

# LANDSCAPE CONCEPT DRAWINGS & DESIGN STATEMENT

CONTENTS

- DA01 - Cover Page
- DA02 - Ground Floor Public Domain
- DA03 - L1 Private + Communal Courtyards
- DA04 - L2 Communal Courtyard
- DA05 - Sections
- DA06 - Planting Strategy

Landscape Design Principles:

Reinforce connections to the Kirrawee Village + Kirrawee Train Station

- Provide a clear and accessible route along Flora St from the development site to Kirrawee Village and to Kirrawee Train Station (4min walk)

Protect the ecologically significant Flora/ Fauna

- Protect the sites' important ecological role within the region
- Retain the existing significant vegetation where possible (SW corner of site)
- Provide minimum 40 x 20m water body as required by the current approval

Respond to the site's history

- Provide reference to the sites' former use as a brick pit and its ecological significance through interpretation within the public domain

Provide an active and vibrant public domain

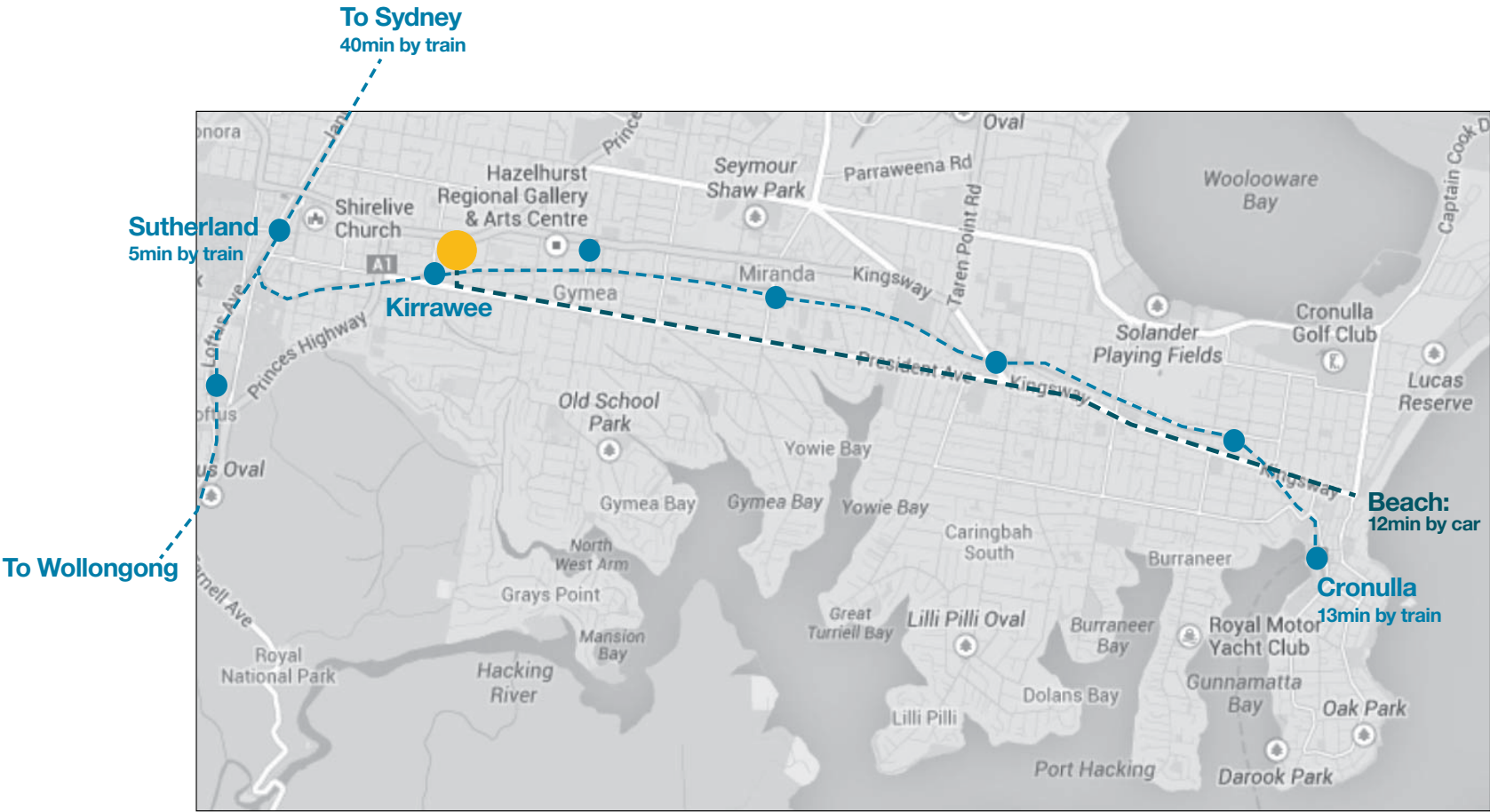
- Encourage spill-out into the public domain from active retail spaces
- Provide opportunity for variety of users to engage in the public domain

Provide a high quality and comfortable environment for pedestrians

- Upgrade streets to provide comfortable and accessible pedestrian paths, with shade and buffer planting from the street
- Provide internal streets and lanes as public mid-block connections

Provide a high quality landscape for residents

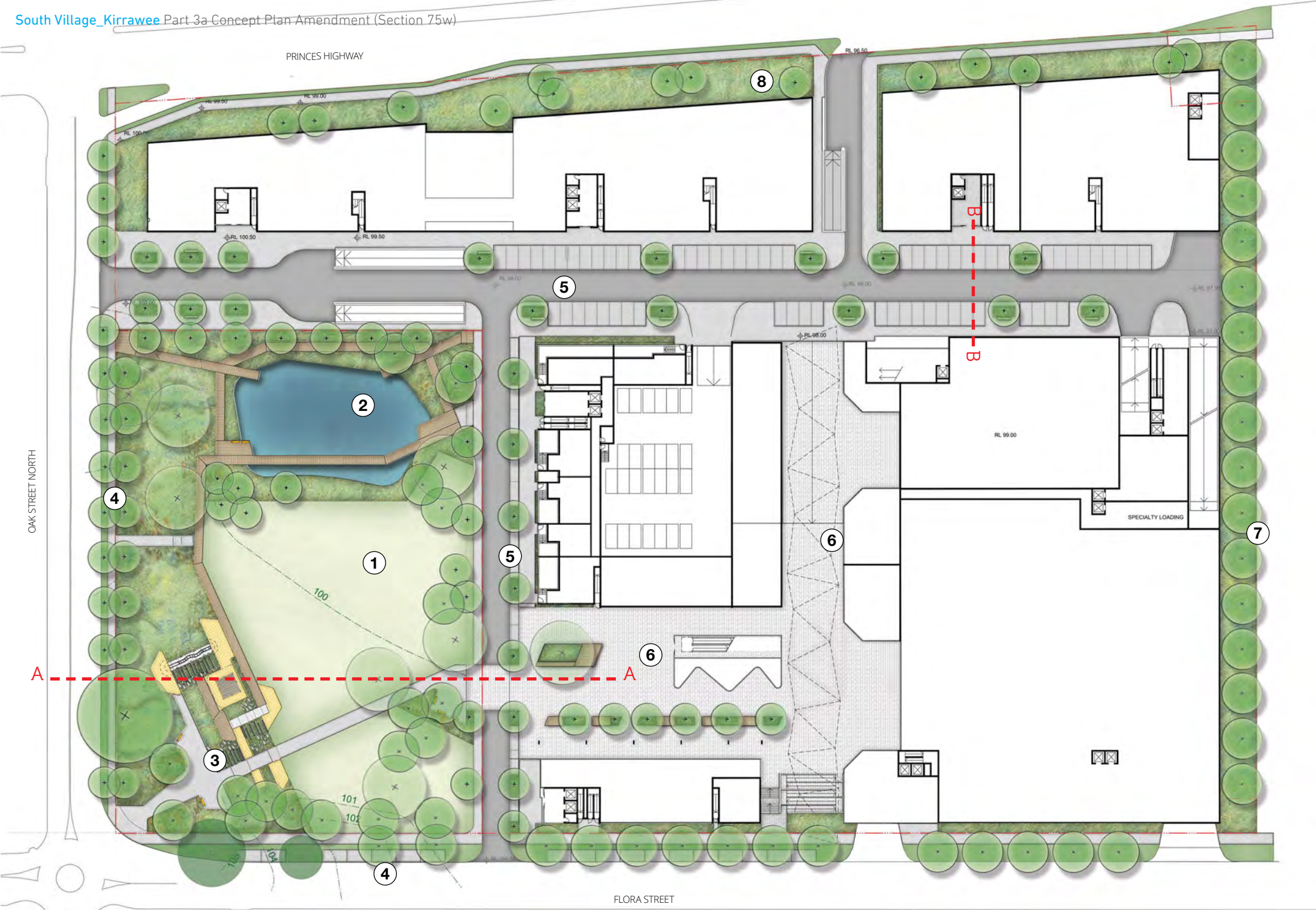
- Provide communal courtyards that allow a range of different uses
- Ensure adequate screen planting to private terraces



Location and connections







KEY

- 1 New public park 9000m2.**
  - Regrade to RL 100.
  - Open turf area located to capture northern sun aspect.
  - Native trees (Angophora and Eucalyptus species) and native understory planting.
- 2 Water body 40 x 30m.**
  - Perimeter raised deck and native grass planting.
- 3 New playground.**
  - Located to be visually connected to the streets and the plaza.
  - Play elements incorporated into the graded bank.
  - New pedestrian link from plaza to the corner of Flora St and Oak Rd.
- 4 Upgraded Streets:**
  - New insitu concrete footpath with new turf/ planted verge.
  - Tree Planting (Eucalyptus Sp. + Cupaniopsis anarcardioides).
  - New on street car parking to Flora St
- 5 Internal Streets.**
  - Asphalt roadway with concrete unit paved footpaths and parking bays
  - Tree planting in raised beds 600mm high (+ 600mm setdown), with incorporated seat.
- 6 New plaza and pedestrian lane.**
  - Concrete unit paved surface.
  - Linear furniture/ planter elements.
  - Potential for 'brickworks' interpretation to be incorporated through pavement inlay
- 7 Mass planted setback.**
  - Native palette of trees, shrubs and understory.
- 8 Planted setback.**
  - Low understory planting
  - Upright formed trees to provide visual connection to showrooms.

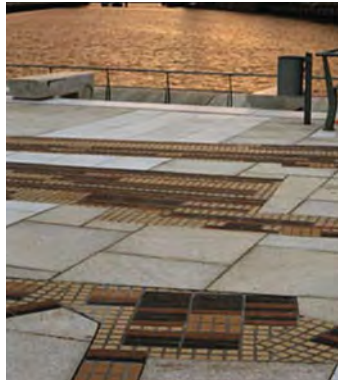
Precedent Images - Play



- Park



- Plaza



# Kirrawee Brick Pit, Kirrawee

ASPECT Studios™

Client: South Village Pty Ltd  
Architect: Turner

Drawn: TH  
Checked: NB

Scale: 1:1000 @A3/ 1:500 @ A1  
Date: November 2013

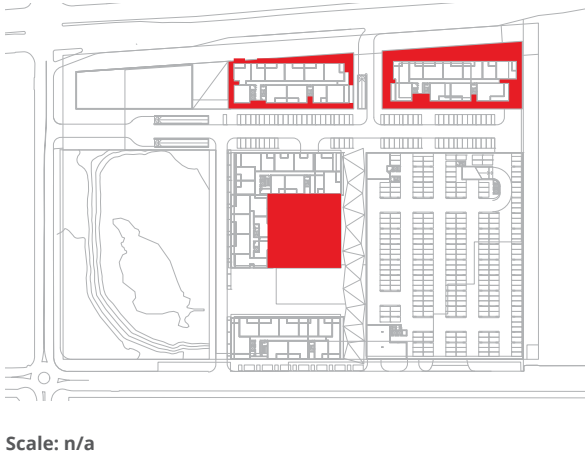
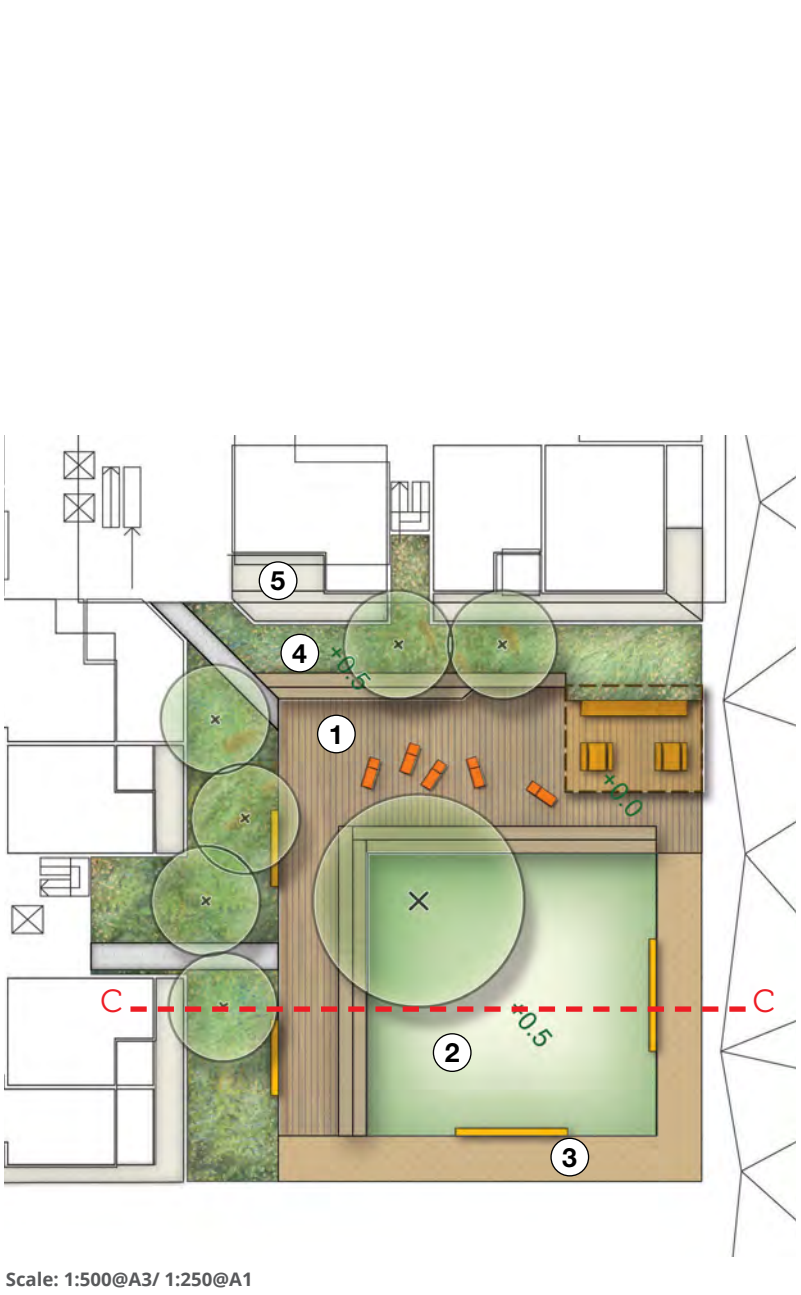
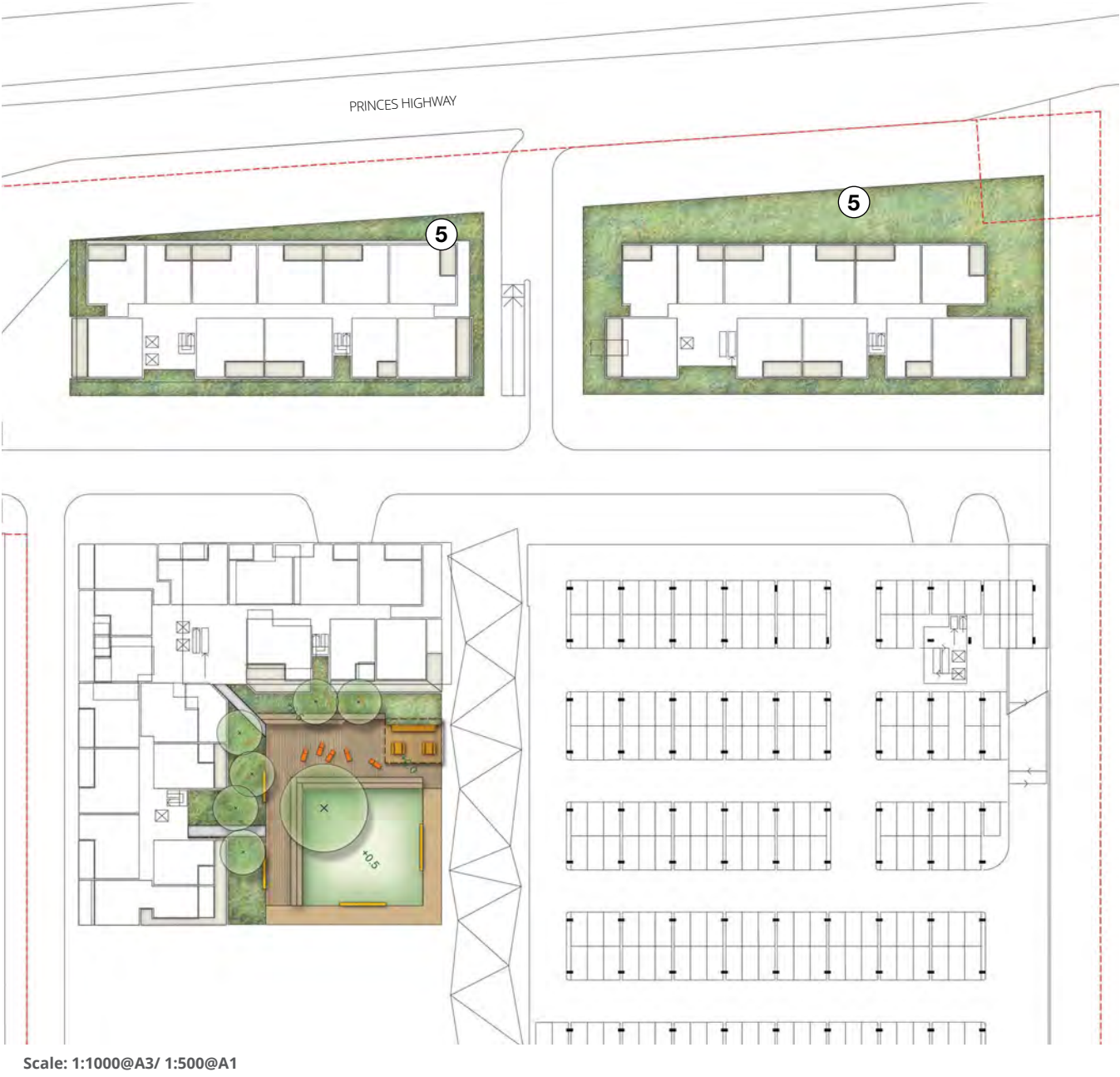
Landscape DA\_Ground Floor Public Domain

0 10 20 30 40m



Dwg no. : 13066-DA02  
Rev: C





KEY

- 1 Timber sun deck**
  - Flush with path (500mm setdown in slab)
  - Lounges and seating edges to deck and planters
  - BBQ area with shade canopy
- 2 Raised turf area**
  - Located to capture northern sun
  - Raised seating edge- views to plaza
- 3 Perimeter setback**
  - Gravel edge to courtyard perimeter
  - Glass balustrade allows views to Plaza
- 4 Perimeter planting**
  - 500-1000mm soil depth
  - Mix of natives and exotics
  - Small trees, shrubs and low understory screen planting to apartments
- 5 Private courtyards**
  - Courtyards with screen planting

Precedent Images - sun decks



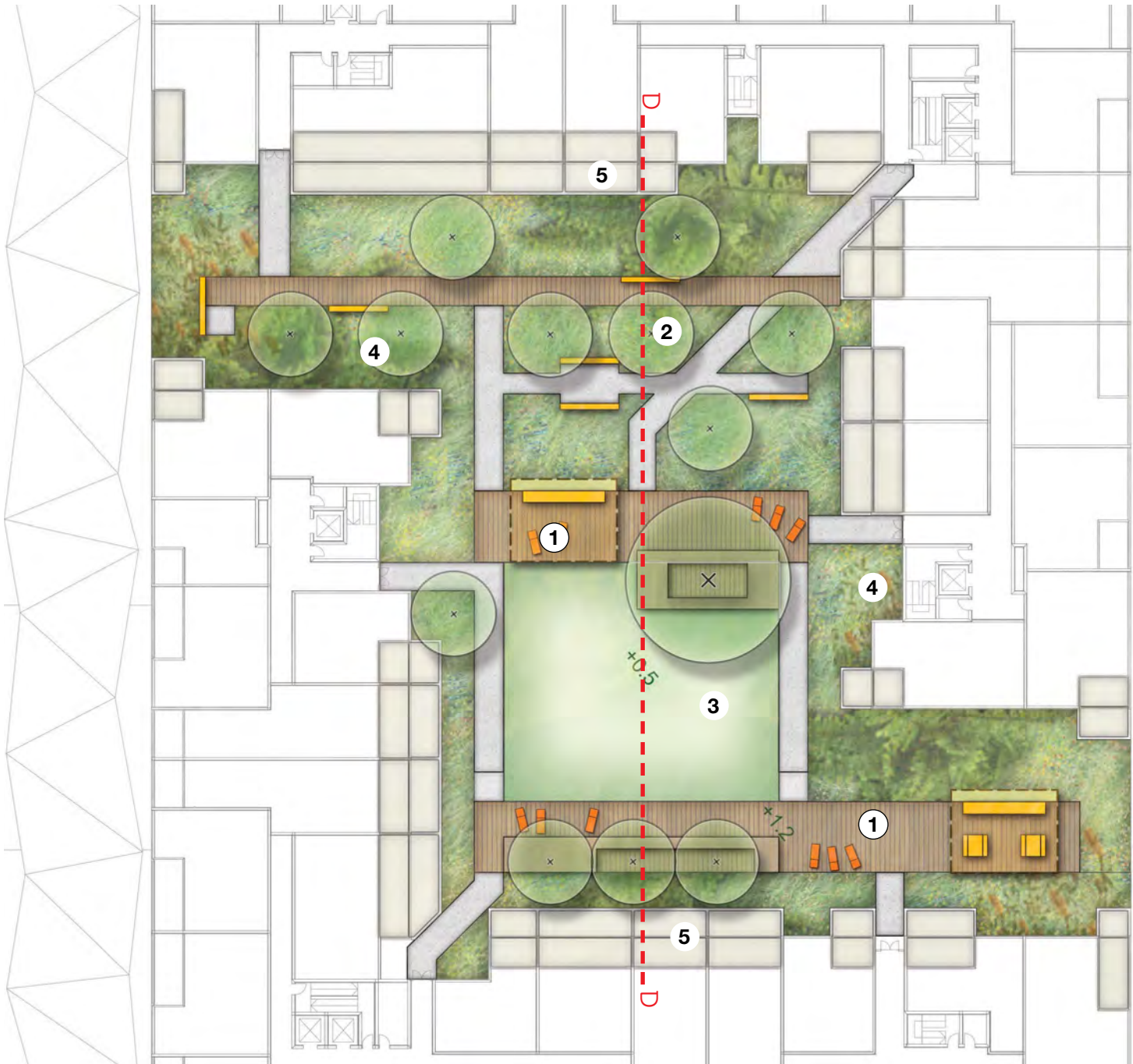
- Garden/ screen planting



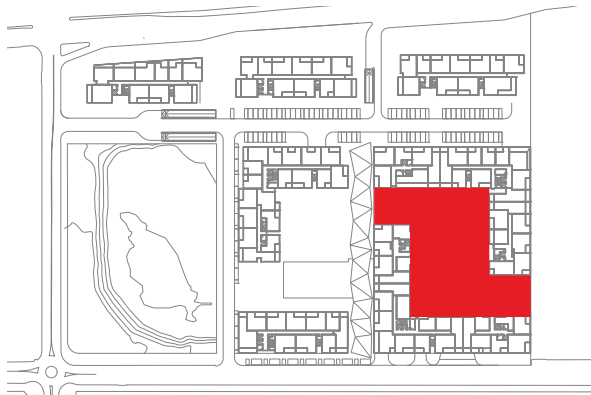
Kirrawee Brick Pit, Kirrawee

ASPECT Studios™





Scale: 1:500@A3/ 1:250@A1



Scale: n/a

- KEY**
- 1 Timber sun decks**
    - Flush with path; stepping up to form seating edges
    - Lounges and seating edges to deck and planters
    - BBQ areas with shade canopy
  - 2 Garden zone**
    - Path network through lush, mass planting
    - Small seating and gathering 'nooks'
    - Shade tolerant, rainforest planting
  - 3 Raised turf area**
    - Located to capture northern sun
  - 4 Perimeter planting**
    - Mix of natives and exotics
    - Small trees, shrubs and low understory screen planting to apartments
  - 5 Private courtyards**
    - Courtyards with screening to communal areas

Precedent Images - sun decks



- Garden/ screen planting



# Kirrawee Brick Pit, Kirrawee

ASPECT Studios™

Client: South Village Pty Ltd  
Architect: Turner

Drawn: TH  
Checked: NB

Scale: 1: 500 @ A3/ 1:250 @ A1  
Date: November 2013

0 5 10 15 20m



Dwg no.: 13066-DA04  
Rev: C

Landscape DA\_L2 Communal Courtyards

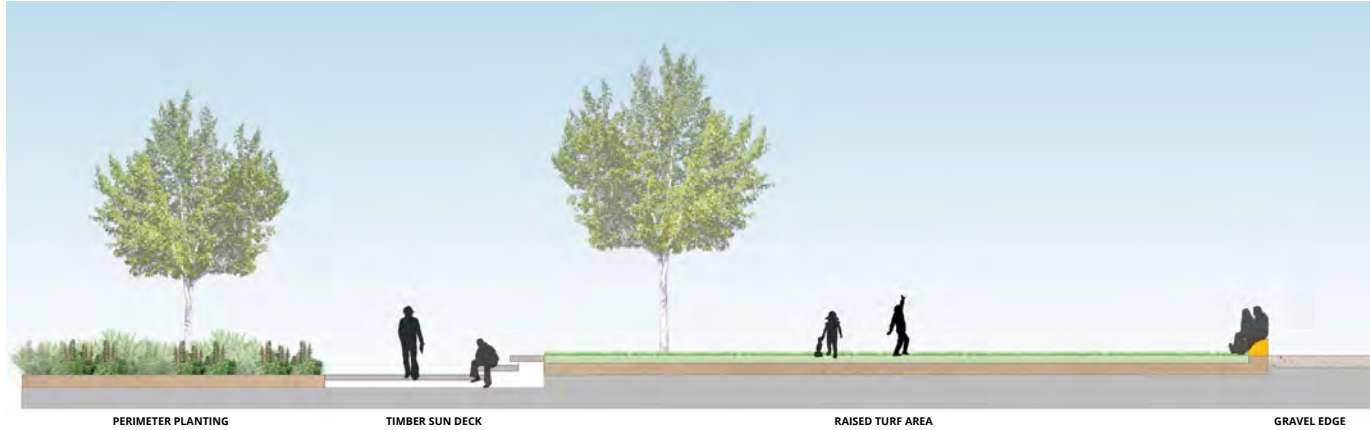




Section A 1:200



Section B 1:100



Section C 1:100



Section D 1:100



Public Park and Streets:

Botanic Name	Common Name	Native/ Exotic	Estimated Pot Size	Spacing
Trees				
<i>Angophora costata</i>	Smooth Barked Apple			
<i>Eucalyptus punctata</i>	Grey Gum			
<i>Eucalyptus haemastoma</i>	Scribbly Gum			
<i>Waterhousia floribunda</i>	Weeping Lily Pilly			
<i>Tristaniopsis laurina</i>	Water Gum			
<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark			
<i>Banksia integrifolia</i>	Coast Banksia			
Low Shrubs, Groundcovers and Climbers				
<i>Lomandra longifolia</i>	Mat Rush			
<i>Boronia ledifolia</i>	Sydney Boronia			
<i>Correa alba</i>	Coast Correa			
<i>Clematis aristata</i>	Old Man's Beard			
<i>Dillwynia floribunda</i>	Eggs and Bacon			
<i>Hibbertia scandens</i>	Snake Vine			
<i>Ricinocarpos pinifolius</i>	Wedding Bush			
<i>Blandfordia nobilis</i>	Christmas Bells			
<i>Carex appressa</i>	Tall Sedge			
<i>Dianella caerulea</i>	Blue Flax Lily			
<i>Juncus continuus</i>	Rush			
<i>Doryanthes excelsa</i>	Gymea Lily			
<i>Banksia ericifolia</i>	Heath Banksia			



Internal Streets and Plaza Planting

Botanic Name	Common Name	Native/ Exotic	Estimated Pot Size	Spacing
Trees				
<i>Cupaniopsis anacardioides</i>	Tuckeroo			
<i>Elaeocarpus reticulatus</i>	Blueberry Ash			
<i>Waterhousia floribunda</i>	Weeping Lily Pilly			
<i>Melia azedarach</i>	White Cedar	Native		
Low Shrubs, Groundcovers				
<i>Viola hederacea</i>	Native Violet	Native	200mm	300mm
<i>Blechnum cartilagineum</i>	Gristle Fern	Native	25L	400mm
<i>Arthropodium cirratum</i>	Renga Renga Lily	Exotic	25L	500mm
<i>Arthropodium cirratum</i>	Snake Vine	Native		
<i>Viburnum odoritissium</i>	Sweet Viburnum	Exotic	45L	500mm
<i>Dietes Robinsoniana</i>	Wedding Lily	Exotic		
<i>Westringia fruticosa</i>	Coast Rosemary	Native		
<i>Scaevalea cvs</i>	Fan Flower	Native		
<i>Acanthus mollis</i>	Oyster Plant	Exotic		
<i>Dianella caerulea</i>	Blue Flax Lily			
<i>Boronia ledifolia</i>	Sydney Boronia			
<i>Hibbertia scandens</i>	Guinea Flower			



Private courtyards:

Botanic Name	Common Name	Native/ Exotic	Estimated Pot Size	Spacing
Trees/ Tree ferns				
<i>Lagerstroemia indica 'Natchez'</i>	White Crepe Myrtle	Exotic		
<i>Banksia integrifolia</i>	Coast Banksia			
<i>Backhousia myrtifolia</i>	Cinnamon Myrtle	Native		
<i>Glochidion ferdinandii</i>	Cheese Tree	Native		
<i>Waterhousia floribunda</i>	Weeping Lily Pilly	Native		
<i>Dicksonia antarctica</i>	Soft Tree Fern			
<i>Cyathea australis</i>	Rough Tree Fern			
Low Shrubs, Groundcovers and Climbers				
<i>Philodendron 'Xanadu'</i>	Xanadu	Exotic	25L	500mm
<i>Ajuga reptans 'Caitlans Giant'</i>	Bugleweed	Exotic	200mm	300mm
<i>Viola hederacea</i>	Native Violet	Native	200mm	300mm
<i>Iris x germanica</i>	Bearded Iris	Exotic	200mm	300mm
<i>Asplenium australasicum</i>	Birds Nest Fern			
<i>Blechnum nudum</i>	Fishbone water fern			
<i>Hymenocallis speciosa</i>				
<i>Hardenbergia violacea</i>				
<i>Correa alba</i>	Coast Correa			
<i>Acanthus mollis</i>	Oyster Plant			
<i>Alpinia caerulea</i>	Native Ginger			
<i>Helichrysum petiolare</i>	Licorice Plant			
<i>Raphiolepis indica</i>	Indian Hawthorn			



Screening to adjacent properties:

Botanic Name	Common Name	Native/ Exotic	Estimated Pot Size	Spacing
Trees				
<i>Glochidion ferdinandii</i>	Cheese Tree	Native	300mm	1000mm
<i>Hymenosporum flavum</i>	Native Frangipana	Native		
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	Native		
Low Shrubs, Groundcovers and Climbers				
<i>Hibbertia scandens</i>	Snake Vine	Native	25L	500mm
<i>Blechnum nudum</i>	Fishbone water fern	Exotic	200mm	300mm
<i>Viola hederacea</i>	Native Violet	Native	200mm	300mm
<i>Dianella caerulea</i>	Lovers Twine	Exotic	200mm	300mm
<i>Hardenbergia violacea</i>				



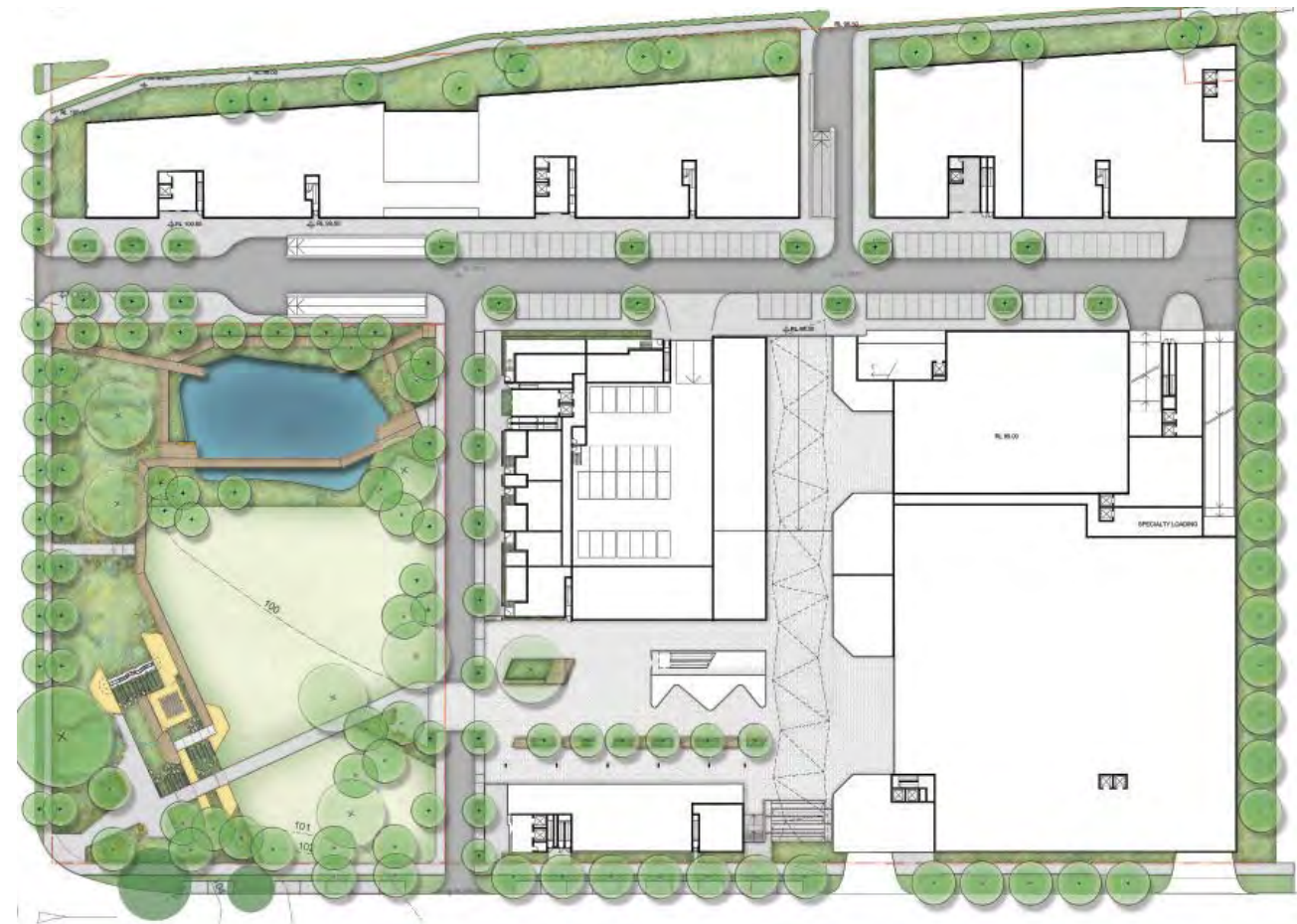


# Kirrawee Brickpit, Kirrawee

## DA Landscape Statement

13066

South Village Pty Ltd  
November 2013  
[Revision A]



Ground Floor Public Domain Landscape DA Plan

Landscape Statement

### Landscape Overview and Context

**This statement should be read in conjunction with ASPECT Studios Landscape Development Application drawings 13066\_DA01-DA06, dated November 2013.**

ASPECT Studios were commissioned by South Village Pty Ltd to prepare a landscape master plan concept, for Section 75W submission for the proposed mixed-use development at Kirrawee Brickpit, Kirrawee. The architectural scheme is being carried out by Turner Architects - please refer to the architectural DA drawings for further information regarding the proposed development.

The site is located within the 'Kirrawee Village' precinct, north of Kirrawee Train Station. It is bordered on three sides by existing roads; the Princes Hwy to the north, Oak Rd to the west, and Flora St to the south. The eastern boundary fronts an existing industrial area.

The site's previous use as a brick pit has left it with a highly modified landscape, shaped by extraction. As a result, a large body of water spans much of the site.

Since cessation of brick pit activities, the site has become an environmental haven, and now supports a significant stand of trees to the South-Western corner of the site. The trees and water body are detailed in the current approval.

#### Design Principles

The proposed public and private domain areas within the Kirrawee

Brickpit redevelopment site have been designed with regard to the general design principles listed below:

- The provision of high quality land active public domain that allow for a variety of uses and user groups
- A public domain scheme that reinforces clear and accessible connections to the Kirrawee Village + Kirrawee Train Station
- Protection of the site's unique environmental role; retention of significant trees and provision of a minimum 40m x 20m required by the current approval
- The provision of a design that refers to the sites' former use as a brick pit and current environmental role through interpretation within the public domain
- Provision of a high quality and comfortable streetscape which encourages safe and legible movement to and from, and within, the site
- Provision of comfort for residents through considered private and communal landscape spaces.
- Increase biodiversity and environmental protection through plant species choice and hard materials
- Where appropriate plant species be selected using providence stock which are indigenous to the local area and genetically compatible with local remnant species
- Low water consumption planting
- High quality, low maintenance, robust streetscape materials
- Ensure that the public domain has been designed with regard to crime prevention through its design (consideration of CPTED principles)



Design Statement

The landscape areas include;

- Public Park- including water body and play space
- Streetscape upgrades- To Princes Hwy, Oak Rd and Flora St
- New internal Streets- publicly accessible but within the site area
- Public Plaza and pedestrian lane- a largely undercover space provided for retail spill-out
- Buffer planting zone- to the eastern boundary
- Communal courtyards- on Level 1 and Level 2 of the residential development
- Private courtyards- to the ground/ podium level apartments

Streetscape upgrades

The proposed upgrades to the public streets bordering the development site have been designed to lend a strong character to the precinct and to enable equal and amenable access of pedestrians, cyclists and vehicles. Large canopied native trees and under story planting/ turf verge will form an important role in giving the site the character of an open, green and connected development. Additional street parking is provided along Flora Street.

New insitu concrete footpaths are wide enough (minimum 2m width) to comfortably convey pedestrians and maintain clear sight lines along the streetscapes. Mature trees (refer plant schedule for species options) are proposed to supplement existing trees and form a strong character for the development. The street tree species will reflect the surrounding character of the area, reinforcing the development's connection to its surrounds.

Upgrades along the Princes Highway will include high canopied street tree planting and a deep setback of low under story planting. (Refer plant schedule for species options). This will allow for visual permeability to show rooms, whilst maintaining a green buffer to development.

New internal streets

The new internal streets act as important mid-block connectors for pedestrians, residents and visitors alike. As publicly accessible roads, they encourage permeability throughout the development. They also provide access for delivery to retail and driveway access to residential parking.

As such they have been designed to ensure that pedestrian safety is a priority over vehicular (particularly delivery truck) use. Paved footpaths have been maximised in width, and paved thresholds across carriageways priorities the pedestrian over vehicular movement.

The large tree planters (5 x 2.5m) will encourage street trees to achieve optimum health, vigor and girth. The street trees selected for the internal streets are a selection of medium scaled native species that respond well to the site conditions and are appropriately scaled in relation to the street arrangement.

Public Park

The design of the new public park allows for both active and passive recreation, maintains a body of water for fauna habitat, and caters for a wide range of user groups.

The park is intended to be used not only by new residents of the adjacent residential development, but also the wider community. Given it is the only public park proposed within the Kirrawee Village,

and it's proximity to the Kirrawee Train Station and the Primary School, we would anticipate visitation to be high, and by a varied mix of users.

The design of the park seeks to marry these roles; maintaining habitat and significant ecological features, whilst catering for active and passive public use.

All significant trees are to be retained and protected where possible along the west and southern corner of the park. A small number of trees are proposed for removal where park levels are to be raised (to approx. RL 100) to provide a good connection to the internal streets and plaza. New trees are to be provided well in excess of those removed, and the species selection will build on the existing character of the landscape.

A body of water, 40m x 20m min, is provided to the northern end of the park as required by the current consent . This body of water will be set within aquatic planting, and a boardwalk installed to encourage passive ways for visitors to interact with the water. This boardwalk also has the opportunity to appeal to local school groups to access information about the area's natural ecology through a series of interpretive and informative signs.

Pedestrian movement is encouraged into the park via a series of strong links. A new path from the south-west corner to the plaza provides a direct link from the station/ village to the commercial development site. This path will require stair access to manage the steep grades from the street level (RL 105) to the park (RL 100). Alternatively, a clear and accessible link is made along Flora Street.

A new child's playground is proposed in the southwest corner of the site to the base of, and somewhat integrated into, the bank. The steep bank acts as a buffer of the play space to the street and vehicular movements. There is also a good visual surveillance in the south west corner over the play space. It is anticipated that this play space be a more wild play zone, utilizing the existing site features and building on the 'wild' character of the site. Play equipment will be chosen to maximize carer and child engagement and play types (dynamic play, explorative play, water play and imaginative play). The existing trees would be maintained where possible, but ensuring visual permeability from the corner of Flora/ Oak Streets and the Plaza is a key design move.

A wide open turf area for active play (ball games etc) is the heart of the park, located to the south to capture the best solar aspect. Shade trees will dot the edges. New seating/ BBQ areas would be integrated into the perimeter of the open turf area, and at logical intervals in the play space and adjacent the water body.

Public Plaza and pedestrian lane

The public plaza and pedestrian retail lane are defined with high quality and robust public domain materials, which create a clear address to the buildings. A high quality unit paver is used throughout, for a seamless and unified finish. Bricks found on site may be integrated into the ground surface or seating elements to reflect on the site's previous history as a brick pit. Linear elements containing bench seating, bike racks and planting will also feature through the plaza which will help in creating a comfortable and people focused address to the development.

Vegetated buffer planting

A continuous vegetated buffer, consisting of small native trees and

Design Statement

mass understory planting, is to be established along the eastern edge of the development to screen the development site to the neighboring industrial site.

Communal courtyards (residential)

The residential courtyards on Levels 1 and 2 are situated over a basement podium. A 500mm set down in the slab level, coupled with mounding and raised soil volumes, a minimum soil depth of 500mm for turf and low mass understory areas, and minimum 1000mm for shrubs and small trees is provided (refer plant schedule). Access to these spaces will generally be via the residential lobbies.

The courtyards are intended to provide seating and passive recreation opportunities for residents. Wide open areas of turf, within timber 'sun deck' zones provide a range of spaces for individuals to rest and lounge. Covered BBQ areas and small garden rooms allow small groups to gather. Vegetated screening the rear of the communal spaces ensures adequate privacy to the private residential terraces.

The plant selection is a mix of natives and exotics appropriate for the site conditions and scale of the courtyards. A lush, shade tolerant mix of largely Australian rainforest natives is proposed where buildings overshadow the courtyards (northern edges). The garden areas and screening zones have a mix of natives, with exotics supplementing the palette to create textural and colour contrast. Small trees are selected to provide screening or for shade. The majority are native specimens, with some exotic deciduous species nominated to ensure solar access during winter months.

Private courtyards (residential)

Residential apartments on the podium levels are provided with a terrace and perimeter screen planting. The species list has been selected to ensure that visual privacy is maintained, whilst allowing light to reach the terrace.

Crime Prevention through Environmental Design (CPTED)

The public domain areas have been designed with regard to the following principles, which intend to minimise the opportunity for crime:

Surveillance

- The public domain is surveyed by buildings on all sides.

- Ground floor residences will be set above the adjacent streetscape level, allowing surveillance and easy connectivity from private terraces into the public domain whilst ensuring that all streets have active frontages and eyes on the street.

- Ground floor residences adjacent to parkland have been designed to have direct and convenient access to the park, with living spaces designed to overlook the parkland.

- Tree and understory planting proposed on streets is provided to ensure visual sight lines are maintained. Trees are high canopied trees, and understory planting is proposed at max. 600mm high.

- The raised planters in the internal streets are max. 600mm high, and set back from the street edge to ensure adequate sight lines are maintained.

Access Control

- The new public domain areas are designed to attract users of all ages.

- The only private domain areas proposed are within the building lots. The private domain is clearly delineated and separated by fences and controlled access points from the public domain.

Territorial reinforcement

- The proposed public open space has been designed to be clearly and openly connected to all surrounding areas with uses designed to attract regional and local users of all ages and backgrounds

- It is envisaged that the parkland will be used by all residents of the surrounding suburbs, not only the new residents of the development.

Space management

The public domain areas have been designed with regard to their ongoing maintenance and will utilise robust materials to enable an ongoing high quality level of presentation.

Interpretation and Public Art Strategies

The site has a rich natural and industrial history that will be recognised through proposed interpretation and public art strategies.

The public park and water body offer opportunities for artworks and ecological interpretation works highlighting the site's unique urban ecology.

The site's previous use as a brickworks could be interpreted through pavement or public seating inlays utilizing and re-using bricks found on site.

Accessibility in the Public Domain

In establishing the proposed levels for the site, equal access has been a key criteria. All new street footways have been designed to be at accessible grades.