

110711 Landscape Strategy.doc

11th July 2011

Meriton Apartments
Level 11, 528 Kent Street
SYDNEY NSW 2000
ATTENTION: Tracy Davey

Dear Tracy

RE: STAGE 2; 61 MOBBS LANE, EPPING

On the 21 February 2011, a revised Concept Plan (MP05_0086) was approved by the Department of Planning. In response to the modified Concept Plan, Sturt Associates in conjunction with PTW Architects have prepared a revised master plan for the site.

Stage 2 of 61 Mobbs Lane, Epping incorporating Buildings 6, 9, 10 and 17, includes a new central open space that includes a retail "village store", communal tennis court and tennis clubhouse.

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 revised Landscape Plan will consist of 4 medium density residential flats (Buildings 6, 9, 10 and 17) set within a parkland setting. Each flat building will provide basement car parking facilities. Private communal space centrally located comprises an indoor swimming pool in Building 6, a gym and tennis court for use by residents of the development.

Central Residents' Facilities

The central residents' facilities will be located in the centre of the development opposite to the western site entry from Mobbs Lane as per ASPECT Studios early works application. This area will be for use by residents of the development only. Access will be provided by stairs and a disabled access ramp that lead up from the Parkland Spine (Road 1) and by a secondary access point located on a proposed through site link along the western edge of these facilities located near Building 9.

The central residents' facilities as per ASPECT Studios early works application will be arranged over a number of levels stepping up from south to north. The 25m long lap pool, recreational pool and shaded children's pool have been deleted and now located within Building 6.

The proposed gym building with toilets and change facilities will be relocated within Building 6.

The central residents' facilities will be surrounded by planted embankments on its north-east and north-western edges where the grand stand for the original tennis court previously extended. Additional buffer planting will be implemented to provide privacy to adjacent apartments.

Planting Strategy

The plant species for the stage 2 works have been chosen to achieve the following objectives:

- Reduce water usage through the planting of species that require minimal water.
- Maintain the native tree character created by the Channel 7 planting and Mobbs Lane Reserve, particularly within the Terrace Gardens
- Reintroduce endemic Blue Gum High Forest species.
- 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.
- Create a low maintenance, environmentally sensitive landscape.

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

FEATURE TREES

Acer species	Maple
Angophora floribunda	Rough-barked Apple
Corymbia gummifera	Red Bloodwood
Eucalyptus "Summer Red"	Grafted dwarf flowering eucalypt
Eleaocarpus eumundii	Smooth-leaved Quandong
Eleaocarpus reticulatus	Blueberry Ash
Eucalyptus paniculata	Grey Ironbark
Eucalyptus saligna	Sydney Blue Gum
Fraxinus raywoodii	Raywood Ash
Gordonia axillaris	Poached Egg Tree
Hymenosporum flavum	Native frangipani
Lagerstroemia indica species	Crepe Myrtle
Plumeria species	Frangipani
Pyrus species	Ornamental Pear
Jacaranda mimosifolia	Jacaranda
Syncarpia glomulifera	Turpentine
Tristaniopsis "Luscious"	Watergum

FEATURE PLANTS

Agave attenuata	Century Plant
Cordyline "Red Sensation"	Cordyline
Yucca elephantipes	Yucca
Zamia furfuraceae	Cardboard plant

HEDGES/SCREENING PLANTS

Acmena smithii "Minor"	Dwarf Acmena
Baeckea virgata	Baeckea
Callistemon "Harkness"	Bottlebrush
Camellia species	Camellia
Duranta "Sheenas Gold"	Duranta
Magnolia "Little Gem"	Dwarf Magnolia
Murraya paniculata	Orange jessamine
Raphiolepis "Springtime"	Indian Hawthorn
Syzygium species	Lilly Pilly

LOW HEDGES/ SHRUB

Acmena "Allyns Magic"	Dwarf Lilly Pilly
Baeckea virgata dwarf	Dwarf Baeckea
Correa species	Native Fuschia
Gardenia species	Gardenia species
Westringia fruticosa	Coastal Rosemary
Raphiolepis "Snow Maiden"	Indian Hawthorn

GROUNDCOVERS

Anigozanthus "Ruby Velvet"	Kangaroo Paw
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Ajuga reptans "Caitlin's Giant"
Brachyscome multifida
Cordyline Red Fountain
Dianella "Little Jess"
Dianella "Silver Streak"
Dianella caerulea
Dietes robinsoniana
Eriostemon "Stardust"
Festuca glauca
Grevillea lanigera "Mt Tamboritha"
Hardenbergia violaceae
Hymenocallis littoralis
Liriope muscari
Liriope muscari "Evergreen Giant"
Lomandra 'Tanika'
Pennisetum "Black Lea/ Nafray"
Sedum "Autumn Joy"
Zephyranthes candida

Blue bugle
Cutleaf Daisy
Red cordyline
Dwarf Flax Lily
Variegated Flax Lily
Flax Lily
Wedding Lily
Waxflower
Blue fescue
Woolly Grevillea
Sarsparilla
Wedding Lilly
Turf Lily
Giant turf lily
Matrush
Fountaingrass
Stonecrop
Autumn crocus