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HONEYSUCKLE CENTRAL HONEYSUCKLE DRIVE, NEWCASTLE

ENVIRONMENTAL ASSESSMENT LANDSCAPE REPORT

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Prepared for: Buldev / Eureka Funds Management

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1.0 INTRODUCTION

1.1 Background

This landscape report describes the proposed landscape components of the commercial development at Honeysuckle Central, Honeysuckle Drive, Newcastle. The report is to be read in conjunction with related planning, architectural and consultants' reports describing the allied aspects of the works

The site is located on Honeysuckle Drive and the proposed Honeysuckle Central project is a mixed use development which comprises of commercial office spaces. This site is one of a series of commercial sites on the south side of Honeysuckle Drive, with the aspect to afford expansive views across the harbour. This commercial precinct is one of a series of residential, retail, heritage and open space precincts that will together complete the redevelopment of Newcastle Harbour. The Honeysuckle Precinct when complete, will provide a fully integrated urban renewal of the harbour foreshore interface with Newcastle's CBD. Honeysuckle Drive is the principal arterial roadway for the Honeysuckle Precinct.

Development upon the site is strictly controlled by the requirements and guidelines of the numerous relevant codes of the Honeysuckle Development Corporation (HDC) and of Newcastle City Council (NCC). The key documents that relate to the landscape design include:

- NCC Commercial Technical Manual
- NCC Newcastle DCP 2005
- NCC City West Streetscape Design Specifications;
- Honeysuckle Public Domain Strategy.

The landscape proposals for the project have been developed with close reference to these documents, and conform to the detail or intent as appropriate.

In the following sections we provide design commentary about the landscape treatments for the project, along with how the design responds to the site, the specific building design and function, and the relevant codes and guidelines. The landscape design and documentation were prepared in close consultation with the project architects and consultant team, and reflect a coordinated response to the site and development brief.

This report makes reference to the design proposals as described on the landscape documents prepared by Site Image Landscape Architects, which are:

- SS08_1809_000 – Title Sheet
- SS08_1809_101 – Master Plan
- SS08_1809_102 – Master Plan Detail Plan A
- SS08_1809_103 – Master Plan Detail Plan B
- SS08_1809_104 – Master Plan Detail Plan C & D
- SS08_1809_501 – Landscape Details

1.2 Existing Site

Currently the site is vacant land and has been used for some time as a site office and car park for the adjoining construction zones. The streetscape treatments are partially complete, with street trees installed within the parking road pavement zone of the street, and in the median. This anticipates completion of the required footpaths and street trees as part of the development. The open space corridor to the RTA rail land to the south is secured by an existing chain-wire fence. The existing vegetation on site is limited to weed infested turf, there are no existing trees on site. The existing trees planted in roadway will be retained and protected during the construction phase if this proposal is accepted by Newcastle City Council and the Department of Planning.

1.3 Landscape Architectural Statement

The landscape design has been derived as a response to the level changes required for the architectural proposal to function without impeding upon the water table and flood levels. As a result, the spine of the development is approximately 1.8m above street level and 1.2m above the proposed ground floor level. The two major considerations that drove the development of the landscape concept are;

- Universal access and mobility through the site without the implementation of 1:14 ramps; and

- The deep soil planting capability of the site.

To provide universal access through the site and into all built spaces the ramps have been designed into the landscape at a maximum grade of 1:20. This is to not only encourage use by both disabled and able-bodied persons but it also alleviates the need for balustrading, tactile and major retaining walls, which can detract from the overall aesthetic of the development.

As a result of the proposed above ground car parking facilities, deep soil planting is able to be achieved throughout most of the site allowing for large areas of green space and major tree planting. The tree planting will soften the overall development by creating more usable recreational spaces by providing shade, colour and seasonal variation. The ability for major tree planting and landscape softworks will lessen the overall environmental impact of the entire proposal by having greater carbon absorbing capabilities and providing greater areas of permeable surfaces.

The pocket of landscape on the western side of the central building, refer to Appendix A dwg no 002, is proposed to be an expanse of turf terraced in accordance with stepped levels of the adjoining building, up to the finished level of upper ground floor. Each terrace will essentially form a 'green' continuation of the building forecourt allowing for an appropriate recreational breakout space. A series of steps is proposed to run through the centre of the terracing allowing the pedestrian movement through the landscape.

The second pocket of landscape located on the eastern side of the central building (refer to 002) was designed around the pedestrian movement through the varying levels of the development whilst providing suitable green space. The western section of the landscape is proposed to be a series of turf steps that align with the steps of the adjoining building. Again the resultant strips of turf will form a continuation of the building forecourt. The eastern section of the landscape pocket, a turf platform is proposed to run off from the upper ground floor level and rake down to a small retaining wall adjoining the ramp. Feature masonry and corten blade walls are proposed to run out from the adjoining steps into the turfed space providing visual interest and areas of informal seating.

Both internal landscape pockets are proposed to be planted with small deciduous feature trees that will not only provide colour and seasonal variation but will also aid in controlling the solar access into the spaces, creating more comfortable and usable spaces.

The front boundary setback and along much of the façade of the development is proposed to be mass planted with a variety of colourful shrubs and groundcovers. Feature trees are proposed to punctuate the built form, providing colour and scale to the overall development without inhibiting views out to the harbour and beyond.

The following principles have been embraced:

- To utilise where possible vegetation types recommended by HDC and NCC to establish a consistent streetscape and overall landscape character of the Honeysuckle Precinct;
- Selection of appropriate, robust and hardy plant material that is salt tolerant and will minimise irrigation requirements; and
- Provide functional green spaces responding to the access, mobility and recreation needs of the site's users.

2.0 DESIGN PROPOSALS

2.1 Site Open Space

The proposed landscape design has been developed after consideration of the site's landscape setting and the architectural design and functionality. Most of the open space for the site is to be used as a break out and recreational space for the general public and the future office staff of the proposed development. As a result of the proposed changes in level, much of the landscape has been terraced with blade walls and steps. This is to provide flat usable space while the steps and blade walls will provide visual interest as well as areas for informal seating. The level changes proposed within the landscape are a reflection of the level changes experienced in the architecture to allow for continuity between outdoor and built space. This flow between the two spaces will allow for greater access through the site and to each individual building. The front of the development is proposed to be mass planted with low shrubs and visually unobtrusive trees as a means of maintaining views from the site to the harbour and beyond.

2.2 Landscape Materials

Hardstand areas are proposed to be constructed from either feature concrete, reconstituted stone or natural stone products in coordination with consent authority requirements, specifications and guidelines. The materials will be specified in later phases of design documentation and will conform to the relevant standards and codes, refer to Appendix A dwg no 003 for indicative material palette.

2.3 Planting Design

The proposed plant material has been selected for hardiness, ease of maintenance and proven ability to tolerate site conditions, refer to Appendix A dwg no 004. Of importance are the foliage characteristics and floral habits throughout the year. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to planting beds will allow for ease of trimming of turf. Indigenous planting has been selected for its ability to cope with both extended dry periods and conditions associated with a major storm event. Certain species have also been incorporated to provide consistency with the character of the locality.

2.4 Streetscape Design

The design of the streetscape indicated in the landscape documentation is indicative only and closely reflects the design principles set out in the NCC Commercial Technical Manual. The existing trees in the road pavement are proposed to be retained in their existing locations.

2.5 Safety and Security

The open space areas and pedestrian pathways incorporate Safer by Design principles encouraging a safe environment for all users, in that, lighting is provided in all these external areas and the planting design ensures clear sight lines and restricts concealment areas.

2.6 Public Accessibility

The open space and disabled access allows for permeability and accessibility for the general public, however there is a recognizable transition from the public domain streetscape into the open spaces of the site.

3.0 LANDSCAPE IMPLEMENTATION

3.1 Landscape Construction Issues

All materials are to be installed new and/or of the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmen-like and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards.

Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements, and are indicated in the architectural documents.

Soils are to include imported lightweight mixes suitable for planting beds on slab. These soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of the proposed plant schedule. Gardens are to be mulched with a pine bark.

3.2 Landscape Management and Maintenance

Landscape maintenance is fundamental to the landscape fulfilling the maturity and functionality as is illustrated on the plans.

The installation of the works shall be subject to a 52 weeks defects liability period. The landscape contractor shall be required to undertake for regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective.

The use of irrigation system will greatly aid the successful establishment and long-term development of the landscape. At handover the contractor will issue a set of as built documents, operation manuals, warranties and guarantees.

3.3 Resources, Energy and Water Efficiency

The landscape is to be designed in a manner that respects the use of natural resources, and is efficient in terms of energy for installation and on-going operation.

The landscape works are to be serviced by an automatic irrigation system. The system is to incorporate drip irrigation fittings for the garden areas. The system is to be controlled by a programmable unit linked to a rain check device. The system will therefore not function in time of rain. The delivery of water can occur during periods of least transpiration (early morning and late evening) and the use of a drip system also ensures a minimisation of water transpiration with water being delivered directly to the soil (beneath the mulch layer). The irrigation system is to be zoned to accommodate garden areas with differing water regimes and requirements, for example a north facing on slab planter will require more water than that of a south facing garden bed at grade. The zoning of the system is proposed in order to limit water usage. An onsite rainwater detention tank is to be incorporated into the development for use by the irrigation system.

The garden areas are to be mulched to reduce water transpiration from the soil. Imported mulch and soil products are to incorporate recycled and or composted materials where possible.

Landscape materials such as hardwood timbers are to be sourced from either plantation or regrowth supplies. Hardwood stakes used for trees establishment are to be recycled when no longer required.

4.0 CONCLUSION

4.1 Landscape Design

It is considered that the landscape design proposals have responded to the relevant development controls, codes and guidelines. The deep soil planting and therefore the resultant tree planting, the large areas of usable green space and the gentle ramping through the site increasing universal mobility will provide a positive landscape setting and amenity for the proposed development and the overall Honeysuckle Precinct.

5.0 APPENDIX



1



2



3



4

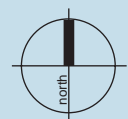


5



Not to Scale

SITE IMAGE



DWG #: 001 (A)
DATE: 12.12.2008
SI JOB #: SS08-1809

HONEYSUCKLE CENTRAL

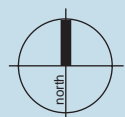
SITE ANALYSIS





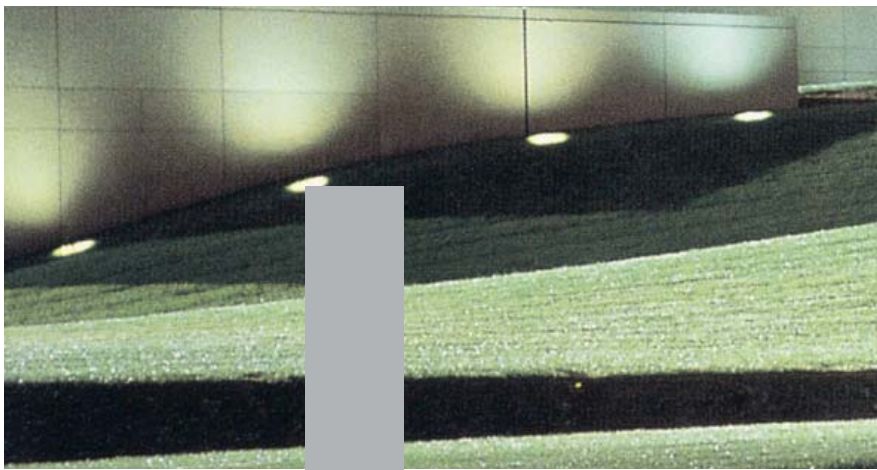
SITE IMAGE

HONEYSUCKLE CENTRAL LANDSCAPE MASTERPLAN



DWG #: 002 (A)
 DATE: 12.12.2008
 SI JOB #: SS08-1809





Feature lighting



Sandstone



Corten Steel



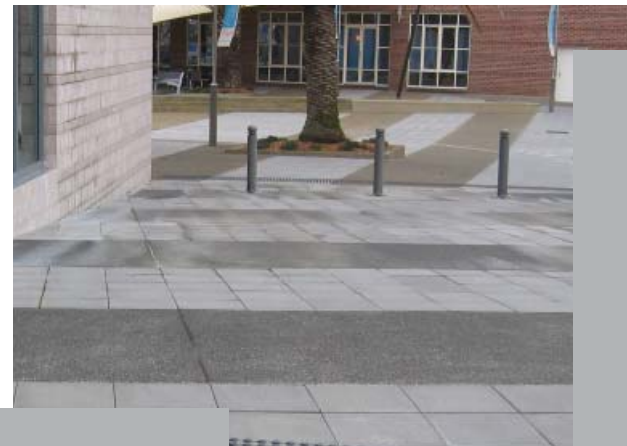
Blade Walls



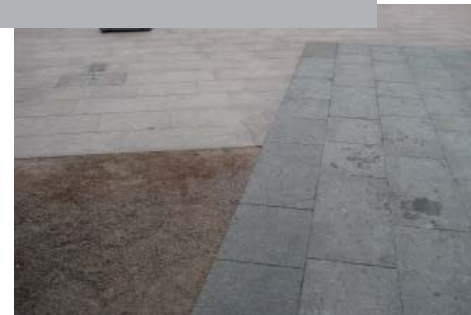
Terracing



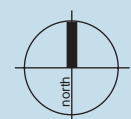
Seating



Paving Treatments



SITE IMAGE

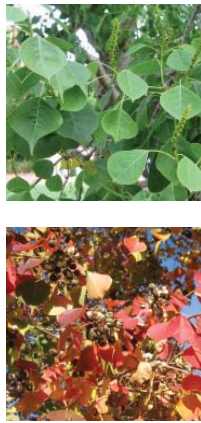


DWG #: 003 (B)
DATE: 12.12.2008
SI JOB #: SS08-1809

HONEYSUCKLE CENTRAL

CONCEPT MATERIALS



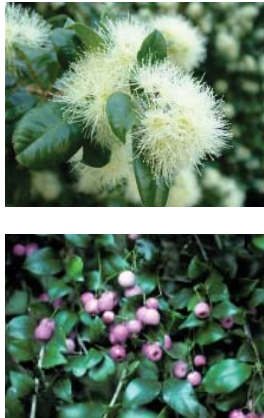


1. *Sapium sebiferum*
Chinese Tallow

2. *Robinia pseudoacacia* 'Frisia' (*)
Golden Robinia

3. *Buckinghamia celsissima* (#)
Ivory Curl

4. *Cupaniopsis anacardioides* (#)
Tuckeroo

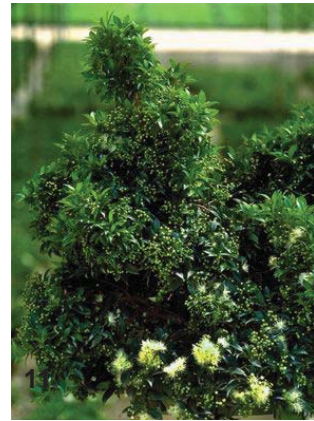
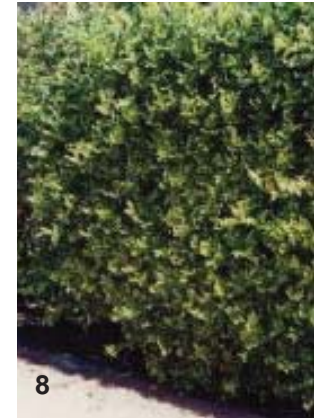


5. *Acmena* cv.(*)
Lilly Pilly Cultivars

6. *Hibiscus tiliaceus* 'Rubra'
Bronze Cottonwood

7. *Cordyline australis* (#)(*)
New Zealand Cabbage Tree

8. *Murraya paniculata* (#)(*)
Orange Jessamine



9. *Grevillea x gaudichaudii* (*)
Groundcover Grevillea

10. *Tradescantia spathacea* (*)
Moses in a Cradle

11. *Syzygium* cv.(#)(*)
Lilly Pilly Cultivars

12. *Cycas revoluta* (#)
Sago Palm



13. *Asplenium australasicum* (*)
Bird's nest fern

14. *Cyathea australis* (*)
Rough Tree Fern

15. *Carpobrotus glaucescens* (#)
Pigface

16. *Dicksonia antarctica* (*)
Soft Tree Fern



Denotes Salt Tolerance (*) Shade Tolerance (#)

SITE IMAGE

DWG : 004
DATE: 12.12.2008
SI JOB: SS08-1809

HONEYSUCKLE CENTRAL PLANTING PALETTE





17. *Anigozanthos* cv. (#) (*)
Kangaroo Paw

18. *Banksia spinulosa* (#)
Hairpin Banksia

19. *Viola hederacea* (*)
Native Violet

20. *Dianella* cv. (#)(*)
Dianella



21. *Lomandra* cv. (#)
Mat Rush

22. *Phormium tenax* cv. (#)
New Zealand Flax

23. *Westringia* cv. (#)
Coastal Rosemary

24. *Livistona australis* (*)
Cabbage Tree Palm

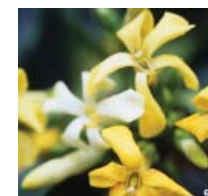


25. *Hibbertia scandens* (#)
Snake Vine

26. *Hymenosporum flavum* (#)
Native Frangipani

27. *Alternanthera dentata* 'Ruby'
Ruby Leaf Alternanthera

28. *Liriope muscari* cv.
Liriope



29. *Trachelospermum jasminoides* (#)
Chinese Star Jasmine

30. *Doryanthes excelsa*
Gymeia Lily

31. *Duranta repens* cv
Duranta

32. *Ophiopogon japonicus*
Mondo Grass



Denotes Salt Tolerance (*) Shade Tolerance (#)

SITE IMAGE

DWG : 005
DATE: 12.12.2008
SI JOB: SS08-1809

HONEYSUCKLE CENTRAL PLANTING PALETTE

