

1-9 Allengrove Crescent, North Ryde

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Landscape Architect's Design Statement

This statement should be read in conjunction with ASPECT Studios Landscape Plans DA01, DA02, DA03 & DA04.

Project and site summary.

ASPECT Studios were commissioned by EGC Custodian Services to prepare a landscape package for the proposed residential redevelopment in North Ryde. The development site is a collection of consolidated residential lots bounded by the Epping Road Overpass to the east, Lane Cove Road to the north-west, and Allengrove Crescent to the south-west. Existing residential developments surround the site to the south-east and a small public reserve exists within the northern corner which the proposal aims to revitalise.

The landscape scheme intends to:

- Provide a 'green buffer' to the proposed development to assist in integrating the buildings into the surrounding urban and residential fabric.
- Unify the various open spaces within the site through material choice, colour, spatial geometry and planting selection.
- Provide adequate privacy through walls, fences, screens and planting.
- Provide sufficient soil depths for intended plants.
- Utilise robust materials and planting to avoid intense maintenance regimes.
- Adhere to WSUD and ESD principles in terms of stormwater management, selection of low water-use plants and porous paving materials.
- Revitalise the existing public reserve to create a more appealing open space.
- Provide communal spaces that allow and encourage gardening activities by residents and social interaction.

A description of the landscape spaces are as follows.

Community Garden.

The inclusion of community gardens on the site provides residents with the ability to grow their own produce as well as to become involved in a resident-based activity, providing opportunities for strong social interactions. The gardens reflect the market gardening and orcharding history of the locality pre-1950s urbanisation.

The space, located within the private open space zone, consists of raised garden beds for seasonal vegetable plantings, as well as permanent plantings of herbs and other edible plants. Along the boundary of the service area, fruit tree planting will provide an attractive feature screen.

This onsite production of food will assist in mitigating the environmental costs of food transport as well as promote self-sustainability and community. Areas are provided for resident organisation, storage and information spaces so as to provide learning and assistance in the garden. The community gardens also create opportunities to positively engage the cultural diversity of the locality through productive gardening. The provision of composting facilities, and rainwater tanks also encourages self-sustainability.

Communal Open Spaces.

Situated surrounding the proposed residential buildings, this collection of spaces are landscapes both to be experienced and viewed by the surrounding residences. Materials and plants have been selected to provide an attractive outlook from above, whilst creating inviting spaces for passive recreation and respite. The design also provides for equal access to all communal spaces.

The primary open space to the south-western boundary includes generous lawn areas, children's play area, as well as the community gardens. The space is designed to provide unprogrammed recreation for the residents whilst creating opportunities for community interaction. The children's play area creates further possibilities of incidental social interaction between residents and helps in heightening the sense of community. Barbeque and covered outdoor dining facilities located between the play area and community garden also create opportunities for resident interaction and social activities.

The communal courtyards between the buildings are terraced in response to the site's topography and include areas of mounding to provide additional soil depth for tree plantings. Central lawn areas are designed to provide usable spaces and are surrounded by gravel and planting to maximise permeable ground surfaces.

Between the terraced courtyards wide masonry walls and seating stairs divide and define the spaces. These elements are common throughout the proposed development and assist in unifying the site.

Species selection aims to provide variety of form, textures and colours, creating a rich planting outcome. A collection of native and exotics have been utilised, all being climate-appropriate and robust to maximise aspect benefit and minimise water and maintenance input.

To the south-western side of proposed buildings heavy shade-tolerant plants creating rainforest groves have been utilised to create a successful landscape outcome in the limited sun exposure whilst providing a buffer to private courtyard spaces.

Private Courtyards.

Small tree species have been selected for larger courtyards with a simple garden bed and seating format, providing a strong landscape basis for residents to plant to suit their needs.

Buffer planting in the communal spaces also enhances the courtyards with the borrowed landscape assisting in strengthening the 'green outlook' for the residents.

Biodetention Areas.

These spaces act as important environmental and recreational attributes of the site, providing stormwater capture and filtration before entering the Lane Cove River catchment. Through the use of settling ponds and swales, planted with native grasses, rushes and sedges, water quality is improved through biofiltration before entering the stormwater system.

Stormwater detention zones are a collection of set-down beds allowing for water to fill up one before flowing into the next, significantly slowing the flow of captured runoff. This is also reflected through the use of permeable gravel paving allowing water to seep into the deep soil below, and assist in irrigating surrounding planting before filtering into the catchment system. These ponds vary in form and texture with gravel and boulders differing in size between each, heightening visual interest. Planting will also reflect this with variation of species between each biodetention garden bed.

These spaces will have strong ephemeral qualities with the quantity of water in the beds differing greatly between each weather event, and so affecting the forms of the rocks and planting in a variety of ways. The users experience will be varied throughout the year with the planting and form inextricably linked to the changing environmental conditions.

Bench seating has been provided to create places of rest and passive recreation whilst small low canopy trees and masonry walls assist in enclosing the space, creating a sense of privacy against the backdrop of Epping Road.

Orchard Walk Planting.

Throughout the site, avenue planting of ornamental fruit trees reflecting the site's market garden past will provide dramatic seasonal colour and variety. This visual element aims to provide a unifying element to the landscape spaces and create a strong sense of place for the proposed development.

Adjacent Public Reserve.

Situated in the northern corner of the site and bounded by Lane Cove Road and Epping Road, this public reserve is an unappealing and largely unused space which has fallen into disrepair. Currently the space is largely overgrown and enclosed with weedy tree and shrub species. The landscape proposal aims to revitalise the space and create an attractive and open public reserve retaining all of the established Spotted Gum trees. Low understorey planting will be established to complement the tree plantings and to create and retain sightlines important for security.

A new low concrete wall and stairs will replace the existing timber wall and a concrete path with bench seating will provide a more successful landscape outcome to the existing conditions.

The park has been widened slightly to protect the existing Spotted Gums, borrowing space from the residential development, which in turn borrows the green outlook and tree plantings through palisade fences, providing views between the park and the common areas.

Public Domain and Buffer Planting.

Currently no street trees exist around the site. The landscape scheme proposes two types of native street trees appropriate for the varied street conditions. A double row of *Lophostemon confertus* is proposed for Lane Cove Road, providing a buffer for the residences from the busy traffic. To Epping Road and Allengrove Crescent, *Canastospermum australe* is proposed which is a lush medium-sized tree suitable for planting underneath powerlines.

Upgrades to the turf verge and pedestrian footpath to bounding sections of Epping Road, Lane Cove Road, and Allengrove Crescent is also included in the landscape proposal so as to strengthen the presentation of the proposed development to the surrounding residential character. Buffer planting to the south-eastern boundary next to the service road consists of *Syzygium australe* which will provide a dense screen to adjacent existing residences.