

development application

stage 10 outlook



site details:
MINMI ROAD, FLETCHER
client:
NORTHWEST RESIDENTIAL
date:
NOV 2017
job number:
9496.5
drawn:
SGK
revision:
E

landscape design report

outlook stage 10

01

NOV 2017

Site General Description

The following landscape design report has been prepared in accordance with the requirements of City of Newcastle's Development Control Plan 2012.

Stage 10 of the Outlook residential subdivision is located within the eastern portion of the subdivision footprint and fronts Minmi Road, Fletcher. Stage 10 consists of 112 residential lots + 2 super lots, and a further 2 lots proposed as open space/parkland areas.

Soil Type

Site soil falls into the Berefield Soil Landscape. This is characterised by undulating low hills on permian sediments

The dominant A horizon soil type consist of a friable brownish black loam, although It is anticipated that soils may have been disturbed in some areas of the site due to grazing and other agricultural activities. Proposed landscape works will require soil testing with possible amelioration prior to incorporation into landscape works. Should the soil quantities or quality not be high enough for landscape use then imported soil will be required.

Vegetation

Most of the site consists of remnant or re-growth trees in pasture, however pockets of the original site vegetation remain within the 2 gully lines that run through Stage 10, although the understorey for the most part consists of Lantana.

Landscape Character - Visual Amenities

The dominant landscape character of the site is rural, particularly looking north toward Hexham Swamp, however residential housing is located across the southern side of Minmi Road and parts of the site look onto previously built stages of The Outlook subdivision.

The two vegetated gully lines and adjoining fuel managed vegetation zones will provide visual relief between areas of stage 10 and previous stages of The Outlook.

The proposed park areas will also provide some visual relief, particularly from Minmi Road as the existing trees are proposed for retention. Supplementary tree planting within the western park will further break up views to the existing subdivision stages.

Proposed Landscape Works and Objectives

Streetscape

Medium sized street trees are proposed throughout the subdivision. Lots with a 10m frontage will not support 1 tree per lot with the required 3m driveway offset, however with the management of driveway locations 1 tree every second lot can be achieved. Refer to 01/03 on sheet 3 for the proposed layout.

Batters

A number of batters will be created due to roadworks. These are to be mass planted with native grasses, groundcovers and trees. Refer to sheet 02 for batter locations.

Parkland

2 parkland areas are proposed within Stage 10, both are located along the Minmi Road frontage.

Existing healthy trees are to be retained within the parks and supplementary planting to be undertaken, particularly within the western park to provide shade and a visual buffer. Child play equipment is also proposed for the parks.

Fuel Managed Zone

These zones are located between proposed lots and existing gully vegetation. Existing native trees are to be retained where possible and weeds are to be removed. The understorey is to consist of slashed pasture. Some supplementary planting of native grasses may be required within steep areas where slashing cannot be undertaken.

Riparian Zone

The riparian zone is located within the 2 gully lines. Lantana has formed an impenetrable barrier around the perimeter of the gullies. Lantana and other weeds are to be removed and supplementary planting is to be undertaken to regenerate the original vegetation communities. This will require significant ongoing maintenance. Refer to Vegetation Management Plan prepared by Terras Landscape Architects (December 2015).

References

Environmental Appraisal and Planning Pty Ltd, 2003, Flora Fauna and Ecological Assessments for Proposed Rezoning of Lots 2 and 11 Minmi Road, Fletcher

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

Moir Landscape Architecture, 2006. Vegetation Management Plan -F

Newcastle City Council, 2012, Development Control Plan 2012,

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landscape masterplan

outlook stage 10

02

NOV 2017



LEGEND

- EXISTING TREE RETAINED
- EXISTING TREE REMOVED
- PROPOSED STREET TREE (*Acmena smithii*)
- PROPOSED STREET TREE (*Xyanthstemon chrysanthus*)
- PROPOSED STREET TREE (*Syzygium australe*)
CONTINUATION OF PLANTING FROM WEST ALONG MINMI RD.
- ASSET PROTECTION ZONE
- FUEL MANAGED ZONE
- RIPARIAN ZONE
- PARKLAND
- RESIDENTIAL LOTS
- LANDSCAPED BATTERS

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RIPARIAN AREAS ARE CURRENTLY INFESTED WITH LANTANA. WEEDS ARE TO BE REMOVED. REVEGETATION AND ONGOING WEED SUPPRESSION IS TO BE UNDERTAKEN TO ENHANCE THE VISUAL BUFFER GULLY LINES PROVIDE BETWEEN STAGE 10 AND OTHER STAGES TO THE WEST.

EXISTING TREES WITHIN THE FUEL MANAGED ZONES ARE TO BE RETAINED WHERE POSSIBLE. WEEDS ARE TO BE REMOVED AND A SLASHED PASTURE UNDERSTOREY ESTABLISHED WHERE SLOPE PERMITS. STEEPER DISTURBED AREAS ARE TO STABILISED WITH NATIVE GRASSES.

ROADSIDE BATTERS TO BE REVEGETATED WITH A NATIVE GRASS UNDERSTOREY AND SCATTERED NATIVE TREES.

PARKLAND AREAS TO PROVIDE RECREATIONAL SPACES FOR RESIDENTS. PARKLAND TO INCLUDE CHILDRENS PLAY EQUIPMENT. EXISTING HEALTHY TREES TO BE RETAINED WHERE POSSIBLE. SUPPLEMENTARY TREE PLANTING TO BE PROVIDED WHERE REQUIRED TO REPLACE DISEASED OR HAZARDOUS TREES.

EXISTING TREES LOCATED ALONG THE MINMI ROAD FRONTAGE WHERE ADJACENT TO PROPOSED LOTS WILL REQUIRE REMOVAL DUE TO PROPOSED ROAD WORKS AND SERVICE INSTALLATION. THE MAJORITY OF THE EXISTING TREES HAVE A LOW USEFUL LIFE EXPECTANCY.

LOTS WITH A 10M WIDE FRONTAGE WILL REQUIRE DRIVEWAYS TO BE LOCATED IN A SYMPATHETIC MANNER TO ALLOW FOR STREET TREES TO BE PLANTED ON EVERY SECOND LOT BOUNDARY TO MAINTAIN THE REQUIRE 3M OFFSET FROM DRIVEWAYS. REFER TO 01/L03 FOR THE PROPOSED STREET TREE TREATMENT.

landscape detail & suggested outlook stage 10

03

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Suggested street tree species



Acmena smithii (Lilly Pilly)



Xanthostemon chrysanthus (Golden Penda)
Syzygium australe (Brush Cherry)



Suggested roadside batter species



Alphitonia excelsa (Red Ash)



Eucalyptus grandis (Flooded Gum)



Glochidion ferdinandi (Cheese Tree)



Syncarpia glomulifera (Turpentine)



Carex appressa (Tall Rush)



Kennedia rubicunda (Dusky Coral Pea)



Lomandra longifolia (Spiny Matt-Rush)



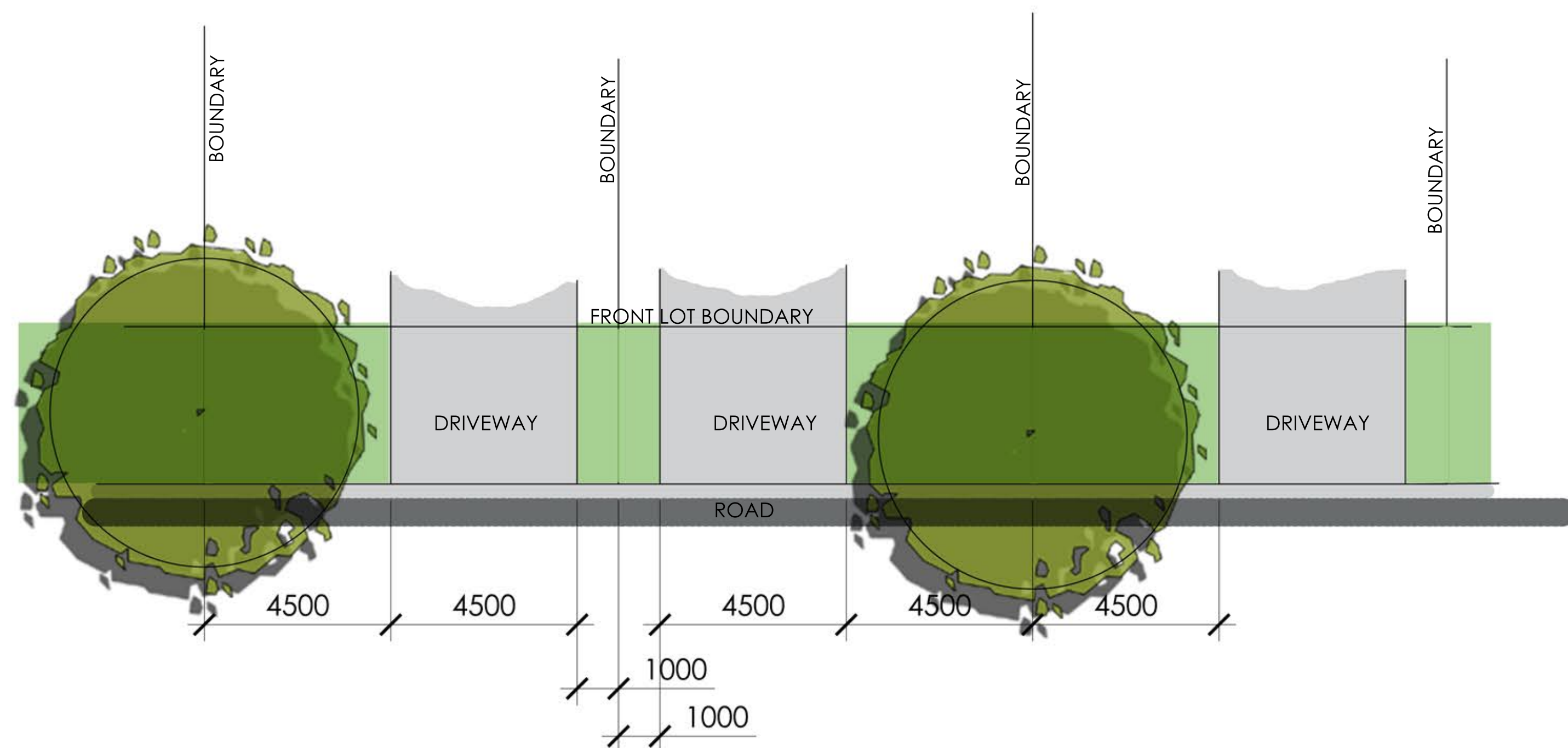
Hibbertia scandens (Twining Guinea Flower)



Hardenbergia violacea
(False Sarsparilla)



Hibiscus heterophyllus
(Native Rosella)



01/03 proposed treatment of street verge in front of 10m
wide lots

1/200@A3

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