

statement of landscape intent



WESTFIELD WARRINGAH MALL- STAGE 2

Date: 12 July 2018

1.0 Overview

The landscape character for the proposed development uses a simple palette of materials and plant species that are suitable for the coastal environment and complementary to the building and landscape style being promoted by Scentre Group, and already expressed to a large extent, in the Warringah Mall Stage 1 refurbishments. The landscaping response primarily revolves around the landscape treatment to the Pittwater Road and Condamine Street frontage - between the existing Mall Music Centre Building in the south and the existing vehicular exit lane near Bunnings in the north.

The ground level is primarily adjacent to an open car parking area. The landscape has therefore been designed to screen and soften the views to this area from the street while also helping to define the entries to the Centre from both a vehicular and pedestrian perspective.

The landscaping has been designed to respond to the microclimatic conditions created by the adjoining large buildings, the near coastal location and the variety of limitations imposed by overhanging built forms and subsurface services. It has also been designed to complement and expand on the themes and characters developed within the recently completed Stage 1 landscaping.

The key elements of the landscape are:-

- Use of hardy and low maintenance shrubs and groundcovers that still provide a lush tropical character and respond to the soil depths and overhead spaces provided.
- Definition and creation of a 'sense of arrival' at each major entry point through the use of mature Cabbage Tree Palms (*Livistona australis*) and Kentia Palms (*Howea forsteriana*) providing a key landscape statement in the public areas.
- Creation of opportunities for public artwork integrations at the key entry nodes.
- Activation of the street frontage around southern ground floor entry by provision of spaces to gather, meet and casually dine overlooking the street and public areas.
- Provision of a narrow, but well landscaped buffer and edge to the main street, which helps to screen the open car park.
- Provision of generous and accessible pathways into the shopping centre at all major entries.

The landscape design of the various components of the site is described in more detail as follows:-

2.0 Main Pittwater Road Frontage

The landscape design of the Pittwater Road frontage needs to consider the specific needs of this highly urbanised and 'town centre' context of the Westfield Warringah Mall re-development. The proximity to major underground sewer and stormwater infrastructure along the Pittwater Road frontage, the car parks close proximity to the road and the proximity of traffic and the need for sight-lines and vehicle clearances makes significant tree planting difficult in many of the landscaped areas.

A mix of small and large trees have been positioned where soil volumes and planting widths permit. Feature palm planting of Cabbage Tree Palms (*Livistona australis*) and

Kentia Palms (*Howea forsteriana*) at each of the main entry nodes will create an instant vertical landscape element to reinforce the entries. The flexibility and form of the palm trees allows planting closer to the roads without impacting or being impacted by passing vehicles and busses, maintaining clear visibility and clearances.

Palms are considered the most appropriate signature landscaping choice in many of these areas for the following reasons. They: -

- Are a hardy, striking and vibrant architectural plant form;
- Present an easily appreciated and defined character for the Westfield precinct and also reflect the existing coastal style;
- Are a suitable planting in very confined soil conditions and planters;
- Provide a suitable form with no branches to impact with passing vehicles or obscure site-lines, when installed at mature sizes.
- Are able to be provided in advanced sizes;
- They provide softening and greenery but do not obscure any of the carefully designed urban architectural facades of the proposed building;
- They are long-lived with minimal maintenance, other than periodic spent frond removal.

The other proposed trees have also been selected with consideration for fruit and litter drop so that the trees do not pose any significant slip and fall hazard or create excessive on-going maintenance for the Centre. A planting palette is proposed that is suitable for an "urban" environment, and well suited to the character and needs of a heavily used shopping precinct/ entry. Many of the planting areas will be in full sun for most of the day thereby restricting the range of suitable plants. The design has also attempted to maintain a green backdrop when viewing out from the Centre's interior spaces.

It is proposed to use larger trees where space permits, such as the Cook Pine (*Araucaria columnaris*) and the Port Jackson Fig (*Ficus rubiginosa*), to provide a prominent landscape element in the future. The DCP alludes to the use of more significant built forms to provide the ultimate main 'statements' at the two nearby street corners.

Various raised planter walls along Pittwater Road have been designed to maintain views into the retail area and subtly direct and influence pedestrian movement. Planter wall heights will not have excessive drops to pavements, which would result in the need for any additional balustrades or fences. Many of the walls will also provide convenient seat walls and complement and expand on the seating opportunities in the otherwise busy pedestrian areas.

3.0 Condamine Street Frontage & Existing Tree Retention

It is proposed to retain some of the large mature trees in the southern most portion of the site, along with the existing building on the corner of Old Pittwater Road and Condamine Street. The retention of these existing mature trees along the eastern boundary of the site adjoining Condamine Street will help to establish a mature landscape setting and will continue to help form the 'gateway' to the proposed development and soften the newly created built forms.

4.0 Materials and Finishes

The proposed materials and finishes are yet to be fully resolved, however, the intent is to use a simple and robust palette of materials complementing the new building. Decorative pavement zones will spill out from the southern entry node, utilising finishes that have already been established by the Stage 1 development. Paving is proposed to have a high level of finish utilising a natural stone or 'stone-like' surface and non-slip characteristics that easily meets and matches the adjoining concrete footpaths and roads. It is proposed that the surface will extend from the Centre entry and out into the public street verges to tie the areas together and make the Centre feel like it addresses the street.

All proposed furniture will be of high quality and robustly finished and will be positioned to complement the pedestrian circulation. At this stage it is envisaged that the furniture elements that have been selected as part of the Stage 1 refurbishment will be continued so as to maintain a coherent and unified character throughout.

5.0 Upper Level Perimeter Planting

Upper level perimeter planters are proposed along the upper levels of the new building to provide cascading climbers and hardy trailing plants. Planting will include plants such as Ivy (*Hedera canariensis*), Orange Trumpet Vine (*Pyrostegia venusta*) and Grape Ivy (*Cissus rhombifolia*), to further soften the edges of the buildings.

6.0 Irrigation & Rainwater Re-use

It is proposed that all the planting within the Stage 2 site will be irrigated with an automatic irrigation system. Sub-surface drip irrigation systems will be used in the majority of areas to eliminate the loss of water into the atmosphere resulting from the use of above ground spray heads in wind prone locations or in narrow planters.

It is proposed to collect rainwater from some of the nearby Centre metal roof areas and then direct to hidden rainwater storage tanks. This water will be stored and then used for the landscape irrigation needs, minimising the need and use of potable water for landscape irrigation.

7.0 Conclusion

The landscape design ensures the proposed development sits comfortably within its near coastal and highly urbanised setting. The landscape is simple in its structure and materials yet functional and responsive to the microclimatic and soil conditions imposed by built forms and access requirements. Its primary objectives are to:-

- Screen and soften the adjacent buildings.
- Help direct people to and define the Centre entries.
- Actively contribute to the creation of a high quality and safe public streetscape.

Regards



Robert Smart AAILA, ISA, AA

Director, Registered Landscape Architect (054), Registered Consulting Arborist (1804)
rsmart@arterra.com.au