

SOPA - The Wharf Site, Wentworth Point

LANDSCAPE DESIGN REPORT - DEVELOPMENT APPLICATION - REV C

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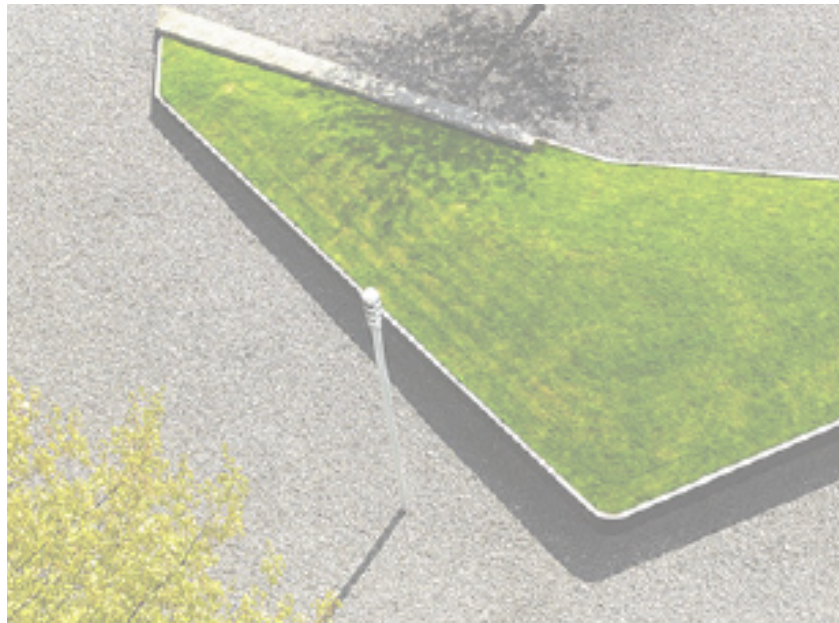
SITE CONTEXT



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01 DESIGN STATEMENT

LANDSCAPE VISION

The Vision for the SOPA Wharf site located on the corner of Hill Road and Burroway Road, Wentworth Point is to create a high quality retail and residential development appropriate to the local urban setting. The landscape proposal is designed to complement the architecture of the development, while providing environmental amenity within an attractive setting. The sense of place of the site will restore, reinforce and forge a new community identity and ownership.

The intent is to design a quality series of private and public spaces, providing amenity for dining, leisure, transportation links, and open spaces. These outcomes are achieved with a contemporary landscape setting that acknowledges the functional requirements of the site, while acknowledging the wider urban context. The landscape will be for the enjoyment of residents, visitors, and commuters alike, with a range of settings which will provide a positive renewal to the precinct.

The new landscape will be distinguished by its strong commitment to strengthen this new and vibrant hub of activity for Wentworth point. The landscape will consider the surrounding urban setting, while creating a high quality retail and residential development and plaza for the transportation ferry node servicing Wentworth point.

LANDSCAPE OBJECTIVES / PRINCIPLES

The landscape master plan will address the following design objectives:

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Provide design legability by continuing and complimenting the geometric refracted concrete forms on the building facade.
- Create an identifiable residential development and public domain with range of inviting safe and accessible open spaces and linkages.
- Take forward the landscape principles and urban design principles established by the Homebush Bay West council Development Control Plan.
- Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Capitalise on the location of the ferry wharf by creating an effective, safe, and inviting transportation node
- Assimilate the development into the surrounding urban context through the development of an integrated and permeable landscape and open space environment, including anticipating possible future works to the ferry wharf terminal.
- Incorporate water sensitive urban design principles and environmentally sensitive design to create a low maintenance, environmentally sensitive landscape that has a distinctive tree canopy with diverse low shrub groundcover and expanses of lawn.
- Incorporate ESD initiatives such as edible gardens and compost areas.
- Incorporate ESD initiatives such as recycled products , such as recycled brick and timber all locally sourced
- Create a large variety of high quality public open spaces which can accommodate a range of active and passive recreational and social activities.
- Ensure accessibility for all within a safe and secure urban domain whilst accommodating a range of passive recreational and social activities within the public domain.

DESIGN PROPOSAL – LANDCAPE SETTING AND CHARACTER

The landscape design comprises the following key integrated landscape areas:

- Streetscape and Pocket Park
- Foreshore interface including a seating stepped amphitheatre
- The Square and Central Retail Streetscape
- Podium Level 2, native communal gardens

Streetscape

Trees will provide an essential element of the streetscape and will form memorable framing elements and clear boundary edges to the development. The street trees along with other landscape elements are designed to create attractive walking experiences, while complimenting the architecture of the proposed development.

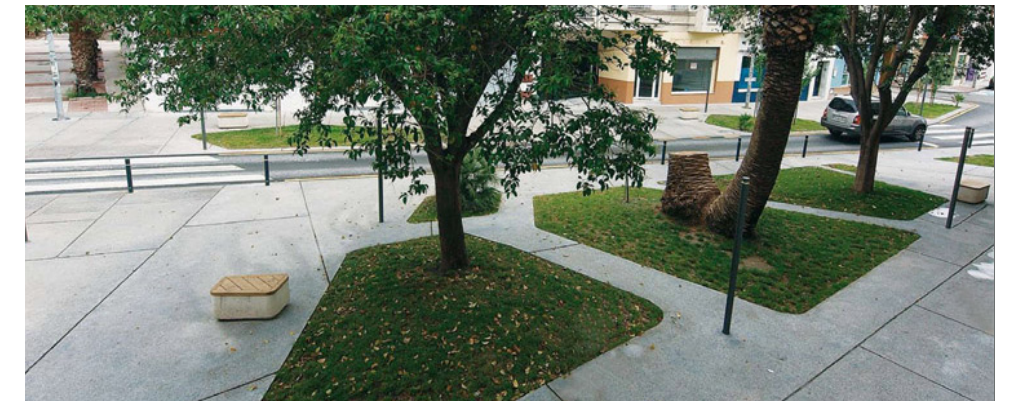
The selection of plant and hardscape materials will be based on aesthetic, practical and safety considerations. A simple landscape scheme has been proposed to provide a strong character for the area.

The Burroway Road frontage will include a boulevard type planting of *Corymbia maculata* to create a strong and distinctive avenue, while complimenting the architecture of the proposed development. To match surrounding condition and provide amenity, a new 1.2m wide concrete paver pathway will be installed. Plantings of low water use native grasses are proposed on the street verge.

The Burroway Road frontage will introduce *Gleditsia triacanthos* ‘Sunburst’ and a secondary tier of *Lagerstroemia indica* ‘Natchez’ to enhance the intimate streetscape quality, with mass planting of hardy groundcovers of Blue Flax lilies (*Dianella caerulea*) underneath. Seating spaces adjacent to the lobby entrances are created to incorage intergration with the wider site. Mid grey unit pavers in a stretcher bond pattern articulate lobby entries and subtly intergrate wayfinding.

The Hill Road interface is enhanced with the opportunity to provide a pocket park , *Gleditsia triacanthos* ‘Sunburst’ are continued to provide clear articulation and road hierachy, whilst maintaining fire and electrical access. A terraced stairway is provided to level 2 for residents these steps provide an opportunity for a tiered geometric planting scheme to spill down the terraced steps creating a podium entry that is consistant in form with the foreshore amphitheatre. *Corymbia maculata* are planted in the median strip with under planting of *lomandra longifolia* to create a strong and distinctive avenue. Native and water sensitive planting is encouraged in the Hill Road interface due to its north westerly aspect. Screening of *Syzygium australe* (Lilly Pilly) is provided to provided substantail screening to the loading dock entry / exit.

The pocket park on the corner of Hill Road and Burroway Road will have a conciderably different form and function to the adjacent road , A quiet intimate space is created through the use of a garden theme. Pavers set in ground cover and lawn areas with intergrated seating spaces with scented plantings of Lavender and tree plantings of *Syzygium australe* (Lilly Pilly) to provide hedging for seperation of spaces. *fraxinus griffithii* (evergreen ash) and *Jacarandas* are provided for shade and variation respectively.



Foreshore interface including a seating stepped Amphitheatre

The foreshore interface and its treatment will have a significant contribution to the ferry wharf terminal and its integration with the proposed development. An avenue of *fraxinus griffithii* (evergreen ash) will provide a strong avenue with the future potential to continue the alignment into the ferry wharf site. The ash trees provide dense shade from the northern sun with *Jacarandas* planted for spring colour and variation. Comunal seating ‘pods’ are introduced to encourage seating and lounging spaces in a sunny aspect , the seating spaces made from recycled timber will also help give the opportunity to view the Parramatta river without having to use the terraced amphitheatre. The geometric forms of planting are introduced to compliment the geometric refracted concrete forms on the building facade. Planting of *Cordylines* and *Phromiums* with *Trachelospermum jasminoides*, will provide strong architectural forms and textures.

A key feature to the development of the site will be the creation of a seating stepped Amphitheatre. This area serves the purpose of access to the residential level 2 , whilst providing residents with an integrated terraced Amphitheatre , strong geometric planting forms and textures are introduced to compliment the architectural elevation The terraced spaces provide amenity for commuters, residents and visitors. The proposed space will forge a new and energized public domain for Wentworth point and aims to create a safe and inviting space for commuters, visitors, and residents to pass through or congregate within.

The Foreshore drive will activate the northern edge of the site, as it functions as both a node and destination for users. Al fresco dining will spill out from the proposed café, activating the street as a local destination, while providing amenity for commuters and residents.

Feature seating within the street provides a safe and convenient waiting area for commuters, without impeding the flow of pedestrian traffic.

The Square and Central Retail Streetscape

Bound by buildings to each side, the proposed Square provides a space for passive recreation for residents and visitors. The square responds to the geometry of the proposed architecture, establishing an interesting aesthetic for those within the space, and residents looking down into the space from their properties. The northern and eastern edges of the grove are turfed, providing a visual break from the surrounding paved areas and local amenity for users.

Gleditsia triacanthos are planted to frame the square whilst encouraging visitors to the retail areas, Golden colour of the trees will complement the proposed gold architectural screens and visually unify the square. Bike Parking is provided and are

01 DESIGN STATEMENT

place adjacent to planting to visually screen them. Cafe spaces are also considered leaving approximately 4m for spill out.

The grassed/ planted mounds and paving design are key architectural features of the square and retail spine continuing the theme of refraction of light.

The graded / sloped planters deal with planting depth for the tree avenue of Magnolias whilst providing a dynamic geometry that mirrors the building form. The embankments will have strong form and adjacent paved areas are lifted to help provide soil depth and a defined planting interface. the sloped turfed areas also give the opportunity for intergrated play , A ‘Play on the Way’ strategy is introduced through formed concrete seating elements. Strip drains are provided at the edge of the planters to intergrate water collection for WSUD principles.

The paving pattern is derived from the architectural building facade, The honed and shotblasted textures of granite paving in mid and dark grey colours mimic the building form and create a 3d refraction of planes. The planting palette with also provide the continuation of the theme, planting of Cordylines and and Phromiums with Trachelospermum jasminoides, will provide strong architectural forms and textures.

Residentail loddly entries are articulated through the change of colour and paving pattern, Wayfinding strategies such as intergrated signage in paving/planter walls and LED strip lighting in the paving are encourage to help aid circulation.

The srong tree line of Magnolia grandiflora helps maintain the visual link with the ferry wharf and counteracting wind tunnel effects. Whilst maintaining evergreen canopy and long flowering season for variation.

The proposed form of the landscape will compliment the geometry of the proposed architecture. By linking the materials/ form of the landscape and architecture, the space if unified with its surroundings and creates a homogenous aesthetic.

Podium Level 2 native communal gardens

The level 2 podium retains the same form and the geometry of level 1 and the adjacent proposed architecture, establishing an interesting aesthetic for those within the space, and residents looking down into the space from their properties. Recycled brick paving is introduced in strong defined segments.

The use of native species will encourage the return of endemic fauna, providing a tranquil backdrop for residents, contributing to the local ecology. Along the western entry to the development, a community garden with compost collection has been proposed, establishing an attitude of sustainability, while forming a sense of community and contribution amongst residents.

The design intent is to retain the strong geometric patterns of the building and ground floor, whilst creating more intimate spaces for residents to enjoy. Contemplation spaces are formed creating more enclosed spaces with integrated seating. Again communal seating ‘pods’ are introduced to encourage seating and lounging spaces in a sunny aspect.

The landscape on podium level 2 mounds in the central areas in order to achieve sufficient planting depths , without the need for retaining planter walls , hence maintaining a clear sight lines and giving the resident the feeling they are within a deep root planting zone.

PLANTING PALETTE

The following list outlines the signature planting for the site and has been established with reference to the Homebush West Council Development Control Plan. The proposed planting will have all year round colour , variation , and strong defined forms. Citrus tree plantings combined with herbs such as rosemary provide edible planting.

Botanical Name	Common Name	Mature Height (m)	Minimum pot size	Spacing
Trees				
<i>Eucalyptus paniculata</i> *	Grey Ironbark	15 - 30m	100L	as shown
<i>Eucalyptus punctata</i> *	Grey Gum	25 -35m	100L	as shown
<i>Eucalyptus teretecornis</i> *	Blue Gum	20 - 45m	100L	as shown
<i>Grevillea robusta</i> *	Silky Oak	18 - 35m	100L	as shown
<i>Callistemon viminalis</i> *	Weeping Bottlebrush	8m	75 L	as shown
<i>Melaleuca spp.</i> *	Paperbark	2 - 30m	75L	as shown
<i>Cupaniopsis anacardiodes</i> *	Tuckeroo	10m	75L	as shown
<i>Betula nigra</i>	River Birch	25 - 30	100L	as shown
<i>Corymbia maculata</i> *	Spotted gum	25 -35m	100L	as shown
<i>Jacaranda mimosifolia</i> *	Jacaranda	8 - 15m	200L	as shown
<i>Magnolia 'Exmouth'</i>	Bull Bay Magnolia	20 - 45m	100L	as shown
<i>Lagerstromia indica ' Natchez'</i>	Natchez Crepe Myrtle	8.0m	75L	as shown
<i>Gleditsia triacanthos 'Sunburst' *</i>	Sunburst Gleditsia	8.0m	75L	as shown
<i>Citrus sinensis</i>	Orange	1.5 - 4m	100L	asshown
<i>Fraxinus griffithii *</i>	Evergreen Ash	4 -6.0m	75L	as shown
<i>Backhousia citriodora</i> *	Lemon-scented Backhousia	8 - 15m	100L	as shown
Feature Shrubs and Hedging				
<i>Escallonia rubra</i>	Common Escallonia Crimson	3.0m	45L	2/m2
<i>Grevillea "Moonlight"</i> *	Grevillea	1.5 - 2.5m	35L	1/m2
<i>Grevillea "Robyn Gordon"</i> *	Grevillea	1.5 - 2m	35L	1/m2
<i>Westringia fruticosa</i> *	Coastal Rosemary	1 - 2m	25L	2/m2
<i>Lavandula dentata</i> *	Lavender	0.5 - 1.5m	25L	2/m2
<i>Callistemon "Little John"</i> *	Dwarf Bottlebrush	0.5m	25L	1/m2
<i>Cordyline rubra,</i>	Palm Lily	0.5 - 1.5m	25L	2/m2
<i>Phormium tenax</i> *	Flax lily)	0.5 - 1.5m	25L	2/m2
<i>Syzygium (Acmena) smithii Dwarf</i> *	Dwarf Lilly Pilly	3.0m	35L	2/m2
<i>Syzygium australe Elegance</i> *	Compact Lilly Pilly	2.0m	45L	700mm
<i>Syzygium australe Express</i> *	Lilly Pilly Express	4.0m	75L	as shown
Groundcovers / Grasses				
<i>Ajuga reptans</i>	Blue Bungle	0.5m	35L	7/m2
<i>Dianella caerulea</i>	Blue Flax-Lily	0.5m	15L	7/m2
<i>Dietes iridoides</i> *	African Iris	0.5m	15L	4/m2
<i>Isolepis nodosa</i>	Knotted Club Rush	0.5m	25L	4/m2
<i>Liriope muscari</i> *	Lilly Turf	0.4m	15L	7/m2
<i>Lomandra longifolia</i> *	Mat Rush	0.5 - 0.7m	5L	4/m2
<i>Trachelospermum jasminoides</i> *	Star Jasmine	-	150ml	400mm
<i>Viola hederacea</i>	Native Violet	-	150ml	250mm

Note * Denotes low water use

The landscape design for the wharf site incorporates water sensitive design principles and environmentally sensitive design to create a low maintenance, environmentally sensitive landscape that has a distinctive tree canopy with diverse low shrub groundcover under with lawn expanses.

The Landscape planting for the wharf site will have a minimum of 50% of indigenous / water sensitive planting species.

SOFTWARES AREA CALCULATIONS

LEVEL 1/A

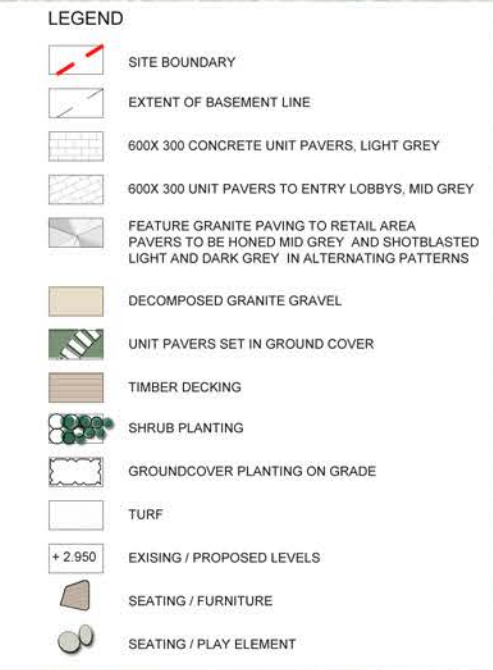
On Slab 353m2

On Grade DRPZ 1287m2

LEVEL 2

On Slab 657m2

Total area of planting / lawn 2763m2



RETAIL 'SPINE'

- ① Magnolia grandiflora avenue in raised geometric planters, providing a visual link to ferry wharf
- ② Feature granite paving in mid grey to articulate lobby entries and aid wayfinding
- ③ Raised geometric planters with groundcover- refer to character images
- ④ Raised geometric planters with lawn with intergrated seating and sculptural play elements- refer to character images
- ⑤ Allocated AI fresco dinning seating areas
- ⑥ Allocated bycycle parking
- ⑦ Retail spine paving patternderived from the architectural building facade, with honed and shotblasted textures of granite paving in mid and dark grey colours. 1:20 ramped access point of entry at both ends.

STREETSCAPE

- ⑧ Avenue of Corymbia maculata to Foreshore drive and Hill road frontage under planted with native grasses.
 - ⑨ Pocket park with integrated seating spaces and screening hedging.
 - ⑩ Recycled timber seating 'pods'
 - ⑪ Stair to podium level 2
- AMPHITHEATRE AND FORESHORE DRIVE
- ⑫ Stepped amphitheatre to level 2 with integrated seating terraces and viewing platforms. Tiered planting to cascade down steps and frame space.
 - ⑬ Seating terraces to facilitate viewing to wharf and Parramatta River
 - ⑭ Geometric formed planting.
 - ⑮ Deciduous trees- Jacaranda & Gleditsia triacanthos



LEGEND

-  SITE BOUNDARY
-  300X 300 CONCRETE UNIT PAVERS
-  LOCALLY SOURCED RECYCLED BRICK PAVING
-  DECOMPOSED GRANITE GRAVEL
-  COMUNAL COMPOST AND EDIBLE GARDENS
-  PROPOSED TREE
-  PROPOSED LEMON / ORANGE TREE
-  FEATURE SHRUB PLANTING
-  GROUNDCOVER PLANTING
-  TURF
-  + 2.950 EXISING / PROPOSED LEVELS
-  SEATING / FURNITURE