

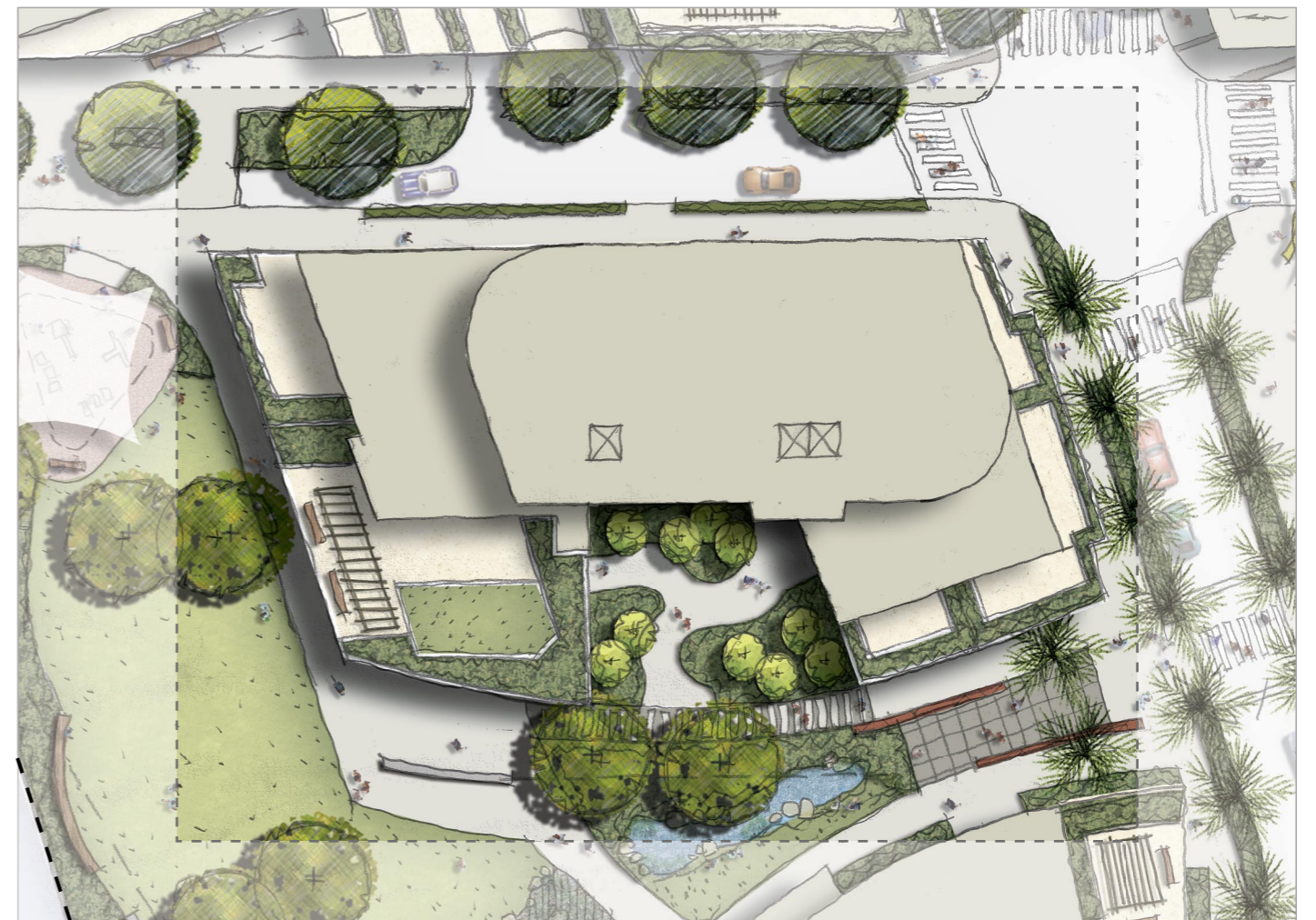
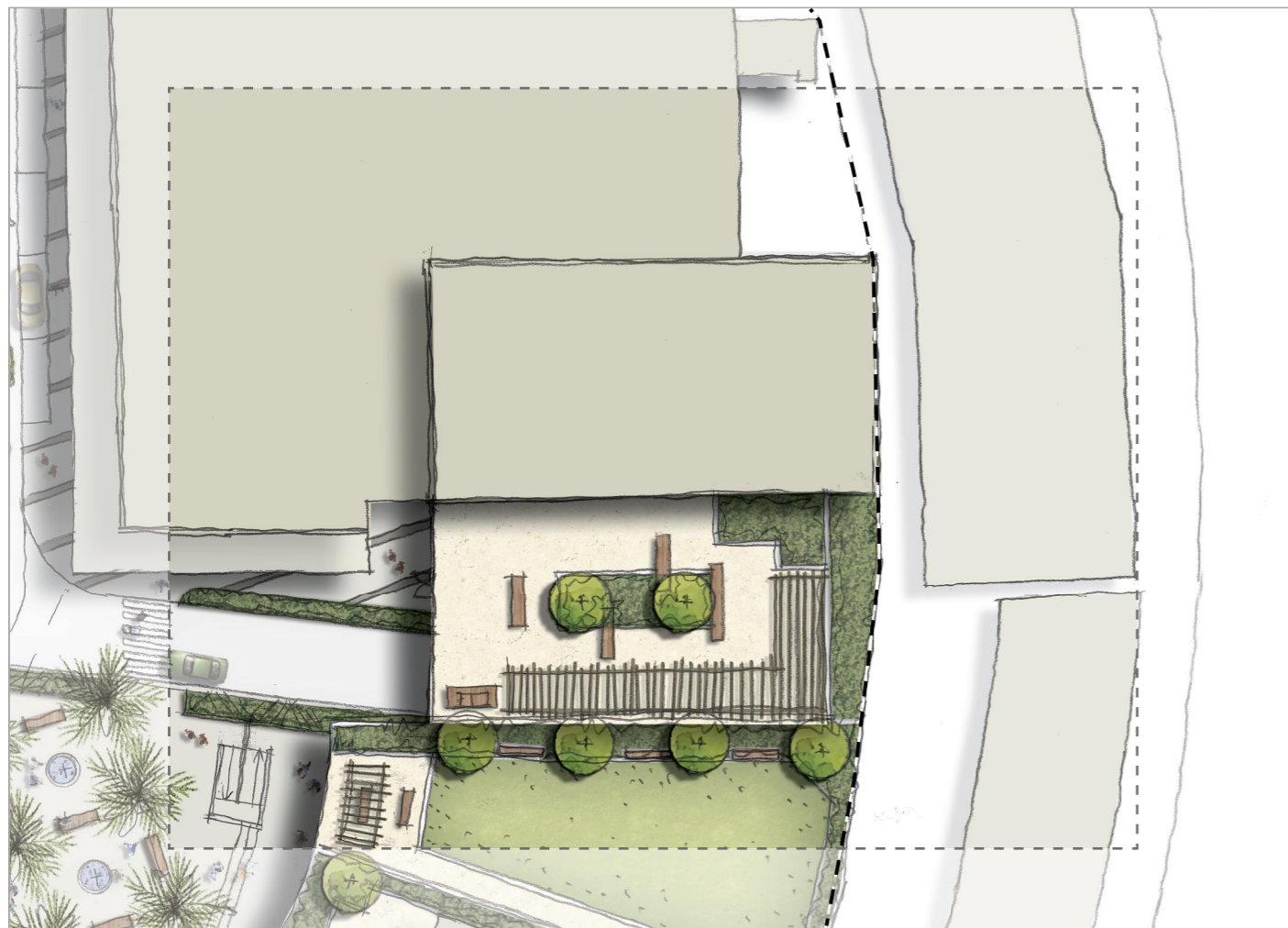
9.0 Landscape Concept Plan



ROOFTOP: Building K



ROOFTOP: Buildings Q,P,U & V



SITE IMAGE
Landscape Architect

9.0 Landscape Concept Plan



ROOFTOP: Buildings R & T



ROOFTOP: Building O

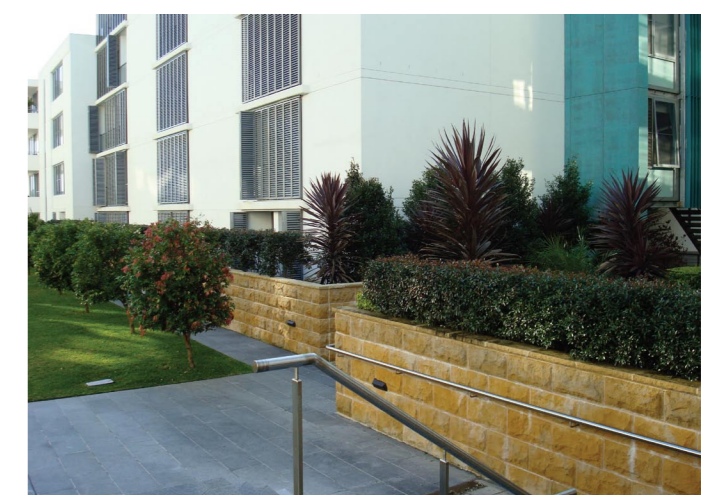
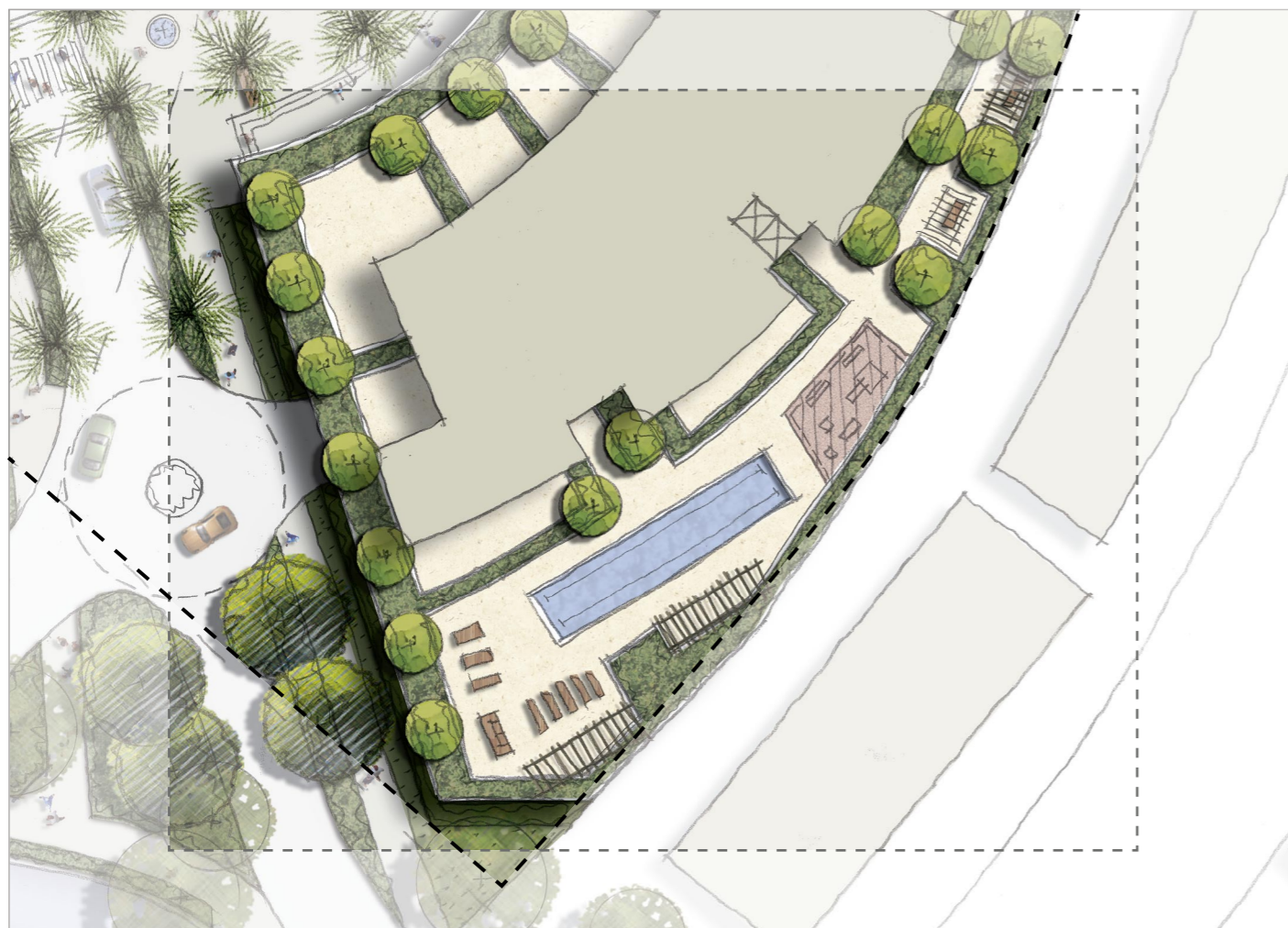


SITE IMAGE
Landscape Architect

9.0 Landscape Concept Plan



ROOFTOP: Building O



SITE IMAGE
Landscape Architect

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9.16 LANDSCAPE COMPONENTS



Figure 6: Landscape Components Diagram



SITE IMAGE
Landscape Architect

10.0 Landscape Materials and Installation

10.1 Generally

All materials are to be installed new or recycled so that they are the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmanlike and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards.

Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements. Pavement finishes are to be of a type that has adequate slip resistance and does not present an uneven surface to avoid trip hazards. Landscape lighting will provide security lux levels and will accent feature elements (seating walls, water features and advanced tree planting) as well as providing an ambient light source to illuminate garden areas while avoiding light “washing” into private spaces.

10.2 Planting Strategy

The proposed plant material will be substantially selected from Council and relevant authorities approved plant species lists, and for hardiness, ease of maintenance and proven ability to tolerate site conditions. Of importance are the foliage characteristics and floral displays to create garden character. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to all planting beds will allow for ease of trimming of groundcovers. Indigenous planting will be selected for its ability to attract native bird life. Exotic plants will be incorporated to civic spaces and courtyard areas where suitable to provide variety and consistency with the character of the locality.

10.3 Garden Detailing

Gardens are to be mulched with a pine bark or decorative gravel products. Areas of lawn and gardens are to be defined by raised concrete edges, capped with a high quality paver.

Imported and improved site soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of Australian native plants. On slab garden beds will be have a specially blended light weight and free draining soil mix with sand bed drainage layer to establish minimum soil depths of 450 mm depth for grass areas, 600 mm depth for shrub planting and between 800 and 1200 mm depth for tree planting, with soil volume to be carefully considered to be appropriate for tree species and to create a suitable mature size. The detailing of the on slab planters incorporates the following components:

- a free draining soil mix specially blended for planter box use
- a washed sand drainage layer placed beneath the soil mix
- a drainage cell product with filter fabric to establish a drainage void above the slab falls in slabs to
- drainage outlets inspection pipes over drainage outlets

All on slab planters will be made accessible for maintenance. Where safety issues exist for working in areas above ground anchor points and the like will be provided for safety harnesses.

10.4 Hardscape Materials

Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public plaza and footpath areas are to be paved to meet Council's paving standards and details. A full range of integrated street and garden furniture and other fixtures will also be provided to meet Council and relevant Authority codes and requirements.

10.5 Landscape Irrigation

The use of irrigation system will aid the successful establishment and long-term development of the landscape. Utilisation of harvested and recycled water will be achieved in consultation with the Hydraulic Engineer and project team to meet the principles of WSUD.

10.6 Establishment and Maintenance

The design of all areas to be subsequently passed to Council ownership / management are to be prepared in consultation with Council so that the design and detailing meets their requirements in terms of sustainable maintenance, vandal resistance and design to assist minimizing graffiti. The installation of the works shall be subject to a 52 weeks defects liability period. The landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective. As a part of the Construction Documentation the landscape specification shall describe a full Maintenance Schedule. Regular inspections and reporting by the Landscape Architect on behalf of the developer will occur during this period.

11.0 Conformance with Authorities Codes and Guidelines

11.01 Conformance with Authorities Requirements

The site planning through to the detailed design have to our best knowledge substantially accorded with the requirements of Council in terms of general landscape provisions for private and common open space, streetscape design, and the specific requirements of Council's relevant DCP's.

A significant array of landscape design guidelines have been considered in the design formulation, and it is believed that objectives / aims as stated will be achieved for WSUD, ESD, Basix, CEPTED, TPO, equitable access, sustainable transport principles. Broader objectives will also be achieved as stated, including recreation and visual amenity, ecology and habitat objectives, open space continuity, overhead bridge connectivity for cycle and pedestrian movement, and establishing of a cost-effective maintainable public open space.

The requirements of SEPP 65 have also been considered and will be substantially achieved as is set out below.

11.02 Strathfield Planning Scheme Ordinance

Relevant to the landscape design, the 6(d) Zoned Open Space code allows for Children's playgrounds; gardens; parks; and sportsgrounds. The open space design generally conforms with the zoning, with approval required for ramp and bridge structures and the like.

11.03 The Strathfield Development Control Plan No.20 – Parramatta Road Corridor Area.

The landscape design is believed to conform with the stated aims of this DCP, being :

“to achieve development within the Parramatta Road Corridor Area which is sympathetic and appropriate for the natural and built environment, optimises opportunities for utilising public transport, and is acceptable to its community and economically feasible.” and



Location

1. To recognise the strategic importance of Parramatta Road as a major regional connection; and
2. To build on the opportunities provided by the proximity of the Corridor Area to the Olympic Park.

Accessibility

1. To provide better links, both in terms of accessibility and urban form, between residential development and other services in the Corridor Area and other services in the Corridor Area;
2. Provide a safe and accessible system of pedestrian and cycle links throughout the area, and to desirable destinations outside the Corridor Area;
3. Reinforce the public transport role in the Corridor Area; and
4. Improve traffic and parking management in the Corridor Area;

Public Domain

1. To improve pedestrian amenity throughout the Corridor Area;
2. To reduce vehicular/pedestrian conflicts;
3. To provide a stronger public domain focus to the Corridor area and more open space;
4. To encourage provision of community services and facilities as part of site redevelopments;
5. Create an accessible and safe public domain;
6. Enhance the existing streets and lanes with tree planting to improve pedestrian amenity; and
7. Ensure private open space areas are designed with security in mind.

Streetscape

1. To provide direction and certainty of outcome in relation to built form to ensure:
 - a. A coherent street scale;
 - b. Compatibility with the existing urban fabric.
2. To enhance the character of individual streets in the Corridor Area by appropriate landscape design and coordinated built form; and

Landscaped Open Space

1. to provide for an increased demand for open space caused by the anticipated increased residential population in the Corridor Area;
2. To maintain a viable amount of landscaped space on private land to preserve and enhance the existing character of the Corridor Area;
3. To encourage the planting of native vegetation;
4. To ensure landscaped spaces are provided in appropriate locations and designed to standards consistent with Ecologically Sustainable Development principles;
5. Upgrade existing infrastructure easements to incorporate links and recreation facilities; and
6. Provide a range of recreation opportunities, in lines with the objectives of the Strathfield Council Parks and Recreation Plan.

11.04 Strathfield Development Control Plan (DCP) 2005: Part C – Multi-Unit Housing: 2.7 Open Space and Landscaping

The landscape design is believed to conform with the stated Objectives and Guidelines of this DCP, being:

- a) To limit site coverage and support building envelope and height controls in establishing appropriate residential densities in Strathfield;
- b) To provide adequate open space for the recreation needs of residents;
- c) To ensure open landscaped space relates well to the living areas of dwellings;
- d) To maintain the park-like vistas of the Council area; and
- e) To retain existing vegetation where appropriate.

Guidelines: Landscape design should be used to provide attractive and useable outdoor living areas. The design should also aim to protect the privacy of occupiers and neighbours and define the function of buildings and spaces within the development. Landscaped open space is required in Multiple-unit housing development for recreation and to achieve a sense of openness between buildings.

In accordance with Item 7 of the code, associated consultant reports demonstrate an appropriate open space area is provided, based on the provisions that:

- It can be demonstrated that a slightly reduced amount of landscaped open space is adequately compensated by the amount, position and quality of the open space provided.
- Evidence is provided that the likely profile of occupants of the proposed building involves particular open space requirements (eg a low probability of resident children meaning a specific playing area is not necessary).

In accordance with Item 10, a Landscape Concept Plan is provided, indicating the location and treatment of landscaped areas and private open space areas and the indicative location, size and species of existing and proposed trees and plantings. As per item 11, the design of the development has considered the retention of existing mature trees and shrubs on the site and any potential impacts on trees and shrubs on adjoining properties.

11.05 SEPP 65 – Quality Residential Design

In relation to SEPP 65 Principle 6: Landscape we note that the design of the project has been undertaken in a manner that integrates landscape and building forms. Landscape opportunities have been created at street level, roof top garden terrace and on-grade areas and to a number apartment rooftop terraces. The design of landscape common open space areas has taken into consideration the amenity provision of the adjoining extensive parkland areas, with principally passive recreation and visual amenity provided for by the landscape areas. The deep soil planting on this site will achieve the SEPP65 guideline of 25% of the open space. The indicative design provides for over 46% of the open space being deep soil areas. As illustrated on the indicative landscape details sheet and described within this report sufficient soil depth, drainage and water provisions have been made to ensure that the landscape is sustainable and will mature to be a dramatic and strong component of the development.

The landscape is designed to contribute to both private and public domains. The garden spaces to the communal open space and broader public domain offer strong amenity through appropriate planting and finishes, selected for their ability to compliment the architecture and local precinct identity. Furthermore street tree planting and streetscape enhancements create new opportunities to the benefit of this important town precinct.



12.0 Landscape Conformance with DGR's

We confirm our understanding that the landscape related DGR's as set out below have been fully addressed by the landscape concept design, with the supportive text in this report highlighting where subsequent design development will appropriately resolve detailed design issues.

Item 3. Urban Design

The EA shall address the design quality with specific consideration of the massing, setbacks, building articulation, landscaping, 'safer by design' principles, active street frontages and the public domain.

Item 4. SEPP 65 - Design Quality of Residential Flat Development

The EA must address the design principles of SEPP 65 and the Residential Flat Design Code.

Item 5. Environmental and Residential Amenity

The EA must address solar access, privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.

Item 8. Landscaping

Provide a concept Landscape Plan with details of treatment of public and private open space areas on the site. The plan should address ways of maximizing deep soil landscaping and roof areas as landscape areas for open space.

Item 9. Public Domain

The EA is to address public domain improvements, pedestrian linkages and street activation.

Item 11. Ecologically Sustainable Development (ESD)

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development and meet industry best practice. Opportunities for achieving a minimum 5 star energy efficiency rating should be investigated.

Item 14. Drainage

The EA shall address drainage/flooding issues associated with the development / site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.

Specific to the landscape, the DGR's go on to set out in 'Plans and Documents to accompany the Application' the requirements for the Landscape Plan as:

"Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site".

13.0 Conclusion

The landscape proposals for the Columbia Precinct project in Homebush provide the comprehensive framework for an appropriate setting and treatment to the proposed buildings and courtyards, civic spaces and streetscapes, and extensive landscape open space across the site. The Columbia Precinct proposals have suitably considered relevant Council policies, codes and requirements; and have been coordinated with the project team including Architectural, Civil, Hydrology, ESD / Environmental, Engineering, Traffic, Accessibility, Heritage and various inputs from various authorities, and the Client.

The preparation of landscape design proposals for Columbia Precinct project will create a significant urban renewal outcome, with substantial improvement of connectivity and integration with adjoining areas, as well as significant beautification of the public realm.

We believe the proposals and documents are suitable for consideration and approval by the Department.



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