

050213 Landscape Strategy

5th February 2013

Meriton Apartments
Level 11, 528 Kent Street
SYDNEY NSW 2000
ATTENTION: Walter Gordon

Dear Walter

RE: STAGE 3; 61 MOBBS LANE, EPPING

On the 21 February 2011, a revised Concept Plan (MP05_0086) was approved by the Department of Planning permitting 800 dwellings. Landscape plans pertaining to stage 1 (buildings 1, 2, 3, 4, 5, 7 & 8) have been approved and partially constructed. Further landscape plans for Stage 2 have been approved on 28th May 2012.

This application pertains to Stage 3 of 61 Mobbs Lane, Epping incorporating Buildings 11, 12, 13-14, 15-16 and 17, which includes a new central open space that includes exercise stations, seating areas and large terraced landscape areas. In addition a swimming pool and a gym is located in the basement car park, in close proximity to buildings 13/14.

Landscape Objectives / Principles

The Parklands Concept Plan described by CONTEXT in November 2005 enunciated a vision for The Parklands as:

To create an appealing and valued, garden residential development with a strong sense of place that optimizes the site's unique parkland setting and topography to create a wide variety of spaces and landscapes for use by residents and the public.

The landscape master plan outlined the following design objectives:

- *Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.*
- *Retain and enhance the intrinsic beauty of the site's parkland setting with open grassed areas, a strong tree canopy, and the incorporation of specimen plantings in a native framework.*
- *Create a large variety of high quality landscape spaces that are responsive to the environment and natural processes within and surrounding the Parklands and stimulates the senses and engage the imagination.*

- *Capitalise on the dramatic changes in level as shaped by natural processes and previous landuses to create a variety of spatial experiences that exploit view opportunities from and within the site.*
- *Assimilate the Parklands into the surrounding suburb through the development of an integrated landscape and open space environment.*
- *Develop strong pedestrian connections and networks within and beyond the site, linking to surrounding infrastructure and public transport systems.*
- *Incorporate water sensitive urban design principles and environmentally sensitive design to create a low maintenance, environmentally sensitive landscape.*

The revised Landscape plan is consistent with these objectives.

Early Works Application

We have referenced the ASPECT Studios early works application landscape plans and the development is consistent with the medium density residential housing set amongst publicly accessible parklands.

Project Scope

The Landscape Plan will consist of 5 medium density residential flats (Buildings 11, 12, 13-14, 15-16 and 17) set within a parkland setting. Each residential flat building will provide basement car parking facilities. Private communal space centrally located includes exercise stations, seating in addition to a swimming pool and a gym is located in the basement car park, in close proximity to buildings 13/14. Large terraced gardens are built over the basement parking and provide large areas of common open space between the buildings.

Bushland Setting

Stage 3 is located within the large area of open space retained at the northern end of the site. This contains a large area of vegetation that is currently being regenerated. (Refer revised site master plan Dwg. No. MA-1019-01 Rev. A). This large area of open space is also subject to a Restoration Management Plan.

The aim of this Restoration Management Plan (RMP) is to protect, conserve and enhance the endangered ecological community Sydney Turpentine-Ironbark Forest (STIF) listed under the NSW Threatened Species Conservation Act 1995. During and post construction, bushland on and adjoining the site is to be protected. The Restoration Area is to be buffered by proposed native vegetation to the north/western boundaries of the stage 3 development and will add to the bushland setting of this part of the site.

Planting Strategy

The plant species for the stage 3 works in the terrace areas have been chosen to achieve the following objectives:

- Reduce water usage through the planting of species that require minimal water.
- Provide good solar access and microclimatic benefits to residents and public domain users.
- Provide colour and interest through the use of plants with varying texture and character.

Further refinement of the species will occur as the design progresses. Indicative plant species include:

SPECIES	COMMON NAME
INDIVIDUAL TREES	
Acer negundo 'Sensation'	Box Elder Mapl
Acer palmatum 'Senkaki'	Japanese Maple
Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash
Flindersia australis	Crows Ash
Fraxinus raywoodii	Raywood Ash
Eleaocarpus eumundii	Smooth-leaved Quandong
Lagerstroemia indica	Crepe Myrtle
HEDGES	
Acmena smithii "Minor"	Dwarf Acmena
Magnolia "Little Gem"	Dwarf Magnolia
Syzygium paniculatum dwarf	Dwarf Lilly Pilly
Viburnum odoratissimum "Emerald"	Viburnum
LOW HEDGES	
Acacia pravissima "Little Nugget"	Wattle
Acmena "Allyns Magic"	Dwarf Lilly Pilly
Correa "Dusky Bells"	Native Fuschia
Escallonia "Donard Beauty"	Escallonia
Rhaphiolepis indica	Indian Hawthorn
GROUNDCOVERS	
Anigozanthus "Ruby Velvet"	Kangaroo Paw
Agave attenuata	Agave
Ajuga reptans "Caitlin's Giant"	Blue bugle
Baeckea virgata dwarf	Dwarf Baeckea
Brachyscome multifida	Cutleaf Daisy
Cordyline Red Fountain	Red cordyline
Dianella caerulea	Flax Lily
Dianella "Silver Streak"	Variegated Flax Lily
Dietes robinsoniana	Wedding Lily
Duranta 'Sheenas Gold'	Golden Duranta
Eriostemon "Stardust"	Waxflower
Festuca glauca	Blue fescue
Grevillea lanigera "Mt Tamboritha"	Woolly Grevillea
Hardenbergia violaceae 'Meema'	Sarsparilla
Hymenocallis littoralis	Spider Lily
Liriope muscari	Turf Lily
Liriope muscari "Evergreen Giant"	Giant turf lily
Liriope "Silver Dragon"	Variegated turf lily
Lomandra hystrix	Spiny-headed Matrush
Lomandra 'Tanika'	Matrush
Lomandra "Nyalla"	Blue Matrush
Sedum "Autumn Joy"	Stonecrop
Zephyranthes candida	Autumn crocus

Podium planting.

In line with good practice the following principles have been adopted with regard to landscaping on the podium.

- a minimum soil depth of 300mm is provided for turf, 600mm for shrub planting, and 1000mm for tree planting.
- soil is mounded where possible to increase the potential for large trees.
- All planted areas are to be drained effectively and are to be linked to the stormwater drainage system of the development.
- Fully automatic irrigation systems are provided due to limited soil depths and the free draining nature of on-slab gardens.

Tree Root Depths & Deep Soil Zones

The provision of mounding allow for soil profiles of up to 1m deep to accommodate tree planting. Species selected will grow up to 8-10m in height.

It is well recognised that 95% of tree roots are found in the top one (1) metre of the soil profile and it is in fact soil volume and not depth that is the limiting factor on tree growth. This is supported by the authoritative source of *Urban Landscape Management* authored by *J.D. Hitchmough* and is backed up by all best practice documentation.

The large mounded areas will allow for both large tree planting and good landscape amenity.

Plant Establishment and Maintenance

Careful selection of plant materials, good ground preparation before planting and adequate delivery of water, will ensure that the landscape will establish and thrive. Particular attention will be paid during the planting and installation phase to make sure that best practice is followed. Maintenance will play an integral part of the establishment process, ensuring that there will be a high standard of presentation at all times.