

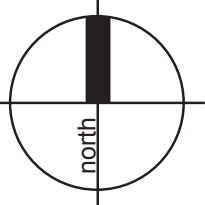
OAK TREE RESIDENTIAL DEVELOPMENT

- S4.55 MODIFICATION

SEPT 2025



LOCATION MAP



Drawing Schedule		
Name	Drawing Number	Revision
Cover Sheet	L000	I
Tree Management Plan	L001	C
Landscape Plan - Modifications	L101	L
Rooftop Plan	L102	B
Precedent Images	L201	A
Indicative Plant Schedule	L301	B

Statutory & Regulatory Guidelines
<i>The City of Lake Macquarie</i>
- Lake Macquarie Environmental Plan (LEP) 2014 - Lake Macquarie Development Control Plan (DCP) 2014

Site Calculations		
Item	Area	Percentage
Total Site	9797m ²	
Ground FI Building Footprint	3563m ²	
Total Soft Landscaping	2345m ²	24%
Total Raised Planters	138m ²	
Deep Soil Planting Zones	1970m ²	20%

Site Description:

The subject site is located at Lot 202 and the street address is 2A Maude Street, Belmont, NSW 2280. The existing site has dual-access from Maude & Glover Streets.

The existing topography of the site is relatively flat site with a cross fall from the approximate high point RL 6.00 located on the south-east corner to the approximate low point RL 4.01 located in the north-east corner of the site with a fall of approximately 1.99 metres.

A single-story, metal roof commercial building with a Sportsmans Club occupying the north end of the building and a church occupying the south end of the building. This buildings will be demolished as part of this proposal. There are currently large expanses of hard paved areas at the premises. There is minimal plantings which include exotic hedges and palms associated with the existing building. There is also a mix of exotic and native established trees located at the site's entrance from Glover Street.

Local Context/Character:

The existing street character of Maude Street is a mix of commercial buildings and single/two storey residential buildings. Maude Street has minimal street tree plantings and the street character is predominantly off-street parking, a concrete footpath and turf verge areas located outside the residential lots. The few tree plantings and existing vegetation occur within the front garden areas of the residential lots and are predominantly exotic species.

The only apparent infrastructure associated with the street are overhead powerlines located on the south side of Maude Street.

The existing street character of Glover Street is a mix of commercial and single/two storey residential buildings. Glover Street has minimal street tree planting and the street character is predominantly off-street parking, a concrete footpath and turf verge areas located outside the residential lots. Along with open space, turfed thoroughfares that allow access to nearby sport fields and community centres. The tree plantings and existing vegetation which occur within the front garden areas of the residential lots and are a mix of exotic and native species. The tree plantings and existing vegetation which occur within the open space turfed thoroughfares areas are predominately native species.

The apparent infrastructure associated with the street are overhead power lines located on the south side of Glover Street, a Bus Stop on the north side and Public Toilets on the East end of Glover Street.

The subject site is located to close proximity to Belmont Senior Citizens Centre, Belmont Community Childcare Centre (located on Glover Street), a range of sporting fields and Belmont Bay Foreshore

Proposed Development:

The proposed development will include a three level, 75 residential unit building. There is a basement level carpark and the driveway entry to this car park is located to the south of the site with access to Glover Street.

The private open space areas for the apartment/unit complexes will include raised planters on structure. All raised planters to include minimum suitable soil media in relation to trees, shrubs & groundcovers to promote optimum plant growth and in accordance with NSW Planning & Environment; Apartment Design Guide; Part 4P, Planting on Structures.

The private open space, common open space and public domain areas associated with this development and are as follows:

Private Open Space (POS):

Private open space terrace and courtyard areas have been provided for each of the units on site and are in accordance with the minimum area requirements with Council's DCP & NSW Planning & Environment; Apartment Design Guide.

- The landscape intent for these private open space terrace areas will include the following:
- Private terrace or courtyard areas for the each of the apartments that can be used for outdoor entertaining,
 - Suitable screening between courtyard areas of each unit for privacy,
 - Landscape buffer zone between the private open space terrace areas and any common open space areas for privacy
 - Raised Garden Beds/Planters for individual private terrace areas and for residents to take ownership of their own garden bed (optional). Raised garden beds to provide a physical separation between private open space terrace areas and common open space terrace areas.

Common Open Space Areas:

The common open space areas of this development will be located on the ground floor and rooftop levels for communal use by all residents of this residential building development.

The landscape intent for the common space terrace areas will include the following:

1.Circulation

- Establish a path hierarchy for main pedestrian access, egress and maintenance paths,
- Segregation of pedestrian paths from vehicular roads and driveways,
- Implementation of 1:14 ramps (with handrails) 1:20 ramps (no handrails) to AS1428.1 Access & Mobility, and
- Main pedestrian circulation path widths to be a minimum 1500mm width to allow mobile & less mobile residents to easily pass each other.

2. Connectivity

- Regular rest stops with bench seats (including arm rests), and
- Implementation of intersection nodes where paths intersect, and which may include way-finding signage, congregation nodes and seating.

3. Amenity

- Shade/amenity tree planting in deep soil zones (where practical)
- Passive recreation areas such as break-out spaces, small paved courtyards for activities such as meditation, functions and communal barbeques etc.
- External structures & furniture elements that include fixed pergola structures & park seats
- Common open space areas to be located in areas that provide suitable solar access
- Raised vegetable gardens/buffer planting to provide a physical separation between private open space terrace areas and common open space terrace areas.
- Internal courtyard with partially shaded lap pool

Public Domain Areas:

Public domain works with this residential flat building development will include street improvement works to Glover Street.

These public domain improvement works will include the following:

- New in situ concrete footpaths to Council standards
- New street tree planting and tree pits to Council standards
- New turf verge and/or verge planting to Council standards

Species selection and location of all verge plantings will be in respect to existing/proposed services and infrastructure, on street car parking and car door openings.

Planting Design Strategy:

The planting design strategy for this residential flat building development to include the following:

- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Screen planting to provide privacy and buffer between POS and common open space areas
- Evergreen tree planting to provide shade & amenity
- A broad planting palette to include a variety native species & exotic species to provide colour, texture, aroma & form
- Implementation of some indigenous species to encourage canopy corridor links and biodiversity

With the proposed landscape design for this development we would implement the following safety planting initiatives:

- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause potential slip hazards
- Avoid planting species that are known for invasive root structure that may cause damage to existing infrastructure and damage paths & hard paved areas, which may cause potential trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/or skin irritations

Shrub species, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

All proposed plant species selection has been considered in terms of soil types, species hardiness and on-going watering maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.

S4.55 Modification - Landscape alterations:

All Areas

- Deciduous feature trees changed to evergreen feature trees for ease of maintenance

Internal Courtyard Zone

- Addition of a shade structure over a portion of the pool to reduce heat stress
- New covered gazebo structure with BBQ facilities and seating
- Pool & heating equipment enclosure separated from plant room (proximity consideration to ILUs & distance from pool)

External Zone

- New outdoor gazebo and associated table & bench setting for shade & respite
- New Vegetable gardens (with associated screened garden shed) to give residents a sense of ownership and encourage incidental social interaction

Additional - Rooftop Communal Zone

- Indoor bar and kitchen with covered alfresco breakout space including BBQ facilities and seating
- A new outdoor garden area (outside roof line over to ensure exposure to natural sun and rain) to enhance resident amenity and provide more greenspace options

PROJECT

OAKTREE RESIDENTIAL DEVELOPMENT
1B GLOVER STREET BELMONT NSW 2280

DRAWING NAME

COVER SHEET

CLIENT

OAK TREE GROUP

REVISION

PROJECT NO 21071

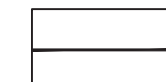
DATE 29.09.25

DRAWING NO L000

SCALE NA



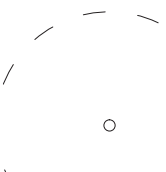
LEGEND



Lot Boundary Line



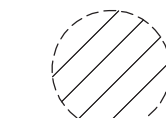
Existing Tree Number
Refer Arborist Report



Existing Tree to be
Removed.
Refer Arborist Report



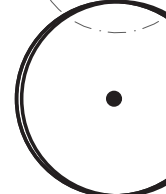
Existing Tree to be
Retained & Protected
Refer Arborist Report



Extent of Structural Root
Zone (SRZ)
Refer Arborist Report



Extent of Tree Protection
Zone (TPZ)
Refer Arborist Report



Existing Trees - *Not included in
Tree Assessment.*

xeriscapes

1/28 Adelaide Street East Gosford NSW 2250
L3 23 Watt Newcastle NSW 2300
P: 02 4302 0477 • ABN 12 129 231 269

PROJECT

OAKTREE
RESIDENTIAL
DEVELOPMENT

LOCATION

1B GLOVER STREET
BELMONT NSW 2280

DRAWING NAME

TREE MANAGEMENT
PLAN

REVISION

C

DATE

29.09.2025

CLIENT

OAK TREE GROUP

PROJECT NO

21071

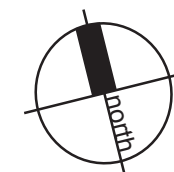
DRAWING NO

L001

SCALE

1:200 @ B1

0 1 2 4 6 10m





RAISED PLANTERS



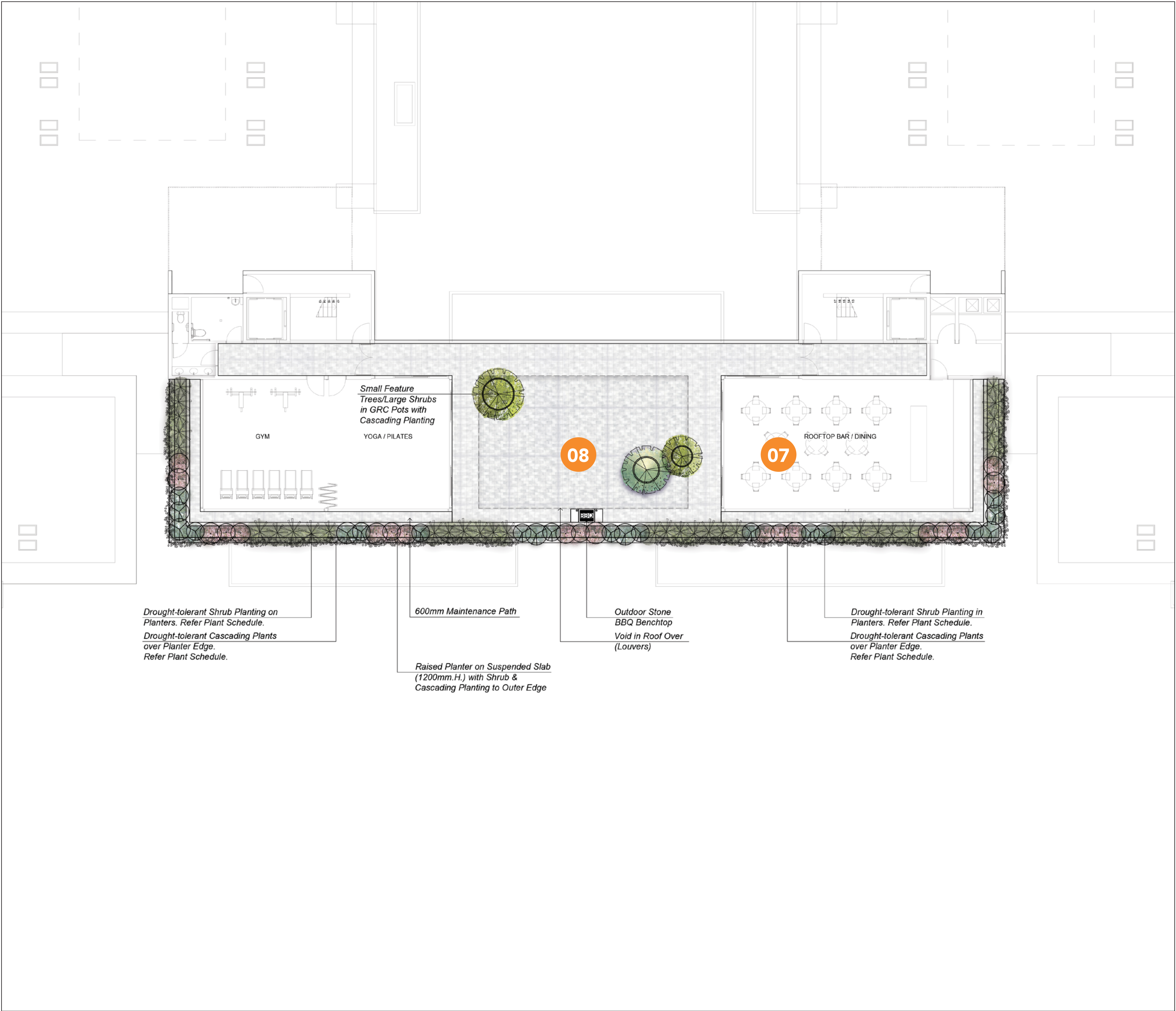
CASCADING PLANTS OVER EDGE



LOUVER SHADE STRUCTURE



BARBEQUE AREA



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PROJECT

OAKTREE
RESIDENTIAL
DEVELOPMENT

LOCATION

1B GLOVER STREET
BELMONT NSW 2280

DRAWING NAME

ROOFTOP PLAN

REVISION	DATE
B	11.04.25

CLIENT

OAK TREE GROUP

PROJECT NO

21071

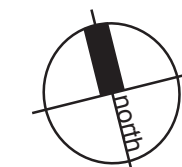
DRAWING NO

L102

SCALE

1:100 @ A1

0 1 2 4 6 10m

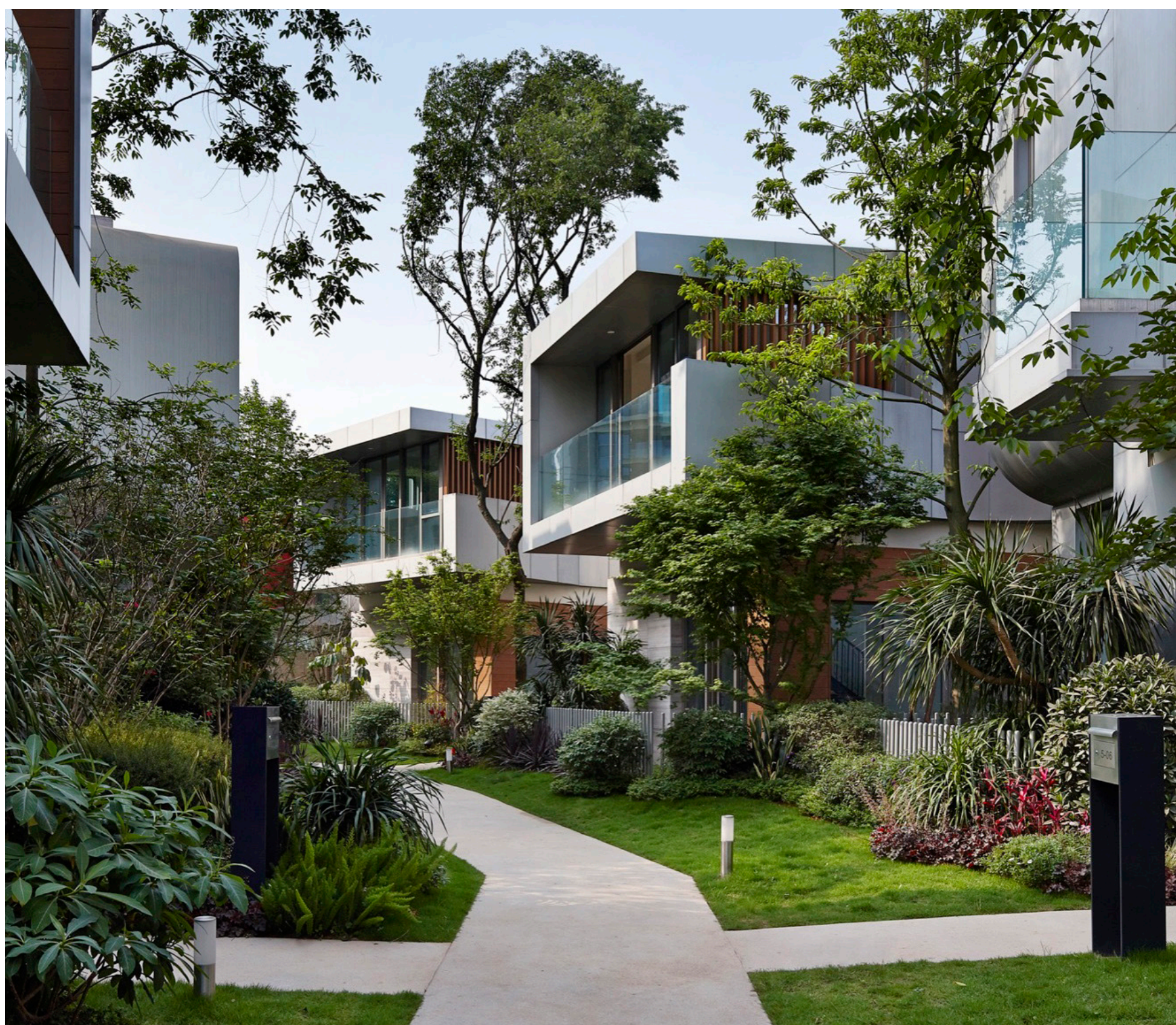




GARDEN BEDS TO SCREEN PRIVATE TERRACES



BUFFER & SCREEN PLANTING



PATHWAYS & CIRCULATION



COMMUNAL LANDSCAPED AREAS

xeriscapes

1/28 Adelaide Street East Gosford NSW 2250
115 King Street Newcastle NSW 2300
P: 02 4302 0477 • ABN 12 129 231 269

PROJECT

OAKTREE RESIDENTIAL DEVELOPMENT
1B GLOVER STREET BELMONT NSW 2280

DRAWING NAME

PRECEDENT IMAGES

CLIENT OAK TREE GROUP
PROJECT NO 21071
DRAWING NO L201
SCALE NA

REVISION A
DATE 25.08.2021

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
Shade Amenity Trees						
01	<i>Auranticarpa rhombifolia</i>	Diamond-leaved Pittosporum	15	10	75L	Stakes and ties
	<i>Brachychilton populneus</i>	Kurragong	15	5	75L	
02	<i>Eucalyptus cinerea</i>	Argyle Apple	12	7	75L	
03	<i>Melaleuca quinquenervia</i> *	Paperbark	8	5	75L	Stakes and ties
	<i>Waterhousia floribunda</i> 'Sweeper'	Weeping Lilly Pilly	10	7	75L	
Driveway Car Park Trees						
	<i>Backhousia myrtifolia</i>	Grey Myrtle	3	4	75L	
	<i>Corymbia eximia</i> 'Nana'	Yellow Bloodwood	7	5	75L	
04	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8	6	75L	
	<i>Lophostemon confertus</i>	QLD Brush Box	10	6	75L	
Small Evergreen Feature Tree						
	<i>Angophora hispida</i>	Dwarf Apple	6	4	45L	Squirrel Glider Habitat
	<i>Backhousia citriodora</i>	Lemon Myrtle	8	5	45L	
	<i>Buckinghamii celissimia</i>	Ivory Curl Flower	2	2	45L	
	<i>Elaeocarpus reticulatus</i> *	Blueberry Ash	10	5	45L	
	<i>Harpullia pendula</i>	Tulipwood	6	4	45L	
05	<i>Letospermum petersonii</i>	Lemon Scented Tea Tree	5	2	300mm	
	<i>Tristaniopsis</i> 'Luscious'*	Luscious Water Gum	8	5	75L	
06	<i>Xanthostemon chrysanthus</i>	Golden Penda	10	5	75L	
Small Deciduous Trees						
	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze	10	8	75L	Stakes and ties
	<i>Fraxinus angustifolia</i> 'Raywood'	Claret Ash	7	5	75L	Stakes and ties
	<i>Lagerstroemia indica</i> x <i>L. fauriei</i>	Crepe Myrtle	5	3-4	75L	Stakes and ties
07	<i>Magnolia</i> x <i>soulangeana</i>	Magnolia	6	4	75L	Stakes and ties
	<i>Pyrus calleryana</i> 'Capital'	Capital Pear	10	3	75L	
Tall Screen Shrubs > 1.5m						
08	<i>Acmena smithii</i> 'Red Alert'	Red Alert Lily Pily	4	2	300mm	Squirrel Glider Habitat
	<i>Banksia ericifolia</i> *	Heath-leaved Banksia	4	4	300mm	
	<i>Banksia robur</i> *	Swamp Banksia	2	2	300mm	
	<i>Grevillea banksii</i> 'Alba'	White Banks Grevillea	2.5	2	500mm	
	<i>Hakea bakeriana</i>	Hakea	2	1.5	300mm	
	<i>Leptospermum polygalifolium</i>	Tantoon	2	1.5	300mm	
	<i>Photinia</i> spp.	Christmas Cherry	3	2	180mm	
09	<i>Syzigium australe</i> 'Pinnacle'	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm	
10	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4	2	300mm	
Shrubs < 1.5m						
	<i>Acacia terminalis</i>	Sunshine Wattle	1	1	200mm	Squirrel Glider Habitat
	<i>Banksia oblongifolia</i>	Fern-leaved Banksia	1	1	200mm	Squirrel Glider Habitat
	<i>Callistemon</i> 'Better John'	Better John Bottlebrush	1.2	0.9	200mm	
	<i>Grevillea lanigera</i>	Soft Leaved Grevillea	1	1	200mm	
11	<i>Raphiolepis indica</i> 'Apple Blossom'	Apple Blossom Hawthorn	1	1	200mm	
	<i>Westringia fruticosa</i> 'Zena'*	Westringia 'Zena'	1.2	1.2	200mm	
Tall Accent Shrubs						
12	<i>Dyopsis lutescens</i>	'Golden Cane' Palm	3	1.5	300mm	
13	<i>Rhaphis excelsa</i>	Tall Lady Palm	3	1.5	300mm	
	<i>Stretlitzia Reginae</i>	Bird of Paradise	2	1	300mm	
14	<i>Thysanolaena maxima</i>	Tiger Grass	2.5	1	300mm	
Accent Shrubs						
	<i>Arthropodium cirratum</i>	NZ Rock Lily	0.6	1	200mm	
15	<i>Lomandra</i> 'Lime Tuff'	Lomandra Lime Tuff	0.6	0.6	300mm	
Mass Planted Groundcovers						
	<i>Brachysome multifida</i> *	Cut-leaved Daisy	<0.5	0.5	140mm	
	<i>Carpobrotus glaucescens</i> *	Pigface	<0.5	1.5	140mm	
	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	
	<i>Dianella caerulea</i> 'Little Jess'*	Little Jess Flax Lily	0.4	0.4	140mm	
	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	100mm	
	<i>Ficinia nodosa</i> *	Knobby Club-Rush	0.5	0.5	140mm	
16	<i>Liriope muscari</i> 'Isabella'	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
	<i>Myoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobialla	0.1	1	140mm	
17	<i>Poa labillardieri</i> 'Kingsdale'*	Blue Tussock Grass	0.45	0.45	140mm	
18	<i>Westringia</i> 'Mundi'	Westringia 'Mundi'	0.6	1.5	140mm	
Low Border Planting						
	<i>Carex albula</i> 'Frosted Curls'	New Zealand Hair Sedge	0.6	0.6	140mm	
	<i>Chrysocephalum apiculatum</i> 'Desert Flame'	Yellow Buttons	0.5	0.3	140mm	
19	<i>Lomandra confertifolia</i> 'Wingarra'*	Lomandra Wingarra	0.4	0.6	140mm	
20	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
Cascading Planting						
21	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3	1	140mm	
	<i>Hardenbergia violacea</i> 'Meema'	Meema Snake Vine	0.5	2	140mm	
	<i>Rosmarinus officinalis</i> 'Blue Lagoon'	Blue Lagoon Rosemary	0.3	1	140mm	
Shade Tolerant Planting						
22	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	
	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
23	<i>Philodendron</i> 'Xanadu'	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	
Climbers						
24	<i>Cissus antarctica</i>	Kangaroo Vine	6		140mm	
	<i>Hardenbergia violacea</i> *	False Sarsparilla	5		140mm	
25	<i>Hibbertia scandens</i> *	Climbing Guinea Flower			140mm	
	<i>Pandorea pandorana</i> *	Wonga Wonga Vine			140mm	

*As Recommended in Lake Macquarie City Council Document *Backyard Habitat Planting Guide*.

