



Holsworthy Mixed Used Development

PROJECT DESCRIPTION

The Holsworthy mixed use project site is approximately 30km southwest of Sydney. It is located at the corner of Macarthur Drive and Heathcote Road in Holsworthy.

The site lies adjacent to the Holsworthy train station and the commuter car park building. The site is approximately 1.86 hectares in area and is comprised of a large platform from a previous development surrounded by self regenerating vegetation.

The project is for a rezoning of the site from its current approved Residential Zoning to a mixed use development of residential and retail. The project includes the following characteristics:

- Retail and communal open space primarily facing Macarthur Drive
- Potential open space and public domain improvement and enhancement of pedestrian link to railway station.
- Retail area: 9,370m² GFA, approx 8500m² NSA
- Residential area: 37,450 GFA, approx 408 apartments (average 90m² GFA).

ISSUES

- Key issues of the site include:
- Poor pedestrian connection from the site to public transport.
- Very busy traffic on Heathcote Road (pedestrian crossing issues).
- Major level changes along the site boundary.
- Lack of shopping centre for the neighbourhood.
- Significant noise pollution from Heathcote Road and railway.

OPPORTUNITY

The site presents opportunities of:

- Becoming a retail and residential hub for Holsworthy.
- Improving public domain experience.
- Transform MacArthur Drive into 'Main Street'.
- Increase the area of public open space.
- Provide community facilities for the adjacent neighbourhood.

THE LANDSCAPE OBJECTIVES

The concept design for the proposed development has been based on clear objectives for its landscape. These objectives are to:

- Provide an attractive public domain frontage using quality landscape elements consistent with the surrounding existing and proposed streetscapes.
- Provide clear and integrated building entries using feature landscape treatments.
- Maximise communal landscape opportunities through use of an urban plaza and upper level podium.
- Provide a variety of communal spaces suitable for different activities.
- Utilise private balconies for integrated planter boxes that provide smaller garden opportunities for residents.
- Maximise the opportunities for vertical greening of the building by providing communal landscape planting to the atriums of the building.
- Utilise native planting landscape as the framework with highlights of exotic species.
- Transport species that are tolerant of the particular

conditions that the site and building presents (shade, full sun, high wind, shallow soil etc).

- Incorporate sustainability initiatives (water harvesting and re-use, low energy materials, ambient temperature amelioration).

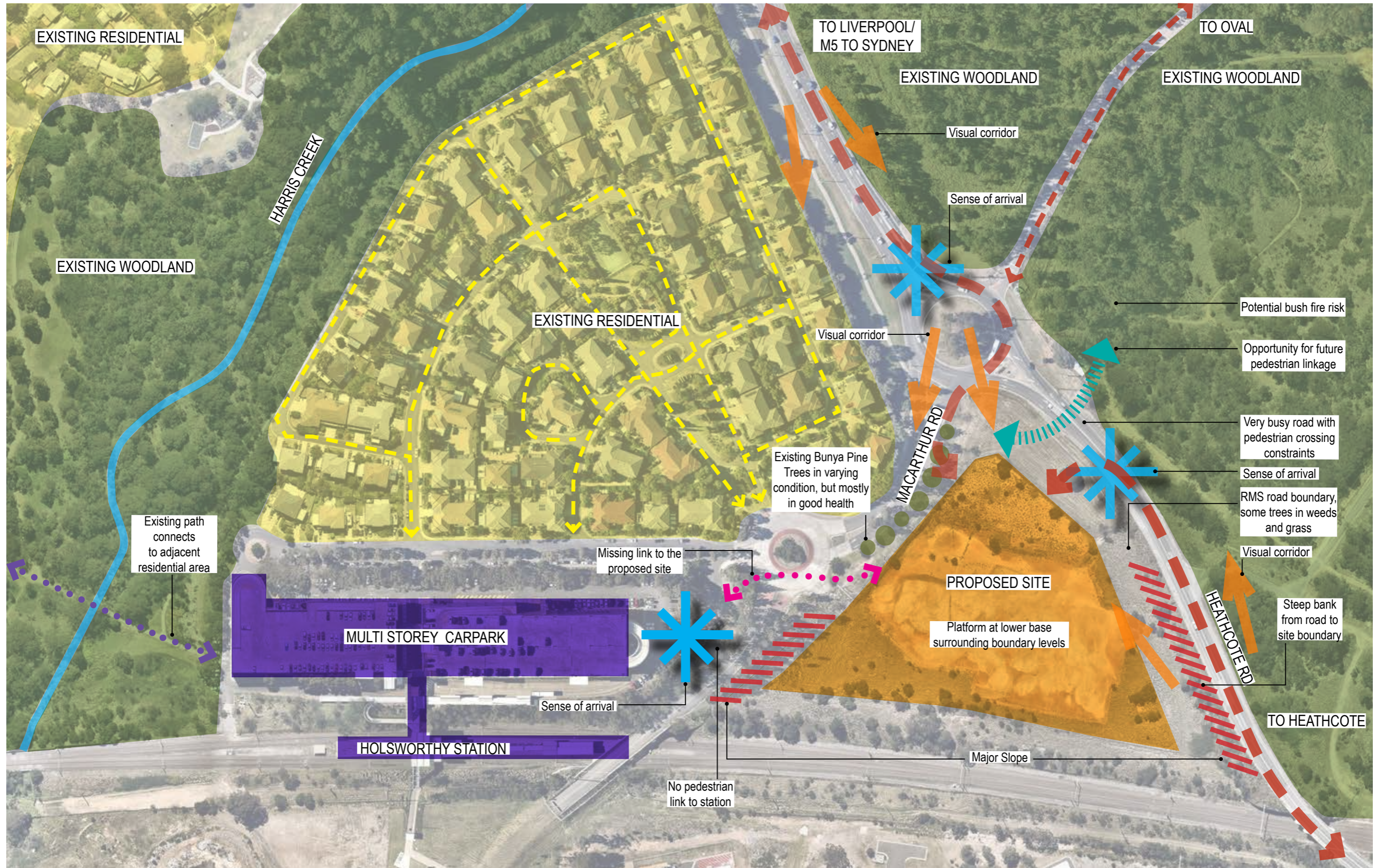
PUBLIC DOMAIN / STREETSCAPES

The public domain design provides a continuation of landscape materials and planting established for the precinct.

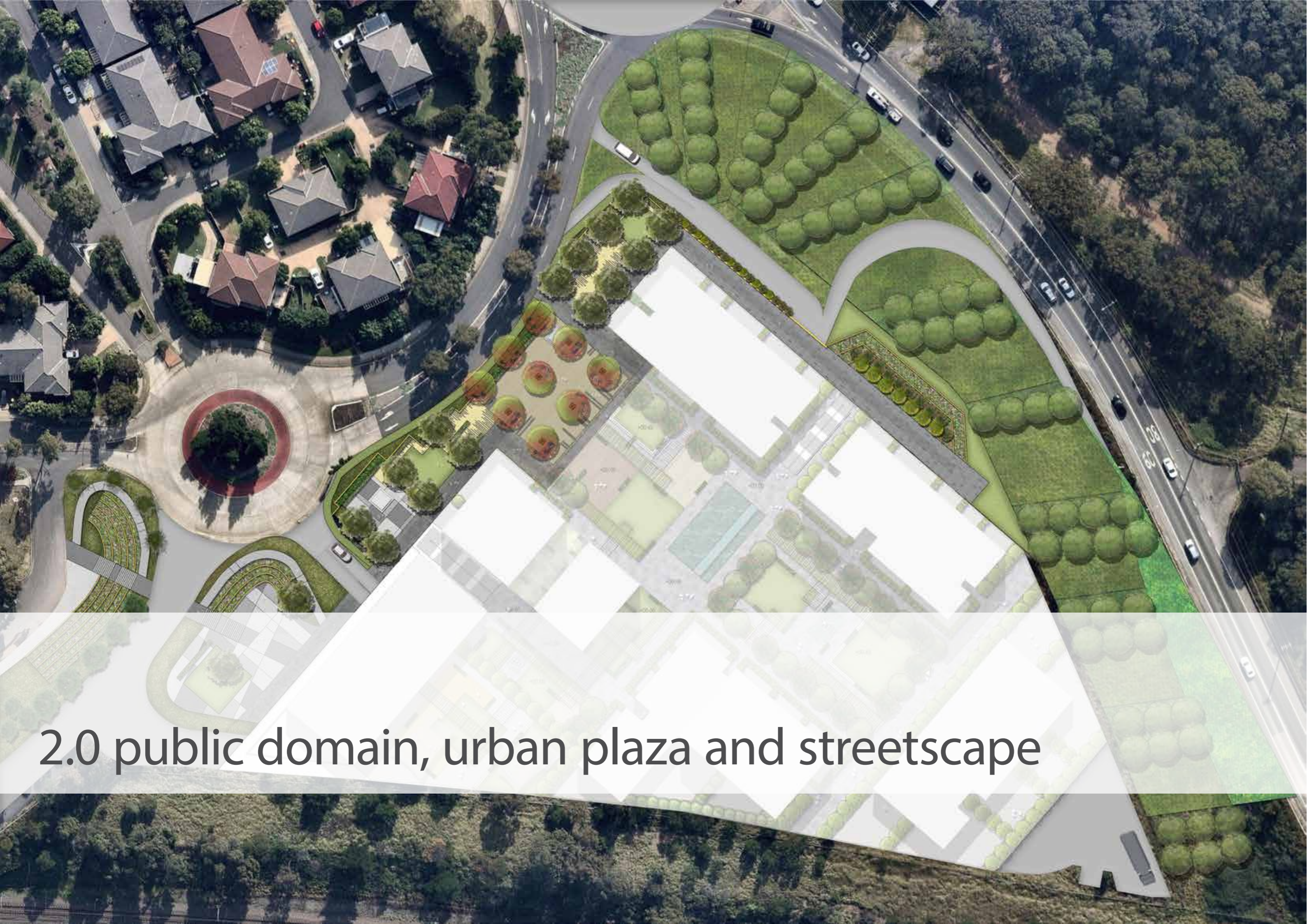
A Pedestrian linkage from Holsworthy train station to the project site will be enhanced accordingly. Existing Trees will be retained where possible to provide a sense of establishment.

In the following pages landscape concepts for the street level and upper podium are illustrated and described.

site analysis



1:2000 @A3 0 20 40 60 100m



2.0 public domain, urban plaza and streetscape

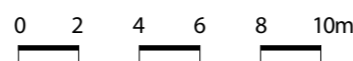
urban plaza

Key Features

- 1 Turfed edge creates a buffer between the public spaces and Macarthur Road, while also allowing for future additional pathway.
- 2 Mass planting provides visual buffer between public areas and Macarthur Road while also allowing clear line of site for vehicles.
- 3 Low planting disguises retaining wall.
- 4 Low hedging defines the space and acts as a passive barrier for pedestrians.
- 5 Sculpture piece creates visual interest and creates a visual connection from within and outside the site.
- 6 Large pavers of varying sizes and colour tones assist in accentuating the geometric form.
- 7 Large level lawn area for residents and shoppers.
- 8 Decomposed granite gravel with paving inserts.
- 9 Main circulation and building access path.
- 10 Large paved plaza space with shaded seating and trees.
- 11 Grid of *Calodendrum capense* trees gives the plaza structured form and improves microclimate of the area.
- 12 Small stage space allows for informal performances minor retail events or demonstrations and gives the plaza a variety of functions.
- 13 Main circulation and building access path.
- 14 *Eucalyptus maculata* trees tie the space into the wider environment and improve the microclimate of the area.



1:250 @A3



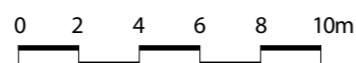
urban open space

Key Features

- 1 Main circulation path and road crossing.
- 2 Decomposed granite with paving inserts.
- 3 Main access path to north side of building.
- 4 Small lawn creates a quiet space.
- 5 Low hedging defines the space and acts as a passive barrier for pedestrians.
- 6 Sandstone wall with climber planting addresses the level change between the site and road, while also creating visual appeal.
- 7 Small tree/Shrub planting with low fence acts as safety barrier.
- 8 Trees on RMS land planted in fan shape to provide slotted view.
- 9 Native grasses in bands accentuate view shots.



1:250 @A3



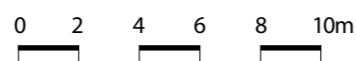
urban open space

Key Features

- 1 Terraced planting allows for the change in level from the road, while also creating attractive visual appeal. Line of site for vehicles is maintained.
- 2 1:14 ramp allows for universal access to the site and improves the pedestrian connections to Holsworthy Station.
- 3 Tree planting new and existing (retained where viable).
- 4 New pathway creates strong pedestrian link to the nearby Holsworthy Train Station.
- 5 Small lawn creates a quiet space for people to sit and enjoy a book or have lunch.
- 6 Hedging creates visual buffer to the adjacent access road, making the lawn a more pleasant place to sit.
- 7 Large pavers of varying sizes and colour tones assist in accentuating the geometric form.
- 8 Mass planting creates buffer zone between pedestrian areas and road, while maintaining visual lines of sight.
- 9 Main circulation and building access path.



1:250 @A3



urban planting and RMS planting

Key Features

- 1 Main circulation and building access path.
- 2 Terraced planting allows for change in level from the road, while also creating attractive visual appeal.
- 3 Turf areas create buffer between road and public spaces, also allow possibility for additional pathway to be added at a later juncture.
- 4 Low plantings on RMS land allows for views into the site while driving along Heathcote Road.
- 5 Underplanting of trees with native shrubs and grasses.
- 6 Trees on RMS land in Radial pattern.
- 7 Access road connects the underground carpark to Heathcote and Macarthur Road.



1:250 @A3

0 2 4 6 8 10m



Sections



RL. 21.500

RL. 18.500

RL. 13.000

Sections AA



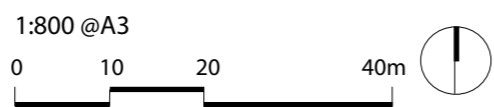
RL 13.000

Sections BB





3.0 podium level



entry walkway

Key Features

- 1 Trees planted along building edge help to naturally cool the building while also provide a verdant green edge.
- 2 Main stairway and adjoining lift to podium level
- 3 Small areas of lawn create quiet space for resident to relax or socialise with neighbours.
- 4 Shaded pergola and seating.
- 5 Water feature with stepping stones.
- 6 Low hedging encloses and defines space.
- 7 Paved courtyard space.
- 8 Decomposed granite gravel pathway with paving inserts creates access link through Building F to main social spaces.
- 9 Mass planting along pathway softens the edge of the built form.
- 10 Large planting bed defines space.
- 11 Main circulation path.
- 12 Outdoor spaces (including plays) for adjoining community facilities.
- 13 Community facilities pavilion.



1:250 @A3

0 2 4 6 8 10m



podium open space - north

Key Features

- 1 Trees planted along building edge help to naturally cool the building while also provide a verdant green edge.
- 2 Pergola structures provides form to the space, while providing comfortable walkways and seating space.
- 3 Large raised planting beds enclose and define spaces.
- 4 Timber decking creates social space for the residents with views out onto the public plaza below.
- 5 Small raised areas of lawn allow for comfortable places to sit and relax.
- 6 Large lawn area creates a relaxing place for people to sit and socialise with friends.
- 7 Paved courtyard space.
- 8 Water feature skylight improves the microclimate of the podium while also creating light and visual interest below.
- 9 Walkway across the water skylight improves pedestrian connections and provides interaction with water.
- 10 Private garden spaces with privacy screen and planting beds.



1:250 @A3

0 2 4 6 8 10m



podium open space - south

Key Features

- 1 Raised planter beds provide privacy for the private courtyard areas and improve views from the residences.
- 2 Large planter beds enclose space.
- 3 Pergola structure for seating and walking.
- 4 Lawn area creates a relaxing place for people to sit and socialise with friends.
- 5 Water feature with stepping stones.
- 6 Raised areas of lawn allows for comfortable places to sit, relax and for toddlers to run around.
- 7 Private garden spaces with privacy screen and planting beds.



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0 2 4 6 8 10m



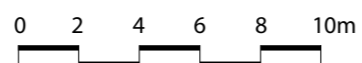
podium childcare centre

Key Features

- ① Shade sail to provide shady area.
- ② Sandpit.
- ③ Digging pit.
- ④ Lawn allows for comfortable places to sit and relax.
- ⑤ Soft fall area for play equipment.



1:250 @A3



Sections



Sections EE

Precedent imagery



Hedges help enclose and define spaces.



Paving design assists in defining spaces and intuitive wayfinding.



Shade structure adjoining building.



Paving pattern for private garden courtyard spaces.



Irregular paving pattern to add visual interest.



Pergolas provide shade and a comfortable space to sit and walk

Precedent imagery



Accent plants provide interest and colour.



Raised planters also provide additional seating options.



Water elements add interest and cool ambient temperature.



Terracing is enhanced by planting.



Curved terraces assist level changes and add visual interest.



Steps are generous in length and accompanied by ramps for access.

Precedent imagery



Green walls assist temperature control and add year round interest.



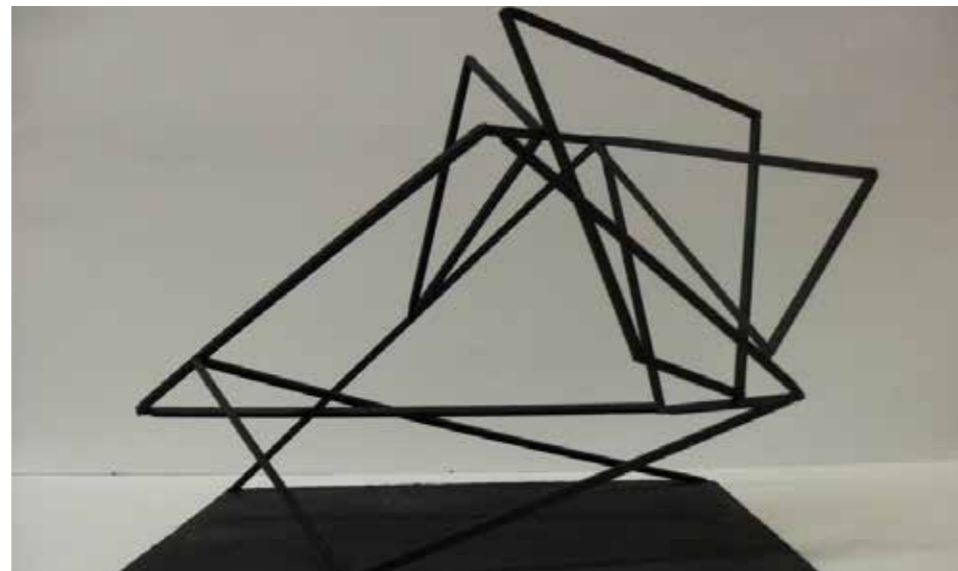
Climbing plants extend green.



Large planting pots.



Play will be important on the podium level, especially for toddlers.



Public art adds interest to the streetscape and front plaza.



Ample and comfortable seating in shade is key to socialising.

overall masterplan

