## CITY ADMINISTRATION CENTRE 263-283 HIGH STREET, MAITLAND LANDSCAPE DEVELOPMENT APPLICATION

PREPARED FOR MAITLAND CITY COUNCIL 02 APR 2019



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### MATERIALS STRATEGY + PALETTE \_\_\_\_\_\_16

### TYPICAL DETAILS

Typical on grade Turf, Shrub and Tree Details Strata Vault Detail

### CONTEXT PLAN\_

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### **INTRODUCTION**

This Landscape Architectural report presents the landscape design philosophy for the proposed development 263-283 High Street, Maitland. The landscape design is an upgrade to this existing Civic Precinct, including High Street Pavement upgrade, Street Tree upgrade along edge of site, continuing Jacaranda theme, and Car Park upgrade including shrub and tree planting aswell as the inclusion of rain gardens flush with car park for on grade water flow.

The landscape proposal has been prepared after review of, and in compliance with Council's DCP - Landscape Code.

#### SITE CONTEXT

The site is located on High Street in Maitland and is apart of a regional Civic Precinct connected with adjacent civic and cultural buildings. Adjacent to the site is James Street which is a gateway to a greater sporting precinct.

Devonshire Street, South West of the site also connects to a pedestrain over pass bridge. Heritage buildings frame the site along Bent and Albert Street and finally the significance of the Jacarandas along Grant Street and feature Jacaranda within the car park create an identity for the site.

#### **DEVELOPMENT PROPOSAL**

The landscape design has been inspired by:

- Creating a new Civic Precinct which is connected to the surrounding cultural and sporting facilities;

- Responds to the Levee Shared Zone and existing character of the site which is defined by the Jacaranda trees within the site.





**Town Hall on High Street** 



Maitland City Council Building on corner of High Street and Albert Street



Car Park on corner of Albert and Grant Street

## **DESIGN RESPONSE**

### **METHODOLOGY**

#### GROUND FLOOR ENTRANCES AND STREETSCAPES

- The main design aim is to create an integrated civic setting by upgarding the footpath along High Street, creating an integrated landscape arrival forecourt to the new building which is accessible to all. The rear entrance pedestrian link creates an accessible path to Bent Street.
- Also proposed is mature ornomental bamboo to building cut outs and linear internal and external planters adjacent to the rear entrance.
- The existing Jacaranda Trees along the edge of Albert Street have been continued along Grant and High Street to frame the site and enhance the identity of the site.
- A proposed grove of Crepe Myrtle trees are located at the the rear entrance as an ornamental feature.

#### CAR PARK AND SENIOR CITIZENS BUILDING

- There is a clearly articulated path network within the carpark.
- An integrated stormwater managment strategy which consists of raingardens to car parking bays (proposing flush kerbs and wheel stops to allow for rain water flow into the rain gardens within the central car park).
- All car parking shade trees have been provided with adequate soil volume to allow for mature growth. This has been achieved by proposing linear tree trenches under pavement and Strata Vault Cells.
- A proposed loading dock shareway between the Town Hall and existing council buildings.
- The Senior Citizens Building is proposed to retain existing vegetation and two North facing courtyards. The Western wall has been reduced to 1 metre high to provide clear site lines into this existing publicly accessible courtyard under the existing feature jacaranda.
- There are native Water Gum trees throughout the carpark to provide shade.

#### LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

 Lighting will be provided to meet all Australian standards and Green Star energy efficiency requirements. Feature lights will highlight distinguished interest areas such as the bamboo feature planting, strip lighting to the ramps and down/ up lights to the step handrails. Future car parking lighting will be to council's standards.

#### WATER MANAGEMENT

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Where possible storm water runoff will be directed to the lawn and garden beds.
- All soft landscape zones on structure will be detailed to have subsurface drainage.
- Porous paving to all paved areas within communal gardens and pedestrian link & all areas above deep soil.

Irrigation will be provided to all soft landscape areas and will be specified within the tender package

### PLANT ESTABLISHMENT MAINTENANCE

#### MAINTENANCE NOTES:

#### General

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds
- Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

#### Watering

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

#### Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,

- pest and disease control,
- adjust / replace stakes and ties
- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

#### Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

#### Compliance

- Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths pests, disease, or nutrient deficiencies or toxicities are not evident.
- condition and to the specified depth

- collection and removal of litter
- plant maintenance compliance schedule:

- organic and rock mulched surfaces have been maintained in a weed free and tidy
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding,
  - undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- all non-conformance reports and defects notifications have been closed out.

#### Pruning

- Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.

Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

Plant Material	Acceptable	Acceptable	]
	failure per area	concentration of failure	
Tube stock given location*	<10%	<15% in any	]
100-150mm given location*	<5%	<15% in any	]
45L	<nil< td=""><td>nil%</td><td></td></nil<>	nil%	
Turf	<5%	nil%	
Trees (200L/400L/1000L/ Trunk)	< nil%	< nil%	

#### Fertilising

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

#### Completion

• Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

#### Drainage & Watering Strategy

- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- all irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;
- Low water demand shrub planting is proposed.
- Refer detail on drawings page 25 for 'on grade' and 'on slab' drainage intent.

#### Safety and Security

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

### TREE RETENTION STRATEGY

- Refer to The Earthscape Horticultural Services arborist report for detailed tree reports and species.
- Existing trees within the Western side and Sourthern corner of the carpark are to be removed due to car park upgrade.
- Similarly the group of trees along Grant Street are to be removed due to the upgarde of the car park layout.
- Existing Jacaranda trees along Albert Street are to be retained.
- Tree protection will be carried out as per arborist report

### **TREE RETENTION STRATEGY**





EXISTING TREES REMOVED AS PART OF ADJACENT SITE CONSTRUCTION. TO BE REPLACED BY ADJACENT SITE.

EXISTING TREE TO BE RETAINED + PROTECTED. REFER THE ENTRE TREE CONSULTANCY ARBORIST REPORT FOR TREE PROTECTION DETAILS.



### ACCESS + CIRCULATION



#### Legend

Main Entrance Stair and Ramp Access

Loading Dock and Access

Bike Access

Pedestrian Access

Existing ... Building Arrival

**Disabled Access** 

Main Entrance

Entrance

Town Hall Entrance







### **GROUND LEVEL PRECEDENT IMAGES**



## **LEVEL 1 LANDSCAPE PLAN**



## **LEVEL 2 LANDSCAPE PLAN**



## **PLANTING STRATEGY**

The planting palette has been carefully selected to accommodate for different micro-climates around the site. It is a diverse selection of native and exotic species providing visual beauty with the lush green trees and shrubs and colourful use of the Jacaranda and Crepe Myrtle Trees, while providing specific grasses specifically chosen to thrive within the rain gardens.





PLANT CODE	BOTANICAL NAME	COMMON NAME	MIN. CALLIPER @300mm height (mm)	MATURITY HEIGHT AND SPREAD (m)	SUPPLY HEIGHT AND SPREAD (m)	CONTAINER SIZE	DENSITY/m <sup>2</sup>	QTY	Comments
	•	•		TREES	•				
JAC mim	Jacaranda mimosifolia	Jacaranda	TBC	10m x 8m	4.5 x 2.5	200L	as shown	5	
LAG ind	Lagerstroemia indica	Crepe Myrtle	TBC	6-8m x 5m	4.5 x 2.5	200L	as shown	21	
TRI lau	Tristaniopsis laurina	Water Gum	TBC	10m x 5m	4.5 x 2.5	200L	as shown	43	
							SUBTOTAL	69	
				WSUD PLANTS					
POA sie	Poa sieberiana	Grey Tussock Grass	na	0.8m x 0.8m	na	150mm	5	359	
STI sca	Stipa scabra	Speargrass	na	0.6m x 0.6m	na	150mm	5	269	
DAN ten	Danthonia tenuior	Wallaby Grass	na	1m x 0.5m	na	150mm	5	269	
							SUBTOTAL	897	
				SHRUBS					
COR ref	Correa reflexa	Native Fuchsia	na	1m x 1m	na	200mm	3	51	
AGA att	Agave attenuata	Agave	na	1.5m x 1.5m	na	45L	as shown	9	
CYC rev	Cycas revoluta	Sago Palm	na	2m x 2m	na	45L	as shown	14	
SIN too	Sinobambusa tootsik	Temple Bamboo	na	9m x 0.3m	na	200mm	3	179	
SYZ cas	Syzygium 'Cascade'	Cascade Lilly Pilly	na	2m x 2m	na	200mm	3	116	
WES fru	Westringia fruticosa	Coastal Rosemary	na	2m x 2m	na	200mm	3	88	
							SUBTOTAL	457	
			GRAS	SES & GROUNDCOVE	ER				
POA lab	Poa labillardieri 'Eskdale'	Tussock Grass	na	1m x 1m	na	150mm	5	1045	
TRA jas	Trachelospermum jasminoides	Star Jasmine	na	0.3m x 0.3m	na	150mm	5	455	
LIR mus	Liriope muscari	Big Blue Lilyturf	na	0.5m x 0.5m	na	150mm	5	689	
SEN ser	Senecio serpens	Blue Chalk Stick	na	0.3m x 0.3m	na	150mm	5	114	
LOM tan	Lomandra longifolia 'tanika'	Spiny-headed Matrush	na	1m x 1m	na	150mm	5	1005	
							SUBTOTAL	3308	























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#### LEGEND

# +

SITE BOUNDARY

EXISTING TREES TO BE RETAINED REFER PLANTING PLAN

ROPOSED TREES

FEATURE SHRUBS

EXISTING PLANTING TO BE RETAINED

VERGE GRASS

GARDEN BED



### **LEVEL 2 PLANTING PLAN**



Prepared by Urbis for Maitland City Council 15

### **MATERIALS STRATEGY + PALETTE**

- throughout the site.
- concrete paths surrounding the site.





SHRUB PLANTING ON GRADE SCALE- 1:10 @ A1 1:20 @ A3



**TURF ON GRADE** SCALE- 1:10 @ A1 1:20 @ A3



TREE ON GRADE SCALE- 1:10 @ A1 1:20 @ A3

150mm DEPTH RIP & CULTIVATE SOIL

SOIL TYPE (B) AS SPECIFIED. PROVIDE SUBSOIL DRAINAGE TO THE BOTTOM OF ALL ON-GRADE PLANTING AREAS. CONNECT TO STORMWATER OUTLET. REFER ENGINEERS DRAWINGS

FERTILISER AS SPECIFIED, DO NOT PLACE AT BASE OF PLANT OR IN CONTACT WITH ROOT SYSTEM

KEEP MULCH CLEAR OF PLANT STEM

REFER PLANTING PLAN FOR TREE SETOUT

HARDWOOD STAKING. REFER SCHEDULE OF



Typical Tree in Paving Detail - Strata Vault Detail (Refer City Green Specification)

## **CONTEXT PLAN**



#### LEGEND



SITE BOUNDARY

EXISTING TREES TO BE RETAINED REFER PLANTING PLAN

PROPOSED TREES JACARANDA MIMOSIFOLIA (JACARANDA)

PROPOSED TREES TRISTANIOPSIS LAURINA (WATER GUM)

PROPOSED TREES LAGERSTROEMIA INDICA ( CREPE MYRTLE)

SRZ - STRUCTURAL ROOT ZONE REFER ARBORIST REPORT

EXISTING TREES TO BE REMOVED REFER ARBORIST REPOR

GARDEN BED

LAWN

#### HARDSCAPE MATERIALS:



ASPHALT (TO CARPARK)

INSITU CONCRETE (WITH CONCRETE KERB)

PAVING UINT (WITH RE-USED EXISTING SANDSTONE KERB OR GRANITE KERB) TO BE DETERMINED WITH FUTURE PUBLIC DOMAIN PLAN



POROUS PAVING

#### ON GRADE LEVELS:

	PROPOSED LEVELS
RL XX	

EX XX

EXISTING LEVELS



