

# landscape development application

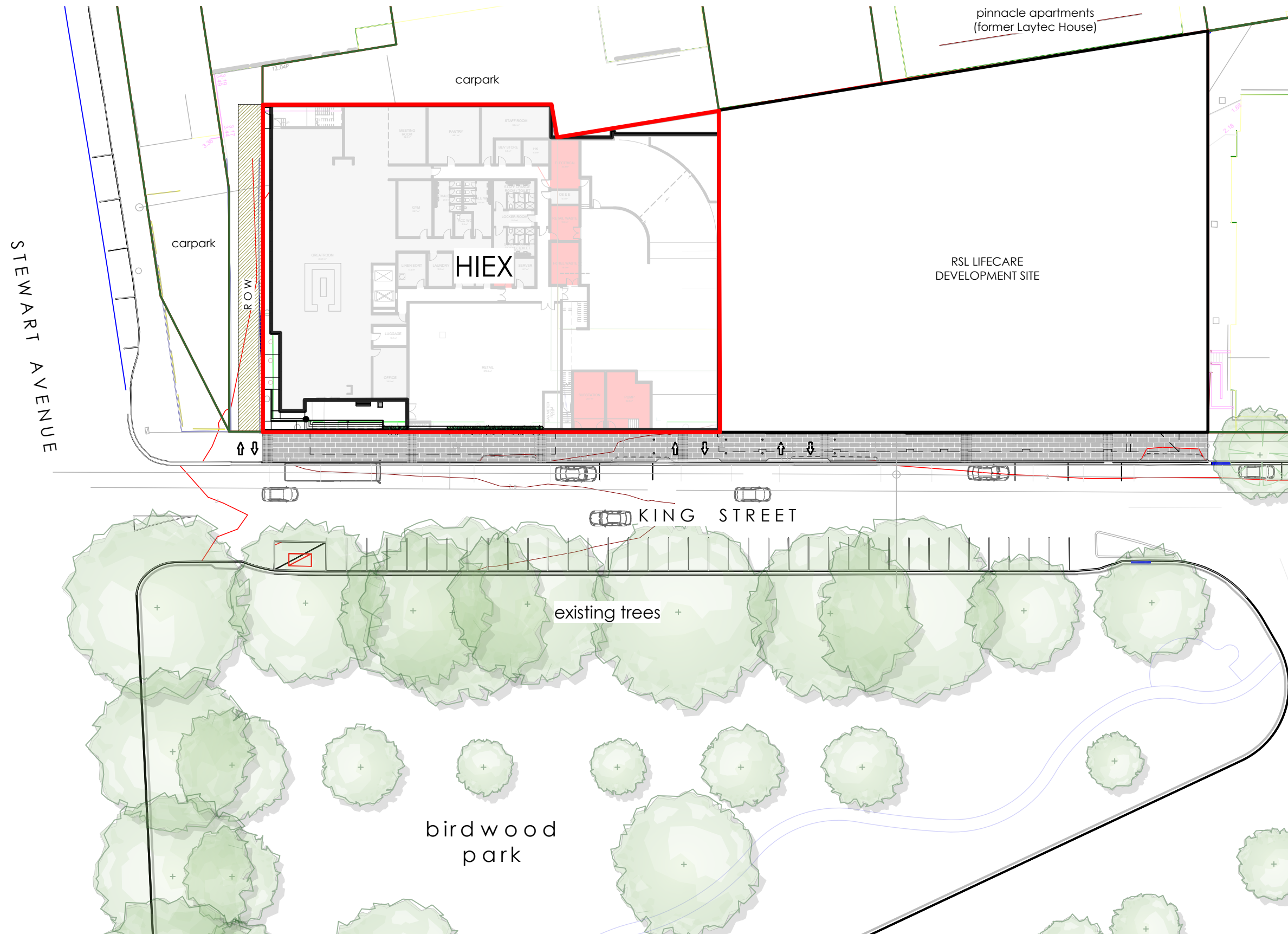
HLEX - King St, Newcastle

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# site plan | L01

HIEX - King St, Newcastle



KEY

— site boundary

B 22/6/16 DA Issue  
A 26/5/16 prelim. DA

PROJECT:  
**HIEX - King St, Newcastle**

SITE:  
**King Street, Newcastle**

CLIENT:  
**Pro Invest Group**

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## HLEX - King St, Newcastle

Architectural site plan for the HIEX development. The plan shows a large building footprint with various rooms including a Greatroom, Dining, TV Lounge, Meeting Room, Pantry, Staff Room, Gym, Buffet, Laundry, Kitchen/Store, Retail, Office, Study, Lounge, Entry, Bar/Reception, and several restrooms. A central area is labeled 'HIEX'. To the left is a 'PRIVATE CAR PARK' and 'PACIFIC HIGHWAY'. To the right is the 'RSL Life Care Development site'. The building is bordered by a 'BOUNDARY' line. A 'ROW' (Right of Way) is indicated on the left. The plan also shows a 'driveway' and 'ON-STREET PARKING' area. Various annotations provide details on pavement, kerbs, and landscaping.

Key features and annotations include:

- Rooms and Areas:** DINING, TV LOUNGE, MEETING ROOM, PANTRY, STAFF ROOM, BEV STORE, HK, ELECTRICAL, STORAGE UNDER, TANK, OS & E, RETAIL WASTE, HOTEL WASTE, LOCKER ROOM, STAFF CHANGE ROOM / TOILET, ACC WC, GYM, BUFFET, LINEN SORT, LAUNDRY, WC, KITCHEN / STORE, LUGGAGE, LOUNGE, STUDY, OFFICE, ENTRY, BAR / RECEPTION, GREATROOM, BACK OF HOUSE, FFL 3400, SERVER, ROOM, ENGINE, LINEN, STAFF, MALE WC, FEMALE WC, FIRE STAIR 1, FIRE STAIR 2, GREASE ARRESTOR, SUBSTATION, PUMP, GAS METER ROOM, BOOSTERS, ENTRY, DRIVEWAY, RAMP UP TO LEVEL 1 PARKING, UP, UP.
- Exterior and Surroundings:** PRIVATE CAR PARK, PACIFIC HIGHWAY, ROW, BOUNDARY, RSL Life Care Development site, ON-STREET PARKING, KING STREET.
- Annotations:**
  - EXISTING KERB AND GUTTER
  - PAVEMENT IN GREY GRANITE PAVERS WITH BANDING IN 100MM SQUARE DARK GREY COBBLE SETTS. BUSH HAMMERED TOP SURFACE TO COBBLES TO ENSURE AN EVEN PAVEMENT FINISH
  - MASS PLANTING TO PAVEMENT EDGE UNDER RAISED GROUND FLOOR SLAB (REFER L03)
  - LINE OF EXISTING TREES IN BIRDWOOD PARK
  - BOLLARDS TO ALERT PEDESTRIANS OF DRIVEWAY
  - EXISTING KERB AND GUTTER. REMOVE OLD KERB BREAKS AND MAKE GOOD AS REQUIRED



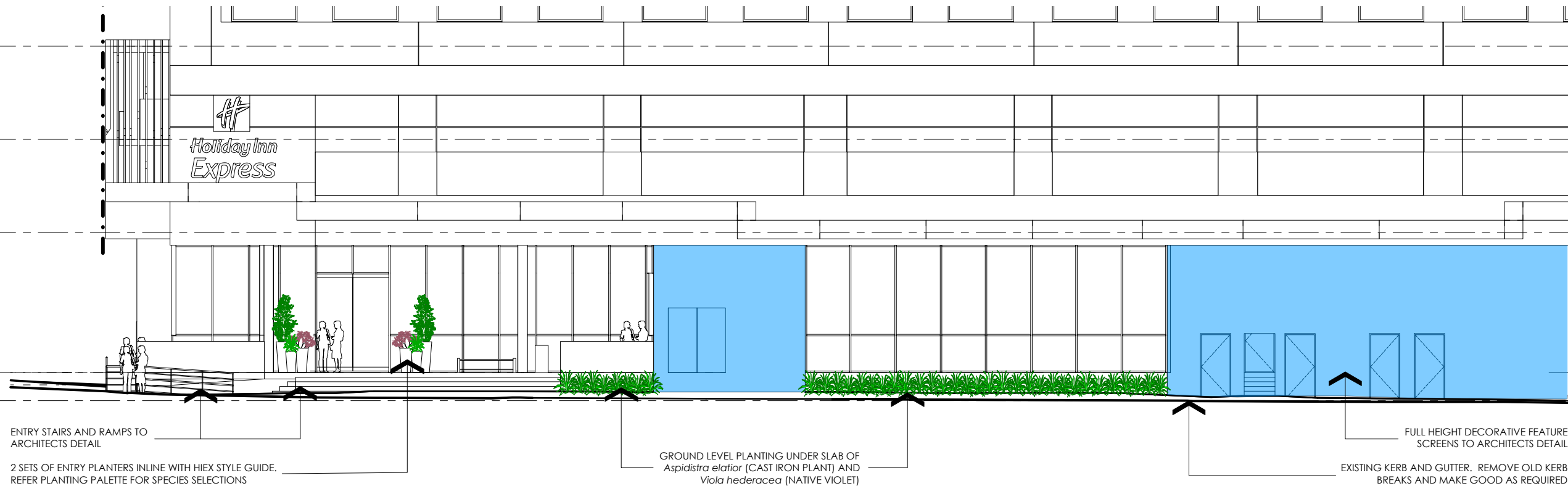
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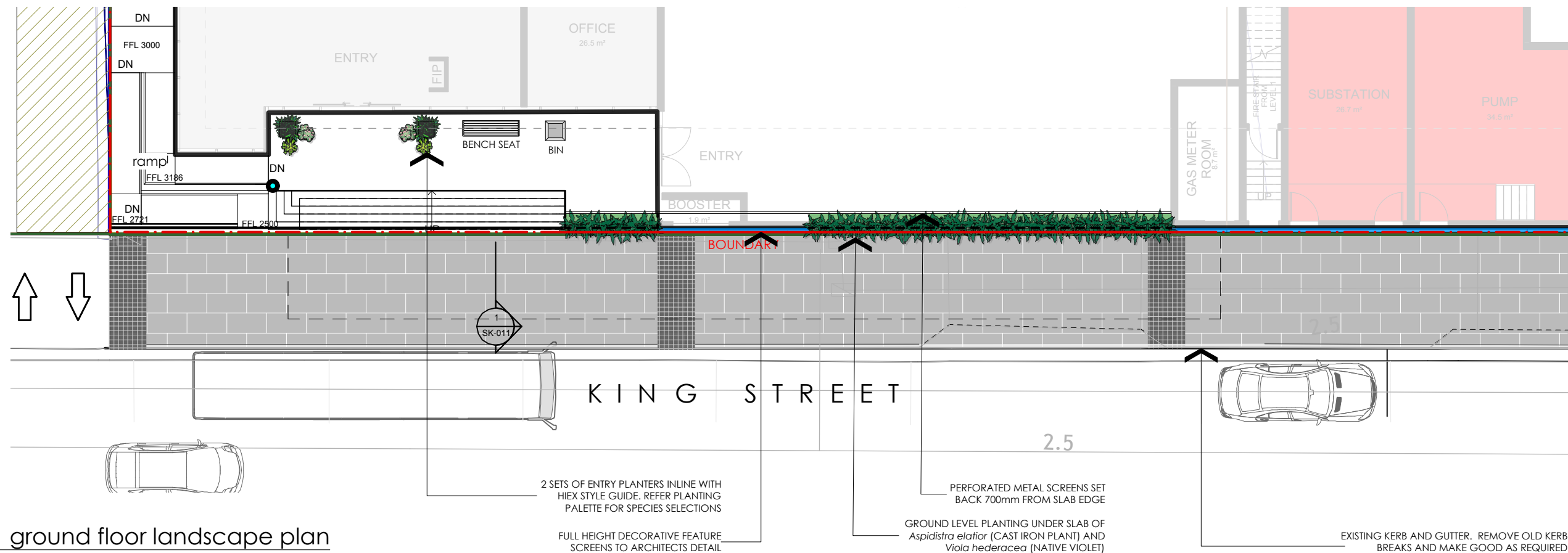
# ground floor landscape detail

## L03

HIEX - King St, Newcastle



1 king street elevation  
Scale: 1:150



2 ground floor landscape plan  
Scale: 1:150

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planter sets to be in 3 planter sizes



road and footpath paving material (granite colours)



indicative bench seat proposed for off street entry terrace



Zamioculcas zamiifolia



indicative planter configuration at entry



mass planting of *Aspidistra elatior* (Cast Iron Plant) proposed along King Street frontage



indicative bin to off street entry terrace

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plant list

entry planters		
1	<i>Rhapis excelsa</i>	Lady Palm
2	<i>Zamioculcas zamiifolia</i>	Zanzibar Gem
3	<i>Aglaonema Thai hybrid</i>	Chinese Evergreen
ground level planting		
4	<i>Aspidistra elatior</i>	Cast Iron Plant
5	<i>Viola hederacea</i>	Native Violet

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# landscape design report

## L06

### HIEX - King St, Newcastle



Corner of subject site looking east from Stewart Avenue



Looking west along 'Little King Street'



Existing pavement in front of development site



#### 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 site also sits adjacent to Birdwood Park, which is identified as a 'distinctive place' in the technical manual's guidelines.

The development site has an area of 2 176 m2, and is part of a larger site formerly used by Newcastle City Holden. The development site occupies 2 lots, (Lot 2 DP 542059, Lot 9 DP446798). The site has a 55.8m frontage to 'Little King Street' and a 39.9m western boundary adjoining a right of way. The site has a long history as a car sales yard and currently has a single storey showroom building with parking on roof. Concrete and asphalt hardstand occupy the balance of the site with the exception of a narrow garden bed along portions of the street frontage.

The site address is King Street, but is serviced by a small roadway commonly referred to as 'Little King Street', which runs along the north side of Birdwood Park. This roadway is currently well used from west to east as a bypass the King Street traffic signals, by drivers travelling south on Stewart Avenue. To the north of the site are a number of mixed use buildings which front onto Hunter Street. These existing adjacent buildings are generally 2-3 storey with the exception of the 13 storey former 'Latec House' building to the east along northern boundary. The site adjoining to the east has a 14 storey aged care development proposed. The subject site's topography falls is generally flat. The street is a low point in the area making it prone to road flooding.

#### landscape character and visual amenity

Land use in the immediate area is a mix of commercial, retail and residential apartment buildings. A number of proposed future developments will increase the residential proportion in coming years.

The subject site's street frontage to Little King Street is dominated by Birdwood Park to the south, in particular, the mature Ficus species along the road edge. The existing pavement along the subject site's boundary is a patchwork of bitumen in average condition. A Right of Way and small informal private carpark lies as a narrow buffer between the site and Stewart Avenue to the west. There is little pedestrian traffic currently using the area. The on street parking is currently poorly utilised with many vacant spaces usually present.

The landscape character and visual amenity, generally in the Birdwood Park precinct, is heavily influenced by both the major arterial roadways of King Street to the south and Stewart Avenue to the west, and equally, the public open space and vegetation of Birdwood Park. Birdwood Park and Little King Street has a sense of isolation with access to the area restricted to a few entry points due to the roadways. The exposed, highly visible nature of Birdwood Park, along with limited amenities makes it a poorly utilised green space. It is currently primarily used as a thoroughfare.

The dominating scale and poor aesthetic value of the former 'Latec House' and the Spotlight Carpark will continue to be offset by new developments of improved quality and scale, as demonstrated by the Gateway commercial building to the west of Birdwood Park.

#### visual access

Stewart Avenue, part of the Pacific Highway, receives very high vehicular traffic as a key arterial road in the city and region. This roadway, and the intersections with Hunter Street (80m North) and King/Parry Street (120m south) due to their location on the western end of the city are a gateway to inner Newcastle. Pedestrian traffic is currently low in the area, however this is likely to greatly increase as new developments, including the transport interchange, become completed in the surrounding area.

The vegetation of Birdwood Park partially obscures the development site from the major intersection to the south, however the great volume of road users afforded visual access along the Stewart Avenue frontage, along with the key location makes Birdwood Park and this development site adjacent, an important and highly visible component in the West End streetscape.

#### proposed development

The development on the site is in include the demolition of existing building and hardstand and the construction of an 8-storey 'Holiday Inn Express' hotel.

This will include:

- 2 levels of car parking integrated into the fabric of the building (Levels 1 and 2);
- A retail tenancy on the Ground Floor. This floor also accommodates the administrative and servicing elements of the hotel;
- 5 levels of hotel guest rooms (170 rooms in total);
- and Landscaping of the building and its surrounds.

The King Street elevation is to include mass planting along the boundary alternated with graphic feature panels. This ground floor artwork, and vegetation at human scale, will enhance the amenity of the facade from the adjoining pavement and 'Little King Street' roadway while the large existing *Ficus* trees opposite, offer vegetation to balance the larger built form.

The public domain pavement treatment proposed is of a higher level than the concrete infill specified in Public Domain Technical Manual. This recognises this pavement is to adjoin and integrate with, the 'Distinctive Place' treatments within Birdwood Park and to reflect the high level of finish by the proposed development.

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Development site as viewed from Stewart Avenue, looking east across small private carpark and ROW