



LANDSCAPE STATEMENT

14- 18 BOONDAH ROAD, WARRIEWOOD

Prepared for Meriton Apartments Pty Ltd February 2010

The landscape proposals for this project as prepared by Site Image Landscape Architects on behalf of Meriton Apartments has been designed to be generally in accordance with Pittwater Council's Warriewood Valley Development Control Plan 21 (DCP21) as well as the Warriewood Valley Landscape Design Guidelines (2004).

RIPARIAN & FERN CREEK RESTORATION WORKS

It is proposed that the revegetation and creek restoration works associated with the 'Fern Creek Riparian corridor, Wetland buffer zone and associated 'Asset Protection Zones' are in accordance with the approved plans and condition 1 of Development Application Number 0526/08.

STREETSCAPE

The external streetscape of Boondah Road and Macpherson Street Warriewood are to be embellished with a combination of *Eucalyptus robust* (Swamp Mahogany) and *Angophora costata* (Smooth Barked Apple) as per Pittwater Council's DPC 21.

The two main vehicular entry points into the development are to be announced with a combination of *Brachychiton acerifolius* (Illawarra Flame Tree) and *Livistona australis* (Cabbage Tree Palm) to be located in central medians where root ball space is restricted.

The street trees proposed for 'Road Type A' are *Waterhousia floribunda* (Brush Cherry) to be planted at 10m regular intervals, with smaller *Tristania laurina* (Water Gum) to be utilised for 'Road Type B'. These trees are both native rainforest type trees which are hardy and well suited to a streetscape environment.

LANDSCAPE BUFFER

In order to satisfy council's condition No. 52c of previously approved DA 05026/08 we propose a vegetated landscape buffer between private courtyards and the streetscape of Boondah Road and Macpherson Street. The buffers will consist of subtle low mounding and planting to 1-2m height with scattered taller tree planting to 10m.

These in combination with the street trees as mentioned above, will assist to break down the scale and soften the built form when viewed from the street, without creating an impervious wall. It is proposed that the buildings remain visible from streetscape in order to assist with provision of passive surveillance.

CENTRAL PARK

The central park will be the main meeting place for residents, providing for a range of both active and passive uses. The path system bisects this triangular shaped public park and divides the park into four smaller triangular subspaces including two large open grassed areas and a gravel picnic area. The open areas serve as useable kickabout and sunning space, while the gravel area picnic and BBQ for passive uses and contemplation.

A double row of *Ficus rubiginosa* (Port Jackson Fig) are to be located in the deep soil zone in the central spine of the park providing deep canopy and shade to users of the park as well as location for seating nodes.

Within the framework of the path system a simple ground plane of turf/mulch and crushed sandstone is proposed with timber bench seating to take advantage of solar access, depending on the season. An informal stepping stone path is overlaid through the gravel and turf that seeks to provide secondary access across the site.

The park will also contain a generous picnic shelter containing BBQ's seating and tables, as well as a large grassed viewing mound suitable for passive uses and relaxation. This will allow users to take advantage of open sunny areas in winter as well as shade areas in the hotter summer months.

SWAMP OAK FOREST SPINE

In order to integrate the built form with the surrounding landscape, we propose that the locally occurring Swamp Oak forest vegetation be extended north from the creekline into the spaces between proposed building blocks to create a series of green 'fingers' which function as accessible green corridors through the site.

These will consist of informal planting of trees, palms, ferns, shrubs and native grasses including as *Casuarina glauca* (Black She-Oak), *Livistona australis* (Cabbage Tree Palm)

PRIVATE COURTYARDS

Private courtyards are provided to ground floor units within each of the buildings proposed. The scale of the spaces, as well as the materials utilised aim to provide an appropriate response to the apartment layout and size, with shrub planting provided both on slab and in deep soil as available.

Small deciduous trees are to be planted outside and adjacent to the private courtyards, using a combination of *Lagerstroemia indica* (Crepe Myrtle), *Pyrus chaticleer* (Manchurian Pear) and *Hymenosporum flavum* (Native Frangipani), with their scale and form ideally suited to this usage.

PODIUM PLANTING

Soft landscaping proposed on podium will be a combination of shallow rooting shrubs, grasses and groundcovers, as well as larger shrubs and small trees in raised planter boxes where taller vegetation is required.

Species selected for podium planting will have compact rootball and shallow root system and be suitable for a free draining and relatively shallow soil profile, including small deciduous trees, palms, ferns and shrubs.

Small native trees, palms and ferns such as *Livistona australis*, *Cyathea australis*, *Cordyline australis* will create a lush rainforest type landscape character particularly on the shaded southern side of buildings.