



ANAMBAH RESIDENTIAL COMMUNITY

LANDSCAPE MASTERPLAN DESIGN REPORT

DATE: 14 October 2025
REV: B

TaylorBrammer

ACKNOWLEDGEMENT TO COUNTRY

‘In the spirit of reconciliation Taylor Brammer Landscape Architects acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community.

We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.’

- [Indigenous.gov.au/contact-us/welcome_acknowledgement-country](https://indigenous.gov.au/contact-us/welcome_acknowledgement-country)

ISSUE AUTHORISATION

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1.0 Introduction

1.1 Project Purpose

Taylor Brammer Landscape Architects Pty Ltd have been engaged by The Trustee for Third.i Anambah Unit Trust to prepare DA documentation for the Anambah Residential Community. The site is proposed for a staged Torrens Title subdivision, transforming two (2) existing lots into nine hundred (900) residential lots, with Stage 1 comprising 220 lots.

The Landscape Architecture package addresses Council's RFI dated 8 November 2024, with the following considerations:

- Overall Landscaping Strategy – Ensure the protection and enhancement of riparian areas and remnant vegetation, particularly in visually prominent locations.
- Public and Private Domain Landscaping – Develop detailed landscaping requirements to maintain a balance between built and green spaces.
- Passive and Active Recreational Spaces – Establish a network of recreational areas to support community engagement and biodiversity.
- Provide provision for 3 playspaces throughout the open space with the resizing of the Central Park to the western edge.
- Development of an entrance that provides public benefit and supports the principles of connectivity
- Vegetation and Tree Planting – Comply with MDCP 2011 requirements for tree planting to provide shade in summer and sunlight in winter while maintaining residential privacy.
- Asset Protection Zones (APZs) – Integrate perimeter roads into the design to function as APZs for bushfire protection rather than placing APZs on residual rural land.
- Watercourse and Stormwater Management – Implement best practices for stormwater and water quality management to avoid negative impacts on upstream and downstream catchments.
- Biodiversity and Habitat Preservation – Prioritise the avoidance and minimisation of impacts on threatened species habitats, particularly in the southwest corner of the site.
- Vegetation for Riparian and Detention Areas – Avoid the use of freshwater wetlands for revegetation in all riparian and detention basin areas; instead, ensure an ecologist determines an appropriate vegetation mix.



Subject Site on Anambah Road looking West

2.0 Context

2.1 Regional Context

The Anambah Residential Community at 559 Anambah Road, Gosforth, is located in the semi-rural Lower Hunter Valley region. Just 5 km from Maitland’s town center, the area offers a mix of open farmland and growing residential developments. It is well-connected via the New England Highway and close to Anambah Business Park. The land holds cultural significance for the Wonnarua people and is part of a broader shift toward urban expansion in the region.

FIRST NATIONS
Traditional Custodians of the Gosforth region of the Hunter Valley are the Wonnarua people of the broader Aboriginal nations of New South Wales.

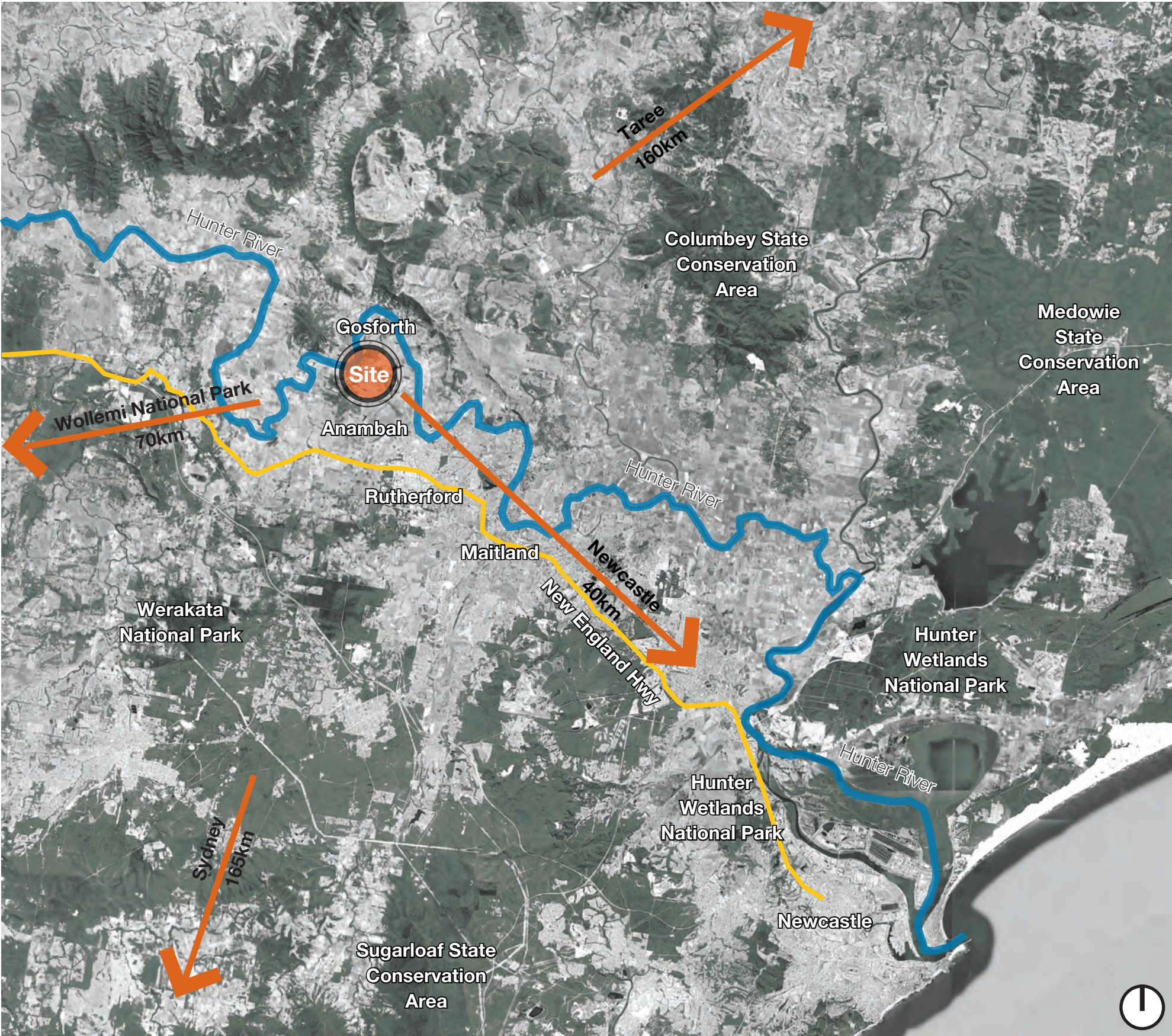
LOCAL GOVERNMENT
Maitland City Council

Legend

Site Location

Major or significant roads

Connections



Context Aerial image; Source Google Earth

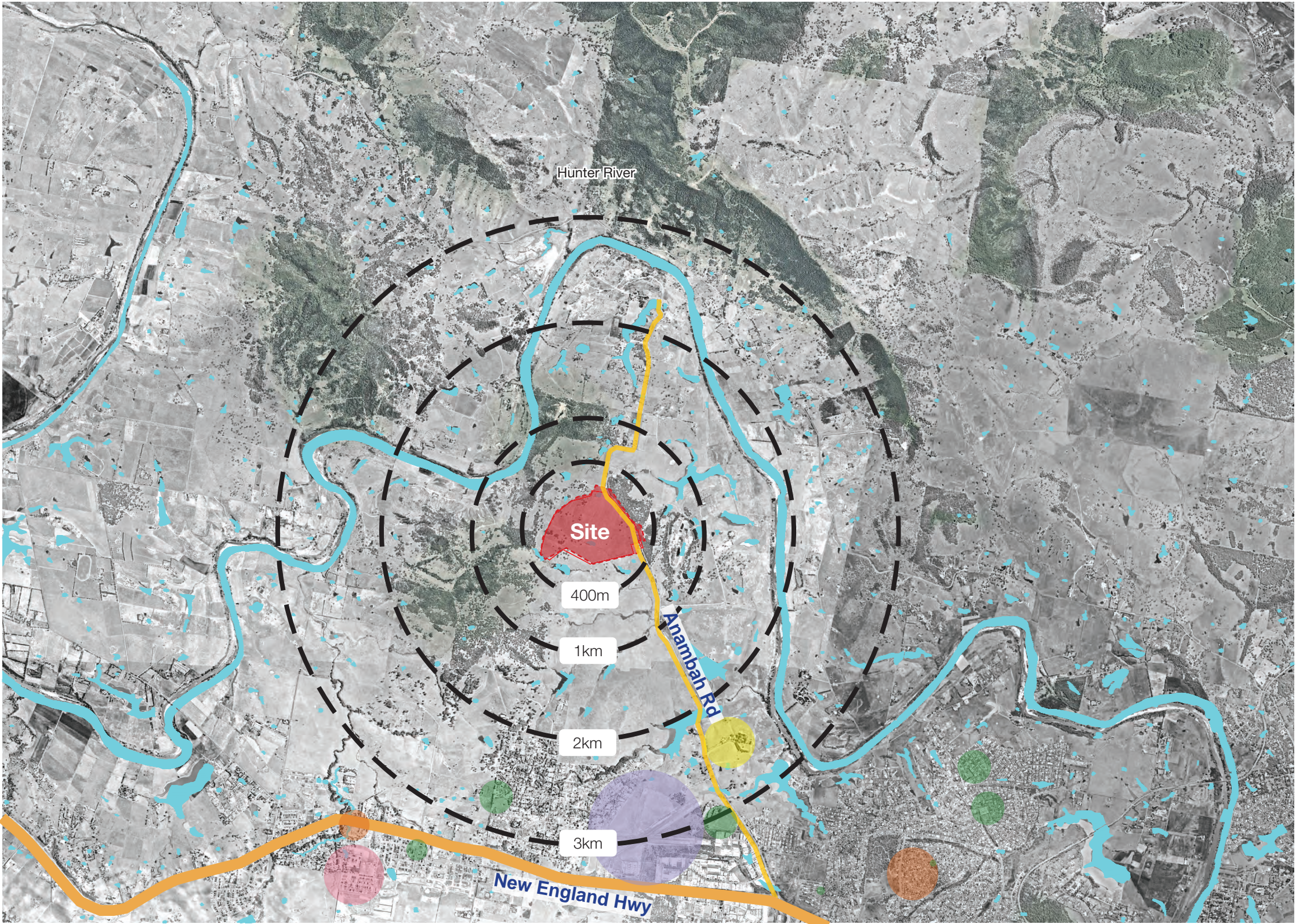
2.0 Context

2.2 Local Context

The site is currently the subject of a major residential development proposal. At present, the land is largely open grassland with scattered trees and a central road reserve. The development is set to be delivered in stages, aiming to create up to 900 residential lots. Stage 1 proposes 220 lots, complemented by community facilities, landscaped open spaces, new road infrastructure, and a dedicated caravan storage area. The site enjoys proximity to several schools, including St Joseph's College, St Patrick's Primary, and Rutherford Technology High School, positioning it to become a transformative addition to the area. Additionally, the nearby Maitland Airport supports recreational flying and hosts aviation competitions, contributing to the region's dynamic character.

Legend

- Site Boundary
- Major or significant roads
- Creeks
- Public parks
- Heritage Building
- School
- Airport



Context Aerial image; Source Google Earth local extent

3.0 Landscape Analysis

3.1 Existing Landscape Features

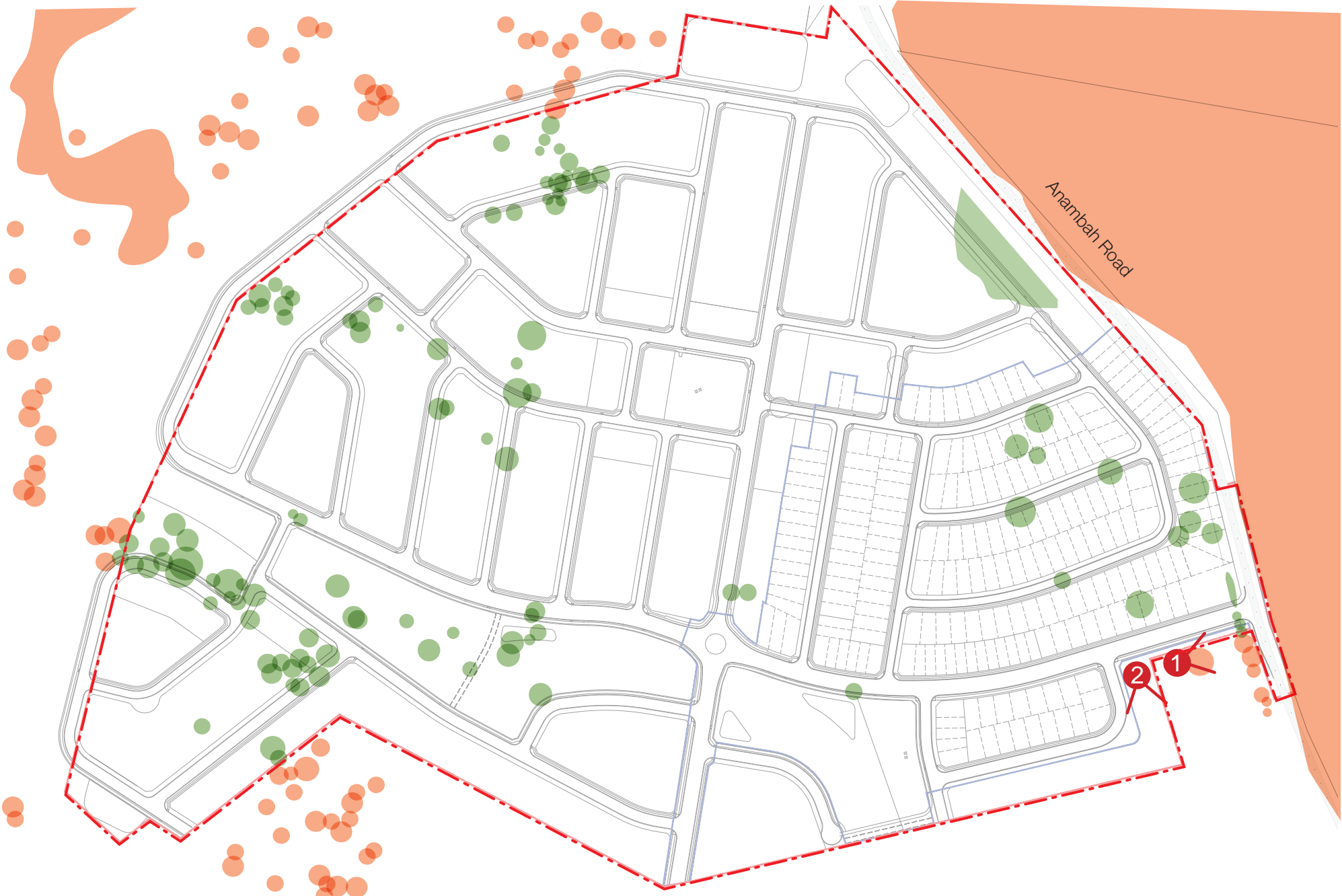
The site currently is characterised as predominantly open grass land with sparse trees throughout the site. It is surrounded by extensive native vegetation to the North East and North West of the site with evidence of existing water dams throughout the site.



View 1: Subject site looking to South West of the site



View 2: Subject site looking to Anamba Road



- Legend**
- Site boundary
 - Stage 1 boundary
 - Existing trees outside of site boundary
 - Existing trees within site boundary
 - Views

3.0 Landscape Analysis

3.2 Topography

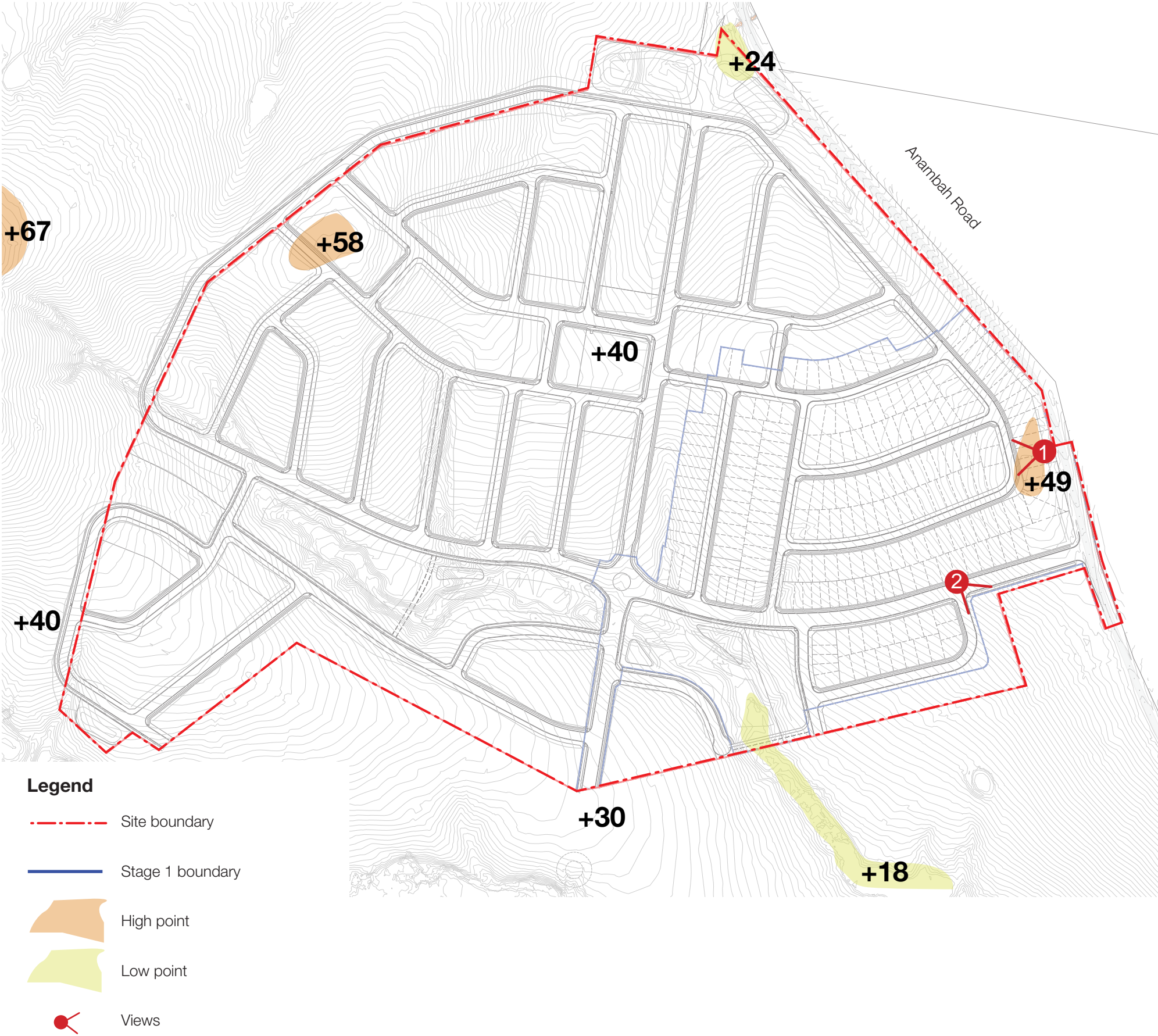
Topographically, the site features gently to moderately sloping rolling hills, ranging from 2–5 degrees in the east and up to 7–8 degrees in the west. This natural rolling hills setting provide opportunities to reinforce some key viewlines from the development to the surrounding landscape. These key viewlines can be celebrated via selection of planting species.



View 1: Project site looking West



View 2: Project site looking South East on Anambah road



3.0 Landscape Analysis

3.3 Flooding

Lot 559 Anambah Road, Gosforth, is located on gently sloping terrain, with an average gradient of approximately six percent, draining west to east toward the Hunter River floodplain. There is three first order streams across the site, directing runoff towards culvert crossings on Anambah Road, with two minor drainage paths discharging to the north.

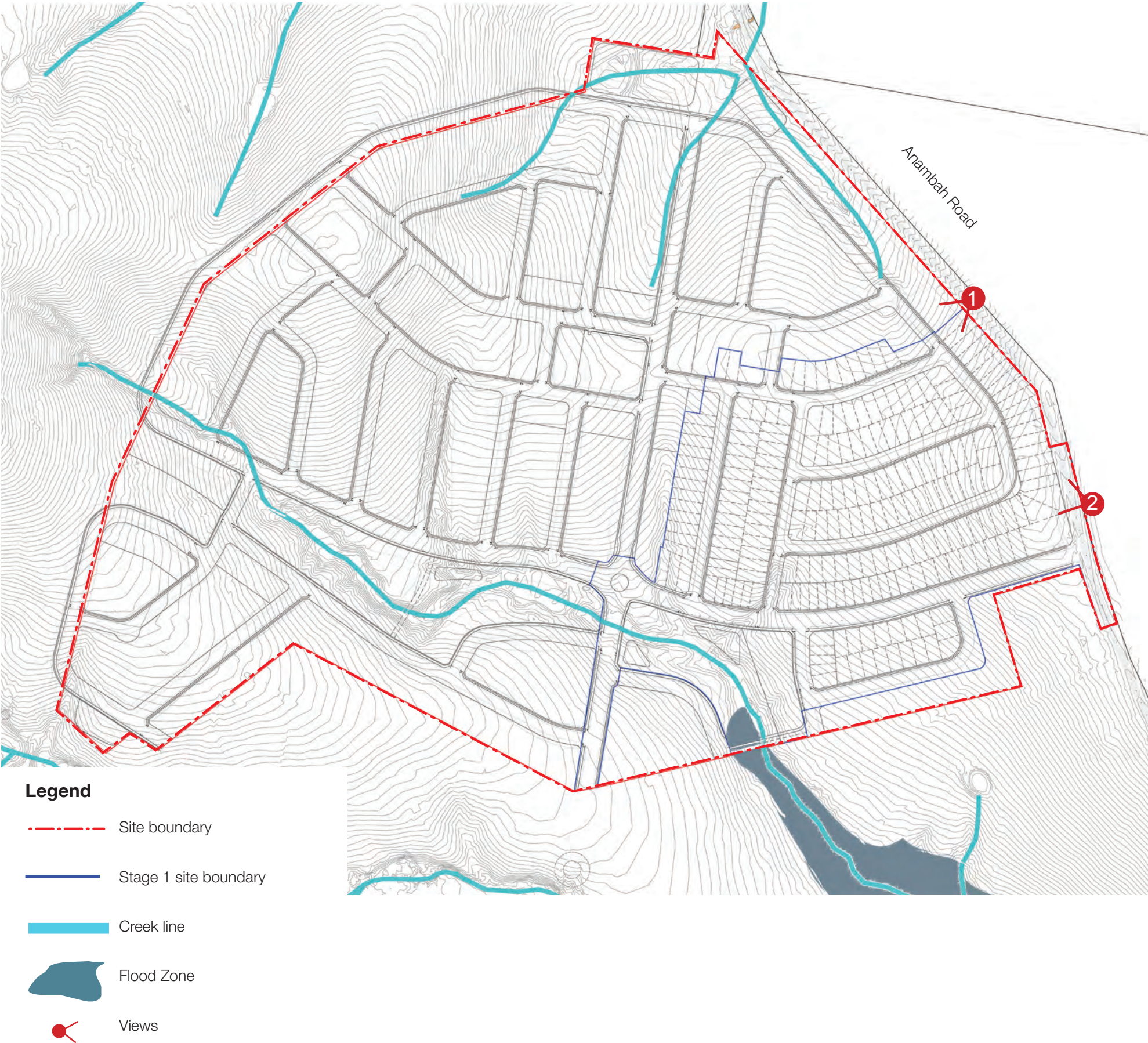
Flood behavior studies indicate that the site forms part of a broader floodplain system and is influenced by local catchment runoff and Hunter River flooding. Anambah Road is subject to flooding during major rainfall events. However, current assessments conclude that the site itself does not cause significant adverse impacts on flood behavior within or beyond its boundaries.



View 1: Water dams evident through out the site



View 2: Water dams evident through out the site

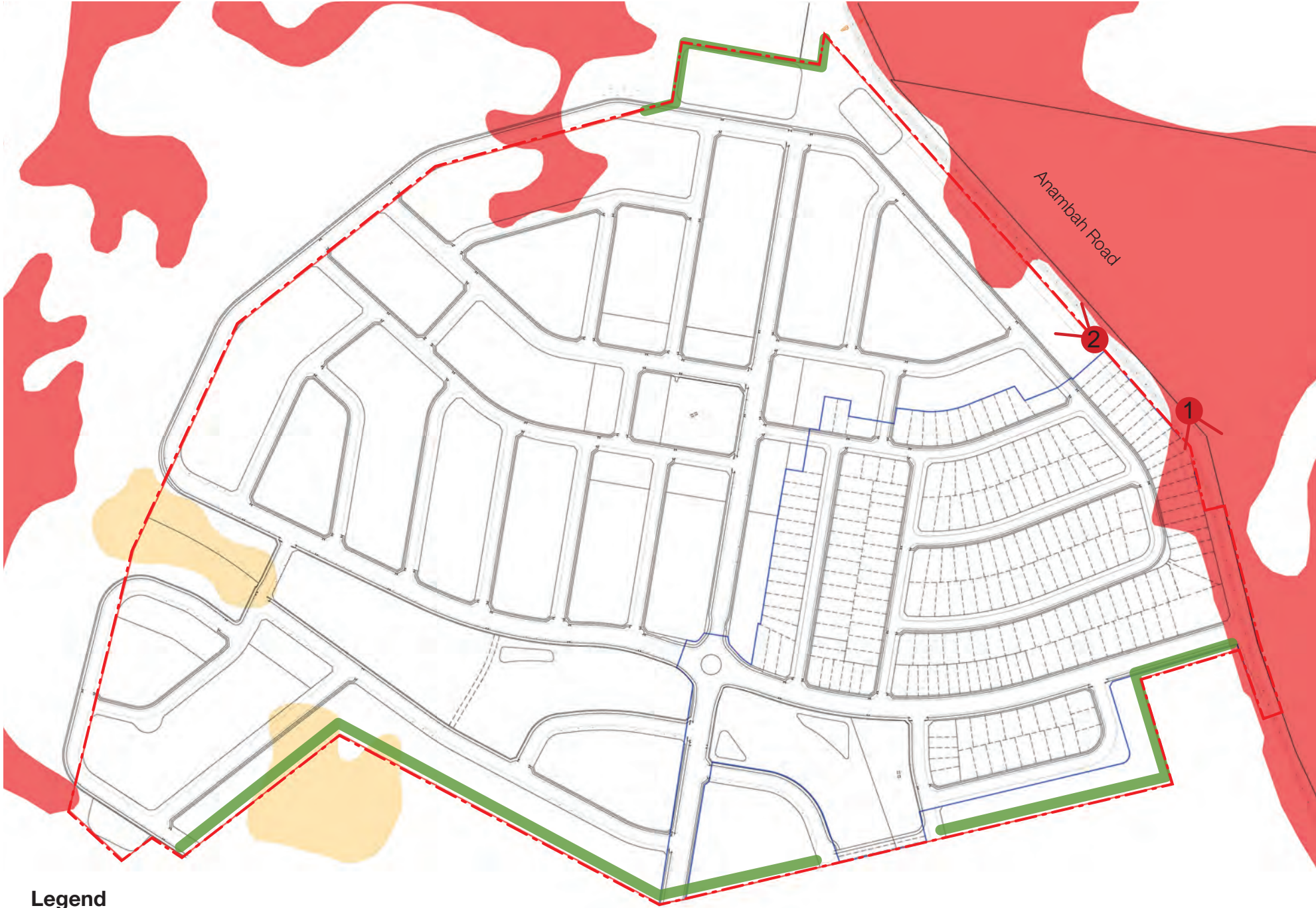


3.0 Landscape Analysis

3.4 Asset Protection Zone (APZ)

The site is currently exposed to a medium bushfire hazard located approximately 140 metres to the east, across Anambah Road. The primary hazard is forest vegetation (Hunter Macleay Dry Sclerophyll Forest).

The site itself has been highly modified for farming and grazing purposes and is dominated by a mixture of exotic and native grasslands with scattered trees. Limited mature vegetation is present. There are a few vegetations identified as low bushfire risk along the creek line



Legend

- Site boundary
- Stage 1 site boundary
- Vegetation Category 1
- Vegetation Category 2
- Asset Protection Zone (APZ)
- Views

NOTE: Refer to the Bushfire Assessment Report produced by Bushfire Planning Australia (dated 30th August 2024) for further information, and the Guide for Bushfire Prone Land Mapping (November 2015) for explanation of the categories.



View 1: Existing trees across from Anambah Road



View 2: Existing trees to North East boundary

3.0 Landscape Analysis

3.5 Riparian Vegetation Management (VMP)

VEGETATION MANAGEMENT ZONE 1 - BASIN

The basins are designed to manage stormwater runoff and improve water quality before entering the stream. Use of vegetation will assist in stabilisation of the battering and will whilst improving the landscape quality, tying it into the revegetation of the riparian corridor.

VEGETATION MANAGEMENT ZONE 2 - CHANNEL

The watercourse meanders through the riparian corridor being inundated periodically with heavy rainfall, creating the perfect growing environment for a variety of macrophyte vegetation and flood-tolerant canopy species. The current condition of the channel indicates it is nearly devoid of native vegetation with occasional canopy species, including *Corymbia maculata* and *Eucalyptus molucanna*. The groundcover is dominated predominantly by pasture grasses.

VEGETATION MANAGEMENT ZONE 3 - STREAM BANKS

The banks above the channel provide for water flows, stream stability and native vegetation connectivity. Along the length of the stream, the banks are mostly cleared with little native vegetation aside from the occasional canopy species, including *Corymbia maculata* and *Eucalyptus molucanna*.



4.1 Open Space Strategy

Entry

The entry feature strengthens the sites connection to the landscape through the interpretation of meandering creeks and use rocks from local quarries.

Shared path

Shared pedestrian paths provide connections from Anambah Road to key open spaces and throughout the development



Green Open Space

Land proposed to be acquired by Council for green open spaces with opportunity for play and informal open areas.



Pedestrian connection via riparian corridor

Shared path to provide connection across Riparian corridor. Opportunities to provide resting spaces with views across the corridor.



Riparian corridor

The rehabilitated corridor will also include on site detention basins, planted with native species to strengthen the natural character.



On site detention basin

On site detention basin planted with native species and assist with water quality across the site.



Pedestrian crossing

Feature finish to pedestrian crossing as traffic calming and wayfinding strategy. Further detail to be coordinated with Traffic Engineer and Maitland City Council.



4.0 Masterplan

4.2 Streetscape Strategy

Landmark Trees



To be shown within the parks and in the roundabout to assist with way-finding



Brachychiton acerifolius



Ficus rubiginosa

Entry



A collection of native canopy trees providing a strong green funnel into the site



Corymbia maculata 'Gamai'



Eucalyptus molucana

Riparian Perimeter



A collection of native canopy trees that connects into the entry and forms a native edge that ties into the riparian corridor



Corymbia maculata 'Gamai'



Eucalyptus molucana



Lophostemon confertus

Central Spine



Blocks of deciduous species create a sense of formality along the road that offer seasonal colour



Pyrus Calleryana 'Cleveland Select'



Pistacia chinensis



Lagerstroemia indica 'Natchez'

Streetscape East West



A mixture of small native trees bring year round colour and shade to the streets drawing on the native character of the parallel entry and riparian edge



Brachychiton populaneus



Melia azedarach



Tristaniopsis laurina

Streetscape North South



The north south streets and a mixture of tree species from across the different street types that provide both colour and shade



Brachychiton populaneus



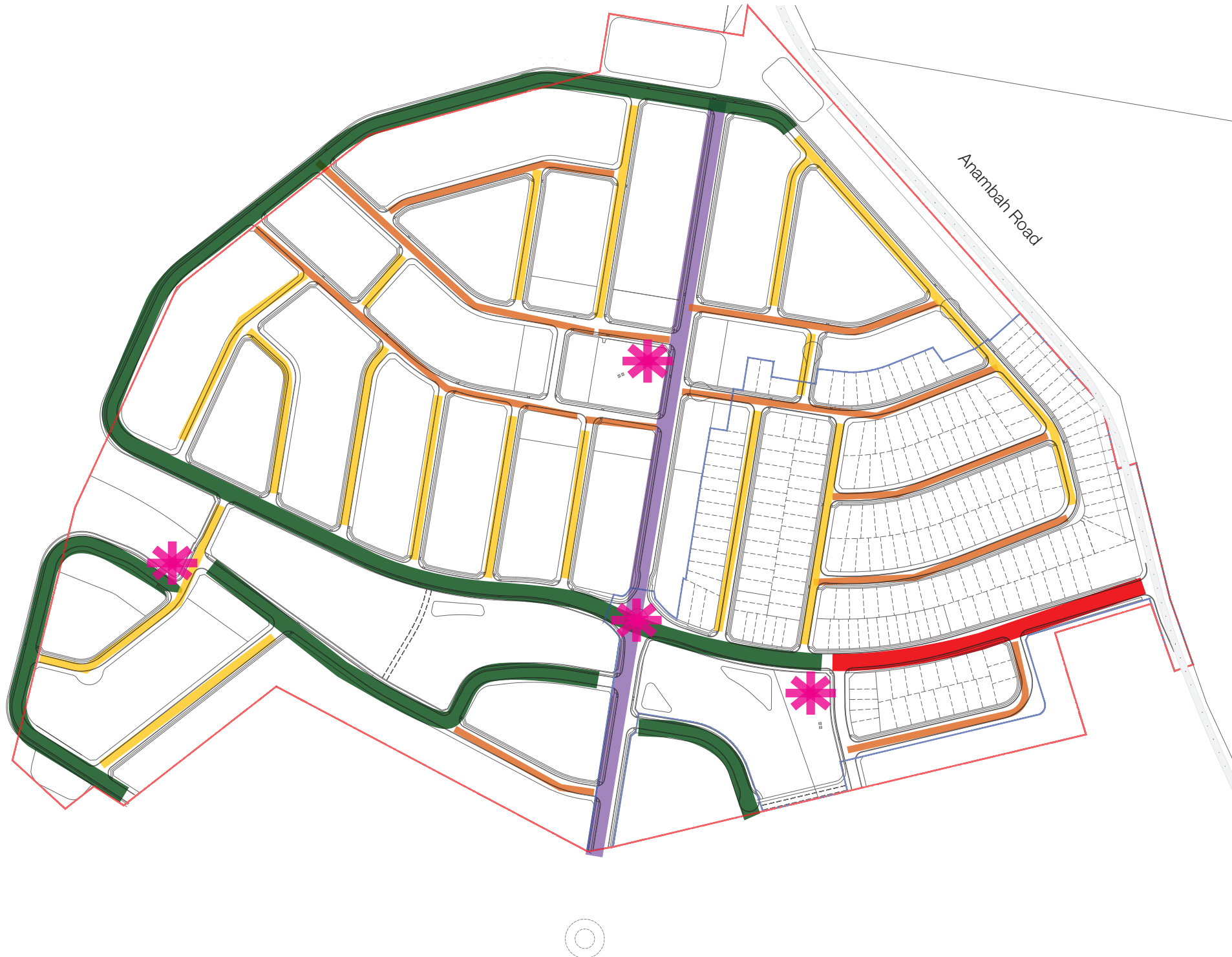
Pyrus Calleryana 'Cleveland Select'



Pistacia chinensis



Tristaniopsis laurina



4.0 Masterplan

4.3 Existing trees retention & removal plan



4.0 Masterplan

4.4 Landscape Concept Masterplan

Design notes

- 1 Entry walling that is inspired by the meandering waterways and creeks that surround the site. Deciduous trees with native understorey planting frame the wall and create a sense of arrival
- 2 Riparian park- active: connects to the adjoining riparian corridor and provides a range of activities for the local community including flexible open space, play, shelters and seating areas with BBQS
- 3 Existing riparian corridor is rehabilitated with native plantings to either side of the existing water course. All works will be completed in accordance with the vegetation management plan (VMP)
- 4 Pedestrian access through the riparian corridor links residents to the wider pathway network whilst connecting to nature
- 5 Riparian park- passive: celebrates the retention of existing trees across the site with a meandering path and seating area the promotes views across the riparian corridor
- 6 Central avenue framed with deciduous street trees allow sunlight to front gardens in winter and shade in summer
- 7 Central park- active: is a key piece of open space that provides a hub for the surrounding residents.
- 8 Informal clumps of native trees are proposed to the edges of the site, providing a softened interface to the surrounding landscape
- 9 Water quality basins with native planting to the edges both capture and filter stormwater from site

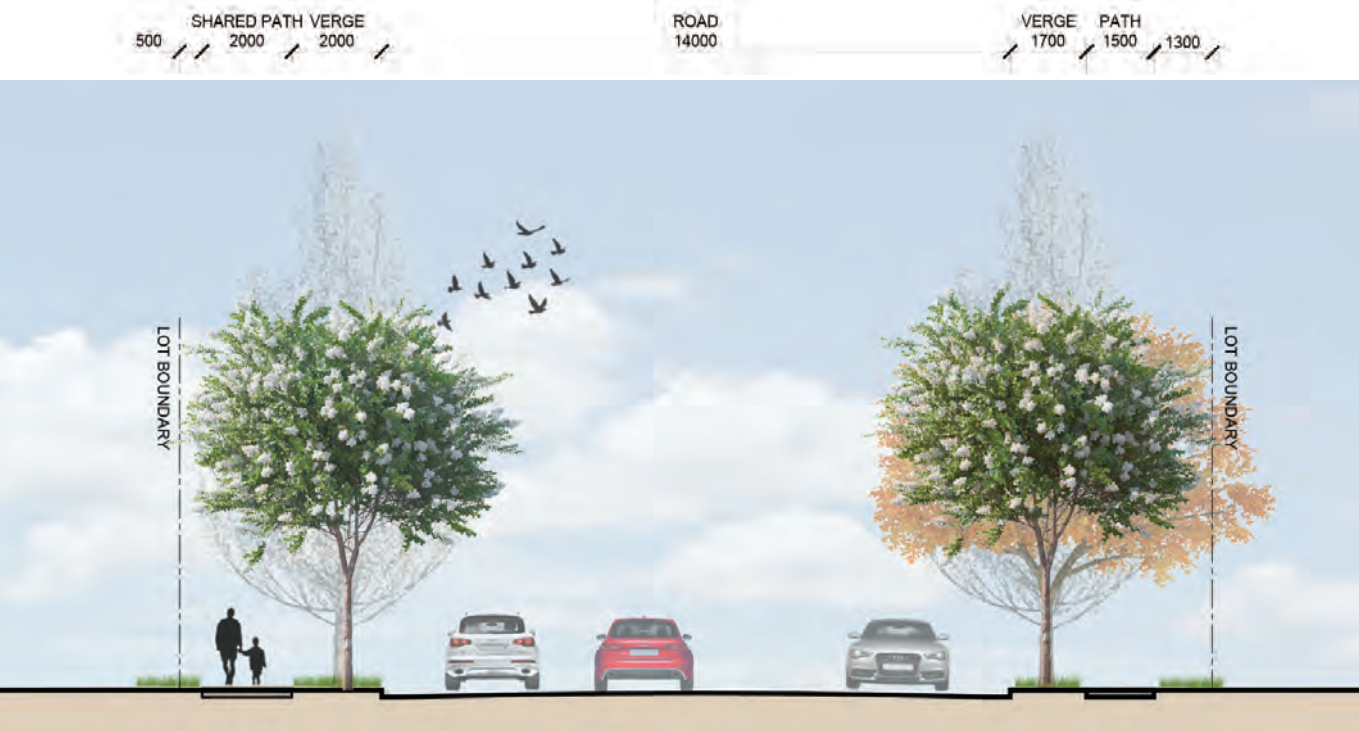


4.0 Masterplan

4.5 Streetscape Sections



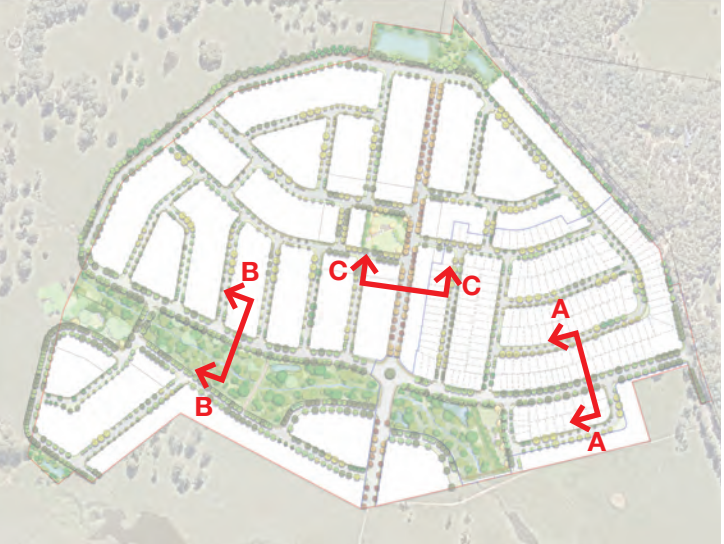
SECTION AA



SECTION CC



SECTION BB



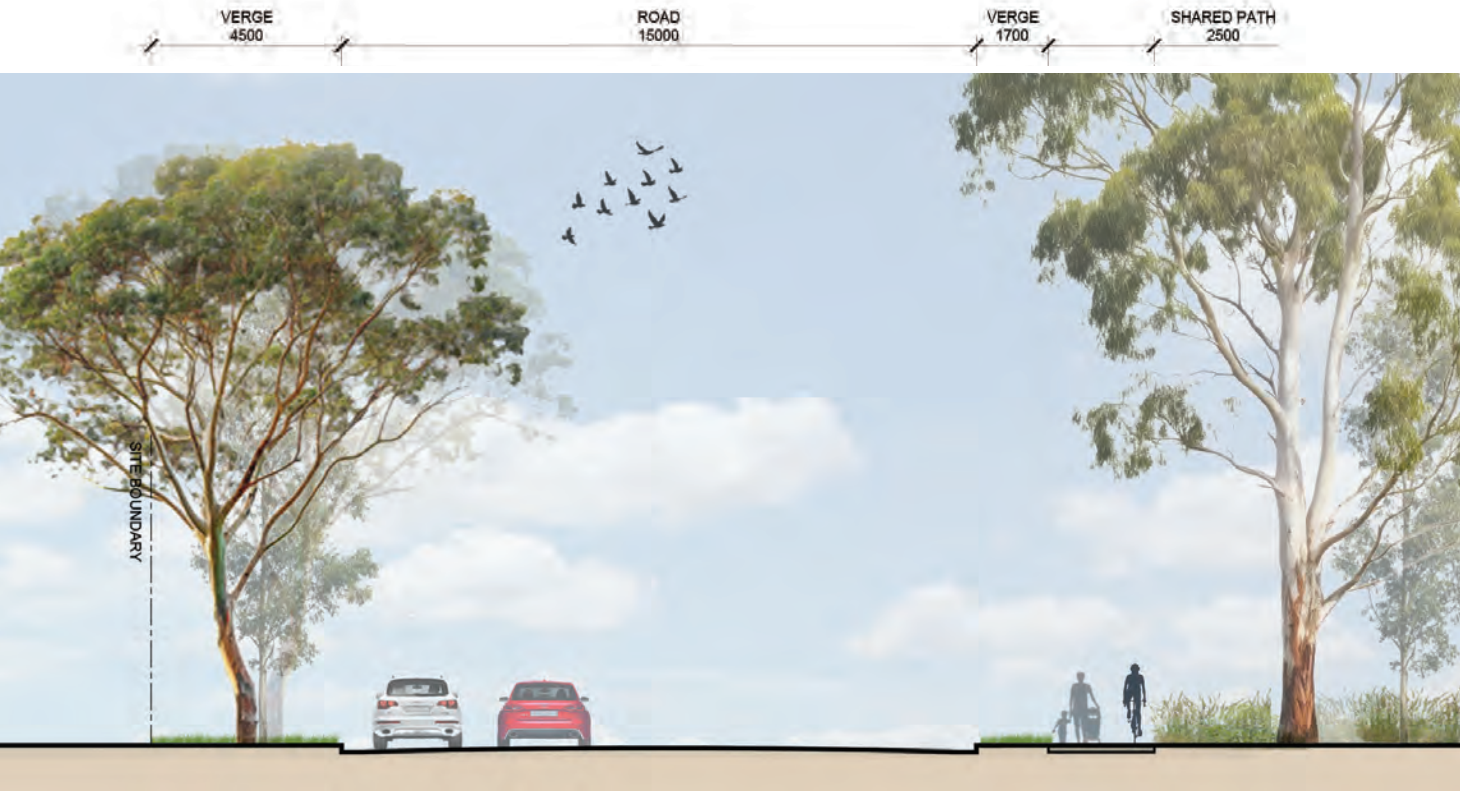
KEY PLAN

4.0 Masterplan

4.6 Streetscape Sections



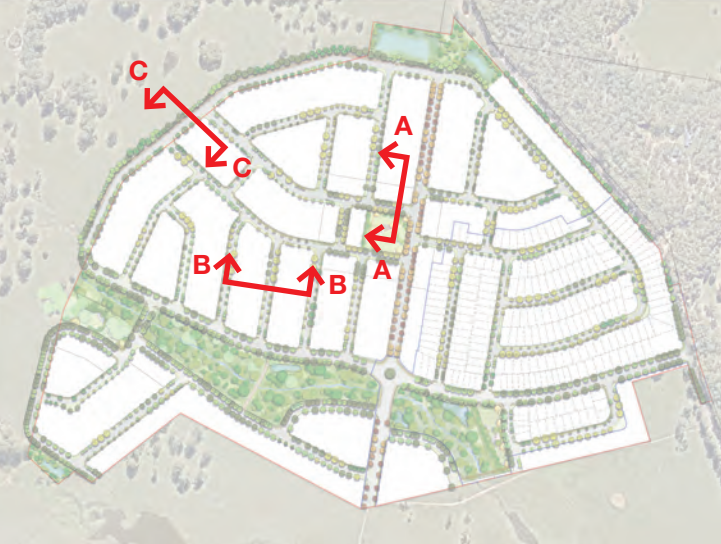
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SECTION CC



SECTION BB



KEY PLAN

5.0 Central Park

5.1 Landscape Concept Plan

Design notes

- 1 The park has been designed to have multiple off street entry points that link to large open kickabout areas. The path networks create strong site lines across the park increasing the passive surveillance. The trees throughout the park to have canopies above 1.8m to see through.
- 2 Landmark trees at key junction points create natural way finding elements
- 3 The large central playground to be designed to cater for different age groups and abilities including junior, senior play and exercise stations
- 4 An amenities building centrally located has been designed in a circular form to reduce opportunities for concealment
- 5 Off-street entry points and circulation promote natural surveillance which connects the open turf/ kickabout area to provide passive surveillance from surrounding residential lots
- 6 Screening planting to soften the park interface from the adjacent residential lots with low planting to the path to keep site lines free



Circular style amenities building reduces concealment



Open shelter to allow for clear sight lines



5.0 Central Park

5.2 Landscape Section/Elevations



SECTION AA



SECTION BB



KEY PLAN

6.0 Riparian Park - Active

6.1 Landscape Concept Plan

Design notes

- 1 Open turf/ kickabout area to provide passive surveillance from surrounding residential lots with clear site lines allow for easy way finding
- 2 Landmark trees signify the park and key junctions points creating another visual key to the wayfinding principles
- 3 The playground to cater for different age groups with a nature play theme due to its proximity to the natural riparian areas. Providing opportunities for 'everyone to play'
- 4 A central pavilion with BBQ and seating areas provides opportunities for 'everyone to stay'. the pavilion is located to address the play area for shaded supervision
- 5 Native planting to be consistent with the planting approach within the riparian management plan prepared by MJD Environmental May 2025. Low shrubs and grasses to be planted 2m either side of the pathway to ensure sightlines are maintained.



6.0 Riparian Park - Active

6.2 Landscape Section/Elevations



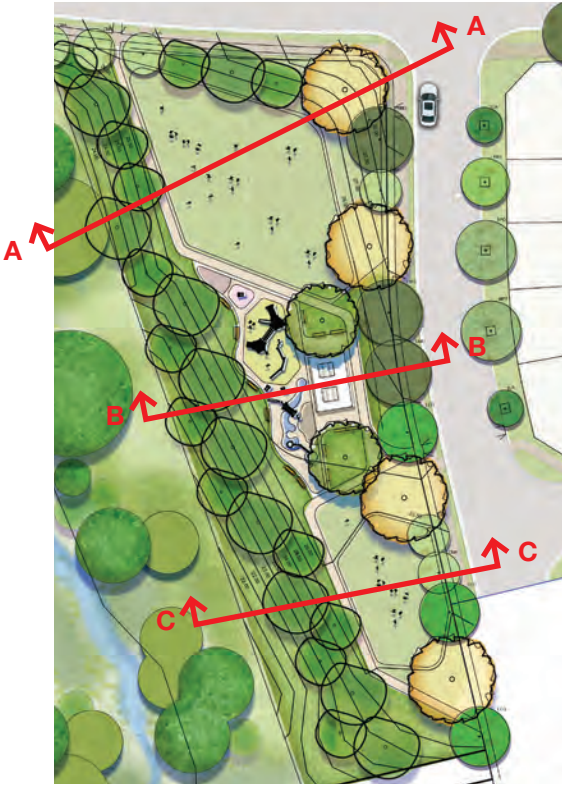
SECTION AA



SECTION BB



SECTION CC



KEY PLAN

7.0 Riparian Park - Passive

7.1 Landscape Concept Plan

Design notes

- 1 Open turf/ kickabout area to provide passive surveillance from surrounding residential lots. The street trees and park tree to have their branches trimmed to 1.8m to allow view lines under the canopy.
- 2 Landmark trees signify the park and key junctions points creating another visual key to the way finding principles
- 3 Existing trees retained
- 4 Central pavilion with BBQ facility and seating overlooking the turfed areas provides opportunities for the community to gather and enjoy the open space. An accessible 1:20 path connects through the site
- 5 Native planting to be consistent with the planting approach within the riparian management plan prepared by MJD Environmental May 2025. Low shrubs and grasses to be planted 2m either side of the pathway to ensure sightlines are maintained.



7.0 Riparian Park - Passive

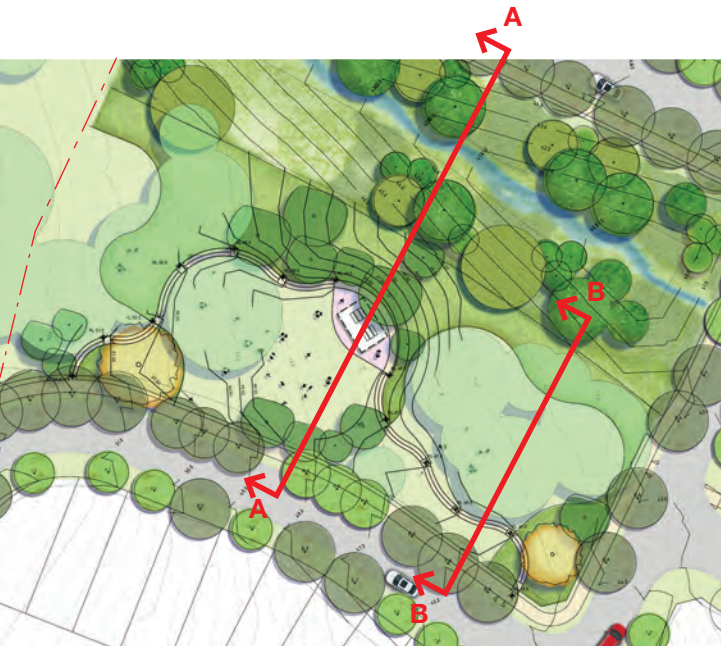
7.2 Landscape Section/Elevations



SECTION AA



SECTION BB



KEY PLAN

8.0 The Entry

8.1 Landscape Concept Plan

Design notes

- 1** The Entry walls are designed as sandstone filled gabions, linking the site to the local stone materials. Perforated steel panels will be applied to the front of the walls, with a design that reflects the meandering form of the Hunter River, adding both texture and visual interest to the Entry experience.
- 2** The double row of deciduous trees at the Entry creates a strong arrival point, easily recognisable to those traveling along Anambah Road. This planting arrangement enhances the sense of place and marks the Entry.

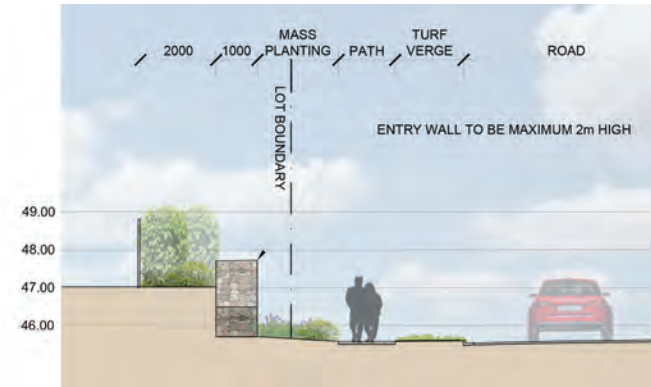


8.0 The Entry

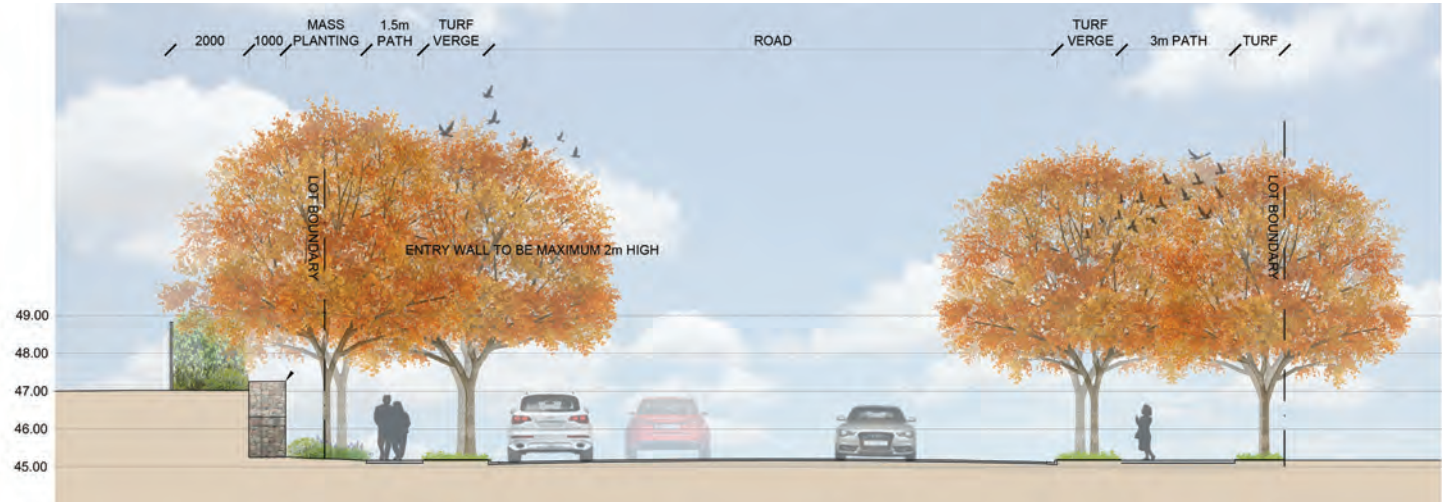
8.1 Landscape Section/Elevations



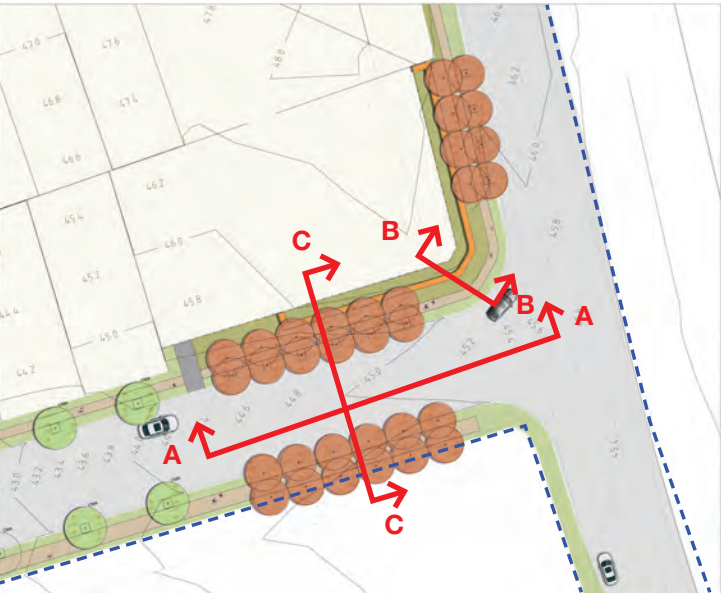
SECTION AA



SECTION BB



SECTION CC



KEY PLAN

9.0 Planting Strategy

9.1 Indicative Planting Approach

The planting approach aims to enhance biodiversity and support native wildlife by integrating green connections throughout the residential area. The focus is on protecting and restoring natural habitats, with special attention given to the two riparian zones. These zones will be rehabilitated in alignment with their natural vegetation types outlined in the VMP dated 29 May 2025, featuring a mix of open forest areas with scattered trees and grassy understory. These habitats play a crucial role in supporting native plants and animals, stabilising soil, and enhancing the site’s natural beauty.

The planting palette has been carefully selected to reflect the species specified in Council’s DCP and tie into the rehabilitation of the VMP areas within the riparian zone. The use of native endemic species will embed the spaces created into the landscape, with exotic species bringing moments of seasonal colour to the streets and parks. This thoughtful approach balances ecological preservation with cultural and aesthetic considerations.



Acacia melanoxylon



Alloxylon pinnatum



Auranticarpa rhombifolia



Brachychiton acerifolius



Backhousia citriodora



Brachychiton populneus



Corymbia ficifolia



Castanospermum australe



Corymbia maculata 'Gamai'



Eucalyptus cinerea



Eucalyptus moluccana



Elaeocarpus obovatus



Ficus rubiginosa



Melia azedarach



Pyrus calleryana 'Cleveland Select'



Ozothamnus diosmifolius



Tecoma capensis



Maytenus silvestris



Maytenus silvestris



Alchornea ilicifolia



Hardenbergia violacea



Indigofera australis



Acacia fimbriata



Acmena smithii



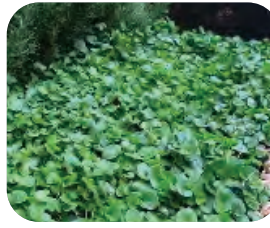
Baeckea virgata



Goodenia ovata



Adiantum hispidulum



Dichondra repens



Pandorea pandorana



Carex appressa



Adiantum aethiopicum



Arthropodium cirratum



Platysace ericoides



Chrysocephalum apiculatum



Poa labillardierei

Indicative Planting List

Botanical Name	Common Name	Height (m)	Width (m)
TREES			
Acacia melanoxylon	Blackwood	20	10
Alloxylon pinnatum	Dorriga Waratah	10	5
Auranticarpa rhombifolia	Diamond Leaf	8	5
Brachychiton acerifolius	Pittosporum		
Backhousia citriodora	Illawarra Flame Tree	15	10
Brachychiton populneus	Lemon Myrtle	6	4
Castanospermum australe	Kurrajong	10	8
Corymbia ficifolia	Black Bean	20	8
Corymbia maculata 'Gamai'	Flowering Gum	8	6
Eucalyptus cinerea	Spotted Gum	4-10	4-10
Eucalyptus fergusonii	Argyle Apple	10	6
Eucalyptus moluccana	Ferguson's Box	18	10
Elaeocarpus obovatus	Grey Box	10	12
Ficus rubiginosa	Hard Quandong	5	5
Grevillea baileyana	Port Jackson Fig	15	12
Harpullia pendula	Brown Silky Oak	8	5
Lagerstroemia indica 'Natchez'	Tulipwood	8	6
Lophostemon confertus	Crepe Myrtle (White)	5-6	4
Melia azedarach	Brush Box	12	9
Pyrus calleryana 'Cleveland Select'	White Cedar	10	8
Pistacia chinensis	Ornamental Pear	11	3-6
Rhodamnia argentea	Chinese pistachio	8	6
Tristania laurina	Malabar Rose Apple	20	8
	Water Gum	15	6
SHRUBS			
Ozothamnus diosmifolius	White Dogwood	1.5	2
Tecoma capensis	Cape Honeysuckle	2	2
Capparis arborea	Native Pomegranate	7	2
Maytenus silvestris	Narrow-leaved		
Alchornea ilicifolia	Orangebark	4.5	1.5
Hardenbergia violacea	Native Holly	6	2
Indigofera australis	False Sarsaparilla	2	2.5
Acacia fimbriata	Australian Indigo	2	2
Acmena smithii	Fringed Wattle	6	5
Baeckea virgata	Lilly Pilly	12	3
	Heath myrtle	0.5	0.5
Callistemon linearis	Narrow-leaved		
Dianella revoluta var revoluta	Bottlebrush	3	2
Pittosporum revolutum	Blue Flax lily	1	1.5
	Yellow Pittosporum	4	2
CLIMBERS, GROUND COVERS AND GRASSES			
Adiantum aethiopicum	Common Maidenhair	0.5	2
Adiantum hispidulum	Rough Maidenhair	0.7	0
Pellaea falcata var falcata	Sickle Fern	0.3	0.5
Arthropodium cirratum	New Zealand Rock Lily	0.9	0.9
Caesia parviflora	Pale Grass-lily	0.5	0.5
Platysace ericoides	Heath Platyspace	0.5	0.5
Goodenia ovata	Hop Goodenia	1	1-3
Chrysocephalum apiculatum	Common Everlasting	0.4	1.5
Rhagodia Aussie Flat Bush	Salt Bush	0.3-0.5	1
Festuca glauca	Blue Fescue	0.15-0.3	0.3
Carex appressa	Tall Sedge	1	0.5
Pandorea pandorana	Wonga Wonga Vine	0.1-0.3	0.3-1.5
Poa labillardierei	Common Tussock	0.6-1	0.6-1
Themeda australis	Kangaroo Grass	0.5-1.5	1-2
Dichondra repens	Kidney Weed	0.3	5