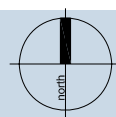




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SI JOB NUMBER: Z 1620

# OAKDALE LANDSCAPE CONCEPT REPORT





1.01 Landscape Character

The existing landscape character is principally gently undulating pastoral grasslands and tree lined streams. Stands of remnant Cumberland Plain Woodland and individual canopy trees define edges and punctuate views across the open lands. The locality includes a broad range of rural, industrial, natural and residential landscapes, with residential having a broad spectrum of large estate houses and semi-rural lots through to new higher density housing areas. The ridges and waterways are key components of the landscape of the site, defining the key vistas into the low lying lands, and broader vistas across the rolling hills.

The proposed development is to maximise the focal character of the waterways, and slopes down to linear north-south corridors. Parkland areas are to fringe regeneration zones associated with the riparian corridors, with the parkland providing an open and accessible character framing views to the denser, closed character of the creekline vegetation. The character of roadways is to be emphasised by street tree planting with boundary buffer and accent landscape treatments. The sinuous main access road across the site echoes the sweep of the landform, and with the long lines of avenue trees and allied open space will provide the principal landscape address. The large scale of the project provides an opportunity to create a significant landscape identity with large or thematic signature treatments able to create a regional cultural uniqueness that can compliment and reflect the adjacent riparian and woodland feature areas, whilst offsetting the industrial lots and buildings that extend into the West, South, Central and East precincts from this principal link roadway.



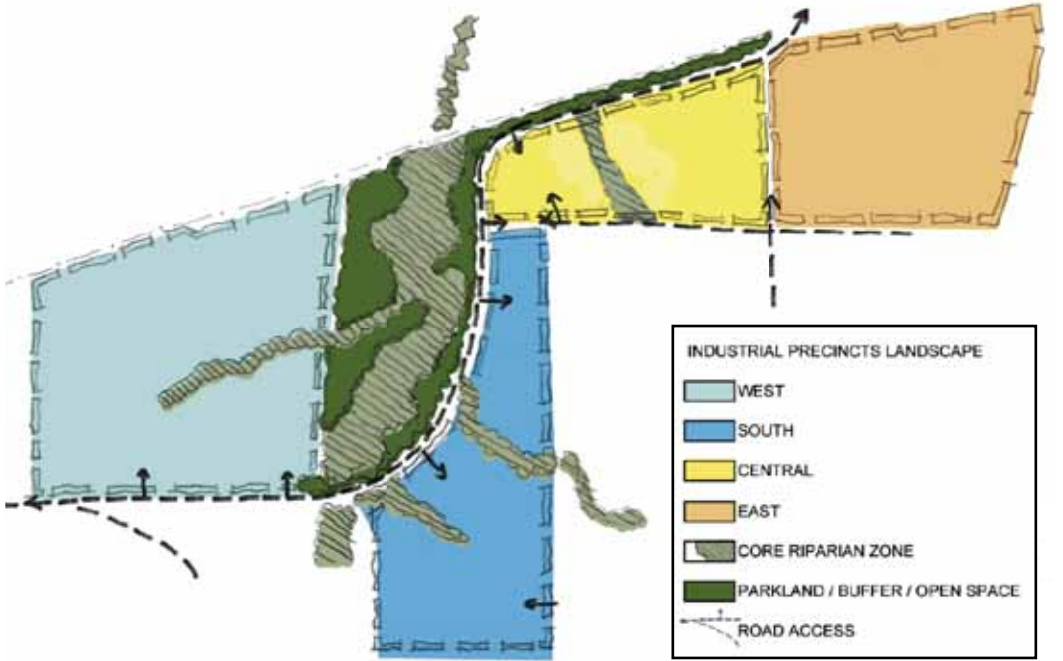
Existing Site Character



Landscape Identity



Structure Plan



Landscape Precincts



1.02 Interim Design

A series of feature parkland nodes along the edge of Link Road were designed to provide specific thematic design opportunities. Three design themes were to be used to guide the detailed design of these 'eco rooms' so as to relate to the natural qualities of the environment, being:

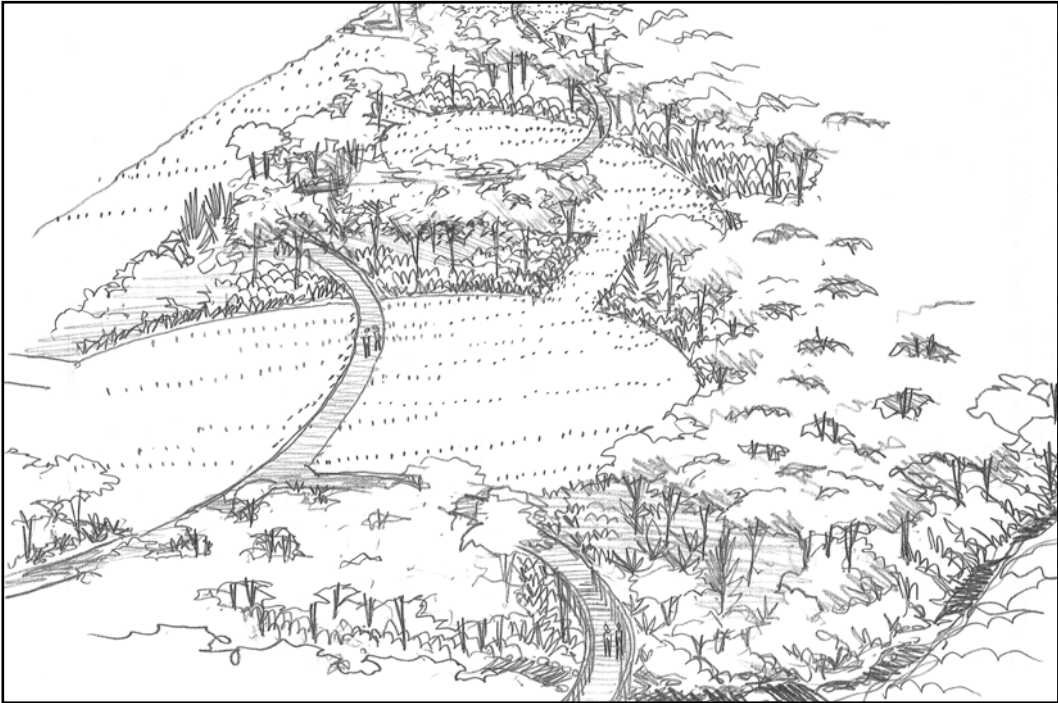
- AIR - using wind sculptures as an element with a feature park space;
- ECO - featuring the textures and colours of massed native grasses and sedges;
- H2O - modern terraced riparian type water gardens with allied seating and lawn areas.

There is a strong understanding of the importance of providing interpretive designs that highlight and salute the significant environmental aspects of the riparian landscape. In doing so, the themed parkland areas are reinforcing the overall ESD focus of the development and its long term commitment to minimising environmental impact.

Use of sculptural landscape details or feature elements are intended to provide bold accents in the landscape. The strong expression of the AIR, ECO and H2O themes will provide a clearly recognisable symbol of the environmental concerns and ideals of the development.



Theme Rooms Detail



Open Parkland



Central Open Space

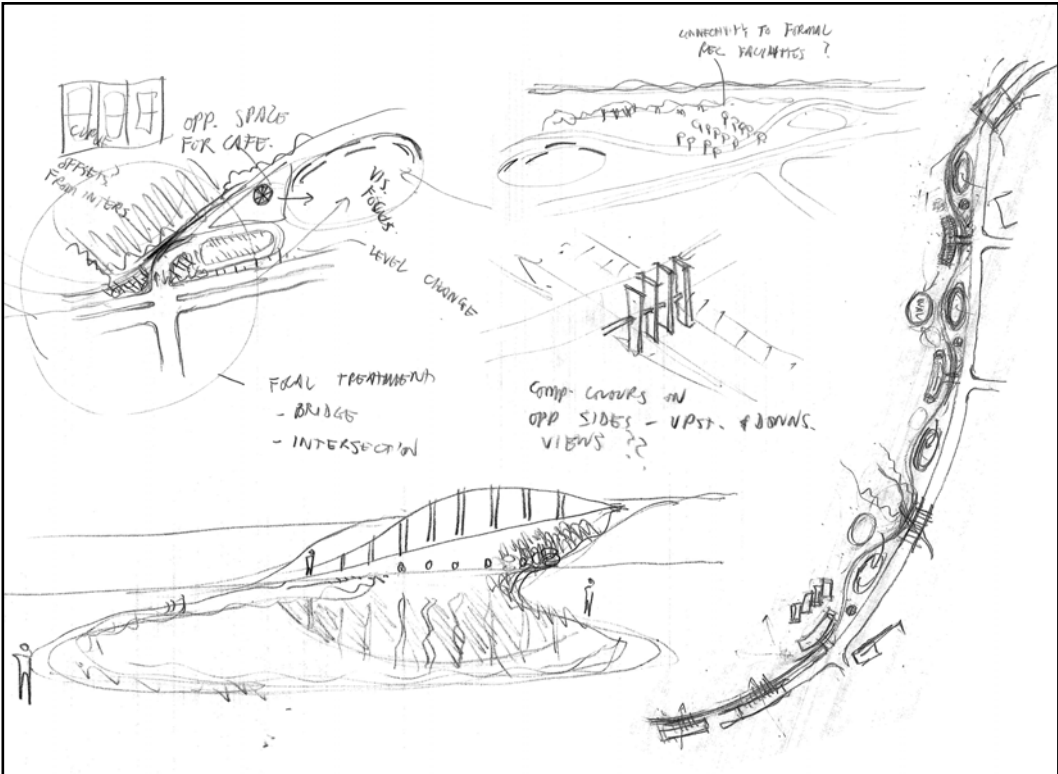
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1.03 Design Development

The exploration of combining the various water detention, walkway, recreation and facilities buildings led to an understanding of a potential to integrate these.

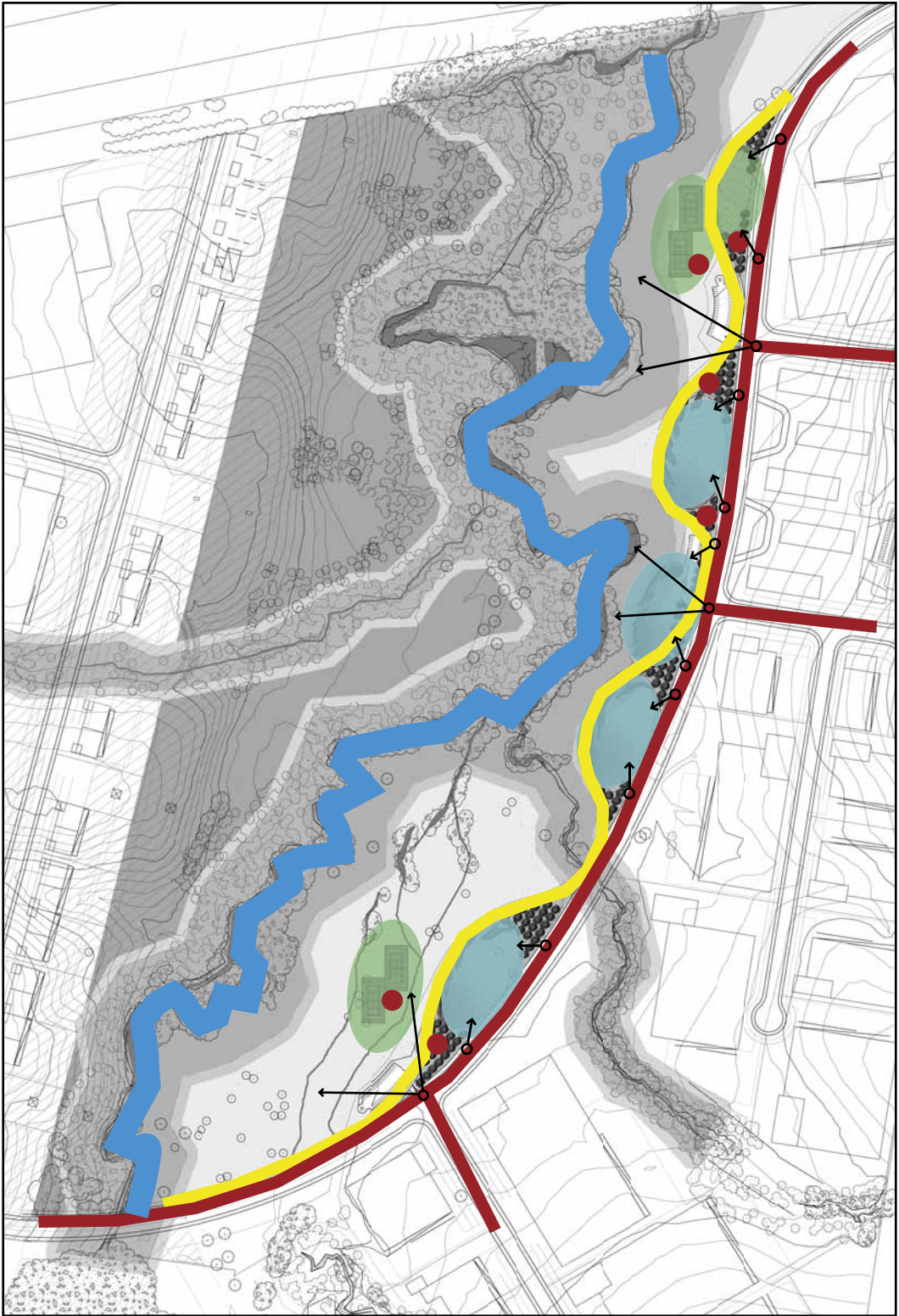
- \* The large scale engineering aspect of earth bunding was seen as capable of incorporating the sinuous path at a generally even level;
- \* The path and bunds also provided a logical division between parkland and regeneration open space areas;
- \* Slow release of water from detention ponds requires managed culverts along the bunds / access pathway. These points provide opportunities for sculptural expression as focal points;
- \* Exploration of a family of environmental sculptures looked at utilising key engineering elements and interpreting or designing these to be expressive of function and key design themes. This included roadway bridges, intersection paving, pathways and allied lighting, shelters and pavilions.
- \* Equally, the formalising of wetland / detention ponds and basins as major sculptural earthforms and even semi-formal terraces was explored;
- \* Key materials included earth mounding against Core-10 oxidised steel expressing drainage slots; grassed sculpted mounds in distinctive carved forms, support elements to pedestrian bridges having expressive structures, etc.
- \* The keynote 'ribbon' walkway was proposed to have an allied 'ribbon' sculptural element weaving along the road edge, apparently diving under and across the roadway in a long sinuous patterns. This was said to be symbolic of the ribbons of water of Rope's Creek, and the ribbons / fingers of green open space threading between the development sites



Central Open Space Workshop Sketches

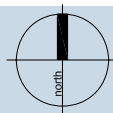


Sketchup Concept of Sculptural elements



Central Open Space Analysis

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O A K D A L E

WORKSHOPS





1.04 Landscape Concept Plan

The Landscape Masterplan rendering demonstrates the general hierachy of open space areas, streetscapes, buffer and regeneration landscapes. The quantum of 'offset' planting is incorporated into the regeneration areas, significantly more than providing for the replacement of removal of existing vegetation across the site.

The plan demonstrates the large scale of the site and the logical precincts in the east, south and western portions of the site, rotating around the central open space corridor. This central green spine will provide the keynote visual character for the site, with the principal roadway being located adjacent to maximise visual access to this major open space amenity.

The streetscape hierachy has been developed to reflect the principal and secondary access routes, and assist wayfinding through creating distinctive road character and entry identity for site precincts.

The road network has been developed to compliment the large building sites and thier logical benching across the gentle slopes. The secondary roads each join the primary link road such that major vistas are afforded down the roadways into the open space. The terracing between lots will provide logical linear landscape screening opportunities that will present to distant views from opposite sides of the site and beyond.

Substantial consideration has been given to the forming of the plan to respect the opportunities and logical planning of adjacent areas, and to maximise open space integration and environmental corridors. Regional cycleway links have been considered, as well as the large potential for future amenity of the central open space with the maturing of this and nearby sites when demand for recreation will be increased. It is considered that this recreation demand will be for commercial type tennants and workers rather than for residential users.



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1.05 Ropes Creek Landscape Open Space

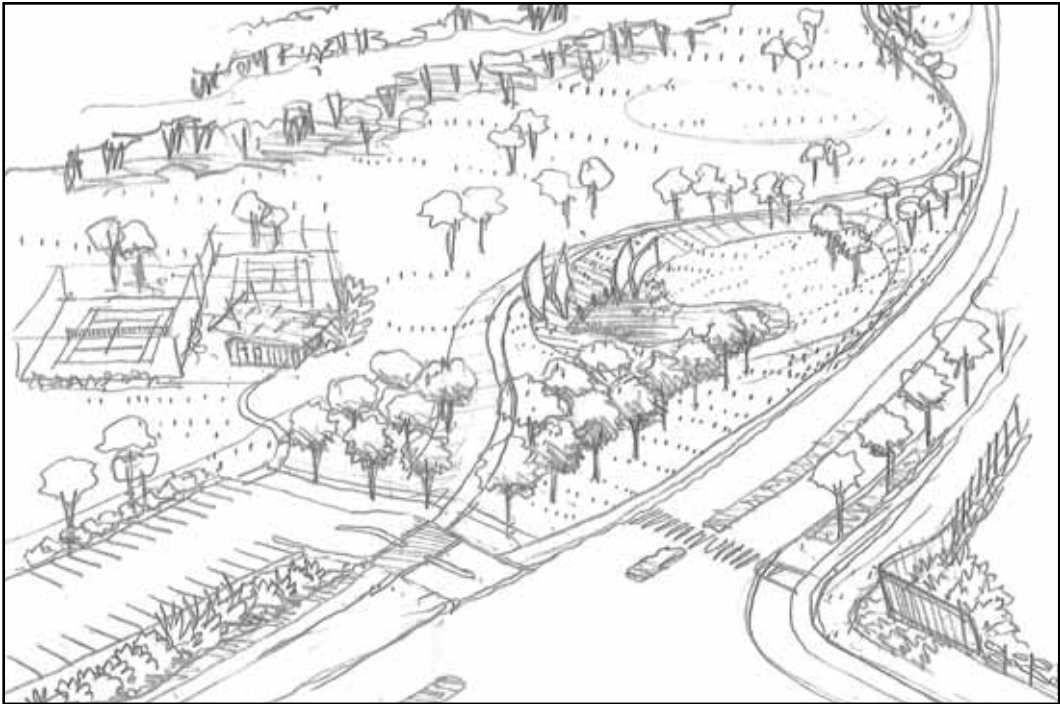
The primary consideration in the design of the landscape and drainage network is the integration and relationship with the Ropes Creek Biodiversity corridor which adjoins the employment precincts to the north of the Water Supply pipeline. This corridor provides a vital habitat resource which needs to be protected and enhanced and creates a number of opportunities for public recreation.

A vital component of the open space will be the drainage network, which will comprise of a series of bio-filtration swales and detention ponds to ensure and maintain the quality of water being fed to Ropes Creek.

- The network of landscape and drainage elements within the Concept Plan has responded to the conservation value of the land by:
- Retaining existing drainage lines for drainage, stormwater treatment and conservation purposes where appropriate to assist infiltration in the Ropes Creek corridor
  - Defining the edge to the Creek corridor by means of a 'park edge' road. This ensures greater surveillance, management access and a good presentation of the built form.

Bushfire and environmental management is to be a key consideration in the detailed design, with detailed provisions for Asset Protection Zones (APZ), fire trails, and hydrology and waterway detailing to be provided in the detailed design.

An accessible parkland character is to fringe the riparian regeneration areas, providing a buffer and interface to adjacent roads that can provide visual and recreational amenity. The visual character of these parklands is to provide a highly modern expression of parkland, in keeping with the overall industrial estate context. Parkland amenity is to be provided by elements such as cycleways, walkways, shade and BBQ shelters as destination lunchtime or general leisure areas.



Open Space Parkland and Wetland Detention Basins

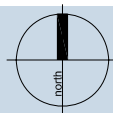


Open Space Parkland concept images



Riparian concept images

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OAKDALE

LANDSCAPE OPEN SPACE





1.06 Link Road Landscape Corridor

A sinuous walkway is to provide a parallel pedestrian route offset from Link Road, with the broad sweep of the path providing definition and a repetitive feature in views from the road and parkland. The path is directly accessible from the continuous parkland edge and affords views along its full length into the adjacent riparian areas. Key waterway crossing points are marked by pedestrian bridge elements, providing variety and interest.

The parkland has an intermittent grid planting of native trees over broad lawn areas as a keynote identity treatment, with holes and variation in the grid to allow for feature park areas relaxing the formality of the layout.



Link Road Open Space Corridor



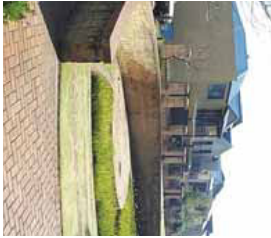
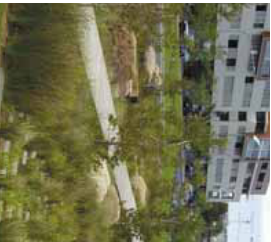
Riparian Rehabilitation



Parkland Open Space



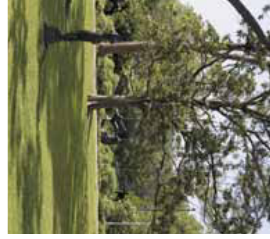
Wetland / Detention



Link Road Feature Treatments

Open Grassland character to be restored and replanted over time

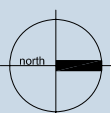
Recreation / Amenity



Amenity Facilities e.g. Community Facilities, BBQ Huts

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OAKDALE LINK ROAD LANDSCAPE



1.07 Link Road Feature Treatments

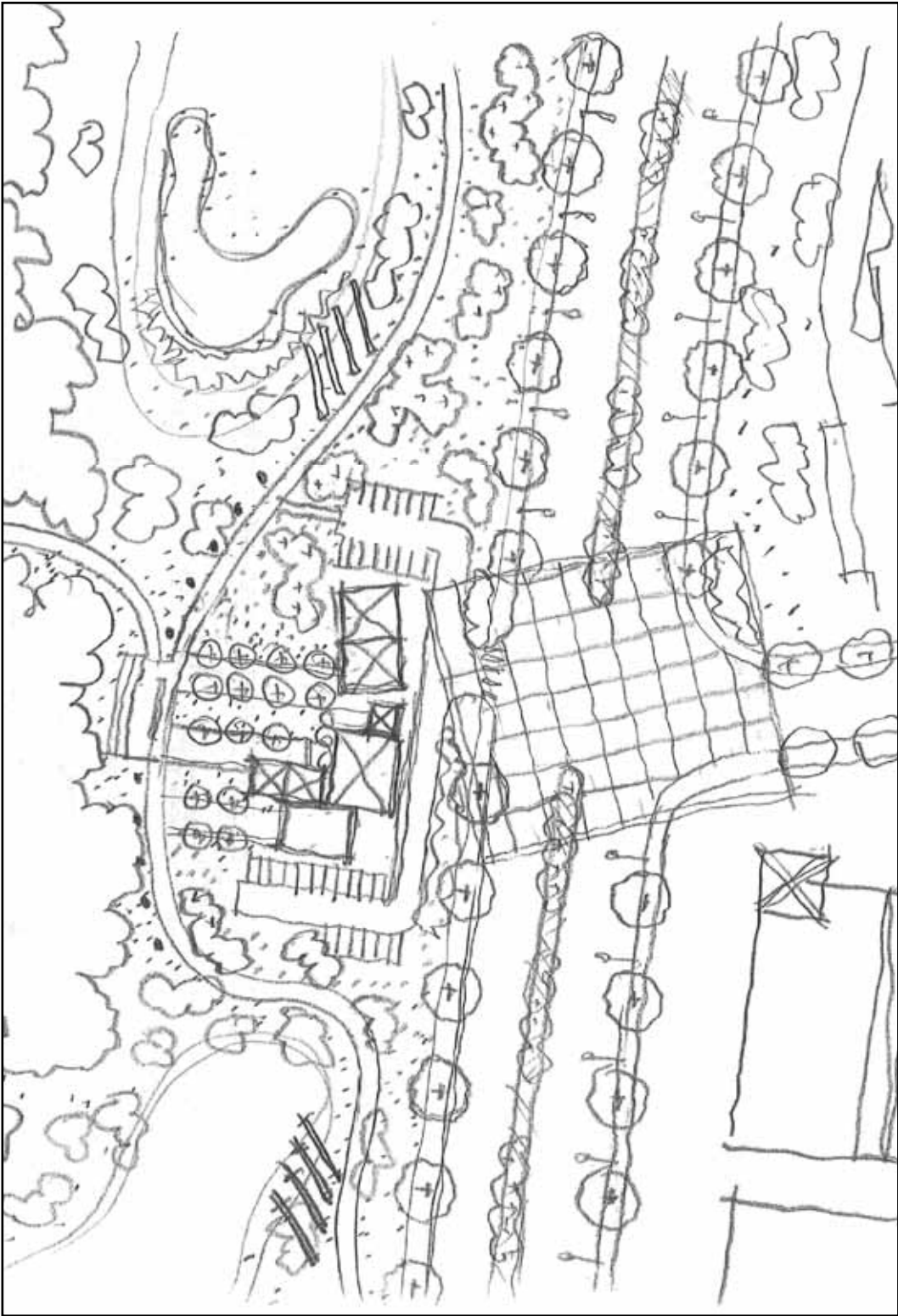
The feature parkland treatments are to include the functional aspect of providing for water detention. This is achieved in swales and areas, with use of formally terraced gabion walls, wetland sedge and grasses treatments and well-drained lawn areas that provide amenity when water is not present in the areas.

At the intersection points along the main link road it the logical point for traffic management to provide access to parking adjacent the open space. This parking is to be complimented by community and recreation type buildings that could include cafes, child care and allied facilities relating to formal and informal recreation in the adjacent open space.

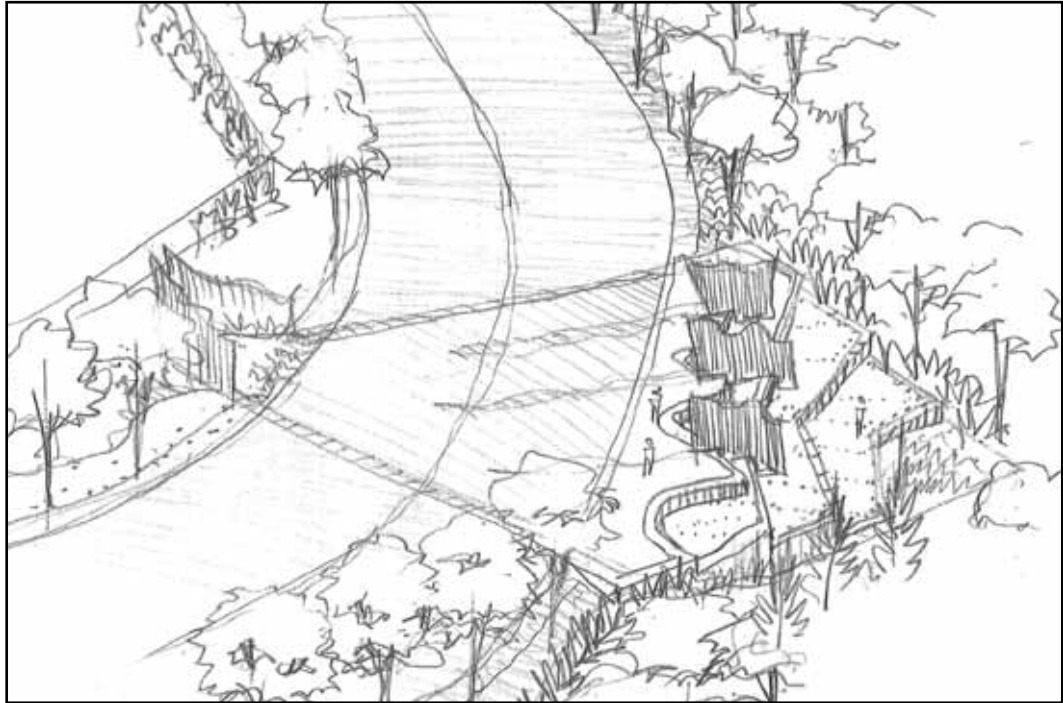
The feature landscape nodes along the edge of Link Road are to provide a series of modern themed garden areas that are characterised by native trees, shrubs, grasses, sedges and accent plants within a formal setting. The use of rich natural colours are to be a continuing theme through the use of oxidised steel, rammed earth walls, gabion walls and benches, timber decking, crushed granite, and the like. Vivid contrast with painted finishes to sculptures and materials will provide accent as appropriate against the green background of the riparian and woodland areas.

Modern geometric and curvilinear forms are to be conspicuous, with these providing a counterpoint to the long sinuous pathway along the length of the parkland edge. The curving path echoes the condition of the regeneration areas that follow the nautral sweep of the landform.

Environmental and land-art principals will be incorporated in the designs, with sculpted landforms, meadows of native wildflowers and grasses and other interesting and dramatic combinations of modern design and natural landscape features.

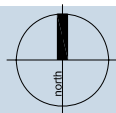


Link Road Detail Plan



Link Road Accent Elements

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LINK ROAD LANDSCAPE





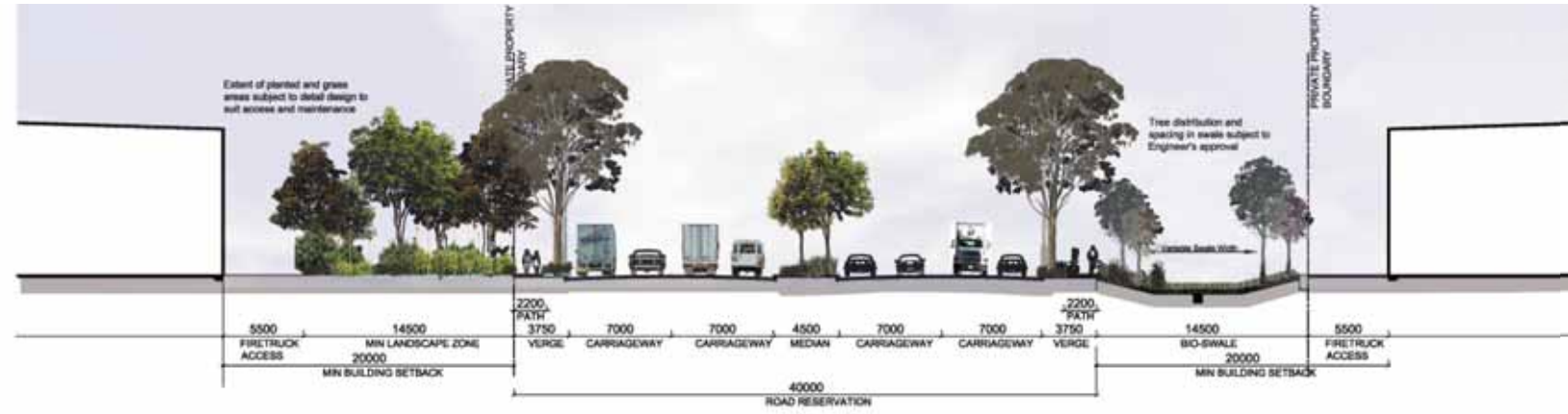
## 1.08 Streetscape

Streetscape is an inclusive term that refers to an overall form and details of the street scene. The following main objectives for streetscape in the urban design are:

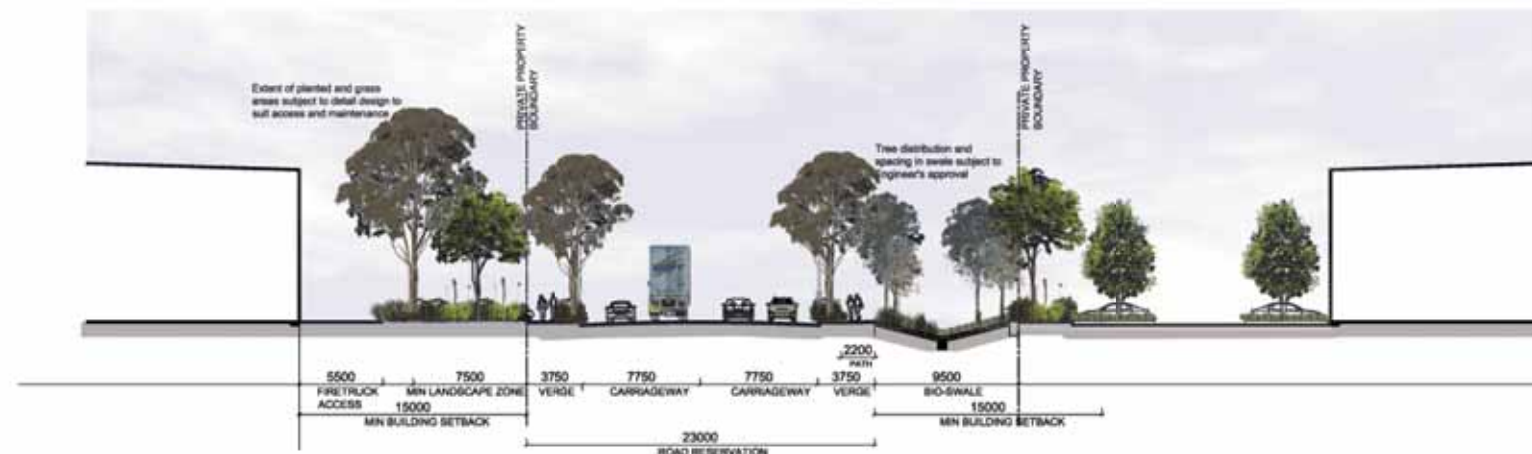
- Ensure that, wherever possible, all components at street level are of high quality in terms of design, materials and construction
- Create a strong landscape setting to the street frontage.
- Encourage attractive and visually coherent streetscapes
- Use landscaping to reinforce street hierarchies and the delineation of character areas across the site.

The streetscape design is divided into 3 hierarchies. Link Road incorporates street trees which are provided at a general spacing of 20 metres, this ensures there is no conflict between the trees and the adequate provision of street lighting and safety. A palette of 3 trees has been used in the landscape design, with the intention of providing visual interest and identity. The design for the Distribution / Collector Roads has street tree spacings of 15 metres and Local Access Road streets trees at 15 metres. This is in response to the scale and proportion of the street and the increased frequency of site access points and signage locations. The variation in groupings of street trees with understorey planting assists in a rhythm consistent with the length of roadways and to create interest, variety, clear way finding and identity for each of the streets.

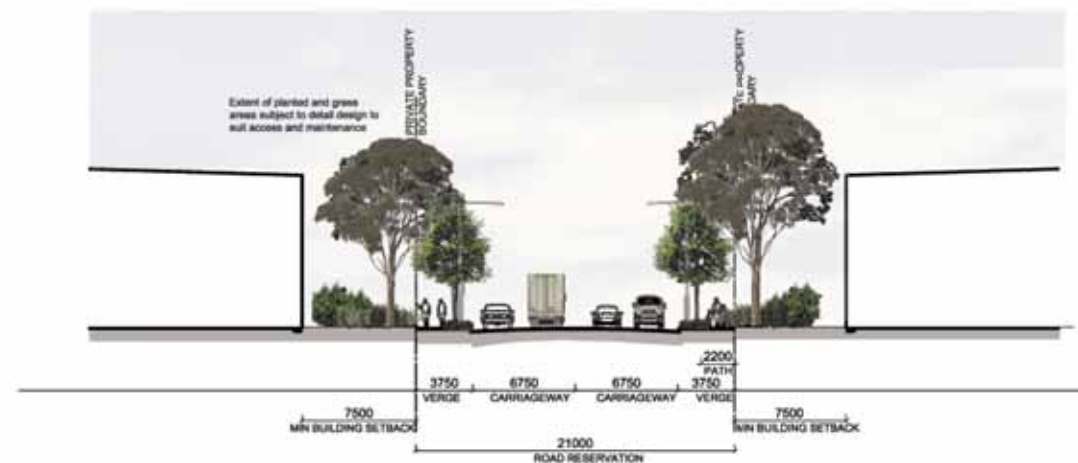
The pathway network around the site follows the roads as well as providing secondary access to buildings and through the open space areas. Overall, the masterplan has sought to provide links between precincts and areas. Pathways will be of adequate width to accommodate pedestrian flows, street furniture and additionally to allow reserves for utilities installations and street trees/landscaping.



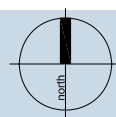
TYPICAL LINK ROAD SECTION 1:500 @ A3



TYPICAL COLLECTOR ROAD SECTION 1:500 @ A3



TYPICAL LOCAL ROAD SECTION 1:500 @ A3



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OAKDALE STREETSCAPE

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1.09 Public Domain Elements

The open space design has considered all aspects of providing both visual setting and functional amenity to businesses, employees and visitors to the site, whilst also providing links and suitable interface with adjacent areas.

The extensive parkland open space includes the riparian and wetland zones around Ropes Creek for active and passive recreation all connected by a ribbon pathway with feature pedestrian links, bridges and thematic zones.

Buildings and lots are to be bound by extensive landscaping with buffer planting to be a smooth transition from public to private areas, with security access and building entries acknowledging the privacy requirements.

Amenity zones that include areas for lunch/cafe, parking, outdoor activity and passive recreation are to be provided for the following users: On-site staff of the built facilities, Users who visit the site to specifically utilise one of the facilities, Outdoor facility users who utilise open space network and Site-seeing visitors are look or using the roadways to connect to nearby areas.

Detention basins and swales are to be used around the Ropes Creek corridor and along the roadside to assist in overflows and flooding. To reduce the water usage within the landscape, water tanks have been proposed to buildings for the harvesting of the rainwater and the supply for the irrigation.

Security fencing is to be installed around building lots and are to be discreetly concealed within buffer planting. The combined use of lights will assist in increasing security.

The combination of planting and structural screening is proposed throughout the site to hide services and the like. The finishes of the structural screens are to be of natural elements so they will form part of the proposed landscape.



Open space corridor



Pedestrian bridge



Detention basin



Level change with rip rap and slope



Wetland



Industrial building screening



Bio-retention swale



Security fencing



Parkland open space



Amenity



Recycled water tanks for irrigation



Visual screening barriers