



PLANNING PROPOSAL TERRIGAL GATEWAY 310 TERRIGAL DRIVE, TERRIGAL NSW

LANDSCAPE STRATEGY

Prepared for:
LOFTUS LANE CAPITAL PARTNERS
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PLANNING PROPOSAL – 310 TERRIGAL DRIVE, TERRIGAL
LANDSCAPE STRATEGY



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PART A

THE SITE AND ITS CONTEXT

1 INTRODUCTION

1.1 THE PROPOSAL

Loftus Lane Capital Partners (the Partnership) are preparing a Planning Proposal to amend the Maximum Building Height Development Standard on land known as Lot 27, DP1223375 (No.310) Terrigal Drive, Terrigal. The Partnership has prepared Concept Architectural Plans that propose development of the currently vacant site for a mixed use residential/commercial development to include:

- 42 residential apartments and 64m² of retail floor space in an 8 storey building
- A public café at ground level
- A substantial area of community open space, also at ground level

1.2 THE SITE AND ITS CONTEXT

The site is in a key location on the corner of Terrigal Drive and Charles Kay Drive at Terrigal. It is a triangular shaped lot with a total area of 4262m². The site is currently vacant and is relatively flat. It is partially cleared of vegetation but includes a significant number of large locally indigenous trees on its southern and eastern portions.

The site adjoins an unnamed creekline on its south eastern boundary. The creek flows under Terrigal Drive and eventually drains into the Terrigal Lagoon. It supports some good quality trees but is also weed affected and does not have good quality access.

1.3 CONNECTION TO COUNTRY

The site and locality present an opportunity to enhance Connections to Country through the improvements to ecological quality that would result from removal of weed species and planting of indigenous vegetation. Better physical connections to the local creek and bushland would also enhance connections to country.

1.4 LOCAL ECOLOGICAL VALUES

There is significant bushland adjacent to the site and in the broader locality and numerous mature indigenous trees on the site. The site and adjacent riparian corridor are, however, subject to significant infestation with exotic weed species.

The site provides a valuable opportunity for rehabilitation of ecological values vis removal of weeds and use of a planting palette that is based on locally indigenous species.

1.5 LOCAL BUILT ENVIRONMENT

The local environment is varied and incorporates single dwelling residential housing, medium density housing, generally for retirement living, educational facilities and active recreational facilities including playing fields and the like. Large scale trees, mostly indigenous, are a dominant component of the landscape character of the locality.

The subject site provides an opportunity for housing choice in the locality in the form of high density residential / commercial development in a bushland setting.



Medium and low density residential development with forest scale trees as a strong element in local character



Public playing fields with strong forest backdrop



Local school adjacent to site, again dominated by forest scale indigenous trees



Charles Kay Drive looking south and Terrigal Drive looking west – both arterial roads dominated by local indigenous forest



Weed infestation in the creek corridor adjacent to the subject site



View north east from Charles Kay Drive towards site, illustrating dominance of indigenous trees.



View into subject site from north western corner, illustrating cleared land with forest backdrop.

PART B

LANDSCAPE STRATEGY

2 DESIGN PRINCIPLES

2.1 ECOLOGY AND VEGETATION

- Retain indigenous trees where possible
- Plant indigenous plant species as principal plant material, except where exotic material is more appropriate (eg use of deciduous trees to allow winter sun access)
- Do not plant invasive species
- Investigate opportunities for bush regeneration and enhancement of riparian / water quality

2.2 OPEN SPACE AND RECREATION

- Allocate communal open space to facilitate differing experiences and activities to serve the needs of residents of the proposed complex.
- Allow for connections to adjacent recreational facilities - cycle ways, local active recreation areas and bushland.

2.3 CONNECTIVITY

- Facilitate clear and legible connections both between spaces within the complex and to the surrounding local environment.

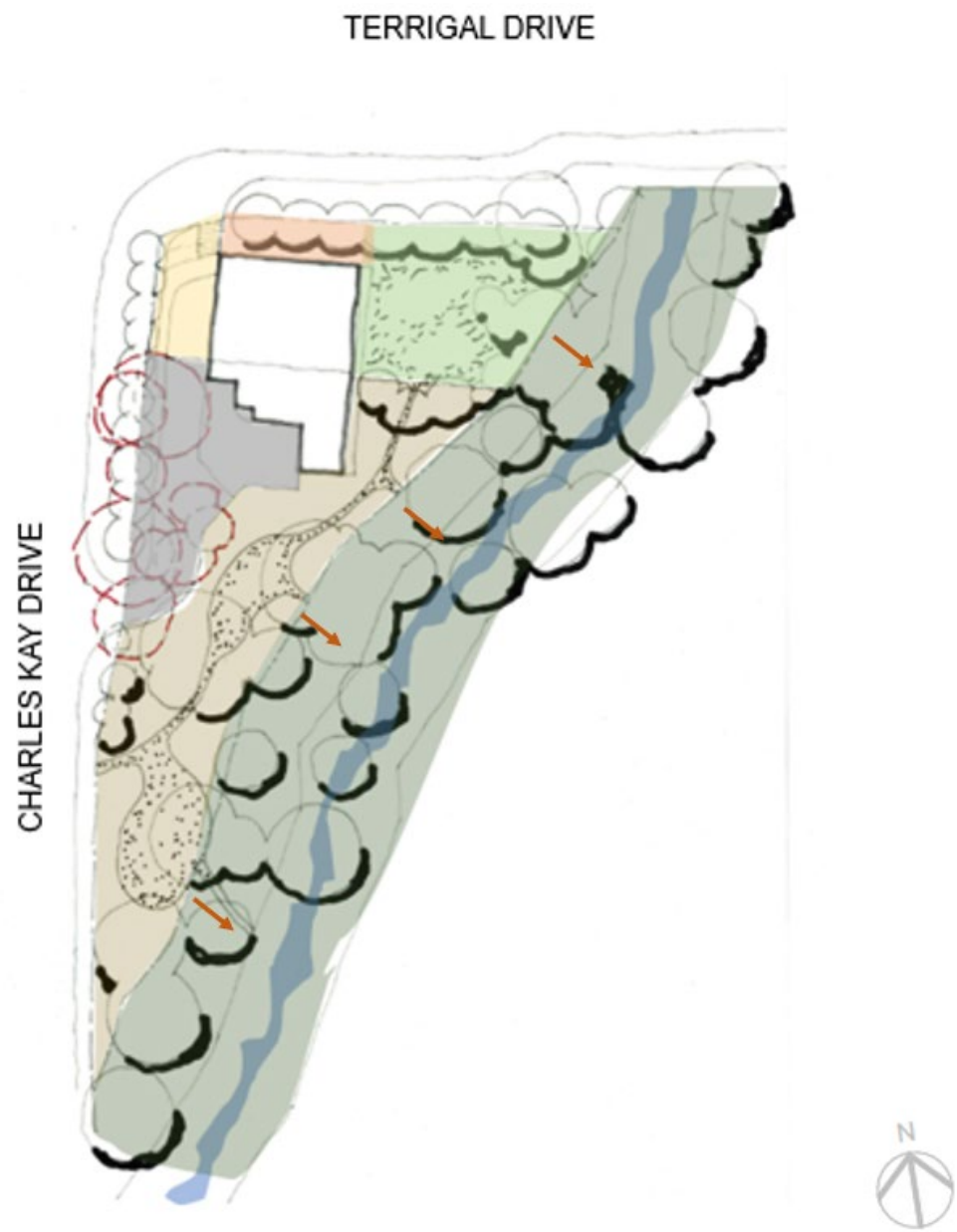
2.4 SAFETY

- Design a welcoming environment that facilitates a sense of belonging and security.
- Avoid entrapment spaces within the landscape and generally design in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

2.5 CONNECTION TO COUNTRY

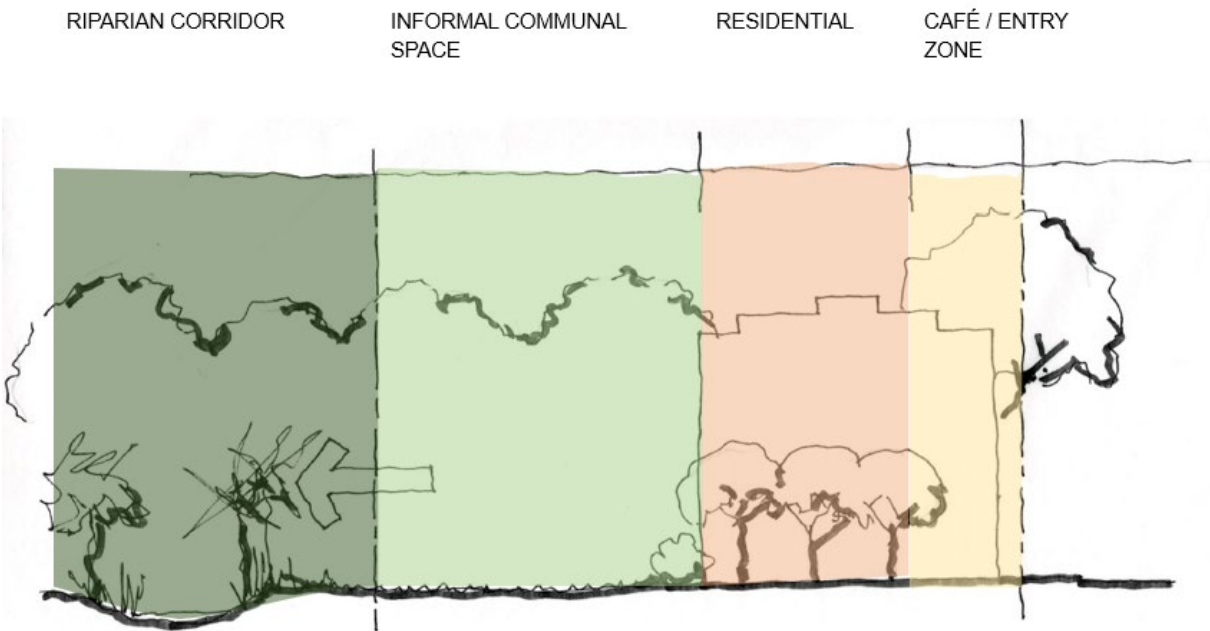
- Improve Connections to Country by:
 - Taking opportunities for bush regeneration and general enhancement of local ecological values.
 - Providing physical connections to local bushland for residents of the proposed complex

3 LANDSCAPE SKETCH CONCEPT



	ENTRY / CAFE		RESIDENTIAL
	COMMUNAL SPACE		BUSHLAND TRANSITION
	ACCESS / LOADING		RIPARIAN CORRIDOR
	EXISTING TREES TO BE REMOVED		POTENTIAL PEDESTRIAN CONNECTION
	EXISTING TREES TO BE RETAINED		

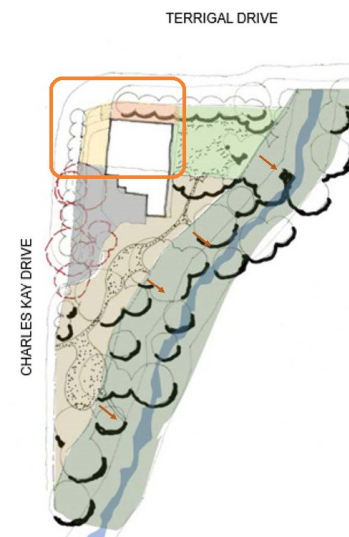
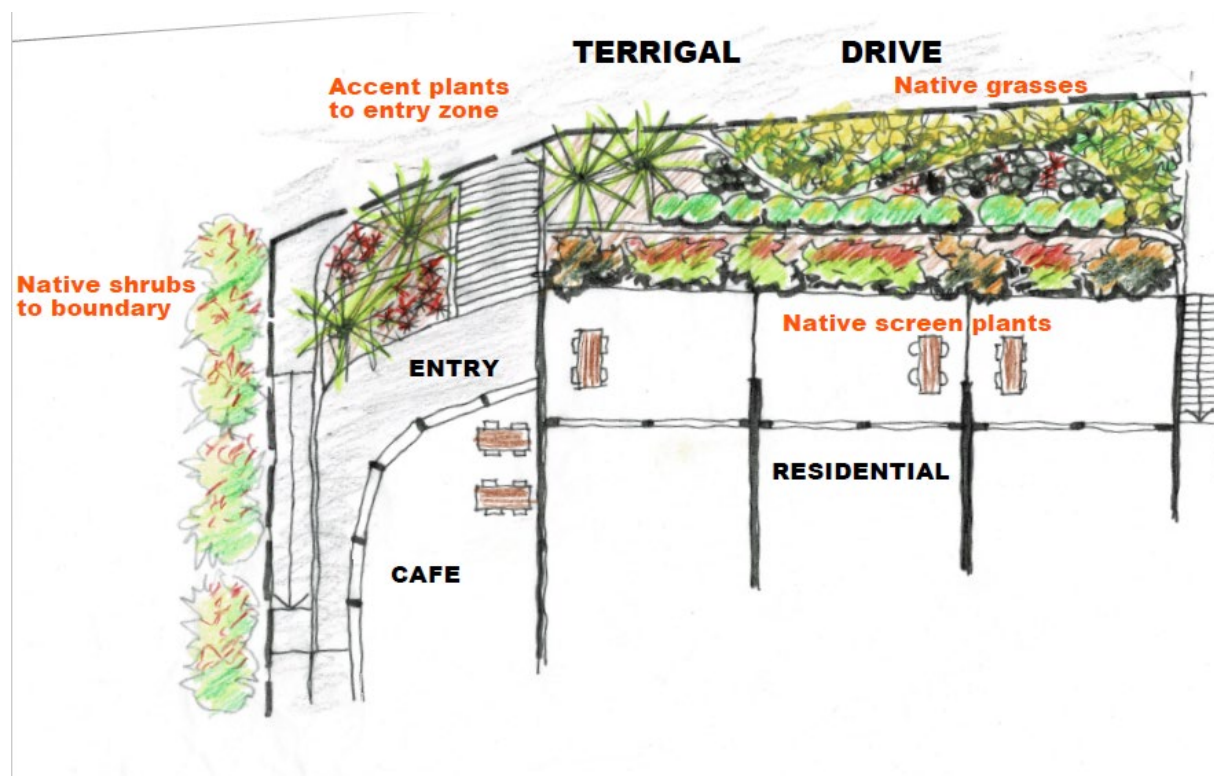
SKETCH PLAN – not to scale



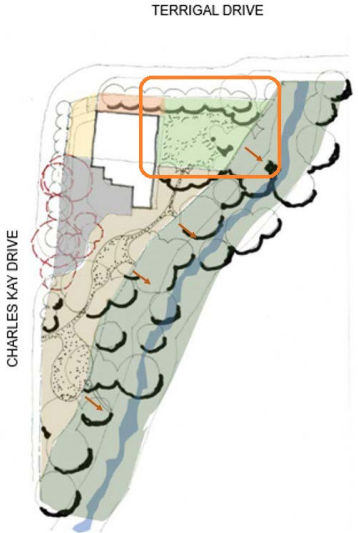
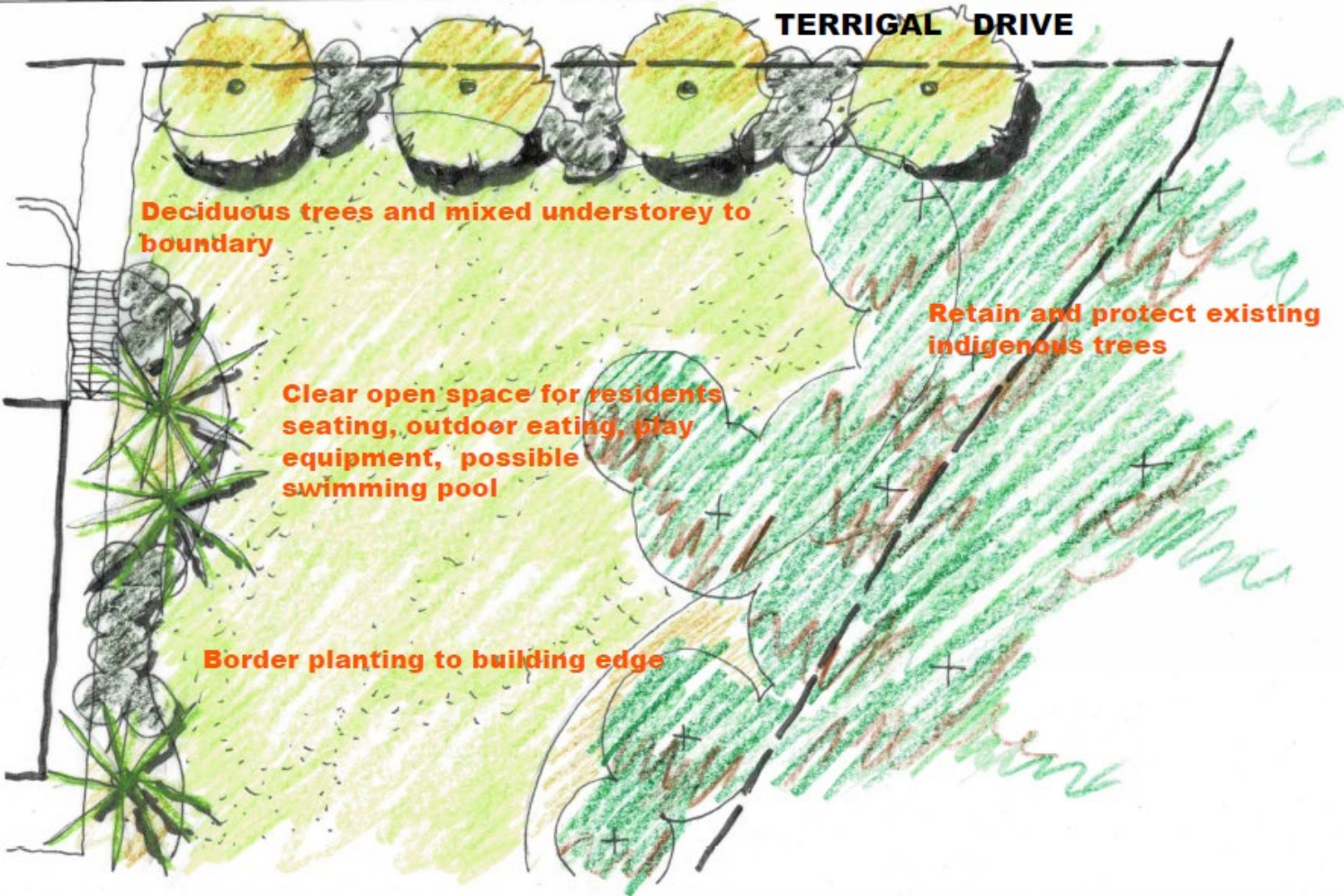
	BUILDING PEDESTRIAN ENTRY ZONE – Semi-public space incorporating café for use of public and building occupants
	GROUND FLOOR RESIDENTIAL APARTMENTS – Private space to be physically separated from street frontage for security and privacy. Deciduous street trees to <u>Terrigal</u> Drive frontage to allow winter sun penetration
	INFORMAL COMMUNAL SPACE – Informal lawn area for use of building occupants. Potential for BBQ areas, seating, playground equipment. Screen plant as landscape buffer to loading bay. Retain existing substantial trees as transition to adjacent bushland. Potential for pedestrian connections to adjoining riparian corridor
	ADJACENT RIPARIAN CORRIDOR (Public Land) – Potential for rehabilitation - bush regeneration and water quality improvement as partial offset for developer contribution.

SECTIONAL VIEW FROM TERRIGAL DRIVE – not to scale

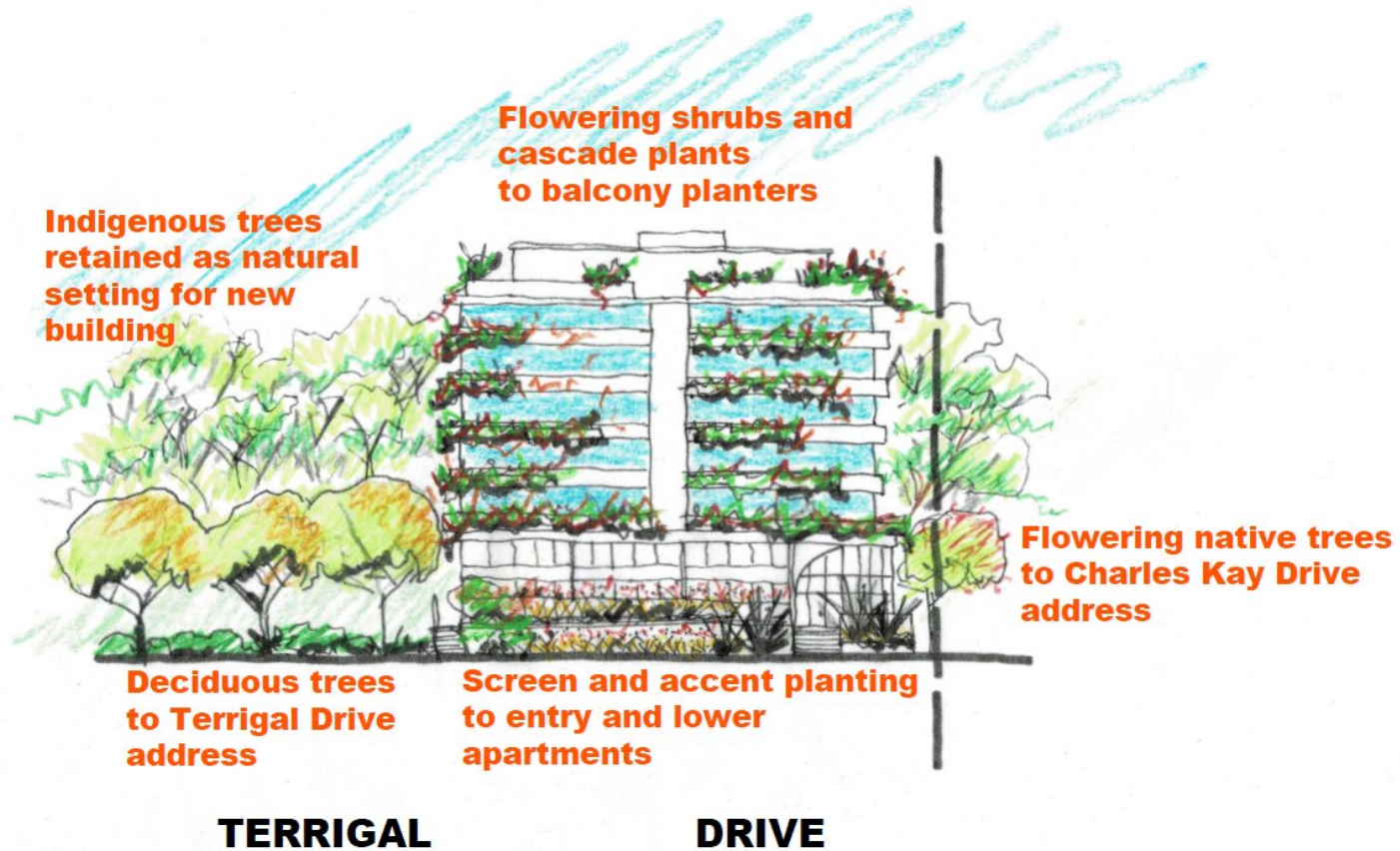
4 SKETCH DETAILS



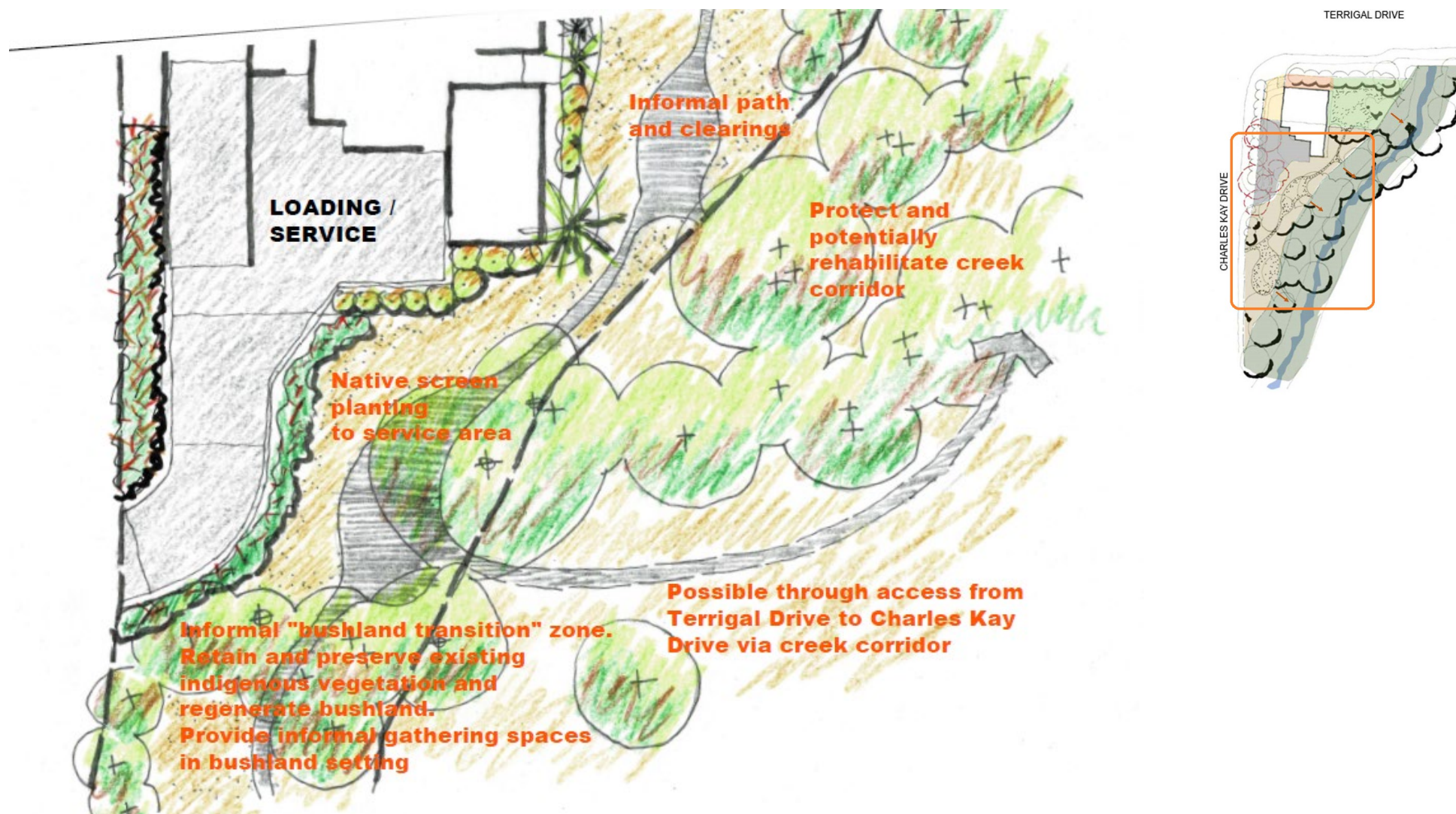
DETAIL PLAN A – TERRIGAL DRIVE PEDESTRIAN ENTRY ZONE AND RESIDENTIAL APARTMENTS



DETAIL PLAN B – COMMUNAL OPEN SPACE AND TERRIGAL DRIVE STREET ADDRESS



TYPICAL ELEVATION – TERRIGAL DRIVE STREET ADDRESS



DETAIL PLAN C - COMMUNAL OPEN SPACE – BUSHLAND TRANSITION

5 INDICATIVE PLANTING PALETTE

TERRIGAL DRIVE PEDESTRIAN ENTRY ZONE AND RESIDENTIAL APARTMENTS

Border planting to northern boundary



Fountain Grass – *Pennisetum species*



Coast Rosemary – *Westringia fruticosa*



Dwarf banksia species



Grevillea species

**Accent planting to entry zone &
cascade plants**



Cabbage Tree Palm – *Livistona australis*



Burrawang Cycad – *Macrozamia communis*



Grass trees - *Xanthorrhoea species*



Convolvulus species



Dichondra species

COMMUNAL OPEN SPACE AND TERRIGAL DRIVE STREET ADDRESS

DECIDUOUS STREET TREES



Desert Ash – *Fraxinus oxycarpa*



Chinese Pistachio – *Pistacia chinense*

BUSHLAND TREES



Argyle Apple - *Angophora costata*



Sydney blue gum - *Eucalyptus saligna*



Turpentine – *Syncarpia glomulifera*



Cheese Tree – *Glochidion ferdinandii*



Old man Banksia – *Banksia serrata*