

11-13 Mannix Parade, Warwick Farm

LANDSCAPE DEVELOPMENT APPLICATION
DESIGN REPORT

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ARCADIA



Issue D
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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

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01 Analysis

Analysis

History + Heritage

The Darug and Eora people were the original inhabitants of the Bankstown and Canterbury area, for many thousands of years before European settlement. The Darug is the largest Aboriginal language group in the LGA.

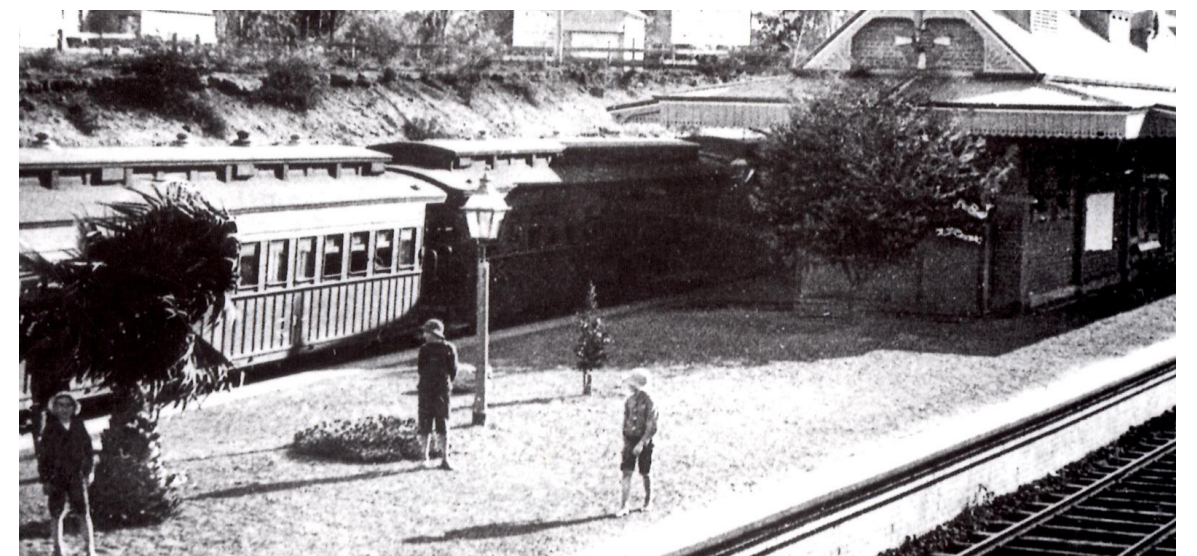
The Aboriginal clans of the Bankstown and Canterbury area lived in a close symbiotic relationship with their surrounding environment. The land provided kangaroo, emu, possum, wild honey, plants and roots.

Botany Bay, the Cooks River and Georges River provided fish and shellfish.

Remnants of their lifestyle and cultural practices can still be found along the Georges River, Cooks River and other areas, including rock and overhang paintings, stone scrapers, middens and axe grinding grooves.








Signs of occupation are found in rock shelters, which were used as cooking and camping places, and middens, made up of shells discarded from shellfish meals over hundreds of years.

The British settlers burned oyster shells from the middens along Cooks River to produce lime, which was then used in mortar for building.



Analysis

Regional Context

-  Project Site
-  Train Stations
-  Point of Interest
-  Primary Road
-  Secondary Road
-  Water Network
-  Open Green Space







Analysis

Local Context

The development site will involve four (4) residential lots being 11-13 Mannix Parade, 2 Hinkler Avenue and 2 McGirr Parade in Warwick Farm. The site will consist of the amalgamation and boundary adjustment of the existing lots as follows:-

- Lot 26 (being No. 11 Mannix Parade) – 607 square metres,
- Lot 27 (being No. 13 Mannix Parade) – 676.6 square metres,
- Part of the rear portion of Lot 8 (being at No. 2 Hinkler Avenue) – 30 square metres (approximately); and
- Part of the rear portion of Lot 9 (being at No. 2 McGirr Parade) – 361.18 square metres (approximately).

The site is relatively irregular in shape and will have a combined total area of approximately of 1,683.49 square metres and is currently occupied by free-standing/single storey dwelling-houses, made of fibrocement material and tile roofing.

-  Local Bus stops
-  Parking
-  Recreational Parks
-  Warrick Farm Train Station





02 Vision

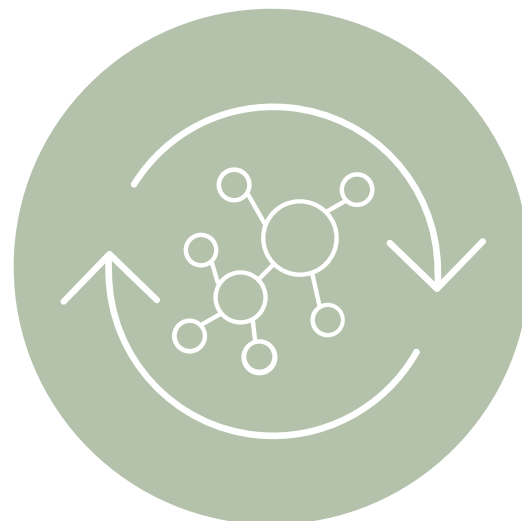
Vision

Landscape Principles



Maximizing Deep Soil Zones

Utilise the deep soil space provided for maximized screening to the Northern edge of the site to aid in acoustic mitigation from the rail line.



Mico-climatic Programmed Landscape Spaces

Provide functional outdoor spaces that can be actively used throughout the year which respond in a practical way to micro-climate, aspect and the acoustic challenges of the rail corridor.



Inclusive and Social Environment

Create a sense of ownership between the landscape spaces and the residents. A connection is made with nature and the environment to create the ideal environmental ratio for the residents.



Privacy and CPTED

Use the landscape to provide privacy and separation between private and communal spaces and enhance passive surveillance for residents through strategic green buffers.

03 Design

Design Landscape Programme

Legend:

-  Communal Open Space
-  Communal Gathering Space
-  Provisional Passive Rest Areas
-  Communal Growing Plots
-  Landscape Buffer
-  Substation Kiosk
-  Building Access
-  Private Internal walkway
-  Accessible Entry
-  Secure Fence Line
-  Bicycle Parking
-  Basement Car-park access
-  Basement Line



Design
Landscape Soil Depth

- Legend:**
- Nominated Deep Soil Zone 187m²
 - Raised Planter Beds on Podium +450mm
 - Proposed Trees
 - Basement Line



Design Landscape Masterplan

Legend:

- 1 Basement Carpark Entry / Exit
- 2 Insitu Concrete Pathway
- 3 Communal Open Turf
- 4 Substation Kiosk
- 5 Provisional passive resting areas with provisional DDA spaces
- 6 Raised Planters on podium
- 7 Communal Gathering Area
- 8 Communal Growing Plots
- 9 Buffer Planting to Boundary
- 10 1.8m Timber Lapped Paling Fence (Southern / Western Boundary)
- 11 Accessible Ramp Entry
- 12 Storm Water Pits
- 13 Fire Booster + Gas Meter
- 14 Mature Tree Planting
- 15 Bike Parking
- 16 Pebble Ballast



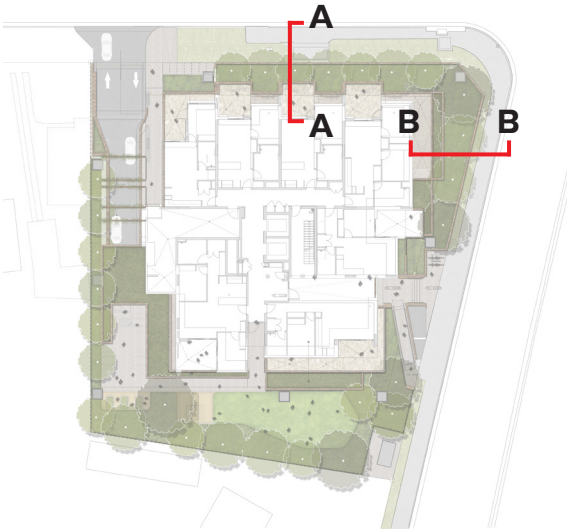
Design Landscape Sections



Section A-A Northern Building / Landscape Interface
Scale 1:100 @ A3



Section B-B Eastern Building / Landscape Interface
Scale 1:100 @ A3



Design Landscape Sections



Section C-C Southern Building / Landscape Interface
Scale 1:100 @ A3



Section D-D Southern Cross Section through Communal Open Space
Scale 1:100 @ A3



04 Strategies

Strategies

Planting Palette

Trees



Acmena smithii



Acacia implexa



Callistemon salignus



Tristaniopsis laurina

- All trees are located in Deep Soil Zone

Shrubs



Boronia floribunda



Crowea saligna



Callistemon 'Little John'



Dodonea viscosa



Prostanthera incana



Westringia longifolia

Grasses



Lomandra longifolia



Isolepis nodosa



Poa labillardieri



Poa poliformis 'Courtney'



Themeda australis

Ground Covers



Chrysocephalum apiculatum



Goodenia ovata



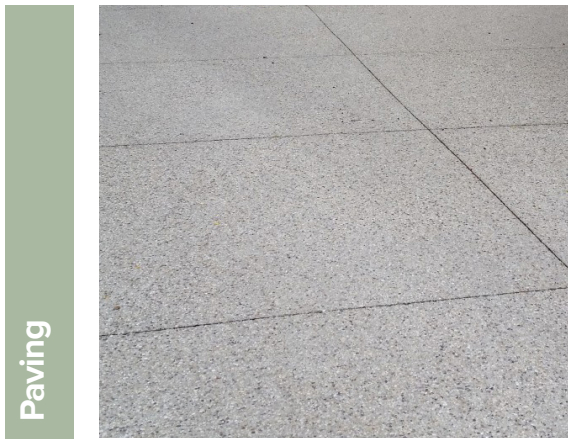
Hibbertia pedunculata



Viola hederacea

Strategies

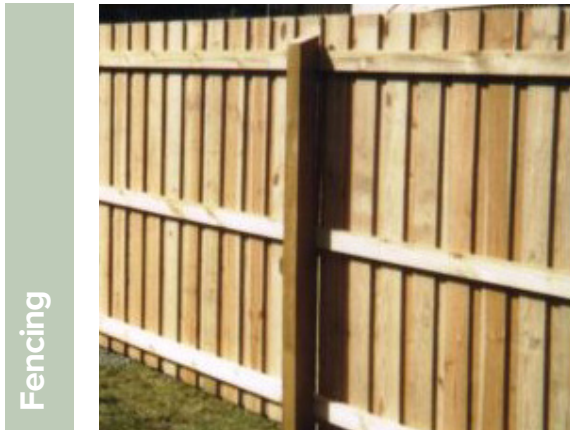
Materials Palette



Product: Exposed Aggregate Insitu
concrete paving with Saw Cuts



Product: Honey Jasper
Supplier: Sam the Paving Man
Finish: Bush Hammered
Size: 600 x 400 x 30



Product: 1.8m Treated pine, lapped
paling Boundary Fence
Posts: 125mm x 75mm x 2400mm
treated pine
Palings: 1800mmmm x 100mm x
15mm treated pine

