

# DISCOVERY POINT - WOLLI CREEK

## Stage 1 PA Landscape Report

November 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



# 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 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).

Palm pits are to be replanted with Dianella understorey to match existing, and approved Vine construction street conditions.

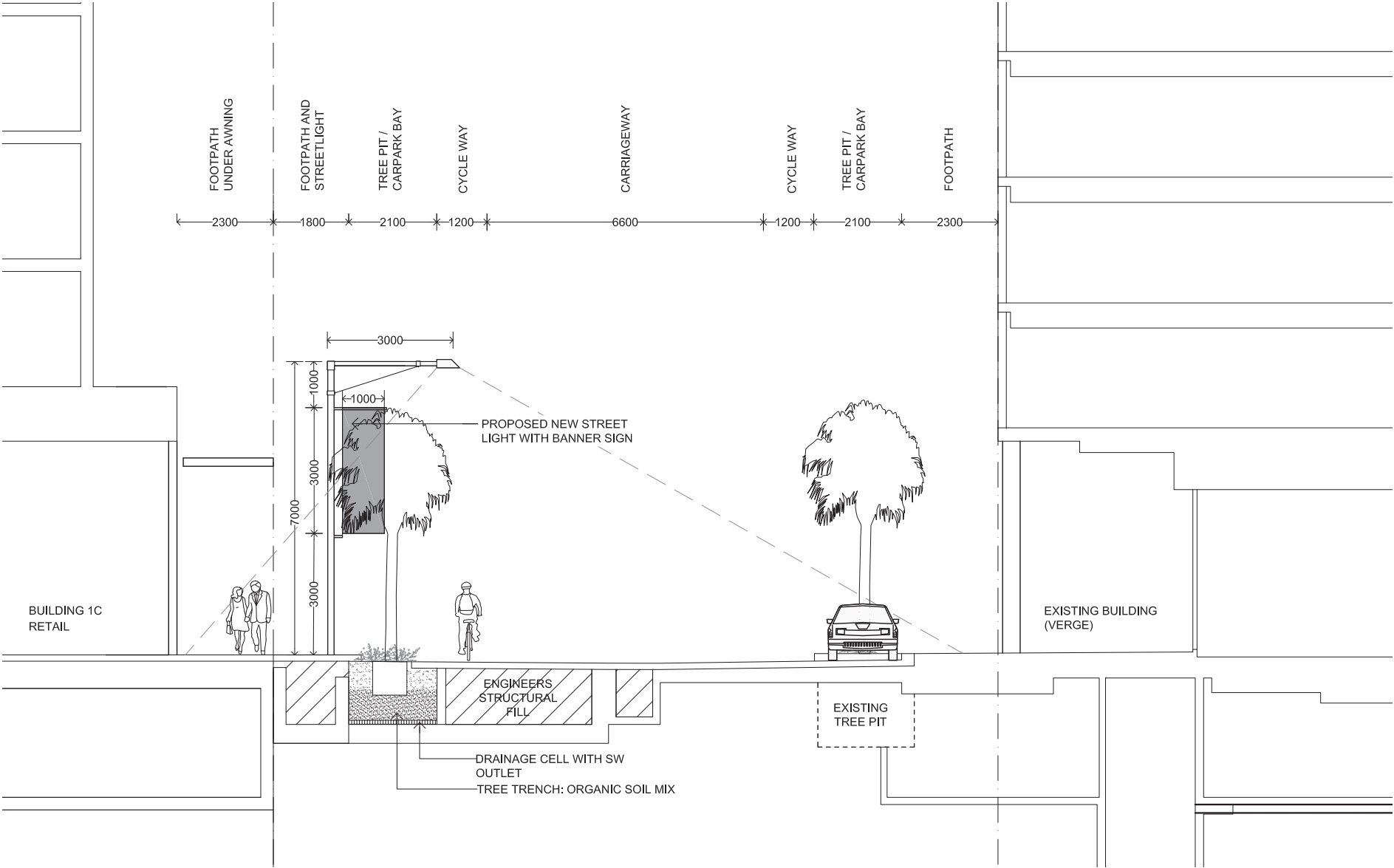
Large specimen trees (located at public domain interfaces) are proposed in future phases to provide additional canopy coverage to the streetscape.

## Tree/Palm Species:

*Livistonia australis* (Cabbage Tree Palm)

## Understorey Species

*Dianella* 'King Alfred'



Section CC - Building 1C / Verge



Livistonia australis



Dianella caerulea



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.

Deciduous street 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.

Bio-filtration is proposed to the street verge and planter area as part of Stage 1 Water Sensitive Urban Design measures.

Tree Species

Platanus digitala (Plane Tree) 100Lt

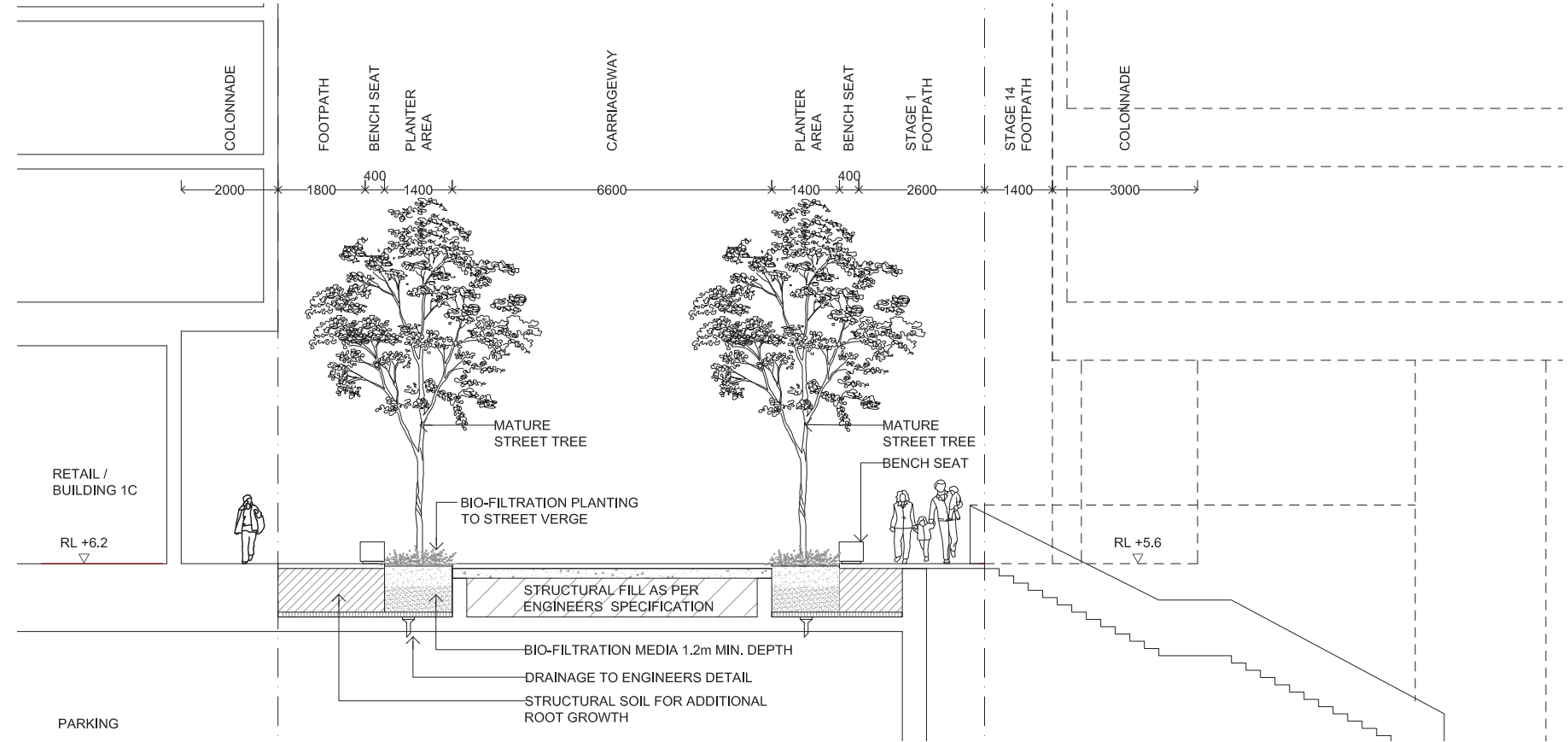
Bio-filtration Understorey Species

Dianella caerulea

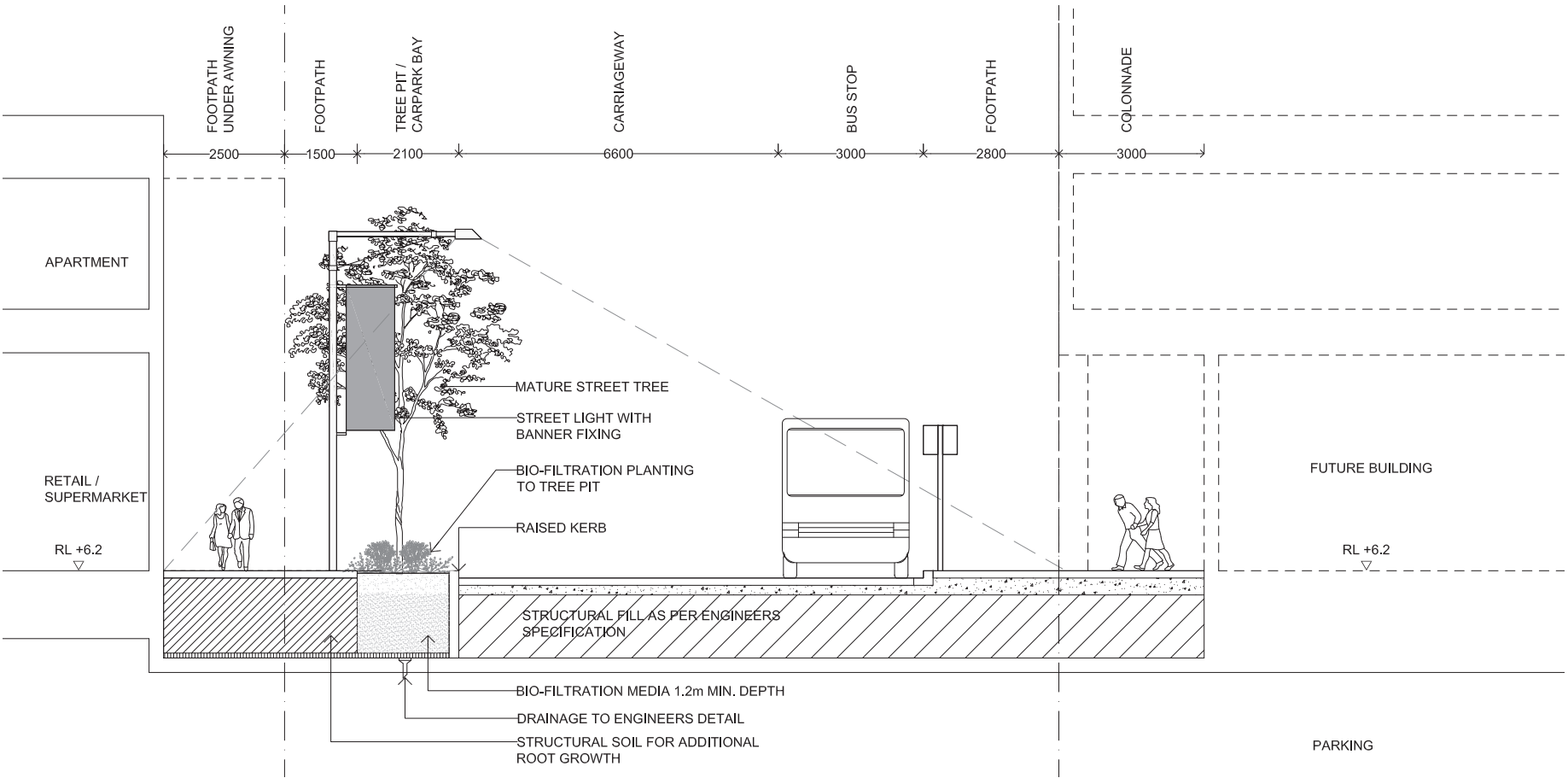
Lomandra longifolia

Hardenbergia violacea

Isolepsis nodosa



Section DD - Building 1B / Railway Station



Section EE - Building 1C / Railway Station



Platanus x hybrid



Retail Street Precedent

# Street Typology - Spark Lane

## Lane (11.3m corridor width)

Indigenous evergreen street trees are proposed to the development side of Spark Lane to screen the Architectural facade and groundfloor services. Low ground cover planting is proposed beneath the street trees to delineate the pedestrian path from the roadway. Bio-filtration is proposed to the street verge planter area as part of Stage 1 Water Sensitive Urban Design measures.

Tree planting on the railway side of Spark Lane is restricted by the rail corridor offset zone (6m from railway). A combination of groundcovers and climbing vines are proposed to the railway side of Spark Lane to 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.

## Tree Species

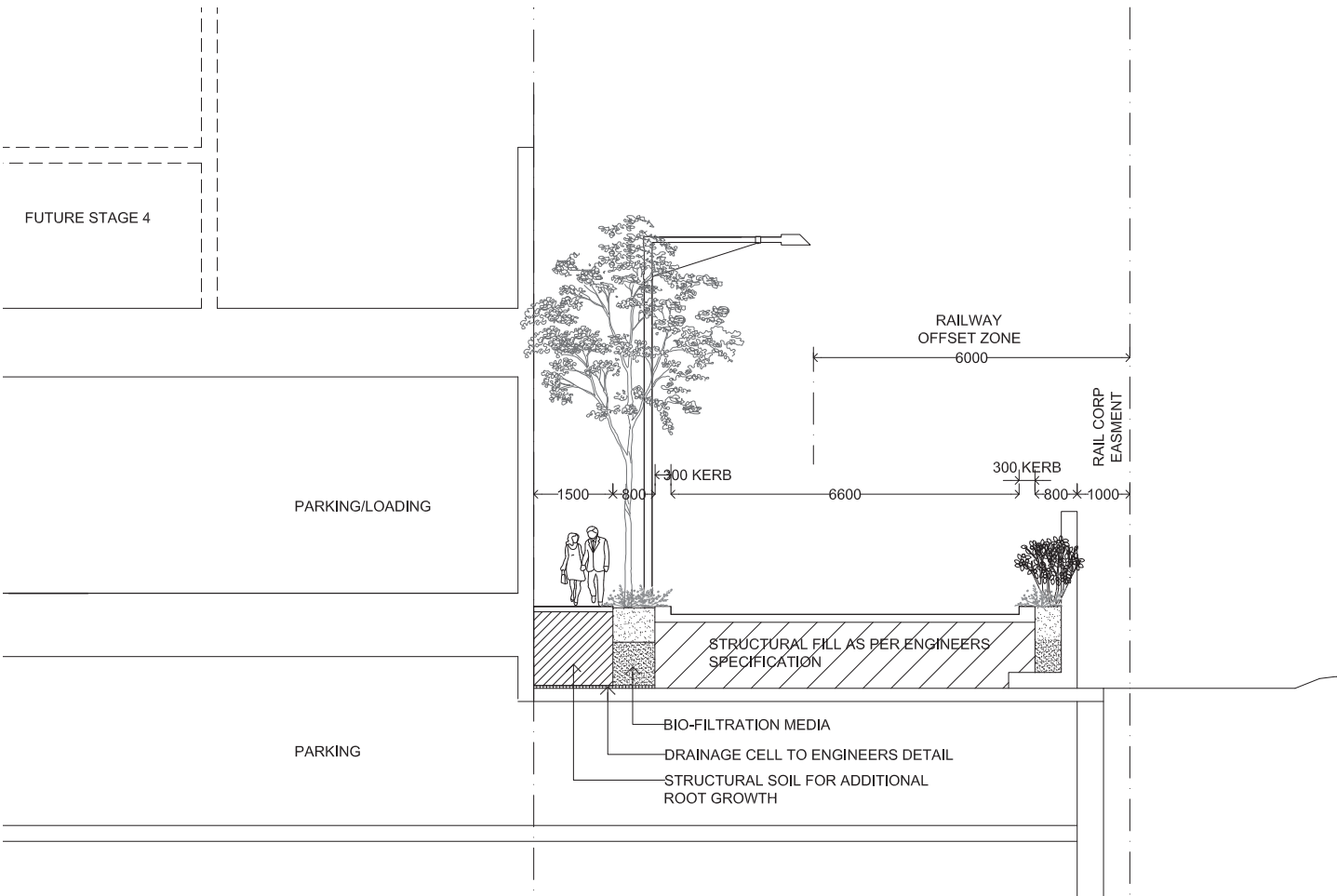
*Elaeocarpus reticulatus* (Blueberry Ash) 100Lt

## Bio-filtration understorey / Railway Corridor interface Species

*Dianella caerulea*

*Lomandra longifolia*

*Hibbertia scandens*



Section FF - Supermarket loading dock / Railway Corridor



Lomandra longifolia



Dianella caerulea



Planted street verge precedent



Elaeocarpus reticulatus



Hibbertia scandens



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

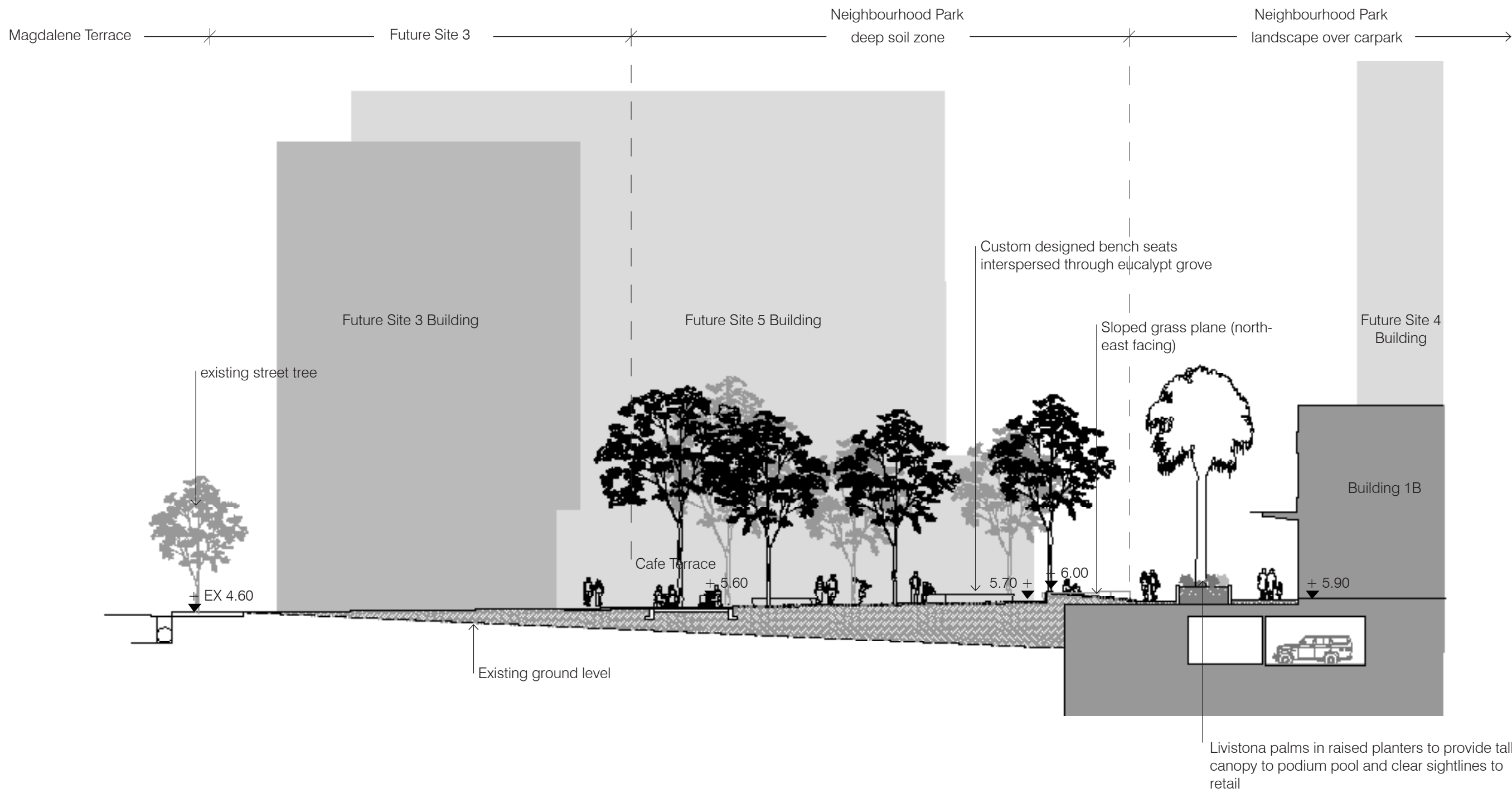


Pedestrian Link - building 1B south facade

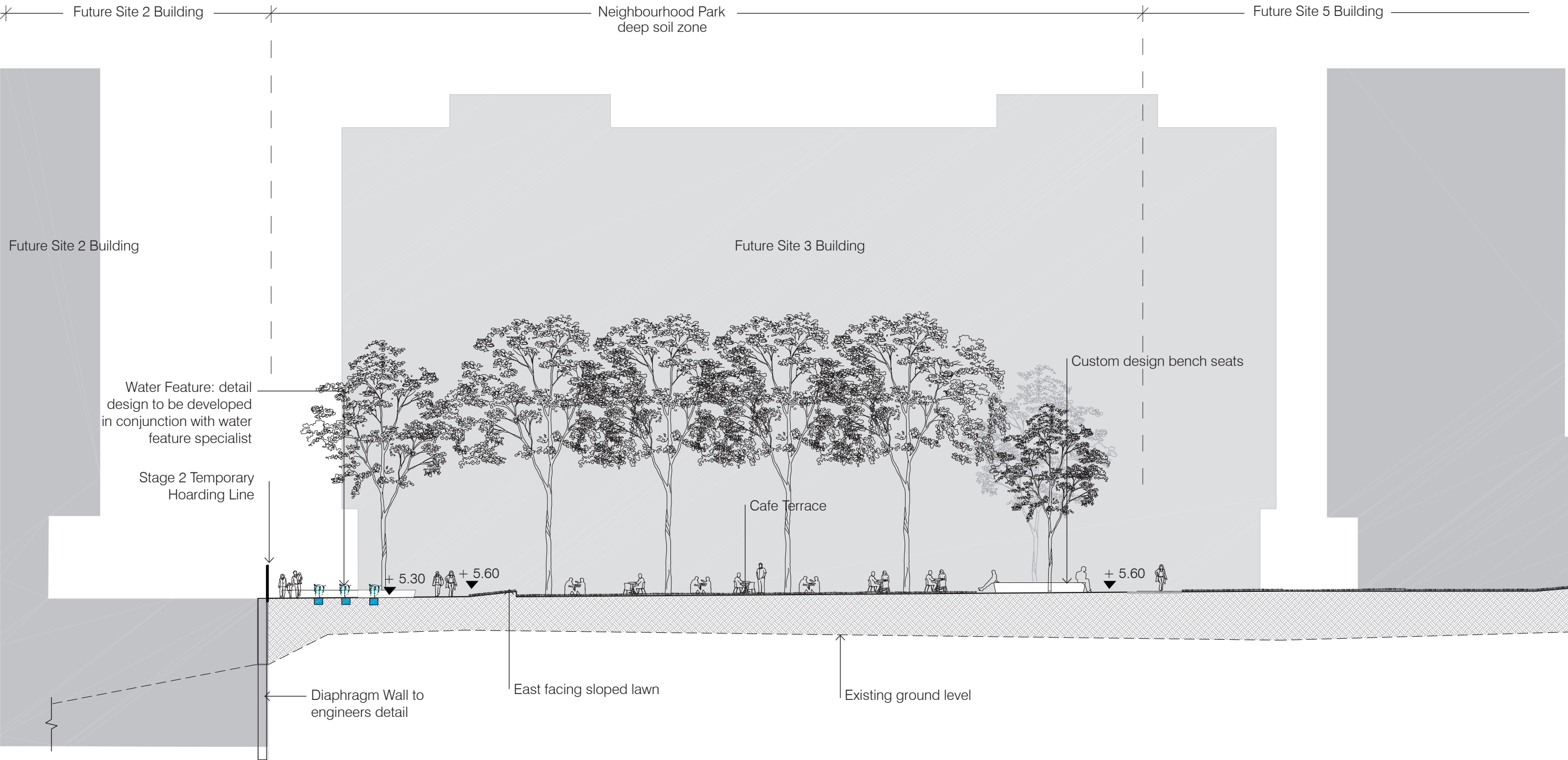
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Neighbourhood Park - Section AA

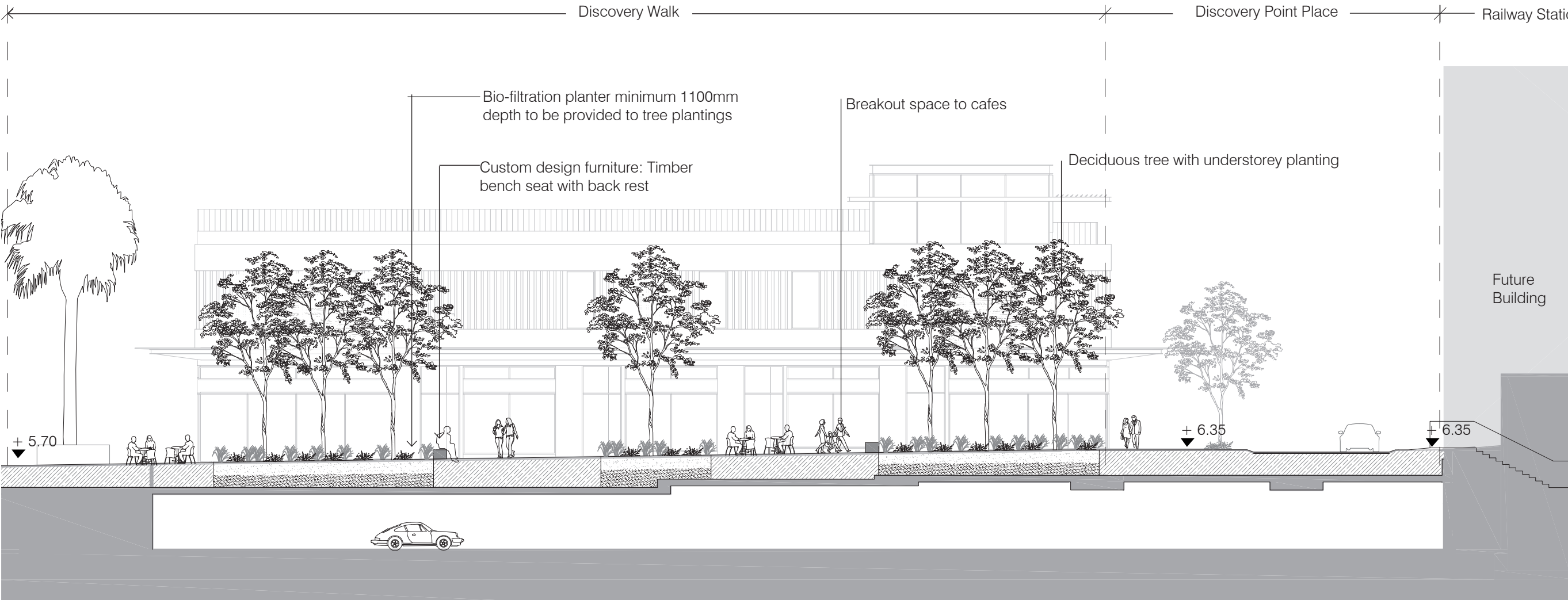


Elevation AA - Neighbourhood Park



Elevation BB - Neighbourhood Park

Section GG - Discovery Walk



Elevation GG - Neighbourhood Park



Trees / Canopy Species			
Species Name	Common Name	Native species	Mature Ht
Eucalyptus grandis	Flooded Gum	x	30m
Eucalyptus piperita	Sydney Peppermint	x	12-30m
Elaeocarpus reticulatus	Blueberry Ash	x	6-12m
Flindersia australis	Crows Ash	x	20-35m
Flindersia xanthoxyla	Yellow-wood	x	20-35m
Jacaranda mimosifolia	Jacaranda		10-15m
Livistona australis	Cabbage Tree Palm	x	20-25m
Platanus acerifolia	Plane Tree		15-20m
Platanus digitala	Plane Tree		15-20m
Sapium sebiferum	Chinese Tallow Tree		8-10m
Waterhousia floribunda	Weeping Lilly Pilly	x	15-20m
Shrubs			
Species Name	Common Name	Native species	Mature Ht x Sp
Acmena ‘Allyns Magic’	Dwarf Lily Pilly	x	1m
Lepidozamia peroffskyana	Pineapple Zamia	x	1m x 1.2m
Callistemon ‘White Anzac’	Callistemon	x	1-1.5m
Callistemon citrinus	Crimson bottlebrush	x	2m
Ceratopetalum gummiferum	New South Wales Christmas Bush	x	3-4m
Syzygium ‘boomer’	Lily Pily	x	1m x 1.2m
Syzygium ‘royal flame	Lily Pily	x	1.5m x 1.5m
Westringia fruticosa	coastal rosemary	x	0.8m x 1m
Zamia furfuracea	Cardboard Cycad		1.2m x 1m
Groundcovers			
Species Name	Common Name	Native species	Mature Ht x Sp
Agapanthus species	Agapanthus		0.5-1m
Ajuga reptans	Bugleweed		0.5m
Clivia miniata	Bush Lily		0.4m
Crinum pedunculatum	Beach Lily	x	1.5m
Dianella caerulea	Paroo Lily	x	0.3-0.5m
Dianella revoluta	Paroo Lily	x	0.3-0.5m
Dianella ‘silver streak’	Paroo Lily	x	0.3m
Dieties grandiflora	Wild Iris		0.5-0.7m
Doryanthes excelsa	Gymea Lily	x	1.5m x 2.5m (flower spikes to 5m HT)
Hardenbergia violacea	Native Sarsaparilla	x	(vine)
Hibbertia scandens	Snake Vine	x	(vine)
Isolepis nodosa	Club Rush	x	0.5-0.7m
Lomandra tanika	Mat Rush	x	1.2m x 1m
Liriope muscari	Lily turf		0.45m
Philodendron xanadu	dwarf philodendron		0.5-0.75m
Scaevola aemula ‘summertime blues’’	Fairy fan flower		0.5-0.7m
Trachelospermum jasminoides	Star Jasmine		0.3m (vine)
Viola hederacea	Native Violet	x	0.3m

Indicative Planting Schedule. Excludes Street Trees to Brodie Spark Drive, Discovery Place and Spark Lane.

All plants to be a minimum semi-advanced (150mm pot) at time of installation in accordance with the Rockdale City Council Landscape Technical Specification Appendix B - Plant Lists.



Livistona australis



Platanus acerifolia



Jacaranda mimosifolia



Eucalyptus grandis



Lepidozamia peroffskyana



Liriope muscari



Trachelospermum  
jasminoides



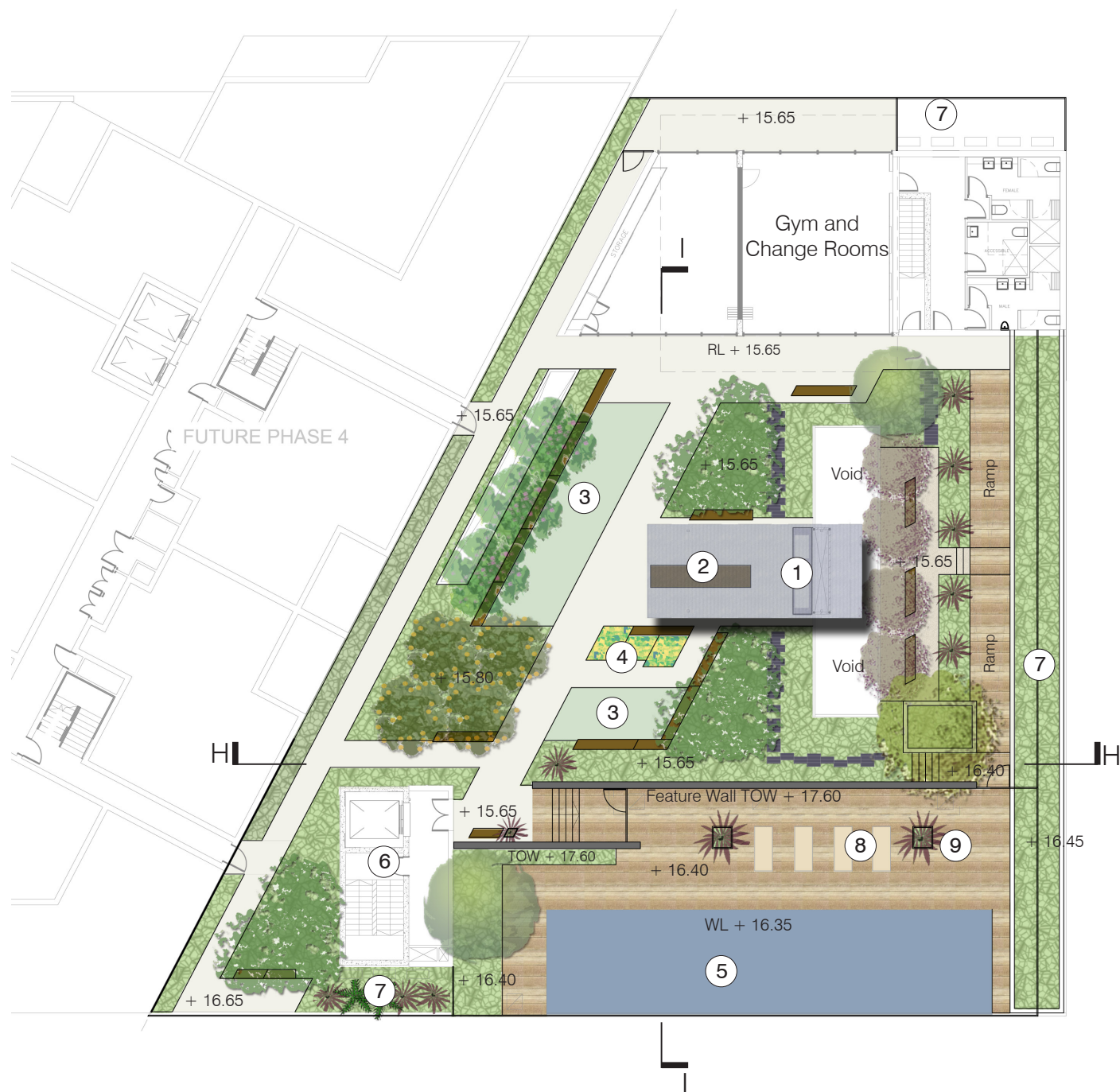
Doryanthes excelsa



Westringia fruticosa



Podium Rooftop 1B - Landscape Plan



LEGEND

- Accent plant
- Feature tree
- Small Feature Tree
- Ground cover/Shrub
- Paving
- Timber Deck
- Lawn
- Bench Seat

KEY

- 1 BBQ bench
- 2 Outdoor dining and pergola
- 3 Garden Lawns
- 4 Kitchen garden
- 5 Pool + Sun Deck
- 6 Lift and stairs to rooftop
- 7 Screen planting
- 8 Sun Beds
- 9 Feature Pot Plants

The Podium Rooftop is located over building 1B and includes the following shared community facilities: pool, gym, and outdoor kitchen. Entry to the rooftop is via the Neighbourhood Park lift entry. A direct pathway is proposed to the gym facilities on the northern edge of the podium.

Pool + Sun Deck

The relationship between the Neighbourhood Park and the Podium rooftop is reflected in the pools location - overlooking the park. A glass wall is proposed to the southern edge of the pool creating a visual connection to the Neighbourhood park and interest to the building facade.

The pool level is slightly elevated from the podium garden and can be accessed via stairs directly opposite the lift entry or via a ramped walkway opposite the gym change rooms. A generously proportioned sundeck is proposed to the pool surround.

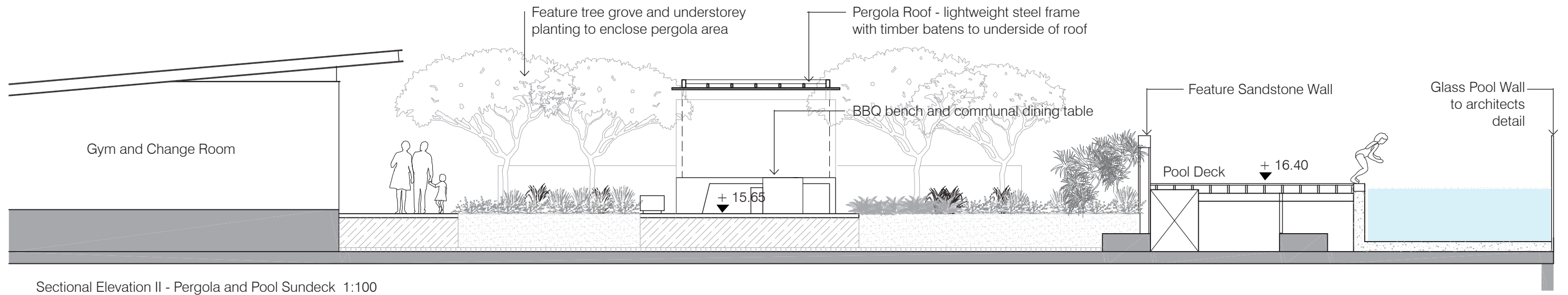
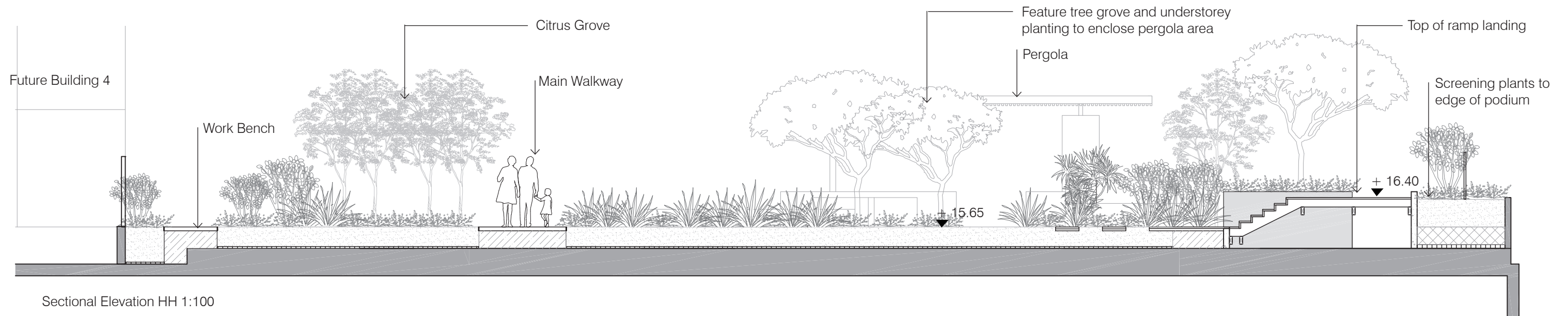
Screening plants enclose the sun deck on the east and western sides, reducing overlooking from the adjacent 1C tower. Feature sandstone blade walls are proposed to the north to separate and screen the pool from the outdoor kitchen and lower garden areas.

Outdoor Kitchen

Located to the centre of the podium the outdoor kitchen is proposed as a communal entertainment space. Set below the pool / sun deck and surrounded by planting the outdoor kitchen will provide a sheltered and intimate space for passive recreation.

A communal dining table, and BBQ is proposed beneath a lightweight timber batten pergola in the centre. Kitchen gardens are proposed adjacent the pergola to promote use of an 'edible garden' for community use. A small citrus grove is proposed across from the kitchen gardens to reflect the 'edible garden' character through the planting design.

small pocket lawns are proposed across from the pergola to provide informal breakout spaces from the gym / entertainment space.

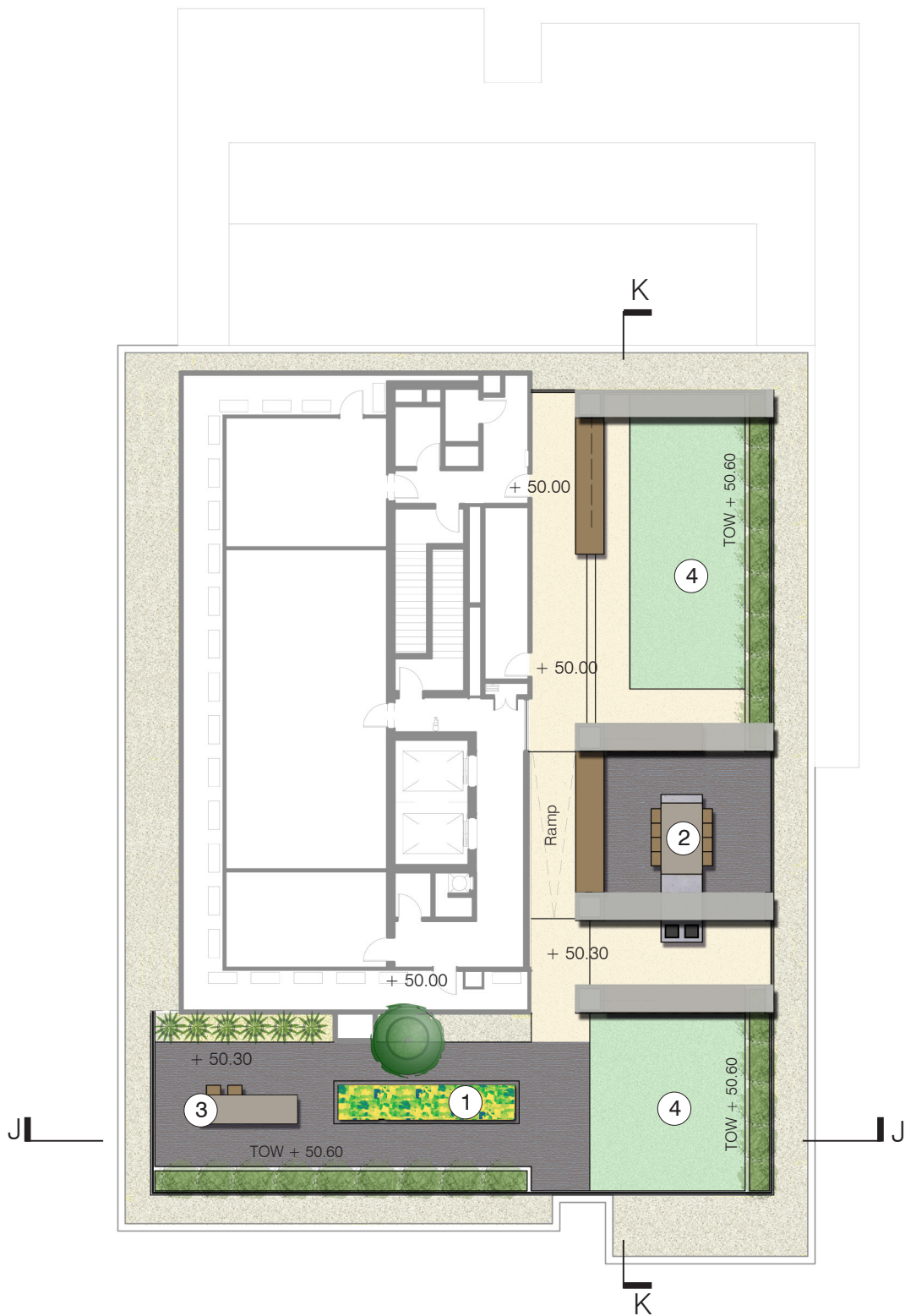


Perspective models - Pergola structure

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Tower Rooftop 1C - Landscape Plan



- LEGEND**
- Feature Tree
  - Large shrub in planter
  - Kitchen garden
  - Shrub in planter
  - Paving
  - Gravel
  - Brick paving
  - Lawn
  - Pergola Portal Frame

- KEY**
- 1 Kitchen Garden
  - 2 BBQ with outdoor seating
  - 3 Work bench
  - 4 Lawn

The Tower rooftop is located on top of building 1C and includes the following facilities for residents use only: outdoor kitchen and work bench, pergola portal frame and seating benches, pocket lawns. Entry to the rooftop is via the central lift core. A slight level change is proposed to achieve adequate soil depths to planters and lawn areas.

**Kitchen Garden and Work bench**

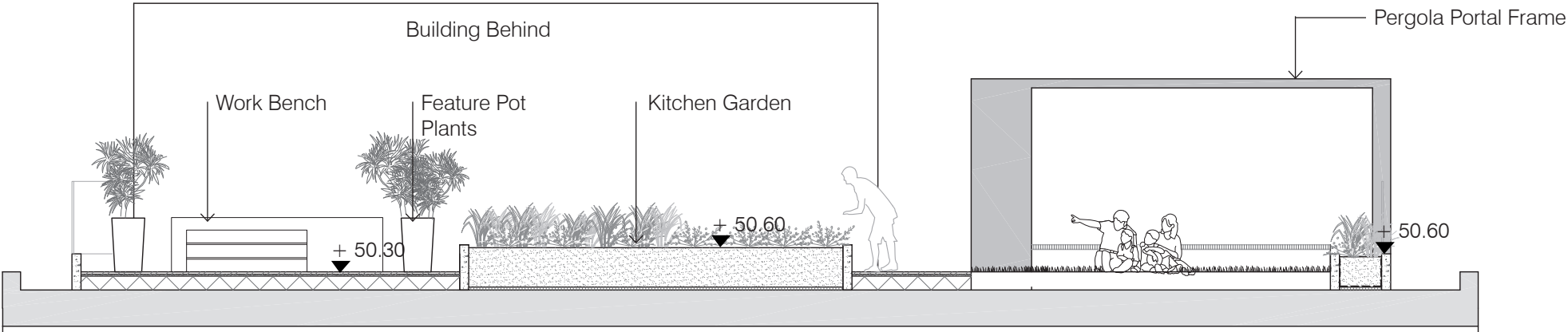
An allotment garden with work bench for potting up and equipment storage is proposed to the southern edge of the podium . A series of feature pot plants is proposed to screen the building facade and louvers. A raised planter area is proposed to the southern edge to enclose and shelter the space.

**Pergola Portal Frame**

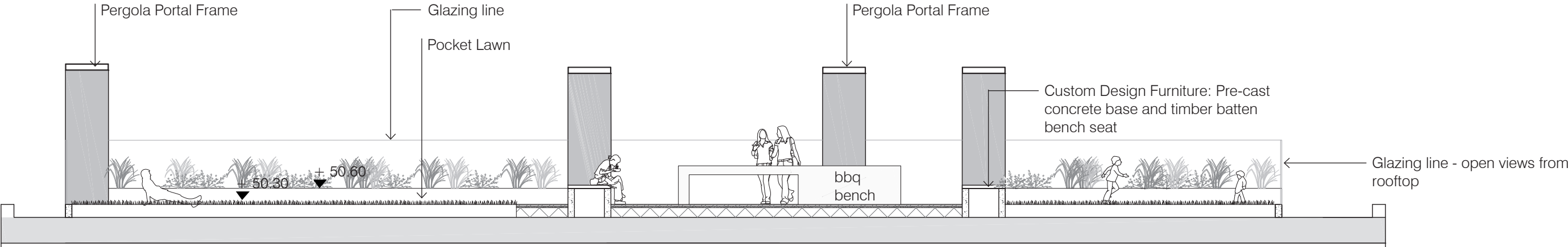
A series of portal frames and bench seating are proposed to the rooftop in order to house and disguise air exhaust vents. The portal frame is proposed as an architectural feature which will add visual interest and a sense of scale to the BBQ area. The bench seats are proposed to wrap around the BBQ and pocket lawn areas helping to breakdown the rooftop into small intimate spaces.

**Pocket Lawns**

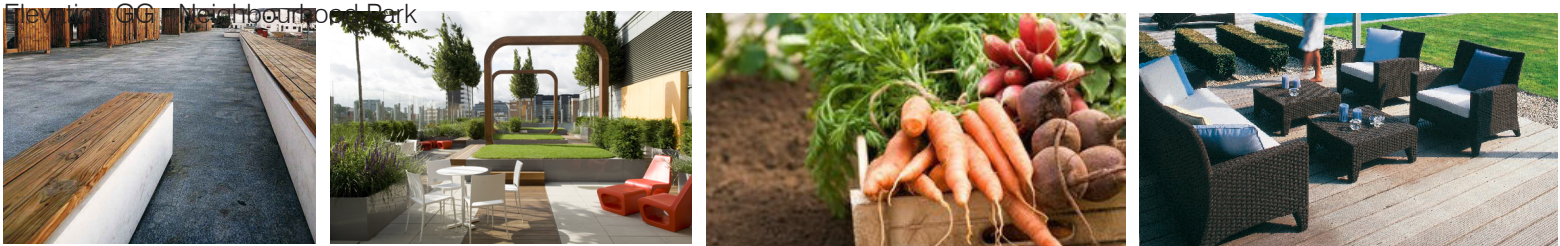
Raised planters are proposed to the eastern edge of the lawns to enclose views and provide visual interest. The north and south ends of the lawns are retained open to create a sense of continuity.



Sectional Elevation JJ - Kitchen Garden and Pergola Portal Frame 1:100



Sectional Elevation KK - BBQ area and Pocket Lawns 1:100



Timber Batten Bench Seats    Rooftop Garden, London    Kitchen Garden    Outdoor furniture  
Precedent Images



Rooftop Terrace - Planting

Podium Gardens			
Trees			
Species Name	Common Name	Native Species	Mature Ht
Acmena smithii	Lily Pily	x	8-10m
Magnolia grandiflora ‘little gem’	Magnolia		4-8 x 2.5m
Ulmus glabra lutescens	Golden Elm		12m x 8m
Lagerstromia indica	Crepe Myrtle		5-8m
Plumeria rubra	Fangipani		5-8m
Hymenoporum flavum	Native frangipani	x	10m
Citrus Lime	Lime Tree		3m
Citrus Orange	Orange Tree		3m
Shrubs			
Species Name	Common Name	Native Species	Mature Ht x Sp
Banksia birthday candles	Heath leaved banksia	x	1.5m x 2m
Elaeocarpus eumundi	Blueberry Ash	x	4m
Syzygium species	Lilly Pilly	x	1.5-2m
Callistemon ‘endeavour’	Bottlebrush	x	1.5-2m
Hebe species	Hebe		0.75-1.2m
Westringia fruticosa	Coastal Rosemary	x	0.8m x 1m
Groundcovers			
Species Name	Common Name	Native Species	Mature Ht x Sp
Agave	Agave		0.5-0.75m
Aloe arborescens	Aloe Vera		0.5-0.75m
Clivia minata	Bush Lily		0.4m
Dianella ‘silver streak’	Paroo Lily	x	0.3m
Liriope muscari	Lily Turf		0.45m
Yucca species	Yucca		0.75-2m
Rhoeo spathacea	Moses in the cradle		0.3m
Philodendron xanadu	dwarf philodendron		0.5-0.75m
Cordyline species	Cordyline		0.5-1m
Trachelospermum jasminoides	Star Jasmine		0.3m (g.cover or vine)
Zamia furfuracea	Cardboard Cycad	x	1.5m
Kitchen Garden perennial mix: indicative species list			
Species Name	Common Name	Native Species	Mature Ht x Sp
Agastache rugosa	Korean Mint		NA
Alpinia nutans	Cardomon Leaf		
Agastache rugosa	Korean Mint		
Coriandrum sativum	Coriander		
Cymbopogon citratus	Lemongrass		
Curcuma longa	Tumeric		
Ocimum sp	Thai basil		
Perilla frutescens	Perilla Red (Shiso)		



Plumeria rubra



Yucca Species



Agave species



Zamia furfuracea



Aloe arborescens

Indicative Planting Schedule for Podium and Rooftop Gardens.

All plants to be a minimum semi-advanced (150mm pot) at time of installation in accordance with the Rockdale City Council Landscape Technical Specification Appendix B - Plant Lists.