

landscape design report

Proposed Marina Extension

Carpark and Club Building

Lake Macquarie Yacht Club – Belmont.

Rev A





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Lake Macquarie Yacht Club – Belmont.

Rev B

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general description

The following landscape design report has been prepared in accordance with the requirements of Development Control Plan No. 1 (including associated guidelines), having regard to a Category 3 development by virtue of the land based component of the site zoned 6(2) Tourism and Recreation according to Lake Macquarie Local Environmental Plan 2004. The water based component of the site is zoned 11 Lakes and Waterways.

the site

The site is the existing Lake Macquarie Yacht Club, carpark and marina and is situated at 9 Ada Street. It is located on the edge of Lake Macquarie, Belmont Bay, Belmont, just outside of the Belmont Area Plan boundary (LMCC DCP No.1).

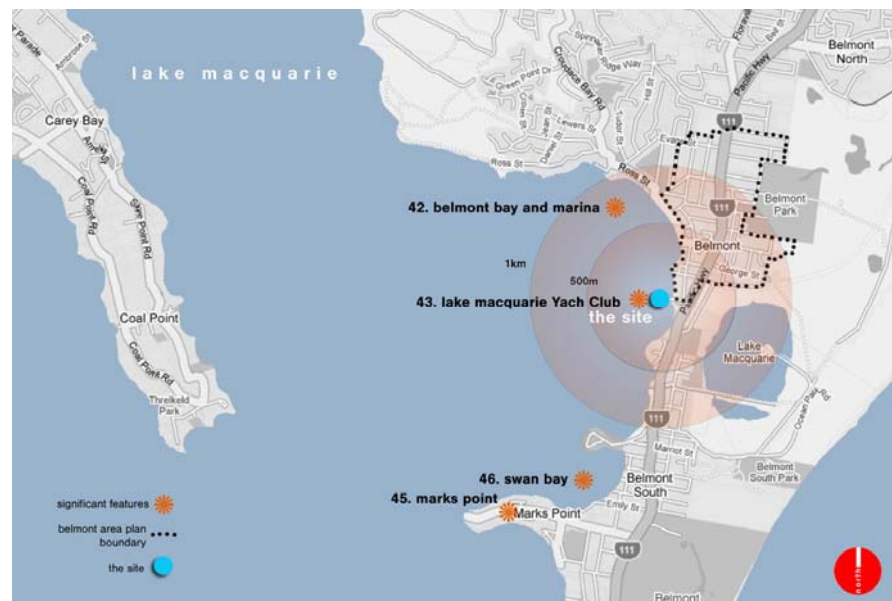


FIG 1: site location

The existing site comprises a car parking area for approximately 93 vehicles, a two storey club house, and a marina with 85 berths. The LMYC also includes around 12 swing moorings adjacent to the marina. The Lake Macquarie Yacht Club extends approximately 100m into the lake.



FIG 2: existing site



FIG 3: existing Yacht Club with associated carpark and marina

There is little vegetation on site, consisting of a single raised planter bed filled with low flowering ornamental shrubs and a single Phoenix spp.

The site does not contain any listed European or Aboriginal Heritage Items however there are several significant features located within close proximity to the site as identified in

the LMCC Scenic Quality Guidelines (refer Fig. 1), and the Yacht Club itself is noted as a significant feature. The associated Yacht Club carpark is mentioned within the LMCC Scenic Quality Guidelines as a detrimental feature within Belmont Bay.

the soils

The water based site is filled and all soils are imported. The native soils of the surrounding area have been classified as the Woy Woy group. These are described as non tidal sand flats, typified by level to gentle gradients. A watertable within 200mm of the surface which may be brackish and fluctuate with the tide.

vegetation

The surrounding the site once supported low coastal open-woodland and heath. Species ranged from *Angophora costata*, *Banksia* (*B. serrata*, *B. aemula* + *B. integrifolia*), *Casuarina* (*C. glauca*), *Eucalyptus pilularis* (Blackbutt), and *Melaleuca quinquenervia* (Broad Leaved Paperbark). Street tree planting within the local area consists of Hill's Fig Trees, Hoop pines, Melaleucas, Brush Box, Tuckeroos and Norfolk pines.

There is little vegetation on site, consisting of a single raised planter bed filled with low ornamental flowering shrubs and a single Pheonix spp. The Pheonix palm is in good condition, however is an unusual species selection given the the local context and the vegetation occurring in the surrounding area.



FIG 4: existing vegetation on the site

existing landscape character

Belmont Bay is a wide and curving Bay 3km wide between Cardiff Point and Marks Point. Belmont Bay offers the first foreground view of the lake from the Highway when coming from the south. Views across the water are appreciated for their higher degree of naturalness and forested hillside.



The foreshore is parkland for the most part and the terrain is generally flat. Views are to the higher Swansea ridge in the south, the long ridge of Coal Point over the lake and the Watagan Range in the distance. The suburban and commercial hub of Belmont lies at the centre of the Bay.

Land use is primarily recreational on the foreshore and within the bay. It is a popular area for boat launching and anchorage with the Yacht Club and the 16' Sailing Club being a focal point. Urban and suburban areas lie around the Bay.



Fig 5: View south across Belmont Bay from 16' Yacht Club

visual amenity

The visual quality of the overall study area is of a medium to high level; due to the presence of natural environmental features and the consistent building densities. The presence of the Lake and adjoining open space system, including the surrounding vegetated ridgelines strongly defines the present Town Centre and assists in creating an overall high visual quality.



Fig 6: View south across Belmont Bay from Lions Park, Brooks Parade.



Views north from the site are directed across Belmont Bay towards Green Point, the Belmont 16 footers yacht Club and Brooks Parade. These views are dominated by the lake itself and moored boats within the bay.

Views immediately east are of residential properties fronting the lake, views further east are blocked by the topography as it rises away from the Lake, towards the Pacific Highway.

Views south are staged due to the topography of the landscape surrounding the lake and consist of Andersons Point, Marks Point and distant views beyond to Wangi Wangi. The views are dominated by moderately developed points with vegetated ridgelines and the lake itself.

According to the Lake Macquarie Scenic Quality Guidelines, the subject site falls under the Scenic Management Zone B, assigned to areas that are highly valued in the City for the maintenance of the scenic quality. Therefore, development must be sensitive to a range of ecological and heritage issues. Scenic strategies for development in Zone B include; 'The height, form and scale of development is not visually prominent from Significant Features, View Points or Ridgelines.' The Landscape Setting Unit [LSU] for the site is Belmont Bay with a moderate scenic quality rating. Scenic Features include views to Marks Point with its prominent trees, Cane Point, Coal Point Peninsula across the lake, headlands and long lake views to the north and south. The Yacht Club Car Park is noted as a detrimental feature within Belmont Bay.

Visual access of the site, described in further detail in the Visual Impact Statement, is generally localised to Belmont Bay, due to viewing distances and the topography of Belmont Bay.

proposed development

Section A

The proposal (refer to Appendix A – Architectural Plan), comprises of the following key elements:

- An extension to the existing marina to accommodate additional boats.
- The removal of various swing moorings to accommodate the marina extension.
- The demolition of the existing two storey clubhouse and the erection of a new contemporary style two storey clubhouse building.
- The extension and reconfiguration of the existing foreshore parking area. This includes the formalisation of the parking area and the reclamation of land to the south of the existing car park and the expansion of the Club's existing lease area with the DOL.
- The provision of a new cycleway along the foreshore from Ada Street to Anderson Place.



Section B

The proposed landscape treatment (refer to Appendix B – Landscape plan), consists of landscaping to the gravel temporary carpark area located on the shoreline. This intends to rationalise and formalise the existing parking area. The proposal includes:

1. Providing vehicle access to the adjoining property through the proposed carpark area.
- 2.** Cutting the landform down slightly to facilitate better carpark levels. The cuts shall be provided with a low retaining wall to prevent any damage to the root