

DISCOVERY POINT - WOLLI CREEK

Stages 3&5 DA Landscape Report

January 2014

Issue A



Introduction

This report supports a Development Application for Site 3 and 5 of Discovery Point and is submitted to Rockdale City Council pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The DA seeks approval for the construction and use of Buildings 3 and 5 as identified in the approved Discovery Point Concept Plan (MP10_0003).

Overview of Proposed Development

The Stage 3 and 5 DA seeks approval for the construction of two separate mixed use buildings, one integrated level of basement parking, ground floor retail tenancies, landscaping and public domain works and construction of part Magdalene Terrace and Spark Lane Intersection.

More specifically, Building 3 will comprise ten storeys accommodating 99 x 1bedroom, 2 bedroom, and 3 bedroom apartments, with Building 5 comprising eighteen storeys and providing 162 x 1bedroom, 2 bedroom, and 3 bedroom apartments.

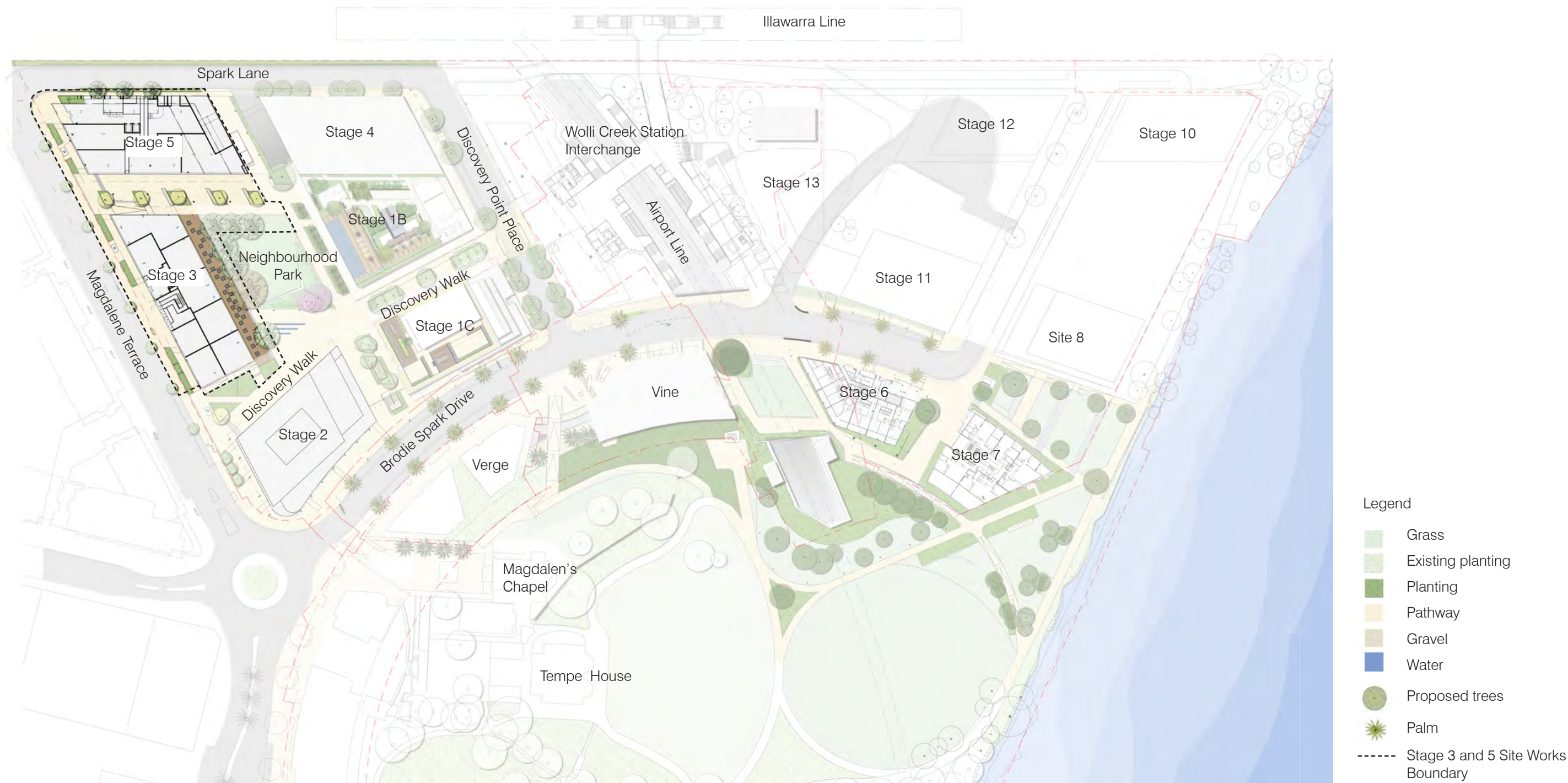
Site Location

Discovery Point is located in Wolli Creek, approximately 8 kilometres south-west of the Sydney CBD. Stages 3 and 5 are located in the Southern Village Square on the corner of Magdalene Terrace and Spark Lane (refer to Figure 1).

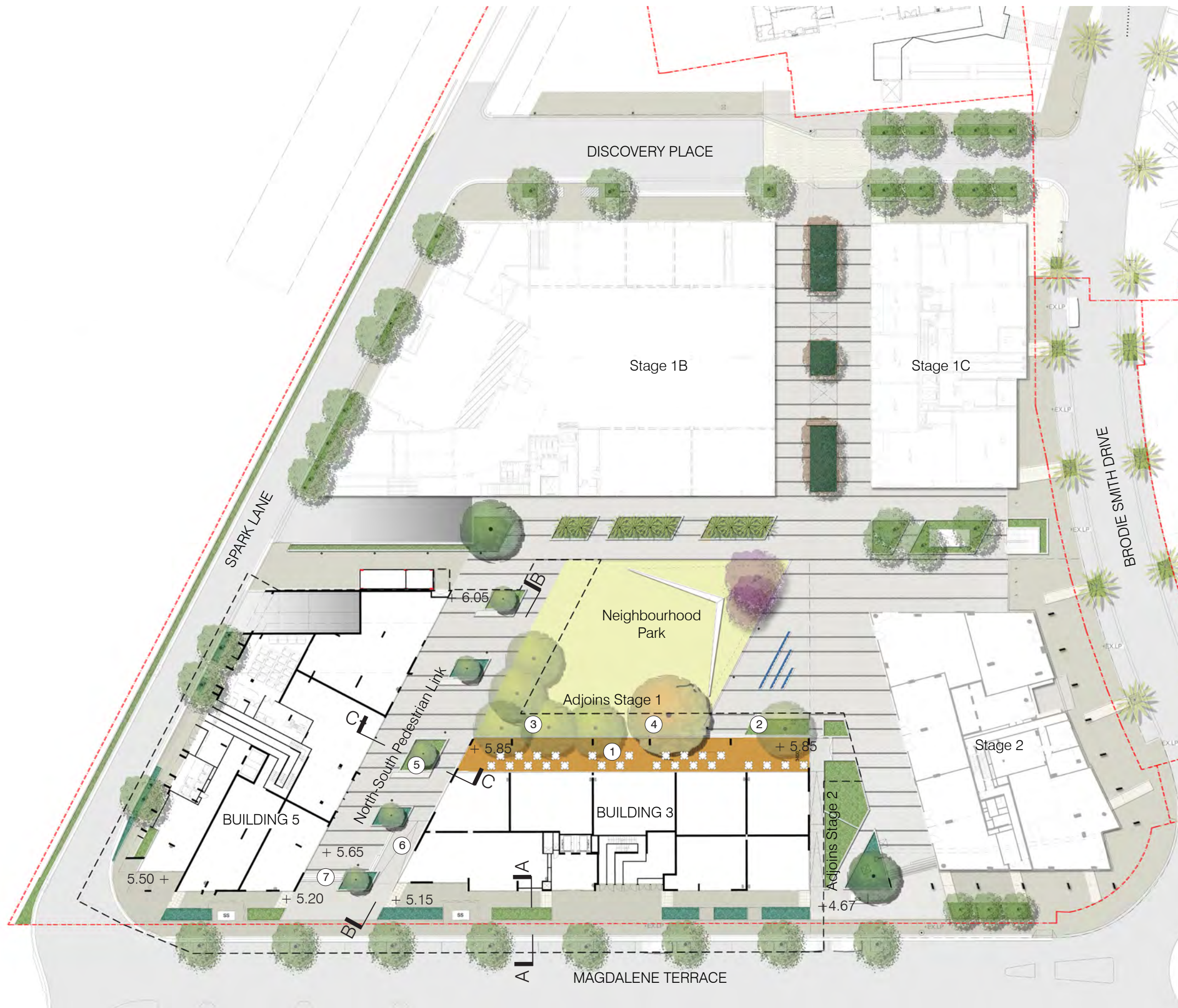
Stages 3 and 5 are bounded to the east by the Illawarra railway line, approved neighbourhood park and Stage 1 developement to the north, approved Stage 2 development to the east and existing Magdalene Terrace to the south.

The proposed Stage 3 and 5 landscape works include;

- Completion of Magdalene Terrace and Spark Lane in accordance with Stage 1 and 2 approvals and the 'Wolli Creek and Bonar Street Public Domain Plan' including; rain gardens, street trees and upgrade of footpath paving finishes.
- Completion of Southern Village Square adjoining the Neighbourhood Park, Buildings 3 and 5 and the North-South Pedestrian link to the Railway Station beyond.



Site Masterplan



- Discovery Point Development Property Line
 - Stages 3&5 Site Works Boundary
 - Proposed Park Trees
 - Proposed Street Trees
 - Planter Area - Rain Garden
 - Planter Area
 - Lawn
 - Asphalt paving with banding to public footpaths
 - Paving Field
 - Retail Deck
- KEY**
- ① Retail Deck with architectural awning structure
 - ② Rain Garden (flush) with long bench overlooking water feature. Planter with vines to grow over cafe shade structure
 - ③ Grove of Eucalyptus trees to provide shade
 - ④ Feature deciduous tree to anchor corner of lawn and provide seasonal shade / solar access to Retail Deck
 - ⑤ Raised planters with bench seating to provide breakout space to building 5 and overlook the Neighbourhood Park
 - ⑥ 1:25 Walkway between Neighbourhood Park and Street Level
 - ⑦ 1:14 Ramp to Retail Deck
 - ⑧ Stair access between Neighbourhood Park and street level

Client



Landscape Architect



Project

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View from North-South Pedestrian Link to Retail Deck

Neighbourhood Park and Stages 3 & 5

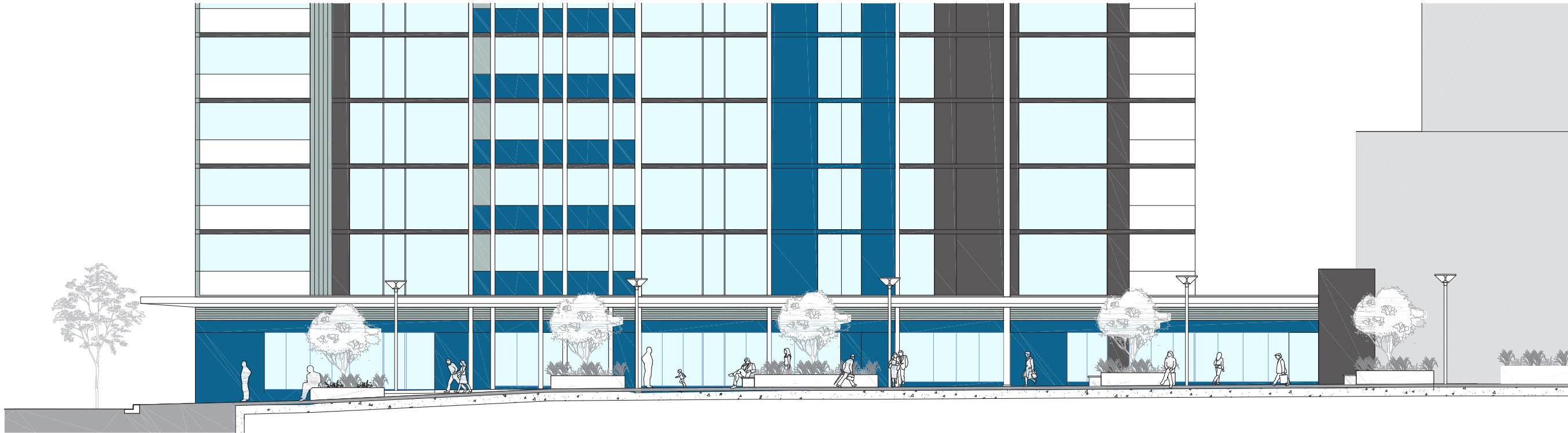
Stages 3 and 5 complete the Southern Village Square and Neighbourhood Park as an internal plaza and community green. Building 3 encloses the park to the south, with ground floor retail proposed to overlook the lawn, whilst Building 5 encloses the park to the west.

Building 3 and 5 frames the North-South Pedestrian Link from Magdalene Terrace through to the Neighbourhood Park and Station Entry on Discovery Place. A series of low raised planters are proposed intermittently along this thoroughfare providing a permeable threshold between retail frontage and the community green. Long bench seats between planters provide opportunity to sit around the edges of park.

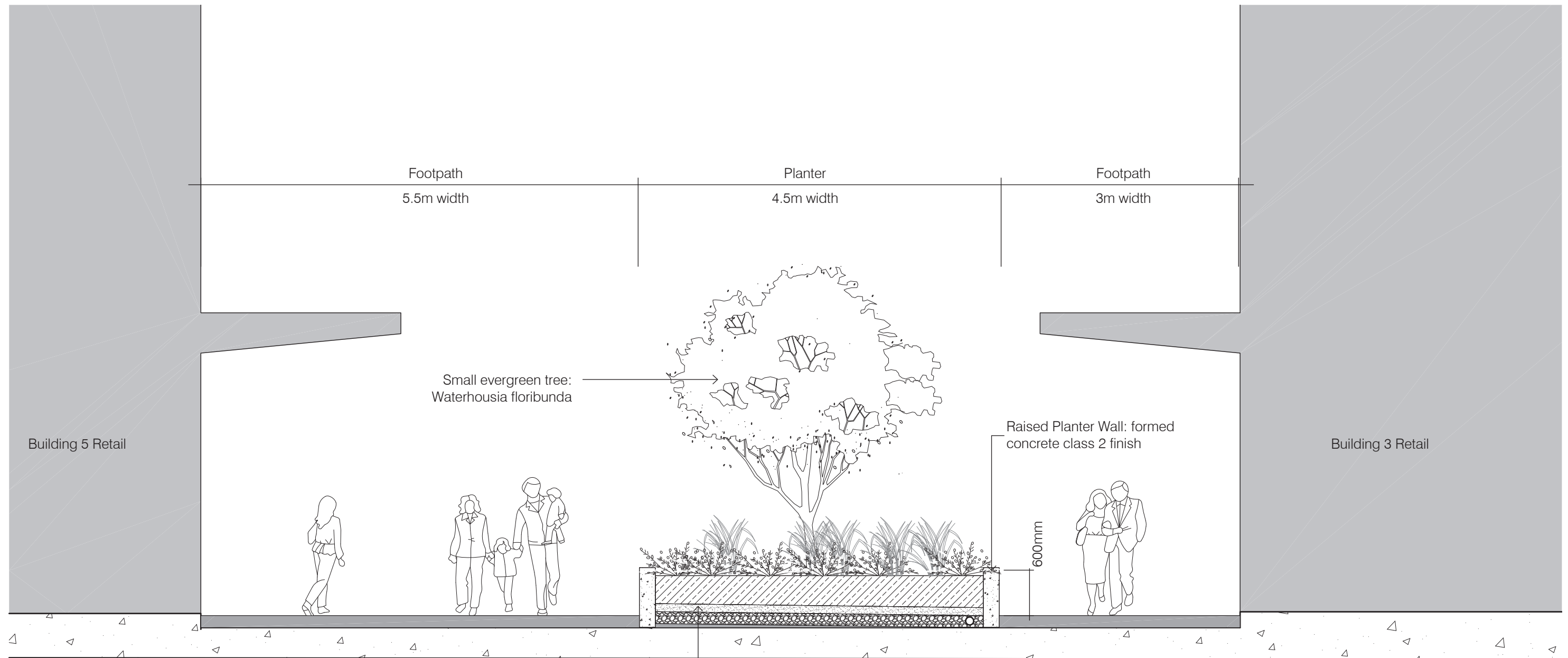
A Retail Deck to the northern facade of Building 3 is proposed allowing for retail breakout to the Neighbourhood Park. The level deck appears elevated as the park and plaza surroundings grade down to the north-east corner of building 3. Long terrace stairs transition between the Retail Deck and Neighbourhood Park level, feathering out along the western end - allowing for equal access.



Terrace Steps to Cafe Deck



North-South Pedestrian Link Sectional-Elevation



Small evergreen tree:
Waterhousia floribunda

Raised Planter Wall: formed
concrete class 2 finish

600mm

Raised Planter / surcharge rain garden: 750mm HT planter (150mm below pavement and 600mm above).

Allowance for; 150mm drainage layer, 100mm washed sand layer, 300-400mm growing media, 100mm ponding level (for rain gardens).

Surcharge pits and drainage to stormwater engineers detail - refer to Discovery Point WSUD Strategy, prepared by Equatica.

Section CC - North South Link and Raised Planter Detail

Client



Landscape Architect



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Section CC - North-South Pedestrian
Link and Raised Planter Detail

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Magdalene Terrace
The street setout for Magdalene Terrace has been established in Stage 2 Works incorporating new street trees between carparking bays and central rain gardens to the property boundary to form part of the site wide WSUD strategy.

Pyrus ussuriensis street trees are proposed in the road corridor (between carparking bays) in consistency with the Wolli Creek and Bonar Street Public Domain Plan.

Continuing the language of Stage 2 a combination of rain gardens and planters are proposed to continue down the length of Magdalene Terrace. Generally restricted soil depths allow for shrubs and ground covers only however, where soil depths allow additional street trees may be incorporated for additional shade and canopy cover.

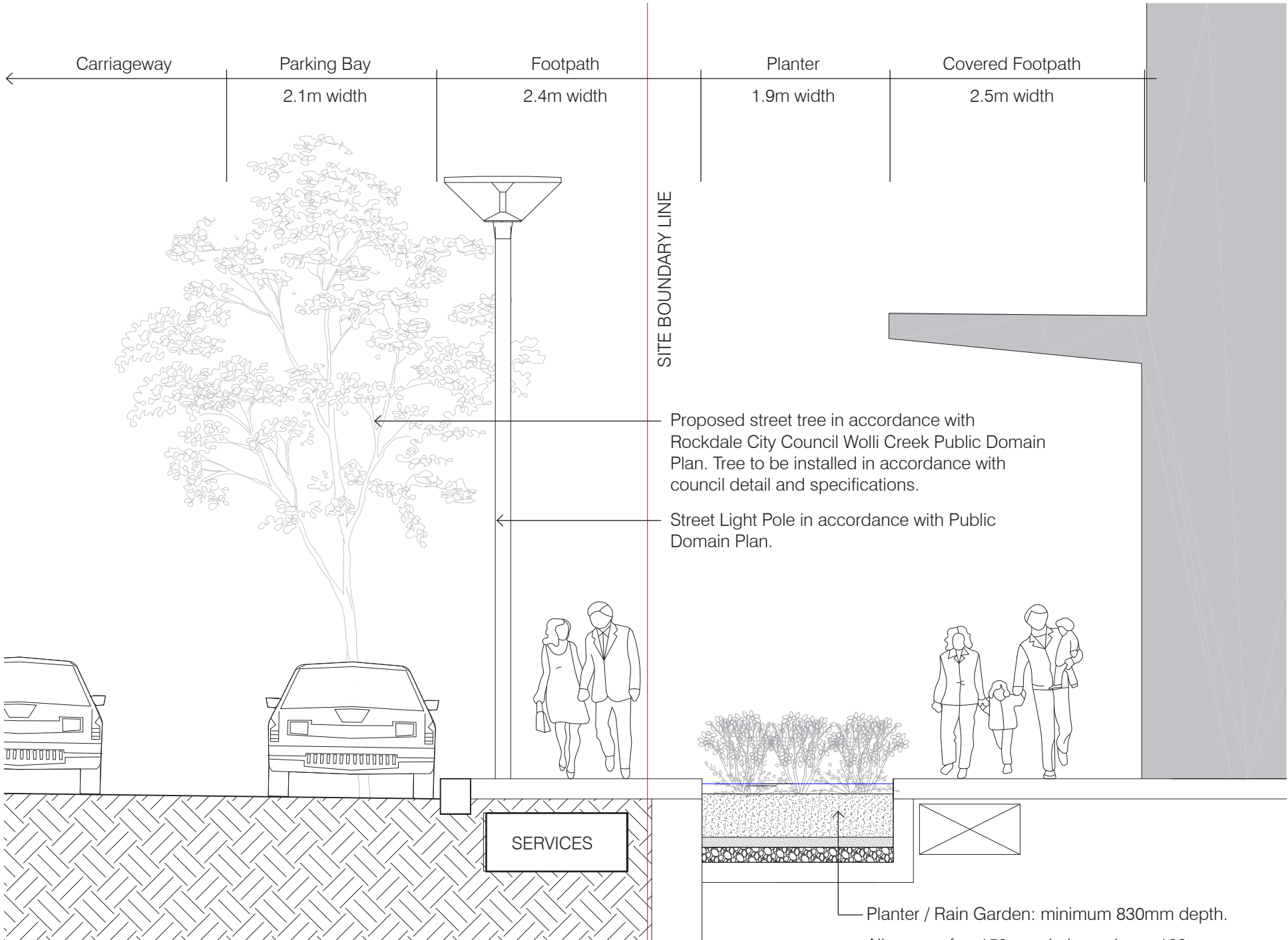
The central planters create a dual footpath with a 2.4m wide path alongside the road and a 2.5m wide footpath along the building facade. The central location of the planters enables access from adjacent carparking bays and minimal disturbance to the existing service corridor (located to back of kerb). Planters are broken at frequent intervals to ensure permeability between the dual footpath.

The street setout and central garden proposals have been developed in conjunction with the civil and environmental engineers to ensure best site outcomes. Low groundcovers and grasses are proposed to the central planters to improve water quality, soften and ‘green’ the streetscape whilst retaining clear sight lines.

- Tree Species**
Pyrus ussuriensis (100Lt)
- Planter and Rain Garden Species**
Dianella caerulea
Lomandra longifolia
Hardenbergia violacea
Isolepis nodosa

Spark Lane
Indigenous evergreen street trees are proposed to the lot boundary side along Spark Lane to screen the Architectural facade and groundfloor services. Rain gardens with low ground cover planting is proposed below the street trees to delineate the pedestrian path and contribute to the site wide WSUD strategy. A minimum 1m soil depth is to be provided to street trees with a structural soil corridor below adjacent footpaths.

- Tree Species**
Elaeocarpus reitculatus (100 Lt)
- Planter and Rain Garden Species**
Dianella caerulea
Lomandra longifolia
Hardenbergia violacea



Section AA - Magdalene Terrace (Stages 3-5)

Planter / Rain Garden: minimum 830mm depth.
Allowance for: 150mm drainage layer, 100mm transition layer, min 380mm growing media depth, and 100-200mm ponding depth.
Rain Garden to Stormwater Engineers Detail



View from Magdalene Terrace along the North-South Pedestrian Link

Paving and Surface Finishes

The Neighbourhood Park planting and material palette will be continued through to the Stages 3 and 5 works, ensuring a continuous and seamless landscape character and identity to the precinct. The Southern Village Square paving material (P5. Concrete Unit Paver) is proposed to extend to the surrounds of Building 3 and 5, highlighting the walkway threshold to Magdalene Terrace.

Change of Level and Walls

The sites generally slope from the north-west down to the Magdalene Terrace. 1:80 maximum grades are proposed along the building facades to allow for retail flexibility and use. A level Retail Deck is proposed to the northern side of Building 3 overlooking the Neighbourhood Park with steps transitioning down to the graded lawn and Stage 2 walkway.

Stair and ramp access is proposed from Magdalene Terrace up to the Neighbourhood Park. Raised planters are to be a maximum 600mm height to ensure open views across to the Neighbourhood Park. All raised planter walls are proposed as formed concrete (class 2 finish) to tie in with the approved Stages 1 and 2 works.

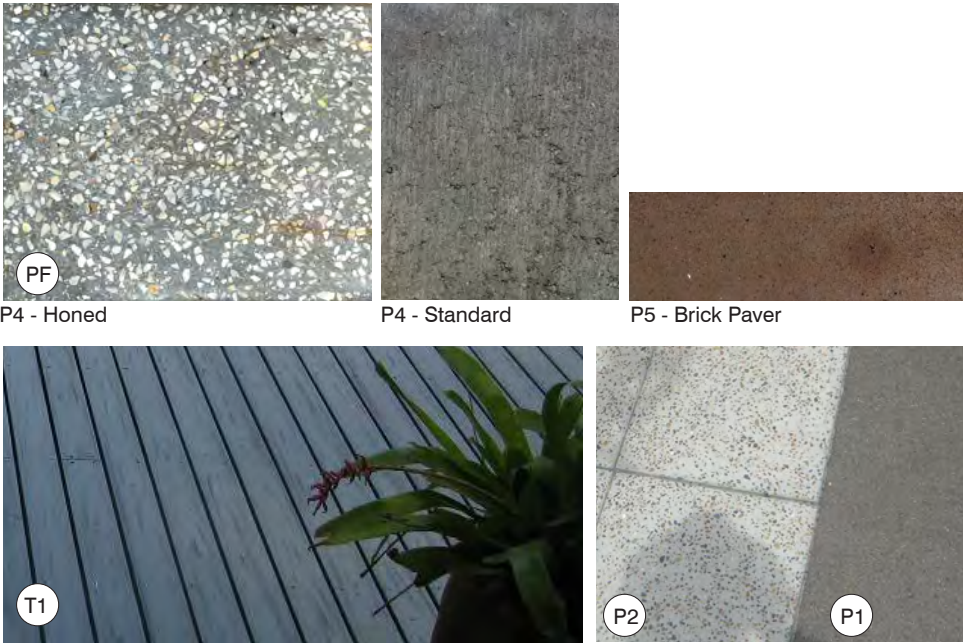
All stair, ramp and walkways access are to be in accordance with Australian Standards.

Lighting

A combination of lighting types is proposed to create an ambient and safe night landscape. Feature lighting will be used to highlight key park elements and to uplight trees along Discovery Walk.

Street lights to Magdalene Terrace are to be relocated and / or upgraded as necessary in accordance with the Wolli Creek and Bonar Street Public Domain Plan. A similar Bega luminaire fitting and pole is proposed to pedestrian walkways within the Neighbourhood Park to be consistent with light fittings in Discovery Point Park.

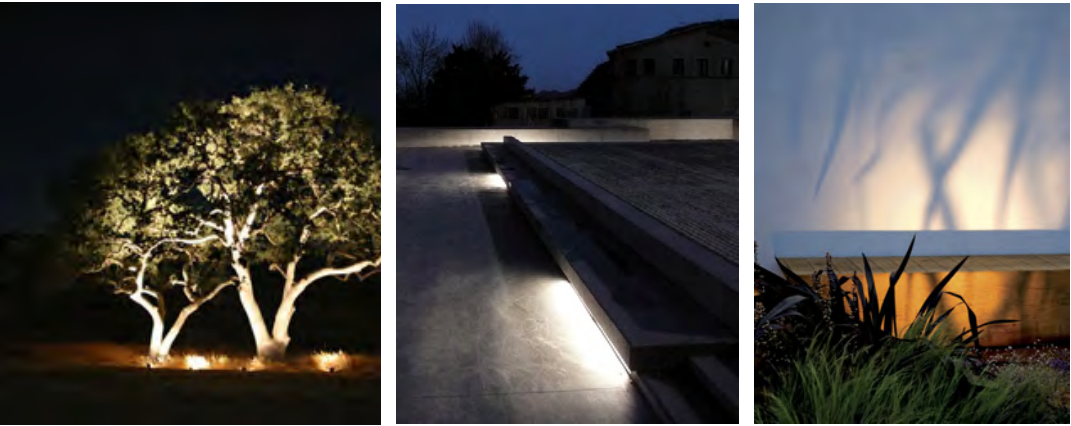
All lighting will comply with BCA and Australian Standards for public lighting.



Indicative Materials Palette

- PF Paving Field to match Stages 1 and 2:
P4 Concrete Paver - Adbri Havenslab, Charcoal with Golden Glaze Aggregate (random pattern 3:1 honed:standard finish), 200 x 400 x 50mm in stretcher bond.
P5 - Brick Paver Banding, Hamlet Brown 230 x 76 x 55mm (as detail banding within paving field)
- T1 Retail Deck: Composite timber decking (modwood or similar).
- Asphalt Street footpath
- P1 Concrete Paver: Dromana Grey 400mm x 400mm as Paving banding to street footpath
- P2

Refer to Landscape General Arrangements S03-05-DA-GA for paving layout.



Feature uplighting to trees

Feature lighting across pavements and silhouettes of planting

Pedestrian Light Fitting

Planting Design Intent and overview

A combination of indigenous, native and exotic species is proposed to the Stages 3 and 5 works, reflecting the unique heritage landscape of Tempe House, Mount Olympus and site location. The planting character will tie in with the approved Stages 1 and 2 Neighbourhood Park and Discovery Walk.

Shrub and groundcover plantings are proposed in hues of dusky green with highlights in colourful flowers and “new growth”. Accent planting will be used to add structure and form at key points within the planting scheme.

A combination of grasses, shrubs and groundcovers suited to the variable conditions and soil profiles are proposed to the rain gardens and will aid in the water cleansing process. Rain Gardens are to be repeated throughout the Wolli Creek precinct and will be promoted as a key design element and landscape character in the precinct.

Canopy Trees



Pyrus ussuriensis



Buckinghamia celsissima



Elaeocarpus reticulatus



Eucalyptus haemastoma



Platanus orientalis

Neighbourhood Park Shrubs and Groundcovers



Callistemon ‘Great Balls of Fire’



Callistemon ‘White Anzac’



Dieties grandiflora



Agave species



Correa alba

Bio-retention Planter Areas



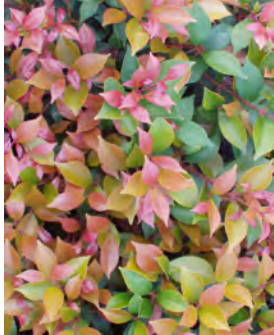
Isolepsis nodosa



Carex appressa



Lomandra species



Acmena ‘Allyns Magic’



Dianella caerulea