

The title text is positioned on the left side of the page, overlaid on a background image of coastal vegetation. The text is in a large, bold, white, sans-serif font. The background image shows a close-up of a branch with green, pointed seed pods and a large, white, fluffy flower head. The text is as follows:

# 711 HUNTER STREET NEWCASTLE

## LANDSCAPE DESIGN DEVELOPMENT APPLICATION

CLIENT: ST HILLERS

STATUS:	DEVELOPMENT APPLICATION
ISSUE:	[B]
DATE:	21.10.2022
JOB REF:	P0042847



# ACKNOWLEDGEMENT TO COUNTRY

Urbis acknowledges the traditional country of the Awabakal people. We recognise and respect their cultural heritage, beliefs and continuing relationship with the land, and that they are the proud survivors of more than two hundred years of dispossession.

We reiterate our commitment to addressing disadvantages and attaining justice for Aboriginal and Torres Strait Islander peoples of this community.

## ISSUE AUTHORISATION

**Document Title:** 711 HUNTER STREET NEWCASTLE

**Document No.:** Urbis LA\_001

**Project No.:** P0042847

**Prepared for:** St Hilliers

**Date:** 21.10.2022

**Prepared:** Latham Brook

**Reviewed:** Jojo Navaro

Rev	Date	Purpose	Prepared	Reviewed
01	06.10.2022	Draft Development Application	LB	JN
02	21.10.2022	Draft Development Application	LB	JN

## PROJECT DESCRIPTION

The Melrose Park Town Centre comprising residential apartments, commercial, retail and medical uses across a range of buildings up to 24 storeys.

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**Title: Connecting Land**  
**Artists: Tarris King and Sarita King**  
**Clan: Gurindji**

Connecting Land is an expression of the beauty of the Australia Landscape. People's connection to the country and the lessons that caring for the land can teach us. Respect for the lands of Australia and creating a positive impact for people is at the centre of shaping great Australian cities and communities



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# PART A

INTRODUCING THE SITE





# 1.0 INTRODUCTION

## THE PROPOSAL

This Landscape design report has been prepared by Urbis for the proposed development located on Hunter Street, Newcastle, NSW 2302. The landscape design presented in this report incorporates public domain, podium communal and private open spaces for the proposed residential apartment building.

The landscape proposal has been prepared in compliance with the City of Newcastle Council's DCP and Public Domain Technical Manual

## SITE CONTEXT

The site is bounded by Hunter Street to the north, National Park Street to the east, and King Street to the south. The site is located within 50m of Birdwood Park and is in close proximity to a range of hotel, serviced apartment buildings and a number of modern office and residential towers.

## DEVELOPMENT PROPOSAL

This DA proposes to create a series of high quality communal open spaces on the Ground and Podium Levels. These spaces include a civic space on the ground level, BBQ facilities, free play areas, outdoor dining and gathering spaces, fitness equipment, pet stations and community gardens on level 5, and outdoor communal kitchen and dining on Level 17.

**LEGEND:**

- TRAINLINE
- LIGHT RAIL
- OPEN SPACE
- SITE LOCATION
- TRAIN STATION
- LIGHT RAIL STATION

## SITE PHOTOS



Figure 1 View from Hunter Street



Figure 2 View from National Park Street



Figure 3 View from King Street



NOT TO SCALE



# 2.0 DESIGN RESPONSE

## DESIGN APPROACH

### Public Domain + Streetscape

The landscape design strategy for the streetscape is to create revitalised street frontages with access points to retail spaces from Hunter Street, National Park Street and King Street. ***The project presents a unique opportunity, rarely presented where a developer has the opportunity to “curate” a 100-150 m street frontage and set the tone for the street experience.*** While Newcastle is already one of the most creative cities in Australia, the desired positioning at the ground plane is for a broader definition of creative industries (digital agencies, architects, advertising agencies, startup/boutique retail). The opportunity for the ground plane is a centralized mini precinct/street where advertising agencies, digital agencies, architect studios, creative retail are closely curated in close proximity with critical scale.

This positioning of the ground plane leverages off the adjoining Parry Street precinct by delivering smaller flexible tenancies to facilitate flexibility for retail and or commercial uses.

The landscape design strategy is to create connected street frontages with access points to retail and commercial spaces from the Street. A footpath and central space will provide a flexible space with opportunities for the community and commercial uses to spill out and inhabit the public realm with events, impromptu activation, goods for sale and activities for different groups of people.

Steps with integrated seats will help activate the retail frontage along National Park Street. The landscape design has been careful not to land too heavy with large planters or other rigid elements that could act as visual blocks. Rather, a more organic approach to landscape design is proposed which directly responds to the retail brief. The design features a series of large pots, informal planting, public art, flexible seating and the removal of structural columns to allow to allow the two footpath levels to perform like a single public space, promoting the viability and success of the retail offer. The design allows for opportunity for accessible access to the adjacent Birdwood Park.

### Communal Podium Gardens

The centrally located communal courtyard gardens on the Podium level provide residents with a series of formal and informal gathering spaces. Large open lawns, seating pods, children's play area, passive retreats, BBQ and outdoor dining areas, bush tucker/vegetable garden and fitness spaces have been integrated into the podium to offer residents with opportunities for both respite, social interaction and a sense of enclosure through a lush and rich planting palette. Planting will create a sensory rich environment that consist of a variety of colours, forms and textures whilst serving an ecological purpose for the local area. The communal podium garden delivers high quality spaces which provide interactive programs that will encourage residents to utilise open space. These spaces provide areas for Foodies with vegetable gardens and edible planting, spaces for health and wellbeing through fitness and play equipment, and pet stations for a pet friendly environment.

The podium gardens provide a diversity of spaces and passive activities. The podium space offers residents intimate and communal spaces. Residents will have the opportunity to seek respite in shaded or sun filled spaces. The design gives users the chance to relax and mingle while taking in the view opportunities from platforms complemented by a lively and colourful planting palette.

### Level 17 Communal Roof Terrace

Level 17 incorporates an indoor / outdoor kitchen area providing dining and function space. It includes seating and viewing areas that offers amazing views towards the Hunter River and the ocean. The planting palette includes citrus trees and edible perennials to offer fresh produce for the kitchen.

## PLANT ESTABLISHMENT + MAINTENANCE

### Landscape Maintenance Strategy

#### General

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase

- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

- Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.

- Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.

- Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

- Turf within internal courtyard to be managed through winter monthly including;

- Fertilising.

- Top dressing areas of high activity.

- Maintain irrigation strategy.

### Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to: Weeding, Rubbish removal, Fertilizing, Pest and disease control, Adjust / replace stakes and ties, Topping up mulch, Cultivating, Pruning and Keeping the site neat and tidy.

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

#### Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

### Fertilising

Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.

Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

### Completion

Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

### Drainage & Watering Strategy

Generally:

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

Water Sensitive Urban Design (WSUD) principles have been realised into the landscape design in a way that celebrates a sustainable water cycle.

All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;

Where possible storm water runoff will be directed to the lawn and garden beds; via basement rainwater storage tanks

Irrigation will be provided to all soft landscape areas and will be specified within the tender package;

Low water demand shrub planting is proposed.

## LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

## SAFETY AND SECURITY

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;

All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;

All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;

Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

All planting + retaining / planter walls to be low at road intersections to ensure vehicular sight lines are not obstructed



# PART B

ADDRESSING THE LANDSCAPE





# 3.0 GUIDING DESIGN PRINCIPLES

## DESIGNED FOR USERS



Consider the users of the ground plane and how and when they will use the spaces. Consider spaces, access paths and amenity that suit the different groups yet connect the different users at the same time.

## CONTEXTUAL



The design, materiality and public art is relevant and contextual to the targeted users of the project. This will engender a stronger emotional connection, sense of ownership and visitation. Address through forms, materials and other elements.

## DIVERSITY OF EXPERIENCE



Create an improved ground plane experience ensuring diversity in materials, facade, spaces, uses and events. This is critical for the retail and to create a more engaging ground plane experience and differentiator to other developments in Newcastle.

## CONNECTED



Digitally, visually, socially and physically connected. To draw people off ant tracks and from further afar it is imperative that there is good visual connectivity from Hunter Street and King Street. Passive and active spaces, wayfinding, and digital connectivity will attract and retain people, and enhance social connections.

## COMPRESSED & LAYERED



Humans are attracted to smaller and diverse compressed spaces such as laneways. Break down Spaces that are diverse, more compressed and intimate tend to be more successful. Use of awnings, merchandising, landscaping, ceiling heights, materials, signage, and fitouts can add to the layering and compression.

## AUTHENTIC MATERIALS



Utilization of “natural” materials at the street plane will assist in avoiding a corporate look and feel for the project. Materials such as timber, stone and brick will engender a sense of authenticity, point of difference to competing office towers increasing the emotional connection driving visitation and demand.

## CELEBRATE THE HISTORY



Ensure the design is aligned with the project positioning and broader “place story” of Newcastle West. The project should celebrate the recent and longer term history of the precinct in subtle interpretation design elements.

## FLEXIBLE



Ensure that there is flexibility in the spaces to accommodate a range of uses, tenant types, events, pop ups, and retailers with short and long term tenure and enables spaces to evolve over time and adapt to the changing needs of users.



# 4.0 DESIGN PRINCIPLES

## PUBLIC DOMAIN + STREET ADDRESS



- Inviting street address through an integrated architectural and landscape response.
- Distinctive arrival through hierarchy of arrival points.
- Celebration of topography through multi-levelled spaces which provide a diversity in user experience
- Provision of accessible entries.
- Interact with surrounding public infrastructure

## SOCIAL ACTIVATION



- Provision of a wide range of programmed activities.
- Flexible gathering spaces promoting interaction in a wide range of groups.
- Open and inviting centralised spaces for community focused activities.

## COMMUNAL OPEN SPACES



- Provision of high quality facilities.
- Diverse series of active and passive spaces with a focus on health and physical well-being.
- Spaces for small and large gatherings.
- Landscape oasis highlighted by lush planting.
- Spaces for community relationships.

## CONNECTION TO COUNTRY



- Local materials such as sandstone paving to the communal spaces on the ground floor and podium are proposed which responds to the geology of the place.
- Create spaces where people can connect with nature
- Improve and enhance the bio-climate environment through the use of endemic plant materials across all levels of the communal open spaces
- Opportunity for bush tucker experience



# PART C






LANDSCAPE MASTERPLAN





# 5.0 GROUND LEVEL - PROGRAMS AND OPEN SPACE ZONE



- LEGEND:**
- 1  SMALL GATHERING SPACES
  - 2  GREEN BUFFER
  - 3  FLEXIBLE GATHERING SPACE
  - 4  INFORMAL/FLEXIBLE SEATING AREA
  - 5  COMMERCIAL/RETAIL SPILL OUT

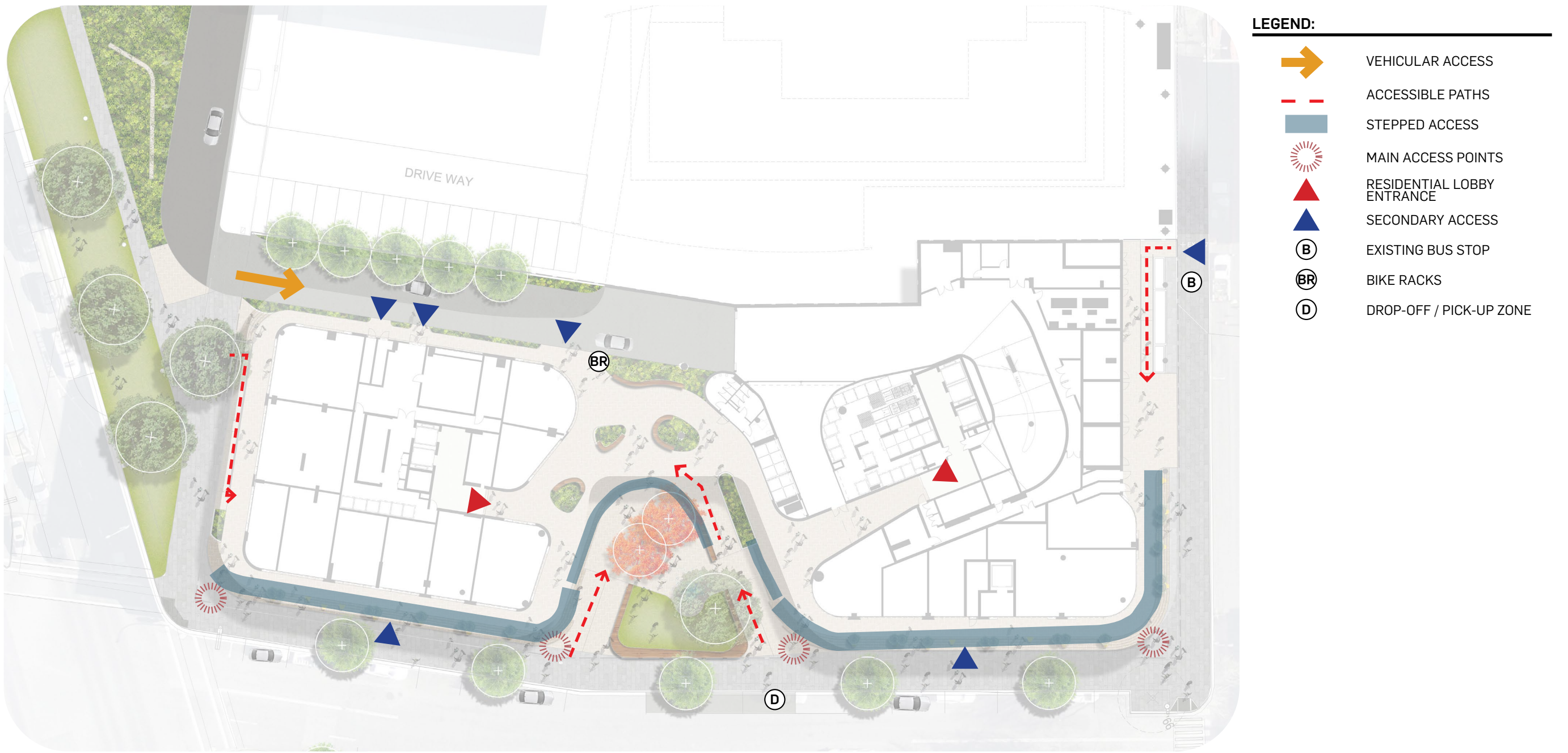


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# 6.0 GROUND LEVEL - ACCESS + CIRCULATION



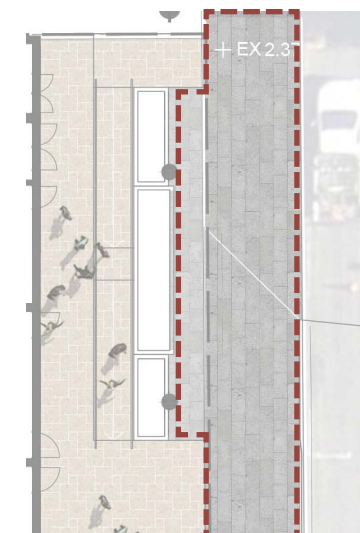


# 7.0 GROUND LEVEL - LANDSCAPE PLAN



## LEGEND:

- ① SEAT WALL & LAWN TO STREET FRONT
- ② STEPS WITH INTEGRATED SEATING / POTS
- ③ FEATURE TREES
- ④ PROPOSED STREET TREES
- ⑤ ACTIVATED COMMUNAL SPACE
- ⑥ PASSIVE SEATING / GATHERING / BREAKOUT SPACE
- ⑦ RAMP ACCESS
- ⑧ WATER FEATURE
- ⑨ BIRDWOOD PARK
- ⑩ EXISTING BUS STOP LOCATION (SEE BLOW-UP PLAN BELOW)
- ⑪ BICYCLE PARKING
- ⑫ DROP-OFF / PICK-UP ZONE
- ⑬ ARRIVAL TREE
- ⑭ LINE OF STAGE 2 WORKS



## BUS STOP LOCATION

A wider footpath in front of the booster cabinets is proposed to provide flexibility to this area.

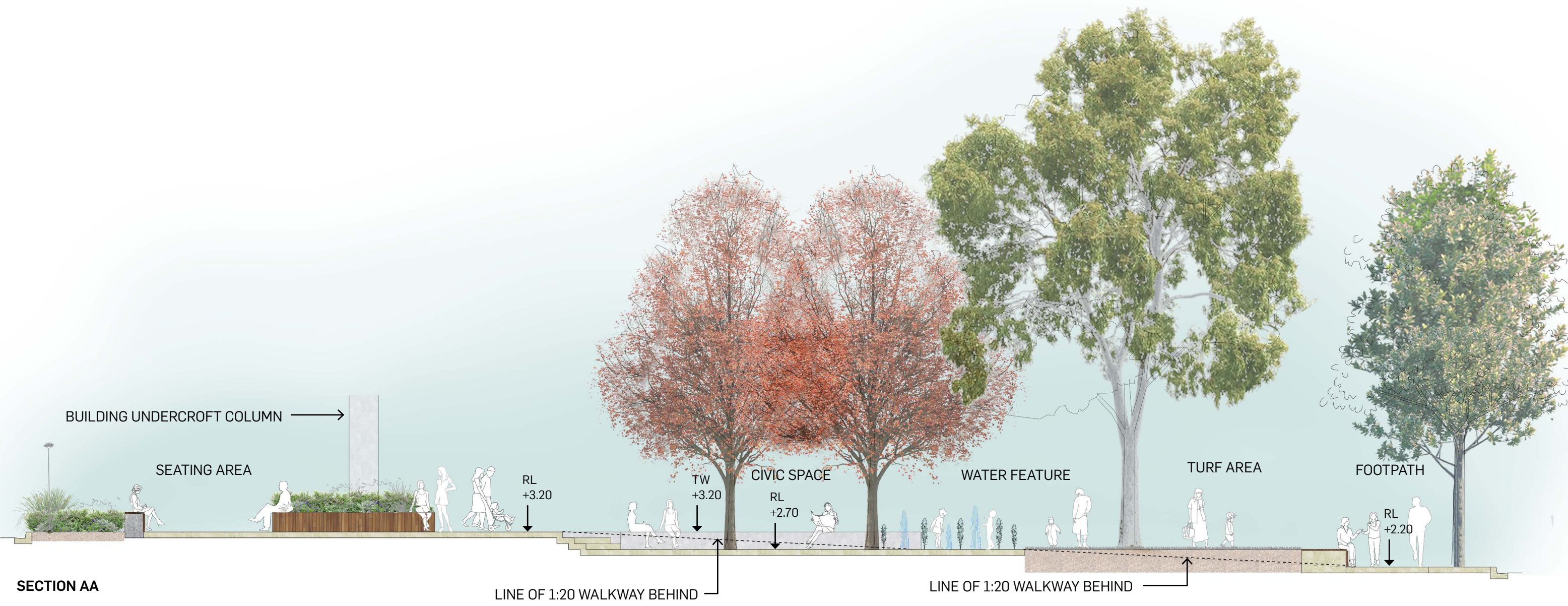


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# 8.0 GROUND LEVEL - SECTION





# 9.0 LEVEL 5 - PROGRAMS AND DESTINATIONS



- LEGEND:**
- 1 PRIVATE OUTDOOR AREA
  - 2 PLAY AREA
  - 3 FITNESS STATION
  - 4 COMMUNITY GARDEN
  - 5 PASSIVE SEATING AREA
  - 6 PET STATION
  - 7 SHADED SEATING AREA/  
DINING AREA



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# 10.0 LEVEL 5 - ACCESS + CIRCULATION



**LEGEND:**

	CIRCULATION PATH
	ACCESS PRIVATE
	BUILDING ACCESS POINT



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# 11.0 LEVEL 5 - LANDSCAPE PLAN

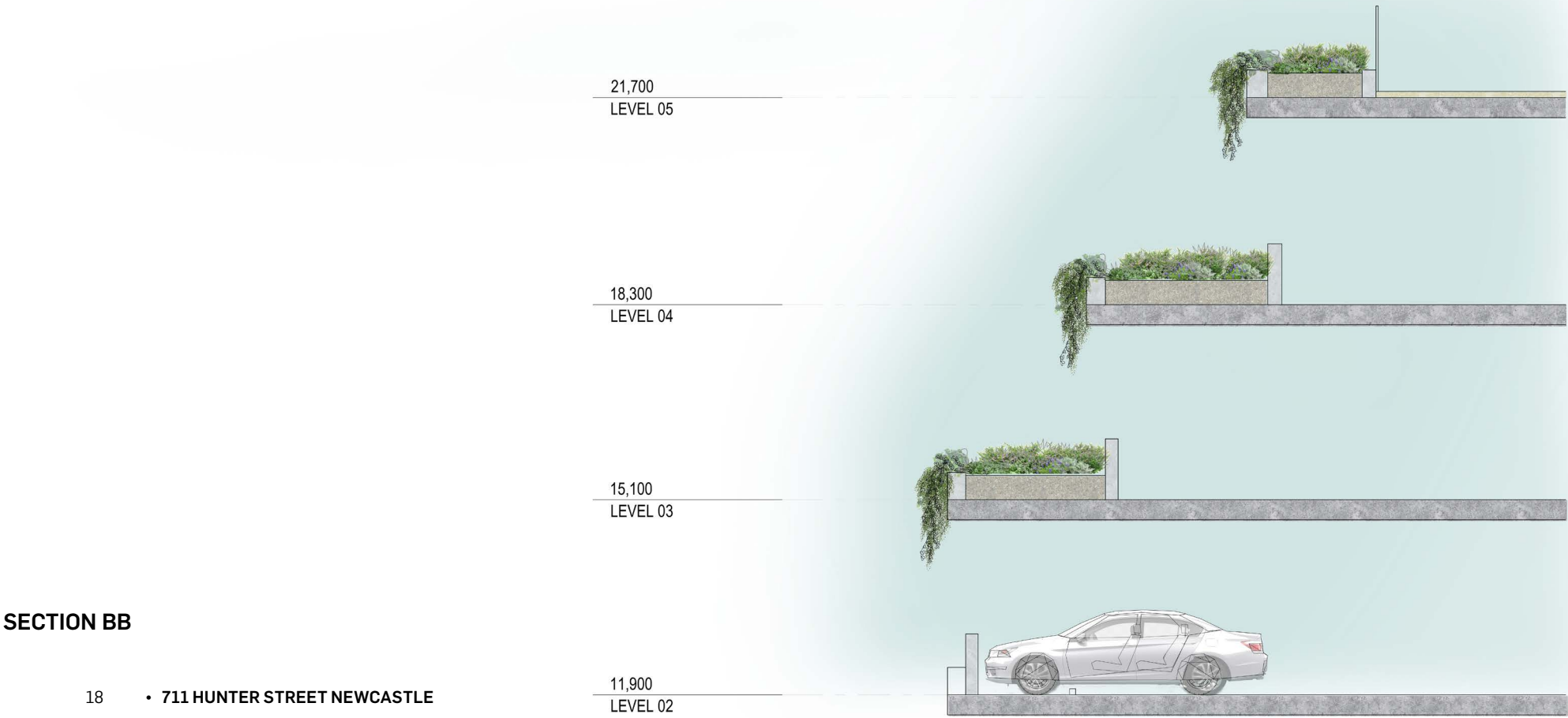
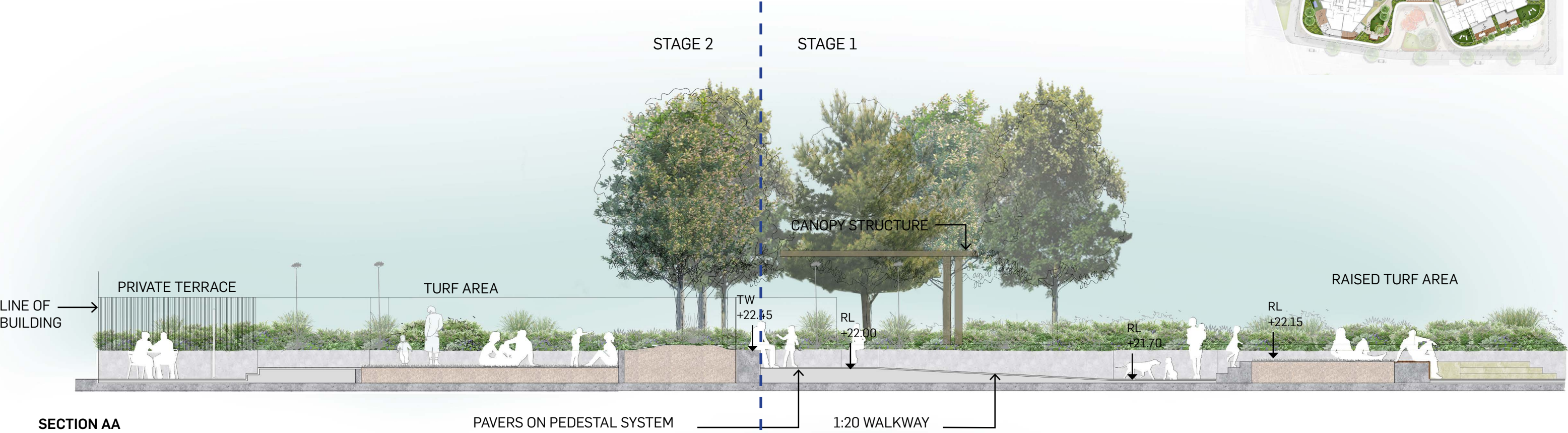
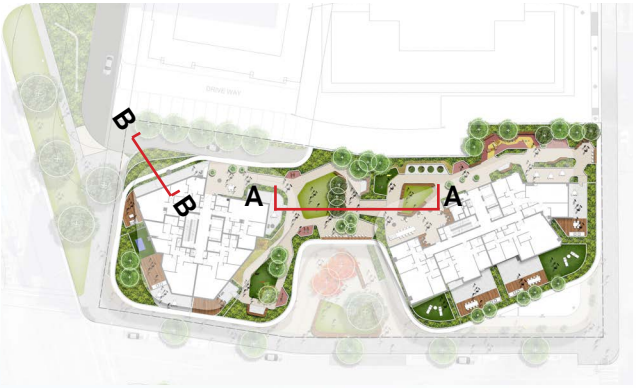


- LEGEND:**
- ① SEATING / VIEWING AREA
  - ② CHILDREN'S PLAY AREA
  - ③ BBQ/OUTDOOR DINING
  - ④ OUTDOOR WORK / SEATING SPACE
  - ⑤ POTTED PLANTS
  - ⑥ BUSH TUCKER / EDIBLE PLANTS
  - ⑦ SEATING AREA
  - ⑧ PRIVATE RESIDENTIAL OUTDOOR SPACE
  - ⑨ EXERCISE STATION
  - ⑩ PET STATION - ARTIFICIAL TURF
  - ⑪ CENTRAL LAWN
  - ⑫ RAISED TURF
  - ⑬ VEGETABLE GARDEN
  - ⑭ TRANSPARENT WINDSCREEN (MIN. 1800mm HIGH)
  - ⑮ LEVEL 4 GREEN ROOF
  - ⑯ LEVEL 3 GREEN ROOF





# 12.0 LEVEL 5 - SECTION



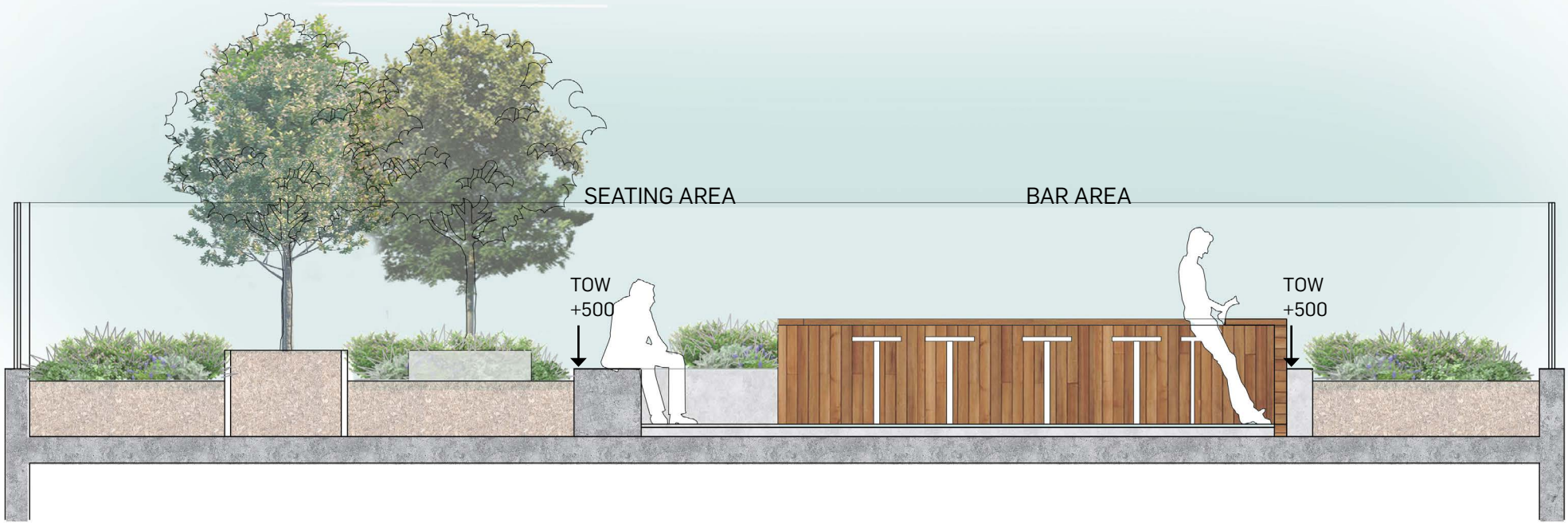
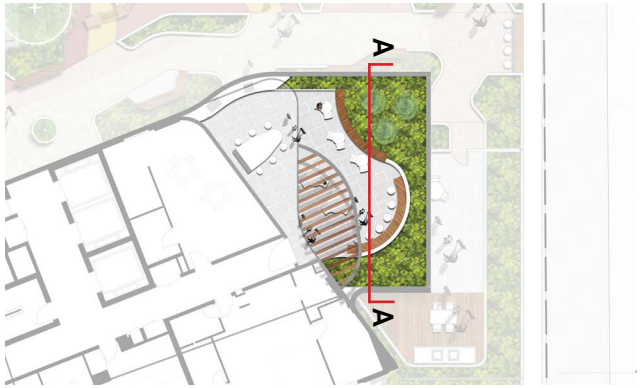


# 13.0 LEVEL 17 - LANDSCAPE PLAN





# 14.0 LEVEL 17 - SECTION

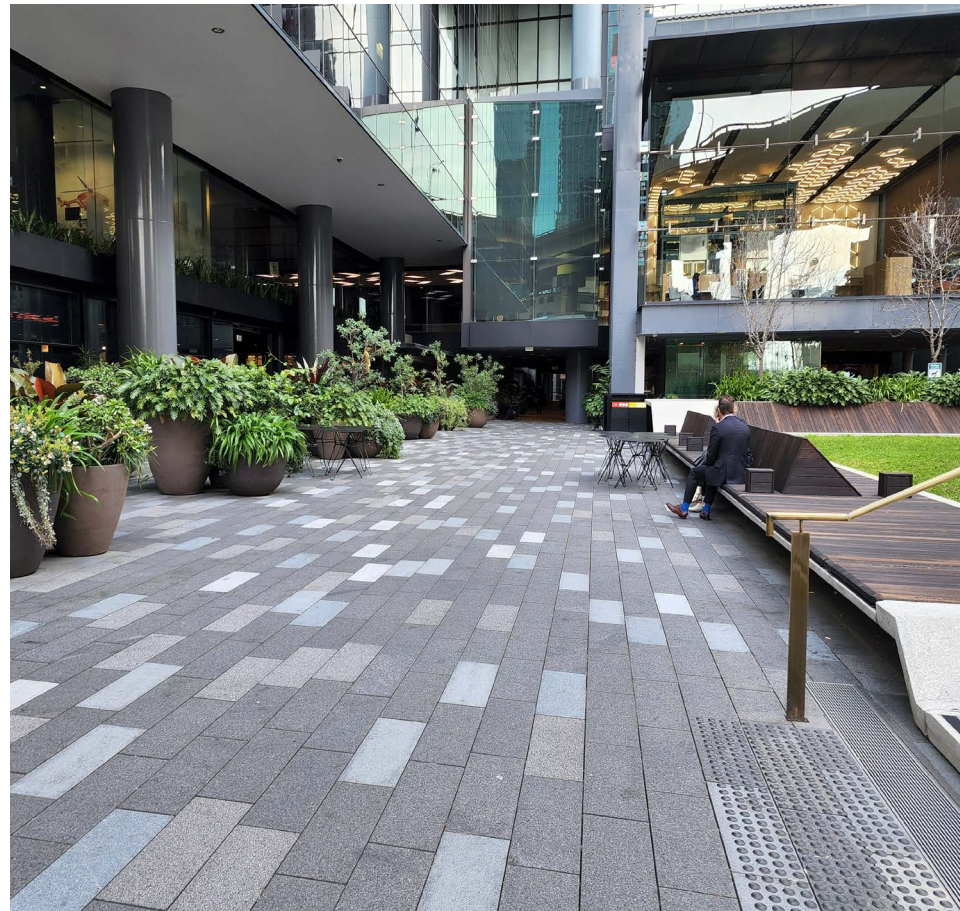
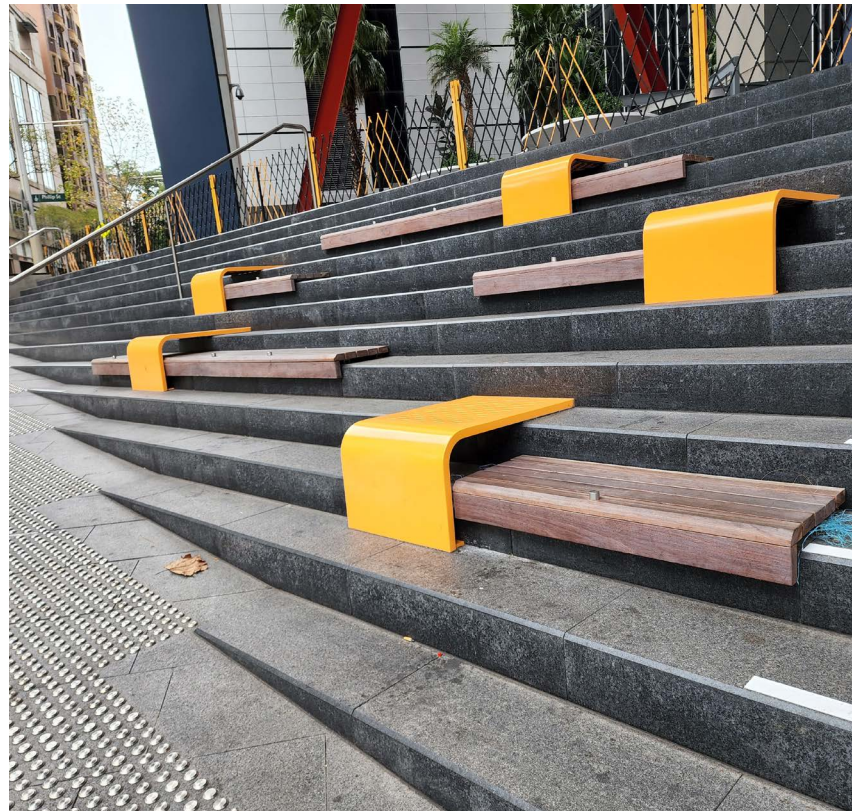


SECTION AA



# 15.0 PRECEDENT IMAGERY

## GROUND LEVEL



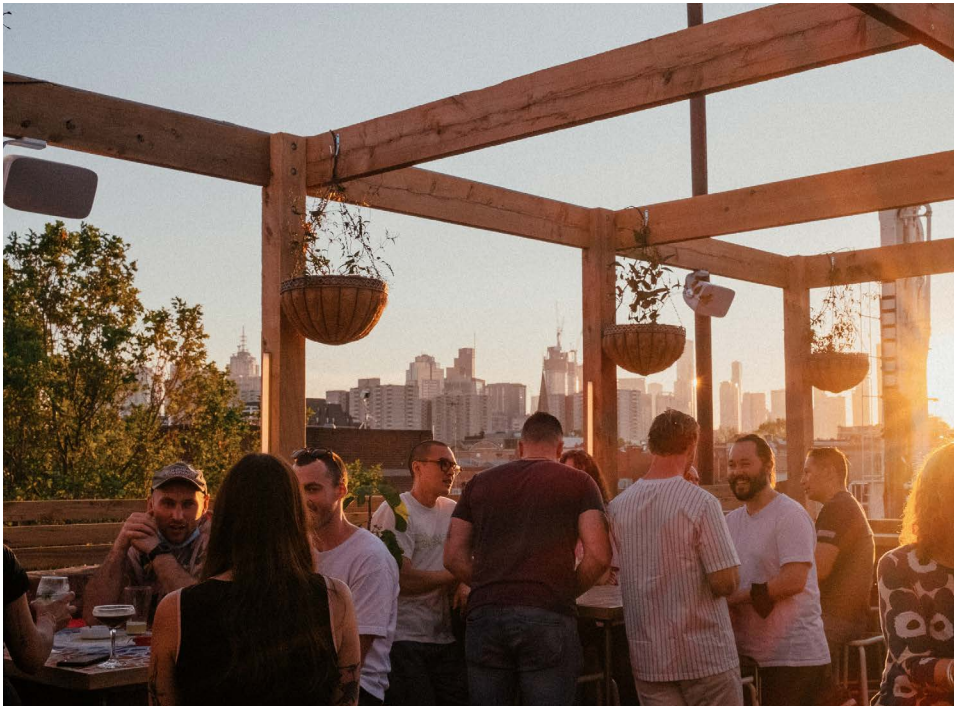


LEVEL 5





**LEVEL 17**





# 16.0 INDICATIVE PLANTING PALETTE

TREES	 Pyrus calleryana 'chanticleer'	 Corymbia aparrerinja	 Tristaniopsis laurina 'Luscious'	 Cupaniopsis anadarioides	 Elaeocarpus eumundi	 Citrus latifolia (Tahitian-Lime-Tree)
SHRUBS & ACCENT PLANTING	 Dicksonia antarctica	 Philodendron xanadu	 Doryanthes excelsa	 Westringia fruticosa 'Blue Gem'	 Alocasia brisbanensis	 Rhapis excels
GROUNDCOVERS & GRASSES	 Dianella caerulea	 Dichondra repens	 Banksia spinulosa 'Cherry Candles'	 Trachelospermum jasminoides	 Scaevola albida 'Mauve Carpet'	 Lomandra confertifolia 'Wingarra'
EDIBLE GARDEN	 Syzygium leuhmannii	 Scaevola spinescens	 Dianella revoluta	 Carpobrotus glaucescens	 Viola hederacea	 Lomandra longifolia
CASCADING PLANTING	 Casuarina glauca 'Cousin It'	 Hardenbergia violacea 'Meema'	 Trachelospermum jasminoides 'Tricolor'	 Rosmarinus officinalis 'Prostratus'	 Dichondra Argentea	 Lysimachia nummularia



PLANT CODE	BOTANICAL NAME	COMMON NAME	MATURITY HEIGHT AND SPREAD (m)	SUPPLY HEIGHT AND SPREAD (m)	CONTAINER SIZE
TREES					
COR apa	Corymbia aparrerinja	Ghost Gum	20m x 8m	4 x 2	200L
CUP ana	Pyrus calleryana 'chanticleer'	Callery Pear	8m x 4m	4 x 2	200L
TRI lau	Tristaniopsis laurina 'Luscious'	Water Gum	7m x 3m	4 x 2	200L
CUP ana	Cupaniopsis anacardioides	Tuckeroo	8m x 4m	4 x 2	200L
TRI lau	Elaeocarpus eumundi	Eumundi quandong	8m x 4m	4 x 2	200L
WAT flo	Waterhousia floribunda 'Sweeper'	Weeping Lilly Pilly	10m x 6	4 x 2	200L
LAU nob	Laurus nobilis	Bay Leaf	4m x 2m	4 x 2	200L
CIT lat	Citrus latifolia	Tahitian Lime Tree	4m x 2m	2 x 1	100L
CIT lim	Citrus limon	Lemon Tree	4m x 2m	2 x 1	100L
CIT ret	Citrus reticulata	Mandarin	4m x 2m	2 x 1	100L
CIT hys	CITRUS HYSTRIX	Kaffir Lime	4m x 2m	2 x 1	100L

SHRUBS & ACCENT PLANTS					
Dicksonia antarctica	Soft Tree Fern	4m x 1.5m	na	300mm	
Philodendron xanadu	Xanadu	0.6m x 0.6m	na	300mm	
Westringia fruticosa 'Blue Gem'	Coastal Rosemary	1m x 1m	na	45L	
Alocasia brisbanensis	Native Lily	0.7m x 0.6m	na	200mm	
Rhapis excelsa	Bamboo Palm	3m x 2m	na	3100mm	
Doryanthes excelsa	Gymea Lily	2.5m x 2.5m	na	45L	
Phormium tenax 'Bronze Baby'	New Zealand Flax	1.2m x 1.2m	na	50L	
Syzygium cascade	Lilly Pilly	3m x 2m	na	300mm	
Westringia fruticosa 'Zena'	Coastal Rosemary	1.5m x 1.5m	na	200mm	
Babingtonia virgata nana	Fairy Lights	0.5m x 0.5m	na	200mm	
Correa alba	Star White	1.5m x 1.5m	na	200mm	

CASCADING PLANTS					
Casuarina glauca 'Cousin It'	Swamp Oak	0.2m x 2m	na	150mm	
Hardenbergia violacea 'Meema'	Native sarsprilla	0.5m x 2m	na	100mm	
Trachelospermum jasminoides 'Tricolor'	Star jasmine	0.2m x 1m	na	150mm	
Rosmarinus officinalis 'Prostratus'	Rosemary	0.2m x 1m	na	200mm	
Dichondra Argentea	Silver Ponysfoot	0.1m x 1m	na	150mm	
Lysimachia nummularia	Creeping Jenny	0.4m x 1.2m	na	200mm	

GROUNDCOVERS & CLIMBERS				
Dianella longifolia 'Stripey White'	Pale Flax Lilly	0.5m x 0.5m	na	150mm
Dichondra repens	Kidney Weed	0.05 x 2m	na	100mm
Liriope muscari	Liriope	0.5m x 0.5m	na	150mm
Lomandra 'Tanika'	Spiny Matt Rush	1m x 1m	na	200mm
Myoporum pavifolium	Creeping boobialla	0.4m x 1m	na	150mm
Viola hederacea	Native Violet	0.1m x 1m	na	200mm
Dianella caerulea	Native Flax Lily	0.5m x 0.5m	na	150mm
Banksia spinulosa 'Cherry Candles'	Cherry Candles	0.4m x 0.6m	na	200mm
Trachelospermum jasminoides	Star Jasmine	0.5 x 3m	na	150mm
Lomandra confertifolia 'Wingarra'	Mat rush	0.4m x 0.6m	na	200mm
Liriope muscari 'Isabella'	Lily Turf	0.4m x 0.5m	na	200mm

BUSH TUCKER				
Syzygium luehmannii	Riberry	2m x 3m	na	150mm
Scaevola spinescens	Currant Bush	2m x 1.6m	na	100mm
Dianella revoluta	Blue Flax lily	0.5m x 0.5m	na	150mm
Carpobrotus glaucescens	Pigface	0.1m x 1m	na	200mm
Viola hederacea	Native violet	0.1m x 1m	na	200mm
Lomandra longifolia	Mat rush	1m x 1m	na	200mm
Hardenbergia violacea	Native sarsprilla	0.5m x 2m	na	200mm

EDIBLE PERENNIALS				
Austromyrtus dulcis	Midyim Berry	1m x 1m	na	150mm
Vaccinium corymbosum	Blueberry 'Burst'	1m x 1m	na	150mm
Menta piperita	Mint	0.5m x 1m	na	150mm
Origanum vulgare	Oregano	0.9m x 0.6m	na	150mm
Salvia rosmarinus	Rosemary	1m x 1m	na	150mm
Salvia officinalis	Sage	0.6m x 0.6m	na	150mm
Thymus vulgaris	Thyme	0.3m x 5m	na	150mm
Crambe maritima	Sea Kale	0.9m x 0.6m	na	150mm
Nasturtium officinale	Watercress	0.5 x 1m	na	150mm
Fragaria spp. "Seascape"	Strawberry	0.1m x 0.15m	na	150mm
Allium schoenoprasum	Chives	0.3m x 0.3m	na	150mm
Allium tuberosum	Garlic Chives	0.3m x 0.3m	na	150mm
Asparagus officinalis	Asparagus	0.9m x 1.5m	na	150mm



