

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 by 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 three 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.

An area of deep soil planting is provided at the rear of the building and along the rail corridor. In keeping with the SEPP 65 requirements, 2 medium trees will be planted within this area. A second area of deep planting is located at the northern tip of the property. Two additional trees will be planted within this area.

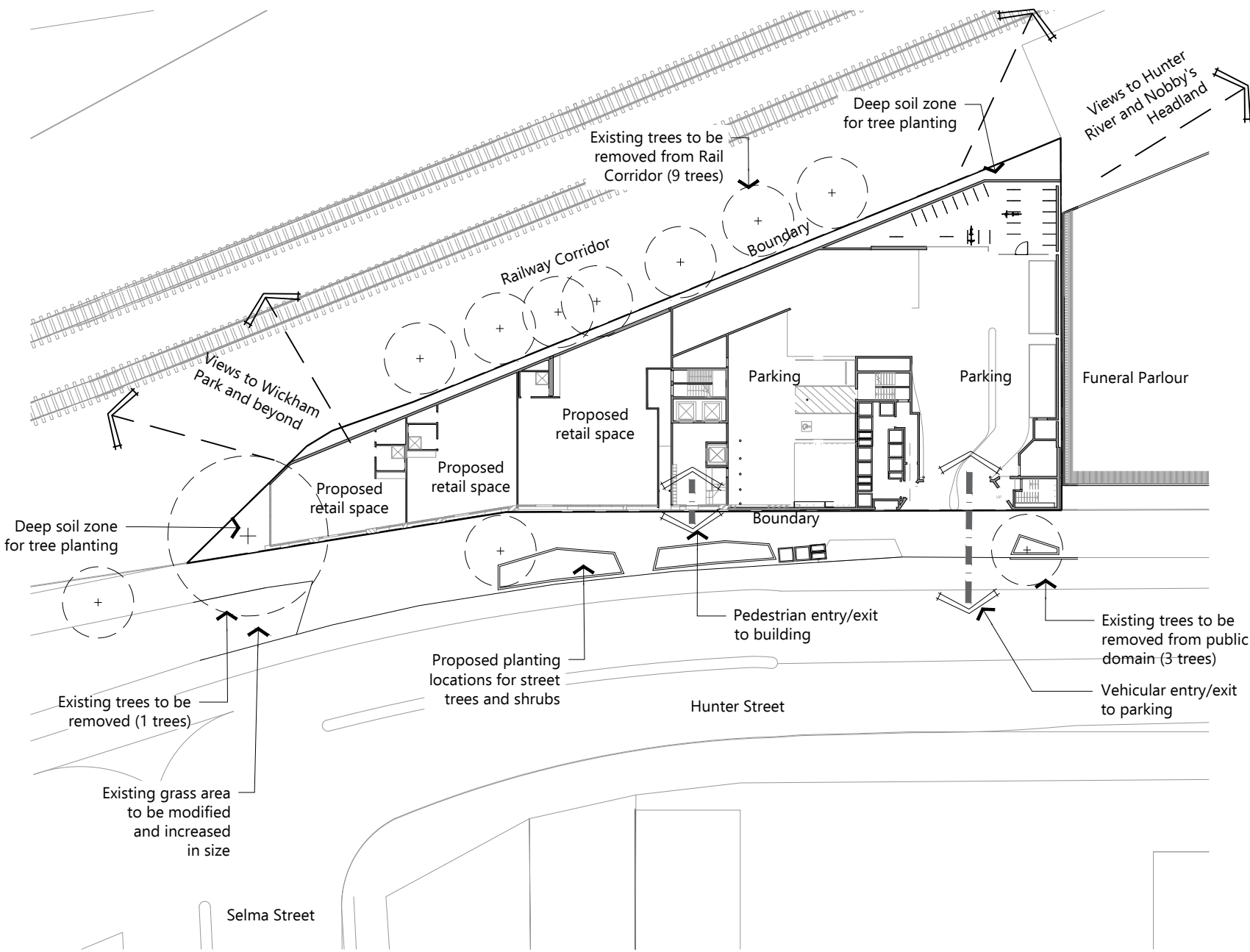
The common area landscapes occur on levels 4, 10, 11 and 12. These areas have been designed in accordance with SEPP 65 principles and will include diverse and appropriate planting, shading trees and access to gardens by residents. There will also be trees and structures to enhance the microclimate. The 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:	368 m <sup>2</sup>
Deep soil area:	100 m <sup>2</sup>
Lawn area:	0 m <sup>2</sup>
Green roof planting area:	150 m <sup>2</sup>
Planting area (communal & public):	156 m <sup>2</sup>
Area of indigenous species:	78 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 guidelines relevant for this development.

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

Revisions		
Issue	Details	Date
A	Initial Issue	22.03.16
B	Architectural changes	25.04.16
C	Architectural changes	31.10.16
D	Architectural changes	31.10.16
E	Architectural changes	28.07.17
F	Client Comments	03.08.17

Landscape Plan  
Existing Site



MARA Consulting Pty Ltd  
Design | Communication  
Level 1, 161 King Street, Newcastle NSW 2300  
m: 0458 233 001  
e: mara@maraconsulting.com.au  
maraconsulting.com.au

Site: 900 Hunter Street, Newcastle West, NSW  
Client: Brancourt Nominees  
Date: 28 July 2017  
Revision: E  
Drawing No:

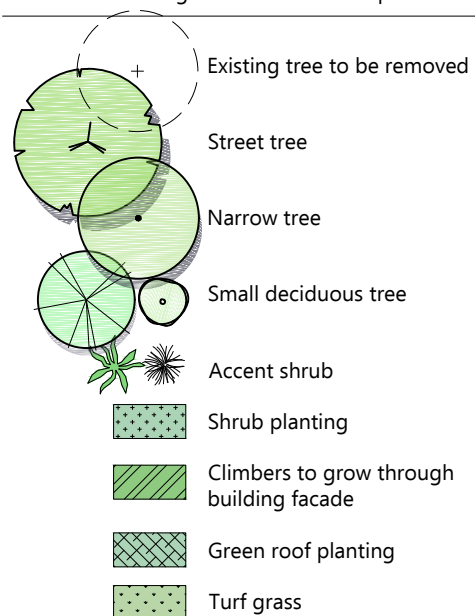
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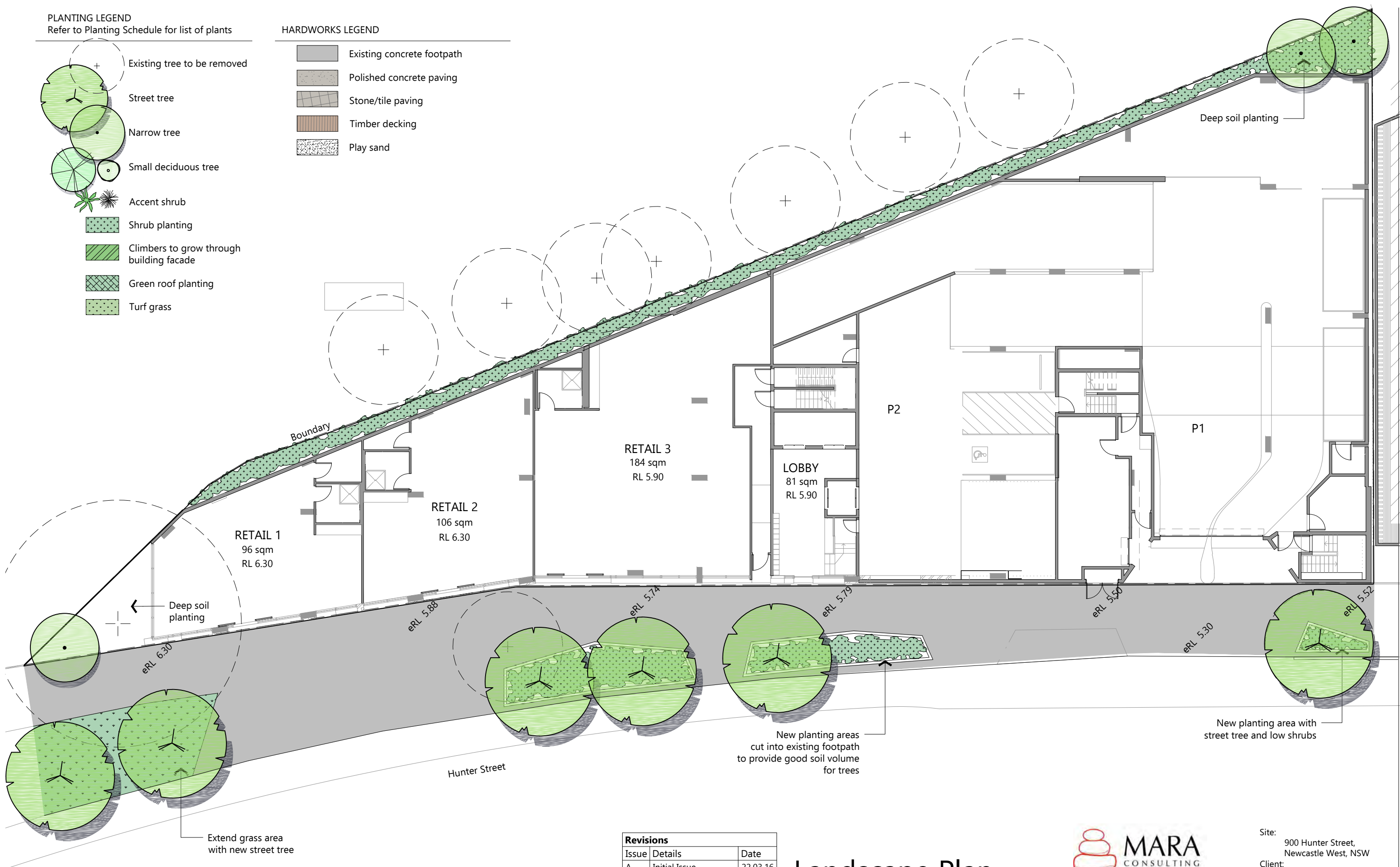
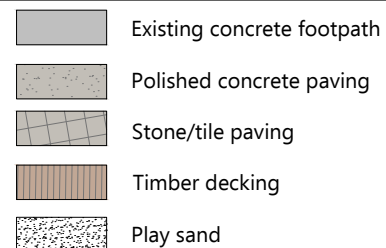
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PLANTING LEGEND  
Refer to Planting Schedule for list of plants



HARDWORKS LEGEND



Scale 1 : 200 @ A3

Revisions		
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A	Initial Issue	22.03.16
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## Landscape Plan Ground Floor

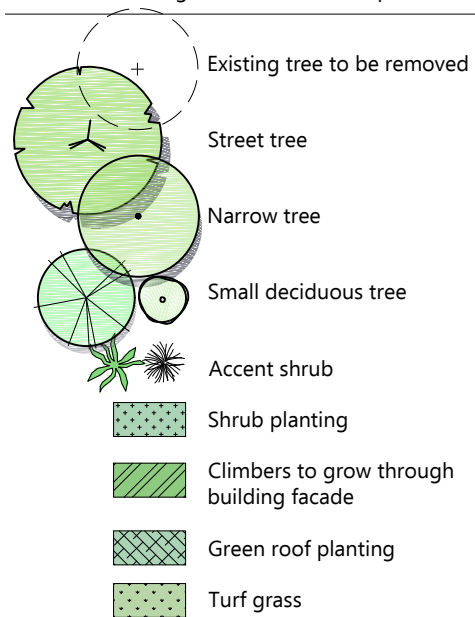


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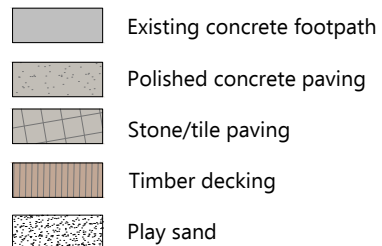
Site: 900 Hunter Street, Newcastle West, NSW  
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Drawing No: L02



PLANTING LEGEND  
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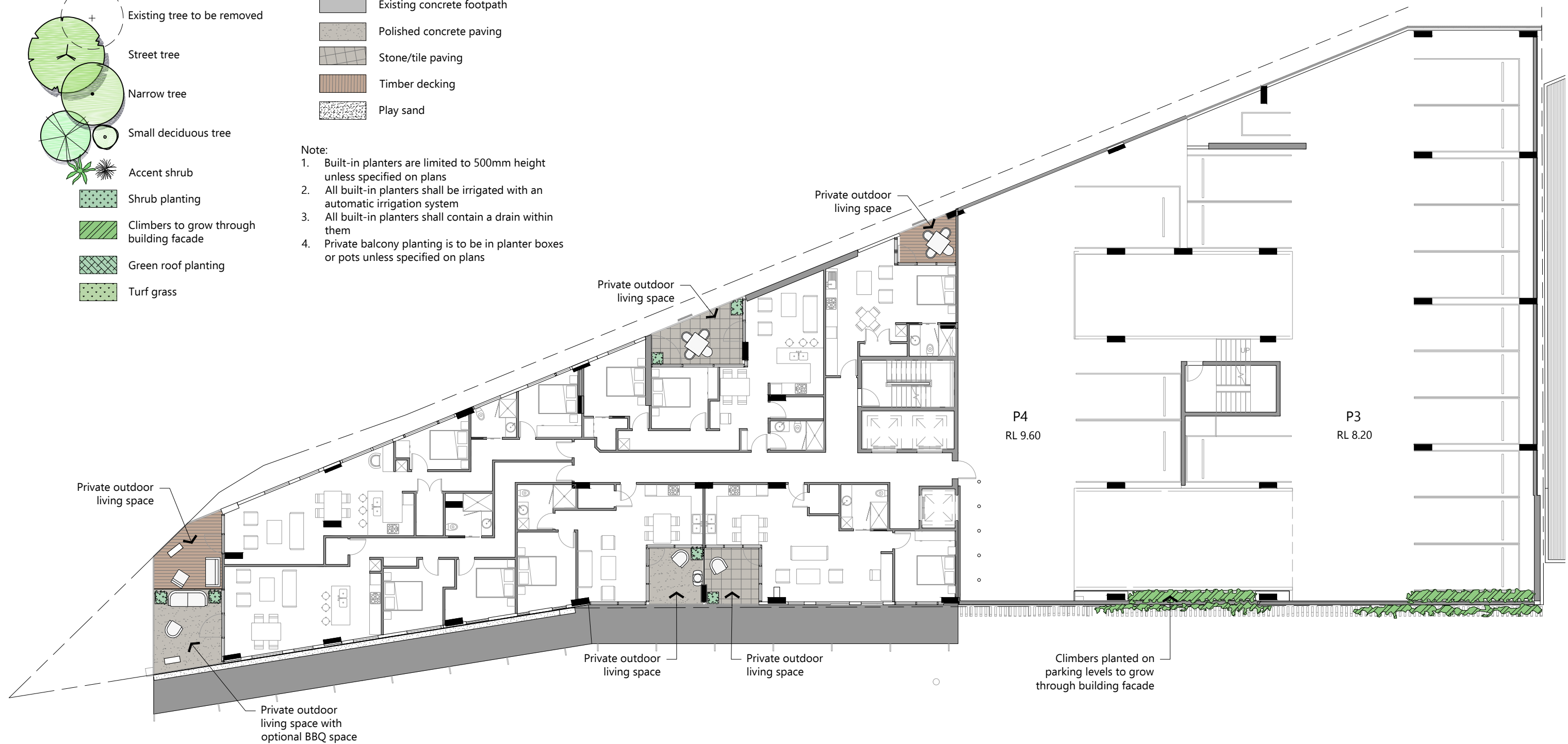


HARDWORKS LEGEND



Note:

1. Built-in planters are limited to 500mm height unless specified on plans
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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 Level 1



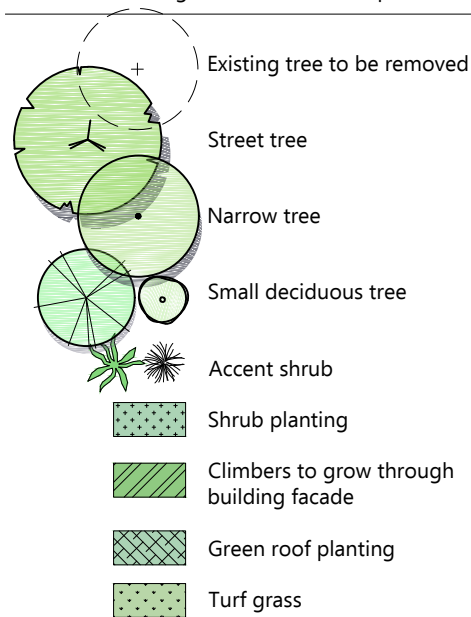
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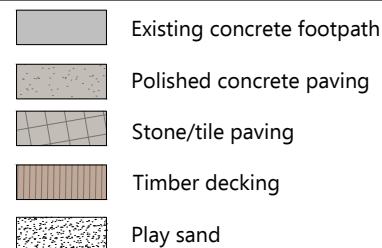
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PLANTING LEGEND  
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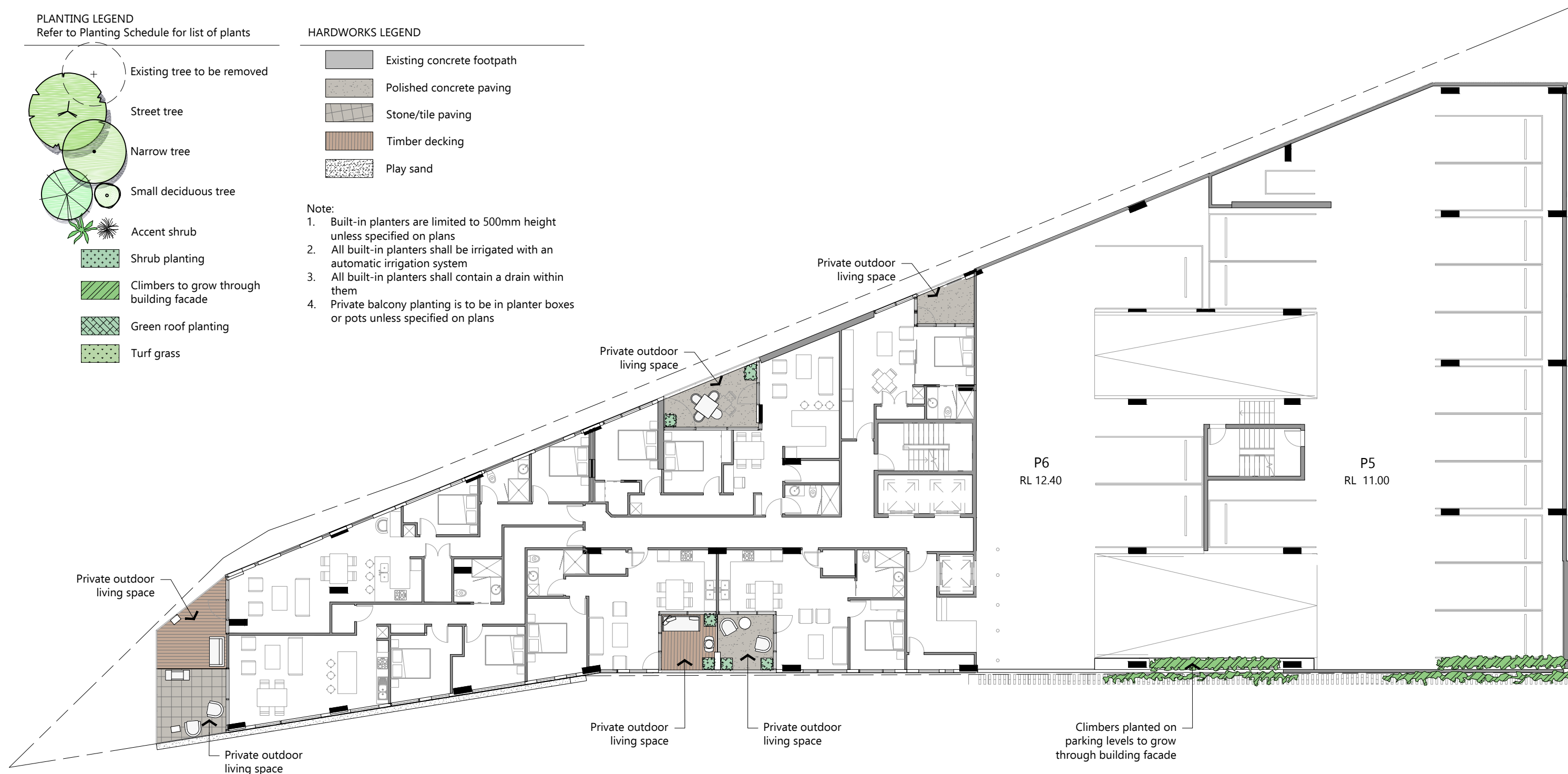


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## Landscape Plan Level 2



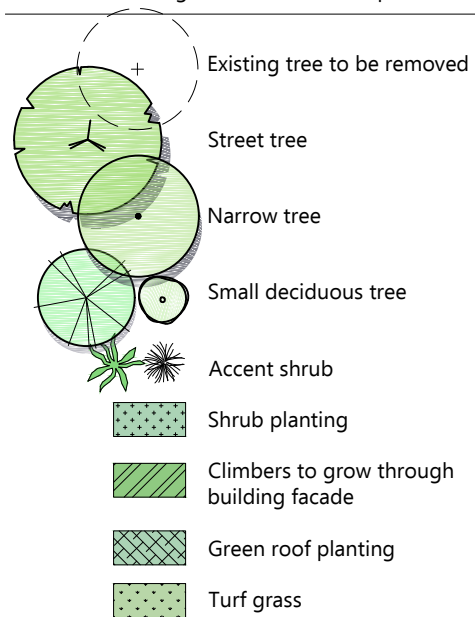
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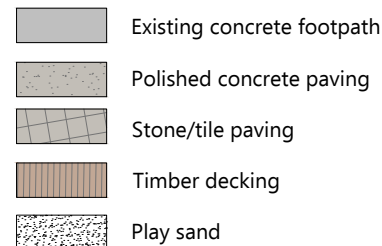
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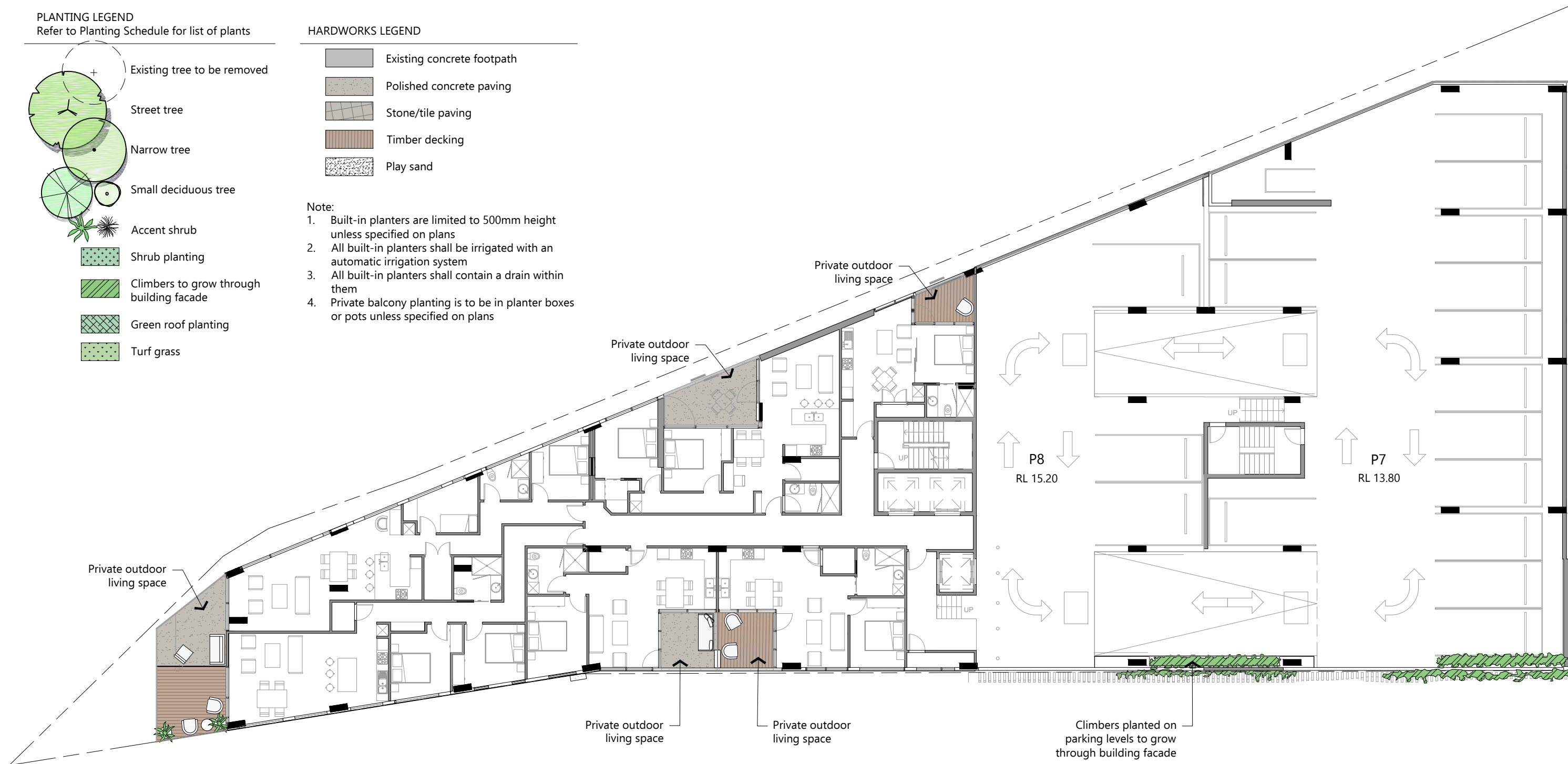


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## Landscape Plan Level 3



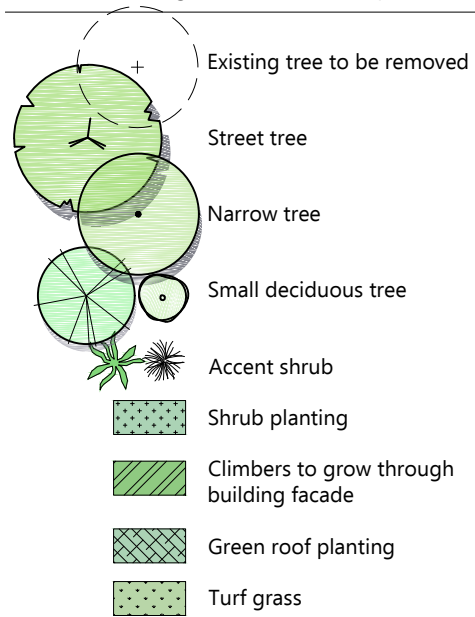
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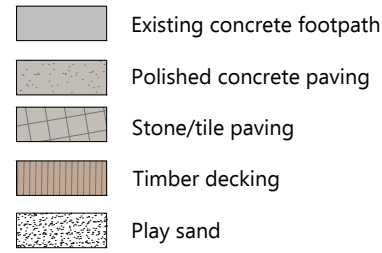
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PLANTING LEGEND  
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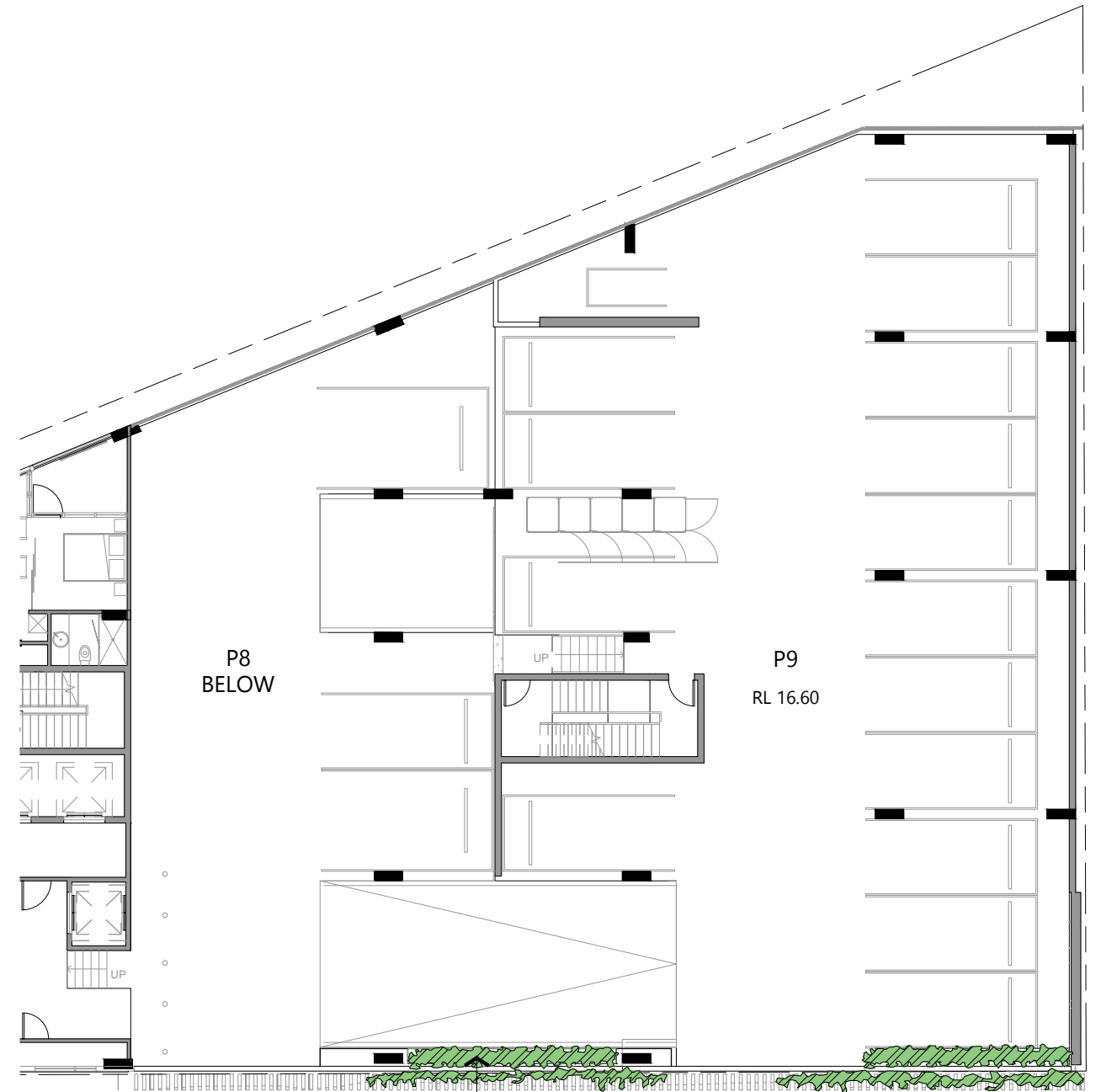


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## Landscape Plan P9 Carpark



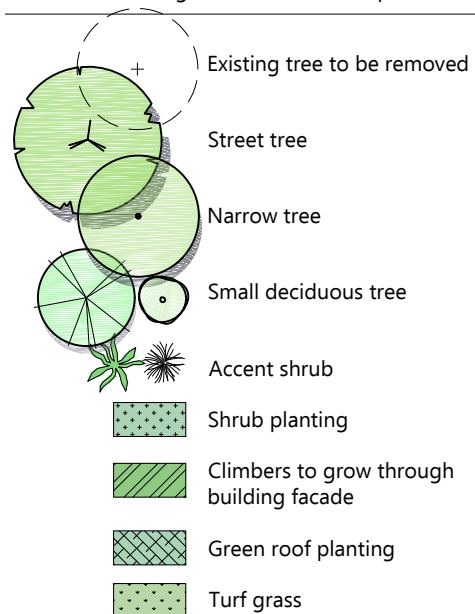
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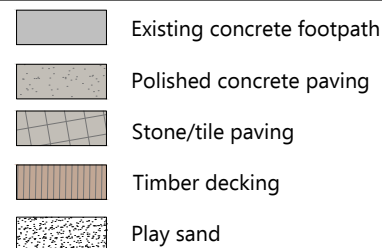
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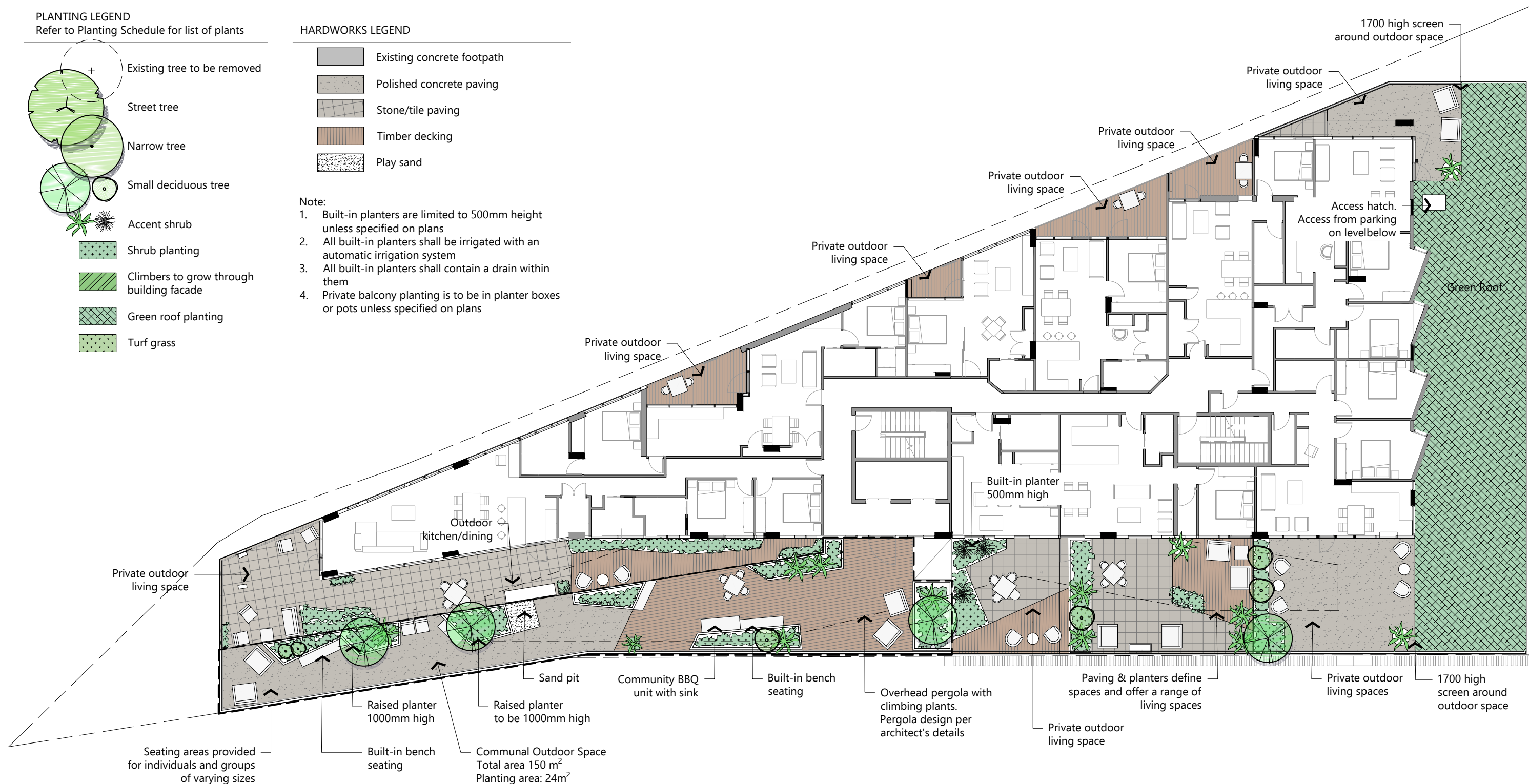


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## Landscape Plan Level 4

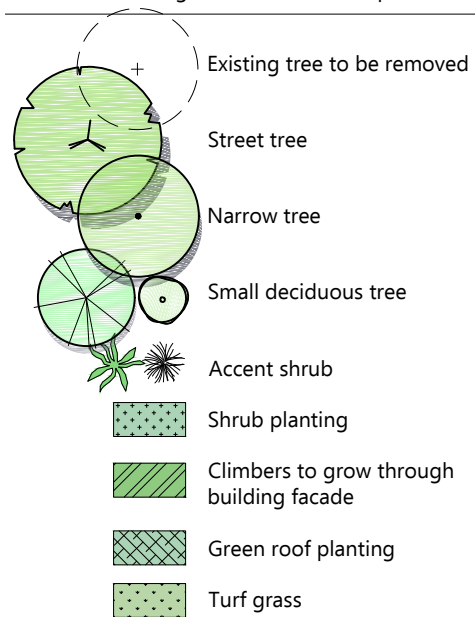


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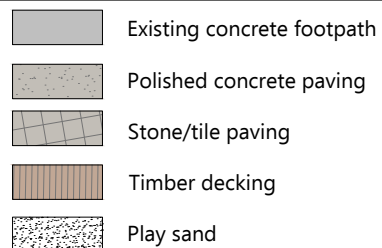
Site: 900 Hunter Street, Newcastle West, NSW  
Client: Brancourt Nominees  
Date: 28 July 2017  
Revision: E  
Drawing No: L07



PLANTING LEGEND  
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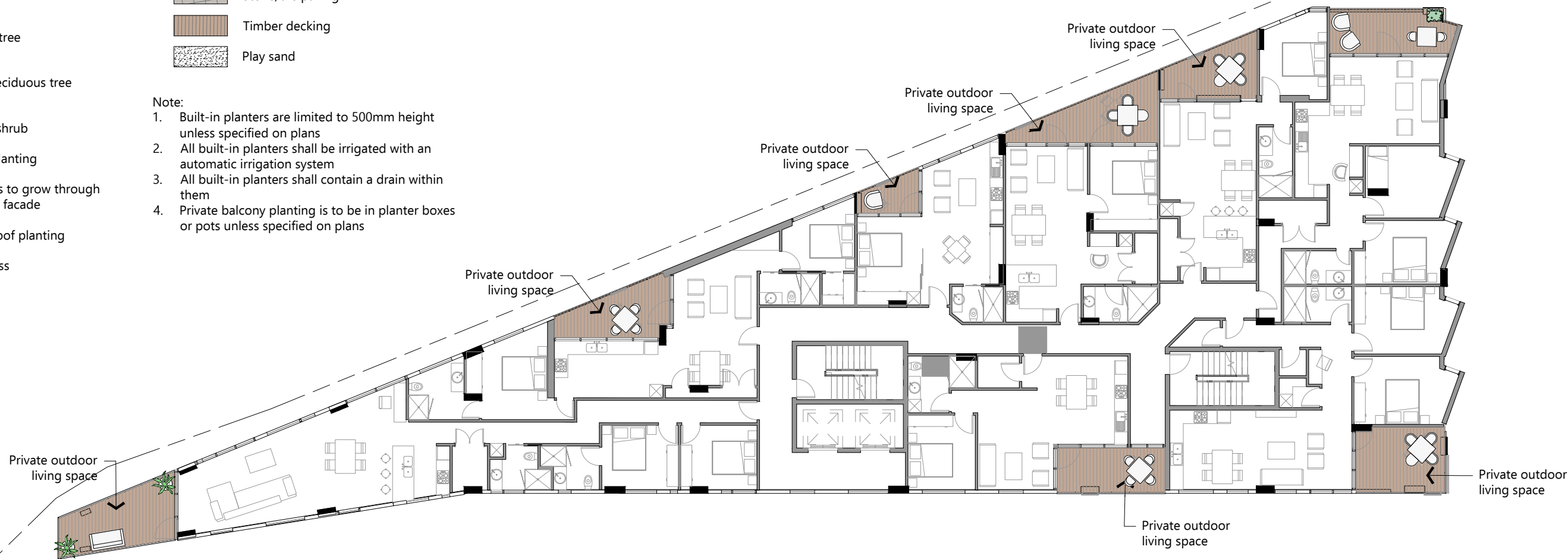


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## Landscape Plan Levels 5-9



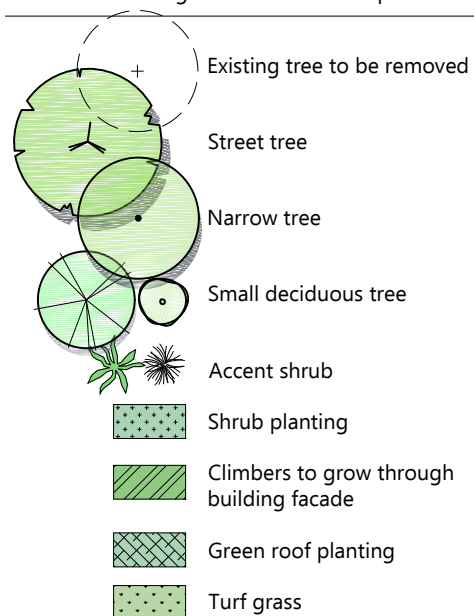
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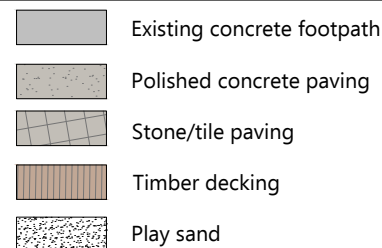
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PLANTING LEGEND  
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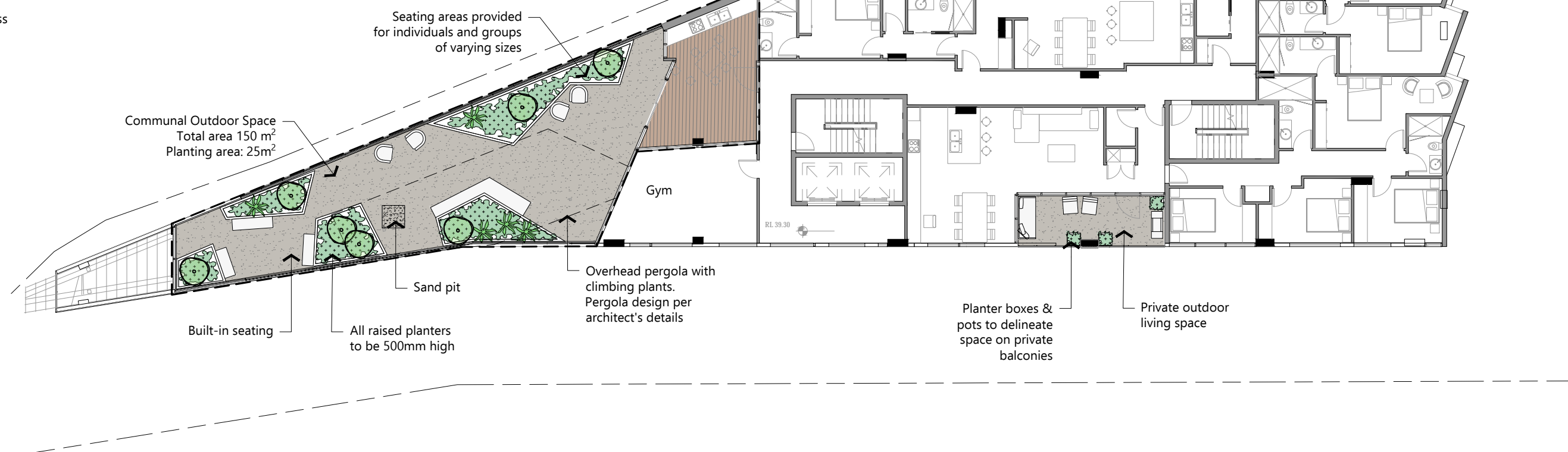


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## Landscape Plan Level 10

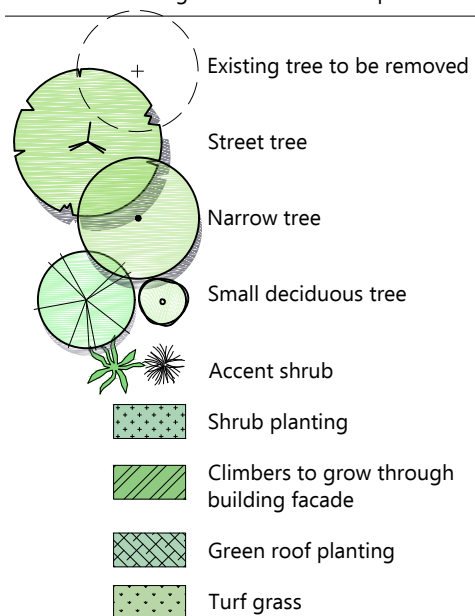


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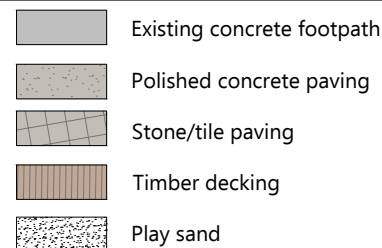
Site: 900 Hunter Street,  
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Date: 28 July 2017  
Revision: E  
Drawing No: L09



PLANTING LEGEND  
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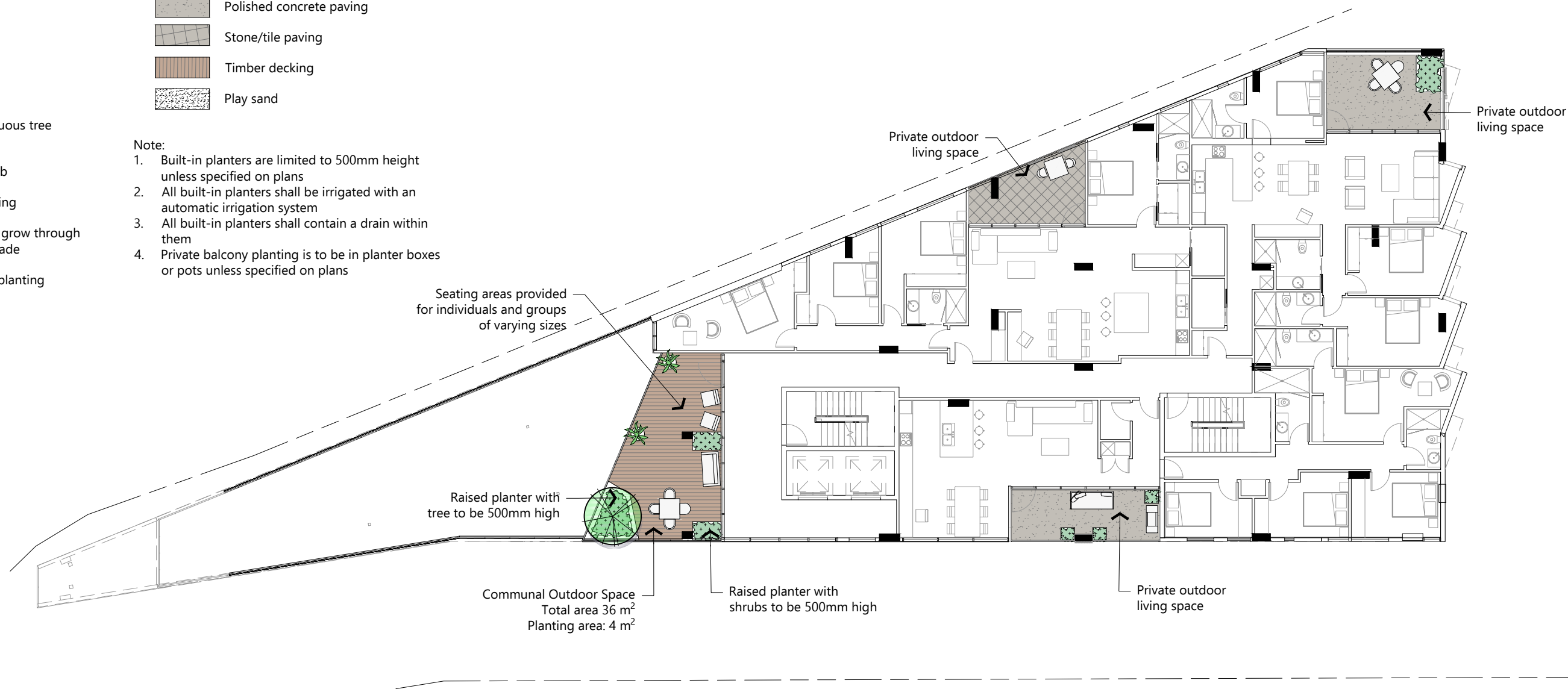


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## Landscape Plan Level 11



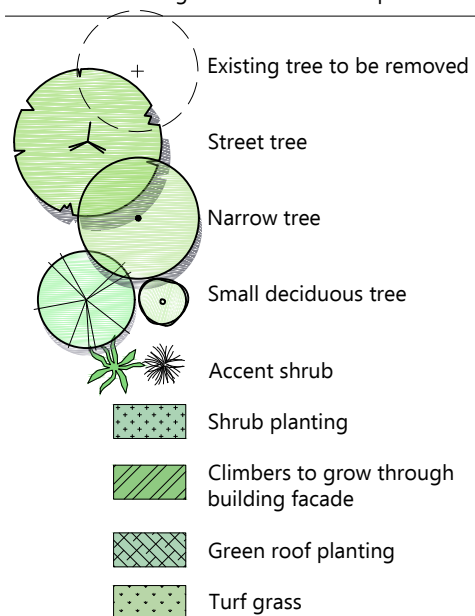
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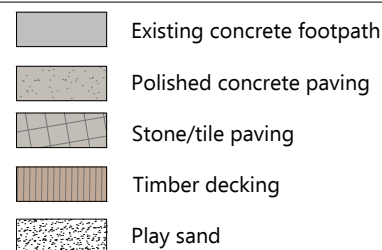
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PLANTING LEGEND  
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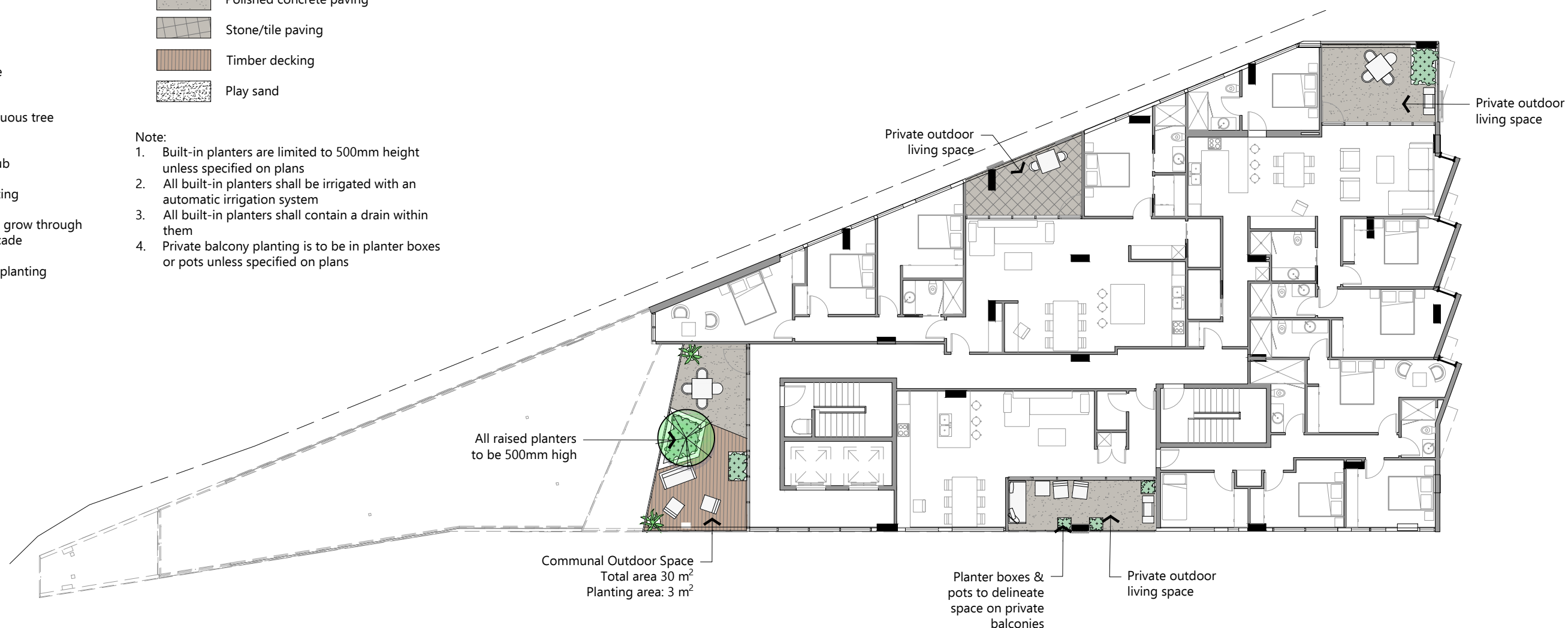


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## Landscape Plan Level 12



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Drawing No:

L11



PLANTING SCHEDULE: Ground Level and Streetscape

Botanical Name	Common Name	Pot Size
<b>Trees</b>		
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	Rosy Baeckea	5 Litre
Raphiolepis x delacourii	Pink Indian Hawthorne	5 Litre
Westringia 'Grey Box'		5 Litre
<b>Groundcover and Grasses</b>		
Banksia 'Birthday Candles'	Birthday Candles Banksia	2.5 Litre
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
Note: Install 75mm mulch in all planting areas.		

PLANTING SCHEDULE: On Structure, North Facing

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

Note:  
Install 75mm mulch in all planting areas.

PLANTING SCHEDULE: On Structure, South Facing

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

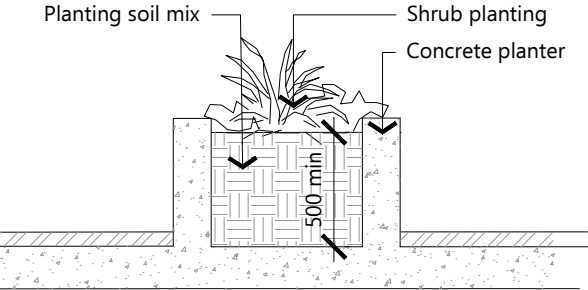
Note:  
Install 75mm mulch in all planting areas.

PLANTING SCHEDULE: Green Roof

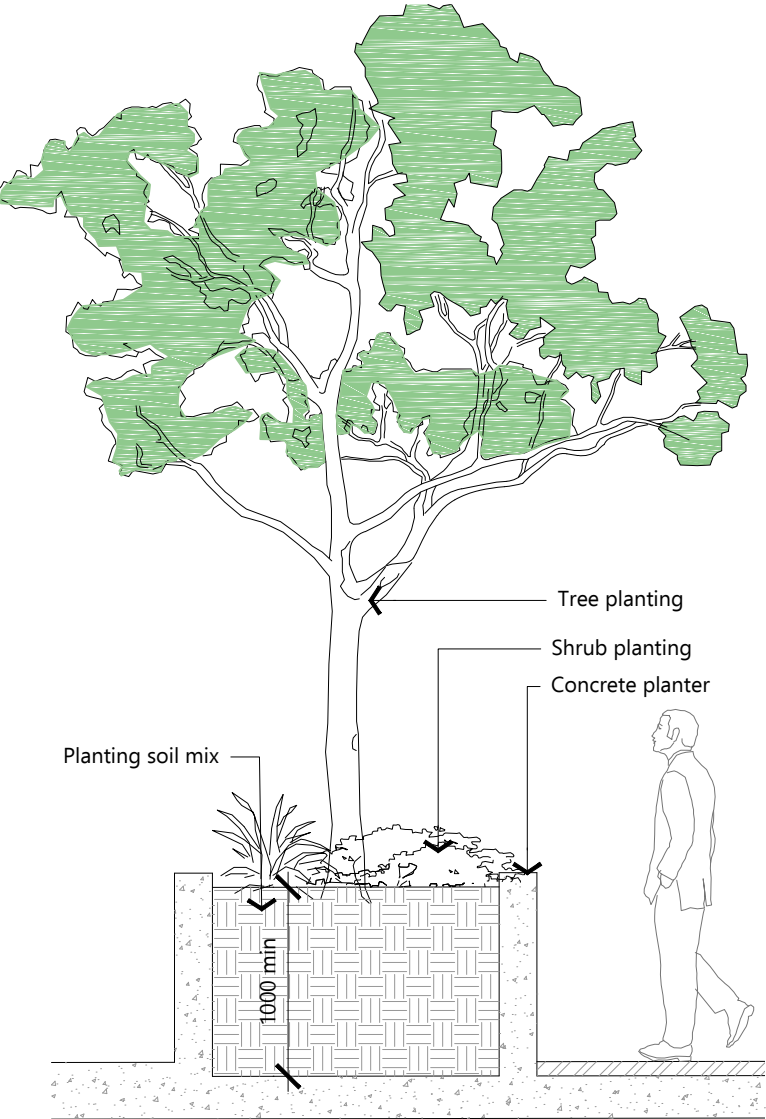
Botanical Name	Common Name	Pot Size
<b>Groundcover and Grasses</b>		
Carpobrotus 'Aussie Rambler'	Aussie Rambler	Tubestock
Dianella 'Aranda'	Aranda Dianella	Tubestock
Gazania 'Double Gold'	Gazania	Tubestock
Isotoma fluviatilis	Blue Star Creeper	Tubestock
Liriope 'Isabella'	Turf Lily	Tubestock
Lomandra '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

Planter Notes:

- All planters shall be irrigated with an automatic drip system.
- All planters shall be lined with waterproofing membrane.
- Install drainage substrate in all planters.
- Install drains in all planters.



500mm High Planter on Structure Detail  
section Scale 1:40 @ A3



1000mm High Planter on Structure Detail  
section Scale 1:40 @ A3

Revisions		
Issue	Details	Date
A	Initial Issue	22.03.16
B	Architectural changes	25.04.16
C	Architectural changes	31.10.16
D	Architectural changes	31.10.16
E	Architectural changes	28.07.17
F	Client Comments	03.08.17

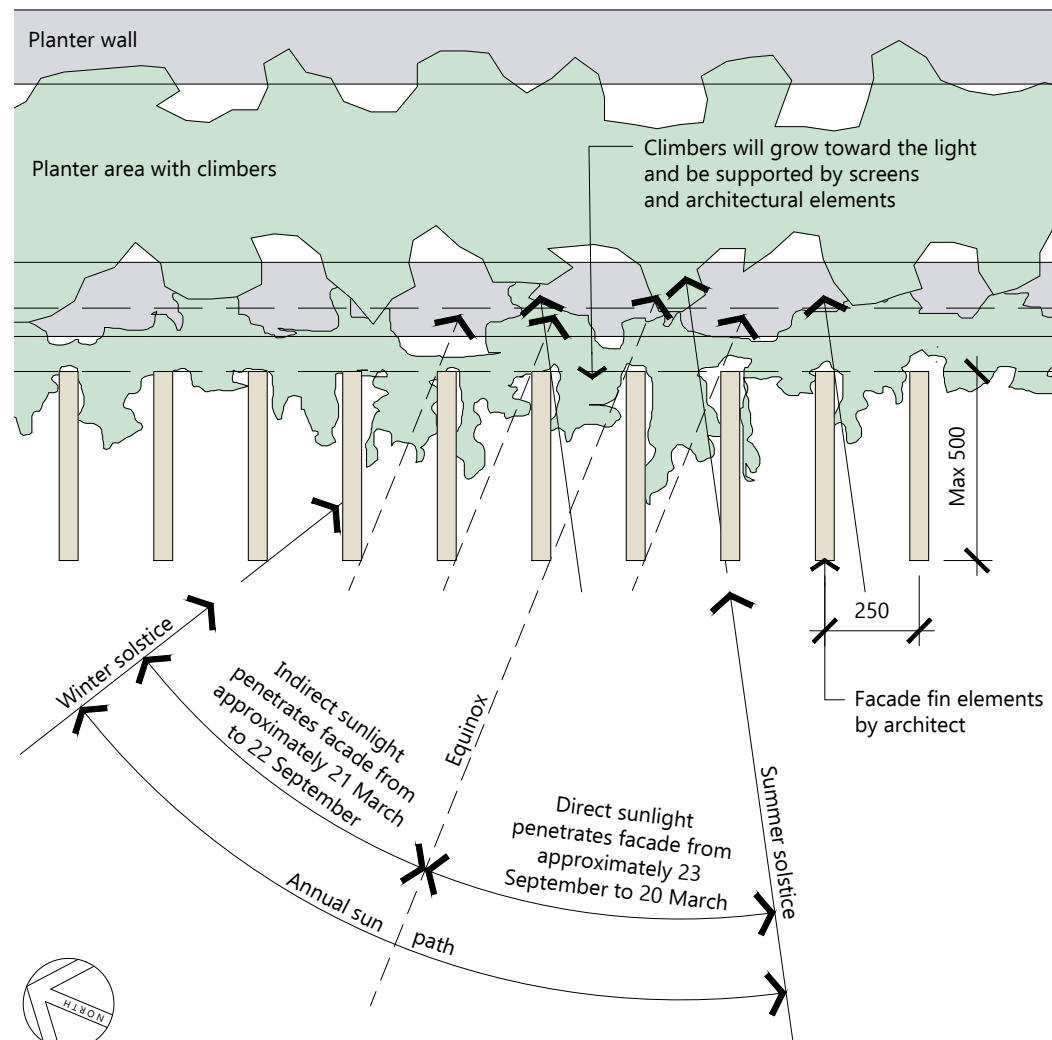
# Landscape Plan Planting



**MARA Consulting** Pty Ltd  
Design | Communication  
Level 1, 161 King Street, Newcastle NSW 2300  
m: 0458 233 001  
e: mara@maraconsulting.com.au  
maraconsulting.com.au

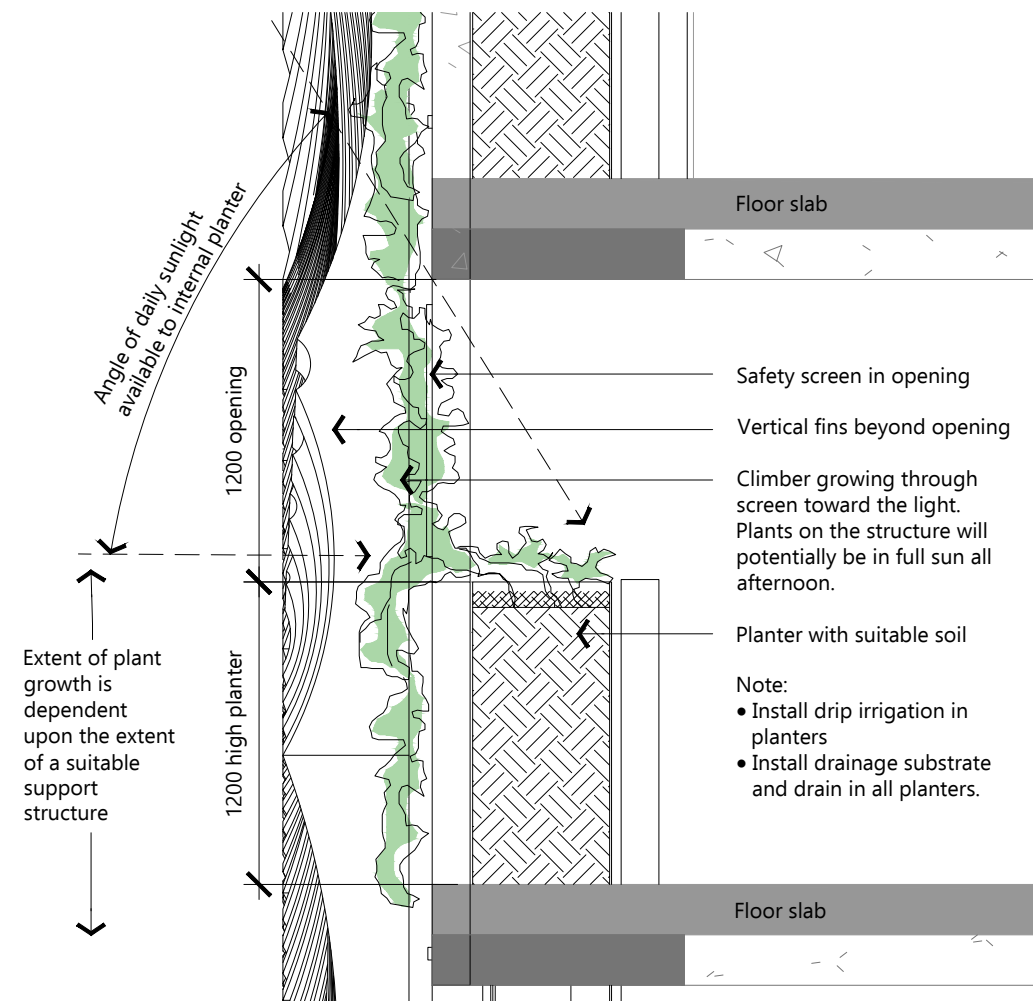
Site: 900 Hunter Street,  
Newcastle West, NSW  
Client: Brancourt Nominees  
Date: 28 July 2017  
Revision: E  
Drawing No:





Garage planter light penetration diagram  
Plan

Scale 1:20 @ A3



Garage planter and facade system  
Section

Scale 1:30 @ A3



Climbers growing through building facades  
Image

Revisions		
Issue	Details	Date
A	Initial Issue	22.03.16
B	Architectural changes	25.04.16
C	Architectural changes	31.10.16
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## Landscape Plan Climber Structures



MARA Consulting Pty Ltd  
Design | Communication  
Level 1, 161 King Street, Newcastle NSW 2300  
m: 0458 233 001  
e: mara@maraconsulting.com.au  
maraconsulting.com.au

Site: 900 Hunter Street,  
Newcastle West, NSW  
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L13