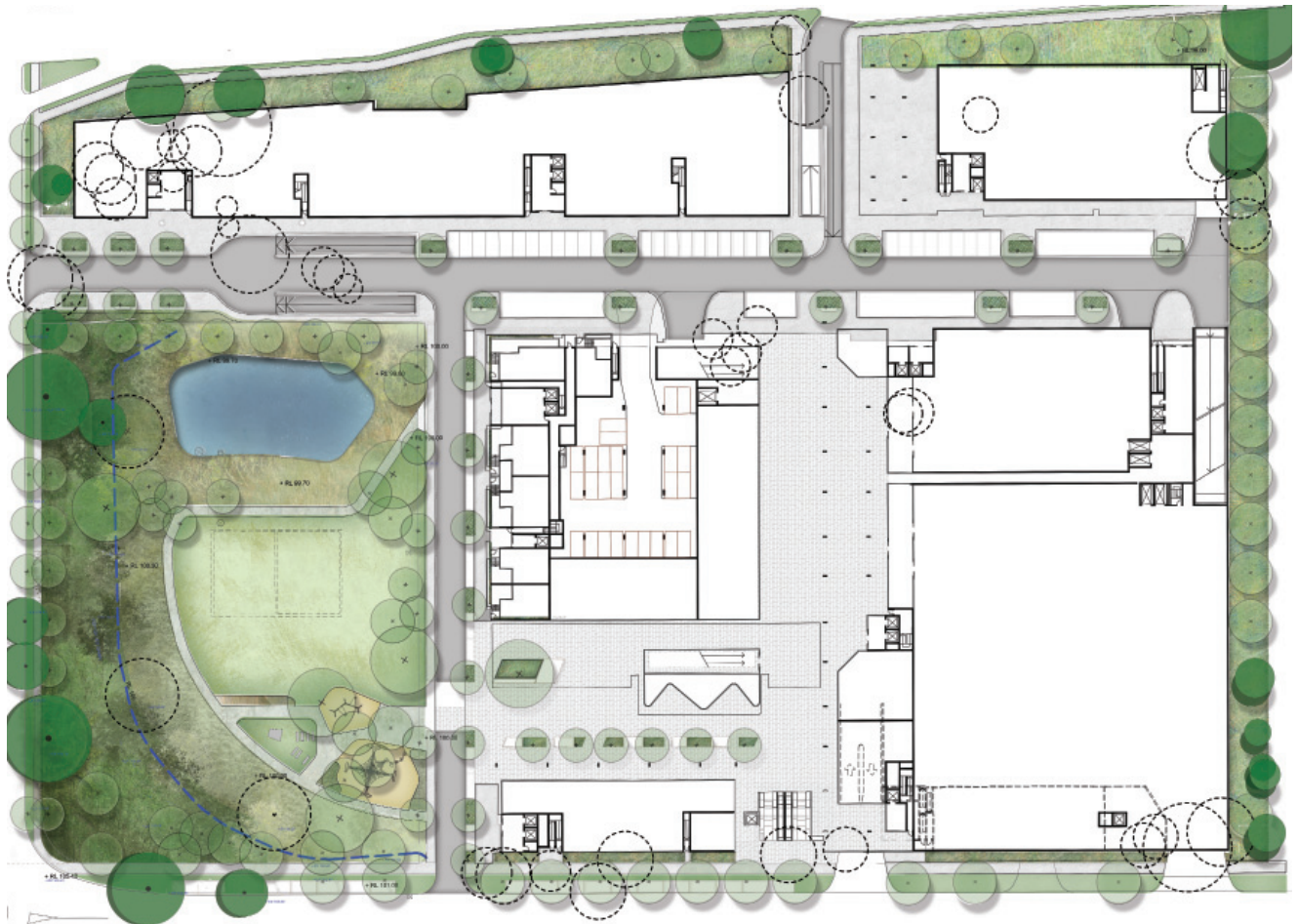


Kirrawee Brickpit, Kirrawee

S75W Landscape Statement

13066

Payce
July 2014
[Revision A]



Ground Floor Public Domain Landscape Plan

Landscape Overview and Context

This statement should be read in conjunction with ASPECT Studios Landscape Development Application drawings 13066_S75W 01-S75W 07, dated July 2014.

ASPECT Studios were commissioned by Payce 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 S75W 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 specific 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 vegetation (STIF) community and provision of a minimum 40m x 20m water body 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 STIF vegetation, whilst catering for active and passive public use.

All significant trees and STIF vegetation is to be retained and protected above the top of bank along the west and southern corner of the park. Where re-grading of existing levels necessitates the removal of STIF vegetation on the bank, new planting of STIF species will be reinstated.

A body of water, 40m x 20m min, is provided to the northern end of the park as required by the current consent. Perimeter wetland species will provide bio-retention treatment to surface and rainfall run-off. A tank located under the park will store rainfall for reticulation through the wetland system to maintain water quality and quantity in the water body. Refer to Northrop plans and statement.

A new child's playground is proposed in the southern corner of the site to the base of the bank, outside of the existing STIF zone. The steep bank acts as a buffer of the play space to the street and vehicular movements. Visual surveillance from Flora Street and the Plaza is provided to 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).

A wide open turf area for active play (ball games etc) is the heart of the park, located centrally to ensure the best solar aspect. Shade trees will be provided at 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.

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 STIF vegetation community species, is to be established along the eastern edge of the development to screen the development site to the neighboring industrial site, and to replace STIF community on site lost through the development.

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

Design Statement

'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.