

Bay Park

23 Bennelong Parkway, Homebush Bay

Concept Landscape Report



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Landscape Statement 23 Bennelong Parkway, Homebush Bay

Project Summary

This landscape statement accompanies the landscape conceptual drawings. As such, the information included within this report is also considered as conceptual with an indication of landscape principles and design guidelines. The further development and refinement of the ideas proposed are to be developed and refined further in the future development application stage.

The landscape principles, particularly for the streetscape treatments, have been guided by the Homebush Bay West DCP Volume 2 Public Domain Manual (December 2005)

The proposed development at 23 Bennelong Parkway, Homebush Bay is for a medium density development and public communal open space under community title. The corner site is strategically located at the corner of Bennelong Road and Hill Road, which can be considered the gateway to the Waterfront Estate redevelopment precinct.

The site is currently leased by TNT and as such there is little existing landscape that can be retained, apart from the frontage along Bennelong Road. The development of this site will allow the completion of the Amalfi Drive circuit and provide the internal link to Hill Road from the central 'retail' precinct at The Piazza.

The scope for the project includes

- a central residential private courtyard
- upgraded streetscape to Bennelong and Hill Road
- extension of Amalfi Drive
- communal open space adjacent to Torino

Integrated and Sustainable Landscape

The landscape proposal for the development provides green space with amenity for residents. All soft landscape areas will be drip irrigated using recycled water that is harvested and stored on site.

Materials for use in the landscape have been selected for minimal environmental impact. Timber components will be made from recycled timber composites. Plant species (85% native – refer to plant schedule) will be selected to be hardy, requiring minimal irrigation or chemical sprays once established. To ensure optimum conditions for the proposed planting areas above podium slab, all planting beds will have a minimum of 500mm depth of growing medium and a maximum of 1200mm where trees can be grown in 'nominal' deep soil. All podium level planters have been designed to be accessible for ongoing maintenance.

In the interests of social sustainability, it is proposed that the open space has a structured program of open space areas for recreation, community food production areas and children's play space.

Central Residential Private Courtyards

The central courtyard space has been designed to provide passive use and communal recreational spaces. The landscape layout is strongly graphic for the benefit of overlooking residents. The design has a logical and geometric accessible path network that traverses between the apartments.

There is a well defined and generous entrance between the two building blocks which establishes the pedestrian link across the open space and back towards the retail heart of the Waterfront Estate. The entrance and cross connection is publicly accessible at all times. This entry incorporates a finger of deep soil to allow this entrance to have an inviting and on grade landscape forecourt capable of sustaining trees. These trees continue through as a spine along the main cross site axis.

The private central courtyard is divided into two even spaces for both building blocks. The entrances for these courtyards are off the main central spine with a security access. These communal courtyard areas are at the same grade as the ground floor RL's of the apartments. There are wide planters between the private terraces and the main cross courtyard circulation. This ensures separation and privacy between the courtyard and the ground floor terraces. It is proposed that all private courtyard terraces have their own external gated access to supplement the internal access from the foyers.

The courtyard paving is arranged with a hierarchy of hardscape surface materials composite timber decking for maintenance ease and longevity. The hardscape is limited to small useable spaces, access paths and the planters themselves. The area of softscape comprises the largest proportion of area within both courtyards.

The planting palette for the central residential courtyard is designed to provide a robust and low maintenance planting structure, with accent planting to provide varying colours throughout the year. The palette includes a mix of exotic and (predominately) native tree and understory species. Garden beds are mass planted with low species (refer to plant schedule) that enhances the graphic concept and provides separation between spaces, without compromising passive surveillance. The courtyard includes small to medium feature trees with access to nominal deep soil root volume.

The private courtyard adjacent to the existing Sorrento development will require additional screening from medium sized evergreen trees.

New Streetscapes and Public Access

The proposed development incorporates various public realm enhancements including upgrades to the existing streetscapes, an extension of Amalfi Drive and a public walkway through the site. This through site link will contribute to the local pedestrian network.

The pedestrian footpath on Bennelong and Hill Road will be resurfaced with concrete and a grass verge. Due to the narrow public verge width, new trees will be within the private boundary as currently occurs further along Bennelong Road outside the established Waterfront apartments.

There are a number of existing native trees that appear to be approximately 10 years old that were grown when the site was developed for its current use as TNT's dispatch depot. These native trees of mixed species are in scattered groups. The best and most appropriate species should be retained as it is within the deep soil zone; tree protection is possible during construction of the proposed development.

This deep soil zone will also allow additional tree planting to give a tree lined edge to the development. There will be the opportunity for infill tree planting along the Bennelong Road street frontage, between retained trees. The precedent of *Corymbia maculata* (Spotted Gum) has been set outside the Capri Apartments, and it is proposed to continue with this species. Streetscape finishes and treatment of retaining walls will be consistent with the public domain guidelines of the DCP.

Amalfi Drive will be continued and create the link to complete this road. Currently there are Magnolia 'Exmouth' used along this street. It would be logical for this to be continued, including the allowance for these trees in the car parking lanes. Two cars are allowed between trees as per the current typical streetscape geometry.

Community Open Space

The communal space provides the opportunity for a small park with a number of beneficial roles for the residents and visitors to the Waterfront Estate. The park provides another type of useable space with a clear programme for its uses. Located on the cross site spine, the park is divided into four areas, that progresses the idea of how a park should function from the traditional Victorian era park planning that predominates in Sydney. The park is defined by its access, with a generous but measured turf open area, children's play space, a productive landscape and a fruit producing orchard/relaxation space. The success of the The Piazza as a social and recreation space can be carried through to this park, as an area that the residents of the waterfront can interact, socialise and recreate.

The park is fringed with large shade trees and it is intended that these trees are to define the edge of the street. The trees proposed are to be legacy trees, i.e. large long lived canopy trees to define this space. Large rainforest trees are envisaged for this role. Similar trees will be used as shade and character trees elsewhere within the park.

ASPECT Studios Pty Ltd – Landscape Architecture.
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