37 Ogilvie Street, DENMAN

Lot 102 / DP 1178581

Landscape Documentation

CONTEXT PLAN

DEVELOPMENT SITE

SHEET INDEX		ISSUE	DESCRIPTION	DATE
L01	SITE ANALYSIS	C	DA ISSUE	02/08/2023
L02	LANDSCAPE PLAN	C	DA ISSUE	02/08/2023
L03	PLANT DETAILS	C	DA ISSUE	02/08/2023

GREEN SPACE PLANNING Co.
3/19 BOLTON STREET NEWCASTLE NSW 2300
PH 0423 684 382

37 OGILVIE STREET, DENMAN
Wonnarua Land
LOT 102/ DP 1178581
ZONE: RU5 - VILLAGE
Denman Residential Heritage Conservation Area
SITE AREA: 746m2

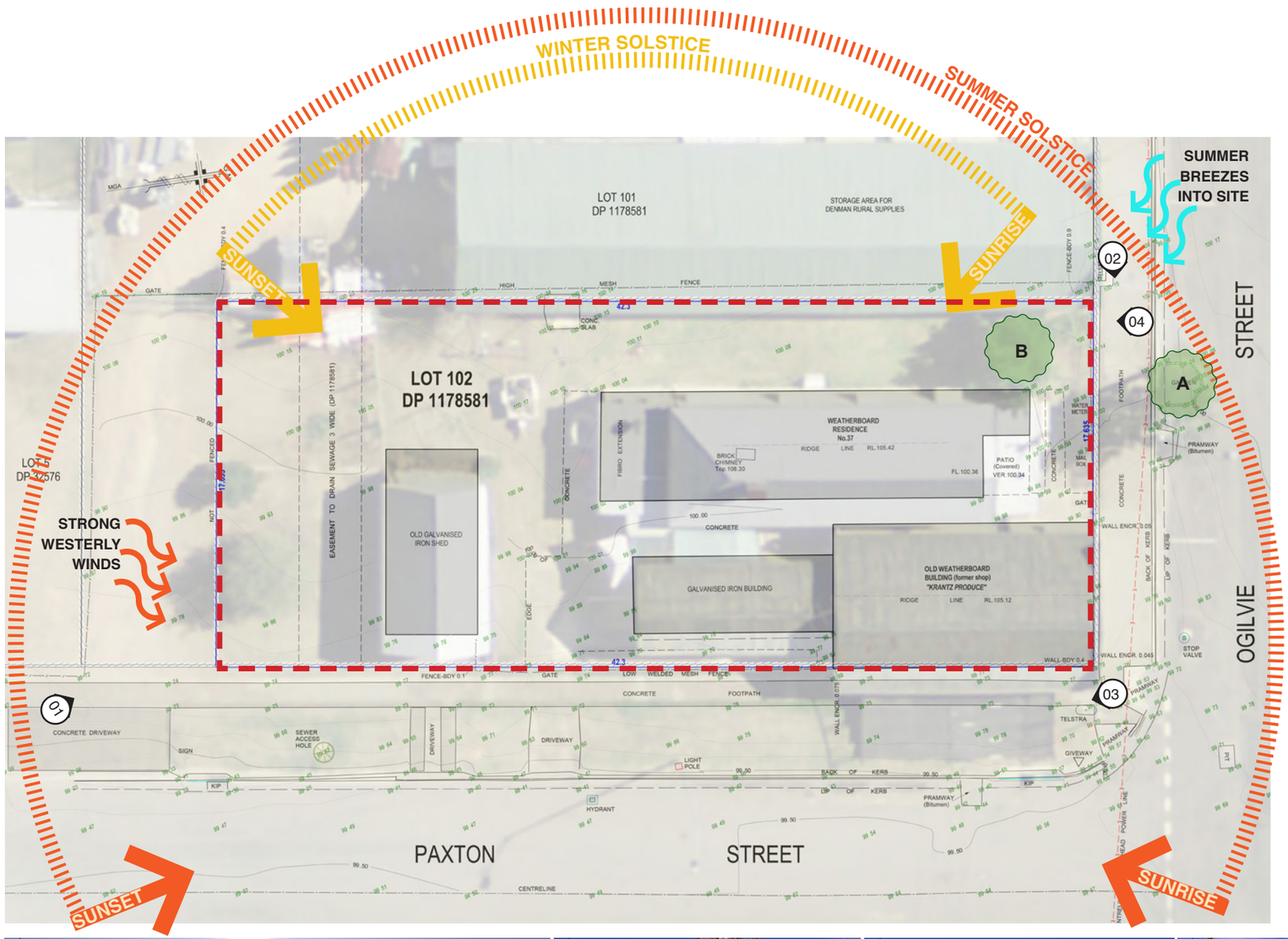
PROPOSAL
The project proposes to relocate an existing dwelling, demolish an existing derelict shop and ancillary infrastructure and replace these buildings with a mixed use development. The landscape documentation attached is in support of the Development Application.

THE SITE
The project site ('the site') comprises a single corner lot which forms an regular rectangular block. Ogilvie Street bounds the site to the north and Paxton Street bounds the site the east. Commercial use directly adjoins the site to the west and south. Topographically the site could be considered generally flat. The predominant character of the area is defined by the commercial strip of Ogilvie Street and surrounding residential housing. The site also sits within the Denman Residential Heritage Conservation Area.

Vegetation
A lemon tree, positioned in the north-west corner, is proposed to be removed to accommodate the new development. The remainder of the site has been predominantly cleared to support historical use. There is an existing street tree along Ogilvie Street, which is proposed to be retained and an opportunity to plant additional street trees along the Paxton Street verge. The site's local climatic conditions (including soil type below), will need to be considered when selecting new plant species.

Soil
Site soil falls into the 'Hunter Soil Landscape' with the dominant A horizon (topsoil) constituting a brownish black clay loam with moderate structure, which is moderately alkaline (Matthei, L.E. *Soil Landscapes of Newcastle*, Department of Land and Water Conservation Sydney, 1995). Amelioration prior to any landscape works would be beneficial. Topsoils have a higher pH may benefit from adding compost, manures, mulch or iron chelates. Organic matter incorporation may help to improve structural stability and moisture holding capacity.

PROPOSED LANDSCAPE APPROACH
The existing site characteristics have been considered to form a proposal which aims to create an attractive, functional and aesthetically pleasing landscape.
The following general principles include:
- Retention of the existing street tree on Ogilvie Street;
- Provide additional street trees to Paxton Street to enhance the streetscape and visually soften the development;
- Landscaping has been incorporated into the development where possible, particularly along the boundaries, to assist in enhancing the amenity of the site;
- Suggested plant species chosen are considerate of the local climatic conditions, in terms of wind and sun exposure, and also ongoing maintenance requirements;
- Incorporate a diverse planting palette that utilises a mix of species, to ensure seasonal variation and allow for a consistent level of amenity in the instance one species under-performs.



View looking north across the neighbouring driveway access toward the rear boundary of the site.

View looking east down the Ogilvie Street frontage.

View looking south along the Paxton Street frontage. The wide grassed verge providing an opportunity for street trees.

View looking south along the western boundary of the site. The existing lemon tree to be removed .

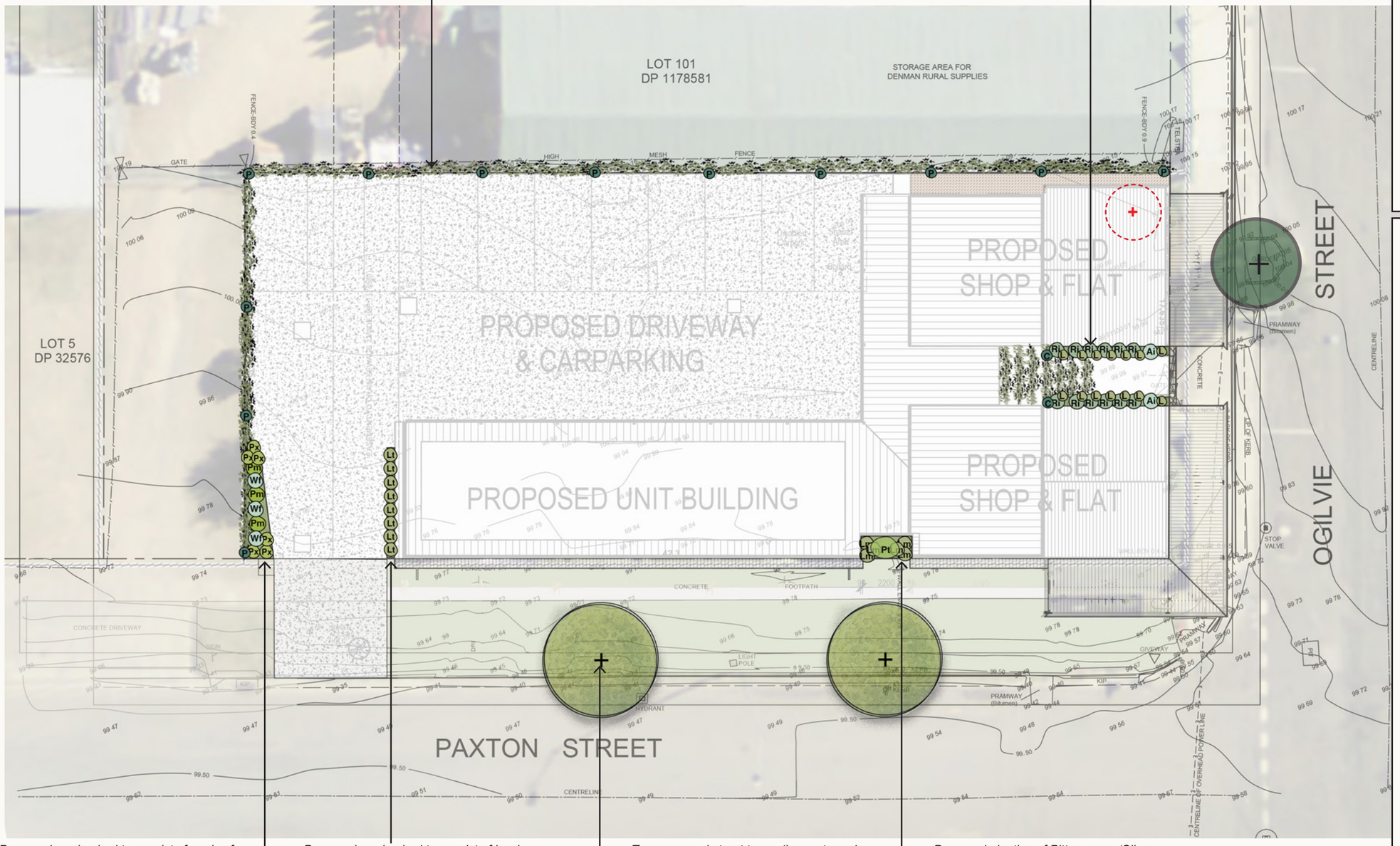
L01 Site Analysis

37 OGILVIE STREET DENMAN, NSW	DATE: AUGUST 2023	PROJECT NO. GSP220408	ISSUE: C - DA ISSUE

GREEN SPACE PLANNING Co.
3/19 BOLTON STREET NEWCASTLE NSW 2300
PH 0423 684 382

Proposed climbing vine on the boundary fence to create a verdant screen between the neighbouring properties. Pandorea jasminoides chosen for being fast growing and its impressive floral display.

Proposed entry garden to contain a mix of Raphiolepsis and Dianella 'Lucia'. Clematis vine proposed to cover the pergola structure.



Proposed garden bed to consist of a mix of species with contrasting heights and foliage for year round visual interest. Species include Westringia 'Wynyabbie Gem', Pittosporum Miss Muffet', Philodendron xanadu and Lomandra tanika.

Proposed garden bed to consist of hardy Lomandra tanika to soften the driveway entry.

Two proposed street trees (Lagerstroemia sp.) to be installed in accordance with Council specifications.
Ensure location will not conflict with overhead wires and underground services.

Proposed planting of Pittosporum 'Silver Sheen' with Liriope muscari beneath to soften the facade of the building.

LEGEND

- SITE BOUNDARY
- EXISTING STREET TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED STREET TREE
- PROPOSED PLANTING
- MASS PLANTING BEDS
- CLIMBING VINE
- GRAVEL MULCH

PLANT LEGEND

Key	Botanical Name
STREET TREES	
L	*Lagerstroemia indica x fauriei 'Natchez'*
PLANTS	
Ai	*Alcantarea imperialis 'Rubra'*
C	*Clematis spp.*
L	*Dianella caerulea 'Lucia'*
Lm	*Liriope muscari*
Lt	*Lomandra tanika*
P	*Pandorea jasminoides*
Px	*Philodendron xanadu*
Pm	*Pittosporum 'Miss Muffet'*
Pt	*Pittosporum 'Silver Sheen'*
Ri	*Raphiolepis indica 'Oriental Pearl'*
Wf	*Westringia 'Wynyabbie Gem'*

SCALE 1:200 @ A3

L02 Landscape Plan

37 OGILVIE STREET
DENMAN, NSW

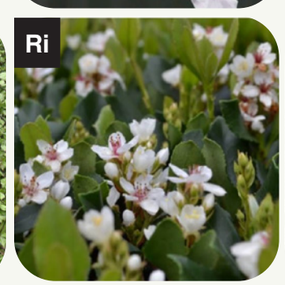
DATE: AUGUST 2023
PROJECT NO. GSP220408
ISSUE: C - DA ISSUE

GREEN SPACE PLANNING Co.
3/19 BOLTON STREET NEWCASTLE NSW 2300
PH 0423 684 382

PLANTING SCHEDULE

Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width	Quantity
STREET TREES						
L	Lagerstroemia indica ‘Natchez’	Crepe Myrtle	75L	0.5m	0.5m	2
PLANTS						
Ai	Alcantarea imperialis ‘Rubra’	Imperia Bromeliad	140mm	0.5m	0.7m	2
C	Clematis spp.	Clematis	140mm	Climber		2
L	Dianella caerulea ‘Lucia’	Lucia	140mm	0.4m	0.4m	14
Lm	Liriope muscari ‘Just Right’	Lily Turf	140mm	0.5m	0.5m	6
Lt	Lomandra longifolia ‘Tanika’	Mat Rush	140mm	0.8m	1m	8
P	Pandorea jasminoides	Bower of Beauty	140mm	Climber		8
Px	Philodendron xanadu	Xanadu	140mm	0.8m	0.8m	6
Pm	Pittosporum ‘Miss Muffet’	Miss Muffet	140mm	1m	1m	3
Pt	Pittosporum ‘Silver Sheen’	Silver Sheen	140mm	2.5m	2m	1
Ri	Rhaphiolepis indica ‘Oriental Pearl’	Indian Hawthorn	140mm	1m	0.7m	14
Wf	Westringia fruticosa ‘Wynyabbie Gem’	Coastal Rosemary	140mm	1.2m	1.2m	3

PLANTING IMAGES



PLANTING SPECIFICATION

- Soil is to be a quality garden soil mix.
- Supply and install 75mm of hardwood horticultural grade mulch to the planting bed area, set down 25mm from the top of the planter edge.
- Plants shall be vigorous, well established, of good form consistent with the species or variety, not soft of forced and free of disease and insect pests. Roots shall be large, healthy root systems with no evidence of having been restricted on growth or damaged. Root system shall be well balanced in relation to the size of the plant.

MAINTENANCE

This proposal attempts to provide verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment. For this reason the landscape approach seeks to use a robust palette of proven performing plants chosen for being suited to the local climatic conditions, tolerant of low water conditions and ambient light levels.

Ongoing maintenance schedule:

1. All landscape areas to be hand watered once a week during summer and every three weeks during winter.
2. Remove any dead, broken or spent parts of plants.
3. Regular fertilising of all planting areas to achieve a healthy and vigorous growth.
4. Check for infestations and plant diseases.
5. Check surface drain inlets in landscaped areas for plant debris.

GREEN SPACE PLANNING Co.
3/19 BOLTON STREET NEWCASTLE NSW 2300
PH 0423 684 382