SITE IMAGE

Landscape Architects

# RHODES LOT 2A AND 3A
# RHODES PENINSULA

# LANDSCAPE REPORT

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| Prepared by: | Site Image Landscape Architects |
| Prepared for: | Billbergia Group |
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# 1.0 INTRODUCTION

## 1.1 Scope

This landscape report describes the proposed landscape components of the residential/commercial development on Lots 2A and 3A, Precinct B, Rhodes Peninsula. The report is to be read in conjunction with related planning, architectural and consultants' reports describing the allied aspects of the works.

The landscape proposals are described by the Site Image design documentation, including:

- Landscape Plans
- Landscape Images

## 1.2 Landscape Architectural Statement

The landscape design for Lots 2A and 3A, Precinct B, Rhodes Peninsula has been prepared to enhance the development and respond to the characteristics of this new residential precinct, the surrounding streets and Homebush Bay.

The landscape component of this development is bounded by Walker Street to the east, Timbrol Avenue to the north, Shoreline Avenue to the west, and Gauthorpe Street to the south.

The landscape proposal aims at achieving the landscape intent of the relevant landscape controls in the Rhodes Peninsula Development Control Plan 2000.

# 2.0 DESIGN PROPOSAL

## 2.1 Landscape Design

The landscape design includes all aspects of the external spaces around and within the building, including the central communal spine running from Walker Street to Shoreline Avenue, the open space/park off Shoreline Avenue, the civic space above the underground carpark, the building entrances, the communal gardens, and the private terrace gardens associated with the ground floor units. In addition, the landscape addresses the civic plaza located at the end of Timbrol Avenue.

## 2.2 Communal Spine

The communal spine running east-west through the site, linking Walker Street with Shoreline Avenue and further on to Homebush Bay, is a major feature of the site. This space is consistent with the streetscape design throughout the Rhodes development site and incorporates paving, plantings and furniture elements which are a part of the whole precinct's fabric of urban elements, whilst also providing opportunities for public art to be incorporate along its axis.

## 2.3 Park

The large open space area off Shoreline Avenue incorporates lawn areas at street level, edge plantings, tree canopy (for shade) and a central path (linking with the communal spine). Once again, the finishes are consistent with design elements throughout the Rhodes precinct.

## 2.4 Civic Space

A civic space, with access paths, outdoor entertaining areas, large lawns and edge plantings, is provided in the centre of the site. This space provides are more quiet and protected area, than the communal spine and park areas, and allows for access to the gym and pool, retail shops and out to Walker Street.

## 2.5 Entrances

Each building has its own entrance off the street it addresses, with building A having access off Walker Street, building B having access off Timbrol Avenue, building C having access off Shoreline Drive, building D having access from the corner of Walker and Gauthorpe Streets, and building E having access off Gauthorpe Street.

## 2.6 Communal Garden

Communal gardens are provided for use of the residences, with each apartment having access to a garden plot for growing of vegetables and herbs, as well as a communal shed, containing all tools to maintain these garden plots.

## 2.7 Timbrol Avenue

The design of Timbrol Avenue is consistent with streetscape elements throughout the Rhodes precinct, incorporating similar finishes to paving, walls and to planting species. Due to the change in level between Timbrol Avenue and Shoreline Drive, and series of terraced gardens and steps are provided, allowing different view aspects further down to Homebush Bay. In addition, an opportunity to include a public art/water feature on the upper terrace is available.

## 2.8 Private Gardens

Private gardens are associated with the most ground floor apartments. Generally these gardens incorporate a paving area with a raised garden bed along the edge, providing a planted screen for privacy. Planting selected for each bed relates to the aspect and have a consistent theme along each facade, with northerly beds incorporating plants which thrive in such an environment and the southern façade plants incorporating shade tolerant species.

## 2.9 Planting Design

The new/proposed plant material has been selected for hardiness, ease of maintenance and proven ability in the area. Of importance are the foliage characteristics and floral habits throughout the year. Regular planting of similar species allows for ease of maintenance with regard to watering, fertilising, pruning and pest treatment.

**Indicative Plant Schedule**

| Botanic Name | Common Name | Mature Height | Mature Width |
|---|---|---|---|
| Trees | | | |
| Acer negundo | Box Alder | 12 m | 10 m |
| Brachychiton acerifolius | Illawarra Flame Tree | 15 m | 5 m |
| Cyathea australis | Rough Tree Fern | 5 m | 2 m |
| Eucalyptus molucanna | Grey Box | 14 m | 18 m |
| Eucalyptus robusta | Swamp Mahogany | 15 m | 9 m |
| Lagestroemia indica | Crepe Myrtle | 6 m | 3 m |
| Lophostemon confertus | Brush Box | 12 m | 8 m |
| Magnolia grandiflora 'Exmouth' | Southern Magnolia | 12 m | 8 m |
| Magnolia ‘Little Gem’ | Dwarf Magnolia | 5 m | 3 m |
| Melalauca quinqenervia | Broad Leaf Paperbark | 10 m | 6 m |
| Pistacia chinensis | Pistachio | 8 m | 6 m |
| Syzygium franciscii | Francis' Water Gum | 15 m | 8 m |
| Tristaniopsis laurina | Water Gum | 6 m | 5 m |
| Waterhousia floribunda | Weeping Lillypilly | 15 m | 8 m |
| Shrubs | | | |
| Banksia ericifolia | Heath Banksia | 4 m | 3 m |
| Crinum sp. | Spider Lily | 0.75 m | 0.5 m |
| Callicoma serratifolia | Black Wattle | 4 m | 2 m |
| Ceratopetalum gummiferum | NSW Christmas Bush | 6 m | 1.5 m |
| Elaeocarpus reticulatus | Blueberry Ash | 3 m | 3 m |
| Breynia oblongifolia | Coffee Bush | 3 m | 1.5 m |
| Eriostemon myoporoides | Wax Flower | 1.5 m | 1.5 m |
| Persoonia levis | Broad-leaf Geebung | 4 m | 2 m |
| Rhaphiolepsis indica | Indian Hawthorn | 2 m | 1.5 m |
| Syzygium sp. | Lilly Pilly | 1 m | 1 m |
| Viburnum odoratissima | Sweet Viburnum | 6 m | 5 m |
| Viburnum tinus | Laurestinus | 3 m | 2 m |
| Westringia fruticosa | Native Rosemary | 1.8 m | 1 m |
| Accents | | | |
| Asplenium australasicum | Birds Nest Fern | 1 m | 1 m |
| Cycas revoluta | Sago Palm | 2.5 m | 2.5 m |
| Cordyline stricta | Cordyline | 3 m | 3 m |
| Doryanthes excelsa | Gymea Lily | 3 m | 1.5 m |
| Strelitzia reginiae | Bird of Paradise | 1.2 m | 1.5 m |
| Yucca Sp. | Yucca | 1.5 m | 1 m |
| Groundcovers and Grasses | | | |
| Carpobrotus glaucescens | Pigface | 0.3 m | 1 m |
| Clivia miniata | Kaffir Lily | 0.45 m | 0.4 m |
| Dianella caerulea | Flax Lily | 0.6 m | 0.3 m |
| Hardenbergia violaecea | False Sarsaparilla | 0.3 m | 2 m |
| Hibbertia scandens | Climbing Guinea Flower | 0.3 m | 4 m |
| Imperata cylindrica | Blady Grass/Cogon Grass | 0.6 m | 0.3 m |
| Microlaena stipoides | Weeping Grass | 0.7 m | 0.3 m |
| Liriope muscari 'Evergreen Giant' | Lily Turf | 0.6 m | 0.5 m |
| Lomandra longifolia | Matt Rush | 1 m | 0.5 m |
| Lomandra longifolia 'Tanika' | Mat Rush | 0.3 m | 0.7 m |
| Poa labillardieri 'Eksdale' | Common Tussock Grass | 0.6 m | 0.3 m |
| Poa poiformis 'Courtney' | Poa | 0.6 m | 0.3 m |
| Themeda australis | Kangaroo Grass | 0.6 m | 0.3 m |
| Trachelospermum jasminoides | Star Jasmine | 0.75 m | 6 m |
| Viola hederacea | Native Violet | 0.05 m | 0.15 m |

## 2.10 Planting Depths

Due to the nature of the existing contaminated ground, garden beds are either on slab or on a protective capping layer. Planting depths are established to adequately enable sufficient growth of the planted species, in addition some circulation paths are installed on porous paving.

When planting on the capping layer, 1500mm soil depth is provided for all plantings. Whilst when planting on slab, 1500mm is provided for large trees and the lower planting associated with these trees, 1000mm for shrubs and garden beds, and 300mm for the lawn areas and community garden plots.

The following softscape areas, for each of these planting depths, are proposed for the development:

| Planting depth | Billbergia Lot | Original Road Lot | Total |
|---|---|---|---|
| 1500mm on capping (>2m) | 3120 $m^2$ | 1211 $m^2$ | 4331 $m^2$ |
| 1500mm on capping (≤2m) | 81 $m^2$ | 30 $m^2$ | 111 $m^2$ |
| 1500mm on slab (>2m) | 900 $m^2$ | | 900 $m^2$ |
| 1500mm on slab (≤2m) | 25 $m^2$ | | 25 $m^2$ |
| 1000mm on slab (>2m) | 958 $m^2$ | | 958 $m^2$ |
| 1000mm on slab (≤2m) | 361 $m^2$ | | 361 $m^2$ |
| 300mm on slab (>2m) | 1961 $m^2$ | | 1961 $m^2$ |
| 300mm on slab (≤2m) | 31 $m^2$ | | 31 $m^2$ |
| Total | 7437 $m^2$ | 1241 $m^2$ | 8678 $m^2$ |

## 2.11 Bicycle Parking

Throughout the development, including along the communal spine, within the civic space and near the building entrances, bicycle parking facilities are provided.

# 3.0 LANDSCAPE IMPLEMANTATION

## 3.1 Landscape Construction Issues

All materials are to be installed new and/or of the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmen-like and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards.

Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements, and are indicated in the architectural documents.

Soils are to include imported lightweight mixes suitable for planting beds on slab. These soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of the proposed plant schedule. Gardens are to be mulched with a pine bark.

## 3.2 Landscape Management and Maintenance

Landscape maintenance is fundamental to the landscape fulfilling the maturity and functionality as is illustrated on the plans.

The installation of the works shall be subject to a 52 weeks defects liability period. The landscape contractor shall be required to undertake for regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective.

The use of irrigation system will greatly aid the successful establishment and long-term development of the landscape. At handover the contractor will issue a set of as built documents, operation manuals, warrantees and guarantees.

## 3.3 Resources, Energy and Water Efficiency

The landscape is to be designed in a manner that respects the use of natural resources, and is efficient in terms of energy for installation and on-going operation.

The landscape works are to be serviced by an automatic irrigation system. The system is to incorporate drip irrigation fittings for the garden areas. The system is to be controlled by a programmable unit linked to a rain check device. The system will therefore not function in time of rain. The delivery of water can occur during periods of least transpiration (early morning and late evening) and the use of a drip system also ensures a minimisation of water transpiration with water being delivered directly to the soil (beneath the mulch layer). The irrigation system is to be zoned to accommodate garden areas with differing water regimes and requirements, for example a north facing on slab planter will require more water than that of a south facing garden bed at grade. The zoning of the system is proposed in order to limit water usage. An onsite rainwater detention tank is to be incorporated into the development for use by the irrigation system.

The garden areas are to be mulched to reduce water transpiration from the soil. Imported mulch and soil products are to incorporate recycled and or composted materials where possible.

Landscape materials such as hardwood timbers are to be sourced from either plantation or regrowth supplies. Hardwood stakes used for trees establishment are to be recycled when no longer required.