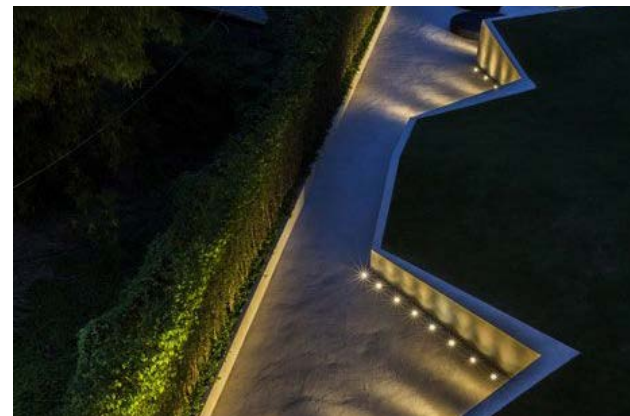


# HENLEY PARK APARTMENTS

## LANDSCAPE CONCEPT REPORT



Prepared by: Site Image  
Prepared for: Tian An Australia Pty Limited  
Architect: Bureau of Urban Architecture  
7 May 2018 - A



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Landscape Architects



**TIAN AN AUSTRALIA**

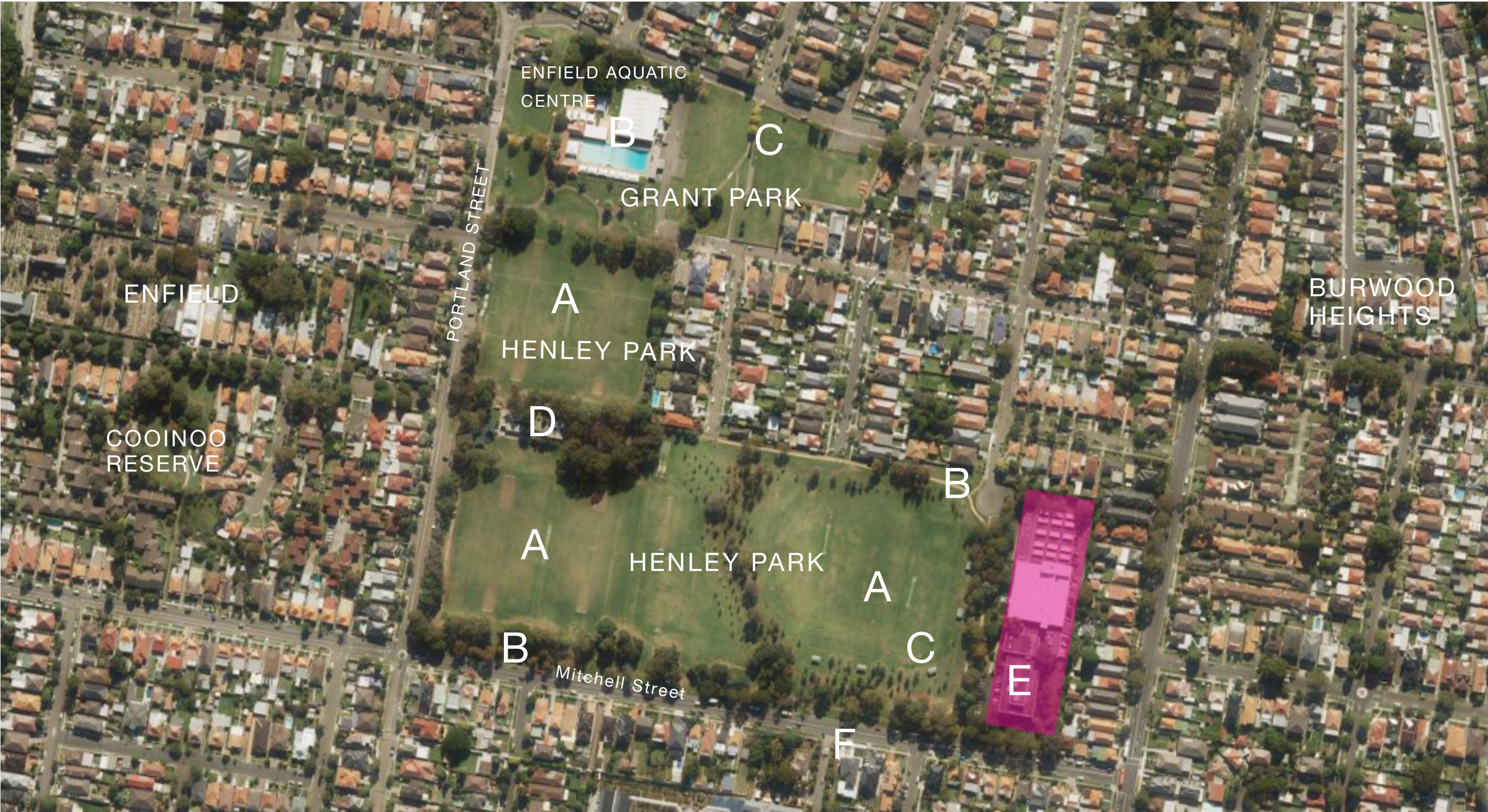
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1. Site Context



Features of the precinct and adjoining lands include:  
A. Playing fields  
B. Extensive walkway / shareway  
C. Dog Off-Leash Areas  
D. Existing change sheds and toilets  
E. 4 Mitchell Street - Vision Australia site  
F. 'Heritage' building on Flower Power site

The parklands provide extensive recreation, sporting and leisure facilities, including the Enfield Aquatic Centre, playing fields, playgrounds, dog off-leash areas, shareways and walkways, change rooms and public toilets, shelters and barbeques, and a broad range of informal park and wooded areas. On-going structure planting of canopy trees continues to enhance the park precinct, creating a strong vegetated perimeter to the park and playing fields. The subject site fronts directly onto the park and enjoys filtered views through trees along a mound to the edge of the park.



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## 2. Streetscape Context

There are street addresses to the north and south, being Baker Street and Mitchell Street respectively. Mitchell Street has significant mature trees along the footpath and property boundary. Arborist assessment has nominated removal of some trees, with the large majority retained, keeping the very strong green edge to the site in tact. This streetfront effectively ‘wraps around’ the western frontage of the site, creating a mature tree canopy to the majority of the park edge. These trees continue to the northern street address of Baker Street, where the cul de sac provides a good quality dedicated address to the park and the site.



Travelling south along Mitchell Street



Continuation from above - travelling south along Mitchell Street



Baker Street cul de sac and site frontage



Source - Google Maps



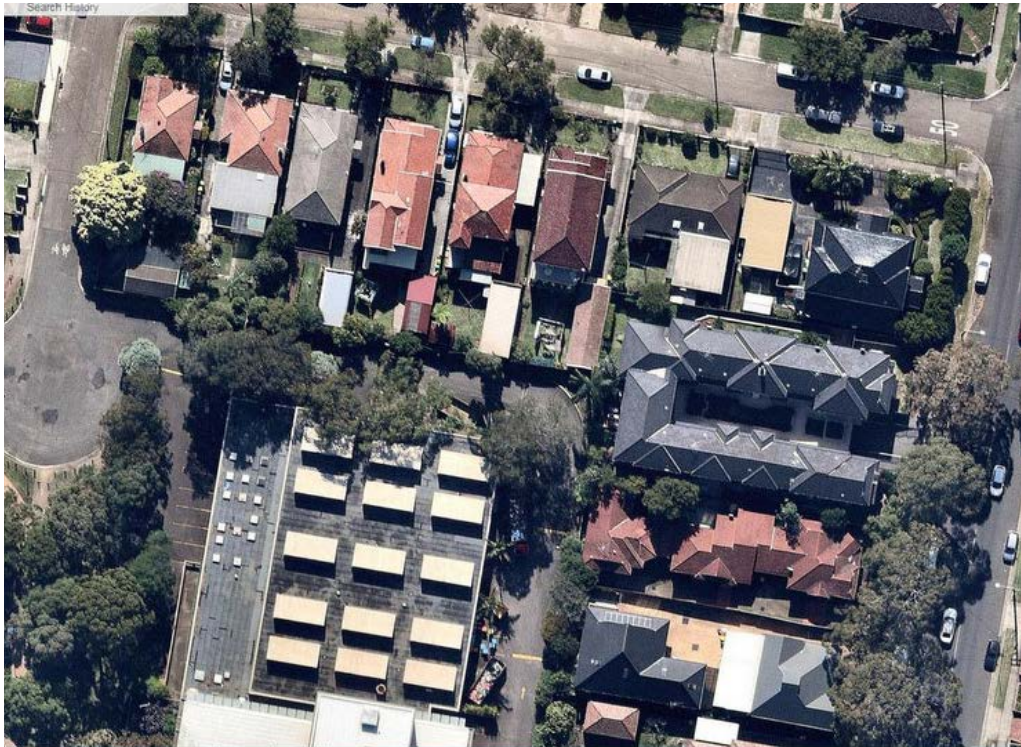
### 3. Neighbouring Properties Interface

An important consideration in the preparation of proposals has been the relationship with neighbouring residential properties to the north and east, being to the rear of properties facing to Llangolian Avenue and to Burwood Road. Properties facing the site from across Mitchell Street to the south have also been considered.

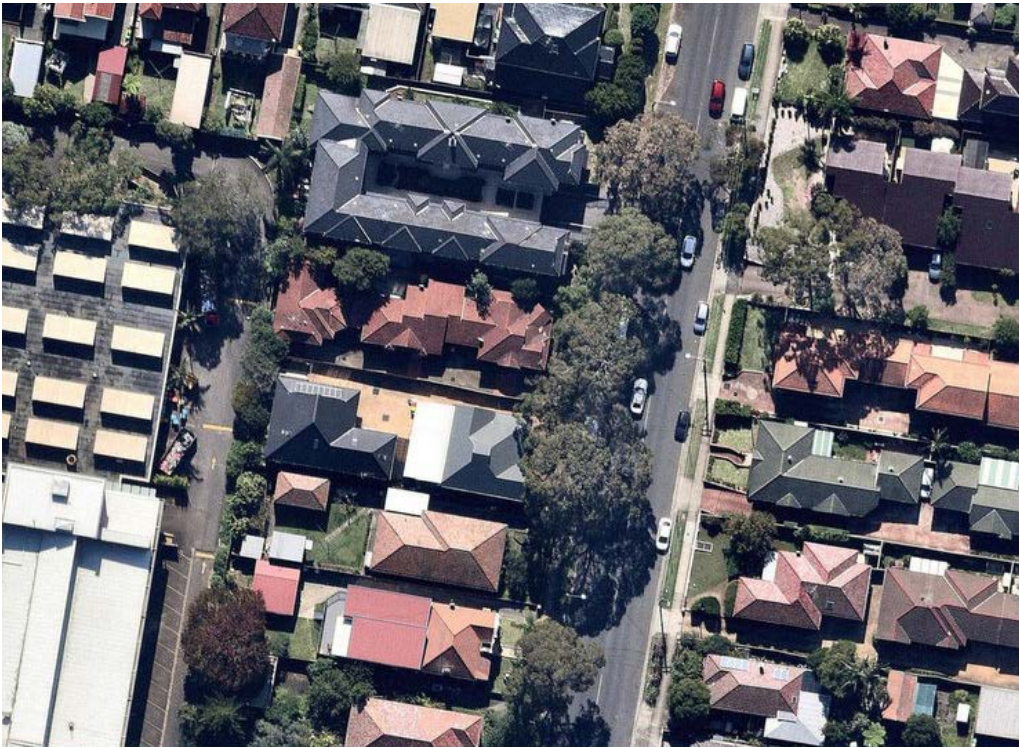
Generally, all adjoining boundaries are shown on the landscape plan to have tall screening shrubs and small screening trees, to be located to complement existing trees occurring along the boundaries.



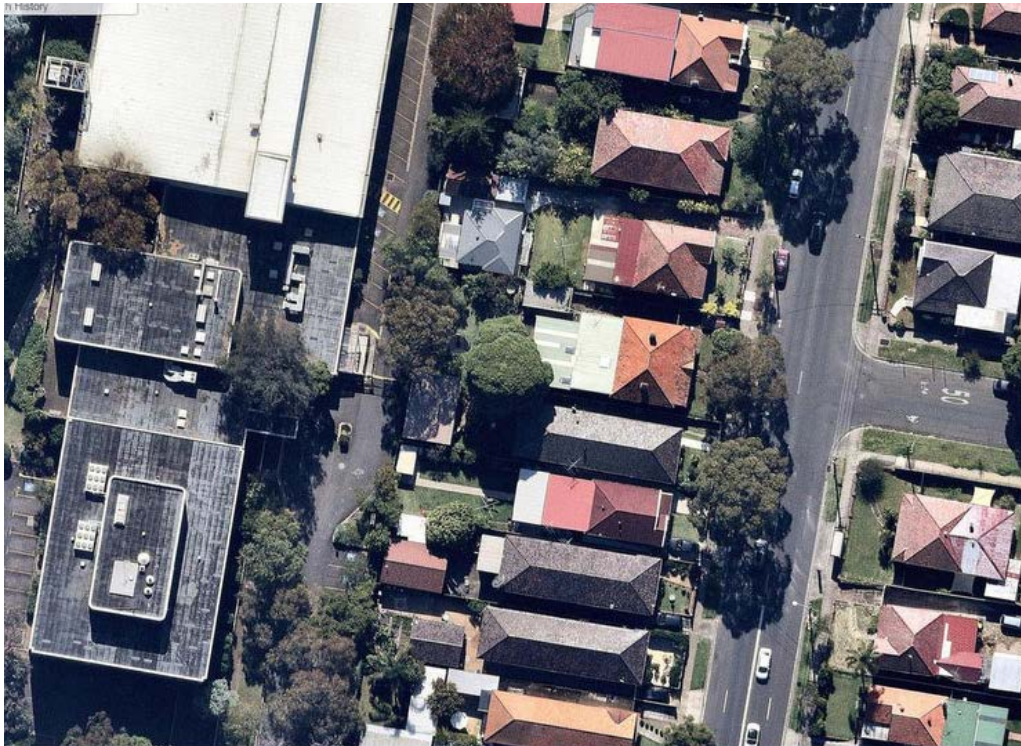
Source - Google Maps and Nearmap



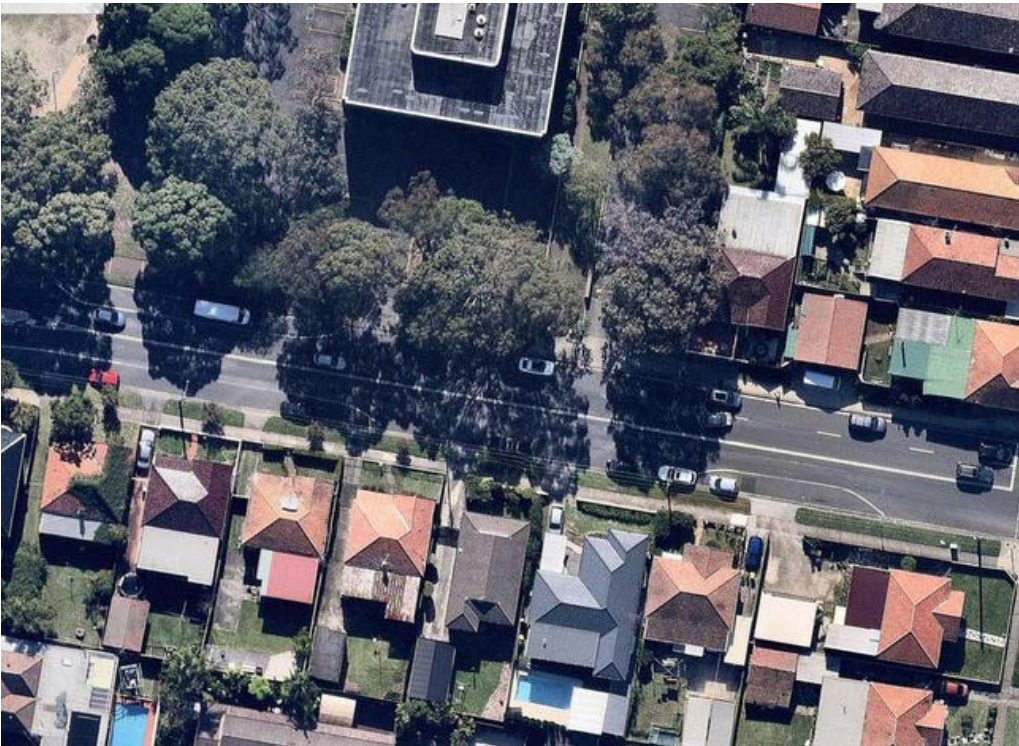
Llangolian Avenue - rear frontages to 12, 10, 8, 6, 4 and 2



Burwood Road - rear frontages to 93, 95, 97, 99a, 101 and 103



Burwood Road - rear frontages to 103, 105, 107, 109, 111, 113, 115

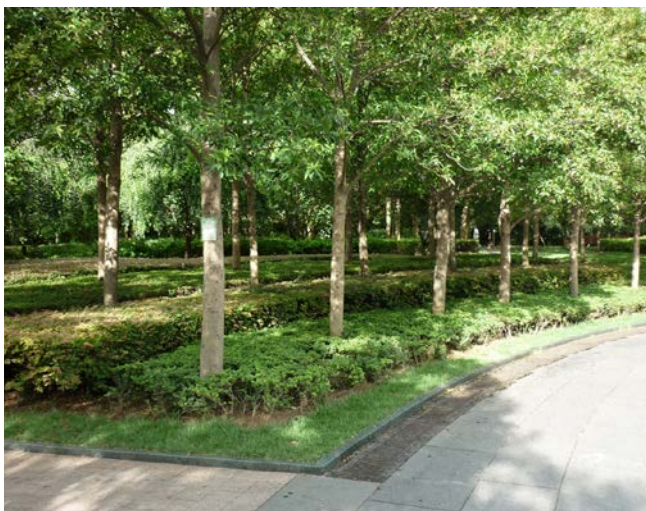


Burwood Road - rear frontages to 117, 119, 121 and 123, and houses opposite across Mitchell Street.



# 4. Benchmarking Contemporary Garden Design Approach

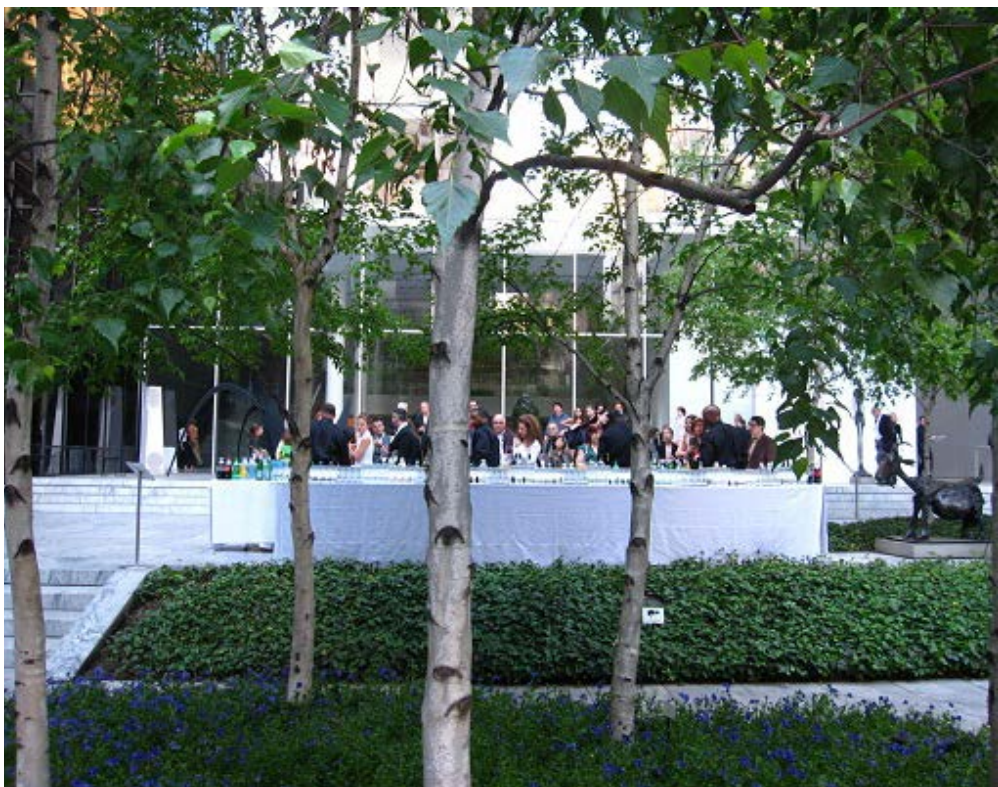
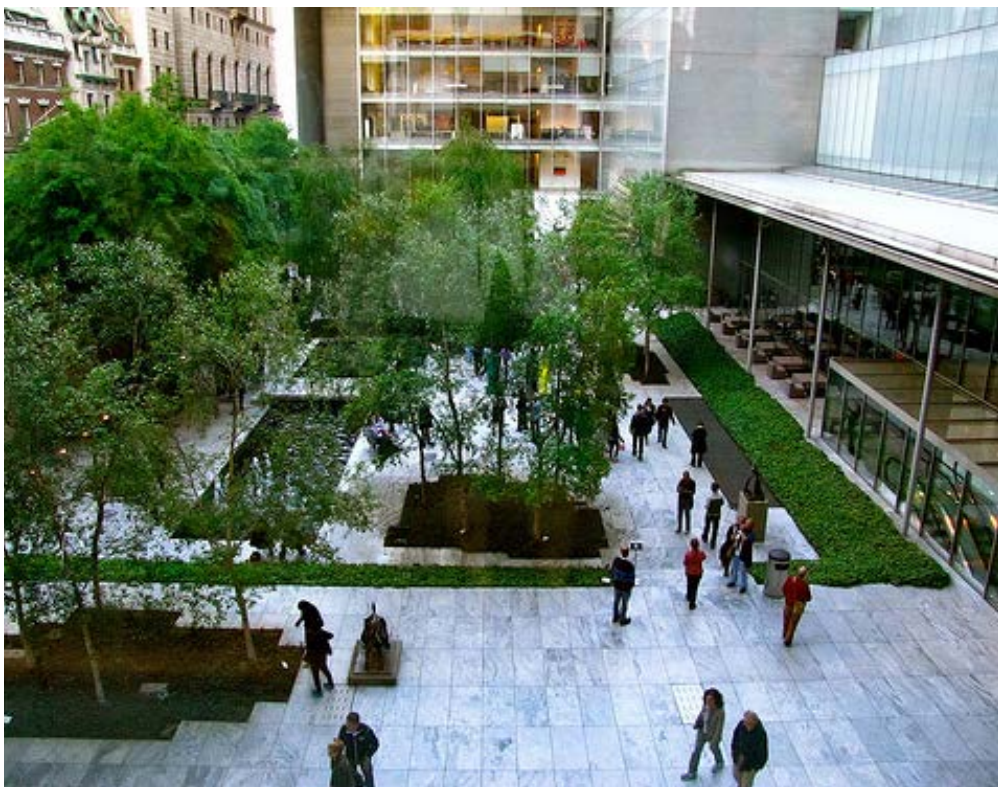
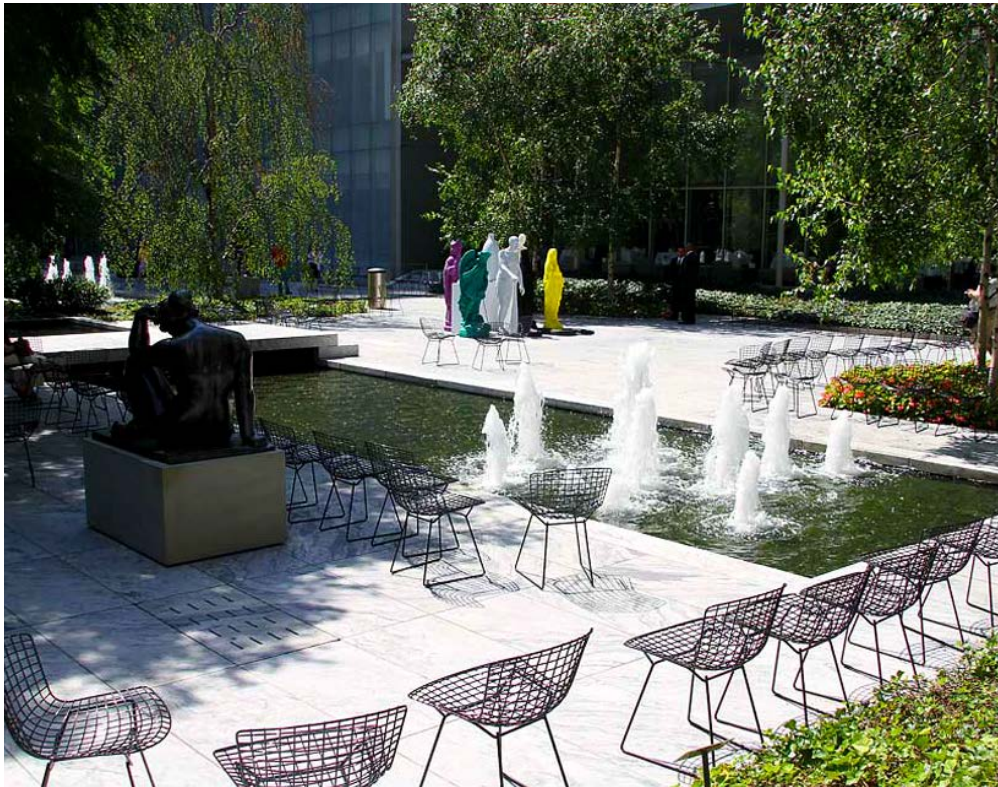
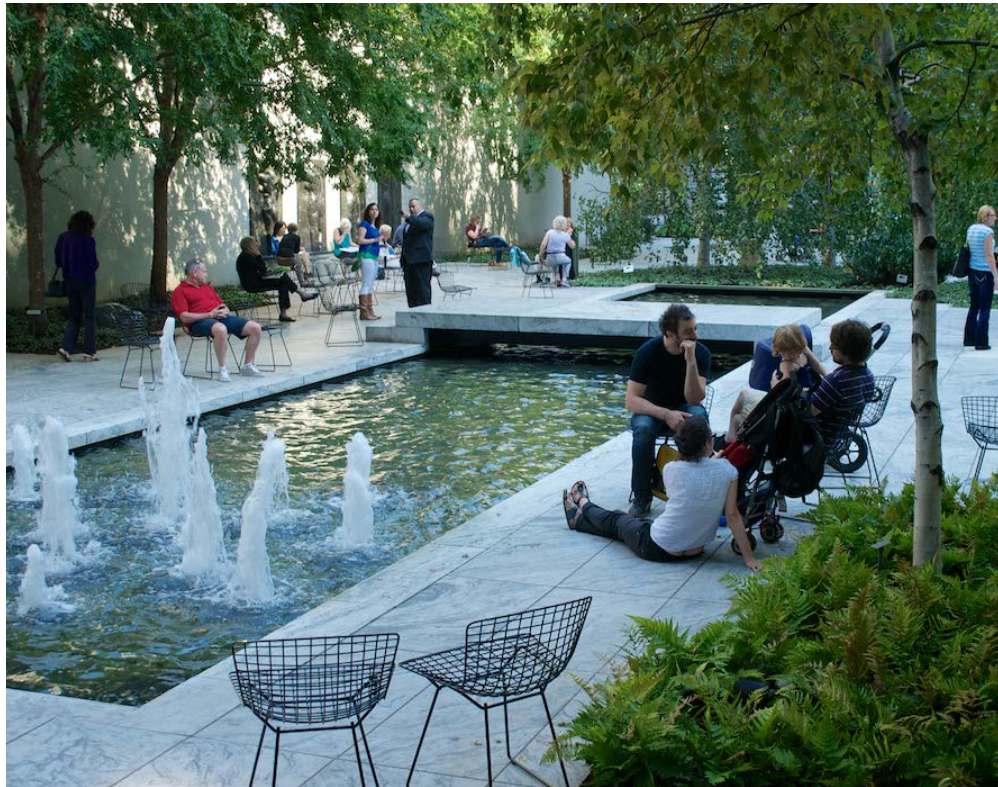
The landscape vision of the client and architect is to create a striking contemporary project, respectful of the residential setting, but understanding that the scale of the internal areas of the site allows creation of generous garden spaces with a number of amenity areas. The reference images demonstrate a celebration of modern garden formality, and respect for contemplative and striking 'presentation' gardens. The use of sculpture and geometric courtyard paving forms, complemented by irregular forms of gardens and tree planting are to create a dialogue with the formality of the architecture. Curated sculpture garden spaces are seen to create a very high level of amenity, creating spaces with contemplative qualities that residents can enjoy alone or in groups. These type of spaces will offset by a playground and passive recreation area down the central part of the site, and can be complemented by the range of rooftop landscape spaces, and the large parkland adjacent with it's extensive passive and active recreation facilities.





# 5. Benchmarking - Continued

One of the design reference projects used in design discussions with the client and team was the Museum of Modern Art courtyard (NYC). Of interest is the genuine amenity the area provides, drawing people into the area for passive seating and gathering. The landscape framework of background trees and framing gardens provides a strong greening of the area, with the clean geometry of the paving and water feature, and steps and seating areas all creating a series of modern formal outdoor gardens.





6. Landscape Concept Plan



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Landscape Concept Report



0 2 10 20 40m

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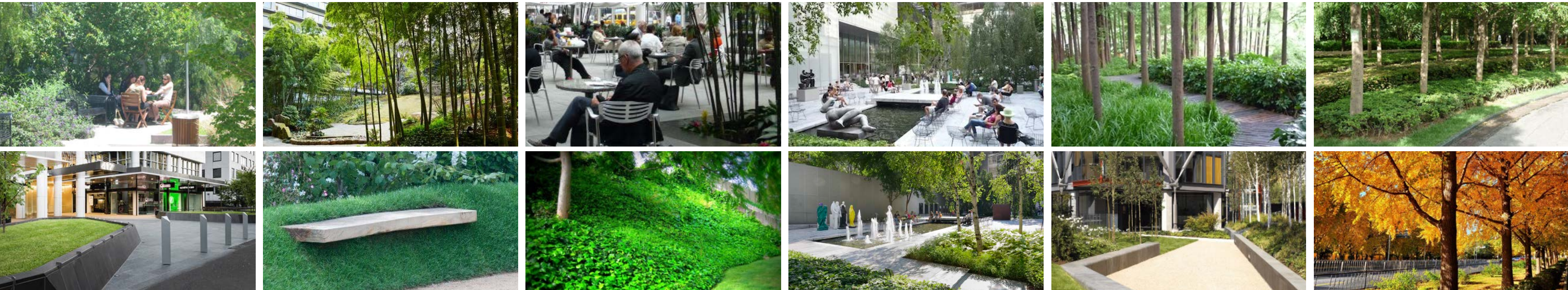
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# 7. Henley Park Apartments - Landscape Design Concept

There are four principal open space areas and a series of more intimate courtyard and undercroft spaces. The three spaces between the building are generous in scale and provide opportunity for a range of amenity from passive seating / gathering and reflection areas, to a playground and allied family seating. The linear open space along the eastern boundary provides opportunity for a range of lawn and seating areas. The central space has switch-back ramps to provide for equitable access to all three courtyards. The undercroft space has feature shaded seating areas, with tree ferns and fern gardens, and up lit shallow water features. The perimeter deep soil area is minimum three metres width and is located to allow effective screen planting and canopy shade trees to the interface with neighbouring properties.





8. Mitchell Street Address and Southern Courtyard



Key Plan



Precinct Plan



Screen trees and understorey shrubs and accent planting are proposed below existing trees, including along the eastern residential frontage. The pedestrian spine to the east access the building and a series of feature lawns and courtyards. The southern courtyard has a series of seating alcoves, feature artworks, and large transplanted feature tree. A series of paths and stairs meander through feature gardens, with seating opportunities adjacent the path.

The existing trees and berm to the western frontage is retained, with the embankment within the site planted

A shallow water feature creates a formal feature, with ramps down to a sunken seating area as a feature experience

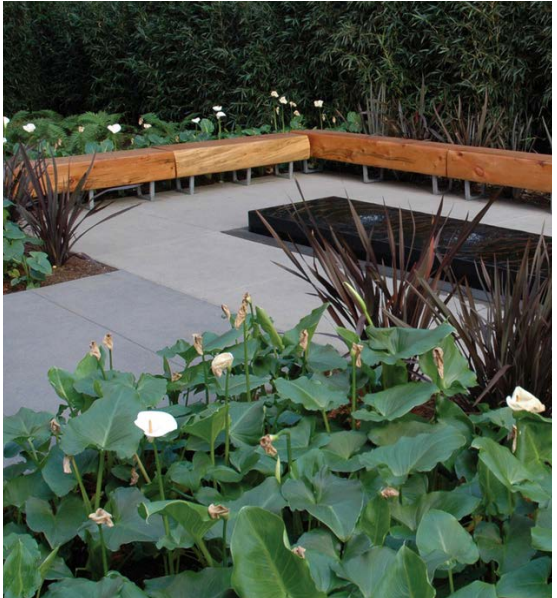
The lower terrace seating area leads through a meandering path with steps and seating alcoves adjacent the feature tree and extensive gardens

An upper terrace gathering / seating area has a focal artwork on axis with the water feature, providing a generous meeting area and recreation space.

The access path along the eastern boundary provides clear wayfinding to each of the three building entries. Lawns and seating alcoves are set against dense boundary screen planting to neighbours.



Design Imagery

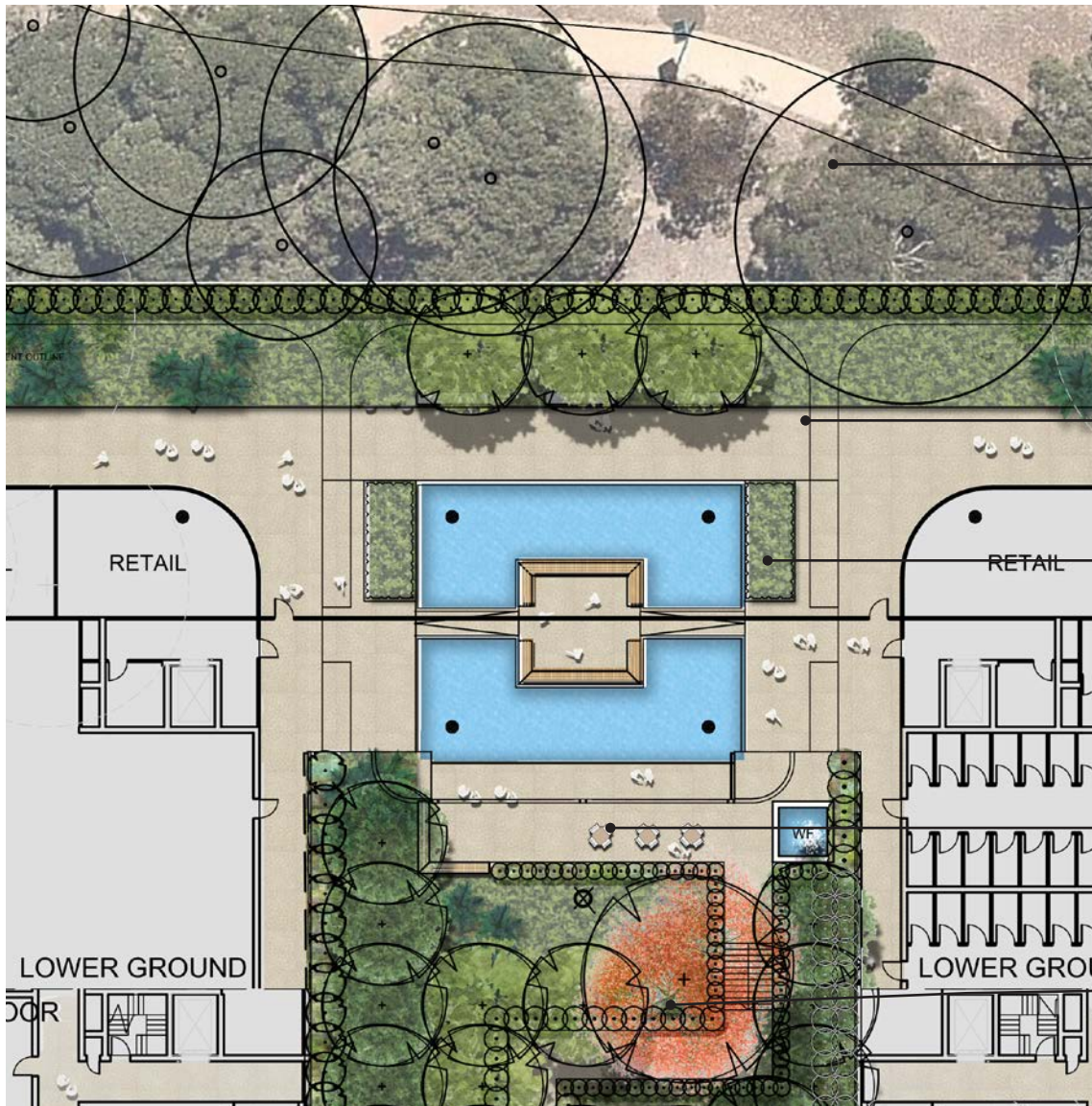




9. Reflective Courtyards and Fern Gardens



Key Plan



Precinct Plan



Screened by the adjacent berm and existing park trees, the embankment is to have groundcover and tree planting to present landscape back into the site courtyard areas adjacent. The meandering path adjacent connects all areas. Feature water features are to be very shallow water, but providing high visual impact. Undercroft planting is to be shade tolerant tree ferns and similar low-light tolerant accent planting.

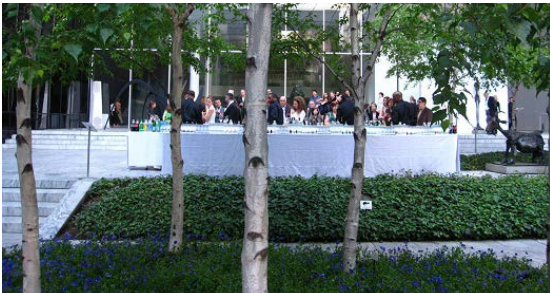
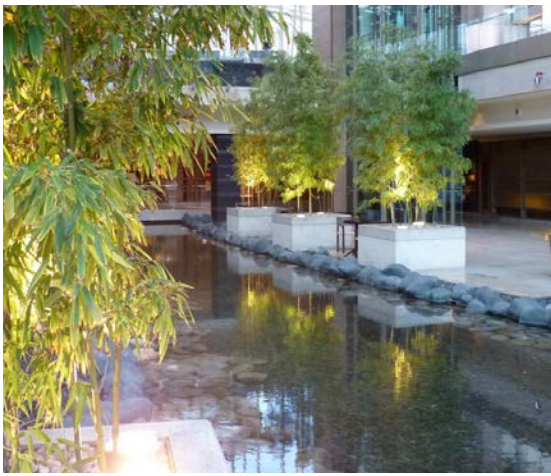
The existing trees and berm to the western frontage is retained, with the embankment within the site planted

A meandering pathway along the western boundary accesses the series of courtyards and forms part of a series of loop walkways through the site. Seat is set into the sloping, planted embankment providing an activated green backdrop.

A shallow water feature creates a formal feature, with ramps down to a sunken seating area as a feature experience

A lower terrace gathering / seating area has a focal artwork on axis with the water feature, providing a generous meeting area and recreation space.

A large scale tree in both the southern and northern courtyards is a commitment by the client to creating significant immediate impact. Striking contrasting trees for seasonal colour will distinguish the spaces.



Design Imagery



10. Central Courtyard



Key Plan



Precinct Plan



The central courtyard space is more activate in character with a playground, lawn and adjacent family seating areas. The design character is to remain formal and creates a grand avenue of tree planting framing views up and down the space, with feature sculptures at each end. A level change stair and ramp system provides access and a visual feature and outlook across the lower lawns.

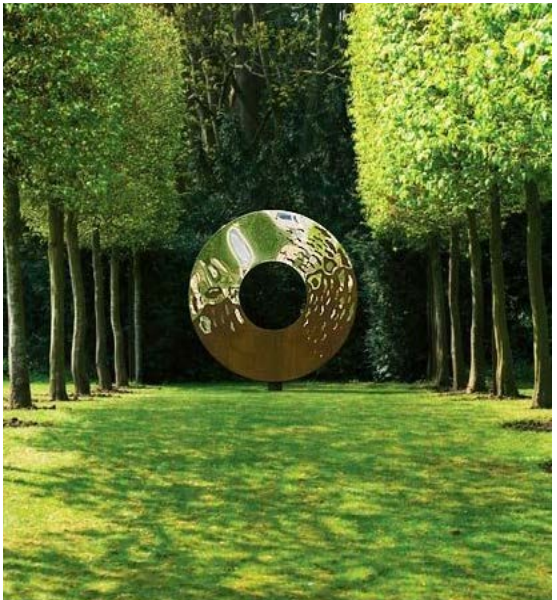
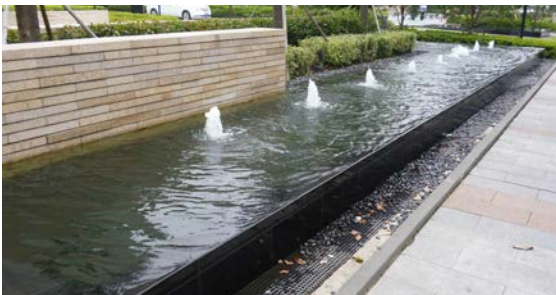
The existing trees and berm to the western frontage is retained, with the embankment within the site planted

Boundary embankment to have groundcover planting and new tree and shrub planting against a secure steel palisade fence.

A feature recreation area with a playground and open lawn and allied family seating will create a central focus for residents to meet and gather.

The level change treatment is with a stair and ramp system, with an upper level terrace enjoying views down the space.

The access path along the eastern boundary provides clear wayfinding to each of the three building entries. Lawns and seating alcoves are set against dense boundary screen planting to neighbours.



Design Imagery



11. Northern Courtyard and Baker Street Access



Key Plan



Precinct Plan

The northern courtyard has a similar design to the southern courtyard, with significant variations in arrangement of spaces, landscape planting character and feature tree. The area provides an extensively planted garden with secluded (but with open views for CPTED) seating alcoves set into garden areas adjacent the access pathways.

The frontage to Baker Street has a discrete driveway and pedestrian entry treatment, securing the site from the park to create a well marked, safe site entry.

The pedestrian entry has a lychgate and secure gate, directly accessing the loop walkway that accesses upper and lower level building lobbies

The lower terrace seating area leads through a meandering path with steps and seating alcoves adjacent the feature tree and extensive gardens

The northern courtyard provides a significant seating terrace adjacent the lower water features, and a meandering path and steps up to the east.

Lawns and seating alcoves are set against dense boundary screen planting to neighbours. Similar boundary screening and lawn alcoves are provided to the northern boundary.



Design Imagery



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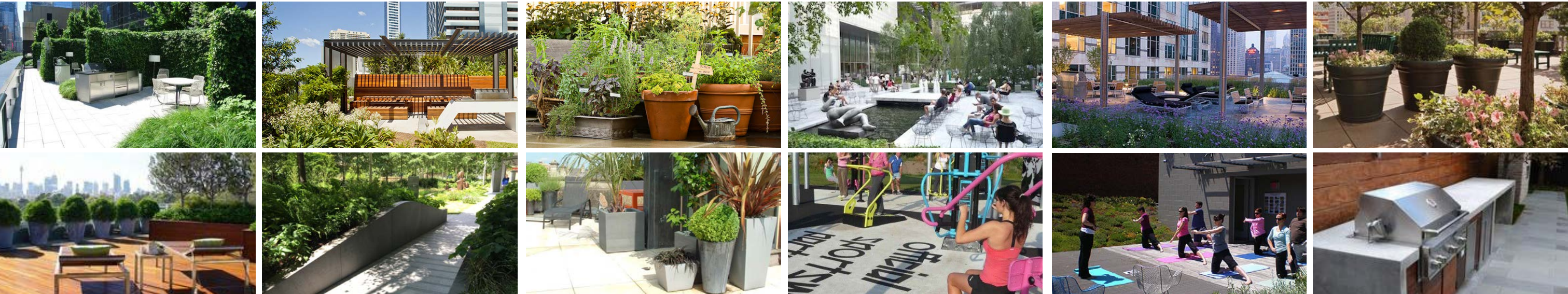
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# 12. Landscape Rooftop Amenity Areas

The two rooftop amenity areas are each approximately 40 x 15 metres, and being divided up into a series of smaller amenity spaces providing a broad range of uses. Uses will be refined in the detailed design, but can include barbeque areas, community gardens, outdoor exercise equipment and exercise decks, sun lounge and table and chairs / lounges as different types of seating areas. The greening of the rooftops towards the east is to provide attractive outlook, with these areas being generally non-access areas. The rooftop amenity areas are to be designed to complement the amenity provided on the ground floor and sheltered undercroft areas.





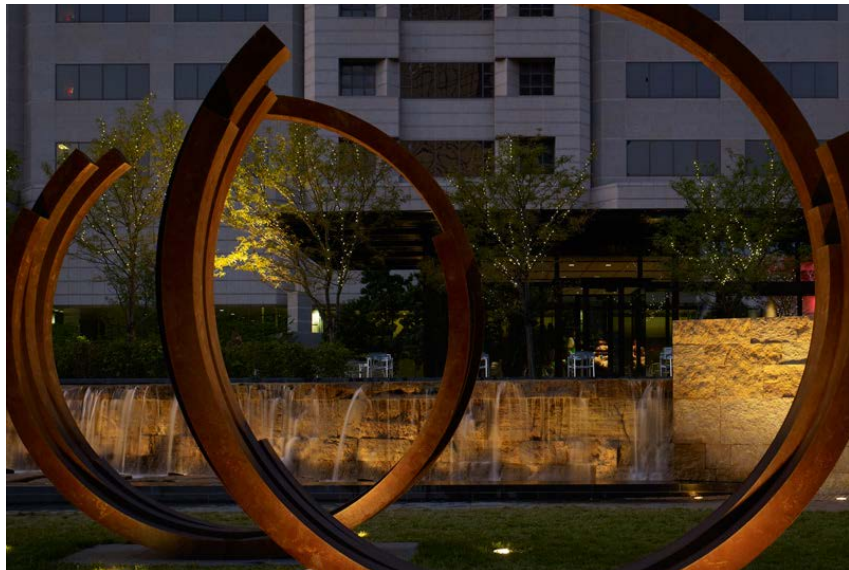
### 13. Sculpture Garden Indicative artworks

Sculptural elements have been contemplated as feature elements of the landscape, located at focal locations on visual axis' or within gardens. They are not essential to the design, but are contemplated as a key part of the vision for the project as providing contemplative gardens as well as active areas, and creating a premium level of residential outcome.





14. Precinct ID Corner Public Art - Spectrum of Example Imagery



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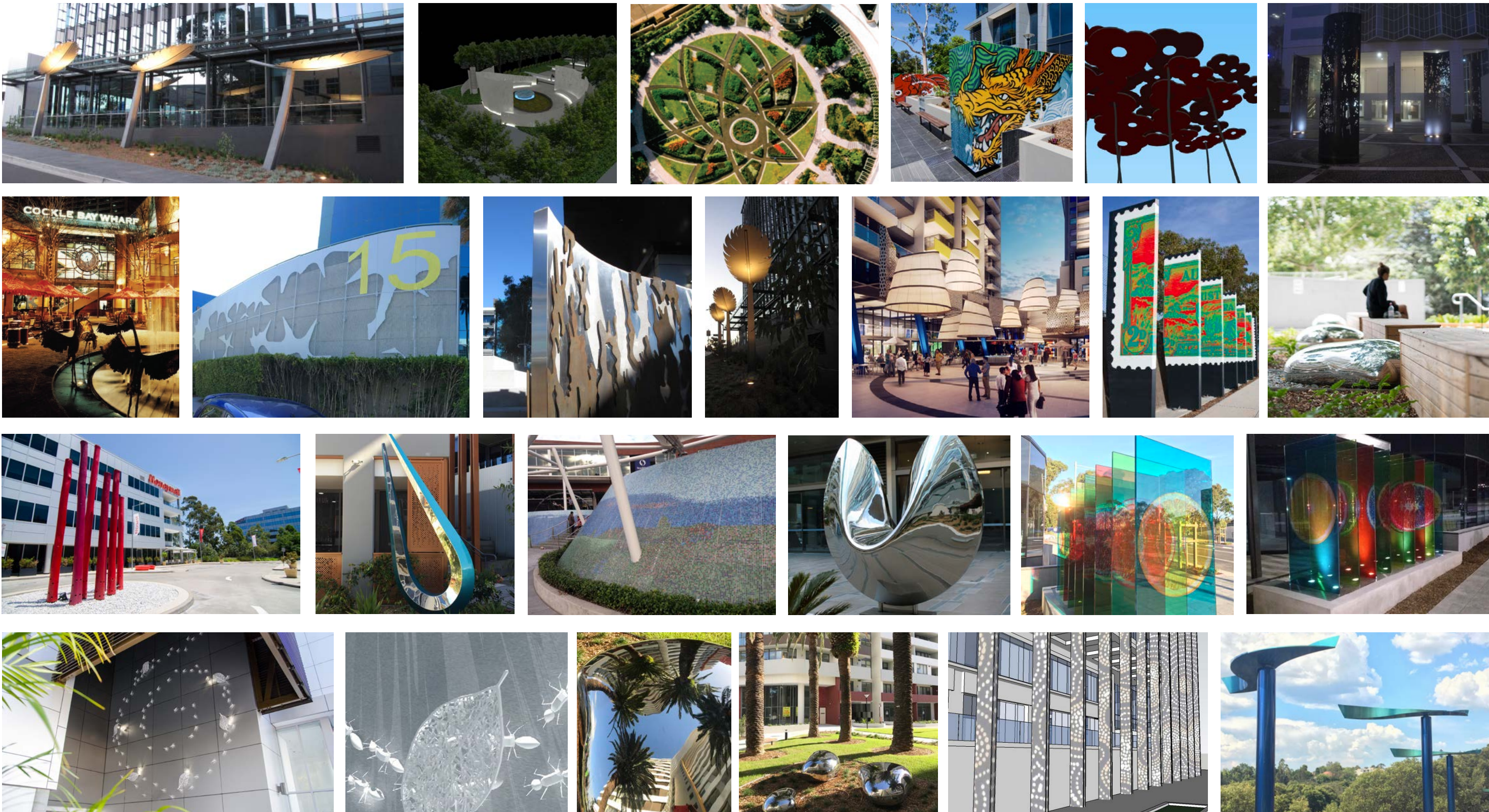
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15. Landscape Concept Plan



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