

Eastlakes Shopping Centre

8.5.2012

The landscape open space provides an integrated recreation zone across the development and provides a wide range of opportunities for informal recreational prospects. The location adjacent to Eastlakes Park has provided opportunities for integration and extension of this important existing open space into the proposal and forms a central strategy for community involvement at the interface areas. Extensive planting is focused across the proposal with native planting to Gardeners Road, the retention of the mature trees to Evans Avenue and further tree planting to the surrounding streets. A feature Green Wall is located on Barber Avenue that creates an important vista and positive amenity for the existing streetscape.

The open space associated with the development is distinguished by three major open spaces. A major open space has been created to the east of the park that allows for integration of community open space to flow into the proposal and link through to the shopping areas. The two other areas, located on the podium level of the proposal and for the use of the residents and their guests are characterised by extensive landscaping across the podium, two swimming pools, circulation pathways and community facilities (including barbecue areas, workout stations, karaoke entertainment rooms, children's play areas and community spaces) resulting in a variety of spaces that have been developed across the podium. The swimming pool areas for example feature adjoining pavilions for recreational mixed use and a series of timber decks for access. The extensive open space has allowed for supplementary zones to be created across the podium areas focused on a quieter, peaceful landscape with a relaxing environment.

A combination of native and exotic planting to all the major landscape zones provides a multilayered textural character, creating a unique form while providing a quality landscape treatment. The pavilions adjacent to the swimming pools provide shade, privacy and wind protection while simultaneously encouraging a recreational theme that is an important design aspiration of the proposal.

Clearly defined pathways vary in width and texture which create opportunities for informal groups to gather and socialize. The podium areas provide an important visual amenity when viewed from the apartments above presenting a substantial contrast between the extensive landscape treatment and the pathway circulation zones. This overall design approach increases legibility and eases way finding to the apartments and the various landscape features, such as the recreational spaces and the swimming pools.

The plant selection has been based on a sustainable strategy where the planting will require minimal maintenance and energy inputs after the establishment phase. Minimal bird attracting plant species have also been selected as a requirement of the development. The realisation of the planting and landscape strategy will provide a sustainable outcome that will create a positive environment for the proposal and the surrounding neighbourhood enhancing the positive values of the area.