



URBIS

EPPING DEVELOPMENT

DEVELOPMENT APPLICATION - Landscape

CLIENT: Double Gold Stone Pty Ltd

ARCHITECT: Woods Bagot

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PART A

INTRODUCING THE SITE AND ITS CONTEXT

A.1 INTRODUCTION

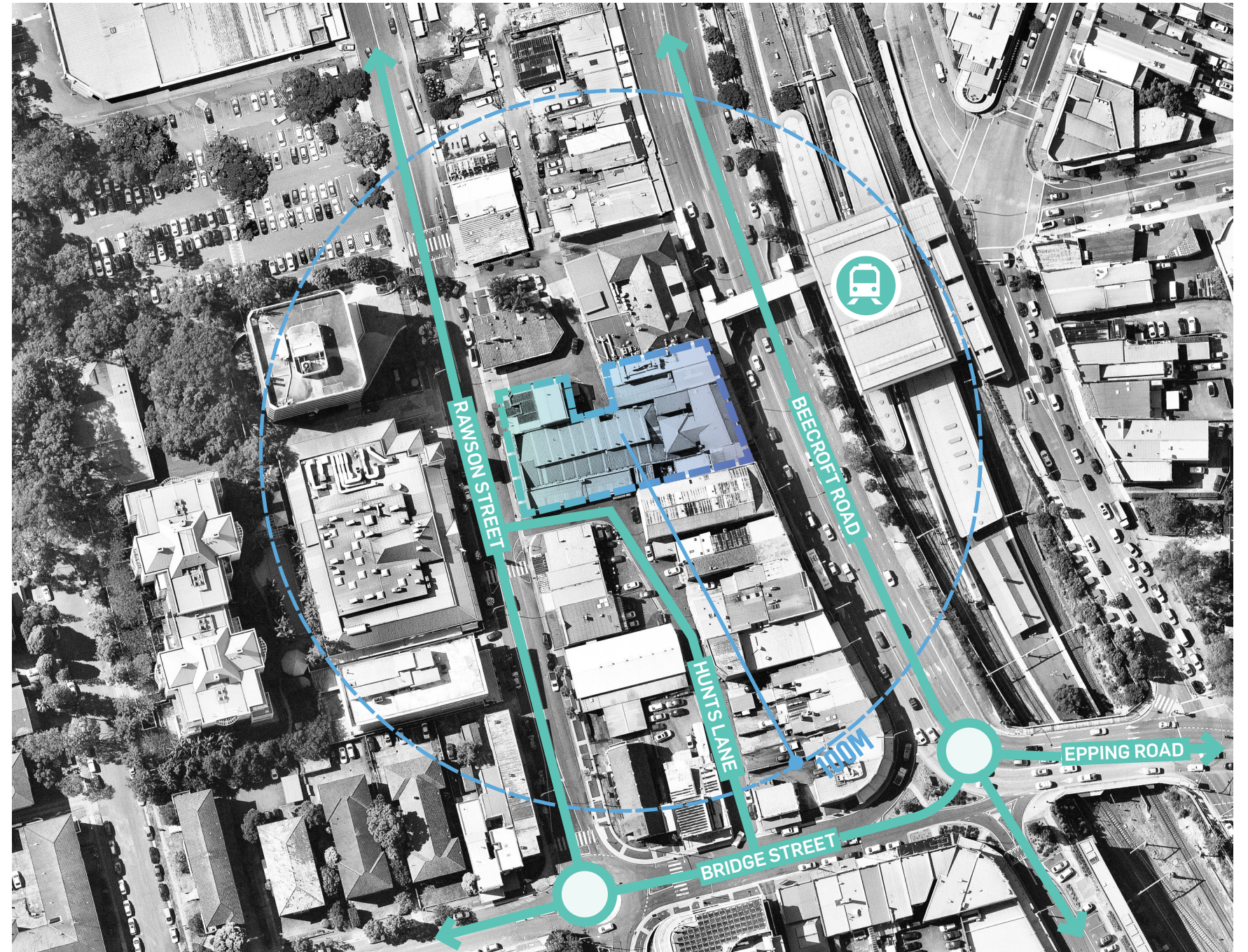
This Development Application has been prepared for 48-54 Beecroft Road and 52-54 Rawson Street, Epping. It illustrates the landscape design philosophy and intent for the public domain, childcare playground, communal living areas and private courtyards.

The design report and associated landscape plans have been prepared after review of and in compliance with Paramatta Councils DCP, Development application checklist and public domain/street tree guidelines.

DEVELOPMENT PROPOSAL

This DA proposes to upgrade the streetscape along both Beecroft Road and Rawson Street, as well as the adjacent lanes connecting to Rawson Street. The Rawson Street Ground level consists of retail frontage and access to the Beecroft Rd level (via lift and stairs). The residential lobby is off Hunts Lane at the Lower Ground level . The Beecroft Road ground level consists of solely Retail. The upper levels consist of a childcare facility with outdoor play space and private residential apartments that have access to communal rooftop facilities.

The development will include both private and communal outdoor spaces. Both typologies provide seating opportunities for relaxing and dining that take advantage of regional views. Planting has been implemented to define the spaces, frame views and soften the hardscape.



A.2 SITE ANALYSIS

The site is located between 48-54 Beecroft Road and 52-54 Rawson Street and resides among a busy urban environment. The site is located in the heart of what is classified in the DCP as the 'Epping Town Centre'. This is an area developed around Epping Train Station which is part of the North Shore, Northern and Western Line.

The site is located approximately 2 minutes walking distance from Epping Station and 10 minutes walking distance from Boronia Park. The existing site conditions consist of activated retail along Beecroft Road with surrounding medium-low density residential housing.

Mature street trees are present along the east side of Beecroft Road, while immature street trees are present along the laneways towards Rawson Street.





RAWSON STREET

- 6 Revitalised town centre to north
- 7 Pedestrian focused streetscape
- 8 Fine grain retail edges and revitalised laneways
- 9 Existing street trees and shrub planting

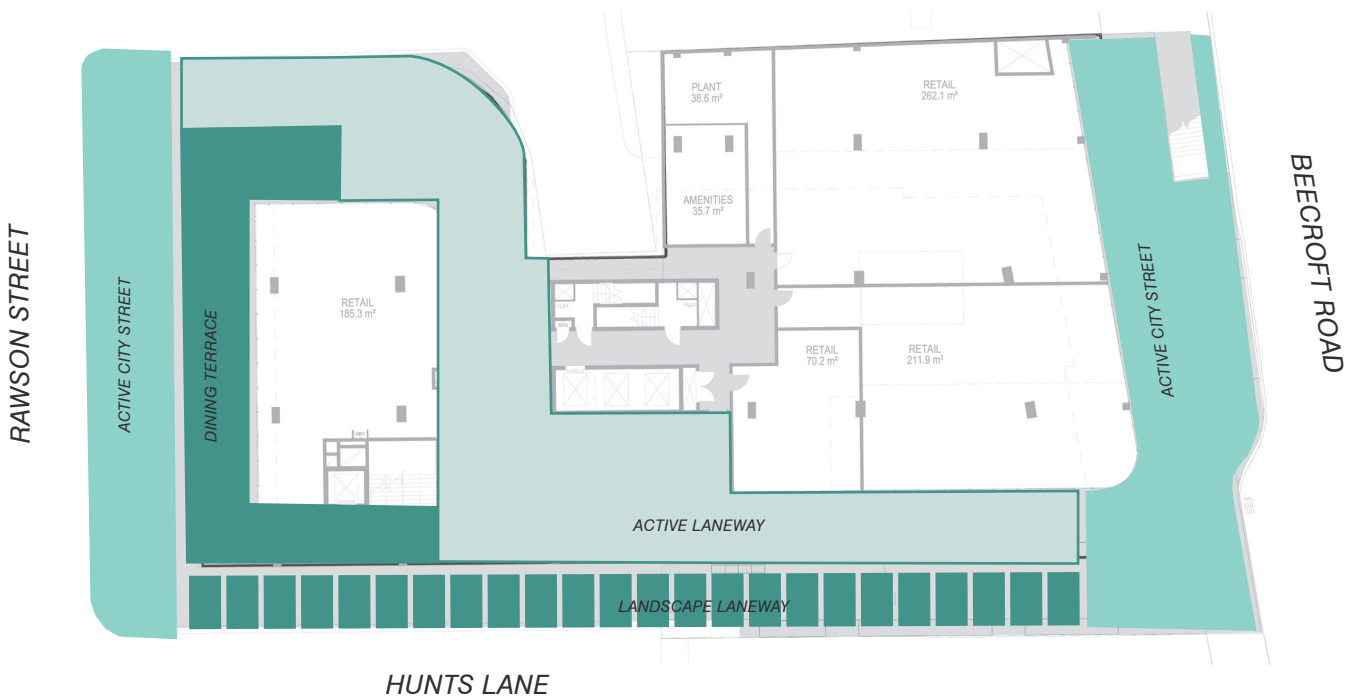
BEECROFT ROAD

- 1 High traffic flow
- 2 Poor pedestrian amenity
- 3 No street trees along street to western side
- 4 Connection to rail via elevated pedestrian overpass
- 5 Visual clutter from buildings and concrete barrier associated with overpass

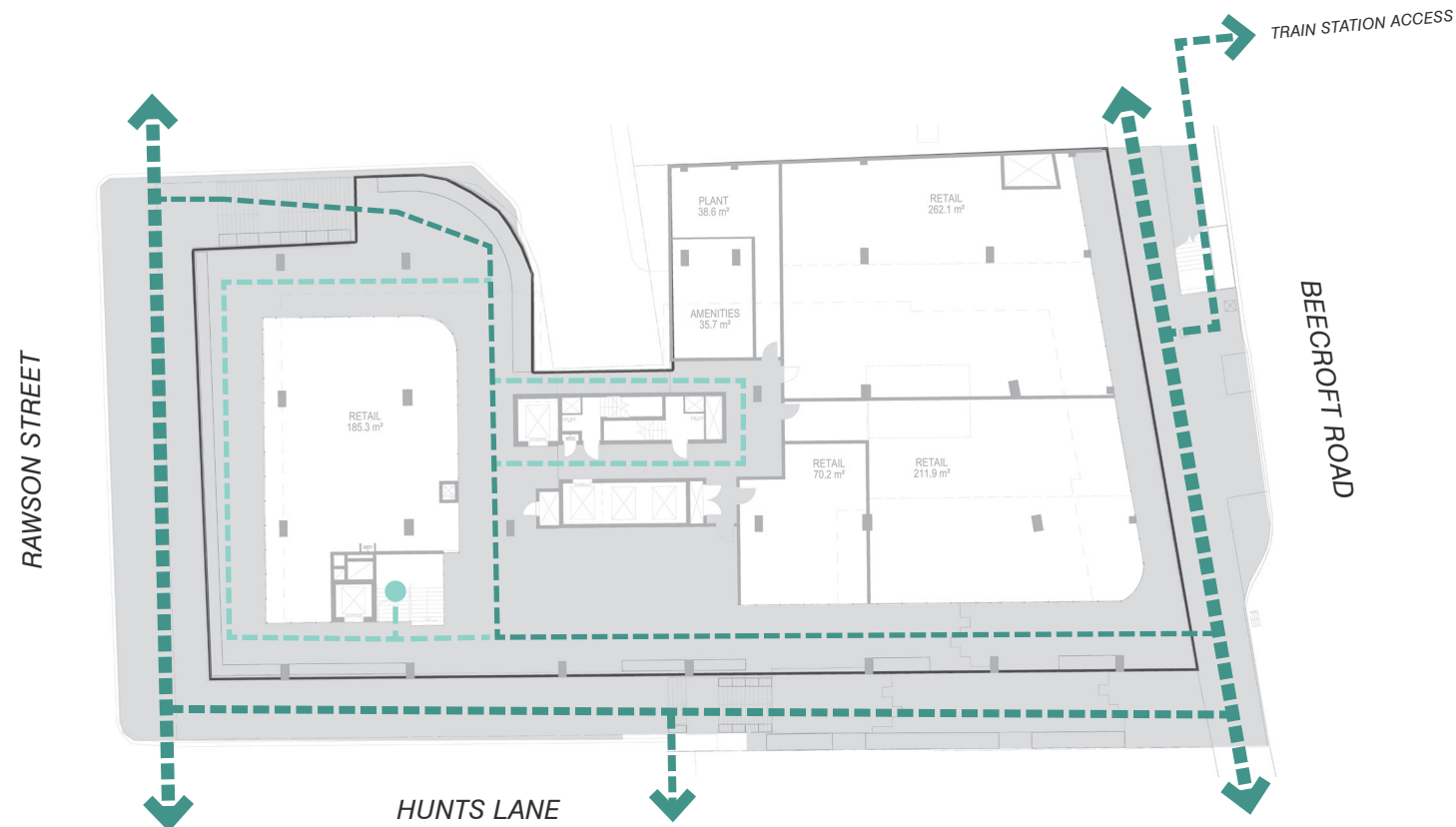
A.3 DESIGN OPPORTUNITIES AND DRIVERS

The following diagrams are a synthesis of the analysis and assessment of the Architectural Proposal. With greatest consideration to the public realm, the diagrams create clear directions that have informed the landscape response to ensure the best outcome for people of Epping.

01 A SERIES OF SPACES WITH A SINGULAR CHARACTER



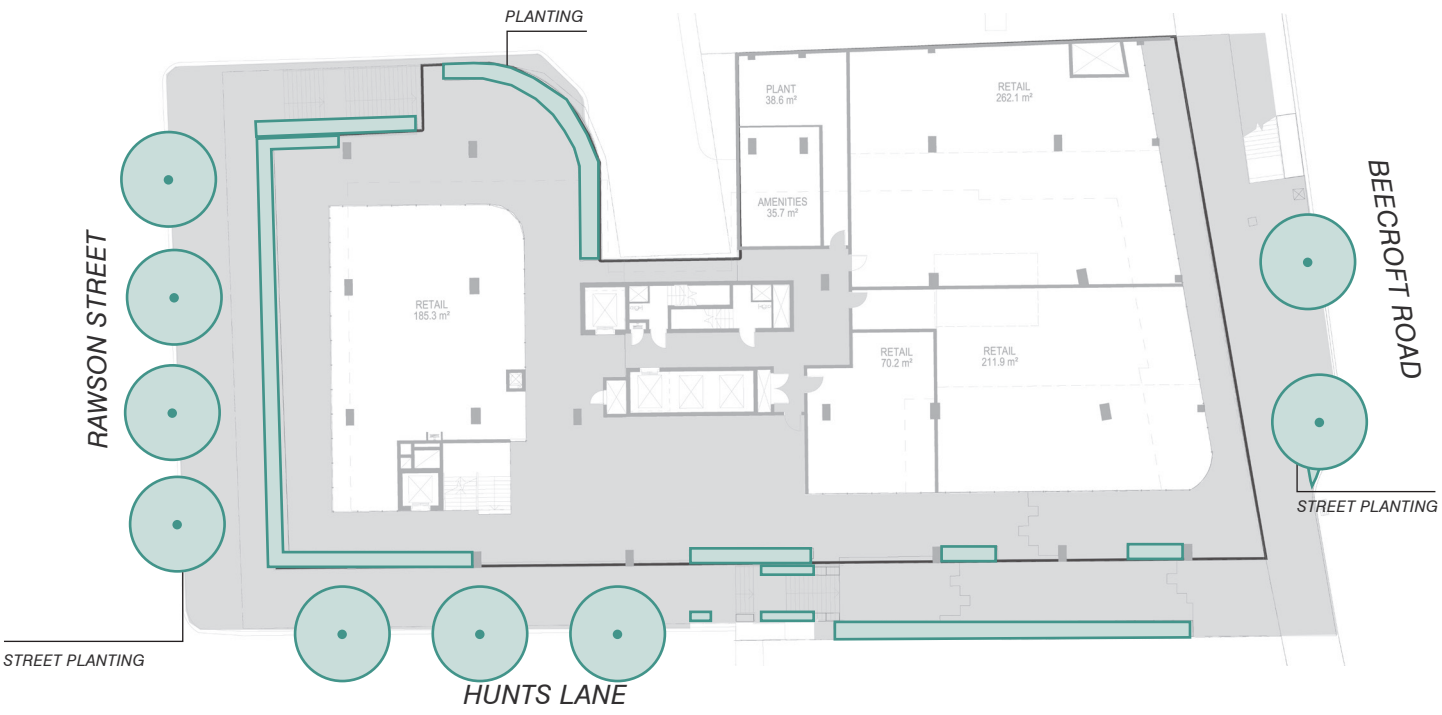
02 FINE GRAIN CONNECTIONS FOR THE PUBLIC



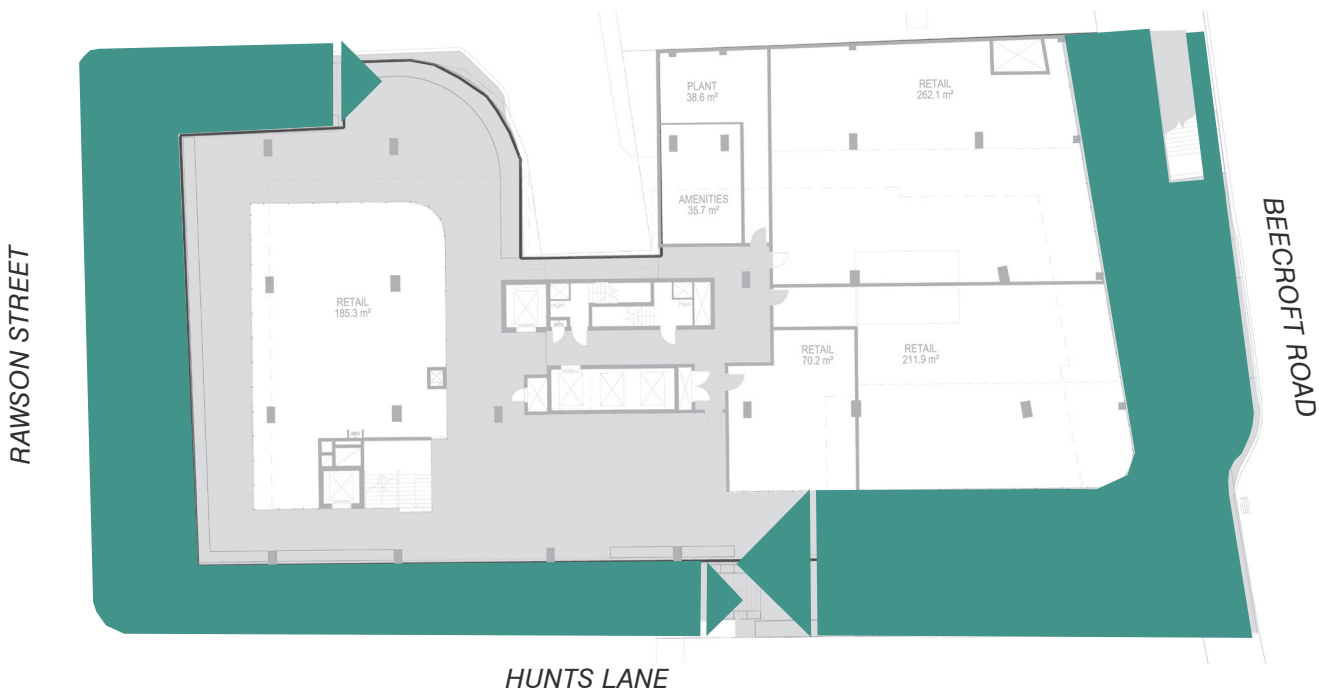
03 ACTIVE EDGES CELEBRATED IN THE LANDSCAPE



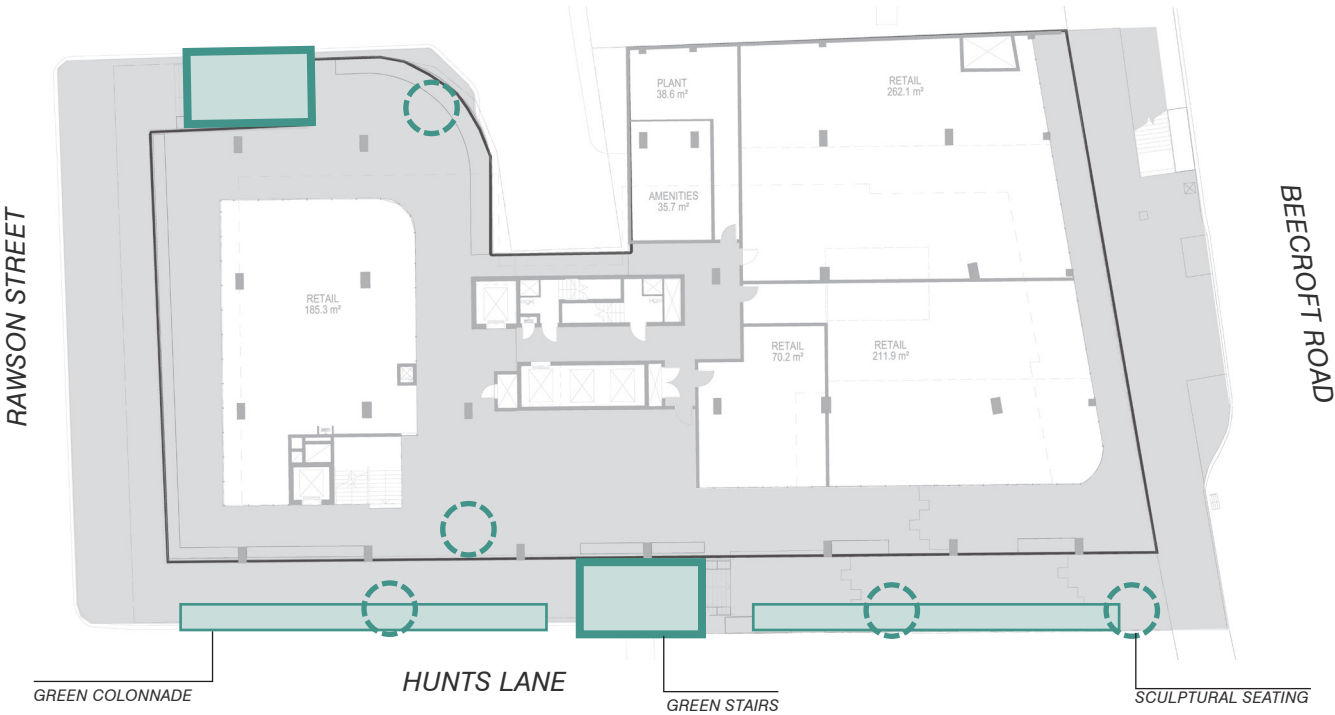
05 GREEN STREETS CONNECTED BY A GREEN LANEWAY



04 BRING THE PUBLIC DOMAIN IN TO CREATE A SEAMLESS CONNECTION



06 CELEBRATE THE CONNECTION WITH A SERIES OF FEATURES



A.4 DESIGN RESPONSE

1.1 METHODOLOGY

The landscape design strategy intent is to provide fresh, bright and functional communal and private spaces for the users and residents of 48-54 Beecroft Road and 52-54 Rawson Street. There are to be clear and visible sight lines across and within the site to guide ease of movement throughout the design.

The design impetus was to respond to architectural design both in materiality and design. The planting design accompanies these spaces in order to formalise these spaces and create a desirable and natural atmosphere within them.

1.2 LIGHTING

- Feature lighting will be provided to both the Rawson Street and Beecroft Road Ground Levels, as well as the Childcare and Apartment Levels
- All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

1.3 PUBLIC ART

Public art opportunities have been highlighted on the landscape plans. These could include:

- Suspended lighting to the through-link between Rawson St and Beecroft Rd
- Sculptural furniture elements

1.4 WATER MANAGEMENT + WSUD

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Where possible storm water runoff will be directed to the garden beds.
- All soft landscape zones on structure will be detailed to have subsurface drainage.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

1.5 MATERIAL STRATEGY AND PALETTE

- Materials and finishes have been selected based on their texture, form and aesthetic appeal.
- Paving will consist of contrasting finishes, textures and materials (stone, brick and concrete) providing a seamless connections throughout the site.
- Timber seating elements will be integrated within the raised planter walls and provide a contrast between materials.
- Lighting will be provided to meet all Australian standards and Green Star energy efficiency requirements. Feature lights will highlight distinguished interest areas & landscape elements.

1.6 PLANT ESTABLISHMENT + MAINTENANCE

GENERAL NOTES

PLANTING PROCEDURE

Refer typical on grade and podium planting details in Part C of this document.

LANDSCAPE MAINTENANCE STRATEGY

GENERAL

- *Planting maintenance period:* the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- *Planting maintenance program:* 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.

- *Planting maintenance log book:* keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- *Product warranty:* submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- *Insurance:* the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

WATERING

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

PLANTING MAINTENANCE

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,
- adjust / replace stakes and ties

- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

WEEDING

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

COMPLIANCE

- *Requirement:* plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident.
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter
- all non-conformance reports and defects notifications have been closed out.
- plant maintenance compliance schedule: *as defined by the superintendent

PRUNING

- *Generally:* tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- *Pruning:* cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.
- *Requirement:* pruning to be undertaken by a qualified tree surgeon / arborist

FERTILISING

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

COMPLETION

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

DRAINAGE & WATERING STRATEGY

- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- Irrigation systems to be installed to all trees and planting areas and will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;
- Low water demand shrub planting is proposed.
- Subsurface drainage cells to be installed in all planters on slab.

1.7 SAFETY AND SECURITY

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

- All paths are overlooked from the proposed buildings, and adjacent streets which will provide a high level of passive surveillance;
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.