

32 RICKETTY STREET MASCOT, NSW 2020

LANDSCAPE DESIGN REPORT

DRAWING REGISTER

LDR-01	Site Analysis Plan
LDR-02	Design Analysis
LDR-03	Trees to be Removed/Retained
LDR-04	Landscape Area Plan
LDR-05	Landscape Ground Floor Plan
LDR-06	Ricketty Street Frontage
LDR-07	Laneway Link and Western Boundary
LDR-08	Ground Floor Precedent Imagery
LDR-09	Level 1-3 Carpark Northern Facade
LDR-10	Level 4 Terrace
LDR-11	Level 5-9 Terrace Levels 5-9
LDR-12	Level 10 Green Roof
LDR-13	Level 10 Communal Open Space



SITE LOCATION



STREETSCAPE IMAGES



KENT ROAD

VIEW FROM RICKETTY STREET



VIEW FROM OSSARY STREET



CONTEXTUAL IMAGES



38 RICKETTY STREET
• Active street frontage
• Landscape treatment on tall blank facade

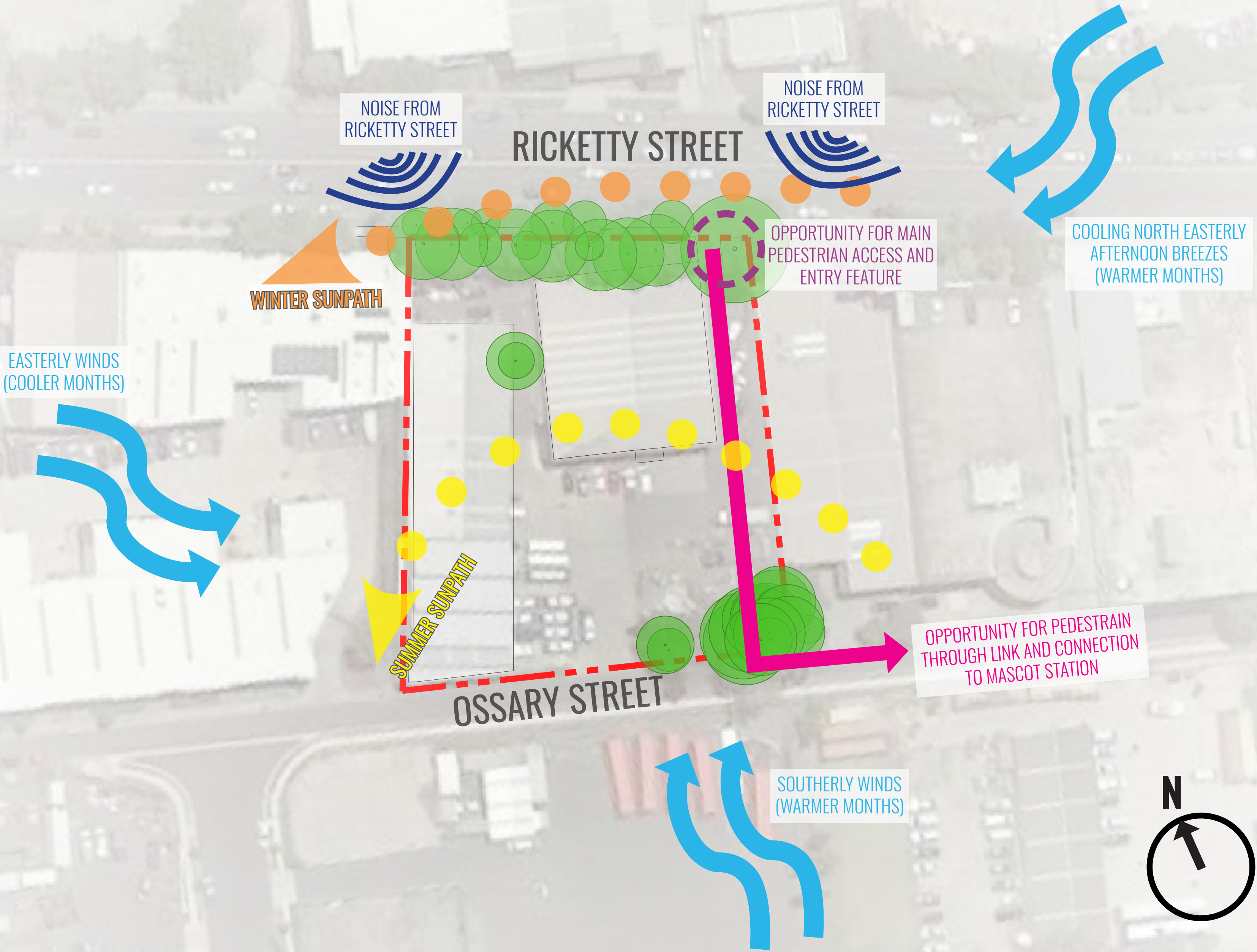


40 RICKETTY STREET
• Active street frontage
• Outdoor terrace

PRECEDENT IMAGE



ETHERDEN WALK
• Shade tolerant species
• Seating and amenities

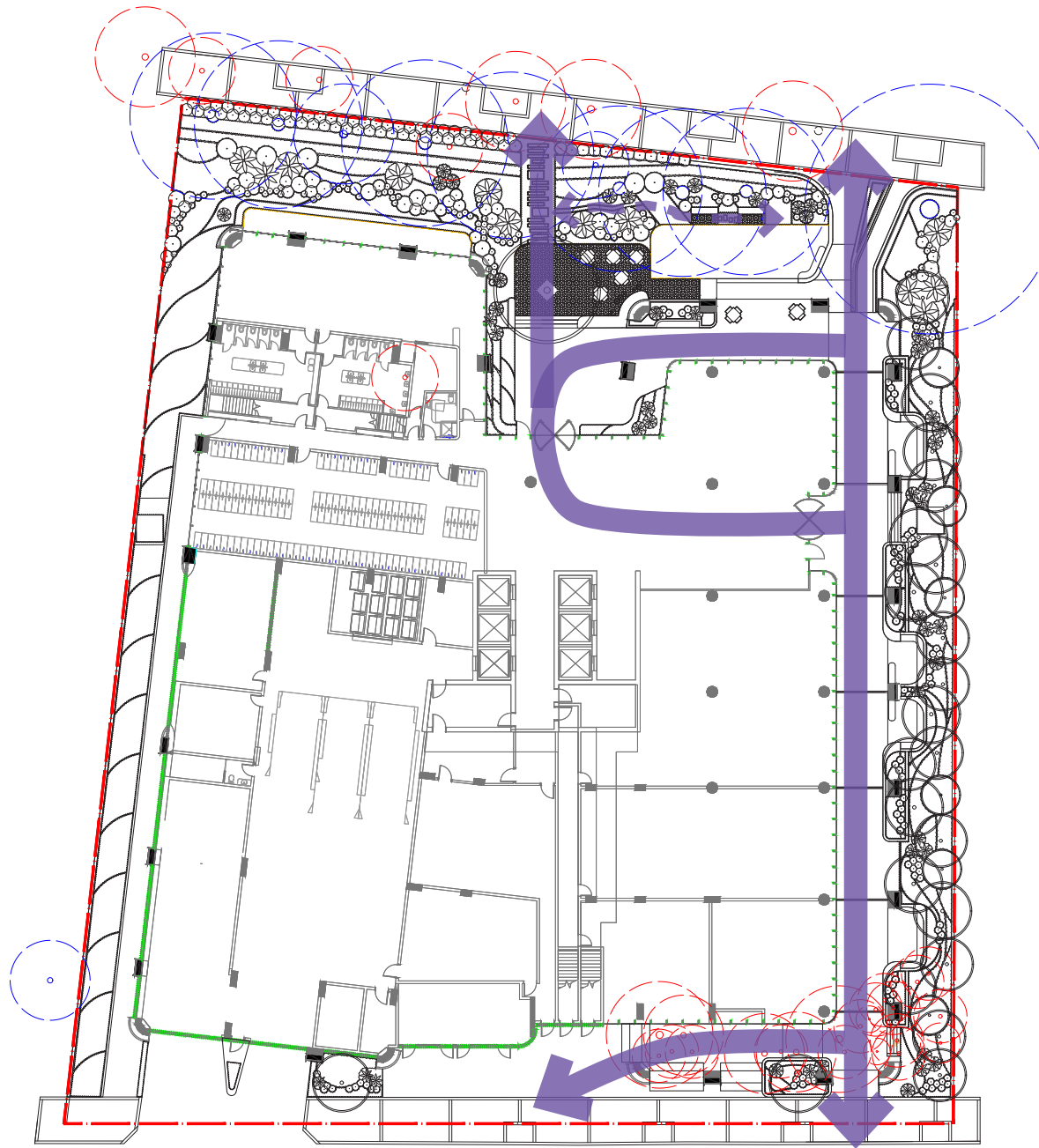




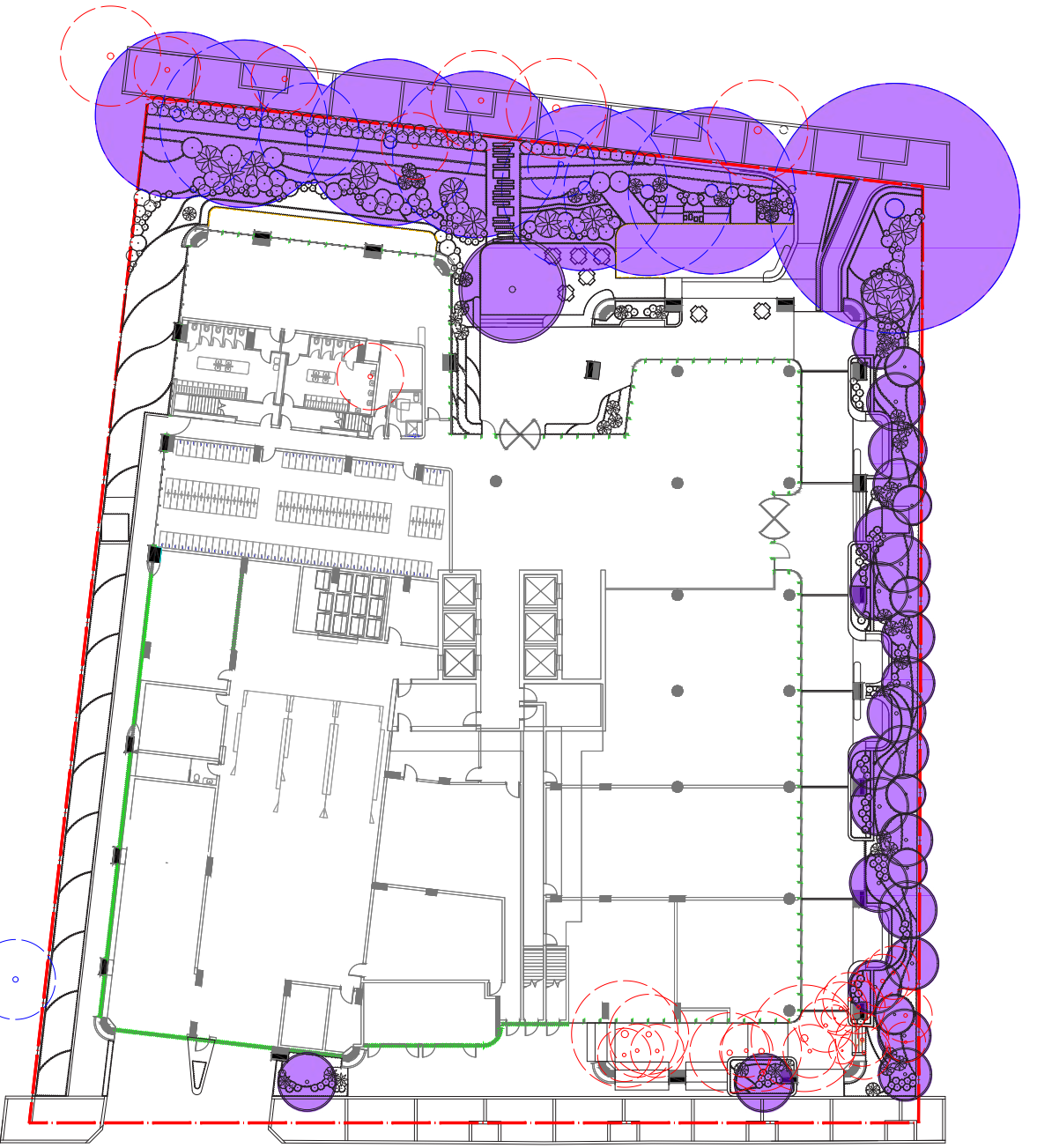
LANDSCAPE AREA
Required By Council: 20%



2M SET BACK - DEEP SOIL



CIRCULATION



CANOPY COVER







NATIVE PLANTING



INDIGENOUS PLANTING



LEGEND

-  SITE BOUNDARY
-  TREES TO BE RETAINED
-  TREES TO BE REMOVED
-  TREE PROTECTION ZONE (TPZ)

EXISTING TREES SCHEDULE

TREE CODE	BOTANICAL NAME	COMMON NAME	TPZ (RADIUS)	TREATMENT
T1	<i>Callistemon sp.</i>	Bottlebrush	3.6m	Remove
T2	<i>Callistemon sp.</i>	Bottlebrush	2.88m	Remove
T3	<i>Platanus x acerifolia</i>	London Plane	12m	Retain
T4	<i>Platanus x acerifolia</i>	London Plane	7.2m	Retain
T5	<i>Platanus x acerifolia</i>	London Plane	5.4m	Retain
T6	<i>Callistemon sp.</i>	Bottlebrush	2.4m	Remove
T7	<i>Callistemon sp.</i>	Bottlebrush	2.4m	Remove
T8	<i>Platanus x acerifolia</i>	London Plane	8.4m	Retain
T9	<i>Acacia sp.</i>	Acacia	1.2m	Remove
T10	<i>Platanus x acerifolia</i>	London Plane	8.4m	Retain
T11	<i>Lophostemon confertus</i>	Brush Box	3.6m	Remove
T12	<i>Lophostemon confertus</i>	Brush Box	3.6m	Remove
T13	<i>Macadamia sp.</i>	Macadamia	2.4m	Retain
T14	<i>Platanus x acerifolia</i>	London Plane	5.76m	Retain
T15	<i>Platanus x acerifolia</i>	London Plane	9.6m	Retain
T16	<i>Platanus x acerifolia</i>	London Plane	8.4m	Retain
T17	<i>Lophostemon confertus</i>	Brush Box	3.6m	Remove
T18	<i>Platanus x acerifolia</i>	London Plane	10.8m	Retain
T19	<i>Melaleuca bracteata</i>	River Tea Tree	2.64m	Remove
T20	<i>Angophora costata</i>	Sydney Red Gum	4.8m	Retain
T21	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T22	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T23	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T24	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T25	<i>Casuarina cunninghamiana</i>	River Oak	4.2m	Remove
T26	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T27	<i>Casuarina cunninghamiana</i>	River Oak	4.8m	Remove
T28	<i>Casuarina cunninghamiana</i>	River Oak	4.8m	Remove
T29	<i>Casuarina cunninghamiana</i>	River Oak	6m	Remove
T30	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T31	<i>Casuarina cunninghamiana</i>	River Oak	2.4m	Remove
T32	<i>Casuarina cunninghamiana</i>	River Oak	1.8m	Remove
T33	<i>Casuarina cunninghamiana</i>	River Oak	4.2m	Remove
T34	<i>Casuarina cunninghamiana</i>	River Oak	4.2m	Remove
T35	<i>Casuarina cunninghamiana</i>	River Oak	1.8m	Remove
T36	<i>Casuarina cunninghamiana</i>	River Oak	2.4m	Remove
T37	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T38	<i>Casuarina cunninghamiana</i>	River Oak	4.8m	Remove
T39	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T40	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T41	<i>Casuarina cunninghamiana</i>	River Oak	3.6m	Remove
T42	<i>Casuarina cunninghamiana</i>	River Oak	6m	Remove

Client:

Drawing Title:

Trees to be Removed / Retained

DWG No:

LDR-03

Scale:

1:150 @ A1
1:300 @ A3

Date:

27.05.2021

Job Number:

200922

North:



Project:

32 Ricketty St

Mascot, NSW 2020

Revision

Rev

Date

Description

Drawn

Checked

A

14.12.20

FOR LDR

TW/PT

B

29.04.21

FOR LDR

PT

C

27.05.21

FOR LDA

PT

FOR DEVELOPMENT APPLICATION



LEGEND

TOTAL GROUND FLOOR SITE AREA = 4613.80 M2

--- SITE BOUNDARY

LANDSCAPE AREA = 922.6 M2
LANDSCAPE AREA PERCENTAGE OF SITE AREA = 20%
(REQUIRED BY COUNCIL = 20%)

AREA (59.86 M2) COUNTED IN LANDSCAPE AREA AT
50% DENSITY (29.93 M2) TO ALLOW FOR PERMEABLE
PAVING

DEEP SOIL AREA = 871.44 M2
DEEP SOIL AREA PERCENTAGE OF SITE AREA= 18.89%

LANDSCAPE NOT INCLUDED IN LANDSCAPE AREA
CALCULATION (LESS THAN 1M WIDTH) = 13.19 M2

--- FLOOD CHAMBER

--- STRUCTURE ABOVE

LVL 1-3 TOTAL LANDSCAPE AREA = 101.49 M2

LVL 4 TOTAL LANDSCAPE AREA = 54.05 M2

LVL 5-9 TOTAL LANDSCAPE AREA = 109.10 M2

LVL 10 TOTAL LANDSCAPE AREA = 726.06 M2

TOTAL LANDSCAPED AREA WITHIN DEVELOPMENT = 1913.30 M2

LANDSCAPE SETBACK

Mix of indigenous, native planting to Ricketty Street.

SECONDARY ACCESS

Stepping pavers set in landscape for secondary access.

GYM BREAKOUT

Opportunity for outdoor training and yoga spaces.

PERIPHERY LANDSCAPE

Native grasses to be used along western boudary drainage easement for overland flow.

STREET TREES

Passively irrigated street trees from stormwater run off.

RICKETTY STREET

PUBLIC DOMAIN

New treatments to Ricketty Street to Bayside Council manual.

ENTRY

Ramp and stairs to negotiate level changes. Feature signage element in wall.

TURF BREAKOUT

Lawn area for passive recreation.

SECLUDED SEATING

Provide seating to utilise existing shade from Plane Trees incorporated into planting areas and supplemented with ambient ball lighting.

CAFE BREAKOUT

Extension of cafe area into landscape.

LANEWAY LINK

Incorporating seating pods, native planting and lighting strip tiles to highlight columns and to provide night time illumination.

GREEN WALLS

Green walls to perimeter of building. Refer to LDR-09.

RAISED PLANTER

Used to negotiate level change.

PUBLIC DOMAIN

New treatments to Ossary Street to Bayside Council manual.

LOBBY

BIKE STORAGE

GYM

CAFE

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

OSSARY STREET

GROUND FLOOR

32 Ricketty Street aims to become a landmark building within the Mascot Station Precinct. Landscaping offers the opportunity to enhance the public domain and spaces within the development site.

To meet the requirements of this Design Excellence project, a high quality landscape design is proposed.

• ACTIVATION

Activation of ground floor commercial units will be enhanced with external landscaped areas and break-out spaces. The northern setback will be utilised to provide passive seating and a garden extension to the proposed Cafe.

A unique hard and soft materials palette will be adopted, with the use of natural stone, off form concrete, timber, with indigenous native and exotic planting. All of which are designed to complement the curved edges of the built form.

• EXISTING TREES

All of the existing deciduous London Plane trees along Ricketty Street are to be retained as part of the development. These provide excellent shade in summer and solar access during winter. It is proposed to carry out pruning works to trim lower branching and improve the visual permeability to Ricketty Street. This will increase the ability for passive surveillance and help to fulfil CPTED requirements.

• SITE LINKS

A pedestrian through site link is proposed from Ricketty Street to Ossary Street. It is likely that people will use the link to walk to Mascot Station and this will be activated through the use of commercial units, external landscaping seating and lighting. The Ricketty Street entry will present big and bold signage to create identity and a feeling of arrival.

• GREEN FACADE TREATMENTS

To sit the building more comfortably within the site and to help soften the northern parking levels, green facade treatments are proposed. The use of tensile wires with climbing plants combined with cascading planting from planter boxes on balconies, will in effect, create a nine-storey high central landscaped green wall.

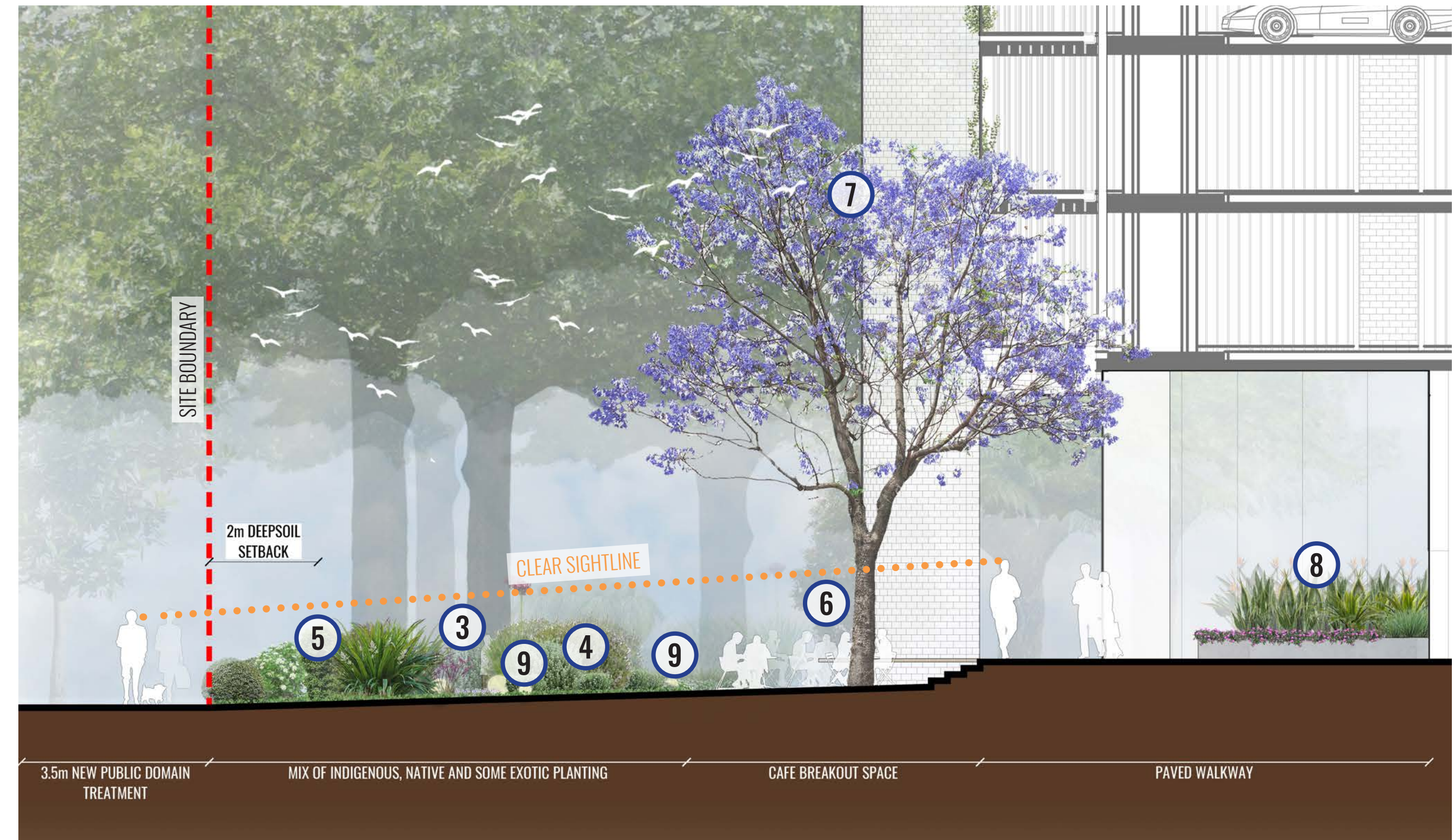
RICKETTY STREET FRONTAGE

A significant setback from Ricketty Street allows for a large area of landscaping. DESIGN AIMS:

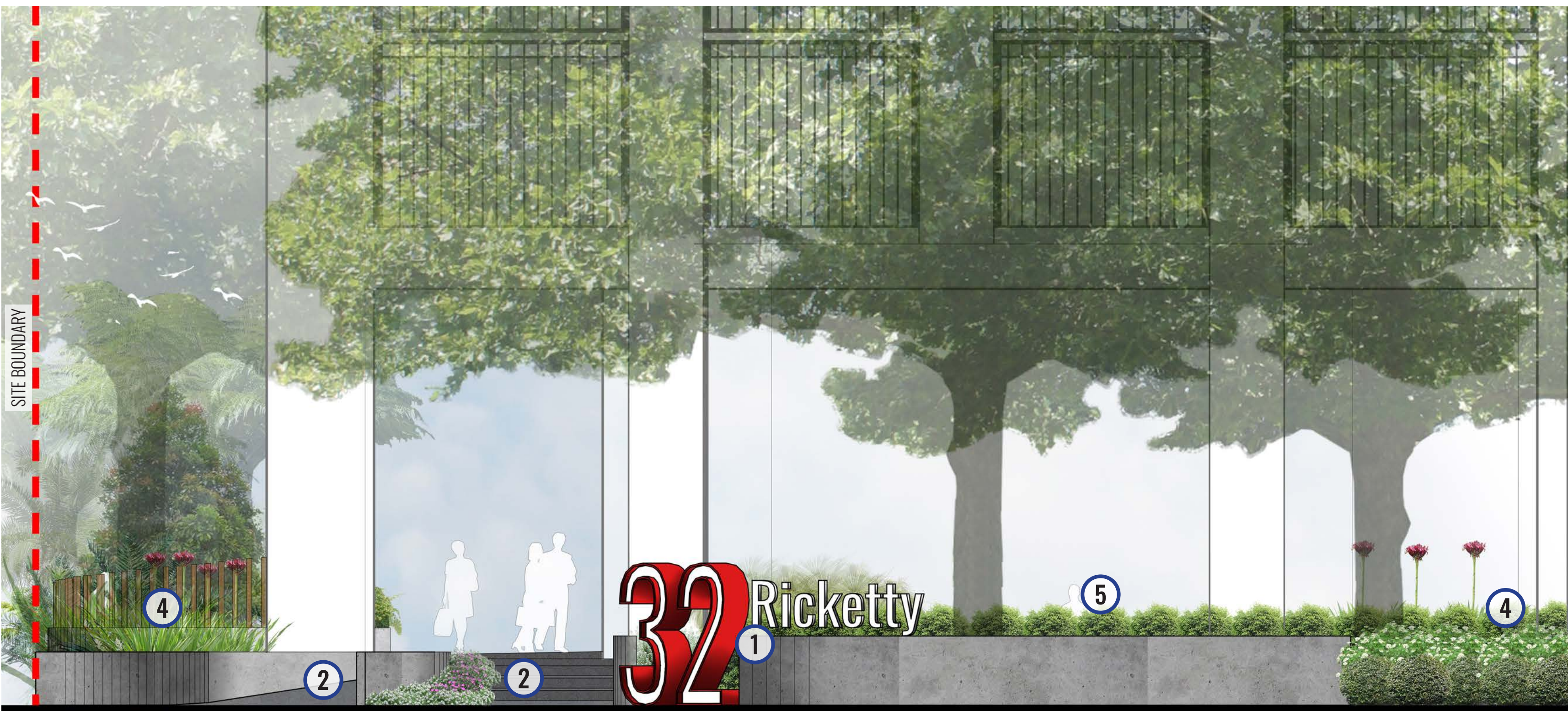
- 1 Create an identifiable entry using big and bold signage.
- 2 Provide equitable access to negotiate level changes through the use of a ramp and stairs to Ricketty Street.
- 3 Create break out spaces within the front setback including lawn areas and seating for passive recreation.
- 4 Utilise a predominately native plant palette to strengthen the Australian identity providing a sustainable low water use landscape.
- 5 Meet CPTED requirements by only planting species under 1.5m in height as per DCP requirements for passive surveillance.
- 6 Provide an outdoor extension to the proposed Gym and Cafe using synthetic turf for exercise space and permeable paving for the outdoor cafe seating.
- 7 Provide a feature Jacaranda tree as a focal point.
- 8 Soften the lobby approach and bleed the hard landscaped edge by extending planting to meet the building.
- 9 LED Ball Lights to provide ambient lighting at night.



SECTION AA 1:75 @ A1



ENTRY ELEVATION 1:50 @ A1

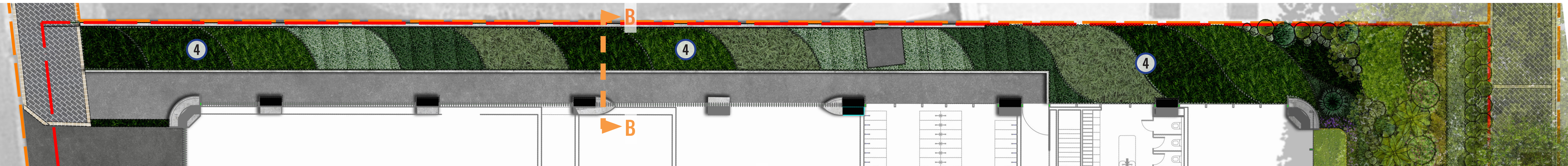


LANEWAY LINK AND WESTERN BOUNDARY

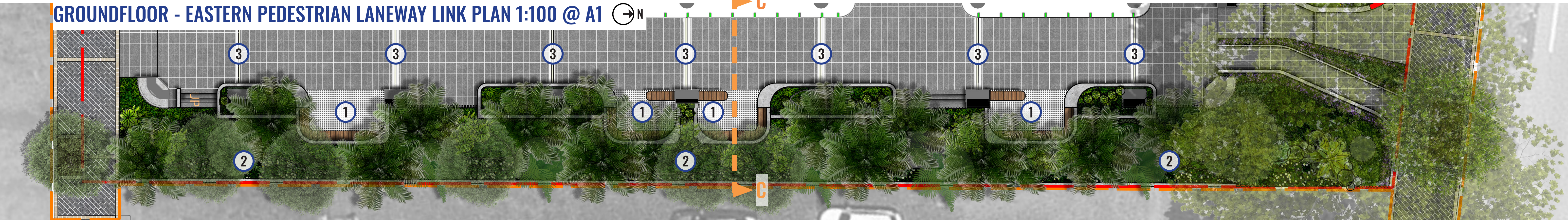
DESIGN AIMS:

- 1 Activate the eastern laneway by creating unique 'Seating Pods' using off form concrete, timber and natural stone.
- 2 Utilise shade tolerant native plant palette to create a green lush oasis.
- 3 Use lighting for way-finding and to enhance the visual experience of the collanade.
- 4 Plant native sedges and grasses in the western overland flow.

GROUND FLOOR - WESTERN BOUNDARY PLAN 1:100 @ A1



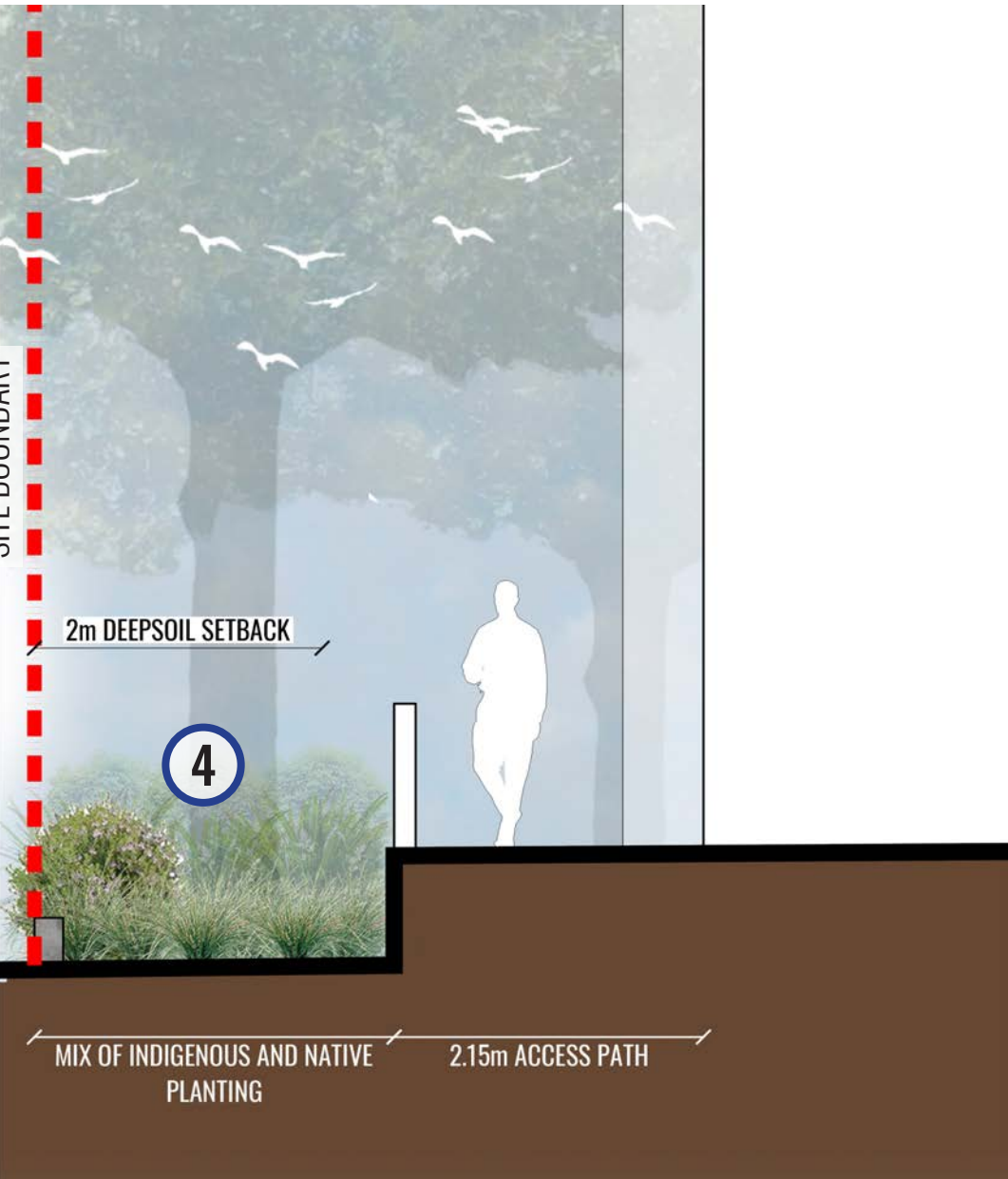
GROUND FLOOR - EASTERN PEDESTRIAN LANEWAY LINK PLAN 1:100 @ A1



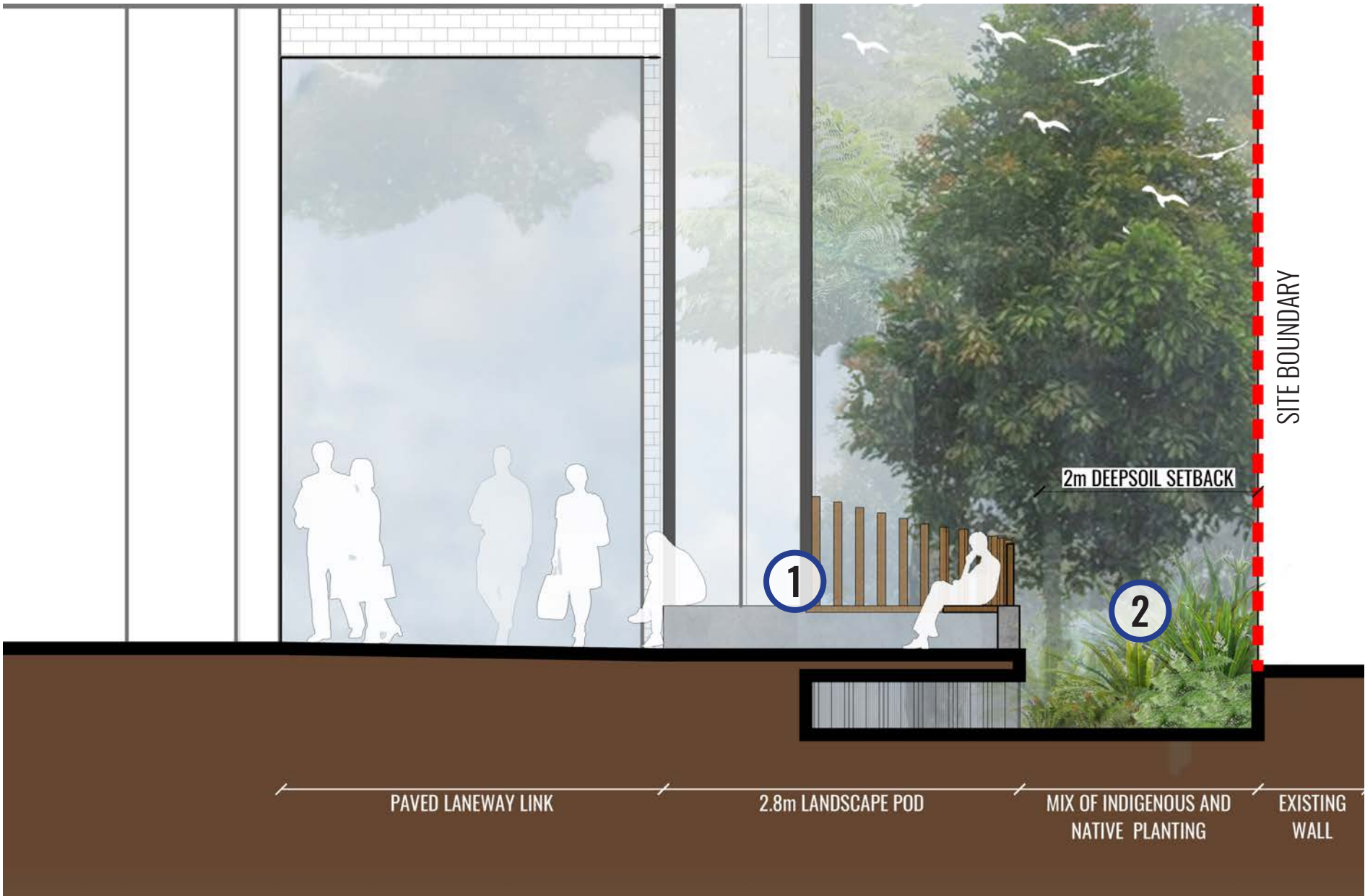
TYPICAL SEATING POD ELEVATION 1:50 @ A1



SECTION BB 1:50 @ A1



SECTION CC 1:50 @ A1



PLANTING DESIGN CASE STUDY - ETHERDEN WALK, MASCOT

Close to the proposed Ricketty St development is Etherden Walk which connects Kent St to John St. This passes through the Meriton Suites and towards a shopping area containing Woolworths.

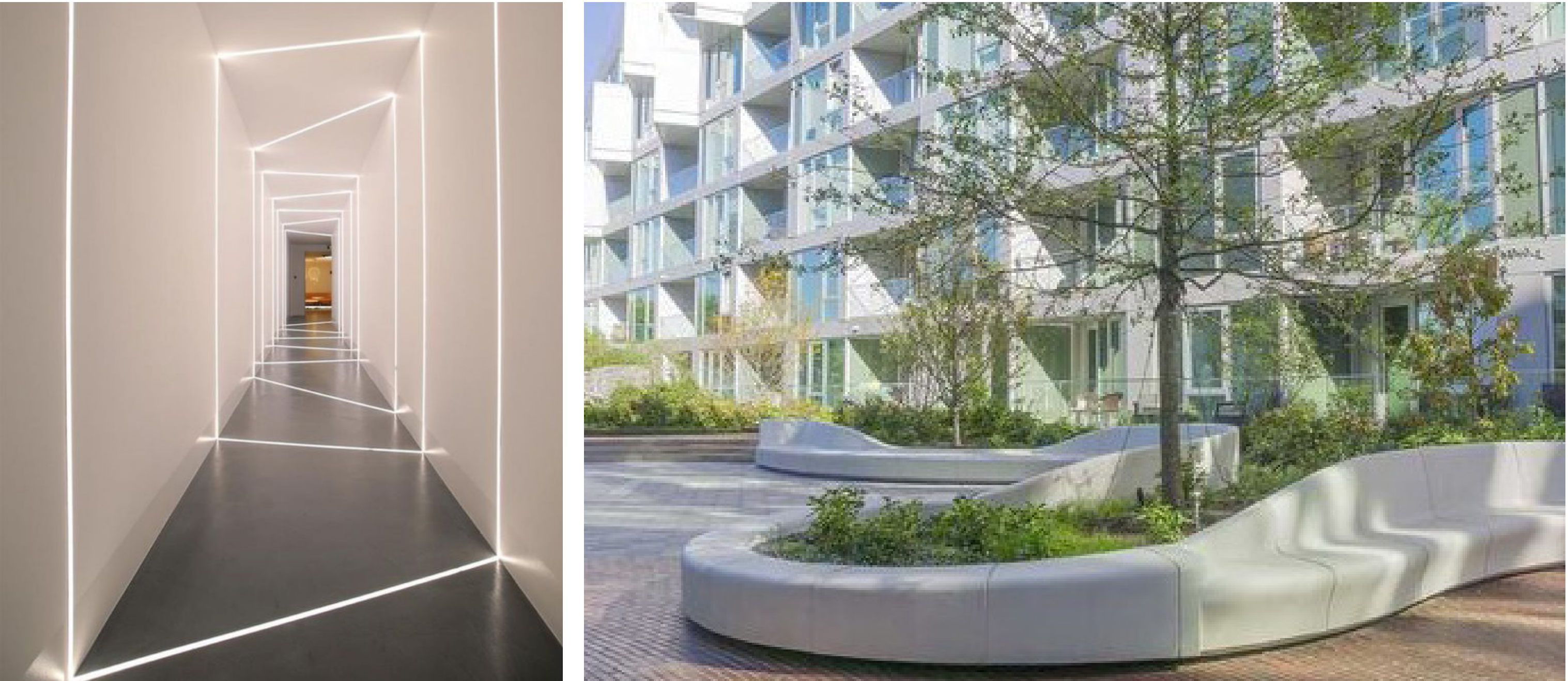
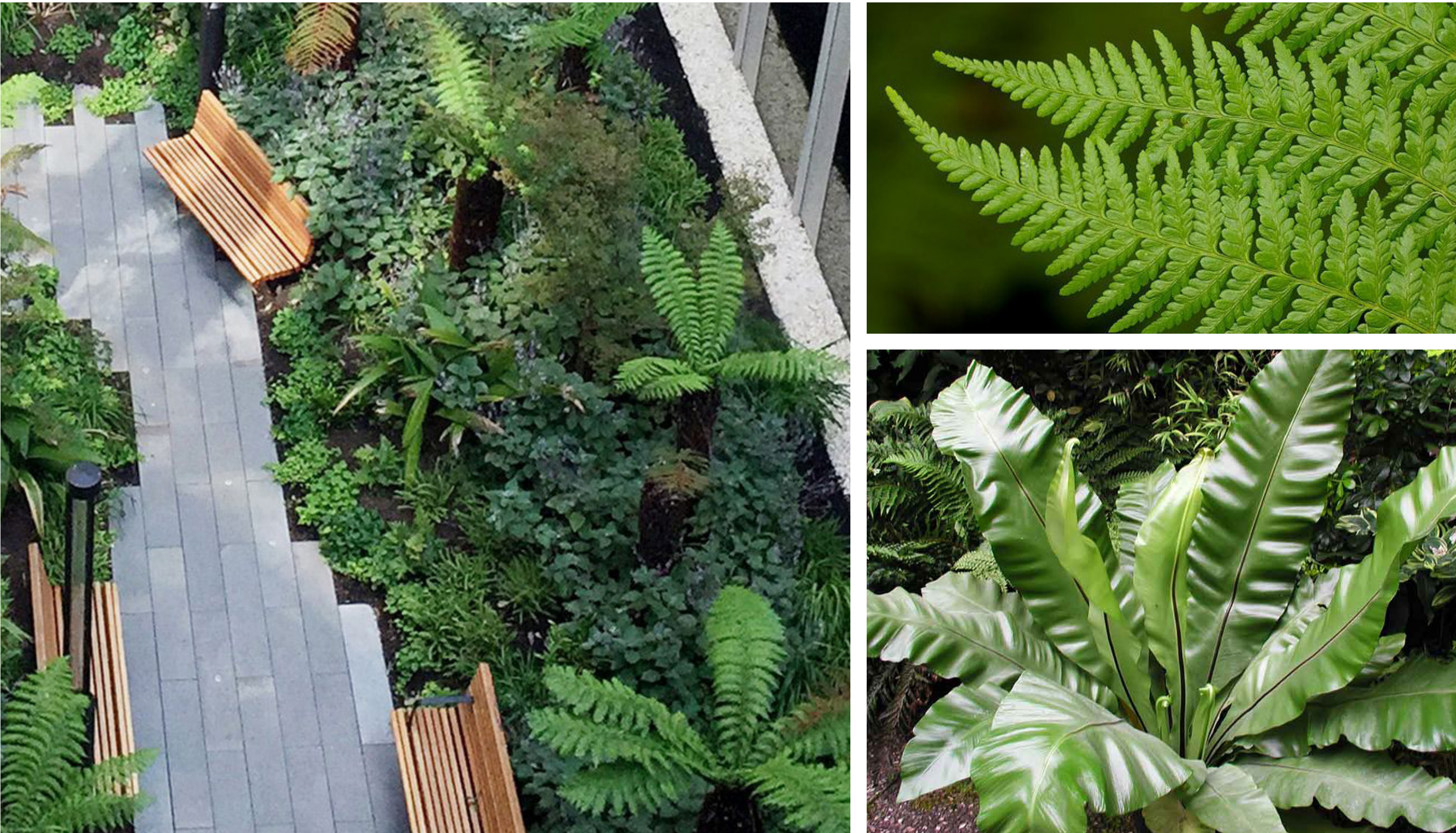
The 4m wide landscape area along the eastern laneway link of the Ricketty Street development takes its inspiration from Etherden Walk by utilising a very similar planting palette. This will create a lush green backdrop with tree cover and is expected to establish as successfully as seen within the Etherden laneway.



RICKETTY STREET FRONTAGE



LANEWAY LINK





LEVEL 1-3 CARPARK NORTHERN FACADE

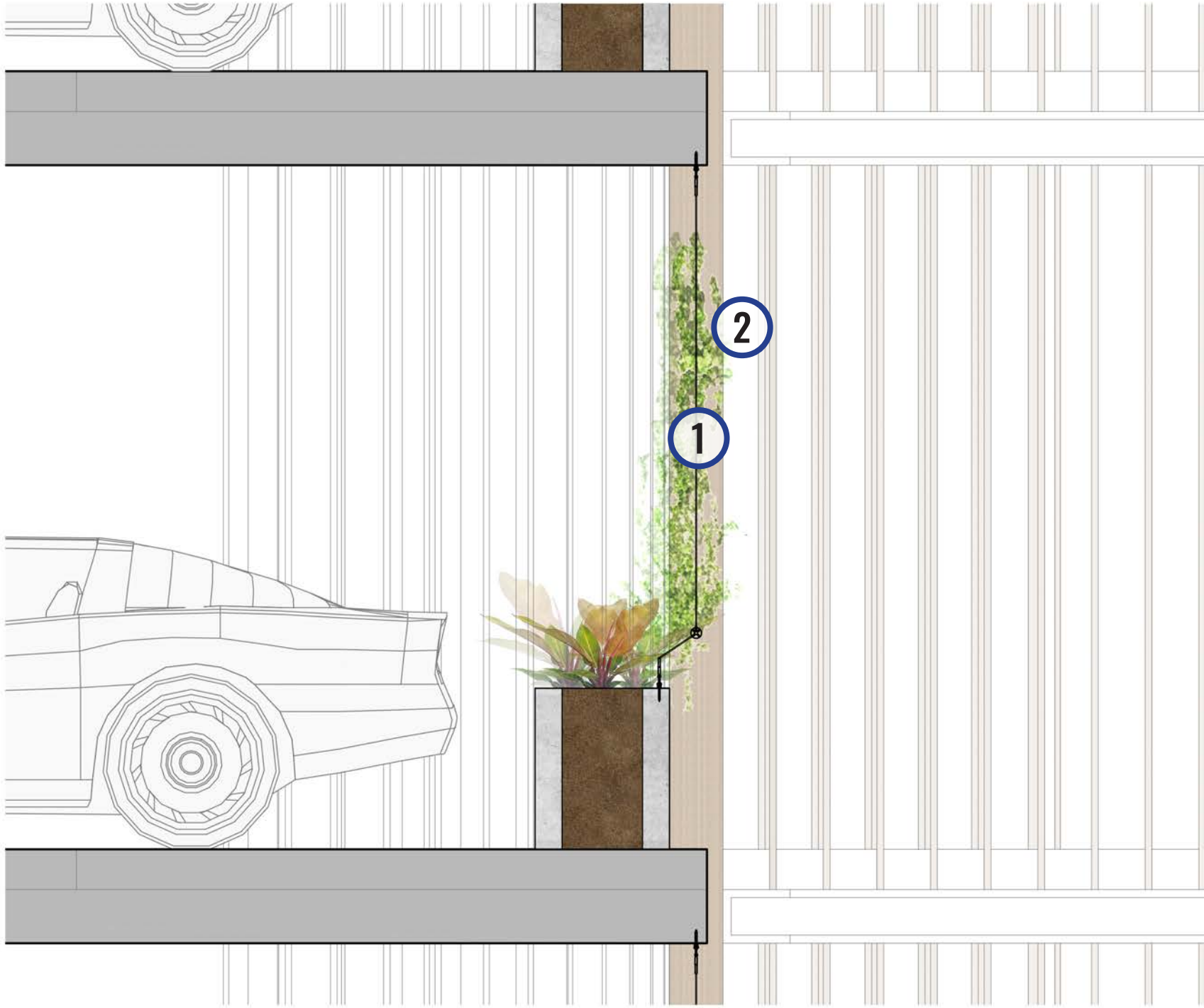
DESIGN AIMS:

- 1 Utilise tensile steel wires and climbing plants to green a central green wall from levels 1 to 3.
- 2 Soften the built form and provide visual relief from the car park.

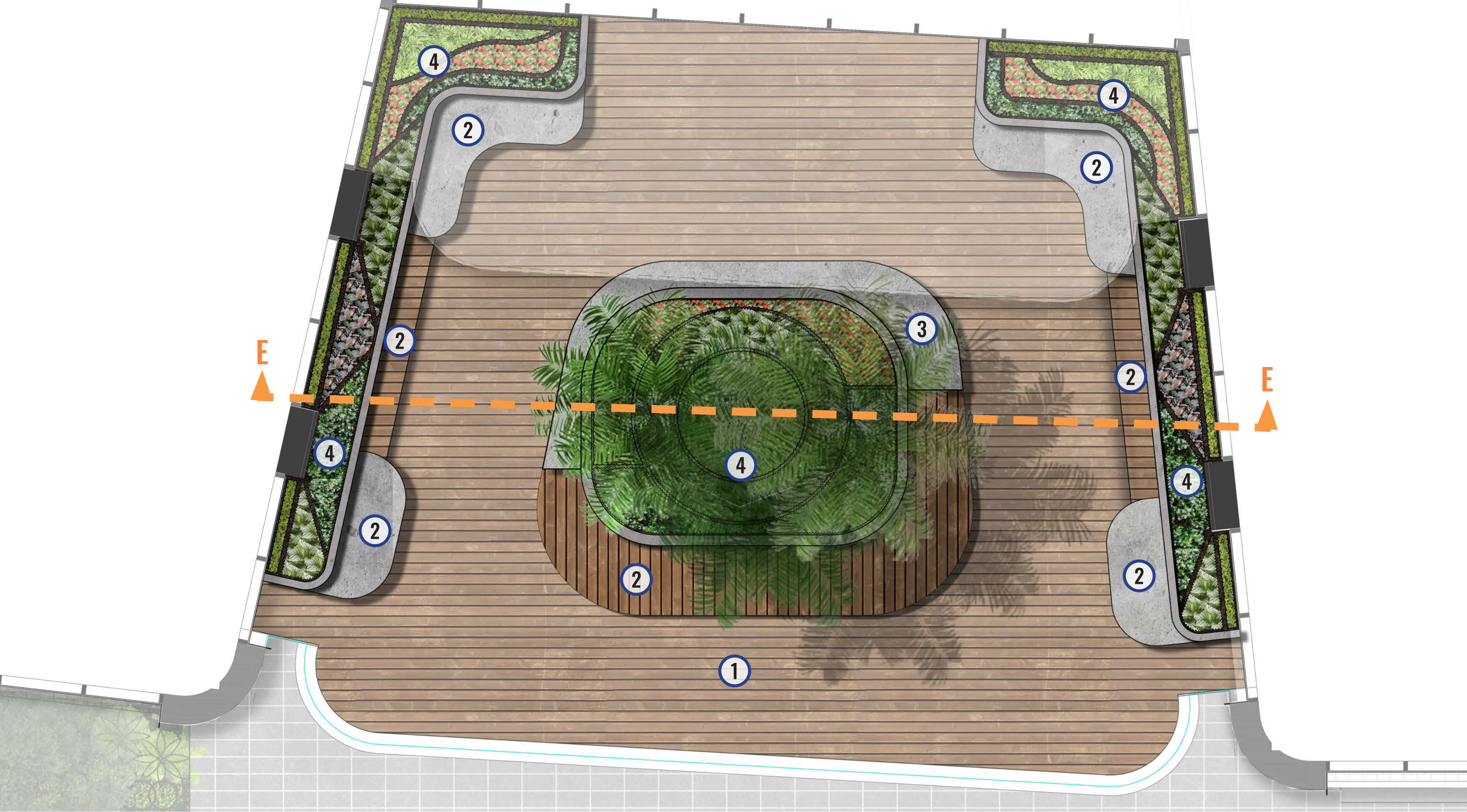
PRECEDENT IMAGERY



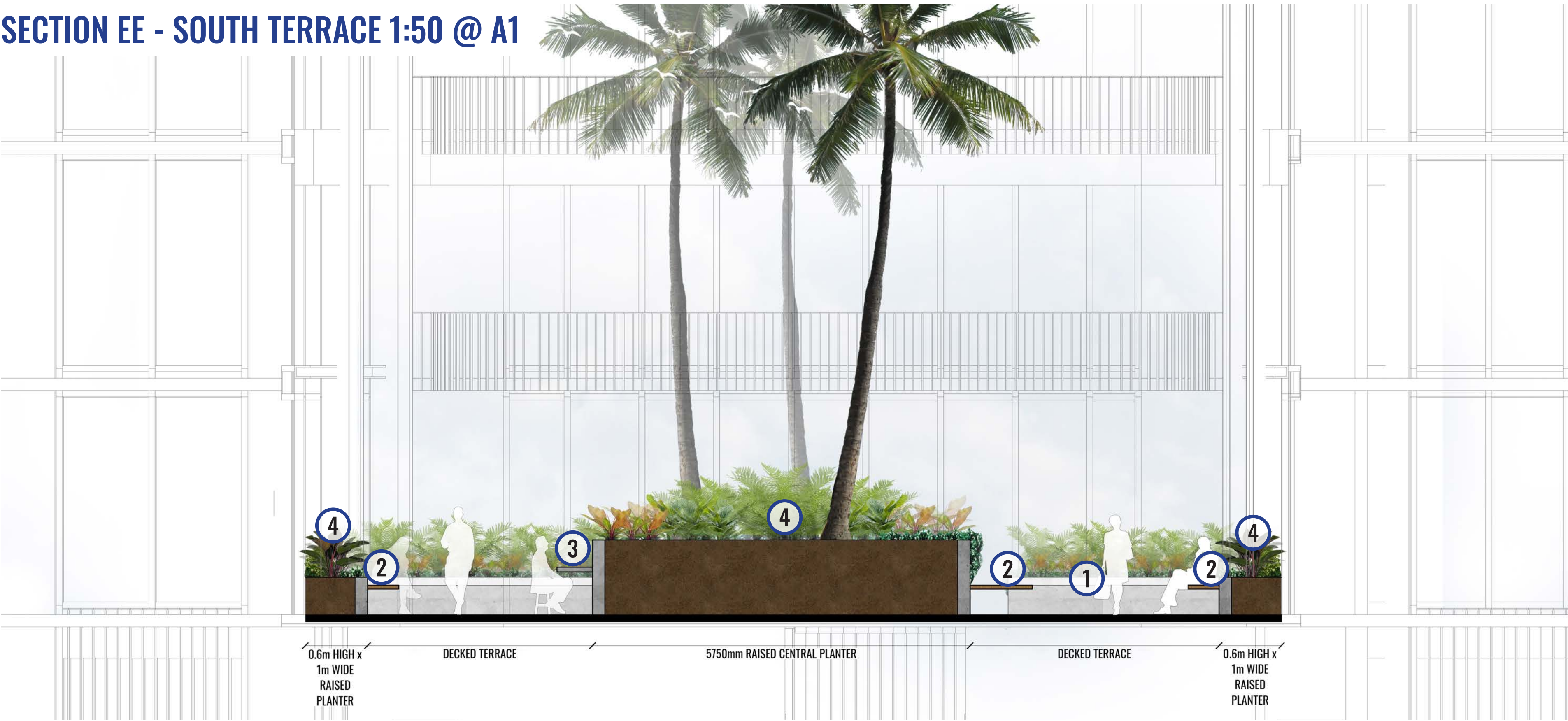
SECTION DD - TYPICAL RAISED PLANTER 1:20 @ A1



LEVEL 4 - SOUTH TERRACE PLAN



SECTION EE - SOUTH TERRACE 1:50 @ A1



LEVEL 4 TERRACE

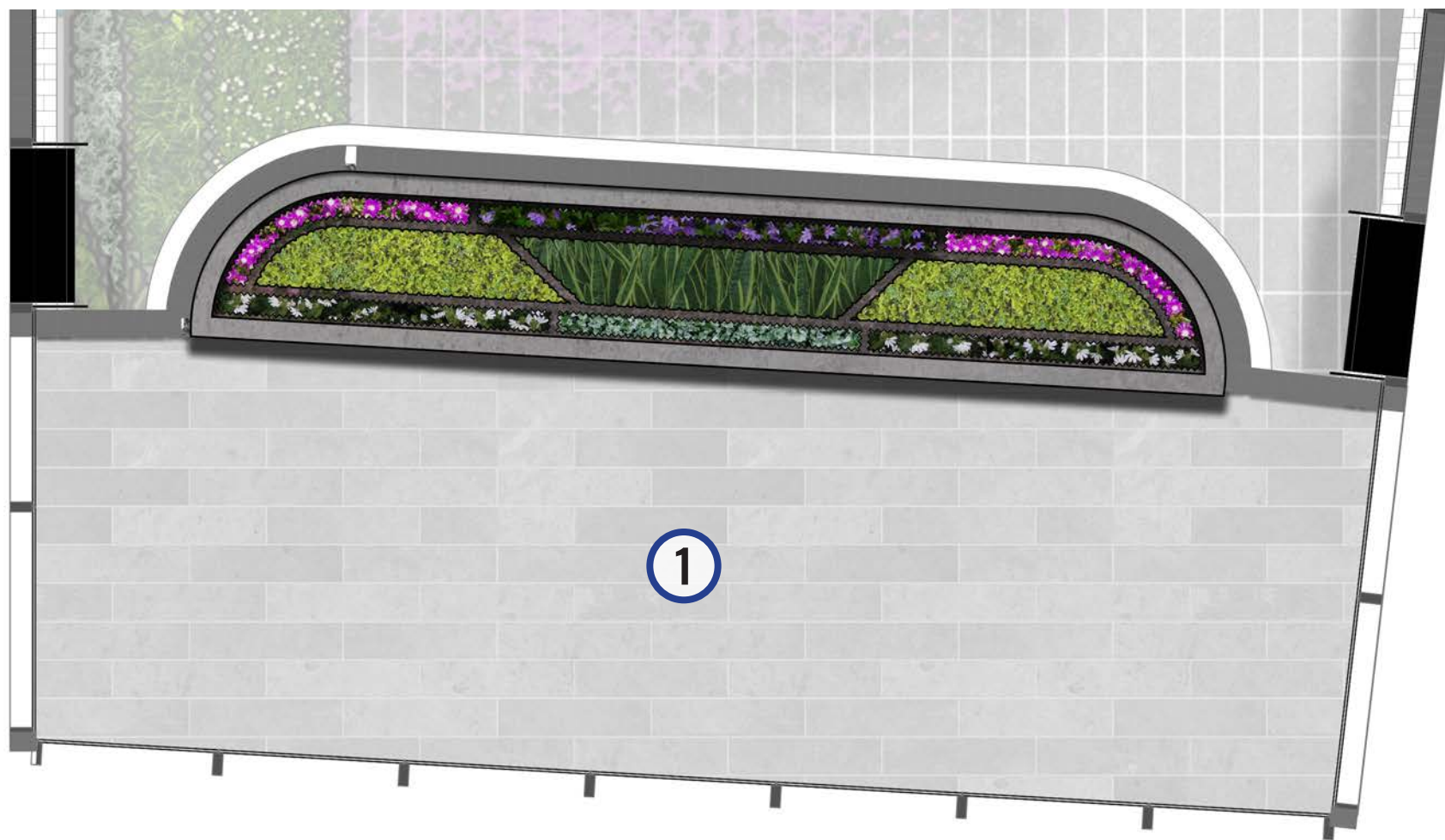
DESIGN AIMS:

- 1 Create an outdoor terrace for workers to use.
- 2 Provide seating for outdoor working and passive seating.
- 3 Provide bench tops for outdoor work station.
- 4 Utilise shade tolerant species to cope with the southern shaded aspect.

PRECEDENT IMAGERY



LEVEL 4 - NORTH TERRACE PLAN





TERRACE LEVELS 5 - 9

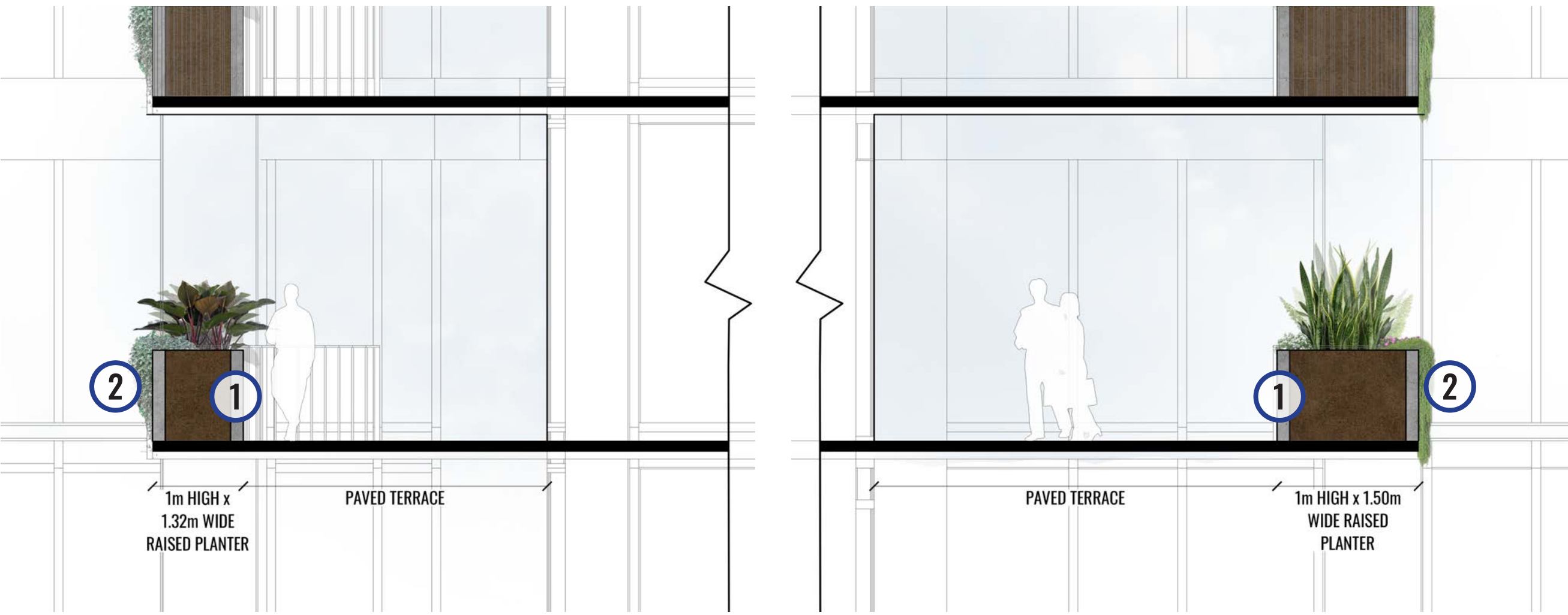
DESIGN AIMS:

- 1 Create planter boxes on both the northern and southern terraces from Levels 5-9.
- 2 Use draping plants to cascade down the facades and create green walls.

PRECEDENT IMAGERY



SECTION FF - SOUTH TERRACE 1:50 @ A1 SECTION GG - NORTH TERRACE 1:50@ A1



LEVEL 10 GREEN ROOF

Installation of an extensive green roof to contribute to Green Star Certification. Benefits will include:

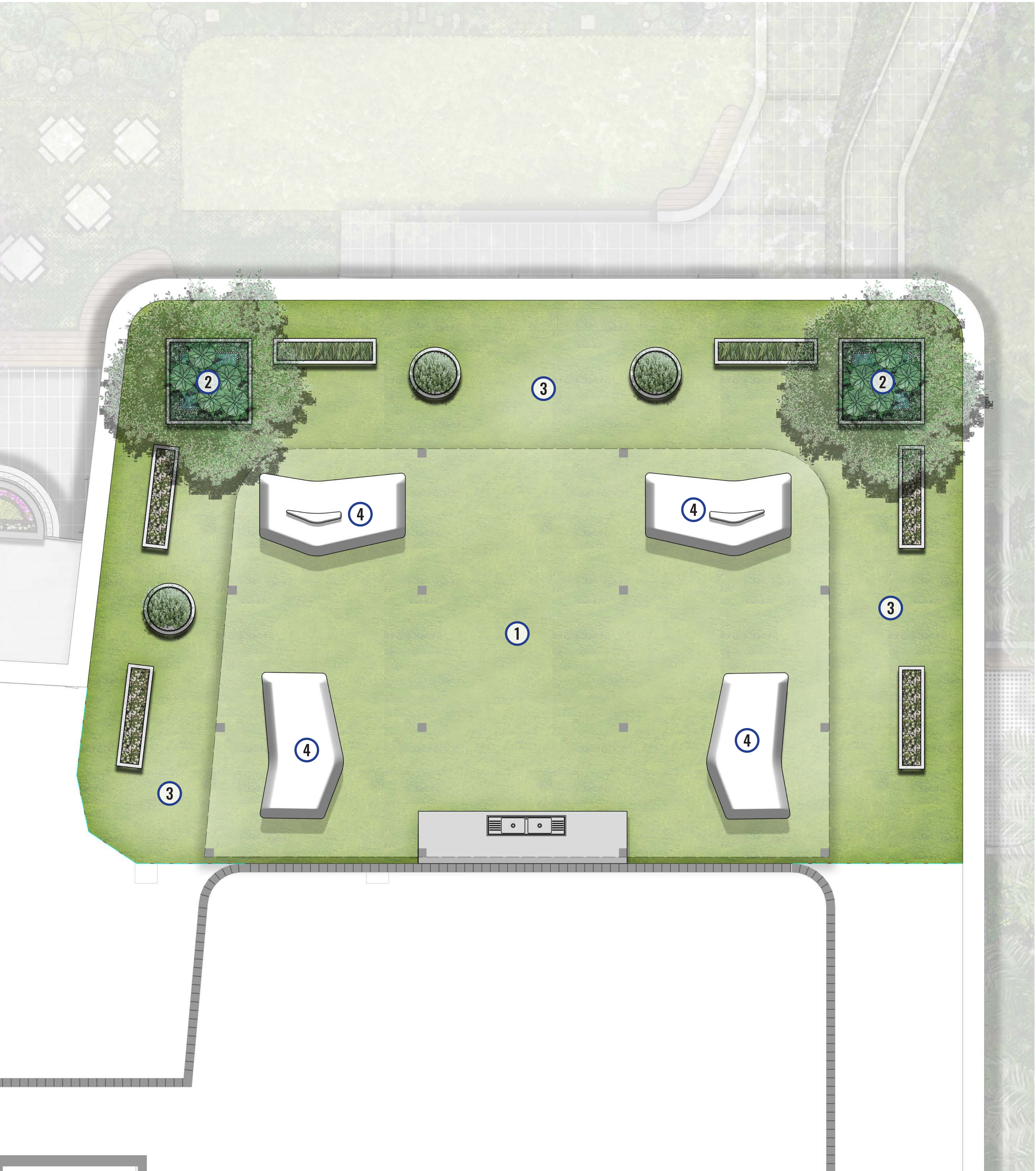
- Reduction in the urban heat island effect
- Slowing stormwater run off
- Increased building cooling in summer and heat retention in winter.

DESIGN AIMS:

- ① Provide extensive rooftop planting around solar panels. Planting such as Sedums to cope with low soil depth.
- ② Provide a paved pathway for maintenance access.

PRECEDENT IMAGERY





LEVEL 10 COMMUNAL OPEN SPACE

DESIGN AIMS:

- 1 Provide a multipurpose outdoor communal area for workers.
- 2 Use large planter boxes to contain trees.
- 3 Use artificial turf for passive recreation and soft, green visuals.
- 4 Provide sculptural seating benches for workers.

PRECEDENT IMAGERY

