



GRACEWOOD STAGE 3, CLUSTERS 2, 3 & 4 – DESIGN REPORT

PROJECT Gracewood Stage 3 Clusters 2,3 & 4
PROJECT NO 17-071W
DATE 14 December 2017

THE SITE

The Stage 3 site is nestled in between the existing RACF (to the North) and clusters 1 to 5 to the South

A ribbon of remnant Cumberland Plain Woodland borders the proposed Stage 3 development along its Southern edge.

The existing resident vegetable garden to the south of clusters has been retained as a central community feature.

Existing typography falls from east to west with a vertical distance of 6.5 metres between Rutherford Avenue and Free Settlers Drive.

LANDSCAPE DESIGN

The landscape design approach responds directly to both the existing site conditions and the specific needs and aspirations of the client and residents.

The design is best described in a series of gardens as follows:

Rutherford Avenue Garden

A garden is established separating the residential outdoor terraces from the street with a range of shrubs, groundcovers and native trees, allowing a pathway to safely meander to the building entry.

Northern Garden

The area to the North of the site is characterised by an existing garden that was developed in an earlier stage with the RACF part of the project. The two existing pedestrian access points from the RACF will be connected through to the cluster 3 courtyard. The existing planted embankment will be refurbished with mulch, groundcovers and small tree planting to provide a visual buffer between the new and existing buildings.

The Southern Garden

This frontage adjoins the remnant Cumberland Plain Woodland and is characterised by native trees with a managed native grass understorey. The existing resident vegetable garden is located to the south of cluster 3 and is retained as is. An accessible pedestrian pathway meanders between Free Settlers Drive and Rutherford Avenue providing pedestrian access directly to the entry courtyards for cluster 2 and 3.

A dry creek bed is installed adjacent the pathway and coordinated with the civil engineering stormwater concept to effectively manage stormwater overland flow.

Significant small/medium tree planting are installed between cluster 4 and the existing cluster 5 to create a visual buffer between the two residential buildings. The understorey planting in this area will also be a managed native grass.

The planting design in this area has considered the requirements of the R.F.S with a minimum 10 metre width to the south side of the buildings being a managed native grassland understorey with canopy trees spaced to ensure a non continuous canopy.

Plant species within the Cumberland Plain Woodland offset area have been selected and placed in conjunction with Travers Ecology to ensure a consistent and appropriate ongoing management of the CPW.

Free Settlers Drive Garden

The pedestrian access to cluster 2 from the street has been developed so that it has a similar 'look and feel' to Rutherford Avenue entry. Access to entry points is via a meandering pathway through the garden with no obvious direct pathway between street and door. Low shrub and ground cover planting combined with ground modelling against the building reduces any visual impact that the elevated building has to the street. A layer of canopy trees over the footpath in the garden provides further amenity and visual amelioration. The northern façade of cluster 2 is also treated with a metal trellis attached to the basement wall with climbing plants entwining up the mesh to effectively provide a natural element to the

facade. Similar trellis systems and climbing plants are proposed over the driveway access to the basement parking providing visual relief to residents overlooking the driveways.

Courtyard Gardens

The courtyards to cluster 2 and 3 are designed as an extension of the internal communal living spaces.

Both courtyards are a destination for residents across the Gracewood project and include such features as:

- A putting green
- Large garden chess sets
- Outdoor communal dining under a planted arbour
- Outdoor communal fire pit
- A bocce court for group activities

The surface finish to the courtyard areas is defined by large format paving with synthetic turf used for putting greens and to pattern the 'chess board'.

All the planting within the courtyards is contained within raised planters to provide sitting edge walls and depth of soil for a range of shrubs, groundcovers, accent plants and feature trees. Tree planting is designed as a mix of deciduous and evergreen to manage winter sun and summer shade. The change of seasons is important to the residents and this will be reflected in the planting design; creating an environment that will enhance the health and wellbeing of all residents and visitors alike.