



124-126 Bull STREET NEWCASTLE

LANDSCAPE ARCHITECTURE
DEVELOPMENT APPLICATION;
09th May 2025

OCULUS



309 KING STREET NEWCASTLE
LANDSCAPE DEVELOPMENT APPLICATION

Project Number: S18-011
Project Address: 124-126 Bull STREET, NEWCASTLE

| Revision | Issue | Date | By | Checked |
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| I | FOR RFI NO2 RESPONSE | 30.04.2025 | KK | MW |
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O C U L U S
Landscape Architecture
Urban Design
Environmental Planning

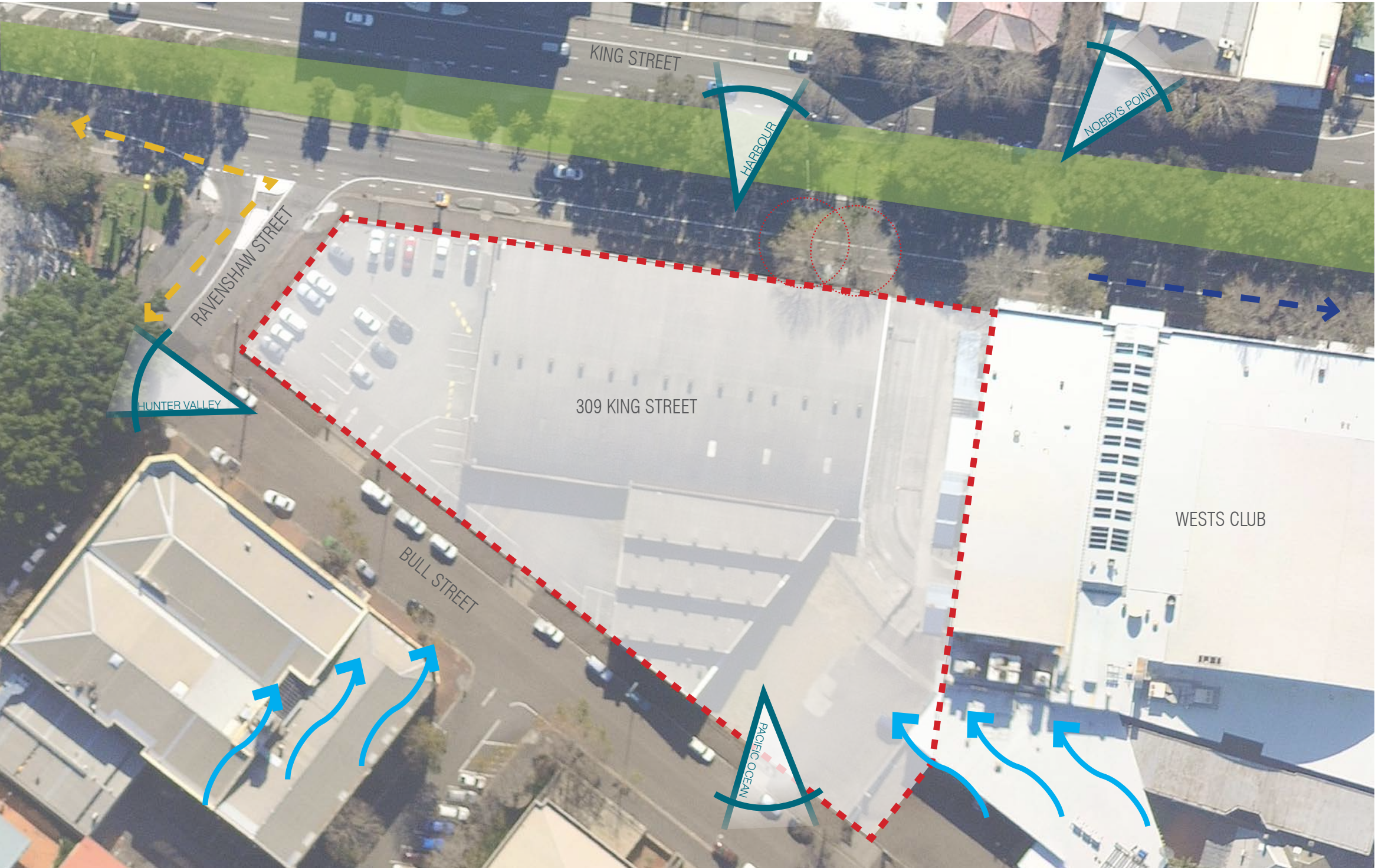
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1.0 EXISTING CONDITIONS

1.1 SITE PLAN



LEGEND

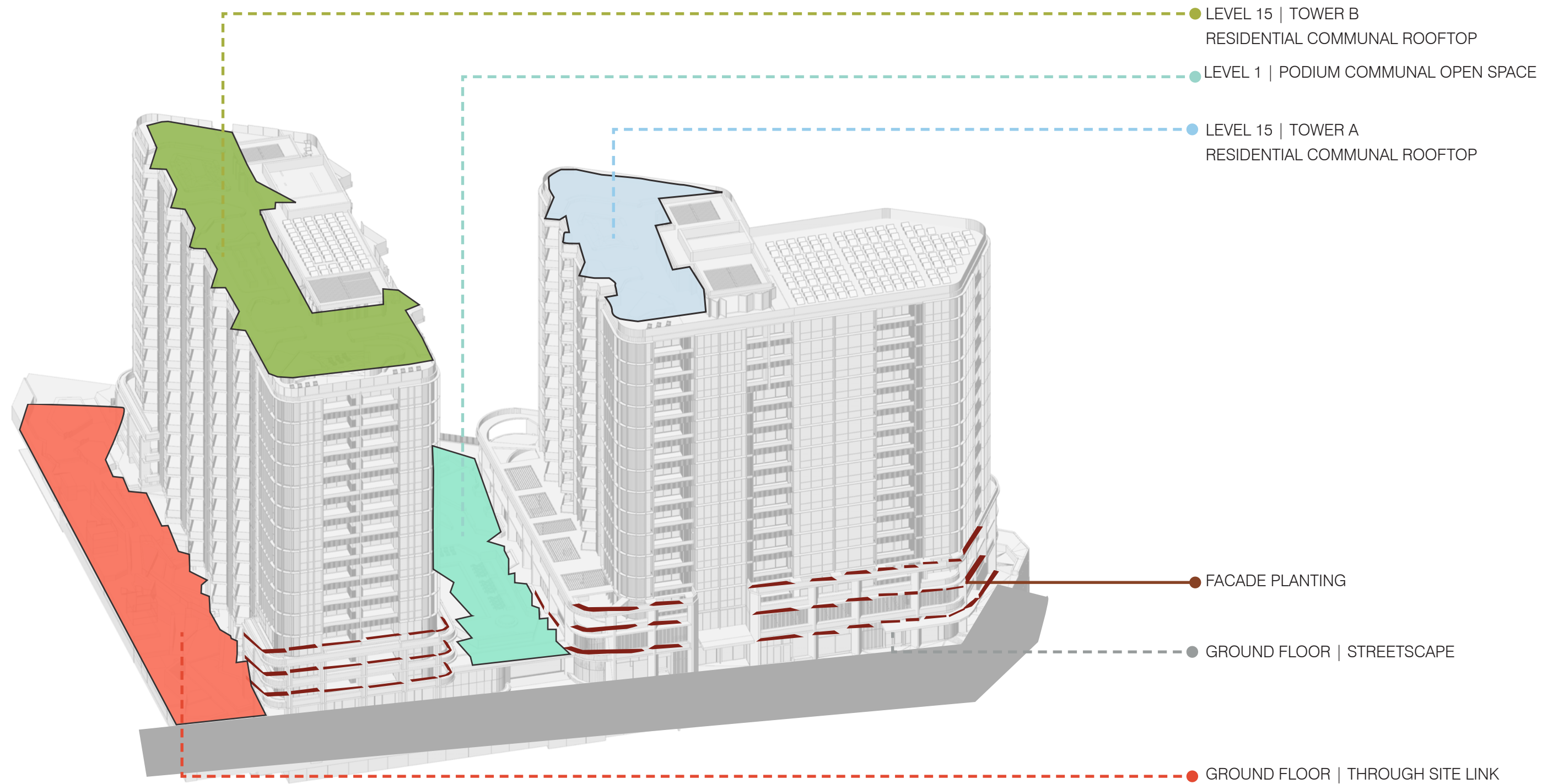
- ■ ■ Subject site
- Broad-leaf Paperbark and Phoenix Palms along King Street median offer green amenity
- Existing London Planes trees to be removed. Opportunity for additional street tree planting in line with City of Newcastle Urban Forest Strategy
- ➡ Connectivity to existing and future civic precinct
- ➡ Connection to Markettown Shopping centre
- △ Key view opportunities
- ➡ Prevailing winds





2.0 LANDSCAPE CONCEPT

2.1 LANDSCAPE SPACES



2.2 DESIGN PRINCIPALS

STREETSCAPE

- HIGH QUALITY HARDSCAPE
- SIMPLE ROBUST URBAN MATERIALS
- STREET TREES
- PLANTED EDGES
- OPEN CIRCULATION
- SIMPLE STREET FURNITURE



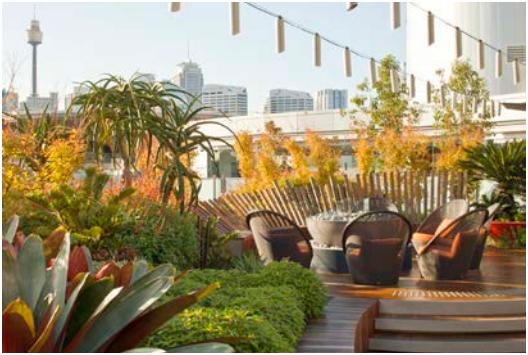
PUBLIC DOMAIN / RETAIL / SITE THROUGH LINK

- CIVIC SPACE
- PUBLIC SEATING OPPORTUNITIES
- GREEN EDGES
- SHADE AND SHELTER
- SAFETY
- CLEAR VISUAL CONNECTIONS
- EQUATABLE ACCESS



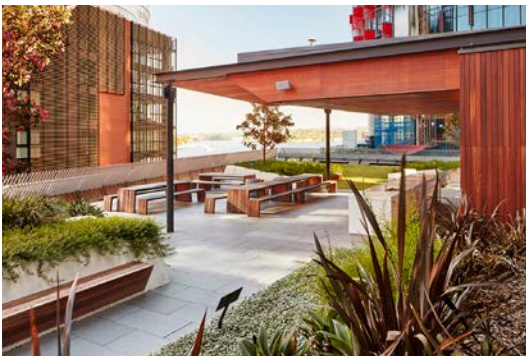
RESIDENTIAL APARTMENTS

- SPACES FOR SANCTUARY
- CONNECTION TO NATURE
- VIEWS TO THE COAST AND CITY
- SPACES FOR ENTERTAINING
- COMMUNAL GATHERING SPACES
- LUXURY



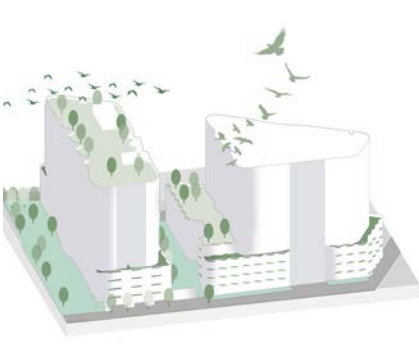
PODIUM COMMUNAL OPEN SPACE

- RELAXATION
- SOCIALISING / ENTERTAINING SPACES
- COMMUNAL GATHERING SPACES
- PEACE AND QUIET
- POOL AND LOUNGES



FACADE PLANTING

- GREEN OUTLOOK
- BIOPHILIA PRINCIPLES
- GREEN EDGES
- SIMPLE AND SAFE BALCONIES



2.3 GROUND FLOOR | GREEN SETBACK AND STREETSCAPE

GREEN SETBACK AND STREETSCAPES | PLAN



LEGEND

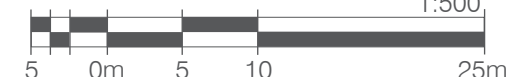
- Streetscape paving
- Granite unit paving
- Decking
- Lawn
- Mass planting
- Proposed tree planting

KEY FEATURES

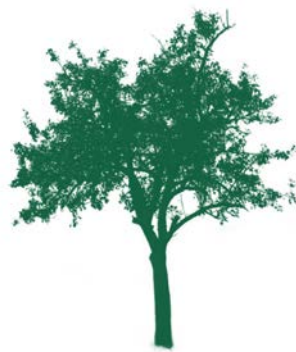
- 1 Refer 2.4 Through Site Link
- 2 Refer 2.5 Podium Communal Open Space
- 3 King St trees *Caesalpinia ferrea*
- 4 Ravenshaw St trees *Elaeocarpus eumundii*
- 5 Bull St trees *Lophostemon confertus*
- 6 Low shrubs and grasses green setback terraced planters
- 7 Existing London Plane trees to be removed (*Platanus acerifolia*)



1:500



GREEN SETBACK AND STREETSCAPE | INDICATIVE PLANTING PALETTE



TREES



Caesalpinia ferrea



Elaeocarpus eumundii



Lophostemon confertus



SHRUB MASS



Correa alba



Philodendron xanadu



Westringia fruticosa 'Zena'



Lomandra longifolia 'Verday'



GROUNDCOVER



Myoporum parvifolium 'Yareena'



Dichondra 'Silver Falls'



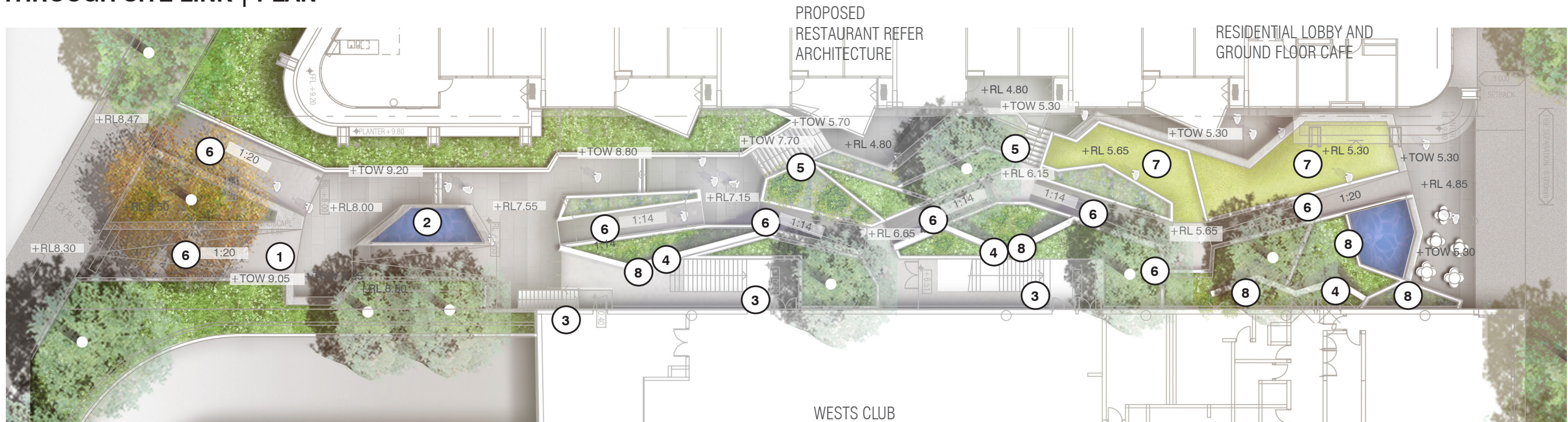
Pratia pedunculata



Juniperus sabina 'Tamariscifolia'

2.4 GROUND FLOOR | THROUGH SITE LINK

THROUGH SITE LINK | PLAN

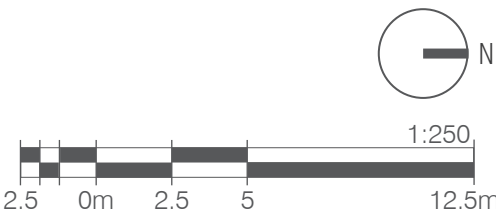


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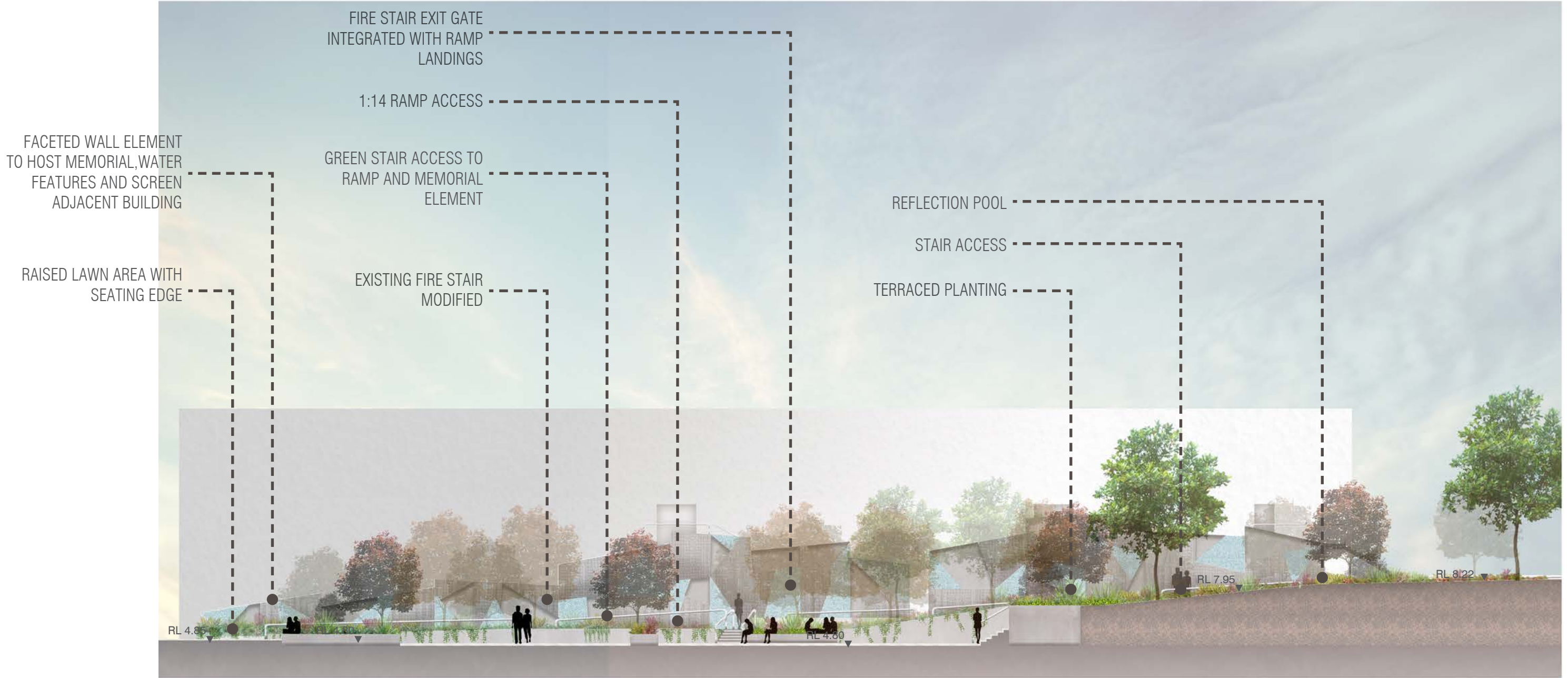
- Streetscape paving
- Granite unit paving
- Decking
- Lawn
- Mass planting
- Water feature
- Proposed tree planting

KEY FEATURES

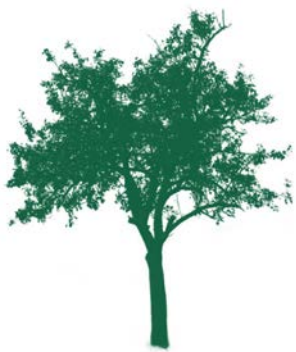
- 1 Feature tree in raised planter
- 2 Memorial reflection pool
- 3 Wests club fire egress
- 4 Feature wall to host memorial interpretation
- 5 Green staircase
- 6 DDA compliant access ramps
- 7 Lawn picnic area interfacing cafe plaza
- 8 Water feature



THROUGH SITE LINK | SECTION



THROUGH SITE LINK | INDICATIVE PLANTING PALETTE



TREES



Waterhousia floribunda



Zelkova serrata 'Green Vase'



Ficus microcarpa var. *'Hillii'*



SHRUB MASS



Ctananthe setosa 'Grey Star'



Philodendron xandadu



Cordyline 'Morning Diamond'



Liriope muscari 'Amethyst'



GROUNDCOVER



Viola hederacea



Dichondra 'Silver Falls'

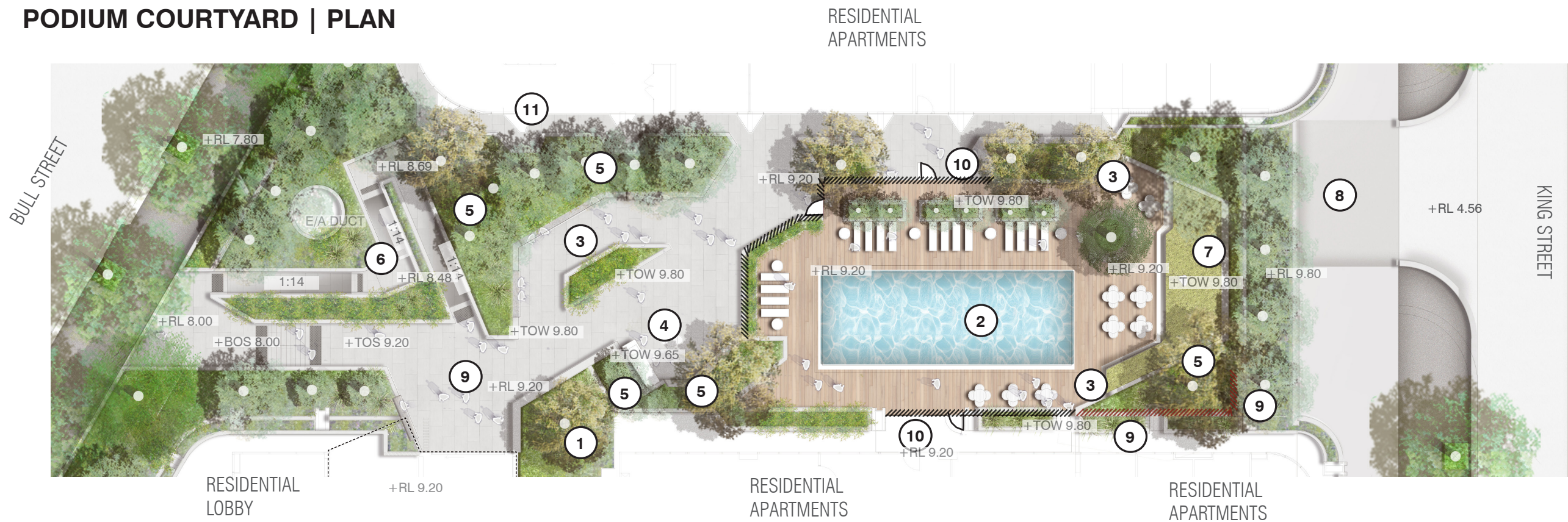


Pratia pedunculata



Thymus x citriodorus



PODIUM COURTYARD | PLAN



KEY FEATURES

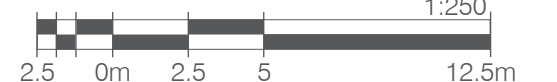
- 1 Feature tree in raised planter outside Residential Lobby
- 2 Pool area with hardwood timber deck surround, sun lounges and informal seating and cafe tables
- 3 Passive gathering spaces - raised seating wall with lush planting surrounds
- 4 Outdoor dining and gathering space with BBQ
- 5 1000mm mounded soil depth planting adjacent residential apartments for trees and lush screen planting
- 6 1:14 DDA Access ramps from Bull Street level (RL +8.00) to Level 1 Lobby and podium communal open space (RL +9.20)
- 7 Raised open communal lawn area
- 8 Carpark entrance off King Street
- 9 COR-TEN (10x50x1200mm) blade fence.
- 10 Glass pool balustrade (self cleansing) 1.2m high with private entry gate with self closing hinge (lockable)
- 11 Fire access stair egress from Tower A

LEGEND

-  Streetscape paving
-  Granite unit paving
-  Lawn
-  Mass planting
-  Pool
-  Proposed tree planting



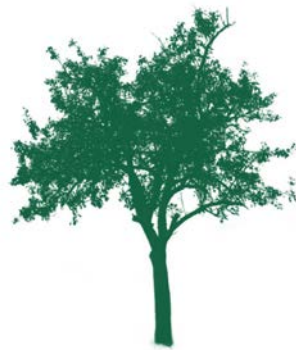
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PODIUM COMMUNAL OPEN SPACE | SECTION



PODIUM COURTYARD PLAN | INDICATIVE PLANTING PALETTE



TREES



Hibiscus tiliaceus 'Rubra'



Fraxinus griffithii



Koelreuteria paniculata



SHRUB MASS



Alpinia zerumbet



Philodendron xandadu



Plectranthus argentatus



Neomarica gracilis



GROUNDCOVER + CLIMBERS



Viola hederacea



Dichondra 'Silver Falls'



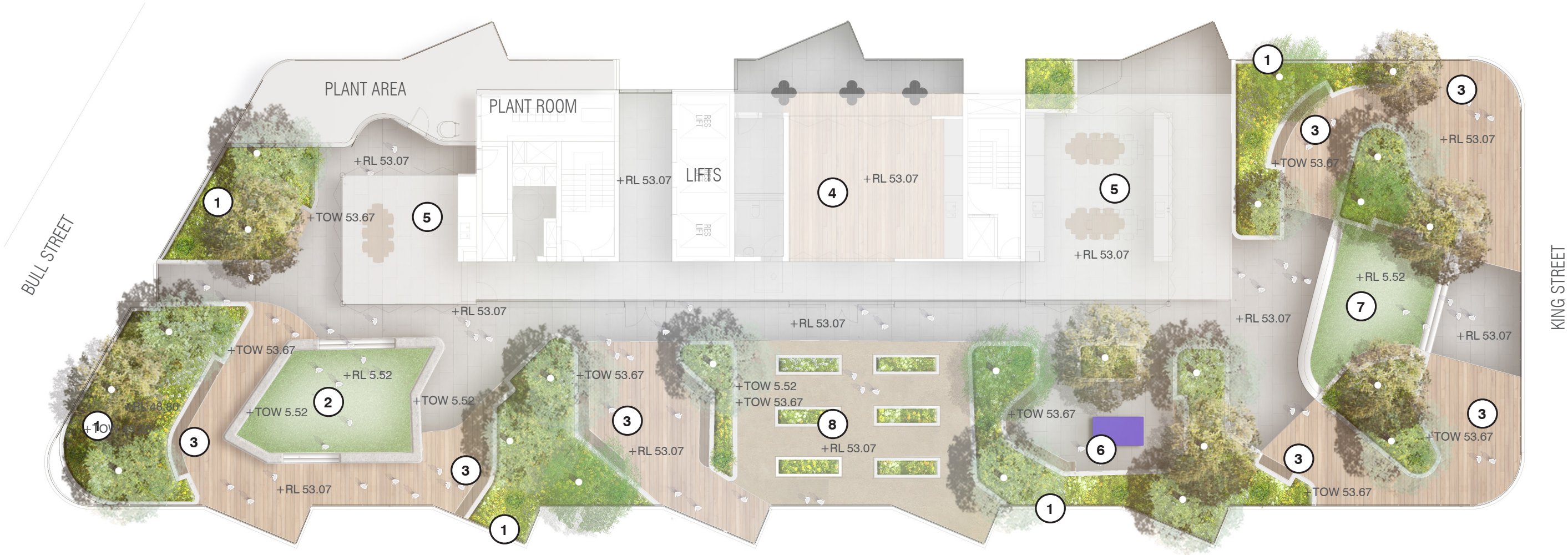
Pratia pedunculata



Trachelium

2.6 LEVEL 15 - TOWER B - RESIDENTIAL COMMUNAL ROOFTOP

RESIDENTIAL COMMUNAL ROOFTOP | PLAN

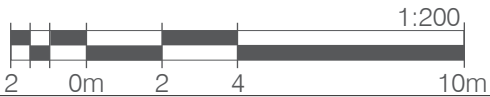


LEGEND

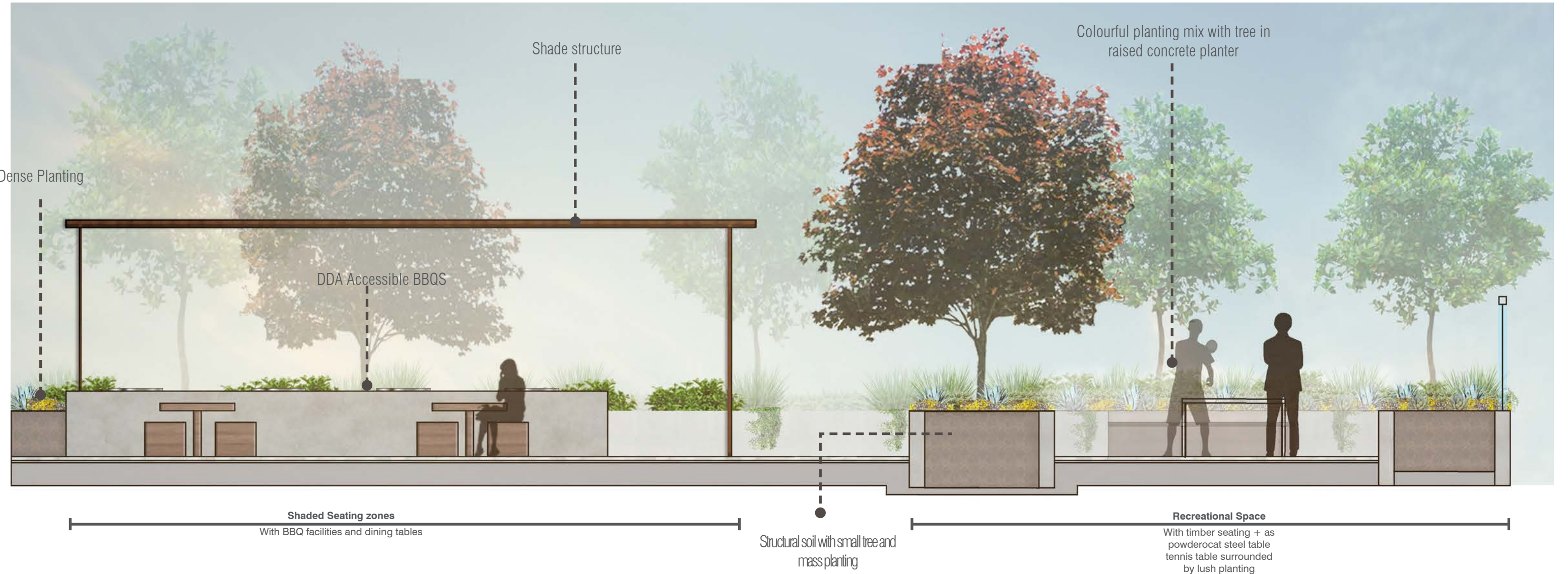
- Granite unit paving
- Decking
- Lawn
- Mass planting
- Proposed tree planting
- Decomposed Granite

KEY FEATURES

- 1 Planted edges with glass balustrade to building perimeter
- 2 Raised lawn picnic area 01
- 3 Hardwood deck with seating niche enclosed by lush sensory planting
- 4 Undercover communal open space
- 5 Undercover BBQ area with picnic setting under cover
- 6 Table tennis area surrounded by mass planting
- 7 Raised lawn picnic area 02
- 8 Raised communal vegetable planters in stabilised decomposed granite area



RESIDENTIAL COMMUNAL ROOFTOP | SECTION



2.7 LEVEL 15 - TOWER A - RESIDENTIAL COMMUNAL ROOFTOP

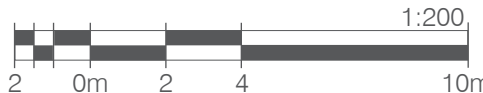
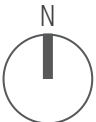
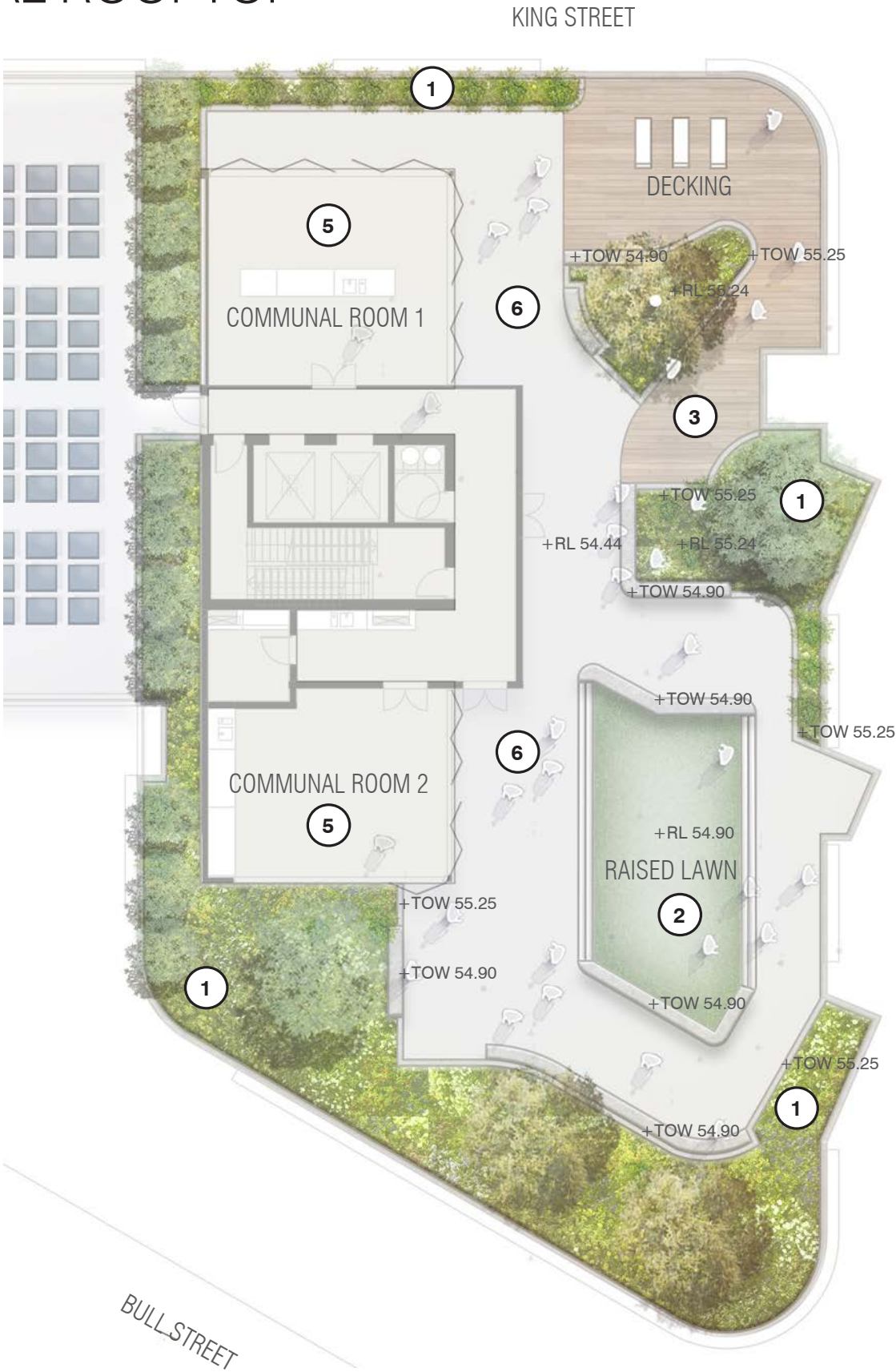
RESIDENTIAL COMMUNAL ROOFTOP | PLAN

KEY FEATURES

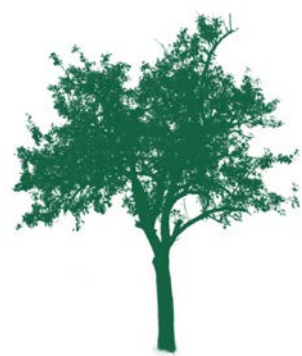
- 1 Planted edges with glass balustrade to building perimeter
- 2 Raised lawn picnic area
- 3 Hardwood deck with seating niche enclosed by lush sensory planting and sun lounges
- 4 Enclosed winter garden
- 5 Undercover BBQ area with picnic setting beneath pergola structures
- 6 Granite paving on pedestal
- 7 Raised communal vegetable planters in stabilised decomposed granite area surrounds

LEGEND

- Granite unit paving
- Decking
- Lawn
- Mass planting
- Proposed tree planting
- Decomposed Granite



RESIDENTIAL COMMUNAL ROOFTOP | INDICATIVE PLANTING PALETTE



TREES



Fraxinus griffithii



Koelreuteria paniculata



SHRUB MASS



Phormium tenax



Agave attenuata



Liriope muscari 'Amethyst'



Westringia fruticosa 'Zena'



GROUNDCOVER



Myoporum parvifolium 'Yareena'



Dichondra 'Silver Falls'



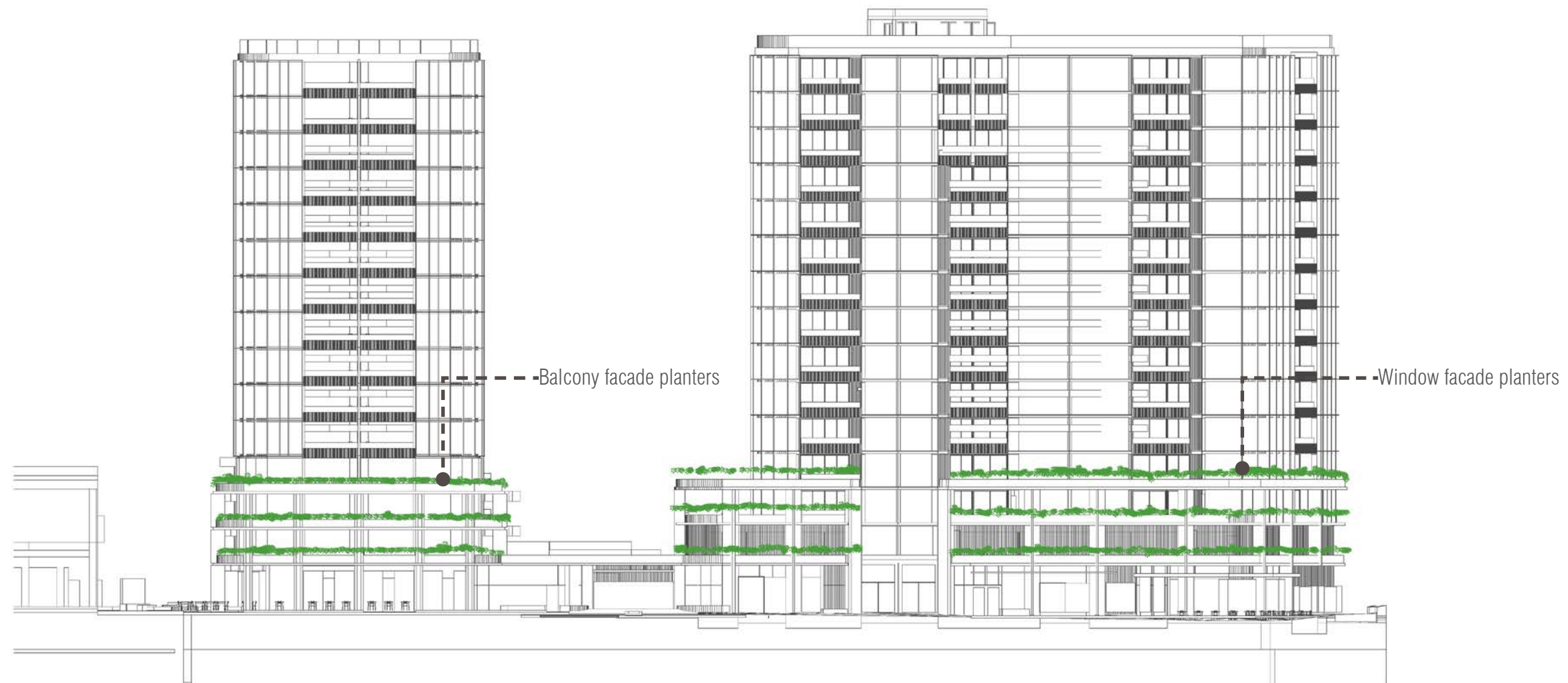
Thymus x citriodorus



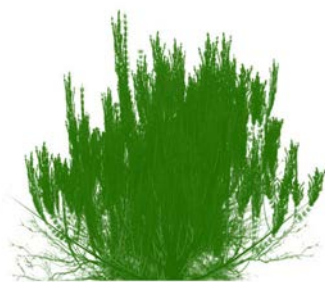
Juniperus sabina 'Tamariscifolia'

2.8 FACADE PLANTING

FACADE PLANTING | NORTH ELEVATION



FACADE PLANTING | INDICATIVE PLANTING PALETTE



SHRUB MASS



Westringia fruticosa 'Zena'



Nandina domestica 'Obsession'



Russelia equisetiformis 'Tangerine Falls'



Acacia 'Mini Cog'



VERTICAL ACCENTS



Kniphofia 'Lime Glow'



Kniphofia 'Winter Cheer'



Aloe 'Always Red'



Sanseveria trifasciata



CASCADING



Hardenbergia 'Meema'



Convolvulus sabatius 'Two Moons'



Carprobotus glaucescens



Juniperus conferta 'All Gold'



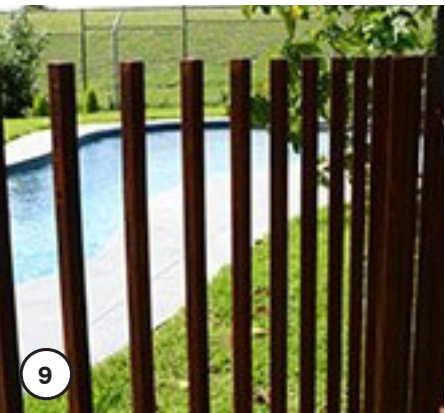
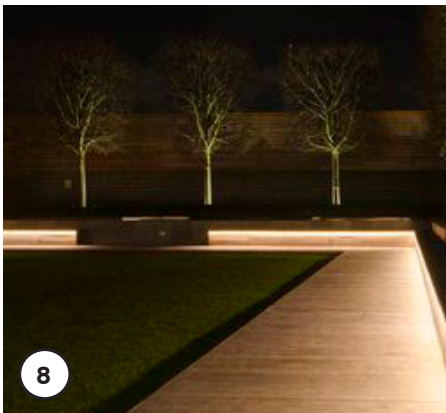
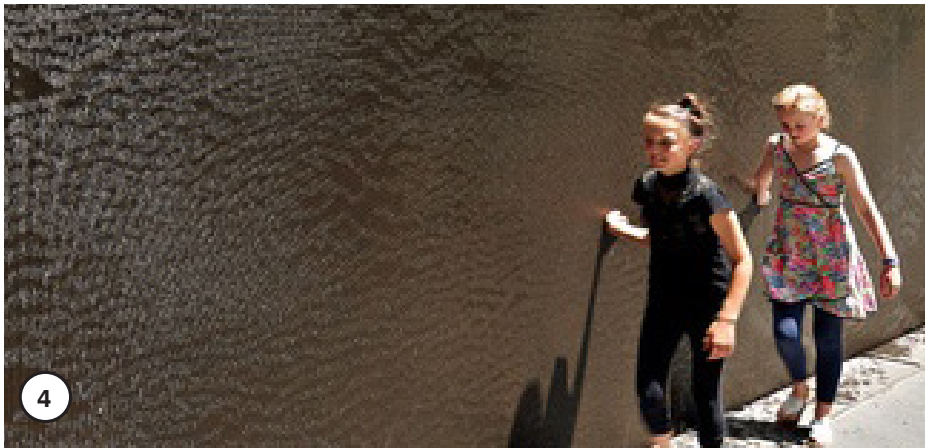
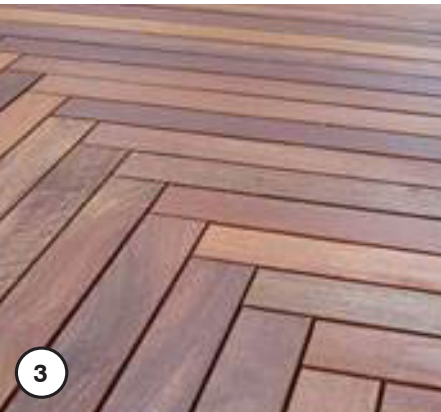
3.0

PROPOSED MATERIALS
AND FINISHES

3.1 PROPOSED MATERIALS AND FINISHES

A select number of traditional building materials (concrete, steel and timber), have been chosen for the landscape terraces to complement the architectural design to create comfortable, inhabitable spaces. These simple materials, in neutral tones, aim to create structure that will sit beneath a verdant display of greenery covering the building.

| Image | Material | Description |
|-------|------------------------|--|
| 01 | Asphalt Paving | Streetscape paving in accordance with City of Newcastle Public Domain guidelines |
| 02 | Granite Unit Paving | Natural stone pavers in a variety of textures and unit sizes |
| 03 | Timber Decking | Hardwood timber decking -Blackbutt spp. |
| 04 | Water features | Reflection pool and memorial water wall |
| 05 | Custom Seating | Concrete seating benches with natural hardwood timber inlays |
| 06 | Custom Picnic settings | Natural timber with powder-coated steel frame |
| 07 | Concrete planter walls | Faceted concrete walls in exposed aggregate finish |
| 08 | Lighting | Lighting to comply with AS1158.3.2 and AS4282 |
| 09 | Fencing | 1.2m high Cor-TEN permeable batten balustrade |
| 10 | Fencing | 1.2m high self cleansing glass pool balustrade |

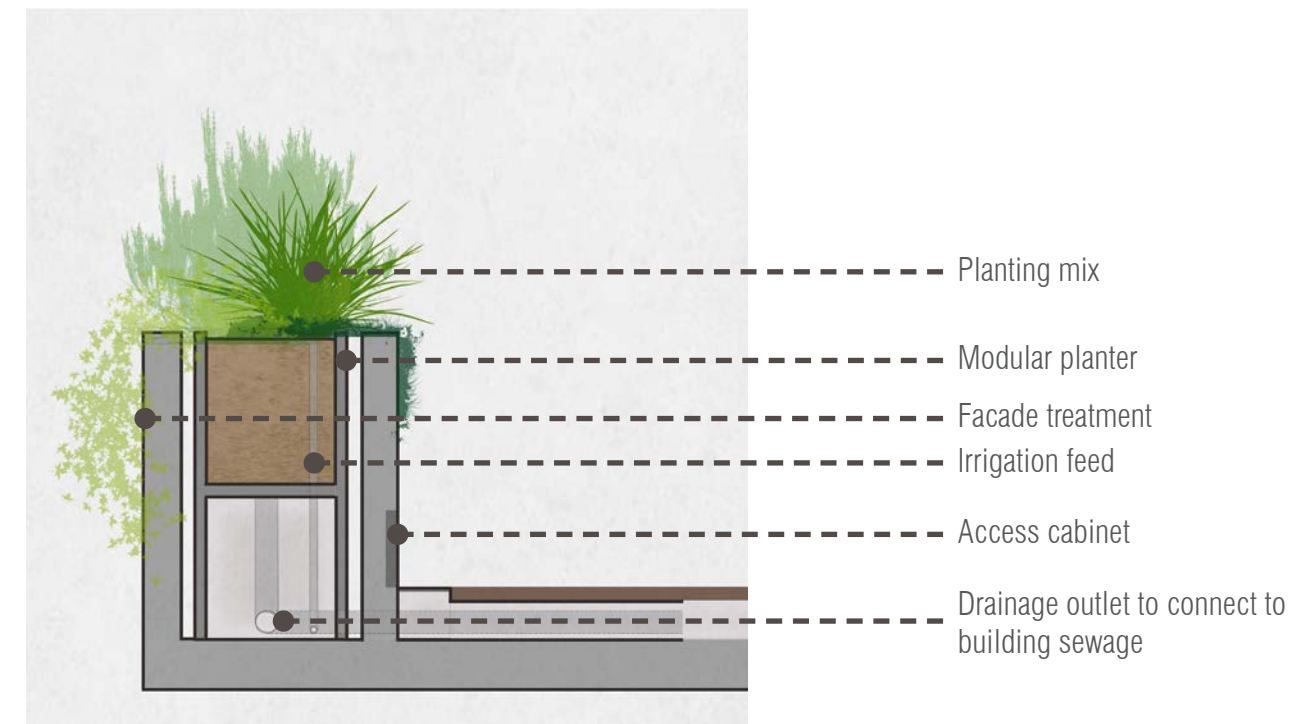
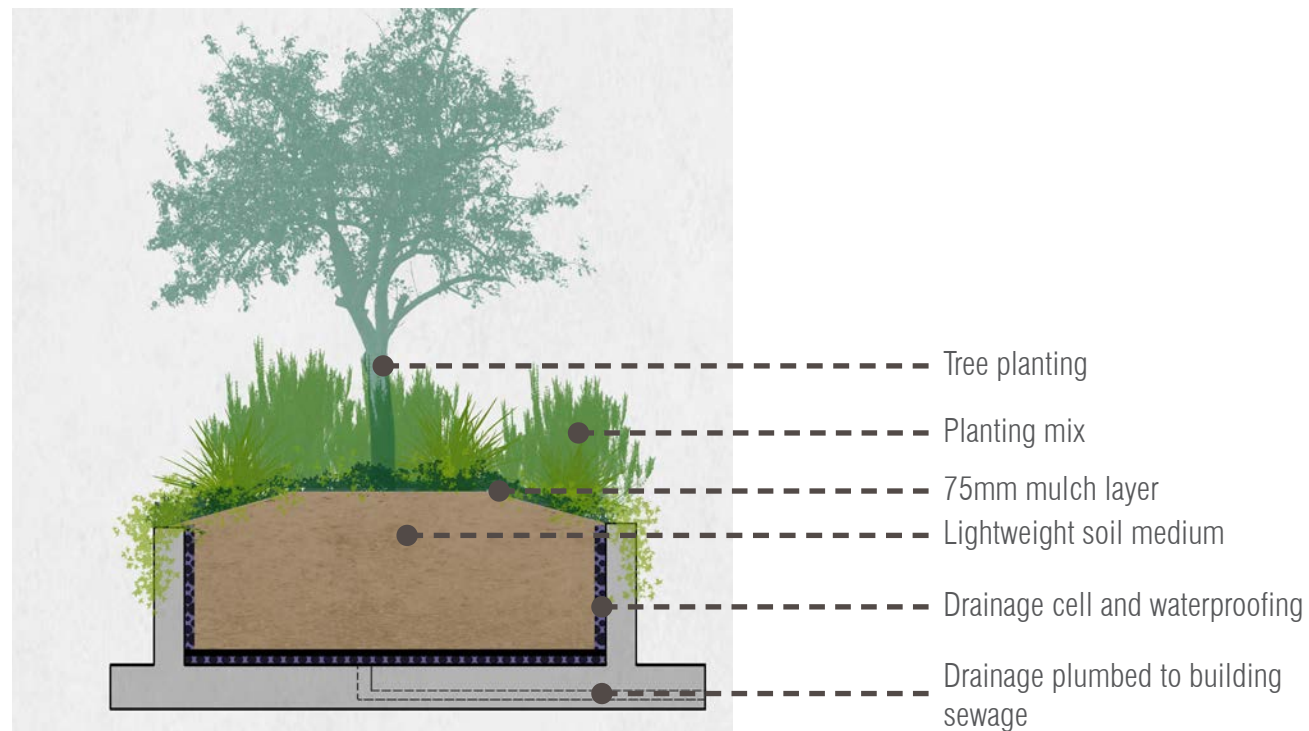




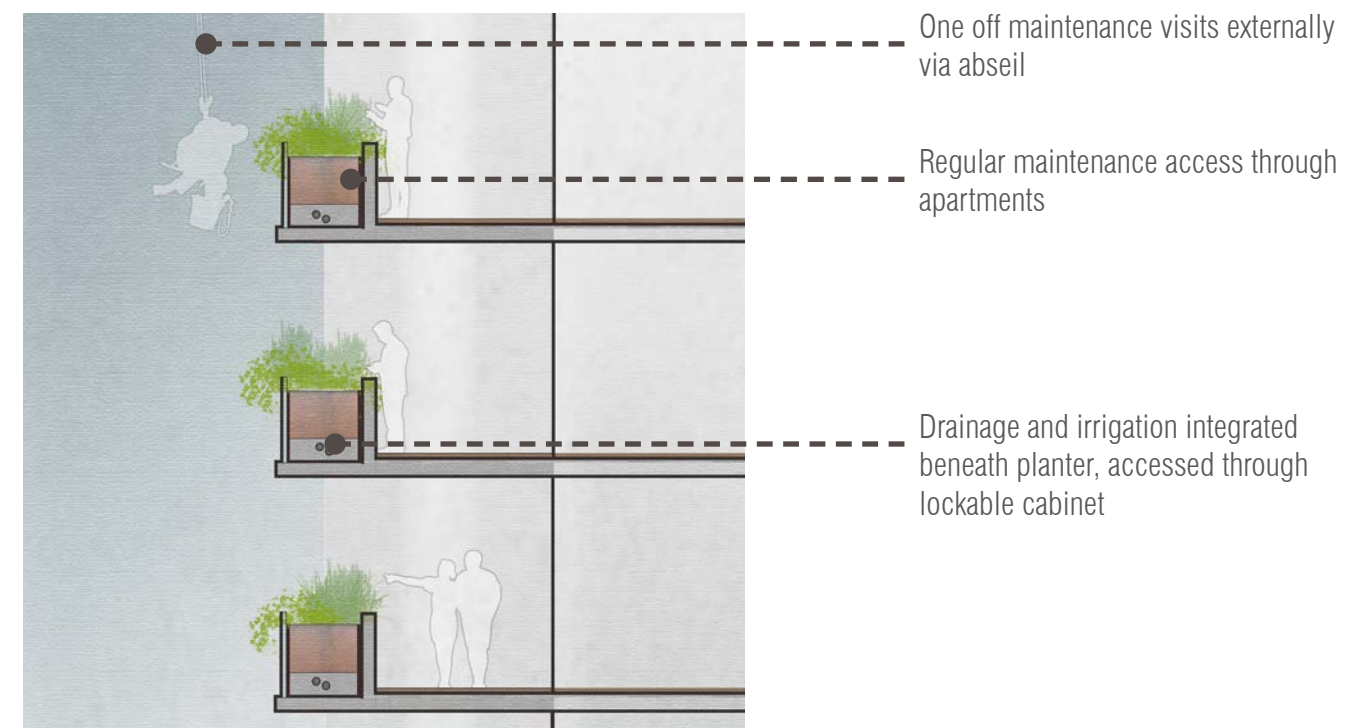
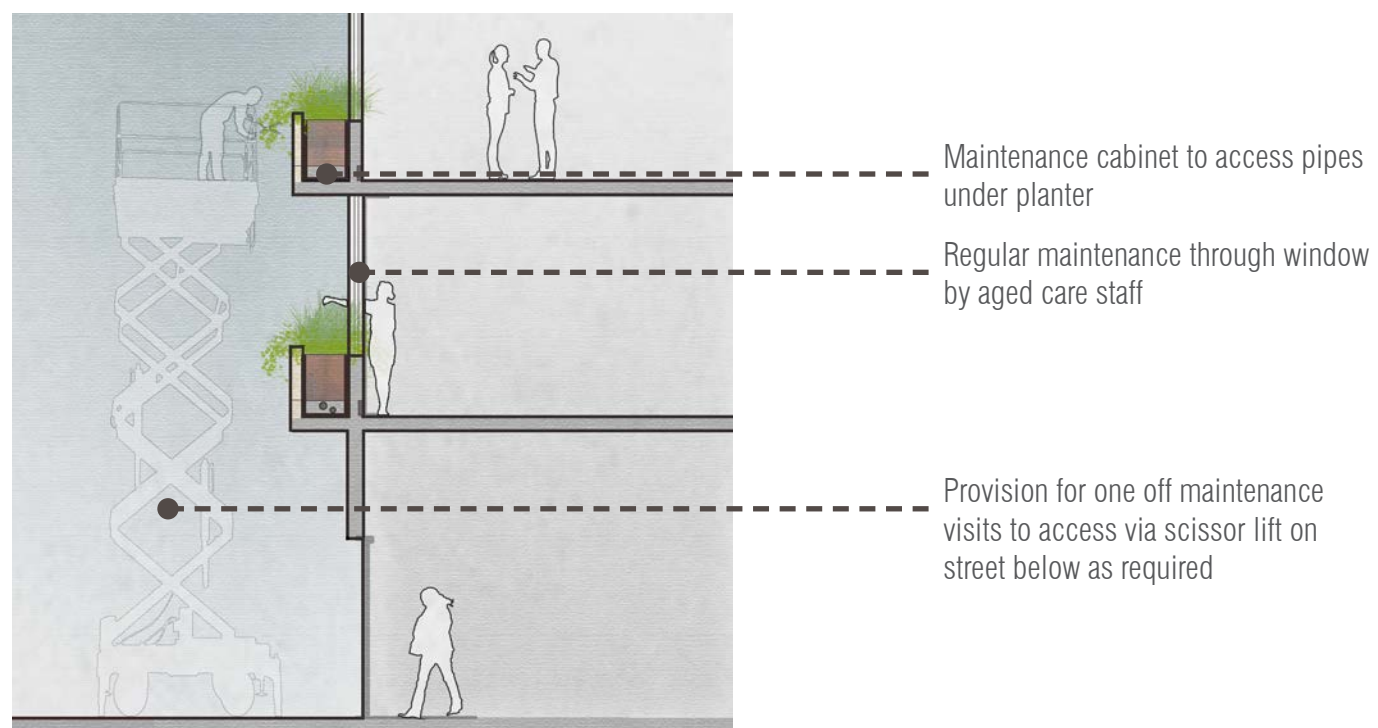
4.0 LANDSCAPE MAINTENANCE STRATEGY

4.1 PLANTER DESIGN MAINTENANCE ACCESS CONSIDERATIONS

INDICATIVE FACADE PLANTER DETAILS



INDICATIVE MAINTENANCE ACCESS CONSIDERATIONS



4.2 MAINTENANCE SCHEDULE

PLANTER SYSTEMS



FACADE PLANTERS

- Modular planters recessed into balustrade walls with maintenance access cabinets
- Connected to irrigation system in basement for optimal dosage of water and nutrients year round
- Irrigation from harvested rainwater (topped up with potable when required)
- Rainwater outlets plumbed to building drainage
- Wifi controlled irrigation system, with ability to control each facade separately
- Moisture sensors in planter boxes to ensure irrigation is applied efficiently for optimal plant growth / minimal water use
- Planting carefully selected to suit soil volume and environmental constraints



TERRACE PLANTERS

- Built in concrete planter walls on structure
- Layered, full planting arrangements
- Irrigation from basement rainwater tank (topped up with potable when required)
- Connected to automated irrigation system for optimal dosage of water and nutrients year round
- Soil depths adequate to support varying plant typologies, in accordance with Apartment Design Guidelines
- Rainwater outlets plumbed to building drainage

MAINTENANCE SCHEDULE

| Façade Planters | | |
|---|---|---|
| Low maintenance small shrubs, ground covers and cascading | | |
| Maintenance Action | Timing | Access and monitoring considerations |
| Monitoring of plant health | Min. monthly inspections in person. SMS notification system constant | Close visual access, supplemented with SMS notifications from monitoring system (moisture sensors, irrigation / drainage failures etc) Residents can also report plant deaths directly to body corporate |
| General pruning of plant material (including cutting back, dead heading flowers and removal of dead plant material) | Minimum twice per year / as required | Physical access (two hands) to cut stems with secateurs Removal of green waste |
| Replacement of dead plants with new plant stock | As required for sporadic plant failure General life expectancy of plants minum 10 years. | Physical access (two hands) to install plants Transport plant stock and potting media to planters Removal of green waste |
| Hand weeding | Min. monthly during establishment then min. once per season as required | Physical access (two hands) to cut stems with secateurs Removal of green waste |
| Pest and disease control | Ongoing Min. monthly during establishment then min. once per season as required | Access for application of treatment (i.e. spray gun) Implementation of IPM system for healthy habitat Removal of infected material and transportation of green waste off site |
| Maintenance of mulch matt | Monitor and upkeep monthly Replacement only required if soil and planting replaced | Access to surface of planter Transportation of new mulch matt for replacements Removal of spent fabric off site |
| Maintenance of irrigation infrastructure | Min. monthly inspections in person. SMS notification system constant | Access to irrigation lines located under surface of mulch matt |
| Maintenance of drainage infrastructure | Min. monthly inspections in person. SMS notification system constant | Access to outlet under planter box (via surface inspection pit) Transport tools (i.e. handheld drain snake) Removal of debris and transportation of waste off site |
| Removal of litter | Monitor and upkeep monthly | Access to void between building and planter Removal of debris and transportation of waste off site |
| Replacement of soil media | Monitor and top up monthly if required Full soil replacement every 10-15 years | Remove full volume of planter media Transport in new soil planter media |

| Terrace Planters | | |
|---|---|---|
| Small trees, large flowering shrubs, grasses and groundcovers | | |
| Maintenance Action | Access considerations | Access considerations |
| Monitoring of plant health | Min. monthly inspections in person. SMS notification system constant | Visual access |
| Formative / hazard pruning of trees | Minimum twice per year / as required | Physical access (two hands) to cut stems with secateurs Removal of woody green waste (heavy / bulky) |
| Hedging and cutting back of shrubs | Minimum twice per year / as required | Physical access (two hands) to cut stems with secateurs Removal of green waste (bulky) |
| General pruning of plant material (including cutting back, dead heading flowers and removal of dead plant material) | Minimum twice per year / as required | Physical access (two hands) to cut stems with secateurs Removal of green waste |
| Replacement of dead plants with new plant stock | As required for sporadic plant failure General life expectancy of plants minum 10 years. | Physical access (two hands) to install plants Transport plant stock and potting media to planters Removal of green waste |
| Replacement of dead or damaged trees | As required for sporadic plant failure General life expectancy of trees 30+ years. | Mobile Crane, parked on street below (suitable for up to 200L replacement stock) Removable of soil to accommodate new tree planting Removal of green waste |
| Hand weeding | Min. monthly during establishment then min. once per season as required | Physical access (two hands) to cut stems with secateurs Removal of green waste |
| Pest and disease control | Ongoing Min. monthly during establishment then min. once per season as required | Access for application of treatment (i.e. spray gun) Implementation of IPM system for healthy habitat Removal of infected material and transportation of green waste off site |
| Maintenance of mulch | Monitor and upkeep monthly Replacement only required if soil and planting replaced | Access to surface of planter Transportation of new mulch matt for replacements Removal of spent fabric off site |
| Maintenance of irrigation infrastructure | Min. monthly inspections in person. SMS notification system constant | Access to irrigation lines located under surface of mulch matt |
| Maintenance of drainage infrastructure | Min. monthly inspections in person. SMS notification system constant | Access to outlet under planter box (via inspection pit) Transport tools (i.e. handheld drain snake) Removal of debris and transportation of waste off site |
| Removal of litter | Monitor and upkeep monthly | Access to void between building and planter Removal of debris and transportation of waste off site |
| Replacement of soil media | Monitor and top up monthly if required Full soil replacement every 10-15 years | Remove full volume of planter media Transport in new soil planter media (for amelioration, top up or full replacement if required) |