



APPENDIX B

TURF DESIGN STUDIO

DRAWINGS

Turf Design Studio

DOCUMENT REGISTER & TRANSMITTAL RECORD

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Title	L1	A	A	A	A	A											
Introduction	L2	A	B	C	C	C											
Stage 1 Landscape Masterplan	L3	A	B	C	C	C											
Street Typology - Brodie Spark Drive	L4	A	A	A	A	A											
Street Typology - Discovery Point Place	L5	A	A	A	B	B											
Street Typology - Spark Lane	L6	A	A	A	B	B											
Neighbourhood Park + Stage 1 – Landscape Plan	L7	A	B	C	C	C											
Neighbourhood Park Design Intent	L8	A	A	A	B	B											
Neighbourhood Park – Section AA	L9	A	A	B	B	B											
Neighbourhood Park – Section BB	L10	A	A	B	B	B											
Neighbourhood Park – Section GG	L11	A	A	B	B	B											
Neighbourhood Park – Planting	L12	A	A	B	B	B											
Rooftop Terraces 1B – Landscape Plan	L13	A	A	B	B	B											
Rooftop Terraces 1C – Landscape Plan	L14	A	A	A	A	A											
Rooftop Terrace – Planting	L15	A	A	B	B	B											
Discovery Point Park – Landscape Plan	L16	-	A	-	-	-											
Discovery Point Park – Section HH	L17	-	A	-	-	-											
Discovery Point Park – Section II	L18	-	A	-	-	-											

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	PURPOSE OF ISSUE															
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These documents have undergone appropriate verification activities for their purpose of issue.

DISCOVERY POINT - WOLLI CREEK

Stage 1 PA Landscape Report

June 2011



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;
- The Neighbourhood Park
 - Temporary park along Magdalene Terrace and Spark Lane
 - Landscape for Building 1B and Building 1C rooftops
 - Upgrade of existing Brodie Spark Drive and extension of streetscape works including Discovery Place and Spark Lane
 - Temporary Bus stop to Brodie Spark Drive

Public Domain

The public domain and landscape of proposed stage 1 works contain the following components;

Parks

Neighbourhood Park

A new park in deep soil zone 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 deep soil zone enables a variety of shade tree plantings and soft landscape areas. 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
 - A deck terrace comprised of deciduous trees along the future site 3 building / south edge of park.
 - A seating area on the western edge interspersed by native trees.
 - Internal pedestrian network connections, with feature trees and seating elements.

Temporary Park

A Temporary Park is located over future construction sites 3 and 5. The temporary park will be installed until future site construction commences within sites 2, 3 and 5. The Temporary Park may be adapted to suit the site construction requirements for the various stages.

- The park provides the following temporary amenities;
- Pedestrian connections to the Neighbourhood Park, Railway Station and the proposed stage 1 developments
 - Open lawn areas for active or passive use.

Park Lighting Design

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 Waterside 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. Additional planting is proposed in the streetscape to enhance the character and soften the urban environment.

Discovery Point Place

Discovery Point Place will become a highly urbanised and busy urban space, functioning as both bus/taxi interchange and shared 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

A new 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, community 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 edible gardens, shade structures and BBQ facilities for small group gatherings.

Client	Town Planning	Architect	Landscape Architect	Project	Document Title	Project No.	Revision no.	Page No.
				Discovery Point, Wolli Creek	Stage 1 PA Landscape Report	1002	C	L 2
						Scale	Date	
						Dwg Status	23/06/11	
						For Information		

Stage 1 Landscape Masterplan



Street Typology - Brodie Spark Drive

Mixed Use Street

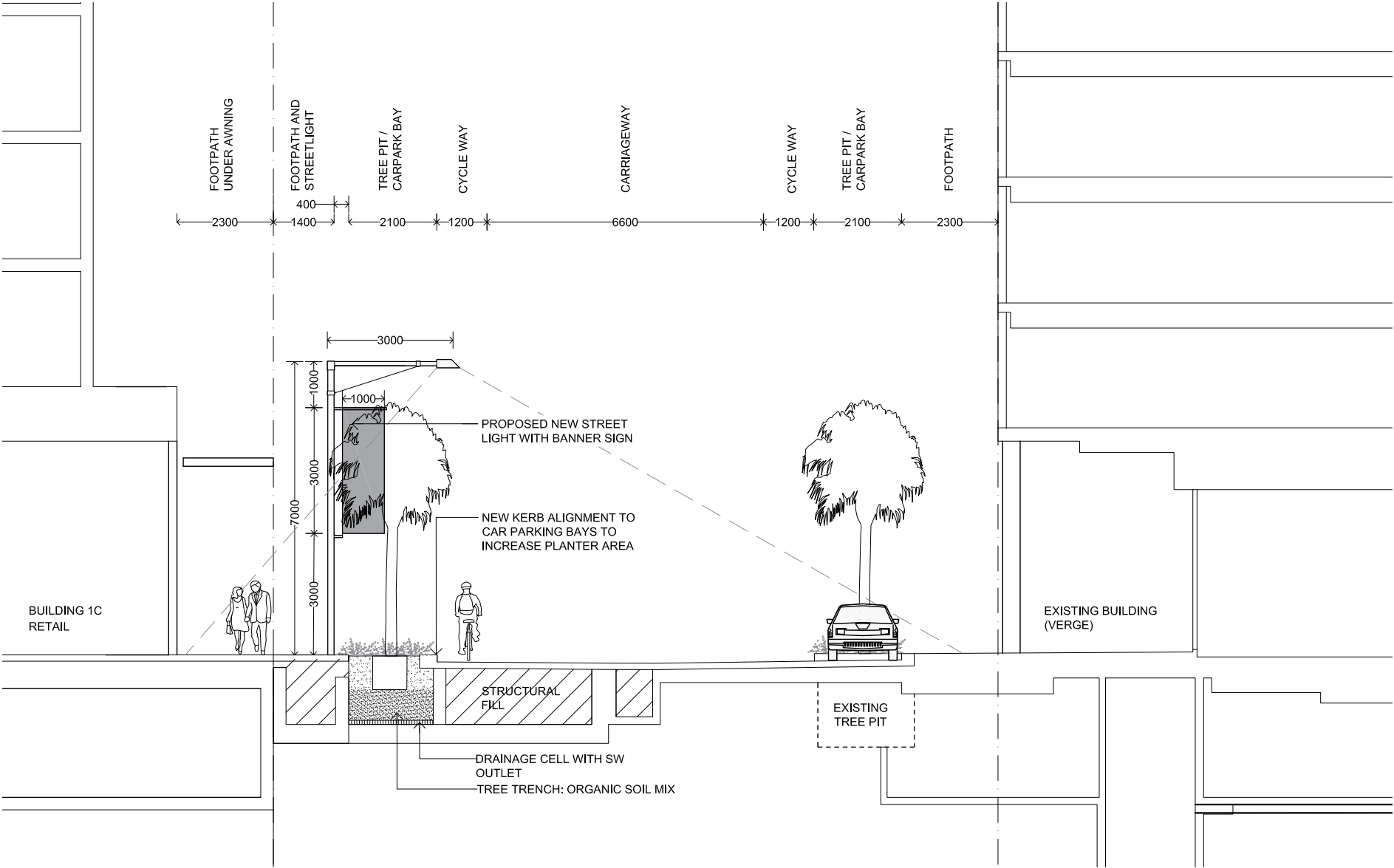
Mature Palms are proposed to the length of Brodie Spark Drive to create height and structure to the feature avenue.

Existing Plane trees on Brodie Spark Drive are in poor condition and are proposed for removal and replacement. Palms are proposed as a more appropriate species suited to the existing and proposed site constraints. Palm plantings will also compliment the existing planting to the entry drive of Brodie Spark Drive (Livistona Palms and Magnolia Trees).

Large specimen trees (located at public domain interfaces) are proposed in future phases to provide additional canopy coverage to the streetscape. Where possible street verges and tree pits are to be planted with groundcovers to soften the urban environment. A new kerb alignment is proposed to the surrounds of the tree positions to increase and improve streetscape planting.

Preferred Species List:

Livistonia australis (Cabbage Tree Palm)



Section CC - Building 1C / Verge



Livistonia australis

Street Typology - Discovery Point Place

Retail Street (16m Streetscape Width)

A small grove of trees is proposed to the entry of Discovery Point Place to landmark the street as a shared pedestrian zone and create an intimate human scale to the street. Tree spacing then increases to the front of building 1B to allow for the taxi drop off and temporary bus stop.

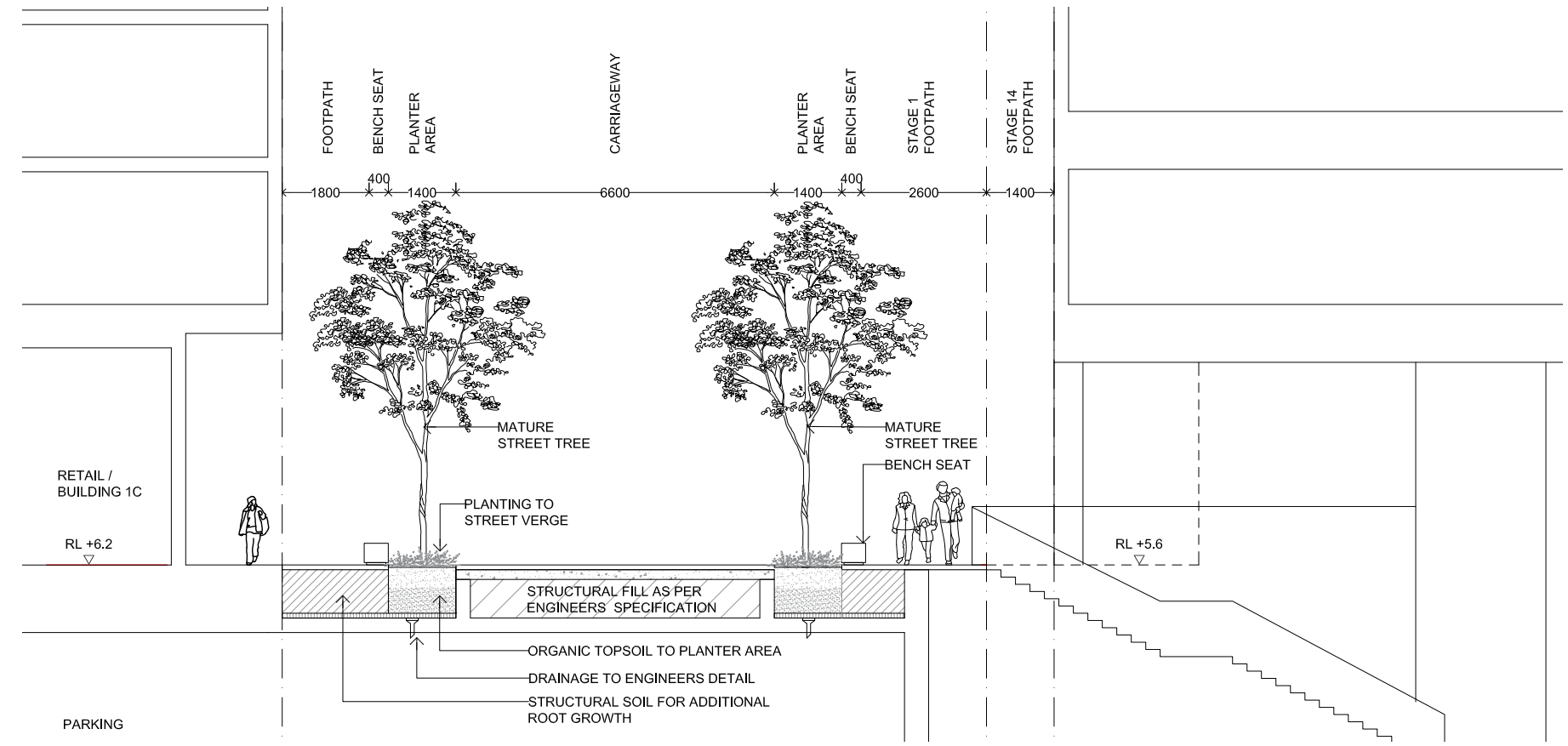
Tall evergreen trees are proposed to accommodate the heavy transit use and increase visibility to the lower retail whilst still providing filtered views through tree canopies to the upper apartments and podium garden

Streetlights with banner fixings are proposed to Discovery Point Place to add visual interest and scale to the street.

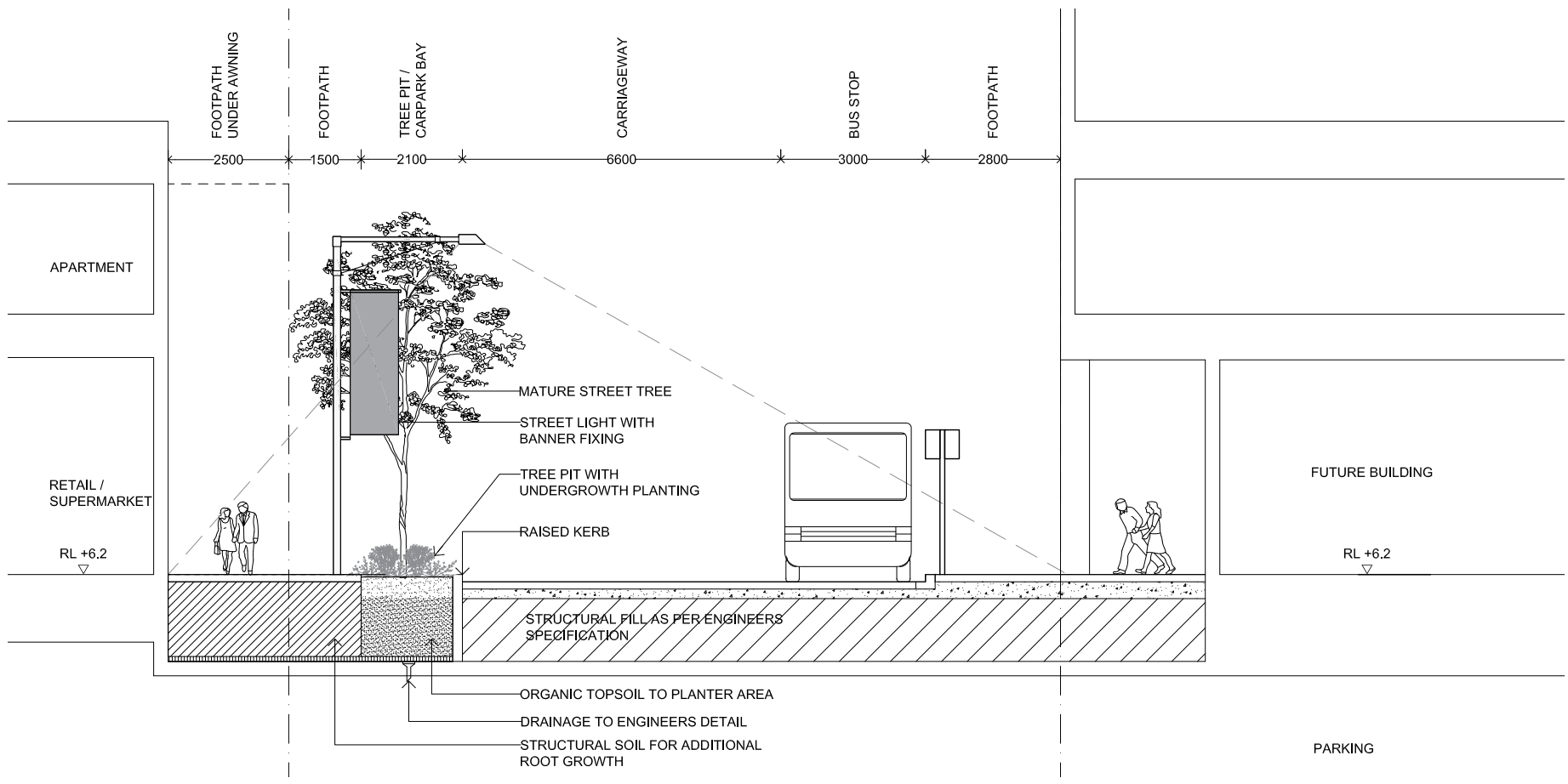
Preferred Species List

Angophora costata (Smooth-barked Apple)

Tree species selection is pending confirmation with Rockdale City Council, Angophora costata is proposed as an evergreen endemic tree species.



Section DD - Building 1B / Railway Station



Section EE - Building 1C / Railway Station



Angophora costata Retail Street Precedent

Street Typology - Spark Lane

Lane (11.3m corridor width)

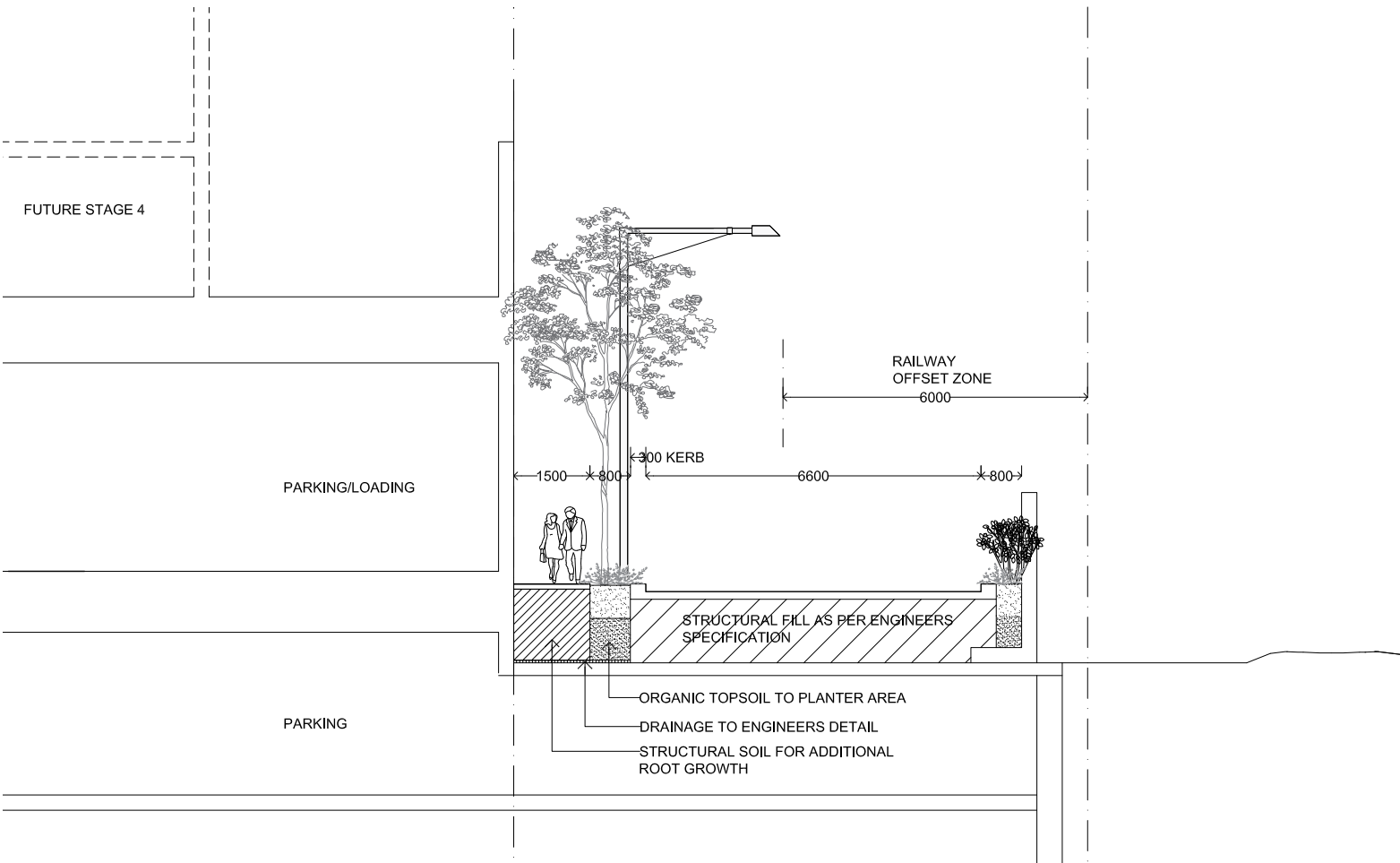
Tall native street trees are proposed to the development side of Spark Lane to screen the architectural facade and filter views from the apartment blocks above (future development). Low ground cover planting is proposed beneath the street trees to delineate the pedestrian path from the roadway.

Tree planting on the railway side of Spark Lane is restricted by the rail corridor offset zone (6m from railway). A combination of shrubs, groundcovers and vines are proposed to the railway side of Spark Lane to reduce screen and soften the proposed railway wall and fencing. All species within the railway corridor are to be selected in accordance with the RailCorp Environmental Management System and Biodiversity Specialists approval.

Preferred Species List

- Corymbia maculata* (Spotted Gum)
- Elaeocarpus reticulatus* (Blueberry Ash)

Tree species selection is to pending confirmation with Rockdale City Council.



Section FF - Supermarket loading dock / Railway Corridor



Corymbia maculata

Elaeocarpus reticulatus