

Stage 1 Residential development Epping Park 61 Mobbs Lane, Epping

Landscape Statement



Client: Sydney Broadcast Property Pty Ltd
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Introduction

ASPECT Studios in conjunction with PTW Architects, Worley Parsons Engineers and Halcrow MWT Traffic Consultants were commissioned by Sydney Broadcast Property to prepare landscape Plans for the proposed Epping Park residential development at 61 Mobbs Lane in Epping.

The site currently occupied by the Seven Network will be redeveloped into medium density residential housing set amongst publicly accessible open space. The following report and accompanying drawings provide a description of the landscape spaces associated with the Stage 1 residential works.

Site Context - Refer to drawing S1PA-01

The site is bound by Mobbs Lane to the south providing the street address for the development. Beyond Mobbs Lane to the south-east of the site, lies the former Eastwood Brickworks Quarry. This area is now being redeveloped into a mix of single dwelling homes and residential apartment buildings. Views exist to the south east over the Brickworks site to the city skyline beyond. Existing low density homes are located to the west of the Brickworks site on Mobbs Lane.

Mobbs Lane Reserve is situated to the west of the site. This Reserve contains remnant local native vegetation species and forms part of the open space network of reserve and parks that follow the path of Terry's Creek. This Reserve also has an established walking track network, children's playground and carpark.

Existing low density residential housing is situated along the eastern boundaries of the site with further existing low density residential housing along Grimes Lane and the Ryde TAFE Epping Annex located on the northern boundary.

Site Character – Refer to drawing S1PA-02

The site is characterised by undulating to rolling hilly landform and woodland character on Wianamatta Group shale soil. The existing Seven Network are situated on a raised, leveled platform on the eastern half of the site with large leveled car parks excavated into the hillside to the west of the buildings. These car parks are planted with rows of large native and exotic trees providing screening to their edges. Native and exotic trees have also been planted around the studio buildings in various planter beds.

A raised clearing towards the centre of the site accommodates a helipad for the Seven Network helicopter with planting of *Casuarina sp.* and *Eucalyptus sp.* situated to the north along the boundary. A dilapidated tennis court is located directly west of the studio buildings within an excavated slope. The steeply sloping edges accommodate bleacher seating on the northern and eastern edges of the tennis court and are surrounded by existing exotic and native trees.

The western half of the site remains fairly undeveloped and the landform has not been as intensely modified as the leveled land towards the east. The vegetation consists mainly of planted native and exotic trees in the north-west and scattered occurrence of native understorey species in less intensely mown lawn in the west. There are remnant *Angophora floribunda* trees in the north-west of the site. An existing drainage line of Terry's Creek runs through the north-west corner of the site and is heavily occupied by weed species.

A series of satellite dishes are located on clear land in the south-western corner of the site with vehicular access provided by a paved road connecting to the car park to the north. There is mown lawn with no trees upslope of the satellite dishes in the south-west corner of the site allowing views to the studio buildings from Mobbs Lane.

Project Scope – Refer to drawing S1-PA01

The proposed master plan consists of medium density residential apartment buildings and low density town houses and single dwelling homes set within a parkland setting. Each building will provide basement car parking facilities catering for residents with single dwelling homes provided with on grade parking facilities.

A minimum of 3.1ha of publicly accessible open space will be provided on site together with private communal space comprising of swimming pools, a gym, outdoor workout deck and tennis court for use by residents of the development. A child care facility with car park will also be provided in the south-west corner of the site and will be opened to the public.

Stage 1 Residential scope of works consists of 4 buildings (nos. 3, 4, 5 & 7) on the upper eastern platform and associated landscape for each of these buildings. Building 3 will consist of 12 courtyard homes located along the north-east boundary of the site. Buildings 4 & 5 will consist of 4 – 6 storey medium density apartment buildings with basement car park. These buildings will flank the Village Green with Building 4 on the eastern and Building 5 on the western. Building 7 will be located to the north of the Village Green against the site boundary. All private communal areas associated with the buildings within Stage 1 will be appropriately lit at night with a range of light fittings that will provide safe levels of light for night time use and will meet the necessary Australian Standards.

A description of the landscape spaces associated with the Stage 1 Residential scope of works is provided below:

Building 3 – Refer to drawings S1-PA05-06

Building 3 will consist of 12 courtyard homes varying in height from 2 storeys to 2 storeys with upper mezzanine level. The houses will be situated along the western boundary of the site and have a street address on Road 2. Each house will have a concrete unit paved driveway providing vehicular access to a double garage located at the front of each house. The landscape spaces will consist of a planted garden to the front of each house, a side courtyard with paved entertaining area and planted rear garden with lawn. Three different planting palettes will be designed for use between the 12 houses adding variety throughout the streetscape.

The front garden will be surrounded by a low masonry wall with steel railings to a height of 1.5m along the front of the property and higher wall dividing each of the gardens. Hedge species including *Viburnum odoratissimum*, *Syzygium australe* 'Cascade' and *Acmena smithii* var *minor* will be planted to provide a green screen between each of the houses. Low shrubs including *Rhododendron azalea indica*, *Escallonia* 'Donard Beauty' and *Strobilanthes anisophyllus* will be used against the front wall to provide privacy while still allowing for visual access to the street from the adjacent paved driveway. Layers of colourful feature planting surround a small pad of paving extending from french doors located at the front of each house, allowing for a small table and chairs. Paving also will be extended from the driveway to the front door of each house. A small pad of hardstand against the southern boundary wall of each lot will provide a storage area for bins.

A large concrete paved area spilling out from adjacent internal living space will be provided on the north side of each house. A pergola will extend across this area with hardstand for a barbeque. It will provide an outdoor extension of the living space and allowing for outdoor dining and entertaining. Tall hedge planting including *Viburnum odoratissimum*, *Syzygium australe* 'Cascade' and *Acmena smithii* var *minor* will be used to screen the walls of neighbouring houses to the north of the entertaining area with layers of colourful planting at ground level providing interest in the foreground. A small deciduous flowering tree (either *Malus ioensis* 'Plena', *Lagerstroemia indica* 'Indian Summer' or *Pyrus calleryana* 'Chantleer') will be situated to the west of the entertaining area providing seasonal colour and shade in the rear garden. A series of concrete stepping stones or concrete access stairs (depending on the levels of the lot) will be situated against the house to the south of the feature tree leading down to the rear garden.

The rear garden will consist of a level lawn with layers of screen planting to the edges of each garden. An evergreen shade tree will be provided in each garden with species including *Ceratopetalum gummiferum*, *Hymenosporum flavum* and *Corymbia ficifolia* 'Summer Red'. Terraced planters to the rear of each garden will be used to alleviate level differences between the proposed courtyard houses and the neighbouring existing residential homes on Edenlee Street. Screening hedge species will again be used to the back of each garden providing a green privacy screen between the proposed and existing homes. A small utilities area will be located along the southern fence line of each lot consisting of a fold away clothes line and rainwater tank. Larger gardens with side access will be provided for the two end houses (houses 1 and 12). A series of masonry walls and timber fencing contain each of the gardens and will provide security and privacy between each of the house lots.

Building 4 & 5– Refer to drawings S1-PA07-08

Building 4 & 5 will be located within a central block within the upper eastern platform. These twin buildings will flank the central Village Green with Building 4 on the east and Building 5 on the north-west. The buildings will be designed to step up from 3 storeys to 6 storeys from south to north and take in commanding views to the south of the surrounding valley and city skyline in the distance. The landscape spaces associated with these buildings will comprise of ground floor entry stairs, ramps and circulation paths, ground floor private terraces on the street and Village Green frontages of each building and private roof terraces for a selection of apartments on levels 3, 4 and 5.

Formal access to each building will be provided via paved stairs and ramps along each main street frontage (Road 2 for building 4 and Road 4 for building 5) from the footpath up to the podium level. Vehicular entry to the basement car parks will be provided via a concrete driveway on the street frontages of each building. The internal ground floor lobbies will be paved with brick. This brick paving will continue out to the publicly accessible Village Green. A raised concrete planter containing colourful and textural planting such as *Anigozanthos hybrids*, *Echium fastuosum* and *Myoporum parvifolium* will be used to mark the lobby entries along with signage on the Village Green frontage of each building.

Private terraces on the ground floor will extend out from bedrooms on the street frontage, and out from living spaces on the Village Green frontages of Building 4 and 5. These terraces will be paved with concrete unit paving and raised concrete planters at their periphery. Screen planting including *Escallonia* 'Donard beauty', *Correa alba* and *Dieters robinsoniana* will be mixed with understorey species including *Anigozanthos hybrids*, *Ajuga reptans* 'Catlins Giant' and *Zephranthes candida* to provide a green backdrop to the private terraces. Timber batten screens around the terraces will provide further privacy and security between the public and private space.

Private roof terraces on level 3, 4 and 5 will be paved with concrete unit paving and those facing southeast take in views over the surrounding valleys and city skyline beyond. Raised concrete planters containing small shrubs and hardy groundcovers such as *Liriope muscari*, *Dianella caerulea* and *Arthropodium cirrhatum* will be situated towards the edges of the roof terraces with timber batten privacy screens located between each terrace.

Building 7– Refer to drawing S1-PA09

Building 7 will be located to the north of the Village Green along the northern boundary of the site opposite the existing Ryde TAFE Epping Annex Campus. The building will stand on the highest point of the site with views to the south-east of the local surroundings and city views in the distance. The 6 storey residential apartment building will have a street address on Road 2 with a concrete driveway providing vehicular access to the basement car park. Pedestrian access will be provided via 1:14 disabled access ramps from the footpath to the internal lobbies with lift core. The proposed landscape works will comprise of private terraces on the ground floor, a planted roof on top of the basement car park and a strip of deep soil planting along the western boundary of the lot.

Private terraces will be provided for each ground floor apartment and will extend out from the building to the north and south. Each terrace will be paved using concrete unit pavers. Raised concrete planters will wrap around each of the terraces providing soil depth for screen planting and understorey species at their peripheries. Planting will consist of hedge species such as *Acmena smithii* var. *minor*, *Westringia fruticosa* and *Rhododendron azalea indica* to provide privacy. Understorey species such as *Zephranthes candida*, *Hemerocallis hybrids* and *Myoporum parvifolium* adding interest in the foreground.

A large raised planter will be situated on top of an exposed portion of the basement car park roof to the west of the main building and will provide adequate soil depth for planting. This inaccessible area will be planted out with low maintenance native grasses and hardy groundcovers such as *Dianella caerulea* 'King Alfred', *Isolepis nodosa* and *Lomandra confertifolia* 'Wingarra'. Small flowering native trees (*Hymenosporum flavum*) will be positioned in a strip of deep soil along the western boundary of the lot with flowering understorey species such as *Hemerocallis hybrids* and *Hebe* 'Turkish Delight' with hedge species *Westringia fruticosa* and *Acmena smithii* var. *minor*.

Trees to be removed - Refer to drawing S1-PA04

The identification of existing trees of high significance has been outlined in a previous flora report prepared by Anne Clements & Associates Pty Ltd in April 2009. This report provides a rating for the health of all existing tree on site and the proposed tree master plan has been designed in response to this report with as many healthy existing trees being retained as possible.

Refer to *Flora Assessment and Tree Survey: Mobbs Lane, Epping* prepared by Anne Clements & Associates Pty. Limited for tree numbers and further information on existing trees on site.

ASPECT Studios

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