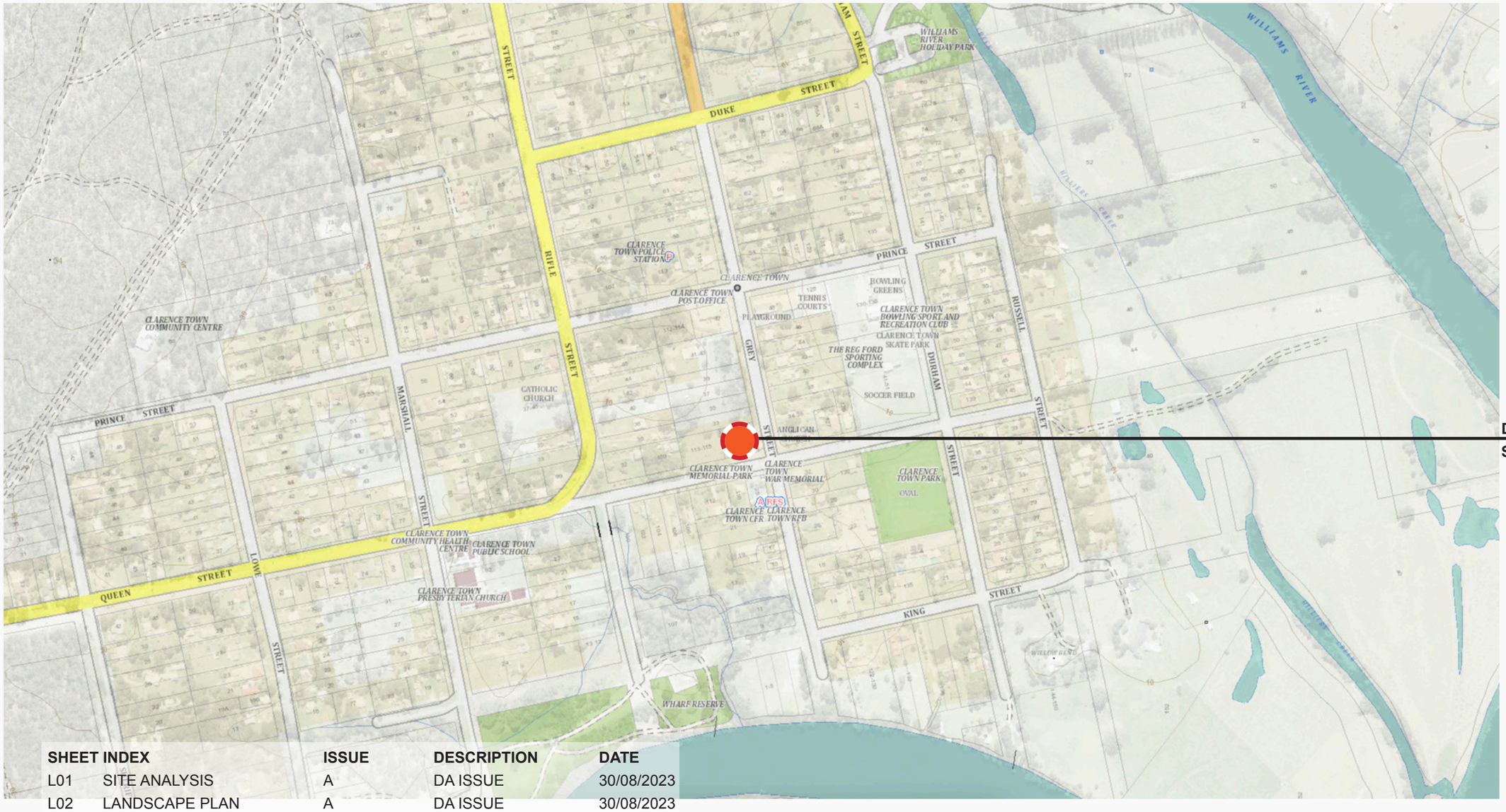
29 Grey Street, CLARENCETOWN

Lot 1 / 3 / DP 758250

Landscape Documentation

CONTEXT PLAN



SHEET INDEX		ISSUE	DESCRIPTION	DATE
L01	SITE ANALYSIS	A	DA ISSUE	30/08/2023
L02	LANDSCAPE PLAN	A	DA ISSUE	30/08/2023
L03	PLANT DETAILS	A	DA ISSUE	30/08/2023

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3/19 BOLTON STREET NEWCASTLE NSW 2300
PH 0423 684 382

29 GREY STREET, CLARENCE TOWN
Worimi Land
LOT 1 / 3 / DP 758250
ZONE: E1 - LOCAL CENTRE
Conservation Area - General (Local) - Clarence Town Grey Street
SITE AREA: 1788m2

PROPOSAL
The project proposes to retain an existing butchery building on the south-eastern corner of the site and develop a commercial single storey building, with associated supporting infrastructure, including car parking and landscaping. The landscape documentation attached is in support of the Development Application.

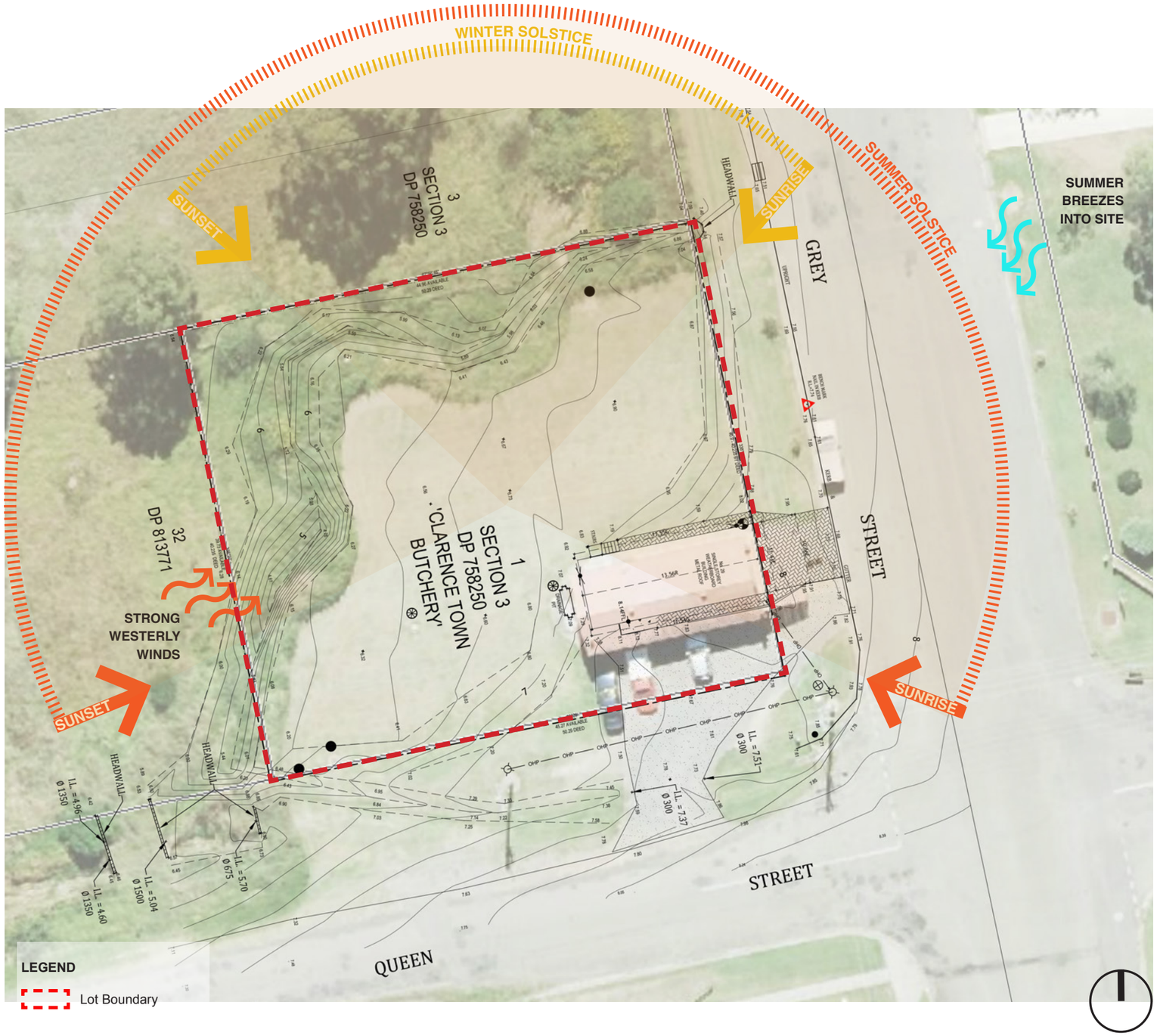
THE SITE
The project site ('the site') comprises a single corner lot which forms an regular rectangular block. Grey Street bounds the site to the east and Queen Street bounds the site the south. The existing building is currently used for commercial purposes as a butchery. Topographically the site could be considered generally flat.

Vegetation
The site has been predominantly cleared to support historical use. The site's local climatic conditions (including soil type below), will need to be considered when selecting new plant species.

Soil
Site soil falls into the 'Glen William Soil Landscape' with the dominant A horizon (topsoil) constituting a brownish black clay loam with weak to moderate structure, which is moderately 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 have been considered to form a proposal which aims to create an attractive, functional and aesthetically pleasing landscape.
The following general principles include:

- Landscaping has been incorporated into the development where possible, particularly along the boundaries, to assist in enhancing the amenity of the site;
- Suggested plant species chosen are considerate of the local climatic conditions, in terms of wind and sun exposure, and also ongoing maintenance requirements;
- Incorporate a diverse planting palette that utilises a mix of species, to ensure seasonal variation and allow for a consistent level of amenity in the instance one species under-performs.



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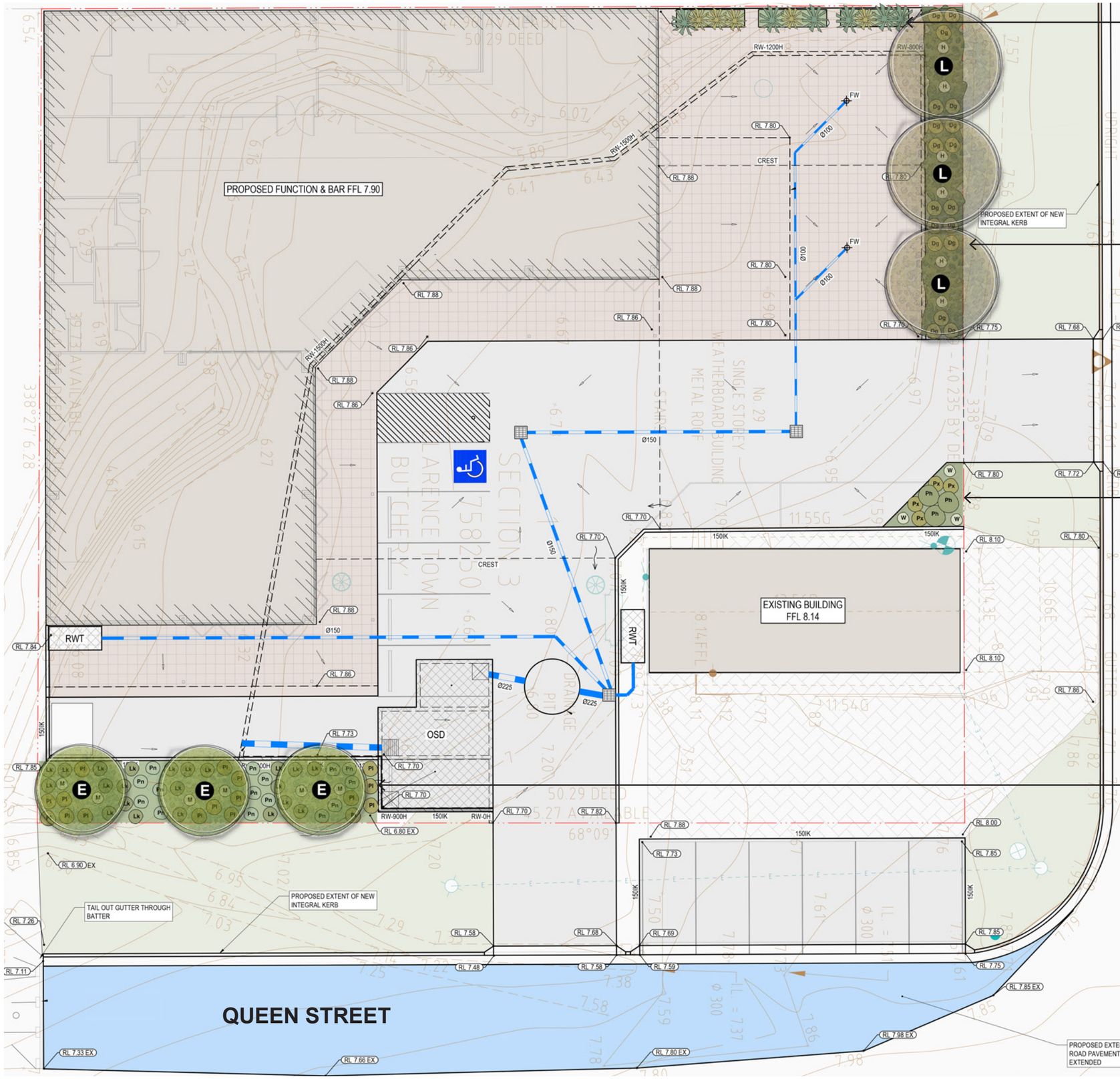

Proposed raised planters along the outdoor dining space boundary. Plants to screen and improve the greening outcome for the development. Refer Plant Schedule.

Proposed boundary garden to consist of deciduous feature trees for seasonal interest. Low mass planting beneath.

Proposed feature garden bed to soften the entry driveway into the site. Plants to consist of low species to ensure sight lines are maintained.

Proposed mass planting on Queen Street boundary to consist of hardy species which will grow in moist soils and will enhance the amenity of the site to visually soften the development.

LEGEND

- PROPOSED PLANTING
- MASS PLANTING BEDS
- PROPOSED RAISED PLANTERS
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- Ø 150 — uPVC STORMWATER PIPE - DIAMETER NOTED
- SW PIT CL.XX.XX IL. XX.XX — STORMWATER PIT. DETAILS AT CC STAGE
- RWT — 5000L ABOVE GROUND RAINWATER TANK. APPROX DIMENSIONS: 2.6L x 1.15W x 1.86H - DETAILS AT CC STAGE
- RW — RETAINING WALL UNDER - HEIGHT LABELLED - DETAILS AT CC STAGE
- DENOTES EXTENT OF IMPERVIOUS PAVEMENT. DETAILS AT CC STAGE
- DENOTES EXTENT OF IMPERVIOUS PAVEMENT. DETAILS AT CC STAGE
- BUILDING OUTLINE
- FFL XX.XX — PROPOSED FINISHED FLOOR LEVEL
- RL x.xx — PROPOSED SPOT HEIGHT
- FLOOR WASTE - DETAILS AT CC STAGE
- EXISTING ELECTRICITY
- DIRECTION OF GRADE
- EMERGENCY OVERLAND FLOW PATH
- EXISTING CONTOURS
- EXISTING SPOT LEVEL

PLANT LEGEND

Key	Botanical Name
TREES	
E	Elaeocarpus reticulatus ‘Prima Donna’
L	Lagerstroemia indica ‘Natchez’
PLANTS	
Dg	Dietes grandiflora
H	Hibbertia scandens
Lk	Lomandra longifolia ‘Katrinus’
M	Myoporum parvifolium
Ph	Phormium ‘Jester’
Pl	Poa labillardieri ‘Eskdale’
Pn	Pennisetum alopecuroides
Px	Philodendron xanadu
W	Westringia fruticosa ‘Mundi’
POT PLANTS	
F	Ficus lyrata
Ps	Philodendron Shangri La
Pr	Philodendron ‘Rojo Congo’

SCALE 1:200 @ A3

L02 Landscape Plan

29 GREY STREET, CLARENCE TOWN, NSW

DATE: AUGUST 2023

PROJECT NO. GSP230419

ISSUE: A - PRELIMINARY

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PLANTING SCHEDULE

Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width	Quantity
TREES						
E	Elaeocarpus reticulatus ‘Prima Donna’	Blueberry Ash	75L	7m	3m	3
L	Lagerstroemia indica ‘Natchez’	Crepe Myrtle	75L	0.5m	0.5m	3
PLANTS						
Dg	Dietes grandiflora	Wild Iris	140mm	0.7m	0.7m	18
H	Hibbertia scandens	Snake Vine	140mm	0.3m	1.2m	6
Lk	Lomandra longifolia ‘Katrinus’	Mat Rush	140mm	0.7m	0.7m	22
M	Myoporum parvifolium	Boobialla	140mm	0.3m	1.2m	12
Ph	Phormium ‘Jester’	Jester	140mm	1.2m	1.2m	3
Pl	Poa labillardieri ‘Eskdale’	Tussock Grass	140mm	0.6m	0.6m	17
Pn	Pennisetum alopecuroides	Fountain Grass	140mm	1m	1m	15
Px	Philodendron xanadu	Xanadu	140mm	0.8m	0.8m	4
W	Westringia fruticosa ‘Mundi’	Dwarf Coastal Rosemary	140mm	0.5m	1.2m	3
POT PLANTS						
F	Ficus lyrata	Fiddle Leaf Fig	140mm	3m	1.5m	6
Ps	Philodendron Shangri La	Shangri La	140mm	1.0m	1.0m	3
Pr	Philodendron ‘Rojo Congo’	Rojo Congo	200mm	3.0m	1.5m	3

PLANTING SPECIFICATION

- Soil is to be a quality garden soil mix.
- Supply and install 75mm of hardwood horticultural grade mulch to the planting bed area, set down 25mm from the top of the planter edge.
- Plants shall be vigorous, well established, of good form consistent with the species or variety, not soft of forced and free of disease and insect pests. Roots shall be large, healthy root systems with no evidence of having been restricted on growth or damaged. Root system shall be well balanced in relation to the size of the plant.

MAINTENANCE

This proposal attempts to provide verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment. For this reason the landscape approach seeks to use a robust palette of proven performing plants chosen for being suited to the local climatic conditions, tolerant of low water conditions and ambient light levels.

Ongoing maintenance schedule:

1. All landscape areas to be hand watered once a week during summer and every three weeks during winter.
2. Remove any dead, broken or spent parts of plants.
3. Regular fertilising of all planting areas to achieve a healthy and vigorous growth.
4. Check for infestations and plant diseases.
5. Check surface drain inlets in landscaped areas for plant debris.

PLANTING IMAGES

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