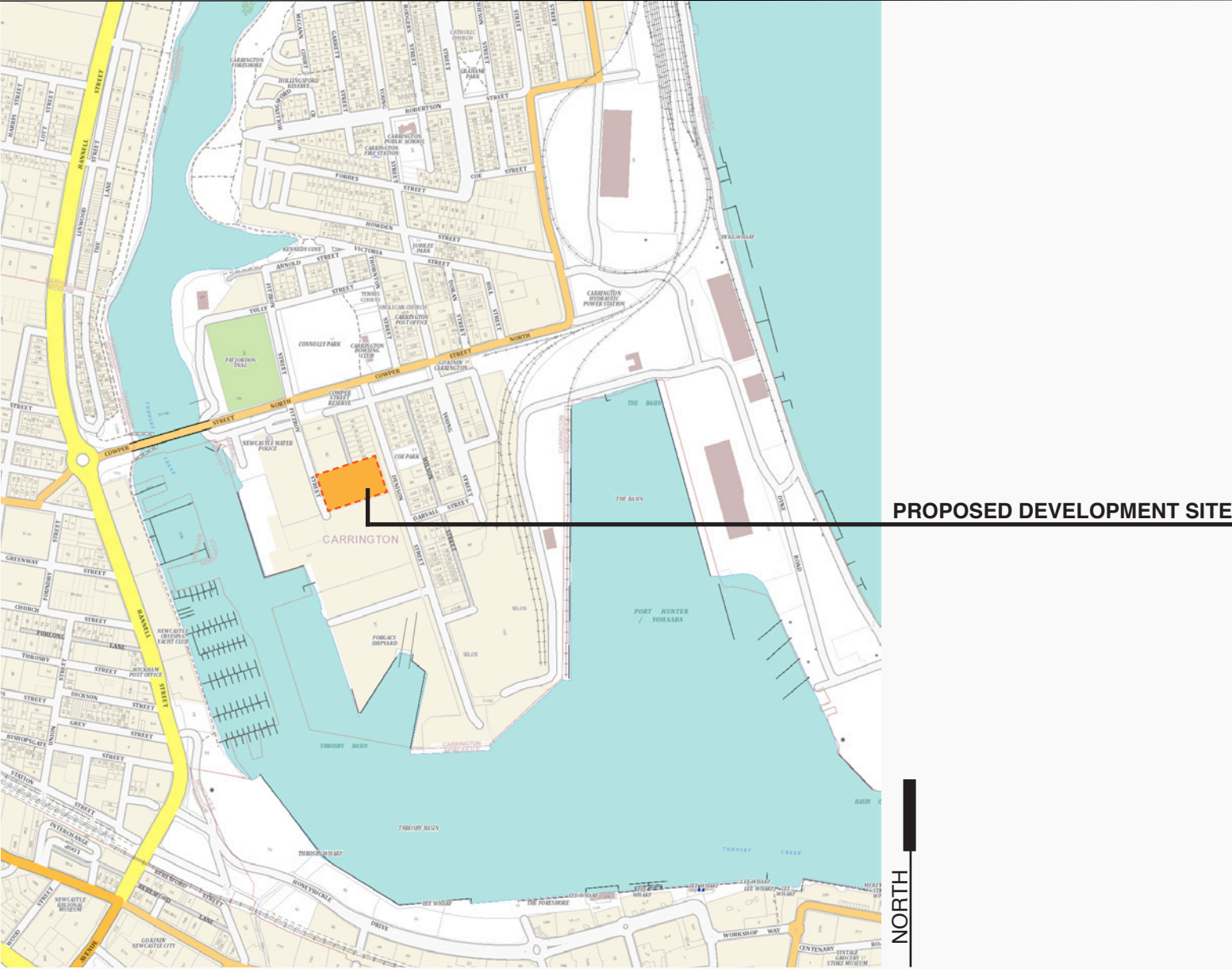


46 Fitzroy Street, CARRINGTON

Lot 33 / DP 1078910

Development Application Landscape Design Report



SHEET INDEX		ISSUE	DESCRIPTION	DATE
01	SITE ANALYSIS	C	FOR SUBMISSION	10/08/2021
02	LANDSCAPE MASTER PLAN	C	FOR SUBMISSION	10/08/2021
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04	FIRST FLOOR	C	FOR SUBMISSION	10/08/2021
05	SECOND FLOOR	C	FOR SUBMISSION	10/08/2021
06	THIRD FLOOR	C	FOR SUBMISSION	10/08/2021

PROPOSAL

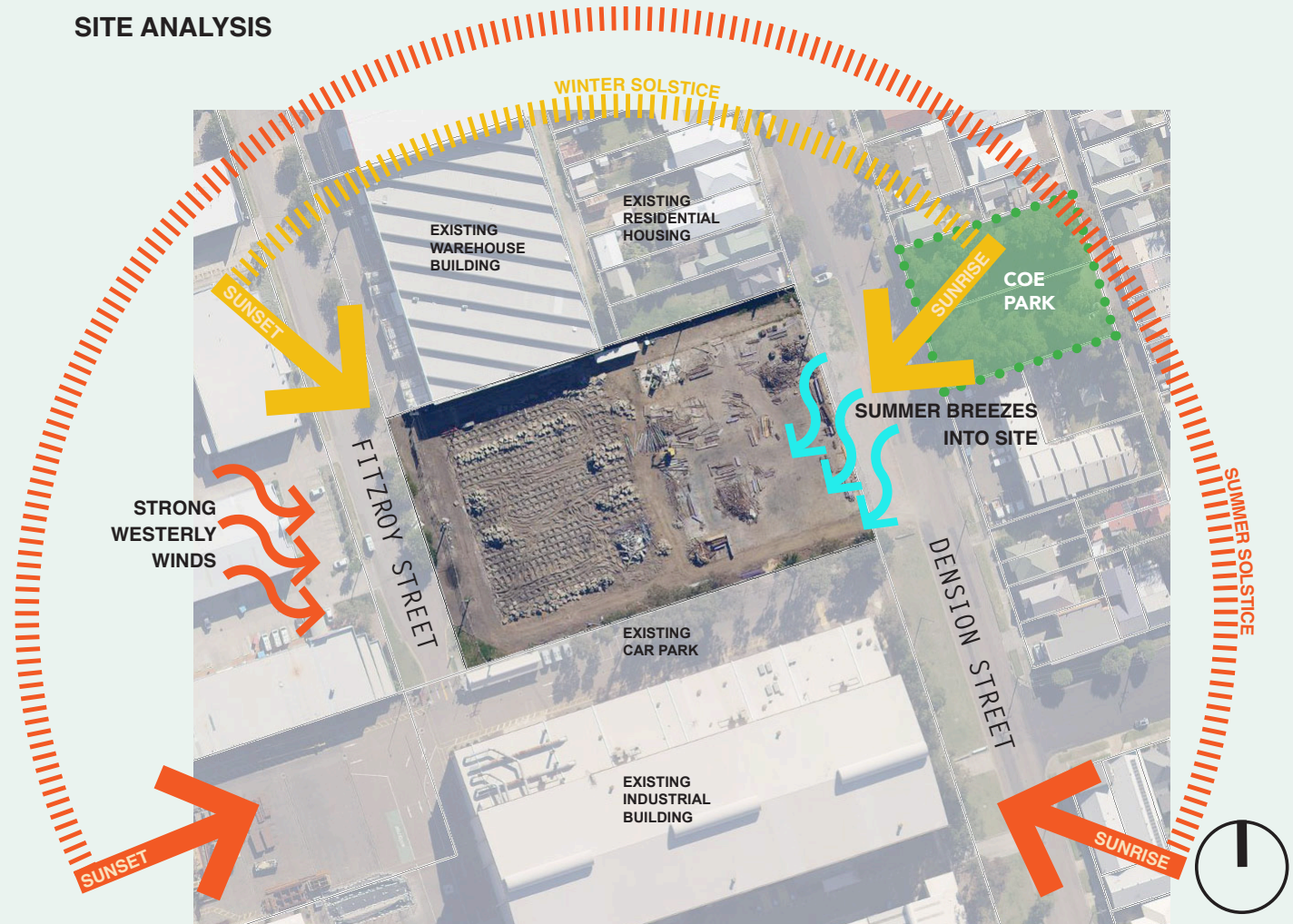
The project proposes to develop a commercial building, on a currently vacant lot within the Newcastle Port Marine Precinct in Carrington. The landscape documentation attached is in support of the Development Application.

THE SITE

The project site ('the site') forms a regular rectangular shape, which spans east-west between Fitzroy and Denison Streets. The land has been predominantly cleared and could be generally considered topographically flat. Land use on the northern boundary consists of a warehouse-style building and single-storey residential. An open car park bounds the southern boundary, which is associated with an adjacent industrial building. Existing trees line the southern boundary fence line, which should be retained where possible. The proposal will need to consider incorporation of additional vegetation along these boundaries to improve the amenity of the site.

Existing vegetation within the site has been primarily cleared to support its historical use. Existing trees along the perimeter of the site have been assessed (refer Arborist Report for further detailed assessment), with recommendations adopted into the landscape plans. Historic use of the site would suggest that the soil has most likely been disturbed over time, which indicates that amelioration prior to any landscape works would be beneficial.

SITE ANALYSIS



PROPOSED LANDSCAPE APPROACH

Landscaping has been incorporated into the development on the ground plane and also into the upper levels of the building. The following Landscape Plans comprise the set:

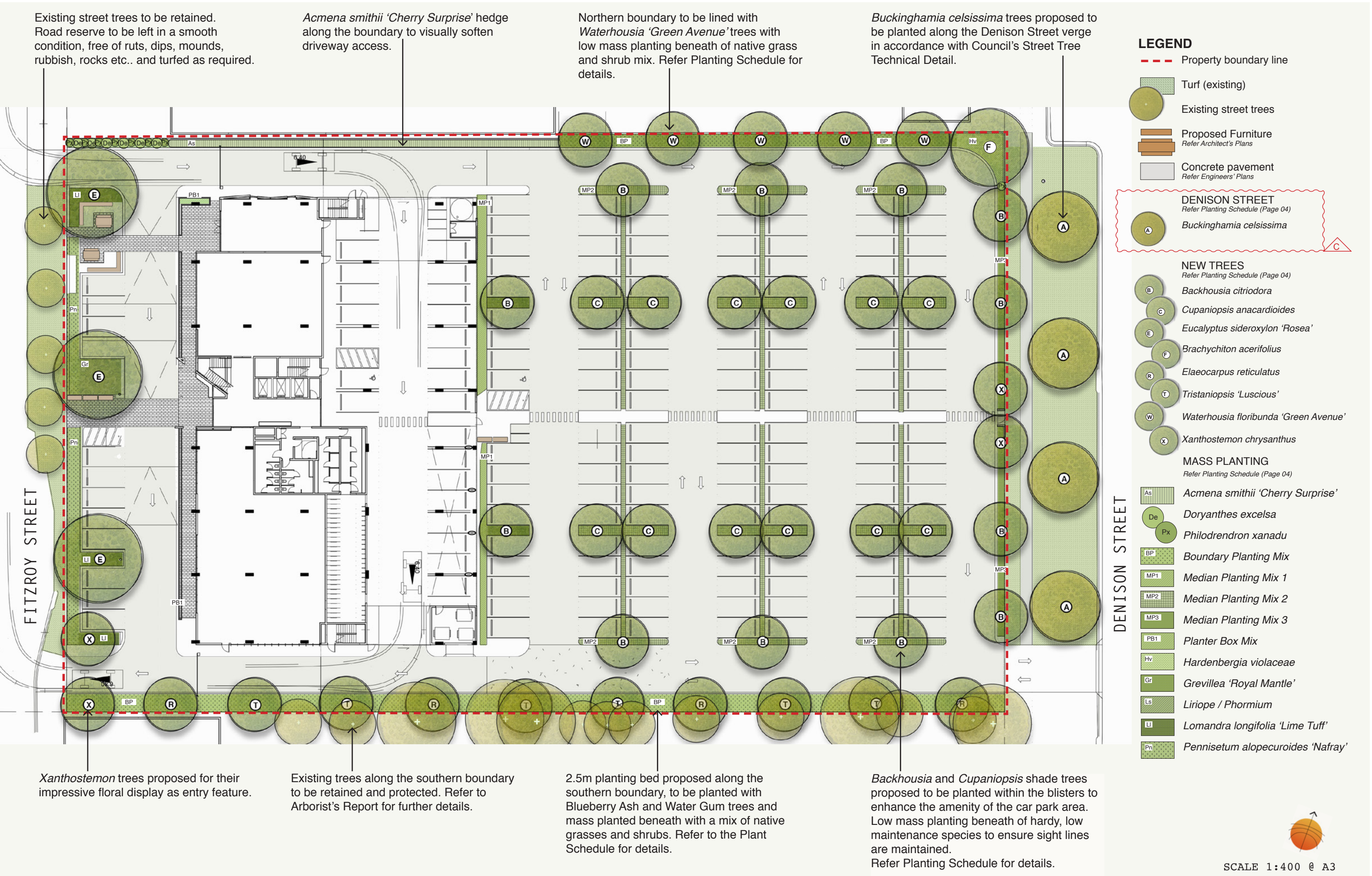
- Ground Floor Plan: incorporates deep soil planting, within the car park area surrounding the building, to allow for tree planting that will provide visual interest and aid in softening the bulk and scale of the development. Low level mass planted beds beneath are proposed to ensure a consistent verdant buffer, whilst allowing for clear sight lines for passive visual surveillance, in accordance with crime prevention through environmental design (CPTED) principles. The plan proposes for new street tree planting to improve street-scape amenity. Along the Denison Street frontage, the landscape treatment aims to provide a simple, attractive, shade providing area which is visually an extension of Coe Park, creating a valuable green space for workers and the community alike.
- Levels One, Two and Three: Raised garden beds on each of these levels are proposed to be mass planted with hardy, low maintenance species to improve the greening outcome for the development and increase amenity for those looking from the interior of this building outside, and will also aid in softening the building as viewed by the wider community from the adjacent streets.

The existing site characteristics have been considered and inform the following general principles of the landscape plan:

- Utilise a planting palette of proven performing plants which are hardy and are easily managed and maintained;
- Provide sufficient soil depths, within the constraints of the site and within the proposed raised planters on the upper levels, to support the proposed planting which will increase amenity and reduce the bulk and scale of the development;
- Incorporate a diverse planting palette, utilising several species for each application, to ensure variation and allow for a consistent level of amenity in the instance one species under-performs.

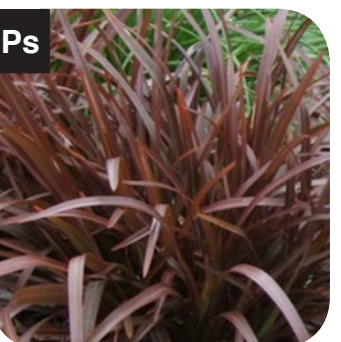
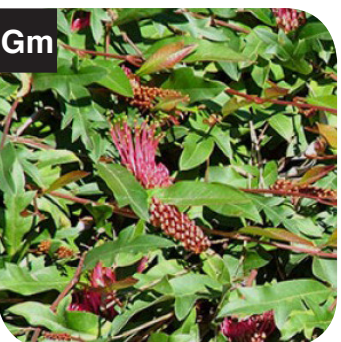
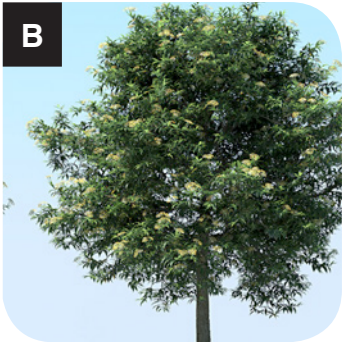
MAINTENANCE

The maintenance requirements for any landscape to succeed is integral to the resolution of the design at the planning stage. In consideration of this, the proposal seeks to strike a balance between the desire to provide maximum planted areas to achieve a verdant healthy space with the need to ensure that these plantings have longevity within a low-maintenance environment. The chosen plant palette for this project consists of a robust palette of proven performing plants which are tolerant of low water conditions and ambient light levels (on the upper floor levels).

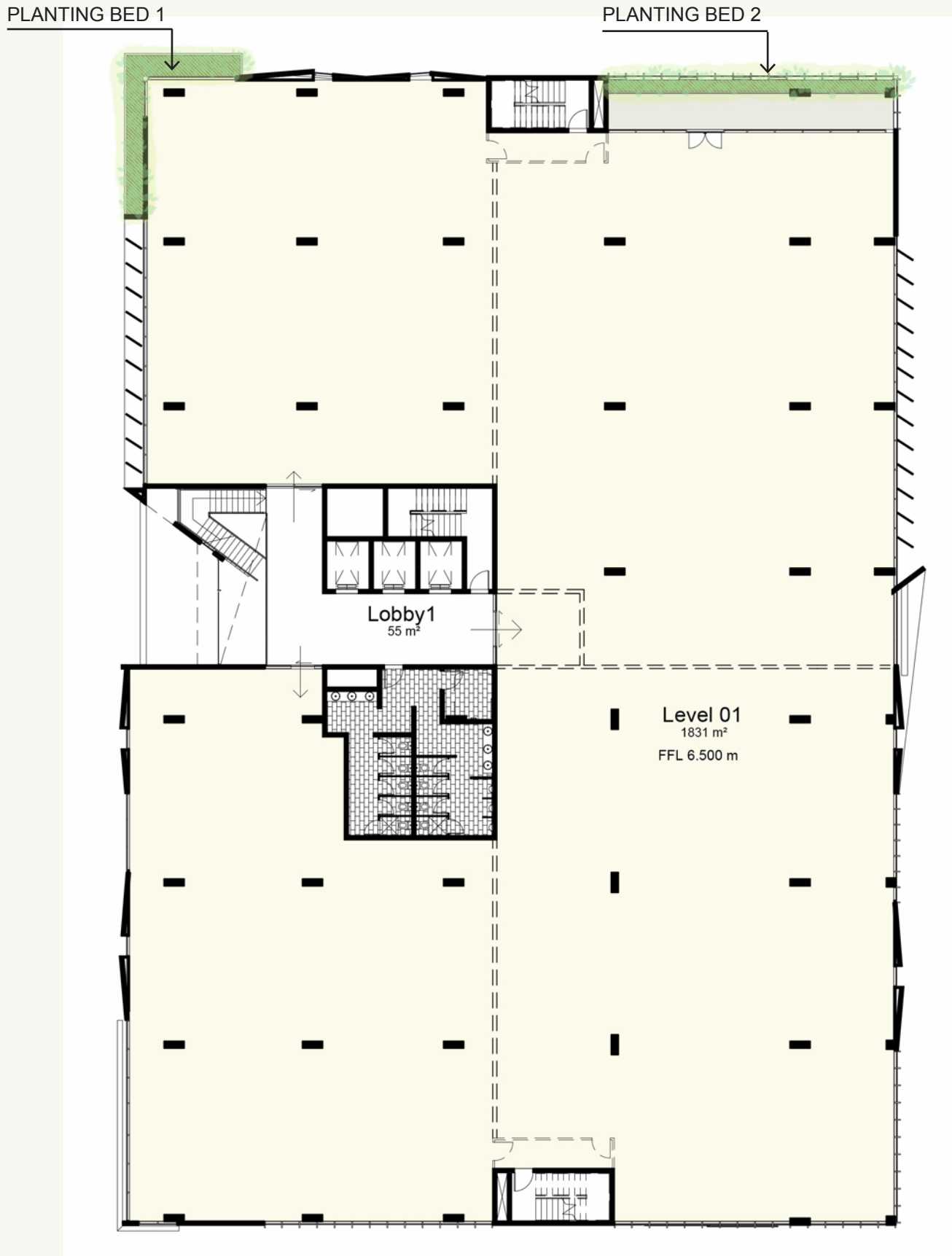


PLANTING SCHEDULE

Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width	Density	Comment
DENISON STREET TREES							
A	<i>Buckinghamia celsissima</i>	Ivory Curl Tree	75L	8m	6m	As shown	As per Council technical details
TREES							
B	<i>Backhousia citriodora</i>	Lemon Myrtle	45L	8m	4m	As shown	Stakes and ties
F	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	45L	12m	6m	As shown	Stakes and ties
C	<i>Cupaniopsis anacardioides</i>	Tuckeroo	45L	8m	5m	As shown	Stakes and ties
R	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	45L	9m	4m	As shown	Stakes and ties
E	<i>Eucalyptus sideroxylon</i> 'Rosea'	Red Iron Bark	45L	10m	8m	As shown	Stakes and ties
T	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	45L	9m	4m	As shown	Stakes and ties
X	<i>Xanthostemon chrysanthus</i>	Golden Penda	45L	10m	6m	As shown	Stakes and ties
TALL SCREENING SHRUB							
As	<i>Acmena smithii</i> 'Cherry Surprise'	Cherry Surprise	200mm	3m	1.5	1/m2	
ACCENT PLANTING							
De	<i>Doryanthes excelsa</i>	Gynea Lily	200mm	2m	2m	As shown	
Px	<i>Philodendron xanadu</i>	Xanadu	140mm	1m	1m	As shown	
BOUNDARY PLANTING (BP)							
Ca	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	Tube	0.6m	0.9m	4/m2	Plant in species groups of 3-5 in a staggered pattern
Co	<i>Correa alba</i>	Native Fuschia	Tube	1.5m	1.5m		
Hv	<i>Hardenbergia violaceae</i> 'Snow White'	False sarsparilla	Tube	1m	2m		
Lo	<i>Lomandra longifolia</i>	Matt Rush	Tube	1.2m	1.2m		
Rs	<i>Rhagodia spinescens</i>	Aussie Flat Bush	Tube	1m	1m		
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	Tube	2m	1m		
PLANTER BOX MIX							
Af	<i>Anigozanthus flavidus</i>	Kangaroo Paw	140mm	0.5m	0.8m	2/m2	
Ro	<i>Rosmarinus officinalis</i>	Rosemary Trailing	140mm	0.5m	2.0m		
MEDIAN PLANTING MIX 1							
Ad	<i>Alternanthera dentata</i> 'Little Ruby'	Little Ruby	140mm	0.9m	0.4m	2/m2	
Nd	<i>Nandina domestica alba</i> 'Lemon Lime'	Sacred Bamboo	140mm	0.9m	0.9m	2/m2	
MEDIAN PLANTING MIX 2							
DI	<i>Dianella caerulea</i> 'Little Jess'	Blue Flax Lily	140mm	0.5m	0.5m	2/m2	
Dg	<i>Dietes grandiflora</i>	Dietes	140mm	0.8m	1.0m		
LI	<i>Lomandra longifolia</i> 'Lime Tuff'	Lime Tuff	140mm	0.4m	0.5m		
Ls	<i>Liriope</i> 'Stripey White'	Stripey White	140mm	0.5m	0.5m		
Px	<i>Philodendron xanadu</i>	Dwarf Philodendron	140mm	1.0m	1.0m		
Tt	<i>Trachelospermum jasminoides</i> 'Tricolour'	Tricolour Jasmine	140mm	0.5m	2.0m		
MEDIAN PLANTING MIX 3							
Mp	<i>Myoporum parvifolium</i>	Creeping boobialla	140mm	0.3m	3m	2/m2	
Pt	<i>Phormium tenax</i> 'Jester'	New Zealand Flax	140mm	1m	1m		
Wm	<i>Westringia fruticosa</i> 'Mundi'	Dwarf Coast Rosemary	140mm	0.5m	1.5m		
FITZROY STREET							
Gm	<i>Grevillea</i> 'Royal Mantle'	Royal Mantle	140mm	0.5m	4m	1/m2	
LI	<i>Lomandra longifolia</i> 'Lime Tuff'	Lime Tuff	140mm	0.4m	0.5m		
Pn	<i>Pennisetum alopecuroides</i> 'Nafray'	Nafray	140mm	0.6m	0.6m		



LANDSCAPE PLAN



SCALE 1:250 @ A3

PLANTING SCHEDULE

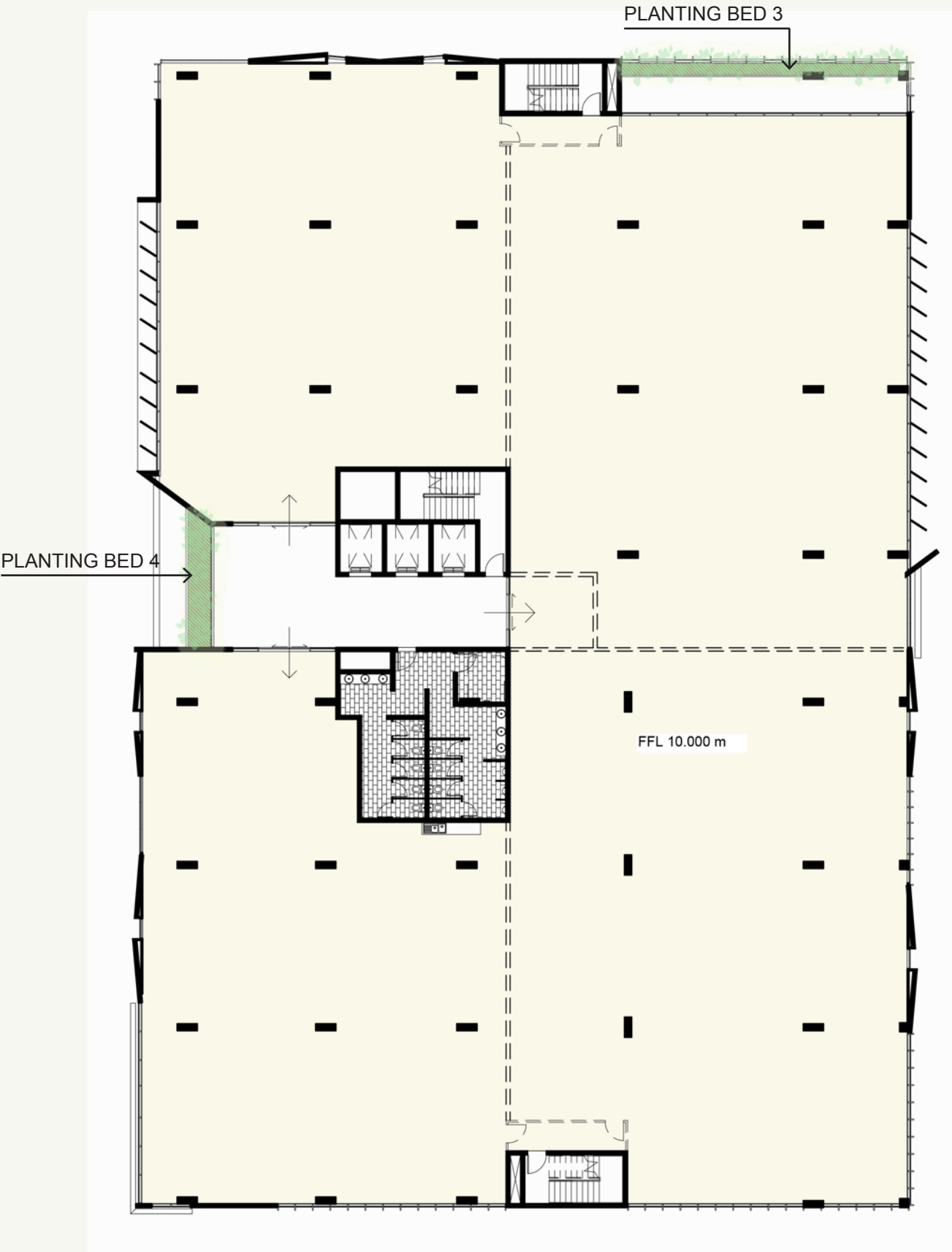
Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
PLANTING BED 1					
Am	<i>Aloe 'Moonglow'</i>	Aloe Moonglow	200mm	0.8m	0.5m
Px	<i>Philodendron 'Xanadu'</i>	Philodendron Xanadu	140mm	1.0m	1.0m
Re	<i>Russelia equisetiformis</i>	Firecracker Plant	140mm	1.0m	1.0m
D	<i>Dichondra argenta</i>	Silver Falls	140mm	0.10m	1.0m
S	<i>Senecio serpens</i>	Chalk Sticks	140mm	0.25m	1.0m



Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
PLANTING BED 2					
Ab	<i>Agave attenuata 'Blue Glow'</i>	Agave Blue Glow	140mm	0.6m	0.6m
Ad	<i>Asparagus densiflorus 'Myersii'</i>	Foxtail Fern	140mm	0.8m	0.8m
Kh	<i>Kalachoe tomentosa</i>	Panda Plant	140mm	0.6m	0.6m
Re	<i>Russelia equisetiformis</i>	Firecracker Plant	140mm	1.0m	1.0m
S	<i>Senecio serpens</i>	Chalk Sticks	140mm	0.25m	1.0m
Wj	<i>Westringia fruticosa 'Jervis Gem'</i>	Jervis Gem	140mm	1.5m	1.0m



LANDSCAPE PLAN



SCALE 1:250 @ A3

PLANTING SCHEDULE

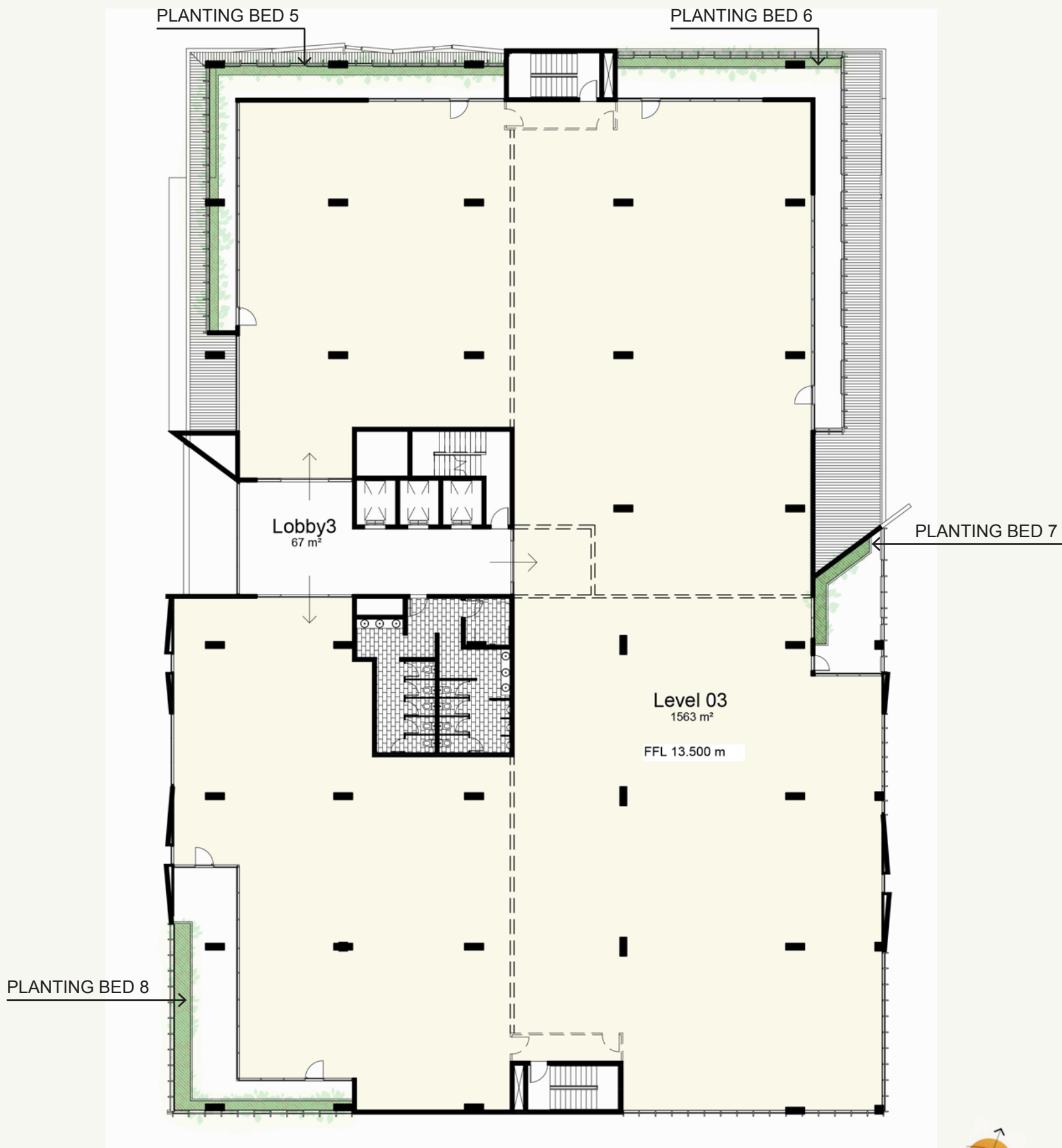
Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
PLANTING BED 3					
Ab	<i>Agave attenuata</i> 'Blue Glow'	Agave Blue Glow	140mm	0.6m	0.6m
Ad	<i>Asparagus densiflorus</i> 'Myersii'	Foxtail Fern	140mm	0.8m	0.8m
Kh	<i>Kalachoe tomentosa</i>	Panda Plant	140mm	0.6m	0.6m
Re	<i>Russelia equisetiformis</i>	Firecracker Plant	140mm	1.0m	1.0m
S	<i>Senecio serpens</i>	Chalk Sticks	140mm	0.25m	1.0m
Wj	<i>Westringia fruticosa</i> 'Jervis Gem'	Jervis Gem	140mm	1.5m	1.0m



Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
PLANTING BED 4					
Cg	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	140mm	0.3m	1.5m
Ts	<i>Tradescantia spathacea</i>	Rhoeo	140mm	0.5m	0.25m
Zf	<i>Zamia furfuracea</i>	Cardboard Palm	140mm	1.0m	1.5m



LANDSCAPE PLAN



SCALE 1:250 @ A3

PLANTING SCHEDULE

Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
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PLANTING BED 5

Ar	<i>Anigozanthus 'Ruby Velvet'</i>	Kangaroo Paw	Tube	0.4m	0.4m
Cr	<i>Carpobrotus rossii</i>	Karkalla	Tube	0.2m	0.2m
Cc	<i>Crassula capitella 'Campfire'</i>	Campfire	Tube	0.2m	1.0m
Ll	<i>Lomandra longifolia 'Tanika'</i>	Lomandra cultivar	Tube	0.7m	0.7m
Pp	<i>Poa poiformis 'Courtney'</i>	Blue Tussock Grass	Tube	0.5m	0.5m
Sp	<i>Sedum palmeri</i>	Sedum	Tube	0.5m	0.2m



Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
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PLANTING BED 6

Ab	<i>Agave attenuata 'Blue Glow'</i>	Agave Blue Glow	140mm	0.6m	0.6m
Dr	<i>Dianella revoluta</i>	Clarity Blue	140mm	1.0m	1.5m
Fg	<i>Festuca glauca</i>	Blue Grass	140mm	0.2m	0.2m
Gl	<i>Gaura lindheimeri</i>	Butterfly Bush	140mm	1.0m	1.0m
Ro	<i>Rosmarinus officinalis</i>	Rosemary Trailing	140mm	0.5m	2.0m
Sp	<i>Sedum palmeri</i>	Sedum	Tube	0.5m	0.2m



PLANTING BED 7

Cg	<i>Casuarina glauca 'Cousin It'</i>	Cousin It	140mm	0.3m	1.5m
Ts	<i>Tradescantia spathacea</i>	Rhoeo	140mm	0.5m	0.25m
Zf	<i>Zamia furfuracea</i>	Cardboard Palm	140mm	1.0m	1.5m

PLANTING BED 8

Co	<i>Crassula ovata 'Blue Bird'</i>	Blue Jade	140mm	1.0m	1.0m
D	<i>Dichondra argenta</i>	Silver Falls	140mm	0.10m	1.0m
Kh	<i>Kalachoe hildebrandtii</i>	Silver Spoons	140mm	0.4m	0.4m
Px	<i>Philodendron 'Xanadu'</i>	Philodendron Xanadu	140mm	1.0m	1.0m
Sc	<i>Santolina chamaecyparissus</i>	Lavender Cotton	140mm	0.6m	0.3m