

42 HONEYSUCKLE DRIVE COTTAGE CREEK PRECINCT NEWCASTLE

NEWCASTLE CITY COUNCIL
DEVELOPMENT APPLICATION

LANDSCAPE PLAN

OCTOBER 2017

BATESSMARTTM

CLIENT

Doma Group
THE DOMA GROUP



PROJECT NUMBER

s12109

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LANDSCAPE + PUBLIC REALM

6.1 HONEYSUCKLE PUBLIC DOMAIN STRATEGY 2001

The Honeysuckle Public Domain Strategy is a briefing document that provides a basis to inform development and built outcomes in the Honeysuckle precinct

The Strategy seeks to:

- / provide the setting for development
- / shape the public realm
- / identify the heart and soul of the place
- / is an extension of the fundamental objective of providing Honeysuckle with a breath of new life by implementing the vision of creating 'Newcastle's home by the harbour'.

6.2 THE COTTAGE CREEK PRECINCT

42 Honeysuckle Drive is located at the centre of The Cottage Creek Precinct. The precinct incorporates a highly degraded engineered storm water canal immediately adjacent the subject site and the vision is to transform this area into a hybridised urban waterway that balances ecological, flooding and water quality requirements with public interaction and connection with Cottage Creek through Public Domain activation with outdoor eateries and pocket parks.

6.2 HONEYSUCKLE DRIVE

The vision for Honeysuckle Drive is that it become one of the premier Boulevards in Newcastle which will be contextually and ecologically integrated to create a highly layered and legible street scape. Activated street edges at the ground level is a key design driver for the future vision of Honeysuckle Drive.

6.3 LIGHT RAIL CORRIDOR

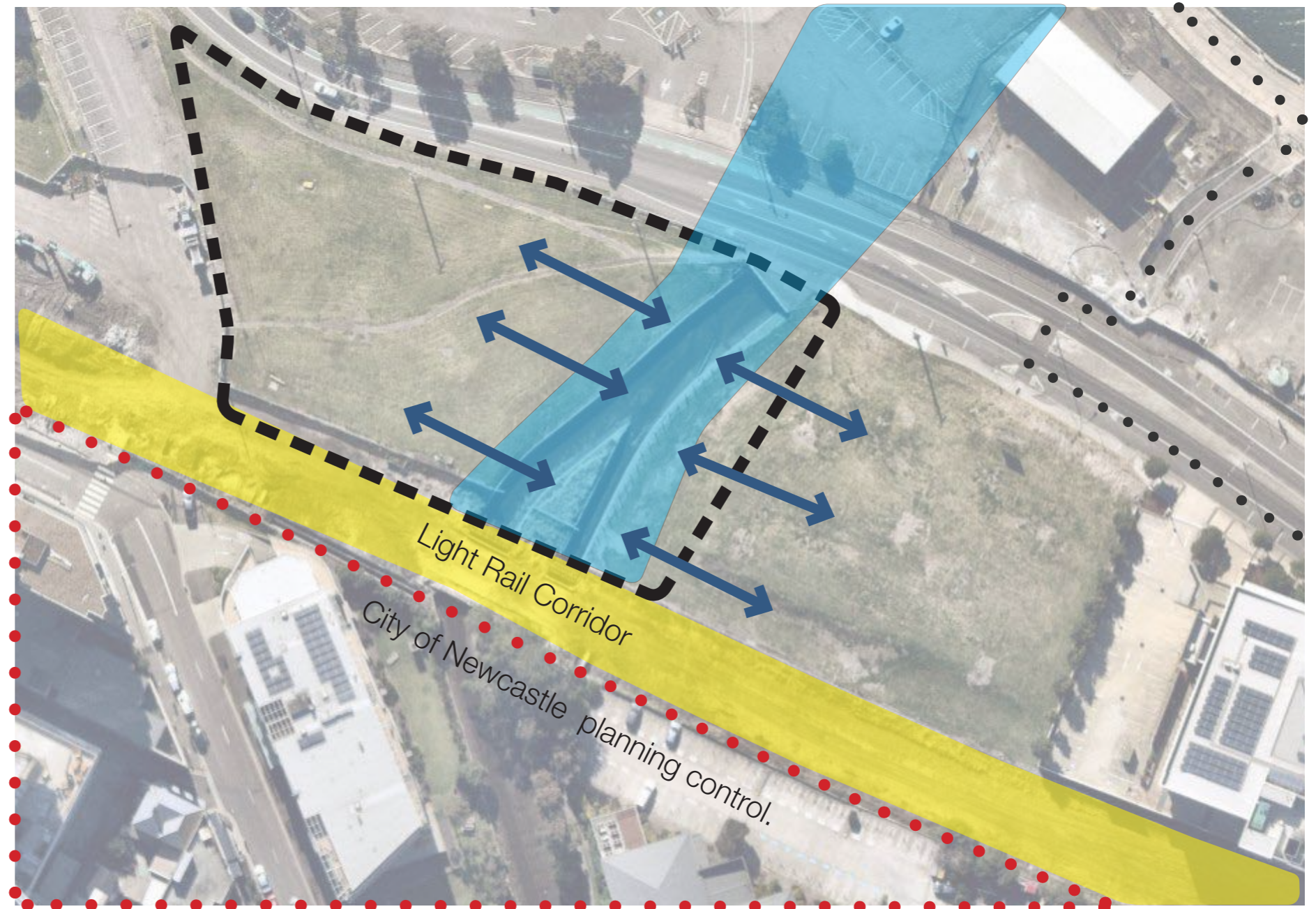
Interfacing with the light rail corridor to the south of the Cottage Creek precinct is also an important consideration for any development in this area. The light rail will provide a frequent public transport service allowing greater access too and from this precinct and as such there needs to be a degree of legibility and consideration of the interface and legibility.

SEPP65 Design Quality Principles

Principle 5: Landscape

Good design recognizes that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and conceptual fit of well designed developments is achieved by contributing to the landscape character of the street scape and neighborhood.

Good landscape design enhances the developments environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimizes usability, privacy and opportunities



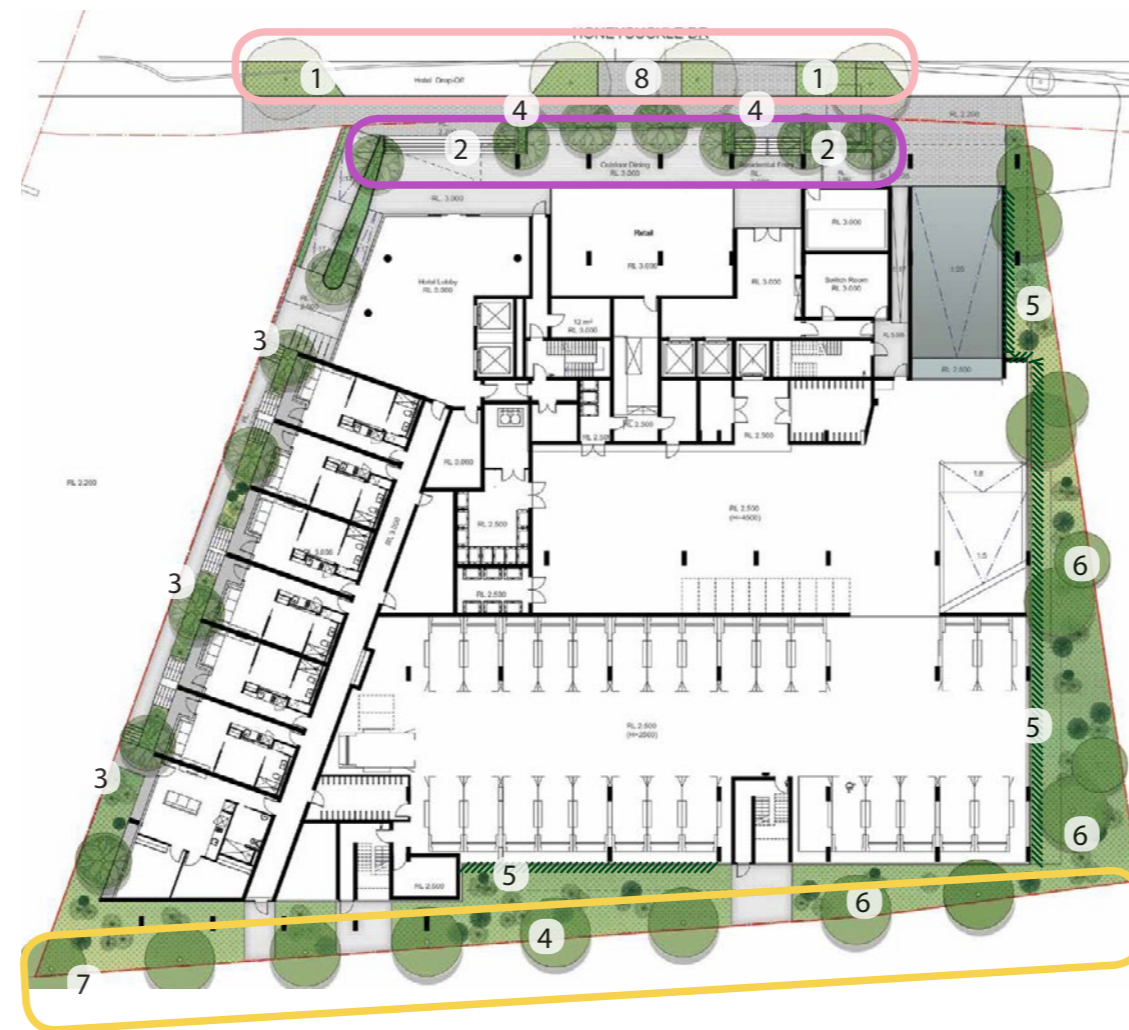
6.4 GROUND LEVEL AND PUBLIC DOMAIN

The Honeysuckle Drive street scape design principles are based on the existing street scape treatments provided to sites developed previously to the east of the subject site.

The existing concrete and paver banding treatment will be continued for the footpaths and trees can be accommodated within the parking lanes to keep the pedestrian footpaths clear of obstruction. Space needs to be provided for pedestrians, car parking, vehicle entry, trees and the cycle way

PLAN KEY

1. Street tree planting to Honeysuckle Drive located in parking lanes to provide street side shade within generous planted blisters
2. RAised terrace to Honeysuckle Drive frontage provides the opportunity for secondary planting to include tress and low level planting to soften the interface between the development and the street scape
3. Planter beds provided to the courtyards of the serviced apartments to the western boundary to create a buffer between public and private open spaces
4. Tree planting to building perimeter to frame connections to surrounding public space
5. Vertical green walls to soften the car park facades
6. Significant trees to help ground the project into the green planted zones to the eastern and southern site boundaries.
7. Potential for a meaningful an engagement with the future light rail
8. Bike parking on street near crossing point to enhance retail opportunity



6.5 DESIGN PRINCIPLES

- Build upon the architectural concept to create a strong sense of place and building identity.
- Respond to existing site conditions with landscape gestures that creates an attractive residential environment and a strong connection between proposed building and public domain.
- Propose robust high quality materials and finishes that are consistent with the architectural benchmarks.
- Ensure that the proposed landscape elements allows for clear permeability and circulation.
- Consider ongoing maintenance requirements of the landscape components.
- Create communal spaces that are attractive, comfortable, and provides and uplifting everyday experience.
- Use drought and exposure tolerant planting that uses a mixture of hardy exotic and native species suitable for rooftop planting.
- Temporary nature of water in Australia
- Directing Water for a Purpose
- Access defining spaces with a function
- Water body as gathering space



6.6 PRIVATE TERRACES & COMMUNAL COURTYARD

Landscapes for different people and purpose

A diverse group of landscape spaces ranging from private terraces to large BBQ and communal spaces catering for two or more large groups.

Tree planting for privacy.

1. Garden feel to small scale spaces, including all private terraces.
2. Spaces defined with paved areas and low walls and screening.
3. A generosity of trees and planting.
4. Larger spaces for 8 or more people that provides built shade, BBQ, outlook and views.

Connection as landscape

The connections are varied in detailing and hierarchy. They have the following attributes:

Main connections run north south along grid axis

5. Minor connections east west and to help define spaces.
6. Connections are disjointed for interest

Water as foci + thresholds

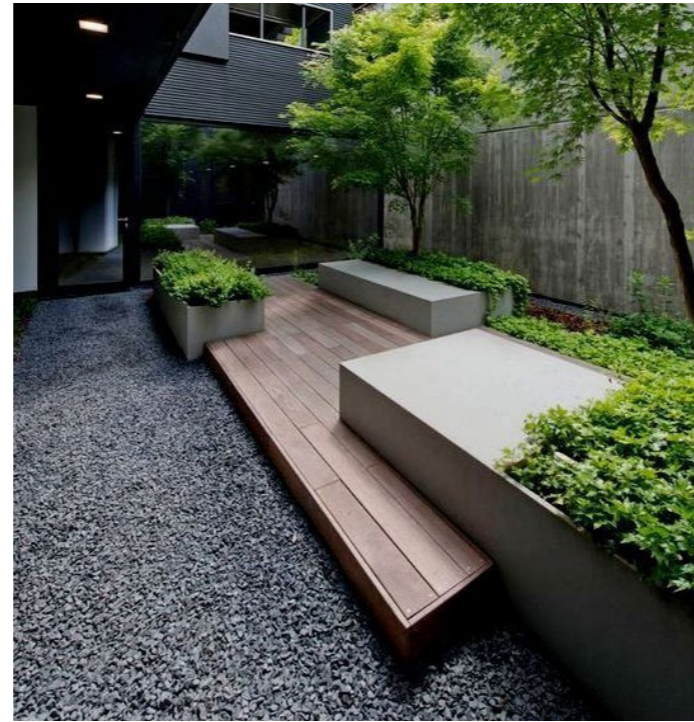
A series of water channels and basins will connect the landscape and provide intrigue. It is for aesthetic appeal as well as above ground irrigation. Other attributes include:

6. Contrast of stillness and movement. The water that is ephemeral at times
7. Main channel to run north south along grid axis
8. Communal Residential area.

Trees to frame and shade

Opportunities for tree planting exists in both the courtyard and private spaces. A variation of native and exotic will provide contrasts in texture, foliage and filtered light.

Tree planting in the main courtyard will vary in size and form to create different characters.



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6.7 PLANTING

Public Domain

- Medium sized exposure tolerant street trees to provide shade and greenery.
- Suggested species include locally native *Syzigium leuhmanniana*, *S. australe* or *Glochidion ferdinandii*
- Additional massed planting may be possible where space permits to contribute greenery on the street.

Green Facades and Tensioned Frames

- A number of different native vine species will be utilized depending on exposure and shade conditions.
- Tensioned systems will be proprietary, high quality 316 stainless steel cables and fittings,

Planting for Level 5 Courtyards and Terraces

- Tree species will be a mixture of small to medium trees that are selected for adaptability to the varied conditions.
- Tree species will be smaller in private terraces to enable views and to be of an appropriate scale.
- Low planting and shrubs will provide privacy and screening, design interest and will predominantly use local native species in clever ways to create a bold planting scheme.



Glochidion ferdinandii



Acmena Allyn's magic



Anigozanthis Bush Ranger



Lomandra Little Con



Babingtonia compacta



Aphenopetalum resinosum



Eustrephis latifolius



Cissus antarctica



Cissus hyperglauca



Pandorea pandorana



Hibiscus tilaceus



Corymbia ficifolia cultivars



Banksia integrifolia Roller Coaster

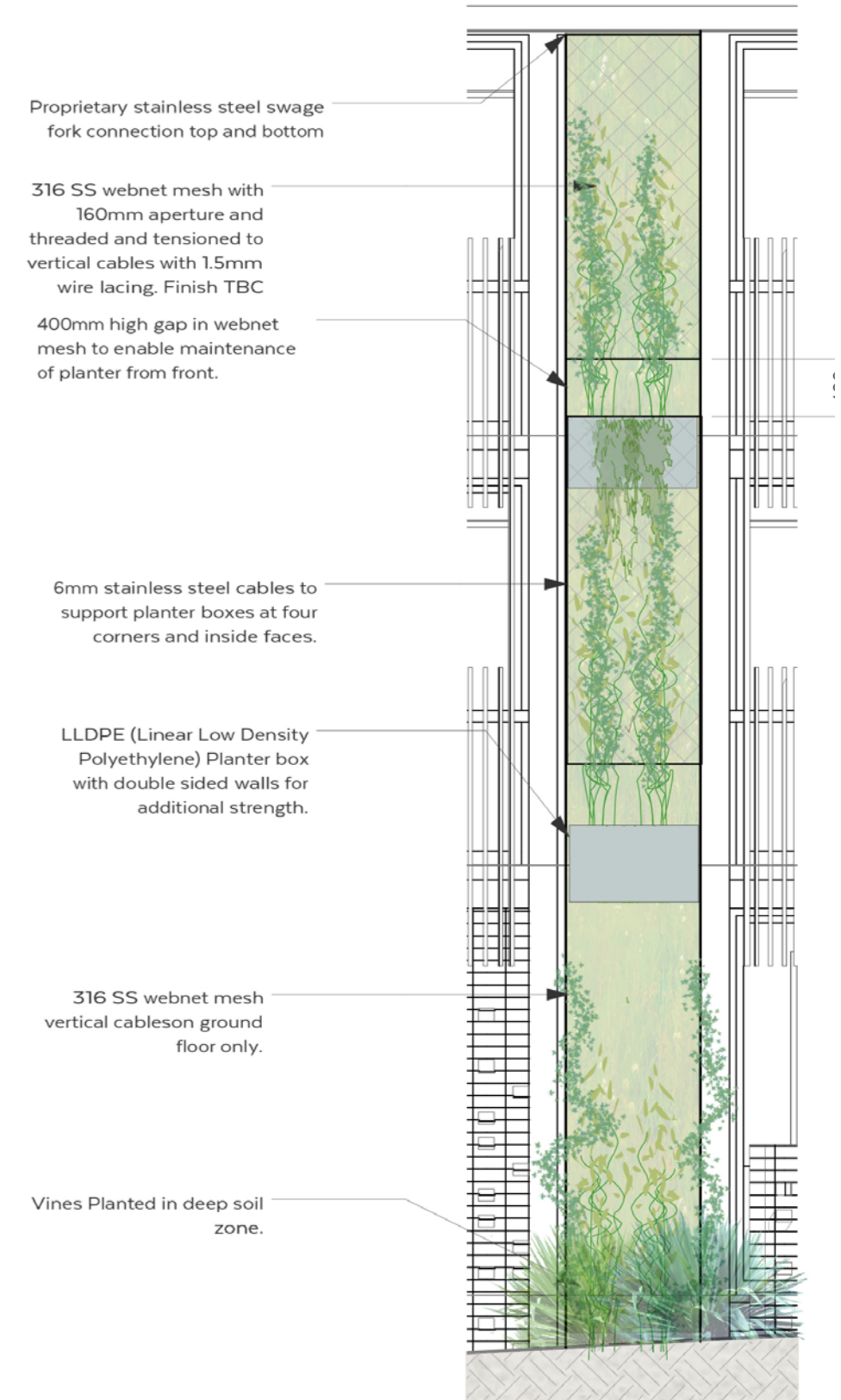
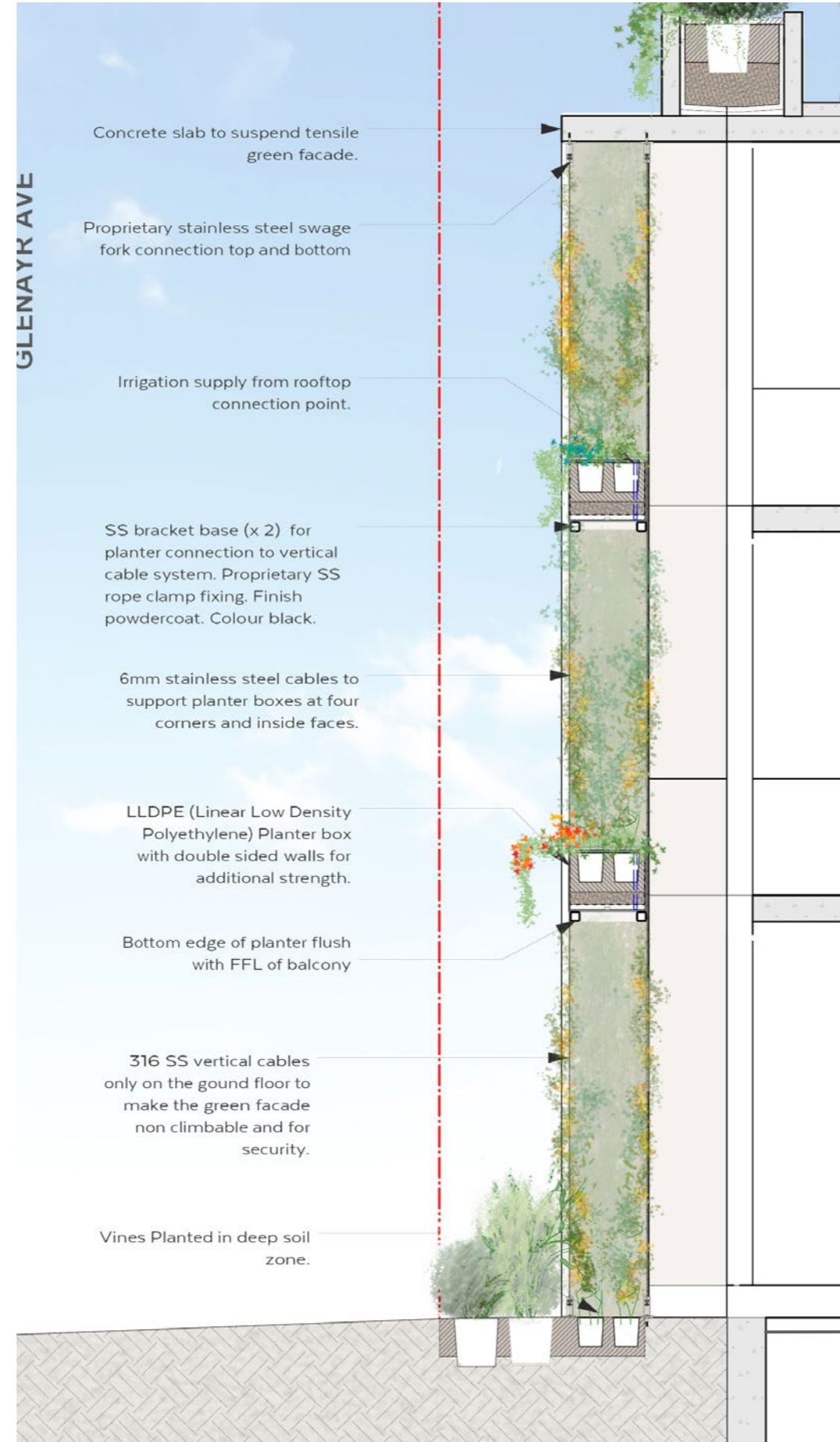


Darwinia citriodora



Leucophyta brown

6.8 VERTICAL GREEN FACADES





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