



Oasis Caratel Kanwal

207-209 Wallarah Road, Kanwal

Landscape Planning Proposal Report

Prepared for: Vivacity

By: Site Image Landscape Architects

Date: 14 September 2023

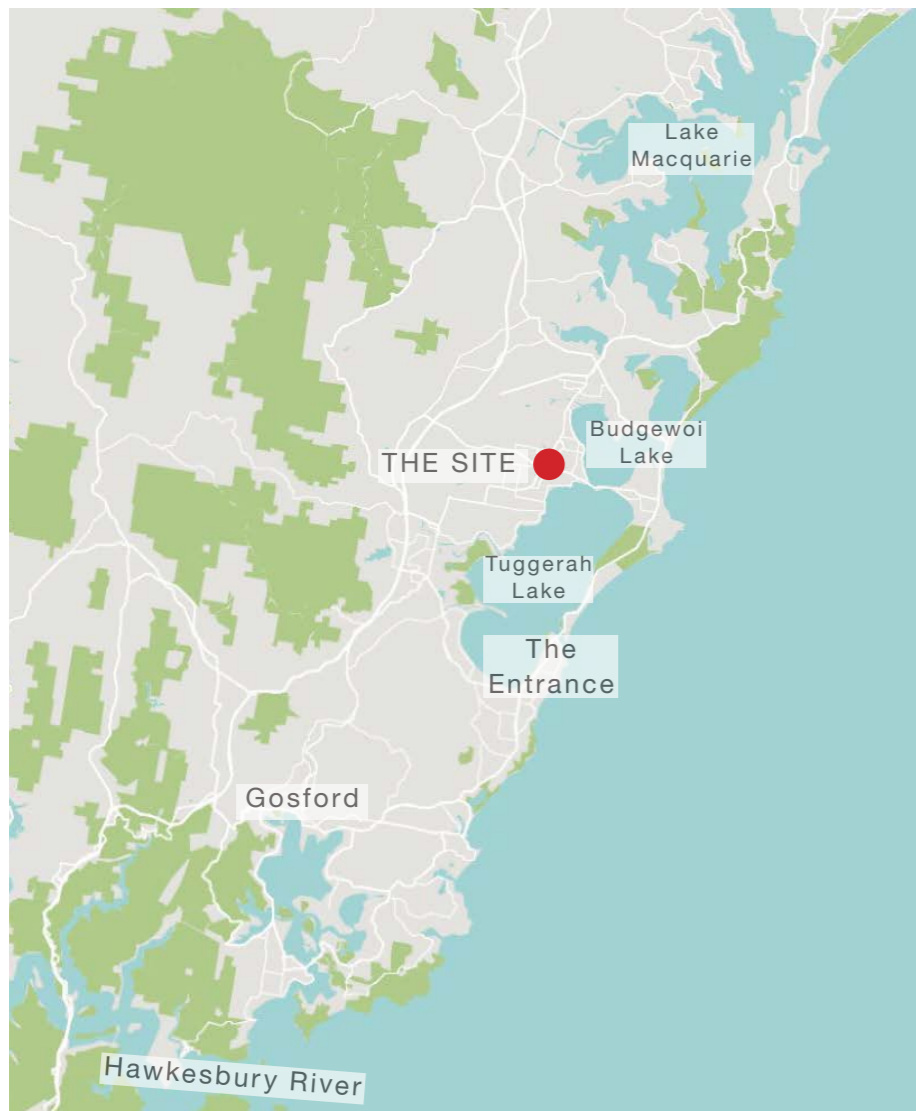


SITE IMAGE
Landscape Architects

Introduction

The Oasis Caratel site is located approximately 24km north of Gosford close to Tuggerah Lake and Budgewoi Lake in the suburb of Kanwal. The site fronts onto Wallarah Road and is located in close proximity to the junction of the Pacific Highway and Wallarah Road, two key roads that provide connection and circulation in the Central Coast.

The project consists of redeveloping an existing caravan park into a mixed-use precinct of up to 800 apartments a retail area, a supermarket and up to 1Ha of parklands and open space.



Context Plan



Site Location Plan



Site Context

The site area is 52,856m². Its northern boundary abuts a vegetated drainage corridor held in private ownership that transitions into the Morry Breen Reserve that runs along the eastern side of the site. The Morry Breen Reserve consists of a main rugby field with grandstand, two other rugby fields, the Wyong Rugby Club, parking areas, two netball courts and the Wyong District Youth and Community Centre located near Wallarah Road.

The southern boundary of the site is located along Wallarah Road and wraps around an existing service station. The western boundary of the site abuts a mix of light industrial and residential properties.

The area is well provisioned with open space, with a number of neighborhood parks and areas of open space located in close proximity to the site and a shared pedestrian and cycle path crosses Wallarah Road near the sites southeast corner.



Legend

- | | | | |
|---------------------------------|----------------------|-------------------|------------------|
| Site Boundary | Waterways | Sports facilities | Drainage reserve |
| Footpath | Retail | Parks | Car Park |
| Footpath / Cycle path (2m wide) | Community facilities | Bushland | |

Existing Site

The existing site currently consists of the Oasis Caravan Park, which accommodates long & short term sites and community facilities, and a few residential properties located along Wallarah Road.

The site has a gentle slope falling from its southern boundary along Wallarah Road down toward its northern boundary. The site is very open, consisting of road ways and open lawn areas and a scattering of trees around its edge.



View of the Caravan Park entrance from Wallarah Road



Existing caravan park from Wallarah Road



Aerial of the existing site



Proposed Development

The proposed development will consist of:

- New apartment buildings, containing up to 800 new units
- Retail units and cafes to create active frontages and provide amenity to the new and existing community
- A supermarket
- A new street network connected to Wallarah Road and new basement car parks
- On street parking
- Green links
- A plaza
- a new detention basin integrated into the landscape
- Open parklands
- Podium gardens
- Roof top communal pool areas



Legend

- Site Boundary
- Units

- Commercial and Retail
- Supermarket

Connecting with Country Opportunities

The project team confirms a strong commitment to integrate Connecting with Country into the fabric of the proposed development.

The large scale and range of open spaces proposed, including civic areas, streets, shared open spaces and connection with adjacent bushland areas provide a canvas for creating meaningful, culturally layered design outcomes that fulfil to the aims and objectives of Connecting with Country.

The project team acknowledges the Darkinjung Aboriginal people as the traditional custodians of Central Coast locality and the Kanwal area and pays its respects to its Elders both past and present.

The process of engagement and consultation with local Elders and the Aboriginal Community will establish site planning and design principles that can guide the detailed design of spaces and landscape of the project. The outline below is preliminary only, with the process and methodology to be led by suitably experienced Connecting with Country consultants.

Engagement, consultation and connection with the Darkinjung Aboriginal people is critical to a successful and meaningful connection with Country. This engagement will be determined by the Connecting with Country consultants and is likely to encompass Walking on Country with local Elders / Traditional Owners, and members of the local Aboriginal community; follow up workshop events; and ongoing collaboration into concept and detailed design of the project.

Potential considerations and outcomes and specific opportunities for the project may emerge from consideration of:

- Setting, with consideration of inclusion and comfort, and input that may relate to social aspects of Country such as interpretation of landscape experience, ecology, journeys, meeting points, significant place;
- Interpretation of past and present (remnant) landscape systems and local totems or symbolism, or feature landform, waterways, ecologies, vegetation, wildlife, or other as identified as locally significant;
- Expression of materiality in natural finishes and materials such as timber, brick and other finishes, colours and textures conveying Country;
- Incorporating local Aboriginal place names and names of featured elements / aspects as part of reinforcing Country and specific local identity, culture and identity of the Land;
- Celebrating first nations innovations and management techniques of Country that were employed in the area



Landscape Vision

The vision for the site is to provide an integrated parkland and lush streetscape and civic setting for buildings, with extensive landscape amenity spaces for residents and the community. Shaded streetscapes are to have a balance of lush garden edges and outdoor seating associated with retail and building residential entry areas. An inviting and activated walkable landscape setting is to provide seamless journeys to adjacent sites and civic area opposite. Through site links are provided to the parkland and on to the playing fields the east, and open space connection to residential areas to the west. Extensive landscape to podium garden and amenity spaces will provide substantial additional amenity for residents, complementing the community access overall site landscape amenity. A considered programme of different recreation, relaxation, and social spaces will provide a high level of amenity for residents and visitors. The Oasis Kanwal site is a destination that enhances the area providing a destination for the local and wider community. It will enhance the circulation and permeability of the area by providing a network of open spaces and safe and legible streets that encourages walking and cycling circulation.

The development will be family friendly with a community heart that encourages active and passive recreation, community spirit and social gatherings. It is to include a network of shady open spaces with a range of amenity that provide places for resting, relaxing and play.



Source: Ivolve Studios

Landscape Opportunities and Constraints

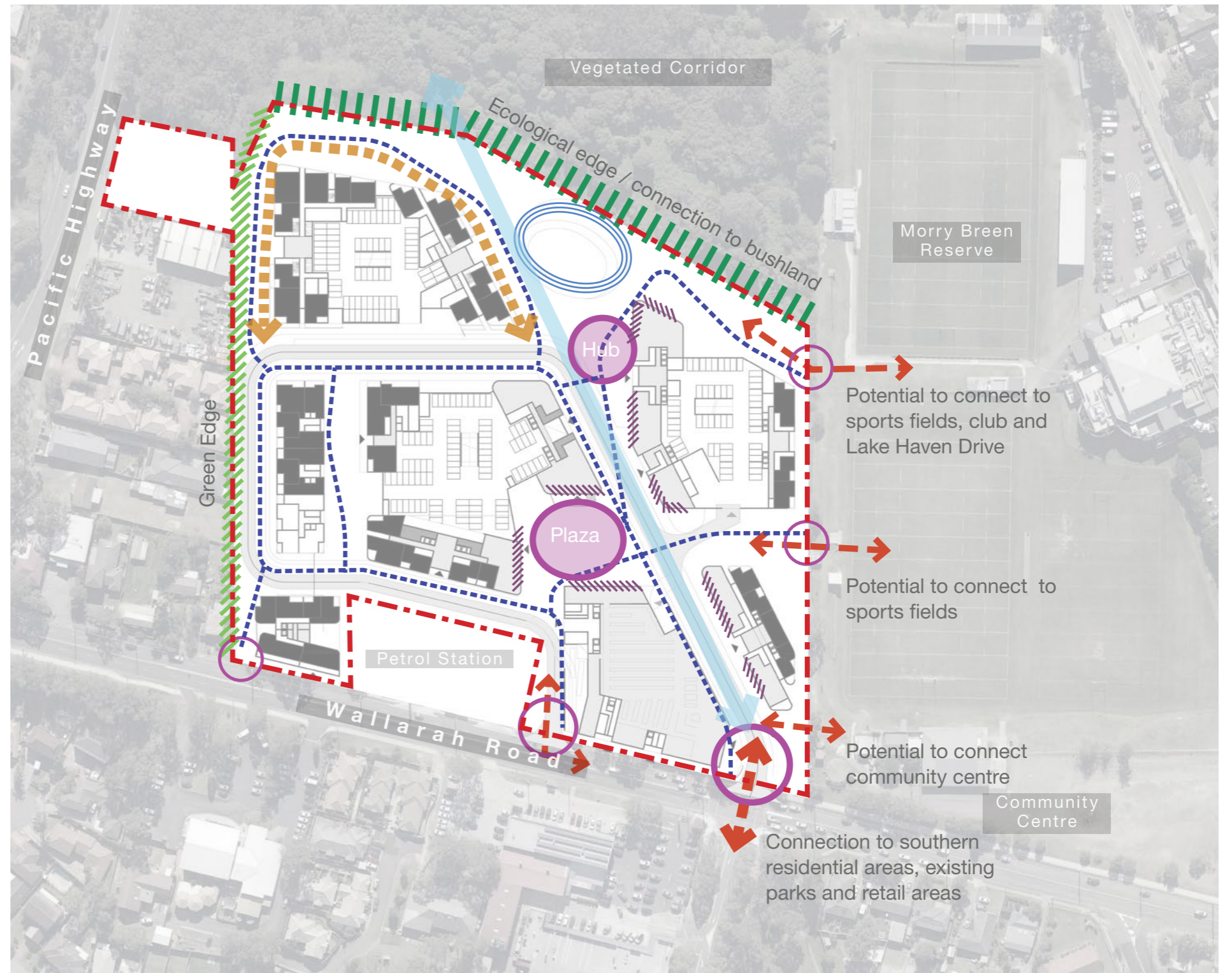
The following opportunities and constraints have been identified for the site:

Opportunities

- Improve circulation throughout the site and to adjacent streets and open spaces
- Enhance the health, condition, awareness, connection and appreciation of adjoining bushland and natural systems
- Create destinations and amenity for residents and the local community
- Increase the greening of the area
- Create green edges to the development
- Enhance the biodiversity of the area and provide habitat and foraging opportunities for local wildlife
- Incorporate the water detention area into the design creating a destination, accessible edges and feature in the open spaces
- Incorporate WSUD principles into the streets and landscape spaces. Utilise the topography and localised grading to use stormwater where possible to irrigate planting areas

Constraints

- Landscaping along the northern boundary to meet standards for planting within Asset Protection Zones
- The provision of an 8m wide fire truck access route through the open space
- The water detention area and its associated requirements
- Achieve accessible open spaces where there is limited setdown on podiums
- Boundaries of adjacent properties, retail and industrial sites



Legend

- | | | |
|------------------------------------|----------------------------|-------------------------------|
| - - - Site Boundary | Activation of waters edges | --- Pedestrian circulation |
| ○ Entry Experience | ○ Activation hubs | ↔ Key visual connections |
| ↔ Connections to surrounding areas | Active edges | --- 8m wide fire truck egress |

Landscape Masterplan



Landscape Masterplan Artist Impression of Birds Eye View



Source: Ivolve Studios

Landscape Masterplan - Ground Floor



Notes:

1. Main site entry with feature planting, identity marker and lighting
2. Shady green streets with on road parking, footpaths, green building edges and low planting
3. Plaza with active retail edges, lawn areas, planting, shade trees and feature seating
4. Urban green with active retail edges, water feature and seating opportunities
5. Distinctive playground with shade and a mix of traditional and nature play
6. Water detention basin with vegetated edges
7. Amenity shelter with BBQ and seating areas
8. Open lawns with family picnic shelters
9. Community gardens
10. Native planting connection to existing bushland
11. Open lawn areas with shade trees and a range of seating opportunities and a winding path network
12. Green link providing passive green spaces, connections to buildings and places to rest and relax
13. Screening planting
14. Private communal open space for residents



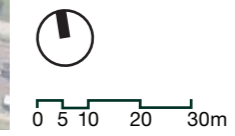
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Landscape Masterplan - Podiums and Rooftops



Notes:

1. Large private communal open spaces with a range of areas including open lawn areas, shelters and picnic facilities, a range of seating opportunities a pool with surrounding deck, lookout points, shade trees and boundary planting
2. Roof top private communal open spaces that include lawn areas, a shelter with picnic facilities, lookout points, seating, small shade trees and boundary planting



Landscape Strategy

Circulation



Legend

----- Pedestrian circulation provides permeable access throughout the site that connects to external streets, spaces and facilities including Wallarah Road, the Morry Breen Reserve and playing fields, the Community Centre and the Kanwal Village Shops. The path network is all interconnected, providing circulation options and ensuring no dead ends have been created in line with Safety in Design principles.

Vehicular Circulation






Legend

- Two lane local streets provide vehicular and cyclist access throughout the site, to the retail areas, loading docks, on street parking and buildings basement parking
- On street parking spaces located between planted street tree buildouts
- 8m wide fire truck access route with central vertical clearance of 4m

Functional Features











Legend

-  APZ zone as shown on the Slope & Vegetation Assessment, Figure 15 in the Strategic Bushfire Study of the site prepared by Bushfire Planning Australia
-  Biofiltration and detention basin with minimum 500m³ volume and a top surface area of 1000m² as determined by Northrop Engineers for the site
-  Probable Maximum Flood area as determined by BMT Commercial Australia for the site

Planting



Legend

-  Street trees and low level planting to green streets, provide shade and scale
-  Parkland and open space trees provide shade, scale and seasonal change
-  Podium and rooftop small trees provide shade, scale and seasonal change
-  Feature planting provides interest through colour, seasonal change, foliage scale and a variety of textures
-  Layered planting to green building edges
-  Community gardens
-  A mix of native planting creates a green edge to the site and creates a transition between the bushland and parklands of the site
-  Tall screening planting used to green the edges of the development and screen boundary fences and walls

Public Amenity



Legend

- Entries with signage
- Green streets with tree planting and parking
- Plaza with outdoor dining and gathering spaces
- Urban Green with play, water play, spaces for gathering and connection to water
- Parkland with open lawn areas, picnic facilities and out door fitness
- Community open space with cultural spaces, planting and community gardens
- Green links with a range of passive and intimate spaces

Private Amenity



Legend

- Communal podium gardens with pools and a variety of spaces for small gatherings and individuals
- Communal rooftops with outdoor dining areas and small open spaces for social gatherings

Landscape Principles and Typologies

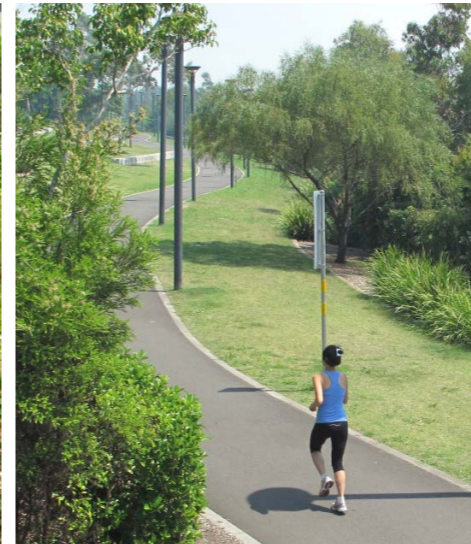
The following pages commence with outlining the masterplan principles relating to planting and ecology, and from this leads into discussion and illustration of landscape typologies across the site. The typologies include entry landscape; streetscapes; plaza; urban green; parkland; community open space; green links; and communal podiums and rooftops. These show a comprehensive landscape setting for buildings, streets and open spaces, including providing a positive relationship to each of the different site boundaries. These principles and typologies demonstrate the considered matrix and hierarchy of landscape spaces, functional and amenity areas provided in the masterplan.

Overarching Landscape Principles

- Create inclusive communal open spaces
- Reduce the potential heat island effect of the development
- Enhance the urban tree canopy
- Enhance biodiversity, habitat areas and foraging opportunities
- Incorporate WSUD principles where possible
- Utilise stormwater through grading where possible to irrigate planting areas
- Provide connections to adjacent streets and spaces
- Ensure clear sightlines and safety in design principles are employed
- Carefully locate and provide lighting to ensure adequate light levels are achieved and minimise urban light spill

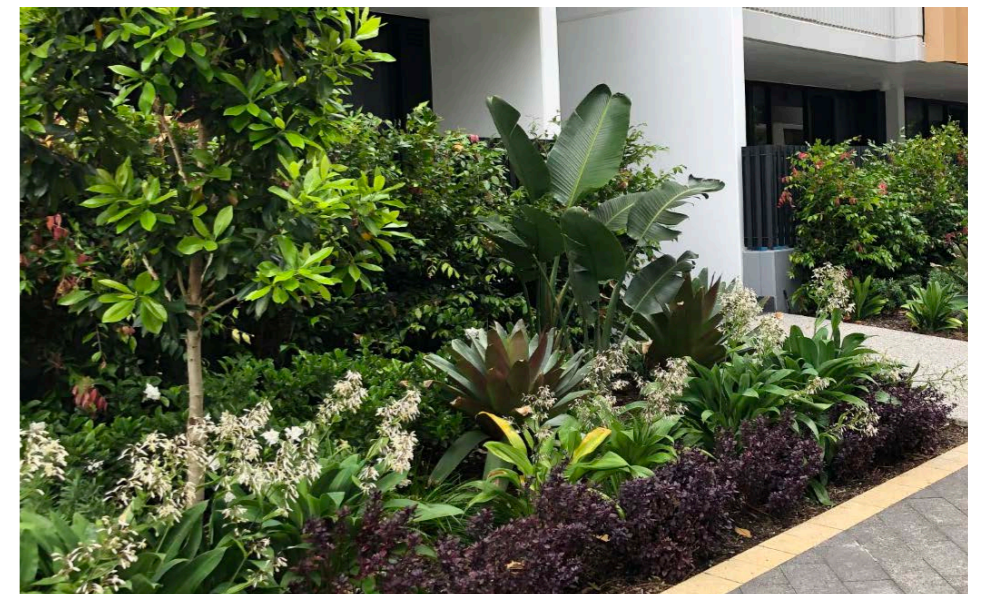
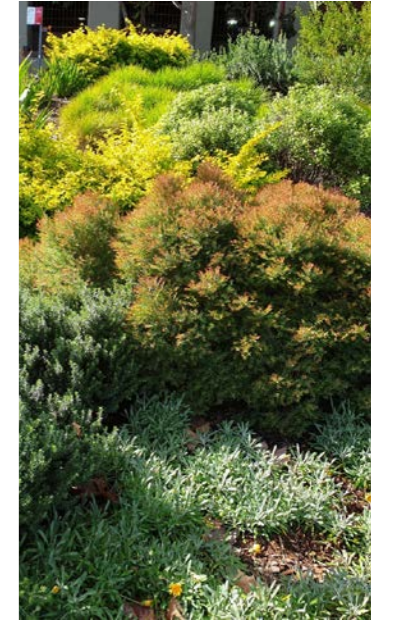
Materials Principles

- Use light coloured materials where possible to reduce heat island effect
- Use durable, low embodied energy and low maintenance materials
- Use recycled and natural materials where possible



Planting and Ecology

- Use endemic and indigenous native species
- Use drought tolerant species
- Use appropriate species considering maintenance requirements, heights, density longevity, density, seasonal change, texture, etc
- Within the APZ trees and shrubs are to be well spread out and not form continuous canopies. Species that do not retain dead material or deposit excessive quantities of ground fuel in a short period or in a danger period are to be selected. Species should preferably be local endemic mesic species or other low flammability species and minimal ground fuel is to be maintained to include less than 4 tonnes per hectare of fine fuel (Bushfire assessment)
- Ensure range and mixes of plant species are used to enhance biodiversity
- Place any hollow bearing trunks or branches from removed trees within ecological zones
- Create a range of fauna habitat areas within ecological zones

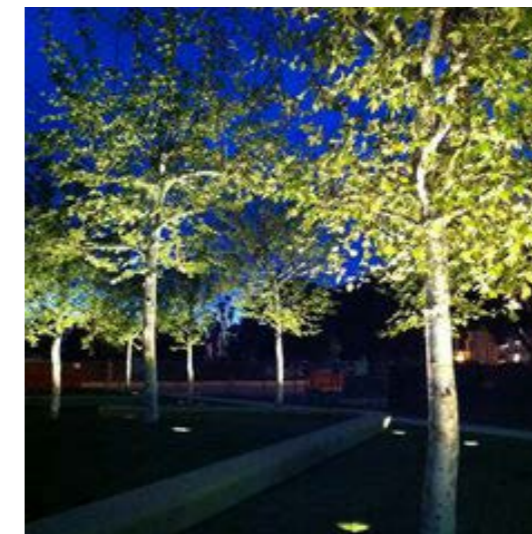


Entries

The main site entry has a broad allied open space with tree planting and lush understory that will provide a shaded landscape gateway into the site. The landscape framing of arrival is reinforced by the strong avenues of broad canopy trees extending into the site. This entry landscape treatment reinforces a landscape corridor that exists opposite the site to the south of Wallarah Road, with a grass parkland extending south and then west around the road of the existing retail opposite the site. Pedestrian access, signage and interface with boundary and building frontage will all be designed to be an integrated site entry treatment. The secondary site access road also has a landscape edge, continuing the pattern of greening of site access roads and allied pedestrian walkways.

Landscape Principles:

- Create a welcoming and attractive entry landscape that uses planting to create seasonal interest, through colour and texture
- Ensure clear sightlines for vehicular and pedestrian safety
- Potential to provide a landmark or signage to identify the site
- Ensure screening or attractive fencing to property boundaries that is in keeping with the entry landscape
- Provide safe and ambient outdoor lighting to create identity at night

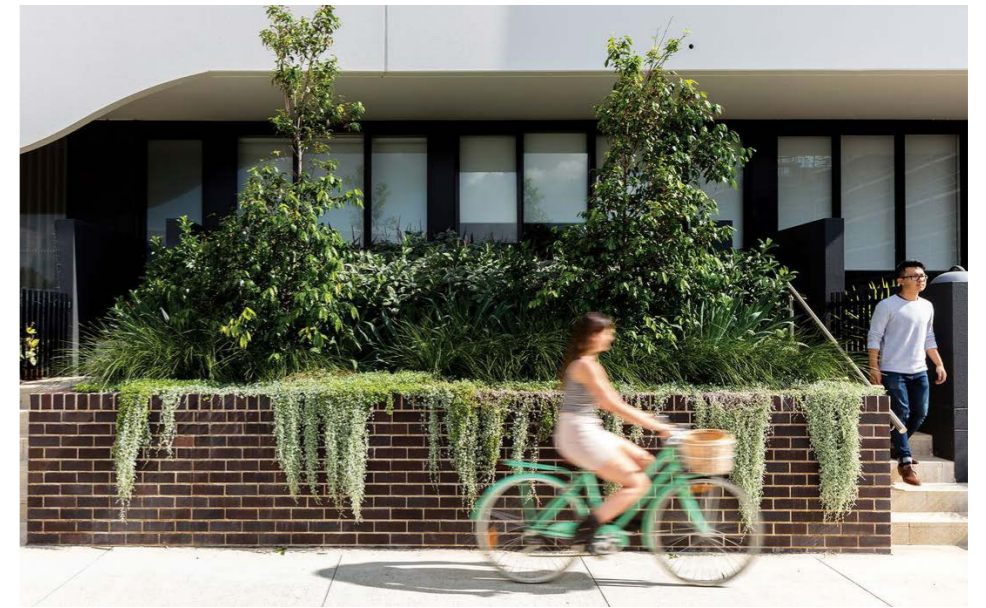


Streetscapes

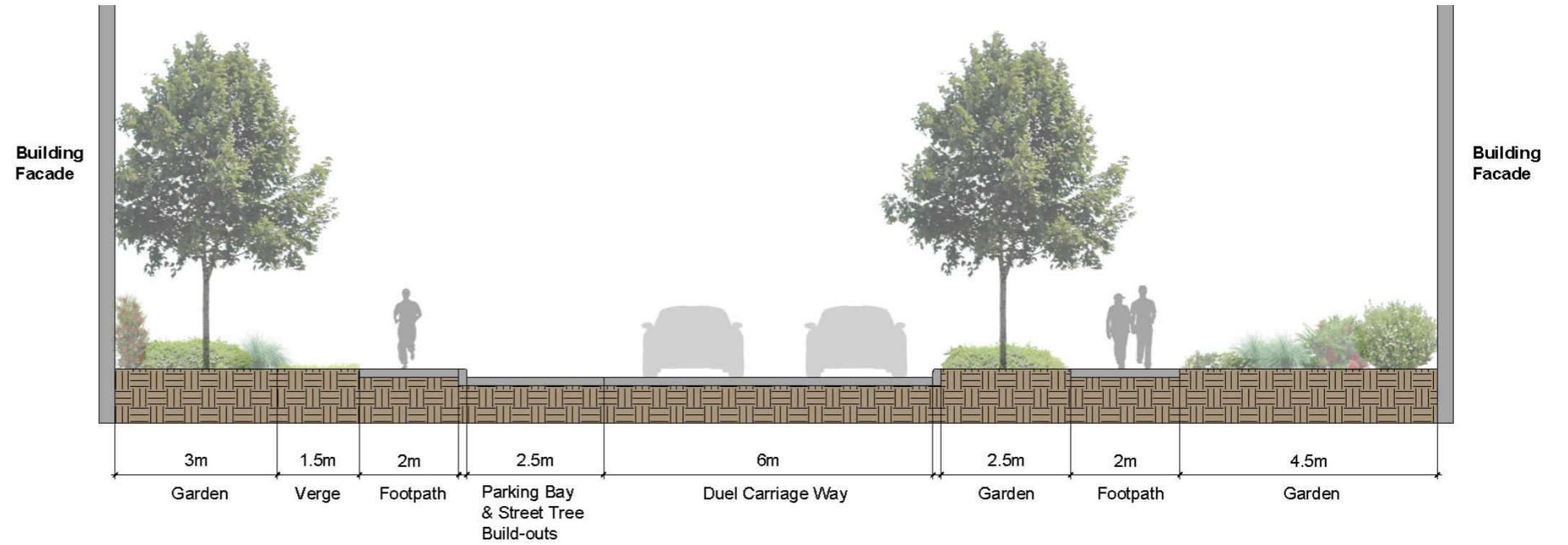
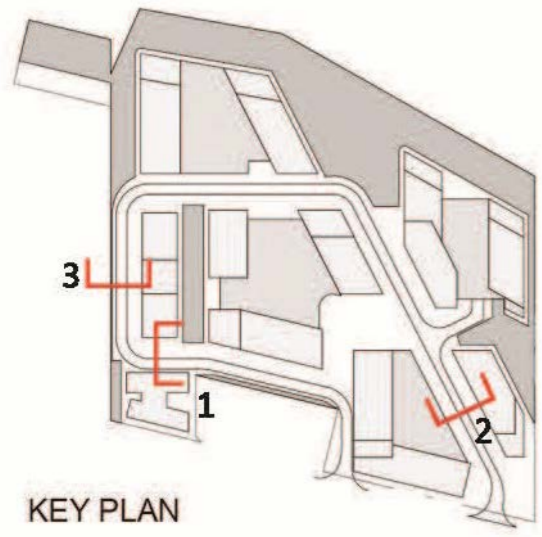
Attractive and green shady streets that provide legible and clear connections between places that are functional and safe for pedestrians, cyclists and motorists. The main entry road aligns with views down to the proposed large parkland, with views beyond to the riparian vegetation corridor along the northern edge of the site. Regular tall tree planting is integrated with car parking and pedestrian paths along garden residential frontages. A highly walkable environment features regular connections to adjoining park and civic spaces, building entries, and active residential courtyard frontages and outdoor seating to retail edges. Wallarah Road street trees and public domain are to provide a high quality streetscape with greening canopy trees and paved footpath.

Landscape Principles:

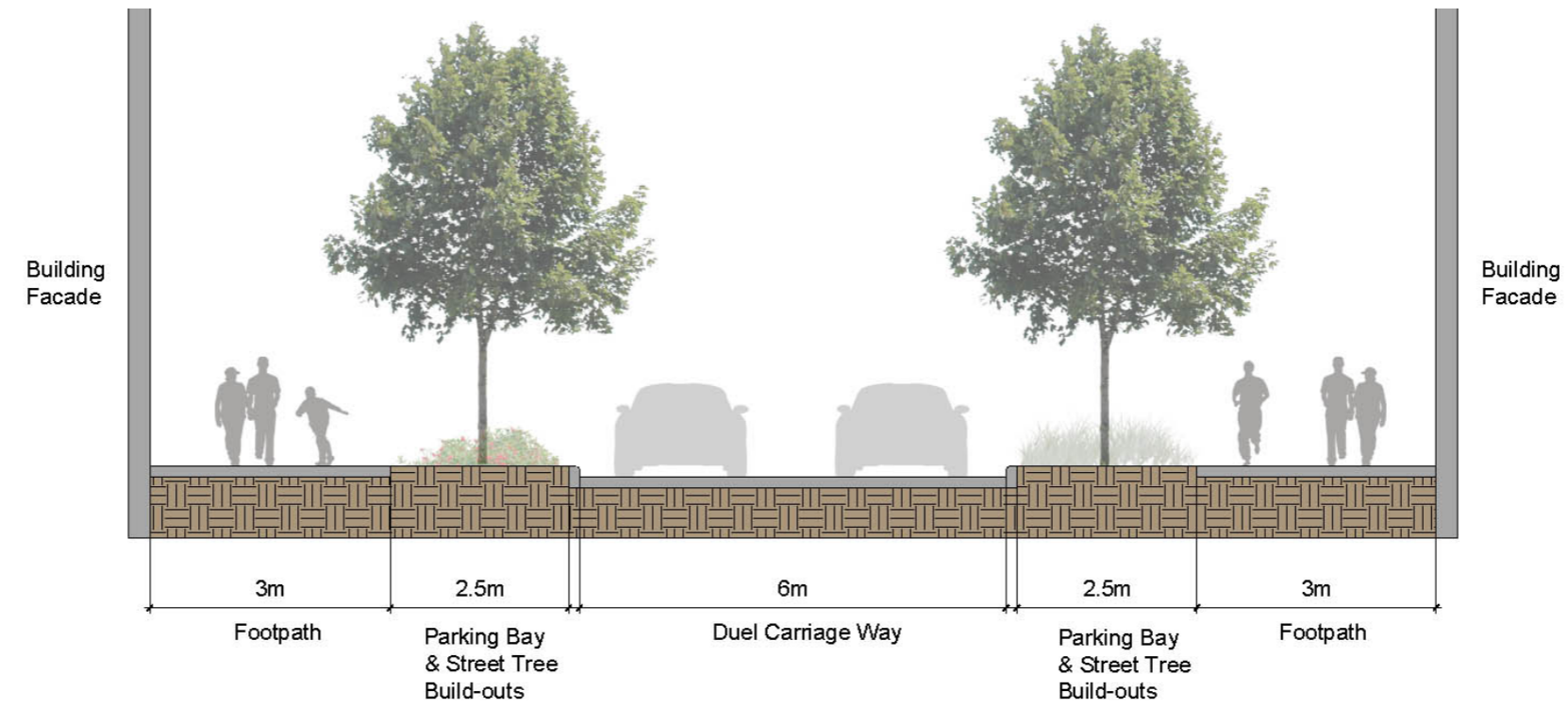
- Green streets with clear stemmed evergreen trees and low levels shrub planting
- Ensure clear sightlines for vehicular and pedestrian safety
- Ensure clear and uncluttered footpaths
- Green building facades, fences and provide privacy to units
- Ensure a clear central zone to the carriageway is achieved for fire truck access



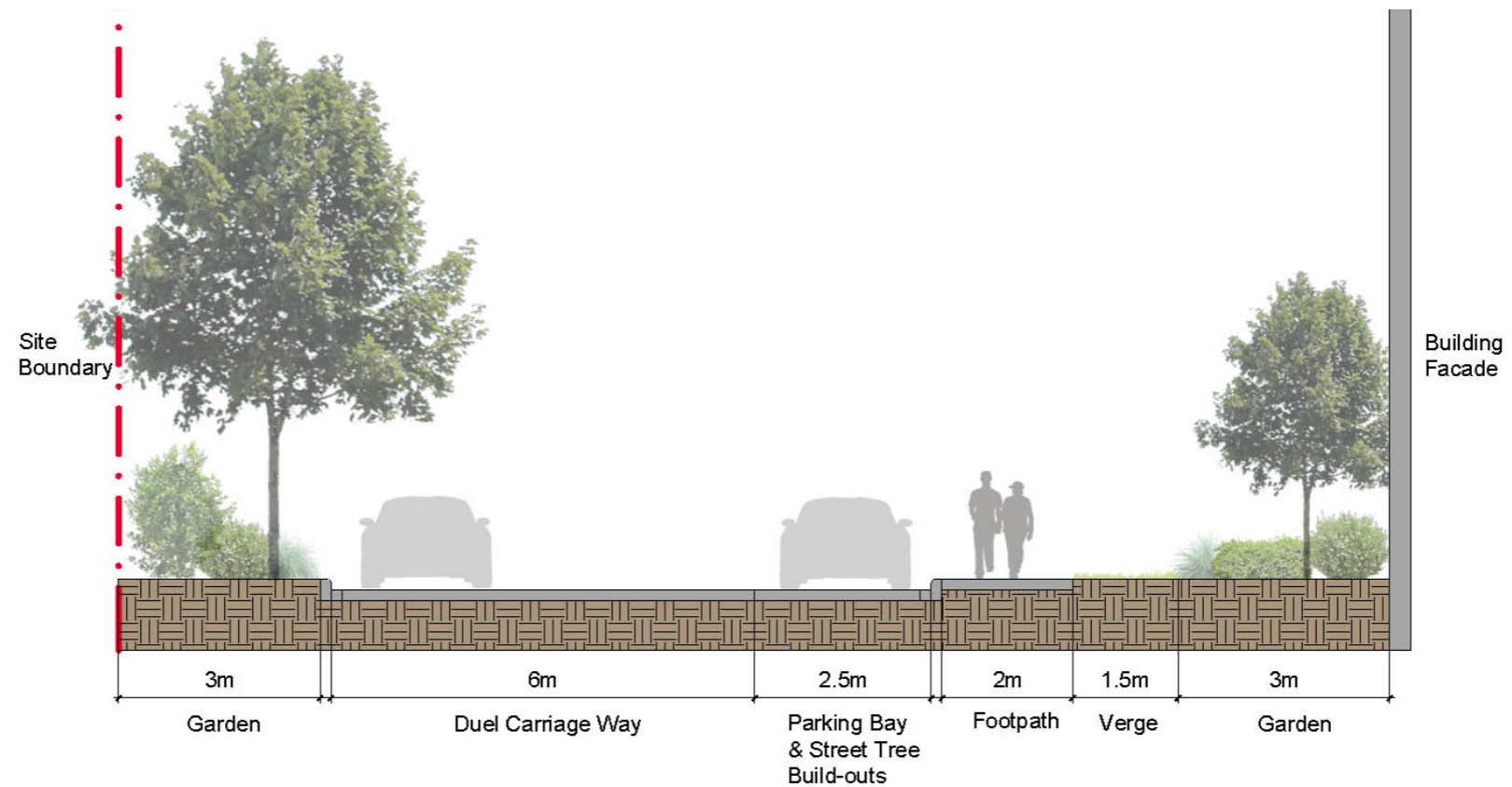
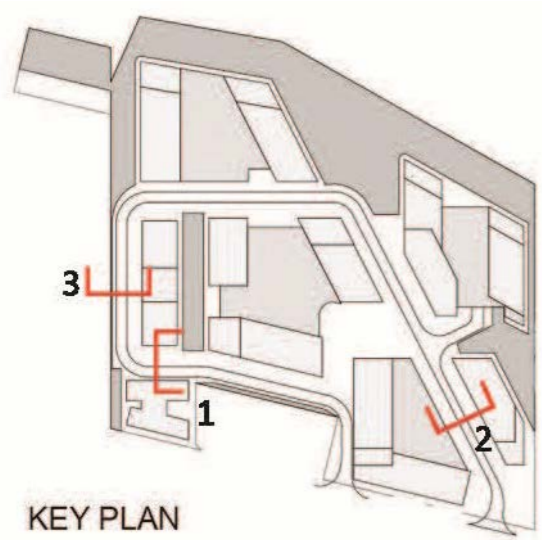
Streetscape Sections



Section 1



Section 2



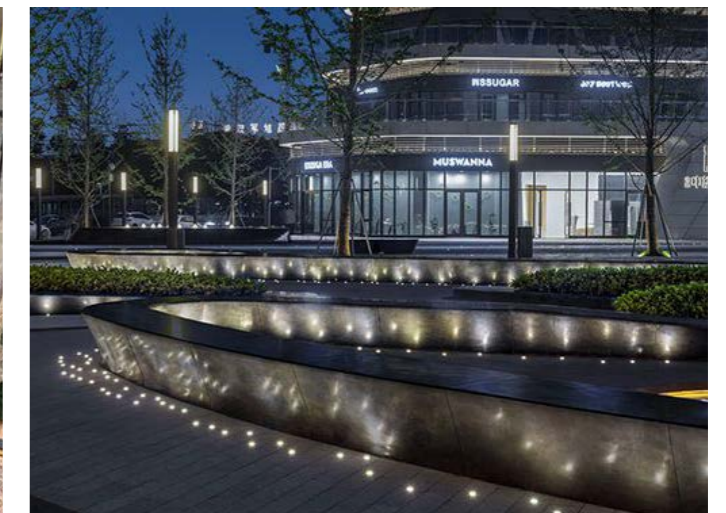
Section 3

Plaza

As a feature space extending from the main entry avenue, an active plaza space is to provide a central retail heart that provides places to gather and congregate with outdoor dining, and retail spill out areas. Public art is to extend the riparian landscape identity of the parkland and natural areas to the north, celebrating the natural beauty of the site setting. The landscaped podium spaces above this area on three sides are to have trailing and cascading plants that will reinforce the tree planting, gardens and lawns in the space. The combination of strong landscape identity, and interpretive features about the locality and local community will reinforce genuine local identity. Undulating sculptural seating with mosaic patterns are notionally proposed, being indicative of elements that can celebrate First Nations cultural heritage and connection with the land, as part of a site wide engagement with Connecting with Country principles and expression (to future community consultation input).

Landscape Principles:

- Ensure wide clear circulation routes are provided, setback from building frontages
- Provide outdoor dining zones along retail frontages
- Ensure clear sightlines for pedestrian safety
- Ensure clear and open access to building entries
- Provide safe and ambient outdoor lighting to create an attractive area at night
- Provide a range of formal and informal seating opportunities
- Create a central seating feature that provides interest, identity and amenity to the space
- Green the plaza with lawn and low level planting
- Provide feature trees that provide shade and seasonal interest

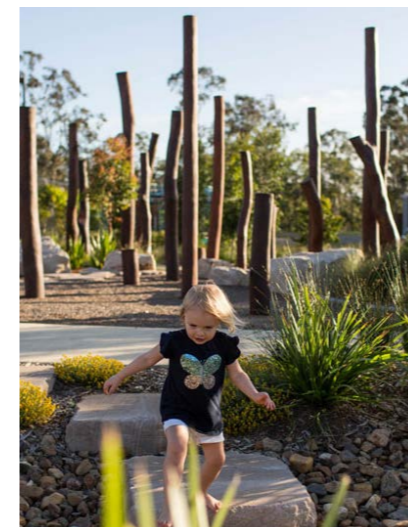
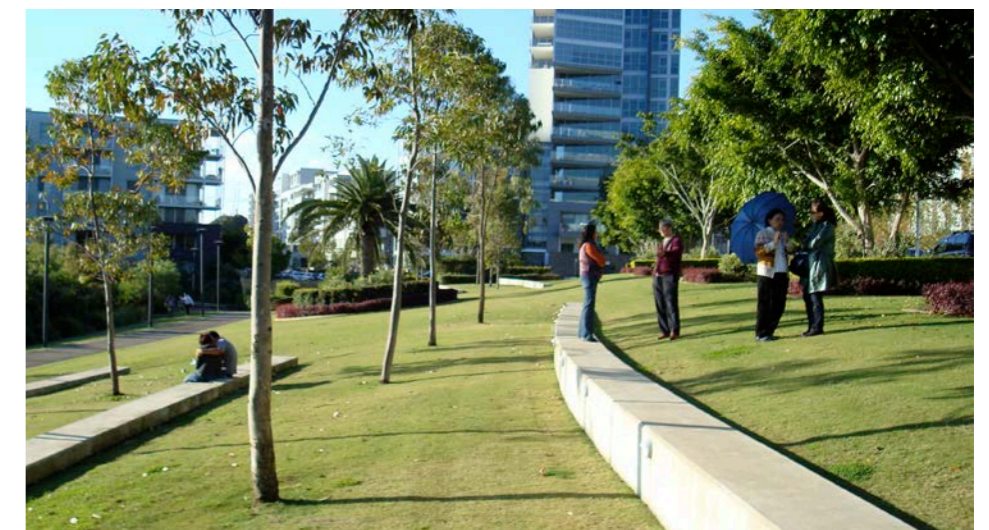


Urban Green

The centrally located Urban Green space provides a focal and linking landscape space that engages with the active civic edges, and the riparian pond that provides water cleansing and slowing of runoff as part of the 'water sensitive urban design' site-wide strategy. The civic edge features café seating adjacent a water play area and playground, providing a family friendly activating edge to the open space. The parkland extends east of this area and the community open spaces and 'cultural space' to the west. Extensive canopy tree planting is located over sloping green lawns with long linear bench seating providing views out across the natural vegetation to the north. A public art element is to provide a meaningful touchstone and wayfinding element that assists with connecting of pathway views extending east and west of this area.

Landscape Principles:

- Ensure wide clear circulation routes are provided, setback from building frontages
- Provide outdoor dining zones along retail frontages
- Provide footpaths with varying experiential qualities achieved through layout and materials
- Ensure clear sightlines for pedestrian safety
- Provide safe and ambient outdoor lighting to create an attractive area at night
- Provide furniture such as seating, picnic tables, bollards, bike racks and drinking fountains
- Provide a destination play space that includes nature play to encourage imaginative play
- Provide an interactive water feature
- Provide views and connection to the basin
- Ensure clear and open access to building entries
- Create a range of spaces suitable for social gatherings, kick around, and active and passive recreation
- Use planting and trees to improve the legibility, interest and the aesthetics of the space
- Provide shade through a mix of shelters and tree planting
- Create habitat and foraging opportunities for local wildlife

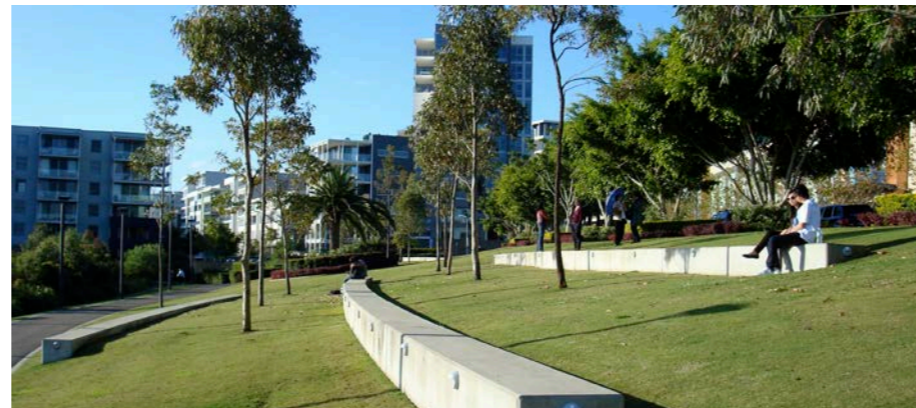


Parkland

The parkland broad open lawn space is to provide for active play and passive recreation, complementing the perimeter path that accesses the series of seating shelters. A focal shelter is to contain barbeque and allied facilities, complementing the other smaller seating shelters around the space. A lush green perimeter provides a landscape transition to green the building edge, and provide a buffer to the natural vegetated area to the north.

Landscape Principles:

- Ensure wide clear circulation routes are provided, setback from building frontages
- Provide footpaths with varying experiential qualities achieved through layout and materials
- Ensure clear sightlines for pedestrian safety
- Provide safe and ambient outdoor lighting to create an attractive area at night
- Create a range of gathering areas suitable for large and small gatherings
- Provide furniture such as seating, picnic tables, BBQ's, bike racks and drinking fountains
- Ensure clear and open access to building entries
- Create a range of spaces suitable for social gatherings
- Provide open lawn areas suitable for active recreation and kick around
- Provide access to the adjacent playing fields
- Use planting and trees to improve the legibility, interest and the aesthetics of the space
- Provide shade through a mix of shelters and tree planting
- Create habitat and foraging opportunities for local wildlife



Community Open Space

The community open space continues the balanced programme of resident and community amenity open spaces across all areas of the site. The meandering paths through the area visit three principal areas that include community gardens, and social lawn space with perimeter seating, and a landscape space to future design to celebrate the cultural identity and traditions of the First Nations people of this area. This space is notional at this time, as an area that culminates a site wide interpretive overlay developed through local community consultation. The series of spaces in this area are intended to be more intimate in scale and more comfortable for smaller groups. This is part of providing a balanced programme of amenity in open space areas across the site and the building rooftops.

Landscape Principles:

- Provide footpaths with varying experiential qualities achieved through layout and materials
- Ensure clear sightlines for pedestrian safety
- Provide safe and ambient outdoor lighting to create an attractive area at night
- Provide furniture such as seating, picnic tables, BBQ's, bike racks and drinking fountains
- Ensure clear and open access to building entries
- Create a range of spaces suitable for social and community gatherings
- Provide facilities to encourage community gatherings such as community gardens
- Use planting and trees to improve the legibility, interest and the aesthetics of the space
- Create habitat and foraging opportunities for local wildlife
- Provide nature play opportunities



Green Links

The 'Green Link' area identified on the plans provide a series of connective landscape spaces across the site, and towards adjoining spaces. These areas provide pathways for movement, but equally provide allied lawns, seating areas, and feature tree groves that provide intimate scale passive amenity flanked and activated by private open space and entries to private courtyards. The tree planting through these spaces provide valuable green buffers between buildings, with softened spaces within. Views through these Green Link spaces are provided so that there is a sense of safety and security for users, with passive surveillance from adjoining areas.

Landscape Principles:

- Provide footpaths with varying experiential qualities achieved through layout and materials
- Ensure clear sightlines for pedestrian safety
- Provide safe and ambient outdoor lighting to create an attractive areas at night
- Ensure clear and open access to building entries
- Create a range of spaces suitable for passive recreation
- Use planting and trees to improve the legibility, interest and the aesthetics of the space
- Provide a range of formal and informal seating opportunities
- Provide feature trees that provide shade and seasonal interest
- Green building facades, fences and provide privacy to units

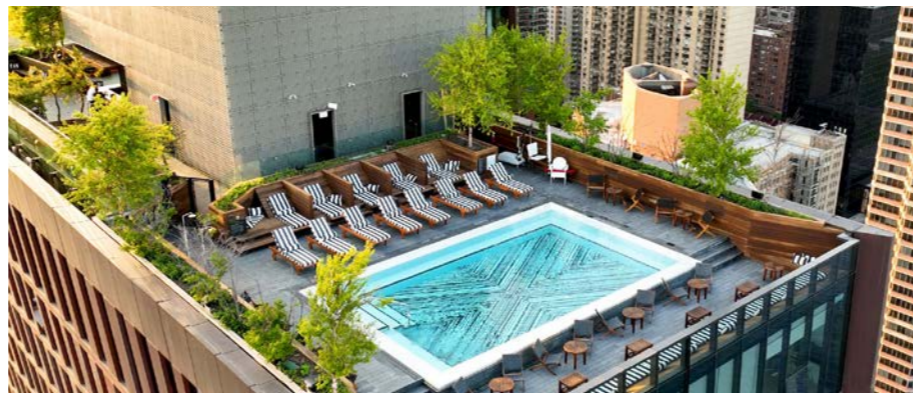


Communal Podiums and Rooftops

Podium and rooftop landscape areas contain more intensive amenity areas, with more focused destination use areas such as pools and allied shelters; barbeque areas and seating canopies; community gardens; playgrounds and outdoor exercise equipment areas; and regular seating alcoves and outlook seating areas. These podium and rooftop terrace areas provide residential amenity that complements the site wide amenity programme. These areas are different in that they are more secure and are directly accessible to residents, and have the added benefit of outlook and cooling breezes.

Landscape Principles:

- Provide safe and ambient outdoor lighting to create an attractive area at night
- Ensure clear and open access to building entries
- Create a range of spaces suitable for small group gatherings and passive recreation
- Provide furniture such as seating, picnic tables and BBQ's
- Provide a range of formal and informal seating opportunities
- Ensure solar access to units
- Ensure safe and secure edges to pools
- Provide lookouts to the streets and areas beyond
- Use planting and trees to provide interest and seasonal change
- Provide feature trees that provide shade and seasonal interest
- Green building facades, fences and provide privacy to units



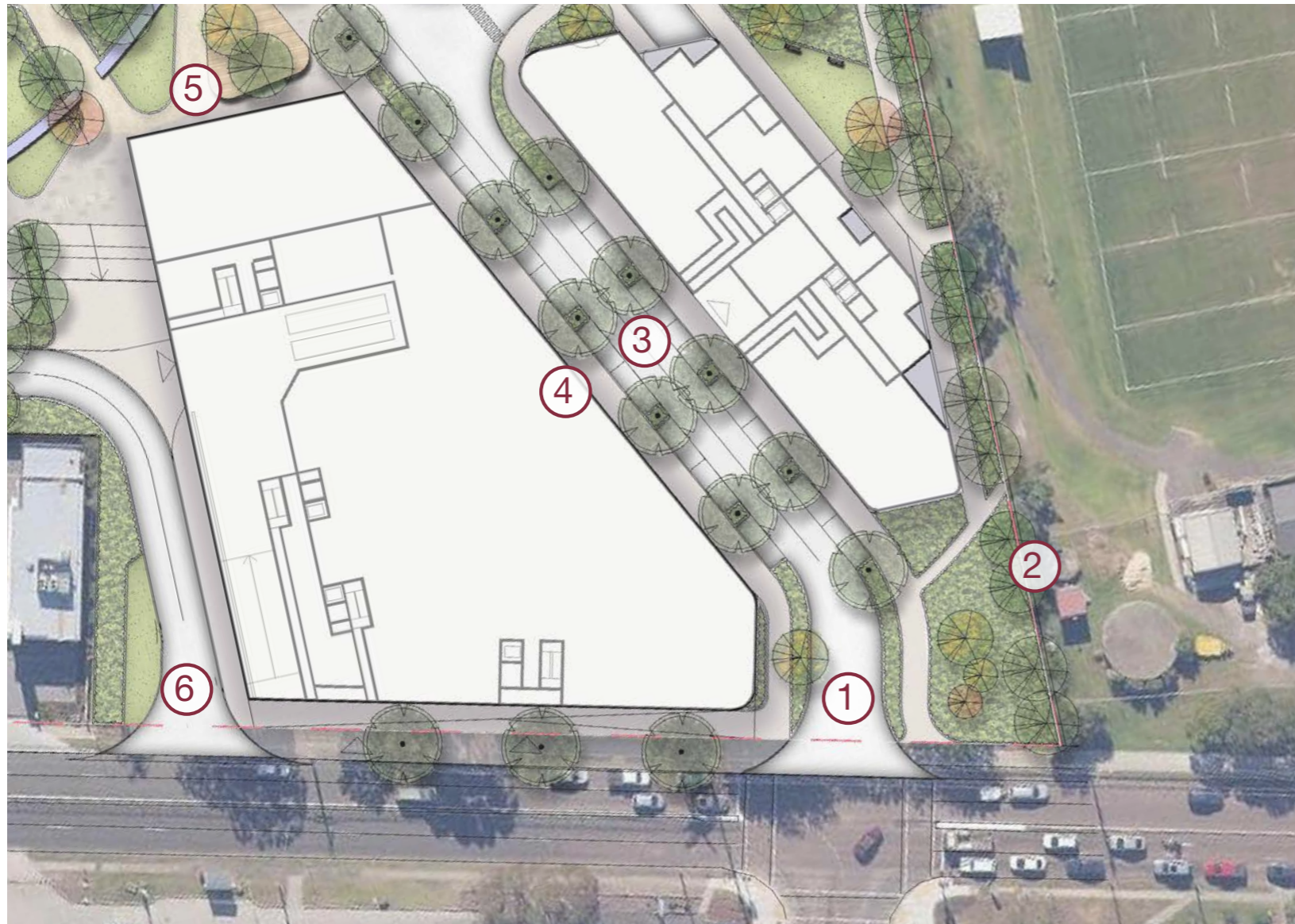
Landscape Walkthrough



Landscape Areas: 01. Site Entry and Avenue Trees



1. Site Entry flanked by landscape
2. Connections to adjacent playing fields
3. Canopy avenue street trees with planted buildouts located between parking bays
4. Podium landscape above provides green edge to the supermarket and streetscape
5. Village Square with active retail frontages
6. Second site entry

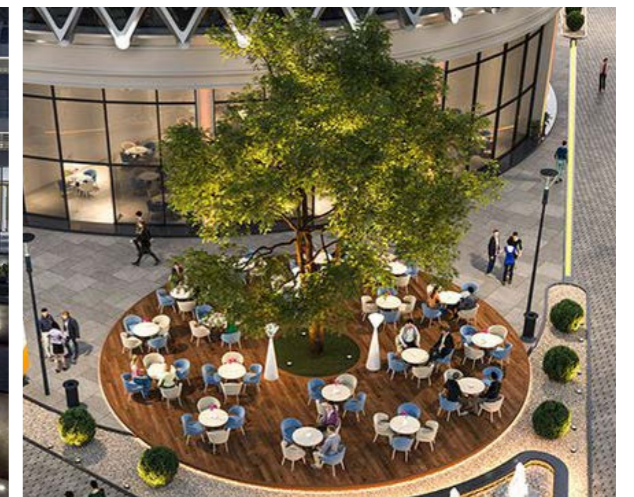
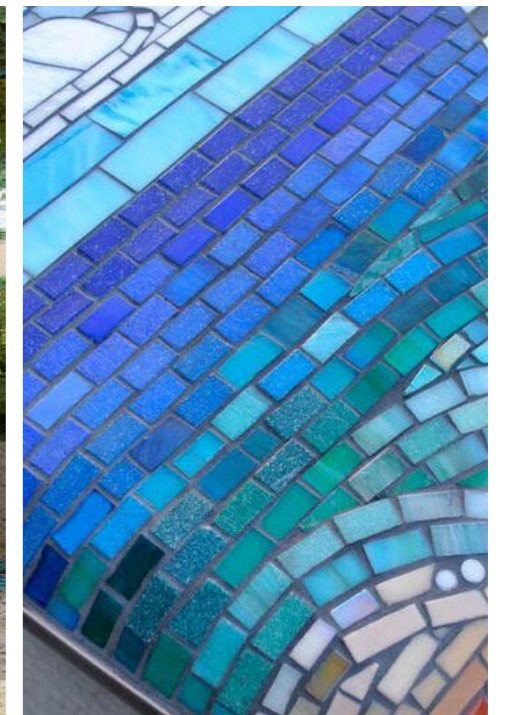


Indicative Design Imagery

Landscape Areas: 02. Plaza



1. Public Art on vista to park / civic marker
2. Plaza extends to roadside
3. Cafe edges all around plaza
4. Deck area
5. Feature mosaic bench
6. Lawn, planting areas and trees soften and green plaza
7. Western site access with signage marker



Indicative Design Imagery

Landscape Areas: 03. Urban Green



1. Tree lined street turns corner to west
2. Cafe / active frontages with outdoor seating
3. Feature paving with water feature adjacent to cafe
4. Path links to the parkland and community open space
5. Linear seating benches built into slope
6. Low planting and trees create green edges and provide seasonal interest

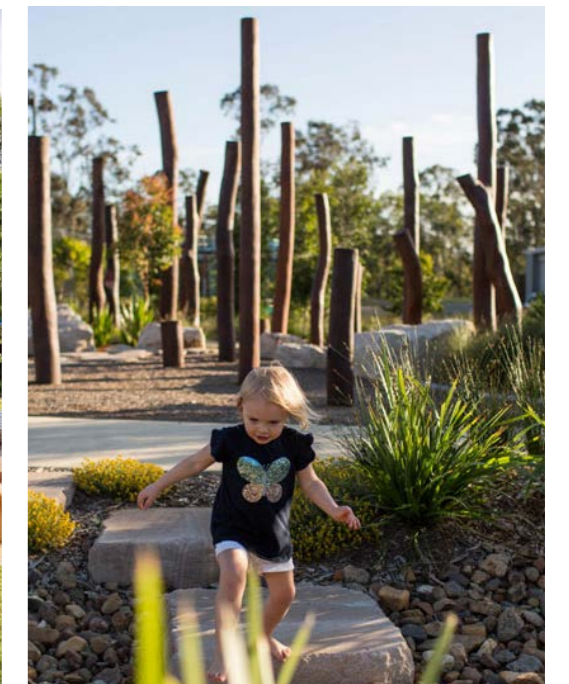
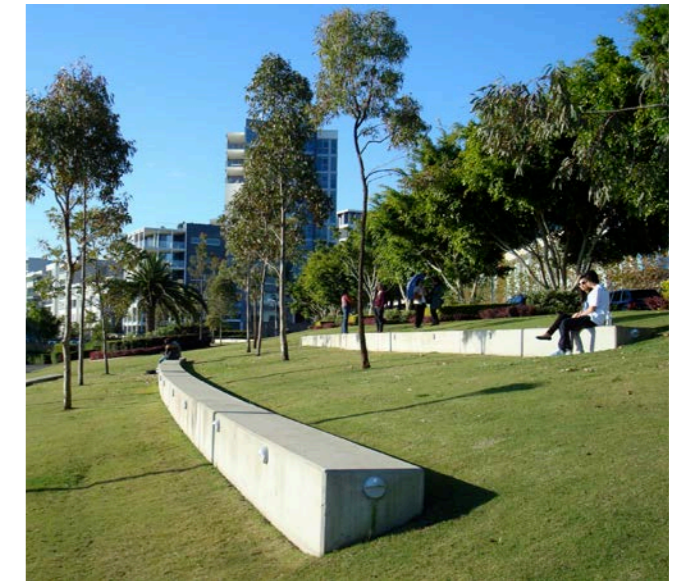
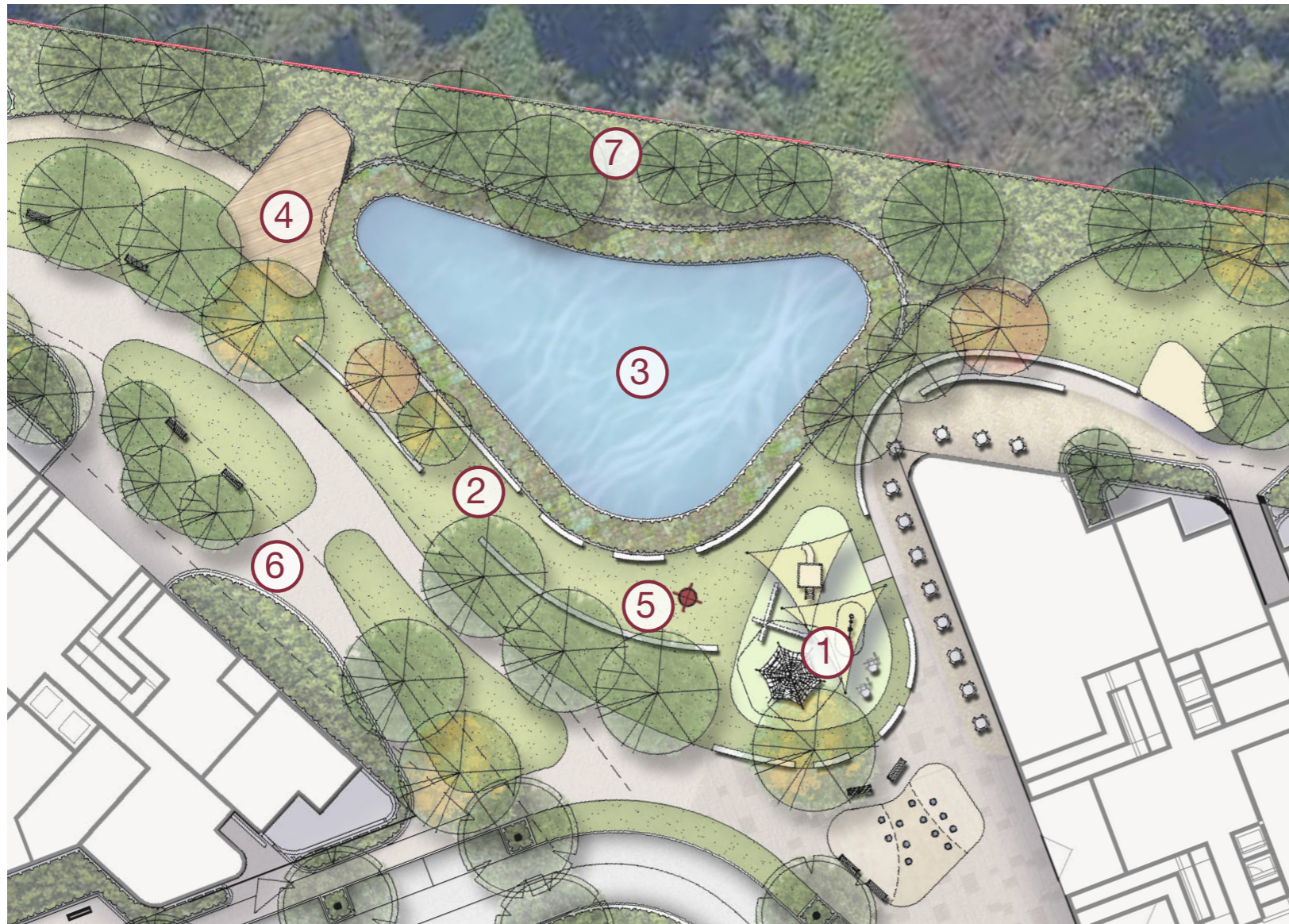


Indicative Design Imagery

Landscape Areas: 04. Basin and Surrounds



1. Playground with a mix of traditional and nature play opportunities
2. Linear seating benches built into slope
3. Basin with riparian planting
4. Amenities / BBQ / seating shelter
5. Identity / placemaking public art
6. Meandering path network provides access to open spaces and building entries
7. Native planting connects to existing bushland



Indicative Design Imagery

Landscape Areas: 05. Parkland



1. Widened path provides space for cafe / active frontages with outdoor seating
2. Amenities / BBQ / seating shelter
3. Family seating shelters around lawn
4. Link to adjacent playing fields
5. Path provides access around building and screening planting greens boundary
6. Planting greens building facade
7. Native planting connects to existing bushland



Indicative Design Imagery

Landscape Areas: 06. Community Open Space



1. Identity / placemaking public art
2. Community Gardens
3. Open lawn areas with seating
4. Meandering path network connects areas of open space
5. Path provides access around buildings
6. Planting greens building facade
7. Native planting connects to existing bushland

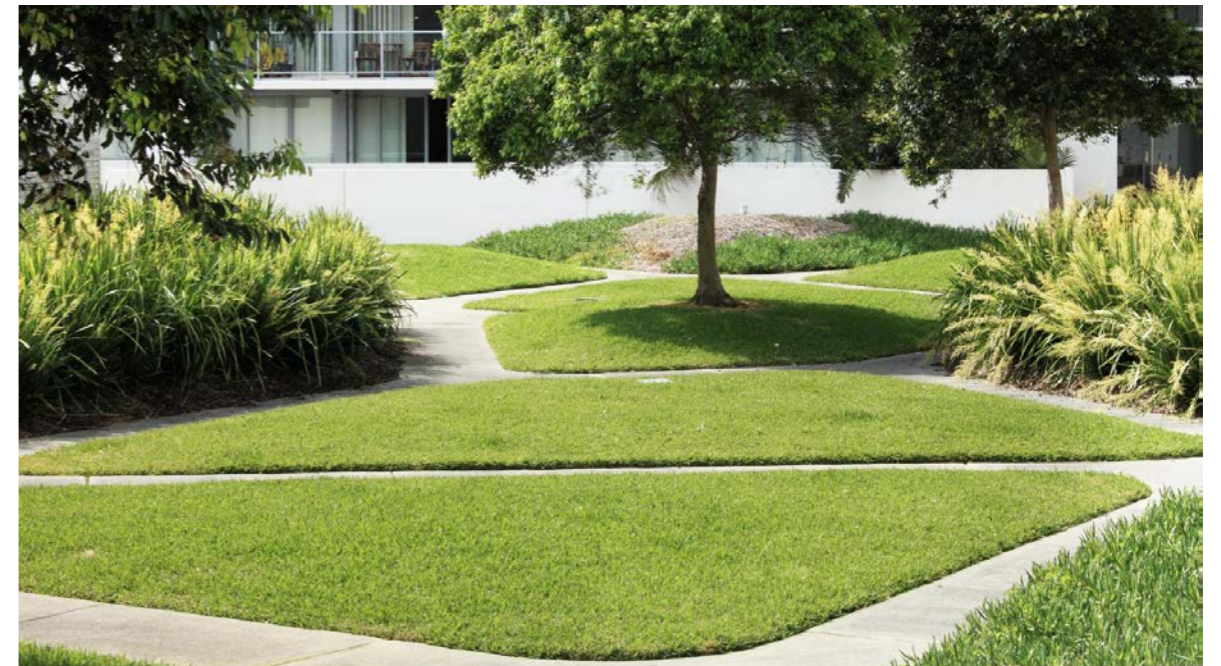


Indicative Design Imagery

Landscape Areas: 07. Green Link



1. Identity / placemaking public art
2. Small open lawn areas green link
3. Paths provides access to open spaces and building entries
4. Planting greens building facade and provides privacy to ground floor units
5. Screening planting greens boundary
6. Feature trees provide seasonal interest

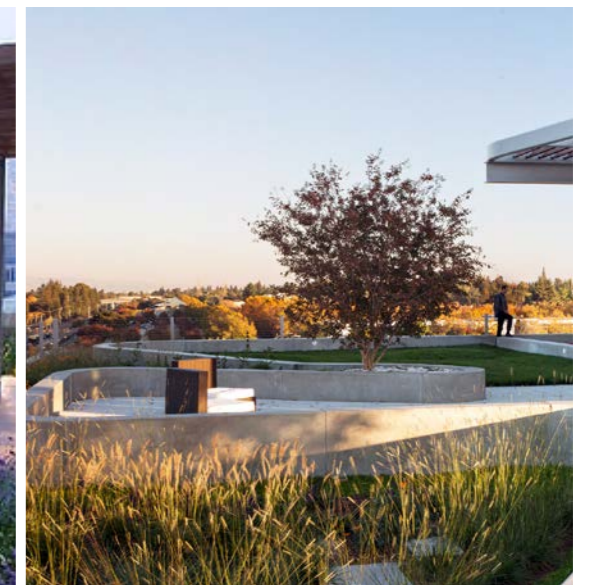
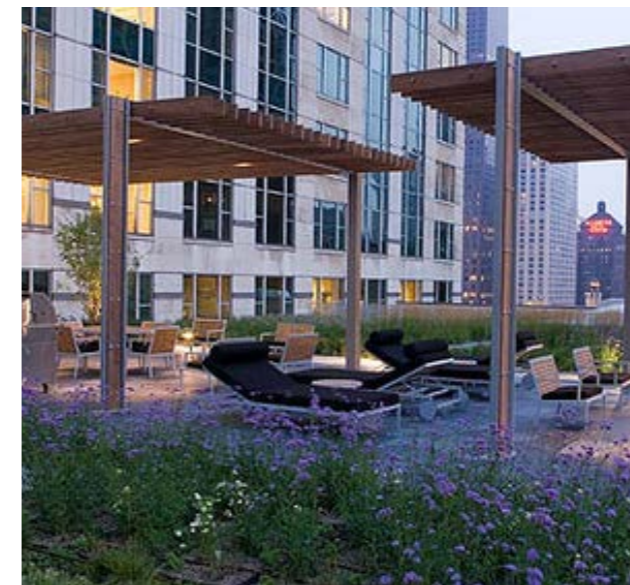
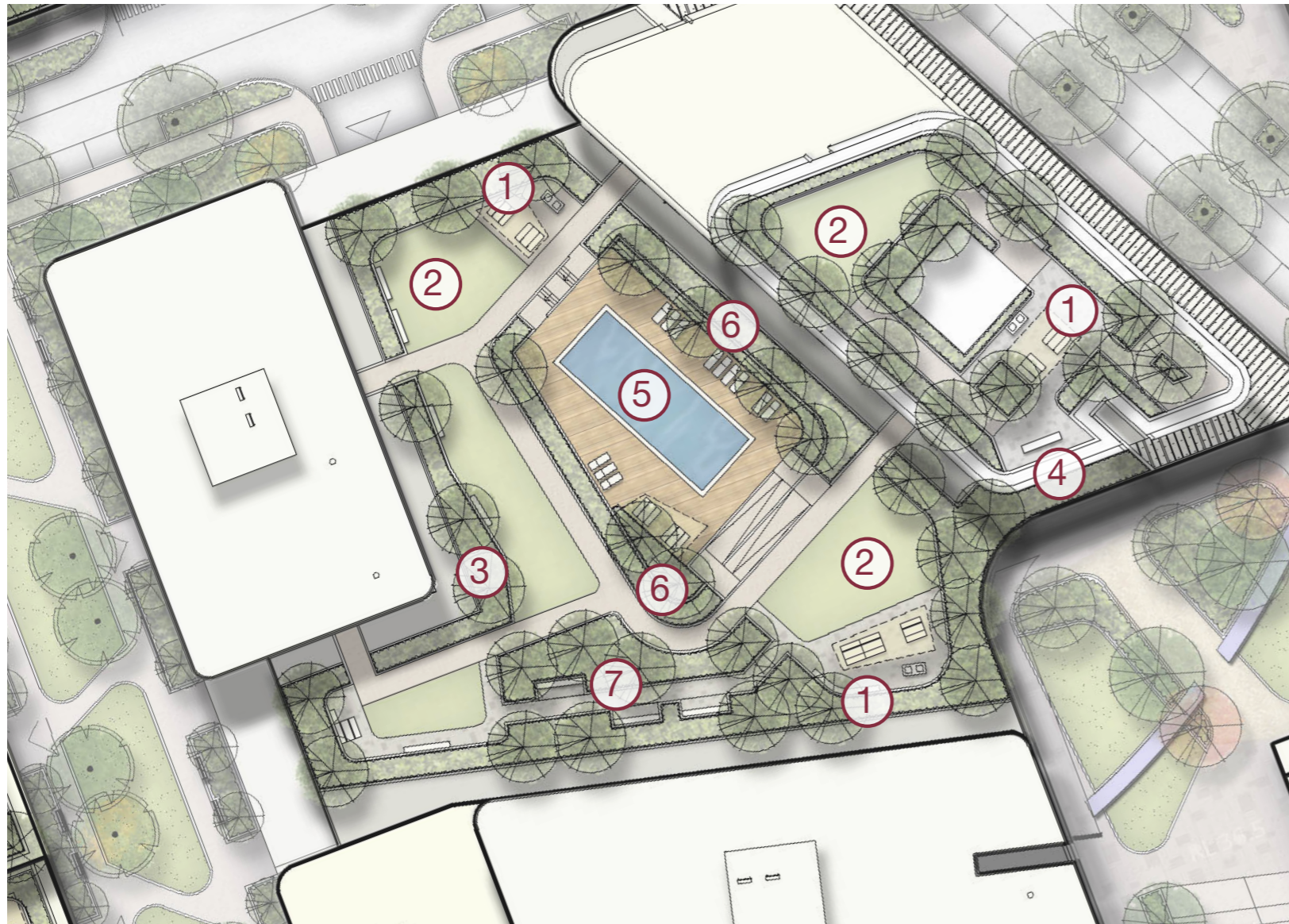


Indicative Design Imagery

Landscape Areas: 08. Podium and Rooftop Amenity



1. Shelter with picnic tables, seating and BBQ
2. Lawn areas
3. Tree and shrub planting define spaces and provide privacy to units
4. Viewing area
5. Pool and deck area with accessible access
6. Terraced planting area to pool edges
7. Variety of seating opportunities



Indicative Design Imagery

Landscape Masterplan

