

DISCOVERY POINT - WOLLI CREEK

Stage 1 PA Landscape Report

February 2014



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 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

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, feature tree plantings, shade structure and bench seating.

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.

Building 1C is proposed as a 'residents only' green roof, featuring kitchen garden, portal frame elements and bench seating.

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	F	L 2
						Scale	Date	
						Dwg Status	14/02/14	
						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 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.

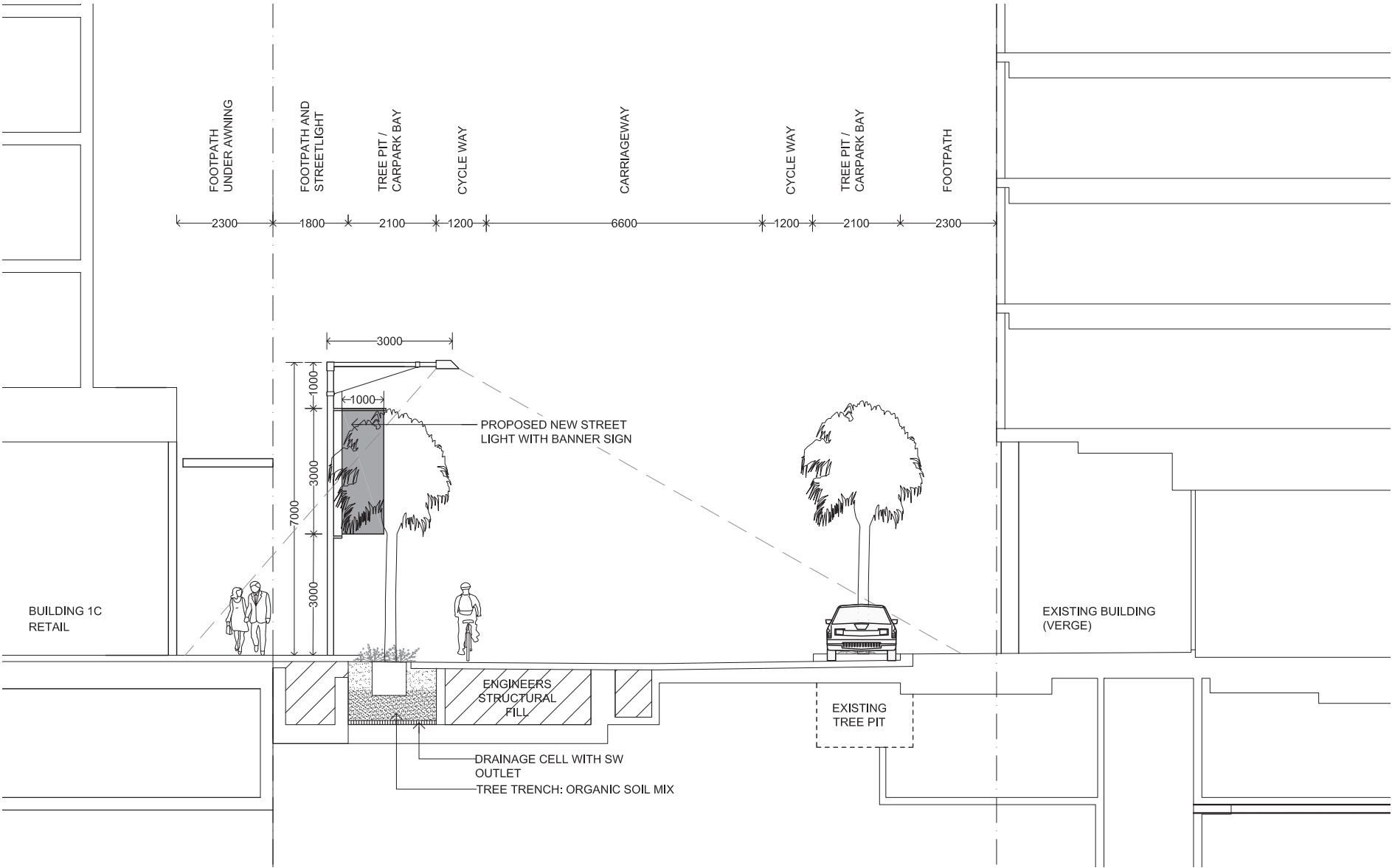
Large specimen trees (located at public domain interfaces) are proposed in future phases to provide additional canopy coverage to the streetscape.

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 southern street verge planters as part of Stage 1 Water Sensitive Urban Design measures.

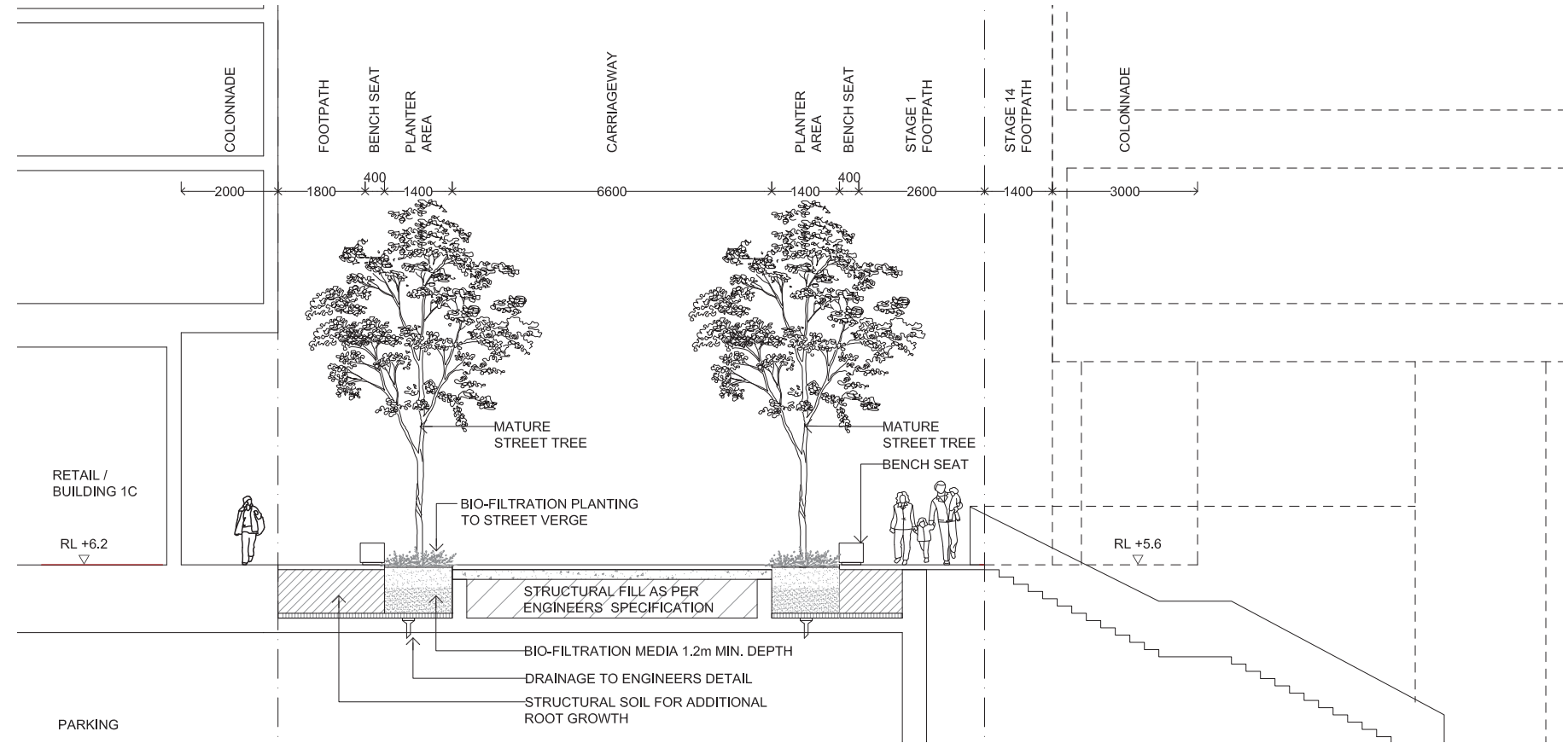
Tree Species

Pyrus ussuriensis (Manchurian Pear) 100Lt

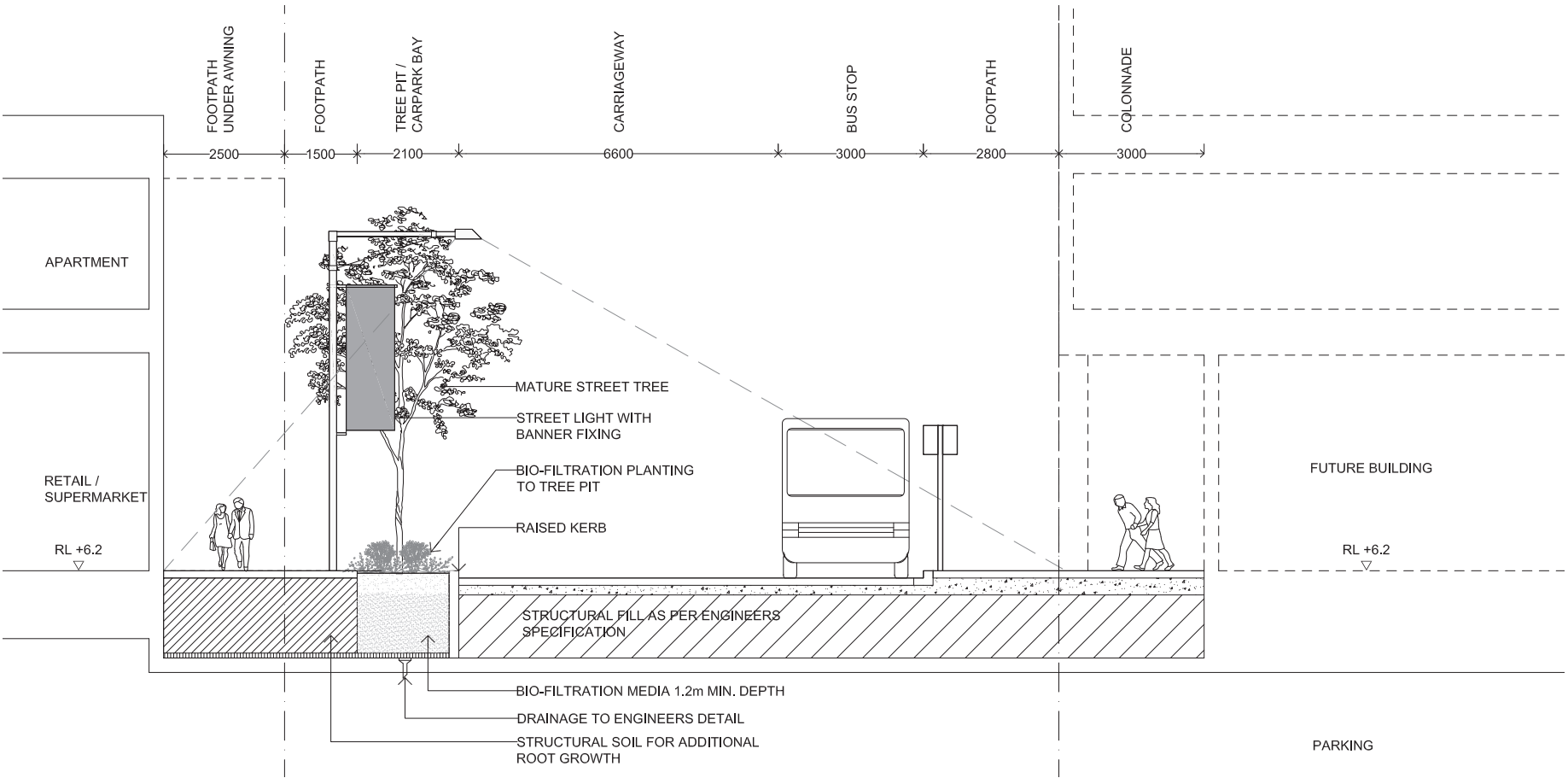
Bio-filtration Understorey Species

Acmena ‘Allyns Magic’

Dianella ‘ King Alfred’



Section DD - Building 1B / Railway Station



Section EE - Building 1C / Railway Station



Retail Street Precedent



Pyrus ussuriensis



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

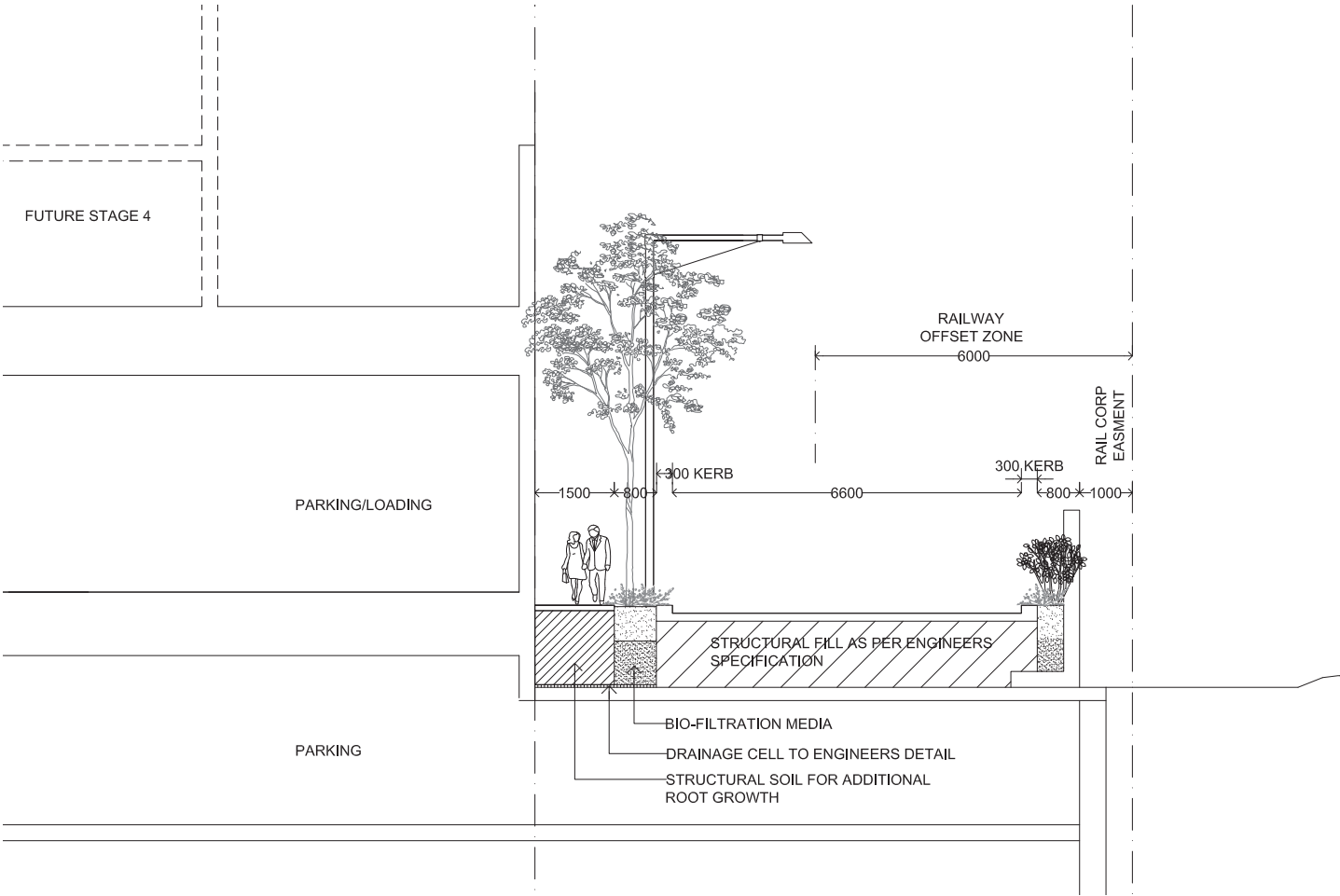
Elaeocarpus reticulatus (Blueberry Ash) 100Lt

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

Public Domain - Landscape Plan



LEGEND

- Proposed tree
- Feature tree
- Proposed Palm
- Planter Area - Rain Garden
- Planter Area
- Lawn
- Asphalt paving with banding to public footpaths
- Paving Field
- Water Feature
- Road
- Stage 1 Limit of works
- + 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 surrounding 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 access during winter and a flash of seasonal colour.

Neighbourhood Park

Central Lawn

A open lawn of is proposed in the centre of the Neighbourhood Park to provide a communal green and undefined breakout space.

The apex of the lawn, located at the convergence of the surrounding pathways is slightly elevated to create grass plans looking out to the north and east. An angled wall behind the grass planes 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.

Water Feature

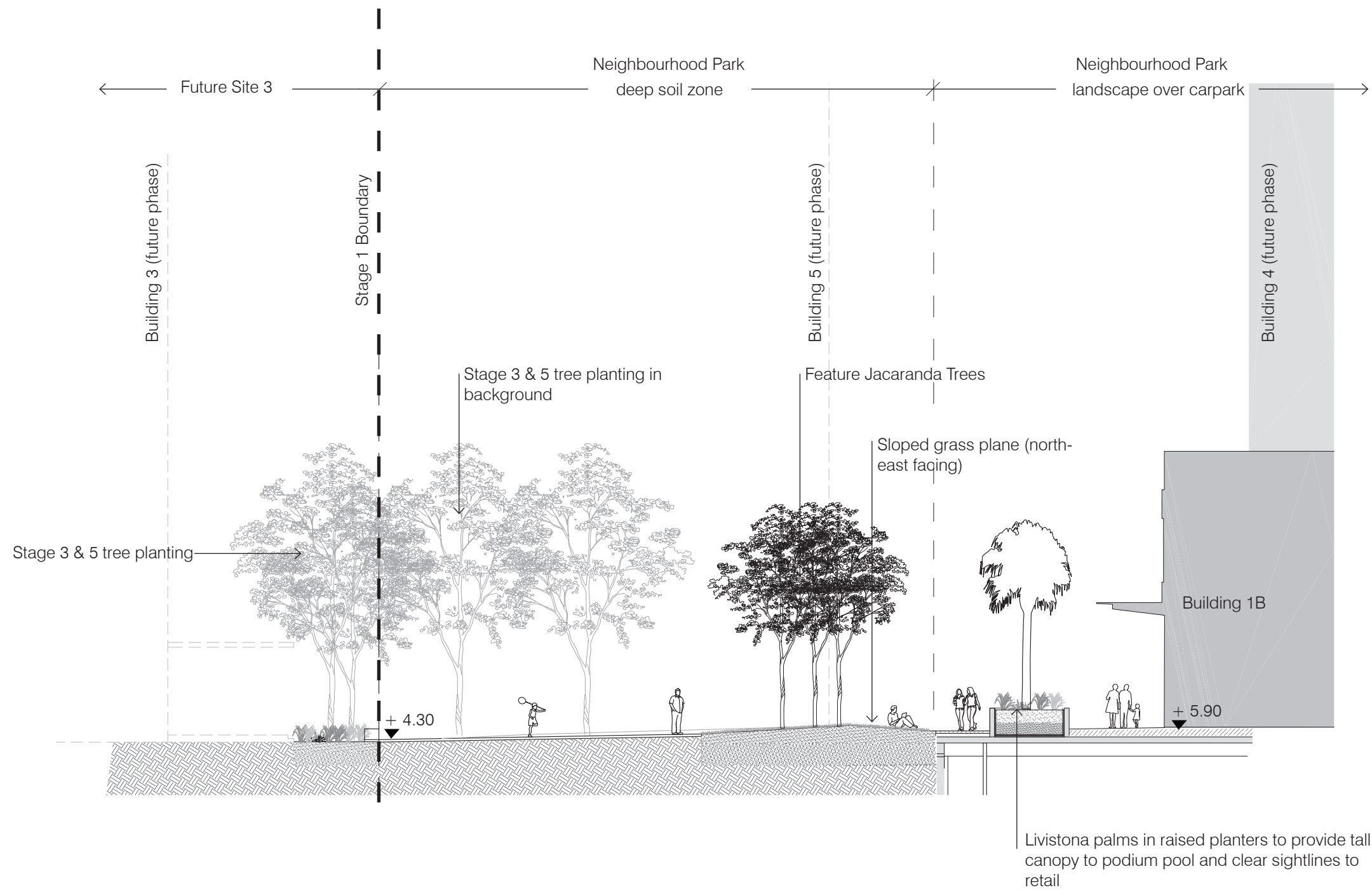
Located to the east of the Central Lawn, the Water Feature is prominently located, visible from Discovery Walk and the Central Lawn. Water jets are proposed below a pedestrian grilled cover, allowing water to be free draining and re-circulating. Water jets will playfully change in height and timing,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



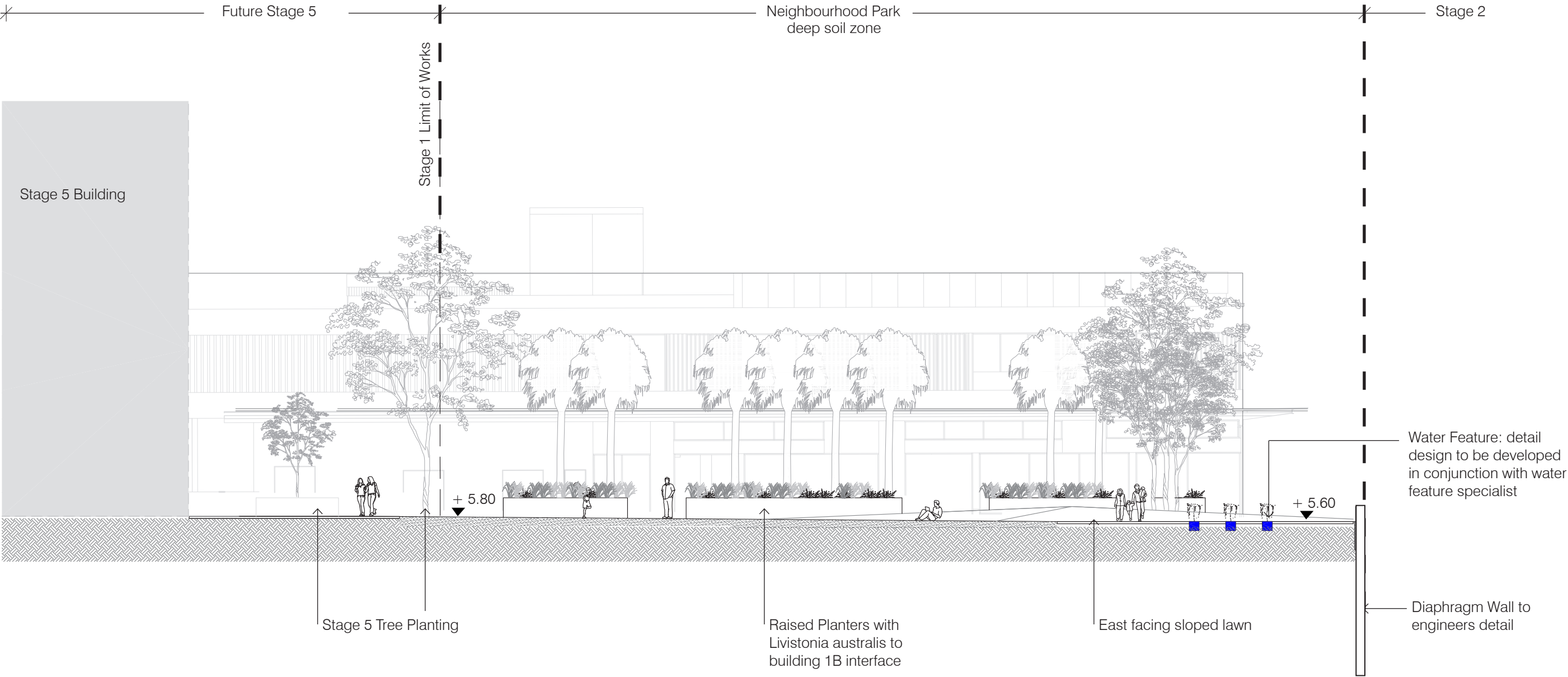
Water Feature + Discovery Walk



Pedestrian Link - building 1B south facade

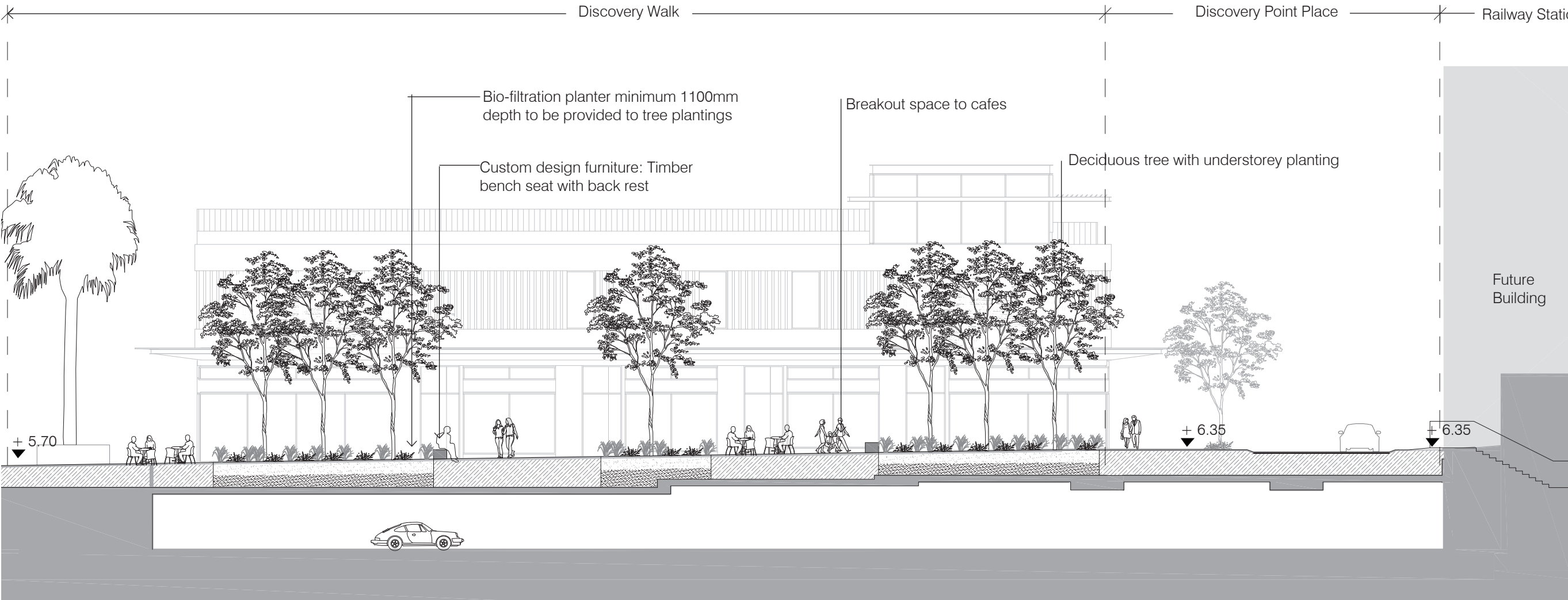


Elevation AA - Neighbourhood Park



Elevation BB - Neighbourhood Park

Section GG - Discovery Walk



Elevation GG - Neighbourhood Park

Trees / Canopy Species			
Species Name	Common Name	Native species	Mature Ht
Elaeocarpus reticulatus	Blueberry Ash	x	6-12m
Flindersia australis	Crows Ash	x	20-35m
Jacaranda mimosifolia	Jacaranda		10-15m
Livistona australis	Cabbage Tree Palm	x	20-25m
Magnolia grandiflora	Magnolia		10m
Pyrus ussuriensis	Manchurian Pear		10m
Syzygium paniculatum	Lily Pily Magenta Cherry	x	6-10m
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
Agave attenuata	Agave		1m x 1.2m
Banksia ericifolia	Heath Bankisa	X	1m
Banksia robur	Swamp Banksia	x	1m
Callistemon ‘White Anzac’	Callistemon	x	1-1.5m
Cordyline fruiticosa ‘Negra’	Cordyline		1.5m
Grevillea sericea	Grevillea	X	1-3m
Syzygium wilsonii	Lily Pily	x	1.5m x 1.5m
Westringia fruiticosa	coastal rosemary	x	0.8m x 1m
Raphiolepis ‘Snow Maiden’	Raphiolepis		1m x 1.5m
Groundcovers			
Species Name	Common Name	Native species	Mature Ht x Sp
Acanthus mollis	Oyster plant		0.5-1m
Crinum pedunculatum	Beach Lily	x	1.5m
Dianella caerulea	Paroo Lily	x	0.3-0.5m
Dianella ‘King Alfred’	Paroo Lily	x	0.3-0.5m
Doryanthes excelsa	Gymea Lily	x	1.5m x 2.5m (flower spikes to 5m HT)
Hardenbergia violacea ‘Meema’	Native Sarsaparilla	x	(vine)
Hibbertia scandens	Snake Vine	x	(vine)
Isolepis nodosa	Club Rush	x	0.5-0.7m
Liriope muscari	Lily turf		0.45m
Zamia furfuracea	Cardboard Cycad		0.5-1m
Phormium tenax ‘Bronze Baby’	New Zealand Flax		1m

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



Sapium sebiferum



Jacaranda mimosifolia



Magnolia grandiflora



Dianella caerulea



Acanthus mollis



Doryanthes excelsa



Westringia fruticosa

Podium Rooftop 1B - Landscape Plan



LEGEND

- Stage 1 works
- Accent plant
- Screen Planting
- Small Feature Trees
- Ground cover/Shrub
- Paving
- Gravel
- Timber Deck
- Bench Seat

KEY

- 1 Pergola
- 2 Screen planting to enclose pergola space
- 3 Pool + Sun Deck
- 4 Lift and stairs to rooftop
- 5 Screen planting
- 6 Feature Pot Plants
- 7 Painted Concrete Air-Intake Lid
- 8 Screening to Air-Intake Lid

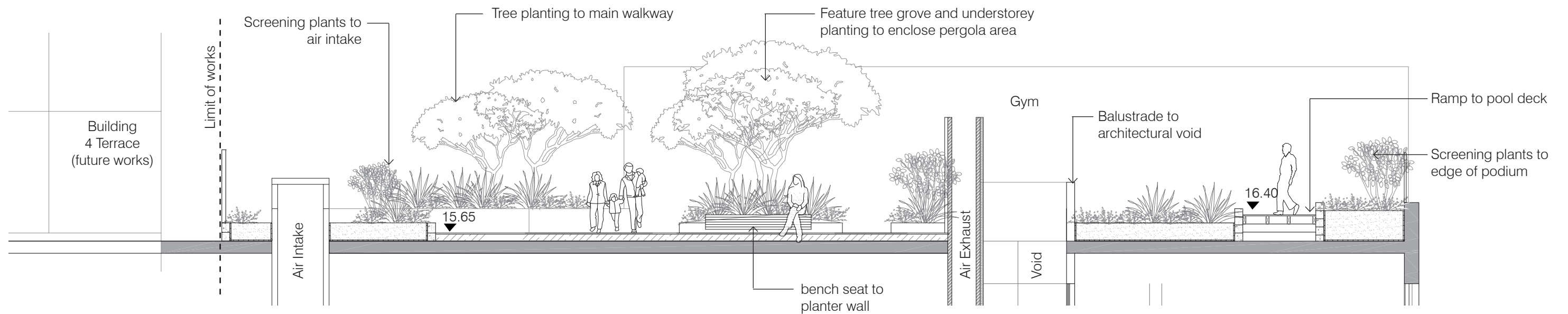
The Podium Rooftop is located over building 1B and includes shared community pool and gym facilities. Entry to the rooftop is via the Neighbourhood Park lift, and a direct pathway from the lift is proposed to the gym facilities on the northern edge of the podium.

Pool + Sun Deck

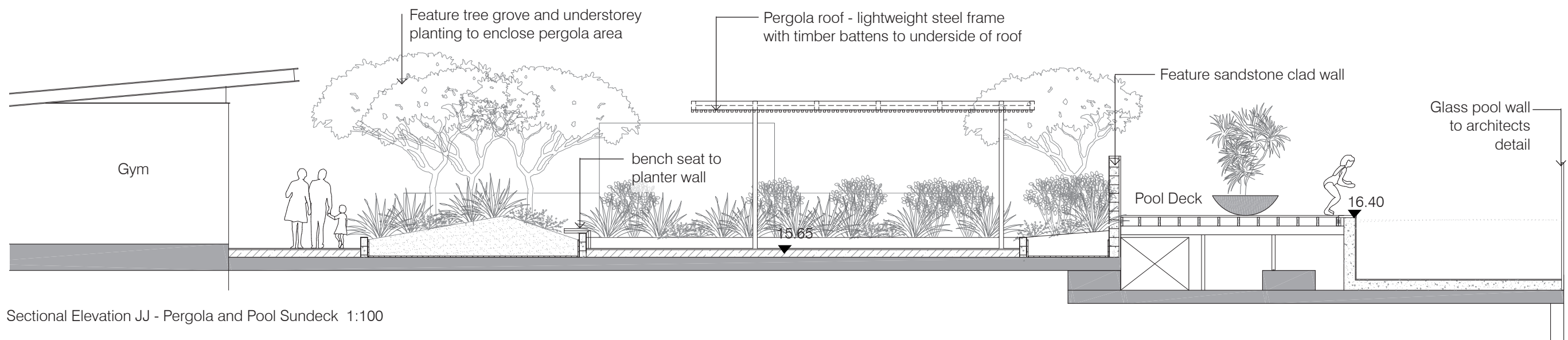
The relationship between the Neighbourhood Park and the Podium rooftop is reflected in the pools location - overlooking the park. A glass wall is proposed to the southern edge of the pool creating a visual connection to the Neighbourhood park and interest to the building facade.

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 lower gardens.



Sectional Elevation HH 1:100



Sectional Elevation JJ - Pergola and Pool Sundeck 1:100

Tower Rooftop 1C - Landscape Plan



LEGEND

- Citrus Tree in feature pot
- Kitchen garden
- Planter Area
- Gravel
- Paving
- Pergola Portal Frame

KEY

- ① Kitchen Garden
- ② BBQ with outdoor seating
- ③ Work bench

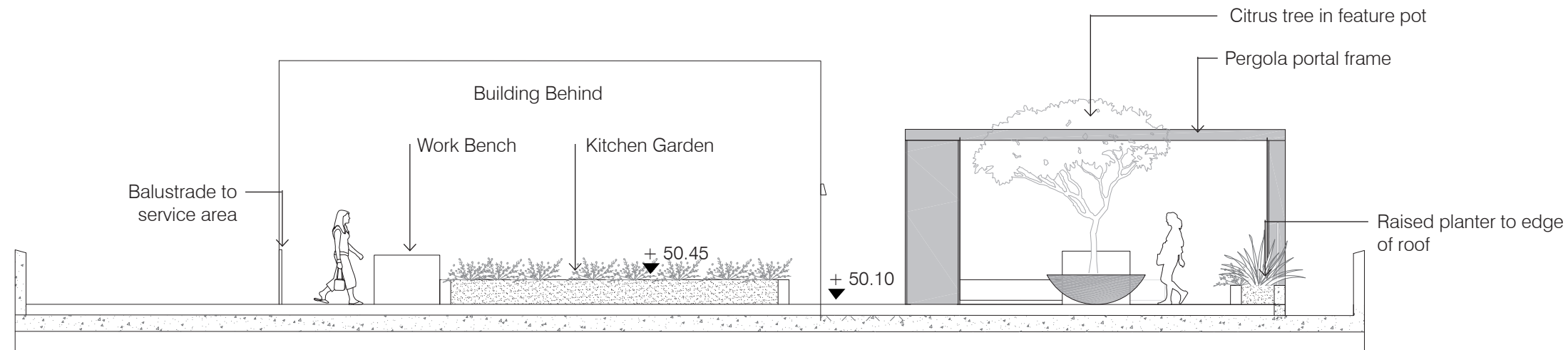
The Tower rooftop is located on top of building 1C and includes the following facilities for residents use only: outdoor kitchen and work bench, pergola portal frame and seating benches. Entry to the rooftop is via the central lift core.

Kitchen Garden and Work bench

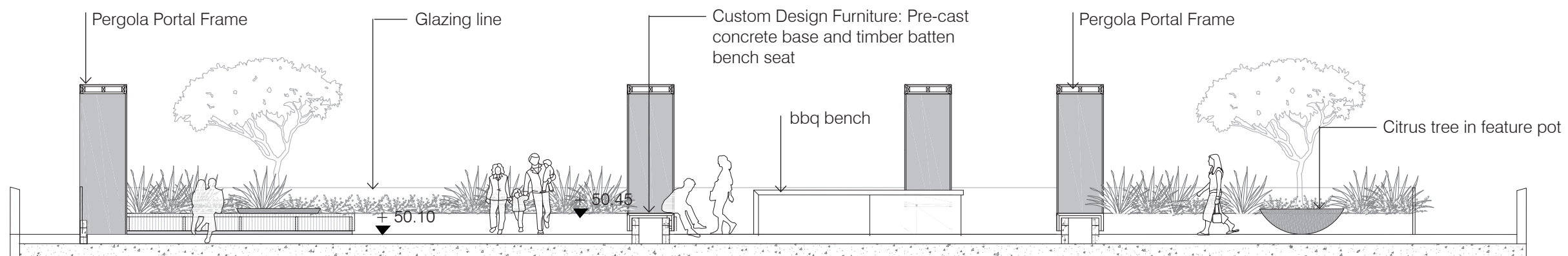
An allotment garden with work bench for potting up and equipment storage is proposed to the southern edge of the podium. A raised planter area is proposed to the southern edge to enclose and shelter the space.

Pergola Portal Frame

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



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



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

Rooftop (Podium & Tower) - Planting

Podium Gardens			
Trees			
Species Name	Common Name	Native Species	Mature Ht
Magnolia grandiflora ‘little gem’	Magnolia		4-8 x 2.5m
Banksia integrifolia	Old Man Banksia		8m
Syzygium jambos	Lily Pily		5-8m
Tibouchina lepidota ‘alstonvile’	Tibouchina		5-8m
Citrus sinensis	Orange Tree		3m
Shrubs			
Species Name	Common Name	Native Species	Mature Ht x Sp
Banksia robur	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
Anigozanthus ‘golden velvet’	Kangaroo Paw	x	0.3m
Aeonium swartkop	Aeonium		0.3-05m
Clivia minata	Bush Lily		0.4m
Carpobrotus menziesii	Native Pigface		0.3m
Cordyline species	Cordyline		0.5-1m
Dianella Lucia	Paroo Lily	x	0.3m
Doryanthes excelsa	GyMEA Lili	x	1.5m
Euphorbiua tirucalli	Fire Sticks		0.3-05m
Hardenbergia violacea ‘meema’	Native violet	x	0.3m
Isolepsis nodosa	Klub rush		0.3-05m
Kalanchoe flapjacks			0.3-05m
Kalanchoe tomentosa			0.3-05m
Limonium perezii	Sea Lavender		0.3-05m
Liriope muscari	Lily Turf		0.45m
Miscanthus sinensis	Fountain Grass		0.3-05m
Phormium tenax	New Zealand Flax		1m
Phormium tenax ‘Bonze Baby’	New Zealand Flax		0.5-1m
Pennisetum alepecuroides ‘red head’	Fountain Grass		0.5-0.75m
Trachelospermum jasminoides	Star Jasmine		0.3m (g.cover or vine)
Yucca species	Yucca		0.75-2m
Zamia furfuracea	Cardboard Cycad	x	1.5m

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.



Banksia integrifolia



Banksia robur



Kalanchoe tomentosa



Hebe albicans



Banksia sp



Agave



Phormium ‘bronze baby’



Phormium ‘maori chief’



Miscanthus sinensis



Pennisetum ‘red head’



Isolepsis nodosa

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)		