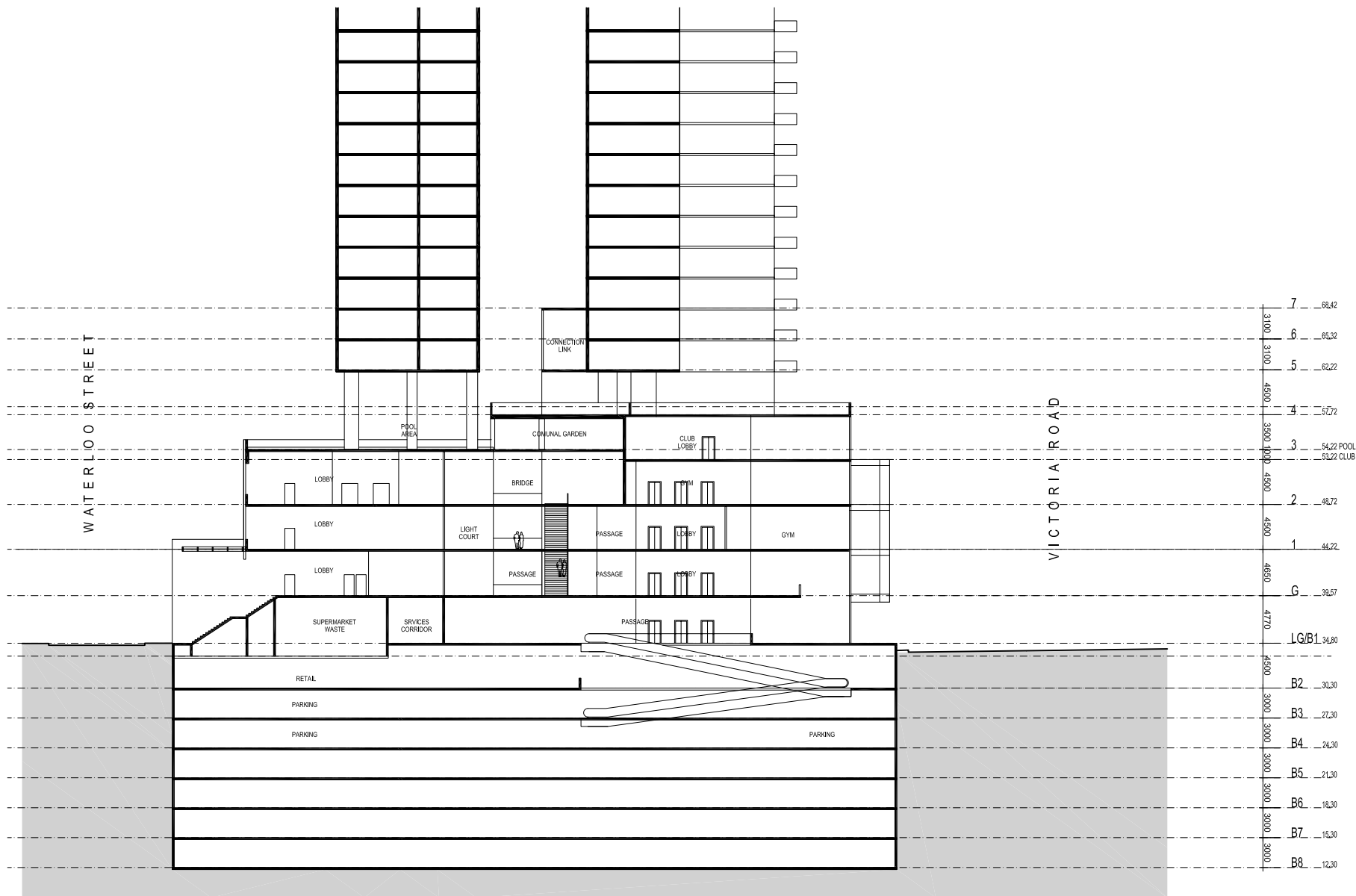


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Client

Concept + Design Architect

Design Documentation Architect

Drawing

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- PROJECT APPLICATION ISSUE

10/02/12

Rozelle Village Pty Limited

Level 17/115 Pitt St
Sydney NSW Australia 2000
Telephone
Facsimile
e-mail

Level 3, 346 Kent St
Sydney NSW Australia 2000
T 612 9299 7871
F 612 9299 7872
www.stanisk.com.au

SW
STANISK ASSOCIATES ARCHITECTS

PTW Architects

Level 17, 9 Castlereagh St
Sydney NSW Australia 2000
T 612 9232 5877
F 612 9221 4139
www.ptw.com.au

PTW

DRAWN

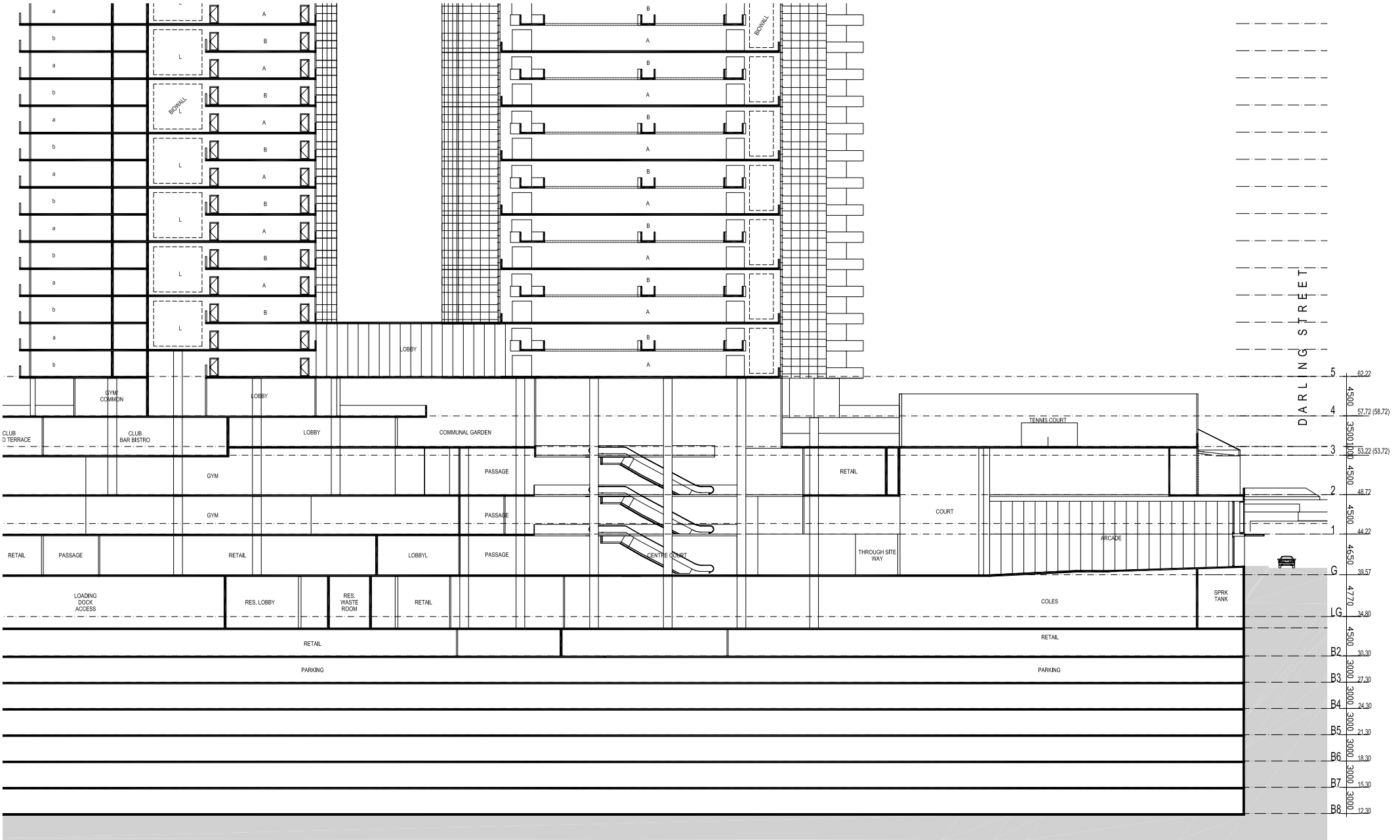
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Rozelle Village
Victoria Road, Darling Street and
Waterloo Street,
Rozelle NSW Australia

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LANDSCAPE ARCHITECT PROJECT APPLICATION REPORT
Date: 08th February 2012
File Ref: 5.02 - P7.05

SL252
ROZELLE VILLAGE



MCGREGOR
COXALL

MCGREGOR
COXALL
LANDSCAPE ARCHITECTURE
URBAN DESIGN
ESD

21C Whistler Street Manly NSW 2095
PO Box 1083 Manly NSW 1655
Ph 02 9977 3853
Fax 02 9976 5501
sydney@mcgregorcoxall.com
www.mcgregorcoxall.com
ABN 17 082 334 290

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date	issue	description	by	check
03.11.2011	A	Draft Report	MC	AM
25.11.2011	B	Draft Report	MC	AM
06.02.2012	C	Final Report	MC	AM
08.02.2012	D	Final Report	MC	AM

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introduction

background

This Development Application report has been prepared by McGregor Coxall on behalf of Rozelle Village Pty Ltd. The report covers the proposed Landscape Architectural works for the redevelopment of the site Rozelle Village, Victoria Road.

drawings

This report should be read in conjunction with the following Landscape Architectural drawings included with this Development Application:

- SK01 revD Ground Floor [1:200]
- SK02 revD Level 3 [1:200]
- SK03 revC Level 3 Image
- SK04 revC Rozelle Village Planting Schedule

design philosophy

The experience of the landscape has been carefully considered to support a diversity of spaces that provide a range of amenities. The union of Landscape Architecture inside and outside, has been carefully considered and integrated throughout the development encouraging a range of spatial experiences.

The Landscape Architectural approach can be summarised into the following key points:

- Increase social interaction and amenity for pedestrians and local residents
- Establish a pedestrian environment that corresponds and relates with the adjoining amenities and uses
- Add more trees and vegetation to the site than currently exists
- Provide visible presence and public interaction between the site and the general public
- Establish a network of spaces and routes that seamlessly connect with each other
- Provide improved pedestrian safety and amenity to the street
- Use planting to control shade and light
- Use of high quality, robust materials and finishes with minimised embodied energy
- Preference for Australian materials, e.g stone pavements and features
- Utilise planting to control thermal access and improve thermal performance of buildings
- Link internal and external spaces through creation of 'outdoor rooms'
- Use planting to control privacy within the development and surrounding developments.

ground floor

The Landscape Architecture within the ground level of Rozelle Village establishes a high quality 24 hour pedestrian environment that utilises and enhances the proposed uses that will activate the ground floor. The ground floor is structured around a variety of spaces that deliver a diverse and interesting pedestrian environment with the scale and design of spaces responding to their intended functions and the land uses that border them.

streetscape

The development will provide the surrounding streetscape with pavement finishes and planting consistent with the surrounding streetscape character to be determined by Leichhardt Council. The key access points into the ground level are defined by a pedestrian environment that reinforces a sense of arrival and destination. The entrance spaces encourage easy access for all user groups.

internal lane way and central space

An internal lane way connecting Waterloo Street and Victoria Road will encourage access through the development, and will be finished with grey stone pedestrian setts. The lane way will ensure pedestrian access to the heart of the development at the ground level. The aim of the space is to provide an active focal point for social interaction within the development. Midway along the internal lane way, the route opens up into a central space which will accommodate seating for cafe's, restaurants and shops. The central space will be gated off at an agreed time limiting 24 hour pedestrian access to the proposed laneways.

Passive surveillance is encouraged through the mix of uses that are sited around the central space. Bike rails constructed of a simple metal material within the internal lane way will provide appropriate facilities for people to lock their bikes, encouraging users to cycle to the development.

level 3

Level 3 is accessed by an entrance lobby which allows resident only access to a private communal courtyard containing communal facilities, tennis court, lawn area and outdoor swimming pool.

Air lock doors centrally located on Level 3 separate the lobby from the private communal spaces ensuring resident only access and negating a wind tunnel effect on the floor.

swimming pool and green wall

Located to the south of the development is a swimming pool, providing the local residents with an outdoor recreational facility. Pool access will be limited to two pool gates which are compliant to Australian Safety Standards.

Bounding the edge of the swimming pool will be a number of sun beds and a large two storey green wall which is connected to a 2m steel grille fence with climbing plants.

lawn area

The lawn area will consist of grass and trees providing the residents with a relaxing and quiet space for respite. The location of trees control privacy and shade allowing the users to relax in comfort.

Located to the western edge of the lawn is an undercover BBQ area with outdoor seating, encouraging a range of users to the communal space.

tennis court

Located to the north east of the site will be an enclosed tennis court with a vegetated edge and an undercover shelter for the users. The tennis court will be bounded by a wire mesh fence with climbing plants ensuring no tennis balls leave the tennis court. A fine aggregate will border the wire

mesh fence allowing easy access to maintain planting around the tennis court.

materials palette

The material palette for the landscape complements the architecture by using a refined, minimised palette of high quality materials. These include , grey stone pedestrian setts, grey tile granite, timber decking, steel edges to planting areas and water features. The planting reflects the materials approach using carefully selected species to compliment and contrast the character of the materials. Simple natural materials have been selected to fit harmoniously with the architectural composition.

plant material, soil and irrigation

plants

Where possible, endemic species will be used with plant sizes selected to provide maximum impact on the day of opening. Careful consideration will be given to the plant selection in order to ensure that they respond to the micro-climates in which they are placed.

soil

Soil depths and drainage will be designed to ensure a successful plant establishment and growth, with all areas receiving tree plantings having a minimum of 1000mm depth, and all mature trees will be stabilised using underground guying.

irrigation

All planted areas will be irrigated

CPTED Principles

The Landscape Architecture and pedestrian environment within the Rozelle Village development has been based on the guiding principles and actions contained in the 'Crime Prevention through Environmental Design Guidelines' for Leichhardt Council. The report outlines four principles that aim to create the perception and/or reality of safety and guardianship of the pedestrian environment.

surveillance

- The potential for passive surveillance has been maximised by the provision of pedestrian access ways along strategic sightlines, active retail spaces located along access ways and 24 hour open access on the ground floor of the development with the central retail court being gated at an agreed time..
- The mix of retail and hospitality/ food related uses on the ground floor will ensure that activity is maintained throughout the day.
- After hours access is limited to the main thoroughfares to ensure adequate natural and mechanical surveillance.
- Strategic landscape and lighting design will enhance surveillance opportunities by directing movement to areas of greatest surveillance.
- Surveillance will be maximised by ensuring sightlines are not interfered and furniture is located in areas where passive surveillance of the users is possible.

access control

- Building entries front on to Victoria Road, Darling Street and Waterloo Street, making obvious the range of retail, commercial and hospitality uses available.
- The main pedestrian paths are in keeping with the natural desire lines of pedestrians, ensuring easy access from Victoria Road, Darling Street and Waterloo Street.
- Paving and landscape will provide visual interest and define pedestrian paths.
- Accessibility for all age groups and the disabled has been an important consideration in the design. Users are provided with a range of choices in terms of accessing the ground floor.

territorial reinforcement

- Hard and soft landscape is another contributing element to defining and establishing positive territorial behaviour.
- The developments edge and the street trees delineate the boundary between the pedestrian environment of the development and the public realm of the street, distinguishing

between pedestrian routes into the development and pedestrian routes bypassing the development.

- Along the ground floor the central retail heart is defined by a different material to the pedestrian through routes.

space management and maintenance

- Detailed design would take maintenance and vandal proofing into consideration in areas of high pedestrian use. Materials used will be robust and hard wearing. Lighting would be, as far as possible located in inaccessible areas.

drawings

ground floor



level 3



Visualisations

level 3



planting schedule

rozelle village planting schedule



01
PTV

**+ MCGREGOR
COXALL**
LANDSCAPE ARCHITECTS
PARKWOOD
GLASGOW

Sydney
T +61 2 9557 3000 F +61 2 9557 3001
info@mcg
T +61 2 9557 3002 F +61 2 9557 3003
www.mcggregorcoxall.com



