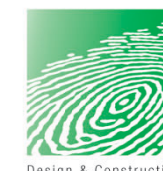




landscape masterplan

lot 11 DP774322 & lots DP 977044
mcgill street precinct
october 2010

SITE LANDSCAPES



Design & Construction



Landscape Master Plan Overview

Client:

Lewisham Estates Pty Ltd

The Site:

The subject site comprises Lot 11 DP 774322 & Lots 6-8 DP 977044, which forms part of Marrickville Council's broader Master Plan for the area known as the *McGill Street Master Plan*.

Purpose:

This Landscape Master Plan is provided as part of the Environmental Assessment submitted by Tony Owen Partners for the proposed mixed residential & retail/commercial development including public domain improvements, creation of new streets, open space/landscaped areas & pedestrian and cycle access corridors. The master plan specifically addresses the Director General Requirement, numbers, 4. Urban Design, 5. Public Domain & 12. Ecologically Sustainable Development (ESD) as outlined in the DG Requirements dated 16 March 2009.

Proposal Description:

Approval is sought for a Concept Plan for the site covering demolition of existing improvements and construction of a mixed use development comprising basement car parking, residential, commercial and retail uses generally in accordance with the building envelopes, floor space ratio (FSR) and land uses as illustrated on the plans prepared by Tony Owen Partners. The Concept Plan is for buildings ranging in height from 4 to 9 storeys with a maximum overall FSR of 3.5:1. Public domain improvements include the creation of new streets, open space areas and pedestrian and cycle access corridors.

Key Landscape Principles:

- Creation of functional public open space to facilitate mixed zone retail, commercial & residential.
- New pedestrian & cycle links to improve access throughout the precinct
- Connection and enhancement of Green Corridors
- Water Sensitive Urban Design (WSUD) within open space and streetscape to harvest and use storm water.
- Landscape amenity for residential apartments
- Public domain treatments
- Provision for Greenway Corridor & Light Rail Station and future incorporation of existing green spaces
- Commuter off street car parking



1. Central Park:

The central park acts as a green corridor connecting Henry Street to the Greenway & proposed Light Rail. The park comprises of scattered tree plantings through open lawn areas with seating & decked platforms to create a practical active green hub for residents and commuters. Selected local native trees are proposed to improve the local ecological landscape.

2. Public Open Space:

Two parks, one in the subject site and the other in the south provide a north-south connection of public open space & amenity through the site. Strong links between parks are created through direct path lines which dissect the open space to create designated areas such as open lawn for recreation, market & stage facilities, playground & fitness parks & covered structures.

3. Greenway Corridor:

20m of green space is created between the proposed light rail & shared street frontage of the development. The corridor allows for a shared cycle/walking link, public open space & buffer planting of local vegetation between light rail & park space. Connections to broader network of cycle and walking paths are achievable through bridged crossings over rail line. Future works to include incorporation of existing green space to Western side of proposed light rail line

4. Shared Road Zone:

Shared pedestrian/vehicle zone along street front & greenway to slow traffic movement. Surface treatment of selected cobblestone to define zone.

5. Light Rail Station:

Proposed Light rail station and landing platform as part of the proposed State Government system.

6. Arrival Forecourt & Plaza:

Paved forecourt with canopy palm planting & bench seating to act as arrival/waiting zone & direct pedestrian movement through site. Palm planting and banded paving to link forecourt to plaza zone. Plaza zone to provide relaxed outdoor eating facilities under palms.

7. Private Open Space:

Private park space with outdoor BBQ facilities, serving benches, seating & furniture and open lawn areas for recreation. Screen planting to enclose and shelter from roadway.

8. Pedestrian Links:

Generous pedestrian pathways of min 2.5m width connect areas of public & private open space, residential & retail/commercial frontages and further create connections to broader links in surrounding suburbs. The network of paths forms a distinct cohesion through the site and creates a break up of functional spaces.

9. Rain Gardens & Vegetative Swales:

Rain gardens & vegetative swales are located throughout the site to treat hard surface water run-off and slow water flow. Under heavy rainfall, water is detained within marginal planting capable of tolerating periodic inundation.

1. Central Park:

An active green hub for residents and commuters. Path connections divide park into 3 main zones:

1. Arrival forecourt. – Selected paving banding, Canopy palm planting to 15m and bench seating create an entry statement & transition court to move people through to other zones.
2. Plaza. – Continuation paving banding and palm planting, increased seating & relaxed eating facilities. A meeting point that interfaces with open space in the north, south & east.
3. Open Lawn – Three open lawn areas with scattered local native tree plantings allow for recreation in the centre of the park while floating decking platforms on the south side and seating along north fringe provide gathering areas.
Lawn areas are graded to fall to an open vegetative swale along the south side of the park.
The swale planted with marginal plants and trees intercepts & slows water movement across the site.

2. Public Open Space – Park 1:

The park forms the central green space for the subject site providing amenity to the overlooking residential apartments. At ground level the park interfaces with commercial & retail shop fronts and is linked to the central park plaza. Designated playground & fitness areas, open lawn & garden service the residences while a stage/platform facilitate potential market and public events.



3. Greenway Corridor Frontage:

Residential buildings along the west of the site share views over the greenway corridor. Planting zones of local native vegetation including canopy trees, large screening vegetation & grasses provide a visual barrier and buffer from the light rail. The shared pedestrian roadway allows direct and safe access to cycle/walking link, public open space & the proposed light rail transport system.

4. Private Open Space:

Private park space with outdoor BBQ facilities, serving benches, seating & furniture with open lawn areas for recreation. Screen planting to enclose and shelter from roadways.

5. Street Character – Internal Streets:

6m wide dual way streets provide access into the subject site & to basement parking. Wide internal street verges create comfortable accessibility and allow for canopy tree plantings that will balance bulk & scale of buildings. Deciduous trees selected to allow necessary light infiltration in winter months and to provide seasonal character.

6. Street Character – Central Boulevard:

Central street access with wide 2.5m verges and characterized with paving bands to pick up architectural lines. Deciduous canopy trees to provide overhead street character, filtered light and green corridor link to greenway.
Off-street parking bays to provide visitor/commuter car parking.

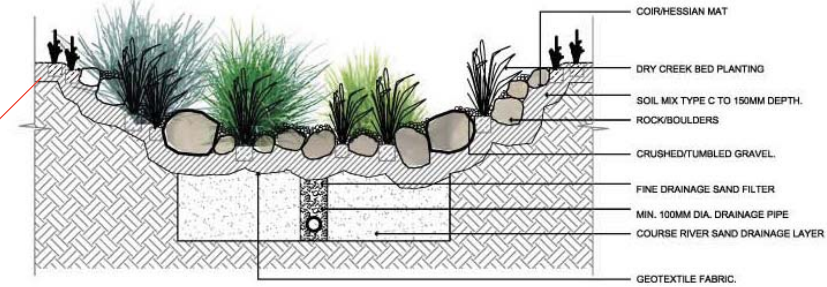


Vegetation Types

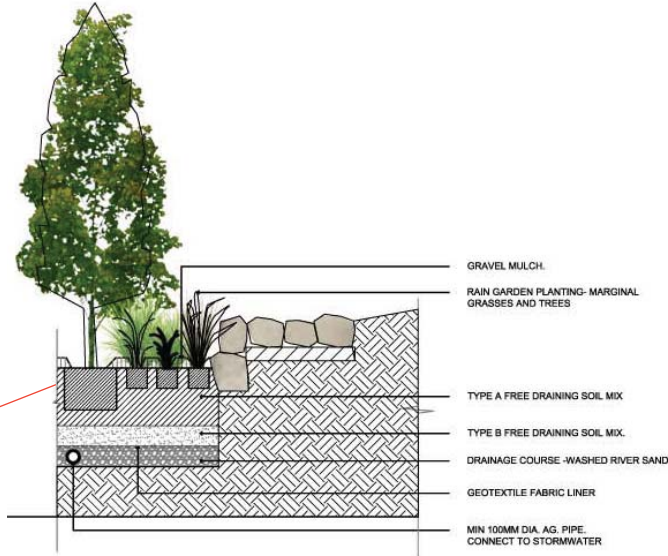
Street trees along central boulevards and internal streets are to be large canopy deciduous trees such as *Platanus x hybrida* (London Plane Tree). Such trees will provide required bulk and scale to balance building heights, necessary light infiltration during winter months and streetscape amenity in seasonal interest. Local scattered native plantings through parks and in more open sunlit areas are to provide improvements to local ecological landscape & habitat for native fauna. Suggested species include *Eucalyptus punctata* (Grey Gum), *Eucalyptus robusta* Swamp Mahogany, *Melaleuca quinquenervia* (Broadleaf Paper Bark), & *Cupaniopsis anacardioides* Tuckerroo, *Livistona australis* (Cabbage Tree Palm) are to provide entrance statement and open over head canopy to central forecourt and plaza zones. Mixed group plantings of local natives & suggested exotics from the 'City of Sydney Suggested Tree Planting list' are to provide a consistent character between private and public open space. Densities of group plantings are to ensure parks provide good sunlight and an 'open' feel. Plantings in low areas and swales should be a mix of native trees such as *Casuarina glauca* (Swamp Oak) & *Melaleuca quinquenervia* and native marginal plants such as *Juncus*, *Lomandra*, *Isolepis nodosa* and other local sedge type species

Rain Gardens & Vegetative Swales:

Rain gardens & vegetative swales are to be the main source of natural water detainment through the site. These gardens are located across the site to catch hard-surface run-off water during heavy rainfall. Planted out with marginal grass plants and integrating dry creek bed concepts and timber bridge crossings they become a repeated visual feature for the site. Excess rainwater falling onto the central park will be channeled toward the south side of the lawns with a series of dry creek beds. These are intended to detain water in heavy downpours and take pressure of the existing infrastructure of the locality while still maintaining visual appeal

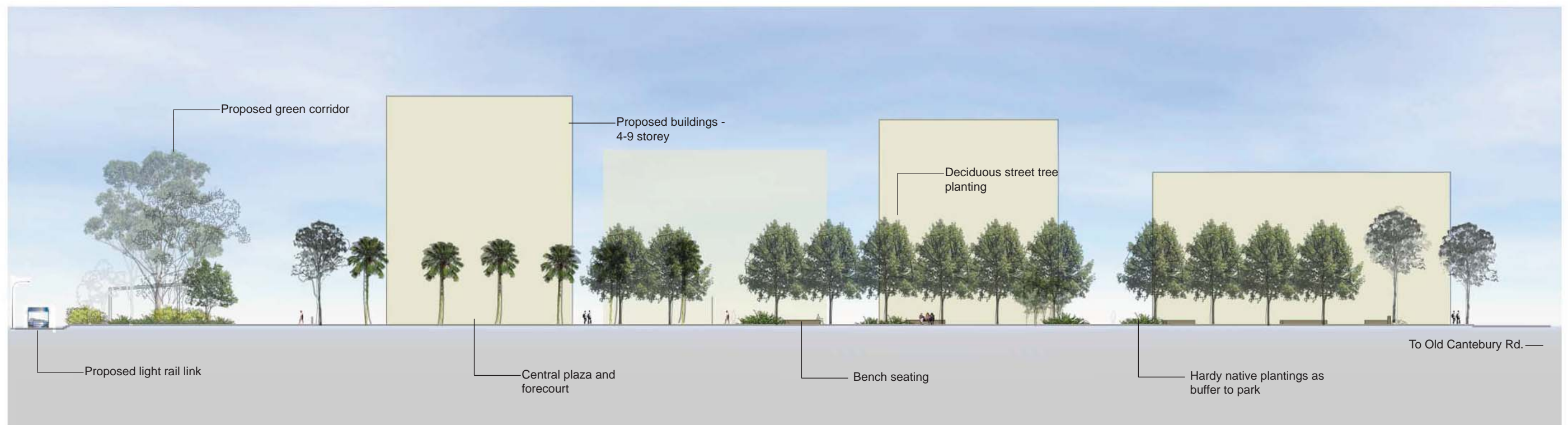


TYPICAL WATER COARSE PLANTING - SECTION
NTS

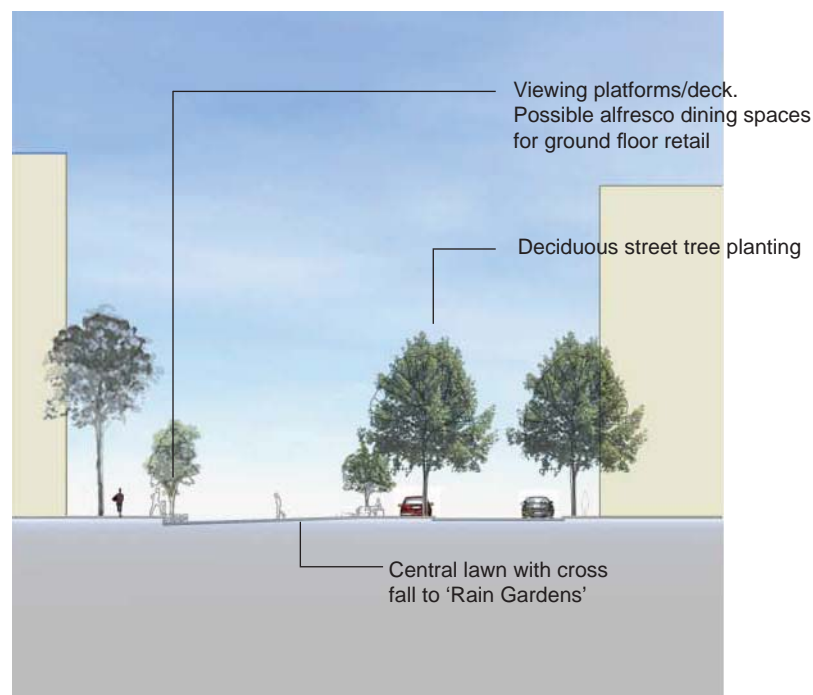


TYPICAL RAIN GARDEN - SECTION
NTS





North elevation from central park
scale approx 1:500



West elevation from Old Canterbury Rd
scale approx 1:500

