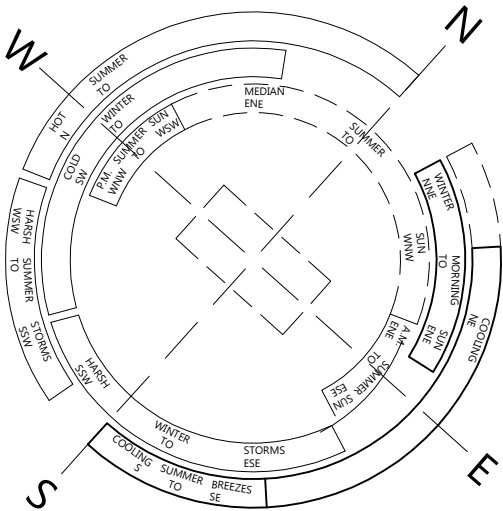
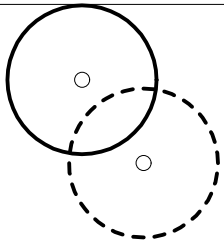


SITE ANALYSIS DIAGRAM
CLIMATIC GUIDE



- DESIREABLE
 - LIMIT SUMMER SUN ENTRY
 - PROMOTE WINTER SUN ENTRY
 - PROMOTE SUMMER BREEZES ENTRY
- UNDESIREABLE
 - SCREEN SUMMER EAST SUN ENTRY
 - SCREEN SUMMER WEST SUN ENTRY
 - SCREEN WINTER STORM ENTRY
- CONTROLLED
 - LIMIT SUMMER SUN ENTRY
 - PROMOTE WINTER SUN ENTRY

EXISTING TREE LEGEND



- Existing trees proposed for retention
- Existing trees proposed for removal

PLANTING LEGEND



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F	Revised DA Issue	02.08.18			

Client:
KDC

Lots 1 & 2 DP 100683
Lots 1 & 2 DP 304669

Title:
Existing Site

Project:
Residential Development

Site: 118-124 Brunker Road
Adamstown NSW

Date: 17 January 2019

Job No: 1731

Revision:

G

Sheet:

L01

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 118 - 124 Brunker Road Adamstown NSW. The site is bounded by double storey units to the east, Brunker Road to the south, single storey dwellings to the and a lane and residential dwellings to the north. The site area is 1,969.6 m².

The site contains four residential building lots. Each lot contains a residence, yard space, shed and garden areas. Existing vegetation includes turf areas, a variety of garden plants, hedges and trees.

The site is currently zoned under the Newcastle LEP 2012 as R4 High Density Residential.

Proposed Development

The proposed development is a six level residential property with approximately 47 units 42 car parking spaces and two motorbike parking spaces. Parking will be on the ground level. Access to the parking is from the back lane. The proposed development includes landscape deep soil plantings along boundary lines on the ground level and planters on levels1 and 6.

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's planning objectives and SEPP 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 proposed street trees to Brunker Road. *Tristanopsis* 'Luscious' are proposed due to overhead power lines. Deep soil planting in the proposed cafe courtyard. This will contain an existing tree, new trees and accent plants, shrub and groundcover planting. These landscape improvements aim to visually soften the Brunker Road frontage. 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 along most of the length of the south western boundary of the site. This will provide an area for screen planting of small to medium sized native trees between the proposed development and an existing unit development. Low maintenance surface treatments of gravel and shade tolerant lawn substitute plantings are proposed.

Two deep soil areas are proposed at the rear of the development either side of the car park entries. Medium and small trees, accent plants, small shrubs and groundcovers are proposed for these areas.

The two proposed ground level units have deep soil courtyards. Proposed planting consists of small deciduous trees, palms, shrubs, accent plants and ground covers.

Proposed side boundary fencing to the development is 1800mm Colorbond,



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Level one has three proposed planting areas. Roof planting above the north western car park will provide a green outlook rather than a roof top. This planter is 400mm deep and planted with hardy ground covers. The other level one planting area located on the south western side of the building will provide a green outlook the the units that are adjacent to or above the planting. Two communal courtyards are proposed for the upper parapet/roof level both of which contain a kitchenette, outdoor areas, seating and planter boxes.

Proposed Landscape Details

Deep soil area:	255.3m2
Planting area (raised planters): Level 1	288.8m2
Roof Level	98.5m2
Total	654.4m2



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



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Client:
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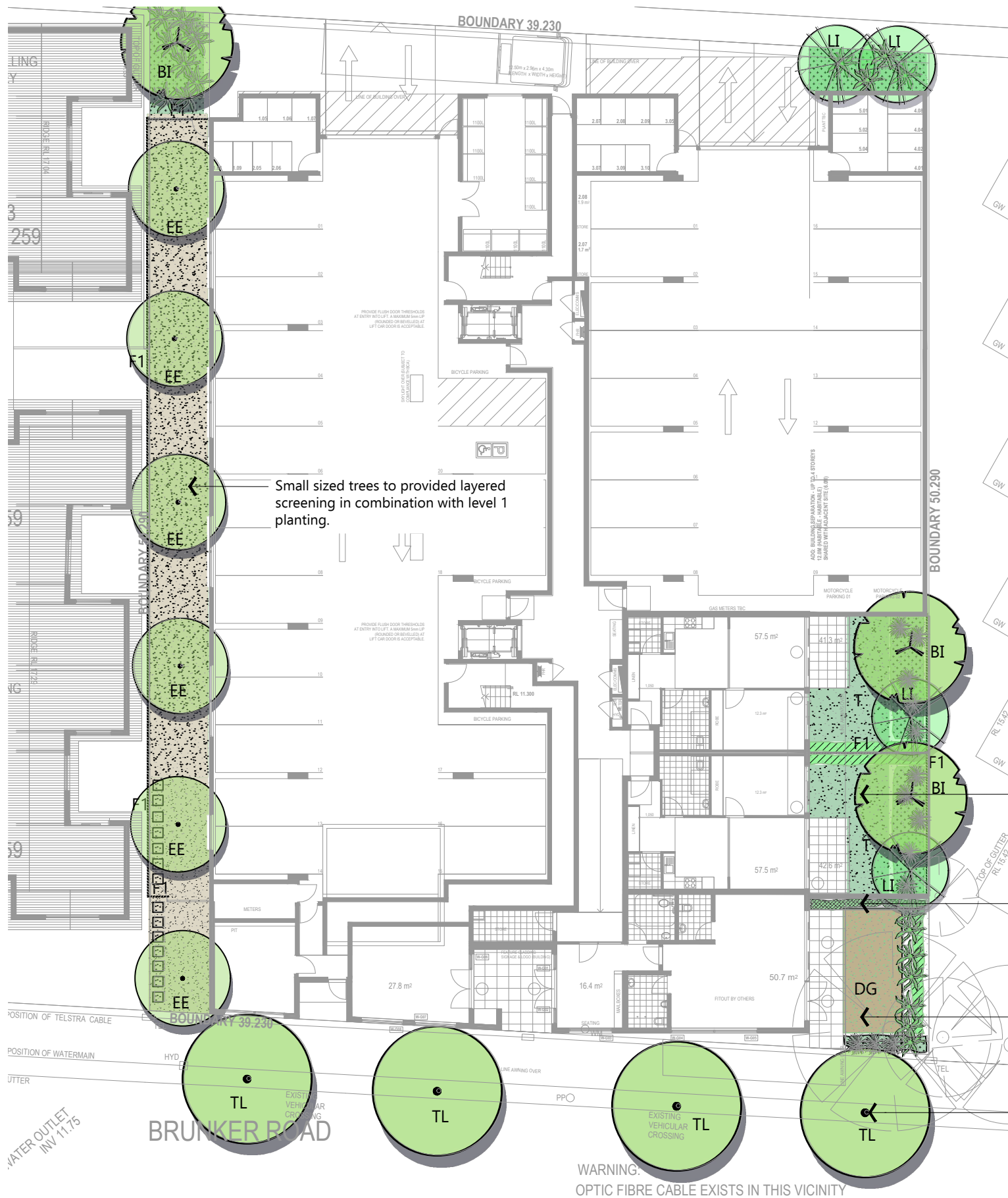
Lots 1 & 2 DP 100683
Lots 1 & 2 DP 304669

Title:
Design Report

Project:
Residential Development

Site: 118-124 Brunker Road
Adamstown NSW

Date: 17 January 2019
Job No: 1731
Revision: G Sheet: L02



PLANTING SCHEDULE: Groundfloor

Botanical Name	Common Name	Pot Size	Density
Street Trees			
<i>Tristaniopsis 'Luscious'</i>	Water Gum	75 Litre	As Shown
Trees			
<i>Banksia integrifolia</i>	Coastal Banksia	75 Litre	As Shown
<i>Elaeocarpus eumundii</i>	Quondong	75 Litre	As Shown
<i>Lagerstroemia indica</i>	Crepe Myrtle	75 Litre	As Shown
Shrubs			
<i>Acmena 'Allyn Magic'</i>	Dwarf Lilly Pilly	5 Litre	700mm
<i>Raphiolepis 'Ballerina'</i>	Ballerina	5 Litre	As Shown
<i>Syzygium 'Resilience'</i>	Lilly Pilly	5 Litre	1200mm
<i>Westringia 'Zena'</i>	Westringia	5 Litre	900mm
Accent Plants			
<i>Doryanthes excelsa</i>	Minmi Lily	25 Litre	As Shown
<i>Lomandra 'Katrinus'</i>	Spiny Matt-Rush	2.5 Litre	4 / m ²
<i>Philodendron 'Xanadu'</i>	Xanadu	5 Litre	2 / m ²
<i>Strelitzia nicolai</i>	Giant Bird of Paradise	25 Litre	1 / m ²
<i>Strelitzia reginae</i>	Bird of Paradise	5 Litre	1 / m ²
Groundcover and Grasses			
<i>Ajuga reptans 'Caitlin's Giant'</i>	Giant Bugle	2.5 Litre	4 / m ²
<i>Dichondra repens</i>	Kidney Weed	2.5 Litre	4 / m ²
<i>Dichondra 'Silver Falls'</i>	Silver Falls Dichondra	2.5 Litre	4 / m ²
<i>Grevillea 'Gin Gin'</i>	Prostrate Grevillea	2.5 Litre	3 / m ²
<i>Lomandra 'Tanika'</i>	Dwarf Mat Rush	2.5 Litre	4 / m ²
<i>Viola hederacea</i>	Native Violet	2.5 Litre	4 / m ²
Climbing Plants to Green Wall			
<i>Epipremnum aureum</i>	Devils Ivy	2.5 Litre	500mm
<i>Passiflora coccinea</i>	Scarlet Passionfruit	2.5 Litre	1000m

Note:
Install 75mm mulch in all planting areas.

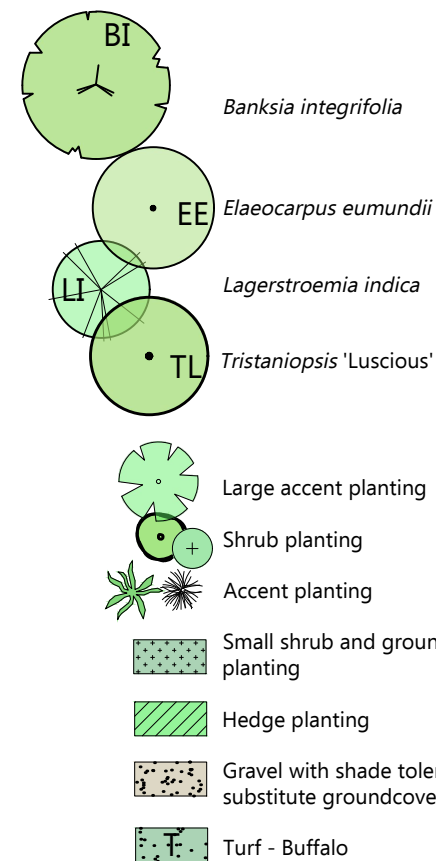
Unit courtyards with turf area. Medium sized native and small exotic deciduous trees to provide summer shade.

Green wall of light weight construction to conserve adjoining tree. Wall consisting of a stainless steel wire trellis system with climbing plant species.

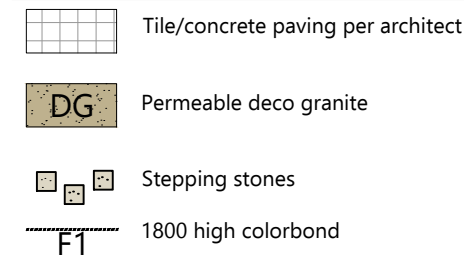
Decking to cafe entry and sympathetic permeable ground treatment to courtyard to enable the retention of the existing tree.

Street tree species suitable for planting under power lines.

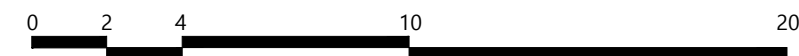
PLANTING LEGEND
Refer to Planting Schedule for list of plants



HARDWORKS LEGEND



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Client:
KDC

Lots 1 & 2 DP 100683
Lots 1 & 2 DP 304669

Title:
Landscape Plan
Ground Level
Project:
Residential Development

Site: 118-124 Brunker Road
Adamstown NSW

Date: 17 January 2019

Job No: 1731

Revision:

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G

L03



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BRUNKER ROAD



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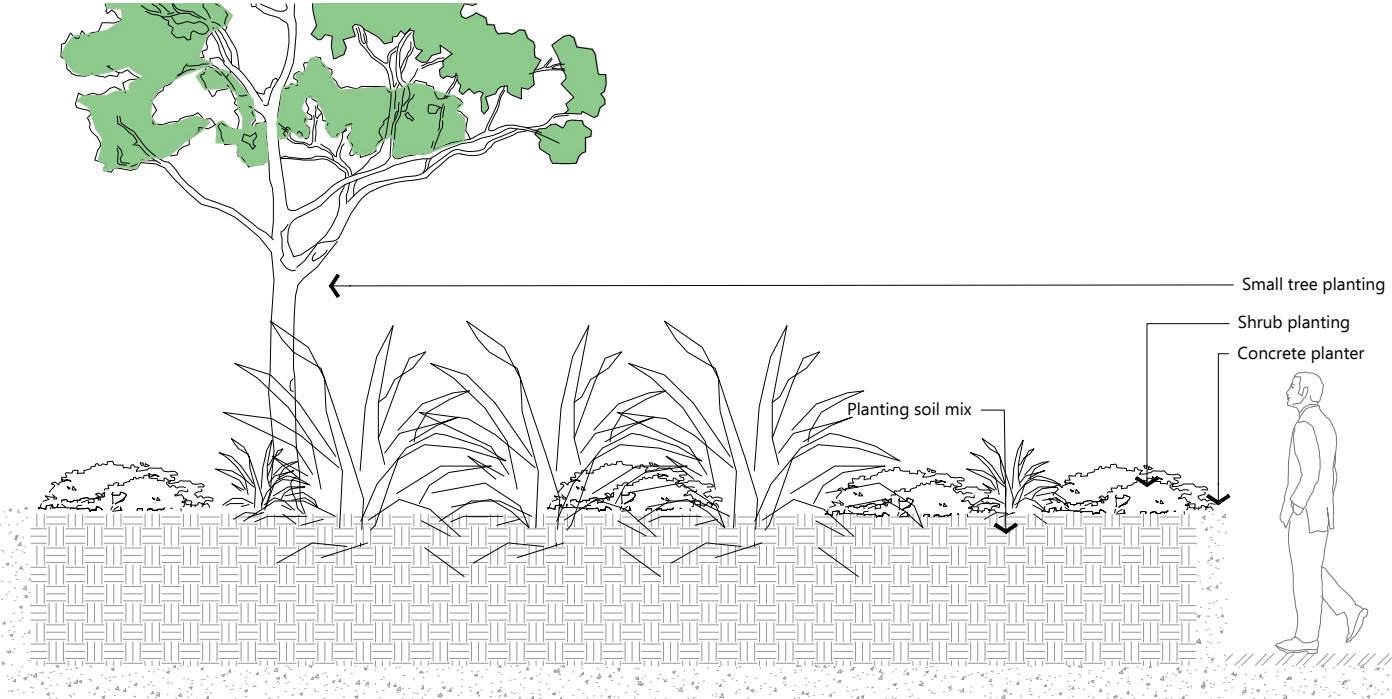
PLANTING SCHEDULE: Level 1 planter - South west

Botanical Name	Common Name	Pot Size	Density
Large Accent Plants			
<i>Cyathea cooperi</i>	Tree Fern	5 Litre	As shown
Small Accent Plants			
<i>Acanthus mollis</i>	Oyster Plant	5 Litre	3/m ²
<i>Asplenium australasicum</i>	Birds Nest Fern	5 Litre	1/m ²
<i>Blechnum gibbum</i> 'Silver Lady'	Silver Lady Fern	5 Litre	4/m ²
<i>Philodendron</i> 'Xanadu'	Xanadu	5 Litre	2/m ²
Groundcover and Grasses			
<i>Ajuga reptans purpurea</i>	Purple Carpet Bugleweed	2.5 Litre	4/m ²
<i>Liriope</i> 'Evergreen Giant'	Giant Turf Lily	2.5 Litre	5/m ²
<i>Viola hederacea</i>	Native Violet	2.5 Litre	4/m ²

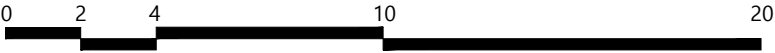
PLANTING SCHEDULE: Level 1 planter - North

Botanical Name	Common Name	Pot Size	Density
Accent Plants			
<i>Doryanthes excelsa</i>	Minmi Lily	5 Litre	As shown
<i>Russelia equisetiformis</i>	Coral Plant	5 Litre	2m
<i>Strelitzia reginae</i>	Bird of Paradise	5 Litre	1m
Groundcover and Grasses			
<i>Carpobrotus glaucescens</i>	Pig Face	2.5 Litre	4/m ²
<i>Gazania sp</i>	Gazania	2.5 Litre	2/m ²
<i>Liriope</i> 'Evergreen Giant'	Giant Turf Lily	2.5 Litre	5/m ²
<i>Lomandra longifolia</i>	Matt Rush	2.5 Litre	4/m ²
<i>Myoporum parvifolium</i>	Creeping Boobialla	2.5 Litre	4/m ²

Note:
Install 75mm mulch in all planting areas.
Raised planters will require an automatic irrigation system.



Section A-A 1 : 50 @ A3



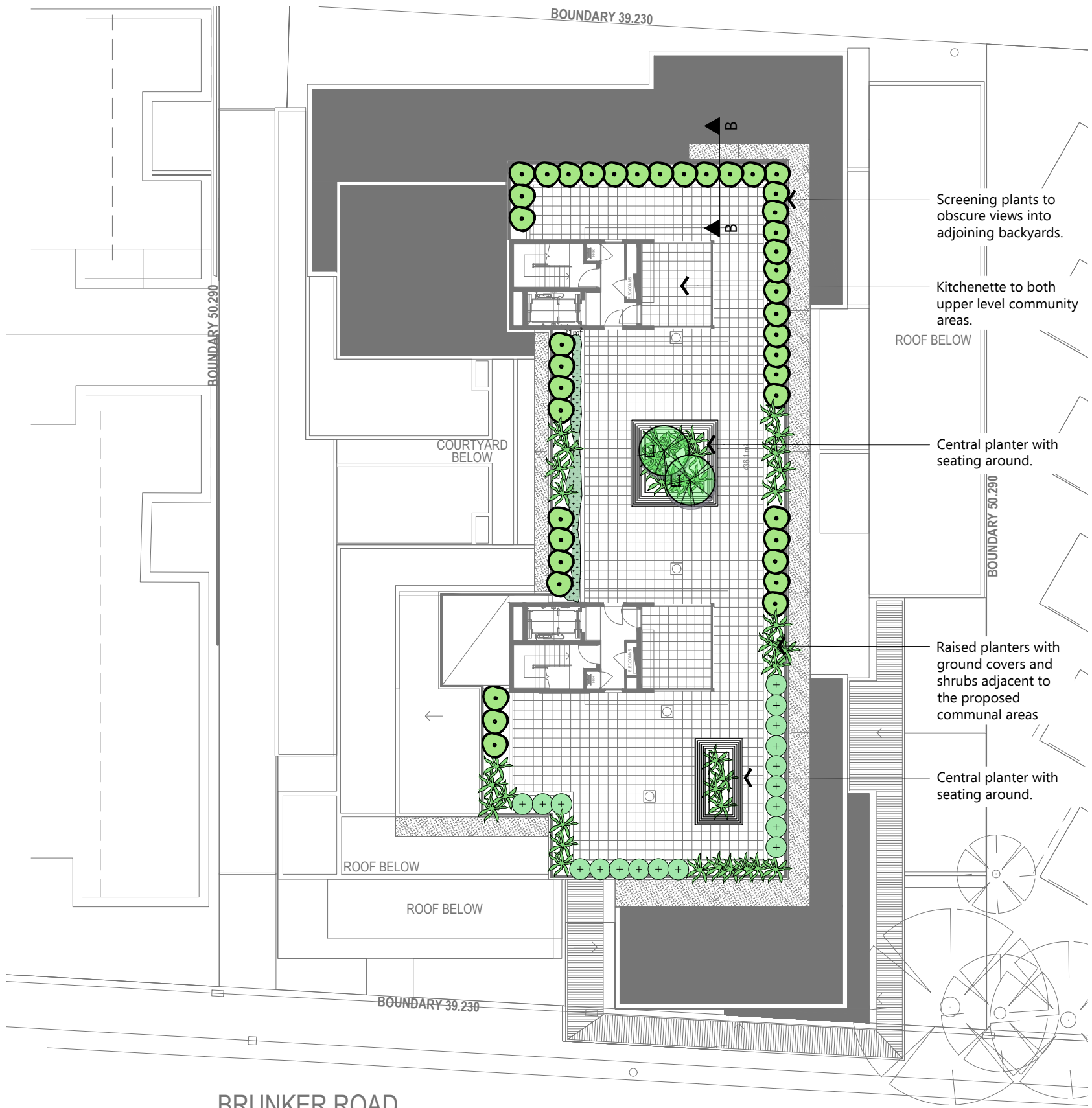
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Lots 1 & 2 DP 100683
Lots 1 & 2 DP 304669

Title:
Landscape Plan
Level 1
Project:
Residential Development

Site: 118-124 Brunker Road
Adamstown NSW

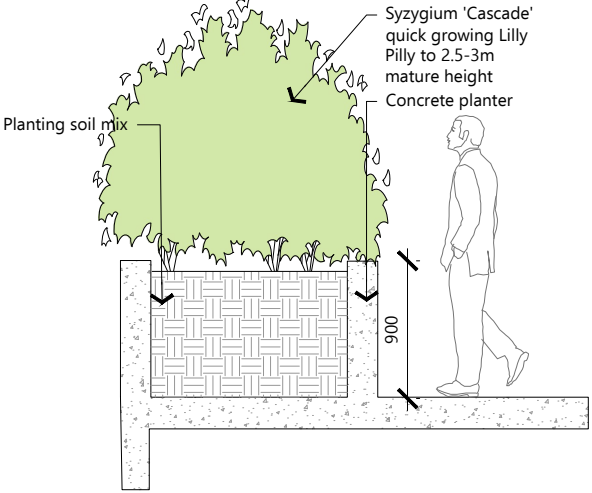
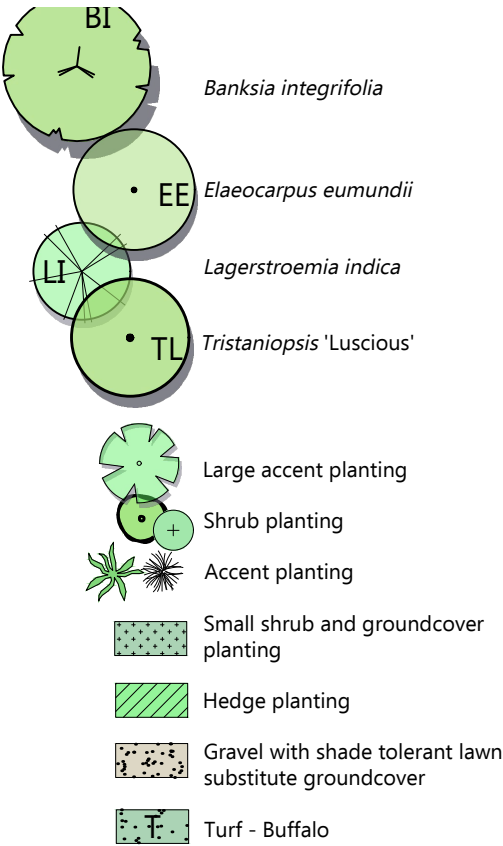
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Revision: **G** Sheet: **L04**



PLANTING SCHEDULE: Roof level

Botanical Name	Common Name	Pot Size	Density
Trees			
<i>Lagerstroemia indica</i>	Crepe Myrtle	45 Litre	As shown
Accent Plants			
<i>Agave attenuata</i>	Century Plant	5 Litre	1m
<i>Russelia equisetiformis</i>	Coral Plant	5 Litre	2m
<i>Strelitzia reginae</i>	Bird of Paradise	5 Litre	1m
Shrubs			
<i>Raphiolepis</i> 'Oriental Pearl'	Indian Hawthorn	5 Litre	0.8m
<i>Syzygium</i> 'Cascade'	Lilly Pilly	5 Litre	1.0m
Groundcover and Grasses			
<i>Carpobrotus glaucescens</i>	Pig Face	2.5 Litre	4/m ²
<i>Gazania sp</i>	Gazania	2.5 Litre	2/m ²
<i>Lomandra</i> 'Tanika'	Matt Rush	2.5 Litre	4/m ²

Note:
Install 75mm mulch in all planting areas.
Raised planters will require an automatic irrigation system.



Section B-B 1 : 50 @ A3



Scale 1 : 250 @ A3



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Client:
KDC

Lots 1 & 2 DP 100683
Lots 1 & 2 DP 304669

Title:
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Roof Level

Project:
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Site: 118-124 Brunker Road
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Revision: Sheet: