

**TOP RYDE SHOPPING CENTRE DEVELOPMENT  
BUILDINGS B & F RESIDENTIAL DA  
ROOF GARDEN**

**LANDSCAPE DESIGN REPORT**

for Beville Group and  
Bovis Lend Lease

July 2008

**O C U L U S**

Level 1, 5 Wilson Street  
NEWTOWN NSW 2042  
p. 02.9.557.5533  
f. 02.9.519.8323

## **INTRODUCTION**

A residential roof garden is proposed for the level 5 podium of the Top Ryde Shopping Centre Development, consisting of both common and private gardens for the 425 apartments. The first stage of the residential development includes Buildings B and F and consists of 185 apartments. In addition to the main roof garden on level 5, there is also a small roof garden area on level 4 consisting of a small communal courtyard outside the entrance to the swimming pool / gym, and private courtyards on the perimeter.

The concept for the Roof Garden aims at providing a series of landscape spaces which cater for a wide variety of users and uses. In addition to the private courtyards, the common areas will include open communal spaces suited to larger social gatherings, and more intimate enclosed spaces for smaller groups and individuals. This subdivision into different 'landscape rooms' will also make it easier to extend the communal garden in Stage 2, as additional spaces can be added onto the existing rooms. As well as providing for a range of uses, the roof garden will also form an important visual amenity for upper level apartments looking down.

The residential roof garden has been designed in accordance with the requirements of the City of Ryde DCP 2000 section 7.1 Residential Private Open Space, particularly in terms of micro-climate, solar access, shelter, privacy, security, access and use.

## **OVERVIEW**

The Stage 1 Roof Garden associated with buildings B and F is therefore broken down into 5 smaller landscape rooms, each offering different aesthetic qualities and opportunities for people to gather, relax or play; the Communal Gathering Space, the Grass Room, the Garden Room within Grove, the Sculptural Play Room and the Water Garden Room.

Two major circulation paths running lengthways through the garden link the landscape rooms and the major entrance points from buildings B and F. Pathways from the private courtyards also connect to these circulation spines. A series of paths run through and between the landscape rooms, maximizing pedestrian permeability within the garden.

Lighting will be used to define the paths at night, providing safe access by residents through the garden.

Common pathways are set back from the private courtyards with planting, walls and fences used to provide greater visual and acoustic privacy. Shelter from wind and year-round shade is provided by lines of evergreen trees between landscape rooms, complemented by informal groups of both evergreen and deciduous trees within the rooms. Shade structures with vine planting are also used to provide shade and vertical greenery, whilst also serving to accommodate air intakes and exhausts from the car park below.

## **COMMUNAL GATHERING SPACE**

The Communal Gathering Space is located adjacent to the communal use rooms on the western side of Building F. The space is predominantly a flexible paved area providing space for resident's barbecues and gatherings. Moveable outdoor dining furniture could also be used in this space.

Evergreen trees such as *Elaeocarpus reticularis* (Blueberry Ash) punch through raised deck areas of 3.6m x 3.6m creating smaller shady gathering spaces. The evergreen trees also help to reduce the impact of wind, and provide privacy for residents from the building above. The raised deck also allows sufficient soil depth for the trees.

Textured mass planting in a bold banded pattern provides visual interest and green edges to the space. The raised planter has a wide timber seating edge. Evergreen trees line the path linking this communal space to the rest of the level 5 garden, and this also helps control the wind in this area.

## **GRASS FIELD**

The Grass Field room provides a large open grass area with an undulating topography. The lawn area is approximately 12m wide by 15m long, providing plenty of space for informal ball games and other informal recreational activities.

Deciduous feature trees such as *Gleditsia triacanthos* 'Limegold' (Honey locusts) around edges of raised lawn area, and strips of planting articulate the edge of the space and provide small shady and sheltered spaces for supervising children or relaxing. Two rows of evergreen trees such as *Flindersia australis* (Crow's Ash) define the edge of the landscape rooms and also assist in reducing the impact of the prevailing wind.

### **LANDSCAPE ROOM WITHIN GROVE**

A space is created within a grove of deciduous trees such as *Lagerstroemia* 'Tuscarora' (Crepe Myrtles) which allows for small gatherings of people or individuals to relax. The close grouping of trees provides privacy for users from the apartments above. Using deciduous trees means a pleasant shady microclimate will be created in summer, with a more sunny space, which is sheltered from the wind in winter.

The raised planters would contain shrubs which provide colour, texture and privacy. The planter edge becomes a timber seat which varies in width and offers places to sit and lie. A vine laden shade structure covers part of the space and provides shelter from the sun and wind, as well as privacy from above. A large timber step leads up to a sheltered grassy space.

### **SCULPTURAL PLAY ROOM**

The shade structure extends through the grove and into the more open Sculptural Play Room. A path from the buildings main entrance passes under the vine laden shade structure and widens into a paved open space. A very large timber table is located under the shade structure. Wide steps lead up to a grassy area where sculptural steel and timber elements become play elements for children and exercise elements for adults. A walkway at a 1 in 20 gradient provides wheelchair access up to the play area.

## **WATER GARDEN ROOM**

The water room creates an informal play space for children through a series of various height platforms, and a field of poles, some of which become interactive water features. Shade structure and vines provides a shady place for resident to relax by the water feature which would have a cooling effect during the heat of summer. It also provides a space for residents to supervise young children playing.

Higher planting besides the water feature enhances privacy to the ground floor apartments. A grove of trees such as *Fraxinus griffithii* (Evergreen Ash) assist in reducing the impact of the wind. Walkways at a 1 in 20 gradient provide wheelchair access up to the water feature play and gathering spaces

## **PRIVATE COURTYARDS**

The private courtyards on the fifth level, adjacent to the garden, all have gated access into the communal garden. This will activate the gardens edges and provides articulation to the length of fence. There is a planted buffer between the private courtyards and the communal pathways, which will increase the privacy in the courtyards, and reduce noise impacts of people using the garden. The courtyards provide a flexible paved space, which residents can occupy and personalize to their own requirements. A planter, adjacent to the fence, with high hedge planting, creates a seating edge for residents, and increases privacy.

**APPENDIX A - SCHEDULE OF OPEN SPACE**

<b>TYPE</b>	<b>AREA</b>
<b>1. Private Open Space</b>	
Building B	325m2
Building F	750m2
Total	1075m2
<b>2. Public Communal Open Space</b>	
Garden Rooms	2600m2
Pool/Gym Deck	125m2
Total	2725
<b>3. Not Publicly Accessible</b>	
Gravel Garden (service access only)	560m2
Total	560m2