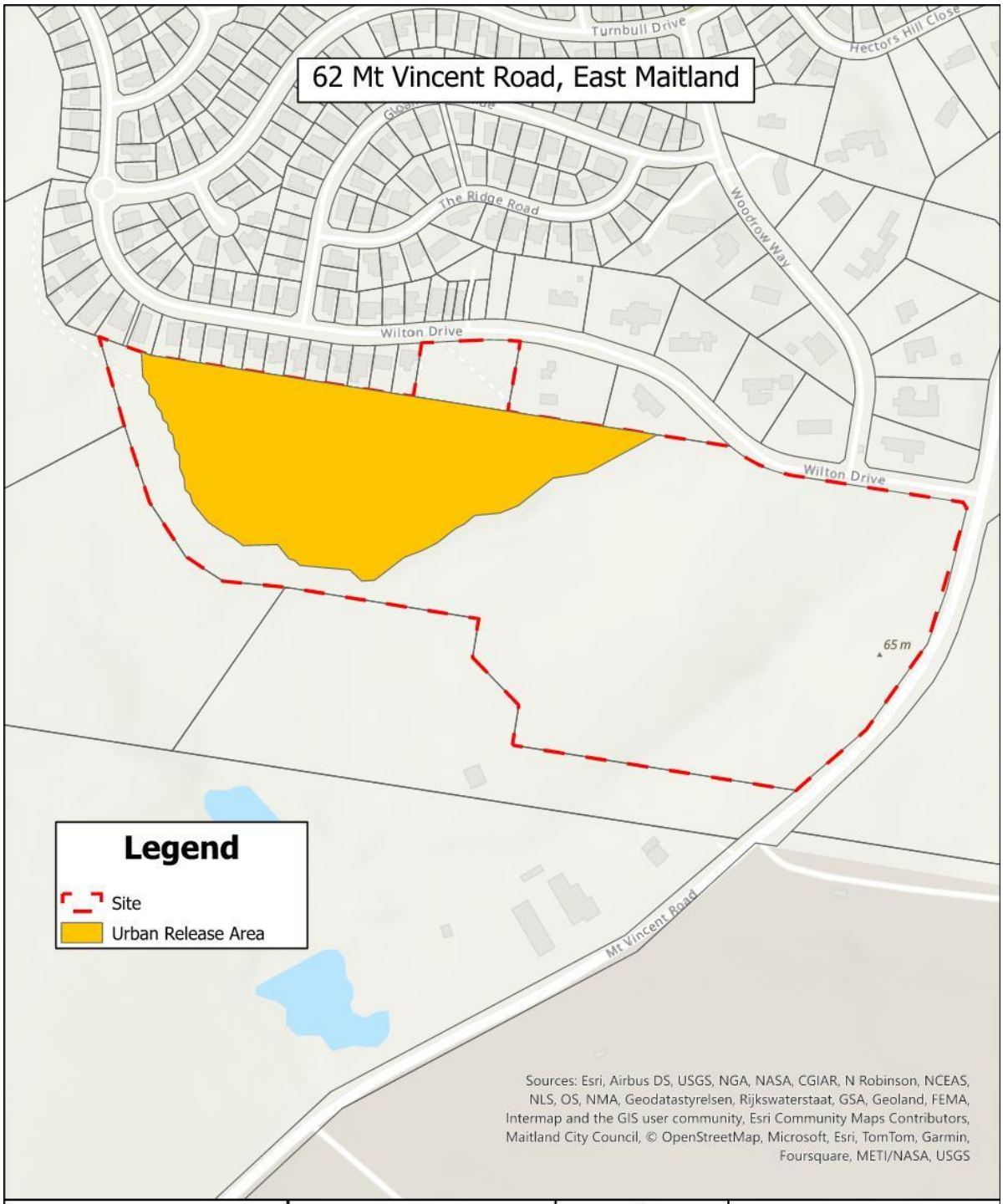
F.17 – Mount Vincent Urban Release Area



maitland city council

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GDA2020 MGA Zone 56

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Meters

Description

The subject of this DCP is the land currently known as Mount Vincent Road Urban Release Area (Mount Vincent Road URA) and its adjoining lands that formed part of the Planning Proposal for rezoning of land at East Maitland. The Mount Vincent Road URA is bound by Wilton Drive and existing residential homes to the north, rural lands to the south and west, and Mount Vincent Road to the east. The site is 2.5km from the East Maitland Strategic Centre and 3.3km from Lawes Street Shops that form the East Maitland local centre.

The Mount Vincent Road URA will be a modern neighbourhood incorporating urban design principles aligned with Council's strategic objectives. It will serve as an extension to the existing suburban context of the southern areas of East Maitland, interfacing with the transition to Maitland's rural environment. The natural and artificial water flows existing onsite will be reconfigured to meet modern standards, with additional stormwater infrastructure constructed to service the neighbourhood.

Development of the Mount Vincent Road URA will be complemented by a high-quality public domain, which will include new interconnected streets, pedestrian pathways, an active transport link, and a public parkland. The area will also see significant landscaping and bolstering of its biodiversity, with a mixture of trees and vegetation being provided as part of the active transport network and within the C3 Environmental Management zone. Street tree plantings will additionally offer greening and shading of the residential environment.

Land Application

This DCP chapter applies to the land as marked on the Land Application Map in Figure 1 below. The URA and associated lands have been demarcated separately.

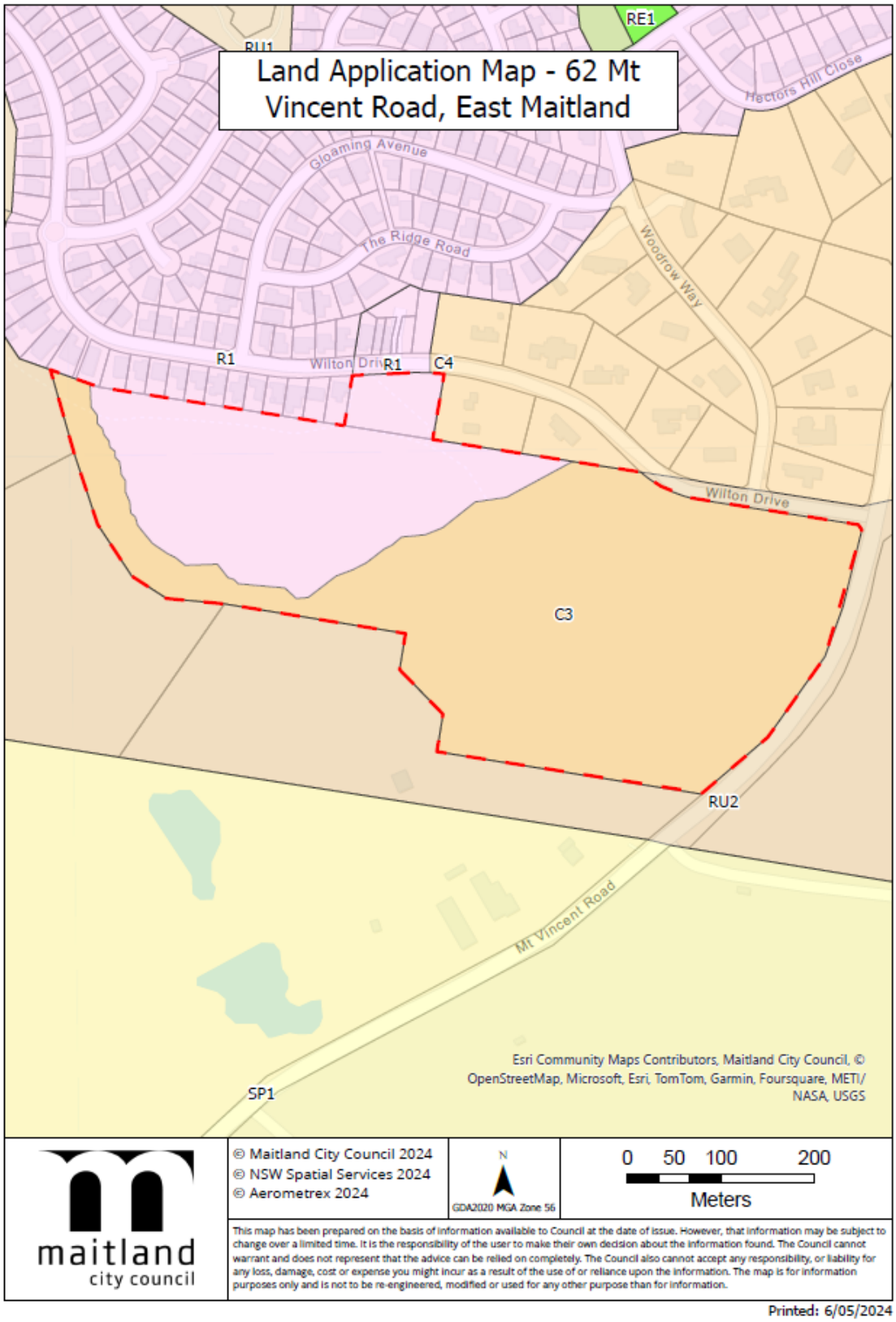

Figure 1. Land Application Map

1. Development Requirements

1.1. Staging Plan

Objectives

1. To provide for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing.

Development controls

1. Where development is proposed to be constructed in stages, DAs for Subdivision shall include a staged construction plan.

2. Staging for the initial DA for Subdivision is proposed to generally be in accordance with the Staging Plan in Figure 2 below:

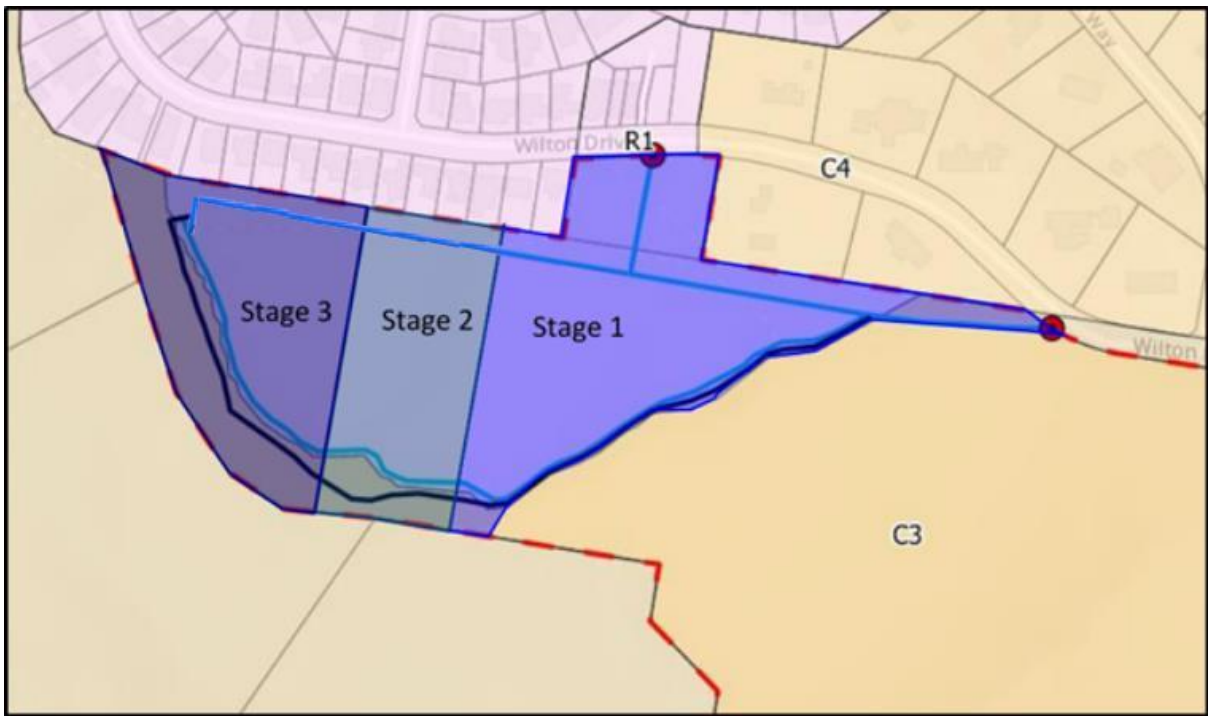

Figure 2. Staging Plan

1.2. Transport Movement Hierarchy

Objectives

1. To ensure effective and multi-modal transport access that is amenable to the local context.

2. To provide multiple accesses to any future subdivision to assist emergency services.
3. To create access generally through an interconnected network of streets and paths which facilitate safe and amenable walking, cycling, and driving experiences.
4. To facilitate development that synergises with public bus service network and provides safe and easy access to these systems.
5. To provide a clear hierarchy of roads and active transport within the local transport network.

Development controls

1. Primary road hierarchy is to be generally consistent with the Area Plan in Figure 3, including two (2) access points back to Wilton Drive.
2. The perimeter road and the primary access road indicated in Figure 3 is to be in compliance with Maitland City Council Manual of Engineering Standards and bushfire requirements.
3. An additional 3 metres of road reserve is to be provided on private lots fronting the perimeter road as a vegetation buffer.
4. Any development application for subdivisions must ensure that road networks are fully constructed to ensure any future development can be connected into the existing network.
5. No new future lot are to have direct vehicular access to Mount Vincent Road.
6. Shared paths are to be provided in general accordance with the Area Plan provided on Figure 3.
7. Relocation of the bus stop known as 'Wilton Dr after Woodrow Way' to a location nearer to or within the Mount Vincent URA must occur to better provide public bus transport access for the residential precinct, *or an additional bus stop if deemed necessary:*
    a. Consultation must occur with Council as to the exact relocation or new location for the stop, and whether any additional stops will be needed in the precinct to achieve 400m walking distance access.
    b. Details of the proposed bus stop must be submitted with any DA for subdivision.
8. Preparation of a Traffic Impact Assessment is to be undertaken to determine capacity at the intersection of Wilton Drive / Mount Vincent Road. The right-turn storage capacity of the intersection is to be revised accordingly to accommodate the development.

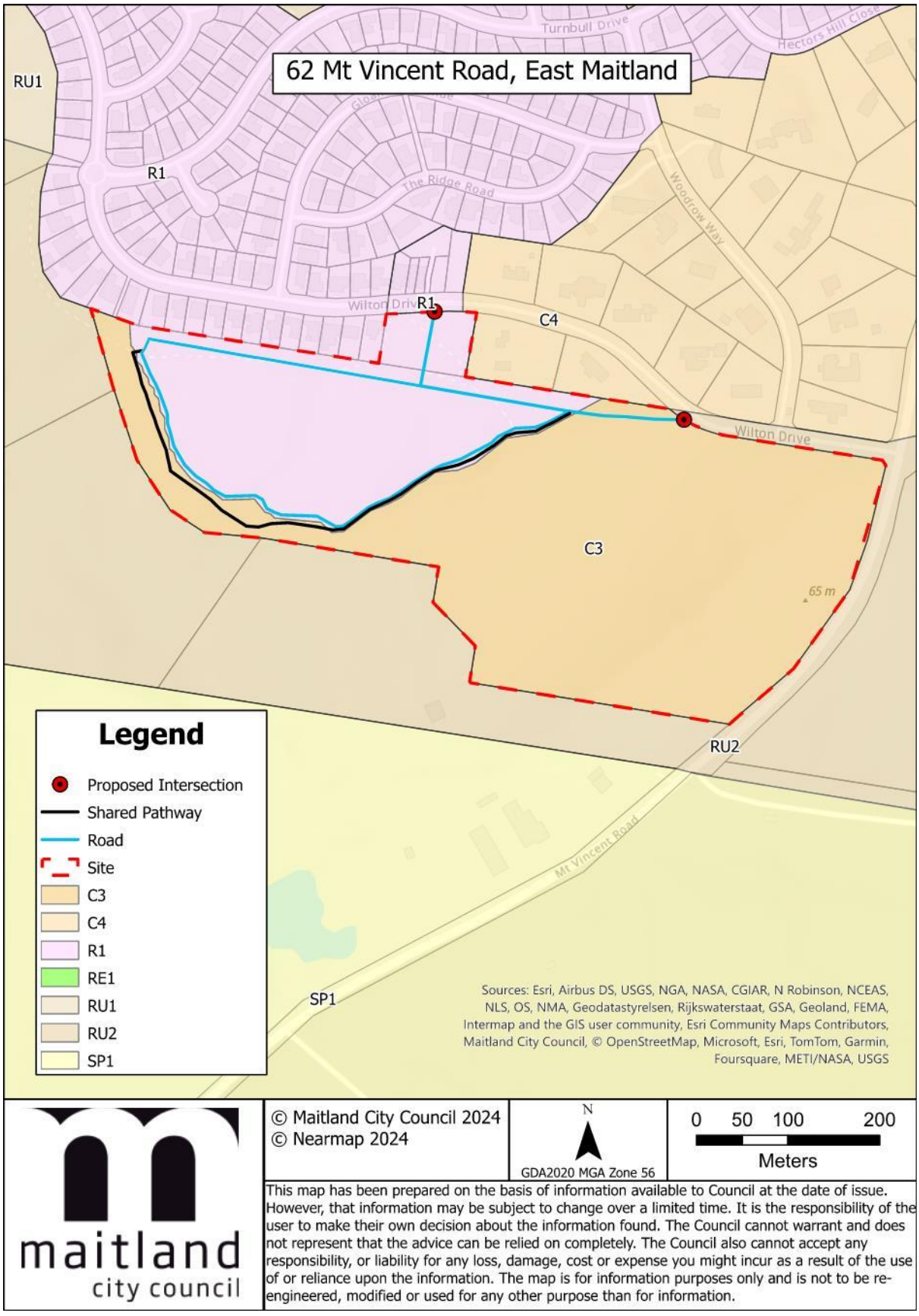

Figure 3. Network Connections

1.3. Overall Landscaping Strategy

Objectives

1. To assist in the new residential precinct in achieving a 30% canopy cover, in alignment with Council's *Environmental Sustainability Strategy 2030.*
2. To continue activation of green space within new greenfield residential areas through the provision of new active transport infrastructure, vegetation planting, and enhanced public domain.
3. To ensure the building envelope for each residential lot takes into account any area of the subject land which contains significant remnant trees or other significant vegetation (including riparian vegetation).

Development controls

1. A revised flora and fauna assessment and vegetation management plan (VMP) must be prepared with any application to subdivide the site.
2. The vegetation corridor as identified in Figure 4 is to be rehabilitated under a Vegetation Management Plan.
3. Subdivision design is to take advantage of views overlooking the surrounding rural lands by orientating streets and public space to capture views.
4. Existing trees and landscape elements which make a positive contribution to the character of the area, especially semimature/mature shade trees, should be retained and integrated into the proposal.
   Note: Where removal of a mature shade tree is proposed, this must be accompanied by sufficient justification.

1.4. Passive and Active Recreation Areas

Objectives

1. Neighbourhoods are conveniently located open space areas that offer a range of recreational opportunities for residents, accessible within walking distance from each residence.
2. To provide a safe and appropriate level of pedestrian and cycleway access linking new development with established urban areas, parks and public transport, including a mix of on-road and off-road cycle routes.

Development controls

1. The network of passive and active recreational areas should be provided generally in accordance with Figure 4.
2. Development applications for subdivision that include areas of passive and active recreational space are to include detailed designs in the overall landscaping strategy.

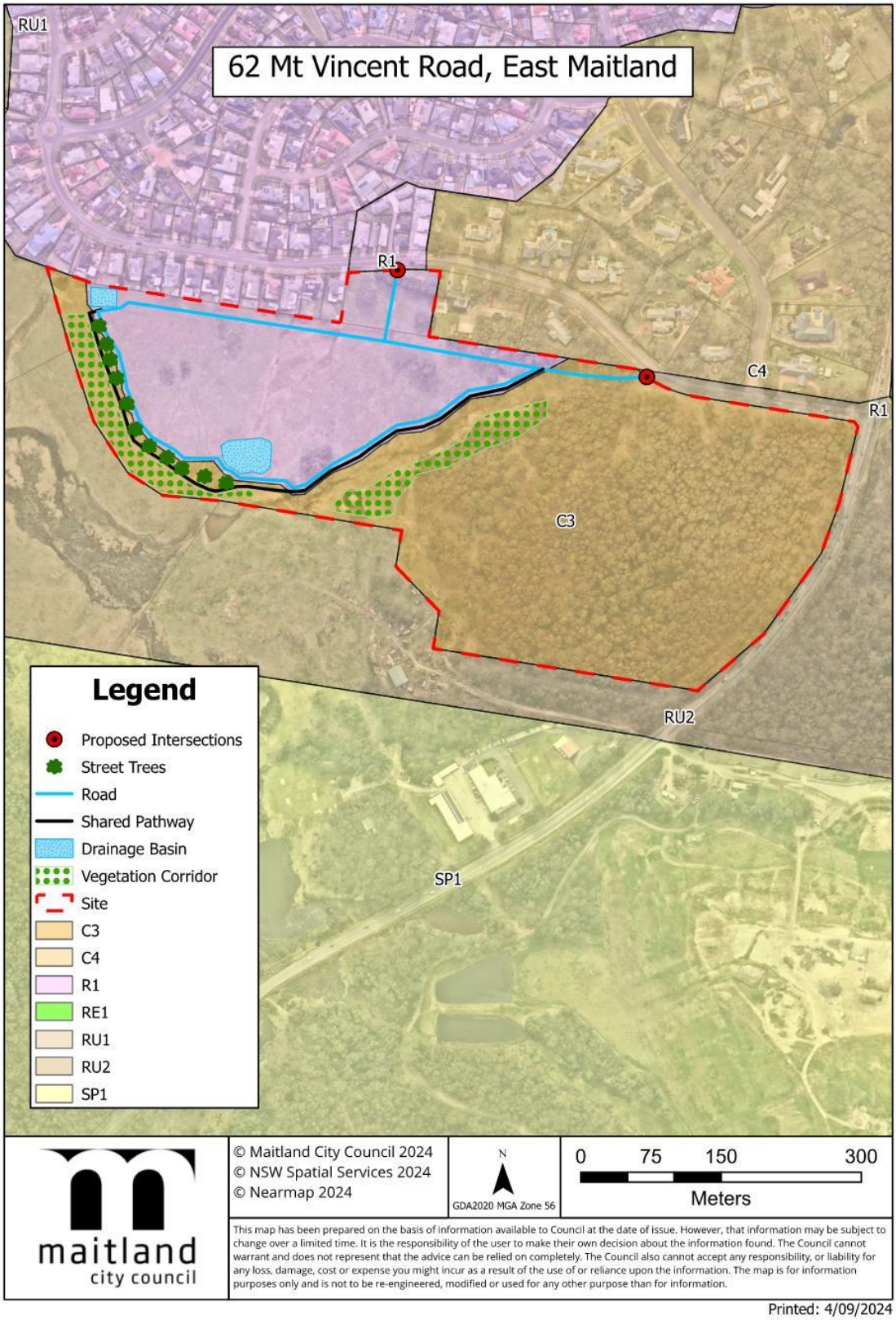

Figure 4. Vegetation and Infrastructure Map

1.5. Stormwater and Water Quality Management Controls

Objectives

1. To manage stormwater flows in a manner that minimises the risk of flooding, erosion, and environmental degradation through the appropriate placement of stormwater detention and water quality basins.
2. To ensure a Neutral OR Beneficial Effect on waterbodies extant on the subject land and the waterway to the south of the area. To ensure that all development maintains or enhances water quality, hydrology, and ecological function, resulting in a Neutral or Beneficial Effect on existing waterbodies within the site and the waterway to the south.
3. To provide for an integrated and sustainable approach to the design and provision of open space and urban water management by prioritising water-sensitive urban design (WSUD).
4. To ensure that there will be no detrimental impact on downstream waterways, wetland environments or agricultural productivity as a result of new development.
5. To ensure stormwater detention and water quality basins are located in safe, accessible, and environmentally appropriate areas, avoiding locations that create land use conflicts, require removal of significant vegetation, disrupt ecological corridors, or create long-term maintenance challenges.

Development controls

1. Stormwater runoff will be controlled by the provision of a stormwater detention and water quality basins, which are to be located in the areas indicated in Figure 4. These basins must be designed to integrate with the natural drainage system and be located away from sensitive ecological areas and habitats to minimise environmental disturbance.
2. Stormwater and water quality facilities must be located adjacent to a road reserve to ensure casual surveillance, ease of maintenance, and safe access. The design must provide adequate setbacks, clear sightlines, and appropriate landscaping to balance security, functionality, and environmental integration.
3. To support the basins, Gross Pollutant Traps are to be an integral part of the stormwater network. This will be required as a part of stormwater treatment solutions at the DA for Subdivision phase.
4. An Aquatic Assessment of the creek to the south is to be submitted at the DA for Subdivision phase. The assessment must be conducted by a qualified ecologist and include a detailed analysis of the creek's current health,

biodiversity, and hydrology. The development must implement all recommendations from the aquatic assessment to protect and enhance the ecological function of the creek.

5. A Stormwater and Water Quality Management Strategy, including MUSIC modelling, is to be submitted at the DA for Subdivision phase. The strategy must demonstrate how the development will meet water quality targets, manage stormwater runoff, and minimise the environmental impact of runoff on downstream ecosystems.
6. The natural drainage lines on the site must be utilised to the maximum extent possible as part of a stormwater and runoff drainage management system. The system must incorporate soil conservation measures, including detention basins, to alleviate stormwater peaks and retain sediments and pollutants.
7. Rainwater tanks will not be considered in the calculations for stormwater detention purposes.
8. Adequate stormwater management shall be provided at all times during the sequenced release of land.
9. All stormwater facilities should to be dedicated to Council as part of the subdivision process.

1.6. Amelioration of Natural and Environmental Hazards

This section provides controls designed to guide the environmental assessment and management of the land to which this part applies. It provides clear guidance as to the rigour required for development applications while creating beneficial environmental outcomes for a future residential community. The key environmental constraints of the subject land are:

- Aboriginal Heritage
- Contamination
- Mine Subsidence
- Visual Impact and Local Interface
- Biodiversity
- Flooding
- Bushfire
- Acid Sulfate Soils
- Odour

1.6.1. Aboriginal Heritage

Objectives

1. To ensure proper consultation occurs with relevant Aboriginal stakeholders and heritage authorities in line with the applicable guidance under the *National Parks and Wildlife Act 1974* and the Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010) (or any successive legislation or enforceable guidelines).
2. To conduct detailed and thorough assessment of the site, focusing on determining the nature of the potential grinding groove site.

Development controls

1. Known Aboriginal places and/or objects lie within 200m of the subject land of this DCP. A site has additionally been disputed previously on the subject land, with its status yet to be resolved. As such, a modification to the previous Aboriginal Cultural Heritage Assessment (ACHA) is to be undertaken in line with the guidance of the Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010).
    a. The Mindaribba Local Aboriginal Land Council (LALC) must be directly approached and offered to be engaged as a Registered Aboriginal Party for the purposes of the ACHA consultation process.
2. The Potential Archaeological Deposit (PAD) and potential grinding grooves are required to be managed in accordance with the outcomes of the ACHA and in consultation with the Mindaribba LALC and Heritage NSW.

1.6.2. Contamination

The R1 (General Residential) zoned land located at the Mount Vincent Road URA has been utilised (in a post-colonial context) as primarily pastoral lands, with the C3 (Environmental Management) land in the east retaining its bushland character in a disturbed state. Surrounding land uses have also included now defunct coal mining operations and the existing subdivision of Rathluba Estate to the north, from which stormwater is currently drained in a free flow pattern down the Mount Vincent Road URA.

The Mount Vincent Road URA component of the subject site was identified to have various concentrations of different contaminants across the area. Further detailed investigation has been identified to be undertaken as a result.

Objectives

1. To limit impacts from historic contaminant generating agricultural and extractive industry activities on the planned residential precinct.
2. To properly remediate the subject land for intensified land uses.

Development controls

1. A Detailed Site Investigation is to be provided to support all Development Applications for Subdivision. As part of this:
    a. Additional sampling is to occur within the former gully area, with any exceedances to be captured within the scope of the Remediation Action Plan.
2. A Remediation Action Plan is to be prepared prior to any residential development, and is to include the following actions:
    a. Removal of the known Total Recoverable Hydrocarbons (TRH) within the former gully area.
    b. Removal and compliant disposal of known ACM materials onsite, including the ACM from the telecommunications infrastructure on the subject land.
    c. Decommissioning of the existing onsite dams, including dewatering.
    d. An Unexpected Finds Protocol to address any additional contaminants found within the subject land, including during remediation, validation, and construction.
    e. Any other actions resulting from recommendations made during the further sampling and analysis requested under Controls 1 and 2.
    f. Validation sampling of all actions listed under this Control.

1.6.3. Mine Subsidence

The area of the subject land of this DCP is located within a mineral exploration area known as the Maitland Coalfields, which formed part of the extensive coal mining areas in the Hunter Valley during the late 1800s into the mid-1900s. The subject land is located approximately a kilometre north from the main arm of the Rathluba seam, an underground coal bed that offshoots from the Four Mile Creek coal seam subgroup.

A series of former underground coal mine workings are located throughout the centre and east of the area, consisting of three distinct mines at depths varying between 10-70 metres. The area ceased producing coal by the 1960s, with some workings having been blown. Most of the mine workings are either still intact today or have collapsed in on themselves. Previous geotechnical investigations of the site

have determined that the full extent of mine workings is not mapped, and further testing is required.

Objectives

1. To reduce possible impacts of mine subsidence and shallow mine workings on future development and infrastructure within the Mt Vincent Road URA.
2. To ensure that potential mine subsidence and shallow mine working issues are adequately addressed at the subdivision stage.
3. To ensure consultation occurs with Subsidence Advisory NSW and consideration in given to the applicable Subsidence Advisory NSW Development Guidelines.

Development controls

1. Areas of potential mine subsidence and potential shallow mine workings are illustrated on Figure 5.
2. Prior to any Development Application for subdivision being lodged for the lands subject to the indicated areas of potential mine subsidence and/or potential shallow mine workings, the Applicant shall undertake a geotechnical investigation and report to determine whether the lands indicated will be suitable for the proposed land uses e.g. roads, services, dwellings, etc. This investigation should include:
    a. Additional bore testing outside of the known area of mine workings,
    b. Core drilling through pillars to confirm bearing strength,
    c. Additional core drilling OR seismic refraction to assess potential for excavation,
    d. Hydraulic testing and water quality testing for dewatering,
    e. Trial grouting,
    f. Detailed design for bulk earthworks with grouting, and
    g. Sonar/camera assessment of deeper workings.
3. Areas where surface cover over mine workings is known to be less than 25 metres will require remediation due to pothole subsidence risks. Remediation measures will be determined by the geotechnical investigation and report under Control 2.

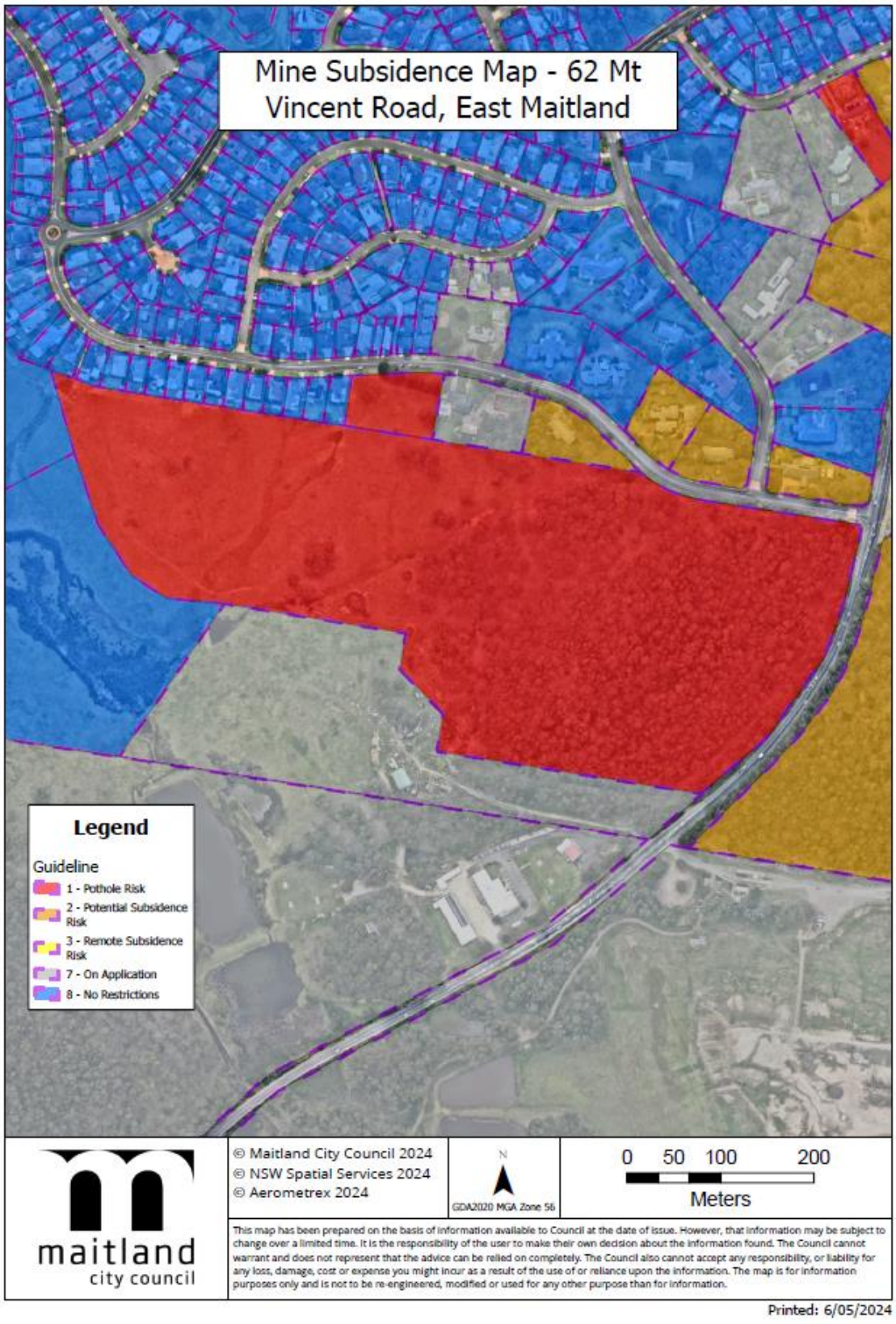

Figure 5.Mine Subsidence

1.6.4. Visual Impact and Local Interface

Objectives

1. To create a smooth transition between the residential and rural environments through landscaping and plantings.
2. To reduce overall visual bulk of the new residential precinct within the Wallis Creek view corridor.

Development controls

1. Any future buildings within the Mount Vincent Road URA will be sited to ensure that the interface with the existing dwellings to the north are both complimentary and in a clearly integrated format. This includes any future lots with frontage to Wilton Drive.
2. Shared boundaries between new lots are to be fenced.
3. Shared boundaries between new lots abutting existing lots along the southern side of Wilton Drive are to be fenced. This will be at the Proponent's expense and to a style consistent with new fencing proposed within the Mt Vincent Road URA OR the existing fencing treatments in other areas of the Rathluba Estate.
4. An Aborist Report is to be developed and submitted as part of the DA for Subdivision phase, and will include:
    a. Location of each tree within the R1 zone,
    b. Tree value and condition,
    c. Trees identified for removal,
    d. Justification for removal
    e. Extent of the proposed impact,
    f. Details on how tree impacts will be offset,
    g. Locations for replacement trees, to be identified within the Landscape Plan, and
    h. Proposed monitoring and maintenance actions.
5. Excluding street trees, tree plantings are to utilise the Mount Vincent URA – Native Tree Planting Schedule, which has been provided as Attachment 1.
6. Street tree plantings are to utilise the Mount Vincent URA – Street Tree Planting Schedule, which has been provided as Attachment 1.

1.6.5. Biodiversity

The Mount Vincent URA in its current state has some significant and valuable biodiverse habitat. An initial Statement of Effect on Threatened Flora and Fauna was undertaken in 2016 and identified two Threatened Ecological Communities

(TECs), these being Lower Hunter Spotted Gum – Ironbark Forest in the Sydney Basin Bioregion (12.06ha) and Hunter Lowlands Redgum Forest (0.18ha). 154 plant species were identified, with the site being identified as having suitable habitat for five threatened and rare flora species. Additionally, six regionally significant fauna and four threatened fauna species were identified, alongside the site having suitable habitat for 37 more fauna species native to the region.

A subsequent Stage 1 Biodiversity Development Assessment Report (BDAR) was produced in late 2019, which reaffirmed the presence of the previously identified TECs, alongside hollow bearing tree survey. A series of recommendations were made, including further targeted survey, forest areas for retention, and preservation of the well-preserved parts of the Lower Hunter Spotted Gum – Ironbark Forest.

These studies informed the formation of the current C3 – Conservation Management land zoning within the Mount Vincent URA, which sees the east of the site preserved as retained vegetation. A full BDAR must now be undertaken to comply with the requirements of the Biodiversity Conservation Act 2016, along with the previous survey results expiring in 2024.

Objectives

1. To enhance the quality and quantity of the *'Lower Hunter Spotted Gum Ironbark Forest'* Endangered Ecological Community (EEC) that forms part of the Mount Vincent URA.
2. To protect native vegetation where feasible and conduct additional native plantings to encourage biodiversity.
3. Limit impacts on existing natural environments through effective flora and fauna management.

Development controls

1. A Biodiversity Development Assessment Report (BDAR) is to be submitted at the DA for Subdivision phase, and is to include, in addition to other findings and recommendations made by the report, mitigation and management measures for:
    a. Weeds,
    b. Dam dewatering protocols,
    c. Pre-clearance and clearance surveys of fauna,
    d. Log and hollow salvage and reuse,
    e. Invasive species,
    f. Cattle, and
    g. Kangaroos.

2. The BDAR is to give consideration to the draft mitigation measures proposed in the *Stage 1 Biodiversity Development Assessment Report – Land Rezoning Proposal* by Peak Land Management (September 2019).
3. A 5-year Vegetation Management Plan (VMP) must be developed for the areas identified for rehabilitation as per the vegetation corridor marked on Figure 4. The VMP must be prepared by a qualified restoration ecologist or bush regenerator in consultation with Council. The VMP shall include (but not be limited to) the following minimum detail:
    - Goals, objectives, and completion criteria,
    - Identification of management zones in text and on a site plan, including:
        - identification of management actions and outcomes for each management zone
        - existing vegetation condition including existing weed density,
    - Detailed works schedule for a minimum of five (5) years including species list, planting density, timing,
    - Proposed weed management strategies,
    - Monitoring and reporting requirements for a period of five years,
    - Adaptive management actions to be employed if completion criteria are not met within five years. This shall include continuation of VMP management until actions and outcomes are achieved (or a suitable alternative is approved by Council's Manager Environment and Sustainability).
    - The VMP shall be submitted to and approved by Council's Manager Environment and Sustainability prior to issue of any Subdivision Works Certificate.
    - Annual monitoring reports are to be provided to Council's Manager Environment and Sustainability for a minimum period of five (5) years.
4. The subject land is known to contain the cryptic orchid *Pterostylis chaetophora* in the heavily vegetated eastern portion of the subject land of this DCP, close to Mount Vincent Road. A reference population of *Pterostylis chaetophora* is to be identified to monitor the species health and distribution within the area and appropriate times of the year to ensure surveys are undertaken during the flowering period.
5. As part of vegetation clearing marked for the site, seeds are to be collected where possible to assist in vegetating the environmental management flood fringe buffer and rehabilitating the gully to the immediate east of the residential zone.

6. Native trees marked and approved for removal onsite are to be assessed by an arborist, and, if deemed suitable, salvaged for habitat enhancement in areas marked by Figure 4.
    a. Habitat enhancement uses will include the employment of salvaged trees for new hollows, dead trunks (where over three metres length and greater than 30cm in diameter), and root balls.

1.6.6. Flooding

Objectives

1. To manage the risk to human life, damage to property and provision of essential services by ensuring development on all areas of the site is appropriately sited and designed such that it is compatible with the flooding potential and hazard.
2. To ensure negligible flood impacts on adjoining property or infrastructure as a result of any development or work on site for regional flooding and local catchment runoff events.
3. To regulate development that may reduce the ability of the floodplain to carry water and so increase the flood hazard.

Development controls

1. Any application for the subdivision of the site must demonstrate that the subdivision design incorporates measures to mitigate against potential extreme floodway hazard conditions.
2. Infrastructure including roads, pathways and/or cycleways within the flood extent should limit changes to natural topography as far as practicable to avoid changes to flood impacts.
3. No filling of Flood Prone land (see Figure 6) is to be undertaken without hydraulically equivalent compensatory cut and assessment of impacts.
4. Any future development within the subject land of the DCP is to take into consideration the most current versions of the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Risk Management Manual 2023.

Figure 6. Flood Map

1.6.7. Bushfire

Objectives

1. That adequate Asset Protection Zones are provided in areas adjacent to Bushfire Prone Land and that relevant statutory controls, including the *Rural Fires Act 1997* and *Planning for Bushfire 2019,* are considered.

Development controls

1. Development on bushfire prone land, shall be assessed and designed in accordance with the NSW RFS *Planning for Bushfire Protection 2019* guideline.

1.7. Acid Sulfate Soils

Objectives

1. To manage and mitigate the impacts of land development in relation to acid sulfate soils, where present in the landscape.

Development controls

1. Development Applications will need to investigate soil salinity levels, soil structure/stability and Acid Sulfate Soils as part of geotechnical investigations associated with the site.

1.7.1. Odour

Objectives

1. To limit development in areas exposed to higher than acceptable levels of odour for residential development from the Maitland Resource Recovery Facility.

Development controls

1. Any application for subdivision must be accompanied by an Odour Assessment prepared in accordance with the *Environmental Protection Agency* requirements.

1.8. Key Development Sites

Objectives

1. To provide detailed urban design controls for properties on the flood fringe.
2. To create an activated and aesthetically pleasing streetscape that respects the environmental constraints of the rural and flood interface.

Development controls

1. A perimeter road (with development on the internal side only) is to be provided within the R1 General Residential zoned land abutting the C3 Environmental Management zoned land.
2. An off-road shared path shall be provided on the outer side of the perimeter road. This will switch variably between the environmental management and residential zoned land, as indicated within Figure 3 and Figure 4. This must extend to the Mount Vincent Road path network to the east.
3. Fencing is to positively contribute to the visual aesthetic of development, particularly between the residential and environmental zones. Details of fencing is required to be submitted to Council with development applications.

1.9. Residential Densities

There are no specific requirements as residential densities are already controlled by lot size in the *Maitland Local Environmental Plan 2011.*

1.10. Provision of Public Facilities and Services

Objectives

1. To ensure that future dwellings in the Mount Vincent URA are able to be adequately connected to utility infrastructure.
2. Limit visual bulk and prominence new utility infrastructure will have within the new residential neighbourhood.

Development controls

1. Electrical kiosks are to have decorative screening and/or housing established to reduce unappealing visual intrusion onto the streetscape and neighbouring residences.
2. Street lighting shall be planned (lighting categories), designed, and implemented to relevant Australian standards for vehicle and pedestrian networks (including pedestrian crossings).
3. Ausgrid is to be consulted on the design solution for electricity servicing and the treatment for the existing transmission lines presently over the site. An in-ground electrical transmission solution is to be used where possible.

Appendix 1. Mount Vincent URA – Native Tree Planting Schedule

Scientific Name	Common Name	Family	Location Type	PL	Hght	Wdth	Crown shape	Shade	Decid	ULE	Flower	Recycle	Shedding	Biodiv	Origin	Restrictions
Acacia maidenii	Maidens Wattle	Mimosaceae	L1	Y	8-12	6-8	MD	M	N	M	Su Au	T	L	H*	L	
Acacia melanoxylon	Black Wattle	Mimosaceae	L1	N	12-15	6-8	MD	M	N	L	W	T	L	H*	L	
Acer rubrum 'Fairview Flame'	Red Maple	Aceraceae	L1	N	12-15	6-8	D	M	Y	L	NA	M	L	L	E	
Acer rubrum (varieties)	Maple varieties	Aceraceae	L1	N	12-15	6-8	D	M	Y	L	NA	M	L	L	E	
Acmena hemilampra	Broad-leaved Lillypilly	Myrtaceae	L1	Y	< 8	3-6	MD	D	N	M	Sp	M	H	H	A	
Acmena smithii	Lilly Pilly	Myrtaceae	L2	Y	8-12	6-8	D	D	N	M	Su	T	M	H	L	
Agathis robusta	Kauri Pine	Araucariaceae	L4	N	20+	6-8	ND	D	N	L	NA	T	L	L	A	
Alectryon tomentosus	Woolly Rambutan	Sapindaceae	L1	Y	< 8	3-6	ND	M	N	M	NA	M	L	H	L	
Alloxylon flammeum	Tree Waratah	Proteaceae	L4	N	12-15	6-8	ND	M	N	L	Sp	T	L	H	L	
Alphitonia excelsa	Red Ash	Rhamnaceae	L1	N	8-12	6-8	ND	M	N	M	Su	T	L	H	L	
Alphitonia petriei	Pink Almond	Rhamnaceae	L1	N	8-12	3-6	MD	M	N	M	Su	T	L	H	A	
Angophora costata	Smooth-barked Apple	Myrtaceae	L4	N	12-15	8-10	D	L	N	L	Su	M	M	H	L	
Angophora hispida	Dwarf Apple	Myrtaceae	L1	Y	< 8	3-6	ND	M	N	M	Su	M	L	H	L	
Araucaria cunninghamii	Hoop Pine	Araucariaceae	L4	N	20+	8-10	D	M	N	L	NA	T	L	H	A	
Araucaria columnaris	Cook Pine	Araucariaceae	L4	N	15-20	3-6	Col	M	N	L	NA	T	L	H	A	
Araucauria heterophylla	Norfolk Pine	Araucariaceae	L3	N	20+	6-8	Col	M	N	L	NA	T	L	H	A	
Argyrodendron actinophyllum	Black Booyong	Sterculiaceae	L4	N	15-20	12-15	BD	D	N	L	NA	T	L	H	L	
Backhousia anisata (syn Anetholia)	Aniseed Tree	Myrtaceae	L2	N	8-12	6-8	MD	M	N	L	Su	M	L	H	L	
Backhousia citriodora	Lemon Myrtle	Myrtaceae	L1	Y	< 8	3-6	ND	L	N	M	Su	T	L	H	L	
Backhousia myrtifolia	Grey Myrtle	Myrtaceae	L1	Y	< 8	3-6	ND	M	N	M	Su	T	L	H	L	
Banksia integrifolia	Coastal Banksia	Proteaceae	L1	Y	< 8	3-6	D	M	N	S	Su	T	L	H	L	Must review soil type and drainage in planting area
Brachychiton acerifolius	Illawarra Flame Tree	Sterculiaceae	L2	N	8-12	6-8	ND	M	Semi	L	Su	T	L	H	A	
Brachychiton discolor	Lacebark	Sterculiaceae	L2	N	12-15	6-8	ND	M	N	L	Su	T	L	H	A	
Brachychiton populneus	Kurrajong	Sterculiaceae	L2	N	12-15	6-8	D	M	N	L	Sp	T	M	H	A	Not suitable as shade tree due to leaf loss in hot/dry periods
Buckinghamia celsissima	Ivory Curl Flower	Proteaceae	L1	Y	< 8	3-6	ND	M	N	M	Su	T	L	H	A	
Buckinghamia ferruginiflora	Noah's Oak	Proteaceae	L1	Y	< 8	3-6	D	M	N	M	Su Au	T	L	H	A	
Caesalpinia ferrea	Leopard Tree	Ceasalpinaceae	L3	N	8-12	6-8	MD	L	Y	L	Su	T	L	L	E	
Callistemon salignus	Willow Bottlebrush	Myrtaceae	L1	Y	8-12	3-6	ND	M	N	M	Su	M	L	H	L	
Calodendrum capense	Cape Chestnut	Rutaceae	L3	N	8-12	6-8	D	D	Semi	L	Su	T	L	L	E	
Carya illinoiensis	Pecan	Juglandaceae	L4	N	12-15	8-10	MD	M	Y	L	Su	T	L	L	E	Not adjacent to footpaths due to seed drop
Castanospermum australe	Blackbean	Fabaceae	L4	N	15-20	10-12	D	D	N	L	Su	T	L	H	A	Not adjacent to footpaths due to seed drop
Corymbia maculata	Spotted Gum	Myrtaceae	L3	N	15-20	6-8	MD	L	N	L	Su	T	M	H	L	
Corymbia eximia	Yellow Bloodwood	Myrtaceae	L3	N	12-15	6-8	D	M	N	L	Su	M	M	H	L	
Cupaniopsis anacardioides	Tuckeroo	Sapindaceae	L1	Y	< 8	3-6	D	M	N	M	Su	M	L	H	L	
Doryphora sassafras	Sassafras	Antherosperataceae	L4	N	15-20	6-8	ND	D	N	L	Su	T	L	H	L	
Drypetes deplanchei	Yellow Tulipwood	Putranjivaceae	L3	N	8-12	3-6	ND	M	N	M	Su	T	L	H	A	
Elaeocarpus eumundii	Smooth-leaved Quando	Eleocarpaceae	L1	N	8-12	3-6	ND	D	N	L	Su	T	L	H*	A	
Elaeocarpus grandis	Blue Quandong	Eleocarpaceae	L4	N	15-20	6-8	ND	D	N	L	NA	T	M	H	L	
Elaeocarpus obovatus	Hard Quandong	Eleocarpaceae	L1	N	8-12	3-6	ND	M	N	L	Su	T	L	H	L	
Eleaocarpus reticulatus	Blueberry Ash	Eleocarpaceae	L1	Y	< 8	3-6	ND	L	N	M	Su	T	L	H	L	
Eucalyptus capitellata	Brown Stringybark	Myrtaceae	L4	N	8-12	6-8	D	M	N	L	Su	M	M	H	L	Not to be planted as street tree due to branch drop
Eucalyptus microcorys	Tallowwood	Myrtaceae	L3	N	15-20	6-8	D	M	N	L	Su	T	L	H	L	

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Eucalyptus punctata	Grey Gum	Myrtaceae	L3	N	15-20	6-8	D	L	N	L	Su	T	M	H	L	
Eucalyptus sideroxylon 'Rosea'	Ironbark	Myrtaceae	L3	N	12-15	6-8	MD	L	N	L	Su	M	L	H*	A	Not for exposed areas, prevailing winds
Ficus macrophylla	Moreton Bay Fig	Moraceae	L4	N	20+	15-20	BD	D	N	L	NA	M	H	H	A	
Ficus microcarpa var. 'Hillii'	Hills Weeping Fig	Moraceae	L4	N	15-20	15-20	BD	D	N	L	Su	M	H	H	A	
Ficus rubiginosa	Port Jackson Fig	Moraceae	L4	N	12-15	10-12	D	D	N	L	NA	M	H	H	L	
Ficus superba var Henneana	Deciduous Fig	Moraceae	L4	N	12-15	10-12	D	D	Y	L	NA	M	M	H	L	
Flindersia australis	Crows Ash	Rutaceae	L3	N	12-15	8-10	D	M	Semi	L	Su	T	M	H	A	
Flindersia xanthoxyla	Yellowood	Rutaceae	L3	N	15-20	6-8	ND	M	N	L	Su	T	L	H	A	
Geijera parviflora	Wilga Wilga	Rutaceae	L1	Y	< 8	3-6	ND	M	N	M	Su	T	L	H	A	
Glochidion ferdinandi	Cheese Tree	Phyllanthaceae	L1	Y	8-12	3-6	MD	M	N	L	NA	T	L	H	L	
Gmelina leichhardtii	White Beech	Verbenaceae	L4	N	8-12	6-8	D	M	Semi	L	Su	T	L	H	L	
Gordonia axillaris	Gordonia	Theaceae	L1	Y	<8	3-6	MD	M	N	L	Su	M	L	L	E	
Grevillea baileyana	White Oak	Proteaceae	L1	N	8-12	6-8	D	M	N	L	Sp	T	L	H	A	
Grevillea hilliana	White Silky Oak	Proteaceae	L2	N	12-15	6-8	ND	M	N	L	Su	T	L	H	A	
Grevillea robusta	Silky Oak	Proteaceae	L4	N	12-15	6-8	ND	L	Semi	L	Su	T	M	H	A	Should not be planted adjacent to natural areas
Harpullia pendula	Tulipwood	Sapindaceae	L1	Y	< 8	6-8	D	M	N	L	Su	T	L	H	A	
Jacaranda mimosifolia	Jacaranda	Mimosaceae	L4	N	8-12	6-8	MD	L	Y	L	Sp	M	L	L	E	May replace existing street tree, otherwise only for parks/open spaces
Koelreuteria paniculata	Golden Rain	Sapindaceae	L2	Y	< 8	3-6	D	M	Y	L	NA	M	L	L	E	
Lagerstroemia indica 'Biloxi	Crepe Myrtle	Lythraceae	L1	Y	< 8	3-6	ND	L	Y	M	Su	M	L	L	E	
Liquidambar formosana	Formosan Sweetgum	Altingiaceae	L4	N	12-15	6-8	MD	M	N	L	NA	M	L	N	E	
Lophostemon confertus	Brushbox	Myrtaceae	L2	N	12-15	6-8	MD	D	N	L	Su	T	M	H	A	
Magnolia grandiflora 'Exmouth'	Evergreen Magnolia	Magnoliaceae	L3	N	12-15	6-8	D	M	N	L	Su	M	L	L	E	
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	Magnoliaceae	L1	Y	8-12	3-6	MD	M	N	L	Su	M	L	L	E	
Melaleuca quinquenervia	Swamp Paperbark	Myrtaceae	L4	N	12-15	6-8	MD	M	N	L	Su	M	M	H	L	
Melaleuca styphelioidies	Prickly Paperbark	Myrtaceae	L4	N	3-6	3-6	MD	M	N	M	Su	M	L	L	A	
Melicope elleryana	Pink Euodia	Rutaceae	L1	Y	< 8	3-6	ND	M	N	M	Su	M	L	H	L	
Nyssa sylvatica	Blackgum	Cornaceae	L4	N	8-12	3-6	ND	L	Y	L	Sp	T	L	L	E	
Pararchidendron pruinosum	Snowwood	Fabaceae	L4	Y	< 8	3-6	ND	L	N	M	Su	T	L	H	L	
Pistacia chinensis	Chinese Pistachio	Anarcardiaceae	L1	Y	< 8	3-6	BD	M	Y	M	NA	M	L	L	E	
Platanus orientalis 'Autumn Glory	Autumn Glory' Plane	Platanaceae	L4	N	12-15	6-8	D	L	Y	L	NA	T	L	L	E	
Platanus x Hybrida	London Plane	Platanaceae	L4	N	15-20	10-12	D	M	Y	L	Sp	T	M	L	E	
Podocarpus elatus	Plum Pine	Podocarpaceae	L4	N	8-12	6-8	MD	D	N	L	Su	T	M	H	L	
Auranticarpa rhombifolia prev.Pittosporum rhombifolium	Diamond-Leaf Laurel	Pittosporaceae	L1	N	8-12	3-6	ND	M	N	M	Sp	M	L	H	L	Columnar form - not to be used where shade tree required.
Quercus ilex	Holm Oak	Fagaceae	L4	N	15-20	10-12	BD	H	N	L	NA	T	L	L	E	
Rapanea variabilis	Muttonwood	Myrsinaceae	L4	Y	8-12	3-6	ND	M	N	M	Su	M	L	H	L	
Rhodosphaera rhodanthema	Tulip Satinwood	Anarcardiaceae	L2	N	8-12	6-8	ND	H	N	L	Su	T	L	H	L	
Streblus brunonianus	Whalebone Tree	Moraceae	L2	N	8-12	3-6	ND	M	N	M	Su	T	L	H	A	
Syncarpia glomulifera	Turpentine	Myrtaceae	L4	N	12-15	6-8	MD	D	N	L	Su	T	L	H	L	
Synoum glandulosum	Scentless Rosewood	Meliaceae	L4	N	8-12	3-6	ND	M	N	L	Su	T	L	H	L	
Syzygium australe	Brush Cherry	Myrtaceae	L3	N	8-12	6-8	ND	M	N	L	Sp	M	L	H	L	
Syzygium jambos	Rose Apple	Myrtaceae	L3	N	8-12	6-8	D	M	N	L	Su	M	L	H	E	

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Syzygium luehmannii	Small-leaved Lilly Pilly	Myrtaceae	L3	N	8-12	6-8	ND	M	N	L	Su	M	M	H	L	
Syzygium moorei	Rose Apple	Myrtaceae	L3	N	8-12	6-8	MD	M	N	L	Su	M	L	H	L	
Syzygium oleosum	Blue Lilly Pilly	Myrtaceae	L3	N	8-12	6-8	D	M	N	L	Su	M	L	H	L	
Syzygium paniculatum	Magenta Cherry	Myrtaceae	L3	N	8-12	6-8	D	M	N	L	Su	M	M	H	L	
Toona ciliata	Red Cedar	Meliaceae	L4	N	8-12	6-8	MD	L	Y	L	W	T	L	H	L	
Tristaniopsis laurina	Watergum	Myrtaceae	L1	Y	< 8	3-6	MD	M	N	L	Su	T	L	H	L	
Tristaniopsis laurina 'Luscious'	Luscious Watergum	Myrtaceae	L1	Y	< 8	3-6	MD	M	N	L	Su	T	L	H	A	
Taxodium distichum	Swamp Cyprus	Cupressaceae	L4	N	15-20	6-8	ND	M	Y	L	NA	T	L	L	E	
Ulmus parvifolia 'Burnley Select'	Chinese Elm	Ulmaceae	L3	N	8-12	6-8	MD	L	Y	L	NA	M	L	L	E	
Waterhousea floribunda	Weeping Lilly Pilly	Myrtaceae	L2	N	12-15	8-10	MD	M	N	L	Su	T	L	H	L	
Xanthostemon chrysanthus	Golden Penda	Myrtaceae	L2	N	8-12	6-8	ND	M	N	M	Su Au	T	L	H	A	
Zelkova serrata 'Green Vase'	Japanese Zelkova	Ulmaceae	L2	N	12-15	8-10	ND	D	Y	M	Sp	M	H	L	E	