

# MAVID MIXED USE DEVELOPMENT

NOVEMBER 2019



LOCATION MAP

Drawing Schedule			Site Calculations		
Name	Drawing Number	Revision	Item	Area	Percentage
Cover Sheet	L000	D	Total Site	12429 m <sup>2</sup>	
Overall Landscape Plan	L101	D			
Child care Landscape Plan	L102	D	<b>Total Soft Landscaping</b>	<b>1262 m<sup>2</sup></b>	<b>10 %</b>
Precedent Images	L201	A			
Indicative Plant Schedule	L301	B			

Council Guidelines
Port Stephens Council

*NSW Planning & Environment; Child care Planning Guideline 2017*  
*Port Stephens Local Environmental Plan 2013 (LEP)*  
*Port Stephens Development Control Plan 2014*  
*The Local Government Act 1993*  
*Port Stephens Council Tree Technical Specifications*  
*Environmental Planning and Assessment Act 1979*  
*Planning for Bush Fire Protection (2006) Appendix 5*  
*General Community Use - Generic Plan of Management - August 2004*

### Site Description:

The subject site is located at Lot 3 PT1 (DP1215257) and the street address is 795 Medowie Road, Medowie NSW.

The existing topography of the site is gently sloping with a cross fall from the approximate high point RL 21.34 located on the north-east corner to the approximate low point RL 13.19 located in the south-west corner of the site with a fall of approximately 8.15 metres.

The existing site is currently a cleared vacant lot with no significant existing vegetation.

### Local Context/Character:

The existing street character is predominantly large vacant lots with a nearby small shopping centre with supermarket and car park entrance. Situated nearby, single storey homes are present and there is a small bush land reserve situated alongside the site.

The existing street character has few street tree plantings. The vegetation only exists along the concrete footpath and turfed verge areas on the opposite side of the road, situated within the commercial development.

There is no apparent infrastructure associated with the subject site, with the exception of street lights located along Peppertree Road. The subject site is located in close proximity to Medowie and Wirreanda Public Schools.

### Proposed Development:

The proposed mixed use development will include a Family Restaurant, Pharmacy/Medical Centre, Speciality Retail, Commercial and a Child Care Centre. There is a central car park area associated with these facilities and connecting footpath.

There is public domain and play space areas associated with this development and are as follows:

### Play Space Areas - Childcare 126 Pax Centre:

The play space areas of this development will be associated with a Childcare Facility on the ground floor for communal use by staff and families/children of the Childcare Centre and are designed in accordance with Council's DCP and NSW Planning & Environment; Childcare Planning Guideline.

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

- Shade/amenity tree planting in deep soil zones (where practical)
- Allowance of 7m2 per child for outdoor play space.
- Provide minimum 30% shade in the form of Shade Sails or tree canopies
- Passive recreation areas such as break-out spaces for flexible use.
- Play elements such as bamboo posts, soft fall mounds, timber logs and sandstone blocks
- Acoustic Barrier Fence for noise reduction between play space areas and surrounding infrastructure.

### Public Domain Areas:

Public domain works with this mixed use development will a central parking area and associated pedestrian footpaths

These public domain improvement works will include the following:

- Insitu concrete footpaths to Council standards
- Car park tree planting and tree pits to Council standards
- Buffer planting to visually soften the building facades to the street
- Mass planting to car park garden areas to soften expanse of hard stand areas
- Tree planting along central batter to provide shade and cooling benefits to cars & hard surfaces

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 mixed use development to include the following:

- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Evergreen tree planting to provide shade & amenity
- Deciduous tree planting to allow for solar access & seasonal change
- 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 bio-diversity
- Proposed planting to implement Bush Fire Hazard reduction initiatives and provisions for the Inner Protection Zone (IPZ) as identified in the Bush Fire Assessment Report. Some of these initiatives are as follows:

- Trees are to maintain a minimum of two meters canopy separation and remain two metres of buildings and the roof line.
- Shrub planting should not make connection with tree planting and retain a minimum of 1.5 metres from buildings.
- The proposed landscape is to be well maintained and a landscape maintenance program is to be implemented.

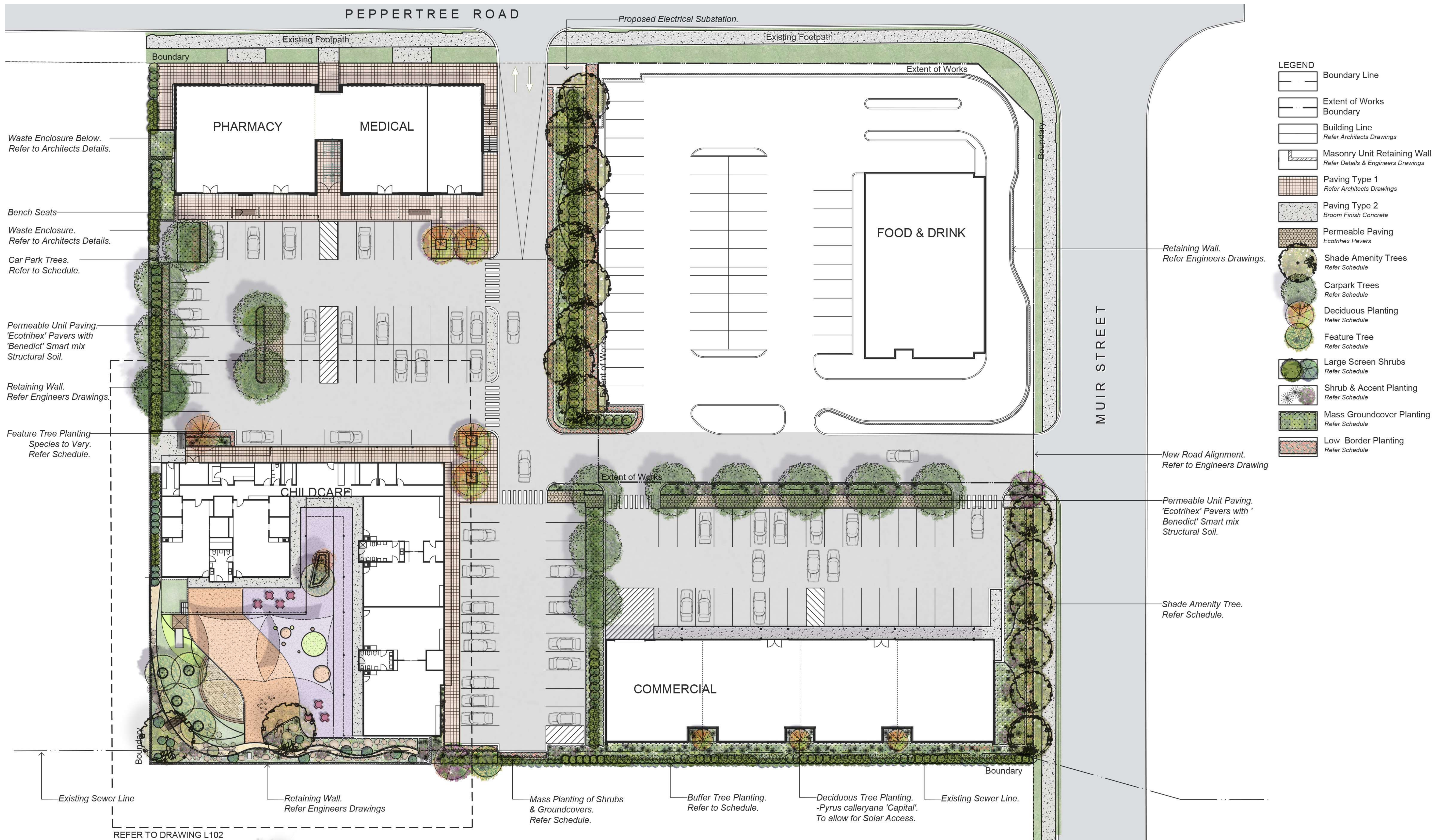
With the proposed landscape design for this development we would implement the following safety planting initiatives:

- 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

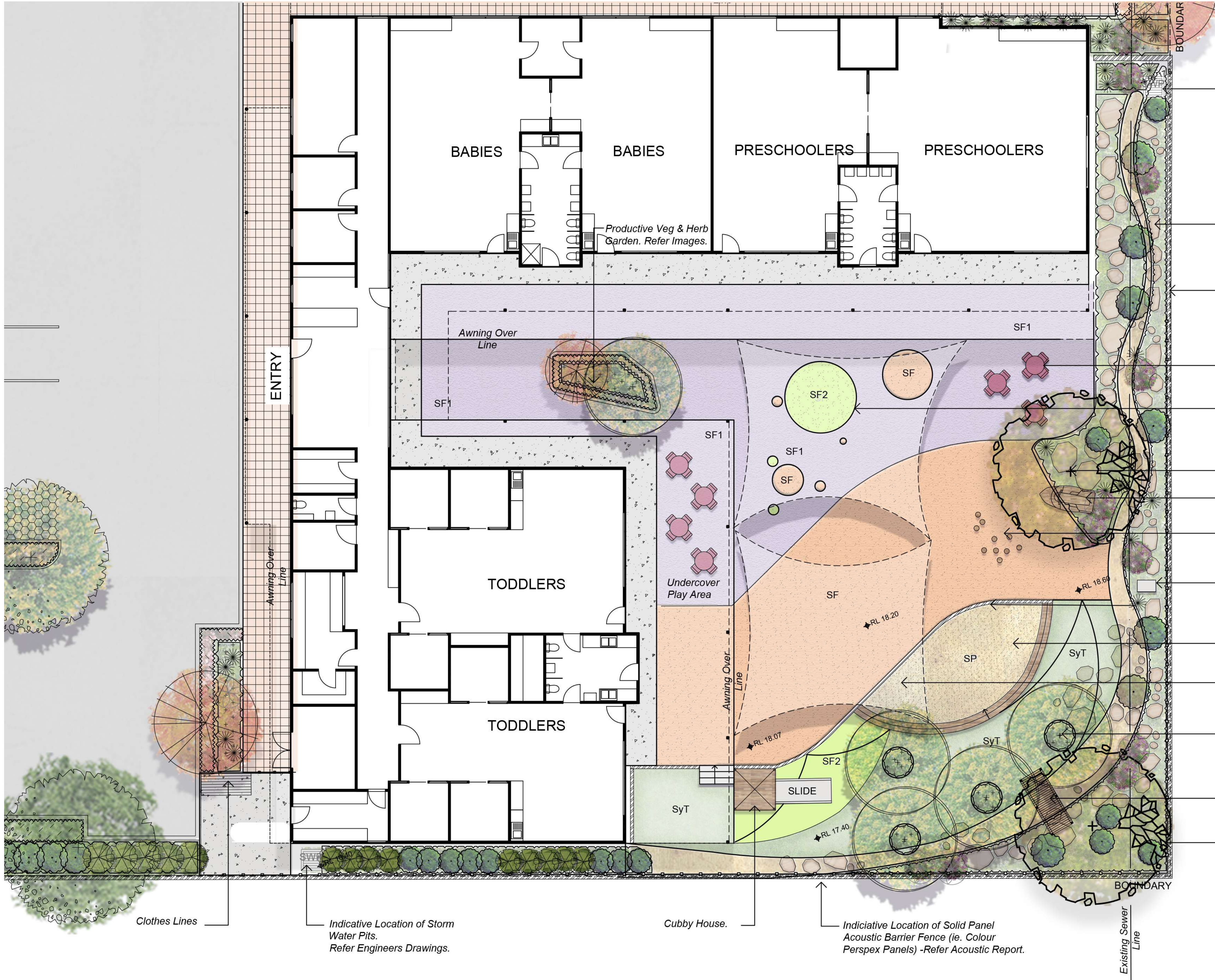
Shrub species, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design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









- LEGEND**
- Boundary Line
  - Building Line  
*Refer Architects Drawings*
  - Building Level/Roof Over  
*Refer Architects Drawings*
  - Masonry Unit Retaining Wall  
*Refer Details & Engineers Drawings*
  - Acoustic Barrier Fence  
*Refer Acoustic Report Recommendation*
  - Shade Sail
  - Paving Type 1 - Feature Unit  
Paving on Slab
  - Paving Type 2 - Broom  
Finished Concrete Paving
  - SF1 Wetpour Rubber Softfall  
-Type 1
  - SF2 Wetpour Rubber Softfall  
-Type 2
  - SF3 Wetpour Rubber Softfall  
-Type 3
  - SP Sand Pit  
*Minimum 500m Depth Sand*
  - SyT Synthetic Turf  
*Refer Images*
  - Shade Amenity Tree  
*Refer Schedule*
  - Carpark Tree  
*Refer Schedule*
  - Deciduous Tree  
*Refer Schedule*
  - Small Feature Tree  
*Refer Schedule*
  - Large Screen Shrub  
*Refer Schedule*
  - Shrub & Accent Planting  
*Refer Schedule*
  - Mass Groundcover Planting  
*Refer Schedule*
  - Low Border Planting  
*Refer Schedule*

Indicative Location of Storm  
Water Pits.  
*Refer Engineers Drawings.*

Stone Steppers &  
Explorative Garden.  
*Refer Images.*

Solid Panel Existing Fence &  
Retaining along Boundary to  
be Retained

Movable Furniture for  
Flexible Activities.  
*Refer Images.*

Soft Fall Mounds.  
*Refer Images.*

Shade Amenity Tree.  
*Refer Schedule.*

Ship Wreck Play Equipment.  
*Refer Images.*

Climbing Poles.  
*Refer Images.*

Dry Creek/Garden Bed & Pump.  
*Refer Images.*

Sand Pit.  
*Refer Images.*

Shade Sails.

Feature Trees with Planting.  
*Refer Schedule.*

Timber Bridge.  
*Refer Images.*

Indicative Location of Solid  
Panel Acoustic Barrier Fence  
(ie. Colour Perspex Panels)  
-Refer Acoustic Report.





DRY RIVER BED



DRY RIVER BED WITH WATER PUMP



EXPLORATIVE PLAY



NATURAL ELEMENTS



CLIMBING POLES



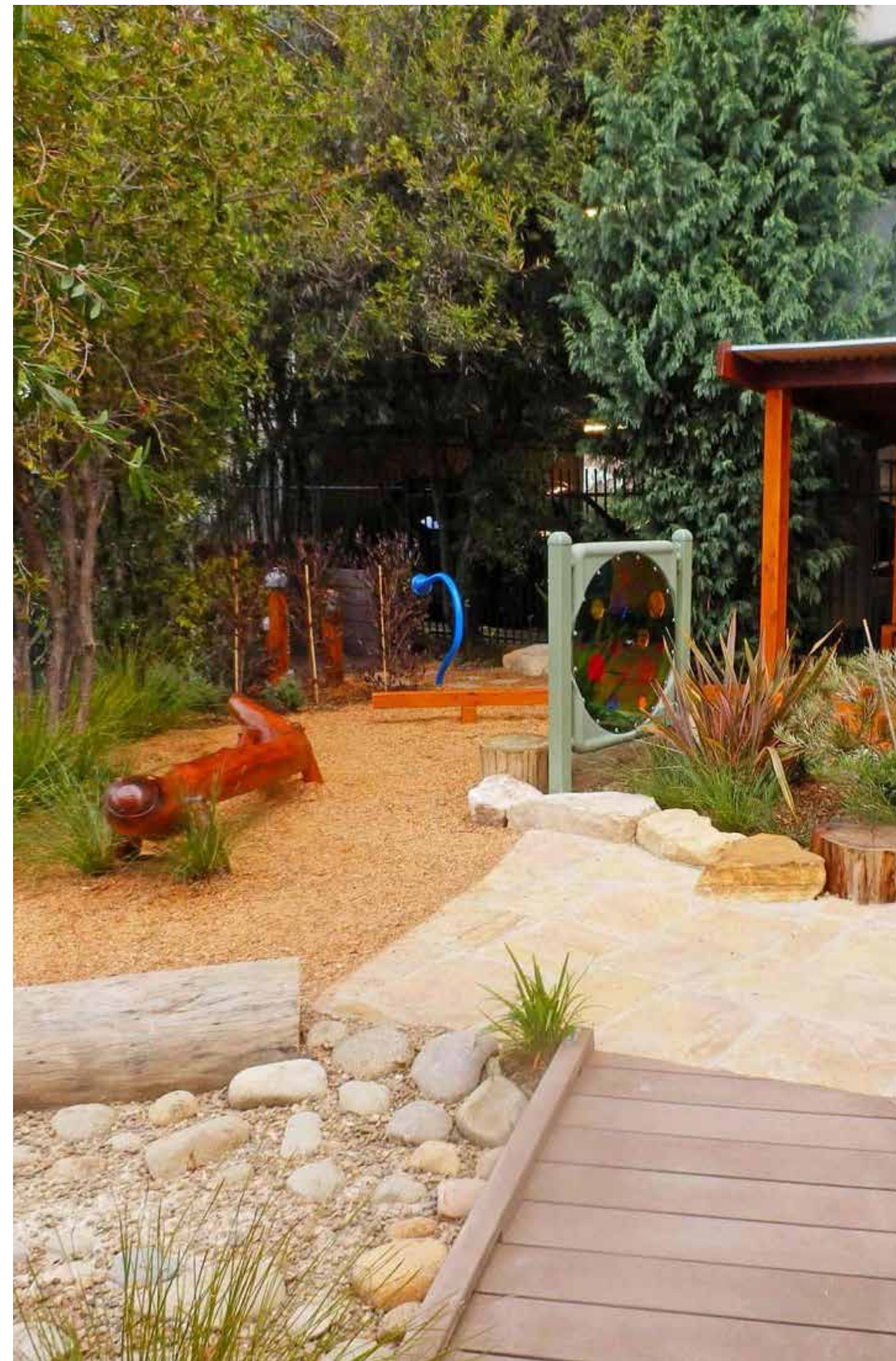
SOFT FALL MOUNDS



INTERACTIVE GARDEN BEDS



EXPLORATIVE PLAY



STEPPING STONES



NATURAL CLIMBING ELEMENTS



NATURAL SCULPTURAL ELEMENTS



TIMBER BRIDGE



TIMBER BRIDGE



SYNTHETIC TURF



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DRAWING NAME  
PRECEDENT IMAGES

CLIENT MAVID GROUP  
PROJECT NO 19024  
DRAWING NO L201  
SCALE NA

REVISION A  
DATE 08.11.2019



Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
<b>Car Park Trees</b>						
01	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8	7	75L	Stakes and ties
	<i>Lophostemon confertus</i>	Queensland Brush Box	18	10	75L	Stakes and ties
	<i>Melaleuca atypheloides</i>	Prickly Paper Bark	10	8	75L	Stakes and ties
<b>Shade Amenity Trees</b>						
02	<i>Alloxylon flammeum</i>	Tree Waratah	15	6-8	75L	Stakes and ties
	<i>Corymbia gummifera</i>	Red Bloodwood	20	18	75L	Stakes and ties
	<i>Corymbia maculata</i>	Spotted Gum	25	18	75L	Stakes and ties
	<i>Waterhousia 'Sweeper'</i>	Weeping Lilly Pilly	10	7	75L	Stakes and ties
<b>Deciduous Trees</b>						
03	<i>Lagerstroemia indica</i> x <i>L. fauriei</i>	Crepe Myrtle	4	3	75L	Stakes and ties
04	<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	10	2.5	75L	Stakes and ties
<b>Small Feature Trees</b>						
05	<i>Callestemon citrinus</i>	Crimson Bottle Brush	3	3	45L	
	<i>Corymbia ficifolia</i> 'Orange Splendour'	Dwarf Flowering Gum	6	4-6	45L	Stakes and ties
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10	5	45L	Stakes and ties
	<i>Tristaniopsis 'Luscious'</i>	Luscious Water Gum	8	5	75L	Stakes and ties
<b>Tall Screen Shrubs &gt; 1.5m</b>						
06	<i>Banksia robur</i>	Swamp Banksia	2	2	300mm	
07	<i>Breynia cernua</i> 'Ironstone Range'	Coffee Bush	2	1.5	300mm	
	<i>Grevillea 'Honey Gem'</i>	Spider Flower Grevillea	4	3	300mm	
08	<i>Leucospermum cordifolium</i>	Scarlet Ribbon	2	1.5	300mm	
	<i>Syzigium australe</i> 'Pinnacle'	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm	
<b>Shrubs &lt; 1.5m</b>						
10	<i>Beschorneria yuccoides</i>	Mexican Lily	1.5	1	200mm	
11	<i>Callistemon 'Better John'</i>	Better John Bottlebrush	1.2	0.9	200mm	
	<i>Grevillea 'Crimson Villa'</i>	Crimson Villa	0.7	0.7	200mm	
12	<i>Raphiolepis indica</i> 'Apple Blossom'	Apple Blossom Hawthorn	1	1	200mm	
13	<i>Westringia fruticosa</i> 'Zena'	Westringia 'Zena'	1.2	1.2	200mm	
<b>Mass Planted Groundcovers</b>						
14	<i>Alternanthera dentata</i> 'Little Ruby'	Littly Ruby	0.5	0.5	140mm	
15	<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	
16	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	100mm	
17	<i>Liriope muscari</i> 'Isabella'	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
18	<i>Myoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobialla	0.1	1	140mm	
	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm	
19	<i>Stachys byzantina</i>	Lambs Ears	0.5	0.5	140mm	
20	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm	
<b>Low Border Planting</b>						
21	<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	
22	<i>Lomandra confertifolia</i> 'Wingarra'	Lomandra Wingarra	0.4	0.6	140mm	
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
<b>Cascading Planting</b>						
	<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	
<b>Shade Tolerant Planting</b>						
23	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
24	<i>Philodendron 'Xanadu'</i>	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	
<b>Climbers</b>						
25	<i>Cissus antarctica</i>	Kangaroo Vine	6		140mm	

