

LANDSCAPE ARCHITECTURE & PUBLIC DOMAIN
DESIGN REPORT

VILLAWOOD PARK

DEVELOPMENT APPLICATION FOR STAGE 2

KAMIRA AVENUE, VILLAWOOD NSW

08.04.22 | REVISION 1

LAND
FORM
Studios



Prepared for

Traders in Purple
Macquarie Centre, NSW 2113
T +1300 432 432
<https://tradersinpurple.com/>

Development Application
08/04/2022

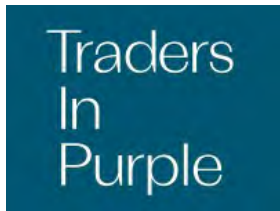
This report 2021034-LR-DA000[1] should be read in conjunction with
Landform Studios Landscape Development Application drawings
(Appendix A) Prepared by Landform Studios

This Design Report provides an explanation that verifies how the development
addresses how design quality principles are achieved, and demonstrates, in
terms of the DCP for Fairfield City Council Public Domain Guidelines and how
the objectives and relevant sections have been achieved.

Landform Studios
10 Boronia Street, Redfern 2016
Sydney NSW 2017 Australia

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Introduction & Context

INTRODUCTION

INTRODUCTION

Project Overview

The project involves the re-development of Stage 2 of Kamira Avenue in Villawood for Development Application (DA) to Fairfield City Council. **Stage 1 of the masterplan has been previously lodged with Council as part of a separate DA application.**

Stage 2 is to be developed for mixed residential and commercial use including extensive public domain upgrades. This design report demonstrates the quality of the public domain and private open space provisions and embellishments.

Design Process

Landform Studios and DKO Architecture have gone through a series of collaborative workshops with Traders in Purple, Land and Housing and Fairfield City Council with further refinement and improvements made as a result of this iterative process

Public Domain

This document provides an outline of the context, the brief, concepts and principles that have played a role in the preparation of the overall design and public domain works. Access and placemaking to and from the site and key landmarks such as Villawood Station and the central CBD

core precinct has also been a significant consideration in which the overall design solution aims to improve through the breaking down of physical barriers and promotion of a highly pedestrianised environment within the nominated extent of works. The redevelopment of Kamira Avenue is an important design challenge in itself and this design report expresses the carefully considered principles + solutions to some of the site's key challenges and what we believe provides a much more significant public domain offering for the local community.

The Overall Offer (Stages 1 & 2)

- Public Domain (Footpath) Upgrade of 1200m²
- Public Open Space dedication back to council of 3,000m²
- Additional 30% canopy coverage to the precinct
- 250m² of public play space
- 500m² of pocket plaza spaces
- 2 large communal rooftop spaces in full solar aspect
- Public Art & Flexible Events to Ground Plane



INTRODUCTION

STRATEGIC CONTEXT & OBJECTIVES

VILLAWOOD TOWN CENTRE DEVELOPMENT CONTROL PLAN
2020

We understand the changes the broader area is facing with increasing housing density and the revitalization of the Villawood precinct . This concept reflects the changing nature of the area and proposes a high quality outcome for all public and communal open spaces which align with the following DCP Placemaking objectives:

- a) To implement the place making initiatives identified within the Villawood Town Centre Urban Design Study.
- b) A soft public domain that encourages public activity, events and passive activity.
- c) To incorporate active street frontages, street tree planting, responsive to the distinctive curved shapes in subdivision patterns and small plaza spaces along either side of the spine.
- d) To Improve accessibility and connectivity throughout the Town centre will provide general improvements.

VILLAWOOD TOWN CENTRE URBAN DESIGN STUDY 2018

We acknowledge and will endeavour to address the civic and open space objectives outlined by Council in the 2018 urban design study:

- a) To support place-making in Villawood Town Centre to increase local identity, memorable experiences and sense of place.
- b) To provide enjoyable, active, permeable, high quality public domain and open spaces through social, cultural and public art elements.
- c) To provide attractive opportunities and incentives for future developers through exploring changes to existing planning and development standards that would also provide community benefits through the provision of public spaces.
- d) To undertake streetscape improvements to Villawood Place as the main focus of retail and community activity.

STATE GOVERNMENT BETTER PLACED / GREENER PLACES
DESIGN POLICIES

Good Design is Government Policy

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

(g) to promote good design and amenity of the built environment, Also important is a second new object

(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

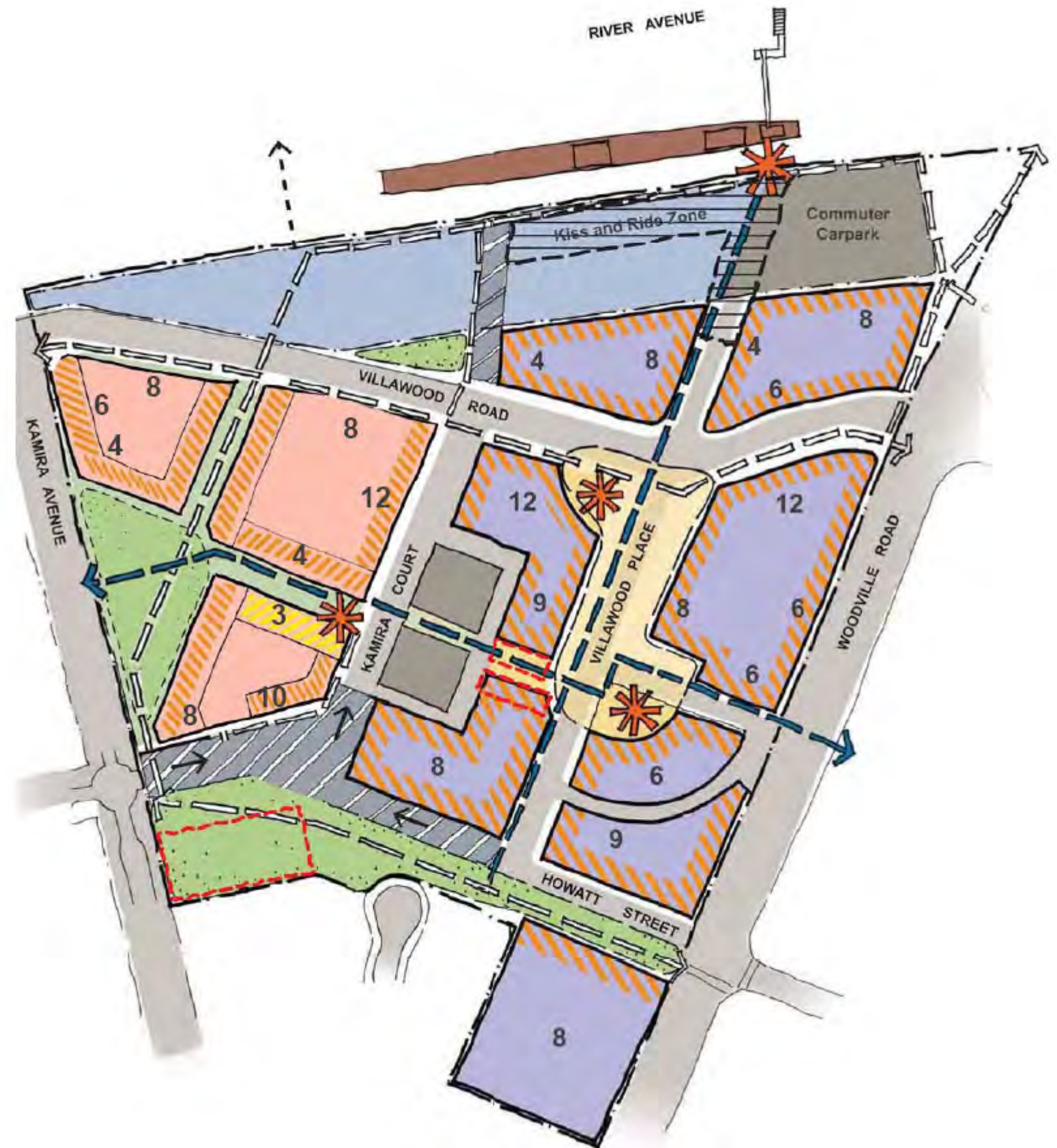
GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.



INTRODUCTION

KEY URBAN DESIGN DRIVERS

- Support placemaking in the wider precinct
- Create shared & memorable experiences
- Create an enjoyable, active & permeable public domain
- Reinforce and activate the East-West link through the precinct
- Create opportunities for social & cultural interaction through public art elements
- Create attractive opportunities for future development & growth
- Create community benefits through a connected series of public spaces



SITE CONTEXT

SITE CONTEXT - WALKABLE OPEN SPACE



SITE CONTEXT

SITE APPRECIATION & STRENGTHS - HILWA PARK COMMUNITY



Precinct Master Plan

Stages 1 & 2 Kamira Ave

NOTE* STAGE 1
LODGED PREVIOUSLY AS
PART OF SEPARATE DA**




MASTER PLAN

PRECINCT
LANDSCAPE
MASTER PLAN



MASTER PLAN

STAGING PLAN & DEDICATED
PUBLIC OPEN SPACE

-  STAGE 1
PUBLIC OPEN
SPACE DEDICATION
-  STAGE 2
PUBLIC OPEN
SPACE DEDICATION
-  3000M2 PUBLIC PARK
DEDICATION



NOTE*** STAGE 1
LODGED PREVIOUSLY AS
PART OF SEPARATE DA

MASTER PLAN

KEY AREAS

- 1 VILLAWOOD LANE (PEDESTRIAN STREET)
- 2 VILLAWOOD PARK
- 3 KAMIRA LANE (PEDESTRIAN STREET)

NOTE*** STAGE 1
LODGED PREVIOUSLY AS
PART OF SEPARATE DA



MASTER PLAN

VILLAWOOD PARK

STAGES 1 & 2

- 1 CENTRAL GREEN FOR FLEXIBLE PASSIVE & ACTIVE RECREATION
- 2 CHILDRENS PLAYGROUND WITH NATURE PLAY & MOUNDING / CLIMBING ELEMENTS
- 3 ACTIVE PLAY & GAMES AREA, TABLE TENNIS, OUTDOOR EXERCISE SPACE WITH A FOCUS ON HEALTH & WELL-BEING
- 4 BRICK PAVED SEATING GROVE WITH SEATING WALLS AND PLANTER BEDS WITH TREES
- 5 PUBLIC ART DESTINATION & ANCHOR POINT AT JUNCTION WITH PARK AND EAST-WEST LINK

NOTE*** STAGE 1
LODGED PREVIOUSLY AS
PART OF SEPARATE DA



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0 2 5 10

MASTER PLAN

VILLAWOOD PARK CHARACTER



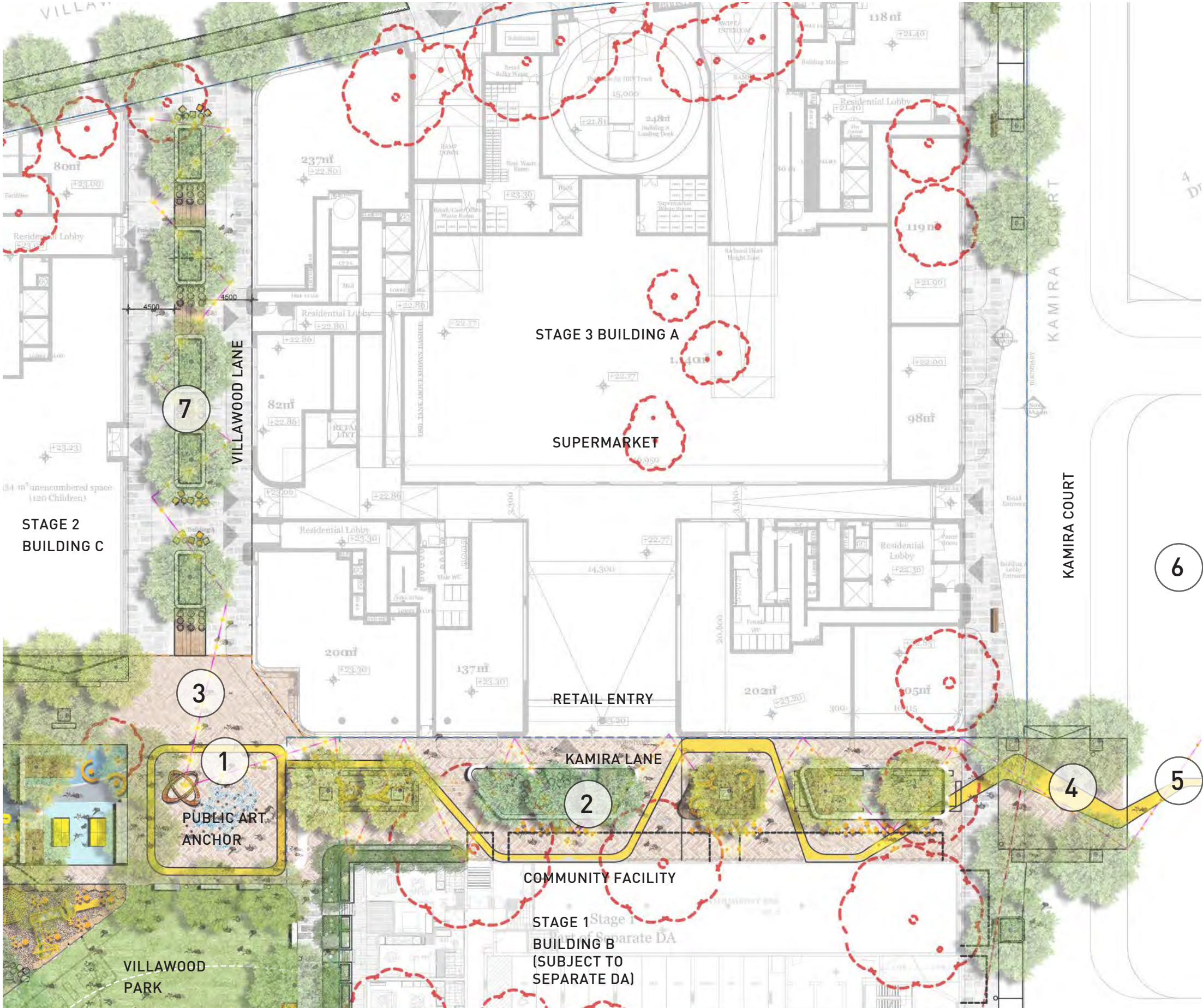
MASTER PLAN

KAMIRA LANE &
VILLAWOOD LANE

STAGES 1 & 2

- 1 PUBLIC ART INSTALLATION ACTING AS A DESTINATION & ANCHOR POINT
- 2 KAMIRA LANE LANDSCAPE SPINE CONTAINING AVENUE TREES, PUBLIC DOMAIN FURNITURE & SEATING AMENITY TO DEFINE LANEWAY
- 3 FEATURE CATENARY LIGHTING AND PAVING FINISH ACTING AS A CONSISTENT RIBBON THROUGHOUT THE EAST-WEST LINK
- 4 LEVEL THRESHOLD CROSSING AT KAMIRA COURT TO CONTINUE THE LINK THROUGH THE EXISTING CAR-PARK
- 5 CONTINUATION OF EAST-WEST LINK THROUGH TO VILLAWOOD PLACE
- 6 SUGGESTED NEW GREEN SPACE TO REPLACE EXISTING CAR PARK. PRE-EMPTING FUTURE BASEMENT CAR PARKING ALLOWANCES IN THE PRECINCT AND ADDITIONAL STREET CAR PARKING PROVIDED WITH THE KAMIRA COURT WIDENING.
- 7 VILLAWOOD LANE RETAIL WALK AND OUTDOOR SPILLOUT SPACE FOR DINING & TEMPORARY ACTIVATION

NOTE*** STAGE 1
LODGED PREVIOUSLY AS
PART OF SEPARATE DA



MASTER PLAN

KAMIRA & VILLAWOOD LANEWAY CHARACTER



DESIGN SUMMARY

MASTERPLAN DESIGN SUMMARY



INCREASED TREE CANOPY

The retention of key existing trees and the provision of new public domain spaces will enable the site to increase the tree canopy to approx 30%** to mitigate Urban Heat Island effect



IMPROVED PUBLIC DOMAIN

The master plan provides a number of public domain spaces , which enrich both leisure and recreational opportunity across the site.



BETTER CONNECTIVITY

The proposal will provide a safe and improved pedestrian connection to the wider context through activated streets.



A CATALYST FOR ACTIVATION

The project will activate the precinct and become a catalyst for the area with terraced landscape, a recreational spaces and ground floor retail activation.

Note - figures exclude communal open space calculations
Figures approximate - subject to design development



Stage 2 DA Design

NOTE* STAGE 1
LODGED PREVIOUSLY AS
PART OF SEPARATE DA**

DESIGN SUMMARY

DESIGN STATEMENT

Public Domain & Streetscapes

Subject to ongoing discussions and design development with Fairfield City Council, a possible upgrade and make-good of the public domain and associated streetscapes along Kamira Ave, Kamira Court & Villawood Rd has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:20 grades reducing the amount of handrails and clutter in the public realm.

Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 600mm with a including slab setdowns. This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved through additional 1:3 mounding to raised planter beds



DESIGN SUMMARY

GROUND PLANE

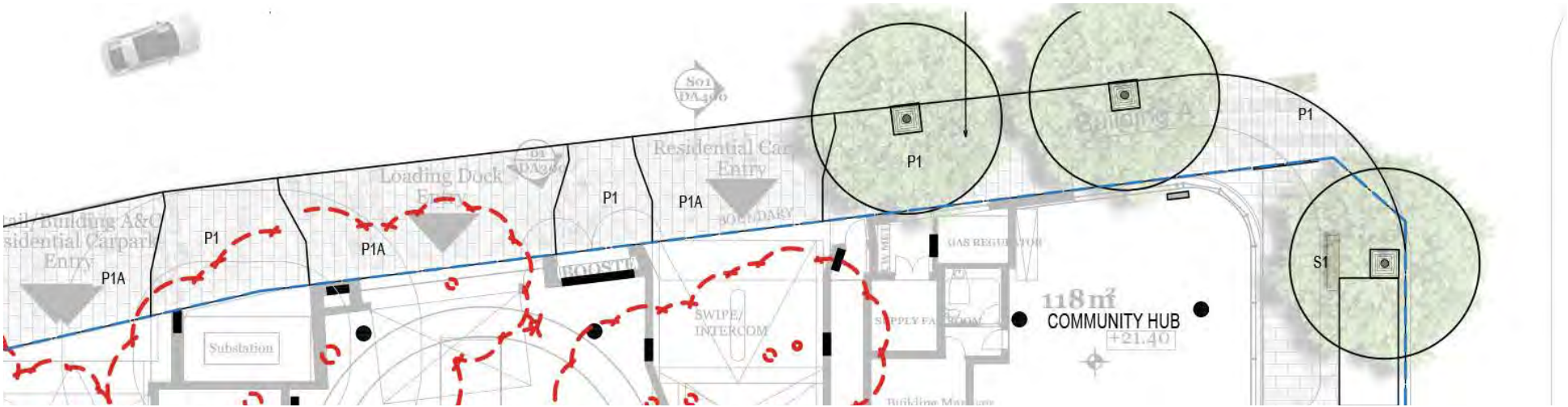
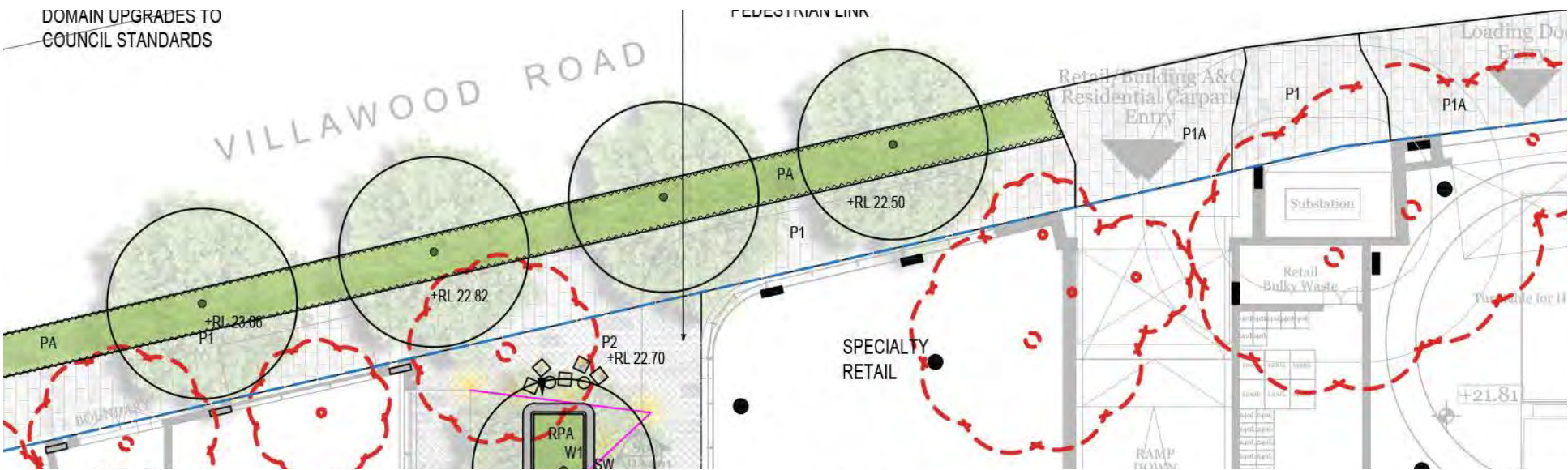
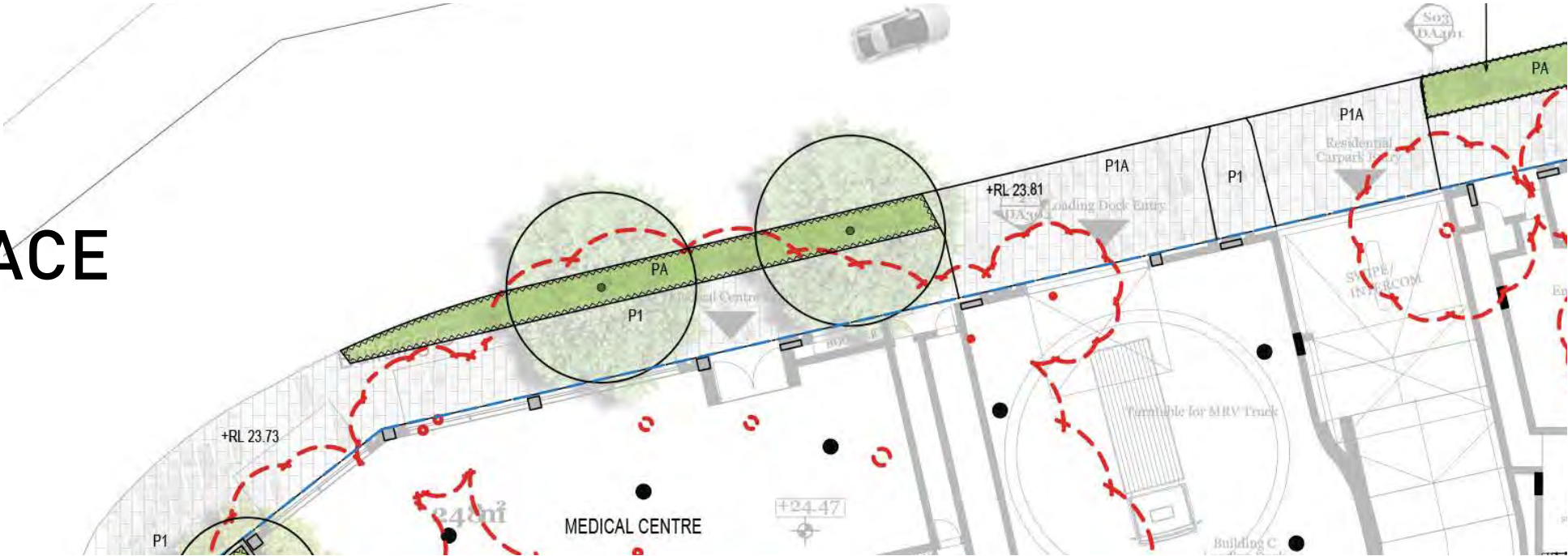


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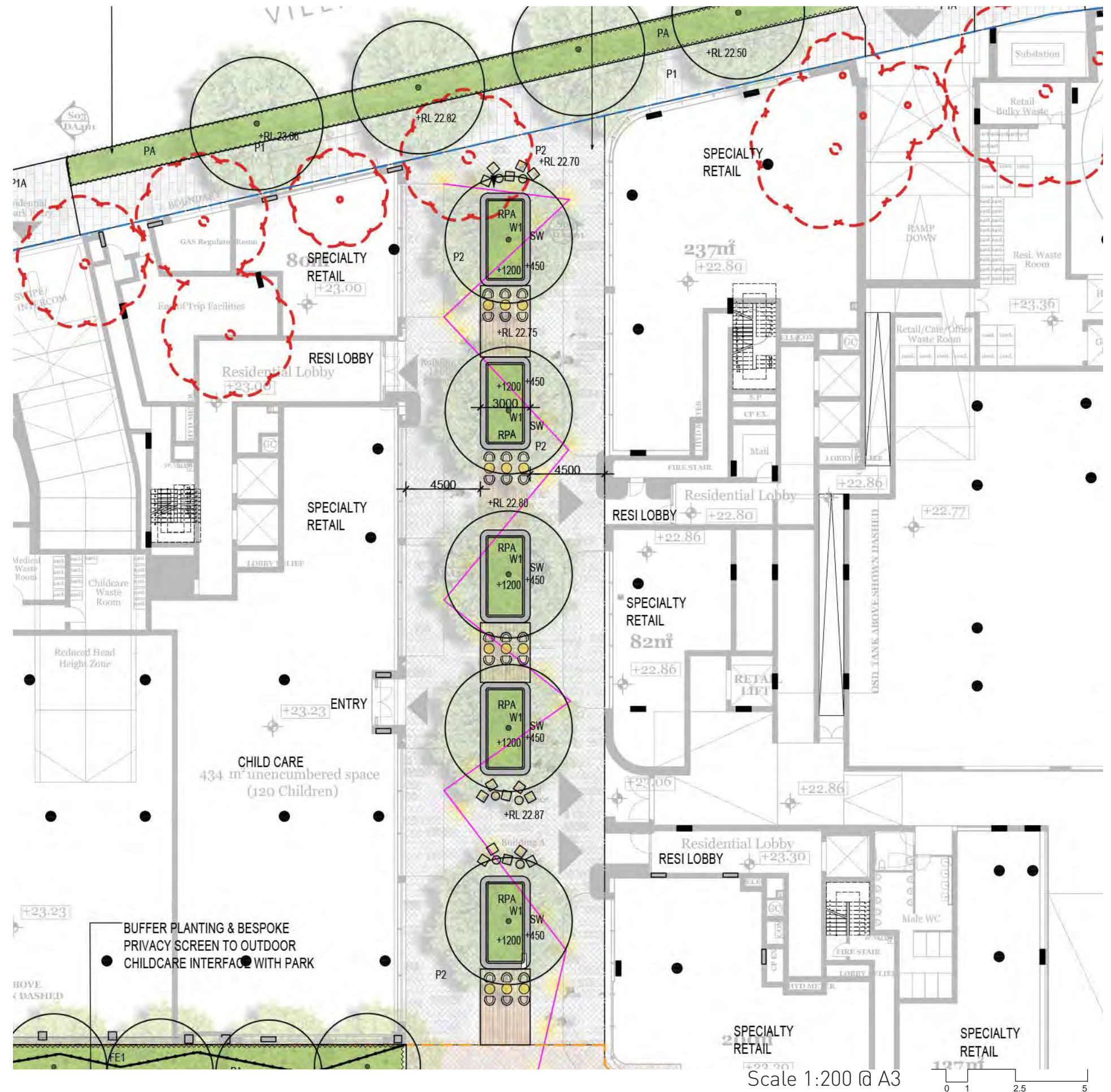


DESIGN SUMMARY

VILLAWOOD ROAD INTERFACE



Scale 1:200 @ A3
0 1 2.5 5



DESIGN SUMMARY

CHILDCARE / PARK
INTERFACE



VILLAWOOD PARK STAGE 2 KAMIRA AVE





DESIGN SUMMARY

LEVEL 3 COMMUNAL
OPEN SPACE
BUILDING C

- 1 MEANDERING GARDEN PATH WITH PAVERS ON PEDESTAL
- 2 STONE STEPPERS THROUGH NATIVE GROUND COVERS WITH TIMBER LOGS AND NATURE PLAY ELEMENTS INCORPORATED INTO ADJACENT PLANTED MOUND AREAS
- 3 FLEXIBLE LAWN SPACE FOR PASSIVE & ACTIVE RECREATION
- 4 RAISED PLANTERS WITH MIN 600MM SOIL DEPTH AND ADDITIONAL 1:3 MOUNDING TO ACHIEVE ADG COMPLIANT DEPTH FOR TREES
- 5 SEATING NOOKS EVENLY DISTRIBUTED THROUGHOUT PODIUM SPACE WITH FLUSH TIMBER DECKING, SEATING WALLS & LIGHTING



DESIGN SUMMARY

LEVEL 3 COMMUNAL OPEN SPACE BUILDING A

- 1 MEANDERING GARDEN PATH WITH PAVERS ON PEDESTAL
- 2 STONE STEPPERS THROUGH NATIVE GROUND COVERS WITH TIMBER LOGS AND NATURE PLAY ELEMENTS INCORPORATED INTO ADJACENT PLANTED MOUND AREAS
- 3 FLEXIBLE LAWN SPACE FOR PASSIVE & ACTIVE RECREATION
- 4 RAISED PLANTERS WITH MIN 600MM SOIL DEPTH AND ADDITIONAL 1:3 MOUNDING TO ACHIEVE ADG COMPLIANT DEPTH FOR TREES
- 5 SEATING NOOKS EVENLY DISTRIBUTED THROUGHOUT PODIUM SPACE WITH FLUSH TIMBER DECKING, SEATING WALLS & LIGHTING
- 6 NON-TRAFFICABLE GREEN ROOF AREA. PLANTER CONNECTED TO BETWEEN LEVEL 1 AND 3 VIA TRELLIS SYSTEM



Scale 1:200 @ A3

0 1 2.5 5

DESIGN SUMMARY

COMMUNAL OPEN SPACE
CHARACTER



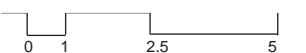
DESIGN SUMMARY

LEVEL 7 ROOFTOP COMMUNAL OPEN SPACE BUILDING C

- 1 SUN LOUNGE & DECK AREA WITH SEATING PODS AND FURNITURE
- 2 FEATURE OUTDOOR BBQ AREA WITH BESPOKE PERGOLA STRUCTURE FOR WEATHER PROTECTION
- 3 FLEXIBLE LAWN SPACE FOR PASSIVE & ACTIVE RECREATION
- 4 RAISED PLANTERS WITH MIN 600MM SOIL DEPTH AND ADDITIONAL 1:3 MOUNDING TO ACHIEVE ADG COMPLIANT DEPTH FOR TREES
- 5 AMPHITHEATRE SEATING FOR SOCIAL GATHERING AND VIEWING OVER LAWN SPACE
- 6 BAR BENCH TOP WITH FIXED STOOL SEATING WITH PANORAMIC VIEWS



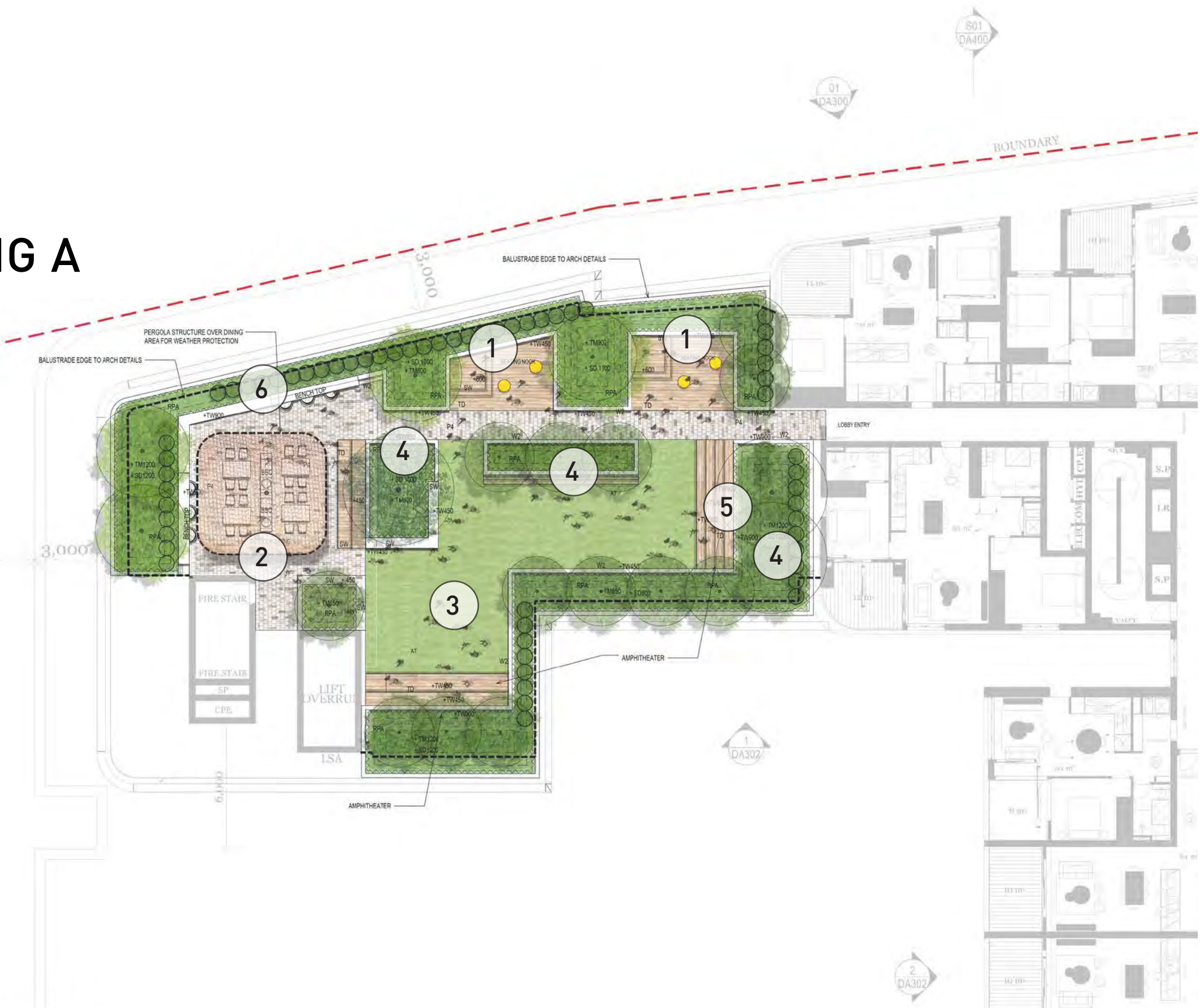
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DESIGN SUMMARY

LEVEL 7 ROOFTOP
COMMUNAL
OPEN SPACE BUILDING A

- 1 SUN LOUNGE & DECK AREA WITH SEATING PODS AND FURNITURE
- 2 FEATURE OUTDOOR BBQ AREA WITH BESPOKE PERGOLA STRUCTURE FOR WEATHER PROTECTION
- 3 FLEXIBLE LAWN SPACE FOR PASSIVE & ACTIVE RECREATION
- 4 RAISED PLANTERS WITH MIN 600MM SOIL DEPTH AND ADDITIONAL 1:3 MOUNDING TO ACHIEVE ADG COMPLIANT DEPTH FOR TREES
- 5 AMPHITHEATRE SEATING FOR SOCIAL GATHERING AND VIEWING OVER LAWN SPACE
- 6 BAR BENCH TOP WITH FIXED STOOL SEATING WITH PANORAMIC VIEWS



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DESIGN SUMMARY

ROOFTOP CHARACTER



DESIGN SUMMARY

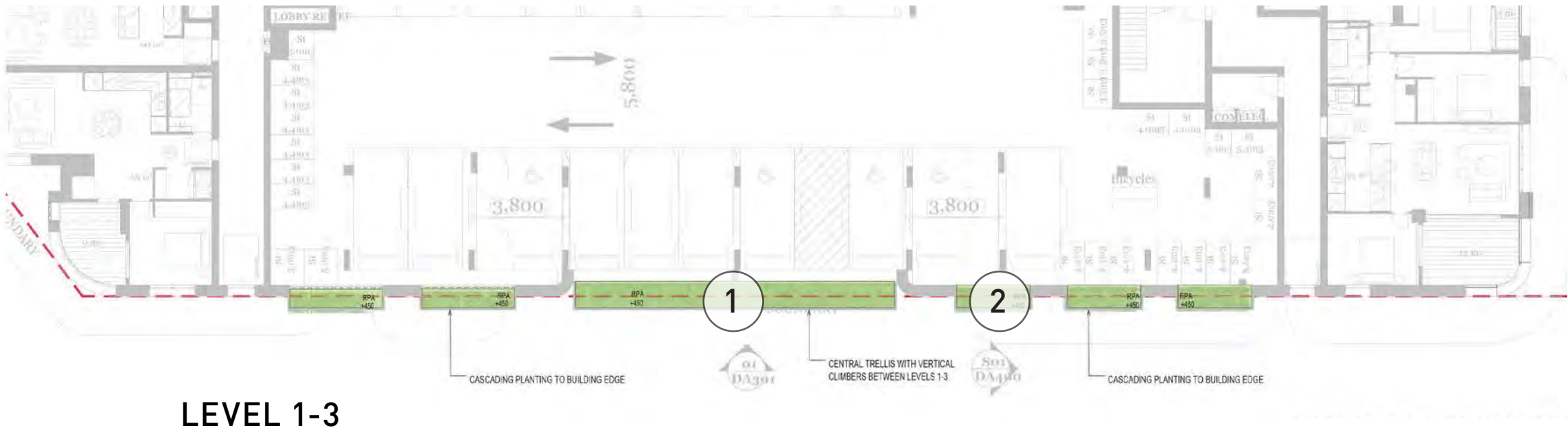
LEVEL 1-5 TERRACE
PLANTERS

- 1

TERRACE PLANTER WITH VERTICAL CLIMBERS ON STEEL TENSION TRELLIS SYSTEM BETWEEN LEVELS 1-3
- 2

TERRACE PLANTER WITH CASCADING PLANTS
- 3

TERRACE PLANTER WITH LARGER SHRUBS FOR VISUAL PRIVACY AND SCREENING

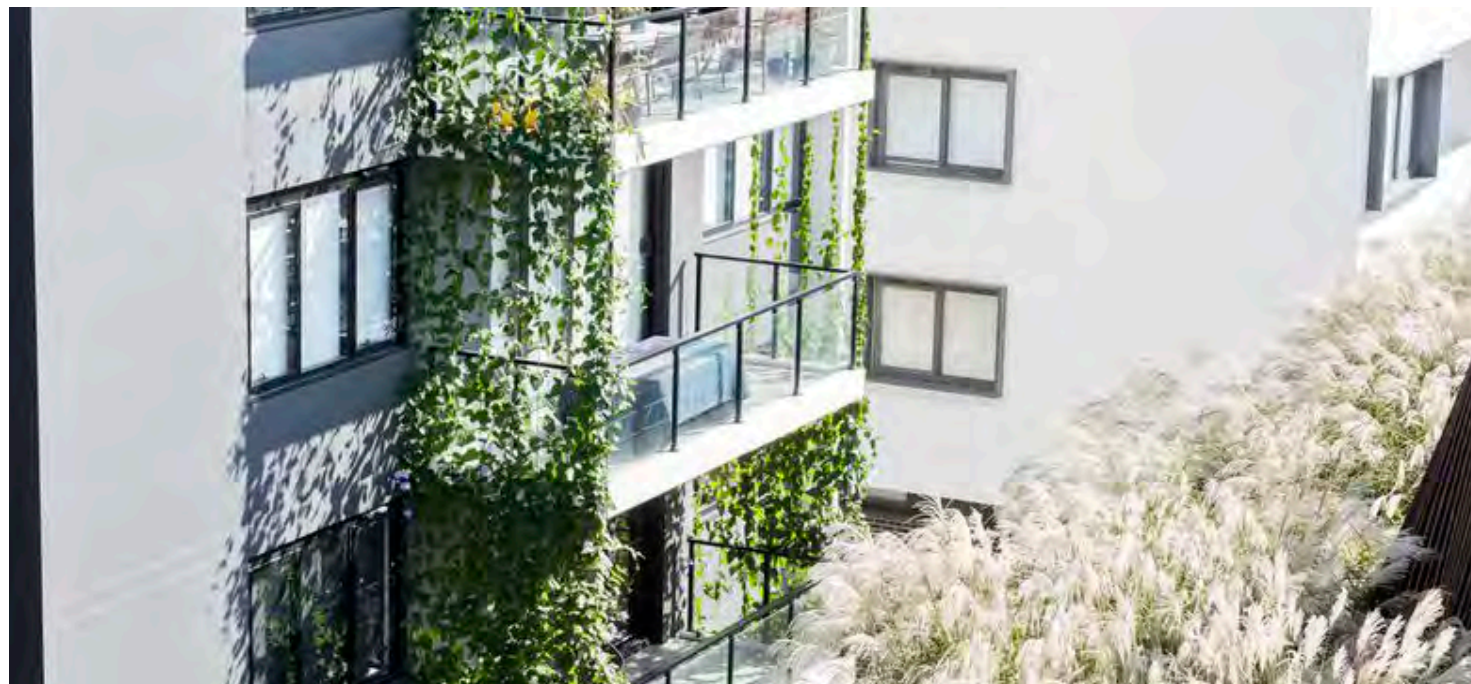


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DESIGN SUMMARY

TERRACE PLANTERS & STEEL TRELLIS CLIMBER CHARACTER



Planting & Materials

PLANTING LIST

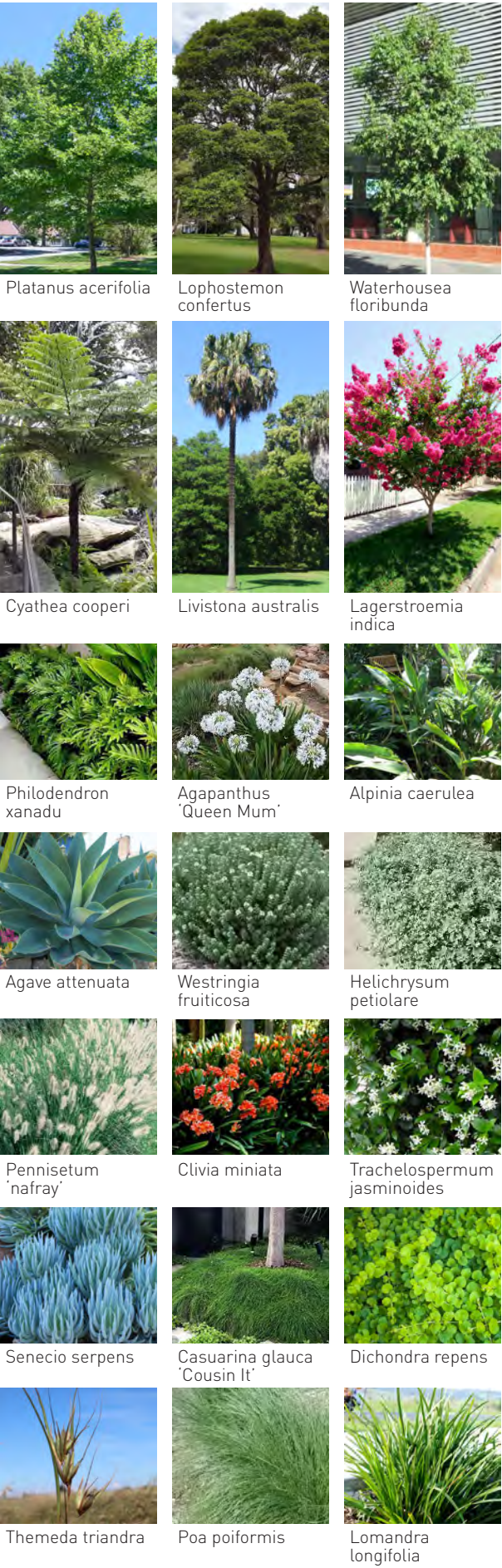
- Plant Mix Type 1 - Shade Tolerant
- Plant Mix Type 2 - Full Sun / Part Shade
- Plant Mix Type 3 - Full Sun
- Plant Mix Type 4 - WSUD

Ground Floor & Public Domain

	Botanic Name	Common Name	Native/ Exotic	Size	Position
	Trees				
	Platanus acerifolia	London Plane	Exotic	400L	Full Sun
	Lophostemon confertus	Brush Box	Native	200L	Full Sun / Part Shade
	Livistona australis	Cabbage Palm	Native	400L	Full Sun
	Waterhousea floribunda	Weeping Lilly Pilly	Native	200L	Full Sun / Part Shade
	Betula pendula	Silver Birch	Exotic	200L	Shade Tolerant
	Cyathea cooperi	Australian Tree Fern	Native	200L	Shade Tolerant
	Tristaniopsis laurina	Water Gum	Native	200L	Full Sun / Part Shade
	Shrubs / Ferns & Accents				
	Zamia furfuracea	Cardboard Palm	Exotic	300mm	Shade Tolerant
	Philodendron xanadu	Philodendron	Exotic	300mm	Shade Tolerant
	Clivia miniata	Bush Lily	Exotic	150mm	Shade Tolerant
	Aspidistra elatior	Cast Iron Plan	Exotic	300mm	Shade Tolerant
	Agapanthus 'Queen Mum'	Agapanthus	Native	300mm	Full Sun / Part Shade
	Blechnum gibbun	Dwarf Tree Fern	Exotic	300mm	Shade Tolerant
	Alpinia caerulea	Native Ginger	Native	300mm	Full Sun / Part Shade
	Grasses & Groundcovers				
	Liriope muscari	Lily Turf	Exotic	150mm	Full Sun / Part Shade
	Dianella Caerulea	Gold Mine	Native	150mm	Full Sun / Part Shade
	Viola hederacea	Native Violet	Native	150mm	Shade Tolerant
	Trachelospermum jasminoides	Star Jasmine	Exotic	150mm	Full Sun / Part Shade
	Dichondra repens	Kidney Weed	Native	150mm	Shade Tolerant
	WSUD Rain garden Mix				
	Carex appressa	Tall Sedge	Native	150mm	Full Sun
	Ficinia nodosa	Knotted Club Rush	Native	150mm	Full Sun
	Lomandra longifolia	Basket Grass	Native	150mm	Full Sun
	Goodenia ovate	Hop Goodenia	Native	150mm	Full Sun

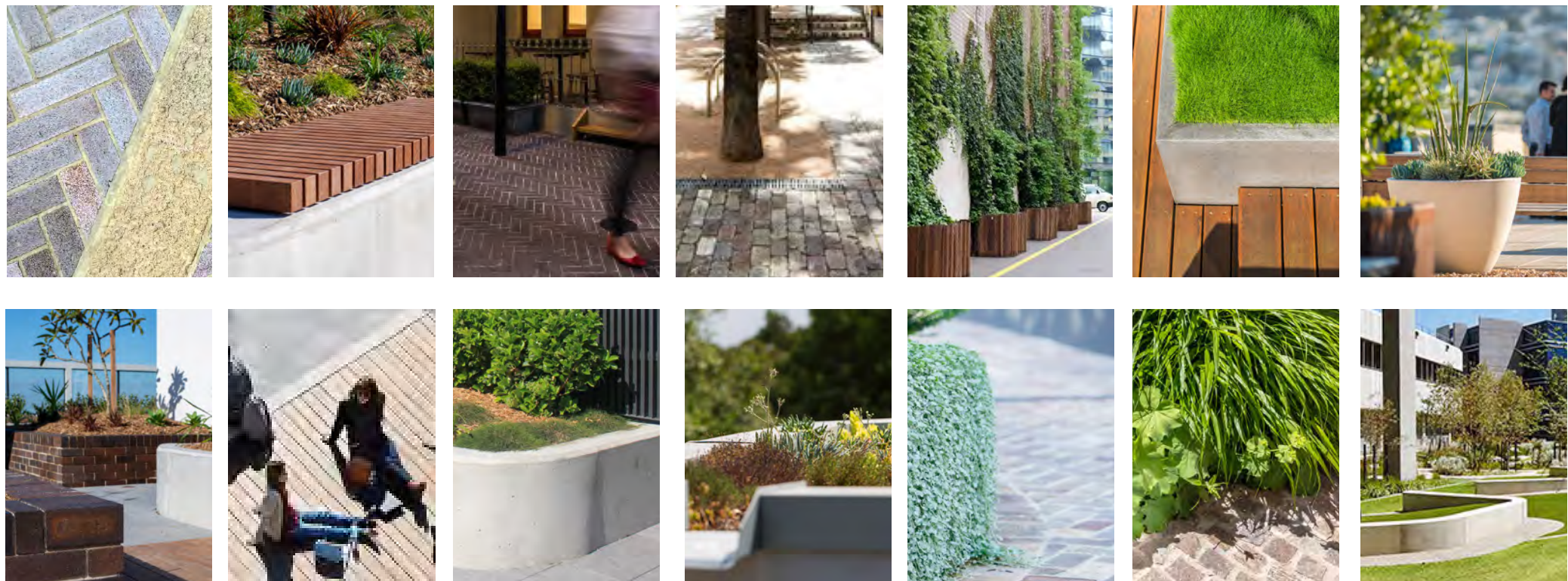
Communal Podium & Rooftop

	Botanic Name	Common Name	Native/ Exotic	Size	Position
	Trees				
	Livistona australis	Cabbage Palm	Native	400L	Full Sun
	Waterhousea floribunda	Weeping Lilly Pilly	Native	200L	Full Sun / Part Shade
	Magnolia grandiflora	Little Gem	Exotic	200L	Full Sun / Part Shade
	Plumeria rubra	Frangiapani	Exotic	200L	Full Sun
	Dracaena Draco	Dragon Tree	Exotic	400L	Full Sun
	Lagerstroemia indica	Crepe Myrtle	Exotic	200L	Full Sun
	Tristaniopsis laurina	Water Gum	Native	200L	Full Sun / Part Shade
	Shrubs & Accents				
	Syzigium 'Pinnacle'	Cardboard Palm	Native	300mm	Full Sun / Part Shade
	Agave attenuata	Foxtail Agave	Exotic	300mm	Full Sun
	Westringia fruticosa	Grey Box	Native	300mm	Full Sun
	Crinum pedunculatum	Swamp Lilly	Native	300mm	Full Sun / Part Shade
	Agapanthus 'Queen Mum'	Agapanthus	Native	300mm	Full Sun / Part Shade
	Helichrysum petiolare	Licorice Plant	Exotic	300mm	Full Sun / Part Shade
	Rhagodia spinescens	Aussie Flat Bush	Native	300mm	Full Sun / Part Shade
	Grasses & Groundcovers				
	Pennisetum nafray	Foxtail Grass	Native	150mm	Full Sun / Part Shade
	Poa labillardieri	Tussock Grass	Native	150mm	Full Sun / Part Shade
	Senecio serpens	Blue Chalk Stick	Native	150mm	Full Sun
	Casuarina Glauca	Cousin It	Native	150mm	Full Sun
	Myoporum parvifolium	Creeping Myporum	Native	150mm	Full Sun / Part Shade



DESIGN SUMMARY

MATERIALS & FINISHES



General Materiality to Accessible Spaces

The materiality compliments the architectural palette with the use of a range of brick paving & walls, class 2 concrete seating walls and planters, high quality composite timber for low maintenance and the subtle use of weathered steel & brick to provide an urban and fine grain experience.

The materiality provides a level of urban warmth and rustic charm to the site with the feature material being brick reinforcing a homely and fine grain aesthetic for people. The combination of brick, concrete and timber will also age well and consistently together to ensure the quality of the spaces long lasting

For more detailed information on the materials selection, furniture and fixings please refer to Appendix A - DA Drawing set.

The material palette has been prepared in conjunction with the following appendices:

- Fairfield City Council DCP
- Fairfield City Council Public Domain Guidelines

Appendix A

Stage 2 DA

Drawing Set

- LEGEND
- Stage 1 Site Boundary
- Stage 2 Site Boundary
- Stage 1 Public Open Space Dedication Extents
- Stage 2 Public Open Space Dedication Extents
- Public Art - Catenary Lighting Installation
- Proposed trees - refer to planting palette in design report.
- Existing trees to be retained
- Existing trees to be removed

General Notes:

For Site levels and architectural information refer to Civil and Architects drawings respectively.

For courtyard and overflow drainage refer to Hydraulic engineers drawings

All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.

External Lighting and electrical : refer to engineers details.

Contractor to protect all landscape works during construction including but not exclusive to existing verge.

Levels general : contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.

NOT FOR CONSTRUCTION

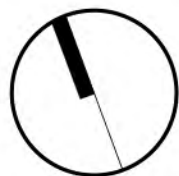
LANDFORM
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[Project]

Stages 1 & 2 Kamira Avenue, Villawood

[Client]

TRADERS IN PURPLE



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[Scale]

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PRECINCT LANDSCAPE MASTERPLAN

[Ref]

2021034

[Dwg No]

LD

DA100

1

- LEGEND
- Stage 1 Site Boundary
 - Stage 2 Site Boundary
 - Stage 1 Public Open Space Dedication Extents
 - Stage 2 Public Open Space Dedication Extents
 - Public Art - Catenary Lighting Installation
 - +RL 67.85 Proposed nominal design levels: refer to engineers drawings
 - +TW Top of Wall Height
 - +TM Top of Mound Height (1:3 max grade)
 - Proposed trees - refer to planting palette in design report.
 - Existing trees to be retained. Refer to Arborist Report.
 - Tree Protection Zone - Refer to Arborist Report
 - Structural Root Zone - Refer to Arborist Report
 - Existing trees to be removed. Refer to Arborist Report
 - PA Planter area in ground
 - RPA Raised planter area minimum 450mm soil depth and mounding for small trees to ADG standards
 - RG WSUD Raingarden
 - W1 Wall Type 1: Recycled brick planter wall. To match architectural material palette.
 - W2 Wall Type 2: Insitu concrete planter wall class 2 finish.
 - SW Seating Wall: In-situ concrete seating wall with hardwood timber slats and LED lighting. Class 2 finish.
 - S1 Seating Type 1: Timber seating bench
 - P1 Paving type 1: Pavers in public domain to Council standards.
 - P2 Paving Type 2: Brick pavers laid in herringbone pattern
 - P3 Paving Type 3: Feature paving ribbon
 - P4 Paving Type 4: Stone pavers on pedestal
 - F1 Furniture Type 1: Picnic Table
 - FE1 Bespoke timber batten privacy screen

General Notes:

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For courtyard and overflow drainage refer to Hydraulic engineers drawings

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External Lighting and electrical: refer to engineers details.

Contractor to protect all landscape works during construction including but not exclusive to existing verge.

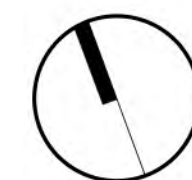
Levels general: contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.



NOT FOR CONSTRUCTION

LANDFORM
Studios

[Project] Stage 2 Kamira Avenue, Villawood
[Client] TRADERS IN PURPLE



0 2.5 5 7.5 10 12.5
[Scale] 1 : 250 @ A1

GROUND FLOOR & PUBLIC DOMAIN PLAN

[Ref] 2021034 [Dwg No] DA L101 1



- LEGEND
- Site Boundary
 - Balustrade edge. To Architects Details
 - +450 Proposed nominal design levels/heights (mm)
 - +SD Total available soil depth to planter including slab setback (mm)
 - +TW Top of Wall Height (mm)
 - +TM Top of Mound Height (mm)(1:3 max grade)
 - Proposed trees - refer to planting palette in design report.
 - RPA Raised planter area minimum 600mm soil depth and mounding to ADG depths for small trees
 - W1 Wall Type 1: Insitu concrete planter wall class 2 finish.
 - W2 Wall Type 2: Recycled brick planter wall. To match architectural material palette.
 - SW Seating Wall: In-situ concrete seating wall with hardwood timber slats and LED lighting. Class 2 finish.
 - P4 Paving Type 4: Stone pavers on pedestal
 - P5 Paving Type 5: Stone pavers in groundcovers with timber logs & nature play elements
 - TD Timber Decking
 - AT Astro Turf

General Notes:

For Site levels and architectural information refer to Civil and Architects drawings respectively.

For courtyard and overflow drainage refer to Hydraulic engineers drawings

All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.

External Lighting and electrical - refer to engineers details.

Contractor to protect all landscape works during construction including but not exclusive to existing verge.

Levels general - contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.

NOT FOR CONSTRUCTION

LANDFORM
Studios

[Project] Stage 2 Kamira Avenue, Villawood
[Client] TRADERS IN PURPLE



[Status]	FOR DA	
[Nom. Architect]	RI	
[Ref]	RLA #7993	
[File Name]	2021034 LD- DA200[2].DWG	
[Print Date]	APR 2022	
History		
[Rev#]	[Description]	[Date]
1	FOR DA	08.04.2022

LEGEND

- Site Boundary
- Balustrade edge. To Architects Details
- + 450 Proposed nominal design levels/heights (mm)
- +SD Total available soil depth to planter including slab setback (mm)
- +TW Top of Wall Height (mm)
- +TM Top of Mound Height (mm)(1:3 max grade)
- Proposed trees - refer to planting palette in design report.
- RPA Raised planter area minimum 600mm soil depth and mounding to ADG depths for small trees
- W1 Wall Type 1: Insitu concrete planter wall class 2 finish.
- W2 Wall Type 2: Recycled brick planter wall. To match architectural material palette.
- SW Seating Wall: In-situ concrete seating wall with hardwood timber slats and LED lighting. Class 2 finish.
- P4 Paving Type 4: Stone pavers on pedestal
- P5 Paving Type 5: Stone pavers in groundcovers with timber logs & nature play elements
- TD Timber Decking
- AT Astro Turf

General Notes:

For Site levels and architectural information refer to Civil and Architects drawings respectively.

For courtyard and overflow drainage refer to Hydraulic engineers drawings

All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.

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LANDFORM
Studios

[Project] Stage 2 Kamira Avenue, Villawood
[Client] TRADERS IN PURPLE



0 1 2 3 4 5
[Scale] 1 : 100 @ A1

LEVEL 3 DETAIL PLAN BUILDING C
[Ref] 2021034 [Dwg No] LD DA111 1



[Status]	FOR DA	
[Nom. Architect]	RI	
[Ref]	RLA #7993	
[File No]	2021034 LD- DA200[2].DWG	
[Print Date]	APR 2022	
History		
[Rev#]	[Description]	[Date]
1	FOR DA	08.04.2022

- LEGEND
- Site Boundary
 - Balustrade edge. To Architects Details
 - + 450 Proposed nominal design levels/heights (mm)
 - +SD Total available soil depth to planter including slab setbackdown (mm)
 - +TW Top of Wall Height (mm)
 - +TM Top of Mound Height (mm)(1:3 max grade)
 - Proposed trees - refer to planting palette in design report.
 - RPA Raised planter area minimum 600mm soil depth and mounding to ADG depths for small trees
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 - P5 Paving Type 5: Stone pavers in groundcovers with timber logs & nature play elements
 - TD Timber Decking
 - AT Astro Turf

General Notes:

For Site levels and architectural information refer to Civil and Architects drawings respectively.

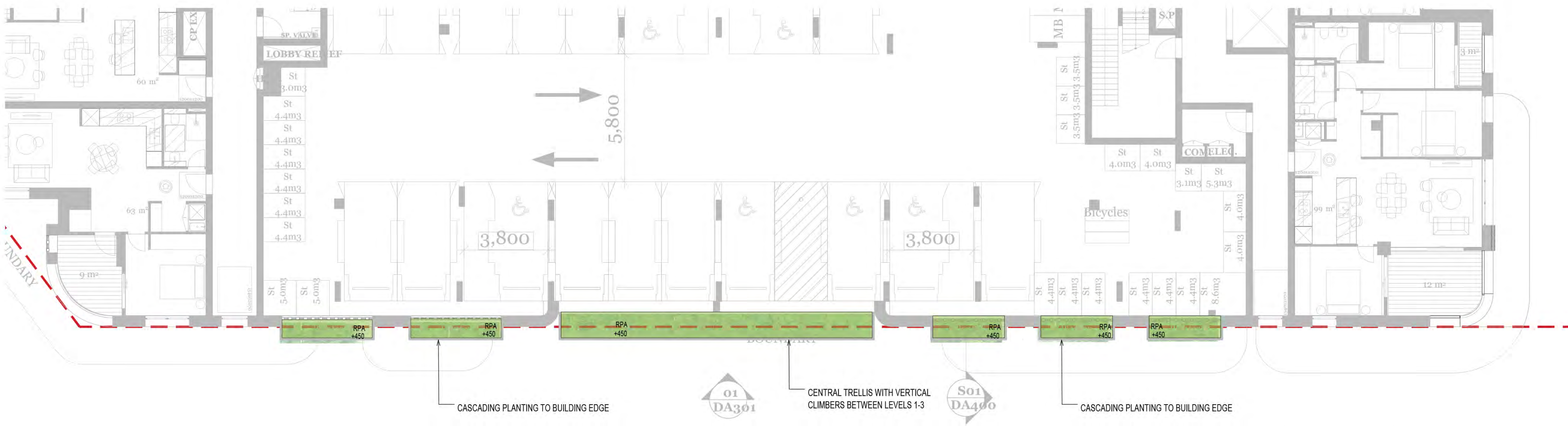
For courtyard and overflow drainage refer to Hydraulic engineers drawings

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External Lighting and electrical : refer to engineers details.

Contractor to protect all landscape works during construction including but not exclusive to existing verge.

Levels general : contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.



[Status]	FOR DA	
[Nom. Architect]	RI RLA #7993	
[File No]	2021034 LD- DA200[2].DWG	
[Print Date]	APR 2022	
History		
[Rev#]	[Description]	[Date]
1	FOR DA	08.04.2022

- LEGEND
- Site Boundary
 - Balustrade edge. To Architects Details
 - +450 Proposed nominal design levels/heights (mm)
 - +SD Total available soil depth to planter including slab setback (mm)
 - +TW Top of Wall Height (mm)
 - +TM Top of Mound Height (mm)(1:3 max grade)
 - Proposed trees - refer to planting palette in design report.
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General Notes:

For Site levels and architectural information refer to Civil and Architects drawings respectively.

For courtyard and overflow drainage refer to Hydraulic engineers drawings

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1 TYPICAL LEVEL 1-3 TERRACE PLANTERS
1:100

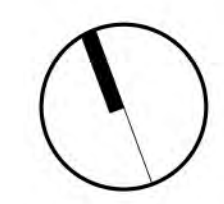


2 LEVEL 5 TERRACE PLANTER
1:100

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LANDFORM
Studios

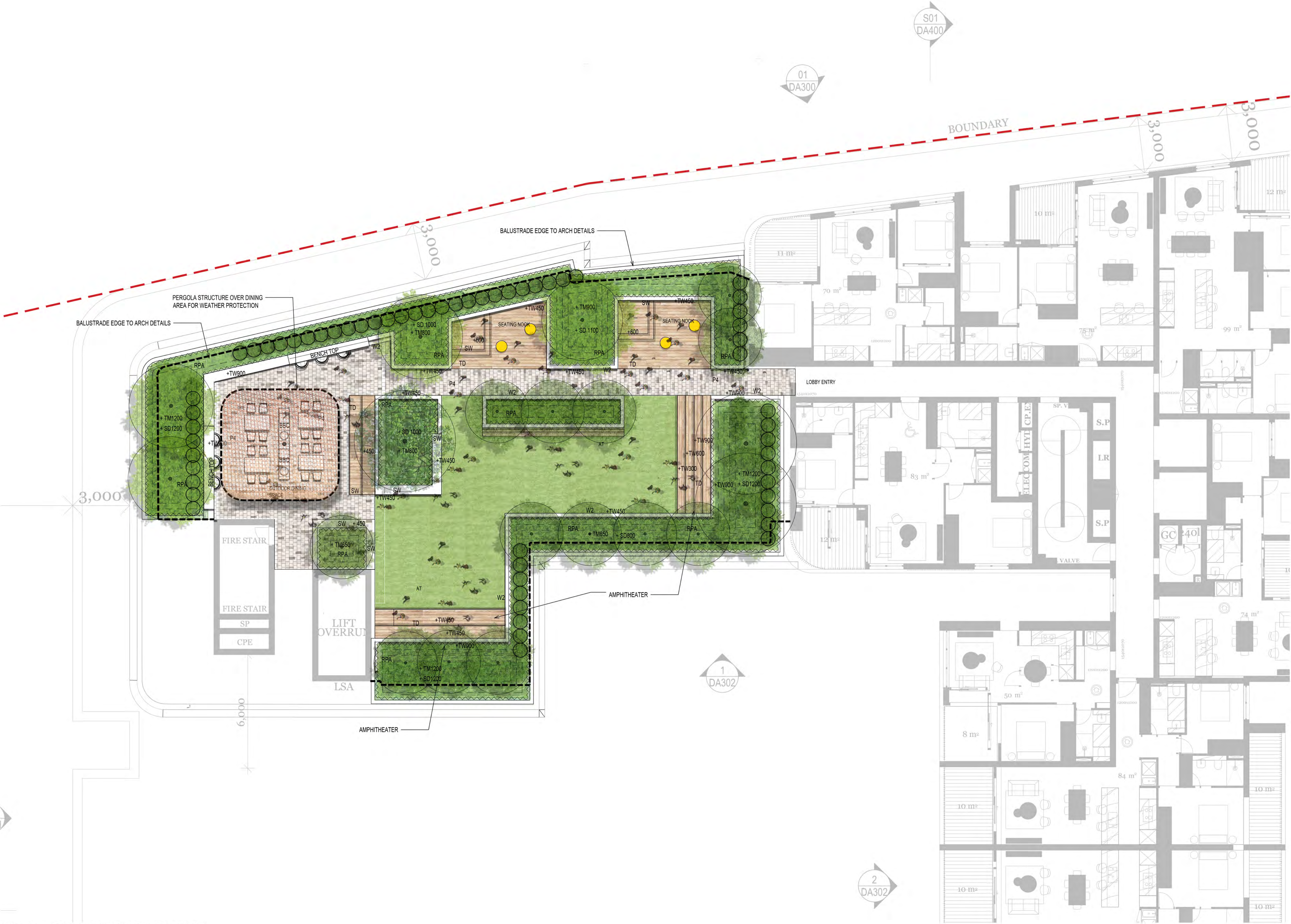
[Project] Stage 2 Kamira Avenue, Villawood
[Client] TRADERS IN PURPLE



[Scale] 1 : 100 @ A1

LEVEL 1-5 PLANTERS BUILDING A

[Ref] 2021034 [Dwg No] LD DA113 1



- LEGEND
- Site Boundary
- Balustrade edge. To Architects Details
- + 450

Proposed nominal design levels/heights (mm)
- +SD

Total available soil depth to planter including slab setdown (mm)
- +TW

Top of Wall Height (mm)
- +TM

Top of Mound Height (mm)(1:3 max grade)
- Proposed trees - refer to planting palette in design report.
- RPA

Raised planter area minimum 600mm soil depth and mounding to ADG depths for small trees
- W1

Wall Type 1: Insitu concrete planter wall class 2 finish.
- W2

Wall Type 2: Recycled brick planter wall. To match architectural material palette.
- SW

Seating Wall: In-situ concrete seating wall with hardwood timber slats and LED lighting. Class 2 finish.
- P4

Paving Type 4: Stone pavers on pedestal
- P5

Paving Type 5: Stone pavers in groundcovers with timber logs & nature play elements
- TD

Timber Decking
- AT

Astro Turf
- General Notes:
- For Site levels and architectural information refer to Civil and Architects drawings respectively.
- For courtyard and overflow drainage refer to Hydraulic engineers drawings
- All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.
- External Lighting and electrical : refer to engineers details.
- Contractor to protect all landscape works during construction including but not exclusive to existing verge.
- Levels general : contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.

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LANDFORM
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[Project]

Stage 2 Kamira Avenue, Villawood

[Client]

TRADERS IN PURPLE