



TFNSW

CONCEPT DEVELOPMENT APPLICATION AND FIRST STAGE OF DEVELOPMENT

TFNSW GLENDALE

65 Glendale Drive, Glendale

PUBLIC DOMAIN AND OPEN SPACE STRATEGY REPORT

TLA SUBMISSION

14790.5-TFNSW GLENDALE-MP_J

20 December 2024



EXECUTIVE SUMMARY

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This report is submitted to Lake Macquarie City Council in support of a Concept Development Application (DA) and first stage of development relating to 65 Glendale Drive, Glendale.

The subject site is legally described as **Lot 1 in DP 1286424** and has a total site area of **35.85 hectares**.

The site is zoned MU1, E2 and C2, northeast of the Stockland Shopping Centre and has frontages to Glendale Drive and Stockland Drive, with Main Road bounding the site to the north.

The Concept DA will facilitate the future development of the site generally in line with Lake Macquarie Council's Development Control Plan for the Glendale Town Centre through definition of development parcels and associated uses that will support the delivery of Council's North West Growth Strategy. The first stage of development includes a subdivision that will establish the greater lots, to be further subdivided in the future in accordance with the Concept DA. The firsts stage of development also includes site works that facilitate the subdivision.

The proposed public domain and open space strategy addresses the following core requirements:

Circulation

The proposal addresses circulation through a street network plan which provides appropriate circulation strategies to the site, including:

- Pedestrian lane typologies addressing internal streets, roads adjacent to the riparian corridor and entry roads (see *03. Strategies Street Network & Street Sections*).
- Key destinations and retail points are addressed through the inclusion of a commercial activation zone with accessible, open and safe pedestrian links (*LMCC DCP, Part 4: Development in Business Zones 3.1 Pedestrian Lanes*).

Landscape Design & Streetscape

Landscape design and community amenity is considered within the development including the following strategies:

- Appropriate design that compliments the scale of spaces within the development through establishing an open space hierarchy (see *04. Strategies: Open Space Hierarchy*). This hierarchy includes public green space through a local and pocket park as well as addressing connections alongside the riparian corridor. (*LMCC DCP, Part 4: Development in Business Zones 7.1 Landscape Design*)
- Street and amenity tree planting is proposed to supplement the tree canopy of existing vegetation (See *03.Strategies: Tree Canopy*). The amenity of the streetscape considers DCP provisions (*Part 4: 7.2 Street Trees & Streetscape Improvements*) with a street tree masterplan, utilising native species within the LMCC Preferred Street Tree List (see *03. Strategies. Street Tree Planting*). Further detail addressing the verges within the development is included within *Landscape Masterplan* (Terras, 2023).
- An ongoing Connection with Country strategy is proposed, with Terras identifying nodes within the overall Masterplan as opportunities for future exploration of the site and history. This proposition is explored within the material palette & by adopting native trees, shrubs and groundcovers endemic to the existing plant communities of the site.



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Acknowledgement of Country

Terras acknowledge the Traditional Custodians of the lands on which we work and live. We pay our respects to the elders, past, present and emerging and recognise their continuing connection to country and contribution to this land.

ANALYSIS



STRATEGIC POLICY

INTRODUCTION

This report is submitted to Lake Macquarie City Council in support of a Concept Development Application (DA) and firsts stage of development relating to 65 Glendale Drive, Glendale. The subject site is legally described as Lot 1 in DP 1286424 and has a total site area of 35.85 hectares.

The subject site (shown in Figure 1 below) is owned by the Transport Asset Holding Entity (TAHE). The site is largely vacant, except for a small portion of land to the south, which is being used by Sydney Trains for project operations and will be retained for this purpose. It is legally described as Lot 1, DP 1286424 and is currently zoned as E2 commercial centre, MU1 mixed use, C2 environmental conservation.

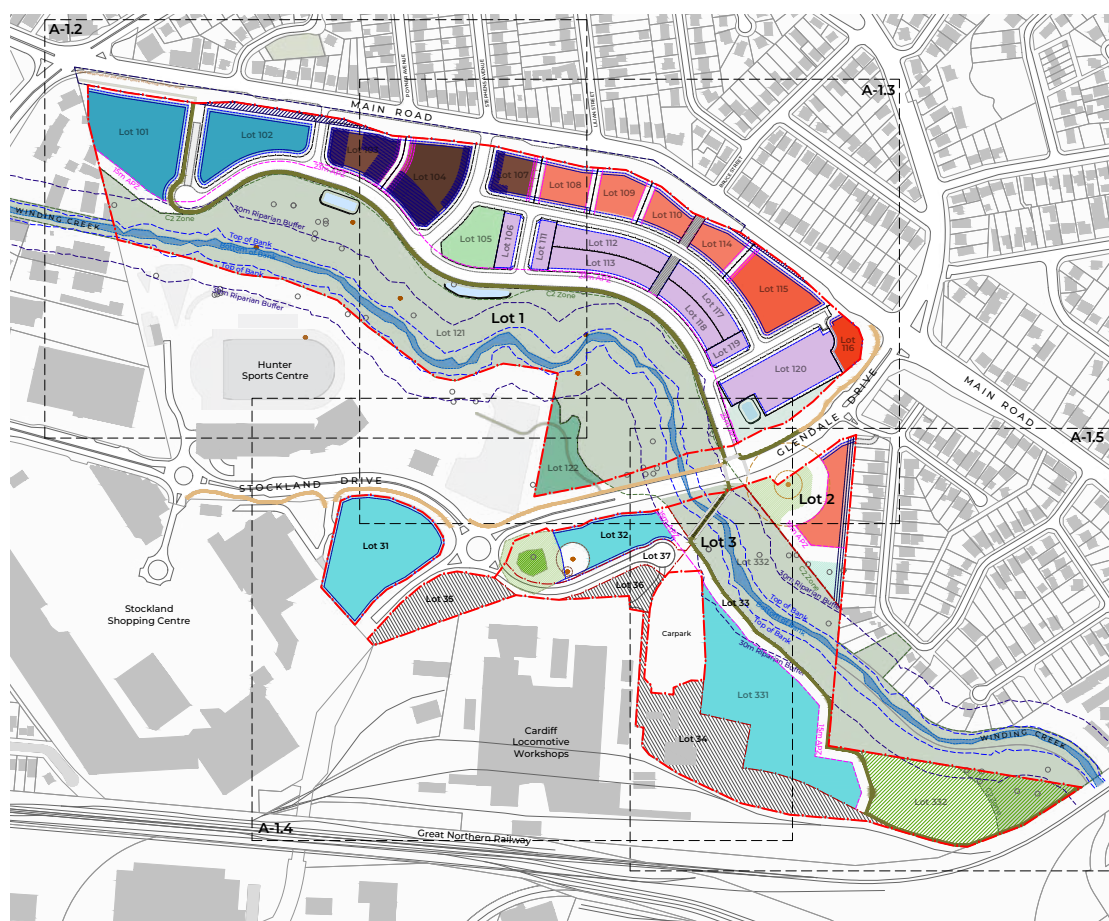


Figure 1: Glendale Concept Envelope Plan (Ethos Urban, 2024)

STRATEGIC POLICY

The following Government strategic policies have informed the design process:

State and Regional plans:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Hunter Regional Plan
- Rural Fires Act 1997
- Rural Fires Regulation 2013
- Planning for Bushfire Protection 2019
- Biodiversity Conservation Act 2016
- SEPP Biodiversity and Conservation 2021

Local Planning controls

- Lake Macquarie Local Environmental Plan
- Lake Macquarie Development Control Plan
- Lake Macquarie Planning for Economic and Neighbourhood Centres
- Lake Macquarie Development Guidelines

Council Strategic plans

- Aboriginal Heritage Management Strategy
- Crime Prevention strategy
- Environmental Sustainability Strategy and Action Plan 2020-2027
- Public amenities strategy
- Sports Strategy
- Urban and Public Art Strategy
- Urban Greening Strategy
- Urban Herat Strategy
- Walking, Cycling and Better Streets Strategy

PROPOSAL

Specifically, the development application comprises the following elements:

A Concept DA under s4.22 of the EP&A Act with proposed arrangement comprising:

- internal vehicular and active transport network;
- connections and alterations to the adjacent street network;
- civil and stormwater arrangement;
- bulk earthworks arrangement;
- landscaped and public open space areas;
- bush fire management arrangement;
- ecological management arrangement;
- heritage management arrangement;
- future development parcels; and
- land use and development envelope associated with each parcel.

A first stage of development, which includes subdivision comprising two phases::

- Phase 1: Three (3) lots (north and south of Glendale Drive); and
- Phase 2: Subdivision of Lot 3 created at Phase One into seven (7) lots, including one (1) proposed road reserve lot. Works to facilitate the second subdivision phase, including (but not limited to):
 - bulk earthworks;
 - civil (stormwater and road) infrastructure; and
 - servicing infrastructure.

The Concept DA proposes the following uses for each lot:

Lot 1 (north of Glendale Drive)

- development parcels comprising:
 - mixed use buildings;
 - residential flat buildings;
 - multi dwelling housing; and
 - commercial.
- public open space.

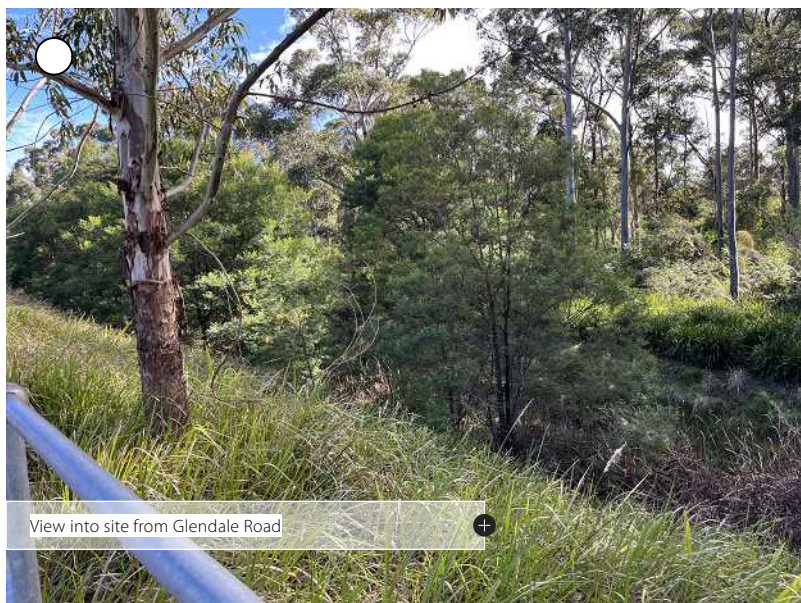
Lot 2 (north of Winding Creek and east of Glendale Drive)

- a development parcel comprising residential flat buildings

Lot 3 (south of Glendale Drive)

- subdivision at Phase 2 into seven lots comprising:
 - three lots with a permissible use (Lot 31, Lot 32 and Lot 33);
 - three lots to be retained by TAHE for existing transport operational purposes (Lot 34, Lot 35 and Lot 36); and
 - one lot for dedication as road reserve (Lot 37)

SITE CHARACTER



View into site from Glendale Road



NOTES

The existing site is largely natural vegetation relating to Winding Creek.

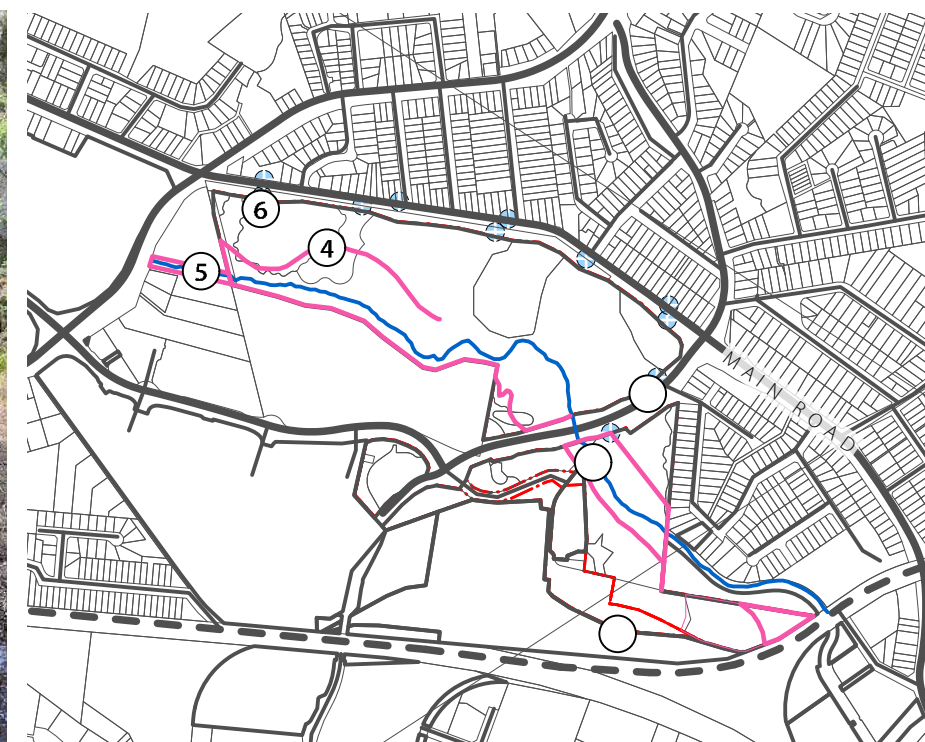
The surrounding land is characteristic of an environmental conservation zone amongst flat terrain and dense connecting tree canopy.

The current site is largely vegetated in nature, with dense tree canopy coverage and overgrown grass, largely of an exotic species.

Adjoining major road corridor, Main Road, was observed to be a popular route with a consistent, moderate amount of traffic.



View along Winding Creek



HISTORY & HERITAGE

ANCIENT AND GEOLOGICAL CONTEXT



The project area is located within the Hunter subregion of the Northern Sydney Basin bioregion, and is underlain by a number of coal fields. The northern portion of the project area is underlain by the Adamstown Subgroup of the Newcastle Coal Measures which is associated with a geology which includes **conglomerate, sandstone, shale, siltstone, claystone, tuff and coal**. The southern portion of the area is reported to be underlain by Quaternary Alluvium which is associated with **gravel, sand, silt and clay**.

The study area comprises two soil landscape units as mapped and defined by Murphy (1993). The northern section of the Study area along Winding Creek comprises the Cockle Creek soil landscape unit. This landscape is characterised by narrow floodplains, alluvial fan and delta deposits in Awaba Hills (Murphy 1993).

The Warners Bay landscape unit occupies the remaining southern portion of the Study Area and is characterised by undulating to rolling low hills and rises of the Newcastle Coal Measures in the Awaba Hills.

FIRST NATIONS PEOPLE



Prior to European settlement, the Lake Macquarie area was inhabited by the Awabakal people.

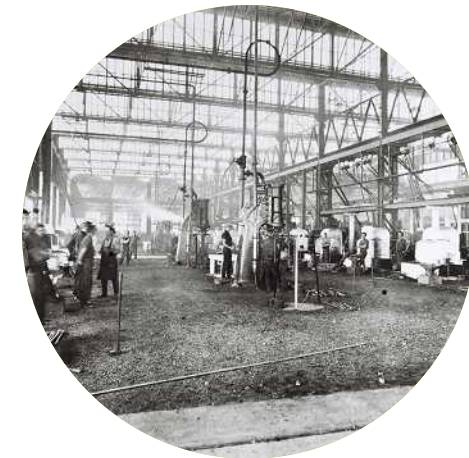
Ethnographic literature and the abundance of food resources in the Lake Macquarie area indicate that the region was attractive to the Aboriginal groups living in the area. Some ethnographic reports suggest that the Awabakal people may have been the largest clan of several groups in the coastal part of the lower Hunter region. Related clans were the Pambalong, Ash Island and Cooranbong groups. Awabakal was the largest group in the area and was concentrated on Lake Macquarie (Umwelt, 2011).

The site includes a riparian corridor associated with Winding Creek, which traverses the central portion of the site. A number of Aboriginal sites are registered within the Project Area, **evidence of camping**.

The site is located on two potential **travel routes connecting landmarks in the greater area**.

Image: Sugarloaf Mountain 1824. by Joseph Lycett (Published 1828).

EUROPEAN OVERLAY



The area surrounding Lake Macquarie was the subject of settlement activity during the early 1830s, with timber getting and coal mining being the major industries. To the south of the project area, the NSW heritage listed Cardiff Railway Workshops were constructed from 1928 and were originally operated as a maintenance and repair facility by the NSW State Government railway authority. The last steam boiler to be overhauled at the Workshops occurred in 1970 and was closed for Government service in the late twentieth century. The Workshops have now been re-commissioned and modified by the EDI Rail Division of Downer EDI Limited. Aboriginal Cultural Heritage Survey Report - ERM 2022

Commercial and retail activity was initially located at the intersection of Main Road and Lake Road (the 'cross roads'). Major retail development commenced south of the cross roads during the late 1980s and continued during the 1990s. Development of the Hunter Sports Centre occurred during the mid-1990s.

The site predominantly consists of urban bushland with a sports oval (Mandeela) in the northwest corner of the site and a former cricket pitch, since built up with several meters of fill material.

Image: Cardiff Railway Workshops 1950s. By Gordon Bendeich. Lake Macquarie Library.

VEGETATION COMMUNITIES



VEGETATION TYPE 1

PCT 1718 - SWAMP MAHOGANY - FLAX LEAVED PAPERBARK SWAMP FOREST (PCT 4044)

This swamp community has an open to dense tree layer of *Eucalyptus* and paper bark species (*Melaleuca* and *Callistemon*). The riparian and low-lying areas are waterlogged and are subjected to periodical flooding. The lower and middle stratus of this community are highly disturbed by weed incursion, but all areas contain large old growth trees supporting an abundance of hollows.

Species present include, but are not limited to:
Canopy Species: *Eucalyptus saligna*, *E. paniculata*, *E. robusta*, *E. acmenoides*, *Angophora floribunda*, *E. tereticornis*, *E. piperita* and occasionally *A. costata* and *Corymbia gummifera*.
Mid Stratum: *Melaleuca linariifolia*, *M. styphehlioides*, *Callistemon salignus*, *Pittosporum undulatum*, *Glochidion ferdinandi*, *Acacia longifolia*
Ground-Stratum: *Impertia cylindrica*, *Lomandra Longifolia*,



VEGETATION TYPE 2

PCT 1619 SMOOTH BARKED APPLE - RED BLOODWOOD - BROWN STRINGY BARK(PCT 3581)

A dry sclerophyll open forest with a ground layer dominated by native grasses. This community is moderately disturbed, however, contains many large trees with abundant hollows.

Species present include, but are not limited to:
Canopy Species: *Eucalyptus piperita*, *Corymbia gummifera*, *Angophora costata*, *E. paniculata*, *E. acmenoides*, *E. resinifera* and *E. capitellata*.
Mid Stratum: *Pittosporum undulatum*, *Callistemon salignus* and *Glochidion ferdinandi*.
Ground Stratum: *Lomandra longifolia*, *L. multiflora*, *Dianella caerulea*, *Pratia purpurascens* and *Dichondra repens*



VEGETATION TYPE 3

pct 1636 SCRIBBLY GUM-RED BLOODWOOD - ANGOPHORA INOPINA WOODLAND(PCT 3583)

A dry sclerophyll open forest with dry shrub layer and a ground layer dominated by native grasses. This area is in relatively good condition and contains a number of large trees with abundant hollows.

Species present include, but are not limited to:
Canopy Species: *Eucalyptus haemastoma*, *Corymbia gummifera*, *Angophora costata* and *Eucalyptus resinifera*.
Mid-Stratum: *Acacia falcata*, *A. longifolia*, *Grevilia parviflora* subsp *parviflora*, and *Banksia spinulosa*, with scattered *Acacia myrtifolia*, *Allocasuarina littoralis*, *Leptospermum trinervium*, *Persoonia levis*, and *Lambertia formosa*.
Ground-Stratum: *Themeda triandra*, *Imperata Cylindrica*, and *Xanthorrhoea* sp, *Dianella cerulea*, *Gonocarpus* sp. and *Phyllanthus hirtellus*.

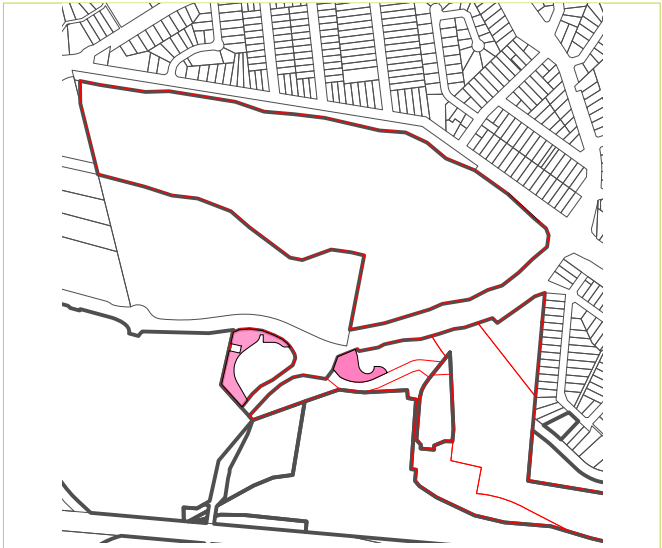


VEGETATION TYPE 4

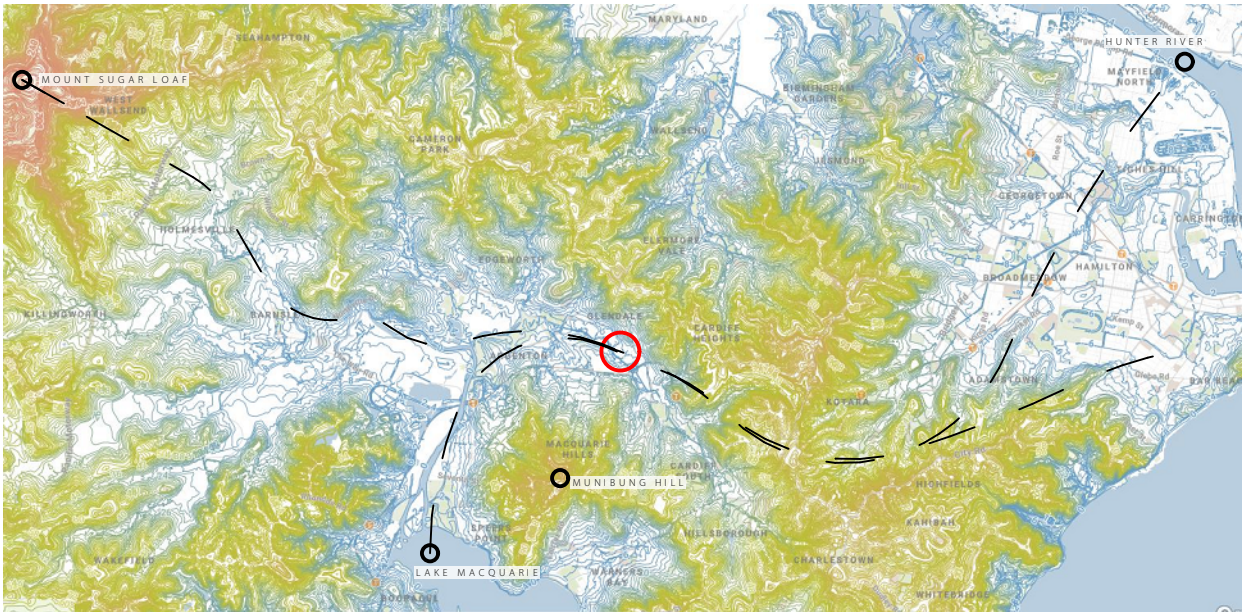
PTC 1590 SPOTTED GUM - BROAD LEAVED MAHOGANY RED IRONBARK (PCT 3433)

A dry sclerophyll open forest. A small patch of this community is in the northern-western portion of the site. The vegetation is highly disturbed with a high abundance of weeds and appears to be significantly impacted by the edge effect resulting from vegetation clearing on the eastern and northern boundaries of the community.

Species present include, but are not limited to:
Canopy Species: *Corymbia maculata*, *Eucalyptus acmenoides*, and *E. paniculata*.
Mid-Stratum: *Callistemon salignus*, *Breynia oblongifolia*, *Pittosporum undulatum*, *Glochidion ferdinandi* and *Dodonaea triquetra*
Ground-Stratum: *Lomandra longifolia*, *L. multiflora*, *Pratia purpurascens*, *Dianella caerulea* and *Dichondra repens*.



CONNECTION TO COUNTRY



The Project Area incorporates two potential travel routes:

- Mount Sugar Loaf to the Hunter River catchment, and
- Lake Macquarie to the Hunter River

Mount Sugar Loaf

Known as Warrawelong, significant for its views across Awabakal Country and association with Dreaming stories, as the location of significant sacred ceremonies and is associated with spirit figures. Early paintings show Awabakal people hunting in the vicinity of Mount Sugar loaf.

Munibung hill

Ki-na-ko-ba. There are veins on the stone which contain a yellow substance used for paint in warlike expeditions. *Provided features and resources such as rock, shelters, food plants and animals, materials for implement, a source of ochre, fresh water* - Munibung Hill Draft Management Plan (Umwelt 2012)

Lake Macquarie

Significant place of activity for the Awabakal people as an important place for fishing, gathering and connected to Dreaming stories and sites of cultural significance. Awaba is a root word which means plain or level surface. Awabakal people regarded by other tribes as fine makers of spears made from Xanthorrhoea.

Hunter River

The lower Hunter River is recognised as the border between the Awabakal to the south and the Worimi to the north. An abundance of species.

TRAVEL ROUTES

Often Aboriginal travel routes took advantage of flat ground including adjacent to waterways for rest points or camps. The project area is located along creek lines running from mount Sugar Loaf and along the Winding Creek catchment. Evidence of camping along Winding Creek is reflected in the artefacts in the project area and the nearby scarred trees.



NOTES

The designing with Country workshops identified three key themes for the project area., travel routes, language and caring for country. These are to be interpreted and recognised throughout the design

CARING FOR COUNTRY

Awabakal people have occupied the region for thousands of years living in harmony with the environment. Maintaining a balance between the people, land, its animals and flora.

- Caring for country and sustainability
- Regeneration of the natural landscape and the introduction of local endemic floral species
- Incorporation of native plants and animals - powerful owls and sugar gliders specifically mentioned
- Include green areas/parks as 'Breathing Spaces'
- Associations between land and material culture e.g. scarred trees and coolamons/shields, stone artefacts and camping activities



CONNECTION TO COUNTRY

axe (stone) pako	Munibung Hill Ko-na-ko-na-ba
axe (wooden) baibai	ochre (red) kopara
bowl wimbi	ochre place koparaba
bush (brush) kurang	owl wontiwonti, yaayiin
canoe marinauwai, muten, nauwai	parrot (ground) kalatain
club kootara	parrot (king) bayinbang, kaneta, kirakira
cockle Paramai	sea eagle birabaan
creek kiranta, Powaramalong, towaribari	shell kaling
creek (bush) tenkene	shellfish biraba
creek (muddy) wakarabil	shield koreyl
creek (tidal) Torii torii	spear kalaara, moting, warai
Creek, Winding Keram	spear thrower womarar
echidna kokangeri	string bag kinan
glider (greater) bitawang	stone taro, tunung
glider (sugar) watikang	string (bag) kinan
glider (yellow-bellied) bilo	valley pilapai, pilapai kalaitaran
hill wapingai, panting, bataba	water baato, kokowin
Hunter River Coquun (Albrecht 2000)	water (clear) Maiyuna
kangaroo mowane/moani, kaniiyining	water (fetch) peyakaliko
kangaroo, rat karobin	water (tread) watawarewaliko
kangaroo skin (cloak) worowán (Roberts et al. 2002)	water weed turi
Lake Macquarie Awaba	which way woneyn, wontakalowa
man of Awaba Awabakal	whole kiran, turon
Mount Sugarloaf/Sugar Loaf	woman of Awaba Awabakaleyn
Warawallug (Lancelot Edward Threlkeld 1892, 52) also spelt Warrawelong	wood koolai, nantaa

Awabakal Language

Use of the language within the design. was noted of importance. Above is a preliminary list of words compiled from the cultural awareness material culture session.



LANDSCAPE VISION

CONNECTION TO COUNTRY



As a landscape architecture practice that deals with land, places, culture, history and the natural environment, everything we do is on Country and it is our responsibility to care for country. We are committed to understand more about the Traditional Owners of this land, and their deep cultural connections to Country. Our ambition is to:

- Reduce the impacts of natural events through sustainable land and water use practices
- Value and respect Aboriginal cultural knowledge and language and engage with truth
- Ensure Country is cared for appropriately and sensitive sites are protected

HUMAN CONNECTIONS



Provide legible and easily accessible links through the site at a human scale to encourage walking and cycling. Creating opportunities for active and passive recreation and a variety of recreation experiences.

The environments in which we live profoundly affect us. Positive relationships and connections to natural and built landscapes impact our health and well-being in a variety of ways. Including reducing stress and minimizing anxiety.

It is our intention to foster connections for the people to Live, Work, Play, Gather, and Learn.

CLIMATE POSITIVE DESIGN



As stewards of the environment, landscape architects must advocate for climate positive outcomes. As designers of the built environment we need to ensure the future of our planet by reducing carbon footprints and increasing sequestration. CPD can mean:

- Retention of as many trees on site as possible
- Reduce demolition and recycle and reuse materials
- Reduce the extent of high carbon elements
- Maximise soft surfaces and soil root plate volumes
- Increase biodiversity
- Design for longevity
- Utilise WSUD principles

SITE SPECIFIC DESIGN



Design which preserves, enhances, and creates strong visual and physical connections to the natural features inherent to the site, whether they are a stand of trees, the topography of a site, a body of water, or a distant view.

To tell the idiosyncratic story of Winding Creek and its significance to first nations people and birds and bats as a stepping stone to the greater area through thoughtful landscape initiatives that celebrate the site's entire history and assist in creating meaningful connections to its future intended purposes.

VISION



MATERIALS PALETTE

NOTES

Planting of endemic vegetation will help create a unique sense of place and reinstate pre-existing species to the site.

Sand and sandstone materials, coal hues and serpentine shapes to reference the rich ancient geological history of site.

Swathes of native grasses will reinforce movement and the site's relationship to water and connectivity. A site-specific reference to First Nation connection to Winding Creek and evidence of camping along the creekside.

Timber-component furniture and nature and discovery play equipment noting the extensive timber industry first established in Glendale during European settlement.



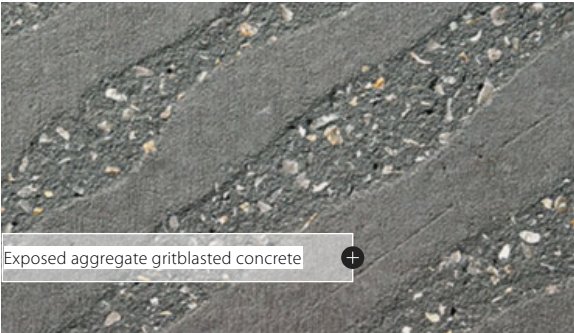
Endemic vegetation to be used through the site



Sandstone to be used



Unique furniture inspired by site



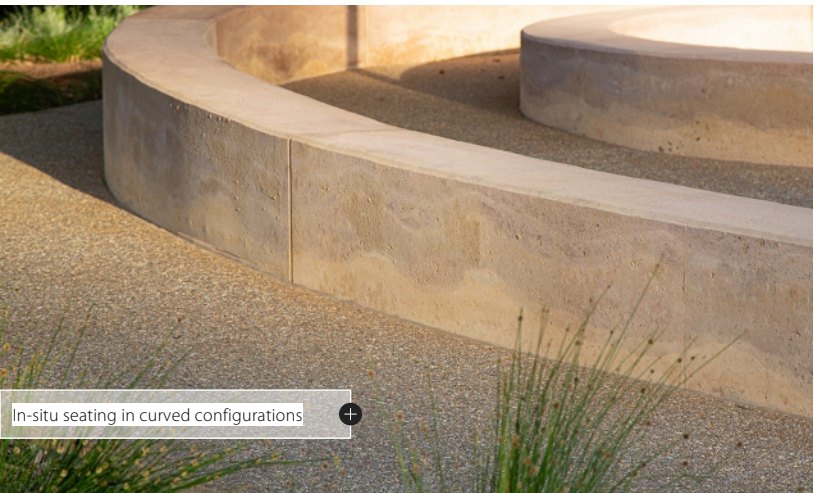
Exposed aggregate gritblasted concrete



Rammed earth with imbedded site materials



Decogranite for ground surfacing



In-situ seating in curved configurations

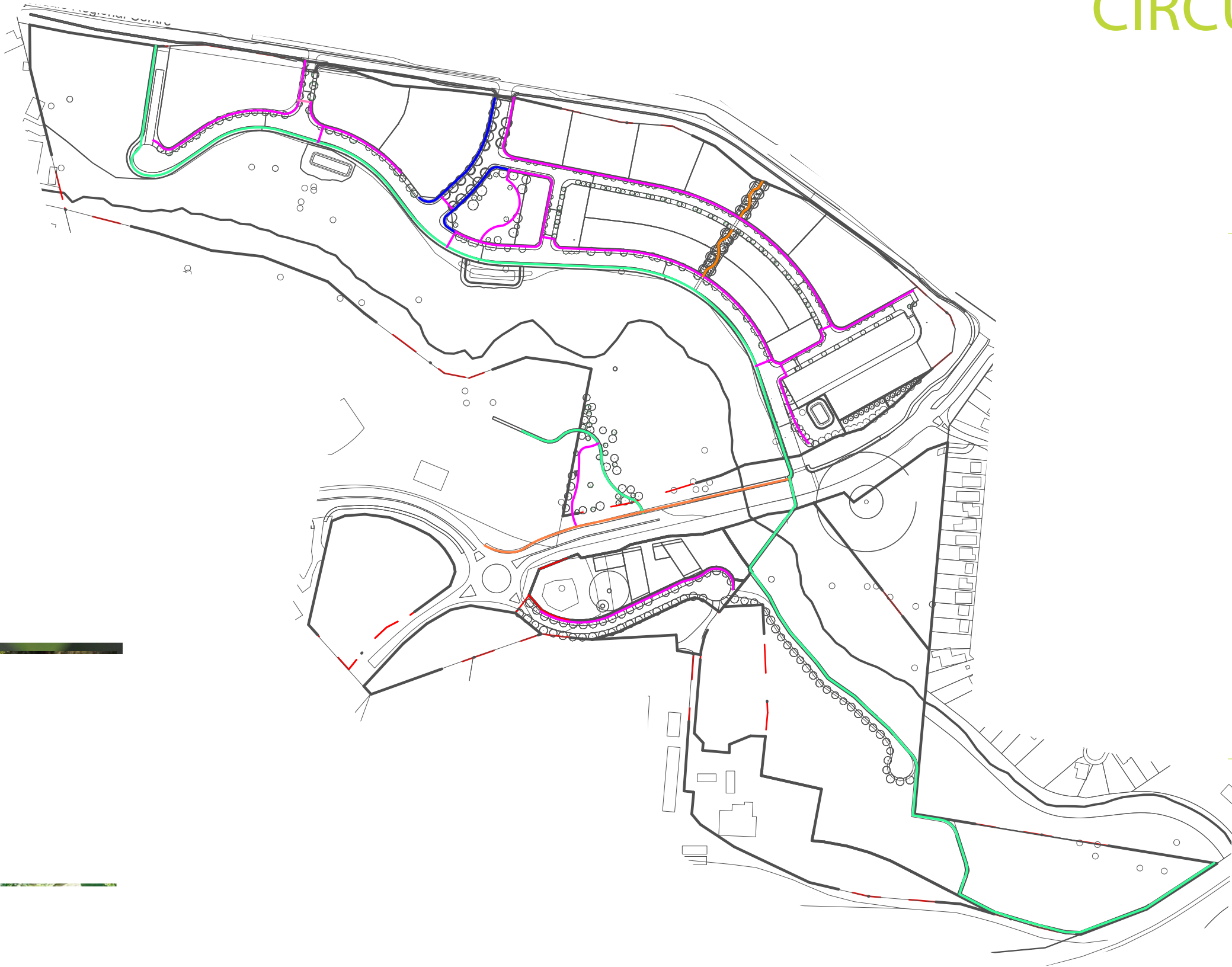


Endemic vegetation to be used through the site

STRATEGIES



CIRCULATION



LEGEND

- SITE BOUNDARY
- 1.5m FOOTPATH
- SHAREWAY
- COMMERCIAL ACTIVATION ZONE
- PROPOSED 3m WIDE CYCLEWAY TO ADJOIN EXISTING
- EXISTING PATH/CYCLE-WAY

NOTES

1. Cycleway to establish strong public transport links through suburb.
2. Pedestrian link opportunity for connection to country.
3. Local identity to form zones of commercial activation to community.

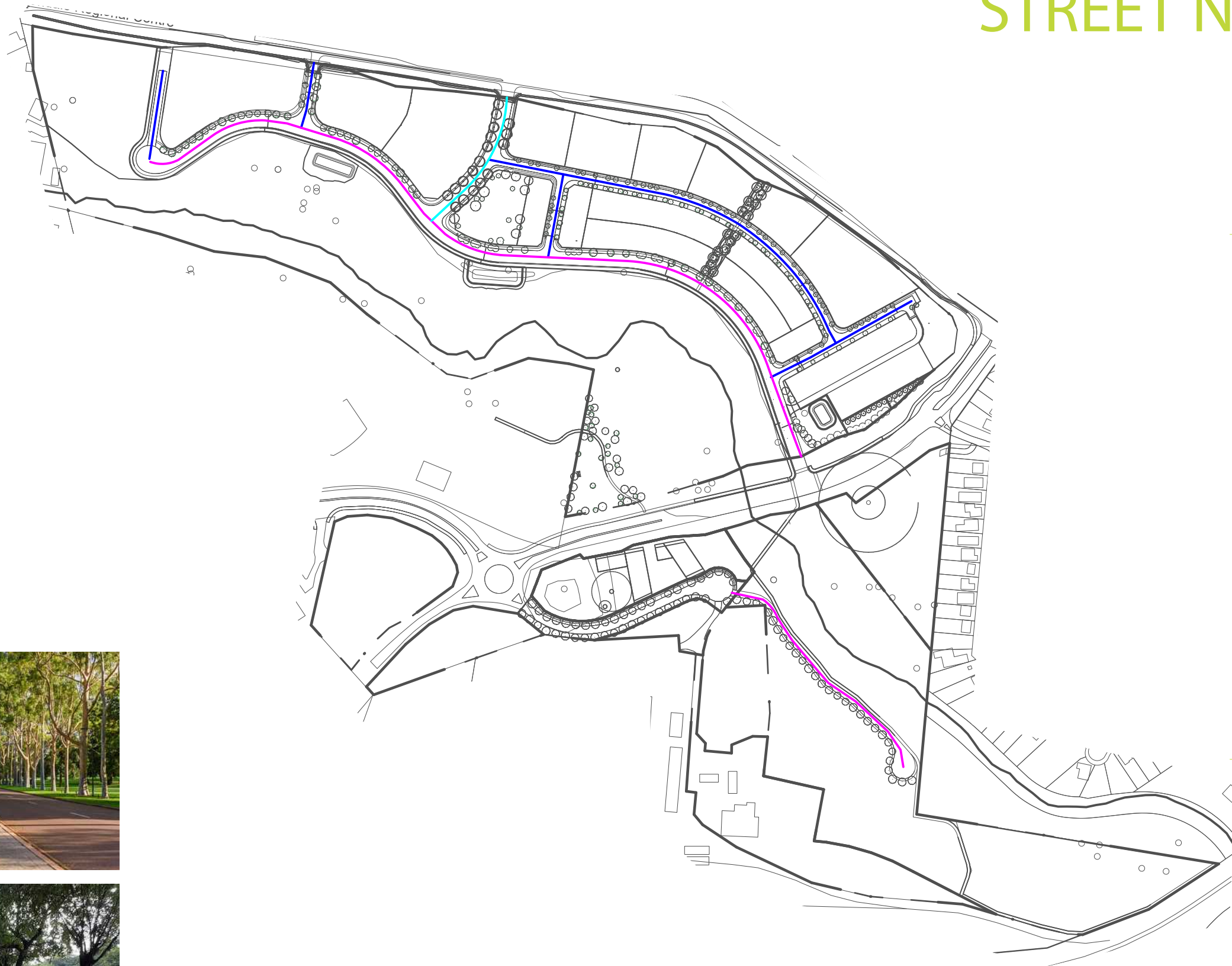
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Cycleway
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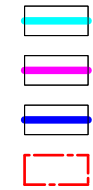
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STREET NETWORK



LEGEND



ENTRY ROAD

RIPARIAN CORRIDOR ROAD

TYPICAL INTERNAL ROAD

SITE BOUNDARY

NOTES

1. Placemaking and community identity established through entry road design.
2. Riparian corridor to emphasise landmark and create recreational zone.



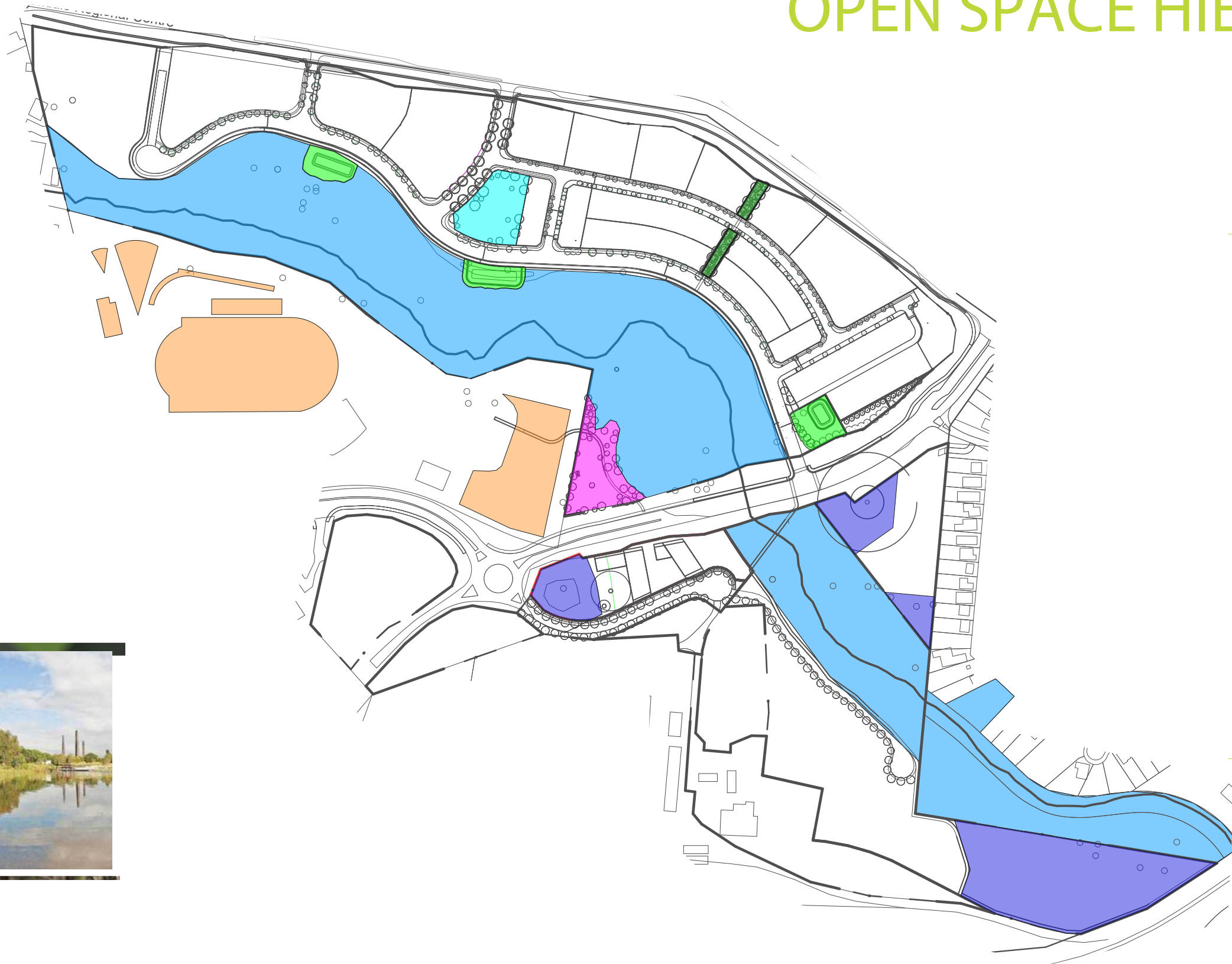
Entry Road



Riparian Corridor Road



OPEN SPACE HIERARCHY



LEGEND

	LOCAL PARK
	OPEN SPACE
	BASINS & ASSOCIATED LANDSCAPING
	RIPARIAN
	EXISTING VEGETATION TO BE RETAINED & REHABILITATED
	SPORTING FACILITIES
	GREEN LINK

NOTES

1. Local Parks to provide family friendly play space and open turf areas for recreation.
2. Basins and public greenspace to provide community amenity and opportunity for Connection to Country
3. Sporting and recreation facilities to the local community

Redacted



Basins & Public Green Space





Redacted



TREE CANOPY



LEGEND

-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES TO BE RETAINED
-  PROPOSED NEW TREE
-  RE-ESTABLISHMENT OF NATIVE VEGETATION

NOTES

1. Proposed tree canopy = 8 875m²



Street Tree Planting



Green Link pedestrian corridor



Existing vegetation and habitat protected



GLIDER STRATEGY

LEGEND

- RE-ESTABLISHMENT OF NATIVE VEGETATION
- GLIDER POLES AND ROPE BRIDGE

NOTES

- Gider rope crossing to Glendale Drive
- Glider pole location



Glider rope bridge crossing to Glendale Drive



Glider poles



STREET TREE PLANTING

LEGEND



ENTRY ROAD. REFER NOTES

RIPARIAN ROAD. REFER NOTES

INTERNAL ROADS. REFER NOTES

NOTES

1. Planting of *Glochidion ferdinandi* to main entry to development
(^) PCT 1718 SWAMP MAHOGANY FOREST - COASTAL LOWLANDS
(*) PCT 1619 SMOOTH BARKED APPLE OPEN FOREST COASTAL LOWLANDS
2. Planting of *Callistemon salignus* to connecting streets
(^) PCT 1718 SWAMP MAHOGANY FOREST - COASTAL LOWLANDS
(*) PCT 1619 SMOOTH BARKED APPLE OPEN FOREST COASTAL LOWLANDS
3. Planting of *Waterhousea floribunda* to edge fronting riparian corridor
(#) LMCC Preferred Street Tree List.
4. Where possible, street trees have been selected from plant communities endemic to the site while ensuring that they also occur on councils street tree planting list.
5. N/A

Glochidion ferdinandi *^*Callistemon salignus* *^*Waterhousea floribunda*

PLANT PALETTE

STREET TREES



Glochidion ferdinandi *^#



Glochidion ferdinandi *^#



Callistemon salignus *^#



Waterhousea floribunda #

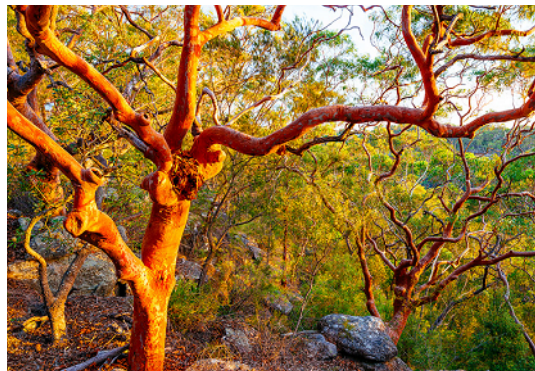


Waterhousea floribunda #

PARK TREES



Angophora floribunda ^



Angophora costata *



Eucalyptus paniculata *



Eucalyptus tereticornis *



Corymbia gummifera *

UNDERPLANTING



Lomandra longifolia *^



Dichondra repens ^*



Pratia purpurascens ^*



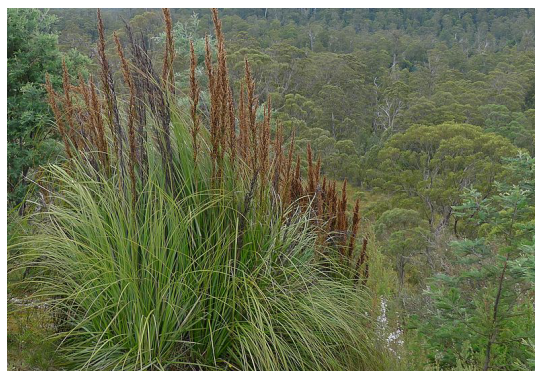
Dianella caerulea *



Lomandra multiflora *



Imperata cylindrica ^



Gahnia clarkei ^



Viola hederacea ^



Banksia spinulosa *

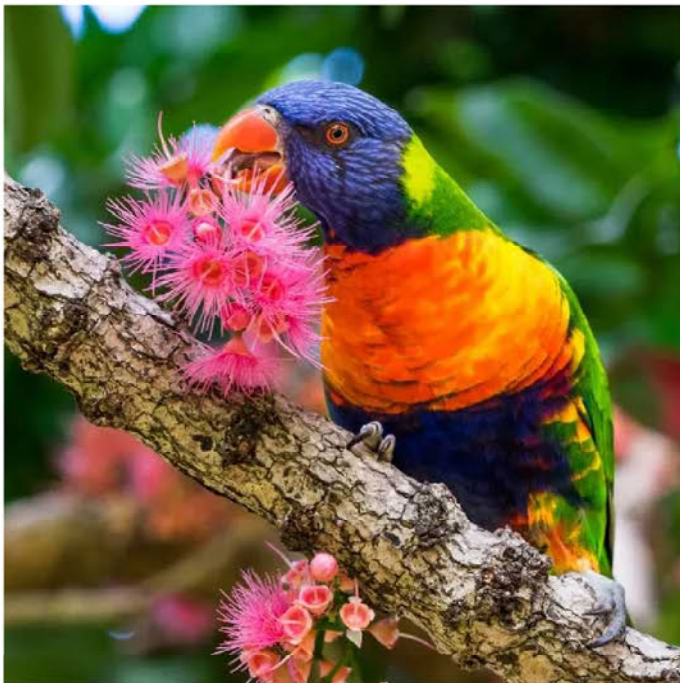


Leptospermum polygalifolium *

(*) PCT 1619 SMOOTH BARKED APPLE OPEN FOREST COASTAL LOWLANDS (^) PCT 1718 SWAMP MAHOGANY FOREST - COASTAL LOWLANDS (#) LMCC PREFERRED STREET TREE LIST



PLANT SCHEDULE



PLANT SCHEDULE

STREET TREES				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
GlFe	Glochidion ferdinandi ^ *	Cheese Tree	10.0 x 5.0	45L
CaISal	Callistemon Salignus ^	Willow Bottlebrush	10.0 x 3.0	45L
WaFl	Waterhousia floribunda	Weeping Lilly Pilly	5.0 x 10.0	45L
PARK TREES				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
AnFl	Angophora floribunda ^	Rough-barked Apple	20.0 x 15.0	75L
EuTe	Eucalyptus tereticornis *	Forest Red Gum, Burringoa	20.0 x 15.0	45L
Eu-pan	Eucalyptus paniculata *	Grey Ironbark	20.0 x 15.0	45L
C-g	Corymbia gummifera *	Red Bloodwood	15.0 x 10.0	45L
AnCo	Angophora costata *	Sydney Red Gum, Smooth-barked Apple	20.0 x 15.0	45L
UNDERPLANTING				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
PrPu	Pratia purpurascens ^ *	White root	0.1 x 0.5	200mm
LoLo	Lomandra longifolia ^ *	Spiny-headed Mat-Rush	1.0 x 1.5	200mm
ViHe	Viola hederacea ^	Native Violet	1.0 x 0.1	200mm
BaSp	Banksia spinulosa *	Banksia ' Coastal Cushion'	0.5 x 1.0	200mm
DiCa	Dianella caerulea *	Paroo Lily, Blue Flax-lily	1.0 x 1.5	Tube
GaCl	Gahnia clarkei ^	Saw Sedge	1.0 x 1.0	Tube
ImCy	Imperata cylindrica ^	Blady Grass	1.0 x 1.5	Tube
LoMu	Lomandra multiflora *	Many-flowered Mat-rush	1.0 x 1.5	200mm
DiRe-1	Dichondra repens ^ *	Kidney Weed	0.1 x 2.0	Tube
LePo	Leptospermum polygalifolium *	'Tantoon, Lemon-Scented Tea Tree'	2.0 x 2.0	200mm

^ = PCT 1718 Swamp Mahogany - Flax-leaved Paperbark Swamp Forest on Coastal Lowlands of the Central Coast
* = PCT 1619 Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia Heathy Open Forest of Coastal Lowlands

CONCLUSION

The landscape design investigations and analysis undertaken for this Concept DA and first stage of development demonstrate compliance with relevant State and Local Government policies and guidelines subject to future stage development applications satisfactorily addressing the matters outlined below.

- Landscape and streetscape design
- Connecting with Country
- Circulation
- Street network
- Open space hierarchy
- Tree canopy

