

Rose Bay Woolworths  
488-492 Old South Head Road  
& 30 Albemarle Ave

**Landscape Report**

Prepared for

WOOLWORTHS GROUP



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**Introduction & Context**

# 1.1 Introduction

The proposed site for Rose Bay Woolworths is located on Old South Head Rd within the retail precinct. The proposed development consists of medium density apartments, a multi-level retail shop, associated private communal areas and a public plaza, that includes E-bike parking and streetscape treatments

The landscape design, detailed in this report and associated landscape concept package, encompasses the private and public domain landscaping works for Rose Bay Woolworths and has been developed in association with the Woollahra Council DCP (2015), LEP (2014) and complies with general principles associated with common open space and landscaping to support a Planning Proposal within the site

-  400m walking distance (5 minutes)
-  Rose Bay Woolworths
-  School
-  Retail
-  Old South Head Road Main Street Retail Area



## 1.2

# Site Surroundings

The existing site for the Rose Bay Woolworths development is located in the retail district along Old South Head Road which allows the site to tie into the existing character of the surrounding area. The site is also located in close proximity to a range of medium density apartments building, low density dwellings & education facilities which allows the residential community to interact greatly with the retail district



Existing Site



Retails along Old South Head Road



Low density residential along Albemarle Ave



Medium density residential along Old South Head Road opposite to the propose site



# 2



**Design Principles**

### Landscape Philosophy

The proposed landscape design is intended to enhance the site & surroundings through the following features:

- Street Frontages & Terrace Planting
- Green Buffer
- Public Plaza
- Communal Garden

The planting for the proposed development has been selected to complement the surrounding precinct including tying into the existing proposed street tree strategy. The proposed planting strategy also includes a range of locally occurring native species to link to the ecological community and exotic deciduous tree species to allow for feature seasonal colour as well as providing solar access during the winter months.

### Street Frontages & Terrace Planting

The street frontages have aimed to retain all street trees along Old South Head Road for amenity and screening for the development. Bench seating has also been proposed to be installed along Albemarle Ave to promote a casual spot for local interactions as well as providing additional seating amenity.

Along the upper level of the Apartment terraces planter boxes have been proposed to maximise greening amenity to the building facade with cascading type planting and provide additional screening. The proposed planting aim to incorporate low water use native groundcovers to minimise maintenance.

### Green Buffer

Along the south-east green buffering area, native large trees have been proposed in conjunction with existing trees on site in order to provide necessary screening amenity to the adjacent neighbouring properties as well as further strengthen the existing ecological character in this corridor.

### Public Plaza

The ground floor landscape design aims to provide a range of opportunities for outdoor amenity through the inclusion of passive gardens, social gathering and an E-bike facilities that promote sustainable exercise. This location also offers the integration of public art subject to further discussion with Council.

The existing site for the proposed development currently is not located in close proximity to a reserve or public park which means the current retail precinct is dominated by hardscape. The proposed open space for the ground level aims to promote sustainable exercise by providing areas for social gathering, passive seating as well as open recreation and activity. Within this open space E-bike facilities have also been included to promote sustainable transport and encourage residents to commute to the retail district. Canopy trees have also been proposed to provide shade and greening amenity to the open space as well as minimise the impacts of heat island to the walkways.

The open space is intended to holistically blend into the surrounding architecture and provide community opportunities to the residents.

### Communal Garden

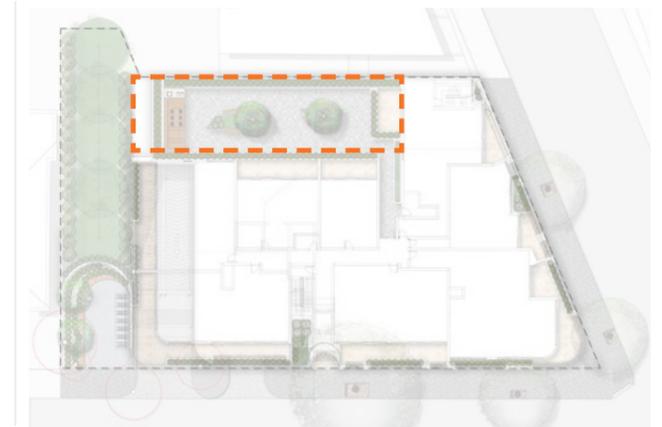
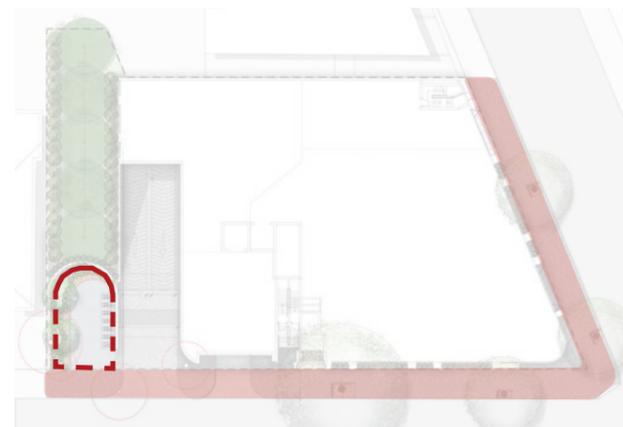
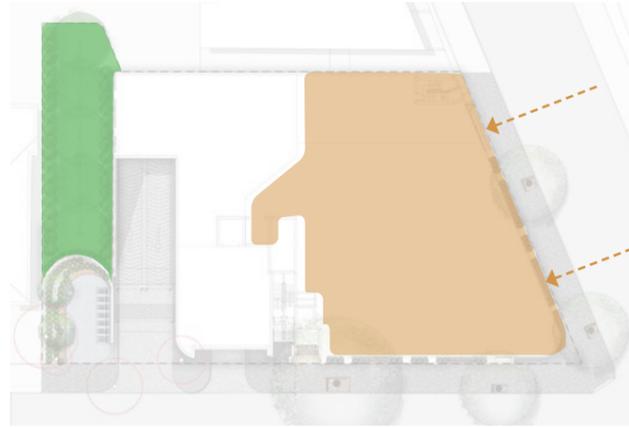
The communal garden on level 2 aims to provide a landscape outdoor area for residents to socially interact and gather. The communal garden includes BBQ facilities & seating opportunities to encourage a social gathering and provide areas of respite for the residents.

Hedge planting has been proposed throughout the communal garden to provide necessary amenity and screening to the surrounding residential properties. Furthermore, a central planter has been incorporated with a feature tree providing additional seating opportunities, natural shade amenity to the open space and a meeting point to which the residents can utilise.

# 2.2

## Design Diagrams

-  Communal Garden Open Space
-  Key Corner Public Plaza
-  Pedestrian and Customer Access to G/F Supermarket
-  Woolworths Supermarket Area (G/F, 1/F)
-  Green Visual Buffer Area
-  Residential Area
-  Streetscape Landscape Opportunities



Green Buffer



Street Frontage

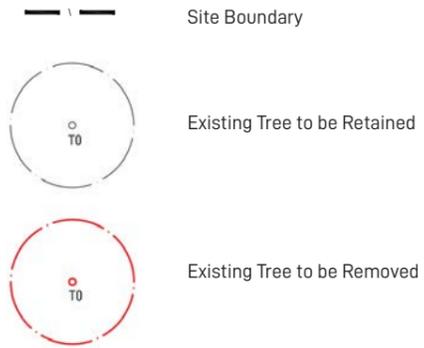


Communal Garden



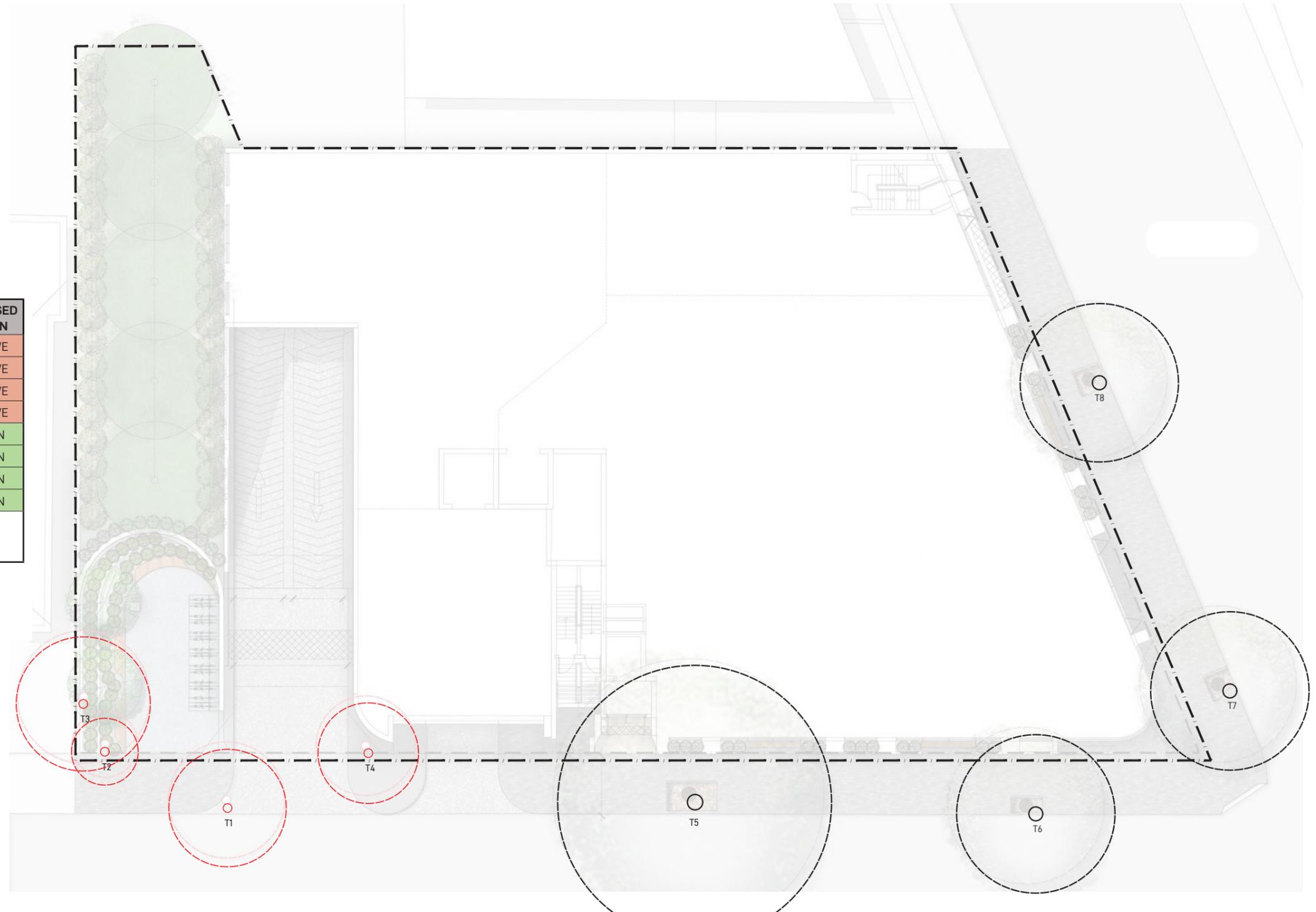
# 2.3

## Existing Tree Plan



ID	DESCRIPTION	EXISTING HEIGHT	EXISTING SPREAD	PROPOSED ACTION
1	LAGUNARIA PATERSONIA	9m	7m	REMOVE
2	MICHELIA FIGO	5m	4m	REMOVE
3	CELTIS SINENSIS	9m	8m	REMOVE
4	CUPRESSUS SP.	8m	6m	REMOVE
5	LOPHOSTEMON CONFERTUS	12m	10m	RETAIN
6	LOPHOSTEMON CONFERTUS	7m	5m	RETAIN
7	GLEDITSIA TRIACANTHOS	9m	7m	RETAIN
8	GLEDITSIA TRIACANTHOS	9m	8m </td <td>RETAIN</td>	RETAIN

\* EXISTING TREE HEIGHT'S SOURCED FROM ARBORICULTURAL IMPACT APPRAISAL AND METHOD STATEMENT BY NATURALLY TREES DATED 31 JANUARY 2022





3.

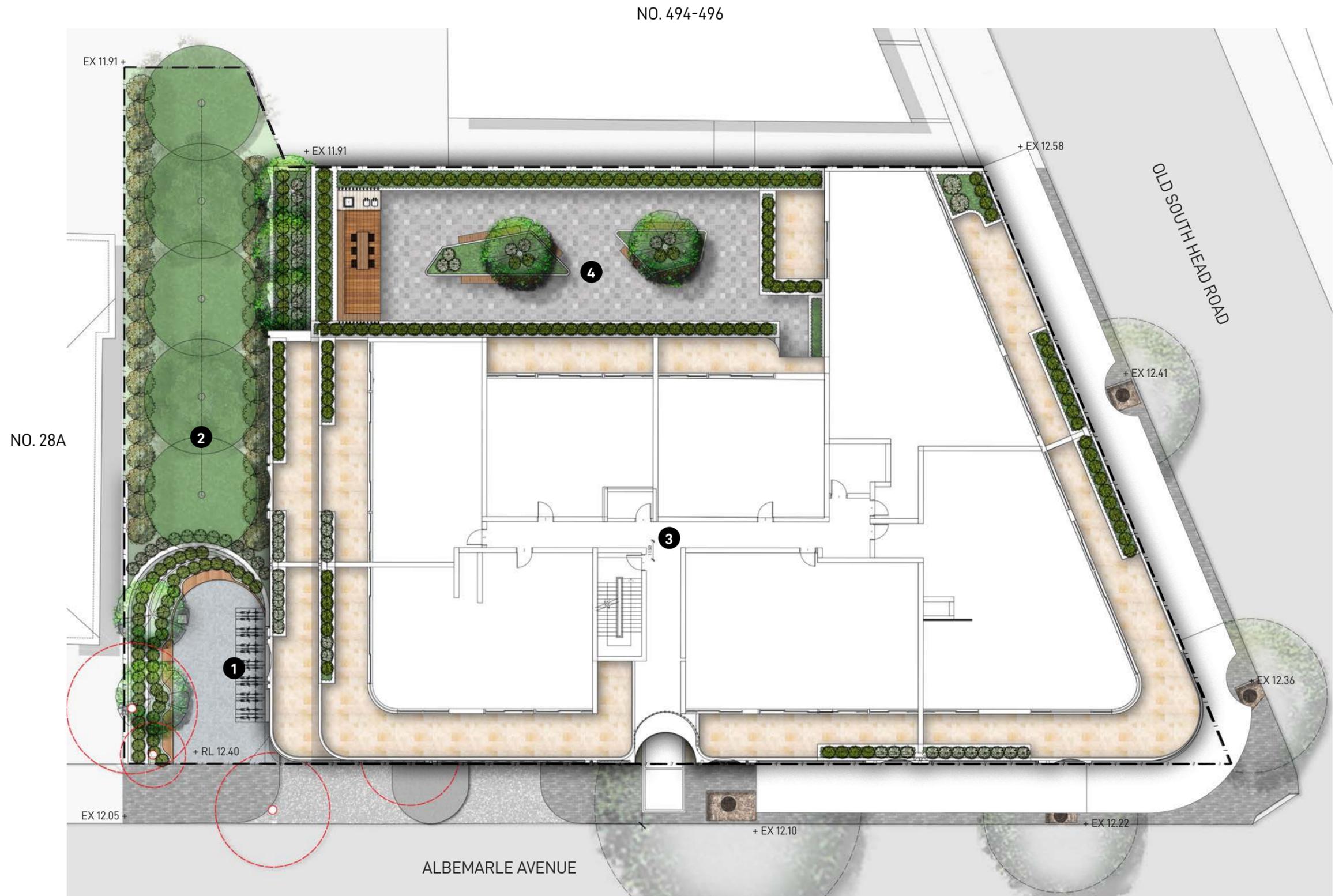


**Landscape Masterplan**

# 3.1

## Landscape Masterplan

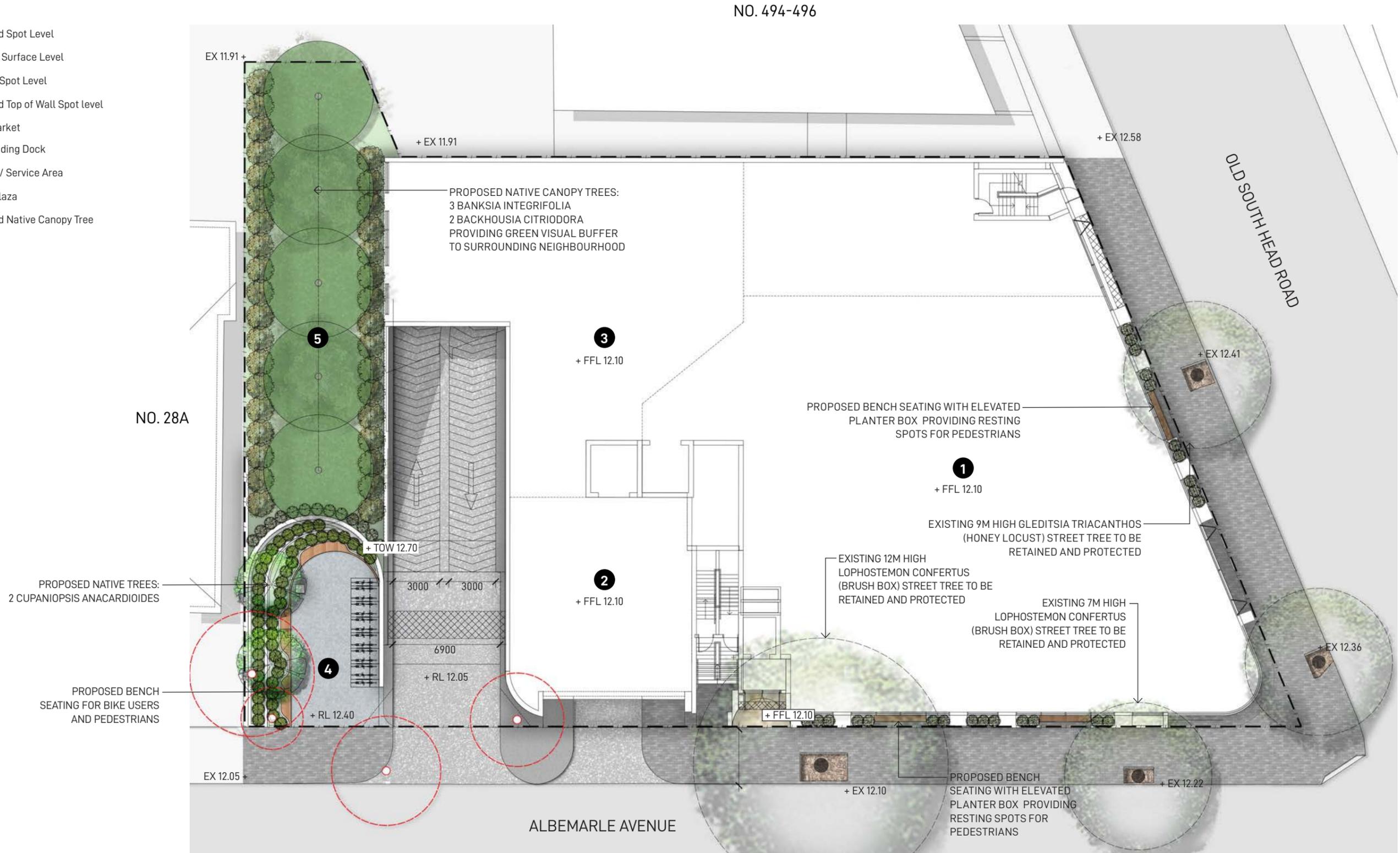
- RL Proposed Spot Level
- EX Existing Spot Level
- 1 Public Plaza
- 2 Proposed Native Canopy Tree
- 3 Residential Area
- 4 Communal Open Space Area



# 3.2

## Ground Level Landscape Plan

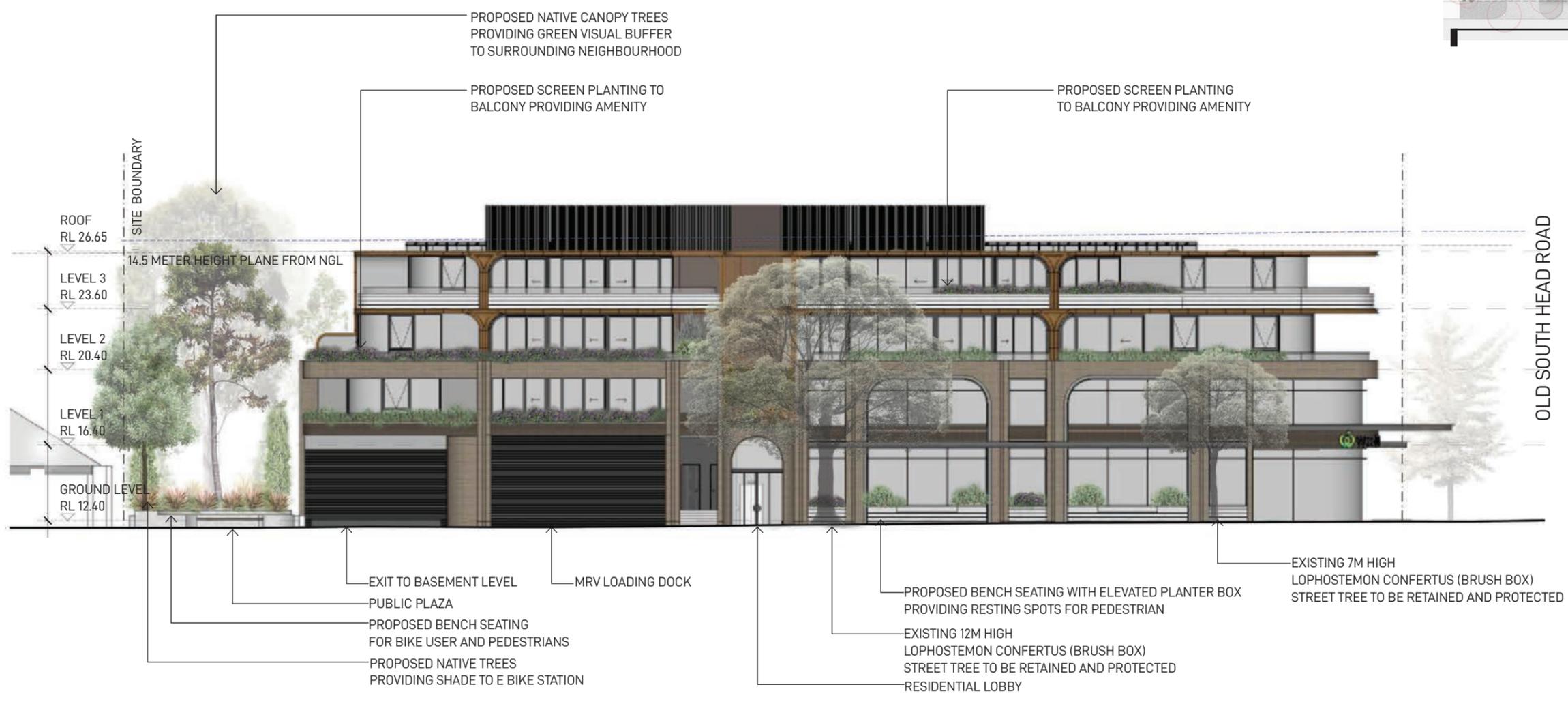
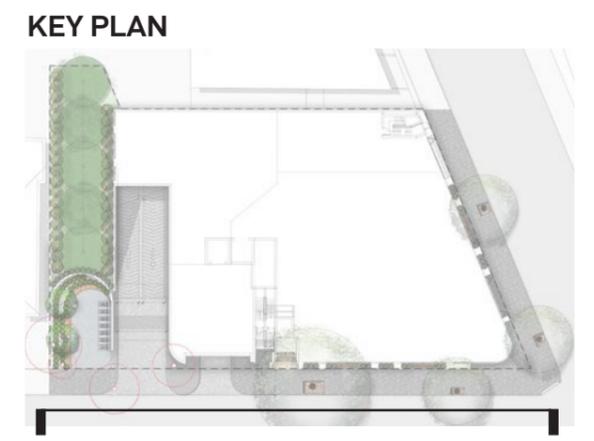
- RL Proposed Spot Level
- FFL Finished Surface Level
- EX Existing Spot Level
- TOW Proposed Top of Wall Spot Level
- 1 Supermarket
- 2 MRV Loading Dock
- 3 Loading / Service Area
- 4 Public Plaza
- 5 Proposed Native Canopy Tree



# 3.3

## Ground Level West Elevation

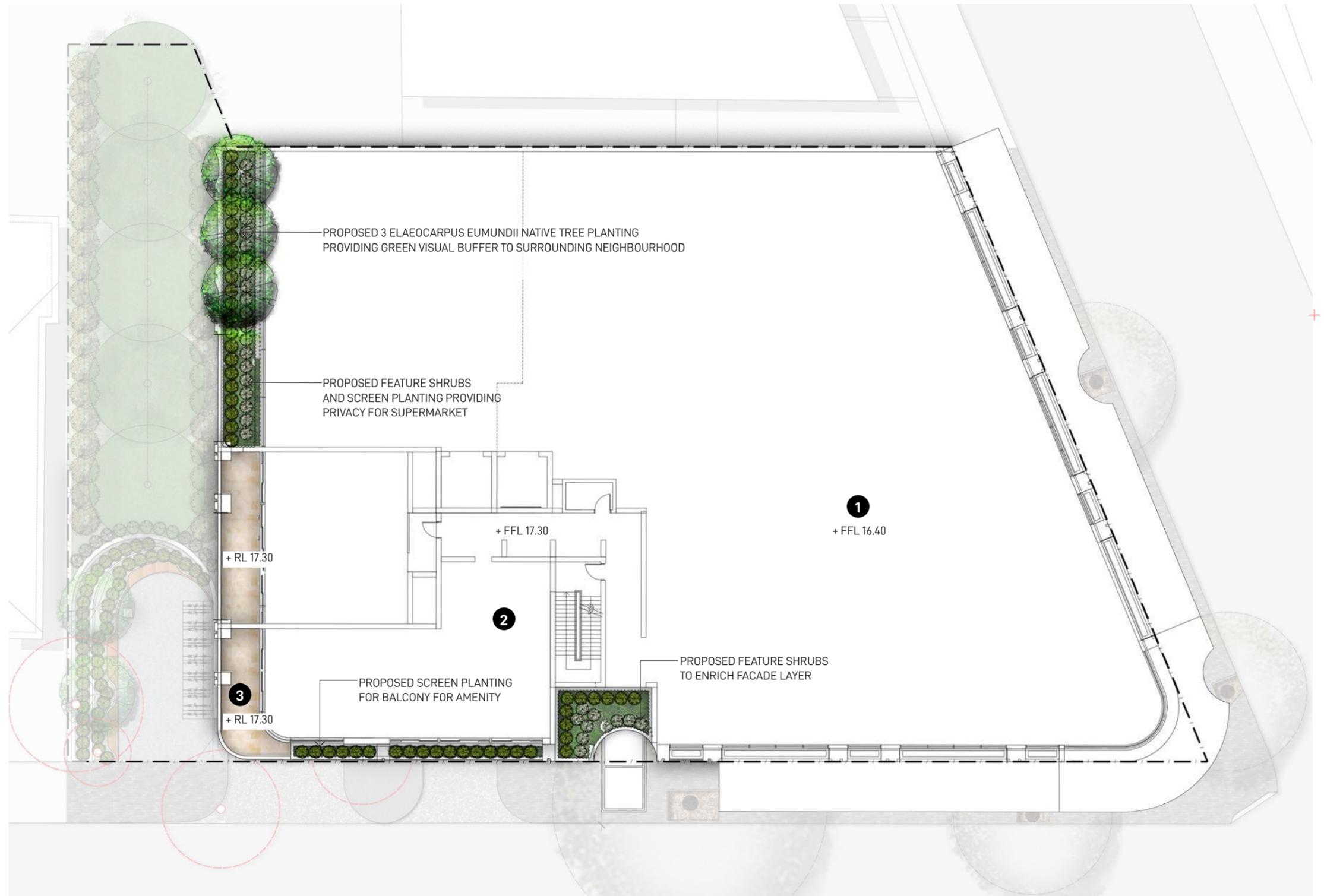
RL Proposed Spot Level



# 3.4

## Level 1 Landscape Plan

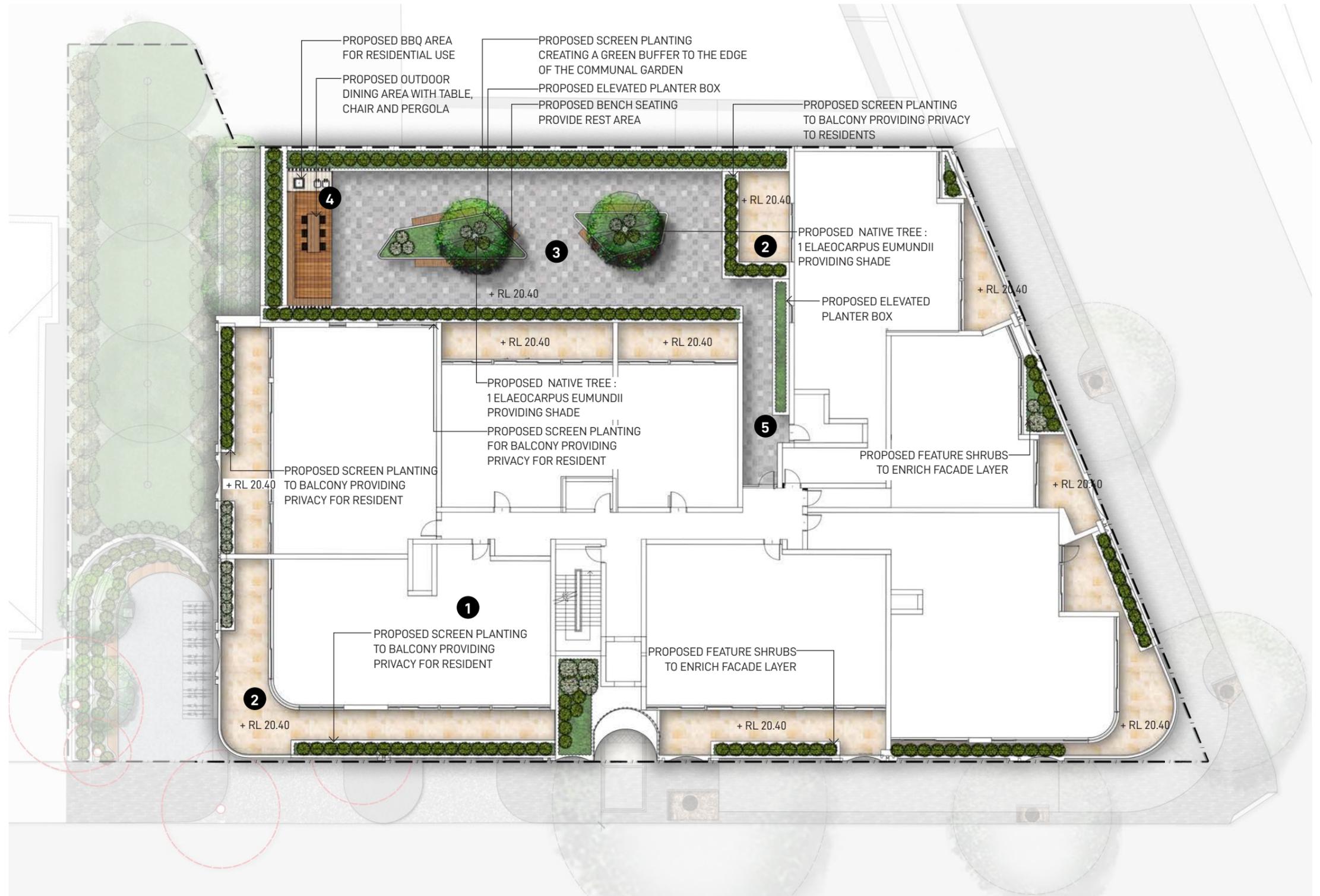
- RL Proposed Spot Level
- FFL Finished Surface Level
- 1 Supermarket
- 2 Residential Area
- 3 Balcony



# 3.5

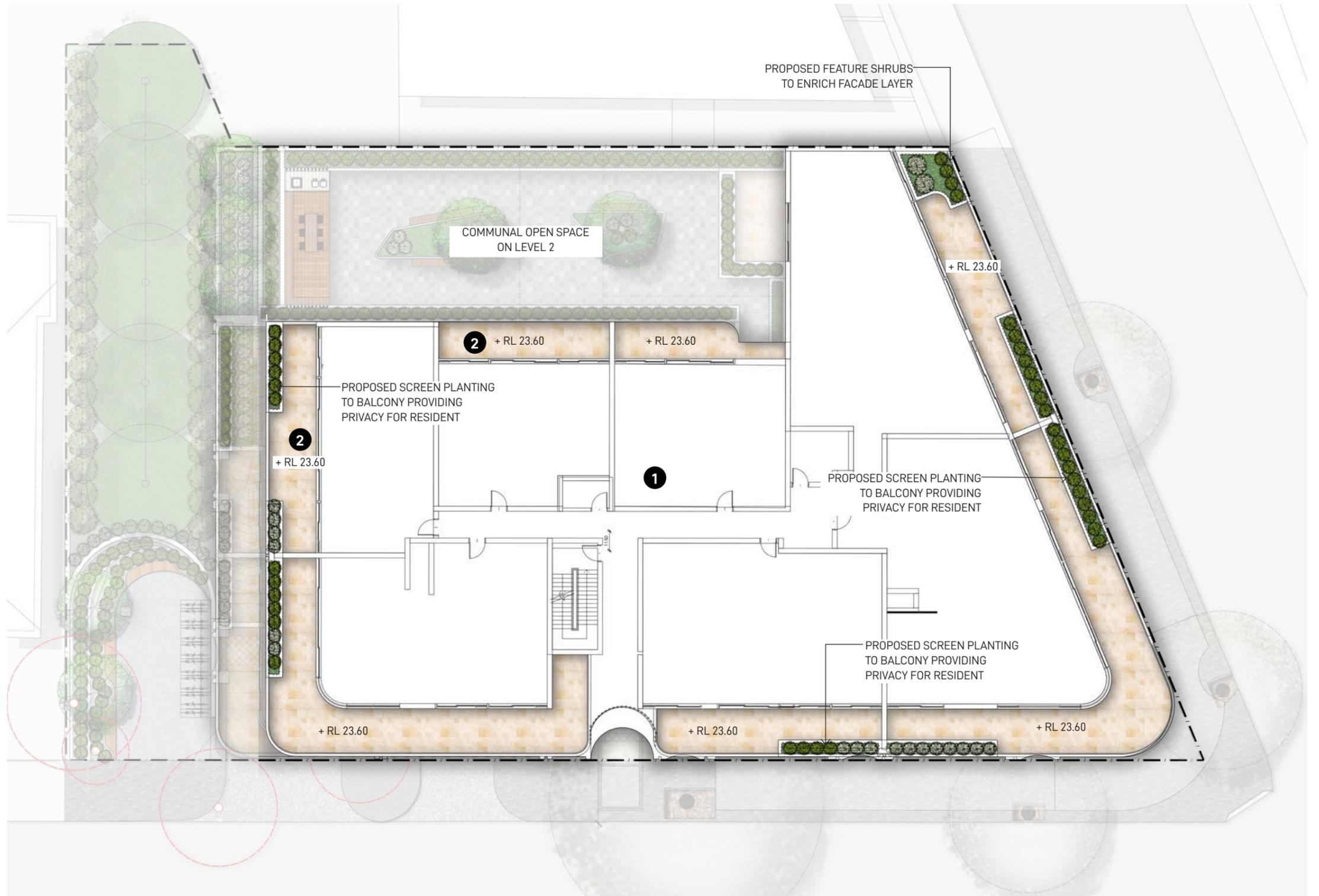
## Level 2 Landscape Plan

- RL Proposed Spot Level
- 1 Residential Area
- 2 Balcony
- 3 Communal Open Space
- 4 Proposed BBQ Area And Pergola
- 5 Access to Communal Open Space



# 3.6 Level 3 Landscape Plan

- RL Proposed Spot Level
- 1 Residential Area
- 2 Balcony





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**Planting Palette**

# 4.1

## Planting Palette

### PLANT SCHEDULE

BOTANICAL NAME	NATIVE	HEIGHT	pot SIZE	SPACING
<b>TREES</b>				
BACKHOUSIA CITRIODORA	✓	8m	100L	AS SHOWN
BANKSIA INTEGRIFOLIA	✓	10-15m	100L	AS SHOWN
CUPANIOPSIS ANACARDIOIDES	✓	10m	100L	AS SHOWN
ELAEOCARPUS EUMUNDII	✓	10m	100L	AS SHOWN
<b>SHRUBS</b>				
BLECHNUM GIBBUM	✓	1.2M	300MM	800MM CENTRES
CALLISTEMON 'BETTER JOHN'	✓	0.8m	200MM	700MM CENTRES
GREVILLEA 'CHERRY CLUSTER'	✓	0.5m	150MM	3 / SQM
NANDINA 'OBSESSION'		0.7m	200MM	700MM CENTRES
PHILODENDRON XANADU		1m	200MM	800MM CENTRES
SYZYGIUM 'GLASSHOUSE'	✓	3-5m	300MM	1500MM CENTRES
WESTRINGIA MUNDI	✓	0.5M	150MM	3 / SQM
WESTRINGIA 'AUSSIE BOX'	✓	1.5M	300MM	700MM CENTRES
XANTHOSTEMON 'LITTLE GOLDIE'	✓	1M	300MM	700MM CENTRES
ZAMIOCULCAS ZAMIIFOLIA		0.7m	200MM	500MM CENTRES
<b>GRASSES AND GROUNDCOVERS</b>				
ADENANTHOS 'CORAL CARPET'	✓	0.3m	150MM	4 / SQM
ADIANTUM AETHIOPICUM	✓	0.3m	150MM	4 / SQM
ANIGOZANTHOS 'REGAL VELVET'	✓	0.5m	150MM	5 / SQM
DICHONDRA REPENS	✓	0.3m	150MM	4 / SQM
DIANELLA 'CASSA BLUE'	✓	0.5m	150MM	5 / SQM
FESTUCA GLAUCA		0.4m	150MM	5 / SQM
JUNIPERUS CONFERTA		0.3m	200MM	500MM CENTRES
LOMANDRA 'LUCKY STRIPE'	✓	0.8M	150MM	5 / SQM
MYOPORUM 'YAREENA'	✓	0.3m	150MM	4 / SQM
PHORMIUM 'BRONZE BABY'		0.8M	150mm	5 / SQM
VIOLA HEDERACEA	✓	0.1-3 M	150mm	5 / SQM

### PLANT PALETTE

