

LANDSCAPE DESIGN STATEMENT

RESIDENTIAL + RETAIL DEVELOPMENT 1 VILLAWOOD PLACE, VILLAWOOD

PREPARED BY: FORMED GARDENS
PREPARED FOR: INTEGRATED PROJECTS SERVICES PTY LTD
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PROJECT NUMBER: FG 14 300
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ISSUE: C- FOR DEVELOPMENT APPLICATION



1.0 Project details

Project: Residential Apartments + Retail Development

Client: Integrated Project Services P/L

Architect: Tony Owen Partners

The Site: 1 Villawood Place, Villawood, NSW 2163

Purpose:

This Landscape design statement, along with the accompanying Landscape drawing set, is provided as part of the submission by Tony Owen Partners for the proposed mixed use development.

This document outlines design intent and general landscape objectives for the proposed development and is to be read in conjunction with the Landscape works plans;

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1.1 Site Overview

The existing site houses the 'Woodville Shopping Village' complex and consists of two main street frontages (Villawood Place & Villawood St). To the South side of the site is an existing carpark located on Kamira Circuit. Within the immediate site boundary there are no existing landscape features of retention value.

Outside of the site boundaries, the existing public domain consists of a central plaza type space on the corner of Villawood Pl & Villwood Rd, a street frontage to Villawood Rd (approx 20m), and a long frontage along Villawood Place (approx 50m) that services public transport and existing retail outlets.

A series of existing mature street trees (*Lophostemon confertus*) exist along the two main frontages and are intended to be retained and utilised in the proposed upgrades. This is in conjunction with improvements to pedestrian pavements, seating/furniture, signage, and general improvements throughout the public domain of the site surrounds.

1.2 Key Landscape Proposals

Site frontages and Public Works Proposals- Villawood Place, Villawood Road & Kamira Court

As part of the development, all street frontages are proposed to receive upgrades to the streetscape and major improvements to pedestrian amenity for local residents and visitors.

Villawood Place frontage is proposed with new paving treatments of hard wearing stone or concrete units, laid to existing levels.

Along with the new retail tenancies and upgrades to the corner hub plaza, the development aims to reinvigorate the shopping strip and restore an asset of the locality.

All existing *Lophostemon* street trees are to be retained, protected and enhanced through the upgrades. The design proposes an extension to existing tree pits and possible underplanting of hardy groundcover species. This would make improvements to water absorption and there exists additional scope to increase the extent of permeable paving treatments along this frontage to further improve tree health, water movement and gaseous exchange to the root zones. This will be in consultation with Council's desired outcomes for the streetscape.

Villawood Road & Kamira Court frontages are proposed to have new paving treatments as noted above and the 2 x *Lophostemon* street trees to the Villawood Rd streetscape are also to be retained and protected.

'Villawood Place Plaza' is located at the intersection of these two streetscapes and will greatly benefit from the new retail businesses and proposed cafe providing alfresco facilities. This creates a meeting hub for residents and visitors around a proposed central planter/seating feature. This feature will give seasonal interest through the flowering deciduous specimen tree (*Lagerstroemia 'Natchez'*) and become a key focal point. Similar paving treatments will be incorporated as per the adjacent streetscape upgrades and new street furniture is to be detailed to complement the new architectural finishes.

This plaza space is bordered from the street by an existing generous planted setback giving separation from the roadway. This garden area consists of a further 2 x existing *Lophostemon* street trees and a mulched ground plane with scattered plantings.

The landscape design proposes renovating this area into a mass planted backdrop to the plaza, retaining the existing mature trees and incorporating signage and identity walling to lift the tired nature strip into a feature. This enclosing device will create a much needed separation buffer for the plaza space from the roadway.

All species proposed have been selected for their low watering requirements post establishment and their ability to perform within challenging urban landscapes. For further planting information, refer to the proposed plant schedules within the Landscape plans.

All proposed public works are to be in consultation with Fairfield City Council. Refer to page 002 for outlines of the proposed scheme

Private open space- Level 1, 3 & 6

Across the upper floors all residences are provided with practical open space and many will have planterbox landscapes. Consisting of timber decked or tiled finishes, some courtyards will have their own planted areas, or receive the benefit of the adjacent communal gardens, providing privacy where required.

Accessibility and maintenance has been considered and aspect has strongly informed all planting proposals throughout these areas.

Refer to the landscape drawing set for details of private garden locations.

Level 3 and 6 each have a residence with a 'sky gardens'. These consist of 500mm high raised masonry planterboxes along south facing extents as a screening measure to future developments. Each garden consists of a mix of tall accents, grasses and groundcovers creating a buffer and are to be maintained within the strata scope of works. This will ensure the gardens reach the potential required to become a successful screening device and remove any maintenance burden for future residents of the apartments.

Communal open space

Communal open space for the site is broken into three main areas:

- Level 1 childrens play and rest area
- Communal roof terrace and gardens
- Ground floor Public Domain (as detailed in previous sections)

In keeping with the Council's DCP for landscape, all communal open spaces are designed to sustain trees and mixed plantings, create opportunity for social interaction between residents and visitors (with both passive and active recreation facilities), and make improvements to local neighbourhood amenity by way of the proposed landscaped plaza and new pedestrian footways, through site links, and streetscape upgrades.

Level 1 Communal Area

To the South setback of site a pocket park will be created for residents. The proposed park will provide facilities for childrens play and passive recreation while creating practical through site links and visual appeal when viewed from above. Deep soil planters will be recessed into the slab to sustain tall palms, mixed level screen plantings, and groundcovers suited to the Southside aspect. A proposed ground finish of artificial lawn, selected due to limited winter solar access and for hard wearing properties, will soften the space and be a practical solution for high foot traffic expected with a childrens play space. The area will be furnished with selected play equipment, seating hubs and a mix of paved surfaces to create interest and direct flow across the link.

The park's hard landscaping details will be a mix of durable materials, fit for purpose, that sit within the context and palette of the architectural design. These elements will be detailed for the aspect and site conditions. Planting proposals are noted on plan and the mix of native and exotic species have been selected based on aspect and their proven success within similar urban landscape settings.

Communal Roof Terrace

The communal open space facilities proposed for the site is centred around the extensive roof terrace. This communal area will be accessible via lift from all parts of the development and be an asset for residents to utilise and enjoy.

Providing a vast area for a range of activities and interaction, the roof terrace offers covered outdoor cooking and dining facilities for all-weather use, areas of paving for gathering, large expanses of artificial lawn to reduce glare and create a 'soft' area to unwind or exercise.

After Council's planning comments relating to deep soil, additional areas of planterboxes have been included to bolster this (Rooftop deep soil area =452m²). This will create a rooftop terrace with significant planted area and one that gives ample recreation and relaxation space to future residents of the site.

Areas of planterboxes are located to frame and separate spaces while maintaining lookout vistas and surveillance sightlines throughout. These 1m deep soil planters will sustain small coastal native trees and hardy xerophyte specimens that can tolerate the exposed conditions. Mass native grass and shrub plantings beneath will give a sense of enclosure where needed and trail over walls to soften. The extents of planted areas have been carefully considered as to provide a required level of amenity, while ensuring the area can be successfully maintained and thrive to become a well utilised and frequented area of the development. An allowance for a maintenance yard and storage facility has been included in the amended design to ensure practical and affordable maintenance and provisions will be made for harness points and safety access to meet BCA standards.

All communal landscape areas will be provided with drip irrigation systems and where possible, draw from harvested rainwater via collection tanks. These systems are to be installed to accepted industry best practice levels and be in adherence to Fairfield Council and Sydney Water guidelines.

The following pages contain indicative specifications and imagery for the key landscape concepts, please refer to the full drawing set for locations and further details of the landscape proposals for the site.

Public Works Proposals

Site frontages and Public Works Proposals- Villawood Place & Villawood Road

[A] Villawood Road Frontage

Paving

Remove existing asphalt paving.
Replace with new hard wearing granite or suitable concrete unit, laid to existing levels over concrete slab subgrade to engineers detail.
Possible cobblestone trim banding or mixed tones to break up expanses
Size: 600 x 400mm or 400mm2

Kerb and gutter

Retain and protect existing concrete kerb and gutter to extents

Street trees

Retain and protect 6 x existing *Lophostemon confertus*
Re-order existing tree pits to facilitate underplanting (*Dianella* 'Streetscape') OR retain and extend decomposed granite surrounds

Street furniture

Remove existing seats + bins. Upgrade to new street furniture
6 x bench seats to serve retail tennancies and visitors
3 x new bins

Existing facilities

Retain all existing street and traffic signs. Existing Bus stop and shelter retained in place.

[B] Villawood Place Plaza

Paving

Remove existing asphalt paving.
Replace with new hard wearing granite or suitable concrete unit, laid to existing levels over concrete slab subgrade to engineers detail.
Possible cobblestone trim banding or mixed tones to break up expanses
Size: 600 x 400mm or 400mm2

Street trees and plantings

Retain and protect 2 x existing *Lophostemon confertus* in existing garden bed
Infill planting as per Landscape plan

Central Plaza Feature

New central round planter with specimen tree (*Lagerstroemia* 'Natchez')
Planter to be 500mm high with wide top to double as seating to plaza space

Site Identity Signage

1.5m high blade wall to incorporate signage (as per locations on plan)

Street furniture

Remove existing seats + bins. Upgrade to new street furniture
4 x bench seats to serve retail tennancies and visitors
3 x new bins

Kerb and gutter

Retain and protect existing concrete kerb and gutter to extents

[C] Villawood Road & Kamira Court Frontage

Paving

Remove existing asphalt paving.
Replace with new hard wearing granite or suitable concrete unit, laid to existing levels over concrete slab subgrade to engineers detail.
Possible cobblestone trim banding or mixed tones to break up expanses
Size: 600 x 400mm or 400mm2

Street trees

Retain and protect 2 x existing *Lophostemon confertus* (Villawood Road frontage)
Re-lay decomposed granite to surrounds to council detail

Kerb and gutter

Retain and protect existing concrete kerb and gutter to extents



'Sesame Grey' Granite



Cobble trim/banding detail



Concrete paver 'Riverina' By ADBRI



TM 450 Bench by CSA furniture



LR 6158 Bench by CSA furniture



Central feature- Circular seating planter wall



Identity signage wall with mass planting



Deco granite tree surrounds



Mass planting tree surrounds



Possible signage features



Specimen tree- Lagerstroemia 'Natchez'



Mass native grass plantings- *Lomandra* sp



Native accent plantings- *Doryanthes* sp



Native shrubs- *Westringea fruticosa*



Mass native grass plantings- *Dianella* sp





