

statement of landscape intent



ALLAMBIE HIEGHTS VILLAGE- PROJECT 2 181 Allambie Road, Allambie Heights, Sydney, NSW, 2100 15/11/19

The landscape character for the proposed development uses a simple palette of materials and plant species that are responsive to the surrounding natural vegetation and are complementary to the building style. The visually striking, yet functional, external environment of semi-public and private open spaces is appropriate to the microclimate created by the building and the location of the site adjacent and within an Asset Protection Zone (APZ).

The key landscape drivers for the design of the site are:

- The retention of many trees across the site. The most prominent being the *Eucalyptus saligna* (Sydney Blue Gum) to the east of the new development.
- The prevalence of native and endemic planting, which is reflective of the adjoining Sydney sandstone heath and low woodland communities to the west of the development site.
- The shallow Hawkesbury sandstone, which is exposed through some areas of the site, which results in sandy, shallow soil profiles.
- The drainage of the site to a low point in the south-western corner of the development site.
- The existing intermittent creek line which is effectively the boundary to the western part of the site.
- The retention of the existing road bisecting the site which serves as the main vehicular entry and access.
- The Asset Protection Zone (APZ) which is in place across this development. To inhibit bushfire risk, the following has been included:
 - Large expanses of lawn.
 - Planted garden beds that are staggered or broken up into smaller areas.
 - Trees that are appropriately spaced to prevent canopies connecting and touching.
 - The use of evergreen species to reduce leaf litter.
 - The use of gravel mulches, rather than organic mulches.
 - Preference for hardscape finishes within close proximity to the residential dwellings.

The landscape design of the various components of the site is described in more detail below.

Communal Building

The landscape associated with the Communal building to the south of the site aims to activate the outdoor spaces and promote social gathering amongst a 'bush' setting. The adjoining terrace encourages residents and visitors to gather together and enjoy the views to the wider landscape.

The existing grassed area on the south side of the driveway and to the west of the communal building provides an attractive outlook from the building. To the east a more intimate space provides amenity from the internal spaces. The meandering and planted bio-retention filter beds are attractive to look over and are designed to slow and filter the site stormwater and allow it to percolate into the ground. Planting to the southern edge aims to keep the prominent views of the wider landscape whilst providing a dappled, softened screen between the proposed development and the existing Allambie Heights Village to the south.

Walkways & Habitat Pond

An accessible ramp leads from the western side of the Communal building terrace to a small, quiet and tranquil seating area overlooking a small 'decorative' habitat pond located at the lowest point of the site. Views from this seating area look over an existing sandstone rock out-crop and four prominent bushland trees which are to be retained; providing important habitat and visual amenity.

Public Landscape Areas & Access

The existing driveway bisecting the site is retained and provides the main vehicular access to the new residential dwellings. A new driveway will lead from this main access way into the basement, where car parking has been provided for the residents. The intersection between the existing road and the new driveway, serves as a three-point turn for larger vehicles, including fire trucks and garbage trucks. Two new parking areas will be placed on the southern side of the existing road for visitors, which will be accessible by adjoining pathways.

An emergency accessway, north of the residential dwellings, will be finished using appropriately reinforced turf. This will provide a surface that can be easily traversed by emergency fire appliances, whilst maintaining a softer, permeable and more attractive and versatile space for residents.

North Western Open Space

Large open lawns and curved stonewalls provide a break in the vegetation and allow suitable provisions for the APZ. The retention of the existing larger native trees aims to provide a soft transition from bushland vegetation to the residential open space and contributes to a more 'mature' landscape finish. Existing sandstone rock-outcrops will be exposed to provide a feature within the landscape and compliment the adjacent bushland. Meandering accessible pathways allow for easy access from the residential dwellings to the nearby Communal building. A small shelter with picnic tables adjacent the walkway promotes social gathering and provides a covered area to watch activities on the lawns (ie. bocce or lawn bowls). A sculptural feature placed along the central axis of the driveway, provides an intriguing focal point within the landscape.

Edge of Building Gardens & Overall Planting

Tiered rock walls, gravel mulch and native garden planting work to reduce the threat of bushfire and provide a definitive landscape feature. The use of native and endemic species will drive the planting palette, however, plants will also be selected on their ability to be sustainable and hardy, as well as provide high water content to help to mitigate the hazards of bushfire (this may include plantings such as *Waterhousea floribunda*, *Syzygium spp.*, *Tristaniopsis laurina* and *Harpullia pendula*).

Retention of the Eastern *Eucalyptus saligna* & Basement Planting

The retention to the existing Sydney Blue Gum (*Eucalyptus saligna*) offers great amenity and has a firm presence within the landscape, both existing and proposed. It has a strong visual impact from all aspects of the site and will help to establish an overall sense of maturity to the development once construction is complete. This tree also establishes a softening screen to and from the adjacent William Charlton Village. Proposed basement planting will soften the carpark and reveals itself through a void in the upper terrace. An allowance for mature palm planting within this garden bed will add verticality to the landscape and create an interesting feature to the upper terrace.

On-Structure Courtyards and Private Landscape

The residential dwellings provide an on-structure courtyard, which all residents and visitors can access. The paved areas are softened by attractively shaped lawns and raised garden beds, while still providing ample outdoor seating spaces and comfortable circulation. Private courtyards for the lower units will have a mix of pavement and raised gardens, creating a versatile and easily maintained landscape.

Entry

An accessible and meandering pathway will lead residents from the dwellings, past the canopy of the retained *Eucalyptus saligna*, down to the public road and entry, where they can easily walk to nearby shops and bus stops. The walkway is carefully positioned and levelled to avoid impacts to the trees root zone. Feature sandstone walling will create a charming entry statement into the development and will also help to discretely hide many of the services needed for the function of the residential dwellings, including meters, bins and electrical switch board and a maintenance shed.

Conclusion

The landscape design ensures the proposed development sits comfortably within its setting and the adjoining buildings. There are many key drivers for the landscape design, which include its proximity to the bushland and the requirements to create an APZ. The proposed landscape also aims to achieve intrigue and provide an invitation into the surrounding gardens. It is simple in its structure and materials yet functional and responsive to the privacy of existing neighbours and future residents and responds well to the site's varying microclimates and uses.

Regards



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