

# **Narelle Sonter BOTANICA**

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**Landscape and Horticultural Specialists**

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## **LANDSCAPE REPORT**

### **OXFORD FALLS RETIREMENT RESORT OXFORD FALLS RD, FRENCHS FOREST**

**Lots 1110, 1111, 1113 & 1336 in DP752038,  
Lot 20 in DP842523 & Lot 80 in DP846099**

Prepared by

**Narelle Sonter  
BOTANICA**

For  
**Tiffany Developments**

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## **1.0 INTRODUCTION**

Narelle Sonter of Narelle Sonter Botanica has been engaged by Tiffany Developments to prepare the landscape documentation for the proposed Seniors Living Resort, at Oxford Falls Rd, Oxford Falls. Botanica has prepared a Landscape Plan LP. 01A and Landscape Sections, LS.01A (Appendix 1) which form part of the submission for the proposed development.

## **2.0 THE SITE**

The subject site is a composite site of 6 lots, of 141,120 sqm in total size. It is situated in a valley between the Wakehurst Parkway to the west and Oxford Falls Rd to the east. To the south and south east, the valley is bordered by the residential development of the north eastern fringe of Frenchs Forest. To the north a number of rural residential allotments separate the site from Weardon Road. The site currently incorporates several rural residential allotments and a Tennis Academy Resort.

A watercourse, The Middle Creek tributary, runs through the eastern portion of the site and a significant escarpment extends across the western portion of the site.

## **3.0 THE PROPOSED DEVELOPMENT**

The proposal is for a residential retirement resort incorporating a series of multi-storey apartment buildings and a nursing home within an attractive landscaped setting. The buildings have been sited specifically so as to respect the natural contours of the land and to minimise cut and fill. A series of podiums have been utilised to provide level access, or accessible pathways for ease of pedestrian circulation, throughout the site. All car parking is at basement level to minimise any potential for conflict between pedestrians and vehicular traffic. The resultant landscape will be one of attractive planted pathways, linking buildings with generous areas of landscaped open space, thus providing a high level of amenity for future residents.

## **3.0 THE PROPOSED LANDSCAPE**

The proposed development has been designed as a resort in a distinctive landscape setting. The retention of generous tracts of bushland adjacent to the Middle Creek tributary, the retention of existing vegetation on the western escarpment and the incorporation of generous landscaped corridors adjacent to Tributaries 2 and 3, will ensure that the character of the development is dictated by its natural setting. The proposal also incorporates a generous buffer of managed landscaped open space between the buildings and the Middle Creek tributary and landscaped pathways, linking the buildings and smaller pocket parks within the resort.

### 3.0 LANDSCAPE OBJECTIVES

The key landscape objectives for the development are:

- To retain the existing bushland buffer adjacent to the watercourse (Middle Creek tributary);
- To retain the existing bushland presentation of the site to Oxford Falls Road;
- To retain remnant indigenous trees where possible;
- To retain and enhance the existing riparian vegetation corridor adjacent to Middle Creek Tributary;
- To retain the significant vegetated escarpment across the western portion of the site;
- To reinforce and enhance the existing natural landscape character of the locality;
- To utilise indigenous species in proposed plantings to reinforce the existing landscape character of the locality and to provide habitat for indigenous fauna; and
- To create an attractive and functional landscape setting for future residents of the proposal.

### 3.0 KEY LANDSCAPE ELEMENTS

In order to achieve these objectives a number of landscape elements have been incorporated into the landscape design:

#### **Biodiversity Zone**

The Biodiversity Zone will retain the existing band of indigenous vegetation adjacent to Oxford Falls Road. Weeds and invasive exotics will be progressively removed from this area as part of a long-term management regime. Endemic species, selected from the Middle Creek Vegetation Communities, will be replanted in any cleared areas to enhance the existing natural character of the adjacent waterway.

This will be in accordance with the *General Principles of Development Control, Division 4 Site Planning and Building Design* in the WLEP 2000:

- 58      *Development is to be sited and designed to minimise the impact on remnant indigenous flora, including canopy trees and understorey vegetation and on remnant native groundcover species.*

## Core Riparian Zone

Existing indigenous species will be retained within the Core Riparian Zone. Existing grassed areas will be planted with endemic species selected from the Middle Creek Vegetation Communities.

The proposed landscape treatment in this zone and in the Biodiversity Zone will be in accordance with the *General Principles of Development Control, Division 4 Site Planning and Building Design* in the WLEP 2000:

- 56      *Development is designed to retain and complement any distinctive environmental features of its site...  
In particular, development is to be designed to incorporate or be sympathetic to environmental features such as rock outcrops, remnant bushland and watercourses.*

and

- 60      *Watercourses and aquatic habitat  
Development is to be sited and designed to maintain and enhance natural watercourses and aquatic habitat.*

## Managed Vegetation Buffer

Existing indigenous shrub and groundcover species will be retained within the Managed Vegetation Buffer. Weeds and invasive exotics will be progressively removed from this area as part of a long term management regime. Additional shrub and groundcover species will be selected from the Middle Creek Vegetation Communities. This buffer will be managed on an ongoing basis and forms part of the Asset Protection Zone. For details of the Management Regime refer to the report of Travers Bushfire and Ecology.

The proposed landscape treatments in the Biodiversity Zone , the Core Riparian Zone and the Managed Vegetation Buffer all address the requirement noted in the Desired Future Character for Locality B2 Oxford Falls:

*The natural landscape including landforms and vegetation will be protected, and where possible, enhanced.*

## Asset Protection Zone

To minimise bushfire risk the Asset Protection Zone will be predominantly an open-style landscape of endemic grasses and groundcovers, with occasional small stands of canopy trees. The canopy of each stand of trees will be sufficiently separated to inhibit the progression of fire from one stand to the next.

Open space areas designed for higher levels of pedestrian use within the Asset Protection Zone, will require a higher level of ongoing maintenance, and on that basis, will be able to incorporate a selection of low-shrub species within the planting palette.

### **Common Open Space**

The landscaped open space on the site incorporates the landscaped buffers adjacent to the Middle Creek tributary, the Biodiversity Zone and the Core Riparian Zone, as well as the generous areas of managed open space between the buildings and the Middle Creek tributary and smaller 'pocket parks,' amongst the buildings. Landscaped pathways will link the buildings and the pocket parks will incorporate seats and landscape features such as sculptures and vine covered pergolas, providing meeting places for future residents. Coloured leaf-trees and floral and fragrant species will provide a seasonal focus in a diverse horticultural environment.

A network of pathways will lead from the built portion of the site to the larger areas of landscaped open space where additional seating will provide opportunities for quiet reflection. Landscaped raingardens across the site and small water features and ponds, within the larger managed landscaped areas will create further visual interest within the landscape and provide additional habitat for a variety of fauna species.

### **Podium Planting**

The design solution for the resort incorporates a series of podiums to facilitate easy pedestrian circulation across the site. Extensive 1.0 metre deep planting areas, will cover the podiums to facilitate the establishment of trees and palms to some 6 metres in height. Avenues of palms will define key links between buildings and deciduous trees will be utilised to provide vegetated buffers between residential buildings, whilst still allowing winter solar access.

### **Species Selection**

#### *Indigenous Species*

Indigenous Species will be primarily selected from species endemic to Middle Creek Vegetation Communities Species List. (Refer Appendix 2). Cultivars of indigenous species, which have proven to be consistent performers in the locality ( eg. *Grevillea* "Mt Tamboritha" or *Syzigium* 'Tiny Trev' ) will also be included in the planting palette. Except in shaded areas, where indigenous rainforest species will predominate, species with low water requirements will be the preferred selections for the site.

#### *Exotic Species*

Exotic Species, both trees and understorey species, will be incorporated in the landscaped areas around the buildings and within the public open space outside the Core Riparian Zone and the managed vegetation buffer. This is in order to provide seasonal and floral focus throughout the development. Exotic species which are

recognised cultural plantings and consistent performers within the locality (eg. *Jacaranda mimosifolia*, *Sapium sebiferum*), will be the preferred selections.

## 6.0 CONCLUSION

The proposal fully addresses the requirement noted in the Desired Future Character for Locality B2 Oxford Falls (Warringah Local Environmental Plan 2000):

*The natural landscape including landforms and vegetation will be protected, and where possible, enhanced.*

The proposal retains significant tracts of bushland on the site and proposes the ongoing management of these areas within the Biodiversity Zone, and the Core Riparian Zone. The development retains a significant number of existing major trees on the site and also retains the rock outcrops of the escarpment in the western portion of the site.

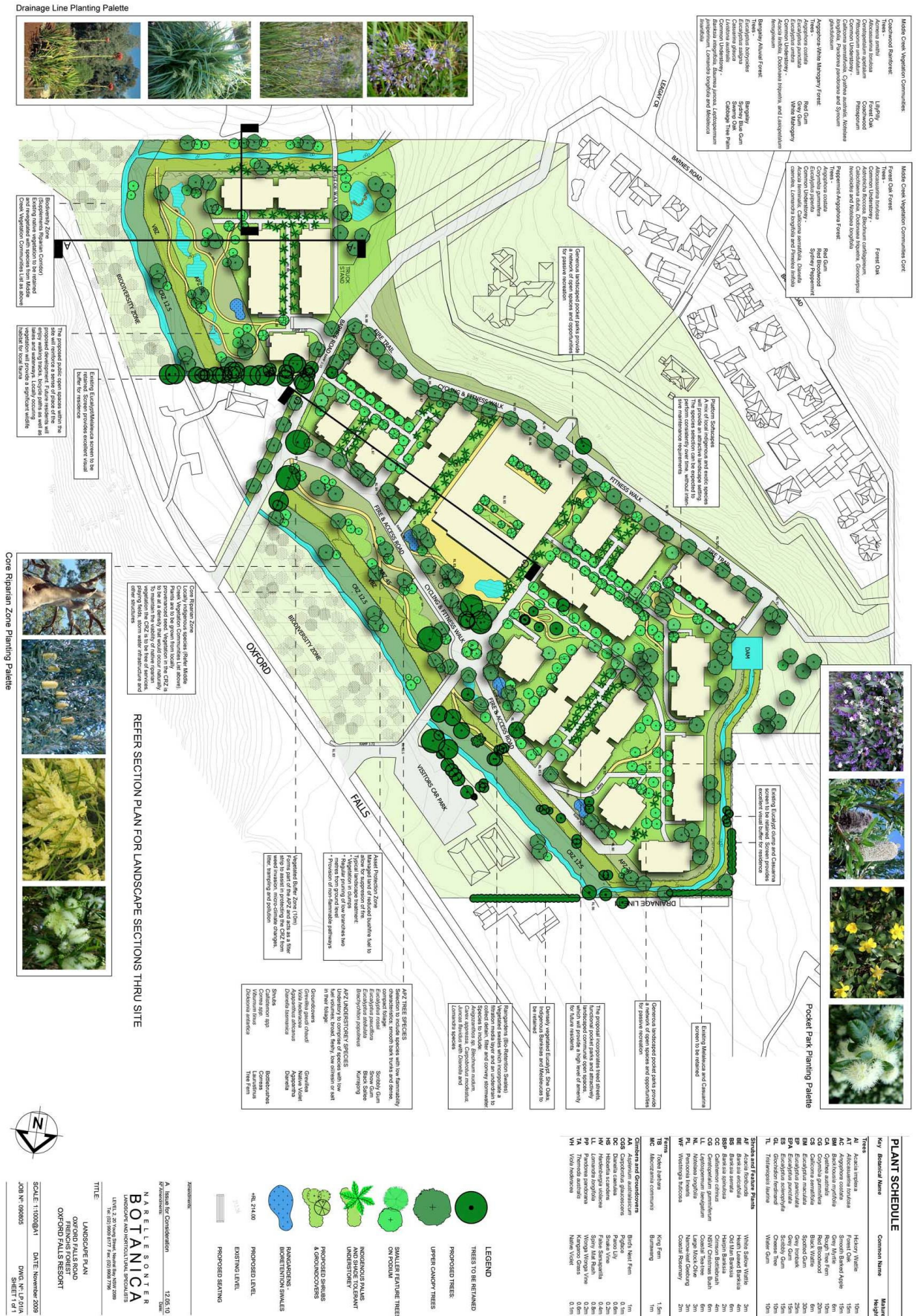
The landscape plan indicates that the proposal will incorporate substantial plantings, predominantly of species from the Middle Creek Vegetation Communities in order to enhance the natural landscape of the site and the locality.

The proposal retains large areas of landscaped open space within the generous setbacks to each of the site boundaries. The smaller areas of open space between the buildings will incorporate detailed landscaped areas with a diversity of species to provide a high level of amenity for future residents.

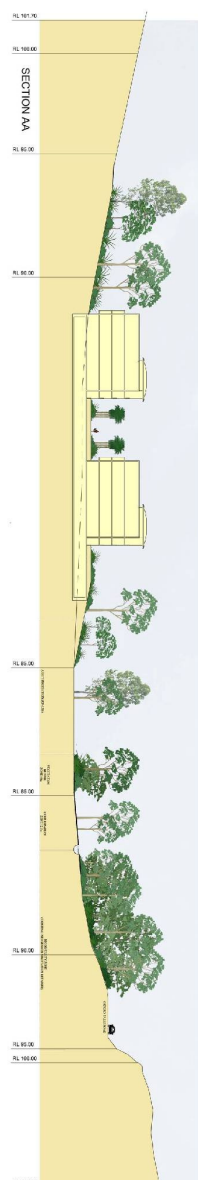
On completion the proposed development will present as a landmark retirement resort within an extensive natural setting.

**APPENDIX 1**  
**LANDSCAPE PLAN AND SECTIONS**









SCALE: 1:1000 @ A1      DATE: November 2008  
JOB N°: 090605      DWG. N°: LP.016  
SHEET 1 of

## **APPENDIX 2 SPECIES LISTS**

## **Middle Creek Vegetation Communities:**

### **Coachwood Rainforest:**

Trees –

<i>Acmena smithii</i>	LillyPilly
<i>Allocasuarina torulosa</i>	Forest Oak
<i>Ceratopetalum apetalum</i>	Coachwood
<i>Pittosporum undulatum</i>	Pittosporum

Common Understorey -

*Callicoma serratifolia*, *Cyathea australis*, *Notelaea longifolia*, *Pandorea pandorana* and *Synoum glandulosum*

### **Angophora-White Mahogany Forest:**

Trees -

<i>Angophora costata</i>	Red Gum
<i>Eucalyptus punctata</i>	Grey Gum
<i>Eucalyptus umbra</i>	White Mahogany

Common Understorey -

*Acacia linifolia*, *Dodonaea triquetra*, and *Lasiopetalum ferrugineum*

### **Bangalay Alluvial Forest:**

Trees -

<i>Eucalyptus botryoides</i>	Bangalay
<i>Eucalyptus saligna</i>	Sydney Blue Gum
<i>Casuarina glauca</i>	Swamp Oak
<i>Livistona australis</i>	Cabbage Tree Palm

Common Understorey -

*Banksia integrifolia*, *Baumea juncea*, *Leptospermum juniperinum*, *Lomandra longifolia* and *Melaleuca linariifolia*

### **Forest Oak Forest:**

Trees -

<i>Allocasuarina torulosa</i>	Forest Oak
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Common Understorey -

*Astrotricha floccosa*, *Blechnum cartilagineum*, *Calochlaena dubia*, *Dodonaea triquetra*, *Gonocarpus teucroides* and *Notelaea longifolia*

### **Peppermint-Angophora Forest:**

Trees -

<i>Angophora costata</i>	Red Gum
<i>Corymbia gummifera</i>	Red Bloodwood
<i>Eucalyptus piperita</i>	Sydney Peppermint

Common Understorey -

*Acacia terminalis*, *Callicoma serratifolia*, *Dianella caerulea*, *Lomandra longifolia* and *Pimelea linifolia*