paddocks, minimal trees and no advanced screening shrubs, thus providing open views directly into the site. However there are immature screening shrubs recently planted along the common boundary which will provide privacy to this dwelling. A few residences on Casson Avenue will also experience some visual impact, which due to their higher elevations and intermittent vegetation have a combination of filtered and exposed views across paddocks to the site. However, this should not be considered exclusive of their rural-residential context, which includes of an extensive fencing network and several colorbond sheds in addition to residential dwellings.

Visual access is also expectedly high from vehicles travelling along Burton Road. Existing vegetation currently provides significant screening to Lot 11 and intermittently along the western boundary of Lot 12.

proposed development

The proposed development involves the demolition of all existing structures and the construction of an over 55s retirement village. The village will comprise 51 new units, in blocks ranging from 1 - 3 units, in addition to a community building, caravan and boat storage area, mens shed, childrens playground and BBQ area and an internal network of pedestrian paths, sitting areas, planting and open landscape space.

The proposed works will be set back approximately 27-38m from Burton Road and extent eastwards, with a significant landscape buffer to the main road interface to retain the rural character.

proposed landscape works and objectives

The landscape objectives include several key elements:

1. Retention of existing rural streetscape character and set-back.
2. Retention of significant existing vegetation,
3. Protect and enhance-rehabilitate watercourse and undeveloped zone to the east of the site.
4. Provide extensive visual screening of the internal development density from both the street and the adjoining properties especially from the north in Casson Ave.
5. Extensive internal landscaping areas including common and private open space.
6. Pleasing open character to the internal areas of the development including passive garden areas, community spaces, circulatory pathway network, sitting areas and canopy tree planting throughout the site.

The proposed landscape works includes the retention of the majority of trees along the Burton Road interface. Tree retention has been based on the results of the arborists assessment where high value trees with long SULE ratings have been identified. Significant numbers of the existing trees on site have been retained where adequate root zones can be retained to ensure the longevity of retained trees. refer to the tree assessment plans that identify high value trees and where they have been retained. Supplementary tree planting of similar species within the front boundary setback is proposed with a view to increasing the canopy cover and providing a dense thicket of clear trunks. Taller native tree plantings throughout the site ensure that the canopy vegetation continues through the site area rather than just peripheral planting areas

The proposed setback to Burton Road generally retains the existing setback and is similar and

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often greater than the setback of many dwellings along Burton Rd. The extensive canopy cover shall continue into the site along the main entry road and throughout the overland flowpath connecting to the open recreation area adjoining the Community Centre.

The access road entering the site has been provided with a wide landscaped verge to the southern side to allow extensive mass planting of screening landscape incorporating ground covers, shrubs and canopy trees. This proposed landscape will provide a visual buffer when looking into the site, effectively screening the internal dwellings from Burton road. the road layout at the entry has been curved to prevent long straight views into the site.

The overland flowpath running north south across the western area of the site shall contain sandstone spillings along the approximate centreline with mass plantings of native grasses in organic shaped patterns to simulate the flow of water. Upper canopy planting throughout this area shall consist of Melaleuca species to reinforce the impression of a dry creek bed. This theme is continued into the north western portion of the site where a small settling pond shall catch and reduce the flow of site runoff, which will then continue westwards. When viewed from a distance, this area shall contribute to the existing canopy cover both on site and surrounds, further enhancing the rural character of the area. It also provides a well vegetated visual separation between the front and rear portions of the site, a green avenue along two axis, thus increasing the visual amenity upon entering the site.

Although the area adjoining the north western boundary has not been identified as an Asset Protection Zone, the existing vegetation beyond the northern boundary provides a potential bushfire hazard. As such, a 4 metre wide gravel access track is proposed within this area. This will permit access / egress by emergency services in the event of a bushfire, whilst providing an alternative walking route through proposed replacement trees by residents.

Landscaping to individual units aims to utilise solar access wherever possible to encourage a pleasant outdoor living area. Where rear yards are south-facing an additional deck area is set away from the building adjoined by a small deciduous tree to filter the intensity of summer sun. North facing sitting areas along the street interface shall also be offset with small deciduous trees to permit solar access and contribute to the streetscape. Where possible, drying areas are set away from external living areas and are accessed via large format pavers set into decorative gravel. Slatted screens or trellis systems shall screen the drying areas from outdoor living areas where required. Decorative gravel is also proposed for occasional-use pathways to the rear of internal units. This provides a "softer" pavement alternative and increases the permeability of the site.

A 15 metre wide vegetated buffer is proposed along the northern boundary. This is a significant opportunity to provide large and medium screening shrubs with upper canopy trees to fully screen views from residences further northward of the site along Casson Ave where houses are on higher levels and have potential to view down into the site. The 15+m landscape width to this area allows extensive tree planting to occur using tall endemic species. Tall canopy trees continue the canopy vegetation visible from distant areas. The inclusion of the access road and dwelling locations away from the boundary prevent overshadowing from this landscape. Similar narrower buffer planting is also proposed along the southern boundary.

Internal connecting pathways provide pedestrian links between parallel streets and assist in providing casual surveillance to these areas. A central nodal point is provided along one of the linkways, which allows for an informal meeting place whilst providing an open and clear access point to adjoining rear yards. Screen planting shall adjoin the building lines, whilst smaller shrubs and grasses are proposed for the foreground to permit casual surveillance along the pathways. Raised pedestrian crossing thresholds are proposed intermittently throughout the site with arc-shaped seating areas providing resting points and informal meeting areas. Trees and low mass planting under shall define these areas.

The eastern quadrant of the site consists of a Riparian Zone and Asset Protection Zone (APZ). As no dwellings are permitted within this area, the retention of the majority of trees is possible, which will assist in reducing the likely impact of the development. Minor construction is proposed for within the APZ, including a caravan and boat storage area, mens shed, and BBQ shelter. These structures have been located so as to minimise the impact upon the existing trees. A winding gravel path is also proposed through this area to further utilise the open space and encourage passive recreation and interaction with the environment. Weed removal and supplementary tree and understorey plantings shall rehabilitate the creekline to achieve a Critical Riparian Zone, whilst occasional supplementary tree planting shall occur within the APZ. Mown / slashed understorey within the APZ shall maintain low fuel loads as recommended in the Bushfire Report. All landscaped areas shall be maintained as required to meet the recommendations of Appendix 5 "Planning For Bushfire Protection 2006".

This Community Centre area is centrally located for ease of access and designed with some open turf with peripheral tree planting and bench seating under as an informal meeting place for residents and visitors, as well as an additional area for community functions. Main entrance to the Community Centre shall be punctuated with small deciduous trees with accent planting under.

references

Lake Macquarie City Council, 2004, *Lake Macquarie Local Environment Plan*.

Lake Macquarie City Council, 2008, *Lake Macquarie City Development Control Plan No. 1, Principles of Development - Revision 02*.

Matthei, L.E, 1995, *Soil Landscapes of Newcastle 1:100 000 Sheet Report*, Department of Land & Water Conservation, Sydney.

Swain, G.L, 2010, *Bushfire Protection Assessment for the Kendal Park Environmental Village (24.03.2010)*, Australian Bushfire Protection Planners Pty Ltd.

NSW Rural Fire Service, 2006, *Planning For Bushfire Protection 2006, A Guide for Councils, Planners, Fire Authorities and Developers*, NSW Rural Fire Service.

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Image A: View into site from Burton Street showing part of Ducks Crossing Restaurant to the right. (Refer Site Photo Locations 01).



Image B: View towards south western boundary from within site indicating screening provided by existing vegetation and boundary fences.

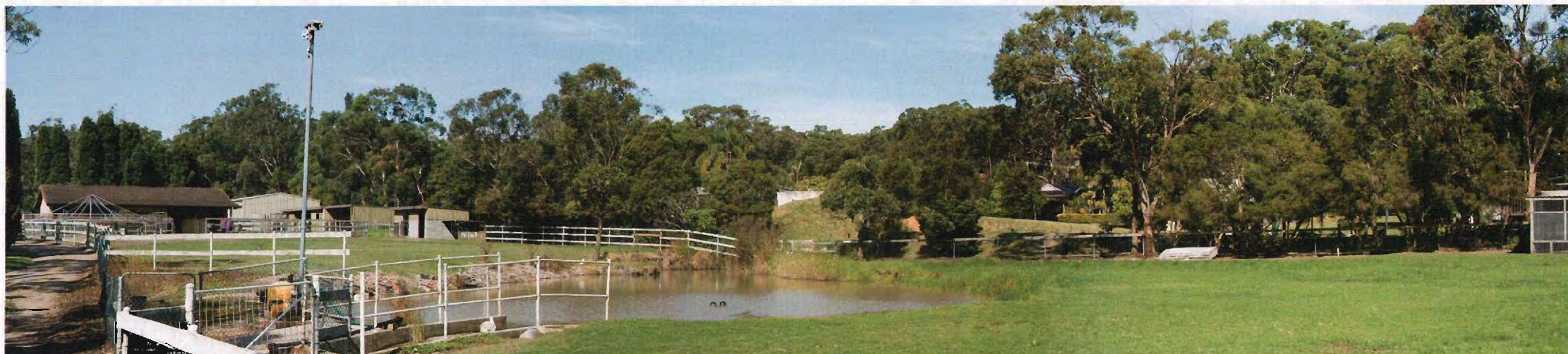


Image C: View southwards from within the eastern quadrant of the site indicating the existing dam, some of the sheds and stables.

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Image D: View north from the approximate centre of the site indicating the exposure of the nearest residence to the site. Note immature screening shrubs planted outside of the subject sites boundary.



Image E: View north from the approximate centre of the site indicating existing horse paddocks and remnant vegetation to the background. Note: Filtered views from residences to the north of the site.



Image F: View east from creekline showing extent of remnant vegetation providing screening from residences. Potential bushfire hazard from this direction to be considered in landscape design.

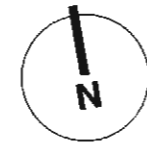
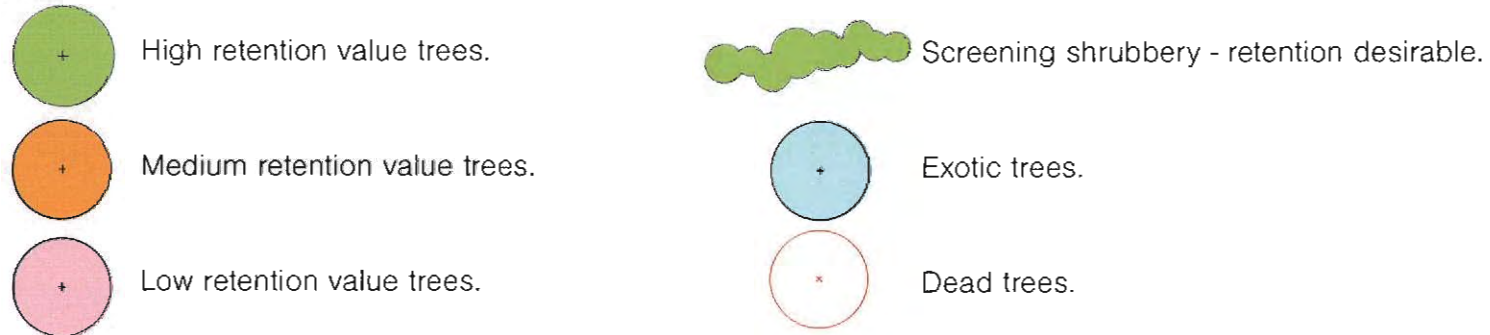
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tree assessment plan

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06

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tree retention / removal plan

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07

LEGEND



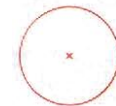
Native trees to be retained.



Native trees to be removed.



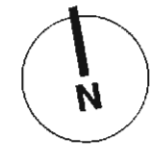
Exotic trees to be removed.



Dead trees.



Screening shrubs to be removed.

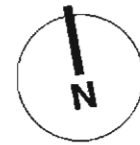


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masterplan

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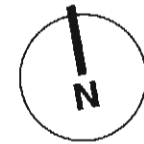
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09



1800MM HIGH COLORBOND FENCE (SHOWN RED) TO COMMON BOUNDARIES OF THESE UNIT TYPES, DUE TO CLOSE PROXIMITY OF PRIVATE OPEN SPACES AND TO ENABLE FIXING OF DRYING LINES TO FENCE.

OXIDE COLOURED CONCRETE WITH ROCK SALT FINISH TO ALL COMMON AREA PATHWAYS.
LOW MASS PLANTING AT STREET INTERFACE TO MAINTAIN SIGHTLINES FOR PEDESTRIAN SAFETY.

SLATED SCREEN TO CONCEAL DRYING AREA (SHOWN ORANGE)
FROM PRIVATE OPEN SPACE. OPPORTUNITY FOR TRELLIS SYSTEM
CONTAINING EVERGREEN CLIMBERS AS A GREEN WALL BACKDROP
TO SITTING AREA. FOREGROUND PLANTING TO INCLUDE ACCENT
PLANTS AND ORNAMENTAL GRASSES.

- 
-  NEW EVERGREEN TREES
 -  NEW DECIDUOUS TREES
 -  FEATURE AND SCREENING SHRUBS
 -  MIXED MASS PLANTING
 -  NEW TURF
 -  PRIVATE PAVEMENT:
COLOURED CONCRETE
 -  PUBLIC PATHWAY:
OXIDE COLOURED CONCRETE WITH ROCK SALT FINISH
 -  DECOMPOSED GRANITE PATH
 -  1800MM HIGH COLORBOND FENCE
 -  1800MM HIGH SLATTED SCREEN
 -  1500MM HIGH COLORBOND FENCE
 -  LIGHT TYPE 1:
EQUAL TO WARP 9 LED POLE MOUNTED
 -  LIGHT TYPE 2:
BOLLARD



EXISTING TREE:
EXISTING ANGO PHORA TO BE RETAINED AND PROTECTED.
NO CONSTRUCTION WORKS TO BE UNDERTAKEN WITH
2.5M STRUCTURAL ROOT ZONE (INNER CIRCLE) AND 5.5M
TREE PROTECTION ZONE (OUTER CIRCLE).

ACCESS TRAIL. REINFORCED TURF VEHICULAR ACCESS TRACK AND INFORMAL PEDESTRIAN WALKING TRAIL. MINIMUM WIDTH 6M. NATIVE GRASS AND GROUND COVER PLANTING TO EDGES TO SOFTEN INTERFACE WITH TURF AND MASS PLANTING.

REAR YARD
SHADE TOLERANT SCREENING SHRUBS ADJACENT TO SOUTHERN ASPECT OF BUILDINGS, WITH SPECIES OF A HIGHER SUN TOLERANCE WHERE MORE EXPOSED (REFER RELEVANT PLANT SCHEDULES: SUN / SHADE), MATURE PLANT HEIGHT GRADED FROM TALL TO LOW FOR TIERED EFFECT WHEN VIEWED FROM SITTING AREA.
SMALL DECIDUOUS TREES WHERE SPACE PERMITS TO FILTER SUMMER SUN WHILST PERMITTING WINTER SOLAR ACCESS.

1500MM HIGH COLORBOND FENCE WHERE FEASIBLE TO INTERNAL BOUNDARIES AT COUNCIL REQUEST.

ACCESS PATH
- COMPACTED DECOMPOSED GRANITE DRIVEWAY TO ENABLE ACCESS TO
REAR GARDEN OF OUTERMOST DWELLING.

SOUTHERN SETBACK
NATIVE EVERGREEN TREES CONTRIBUTE TO EXISTING AND PROPOSED
CANOPY COVER AND PROVIDE A VISUAL BUFFER BETWEEN SOUTHERN
BOUNDARY AND PROPOSED RESIDENCES. UNDERSTORY PLANTING TO
CONSIST OF LARGE AND MEDIUM NATIVE SHRUBS FOR ADDITIONAL
SCREENING, PLUS GRASSES AND GROUNDCOVERS AS SCHEDULED.
PLANTING STYLE REFLECTS RURAL CHARACTER OF SURROUNDING
REGION.

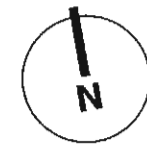
RETAIN EXISTING FENCE TO SOUTHERN BOUNDARY FOR VISUAL BARRIER
 INTO SITE. EXISTING SHRUBBERY IN ADJACENT PROPERTY PROVIDES
 ADDITIONAL SCREENING AND GREEN BUFFER.

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community centre detail

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10



CROSSING THRESHOLD
RAISED PEDESTRIAN CROSSING THRESHOLD TO SLOW TRAFFIC. THRESHOLD IN CONTRASTING COLOUR TO REMAINDER OF ROAD TO DEFINE AREA AND PROVIDE VISUAL INTEREST. COLOUR: CCS "IGUANA".

RETAINING WALL
RETAINING WALL TO ENGINEERS DETAILS. REFER MASTERPLAN FOR FULL EXTENTS.

BUFFER PLANTING AND ACCESS TRACK
LARGE AND MEDIUM NATIVE CANOPY TREES TO NORTHERN BOUNDARY TO PROVIDE VISUAL LINK WITH EXISTING VEGETATION AND ENHANCE RURAL CHARACTER OF SITE. UNDERSTOREY TO CONSIST OF MIXED MASS PLANTING OF NATIVE SCREENING SHRUBS, GRASSES AND GROUNDCOVERS TO FILTER VIEWS INTO SITE FROM ADJOINING NORTHERN PROPERTIES. SMALLER SHRUBS AND GRASSES NEARER TO ROAD TO ENABLE CLEAR SIGHTLINES ALONG ROADWAY. REINFORCED TURF VEHICULAR ACCESS TRACK AND PEDESTRIAN WALKING TRAIL, MINIMUM 4M WIDE. PERIPHERAL PLANTING TO CONSIST OF NATIVE GRASSES AND GROUNDCOVERS FOR PEDESTRIAN SAFETY (SIGHTLINES) AND TO SOFTEN INTERFACE BETWEEN TURF AND MASS PLANTING.

COMMUNITY CENTRE ENTRANCE
SMALL DECIDUOUS TREES HIGHLIGHT ENTRY POINT TO BUILDING. UNDERPLANTED WITH ACCENTS AND LOW INFILL PLANTING TO BUILDING PERIMETER.

SITTING AREA
SEMI-CIRCULAR SITTING AREAS WITH LOW MASS PLANTING SETBACK FROM ROADSIDE. TIMBER BENCH SEATS AND COMPACTED DECOMPOSED GRANITE PAVEMENT FOR INCREASED WATER PERMEABILITY. PLANT SPECIES TO INCLUDE WESTRINGIA, DWARF LILLY PILLY, NATIVE GRASSES AND GROUNDCOVERS TO PERMIT VISUAL ACCESS FOR CASUAL SURVEILLANCE.

LEGEND

- NEW EVERGREEN TREES.
- NEW DECIDUOUS TREES.
- FEATURE AND SCREENING SHRUBS.
- MIXED MASS PLANTING.
- NEW TURF.
- CROSSING THRESHOLD: COLOURED CONCRETE, CCS "IGUANA".
- PUBLIC PATHWAY: OXIDE COLOURED CONCRETE WITH ROCK SALT FINISH.
- PUBLIC PATHWAY NODAL POINTS: EXPOSED AGGREGATE COLOURED CONCRETE.
- DECOMPOSED GRANITE PAVEMENT.
- PUBLIC BENCH SEATING.
- 1800MM HIGH COLORBOND FENCE.
- 1800MM HIGH SLATTED SCREEN.
- 1500MM HIGH COLORBOND FENCE.
- TIMBER POST & RAIL FENCE.
- LIGHT TYPE 1: EQUAL TO WARP 9 POLE MOUNTED.
- LIGHT TYPE 2: BOLLARD.



FEATURE FENCING
RURAL STYLE TIMBER POST AND RAIL FENCING AS FEATURE AND TO PARTIALLY ENCLOSE THE TURFED AREA ADJOINING THE COMMUNITY CENTRE. PROVIDES VISUAL INTEREST AND CONTINUITY OF MATERIALS WITH A RURAL THEME THROUGHOUT THE SITE. CLUSTER CANOPY TREES TO INSIDE OF FENCE PROVIDE VERTICAL ELEMENT FILTER VIEWS FROM BURTON ROAD AND A VISUAL LINK WITH EXISTING AND PROPOSED CANOPY TREES.

COMMUNITY CENTRE
TURFED OVERFLOW AREA ADJACENT TO COMMUNITY CENTRE AS ADDITIONAL AREA FOR COMMUNITY FUNCTIONS AND PASSIVE RECREATION, INCLUDING MINI GOLF. CANOPY TREES PROVIDE SHADE FOR INFORMAL, RELOCATABLE SEATING DURING SUMMER, WHILST POCKETS OF OPEN AREAS ALLOW SOLAR ACCESS DURING COOLER SEASONS.

BUFFER PLANTING
SMALL NATIVE TREES WITH INFILL SHRUBS AND GRASSES AS VEGETATED BUFFER BETWEEN COMMUNITY CENTRE AND RESIDENCES. TREES LOCATED SO AS NOT TO CAUSE EXCESSIVE OVERSHADOWING TO PRIVATE OPEN SPACES.

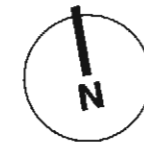
CONNECTING PATH
INTERNAL CONNECTING PATHWAY LINKING PARALLEL STREETS. SCREEN PLANTING ADJOINING BUILDINGS, WITH LOW SHRUBS AND GRASSES TO FOREGROUND TO ENABLE CASUAL SURVEILLANCE ALONG PATHWAY. ALL CONNECTING PATHWAYS TO BE OXIDE COLOURED CONCRETE, IN NEUTRAL TONES, WITH ROCK SALT FINISH. COMBINATION OF OPEN RURAL STYLE FENCING (SHOWING BLUE) AND SOLID FENCING ADJOINING PRIVATE OPEN SPACES FOR PRIVACY AND OPPORTUNITY TO OVERLOOK BURROUW LANDSCAPE FROM PUBLIC AREAS.

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southern boundary typical detail

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11



FRONT GARDENS
SMALL AND MEDIUM HEIGHT MASS PLANTING TO FRONT GARDENS, WITH OCCASIONAL ACCENT PLANTS.
SPECIES SELECTION FROM TYPICAL "SUN" PLANT SCHEDULES.

COMMON BOUNDARY
1500MM HIGH COLORBOND FENCE (SHOWN MAGENTA) TO COMMON SIDE BOUNDARIES, WHERE ADJOINING PRIVATE OPEN SPACE. RURAL FENCE TO REMAINDER OF COMMON BOUNDARY AS SHOWN IN SECTION. OPPORTUNITY FOR SCREENING SHRUBS ADJACENT TO FENCELINE, OTHERWISE USE LOW SHRUBS FROM TYPICAL "SUN" PLANT SCHEDULE TO PERMIT OPEN VIEWS THROUGH RURAL FENCE.

DRYING AREAS
SLATTED SCREEN TO DRYING AREA WHERE VISIBLE FROM EXTERNAL LIVING AREAS. 1800MM HIGH COLORBOND FENCE (SHOWN RED) ADJOINING DRYING AREA AT SIDE BOUNDARY TO SUPPORT DRYING LINE AND SCREEN VIEWS IN.

SWALE
OCCASIONAL SMALL NATIVE TREES TO NORTHERN SIDE OF DRAINAGE SWALE, UNDERPLANTED WITH NATIVE SHRUBS AND MACROPHYTES.

SOUTHERN BOUNDARY
1800MM HIGH COLORBOND FENCE TO SOUTHERN BOUNDARY AS PER COUNCIL REQUEST.

- NEW EVERGREEN TREES.
- NEW DECIDUOUS TREES.
- FEATURE AND SCREENING SHRUBS.
- MIXED MASS PLANTING.
- NEW TURF.
- CROSSING THRESHOLD AS NOTED.
- PUBLIC PATHWAY: CRACK COLOURED CONCRETE WITH ROCK SALT FINISH.
- PUBLIC PATHWAY NODAL POINTS: EXPOSED AGGREGATE COLOURED CONCRETE.
- DECOMPOSED GRANITE PATH.
- PUBLIC BENCH SEATING.
- 1800MM HIGH COLORBOND FENCE.
- 1800MM HIGH SLATTED SCREEN.
- 1500MM HIGH COLORBOND FENCE.
- TIMBER POST & RAIL FENCE.



SHADE PLANTING
PLANTING TO CONSIST OF SHADE TOLERANT SPECIES WHERE MASS PLANTING IMMEDIATELY ADJOINS BUILDING. REFER TYPICAL "SHADE" PLANT SCHEDULE.

FENCES
1800MM HIGH COLORBOND FENCE TO SCREEN DRYING AREA AND TO AFFIX DRYING LINE TO. RURAL STYLE FENCE TO REMAINDER OF COMMON BOUNDARY TO EDGE OF SWALE.

REAR GARDENS
SMALL DECIDUOUS TREE AS ACCENT POINT WHEN VIEWED FROM SITTING AREA. MIXED MASS PLANTING OF SCREENING AND SMALLER SHRUBS FROM TYPICAL "SUN" PLANT SCHEDULES PROVIDE STRUCTURE TO SOFT LANDSCAPING, WITH INFILL PLANTING OF ORNAMENTAL GRASSES AND GROUNDCOVERS.

DRAINAGE SWALE
DRAINAGE SWALE APPROX 5M WIDE ALONG SOUTHERN BOUNDARY. CANOPY TREES AND SCREENING SHRUBS TO UPPER EMBANKMENT WITH MACROPHYTE PLANTING AS SCHEDULED WITHIN SWALE BASIN. SPECIES TO INCLUDE LOMANDRA, ISOLEPIS AND CAREX. CANOPY TREES TO INCLUDE EUCALYPTUS ROBUSTA, TRISTANIOPIA AND CASUARINA. REFER SECTION FOR ADDITIONAL DETAIL.

REAR YARD PLANTING
SMALL DECIDUOUS FEATURE TREE AS ACCENT POINT WHEN VIEWED FROM PRIVATE OPEN SPACE. UNDERPLANTED WITH MIXED SHRUBS AND ORNAMENTAL GRASSES FROM TYPICAL

COMMON BOUNDARY FENCE
1800MM HIGH COLORBOND FENCE WHERE COMMON SIDE BOUNDARY ADJOINS DRYING AREA, TO SCREEN AND FACILITATE FIXING OF DRYING LINE. TIMBER POST AND RAIL FENCE TO REMAINDER OF COMMON BOUNDARY TO REFLECT THE RURAL THEME OF THE LOCALITY.

DRAINAGE SWALE
SMALL RETAINING WALL ALONG NORTHERN SIDE OF DRAINAGE SWALE WITH LARGE SCREENING SHRUBS TO EDGE AND MACROPHYTE PLANTING WITHIN BASIN OF SWALE.



SECTION A

DRAINAGE SWALE
SMALL AND MEDIUM NATIVE CANOPY TREES TO UPPER EMBANKMENT OF SOUTHERN SIDE OF SWALE, UNDERPLANTED WITH NATIVE SHRUBS. MACROPHYTE PLANTING TO LOWER PORTIONS TO INCLUDE LOMANDRA, CAREX AND ISOLEPIS.

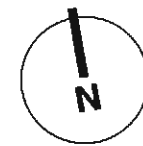
FENCE
1800MM HIGH COLORBOND FENCE TO SOUTHERN BOUNDARY AS NOTED ON LANDSCAPE MASTERPLAN.

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communal area typical detail

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SITTING AREA

CURVED SITTING AREA ADJOINING NORTHERN LANDSCAPED SETBACK. COMPACTED DECOMPOSED GRANITE ACCESS PATH AS A "SOFT" PAVEMENT ALTERNATIVE IN "BUSHLAND" CONTEXT AND TO PERMIT GREATER SURFACE WATER PERMEABILITY.

MEDIUM TO LARGE NATIVE SHRUB BUFFER PLANTING TO REAR WHILST FOREGROUND PLANTING TO CONSIST OF SMALL NATIVE SHRUBS AND GRASSES TO ENABLE CASUAL SURVEILLANCE OF SITTING AREA AND CLEAR SIGHTLINES ALONG INTERNAL ROAD.

NATIVE CANOPY TREES WITHIN LANDSCAPED BUFFER PROVIDE SCREENING FROM NORTHERN ELEVATED LOCATIONS AND A VISUAL LINK WITH EXISTING VEGETATION TO BE RETAINED.

NATIVE FEATURE PLANTING ADJOINING SITTING AREA TO INCLUDE:
WESTRINGIA 'ZENA'
DWARF LILLY PILLY
DWARF BANKSIA
LOMANDRA CVS
DIANELLA CVS

SCREENING SHRUBS TO DWELLING SIDE BOUNDARIES AS GREEN BACKDROP TO PUBLIC OPEN SPACE.

SMALLER DECIDUOUS TREES (LAGERSTROEMIA) TO INTERNAL CIRCLE FOR ADDITIONAL INTEREST AND SEASONAL VARIATION.

LEGEND

- NEW EVERGREEN TREES.
- NEW DECIDUOUS TREES.
- FEATURE AND SCREENING SHRUBS.
- MIXED MASS PLANTING.
- NEW TURF.
- CROSSING THRESHOLD: COLOURED CONCRETE, CCS "IGUANA".
- PUBLIC PATHWAY: OXIDE COLOURED CONCRETE WITH ROCK SALT FINISH.
- PUBLIC PATHWAY NODAL POINTS: EXPOSED AGGREGATE COLOURED CONCRETE.
- DECOMPOSED GRANITE PATH.
- PUBLIC BENCH SEATING
- 1800MM HIGH COLORBOND FENCE.
- 1800MM HIGH SLATTED SCREEN.
- 1500MM HIGH COLORBOND FENCE.
- TIMBER POST & RAIL FENCE.
- LIGHT TYPE 1: EQUAL TO WARP 9 POLE MOUNTED.
- LIGHT TYPE 2: BOLLARD.



CROSSING THRESHOLD

PEDESTRIAN CROSSING THRESHOLD WITH SPEED CONTROL HUMPS IN OXIDE COLOURED CONCRETE IN CONTRASTING COLOUR TO REMAINDER OF ROADWAYS. COLOUR EQUAL TO CCS "IGUANA".

STREET TREES

SMALL EVERGREEN TREES (WATERHOUSIA FLORIBUNDA) WHERE SPACE PERMITS ALONG ROADSIDE VERGE.

FEATURE PLANTING OF SAPIUMS TO CIRCUMFERENCE OF COMMUNAL AREA FOR VISUAL INTEREST AND TO ASSIST IN DEFINING THE AREA AS UNIQUE.

BOUNDARY FENCES

SIDE BOUNDARY FENCES ADJOINING COMMUNAL OPEN SPACE TO BE TIMBER POST AND RAIL (SHOWN BLUE) TO PROVIDE OUTLOOK ONTO PUBLIC LANDSCAPED AREA AND REINFORCE RURAL THEME INCORPORATED THROUGHOUT THE SITE. COMMON BOUNDARY FENCES TO BE 1500MM HIGH COLORBOND (SHOWN MAGENTA) AT COUNCIL REQUEST AND AS BUSHFIRE HAZARD PREVENTION.

EXPOSED AGGREGATE CONCRETE PATH ALONG MAIN PEDESTRIAN AXIS FOR GREATER DURABILITY REQUIRED FOR HIGH USE AREAS.

SMALL SHRUBS AND GRASSES ACCENTUATE CIRCULAR FORMATION OF PUBLIC SPACE, WHILST MAINTAINING SIGHTLINES FOR PERSONAL SAFETY OF RESIDENTS.

COMMUNAL OPEN SPACE

CIRCULAR INFORMAL MEETING PLACE WITH SEATING AND DECIDUOUS FEATURE TREES. CENTRALLY LOCATED FOR CONVENIENT ACCESS.

SMALL NATIVE CANOPY TREES PROVIDE VISUAL LINK ACROSS SITE.

PUBLIC SITTING AREA

ARC SHAPED SITTING AREA ADJOINING CROSSING THRESHOLD AS INFORMAL MEETING AND RESTING PLACE FOR RESIDENTS.

SMALL CANOPY TREES (TRISTANIOPSIS / WATERHOUSIA) TO REAR TO FRAME AREA WITH SMALL NATIVE SHRUBS, GRASSES AND GROUNDCOVERS IN ROADSIDE VERGE TO DEFINE THE DIFFERENT USAGE OF THE AREA.

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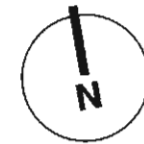
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northern setback typical detail

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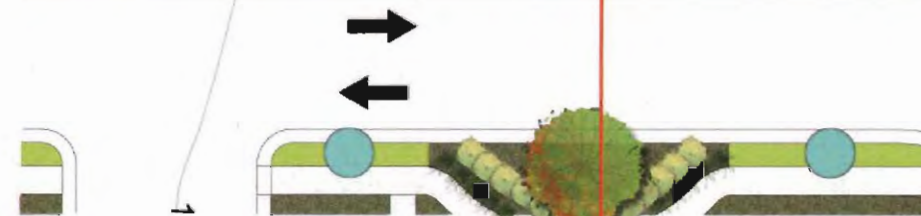
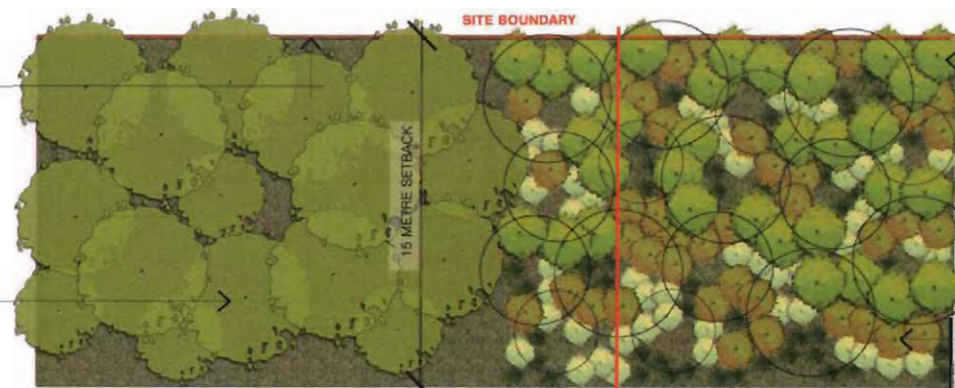
NORTHERN BOUNDARY
EXISTING POST AND WIRE FENCELINE TO BE RETAINED ALONG NORTHERN BOUNDARY, SO AS PERMIT VIEWS FROM ADJACENT RESIDENCES INTO THE REVEGETATED BUFFER ZONE.

CANOPY TREES
LARGE CANOPY TREES TO CONSIST OF:
EUCALYPTUS MICROCORYS
EUCALYPTUS PUNCTATA

MEDIUM CANOPY TREES TO INCLUDE:
ANGOPHORA COSTATA
EUCALYPTUS UMBRA
EUCALYPTUS GUMMIFERA
CORYMBIA MACULATA

SMALL CANOPY TREES TO INCLUDE:
CASUARINA GLAUCA (NEARER TO CREEKLINE)
MELALEUCA QUINQUENARIA (NEARER TO CREEKLINE)
EUCALYPTUS ROBUSTA

GENERALLY TREES TO BE PLANTED AT APPROXIMATELY 4M CENTRES, TO ENCOURAGE STRONG UPRIGHT GROWTH. TREES TO BE INTERPLANTED WITH MIXED MASS NATIVE SHRUBS AS SHOWN IN TYPICAL UNDERSTOREY PLANTING LAYOUT.



TYPICAL CANOPY PLAN

TYPICAL UNDERSTOREY PLAN

LARGE SHRUBS
LARGE NATIVE SHRUBS PLANTED PREDOMINANTLY TOWARDS THE REAR OF THE BUFFER ZONE TO CREATE A GREEN SCREEN WHEN VIEWED FROM NORTHERN ADJOINING PROPERTIES. CANOPY TREES OVER SHOWN OUTLINED FOR CLARITY.

SPECIES TO INCLUDE:
ACACIA
BANKSIA
CALLISTEMON
MELALEUCA
AT APPROXIMATELY 2-3M CENTRES, INFILL PLANTING OF MEDIUM AND SMALL SHRUBS.

INFILL PLANTING
GENERALLY SMALLER SHRUBS AND NATIVE GRASSES AS INFILL TO STRUCTURAL PLANTINGS AND IN HIGHER PROPORTIONS NEARER TO THE INTERNAL ROAD. PLANTING RATE APPROXIMATELY 1 PLANT PER METRE, DEPENDING UPON SPECIES, AS REQUIRED TO ACHIEVE A RAPID COVERAGE WITHIN THIS ZONE.

THIS WILL CREATE A TIERED EFFECT WHEN VIEWED FROM WITHIN THE SITE WHILST MAINTAINING SIGHTLINES ALONG THE ROADSIDE VERGE (REFER SECTION).
SPECIES TO INCLUDE:
WESTRINGIA
SYZYGIUM
BANKSIA
DORYANTHES
LOMANDRA
DIANELLA
KENNEDIA



SOUTHERN CARRIAGEWAY
OPPORTUNITY FOR SMALL TREE PLANTING AT NODAL POINT ADJOINING INTERNAL ACCESS ROAD. LOW MASS PLANTING TO ENSURE SIGHTLINES ARE MAINTAINED.



SECTION B

CANOPY TREES
LARGE CANOPY TREES MAINLY TO REAR OF BUFFER PLANTING ZONE, WITH MEDIUM AND SMALLER TREES TOWARDS FRONT.

UNDERSTOREY
UNDERSTOREY PLANTING TO CONSIST OF LARGE NATIVE SHRUBS TO FORM A GREEN SCREEN WHEN VIEWED FROM NORTHERN PROPERTIES. SHRUBS HEIGHT TO GENERALLY TIER DOWN TOWARDS THE FRONT OF THE BUFFER ZONE, TERMINATING WITH NATIVE GRASSES AND GROUNDCOVERS ADJACENT TO ACCESS ROAD.

FENCE
EXISTING FENCE TO BE RETAINED ALONG NORTHERN BOUNDARY.

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PLANT SCHEDULE - OVERLAND FLOWPATH, BOUNDARY & SETBACKS

ABV	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
TREES				
AC	Angophora costata	Smooth Barked Apple	25 litre	25 x 6m
CG	Casuarina glauca	Swamp Oak	25 litre	20 x 6m
CM	Corymbia maculata	Spotted Gum	25 litre	25 x 7m
EG	Eucalyptus gummifera	Red Bloodwood	25 litre	25 x 7m
EM	Eucalyptus microcorys	Tallowood	25 litre	35 x 8m
EP	Eucalyptus punctata	Grey Gum	25 litre	30 x 8m
ER	Eucalyptus robusta	Swamp Mahogany	25 litre	20 x 5m
EU	Eucalyptus umbra	Bastard Mahogany	25 litre	25 x 8m
MQ	Meiroleuca quinquenervia	Broad Leaved Paperbark	25 litre	9 x 5m
TL	Tristaniopsis laurina	Water Gum	25 litre	10 x 4m
SHRUBS				
Ac	Acacia spp.	Wattle	5 litre	Variable
Am	Acmena spp.	Dwarf Lilly Pilly	5 litre	Variable
Bs	Banksia spp.	Banksia	5 litre	Variable
Ca	Callistemon spp.	Bottlebrush	5 litre	Variable
De	Doryanthes excelsa	Gynea Lily	5 litre	2m
Ms	Meiroleuca spp.	Paperbark	5 litre	Variable
Sy	Syzygium sp & cvs	Lilly Pilly	5 litre	Variable
Wz	Westringia cvs	Coast Rosemary	2.5 litre	Variable
GRASSES				
Ca	Carex appresso	Tussock Sedge	viro tube	1 x 1m
Dc	Dianella caerulea	Flax Lily	viro tube	1 x 1m
In	Isolepis nodosa	Knobby Club Rush	viro tube	0.8 x 0.7m
Ju	Juncus usitatus	Common Rush	viro tube	1 x 1m
Ll	Lomandra longifolia	Mat Rush	2.5 litre	1 x 1m
Lt	Lomandra 'Tanika'	Dwarf Mat Rush	2.5 litre	0.8 x 0.7m
Sv	Schoenoplectus validus	River Clubrush	viro tube	1.2 x 1m
GROUNDCOVERS				
Hs	Hibbertia scandens	Guinea Flower	2.5 litre	
Hv	Hardenbergia violacea	False Sasparilla	2.5 litre	
Kr	Kennedia rubicunda	Red Kennedy Pea	2.5 litre	
Pp	Pandorea pandorana	Wonga Wonga Vine	2.5 litre	

PLANT SCHEDULE - FRONT GARDENS & STREET TREES

ABV	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
TREES				
CR	Corymbia 'Summer Red'	Dwarf Red Eucalyptus	75 litre	5 x 2.5m
LO	Liquidambar orientalis	Dwarf Liquidambar	75 litre	10 x 5m
LI	Lagerstroemia indica	Crepe Myrtle	75 litre	4 x 4m
PY	Pyrus 'Chanticleer'	Dwarf Pear	75 litre	12 x 6m
SA	Syzygium australe 'Pinnacle'	Pinnacle	75 litre	3 x 1.5m
SS	Sapium sebiferum	Chinese Tallow Tree	75 litre	10 x 4m
TL	Tristaniopsis laurina 'Luscious'	Water Gum	75 litre	9 x 4m
WF	Waterhousia floribunda	Weeping Lilly Pilly	75 litre	10 x 5m
SHRUBS				
Ah	Acmena 'Hot Flush'	Dwarf Lilly Pilly	5 litre	3 x 1.5m
Aj	Aucuba japonica	Gold Dust Plant	5 litre	2 x 1.5m
Am	Acmena 'Minipilly'	Dwarf Lilly Pilly	5 litre	2 x 1.5m
Bb	Banksia 'Birthday Candles'	Dwarf Banksia	2.5 litre	0.45 x 0.65m
Bs	Blechnum 'Silver Lady'	Water Fern	2.5 litre	1 x 1m
Cc	Callistemon 'Captain Cook'	Dwarf Bottlebrush	5 litre	1.5 x 1.2m
Cs	Camellia sasanqua 'White'	Camellia	5 litre	3 x 1.5m
Cw	Callistemon 'White Anzac'	Dwarf White Bottlebrush	5 litre	1.5 x 1m
Da	Duranta 'Aussie 2000'	Dwarf Golden Duranta	2.5 litre	1.5 x 1.5m
Ga	Gardenia augusta 'Florida'	Gardenia	5 litre	1.5 x 1.2m
Gr	Grevillea 'Robyn Gordon'	Grevillea	2.5 litre	1.5 x 1.2m
Mp	Murraya paniculata	Murraya	5 litre	4 x 2m
Mt	Metrosideros 'Tahiti'	Dwarf NZ Christmas Bush	5 litre	1 x 0.8m
Nd	Nerium oleander 'Dwarf'	Dwarf Oleander	5 litre	1 x 1.2m
Pm	Philotheca myoporoides	Wax Flower	2.5 litre	2 x 1.5m
Ro	Raphiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	2.5 litre	1 x 0.8m
Sc	Syzygium 'Cascade'	Dwarf Lilly Pilly	5 litre	2.5 x 1.5m
Sp	Spiraea cantoniensis 'Flora Plena'	Double White May	2.5 litre	1.5 x 1.5m
St	Syzygium 'Tiny Trev'	Dwarf Lilly Pilly	2.5 litre	0.75 x 0.4m
Vo	Viburnum odoratissimum 'Emerald Lustre'	Glossy Viburnum	5 litre	4.5 x 2m
We	Westringia fruticosa	Coast Rosemary	2.5 litre	1.5 x 1.5m
Wz	Westringia 'Zena'	Dwarf Coast Rosemary	2.5 litre	0.8 x 0.8m
ACCENTS				
Co	Cordyline 'Kirkii'	Dwarf Cordyline	2.5 litre	1 x 1m
Cr	Cordyline 'Red Fountain'	Dwarf Red Cordyline	2.5 litre	1 x 1m
Cy	Cycas revoluta	Cycad	25 litre	1.5 x 1.2m
De	Doryanthes excelsa	Gynea Lily	25 litre	1.5 x 1.5m
Mo	Molinera capitulata	Weevil Lily	2.5 litre	1 x 1m
Px	Philodendron 'Xanadu'	Dwarf Philodendron	2.5 litre	0.5 x 0.5m
GRASSES				
Cm	Clivea miniata	Clivea	2.5 litre	0.4 x 0.3m
Dc	Dianella cvs	Dwarf Flax Lily	2.5 litre	Variable
Lc	Liriope cvs	Lilly Turf	2.5 litre	Variable
Lt	Lomandra 'Tanika'	Dwarf Mat Rush	2.5 litre	0.8 x 0.7m
Oj	Ophiopogon japonicus	Mondo Grass	2.5 litre	
GROUNDCOVERS				
Ar	Ajuga reptans 'Catkins Giant'	Giant Bugle	2.5 litre	
Gr	Gardenia augusta 'Radicans'	Groundcover Gardenia	2.5 litre	
Jc	Juniperus conferta	Shore Juniper	2.5 litre	
My	Myoporum parvifolium 'Fine Leaf Form'	Creeping Boobialla	2.5 litre	
Sc	Scaevola cvs	Fan Flower	2.5 litre	
Tj	Trachelospermum jasminoides	Star Jasmine	2.5 litre	
Vh	Viola hederacea	Native Violet	2.5 litre	
Vo	Viola odorata	Sweet Violet	2.5 litre	

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PLANT SCHEDULE - REAR YARD TYPE 1 - SHADE

ABV	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
TREES				
AP	<i>Acer palmatum</i> 'Sango Kaku'	Japanese Maple	75 litre	6 x 4.5m
CR	<i>Corymbia</i> 'Summer Red'	Dwarf Red Eucalyptus	75 litre	5 x 2.5m
EL	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	25 litre	9 x 4.5m
HF	<i>Hymenosporum flavum</i>	Native Franipanni	25 litre	7 x 3m
MD	<i>Magnolia denudata</i>	Magnolia	25 litre	6 x 3m
SS	<i>Sapium sebiferum</i>	Chinese Tallowood	25 litre	9 x 3m
LARGE SHRUBS				
Ah	<i>Acmena</i> 'Hot Flush'	Dwarf Lilly Pilly	5 litre	3 x 1.5m
Cs	<i>Camellia sasanqua</i>	Camellia	5 litre	4 x 2m
Em	<i>Eupatorium megalophyllum</i>	Purple Mist Flower	5 litre	
Mp	<i>Muraya paniculata</i>	Muraya	5 litre	4 x 2m
Sc	<i>Syzygium</i> 'Cascade'	Dwarf Lilly Pilly	5 litre	2.5 x 1.5m
MEDIUM SHRUBS				
Ah	<i>Acmena</i> 'Hedgemaster'	Dwarf Lilly Pilly	5 litre	1.5 x 1m
Aj	<i>Aucuba japonica</i>	Gold Dust Plant	5 litre	2 x 1.5m
Ct	<i>Choyisia temata</i>	Mock Orange	5 litre	1.5 x 1.5m
Ga	<i>Gardenia augusta</i> 'Florida'	Gardenia	5 litre	1.5 x 1.2m
Hm	<i>Hydrangea macrophylla</i>	Hydrangea	5 litre	1.2 x 1.2m
Sb	<i>Syzygium</i> 'Beachball'	Dwarf Lilly Pilly	5 litre	1.5 x 1.2m
Lc	<i>Loropetalum chinense</i>	Fringe Flower	5 litre	1.8 x 1.5m
SMALL SHRUBS				
Aa	<i>Acmena</i> 'Allyn Magic'	Dwarf Lilly Pilly	2.5 litre	0.5 x 0.5m
Bm	<i>Buxus microphylla</i> var. <i>microphylla</i>	Dwarf Box	2.5 litre	0.3 x 0.3m
Cd	<i>Camellia sasanqua</i> 'Dwarf'	Dwarf Camellia	2.5 litre	1 x 0.5m
Cc	<i>Coprosma</i> cvs	Mirror Plant	2.5 litre	1.5 x 1.2m
In	<i>Impatiens</i> 'New Guinea Hybrids'	Hybrid Impatiens	2.5 litre	0.4 x 0.4m
Ng	<i>Nandina</i> 'Gulf Stream'	Dwarf Sacred Bamboo	2.5 litre	0.75 x 0.4m
	<i>Syzygium</i> 'Tiny Trev'	Dwarf Lilly Pilly	2.5 litre	
LARGE ACCENT				
Am	<i>Acanthus mollis</i>	Oyster Plant	5 litre	1.2 x 1m
Ca	<i>Cordylone australis</i> 'Sundance'	Cordylone	5 litre	2 x 1.2m
Cy	<i>Cycas revoluta</i>	Cycad	15 litre	1.5 x 1.2m
MEDIUM ACCENT				
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	2.5 litre	0.6 x 0.5m
An	<i>Asplenium nidus</i>	Bird's Nest Fern	2.5 litre	0.75 x 1.2m
Bs	<i>Blechnum</i> 'Silver Lady'	Water Fern	2.5 litre	0.9 x 0.7m
Cc	<i>Cordylone</i> cvs	Cordylone	5 litre	Variable
Dc	<i>Dianella</i> cvs	Flax Lily	2.5 litre	Variable
Lc	<i>Liriope</i> cvs	Lily Turf	2.5 litre	Variable
Mo	<i>Molinera capitulata</i>	Weevil Lily	2.5 litre	1 x 1m
SMALL ACCENT				
Be	<i>Bergenia x scmidtii</i>	Bergenia	2.5 litre	0.9 x 0.7m
Bn	<i>Blechnum nudum</i>	Water Fern	2.5 litre	0.4 x 0.3m
Cm	<i>Clivea miniata</i>	Clivea	2.5 litre	0.4 x 0.3m
Lm	<i>Liriope muscari</i>	Lily Turf	2.5 litre	0.3 x 0.3m
Lw	<i>Liriope</i> 'White Stripe'	Variegated Lily Turf	2.5 litre	0.4 x 0.3m
Px	<i>Philodendron</i> 'Xanadu'	Dwarf Philodendron	2.5 litre	0.5 x 0.5m
GROUNDCOVERS				
Ar	<i>Ajuga reptans</i> 'Catlins Giant'	Giant Bugle	2.5 litre	
Ds	<i>Dichondra</i> 'Silver Falls'	Silver Dichondra	2.5 litre	
Oj	<i>Ophiopogon japonicus</i>	Mondo Grass	2.5 litre	
Pm	<i>Plectranthus</i> 'Mona Lavender'	Plectranthus	2.5 litre	
Sc	<i>Scaevola</i> cvs	Fan Flower	2.5 litre	
Vh	<i>Viola hederacea</i>	Native Violet	2.5 litre	
Vo	<i>Viola odorata</i>	Sweet Violet	2.5 litre	

PLANT SCHEDULE - REAR YARD TYPE 2 - SUN

ABV	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
TREES				
AP	<i>Acer palmatum</i> 'Sango Koku'	Japanese Maple	75 litre	6 x 4.5m
CR	<i>Corymbia</i> 'Summer Red'	Dwarf Red Eucalyptus	75 litre	5 x 2.5m
EL	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	25 litre	9 x 4.5m
HF	<i>Hymenosporum flavum</i>	Native Franipanni	25 litre	7 x 3m
MD	<i>Magnolia denudata</i>	Magnolia	25 litre	6 x 3m
SS	<i>Sapium sebiferum</i>	Chinese Tallowood	25 litre	9 x 3m
LARGE SHRUBS				
Ah	<i>Acmena</i> 'Hot Flush'	Dwarf Lilly Pilly	5 litre	3 x 1.5m
Cs	<i>Camellia sasanqua</i>	Camellia	5 litre	4 x 2m
Cd	<i>Callistemon</i> 'Dawson River Weeper'	Weeping Bottlebrush	5 litre	4 x 2m
Mp	<i>Muraya paniculata</i>	Muraya	5 litre	4 x 2m
Mr	<i>Melaleuca</i> 'Revolution Gold'	Golden Paperbark	5 litre	4 x 2m
Vo	<i>Viburnum odoratissimum</i> 'Emerald Lustre'	Glossy Viburnum	5 litre	4.5 x 2m
MEDIUM SHRUBS				
Cc	<i>Callistemon</i> 'Captain Cook'	Dwarf Bottlebrush	2.5 litre	1.5 x 1.2m
Ec	<i>Echium candicans</i>	Pride Of Madiera	2.5 litre	1.5 x 1.5m
Ga	<i>Gardenia augusta</i> 'Florida'	Gardenia	2.5 litre	1.5 x 1.2m
Hr	<i>Hibiscus rosa-sinensis</i>	Hibiscus	2.5 litre	2 x 1.5m
Lc	<i>Loropetalum chinense</i>	Fringe Flower	2.5 litre	1.8 x 1.5m
Sc	<i>Syzygium</i> cvs	Dwarf Lilly Pilly	2.5 litre	Variable
Vt	<i>Viburnum tinus</i> 'Lucidum'	Viburnum	2.5 litre	2.5 x 1.5m
SMALL SHRUBS				
Ag	<i>Abelia x grandiflora</i> cvs	Dwarf Abelia	2.5 litre	Variable
Bl	<i>Bruntfelsia latifolia</i> 'Sweet & Petite'	Dwarf Bruntfelsia	2.5 litre	1 x 0.5m
Bm	<i>Buxus microphylla</i> var. <i>microphylla</i>	Dwarf Box	2.5 litre	0.3 x 0.3m
Cc	<i>Coprosma</i> cvs	Mirror Plant	2.5 litre	1.5 x 1.2m
Gf	<i>Gardenia</i> 'Four Seasons'	Gardenia	2.5 litre	1 x 0.8m
Is	<i>Ixora</i> 'Sunshine'	Dwarf Yellow Ixora	2.5 litre	1 x 0.7m
Rc	<i>Raphiolepis</i> cvs	Dwarf Indian Hawthorn	2.5 litre	1 x 0.8m
St	<i>Syzygium</i> 'Tiny Trev'	Dwarf Lilly Pilly	2.5 litre	0.75 x 0.4m
LARGE ACCENT				
Cy	<i>Cycas revoluta</i>	Cycad	15 litre	1.5 x 1.2m
De	<i>Doryanthes excelsa</i>	Gymea Lily	15 litre	1.5 x 1.5m
Yb	<i>Yucca</i> 'Bright Edge'	Variegated Yucca	15 litre	0.8 x 0.5m
MEDIUM ACCENT				
Cc	<i>Cordylone</i> cvs	Cordylone	5 litre	Variable
Dc	<i>Dianella</i> cvs	Flax Lily	2.5 litre	Variable
Lc	<i>Liriope</i> cvs	Lily Turf	2.5 litre	Variable
Lp	<i>Liberia paniculata</i>	Australian Flag Iris	2.5 litre	0.5 x 0.4m
SMALL ACCENT				
Ab	<i>Agapanthus</i> 'Baby Blue'	Dwarf Agapanthus	2.5 litre	0.3 x 0.3m
Di	<i>Dianella</i> 'Little Rev'	Dwarf Flax Lily	2.5 litre	0.3 x 0.3m
Lm	<i>Liriope muscari</i>	Lily Turf	2.5 litre	0.3 x 0.3m
Ts	<i>Tradescantia</i> 'Pink Sensation'	Rhæo	2.5 litre	0.5 x 0.3m
GROUNDCOVERS				
Ar	<i>Ajuga reptans</i> 'Catlins Giant'	Giant Bugle	2.5 litre	
Ds	<i>Dichondra</i> 'Silver Falls'	Silver Dichondra	2.5 litre	
On	<i>Ophiopogon japonicus</i> 'Nana'	Dwarf Mondo Grass	2.5 litre	
Sc	<i>Scaevola</i> cvs	Fan Flower	2.5 litre	
Vh	<i>Viola hederacea</i>	Native Violet	2.5 litre	
Va	<i>Viola odorata</i>	Sweet Violet	2.5 litre	

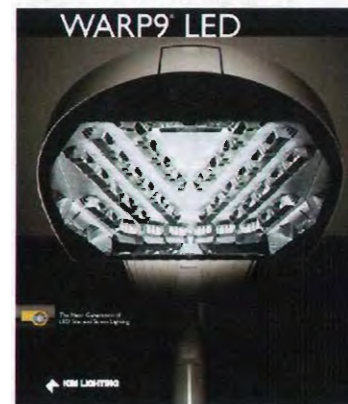
PLANT SCHEDULE - REAR YARD TYPE 3 - SUN

ABV	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
TREES				
AP	<i>Acer palmatum</i> 'Sango Koku'	Japanese Maple	75 litre	6 x 4.5m
CR	<i>Corymbia</i> 'Summer Red'	Dwarf Red Eucalyptus	75 litre	5 x 2.5m
EL	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	25 litre	9 x 4.5m
HF	<i>Hymenosporum flavum</i>	Native Franipanni	25 litre	7 x 3m
MD	<i>Magnolia denudata</i>	Magnolia	25 litre	6 x 3m
SS	<i>Sapium sebiferum</i>	Chinese Tallowood	25 litre	9 x 3m
LARGE SHRUBS				
An	<i>Agonis flexuosa</i> 'Nana'	Dwarf Weeping Myrtle	5 litre	3 x 2.5m
Ca	<i>Callistemon</i> 'Kings Park Special'	Bottlebrush	5 litre	3.5 x 3.5m
Gr	<i>Grevillea</i> 'Robyn Gordon'	Grevillea	2.5 litre	1.5 x 1.2m
Me	<i>Metrosideros</i> 'Fiji Fire'	Dwarf NZ Christmas Bush	5 litre	3 x 2.5m
Mf	<i>Michelia</i> fgo	Port Wine Magnolia	5 litre	4 x 3.5m
Mg	<i>Melaleuca</i> 'Revolution Green'	Paperbark	5 litre	3 x 2m
Sc	<i>Syzygium</i> 'Cascade'	Dwarf Lilly Pilly	5 litre	2.5 x 1.5m
MEDIUM SHRUBS				
Ax	<i>Abelia x grandiflora</i> 'Francis Mason'	Golden Abelia	2.5 litre	1.8 x 1.5m
Br	<i>Banksia ericifolia</i> 'Little Eric'	Dwarf Banksia	2.5 litre	1.5 x 0.9m
Cw	<i>Callistemon</i> 'White Anzac'	Dwarf Bottlebrush	2.5 litre	1.5 x 1.2m
Da	<i>Duranta</i> 'Aussie 2000'	Dwarf Golden Duranta	2.5 litre	1.5 x 1.5m
Ga	<i>Gardenia augusta</i> 'Florida'	Gardenia	2.5 litre	1.5 x 1.2m
Mt	<i>Metrosideros tomentosa</i> 'Dalese'	Dwarf NZ Christmas Bush	2.5 litre	1.5 x 1m
Sp	<i>Spiraea cantoniensis</i> 'Flora Plena'	Double White May	2.5 litre	1.5 x 1.5m
Sy	<i>Syzygium</i> 'Bush Christmas'	Dwarf Lilly Pilly	2.5 litre	2.5 x 1.5m
SMALL SHRUBS				
Bm	<i>Buxus microphylla</i> var. <i>microphylla</i>	Dwarf Box	2.5 litre	0.3 x 0.3m
Cc	<i>Coprosma</i> cvs	Mirror Plant	2.5 litre	1.5 x 1.2m
Cd	<i>Camellia sasanqua</i> 'Dwarf'	Dwarf Camellia	2.5 litre	1 x 0.5m
Gf	<i>Gardenia</i> 'Four Seasons'	Gardenia	2.5 litre	1 x 0.8m
Rc	<i>Raphiolepis</i> cvs	Dwarf Indian Hawthorn	2.5 litre	1 x 0.8m
St	<i>Syzygium</i> 'Tiny Trev'	Dwarf Lilly Pilly	2.5 litre	0.75 x 0.4m
Tj	<i>Tibouchina</i> 'Jules'	Dwarf Tibouchina	2.5 litre	1 x 0.8m
Wz	<i>Westringia</i> 'Zena'	Dwarf Coast Rosemary	2.5 litre	0.8 x 0.8m
LARGE ACCENT				
Cy	<i>Cycas revoluta</i>	Cycad	15 litre	1.5 x 1.2m
Pt	<i>Phormium tenax</i>	NZ Flax	5 litre	1.5 x 1.2m
Mc	<i>Macraemia communis</i>	Burrawang	15 litre	1.5 x 1.5m
MEDIUM ACCENT				
Ap	<i>Agapanthus praecox</i>	Agapanthus	2.5 litre	0.4 x 0.4m
Cr	<i>Cordylone</i> 'Red Sensation'	Dwarf Red Cordylone	2.5 litre	1 x 1m
Ds	<i>Dianella</i> 'Silver Streak'	Variegated Dianella	2.5 litre	0.5 x 0.4m
Le	<i>Liriope</i> 'Evergreen Giant'	Giant Liriope	2.5 litre	0.6 x 0.4m
SMALL ACCENT				
Di	<i>Dianella</i> 'Little Rev'	Dwarf Flax Lily	2.5 litre	0.3 x 0.3m
Lm	<i>Liriope muscari</i>	Lily Turf	2.5 litre	0.5 x 0.3m
Lw	<i>Liriope</i> 'White Stripe'	Variegated Lily Turf	2.5 litre	0.4 x 0.3m
Pb	<i>Phormium</i> 'Bronze Baby'	Dwarf NZ Flax	2.5 litre	0.5 x 0.4m
Ts	<i>Tradescantia</i> 'Pink Sensation'	Rhoeo	2.5 litre	0.5 x 0.3m
GROUNDCOVERS				
Ar	<i>Ajuga reptans</i> 'Catlins Giant'	Giant Bugle	2.5 litre	
Ds	<i>Dichondra</i> 'Silver Falls'	Silver Dichondra	2.5 litre	
My	<i>Myoporum parvifolium</i> 'Fine Leaf Form'	Creeping Boobialla	2.5 litre	
Jc	<i>Juniperus conferta</i>	Shore Juniper	2.5 litre	
On	<i>Ophiopogon japonicus</i> 'Nana'	Dwarf Mondo Grass	2.5 litre	
Sc	<i>Scaevola</i> cvs	Fan Flower	2.5 litre	
Vh	<i>Viola hederacea</i>	Native Violet	2.5 litre	
Vo	<i>Viola odorata</i>	Sweet Violet	2.5 litre	

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F

proposed materials

Public pathways: Oxide coloured concrete - rock salt finish.
Public pathway nodes: Marangaroo exposed aggregate concrete with oxide colour.
Sitting areas / infrequent pathways: Compressed decomposed granite.
Crossing thresholds / carparks: Oxide coloured concrete, CCS "Iguana"
LED lighting: Warp 9. Low glare pole mounted street lights.
Drying areas: slatted screens



Community pathways - bushland.



Seating types



Rock salt finish



Shade structure



Post & rail fence



Community garden



Meeting places



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01 introduction

preamble

Terras Landscape Architects have been engaged by Helen & Ken Delforce to undertake a Visual Impact Statement (VIS) for a proposed new retirement village to be erected on Lots 11 and 12 Burton Road, Mount Hutton. The proposed development would replace existing dwellings, sheds, stables and horse training yards in the current location.

As the site is located within Lake Macquarie Scenic Management Zone, a Visual Impact Statement (VIS) needs to be submitted. The VIS must comply with the basic requirements of the Lake Macquarie Scenic Quality Guidelines March 2004, DCP 1, Section 2.1.3 - Scenic Values. Field work was conducted in April 2010. Following a desktop analysis a visual assessment was undertaken from vantage points surrounding the site within the pre-determined visual catchment area, (refer to site location 01).

objectives

The objectives of this report are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities.
- To determine the likely impacts development will have on the visual/landscape quality of the area and to determine compliance with the scenic quality guidelines.
- To propose methods, where possible, to reduce the scenic impact of the proposed development or methods to increase the existing scenic quality.

methodology

The methodology applied to this study involved systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery as outlined in Appendix A (Visual Quality Preference Table). The methodology also incorporates the requirements of the Scenic Quality Guidelines with reference to Landscape Setting Units, Scenic Quality Objectives and Scenic Management Zones & Strategies particularly when assessing likely impacts.

The assessment was undertaken in three stages as noted below:

- A description of the existing visual environment
- The undertaking of a viewpoint analysis to identify sites likely to be affected by development of the site. Viewpoints are chosen that represent those locations where impacts will affect significant groups within the population (e.g. major roads, community halls, settlements etc.) and as noted in the scenic quality guidelines otherwise referred to as Significant Features, Significant Viewpoints and Significant Ridgelines.
- An assessment of visual impacts.

The purpose of the above methodology is to reduce the amount of subjectivity entering into the impact assessment and to provide sufficient data to allow for third party verification of results as well as compliance with the requirements of the scenic quality guidelines.

02 existing visual environment

local area character

The site is located on the eastern side of Burton Road, Mount Hutton. The immediate local area consists predominantly of small rural residential lots, some small scale commercial and remnant bushland. Higher density residential development is located within 1km of the site. The area is not classified as a visually significant natural landscape within the LMCC Scenic Guidelines - Appendix 3: Significant Features, Viewpoints and Ridgelines Maps.

The local landscape character is a valley with vegetated ridgelines to the south and west. The rural residential lots, relatively high proportion of remnant bushland and the topography of the area results in an area of high visual amenity. The large parcels of relatively undeveloped land within close proximity to Lake Macquarie and shopping centres affords the area a unique character in a suburban context.

The Mount Hutton area landscape consists of vegetated ridgelines, pockets of endemic bushland mixed with scattered mature endemic trees with residential development and exotic plantings. Small areas of undisturbed endemic vegetation have been retained within the residential development which provide a significant visual contribution.

site character

The site consists of two lots forming a narrow rectangle running perpendicular to Burton Road and extending eastward to South Creek. Both lots have a street frontage of approximately 60.34m, resulting in a combined street frontage of 120.68m to Burton Road (refer 01 site analysis).

The site is privately owned, with a single storey residence on each lot, set back approximately 55m from Burton Road. Additional sheds, stables and horse training yards are located on Lot 12, the largest of the two lots. The building setback and retention of occasional endemic trees provides a visual buffer and contributes to the pleasant amenity of the streetscape.

The large allotments in this area have allowed for several mature and valuable endemic tree specimens to be retained. Many are in good health and vigour, although several have died (refer 05 tree assessment plan). Generally these trees contribute to the general canopy and visually integrate the ridge top vegetation to extend canopy trees down into the valley.

The existing structures are set at a lower elevation than many residences located along Casson Avenue to the north and an unnamed street off Violet Town Road, due to the topography of the area (Refer to the Landscape Design Report 02 for further explanation).

visual environment of the study area

Mount Hutton has a high amenity due to its unique surrounding natural environment, proximity to the lake, beach and shopping complexes and rural residential context, however higher density housing is encroaching the area, this is clearly seen in arial images that show the density of the residential estate immediately to the south of the site some 100m away.

The study area consists of the subject site plus the roads and land that are within the visual catchment and potentially affected by the proposal. The study area for this site includes Burton Road to the east, Casson Avenue to the north, Henry Street, Tingira Heights to the west and a lateral laneway off Burton Road to the south.

Visual access to the site from some private property that may experience visual impact was

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restricted due to potential trespassing issues. Viewpoints were therefore assessed as near as possible to these residences. The existing mature vegetation on the adjoining properties also restricted viewer access to the site.

03 the proposal

The development application for the site proposes to demolish the existing single storey residences, sheds and stables and construct an over 55s retirement village. This will consist of 51 new units as single storey buildings. The proposed development shall also include a centrally located Community Building, whilst a mens shed, caravan and boat store, childrens playground and BBQ area shall be located in the eastern quadrant of the site. The proposed works will be set back approximately 30m from Burton Road and extent eastwards.

Various architectural design elements seem to have been incorporated into the building design to reduce visual impact including single storey dwellings, mid grey coloured pitched roofs, subdued, earthy tones and the retention of several trees. No excessive earthworks or level changes are proposed.

04 viewpoint analysis

[Refer to separate worksheets].

This section of the scenic assessment considers the likely impact that the proposed development may have on the local environment. This is done by identifying and selecting particular sites, referred to as viewpoints, conducting inspections and determining what part of the development will be visible from those viewpoints and the visual impact of that development proposal. The evaluation is based on the criteria detailed in the Appendices of this report as well as assessment of the LMCC Scenic Quality Guidelines.

The viewpoints, as shown on layout 11 were selected on the basis of where the development would appear to be most prominent either based on degree of exposure or the number of people likely to be affected.

The images were taken using a digital SLR camera with a focal length of 42mm approximating a standard 50mm for a conventional 35mm camera and equivalent to the human eye. A number of photo panoramas have been included to put the site in context with the surrounding area. The attached landscape format viewpoint worksheets provide analysis data.

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