

Early Works Package Epping Park 61 Mobbs Lane, Epping

Landscape Statement



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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, Epping.

The site currently occupied by the Seven Network will be redeveloped into medium density residential housing set amongst publicly accessible parklands. The following report and accompanying drawings provides a description of the landscape spaces associated with the Early Works Package.

Site Context – Refer to drawing EWPA-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 site which 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 along 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 car park.

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 EWPA-02

The site is characterised by undulating to rolling hilly landform and woodland character on Wianamatta Group shale soil. The existing Seven Network Studios are situated on a raised, leveled platform on the eastern half of the site with leveled car park excavated into the hillside down to the west. 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 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-west 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 EWPA-01

The proposed master plan will consist of 15 medium density residential flat buildings as well as low density town houses and single dwelling homes set within a parkland setting. Each flat building will provide basement car parking facilities and single dwelling homes will be provided with on grade parking facilities.

A minimum of 3.1ha of publicly accessible open space will be provided on site with private communal space comprising of swimming pools, a gym 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.

The Early Works Package consists of all of the public and communal residents' open space outside of the residential building lots. This includes the child care and residents facilities such as the tennis court, central pool, a gym and 'community' room. The Early Works scope of works also includes street upgrades to Mobbs Lane.

A description of the landscape spaces associated with the Early Work Package is provided below:

Village Green – Refer to drawings EW-PA10-11 for further detail

The Village Green will consist of a publicly accessible open space, centrally located on the upper platform of the site. This large public space will be flanked on the eastern and western edges by twin residential apartment buildings (buildings 4 and 5). The Village Green will step up from south-west to north-east mediating the 1metre level difference between the two buildings. Basement car park will be located under part of the Village Green with a large portion of deep soil located towards the centre of the site. On grade pedestrian access will be provided from Road 2 to the north-

west with pedestrian ramp and stair access from Road 3 to the south. Brick paved paths will allow access between building 4 and 5. Proposed private terraces will extend from ground floor apartments within both buildings and will have direct access to the Village Green whilst providing casual surveillance increasing safety throughout the space.

The main feature of the Village Green will be a centrally located level lawn for informal games and active recreation. Large concrete steps will provide informal seating at the lawns eastern edge. This seating will be complimented with timber benches located on a decomposed granite path adjacent to the lawn on its western edge. A row of large evergreen trees, *Corymbia citriodora* are proposed along the eastern edge of the lawn in deep soil. These trees have been selected for their large canopies which will provide shade and visual screening between the two buildings. A series of planted garden rooms will be located to the north of the lawn. These rooms, divided by colourful and textural planting, will create more intimate spaces with timber bench seating to accommodate passive use for individuals and small groups.

The proposed main circulation paths will be situated at the edges of the Village Green with a series of raised planters containing native grasses and screen planting against ground floor private terraces. Concrete paths will allow access via timber gates to each of the private terraces from the Village Green. Further screen planting will be provided between building 5 and the lawn within raised planters containing deciduous trees *Fraxinus* 'Raywood' with understorey species such as *Doryanthes palmeri*, *Dieties robinsoniana*, *Myoporum parvifolium* and *Arthropodium cirrhatum* or alike.

Town Square – Refer to drawings EW-PA10 & 11 for further detail

The Town Square has been designed to be inviting and welcoming to the general public. The proposed paved square will be located on Mobbs Lane in an elevated position above the road level. An embankment with colourful and textural planting including species such as *Anigozanthos hybrids*, *Dianella ensiformis* 'Silver streak', *Arthropodium cirrhatum* or alike, will highlight the entry to the square with access provided by stairs and a disabled access ramp off Mobbs Lane. A bus stop will also be located adjacent to the Town Square on Mobbs Lane. The elevated position of the future square commands views to the city sky line to the south-east.

Proposed concrete access stairs on the northern frontage will link the square to the streetscape of Road 3 and the Village Green beyond. Wide concrete steps along this frontage will provide informal seating at the edge of the square.

The square will be flanked on its eastern and western edges by two possible retail / café shops. These shops would provide activation of the space with proposed bench seating and deciduous feature trees, *Ulmus parvifolia* accommodating public use at the edges. A proposed centrally located water play / water feature will be the focal point for the square providing movement and colour to the space.

Pocket Parks – Refer to drawing EW-PA16 for detail plan

A series of proposed small pocket parks will be situated towards the northern edge of the site, the largest of which will be located in the north-east corner. This park will take advantage of shade provided by six existing mature native trees to be retained. This park will be located within a protected corner of the site away from roads and cars and will be used as a children's playground. The playground will consist of play equipment and nature play objects such as boulders and balancing beams with a possible bike circuit for small children. A possible future connection is also proposed to the north of the park pending the future redevelopment of the Ryde TAFE site. Buffer planting will be provided at all edges of this park to ensure privacy for the existing houses to the east and the proposed dwelling to the south and west.

A series of smaller linked pocket parks will be located along Road 2 adjacent to the side of proposed building 9. These parks will be positioned on the upper plateau with commanding views over the lower portion of the site with district views out to the south and west. These pocket parks will be designed as part of a proposed pedestrian circuit that takes in public open space on the upper and lower levels of the site connected via steps and through site links between the building envelopes. Outdoor fitness stations as well as bench seating will be provided within these pocket parks to encourage public fitness and activation throughout the site. These pocket parks will contain evergreen native tree species and low maintenance, drought tolerant understorey planting.

Central Residents' Facilities – Refer to drawing EW-PA12 for detail plan

The central residents' facilities will be located in the centre of the development opposite to the western site entry from Mobbs Lane. This area will be securely fenced and for use by residents of the development only. Access will be provided by stairs and a disabled access ramp that lead up from the Parkland Spine (Road 1) and by a secondary access point via a gate located on a proposed through site link along the western edge of these facilities.

The central residents' facilities will be arranged over 3 levels stepping up from south to north. A 25m long lap pool, recreational pool and shaded children's pool will be located on the lowest level. Timber decking will be provided around some of the edges of the pools with concrete unit paving used within the centre of the space allowing for movable furniture such as sun beds and tables and chairs to be positioned in this area. A long timber pergola will stretch across the southern frontage of this space providing a climbing structure for a vibrant flowering vine *Bougainvillea cvs.* or alike. Linear timber benches positioned close to the pools edge will provide further seating and the opportunity for parental supervision of children.

A proposed community hall and a gym building with toilets and change facilities will be located on a mid level 1metre above the pool deck. This building will be accessed via stairs and a 1:14 disabled ramp from the pool level. A 2.7m

wide timber deck will wrap around the front of the building to provide circulation and access to each of the buildings functions.

A large open timber deck will also be provided to the north of the building. This deck is situated 1metre above the level of the building and accessed via stairs. This space is proposed as an outdoor extension to the gym with exercise equipment such as chin up bars, sit up benches and stretching post to be located within this space. A long timber bench will wrap around this space providing further stretching opportunities and informal seating.

The central residents' facilities will be surrounded by planted embankments on its north-east and north-western edges where the grand stand for the original tennis court previously stood. Native trees, *Flindersia australis*, with lush glossy foliage are positioned around the edges of the pool area to provide areas of shade. These trees will continue across the Parkland Spine (Road 1) to the south-east of the pool and frame the main entry of the site.

Public through site links will be provided to the north-east and south-west of the central resident's facilities allowing for multiple access opportunities. A series of curved concrete retaining walls will provide terraced planting beds with low maintenance understorey planting and native grasses such as *Lomandra longifolia* 'Tanika', *Dianella caerulea* and *Pennisetum alopecuroides* and alike at the peripheries of the facilities. Additional buffer planting will be implemented to provide privacy to adjacent apartments.

The Parkland Spine – Refer to drawings EW-17 & EW-PA18 for further detail

The Parkland Spine (Road 1) will be the main vehicular and pedestrian connection within the site. The spine will be curved in form in response to the existing contours of the site. The Parkland Spine will accommodate a 6m wide 2 way vehicular carriageway as well as a linear park along its western edge comprising of a 3m wide swale, 2.5m wide footpath / cycleway as well as activity nodes such as outdoor exercise stations, seating areas and children's play spaces. The Parkland Spine will terminate with a turning circle at its northern end that accommodates both fire and garbage truck turning requirements.

A 1.2m wide footpath and parallel visitor parking bays will be provided along the northern edge of the Parkland Spine, with street tree planting of *Angophora floribunda* or *Eucalyptus saligna* on both sides of the street providing a strong, green canopy connection. Buffer planting at the edges of the Parkland Spine will alleviate privacy issues to adjacent ground floor units and private terraces.

A permeable kerb on the western edge of the carriageway will allow excess stormwater and road runoff to flow from the carriageway through to the planted drainage swale where it will be collected and filtered before release into a series of proposed cascading reed beds. A 2.5 meter wide shared cycleway / footpath will be positioned on the southern side of the street adjacent to the swale. This path will connect an existing through site link from Meredith Street to the north to Mobbs Lane in the south.

A series of public pocket parks will line the main footpath on the southern edges of the carriageway. These parks will form part of a proposed public fitness circuit that encompasses other parks on site as well as path networks already established in Mobbs Lane Reserve and Fred Spurway Park. The parks will contain active recreation equipment such as outdoor exercise stations as well as children's play and seating.

Proposed through site connections to the south and west of the Parkland Spine will provide access to the lower woodland areas. Water collected within the drainage swale will be directed through a series of cascading reed beds located adjacent to the through site links providing further stormwater filtration before release into a detention basin at the bottom of the water catchment.

Woodlands – Refer to drawing EW-PA20 for sections

The woodlands will be located along the western boundary of the site and abut Mobbs Lane Reserve. The character of this zone is of an open woodland with a mix of native ground covers (to be retained and supplemented) and turf understorey. The landscape within this zone has been designed to blur the boundary between Mobbs Lane Reserve and the proposed development site so that there is a seamless transition between the public park and the publicly accessible open space within the site boundary. The majority of existing trees to be retained occur in this area. These existing trees will be enhanced with further planting of local native tree species which naturally occur within Mobbs Lane Reserve.

A series of decomposed granite and concrete paths will provide access through the woodlands with pockets of outdoor exercise equipment located along these paths, forming part of the wider network of public fitness and pedestrian circuits throughout the site.

Nature play elements will also be incorporated within this zone catering for the play needs of older children. These elements will consist of balancing beams, timber decks, sandstone boulders, timber poles and ropes located under the canopies of existing and proposed trees. This will provide a different play environment from those already existing within Mobbs Lane Reserve and the rest of the development without detracting from the woodland character of this zone.

An existing drainage line crosses the woodland zone carrying water from the Ryde TAFE site to Mobbs Lane Reserve. A series of small ponds are located along this drainage line and will be revegetated with appropriate native plant species planted at the ponds edges. Species will include *Baumea articulata*, *Eleocharis sphacelata*, *Juncus usitatus* and *Triglochin procerum* or alike.

Child Care Centre and Tennis Court – Refer to drawing EW-PA14 for detail plan

A proposed public Child Care facility with car park will be located in the southern corner of the site adjacent to a private tennis court and detention basin. The Child Care Centre will have direct vehicular and pedestrian access off Mobbs Lane. Security fencing will be provided around the car park periphery to prevent pedestrian / vehicular conflict with the main pedestrian entry path located away from the car park outside of the fenced zone. Small evergreen Australian native trees *Tristanopsis laurina* will be planted to provide shade at the edges of the car park while also providing a green outlook for the building. These trees will be located within a 4 metre wide drainage swale that will collect water runoff along the southern edge of the car park fronting Mobbs Lane. Large native evergreen trees *Eucalyptus saligna* will also be used around the childcare facility to provide further shade and screening.

An outdoor play space will be provided at the rear of the Child Care Centre facing the adjacent detention basin. Screening planting of native trees and shrubs such as *Melealeuca quiquenervia* with understorey of *Doryathes palmeri*, *Dietes robinsoniana* and *Lomandra species* or the like will provide a green buffer between the play space and the basin beyond.

The design of this play space will be finalized by the future operator of the Child Care Centre.

The private tennis court will be located to the north east of the Child Care Centre. The tennis court will be fenced and for the use of residents of the development only. Access to the tennis court will be via a set of concrete stairs and gate on the northeastern edge. A small seating area with timber benches will also be provided along this edge for spectators. Buffer planting will surround the court consisting of native tree species *Melealeuca quiquenervia* with understorey of *Doryathes palmeri*, *Dietes robinsoniana* and *Lomandra species* or alike. This planting will assist in screening the tennis court from the adjacent apartment buildings

Detention Basin – Refer to drawings EW-PA14 & 15 for further detail

A detention basin is located at the bottom of the site catchment in the south western corner of the site. The basin will accommodate storm water run off from upper areas of the site that will have been filtered through drainage swales, reed beds and gross pollutant traps for reuse. The detention basin will act as a sediment settling pond allowing suspended solids within the filtered water to settle to the base of the water body. This water will then be used for irrigation purposes throughout landscaped areas. In the event of large storms where the lake has reached maximum capacity, water will overflow into a designated spillway allowing water to flow out to Mobbs Lane where it can be collected by the street sewer system.

Native aquatic planting located around the periphery of the lake will prevent public access to the water while soften the edges of the lake and filtering incoming water. A raised timber boardwalk will provide pedestrian connections along the northern and eastern edges of the lake with further pedestrian paths providing access to Mobbs Lane Reserve, the woodland area and beyond.

Grasslands – Refer to drawing DA14 for detail plan

An existing open grassland zone is located along the southern boundary along Mobbs Lane. The character of this grassland zone adds to the park like setting of the development and is enhanced with peripheral planting of tree species endemic to Mobbs Lane Reserve to screen the adjacent buildings. Native understorey planting is also included along the southern boundary along Mobbs Lane.

Streetscape upgrades – Mobbs Lane

Mobbs Lane will be upgraded as part of the Early Works scope of works. Turf verges and new street trees (*Eucalyptus acmenoides*) will be provided along the Mobbs Lane within the area of new works. This species of tree will tie in with existing trees located on the opposite side of the Mobbs Lane. The implementation of these works as outlined may result in the removal and / or repositioning of utilities, footpaths and street trees along Mobbs Lane. Refer to civil works package of drawings for further detail on these works.

Landscape lighting

Landscape lighting will be provided in all open space areas and will consist of a mix of fitting types such as pole top lights, bollards, wall recessed lights and uplighting to feature trees. Lighting levels will make all open space areas safe for night time use without adversely affecting the wildlife.

Bin Amenities

Durable bin enclosures with removable bins on wheels will be included at appropriate locations throughout the open space. The exact bin type and locations will be documented at later stages of the project. Collection of rubbish will occur from internal streets with bins wheeled to street locations for collection by a site manager.

Trees to be removed – Refer to EW-PA05

The identification of existing trees of high significance have been outlined in flora and fauna studies 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 *Response to Director General's Requirements: Mobbs Lane, Epping* prepared by Anne Clements & Associates Pty. Ltd. for tree numbers and further information on existing trees on site.

Note: Refer to EW-PA05 for tree removal plan
 Refer to EW-PA06 for Tree Master Plan and indicative tree images

ASPECT Studios

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