

LANDSCAPE SSDA DESIGN REPORT  
MAR 2026

# 10 DANGAR ST, WICKHAM NSW 2293

CITY OF NEWCASTLE NSW

**Land+Form**<sup>®</sup>



Prepared for



State Significant Development Application  
March 2026

This report 2025054-LR-DA000[1] should be read in conjunction with  
Landscape SSDA drawings (Appendix A) Prepared by  
Land and Form Studios Ltd Pty

This Design Report provides an explanation that verifies how the development addresses how design quality principles are achieved, and demonstrates compliance against the relevant landscape planning and public domain guidelines and policies.

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This document has been prepared in collaboration with:





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# Introduction & Context

# Introduction

## Project Overview

The redevelopment of 10 Dangar Street, Wickham, is conceived as a landscape-led, mixed-use precinct that foregrounds the public domain as its primary organising element. Integrating residential, co-living, hotel and retail uses, the scheme is structured around a new and generously widened through-site link and a civic plaza that forms a direct interface with the iconic Newcastle Interchange. This report articulates the design intent, quality and experiential character of the public domain, with a focus on spatial generosity, movement, and carefully curated landscape embellishments.

## Design Process

The current design was developed over a series of collaborative workshops with SJB and Ngurra Advistory, The State Design Review Panel (SDRP) and Newcastle City with further refinement and improvements recommended by the Panel. The landscape design scheme has received positive feedback generally from the The State Design Review Panel.

This document provides an outline of the context, the brief, concepts and principles that have played a role in the preparation of the overall design and public domain works. Access and placemaking to and from the site and key landmarks such as The Newcastle Interchange and Honeysuckle HQ has been a significant consideration.

The redevelopment of Hannell St is an important design challenge in itself and this design report expresses the carefully considered principles + solutions to some of the site's key challenges and what we believe provides a much more significant public domain offering for the local community.



# State Strategic Context

Our studio engages closely with the strategic design guidance established by GANSW and DPHI, using these frameworks as a critical lens through which design quality, spatial performance and project outcomes are tested and refined.

## RELEVANT POLICIES, GUIDELINES & CONTROLS

### Our Approach to Good Design and Amenity








As a landscape architecture practice, we believe good design begins with a deep understanding of place — its people, stories, ecologies, and histories. Our work is guided by the principle that well-designed landscapes shape healthier, more connected, and more resilient communities.

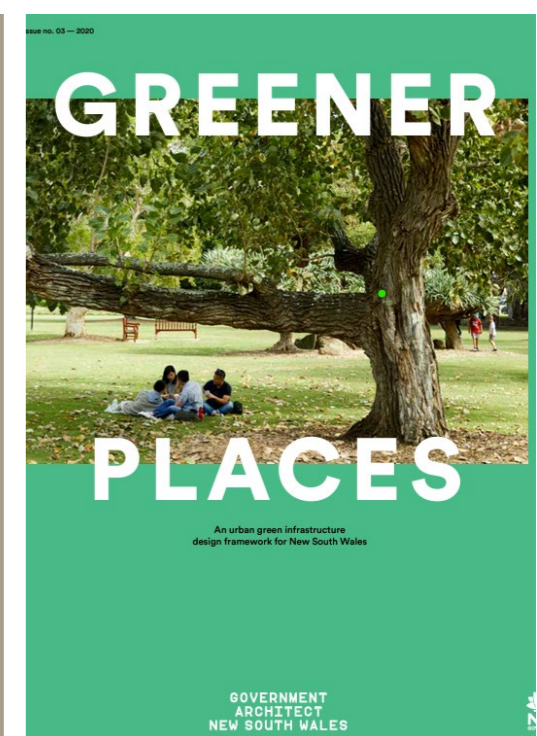
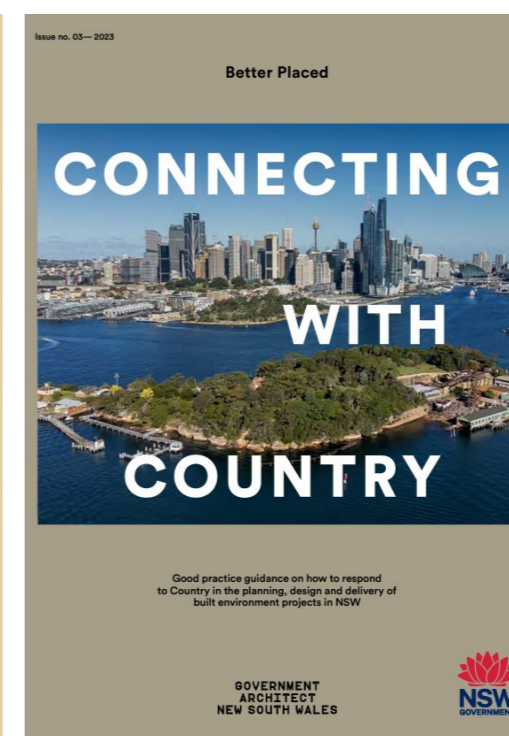
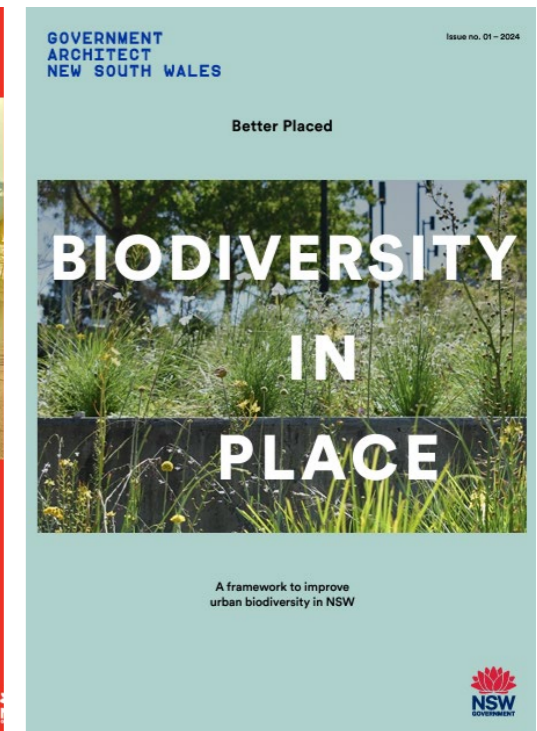
These objectives promote good design and the amenity of the built environment, and to support the sustainable management of built and cultural heritage, including Aboriginal cultural heritage — closely align with our own design philosophy.

In every project, we strive to create landscapes that respond authentically to Country and context, celebrating cultural heritage, revealing natural systems, and nurturing everyday human experience. Our approach seeks to connect people to place through meaningful design gestures and planting that restores ecological balance, public spaces that foster belonging, and materials that tell local stories.

Through this commitment, we align with the intent of Government Architect NSW (GANSW) policies and guidance, maintaining a clear line of sight between our practice values and the State's vision for design excellence. Our goal is to contribute to a legacy of landscapes that are not only functional and beautiful, but enduring places that care for people, and for Country.

## OBJECTIVES FOR GOOD DESIGN (GANSW)

 <b>OBJECTIVE 1.</b> <u>Better fit</u> contextual, local and of its place	 <b>OBJECTIVE 2.</b> <u>Better performance</u> sustainable, adaptable and durable
 <b>OBJECTIVE 3.</b> <u>Better for community</u> inclusive, connected and diverse	 <b>OBJECTIVE 4.</b> <u>Better for people</u> safe, comfortable and liveable
 <b>OBJECTIVE 5.</b> <u>Better working</u> functional, efficient and fit for purpose	 <b>OBJECTIVE 6.</b> <u>Better value</u> creating and adding value
	 <b>OBJECTIVE 7.</b> <u>Better look and feel</u> engaging, inviting and attractive



# Local Strategic Context

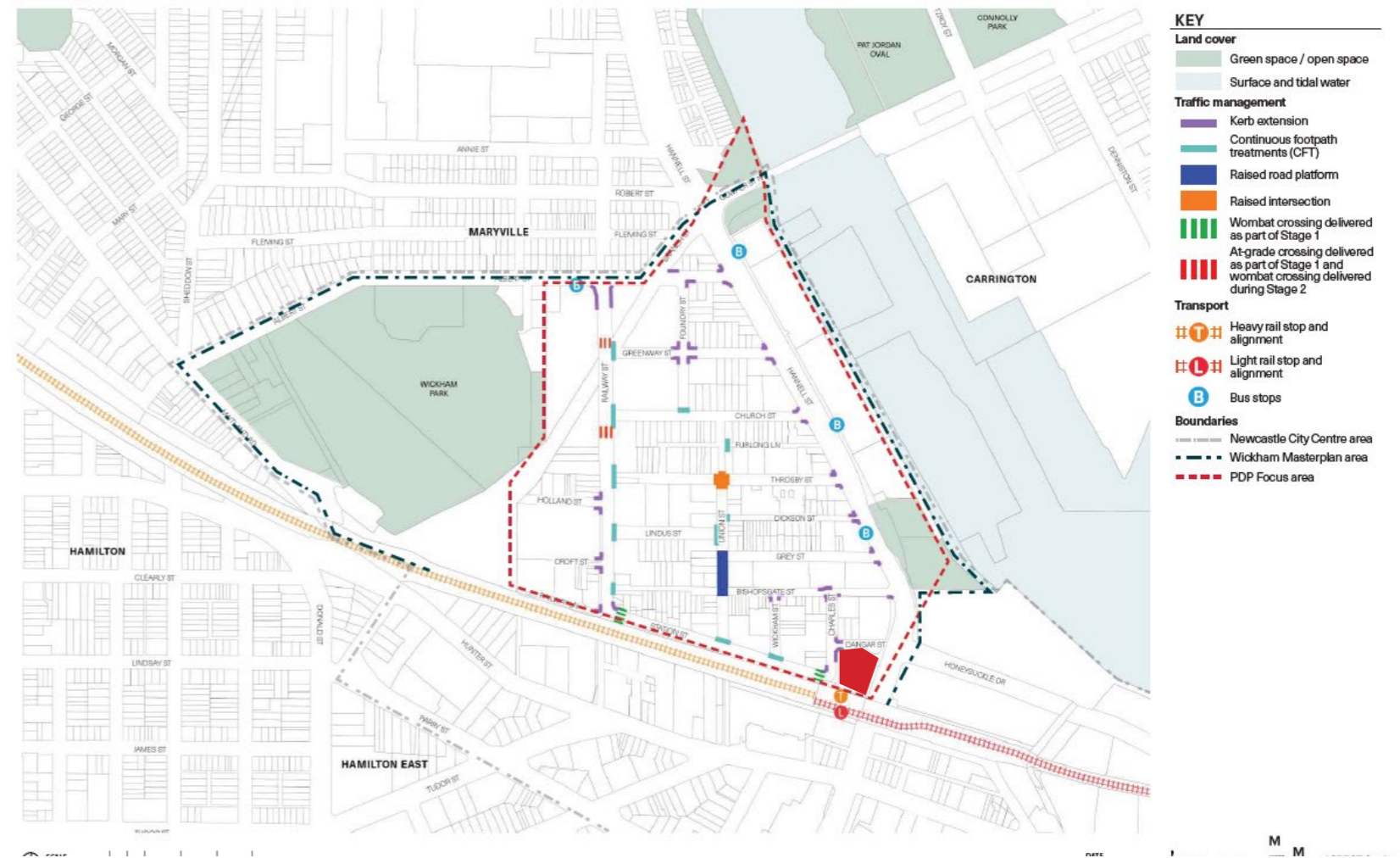
Building on the extensive strategic work undertaken by Council through the Wickham Town Centre Masterplan, our studio aims to futureproof the site by embedding its principles into a cohesive, forward-looking design response.



## Section 3 – Plan & Frameworks

### 3.2 Access & Movement Framework

#### 3.2.6 Pedestrian Movement

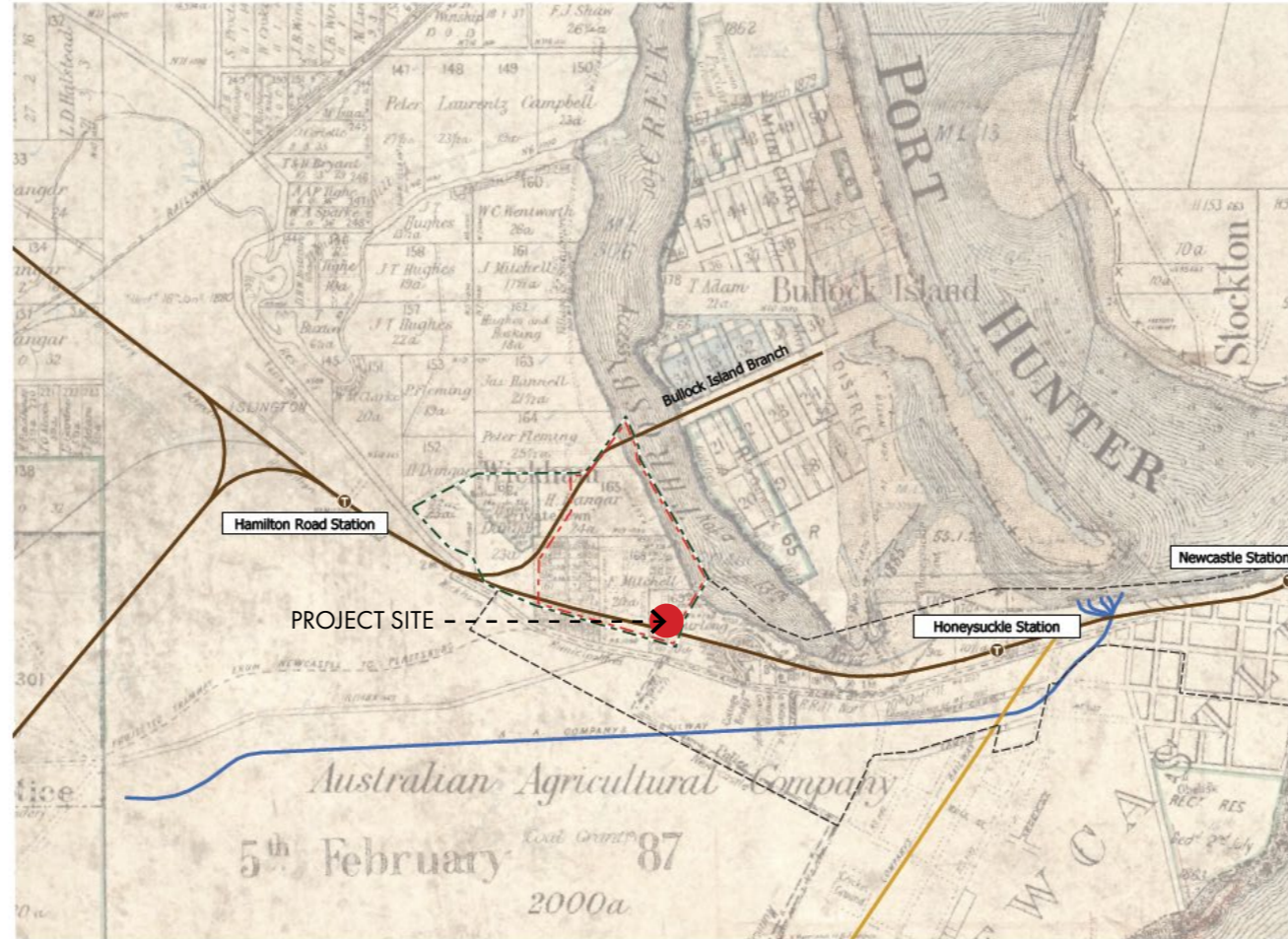


Wickham PDP Design Principles	L+F Design Responses / Adaptations
Principle 1 Re-establish Wickham's essential relationship with water	The design is informed by the traces of the remnant shoreline and references the relationship with water through paving, materiality and design forms
Principle 2 - Unlock delightful and protected movement within and through Wickham	The design allows for a generous and playful through site link through the heart of the site creating a protected, playful and meaningful new public space
Principle 3 Create integrated solutions which incorporate key features of Wickham	The design looks to integrate with the Newcastle Intertchange as an important feature and landmark within Wickham through a widened through site link and public plaza
Principle 4 Craft places for continued Wickham community connection and gathering	The design of the new public plaza creates additional space for the community to gather and connect and creates a space where people can meet before and after catching the train
Principle 5 Celebrate the varied, diverse, and characterful layers of Wickham	The design celebrates Wickham's rich character through the multiple levels of landscape and planting from ground floor, through the podium and up the proposed tower

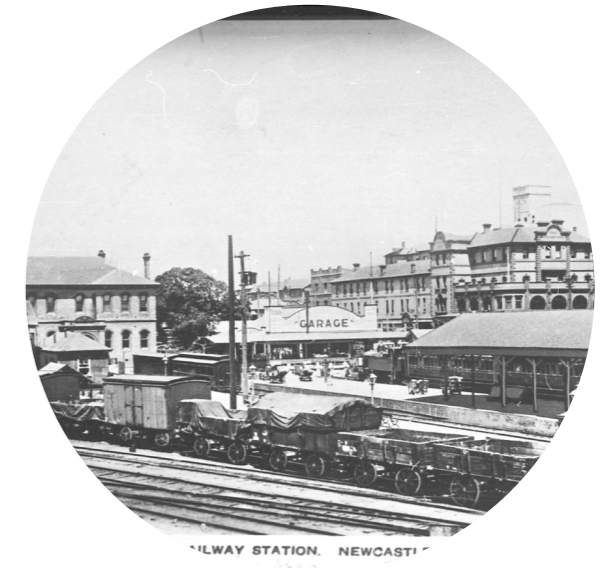
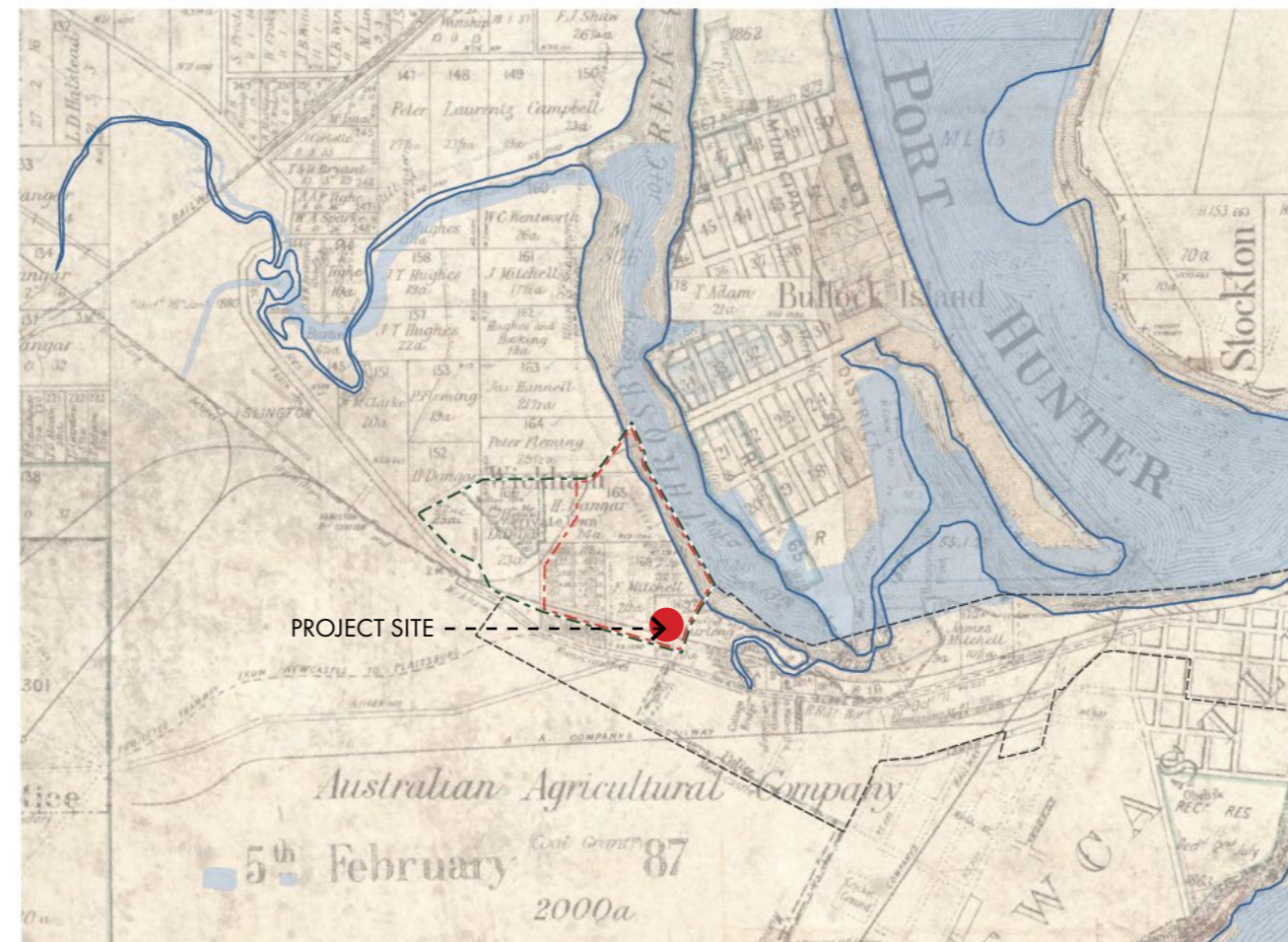
# Historical Mapping

Beneath this design outcome, the project engages deeply with the site's histories. The design is informed by the traces of the remnant shoreline, the memory of pre-colonial vegetation communities and the enduring geological character of the Newcastle basin. These narratives are not replicated, but reinterpreted through materiality, form and landscape and embedding a sense of continuity between past and future.

INDUSTRIAL / RAIL LINE



HISTORICAL SHORELINE

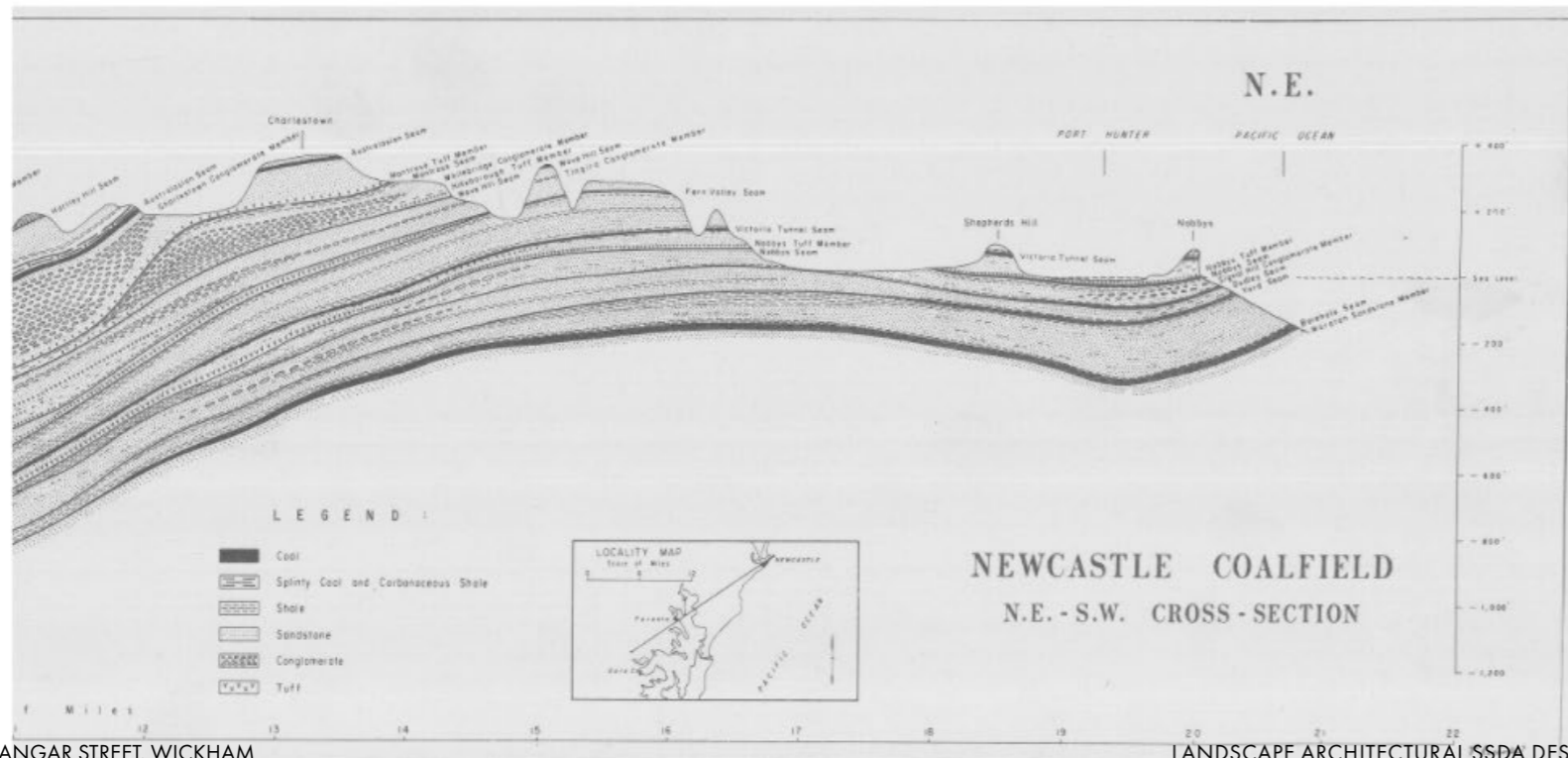


# Historical Mapping

LANDSCAPE OF MULOOBINBA



GEOLOGY & STRATIFICATION



Unit	Lithology	Depositional environment	Identification
Merewether Conglomerate			
Nobbys Tuff	Tuff, tuffaceous sandstone and siltstone, chert	Volcanic ash falls	Distinct 'sawtooth' beige appearance from alternating sand and silt layers
Nobbys Coal	Coal with shale	Vegetated swamp	Prominent black ribbon in cliffs seen from the Bogey Hole
Bar Beach Formation	Shale, siltstone, sandstone, minor conglomerate, claystone and tuff	Flood plain with crevasse splays and fluvial channels	Prominent yellowish sandstone in cliff sections
Dudley Coal	Coal with shale	Vegetated swamp	Two splits with shale between them
Bogey Hole Formation	Shale, siltstone, sandstone, minor conglomerate, claystone and tuff	Flood plain with crevasse splays and fluvial channels	Rock platform at Newcastle baths, the Bogey Hole and Merewether
Yard Coal	Coal with shale	Vegetated swamp	Base of Shepherds Hill cliffs
Tighes Hill Formation	Shale, siltstone, sandstone, claystone and tuff	Flood plain with minor channels, crevasse splays, mouth bars and delta front	Rock platform at Susan Gilmore to Bar beaches



# The Design

# Design Statement

## Public Domain & Streetscapes

The proposal includes an upgrade Hannell St and provisions of a new and widened through site link and public plaza which interfaces with Newcastle Interchange ensuring seamless and intuitive transitions across the ground plane. The interface is fully accessible and designed as a high-quality civic environment, supported by active frontages along the new through site link, Hannell St and Dangar St. These interventions unify the site with its context, enhancing walkability, activation, and the everyday public life of the precinct.

## Access, Egress & Connectivity

A network of through-site links forms the primary circulation spine, supported by finer-grain pedestrian permeability throughout the ground plane. This approach maximises movement, accessibility and wayfinding, providing multiple routes into, across and through the development. All fire exits are positioned adjacent to key pedestrian paths and street edges, enabling safe, efficient and clearly legible egress and evacuation routes when required.

## CPTED, Safety & Visibility

The public realm has been shaped around Crime Prevention Through Environmental Design (CPTED) principles to ensure visibility, comfort and safety at all times. Planting edges and walls are maintained at or below seated height to preserve sightlines, while canopy trees frame spaces without obstructing views to or from the street. Active retail edges, regular gathering zones, and continuous movement through the site enable high levels of passive surveillance, reducing opportunities for concealment and deterring antisocial behaviour.

## Universal Access & DDA Compliance

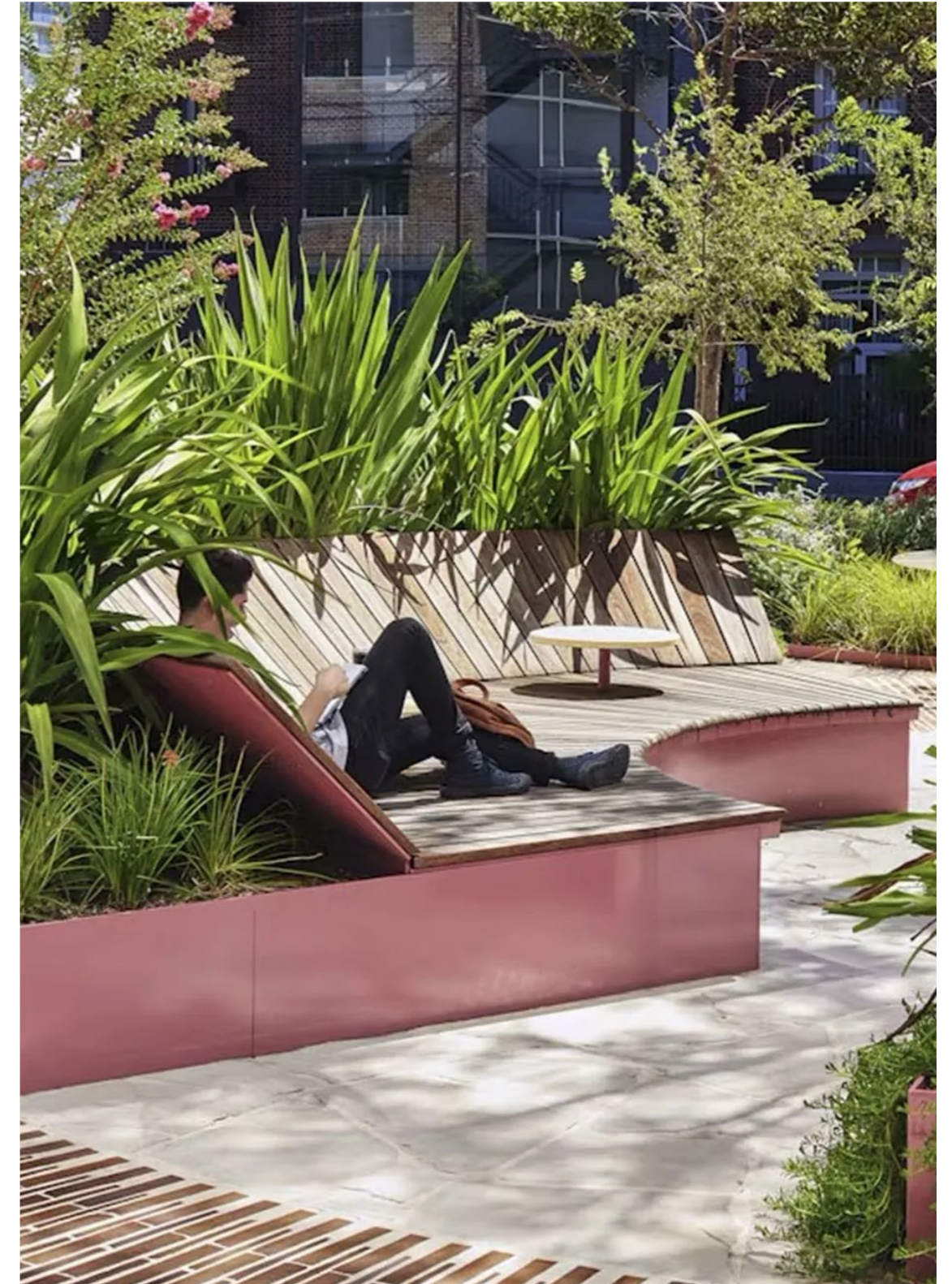
The ground plane has been designed to achieve full universal accessibility, ensuring equitable and unobstructed access to all reception, lobby, retail and public spaces. Pathways are maintained at a maximum grade of 1:21, reducing the need for handrails and visual clutter while supporting intuitive movement for all users, including those with mobility, vision or pram-assist needs. This approach delivers a seamless, inclusive public realm experience that prioritises dignity, independence and ease of navigation.

## Deep Soil, Soil Depths on Podiums & Permanent Planting

All podium planters have been designed to support long-term, high-performance vegetation through considered soil profiling and structural setbacks. Minimum soil depths of 800–1000mm are achieved across all planting zones, with a 600mm slab setback incorporated throughout the landscape. Planter walls are set at seating height to encourage informal occupation, while 1:3 soil mounding allows for additional depth to support small trees and deep-rooting species. This ensures sustained plant health, canopy growth and climatic resilience across the life of the project

## Community & Placemaking

The SSDA design phase enabled Land and Form Studios and SJB Architects to explore opportunities for community expression, placemaking and activation across the development. The new through site link and public plaza has been conceived as a flexible civic space. Its open structure supports a strong sense of ownership and ongoing participation from the community. In this way, the link functions not only as circulation and open space, but as a dynamic social anchor for daily life.

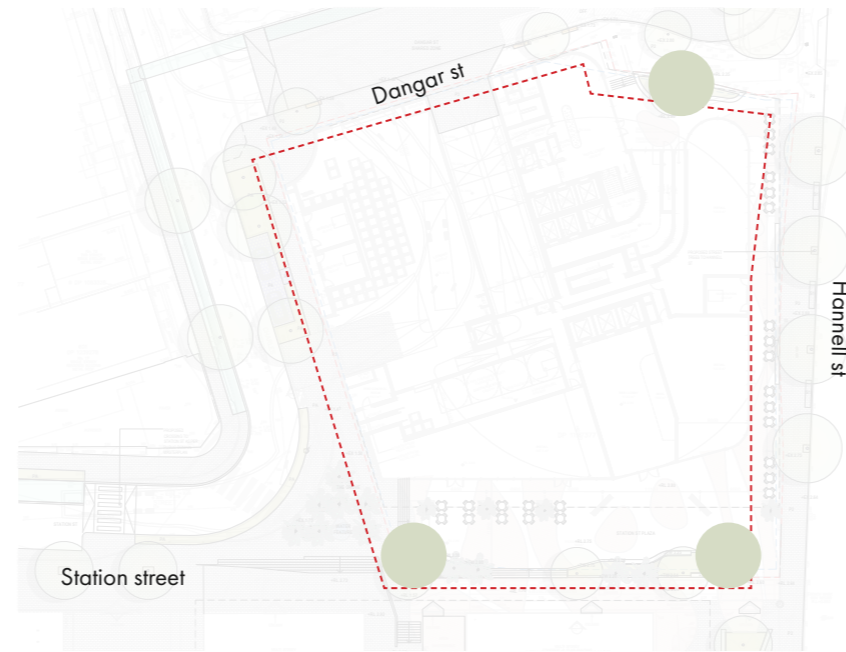


# Key Moves



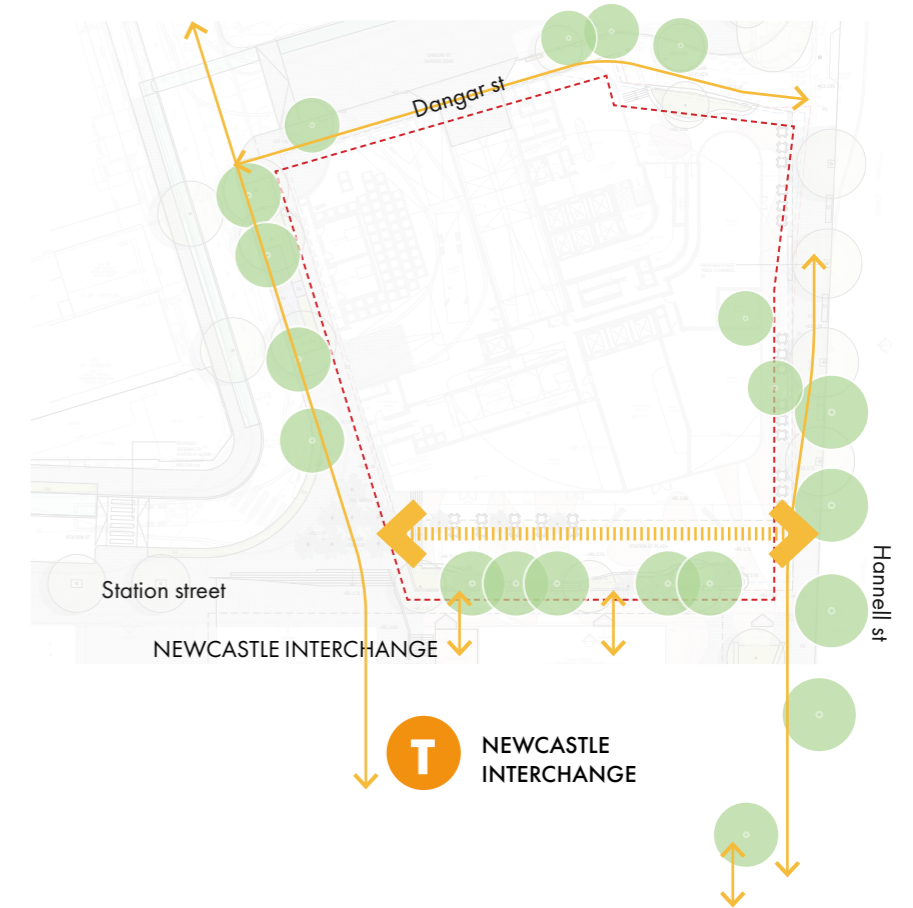
## Creating a new through site link & public place for Newcastle

The proposal strengthens pedestrian connectivity between Hannell Street, the site, and the Newcastle Interchange by establishing clear, direct, and legible movement corridors. A primary through-site link enhances permeability, creating a seamless and intuitive connection that improves access to public transport while encouraging active movement and engagement across the precinct



## Ensuring each key arrival point is anchored by signature landscape

Memorable landscape moments are positioned to anchor key junctions and arrival points across the site, creating a sequence of distinctive experiences. These moments enhance wayfinding, reinforce identity, and frame arrivals, ensuring each transition through the site is both legible and engaging.



## Creating a comfortable and connected public realm

The proposal maximises street tree canopy to create shaded, comfortable pedestrian environments while strengthening connections to the wider public realm. Enhanced planting along key routes improves walkability, reinforces continuity with surrounding streets, and supports a more cohesive and connected urban landscape.

# Design Principles



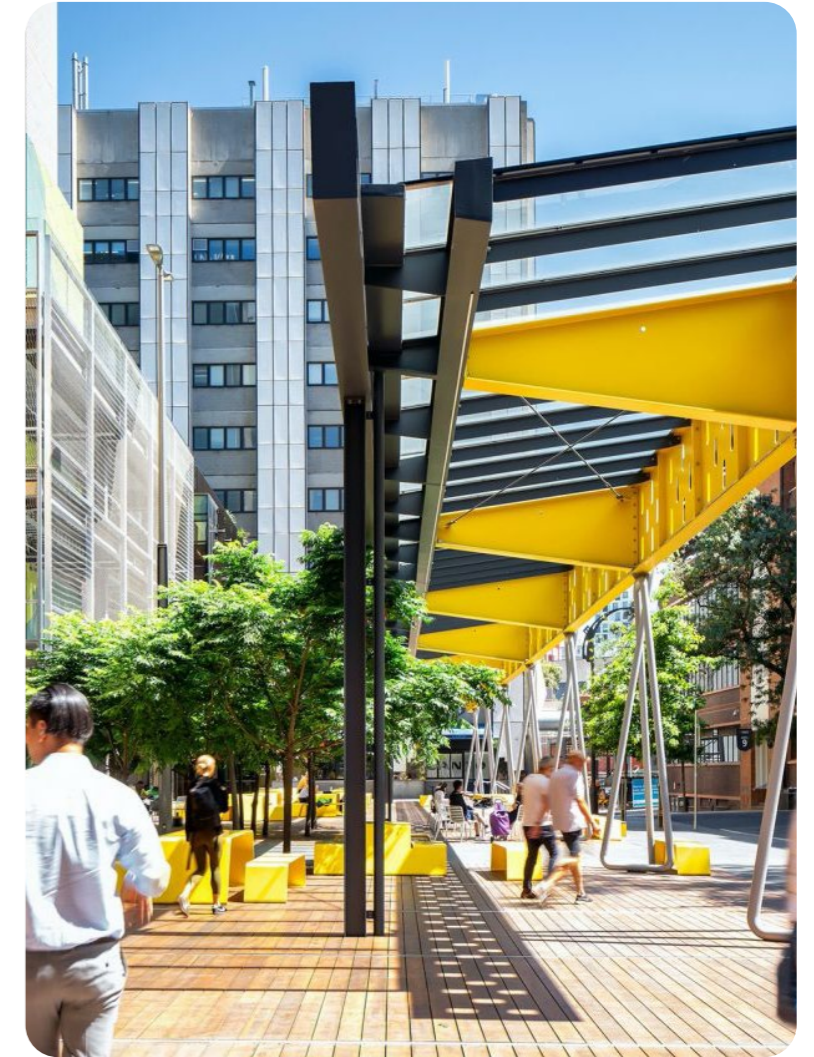
## Embracing and caring for Country

Embracing and Caring for Country forms a guiding design principle for the mixed-use precinct, shaping a place that honours the cultural landscape of Newcastle and restores its connection to land, water, and community.



## Place and Identity

As an “arrival place” of Wickham from Newcastle Interchange, the proposal seeks to create a place with a strong identity. Public Art opportunities have been outlined to Station st Public domain to serve as a welcoming node to entre Wickham Precinct.



## A Connected Place

The development promotes connection and engagement for residents and visitors & pedestrian and cyclers. The spaces have been designed to encourage social connectivity, providing various opportunities to share stories and memories instilling a strong sense of place and ownership over their land and homes.

# Landscape Vision

**“To enrich the character of Wickham by creating a meaningful place that connected people, country and nature.”**

# Ground Floor & Public Domain Plan

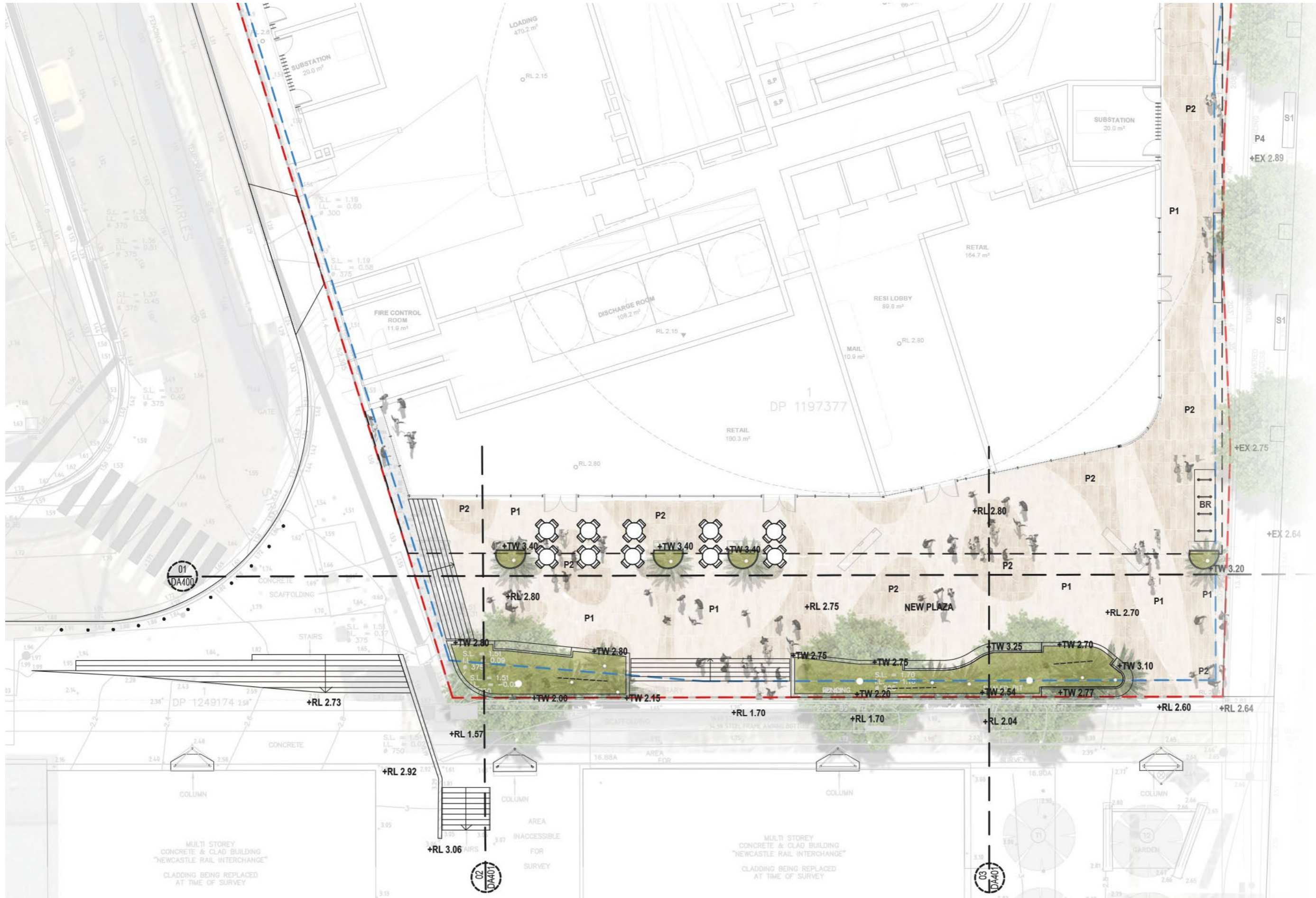


- ① THROUGH SITE LINK / PUBLIC SPACE
- ② OUTDOOR DINING & SEATING
- ③ SCULPTED LANDSCAPE TERRACE WITH SEATING, PLANTING & STEPS
- ④ ARRIVAL PLAZA ALONG DANGAR ST
- ⑤ NEW STREET TREES & PAVING TO HANNELL ST PENDING SERVICES COORDINATION

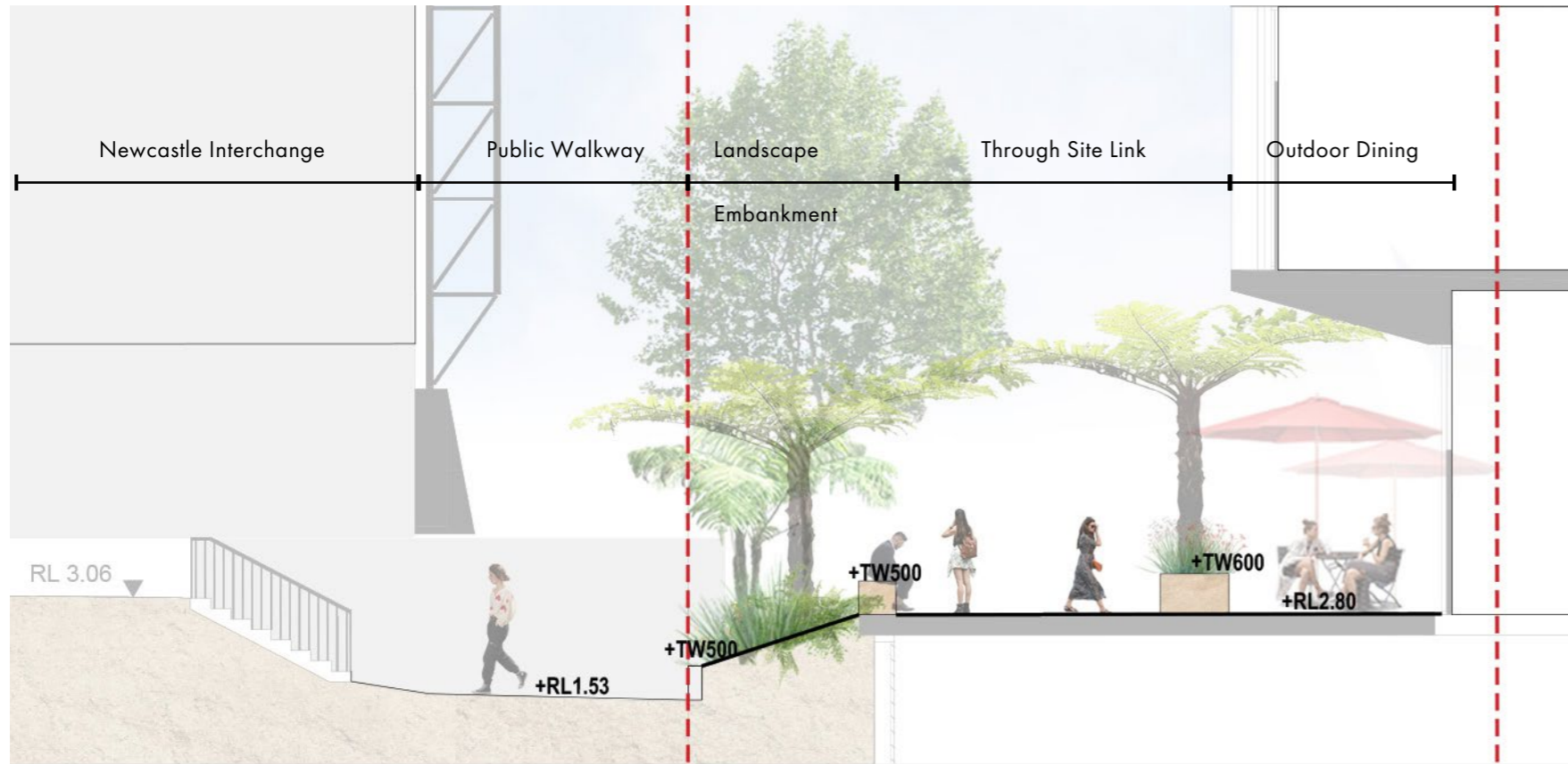
--- SITE BOUNDARY



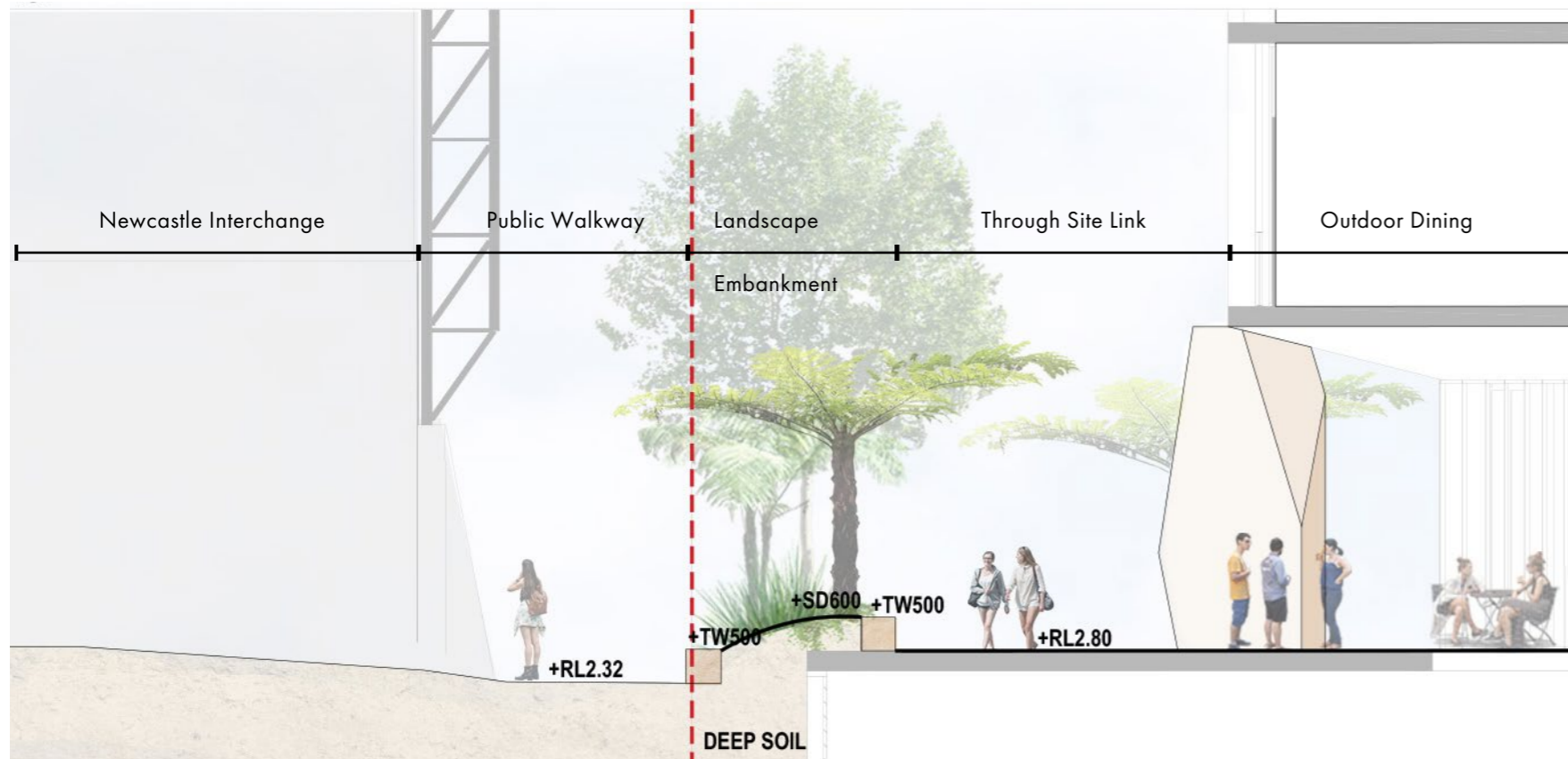
# Interface with The Interchange



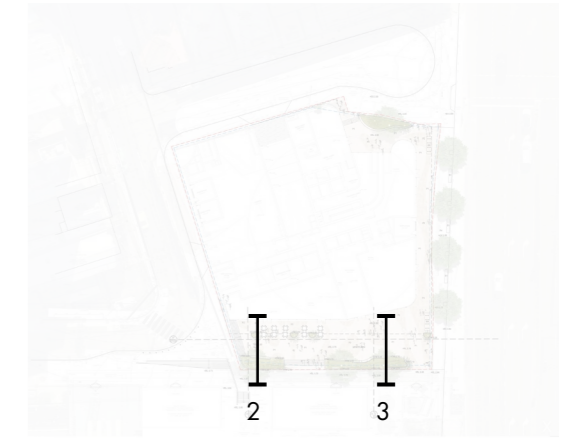
# Interface with The Interchange



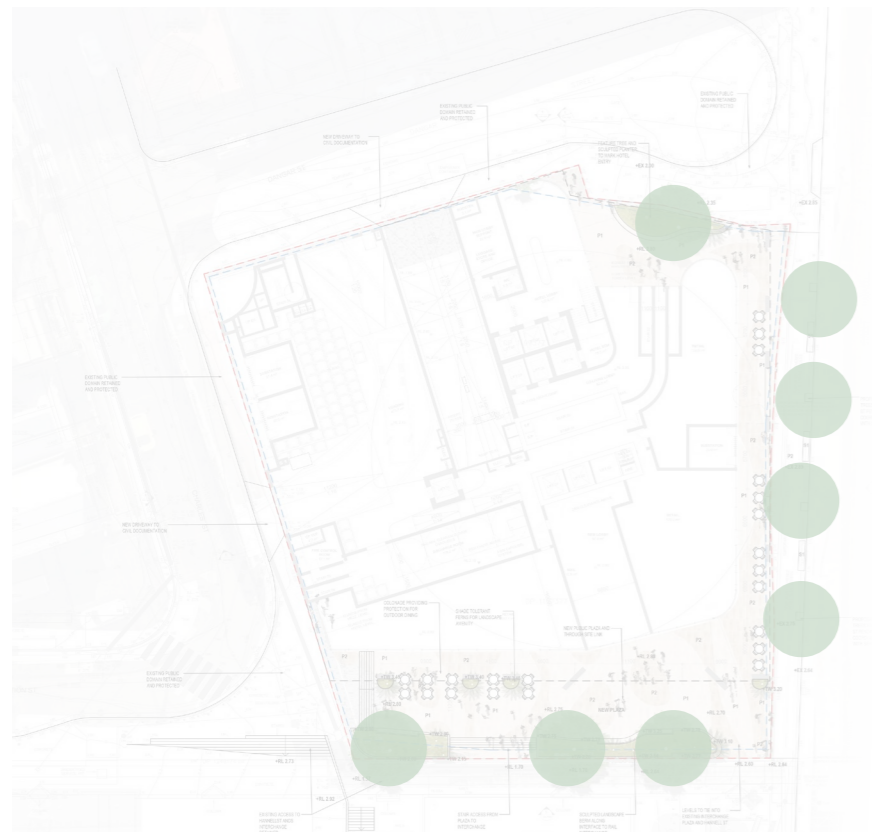
Section 2



Section 3

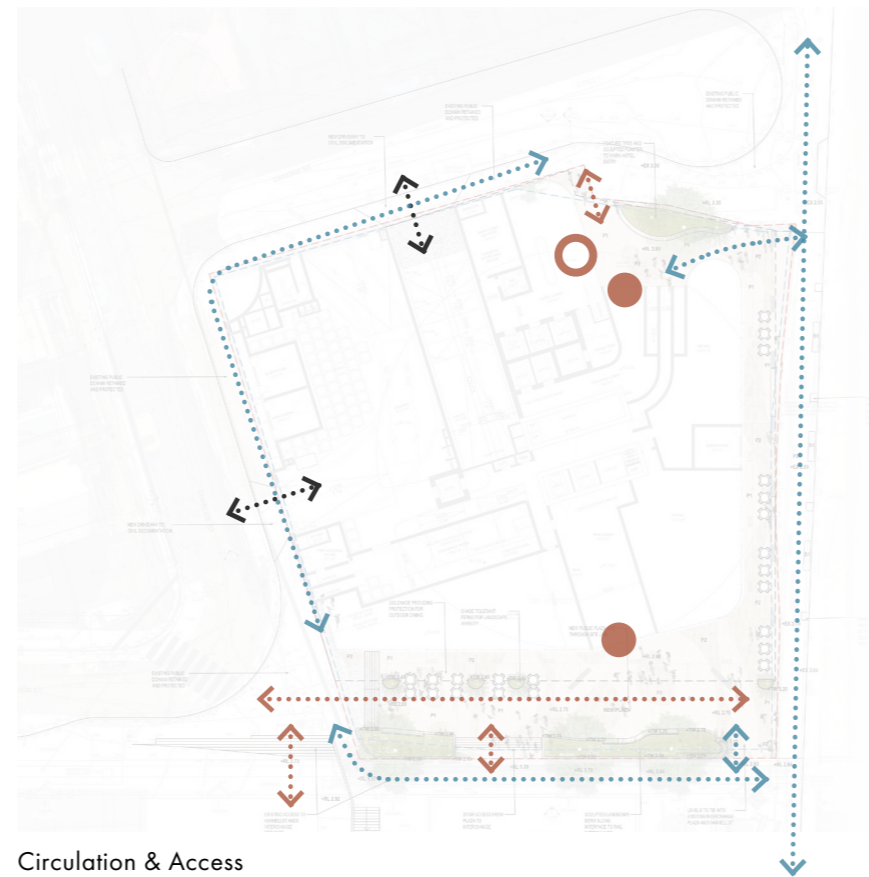


# Design Layers



Tree Canopy

Tree canopy coverage is provided along key pedestrian routes, ensuring that the most frequently used movement corridors are shaded and comfortable throughout the day. Canopy is concentrated in high-activity zones such as paths, gathering spaces, and entries to enhance walkability, mitigate heat, and support a more inviting public realm.



Circulation & Access

- Pedestrian Circulation (with steps)
- Universal Access
- Vehicular Access
- Lobby Access (resi)
- Lobby Access (hotel)

A primary pedestrian circulation route is established along the site frontage, forming a direct east-west connection. Complementing this, a continuous universal access path wraps around the site perimeter, providing step-free movement for all users. Vehicular access points are carefully positioned to minimise conflict with pedestrian movement. key lobby entries are positioned along primary movement corridors to maximise visibility, legibility, and ease of arrival. Overall, the strategy prioritises pedestrian experience and accessibility, while maintaining clear and controlled vehicle movement, resulting in a safe, intuitive, and well-connected site layout.



Key Public Spaces

The project delivers two key public spaces, each with a distinct character and role. The first is a generous, highly active through-site link and public plaza that connects directly to the Newcastle Rail Interchange, forming a vibrant and welcoming gateway. The second is a more intimate, finer-grain arrival plaza for the hotel, framed by landscape and integrated seating to create a calm, defined, and inviting arrival experience.

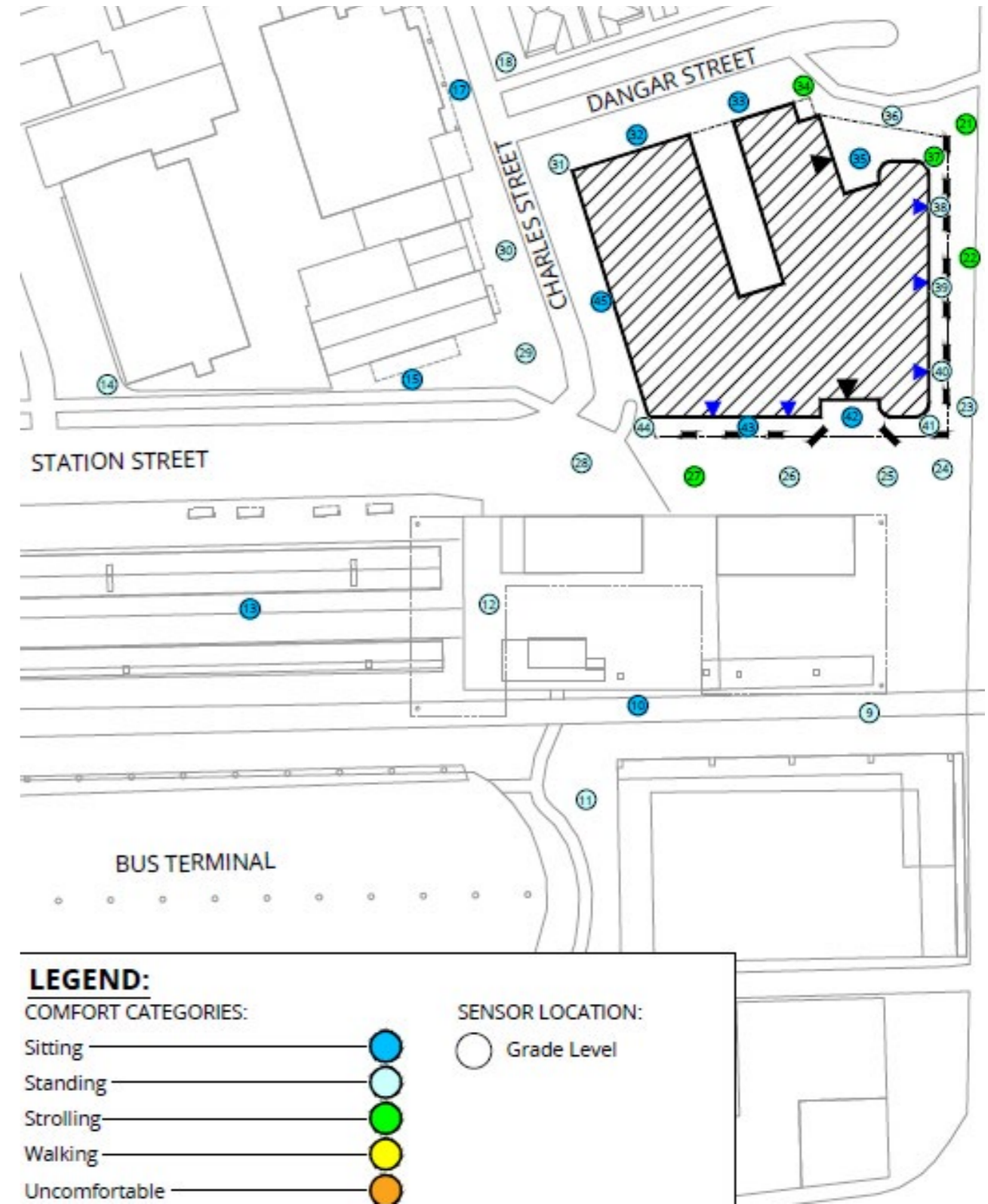
# Wind Mitigation (Ground Floor)

More exposed zones are located primarily along key edges such as Hannel Street and portions of Dangar Street which show slightly higher wind activity, where conditions are generally suited to walking or transient use rather than prolonged sitting.

To help mitigate wind impact in these areasm densely foliated evergreen planting, incorporating a multi-layered composition of canopy trees, mid-storey planting, and low groundcovers, is strategically proposed around the bench seating areas along the southern edge of the site. This planting approach is not only spatially defining but plays a critical role in environmental moderation, acting as a primary landscape mitigation measure in response to prevailing wind conditions.

The selection and arrangement of vegetation have been carefully considered to maximise porosity while maintaining effective wind attenuation. Canopy trees with broad, dense crowns are positioned to intercept higher-level wind flows, while mid-storey shrubs and understory planting provide additional buffering at the pedestrian level.

In conjunction with planting, the positioning of built elements such as benches, low walls, and subtle level changes further enhances the microclimatic performance of the space. Seating is oriented and recessed within planted zones to take advantage of these wind-shadow areas, creating pockets of refuge that are comfortable and usable throughout the year.

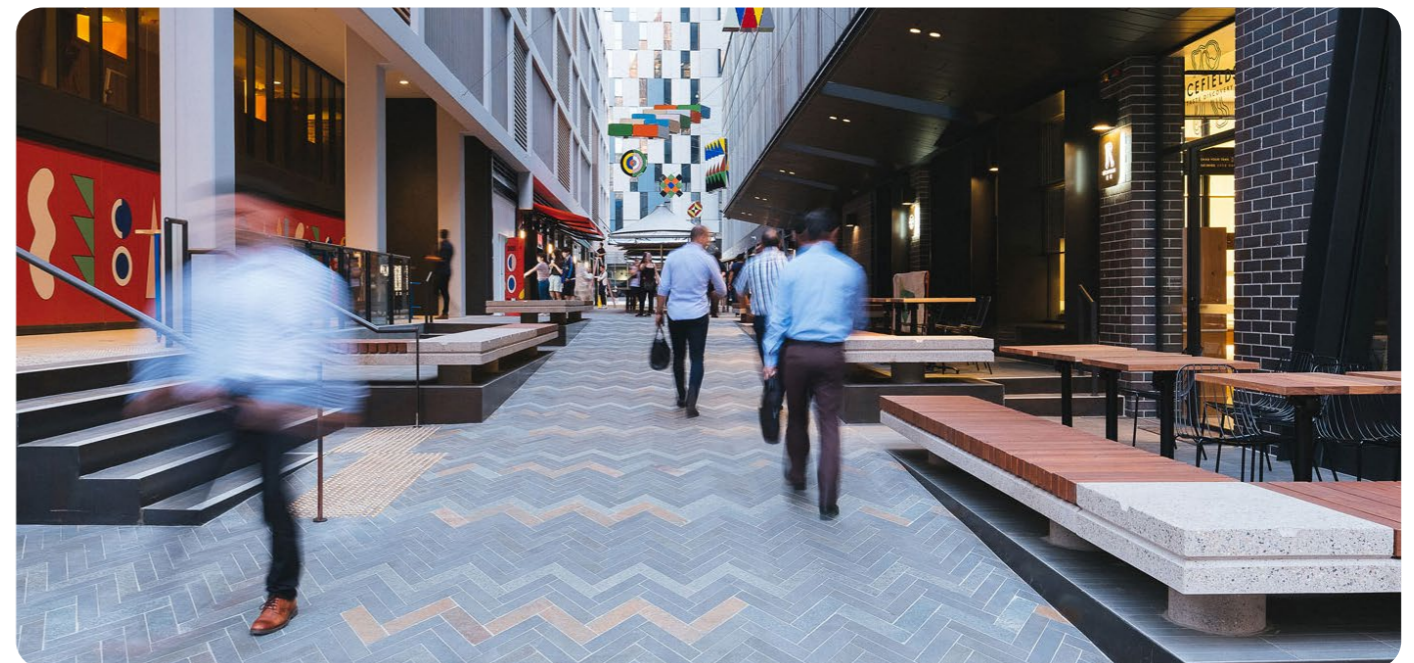
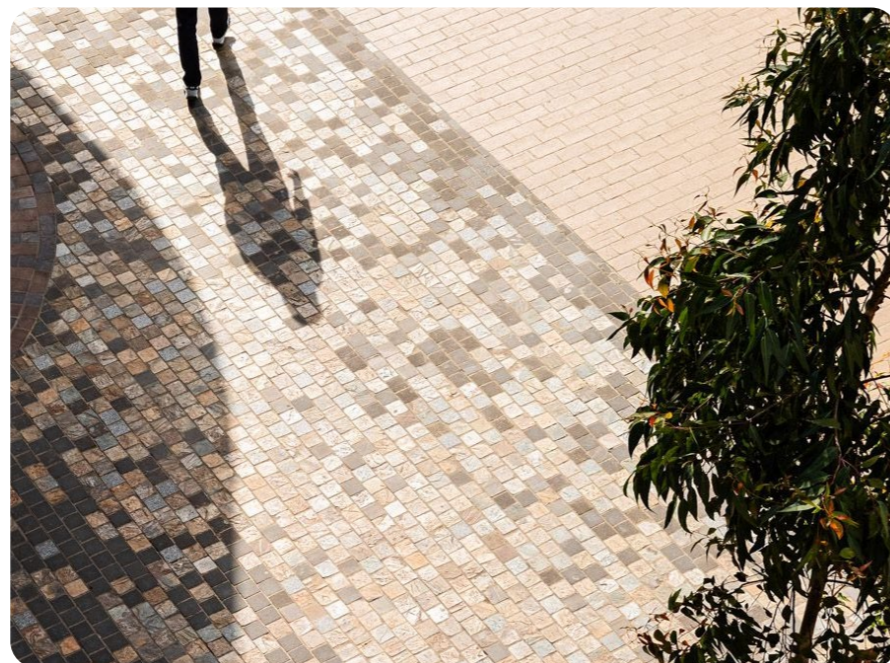
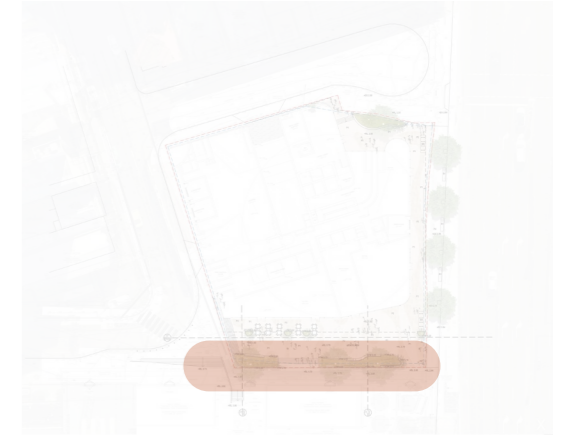


Excerpt from RWDI Wind Report

# Through Site Link Character

A new public space and through site link offers a richly layered public experience and green corridor that celebrates connection and memory through outdoor dining, delicate lighting, and native gardens that honour the spirit of Newcastle's former wetlands.

This new public place creates a gateway into Honeysuckle and to the Newcastle Interchange, a place that allows permeability, connection and vibrancy to the City Centre.

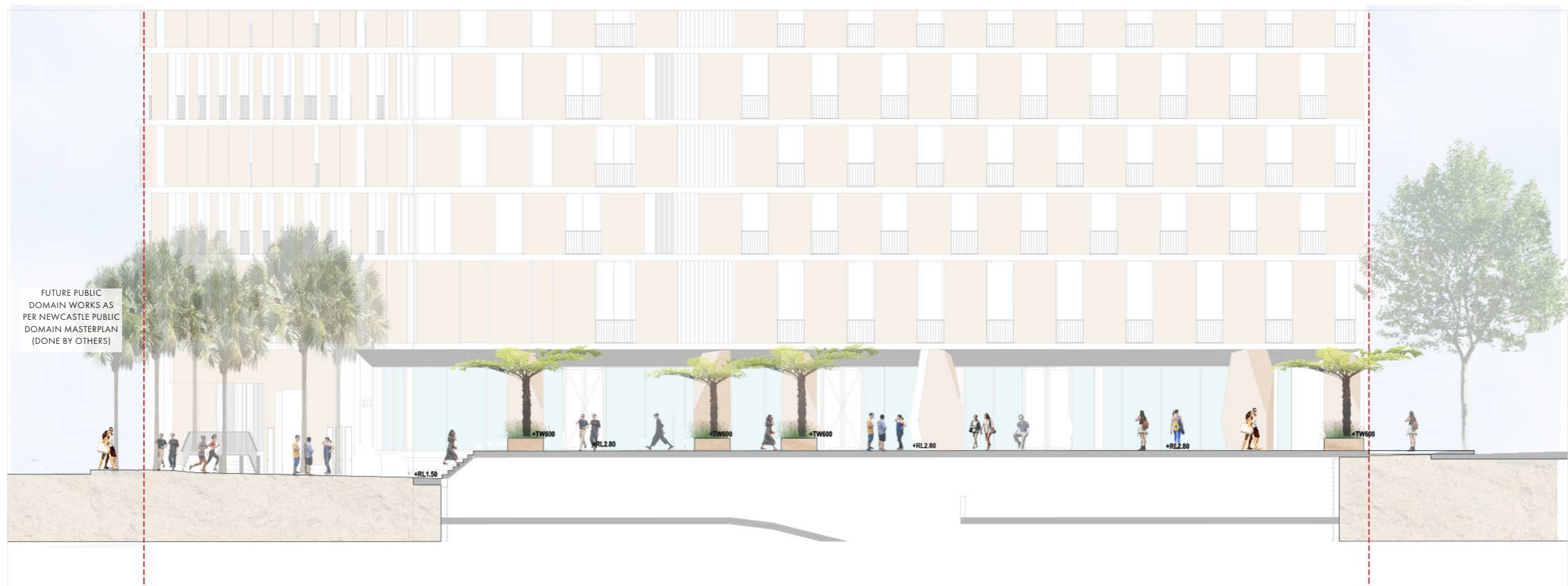
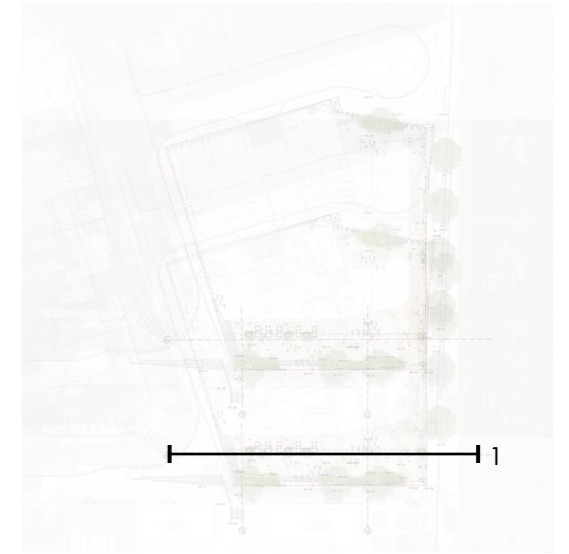




# Through Site Link Character

A new public space and through-site link is conceived as a richly layered urban landscape and an immersive green corridor that celebrates connection and memory. Outdoor dining terraces, delicate lighting and native gardens are carefully composed to evoke the spirit of Newcastle's former wetlands, creating a sensory and atmospheric public realm that shifts from day to night.

This new civic place establishes a gateway from the Newcastle Interchange to Honeysuckle, drawing movement through the site and into the broader city. Defined by permeability and openness, it fosters connection, exchange and vibrancy, anchoring the precinct within the evolving life of the city centre



Section 1

# Communal Spaces & Amenity

# Level 6 Residential Communal Open Space

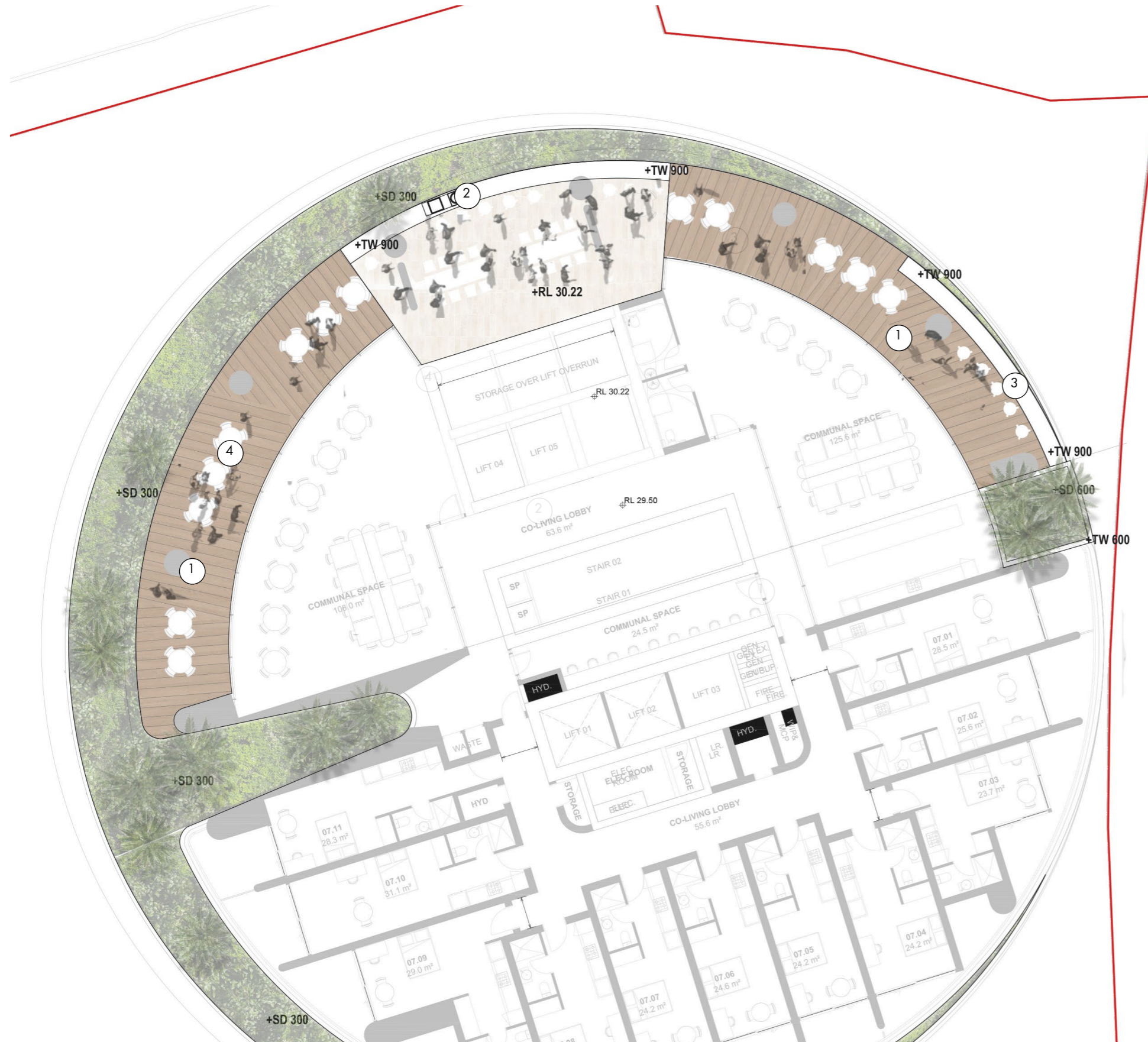


The Level 6 communal space provides a generous, landscape-led retreat for residents, designed to support both social interaction and relaxation. Framed by planting and oriented to capture expansive views towards the Newcastle waterfront, the space includes BBQ and outdoor dining areas, a passive lawn for informal use, a dedicated viewing deck, and an outdoor cinema.

Together, these elements create a vibrant yet comfortable communal environment that enhances resident wellbeing and connection to place.

- ① PASSIVE LAWN FOR RESIDENTS BREAKOUT & DOG WALKING
- ② BBQ / OUTDOOR DINING
- ③ SOCIAL GARDEN SPACE & SEATING NOOKS
- ④ OUTDOOR CINEMA
- ⑤ VIEWING DECK
- ⑥ NON-TRAFFICABLE GREEN ROOF

# Level 7 Co-Living Communal Open Space



The Level 7 co-living communal space is conceived as a highly social environment that seamlessly extends the indoor shared amenities.

Oriented towards expansive views of the Newcastle waterfront, the space features BBQ and outdoor dining areas alongside a generous 180-degree communal balcony and terrace, offering panoramic outlooks. Integrated planting softens the setting and enhances comfort, creating an inviting outdoor extension that supports connection, interaction, and everyday living.

- ① 180 DEGREE SOCIAL BALCONY WITH VIEWS
- ② BBQ / OUTDOOR DINING
- ③ BAR BENCH WITH WATERFRONT VIEWS
- ④ GATHERING & FLEXIBLE SEATING



# Communal Space Character

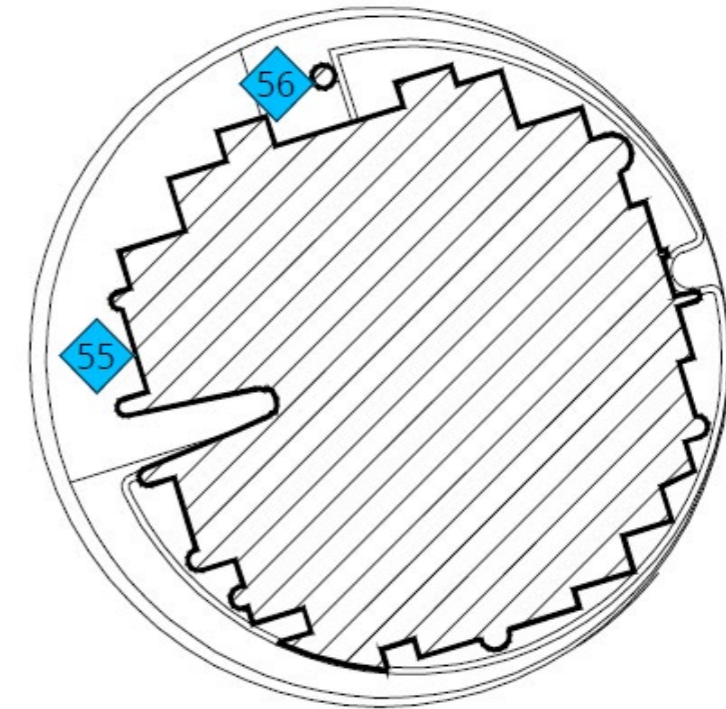
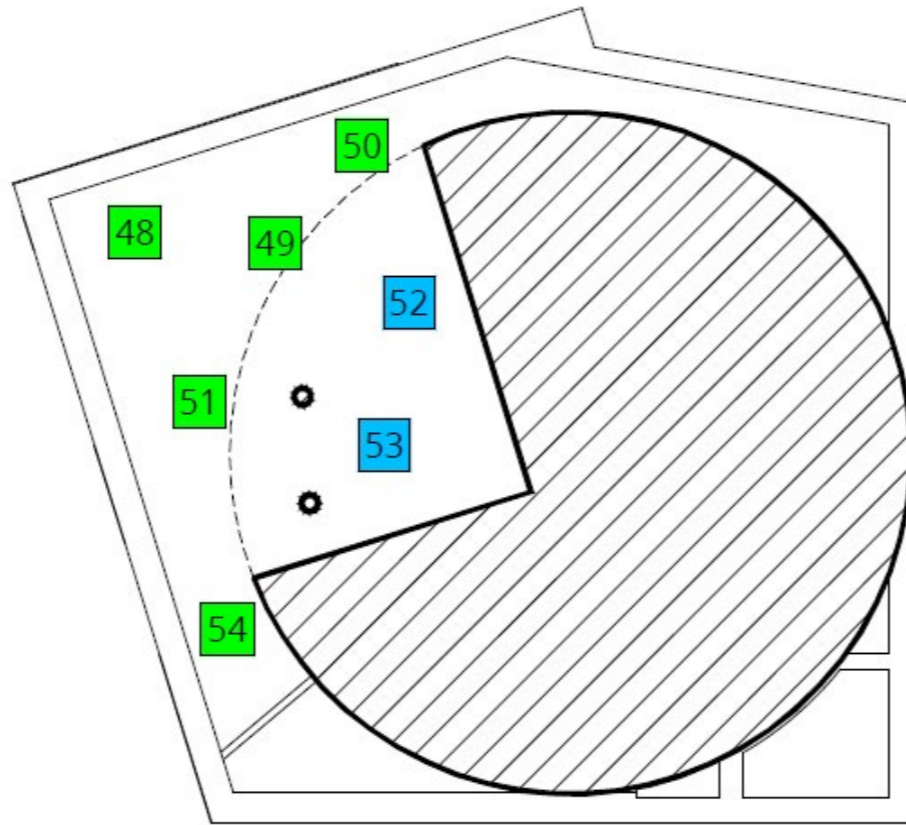
The communal open spaces are conceived as a diverse and responsive network, carefully attuned to the needs of future residents and users. Equitable access underpins the design, ensuring each space is inclusive and legible. A rich program of outdoor study areas, shared kitchens, open-air cinemas and generous native gardens supports health and wellbeing, fostering social connection while strengthening an everyday relationship with nature and local context.



# Wind Mitigation (Communal Spaces)

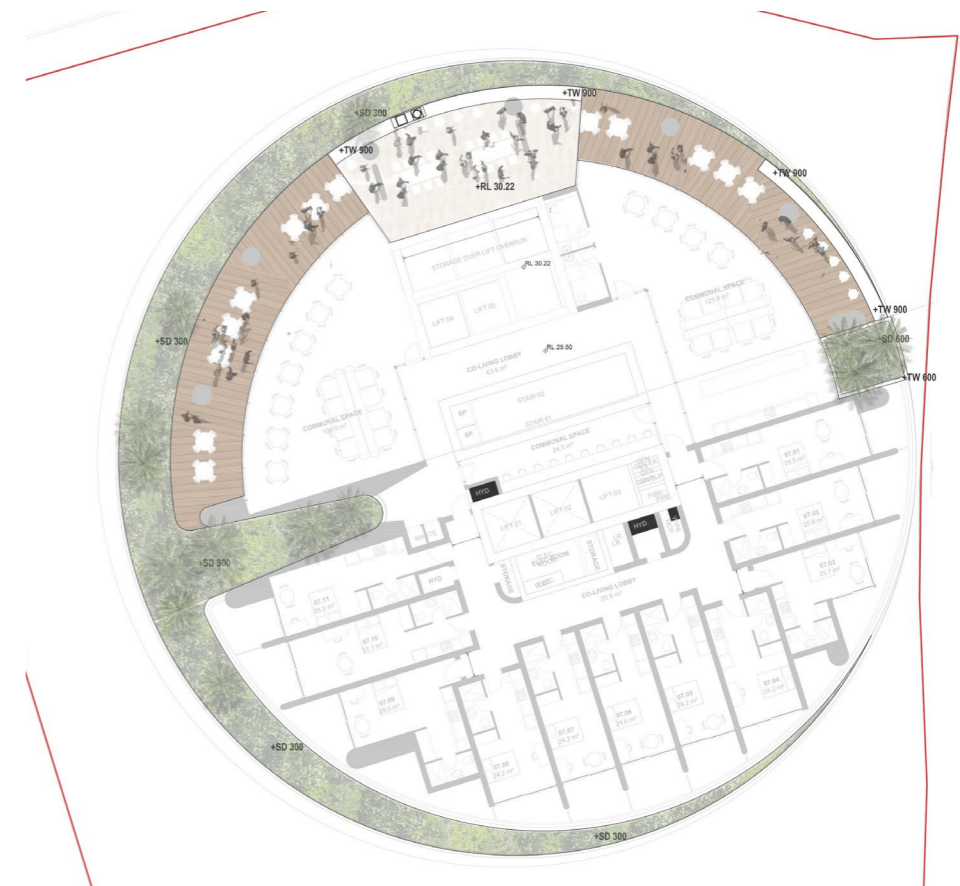
## Level 6

Densely foliated evergreen landscaping, incorporating a layered composition of canopy trees, mid-storey planting, and groundcovers, is proposed throughout the open space beyond the overhead cover. This planting strategy is designed as a key landscape mitigation measure, providing both spatial definition and environmental buffering. The vegetation is arranged to maximise wind attenuation while maintaining permeability, allowing air movement to be filtered and diffused rather than deflected abruptly. In addition, impermeable screening elements are introduced at the south-west corner of the trafficable area, where wind exposure is more pronounced. These screens act as primary wind breaks, intercepting prevailing winds and reducing their intensity before they reach pedestrian zones. In combination with the surrounding planting, this creates a series of protected microclimates that enhance comfort and usability across the site.



## Level 7

The proposed extension of the Level 7 Communal Open Space towards the eastern aspect adopts a layout consistent with the existing Level 7 configuration, ensuring continuity in spatial planning, amenity, and user experience. This extension is anticipated to perform in line with previously tested Level 7 communal areas and the Level 10 private balconies, where wind conditions have been demonstrated to be well moderated. The design benefits from comparable building massing, orientation, and edge conditions, which collectively contribute to a stable and predictable wind environment. The extension is also supported by the integration of landscape elements and built form edges that assist in breaking down wind flow and maintaining comfortable microclimatic conditions across the space.



# Green Roof Strategy

Green roofs are integrated throughout the project as a layered ecological system, extending the landscape vertically and reinforcing the site's connection to its broader environmental context. Conceived as productive and performative surfaces, these planted roofscapes contribute to the creation of new habitats for local flora and fauna, supporting increased biodiversity and ecological resilience within the urban fabric.

The design draws from the character of Newcastle's native vegetation communities, with species selection and planting strategies informed by local ecologies to create meaningful, site-responsive habitats. In doing so, the roofscape becomes more than an environmental overlay, it operates as an extension of the ground plane, stitching together built form and landscape into a continuous, living system.

Beyond their ecological contribution, the green roofs play a critical role in moderating the microclimate of the development. By reducing heat gain, improving thermal performance and mitigating the urban heat island effect, they contribute to lower energy demand and enhanced occupant comfort. Collectively, these elevated landscapes enrich the visual experience of the project, soften the built form and embed long-term environmental performance at the core of the design approach.



# Planting & Materials

# Planting Palette & Strategy

The planting palette is carefully curated to complement the site's natural setting, drawing on the ecological character of the Newcastle region and its remnant pre-colonial vegetation communities.

This approach grounds the development in its local context while enhancing biodiversity, supporting habitat creation, and fostering a resilient landscape that benefits local flora and fauna.



Corymbia maculata



Angophora costata



Tristaniopsis laurina



Lophostemon confertus



Livistona australis



Cyathea cooperi



Hakea bakeriana



Cordyline rubra



Doryanthes excelsa



Pennisetum nafray



Helichrysum petiolare



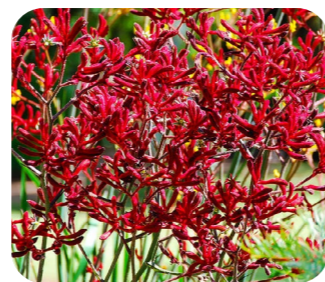
Alpinia caerulea



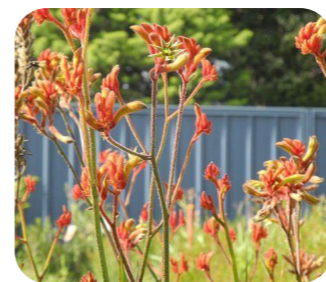
Grevillea montana



Isopogon anemonifolius



Anigozanthos Red Velvet



Anigozanthos Amber Velvet



Dichelachne crinita



Banksia spinulosa



Poa poiformis



Miscanthus sinensis



Casuarina glauca



Dictichlis distochophylla

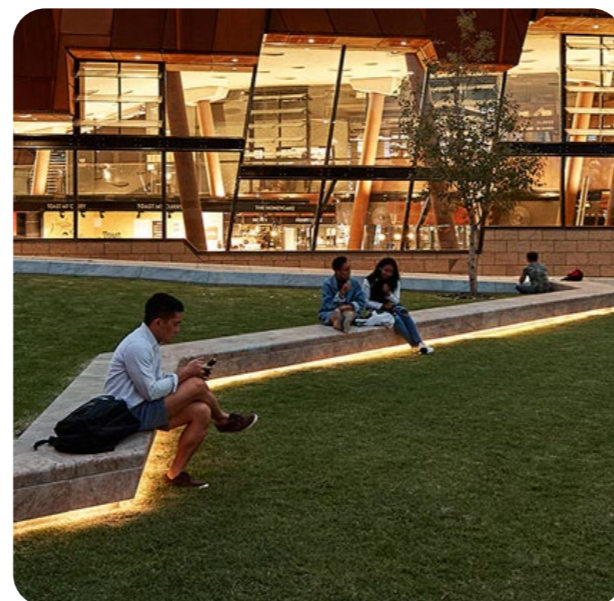


Spinifex sericeus

# Materials Palette

The material palette is carefully curated to complement the site's natural setting, drawing on durable, natural materials such as stone and timber. Robust finishes are proposed across the public domain and communal spaces to ensure longevity and resilience for ongoing community use.

The selection reflects the character of the Newcastle region, grounding the development in its local context while reducing environmental impact through the reuse of existing materials and a considered approach to minimising the project's footprint.



# Land+ Form<sup>®</sup>