



The design intent is to create a new and vibrant community. The forerunner of a new era of housing and workplace development to the area that offers an alternative lifestyle choice and mix of building typologies grounded in a new contemporary landscape.

This will be achieved by:

- Integrating the site and the new community into its context;
- Creating a new active street edge with good solar access and visibility;
- Achieving strong connectivity with local transport;
- Allowing pedestrian permeability through the site at accessible grades;
- Maintaining and improving upon the existing landscape character along Epping Road;
- Providing housing appropriate to the market and context;
- Providing well designed environmentally suitable housing;
- Supporting the housing with good urban design and high quality landscaped open spaces;
- Providing high quality communal facilities; and
- Enhancing the safety and security of the area.

Macquarie Village with its landmark building at the intersection of Epping and Herring Road will be a defining element of the Macquarie Park Corridor.

B2 OPEN SPACE STRUCTURE

Landscape Design Principles

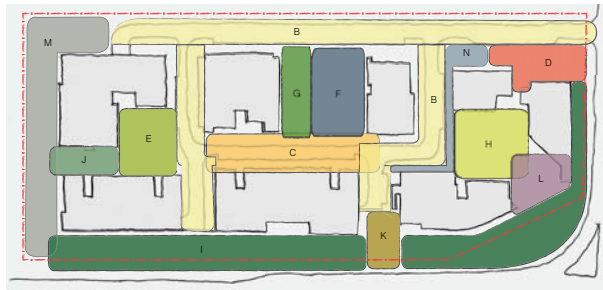


Figure B2.5: Key Spaces Diagram

B	INTERNAL ACCESS ROAD
C	SHARED ZONE
D	ENTRY PLAZA
E	GARDEN OF EARTHLY DELIGHT
F	POOL GARDEN
G	CENTRAL PARK
H	TERRACED SUN GARDEN
I	EPPING ROAD BUFFER GARDEN
J	QUIET GARDEN
K	ENTRY GARDEN
L	PLAY SPACE
M	GARDEN WALK AND BICYCLE PATH
N	STREET PLAZA

Overview

The overall landscape concept for Macquarie Park Village is based upon the following key design principles by:

- recognising and reflecting the importance of the site and it's key location on the corner of Herring and Epping Roads;
- enhance the identity of the site and provide a series of logically well connected landscape spaces;
- providing clearly legible and safe pedestrian connections throughout the development and with the surrounding streets;
- reinforcing the main internal open space spine as the primary structuring device for the development;
- incorporating simple design treatments and a selection of robust landscape materials that minimise maintenance;
- retaining the majority of existing trees particularly along the Epping Road frontage;
- providing a planting palette that provides a distinct landscape character that utilises a combination of native and exotic plant material; and
- incorporating water sensitive urban design initiatives in the streetscape, gardens and other locations where appropriate.

The landscape concept proposes various landscape zones and spaces that will reinforce the character of the site all of which are connected by a well defined pedestrian circulation pattern.

The mixed use development has the opportunity to enhance the urban qualities of the area and to create a place that will be active and vibrant by encouraging interaction and use of the external spaces at all times of the day.

Internal Street and Open Space Network

The road network will provide vehicular access to the site off Herring Road and contain a WSUD components. An east-west open space spine and shared street in the centre of the development acts as the key organising device for the entire site. All buildings, lobbies, gardens and pathways can be identified and accessed from this area.

Village Gardens

The public domain will comprise a number of interconnected spaces. The main communal gardens – The Terraced Sun Garden, Central Park, Pool Garden and Garden of Earthly Delights, are communal garden spaces for people to sit, relax and enjoy. Each area has a different character and function, expressed through the diversity of scale, forms and planting. The transitional spaces between these elements allow people to access the building lobbies and provide cross connections through the site. The shareway acts as a linear connector between the other communal spaces.

The majority of the landscape will be created over carpark structure with the exception being the proposed northern road, garden walk and bicycle path and and buffer planting along Epping and Herring Roads.

OPEN SPACE STRUCTURE B2

Landscape Concept Plan



Figure no: Landscape Masterplan

B2 OPEN SPACE STRUCTURE

Private and Communal Domain

Internal Access Road

The two internal access roads act as primary vehicular & pedestrian connections between the east-west road and the carpark and lobby entries for the buildings. These two streets directly interface with two main landscaped gardens as well as with the internal shared street.



Figure no: Detail Plan of Internal Road



Figure no: Detail Section of Internal Road

Components:

- on street parking
- street tree planting
- lighting
- wayfinding
- signage
- bike racks



Figure no: Precedent images

OPEN SPACE STRUCTURE B2

Private and Communal Domain

Central Park and Shared Zone

The shared zone provides an internal east-west connection for pedestrians and vehicles and also provides on grade car parking for residents and visitors. All of the main landscape spaces and buildings are directly visible and accessible from the shared zone, with much of the pedestrian path network linking directly to it. The space incorporates a shady avenue of large street tree planting and WSUD tree pits. The street treatment designates it as a pedestrian priority zone. The ground plane will be textured using different aggregates and finishes of concrete in a sophisticated pattern to provide a human scale and 'calm' traffic. The large avenue planting will help to reduce the scale of the buildings and create an intimate transitional space for pedestrian connection across site.



Figure no: Detail Plan of Shared Zone



Figure no: Detail Section of Shared Zone

Components:

- special paving
- identity + entry
- on street parking
- bike racks
- lighting
- seating
- signage
- wayfinding

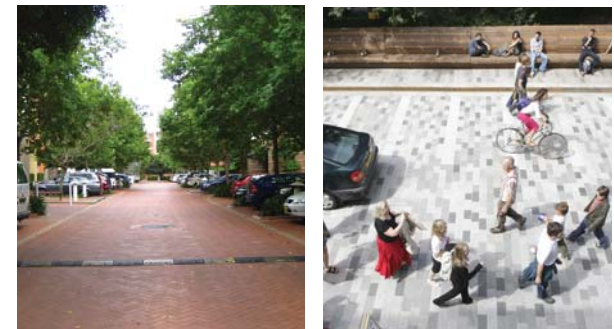


Figure no: Precedent images

B2 OPEN SPACE STRUCTURE

Private and Communal Domain - Key Spaces



Figure no: Detail Plan of Garden of Earthly Delight



Figure no: Detail Section of Garden of Earthly Delight

Components:

- shade
- seating + tables
- outdoor rooms
- lush planting
- flowers + foliage
- scents + colour

Gardens of Earthly Delight

This garden has been designed to incorporate a series of intimate function-specific spaces within the context of the larger shared garden as well as being an interesting space to be viewed from above. It has an informal pathway providing residents with at grade access to the various building lobbies.

Undulating topography and planting define small, domestic scale garden rooms that are enclosed and sheltered. These gardens contain elements including seats and tables as well as timber structures that provide visual and audible privacy to the apartments above. Several 'rooms' are proposed with specific functions including: the 'Dinner Garden'; 'The Lounge'; and 'The DayBed'. Each are intended as private social spaces to be activated throughout the day as well as the early evening.



Figure no: Precedent images

Private and Communal Domain - Key Spaces



Figure no: Detail Plan of Pool garden

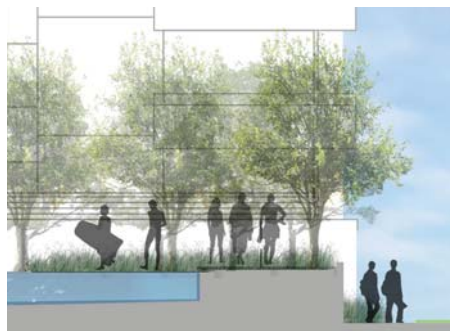


Figure no: Detail Section of Pool garden

Components:

- large open lawn area
- lawn terraces
- custom furniture
- 20 metre pool
- pergola shelter
- seating
- lush planting
- lighting

Central Park and Pool Garden

Central Park forms the main open space area within the development with a large open lawn area flanked on either side by rows of trees and mass planting. There are also sun drenched north facing lawn terraces and the park contains custom designed furniture elements. The pool garden provides opportunities for social interaction for all residents. It is a place to swim, soak up the sun or just relax and read a book.

The layered vegetation, with rich planting along the pool edge, provides a buffer to the buildings. There is a large canopy structure and custom designed seating providing visual privacy from the apartments above.

The lush character is continued with textured ground surfaces and strappy understory planting. The pool garden, and pool itself, will be fully accessible with an equal access ramp.

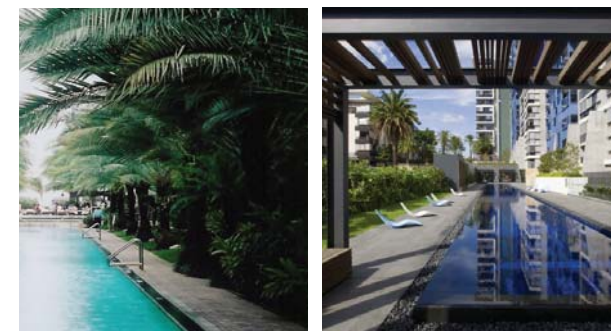


Figure B2.24: Precedent images

OPEN SPACE STRUCTURE

B2

Private and Communal Domain - Key Spaces

Epping Road Buffer

The buffer planting incorporates much of the existing trees and vegetation already existing on the southern edge of the site. In addition to the existing vegetation dense, infill planting of *Syncarpia glomulifera* (Turpentine) and other native forest species such as *Angophora costata* (Sydney Red Gum) will help mitigate the visual bulk of the buildings from Epping Road.



Figure no: Detail Plan of Buffer



Components:

- buffer planting between private gardens + Epping Road
- existing vegetation
- layered vegetation density + height
- dense screen planting
- colour + texture

Figure no: Detail Section of Buffer

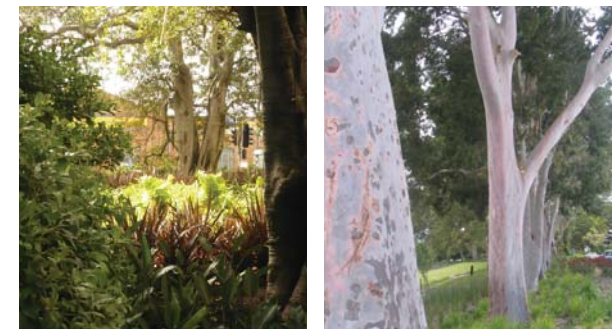


Figure no: Precedent images

OPEN SPACE STRUCTURE B2

Private and Communal Domain; Key Spaces

Entry Garden

This area provides the main pedestrian entry to the development from Epping Road. It is ideally located adjacent the existing bus stop on Epping Road and the change in level between the existing road level and the new internal street and footpaths will be via both stair and a publically accessible lift.

The planting will be lush with an emphasis on combining species with differing form and texture, flower and scent and layering for density and height.



Figure no: Detail Plan of Entry Garden



Figure no: Detail Section of Entry Garden

Components:

- stair + lift connections to Epping Road + public transport
- buffer + transition zone between private gardens + Epping Road
- dense screen planting

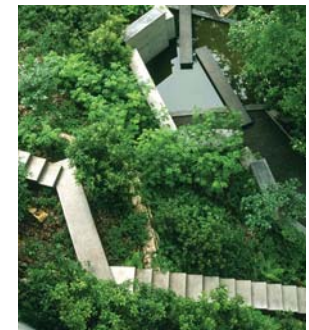


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