

## SITE IMAGE



### **LANDSCAPE DESIGN STATEMENT**

**Marrickville Metro Shopping Centre**

**Marrickville NSW**

**Issue A- For Part 3A Submission**

**Prepared For :** AMP Capital Investors

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## 1.0 Introduction

The project generally comprises the redevelopment and extension of the existing shopping centre referred to as Marrickville Metro. AMP Capital Investors (AMPCI) owns Marrickville Metro Shopping Centre and the land to the immediate south at 13-55 Edinburgh Road, Marrickville.

Site Image has been engaged by AMPCI to prepare a report to accompany a Concept Plan Application under Part 3A of the *Environmental Planning and Assessment Act 1979* for the proposed redevelopment of the Marrickville Metro Shopping Centre. The development is being considered under Part 3A of the Act as it satisfies the criteria described in Schedule 1 of the Major Projects State Environmental Planning Policy (Major Projects SEPP).

Marrickville Metro Shopping Centre is located at 34 Victoria Road, Marrickville. The existing shopping centre fronts Victoria Road to the north, Murray Street to the east and Smidmore Street to the south and is adjoined by single storey residential dwellings to the west. The shopping centre is predominantly a single level retail building and comprises major tenants being Kmart, Woolworths and Aldi as well as a range of speciality stores. Car parking is located at roof top level with existing vehicle ramp access via Smidmore Street and Murray Street.

The land at 13-55 Edinburgh Road is located to the south of Smidmore Street and is bounded by Edinburgh Road and Murray Street. This site is currently used as a warehouse with associated ground level car parking.

The shopping centre is located within an established residential and industrial precinct surrounded by small lot residential housing to the north and west, and predominantly industrial land comprising larger allotments and larger building scales to the south and east.

**Figure 1** – Location plan



AMPCI proposes to upgrade and expand Marrickville Metro Shopping Centre to accommodate additional retail floor space, improved facilities and services, as well as enhance convenience and accessibility for the community.

The proposed development looks to broadly extend and redevelop the retail centre and its associated services. The landscape component of these works may be categorised as:

- Redevelopment and refurbishment of the Civic Place and entry to the existing centre from Victoria Street;
- Closure of the eastern end of Smidmore Street and development of the proposed plaza;
- Improvements to the Victoria Road streetscape and proposed installation of rain gardens;
- Improvements and refurbishment to the Murray Street streetscape and proposed installation of rain gardens;
- Improvements and refurbishment to the Edinburgh Road streetscape, Centre entry and bus stop location;
- Improvements and refurbishment to the western end of the Smidmore Street closure and treatments to the loading dock and car park entry

### **Construction Staging details**

Owing to the scale of the project and the need to undertake the development whilst maintaining a safe and functional retail centre, it is proposed that construction will occur over at least two discrete stages.

Stage 1 will involve the redevelopment of the industrial site at 13-55 Edinburgh Road to accommodate the new two level retail centre including car parking above. This work will also incorporate the creation of the pedestrian plaza and retail extension across Smidmore Street linking the two retail buildings and the refurbishment of the existing shopping centre building fronting the northern side of Smidmore Street.

Stage 2 will involve the first floor level retail extension over the existing shopping centre building with the proposed additional car parking at roof top level.

## 2.0 Existing Site

The existing site and context is described comprehensively in the planning and architectural reports, and therefore a salient description is provided here focussing on the aspects relating to landscape design.

The existing Marrickville Metro Shopping Centre is a successful retail development that is currently trading strongly. It has built a strong reputation as a destination retail outlet, with a well-known profile of national retailers. The intention of the current development proposal is to improve the existing quality presentation of the existing centre, to increase the centre with a similar scale new building and to improve the existing landscape treatments and amenity.

The existing centre is bounded by neighbouring properties to the west, Smidmore Street to the South, Murray Street to the east and Victoria Road to the north, with the existing civic place on Victoria Road being the main landscape zone and breakout space for the visitors to the centre. The streetscape of this part of the site is generally well lined with trees and has generous setbacks from the roadway to the boundary.

Victoria Road frontage to the site contains a number of *Lophostemon confertus* (Brush Box) regularly spaced and mature sized tree planting. Along the full length of the road, a brick pavement finish exists and is a listed heritage item within the council LEP and is required to be retained and protected.

Murray Street is well lined with a significant number of *Ficus microcarpa* var. 'Hillii' (Hills Weeping Fig) directly adjacent to the boundary and existing boundary walls. Although the trees along Murray Street add an aesthetic quality to the site their life expectancy is minimal and are generally in poor condition. Additionally, due to the close proximity to the boundary industrial wall. The trees below and above ground form is creating damage to this structure and in normal circumstances would support a requirement for removal.

Accessed from Victoria Road the civic place is the main breakout and passive recreational space of the existing centre. The main focal point within this space is the Mill House, along with the existing *Ficus macrophylla* (Moreton Bay Fig) have been listed as a heritage item within the council's LEP. The immediate environs of the building and street address sits at the same level as the pedestrian footpath on Victoria Street while the remainder of the space is recessed to meet with the level of the centre. As such all the pedestrian links act as ramps into the space. The existing planting, turf, and finishes are generally in a very poor condition lacking form and a cohesive sense of planning.

The land at 13-55 Edinburgh Road is located to the south of Smidmore Street and is bounded by Edinburgh Road and Murray Street. The streetscape to Edinburgh Road and Murray Street are generally poorly lined with trees and have a standard grass verges and pedestrian footpath from the

roadway to the site boundary. The southern side of Smidmore Street is well lined with *Corymbia citriodora* and these trees should be retained where possible.

In order to assist in fully understand more effectively the existing site, a full Existing Tree Survey and Arborist report was carried out. Refer to the Existing Tree Schedule in Appendix A and the Arborist report written by Integrated Vegetation Management

### 3.0 Landscape Design

The landscape design proposed for the site aims to:

- Improve the quality and the visual aesthetics of the entry to the centre from Victoria Road entry,
- Formalise and unify the hard and soft elements to the civic place whilst providing the appropriate level of respect to the existing heritage elements of the space;
- Provide an improved passive recreation amenity for the site;
- Strengthen the streetscape character to the full site perimeter that unifies the entire site as one
- Reinstall indigenous plants communities throughout the proposed planting scheme
- Develop a pedestrian plaza and centre entry that provides a civic space to accommodate children's play, outdoor cafe style seating, pedestrian movement, an area for formal civic events and an area for a community marketplace;
- Provide an improved public transport set down and pick up location;
- Provide an improved system to treat stormwater captured from both the adjacent roadways and the built form;
- Develop a new site entry that provides buffer planting to the existing adjacent residential dwellings and back of house areas while formalises new vehicular access.
- Provide amenity for public art and a canvas to illustrate the history of the Cooks River system.

All landscape proposed works are fully integrated and considered with a site wide treatment including:

- Lighting
- Traffic
- Parking
- Drainage
- In ground services
- Street furniture
- Crime Prevention through Environmental Design

#### 3.1 Civic Place

The existing civic place currently has two primary functions, an entry into the centre and the heritage stage of the Mill House. As there is an existing level change between the two it provides a very good opportunity use the existing levels to achieve an elevated platform for the Mill House so to respect it's heritage values while also incorporating this level change into an amenity for the users.

To address the entry to the site and allow for the change in level from the street to the civic place a raised planter that falls back into grade on the street end will provide a gateway into the site. This planter is also a proposed location for public art.

The main body of the civic place is proposed in essence to remain as is however in the location of the existing set down between the Mill House and this area a set of sitting stairs is proposed. They will provide an area for meeting, resting and general passive recreation and also reduce the division between the Mill House and the civic place and effectively create a seamless connection between the two.

With the requirement to treat the area to the Mill House and the *Ficus macrophylla* (Moreton Bay Fig) with the appropriate level of respect, in general the existing layout of the landscape retains a very similar form and function. The areas to the front of the Mill House will be refurbished to assist with the presentation of the Mill House to the streetscape. These works will include the removal of the low level existing planting to allow for a unified planting scheme of low level shrub, accent and ground cover plantings.

The area to the west and south of the Mill House is proposed for an extended paved area to allow for further gathering / outdoor seating. The existing soft landscaping is proposed to be refurbished and all trees in this area are to be retained.

The existing pavement finishes to the civic plaza will be reinstated with banding of a new pavement to be laid to assist in breaking up the expanse of the pavement.

### 3.2 Smidmore Plaza

With the closure of Smidmore Street, this space presents itself to the site as the new heart. With the public connection from Murray Street and running east west, it provides an outdoor environment that will not only facilitate an arrival and pedestrian link for the retail outlets, but will also provide amenity for safe children's play, outdoor dining, passive recreation and civic congregations for the general community.

The landscape design aims to provide a series of pedestrian links into the centre from Murray Street also cross links from one side of the plaza to the other while also creating a series of different spaces for passive recreation. These different spaces are a combination of raised turfed pods (600mm high) where the central turf area can be sat on or laid on and the perimeter walls used as a seating element, a series of connected raised timber platforms in the centre of the plaza for children play and community events and adjacent a general open space for outdoor cafe seating, community market place and general gathering. With all these elements being at a low level and the design being clean of any hiding nooks, the plaza will have very clear sight lines at all times. Further with the combination of landscape lighting and the ambient light from the building the design will present as a very safe and pedestrian friendly space during the day and night.



As part of the design we have been able to retain all the existing trees that do not sit within the proposed building foot print. These *Corymbia citriodora* (Lemon-scented Gum) will not only provide a visual and physical instant amenity to the space but will also become focal elements. The main specimen on the Murray Street frontage will be a major iconic element and anchor to the plaza from the mall that sits at a juxtaposition to the piece of public art on the opposite pod.

Reflecting on the history of the district and the past landscape, the Cook River system has been used as a focal element with the center of the plaza containing a series of interpretative elements and water feature on the ground plain with the pavement acting as the canvas through etchings and inlays.

Through a series of pop jets the water feature will provide an interactive play element for children and a sensory experience. They will be controlled by the centre management to be turned off during civic gatherings and market place periods.

As the central focal point to the plaza a connected series of timber platforms that works as one element is proposed to provide the capacity for children's play, a stage for civic gatherings and performance and a general space for visitors to use for seating. While on the opposite and southern side of the plaza outdoor cafe seating is proposed to gain the best solar access for the users.

Sitting on the foremost turf pod to Murray Street and acting as any entry statement element, this location is nominated a possible space for a piece of public art to the plaza.

In general the pavement level of the plaza will be at the same level of the tenancies however the first 20m from the building line will have a 1:20 fall to pick up the level change to the road. With this fall the foremost pods to Murray Street will have an increased face and will assist in presenting the piece of public art to the streetscape.

Holistically the design of Smidmore Plaza also aims to create a connection with Civic Place through the general form and finishes to the frame work of the landscape. The hard elements will not only have a similar form but their function will also be repeated through the use of sitting walls and the like for passive recreation. The general finishes in both areas will be replicated in material, colour and texture, to really unify the two openspaces of the centre.

### 3.3 Victoria Street streetscape

The existing Victoria Street streetscape will in essence remain in its existing form, however a few additions have been proposed to improve its environmental and visual qualities whilst respecting and retaining the heritage pavement that is listed with this Councils LEP and the existing framework.

Working within the existing street tree framework a series of 8m long rain gardens are proposed to be inserted into the existing verge centred between the existing *Lophostemon confertus* (Brush Box) street trees at the eastern end of the street. With the existing trees at 16m centres, this allow for 5 x

8m lots of the existing verge treatment and 5 x 8m lots of rain gardens and as such will support the installation of an additional 5 street trees.

The rain gardens are designed to collect the water from both the road and pedestrian pavements that have 2 environmental improvements. Firstly through a bio filtration system, created through the planting and the sub-grade matter, they will clean the impurities from the water so that the quality of the overflow water that may eventually end up in the Cooks River system is significantly improved. Secondly increase the quantity of water entering and recharging the water table.

Regarding the street trees, along with the retention of all the existing trees it is proposed to plant one additional street tree per rain garden. This will assist the overall street tree management by having a second set of street trees growing on a staggered life cycle to the existing. With this in 15-20 years when the existing trees reach the end of their life they will all be able to be removed and replaced in one whole sweep without leaving a naked streetscape.

Building on to the 5 additional street trees in the rain garden zone, it is proposed that another 4 street trees are installed within the pavement zone in front of the Mill House. This will then total an additional 9 trees to be planted along Victoria Road.

### 3.4 Murray Street streetscape

Although the existing street tree character for Murray Street is very pleasant with the existing *Ficus microcarpa* var. 'Hillii' (Hills Weeping Fig) providing a wonderful visual and physical amenity when looking at the entire streetscape quality with a more detailed focus it really requires a substantial level of consideration from a masterplanning perspective.

On a mass level, the existing *Ficus microcarpa* var. 'Hillii' (Hills Weeping Fig) are expected to have in relative terms to the life of the centre and the redevelopment a short remainder of their life (on average 5-15 years) and as such require consideration for a removal and replacement strategy.

Further the existing planting zone requires a significant refurbishment as the quality and condition of the existing planting is very poor.

Considering the above, the design of Murray Street lends itself for a complete restructuring and redesign. Following on from the proposed streetscape design of Victoria Road, it is proposed to work with a similar framework however increasing the quantity of the rain gardens.

As such the removal of all the street trees that are planted on the boundary is proposed thus allowing for the new framework to be created.

Similar to the Victoria Road treatment, it is proposed to have a planting strip running adjacent to the boundary. To assist with the screening and to also reduce the bulk of the boundary walling it is proposed to plant climbers along this strip to grow up the walls and through the proposed screen elements.

Along Murray Street 28 trees are proposed to replace the 22 existing *Ficus microcarpa* var. 'Hillii' (Hills Weeping Fig) and replaced with of *Eucalyptus paniculata* (Grey Ironbark) to form the new street tree planting yielding an additional 6 trees.

As a staged treatment to Murray Street the *Ficus microcarpa* var. 'Hillii' (Hills Weeping Fig) will be retained until they reach the end of their natural life as a massed group. It is proposed to upgrade the existing streetscape planting zones as a short term improvement to the general streetscape character. This will include the planting of low level accent, grass and groundcovers so to ensure that general safety, sightlines and CPTED principals are maintained.

### 3.5 Edinburgh Road streetscape

Building on from the connection that the proposed extension of the centre will make to the streetscape of Edinburgh Road, the landscape design to this area aims to tie the overall streetscape treatment as described above around and into Edinburgh Road, while formalising the third entry to the site with a more urban treatment.

Wrapping the redevelopment of the Murray Street streetscape around and into Edinburgh Road with on grade verge planting as opposed to the rain gardens, will allow for the continuation of the general framework while creating a slightly more urban approach and forming a transition into the arrival zone of Edinburgh Road.

Towards the centre of the Edinburgh Road frontage is the proposed location of the bus stop and as such requires a typical hardstand treatment to the roadside. Although the expanse of pavement increases in this zone, the introduction of raised planters adjacent to the stairs and ramps to the entry of the centre will assist in breaking up the hardstand and structure of this space.

Through this zone the introduction of street furniture including bench seating, bike racks and bins have been introduced to provide amenity to the visitors of the centre.

The opposite end of the Edinburgh Road frontage to the site is the location for carpark entry and loading docks. Although there are proposed architectural screening treatments to conceal this area from the streetscape the landscape design will also provide assistance in separating this area. Within the zone adjacent to the vehicular ramp the proposed planting design including tree, shrub, accent and groundcover planting will create a suitable tiered planting scheme to screen while providing suitable sight lines for vehicular movements. This layout and design of this planting will also maintain clear sightlines for pedestrians so to prevent sudden closed pockets and meet with the CPTED principals.

Currently the street tree framework of Edinburgh Road is almost nonexistent. With a mixture of species, heights, ages and health the overall visual qualities is very poor. Due to the proposed bus stop it is not possible to have street trees along the entire frontage however wrapping them around the

Murray Street corner and continuing them down and past the bus stop will really finish off the overall streetscape character for the entire centre.

## **4.0 Vegetation assessment and design**

Through our own vegetation analysis and the arborist report that forms up part of this development application we believe that the landscape design and the built form have generally made positive steps to retain the existing vegetation structure but to also produced a significantly improved landscape quality than exists today.

In keeping a balance between the benefits of the development to the community as a whole and the protection of existing vegetation it is our belief that this balance has been met.

From a heritage perspective we have ensured that the *Ficus macrophylla* (Moreton Bay Fig) is to be retained and protected.

Overall the number of trees through the site has increased by 17. It is proposed that 35 trees will be removed (3 in civic place, 1 on Victoria Road, 22 on to Murray Street and 1 on Edinburgh Road and 8 on Smidmore Street) and 52 proposed to be planted (9 on Victoria Road, 28 on to Murray Street and 15 on Edinburgh Road and landscape zone) .

The planting scheme has been focused to ensure that the all plant are native and where possible are also endemic to the region. For planting species, pot sizes and quantities please refer to the plant schedule within the landscape plans. We note that all plants have been identified within these plans.

## 5.0 Maintenance

### General

A 52 week defects liability period will be imposed on the installation of all the works commencing from the date of issue of the Certificate of Completion. The landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants / finishes as determined to be defective. Following the completion of the defects period the centre management will establish a maintenance team to undertake regular maintenance of the landscape works. These arrangements will ensure the successful establishment and ongoing development of the landscape.

### Existing Planting

Where existing turf or planting is within the landscape contract area, the Contractor will maintain it as for the corresponding classifications of new grassland or planting.

### Recurrent works

Throughout the planting establishment period, the Contractor will continue to carry out recurrent works of a maintenance nature including, but not limited to, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, renovating, top dressing, and keeping the site neat and tidy.

### Program

The Contractor will furnish a proposed planting maintenance program, and amend it as required.

### Log book

The Contractor will keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. The log book will be available for inspection on request.

### Replacements

The Contractor will continue to replace failed, damaged or stolen plants.

### Mulched Surfaces

The Contractor will maintain the surface in a clean and tidy condition and reinstate the

mulch as necessary including gravel pavements.

#### Stakes and Ties

The Contractor will adjust or replace as required. Remove those not required at the end of the maintenance period.

#### Grassed Areas

The Contractor will commence grass maintenance works at the completion of turfing, and continue to carry out grass maintenance throughout the contract and planting establishment period, maintaining healthy weed free growth.

#### Weeding and Rubbish Removal

The Contractor will remove by hand rubbish and weed growth that may occur or re-occur throughout all planted and mulched areas. This work shall be executed regularly so that at regular intervals the Contract areas may be observed in a completely clean and tidy condition, free from rubbish and weeds.

#### Pruning

The Contractor will carry out whatever pruning work are requested by the Principal, including any pruning of damaged growth or miscellaneous pruning considered as beneficial to the condition of the plants. All pruning works shall be undertaken to approved horticultural practices.

#### Spraying

The Contractor will report any evidence of insect attack or disease amongst plant material. As required the Contractor will spray with insecticide, fungicide or both in accordance with the manufacturers' recommendations. Submit proposal and obtain approval before starting this work.

#### Irrigation

The irrigation system is to be fully operational at all times for the 52 week maintenance period. All timers, piping, filters and fittings are to be replaced immediately on being found to be defective, damaged or non performing to full capability. All costs of replacement or repair of the system is the responsibility of the Contractor.

#### Planting

Trees and shrubs shall show signs of healthy vigorous growth. Trees shall be appropriately staked and in mulched areas with a suitably sized watering saucer intact and weed free.

#### Temporary fencing

Remove any temporary protective fencing at the end of the maintenance period.

#### Completion

A final inspection shall be made before the completion of the maintenance period. Any items requiring

rectification shall be repaired before completion of the relevant works are finally approved.