



Planning &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (.2.) Modification Application

No. 4 granted on the 18 July 2019

in respect to SSD 5175

Signed [Signature]

Sheet No. 6 of 37

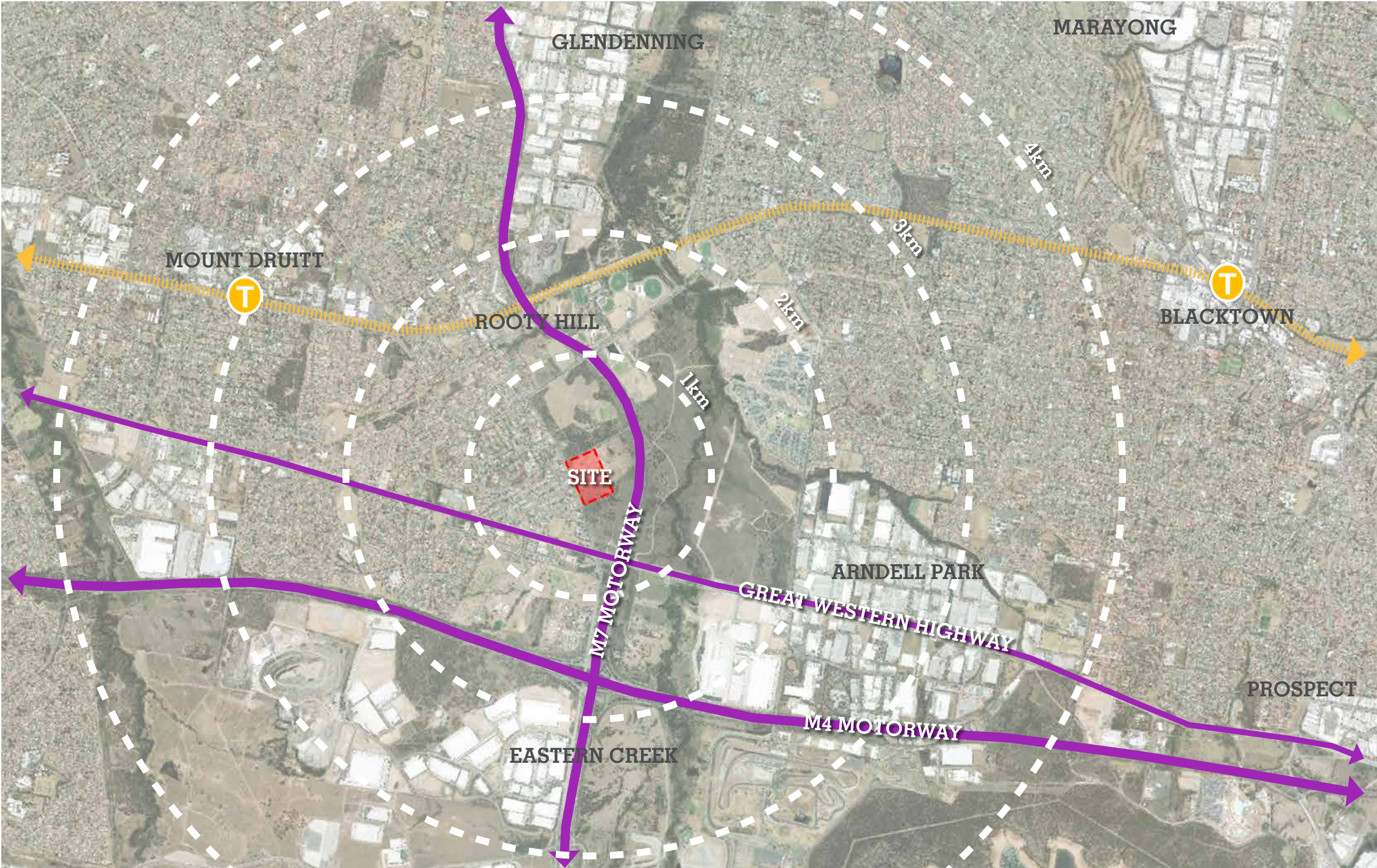
ARCADIA

LANDSCAPE ARCHITECTURE

ECQ STAGE 1 LANDSCAPE PLAN FRASERS PROPERTY

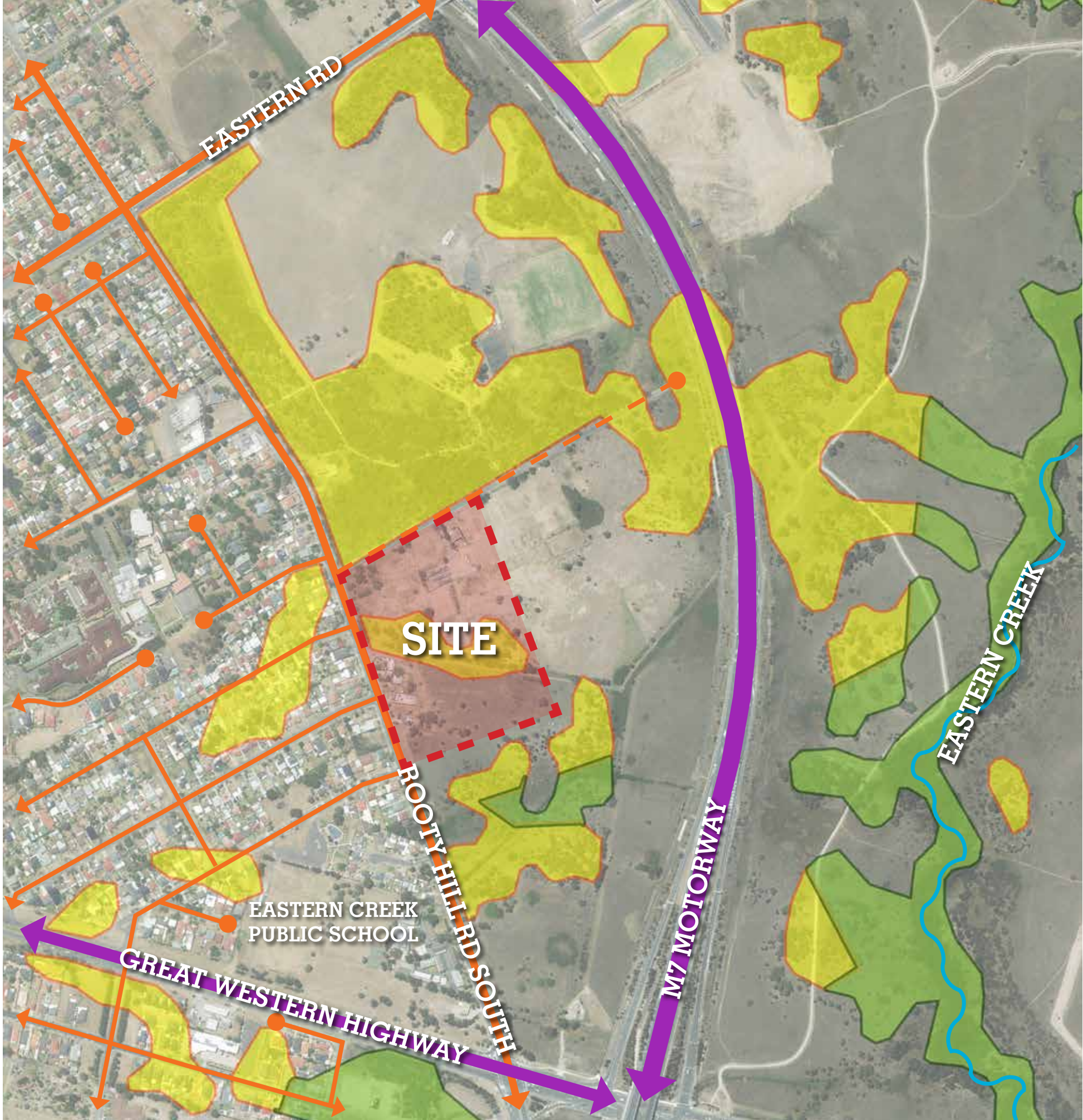
LANDSCAPE DEVELOPMENT APPLICATION
MARCH 2019

REGIONAL CONTEXT



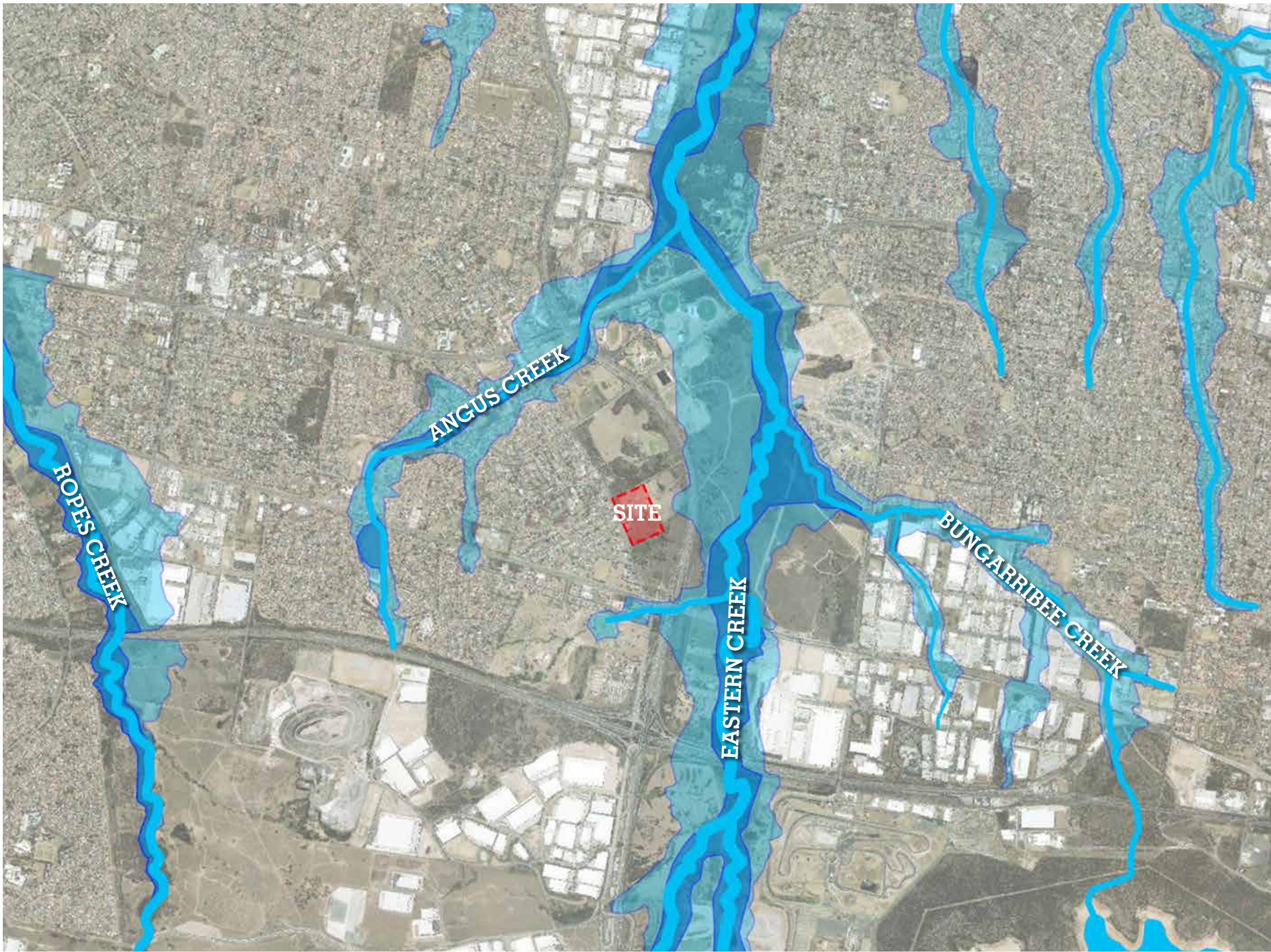
Located in Eastern Creek approximately half way between Mount Druit and Blacktown, the site sits within an undeveloped woodland adjacent to the M7 motorway and the Great Western Highway. Consisting of remnant vegetation communities including Shale Plains Woodland and Alluvial Woodland, the site represents western Sydney’s bushland character.

SITE CONTEXT // VEGETATION



- Arterial Roads
- Secondary Roads
- Shale Plains Woodland
- Alluvial Woodland

HYDROLOGY



- River Network
- Low Risk Flood
- High Risk Flood

The site is located just west of Eastern Creek. Eastern Creek makes up the largest catchment area in the Blacktown LGA covering 3622 ha, much of which is flood prone. The site sits on land that falls within a low risk flood area.

OPEN SPACE



- Dedicated Bicycle Network
- Open & Vegetated Space

The site is located within a very large open space network, most of which is un-improved pasture. Dedicated cycleways run adjacent to the M7 and M4 Motorways as well as through the nearby reserves and pasture landscapes.

SITE | CHARACTER



ROOTY HILL SOUTH RD



COMMUNITY MARKERS



EXISTING CYCLE NETWORK



SHALE PLAINS WOODLAND



PAST AGRICULTURAL HISTORY



HEAVY ROAD INFRASTRUCTURE

“A place where people can be proud of and feel completely comfortable”



Canopy Cover
Enclosure vs Exposure
Temperature Mitigation



Retail Edge
Events
Night-time Activity
Seating



Edges & Buffers
Access
Views
Landform



Native Bushland Views
Children & Adult Play
Social Interaction
Natural Materials



PASSIVE IRRIGATION

This proposal aims to use passive irrigation throughout the design predominately within the carpark area. By grading hardscape areas to drain toward central planted zones, the design not only saves cost through not installing an irrigation system, but also reduces the pressure on the stormwater system and the natural wetland adjacent to the site, reducing the risk of flooding.



MICROCLIMATE

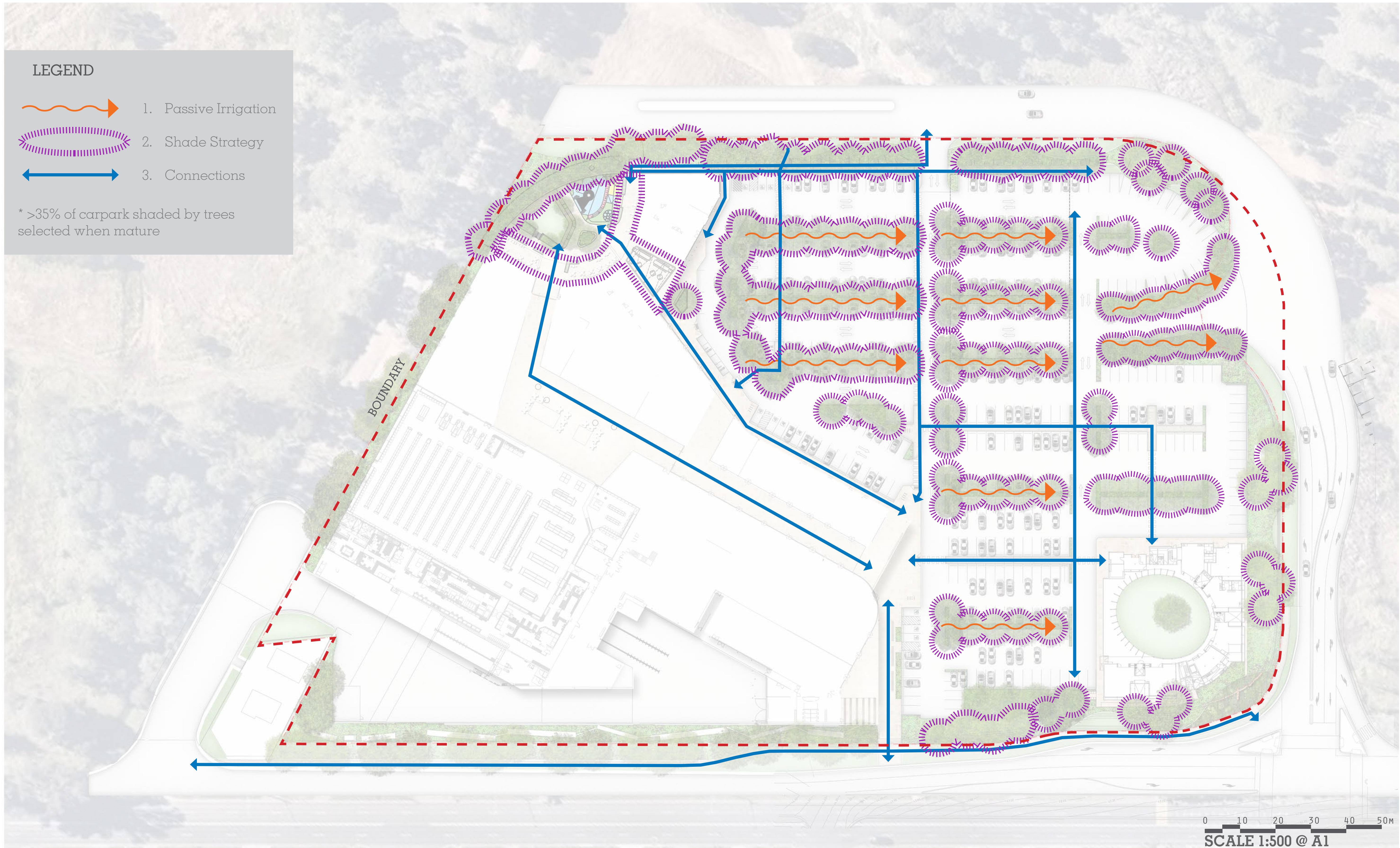
Providing adequate shading in this design will be essential to the success of the project. Located in Western Sydney, the site experiences harsh, dry summers. By providing large areas of shade and refuge, within the public space as well as the car park, the design will accommodate users with comfortable, cool spaces without turning its back to the surrounding landscape.



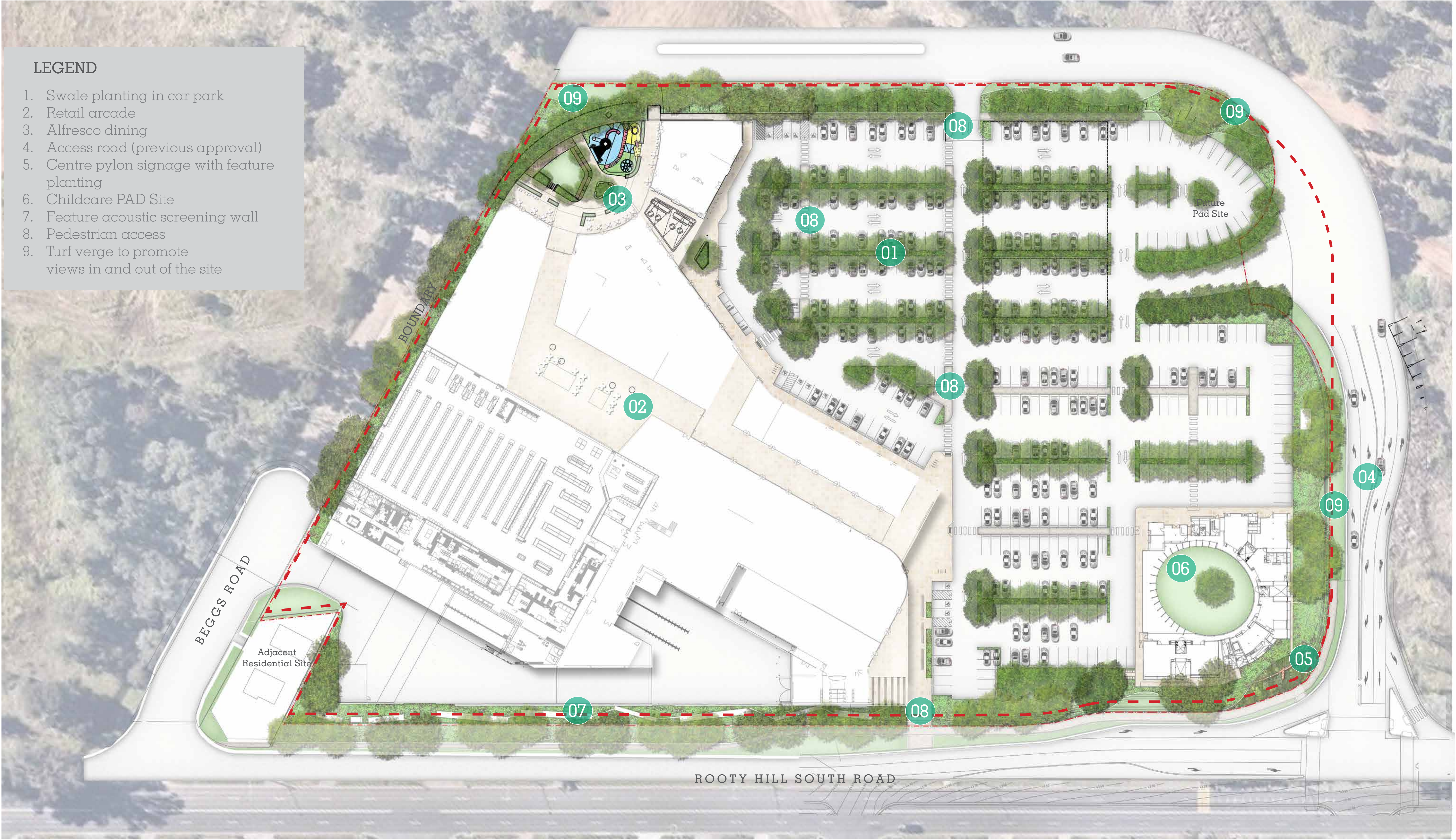
CONNECTIONS

The site sits adjacent to the intersection of the M7 motorway and the Great Western Highway making the site very accessible by vehicle. The M7 also includes an integrated, dedicated bicycle path that this proposal will look to provide links to and through the site, connecting to the wider existing network.

CONCEPT | MASTERPLAN STRATEGY



CONCEPT | MASTERPLAN



LEGEND

1. Swale planting in car park
2. Retail arcade
3. Alfresco dining
4. Access road (previous approval)
5. Centre pylon signage with feature planting
6. Childcare PAD Site
7. Feature acoustic screening wall
8. Pedestrian access
9. Turf verge to promote views in and out of the site



CONCEPT | TREE REMOVAL STRATEGY

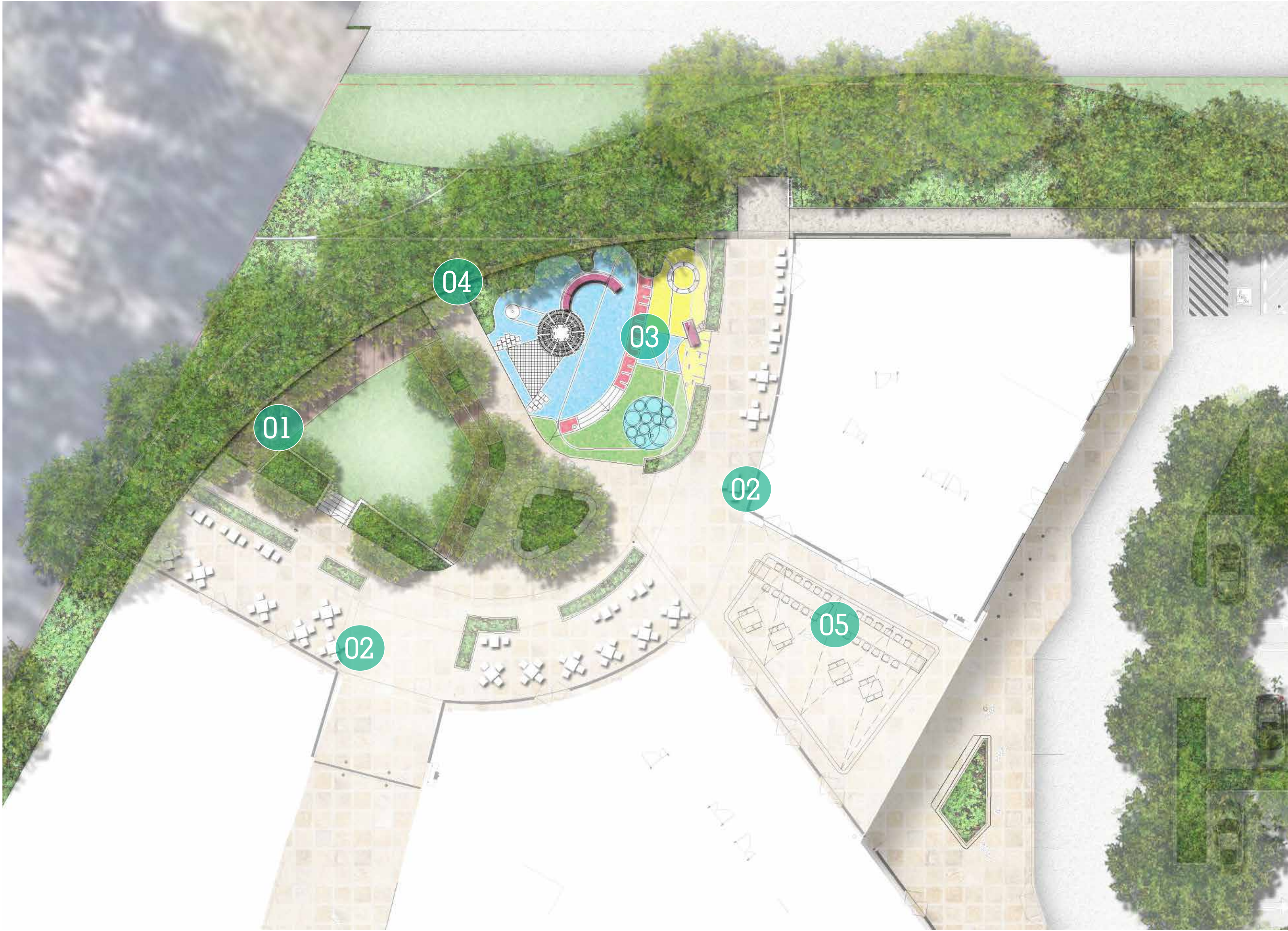


-  Trees Removed: 94
-  Area to be Retained and Protected

* Indicative only,
Taken from site and destop analysis



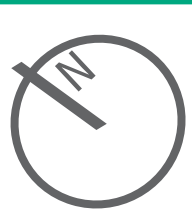
CONCEPT | OUTDOOR FOOD COURT



LEGEND

- 01/ Outdoor movie screen
- 02/ Building awning with alfresco seating
- 03/ Children's playground zone
- 04/ Security fencing
- 05/ Hawker dining area

0 4 8 12 16 20M
SCALE 1:200 @ A1

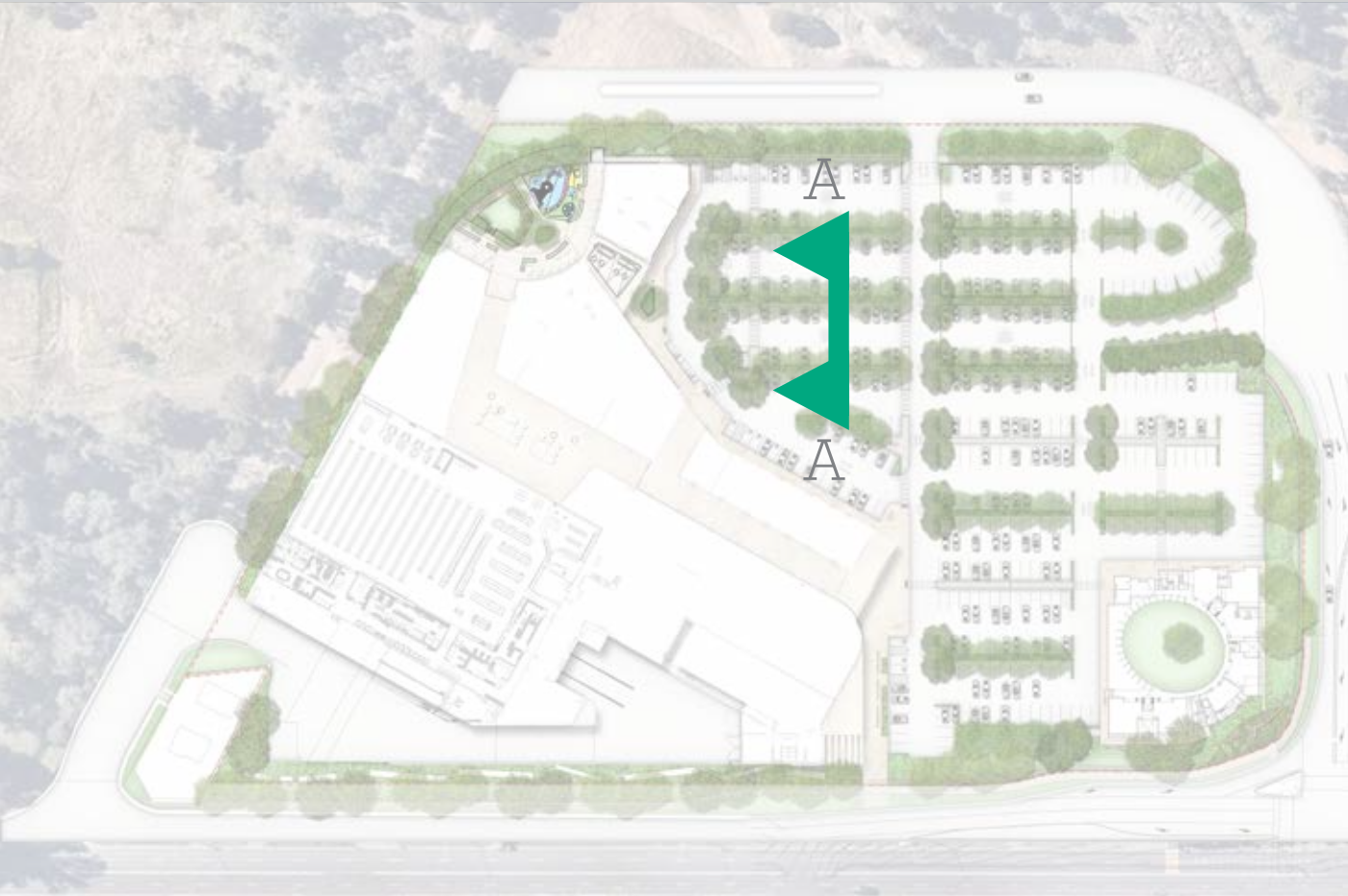


CONCEPT | PASSIVE IRRIGATION

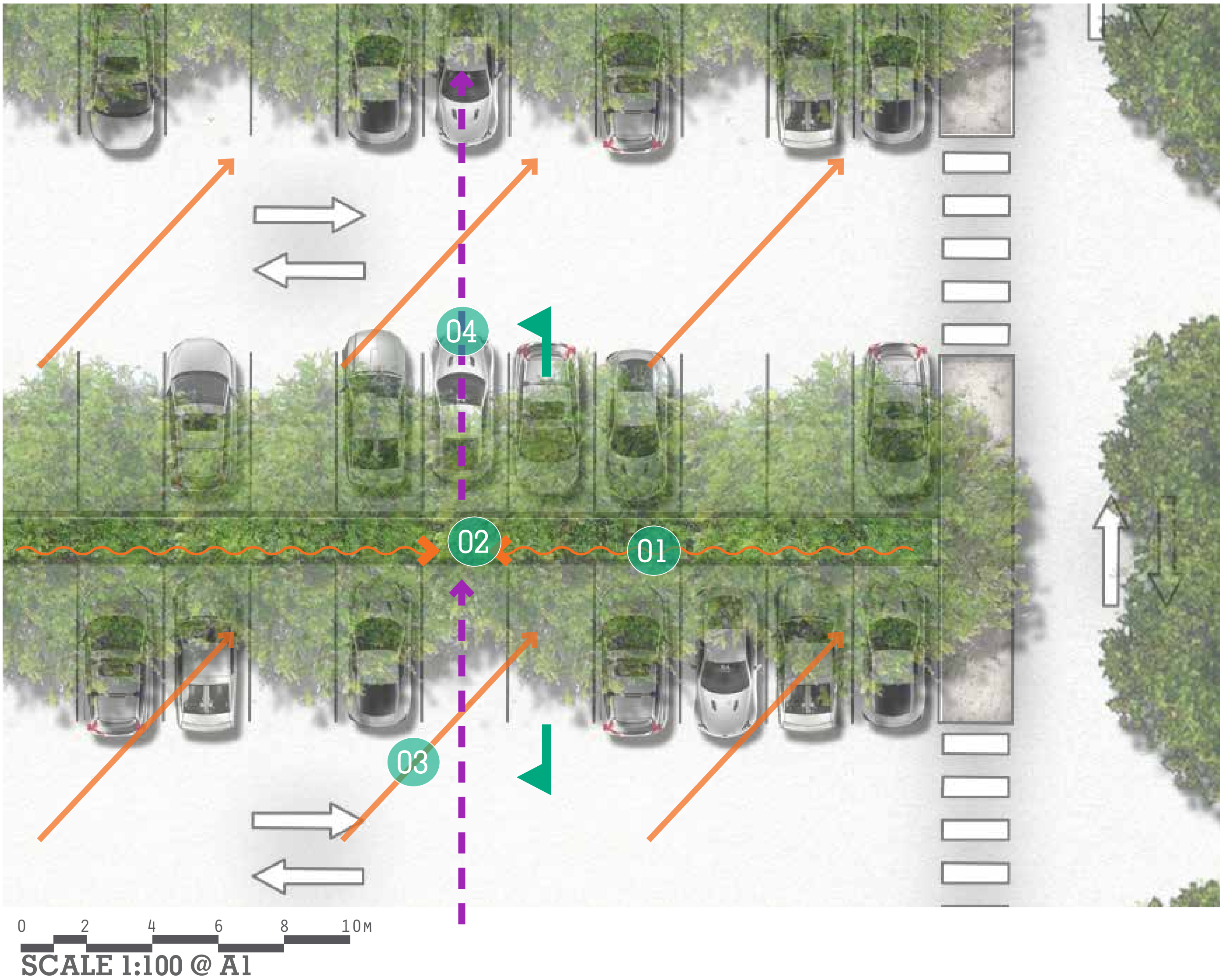
LEGEND

- 1. Swale planting
- 2. Stormwater pit at overflow point
- 3. Grading scheme
- 4. Stormwater drain

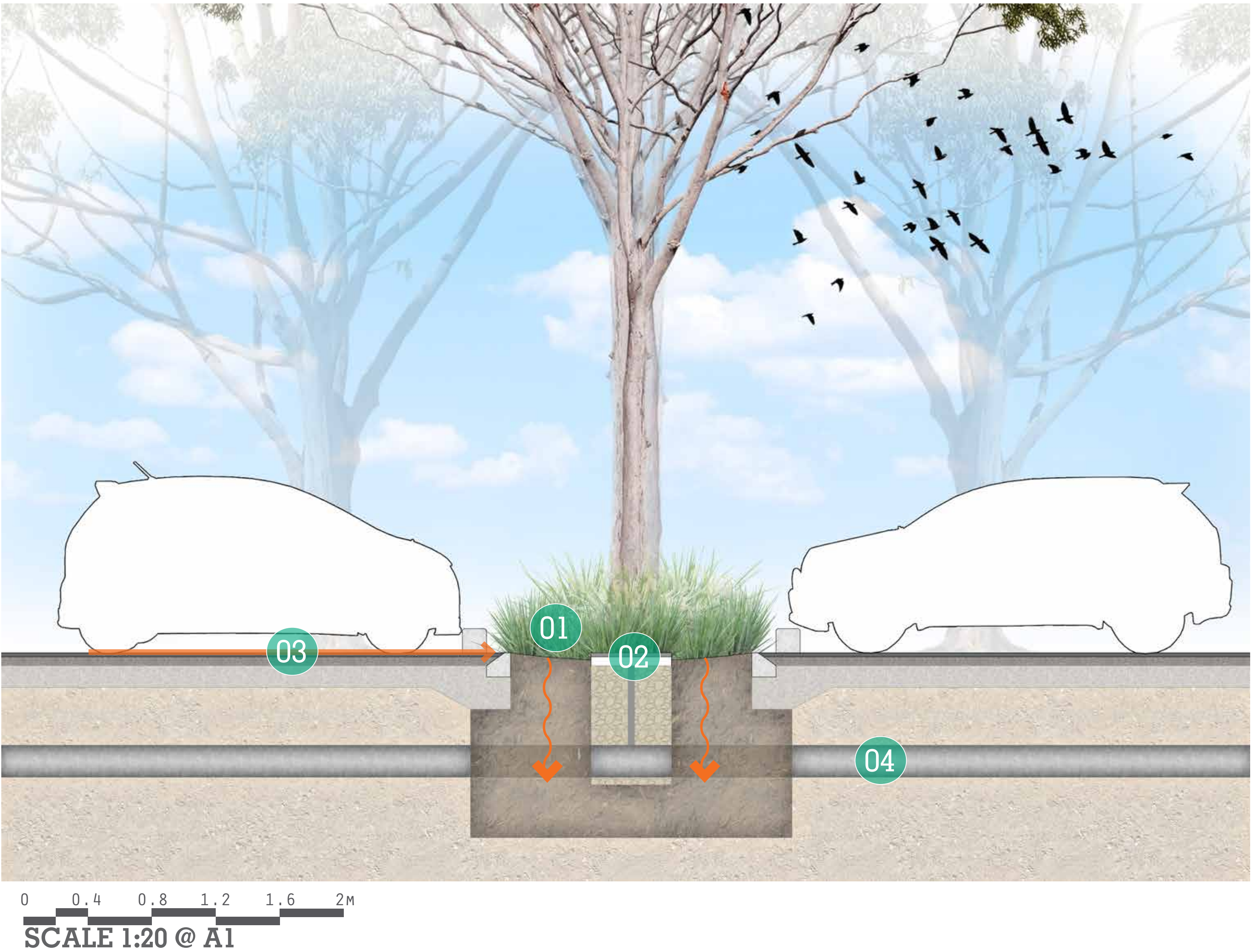
KEY PLAN



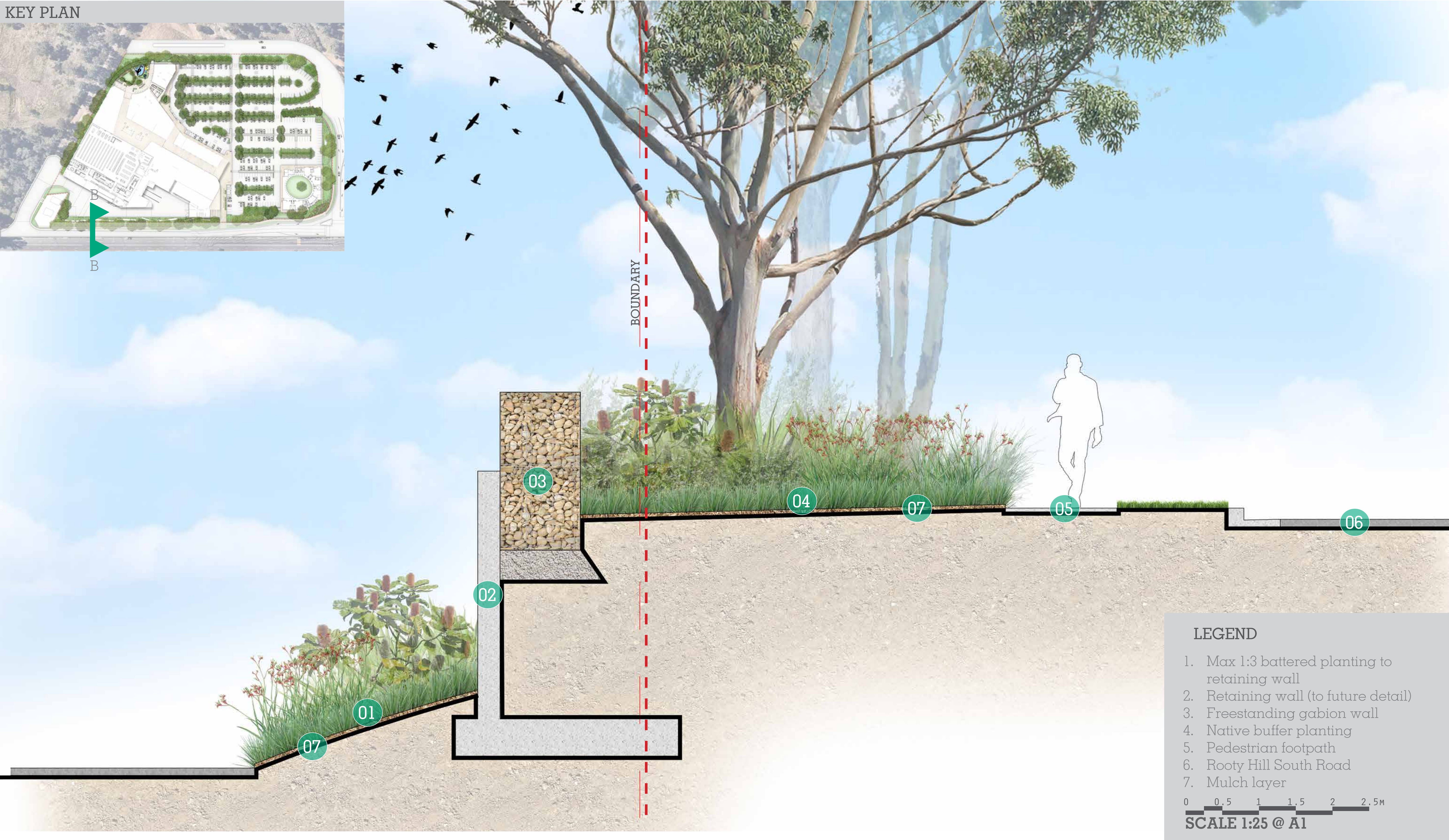
CAR PARK PLAN



CAR PARK SECTION AA

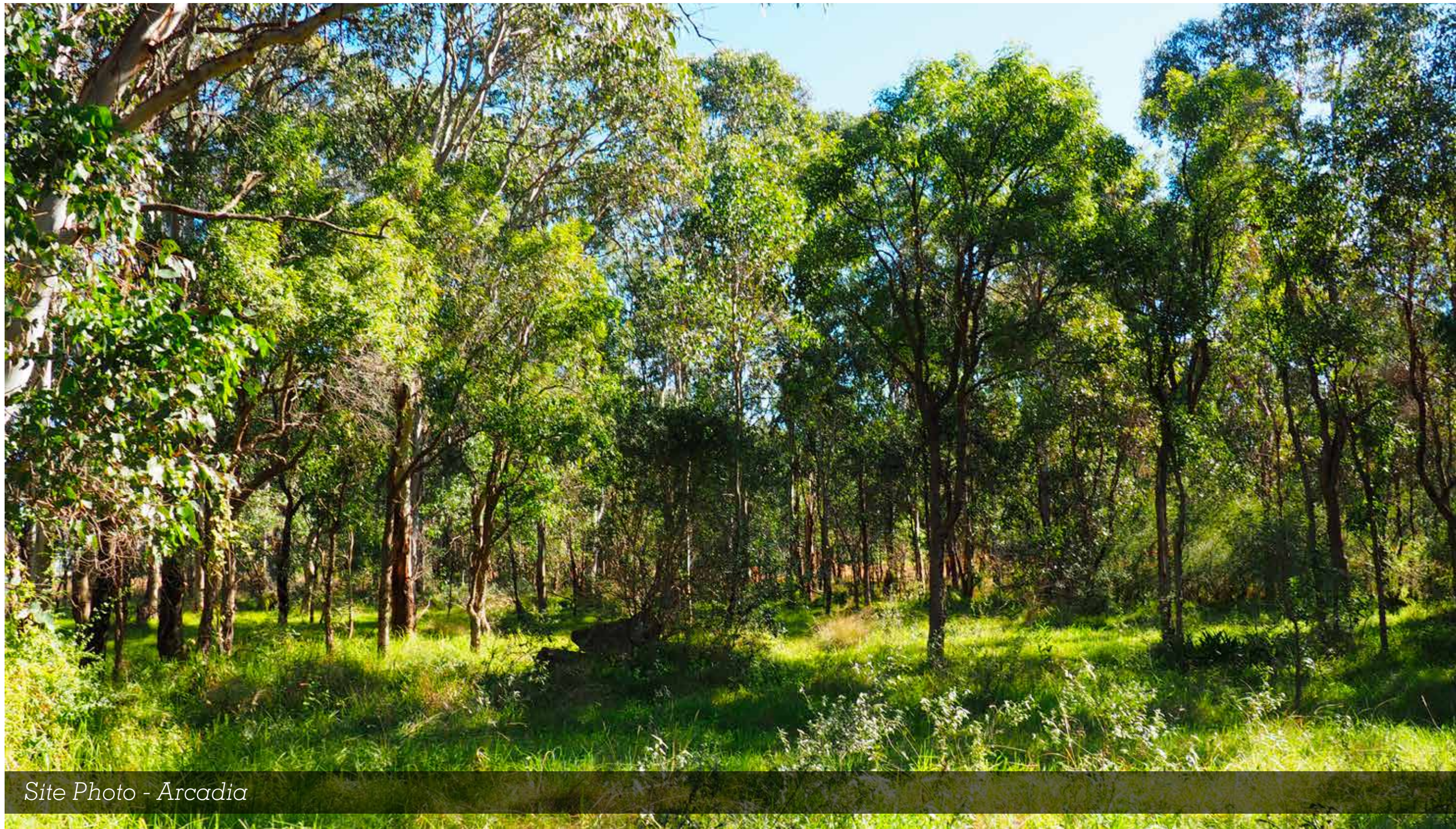


CONCEPT | EDGE TREATMENT



CONCEPT | TREE STRATEGY

SHALE PLAINS WOODLAND



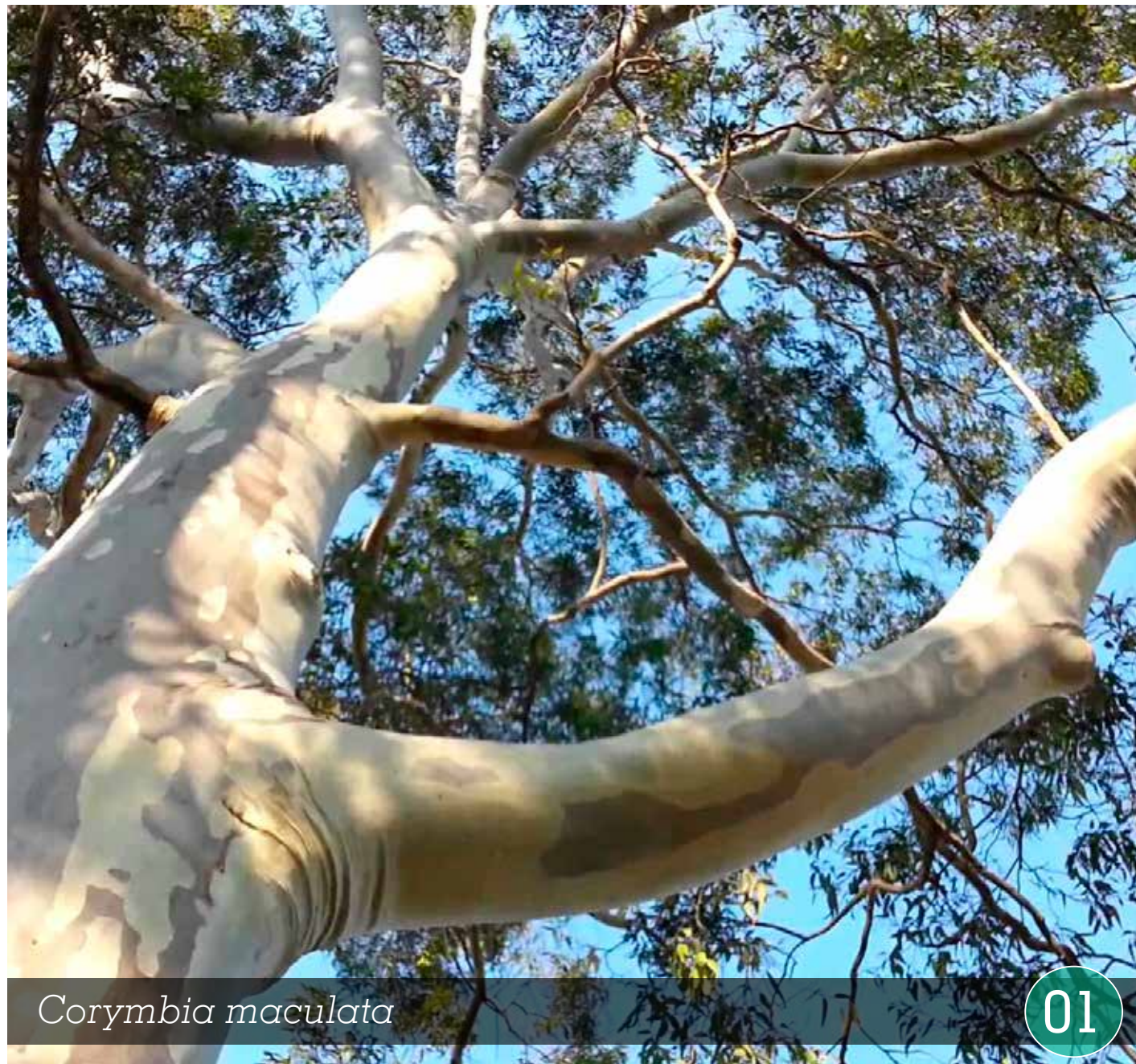
Site Photo - Arcadia

The Shale Plains Woodland is a vegetation community within the wider Cumberland Plain Woodland community that occurs mainly in the driest parts of the Sydney basin as it is well adapted to drought and fire. Originally occurring over 122,000 hectares across Western Sydney, this vegetation community covers just 7% of its original area. This community is now listed as a critically endangered ecological community under the *NSW Threatened Species Conservation Act 1995*.

The species selected are core members of this ecological community, well adapted to site soil and microclimate conditions. Clear trunks provide good surveillance through the site while the large canopies cast considerable shade to reduce heat island effect.

The sculptural qualities of the *Corymbia maculata* and *Eucalyptus tereticornis* will be utilised throughout the carpark. Perimeter planting of *Eucalyptus eugenioides* and *Eucalyptus moluccana* will occur in garden beds in random groupings to promote view corridors and retain native planting arrangements.

DOMINANT TREE SPECIES



Corymbia maculata

01

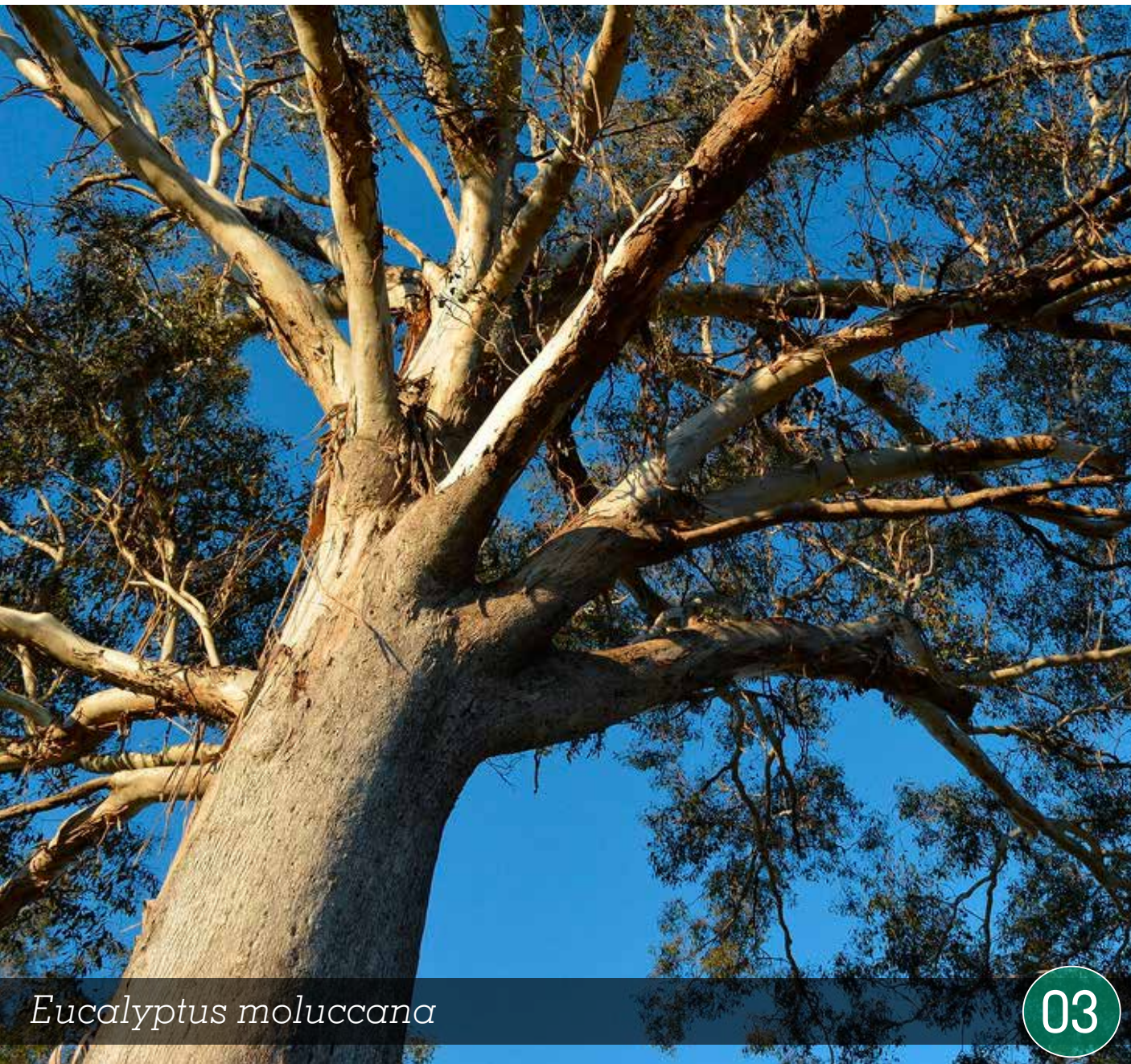
Common Name: Spotted Gum
Height: 30m
Canopy Width: 10m



Eucalyptus eugenioides

02

Common Name: Thin Leaved Stringybark
Height: 30m
Canopy Width: 10m



Eucalyptus moluccana

03

Common Name: Grey Box
Height: 20m
Canopy Width: 10m



Eucalyptus tereticornis

04

Common Name: Forest Red Gum
Height: 20m
Canopy Width: 10m

CONCEPT | TREE STRATEGY



CONCEPT | PLANTING PALETTE

TREES

Eucalyptus moluccana

Eucalyptus eugenioides

Corymbia maculata

Eucalyptus tereticornis

Cupaniopsis anacardioides

Tristaniopsis 'Luscious'

SHRUBS AND GRASSES

Correa alba

Chlorophytum comosum

Poa labillardieri 'Eskdale'

Themeda australis

Pittosporum tobira

Hardenbergia violacea

Acacia terminalis

Banksia 'Birthday Candles'

SWALE PLANTING

Lomandra longifolia

Ficinia nodosa

Dianella 'Little Jess'

Lomandra hystrix