

DISCOVERY POINT - WOLLI CREEK

Stage 1 PA Landscape Report

August 2012



Introduction

Discovery Point is a major development site at Wolli Creek, Sydney. It is partially complete with an existing railway station, apartment buildings and central park. Site planning has been shaped by significant remnant heritage of Tempe House, St Magdalenes Chapel and the surrounding grounds.

- The stage 1 development works relevant to the landscape scheme include:
- Neighbourhood Park and Discovery Walk;
 - Rooftop landscapes for building 1B and building 1C; and
 - Upgrade of existing Brodie Spark Drive and extension of streetscape works including Discovery Place and Spark Lane

Public Domain

The public domain and landscape of proposed Stage 1 works contain the following components:

Parks

Neighbourhood Park

A new park of 1445.8 sqm is proposed to the centre of the retail development (stage 1 and future phases) to act as a green breakout space to the surrounding buildings and as a civic meeting place. A series of pedestrian walks connect the park to the surrounding developments, existing parklands and Railway Station.

High finish landscape materials are proposed with custom designed furniture to define a unique landscape character. The on structure park will enable a variety of shade tree plantings and soft landscape areas for the surrounding residential buildings and community. Contrasting pavement tones, textures and patterns are proposed to identify the park area as a special place within its urban context.

- The Neighbourhood Park features:
- A large central lawn with feature tree plantings and surrounding pedestrian walks;
 - A 'play' focused water feature with fountain elements; and
 - An informal seating area along the western edge within a native tree grove.

A combination of lighting types is proposed to create an ambient and safe night landscape. Feature lighting will be incorporated into the water feature (Neighbourhood Park) and will be used to highlight key park elements.

Streets

Brodie Spark Drive

Brodie Spark Drive is the processional thoroughfare commencing at Magdalene Terrace, terminating at the future Waterfront Park offering expansive views over Cooks River and the city beyond.

The completed section of the Drive will be modified to remove the centre island and locate street lighting to the western kerb side. There is an opportunity to improve the existing street tree planting in association with these works to achieve a high quality, enduring and cohesive outcome.

Discovery Point Place

Discovery Point Place will become a highly urbanised and busy mixed use space, functioning as both bus/taxi interchange and shared pedestrian street. Shade trees with lush understorey plantings, seating and lighting will create a harmonious public environment that facilitates pedestrian movement between transport modes, adjacent retail / residential developments and the neighbourhood park.

Spark Lane

Spark Lane is proposed adjacent the rail corridor, landscape works are proposed to screen and buffer the railway corridor interface and soften the proposed building facades.

Private Domain

Rooftop Gardens

The building 1B podium is proposed as a shared community space for Discovery Point residents. The podium features a gym, pool and sundeck area, community function space, lawns, garden beds, kitchen garden (edible garden), feature tree plantings, shade structure, seating and BBQ facilities.

The pool and sun deck are proposed to the southern side of the rooftop overlooking the neighbourhood park. A dense hedge is proposed to the eastern side of the pool to screen views and noise from the adjacent building 1C. A secure fence will enclose the pool and sun deck from the surrounding shared gardens.

A community space is proposed to the centre of the rooftop including seating and BBQ facilities. A pergola will provide shade and shelter and lush planters will surround the area adding colour, texture and scent to the garden.

Building 1C is proposed as a 'residents only' green roof, featuring kitchen garden, shade structures and BBQ facilities for small group gatherings.

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Stage 1 Landscape Masterplan



Wolli Creek Railway Interchange



- LEGEND
- Existing tree to be retained
 - Large deciduous tree
 - Proposed tree
 - Feature tree
 - Proposed Palm
 - Shrub
 - Paving
 - Gravel
 - Water
 - Bench Seat
 - Road
 - Lawn
 - Timber Deck
 - Stage 1 boundary
 - temporary site hoarding
 - + 4.73 Proposed Level
 - + EX 4.73 Existing Level

Discovery Walk and Neighbourhood Park - Design Intent

Discovery Walk

Discovery Walk is proposed as the main pedestrian link between Magdalene Terrace and Wolli Creek Station. Stage 1 of Discovery Walk proposes a green spine between Buildings 1B and 1C. The spine will be activated with pedestrian walkways and seating interspersed along its length.

A series of bio-filtration planters are proposed through the centre of the walkway, collecting storm water runoffs from the public domain pavements. Low planting will soften the urban environment whilst maintaining a visual connection through to the Neighbourhood Park and the Railway Station. Deciduous trees will create an intimate pedestrian scale, whilst providing solar shading during summer, winter solar access and a flash of seasonal colour.

Neighbourhood Park

Central Lawn

A visible open lawn of 731.2 sqm is proposed in the centre of the Neighbourhood Park (Approx 1445.8 sqm) to provide a communal green and undefined breakout space.

The lawn is slightly elevated on the north-eastern point, at the convergence of the pathways. The elevated point creates sloped grass planes facing out to the north and east, an angled wall mediates the levels back down to the centre of

the lawn providing an informal seating area and creating visual interest. Building 1B is interfaced by a series of raised planters with Livistona palms, which retain clear sight lines and solar access to the retail frontage from the Central Lawn. A grove of eucalyptus trees in deco-gravel bound the central lawn to the west, a row of large deciduous plane trees to the south and the water feature to the east.

Water Feature

Located to the east of the Central Lawn, the Water Feature is prominently located, visible from Discovery Walk and the Central Lawn / Cafe Terrace. Water jets are proposed below a pedestrian grilled cover, allowing water to be free draining and re-circulating. Water jets are proposed to playfully change in height and timing, encouraging users to interact with the element.



Water Feature + Discovery Walk

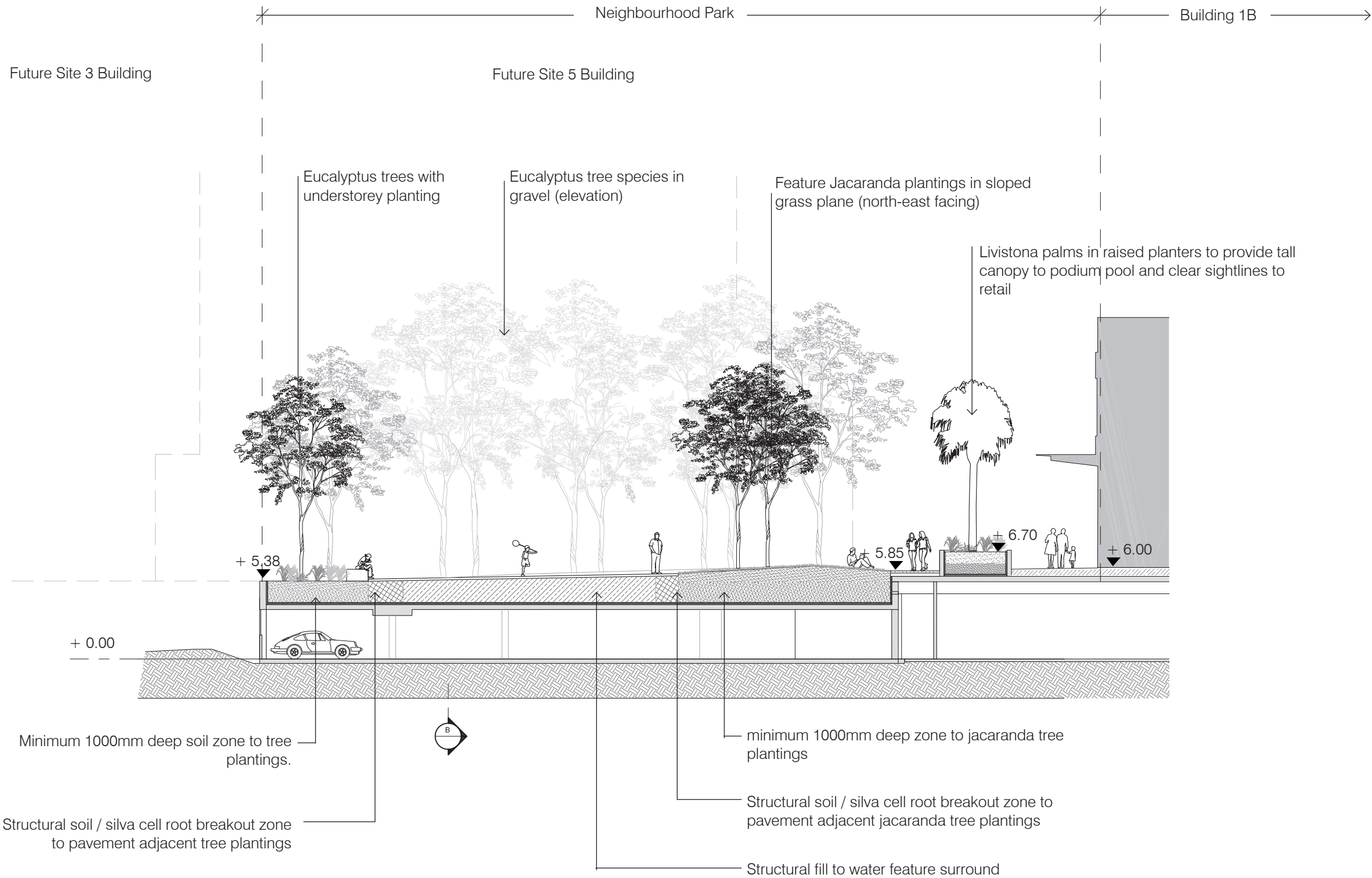


Central Lawn



Pedestrian Link - building 1B south facade

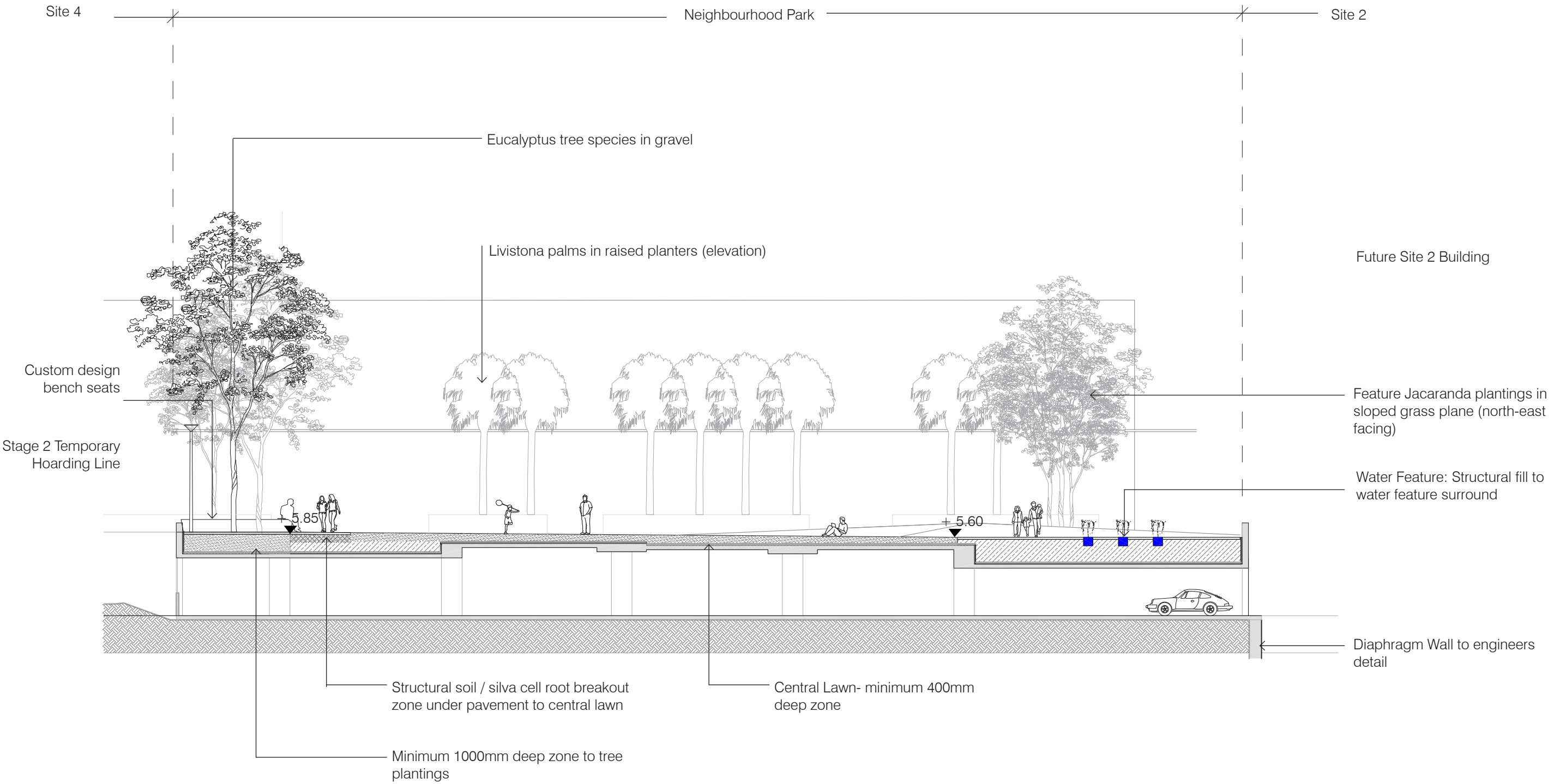
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Elevation AA - Neighbourhood Park

note:
minimum soil depths and typologies to tree plantings and lawn to be in accordance with SESL and Arborist report.

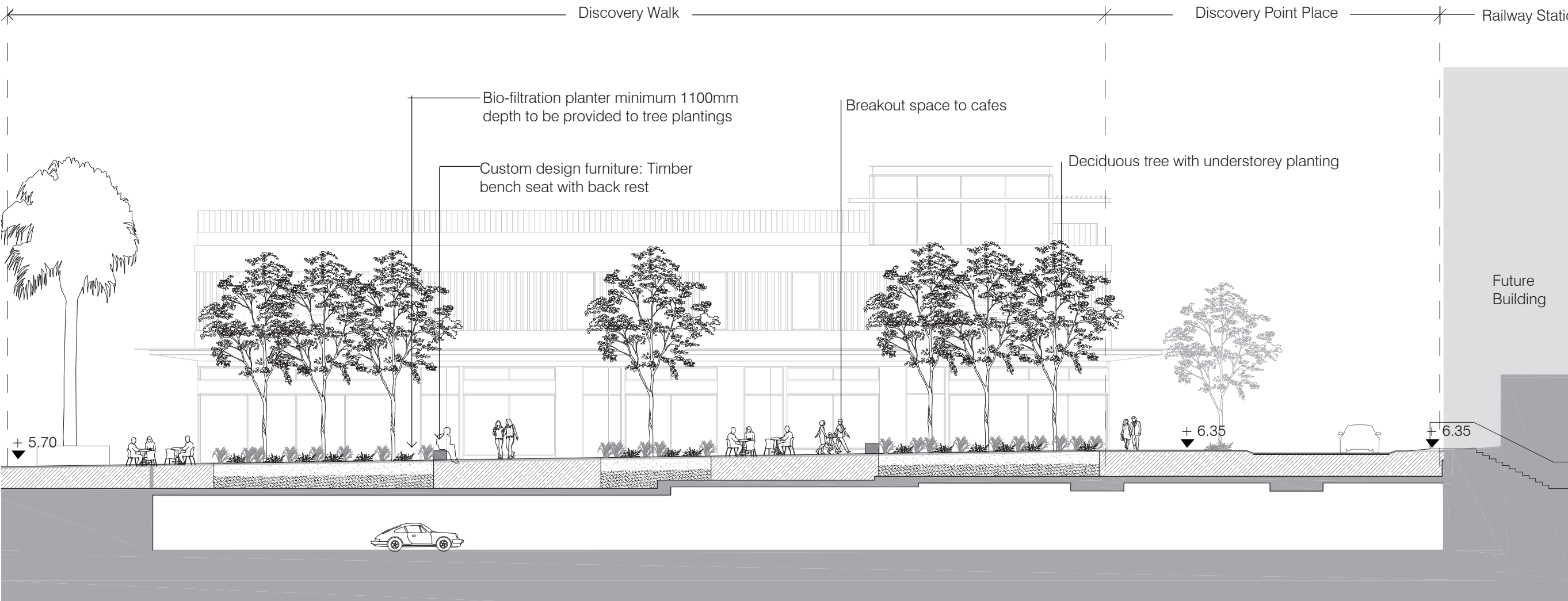
Section BB - Neighbourhood Park



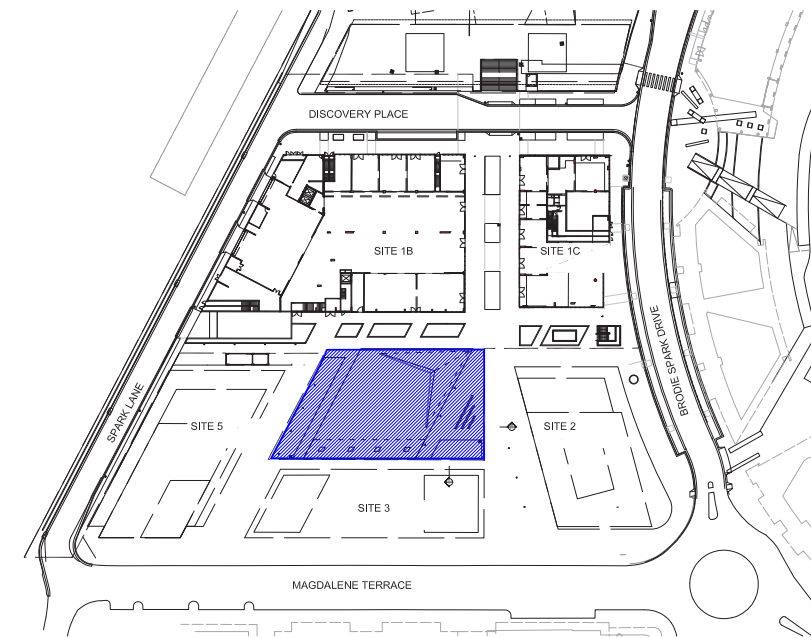
Elevation BB - Neighbourhood Park

note:
minimum soil depths and typologies to be in accordance with SESL and Arborist report.

Section GG - Discovery Walk



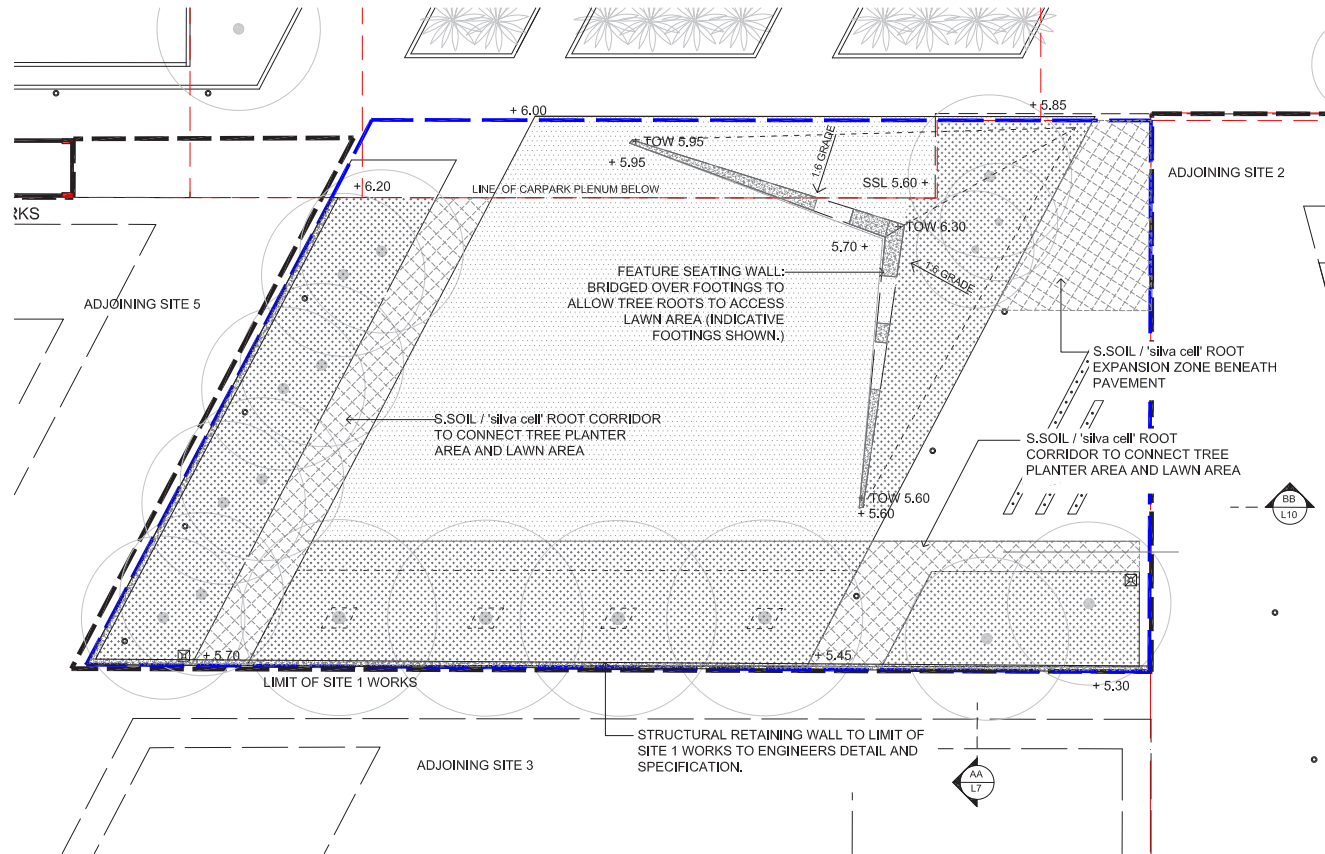
Elevation GG - Neighbourhood Park



KEY PLAN - NEIGHBOURHOOD PARK CARPARK EXTENSION
1:1000@A1 / 1:2000@A3

LEGEND

- SITE 1 LIMIT OF WORKS
- EXTENT OF CARPARK EXTENSION BENEATH NEIGHBOURHOOD PARK
- PROPOSED TREE - REFER TO S01-L-401
- PROPOSED PALM - REFER TO S01-L-401
- + 6.00 PROPOSED FINISH PARK LEVELS
- + TOW TOP OF WALL LEVELS
- + SSL STRUCTURAL SLAB LEVEL
- LAWN AREA: MINIMUM 400MM DEPTH
- TREE PLANTER AREA: MINIMUM 1000MM DEPTH
- STRUCTURAL SOIL or SILVA CELL ROOT CORRIDOR / BREAKOUT ZONE.



NEIGHBOURHOOD PARK - CARPARK EXTENSION SOIL PLAN
1:200@A1 / 1:400@A3

SOIL SPECIFICATION:
REFER TO SESL SOIL REPORT AND SPECIFICATION DOCUMENT (REF: C6453. B23220) FOR SOIL TYPOLOGIES AND REQUIRED DEPTHS

IRRIGATION
- IRRIGATION TO BE PROVIDED TO ALL PLANTER AREAS AND LAWN AREAS. CONTRACTOR TO PROVIDE A DESIGN AND CONSTRUCT PACKAGE FOR IRRIGATION WITH SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.

DRAINAGE
- ALL PLANTER AREAS TO BE FREE DRAINING TO SW OUTLETS. CONTRACTOR TO ALLOW FOR DRAINAGE CELL AND FILTER FABRIC TO ALL RAISED PLANTER AREAS OR PLANTER AREA OVER SLAB.

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