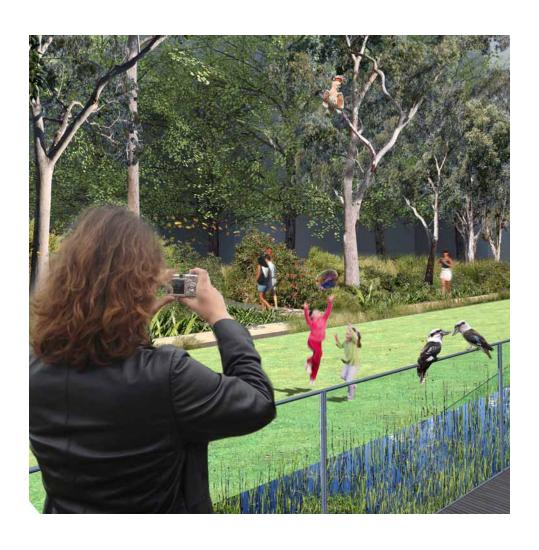
## LANDSCAPE ARCHITECTURE CONCEPT PLAN REPORT

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# SL223 CROWLE GARDENS







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## introduction

#### background

This Concept plan report has been prepared by McGregor Coxall on behalf of NBRS + Partners and Achieve Australia. The report covers the Landscape Architectural aspects of the proposed Crowle Gardens development in Belmore Street in Ryde.

#### drawings

This report should be read in conjunction with the Landscape Architectural drawing included in this Concept Plan report.

## site analysis

#### site context

The project site is located on the corner of Belmore Street and Junction Street Ryde. The site is bordered to; the north by Belmore Street, the east by Junction Street, the west by Hayes Industrial Complex and the south by Porter Street.

The surrounding area is characterised by low and medium density residential uses, school facilities and commercial / light industrial uses. To the north-west of the site is Meadowbank Public School, to the south east of the site is Hayes Reserve which connects Porter Street



site aerial photo | context around site indicating adjoining spatial programs and the sites proximity to Parramatta River

and Church Street. The Parrramatta River and its adjacent parklands are located nearby to the south. Meadowbank Station is located approximately 800m to the west. The Northern Line connects Meadowbank with Epping, the City and Hornsby. The site is connected to the east and west through State Road no 40, Victoria Road and to the north and south through Metroad no 3, Church Street.

#### topography and drainage

The site falls from a high area of approximately RL 24.5 along the southeastern boundary on Porter Street to a low of approximately RL 19.5 in the northern corner at Belmore and Junction Street. For a detailed description of topography and drainage refer to the Hydraulic Engineer report prepared by G J Sparks and Partners.

#### flora

Ryde occupies the country between the Lane Cove and Parramatta Rivers as far north and west as Macquarie University, Eastwood and Meadowbank. The Hornsby Plateau here slopes to the south-west, and the Rivers have cut through its Wianamatta Shale in their valleys. Like other municipalities, the geology has the strongest influence on the vegetation, though climatic influences can also be inferred, particularly in the shale vegetation. Ryde's rainfall is intermediate between the higher rainfall of the North Shore ridge and the drier country west of Parramatta.

Benson and Howell [1990] categorise the pre-existing vegetation in the area prior to urban intervention as Turpentine Ironbark Forest. Much of this early forest was cleared for timber and to



provide land for farming.

Sydney Turpentine-Ironbark Forest

The site is vegetated with a number of significant exotic trees creating a dense screen along Belmore Street and Junction Street. The aborist's report identifies a total of 109 existing trees over the site. The condition of each tree is outlined in the aborists' (Tree Wise Men) report.

#### access

Existing vehicular access is located in two positions on the south-eastern boundary of the site from Porter Street as well as one vehicular access point from Belmore Street. The existing driveway from Belmore Street forms a loop that connects to the existing Tellaraga Heritage House in the heart of the development.

#### heritage

A heritage item is located within the development being Tellaraga Heritage House. Please refer to the Heritage Curtilage Study prepared by NBRS+Partners for further information.

It is proposed to retain and respect the heritage item and to integrate it into the proposed development.

## design philosophy

The design philosophy for the landscape architecture of the project encompasses expression of the remnant cultural heritage of the gardens through retention of major existing trees and refurbishment of the site into a series of contrasting contemporary gardens that are derived from, and guided by, the built context and character of the sites' new and existing uses. The project also aims to adopt ecologically sustainable design principles.

Our design approach is influenced by the discipline of 'urban ecology', where the site design components are integral to the projects' social, environmental and ecological systems.

The primary site design objective has been to locate and organise elements to respect the symmetry of the built form and produce minimum intervention to topography and trees. The open visual character of the curtilage will be maintained and the prestige of the main entrance reinstated.

#### development proposal

The development proposal is for residential flat buildings situated around a communal open space with the Tellaraga Heritage House in it's heart. It is proposed to retain the significant existing trees along the boundary and within the development. The configuration of existing and proposed built form creates five distinct garden zones, the Internal Streets, the Village Green, the Tellaraga Heritage Gardens, the Memorial Garden and the Green envelope to Buildings. Each of these gardens has an individual and discrete character.

Existing trees have been maintained where possible and site planning decisions such as dwelling locations are based on maximising tree retention and minimising intervention to primary tree root zones. Water Sensitive Urban Design [WSUD] will also guide the placement of landscape and infrastructure elements such as retaining walls, services routes etc.

The streetscape frontage of the development maintains existing trees where possible and also provides supplementary tree planting. Pedestrian entrances will be provided from Belmore, Junction and Porter Street and from the proposed public walkway to the south.

#### gardens and major landscape elements

The site is arranged as a sequence of gardens between and around the various built elements which segment the open space. Through the contemporary use of materials spaces with both innovative spatial and visual variety will be created. Components of the design include pavements, lighting, lawns, semi-mature trees and vibrant flower beds.

Each garden will be defined and enclosed by either advanced Australian native trees or

significant existing trees. Plant species selections are determined by available seasonal sunlight and will mimic the Turpentine Ironbark Forest plant communities and ecologies. Please refer to the 'master plant list' and 'flowering regime' section of this report for the complete species selection.

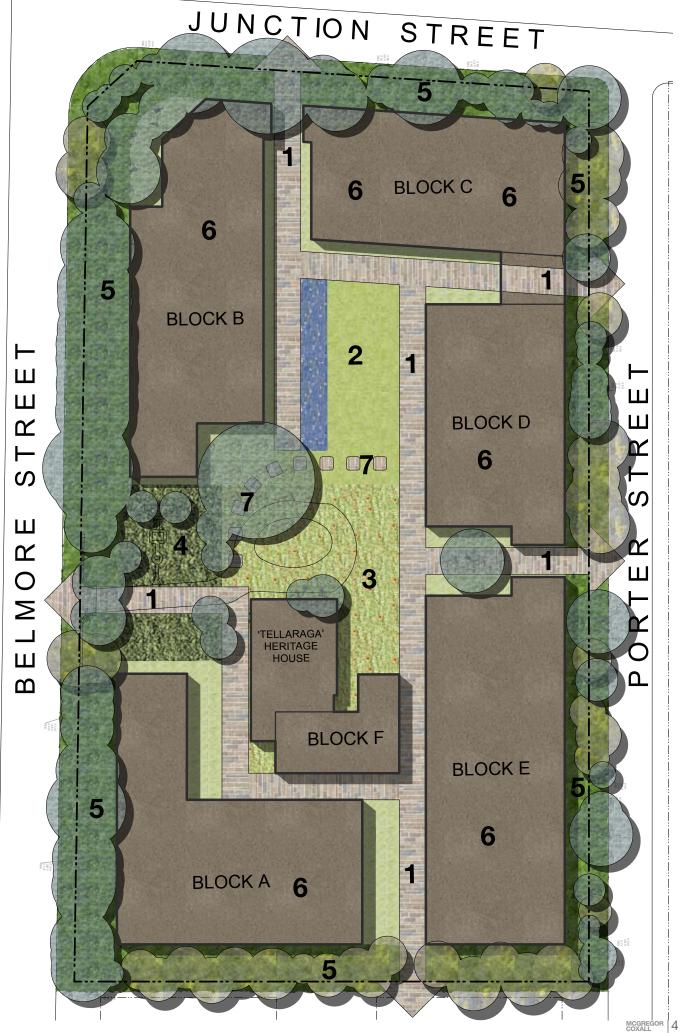
The main elements of the site program are: 1. Internal Streets - active & passive



- Internal pedestrian streets for community interaction, connections & links to surrounding communities.
- 2. The Village Green active



- A place for community gatherings and celebrations:
- a space for active recreation and play;
- a habitat for the native fauna community;
- a place to display water as part of the water sensitive urban design strategy.
- 3. Tellaraga Heritage Gardens active & passive
- A meeting place and a connection to the sites history;
- a place for active and passive recreation for the



- community;
- a place for a possible new garden cafe.
- 4. Memorial Garden passive



- Existing garden to be retained and restored as a connection to the past.
- 5. Green Envelope to Buildings passive
- Existing mature trees will be retained:
- the matrix of existing mature trees will be completed by planting of native trees and will function as screen planting along the boundaries;
- the existing and proposed zone of vegetation will blend the development into the existing setting;
- the vegetation will be a link for the fauna habitat;
- private open space for ground floor apartments will be provided;
- the street scape will be reinstated.
- 6. Private Terraces
- Private terraces will be provided with soft landscape.
- 7. Informal Pathway
- Connects main access routs and the different landscape spaces within the development.

#### vehicular circulation

Vehicular access to underground car parking areas is proposed from Porter Street. The existing driveway from Belmore Street will be refurbished to be a shared zone. It will provide access for service and emergency vehicles into the development and to Tellaraga Heritage House.

#### pedestrian circulation

Pedestrian access is proposed from Belmore, Junction and Porter Street and from the proposed public walkway to the south.

The Internal Streets are pedestrian streets that provide access and communal open space.

#### water sensitive urban design

The storm water design is intrinsically tied to the landscape architecture of the site. Water is used as a resource in the following ways: Roof water will be collected and piped to tanks and then excess piped to the council stormwater system. Overland water flows will be collected and channelled into onsite landscape treatment areas.

Overall the conceptual water management strategy will be designed to treat stormwater runoff to meet Ryde Council's requirements (currently draft) for stormwater quality removing 85% of total suspended solids, 65% of total phosphorus and 45% of total nitrogen exported from the site. The strategy will aim to meet a minimum of 50% water conservation compared to a standard residential apartment development.

The bioretention system will treat stormwater by filtration through a vegetated soil filter, it is integrated into the design using a linear garden bed. It will remove pollutants via filtration, absorption and biological uptake and also forms part of the landscape design. The linear garden bed will treat stormwater runoff from the southern part of the site. Other main elements of the Water Sensitive Urban Design program for the site are:

Wetland - Stormwater Treatment



- A wetland that forms part of the landscape will treat stormwater by settling and interacting with aquatic vegetation;
- the wetland will treat stormwater runoff from the northern part of the site and will remove pollutants via settling, adsorption and biological uptake,
- an overland stormwater collection and treatment strategy has been prepared by Equatica.

#### Roofwater

- Roofwater runoff will be collected and piped to rainwater collection tanks;
- rainwater tanks are proposed for each building to harvest roof water for landscape irrigation, car wash and building cleaning maintenance;
- collects water from only the roof which has the highest quality of water.

A storm water strategy has been prepared by Sparks & Partners.

#### recycled materials

The landscape construction will utilise recycled materials such as timber, crushed concrete aggregates, recycled gravels and recycled rubber where possible to collect and store for reuse.

#### on structure planter soil depths for trees

Where planting areas are located above parking areas or on structure, a minimum of 800mm soil depth is provided for tree planting, and 500mm for shrub/ground cover planting.

## existing tree schedules

The following schedule indicates each tree and outlines the intended management action. The tree numbers correlate to the Arboricultural Implications Plan and aborists' schedules prepared by Tree Wise Men.

tree	common name/genus species	intended management action
01	Jacaranda, Jacaranda mimosifolia	retain
02	Chinese Arborvitae, Thuja orientalis cv.	retain
03	Monterey Cypress, Cupressus macrocarpa 'cv.'	retain
04	Camphor Laurel, Cinnamomum camphora	retain
05	Camphor Laurel, Cinnamomum camphora	retain
06	Camphor Laurel, Cinnamomum camphora	retain
07	Camphor Laurel, Cinnamomum camphora	retain
08	Camphor Laurel, Cinnamomum camphora	retain
09	Camphor Laurel, Cinnamomum camphora	retain
10	Camphor Laurel, Cinnamomum camphora	retain
11	Camphor Laurel, Cinnamomum camphora	retain
12	Camphor Laurel, Cinnamomum camphora	retain
13	Camphor Laurel, Cinnamomum camphora	retain
14	Camphor Laurel, Cinnamomum camphora	retain
15	Camphor Laurel, Cinnamomum camphora	retain
16	Camphor Laurel, Cinnamomum camphora	retain
17	Camphor Laurel, Cinnamomum camphora	retain
18	Camellia, Camellia sasanqua	retain
19	Weeping Bottlebrush, Callistemon viminalis	retain
20	Weeping Bottlebrush, Callistemon viminalis	retain
21	Liquidambar, Liquidambar styraciflua	retain
22	Jacaranda, Jacaranda mimosifolia	retain
23	Scrub Sheoak, Allocasuarina distyla	retain
24	Wattle, Acacia sp.	remove [as per arborists schedule]
25	Dwarf Apple, Angophora hispida	retain
26	Lemon-scented Tea Tree, Leptospermum petersonii	retain
27	Dwarf Apple, Angophora hispida	retain
28	Flax-leaved Paperbark, Melaleuca linariifolia	retain
29	Willow-leaved Hakea, Hakea salicifolia	retain
30	Brushbox, Lophostemon confertus	retain
31	Camphor Laurel, Cinnamomum camphora	retain
32	Camphor Laurel, Cinnamomum camphora	retain
33	Pin Oak, Quercus palustris	retain
34	Blackbutt, Eucalyptus pilularis	retain
35	Lemon-scented Tea Tree, Leptospermum petersonii	retain
36	Bracelet Honey Myrtle, Melaleuca armillaris	retain
37	Bracelet Honey Myrtle, Melaleuca armillaris	retain
38	Camphor Laurel, Cinnamomum camphora	retain
39	Queensland Laurel, Pittosporum rhombifolium	retain
40	Queensland Laurel, Pittosporum rhombifolium	retain

11	Ouganaland Laural Dittagnarum rhambifalium	rotoin
41	Queensland Laurel, Pittosporum rhombifolium	retain
42	Bracelet Honey Myrtle, Melaleuca armillaris	retain
43	Camphor Laurel, Cinnamomum camphora	retain
44	Willow-leaved Hakea, Hakea salicifolia	remove, structural root zone within building envelope
45	Bracelet Honey Myrtle, Melaleuca armillaris	retain
46	Willow-leaved Hakea, Hakea salicifolia	remove, structural root zone within building envelope
47	Willow-leaved Hakea, Hakea salicifolia	remove, structural root zone within building envelope
48	Camphor Laurel, Cinnamomum camphora	retain
49	Red-flowering Gum, Eucalyptus ficifolia	retain
50	Parramatta Wattle, Acacia parramattensis	remove, structural root zone within building envelope
51	Parramatta Wattle, Acacia parramattensis	remove, structural root zone within building envelope
52	Parramatta Wattle, Acacia parramattensis	remove, structural root zone within building envelope
53	Native Daphne, Pittosporum undulatum	remove, structural root zone within building envelope
54	Chinese Tallow Tree, Sapium sebiferum	retain
55	Chinese Tallow Tree, Sapium sebiferum	retain
56	Chinese Tallow Tree, Sapium sebiferum	retain
57	Chinese Tallow Tree, Sapium sebiferum	retain
58	Chinese Tallow Tree, Sapium sebiferum	retain
59	Chinese Tallow Tree, Sapium sebiferum	retain
60	African Olive, Olea europaea subsp. Africana	remove, structural root zone within building envelope
61	Camphor Laurel, Cinnamomum camphora	retain
62	Camphor Laurel, Cinnamomum camphora	retain
63	Chinese Hackberry, Celtis sinensis	retain
64	Broad-leaved Paperbark, Melaleuca quinquenervia	retain
65	Mulberry, Morus nigra	retain
66	Camphor Laurel, Cinnamomum camphora	retain
67	Camphor Laurel, Cinnamomum camphora	retain
68	Lemon, Citrus limon	retain
69	Cockspur Coral Tree, Erythrina crista-galli	retain
70	Cockspur Coral Tree, Erythrina crista-galli	retain
71	Swamp Sheoak, Casuarina glauca	retain
72	Weeping Bottlebrush, Callistemon viminalis	retain
73	Weeping Bottlebrush, Callistemon viminalis	retain
74	Camphor Laurel, Cinnamomum camphora	retain
75 70	Camphor Laurel, Cinnamomum camphora	retain
76 	Camphor Laurel, Cinnamomum camphora	retain
77	Camphor Laurel, Cinnamomum camphora	retain
78	Camphor Laurel, Cinnamomum camphora	retain
79	Camphor Laurel, Cinnamomum camphora	retain
80	Camphor Laurel, Cinnamomum camphora	retain
81	Camphor Laurel, Cinnamomum camphora	retain
82	Camphor Laurel, Cinnamomum camphora	retain
83	Camphor Laurel, Cinnamomum camphora	retain
84 05	Camphor Laurel, Cinnamomum camphora	retain
85 ee	Camphor Laurel, Cinnamomum camphora	retain
86 87	Cotoneaster, Cotoneaster spp.  Jacaranda, Jacaranda mimosifolia	retain
		retain
88	Camellia, Camellia sasanqua	retain

89	Port Wine Magnolia, Michelia figo	retain
90	Frangipani, Plumeria acutifolia	retain
91	Gordonia, Gordonia axillaris	retain
92	Pin Oak, Quercus palustris	retain
93	Weeping Bottlebrush, Callistemon viminalis	remove, structural root zone within building envelope
94	Weeping Bottlebrush, Callistemon viminalis	remove, structural root zone within building envelope
95	Grevillea, Grevillea spp.	remove, structural root zone within building envelope
96	Scarlet Bottlebrush, Callistemon citrinus	remove, structural root zone within building envelope
97	Queensland Firewheel Tree, Stenocarpus sinuatus	remove, structural root zone within building envelope
98	Weeping Bottlebrush, Callistemon viminalis	remove, structural root zone within building envelope
99	Black Tea Tree, Melaleuca bracteata	remove, structural root zone within building envelope
100	Weeping Bottlebrush, Callistemon viminalis	remove, structural root zone within building envelope
101	Scarlet Bottlebrush, Callistemon citrinus	remove, structural root zone within building envelope
102	Black Tea Tree, Melaleuca bracteata	remove, structural root zone within building envelope
103	Lillypilly, Syzygium sp.	remove, structural root zone within building envelope
104	Jacaranda, Jacaranda mimosifolia	remove, structural root zone within building envelope
105	Camphor Laurel, Cinnamomum camphora	retain
106	NSW Christmas Bush, Ceratopetalum gummiferum	retain
107	NSW Christmas Bush, Ceratopetalum gummiferum	retain
108	Chinese Arborvitae, Thuja orientalis cv.	retain
109	Chinese Arborvitae, Thuja orientalis cv.	retain

#### master plant list

The master plant list is derived of native and locally endemic plant species to enhance biodiversity. Appropriate species will be chosen from this list according to final site conditions, availability and detailed design considerations.

According to Benson and Howell the predominant vegetation community in the Ryde area was Turpentine-Ironbark forest. Tree species typical of this community included: Syncarpia glomulifera, Angophera costata, Eucalyptus globoidea, Eucalyptus paniculata, Eucalyptus punctata and Eucalyptus resinifera.

Trees [minimum 100 litre container]

Acacia parramattensis

Allocasuarina torulosa

Angophera costata

Eucalyptus acmenoides

Eucalyptus eugenioides

Eucalyptus fibrosa

Eucalyptus globoidea

Eucalyptus longifolia

Eucalyptus paniculata

Eucalyptus punctata

Eucalyptus resinifera

Melaleuca decora

Syncarpia glomulifera

#### Shrubs

Acacia falcata

Acacia longifolia

Acacia myrtifolia

Austrodanthonia bipartita

Austrodanthonia tenuior

Breynia oblongifolia

Bursaria spinosa

Daviesia ulicifolia

Dodenaea triquetra

Exocarpos cupressiformis

Maytenus silvestris

Notelaea longifolia

Pittosporum revolutum

Pittosporum undulatum

Platylobium formosum

Polyscias sambucifolia

Rapanea variabilis

#### Ground Covers

Arthropodium milleflorum

Billardiera scandens

Brunoniella australis

Calochlaena dubia

Centella asiatica

Clematis glycinoides

Cyperus gracilis Dianella caerulea Dichelachne rara Eragrostis leptostachya Glycine tabacina Goodenia hederacea Hardenbergia violacea Imperata cylindrica Pandorea pandorana Stackhousia viminea Themeda australis Wahlenbergia gracilis

## flowering regime

	SPRING			SUMMER			AUTUMN			WINTER			
Name	early	mid	late	early	mid	late	early	mid	late	early	mid	late	Fauna/ feature
Tree													
Angophora costata Sydney Red Gum, Height 15 - 20m Spread 6 - 10m													
Pittosporum undulatum Sweet pittosporum, Height 10 - 15m Spread 0.3 - 0.6m	40			#0.									
Eucalyptus longifolia Woollybutt Height over 30m Spread 6-10m													
Eucalyptus pilularis Blackbutt Height over 30m Spread 6-10m	80			Se A									1
Eucalyptus acmenoides White Mahogany, Height over 30m Spread 6-10m													
Eucalyptus eugenioides Thin-leaved Height 25 - 30m Spread 6 - 10m													
Eucalyptus fibrosa Broad-leaved Height over 30m Spread 6-10m				\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Y.								N.
Eucalyptus globoidea  White Stringybark Height 25 - 30m Spread 3.5 - 6m													
Eucalyptus punctata Grey Gum Height 25 - 30m Spread 3.5 - 6m													Will State
Eucalyptus resinifera Red Mahogony Height over 30m Spread 6-10m			(2 e	12 en	1 m								
Syncarpia glomulifera Turpentine Height over 30m Spread 6-10m	t	1	A.	A.	A STATE OF THE STA								
Bursaria spinosa Blackthorn, Boxthron, Height 3 - 5m Spread 0.3 - 0.6m						黎							
Melaleuca decora White Feather Height 10 - 15m Spread 6 - 10m				W	W.								
Allocasuarina torulosa Forest Oak, Rose She Height 5-10m Spread 3.5-6m													
Eucalyptus paniculata Grey Ironbark Height 25 - 30m Spread			3						3			8	
Exocarpus cupressiformis Cherry Ballart, Native Height 3 - 5m Spread 3.5 - 6m	VI.	/I	/I	VI.	VI.		VI S	1	/I				N.
Notelaea longifolia Mock Olive Height 1.50 - 3m Spread 2.0 - 3.5m		T								1		Tie	

	SPRING			SUMMER			AUIUMN			WINTER			
Name	early	mid	late	early	mid	late	early	mid	late	early	mid	late	Fauna/ feature
Shrub													
Acacia longifolia var. Sydney Goldern Height 3 - 5m Spread 2.0 - 3.5m													
Acacia parramattensis Parramatta Green Height 5 - 10m Spread 3,5 - 6m					· ·	· v							W.
Maytenus silvestris Orange Bush Height 0,60 - Spread 0,3 - 0,6m													
Acacia falcata Sickle Wattle Height 3 - 5m Spread 1.2 - 2.0m											The state of the s	16	(1)
Acacia myrtifolia Myrtle Wattle Height 0.75 - Spread 0.3 - 0.6m		Ç.	S.										
Arthropodium milleflorum Pale Vanilla-lily Height 0.90 - Spread 0.3 - 0.6m			1 to 1	/ # #									
Breynia oblongifolia Coffee Bush, Oblong: Height 1.50 - 3m Spread >60-90cm													63
Daviesia ulicifolia Gorse Bitter Pea Height 0.90 - Spread 0.3 - 0.6m	3	3	3	2						7	3	3	
Dodonaea triquetra Common Hop Bush Height 1.50 - 3m Spread 1.2 - 2.0m	·												
Pittosporum revolutum Brisbane Laurel, Height 1.50 - 3m Spread 1.2 - 2.0m													•
Platylobium formosum Handsome Flat-pea Height 0.75 - 0.9m Spread 0.3 - 0.6m	*	*	*										7
Polyscias sambucifolia Elderberry Panax, Height 1.5 · 3.0m Spread 0.9 · 1.2m													
Rapanea variabilis Muttonwood Height 3 - 5m Spread 0.9 - 1.2m													THE STATE OF THE S
Herb													
Goodenia hederacea Forest Goodenia Height 0.45 - Spread 0.9 - 1.2m		4	*		*	*	*	*	4				
Stackhousia viminea Slender Stackhousia Height 0.60 - Spread	-	-	-0	-7	-	-							3
Wahlenbergia gracilis Sprawling Bluebell, Height 0.45 - Spread 0.0 - 0.3m	香	参	参	参	办	参	参	参	参	参	香	参	*

SPRING

SUMMER

AUTUMN

WINTER

	SPRING		SUMMER			AUTUMN			WINTER			
Name	early	mid late	early	mid lo	ate	early	mid	late	early	mid	late	Fauna/ feature
Ground												
Brunoniella australis Blue Trumpet, Blue Height 0.0 - 0.3 m Spread 0.0 - 0.3 m	-	*	3	*								
Centella asiatica Swamp Pennywort Height 0.0 - 0.3m Spread 0.0 - 0.3m			*	*								
Hardenbergia violacea Purple Twining-pea, Height 0.75 - Spread 1.2 - 2.0m		No. No.										
Grass												
Dianella caerulea Paroo Lily, Blue Flax: Height 0.45 - Spread 0.3 - 0.6m Imperata cylindrica		4141		4/1								
Blady Grass Height 0.9 - 1.5m Spread 0.3 - 0.6m			T		7							
Austrodanthonia bipartita Wallaby Grass Height 0.60 - Spread 0.3 - 0.6m												4
Cyperus gracilis Slender Flat - Sedge Height Spread												X
Dichelachne rara Plume-grass Height 0.75 - Spread												1
Eragrostis leptostachya Paddock Lovegrass Height 0.90 - Spread												
Themeda australis/triandra Kangaroo Grass Height 0.45 - Spread 0.3 - 0.6m	5	7	1	7 1								4
Austrodanthonia tenuior  Wallaby Grass Height 0.45 - 0.6m Spread 0.0 - 0.3m  The file cannot be	•	<b>* *</b>	1		1							de
Fern												
Calochlaena dubia False Bracken Fern Height 0.90 - Spread –												
Climber												1
Billardiera scandens Appleberry Height 1.5 - 3.0m Spread 0.0 - 0.3m	11:	1 }	1}:	13:1	ļ.							AST.
Clematis glycinoides Old Mans Beard, Height 1.5 - 3 m Spread 1.2 - 2.0 m		学》										
Glycine tabacina Native Soybean Height Spread	*	华 华										X
Pandorea pandorana Wonga Wonga Vine Height 3 - 5m Spread 0.6 - 0.9m	M.	0,0	M						M	1	1	