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Landscape Design Report

Date: 21st August 2023 **Project No.:** 2305HarmanSelwyn
Project: Selwyn Street Industrial
Project Address: 20 Selwyn Street
MAYFEILD EAST NSW 2304

**Note: This Landscape Design Report is to be read in conjunction with
Issue A of the Landscape Concept Plans dated 21/08/23**

Existing Site Conditions

The proposed development site is located at 20 Selwyn Street, MAYFIELD EAST NSW, Lot 1 DP 581002, and is situated within the local government area of Newcastle City Council on the intersection of Selwyn Street and George Street. The site is zoned Special Activities (SP1) and is vacant, except for numerous mature trees, particularly along the rear steep embankment adjacent to Industrial Drive. In total, the lot is approximately 4,028m² in area with a frontage along Selwyn Street of approximately 184m. The main area, below the embankment slopes gently down towards Selwyn Street with a difference of less than 0.6m across the site. Also, the site has no existing structures.

The road verge has a few mature trees and like much of the site, is overgrown. Selwyn Street has no kerbing or guttering along the road or footpath within the verge. A shallow drainage swale runs the length of flowing south to north, eventually draining into an existing sump near George Street. Existing utility services associated with the site include an underground gas line within the verge adjacent to the site and an underground water main on the opposite side with overhead power. A communication line runs obliquely across the site from Industrial Drive towards the Selwyn/George Street intersection.

Local Character

The subject land is located within the Port of Newcastle Lease Area under State Environmental Planning Policy (Three Ports) 2013. There are no adjoining lots to this site as it is surrounded on all sides by roads, with the closest building to the west, at 2 George Street, being a large rope making factory. Beyond this building are the residential lots that make up Mayfield East. On the opposite side of Selwyn Street are the railway networks for the coal loading port. The development site adjacent to Industrial Drive with George Street providing access to this major thoroughfare. From this location, there is easy access to much of Newcastle, the North and Central Coasts.

Proposed Development

The development proposal, designed by Shade Design, is for the temporary use to store scaffolding equipment and materials with all buildings onsite to be relocatable structures. One side the site (northern side) will be used entirely for scaffold storage while in other half (southern side) a small area is proposed as an informal parking space for staff and vehicles with most of this half remaining open and unused. The relocatable structures are to include space for offices, toilets and storage with one set located adjacent to the front boundary while the other set is placed toward the rear of the site. Within the scaffolding storage area, a new concrete driveway is proposed with separate entry/exit gates from Selwyn Street. This driveway will allow easy access for semi-trailer type vehicles. No access is to be off Industrial Drive. In addition, large gravel/consolidated

roadbase areas are proposed for the storage of scaffolding. Also, due to the lack of available sewer utility services, a demountable sewer tank will be installed close to the office/toilet structures, with a private contractor to extract and dispose of the sewer to a licensed facility. To access the small informal staff/vehicle area, a third driveway off Selwyn Street is required. Some gravel/consolidated roadbase area is required here to provide a solid base for parking.

The site is to be fully fenced with a 2400mm high mesh wire security fence with sliding gates at each entry. This fencing is to align along the Selwyn Street boundary (a 1.0m offset) and adjacent to the bottom of the embankment that runs along Industrial Drive. Another fence is to be located between the two sections of the site, dividing the storage area from the informal parking space with a gate allowing access between both sides. A sandstone block retaining wall is also proposed, to allow an approximate 500mm high build up allowance along the Selwyn Street side of the development site to provide a more level site for storage.

Some planting is proposed for this site, including the installation of a series of Water Gums along the outside of the internal separation fence between the two sections as well as a few Weeping Callistemon near the office/toilet buildings. Hardy planting of Dwarf Callistemons & Tanika Mat Rush is proposed along the front of the main office/toilet structures while Lomandra longifolia is proposed along the entire length of Selwyn Street between the retaining wall and boundary security fence. Importantly, all existing trees on site are to be retained.

Works within the public domain area are limited to the installation of three new driveway crossovers and to establish turf. All existing trees within the verge area are to be retained.

The stormwater design by Land Development Services proposes to capture rainwater runoff from the roofs into 1,500Lt capacity rainwater tanks and reuse for general purposes.

Thank You



Gary Edwards

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