# **Site - General Description**

This landscape design report has been prepared in accordance with the Newcastle Development Control Plan 2012 (DCP), the Newcastle Local Environmental Plan 2012 (LEP) and State Environmental Planning Policy No 65 (SEPP 65) requirements.

The project site is located at 990 Hunter Street in Newcastle West, NSW. The site is bounded Hunter Street on the northwest, the rail corridor northeast, and existing commercial properties on the south. The site area is approximately 1,428 m<sup>2</sup>.

The majority of the site is covered by an existing building and two parking areas. The building and parking will be removed to make way for the proposed development.

Existing vegetation is limited a tree at the northern point of the property. Low level planting consist of shrubs located under the tree. There are two trees located along Hunter Street that will be affected by the development.

The site is currently contained within the Heritage Conservation Area and the B4 - Mixed Use zoning as defined in the LEP.

# **Proposed Development**

The proposed development consists of retail space along the Hunter Street level with residential units on 12 levels above that. Parking will be internal to the building on multiple levels. Access to the parking is off Hunter Street.

# **Proposed Landscape Works and Objectives**

The proposed landscape aims to improve the amenity of the site and the surrounding community. The design plans meet The City of Newcastle planning objectives and SEPP 65 requirements through the consideration of environmental, ecological concerns and public amenity. The landscape responds to these items by incorporating the following:

- The use of durable materials
- Planting that complements the existing character of the surrounding development
- Enhancing the streetscape
- Low maintenance plant selections
- Low water use and native plant species

Streetscape improvements include the installation of 4 planting areas. These will contain 6 trees and low shrub and groundcover planting. These landscape improvements aim to create a pedestrian friendly environment along Hunter Street and will visually soften the building. CPTED principles are applied to allow visual surveillance and thus increase the safety of the residents and users of the building.

A small area of deep soil planting is provided at the rear of the building. In keeping with the SEPP 65 requirements, 2 medium trees will be planted within this area.

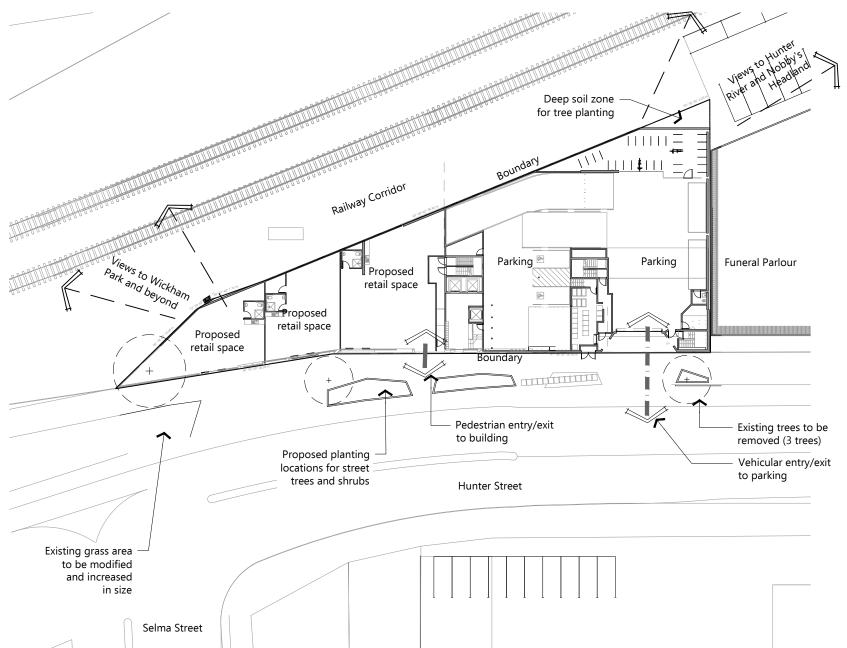
The common area landscapes occur on levels 4, 10, 11 and 12. These areas have been designed in accordance with SEPP 65 principles and will include diverse and appropriate planting, shading trees and access to gardens by residents. There will also be trees and structures to enhance the microclimate. The planters within these areas are designed with varying soil depths to accommodate the soil volumes required by the trees and shrubs planted within them

#### Hardworks

The hardworks for the project include reinstating the street level footpath and providing the paving surfaces for the terraces. These areas will contain hard surfaces and be designed for universal access.

#### Proposed Landscape Details

Total communal outdoor space: 392 m<sup>2</sup>
Deep soil area: 17 m<sup>2</sup>
Lawn area: 0 m<sup>2</sup>
Green roof planting area: 131 m<sup>2</sup>
Planting area (communal & public): 62 m<sup>2</sup>
Area of indigenous species: 38 m<sup>2</sup>



# **Consultants Declaration:**

I Tadd Andersen have prepared the documentation and hold qualifications to meet the requirements of The City of Newcastle for this category of development as outlined in the Newcastle Development Control Plan 2012 and quidelines relevant for this development.

Qualification: Registered Landscape Architect, AILA. Member no: 2051



Revisions		
Issue	Details	Date
Α	Initial Issue	22.03.16
В	Architectural changes	25.04.16
С	Architectural changes	31.10.16
D	Architectural changes	31.10.16

Landscape Plan Existing Site



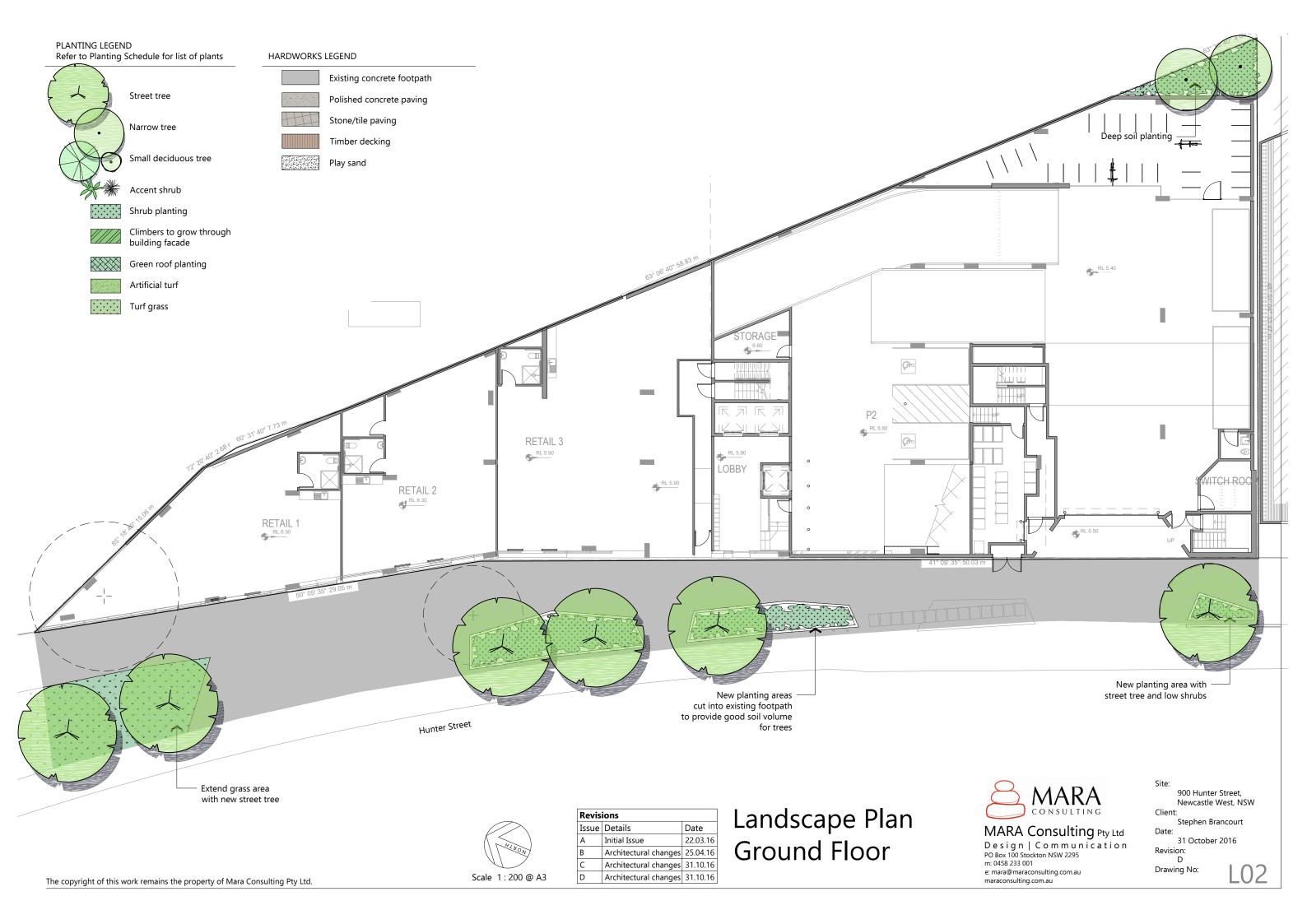
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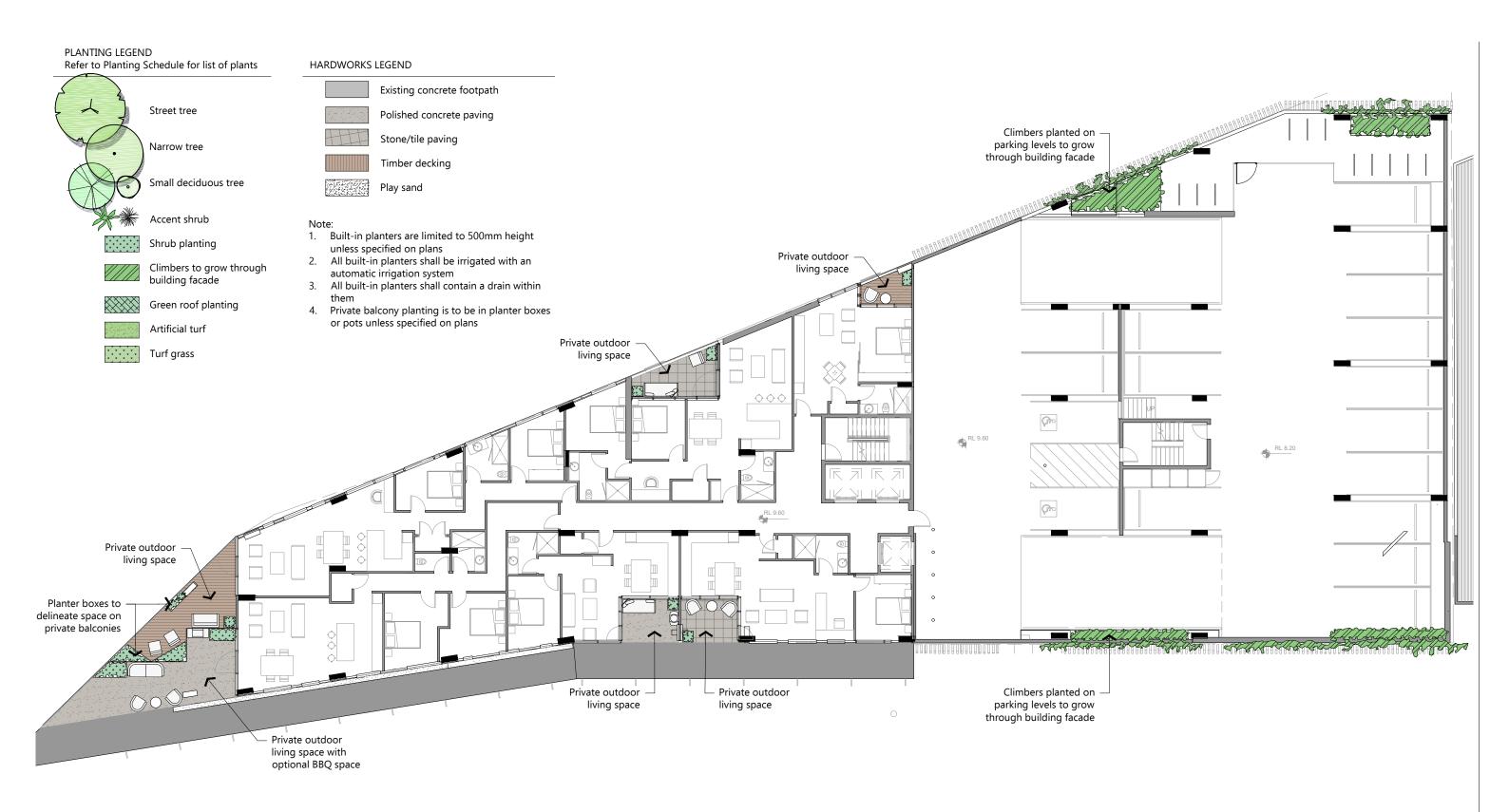
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Site:
900 Hunter Street,
Newcastle West, NSW
Client:
Stephen Brancourt
Date:
31 October 2016
Revision:
D
Drawing No:

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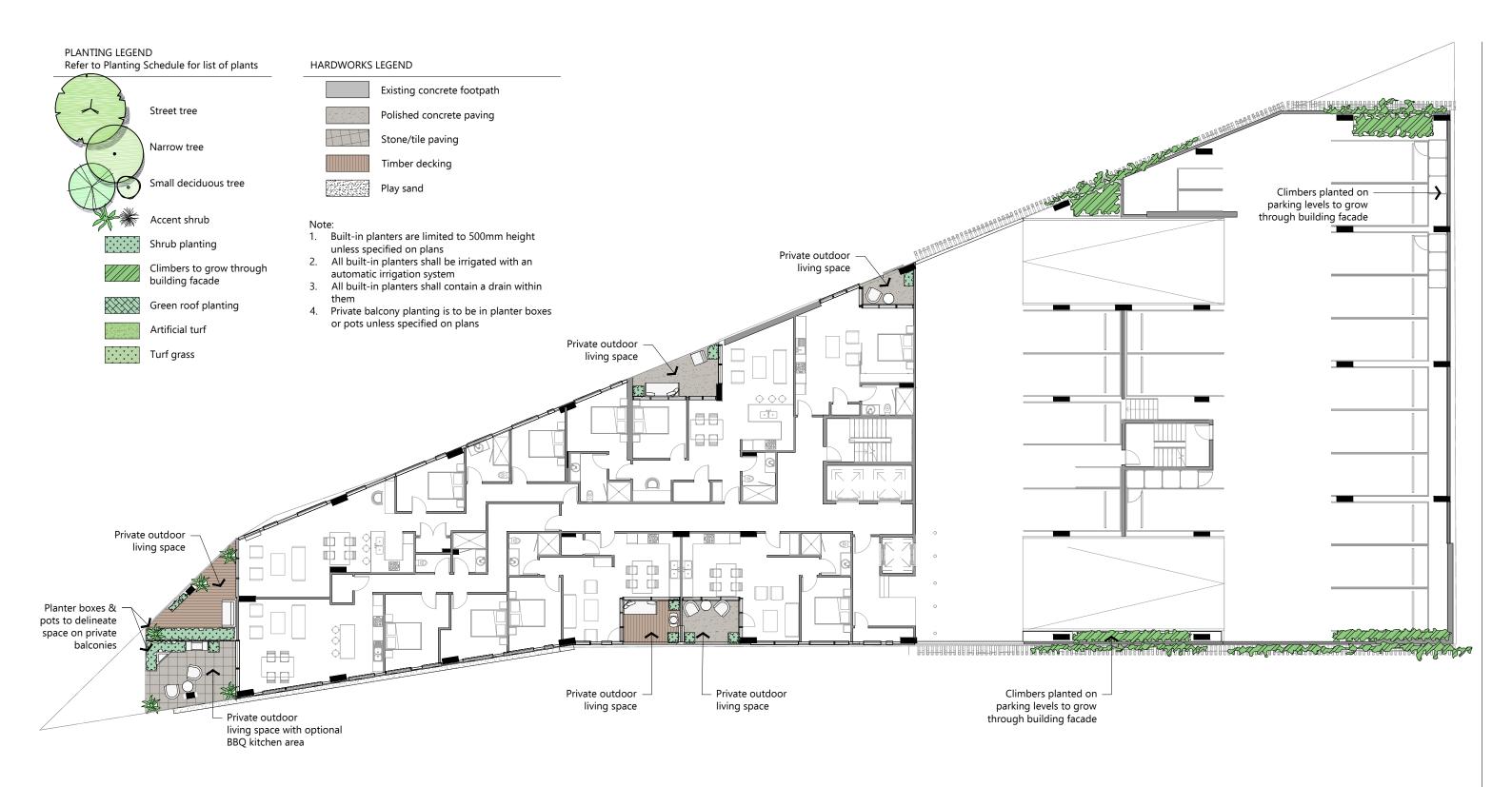
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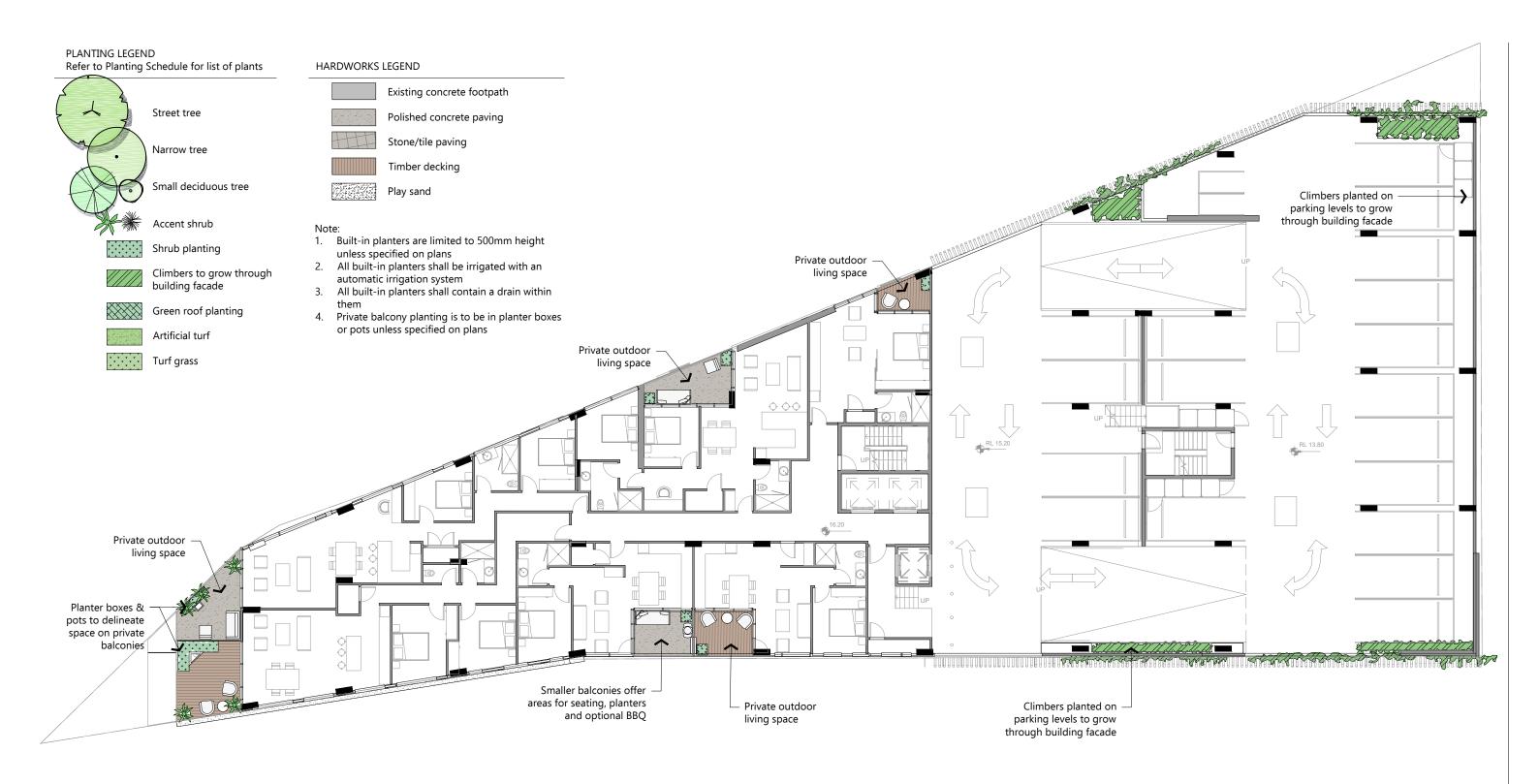
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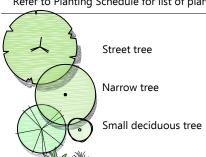
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# PLANTING LEGEND Refer to Planting Schedule for list of plants



Accent shrub

Shrub planting

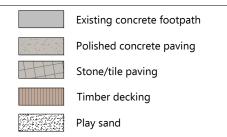
Climbers to grow through building facade

Green roof planting

Artificial turf

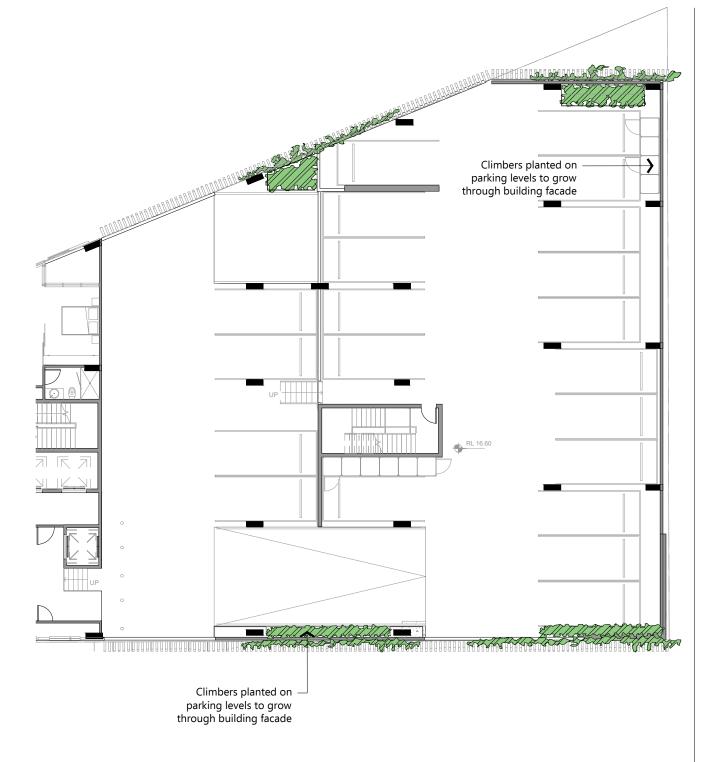
Turf grass

#### HARDWORKS LEGEND



#### Note:

- 1. Built-in planters are limited to 500mm height unless specified on plans
- All built-in planters shall be irrigated with an automatic irrigation system
- 3. All built-in planters shall contain a drain within them
- 4. Private balcony planting is to be in planter boxes or pots unless specified on plans





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Landscape Plan P9 Carpark



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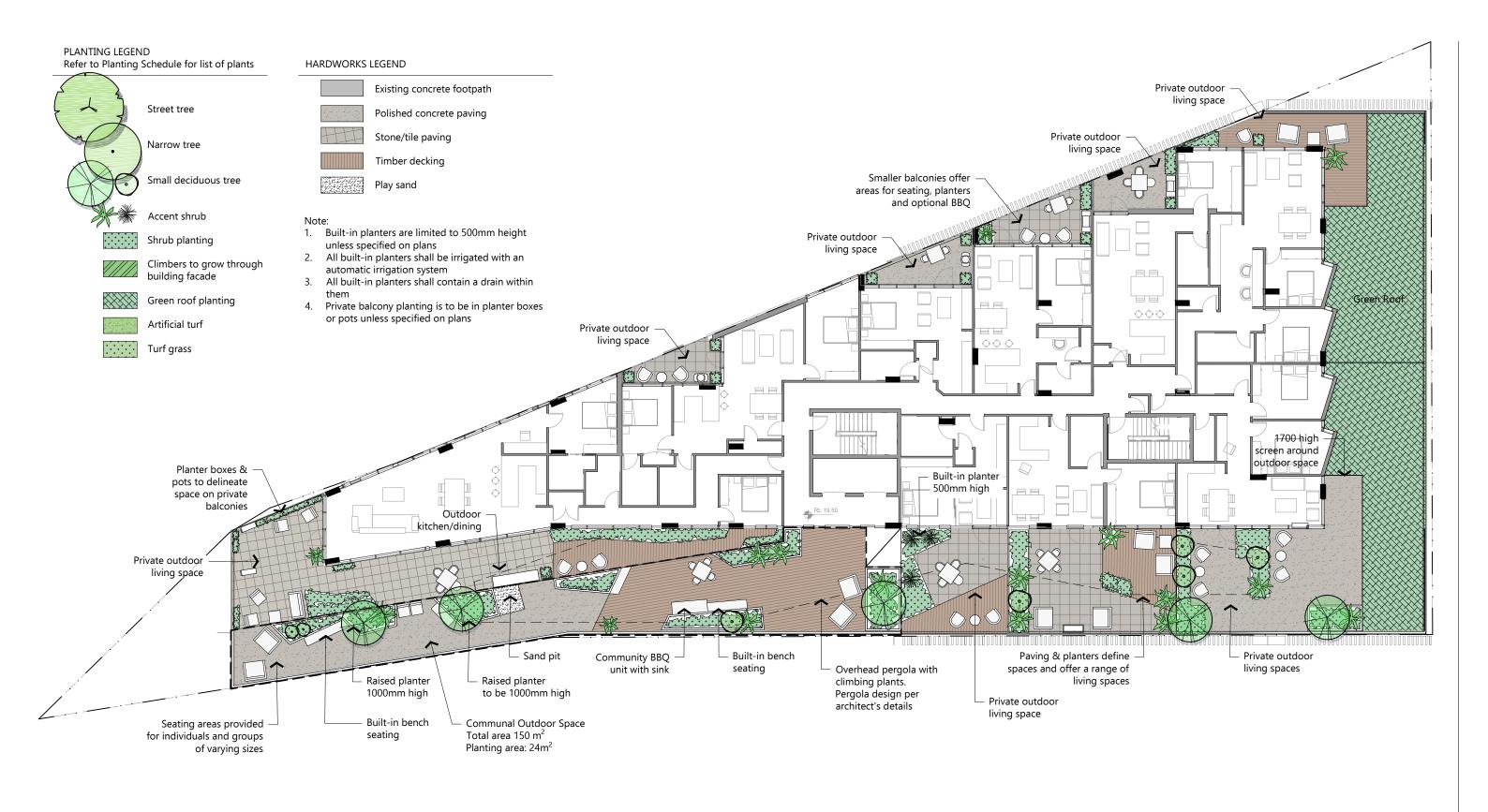
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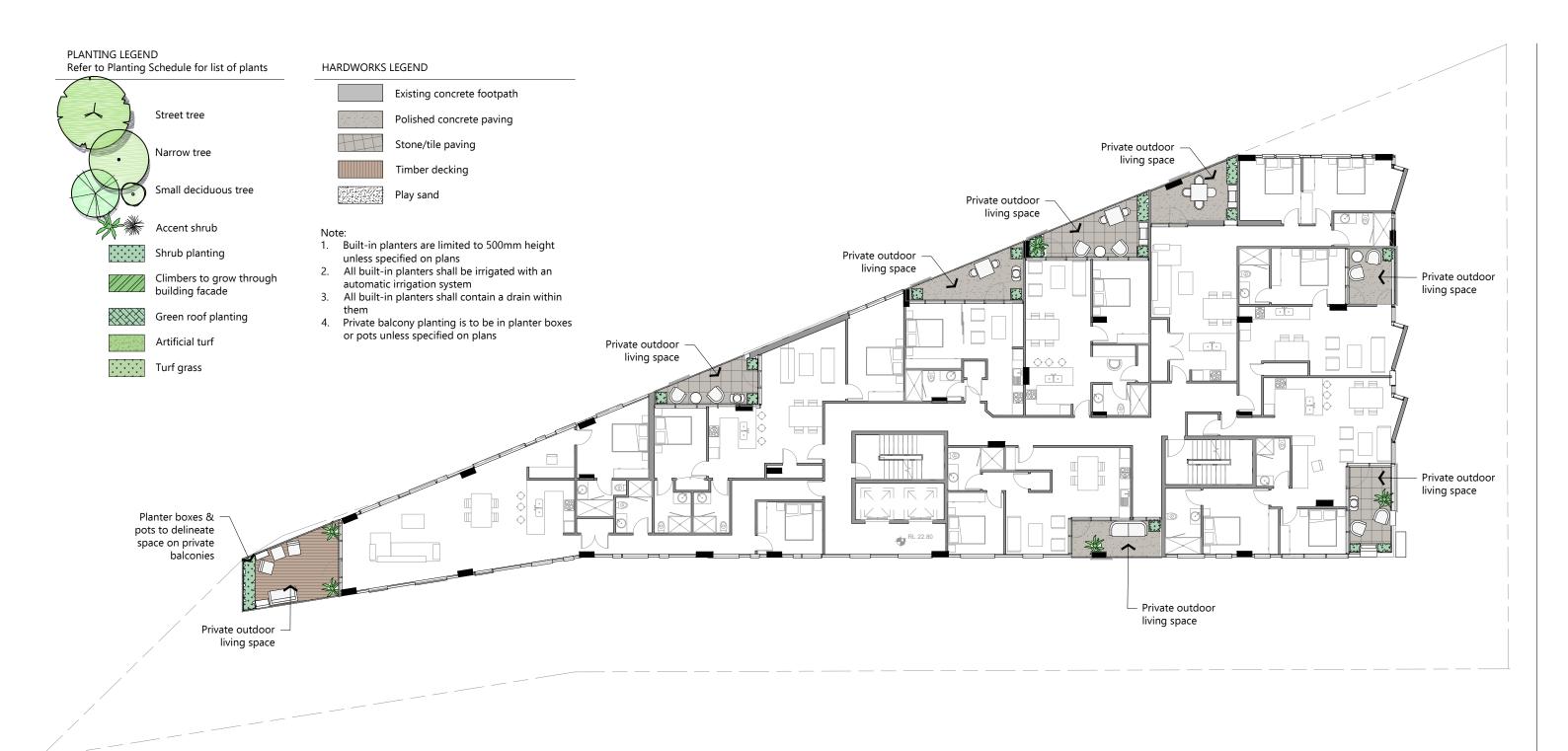
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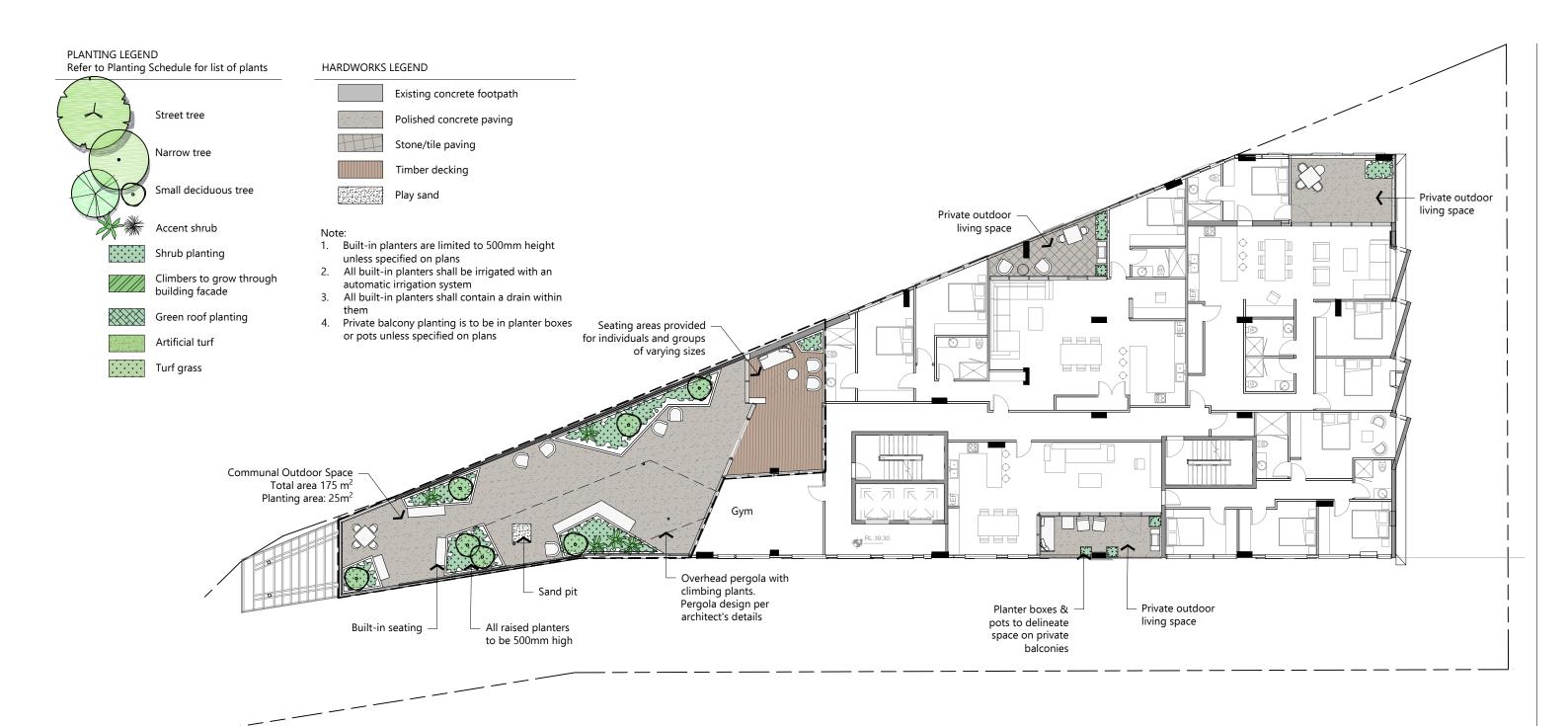
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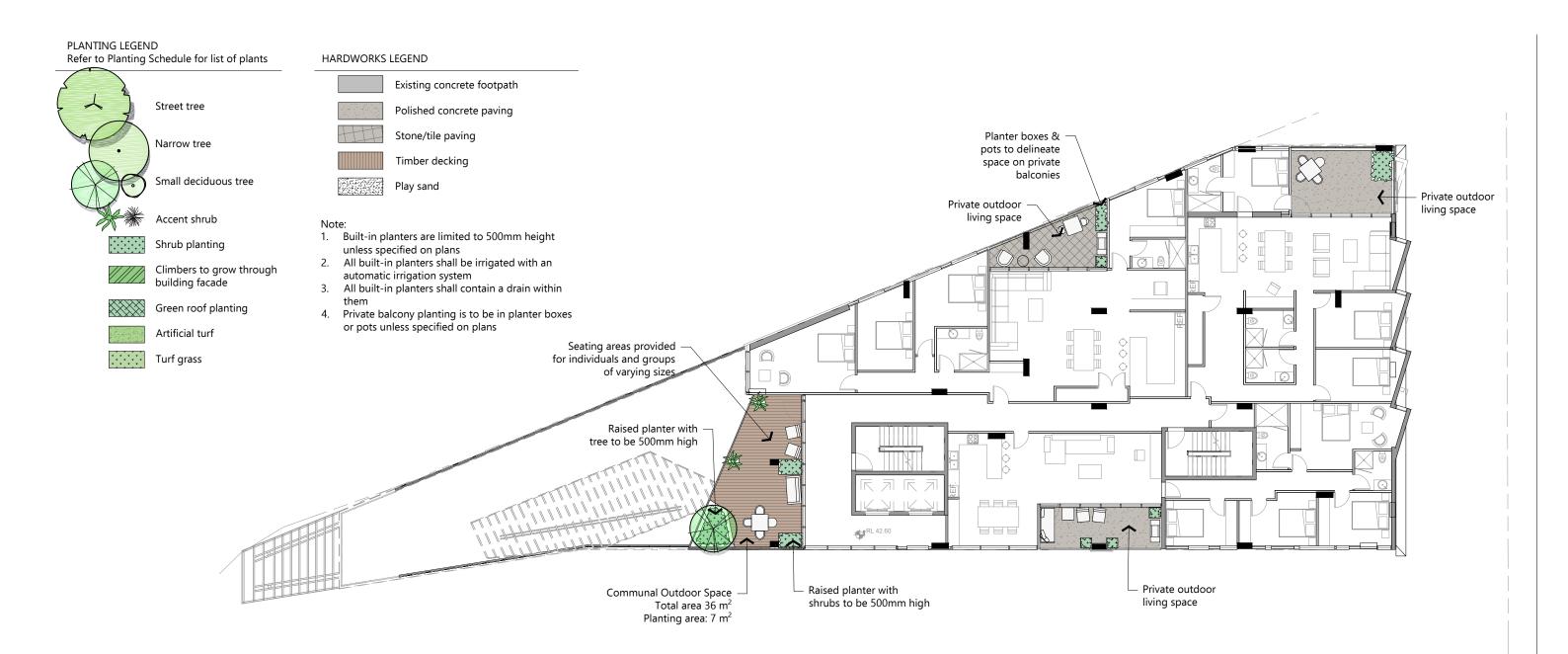


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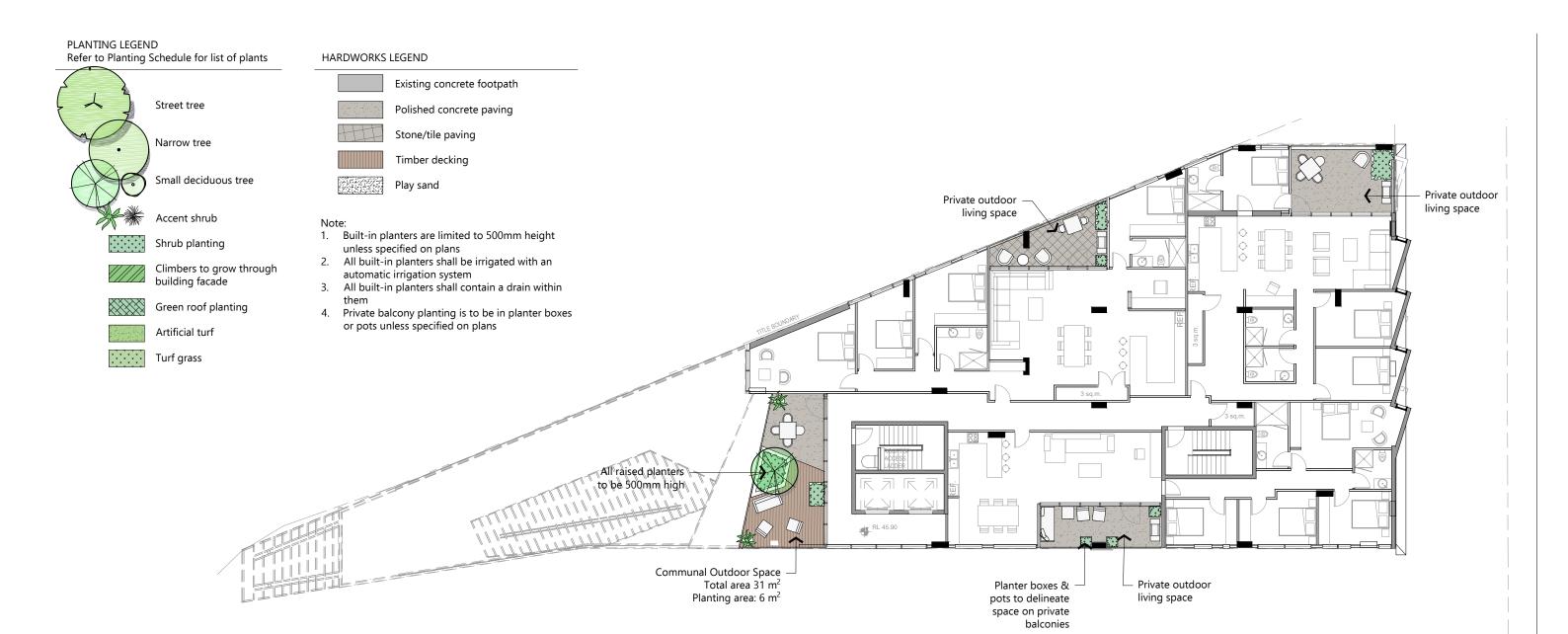
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# PLANTING SCHEDULE: Ground Level and Streetscape

Botanical Name	Common Name	Pot Size
Trees		
Banksia integrifolia	Coast Banksia	45 Litre
Cupaniopsis anacardioides	Tuckeroo	45 Litre
Liriodendron tulipifera	Tulip Tree	100 Litre
Tristaniopsis 'Luscious'	Luscious Watergum	45 Litre
<b>Shrubs</b> Euryomyrtus ramosissima Raphiolepis x delacourii Westringia 'Grey Box'	Rosy Baeckea Pink Indian Hawthorne	5 Litre 5 Litre 5 Litre
<b>Groundcover and Grasses</b>		
Banksia 'Birthday Candles'	Birthday Candles Banksi	
Dianella 'Little Jess'	Little Jess	2.5 Litre
Lomandra 'Katrinus'	Katrinus Lomandra	2.5 Litre
Myoporum parvifolium	Creeping Boobialla	2.5 Litre
Viola hederacea	Native Violet	2.5 Litre

PLANTING SCHEDULE: On Structure, North Facing

Install 75mm mulch in all planting areas.

FLANTING SCHEDOLL. On Structure, North Facing				
Botanical Name	Common Name	Pot Size		
Trees Dracaena draco Lagerstroemia indica Lauris nobilis Plumeria spp.	Dragon Tree Crape Myrtle Bay Tree Frangipani	75 Litre 25 Litre 45 Litre 25 Litre		
Shrubs Acacia cognata 'Cousin Itt" Aeonium arboreum 'Zwartkop' Convolvulus cneorum Dodonea viscosa 'Purpurea' Echium candicans Raphiolepis 'Ballerina' Westringia 'Grey Box'	Cousin Itt Acacia Black Rose Silver Bush Sticky Hop Bush Pride of Madeira Ballerina Grey Box Westringia	2.5 Litre 5 Litre 2.5 Litre 5 Litre 5 Litre 5 Litre 5 Litre 5 Litre 5 Litre		
Accent Shrubs Agave attenuata Agave victoria-reginae Cordyline australis 'Purpurea' Furcrea foetida Strelitzia nicolai Yucca elephantipes	Agave Queen Victoria Agave Purple Cordyline Mauritius Hemp Giant Bird of Paradise Spineless Yucca	25 Litre 25 Litre 25 Litre 25 Litre 25 Litre 25 Litre 25 Litre		
Groundcover and Grasses Ajuga reptans 'Caitlin's Giant' Dichondr a 'Silver Falls' Isotoma fluviatilis Liriope 'Stripy White' Lomandra 'Tanika'	Giant Bugle Silver Falls Dichondra Blue Star Creeper Stripy White Dwarf Mat Rush	2.5 Litre 2.5 Litre 2.5 Litre 2.5 Litre 2.5 Litre		
Climbers Jasminum polyanthum Rosa banksiae Tecomaria capensis Vigna caracalla Wisteria sinensis	Jasmine Banksia Rose Cape Honeysuckle Snail Creeper Wisteria	2.5 Litre 2.5 Litre 2.5 Litre 2.5 Litre 2.5 Litre		

Note:

Install 75mm mulch in all planting areas.

### PLANTING SCHEDULE: On Structure, South Facing

Botanical Name	Common Name	Pot Size
Trees Acmena smithii Camellia 'Nuccio's Gem' Laurus nobilis	Dwarf Lilly Pilly Nuccio's Gem Camellia Bay Tree	25 Litre 25 Litre 25 Litre
Shrubs Acanthus mollis Blechnum gibbum 'Silver Lady' Crassula ovata 'Blue Bird' Gardenia 'Florida' Plectranthus argentatus Sansevieria stucky	Oyster Plant Silver Lady Fern Blue Jade Tree Gardenia Silver Plectranthus Elephant Tusks	5 Litre 5 Litre 5 Litre 5 Litre 5 Litre 5 Litre
Accent Shrubs Asplenium australasicum Monstera deliciosa Vriesea imperialis	Birds Nest Fern The Fruit Salad Tree Imperial Bromeliad	25 Litre 25 Litre 25 Litre
Groundcover and Grasses Ajuga reptans purpurea Isotoma fluviatilis Liriope 'Evergreen Giant' Mentha requienii Viola hederacea	Purple Carpet Bugleweed Blue Star Creeper Giant Turf Lily Corsican Mint Native Violet	d2.5 Litre 2.5 Litre 2.5 Litre 2.5 Litre 2.5 Litre
<b>Climbers</b> Hedera helix Jasminum polyanthum Tecomaria capensis	Common Ivy Jasmine Cape Honeysuckle	2.5 Litre 2.5 Litre 2.5 Litre

Note

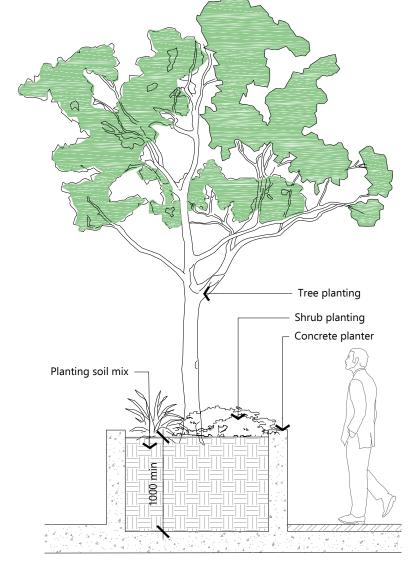
Install 75mm mulch in all planting areas.

### PLANTING SCHEDULE: Green Roof

Planting soil mix

500mm High Planter on Structure Detail

Botanical Name	Common Name	Pot Size
Groundcover and Grasses		
Carpobrotus 'Aussie Rambler'	Aussie Rambler	Tubestock
Dianella 'Aranda'	Aranda Dianella	Tubestock
Gazania 'Double Gold	Gazania	Tubestock
Isotoma fluviatilis	Blue Star Creeper	Tubestock
Liriope 'Isabella'	Turf Lily	Tubestock
Lomandra 'Katie Belles'	Katie Belles	Tubestock
Lomandra 'Shara'	Shara	Tubestock
Myoporum 'Yareena'	Myoporum	Tubestock
Themeda 'Mingo'		Tubestock
Viola hederacea	Native Violet	Tubestock
Westringia 'Mundi'	Mundi Westringia	2.5 Litre
-	•	



1000mm High Planter on Structure Detail section

h Planter on Structure Detail
Scale 1:40 @ A3

# RevisionsIssueDetailsDateAInitial Issue22.03.16BArchitectural changes25.04.16CArchitectural changes31.10.16

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Landscape Plan Planting

Shrub planting Concrete planter

Scale 1:40 @ A3



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Climbers on mesh to facilitate vertical growth to pergolas and building facade  $\overline{\text{Image}}$ 



Climbers on cable system to facilitate vertical growth to pergolas Image

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Landscape Plan Climber Structures

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