

landscape development application

the esplanade development



site details:
Shortland Esplanade
client:
Kred Pty Ltd
date:
2012 - 05 - 12
job number:
9395.5
council:
Newcastle City Council
drawn:
KRH
rev. number:
E

site analysis

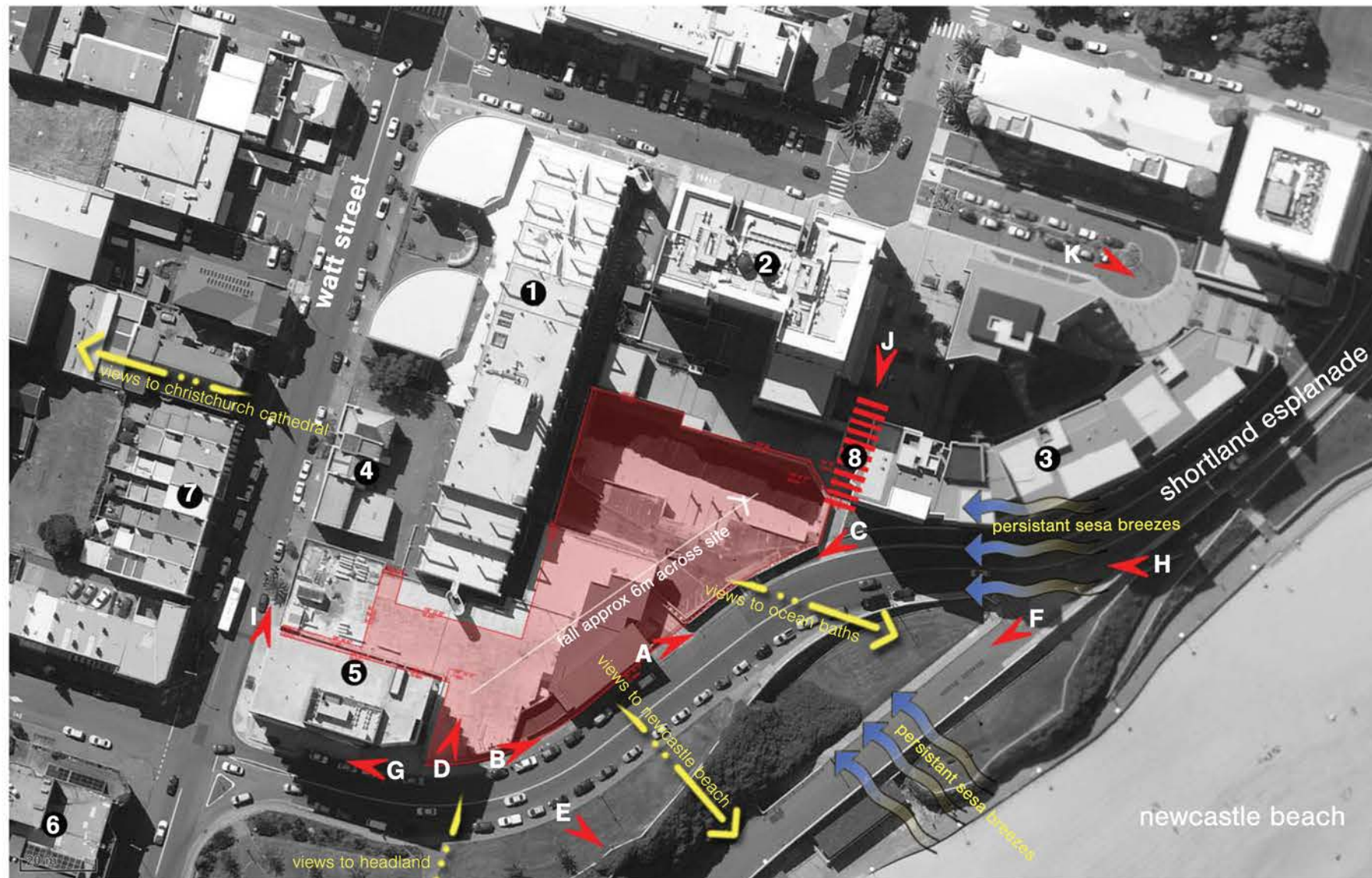
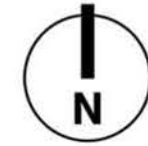
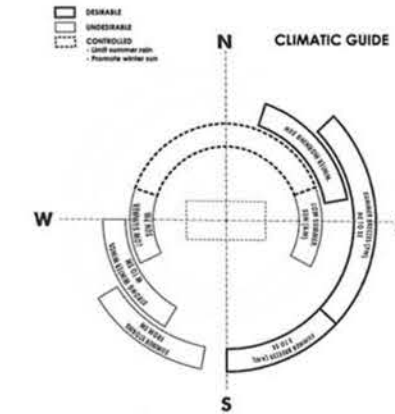
the esplanade development

01

may 2012



a the site



- 1 existing David Maddison building, 7 storey commercial
- 2 Existing The Sebal 15 storey residential/commercial
- 3 existing The Royal 8 storey residential/commercial
- 4 existing united service club
- 5 existing arvia 9 storey residential
- 6 newcastle police station
- 7 old terraces
- 8 pedestrian throughfare

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photo location
refer L05/L06

landscape design report

the esplanade development

02

may 2012

site - general description

The following landscape design report has been prepared in accordance with the requirements of the Newcastle Development Control Plan 2005 and the Newcastle City Centre LEP 2008.

The site occupies part of the former Royal Newcastle Hospital grounds. The site is bounded by multi storey commercial and residential development to the north and west, Shortland Esplanade and Newcastle Beach to the east and Fletcher Park to the south.

The site falls approximately six metres from the south western corner to the north east.

The site is zoned B4 Mixed Use pursuant to Newcastle City Centre LEP 2008 and lies on the outer edge of the Newcastle East Conservation Area.

soil type

The site soil is classified as Killingworth (Ki) as defined by the Department of Land and Water Conservation (Matthei, 1995). These soils types are typically strongly acidic with low fertility, present a water erosion hazard and are subject to seasonal waterlogging.

The site is heavily disturbed and the soil has been significantly altered due to development on the site over the years. It is likely it will be fully excavated and all soils will be imported.

vegetation

Prior to development the site would have contained largely uncleared open forest, with some open woodland. As the site has been cleared none of these species are present on today, however the following species were observed growing successfully in surrounding streets and developments (View k & image D L05):

Cordyline fructosa,
Philodendron 'xanadu'
Raphiolepis indica (Indian hawthorn)
Carpobrotus glaucescens (Ice Plant)
Lomandra spp (Mat Rush)
Correa alba (White Correa)
Banksia spp (Banksia)
Leptospermum spp (Tea Tree)
Pittosporum revolutum (Yellow Pittosporum)
Westringia spp. (Coastal Rosemary)
Araucaria columnaris (Cook Island Pine)
Araucaria heterophylla (Norfolk Island Pine)
Cupaniopsis anacardoides (Tuckeroo)
Magnolia grandiflora "Little Gem"

landscape character and visual amenity [REFER L04 & L05 FOR VIEW IMAGES]

The site is located in a coastal setting consisting of multi storey buildings adjoining Shortland Esplanade and the Newcastle Beach environment. The Sebel and the existing Royal make up the northern boundary. To the west of the site is the 7 storey David Maddison building and to the South lies Fletcher Park. Pockets of residential development exist within the surrounding streetscape to the west along Watt Street. As mentioned previously the site is part of the former Newcastle Royal Hospital and therefore no existing vegetation occurs on the site. No street tree planting adjoins the site on Shortland Esplanade, however Araucaria (Norfolk Island Pine) occur to the south in Fletcher Park.

Views into the site are primarily from Newcastle Beach and along Shortland Esplanade (view c & h). The high elevation of the site affords open and elevated views out to Newcastle Beach and the Ocean Baths to the north and north east (view e & f) and views down Newcastle Beach towards the headland to the south (view f). Christchurch Cathedral can be viewed to the west from the site.

There is a pedestrian thoroughfare from The Royal which meets the site in the northern corner (view j & image q). The Royal is an 8 storey residential /commercial development (View m), which includes an open plaza space with restaurants on the ground floor.

Due to the location of the site on the coastline the site will be subject to strong salt laden winds which will be an important consideration when landscaping the eastern side of the building.



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landscape design report

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The Proposed Development

The proposed development is comprised of a multi-level residential and hotel building located at Shortland Esplanade, Newcastle Beach. There are two vehicular access points located off Shortland Esplanade. The first providing access to an underground car park and the second providing access to an entry forecourt and landscape common area. Below the forecourt and facing Shortland Esplanade, there is a restaurant offering views of Newcastle Beach.

Proposed Landscape Works

The main landscape works for the project involve the design of a forecourt and common area on the eastern side of the lower ground floor of Building North and a walkway providing access to residents of the upper floor apartments on the building's western side.

The landscape treatment has been designed to allow the built form to sit comfortably with the other buildings of the former Royal Newcastle Hospital precinct and to make reference to Newcastle Beach.

The landscape treatment draws upon a number of natural, locally-occurring elements such as rock platforms, sandy beaches, native vegetation as well as Aboriginal and European heritage. This is reflected in both the layout and materials' selection.

The communal space to the east of the building has been designed to be viewed from above with paving and planting lines running through the site to mimic the early morning, graded sands of Newcastle Beach. The driveway providing vehicular access to the hotel has been designed to be a pedestrian plaza with the turning circle for vehicles defined by in ground lights and sandstone bollards, similar to the diving blocks at Newcastle's Ocean Baths. Due to the low volume of traffic to this area, the intention is to blur the distinction between vehicular and pedestrian areas and so encouraging greater use by hotel guests and residents.

The semi-public space associated with the forecourt has been designed as both a break out space for the hotel pool users and a communal area for the apartment residents. This area features: a turf sitting area; and, a large, timber sundeck complete with an outside kitchen/barbeque, glass screens and open pergola. Decorative screens have also been introduced as a visual element and to provide privacy to the area set away from the vehicles. The option will exist to explore the possibility of incorporating metal tubes into the screens for the purpose of having wind generated sounds to create a point-of-difference and to acknowledge the "whispering cliffs" which is part of local aboriginal folklore.

Two Cook Island Pines (*Araucaria columnaris*) have been proposed for the front forecourt. These tree have been chosen for their upright form and their ability to withstand harsh, coastal winds that a feature of the site and surrounding areas. As the trees will be planted in tree pits, required because of the basement car parking below, the overall height of the trees should be less than when grown in the open. Other plant species used within this area have been selected from locally occurring native coastal species including: *Banksia* spp., *Carpobrotus glaucescens*, *Correa alba*, *Hibbertia scandens*, *Leptospermum* spp. and *Westringia fruticosa*. In addition to the native plants, some planting of exotics will be used as accent and in-fill plants.

The landscaping to the west of the building is intended to be a lush, well-landscaped walkway making use of the screening provided by the building. Once again tree pits are to be provided to allow of the planting of trees located over the basement car parking. It is proposed to use *Pyrus calleryana* 'Chanticleer' chosen for its deciduous foliage, upright form and ability to withstand moderate winds. Other plants selected for this area will include: *Cordyline fruticosa*, *Crinum pedunculatum*, *Doryanthes excelsa* and *Pittosporum* 'Xanadu'. Incorporated into the raised planter beds which are of variable widths, will be bench seating for the convenience of the residents. The planters will be treated in a manner which references the rock outcrops. Behind the benches will be upright screens with the potential to introduce lighting and/or artistic treatments.

Banded paving used for the forecourt area with be re-used but in a reinterpreted manner.

Also introduced into this area will be screened, external showers with timber benches and duckboarding to enable residents to shower down after spending time on the beach.

Subdued lighting will be used to provide up lighting to trees and illuminate pathways to create a safe and comfortable night-time environment.



rock formations to influence material selection



sands to inform paving selection



rock pools translated to exposed aggregate



plant materials selected to withstand high winds



graded sands to influence layout of design



rock formations to influence material selection



diving blocks to inform bollards



sandstone walling common to area to be used



paving selection influenced by coastal colours



whistling pipes used to tie in the story of "whispering cliffs" an aboriginal tale

DESIGN INSPIRATION

- Coastal situation/winds - using natural elements to inform paving and walling selection and moulding
- Site significant in lives/births/deaths/sickness and health
- Wind harnessed and used in sculpture
- Aboriginal stories - whispering cliffs - tied into site
- Greater context within the Newcastle beach landscape (viewed from above)

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site photos

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view a - looking northeast along site boundary with shortland esplanade



view b - view north into site where ex mirvac display office stands



view c - view west into site along shortland esplanade



view d - view north into site from shortland esplanade with Mirvac apartments in the background



view e - looking northeast from site towards newcastle beach and newcastle ocean baths



view f - looking south along newcastle beach towards headland



view g - view west along shortland esplanade and into church street



view h - view west along shortland esplanade across site



view i - view north down watt street

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view j - view from public court towards site with pedestrian thoroughfare



view K - pedestrian linkage to Newcastle beach from mirvac site - *Carpobrotus glaucescens* (Ice Plant) in planter



Image a - example of artworks within public plaza to north of site



image b - adjacent mirvac development of residential units



image d - existing gardens to north of site with planting of *Magnolia* "little gem", *Duranta* spp. and *Philodendron* 'xanadu'



image c - Existing *Melaleuca* (Paperbark) beside David Maddison building



image e - view into public plaza from pedestrian thoroughfare

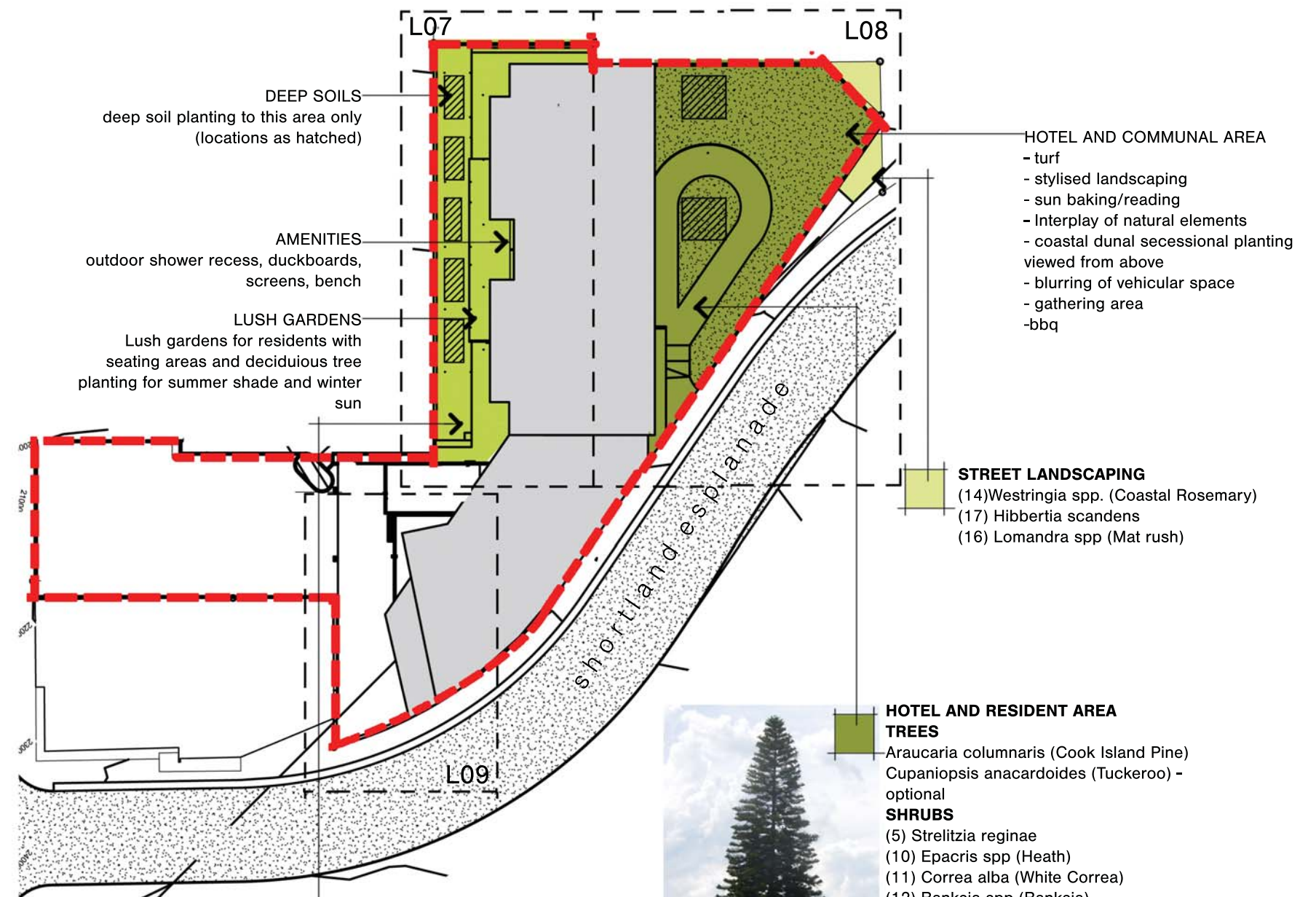
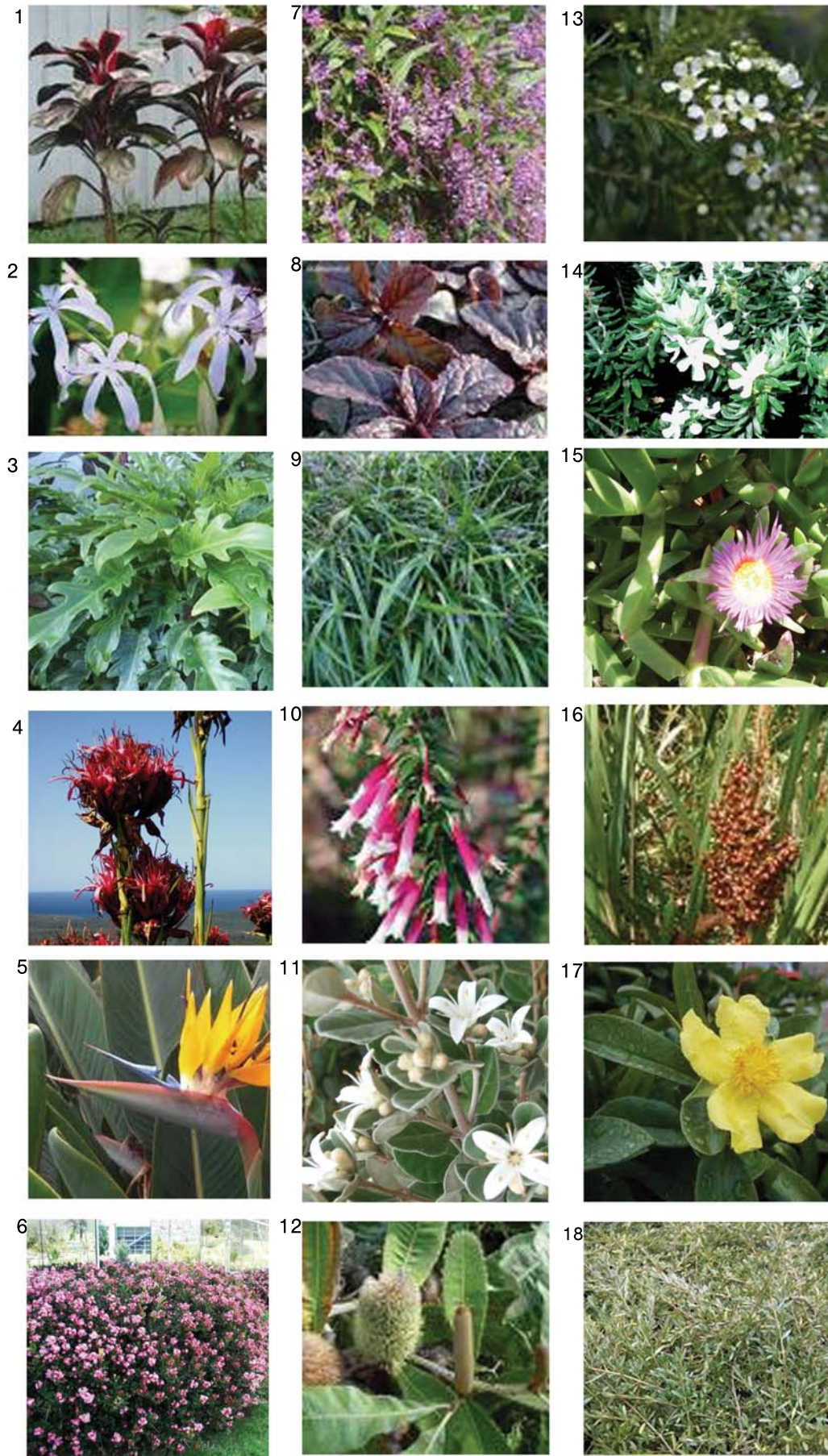
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plant materials / general concepts

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LUSH GARDENS TREES

Pyrus calleryana 'Chanticleer'
(Chanticleer Callery Pear)*

SHRUBS

- (1) *Cordyline fruticosa*
- (2) *Crinum pedunculatum*
- (3) *Philodendron 'xanadu'*
- (4) *Doryanthes excelsa*
- (6) *Rhaphiolepis indica* (Indian hawthorn)

GRASSES & GROUND COVERS

- (7) *Hardenbergia violacea*
- (8) *Ajuga reptans*
- (9) *Liriope* "Evergreen Giant"
- Dianella caerulea*

*salt tolerance to be explored

HOTEL AND RESIDENT AREA TREES

Araucaria columnaris (Cook Island Pine)
Cupaniopsis anacardoides (Tuckeroo) - optional

SHRUBS

- (5) *Strelitzia reginae*
- (10) *Epacris* spp (Heath)
- (11) *Correa alba* (White Correa)
- (12) *Banksia* spp (Banksia)
- (13) *Leptospermum* spp (Tea Tree)
- (14) *Westringia* spp. (Coastal Rosemary)
- (6) *Rhaphiolepis indica* (Indian Hawthorn)

GRASSES & GROUND COVERS

- (15) *Carpobrotus glaucescens* (Ice Plant)
- (16) *Lomandra* spp (Mat Rush)
- (18) *Coprosma x kirkii*

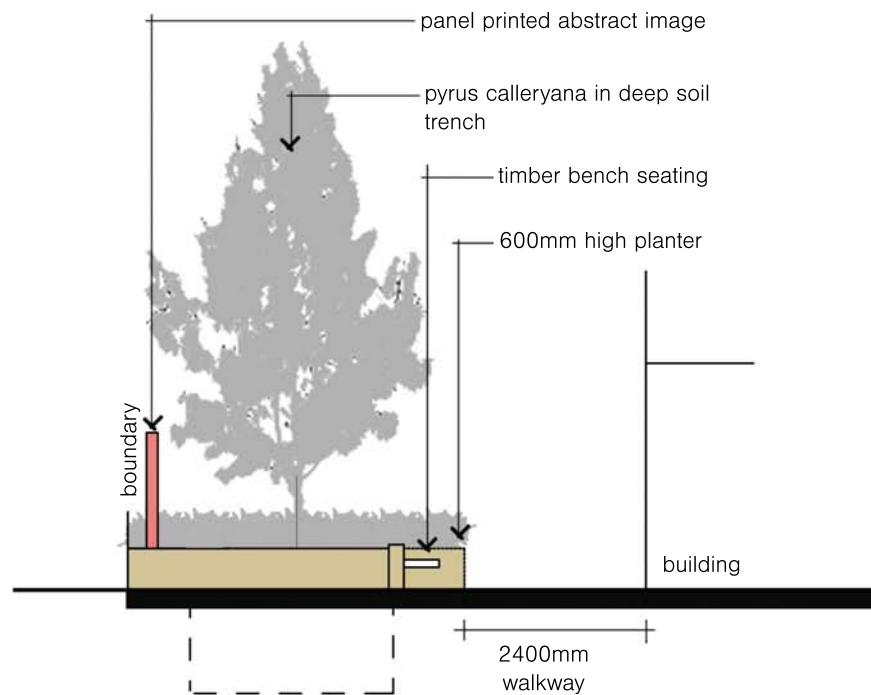


landscape concept (lg)

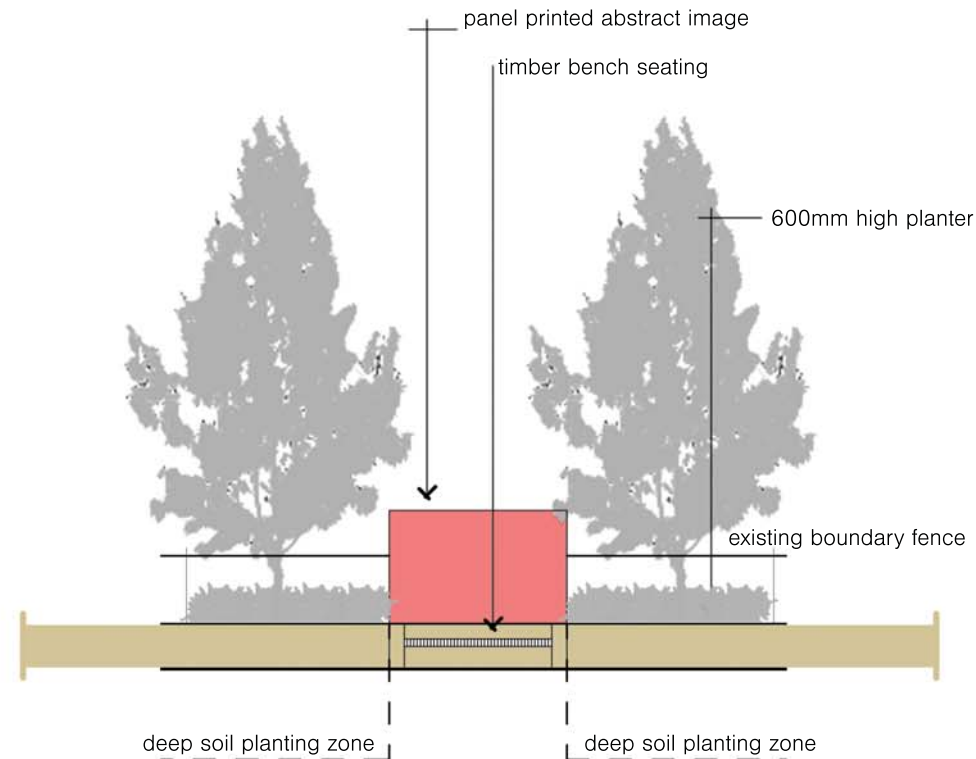
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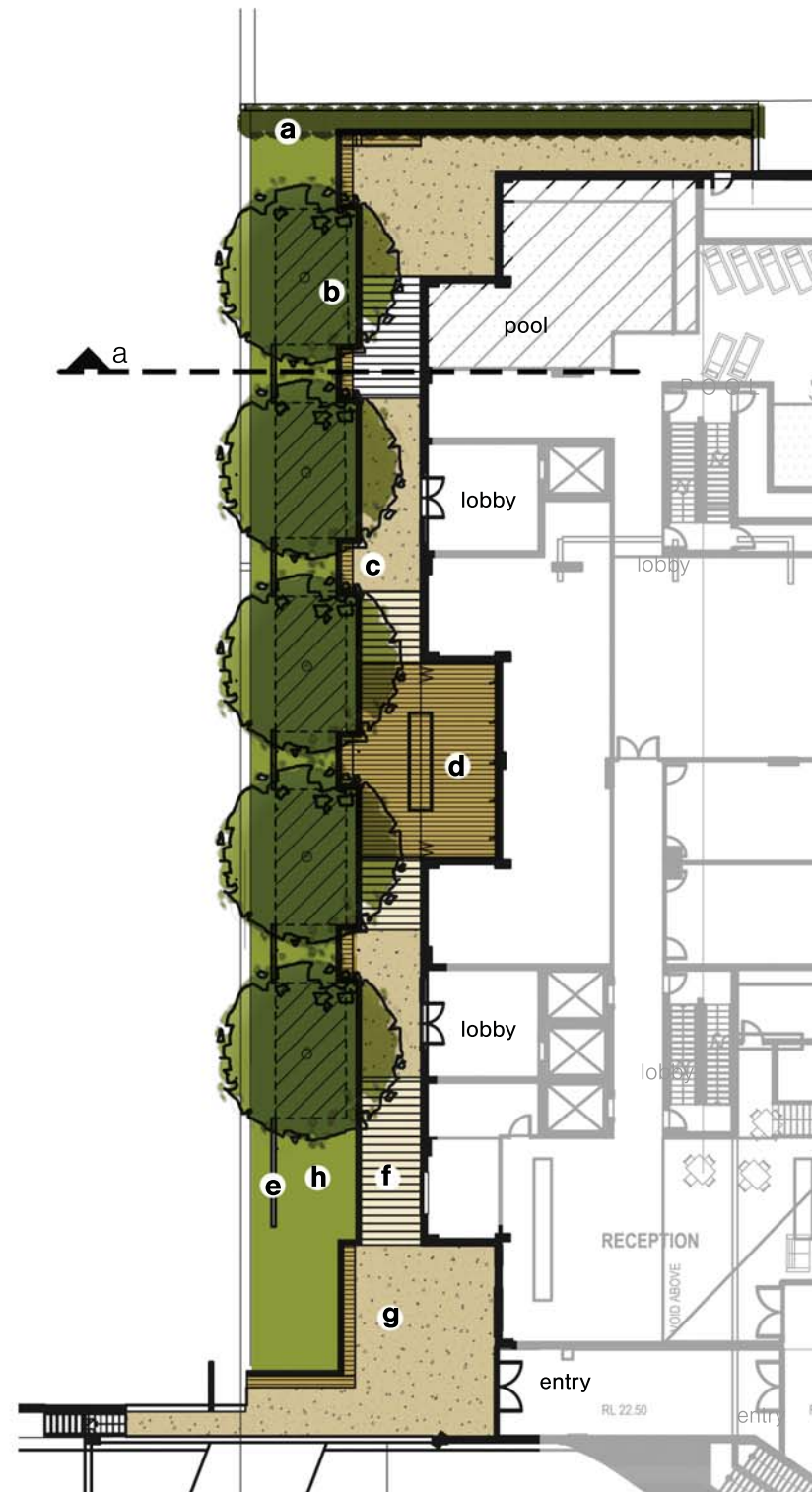
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section a
1:50



elevation a
1:50



- a shrub planting of *Raphiolepis indica* (Indian Hawthorn) in 600mm high planter
- b deciduous tree planting of *pyrus calleryana* provides shade in summer, seasonal interest and sun in winter - trees to be uplift
- c timber bench set back into wall and located where deep soil planting does not occur
- d beach showers with timber bench and screen 1500mm high
- e screen with printed abstract image related to regional context -commission artist (ref image/sketch a) located between trees
- f large format pavers band between exposed aggregate
- g exposed aggregate paving to be aligned with seating along walkway
- h lush plantings beneath trees ref L06



image a - glass panel (suggestion) as screen treatment

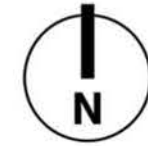
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landscape concept (lg)

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sandstone blocks provide bollards



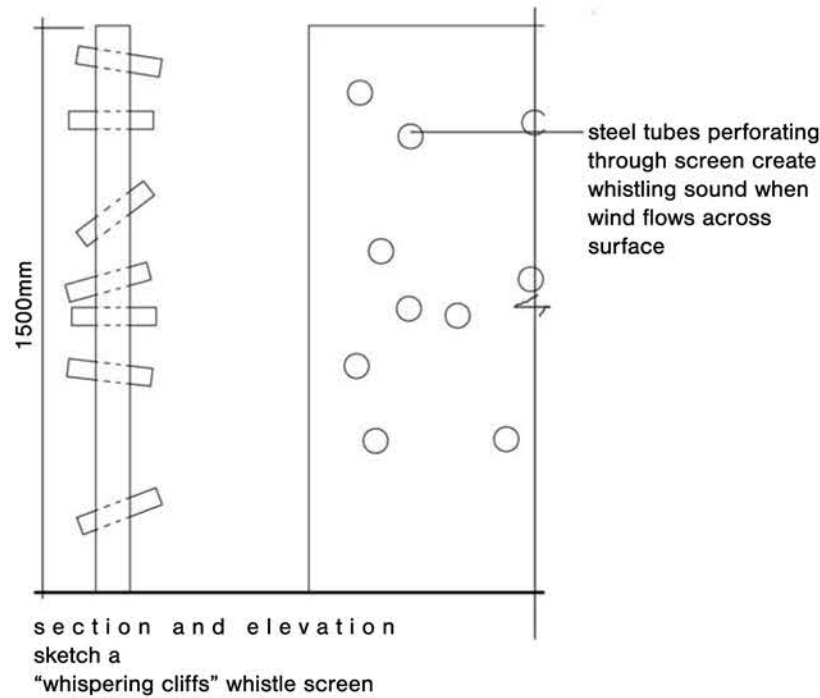
timber decking/bench



graded sand which has influenced layout and paving selection of communal space



whistling pipes incorporated into feature screens as below



steel tubes perforating through screen create whistling sound when wind flows across surface



- a shrub planting of *Raphiolepis indica* (Indian Hawthorn) in 600mm high planter
- b timber deck/sun baking platform with pergola above
- c BBQ and bench area with sink
- d turf space
- e plasma cut aluminium panels provide screening element and visual feature without restricting views to the north refer sketch a
- f Cook Island pine provides vertical relief in deep soil planting zone (shown as hatched)
- g sandstone block elements (image c) to anchor building to site while providing sculptural element when viewed from above and seating within ground plane
- h banding of planting to pick up on paving lines
- i paving banding of exposed aggregate concrete creates feature when viewed from above
- j inground lights to subtly define drive
- k glass screen to 2m high for wind protection
- l planting on lower level of *Westringia* spp. (Coastal Rosemary), *Hibbertia scandens*, *Lomandra* spp (Mat Rush)

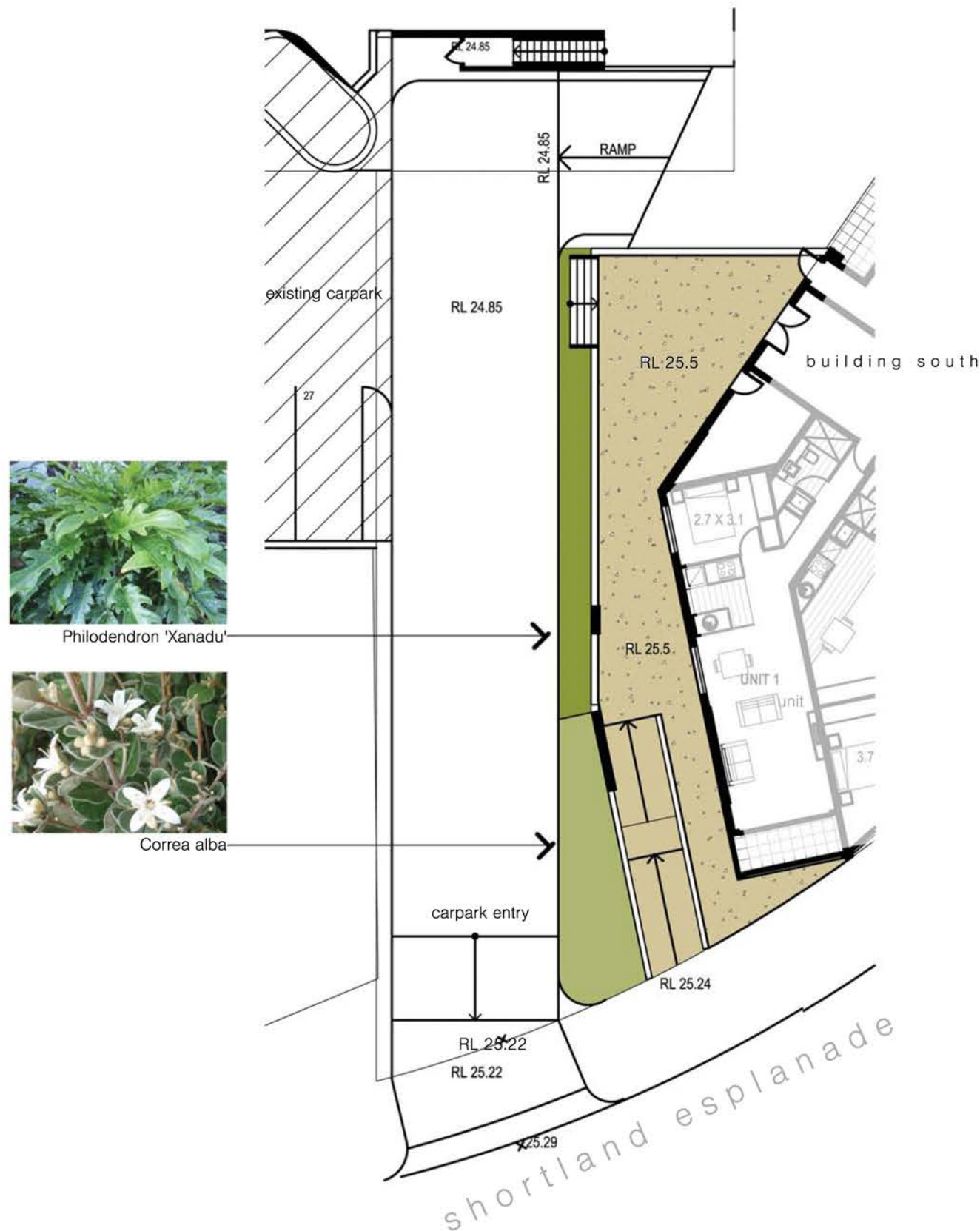
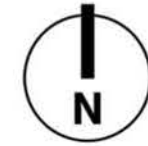
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landscape concept (L1)

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09

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