

Landscape Design Intent Statement for 5 Powell Street & 17-35 Parramatta Road, Homebush

Sitedesign Studios North has prepared a landscape design response for the accompanying plans for the Ground floor public domain, Level 8 Communal Facilities, and Level 24 roof perimeter treatment for the proposed Building C effectively completing and consolidating all stages 5 Powell Street & 17-35 Parramatta Road, Homebush development site.

At Ground floor level, the three long raised planter boxes proposed along Parramatta Road kerb line visually integrates Building C to the streetscape for pedestrians and motorists alike. The planter boxes provide a sense of security and physical barrier between the busy Parramatta Road frontage for residents, customers to retail premises located at ground level, and passers-by walking to adjoining Ismay Reserve. The positioning of the planter boxes also helps to delineate and draw attention to the adjoining main entrance to the serviced apartment lobby.

A long and wide raised feature landscaped planter bed extends the entire length of the ground level western façade of Building C. This design element aims to draw in attention and pedestrian movements and extending the public domain into the communal open space between Buildings A, B & C and further linking to the proposed new stepped entrance into Ismay Reserve.

This wide and elongated element also provides borrowed appealing landscaped external views from adjoining internal retail spaces and heightening the experience of retailers and their customers and distracting their attention away from the busy Parramatta Road frontage and re-focusing on inviting internal public domain and communal spaces.

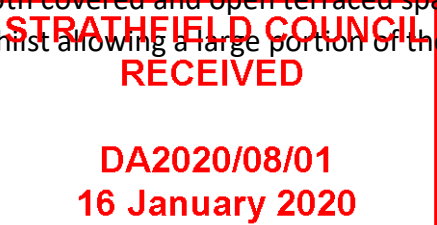
The proposed pedestrian link to Ismay Reserve complemented by further raised planter boxes and lush plantings will also activate the eastern site boundary and allow park users to explore the retail opportunities, public domain and communal spaces, and vice versa provides the residents and visitors of Buildings A, B & C direct access to parkland right on their doorstep.

These three proposed large raised planter boxes will visually and functionally link the public domain/communal open spaces from previous stages for Buildings A & B. The use of Cabbage Tree Palms as main features in these raised planters will eventually provide tall central landscaped elements which will complement the verticality in between adjoining building architecture.

The Level 8 Communal Open Space terrace provides a shared break out entertaining space for all residents and their visitors to socialise in a safe and appealing environment. The perimeter continuous raised planting bed low hardy plantings which provide a sense of enclosure without limiting views out from the terrace. Tall screen plantings have been selected around the adjoining balcony for additional privacy.

Two large curvilinear timber decks provide more intimate smaller spaces, with feature pebble backdrop surrounds. Combined these two design elements break up the visual dominance of the larger tiled area, and make these smaller spaces inviting and interesting. Two individual bench seats are also provided for additional seating options. A feature Aloe tree is proposed to be the main focal point of the terrace as it can be viewed from all directions.

A barbeque facility is proposed as a common shared facility, and the architectural design provides both covered and open terraced spaces creating sunny and shady areas at different times of day, whilst allowing a large portion of the terrace to be used even in rainy conditions.



For Level 24 the rooftop for Building C, only maintenance and mechanical plant access is proposed, however, a raised and continuous perimeter planting bed with medium height and hardy species shrubs will provide some screening opportunities for the central mechanical plant room. As selected pebbles by others will form a loose pavement material as well as an insulation layer to the roof structure and providing a simple but elegant design element combined with perimeter plantings.

The planting design and species selection for each level has been carefully considered for their lower maintenance and water requirements. However, all raised landscaped beds on structure will still be serviced with a controlled drip irrigation system as the most water efficient irrigation method available.