



Att: Mr Ivan Goodman
Investec
Level 23, Chifley Tower,
2 Chifley Square,
Sydney, NSW, 2000

12th November 2020

Re: Wickham Woolstores

Dear Ivan,

In response to the queries submitted by Newcastle City Council on your email dated 10 December, please see below clarifications in relation to the proposed landscape works.

Regarding the group of trees located at the centre top of the lawn, these fall in line with the punctuation of the park with larger trees to create points of interest and visual axis that run diagonally across the park disrupting its regular geometry. It's placement in the central lawn breaks the extension of turf area creating subspaces which in turn provide opportunity for concurrent uses by multiple group users, not only in the open lawn, but also under the trees' shade such as picnics thus maximising uses.

We also note that the larger section of the lawn area, south to the trees at the centre, is approx. 22 x 25m which equates half an Olympic pool. We understand this area provides an adequate kick-about area for a local park, however if Council wishes for JMDd to move the trees further North we can accommodate that change.

The proposed trees for Wickham Woolstores are in line with the species nominated in Newcastle's Council Street Tree Master Plan and provide flexibility to respond to the principles noted on the Tree Planting Strategy noted on L03.

On The Avenue, Milford and Annie Street, JMDd would be proposing *Lophostemon confertus* which is noted in Newcastle's Council Street Tree Master Plan as F3 (footpath width 3.5-4.5m), therefore suitable for the proposed TYP 4.3m verge. Punctuations of *Liriodendron tulipifera* will mark the building's entry points. The selection of this species relating to it's relatively narrow shape and seasonal aspect which will allow solar access to the buildings.

For the internal roads, the species selection also includes tree species listed in Council's list and responds to the principles noted on L03.

Provision of both Medium and small sized species will consolidate the internal street hierarchy and provide amenity to the streets and lanes.

Use of deciduous trees along Wool row will provide solar access throughout the year. Due to their narrower dimension and private courtyards, deciduous trees are also proposed for the laneways to prevent overshadowing whilst keeping amenity and seasonal aspects.

In the Park , feature trees such as *Jacaranda mimosifolia* and *Ficus rubiginosa* will add to the tree palette and punctuate the space, providing a special character.

For the shrub/groundcovers selection, the proposed palette focused on providing resilient species that are suitable for the Newcastle area and allow for different treatments types to the landscape areas such as ground covering, screening, use of accent plants, covering the screening structure into the Caltex Oil site.

Finally, in regard to provision of a toilet, we understand that given the fact that this is a local park and users will be mainly local residents this is not required.

We would normally recommend provision of a toilet when we anticipate extended visitation generally associated with bbqs and district level playgrounds.

JMDd will consider the design principles noted by Council in progressing with the documentation for Wickham Woolstores.

See below for comments relating to the proposed works in the Open Space:

- *Designated parking close to the park which also provides for mini-bus parking* – Given this is a local park we don't see the need for a mini bus, however if this is required we can investigate having a parking space on The Avenue.
- *A path leading from the carpark into the park to appropriate seating and to the toilet* – Paths leading from the car park are provided in our proposal.
- *Ramps where possible to replace steps* – Non applicable as the park is relatively flat.
- *Handrails where appropriate* – Non applicable as the park is relatively flat and no ramps are expected.
- *Braille incorporated into interpretive signage* - Noted
- *Accessible toilet facilities in close proximity to seating and carpark* – Refer comments above.
- *Picnic tables to accommodate wheelchairs* – Noted. To be considered
- *Some park benches to include arm rests* - Noted. To be considered
- *The provision of shade or shelter over accessible picnic area* - Noted. To be considered
- *Accessible picnic area should take advantage of any an outlook, vista or tranquil setting.*- Noted. To be considered. Given the park is relatively flat views will be directed into the centre of the park
- *A unisex accessible public toilet in large park areas* – Refer comments above.
- *Fencing.* - Noted. To be considered for the substation

Yours faithfully,



Bernardo Cunha
Associate Landscape Architect