



128 Herring Road, Macquarie Park EA Landscape Report

1. Landscape Concept Plan
2. Project Application - Stage Subdivision Landscape Plans
3. Project Application - Building A Landscape Concept

ISSUE DATE: 06 May 2010

128 Herring Road, Macquarie Park Landscape Concept Plan

INTRODUCTION

This landscape architectural report discusses the proposed landscape design philosophy for the proposed development at 128 Herring Road Macquarie Park, and incorporates all external spaces including streetscapes.

APPROACH

The overall landscape architectural approach seeks to offer a rich tapestry of external spaces to facilitate communal living. The layout responds to the architectural proposal and links internal and external spaces allowing good connectivity between indoors and outdoors.

Privacy for residents and adjacent properties has been addressed through the selection and placement of evergreen and deciduous trees and screen shrubs.

Streetscapes are designed to elevate neighbourhood character and contribute to the positive image of the development within the neighbourhood.

Vegetation is utilised to; augment indigenous biodiversity, moderate environmental conditions, complement vertical building scale and forms, enhance privacy, and offer a rich ornamental landscape setting.

	Client		Architect		Landscape Architect		Project	128 Herring Road, Macquarie Park	Drawing Title	INTRODUCTION	Project No.	0924	Dwg No.	L2	Revision	A
											Scale		Date	08/03/10		
												Dwg Status	Preliminary			

CREEK LINE & RIPARIAN VEGETATION (Refer drawing L4 key 4, 5 & 6)

A key natural feature of the site is the existing creek line University Creek. The creek runs through the site and its associated riparian vegetation will be restored to health through regeneration and re-vegetation of endemic species as recommended within the Flora and Fauna report (prepared by Total Earth Care). Restoration of the riparian zone will greatly improve the site's ecological values, contributing to biodiversity, and offsetting tree loss induced by the development. A Core Riparian Zone (CRZ) will be established immediately adjacent the creek and will be protected through the installation of an open physical barrier such as bollards or post and rail timber fence. A Vegetation Buffer zone (VB) will also be established outside of the CRZ to safeguard its long term viability and integrity.

A pathway is also proposed to delineate between the CRZ and VB. The path will provide pedestrian connectivity through the site and assist with the logistics of long term vegetation maintenance.

It is anticipated that the initial quantum of plants installed will undergo a process of natural selection to achieve a climax riparian community.

STORMWATER MANAGEMENT (Refer drawing L4 key 6)

The landscape design is integrated with the sites stormwater strategy in order to minimise the impact of the development on University Creek.

A bio-retention basin will be contained within the VB ensuring that all water run-off is cleansed before it reaches the watercourse.

The location of the basin within the VB will enhance 'buffering' against weed encroachment due to the density of hydrophyte planting. Because the basin is integrated within the site's stormwater treatment system long term maintenance of the VB will be ensured.

Basin planting also provides opportunity to extend endemic hydrophyte species and habitat diversity.

DEEP SOIL ZONES (Refer drawing L4 key 4 & 7)

The site's deep soil zones form an integral part of the design strategy. Additional to their tree retention function, deep soil zones will be augmented with endemic tree planting increasing habitat values through extending links to the CRZ. The extension of canopy tree planting will also improve the visual amenity of the development by masking building mass, bulk and scale from adjacent properties, and improve air quality. Additionally, canopy tree planting will provide leafy green views from apartments improving liveability. The habit and form of canopy trees will provide a dappled filigree of light and shade providing environmental amelioration year round. The ground surface will be treated with groundcover planting and leaf mulch promoting infiltration reducing stormwater discharge rates and on-site storage capacity.

INDIGENOUS TREE SPECIES

The reference to indigenous trees within the report denotes trees that have been identified as belonging to the vegetation community that once fully occupied the site.

COMMUNAL OPEN SPACE (Refer drawing L4 key 8, 9 & 10)

Communal open space is consolidated into a series of usable and attractive courtyard zones facilitating communal life. These are configured to optimise functionality; create a sense of spaciousness; and to provide a pleasant outlook from balconies. A range of facilities are provided including pool facilities, BBQ area, paved pathways, ornamental gardens and seating.

The layout is structured around a modulated central garden zone with bands of rich planting, stone 'platforms' and lawn terraces which provide visual stimuli and opportunity for respite or communal interactions.

A paved orbital pathway and interconnecting stone 'platforms' enable free movement throughout the courtyard providing access to numerous micro-spaces.

Two pools are located within communal open spaces providing high quality recreational opportunities for residents. The pool areas will receive high quality, durable finishes with sun-decks. The pool area within the building A courtyard includes a deciduous vine covered pergola providing; shade during active summer swimming, sun for passive winter recreation, and privacy from overlooking balconies.

Material selection is informed by natural colours and tones connecting with the surrounding indigenous vegetation.

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety.

ACCESSIBILITY

Where able, gently graded pathways have been designed providing accessibility for all age groups and degrees of mobility ensuring that residents can access site amenities comfortably.

Path widths are of an adequate size to accommodate the movement of furniture.

Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building and private courtyard entries, and service areas.

STREETSCAPE & STREET FRONTAGES (Refer drawing L4 key 1, 2 & 3)

Both Herring Road and the newly proposed boulevard will be developed in accordance the Macquarie Park Public Domain Technical Manual as prepared by the City of Ryde Council.

Herring Rd is identified as a Type 1 road with a 4.5m paved zone from back of kerb.

The newly proposed boulevard is identified as a Type 3 road. The design substantially conforms to the criteria specified including:

a) A Minimum 2m wide footpath between carriageway and building properties, and

b) Native tree species, located at 6m spacing's in alignment. Recommended species include Angophora costata, and Eucalyptus haemastoma.

The type 3 requirements have been augmented to create a boulevard entry through the inclusion of additional trees between parking spaces. These additional trees will not only render the streetscape with additional green hues but provide a shaded road pavement reducing heat loading from midday and afternoon summer sun. The additional tree pits will also be detailed as bio-retention systems with additional structural soil zones beneath parking areas for root development and as such conforms to the requirement for 'rain gardens' within the type 3 street.

Pathway pavements to be G684 Black Fuding Granite with the road type classification in accordance with the public domain technical manual.

A shared pedestrian and vehicular plaza is proposed at the termination of the new access road. It will both terminate the new boulevard, and act as an entrance threshold to the open space and riparian corridor of University Creek welcoming neighbourhood users. The plaza will be constructed of select granite paving suitable for vehicular traffic. The high quality finish will contribute to the positive image of the development and elevate neighbourhood character.

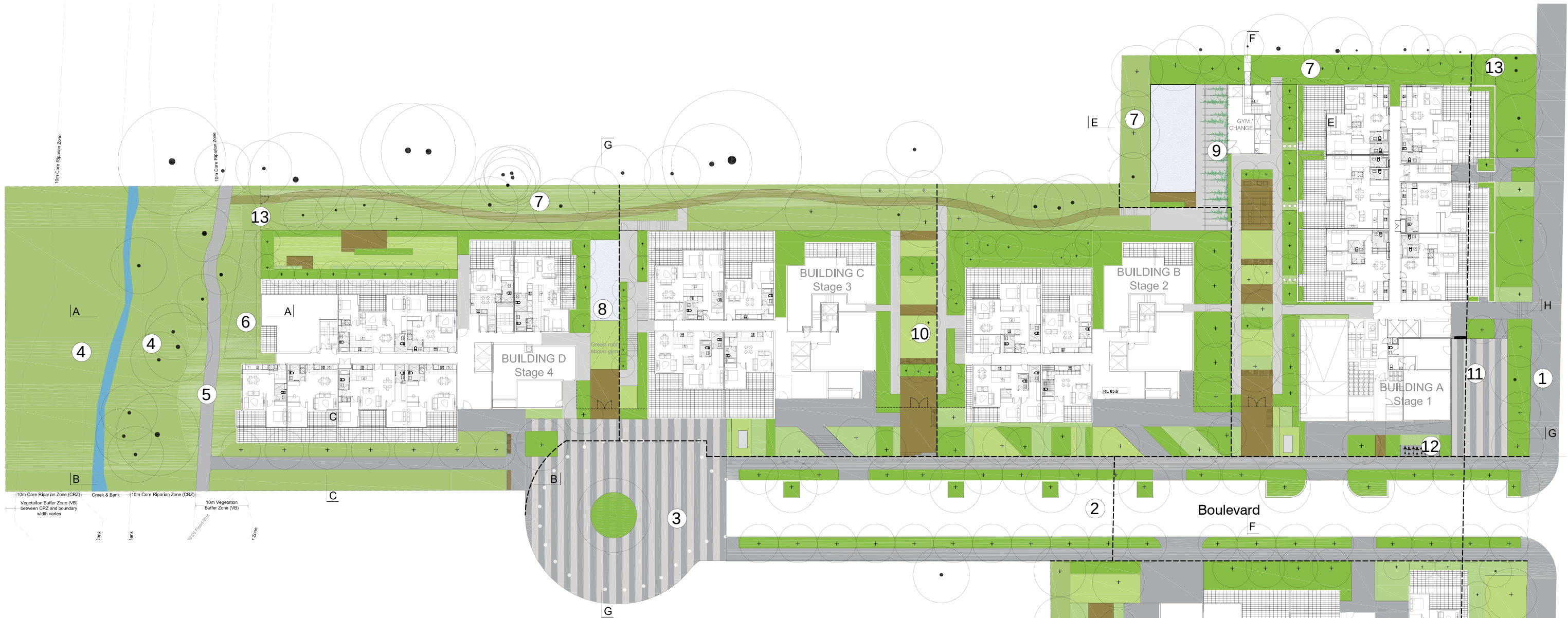
PAVEMENT DESIGN

Pavements to streetscapes are in accordance with the Macquarie Park Public Domain Technical Manual.

Pavements throughout the development connect with the street pavements through incorporation of granite flagging on pathways. Two types / tones and finishes are recommended. These will be manipulated in different ways to provide visual interest.

A series of sandstone 'platform' pavement areas punctuate courtyard spaces creating visual interest at ground level and from above. The platforms also dissect boundary lines extending courtyard volumes into the streetscape in order to create clear, safe access points from the street.

	Client		Architect		Landscape Architect		Project	128 Herring Road, Macquarie Park	Drawing Title	LANDSCAPE COMMENTARY	Project No.	Dwg No.	Revision
											0924	L3	
											Scale	Date	
											Dwg Status	08/03/10	
											Preliminary		B



- KEY**
- Herring Road / Type 1 streetscape in accordance with the Macquarie Park Public Domain Technical Manual as prepared by Ryde Council.
 - New indigenous boulevard landscape setting / Type 3 road in accordance with the Macquarie Park Public Domain Technical Manual as prepared by Ryde Council.
 - Vehicular and pedestrian shared plaza terminating the boulevard and establishing an entry statement to the creeks recreational corridor.
 - University Creek riparian zones to be restored through weed removal and indigenous tree, shrub and groundcover planting.
 - Through site pedestrian and bicycle link.
 - Vegetated bio-swale for stormwater treatment.
 - Deep soil planting with indigenous tree planting and maintenance access path.
 - Communal courtyard incorporating; a swimming pool, gym and pool facilities.
 - Communal courtyard incorporating; a swimming pool, vine covered pergola, gym and pool facilities, BBQ area and ornamental gardens and lawn areas.
 - Modulated podium gardens creating outdoor recreational spaces.
 - Paved plaza connected to adjacent retail uses.
 - Bike racks
 - Boundary fences to adjacent property

- LEGEND**
- 2 TONE GRANITE PAVING
 - LIGHT GREY GRANITE PAVING
 - BLACK FUNDING GRANITE PAVING
 - SANDSTONE PAVING
 - IRRIGATED LAWN
 - GARDEN AREAS ON PODIUM AND DEEP SOIL
 - POOL
 - BENCH SEATING
 - PROPOSED TREES
 - EXISTING TREES TO RETAIN
 - LOT / STAGING BOUNDARIES



Client	 LIPMAN <i>the obvious choice in property</i>	Architect	 TURNER+ASSOCIATES	Landscape Architect	 turf design	Project	128 Herring Road, Macquarie Park	Drawing Title	GENERAL ARRANGEMENTS	Project No.	0924	Dwg No.	L4	Revision	C
										Scale:	1:600@A3	Date:	30/04/10		
										Dwg Status:	Preliminary				

