

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 of 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

D 28/6/17 REV.DA (DEC 2016)
C 28/6/17 N/A
B 6/9/16 REV. DA
A 4/4/16 DA ISSUE

PROJECT:
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SITE:
73-79 Railway Lane WICKHAM 2293

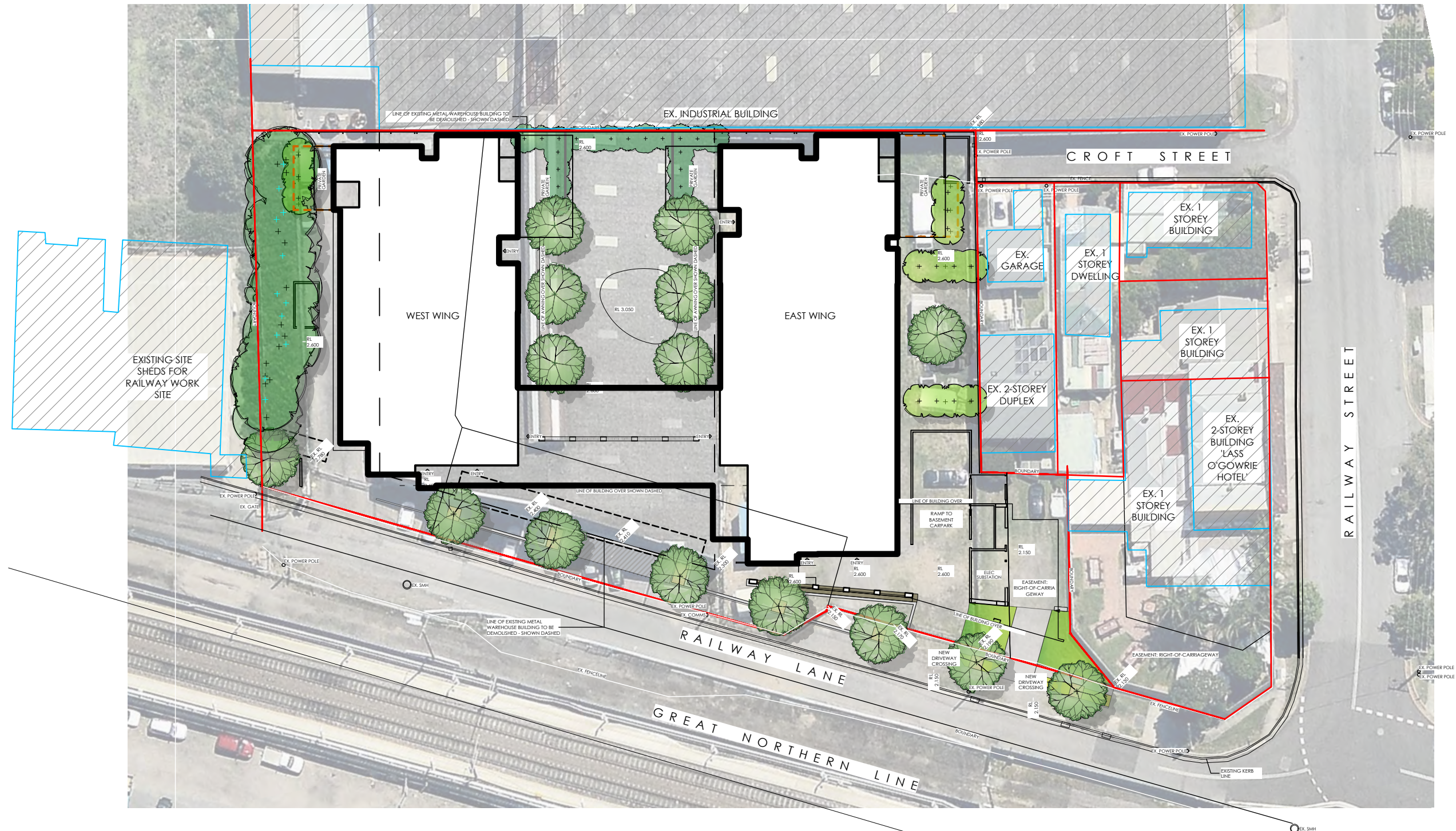
CLIENT:
Peter Blake

10670.5 Railway Lane DA 23-12-16 Issue.vwx 28/6/17

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

site context plan L02

Railway Lane Mixed Use Residential Development



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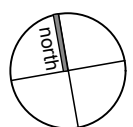
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JOB NUMBER: 10670.5 DA L02 PHASE: DWG No: REV: D

1 site plan
L02 Scale: 1:500



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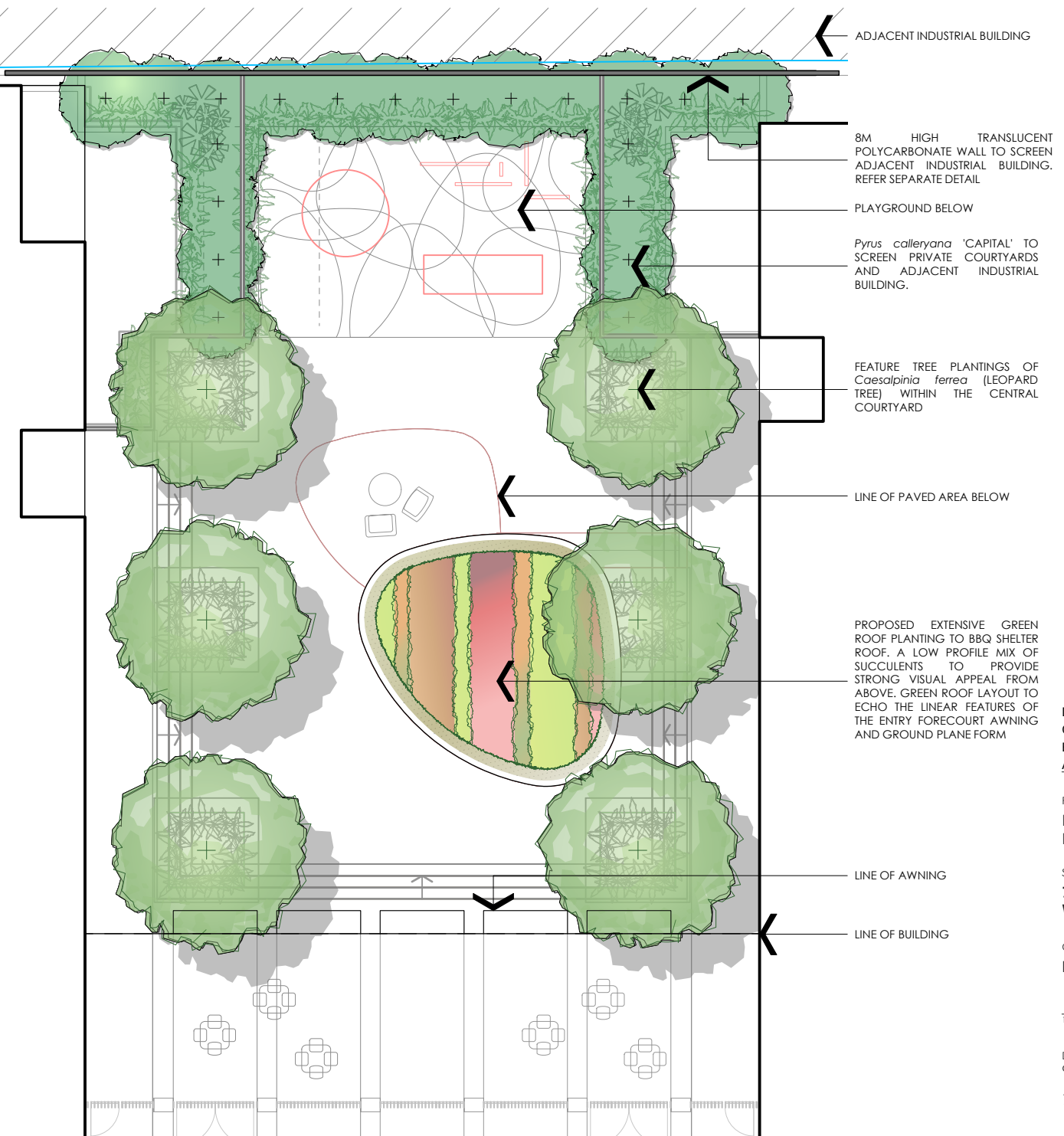
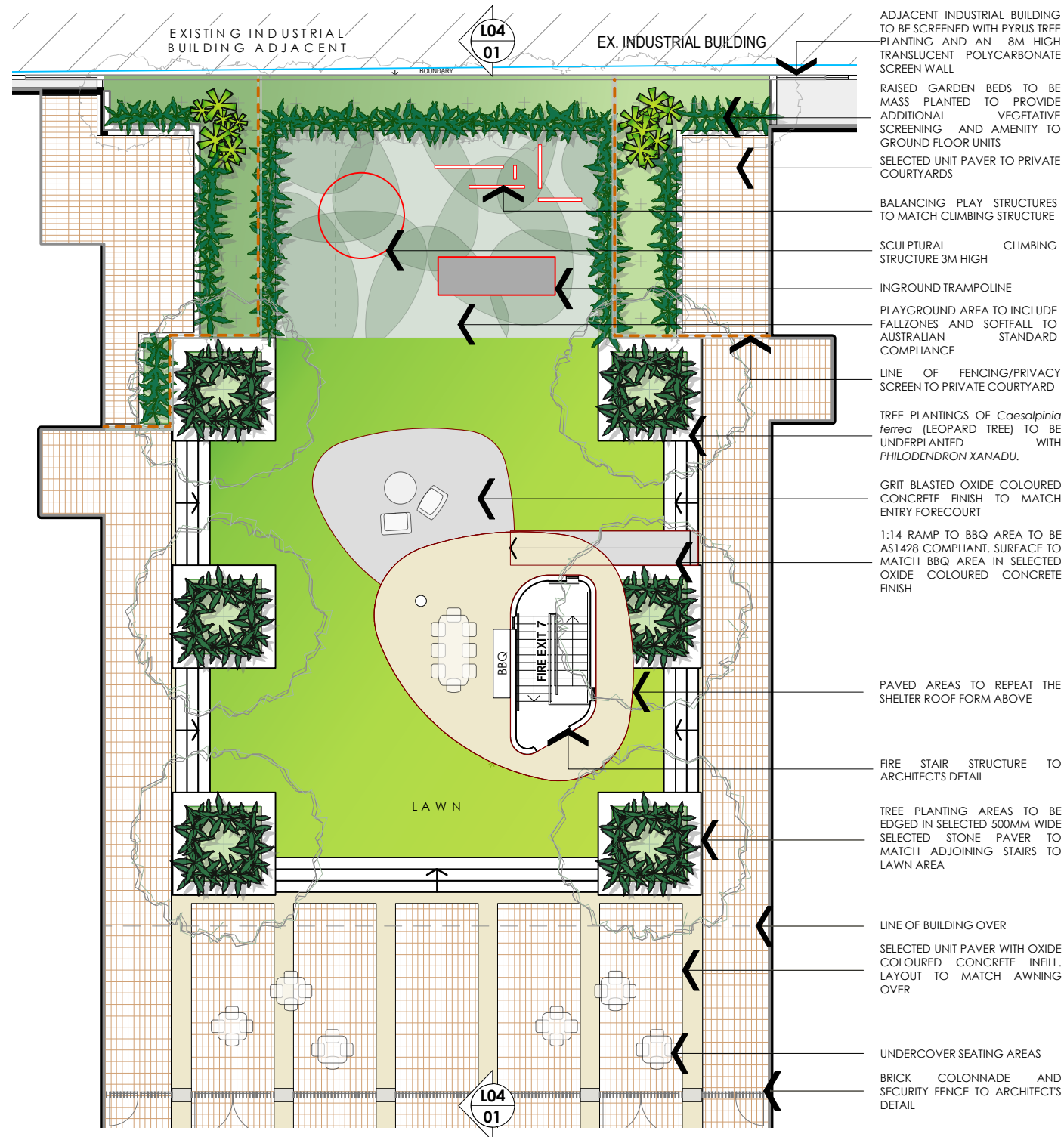
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ground level courtyard L04

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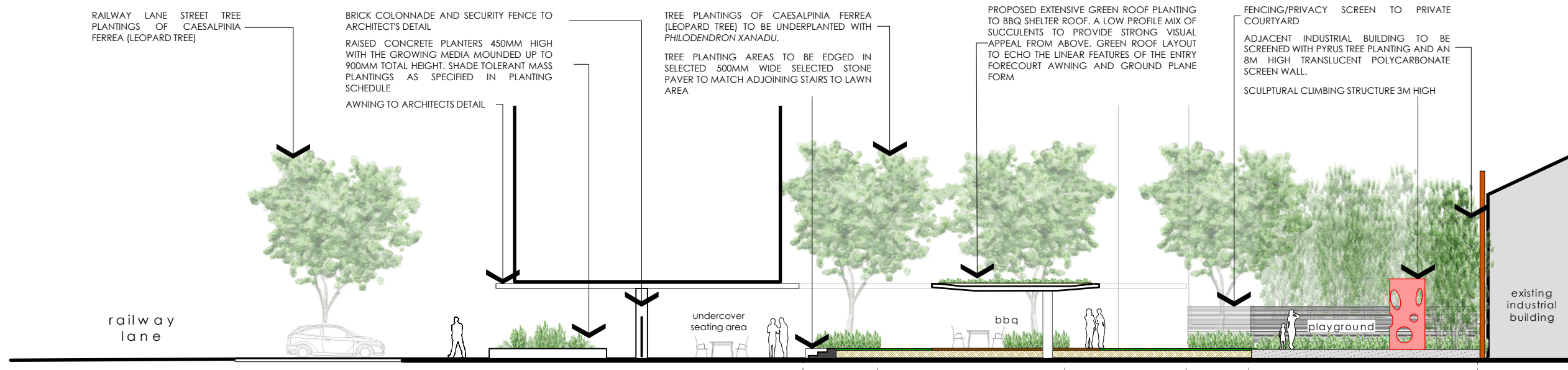
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1 ground level courtyard plan
L04 Scale: 1:200

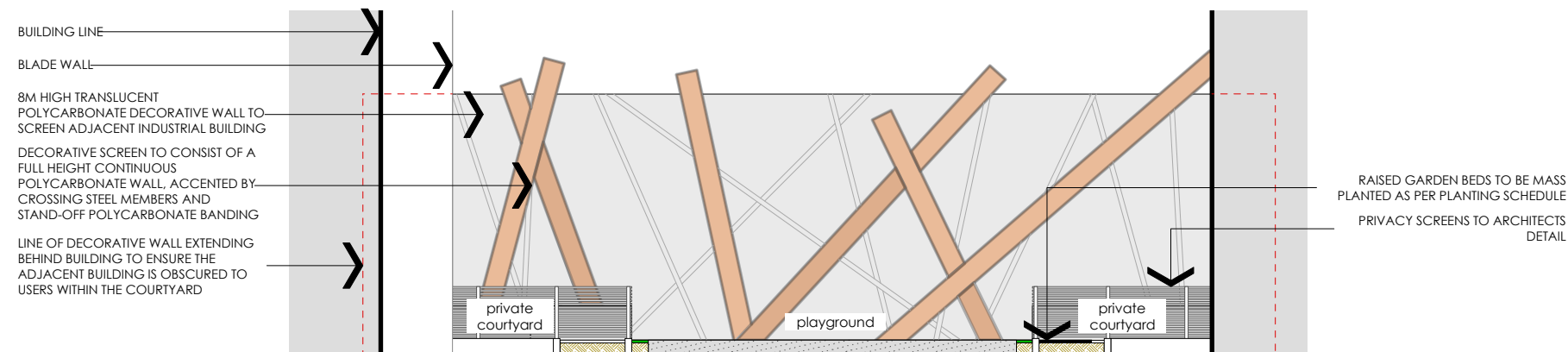
2 courtyard green roof plan
L04 Scale: 1:200

ground level courtyard L05

Railway Lane Mixed Use Residential Development



1 section A
L05 Scale: 1:200



2 screen wall elevation
L05 Scale: 1:200

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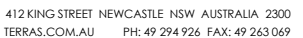
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Railway Lane Mixed Use Residential Development



roof terrace plan L07

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adjacent buildings below

landscaped
community courtyard
below

mass planted raised garden beds to
break up the length of the roof
terrace to appeal to a range of users,
while still allowing circulation
between outdoor areas.

BBQ & outdoor kitchen facilities with
a more communal dining space

pergola structure over dining areas to
architects detail

mass planted raised garden bed
acting as an 'entry' feature as rooftop
users arrive via the lift

line of roof over to architects detail

bbq

sun deck

sun deck

sun deck

Pergola over to architects detail. The raised
planters with the pergola and building form
surrounding, creates an intimate, less
exposed dining space and frames the views
north and south.

sun deck areas are afforded some separation
from other roof terrace areas by the raised
planters adjoining. This provided a number of
areas to be used by separate groups or
individuals. surface to be natural look artificial turf.

artificial turf to open sun deck/multi
purpose areas

EAST WING

LOBBY FOYER

FIRE EXIT 3

adjacent buildings
below

level 4 community
terrace below

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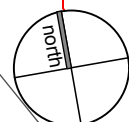
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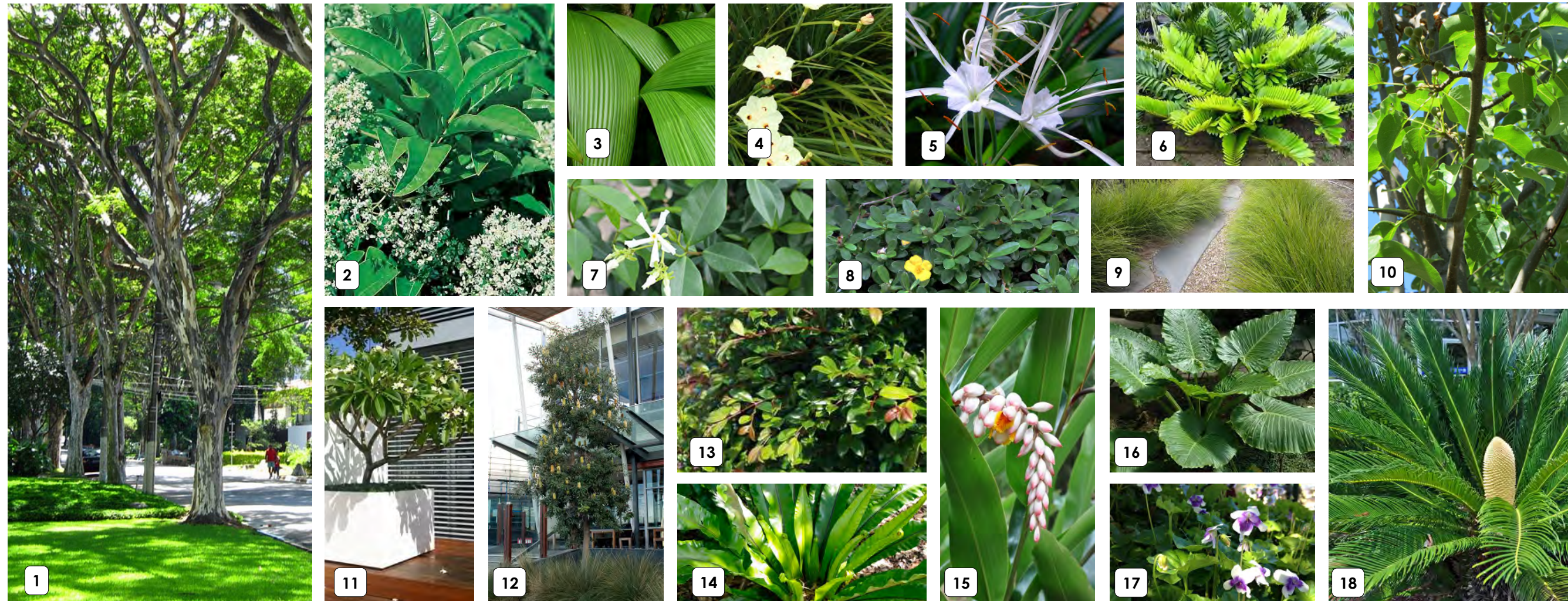
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JOB NUMBER: 10670.5 DA L07 PHASE: DWG No: REV: D



planting palette L08

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>Dietes bicolor</i> | Fortnight lily |
| 5. <i>Hymenocallis littoralis</i> | Spider Lilly |
| 6. <i>Zamia furfuracea</i> | Cardboard Palm |
| 7. <i>Trachelospermum asiaticum</i> | Japanese Star Jasmine |
| 8. <i>Hibbertia scandens</i> | Snake Vine |
| 9. <i>Lomandra tanika</i> | Tanika |
| 10. <i>Pyrus calleryana</i> 'Capital' | Pyrus 'Capital' |
| 11. <i>Plumeria acutifolia</i> | Frangipani |
| 12. <i>Banksia integrifolia</i> | Coastal Banksia |
| 13. <i>Syzygium australe</i> 'Resilience' | LillyPilly |
| 14. <i>Asplenium australasicum</i> | Birds Nest Fern |
| 15. <i>Alpinia zerumbet</i> | Shell Ginger |
| 16. <i>Alocasia brisbanensis</i> | Cunjevoi |
| 17. <i>Viola hederacea</i> | Native Violet |
| 18. <i>Cycas revoluta</i> | Sago Palm |

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