

# landscape development application

## Railway Lane Mixed Use Residential Development

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# landscape design report L01

## Railway Lane Mixed Use Residential Development



View looking west along Railway Lane



View looking east towards Railway Street



site highlighted, approximately 300m east from Maitland Road overhead bridge



aerial view of the subject site and immediate surroundings

### site - general description

The following Landscape Design Report has been prepared in accordance with the requirements of Newcastle Local Environment Plan 2012 and Newcastle Development Control Plan 2012.

The site falls within the 'West End Precinct' of Newcastle City Council's *City Centre Public Domain Technical Manual 2014*.

The subject site is located at 69-79 Railway Lane, Wickham. It consists of 2 lots (Lot 110 — DP 1018454 Lot 11 — DP 1106378) with a total site area of 4 557sqm. A single large industrial building currently exists onsite. Access to the site is via Railway Lane which runs along the southern boundary. The roadway width is currently less than 4m from the existing kerb and gutter to the rail corridor boundary. Railway Lane terminates on the western side of the site.

### landscape character and visual amenity

Land use in the immediate area is primarily split between residential and light industrial with the street layout in a fine grid with narrow road reserves. Front setbacks are small to zero to the terraces and semi detached townhouses resulting in a landscape character dominated by the built form. Street tree plantings of *Lophospermum confertus* and *Cupaniopsis anacardioides* exist on Station and Railway Streets respectively.

The closest cross street, Railway Street, previously a major connecting road, has recently been cut at the Railway Lane intersection.

Immediately west of the site is the former Morro Park Bowling Club site, which is currently occupied by temporary site sheds related to rail corridor works. Wickham Park adjoins this area further west, however currently no public thoroughfare exists to the west from Railway Lane.

The Great Northern Line rail corridor runs along the south side of railway lane. East of the site consists generally of one and two storey residential buildings, plus The Lass O'Gowrie Hotel on the north-western corner of the Railway Lane intersection with Railway Street. Adjoining the northern boundary is a large industrial building, currently occupied by Fuchs Lubricants.

The site is zoned B4 Mixed Use Development.

The topography of the local area is generally flat. The levels across the site fall approximately 1.5m west to east.

Soils of the area are characterised by coarse loamy sand, consisting of low organic matter and low water retention. (NCC Street Tree Masterplan 2011)

### visual access

The site is currently afforded very little visual access due to its location at the point Railway Lane terminates, and due to there now being no access north across the rail corridor, along Railway Street. Buildings to the south of the rail corridor do not open out to the north, therefore not facilitating views of the site. View from the rail services traveling along the corridor adjacent will be primary point of visual access on a local scale.

The site can also be viewed, looking east from the Maitland Road overhead bridge, around 300m along the rail corridor.

The development will be a landmark building from a range more distant vantage points. Tree planting on level four will contribute visually from some view points with fringes of vegetation on level eight and the roof terraces also enhancing the building facade.

The Western Elevation is to be softened through an avenue of *Corymbia citriodora* along the length of the boundary.

The proposed inclusion of street trees along the railway lane frontage will enhance amenity at street level while adding to the existing pattern of street trees in the immediate area.

The addition of tree planting locations on level four of the development, to the south, east and north will work with the larger *citriodora* plantings to the west, to vegetate and soften the building at a local level.

### Proposed Development

The proposed development is to be mixed use, consisting of 'U' shaped building of 9 storeys plus 2 carpark levels underground.

A deep soil zone of 6-7metres wide runs the length of the western boundary, with additional deep soil planting along Railway Lane.

A large internal courtyard between the two wings provides a semi-private community space including a large lawn area, covered BBQ with covered and open paved seating areas. Tree plantings throughout this space filter the views both from and to the apartments surrounding, while along with the large lawn areas, add significant greening to the space. The BBQ shelter roof is to include an extensive greenroof planting to provide strong interest from above, with colourful succulent plantings appearing as a visual focus in this green space. The entry forecourt off Railway Lane features 2 raised planters shaped to repeat the form of the internal BBQ greenroof. An 8m high decorative screen to the north obscures the adjacent industrial building and provides a visually interesting backdrop from within the courtyard, as well as from Railway lane.

A number of community areas are provided on level 4 and the roof level (level 9). The proposed layout of these spaces retains flexibility for larger gatherings while offering a mix of smaller spaces to attract a range of user groups.

The larger private residential courtyards that open out on to the ground floor, provide a mix of useable space and mass planting and include a medium sized trees, to balance screening and privacy with maintaining good solar access



side wall of adjacent industrial building to be screened from courtyard



existing building to be demolished

B 6/9/16 REV. DA  
A 4/4/16 DA ISSUE

PROJECT:  
**Railway Lane Mixed Use Residential Development**

SITE:  
**73-79 Railway Lane WICKHAM 2293**

CLIENT:  
**Peter Blake**

10670.5 Railway Lane DA 2016-09-06 REV DA.vwx.7/9/16

DRAWN: os / pw DATE: 22-03-2016 SCALE: @A3  
JOB NUMBER: 10670.5 DA L01 PHASE: DWG No: REV: B

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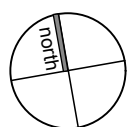
# site context plan

## L02

Railway Lane Mixed Use Residential Development



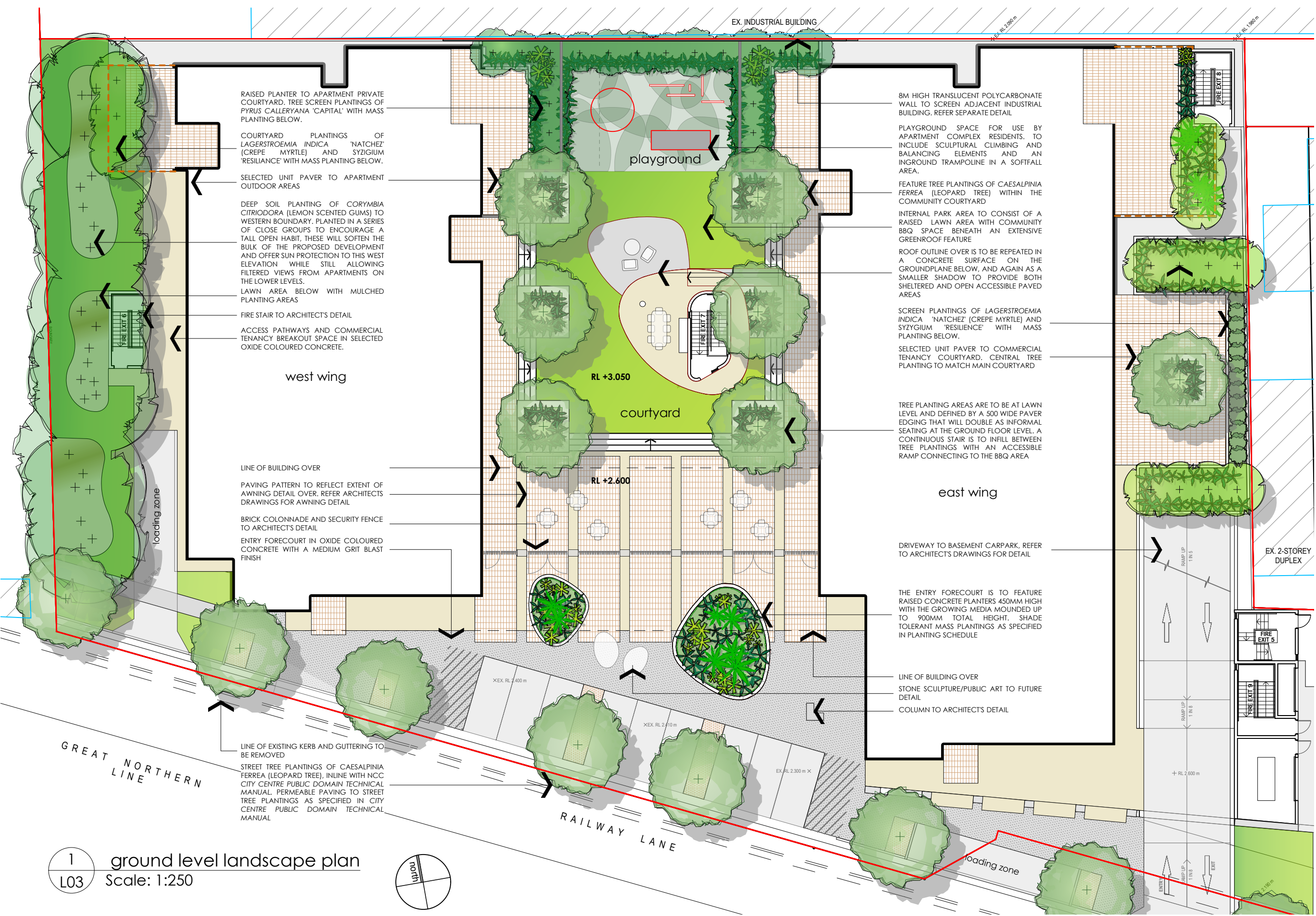
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# ground level floor plan L03

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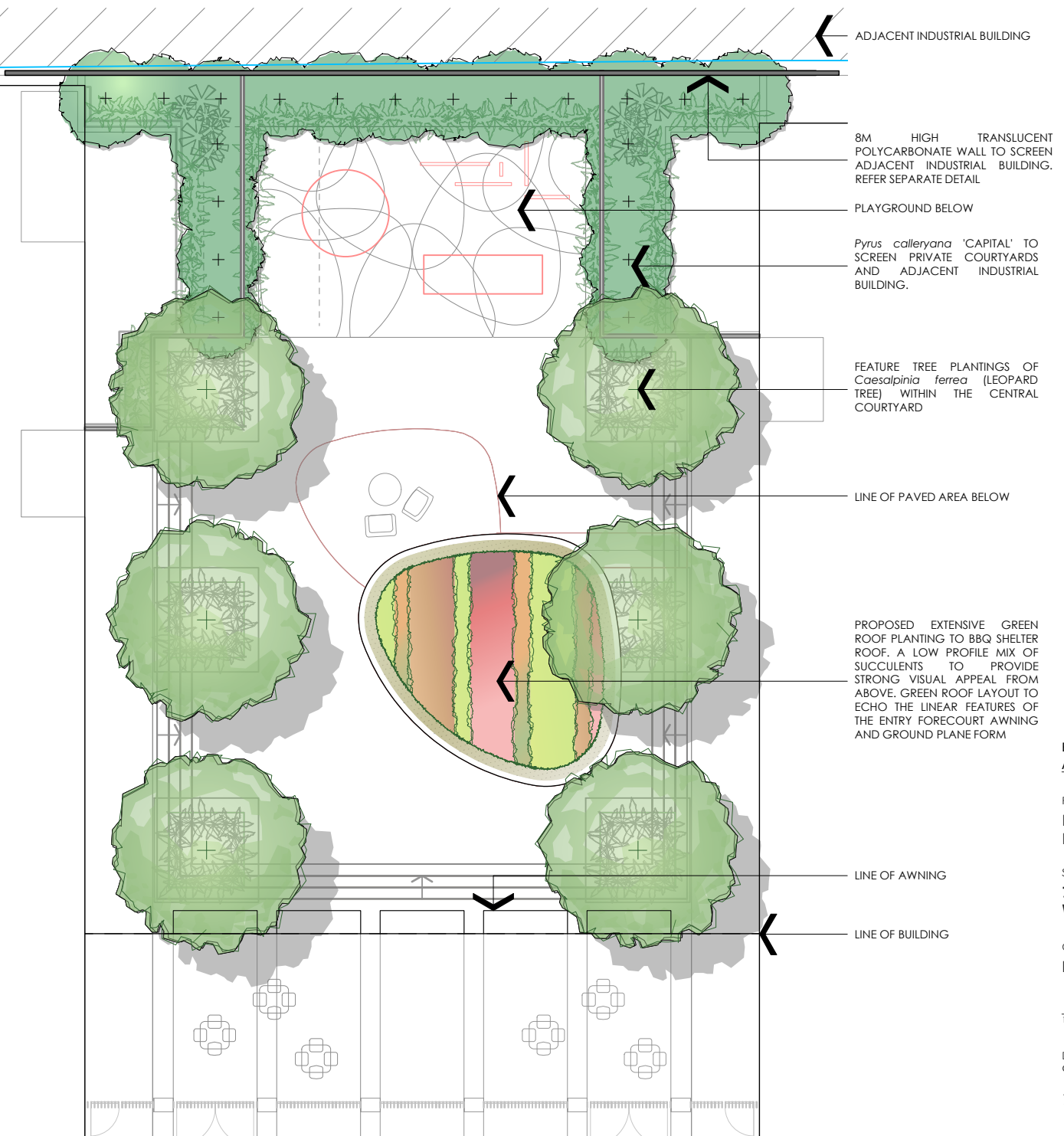
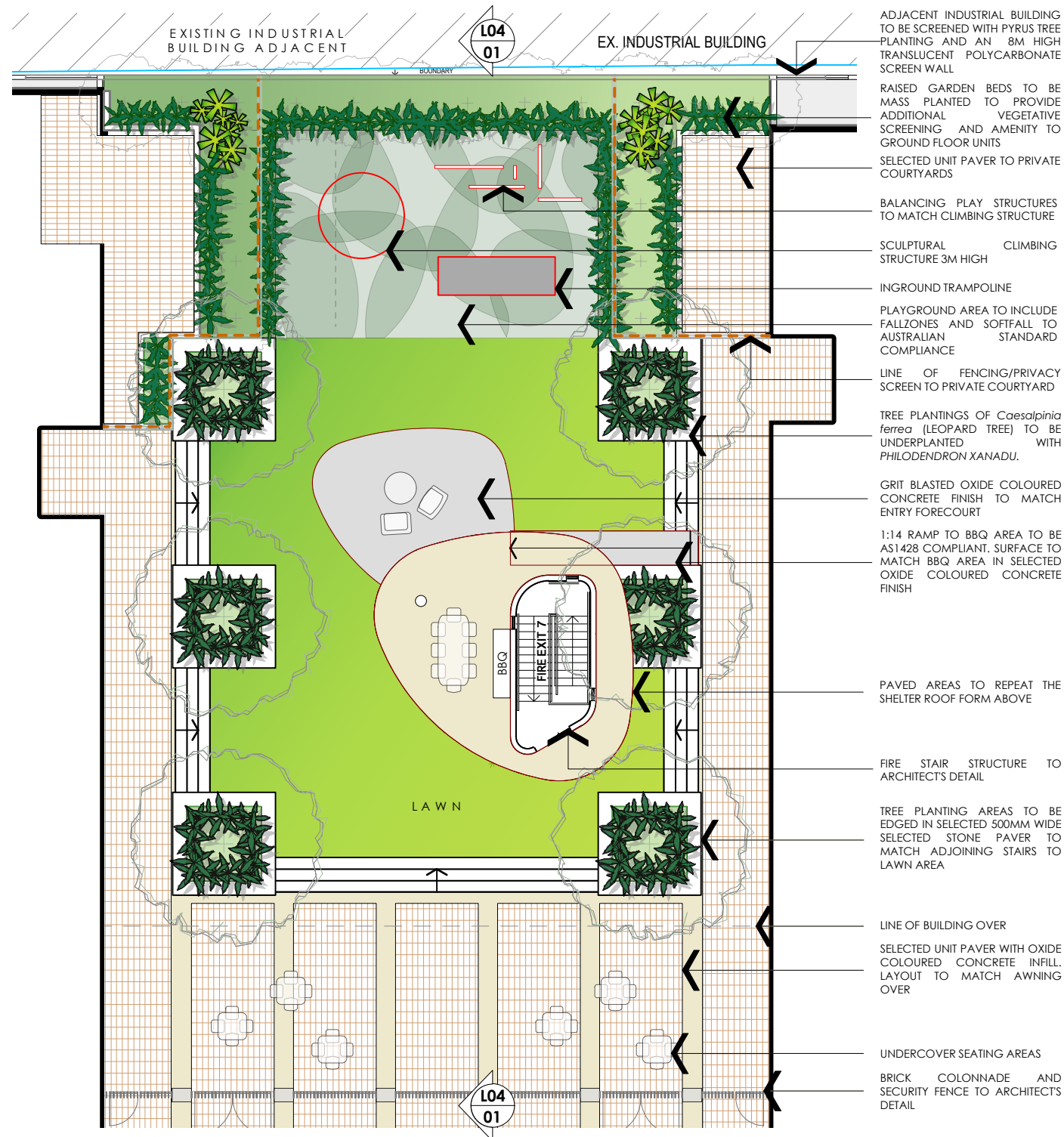
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# ground level courtyard L04

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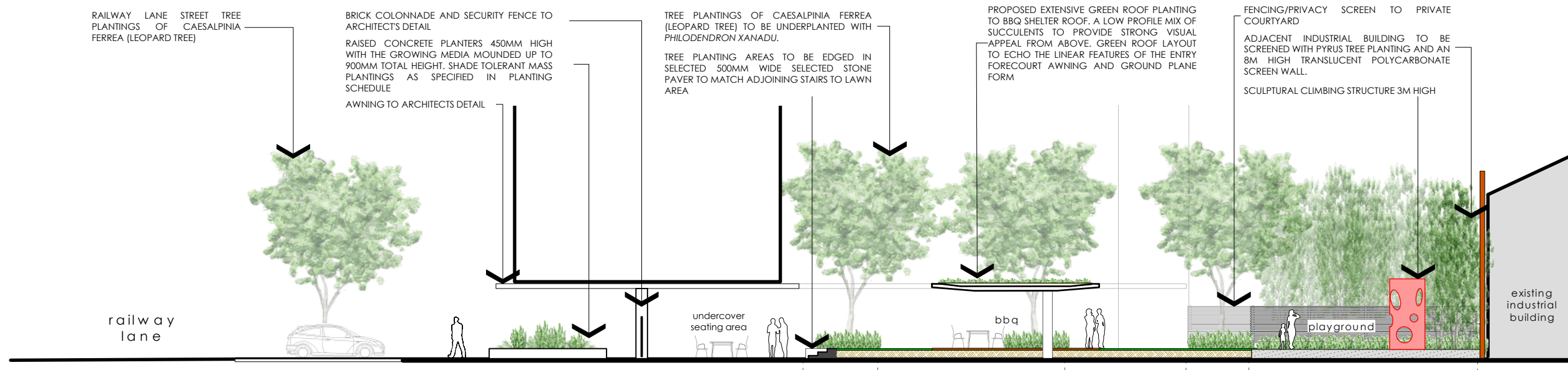
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1 ground level courtyard plan  
L04 Scale: 1:200

2 courtyard green roof plan  
L04 Scale: 1:200

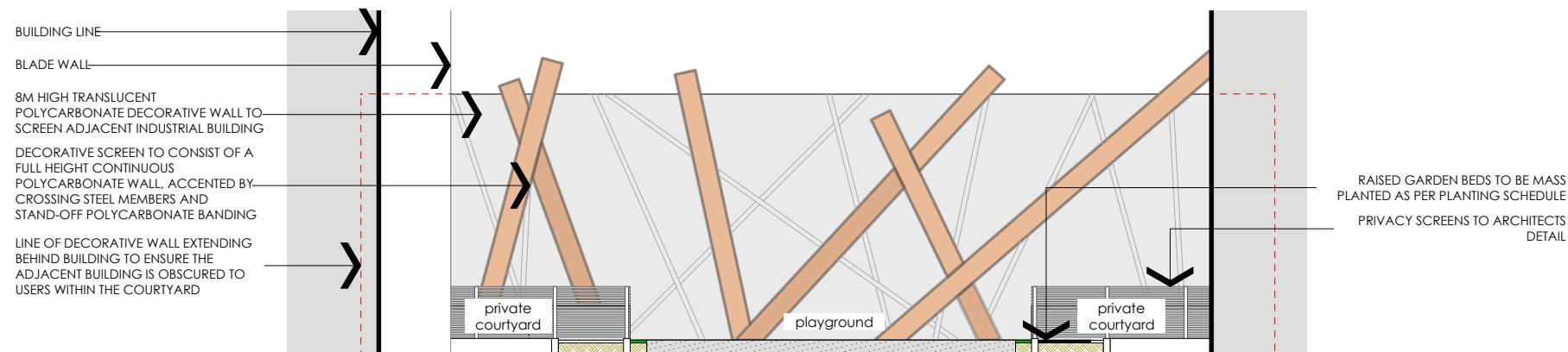
# ground level courtyard L05

## Railway Lane Mixed Use Residential Development



1 section A  
L05 Scale: 1:200

E  
E  
N  
E



2 screen wall elevation  
L05 Scale: 1:200

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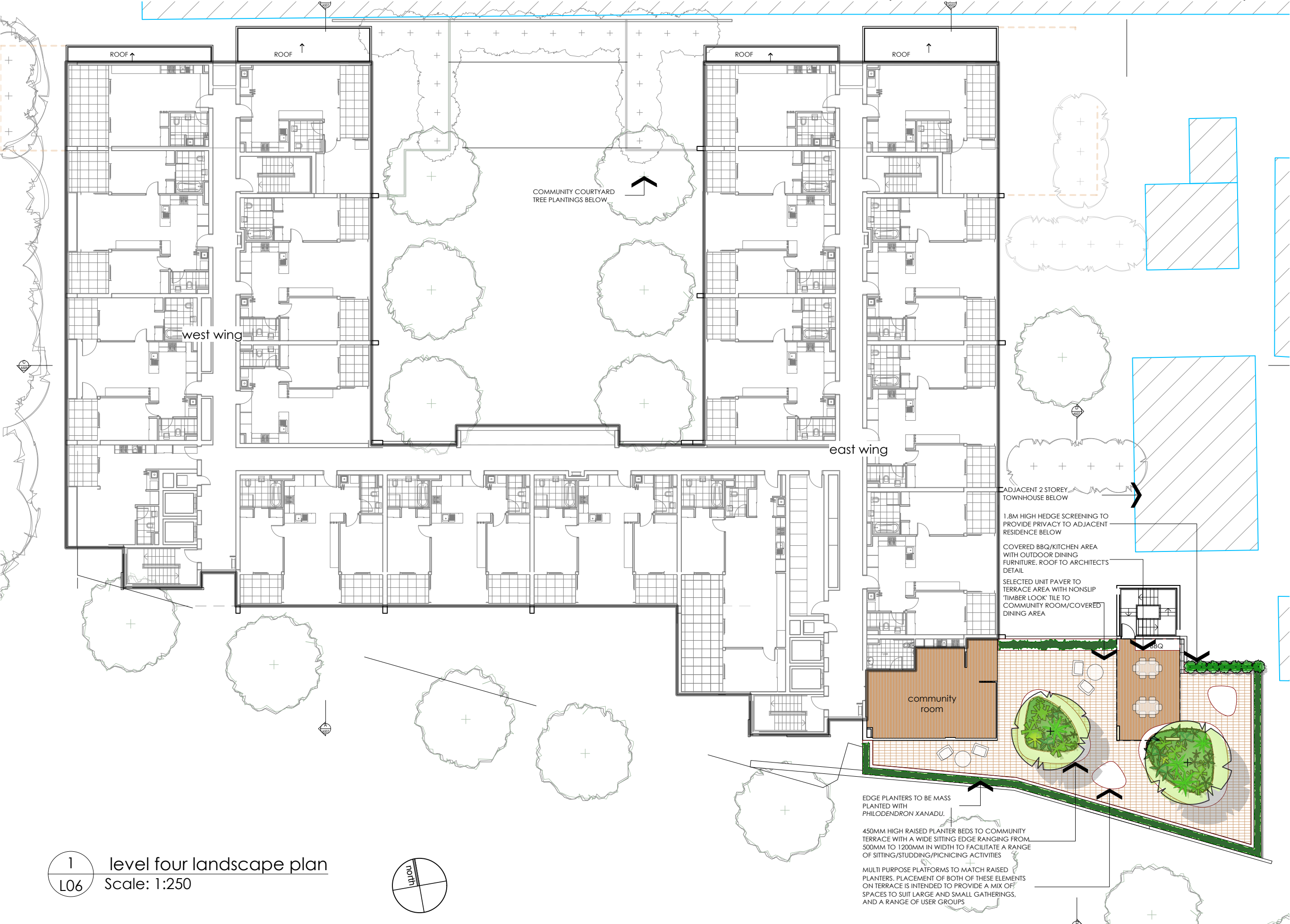
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# level four floor plan L06

Railway Lane Mixed Use Residential Development



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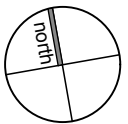
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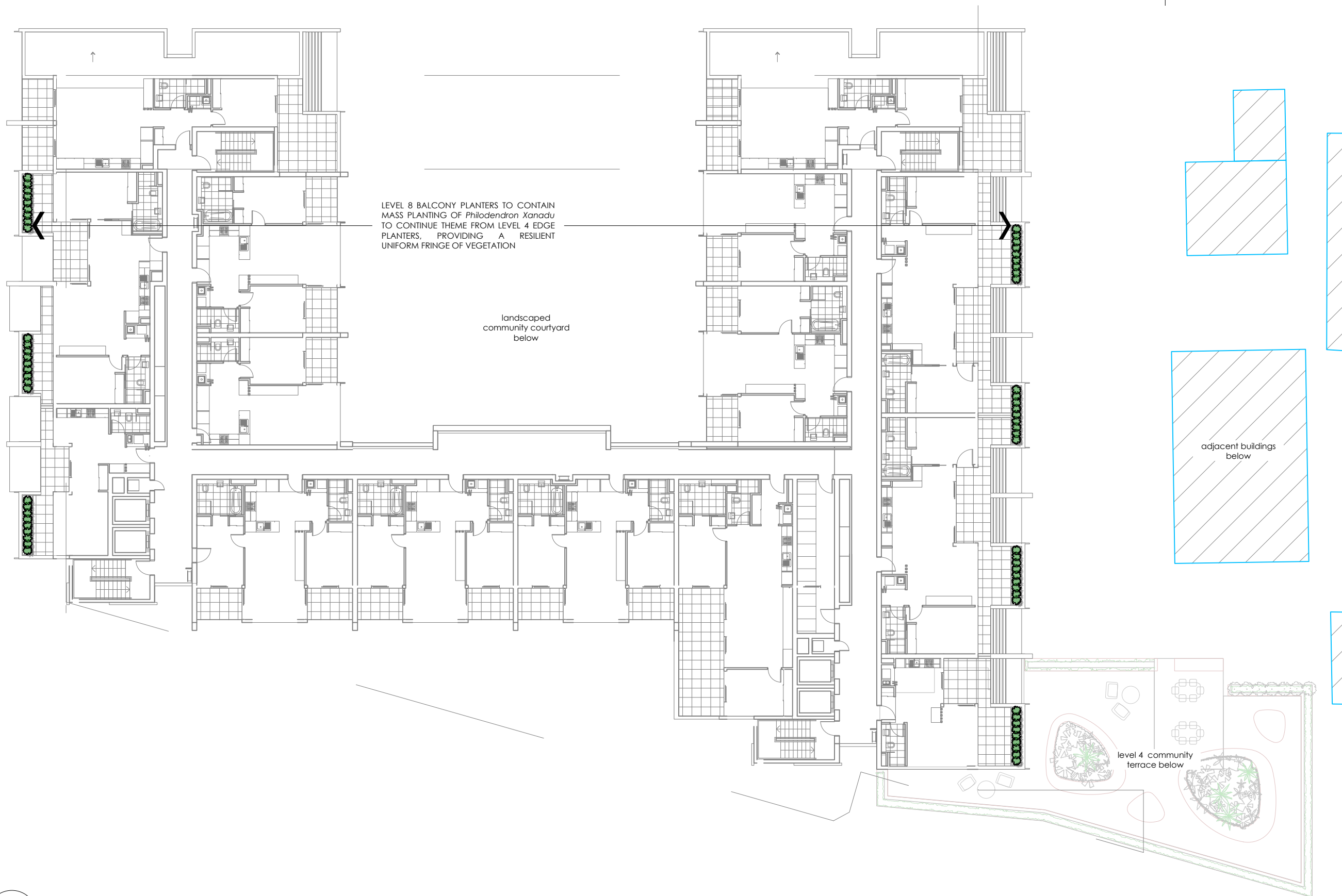
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# level eight floor plan L07

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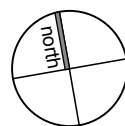
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DRAWN: os / pw DATE: 22-03-2016 SCALE: @A3

JOB NUMBER: 10670.5 DA L07 PHASE: DWG No: REV: B

1 level eight landscape plan  
L07 Scale: 1:250

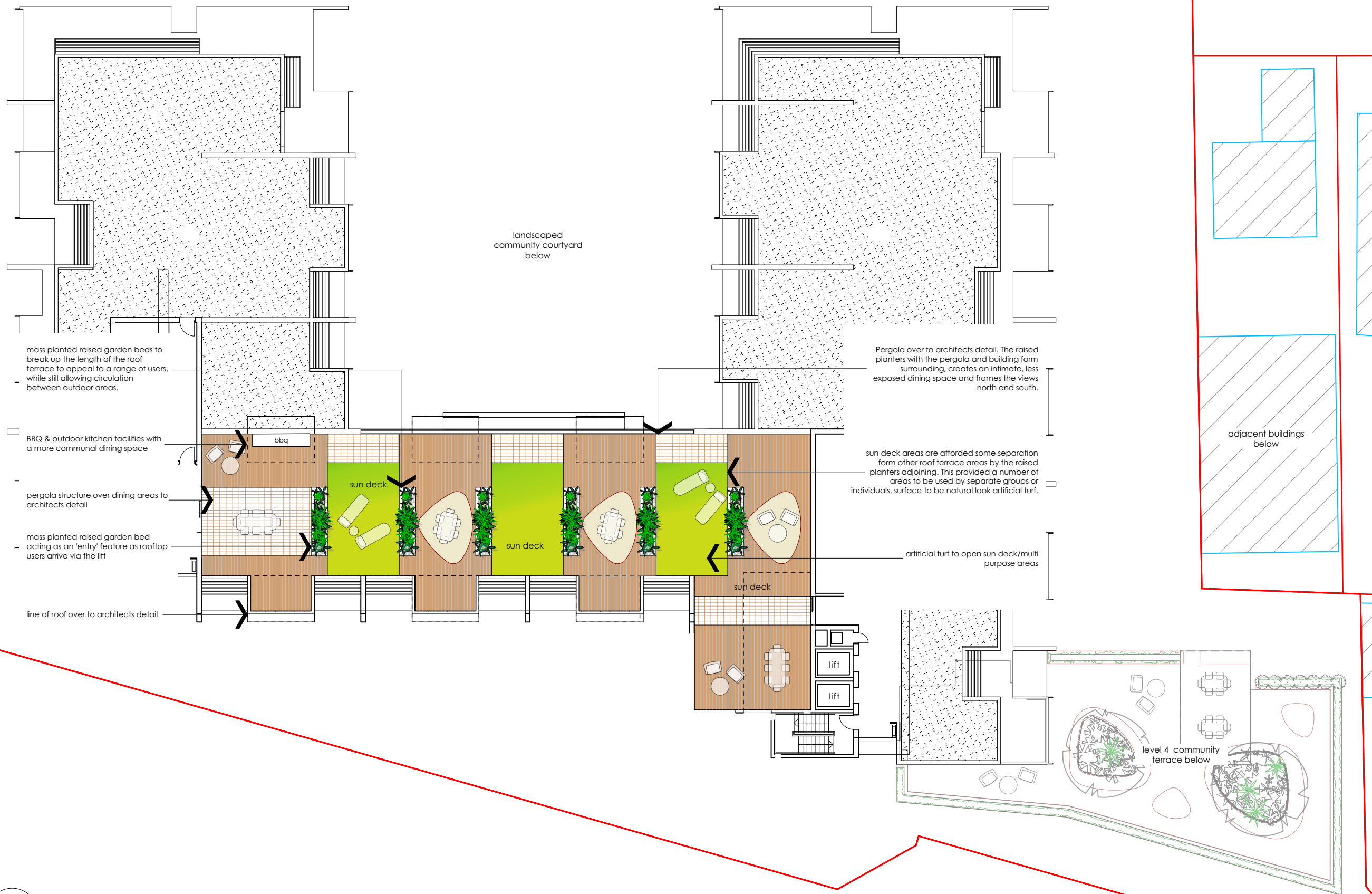




# roof terrace plan L08

## Railway Lane Mixed Use Residential Development

adjacent buildings below



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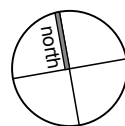
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DRAWN: os / pw DATE: 22-03-2016 SCALE: @A3

JOB NUMBER: 10670.5 DA L08 PHASE: DWG No: REV: B

1 roof terrace landscape plan  
L08 Scale: 1:250



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# planting palette L09

## Railway Lane Mixed Use Residential Development



### plant list

- |   |                       |
|---|-----------------------|
| 1. <i>Caesalpinia ferrea</i>                      | Leopard Tree          |
| 2. <i>Viburnum odoratissimum</i> 'Emerald Lustre' | Viburnum              |
| 3. <i>Molinieria capitulata</i>                   | Palm grass            |
| 4. <i>Hymenocallis littoralis</i>                 | Spider Lilly          |
| 5. <i>Zamia furfuracea</i>                        | Cardboard Palm        |
| 6. <i>Trachelospermum asiaticum</i>               | Japanese Star Jasmine |
| 7. <i>Hibbertia scandens</i>                      | Snake Vine            |
| 8. <i>Lomandra tanika</i>                         | Tanika                |
| 9. <i>Pyrus calleryana</i> 'Capital'              | Pyrus 'Capital'       |
| 10. <i>Lagerstroemia indica</i> 'Natchez'         | Crepe Myrtle          |
| 11. <i>Hymenosporum flavum</i>                    | Native Frangipani     |
| 12. <i>Syzygium australe</i> 'Resilience'         | LillyPilly            |
| 13. <i>Asplenium australasicum</i>                | Birds Nest Fern       |
| 14. <i>Alpinia zerumbet</i>                       | Shell Ginger          |
| 15. <i>Alocasia brisbanensis</i>                  | Cunjevoi              |
| 16. <i>Viola hederacea</i>                        | Native Violet         |
| 17. <i>Cycas revoluta</i>                         | Sago Palm             |

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