

# Landscape Development Application

## Hillsborough Subdivision

**site details:**  
Myall Road  
Hillsborough, NSW  
**client:**  
Urban Growth NSW  
**council:**  
Lake Macquarie City Council  
**date:**  
January 2013  
**job number:**  
9577.5  
**revision:**  
A

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# site location

## hillsborough residential subdivision - hillsborough

02

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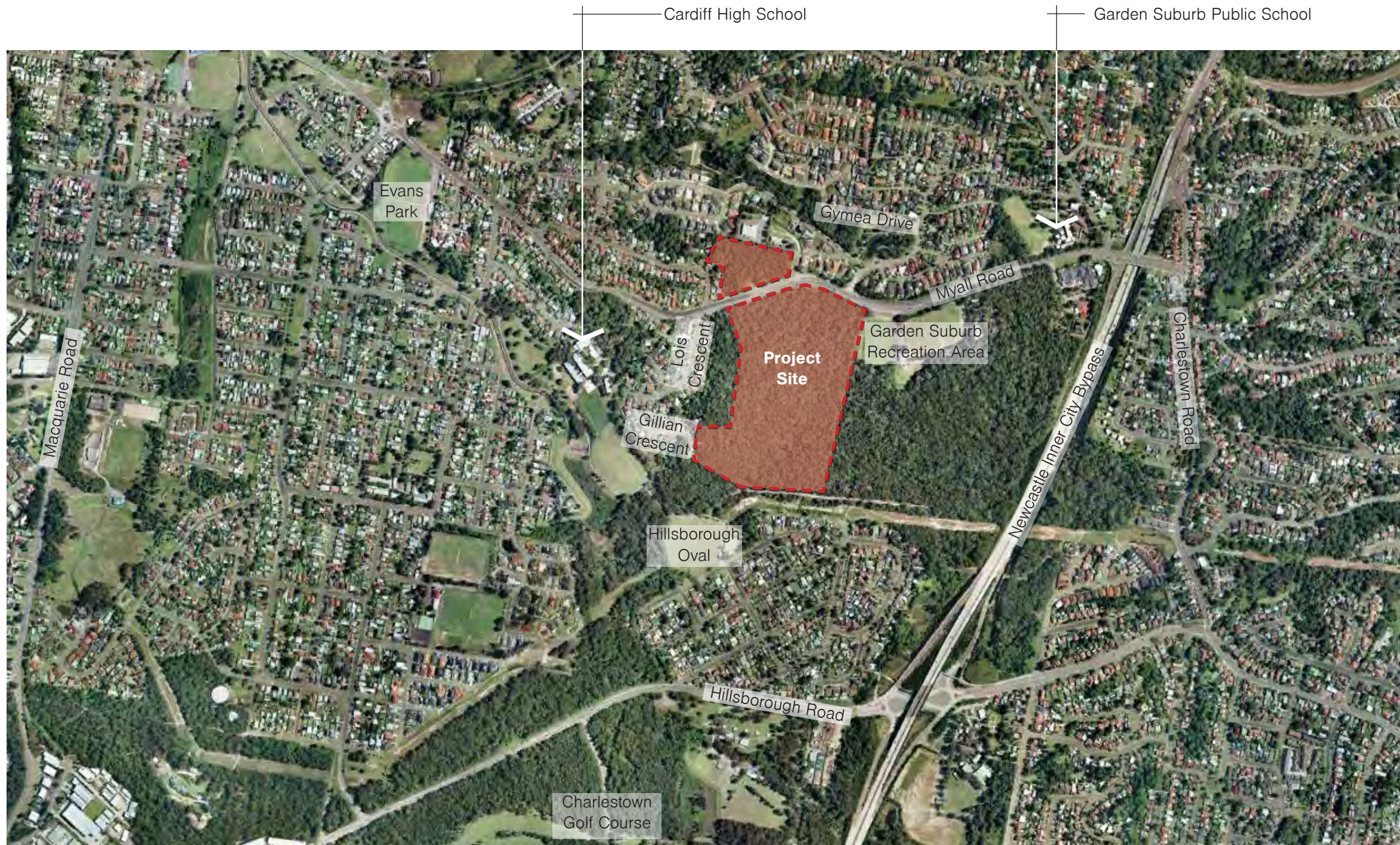


Image Source: Google Earth



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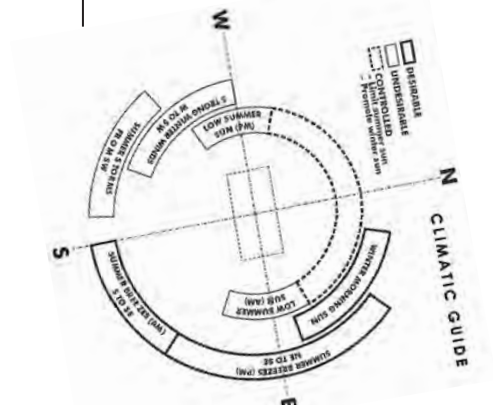
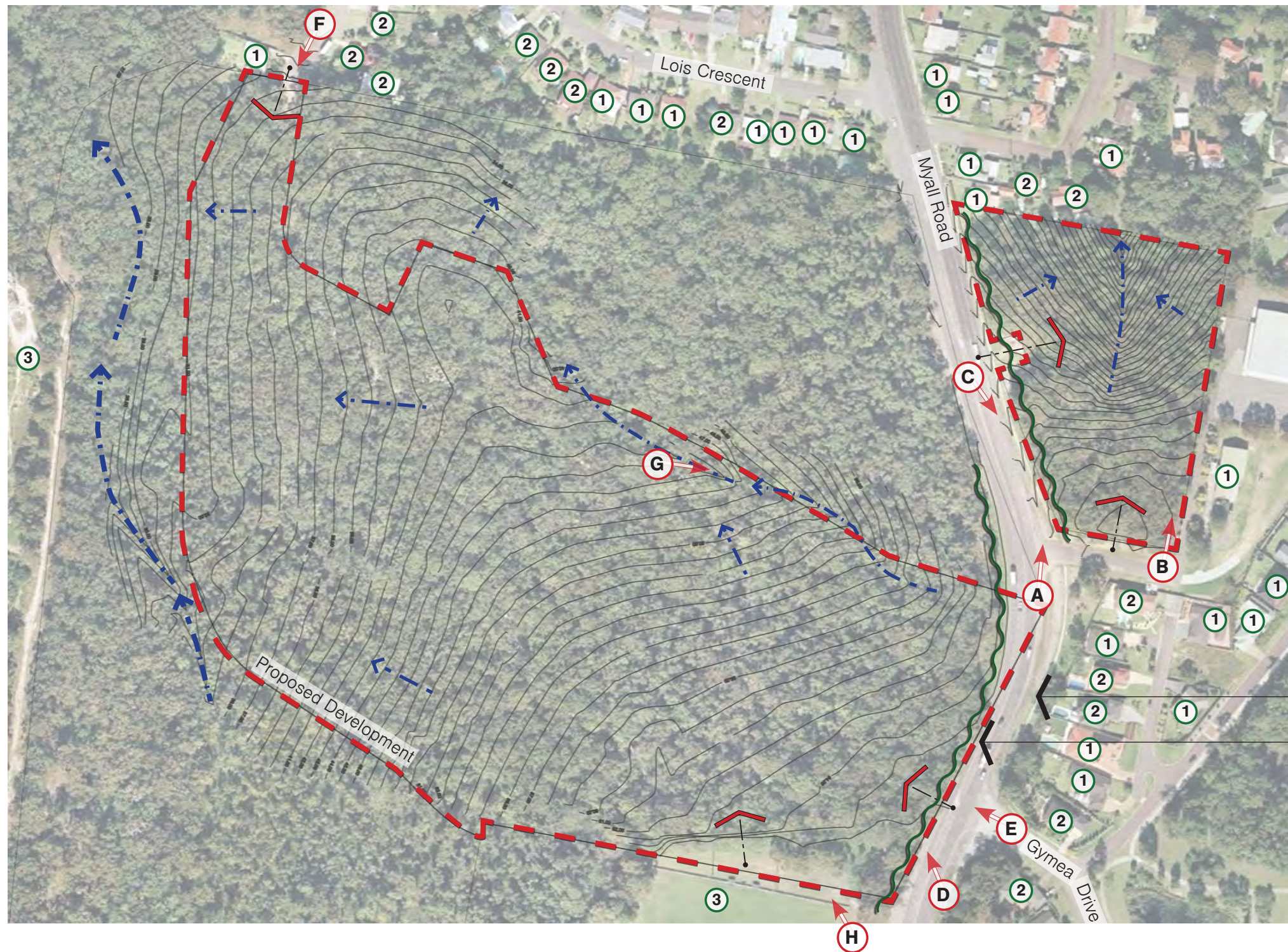


# site analysis

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### Legend

- A View points for site photos - refer to sheets 04-05
- <--- Views into site limited by vegetation
- - - Drainage direction
- 1 Single storey dwelling
- 2 Two storey dwelling
- 3 Community recreation
- ~ Traffic noise potential
- Proposed development boundary

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Concrete footpath  
No concrete path



scale:  
1:2500 @ A3





# site photos

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# 04

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Image A: View to northern development area along Myall Road



Image B: Northern boundary of northern development area



Image C: View into northern development area from east along Myall Road



Image D: View into southern development area from east along Myall Road

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# site photos

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Image E: View of proposed roundabout and main entry from Gymea Drive



Image F: Secondary entry to proposed development at Gillian Crescent



Image G: Riparian corridor at southern edge



Image H: Eastern edge of development area adjacent to sporting fields

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# landscape design report

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### site - general description

This landscape design report has been prepared in accordance with the requirements of Lake Macquarie City Council Development Control Plan 1 - Revision 7 (2012).

The subject site is located on Myall Road in Hillsborough. The site is composed of two proposed development areas that are separated by Myall Road. The northern portion (approximately 0.8Ha) is bounded by residential properties to the north, Reserve Road to the east (with residential lots beyond), and bushland vegetation to the west.

The southern portion (approximately 9.5Ha) lies south of Myall Road and west of the Garden Suburb Recreation Area. West of the site contains bushland vegetation with a residential community beyond. The southern edge is defined by a tributary of Winding Creek with the Hillsborough Oval and a residential community further south.

Generally, the topography slopes from the northeast toward the southwest. Any runoff is collected by drainage corridors along the eastern and southern edges of the development. These corridors feed into Winding Creek southwest of the subject site.

The northern site is currently contained within the Rural 1(a) zoning. The southern site straddles the Residential 2(a), 2(b), Neighbourhood Business 3(c) and Open Space 'Regional' 6(c) zoning. Rezoning will occur separately to this submittal.

### soil type

The study area occurs primarily within the Gateshead Soil Landscape which is described by Matthei (1995) as being characterised by undulating to rolling rises on Permian conglomerate, shale and sandstone in the Awaba Hills. The geology consists of Newcastle Coal Measures, Moon Island and Adamstown Subgroups - massive conglomerate, tuff, coal and shale.

The soils are moderately deep to deep, well to imperfectly drained Yellow Podzolic Soils and yellow Soloths on conglomerate crests and sideslopes with some shallow, rapidly drained lithosols. Moderately deep to deep, well to imperfectly drained Red Podzolic Soils, red Soloths and some Yellow Soloths on shale parent material.

Any future landscape developments will require testing of the topsoil with possible amelioration to a horticultural standard before incorporated as a planting medium. Should the required standard be unachievable, then imported growing media is recommended.

### vegetation

The site is primarily vegetated with two woodland communities as mapped by Conacher Environmental Group (14-06-2012). These communities are:

1. Coastal Plains Smooth-barked Apple Woodland
2. Coastal Sheltered Apple - Peppermint Forest

The first of these plant communities covers most of the development area while the latter is confined to the lower slopes and drainage corridors. Refer to the Vegetation Management Plan Conservation Offset Areas report for further detail.

### landscape character and visual amenity

The landscape character surrounding the site location is generally woodland with communities of residential buildings to the north and west of the site. These communities contain detached single and double storey residential buildings. Adjacent to the site is the heavily used Myall Road. Immediately east of the site along Myall Road are recreational sports fields.

Lake Macquarie City Council's 'Scenic Quality Guidelines' nominates the subject site as being located in the Winding Creek Landscape Setting Unit. This unit has a 'moderate' Scenic Quality Rating and a 'medium' Viewer Accessibility Level.

The site has been identified as being within 'Scenic Management Zone B' which has 'Moderate Scenic Quality'. Development within this area is to:

- Enhance the existing desirable character.
- Ensure height, form and scale of the development is not visually prominent from significant features, viewpoints or ridgelines.

### proposed development

The proposed development comprises of 70 residential lots. The main entry to the development will be off Myall Road at the intersection with Gynea Drive. A secondary road will provide access to Gillian Crescent.

The residential lots will be serviced by streets that will be lined with street trees and verge planting. Footpaths are proposed along one side of each street. These footpaths will connect to Myall Road to allow pedestrian connections to the greater region. There is also a proposed connection to the existing Garden Suburb Recreation Area.

The roads and lots are oriented along the slope such that cutting and filling is minimised and erosion and landscape deterioration is eliminated. This configuration also allows for optimum solar access for each property.

### proposed landscape works and objectives

The proposed landscape aims to preserve and enhance the existing character of the area. The proposed development will be set within woodland vegetation, maintaining a wooded buffer around its perimeter. The only exception will be the interface between the proposed development and the existing sporting grounds. This edge will be vertically separated with a narrow strip of screen planting. There is a proposed footpath that connects the development with the existing recreational facilities.

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# landscape design report

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A 10m wide landscape buffer along Myall Road is proposed. This will allow for screening views into the site and help maintain the existing visual quality of the landscape.

Secondly, the entry sequence when travelling into the site is designed to provide a unique sense of arrival for the residents. An entry feature that identifies the site will be set into the landscape buffer along Myall Road. This will introduce the character of the development and lead into the entry drive, which is lined with a formal array of street trees. Further into the site, the trees will become more informal in arrangement. Each street will contain a unique species of street tree. The trees will thus become a primary means of orientation within the development and add distinct character to the neighbourhood.

### Plant Selection

Generally, the landscape design utilises plants that are native to the region. Where possible local indigenous species are preferred. As such, plant selection for the perimeter of the site draws from the woodland communities mapped on site. The street trees draw from a wider region and are chosen for their form and reliability within roadside environments. An exception to the use of native trees is the use of Flowering Pears along the entry road. These trees are chosen to create a visual impact and draw attention to the community entry. They also add to the community identity for the residents.

In keeping with LMCC requirements and crime prevention through environmental design (CPTED) practices, the landscape is designed to provide the necessary amount of visual surveillance to offer security while maintaining the residents' privacy. Along with the street trees, the verges of the roads will be planted with turf, which will provide open sightlines for vehicular safety and visual surveillance.

### APZ Planting

Surrounding the residential lots is an Asset Protection Zone that will separate the proposed buildings from existing woodland areas. Within the APZ, the vegetation will be thinned and maintained in compliance with the requirements of the Bushfire Assessment Report.

### references

Conacher Environmental Group, Oct 2012, *Biodiversity Offsets Report*.

Conacher Environmental Group, Jan 2013, *Bushfire Assessment Report*.

Conacher Environmental Group, Oct 2012, *Vegetation Management Plan Conservation Offset Areas*.

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

Lake Macquarie City Council, 2004, *Scenic Quality Guidelines*.

Lake Macquarie City Council, 2008, *Lake Macquarie City Development Control Plan No.1, Principles of Development - Revision 07*.

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

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# site easements and setbacks



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### Legend

-  Proposed development area
-  Asset Protection Zone per 'Bushfire Assessment Report' January 2013, Conacher Environmental Group.
-  Development area boundary

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**scale:**  
1:2500 @ A3

  
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# landscape master plan

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### Legend

- Development lots
- Pedestrian footpaths
- Vehicular roadways
- Street trees to main road
- Street trees to minor road
- Turf planting to verges
- Mass planting to slopes and disturbed areas
- Bioswale planting
- APZ maintained to meet fire hazard guidelines
- Section location with section identifier and sheet number

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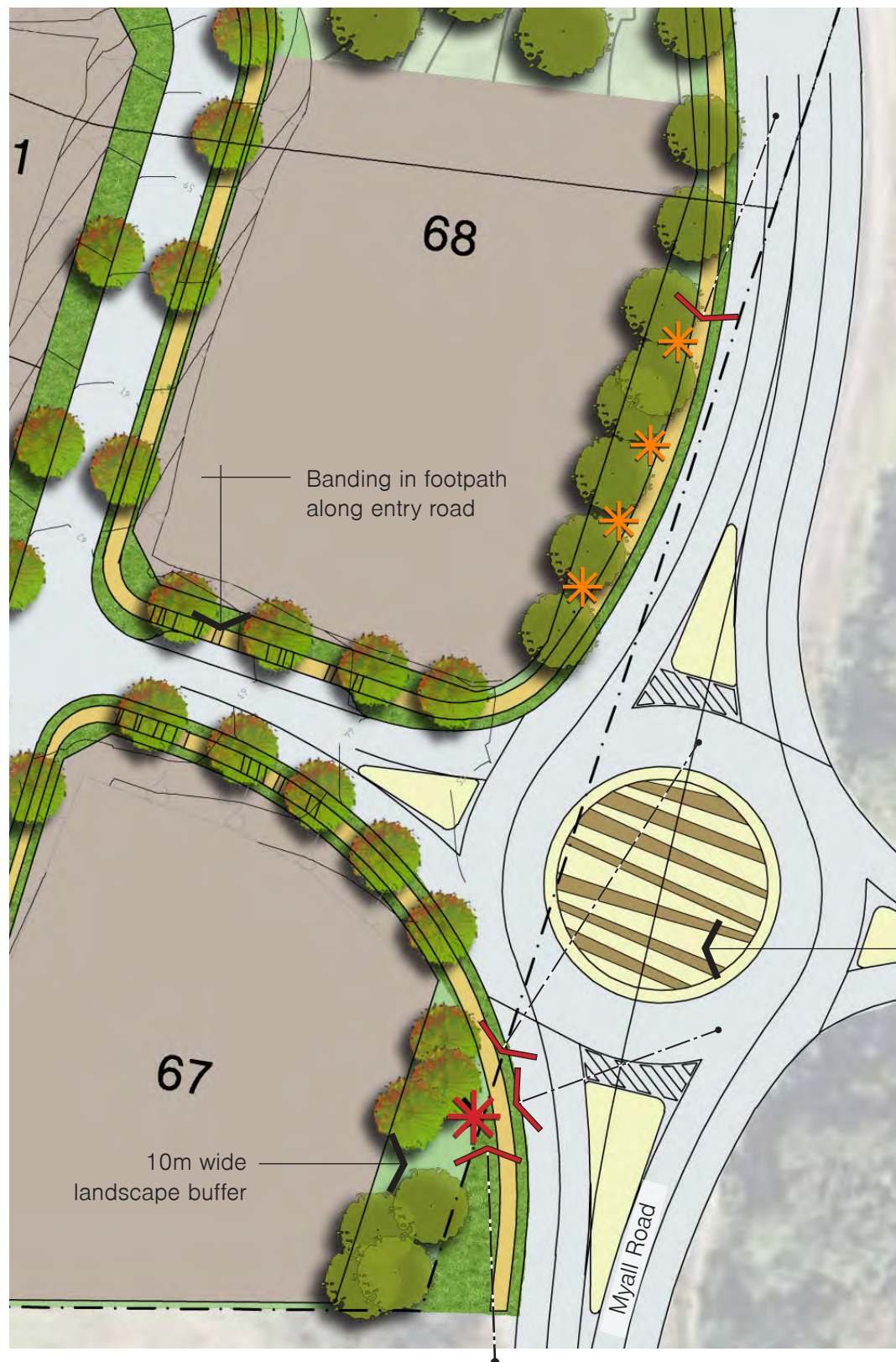


# entry landscape

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Plan: Entry road



Perspicitve Drawing: Proposed sign and entry landscape viewed from Myall Road

Proposed roundabout at entry (Gymea Drive).  
Banding to match footpath along entry road.

### Legend

-  Site lines from Myall Road
-  Main sign/monument location
-  Flag pole / banner locations



scale: 1:750 @ A3

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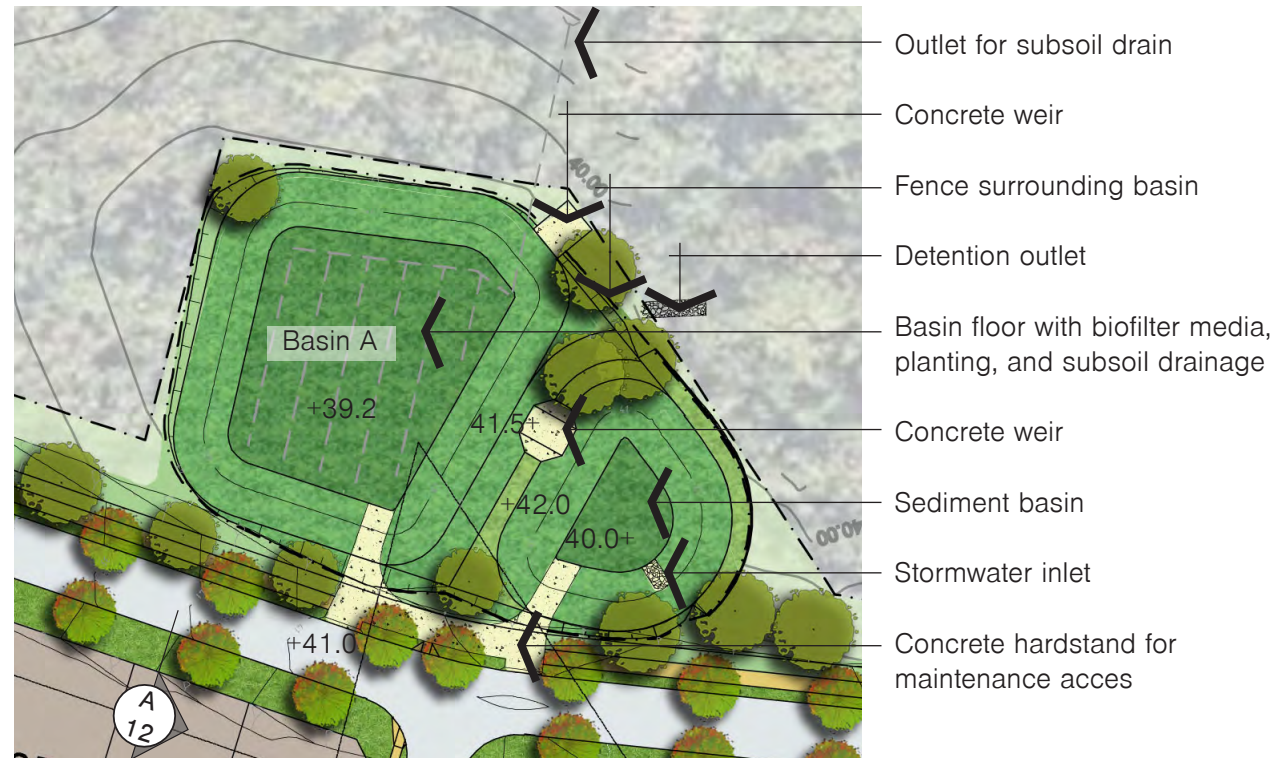


# detention basins

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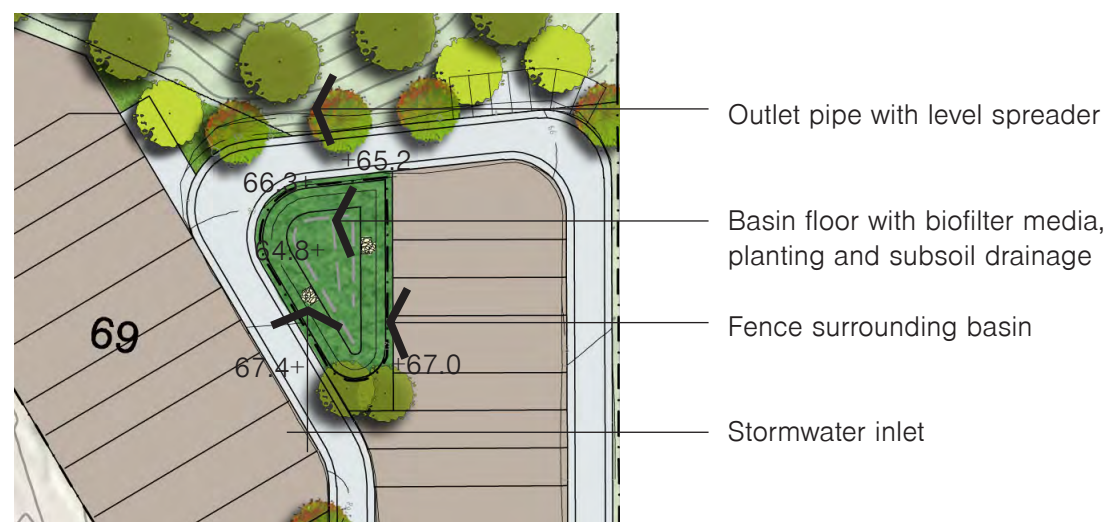
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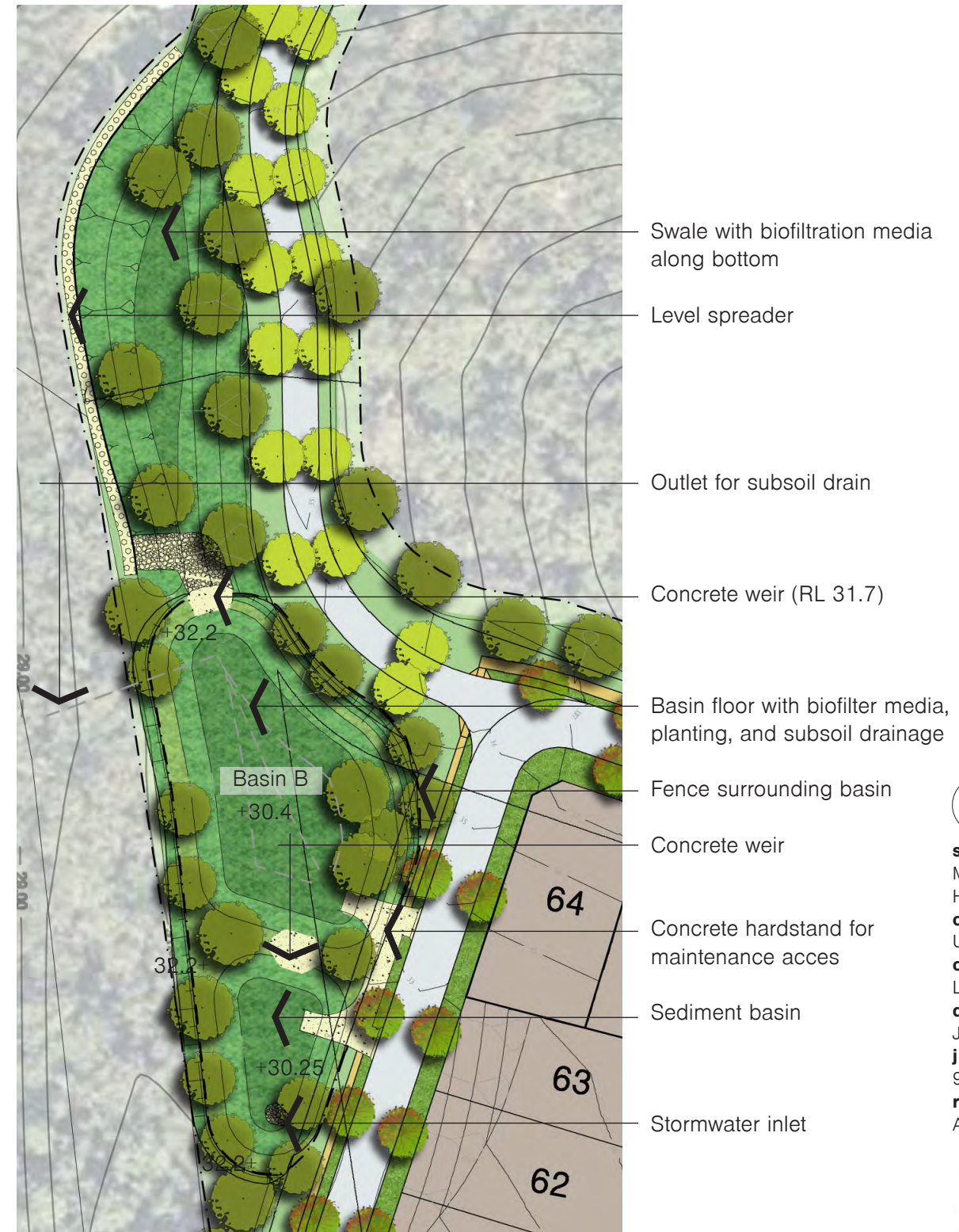
Plan: Detention Basin A

scale: 1:1000 @ A3



Plan: Detention Basin C

scale: 1:1000 @ A3



Plan: Detention Basin B and adjoining swale

scale: 1:1000 @ A3



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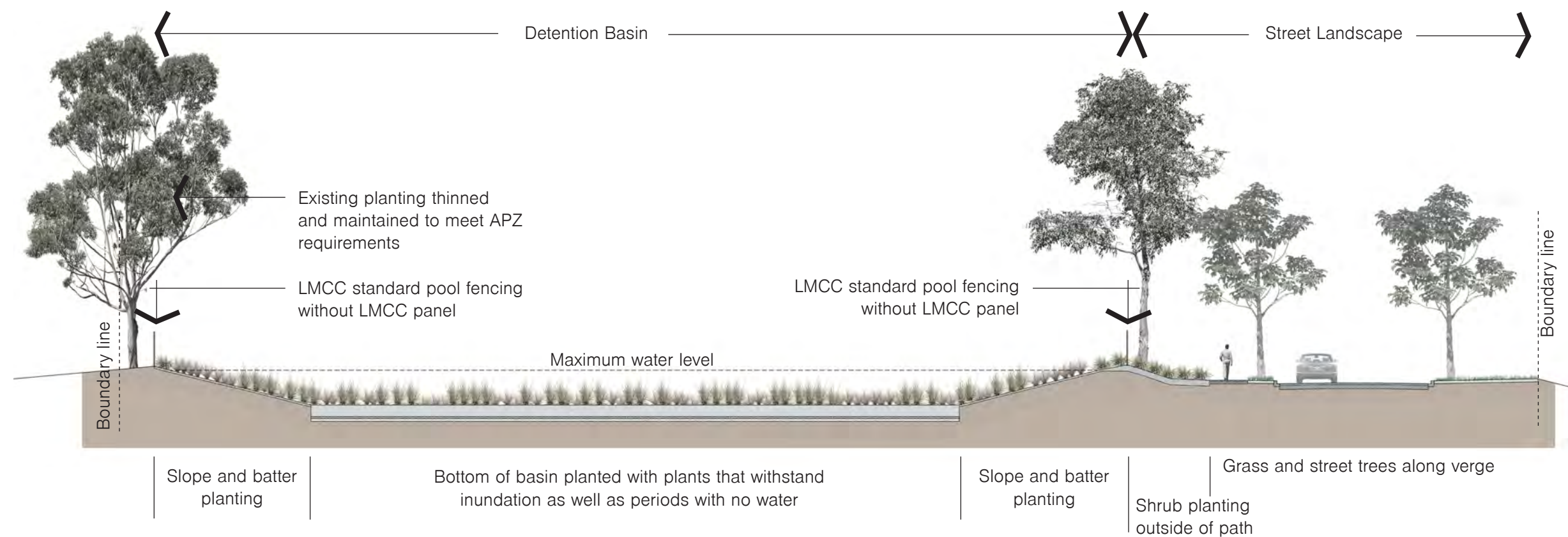


# detention basin treatment

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Section A: Detention Basin A section depicts typical basin treatment scale: 1:250 @ A3



Examples of planting in basins

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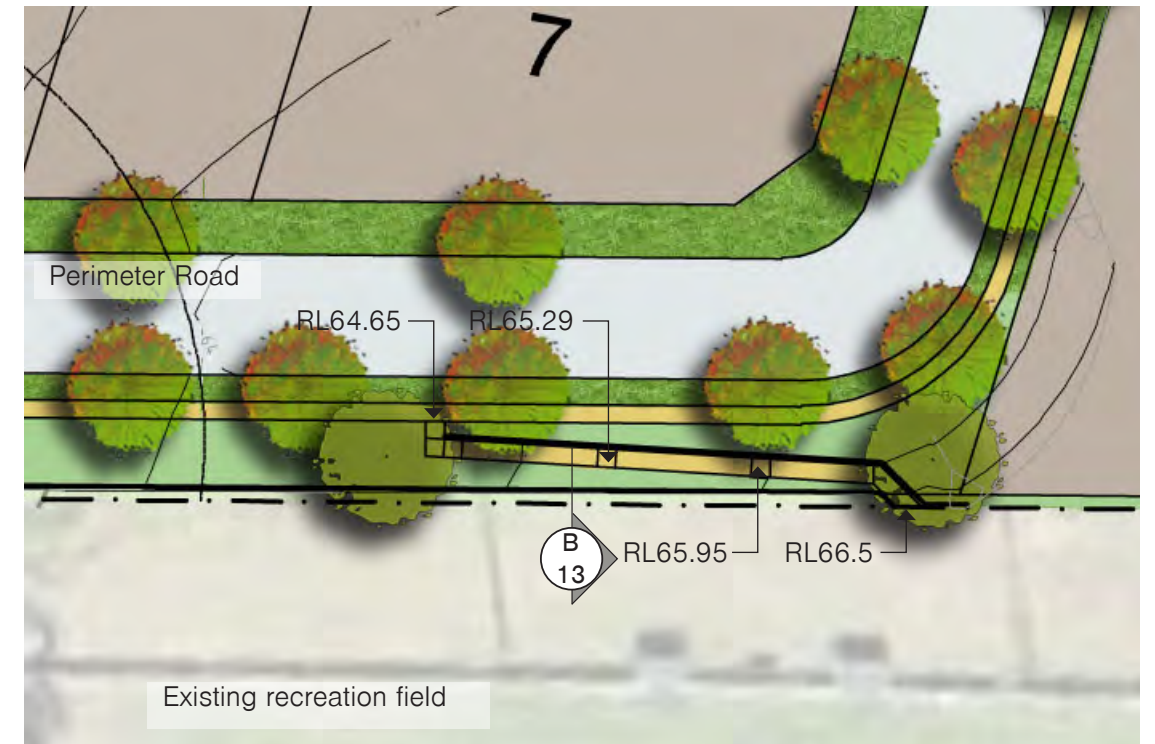


# access to recreation fields

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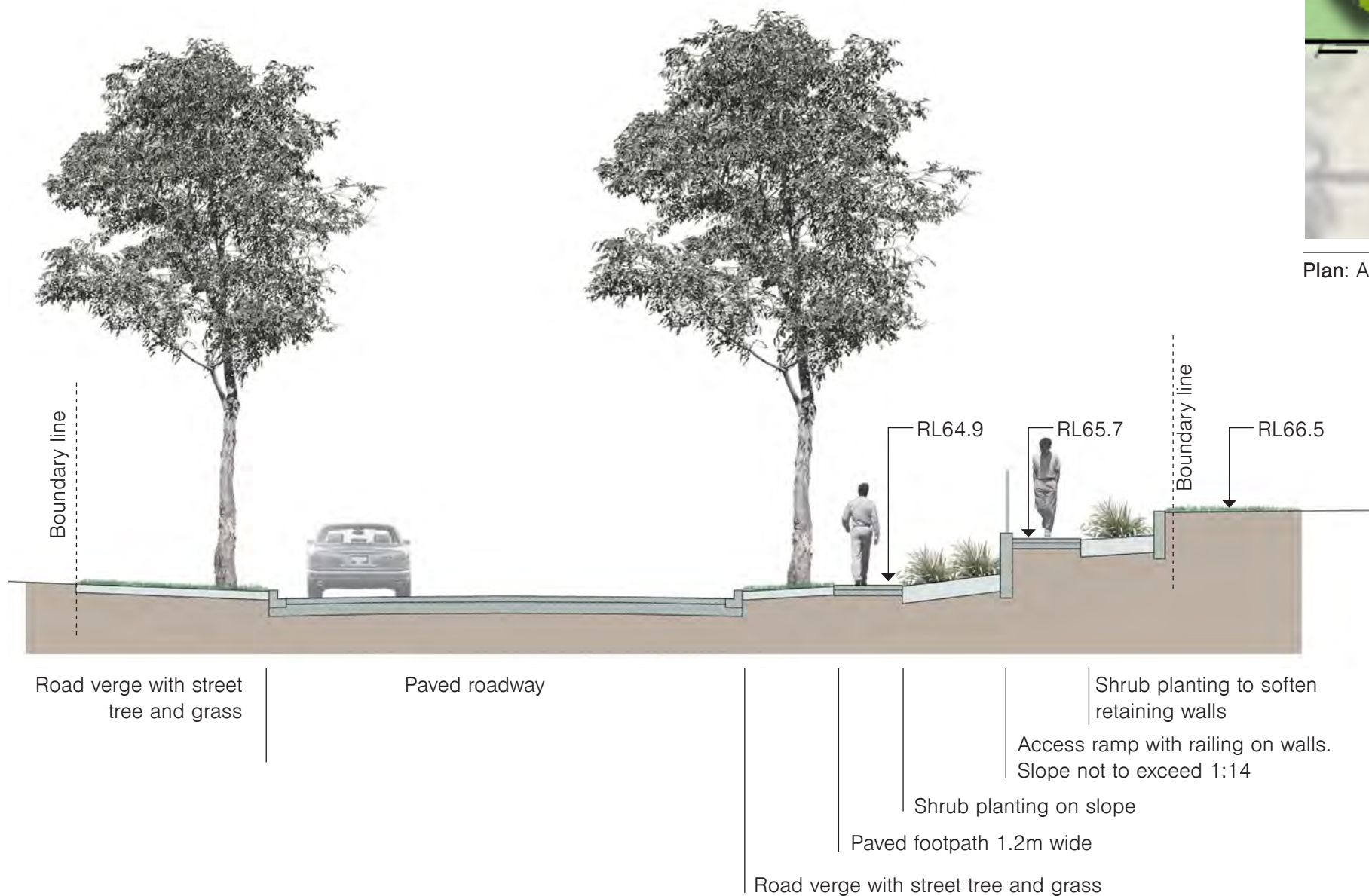
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Plan: Access ramp location

scale: 1:500 @ A3



Section B: Access to recreation fields

scale: 1:100 @ A3

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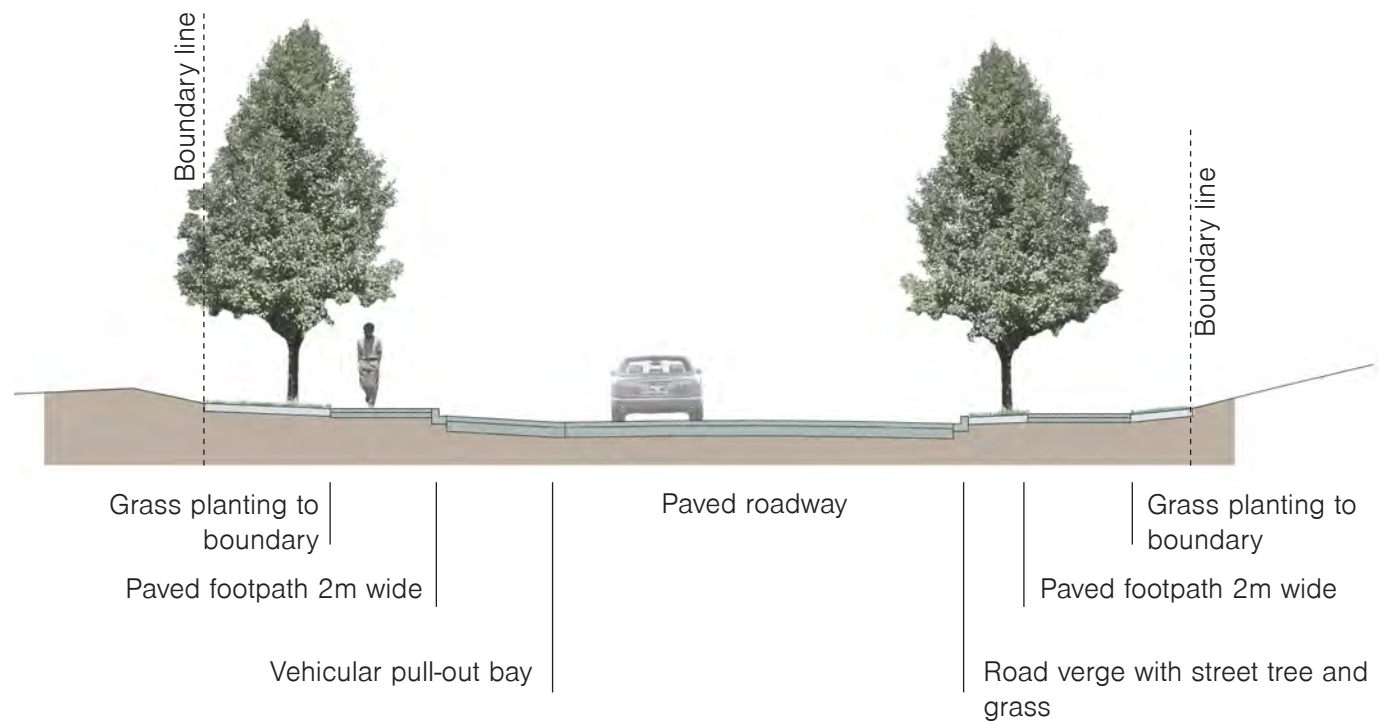


# streetscape treatment

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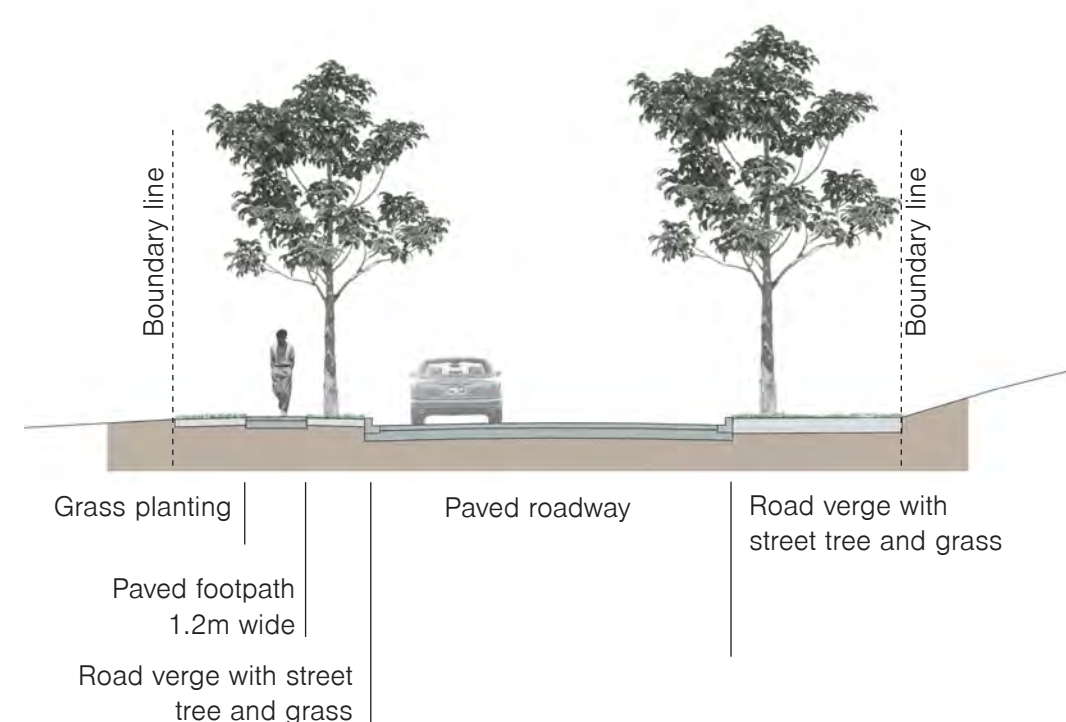
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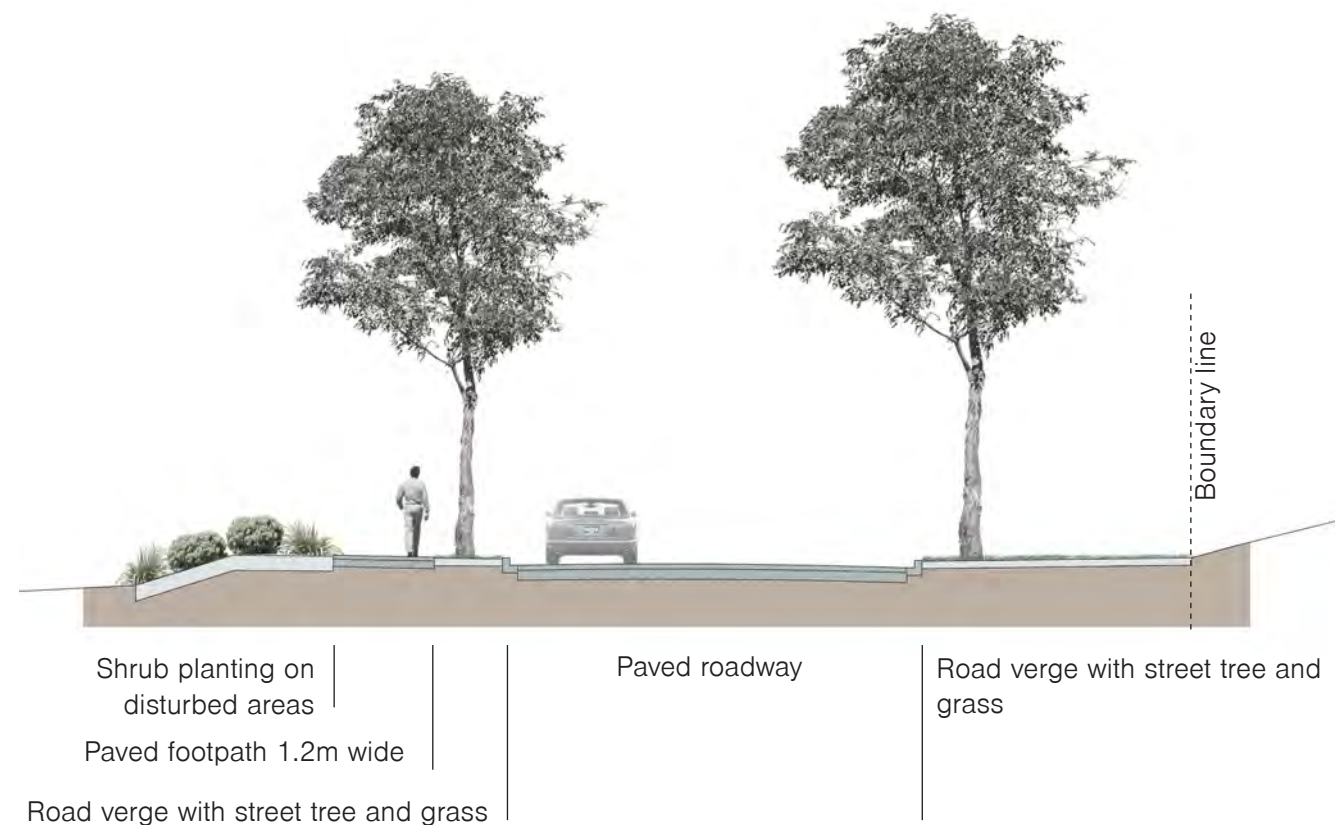
Section C: Entry road

scale: 1:150 @ A3



Section D: Minor residential road

scale: 1:150 @ A3



Section E: Perimeter road

scale: 1:150 @ A3

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# landscape materials

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### Paving Materials



Grey concrete with rock salt finish to all footpaths

### Wall Treatment



Honed masonry block at footpath ramp locations



Exposed aggregate accent banding at main entry to community



Split face masonry units as common retaining walls

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# planting palette and details

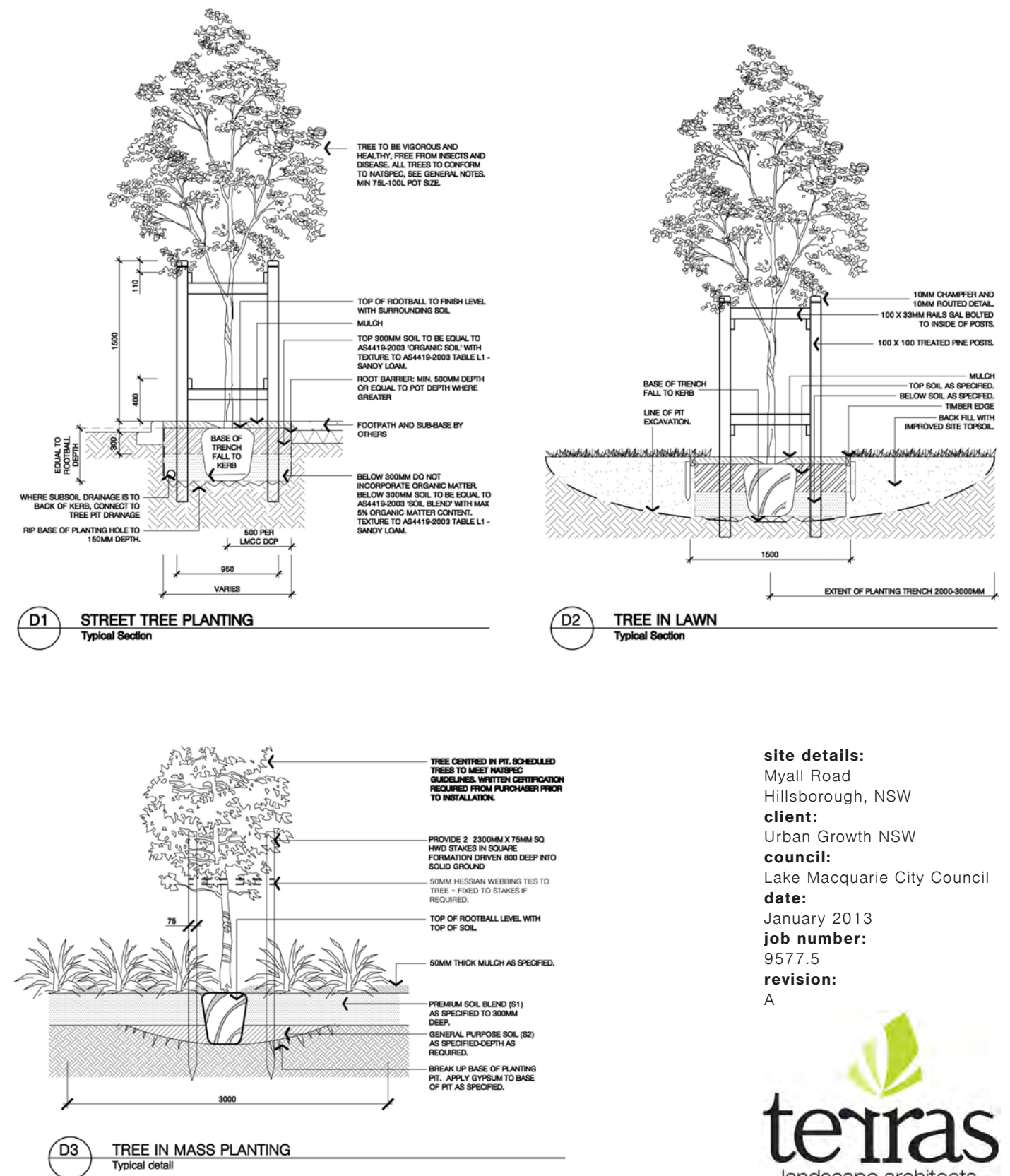
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### Proposed Plant List

Botanical Name	Common Name	Pot Size	Density
<b>Native Trees for Perimeter Planting</b>			
<i>Allocasuarina torulosa</i>	Forrest Oak	100L	As shown
<i>Angophora costata</i>	Smooth-barked Apple	100L	As shown
<i>Corymbia gummifera</i>	Red Bloodwood	100L	As shown
<i>Corymbia maculata</i>	Spotted Gum	100L	As shown
<i>Syncarpia glomulifera</i>	Turpentine	100L	As shown
<b>Trees</b>			
<i>Brachychiton populneus</i>	Kurrajong	100L	As shown
<i>Corymbia 'Summer Red'</i>	Flowering Gum	100L	As shown
<i>Lophostemon confertus</i>	Brush Box	100L	As shown
<i>Tristaniopsis 'Luscious'</i>	Watergum	100L	As shown
<i>Pyrus calleryana 'Chanticleer'</i>	Ornamental Pear	100L	As shown
<b>Entry Feature Planting</b>			
<i>Doryanthes excelsa</i>	Gynea Lilly	2.5 L	4/m2
<i>Grevillea 'Poorinda Royal Mantle'</i>	Groundcover Grevillea	2.5 L	6/m2
<i>Lomandra 'Tanika'</i>	Dwarf Mat Rush	2.5 L	4/m2
<b>Groundcovers / Grasses</b>			
<i>Aristida vagans</i>	Three-awn Speargrass	Viro Tube	7/m2
<i>Carex appressa</i>	Tussock Sedge	2.5 L	6/m2
<i>Cymbopogon refractus</i>	Barbwire Grass	Viro Tube	7/m2
<i>Grevillea 'Poorinda Royal Mantle'</i>	Groundcover Grevillea	2.5 L	6/m2
<i>Lomandra longifolia</i>	Mat Rush	2.5 L	2/m2
<i>Lomandra 'Catrinus'</i>	Mat Rush	2.5 L	4/m2
<i>Lomandra 'Tanika'</i>	Dwarf Mat Rush	2.5 L	4/m2
<i>Themeda australis</i>	Kangaroo Grass	Viro Tube	7/m2
<b>Groundcovers / Grasses - Detention Basins</b>			
<i>Carex appressa</i>	Tussock Sedge	2.5 L	6/m2
<i>Lomandra longifolia</i>	Mat Rush	2.5 L	2/m2
<i>Lomandra 'Katrinus'</i>	Mat Rush	2.5 L	4/m2



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