

MODULE SHOPPING CENTRE BEECROFT REDEVELOPMENT

LANDSCAPE DESIGN REPORT

Rev B

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O C U L U S

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SECTION A – DESIGN DESCRIPTION

1.0 Introduction

The landscape design for Beecroft Village aims to provide an attractive and functional public domain for residents, office workers and shoppers, while addressing the design of public domain interfaces and private residential courtyards. The following general principals form the landscape approach to the site:

- Address the public domain interfaces to the surrounding streets, namely Hannah Street and Beecroft Road;
- Provide a dynamic internal landscape that caters to a variety of uses, taking into account the view from the apartments;
- Create through-site links from Beecroft Road and Hannah Street;
- Address the level change in the landscape to provide equal access across the site;
- Integrate the landscape with the architecture; and
- Create attractive and functional private spaces for residents, ensuring privacy is maintained.

2.0 The Site

The proposed development site addresses both Beecroft Road and Hannah Street in Beecroft. There is a significant grade change between both streets that is taken up within the built form of the buildings and the internal landscape design.

Hannah Street provides the main retail street with a variety of shops, cafes and restaurants as well as commercial premises. The new development will build on this to provide an activated street frontage with ground floor retail, a new supermarket, specialty shops and dining opportunities.

3.0 Hannah Street Frontage

Hannah Street has a significant slope from west to east across the southern elevation of the building. Access to the proposed shopping centre and supermarket is provided from Hannah Street footpath, combined with car park entry and retail across varying levels. A paved walkway connects Hannah Street through to the central landscape areas, shops, offices and apartment lobbies.

The existing street trees will be retained along Hannah Street with the exception of two to allow for entry to the carpark and loading dock. Planting adjacent to the footpath and in balcony planters will also add visual amenity to the Hannah Street frontage.

4.0 Secondary Site Interfaces

Secondary pedestrian site access off Beecroft Road to the north of the site provides a second approach to the residential courtyard garden and private residential courtyards. The landscape design also caters for potential future connections to the north and east that may be brought on line with future development of adjacent lots.

5.0 Residential Courtyard Garden

The residential courtyard garden is situated in the centre of the site and to the north, accessible from Beecroft Road and the upper commercial plaza to the south. The informal arrangement of paving, turf and planting creates a textural canvas when viewed from above while enabling the space to remain functional as a communal area. Generous planting in low raised steel planters, lawn areas with gravel paths, custom seating and shade feature trees provide a functional and aesthetic landscape for use by the residents. Trees and raised planter beds create a buffer to the private courtyards, ensuring privacy is maintained.

Banded unit paving provides a direct path through the garden and, along with the organic shapes of the planter beds, forms part of a unified landscape design encompassing all of the publicly accessible areas.

6.0 Commercial Plaza (Upper)

The commercial plaza sits south of the Residential Courtyard Garden and provides a breakout / entry space to the adjacent offices. The informal forms of the residential courtyard garden are expressed here as raised concrete planters. Combined with a change of scale in paving they create a shaded seating court while maintaining sight lines and access to the building entries.

7.0 Commercial / Retail Plaza (Lower)

An east-west link and level change separate the upper and lower landscape areas. Equal access between the spaces is provided by stairs and a lift, while a flowing concrete raised planter wall wraps around the central skylight and ties the upper and lower plazas together.

The commercial / retail plaza on the lower level is addressed by retail on two sides. The eastern edge is framed by a small kiosk and trees that screen the back of the existing adjacent building. The raised concrete planter bed that connects the upper and lower levels softens the level change and provides a planted backdrop to the north of the plaza. Custom timber seats and trees will provide added shaded seating.

The north-west pedestrian spine continues with trees and planting along the eastern edge of the plaza, connecting all the landscape spaces through to Hannah Street.

8.0 Plant Selection

A wide variety of plants have been selected for the site, providing a mix of endemic and native species supplemented with exotic planting to provide season colour and interest as well as a variety of forms and textures. A selection of deciduous trees will provide seasonal variety and allow for summer shade and winter sun to the communal areas.

Refer to 'Landscape Concept – Planting and Materials Palette' for the full indicative planting list.

9.0 Irrigation

The central courtyard garden will be irrigated with a fully automatic irrigation system with moisture sensors and will utilise harvested rainwater collected from the building roofs.

SECTION B - SCHEDULES

B1. Drawing Schedule

- 01. Landscape Concept – Level 01 + Level 02
- 02. Landscape Concept – Hannah Street Ground Level + Level 02
- 03. Landscape Concept – Plaza Detail Plan
- 04. Landscape Concept – Planting and Material Palette