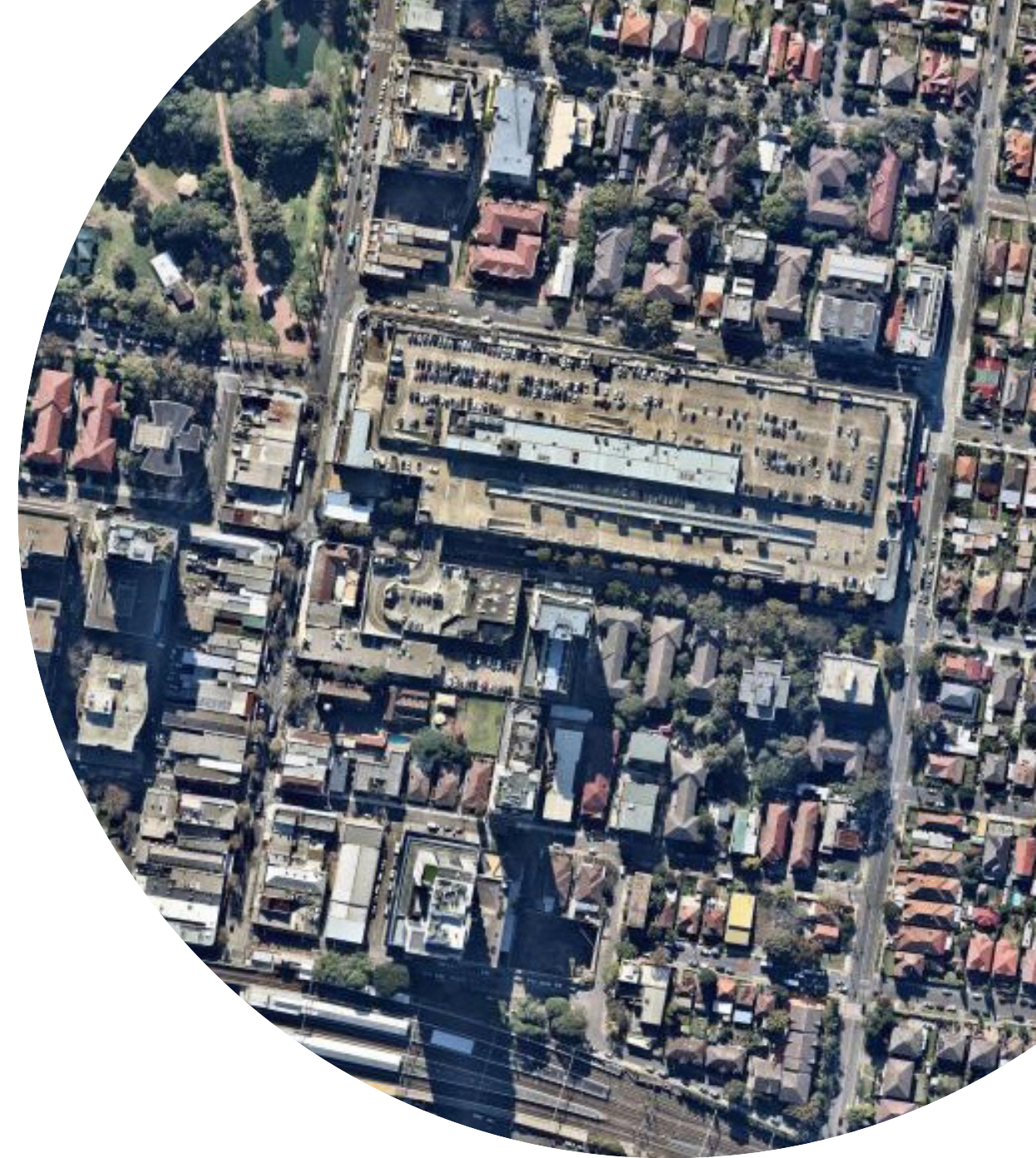


# 28-34 VICTORIA STREET BURWOOD

LANDSCAPE DA REPORT

20 MARCH 2020

ISSUE B



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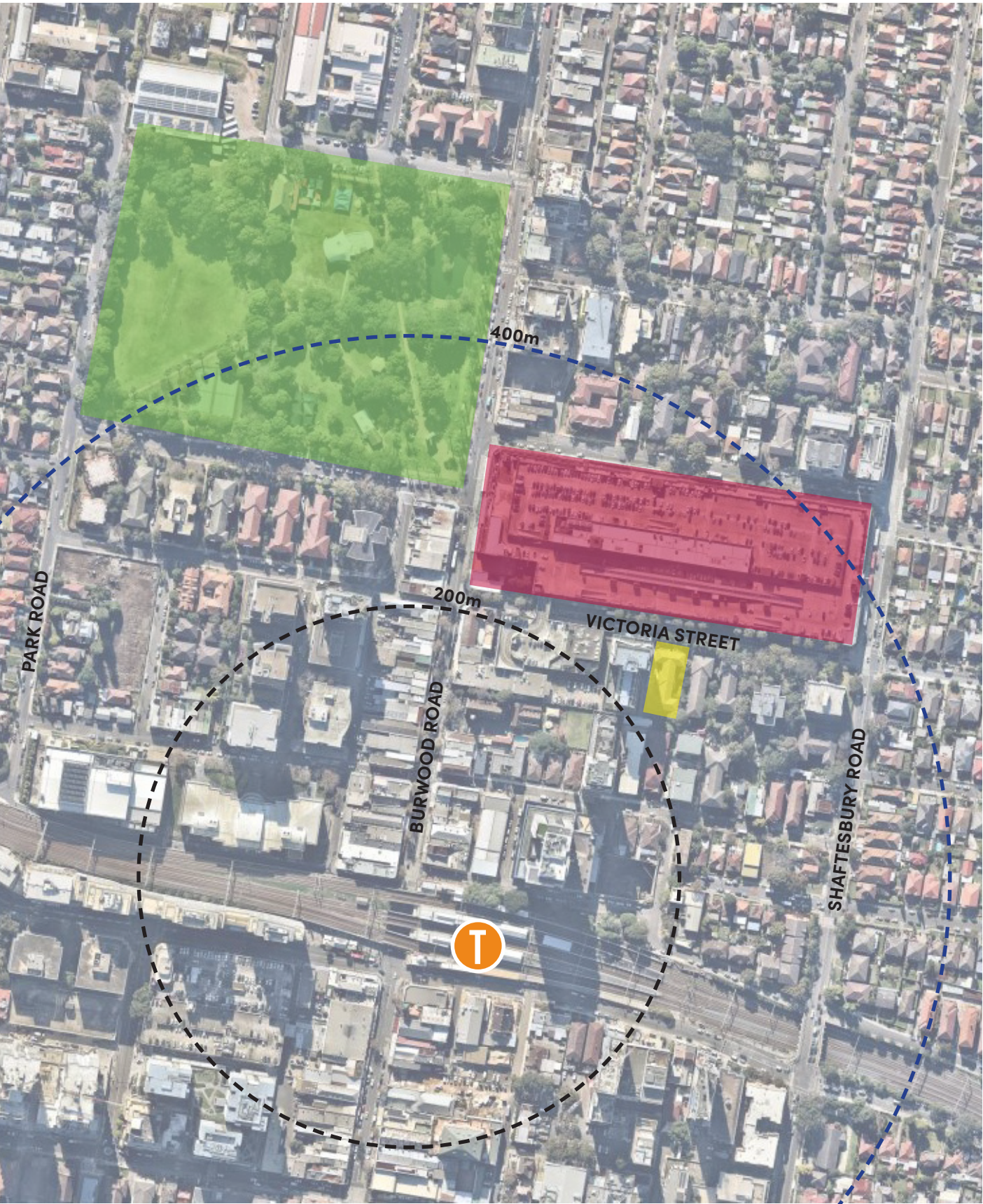
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SITE ANALYSIS

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 signifcant established trees, this park offers locals a ‘green’ destination, away from the urban hustle and bustle of an evergrowing Burwood.

LEGEND

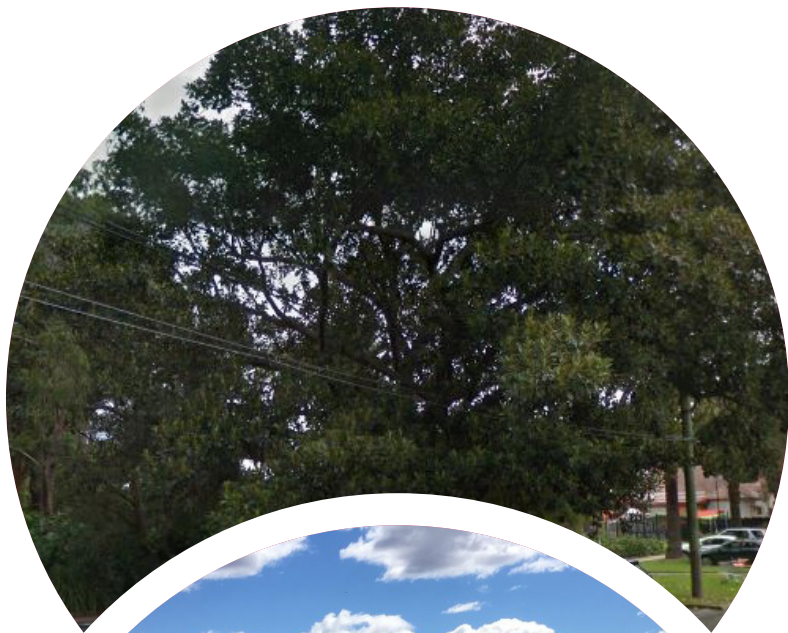
- Westfields Burwood
- Burwood Station
- Burwood Park
- Site
- 200m Radius
- 400m Radius





**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

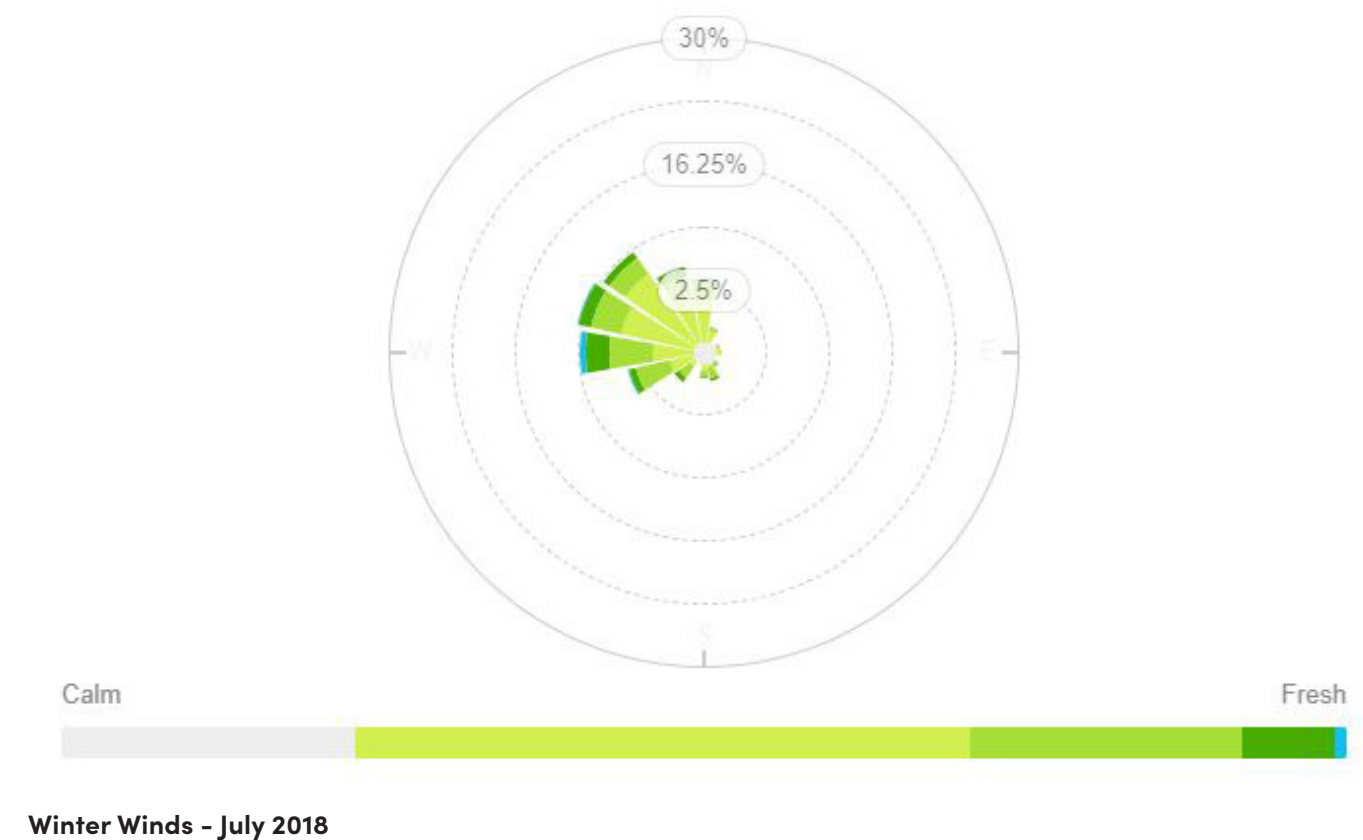
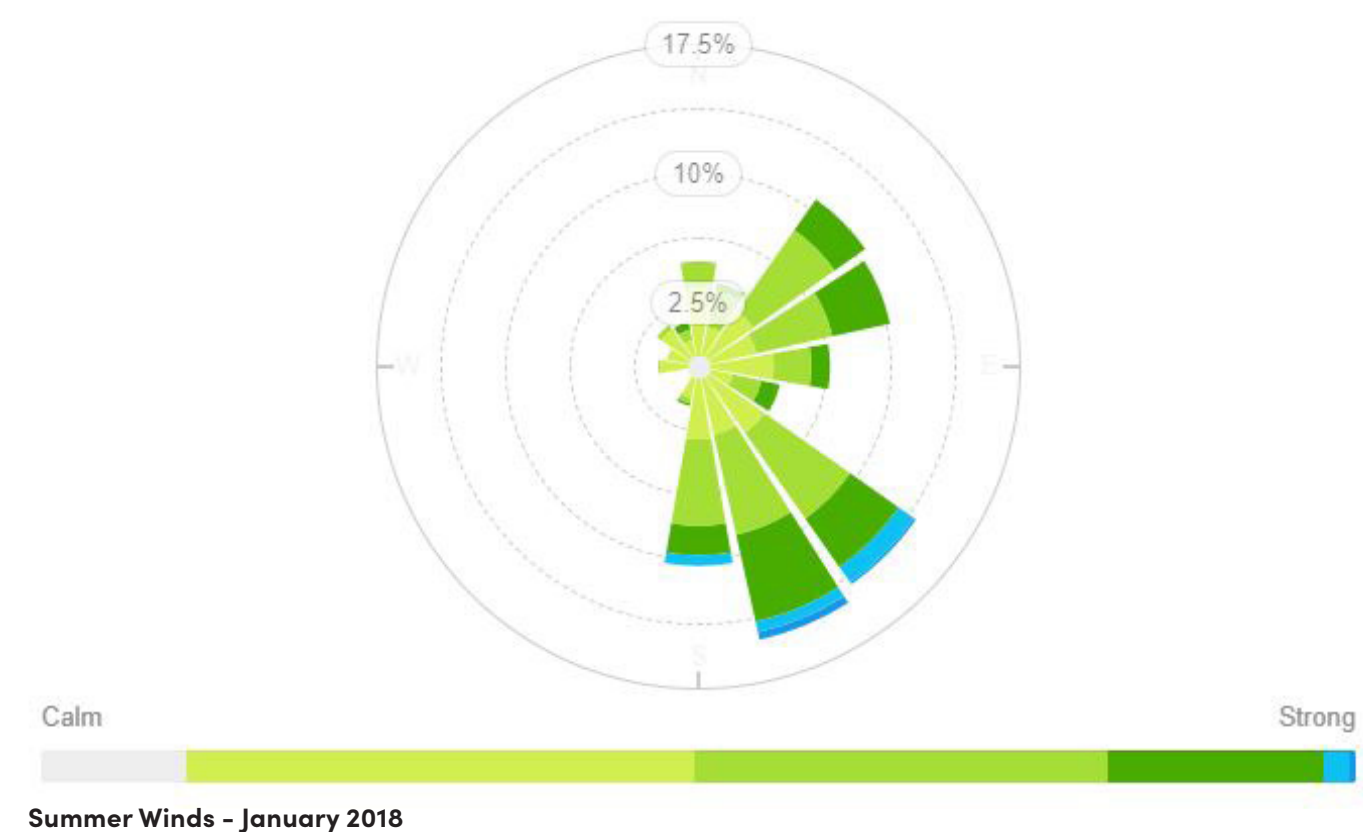
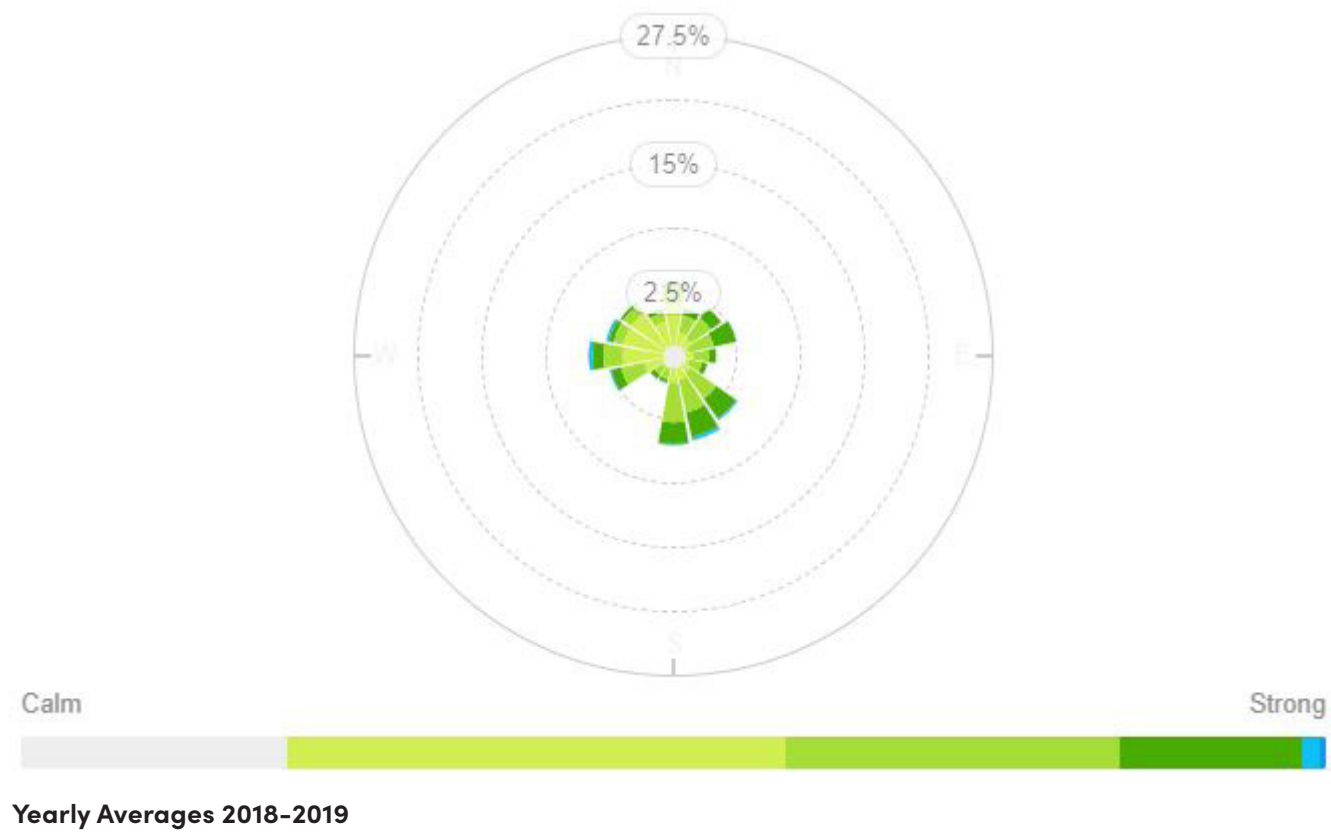


**BURWOOD ROAD**

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



SITE ANALYSIS | WIND ANALYSIS



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

Total available Deep Soil  356m²	Landscape on Deep Soil	Ground floor	Softscape (158m²)
			Hardscape (198m²)
	Landscape on Structure	Ground floor	Softscape (78m²)
			Hardscape (840m²)
		Podium LVo2	Softscape (162m²)
			Paving / Decking (345m²)
		Podium LVo3	Softscape (587m²)
			Paving / Decking (621m²)
		Podium Lv21	Softscape (39m²)
			Paving (90m²)





comfortable



social



street amenity



local



inside/outside

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

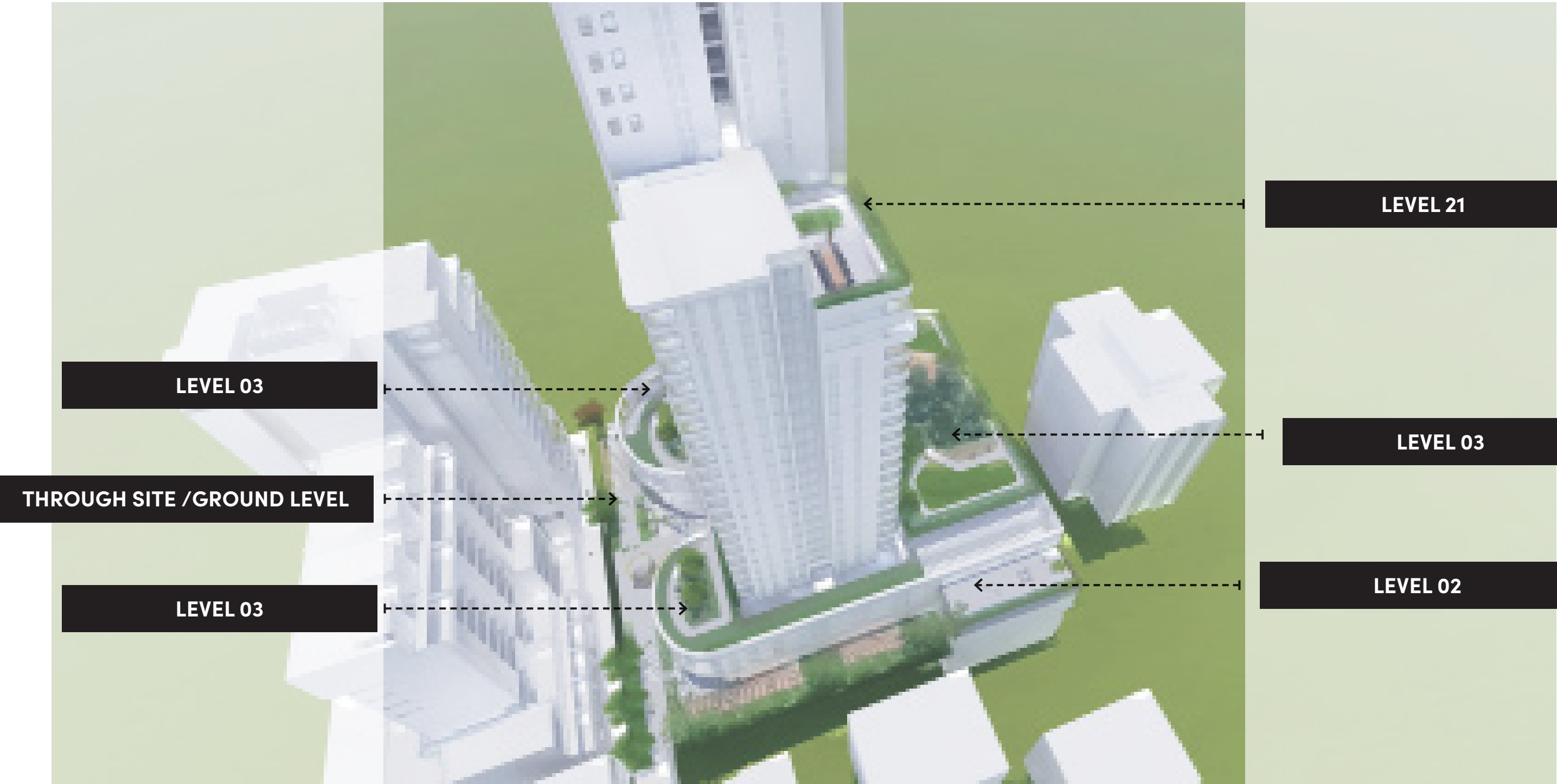
Maximise the potential to activate the through-site link, connecting the space to adjacent retail and dining spaces.

CONNECTED WITH LOCAL CHARACTER

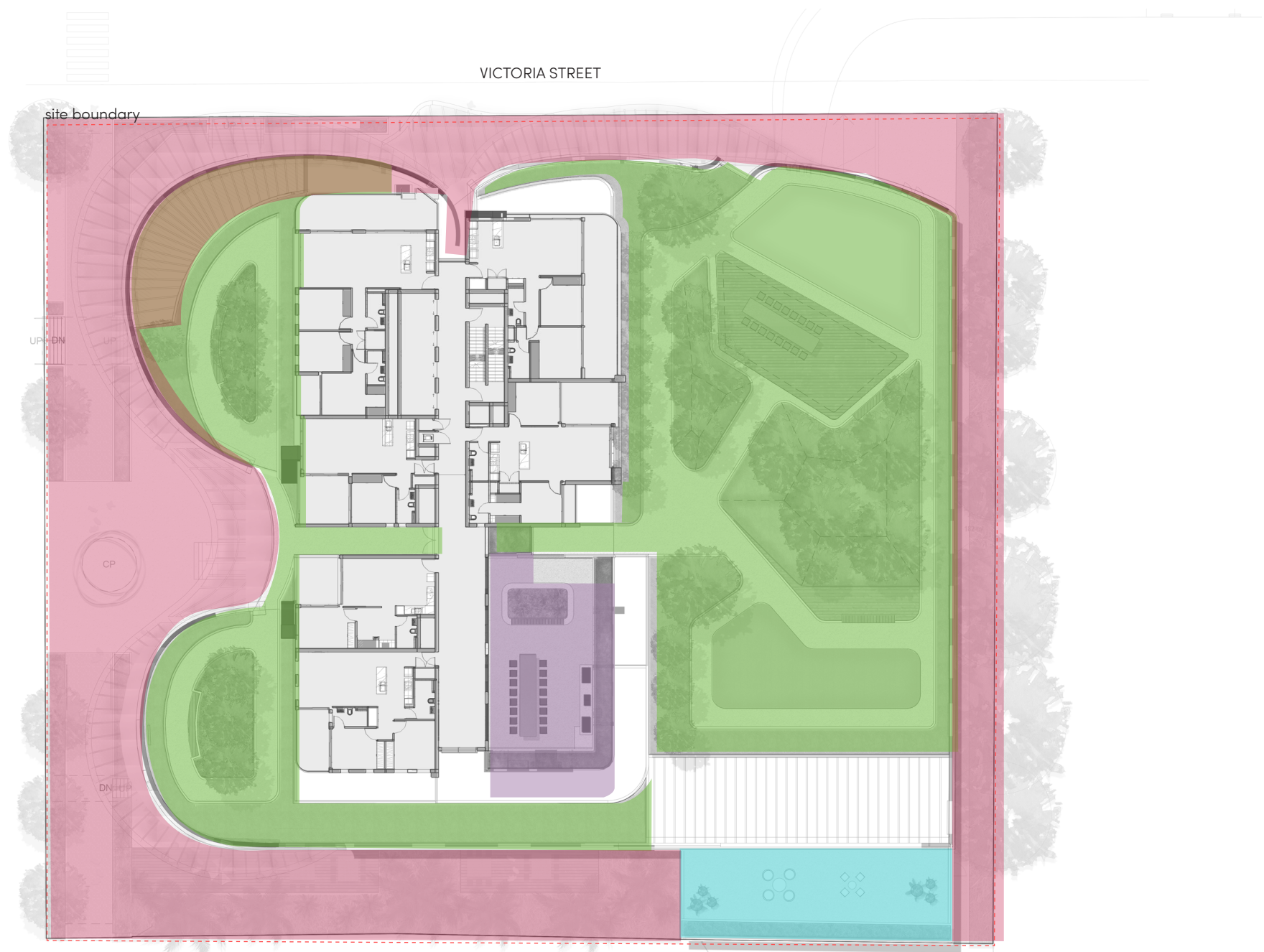
Drawing inspiration from local species and increasing the greenscape presence in the area.

INSIDE / OUTSIDE CONNECTIONS

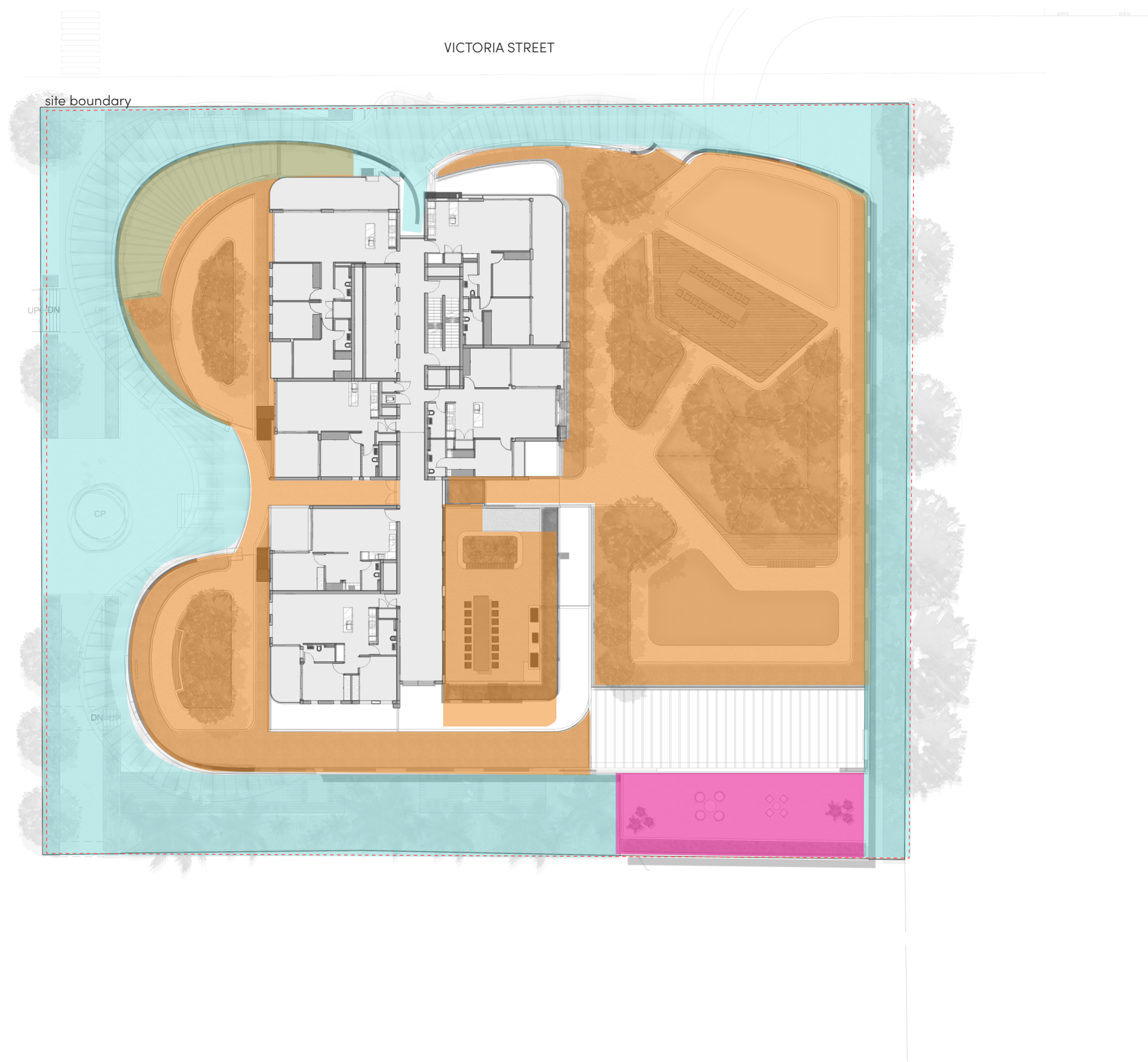
Diversifying connections between internal and external spaces, including potential future connections through neighbouring sites.







- KEY
- Ground Floor
  - Level 02
  - Level 01
  - Level 21



- KEY
- Public
  - Communal
  - Commercial



# GROUND LEVEL - PUBLIC DOMAIN

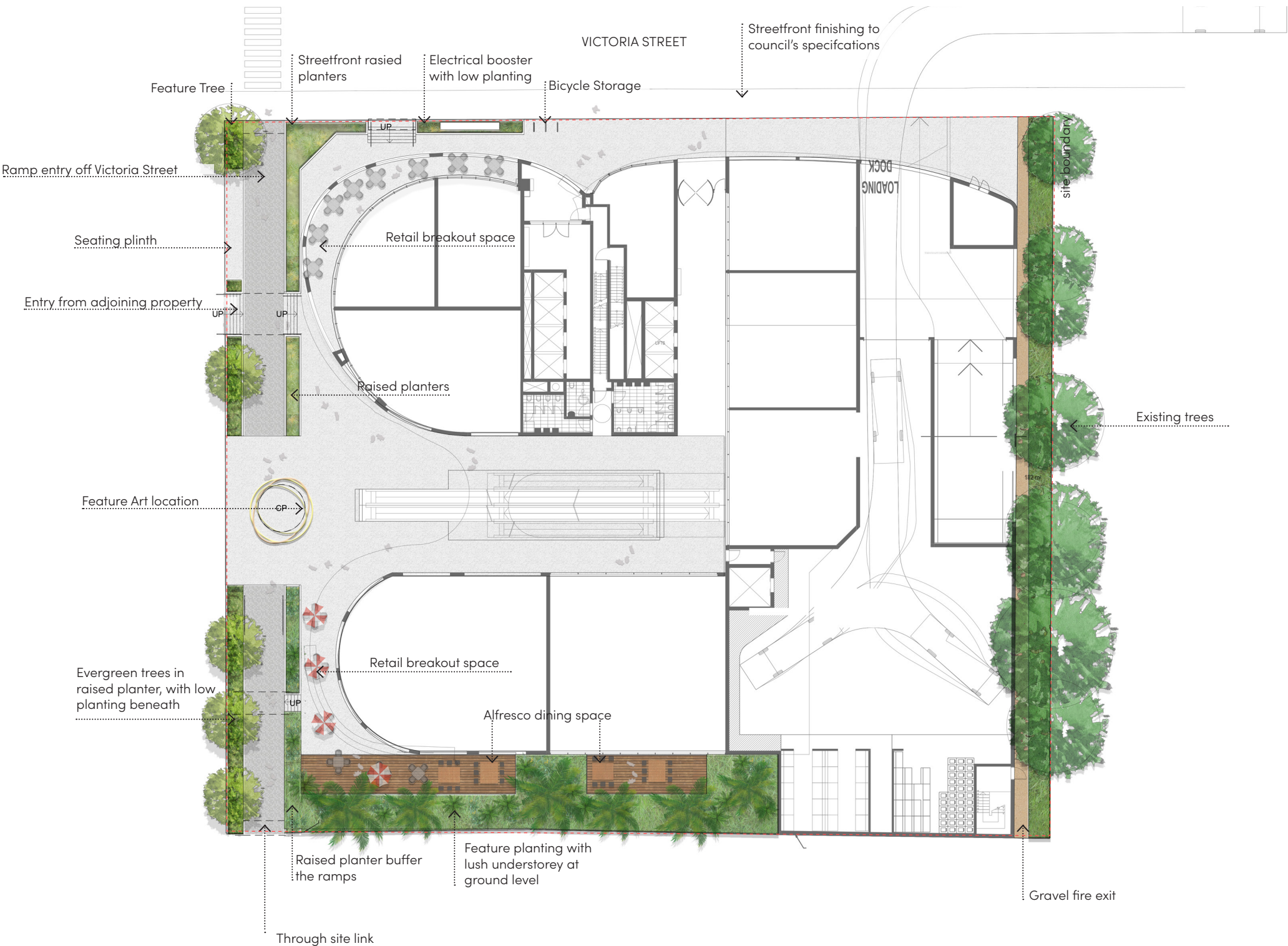








GROUND LEVEL | MASTERPLAN



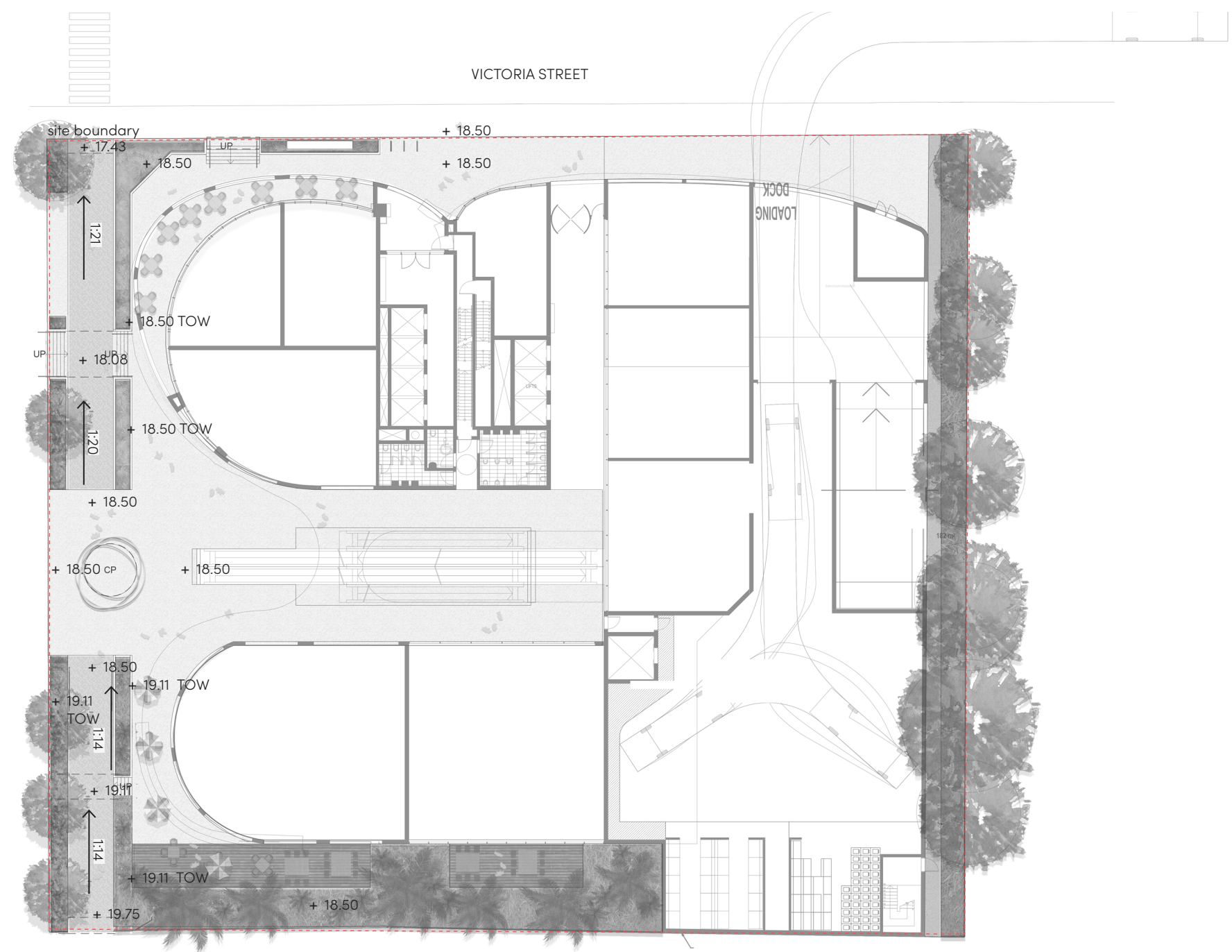
Retail breakout



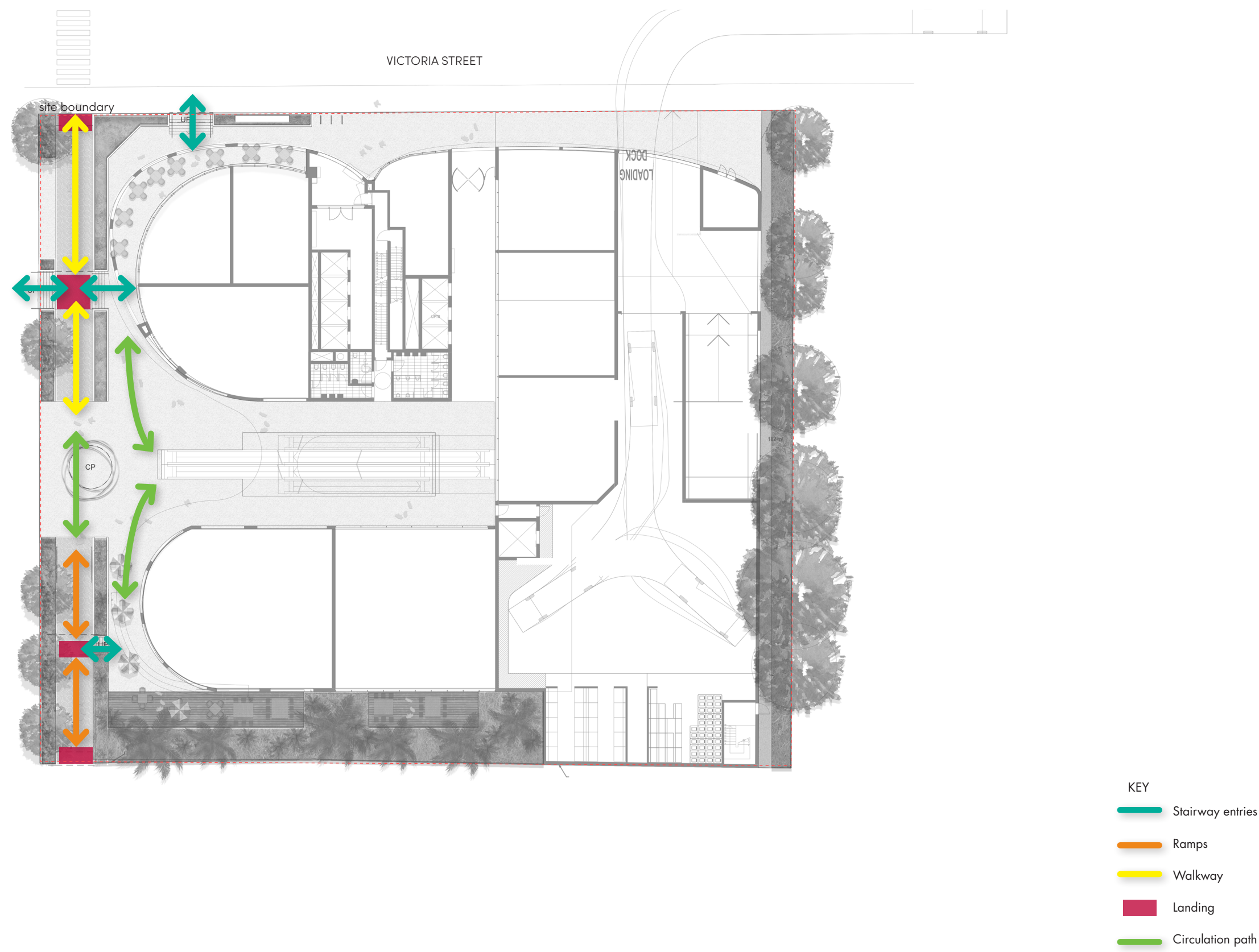
Alfresco dining

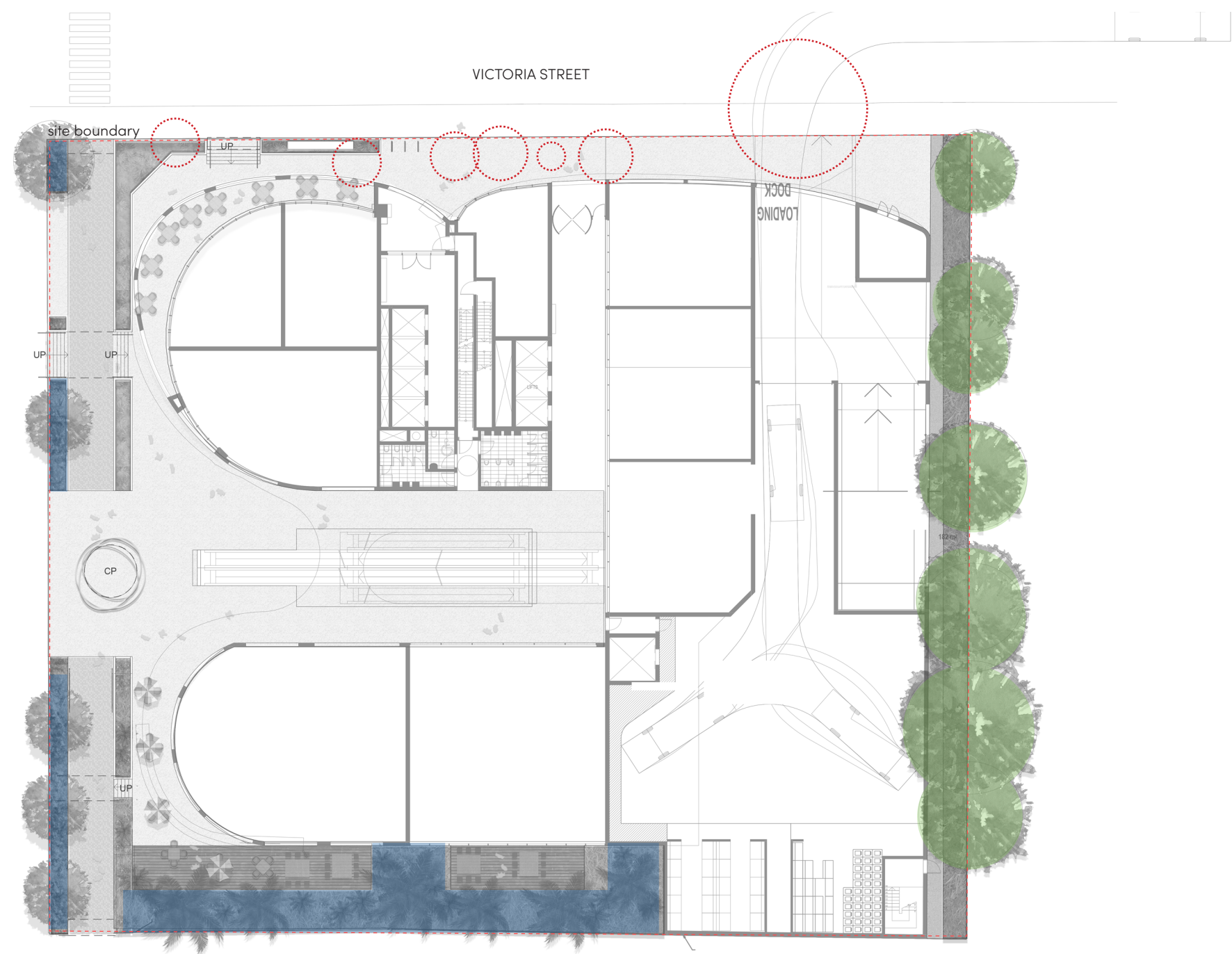


Through site link







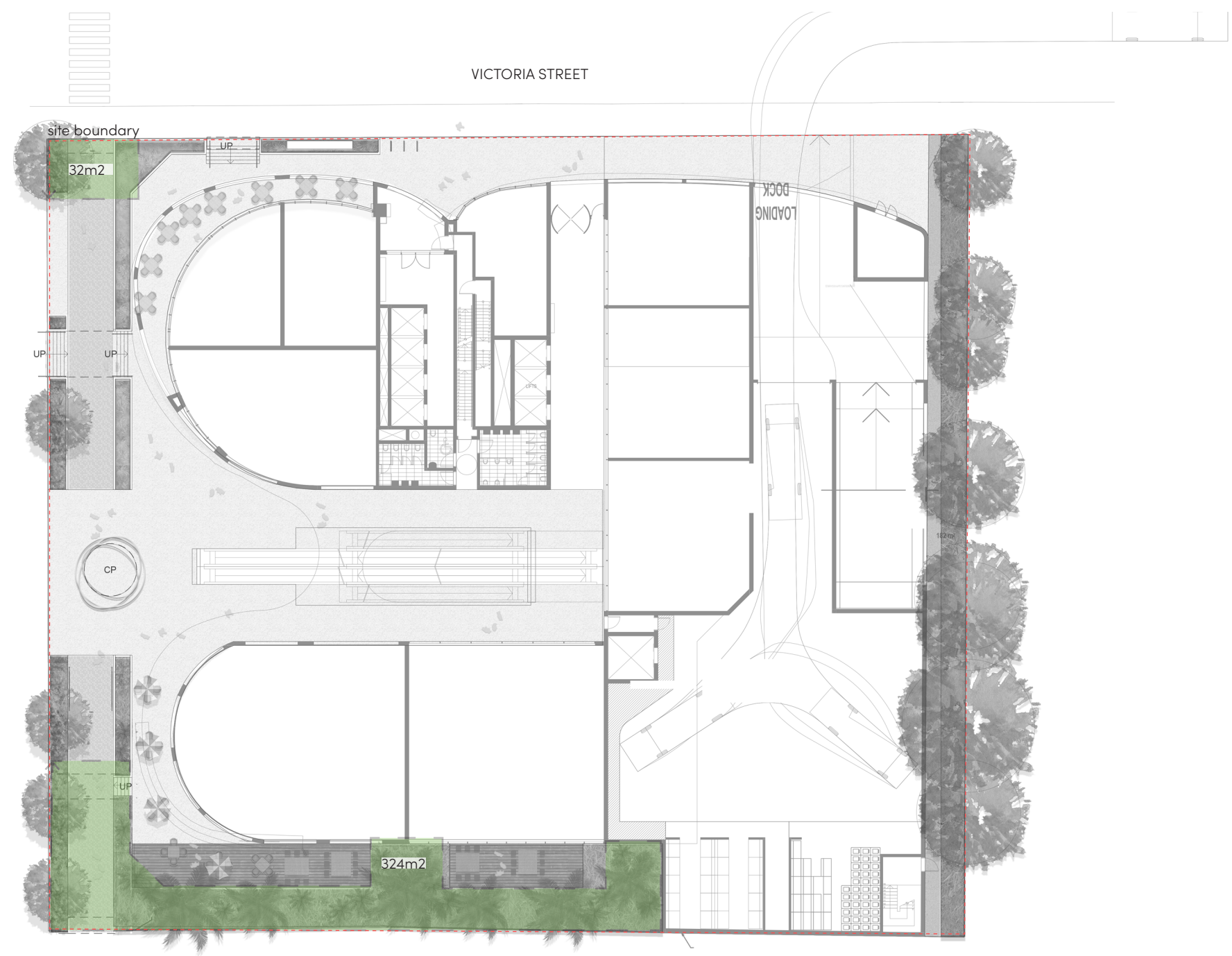


KEY

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

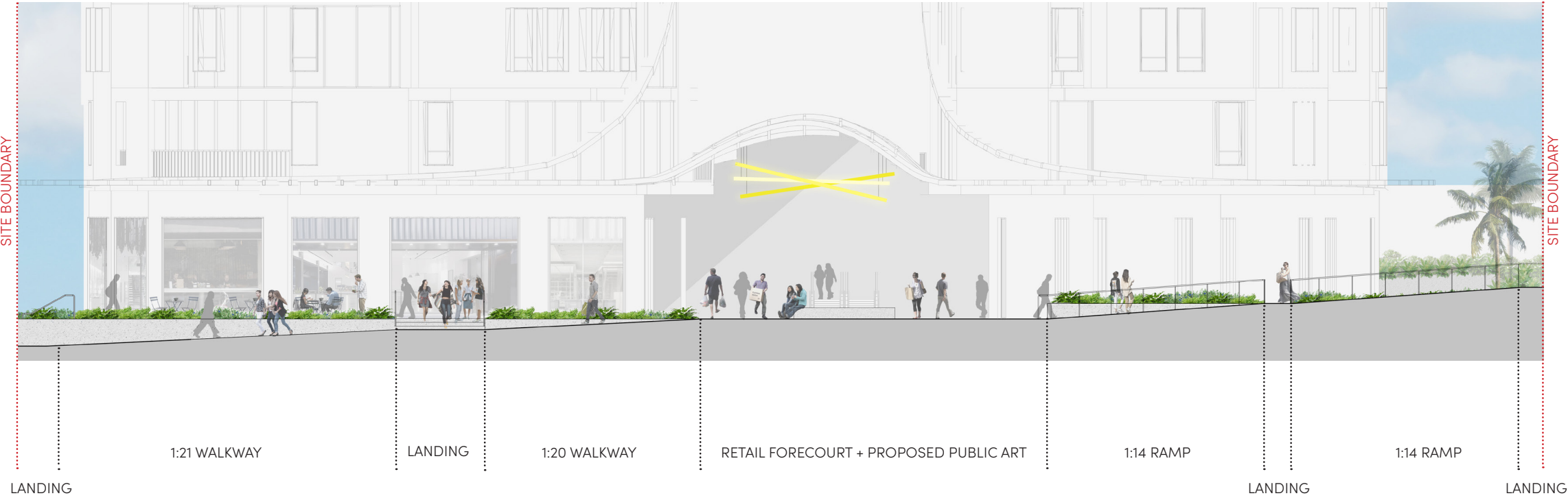
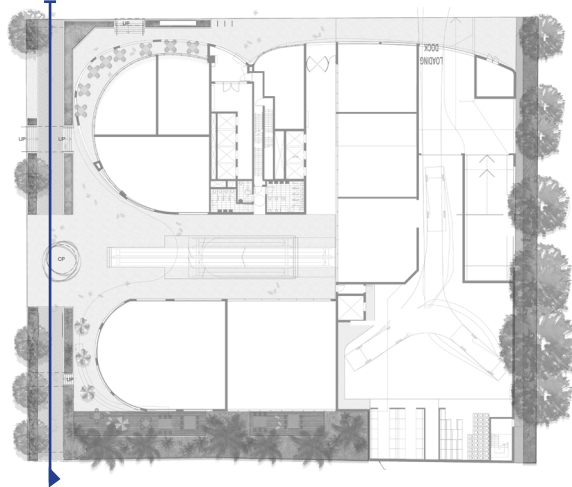
\* Information adapted from 'Tree and Landscape Consultants' Draft arborist report 16th August 2019.





KEY  
Proposed deep soil zone

SECTION | GROUND LEVEL



Section 1: Through Site Link – EAST WEST



VIEWS | GROUND LEVEL



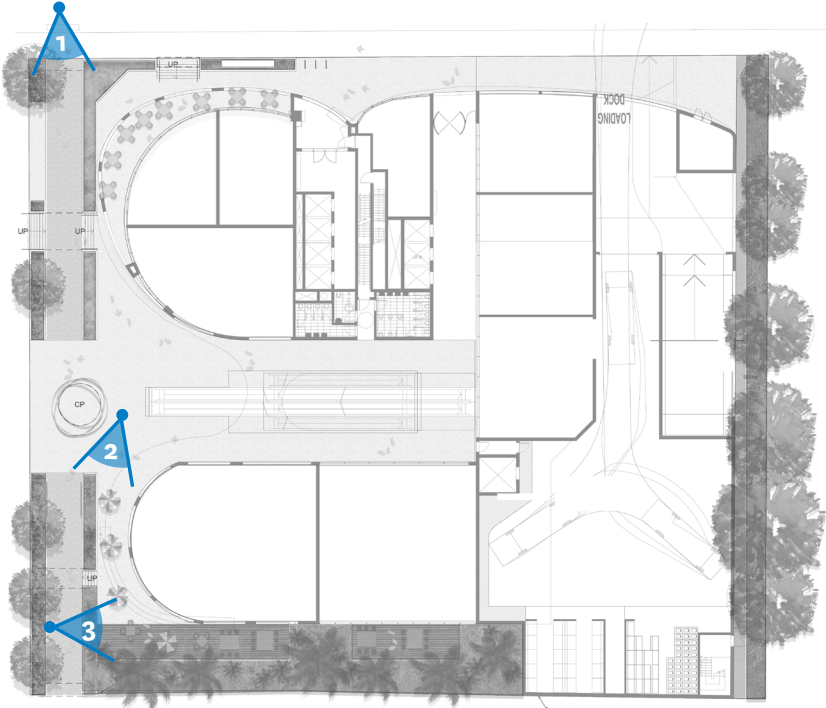
View 1: Through site link from Victoria Street



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

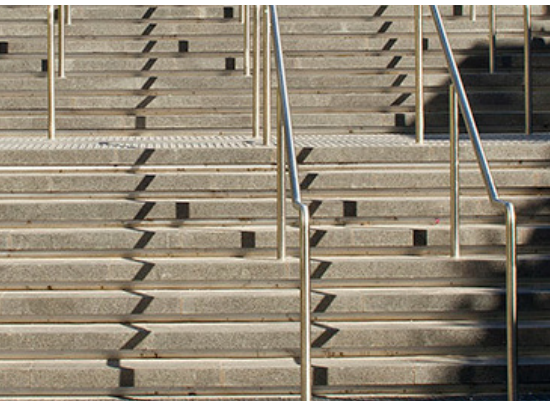


FOOTPATH TO COUNCIL SPECIFICATION



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



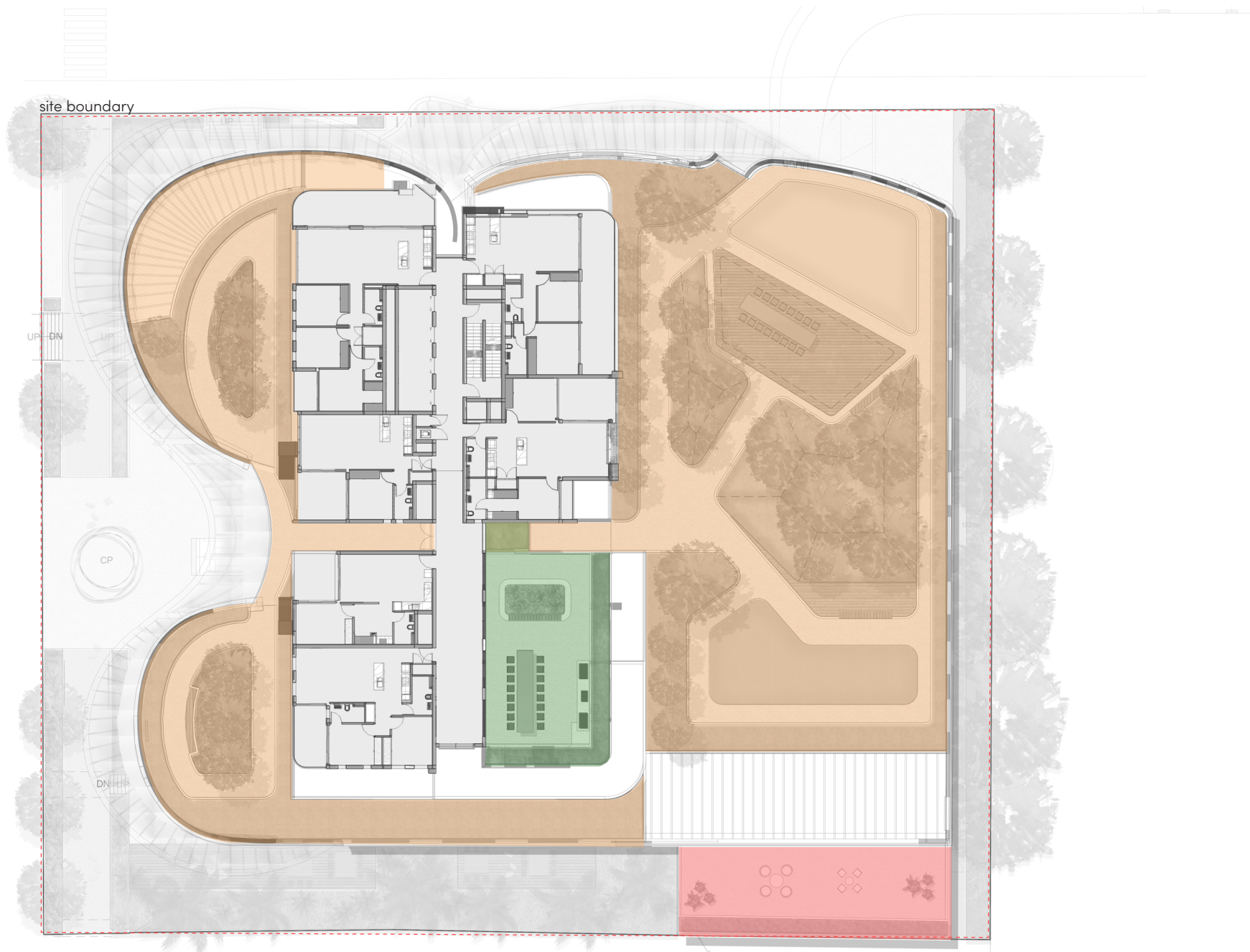
# PODIUM LANDSCAPES

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PODIUMS | KEY SPACES



- KEY
- Level 02
  - Level 03
  - Level 21





MAKING THE SPACE **FLEXIBLE**



A SPACE THAT IS BUFFERED BY **GREEN**







**Raised planters**



**Flexible furniture**



VIEWS | LEVEL 02



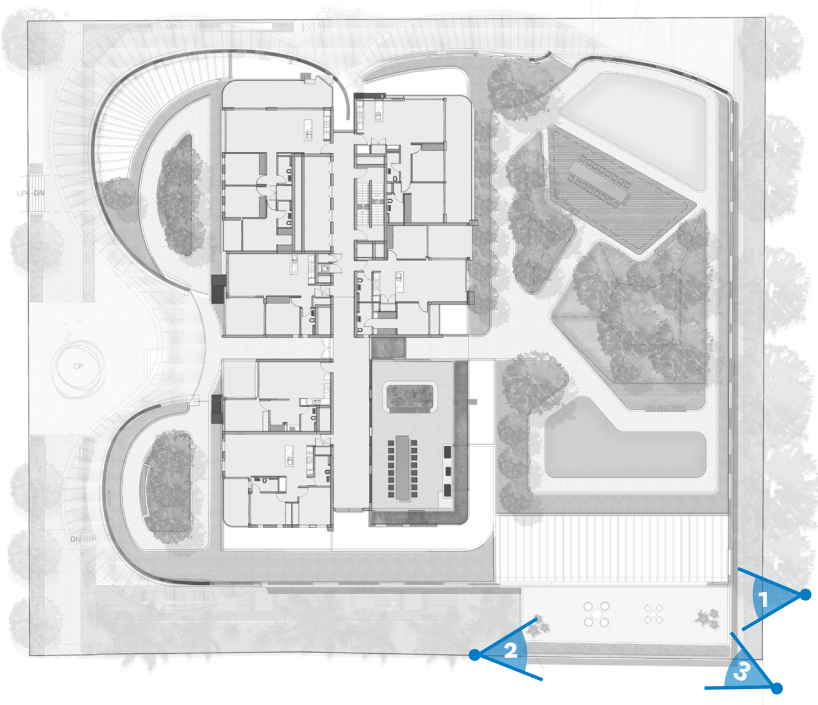
View 1: Flexible commercial space



View 2: Mobile furniture and boundary planting



View 3: Level 01 aerial



Key Plan



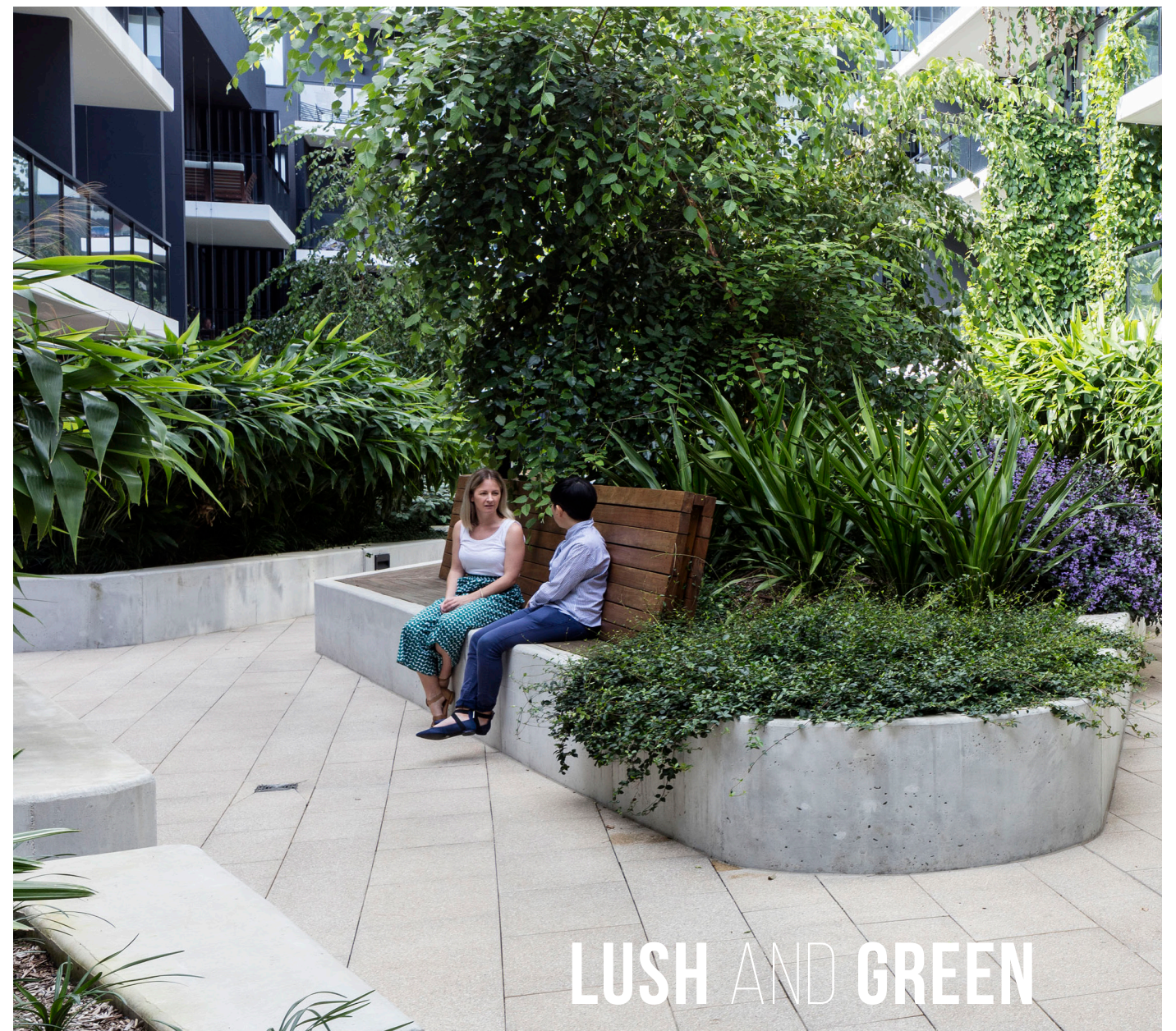
**A PLACE FOR EVERYONE...**



**FLEXIBLE SPACES**



**COMMUNAL LAWN SPACE**



**LUSH AND GREEN**





**BBQ + dining**



**Raised lawn**



**Seating with planter**



VIEWS | LEVEL 03



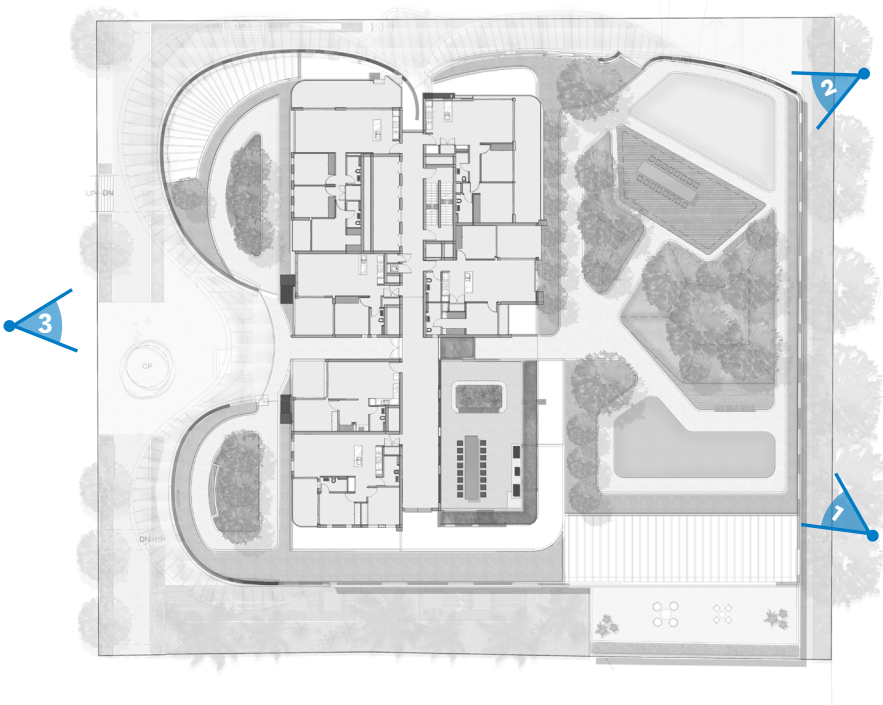
View 1: Aerial view



View 2: Social deck and raised lawn

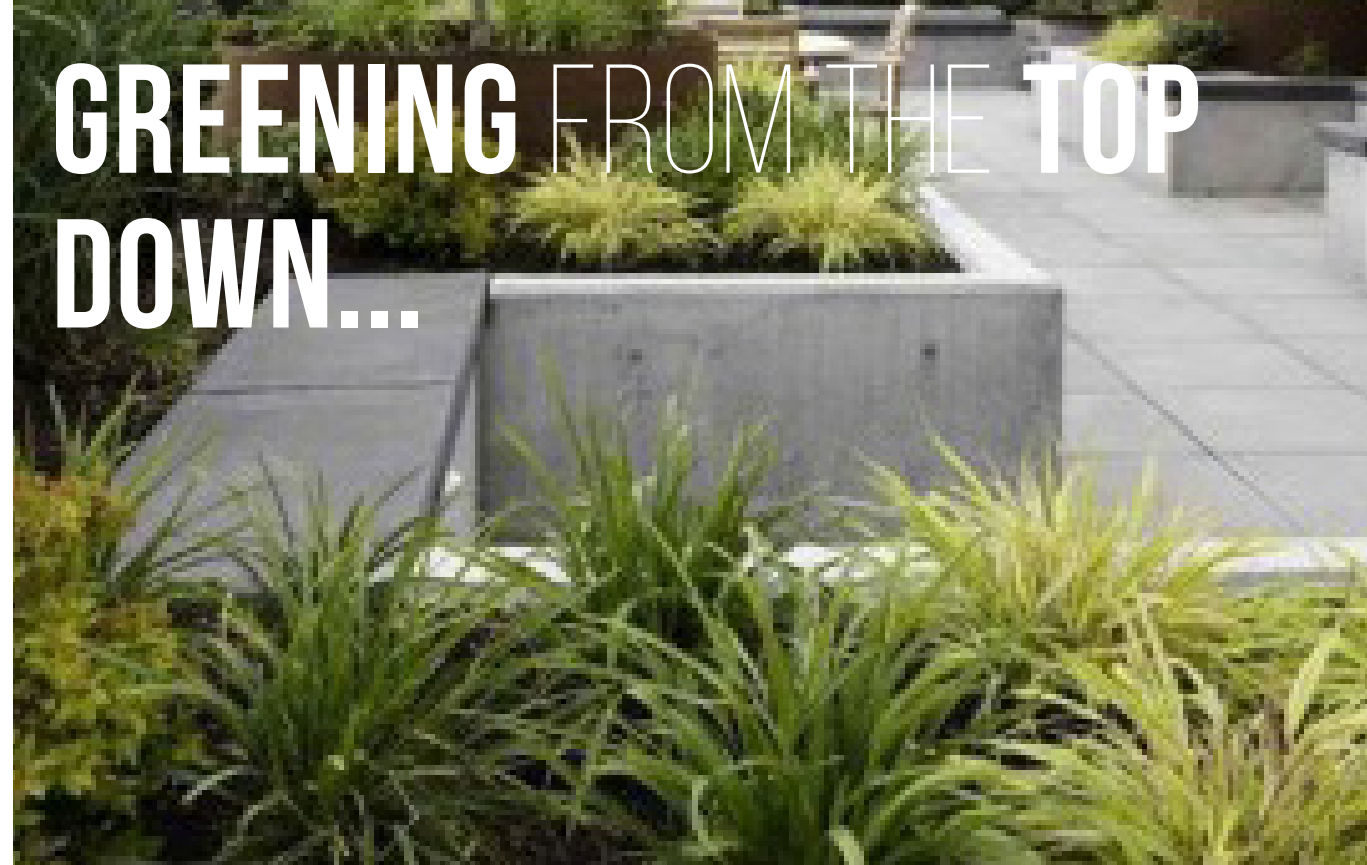


View 3: Planters



Key Plan





**GREENING FROM THE TOP  
DOWN...**



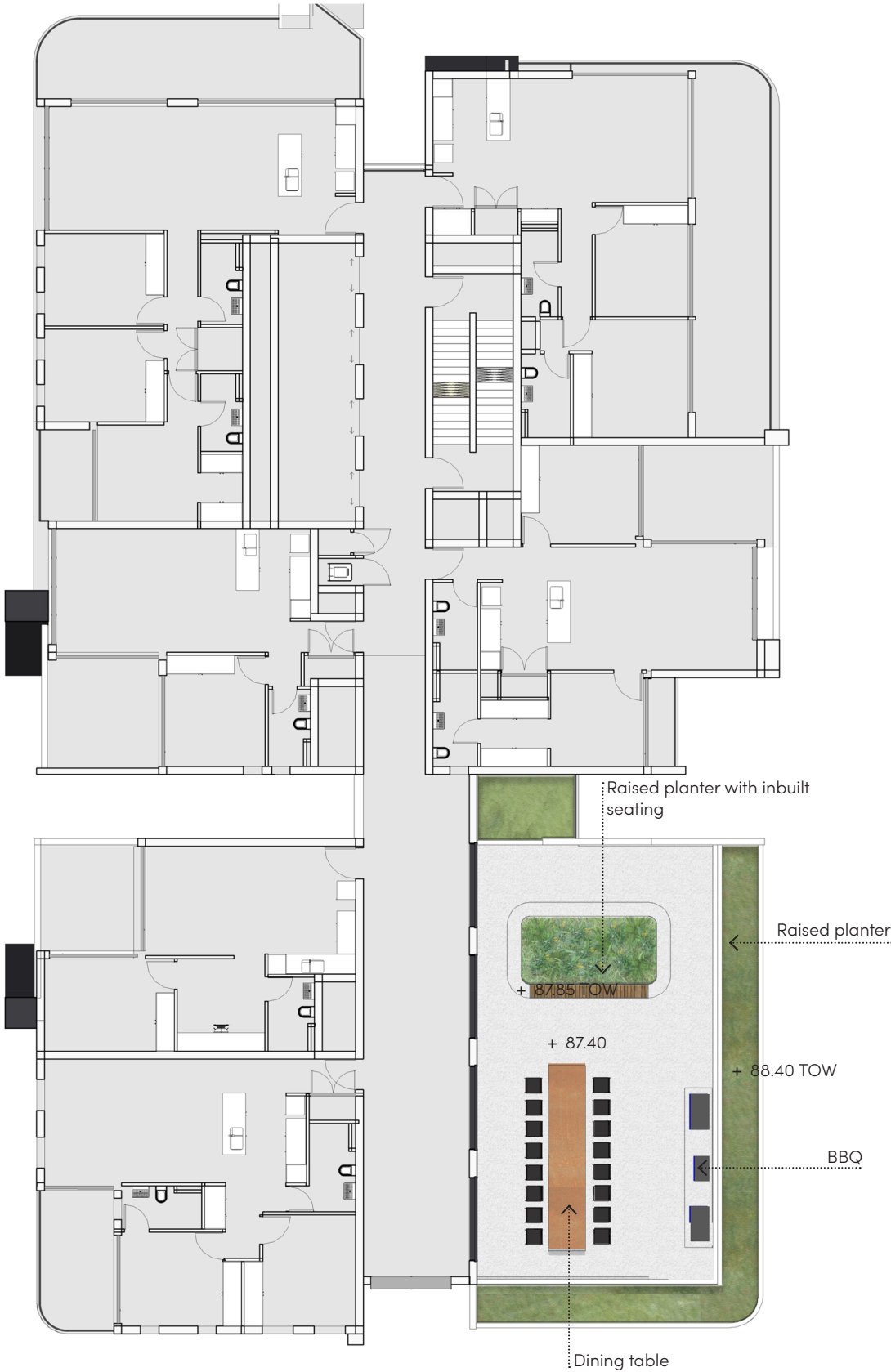
**SPACE TO DINE**



**RAISED PLANTERS WITH SEATING**







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



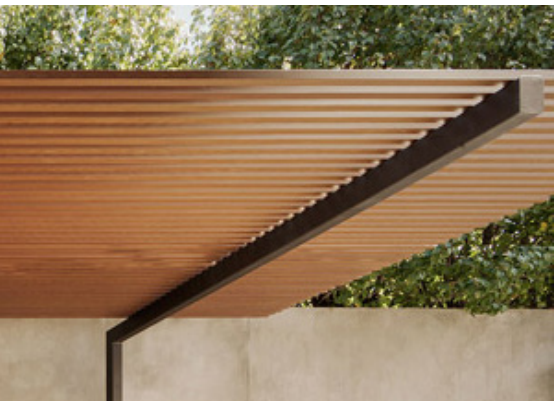
CONCRETE BBQ BENCH



COMMUNAL OUTDOOR TABLE



TIMBER SEATING WITH CONCRETE EDGE

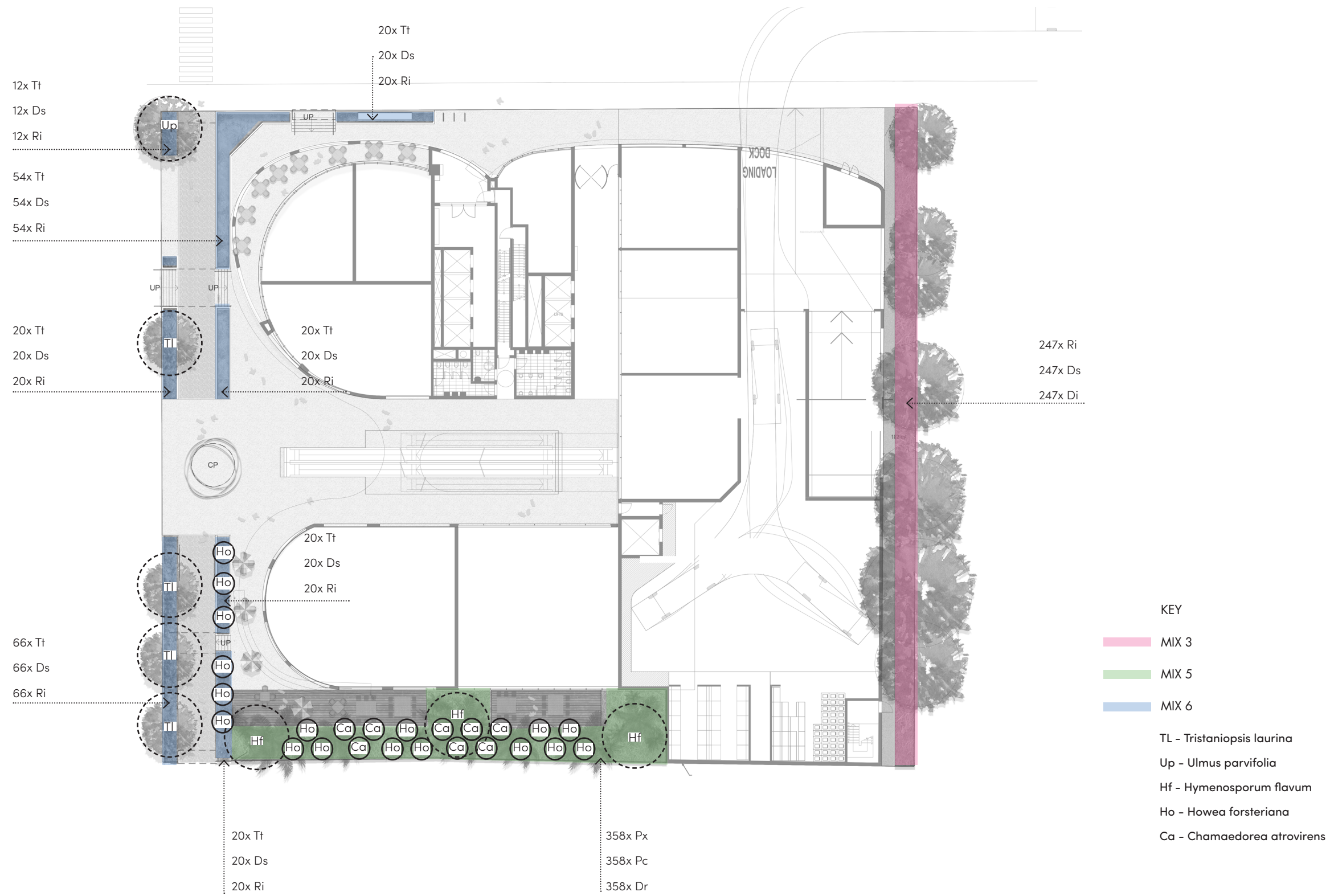


PERGOLA STRUCTURES

## STRUCTURES



PLANTING PLANS | GROUND FLOOR



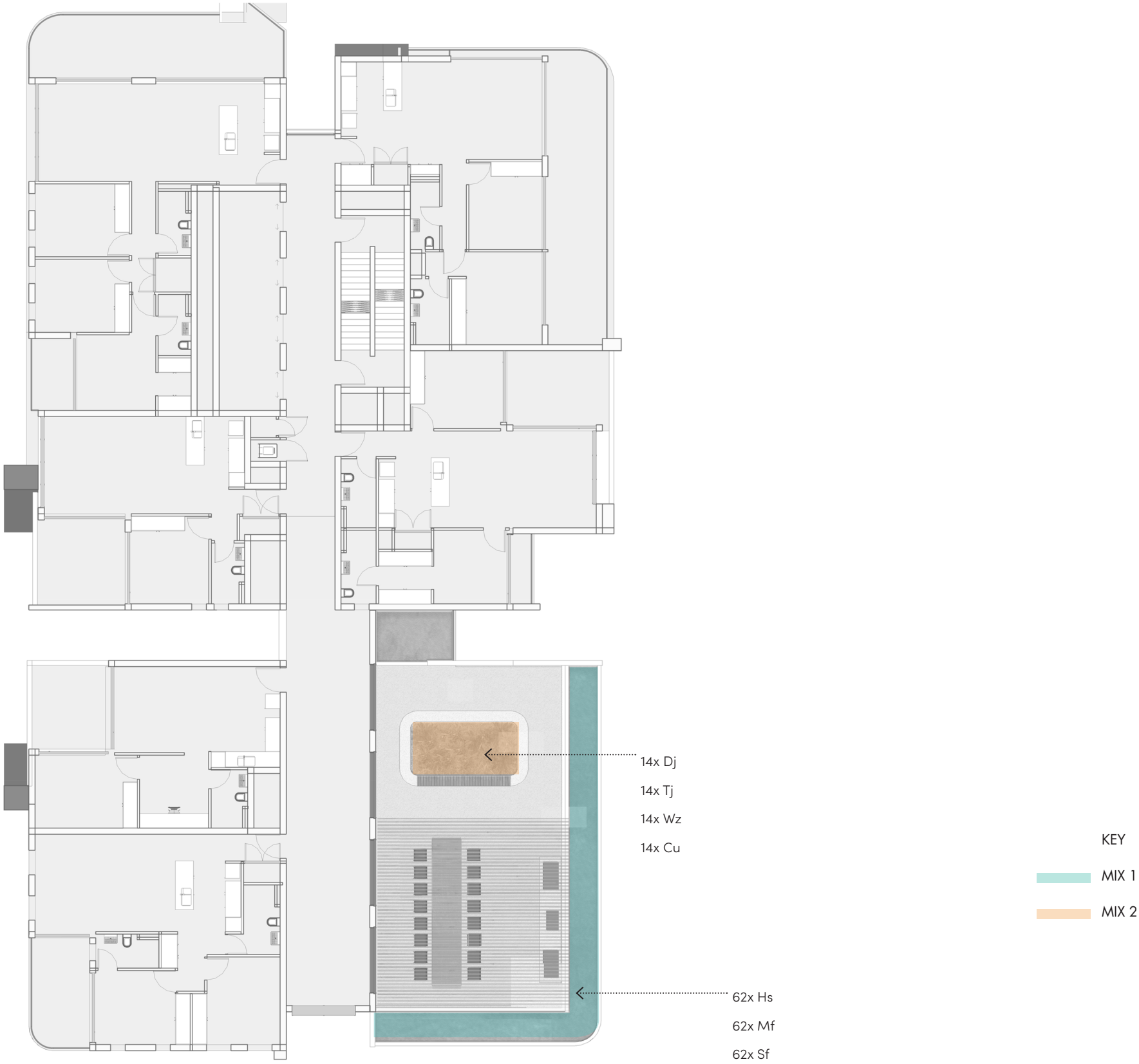


PLANTING PLANS | LEVEL 2





PLANTING PLANS | LEVEL 21





# TREE PALETTE

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
TREES				
Wf	Waterhousea floribunda	Weeping Lilly Pilly	10m	10m
Hf	Hymenosporum flavum	Native Franjipani	6m	6m
Tl	Tristaniopsis laurina	Watergum	6-8m	8-10m
Cs	Citrus spp	-	2m	2m
Up	Ulmus parvifolia	Chinese Elm	10m	3m
Li	Lagerstroemia indica	Crepe Myrtle	5m	5m
Qp	Quercus palustris	Pin Oak	15m	8m
ACCENT PLANTING				
Ca	Chamaedorea atrovirens	Cascade Palm	2m	0.8m
Ho	Howea forsteriana	Kentia Palm	4-15m	2-5m
Ai	Alcantarea imperialis 'rubra'	King Bromeliad	1.5m	1.5m

## PLANTING PALETTE



Waterhousia floribunda



Tristaniopsis laurina



Ulmus parvifolia



Lagerstroemia indica



Quercus palustris



Hymenosporum flavum



Alcantarea imperialis



Howea forsteriana



Chamaedorea atrovirens



# UNDERSTOREY PALETTE

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

## PLANTING PALETTE



Hibbertia scandens



Scaevola ‘purple fusion’



Dianella ‘Little Jess’



Philodendron xanadu



Dichondra argenta ‘silver falls’



Dichondra repens



Trachelospermum ‘Tricolour’



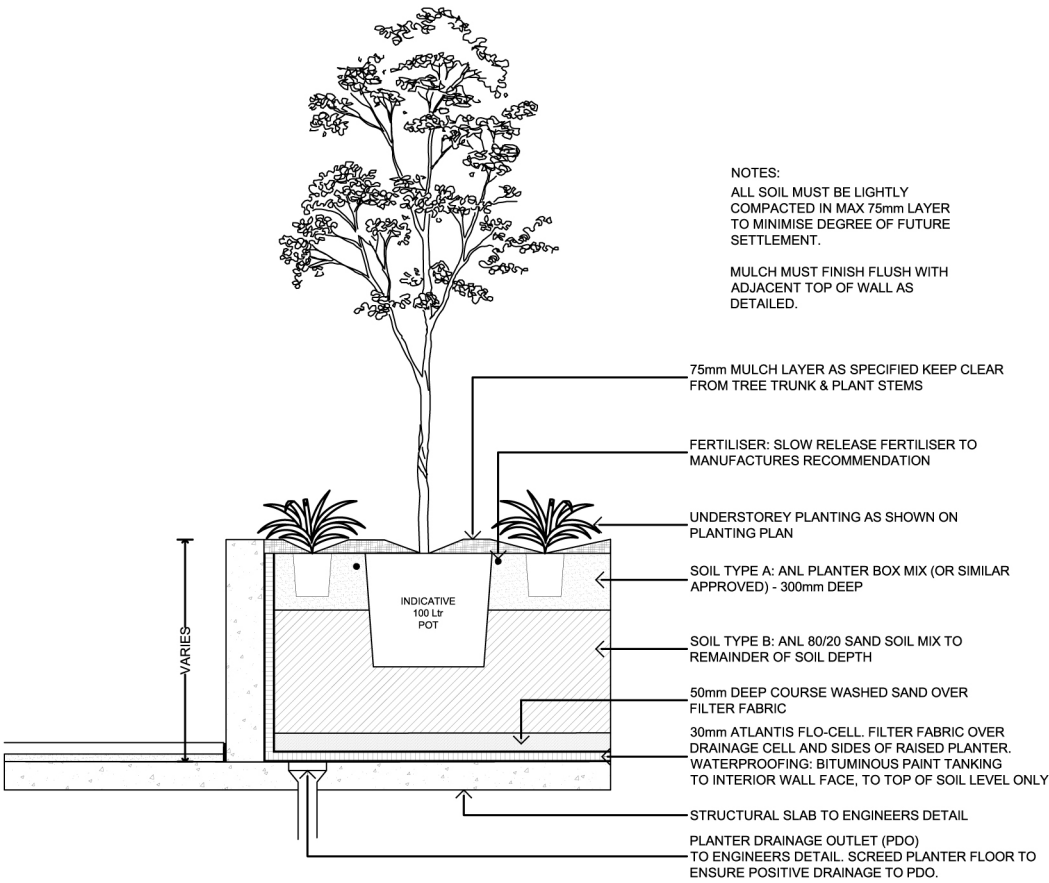
Epipremnum aureum



Myoporum parviflorum



# PRELIMINARY CONSTRUCTION DETAILS | LANDSCAPE







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