

VIVIEN PLACE

PLANNING PROPOSAL SUBMISSION

PREPARED FOR

CASTLE 7

AUGUST 2019

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INTRODUCTION

This landscape architectural report presents the landscape design philosophy for the proposed development at Vivian Place, Castle Hill, NSW.

The design incorporates all of the external spaces associated with the redevelopment of the site which include:

- Gilham Street and Gay Street Streetscape Design
- Arrival Garden Forecourts
- Through Links
- Community Facility Courtyard
- Residential Communal Rooftops
- Private Terraces

The landscape proposal has been prepared after review of, and in compliance with Council's DCP and Castle Hill North Precinct Plan.

SITE CONTEXT

"Castle Hill is a premier centre in north west Sydney. It provides a rich mix of housing, transit, shopping, employment and civic functions. The construction of the Sydney Metro Northwest creates an opportunity to provide increased density to take advantage of a new high frequency transport service."

"The vision for Castle Hill includes reconnecting people to each other and the environment around them, building on the centre's strength as an attractive metropolitan location to live, work and play and making citizens proud of the important places which they identify with."

"Castle Hill North will become the urban village of the centre through the integration of high quality urban design and sustainable development. An urban village is a place in a city, with the characteristics of a village. It involves a mix of different activities and land uses in the same space, generating activity throughout the day and night in the centre. Urban villages are characterised by an attractive and well used public space, and a safe and convenient pedestrian environment."

"Development outcomes within the Castle Hill North Precinct will complement the existing area and contribute to the quality of life enjoyed by future residents."

*Source: Castle Hill North Precinct Plan, The Hills Shire Council Nov. 2015



View East Along Gilham Street



View South Along Gay Street

EXISTING CONDITIONS

Vivien Place consists of 11 residential properties which have amalgamated for the purpose of this planning proposal. This allows for a large site providing an opportunity for best practice future planning of future multi-unit residential development unrestricted by small lots.

The concept purposes three residential bars of varying height in sympathy with its current and proposed surrounds. Considerable landscaping is envisaged between the bars to allow for residential and local amenity. The landscaped areas are bounded by community facilities allowing the landscaped areas to be activated and forming two faces to the buildings.

TREE MANAGEMENT PLAN

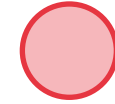


There are several significantly established trees running along the southern and eastern boundary that mainly consist of *Jacaranda mimosifolia*, *Callistemon* spp, *Eucalyptus* spp and *Lophostemon confertus*. These trees are to be maintained as they characterise the streetscape and provide visual relief to the proposed building and privacy for the site inhabitants.

All other trees within the site boundary are to be removed for development.

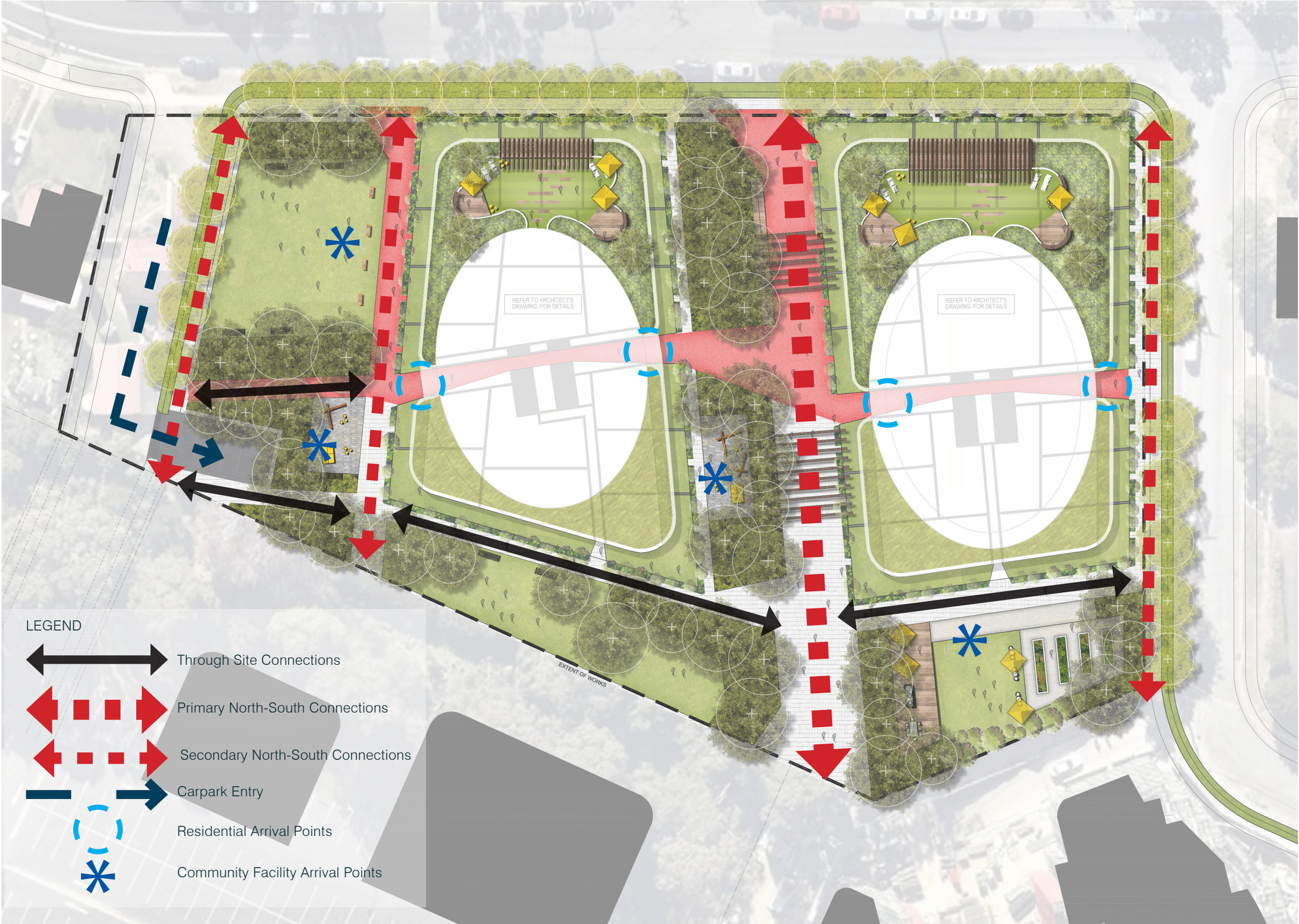
Refer to arborists report.

Legend

-  Existing trees to be removed
-  Existing tree to be retained + protected

Note: Location of trees have been taken from an aerial map. All trees to be surveyed to confirm number, species & locations

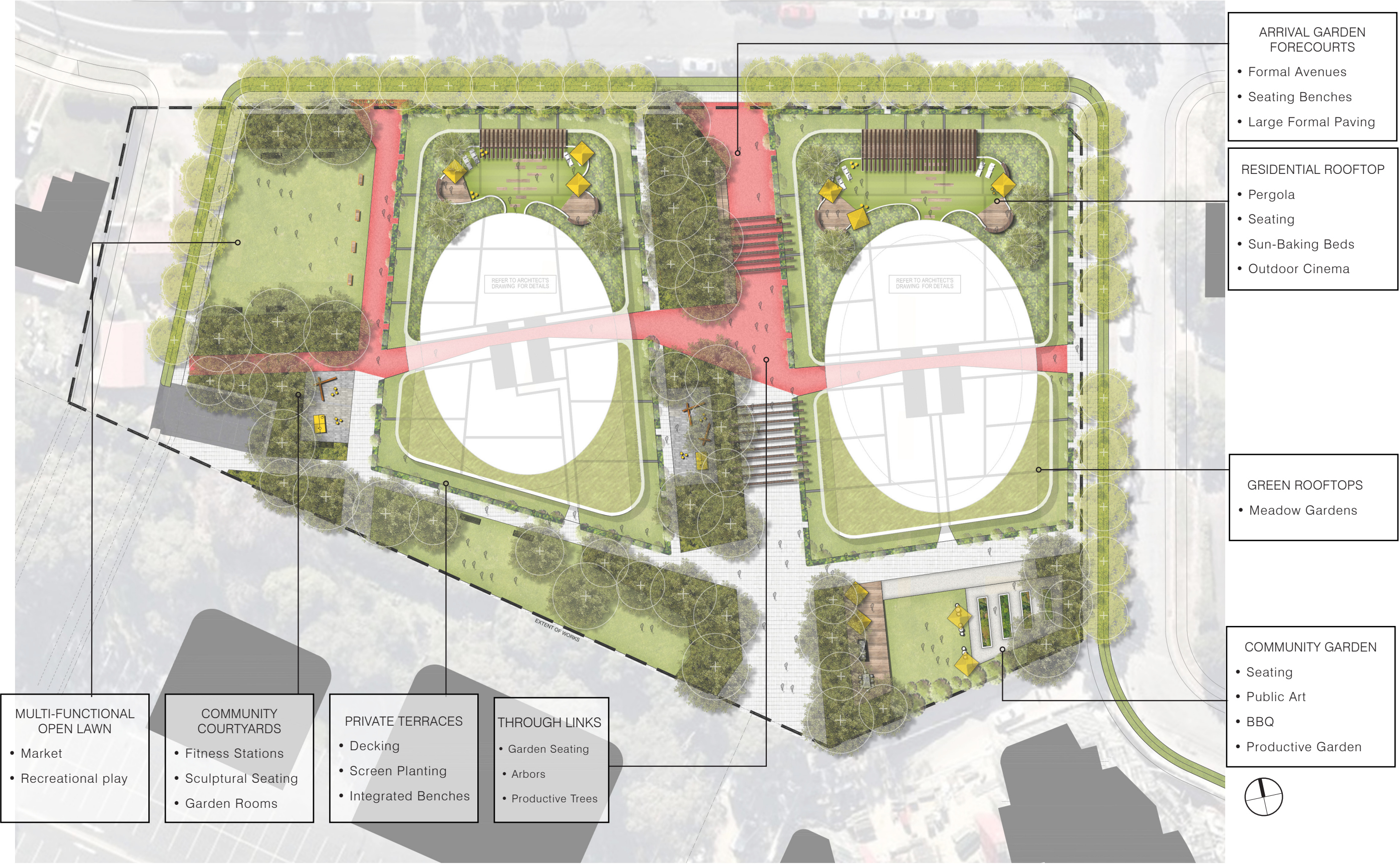
LANDSCAPE LINKS AND CONNECTIONS



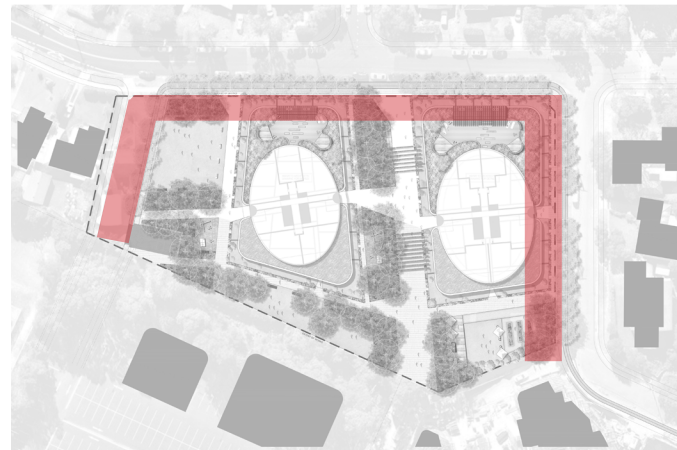
LANDSCAPE MASTERPLAN



LANDSCAPE TYPOLOGIES



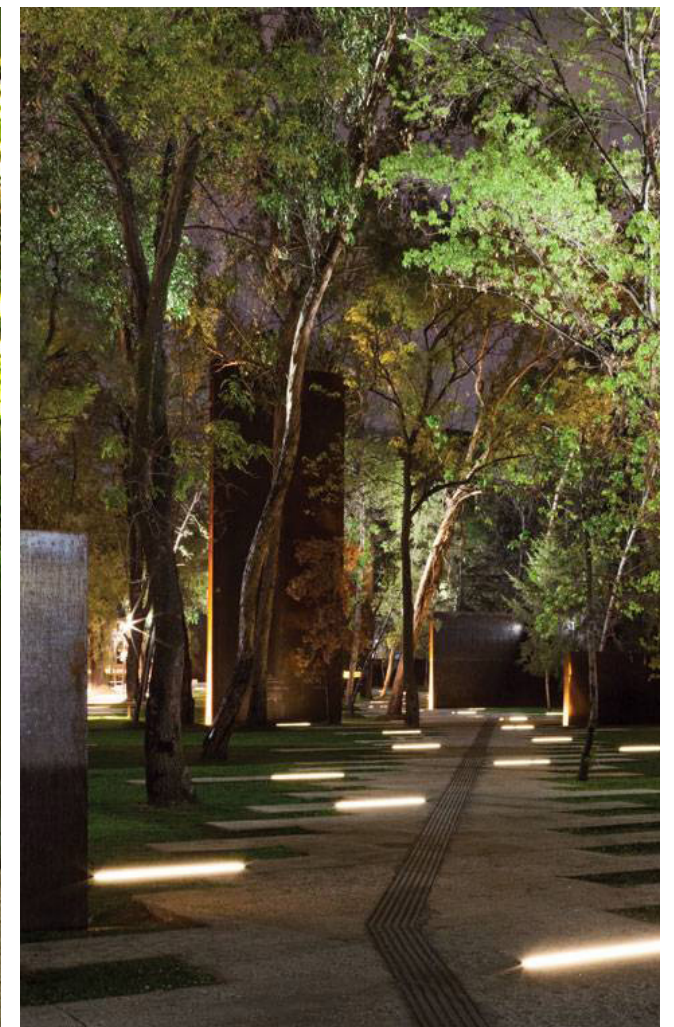
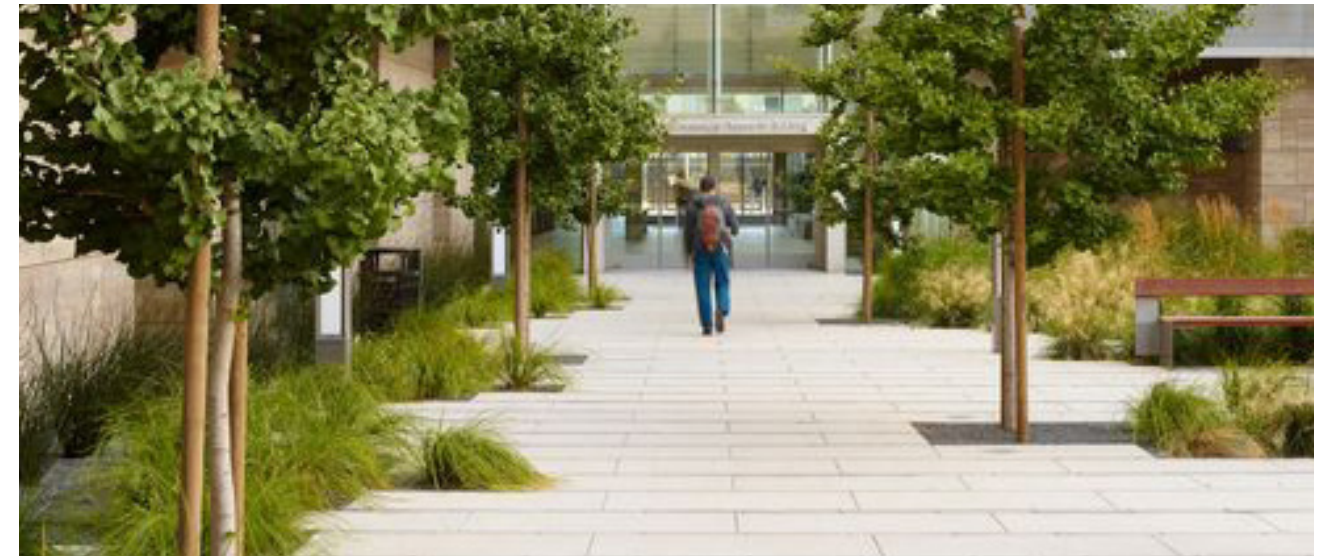
STREET FRONTAGE



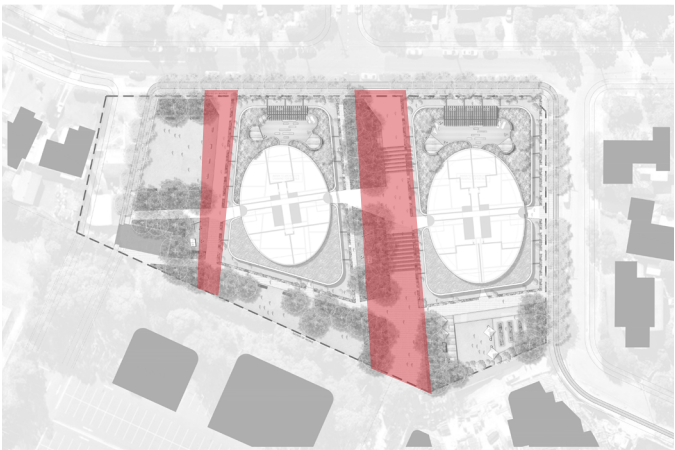
The Castle Hill North Precinct Plan has developed a Streetscape Map that "identifies desired streetscapes that will be determined through developments and public domain works. Key public domain improvements include footpath paving, street trees, street furniture and lighting. Upgrades will be undertaken on all streets in the precinct to make them pedestrian friendly and desirable places to walk."

Gilham and Gay Streets are identified as "Landscape Setback" streets the streets will:

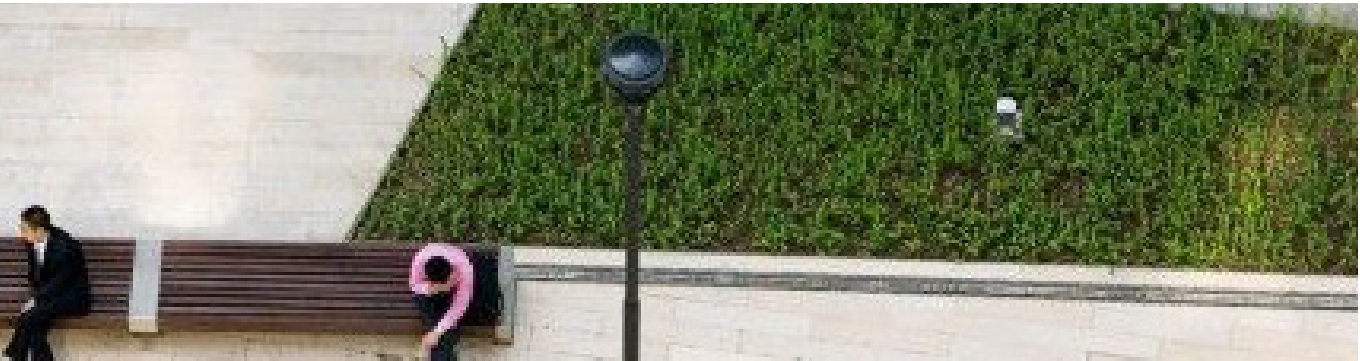
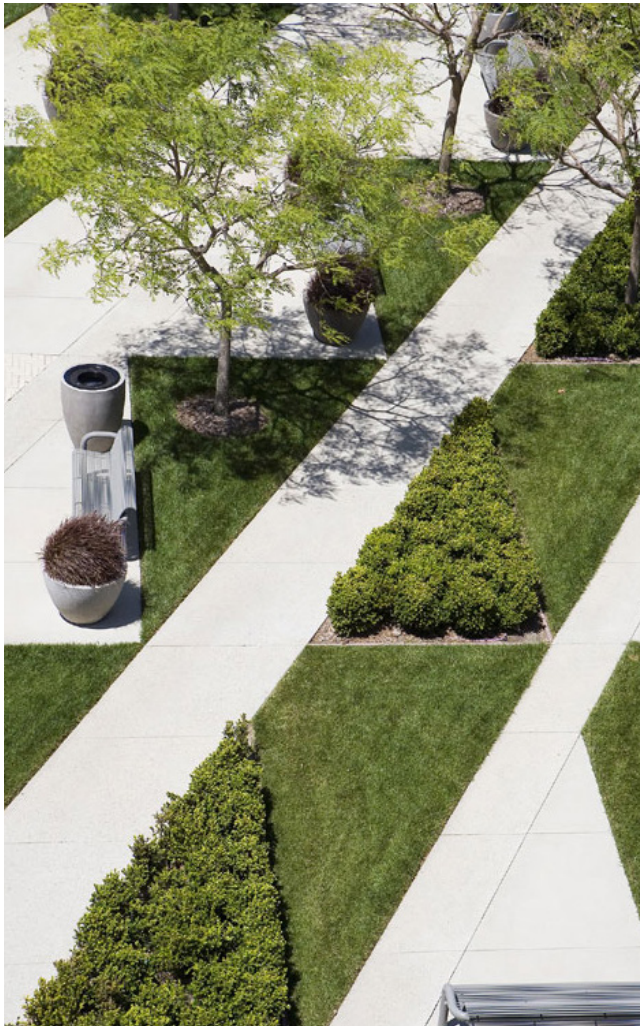
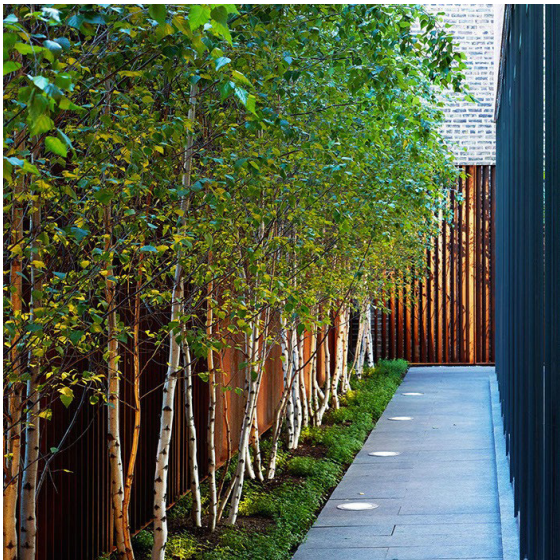
- Retain existing Garden Shire feel with large landscaped setbacks including ground cover (grass), shrubs and tree.
- Landscape treatments are specified in the Castle Hill North Public Domain Plan.
- Wide footpaths to encourage pedestrian activity
- Ensure passive surveillance of street, use of landscaping as a means of softening built form to properties outside the Precinct.
- Garden character on Gay Street to promote a street level landscape feel.
- Tree lined streets (public) – more formal, regular landscape arrangement
- Gardens (private) – less formal nature and regular landscape arrangement
- Mix of native and exotic landscape species.
- Use deciduous to get sun in winter.



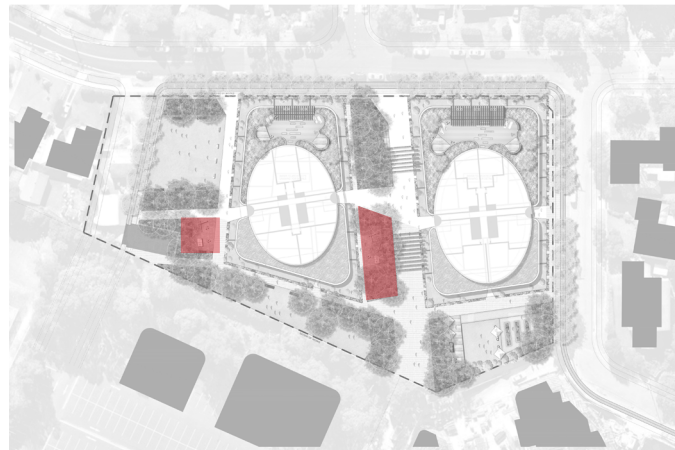
THROUGH LINKS



The proposed three Residential buildings provide two North-South primary pedestrian through links between Gilham Street and future developments to the south. This will be elegantly designed to create a highly desirable garden link with seating pods and lawn areas for both residents and public. Activating the southern building edges will be two Community Facilities.

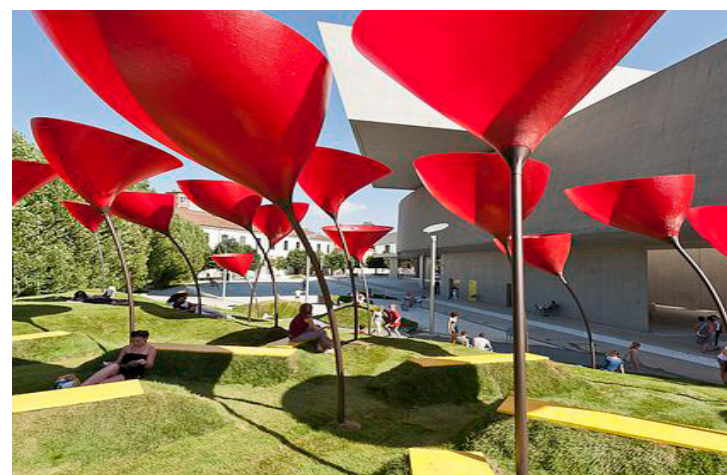
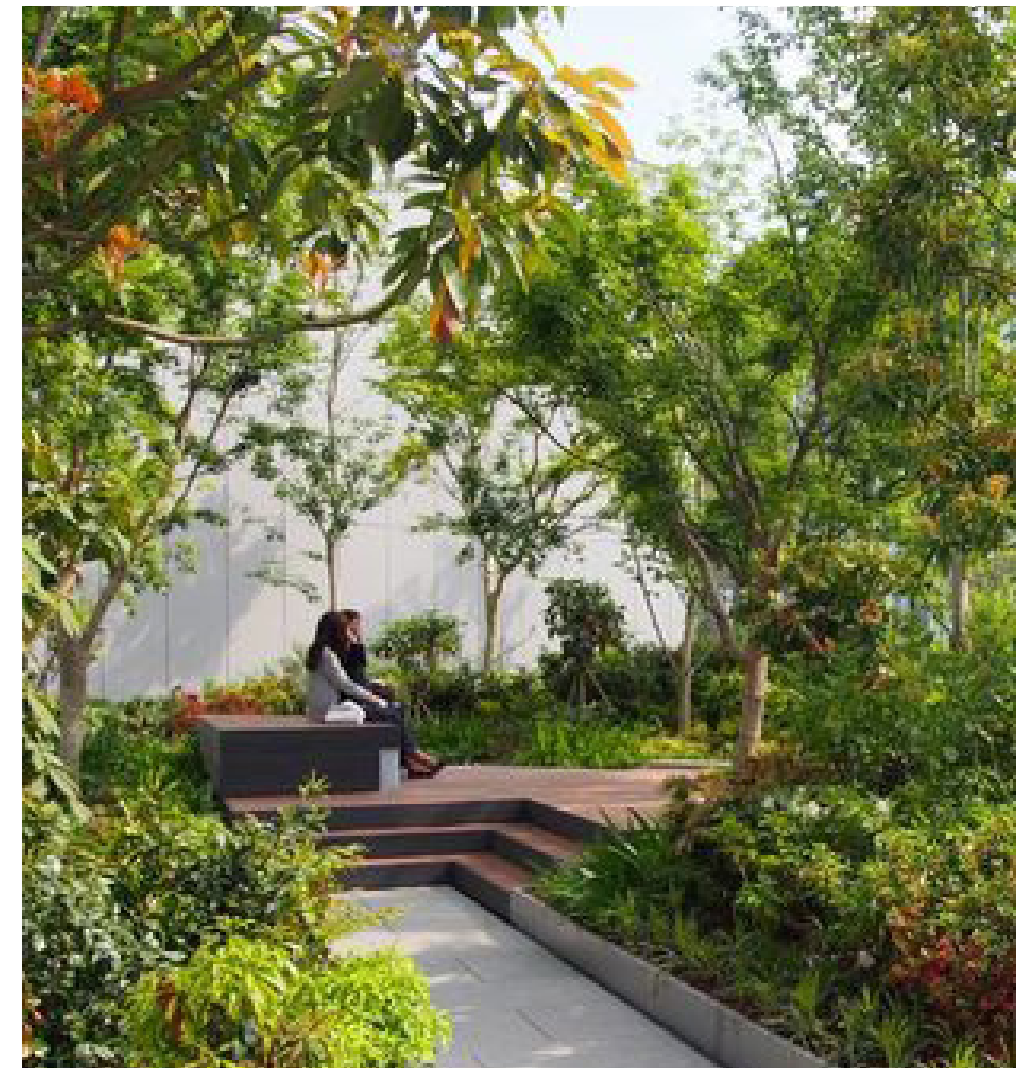
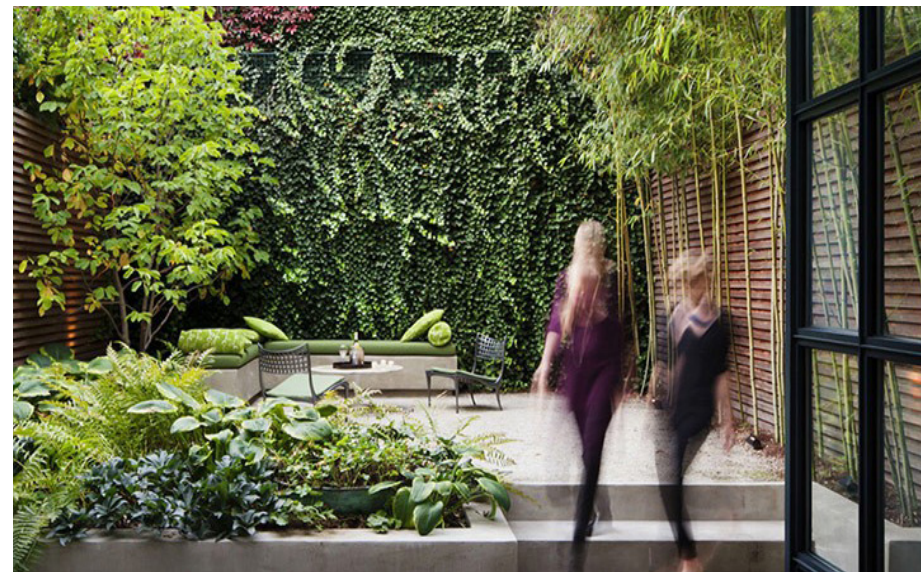


COMMUNITY FACILITY COURTYARDS

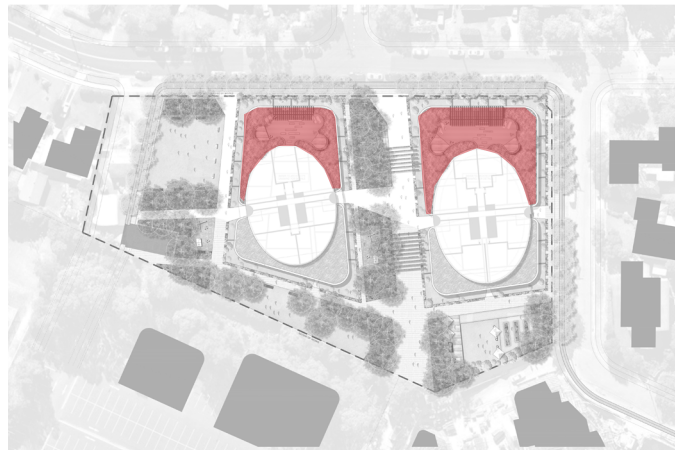


A tranquil hidden courtyard experience to the Community Facility Courtyards is proposed. Key Landscape components will include:

- Sculptural seating elements
- Shaded seating areas
- Fitness equipment
- Lush understory Planting
- Public Art will define the entry points to the Community Facilities

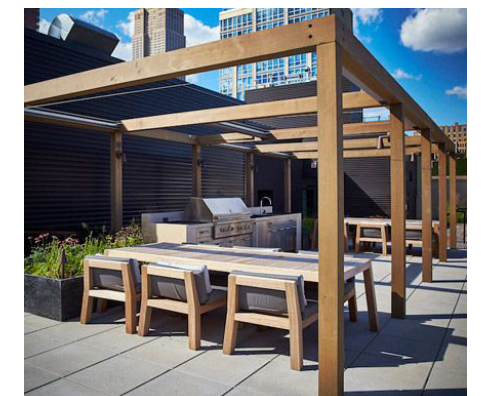
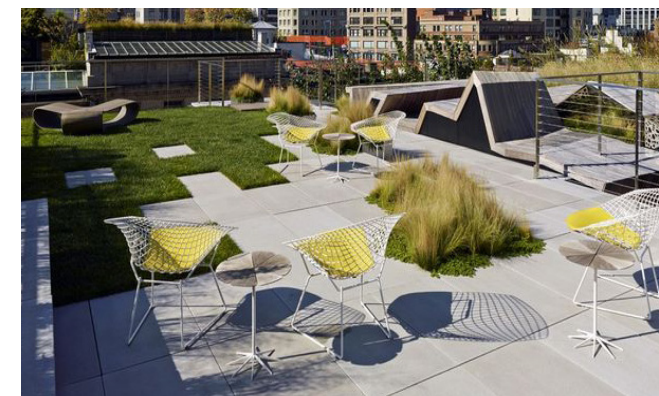
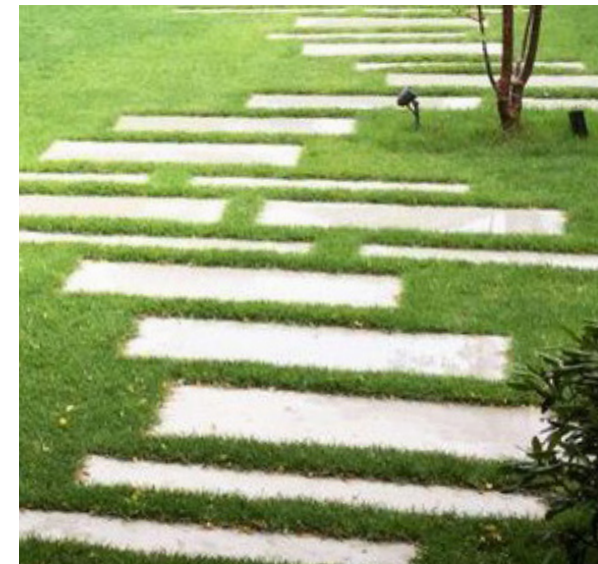


RESIDENTIAL ROOFTOPS

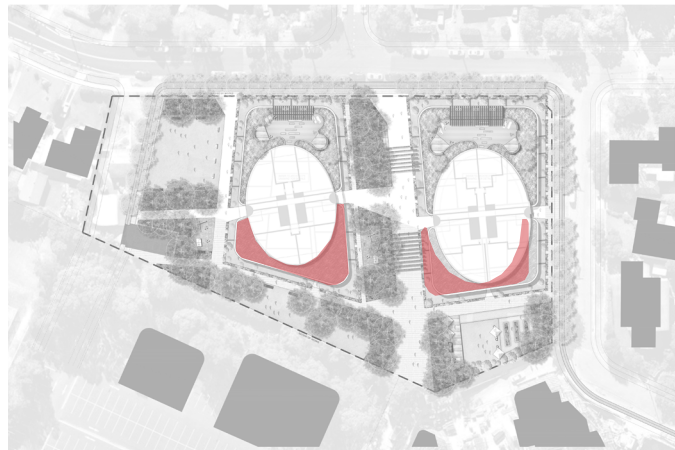


The rooftop gardens will become the primary communal space for all residents. They will provide a platform to enhance the sense of community, key components include:

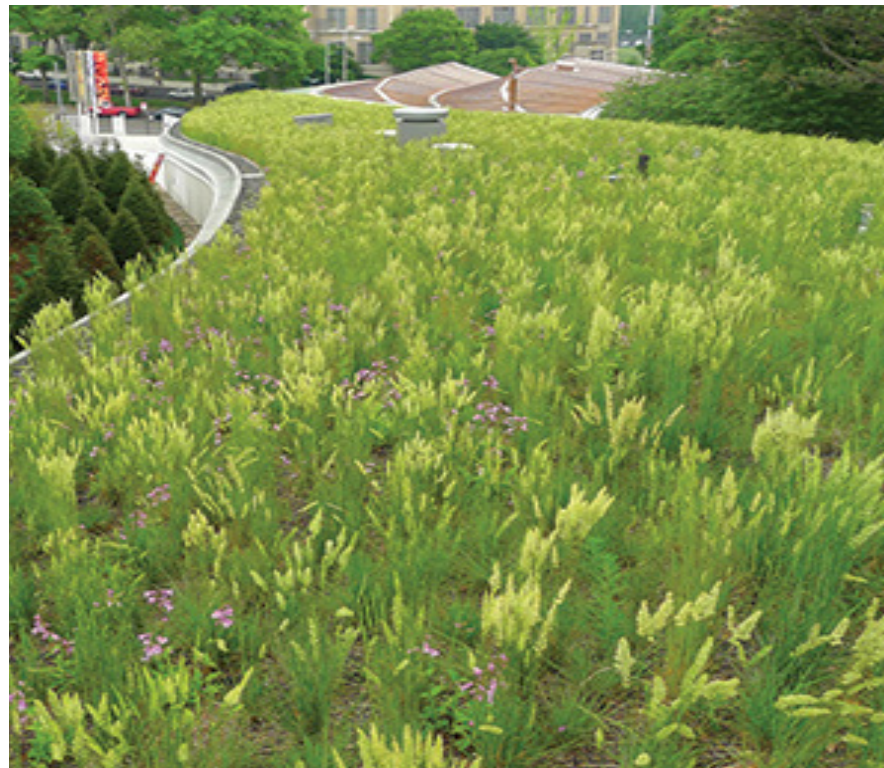
- Sun baking lawns / relaxation spaces
- Outdoor cinemas
- BBQ facilities
- Rooftop shrub planting



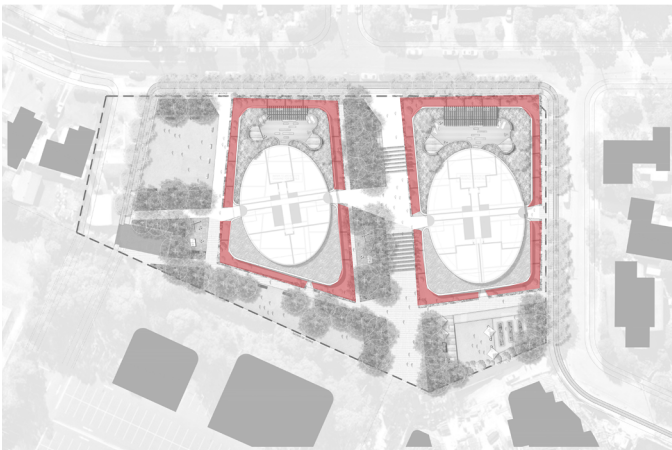
GREEN ROOF



Meadow grasses on roofs will act to soften the visual and solar impact from above. It will provide habitats for local bird species as well as act as an insulation barrier for top floor apartments.



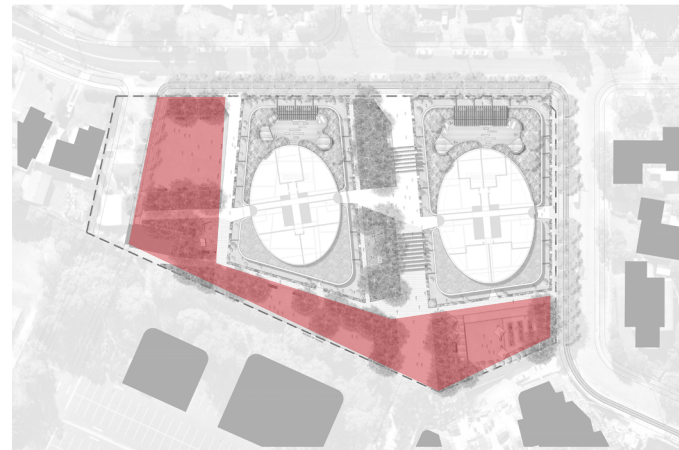
PRIVATE RESIDENTIAL COURTYARDS



Native and exotic planting pallets will be used for screening and beauty. These spaces are completely private, perfect for entertaining or relaxing private alone time in a private courtyard garden.

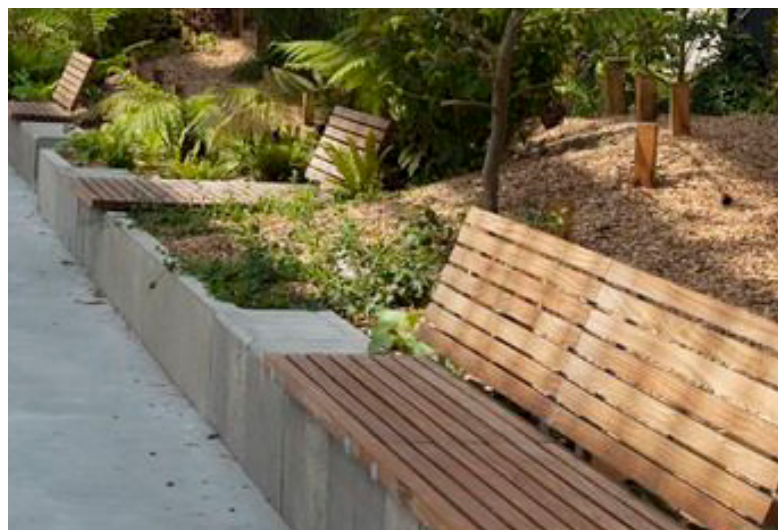
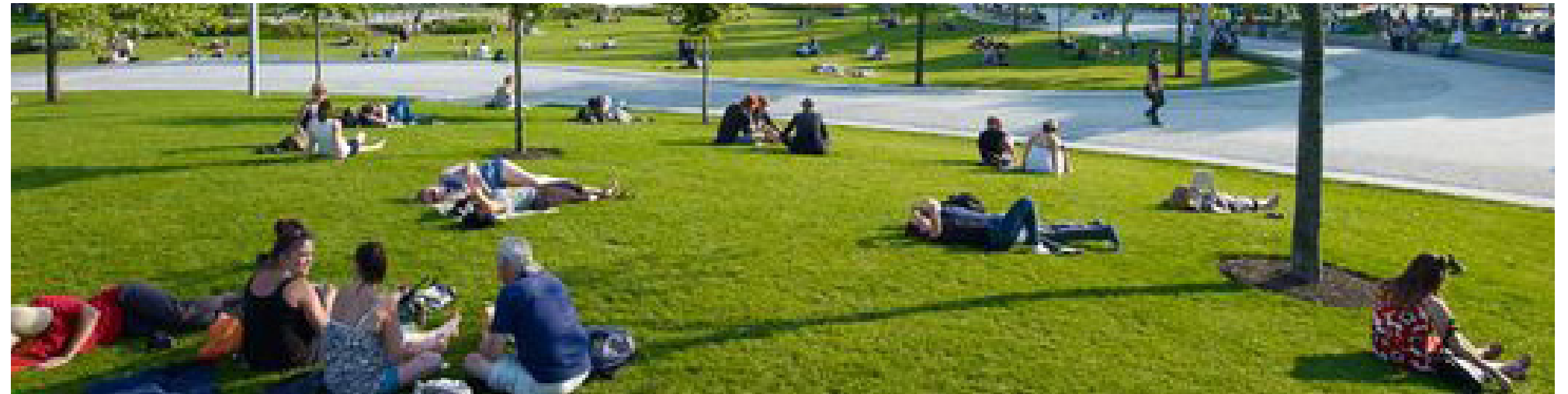


COMMUNITY LANDSCAPES



Communallandscape will include lush planting, community gardens and a barbeque shelter. There will be a multifunctional open lawn with shaded seating areas.

- Productive Garden
- Open lawn
- Recreational play
- Public art
- BBQ facilities
- Lush understory planting
- Screen planting
- Seating



INDICATIVE PLANTING SCHEDULE

PLANTING STRATEGY

The planting design will:

- Include luscious planting,
- Provide a unique design language,
- Provide shade, form and character
- Create liveable, and desirable public and private spaces.

Plants have been chosen for their contrasting form foliage and colour, promoting a diversity of trees and understory planting. Responding to the existing domestic and native planting in and around the site, as well as the context and climatic conditions.

Existing native and large trees will be retained where possible along the property boundary. Proposed trees are primarily located in courtyard places in constructed tree planters, providing shade and screening from walls and road.

Raised Planters have been proposed in residential courtyards and rooftop spaces where shrub planting will be incorporated. The aim also will be to encourage residents to engage in gardening, and food production in communal spaces. In response to the existing topography and planting, ferns, palms shrubs and groundcovers will be proposed on the northern residential boundary.

The schedule will aim to integrate both natives and exotic species, evergreen and deciduous to create vibrant and lush spaces.

COUNCIL PLANT LIST

Species envisaged include but are not limited to:

COMMON NAME	SCIENTIFIC NAME	HEIGHT + SPREAD (M)
TREES		
Black She-Oak	<i>Allocasuarina littoralis</i>	15.0 x 5.0
Swamp She-Oak	<i>Casuarina glauca</i>	12.0 x 8.0
Flowering Gums	<i>Corymbia gummifera</i>	20.0 x 8.0
Old Man Banksia	<i>Banksia serrata</i>	6.0 x 4.0
Golden Ash	<i>Fraxinus excelsior 'Aurea'</i>	20.0 x 15.0
White Magnolia	<i>Magnolia grandiflora</i>	15.0 x 8.0
Prickly-Leaved Paperbark	<i>Melaleuca styphelioides</i>	8.0 x 5.0
Water Gum	<i>Tristaniopsis laurina</i>	10.0 x 8.0
SHRUBS + ACCENT		
Parramatta Green Wattle	<i>Acacia parramttensis</i>	10.0 x 6.0
Hairpin Banksia	<i>Banksia spinulosa</i>	2.0 x 2.0
River Rose / Dog Rose	<i>Baurera rubioides</i>	0.3 x 1.2
Pink Boronia	<i>Boronia floribunda</i>	1.0 x 1.0
Crimson bottlebrush	<i>Calistemon citrinus</i>	4.0 x 2.0
White Correa	<i>Correa alba</i>	1.5 x 1.0
Common Hop Bush	<i>Dodonea triquetra</i>	3.0 x 3.0
<i>Gardenia</i>	<i>Gardenia augusta</i>	1.5 x 1.5
Lemon Sented Tea-Tree	<i>Leucospermum cordifolium</i> <i>'Carnival Yellow'</i>	1.5 x 2.0
Nodding Pincushion	<i>Leptospermum polygalifolium</i>	2.0 x 2.0
Sweet Pittosporum	<i>Pittosporum revolutum</i>	6.0 x 5.0
Elderberry Panax	<i>Polyscias sambucifolia</i>	2.0 x 1.5
Pultenaea	<i>Pultenaea daphnoides</i>	3.0 x 2.0
Wistaria	<i>Pimelia linifolia</i>	1.5 x 1.0

GRASSES AND SEDGES		
Shorthair Plume Grass	<i>Dichelachne micrantha</i>	1.0 x 1.0
Saw sedge	<i>Gahnia aspera</i>	2.0 x 2.0
Saw sedge	<i>Gahnia clarkei</i>	2.0 x 2.0
Saw sedge	<i>Gahnia melanocarpa</i>	2.0 x 2.0
Saw sedge	<i>Gahnia seiberana</i>	2.0 x 2.0
Sword sedges	<i>Lepidosperma laterale</i>	1.0 x 1.0
Weeping Meadow Grass	<i>Microlaena stipioides</i>	0.5 x 0.5
Tussock grass	<i>Poa</i>	0.8 x 0.5
Speargrass	<i>Stipa sp.</i>	0.5 x 0.5
Kangaroo Grass	<i>Themeda australis</i>	1.0 x 0.3
GROUNDCOVERS + CLIMBERS		
Grevillea	<i>Grevillea 'Gaudichaudii'</i>	
Grevillea	<i>Grevillea 'Poorinda Royal Mantle'</i>	
Shore Juniper	<i>Juniperus conferta</i>	
Wonga Wonga Vine	<i>Pandorea pandorana</i>	
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	
Orange Trumpet Creeper	<i>Pyrostegia venusta</i>	
Star Jasmine	<i>Trachelospermum jasminoides</i>	
<i>Native Violet</i>	<i>Viola hederacea</i>	
<i>Wisteria</i>	<i>Wisteria sinensis</i>	

