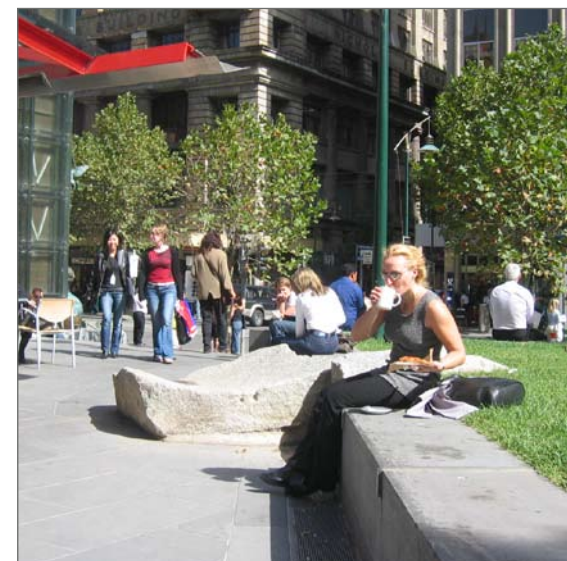
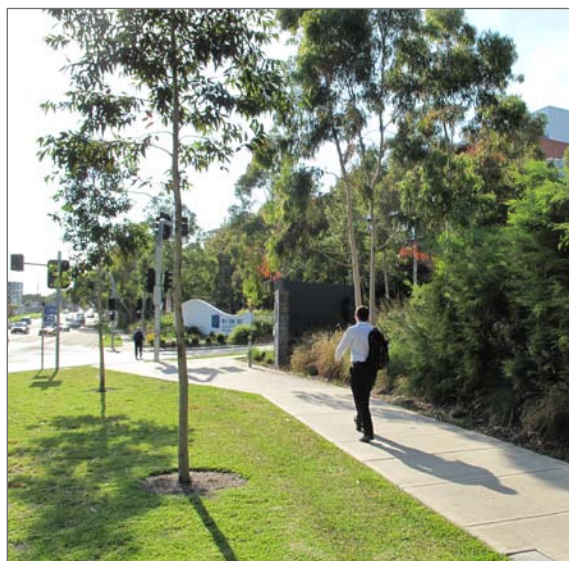
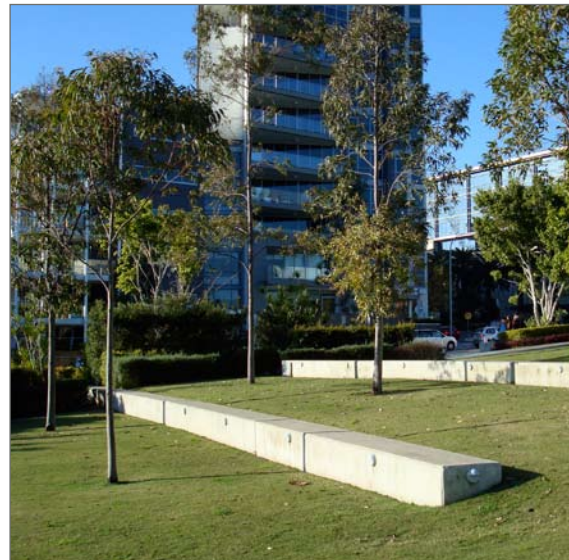


150 Epping Road, Lane Cove Landscape Design Report

Prepared by: Site Image Landscape Architects

In association with: Conybeare Morrison Architects

For: Meriton Apartments 7 June 2013 Issue A



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Landscape Masterplan

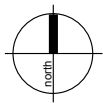


The landscape plan and information provided with the Part 3A Development Application indicated a significant landscape setting for the architecture, that interfaces with the Epping Road streetscape; the bushland setting and allied stem of roadside reserve; and an active civic setting to the podium and forecourt areas.

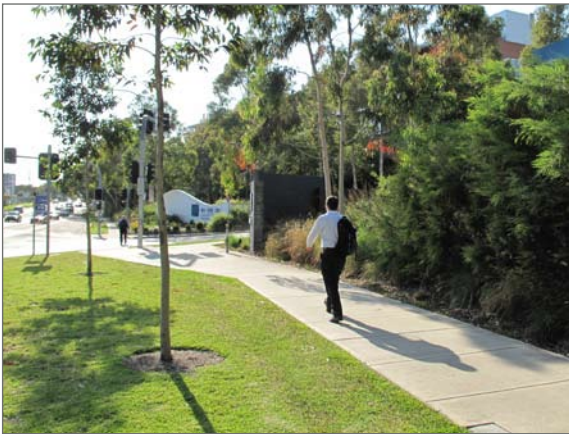
This Landscape Masterplan design plan and supportive design commentary report have been prepared in conjunction with amended architectural and consultant Section 75W package, showing design development of proposals that improve the design, public domain functionality, amenity and landscape environment and character. Preparation of the amended landscape design proposals has given consideration to the various conditions of approval; SEPP 65 requirements; Council and relevant authorities codes and requirements; public domain design and detailing; landscape species and content; water quality and WSUD; CPTED issues and design

response; sustainable transport / cycleway links; bushfire risk APZ and management requirements; VMP considerations relating to the bushland ecology and waterway proximity; traffic and related design issues; visual character and setting / amelioration; acoustic amelioration; lighting design; and general landscape amenity.

General landscape amenity and achieving suitable environmental & ecology outcomes requires a site specific response, with a range of civic, forecourt, informal and formal play, passive & active recreation, general connectivity with setting, pathways, and suitable response to adjoining landscape and streetscape. This report illustrates the design intent, general design content and issues addressed for a range of precinct areas of the site. In this way the report seeks to demonstrate that the landscape proposals are consistent with the intent and principles demonstrated in the previous documentation, developed to respond to the adjusted architecture and layout.



Landscape Precinct | Epping Road Central frontage

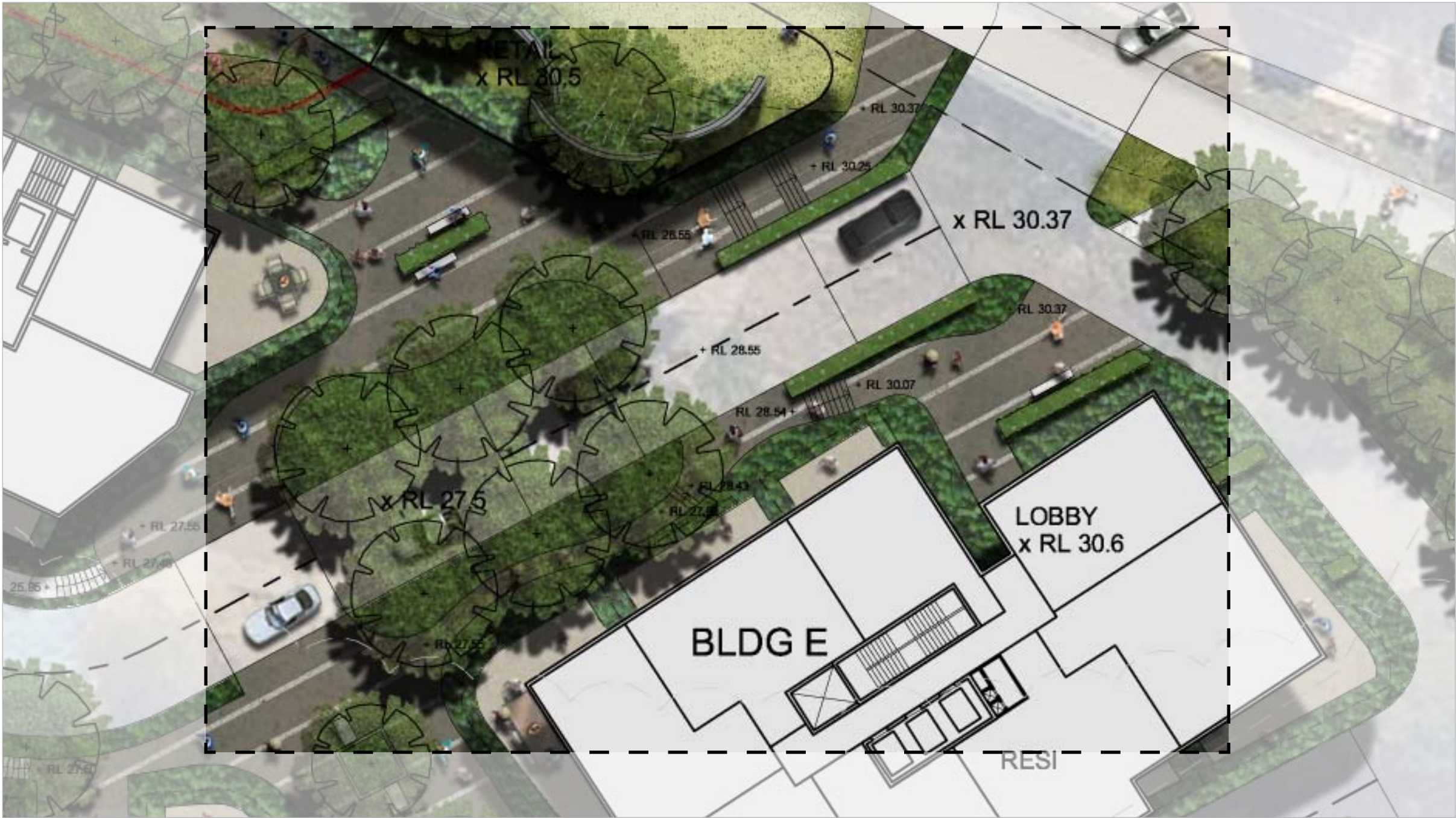


The rooftop landscape treatment of the building creates a signature landscape and architecture that integrates with the streetscape. Integral with the rooftop landscape is a green-wall element that meanders along portions of the boundary, with vigorous climbers of suitable native or compatible species to cover the sculptural form of the wall.

The informal native grasses and low native species to this frontage transition into the adjoining native landscape extending to the east, and resolve to the west on the paved forecourt to Building A. This streetside, civic plaza space serves as the notional visual identity for the project for passing vehicles to locate and identify the presence of this residential address.



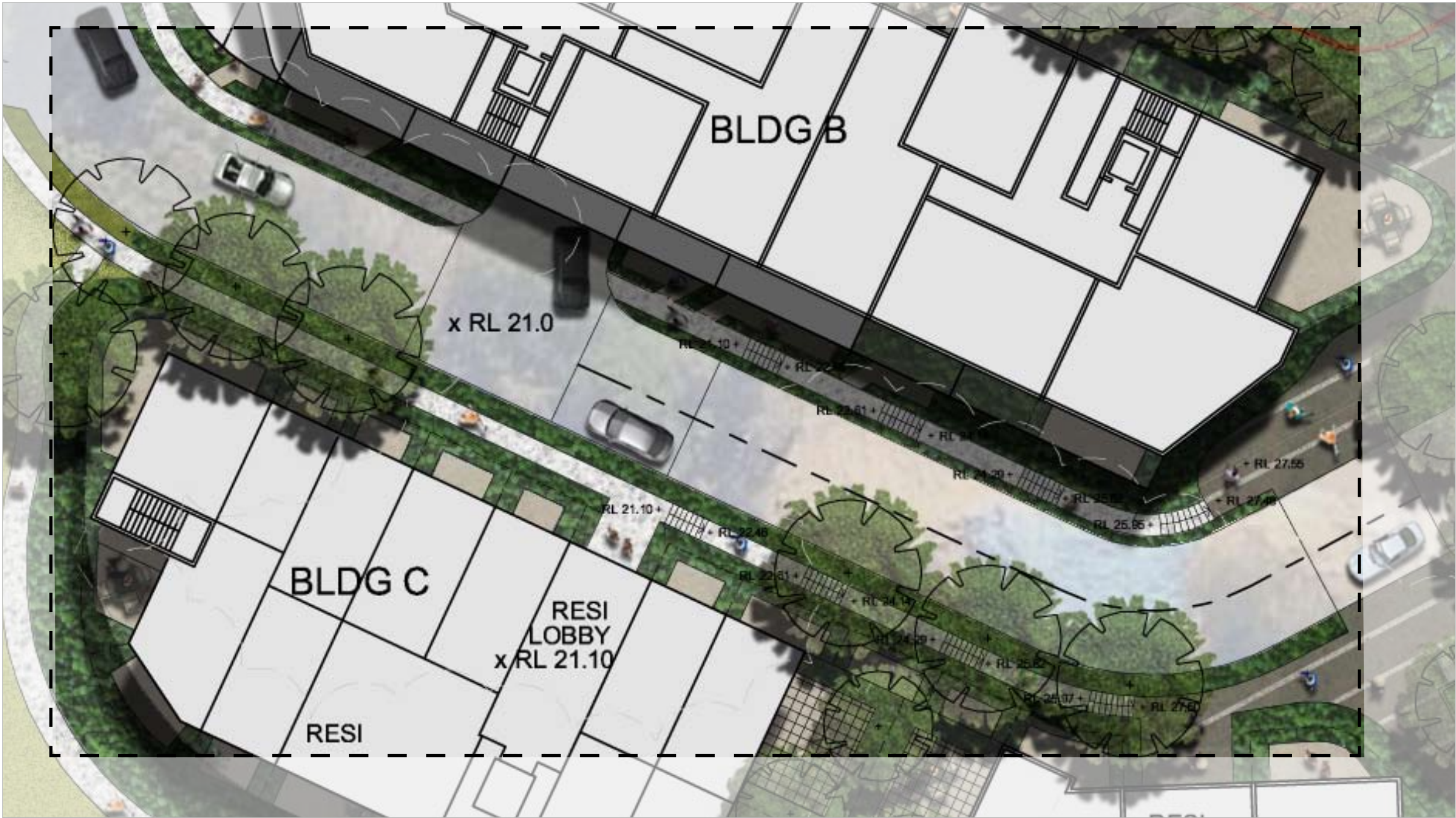
Landscape Precinct | Main Estate Vehicle Entry



Vehicular arrival at this location is provided suitable visual threshold and then arrival spaces, with the flanking building forecourt spaces and tower lobby providing a clear signal to drivers of the change to residential environment. The sloping road provides a further signal to drivers to slow down, with the road leveling at the main pedestrian plaza spine that links the full length of the site.

Pedestrian crossing of the access road is provided in this location. As the road then slopes down again, flanking canopy trees on the road edge accompany the adjacent stairs to create a series of leafy pedestrian level changes to the lower site.



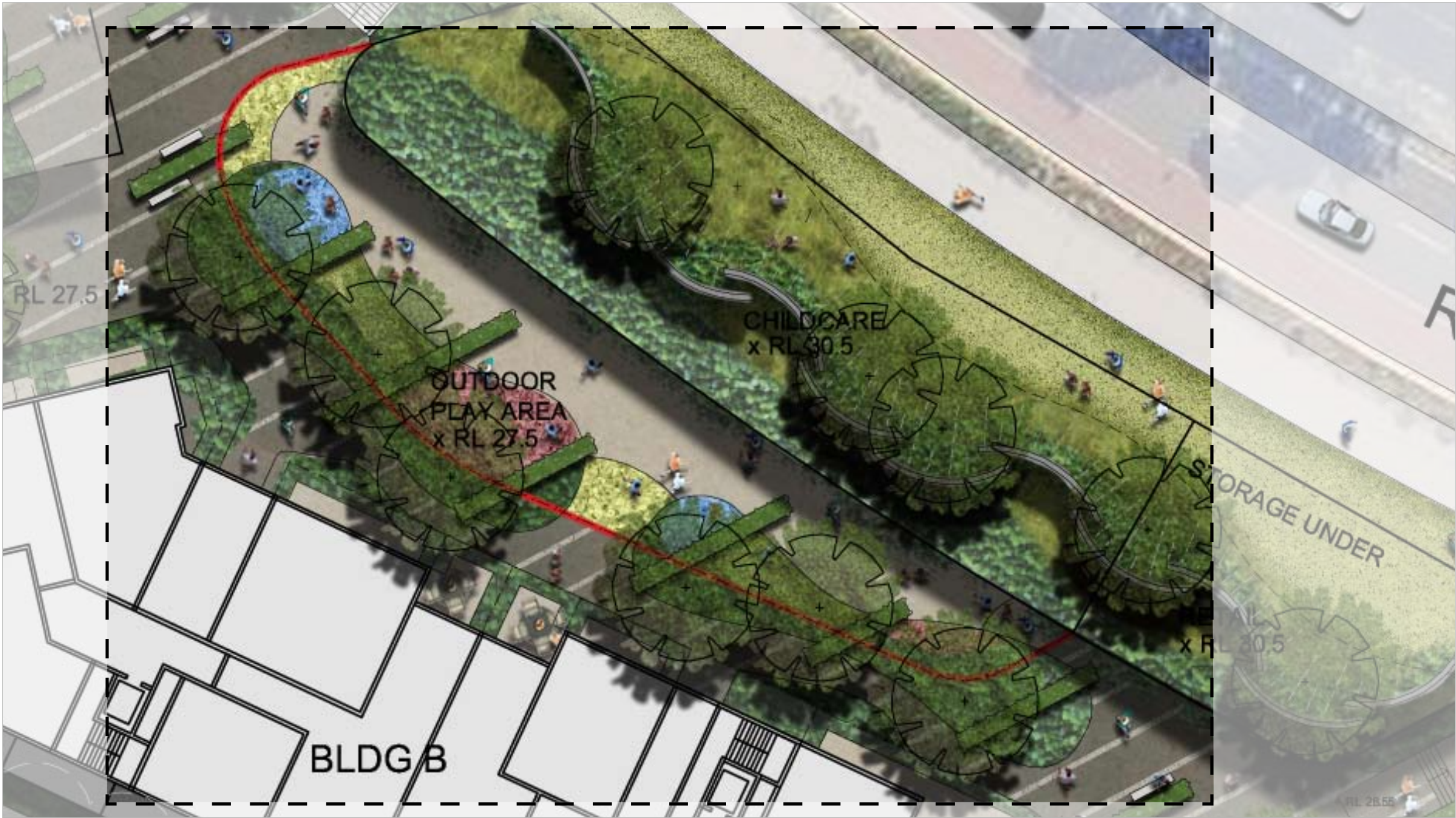


The internal roadway to this area, given the arrangement of lobbies and anticipated pedestrian destinations and movement, is not proposed as a highly activated pedestrianised environment. The streetscape is proposed to have strongly defined ‘green’ landscape edges with soil sloping down to the road edge and flanking hedges having cascading groundcovers leading down to the kerbside. Pedestrian paths are limited in scale to maximise the landscaped qualities of the roadside, supported also by the ground floor garden courtyard spaces to these ‘townhouse’ style activated residential streetfronts.

The streetscape identity is to have a highly refined public domain of stone pavement, selected ‘glare-shielded’ street lights, street furniture, all engaging directly with adjoining townhouse entries, tower lobbies, and civic spaces extending away from the streetfront. A highly sophisticated quite contained streetscape space will be punctuated by tall canopy trees, affording mottled shade, and screening between residences on opposite sides of the road. This quite civic streetscape identity quickly transitions to the expansive open lawns and natural bushland character – creating an engaging interplay of residential and passive open space.



Landscape Precinct | Central Pedestrian Spine / Civic Space

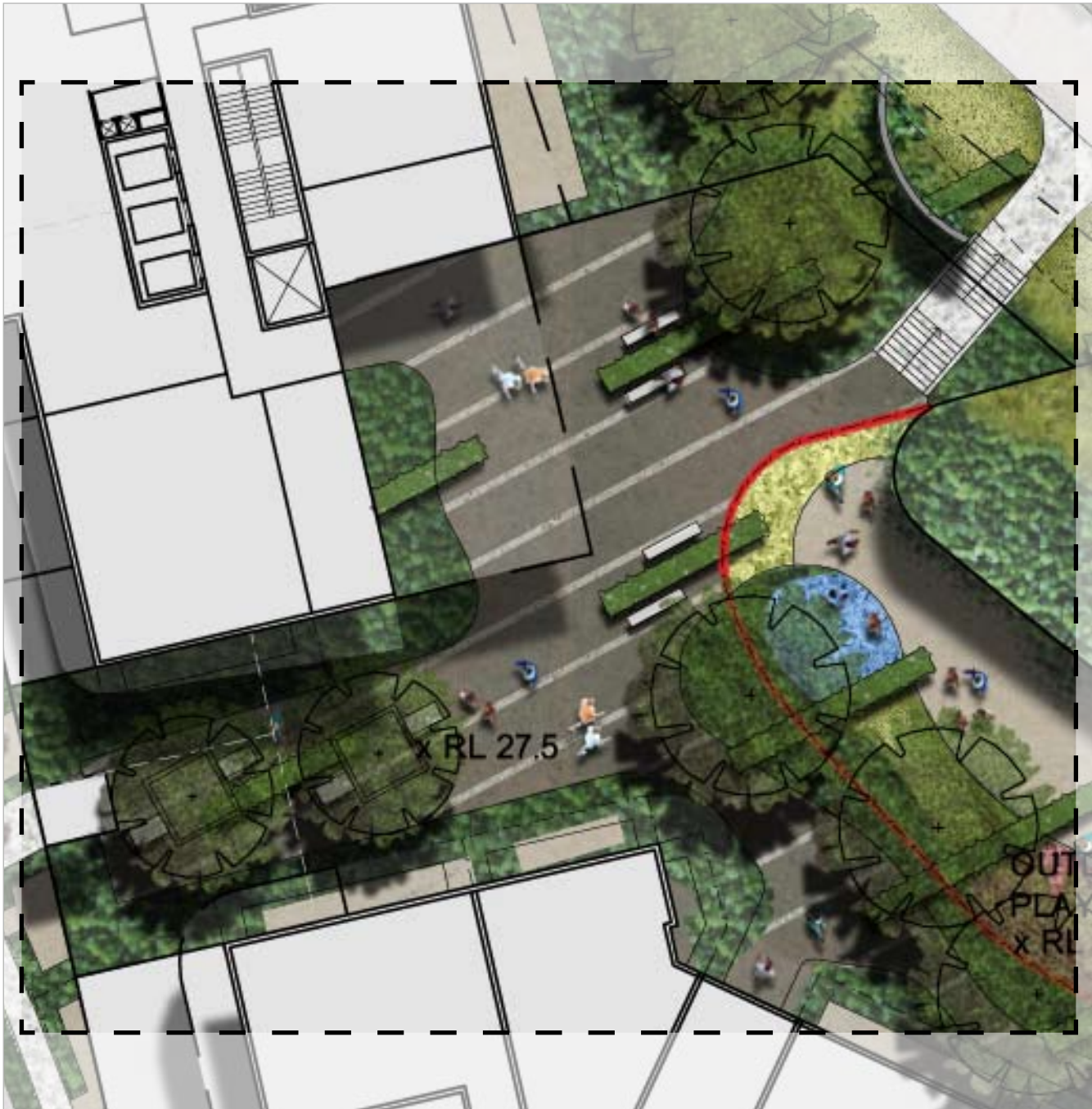


Under the rooftop landscape addressing Epping Road, a childcare centre provides an engaging and activating edge to the linear plaza space. The playground area for the child care occupies the north side of much of the spine, with a sculptural dividing fence, overlapped by a series of linear landscape 'wedges'. These linear landscape elements are tree and garden planters flanked by seating walls on the plaza side, and provide a series of engaging and interesting playground elements on the child care side. The garden and playground elements integrate into the overall landscape structure of

underlying linear paving and planters, grasses and paths that continue as interrupted by visually harmonious landscape design elements that unify the overall site landscape. This visually binding layout of lines transitioning across the site into different landscape expressions compliments the elevated views of the residents in the overlooking towers. The 'lines of landscape' are seen to dissolve into the bushland edge to the south, disappearing into the informal, natural undergrowth leading down the edge of the existing retained access road along the edge of the site.

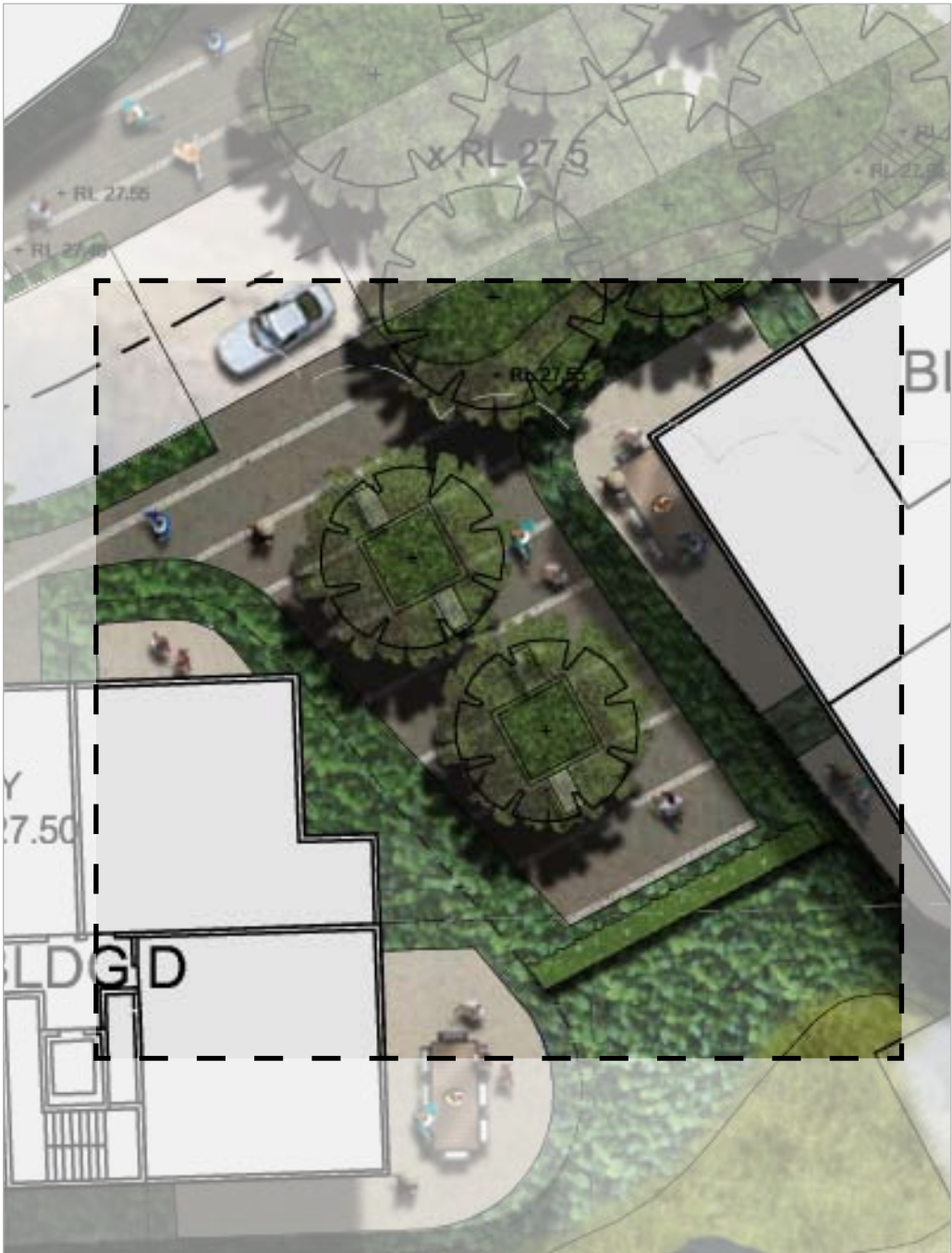


Landscape Precinct | Residential common courtyards



The podium landscape areas between the towers create a series of structured garden and terrace spaces that will provide a high level of practical amenity for residents, with a range of seating areas, play elements, and public art / sculptural opportunities. Community garden beds are potentially a highly valued asset for residents to register to tend and manage and grow vegetables, flowers and the like – with final determination of this to be subject to

design development and research of resident preferences to ensure this amenity will be actively sought and valued. These elevated spaces will provide views through the adjoining bushland down to the Lane Cove River, creating a very enjoyable outlook, with seating and walkways designed to take in this view. Consideration of wind with screens and or ameliorating landscape will occur with the benefit of wind analysis during the design development phase.





Landscape Precinct | Passive open space



The site has differing relationship to the adjoining bushland to the south of the site, with steeper slopes to the east, transitioning to quite flat site perimeter landscape open space to the west (leading again to steeper land beyond the site leading down to the waterfront). The flatter landscape open space to the west provides an expansive passive recreation asset for the project, with the design of significant low native grass areas and scattered trees to the southern edge providing shaded seating alcoves, and broad open lawn area providing strong passive recreation and informal children’s play opportunities.

A curving margin of native gardens around the base of the tower provides a privacy buffer to ground floor residences, with the long sweeping garden form responding

the curving balcony forms overhead – creating a strong interplay between landscape and architecture. Private terrace gardens enjoy select views across the bounding landscape edge, with long views across the lawns and into the adjacent bushland tree canopies.

Extensive consultation with Bushfire Protection Consultant, and Ecology Consultant, will ensure that landscape treatments are entirely compatible with the adjoining natural landscape and ensure that minimum bushfire and ecology impacts are achieved from the long term managed landscaped associated with the development and it’s margins and allied native bushland areas.



Landscape Detailing

Generally

Detailed landscape design proposals will be provided at Development Application and Construction Certificate stages as appropriate (proposed plant species, finishes and fixtures, streetscape and plaza materials and details, etc), and the following information is provided as a guide only to confirm the general nature and intent of the provision of high quality landscape for the project. For all landscape and civic areas materials are to be installed new or recycled so that they are 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 tradesmanlike 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. Pavement finishes are to be of a type that has adequate slip resistance and does not present an uneven surface to avoid trip hazards. Landscape lighting will provide security lux levels and will accent feature elements (seating walls, water features and advanced tree planting) as well as providing an ambient light source to illuminate garden areas while avoiding light “washing” into private spaces.

Planting Strategy

The proposed plant material will be substantially selected from Lane Cove Council and relevant authorities approved plant species lists, and for hardiness, ease of maintenance and proven ability to tolerate site conditions. Of importance are the foliage characteristics and floral displays to create garden character. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to all planting beds will allow for ease of trimming of groundcovers. Indigenous planting will be included for its ability to attract native bird life. Exotic plants will be incorporated to civic spaces and courtyard areas where suitable to provide variety and consistency with the garden character of the locality. Note that ‘low water’ species will be notionally utilised for 50% of planting - and understand that through consultation with Council that a number of ‘exotic’ plant species may be approved as having equivalent low water performance to ‘native’ garden variety plant species.

Garden Detailing

Gardens are to be mulched with a pine bark or decorative gravel products. Areas of lawn and gardens are to be defined by raised concrete edges, capped with a high quality paver.

Imported and improved site soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of exotic Australian native plants. On slab garden beds will be have a specially blended light weight and free draining soil mix with sand bed drainage layer to establish minimum soil depths of 450 mm depth for grass areas, 600 mm depth for shrub planting and between 800 and 1200 mm depth for tree planting, with soil volume to be carefully considered to be appropriate for tree species and to create a suitable mature size. The detailing of the on slab planters incorporates the following components:

- a free draining soil mix specially blended for planter box use
- a washed sand drainage layer placed beneath the soil mix
- a drainage cell product with filter fabric to establish a drainage void above the slab falls in slabs to
- drainage outlets inspection pipes over drainage outlets

All on slab planters will be made accessible for maintenance. Where safety issues exist for working in areas above ground anchor points and the like will be provided for safety harnesses.

Hardscape Materials

Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public plaza and footpath areas are to be paved to meet Council’s paving standards and details. A full range of integrated street and garden furniture and other fixtures will also be provided to meet Council and relevant Authority codes and requirements.

Landscape Irrigation

The use of irrigation system will aid the successful establishment and long-term development of the landscape. Utilisation of harvested and recycled water will be achieved in consultation with the Hydraulic Engineer and project team to meet the principles of WSUD.

Establishment and Maintenance

The design of all areas to be subsequently passed to Council ownership / management are to be prepared in consultation with Council so that the design and detailing meets their requirements in terms of sustainable maintenance, vandal resistance and design to assist minimizing graffiti. The landscape contractor shall be required

The site planning through to the detailed design have to our best knowledge substantially accorded with the requirements of Lane Cove Council in terms of general landscape provisions for private and common open space, streetscape design, and the specific requirements of Council’s relevant DCP clauses.

A significant array of landscape design guidelines have been considered in the design formulation, and it is believed that the design will achieve requirements to achieve suitable outcomes for WSUD, ESD, Basix, CEPTED, TPO, equitable access, and sustainable transport principles. Broader objectives will also be achieved as stated, including recreation and visual amenity, open space amenity, bushfire risk management, ecology and ongoing Vegetation Management.

Conclusion

The landscape proposals for the development at 150 Epping Road Lane Cove will provide the comprehensive landscape environs, setting and treatment to the proposed buildings and courtyards, civic spaces and streetscapes, and landscape podium/open space across the site. The proposals have suitably considered relevant SEPP 65 requirements, Australian Standards, Council policies, codes and requirements; and have been coordinated with the project team including Architectural, Civil, Bushfire, Ecology / Environmental, Engineering, Traffic, Accessibility and various inputs from various authorities, and the Client.

The preparation of landscape design proposals for the project will create a premium estate environment with a full range of landscape buffer, protected bushland, common and private open space, playgrounds and civic areas, with substantial connectivity and integration with the streetscape and adjoining areas. We believe the proposals and documents are suitable for consideration and approval by the Department of Planning, Council and relevant authorities.



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