



DRAWING REGISTER

| DRAWING NUMBER | SHEET NAME | REV. No. | REV. DATE |
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| 14503.5 DA L000 | COVER PAGE | K | 4/7/24 |
| 14503.5 DA L010 | SITE ANALYSIS | K | 4/7/24 |
| 14503.5 DA L020 | SITE HISTORY | K | 4/7/24 |
| 14503.5 DA L030 | SITE PHOTOS | K | 4/7/24 |
| 14503.5 DA L040 | PROPOSED LANDSCAPE PLAN | K | 4/7/24 |
| 14503.5 DA L050 | PROPOSED LINKAGES | K | 4/7/24 |
| 14503.5 DA L060 | PROPOSED STREET TREES | K | 4/7/24 |
| 14503.5 DA L070 | BUFFER, RIPARIAN AND WATER QUALITY BASIN | K | 4/7/24 |
| 14503.5 DA L080 | N.E.H. BUFFER AND RIPARIAN INTERFACE PLANTING PALETTE | K | 4/7/24 |
| 14503.5 DA L140 | MATERIALS PALETTE | K | 4/7/24 |
| 14503.5 DA L100 | VIEWPOINT 1 & INDICATIVE PHOTOMONTAGE | K | 4/7/24 |
| 14503.5 DA L110 | PHOTOMONTAGE 1 AND VISUAL IMPACT ASSESSEMENT | K | 4/7/24 |
| 14503.5 DA L120 | IMPACT ASSESSMENT VP 2 & INDICATIVE PHOTOMONTAGE | K | 4/7/24 |
| 14503.5 DA L130 | PHOTOMONTAGE 2 AND VISUAL IMPACT ASSESSEMENT | K | 4/7/24 |
| 14503.5 DA L140 | IMPACT ASSESSMENT VP 3 & INDICATIVE PHOTOMONTAGE | K | 4/7/24 |
| 14503.5 DA L150 | PHOTOMONTAGE 3 AND VISUAL IMPACT ASSESSEMENT | K | 4/7/24 |

landscape documentation

Wyndella Road Estate Subdivision
 Lochinvar Developments Ltd.
 Corner of New England Highway & Wyndella Road, Lochinvar



SITE ANALYSIS | L010

Wyndella Road Estate Subdivision

SITE - GENERAL DESCRIPTION

The proposed 22.54ha site comprises;
Lot 2/DP747391
Lot 3/DP747391
Lot 4/DP747391
Lot 5/DP747391
Lot 6/DP747391
Lot 9/DP747391
Lot 12/DP1219648
Lot 13/DP1219648

The site is accessed from Wyndella Road, running roughly north from the A43 - New England Highway.

The site forms part of the Lochinvar Urban Release Area, and is zoned R1-General under the Maitland Local Environment Plan 2011.

SOIL TYPE AND VEGETATION

Existing soils are likely to be highly modified both within the existing development footprint, and the area of what appears to be locally indigenous remnant or regrowth vegetation. Over a century of agrarian use has left a few patches of the original tree layer, and some sheltering species within the riparian zone.

The site is part of the *NKB-IV LOCHINVAR SOIL LANDSCAPE*. The main soils are Non-calciic Brown Soils (Db1.12) on the gentle slopes with Brown Podzolic Soils (Db2.11, Db1.41) on the steeper areas. There are Yellow Solodic Soils (Dy2.12) on the mid to lower slopes of the steeper hills and in some drainage lines.

Currently of rural character, and used as grazing, it is predominantly pasture grasses, exotic weeds and scattered remnants of native vegetation, including a dozen or so surviving paddock trees.

State vegetation mapping lists this area as being *PCT 3433 - Hunter Coast Foothills Spotted Gum Ironbark Grassy Forest*, in its pre-colonial state. (treesnearme.app)

Ground-truthing surveys by Anderson Environmental & Planning found, apart from large areas of exotic vegetation, indigenous Plant Community Types on site to be classified as:

PCT 3433 - Hunter Coast Foothills Spotted Gum-Ironbark Grassy Forest, which is associated with the Endangered Ecological Community Lower Hunter Spotted Gum Ironbark Forest (BC Act 2016). The area of PCT 3433 was deemed not to be remnant, but deliberately planted.

PCT 4044 - Northern Creekflat Eucalypt-Paperbark Mesic Swamp Forest which is associated with the Endangered Ecological Community *Swamp sclerophyll forest on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions*.

PROPOSED
NEW RESIDENTIAL
DEVELOPMENT:
Wyndella Road
Estate

MAITLAND CITY COUNCIL
LOCHINVAR URBAN RELEASE AREA

| REV | DATE | COMMENTS |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |

PROJECT:
Wyndella Road Estate Subdivision

SITE:
Corner of New England Highway & Wyndella Road, Lochinvar

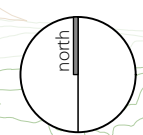
CLIENT:
Lochinvar Developments Ltd.

14503.5-wyndella road-DA+vwv 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: 1:20,000@A3

JOB NUMBER: 14503.5 DA L010 K PHASE: DWG No: REV:

- Resources:
- Maitland LEP - Part F - Urban Release Areas - Lochinvar Urban Release Area
 - Biodiversity Management Plan - 898 New England Hwy, 25 Wyndella Rd and 39 Wyndella Rd, Lochinvar, NSW Anderson Environment and Planning - June 2024
 - treesnearme.app/explore
 - environment.nsw.gov.au/eSpade2WebApp



412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926

SITE HISTORY | L020

Wyndella Road Estate Subdivision



The **Wonnarua people** are acknowledged as the traditional owners of the lands in which the current area of the Maitland City Council sits.

A dreamtime story from the Wonnarua explains how the hills and rivers in the Hunter Valley were created by a spirit called Baiame, whose home cave is still protected by the Wonnarua people in the hills nearby.

It is unknown exactly how many Aboriginal people lived in the Hunter Valley before Europeans arrived, but the population is known to have declined rapidly after European settlement.

Throughout the 1820s and 30s settler numbers in the Hunter Valley increased. The influx of settlers caused disruption to the movement and ancient activities of Aboriginal groups, and greatly affected their health in numerous ways.

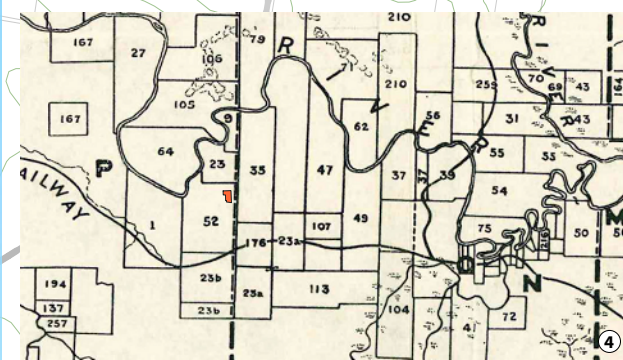
As they lost their traditional lands to agriculture, the town of Singleton became the area most identified with the Wonnarua people.



Their traditional territory, estimated to comprise an area extending over 5,200 square kilometres, spreads from the Upper Hunter River above Maitland, west to the Great Dividing Range, towards Wollombi.

The **Wonnarua people** have maintained a strong sense of their own cultural identity and links with the land despite the impact of European contact on their traditional lands and culture. Through this sustained identity, they are today continuing to reinvigorate their traditional culture, led by the Wonnarua Nation Aboriginal Corporation.

The Hunter River was known as **Coquun** - "fresh water" to the **Wonnarua people** who used the many tributaries for camp sites, including the one flowing through the southern end of the proposed development site.



Eleven kilometres west of Maitland, "**Lochinvar**" was one of the earliest land grants in the Hunter Valley. Lot 52, comprising 2,000 acres was assigned to Leslie Duguid, a free settler from Scotland in 1822. Established with the aid of convict servants, Lochinvar became one of the first commercial vineyards in the area.

In 1840 the estate of Lochinvar was sold.

"This splendid Hunters' River estate will be brought to the hammer by Mr. Smart at twelve o'clock 2 April 1840. The property has been divided into seventy five small farms of different sizes, besides a number of village allotments" - Sydney Herald



In 1883 a convent; *The Sisters of St Joseph, Lochinvar* was established in a farmhouse beside the unpaved road to Singleton.

An associated boarding school for girls was founded by the church, and the site of the current proposed development was used to pasture cattle as an income source to support the residential students.

In modern times this has become a secondary coeducational college for students from Years 7-12.



Now Lochinvar sits beside the busy A43 New England Highway between the major centres of Maitland and Singleton and accommodates a growing residential population for those predominantly working nearby, or in the Greater Hunter Region.

TEXT RESEARCH SOURCES:
 wonnarua.org.au
 australian.museum/learn/cultures/atsi-collection/hunter-valley/the-wonnarua/
 Wikipedia
 mymaitland.com.au
 freesettlerofelon.com/leslie_duguid.htm
 Clarendon Homes + Lindsay Bennelong Lochinvar Development Naming & Branding_v1.0 - July 2022

IMAGE SOURCES:
 ① Wedgetailed Eagle - themercury.com.au
 ② Indicative map of Wonnarua territory based on bioregion map of Australia and online sources - TLA
 ③ Spotted Gum Ironbark Forest, Hunter Valley - dcccw.gov.au/environment/epbc/strategic-assessments/strategic/nsw-lower-hunter
 ④ Map Showing the progress of settlement in the Hunter-River-District 1821-1825 (Railways of later dates) by J.F. Campbell 21st August 1925 (From J.F. Campbell 'The Genesis of Rural Settlement on the Hunter' Journal and Proceedings of the Royal Australian Historical Society, VolXII 1926 Part II.) - hunterlivinghistories.com
 ⑤ Craigie's general map of the Newcastle-Maitland-Cessnock District, NSW (c. 1920s) - hunterlivinghistories.com
 ⑥ Original farmhouse of the Sisters of St Joseph Lochinvar - ssj.org.au

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| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RPI |
| REV | DATE | EDITS/REVISIONS |

PROJECT:
Wyndella Road Estate Subdivision
 SITE:
Corner of New England Highway & Wyndella Road, Lochinvar
 CLIENT:
Lochinvar Developments Ltd.

14503.5-wyndella road-DA+vwv 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: varies
 JOB NUMBER: PHASE: DWG No: REV:
14503.5 DA L020 K



SITE PHOTOS | L030

Wyndella Road Estate Subdivision



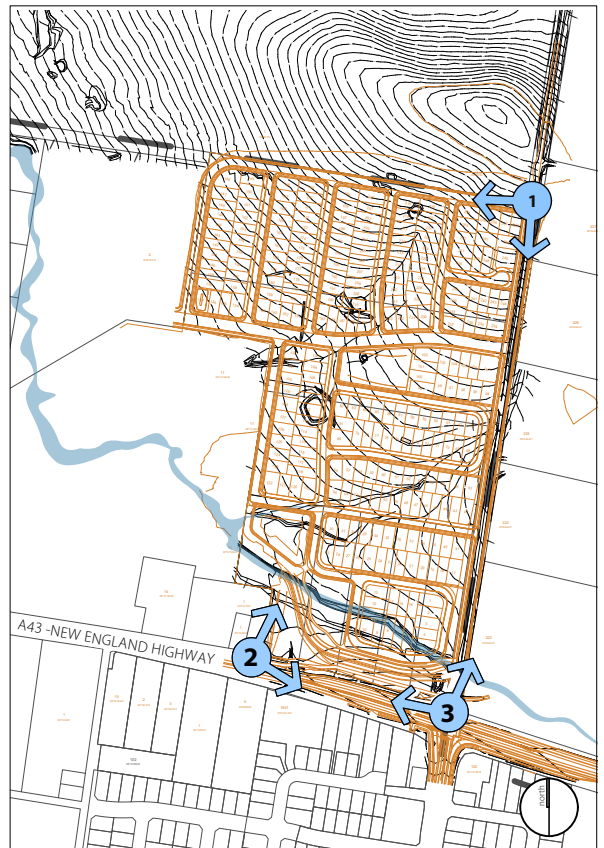
1. VIEW FROM TOP OF SITE LOOKING SOUTH ALONG WYNDELLA ROAD TOWARDS A43 NEW ENGLAND HIGHWAY.



2. VIEW FROM SOUTH WEST OF SITE LOOKING NORTH EAST AND ALONG A43 NEW ENGLAND HIGHWAY TOWARDS RUTHERFORD.



3. VIEW FROM SOUTH EAST OF SITE LOOKING NORTH WEST AND ALONG A43 NEW ENGLAND HIGHWAY TOWARDS LOCHINVAR AND ST JOSEPH'S COLLEGE



KEY DIAGRAM: VIEWPOINT LOCATIONS.
1:10,000

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14503.5-wyndella road-DA+vwv 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: as shown

JOB NUMBER: 14503.5 DA L030 K PHASE: DWG No: REV:

PROPOSED LANDSCAPE PLAN | L040

Wyndella Road Estate Subdivision



INTERFACE WITH RURAL CONTEXT ACKNOWLEDGED WITH SMALL GROUP OF MIXED SPECIES FROM STREET TREE PALETTE. LESS FLAMMABLE SPECIES CHOSEN TO MEET APZ REQUIREMENTS FOR BOUNDARY ROAD. RURAL-STYLE FENCING IS ALSO PROPOSED ALONG THE NORTHERN BOUNDARY TO MEET MCC DCP - URBAN RELEASE, 2011.

AREA UNDER SEPARATE DEVELOPMENT APPLICATION

PROPOSED REMOVAL OF EXISTING TREES ON SITE DUE TO CONSTRUCTION IMPACT.

1.5M PEDESTRIAN PATH NETWORK TO MAITLAND CITY COUNCIL STANDARD DRAWINGS. SEE L050 - 'PROPOSED LINKAGES'. REFER ALSO TO CIVIL ENGINEERING DOCUMENTATION.

INDICATIVE PROPOSED INTERIM STORMWATER BIO-RETENTION BASIN TO BE PLANTED IN ACCORDANCE WITH MCC STANDARD DRAWING: SD048 REFER ALSO TO CIVIL ENGINEERING DOCUMENTATION.

PROPOSED NATIVE STREET TREES CHOSEN FROM MAITLAND CITY COUNCIL APPROVED LIST. SEE SHEET L060 - 'PROPOSED STREET TREES'.

NOTE: INDICATIVE-ONLY .
CONCEPT LOCAL PARK PROPOSED TO BE DESIGNED UNDER SEPARATE DEVELOPMENT APPLICATION.

2.5M SHARED-USE PATH CONNECTIONS TO MAITLAND CITY COUNCIL STANDARD DRAWINGS. SEE L050 - 'PROPOSED LINKAGES'. REFER ALSO TO CIVIL ENGINEERING DOCUMENTATION.

VEHICLE ACCESS BARRIERS TO BE DESIGNED AT WORKS CERTIFICATE STAGE

NEW ROADS AND LOTS: REFER TO CIVIL ENGINEERING DOCUMENTATION.

BOUNDARY OF MAITLAND CITY COUNCIL DCP: LOCHINVAR URBAN RELEASE AREA.

PROPOSED NEW STORMWATER DETENTION BASIN TO BE PLANTED IN ACCORDANCE WITH MCC STANDARD DRAWING: SD048 REFER ALSO TO CIVIL ENGINEERING DOCUMENTATION. SEE L070 - 'BUFFER, RIPARIAN AND WATER QUALITY BASIN'

NOTE: INDICATIVE ONLY
CONCEPT PARKLAND PROPOSED TO BE DESIGNED UNDER SEPARATE DEVELOPMENT APPLICATION.

VEHICLE ACCESS BARRIERS TO BE DESIGNED AT WORKS CERTIFICATE STAGE.

REALIGNED FIRST-ORDER WATERCOURSE.
INDICATIVE BOUNDARIES OF WORKS UNDER BIODIVERSITY MANAGEMENT PLAN BY OTHERS. SEE: L070 - 'BUFFER, RIPARIAN AND WATER QUALITY BASIN'

4.5M FIRE VEHICLE ACCESS.
SEE:
L050 - 'PROPOSED LINKAGES'
L070 - 'BUFFER, RIPARIAN AND WATER QUALITY BASIN'
- REFER ALSO TO CIVIL ENGINEERING DOCUMENTATION.

BUFFER PLANTING ALONG NEW ENGLAND HIGHWAY(SHOWN HERE AS INDICATIVE) USING LOCALLY INDIGENOUS SPECIES SELECTED FROM PLANT COMMUNITY TYPES AS PER ECOLOGY REPORT.
SEE:
L070 - 'BUFFER, RIPARIAN AND WATER QUALITY BASIN'
L080 - 'N.E.H. BUFFER AND RIPARIAN INTERFACE PLANTING PALETTE'
+ RURAL STYLE FENCING ALONG NEW ENGLAND HIGHWAY TO MCC DCP - URBAN RELEASE, 2011.

| REV | DATE | COMMENTS |
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| J | 3/7/24 | revisions to MCC RFI |

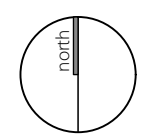
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SITE:
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CLIENT:
Lochinvar Developments Ltd.

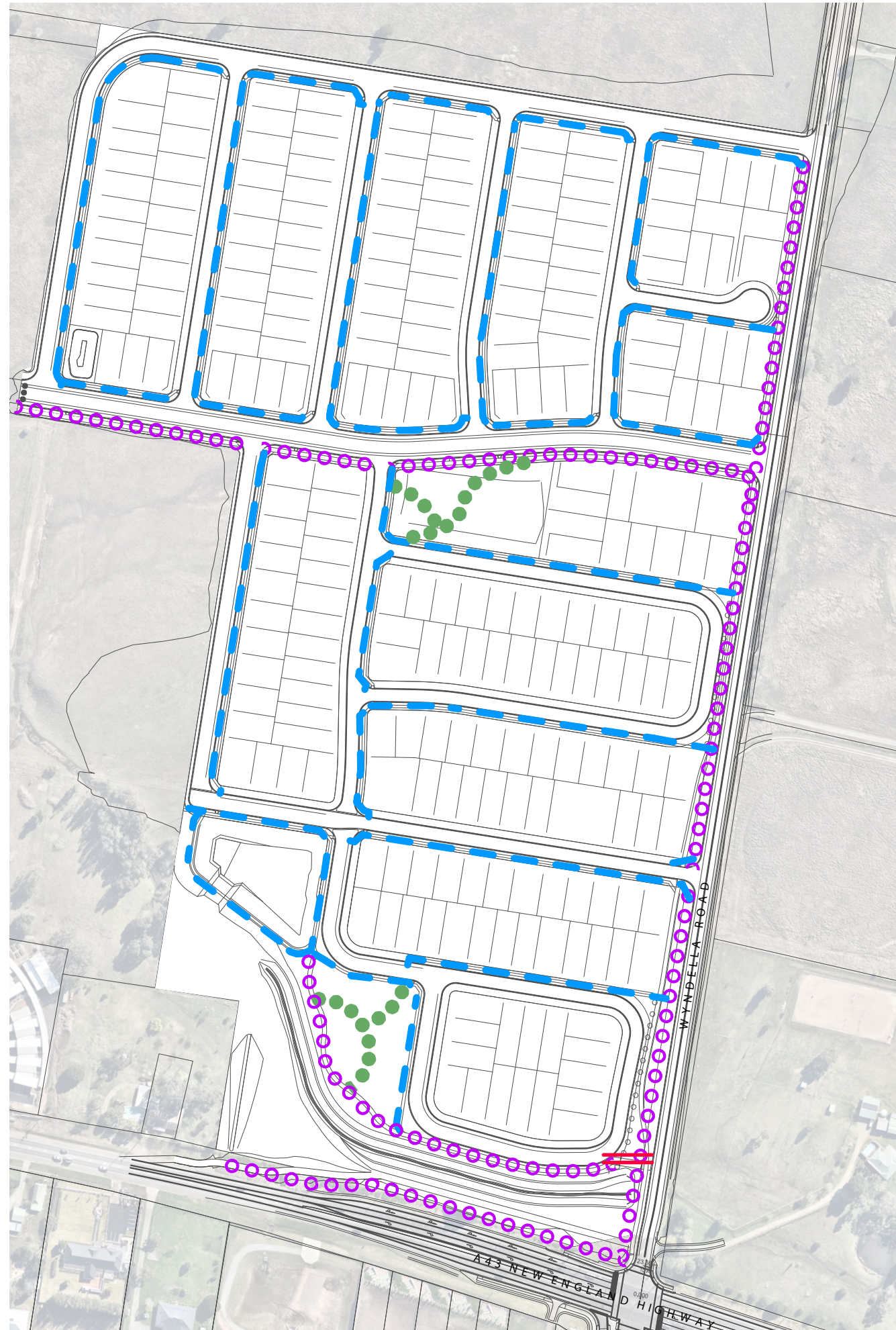
14503.5-wyndella road-DA+vwv 4/7/24

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JOB NUMBER: PHASE: DWG No: REV:
14503.5 DA L040 K



PROPOSED LINKAGES | L050

Wyndella Road Estate Subdivision



LEGEND



○○○○○ 2.5M WIDE SHARED-USE PATHWAYS.
CONCRETE TO CIVIL DOCUMENTATION
INCLUDING LINEMARKING AND SIGNAGE
TO AS1742.9 - 2018 & AUSTRADS GUIDANCE.



— — — 1.5M WIDE FOOTPATH NETWORK THROUGHOUT ESTATE.
CONCRETE TO CIVIL DOCUMENTATION.



●●●●● INDICATIVE ONLY : FOOTPATHS WITHIN PARKS.
DESIGN PROPOSED TO BE SUBMITTED UNDER
SEPARATE DEVELOPMENT APPLICATION.

== 4.5M WIDE FIRE VEHICLE ACCESS TRACK
TO SOUTHERN PORTION OF ESTATE.
CONCRETE TO CIVIL DOCUMENTATION.

| | | |
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PROJECT:
**Wyndella Road Estate
Subdivision**

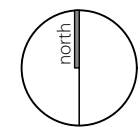
SITE:
**Corner of New England Highway
& Wyndella Road, Lochinvar**

CLIENT:
Lochinvar Developments Ltd.

14503.5-wyndella road-DA-vvwx 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: 1:3000@A3

JOB NUMBER: 14503.5 PHASE: DA DWG No: L050 REV:

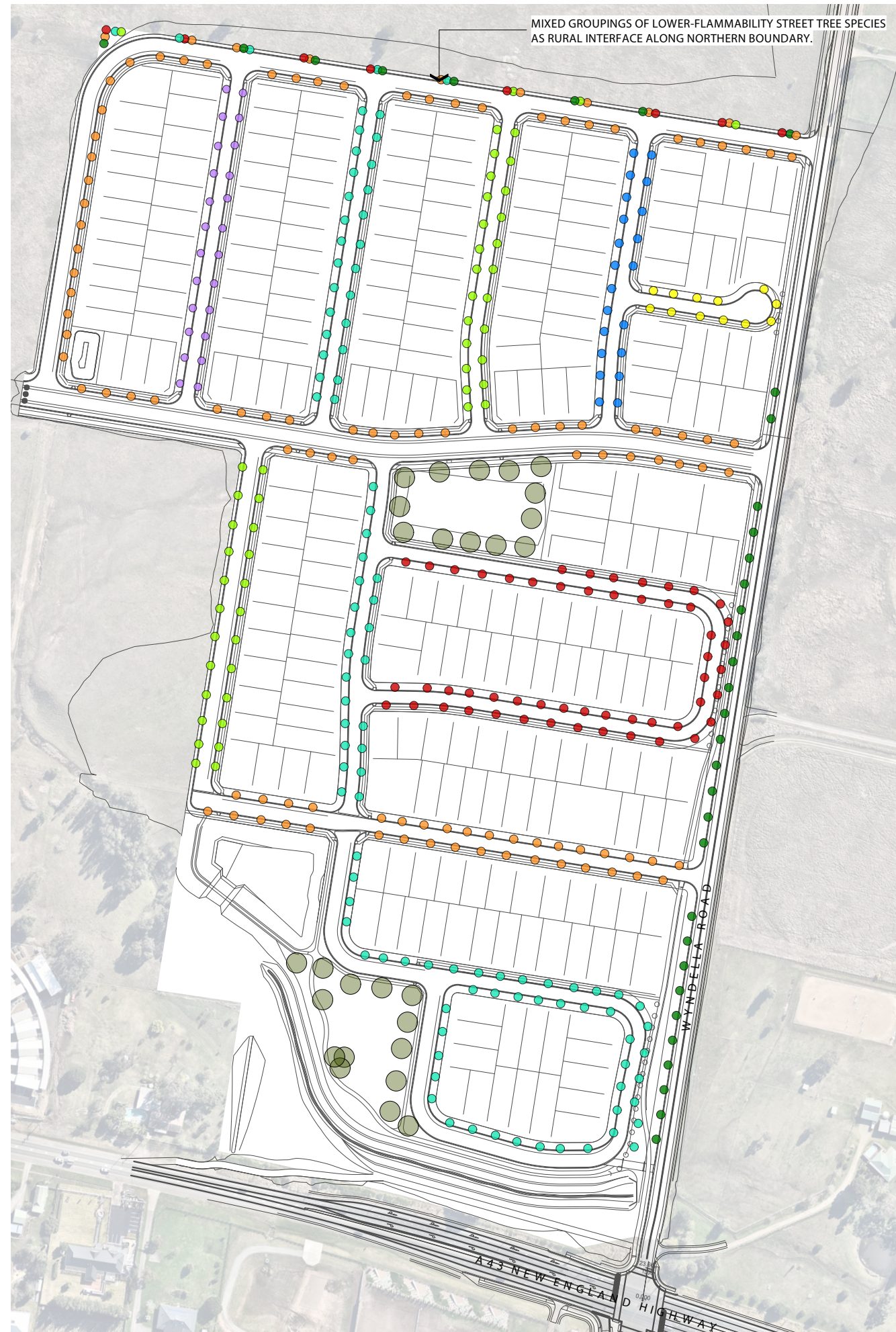


PROPOSED STREET TREES | L060

Wyndella Road Estate Subdivision

PROPOSED STREET TREES

| ID | Botanical Name | Common Name | Potential Height | Potential Width | Scheduled Size |
|-----|---|------------------------------|------------------|-----------------|----------------|
| Bc | <i>Backhousia citriodora</i> | Lemon Scented Myrtle | 8m | 6m | 75L |
| Buc | <i>Buckinghamia celsissima</i> | Ivory Curl Tree | 8m | 5m | 75L |
| CvK | <i>Callistemon viminalis</i> 'Kings Park Special' | Weeping Bottlebrush- variety | 5m | 4m | 75L |
| Ca | <i>Cupaniopsis anacardioides</i> | Tuckeroo | 8m | 4m | 75L |
| Er | <i>Elaeocarpus reticulatus</i> | Blueberry Ash | 8m | 4m | 75L |
| MbR | <i>Melaleuca bracteata</i> 'Revolution Gold' | Honey Myrtle - variety | 6m | 4m | 75L |
| TI | <i>Tristaniopsis laurina</i> | Water Gum | 8m | 4m | 75L |
| Wf | <i>Waterhousia floribunda</i> | Weeping Lilly Pilly | 10m | 4m | 75L |



Backhousia citriodora - Lemon Scented Myrtle



Elaeocarpus reticulatus - Blueberry Ash



Melaleuca bracteata 'Revolution Gold' - Honey Myrtle variety



Buckinghamia celsissima - Ivory Curl Tree



Waterhousia floribunda - Weeping Lilly Pilly



Tristaniopsis laurina - Water Gum



Cupaniopsis anacardioides - Tuckeroo



Callistemon viminalis 'Kings Park Special' - Weeping Bottlebrush variety

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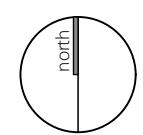
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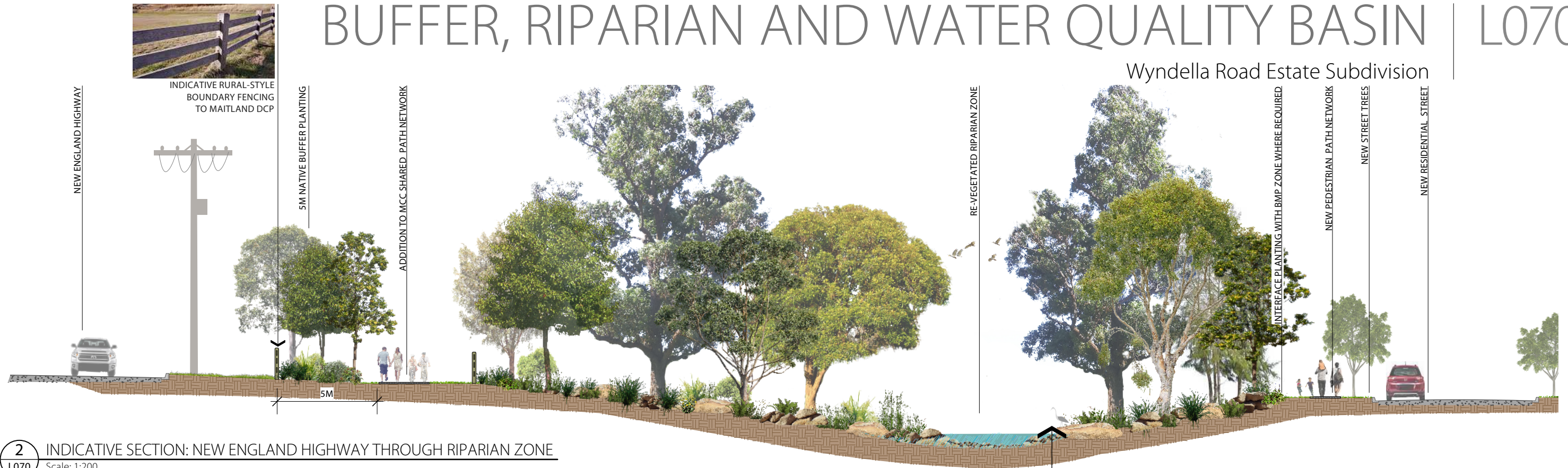
JOB NUMBER: 14503.5 DA L060 K PHASE: DWG No: REV:

NOTE: Street trees proposed to be all natives and chosen from approved selection matrix as supplied to Terras Landscape Architects in Excel spreadsheet format by Maitland City Council in 2022. Some approved species are not visible on public-facing MCC web pages. Species and variety at time of construction can be subject to industry availability. Potential size estimates are based on likely restrictions to growth in a street verge location.



BUFFER, RIPARIAN AND WATER QUALITY BASIN | L070

Wyndella Road Estate Subdivision



2 INDICATIVE SECTION: NEW ENGLAND HIGHWAY THROUGH RIPARIAN ZONE
L070 Scale: 1:200

DOCUMENTATION OF BIODIVERSITY MANAGEMENT PLAN FOR RIPARIAN AREA BY ANDERSON ENVIRONMENT AND PLANNING. REFER ALSO TO 'N.E.H. BUFFER AND RIPARIAN INTERFACE PLANTING PALETTE' SHEET L080

SPECIES SHOWN ARE INDICATIVE ONLY AND DO NOT DIRECTLY RELATE TO THE PROPOSED PLANTING PALETTE.

INDICATIVE SEATING / INTERPETATION AREAS AT INTERFACE OF PARK AND BMP / RIPARIAN CORRIDOR
BIOFILTRATION STORMWATER DETENTION BASIN
NEW ENGLAND HIGHWAY BUFFER PLANTING
AREA OF BMP / RIPARIAN CORRIDOR- DOCUMENTATION BY OTHERS



1 CONCEPT BUFFER, RIPARIAN ZONE & WATER QUALITY BASIN
L070 Scale: 1:3000



3 STORMWATER DETENTION BASIN- INDICATIVE PARTIAL SECTION
L070 Scale: 1:150

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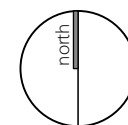
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JOB NUMBER: 14503.5 DA L070 K PHASE: DWG No: REV:



412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926

N.E.H. BUFFER AND RIPARIAN INTERFACE PLANTING PALETTE | L080

Wyndella Road Estate Subdivision

PROPOSED BUFFER & RIPARIAN INTERFACE TREES

| ID | Botanical Name | Common Name | Potential Height | Potential Width | Scheduled Size |
|------|----------------------------------|-----------------------------------|------------------|-----------------|----------------|
| BrAc | <i>Brachychiton acerifolius</i> | Bottle Tree; Illawarra Flame Tree | 25 - 30m | 3.5 - 6m | |
| CuAn | <i>Cupaniopsis anacardioides</i> | Tuckeroo | 10 - 15m | 3.5 - 6m | 75L |
| HyFl | <i>Hymenosporum flavum</i> | Native frangipani | 20 - 25m | 1.2 - 2.0m | |
| Lc | <i>Lophostemon confertus</i> | Brush Box | 20 - 25m | 6 - 10m | 75L |
| Ma | <i>Melia azedarach</i> | White Cedar | 5 - 10m | 6 - 10m | 75L |
| Sa | <i>Syzygium australe</i> | Brush Cherry | 5 - 10m | 3.5 - 6m | 75L |
| SyPa | <i>Syzygium paniculatum</i> | Magenta Lillypilly | 5 - 10m | 6 - 10m | 75L |
| TrLa | <i>Tristaniopsis laurina</i> | Water Gum | 5 - 10m | 3.5 - 6m | 75L |

PROPOSED BUFFER & RIPARIAN INTERFACE UNDERPLANTINGS

| ID | Botanical Name | Common Name | Potential Height | Potential Width | Scheduled Size |
|--------|--|---------------------------|------------------|-----------------|----------------|
| AcU | <i>Acacia ulicifolia</i> | Juniper Wattle | 1-2m | 1.2 - 2.0m | 200mm |
| Blin | <i>Blechnum indicum</i> | Swamp Water Fern | 0.9 - 1.5m | 0.9 - 1.2m | 200mm |
| BuSp | <i>Bursaria spinosa</i> | Sweet Bursaria | 5 - 10m | 0.3 - 0.6m | 200mm |
| CoCy | <i>Commelina cyanea</i> | Scurvy Weed | 0.0 - 0.3m | 0.9 - 1.2m | 50mm |
| DiReSp | <i>Dillwynia retorta</i> ssp. <i>retorta</i> | Heathy Parrot Pea | 0.9 - 1.5m | 0.9 - 1.2m | 200mm |
| GaCl | <i>Gahnia clarkei</i> | Saw Sedge | 1.5 - 3m | 0.9 - 1.2m | 150mm |
| JuUs | <i>Juncus usitatus</i> | Common Rush | 0.9 - 1.5m | 0.6 - 0.9m | 150mm |
| LePo | <i>Leptospermum polygalifolium</i> | Lemon-Scented Tea Tree | 1.5 - 3m | 3.5 - 6m | 200mm |
| LeJu | <i>Leucopogon juniperinus</i> | Prickly Bearded Heath | 0.9 - 1.5m | 0.0 - 0.3m | 200mm |
| LoCo | <i>Lomandra confertifolia</i> | Mat-rush | 0.3 - 0.45m | 0.6 - 0.9m | 150mm |
| LI | <i>Lomandra longifolia</i> | Spiny-headed Mat-Rush | 0.75 - 0.9m | 0.9 - 1.2m | 150mm |
| MeDe | <i>Melaleuca decora</i> | White Feather Honeymyrtle | 10 - 15m | 6 - 10m | 200mm |
| PeLi | <i>Persoonia linearis</i> | Narrow Leaved Geebung | 3 - 5m | 0.9 - 1.2m | 200mm |
| PoUm | <i>Pomax umbellata</i> | Pomax | 0.3 - 0.45m | 0.3 - 0.6m | 150mm |
| PuVi | <i>Pultanea villosa</i> | Hairy Bush Pea | 0.9 - 1.5m | 0.9 - 1.2m | 150mm |
| Rain | <i>Ranunculus inundatus</i> | River Buttercup | 0.2 - 0.3m | Spreading | 150mm |
| Thtr | <i>Themeda australis/triandra</i> | Kangaroo Grass | 0.9 - 1.5m | 0.3 - 0.6m | 150mm |



Cupaniopsis anacardioides - Tuckeroo | *Lophostemon confertus* - Brush Box | *Melia azedarach* - White Cedar | *Syzygium australe* - Brush Cherry



Syzygium paniculatum - Magenta Lilly Pilly | *Tristaniopsis laurina* - Water Gum | *Brachychiton acerifolius* - Illawarra Flame Tree | *Hymenosporum flavum* - Native Frangipani



Acacia ulicifolia - Juniper-leaved Wattle | *Bursaria spinosa* - Sweet Bursaria | *Dillwynia retorta* ssp. *retorta* - Heathy Parrot Pea | *Blechnum indicum* - Swamp Water Fern | *Commelina cyanea* - Scurvy Weed



Persoonia linearis - Narrow-leaved Geebung | *Gahnia clarkei* - Saw Sedge | *Leucopogon juniperinus* - Prickly Bearded Heath | *Melaleuca decora* - White Feather Honeymyrtle | *Juncus usitatus* - Common Rush

| REV | DATE | COMMENTS |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |

PROJECT:
Wyndella Road Estate Subdivision

SITE:
Corner of New England Highway & Wyndella Road, Lochinvar

CLIENT:
Lochinvar Developments Ltd.

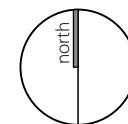
14503.5-wyndella road DA+VWX 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: 1:20,000@A3

JOB NUMBER: PHASE: DWG No: REV:

14503.5 DA L080 K

Planting palette understorey partly based on: *Biodiversity Management Plan 898 New England Hwy, 25 Wyndella Rd and 39 Wyndella Rd, Lochinvar, NSW* - Anderson Environment and Planning, June 2024
Canopy layer based on principles of general bushfire protection advice regarding less-flammable species and of street tree management adjacent power lines.



412 KING STREET NEWCASTLE NSW AUSTRALIA 2300

MATERIALS PALETTE | L140

Wyndella Road Estate Subdivision



CONCEPT: CORTEN AND SANDSTONE FOR FEATURE VIEWING PLATFORMS



PATHS:
BROOM-FINISH STANDARD CONCRETE TO 1.5m AND 2.5M PATHS
THERMOPLASTIC MARKINGS SHARED-USED PATH NETWORK



CONCEPT: PARK FURNITURE AND SHELTERS
HARDWOOD AND STEEL

| REV | DATE | COMMENTS |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |

PROJECT:
Wyndella Road Estate Subdivision

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Corner of New England Highway & Wyndella Road, Lochinvar

CLIENT:
Lochinvar Developments Ltd.

14503.5-wyndella road-DA+vwvx 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: 1:20,000@A3

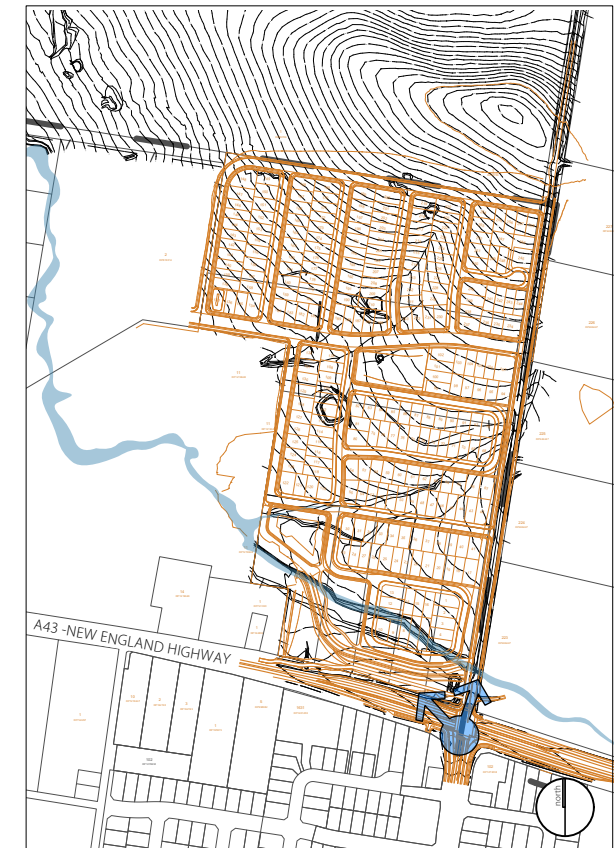
JOB NUMBER: 14503.5 PHASE: DA DWG No: L140 REV: K

VIEWPOINT 1 & INDICATIVE PHOTOMONTAGE | L100

Wyndella Road Estate Subdivision



1. VIEWPOINT 1: EXISTING VIEW FROM CENTRAL PEDESTRIAN REFUGE ISLAND OPPOSITE WYNDELLA ROAD, NEW ENGLAND HIGHWAY. PANORAMA DIGITALLY COMPOSED FROM FOUR PHOTOGRAPHS.



KEY DIAGRAM: VIEWPOINT 1 LOCATION.
1:10,000



2. INDICATIVE DIGITAL MODEL AND PHOTOMONTAGE OF PROPOSED DEVELOPMENT ON SITE SHOWING SEVERAL YEARS GROWTH OF VMP-AREA AND STREET TREES. BILLBOARD KEPT FOR CONTEXT, BUT WOULD IN REALITY BE REMOVED FOR NEW SHARED PATH.

| | | |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |
| REV | DATE | COMMENTS |

PROJECT:

Wyndella Road Estate Subdivision

SITE:

Corner of New England Highway & Wyndella Road, Lochinvar

CLIENT:

Lochinvar Developments Ltd.

14503.5-wyndella road-DA+vwv 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: as shown

JOB NUMBER: 14503.5 DA L100 K PHASE: DWG No: REV:



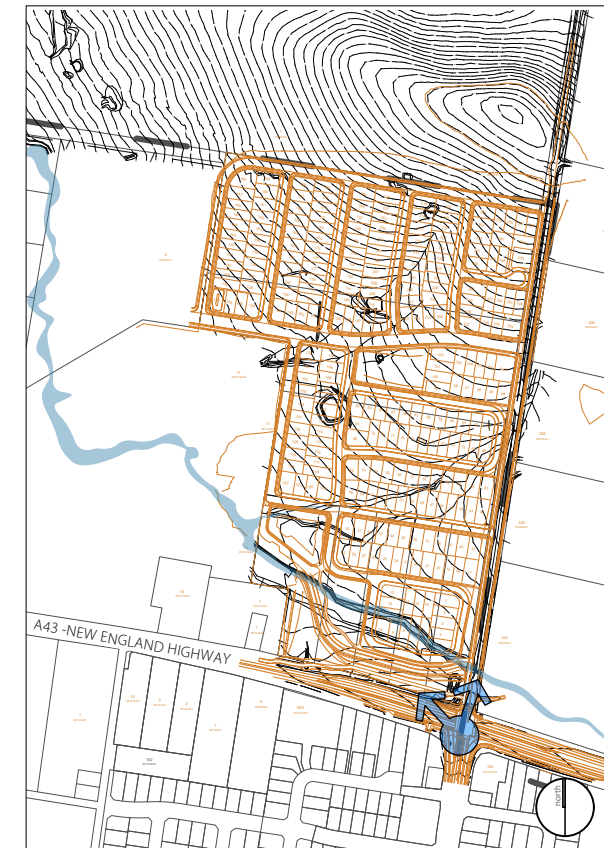
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926

PHOTOMONTAGE 1 AND VISUAL IMPACT ASSESSEMENT | L110

Wyndella Road Estate Subdivision



INDICATIVE DIGITAL MODEL AND PHOTOMONTAGE OF PROPOSED DEVELOPMENT ON SITE SHOWING SEVERAL YEARS GROWTH OF VMP-AREA AND STREET TREES. BILLBOARD KEPT FOR CONTEXT, BUT WOULD IN REALITY BE REMOVED FOR NEW SHARED PATH.



KEY DIAGRAM: VIEWPOINT 1 LOCATION.
1:10,000

| Site | Viewpoint 1 | |
|--|-----------------------------|--|
| Distance: 60m North | Landscape Values | Lochinavar has a post-colonial history of farming and of Catholic education. The aesthetics of the rural outlook to the area feature strongly in the community. The values of this formed rural landscape however, has varying significance for local residents, with the associated complexity of land ownership, use, ecology and disparate cultural spiritual practices. |
| View position: Neutral | Viewer Access | Viewer access is HIGH, based on the heavy daily use of the New England Highway . |
| Visual Quality: Medium- High | Visual Sensitivity | Visual Sensitivity is rated as HIGH, being adjacent a major travel corridor. |
| | Magnitude of Change | The proposal is assessed as having a MODERATE magnitude of change due to the impact of the development upon the views. A large proportion of the scene is already dominated by the NEH and associated infrastructure (traffic lights, powerlines etc.) Views to the open pastured ridgeline and taller hills on the horizon would become mostly screened by proposed new trees, given time for growth. |
| | Visual Impact | High ratings of viewer access, visual sensitivity with a moderate magnitude of change result in a High impact assessment due the eventual loss of views across to hills in middle and far distance. |
| Camera | Professional Comment | It is primarily the trees proposed to screen the built forms of houses and roads which will eventually cause the most impact to distant views, given some time to grow. The aesthetic balance of re-closing the view similar to the original forested state with a diverse range of species along the riparian corridor and softening the semi-industrial highway edge, against seeing a sprawl of massed houses creates reasonable grounds for a revised impact assessment of MODERATE. |
| Date & Weather: 07.05.2024, Hazy cloud. | | Given the MCC Urban Release zoning of R1, the proposal is considered appropriate for the location. |
| Camera and Lens: Canon 100D + 31mmFL: (18-55mm Canon Lens) | | |
| Camera Height: 1.5m (eye level) | | |
| NOTE: DIGITAL PANORAMA | | |

| Visual Evaluation Criteria | | | | |
|--|-------------|-----|----------|------|
| | NEGLECTIBLE | LOW | MODERATE | HIGH |
| Viewer Access | | | | |
| Visual Sensitivity | | | | |
| Magnitude of Change | | | | |
| Visual Impact - Significance rating based on above criteria: | | | | |
| High | | | | |
| Reassessment based on Professional Opinion | | | | |
| Moderate | | | | |

DIGITAL MODEL NOTES:

A DIGITAL 3-DIMENSIONAL SITE MODEL WAS CREATED TO PROPOSED DESIGN LEVELS (CUT AND FILL) INCLUDING ROADS, VERGES, HOUSES AND STREET TREE LAYOUT.

HOUSES WERE CREATED IN GREY / OFFWHITE AS INDICATIVE MASSING IN MIXED ONE AND TWO-STOREY BUILDINGS AND PLACED ON INDIVIDUAL LOTS. NO FENCING OR DOMESTIC VEGETATION IS SHOWN.

TREE MODELS APPROXIMATE NATIVE SELECTED SPECIES AND ARE INDICATIVE ONLY. VMP / BUFFER ZONES VEGETATION MODELLING IS CONCEPTUAL AND NOT BASED ON FULLY REALISED CONSTRUCTION DOCUMENTATION AT THIS DEVELOPMENT APPLICATION STAGE.

FURTHER VISUAL MITIGATION:

POTENTIAL MEASURES TO FURTHER LESSEN VISUAL IMPACT OF BUILT FORMS INCLUDE USING RECESSIVE COLOURS FOR HOUSES, AND PLANTING SCREENING VEGETATION TO BOUNDARIES AS EARLY AS POSSIBLE.

| REV | DATE | COMMENTS |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |

PROJECT:

Wyndella Road Estate Subdivision

SITE:

Corner of New England Highway & Wyndella Road, Lochinvar

CLIENT:

Lochinvar Developments Ltd.

14503.5-wyndella road-DA+vwv 4/7/24

| DRAWN: | DATE: | SCALE: |
|---------|------------|----------|
| DS / KH | 12/12/2022 | as shown |

| JOB NUMBER: | PHASE: | DWG No: | REV: |
|-------------|--------|---------|------|
| 14503.5 | DA | L110 | K |

IMPACT ASSESSMENT VP 2 & INDICATIVE PHOTOMONTAGE | L120

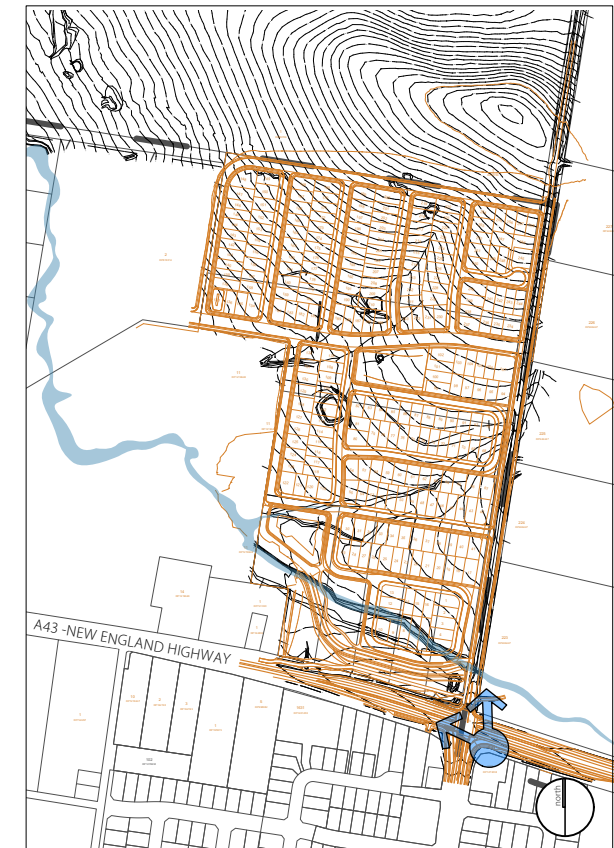
Wyndella Road Estate Subdivision



1. EXISTING VIEW FROM EASTERN PEDESTRIAN REFUGE ISLAND OPPOSITE WYNDELLA ROAD, NEW ENGLAND HIGHWAY. PANORAMA DIGITALLY COMPOSED FROM FOUR PHOTOGRAPHS.



2. INDICATIVE DIGITAL MODEL AND PHOTOMONTAGE OF PROPOSED DEVELOPMENT ON SITE SHOWING SEVERAL YEARS GROWTH OF VMP-AREA AND STREET TREES.



KEY DIAGRAM: VIEWPOINT 2 LOCATION.
1:10,000

| | | |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |
| REV | DATE | COMMENTS |

PROJECT:
Wyndella Road Estate Subdivision

SITE:
Corner of New England Highway & Wyndella Road, Lochinvar

CLIENT:
Lochinvar Developments Ltd.

14503.5-wyndella road-DA+vwk 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: as shown

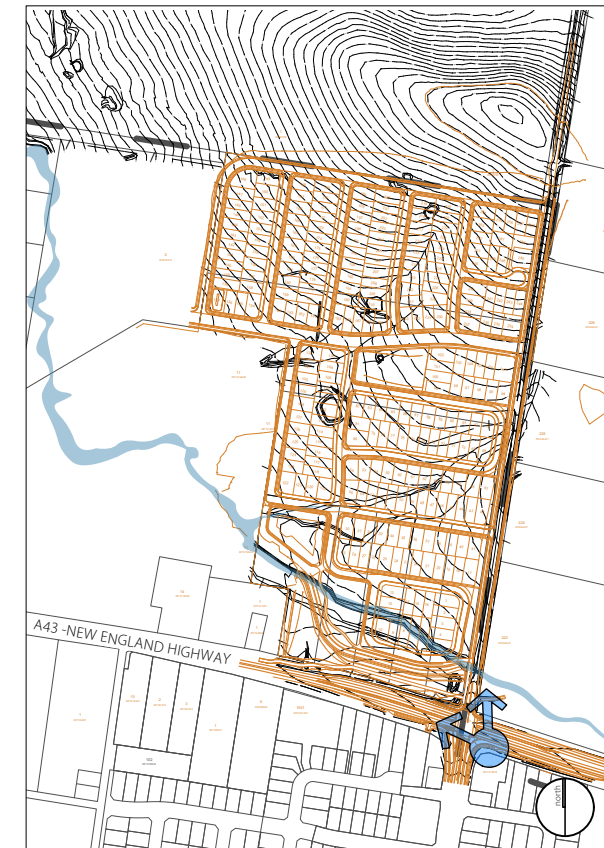
JOB NUMBER: 14503.5 DA L120 K PHASE: DWG No: REV:

PHOTOMONTAGE 2 AND VISUAL IMPACT ASSESSEMENT | L130

Wyndella Road Estate Subdivision



INDICATIVE DIGITAL MODEL AND PHOTOMONTAGE OF PROPOSED DEVELOPMENT ON SITE SHOWING SEVERAL YEARS GROWTH OF VMP-AREA AND STREET TREES.



KEY DIAGRAM: VIEWPOINT 2 LOCATION.
1:10,000

| Site | Viewpoint 2 | |
|--|-----------------------------|--|
| Distance: 70m northwest | Landscape Values | Lochinavar has a post-colonial history of farming and of Catholic education. The aesthetics of the rural outlook to the area feature strongly in the community. The values of this formed rural landscape however, has varying significance for local residents, with the associated complexity of land ownership, use, ecology and disparate cultural spiritual practices. |
| View position: Neutral | Viewer Access | Viewer access is HIGH, based on the heavy daily use of the New England Highway. |
| Visual Quality: Medium | Visual Sensitivity | Visual Sensitivity is rated as HIGH, being adjacent a major travel corridor. |
| | Magnitude of Change | The proposal is assessed as having a HIGH magnitude of change due to the majority of the view being affected by the development. A large proportion of the scene is already dominated by the NEH and associated infrastructure (traffic lights, powerlines etc.) Views to the open pastured ridgeline and taller hills on the horizon would become mostly screened by proposed new trees, given time for growth. |
| | Visual Impact | High ratings of viewer access, visual sensitivity with a high magnitude of change result in a SIGNIFICANT impact assessment due the eventual loss of most views across to hills in middle and far distance. |
| Camera | Professional Comment | It is primarily the trees proposed to screen the built forms of houses and roads which will eventually cause the most impact to distant views, given some time to grow. The aesthetic balance of re-closing the view similar to the original forested state with a diverse range of species along the riparian corridor and softening the semi-industrial highway edge, against seeing a sprawl of massed houses up the hill creates reasonable grounds for a revised impact assessment of MODERATE. |
| Date & Weather: 07.05.2024, Hazy cloud. | | Given the MCC Urban Release zoning of R1, the proposal is considered appropriate for the location. |
| Camera and Lens: Canon 100D + 31mmFL: (18-55mm Canon Lens) | | |
| Camera Height: 1.5m (eye level) | | |
| NOTE: DIGITAL PANORAMA | | |

| Visual Evaluation Criteria | | | | |
|--|------------|-----|----------|------|
| | NEGLIGIBLE | LOW | MODERATE | HIGH |
| Viewer Access | | | | |
| Visual Sensitivity | | | | |
| Magnitude of Change | | | | |
| Visual Impact - Significance rating based on above criteria: | | | | |
| Significant | | | | |
| Reassessment based on Professional Opinion | | | | |
| Moderate | | | | |

DIGITAL MODEL NOTES:

A DIGITAL 3-DIMENSIONAL SITE MODEL WAS CREATED TO PROPOSED DESIGN LEVELS (CUT AND FILL) INCLUDING ROADS, VERGES, HOUSES AND STREET TREE LAYOUT.

HOUSES WERE CREATED IN GREY / OFFWHITE AS INDICATIVE MASSING IN MIXED ONE AND TWO-STOREY BUILDINGS AND PLACED ON INDIVIDUAL LOTS. NO FENCING OR DOMESTIC VEGETATION IS SHOWN.

TREE MODELS APPROXIMATE NATIVE SELECTED SPECIES AND ARE INDICATIVE ONLY. VMP / BUFFER ZONES VEGETATION MODELLING IS CONCEPTUAL AND NOT BASED ON FULLY REALISED CONSTRUCTION DOCUMENTATION AT THIS DEVELOPMENT APPLICATION STAGE.

FURTHER VISUAL MITIGATION:

POTENTIAL MEASURES TO FURTHER LESSEN VISUAL IMPACT OF BUILT FORMS INCLUDE USING RECESSIVE COLOURS FOR HOUSES, AND PLANTING SCREENING VEGETATION TO BOUNDARIES AS EARLY AS POSSIBLE.

| | | |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |
| REV | DATE | COMMENTS |

PROJECT:

Wyndella Road Estate Subdivision

SITE:

Corner of New England Highway & Wyndella Road, Lochinvar

CLIENT:

Lochinvar Developments Ltd.

14503.5-wyndella road-DA+vwv 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: as shown

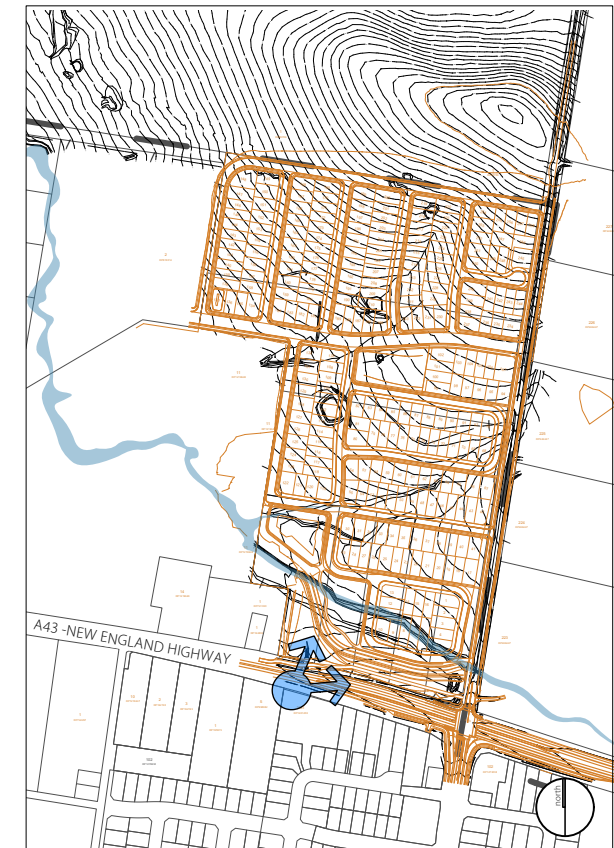
JOB NUMBER: 14503.5 DA L130 K PHASE: DWG No: REV:

IMPACT ASSESSMENT VP 3 & INDICATIVE PHOTOMONTAGE | L140

Wyndella Road Estate Subdivision



1. VIEWPOINT 3: EXISTING VIEW FROM ACROSS NEW ENGLAND HIGHWAY TOWARDS WESTERN BORDER OF SITE. PANORAMA DIGITALLY COMPOSED FROM FOUR PHOTOGRAPHS.



KEY DIAGRAM: VIEWPOINT 3 LOCATION.
1:10,000



2. INDICATIVE DIGITAL MODEL AND PHOTOMONTAGE OF PROPOSED DEVELOPMENT ON SITE SHOWING SEVERAL YEARS GROWTH OF VMP-AREA AND STREET TREES.

| | | |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |
| REV | DATE | COMMENTS |

PROJECT:

Wyndella Road Estate Subdivision

SITE:

Corner of New England Highway & Wyndella Road, Lochinvar

CLIENT:

Lochinvar Developments Ltd.

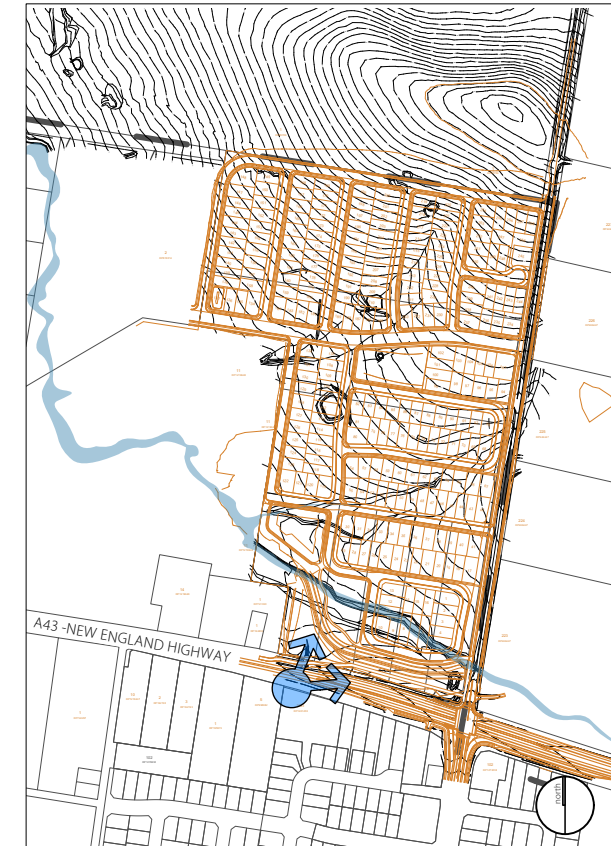
14503.5-wyndella road-DA+vwvx 4/7/24

DRAWN: DS / KH DATE: 12/12/2022 SCALE: as shown

JOB NUMBER: 14503.5 PHASE: DA DWG No: L140 REV: K

PHOTOMONTAGE 3 AND VISUAL IMPACT ASSESSEMENT | L150

Wyndella Road Estate Subdivision



KEY DIAGRAM: VIEWPOINT 3 LOCATION.
1:10,000

INDICATIVE DIGITAL MODEL AND PHOTOMONTAGE OF PROPOSED DEVELOPMENT ON SITE SHOWING SEVERAL YEARS GROWTH OF VMP-AREA AND STREET TREES.

| Site | Viewpoint 3 | |
|--|-----------------------------|---|
| Distance: 30m North | Landscape Values | Lochinavar has a post-colonial history of farming and of Catholic education. The aesthetics of the rural outlook to the area feature strongly in the community. The values of this formed rural landscape however, has varying significance for local residents, with the associated complexity of land ownership, use, ecology and disparate cultural spiritual practices. |
| View position: Neutral | Viewer Access | Viewer access is HIGH, based on the heavy daily use of the New England Highway . |
| Visual Quality: LOW | Visual Sensitivity | Visual Sensitivity is rated as HIGH, being adjacent a major travel corridor. |
| | Magnitude of Change | The proposal is assessed as having a LOW magnitude of change due to a large proportion of the scene dominated by the NEH and associated infrastructure (crash barriers, powerlines etc.) Views to the open pastured ridgeline are mostly screened by existing vegetation, which will be partly replaced by proposed new trees, given time for growth. |
| | Visual Impact | High ratings of viewer access, visual sensitivity with a low magnitude of change result in a Moderate impact assessment due the eventual loss of view to the ridgeline. |
| Camera | Professional Comment | It is primarily the trees proposed to screen the built forms of houses and roads which will cause the most impacts to this view of the ridgeline. As with viewpoints one and two, the aesthetic balance of re-closing the view similar to the original forested state with a diverse range of species along the riparian corridor and softening the semi-industrial highway edge, against seeing a sprawl of massed houses up the hill creates reasonable grounds for a revised impact assessment, in this case; LOW. Given the MCC Urban Release zoning of R1, the proposal is considered appropriate for the location. |
| Date & Weather: 19.06.2024, High cloud. | | |
| Camera and Lens: Canon 100D + 31mmFL: (18-55mm Canon Lens) | | |
| Camera Height: 1.5m (eye level) | | |
| NOTE: DIGITAL PANORAMA | | |

| Visual Evaluation Criteria | | | | |
|--|-------------|-----|----------|------|
| | NEGLECTIBLE | LOW | MODERATE | HIGH |
| Viewer Access | | | | |
| Visual Sensitivity | | | | |
| Magnitude of Change | | | | |
| Visual Impact - Significance rating based on above criteria: | | | | |
| Moderate | | | | |
| Reassessment based on Professional Opinion | | | | |
| Low | | | | |

DIGITAL MODEL NOTES:

A DIGITAL 3-DIMENSIONAL SITE MODEL WAS CREATED TO PROPOSED DESIGN LEVELS (CUT AND FILL) INCLUDING ROADS, VERGES, HOUSES AND STREET TREE LAYOUT.

HOUSES WERE CREATED IN GREY / OFFWHITE AS INDICATIVE MASSING IN MIXED ONE AND TWO-STOREY BUILDINGS AND PLACED ON INDIVIDUAL LOTS. NO FENCING OR DOMESTIC VEGETATION IS SHOWN.

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FURTHER VISUAL MITIGATION:

POTENTIAL MEASURES TO FURTHER LESSEN VISUAL IMPACT OF BUILT FORMS INCLUDE USING RECESSIVE COLOURS FOR HOUSES, AND PLANTING SCREENING VEGETATION TO BOUNDARIES AS EARLY AS POSSIBLE.

| | | |
|-----|--------|-----------------------|
| K | 4/7/24 | minor edits to images |
| J | 3/7/24 | revisions to MCC RFI |
| REV | DATE | COMMENTS |

PROJECT:

Wyndella Road Estate Subdivision

SITE:

Corner of New England Highway & Wyndella Road, Lochinvar

CLIENT:

Lochinvar Developments Ltd.

14503.5-wyndella road-DA+vwv 4/7/24

| | | |
|-------------------|---------------------|--------------------|
| DRAWN: DS / KH | DATE: 12/12/2022 | SCALE: as shown |
|-------------------|---------------------|--------------------|

JOB NUMBER: PHASE: DWG No: REV:
14503.5 DA L150 K