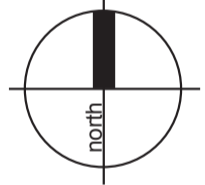


# MAVID WINDELLA RETIREMENT COMMUNITY MAITLAND

JANUARY 2024



LOCATION MAP



**Drawing Schedule**

Name	Drawing Number	Revision
Cover Sheet	L000	B
Precedent Images - Local Context	L001	A
Tree Management Plan - Overall	L002	A
Tree Management Plan - Schedule	L003	A
Tree Management Plan (Page 1 of 4)	L004	A
Tree Management Plan (Page 2 of 4)	L005	A
Tree Management Plan (Page 3 of 4)	L006	A
Tree Management Plan (Page 1 of 4)	L007	A
Overall Masterplan	L100	A
Stage A Masterplan	L101	A
Stage B Masterplan (Page 1 of 3)	L102	A
Stage B Masterplan (Page 2 of 3)	L103	A
Stage B Masterplan (Page 3 of 3)	L104	A
Club House Landscape (Community Centre)	L105	A
Signage System	L106	A
Precedent Images - Design Proposal	L201	A
Plant Schedule	L301	A

**Statutory & Regulatory Guidelines**

Maitland City Council  
 • LEP (2011)  
 • DCP (2011)

**Site Calculations**

Item	Area	Percentage
Total Site	142 223m <sup>2</sup>	100%
Total Soft Landscaping (Deep Soil)	41 106m <sup>2</sup>	28.9%
Common Open Space	41 106m <sup>2</sup>	28.9%

**Site Description:**

The subject site is located at Lot 9 (DP553872) & 1 (DP245953) and the street addresses are 16 Denton Close & 10 River Road Windella, NSW, respectively.

The existing topography of the site displays a relatively even slope with a cross fall from the approximate high point RL 45.20 located on the north-west boundary of Lot 9 to the approximate low point RL 29.27 located in the south-east corner of the site with a fall of approximately 15.93 metres.

Two single storey dwellings as well as 7 metal sheds occupy #16 Denton Close, one of the buildings is weatherboard with an attached metal carport and pool and the other is a clad dwelling. #10 River Road is occupied by a single storey brick residence with a carport, brick garage, small metal shed, greenhouse and pool as well as a large metal shed with a separate driveway entrance. All of these buildings and their associated structures will be demolished as part of this proposal.

There are a range of large mature Eucalyptus trees throughout the site and mixed trees and exotic shrubs clustered near the existing dwellings. These trees and mature plants have been retained wherever possible, especially those with high landscape significance (landmark trees visible from surrounding properties).

**Local Context/Character:**

The existing local context is a mix of large metal industrial buildings associated with the Maitland airport special purpose zone (SP1) to the east of the subject site, single or two storey large lot residential (R5) to the north and west and a private equestrian training area (Productivity Support - E3) to the south.

The existing street character along Denton Close & River Road is semi-rural as there are no footpaths or kerbs and most lots have wooden post and rail fencing and/or hedging plants along the boundary. To the south, the site is bordered by the New England Highway (A43) and as such has a metal guardrail and no formal plantings, however there is some native vegetation regrowth (including *Eucalyptus* and *Casuarina spp.* as seen in L001 - Image 1) within the roadside drainage ditch, which will be retained as part of this proposal.

The only aboveground infrastructure associated with the subject site are overhead powerlines located on the River Road and Denton Close boundaries of the site (to the west) and the A43 boundary (to the south). There are many underground services (sewer, gas, telecommunications and water lines) within the easement bordering the A43 and an underground water line in the easement bordering River Road.

**Proposed Development:**

The proposed development is a retirement community comprising 286 residential lots built over two stages (84 built in Stage A and 202 in Stage B). There will be a community centre to provide a social hub for residents (expanded in Stage B) and a network of pedestrian paths within common open space areas to promote an active lifestyle for residents. Additionally, there will be a series of bioretention basins to manage the flow of water across the site and provide additional recreation opportunities for residents and visitors.

There are a range of landscaped common open space areas associated with this development which are as follows:

**Common Open Space Areas:**

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

- Shade/amenity tree planting wherever possible along streets to reduce the Urban Heat Island effect and increase solar comfort for pedestrians
- A street tree hierarchy with distinct species on vertical and horizontal streets as well as different avenue and buffer trees to enable easy wayfinding for residents
- *Entry*
- A natural stone entry statement blade wall with signage and mass planted native grasses and groundcovers to create a distinct neighbourhood character for the development
- A pedestrian-accessible entry with a vine-covered timber arbour to reinforce the rural character of the development context and increase walkability from the surrounds
- Landmark feature trees to highlight the entry zone while linking to the local residential context through the species selected
- An informal avenue of native trees to create a sense of arrival for visitors
- A median strip raingarden following WSUD principles to filter and collect surface water

**Boundary Buffer Zone**

- Retention of native regrowth along the existing roadside drainage ditch to screen the development from the highway while avoiding the visual bulk of a solid fence treatment
- Shade amenity trees with mass-planted groundcovers and low shrubs to create a pleasant outdoor atmosphere for pedestrians
- A 2m width circulation path on an accessible grade to maximise access for those with mobility aids or scooters
- Scattered seating along pathways to provide points of rest and increase access for less physically able residents
- Post and rail fencing along the boundary to reflect the rural context of the development (refer L001 - Image 2 & 7)

**Community Centre**

- Surrounded by retained mature trees to visually blend with the existing landscape character
- Accessible pedestrian paths link the community centre with nearby active recreation areas and the surrounding streetscape to encourage an active lifestyle for residents

**South-East Detention Basin**

- Pedestrian pathway through the basin weir linking the northern streetscape to a turf oval for passive recreation and gathering
- A raingarden with native riparian plants to filter and collect stormwater and create visual interest for pedestrians

**Northern Detention Basin**

- Basin in a curving naturalised shape to minimise bulk and scale and maximise retention of existing mature trees
- Mown turf groundcover to enable recreational use as a kickabout space for visitors or as a dog exercise area for residents

**Planting Design Strategy:**

The planting design strategy for this retirement community development will include the following:

- Planting within appropriate deep soil zones to maximise tree health and longevity
- A legible tree hierarchy with species drawn from the local context including landmark entry trees such as native Pines and Silky Oaks (refer L001 - Image 2, 3 & 4), native evergreen buffer trees along the boundaries and mixed deciduous and evergreen street trees
- 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 bio-diversity

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 structures that may cause trip hazards or damage infrastructure, paths & hard paved areas
- Avoid planting species that are known to be toxic, cause respiratory issues or trigger allergies and skin irritation in recreational areas where they may pose a hazard

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.



1 - NATIVE REGROWTH ALONG DRAINAGE DITCH



2 - CS; SILKY OAK



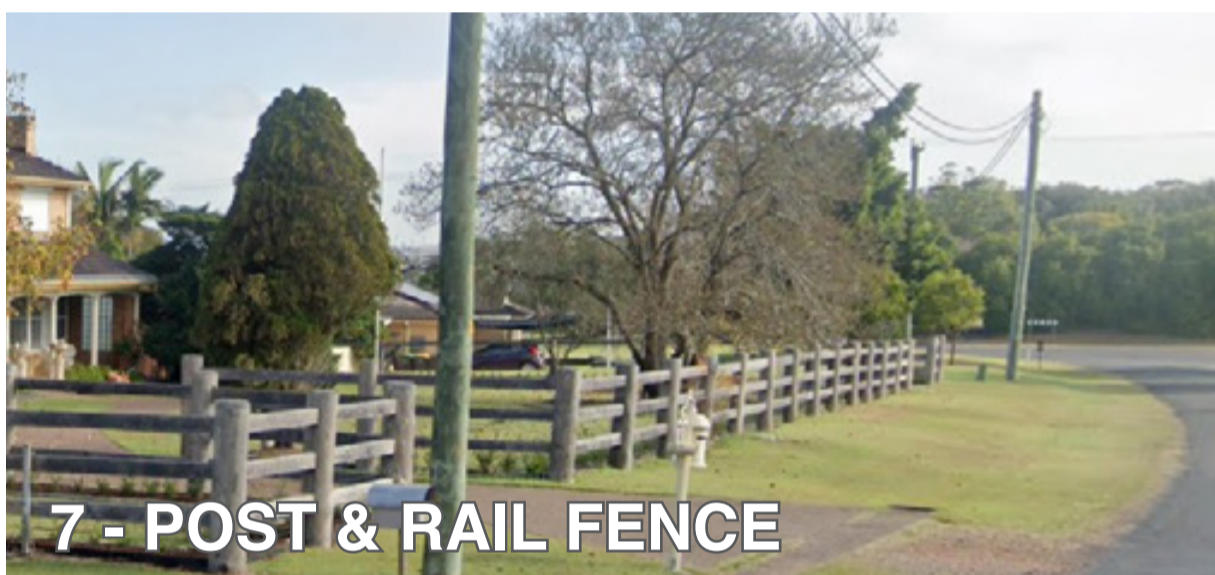
3 - CS; SILKY OAK



4 - CHARACTERISTIC SPECIES; NATIVE PINES



2 - POST & RAIL FENCE



7 - POST & RAIL FENCE



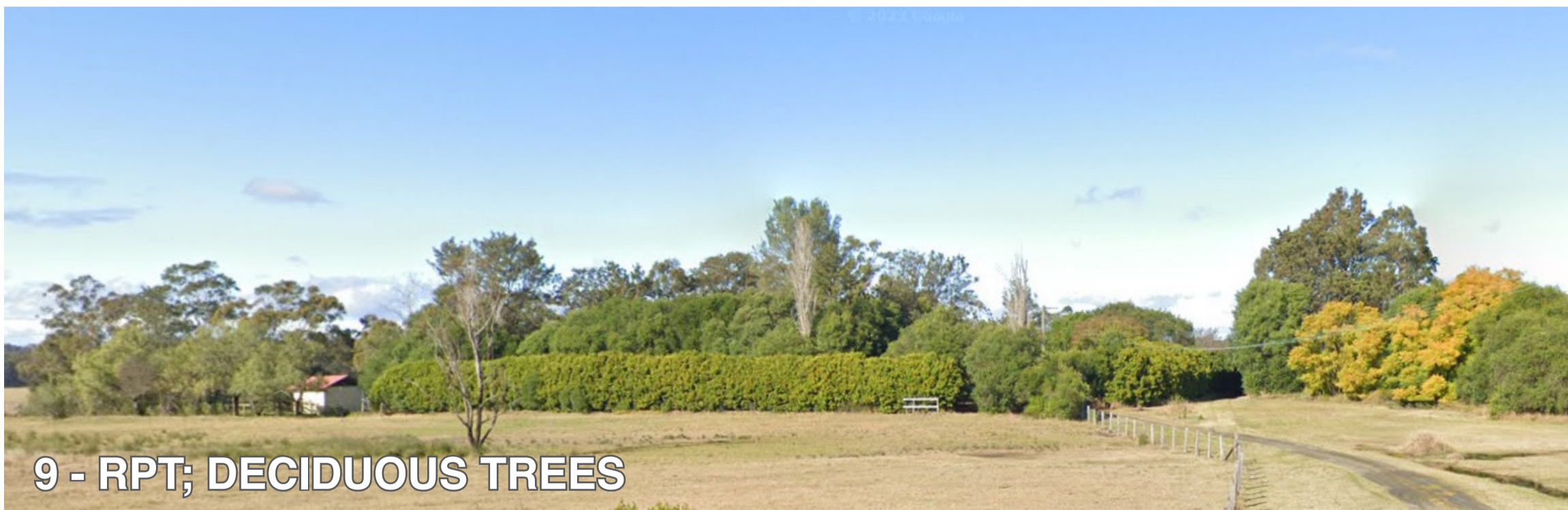
10 - RPT; NATIVE SCREEN TREES



5 - CS; JACARANDA



6 - CS; JACARANDA



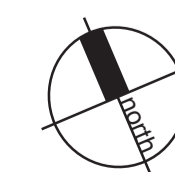
9 - RPT; DECIDUOUS TREES



8 - RPT; DECIDUOUS TREES

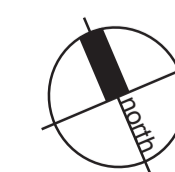
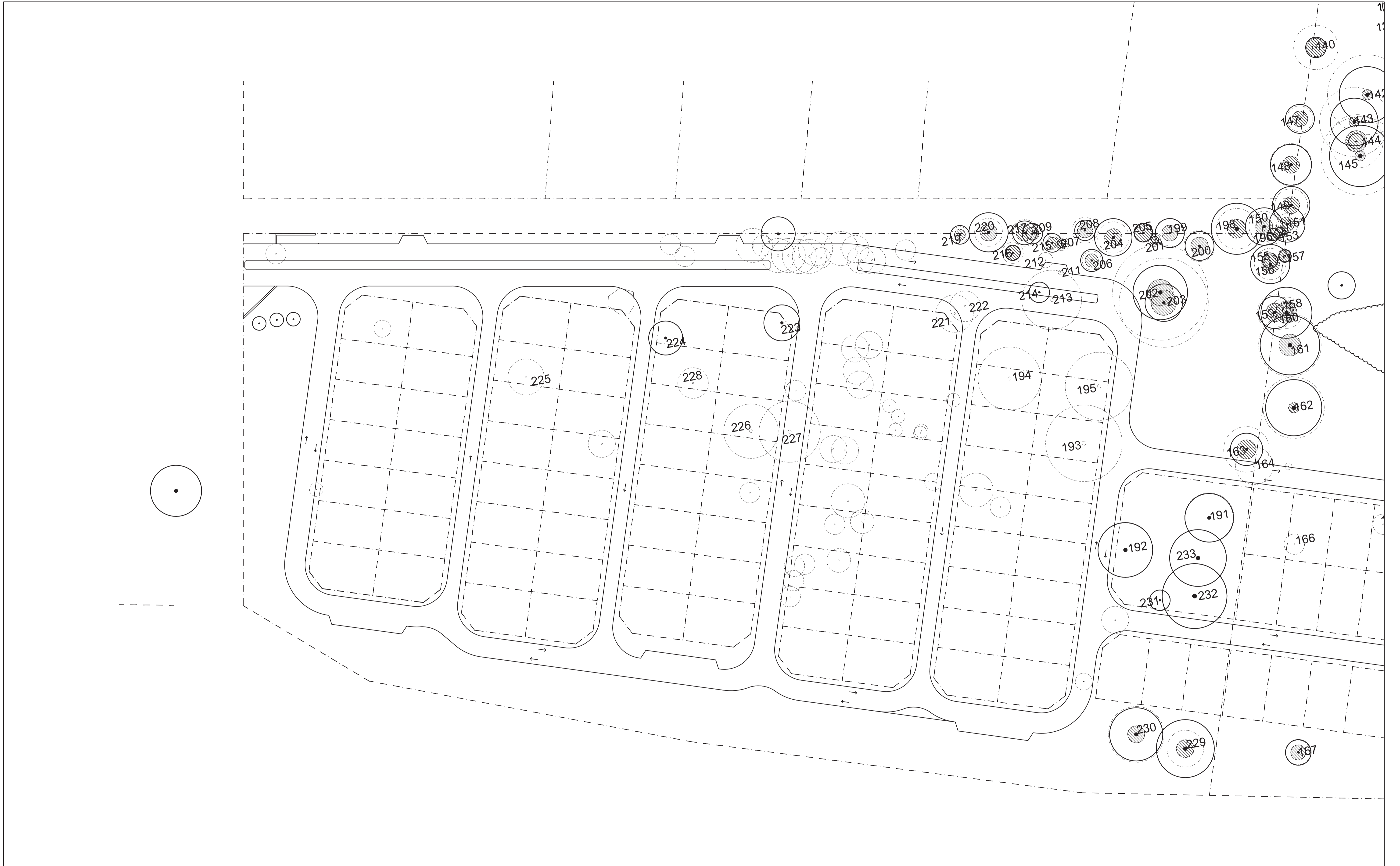


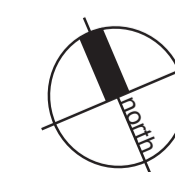
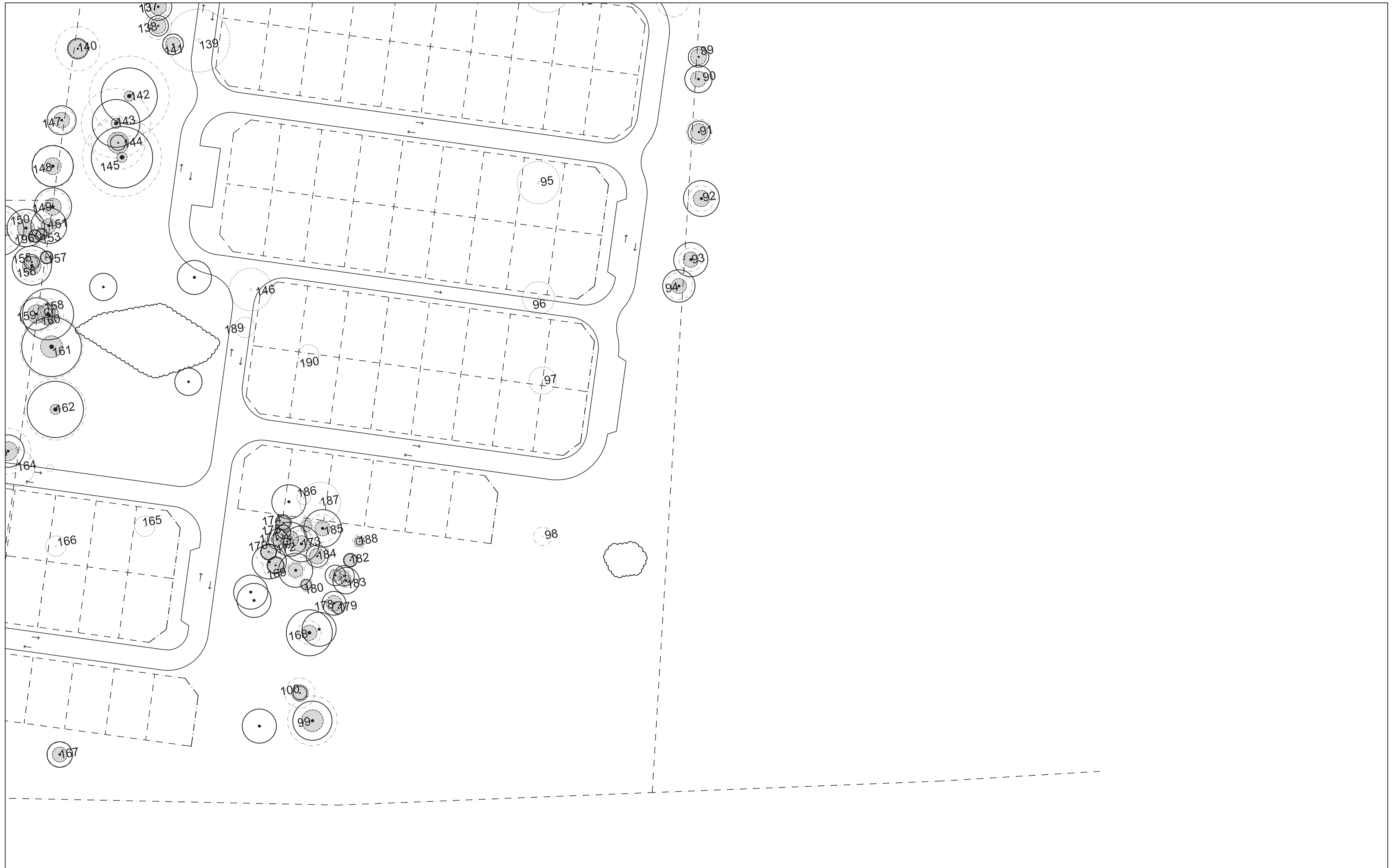
7 - RESIDENTIAL PLANTING TYPOLOGY; DECIDUOUS TREES

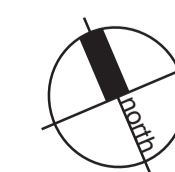


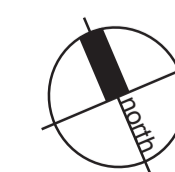
Tree #	Scientific Name	Common Name	DBH (m)	Canopy Spread (m)	Height (m)	Health	Landscape Significance Rating	TPZ (m)	SRZ (m)	Remove/Retain	Notes
1	Eucalyptus punctata	Grey Gum	0.64	3	12	Good	High	7.7	2.6	Retain	
2	Eucalyptus punctata	Grey Gum	0.09	1.25	8	Good	High	2	1.5	Retain	
3	Eucalyptus punctata	Grey Gum	0.98	6.75	14	Good	High	11.7	3.4	Retain (Protection)	
4	Eucalyptus punctata	Grey Gum	0.6	3.75	14	Good	High	7.2	2.8	Retain	
5	Eucalyptus tereticornis	Forest Red Gum	0.26	3.75	9	Fair	High	3.1	2.4	Retain	
6	Eucalyptus punctata	Grey Gum	0.3	2.75	7	Good	High	3.8	2.3	Retain	
7	Eucalyptus canaliculata	Large Fruited Grey Gum	0.06	1	7	Good	High	2	1.5	Retain	
8	Eucalyptus punctata	Grey Gum	0.26	5.75	19	Fair	High	3.1	2	Retain	
9	Eucalyptus tereticornis	Forest Red Gum	0.33	1	10	Good	High	3.9	2.5	Retain	
10	Eucalyptus crebra	Narrowleaved Ironbark	0.35	3	10	Good	High	4.3	2.5	Retain (Protection)	
11	Eucalyptus moluccana	Grey Box	0.31	3.75	8	Fair	High	3.7	2.2	Retain	
12	Eucalyptus moluccana	Grey Box	0.23	1.5	10	Good	High	2.8	1.9	Retain	
13	Eucalyptus moluccana	Grey Box	0.34	1.5	10.5	Good	High	4	2.4	Retain	
14	Eucalyptus moluccana	Grey Box	0.19	1	8	Good	High	2.3	1.9	Retain	
15	Eucalyptus moluccana	Grey Box	0.27	1.5	8	Good	High	3.2	2.1	Retain	
16	Eucalyptus moluccana	Grey Box	0.54	3.5	10	Good	High	6.5	2.7	Retain	
17	Eucalyptus crebra	Narrowleaved Ironbark	0.81	1	7	Good	High	9.8	1.7	Retain (Protection)	
18	Eucalyptus moluccana	Grey Box	0.42	2.25	9	Good	High	5	2.6	Remove	
19	Eucalyptus moluccana	Grey Box	0.36	3	10	Good	High	4.3	2.3	Retain	
20	Eucalyptus moluccana	Grey Box	0.17	3	8	Good	High	2	2.1	Retain	
21	Eucalyptus moluccana	Grey Box	0.44	6	14	Good	High	5.3	2.7	Retain	
22	Eucalyptus moluccana	Grey Box	0.44	5.25	16	Good	High	5.3	2.8	Remove (Footprint)	
23	Eucalyptus moluccana	Grey Box	0.27	3	13	Good	High	3.2	2.6	Remove (Footprint)	
24	Eucalyptus moluccana	Grey Box	0.41	5.75	17	Good	High	5	3	Retain (Protection)	
25	Eucalyptus moluccana	Grey Box	0.46	5.5	14	Good	High	5.5	2.7	Retain	
26	Eucalyptus moluccana	Grey Box	0.54	7	16	Good	High	6.4	3.3	Retain	
27	Eucalyptus moluccana	Grey Box	0.46	3.5	10	Good	High	5.5	2.8	Retain (Protection)	
28	Eucalyptus moluccana	Grey Box	0.44	3.5	11	Good	High	5.3	2.8	Retain (Protection)	
29	Eucalyptus crebra	Narrowleaved Ironbark	0.21	2.25	8	Good	High	2.5	2	Retain	
30	Eucalyptus moluccana	Grey Box	0.29	3.75	10	Good	High	3.5	2.2	Remove (Footprint)	
31	Eucalyptus crebra	Narrowleaved Ironbark	0.25	3.25	9	Good	High	3	2.2	Remove (Footprint)	
32	Eucalyptus moluccana	Grey Box	0.67	4.5	9	Good	High	8	2.7	Remove (Footprint)	
33	Eucalyptus moluccana	Grey Box	0.38	1	8	Good	High	4.6	2.8	Remove (Footprint)	
34	Eucalyptus moluccana	Grey Box	0.39	2	9	Good	High	4.6	1.5	Remove (Footprint)	
35	Eucalyptus moluccana	Grey Box	0.48	2	10	Good	High	5.7	3	Remove (Footprint)	
36	Eucalyptus moluccana	Grey Box	0.56	1	10	Good	High	6.7	2.9	Remove (Footprint)	
37	Eucalyptus moluccana	Grey Box	0.5	2	11	Good	High	6	2.7	Remove (Footprint)	
38	Eucalyptus crebra	Narrowleaved Ironbark	0.68	2.5	11	Good	High	8.2	3	Remove (Footprint)	
39	Eucalyptus crebra	Narrowleaved Ironbark	0.17	1.75	8	Good	High	2	1.8	Retain	
40	Eucalyptus crebra	Narrowleaved Ironbark	0.31	2	9	Good	High	3.7	2.4	Retain	
41	Eucalyptus crebra	Narrowleaved Ironbark	0.15	1	9	Good	High	2	1.8	Retain	
42	Eucalyptus crebra	Narrowleaved Ironbark	0.16	2	8	Good	High	2	1.8	Retain	
43	Eucalyptus crebra	Narrowleaved Ironbark	0.11	1	7	Good	High	2	1.5	Retain	
44	Eucalyptus crebra	Narrowleaved Ironbark	0.24	1	12	Good	High	2.9	2.2	Retain	
45	Eucalyptus crebra	Narrowleaved Ironbark	0.33	3.5	12	Fair	High	4	2.4	Retain	
46	Eucalyptus crebra	Narrowleaved Ironbark	0.19	2	11	Good	High	2.3	1.8	Retain	
47	Eucalyptus crebra	Narrowleaved Ironbark	0.25	2.25	12	Good	High	3	2.2	Retain	
48	Eucalyptus crebra	Narrowleaved Ironbark	0.25	3.5	9	Good	High	3	2	Retain	
49	Eucalyptus crebra	Narrowleaved Ironbark	0.31	4.25	10	Good	High	3.7	2.5	Retain	
50	Eucalyptus crebra	Narrowleaved Ironbark	0.44	4.5	10	Good	High	5.3	2.4	Retain	
51	Eucalyptus crebra	Narrowleaved Ironbark	0.3	4.75	10	Good	High	3.7	2.7	Retain (Protection)	
52	Eucalyptus crebra	Narrowleaved Ironbark	0.3	3.75	12	Good	High	3.6	2.7	Retain	
53	Eucalyptus crebra	Narrowleaved Ironbark	0.19	1.75	15	Good	High	2.3	2	Retain	
54	Eucalyptus crebra	Narrowleaved Ironbark	0.33	5.25	14	Good	High	4	2.6	Retain	
55	Eucalyptus crebra	Narrowleaved Ironbark	0.27	3.5	15	Good	High	3.3	2.3	Retain	
56	Eucalyptus crebra	Narrowleaved Ironbark	0.3	2.25	13	Good	High	3.6	2.3	Remove (Footprint)	
57	Eucalyptus crebra	Narrowleaved Ironbark	0.51	5	14	Good	High	6.1	3.1	Remove (Footprint)	
58	Eucalyptus crebra	Narrowleaved Ironbark	0.45	5.25	10	Fair	High	5.4	2.7	Remove (Footprint)	
59	Eucalyptus crebra	Narrowleaved Ironbark	0.37	3.75	10	Good	High	4.4	2.4	Remove (Footprint)	
60	Eucalyptus crebra	Narrowleaved Ironbark	0.48	5	11	Fair	High	5.8	3.1	Remove (Footprint)	
61	Eucalyptus crebra	Narrowleaved Ironbark	0.11	4.5	20	Good	High	2	1.5	Remove (Footprint)	
62	Eucalyptus crebra	Narrowleaved Ironbark	0.58	5.75	14	Good	High	7	2.8	Remove (Footprint)	
63	Eucalyptus crebra	Narrowleaved Ironbark	0.66	7.25	14	Fair	High	7.9	3.3	Remove (Footprint)	
64	Eucalyptus tereticornis	Forest Red Gum	0.98	7.75	10	Poor	High	11.7	3.9	Remove (Footprint)	
65	Eucalyptus punctata	Grey Gum	0.91	9	27	Good	Significant	10.9	1.5	Remove (Footprint)	
66	Eucalyptus moluccana	Grey Box	0.31	6	19	Good	High	3.7	1.5	Remove (Footprint)	
67	Eucalyptus moluccana	Grey Box	0.83	7.75	20	Good	High	10	1.5	Remove (Footprint)	
68	Eucalyptus moluccana	Grey Box	0.61	5	18	Good	High	7.3	3.2	Remove (Footprint)	

69	Eucalyptus moluccana	Grey Box	0.48	5.5	18	Good	High	5.8	2.8	Remove (Footprint)	
70	Eucalyptus crebra	Narrowleaved Ironbark	0.68	4.75	15	Good	High	8.2	3.1	Remove (Footprint)	
71	Eucalyptus crebra	Narrowleaved Ironbark	0.28	4.5	8	Good	High	3.1	2.1	Remove (Footprint)	
72	Eucalyptus moluccana	Grey Box	0.64	5.25	18	Good	High	7.7	1.5	Retain (Protection)	
73	Eucalyptus moluccana	Grey Box	0.22	2	15	Good	High	2.6	2.1	Retain (Protection)	
74	Eucalyptus moluccana	Grey Box	0.5	6.25	15	Good	High	6	2.7	Remove (Footprint)	
75	Eucalyptus tereticornis	Forest Red Gum	0.25	1.5	12	Good	High	3	2.1	Retain (Protection)	
76	Eucalyptus tereticornis	Forest Red Gum	0.16	1.5	12.5	Good	High	2	1.9	Remove (Footprint)	
77	Eucalyptus crebra	Narrowleaved Ironbark	0.1	0.625	8	Fair	High	2	1.8	Retain	
78	Eucalyptus moluccana	Grey Box	0.46	2	13	Good	High	5.5	2.5	Remove (Footprint)	
79	Eucalyptus punctata	Grey Gum	0.82	10	14	Fair	Very High	11	3.3	Remove (Footprint)	
80	Eucalyptus moluccana	Grey Box	0.84	7	19	Good	High	10.1	3.3	Remove (Footprint)	
81	Eucalyptus moluccana	Grey Box	0.53	7.25	17	Good	High	6.4	2.9	Remove (Footprint)	
82	Eucalyptus punctata	Grey Gum	0.47	2	18	Good	High	5.6	2.8	Remove (Footprint)	
83	Eucalyptus moluccana	Grey Box	0.46	6.25	17	Good	High	5.5	2.7	Remove (SRZ Encroachment)	
84	Eucalyptus moluccana	Grey Box	0.3	2	15	Good	High	3.6	2.3	Remove (Footprint)	
85	Eucalyptus moluccana	Grey Box	0.52	6.25	17	Good	High	6.2	2.7	Remove (Footprint)	
86	Eucalyptus tereticornis	Forest Red Gum	0.56	2	16	Good	High	6.7	2.8	Remove (Footprint)	
87	Eucalyptus moluccana	Grey Box	0.41	5	15	Good	High	4.9	2.5	Retain	
88	Eucalyptus moluccana	Grey Box	0.27	3.75	12	Good	High	3.3	2.3	Retain	
89	Eucalyptus moluccana	Grey Box	0.26	3	12	Fair	High	3.1	2.3	Retain	
90	Eucalyptus moluccana	Grey Box	0.34	4	11	Fair	High	4.1	2.3	Retain	
91	Eucalyptus moluccana	Grey Box	0.32	3.25	9	Good	High	3.8	2.5	Retain	
92	Eucalyptus moluccana	Grey Box	0.32	5.25	14	Good	High	3.8	2.4	Retain	
93	Eucalyptus moluccana	Grey Box	0.29	5	13	Good	High	3.5	2.3	Retain	
94	Eucalyptus moluccana	Grey Box	0.33	4.75	16	Good	High	4	2.2	Retain	
95	Eucalyptus moluccana	Grey Box	0.46	6.25	10	Fair	High	5.5	2.7	Remove (Footprint)	
96	Eucalyptus moluccana	Grey Box	0.42	4.75	12	Good	High	5	2.5	Remove (SRZ Encroachment)	
97	Casuarina glauca	Swamp Oak	0.45	4	13	Fair	High	5.4	2.7	Remove (SRZ Encroachment)	
98	Eucalyptus moluccana	Grey Box	0.22	2.75	12	Fair	High	2.7	2.4	Remove (Footprint)	
99	Eucalyptus moluccana	Grey Box	0.61	5.75	14	Good	High	7.3	3.2	Remove (Footprint)	
100	Casuarina glauca	Swamp Oak	0.37	2	12	Good	High	4.4	2.4	Remove (Footprint)	
101	Eucalyptus crebra	Narrowleaved Ironbark	0.56	4.75	18	Good	High	6.7	2.8	Remove (Footprint)	
102	Melaleuca spp.	N/A	0.19	2.5	9	Good	High	2.3	1.8	Retain	
103	Eucalyptus punctata	Grey Gum	0.58	4	19	Good	High	6.7	2.8	Retain (Protection)	
104	Eucalyptus moluccana	Grey Box	0.53	4.5	18	Good	High	6.4	2.8	Remove (Footprint)	
105	Eucalyptus tereticornis	Forest Red Gum	0.73	5.25	11	Good	High	8.8	2.7	Retain	
106	Eucalyptus moluccana	Grey Box	0.54	5.25	14	Good	High	6.4	2.8	Retain	
107	Eucalyptus moluccana	Grey Box	0.33	1	17	Good	High	4	2.3	Retain	
108	Eucalyptus moluccana	Grey Box	0.3	1	17	Good	High	3.8	2.2	Retain	
109	Eucalyptus moluccana	Grey Box	0.41	2	18	Good	High	5	2.7	Retain	
110	Eucalyptus moluccana	Grey Box	0.3	1.25	17	Good	High	3.6	2.2	Retain (Protection)	
111	Eucalyptus moluccana	Grey Box	0.33	2.5	18	Good	High	4	2.2	Retain	
112	Eucalyptus moluccana	Grey Box	0.34	2.25	17	Good	High	4.1	2.3	Retain	
113	Eucalyptus moluccana	Grey Box	0.32	2.5	16	Good	High	3.8	2.2	Retain	
114	Eucalyptus moluccana	Grey Box	0.29	3.75	18	Good	High	3.5	2.4	Retain (Protection)	
115	Eucalyptus moluccana	Grey Box	0.37	3.5	16	Good	High	4.4	2.3	Retain (Protection)	
116	Eucalyptus moluccana	Grey Box	0.28	5	18	Good	High	3.4	2.3	Retain	
117	Eucalyptus moluccana	Grey Box	0.4	5	14	Good	High	4.8	2.4	Retain	
118	Eucalyptus moluccana	Grey Box	0.22	3.75	17	Good	High	2.6	2.1	Retain	
119	Eucalyptus moluccana	Grey Box	0.17	3.25	18	Good	High	2	1.9	Retain	not shown
120	Eucalyptus moluccana	Grey Box	0.21	4.25	18	Good	High	2.5	1.9	Retain	not shown
121	Eucalyptus moluccana	Grey Box	0.26	4.75	19	Good	High	3.1	2.1	Retain	not shown
122	Eucalyptus moluccana	Grey Box	0.26	5	17	Good	High	3.1	2.2	Retain	not shown
123	Eucalyptus moluccana	Grey Box	0.29	5	18	Good	High	3.5	2.3	Retain	not shown
124	Eucalyptus crebra	Narrowleaved Ironbark	0.22	4.5	9	Good	High	2.6	2.3	Retain	not shown
125	Eucalyptus moluccana	Grey Box	0.13	2.25	12	Good	High	2	1.6	Retain	
126	Eucalyptus moluccana	Grey Box	0.29	4.5	18	Good	High	3.5	2.2	Retain	
127	Eucalyptus moluccana	Grey Box	0.29	4.75	20	Good	High	3.5	2.5	Retain	not shown
128	Eucalyptus moluccana	Grey Box	0.33	6.5	20	Good	High	4	2.3	Retain	not shown
129											

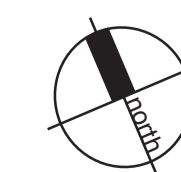








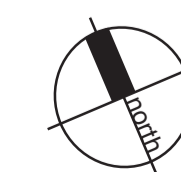


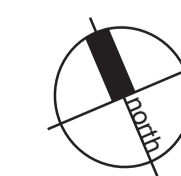




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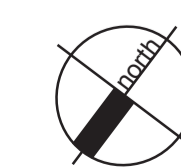
01	RAINGARDEN
02	DETENTION BASIN/PASSIVE RECREATIONAL SPACE
03	ENTRY BLADE WALL SIGNAGE
04	CLUB HOUSE LOCATION (POTENTIAL)
05	ACTIVE RECREATIONAL SPACE
06	GRASS SWALE
07	MASS PLANTED GRASSES
08	BASIN BOARDWALK
09	EMERGENCY ROUTE

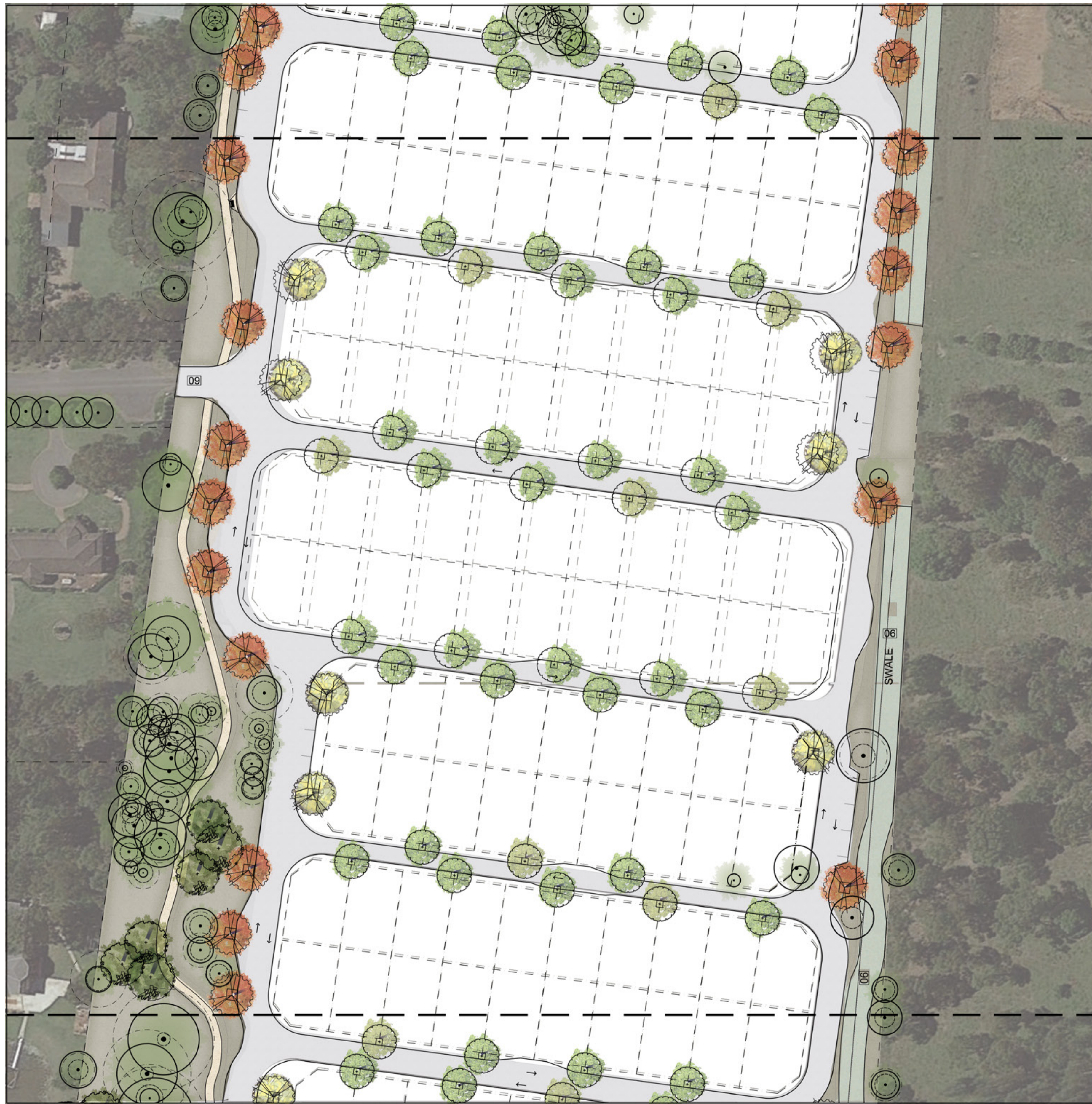




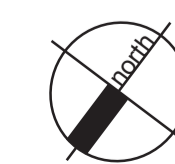


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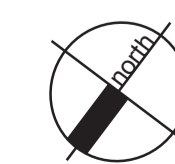


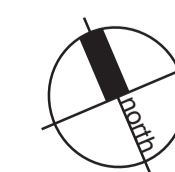
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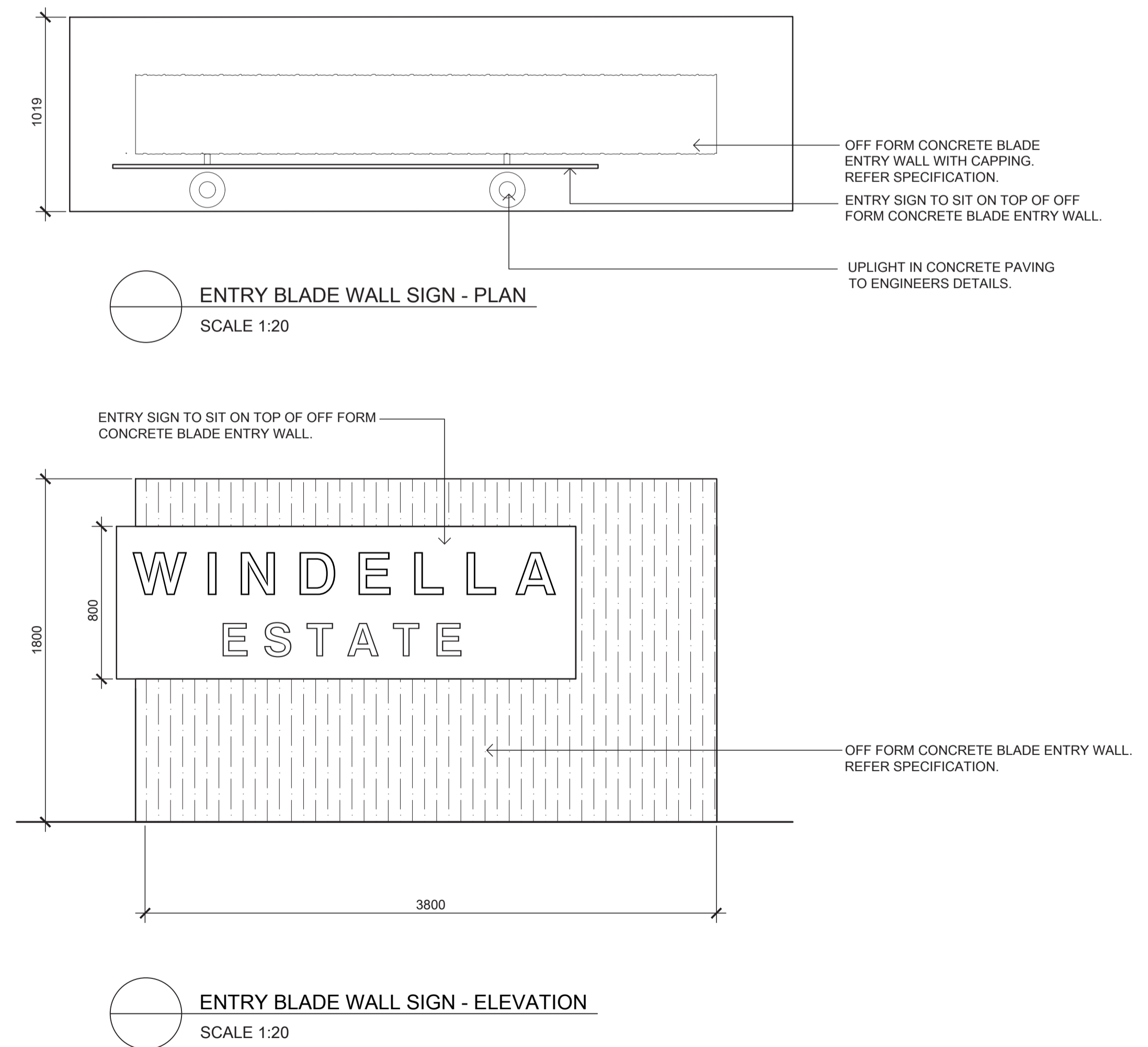
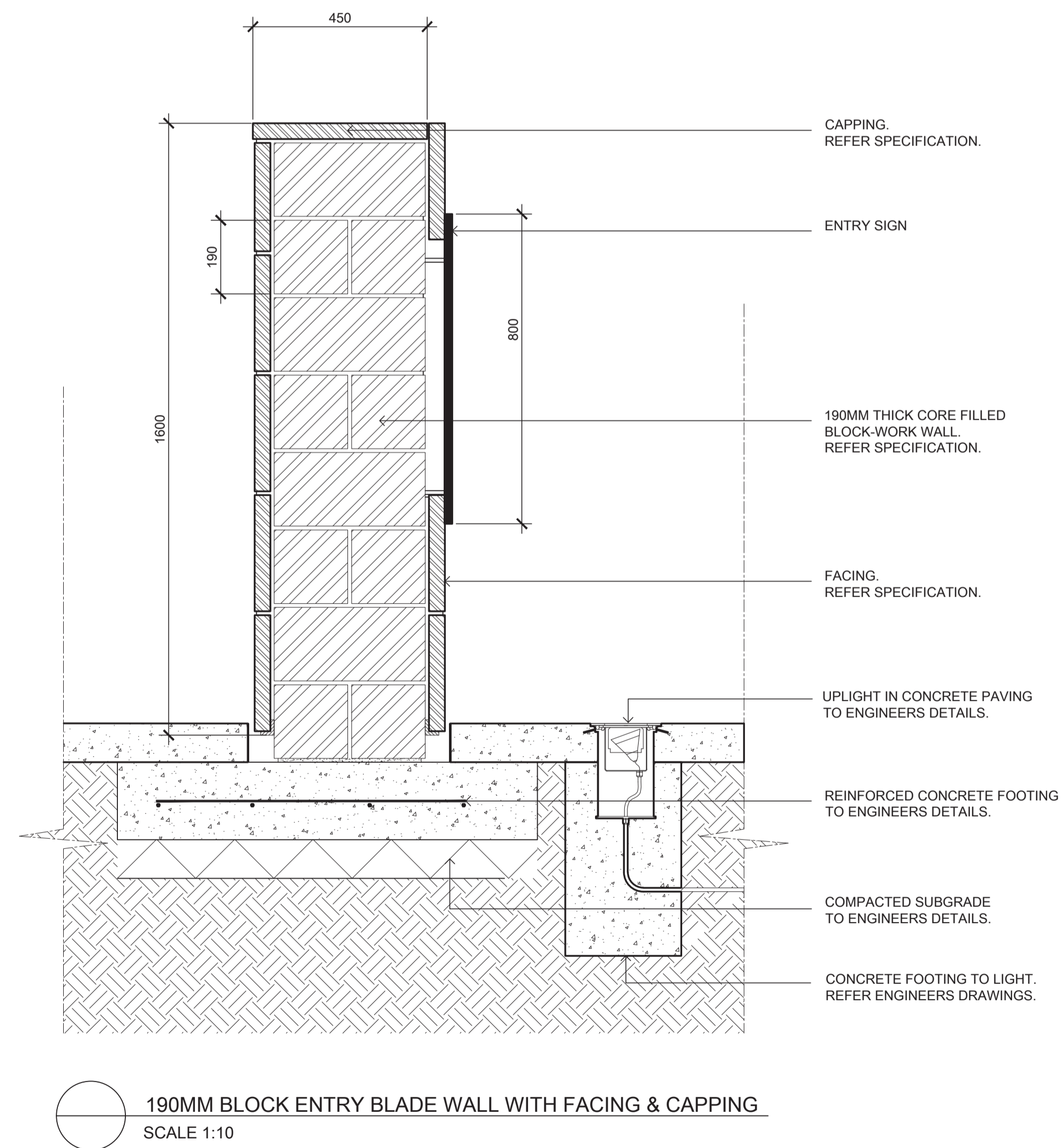




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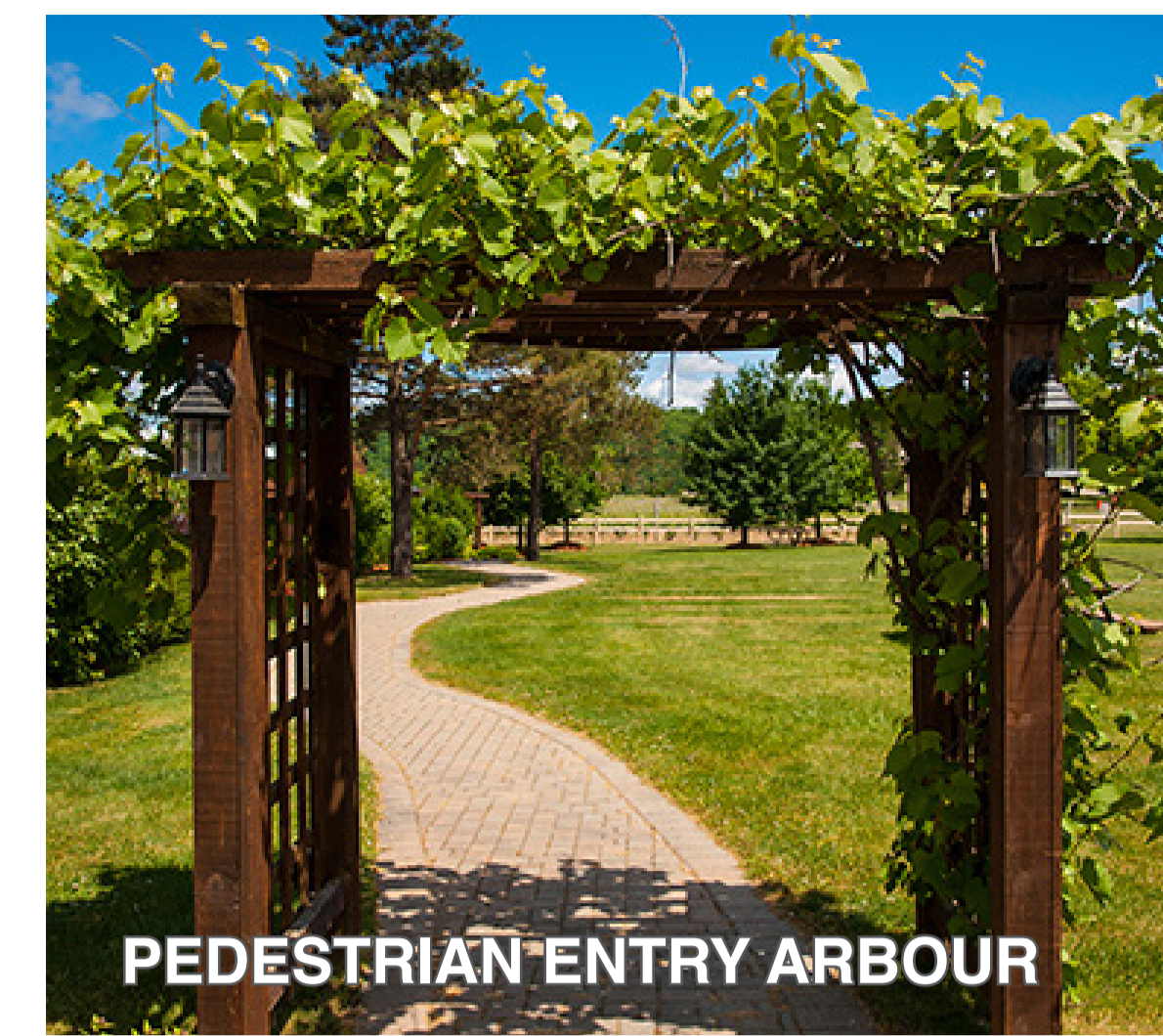




ENTRY SIGNAGE WALL WITH FEATURE TREES



MEDIAN STRIP RAINGARDEN



PEDESTRIAN ENTRY ARBOUR



BENCH SEATS



FEATURE TREE UPLIGHTING



MASS PLANTED GROUNDCOVERS



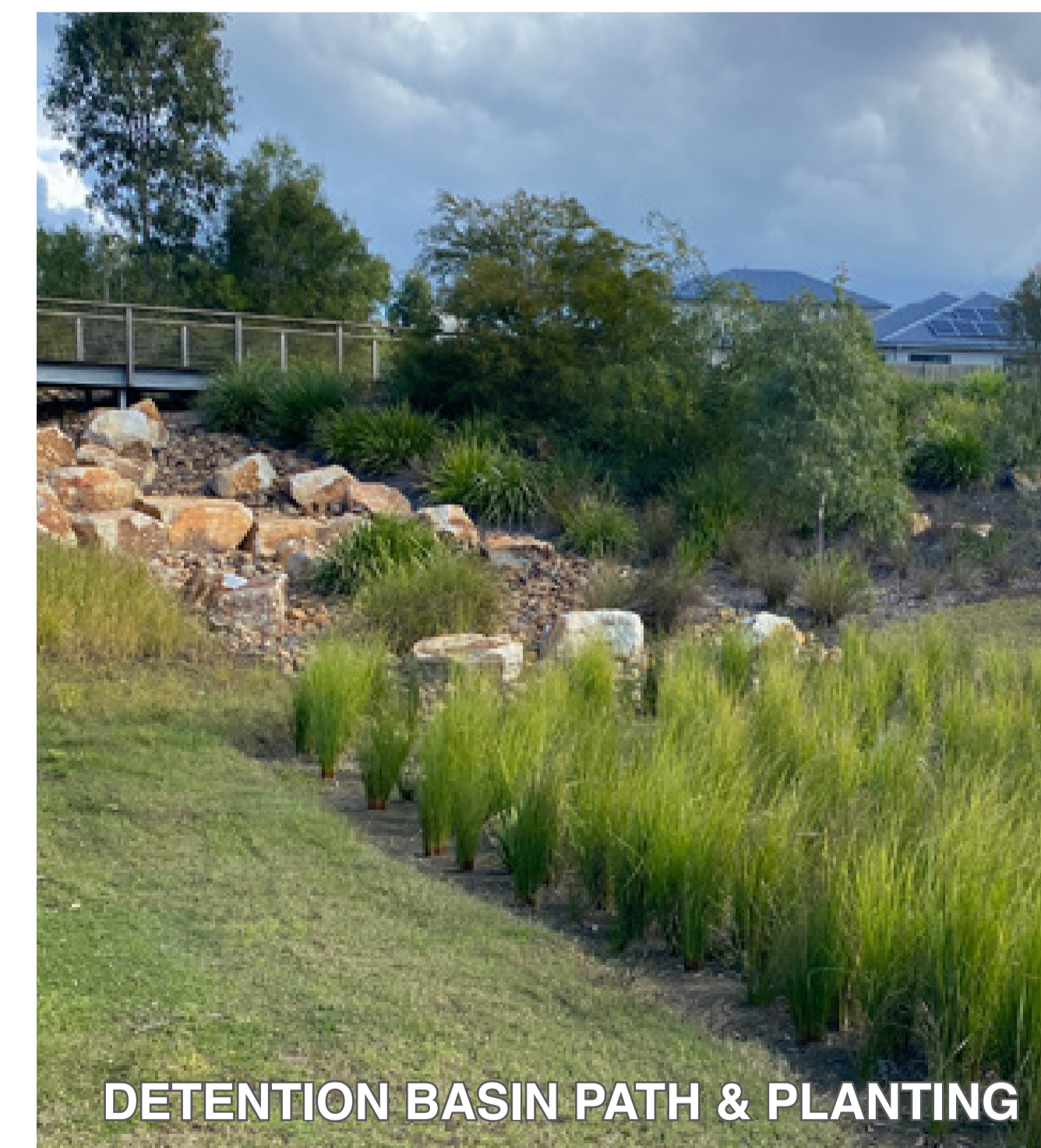
PREFABRICATED ALUMINIUM POST & RAIL FENCE



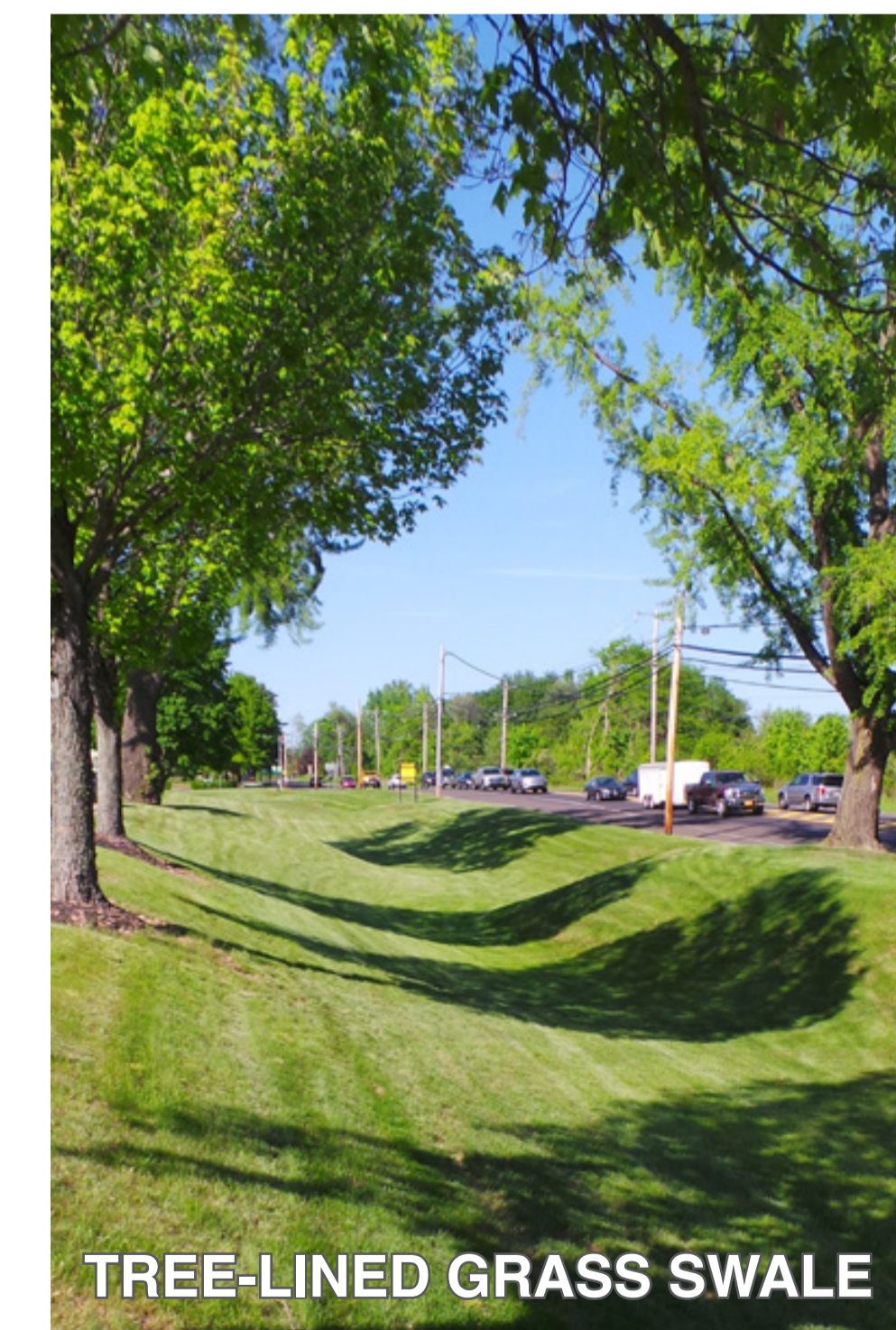
ACCESSIBLE WIDE PEDESTRIAN PATHS



COLOURED OXIDE CONCRETE PATHS



DETENTION BASIN PATH & PLANTING



TREE-LINED GRASS SWALE

xeriscapes

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

PROJECT

MAVID WINDELLA RETIREMENT COMMUNITY MAITLAND  
16 DENTON CLOSE & 10 RIVER ROAD WINDELLA

DRAWING NAME

PRECEDENT IMAGES -  
DESIGN PROPOSAL

CLIENT MAVID

PROJECT NO 23088

DRAWING NO L201

SCALE NA

REVISION A

DATE 19.12.2023

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
<b>Native Buffer Trees</b>						
01	<i>Eucalyptus crebra</i>	Narrowleaved Ironbark	35	15	75L	Lower Hunter Spotted Gum Ironbark Forest EEC
	<i>Eucalyptus moluccana</i>	Grey Box	30	12	75L	
	<i>Eucalyptus punctata</i>	Grey Gum	35	15	75L	
	<i>Eucalyptus tereticornis</i>	Forest Red Gum	45	10	75L	
<b>Landmark Entry Trees</b>						
02	<i>Araucaria cunninghamii</i>	Hoop Pine	35	15	75L	
	<i>Callitris columellaris</i>	White Cypress-Pine	12	4	30-45L	
	<i>Callitris rhomboidea</i>	Oyster Bay Pine	12	4	30-45L	
<b>Northern Entry Avenue Trees</b>						
03	<i>Grevillea robusta</i>	Southern Silky Oak	30	15	75L	Can cause skin irritation to some people - not planted in pedestrian accessible areas
04	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	30	10	75L	
<b>Feature Foliage Street Trees</b>						
05	<i>Acer buergerianum</i>	Trident Maple	6	6	25L	Deciduous. Preferred MCC Street Tree. Purchase trees with a single leader (formatively pruned).
	<i>Lagerstroemia indica</i> x <i>L. fauriei</i>	Crepe Myrtle	5	3-4	75L	
	<i>Pyrus calleryana</i> 'Capital'	Capital Pear	10	3	75L	
	<i>Hibiscus tiliaceus rubra</i>	Cottonwood Hibiscus	8	5	25L	
	<i>Jacaranda mimosifolia</i>	Jacaranda	10	10	30-45L	
<b>Evergreen Street Trees</b>						
06	<i>Backhousia citriodora</i>	Lemon Myrtle	5-10	2-5	75L	Preferred MCC Street Tree. Preferred MCC Street Tree.
	<i>Callistemon</i> [syn. <i>Melaleuca</i> ] <i>viminalis</i>	Weeping Bottlebrush	8	3	25L	
	<i>Corymbia citriodora</i> 'Scentuosus'	Dwarf Lemon-Scented Gum	7	3	25L	
	<i>Corymbia eximia</i> 'Nana'	Dwarf Yellow Bloodwood	8	5	25L	
	<i>Melaleuca bracteata</i>	Black Tea-Tree	10	5	25L	
	<i>Waterhousea floribunda</i> 'Sweeper'	Sweeper Weeping Lilly Pilly	10	5	25L	
<b>Tall Screen Shrubs &gt; 1.5m</b>						
07	<i>Bursaria spinosa</i>	Sweet Bursaria	4	3	300mm	Lower Hunter Spotted Gum Ironbark Forest EEC
	<i>Callistemon</i> [syn. <i>Melaleuca</i> ] <i>linearifolius</i>	Netted Bottlebrush	4	3	300mm	
	<i>Grevillea banksii</i> 'Alba'	White Banks Grevillea	2.5	2	500mm	
08	<i>Hakea bakeriana</i>	Hakea	2	1.5	300mm	Lower Hunter Spotted Gum Ironbark Forest EEC
	<i>Leptospermum polygalifolium</i>	Tantoon	2	1.5	300mm	
	<i>Pultenaea spinosa</i>	Grey bush-pea	3	2	300mm	
	<i>Syzigium australe</i> 'Pinnacle'	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm	
<b>Shrubs &lt; 1.5m</b>						
09	<i>Callistemon</i> 'Better John'	Better John Bottlebrush	1.2	0.9	200mm	
	<i>Grevillea rosmarinifolia</i> 'Scarlet Sprite'	Scarlet Sprite Grevillea	1	1	200mm	
10	<i>Grevillea lanigera</i>	Soft Leaved Grevillea	1	1	200mm	
	<i>Raphiolepis indica</i> 'Apple Blossom'	Apple Blossom Hawthorn	1	1	200mm	
	<i>Westringia fruticosa</i> 'Zena'	Westringia 'Zena'	1.2	1.2	200mm	
<b>Accent Shrubs</b>						
11	<i>Lambertia formosa</i>	Mountain Devil	1.5	1.5	300mm	
12	<i>Leucospermum cordifolium</i> 'Scarlet Ribbon'	Scarlet Ribbon	2	1.5	300mm	
<b>Mass Planted Grasses</b>						
13	<i>Carex albula</i> 'Frosted Curly'	New Zealand Hair Sedge	0.6	0.6	50-75mm	
14	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	0.4	0.4	50-75mm	
15	<i>Lomandra confertifolia</i> 'Wingarra'	Lomandra Wingarra	0.4	0.6	50-75mm	
16	<i>Poa labillardieri</i> 'Kingsdale'	Blue Tussock Grass	0.45	0.45	50-75mm	
17	<i>Themeda triandra</i>	Kangaroo Grass	1	1	50-75mm	Lower Hunter Spotted Gum Ironbark Forest EEC
<b>Low Border Planting</b>						
18	<i>Chrysocephalum apiculatum</i> 'Desert Flame'	Yellow Buttons	0.5	0.3	140mm	
19	<i>Lavandula dentata</i> var <i>candicans</i>	Fringed Lavender	0.6	1.2	140mm	
20	<i>Myoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobiella	0.1	1	140mm	
21	<i>Westringia 'Mundi'</i>	Westringia 'Mundi'	0.6	1.5	140mm	
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
<b>Cascading Planting</b>						
22	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3	1	140mm	Lower Hunter Spotted Gum Ironbark Forest EEC
23	<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>Climbers</b>						
24	<i>Cissus antartica</i>	Kangaroo Vine	6		140mm	
25	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm	
	<i>Vitis vinifera</i>	Ornamental Grape	6		140mm	
<b>Detention Basin Turf</b>						
	<i>'Nara' Zoysia macrantha</i>	Nara Zoysia Turf	0.05	1	Slab/Roll	
<b>Raingarden</b>						
	<i>Dianella revoluta</i>	Blue Flax Lily	0.4	0.4	75mm	
	<i>Ficinia nodosa</i>	Knobby Club Rush	1	0.8	75mm	
	<i>Lomandra longifolia</i>	Mat Rush	0.8	0.6	75mm	

