

Investec Wickham Woolstore - Stage 1



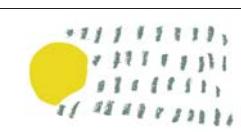
Site Context

Design Statement

The landscape proposal for Wickham wool stores focuses on responding to existing and proposed built forms that will incorporate the site, providing a consistent public domain that allows the precinct to be perceived as a whole. It also aims at articulating the proposed development within the surrounding area, namely Milford & Annie street and the Avenue.

Existing site conditions reflect a highly modified land with an industrial character still evident in the existing warehouses, dated from the 1940s. The site surrounds includes some remaining street trees outside the lot boundaries along Milford Street. These are proposed for removal due to the impact of undergrounding the existing electrical cables would have on the tree protection zone/structural root area and poor shape. It is also noted that the existing trees that surround Woolstore 1 and future building 5 are inconsistent with more recent planting along Milford Street. For these reasons, a Flora and Fauna Assessment as well as an Arborist Report haven't been considered necessary for the current DA package.

A Landscape Plan was developed for the whole precinct to ensure a holistic approach and that the same key principles were applied throughout the site and responded to each stage's particular requirements and specificities:



Development Application

Drawing Register

Drawing No.	Drawing Title	Scale	Issue No.
L01	Title Sheet	NTS	A
L02	Landscape Analysis & Design Intent	1:13000	A
L03	Landscape Analysis & Design Intent	1:3000	A
L04	Landscape Analysis & Design Intent	1:3000	A
L05	Boundaries & Easements Plan	1:500	A
L06	Site wide COS & DSZ	1:1500	A
L07	Stage 1 COS & DSZ	1:1500	A
L08	Landscape Plan	1:1000	A
L09	Park Layout	1:500	A
L10	Sections	1:200	A
L11	Precedents - Shared laneway/parking zone differentiation	N/A	A
L12	Precedents - Mesh structure for climbing plants	N/A	A
L13	Indicative Materials Palette	N/A	A
L14	Indicative Plant Schedule	N/A	A

Public streets and site boundary

- Provide continuous pedestrian connections along the site boundary and allow for parking areas to create a buffer zone between vehicular and pedestrian movement.
- Create amenity by including planted areas/blisters and street tree planting.
- Make street more pedestrian friendly by shortening the overall road width thus reducing crossing distance, namely along Milford and Annie street.
- Punctuate entries to building, internal streets & crossing points.
- Highlight heritage buildings by planting in key locations.
- Include avenue planting to consolidate street hierarchy.

Wool Row

- Wool Row to be treated as a medium intensity private road.
- Provide one way access to service vehicles.
- Landscape treatment to reinforce connection to the proposed Park.
- Street tree planting to consolidate street hierarchy and emphasize building entry points.

Shared areas between heritage and proposed buildings

- Reduce vehicle speed and dominance
- Shared ways to be low intensity private rows
- Landscape treatment to provide visual axis across street by locating parking areas on one side only, thus reducing the vehicular visual dominance and emphasizing key link to Wickham park
- Street planting to provide amenity and greening to the shared way making it more comfortable for pedestrians.
- On grade with adjacent pedestrian areas.

Park

- Park area to provide activation opportunities and act as a buffer area to the Caltex Oil Terminal

Stage 1 includes the surrounding to existing Wool Store 1 and the proposed Park located North of Wool Store 2 as well as the adjacent shared ways and section of Wool Row.

Having in mind the key principles listed above for the shared areas, parking was located on the edge of Wool Store 1. Street trees punctuate this corridor providing rhythm to the space and

articulating accesses to the proposed courtyards and internal pedestrian links that run through the building.

On the north and south entries to the shared way wider planted areas contribute to creating amenity and reduce vehicular dominance in these points whilst framing the visual connection from one end to the other.

Variations the paving finishes will give the shared way character and also help demarcate the central aisle and parking spaces.

The shared way along the Park and proposed building 5 is shown as a wider area as it also includes 90° parking and will provide service vehicles access during Stage 1. The same principles described above were applied, and accesses to the park were included next to the proposed internal pedestrian links through building 5.

Although provided the same width as the shared way that runs along the Park, Wool Row is given a different character as it stands as a medium intensity private road and will comprise the main vehicular movement.

The surrounding paved areas include parking areas that provide a buffer area from the road that is emphasized by planters

and larger tree canopy. This approach suggests a more direct connection to the Park that acts as an extension of it and helps make a transition to Milford Street.

The Park itself is defined by a strong geometry, given by the surrounding streets and site boundary. The proposal responds to this shape focusing on creating activation nodes on the southern end and along the site boundary and providing a generous kick about area in the center. Activation areas include informal play, picnic and ping-pong areas.

A screen to the Caltex Oil Terminal is proposed through the introduction of a structure intended to be covered by climbing plants and that can take multiple forms in the park area providing not only consistency with the surrounding shapes from the Oil Terminal but also opportunities to generate new subspaces in the Park with a very specific character.

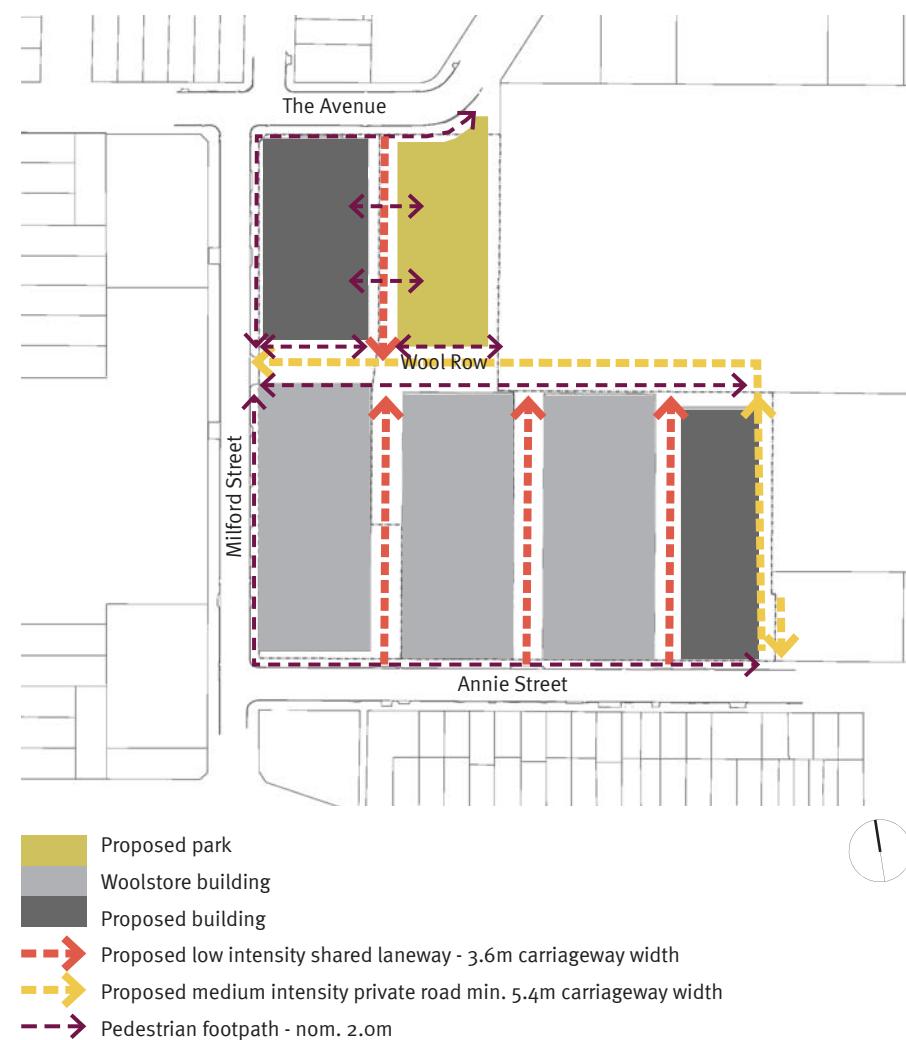
Finally, street furniture items such as seats and bike racks are proposed to be included in the public areas, namely in the Park surrounds and next to the building entries, where circulation is expected to be more predominant.

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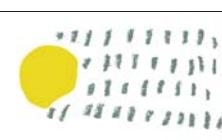
Development Application

Landscape Analysis & Design Intent

Circulation



Parking Strategy



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Street Tree Planting strategy



- Proposed park
- Woolstore building
- Proposed building
- Feature Tree planting to pedestrian access points
- Medium sized canopy, deciduous species
- Medium sized canopy, evergreen species
- Small sized canopy, deciduous species

Development Application

Drainage Plan



- Proposed park
- Woolstore building
- Proposed building
- Proposed dish drain

Landscape Analysis & Design Intent

Client	Consultant	Revisions	Date	Description	Drawn	Check	JMD design	190 James Street	Project	Date	Drawing No.	Issue No.
Investec	tonkin zulaikha greer ARCHITECTS	Issue A	05.06.17	For DA	BK	BC		Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Wickham Woolstore, Newcastle Drawing title Landscape Analysis & Design Intent	June 2017 Scale 1:3000	Lo3	A

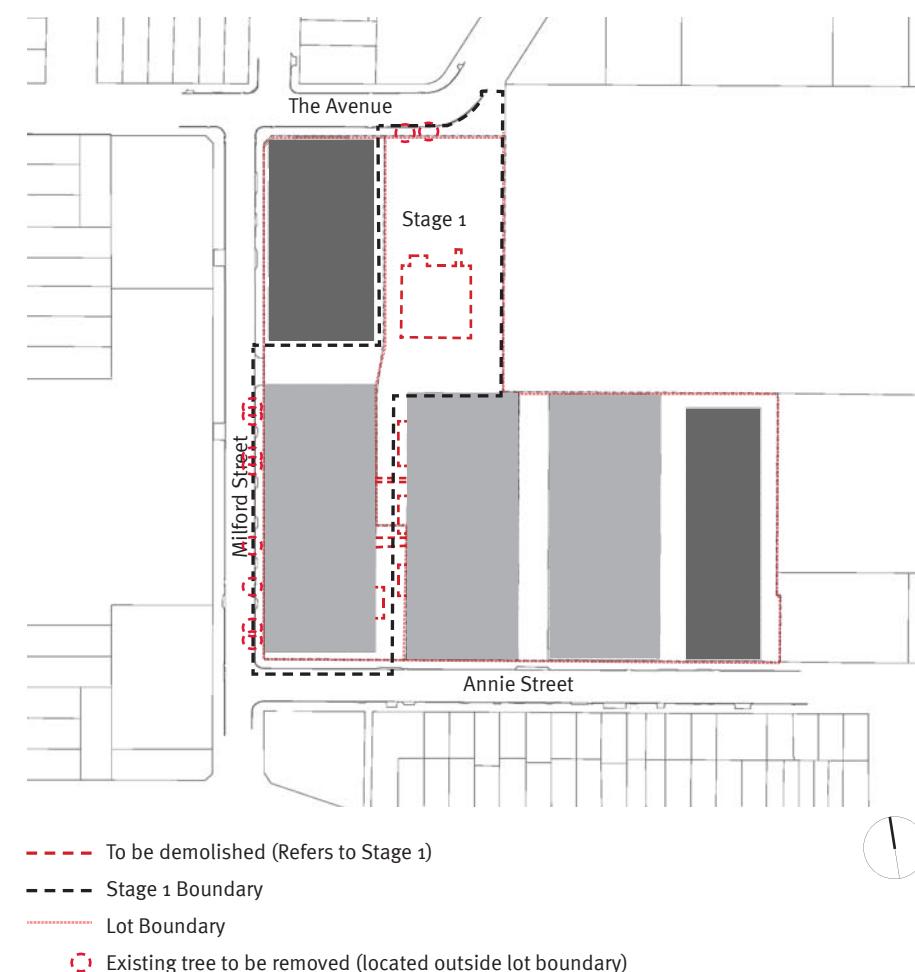
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Staging Plan



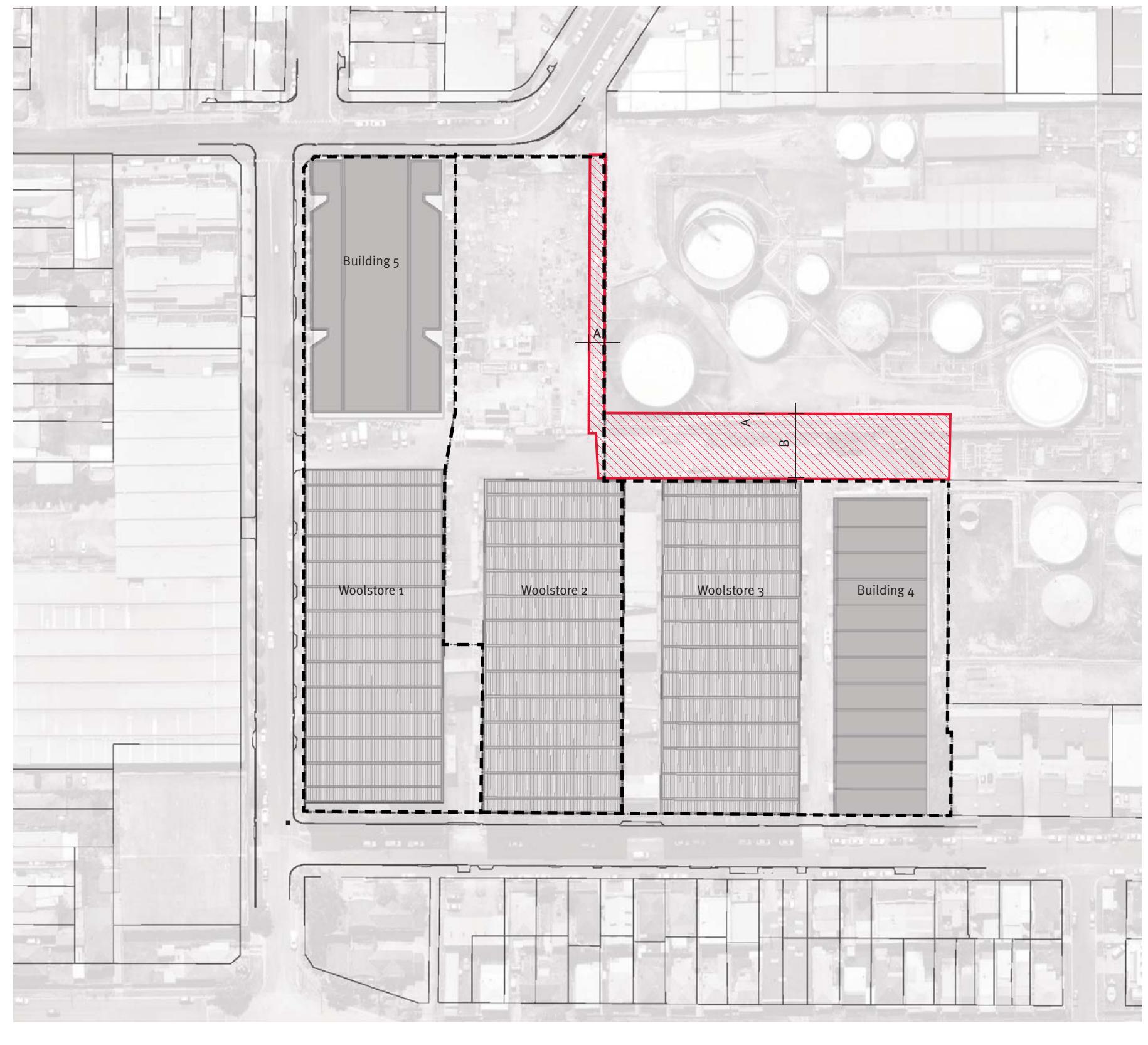
Development Application

Demolition Plan



Landscape Analysis & Design Intent

Client	Consultant	Revisions	Issue	Date	Description	Drawn	Check	JMD design	190 James Street	Project	Date	Drawing No.	Issue No.
Investec	tonkin zulai kha greer ARCHITECTS		A	05.06.17	For DA	BK	BC		190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Wickham Woolstore, Newcastle Drawing title Landscape Analysis & Design Intent	June 2017 Scale 1:3000	Lo4	A



Legend

— Lot Boundary

Easement
(Easements defined from Monteath and Powys survey 05.04.2017)
A. Easement of pipeline 5m wide
B. Easement for purpose of constructing a street or carriageway

Existing building to be retained

Proposed Building

0 10 50



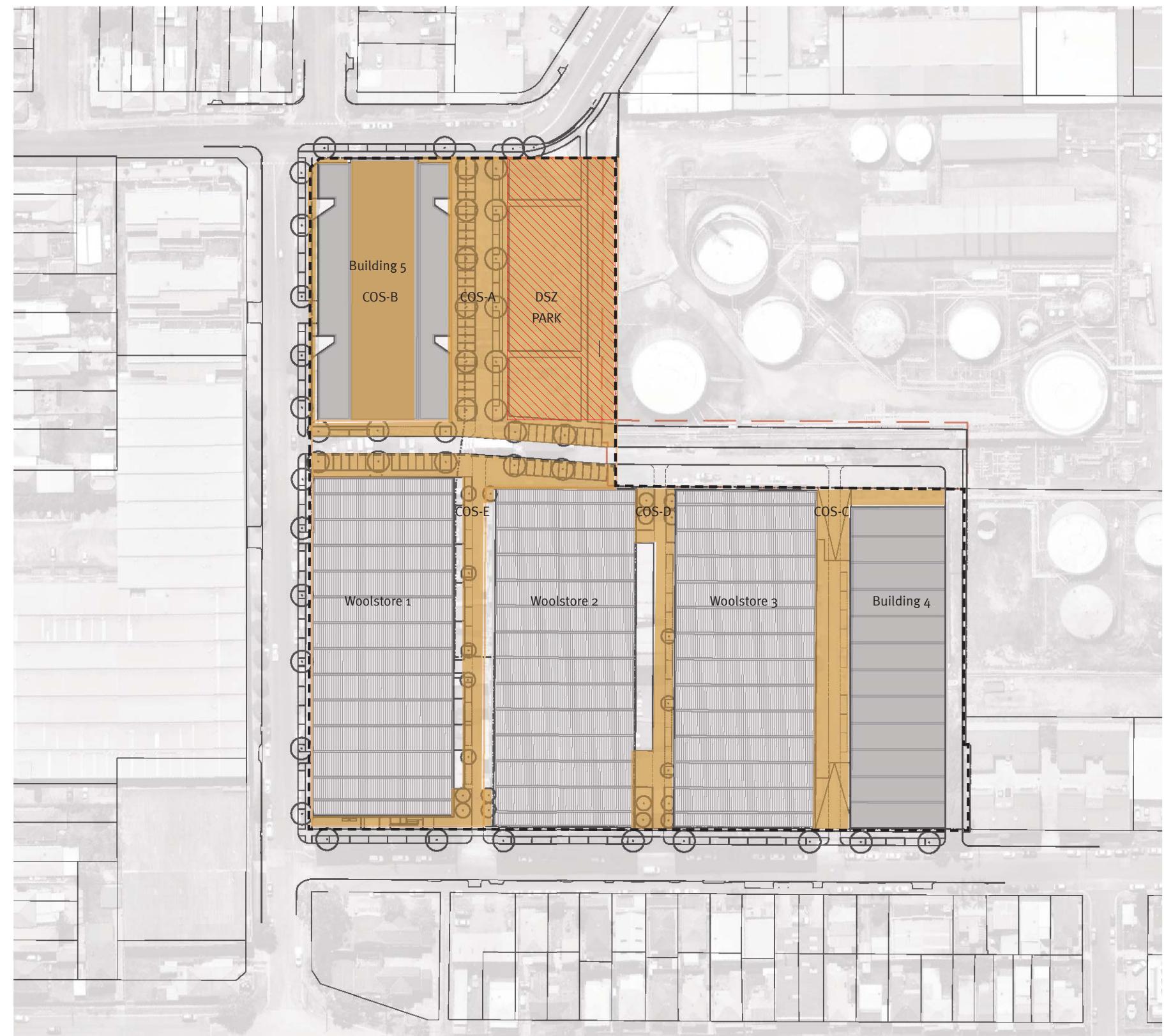
Communal Open Space (COS) & Deep Soil Zone (DSZ) Calculations

	Total Area m ²	% of site area
Site area	31,277	100%
DSZ / Public Park	2,912	9.3%
COS Area A (Park & WR north & Bld 5 surrounds)	4,944	
COS Area B (Rooftop Bld 5)	1,591	
COS Area C (Between Bld 1&2 & Wool Row south)	1,285	
COS Area D (Between Bld 2 & 3)	924	
COS Area E (Between Bld 3 & 4)	1,606	
TOTAL COS AREA (A+B+C+D+E)	10,350	33%
Landscaping Area	3,556	11.4%

Legend

- Site Boundary
- Proposed Building
- Existing Building Retained
- Communal Open Space (COS)
- Deep Soil Zone (DSZ) / Public Park

0 10 50



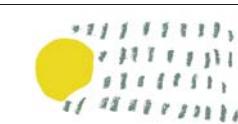
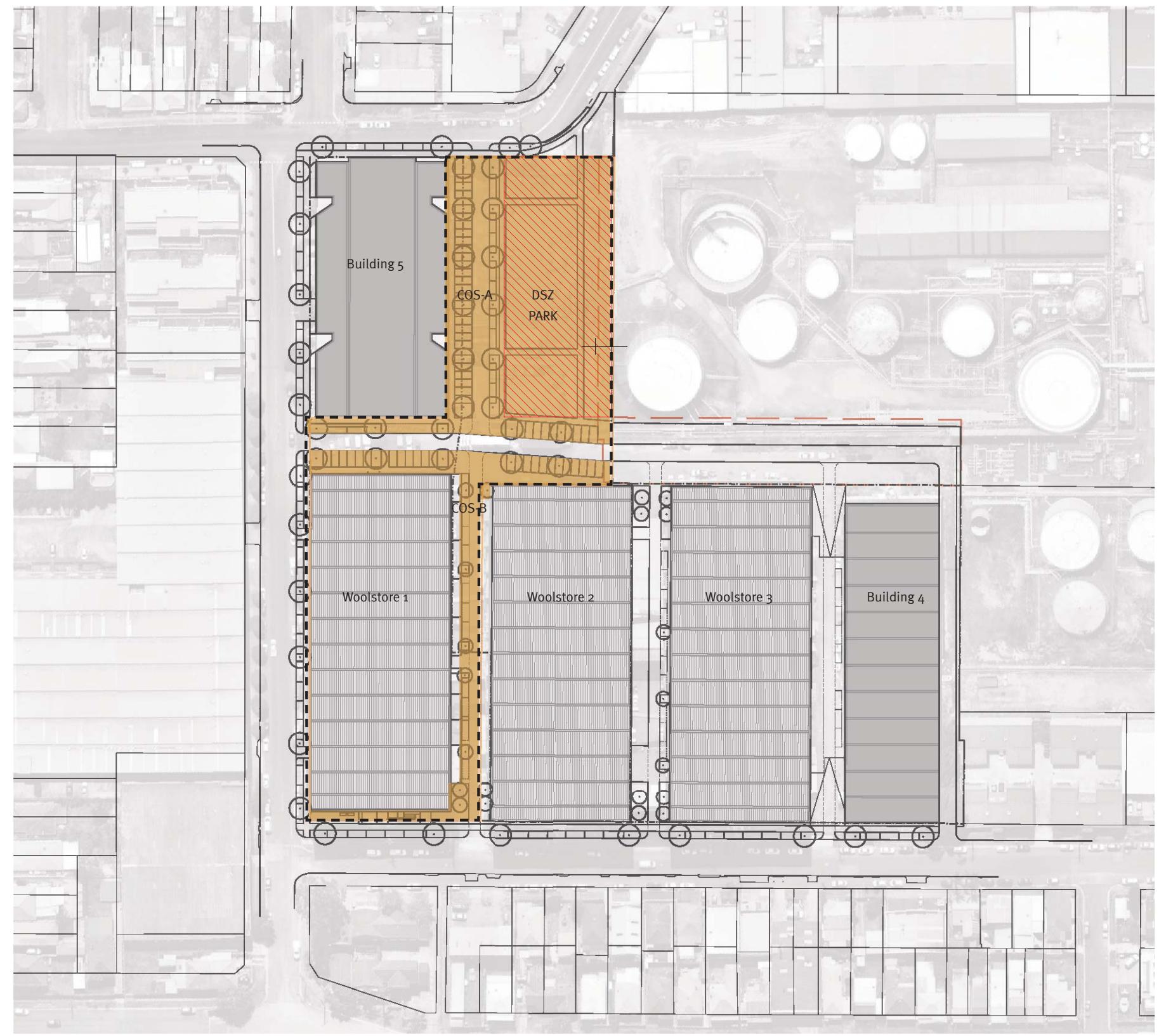
Communal Open Space (COS) & Deep Soil Zone (DSZ) Calculations

	Total Area m ²	% of site area
Site area	31,277	100%
DSZ / Public Park	2,912	9.3%
COS Area A (Park & Wool Row north)	4,772	
COS Area B (Between Bld 1&2 & WR south)	1,285	
TOTAL COS AREA (A+B)	6,057	19%
Landscaping Area	3,049	9.7%

Legend

- Stage 1 Boundary
- Proposed Building
- Existing Building Retained
- Communal Open Space (COS)
- Deep Soil Zone (DSZ) / Public Park

0 10 50



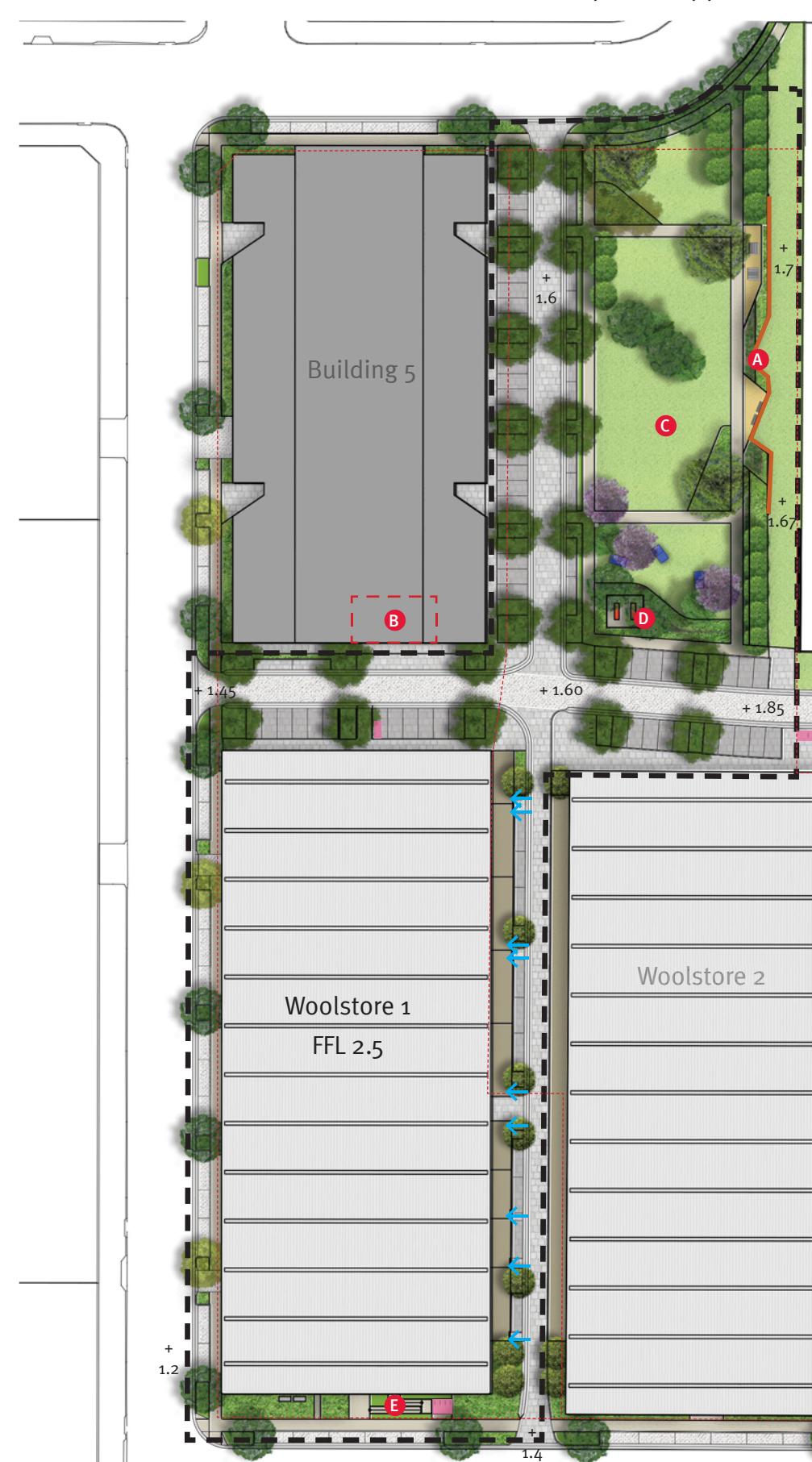
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Landscape Plan

Legend

- - - Stage 1 Boundary
- - - Lot Boundary
- A Screening structure with climbing plants
- B Temporary waste collection area
- C Park
- D Proposed Electrical substation (x2)
- E Ramp Access to Woolstore 1
- F Zone for temporary market stools
- Turf
- Mass Planting
- Unit paving to share zone
- Unit paving to internal car parking
- Asphalt
- Concrete paving
- Decomposed Granite
- Terrace to groundfloor units
- Bike Parking
- ← Entrance to unit terrace
- + 1.55 Spot levels

0 10 25 50m



JMD design



Client
Investec

Consultant
**tonkin
zulaihha
greer**
ARCHITECTS

Revisions
Issue A

Date
05.06.17

Description
For DA

Drawn
BK

Check
BC

190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmdesign.com.au

Project
Wickham Woolstore, Newcastle
Drawing title
Landscape Plan

Date
June 2017
Scale
1:1000

Drawing No.
Lo8

A

Legend

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Park Layout

Legend

- - - Stage 1 Boundary

- A Screening structure with climbing plants
- B Entry Point
- C Ping Pong Tables
- D Proposed Electrical substation (x2)
- E Picnic Tables
- F Seating
- G Kick about area

Turf

Mass Planting

Unit paving to share zone

Unit paving to internal car parking

Concrete paving

Decomposed Granite

+ 1.55 Spot levels



Proposed Feature Tree Planting



Proposed Tree Planting

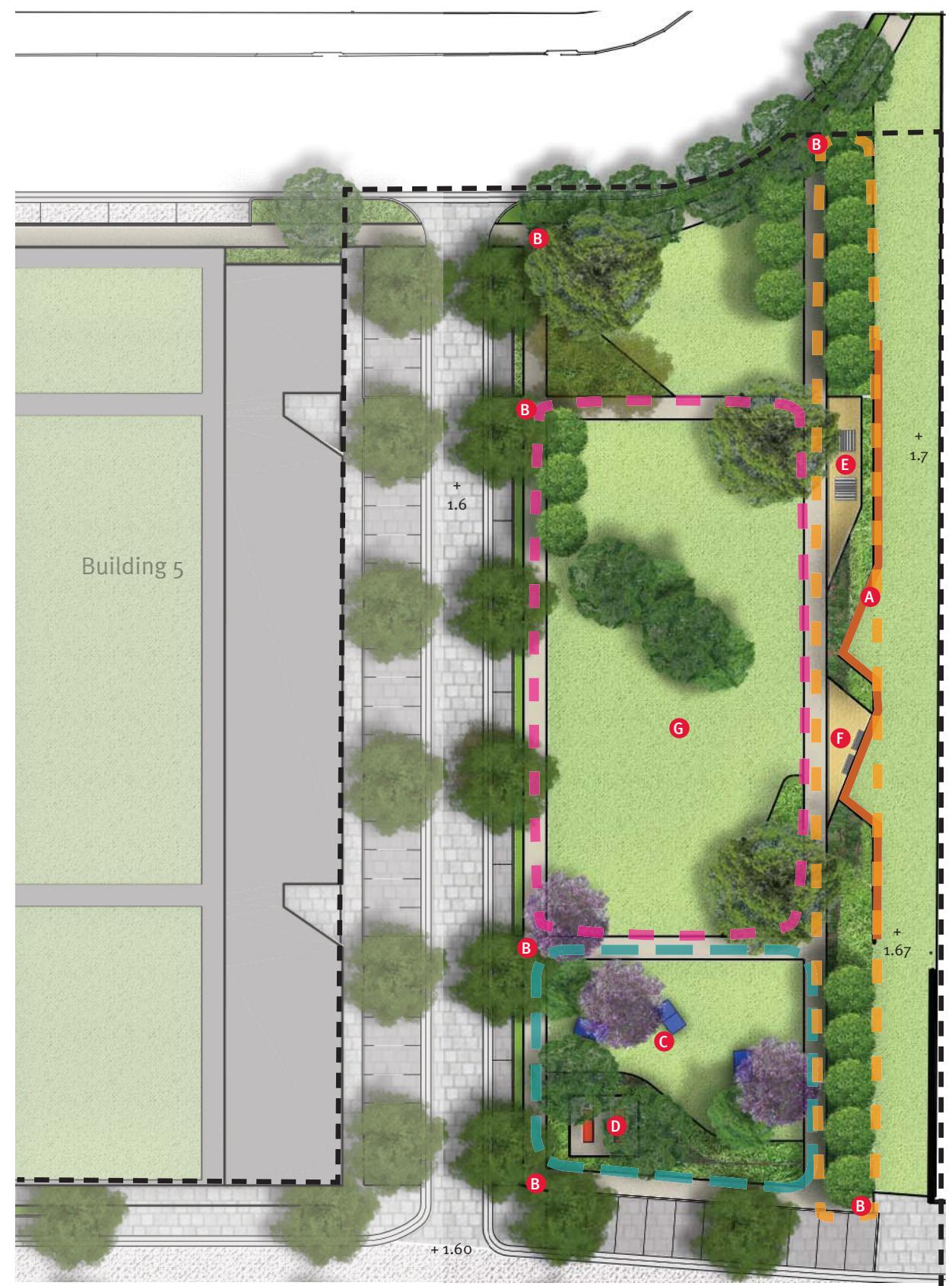
Activation Node - Informal play & ping-pong

Kickabout Area

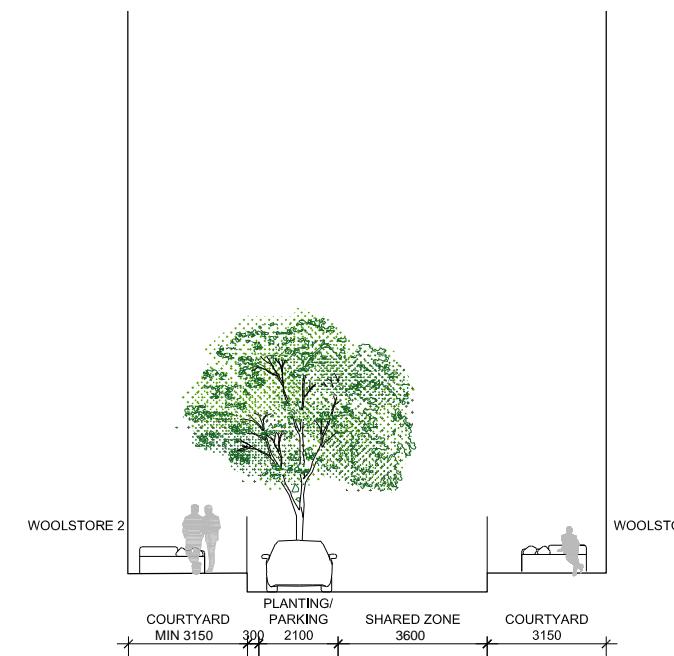
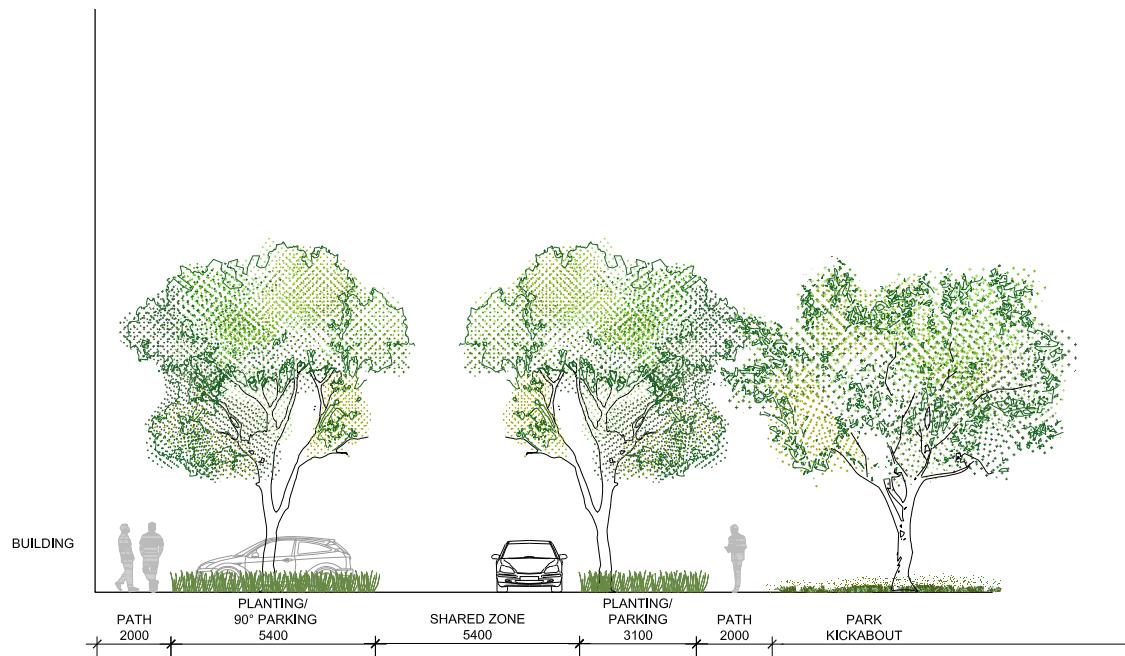
Activation Axis - Picnic, seating areas

Proposed Building 5

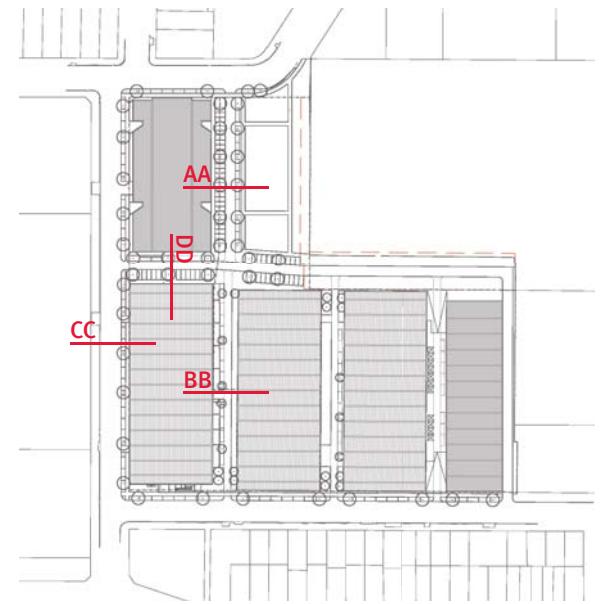
0 5 10 20m



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Street sections



Client	Consultant	Revisions	Date	Description	Drawn	Check	Design	Address	Project	Date	Drawing No.	Issue No.
Investec	tonkin zulaikha greer ARCHITECTS	Issue A	05.06.17	For DA	BK	BC	JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmddesign.com.au	Wickham Woolstore, Newcastle Drawing title Street sections	June 2017 Scale 1:200 @ A3	L010	A

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Development Application

Precedents - Shared laneway/parking zone differentiation

Key Principles of Shared laneway

1 Equity of access

Pedestrian, vehicle, parking and cycle functions to share laneway with subtle designations between zones of use.

2 Traffic calming

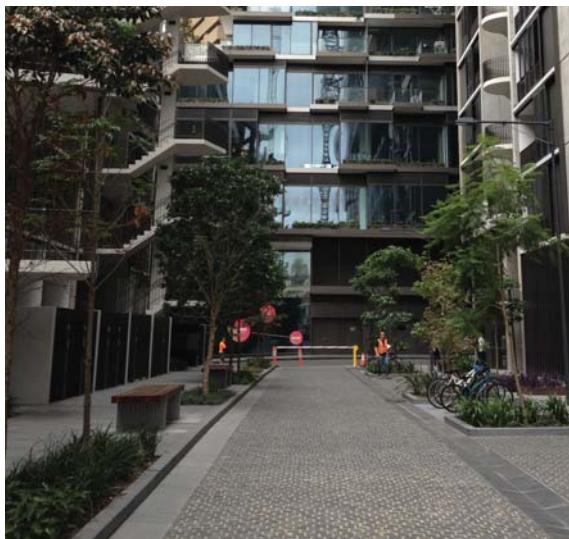
Vehicular and cycle traffic speeds reduced to minimise conflicts with pedestrians via:

- texture changes in pavement
- narrow lane widths
- location of street furniture, tree planting and lighting etc. close to laneway edges.

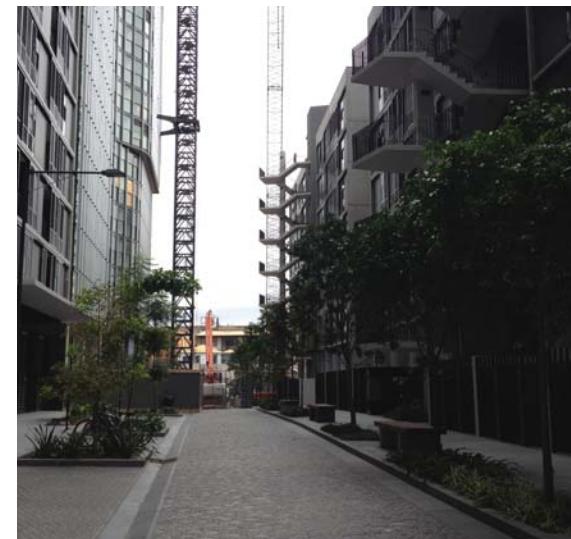
3 Materials

Laneway and parking area materials to be read as part of the same suite i.e. zones of use to be differentiated by subtle means as described in the adjacent precedents.

Parking areas differentiated by a clear edge (line of drainage grate, dish drain or flush kerb)



Park Lane, Chippendale



Park Lane, Chippendale



Central Park, Sydney (V-drain and texture change at edge)

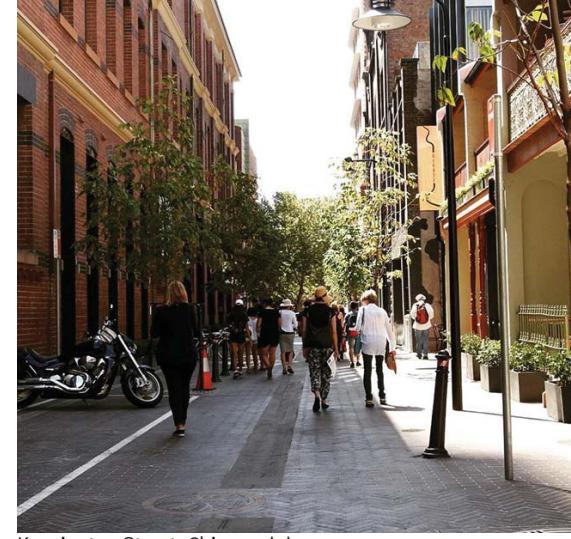


Sydney University (U-drain and material change at edge)

Tree planting to delineate space

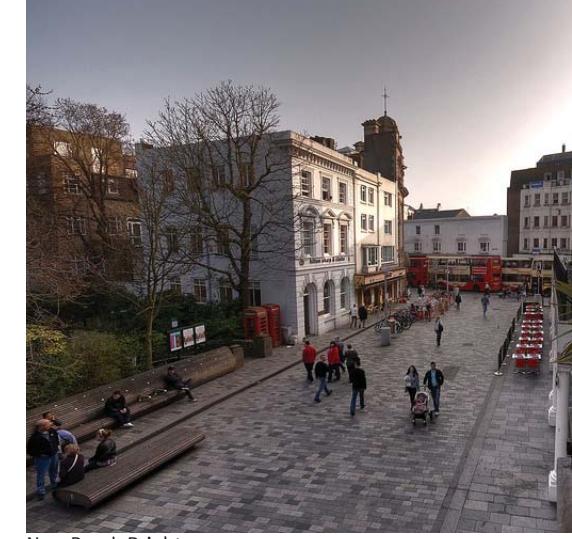


Kensington Street, Chippendale



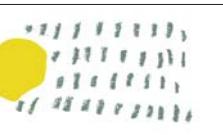
Kensington Street, Chippendale

Differentiation by change in paving unit size, material, pattern line of furniture/ lighting



New Road, Brighton



Client	Consultant	Revisions	Issue A	Date 05.06.17	Description For DA	Drawn BK	Check BC	JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmdesign.com.au	Project Wickham Woolstore, Newcastle Drawing title Precedents	Date June 2017 Scale N/A	Drawing No. L011	Issue No. A
 Investec	 tonkin zulaikha greer ARCHITECTS												

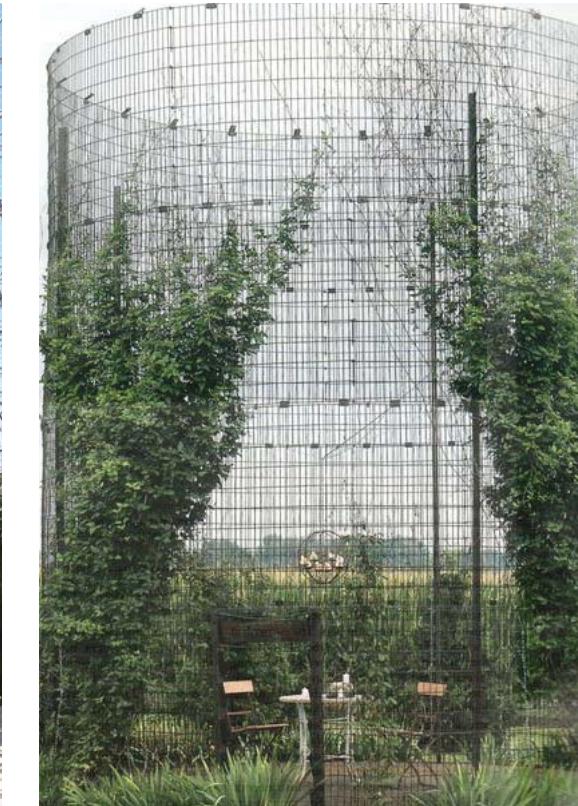
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Precedents - Screening structure with climbing plants



MFO Zurich - Screening structure with climbing plants



Screening structure with climbing plants reminiscent of silos



Climbing plants in screening structure

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Indicative Materials and Furniture

Materials



Concrete pavers of contrasting unit dimensions



Concrete paving, broom finish



Concrete paving with exposed aggregate, sandblast finish



Decomposed granite



Plexipave surfacing to ping pong area

Furniture



POPP, ping pong tables



FGP Seat, Botton and Gardiner



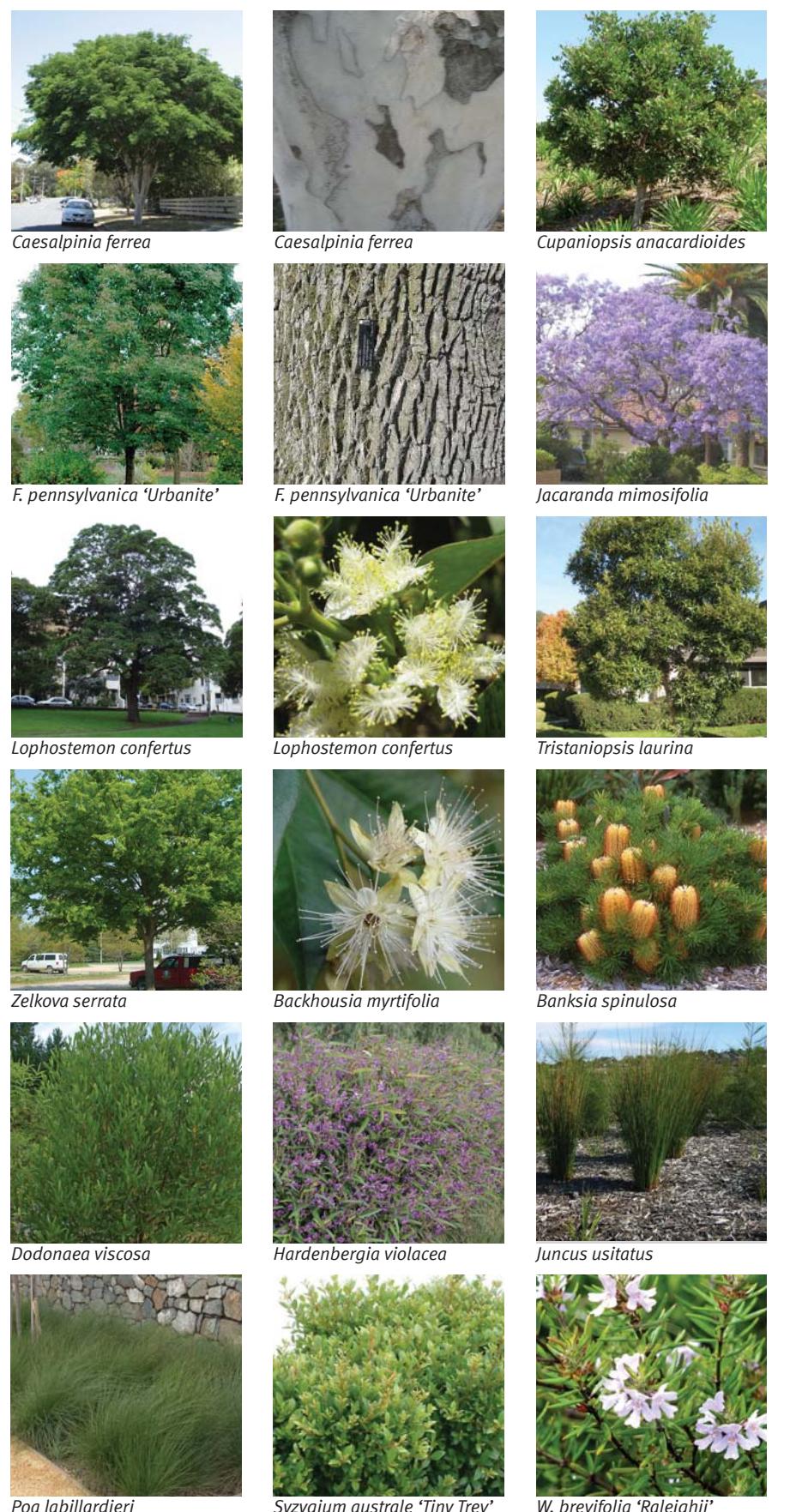
FGP Bin, Botton and Gardiner



Circular bike rack, PEC



Arqua Water Fountain, Street Furniture Australia



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Indicative Plant Schedule

Botanical name	Common name	Height	Pot size
TREES			
<i>Caesalpinia ferrea</i>	Leopard Tree	10-12m	200L
<i>Cupaniopsis anacardioides</i>	Tuckeroo	8m	100L
<i>Ficus rubiginosa</i>	Port Jackson Fig	20m	1500L
<i>Fraxinus pennsylvanica 'Urbanite'</i>	Urbanite Green Ash	15-20m	45L
<i>Jacaranda mimosifolia</i>	Jacaranda	10m	200L
<i>Liriodendron tulipifera</i>	Tulip Tree	15m	400L
<i>Lophostemon confertus</i>	Brush Box	10m	200L
<i>Tristaniopsis laurina</i>	Water Gum	10m	400L
<i>Ulmus parvifolia</i>	Chinese Elm	13m	100L
<i>Zelkova serrata</i>	Japanese Zelkova	15-18m	200L
SHRUBS			
<i>Backhousia myrtifolia</i>	Grey Myrtle	3m	
<i>Banksia spinulosa</i>	Hairpin Banksia	1-3m	
<i>Callistemon citrinus 'White Anzac'</i>	Bottlebrush	1m	
<i>Callistemon 'Great Balls of Fire'</i>	Great Balls of Fire	1.75m	
<i>Pennisetum alopecuroides</i>	Swamp Foxtail	600-900mm	
<i>Dodonaea viscosa</i>	Sticky Hop Bush	2-3m	50mm pot
<i>Hardenbergia violacea</i>	False Sarsaparilla	2-3m	
<i>Juncus usitatus</i>	Common Rush	up to 1m	
<i>Leptospermum 'Pink Cascade'</i>	Pink Tea Tree	1.5m	
<i>Lomandra longifolia</i>	Mat Rush	1-1.5m	140mm pot
<i>Melaleuca linearifolia 'Claret Tops'</i>	Honey Myrtle	750mm-1m	
<i>Poa labillardieri</i>	Common Tussock Grass	up to 1m	
<i>Syzygium australe 'Tiny Trev'</i>	Lilly Pilly	750mm	
<i>Westringia brevifolia 'Raleighii'</i>	Westringia Sea Mist	2m	
<i>Westringia fruticosa 'Zena'</i>	Coastal Rosemary	1m	
GROUNDCOVERS/CLIMBERS			
<i>Ficus pumila</i>	Creeping Fig		
<i>Trachelospermum jasminoides</i>	Star Jasmine		
<i>Parthenocissus tricuspidata</i>	Grape Ivy		
Planting notes:			
- Indicative plant palette only - subject to availability and confirmation during procurement			
- Indicative heights at maturity			