

Site - General Description

This landscape design report has been prepared in accordance with the requirements of Lake Macquarie City Council Development Control Plan 2014 - Revision 7 (DCP).

The subject site comprises Lot 2 DP 240602, 45 Pendlebury Road, Cardiff. The site is currently used as a car park and is bounded by commercial properties to the north and west, A motel and residential development to the east and car park Munibung Road and Wests Cardiff to the south. The site is 5248m2 in size and slopes gently down to the eastern boundary. Vegetation consists of a band of turf along the western boundary. Powerlines run along the Pendlebury Road frontage.

The site is currently zoned B4 - Mixed use.

Landscape Character and Visual Amenity

The landscape character surrounding the site is generally of a commercial/light industrial with a pocket of residential development to the east and south east.

Lake Macquarie City Council's 'Scenic Quality Guidelines' nominates the site as being located within the Cardiff Landscape Setting Unit. This unit has a 'Low' Scenic Quality Rating and a 'Medium' Viewer Accessibility Level.

The site has been identified as being within 'Scenic Management Zone 12'. The desired future character includes protecting key landscape elements such as vegetated ridgelines and pockets of bushland. Any views of development from main roads should be softened by screening vegetation and building setbacks.

Proposed Development

The proposed development consists of 1 commercial premises located within the front block and 60 self contained units and ground floor car parking located under the proposed buildings.

Proposed Landscape Works and Objectives

The proposed landscape aims to improve the amenity of the site and the surrounding community. The design plans meet Lake Macquarie City Council's planning objectives through the consideration of environmental, ecological concerns and public amenity. The existing site characteristics have been considered and have been realised in the built form through a number of landscape related elements, these include:

- Planting that complements the existing character of surrounding development
- Provide screening to surrounding properties.
- Provide planting that is consistent with CPTED principles.
- Soften the development from surrounding viewpoints.
- Low maintenance plant selections

The landscape treatment has addressed the following:

- Street tree planting in accordance with LMCC guidelines.
- Use indigenous / native plant materials where possible.
- Provide communal areas to each block of units

Landscape Themes

The proposed planting palette is based on the character of the surrounding neighbourhood and the durability of the species selected. The trees have been selected for their character, size and growth habit. *Lophostemon confertus* (Brushbox), *Eucalyptus microcorys* (Tallow Wood), *Eucalyptus robusta* (Swamp Mahogany) and *Eucalyptus tereticornis* (Forest Red Gum) have been selected as boundary plantings to provide a visual buffer to the proposed development. *Nyssa sylvatica* (Tupelo) are also proposed along the northern boundary to allow winter solar access to units. Smaller trees *Corymbia* 'Scentuous' (Dwarf Lemon Scented Gum), *Waterhousia floribunda* (Weeping Lilly Pilly), *Elaeocarpus eumundi* and *Magnolia* 'Little Gem' located between unit blocks are to provide shade to seating areas and provide a visual buffer between blocks.

Consultant's Declaration:

I, Tadd Andersen, have prepared this documentation and hold qualifications to meet the requirements of Lake Macquarie City Council for this category of development as outlined in Council's DCP. I have familiarised myself with all sections of Council's DCP and the Landscape Design Guideline relevant to the landscape proposal for this development.

Category of proposal: Category 3

Qualification:

1. Registered Landscape Architect, AILA Member no 2051
2. BS in Landscape Architecture

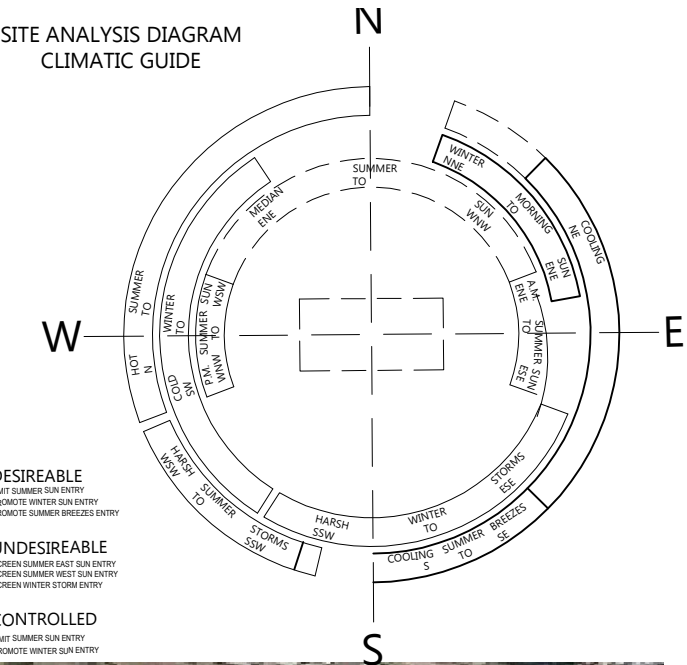
Institute obtained from:

California State Polytechnic University, Pomona

Year of Graduation: 1996

Years of relevant post graduate work experience: 20

Signature:



Landscape Site Analysis

Scale NTS @ A3



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Revisions		
Issue	Details	Date
A	Preliminary Issue	19-03-19
B	DA Issue	21-03-19
C	For Review	26-07-19
D	DA Issue	26-07-19

Client:  
Equity Development Management

Lot 2, DP 240602

Title:  
**Design Report & Analysis**  
Project:  
Affordable Housing Development

Site: 45 Pendlebury Road, Cardiff NSW

Date: 26-07-2019

Job No: 1853

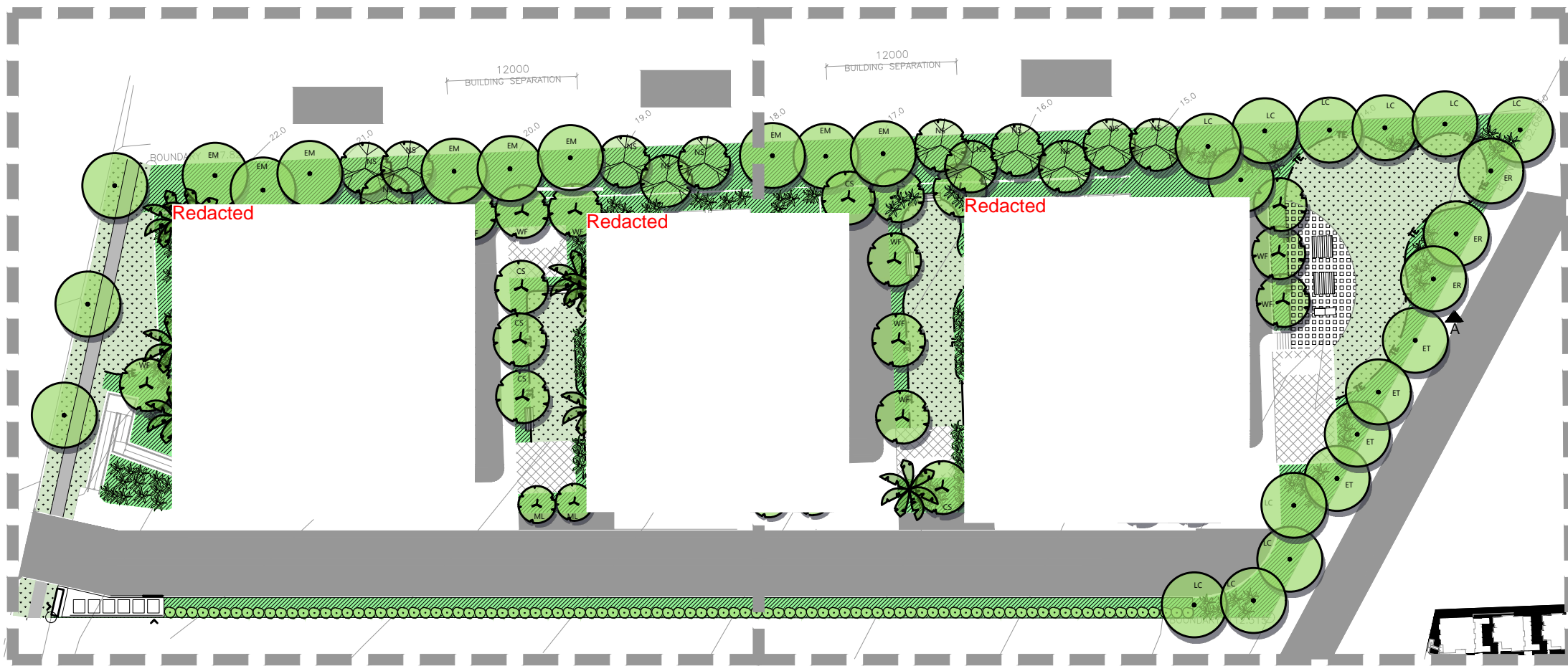
Revision:

Sheet:

D

L01





Refer to sheet L03

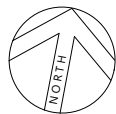
Refer to sheet L04

PLANTING SCHEDULE:

Abbr	Botanical Name	Common Name	Pot Size	Density
Trees				
CS	<i>Corymbia</i> 'Scentuous'	Dwarf Lemon Scented Gum	75 Litre	As shown
EE	<i>Elaeocarpus eumundii</i>	Eumundi Quandong	75 Litre	As shown
EM	<i>Eucalyptus microcorys</i>	Tallow Wood	75 Litre	As shown
ER	<i>Eucalyptus robusta</i>	Swamp Mahogany	25 Litre	As shown
ET	<i>Eucalyptus tereticornis</i>	Forest Red Gum	25 Litre	As shown
LC	<i>Lophostemon confertus</i>	Brush Box	75 Litre	As shown
ML	<i>Magnolia</i> 'Little Gem'	Little Gem	75 Litre	As shown
NS	<i>Nyssa sylvatica</i>	Tupelo	75 Litre	As shown
WF	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	75 Litre	As shown
Accent Plants				
	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	45 Litre	As shown
	<i>Doryanthes excelsa</i>	Minmi Lily	5 Litre	1m <sup>2</sup>
	<i>Furcraea foetida</i>	Mauritian Hemp	5 litre	1m <sup>2</sup>
	<i>Philodendron</i> 'Xanadu'	Xanadu	5 Litre	2m <sup>2</sup>
Shrubs, Grasses and Groundcovers				
	<i>Acmena</i> 'Allyn Magic'	Dwarf Lilly Pilly	5 Litre	0.7m
	<i>Callistemon</i> 'Scarlet Flame'	Bottlebrush	5 Litre	1m
	<i>Grevillea</i> 'Crimson Villea'	Grevillea	5 Litre	1m
	<i>Grevillea</i> 'Mt Tamboritha'	Prostrate Grevillea	Viro tube	4m <sup>2</sup>
	<i>Lomandra</i> 'Katrinus'	Matt Rush	Viro tube	4m <sup>2</sup>
	<i>Lomandra</i> 'Shara'	Matt Rush	Viro tube	4m <sup>2</sup>
	<i>Lorapetalum</i> 'Purple Pixie'	Purple Pixie	2.5 Litre	3m <sup>2</sup>
	<i>Myoporum parvifolium</i>	Creeping Boobialla	2.5 Litre	2m <sup>2</sup>
	<i>Poa</i> 'Eskdale'	Tussock Grass	Viro tube	4m <sup>2</sup>
	<i>Scaevola</i> 'Aussie Crawl'	Aussie Crawl Fan Flower	2.5 Litre	3m <sup>2</sup>
	<i>Syzygium</i> 'Resilience'	Lilly Pilly	5 Litre	1m
	<i>Westringia</i> 'Zena'	Coastal Rosemary	2.5 Litre	1m



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Client:  
Equity Development Management  
  
Lot 2, DP 240602

Title:  
**Landscape Plan**  
Overall Site & Plant Schedule  
  
Project:  
Affordable Housing Development

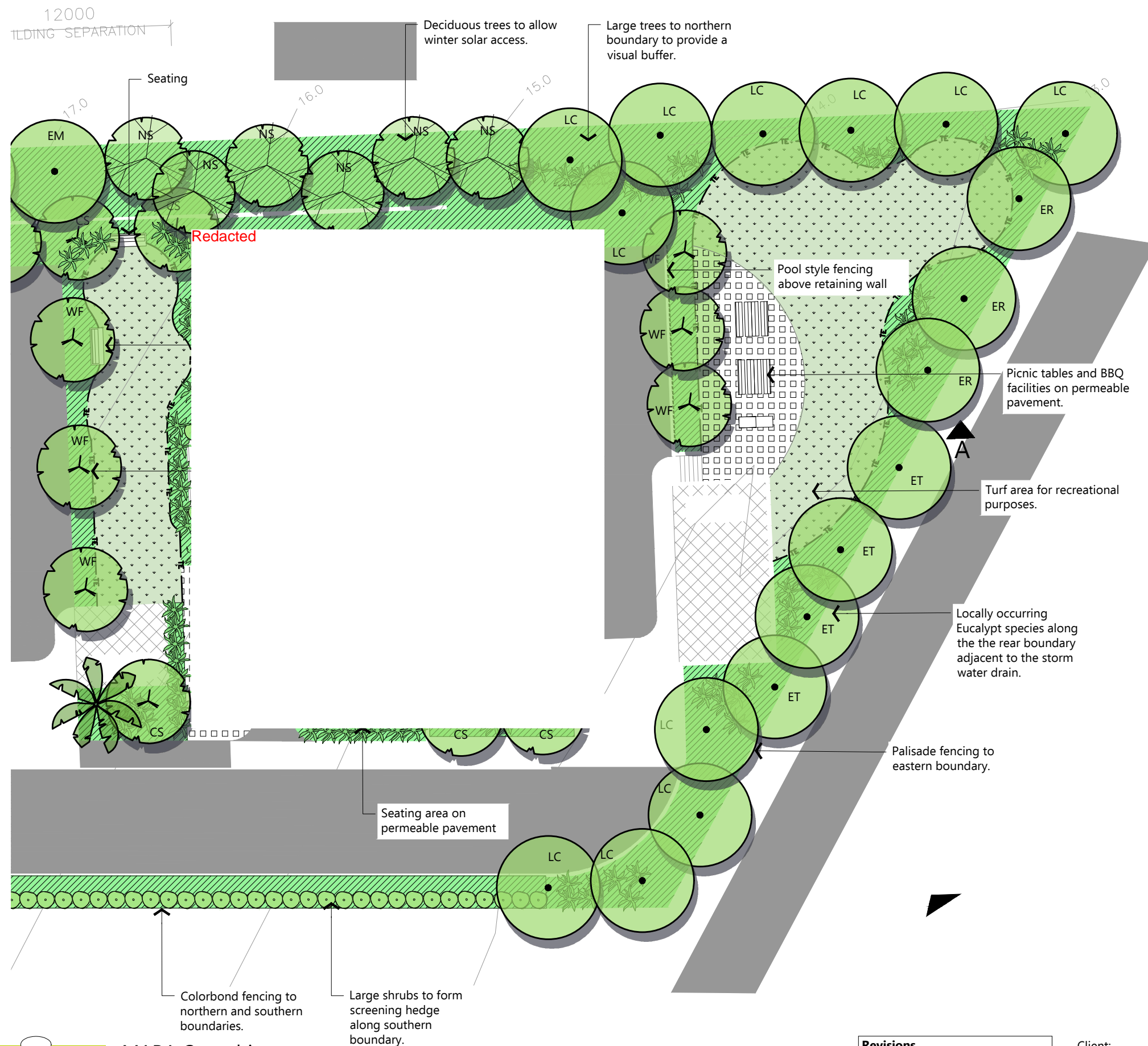
Site: 45 Pendlebury Road, Cardiff NSW  
  
Date: 26-07-2019  
Job No: 1853  
Revision: Sheet:  
**L02**



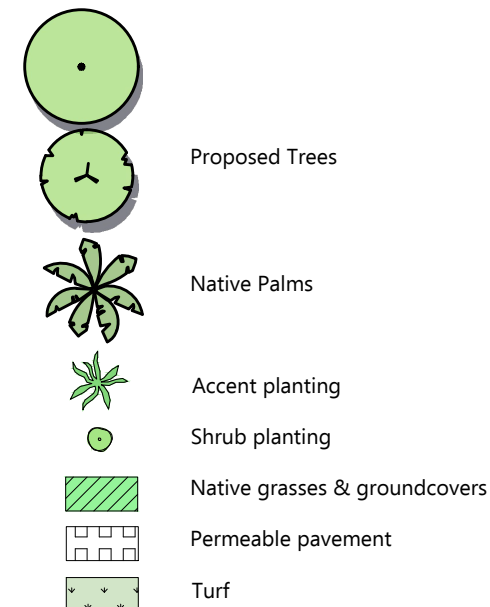
Client:  
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Site: 45 Pendlebury Road, Cardiff NSW  
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PLANTING LEGEND  
Refer to Planting Schedule for list of plants



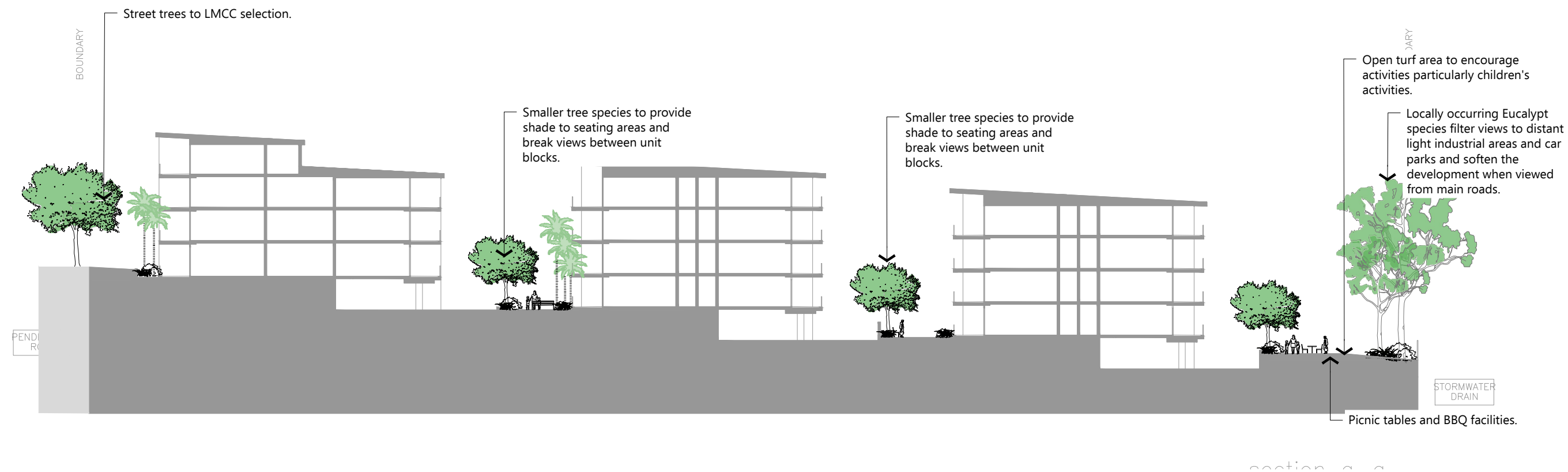
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Title:  
**Landscape Plan**  
Sheet 1  
  
Project:  
Affordable Housing Development

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**L03**





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Title:  
**Section A-A**  
  
Project:  
Affordable Housing Development

Site: 45 Pendlebury Road, Cardiff NSW  
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Revision: D Sheet: **L05**

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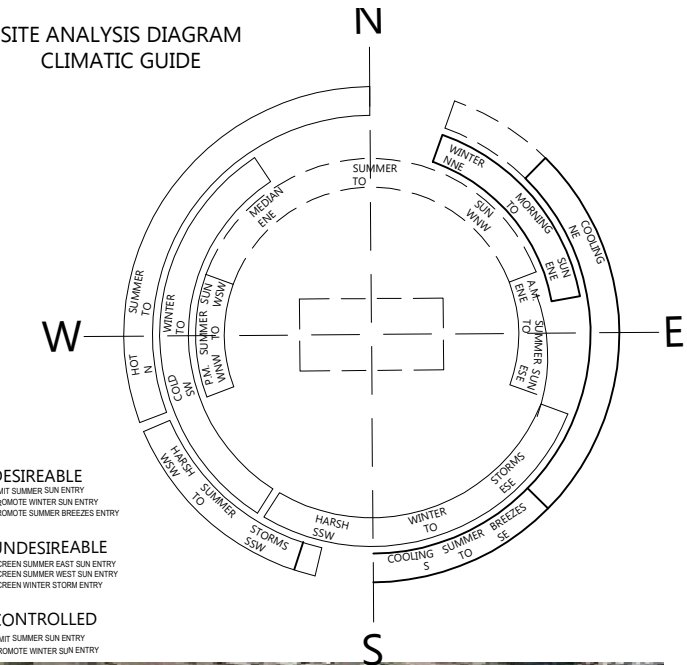
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D

L01