

Woollooware Bay Town Centre

Landscape Report

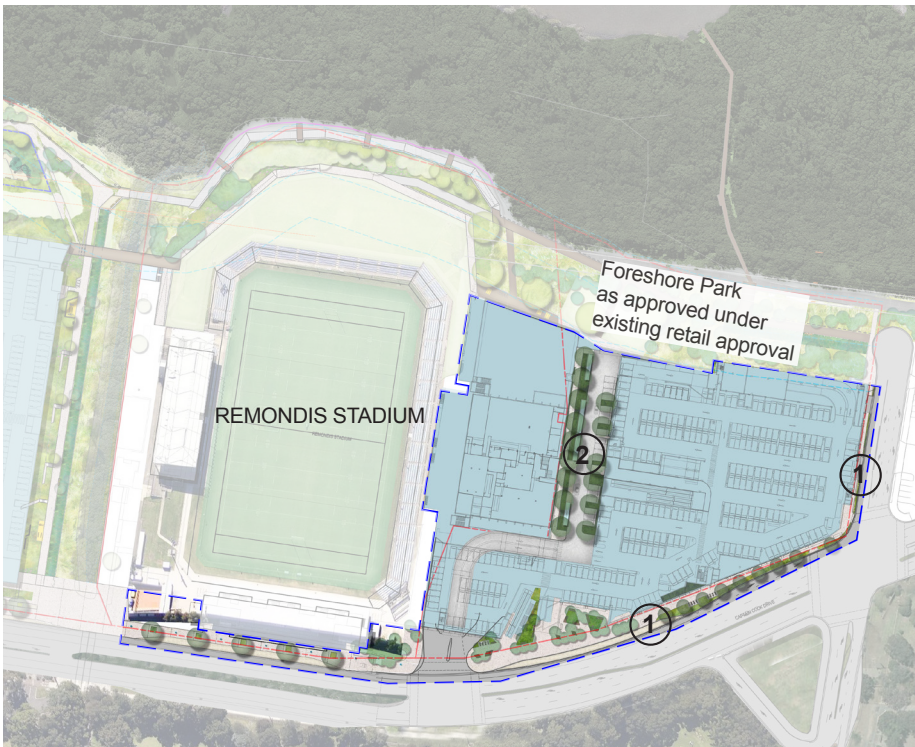
Stage 4 Section 75W - Retail Centre



Executive Summary

Woollooware Bay Town Centre Redevelopment (MP 10_0229)

Please refer to the above master plan document for information regarding the master plan submission. The following report is to be read in conjunction with the Section 75W (landscape) drawings, 11017 S75W 01 - 08. Figure 1 illustrates the scope of work. The modifications to the Landscape Retail Master Plan is outlined below.



- ① Retail Street Frontages
- ② Elevated Street (level 3)
- ③ Planted Ledge to Setback (level 4)

Figure 1. Landscape master plan showing extent of modification

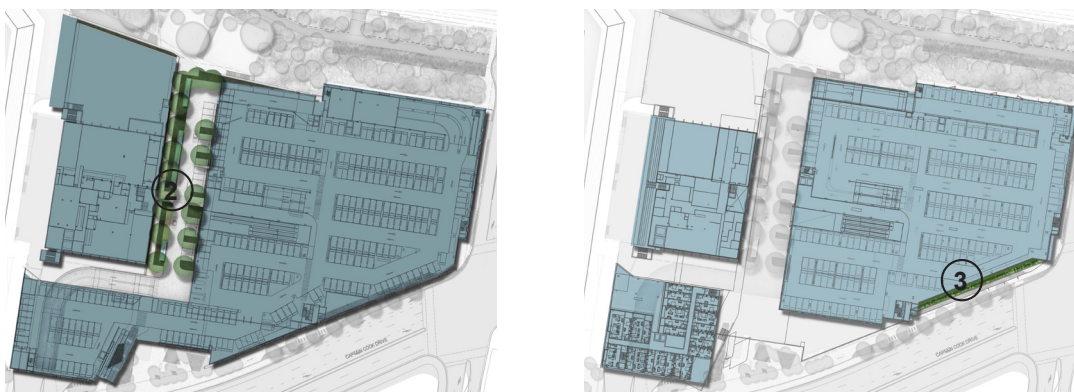


Figure 2. Landscape plans - Level 3 and Level 4

Retail street frontages (Captain Cook Drive and Woollooware Road North)

Upgrades along Captain Cook Drive have remained largely in keeping with the concept master plan. Upgrades include both street tree planting and under storey planting (within tree pits - where possible). Tree species (refer S75W-08 for species options) will form part of a wider street tree master plan for the entire Captain Cook Drive streetscape, and it is proposed that trees feature in a continuous line as a strong recognisable feature which announces the entire development. Mature trees are proposed to be carefully planted in order to minimise footpath conflict and create a strong day one character for the development. At the bus drop off zone and retail entries, tree species will change to an different species, planted to achieve a grove effect, which helps to create shade for seating amenity and identity to the space.

Areas of massed planting serve to ground the development and provide a 'garden feel' to the Street frontage. These are flanked by lozenge-shaped bench seats which aim to create a socially interactive space, allowing pedestrians opportunity to rest, and providing a meeting point for families or groups entering or leaving Bay Central. Street trees along the stadium frontage will alternate with 'landscape markers' which could be flag poles, signage or similar. These upright elements will help delineate the stadium curtilage and could possibly be place holders for game day information and such.

It is proposed that the pedestrian footpaths along Captain Cook Drive (and the extension of Woollooware Rd) be a robust and low maintenance in situ concrete with an exposed aggregate finish and saw cut joints. Footpaths are designed with generous widths and bench seating, which creates a safe and generous corridor for pedestrians traveling along the vehicle dominated Captain Cook Drive. Cyclists are encouraged to use the bike lane provided in the road carriageway.

The retail entries will be defined with high quality and robust stone or concrete unit paving which creates a clear address for the retail centre, and purposeful difference to the in situ concrete. Informal (and sculptural) bench seating, bike racks and lighting will also feature, which will help in creating a comfortable and people focused address to the centre. Access through the centre of the retail centre allows on grade pedestrian movement from Captain Cook Drive to the waterfront.

Retail Waterfront

The Retail Waterfront (which is part of the master plan) remains unchanged from the existing retail approval and does not form part of this submission.

Elevated Street (level 3)

The elevated street is a landscape addition to the retail centre (and master plan). It provides for pedestrian drop off to both the new club (with the porte cochere at the southern end of the street). The new street is accessed (via a vehicular ramp) from Captain Cook Drive, and will be designed as a pedestrian friendly space. Street tree and massed understorey planting have been included as a feature, bringing landscape into the space as a key feature and building upon the planting at street level (Captain Cook Drive).

On-street car parking is provided along the western side of the roadway and ensures there is pedestrian activity along the street. To the eastern side, a row of sky lights protrude from raised planters, providing natural light and views through the tree canopies into the retail centre below. To the north of the street, a paved area includes native tree plantings and mass planting.

Planting has been included along most edges, with the desire to have both vertical and spillover planting.

Landscape Podium (level 4) and Planted Wall

The level 4 planted ledge and facade provides a green visual amenity to the development when viewed from Captain Cook Drive frontage and Woollooware Bay Road North.

The planted ledge to the setback zone on level 4 (Captain Cook Drive) together with the planted wall establish a relationship between the built form and ground plane, creating a green edge to the building. The verdant landscaped planter with cascading specimens and the lush green wall provides softness and scale to the development as well as screening to the carpark area.

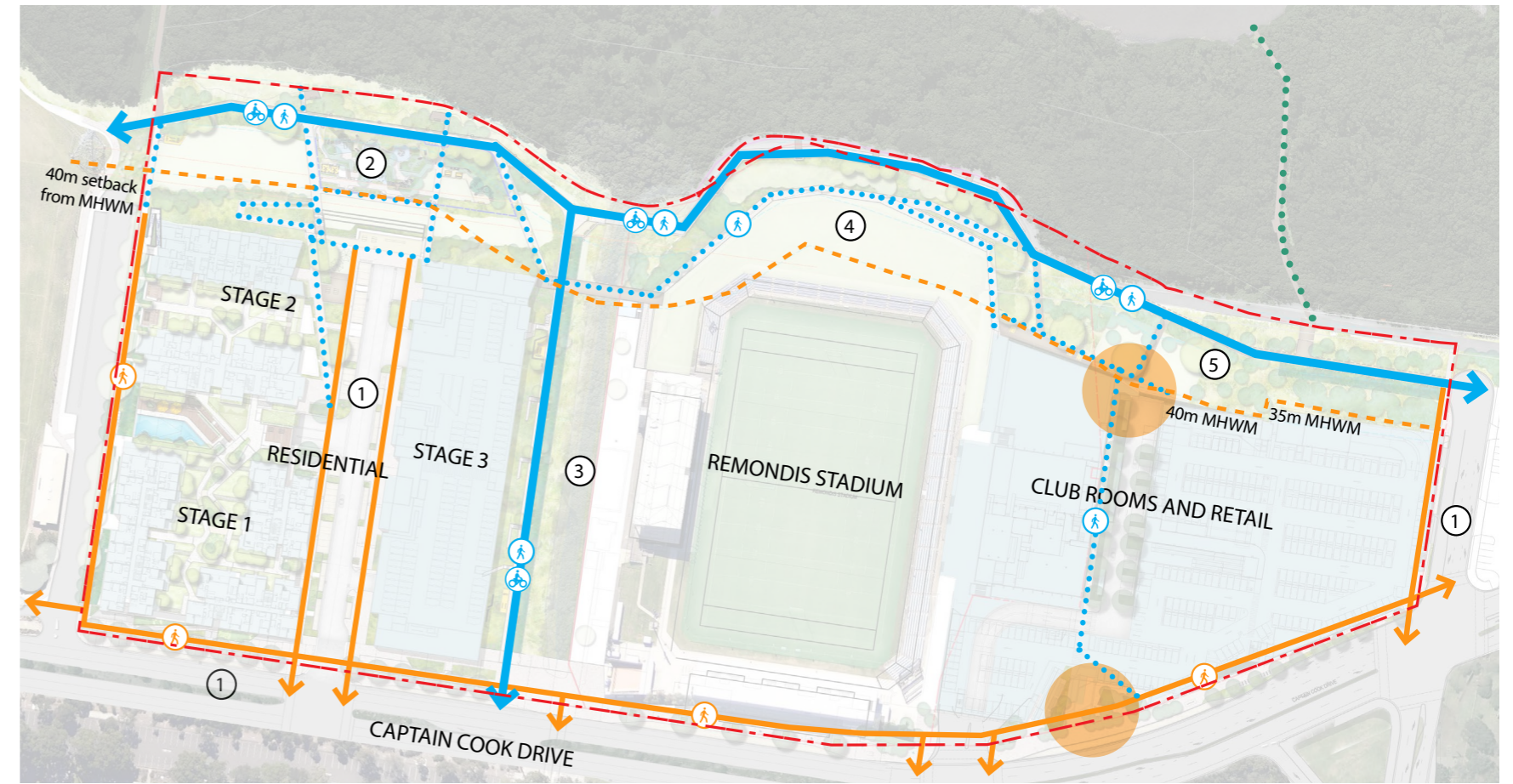


Woolloomoolwe Bay Town Centre

Stage 4 S75W - Retail Centre



Aerial image (existing site conditions -August 2015). Source: Nearmaps



- Key
- ① Streetscapes
 - ② Foreshore Park
 - ③ Remondis Stadium 'Family Hill'
 - ④ Existing Watercourse
 - ⑤ Retail Foreshore Park
- Site Boundary Line
 - Shared Pathway (Width 3.5m)
 - Park Circulation Pathways
 - Street Circulation Pathways
 - Existing Mangrove Boardwalk
 - 35-40m Setback from MHW
 - Retail Entries



Existing site images



Sharks Club and carpark



Aerial view of mangroves



Existing boardwalk



Remondis Stadium and 'Family Hill'



Carpark on western side of stadium

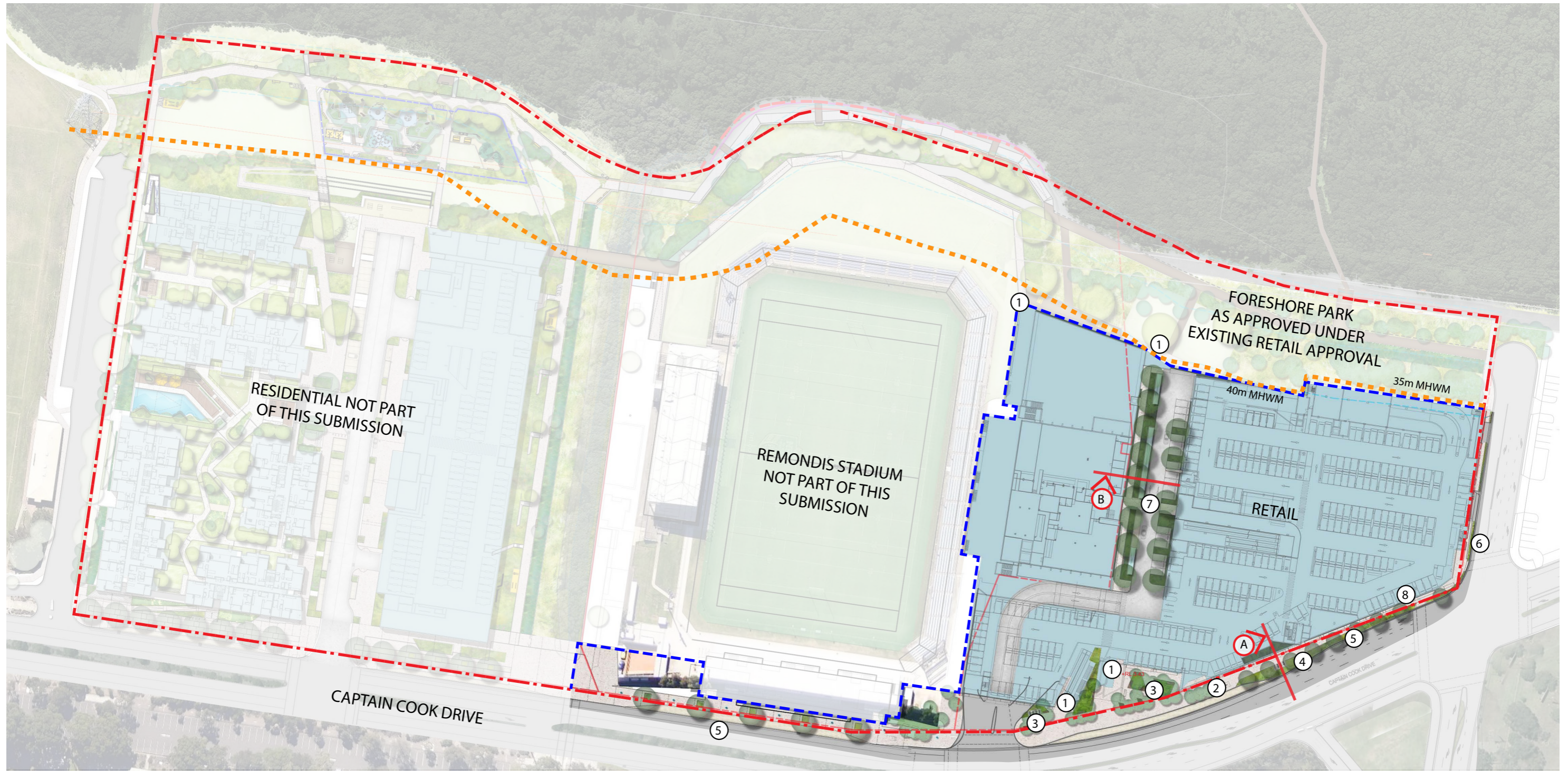


Playing fields on western side of stadium

11017 Woolooware Bay Town Centre, Cronulla | Stage 4 S75W - Retail Centre

Site Context | Environmental Assessment





Key

- - - - - Extent of application
- - - - - Site Boundary
- - - - - 40m setback from Mean High Water Mark
- ① Retail entries
- ② Bus Shelters
- ③ Entry feature trees in paving with seating platforms
- ④ Bike racks
- ⑤ Upgraded streetscape with street tree planting
- ⑥ Planted verge
- ⑦ Level 3 streetscape
- ⑧ Level 4 landscaped planter & green wall facade treatment

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Landscape Master Plan

Section A 1:100



Retail Forecourt + Streetscape. Precedent Images



Integrated bus shelter
> ASPECT image library



In situ concrete footpath with exposed aggregate
> ASPECT image library



Retail Street tree
> Harpullia pendula



Massed underplanting
> ASPECT image library



Bicycle racks
> ASPECT image library



Large timber seating to accomodate large groups



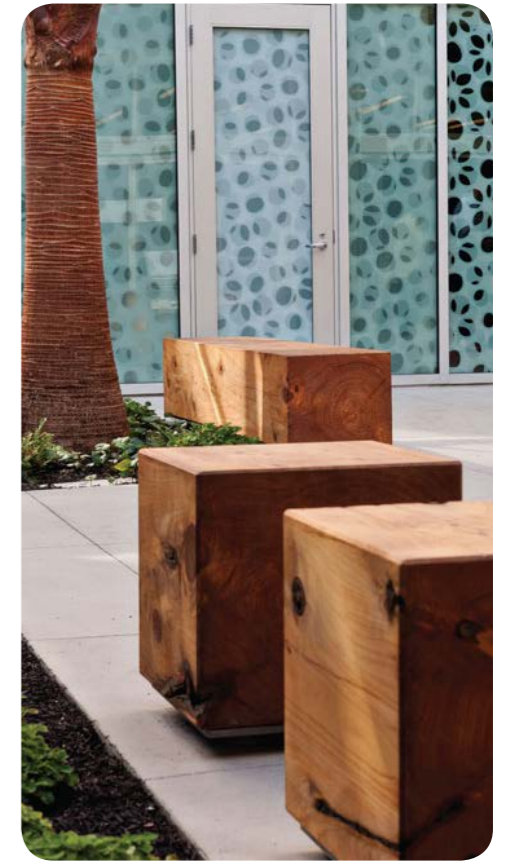
Seating 'pods' amongst planting for shade



Integrated seating / tall planting - active edges



Feature lighting



Fixed seating along Captain Cook Drive. Materials to tie in with building features



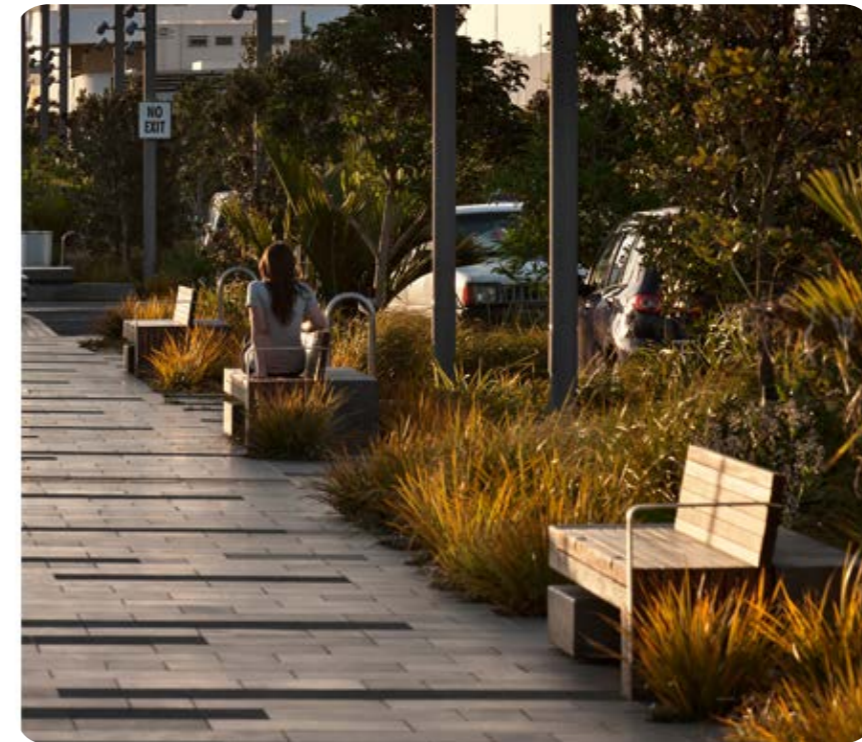
Street tree: Harpullia pendula



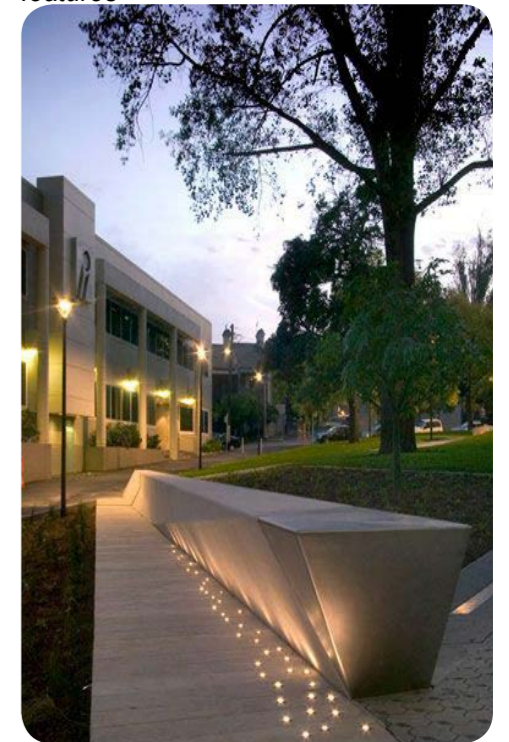
Robust understorey - planting pockets



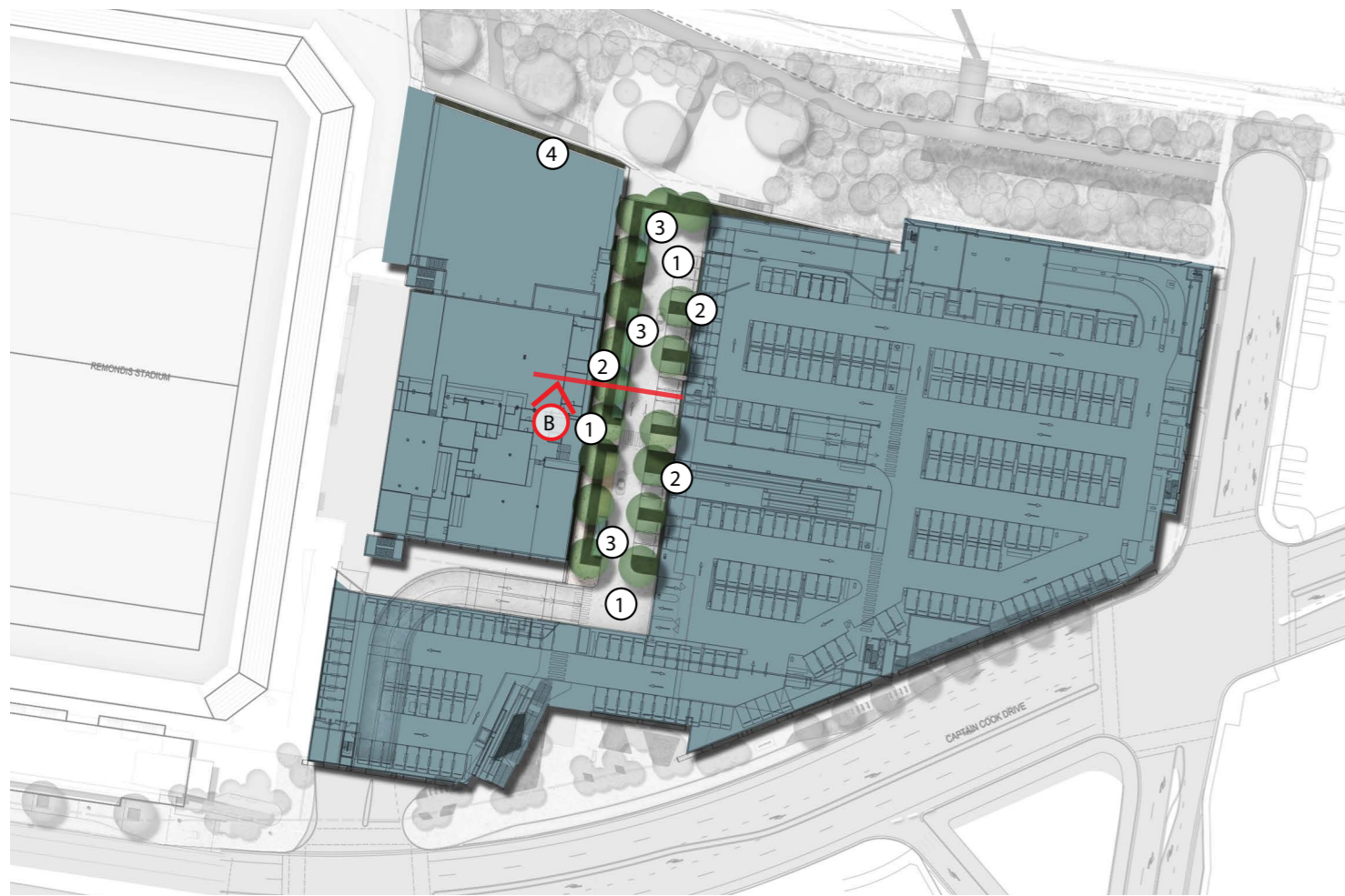
Robust understorey - planting pockets



Bench seating amongst planting to football stadium entry



In-ground lighting



Key

- ① Shared zone - unit paving to street & footpaths
- ② Raised planters incorporating seating units - Street trees & feature planting to planters
- ③ Sculptural skylights in grass planting
- ④ Landscaped planter

Level 3 Road. Precedent Images



Footpath unit paving



Integrated seating / tall planting - active edges / viewing bench



Flush kerbs and parking bays



Street trees with underplanting



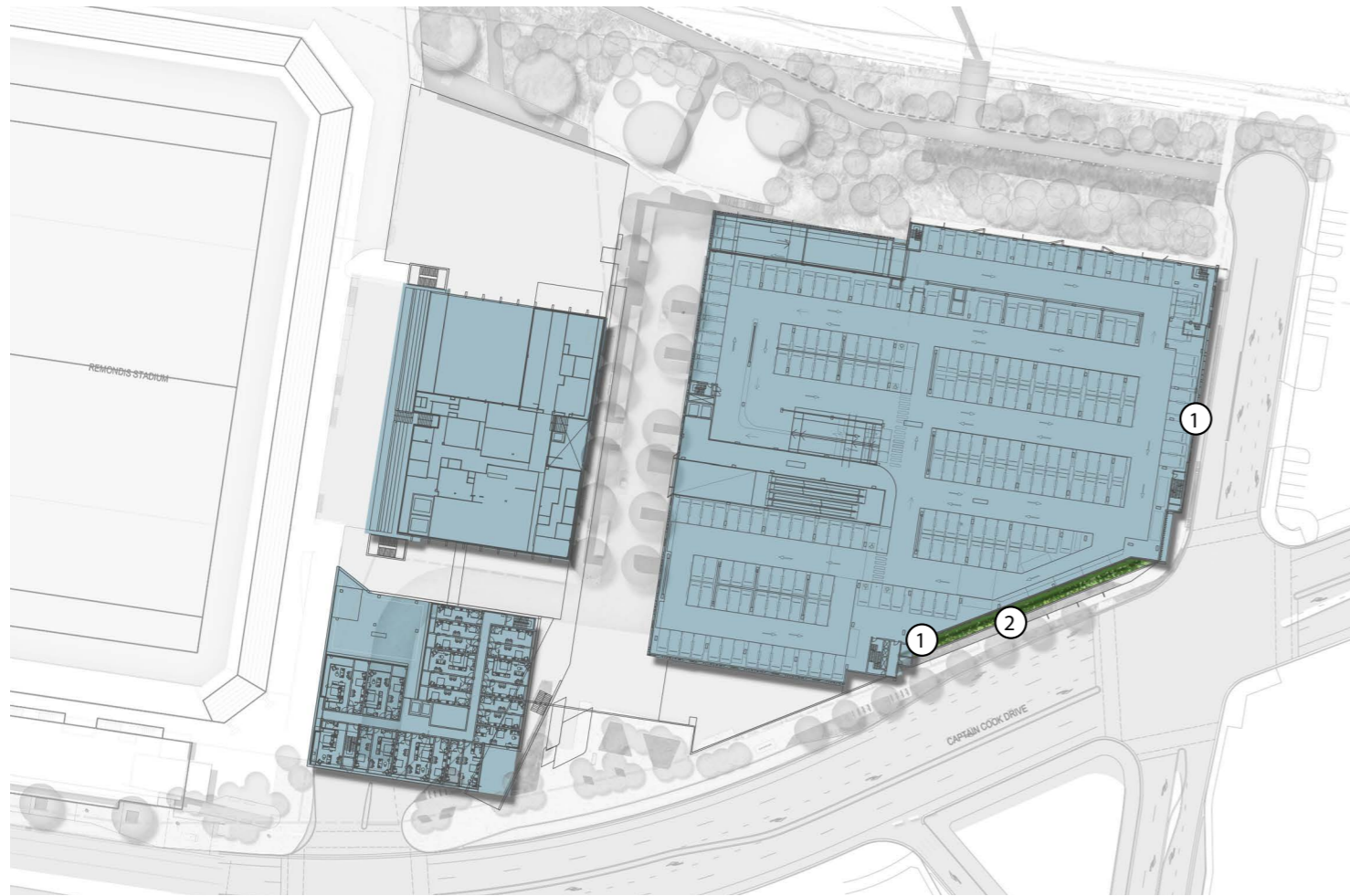
Raised planters



Massed planting



Unit paving footpath with bench Raised planter Skylight Central Road Way - unit paving Raised planter



Key

- ① Green wall facade treatment
- ② Landscaped planter

Green Wall + Building Planters. Precedent Images



Landscaped planter & 'Green wall'
 > One Central Park



Landscaped planter
 > One Central Park



Planted walls

Streetscape, Residential Setbacks and Retail Entries

Botanic Name	Common Name
Trees	
<i>Angophora costata</i>	Smooth Barked Apple
<i>Banksia serrata</i>	Old Man Banksia
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Eucalyptus obstans</i>	Port Jackson Mallee
<i>Eucalyptus punctata</i>	Grey Gum
<i>Livistona australis</i>	Cabbage Palm
<i>Melaleuca quinquenervia</i>	Broad Leaf Paperbark
<i>Toona australis</i>	Australian Red Cedar
<i>Tristaniopsis laurina</i>	Water Gum
Raingardens - Rushes / Grasses	
<i>Dianella caerulea</i>	Flax Lily
<i>Dichelachne crinita</i>	Longhair plume grass
<i>Doryanthes excelsa</i>	Gynea Lily
<i>Juncus usitatus</i>	Common Rush
<i>Lomandra hystrix</i>	Longleaf Mat Rush
<i>Lomandra longifolia</i>	Spiny Headed Mat Rush
<i>Pennisetum alopecuroides</i>	Fountain Grass

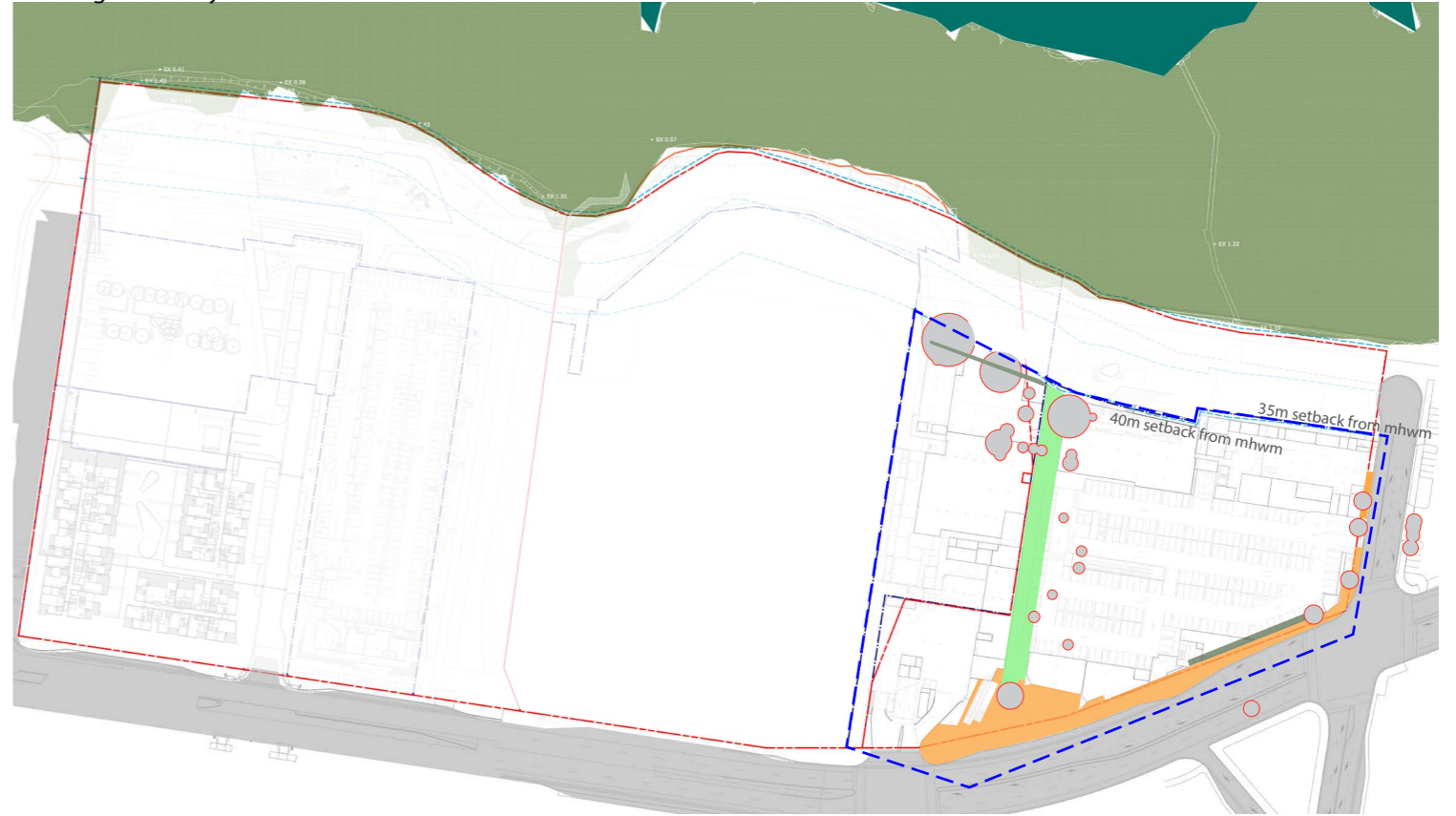
Landscaped Planter

Botanic Name	Common Name
Groundcovers / Cascading	
<i>Dichondra repens</i>	Kidney Weed
<i>Juniperus conferta 'Blue Pacific'</i>	Shore Juniper
<i>Hibbertia scandens</i>	Snake Vine
<i>Russelia equisetiformis</i>	Firecracker Plant

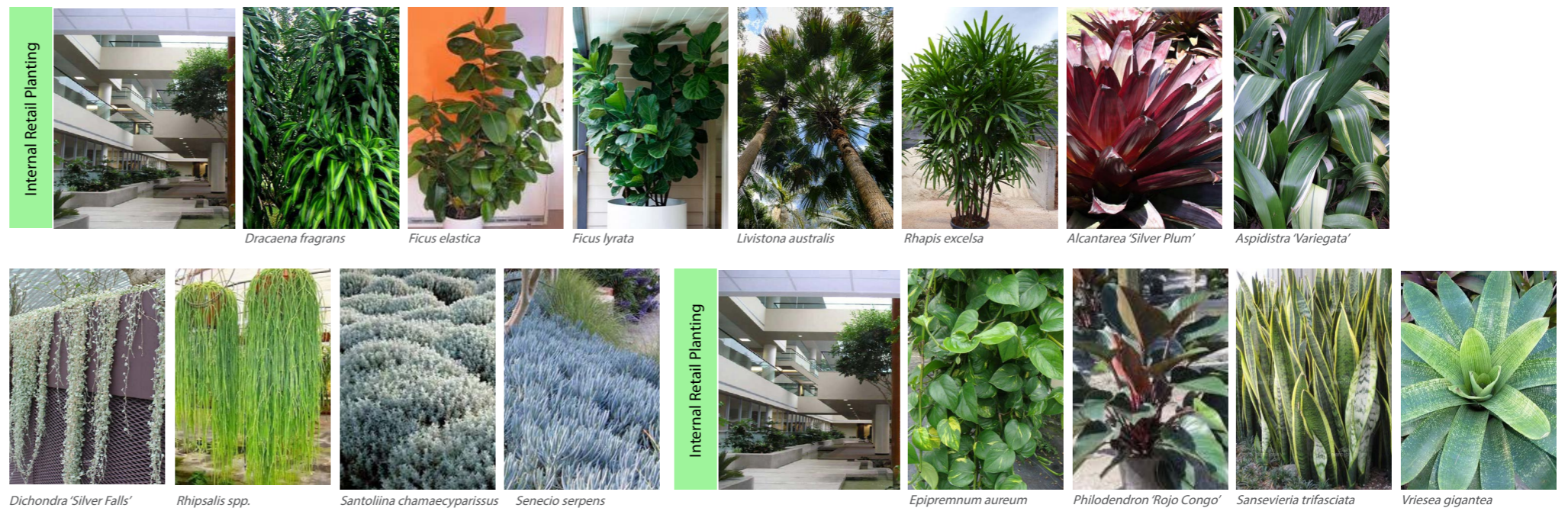
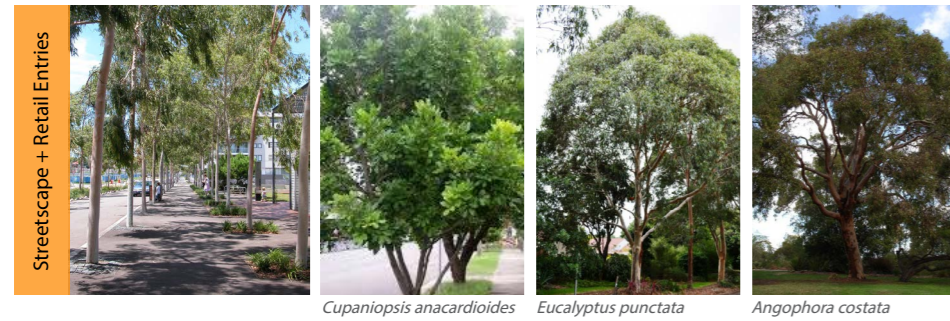
Facade / Internal Retail Planting

Botanic Name	Common Name
Trees & Accent Plants	
<i>Dracaena fragrans</i>	Corn Plant
<i>Ficus lyrata</i>	Fiddle-Leafed Fig
<i>Ficus elastica</i>	Rubber Plant
<i>Livistona australis</i>	Cabbage-tree Palm
<i>Rhapis excelsa</i>	Lady Palm
Low Planting, Groundcovers and Spillovers	
<i>Alcantarea 'Silver Plum'</i>	Giant Bromeliad
<i>Aspidistra elatior 'Variegata'</i>	Variegated Cast-iron Plant
<i>Epipremnum aureum</i>	Devil's Ivy
<i>Philodendron 'Rojo Congo'</i>	Rojo Congo Philodendron
<i>Philodendron xanadu</i>	Xanadu
<i>Sansevieria trifasciata</i>	Mother in Law's Tongue
<i>Spathiphyllum 'Sensation'</i>	Peace Lily
<i>Vriesea gigantea</i>	Giant Vriesea
Facade Integrated Planting	
<i>Alcantarea extensa</i>	Giant Bromeliad
<i>Casuarina 'Cousin It'</i>	Cousin It
<i>Crassula ovata</i>	Jade Plant
<i>Dichondra 'Silver Falls'</i>	Silver Falls
<i>Rhapisalis spp</i>	Rhapisalis
<i>Santolina chamaecyparissus</i>	Cotton Lavender
<i>Senecio serpens</i>	Blue Chalksticks

Planting Zones Key Plan



Planting Character



Key

- - - Site Boundary
- - - 35m & 40m Setback from mhw
- Existing Trees to be Removed
- Streetscape, Residential Setbacks & Retail Entries
- Landscaped Planter
- Internal planting to retail areas (TBC)

