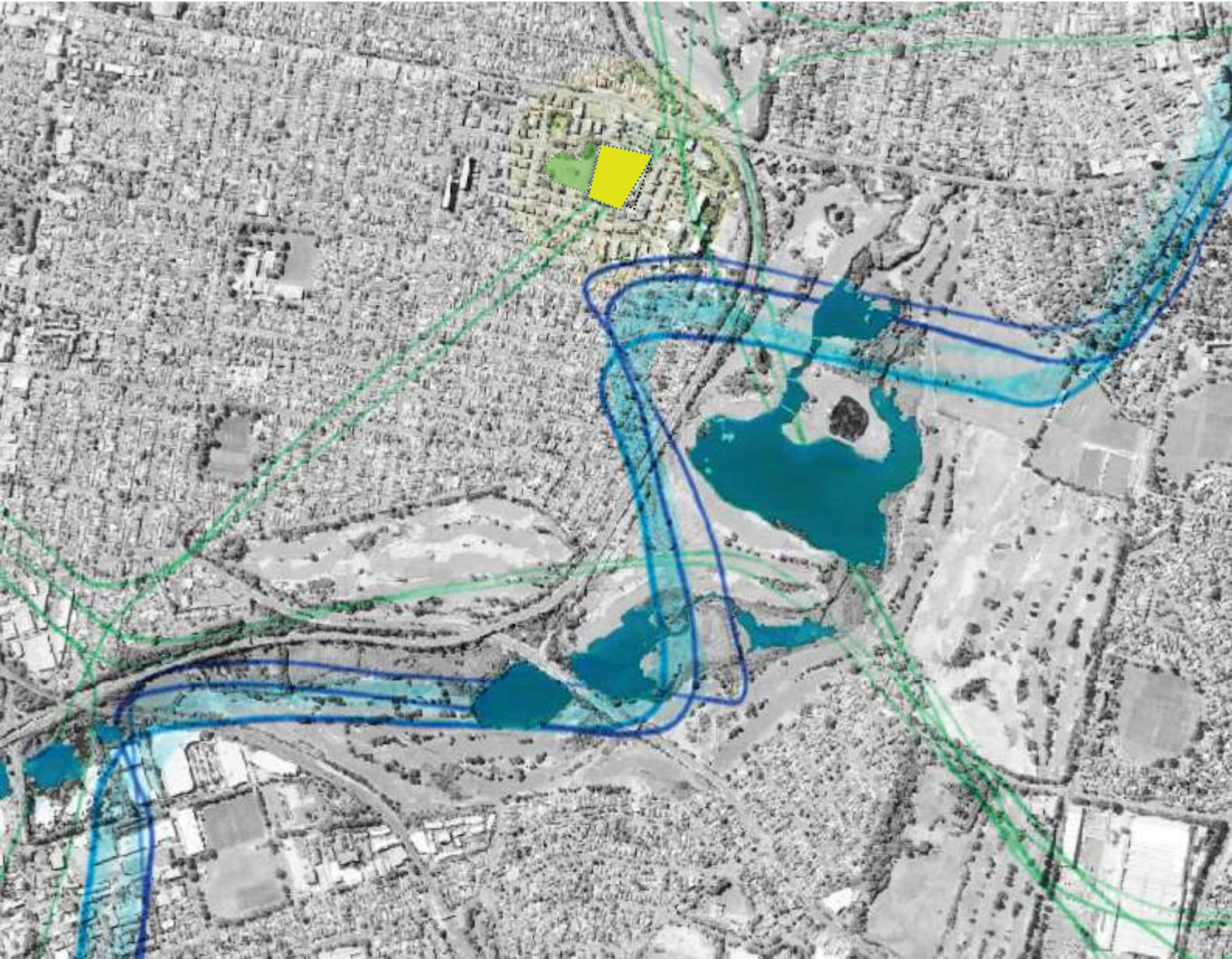


Eastlakes South

Landscape Design Statement



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INTRODUCTION

Eastlakes South is an integrated living environment that features an extensive public domain that provides opportunities for spatial connections to the immediate surrounds and neighbourhood shopping precinct.

Complementing this public domain are two extensive landscaped podiums located above the neighbourhood shopping precinct that provide a generously proportioned amenity across and through the site connecting with the Eastlakes Reserve interface and surrounding streetscapes. The extensive and generously landscaped podiums feature coordinated benefits across the site that include mature plantings, a swimming pool, ornamental water features and pedestrian pathways that connect barbecue areas, children's play area, community rooms and areas of respite.

The integrated design approach of the podium has addressed essential open space requirements by providing an appropriate micro climate, solar access, shelter, privacy, security, access and flexibility in the use of external spaces.

The integration of Oculi with associated planting and water at the level one podium allows for natural light to infiltrate and promote the ground floor as an integrated part of the overall living environment principles of the proposal.

The podium landscape features a variety of spaces and "external rooms" that have been developed for the use and enjoyment of the residents and their guests. Central to the activity node is the Level 2 swimming pool that creates an activity focus for the podium area with associated recreational spaces that provide opportunities for lounging, communal productive gardens, BBQ and lawn activities, walking and other informal leisure pursuits.

A series of communal spaces through the landscape provide opportunities for rest and relaxation across both the podium levels. These spaces are articulated through a combination of planting, smaller water features, seating walls and pavilions. These spaces are designed to create opportunities for informal social gatherings while smaller semi-enclosed spaces are provided for minor groups and individuals.

The pedestrian circulation zones consist of a number of informal pathways that link the communal spaces to apartment building entries, access points to different levels while providing clear sight lines across the landscape spaces. Clearly defined pathways vary in width and texture which create opportunities for informal groups to gather and socialise. The podium provides an important visual amenity when viewed from the apartments above presenting an extensive landscape treatment merged with pathway circulation zones. This overall design approach increases legibility and facilitates way finding across the podium to destinations including apartment entries and destinations within the landscape environment.

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The landscape components are comprised of the following:

1.1 Swimming pool environment

The swimming pool provides an extensive area of accessible open space that forms a substantial activity zone within a landscaped area. A series of ornamental water pools complement the swimming pool, and integrate with the concept for the landscape of tracing the underlying Botany Bay Aquifer that lies under the site, into the overall landscape theme.

Located to the centre of the podium, the pool area is defined by a landscaped periphery to the surrounding buildings. The setback includes an extensive landscape buffer to ensure that the privacy of the adjacent apartments and swimming pool users is maintained. This is achieved through the use of substantial and layered planting of trees, screening shrubs and ground covers, as well as a shade structure that wraps around the pool deck area and stretches to the southern extent of the level 2 podium. A combination of native and exotic planting provides a multilayered textural character, creating a unique form and providing a quality landscape treatment. Shelter adjacent to the swimming pool provides shade, privacy and wind protection while simultaneously encouraging a resort or recreational theme (an important design philosophy of the development).

1.2 Sitting and relaxation areas

Informal sitting areas are facilitated through the podium levels with opportunities for casual sitting and relaxing amongst the lush landscape environment that provides a sense of enclosure, shade, protection and comfort. These areas are defined by both the carefully selected planting and walling elements. Natural materials are used including timber in this area that create a sense of nature complementing an appropriate humanly scaled setting, allowing filtered views in and out of the space. Secluded seating spaces amongst the planters of the productive communal gardens create further opportunities for chance meetings and smaller gatherings.

1.3 Communal gathering areas

Communal gathering spaces are located to the northern, eastern and southern extents of the level 1 podium, are framed by ornamental water features, timber decks and childrens play areas. On level 2 to at the southern extent, a pergola, yoga area and conversation pit, provide destinations and gathering points.

The spaces consists of flexible unit paving, timber decking and seating, concrete seating walls, grass and planting that may be utilised by residents and their guests. Extensive planting and ornamental water features adjacent to the apartment buildings, provide seclusion and privacy, while the structures and planting will ameliorate wind impacts as well as provide shade to the interface areas. Pergolas and deck structures at destinations and outlooks, provide shade, shelter and frame the vistas of the sunrise over the coastline to the east or sunset over the Blue Mountains to the west.

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1.4 Ornamental water features

Extensive use of water is used as an integral part of the overall landscape narrative and themes are expressed in a means that activates the natural aspects of landscape through the reflection and movement of materials, textures and light across the surface of water features. The introduction of, and moving composition of reflections and water introduces the warmth of nature and a harmonious character of wellness across the external living environments.

1.5 Play area

The play area is located on the podium level to the southern extent of the proposal and surrounds a centralised BBQ and shade structure. This zone features a range of experiential environments and incorporates guidelines from the Everyone Can Play, Let's create Inclusive Playspaces prepared by the NSW Government. The design principles include a range of inclusive spaces that provide access for people living with a disability, multi-cultural backgrounds and cross generational access.

The play spaces will invite all residents and guests to participate in a fun, welcoming and comfortable environment. The play area environment will seek to create an integrated, memorable and stimulating play experiences incorporating physical challenges and teaching children to socialise and interact with others. All specific play equipment and the overall environment will conform to the relevant Australian Standards.

1.6 Viewing decks and BBQs

Located between apartment groupings on Level 1 podium and adjacent to the Level 2 open space areas are a series of open timber decks that provide district and immediate views. These timber pavilions shared with the immediate landscape curtilages provide for quiet rest, contemplative spaces and opportunities for communal activities on these podium levels. Discreetly located away from the more open activity zones such as the swimming pool and play areas, these pavilions provide shelter, sitting and viewing opportunities.

1.7 Public domain

The existing public domain is of a disjointed and irregular character. To improve this amenity, the public domain plan offers an integrated approach that combines new street tree planting and paving that provides a cohesive and attractive open space. Links to the immediate surrounding community are enhanced with the provision of an appropriate pedestrian finishes and links, with appropriate CPTED (Crime Prevention Through Environmental Design) design principles incorporated into the design. These include clear sight lines in the public domain that encourage both informal and more formal surveillance, encouragement of community ownership and identity, the provision of multiple pedestrian access points which provides flexibility and options across the

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site to navigate through the shopping areas, public domain and communal residential areas of the apartments. The sightlines and pedestrian flows encourage use and pedestrian flow in a pattern that reassures social interaction and cohesion.

This plan nominates the extent and character of the open space interface around the proposal and its relationship with the existing environment. To create a welcoming and generous public domain, flagstone grey paving to footpaths around the site with the footpaths broadened to include parts of the subject site to create a suitable pedestrian amenity. Proposed street tree planting complements this urban form with the proposed street trees to Barber Avenue providing a clear urban streetscape typology.

Racecourse Plaza provides clear access and visual permeability through the site providing public access from Eastlakes Reserve to Evans Avenue with natural light through the market place being facilitated by several Oculi that allow light from the podium level through to the retail areas.

To the south eastern portion of Barber Avenue, a public art wall or articulated architectural treatment of the wall is proposed that will supplement the amenity of the proposed street tree planting along the street .

To Evans Avenue, a new vehicular drop off has been introduced that has impacted on the existing street trees with the result that the established London Plane Trees are proposed to be removed. To compensate for this removal, six new street trees are proposed along the southern side of Evans Avenue. This will result in a uniform and cohesive streetscape that incorporates both the pedestrian and vehicular needs of drop off area and the broader public domain, providing a green canopy that links Eastlakes Reserve and Barber Avenue. Extensive paving on the widened footpaths is proposed to complement the new planting, ensuring that tree plantings will provide welcome shade in summer and opportunities for sun access in winter. The broadened footpath accommodates areas for sitting, litter bins and bollards that constitute good urban design elements, invigorating the streetscape interface with the existing community.

CONCLUSION

The Landscape design for the proposed development provides an amenity, character, shelter and recreational opportunities through an integrated environmental design approach of wellness and appreciation of natural elements creating a level of design excellence appropriate for the scale and overall concept of the project in a distinctive and memorable design quality and environment.

The advancement of carefully modulated vegetated open spaces through the proposal and links through to the adjacent Eastlakes Reserve and public domain combined with appropriate finishes, planting form and character will enhance the conception of the proposal within the local environment providing a positive addition to the immediate and broader community.

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