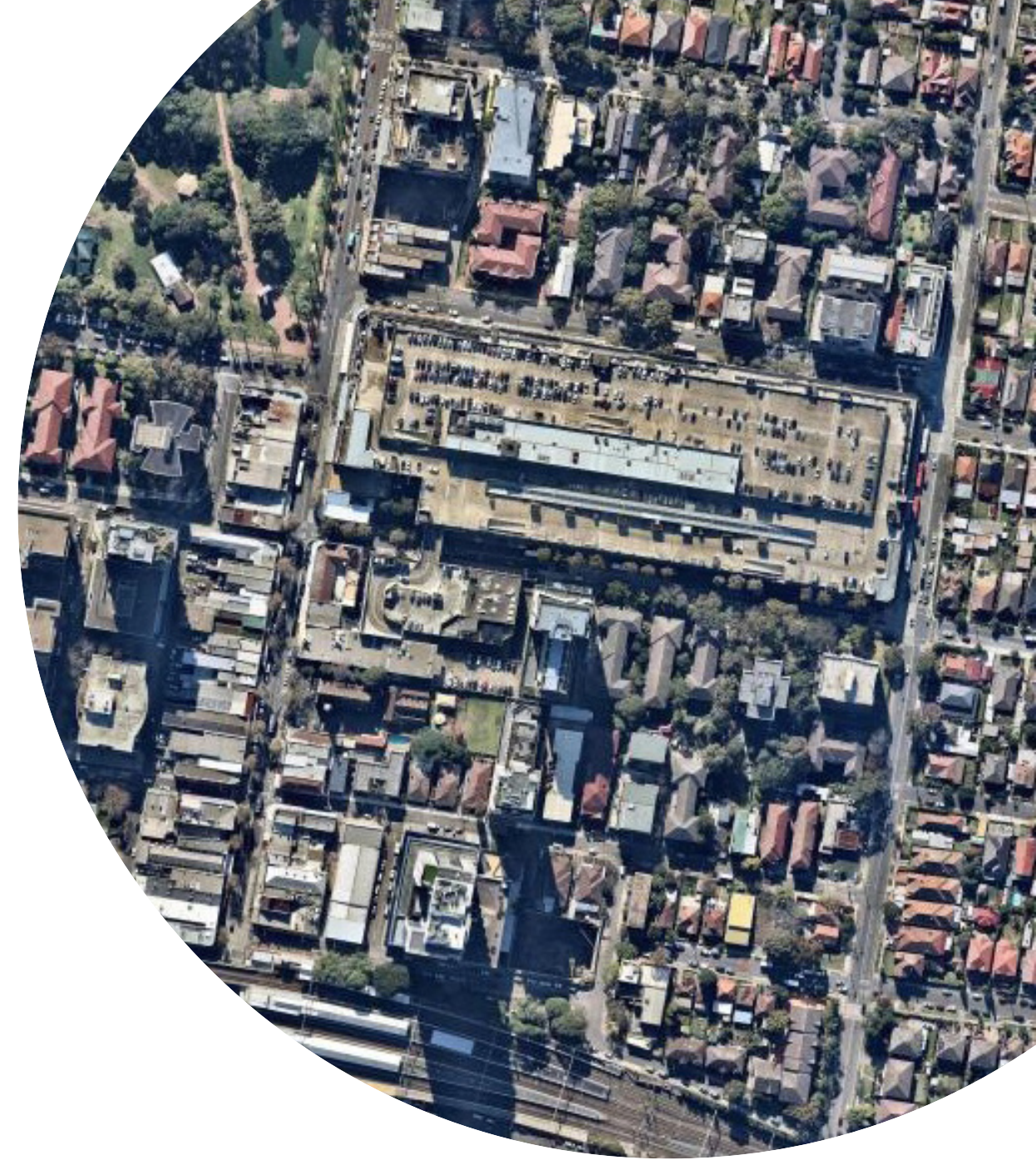


# 28-34 VICTORIA STREET BURWOOD

## LANDSCAPE DA REPORT

28 JULY 2020

ISSUE C



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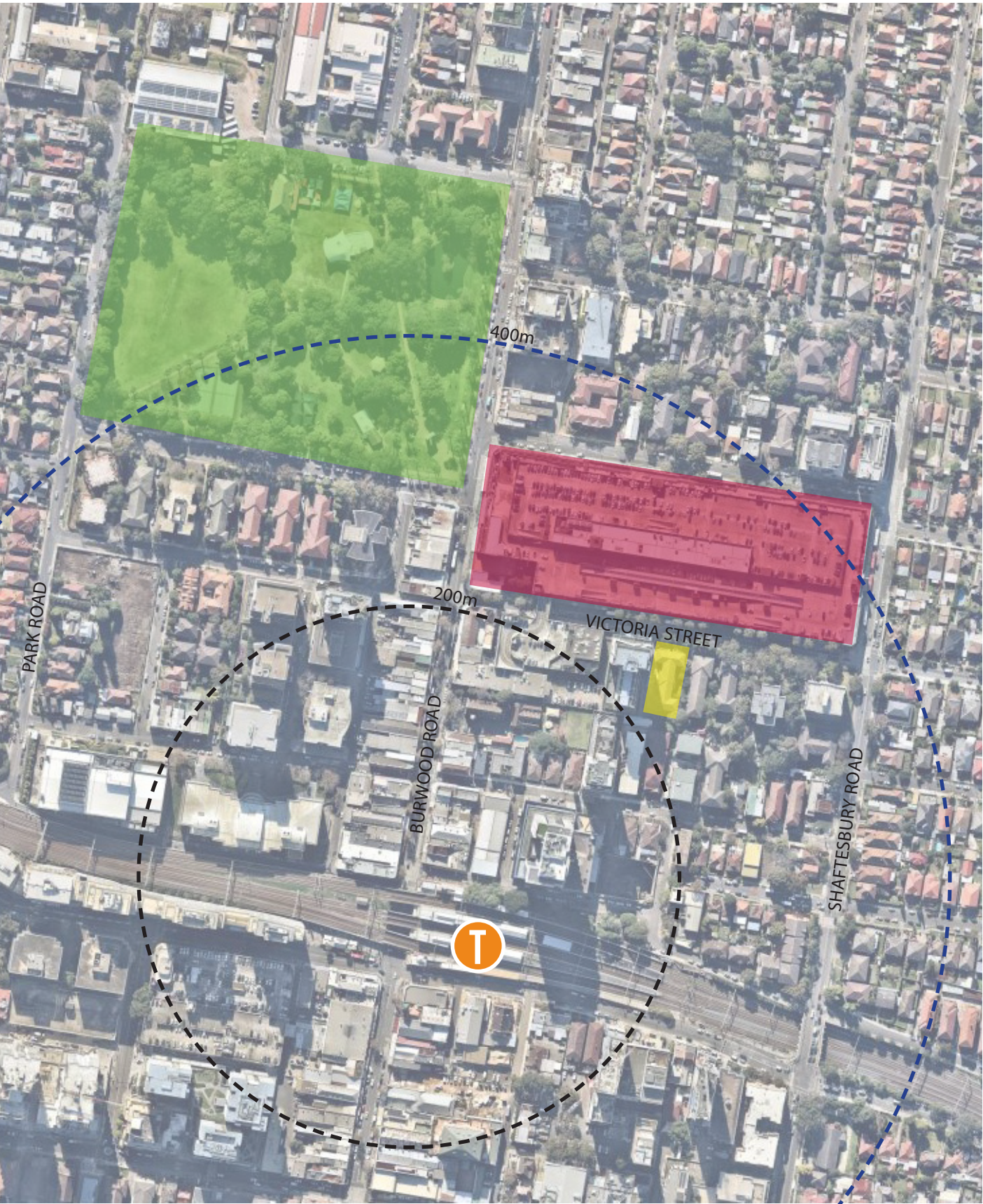
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SITE ANALYSIS

Located in the heart of Burwood, the site is easily accesible by Burwood’s major transport, retail and open space amenities.

- The site is located directly south of Westfield Burwood, the major shopping centre in the Inner Sydney region.
- The neighbouring properties are both new and old apartment developments.

TRANSPORT

The primary transport hub, Burwood Station, is approximately 300m walking distance from site. Burwood Road and Victoria Streets are commonly used by public buses, connecting locals to the Westfields, Station, Burwood Park and neighbouring suburbs. Kerb side parking is limited on most roads, due to heavy traffic demand. There are no dedicated cycleways in the area.

THE LOCAL ENVIRONMENT

Burwood is a predominantly urban area. The Westfields, Station and range of new multi-storey residential complexes, contribute greatly to the dense urban character. The closest public open space is Burwood Park. The street tree canopy in the city centre is fairly light when compared to the more residential street interfaces to the east of Shaftsbury Road and west of Park Road. Park Road leads to Burwoods primary public open space, Burwood Park, The park is located north west of site and is less than 200m walk. Feature a number of signficant established trees, this park offers locals a ‘green’ destination, away from the urban hustle and bustle of an evergrowing Burwood.

LEGEND

- Westfields Burwood
- Burwood Station
- Burwood Park
- Site
- 200m Radius
- 400m Radius





STREETSCAPE CONDITION

Victoria Street is lined with spotted gum trees along the northern edge, directly opposite the Westfields.



BURWOOD PARK

The local 'greenspace,' Burwood Park features a large variety of established trees, including Morteon Bag Figs

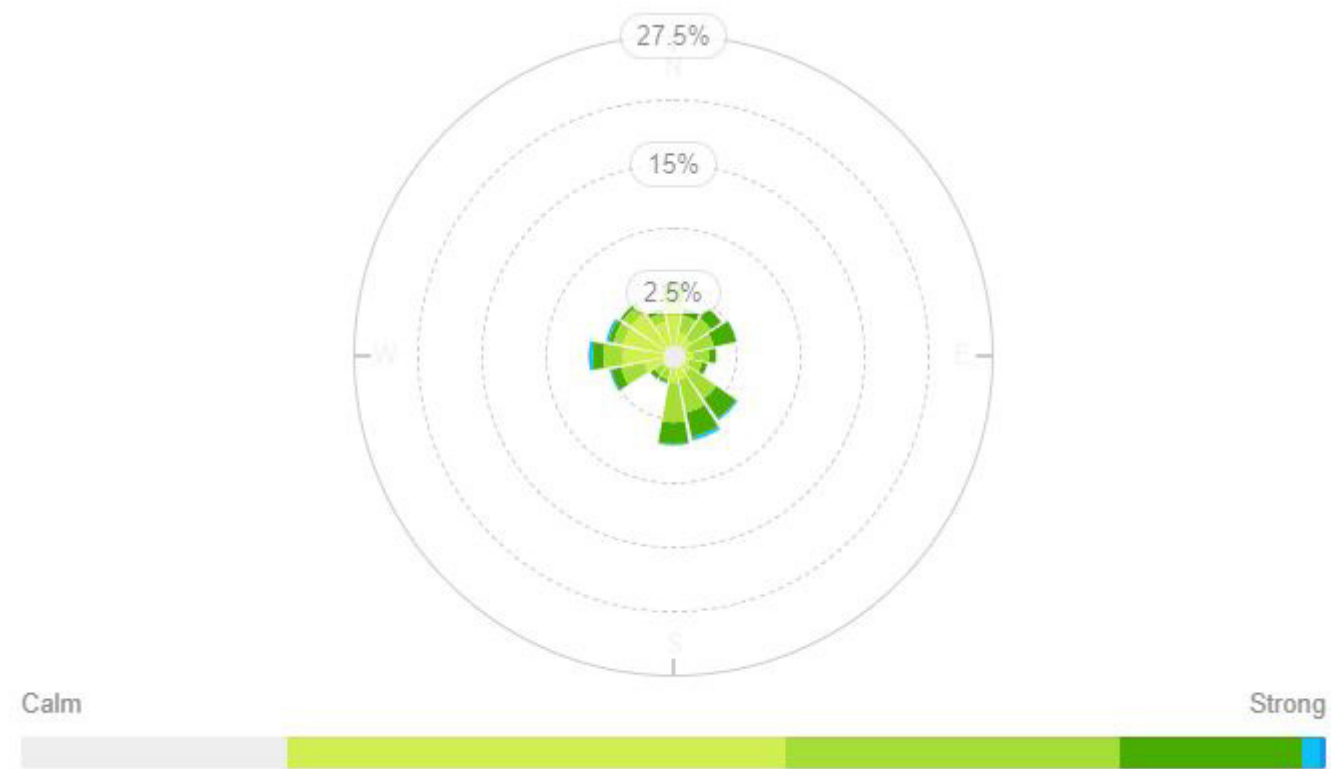


BURWOOD ROAD

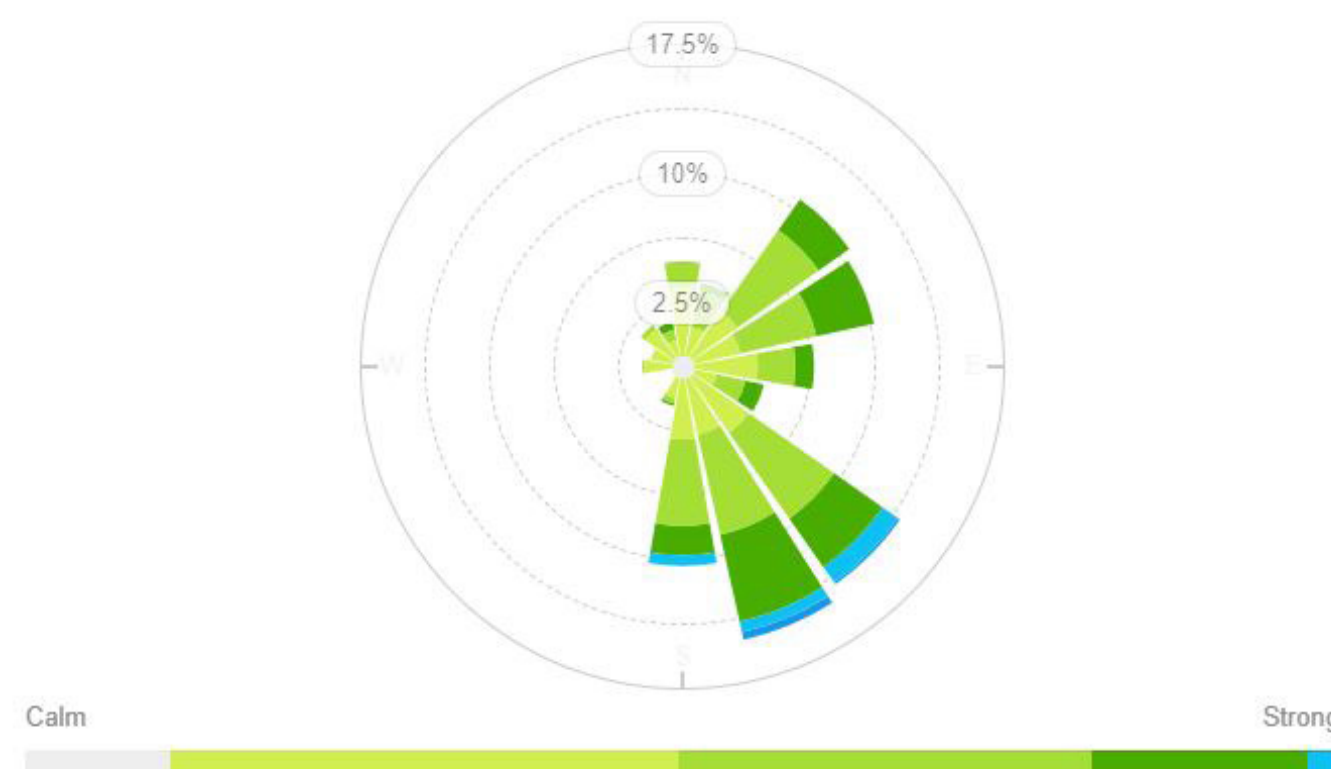
Burwood Road, highlighting the thriving urban streetscape. Hybridising the modern and the traditional structures and architectural designs within the region.



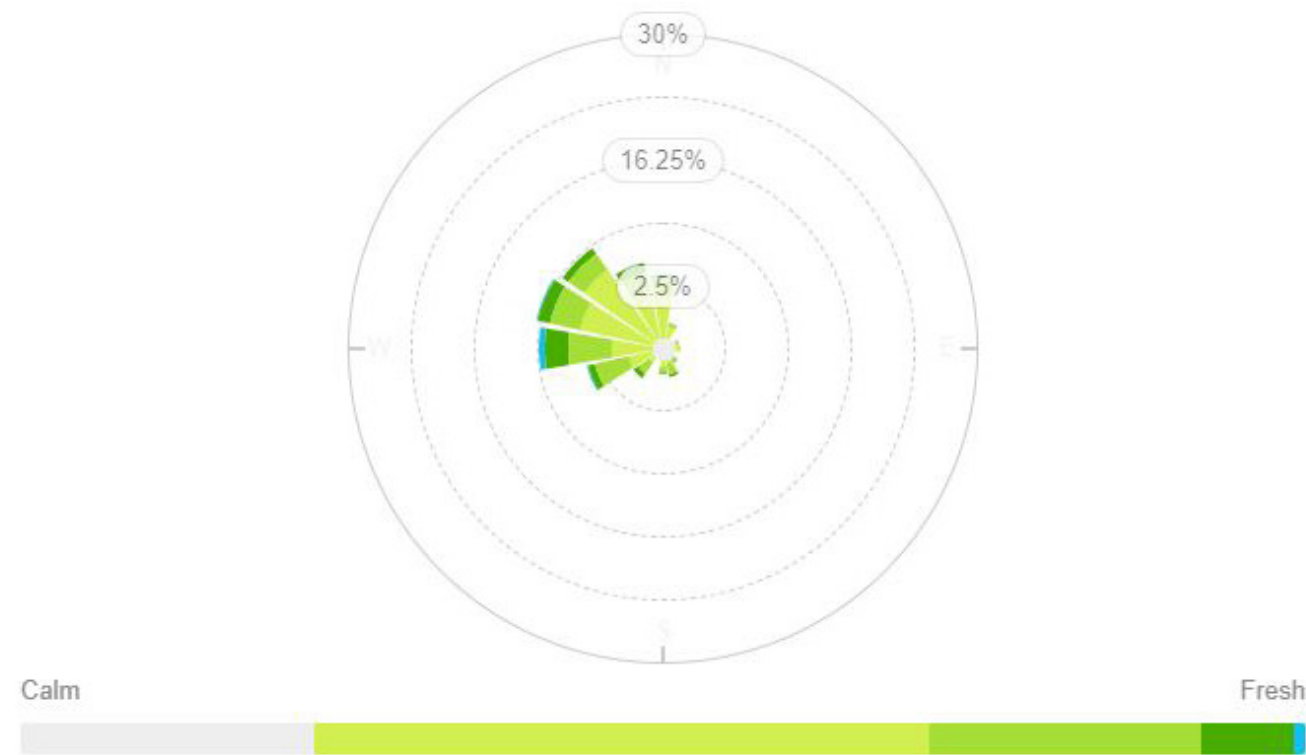
SITE ANALYSIS | WIND ANALYSIS



Yearly Averages 2018-2019



Summer Winds - January 2018



Winter Winds - July 2018



28-34 Victoria Street is an important, active communal development that will showcase a contemporary urban character. The design will deliver a safe and comfortable space to explore, enrich or simply, just 'be'







28-34 Victoria Street Burwood will deliver a new standard for new commercial and residential developments within Burwood. Maximising opportunities to blend the natural landscape with the urban form, the development will deliver contemporary urban character, aligned with the vision of Burwood as a bustling, inner Sydney city.

### STREETSCAPE

The Victoria Street frontage will be designed in accordance with Council's current public domain standards for pavement treatments and street trees, where applicable.

### URBAN ELEMENTS

The selection of urban elements for both the public and private domains have been considered alongside their durability, flexibility, aesthetic and safety.

### AMENITY

#### GROUND LEVEL

The ground level amenity focuses on ensuring comfort for residents and visitors. A concrete plinth on the Victoria Street entry serves as a seating space and urban feature, buffering the link from the adjoining property. There is the potential to use art as a 'beacon,' guiding people in from the streetscapes and adjoining properties.

#### PODIUMS

The design will incorporate a variety of amenities such as communal BBQ areas, seating, raised lawns and dining. This aligns with the need to provide a rich collection of spaces and activities for people of all ages and backgrounds. Many of these spaces are sheltered by either planting or awnings, which will help in aiding southerly winds.

### ACCESSIBILITY

#### GROUND LEVEL

The through site link is the most critical ground floor connection. The passageway combines ramps and walkways, using handrails when necessary - connecting the northern and southern boundaries of the site. The wide link ensure wheelchairs, prams and pedestrians can all move comfortably in both directions.

The ground floor paths are rationally laid out into a clear and identifiable network, assisting orientation for visitors and access to and from building entries and adjoining properties.

#### PODIUMS

All residents of the new development can access and enjoy the communal areas. Universal access has been considered in the design of the communal space, connecting walkways and building entries without compromising design quality.

### LIGHTING

Ground floor lighting will ensure the through site link is well lit into the evening, maximising safety and ease of movement through the site. Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of the communal open spaces will ensure safe levels of illumination for movement, whilst considering the impact on private residences. Unobtrusive lighting will be incorporated where appropriate to enable night time recreational use.

### DRAINAGE AND IRRIGATION

The detailed design will specify drainage cell to all soft landscape zones on structure.

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

Irrigation will be provided to all soft landscape areas on structure.





SOIL

The planting comprises of a complementary mix of indigenous and exotic species. Therefore, soil requirements will differ according to varying soil chemistries enjoyed by individual species. For indigenous vegetation, soil profiles will be provided which have modest nutrient levels, particularly phosphorus. Suggested material would equal Australian Native Landscapes ‘Low P’ mixture. In areas where exotic species are to be planted, an industry standard organic soil mixture will be provided. Consideration will be given to the planting arrangement to ensure that species that are sensitive to nutrient will be grouped together.

PLANT ESTABLISHMENT AND MAINTENANCE

A landscape maintenance contractor will be engaged to keep all plant material in a state of health and vigour after practical completion. The appointed contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include ‘works to date’ information with all progress payment invoices. Works will include, but not be limited to:

- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- Replacing dead plant material to achieve a complete cover of planting without obvious gaps in planting at final completion,
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment,
- Suppression of weed growth,
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertilizer applied to exotic plant groupings to satisfy differing chemical requirements,
- Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.

DEEP SOIL

Landscape on Deep Soil (445m²)	Ground floor	Softscape (274m²)
		Hardscape (171m²)
Landscape on Structure (2762m²)	Ground floor	Softscape (78m²)
		Hardscape (840m²)
	Podium LV01	Softscape (162m²)
		Paving / Decking (345m²)
	Podium LV03	Softscape (587m²)
		Paving / Decking (621m²)
	Podium Lv21	Softscape (39m²)
		Paving (90m²)





comfortable



social



street amenity



inside/outside



local

YEAR-ROUND ENVIRONMENTAL COMFORT

Considered selection of understorey and tree planting to shade heated spaces in the heat of summer and filter warm sunlight during the cooler winter months.

GENUINE, SOCIAL PLACES FOR ALL

Providing ample room for outdoor dining and retail, amenity for visitors and residents and seating for passive surveillance.

CONTRIBUTE STREETScape AMENITY

Maximise the potential to activate the through-site link, connecting the space to adjacent retail and dining spaces.

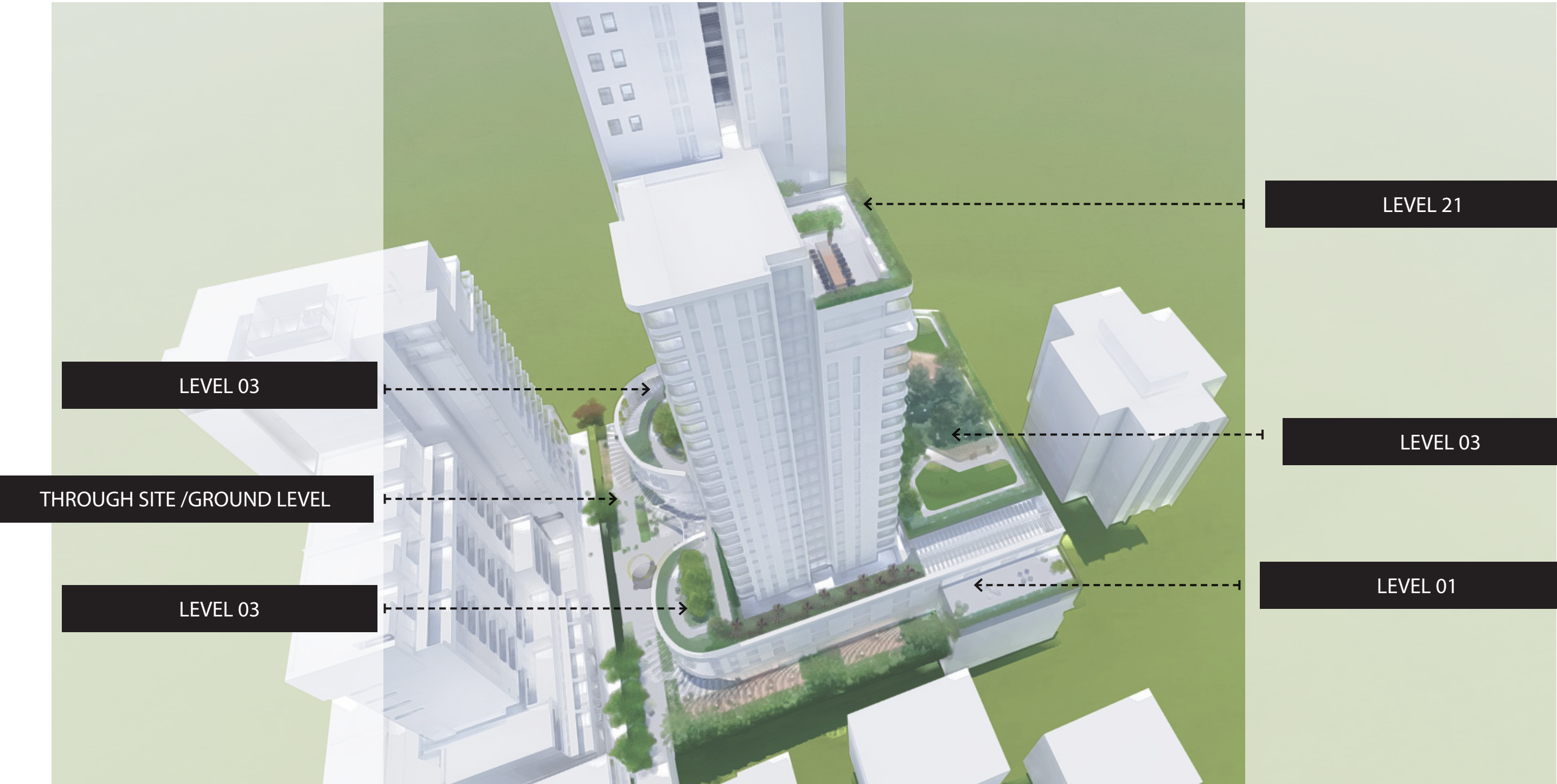
CONNECTED WITH LOCAL CHARACTER

Drawing inspiration from local species and increasing the greenscape presence in the area.

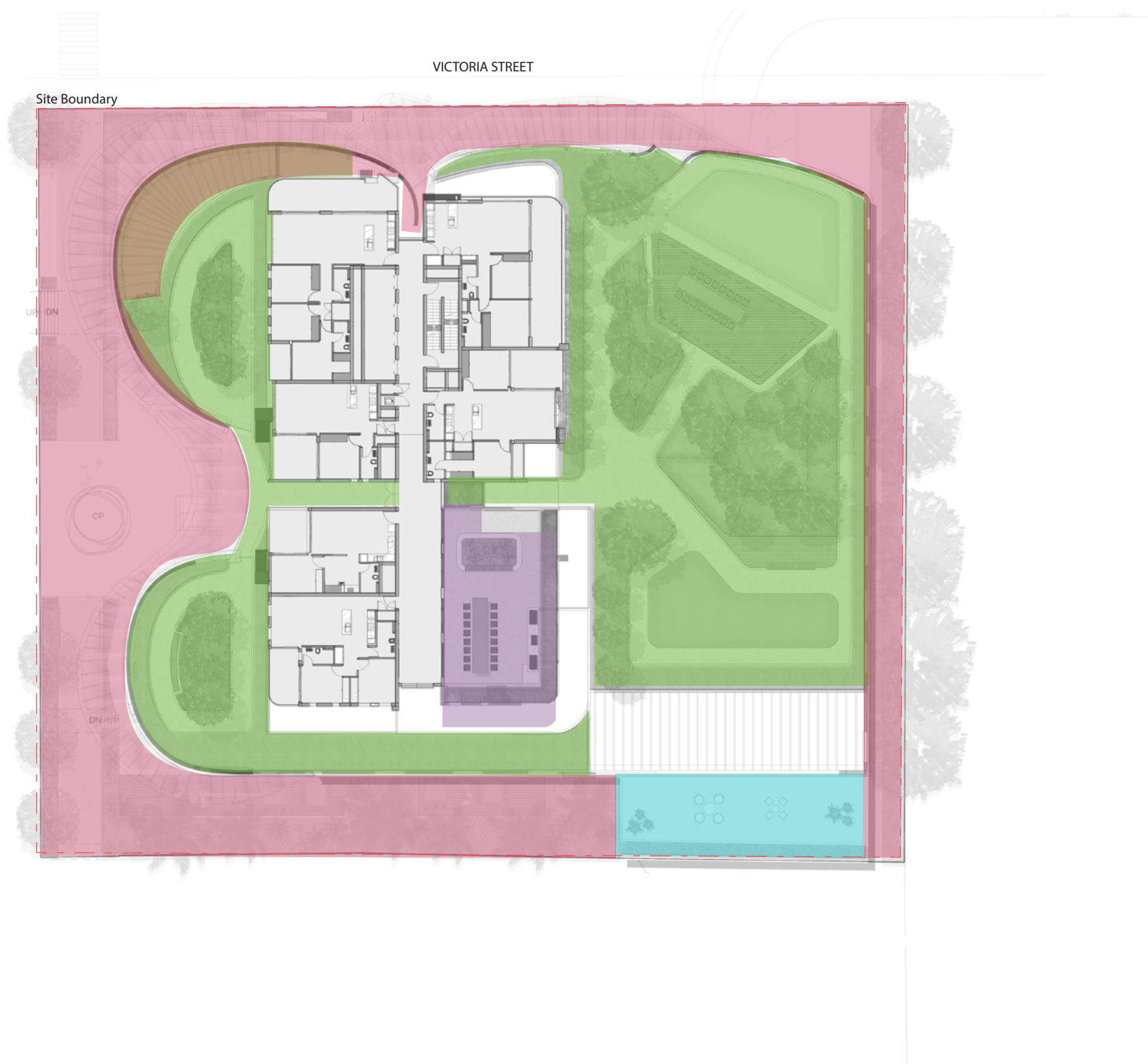
INSIDE / OUTSIDE CONNECTIONS

Diversifying connections between internal and external spaces, including potential future connections through neighbouring sites.

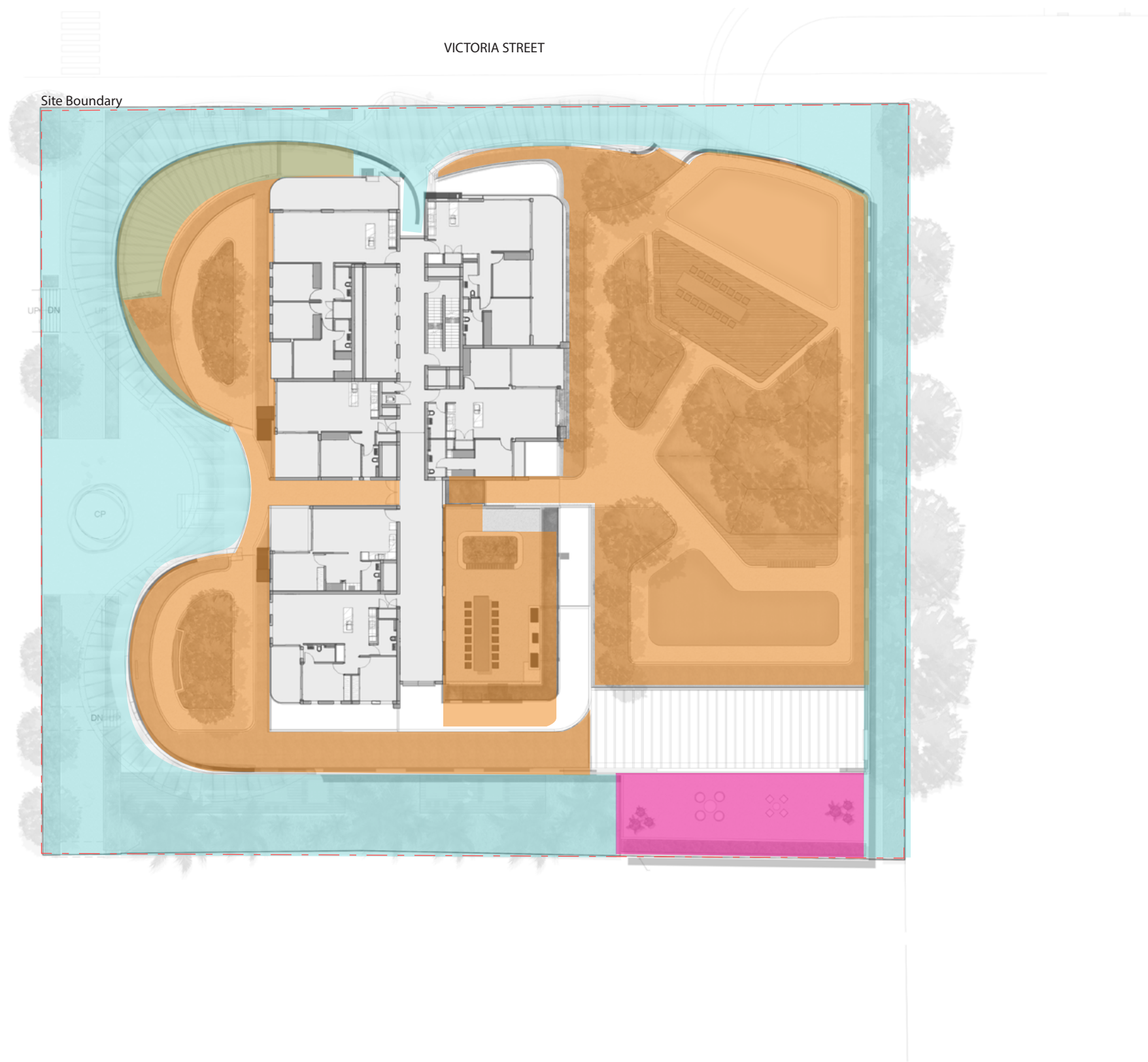












- KEY
- Public
  - Communal
  - Commercial



# GROUND LEVEL - PUBLIC DOMAIN

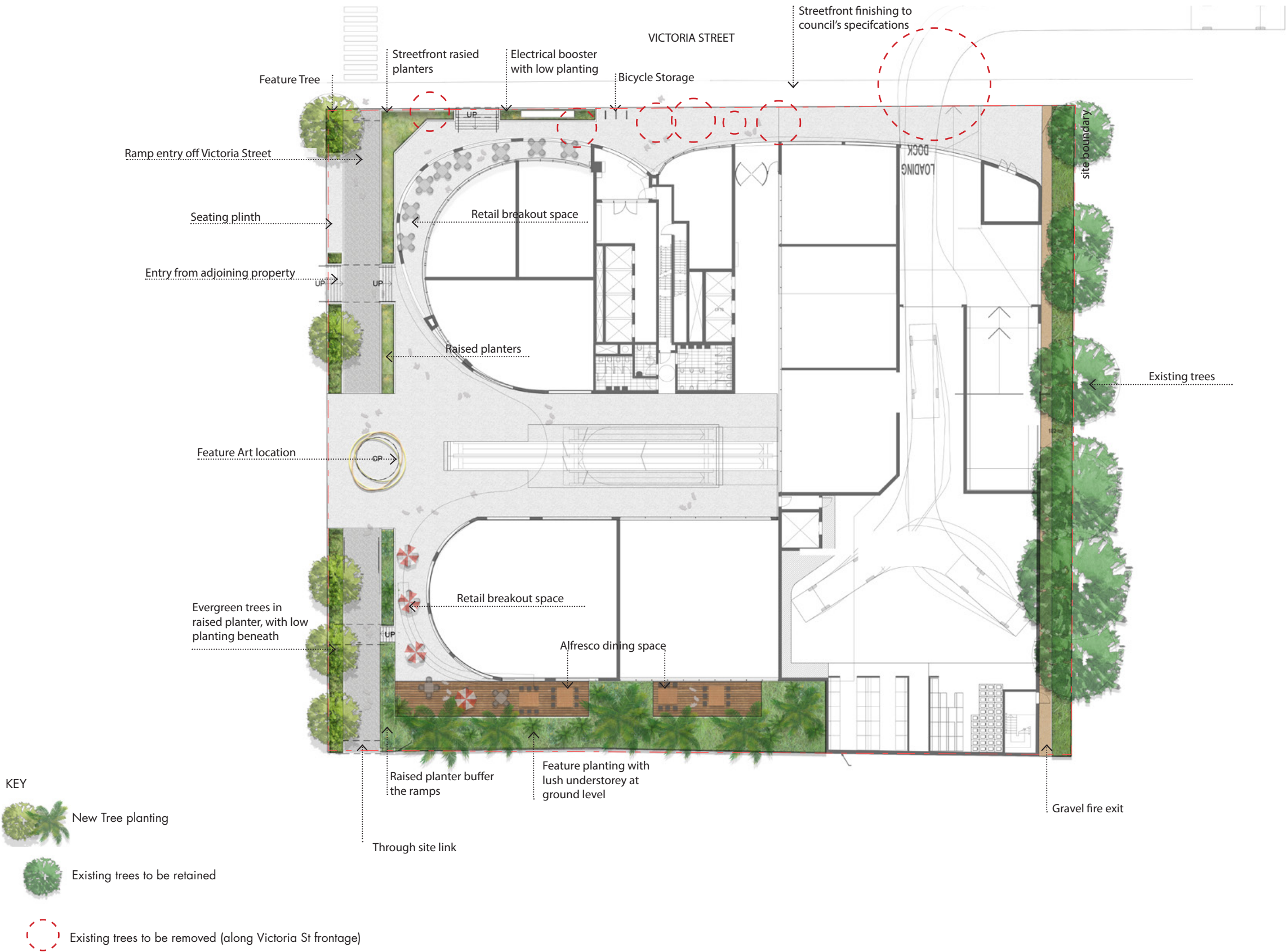








GROUND LEVEL | MASTERPLAN



Retail breakout

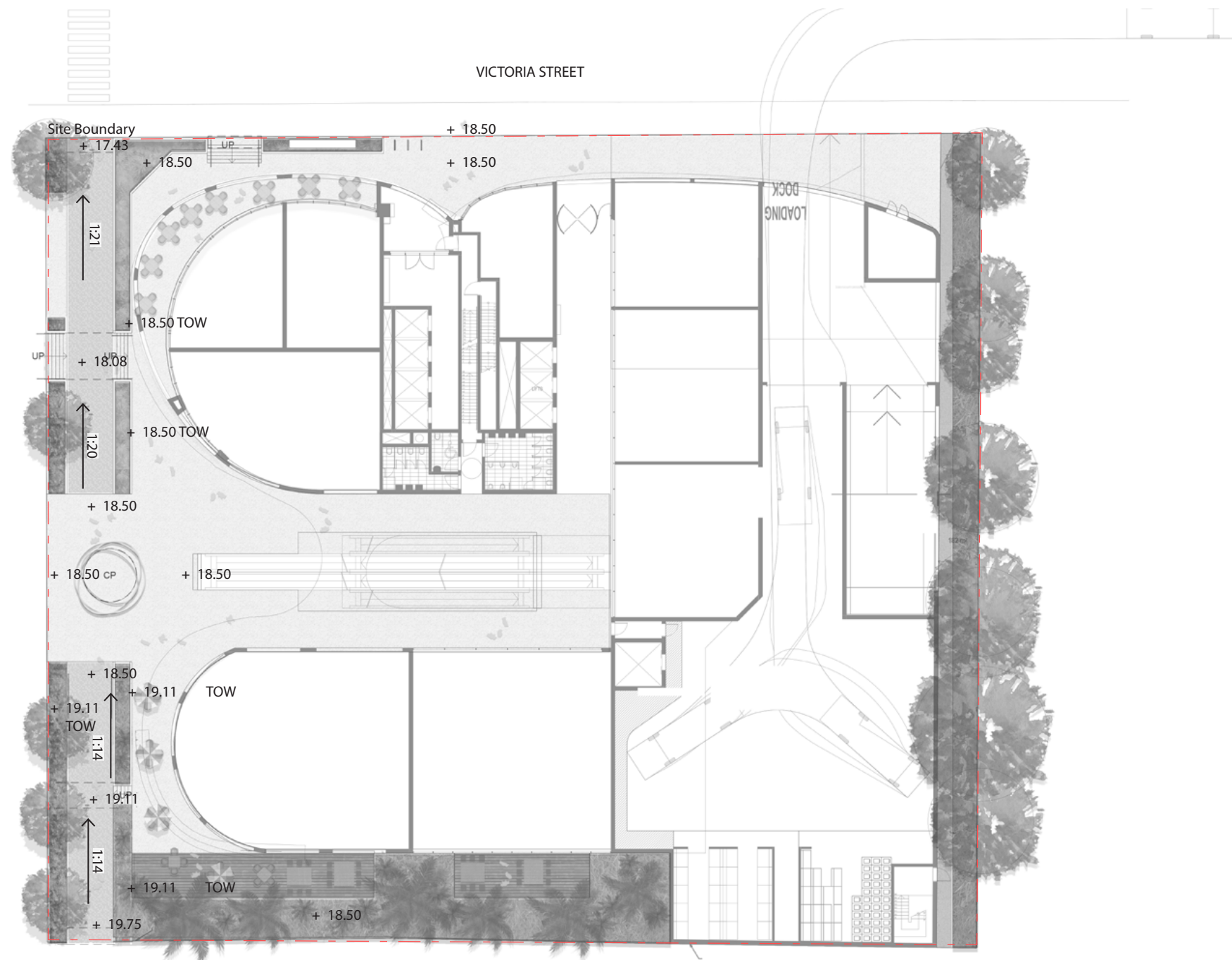


Alfresco dining

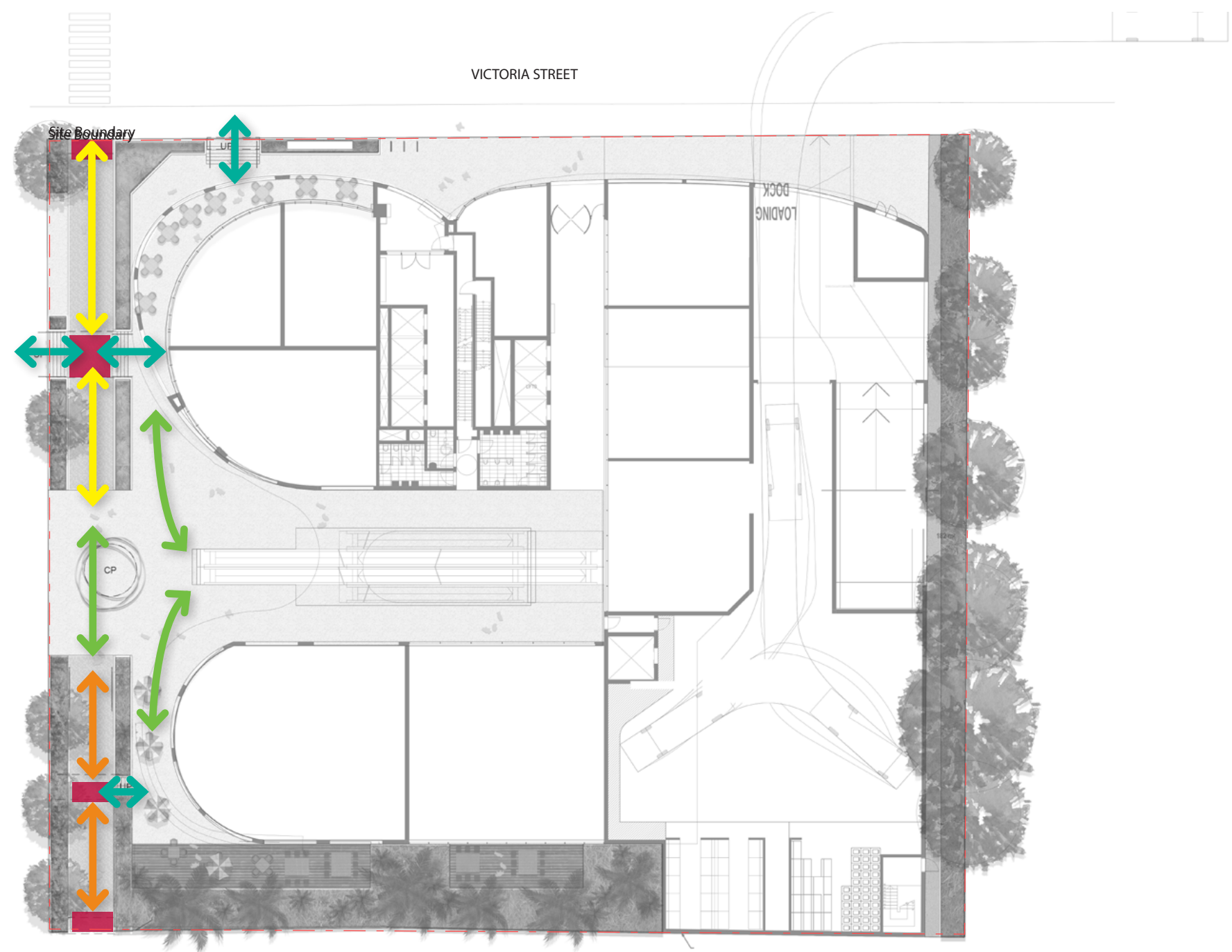


Through site link



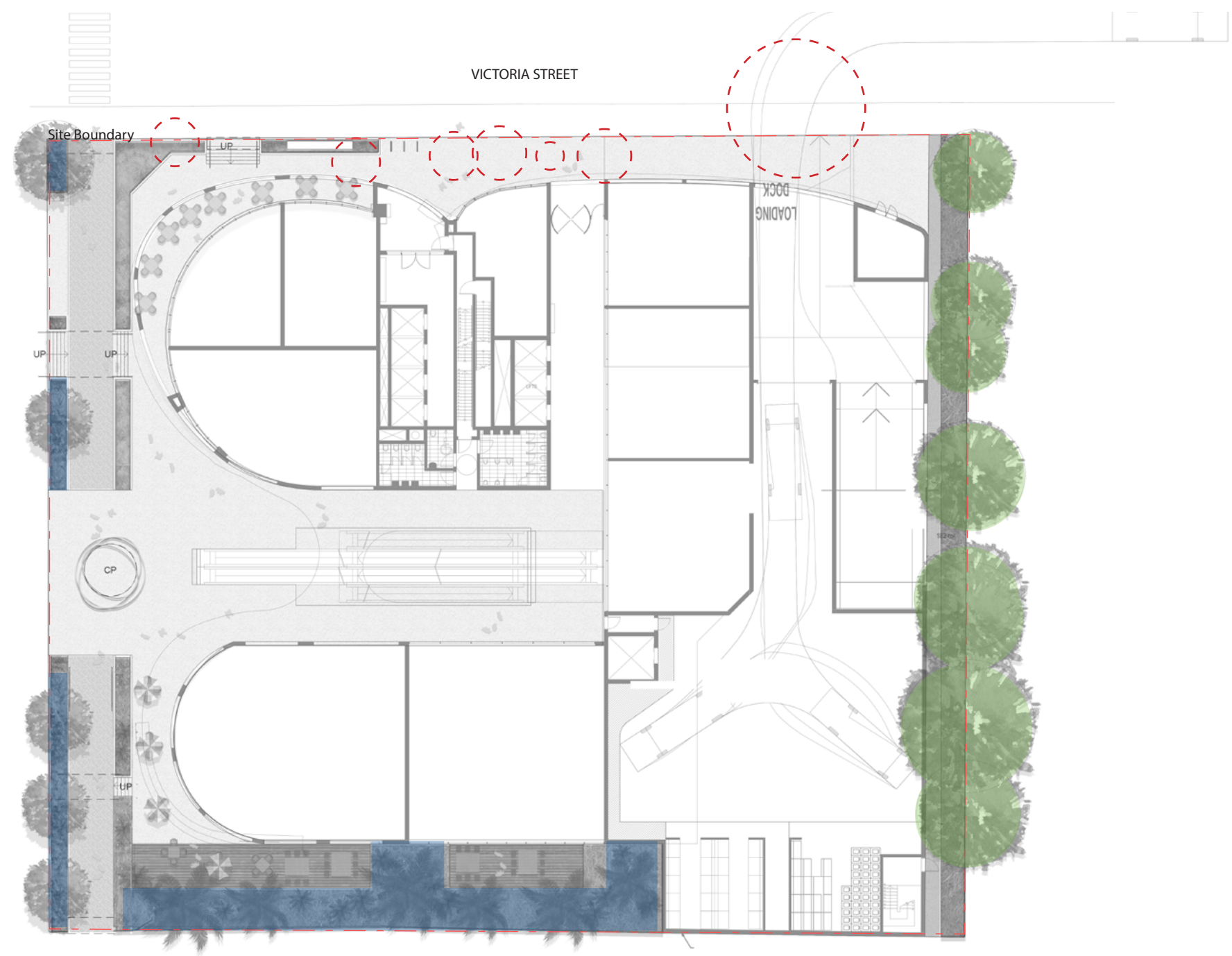






- KEY
- Stairway entries
  - Ramps
  - Walkway
  - Landing
  - Circulation path

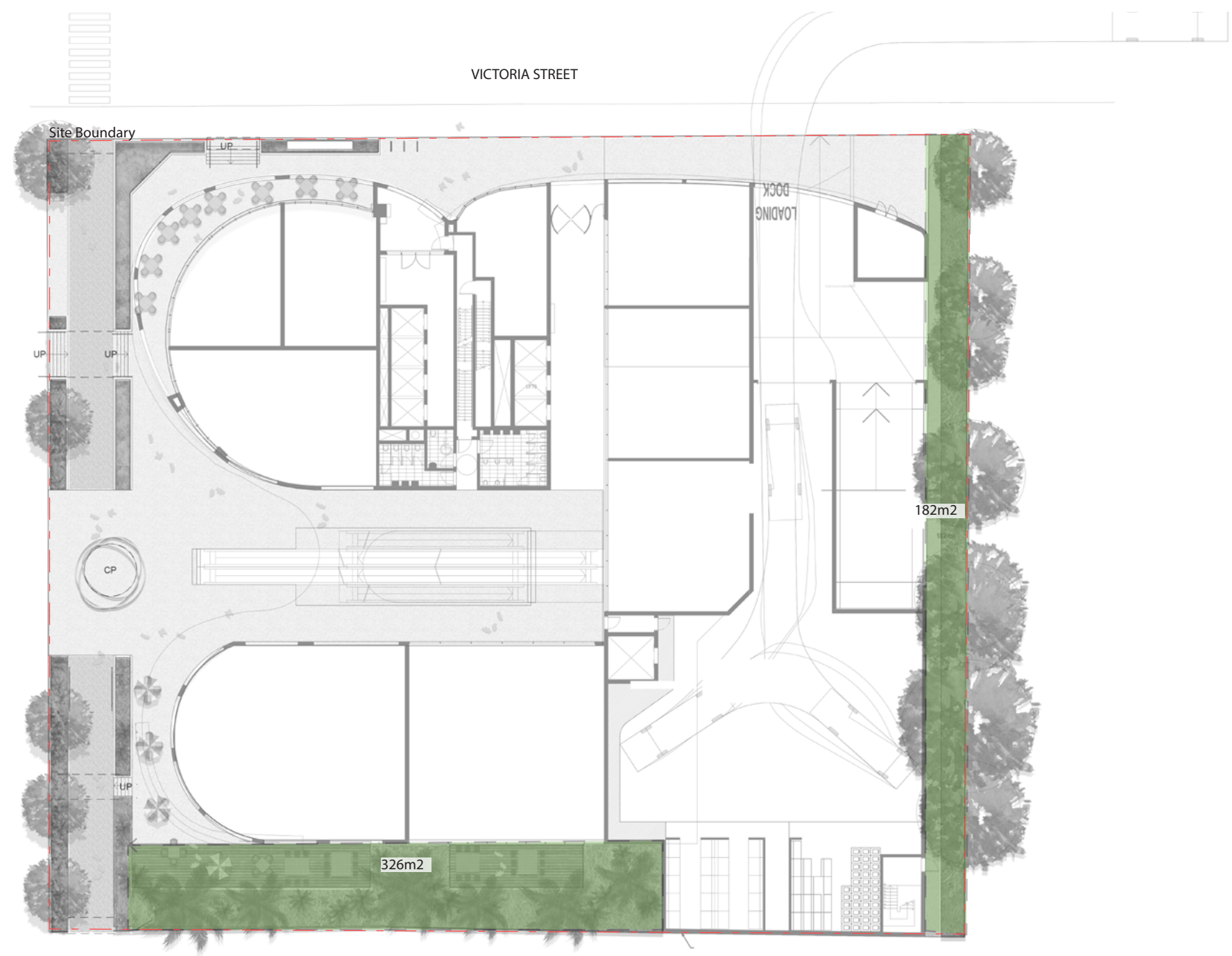




- KEY
- Existing trees to be retained
  - Existing trees to be removed (along Victoria St frontage)
  - New Tree planting zones

\* Information adapted from 'Tree and Landscape Consultants' Draft arborist report 16th August 2019.

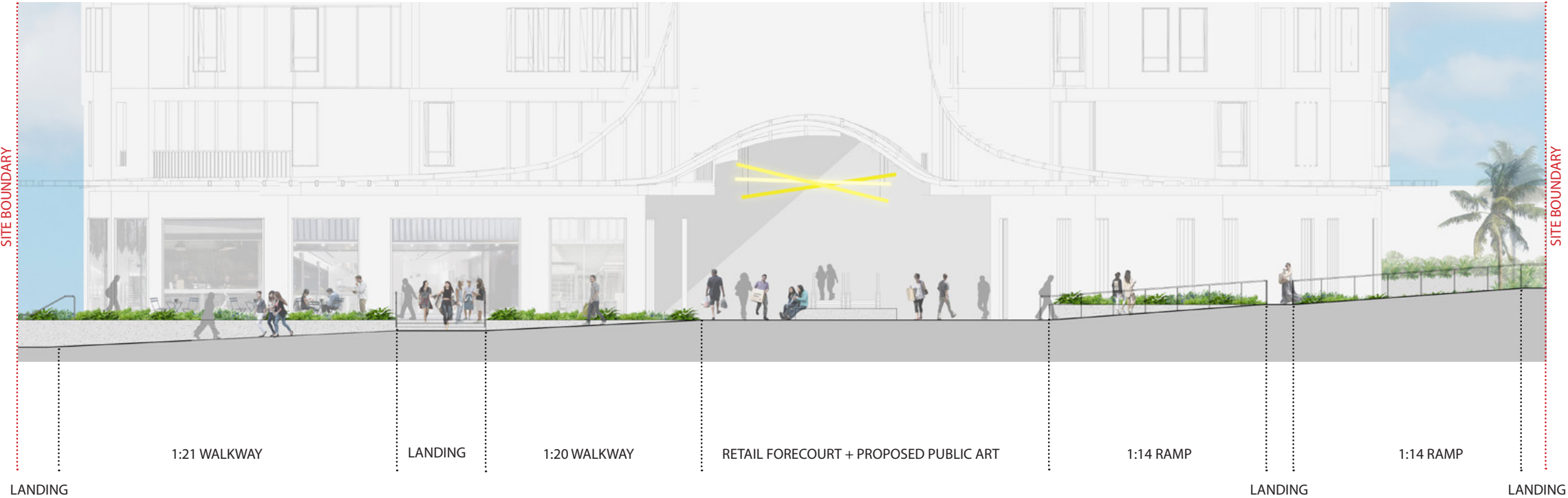




KEY  
Proposed deep soil zone



SECTION | GROUND LEVEL



Section 1: Through Site Link - EAST WEST



VIEWS | GROUND LEVEL



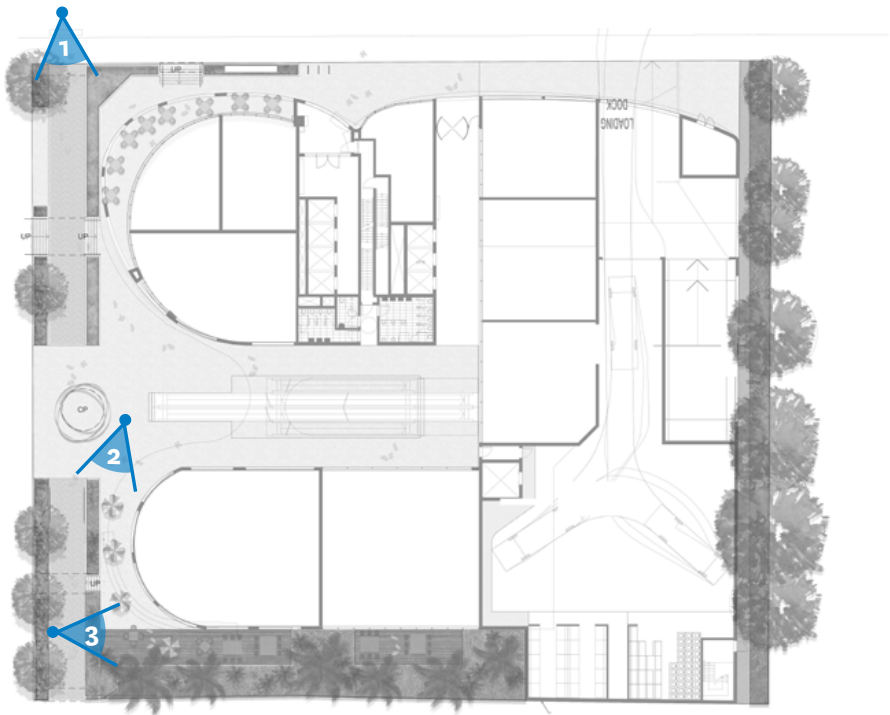
View 1: Through site link from Victoria Street



View 2: Dining space and ramp connection to south



View 3: Social dining space and lush planting



Key Plan



# MATERIALS PALETTE | GROUND LEVEL

## STRATEGY

The material palette for the public domain will echo the architectural character of the development. The hardscape elements will use earthy tones and textures, softening the ground plane and complimenting the planting buffer that guides pedestrian movement through and into the site.

All furniture and fixtures for the site will be

- Durable and functional.
- Improve ease of access
- Reflective of a contemporary public domain design
- Adaptable to the needs of the community

## PAVING

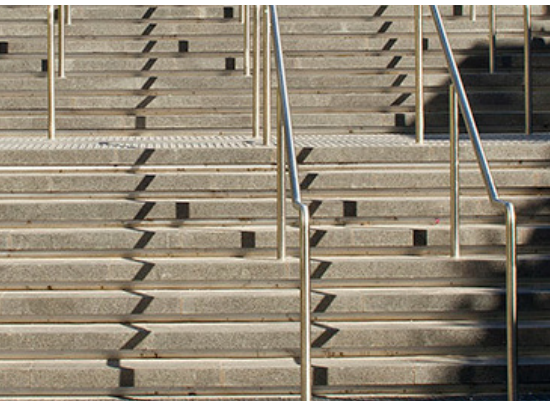


FOOTPATH TO COUNCIL SPECIFICATION



UNIT PAVING

## FURNITURE & FIXTURES



STAINLESS STEEL HANDRAIL



PLINTH - (CONCRETE)



SEMI-HOOP BICYCLE STORAGE

## RAISED PLANTER



CONCRETE RAISED PLANTERS

## LIGHTING



IGUZZINI - MULTI-WOODY (OR SIMILAR)



BOLLARD LIGHTING



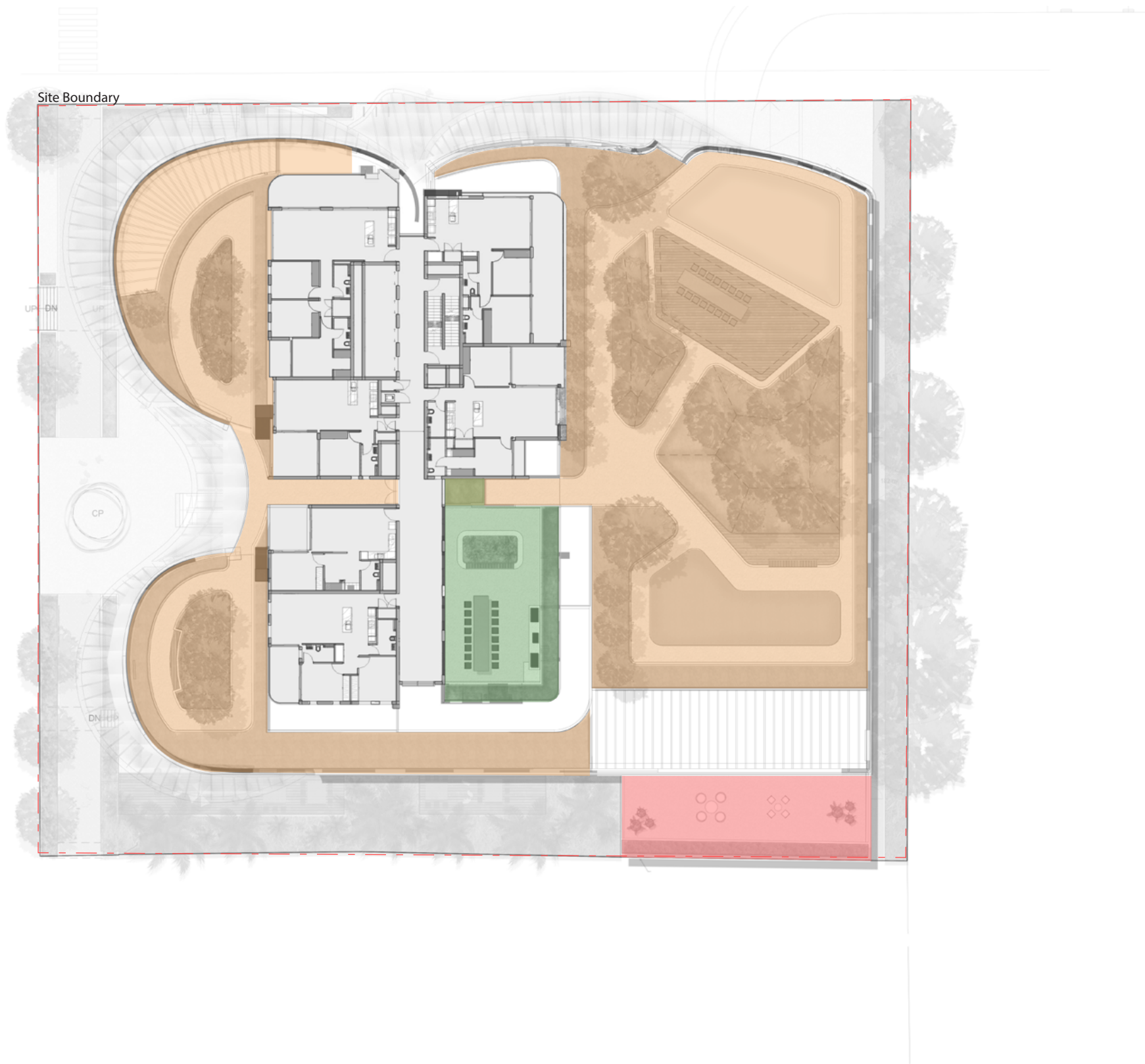
# PODIUM LANDSCAPES

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PODIUMS | KEY SPACES







MAKING THE SPACE **FLEXIBLE**



A SPACE THAT IS BUFFERED BY **GREEN**







Raised planters



Flexible furniture



VIEWS | LEVEL 01



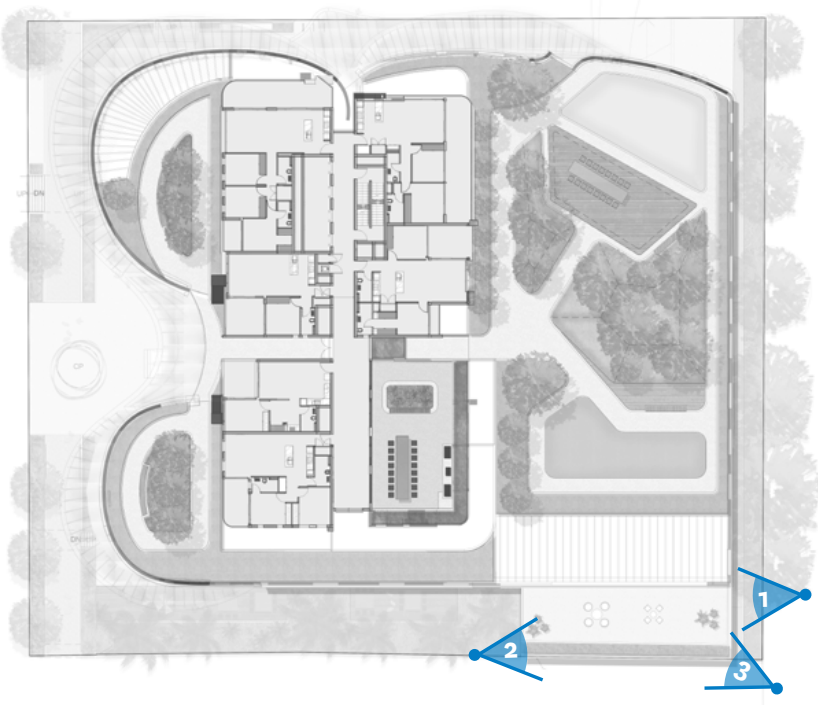
View 1: Flexible commercial space



View 2: Mobile furniture and boundary planting



View 3: Level 01 aerial



Key Plan



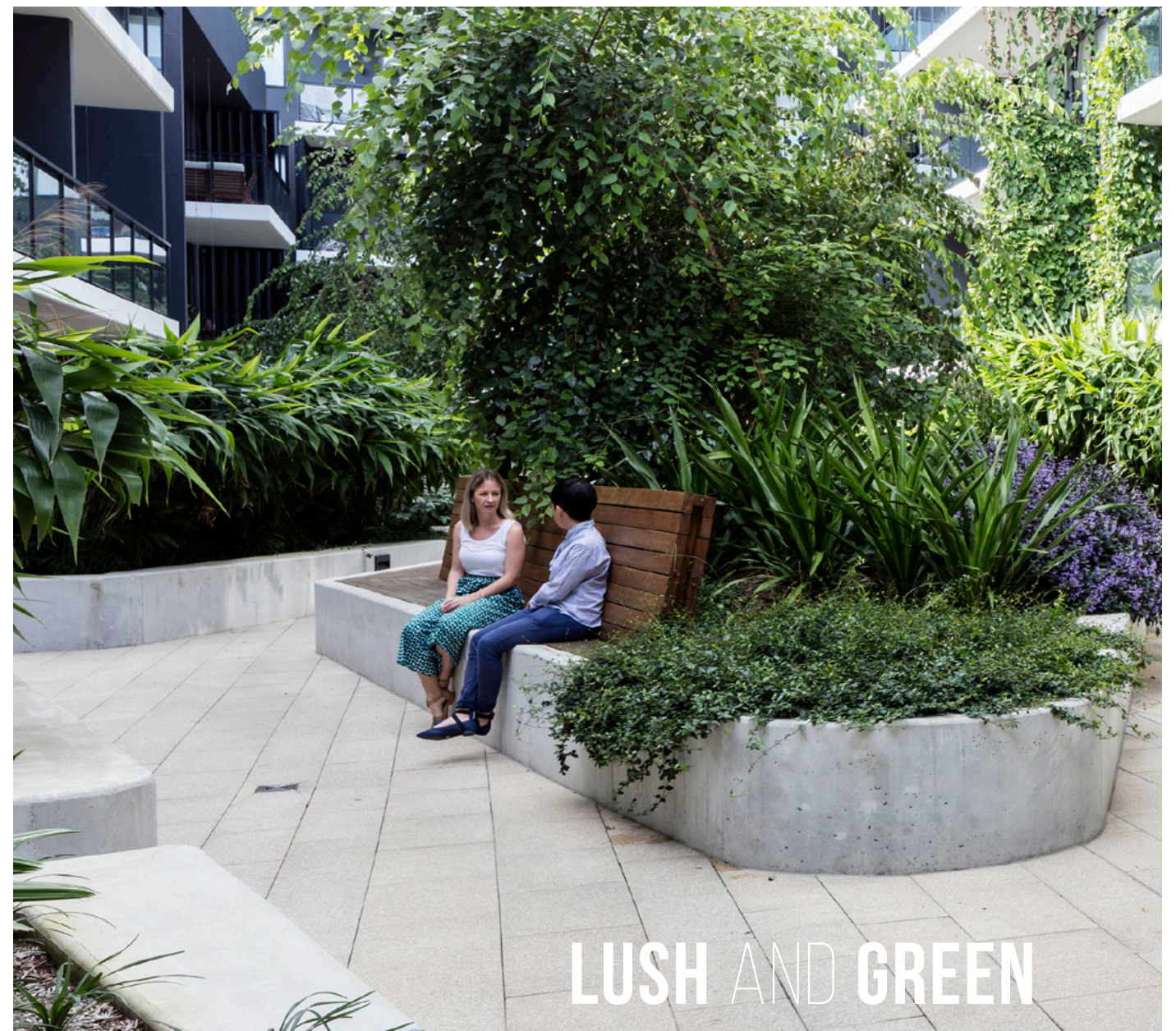
**A PLACE FOR EVERYONE...**



**FLEXIBLE SPACES**



**COMMUNAL LAWN SPACE**



**LUSH AND GREEN**





BBQ + dining



Raised lawn



Seating with planter



VIEWS | LEVEL 03



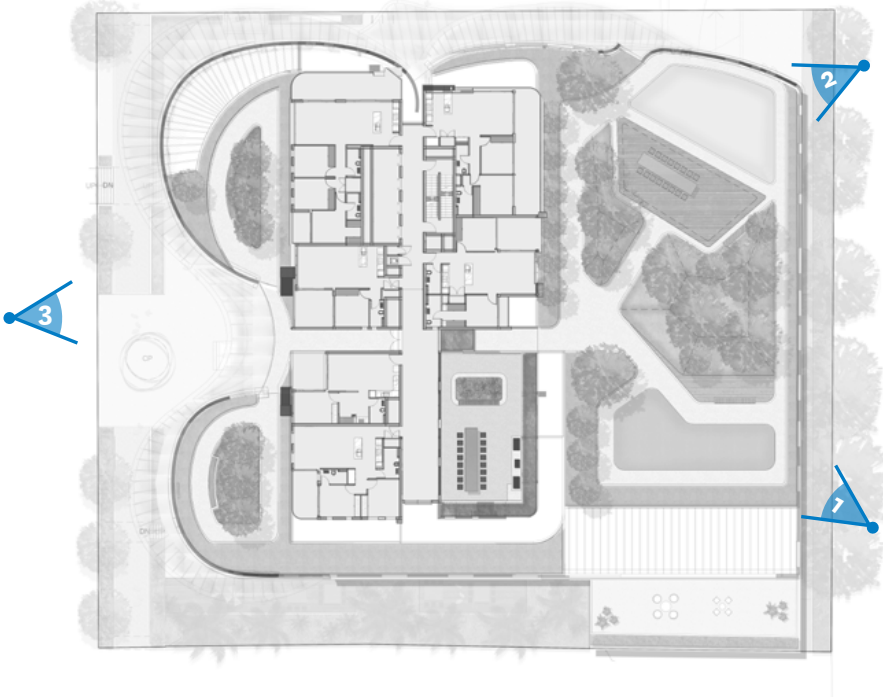
View 1: Aerial view



View 2: Social deck and raised lawn

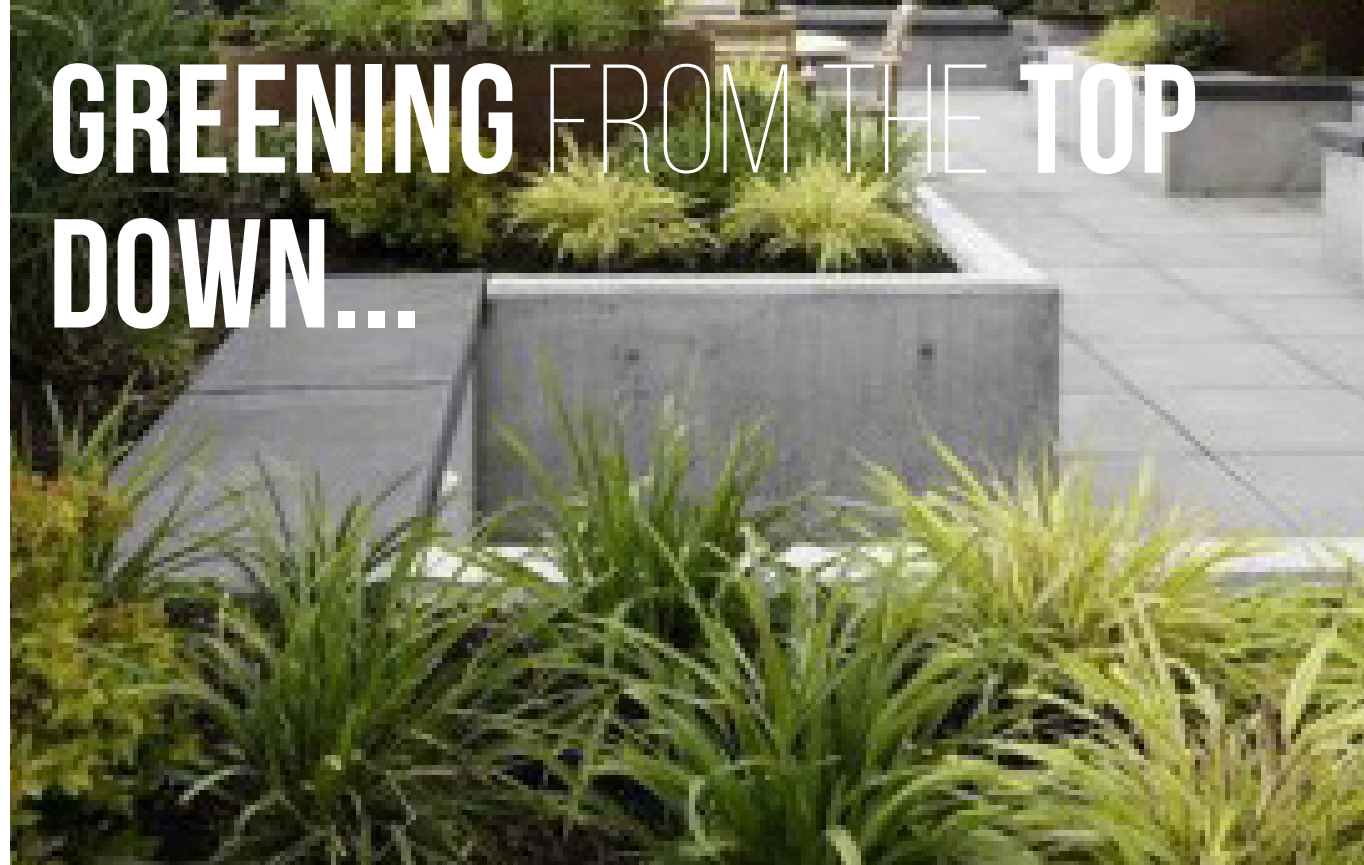


View 3: Planters

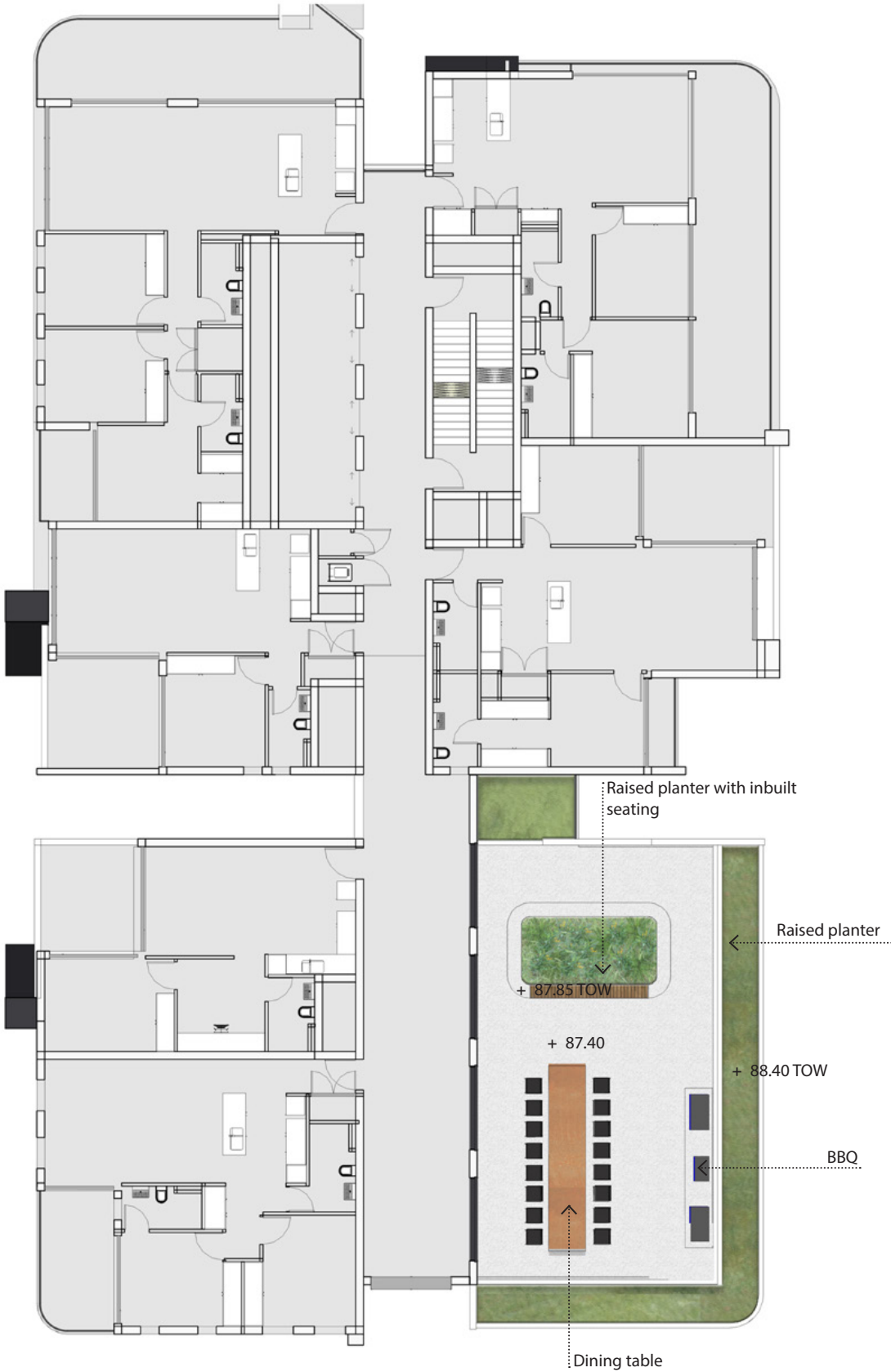


Key Plan









BBQ + dining



Seating with planter



VIEWS | LEVEL 21



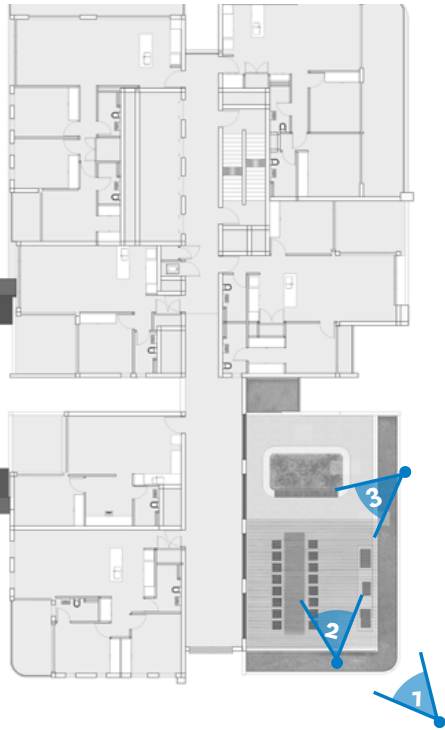
View 1: Podium aerial



View 2: Social space and building interface



View 3: Seating and social space



Key Plan:



# MATERIALS PALETTE | PODIUMS

## STRATEGY

### FURNITURE AND FIXTURES

All furniture and fixtures for the site will be

- Durable and functional.
- Able to facilitate social and communal activities.
- Adaptable to the needs of the community, including being childsafe.

### STRUCTURES

The structures, notably the pergolas over the podiums

- Functional and aesthetically pleasing.
- Durable, well wearing, resistant to the weather and continued use.

## PAVING + FINISHES



ASHLAR PAVING



TIMBER DECK (OR SIMILAR)

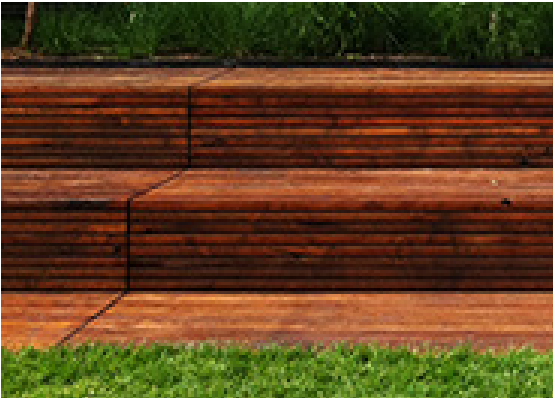


SYNTHETIC TURF

## FURNITURE & FIXTURES



TIMBER (OR SIMILAR) BENCH SEATING



TIMBER (OR SIMILAR) BLEACHER SEATING



CONCRETE BBQ BENCH

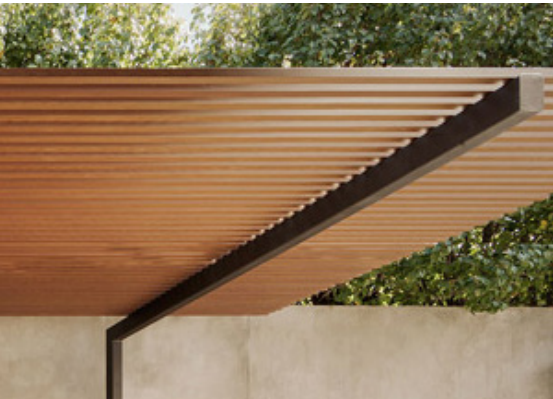


COMMUNAL OUTDOOR TABLE



TIMBER SEATING WITH CONCRETE EDGE

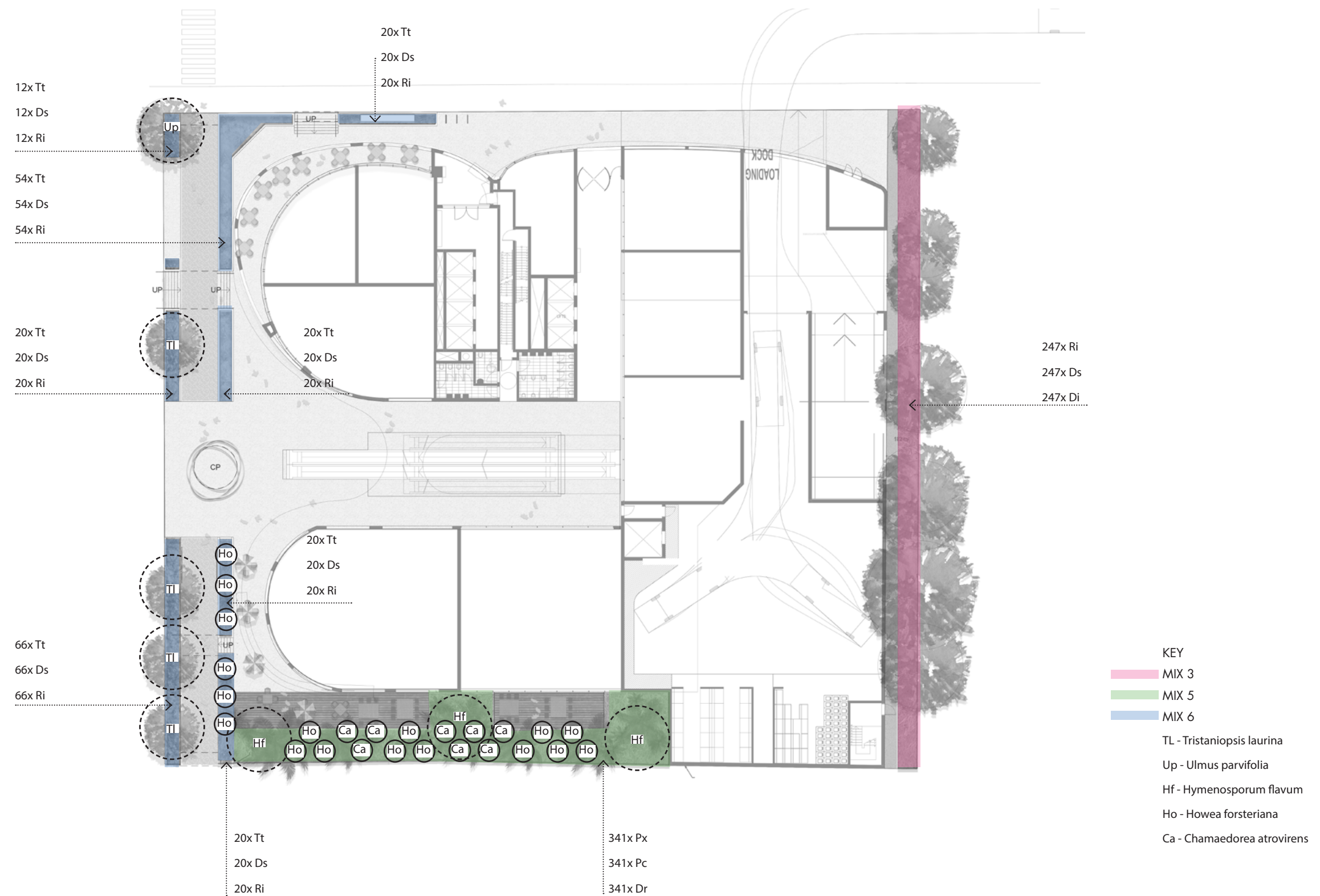
## STRUCTURES



PERGOLA STRUCTURES



## PLANTING PLANS | GROUND FLOOR



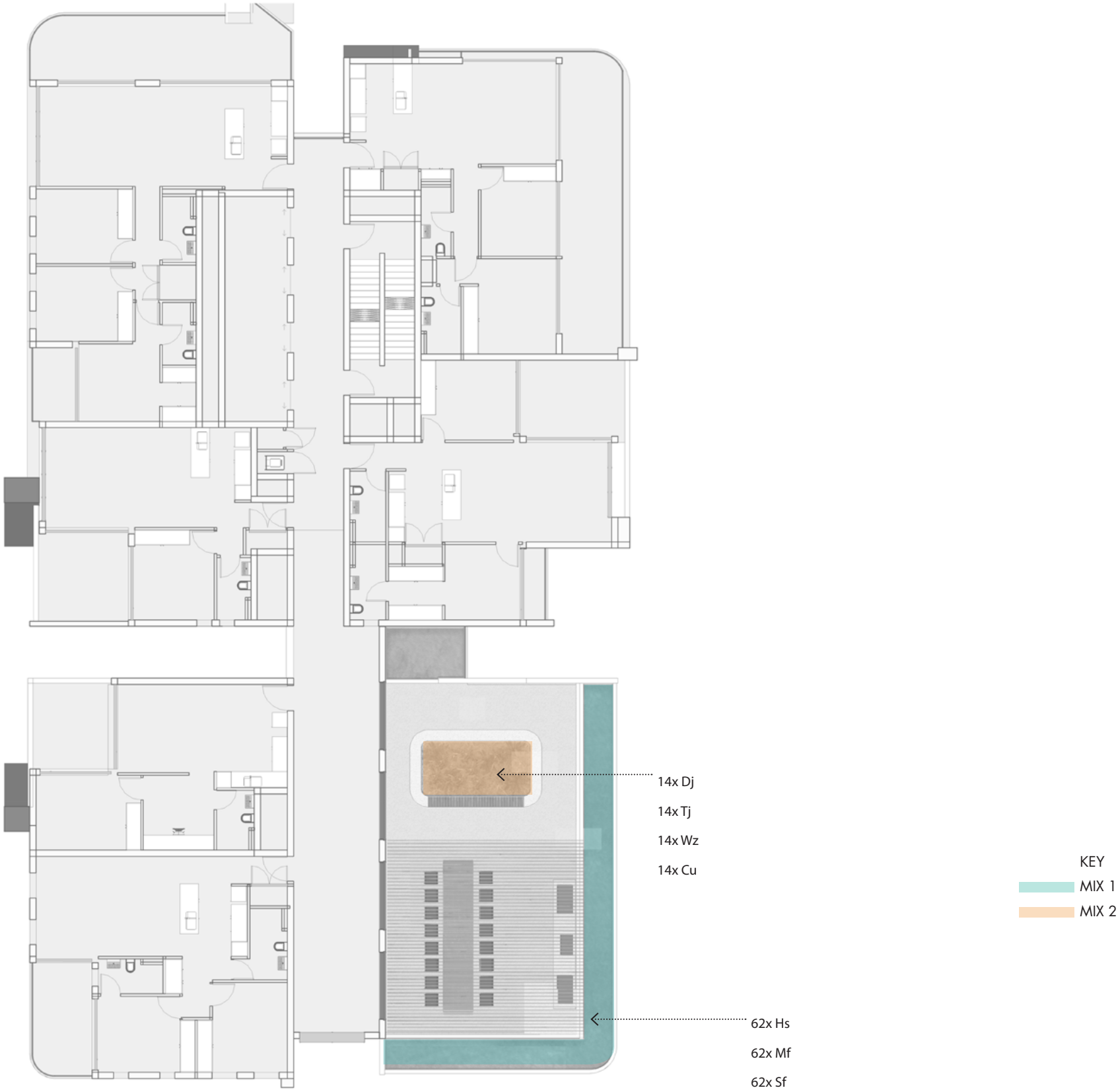


## PLANTING PLANS | LEVEL 2





PLANTING PLANS | LEVEL 21





TREE PALETTE

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	QUANTITY
TREES						
Wf	Waterhousea floribunda	Weeping Lilly Pilly	10m	10m	200L	6
Hf	Hymenosporum flavum	Native Franjipani	6m	6m	200L	3
TI	Tristaniopsis laurina	Watergum	6-8m	8-10m	200L	9
Cs	Citrus spp (Citrus lemon / Citrus x latifolia / Citrus reticulate / Citrus sinesis)	Lemon / Tahitian Lime / Mandarin / Seedless Valencia Orange	2m	2m	100L	4
Up	Ulmus parvifolia	Chinese Elm	10m	3m	200L	4
Li	Lagerstroemia indica	Crepe Myrtle	5m	5m	200L	9
Qp	Quercus palustris	Pin Oak	15m	8m	400L	2
Ca	Chamaedorea atrovirens	Cascade Palm	2m	0.8m	100L	8
Ho	Howea forsteriana	Kentia Palm	4-15m	2-5m	3m trunk	17

PLANTING PALETTE



Waterhousia floribunda



Tristaniopsis laurina



Ulmus parvifolia



Lagerstroemia indica



Quercus palustris



Hymenosporum flavum



Howea forsteriana



Chamaedorea atrovirens



UNDERSTOREY PALETTE

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	COUNT
ACCENT PLANTING						
Ai	Alcantarea imperialis ‘rubra’	King Bromeliad	1.5m	1.5m	200mm	15
MIX 1						
Hs	Hibbertia scandens	Golden Guniea Flower	0.3m	1.5m	140mm	633
Mf	Myoporum parviflorum	Creeping Boobialla	0.3m	2m	140mm	633
Sf	Scaevola ‘purple fusion’	Purple Fusion	0.2m	1.5m	140mm	633
MIX 2						
Dj	Dianella ‘Little Jess’	Flax Lily	0.3m	0.4m	140mm	444
Tj	Trachelospermum jasminoides	Star Jasmine	0.3m	1.0m	140mm	444
Wz	Westringia ‘Zena’	Dwarf Rosemary	1m	1m	200mm	444
Cu	Crassula undulata	Crassula	0.5m	0.5m	200mm	444
MIX 3						
Ri	Raphiolepis indica ‘Oriental Pearl’	Indian Hawthorn	1-2m	1m	200mm	496
Ds	Dichondra ‘Silver Falls’	Silver Falls	0.15m	1.0m	140mm	496
Di	Dietes iridioides	Butterfly iris	1m	0.6m	200mm	496
MIX 4						
Ea	Epipremnum aureum	Devil’s Ivy	0.4m	0.6m	140mm	450
MIX 5						
Px	Philodendron xanadu	Xanadu	1.5m	1.5m	200mm	341
Pc	Philodendron ‘Rojo Congo’	Rojo Congo	1.5m	1.5m	200mm	341
Dr	Dichondra repens	Kidney Weed	0.15m	1.0m	140mm	341
MIX 6						
Ri	Raphiolepis indica ‘Oriental Pearl’	Indian Hawthorn	1-2m	1m	200mm	232
Dj	Dianella ‘Little Jess’	Flax Lily	0.3m	0.4m	140mm	232
Tt	Trachelospermum ‘Tricolour’	Tri-colour jasmine	0.3m	1.0m	140mm	232

PLANTING PALETTE



Hibbertia scandens



Scaevola ‘purple fusion’



Dianella ‘Little Jess’



Philodendron xanadu



Dichondra argenta ‘silver falls’



Dichondra repens



Trachelospermum ‘Tricolour’



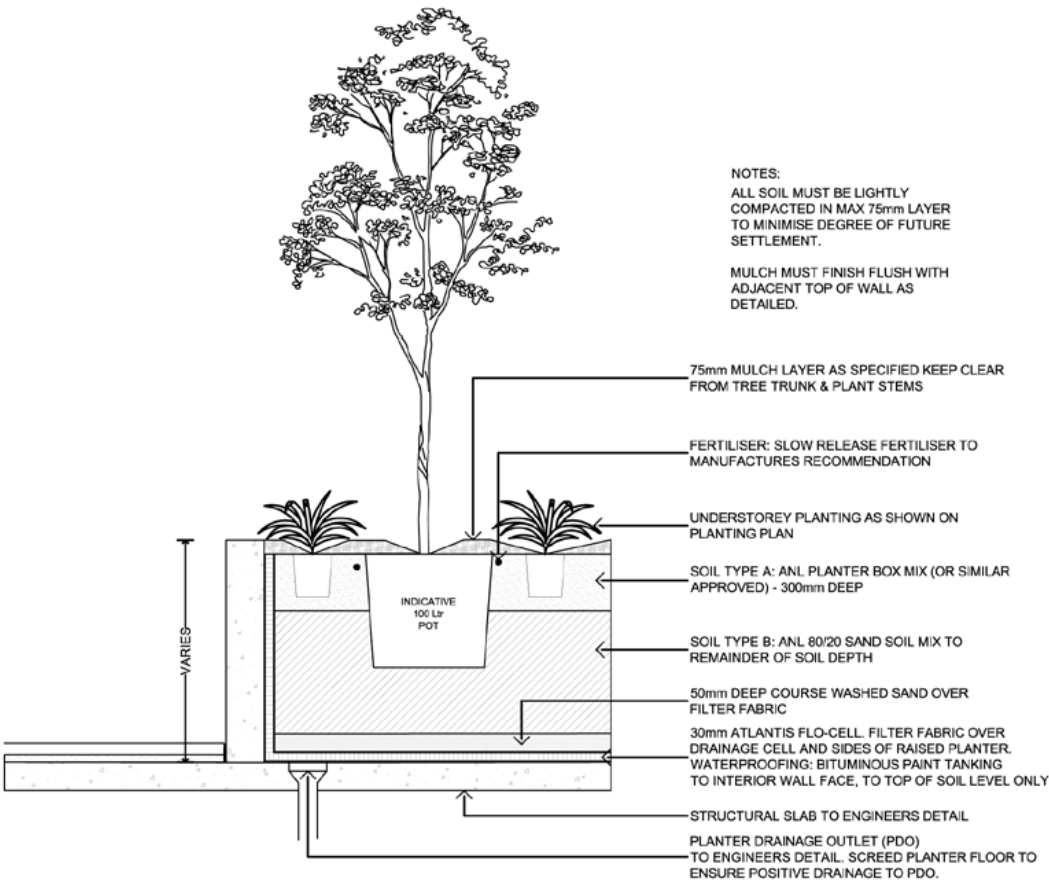
Epipremnum aureum



Myoporum parviflorum



# PRELIMINARY CONSTRUCTION DETAILS | LANDSCAPE







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