


HORIZON DEVELOPMENT HONEYSUCKLE SECTION 4.55

JULY 2023



Department of Planning and Environment

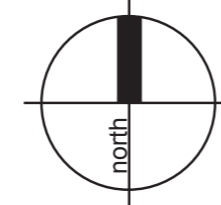
Issued under the Environmental Planning and Assessment Act 1979
Approved Section 4.55 (1A) Modification Application

No: SSD 9827 MOD 5 Granted on 15 September 2023

Signed: AW Sheet No: 1 of 5



LOCATION MAP



Drawing Schedule		
Name	Drawing Number	Revision
Cover Sheet	L000	A
Zoning Plan	L001	A
Overall Landscape Plan	L101	A
JILA Original Consent Stamped Plan	LA-01	A
Precedent Images	L201	A
Indicative Plant Schedule On Ground	L301	A

- Statutory & Regulatory Guidelines**
- The City of Newcastle*
- LEP (2012)
 - DCP (2012)
 - Public Domain Technical Manual (2017)
 - NSW Apartment Design Guide: 4O - Landscape Design & 4P - Planting on Structures

Site Description:

The subject site is located at Lot 4 (DP1265104) and the street address is 45 Honeysuckle Drive Newcastle NSW.

This site is situated in a high-growth mixed-use commercial and residential zone with extensive public domain areas already built on neighbouring blocks. As the area is entirely reclaimed land all vegetation on site is new. To the West, the Cottage Creek public domain zone encompasses large expanses of turf and passive recreation zones while the East side of the site is another mixed-use tower bordered by hardscape public domain areas.

Reason for Section 4.55 DA Modification:

This updated landscape plan has been prepared as a necessary and practical response to landscape works completed by HCCDC on immediately adjoining lands (refer to Precedent Images - Drawing L201). Having reviewed the completed HCCDC works it became apparent that the landscaping scheme approved for the Horizons Lee 5 development (refer to JILA Original Consent Stamped Plan - Drawing LA-01) would not be compatible, resulting in an inconsistent public domain outcome for the locality. Accordingly, an updated landscape plan has been prepared to better reflect the work completed by HCCDC. In particular this involves:

- Amendments to paving finishes**
- Foreshore Promenade Interface (Diamond Gold granite paving changed to broom finished yellow coloured oxide concrete)
 - Stairs and ramps (unit paving changed to pat & cove finish concrete,

- colour-matched with 'Maple' paving adjacent for enhanced slip resistance and to avoid paving trip hazards)
- Steel Street Link (unit pavers changed to broom finished yellow coloured oxide concrete and Red Urbanstone changed to Bluestone inlays)

- Amendments to street furniture**
- Foreshore Promenade Interface (precast seats changed to quarry-sawn sandstone to match existing Cottage Creek public domain and reduced number as street furniture is already provided in the completed HCCDC zone)
 - Common Open Space Planters (large planters changed from brick to steel edge and reduced number to increase usable area for gatherings and improve sight-lines)
 - Steel Street Link (precast seats changed to quarry-sawn sandstone to match existing Cottage Creek public domain and reduced number as street furniture is already provided in the completed HCCDC zone)

- Increasing size of softscaping areas**
- Steel Street Link (increased extent of raised turf passive recreation area and changed from brick to steel edge, matching COS material selection)

- Increasing soil volume for tree plantings**
- Steel Street Link (tree planting changed from small street trees to larger shade amenity trees and limited to raised turf area to maximise plant growth, health and longevity through placement in an area with higher soil volume)

An overview of the updated landscape scheme is as follows;

Proposed Development:

The proposed development will include three residential towers with secondary facilities for residents (a gym, bike storage, common room and garbage facilities). The East and West towers will also include ground floor commercial spaces.

There are public domain, common open space and private open space areas associated with this development which are as follows:

Public Domain Areas (Refer to Zoning Plan - Drawing L001):

Public domain works with this development will include street improvement works to Honeysuckle Drive as well as new public domain areas to link Steel Street and the Cottage Creek Frontage with the existing foreshore promenade;

- Foreshore Promenade Interface**
- This completed public domain area will include the following:
- A row of small shade trees underplanted with bands of native grasses
 - Seating alcoves located amongst planting
 - Tall reed and native grass planting to rear of seating area incorporating bioretention storage areas
 - Paving material to match the adjacent promenade in accordance with public domain plan

- Honeysuckle Drive Streetscape and Frontage**
- These public domain improvement works will include the following:
- New insitu broom finish concrete pavement to Council standards with 450mm x 450mm Austral Chestnut unit paver banding in accordance with the public domain plan
 - New street tree planting and tree pits to Council standards
 - Planted garden beds with small tree planting and shade tolerant grasses and strappy leafed shrubs to provided vegetated frontage to Honeysuckle Drive

- Steel Street Link**
- This proposed public domain area will include the following:
- An enlarged central turf zone to provide passive recreation and informal gathering opportunities for nearby residents and retail workers while reducing the proportion of hardscape across the overall site
 - Scattered sandstone block seats beneath shade trees to provide respite from summer heat and link with the foreshore character of the site
 - New Broom-finished yellow oxide concrete (to Northern Frontage) with bluestone paver inlays to match adjacent public domain areas (by HCCDC on Western Boundary) to create visual interest

- Cottage Creek Frontage and Public Domain**
- These public domain improvement works will include the following:
- Wide paved spill out spaces to retail frontages with informal seating steps and walls
 - Bluestone 600 x 300mm unit paving in accordance with public domain plan to connect with Cottage Creek public domain [by others]

Species selection and location of all verge plantings will be in respect to existing/proposed

services and infrastructure, on street car parking and car door openings.

Common Open Space Areas:

The common open space areas of this development will be located on the ground floor, podium level for communal use by all residents of this mixed-use residential building development.

- The landscape intent for the common space terrace areas will include the following:
- Combination of brick and concrete planters with a mix of amenity trees and palms in raised planters to allow for deep soil to maximise plant health and growth while also providing informal seating. Tall and narrow tree and palm species to provide urban greening benefits while maximising solar access for unit residents
 - Large paved passive recreation area with flexible uses to suit resident needs and interests
 - Decorative coloured oxide concrete stairs and ramps
 - Common open space areas are located in areas with year-round solar access

Common open space areas located on the podium level include raised planters on structure. All raised planters to include minimum suitable soil media in relation to trees, shrubs & groundcovers to promote optimum plant growth and in accordance with NSW Planning & Environment; Apartment Design Guide; Part 4P, Planting on Structures.

Private Open Space:

Private open space courtyard areas have been provided for the residential units on site and are in accordance with the minimum area requirements with Council's DCP & NSW Planning & Environment; Apartment Design Guide.

- The landscape intent for these private open space courtyard areas includes the following:
- Paved private open space courtyard areas for the each of the apartments that can be used for outdoor entertaining
 - Suitable screening walls between the courtyard areas of each unit for privacy
 - Garden beds with tall shrub planting to create a physical landscape buffer between the private open space courtyard areas and common open space areas for residents' privacy
 - Aluminium fin fencing with a dark bronze powder-coated finish to provide further privacy and separation between private, common and public open spaces

The private open space areas for the apartment/unit complexes will include raised planters on structure. All raised planters to include minimum suitable soil media in relation to trees, shrubs & groundcovers to promote optimum plant growth and in accordance with NSW Planning & Environment; Apartment Design Guide; Part 4P, Planting on Structures.

Planting Design Strategy:

The planting design strategy for this mixed-use residential building development includes the following:

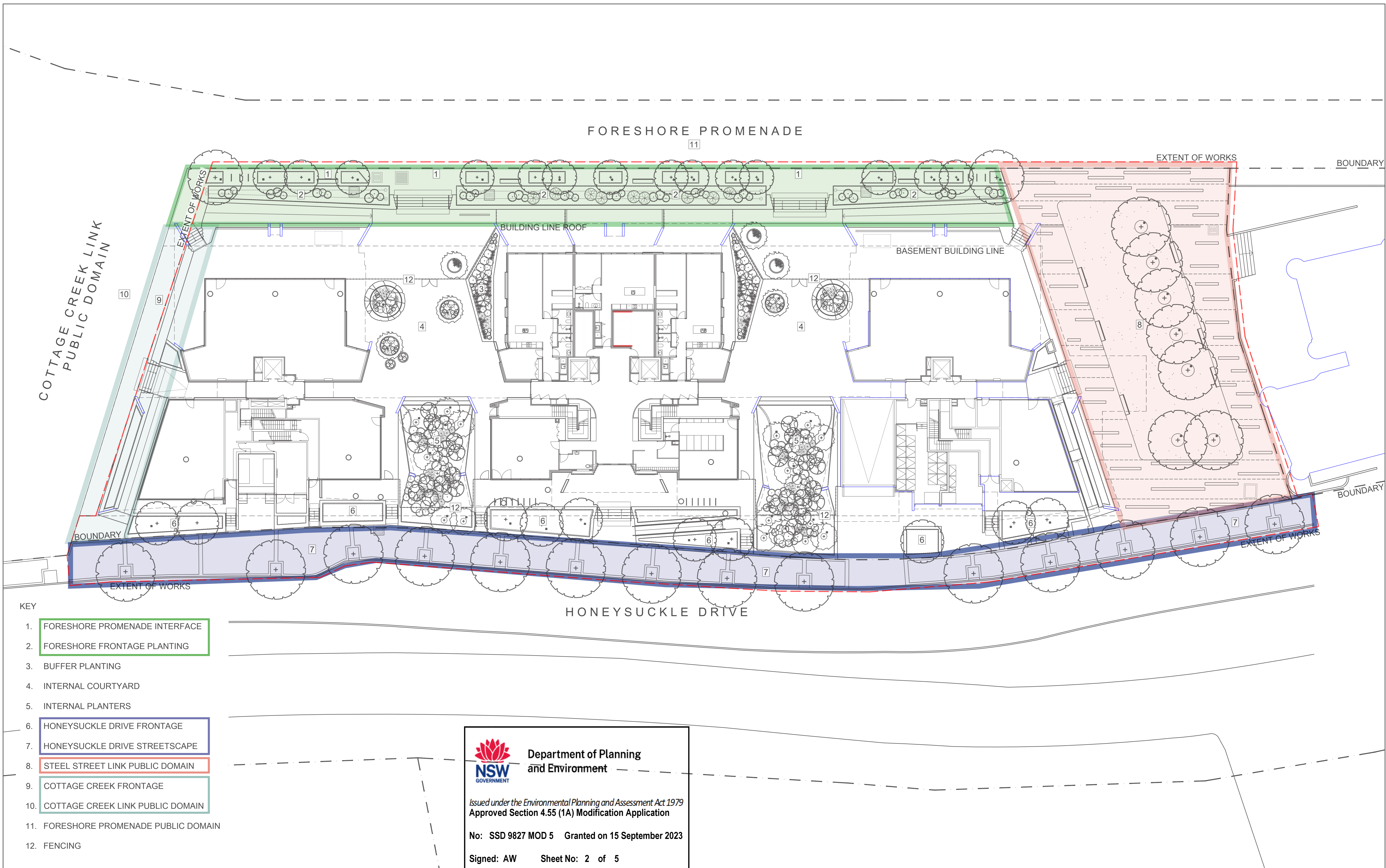
- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Evergreen tree planting to provide shade & amenity
- A broad planting palette to include a variety native species & exotic species to provide colour, texture, aroma & form
- Implementation of some indigenous species to encourage canopy corridor links and bio-diversity
- Raingarden beds including reeds and native grasses to slow, filter and treat stormwater entering the site

Throughout the landscape design for this development we would implement the following safety planting initiatives:


- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause potential slip hazards
- Avoid planting species that are known for invasive root structure that may cause damage to existing infrastructure and damage paths & hard paved areas, which may cause potential trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/or skin irritations

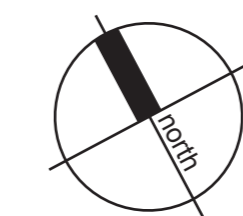
Shrub species, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

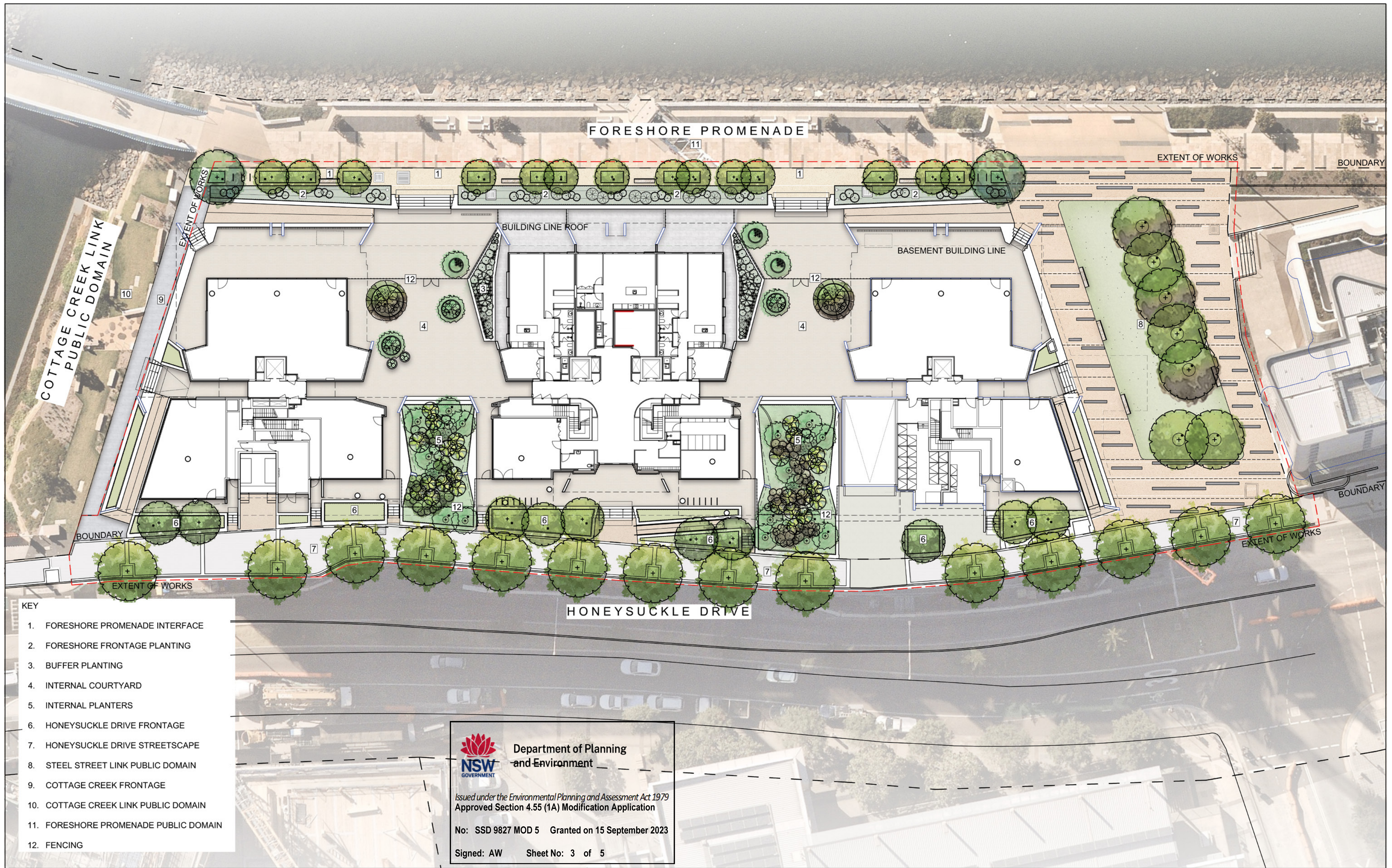
All proposed plant species selection has been considered in terms of soil types, species hardiness and on-going watering maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.




- KEY
- 1. FORESHORE PROMENADE INTERFACE
 - 2. FORESHORE FRONTAGE PLANTING
 - 3. BUFFER PLANTING
 - 4. INTERNAL COURTYARD
 - 5. INTERNAL PLANTERS
 - 6. HONEYSUCKLE DRIVE FRONTAGE
 - 7. HONEYSUCKLE DRIVE STREETSCAPE
 - 8. STEEL STREET LINK PUBLIC DOMAIN
 - 9. COTTAGE CREEK FRONTAGE
 - 10. COTTAGE CREEK LINK PUBLIC DOMAIN
 - 11. FORESHORE PROMENADE PUBLIC DOMAIN
 - 12. FENCING

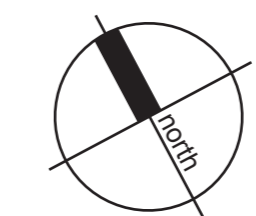

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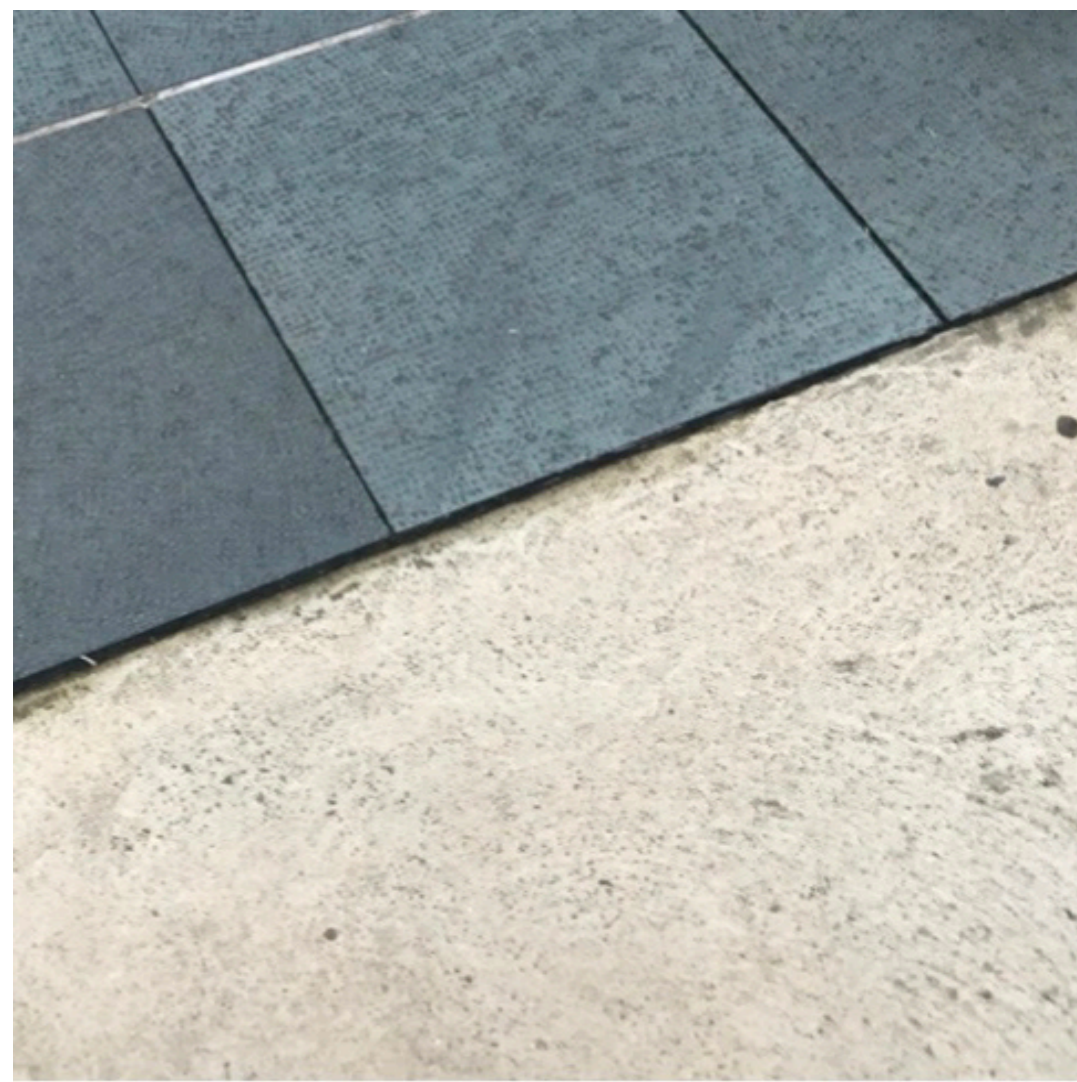




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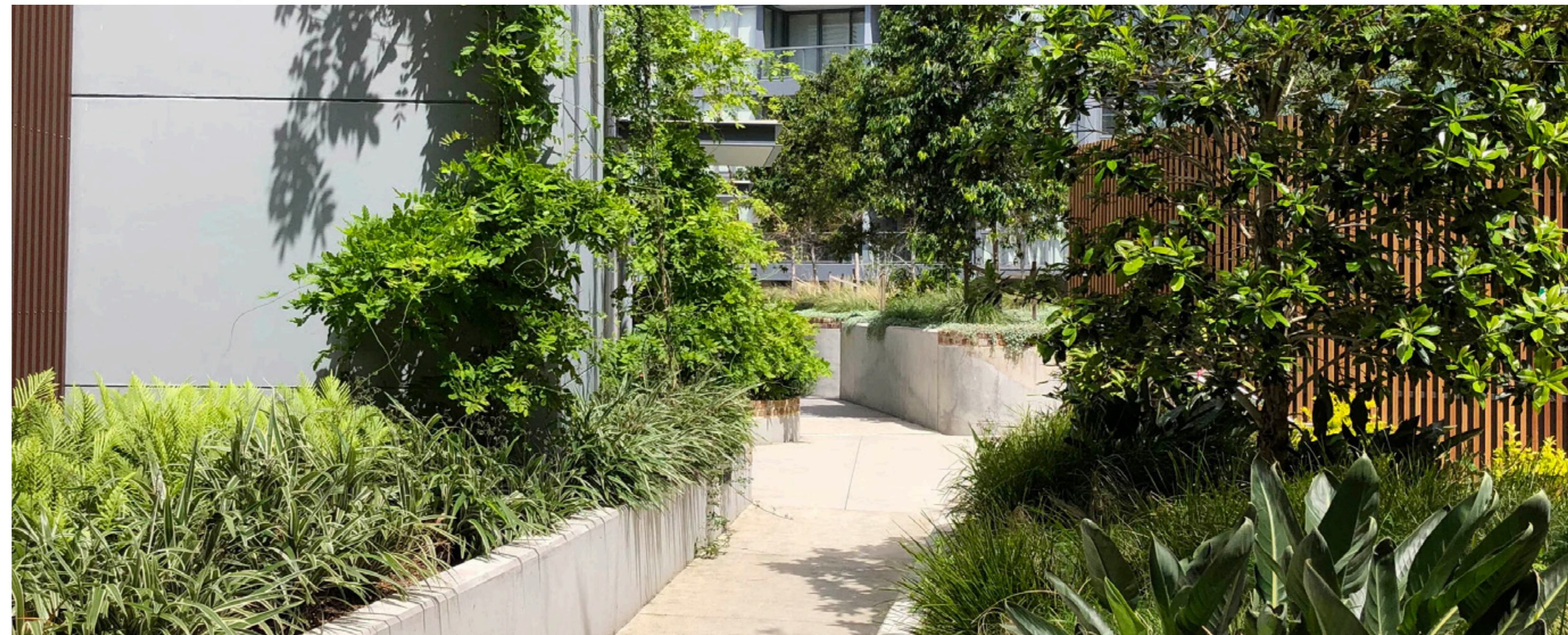





HCCDC BLUESTONE INLAYS



EXISTING HONEYSUCKLE DRIVE STREET TREES AND PAVING



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EXISTING COLOURED OXIDE CONCRETE IN HONEYSUCKLE



EXISTING HCCDC FORESHORE PROMENADE AND SEATING



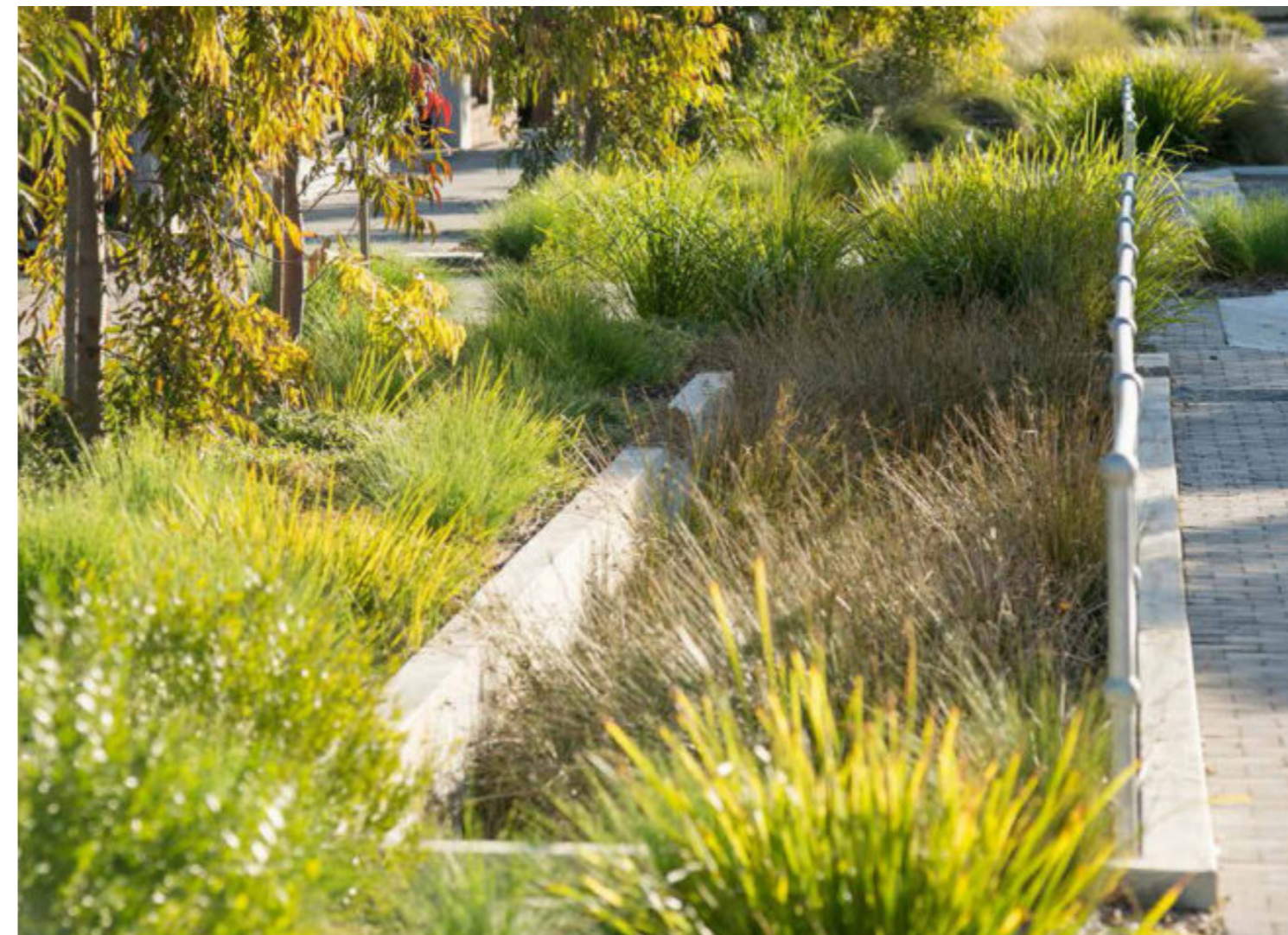
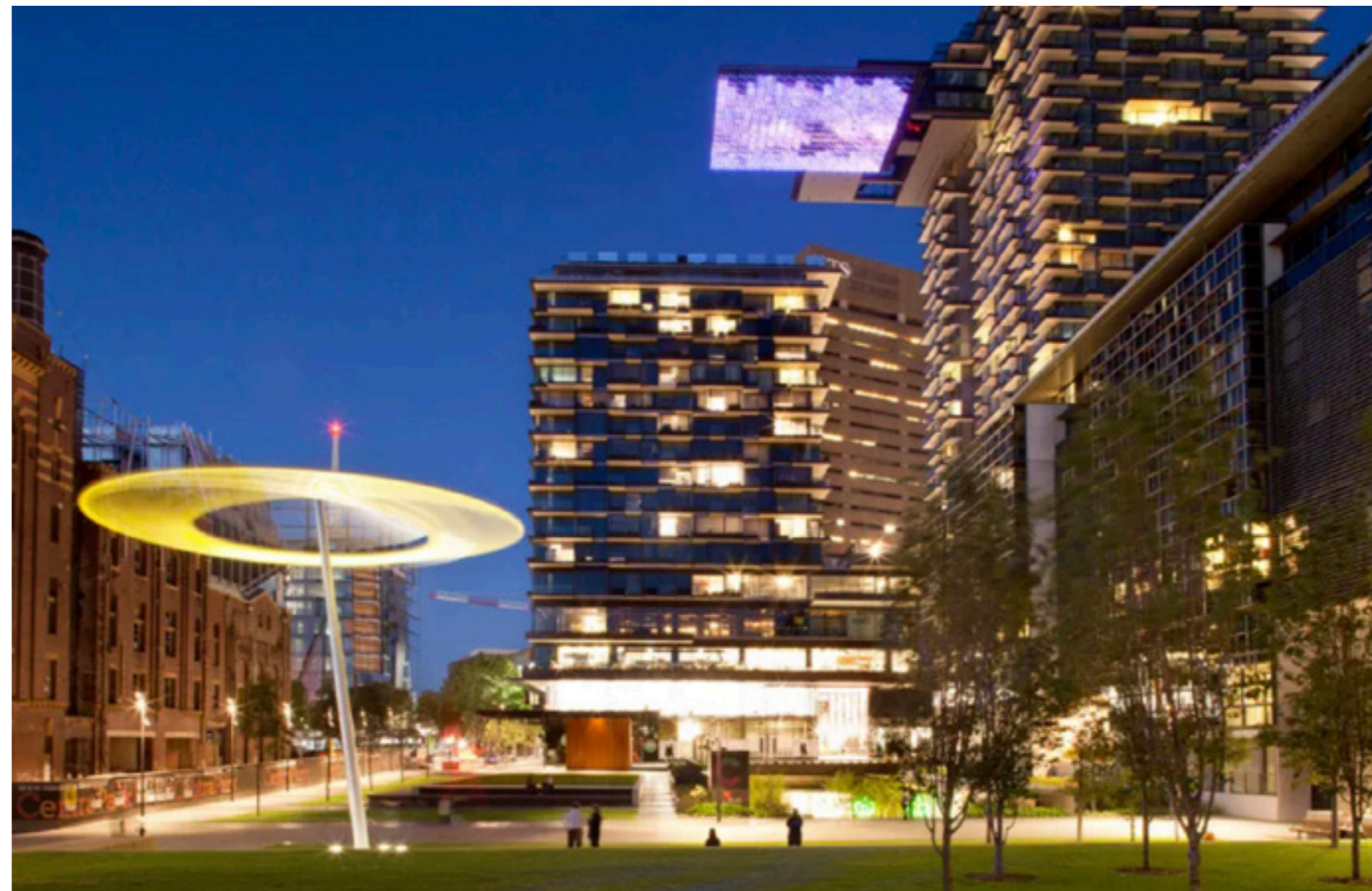
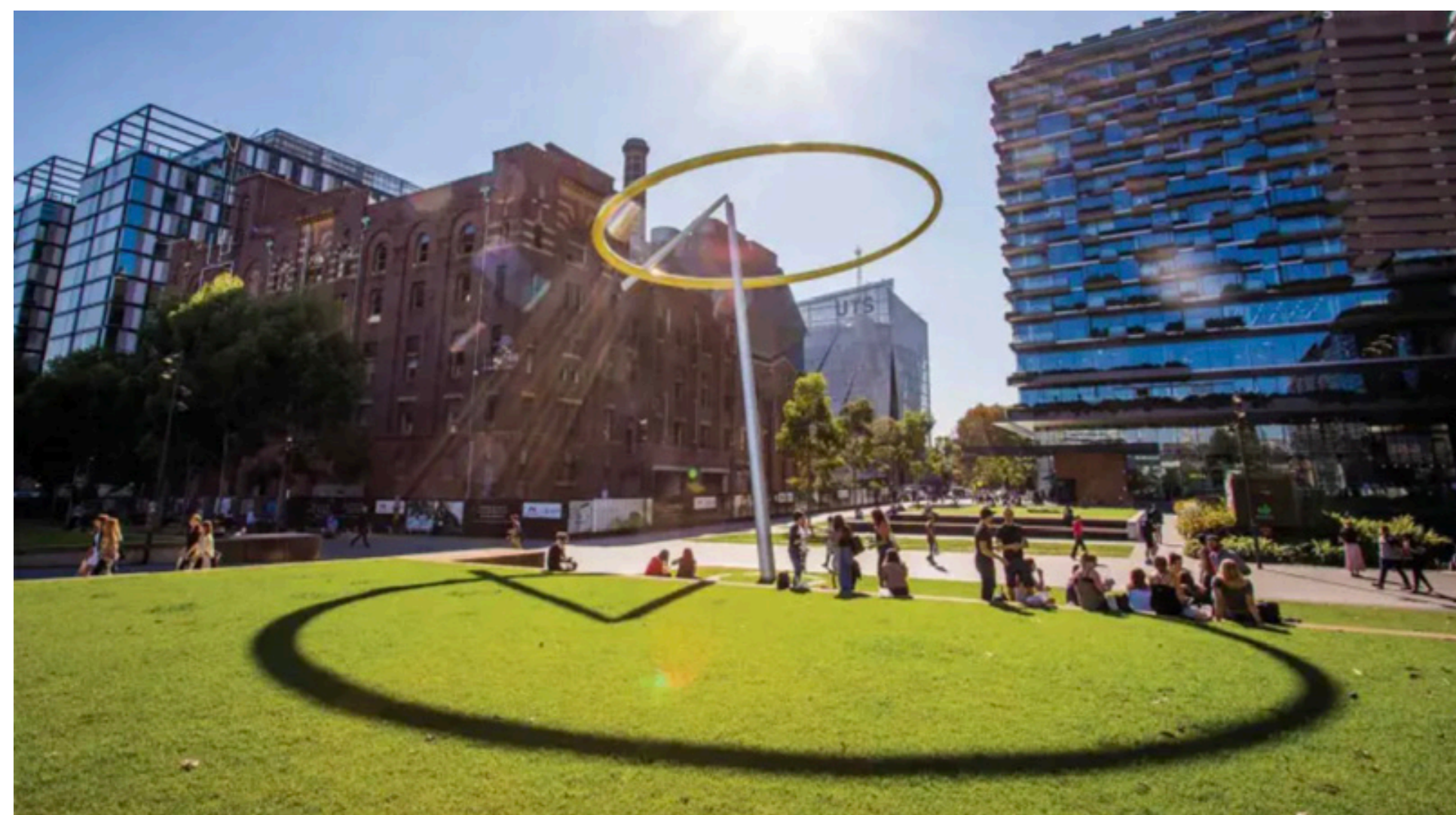
HCCDC QUARRY-SAWN SANDSTONE SEATING



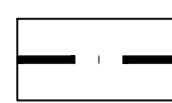

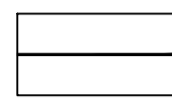
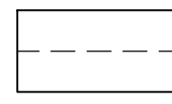
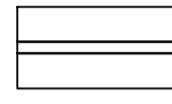
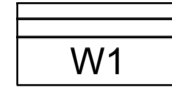

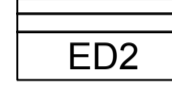

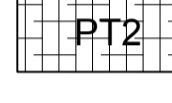
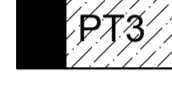
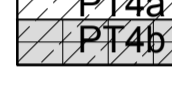
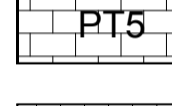
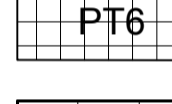
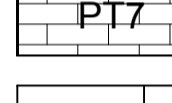
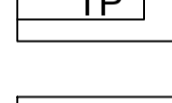
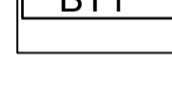



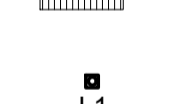
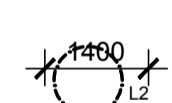
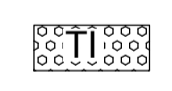

HCCDC YELLOW OXIDE CONCRETE



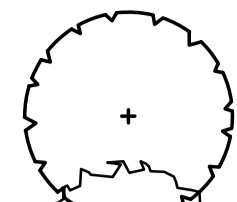
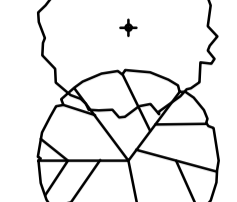
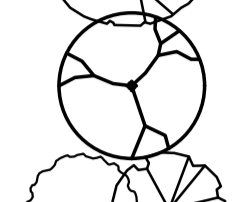
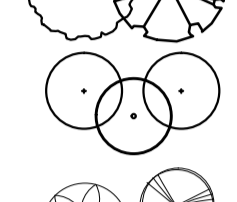
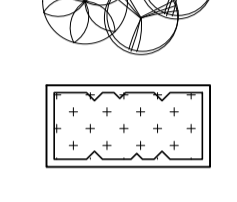
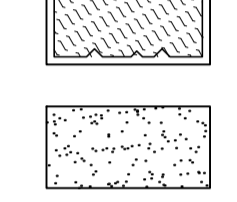
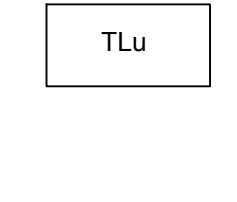




EXISTING SEATING IN COTTAGE CREEK PUBLIC DOMAIN



LEGENDS - HARDWORKS


-  Lot Boundary Line
Refer Details & Schedule
-  Extent of Works Line
-  Building Line
-  Extent of Building Over
-  Kerb
Refer Engineers Detail
-  Wall Type 1
Refer Architects Detail
-  Edge Type 1
Refer Detail & Specification
-  Edge Type 2
Refer Detail & Specification
-  Paving Type 1
Refer Details & Specification
-  Paving Type 2
Refer Details & Specification
-  Paving Type 3
Refer Details & Specification
-  Paving Type 4a/4b
Refer Details & Specification
-  Paving Type 5
Refer Details & Specification
-  Paving Type 6
Refer Architects Drawings
-  Paving Type 7
Refer Details & Specification
-  Tree Pit
Refer Detail & Specification
-  Bench Seat Type 1
Refer Detail & Specification
-  Bike Hoop Rack
Refer Detail & Specification
-  Storm Water Pit
Refer Engineers Drawings
-  Storm Water Line
Refer Engineers Drawings
-  Grated Trench Drain
Refer Engineers Drawings
-  Landscape Lighting
Refer Engineers Drawings
-  Set Out Dimension
-  Tactile Indicators
Refer Architects Specification

LEGENDS - PLANTING

-  Shade/Amenity Trees
Refer Details & Schedule
-  Feature Palms & Tall Trees
Refer Details & Schedule
-  Deciduous Feature Trees
Refer Details & Schedule
-  Tree Ferns
Refer Details & Schedule
-  Tall Screen Shrubs
Refer Details & Schedule
-  Shrub Planting
Refer Details & Schedule
-  Accent Plants
Refer Schedule
-  Mass Planting
Refer Details & Schedule
-  Mass Planting
Refer Details & Schedule
-  Proposed Turf
To Be Retained & Protected
-  Species Key
Refer Schedule

PLANT SCHEDULE

	A	B	C	D	E	F	G	H	I	J
	Species Key	Botanical name	Common name	Mature Height (m)	Mature Spread (m)	Spacings	Pot size	Quantity	Native/ Exotic	Comments
1										
2	Shade/Amenity Trees									
3	Dre	<i>Delonix regia</i>	Poinciana	12	15	As shown	200L	3	N	
4	Aro	<i>Agathus robusta</i>	Kauri Pine	30+	11	As shown	150L	2	N	
5	Bin	<i>Banksia integrifolia</i>	Coast Banksia	12	4	As shown	100L	4	N	FS/PS. Bird Attract. Coastal. Saline
6	Cfe	<i>Caesalpinia ferrea</i>	Leopard Tree	12	10	As shown	100L	2	E	
7	Hti	<i>Hibiscus tiliaceus</i>	Coast Cottonwood	8	4	As shown	150L	25	N	
8	Palm & Tree Planting - Interior Courtyards									
9	Cco	<i>Cyathea cooperi</i>	Australian Tree Fern	5	3	As shown	50L	14	N	
10	Dan	<i>Dicksonia antarctica</i>	Soft Tree Fern	5	3	As shown	50L	10	N	
11	Hfo	<i>Howea forsteriana</i>	Kentia Palm	10	4	As shown	100L	14	N	
12	Lau	<i>Livistona australis</i>	Cabbage Tree Palm	15	4	As shown	100L	12	N	FS/PS. Bush/Coastal.
13	Pal	<i>Plumeria alba</i>	Frangipani	6	6	As shown	100L	2	E	
14	Mass Planted Shrubs + Groundcovers									
15	AAB	<i>Ajuga australis prostrate 'Aussie Bugle'</i>	Bugle	0.3	0.3	6pm2	100mm	283	N	
16	Bru	<i>Bauera rubioides</i>	River Rose	0.5	0.5	4pm2	100mm	81	N	
17	Cal	<i>Correa alba</i>	White Correa	1	1	1pm2	140mm	34	N	
18	Cap	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.3	0.4	3pm2	100mm	55	N	
19	CDB	<i>Correa 'Dusky Bells'</i>	Correa 'Dusky Bells'	1.2	0.3	4pm2	140mm	12	N	
20	Dmi	<i>Dichelachne micrantha</i>	Short Haired Plume Grass	0.75	0.5	8pm2	75mm	458	N	
21	DSF	<i>Dichondra 'Silver Falls'</i>	<i>Dichondra 'Silver Falls'</i>	0.1	0.3	As shown	100mm	31	N	
22	Fno	<i>Ficinia nodosa</i>	Knobby club-rush	0.6	0.6	4pm2	75mm	275	N	Good Filtration Species
23	GCC	<i>Grevillea 'Cherry Cluster'</i>	Grevillea	0.5	0.8	2pm2	100mm	34	N	
24	IYa	<i>Imperata Cylindrica 'Yalba'</i>	Yalba Imperata	0.4	0.5	10pm2	75mm	275	N	Good Filtration Species
25	LJR	<i>Liriope 'Just Right'</i>	<i>Liriope 'Just Right'</i>	0.5	0.5	As shown	100mm	14		
26	LLT	<i>Lomandra 'Lime Tuff'</i>	Lomandra	0.5	0.5	5pm2	75mm	136	N	Good Filtration Species
27	Lte	<i>Lobelia tenuior</i>	Blue wings	0.5	0.5	3pm2	100mm	136	N	
28	Mya	<i>Myoporum parvifolium 'Yareena'</i>	Yareena Creeping Boobialla	0.1	1	2pm2	140mm	3	N	FS/PS. All soil types. Uninvasive.
29	Par	<i>Plectranthus argentatus</i>	Silver Spurflower	0.5	1	As shown	140mm	81	N	
30	PBS	<i>Plectranthus 'Blue Spires'</i>	Spurflower	0.4	0.3	4pm2	100mm	18	N	
31	PKi	<i>Poa poiformis 'Kingsdale'</i>	Coastal Tussock Grass	0.45	0.45	As shown	100mm	52	N	
32	Pni	<i>Plectranthus nitidus</i>	Nightcap Plectranthus	0.5	1	1pm2	140mm	80	N	
33	Sca	<i>Scaevola calendulacea</i>	Coastal Fan Flower	0.2	0.5	4pm2	100mm	24	N	FS/PS. All soil types. Uninvasive.
34	Tba	<i>Thryptomene baeckeacea</i>	Thryptomene	0.5	1	As shown	140mm	6	N	
35	Vhe	<i>Viola hederacea</i>	Native Violet	0.1	0.5	4pm2	100mm	6	N	
36	Accent Shrubs									
37	Aca	<i>Alpinia caerulea</i>	Native Ginger	1.5	1.5	As shown	200mm	37	N	
38	BLP	<i>Baekkea virgata 'La Petite'</i>	Heath Myrtle	0.8	1	As shown	200mm	28	N	
39	Ber	<i>Banksia ericifolia</i>	Heath Banksia	2	1.5	As shown	200mm	17	N	
40	Bob	<i>Banksia oblongifolia</i>	Fern-leaved Banksia	1.5	1	As shown	200mm	12	N	
41	BSS	<i>Boronia 'Seaside Stars'</i>	Boronia	1	0.4	4pm2	200mm	10	N	
42	Cze	<i>Calathea zebrina</i>	Zebra Plant	0.8	0.8	3pm2	200mm	129	E	
43	Dod	<i>Daphne odora</i>	Sweet Daphne	1	1	As shown	200mm	9	E	
44	Han	<i>Hypocalymma angustifolium</i>	White Myrtle	1.2	1.2	As shown	200mm	6	N	
45	Lla	<i>Leptospermum laevigatum</i>	Coastal Tea Tree	3	2	As shown	300mm	6	N	
46	Ferns									
47	Aae	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.15	0.5	4pm2	140mm	162	N	
48	Ani	<i>Asplenium nidus</i>	Bird's Nest Fern	1	0.6	As shown	200mm	49	N	
49	Bca	<i>Blechnum cartilagineum</i>	Gristle fern	1	1	2pm2	140mm	57	N	



Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Section 4.55 (1A) Modification Application

No: SSD 9827 MOD 5 Granted on 15 September 2023

Signed: AW Sheet No: 5 of 5

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ISSUE	DESCRIPTION	DRAWN/CHECK	DATE
E	CONSTRUCTION CERTIFICATE	BS	GO 06.09.2023
D	CONSTRUCTION CERTIFICATE	JL	GO 10.08.2023
C	CONSTRUCTION CERTIFICATE	HL	GO 27.05.2021
B	DRAFT TENDER	HL	GO 20.01.2021
A	ISSUED FOR COORDINATION	HL	GO 27.11.2020

PROJECT		
HORIZON LEE 5 HONEYSUCKLE DR, NEWCASTLE		
CLIENT		
BLOC PTY LTD		
DRAWING NAME		
LEGENDS & SCHEDULES		
DRAWING NUMBER	REVISION	SHEET
L001	E	1 OF 2
PROJECT NUMBER	DRAWN	CHECK
20163	BS	GO
SCALE NA		
CONSTRUCTION CERTIFICATE		