

2.0 LANDSCAPE SITE ANALYSIS

2.1 CONTEXT, OPEN SPACE AND MOVEMENT PATTERNS

The Proposed IKEA site at Tempe is located within the Marrickville Municipality, partially on the site of the old Tempe Tip. Situated on the Princes Highway between Bellevue Street and Smith Street, the proposed site is located on a major access route into Sydney City and Southern Sydney with access to existing local open space and cycle networks and within reach of local train lines and bus routes.

The proposed IKEA Site is 0.5km from Sydney Airport and 1.5km from the Cooks River Parkland presenting both opportunities and constraints in terms of landscape design.

An already established bike / pedestrian path leading from Smith Street to the Cooks River Parkland indicates an opportunity to create and continue connectivity and movement patterns.



SITE IMAGE



2.2 LANDSCAPE HERITAGE AND SITE HISTORY ANALYSIS

A full description and analysis of the historical and heritage components of the existing site is provided in the architectural and heritage reports for the project.

In landscape terms, the current site conditions are features include:

- Gently sloping site generally from Princes Highway to the north to down to the south towards Sydney Airport;
- Mix of large warehouse, industrial and commercial buildings;
- 'Ateco' Building on the highway as a feature heritage building nominated as worthy of retention;
- Remnant trees near to the Ateco Building that were plantings associated with the Bayview House Asylum;
- Minor trees and vegetation near to the Princes Highway frontage (not considered significant);
- The soils and substrate affected by previous landfill and quarry activities on the site.

The past landfill areas of the site are significant to the future landscape treatment, with landscape areas to be consistent with capping and gas emission details.

Landscape becomes an appropriate means to recognise and represent historical aspects of the site. Some of these considerations are below and are set out in the Landscape Heritage strategy.

- Providing 'Ateco' Building with a considered forecourt and surrounds to reinforce the setting and relationship to the streetscape;
- Relocated the most significant of the remnant trees that were plantings associated with the Bayview House Asylum to a prominent location visible from the Princes Highway, and to be integrated by providing a landscape setting to the 'Ateco' Building;
- The 'gabion wall' details making reference to the brick pits that existed on the site, with clear expression of crushed rock in the face of these walls.



SITE IMAGE





3.1 ENTRY AREA

The landscape design of the Princes highway street frontage is to represent the overall design direction and narrative for the site. As the main address it must also act as a way finding device and announce to the passing driver that they are at Ikea. Overall the design of the street frontage is considerate of a potential widening of the Princes highway and as a result a wide landscape buffer will flank the street but will also work in a reduced configuration. As the site slopes to the east, a level change is accommodated along the length of the Princes Highway. This slope is utilized to create a significant landscape feature through the use of a series of stone filled 'gabion' blade walls growing out of the ground. These blade walls filter views from passing motorists towards the building and car park, while their repetition provides a strong public domain identity to the streetscape. Low landscape treatments of ground covers, native grasses and gravels provide distinctive patterns that read together with the gabions.



KEY PLANT SPECIES (refer to plant schedule for detail)

Poa labillardieri Tussock Grass
Poa poiformis 'Kingsdale' Blue Coastal Tussock Grass
Doryanthes excelsa Gynea Lily
Dianella caerulea Blue Flax Lily

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