

statement of landscape intent



ALLAMBIE HIEGHTS VILLAGE- PROJECT 2 181 Allambie Road, Allambie Heights, Sydney, NSW, 2100 13/06/18

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 are staggered or broken up into smaller areas
 - Trees are appropriately spaced to prevent canopies touching
 - The use of evergreen species to reduce leaf litter
 - The use of gravel mulches, rather than organic mulches
 - Preference for hardscape finishes within one meter of all residential dwellings

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

Pool Building and Activity Zone

The landscape associated with the pool building to the south of the site aims to activate the outdoor spaces and promote social gathering amongst a 'bush' setting. The circular activity terrace encourages residents and visitors to gather together and enjoy the views to the wider landscape whilst having a BBQ or watching the adjacent putting golf course.

The existing flat-grassed area on the south side of the driveway and to the east of the pool building, lends itself to a putting golf course. This intimate space provides great amenity and enables residents to bring their families outside for a pleasurable day in the sun. The meandering course allows for the retention of prominent trees and the planting of small low-lying garden beds. The garden beds also help to delineate the putting golf course and soften the open elements of the landscape. Planting to the south of the putting golf course will aim 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 & Pond

Stairs lead from the western side of the activity terrace to a small, quiet and tranquil seating area overlooking a decorative pond located at the lowest point of the site. Views from the 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. An accessible ramp takes residents from the pond seating area, through a pleasant walk surrounded by bushland, to the visitor-parking bay north of the pool building. This pathway passes through two separate terraced reed beds, which will act as bio-filtration zones, treating water and providing important habitat spaces.

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

North Western Open Space

Large open lawns and curved stonewalls provide a break in the vegetation and allow the provision of the APZ. The retention of the existing larger native trees aims to provide a soft transition from bushland vegetation to 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 pool 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 hazard of bush fire (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 softened screen to 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 vertically 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 garden, creating a versatile and easily maintained landscape.

Entry

An accessible meandering pathway will lead residents from the upper terrace, 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 suspended 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



Chloe Bristow

Landscape Architect
cbristow@arterra.com.au