

DESIGN STATEMENT

The Landscape Plan for the proposed townhouse development at Double Bay has been produced to provide the property with a unified landscape design, which responds to the nature and style of the proposed building and the landscaping on neighbouring sites.

The plant configuration and palette selected for this scheme will, with maturity, provide appropriate 'greening' for the street-facing facades of the development, whilst establishing a vegetative buffer along the property's southern residential boundary and its western border with the Rd stormwater channel. Native species have been selected where appropriate, with a focus on waterwise and hardy plants.

The three existing properties which are the subject of this development proposal contain no mature tree plantings which are considered important arboriculturally or valuable for the adjoining streetscapes. This landscape plan proposes the translocation off-site of various semi-mature and mature palms and the removal of several existing trees, most of which surround the north-western perimeter of the development site, within the Rd. The trees which are proposed to be removed include a deciduous species on the front boundary of the Rd, self-seeded deciduous specimens adjoining it, several African Olives, a broad and likely adventurous Fig adjoining the canal and two trees with relatively poor form in the south-west corner of the Road. Species information for several specimens has not been provided due to both seasonal and site access issues.

So as not to reduce the planted volume around the subject sites, a selection of 11 new trees have been proposed around the northern, eastern and western sides of the development. The tree species selected for this scheme will be more appropriate for the residential site, in both form and scale, than several of the existing specimens which are to be removed. The majority of the existing trees around the north-western corner of the development site were clearly not planted as part of a considered landscape layout and may be largely adventitious.

The new tree species include Callery Pears, Blueberry Ash, NSW Christmas Tree, Firewheel Tree, Coast Banksia and a Water Gum. These specimens have been located around the garden areas of the proposed development to provide screening for the building and privacy and shade for street or canal abutting zones.

The generous eastern front gardens of the three townhouses facing the Road have been laid out to provide a broad area of lawn for children's active recreation. A permeable crushed gravel entry path will lead from the front gate to the front door of each townhouse, with a seating bay proposed on the southern side of each garden. These front garden 'rooms' will be defined by a range of hedging plants including Camellias, Westingias, Pittosporum and dwarf Myrtles, species found commonly in adjoining residential lots in Double Bay. Each eastern garden would include one of the Callery Pear trees and dwarf Magnolias.

A footpath-abutting garden bed along the Road frontage to the property would be planted with a range of native waterwise plants including Dianellas and Lomandra. The southern end of this bed, which opens to a wider zone, would be planted with a Blueberry Ash, to give planting volume to this corner of the development.

The garden surrounds of the northern townhouse, facing the Road, are to be largely planted out. Species proposed in this sector include a consistent Murraya hedge abutting the boundary wall, the bulk of the new trees proposed for the site (Firewheel Trees, NSW Christmas Tree and Blueberry Ashes) and various native and hardy groundcovers beneath those specimens.

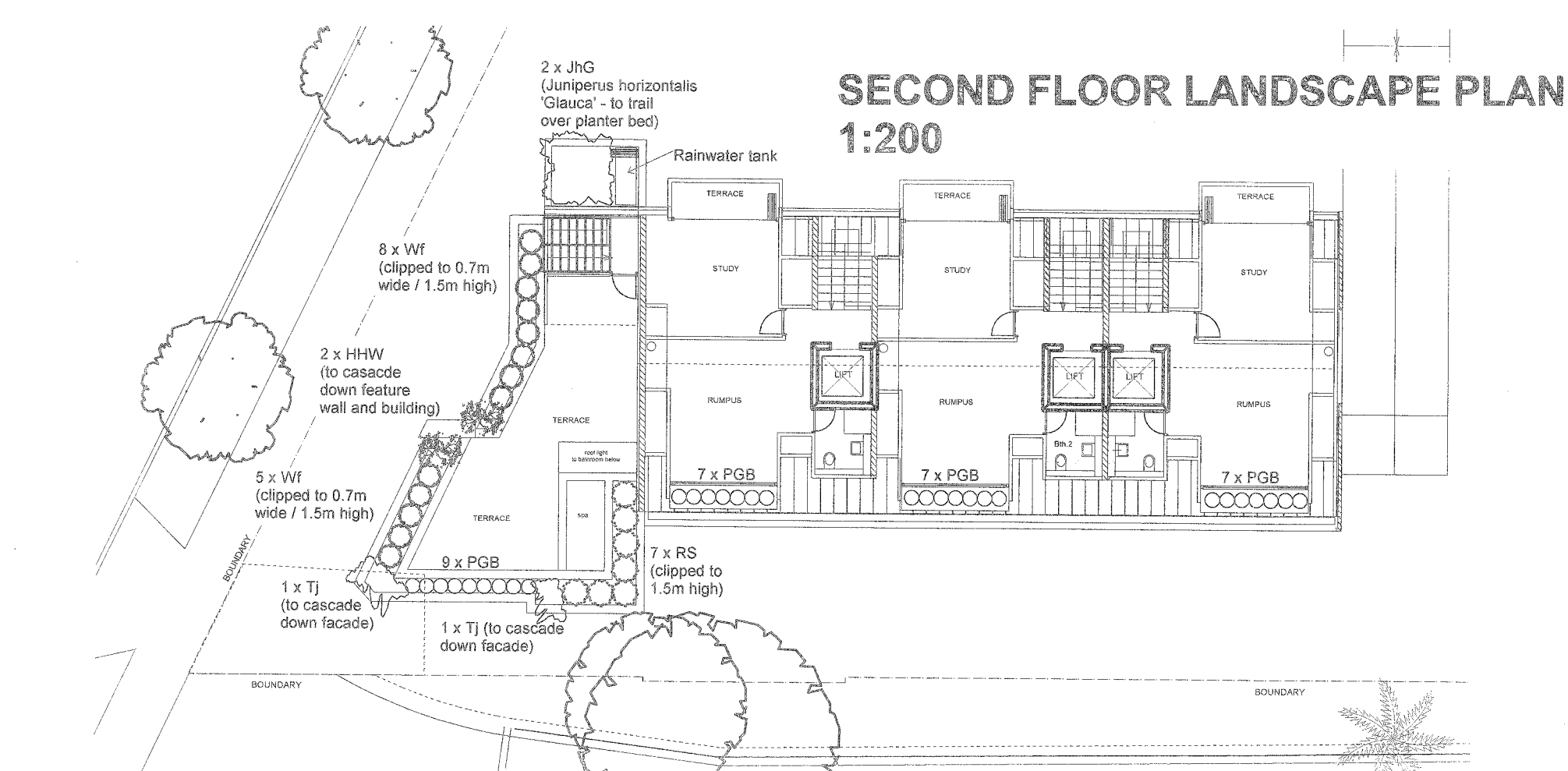
The shrubs and trees proposed around the northern and eastern sides of the building will, with maturity, provide a dense planted skirt to the proposed development.

The edges of the western courtyards of the townhouses, facing the stormwater channel, are to be planted with hedge-able dwarf Lilly Pillies and several other shrubs to enable a head-height planted buffer to be created along the western edge of these recreation areas. A higher line of Lilly Pilly 'Green Screen' is suggested to be planted along the boundary line of the development site and the Sydney Water land adjoining the channel. This loose hedge is envisaged to be trimmed to around 2.2 metres to aid in the camouflaging of the footprint of the new building and would be bordered on its west by a row of Wild Iris, commonly used along the length of the channel to the south. Within the Sydney Water strip of land abutting the western boundary of the site is proposed to be planted a Water Gum and Coast Banksia, to increase the vegetative buffering of the building's western facade.

It is important to note that views of the western facade of the proposed development would be predominantly shielded from the Road by the mature Coral Trees and Paperbarks in the grass verge opposite the subject site, on the western edge of the stormwater channel. A new mid-level Pittosporum hedge is proposed along the southern boundary of the development to provide some vegetative softening for the residence to the south, without diminishing solar access through higher canopy plantings.

The second floor of the townhouse development is to have a series of raised planter boxes along its northern and western edges. These planters are to contain a mix of low and mid level hedging plants, including Coast Rosemary, dwarf Pittosporum and Indian Hawthorn, as well as several trailing plants to cascade over the facades and further soften the north-west corner of the development. Jasmine is also proposed to be planted at the base of the western wall of Townhouse 1 to climb up the facade in this north-west corner of the property.

Overall, the landscape effect of this scheme will be a consistent and comprehensive planted surrounds to the development, with a significant increase in the planting volume to all boundaries of the property. Garden levels through the site are to be retained much as existing. This landscape plan has taken into account key issues and guidelines discussed in Woolahra Council's landscape code and amended 2003 residential DOP and aids in negating any perceived negative impacts of the development on the amenity of the streetscape and neighbouring properties.



GENERAL LANDSCAPE NOTES

SITE PREPARATION

The owner is to comply with all Australian Standards for site preparation. All noxious weeds found by the landscape contractor are to be removed and disposed of off site.

All construction detailing and structural information for the site is to be provided by the architect, engineer and builder as required.

Cultivation of planter beds: to depth stipulated by landscape contractor. Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within 300mm of paths or structures. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation. Topsoil and subsoil depths to the detail of the landscape contractor following existing soil testing prior to planting.

PLANTING & LEVELS

All new plant material to be purchased in accordance with the specified plant schedule by the Landscape Architect. If a variety of a particular species cannot be found after extensive searches through major wholesale nurseries, the landscape architect should be contacted.

All planting layout dimensions and levels are to be verified by the landscape contractor, on-site, prior to installation of stock. Any variations confirmed on site by the builder or landscape contractor which would significantly alter the landscape layout should be clarified with the landscape architect. All dimensions are to be checked on site. All levels clarification to be confirmed with the architect or landscape architect. All planting not shown for retention is to be removed from the site.

Plants suggested to be translocated off-site should be moved by a specialist translocation firm.

All planted areas should contain high quality soil mixes free of extraneous materials – suitable to the plant species of that bed and to be suggested by the landscape contractor. All soil should be purchased from a reputable soil supplier. Planted areas are to be finished with 50-70mm of small cut Forest Blend mulch from Australian Native Landscapes or similar. Mulch levels should finish flush with adjoining lawn and paving (where applicable) and mulch should not be closer than 50mm to the stems of plants.

Avoid any strong chemical fertilisers when feeding. Do not apply fertiliser too close to the plants in order to avoid the risk of burning – instead, scatter it lightly on the surface of the mulch and allow it to break down and filter naturally. Do not feed new plants for six months.

Staking of plants to be carried out with hardwood, straight stakes, free from knots or twists, and pointed at one end. Stakes are to be driven into the ground for at least a third of their length, avoiding damage to root system. For shrubs 1 – 2.5m high: Two 50 x 50 x 1800 mm stakes. For shrubs < 1 m high whose form would benefit from preliminary staking: One 35 x 35 x 1200 mm stake.

The landscape contractor is to recommend and install a root barrier membrane at locations deemed necessary based on plant species proposed or the location of nearby service lines / walls / etc.

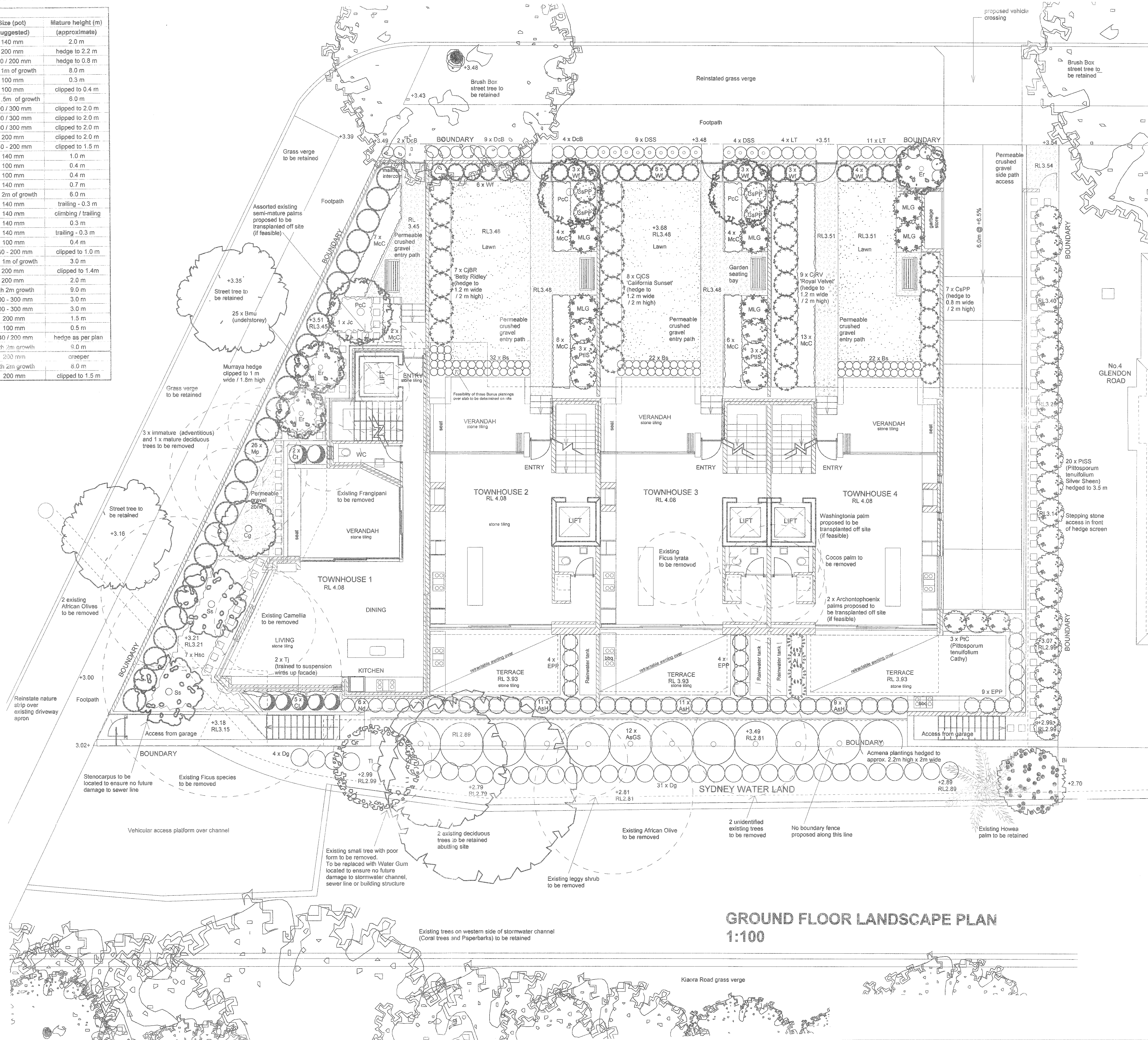
LAWN

New lawn in eastern gardens - proposed species is Empire Zoysia. Topsoil is to be spread to a depth of 100mm across zone, if to be non-irrigated, or to 150mm, if lawn areas are to be irrigated. Topsoil is to be spread on an even subgrade cultivated to a depth of at least 150mm. Lawn to be laid on the topsoil in rolls obtained from a specialist grower. It is to be of even thickness, free from weeds and other organic matter and is to be laid in a stretcher pattern with joints staggered and close butted. It should be finished flush, after tamping, with adjacent finished levels of paving and planting. Lightly tamp to an even surface immediately after laying. Do not use a roller. Water immediately after laying until topsoil is moistened to its full depth. Landscape maintenance firm or landscape contractor to ensure appropriate watering during lawn establishment period.

Lawn / garden bed edging to be specified by the landscape contractor during construction.

IRRIGATION

The selection and design of irrigation systems is to be under the specification of the landscape contractor or irrigation design specialist (in accordance with current restrictions on watering system installations). The specified irrigation system must enable all plant material to receive an adequate and even water supply.



DRAINAGE

The landscape contractor, in collaboration with the builder and hydraulic engineer, is to ensure that all necessary drainage systems and drainage materials have been installed across the site prior to plant installation. All required drainage systems and drainage materials should be detailed and specified by a hydraulic engineer. The landscape contractor may need to advise on the most suitable water-proofing finish, membrane and drainage to the inside of all planter boxes, garden beds and behind all retaining walls. Construction details and locations of all catch drains, ag. lines, pits and outlets required for planter boxes and garden beds, retaining walls, stairs, pathways, terraces, driveways, etc. to be to a hydraulic engineer's design and detailing. Pavements and soil levels around the building footprint to be graded away from the residence to drainage outlets (as available), all surfaces to be set below the damp-proof course and weep holes of the residence to the builder's detail.

All final levels to the detail of the architect, engineers, landscape contractor and builder.

LIGHTING

The selection, specification and placement of garden, courtyard and path lighting units is to the detail of the architect and client, to ensure safe passage within all outdoor areas.

BALUSTRADES, PRIVACY SCREENS, FENCES and RETAINING WALLS

To the detailing of the architect or others, as required.

SURFACE FINISHES and FEATURES

The final selection of all surface finishes is to the specification of the owner and architect.

MAINTENANCE

A maintenance and gardening regime for the proposed and existing planting should be determined by the landscape contractor or landscape maintenance firm.

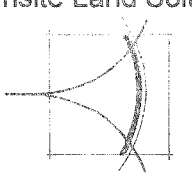
SERVICE LINES

The alignment of all existing and proposed service lines through the site was not available to the landscape architect at the time of preparation of this plan. If locations of existing or proposed services are required, the landscape architect should be contacted.

GENERAL

The information on this landscape plan is to be used at a scale accuracy of 1:100 and 1:200, as per plans.

KEY	
+3.48	Existing levels as per survey
RL3.48	Proposed levels

Project:	
Client:	
Drawing: Landscape Plan	Scale: Ground floor – 1:100 @ A1
Drawing no.: LP - G01	Second floor – 1: 200 @ A1
Prepared: Insite Land Solutions	Date: August 2009
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