

# landscape masterplan

Waverley Council Chambers

October 2021

REF- Public Consultation\_ Revision 04

prepared by Black Beetle

## INTRODUCTION

### Aim

To develop a landscape and urban design principles that provides landscape and built form prescriptions for the public domain, and streetscape for the Waverley Council Chambers forecourt which demonstrate the landscape vision identified in the design philosophy.

### Vision Objectives

- To ensure the landscape and urban design development is consistent with the general principles identified.
- To ensure the landscape and urban design principles promotes environmentally sustainable outcomes.
- To recognize and promote the site attributes in the development of the forecourt space and the integration of landscape into the street forms.
- To provide unique landscape settings which accommodate the needs of long term occupants and future site users.
- To provided landscape and urban design principles that ensure the coordination necessary to achieve a high quality landscape of local significance.
- To ensure that the landscape design solutions recognize the limitations and requirements of maintenance and site management and document design principles and implementation

## LANDSCAPE FRAMEWORK

The Landscape Framework is based on a number of key principles including:

- Creating a strong sense of place by responding to the cultural and natural features of the existing site its surrounds.
- Responding to the surrounding natural features of the site
- Provide occupants and other users with passive opportunities.
- Provide a pleasant outlook, both from internal spaces and from streets and other areas of the public domain.
- Contribute to the safety and liveliness by allowing passive surveillance and street address.
- Should emphasize views and connections to ‘urban landmarks’ and ‘location highlights’.
- Will create ‘greened’ tree spaces .
- Should allow excellent connections to surrounding open spaces for all users.
- Should be inspired by the site’s natural characteristics, networks, and proximate attractions.
- Should establish a public domain focus.

## ENVIRONMENTAL STRATEGY

### Environmental Strategy Guidelines

- Conserve and protect biodiversity
- Non invasive species are to be used and only indigenous species will be used within environmentally sensitive areas.
- Ensure best practice is in place for the integration and co-ordination of water and total catchment management with regard to landscape quality,aesthetics, diverse recreation usage and ecological sustainability.
- Ensure layout is efficient.

## LANDSCAPE ZONE

The urban design objective is to provide a place and a program that provides opportunities for passive and inspirational experiences. The spaces are to be visually and spatially rich, accessible and multi-use. The landscape design objective is to provide a functional and robust landscape which is pleasant comfortable and safe.

### Principles

- Ensure that the site planning and development recognizes the priority and significance of open space within the site and that it is designed to provide the highest quality with maximum linkages and is consistent with the retention of the long term environmental and cultural quality of this resource.
- Create strong vegetative links to the adjoining open space network.
- To provide variety and local identity which includes a range of experiences related to the needs of the community.

### Guidelines

- Develop landscape areas as a gathering point for the community.
- Include additional trees as an extension to the adjoining landscapes.
- Enhance the link to surrounding areas
- Provide a green link through the development.
- Provide a visual buffer between adjacent residential areas
- Include large trees as an extension to the adjoining landscapes.

### Introduction

The landscape character is the most important contributor to the desired character for Waverley Council Chambers forecourt. Successful community building, neighborhood connectivity, identity and legibility all depend on the quality of the landscape character and design. Similarly, the interface with the surrounding network of roads and streets is important in the landscape and site address sense.

A maturing landscape is to be dominant, memorable and an enduring element of the landscape character. In the 'place-making' of Waverley Council Chambers, the visual character is to take 'sensibly balanced' priority over pragmatic engineering design.

### Principle:

- A planning vision is to fully integrate Waverley Council Chamber forecourt with the wider community and assets. The planned linkages are to optimize permeability, and connection whilst minimizing potential impacts to existing residents.
- To ensure that an integrated multidisciplinary approach is taken in the development of the precinct to achieve a high quality, robust and memorable landscape that responds to ongoing functional, social, cultural, visual and environmental requirements.

### Guidelines

- Designed to include pre-planned co-ordinated trees and plantings, WSUDs devices and underground services.
- Designed to accommodate emergency and service vehicles.
- Designed to limit the use of hard, impervious materials safely and in a sustainable way.
- Ensure the pedestrian network is integrated.
- Maximising accessibility and surveillance. Include bicycle parking at destination points.
- Maximize landscaping.
- Ensure landscape design, species selections and spacing to be tailored for local context and orientation.
- Plant trees in structural soil to maximize air and water supply and the horizontal root zone.
- Integrate landscape design with water sensitive urban design systems.
- Ensure pedestrian path system maximizes links to perimeter roads for emergency egress.

### Services

- Ensure trees have priority in planting and design of utility and service provision.
- Lighting to be consistent, coordinated with planting and located to reduce light spillage.
- Under ground services to be laid to consistent co - ordination plan.
- Pits, sumps, grates, access covers to be visually coordinated in both materials and locations.

## 1.3 public domain strategy

### Principle:

Ensure the establishment of a unique identity through the selection of a consistent range of street furniture and paving materials which reflect the landscape characters. Selected materials must satisfy the adopted criteria for comfort, utility and life cycle costs.

To ensure landscape design principles support the core objective and guiding principles of sustainability.

Materials are to be selected to exhibit the following characteristics:

- Ecological Sustainability,
- longevity, and
- adaptability

### Public Domain Guidelines

- Durability, detailing, appearance and diversity should be considered when selecting materials to ensure a high quality appearance over time.
- Waste minimization in the form of reduced packaging, wastage of materials, recycleability of the material both in terms of waste but also end of life.
- Furniture, lighting and pavements will be simple and robust.
- Embodied energy.
- Hard landscape detailing, furniture and structures must also be of high quality and well designed.

### Materials

#### Paving and Walls

- Permeable Pavement - vehicle and pedestrian shareway
- Off Form Concrete walls
- Asphalt - Public Domain

### Furniture

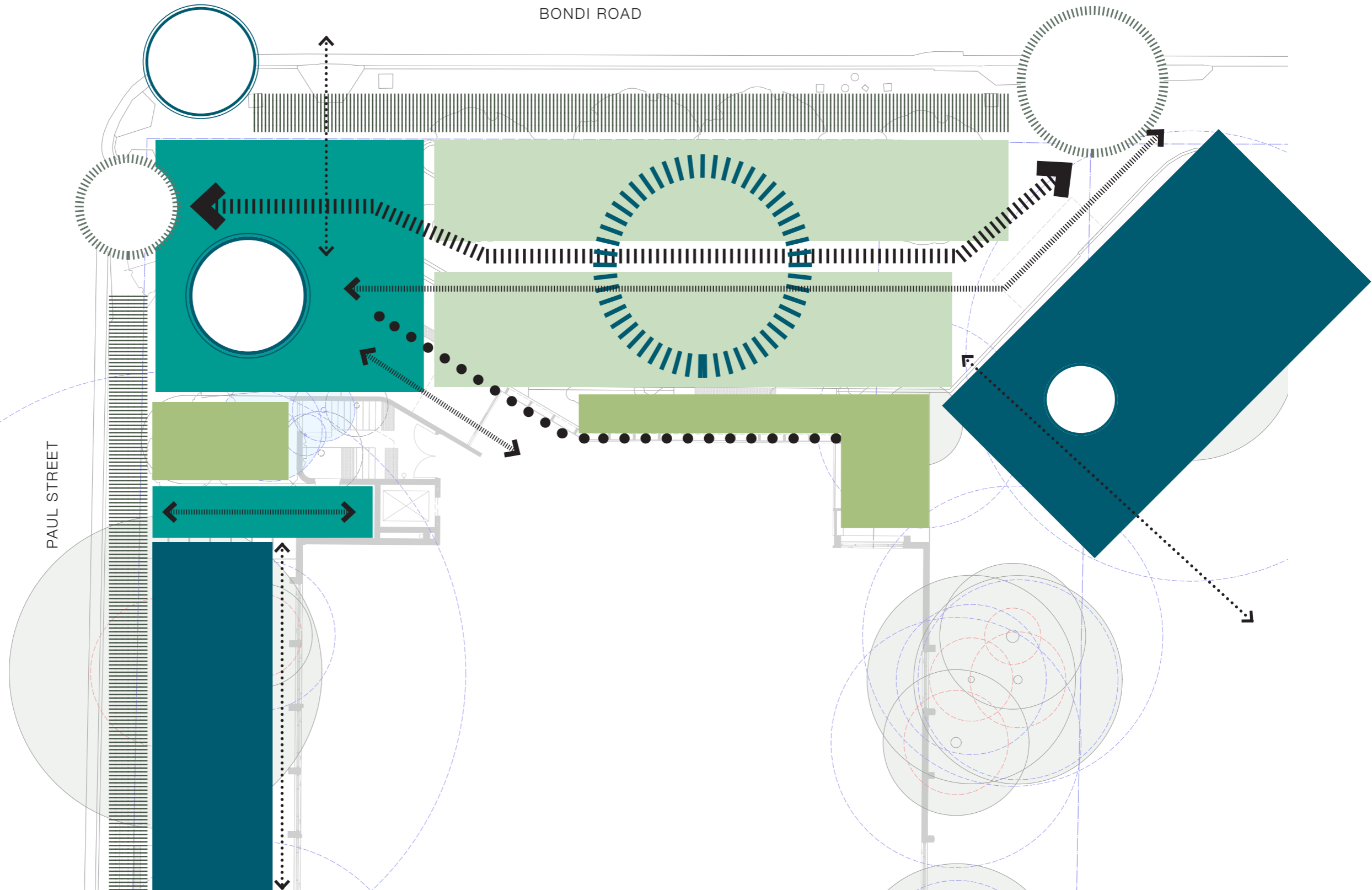
- Bollards,
- Bins, proprietary item including recycling stations
- Bench seats
- Bike racks

### Lighting Principles

- Lighting should aim to create a unique and inviting night time character.
- Lighting should be designed to enhance and strengthen the desired character of buildings and spaces, access and circulation.
- Lighting should be designed to minimise light spill that may impact on residential properties.
- Overall light levels will not be sacrificed by the application of the above principles and the development will be safe and feel safe throughout the night in relation to personal security and visibility of pedestrians by cyclists and motorists at potential conflict points.
- Energy efficient, low maintenance, long lamp life fixtures should be selected.

## LANDSCAPE CONCEPT

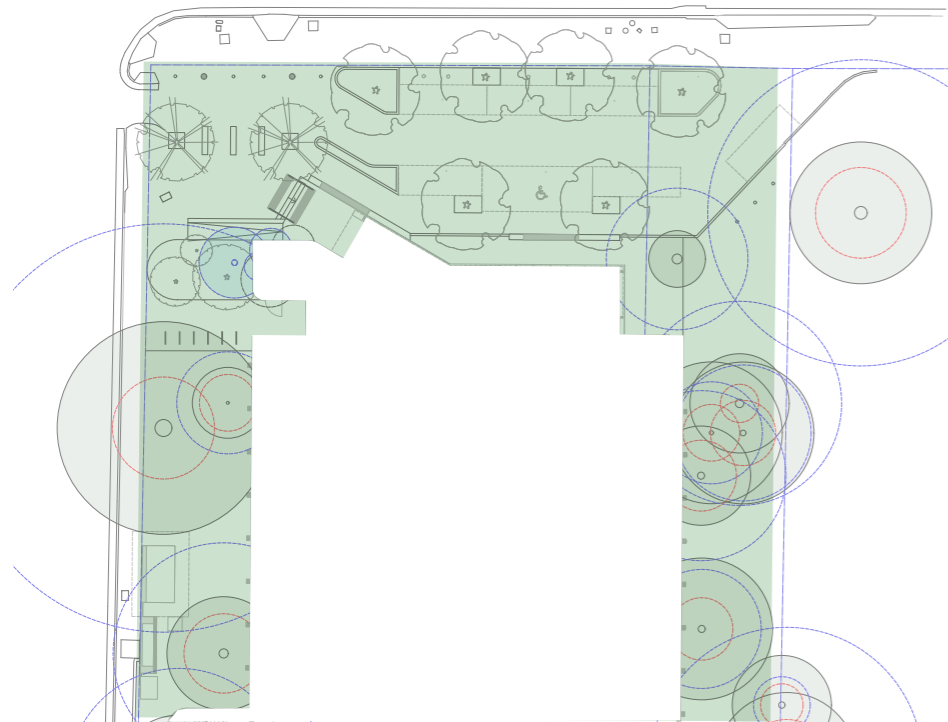
- Identity / Presentation / Attraction / Excitement
- Attraction for both occupants and visitors
- Accessible and Inclusive
- Pedestrian Priority
- Connectivity to local walkway ways
- Lighting / Wayfinding signage
- Rich and diverse spaces
- Openness / Garden
- Diversity of places and spaces
- Interaction with building edges
- Continue green linkages



## 2.2 design rationale

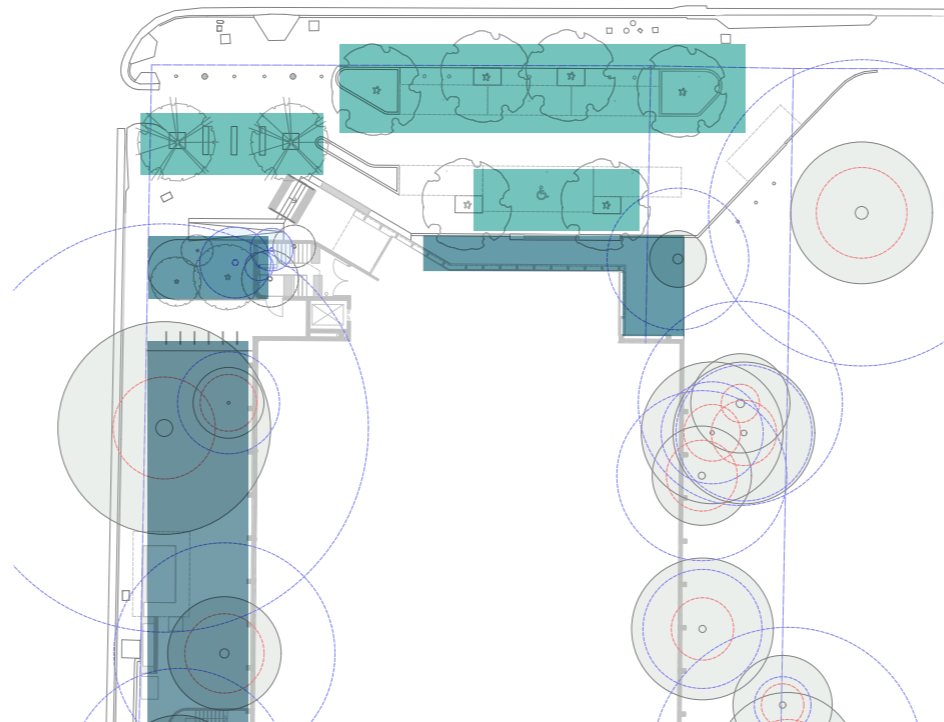
### Site context

- Site in its purist form
- Public Domain and civic space treated as a whole
- Harvest runoff for reuse on site - Promote WSUD to supplement planting strategy for the site
- Accessible to all users (occupants and visitors)



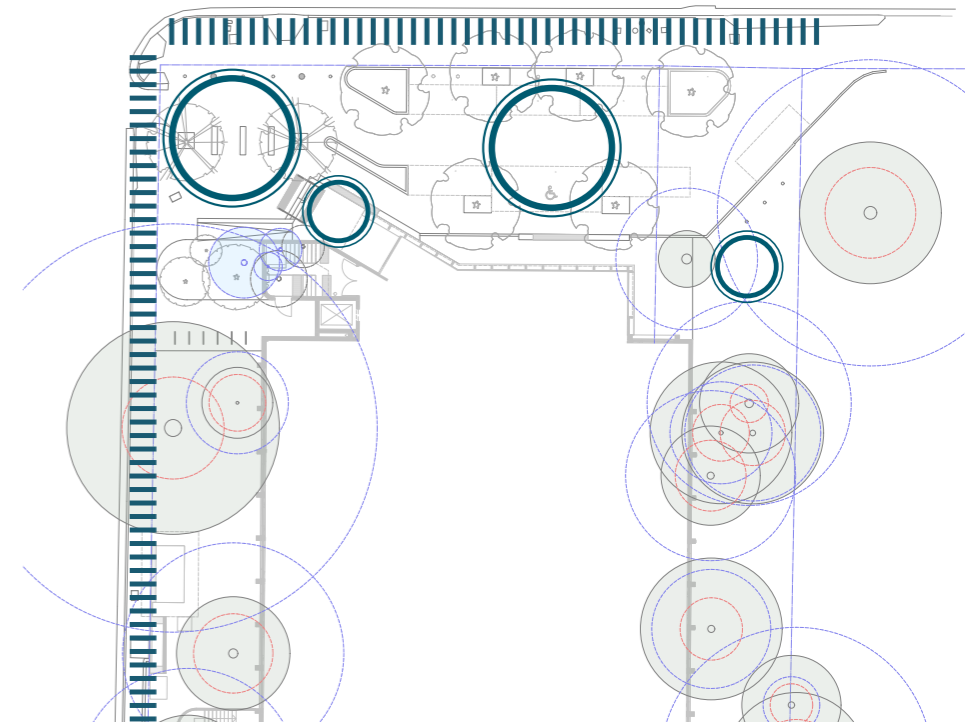
### Greening

- Create a green corridor / linkages
- Continue shade and greenery
- Contribute to the existing urban canopy
- Mix of native and indigenous planting
- Utilise a mixture of tree and low level planting (CPTED )
- Promote WSUD



### Identity

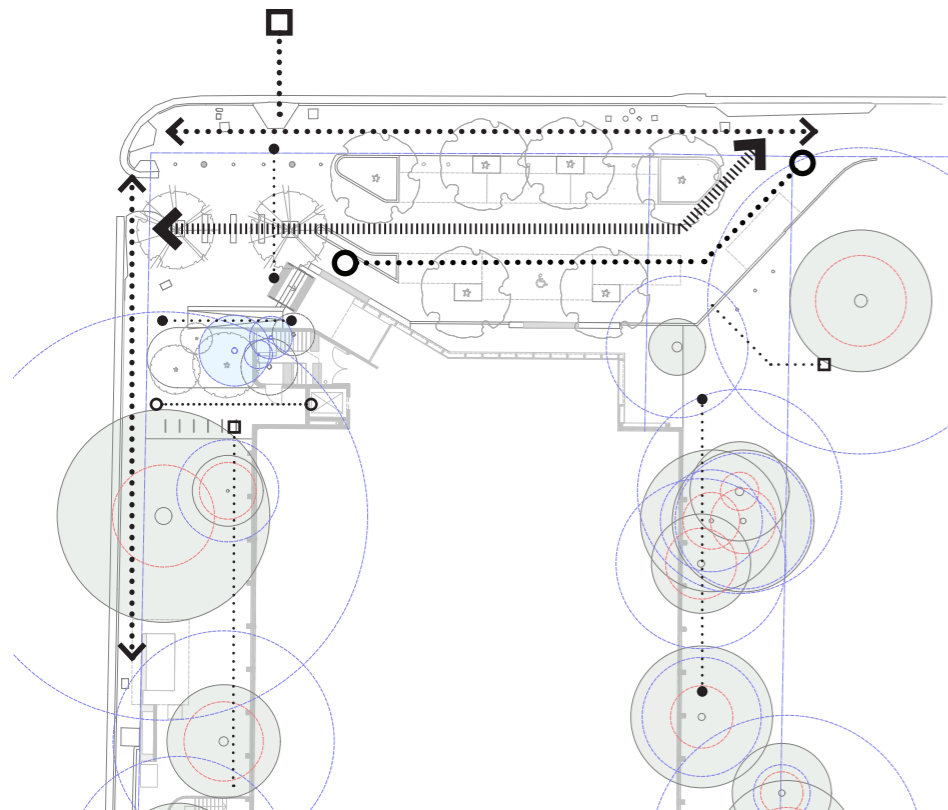
- Destinal landmarks
- Community and Cultural Hub
- Network of local links
- Opportunities for public art



## 2.3 design rationale

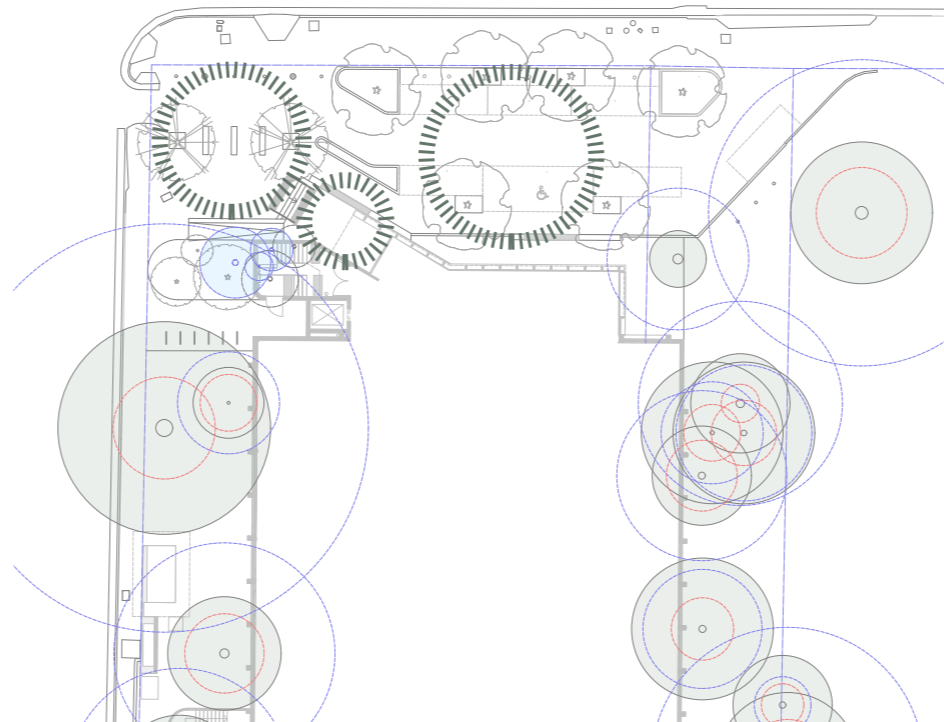
### Circulation / Connections

- Through site links
- Connection to greater surrounding areas
- Connection to shared footpath / cycle way / bus network
- Pedestrian priority



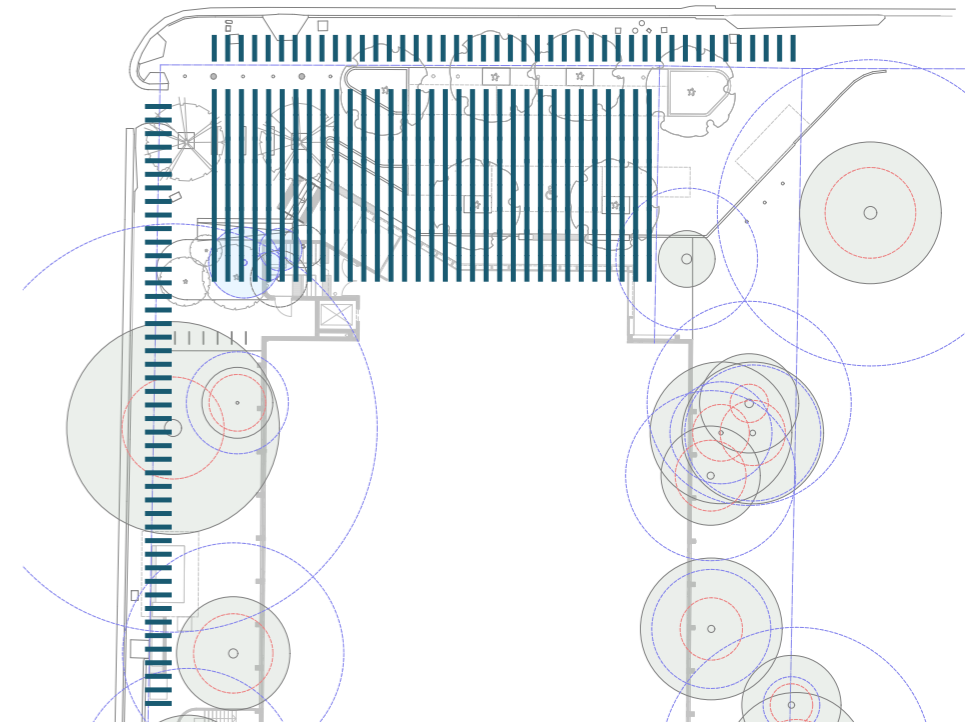
### Defining Spaces

- Interactive
- Communal / breakout spaces
- For both occupants and visitors

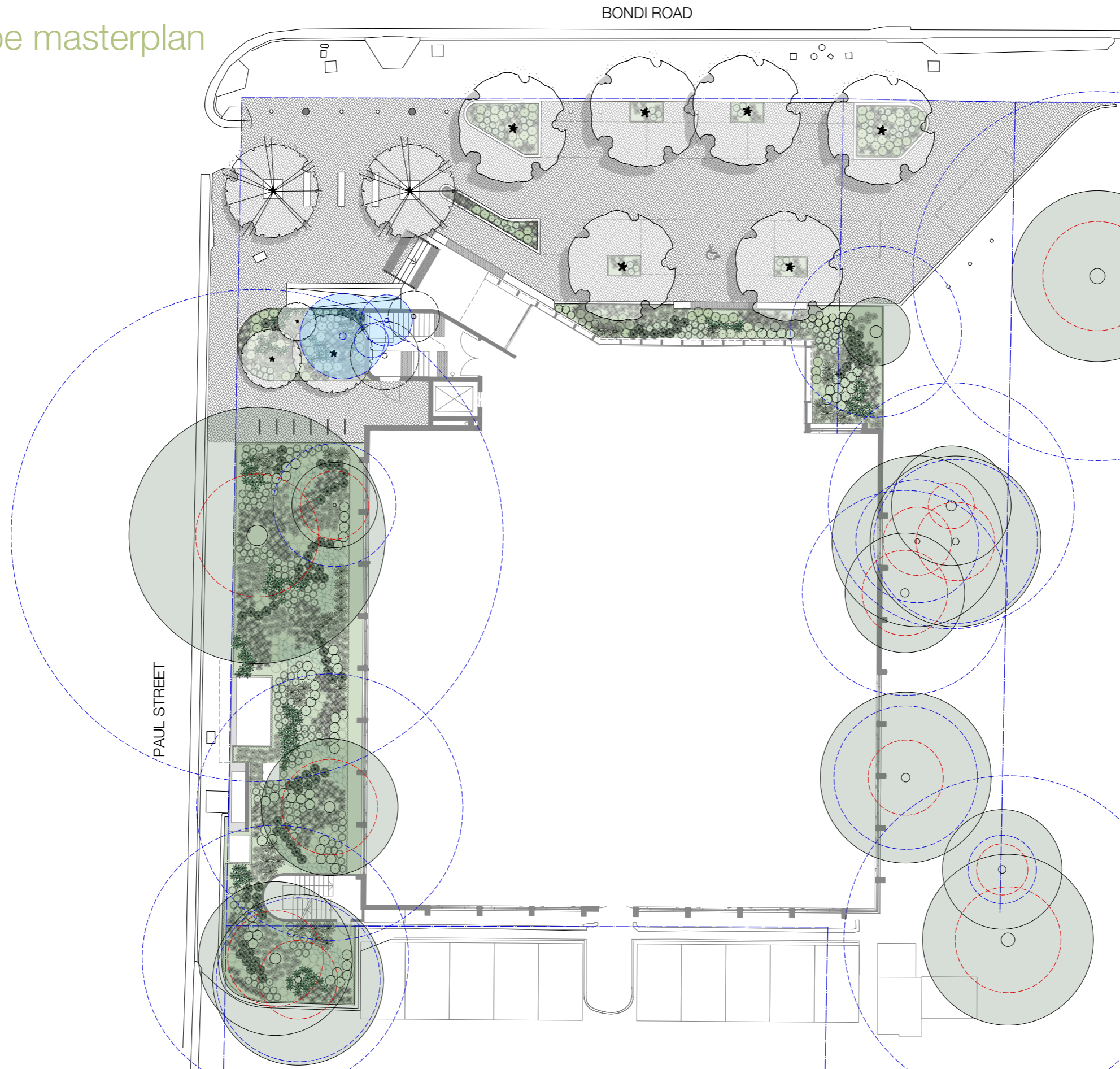


### Blurring Edges

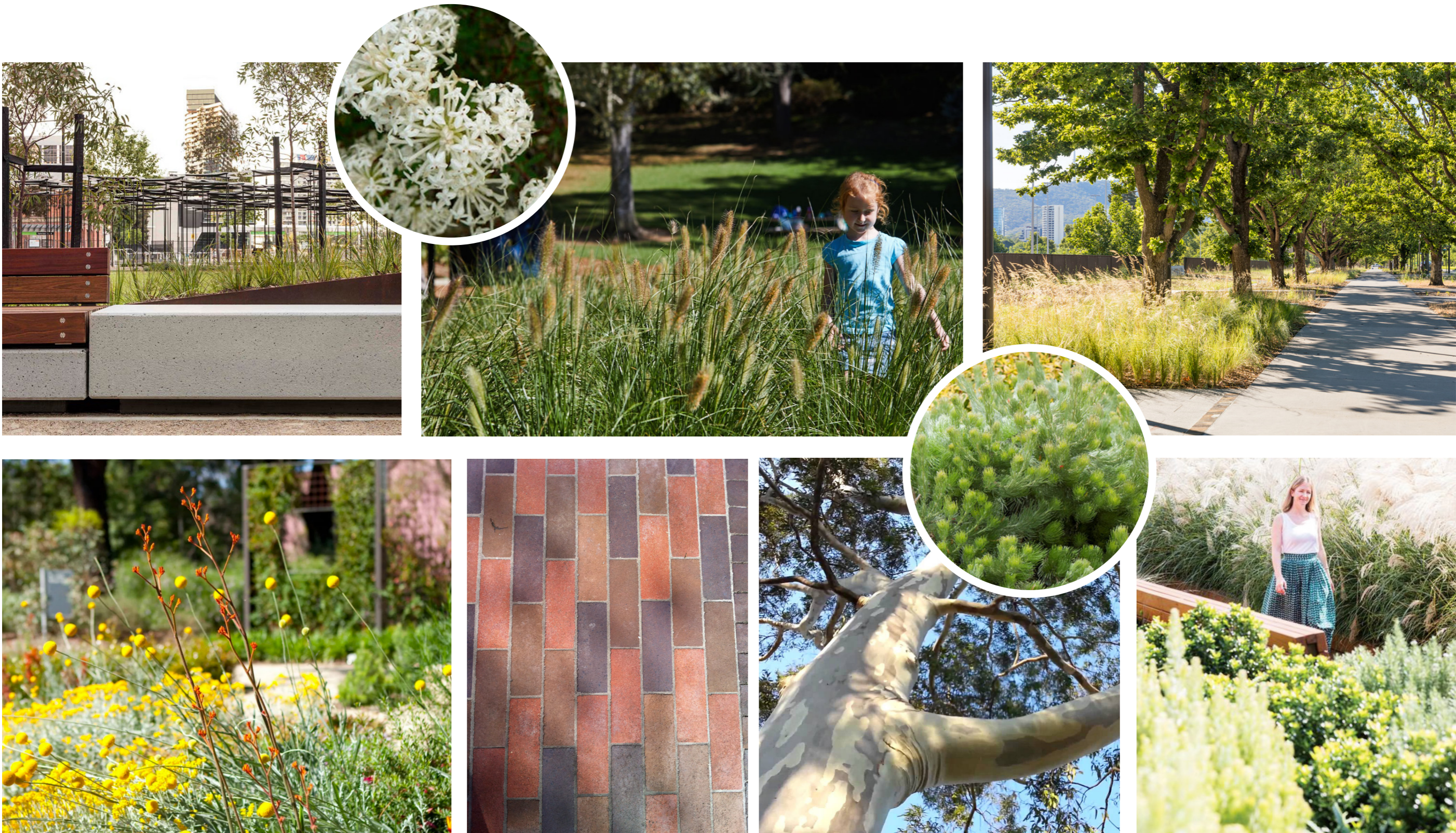
- Connection of zones
- Activation of edges
- Blurring of boundaries
- Intergeration of spaces

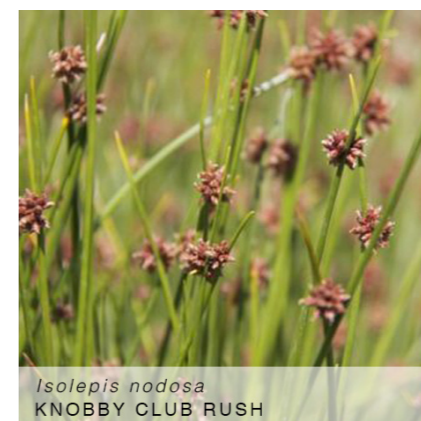
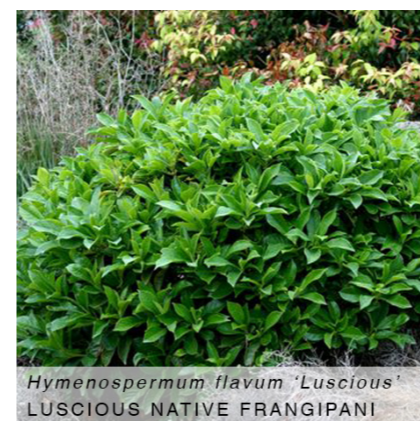


3.1 landscape masterplan



REFER TO ATTACHED LANDSCAPE CONCEPT PLAN LALP01

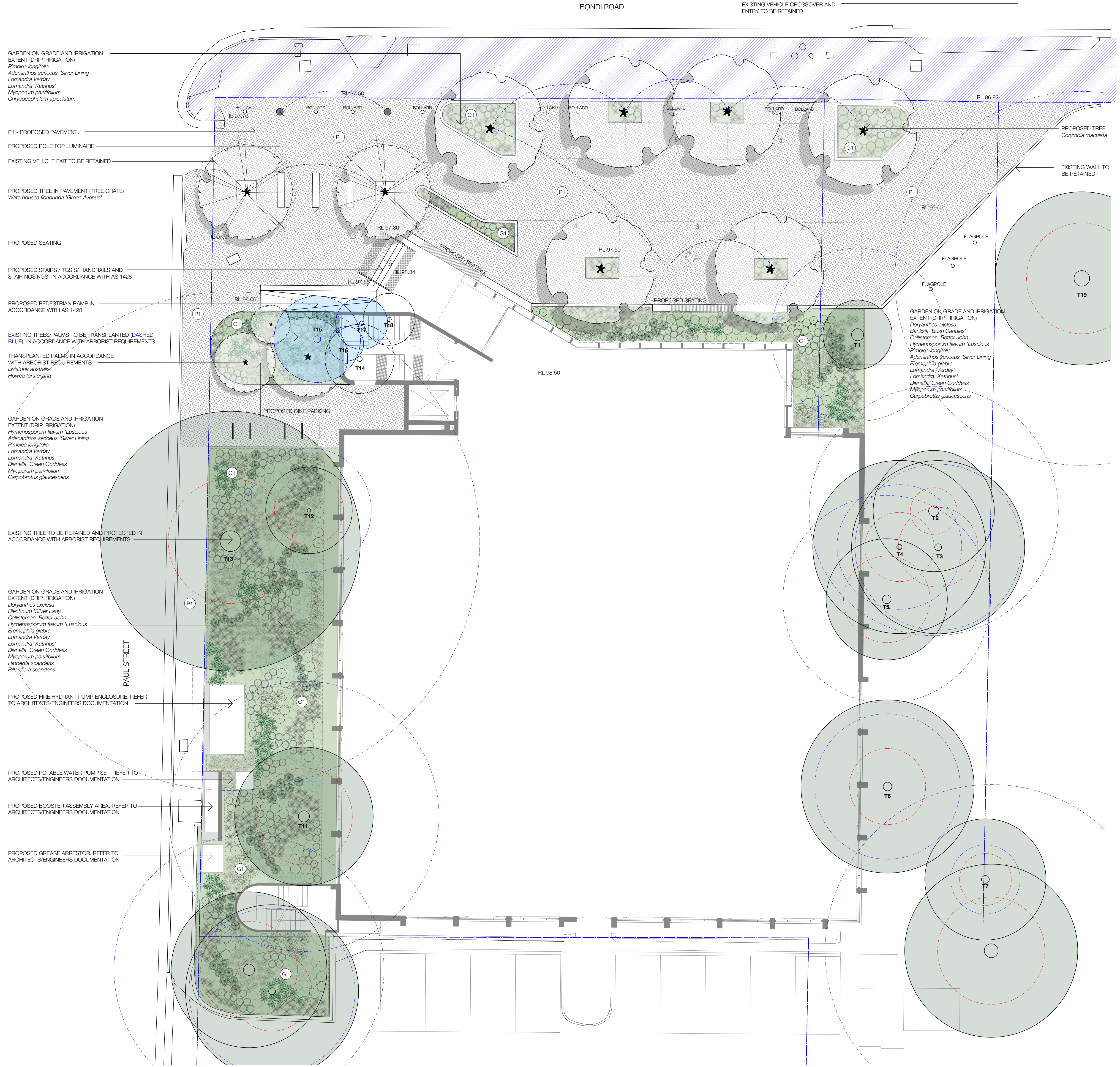




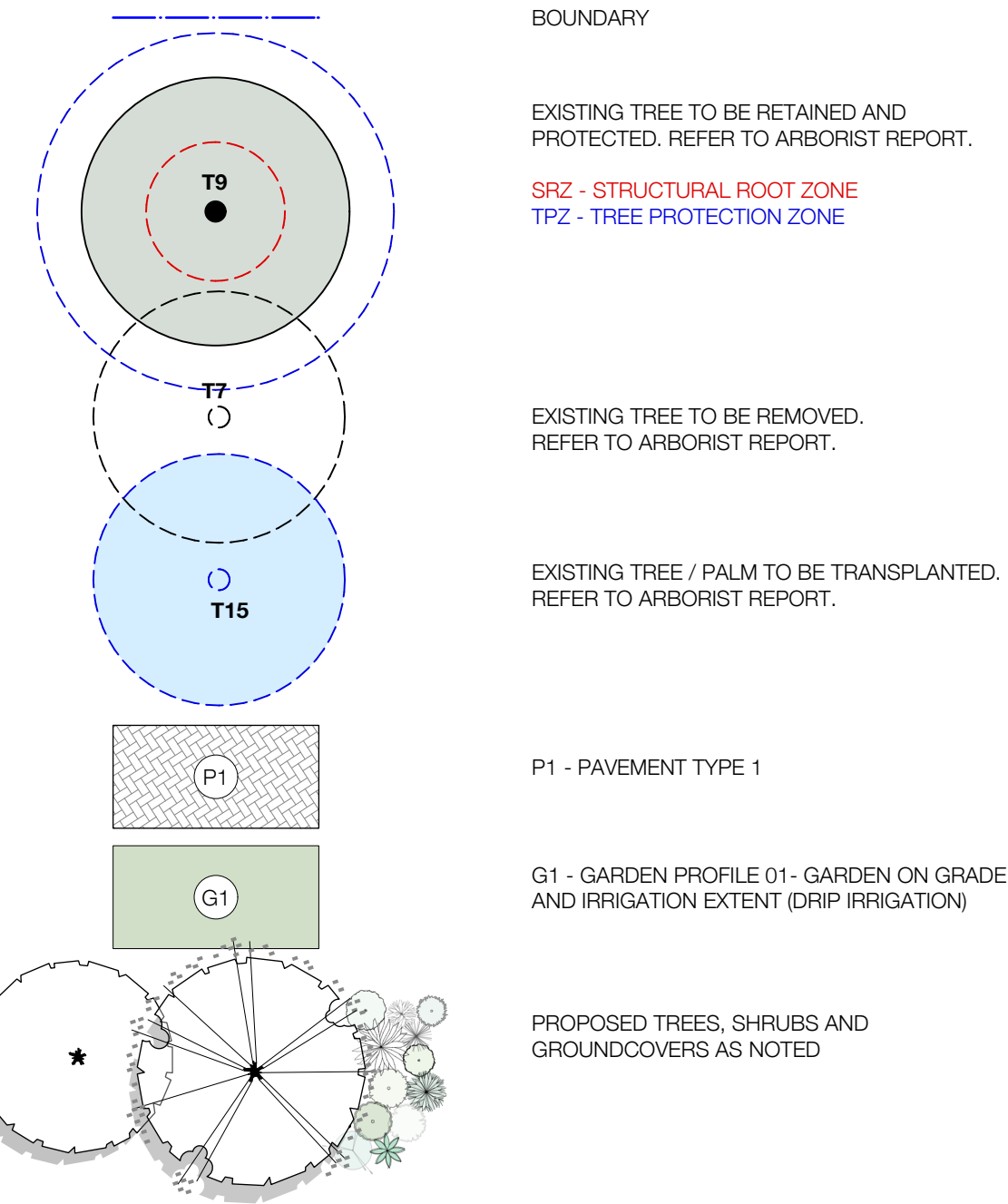
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LEGEND

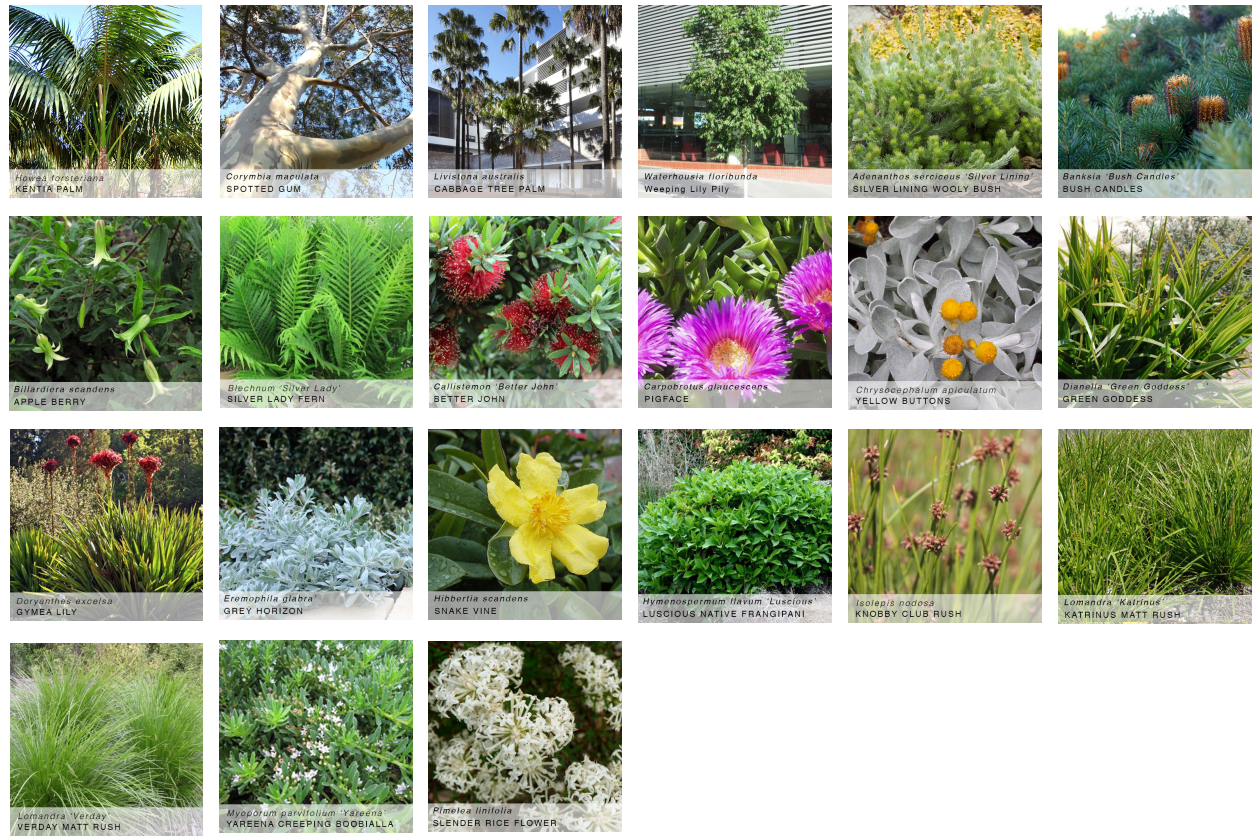


GENERAL NOTES

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION AND DETAILS
- ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 50MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.
- SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE.  
- ON GRADE: 300MM
- ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS
- MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.
- REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES

PLANT SCHEDULE

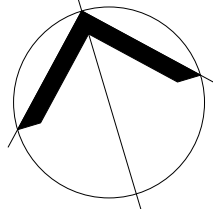
BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	QTY
<strong>TREES</strong>				
<i>Howea forsteriana</i>	Kentia Palm	12M	slaveased	as shown
<i>Corymbia maculata</i>	Scotted Gum	20M	400L	as shown
<i>Lyistonia australis</i>	Cabbage Tree Palm	15M	slaveased	as shown
<i>Waterhousea floribunda</i> 'Green Avenue'	Green Avenue Weeping Lily Pilly	8M	400L	as shown
<strong>SHRUBS AND CLIMBERS</strong>				
<i>Adenanthos sericeus</i> 'Silver Lining'	Dwart Woolly Bush	0.8M	300MM	3/m2
<i>Bankisia</i> 'Bush Candles'	Bush Candles	0.6M	200MM	3/m2
<i>Billardiera scandens</i>	Apple Berry	4M	150MM	5/m2
<i>Blechnum nudum</i> 'Silver Lady'	Fishbone Fern	0.6M	200MM	2/m2
<i>Callistemon</i> 'Better John'	Better John Bottlebrush	1M	300MM	3/m2
<i>Carpobrotus glaucescens</i>	Pia Face	0.2M	150MM	5/m2
<i>Chrysocochalum apiculatum</i>	Yellow Buttons	0.2M	150MM	5/m2
<i>Dianella</i> 'Goddess'	Goddess Native Flax	0.5M	150MM	5/m2
<i>Dorvianthes excelsa</i>	Gynea Lily	1.2M	300MM	2/m2
<i>Eremophila glabra</i>	Emu Bush	0.3M	200MM	3/m2
<i>Hibbertia scandens</i>	Climbing Guinea Flower	4M	150MM	5/m2
<i>Hymenospermum</i> 'Luscious'	Luscious Native Frandipani	0.8M	300MM	2/m2
<i>Isolais nodosa</i>	Knobby Club Bush	0.8M	150MM	5/m2
<i>Lomandra</i> 'Katrinus'	Shera	0.6M	150MM	5/m2
<i>Lomandra</i> 'Verday'	Verday	0.6M	150MM	5/m2
<i>Myoporum parvifolium</i>	Creeping Boobelia	0.3M	150MM	5/m2
<i>Pimelea longifolia</i>	Rice Flower	0.8M	300MM	2/m2



REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	15.09.21	DRAFT REF
02	16.09.21	DRAFT REF
03	12.10.21	REF - PUBLIC CONSULTATION



NORTH



black beetle  
Landscape Architecture and Design

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PROJECT  
Waverley Council Chambers  
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DRAWING TITLE  
Landscape Plan

Drawn IK / GB  
L.Architect Authorised  
IK / GB

Scale  
1:100 @ B1

JOB NUMBER  
BB 1293

Client  
Waverley Council

Status  
REF - PUBLIC CONSULTATION

DRAWING NUMBER / ISSUE  
LA LP 01/ 03