

132 Killeaton Street
St Ives

Meriton Apartments Pty Ltd

**PROJECT APPLICATION
LANDSCAPE DESIGN REPORT**

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OCULUS

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CONTENTS

SECTION A – DESIGN REPORT	3
A.01 OVERVIEW	3
A.02 EXISTING SITE	3
A.03 DESIGN DESCRIPTION	4
A.04 RESPONSE TO THE DIRECTOR-GENERAL'S REQUIREMENTS	5
SECTION B - SCHEDULES	7
INDICATIVE PLANT SCHEDULE	7

SECTION A – DESIGN REPORT

A.01 OVERVIEW

Meriton Apartments Pty Ltd propose to develop five low-rise apartment buildings on podium on the former Monastery site at 132-138 Killeaton Street St Ives. In addition to the new buildings, the former monastery building and a stable structure are extant and will be retained in the proposed development.

The existing landscape is dominated by open lawns with some large trees along the boundaries. An arboricultural assessment has recommended that some of these trees be removed (due to reaching a Safe Useful Life Expectancy) and basement has been designed with the aim of retaining as many of the trees along the boundary as possible.

Three major communal spaces on structure will be defined by the layout of the proposed buildings and will complement the large communal space around the facilities building (the existing monastery building).

A.02 EXISTING SITE

132-138 Killeaton Street is the site of the former Passionist Monastery. Although one wing of the original building has been demolished, the main two storey building still stands as does an old stables structure in the south-western corner of the site. The Monastery building sits on a curtilage of degraded asphalt and none of the original monastic landscape exists.

The geotechnical report prepared by Jeffery and Katauskas indicates that the underlying geology is Sydney Sandstone overlaid by Wianamatta Shale producing Wianamatta shale soils. This soil and the presence of several mature Blue Gums (*Eucalyptus saligna*) suggest that Blue Gum High Forest was the dominant vegetation community on the site. This community is characterised by the presence of Blue Gums and Blackbutt (*Eucalyptus pilularis*) and other trees that are common include Turpentines (*Syncarpia glomulifera*). With the exception of two semi-mature Turpentines on the south-western boundary, the Blue Gums on the northern boundary appear to be the only remnant of this vegetation community. No understorey plants representative of Blue Gum High Forest have been sighted and the large Blue Gums will be retained and protected during construction.

The site is mainly grass with lines of semi-mature trees scattered on the boundaries. Perhaps the most significant trees are the line of Brushbox (*Lophostemon confertus*) on the eastern boundary and a single Canary Island Date Palm (*Phoenix canariensis*) associated with the Monastery Building.

A.03 DESIGN DESCRIPTION

The landscape design is based around large communal lawn spaces being carved out of a densely planted landscape. The orthogonal building layout ensures that the communal landscape spaces are well-defined and protected by the building form. These spaces will feel like the 'gems' of the development – areas with a simple layout, but with high quality, gardenesque understorey plants that complement the feature trees planted there. As these spaces are located over the podium, the lawns will be raised from the paths by 150 – 300mm – this will both provide additional soil depth and will also elevate the lawns from the functional circulation routes. Earth mounding will be incorporated into these spaces in order to ensure sufficient soil depth for the trees and to provide some sculptural relief to the podium landscape.

Smaller lawn spaces will be scattered around the development and linked by informal pathways. These lawns will give residents small, intimate places to play or read a book. Although the lawns are surrounded by planting, they always have at least two points of entry – providing informal circulation and satisfying CPTED principles. The areas immediately adjacent to the boundaries are always planted so that the development is softened when viewed from the neighbouring properties.

An arboricultural report prepared by Peter Richards Tree Consultants specifies which trees will be retained or removed and also outlines the reasons for removal. Wherever possible, the existing trees on the boundaries have been retained. Boundaries that will be denuded of trees will have new trees planted as part of the development helping to obscure sight lines from surrounding properties and providing amenity through shading the pathways.

A direct line of sight from the street to the main door of the former-Monastery building is reinforced by the placement of one of the main circulation routes that runs from the street directly to the Monastery. The Monastery building will be distinct from the apartments architecturally, functionally and through the surrounding ground plane treatment. The building will have foundation planting against its northern elevation and will sit on a plane of decomposed granite paving. The sound as you walk on the decomposed granite coupled with the texture under foot complements the age and former function of the building and reinforces the distinct nature of this part of the site. At the rear of the building, a large, linear lawn space will be created on deep soil with a grove of flowering, deciduous trees. The grove is reminiscent of monastic gardens and will be a feature for the amenity it provides as well as the colour and texture of the bark, foliage and flowers as the trees change through the seasons.

The plant selection will be finalised during the design development phase, but the intention is to use robust shrubs as a foil for more gardenesque perennials with feature trees in the main spaces. The three lawn spaces on podium will have different trees that offer different features throughout the year. Foliage, flowers, form and bark as well as horticultural robustness will all be criteria used to select the trees. An informal planting of Blue Gums on the north-western boundary will complement the existing mature trees continuing the informal streetscape of Killeaton Street.

A.04 RESPONSE TO THE DIRECTOR-GENERAL'S REQUIREMENTS

Deep Soil Zones

The basement has been designed so that the zones of deep soil are located to retain as many existing trees as possible. The basement steps around the existing monastery leaving a generous curtilage around the building for foundation planting and deep soil tree planting. The alignment of the basement is directly below the outer edge of the courtyards for Buildings A and C. This ensures that the existing Brushbox (*Lophostemon confertus*) on the eastern boundary are retained with minimal disturbance to the root systems and canopies.

On the podium the soil will be elevated on low walls and mounded so that the flatness of the podium plane is relieved and that soil depth for planting is maximised.

Circulation and Linkages

The main entries to the buildings are distributed across the site and accessed from the street by major pedestrian circulation paths. These paths will be 2.5m wide and will lead a person from the street to the front door of each of the buildings. The entries to Blocks A, B and C are located with direct and straightforward access from the street. However, as the site is quite deep, the entries to Blocks D and E will be accessed from major circulation paths that step through the landscape spaces from the street. These paths approach and leave the main podium landscape spaces obliquely so that a person can experience a succession of openings and enclosures within the planting and the spaces as they move through the development. Blocks D and E will be constructed first, and there is a dedicated pathway that runs alongside the existing Brushbox trees on the eastern boundary that will provide access throughout the construction period of Blocks A, B and C. This path will also provide access to the former Monastery Building (proposed community facilities).

Character and Function of Spaces

The main spaces in the development are the three lawn spaces on podium and the landscape spaces associated with the Monastery building. These spaces are all communal and all are designed to offer the resident passive recreation opportunities. The podium lawn spaces are intended to have different plant species so that there is a seasonal difference across the spaces. However, the design intention is that they are all gardenesque in nature.

The other main space is the area around the monastery building. The northern side of the building is relatively unencumbered and is designed to showcase the building when viewed from the street and the main entry path. The rear of the building will be reminiscent of a monastic garden with a grove of flowering deciduous trees planted in lawn on deep soil.

Fences

The front boundary fence will be a 1.2m high picket style fence and the side fences will be 1.8m high timber paling fences (the height measure from within 132-138 Killeaton Street). In order to provide direct access from the street to the entries to the buildings, there will be four pedestrian entrances to the site in addition to the driveway.

SECTION B - INDICATIVE PLANT SCHEDULE

TREES

Species	Common Name	Size	Spacing	Height	Spread
<i>Eucalyptus saligna</i>	Blue Gum	100L	N/A	2.5m	1.2m
<i>Magnolia 'Little Gem'</i>	Dwarf Bull Bay Magnolia	200L	N/A	2.5m	1.2m
<i>Olea europea</i>	Olive	100L	N/A	2.5m	1.2m
<i>Prunus 'Mt Fuji'</i>	White Weeping Cherry	200L	N/A	3.0m	1.5m
<i>Prunus 'Kanzan'</i>	Pink Weeping Cherry	200L	N/A	2.5m	1.2m
<i>Prunus cerasifera 'Nigra'</i>	Purple-leafed Plum	200L	N/A	3.0m	1.5m
<i>Pyrus ussuriensis</i>	Manchurian Pear	200L	N/A	3.5m	1.5m

SHRUBS

Species	Common Name	Size	Spacing	Height	Spread
<i>Ardisia crispa</i>	Coral Beauty	5L	750mm	300mm	200mm
<i>Austromyrtus 'Blushing Beauty'</i>	Red-leafed Austrimyrus	25L	600mm	1.0m	600mm
<i>Banksia ericifolia</i>	Heath Banksia	5L	500mm	600mm	400mm
<i>Buxus japonica</i>	Japanese Box	5L	500mm	400mm	250mm
<i>Camellia sasanqua 'Jennifer Susan'</i>	Pink Camellia	45L	600mm	1.5m	800mm
<i>Correa alba</i>	White Correa	5L	600mm	400mm	300mm
<i>Eriostemon myoporoides</i>	Long Leaf Wax Flower	5L	300mm	200mm	600mm
<i>Fuschia 'Thalia'</i>	Shrub Fuschia	5L	450mm	400mm	300mm
<i>Gardenia augusta 'Magnifica'</i>	Gardenia	25L	600mm	600mm	500mm
<i>Grevillea hookerana</i>	Hooker Grevillea	5L	600mm	300mm	200mm
<i>Grevillea Robyn Gordon</i>	Grevillea	5L	300mm	200mm	600mm
<i>Lavandula allardii</i>	Lavender	5L	300mm	200mm	500mm
<i>Murraya paniculata</i>	Orange Jessamine	25L	600mm	600mm	500mm
<i>Photinia glabrens 'Red Robin'</i>	Photinia	25L	600mm	600mm	500mm
<i>Prostanthera ovalifolia</i>	Mint Bush	25L	750mm	1.5m	800mm
<i>Rosmarinus officianalis</i>	Rosemary	5L	500mm	400mm	200mm
<i>Syzygium 'Select Form'</i>	Dwarf Lilly Pilly	25L	900mm.	1.5m	800mm
<i>Teucrium frutescens</i>	Bush Germander	5L	500mm	400mm	200mm
<i>Viburnum odoritissimum</i>	Sweet Viburnum	25L	750mm	1.2m	800mm
<i>Westringia fruticosa</i>	Coastal Rosemary	25L	600mm	1.0m	600mm

PERENNIALS & GROUND COVERS

Species	Common Name	Size	Spacing	Height	Spread
<i>Acanthus mollis</i>	Oyster Plant	5L	400mm	400mm	400mm
<i>Ajuga reptans 'Caitlin's Giant'</i>	Giant Bugle	2.5L	300mm	150mm	250mm
<i>Alpinia zerumbet</i>	Shell Ginger	5L	500mm	500mm	300mm
<i>Alternanthera dentata</i>	Purple Alternanthera	2.5L	400mm	200mm	200mm
<i>Arctotis hybrid</i>	Arctotis	2.5L	400mm	150mm	250mm
<i>Arthropodium cirratum</i>	Renga Renga Lily	5L	400mm	350mm	250mm
<i>Aspidistra elatior</i>	Cast Iron Plant	5L	400mm	400mm	250mm
<i>Banksia 'Birthday Candles'</i>	Groundcover Banksia	5L	400mm	200mm	300mm
<i>Brachycome multifida</i>	Swan River Daisy	2.5L	300mm	100mm	150mm
<i>Campanula porschykana</i>	Campanula	2.5L	300mm	150mm	150mm
<i>Cerastium tomentosum</i>	Snow in Summer	2.5L	100mm	100mm	150mm
<i>Clivia miniata</i>	Kaffir Lily	2.5L	400mm	400mm	400 mm
<i>Cordyline australis</i>	Cabbage Tree	5L	800mm	800mm	400mm
<i>Cordyline australis 'Purpurea'</i>	Cabbage Tree	5L	800mm	800mm	400mm
<i>Crinum pendunculatum</i>	Swamp Lily	5L	500mm	500mm	500mm
<i>Ctenanthe 'Silver Dust'</i>	Ctenanthe	5L	500mm	500mm	300mm
<i>Dianella longifolia</i>	Flax Lily	2.5L	400mm	200mm	100mm
<i>Dichondra repens</i>	Dichondra	2.5L	150mm	100mm	150mm
<i>Dietes bicolour</i>	Wild Iris	5L	400mm	200mm	300mm

<i>Dietes grandiflora</i>	Wild Iris	5L	400mm	200mm	300mm
<i>Doryanthes excelsa</i>	Gymea Lily	25L	800mm.	600mm	500mm
<i>Felicia amelloides</i>	Blue Marguerite	2.5L	400mm	100mm	150mm
<i>Gazania tomentosum 'Silver Beauty'</i>	Silver Gazania	2.5L	400mm	100mm	250mm
<i>Grevillea 'Royal Mantle'</i>	Groundcover Grevillea	2.5L	400mm	150mm	300mm
<i>Helichrysum 'Yellow Buttons'</i>	Silver Helichrysum	2.5L	300mm	300mm	200mm
<i>Hemerocallis sp.</i>	Daylily	5L	400mm	400mm	400 mm
<i>Heuchera 'Palace Purple'</i>	Heuchera	2.5L	300mm	200mm	200mm
<i>Hibbertia scandens</i>	Snake Vine	2.5L	600mm.	200mm	400mm
<i>Isolepis nodosa</i>	Knobby Club Rush	2.5L	400mm	200mm	100mm
<i>Juncus usitatus</i>	Rush	2.5L	400mm	200mm	100mm
<i>Liriope 'Evergreen Giant'</i>	Giant Liriope	2.5L	450mm	250mm	150mm
<i>Lomandra longifolia</i>	Mat Rush	5L	450mm	200mm	400mm
<i>Myoporum parvifolium</i>	Creeping Boobialla	2.5L	500mm	200mm	300mm
<i>Nepeta x faassenii 'Six Hills Giant'</i>	Cat Mint	2.5L	300mm	200mm	200mm
<i>Oenothera speciosum</i>	Evening Primrose	2.5L	300mm	200mm	200mm
<i>Ophiopogon japonicus</i>	Mondo Grass	2.5L	300mm	250mm	150mm
<i>Philodendron 'Xanadu'</i>	Xandu	5L	400mm	300mm	300mm
<i>Pratia pedunculata</i>	Pratia	2.5L	300mm	100mm	150mm
<i>Scaevola aemula</i>	Scaevola	2.5L	400mm	100mm	150mm
<i>Spathiphyllum 'Petite'</i>	Dwarf Peace Lily	2.5L	300mm	300mm	150mm
<i>Stachys byzantina</i>	Lambs Ears	2.5L	400mm	250mm	150mm
<i>Trachelospermum asiaticum</i>	Prostrate Star Jasmine	2.5L	500mm	150mm	400mm
<i>Viola hederacea</i>	Native Violet	2.5L	300mm	100mm	200mm
<i>Viola odorata</i>	Sweet Violet	2.5L	300mm	100mm	200mm
<i>Zephyranthes candida</i>	Windflower	2.5L	300mm	200mm	150mm

CLIMBERS

Species	Common Name	Size	Spacing	Height	Spread
<i>Hardenbergia violacea</i>	Happy Wanderer	Tube	600mm	200mm	400mm
<i>Mandevillea x amabilis 'Alice Du Pont'</i>	Chilean Jasmine	5l	1.0m	1.0m	500mm
<i>Pandorea jasminoides 'Lady Di'</i>	White Bower Climber	5l	1.0m	1.0m	500mm
<i>Stephanotis floribunda</i>	Wax flower	25L	750mm	1.2m	400mm
<i>Trachelospermum jasminoides</i>	Star jasmine	5 litre	750mm	200mm	150mm

FERNS

Species	Common Name	Size	Spacing	Height	Spread
<i>Asplenium australasicum</i>	Birds Nest Fern	5L	500mm	400mm	300mm
<i>Cyathea cooperii</i>	Tree Fern	F/S	1.5m	3.5m	n/a
<i>Dicksonia antarctica</i>	Soft Tree Fern	F/S	1.0m	1m	300mm
<i>Todea barbara</i>	King Fern	5 litre	1.0m	200mm	200mm