



# Mixed Use Proposed Development 890 Woodville Road, Villawood

## Planning Proposal Landscape Concept

By: Site Image Landscape Architects

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Date: 1st July 2022



SITE IMAGE  
Landscape Architects



Town Centre Landscape Concept Plan



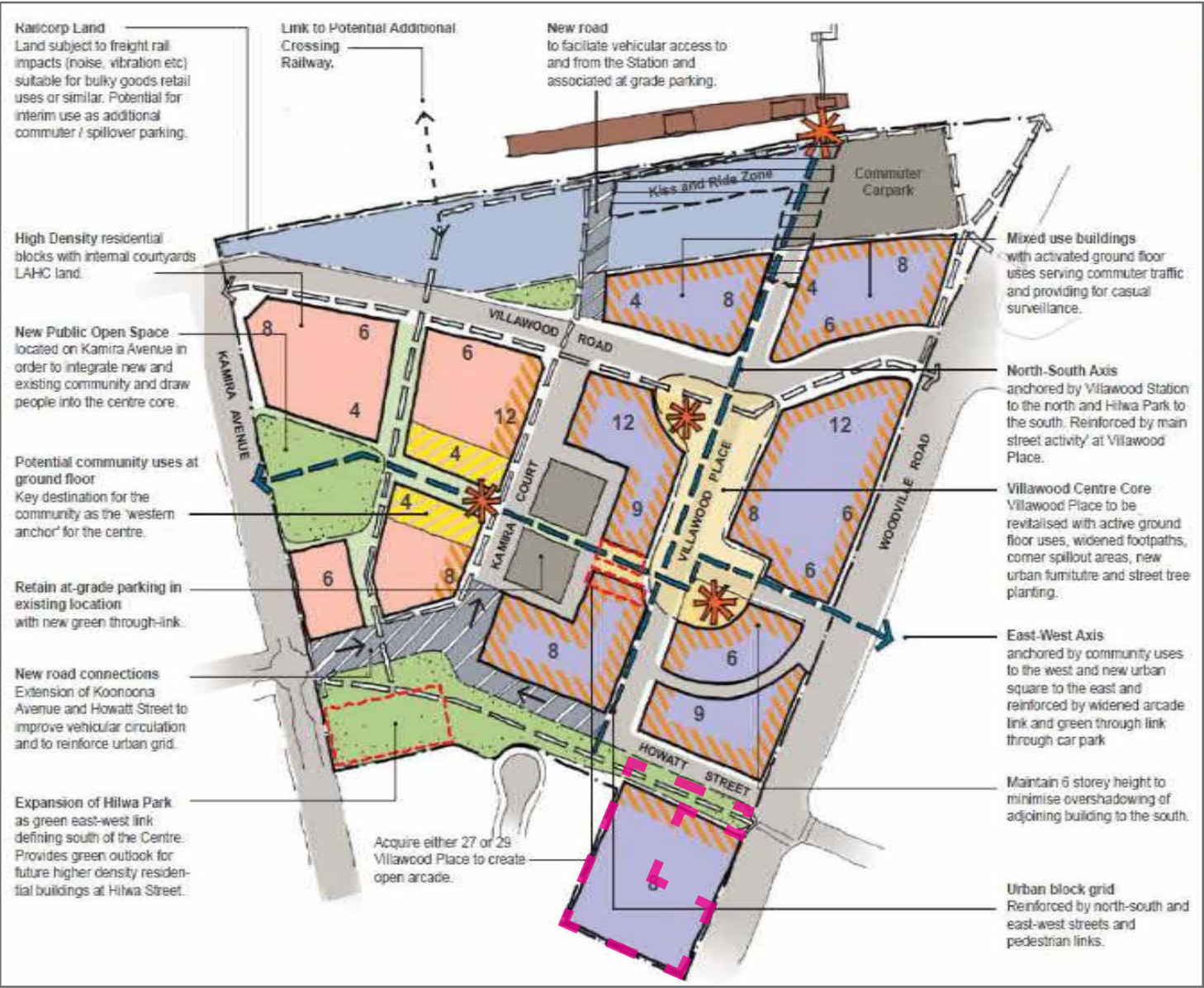


# Introduction

The Landscape Masterplan Concept proposals illustrate design principles and strategies, and following review with Council will form the basis for subsequent Concept Development for formalised proposals. The subject site is in the south-east corner of the town centre, as shown with the magenta outline below. The site has an important role for the precinct, with dedication of land proposed to allow an active green streetscape edge to Howatt Street out to Woodville Road. In addition, the further Council initiative (additional to the Structure Plan) is to expand Hilwa Park through resuming houses to the west of this site. The concept sketch proposals provided demonstrate this area as providing an extension of the north axis down through this area with a feature termination in an active civic space and community garden.



Aerial of Subject Site from Six Maps



Villawood Town Centre DCP - Structure Plan



# Town Centre Landscape Context

The site is located to the southern edge of the urban renewal area of Villawood Town Centre. Hilwa Park is understood to be proposed by Council to be expanded to include the area to the west of the subject site, assuming that houses can be added into the park area. More generally, the park is proposed to be upgraded (see previous page Structure Plan, so that the open space provides an appropriate high quality / high amenity southern green edge to the significantly upgraded town centre.



Sixmaps aerial



Urban Planning Context



Urban Context



Existing Hilwa Park adjacent



Artist impression of the Kamira Court, Villawood, renewal



Bird's-eye view overlooking site area



Project Integration - Green Edge to Town Centre





# Context - Streetview Images

Streetview images of Woodville Road, Howatt Street and Hilwa Street taken along Site . This provides good context for imagery of the street character in the area as a whole. The street frontage and activated green frontage provide renewal and upgrade of landscape setting for residents in the area.



Key Plan - Indication of streetviews capture



2. Perspective from Woodville Road looking towards North of site



3. View across Woodville Road facing North West of site



4. Corner of Woodville Road and Howatt Street , South East of site



5. Looking North East, a corner of Woodville Road and Howatt Street



6. Corner of Howatt Street and Villawood Road looking towards Hilwa Park



7. Perspective facing North West site taken from cul-de-sac, Hilwa Street



8. View from cul-de-sac, Hilwa Street of playground area in Hilwa Park



9. Existing housing on site along Hilwa Street



# Subject Site Context - Landscape Design Principles

The Landscape Masterplan Concept proposals illustrate design principles and strategies, and following review with Council will form the basis for subsequent Concept Development for formalised proposals. The subject site is in the south-east corner of the town centre, as shown with the magenta outline below. The landscape masterplan has been developed with the architect and project team to create a landscape setting that integrates the project with the adjoining streetscape and open space, and provides a substantial contribution to the upgrading of the town centre. Hilwa Park is understood to be proposed by Council to be expanded to include the area to the west of the subject site, assuming that houses can be incorporated into the park area. More generally, the park is proposed to be upgraded (see previous page Structure Plan, so that the open space provides an appropriate high quality / high amenity southern green edge to the significantly upgraded town centre.

Principles of concept landscape design for project and adjoining areas is to demonstrate:

- This site provides a defining green edge to the expanded park, and a framing built form that extends the new 'Villawood Place' civic axis;
- The upgraded overall contemporary park will create an activated place for people on the civic axis, with broad passive and play areas to the west;
- Existing toilets are inappropriate termination of civic link, and are integrated into a new con-temporary kiosk / café with foreground public art as the terminating focus of the axis;
- The community gardens south of the kiosk provide a strong focus for residential engagement, with fruiting trees along the eastern edge, and seating pergola to the west;
- The café plaza, café kiosk, and community garden, along with the retail forecourt extending along the streetfront together create a vibrant, activated southern edge to the town centre.



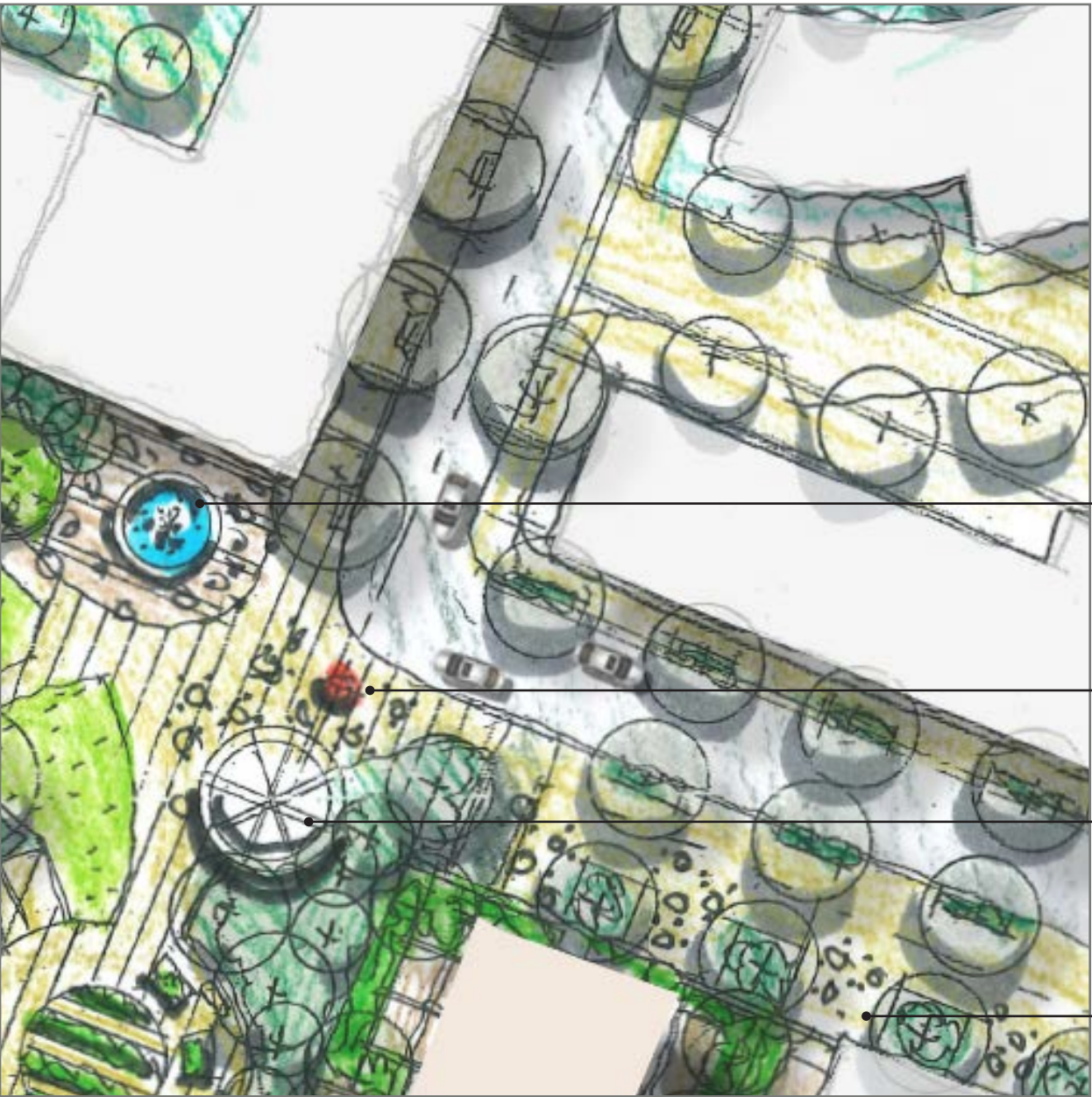
Design Reference Images showing open space potential



# Civic plaza with water feature



The continuation of Villawood Place visual axis is reinforced with a focal public artwork, an upgraded cafe pavilion / amenities building, to replace existing low quality toilet block in this focal location. The civic space and water feature adjacent creates a active gateway into the park.

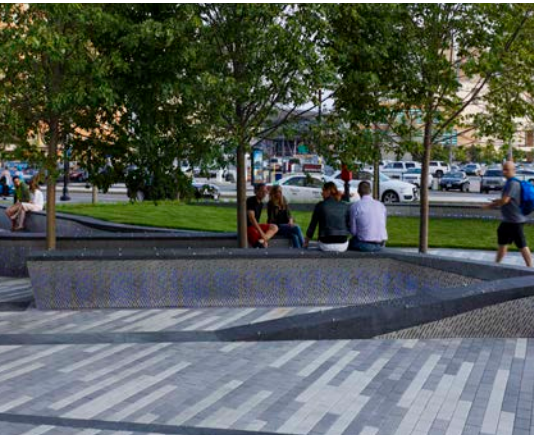


Water feature as a outdoor seating / cafe focal element drawing pedestrians into the space

Public art as visual focus, framed by new pavilion behind.

Cafe pavilion, and extend the active retail frontage to the east, with outdoor seating combining with cafe opposite to frame entry to the park

Active retail edge / outdoor seating to broad landscaped edge to street

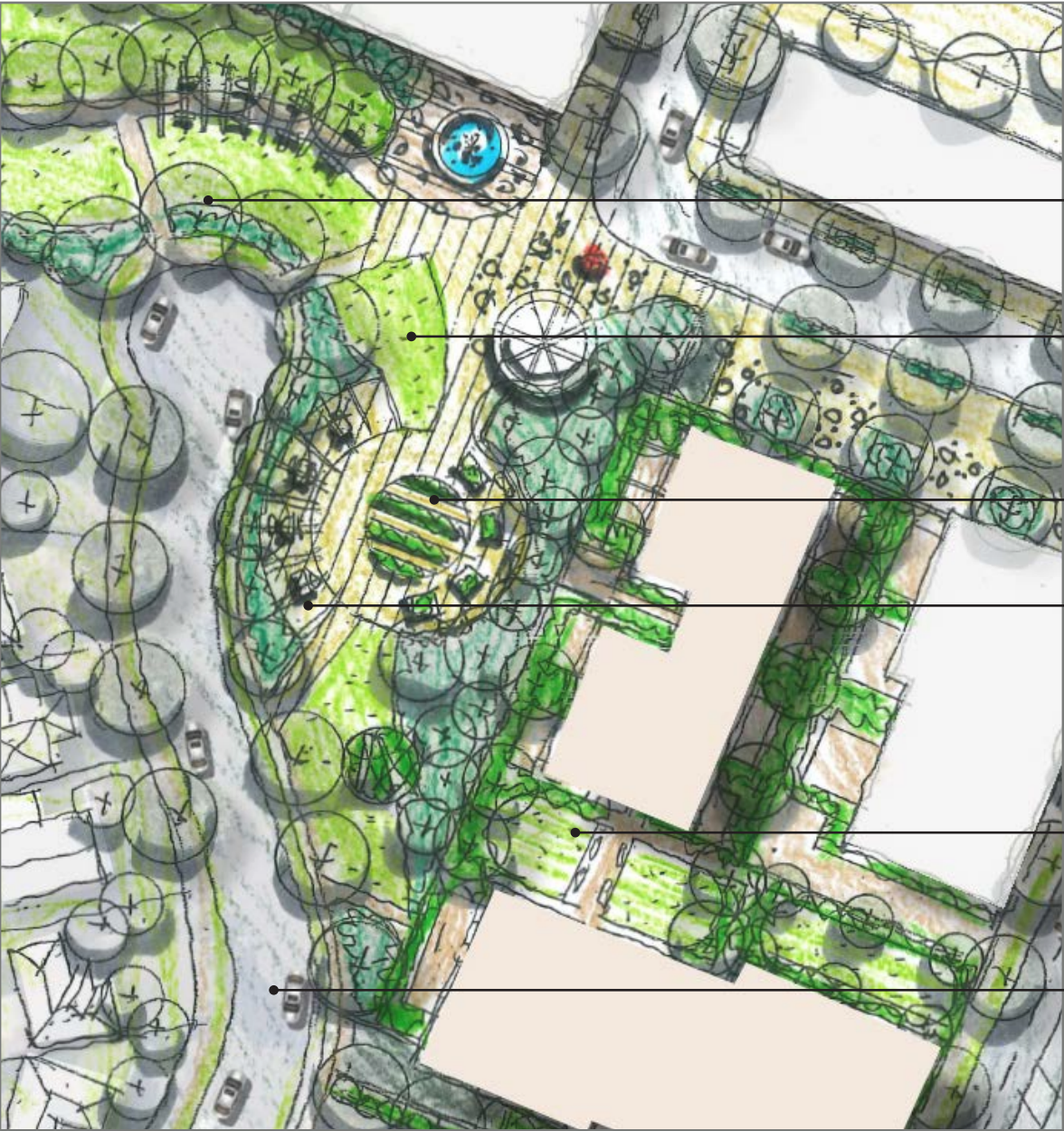




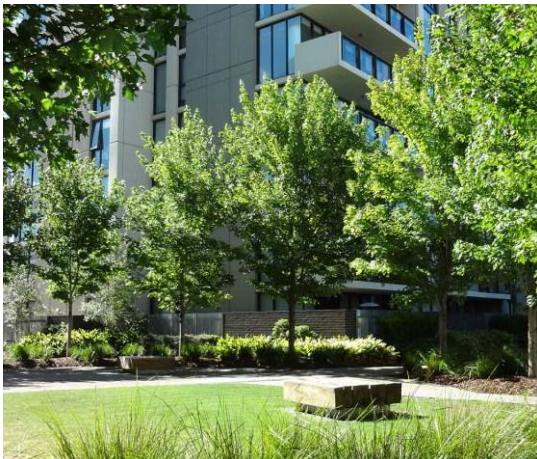
# Community Gardens with Pergola



Community gardens south of the pavilion have an adjacent pergola and covered tables and chairs. A quality green backdrop to the gardens is provided with mass planting to the rear of the proposed supermarket on the ground floor. Trailing planting from the level 1 residential gardens above combine with the planting below to create a strong green edge.



- Screen hedging to seperate road with park/ high pedestrian movement
- Lawn in the area provides passive/ active use and play in the area. This space creates opportunities for
- Community garden for interactive and social activites for locals in the area
- Pergola and picnic seating for community in the area
- Level 1 common open space provides trailing green edge
- Discrete driveway location set away from the green edge to the park.

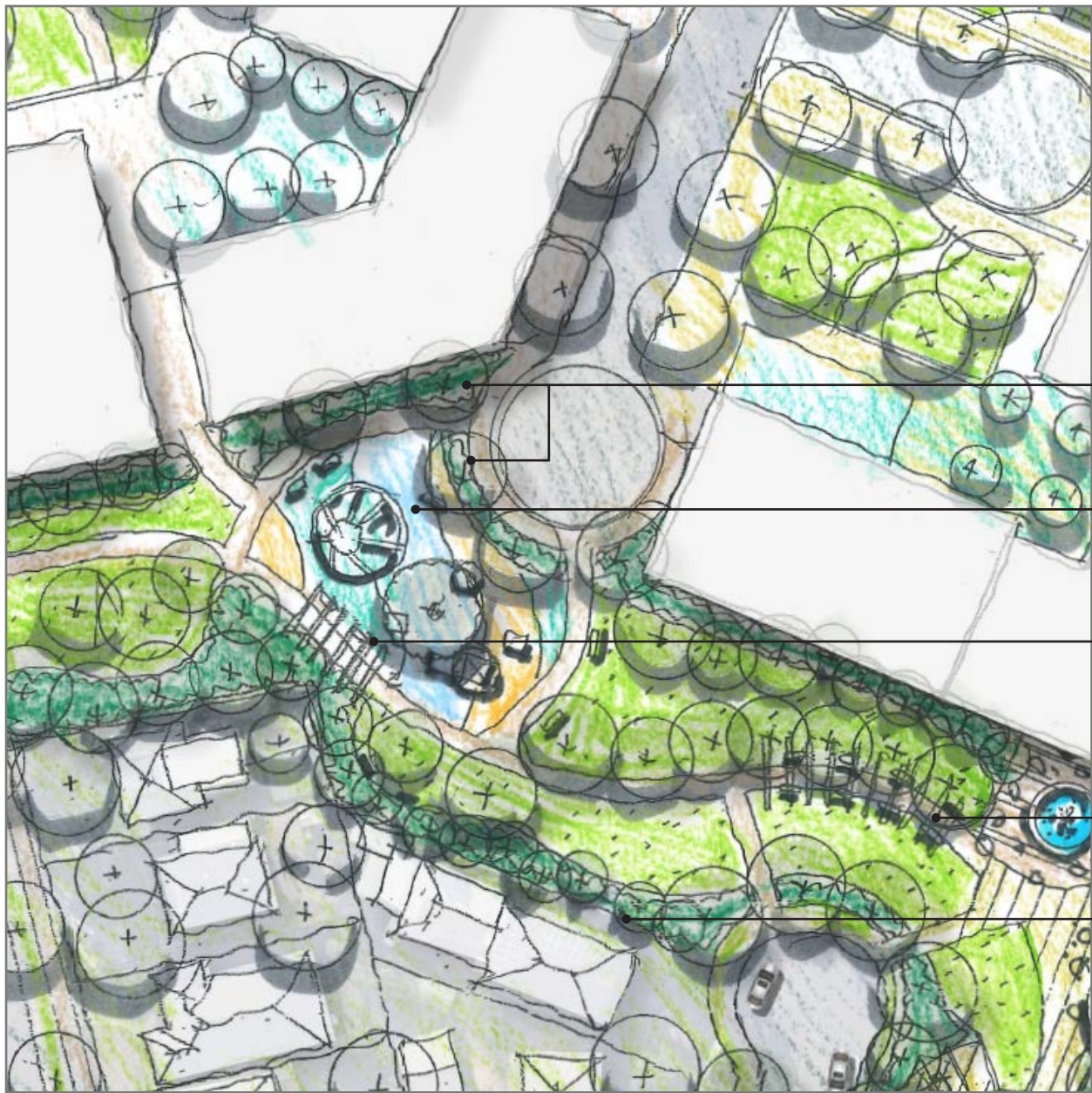




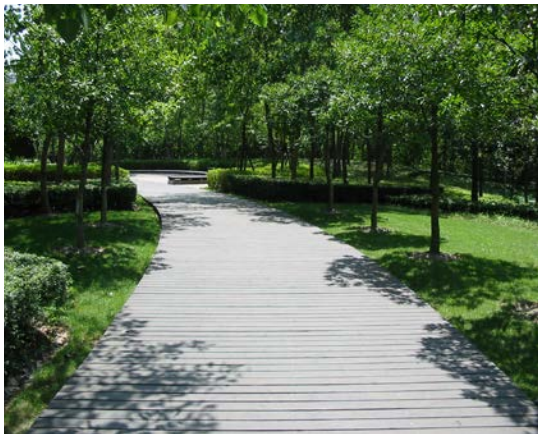
# Hilwa Park Upgrading



Key to the Council Structure Plan is for the open space to encourage an active community and provide a high quality parkland edge that responds to the town centre precinct. The existing playground is proposed to be relocated and upgraded to locate it as the visual focus of views down the western north-south roadway, and also in views from Kamira Avenue to the west to fully engage with local residents. This location at the ‘elbow’ of the park maximises benefit, and allows linking parkland to each side.



- Green edge to residential and end of roadway
- Playground area with vertical play elements and water play elements for maximum amenity / variety
- Meandering walkway through park with sections of quality pergola allied with seating to provide pedestrian amenity
- New civic space as gateway to park
- Screen planting to adjoining residential





Landscape Concept Masterplan



SITE IMAGE  
Landscape Architects

890 Woodville Road, Villawood  
LANDSCAPE CONCEPT MASTERPLAN

Architect  
Site Image Job Number

Tony Owen and Partners  
SS22-4938 890

Drawing Number 00A  
Issue For Approval  
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