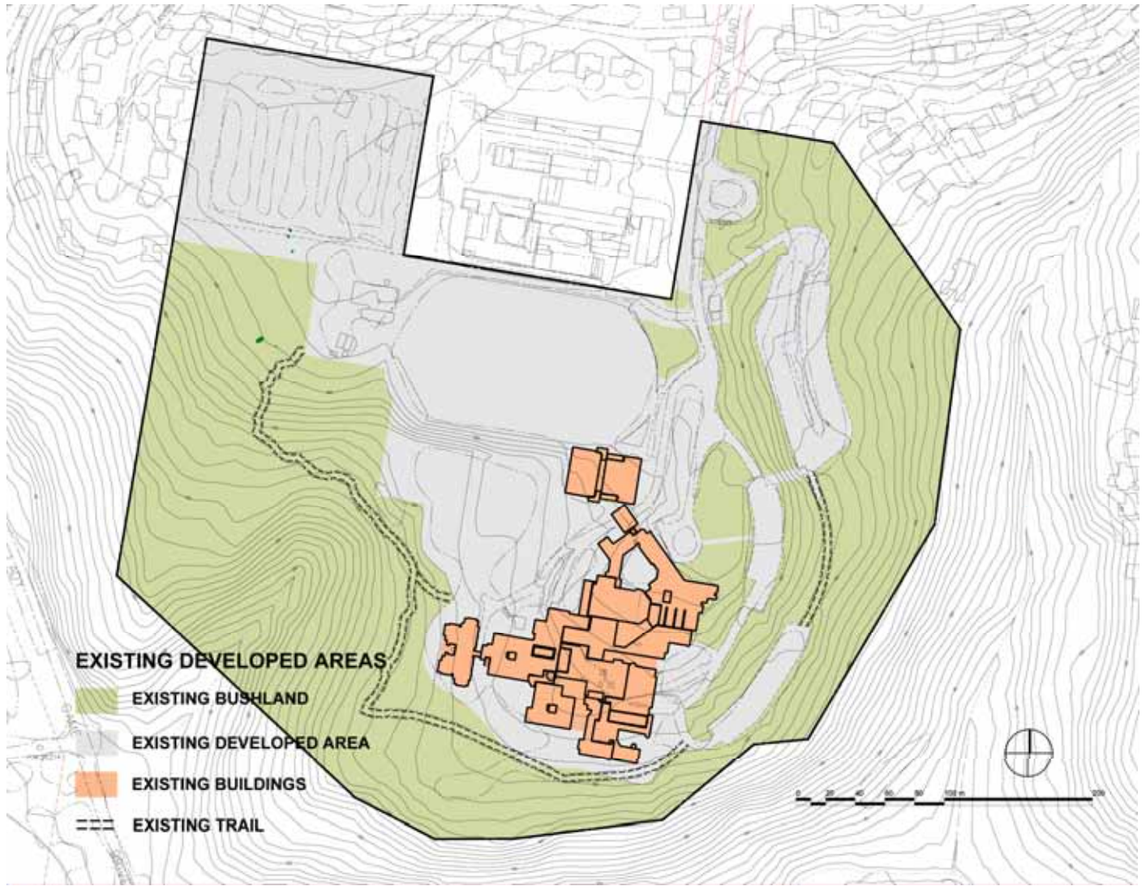
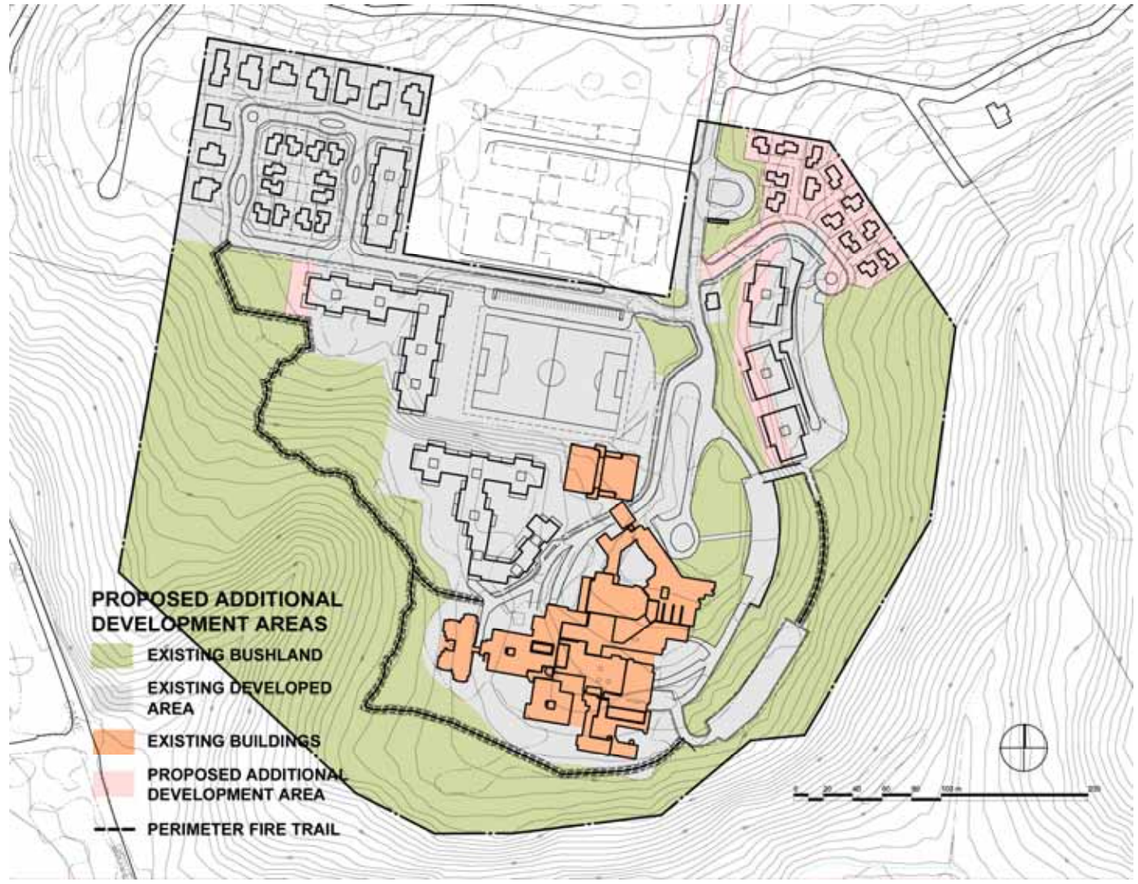
siting of new development

A substantial portion of the site has already been developed or undergone urban intervention, leaving the bushland in the south, south-west and eastern sections of the site. The diagrams below indicate the areas of the site already developed, and those areas identified for proposed future development. Future development is to primarily sit on the already developed areas of the site. The additional areas to be developed are a small section immediately south of the existing north-west carpark, adjacent to the child-minding centre and the cluster of individual residential lots in the north-east of the site where vegetation is degraded by heavy weed infestation.





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a bushland entry

The existing bushland character and sense of arrival to the site is maintained and would be enhanced through supplementary planting of endemic species.

A strong bushland buffer will be retained between the existing entry road and new buildings.

Entry to Kuring-gai Campus

Residential street, Castlecrag

Residential street, Lane Cove

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a community focus

The Concept Plan provides for a signature community focus in the form of a playing field. The open space provides a facility for organised sporting activity such as soccer and cricket and other forms of active and passive recreation such as ball games, running and walking etc.

The surrounding built forms and the existing rock cutting assist in emphasising the formal nature of the space.

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landscaping

The landscape approach for the development of the site builds upon the philosophy and work of Bruce Mackenzie. The open space is to retain the overall bushland character, reinforce the integration of the built form and landscape and to provide strong definition between the interface of buildings and bushland.

Key areas of bushland have been retained and incorporated into the proposed development. These are:

- the areas of natural bushland to the east, south and south-west of the main building complex;
- planting along the entry road from Eton Road and the current main entry courtyard; and
- the planted retaining wall between the existing oval and tennis courts.

In areas where the bushland is subject to fire management control (the asset protection zone), fuel reduction is required. This includes the creation of a minimum 2 metre separation between trees or small clumps of trees as well as between shrubs. It is noted that the existing tree canopy in many areas of the site already has this separation due to the sandstone ridge top nature of the vegetation.

Within the asset protection zone, a landscape design approach has been developed in line with the original landscape philosophy. The key features of the landscape treatment are:

- loosely spaced trees singly or in small stands to create an open woodland;
- predominant use of the species *Eucalyptus haemastoma* (Scribbly Gum) and *Angophora costata* (Smooth-Barked Apple) to create a strong visual impact;
- use of supplementary endemic tree species such as *Casuarina littoralis* (Black She-Oak) and *Eucalyptus gummifera* (Bloodwood); and
- an understorey of rough grass, mown grass or native grass.

existing bushland and open space adjacent to existing campus buildings

indicative vegetation within an asset protection zone

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The resultant landscape character is of an open woodland with a strongly defined built form edge. Here there is a direct visual connection to the bushland but not a physical connection.

The simple landscape treatment described above has also been adopted for the internal courtyard areas between apartment buildings. However, the introduction of contained areas of shrub and groundcover planting produces a slightly more complex outdoor environment. The degree of complexity increases further at building entries and within private open spaces.

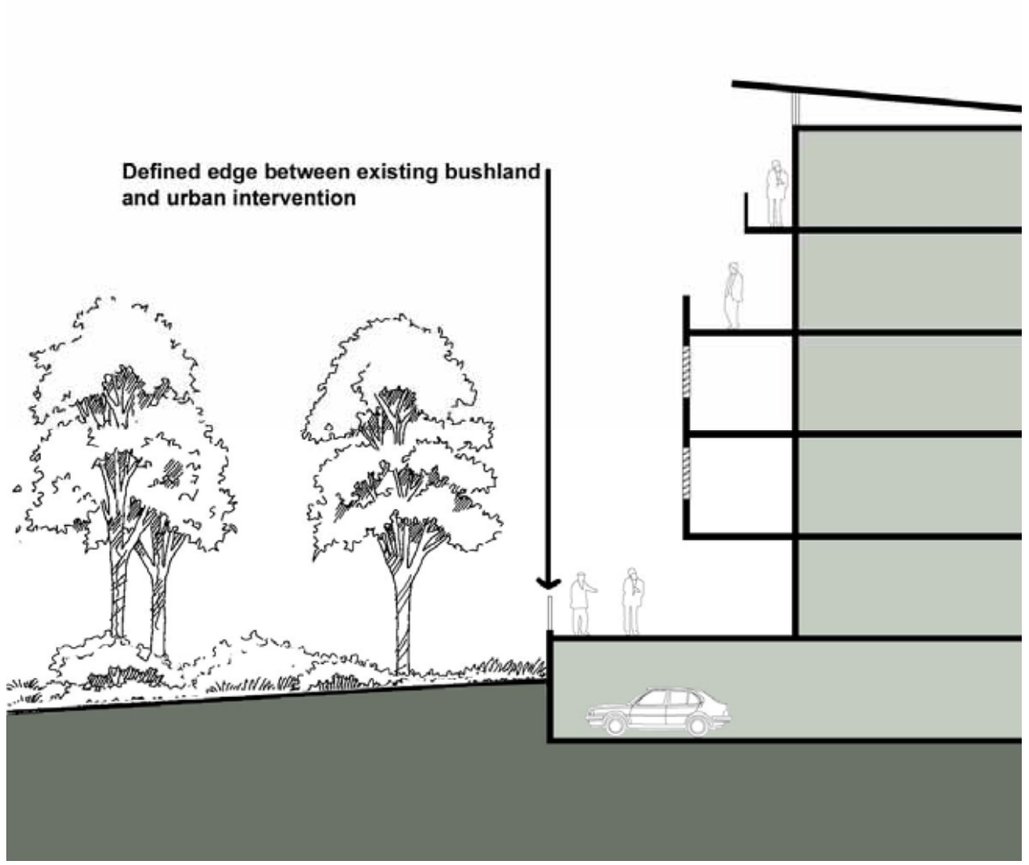
Plants selected for use in the open spaces are to include native species that are more resistant to fire than other species. These would include:

Acacia terminalis	Cedar Wattle
Acmena smithii	Lilly Pilly
Angophora costata	Smooth-Barked Apple
Hakea salicifolia	Willow Heath
Kennedia spp.	Coral Peas
Myoporum parvifolium	Creeping Myoporum
Pittosporum undulatum	Sweet Pittosporum

The landscaped areas of the site also feature:

- streets incorporating existing and supplementary native tree species;
- a structured formal active recreation area;
- seating areas;
- drainage swales and bio-retention basins as part of the stormwater management for the site; and
- areas of native vegetation incorporating *Darwinia biflora.*

The treatment of the open spaces of the proposed development ensures retention of the strong bushland character of the site whilst creating a robust treed landscape. The woodland environment will possess a strong visual character and integrate the development with the natural bushland.



Source: *The Australian Gardener's Wildflower Catalogue* by Denise Greig

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a defined edge to the residential community

The buildings adjacent to bushland are arranged in a manner which provide an edge between the residential communities and their natural landscaped setting.

In response to Bruce Mackenzie's principle of contrast between the urban form and natural setting, these buildings are arranged with limited physical connections between the private open spaces and the surrounding natural bushland. This is achieved through grade separation of the private terrace spaces and the levels of the natural bushland.

Physical access between the residential community and the bushland is only achieved through defined access points and pathways between and not directly from buildings.

A strong built form buffer is instrumental in supporting and enhancing the design vision of the hilltop town within the bushland setting.

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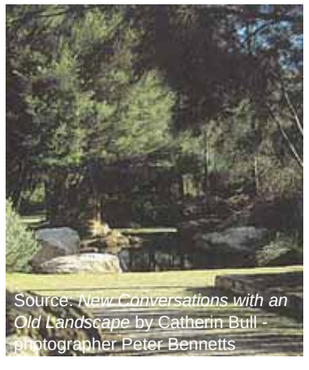
garden courtyards

Spaces within the residential community are designed to strongly define areas of communal and private spaces. The bushland character is drawn into these spaces through the use of native plant species.

An urban bushland park character is achieved through a more structured landscape design of bushland species.

Source: *Oasis* Issue 1 - photographer Sue Stubbs

Source: *New Conversations with an Old Landscape* by Catherin Bull - photographer Peter Bennetts



Source: *New Conversations with an Old Landscape* by Catherin Bull - photographer Peter Bennetts

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