



development application

DOMA GROUP HOTEL + OFFICES

Honeysuckle Drive
Newcastle NSW

DRAWING REGISTER

DRAWING NUMBER	SHEET NAME	REV. No.	REV. DATE
L001	landscape design report	A	21/2/20
L002	site analysis	A	21/2/20
L100	landscape plan, LG	A	21/2/20
L101	green wall system, L1:L4	A	21/2/20
L102	awning, L1	A	21/2/20
L103	bar terrace, L3	A	21/2/20
L104	courtard, L4	A	21/2/20
L301	planting	A	21/2/20

landscape design report

doma group - hotel + offices

L001

INTRODUCTION

The project site is identified in the Honeysuckle Public Domain Strategy as being within the Cottage Creek Precinct, and forms part of the Newcastle foreshore redevelopment being undertaken by the Hunter and Central Coast Development Corporation [HCCDC].

This design statement has been prepared as part of the Development Application [DA] for this project site in accordance with City of Newcastle (CoN) DCP 2012.

SITE CHARACTERISTICS

The site is located at 42 Honeysuckle Drive, and is registered as Lot 22, DP 1072271, zone B4 Mixed use.

The site is around 3,726 square metres in area and the northern boundary is located along Honeysuckle Drive. The southern boundary adjoins the light rail corridor. To the west is Cottage Creek and to the east is the existing Hunter Water building.

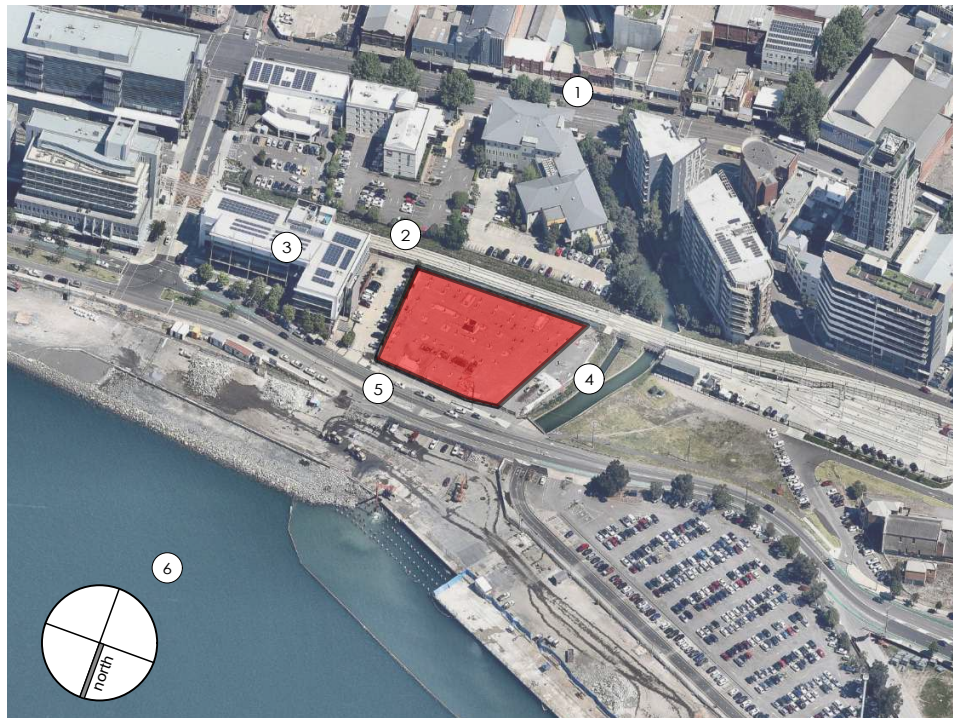
There is no vegetation or tree planting on the site. The site has been highly disturbed over the years.

LANDSCAPE CHARACTER AND VISUAL AMENITY

Land use along Honeysuckle Drive is commercial / mixed use or currently vacant, however zoned for development. To the south of the site is the light rail corridor, with mixed use development facing Hunter Street.

VISUAL ACCESS

The site is visually linked with harbour to the north, and the urban grid to the south. The development will contribute to, and integrate with the evolving built form of the Honeysuckle area. To the west the site is immediately adjacent to Cottage Creek, which is to be redeveloped as public domain green space. Tree planting to the footpath and light rail corridor interface will soften and enhance the facade to these aspects, and planting to the Cottage Creek interface will provide screening and privacy.



DESIGN PRINCIPLES

The design has been based on the general principles of Public Domain Plan concepts, visual and physical linkages and coastal references.

HONEYSUCKLE DRIVE

Preliminary plans show the upgrade works to Honeysuckle Drive will include paving and tree planting. These treatments have been shown, and are to be developed in consultation with the City of Newcastle (CoN). Street trees are proposed where the site fronts Honeysuckle Drive, to provide shade and softening. Within the site raised planters with mass planting and small feature trees are proposed to further soften the building with additional vegetation.

COTTAGE CREEK INTERFACE

The design incorporates areas of soft landscape adjacent to the public domain, to enhance the visual appearance of the building and provide a soft barrier from the public domain to the site. At ground level, raised gardens with screening feature plants allow for a green outlook from the building and break up the facade. An awning above, to Level 1, provides additional greening, with tall plants to provide privacy to hotel rooms, and trailing plants to soften the built form.

Plant species have been selected to withstand western sun and coastal winds. Terras are also designing the Cottage Creek public domain.

LIGHT RAIL INTERFACE

The proposed development will be visually accessible from the light rail corridor to the south, and the carpark and building of Hunter Water to the east. Low maintenance mass planting of native grasses, with a mix of narrow formed tree species is proposed to screen the building and improve environment.

GREEN WALL SYSTEM

Green walls are proposed to the eastern and southern facades of the building. The green walls will consist of raised planters with a trellis system to grow a mix of vines and trailing plants that have been selected for their hardiness to coastal conditions, and low light tolerance.

LEVEL 3 BAR TERRACE

An open terrace on L3 provides outdoor space for bar patrons. This area is surrounded by a raised planter, with a discreet fence located within. Planting to this area is to be ornamental and hardy in nature, with a coastal aesthetic.

LEVEL 4 COURTYARD

The level 4 courtyard is a visually accessible space, that is overlooked by several levels of hotel rooms. The design makes use of the space to increase soil depth with mounding, allowing opportunity for tree planting. The mounding is accentuated with massed planting in loose arcs stepping up the contours, resulting in a thick undulating vegetative cover.

The plants have been selected to be low maintenance, with a self-shaping rounded form. Consideration of wind and mixed light conditions has informed selection further. Proposed trees are species that have been proven to do well on rooftops gardens in the region.

All new planting will be planted in new imported soil. All areas of planting shall be provided with an irrigation system to enhance the quality of the landscape.

- 1 Hunter Street
- 2 Light rail corridor
- 3 Hunter Water
- 4 Cottage Creek
- 5 Honeysuckle Drive
- 6 Throsby Creek

A 21/2/20 DA ISSUE

PROJECT:

DOMA Group hotel + offices

SITE:

**Honeysuckle Drive
Newcastle**

CLIENT:

DOMA Group

13013.5 - Doma - DA - REV 3.vwx

21/2/20

DRAWN: AL / PW DATE: 08/01/19 SCALE: 1:200 @A3

JOB NUMBER: 13013.5 DA L001 A PHASE: DWG No: REV:


terras
landscape architects

412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

LOCATION



SITE PHOTOS



VIEW A - The site as viewed from Cottage Creek, prior to redevelopment works commencing.



VIEW B - Honeysuckle Drive, with the site to the right, prior to redevelopment works commencing.



VIEW C - The site from Cottage Creek, with redevelopment works commenced.



NOTES

- 1 Throsby Creek
- 2 Future naturalisation of Cottage Creek as public domain
- 3 Future development
- 4 Existing Honeysuckle Drive alignment
- 5 Future Honeysuckle Drive alignment
- 6 Bicycle network links
- 7 Lightrail corridor
- 8 Hunter Street
- 9 The site
- 10 Steel Street

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landscape plan, LG






doma group - hotel + offices

L100

NOTES

- 1 Indicative future tree planting to honeysuckle drive.
- 2 Street trees to honeysuckle drive, species as nominated by CoN.
- 3 Paving and permeable paving tree surround treatment as nominated by CoN.
- 4 Driveway layback and trafficable crossover. Paving type as nominated by CoN, to be consistent with Honeysuckle Precinct standards.
- 5 Coastal feature plants and small trees to raised planter. Refer plant schedule a.
- 6 Paved areas to Architectural documentation.
- 7 Cafe area with bench seat to raised planter.
- 8 Raised planters with feature planting to provide screening between path and building.
- 9 Access / egress path,
- 10 Gymnasium break out area with awning over, to Architectural documentation.
- 11 Artificial turf to gymnasium break out area.
- 12 Raised planters with feature plants to provide screening and green outlook for gymnasium breakout area.
- 13 Indicative future Cottage Creek public domain works.
- 14 Footpath to connect to cycleway and future Cottage Creek public domain.
- 15 Mass planting of native grasses, groundcovers and shade tolerant feature plants, with native trees planted at close centres to encourage tall growth.
- 16 Light rail corridor
- 17 Mass planting of native grasses, groundcovers and shade tolerant feature plants, with native trees planted at close centres to encourage tall growth.
- 18 Coastal feature plants and small trees to raised planter.
- 19 Coastal feature plants and small trees to raised planter.

LEGEND

-  Feature trees
-  Site boundary
-  Mass planting
-  Wall / planters
-  Paving as per arch.
- Public domain paving



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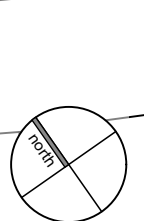
CLIENT:
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JOB NUMBER: 13013.5 DA L100 A PHASE: DWG No: REV:

1 LANDSCAPE PLAN - GROUND LEVEL
L100 Scale: 1:400



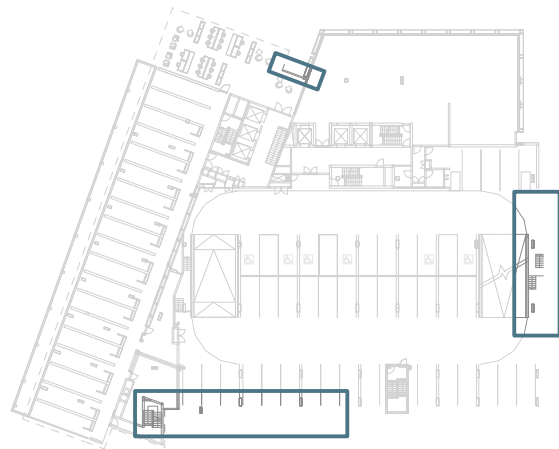

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green wall system, L1:L4

doma group - hotel + offices

L101

LOCATION



GREEN WALL PLANTING - southern aspect



Begonia spp.



Hoya australis



Monstera deliciosa



Cissus antarctica

GREEN WALL PLANTING - eastern aspect



T. jasminoides



Kennedia rubicunda



Hibbertia scandens



Pandorea jasminoides

PRECEDENTS - green wall systems



Sydney Superyacht Marina carpark
Cremorne Point



Anadara and Alexander Residences
Barangaroo South

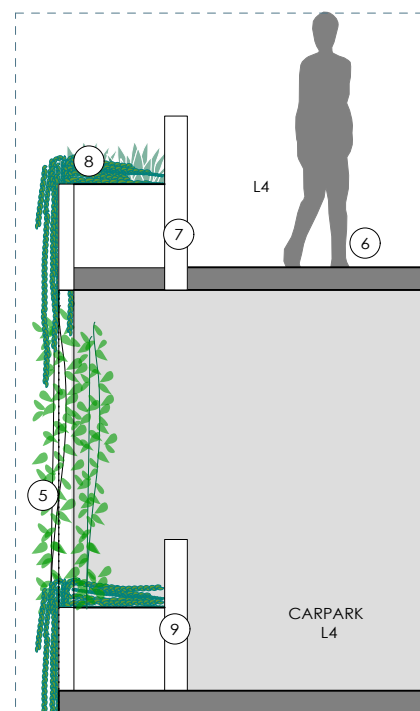


Eve Apartments
Erskineville

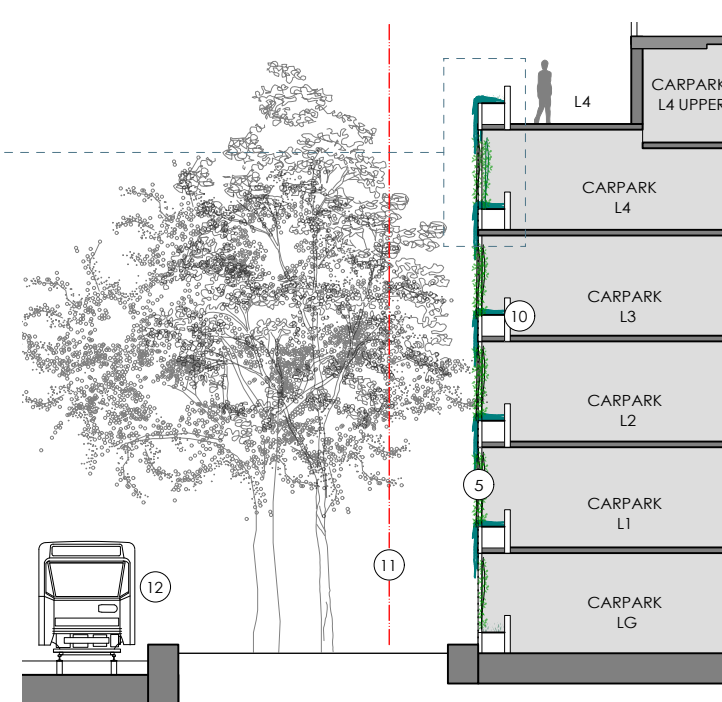
NOTES

- 1 Planter box to L1 and L2., with light wire trellis system. Vines and groundcovers selected to be hardy coastal species suitable for light and wind conditions to the northern aspect of the building.
- 2 L1 awning, refer to separate plan.
- 3 'Tensile' green wall trellis system, with planter boxes, L1-L4. Vines and groundcovers selected to be hardy coastal species suitable for light and wind conditions to the southern aspect of the building.
- 4 'Tensile' green wall trellis system, with planter boxes, L1-L4. Vines and groundcovers selected to be hardy coastal species suitable for light and wind conditions to the eastern aspect of the building.
- 5 'Tensile' green wall trellis system, with planter boxes, L1-L4. Vines and groundcovers selected to be hardy coastal species suitable for light and wind conditions.
- 6 Maintenance access only, to L4 roof terrace.
- 7 Balustrade wall to L4 maintenance access area.
- 8 Raised planter to L4 to feature trailing and shrub planting.
- 9 Balustrade wall to carpark L1-L4.
- 10 Balustrade wall to carpark.
- 11 Property boundary.
- 12 Light rail corridor.

1 L101 GREEN WALL SYSTEM, L1:L4 - PLAN
Scale: 1:400



- L101 GREEN WALL SYSTEM - SECTION
Scale: 1:50



AA L101 GREEN WALL SYSTEM, L1:L4 - SECTION
Scale: 1:200

A 21/2/20 DA ISSUE

PROJECT:
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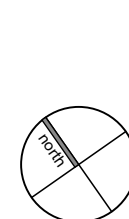
SITE:
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Newcastle**

CLIENT:
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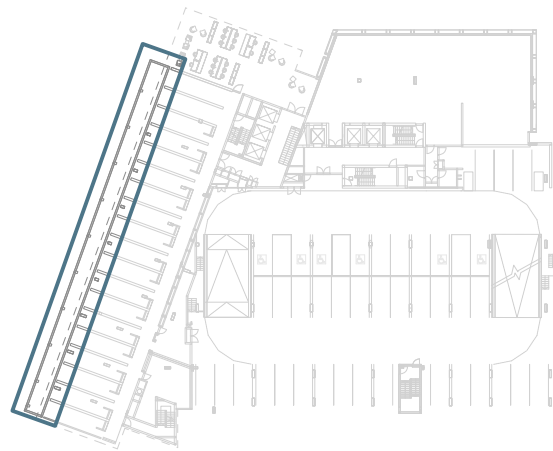
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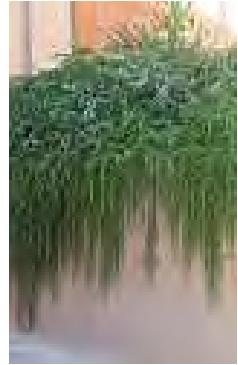
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LOCATION



AWNING PLANTING - western aspect



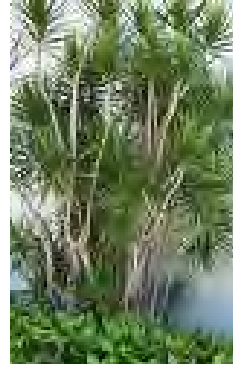
Rosmarinus officinalis prostratus



Dracaena trifasciata
Mother In Laws Tongue



Yucca elephantipes
Stick Yucca



Dracaena marginata
Red Edged Dracena

RAISED PLANTERS



Satu Bumi GRC planter boxes



Quatro modular planter boxes

PRECEDENTS - green outlook



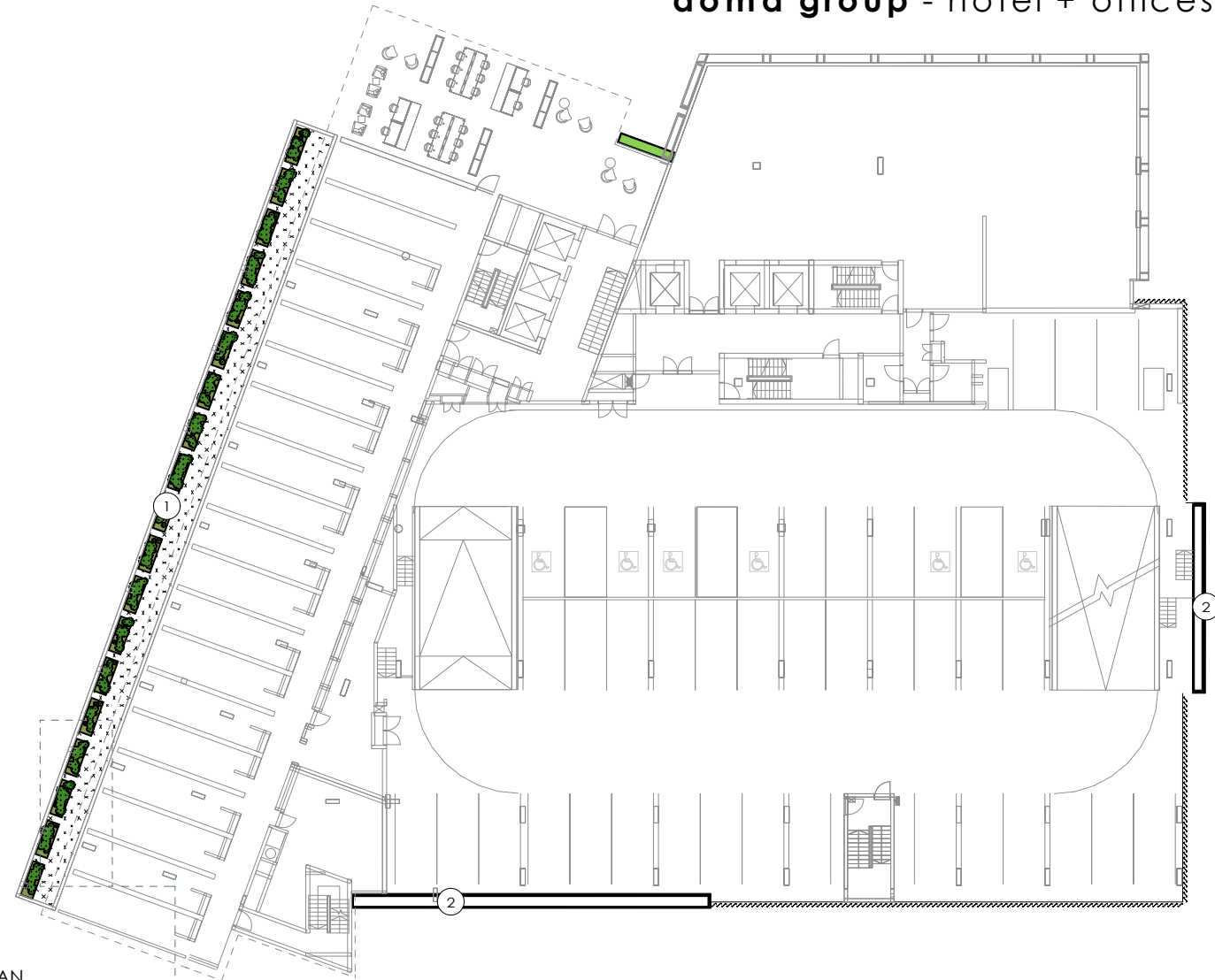
Little National Hotel
Canberra



Little National Hotel
Canberra

NOTES

- 1 Awning to L1 to provide green outlook for rooms, and soften building facade to public domain.
- 2 Green wall system, refer to separate plan.
- 3 Modular raised planter beds with hardy feature planting to provide vertical screening height, and trailing plants to trail down facade.
- 4 Gravel maintenance path.



4 AWNING, L1 - PLAN
Scale: 1:400



1 AWNING, L1 - PLAN
Scale: 1:100

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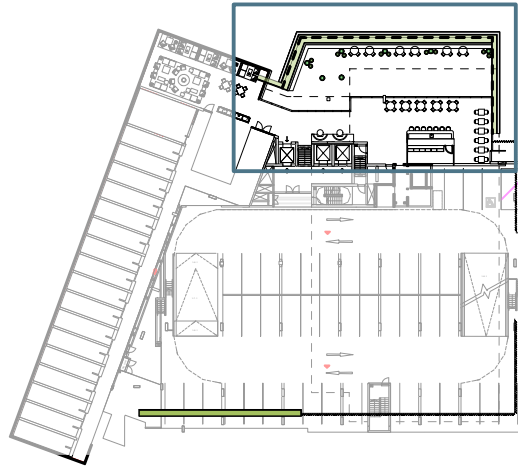
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13013.5 DA L102 A

bar terrace, L3

doma group - hotel + offices

L103

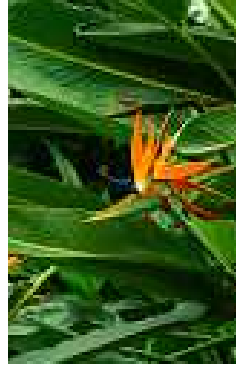
LOCATION



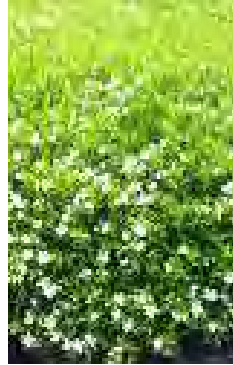
FEATURE PLANTING - *hardy, coastal species*



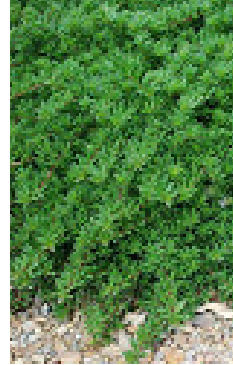
Echium fastuosum
Pride of Madeira



Strelitzia parvifolia
Bird of Paradise

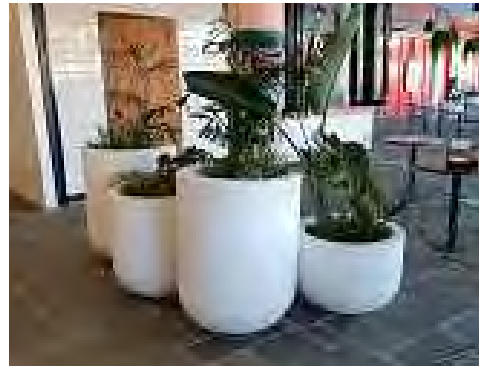


Cuphea hyssopifolia
Mexican heather



Myoporum parvifolium
Creeping Boobialla

FINISHES - *modern coastal aesthetic*



Designer pots with feature plants



Rendered raised planters with seating

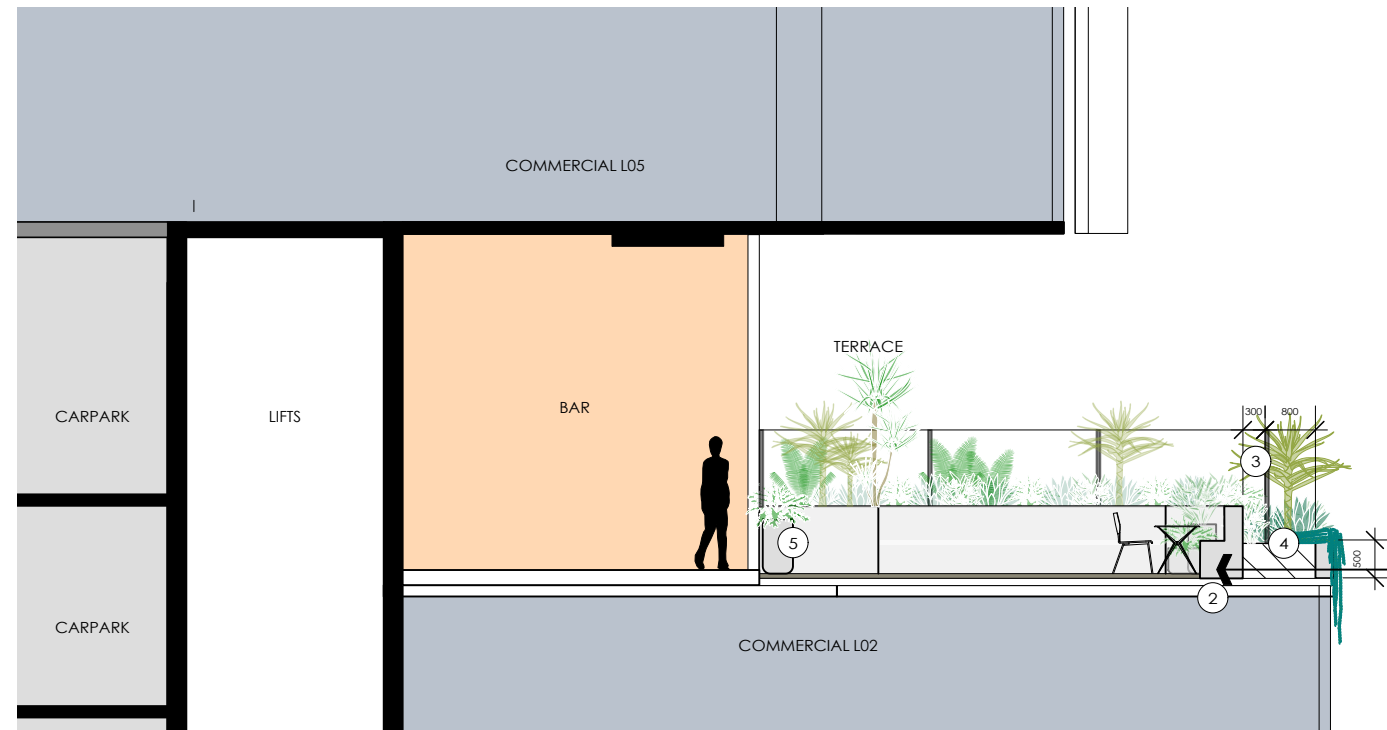
PRECEDENT - *clarence street, sydney*



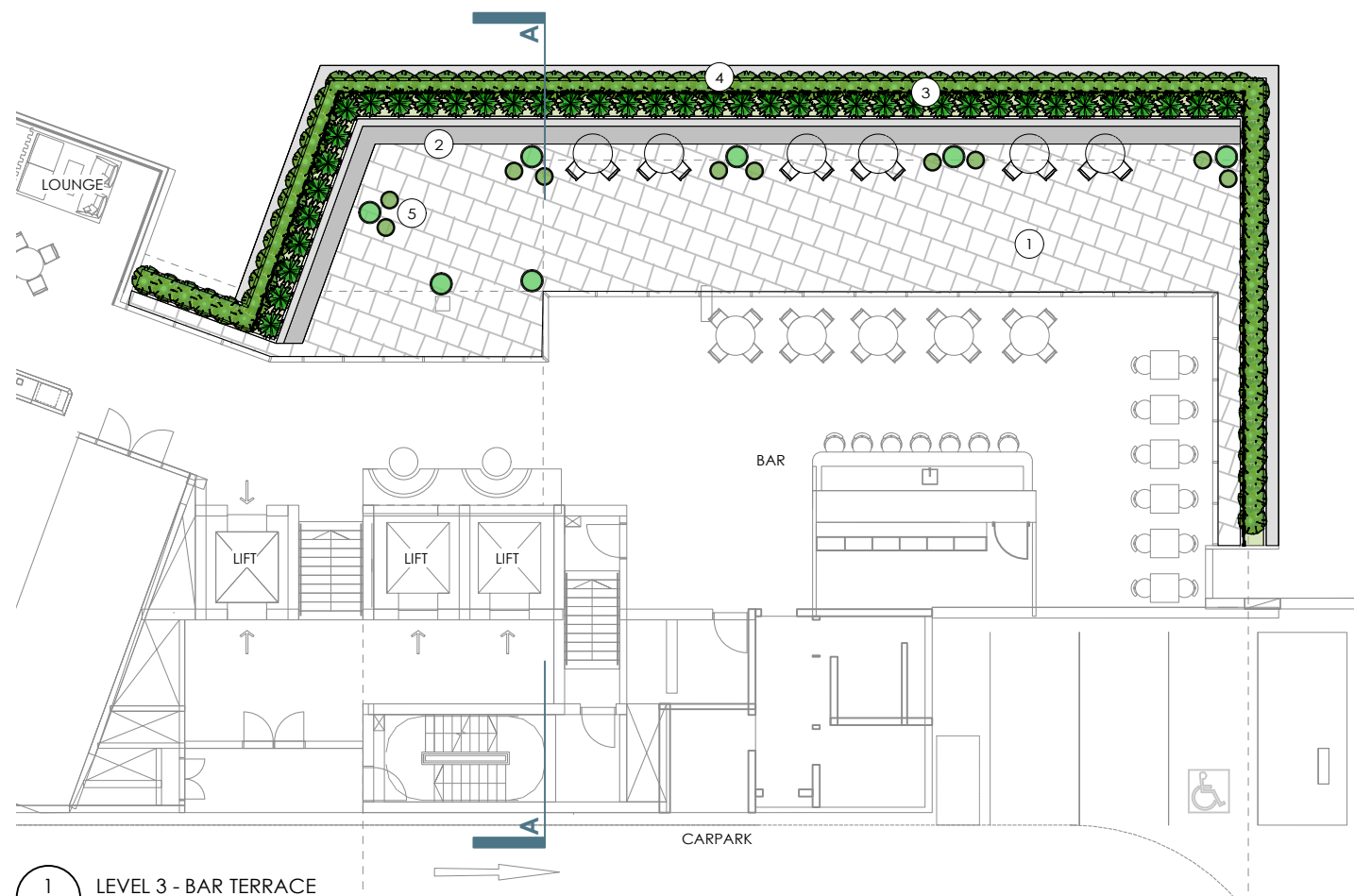
Raised planters with feature planting enclose space and provide green outlook



Bar terrace to feature modern materials with natural aesthetic



AA
L103 LEVEL 3 - BAR TERRACE SECTION
Scale: 1:100



1
L103 LEVEL 3 - BAR TERRACE
Scale: 1:200

NOTES

- 1 Floor surface to bar terrace as per Architectural documentation
- 2 Bench seating as party of planter wall shown behind
- 3 Metal balustrade within planter
- 4 Raised planter with hardy, ornamental coastal species and groundcovers to spill over
- 5 Designer pots with feature plants scattered to define spaces

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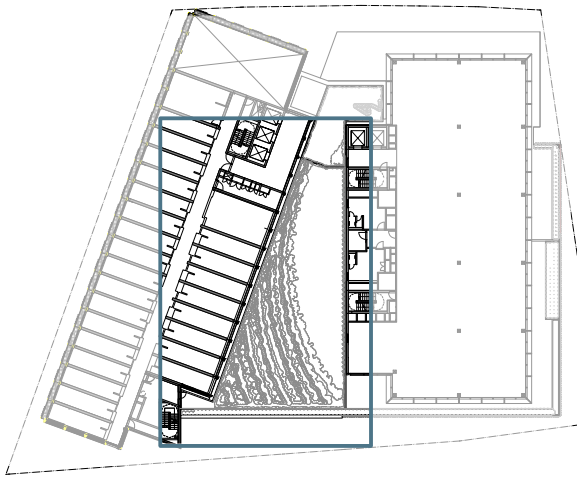
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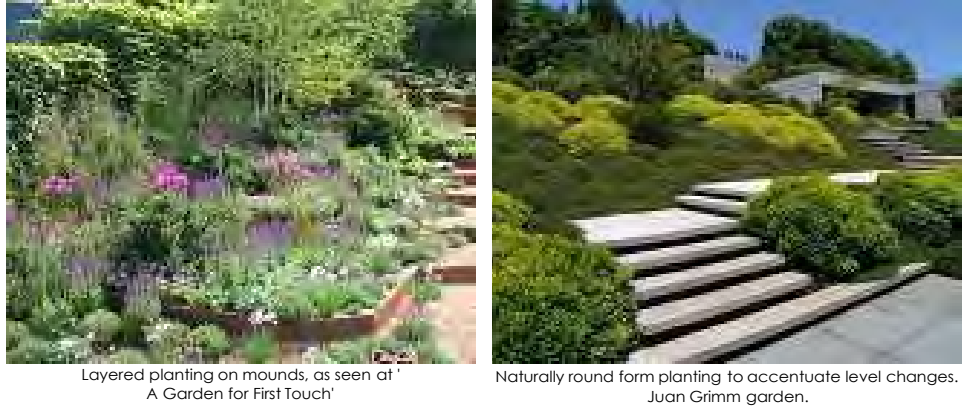
LOCATION



LAYERED PLANTING - hardy, coastal species



PRECEDENTS - layered planting

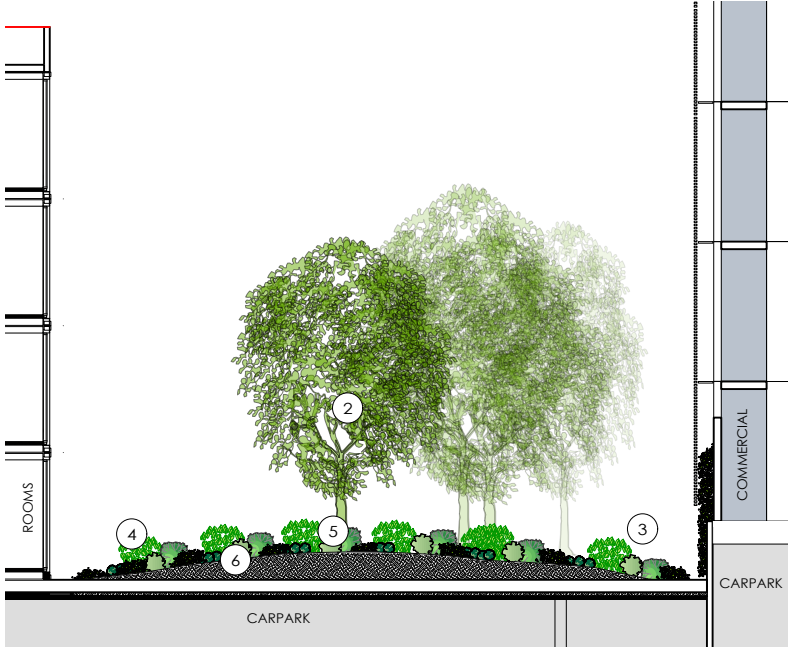


courtard, L4
doma group - hotel + offices

L104

NOTES

- 1 Mass planting to L4 raised planter bed, as scheduled.
- 2 Trees planted to mounds with increased soil depth and dropped slab where required
- 3 Vines to screen commercial office wall
- 4 Low maintenance, naturally rounded form plants
- 5 Subtle maintenance paths on steppable groundcover behind taller plants
- 6 Mounded garden with planting layers to highlight slope
- 7 Raised planter with hardy ornamental species
- 8 Green wall trellis system, with planter boxes, refer separate plan.



AA
L104
LEVEL 4 - COURTYARD SECTION
Scale: 1:200



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JOB NUMBER: 13013.5 DA L104 A PHASE: DWG No: REV:

PLANT SCHEDULE - LG

No.	Botanical Name	Common Name	Height	Width
TREES				
01	<i>Agathis robusta</i>	Queensland kauri pine	15 m	3 m
02	<i>Plumeria rubra</i>	Frangapani	3.0 m	2.0 m
03	<i>Tristaniopsis laurina</i>	Water Gum	5 m	5 m
SHRUBS, GROUNDCOVERS AND VINES				
04	<i>Anigozanthos flavidus</i> & cvs	Kangaroo Paw	0.5 m	0.5 m
05	<i>Carpobrotus glaucescens</i>	Pig Face	0.3 m	spreading
06	<i>Cordyline australis</i>	Cabbage Tree Palm	2.0 m	1.5 m
07	<i>Cordyline fruticosa</i>	Corydline	1.5 m	1.0 m
08	<i>Curio repens</i>	Blue Chalksticks	0.2 m	0.5 m
09	<i>Crinum pedunculatum</i>	Swamp Lily	0.8 m	0.5 m
10	<i>Dianella caerulea</i>	Blue Flax Lilly	0.3 m	0.3 m
11	<i>Echium fastuosum</i>	Pride of Madeira	1.0 m	1.0 m
12	<i>Grevillea 'Bronze Rambler'</i>	Groundcover Grevillea	0.2 m	spreading
13	<i>Lomandra "Tanika"</i>	Dwarf Mat Rush	0.5 m	0.5 m
14	<i>Myoporum parvifolium</i>	Creeping boobialla	0.1 m	spreading
15	<i>Poa labillardieri</i>	Native Tussock Grass	0.3 m	0.3 m
16	<i>Westringia fruticosa 'Zena'</i>	Zena Coast Rosemary	1.0 m	1.0 m
17	<i>Xanthorrhoea australis</i>	Grass Tree	2.5 m	1.0 m

PLANT SCHEDULE - awning L1

No.	Botanical Name	Common Name	Height	Width
06	<i>Cordyline australis</i>	Cabbage Tree Palm	2.0 m	1.5 m
18	<i>Dracaena marginata</i>	Red Edged Dracena	1.5 m	1.0 m
19	<i>Dracaena trifasciata</i>	Mother In Laws Tongue	0.7 m	0.5 m
14	<i>Myoporum parvifolium</i>	Creeping boobialla	0.1 m	spreading
20	<i>Rosmarinus officinalis prostratus</i>	Prostrate Rosemary	0.1 m	spreading
21	<i>Yucca elephantipes</i>	Stick Yucca	1.5 m	1.0 m

PLANT SCHEDULE - green wall L1-L4

No.	Botanical Name	Common Name	Height	Width
22	<i>Cissus antarctica</i>	Kangaroo Vine	climber	climber
23	<i>Cissus discolor</i>	Rex Begonia vine	climber	climber
24	<i>Hibbertia scandens</i>	Snake Vine	climber	climber
25	<i>Hoya australis</i>	Waxvine	climber	climber
26	<i>Kennedia rubicunda</i>	Dusky Coral Pea	climber	climber
27	<i>Monstera deliciosa</i>	Swiss Cheese Plant	climber	climber
28	<i>Pandorea jasminoides</i>	Bower of Beauty	climber	climber
29	<i>Trachelospermum jasminoides</i>	Jasmine	climber	climber

PLANT SCHEDULE - bar terrace L3

No.	Botanical Name	Common Name	Height	Width
05	<i>Carpobrotus glaucescens</i>	Pig Face	0.3 m	spreading
30	<i>Cuphea hyssopifolia</i>	Mexican heather	0.6 m	0.9 m
11	<i>Echium fastuosum</i>	Pride of Madeira	0.8 m	0.8 m
14	<i>Myoporum parvifolium</i>	Creeping boobialla	0.1 m	spreading
31	<i>Strelitzia parvifolia</i>	Bird of Paradise	1.0 m	0.6 m

PLANT SCHEDULE - courtyard L4

No.	Botanical Name	Common Name	Height	Width
TREES				
32	<i>Cupaniopsis anacardioides</i>	Tuckaroo	7 m	5 m
02	<i>Plumeria rubra</i>	Frangapani	5 m	5 m
33	<i>Lagerstroemia indica</i>	Crepe Myrtle	4 m	4 m
SHRUBS, GROUNDCOVERS AND VINES				
30	<i>Cuphea hyssopifolia</i>	False Heather	0.6 m	0.9 m
34	<i>Buxus microphylla</i> var. <i>microphylla</i>	Korean Box	0.6 m	0.4 m
35	<i>Ficus pumila</i>	Climbing Fig	climber	climber
14	<i>Myoporum parvifolium</i>	Creeping boobialla	0.1 m	spreading
11	<i>Echium fastuosum</i>	Pride of Madeira	1.0 m	1.0 m
36	<i>Nandina domestica</i>	Heavenly Bamboo	0.6 m	0.6 m
37	<i>Raphiolepis 'Snow Maiden'</i>	Indian Hawthorn	1.0 m	0.5 m
38	<i>Pittosporum tenuifolium 'Golf Ball'</i>	Golf Ball	1.0 m	1.0 m
16	<i>Westringia fruticosa 'Zena'</i>	Zena Coast Rosemary	1.0 m	1.0 m



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