

STRATHFIELD COUNCIL
RECEIVED
(AMENDED PLANS)
DA2017/168
13 June 2018



84 CENTENARY DRIVE, STRATHFIELD
BUILTCOM CONSTRUCTIONS PTY LTD
AMENDED DEVELOPMENT APPLICATION
JUNE 2018

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REGIONAL CONTEXT



LOCAL CONTEXT



The site is located 14km west of the Sydney central business district, in the Strathfield local government area. It is bounded by Strathfield Golf Club, Strathfield South High School and Centenary Drive.

The surrounding landscape is extremely varied, ranging from country style estates to high rise apartments. Located close to Strathfeild train station, this site is becoming an increasingly desirable location for people to live and work.

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KEY PRINCIPLES

- // Adaptable / flexible space
- // Maximise solar access
- // Low maintenance planting palette
- // Safe and accessible
- // Robust materiality
- // Facilitate social interaction

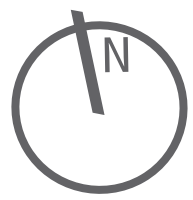
SITE CHARACTER

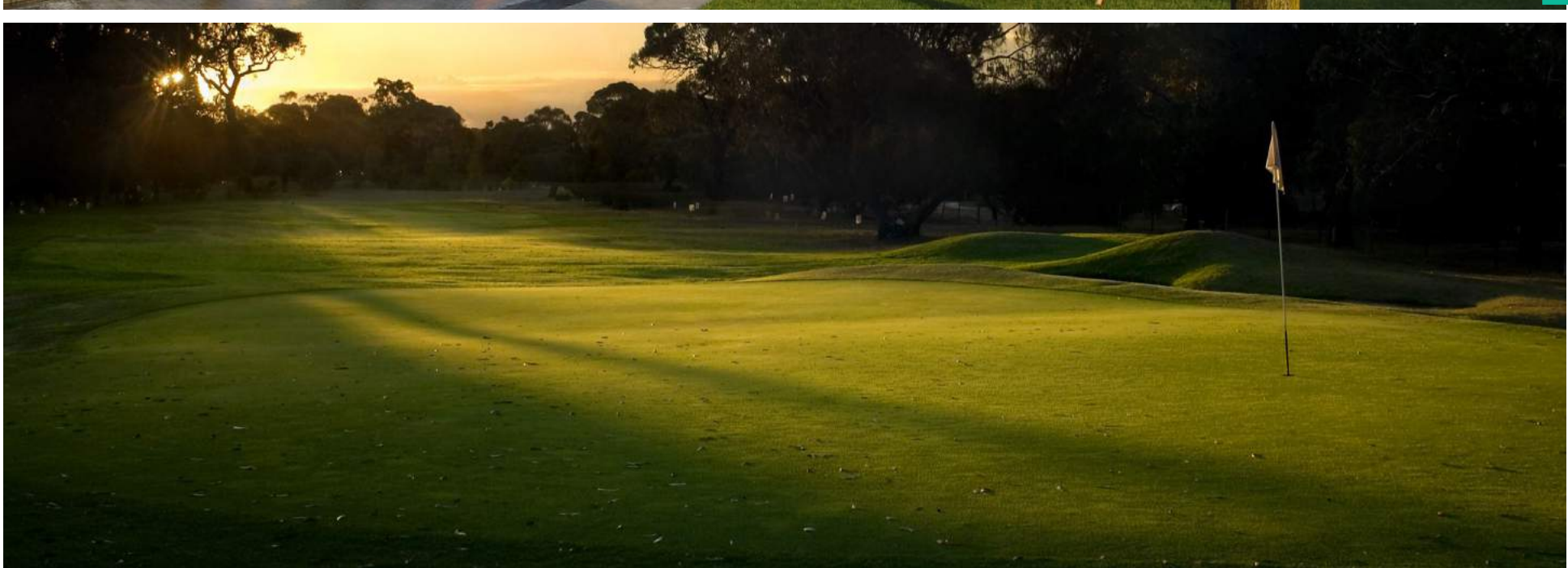


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LANDSCAPE FUNCTION

With the increasing population growth to the area, the proposed design will provide a balance between public and private space. The landscape design needs to tie in with the flora of the neighbouring highschool and golf course and include green edges and buffers to surrounding residential dwellings. Flexible open areas for play, leisure, solitude and engagement will be provided for the whole community to enjoy.

LANDSCAPE EXPERIENCE

The site characteristics have been considered and expressed through materiality and landform. Users are encouraged to reconnect with nature and engage with one another. A series of greens have been created to continue the language of the golf course and provide green links throughout the site. A centralised pedestrian spine with social options and nodes running down the centre of the site will provide a direct link through the site and provide residents with areas to congregate.

LANDSCAPE VISION

The landscape approach aims to complement and extend the surrounding character through materiality and planting. The vision is to design a flexible landscape that maximises views, provides areas for both congregate and respite and emphasizes the site character through natural materials, planting and landform.

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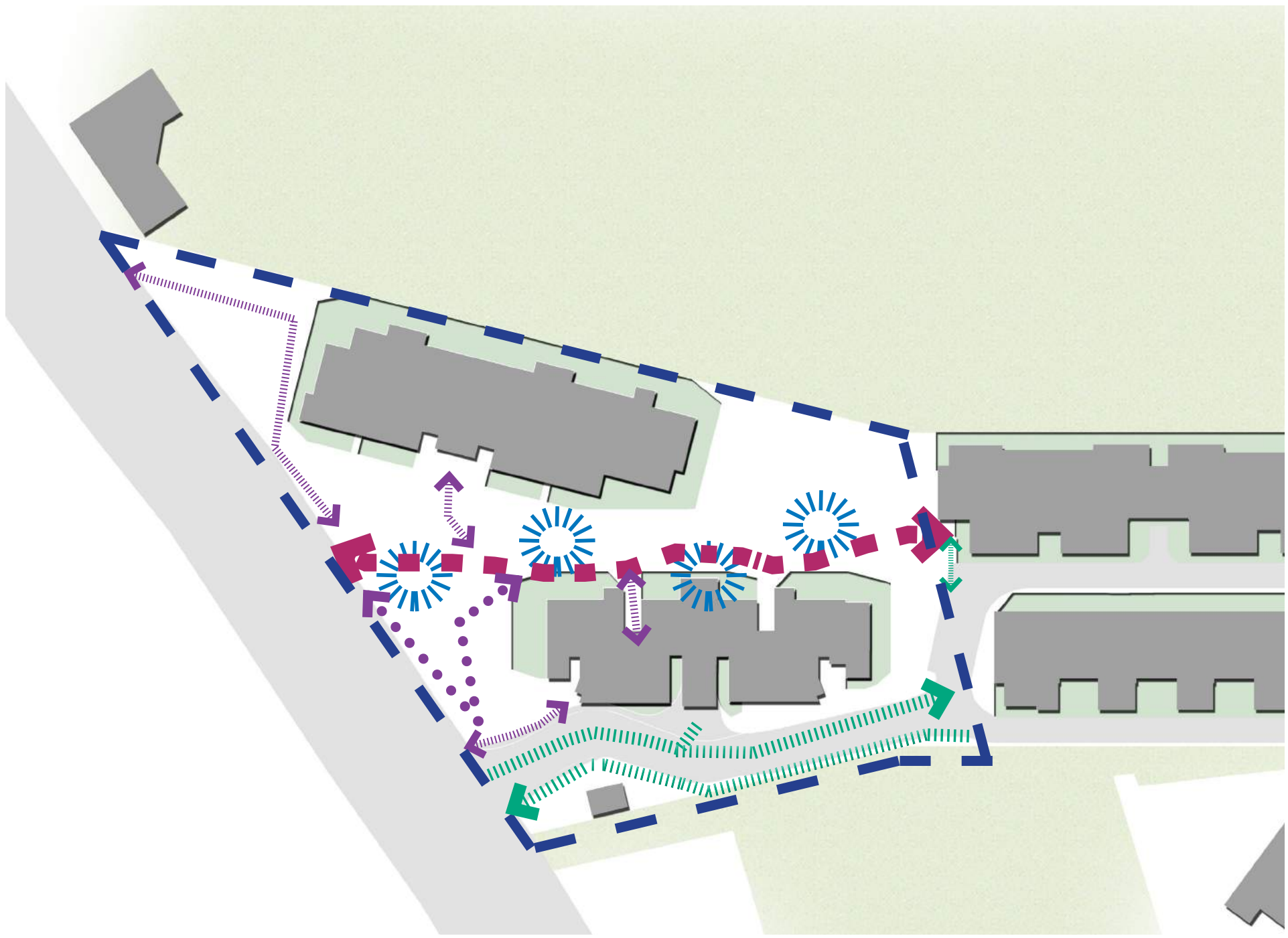
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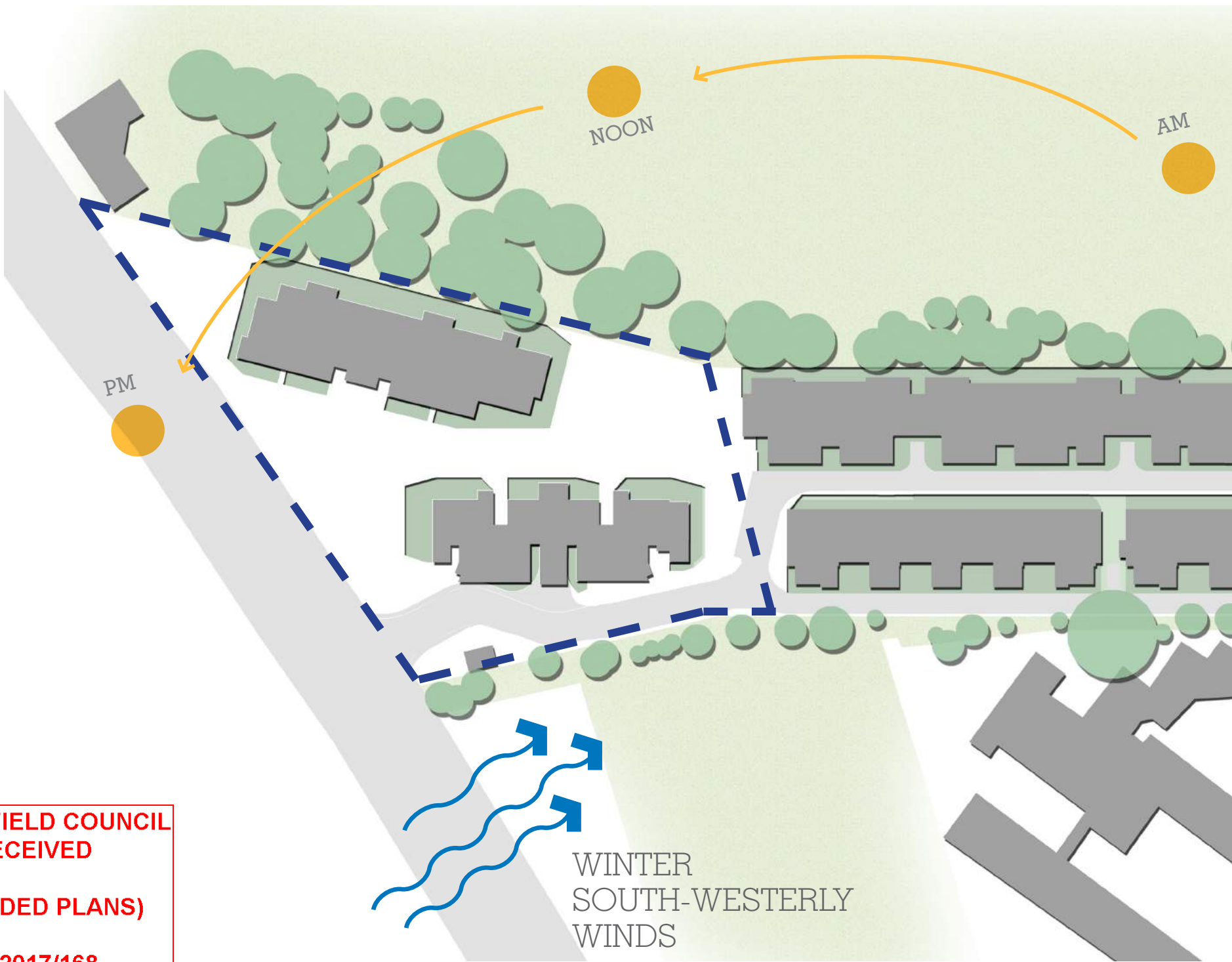
GREEN EDGES



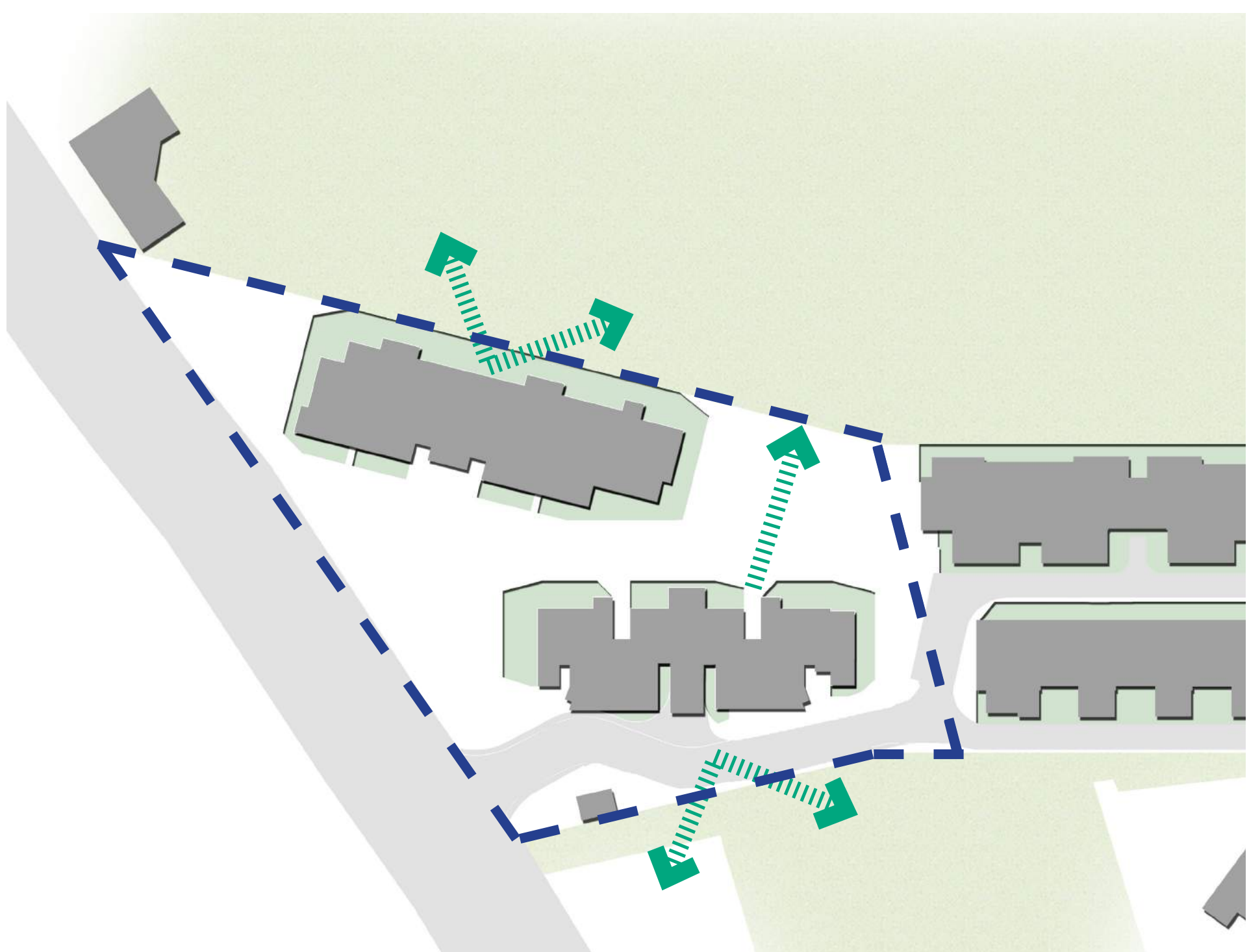
CIRCULATION



ASPECT



VIEWS

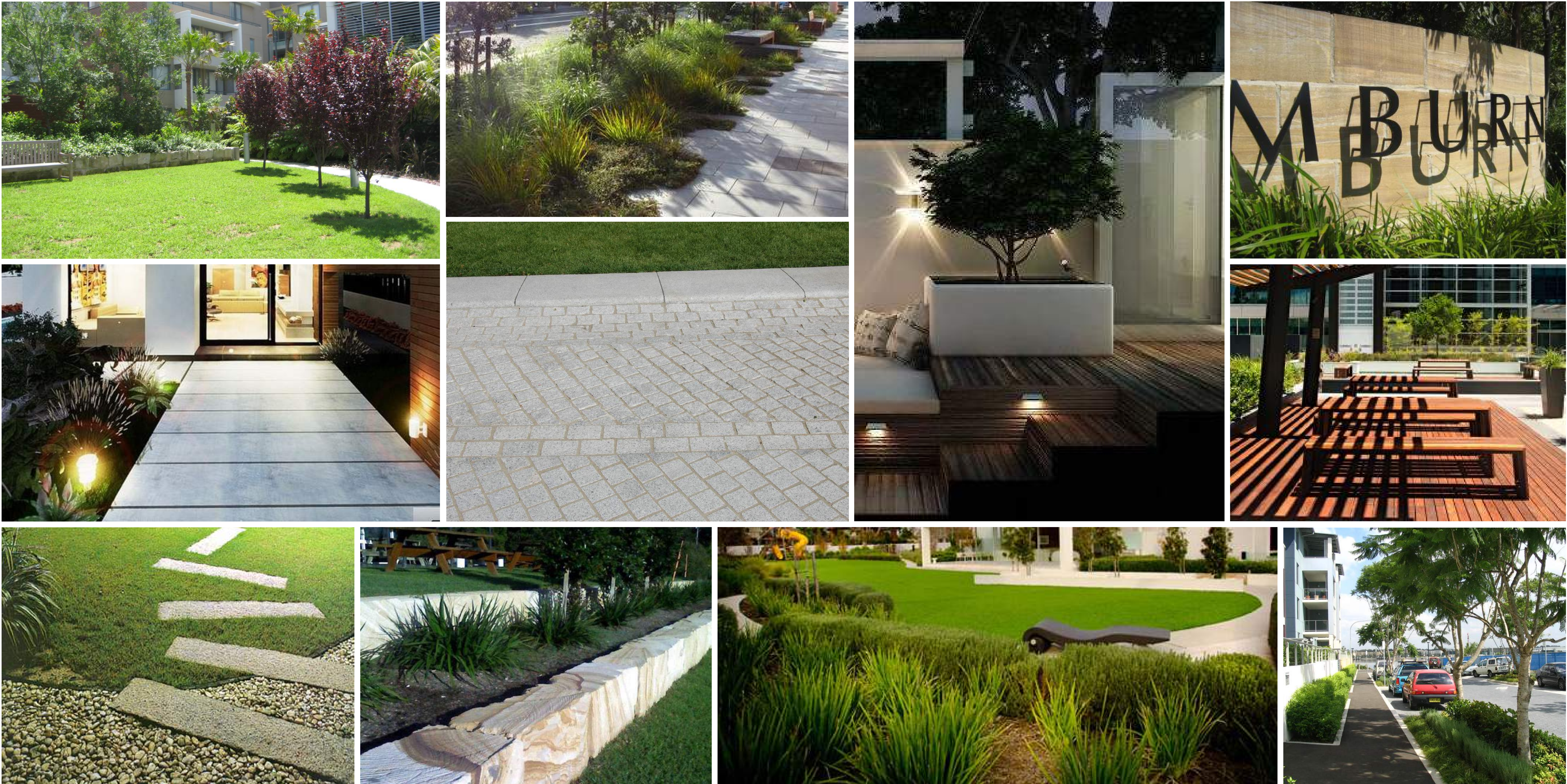


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SCALE: NTS



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PAVING TREATMENT

Granite Setts Private Road + Parking + Passing Bay

Colour Oxide Concrete Roll Over Kerb

Colour Oxide Concrete Raised Kerb

Precast Concrete Stepping Stones

Entry Footpath Precast Concrete Slabs

Turf Pave for Access Pathway

FENCING + WALLS

Steel Blade Fence

Angled Blade Steel Fence

White Brick Wall to match Architecture

Rendered Masonry Retaining Wall

Blockwork Split Face Retaining Wall

Glass Balustrade

LIGHTING

Feature wall mounted lighting

Uplighting

Post Top lighting

Bollard lighting

Wall Recessed

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TOWNHOUSE PLANTING

A range of ornamental shrubs and tactile grasses and groundcovers will be introduced into a layered garden bed, providing a buffer between private residences and a vibrant outdoor green space for tenants to enjoy. Species used within the townhouse gardens include Rhaphiolepis, Liriope, Leucophyta, Phormium and Poa.



COMMUNAL SPACE PLANTING

The communal areas comprise of a series of meandering paths, outdoor rooms and green buffers. A combination of hedges, feature shrubs and wispy grasses will be used in these areas to provide colour, privacy and to frame areas. Species used in the communal areas consist of Westringia, Echium, Senecio and Pennisetum.



INDIGENOUS / NATIVE

The approach to the revegetation of the site will be to use predominately indigenous / native vegetation into streets and open spaces. A selection of exotic plants will supplement this planting where specific planting attributes are required, for instance where considerable shade is presented. This will allow some flexibility for planting.



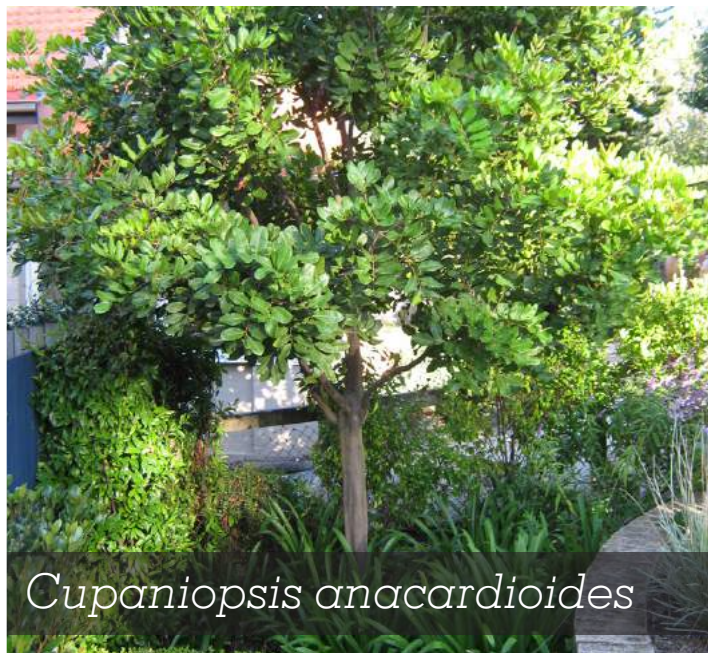
STAGE ONE



Aspidistra elatior



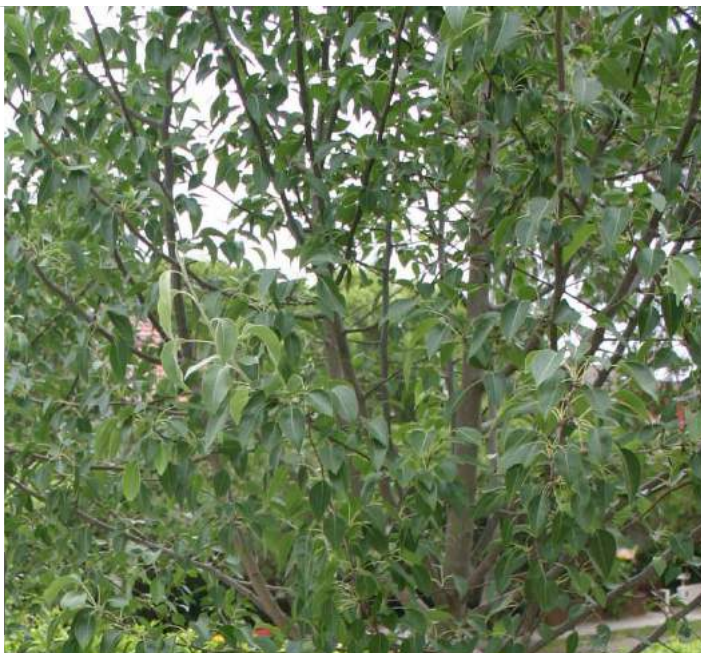
Hebe 'Emerald Gem'



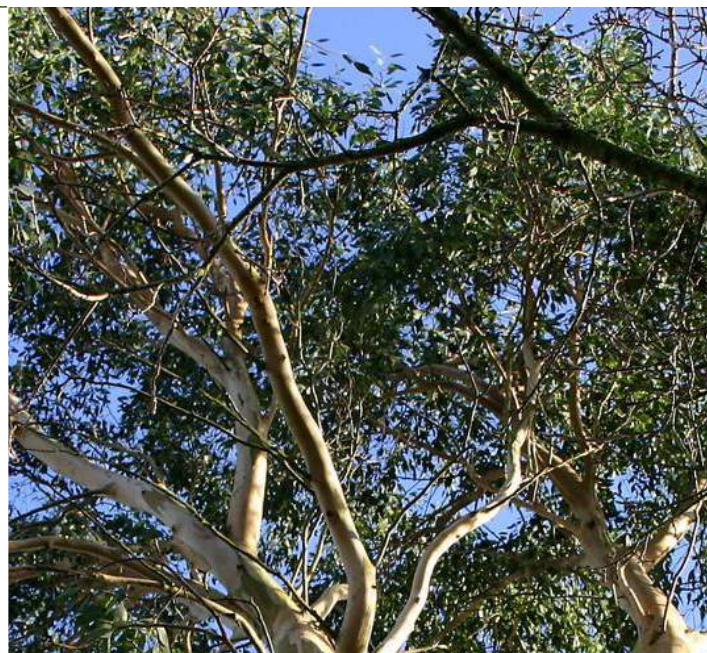
Cupaniopsis anacardioides



Gardenia 'Radicans'



Pyrus nivalis



Eucalyptus haemastoma



Leucophyta brownii



Liriope muscari



Phormium Species



Dichondra 'Silver Falls'



Lagerstroemia 'Kiowa'



Raphiolepis 'Snow Maiden'



Pyrus nivalis



Eucalyptus haemastoma



Poa labillardieri



Trachelospermum

STAGE TWO



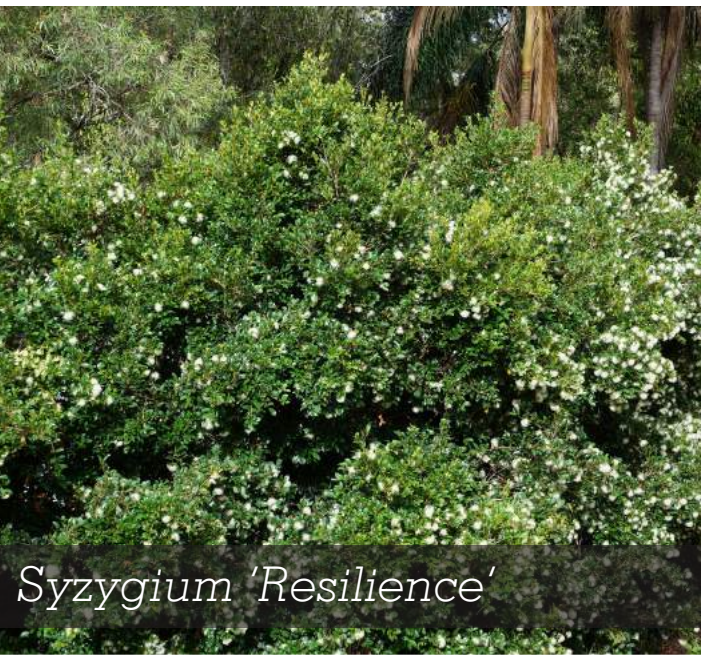
Echium candicans



Fraxinus excelsior



Cycas revoluta



Syzygium 'Resilience'



Sapium sebiferum



Angophora costat'



Acmena smithii



Ginkgo biloba



Pennisetum alopecuroides



Fraxinus excelsior



Brachsome multifida



Viola hederacea



Sapium sebiferum



Angophora costat'



Alpinia zerumbet



Pennisetum 'Rubrum'



Westringia fruticosa



Dietes bicolor



Callistemon Species



Senecio serpens



Asplenium australasicum



Arthropodium cirratum



DETAIL PLAN A

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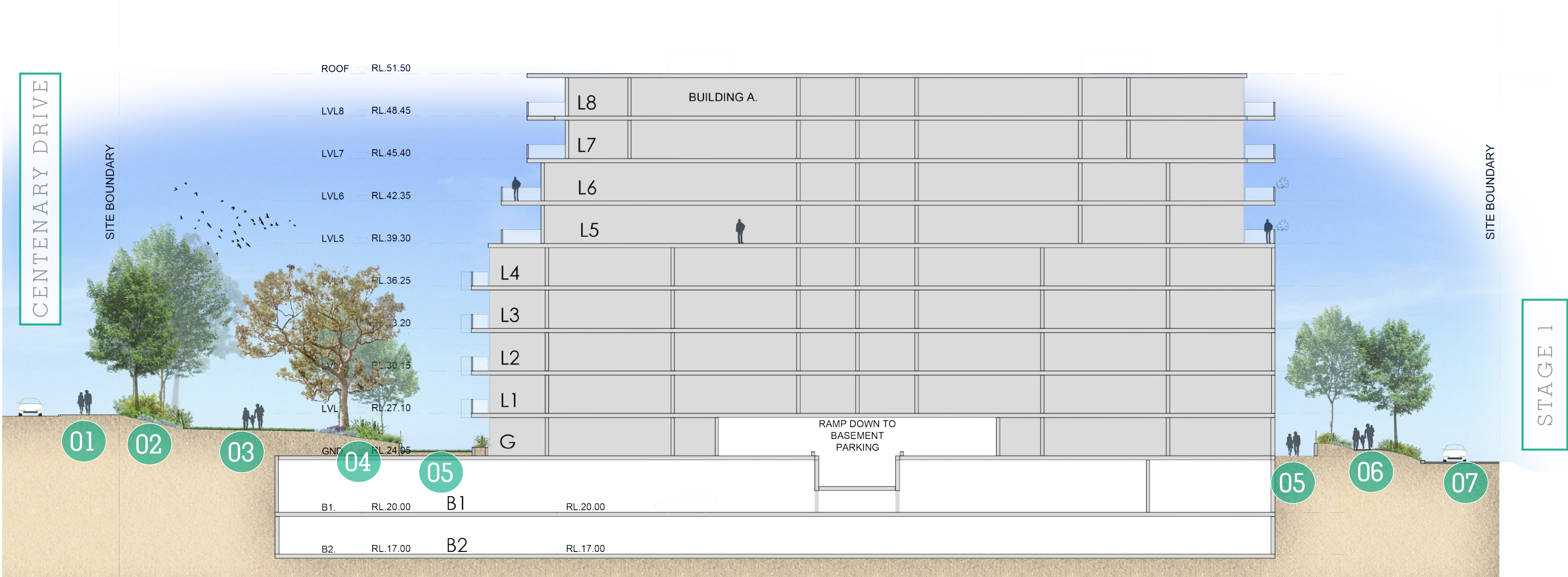
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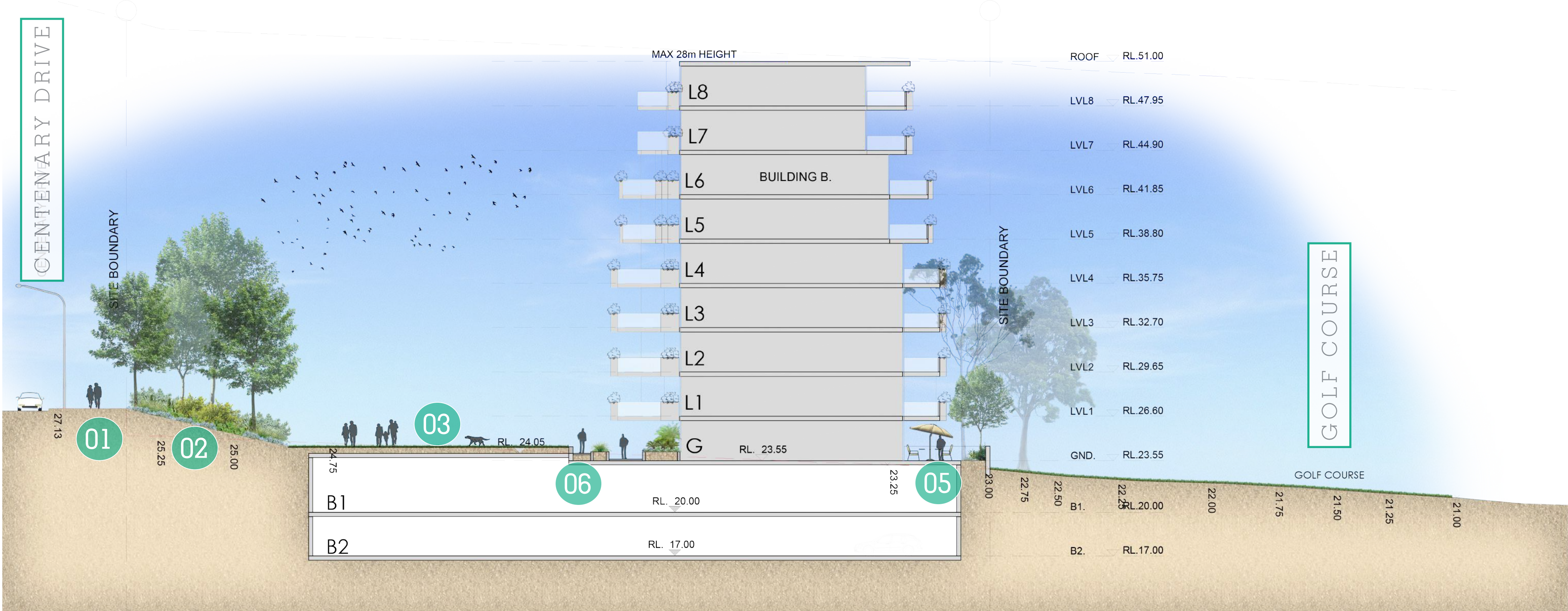
- LEGEND**
- | | | | |
|-----|---------------------------|-----|--------------------------|
| 01/ | BBQ and Picnic Facilities | 07/ | Golf Viewing Deck |
| 02/ | 'The Greens' Kiosk | 08/ | Large Tree planting |
| 03/ | WC & Store | 09/ | Pedestrian Footway Spine |
| 04/ | Outdoor Lounge | 10/ | Child's Play pathways |
| 05/ | Stepping Stone Path | 11/ | Mounded Planting on slab |
| 06/ | 3m easement | 12/ | Open Turfed Area |



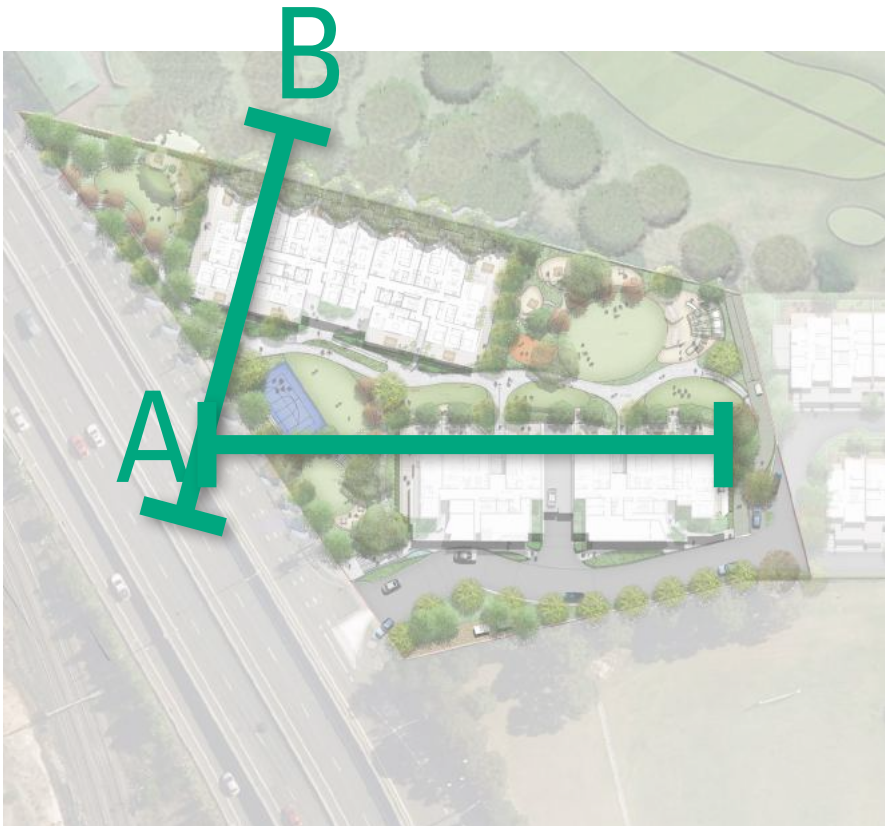
KEY PLAN



SECTION A - 1:100 @ A1



SECTION B - 1:50 @ A1



KEY PLAN

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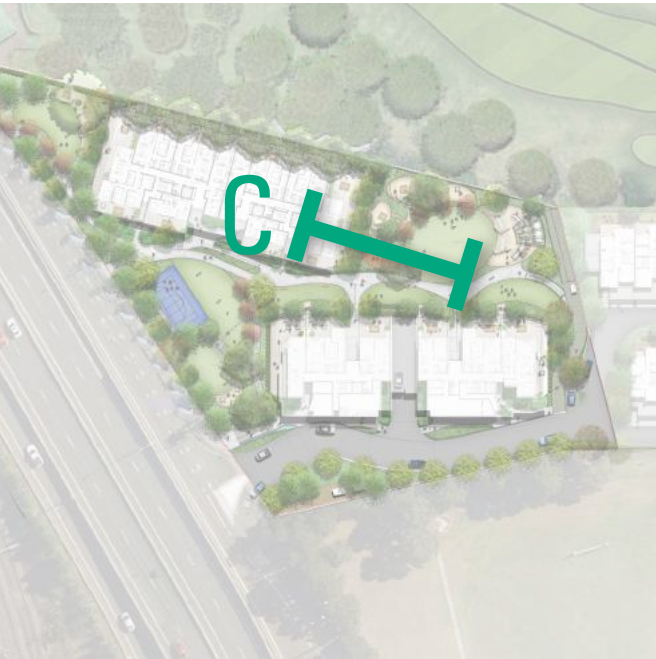
LEGEND

- 01/ Centenary Drive Footpath
- 02/ Embankment Buffer/Screen Planting
- 03/ Large Open Turf Area
- 04/ Mounded Planting on Slab
- 05/ Private Courtyards
- 06/ Pedestrian Footpath
- 07/ Visitor Carpark



SECTION C - 1:50 @ A1

SCALE 1:50 @ A1



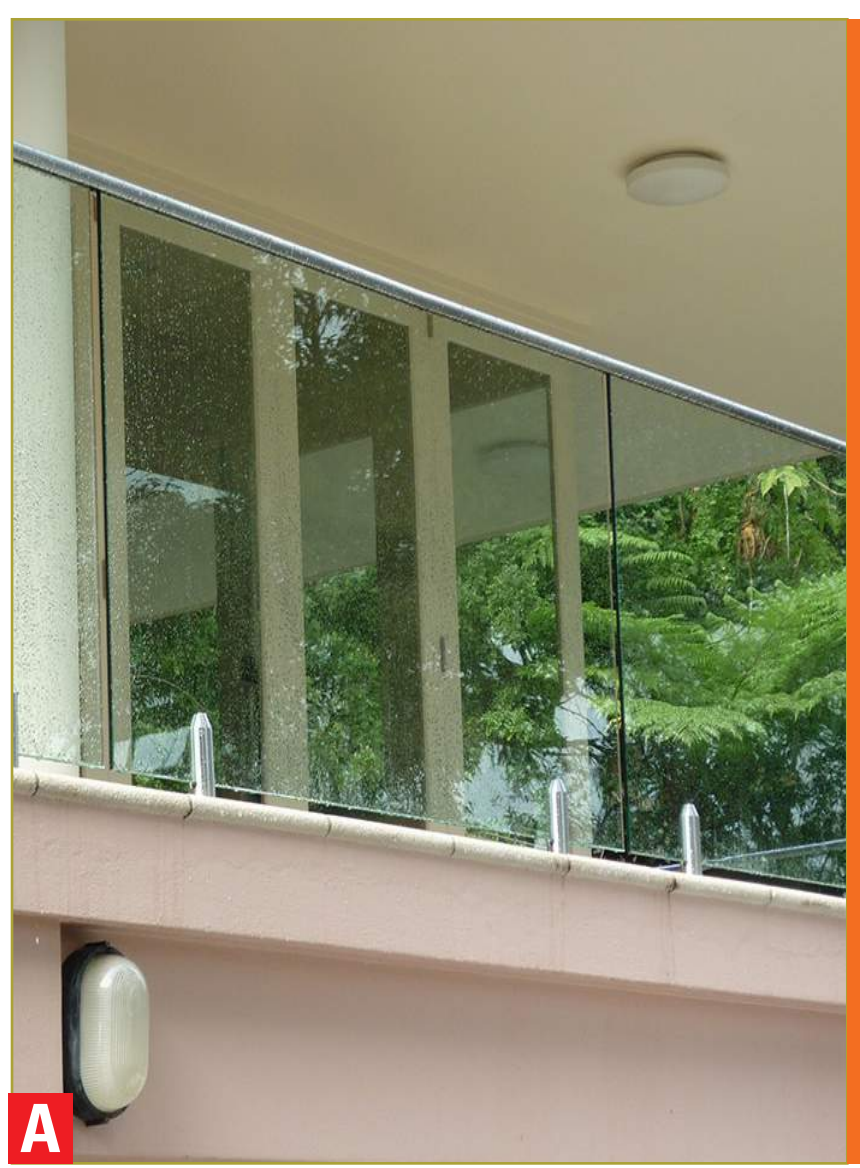
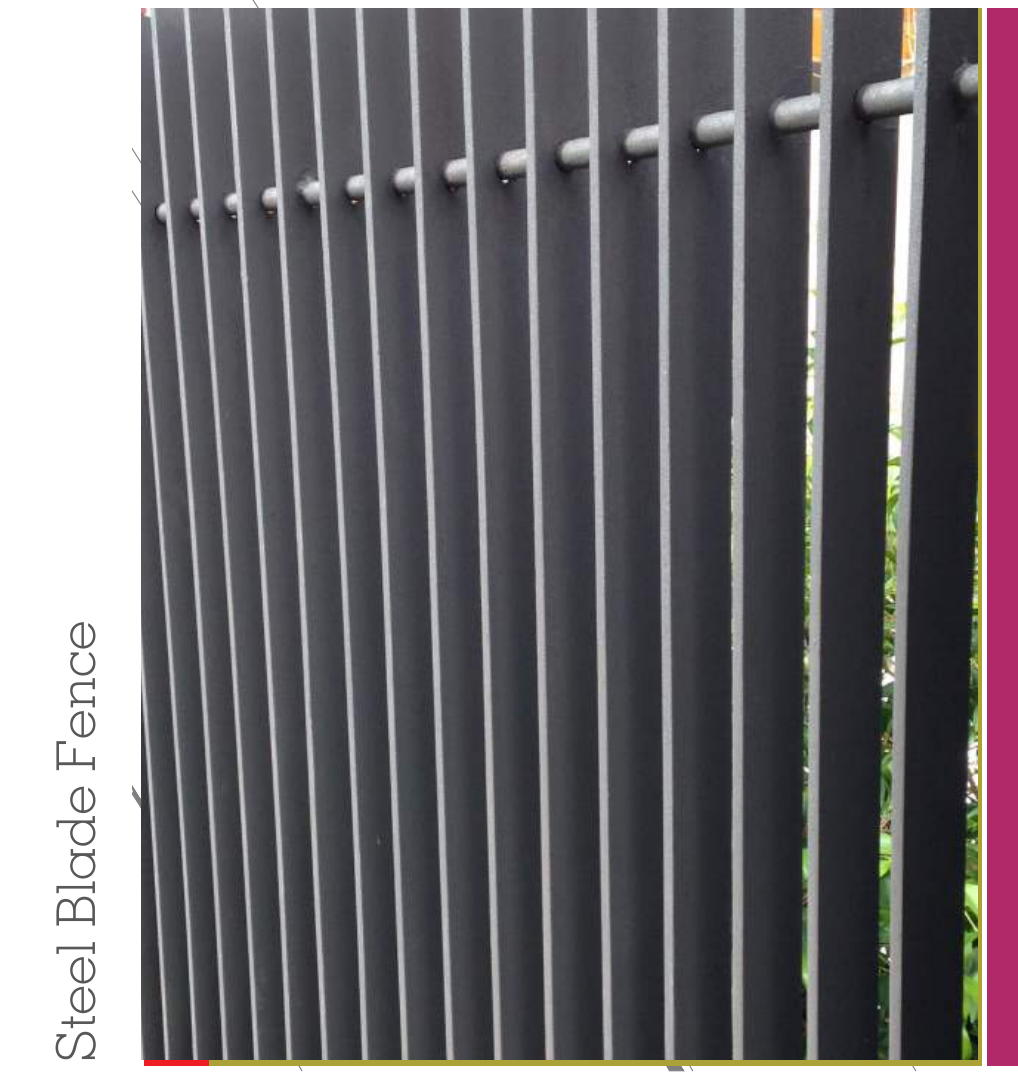
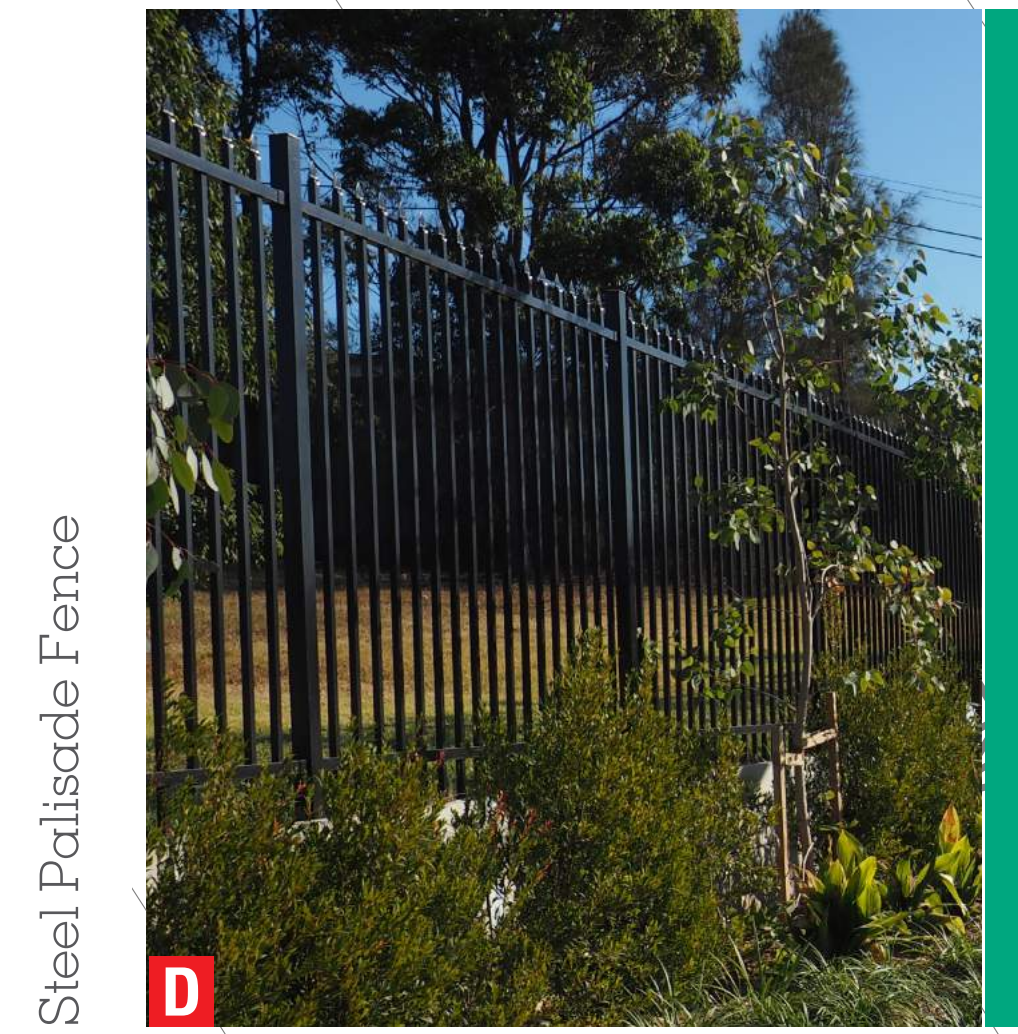
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Typical Soil Mounding Section for Large Tree Planting

LEGEND

- 01/ Private Terrace
- 02/ 1.3m Soil Mounding for Large Tree Planting
- 03/ Buffer/Screen Planting
- 04/ Large Screening Tree
- 05/ Open Turf Area



Glass Balustrade

Angled Blade Steel Fence

White Brick Wall to match Architecture

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