

# Woollooware Bay Town Centre

## Landscape Report Stage 4 Residential/Hotel Section 75W



# Executive Summary

## Woollooware Bay Town Centre Redevelopment (MP 10\_0229)

Please refer to the above document for information regarding the master plan submission. The following report is to be read in conjunction with the Section 75W (landscape) drawings, 11017 S75W 01 - 09. Figure 1 below illustrates the scope of work. The modifications to the Retail Landscape Master Plan are in accordance with Point 8 of SEARS Application MP 10\_0229 (MOD 2), and these modifications are outlined below.

### Retail street frontages (Captain Cook Drive and Woollooware Road North)

The upgrades to the retail street frontages to Captain Cook Drive (which is part of the master plan) include provision of a public bus service and infrastructure. These upgrades are noted in the retail centre approval and do not form part of this submission.

### Retail Waterfront

The Retail Waterfront (which is part of the master plan) provides publicly accessible pedestrian and cycle access to Woollooware Bay in accordance with Sutherland Shire Councils Bicycle Plan. The Foreshore remains unchanged from the existing retail approval and does not form part of this submission.



Figure 1. Landscape master plan showing extent of modification

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| ① Elevated Roadway and landscape (level 3)            | ④ Podium Landscape (level 7) |
| ② Podium Courtyard Landscape (level 4)                | ⑤ Residential Entry          |
| ③ Planted Wall and Planted Ledge to Setback (level 4) |                              |

### Elevated Street (level 3)

The elevated street is a landscape addition to the retail centre (and master plan). It provides a tree-lined streetscape and features raised skylights which offer natural light into the retail centre below. Pedestrian drop off areas provide direct access to both the new club and hotel (with the turning circle at the southern end of the street). Residential parking for the Stage 4 Residential/Hotel development to the upper levels is accessed via a ramp to the North of the new elevated street.

The new street is accessed (via a vehicular ramp) from Captain Cook Drive, and will be designed as a pedestrian friendly space whilst still providing ample parallel parking alongside raised planters. Street trees and understorey planting have been included as a feature, bringing landscape into the space as a key feature and building upon the planting at street level (Captain Cook Drive).

On-street car parking is provided along the western side of the roadway and ensures there is pedestrian activity along the street. To the eastern side, a row of sky lights protrude from raised planters, providing natural light and views through the tree canopies into the retail centre below.

Planting has been included along most edges, with the desire to have both vertical and spillover planting as well as softening the building form and providing a planted buffer to the southern edge of the car parking bays.



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| ① Pedestrian footpaths                             | ⑥ Landscape with massed planting                   |
| ② Central roadway                                  | ⑦ Turning circle                                   |
| ③ Street trees and planting in planters            | ⑧ Ramp to upper level parking                      |
| ④ Mass planting areas in planters                  | ⑨ Ramp entry to L3 Roadway from Captain Cook Drive |
| ⑤ Sculptural skylights set amongst massed planting | ⑩ 'Green wall' facade treatment                    |



## Landscape Podium (level 4) and Planted Wall

The level 4 planted ledge and facade provides a green visual amenity to the development when viewed from Captain Cook Drive frontage and Woollooware Bay Road North.

The planted ledge to the setback zone on level 4 (Captain Cook Drive) together with the planted wall establish a relationship between the built form and ground plane, creating a green edge to the building. The verdant landscaped planter with cascading specimens and the lush green wall provides softness and scale to the development as well as screening to the carpark area.

The hotel wraps around a richly planted private courtyard space which provides visual amenity when viewed from the above hotel suites. This courtyard provides passive seating opportunities on timber and concrete seating, surrounded by trees and massed understorey planting. This is a dedicated private garden space to which all hotel guests will have access.



- ① Podium garden with crushed granite access path
- ② Tapered concrete walling / integrated seating
- ③ Raised timber seating platform
- ④ Landscape planter + Green wall facade treatment
- ⑤ Screen planting

## Landscape Podium (level 7)

The private/ communal landscape podium is an addition to the retail centre (and master plan). The densely planted space provides a tranquil garden sanctuary for residents, and 'green' base for which the residential buildings are grounded into.

A series of concrete paths traverse through mounded landscapes of coastal trees and massed planting, providing direct access to building lobbies and connecting residents to the communal areas such as the Barbecue pavilion, The Lawn and Pool Deck.

The Eastern portion of the site affords passive recreation opportunities for residents with seating 'nooks' featuring wrap-around bench seating on decking pods nestled amongst the gardens.

The Western portion of level 7 offers active recreation in the form of communal facilities housed within the western Clubhouse building, and is flanked by a large Barbecue pavilion, designed for social gatherings.

A large pool deck is raised above the podium space and accessed via stairs and accessible ramps. Feature coastal trees and palms provide for pool side shade whilst the pool itself sits at the north west portion of the site, with direct access to the paved barbecue pavilion and clubhouse.

Adjacent to the clubhouse building is a community garden and large area of turf, designed for active recreation for people of all ages. Bench seating is integrated into the raised planter against the lawn space to allow for larger groups and families to utilise the space..



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| ① Active pool area / Timber deck                     | ⑤ Communal BBQ Area                     | ⑨ Mounded planting and tree groves                 |
| ② Community Gardens                                  | ⑥ Main access pathway                   | ⑩ Passive decking spaces and Seating opportunities |
| ③ 'The Lawn' - Active Turf area                      | ⑦ The Club House                        | ⑪ Private residential courtyards                   |
| ④ Feature trees which can be viewed through skylight | ⑧ Raised skylight with planter surround | ⑫ Integrated bench seating                         |