



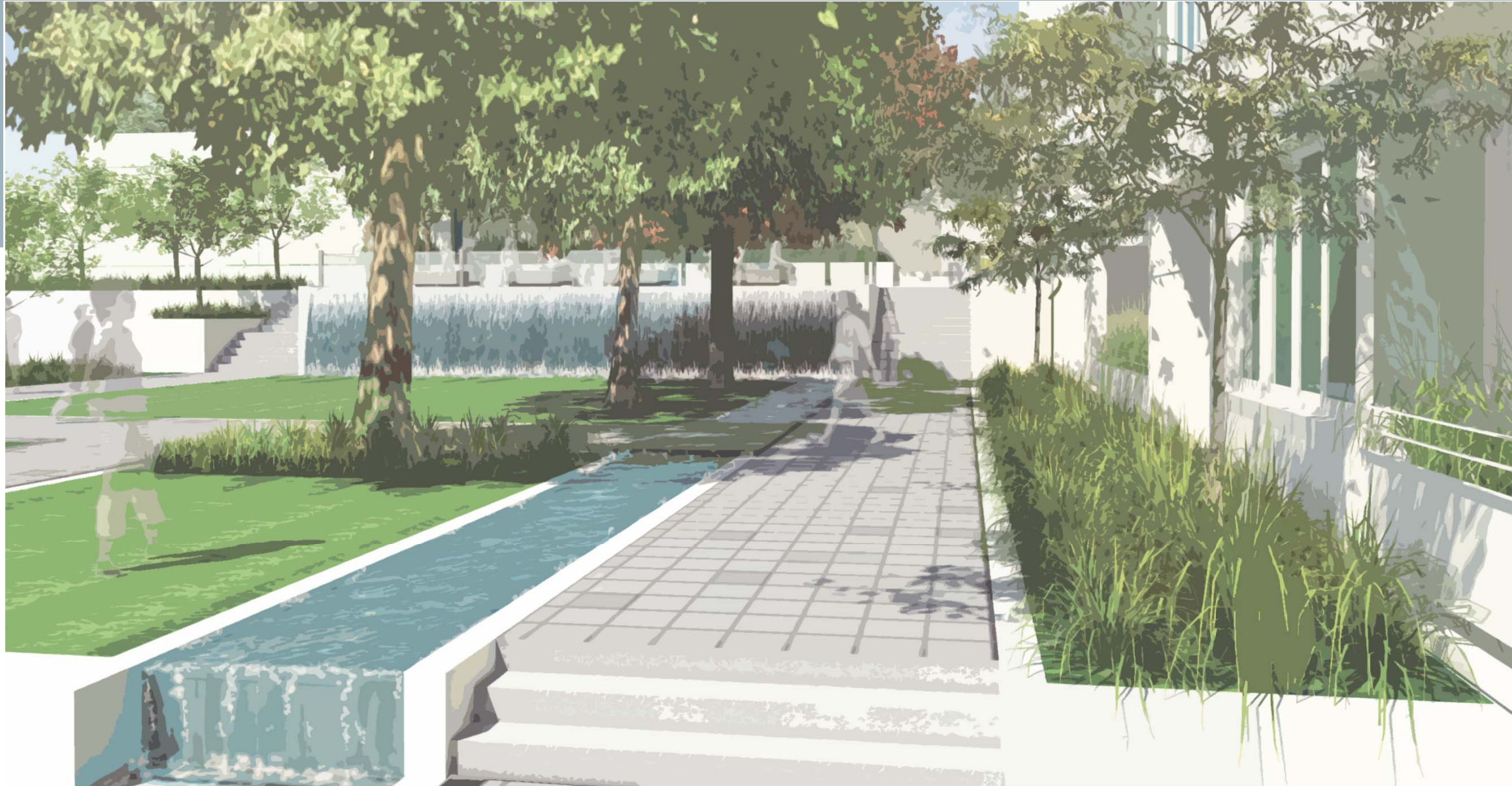
Shepherds Bay - Renewal

Landscape Concept Plan - Project Application MP09_0219

Report Issue No. HOL02

January 2011





Shepherds Bay - Renewal

Stage 1 Project Application MP 09_0219

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stage one - landscape masterplan



design intent



Location Plan

The following pages outline the proposed landscape for Stage 1. Maintained and managed by the body corporate, the space is to be of high quality with a design style that is intended to work seamlessly with the architecture and surrounding public domain. This high quality has been reflected in the choice of hardscape material, furniture palette the planted material. External public spaces which form part of the Stage I Project Application will be of similar character, whilst catering for greater usage.

- 1 Staircase access from Hamilton Crescent
- 2 Stage 1 upper level courtyard (RL+9.00)
- 3 Stage 1 lower level courtyard (RL+5.60)
- 4 Stage 1 pocket park upper level (RL+10.80)
- 5 Stage 1 pocket park mid level (RL+9.00)
- 6 Stage 1 pocket park terraced gardens
- 7 Stage 1 pocket park lower level (RL+5.25)
- 8 Stage 1 Commercial square (RL+3.00)
- 9 Stage 1 courtyard level change
- 10 Ramp access from Belmore Street
- 11 Stage One Boundary Line
- 12 Residents southern entry with security gate
- 13 Hamilton Crescent and associated retaining wall works (Stage 2)
- 14 Rothesay Avenue
- 15 Belmore Street
- 16 Existing Fig trees
- 17 Extent of Stage 1 Project Landscape Works
- 18 Groundfloor Lobby Entrance/Exit



Scale 1:500 @ A3

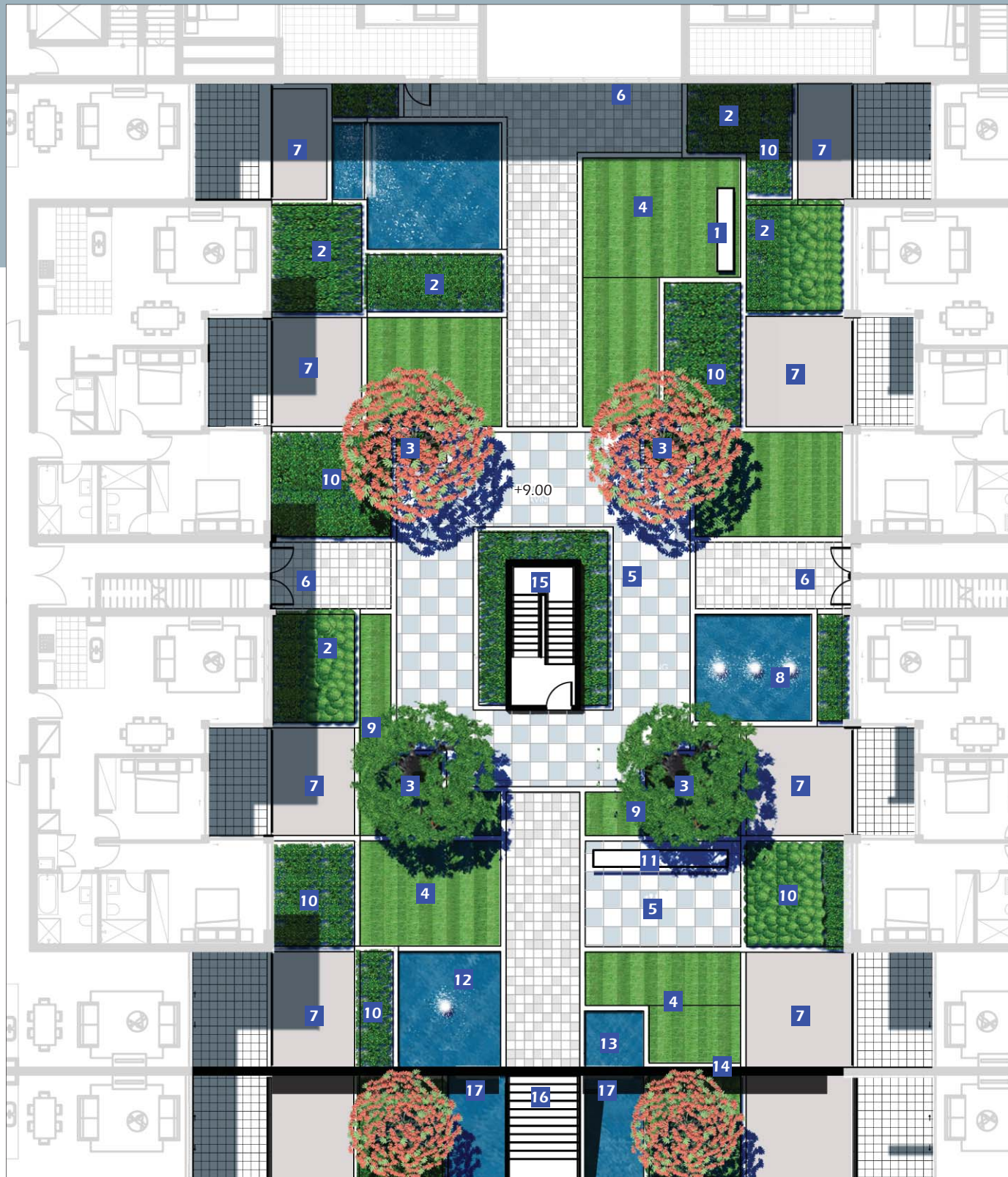


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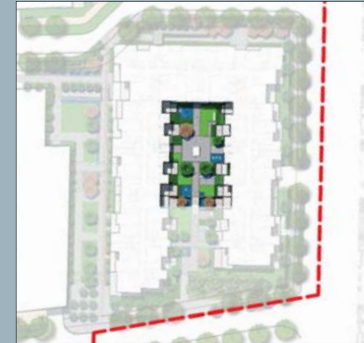
— Stage 1 Boundary



stage one - courtyard upper level



Scale 1:200 @ A3

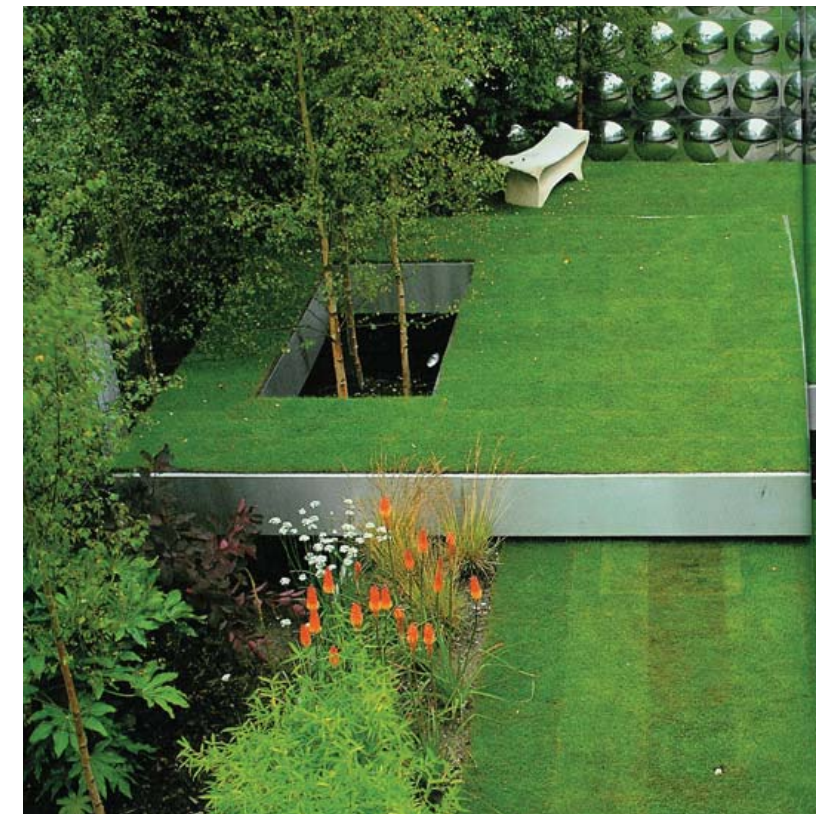


Location Plan

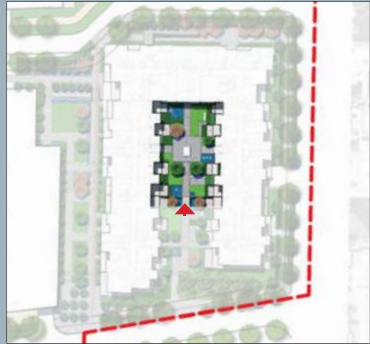
- 1 Stone slab seating element
- 2 Raised shrub planter bed
- 3 Feature shade tree
- 4 Open lawn
- 5 Central upper ground feature paving
- 6 Entry/exit point
- 7 Private Patio Area
- 8 Water feature (jets)
- 9 Raised grass planter
- 10 Buffer/screening shrubs planting to private patio
- 11 Monolithic seating element with views to the river
- 12 Water feature (cascade and jet)
- 13 Water feature (cascade)
- 14 Basement wall with level change of 3.4m)
- 15 Upper level stairs to basement carparking
- 16 Central stairway connecting upper and lower courtyard levels
- 17 Cascade water wall

design intent

The spatial arrangement of shrub and buffer screen planting, turf squares and paved plazas responds directly to the architectural alignments for a seamless transition between landscape and building. Private courtyards to ground floor apartments are screened by mid hall height shrub planting. Mid size specimen trees accentuate verticality and provide shade in summer months.



stage one - courtyard upper level view



View angle



View 1 - Internal courtyard indicative view (upper level looking North)

Principles

- The space is framed by structured planting and mid size specimen shade trees
- Open lawn platforms provide areas for relaxation
- Raised garden bed zones provide privacy for residents and offer incidental seating to courtyard users
- Additional seating elements will match the bold, simple lines of the design and contrast with the textures of the planting palette



stage one - courtyard lower level



Scale 1:200 @ A3

0 4 8 12m



design intent



Location Plan

A sequence of rectilinear shallow water pools located strategically throughout the internal courtyard provide relaxation and acoustic benefits associated with water movement. High quality hardscape materials and a furniture palette contribute to the high quality feel of the space. The courtyard will be gated at the Southern entry point with electronic swipe card access for residents.

- 1 Central stairway connecting upper and lower courtyard levels
- 2 Feature trees
- 3 Buffer / screening shrub planting
- 4 Shaded seating zone
- 5 Open lawn
- 6 Shade tree
- 7 Private Patio space
- 8 Shaded seating zone
- 9 Feature paving
- 10 Entry/exit point with security gate
- 11 Raised lawn
- 12 Seating edge
- 13 Jet water feature
- 14 Stone slab seating element
- 15 Basement wall (drop 3.4m)
- 16 Entry/exit stairs with security gate
- 17 Existing fig trees
- 18 Bicycle racks for 10 bicycles



stage one - courtyard lower level view



View angle



Indicative view of the Internal courtyard (lower level - view looking East)

Principles

- Water cascade creates interest at change in level
- Lightweight and modern staircase design with glass balustrades
- Semi private seating alcoves with protective planting to periphery.



section a - stage one courtyard from north to south



- 1 Communal seating amongst lush gardens
- 2 Cascade water feature
- 3 Raised planter
- 4 Buffer planting

- 5 Shade tree
- 6 Basement carpark stairway
- 7 Ground floor apartment patio space
- 8 Safety railing

- 9 Upper level seating with views of river
- 10 Upper level water feature with jet and cascade
- 11 Lower level water feature
- 12 Central staircase connecting upper and lower levels



- 13 Central feature tree
- 14 Semi private seating alcoves
- 15 Raised lawn for relaxation and stone seating edge
- 16 Lower level water feature with popjet
- 17 Rothsay Avenue entrance stairs with security gate
- 18 Existing Fig trees
- 19 Stone slab seating element
- 20 Balcony shrubs INDICATIVE ONLY & not part of Stage 1 proposal



section b - stage one courtyard from west to east



- | | | |
|------------------------------|---|--|
| 1 Buffer/Screen planting | 5 Central staircase | 9 Ground floor patio space |
| 2 3.2 m water cascade | 6 Feature shade tree | 10 Balcony shrubs INDICATIVE ONLY & not part of Stage 1 proposal |
| 3 Upper level safety railing | 7 Contemplation space next to water feature | |
| 4 Upper level shade trees | 8 Dense shrub planting | |

stage one - hamilton, belmore and rothesay edge treatment



Scale 1:500 @ A3

0 5 10 15

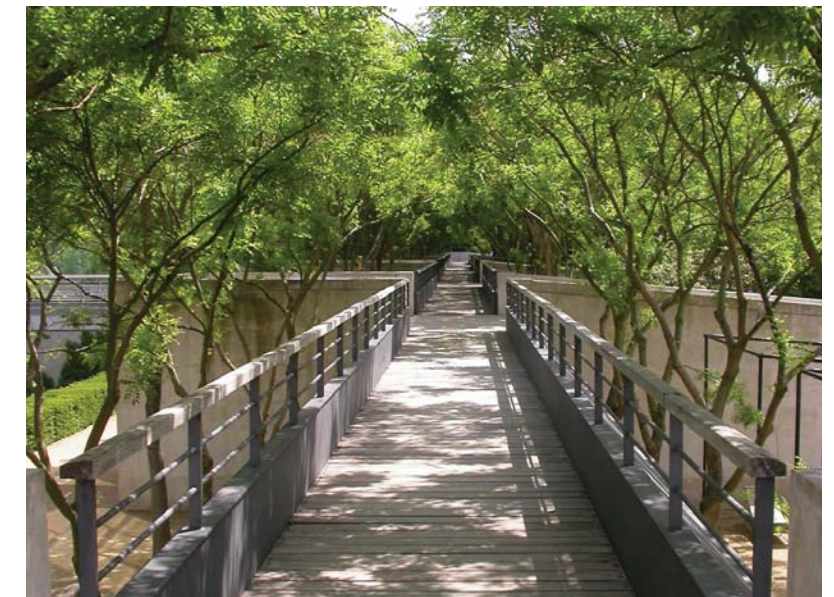
KEY

— Stage 1 Boundary

design intent

The design allows for clear and direct movement around the Stage 1 site. Mid height screen / buffer shrubs between the buildings and footpath will soften the interface between the built form and landscape. Hamilton Crescent to the North is approximately 6m above RL for Stage 1. Terraced walls, dense shrub planting and mid size deciduous trees provide a valuable backdrop to Stage 1. Existing fig trees are retained to Rothesay Avenue with manicured lawn understorey. The introduction of proposed streetscape trees the West and East reinforces the defined Streetscape character.

- 1 Grand staircase entrance from Hamilton Crescent with water rills
- 2 Ramp Access from Belmore Street
- 3 Terraced planter walls
- 4 Buffer shrub planting
- 5 Stage One boundary line
- 6 Street trees
- 7 Entry/exit point
- 8 Basement carpark fire escape
- 9 Existing trees to retain
- 10 Open lawn (mounded)
- 11 Central gathering space in-line with courtyard
- 12 Bicycle racks for 10 bikes
- 13 Pedestrian link to Stage 1 Pocket Park
- 14 Double row of trees leading into open commercial space





stage one - pocket park north



Scale 1:200 @ A3



KEY

— Stage 1 Boundary

design intent



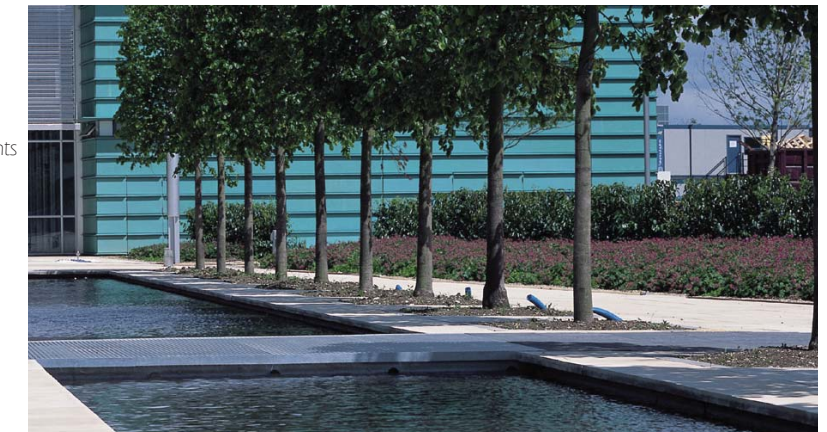
Location Plan

The northern end of the pocket park is accessible via stairs from Hamilton Crescent. Linear pedestrian paths continue southward to connect to Rothesay Avenue and the foreshore.

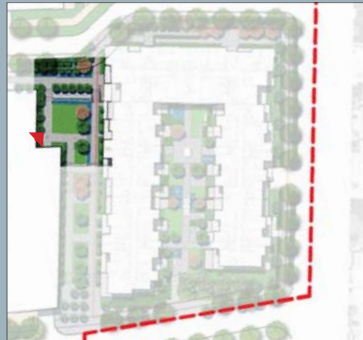
The design replicates the internal courtyard arrangement with a sequence of orchards, retaining walls and cascade water features. The signature vegetation strategy focuses on lines of evergreen specimen trees for shade and increased amenity to the periphery of the turf and within hardscape plaza spaces on the lower level.

- 1 Planted terrace wall with spigot water features
- 2 Pedestrian connection from Hamilton Crescent top Pocket Park
- 3 Linear water feature with jets
- 4 Upper level pocket park with river views
- 5 Large 'floating' stone slab seating elements
- 6 Stairway connecting upper to mid level pocket park
- 7 Basement fire escape exit
- 8 Cascading water wall
- 9 Open lawn
- 10 Large shade trees
- 11 Linear water feature directing views towards river
- 12 Lightweight pedestrian bridge on water (stainless steel)
- 13 Cascading water drop next to built in wall seating
- 14 Stage One boundary line
- 15 Steps leading to lower level pocket park
- 16 Feature paving
- 17 Stainless steel and glass balustrade
- 18 Buffer planting for ground floor patio security

- 19 Ground floor resident entrance/exit only with security gate
- 20 Pedestrian path connecting to Belmore Street



stage one - pocket park view one



View angle



Indicative view looking East toward Hamilton Crescent

Principles

- Orchard tree planting relating to culture and historical land usage
- The design of spaces for contemplation and relaxation
- Narrow cascading water channels create movement and noise and maximise usage of level change.
- Distinctive European feel to the park reinforced by furniture and landscape palette.



stage one - pocket park south



design intent

The southern half of the pocket park is connected seamlessly with the northern half via lineal pedestrian paths outlined by large shade trees. The design to the south incorporates a sequence of retained turf terraces that provide space for relaxation and occasional passive recreation. The formal alignments of feature trees reinforce the geometry to the ground plan and provide increased shade combined with visual interest. A grid of trees in steel grilles occur at the commercial space in the South West corner.

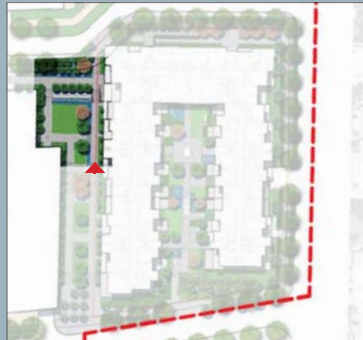
- 1 Terracing gardens connecting upper and lower level pocket parks
- 2 Linear open lawns with shade trees
- 3 Pedestrian paths
- 4 Feature trees
- 5 Built in seating under shade trees with view to river
- 6 Grid tree planting for commercial square
- 7 Feature paving for commercial square
- 8 Ground floor resident entrance/exit only with security gate
- 9 Stage One boundary line
- 10 Steps connecting commercial square to raised pocket park
- 11 Bicycle racks
- 12 Buffer planting for ground floor patio security
- 13 Space for fire truck access
- 14 Access ramps (1:14)
- 15 Ground floor lobby entrance
- 16 Bicycle racks for 10 bikes

KEY

- Stage 1 Boundary



stage one - pocket park south view two



View angle



View looking North toward Hamilton Crescent

Principles

- Shallow water channel with step cascade creates visual & acoustic interest
- Lawn platforms integrate with subtle hardscape palette
- Buffer planting between buildings and park to create privacy.



stage one - section c



- | | | | |
|--|---|---|-------------------------------|
| 1 Terraced walls with dense shrub planting | 5 Single line of shade trees for look out point | 9 Large open lawn | 13 Terraced feature garden |
| 2 Trees screening wall heights | 6 Stone slab seating with views | 10 Shade trees in straight line down to river | 14 Feature trees |
| 3 Cascading water feature | 7 Cascading water feature | 11 Buffer/security planting | 15 Terraced open lawns |
| 4 Lineal water feature with jets | 8 L' shape water feature | 12 Built-in stone seating edges at end of retaining walls | 16 Open plaza space for plaza |



- 17 Rothesay Avenue entrance stairs
- 18 Existing Fig trees
- 19 Stone slab seating element
- 20 Balcony shrubs INDICATIVE ONLY & not part of Stage 1 proposal
- 21 1:14 Access ramps
- 22 Safety railing



stage one courtyard - hardscape palette



design intent

- 1 Paving
- 2 Feature Paving

Pavements

An indicative selection of hardscape pavement materials has been identified for Stage 1 that responds to the architectural palette and provides fresh and contemporary appearances. The selection also is intended to fully meet the performance requirements of each space. Products will be durable, low maintenance and able to sustain medium to heavy usage over time.

Colour: Mix grey/blue granite in a variety of pattern and texture.

Kerbing: Will generally be white to denote colour contrast.

Seating alcoves: Small unit porphory seats with split face finish.

Bonding: Dark grey with contrasting finish.



3 Courtyard planters

Concrete edged planters will contain a combination of tall shrubs, architectural native grasses and bamboo to provide vertical emphasis. Planter edging will be dark grey granite to contrast with the paving colour palette.



4 Seating

The seating elements throughout the Stage 1 courtyard will be preformed shaped concrete blocks, light grey or white in colour with polished surfaces. Lighting will be integrated into the seating element.



5 Central stairway

The central staircase between the north and south portion of the courtyard will be modern in style and relate to surrounding architectural finishes. The palette will be predominantly stainless steel, glass or perforated steel with tension wired balustrade.



6 Water features

Water features will be designed to complement the paving palette and scale of the space. Clean simple and modern using polished granite or bluestone tiles for the base and sides. Edging will match the planters for consistency.



stage one external - hardscape palette



KEY
 — Stage 1 Boundary

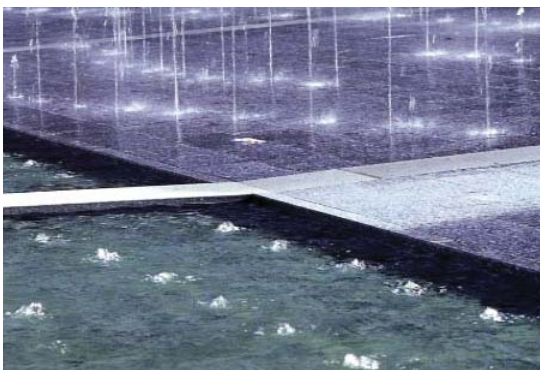
design intent



- 1 Paving
- 2 Feature Paving

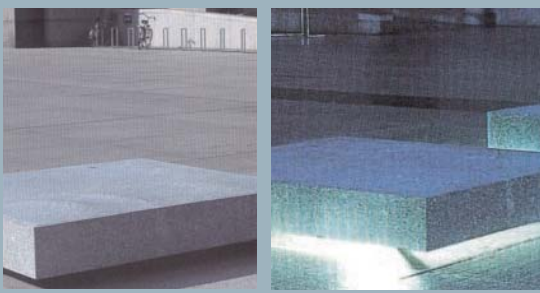
Stage 1 Paving External

The paving palette for peripheral areas will contrast with the internal Stage 1 courtyard whilst retaining similar principals. Materials choice will again be based on high usage and be low maintenance. Pavement bonding and header course will contrast with in fill paving and provide textural contrast



3 Water features

Cladding materials for the linear water rills and cascades will complement both the architecture and landscape design: Edging slabs will match the planter design to retain consistency through the palette



4 Seating elements

The seating elements throughout the external space will be preformed shaped concrete blocks, light grey in colour with polished surfaces. Lighting will be integrated into the seating element.

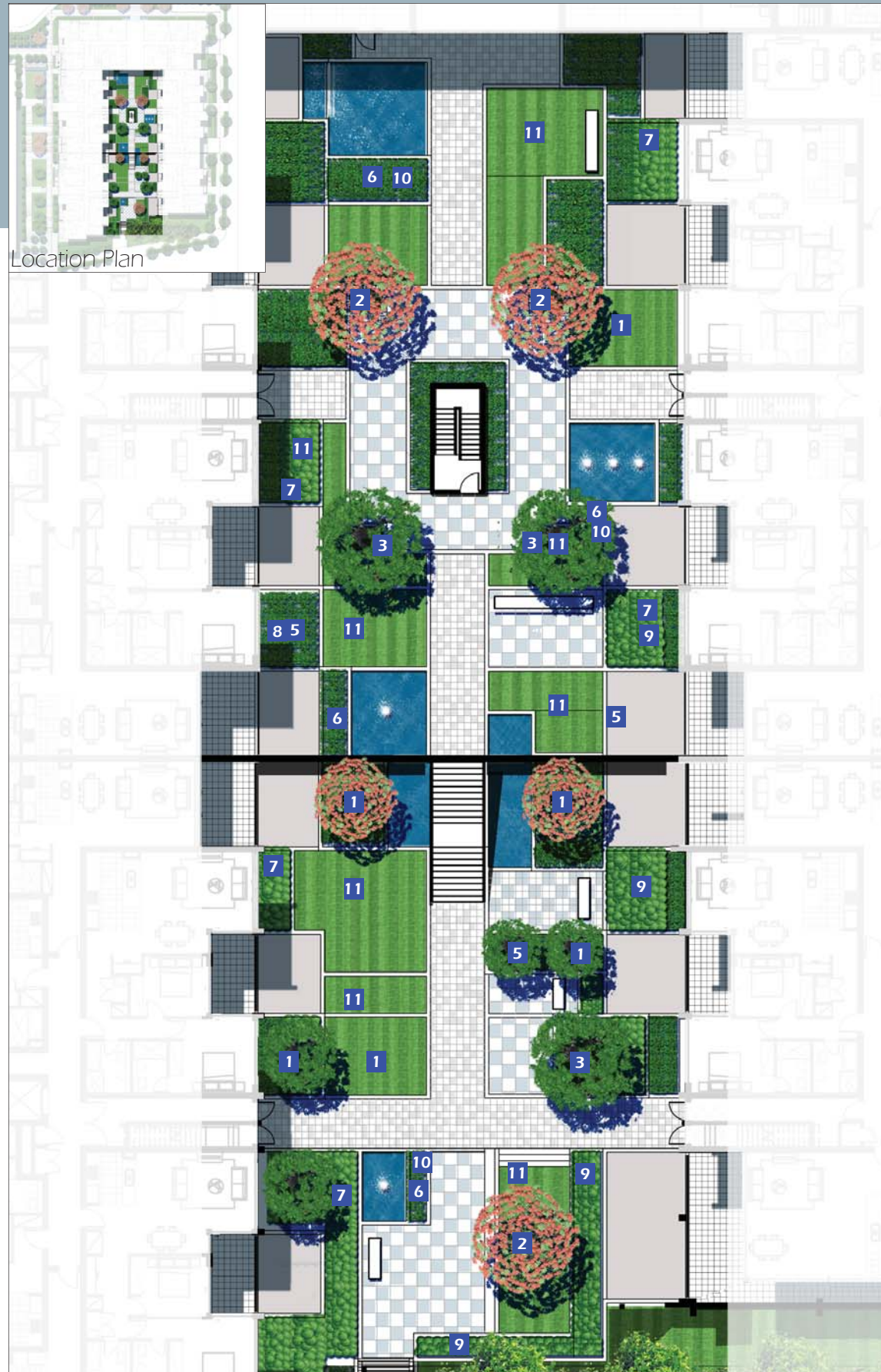


5 Retaining walls

Walls will be finished in a combination of preformed concrete, and stone cladding that will complement materials on the ground plane. Opportunities remain to incorporate signage and public art/interpretation into the larger walls to the North.



stage one courtyard - softscape palette



1 Pyrus 'Chanticleer'
Manchurian Pear
Type: Deciduous Tree
Height: 8m



2 Pistacia chinensis
Chinese Pistache
Type: Deciduous Tree
Height: 10m



3 Sapium sebiferum
Chinese Tallowood
Type: Semi- Deciduous Tree
Height: 10m



4 Viburnum Odoratissimum
Sweet Viburnum
Type: Screening Shrub
Height: 3m



5 Westringia fruticosa 'Zena'
Coastal Rosemary
Type: Low Shrub
Height: 0.75m



6 Philodendron 'Xanadu'
Xanadu
Type: Low Shrub
Height: 0.75m



7 Murraya paniculata
Orange Jessamine
Type: Screening Shrub
Height: 4m

design intent

The planting strategy to Stage 1 informs the creation of a legible and permeable framework of footpaths and semi private seating areas. Colour, texture, height and form are critical factors that contribute to the success of the internal courtyard area. Tree planting is intended to provide seasonal interest and solar access in winter. Shrubs and taller native grasses will be utilised to separate the private and public domain whilst framing the internal courtyards on all sides.

The Stage One courtyard will be in shade for many hours of the day. Therefore a quality over quantity is the key for trees as is there locations and form. Four feature trees are strategically placed though out to balance the colours and vertical elements. Shrubs are chosen for the purpose of screening patios and windows where necessary while at the same time complimenting the colour of the surrounding water feature.



8 Gardenia augusta 'Florida'
Gardenia
Type: Low Shrub
Height: 1m



9 Scaevola aemula
Fairy Fan-flower
Type: Groundcover
Height: 0.5m



10 Liriope muscari 'El Marco'
Turf Lily
Type: Grass
Height: 0.3m



11 Stenotaphrum secundatum
Soft leaf buffalo grass
Type: Turf

stage one - external softscape palette

design intent



KEY

— Stage 1 Boundary



1 Cupaniopsis anacardioides
Tuckeroo
Type: Evergreen Tree
Height: 8m



2 Waterhouisia floribunda
Weeping Lily Pilly
Type: Evergreen Tree
Height: 8m



3 Pyrus 'Chanticleer'
Manchurian Pear
Type: Deciduous Tree



4 Fraxinus 'Cimmeron'
Claret Ash
Type: Deciduous Tree
Height: 15m



5 Ulmus parvifolia
Chinese Elm
Type: Deciduous Tree
Height: 12m

A combination of both endemic native and evergreen introduced species for shade creation are at the core of the aesthetics for the external landscape. Species that relate to the river and riparian environment will be chosen to enforce the strong connection between the proposed domain and existing ecology. Final species selection will occur in consultation with Council.



6 Lomandra 'Tanika'
Mat Rush
Type: Grass
Height: 0.7m



7 Liriope muscari
Turf Lily
Type: Grass
Height: 0.75m



8 Trachelospermum
jasminoides
Star Jasmine
Type: Groundcover
Height: 0.75m



9 Dianella 'Silver Streak'
Paroo Lily
Type: Grass
Height: 0.6m



10 Lomandra hystrix
Mat Rush
Type: Grass
Height: 1m



11 Stenotaphrum secundatum
Soft leaf buffalo grass
Type: Turf



planting schedule

SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
DECIDUOUS TREES					
	Fraxinus pennsylvanica 'Cimмерon'	Claret Ash	15m	As Shown	200L
	Pistascia chinensis	Chinese Pistache	12m	As Shown	100L
	Pyrus calleryana 'Chanticleer'	Manchurian Pear	12m	As Shown	100L
	Sapium serbiferum	Chinese Tallowood	12m	As Shown	100L
	Ulmus parvifolia	Chinese Elm	12m	As Shown	100L
EVERGREEN TREES					
	Tristaniopsis laurina 'Luscious'	Water Gum	12m	As Shown	75L
	Waterhousia floribunda	Weeping Lily Pily	8m	As Shown	75L
	Cupaniopsis anacardiodes	Tuckeroo	10m	As Shown	75L
SHRUBS					
	Gardenia augusta 'Florida'	Gardenia	1m	3m2	25L
	Murraya paniculata	Orange Jessamine	3m	2m2	150mm
	Philodendron 'Xanadu'	Xanadu	0.75m	5m2	200mm
	Viburnum odoratissimum	Sweet Viburnum	6m	500mm	25L
	Westringia fruticosa 'Zena'	Coastal Rosemary	0.75	500mm	25L
GRASSES & GROUND COVERS					
	Dianella 'Silver Streak'	Paroo Lily	0.6m	5/m²	150mm
	Liriope 'El Marco '	Turf Lily	0.3m	5/m²	150mm
	Liriope muscari	Turf Lily	0.5m	5/m²	150mm
	Lomandra hystrix	Mat Rush	0.7m	7/m²	75mm Tube
	Lomandra longifolia 'Tanika'	Mat Rush	0.6m	7/m²	75mm Tube
	Scaevola aemula	Fairy Fan-flower	0.5m	7/m²	75mm Tube
	Trachelospermum jasminoides	Star Jasmine	0.6m	5/m²	150m
	Viola hederacea	Native Violet	0.2m	5/m²	100mm

design intent

The Planting palette to be used throughout Stage One has been selected upon it's suitability to fulfill the following criteria:

- Enhance the local character of Meadowbank
- Remain in line with the City of Ryde's environmental policies
- Soften and visually reduce bulk/scale of built forms
- Provide buffering/screening to residential areas
- Create a aesthetically pleasing & tranquil environment for residents to enjoy
- Contribute to habitats of the local fauna

A wide selection of trees, both native and exotic, have been selected for the sites streetscapes and landscaped areas. Where possible local natives will be used so as to remain consistent with the vegetation communities found within the City of Ryde. Specific areas will see exotic species used for accent planting and foliage interest.

Shrubs have been chosen not only for their aesthetic attributes but also functionality in terms of providing buffering and screening to residents on groundfloor apartment surrounding the courtyard. Lush foliage and dense growing habits have been favoured.

Grasses and groundcovers have been selected from a predominantly native palette and will be aimed at softening edges and large areas of hardscape.

