

Concept Master Plan

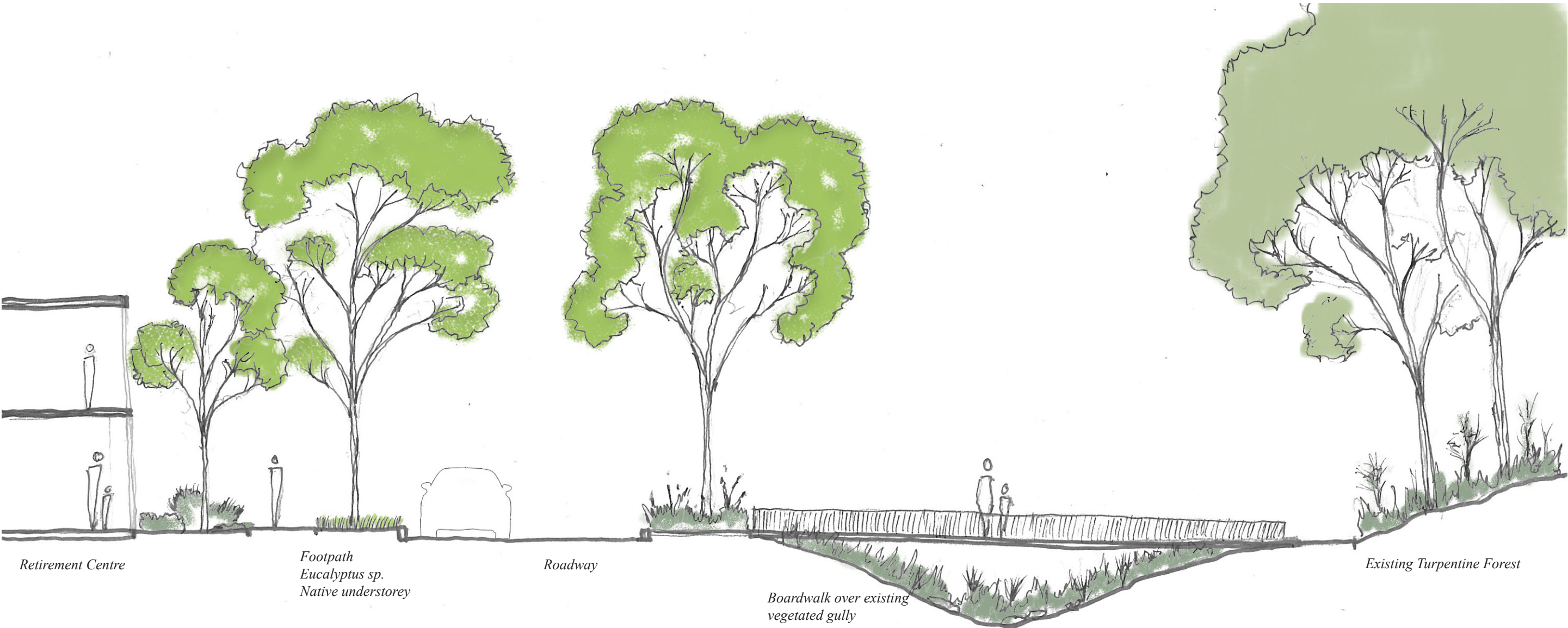


VILLAGE BULLI Sandon Point

Project No. 1813 | Drawing No. TDS-VB-CD-001 | Revision B

prepared by turf design studio for:
Anglicare
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Key Sections



Section A - Wetland
nts



Section B - Village Square
nts



Section C - Dementia Garden
nts

DESIGN STATEMENT

The Bulli region offers an array of lifestyle and recreational opportunities which is attracting and building its local communities. The local environment is undoubtedly one of the key reasons why people enjoy living in the area. The Illawarra Escarpment, Bush and Beach provide a backdrop to daily life which contribute to active healthy lifestyles and a sense of wellbeing.

At Village Bulli Sandon Point forest and waterway valleys combine to create a natural identity. Respecting the local landscape and allowing it to flow into the site will develop a strong and authentic connection with the spirit of the place. This, coupled with quality housing, will meld to create a memorable place to dwell.

The proposed landscape design seeks to provide future residents with a lifestyle closely connected to the natural coastal environment in which the site resides. This begins with the protection of the existing natural bushland and waterway assets. Proposed landscapes are to connect to these assets through the use of indigenous vegetation augmenting the sites flora expanding opportunity for food forage and habitat of local fauna. Street and open space areas are to contain locally indigenous tree species. Understorey planting within the public domain will also incorporate indigenous plants to prevent 'garden escape' species naturalising within the environmental zones.

Upgrade and formalisation of the existing pathways through the Turpentine Forest will be further investigated in future development applications (subject to heritage considerations).

Landscape objectives

- Build community.
- Build opportunity for health and wellbeing.
- Create a unique sense of place.
- Connect with the natural landscape.
- Visually and physically connect the site with its surrounds.
- Develop a sense of arrival and progression.
- Restore natural systems to health.

Our Landscape Concept Plan addresses all areas of the site and includes the following:

- Street trees shown at 10m – 12m centres, with species that have a minimum mature height of 8m – 15m. Shared pathways are 2.5m wide and pedestrian paths 1.5m wide.
- Design parameters for embankments are no steeper than 1:3 for mulched garden areas and 1:6 for turf areas.

INDICATIVE SPECIES LIST

TREES

Syncarpia glommulifera
Eucalyptus robusta
Eucalyptus botryoides
Cupaniopsis anacardioides
Banksia integrifolia
Livistona australis
Acmena smithii
Casuarina glauca

UNDERSTOREY

Leptospermum laevigatum
Melaleuca ericifolia
Westringia fruticosa
Phebalium squamulosum
Corea alba
Lomandra longifolia
Doryanthes excelsa
Cordyline stricta
Atriplex semibecata
Pelargonium australe
Ficinia nodosa
Crinum pedunculatum
Dianella congesta
Poa poiformis

Our recommended species palette for streets augments the existing remnant turpentine forest increasing endemic biodiversity across the site.

DEMENTIA GARDEN

A Dementia garden will be created for garden therapy incorporating a series of welcoming spaces at different scales. Planting will also be used to structurally define spaces and tree planting to provide shade.

A serpentine pathway will be provided that is easily traversed and legible allowing exercise and strolling activities. To avoid trips and fall hazards the space will not incorporate level changes.

Non-poisonous, low allogenic plant species are to be used. Bold foliage and large colourful flowering plants will be incorporate for visual interest, vibrancy and lusciousness, offering visual therapy opportunities. A high diversity of species will also be incorporated for horticultural interest.

Seating and furniture are all to be fixed, and subtle night lighting provided.

For safety the area is to be fenced with security gates accessed by carers.

The space will also consider the comfort of family visitors through the provision of additional amenity.

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