

LEGEND

- EXISTING SURFACE CONTOUR - MAJOR (1m INTERVAL)
- - - EXISTING SURFACE CONTOUR - MINOR (0.2m INTERVAL)
- PROPOSED SITE DEVELOPMENT
- BUILDING ENVELOPES

Rev	Description	Drawn	Date
5	REVISED BUILDING ENVELOPES	DB	20.08.24
4	REVISED BUILDING ENVELOPES	DB	15.08.24
3	MINOR UPDATE	AS	13.08.24
2	DIMENSIONS ADDED	DB	12.08.24
1	ORIGINAL ISSUE	DB	07.08.24

GCA
ENGINEERING SOLUTIONS
A.B.N. 92 086 017 745
1 HARTLEY DRIVE (P.O. BOX 3337)
THORNTON NSW 2322
PHONE: 49641811



Project Title:
PROPOSED SUBDIVISION

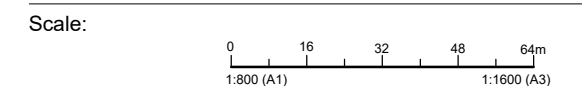
Project Address:
256 PATERSON ROAD, BOLWARRA

Client:
HGBE PROPERTIES PTY LTD

Project Status:
CONCEPT

Drawing Title:
SUBDIVISION PLAN

Project No	Revision	Drawing No
24126LD	5	LD01



256 PATERSON ROAD, BOLWARRA HEIGHTS

Lot C / DP163627

ZONE: R5 Large Lot Residential

PROPOSAL: The project proposes to subdivide a single lot into fourteen (14) Community Title lots. The landscape documentation attached is in support of the Development Application.

EXISTING SITE: The project site is a single irregular shaped lot, which is bounded and accessed by Paterson Road to the south-east. An existing dwelling and ancillary building will need to be demolished as a part of the development of the private access road into the site. The remainder of the lot is currently vacant. A number of trees will need to be removed to accommodate the proposed subdivision. Some hollow bearing trees have been identified on the site. A BDAR has been completed for the site, which provides additional detail.

BUSHFIRE: The site is classified as being within bushfire prone land. A separate Bushfire Report has been prepared which recommends an Asset Protection Zone is established across parts of the site.








SOIL TYPE: Bolwarra Heights

Topsoil is typically brownish-black gravelly loam. The pH ranges from moderately acid to slightly acidic. (Matthei, L.E. Soil Landscapes of Newcastle, Department of Land and Water Conservation Sydney, 1995). Amelioration prior to any landscape works would be beneficial with the addition of lime to help balance the pH of the soil. Organic matter incorporation may help to improve structural stability and moisture holding capacity.

PROPOSED LANDSCAPE APPROACH

- The existing site characteristics along with the relevant Development Control Plan (DCP 2011) Objectives (DC4 Landscape, Streetscape and Visual Impact) for a large lot subdivision have been considered as a part of the landscape approach for the proposal.
- To enhance the streetscape and minimise visual impact of the subdivision, tree planting is proposed to the entry off Paterson Road.
- The tree species selected has been guided by Council's 'Preferred Street Trees in Maitland' list.

LEGEND

-  LOT BOUNDARY
-  EXTENT OF VEGETATION REMOVAL
-  CONSERVATION ZONE
-  HOLLOW BEARING TREE TO BE RETAINED
-  HOLLOW BEARING TREE TO BE REMOVED
-  BUILDINGS TO BE DEMOLISHED
-  APZ PROTECTION LINE



Project: 256 PATERSON ROAD, BOLWARRA HEIGHTS	Reference: GSP230447	Scale: 1:2000 @ A3	NOT FOR CONSTRUCTION
Drawing: L01 / SITE ANALYSIS	Revision: F	Date: SEPTEMBER 2024	GREEN SPACE PLANNING Co.