

LANDSCAPE DESIGN REPORT

26 JUNE 2020

21-23 LEXINGTON DRIVE **BELLA VISTA**

PREPARED FOR

Capital Corporation

Suite 604 / 2-8 Brookhollow Avenue
Baulkham Hills NSW 2153
+61 2 8853 5000
www.capitalcorporation.com.au



PREPARED BY

Scott Carver Pty Ltd

Level One
1 Chifley Square
Sydney NSW 2000
+61 2 9957 3988
www.scottcarver.com.au



DOCUMENT INFORMATION

Project Name

Project Number: 20190184
File Name: 20190184-LA-DA001 21-23 Lexington Drive DA Design Report.indd
Nom. Landscape Architect:
Nicole Wilson / 12573

5 June 2020

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DOCUMENT HISTORY			
REVISION	DATE	REMARKS	AUTHORISED
A	05.06.2020	FOR DEVELOPMENT APPLICATION	Nicole Wilson

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1.0

INTRODUCTION

1.1 OVERVIEW

The landscape design at 21-23 Lexington Drive, Bella Vista draws on the following reports to guide best practice design for the development and surrounding public domain, with particular focus on:

- + Equitable access;
- + Opportunities for social interactions;
- + To promote water and soil management; and
- + A landscape that positively contributes to the existing fabric of the area and enhances environmental performance.

**THE HILLS SHIRE COUNCIL
DEVELOPMENT CONTROL PLAN (2012)**

The Hills Shire Council’s DCP (2012) provides a guide to development outcomes within the Hills Shire. In particular, the landscape design is aligned with the controls detailed within.

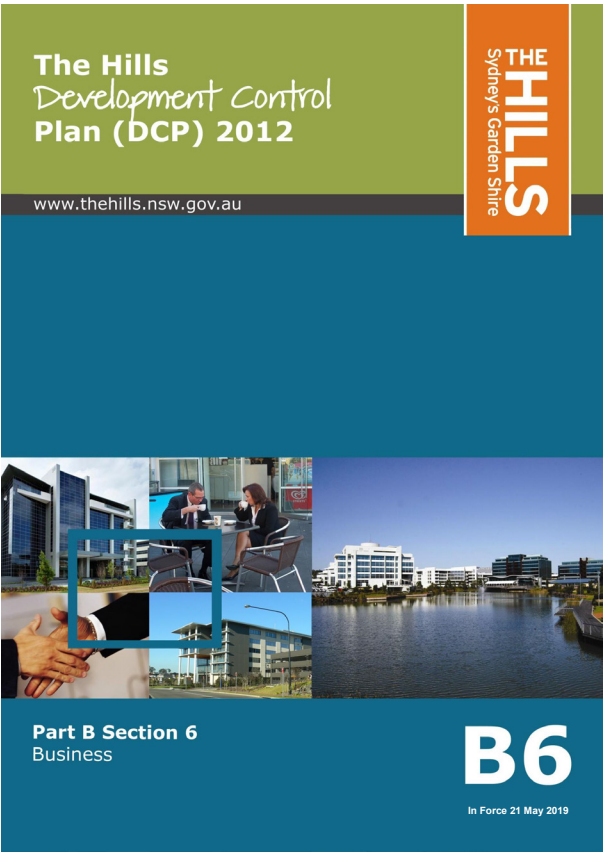
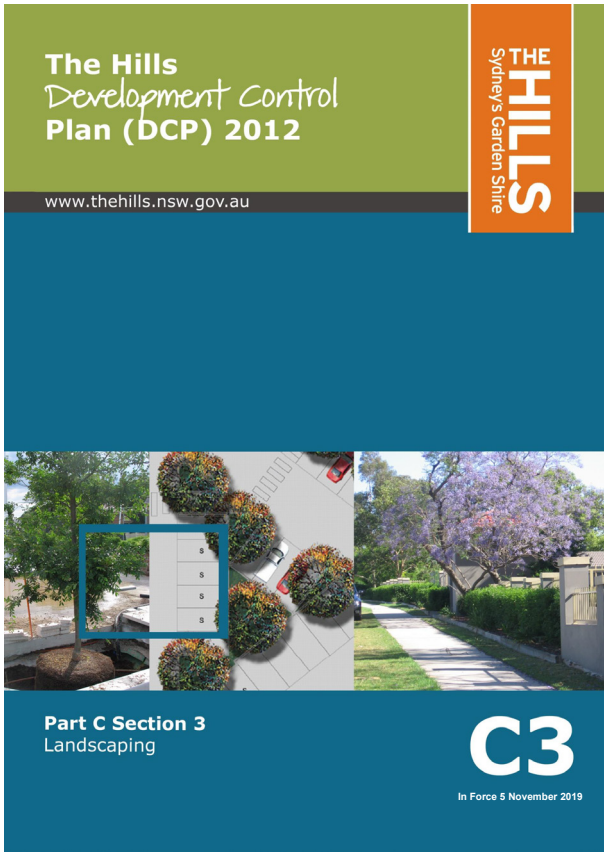
Part B Section 6 - Business
This Section of the DCP applies to all Business zoned land and land where commercial land uses are permissible under The Hills Local Environmental Plan 2012.

Part C Section 3 - Landscaping of this DCP.
The tree plan found in this section identifies the appropriate selection of flora to uphold the Hills Shire’s identity. Much of the planting palette have been chosen from this list.

**SYDNEY GREEN GRID
WEST CENTRAL DISTRICT**

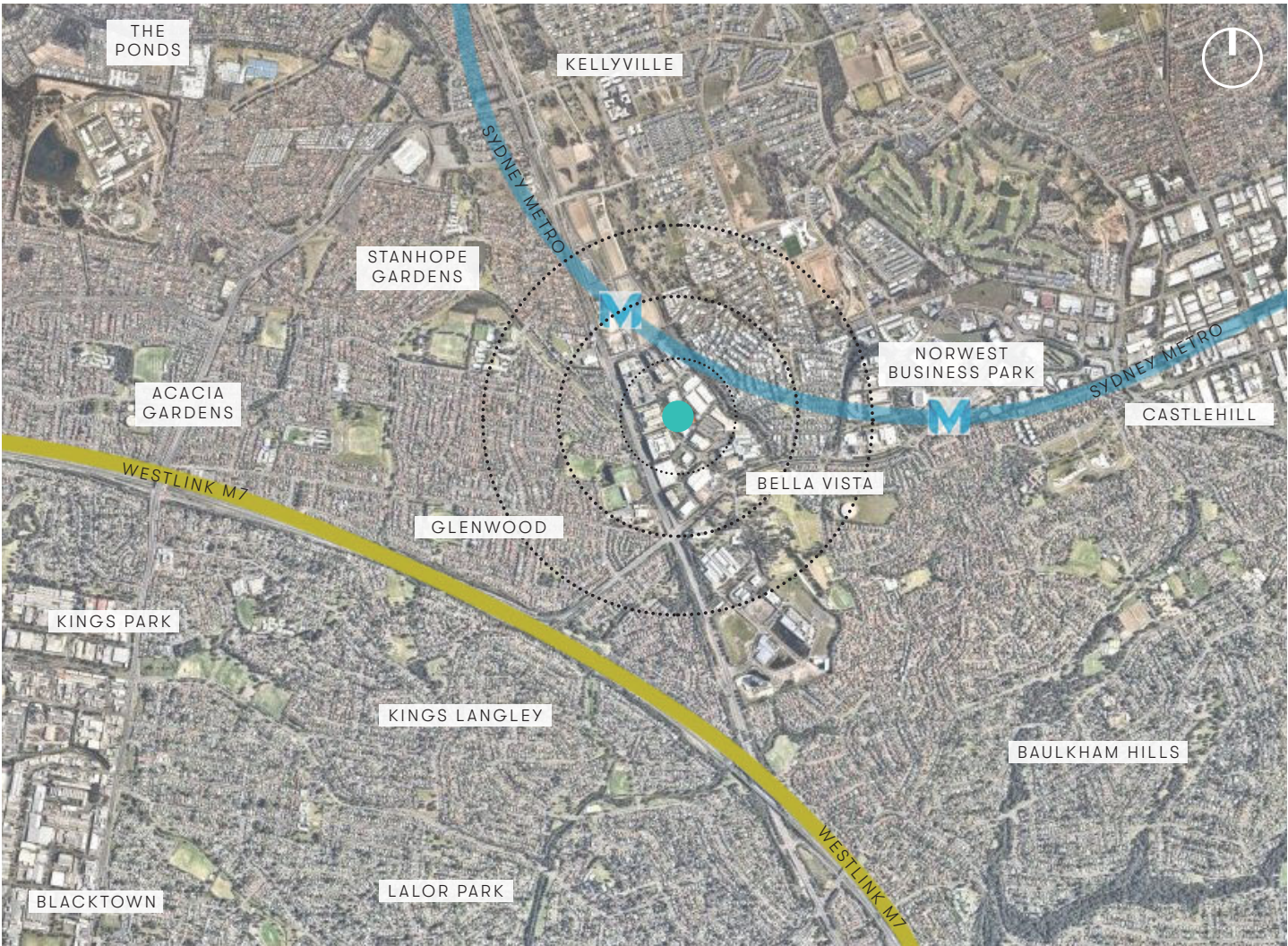
“An important objective of the Sydney Green Grid is to create a network of interlinked, biodiversity rich green spaces that comprise open space, accessible bushland and riparian areas. In addition to being part of the Sydney Green Grid, vegetated riparian areas are beneficial for improving water quality, providing habitat for a large diversity of flora and fauna, serving as migration routes and stopping points between habitats for a variety of wildlife, stabilising stream banks and reducing flood water velocity.”

P45, Sydney Green Grid - West Central



1.2 CONTEXT

REGIONAL CONTEXT



Bella Vista is a suburb belonging to the Hills Shire Council, located 33km north-west of Sydney CBD. The suburb is generally comprised of mainly detached residential dwellings, with some business, commercial and industrial areas located to the west of the suburb. The suburb and the majority of its surrounds is fairly new, with development beginning in the 1990s.

Current public infrastructure includes the newly completed Sydney Metro train link, direct bus services to Sydney CBD and the Westlink M7 Motorway.

Bella Vista is surrounded by mainly low rise residential areas, with Norwest Business Park to the North-East. Parramatta CBD is approximately 13km away.

LOCAL AREA



- LEGEND**
- 21-23 LEXINGTON DRIVE, BELLA VISTA
 - EXISTING ROADS
 - ELIZABETH MACARTHUR CREEK
 - EXISTING GREEN INFRASTRUCTURE
 - EXISTING BUSINESS AND INDUSTRY

1.3 LANDSCAPE STATEMENT

This Design Statement has been prepared to support the proposed development at Bella Vista. It seeks to illustrate how the objectives of The Hills Shire Council’s LEP and DCP have been met and presents the design rationale, landscape design and associated public domain treatments proposed as part of the development.

THE ENTRY

A shared street approach, integrating cars within a pedestrian-focused environment to create a robust and deliberately compressed carriageway via the use of a brick-paved ground plane; a tapestry that’s both beautiful and purposeful.

The use of a single type of brick, changes in pattern to keep drivers and pedestrians alert, extending from Lexington Drive and up to the lobby entrance. The unified ground plane of brick allows the entry to speak as one; pedestrians, patrons and vehicles share the space, making connections that are interesting and equal.

PUBLIC DOMAIN IMPROVEMENTS

The public domain seeks to create a unified and seamless relationship between the public space and new development. Public domain improvements will follow the existing palette defined by Council, with pathways retained and protected. Any disturbed areas will be made good.

Existing Waterhousea street trees will also be retained. New mulch beds with steel edges will surround these existing trees and tie into the upgrade of the street.

New turf areas around street trees to match in with existing public domain.

PLANTING DESIGN

The site’s periphery planting seeks to reference the landscape of its local environment; through a palette of predominantly endemic and native species. Canopy tree planting will contribute to the existing biodiversity of the area and support healthy habitat growth.

Deep soil areas will be maximised with new tree planting in turf. Landscape will soften the edges of the development and add to the visual amenity for patrons looking down from the upper levels of the building and Level 4 communal terrace, while maintaining sightlines through clear-trunked trees if viewed from the ground.

Screening shrubs along the boundary and driveway mitigate the scale of the built form.

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

THE TRELLIS

Low-growing plant species have been located under the trellis to ensure clear, desirable views and site lines are maintained at all times. Climbing species have been specified directly under steel cables and battens to promote growth up the face of the trellis. Along the shared zone, accent planting is specified to add interest to the ground plane.

COMMUNAL TERRACES

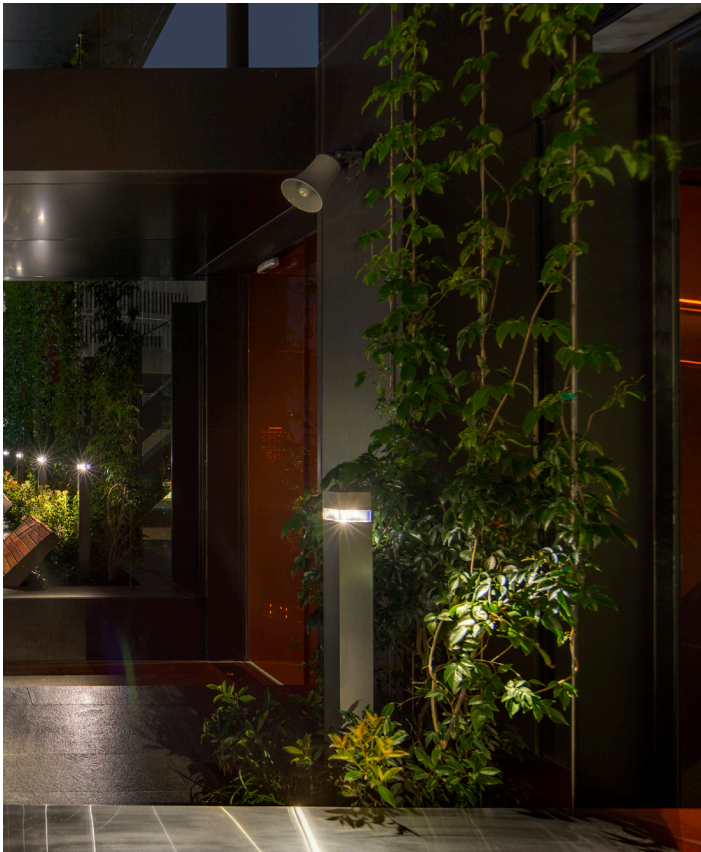
The Level 4 communal terraces include:

- + Generous, breakout spaces;
- + Places to sit and relax; and
- + Feature planting to add interest and delineate spaces.

Solar access and natural ventilation has been maximised by selecting tree species to these suit requirements.

Shade amenity is created through small canopy trees in the landscape. When viewed from above, the communal open space provides seasonal interest with the changing colour and foliage.

Planting consists of species that perform well on structure, as well as a range of species including local native and exotic. These will be used to promote biodiversity and robustness within the planting scheme.



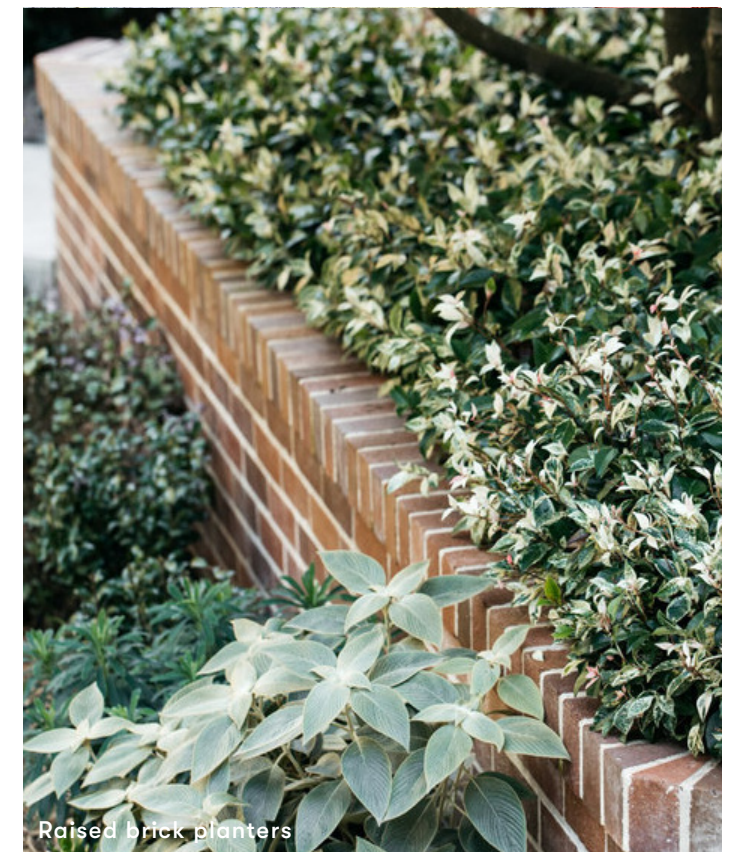
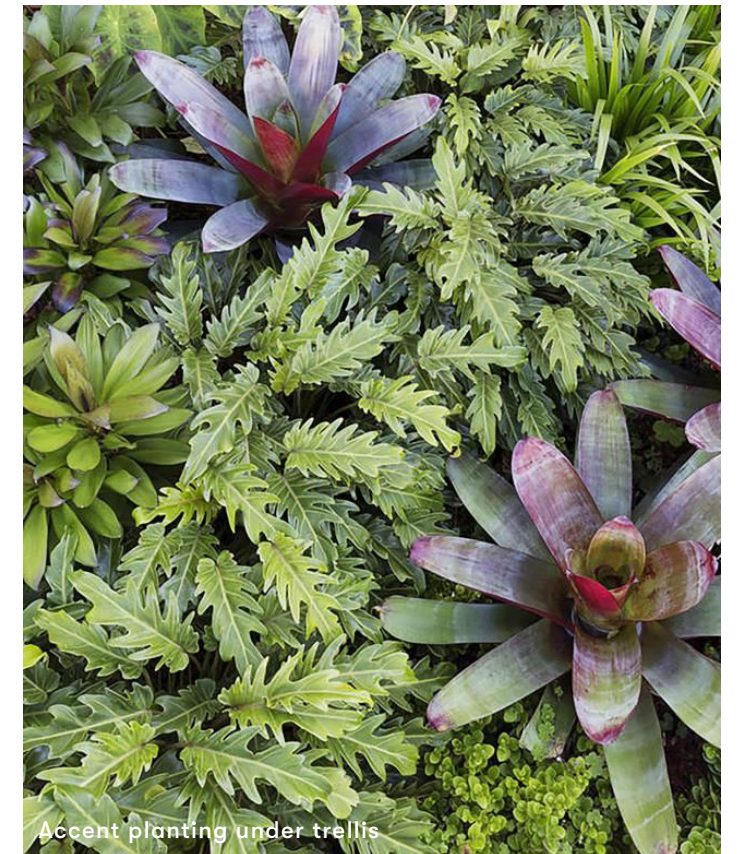
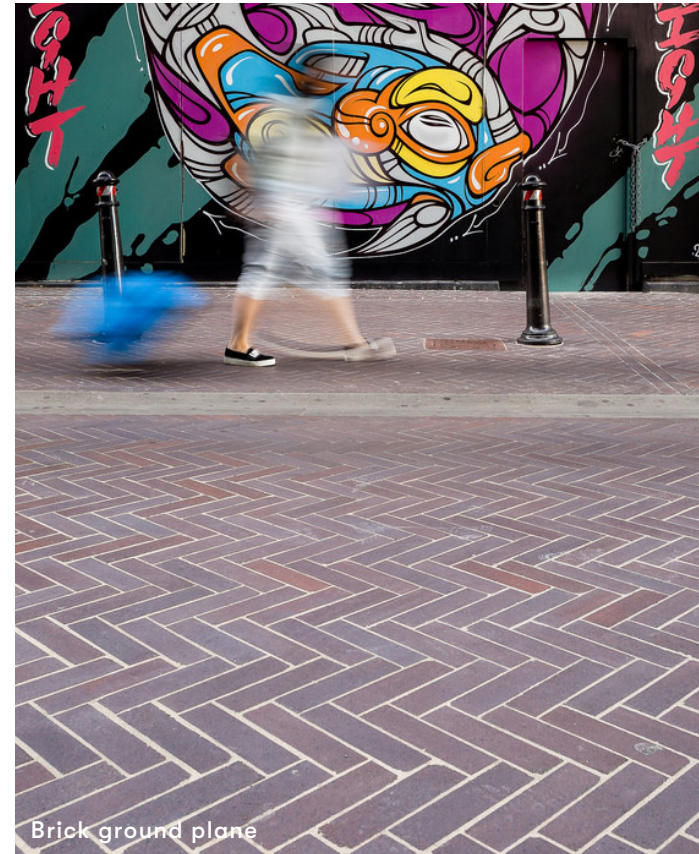
2.0

ACTIVATING THE PLACE

2.1 THE ENTRY AND TRELLIS

KEY ELEMENTS

- + Brick paved shared zone, extending across driveways and lobby entrance to unify space
- + Brick planters to lobby entrance, extending the brick language up and into the lobby.
- + Brick seating elements in the shared zone to create rest nodes for patrons
- + Low understorey planting to maintain sightlines through trellis and out onto the street.
- + Accent planting to create interest along shared zone and entry / exit points.
- + Climbers under the trellis to train up cable system, creating a green facade to the front of the building.
- + Green trellis creates shade amenity and character to the development and precinct.
- + Moveable planters to delineate shared zone and compress the carriageway for slower vehicle movement.
- + Communal table settings to activate the shaded zone.



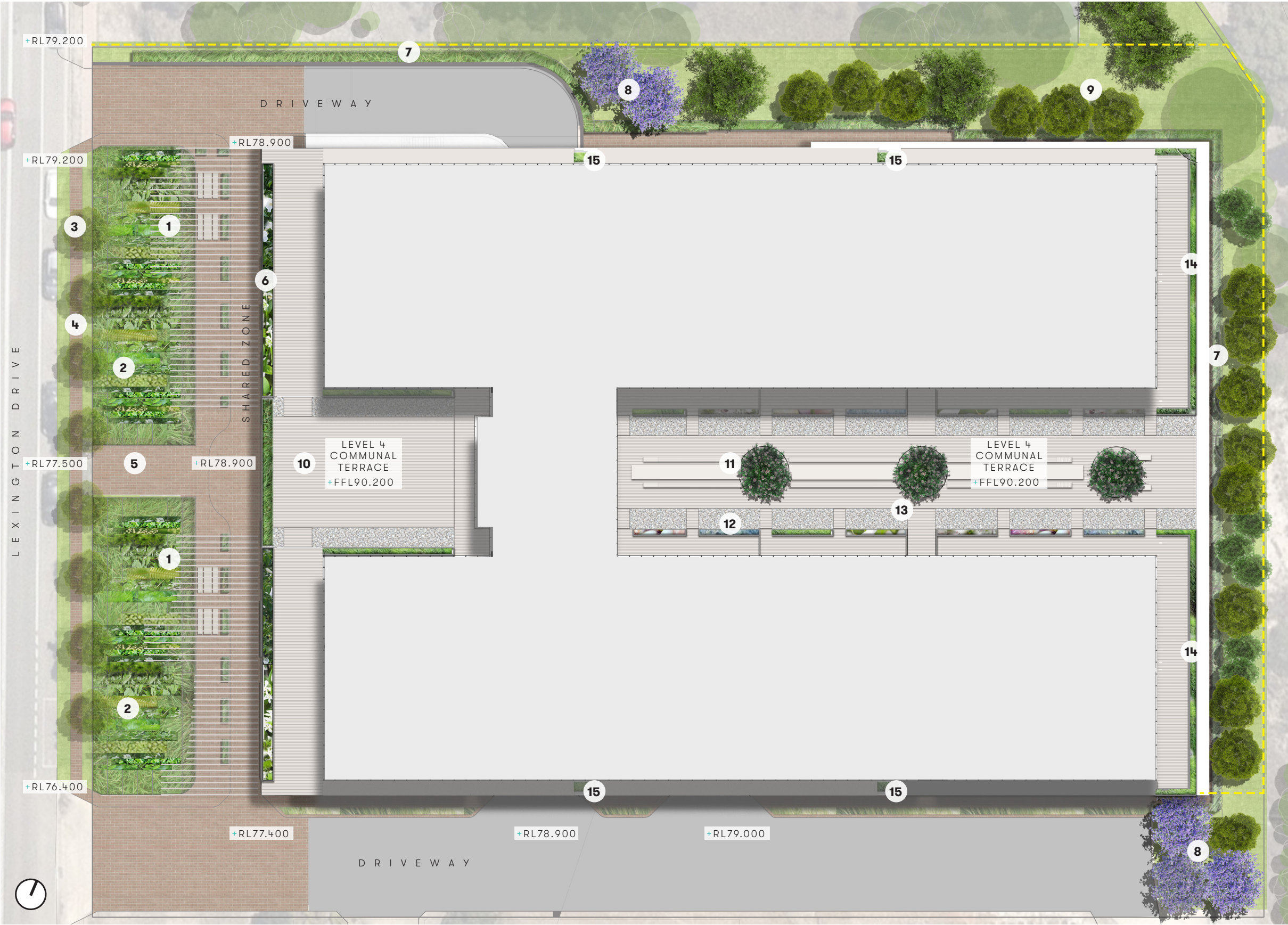
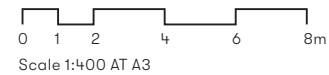
2.2 GENERAL ARRANGEMENT PLAN

DESCRIPTION

- 1. Understorey planting - Climbers
- 2. Understorey planting with accent planting
- 3. Existing street trees to be protected and retained
- 4. Brick pathway along Lexington Drive to be protected and retained
- 5. Shared zone - Brick paved
- 6. Level 4 raised planters with cascading plants
- 7. Ground level screening shrubs
- 8. Feature trees
- 9. Proposed trees in turf as per Council's tree list
- 10. Level 4 western communal terrace. Timber decking to architect's detail
- 11. Level 4 eastern communal terrace. Feature trees to raised planters as per architect's detail.
- 12. Level 4 raised planters creates indoor-outdoor separation.
- 13. Timber boardwalk across gravel to architect's detail
- 14. Level 4 raised planters to edge of eastern communal terrace
- 15. Planters with steel cable system on each level. Climbers to grow up cables and create vertical green wall.

LEGEND

- Site Boundary
- New Boundary Fence
- Existing Trees to be retained
- Proposed Trees
- Lawn
- Planting
- Shared Zone - Brick Paved
- Driveway (to civil detail)
- Gravel Mulch (to architect's detail)
- Timber Decking (to architect's detail)



2.3 SHARED ZONE PLAN

LEGEND

- Site Boundary
- Handrail / Balustrade
- Existing Trees to be retained
- Lawn
- Planting
- Shared Zone - Brick Paved
- Driveway (to civil detail)

0 0.5 1 2 4 8m
Scale 1:200 AT A3

- DESCRIPTION
1.

Understorey planting - Climbers
2.

Understorey planting with accent planting
3.

Existing street trees to be protected and retained
4.

Existing brick pathway along Lexington Drive to be protected and retained
5.

Brick paved shared zone
6.

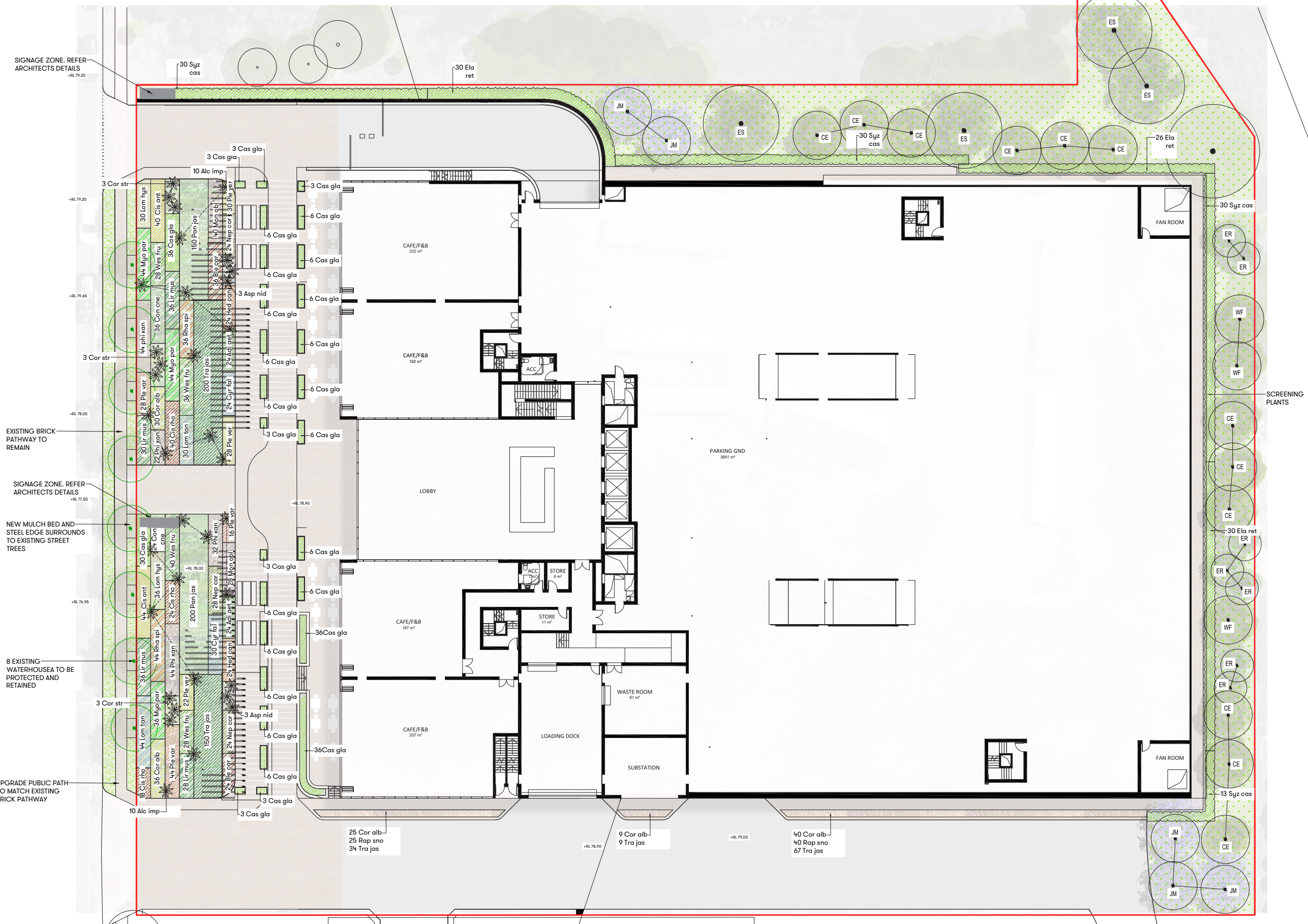
Moveable planters with cascading plants
7.

Outdoor seating



3.0

PLANTING PLANS

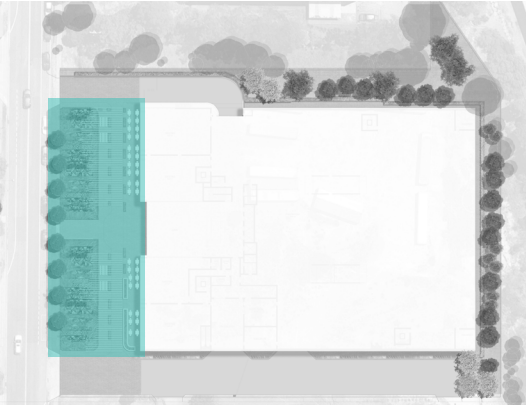


THE TRELLIS AND ENTRY PLANT SCHEDULE

Plant schedule to be read in conjunction with planting plan 20190184-LD-DA300

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
ACCENT						
Alc imp	Alcantarea imperialis ‘Rubra’	Giant Bromeliad	1.5m	1.5m	300mm	As Shown
Asp nid	Asplenium nidus	Birds Nest Fern	1.0m	1.5m	300mm	As Shown
Cor str	Cordyline australis “Torbay Dazzler”	Cabbage Palm	1.5m	2.5m	300mm	As Shown
CLIMBERS						
Cis ant	Cissus antarctica	Kangaroo Vine	Climbing	Climbing	200mm	4/m ²
Cis rho	Cissus rhombifolia	Grape Ivy	Climbing	Climbing	200mm	4/m ²
Hed can	Hedera canariensis	Canary Islands Ivy	Climbing	Climbing	200mm	4/m ²
Mon Obl	Monstera obliqua ‘Dwarf’	Swiss Cheese Plant	Sprawling	Sprawling	200mm	4/m ²
Pan jas	Pandorea jasminoides ‘Lady Di’	Bower Climber	Climbing	Climbing	200mm	4/m ²
Ple ver	Plectranthus verticillatus	Swedish Ivy	Climbing	Climbing	200mm	4/m ²
Ple var	Plectranthus verticillatus variegatus	Marbled Swedish Ivy	Climbing	Climbing	200mm	4/m ²
Tra jas	Trachelospermum jasminoides	Star Jasmine	Climbing	Climbing	200mm	4/m ²
GRASSES & GROUNDCOVERS						
Adi aet	Adiantum aethiopicum	Maidenhair Fern	0.5m	0.5m	200mm	4/m ²
Ble car	Blechnum cartilagineum	Gristle Fern	1.5m	1.5m	200mm	4/m ²
Cas gla	Casuarina glauca “Cousin It”	Cousin It	0.2m	1.5m	200mm	4/m ²
Con cne	Convolvulus cneorum ‘Silvery Moon’	Silver Bush	0.4m	0.6m	200mm	4/m ²
Cor alb	Correa alba	White Correa	1.5m	1.5m	200mm	4/m ²
Cyr fal	Cyrtomium falcatum	Japanese Holly Fern	0.6m	1.0m	200mm	4/m ²
Myo par	Myoporum parvifolium ‘Fine Leaf White’	Creeping Boobialla	0.5m	1m	200mm	4/m ²
Nep cor	Nephrolepis cordifolia	Fishbone Fern	0.3m	0.3m	200mm	4/m ²
Lir mus	Liriope muscari “Monroe White”	Liriope	0.5	0.5	200mm	4/m ²
Lom his	Lomandra hystrix	Green Mat Rush	1.5m	1.5m	200mm	4/m ²
Lom tan	Lomandra ‘Tanika’	Lomandra ‘Tanika’	0.6m	0.6m	200mm	4/m ²
Rha spi	Rhagodia spinescens	Creeping Saltbush	0.5m	1m	200mm	4/m ²
Phi xan	Philodendron ‘Xanadu’	Philodendron	1.0m	1.0m	200mm	4/m ²
Wes fru	Westringia fruticosa ‘Mundi’	Westringia Fruticosa	0.5m	1.5m	200mm	4/m ²

LOCATION PLAN



Trachelospermum jasminoides



Pandorea jasminoides ‘Lady



Philodendron ‘Xanadu’



Casuarina ‘Cousin It’



Cyrtomium falcatum



Cissus rhombifolia



Cissus antarctica



Lomandra hystrix



Asplenium nidus



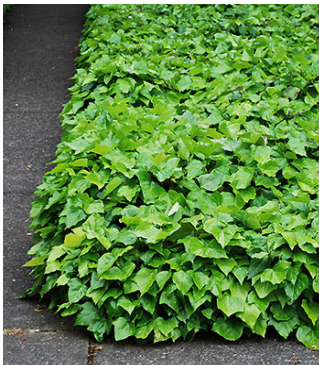
Alcantarea imperialis “Rubra”



Nephrolepis cordifolia



Adiantum aethiopicum



Hedera canariensis



Plectranthus verticillatus



Plectranthus verticillatus



Monstera obliqua ‘Dwarf’

THE PERIPHERY

PLANT SCHEDULE

Plant schedule to be read in conjunction with planting plan 20190184-LD-DA300

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREE						
CE	Corymbia eximia	Yellow Bloodwood	10m	7m	200lt	As shown
ER	Elaeocarpus reticulatus	Blueberry Ash	8m	3m	200lt	As shown
ES	Eucalyptus saligna	Sydney Blue Gum	20m	8m	200lt	As shown
WF	Waterhousea floribunda	Weeping Lilly Pilly	8m	5m	200lt	As shown
JM	Jacaranda mimosifolia	Jacaranda	10m	8m	200lt	As shown
SHRUB						
Cor alb	Correa alba	White Correa	1.5m	1.5m	200mm	4/m ²
Ela eum	Elaeocarpus eumundii	Lilly Pilly	5.0m	2.5m	400mm	1/m ²
Rap sno	Raphiolepis ‘Snow Maiden’	Snow Maiden	1.0m	1.5m	200mm	4/m ²
Syz cas	Syzygium ‘Cascade’	Weeping Lilly Pilly	3.0m	2.0m	300mm	1/m ²
Tra jas	Trachelospermum jasminoides	Star Jasmine	Climbing	Climbing	200mm	4/m ²



Waterhousea floribunda



Eucalyptus saligna



Corymbia eximia



Jacaranda mimosifolia



Elaeocarpus reticulatus



Elaeocarpus eumundi



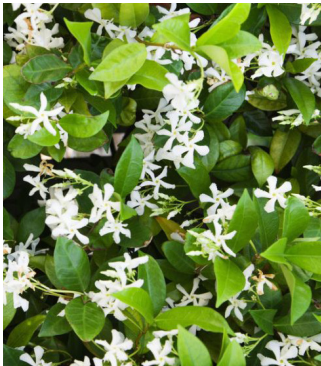
Syzygium ‘Cascade’



Correa alba

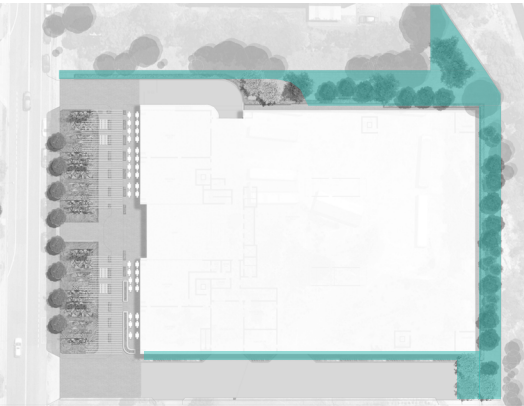


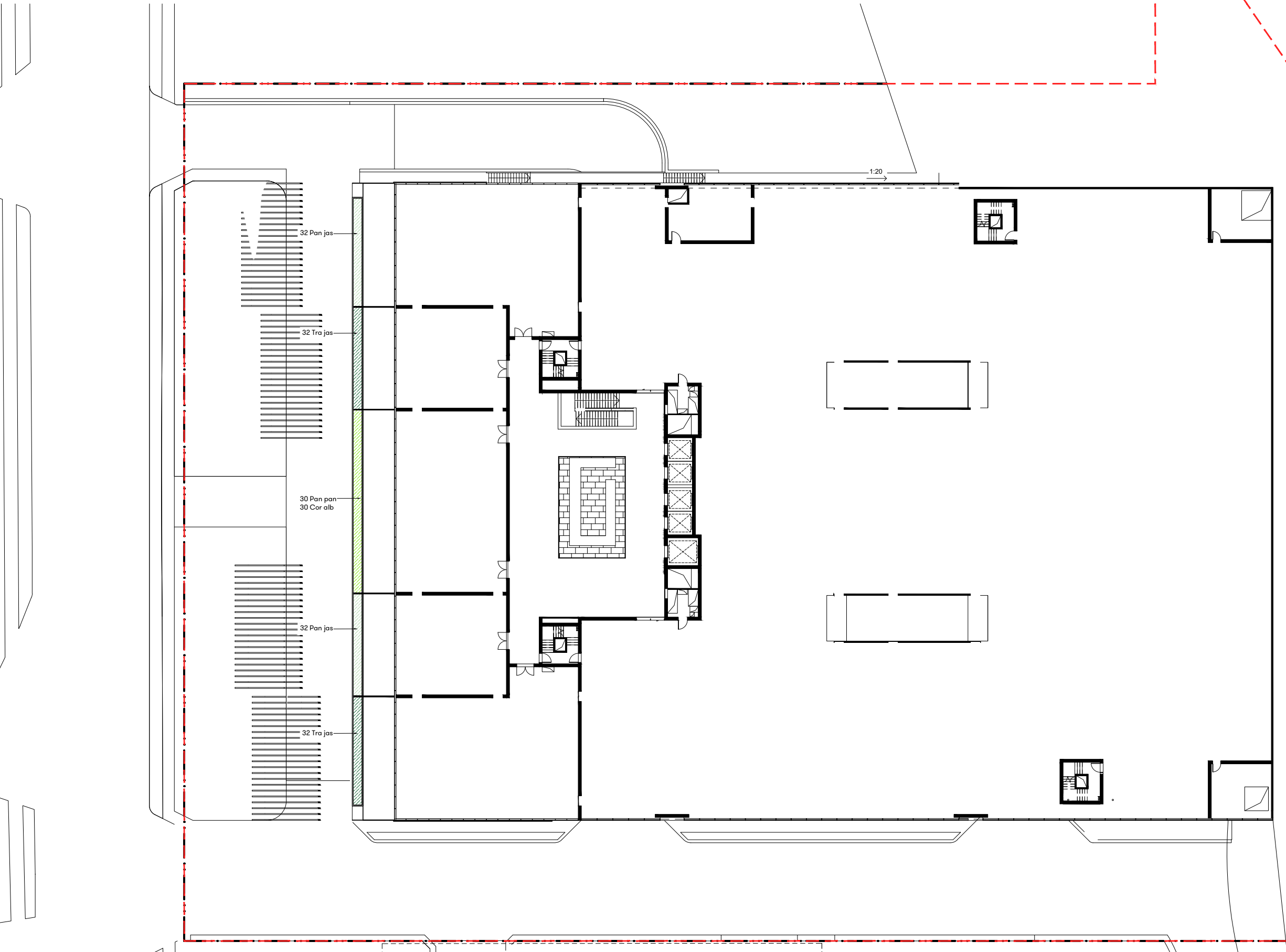
Raphiolepis ‘Snow Maiden’

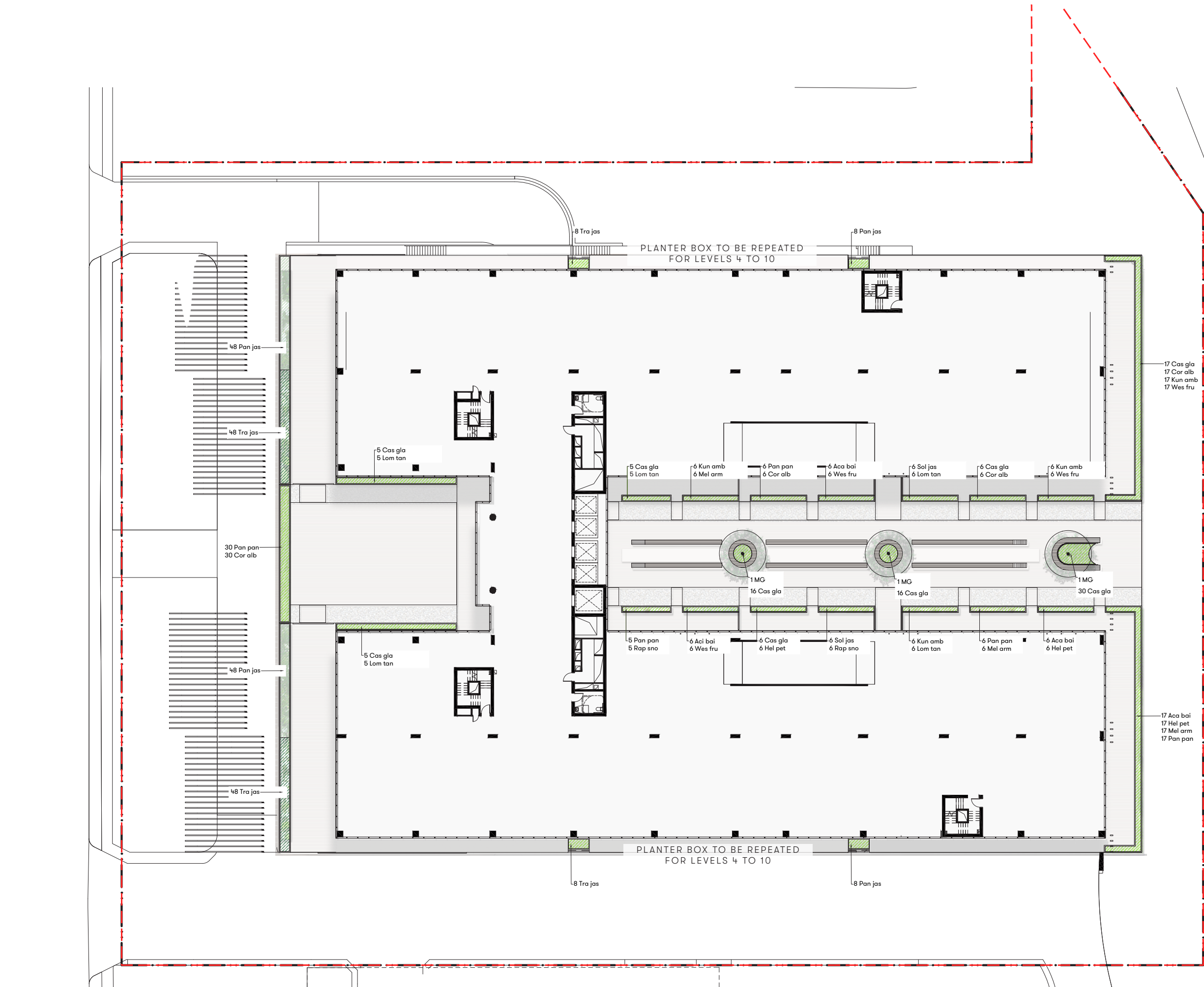


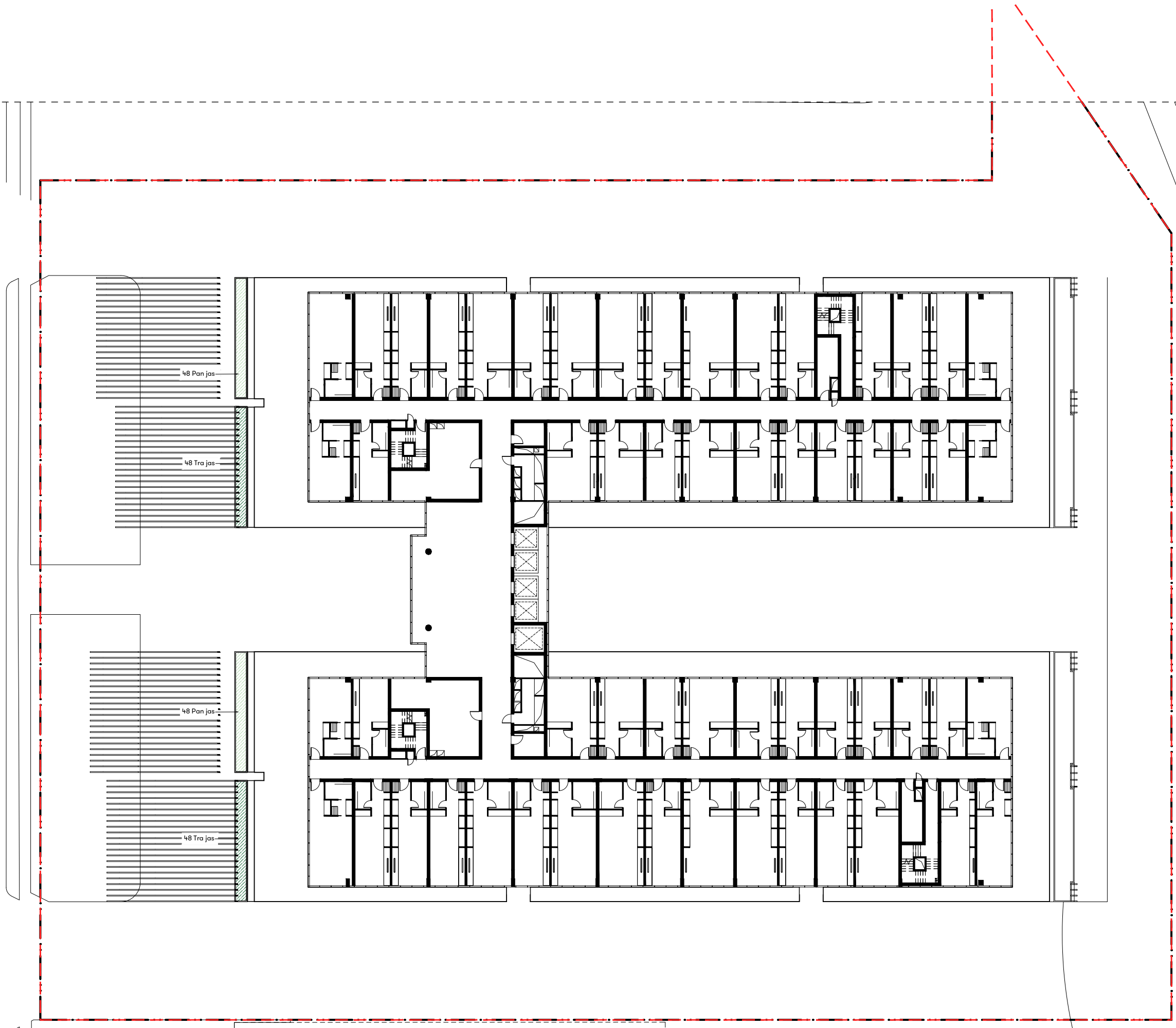
Trachelospermum jasminoides

LOCATION PLAN









LEVELS 2, 4 AND 10

PLANT SCHEDULE

Plant schedule to be read in conjunction with planting plans 20190184-LD-DA301-303

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	SPACING
TREES						
MG	Magnolia grandiflora ‘Exmouth’	Bull Bay Magnolia	8.0m	4.0m	800L	As Shown
SHRUBS						
Cor alb	Correa alba	White Correa	1.5m	1.5m	200mm	4/m ²
Hel pet	Helichrysum petiolare	Licorice Plant	0.5m	Spreading	200mm	4/m ²
Kun amb	Kunzea ambigua ‘Prostrate’	Tick Bush	0.5m	Spreading	200mm	4/m ²
Mel arm	Melaleuca armilaria ‘Green Globe’	Dwarf Bracelet Honey	1.5m	1.5m	200mm	4/m ²
Rap sno	Raphiolepis ‘Snow Maiden’	Snow Maiden	1.0m	1.5m	200mm	4/m ²
CLIMBERS, GRASSES & GROUND COVERS						
Aca bai	Acacia baileyana ‘Prostrate’	Cootamundra Wattle	0.5m	Spreading	200mm	4/m ²
Cas gla	Casuarina glauca	Cousin it	0.2m	1.5m	200mm	4/m ²
Sol jas	Solanum jasminoides	Potato Vine	Spreading	Spreading	200mm	4/m ²
Lom tan	Lomandra ‘Tanika’	Lomandra ‘Tanika’	0.6m	0.6m	200mm	4/m ²
Pan jas	Pandorea jasminoides ‘Lady Di’	Bower Climber	Climbing	Climbing	200mm	4/m ²
Pan pan	Pandorea pandorana	Wonga Wonga Vine	Climbing	Climbing	200mm	4/m ²
Tra jas	Trachelospermum jasminoides	Star Jasmine	Climbing	Climbing	200mm	4/m ²
Wes fru	Westringia fruticosa ‘Mundi’	Westringia Fruticosa	0.5m	1.5m	200mm	4/m ²



Magnolia grandiflora



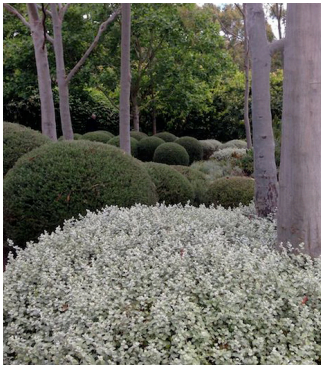
Acacia baileyana ‘Prostrate’



Casuarina ‘Cousin It’



Correa alba



Helichrysum petiolare



Kunzea ambigua ‘Prostrate’



Solanum jasminoides



Westringia fruticosa ‘Mundi’



Lomandra ‘Tanika’



Melaleuca armilaria

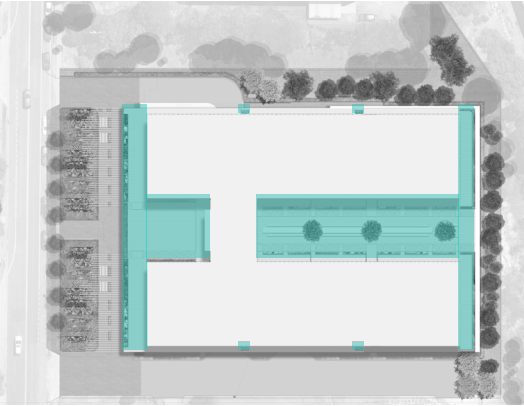


Raphiolepis ‘Snow Maiden’

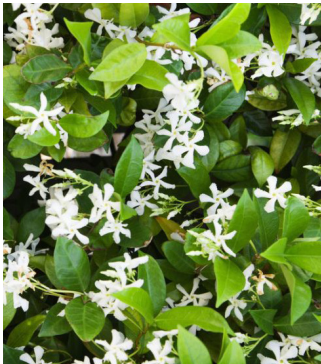


Pandorea pandorana

LOCATION PLAN



Pandorea jasminoides ‘Lady Di’



Trachelospermum jasminoides

