



# LANDSCAPE CONCEPT DESIGN

4.0

# 4.1 Landscape Masterplan

Landscape design proposals are driven by ecological influences in response to the sites context and relationship with surrounding character. Experienced sequentially as routes of discovery and exploration which weave themselves across the lands revealing a sensorium of spatial typologies.

The landscape design has been planned in such a way so as to maximise the site's orientation and anticipated microclimate to create habitable, quality spaces which respond to human comfort, encouraging residents and public into a safe and surveilled space. A number of potential routes through the site have been identified to benefit connections with its surroundings and provide a better amenity for the wider community. Pedestrian and cycle routes complement this strategy underpinning the sustainable credentials associated with the development.

In addition, it is anticipated that the development will offer a net gain to biodiversity through the development of additional habitat connecting existing surrounding ecological stands with continuous tree canopies for bat and bird roosting and provision of specific plants for wildlife to forage through.

An increased number of trees, areas for surface water treatment, coupled with best practice maintenance will ensure a sustainable landscape for the future. Edge conditions and relationships with neighboring developments are sensitively integrated and screened.

The primary objectives of the design are to encourage biodiversity through varied tree and shrub planting, create a series of interlinking spaces which 'blur' the boundaries and create 'moments' for interactions, crafting a sense and extension of the community for the wider neighborhood.

The following pages will demonstrate through illustrations and narrative the spatial experience for each area of significance.



Concept Sketches



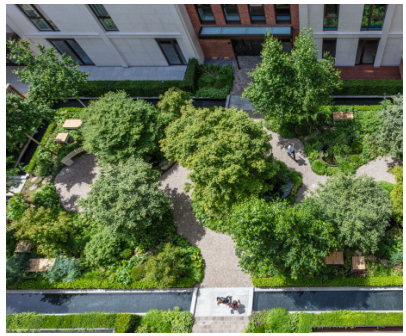
Shared streetscape



Neighbourly courtyards



Natural, low intervention maintenance



High Quality Tree Planting



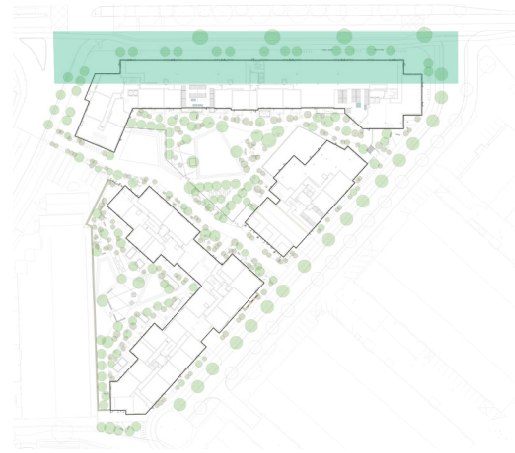
\*Note - Red Line Boundary Indicative Only

- Legend**
- 01 Industrial Estate (Out of boundary)
  - 02 Vehicular Set Down
  - 03 Storefront Streetscape
  - 04 Courtyards
  - 05 Access to Building (Core Entrances)
  - 06 Pocket Park
  - 07 PV roof panels & Green roof
  - 08 Public Route
  - 09 Entrance to Parking / Undercroft
  - 10 Library Square

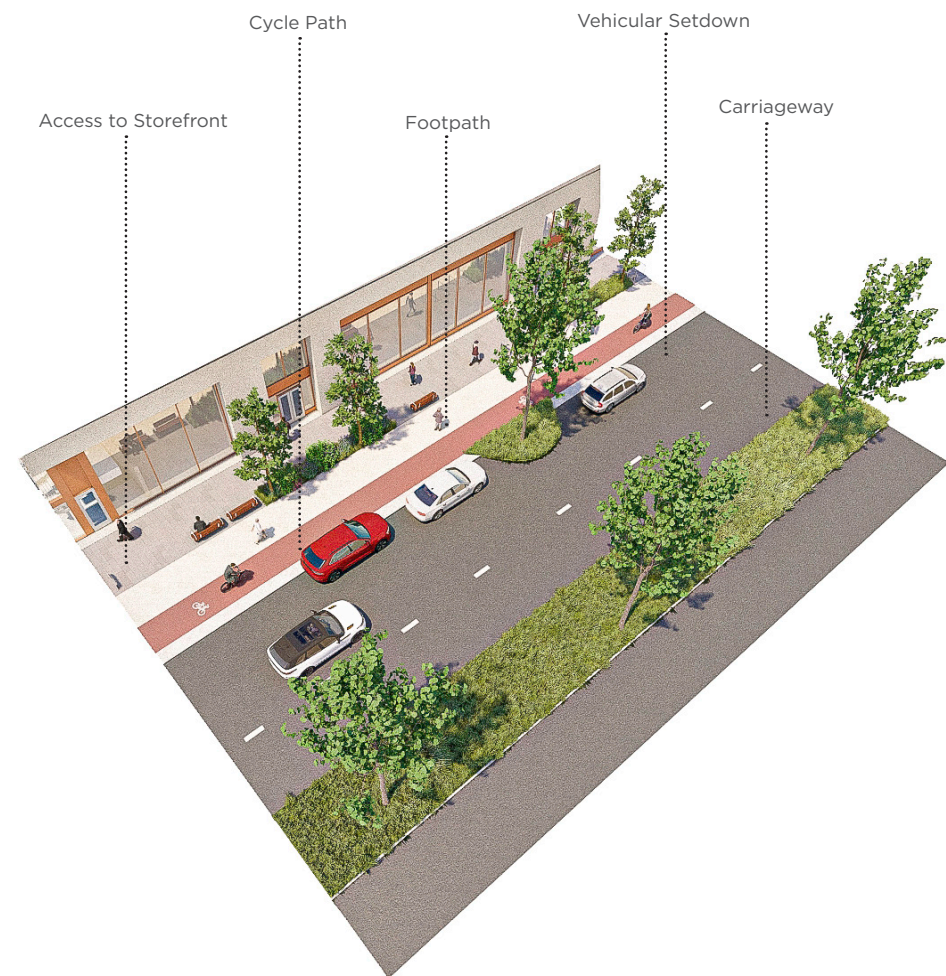
## 4.2 Streetscape

### Long Mile Road

Along Long Mile Road, the storefronts and commercial areas of the development are thoughtfully designed to complement the existing road, footpath, and cycle path. Parking bays are provided, along with ample footpath and cycle path access throughout the area. In front of the storefronts, we've included spacious areas for visitors, featuring a mix of planting spaces, tree plantings, and seating areas. Additionally, bike parking is integrated throughout.



Location Plan



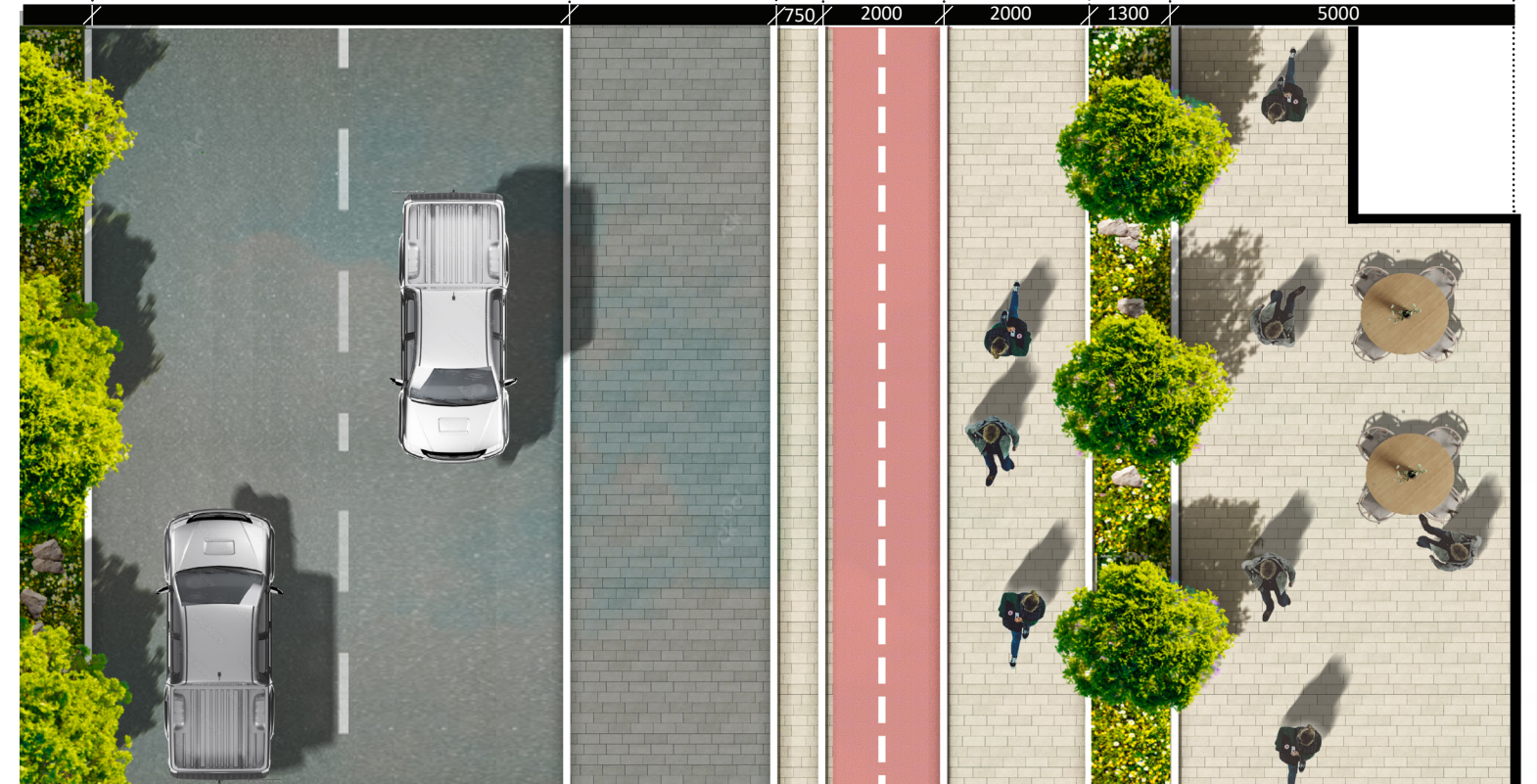
Typical 3D Extract



Reference Images



|                       |                    |        |            |            |                |             |
|-----------------------|--------------------|--------|------------|------------|----------------|-------------|
| Existing Carriage Way | Vehicular Set Down | Refuge | Cycle Path | Pedestrian | Raised Planter | Plaza Space |
|-----------------------|--------------------|--------|------------|------------|----------------|-------------|



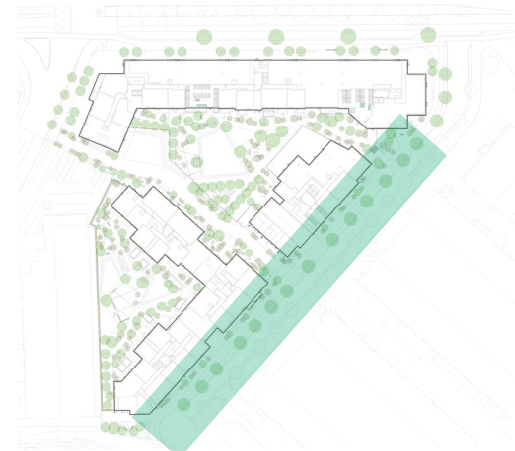
Typical Park Road Illustrative Plan

# 4.3 Streetscape

## Parkmore Estate Road

Along the industrial estate road, the existing road layout is preserved, with the cycle path seamlessly extending from Long Mile Road to the southern part of the site. To enhance greenery along the road, trees are strategically planted along the kerb and footpath verges, creating a lush, natural corridor. The green buffer along the road is designed to capture runoff from the surrounding area, forming a swale that contributes to the Sustainable Urban Drainage System (SUDS) strategy.

Private amenity spaces are set back from the streetscape, allowing for the growth of hedge screening and low shrubs, which not only enhance privacy but also contribute to the overall aesthetic and environmental quality of the area. Additionally, these spaces provide a natural transition between public and private areas, promoting a sense of tranquility and cohesion within the development.



Location Plan



Typical 3D Extract



Reference Images



Typical Park Road Illustrative Plan

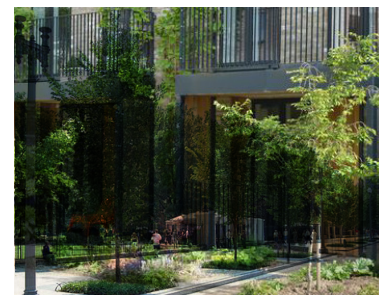
## 4.4 Private Amenity Space

The scheme sets out a hierarchy of private, communal and public open space clearly defined by separation of planting and hedging. The private amenity spaces on the ground floor will be treated with a defensible space area with minimum 1000-1500mm distance between the private terrace and public streetscape, per the *Design Standards for New Apartments (2022)*. Where it is only possible to have 1000mm defensible space, the landscape design will provide additional screening with a 1.1m hedge and lush shrub planting to delineate the private space from the public streetscape.

In locations where there is greater than 300mm level difference between the public footpath and the private amenity space, steps have been introduced with handrails and guardrails in accordance with Part M requirements.

### Private Amenity Space Principles:

- Depth of terrace - 1500mm
- Defensible space - 1000mm -1500mm (MIN)
- Steps + handrail where levels required



Courtyard private amenity



Streetscape private amenity



Privacy hedge planting



Herbaceous shrub planting



Indicative Private Amenity Space: Plan ↑ Section ↓

