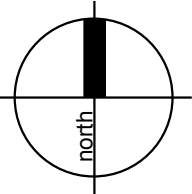


# ONE NATIONAL PARK ST DEVELOPMENT SECTION 4.55

APRIL 2023



LOCATION MAP



Drawing Schedule			Landscape Calculations		
Name	Drawing Number	Revision	Item	Area	Percentage
Cover Sheet	L000	H	Ground Floor	120m <sup>2</sup>	1.6%
Ground Floor Landscape Plan	L101	H	Ground Deep Soil	68.4m <sup>2</sup>	
Level 4 Landscape Plan	L102	H	Level 4	550m <sup>2</sup>	
Level 5 Landscape Plan	L103	E	Level 5	255m <sup>2</sup>	
Level 6 Landscape Plan	L104	E	Level 6	147m <sup>2</sup>	
Level 19 Landscape Plan	L105	Dt	Level 19	32m <sup>2</sup>	1.6%
Rooftop Landscape Plan	L106	C	Rooftop	50m <sup>2</sup>	
Landscape Details	L201	B	<b>Total Soft Landscaping</b>	<b>1154m<sup>2</sup></b>	
Indicative Plant Schedule 1 of 2	L301	B			
Indicative Plant Schedule 2 of 2 and Materials & Finishes	L302	A			

Council Guidelines
The City of Newcastle
-Newcastle Street Tree Masterplan 2011
-Newcastle City Council DCP 2012: 7.02 Landscape, Open Space and Visual Amenity
-Newcastle City Centre Public Domain Technical Manual 2014
-Newcastle City Council Technical Manual Landscape 2015
-Newcastle City Council Street Tree Selection Manual 2016

## Site Description:

The subject site is located at Lot 1 (DP741514), Lot 99 (DP1134475), Lot 1181 (DP596950), Lot 1171 (DP858465) and Lot 100 (DP612505) and the street address is 1 National Park Street Newcastle NSW.

The existing topography of the site is relatively flat with a cross fall from the approximate high point RL 2.51 located on the north-east corner to the approximate low point RL 2.00 located in the north-west corner of the site with a fall of approximately 0.51 metres.

A two storey commercial brick and concrete building occupies #17 Newcastle Street, a 2 storey office building and ground level shop occupy #19 Newcastle Street and a 2 storey masonry block unit building occupies #484 & #490 Kings Street. All of these buildings will be demolished as part of this proposal. There are currently large expanses of hard paved areas at the front of all premises.

## Local Context/Character:

The existing street character is a mix of one and two storey commercial buildings and a multi-storey car park.

There are street tree plantings located on both sides of Newcastle Street and the street character is predominantly hard paved areas and on-street parking associated with the commercial lots.

The existing street furniture included within the subject site are council bins, parking meters and street signs located on both sides of National Park Street. The subject site is located in close proximity to the Newcastle CBD, the Honeysuckle Precinct and Newcastle Interchange and is referred to as the West End Precinct of the Newcastle City Council Public Domain Technical Manual.

## Proposed Development:

The proposed development will include a 22 storey apartment residential flat building with two commercial tenancies located on the ground floor level fronting National Park Street. There is a basement level carpark and the driveway entry to this car park is located to the north-west corner of the site.

There are private open space, common open space and public domain areas associated with this development and are as follows:

## Private Open Space:

Private open space terrace and courtyard areas have been provided for each of the units on site and are in accordance with the minimum area requirements with Council's DCP & NSW Planning & Environment; Apartment Design Guide.

- The landscape intent for these private open space terrace areas will include the following:
- Private terrace or courtyard areas for the each of the apartments that can be used for outdoor entertaining,
  - Suitable screening between private open space terrace areas of each unit for privacy,
  - Landscape buffer zone between the private open space terrace areas and any common open space areas for privacy.

The private open space areas for the apartment/unit complexes will include raised planters on structure. All raised planters to include minimum suitable soil media in relation to trees, shrubs & groundcovers to promote optimum plant growth and in accordance with NSW Planning & Environment; Apartment Design Guide; Part 4P, Planting on Structures.

## Common Open Space Areas:

The common open space areas of this development will be located on the podium (level 4), level 6 (southern tower) and rooftop (level 22 southern tower) for communal use by all residents of this residential flat building development.

- The landscape intent for the common space terrace areas will include the following:
- Shade/amenity tree planting in raised planters,
  - Passive recreation areas such as break-out spaces, small paved courtyards for activities such as meditation, functions and communal barbecues etc.
  - External structures & furniture elements that include fixed pergola structures and bench seating

- Common open space areas to be located in areas that provide suitable solar access
- Raised garden beds and/or buffer planting to provide a physical separation between private open space terrace areas and common open space terrace areas.

Common open space areas located on podium level and roof terrace levels to include raised planters on structure. All raised planters to include minimum suitable soil media in relation to trees, shrubs & groundcovers to promote optimum plant growth and in accordance with NSW Planning & Environment; Apartment Design Guide; Part 4P, Planting on Structures.

## Public Domain Areas:

Public domain works with this residential flat building development will include street improvement works to Newcastle Street.

- These public domain improvement works will include the following:
- New stone unit paving to footpaths to Council standards & Public Domain Technical Manual
  - New insitu concrete footpaths to Council standards
  - New street tree planting and tree pits to Council standards
  - New public domain street furniture selection and set out to Council standards & Public Domain Technical Manual.
  - Street trees in accordance with the Newcastle City Council Street Tree Selection Manual

Species selection and location of all verge plantings will be in respect to existing/proposed services and infrastructure, on street car parking and car door openings.

## Planting Design Strategy:

The planting design strategy for this residential flat building development to include the following:

- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Evergreen tree planting to provide shade & amenity
- Deciduous tree planting to allow for solar access & seasonal change
- A broad planting palette to include a variety native species & exotic species to provide colour, texture, aroma & form
- Implementation of some indigenous species to encourage canopy corridor links and bio-diversity

With the proposed landscape design for this development we would implement the following safety planting initiatives:

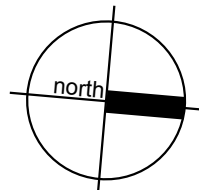
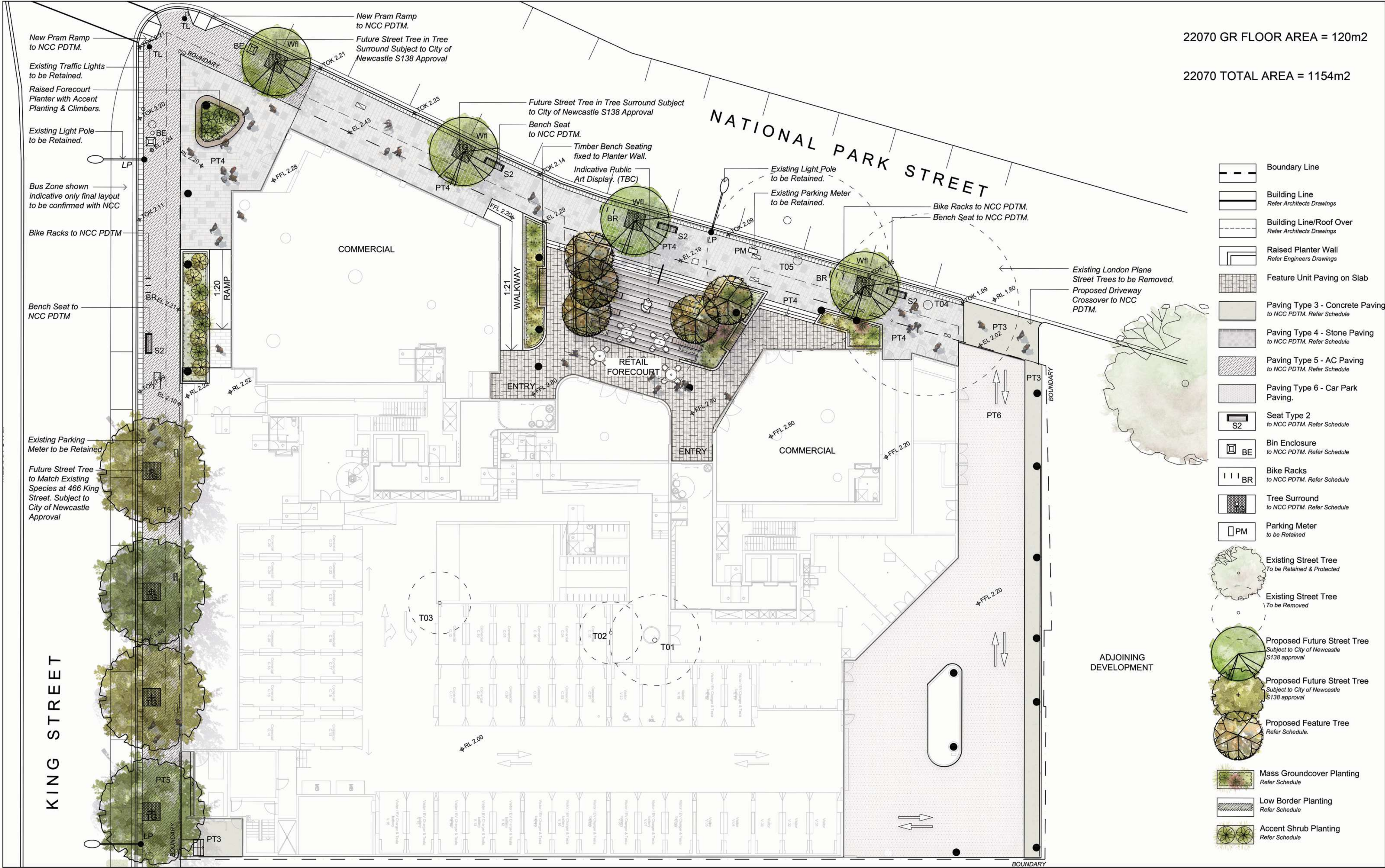
- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause potential slip hazards
- Avoid planting species that are known for invasive root structure that may cause damage to existing infrastructure and damage paths & hard paved areas, which may cause potential trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory allergies and/or skin irritation
- 

Shrub species, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

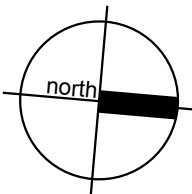
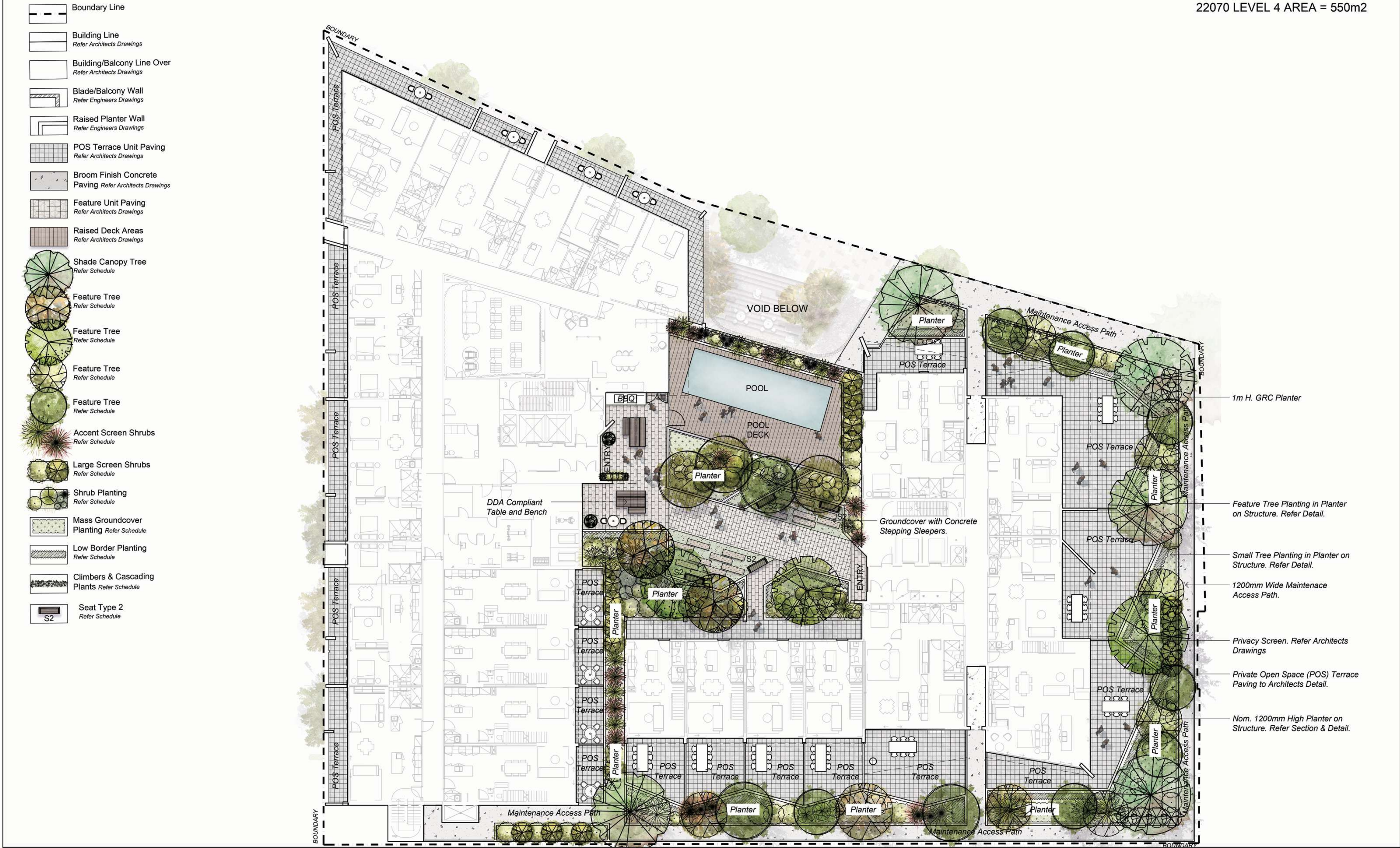
All proposed plant species selection has been considered in terms of soil types, species hardiness and on-going watering maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.

All proposed raised planter beds on structure are to be irrigated by drip line irrigation sourced from stored recycled rainwater on site.







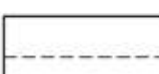









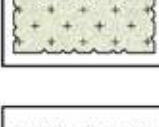
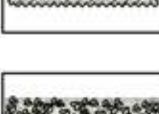






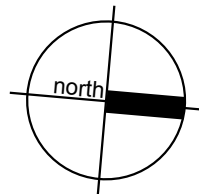


Privacy Screen. \_\_\_\_\_  
Refer Architects Drawings

**BOUNDARY**

- |   |   |
|---|---|
|    | <b>Boundary Line</b>  |
|    | <b>Building Line</b><br><i>Refer Architects Drawings</i>              |
|    | <b>Building/Balcony Line Over</b><br><i>Refer Architects Drawings</i> |
|    | <b>Raised Planter Wall</b><br><i>Refer Engineers Drawings</i>         |
|    | <b>Broom Finish Concrete Paving</b> <i>Refer Architects Drawings</i>  |
|    | <b>POS Terrace Unit Paving</b><br><i>Refer Architects Drawings</i>    |
|    | <b>Feature Tree</b><br><i>Refer Schedule</i>                          |
|    | <b>Feature Tree</b><br><i>Refer Schedule</i>                          |
|    | <b>Feature Tree</b><br><i>Refer Schedule</i>                          |
|    | <b>Feature Tree</b><br><i>Refer Schedule</i>                          |
|    | <b>Accent Screen Shrub</b><br><i>Refer Schedule</i>                   |
|   | <b>Large Screen Shrubs</b><br><i>Refer Schedule</i>                   |
|  | <b>Shrub Planting</b><br><i>Refer Schedule</i>                        |
|  | <b>Mass Groundcover Planting</b> <i>Refer Schedule</i>                |
|  | <b>Low Border Planting</b><br><i>Refer Schedule</i>                   |
|  | <b>Climbers &amp; Cascading Plants</b> <i>Refer Schedule</i>          |







22070 LEVEL 19 AREA = 32m2



- Boundary Line
- Building Line  
*Refer Architects Drawings*
- Building/Balcony Line Over  
*Refer Architects Drawings*
- Raised Planter Wall  
*Refer Engineers Drawings*
- COS Unit Paving
- Timber Decking
- Rooftop Feature Tree  
*Refer Schedule*
- Accent Shrubs  
*Refer Schedule*
- Shrub Planting  
*Refer Schedule*
- Climbers & Cascading Plants  
*Refer Schedule*

xeriscapes

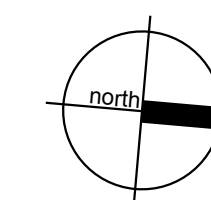
1/28 Adelaide Street East Gosford NSW 2250  
Level 3, 23 Watt Street Newcastle NSW 2300  
P: 02 4302 0477 • ABN 12 129 231 269

PROJECT

NATIONAL PARK ST DEVELOPMENT SECTION 4.55  
ONE NATIONAL PARK STREET, NEWCASTLE

DRAWING NAME

LEVEL 19 LANDSCAPE PLAN



CLIENT GWH ONE NATIONAL PARK

REVISION D

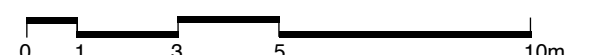
PROJECT NO 22070

DATE 19.04.23

DRAWING NO L105

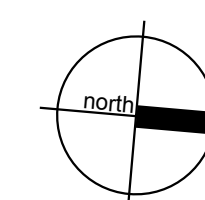
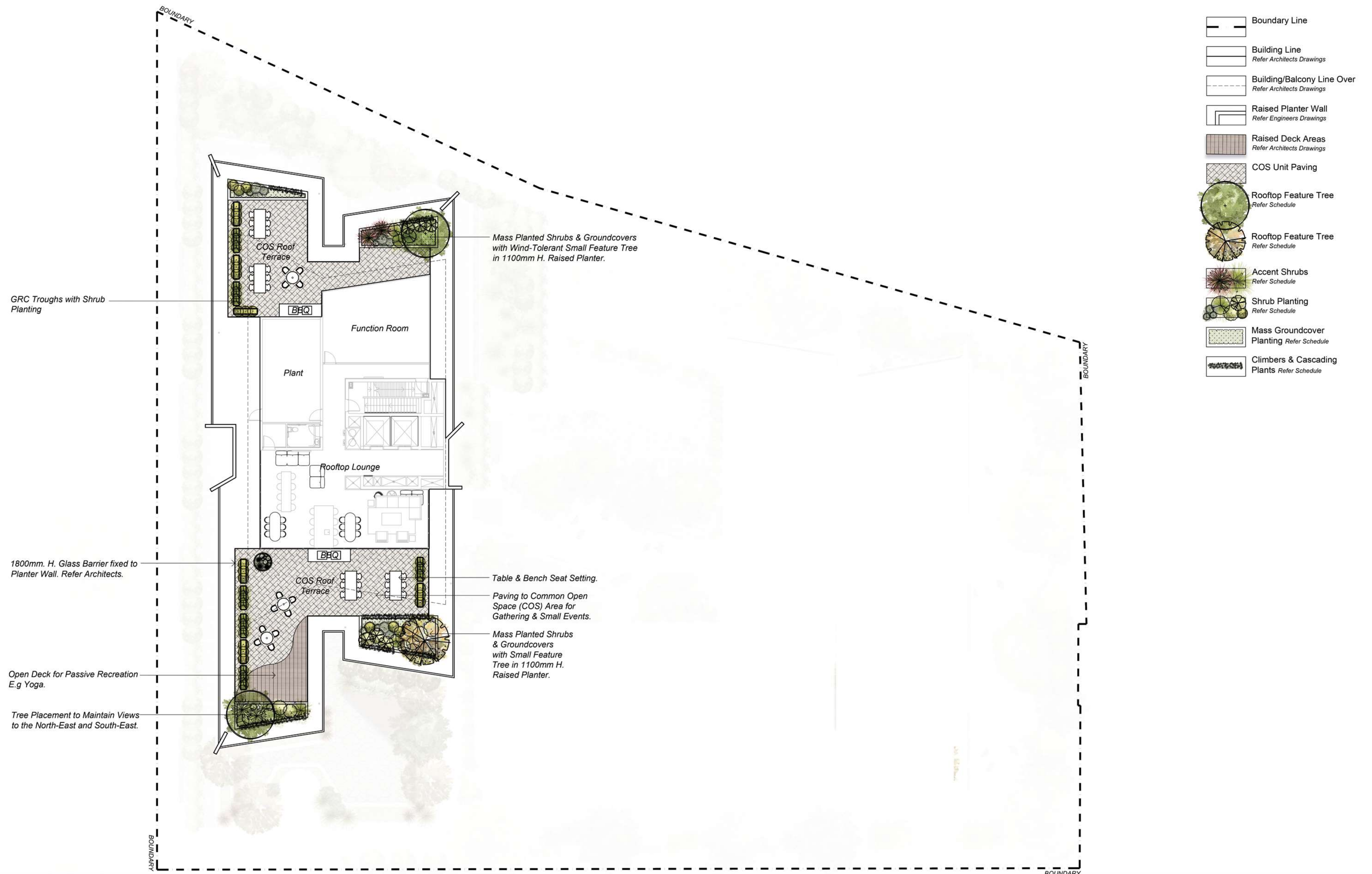
SCALE 1:300 @ A3

1:150 @ A1

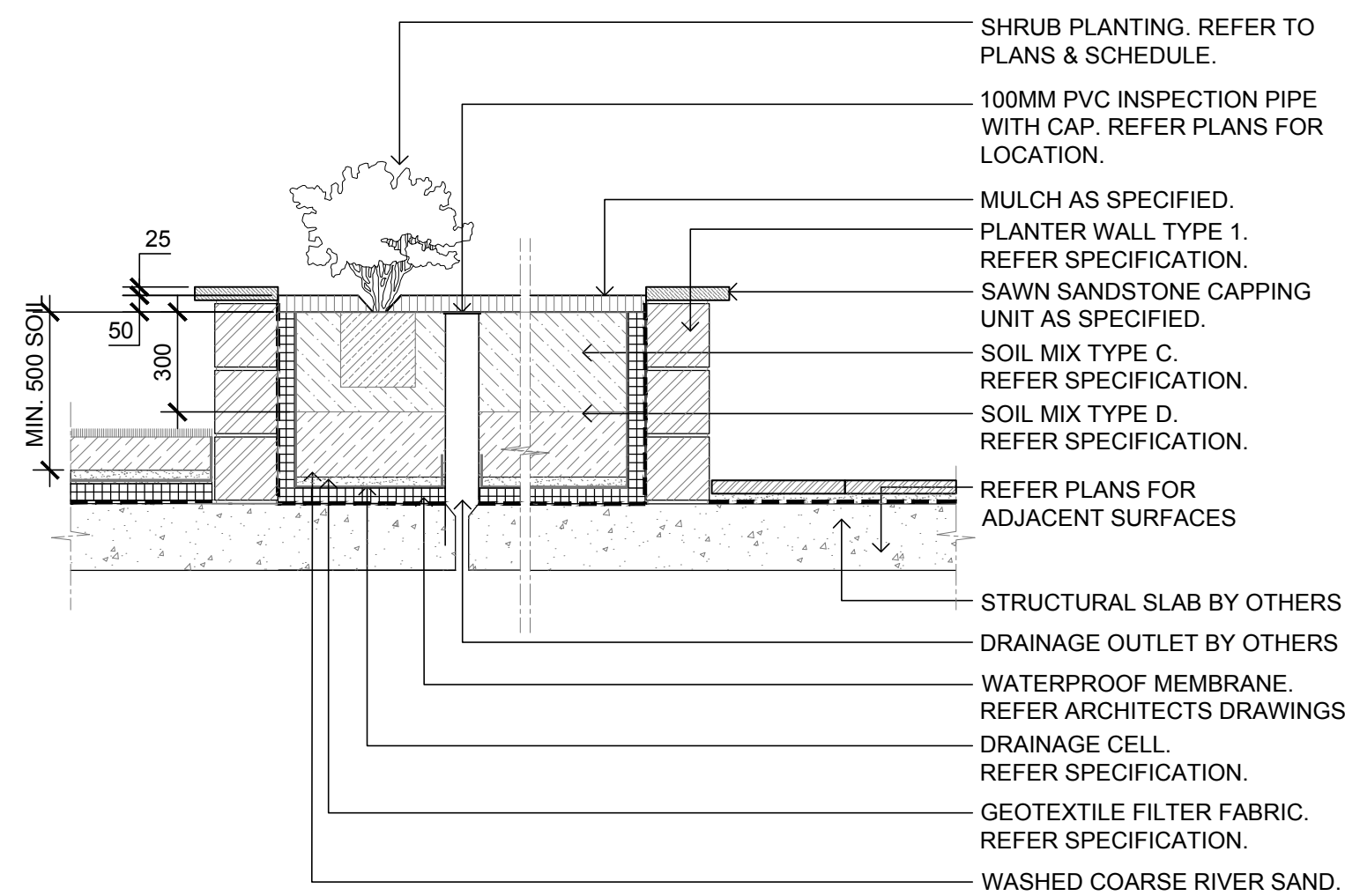




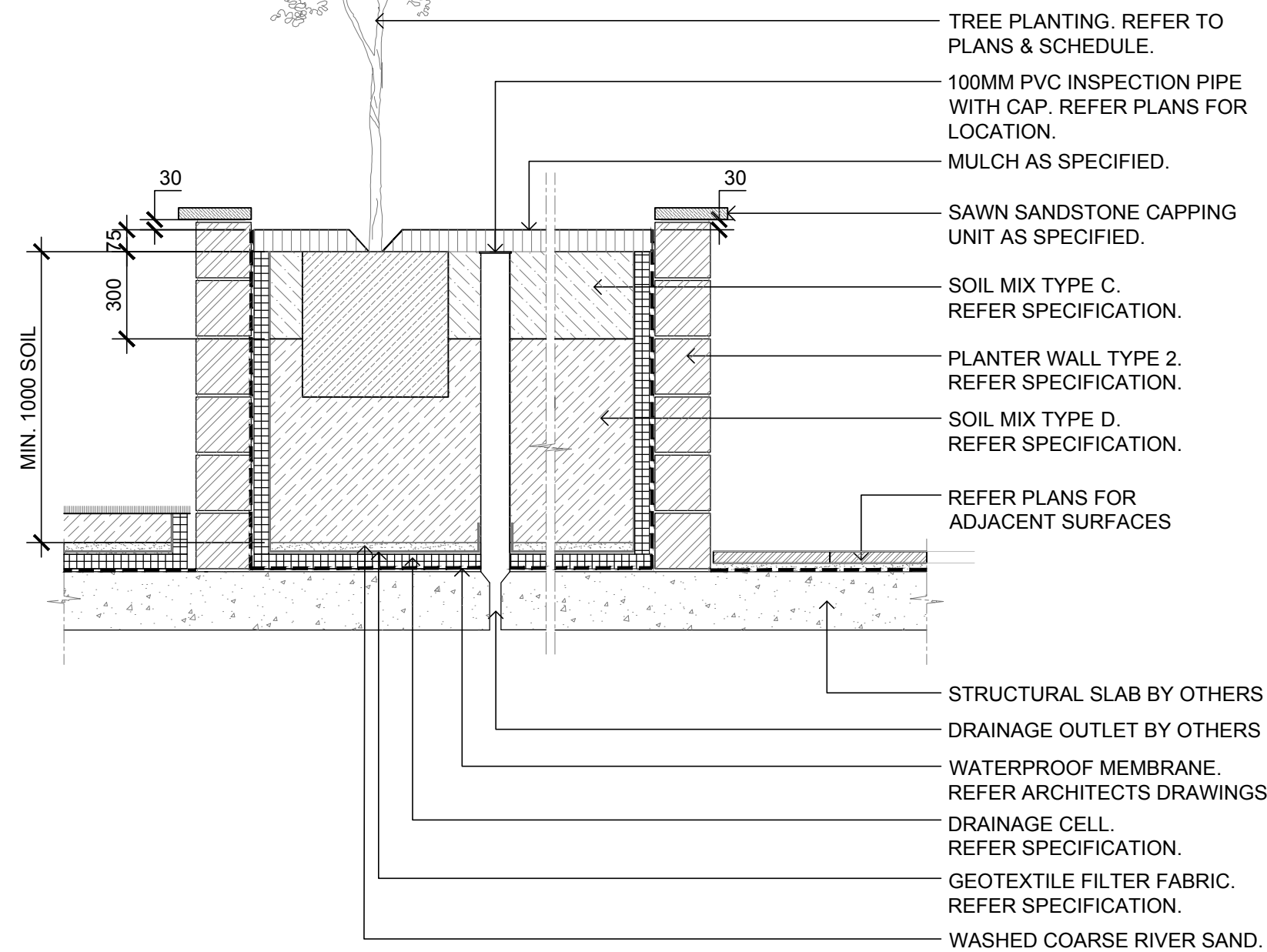
22070 ROOF AREA = 50m2



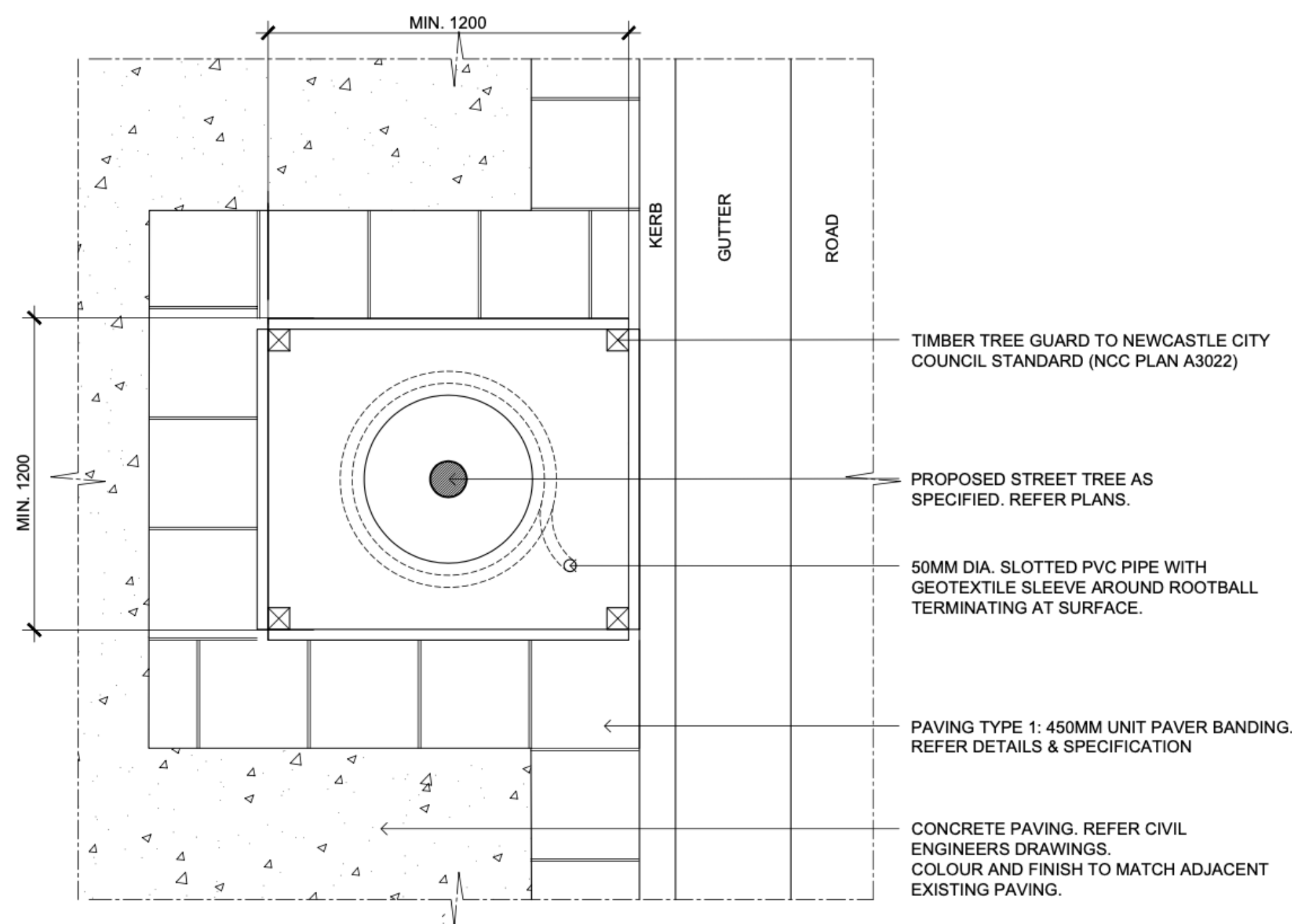




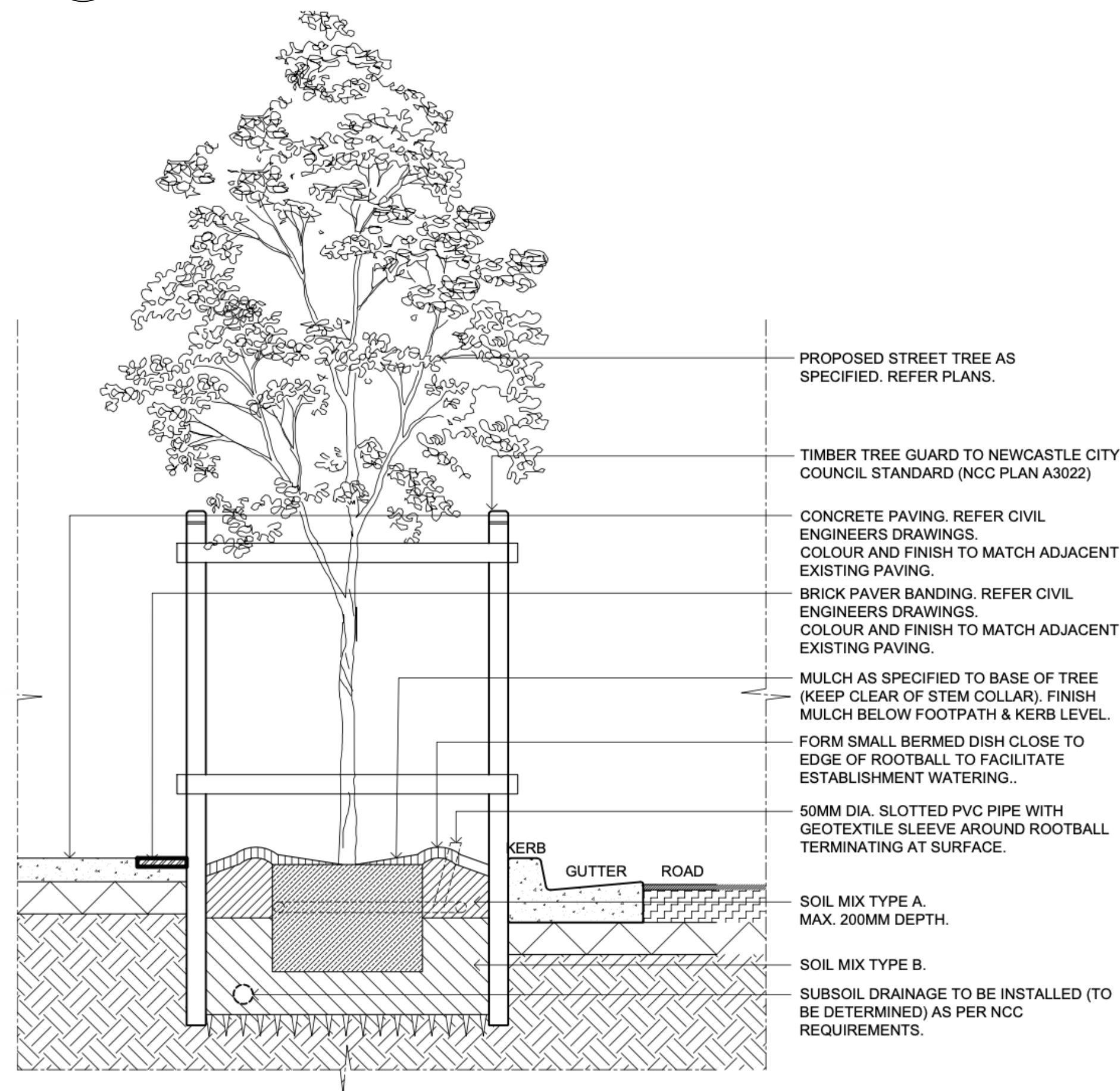
03 PLANTER BOX (TYPE 1) ON SUSPENDED SLAB - SHRUB PLANTING  
502 SCALE 1:20



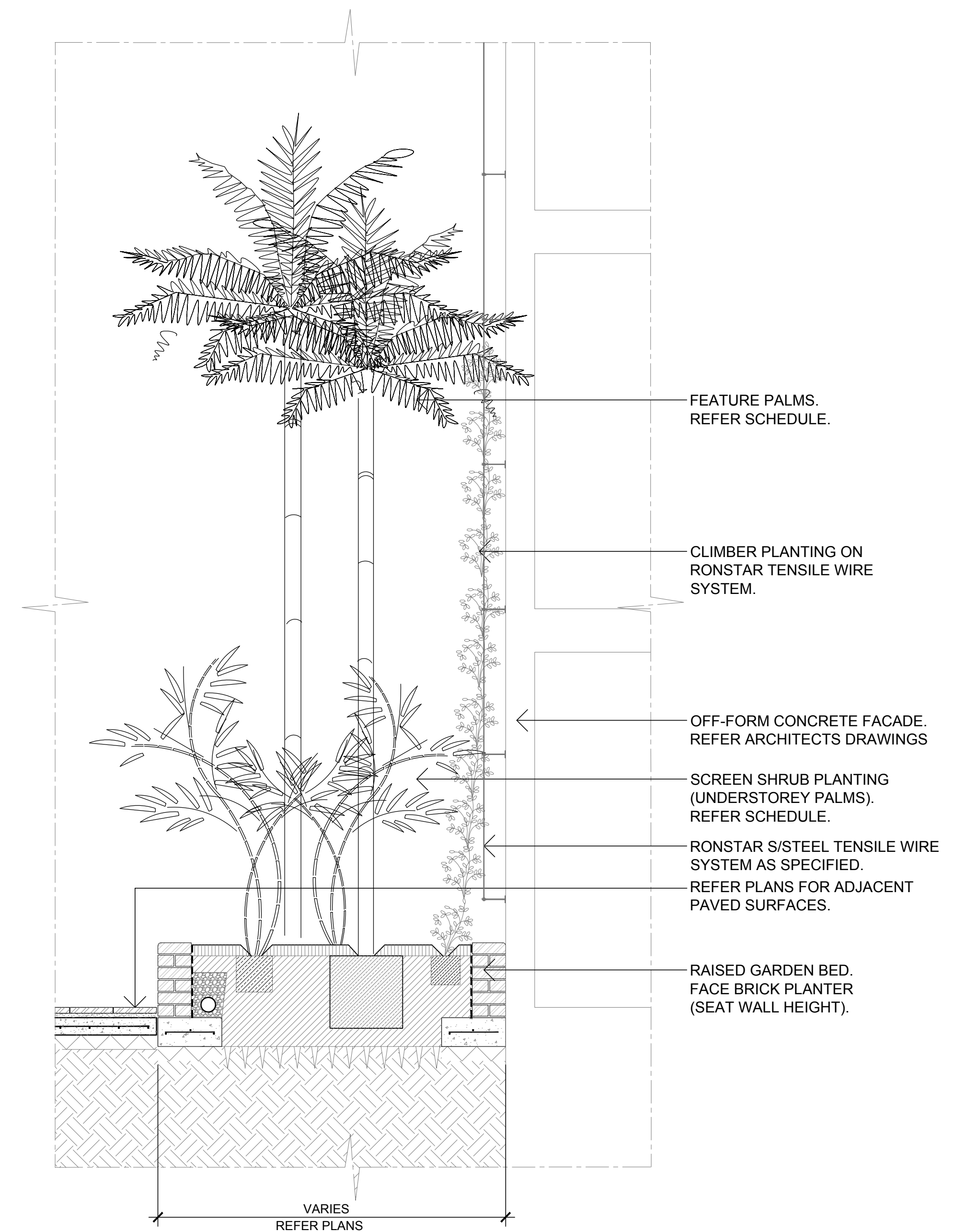
04 PLANTER BOX (TYPE 2) ON SUSPENDED SLAB - TREE PLANTING  
502 SCALE 1:20



01 STREET TREE PLANTING - PLAN  
502 SCALE 1:20



02 STREET TREE PLANTING - SECTION  
502 SCALE 1:20



05 GREEN FACADE - TYPICAL DETAIL  
502 SCALE 1:25



Image / Key	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
Street Trees						
01 / Mqu WGA	<i>Eleaocarpus eumundii</i>	Smooth-leaved Quandong	8	5	75L	Stakes and ties
	<i>Melaleuca quinquenervia</i>	Broad-leaved Paper Bark	15-20	10-15	75L	Stakes and ties
	<i>Waterhousea floribunda</i> 'Green Avenue'	Weeping LilyPilly	12-15	6-8	75L	Stakes and ties
Shade Canopy Trees						
02 / Bin	<i>Banksia integrifolia</i>	Old Man Banksia	4	4	45L	Wind Tolerant
	<i>Fraxinus griffithii</i>	Ash	7	4	75L	Stakes and ties
	<i>Waterhousia</i> 'ST1' Whisper	Weeping Lilly Pilly	8	5	75L	Stakes and ties
Feature Trees						
03 / Ere	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8	5	45L	Stakes and ties
	<i>Ginkgo biloba</i>	Maidenhair Tree	9	5	45L	Stakes and ties
04 / LTu	<i>Lagerstroemia indica</i> x <i>L. fauriei</i>	Tuscarora Crepe Myrtle	4	3	45L	Stakes and ties
	<i>Tristaniopsis</i> 'Luscious'	Luscious Water Gum	8	5	45L	Stakes and ties
	<i>Washingtonia robusta</i>	Mexican Fan Palm	20	3	45L	Stakes and ties
	<i>Zelkova serrata</i> 'Wireless'	Japanese Elm	7	9	45L	Stakes and ties
Screening Shrubs > 1.5m						
05	<i>Banksia robur</i>	Swamp Banksia	3	2	45L	
06	<i>Breynia cernua</i> 'Ironstone Range'	Coffee Bush	2	1.5	300mm	
07	<i>Cordyline australis</i>	NZ Cabbage Tree	3	1	300mm	
	<i>Grevillea</i> 'Honey Gem'	Spider Flower Grevillea	4	3	300mm	
08	<i>Leucospermum</i> 'Scarlett Ribbons'	Pin Cushion Protea	3	2.5	300mm	
09	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Narrow Lilly Pilly	7.5	1.5	300mm	
Shrubs < 1.5m						
10	<i>Callistemon</i> 'Better John'	Better John Bottlebrush	1.2	0.9	200mm	
	<i>Grevillea</i> 'Crimson Villa'	Crimson Villa	0.7	0.7	200mm	
11	<i>Westringia fruticosa</i> 'Zena'	Coastal Rosemary	0.9	0.9	200mm	
Mass Planted Groundcovers						
12	<i>Alternanthera dentata</i> 'Little Ruby'	Littly Ruby	0.5	0.5	140mm	
	<i>Anigozanthus</i> 'Ruby Velvet'	Ruby Velvet Kangaroo Paw	0.4	0.3	140mm	
	<i>Convolvulus cneorum</i>	Silver Bush	0.5	1	140mm	
	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	0.4	0.4	140mm	
13	<i>Liriope muscari</i> 'Isabella'	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
	<i>Myoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobialla	0.1	1	140mm	
14	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm	
	<i>Poa labillardieri</i> 'Kingsdale'	Blue Tussock Grass	0.45	0.45	140mm	
15	<i>Stachys byzantina</i>	Lambs Ears	0.45	0.6	140mm	
Low Border Planting						
16	<i>Carex albula</i> 'Frosted Curls'	New Zealand Hair Sedge	0.6	0.6	140mm	
	<i>Chrysocephalum apiculatum</i> 'Desert Flame'	Yellow Buttons	0.5	0.3	140mm	
17	<i>Lomandra confertifolia</i> 'Wingarra'	Lomandra Wingarra	0.4	0.6	140mm	
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
Cascading Planting						
18	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3	1	140mm	
	<i>Hardenbergia violacea</i> 'Meema'	Meema Snake Vine	0.5	2	140mm	
	<i>Rosmarinus officinalis</i> 'Blue Lagoon'	Blue Lagoon Rosemary	0.3	1	140mm	
Shade Tolerant Planting						
19	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
20	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	140mm	
	<i>Doodia aspera</i>	Rasp Fern	0.2	0.4	140mm	
21	<i>Macrozamia communis</i>	Burrawang	1	1.5	140mm	
	<i>Philodendron</i> 'Xanadu'	Xanadu Dwarf Philodendron	0.8	0.8	140mm	
	<i>Pteris tremula</i>	Tender Brake	1	0.8	140mm	
Climbers						
22	<i>Cissus antartica</i>	Kangaroo Vine	6		140mm	
	<i>Hibbertia scandens</i>	Twining Guinea Flower	2		140mm	
23	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm	
	<i>Pyrostegia venusta</i>	Orange Trumpet Vine	10		140mm	
Rain Gardens						
24	<i>Dianella revoluta</i>	Blue Flax-lily	0.4	0.4	75mm	
	<i>Ficinia nodosa</i>	Knobby Club Rush	1	0.8	75mm	
	<i>Lomandra longifolia</i>	Mat Rush	0.8	0.6	75mm	
	<i>Stipa</i> sp.	Speargrass	1	1	75mm	





Image / Key	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
<b>Trees</b>						
01	<i>Corymbia ficifolia</i> 'Orange Splendour'	Dwarf Flowering Gum	6	4-6	75L	Stakes and ties
02	<i>Lagerstroemia indica</i> x <i>L. fauriei</i>	Crepe Myrtle	4	3	75L	Stakes and ties
<b>Shrubs &lt; 1.5m</b>						
04	<i>Beschorneria yuccoides</i>	Mexican Lily	1.5	1.5	200mm	
05	<i>Rhaphiolepis indica</i> 'Cosmic White'	Indian Hawthorn	1.5	1.5	200mm	
06	<i>Phormium</i> 'Yellow Wave'	Yellow Wave NZ Flax	1.5	1.5	200mm	
	<i>Westringia</i> 'Sea Mist'	Sea Mist Coastal Rosemary	1.5	1	200mm	
<b>Mass Planted Groundcovers</b>						
07	<i>Alternanthera dentata</i> 'Little Ruby'	Rosemary	0.4	0.9	140mm	
08	<i>Correa</i> 'Canberra Bells'	Canberra Bells Correa	0.7	0.7	140mm	
	<i>Dichondra repens</i>	Kidney Weed	0.1	0.5	100mm	
	<i>Helichrysum petiolare</i>	Licorice Plant	0.6	1	140mm	
	<i>Rhagodia spinescens</i>	Hedge Saltbush	0.5	2	140mm	
09	<i>Rosmarinus officinalis</i> 'Prostratus'	Prostrate Rosemary	0.5	2	140mm	
10	<i>Sedum</i> 'Autumn Joy'	Stonecrop	1	1	140mm	
<b>Succulents</b>						
	<i>Aloe</i> ssp.	Aloe Vera	0.6	1	140mm	
	<i>Agave</i> 'Blue Flame'	Blue Flame Agave	0.9	1.2	200mm	
11	<i>Carpobrotus glaucescens</i>	Pigface	0.1	1.5	140mm	
12	<i>Crassula</i> 'Blue Bird'	Blue Bird Jade	0.3	0.3	140mm	
13	<i>Drosanthemum hispidum</i>	Miniature Pig Face	0.2	1	140mm	
	<i>Echeveria</i> 'Blue Curls'	Echeveria	0.5	0.2	140mm	
	<i>Kalanchoe thyrsiflora</i>	Paddle Plant	0.6	0.3	140mm	
	<i>Kalanchoe tomentosa</i>	Panda Plant	0.6	0.3	140mm	
14	<i>Senecio</i> <i>serpens</i>	Blue Chalksticks	0.25	0.6	140mm	



National Park Street - North/south street connecting to Hunter Street

Image	Item	Type
M1	Paving	Type 4 Blue Stone Unit Paver
M2	Tactile Indicators	Type 2
M3	Furniture	Seating Type (S2)
M4	Bollard	Bo2 + Bo3
M9	Bins + Bubblers	Bin Type (B1) Bubbler Type (BU1)
M7	Bike Rack	B2 + B3
M8	Tree Grates	TS2, TS3, TS4
M10	Lighting	Inground Uplighters (L3)
M5	Heritage Element	Existing Stone Block Kerb To Be Retained

Kings Street - Minor Street

Image	Item	Type
M6	Paving	Type 5 Blue Stone Unit Paver + Ashphalt
M2	Tactile Indicators	Type 2
M3	Furniture	Seating Type (S2)
M4	Bollard	Bo2 + Bo3
M9	Bins + Bubblers	Bin Type (B1) Bubbler Type (BU1)
M7	Bike Rack	B2 + B3
M8	Tree Grates	TS2, TS3, TS4, PT7
M10	Lighting	Inground Uplighters (L3)
	Heritage Element	NA

Source: Newcastle City Centre Public Domain Technical Manual 2014