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landscape architecture & urban design

128 Herring Road, Macquarie Park

Preferred Project Landscape Report

1. Landscape Concept Plan
2. Project Application - Stage Subdivision Landscape Plans
3. Project Application - Building A Landscape Concept

ISSUE DATE: 13 September 2010

128 Herring Road, Macquarie Park
Landscape Concept Plan

INTRODUCTION

This landscape architectural report discusses the proposed landscape design philosophy for the proposed development at 128 Herring Road Macquarie Park, and incorporates all external spaces including streetscapes.

APPROACH

The overall landscape architectural approach seeks to offer a rich tapestry of external spaces to facilitate communal living. The layout responds to the architectural proposal and links internal and external spaces allowing good connectivity between indoors and outdoors.

Privacy for residents and adjacent properties has been addressed through the selection and placement of evergreen and deciduous trees and screen shrubs.

Streetscapes are designed to elevate neighbourhood character and contribute to the positive image of the development within the neighbourhood.

Vegetation is utilised to; augment indigenous biodiversity, moderate environmental conditions, complement vertical building scale and forms, enhance privacy, and offer a rich ornamental landscape setting.

Client: LIPMAN the obvious choice in property	Architect: TURNER+ASSOCIATES	Landscape Architect: turf design	Project: 128 Herring Road, Macquarie Park	Drawing Title: **INTRODUCTION**	Project No. **0924** / Dwg No. **L2** / Scale / Date 13/09/10 / Dwg Status **Preliminary**	Revision: A

CREEK LINE & RIPARIAN VEGETATION (Refer drawing L4 key 4, 5 & 6)

A key natural feature of the site is the existing creek line University Creek. The creek runs through the site and its associated riparian vegetation will be restored to health through regeneration and re-vegetation of endemic species as recommended within the Vegetation Management Plan (prepared by Total Earth Care). Restoration of the riparian zone will greatly improve the site's ecological values and contributing to biodiversity. A Core Riparian Zone (CRZ) will be established immediately adjacent the creek and will be protected through the installation of an open physical barrier such as bollards or post and rail timber fence. A Vegetation Buffer zone (VB) will also be established outside of the CRZ to safeguard its long term viability and integrity.

It is anticipated that the initial quantum of plants installed will undergo a process of natural selection to achieve a climax riparian community.

STORMWATER MANAGEMENT (Refer drawing L4 key 6)

The landscape design is integrated with the sites stormwater strategy in order to minimise the impact of the development on University Creek.

A swale will be contained within the southwest offset zone ensuring that all water run-off is cleansed before it reaches the watercourse. Swale planting will provide the opportunity to extend endemic hydrophyte species and habitat diversity.

DEEP SOIL ZONES (Refer drawing L4 & L5)

The sites deep soil zones form an integral part of the design strategy. Additional to their tree retention function, deep soil zones will be augmented with local native tree planting increasing habitat values through extending links to the CRZ.

The extension of canopy tree planting will also improve the visual amenity of the development by masking building mass, bulk and scale from adjacent properties, and improve air quality. Additionally, canopy tree planting will provide leafy green views from apartments improving liveability. The habit and form of canopy trees will provide a dappled filigree of light and shade providing environmental amelioration year round. The ground surface will be treated with groundcover planting and leaf mulch promoting infiltration reducing stormwater discharge rates and on-site storage capacity.

REMNANT LOCAL NATIVE TREE SPECIES & SITE OFFSET AREAS (Refer drawing L4 & L5)

The reference to 'Remnant Local Native' trees within the report denotes species that have been identified as belonging to the vegetation community that once fully occupied the site as identified by Total Earth Care and Anne Clements & Associates. 'Native' trees and species refers to Australian native species that do not belong to the original site vegetation community, all other species are refered to as 'Exotic'. An Offset Strategy has been developed in conjunction with Total Earth Care which responds to the environmental impact of the development, restoring the local native vegetation community within the site.

COMMUNAL OPEN SPACE (Refer drawing L4 key 8, 9 & 10)

Communal open space is consolidated into a series of usable and attractive courtyard zones facilitating communal life. These are configured to optimise functionality; create a sense of spaciousness; and to provide a pleasant outlook from balconies. A range of facilities are provided including pool facilities, BBQ area, paved pathways, ornamental gardens and seating.

The layout is structured around a modulated central garden zone with bands of rich planting, stone 'platforms' and lawn terraces which provide visual stimuli and opportunity for respite or communal interactions.

A paved orbital pathway and interconnecting stone 'platforms' enable free movement throughout the courtyard providing access to numerous micro-spaces.

Two pools are located within communal open spaces providing high quality recreational opportunities for residents. The pool areas will receive high quality, durable finishes with sun-decks. The pool area within the building A courtyard includes a deciduous vine covered pergola providing; shade during active summer swimming, sun for passive winter recreation, and privacy from overlooking balconies.

A public path runs between building B and C providing a pedestrian link to Macquarie University.

Material selection is informed by natural colours and tones connecting with the surrounding indigenous vegetation.

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety.

ACCESSIBILITY

Where able, gently graded pathways have been designed providing accessibility for all age groups and degrees of mobility ensuring that residents can access site amenities comfortably.

Path widths are of an adequate size to accommodate the movement of furniture.

Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building and private courtyard entries, and service areas.

STREETSCAPE & STREET FRONTAGES (Refer drawing L4 key 1, 2 & 3)

Both Herring Road and the newly proposed boulevard will be developed in accordance the Macquarie Park Public Domain Technical Manual as prepared by the City of Ryde Council.

Herring Rd is identified as a Type 1 road with a 4.5m paved zone from back of kerb.

The newly proposed boulevard is identified as a Type 3 road. The design substantially conforms to the criteria specified including:

a) A Minimum 2m wide footpath between carriageway and building properties, and

b) Native tree species, located at 6m spacing in alignment. Recommended species include Angophora costata, and Eucalyptus haemastoma.

The type 3 requirements have been augmented to create a boulevard entry through the inclusion of additional trees between parking spaces. These additional trees will not only render the streetscape with additional green hues but provide a shaded road pavement reducing heat loading from midday and afternoon summer sun. The additional tree pits will also be detailed as bio-retention systems with additional structural soil zones beneath parking areas for root development and as such conforms to the requirement for 'rain gardens' within the type 3 street.

Pathway pavements to be G684 Black Fuding Granite with the road type classification in accordance with the public domain technical manual.

A shared pedestrian and vehicular plaza is proposed at the termination of the new access road. It will both terminate the new boulevard, and act as an entrance threshold to the open space and riparian corridor of University Creek welcoming neighbourhood users. The plaza will be constructed of select granite paving suitable for vehicular traffic. The high quality finish will contribute to the positive image of the development and elevate neighbourhood character.

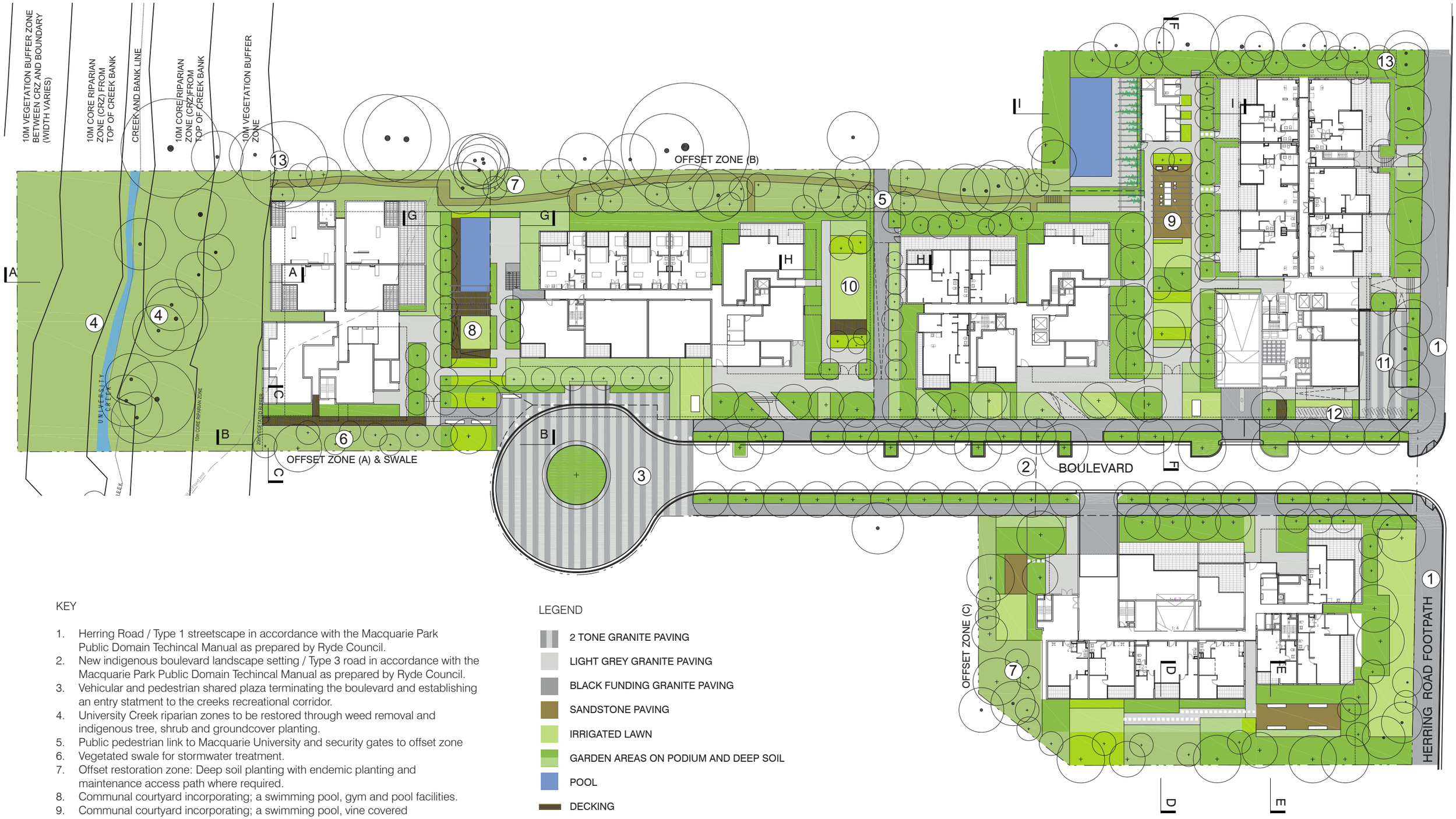
PAVEMENT DESIGN

Pavements to streetscapes are in accordance with the Macquarie Park Public Domain Technical Manual.

Pavements throughout the development connect with the street pavements through incorporation of granite flagging on pathways. Two types / tones and finishes are recommended. These will be manipulated in different ways to provide visual interest and legibility

A series of sandstone 'platform' pavement areas punctuate courtyard spaces creating visual interest at ground level and from above. The platforms also dissect boundary lines extending courtyard volumes into the streetscape in order to create clear, safe access points from the street.

Client: LIPMAN the obvious choice in property	Architect: TURNER+ASSOCIATES	Landscape Architect: turf design	Project: 128 Herring Road, Macquarie Park	Drawing Title: **LANDSCAPE COMMENTARY**	Project No. **0924** / Dwg No. **L3** / Scale / Date 13/09/10 / Dwg Status **Preliminary**	Revision **C**



KEY

1. Herring Road / Type 1 streetscape in accordance with the Macquarie Park Public Domain Techincal Manual as prepared by Ryde Council.
2. New indigenous boulevard landscape setting / Type 3 road in accordance with the Macquarie Park Public Domain Techincal Manual as prepared by Ryde Council.
3. Vehicular and pedestrian shared plaza terminating the boulevard and establishing an entry statment to the creeks recreational corridor.
4. University Creek riparian zones to be restored through weed removal and indigenous tree, shrub and groundcover planting.
5. Public pedestrian link to Macquarie University and security gates to offset zone
6. Vegetated swale for stormwater treatment.
7. Offset restoration zone: Deep soil planting with endemic planting and maintenance access path where required.
8. Communal courtyard incorporating; a swimming pool, gym and pool facilities.
9. Communal courtyard incorporating; a swimming pool, vine covered pergola, gym and pool facilities, BBQ area and ornamental gardens and lawn areas.
10. Modulated podium gardens creating outdoor recreational spaces.
11. Paved plaza connected to adjacent retail uses.
12. Bike racks
13. Boundary fences to adjacent property

LEGEND

- 2 TONE GRANITE PAVING
- LIGHT GREY GRANITE PAVING
- BLACK FUNDING GRANITE PAVING
- SANDSTONE PAVING
- IRRIGATED LAWN
- GARDEN AREAS ON PODIUM AND DEEP SOIL
- POOL
- DECKING
- EXISTING TREES TO BE RETAINED
- PROPOSED TREES
- LOT / STAGING BOUNDARIES

Client: LIPMAN — the obvious choice in property

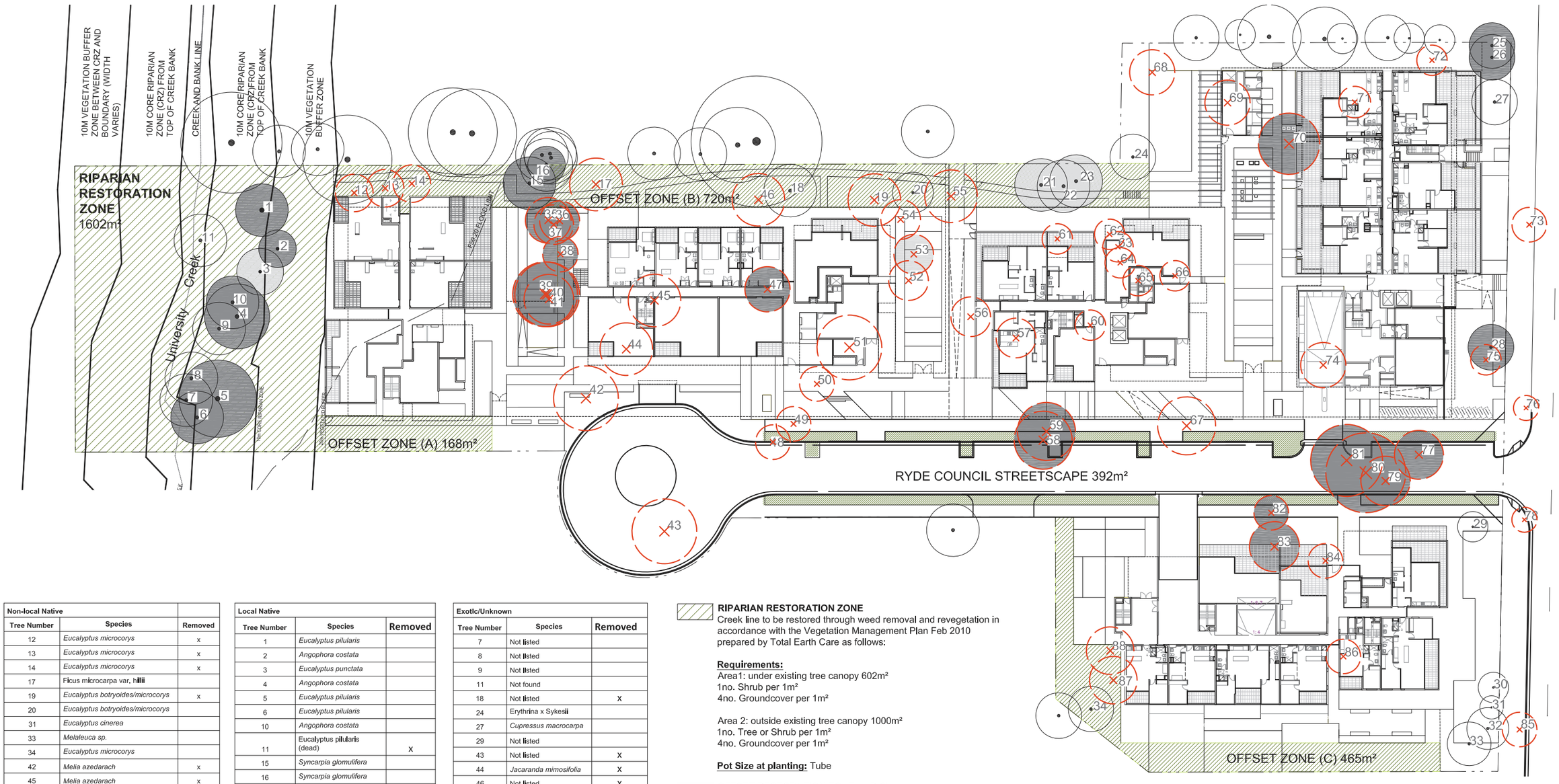
Architect: TURNER+ASSOCIATES

Landscape Architect: turf design

Project: 128 Herring Road, Macquarie Park

Drawing Title: **GENERAL ARRANGEMENTS**

Project No.	Dwg No.	Revision
0924	L4	E
Scale: 1:600@A3	Date: 24/09/10	
Dwg Status: Preliminary		



Non-local Native		
Tree Number	Species	Removed
12	*Eucalyptus microcorys*	x
13	*Eucalyptus microcorys*	x
14	*Eucalyptus microcorys*	x
17	Ficus microcarpa var. hillii	
19	*Eucalyptus botryoides/microcorys*	x
20	*Eucalyptus botryoides/microcorys*	
31	*Eucalyptus cinerea*	
33	*Melaleuca sp.*	
34	*Eucalyptus microcorys*	
42	*Melia azedarach*	x
45	*Melia azedarach*	x
51	*Grevillea robusta*	x
52	*Corymbia maculata*	x
54	*Eucalyptus botryoides/microcorys*	x
55	*Eucalyptus botryoides/microcorys*	x
60	*Eucalyptus botryoides*	x
61	*Eucalyptus botryoides*	x
62	*Eucalyptus botryoides*	x
63	*Eucalyptus botryoides*	x
64	*Eucalyptus botryoides*	x
65	*Eucalyptus botryoides*	x
84	*Melaleuca armillaris*	x
86	*Eucalyptus sideroxylon*	x
87	*Eucalyptus microcorys*	x
88	*Eucalyptus microcorys*	x

Local Native		
Tree Number	Species	Removed
1	*Eucalyptus pilularis*	
2	*Angophora costata*	
3	*Eucalyptus punctata*	
4	*Angophora costata*	
5	*Eucalyptus pilularis*	
6	*Eucalyptus pilularis*	
10	*Angophora costata*	
11	Eucalyptus pilularis (dead)	X
15	*Syncarpia glomulifera*	
16	*Syncarpia glomulifera*	
21	*Eucalyptus punctata*	
22	*Eucalyptus punctata*	
23	*Eucalyptus punctata*	
25	*Angophora costata*	
26	*Eucalyptus punctata*	
28	*Eucalyptus racemosa*	
30	*Eucalyptus haemostoma*	
32	*Eucalyptus globoidea*	
35	*Syncarpia glomulifera*	X
36	*Syncarpia glomulifera*	X
37	*Syncarpia glomulifera*	X
38	*Syncarpia glomulifera*	X
39	*Syncarpia glomulifera*	X
40	*Syncarpia glomulifera*	X
41	*Syncarpia glomulifera*	X
47	*Eucalyptus globoidea*	
53	*Eucalyptus punctata*	X
58	*Eucalyptus globoidea*	X
59	*Eucalyptus globoidea*	X
70	*Syncarpia glomulifera*	X
77	*Corymbia gummifera*	X
79	*Eucalyptus pilularis*	X
80	*Eucalyptus pilularis*	X

Exotic/Unknown		
Tree Number	Species	Removed
7	Not listed	
8	Not listed	
9	Not listed	
11	Not found	
18	Not listed	X
24	Erythrina x Sykesii	
27	*Cupressus macrocarpa*	
29	Not listed	
43	Not listed	X
44	*Jacaranda mimosifolia*	X
46	Not listed	X
48	*Liquidambar styraciflua*	X
49	*Jacaranda mimosifolia*	X
50	*Jacaranda mimosifolia*	X
56	*Jacaranda mimosifolia*	X
57	*Jacaranda mimosifolia*	X
66	Not listed	X
67	Not listed	X
68	*Cinnamonum camphora*	X
69	*Quercus robur*	X
71	*Jacaranda mimosifolia*	X
72	*Cedrus deodara*	X
73	Not listed	X
74	Not listed	X
75	*Maple**	X
76	Not listed	
78	Not listed	
85	Not listed	X

RIPARIAN RESTORATION ZONE
Creek line to be restored through weed removal and revegetation in accordance with the Vegetation Management Plan Feb 2010 prepared by Total Earth Care as follows:

Requirements:
Area1: under existing tree canopy 602m²
1no. Shrub per 1m²
4no. Groundcover per 1m²

Area 2: outside existing tree canopy 1000m²
1no. Tree or Shrub per 1m²
4no. Groundcover per 1m²

Pot Size at planting: Tube

OFFSET RESTORATION ZONE (A,B,C)
To be planted with locally occurring native species to restore and improve upon the existing native vegetation state.

Proposed Planting Density: 1353m² (excluding footpaths)
50 no. trees to be planted across the offset zone. Combination of species to be used to promote diversity
1no. Shrub per 1m²
4no. Groundcovers 1m².

Pot SIze at plantIng:
Trees: 45L
Shrubs and Groundcovers: Tube Stock

TOTAL LOCAL NATIVE TREES TO BE REMOVED: **17**
TOTAL LOCAL NATIVE TREES TO BE PLANTED THROUGHOUT OFFSET ZONES: **50**

RYDE COUNCIL STREETSCAPE 392m²
Local Native trees to be planted in accordance with type 3 street guidelines at 6m centers along length of street with supplementary tree planting in the road pavement between parking bays. 39 indigenous trees to be planted in Area 3.

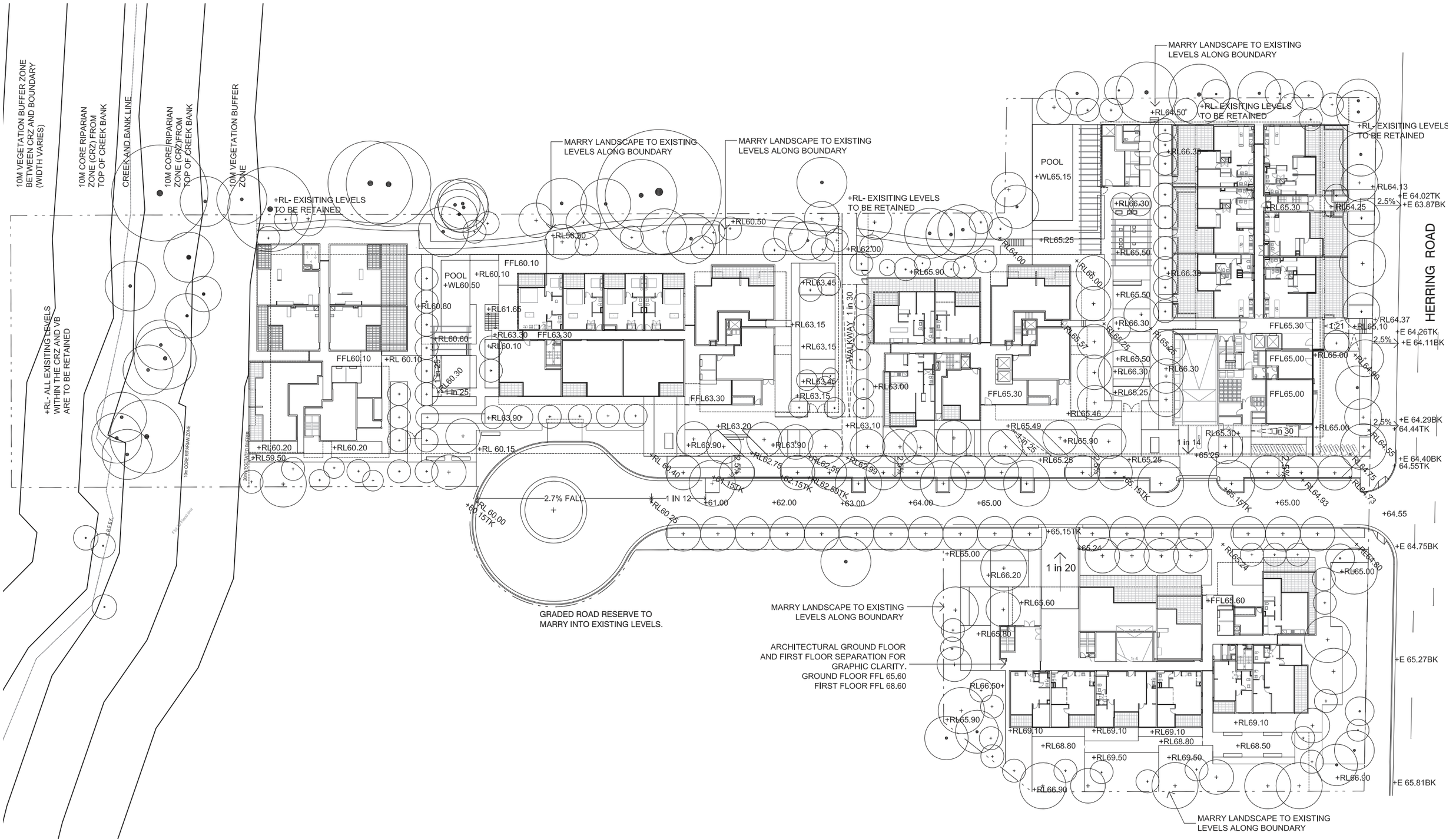
LEGEND

- **EXISTING TREE TO BE RETAINED**
- **EXISTING TREE TO BE REMOVED**
- **CONFIRMED REMNANT LOCAL NATIVE TREE**
- **LIKELY REMNANT LOCAL NATIVE TREE**

NOTE: Species as identified by Treescan within site arborist report
* Species identified as per site survey plan.

TREE PROTECTION
Refer Arboricultural assessment prepared by Treescan.

Client: LIPMAN the obvious choice in property
Architect: TURNER+ASSOCIATES
Landscape Architect: turf design
Project: 128 Herring Road, Macquarie Park
Drawing Title: **TREE MANAGEMENT**
Project No.: **0924**
Dwg No.: **L5**
Scale: 1:600@A3
Date: 24/09/10
Dwg Status: **Preliminary**
Revision: **E**



Client: LIPMAN the obvious choice in property	Architect: TURNER+ASSOCIATES	Landscape Architect: turf design	Project: 128 Herring Road, Macquarie Park	Drawing Title: **LEVELS PLAN**	Project No. **0924** / Dwg No. **L6** / Scale 1:600@A3 / Date 24/09/10 / Dwg Status **Preliminary**	Revision **E**