

ELEMENTS OF THE DESIGN

1. Building interface with landscape

The existing open woodland vegetation character is to extend either side (to the north and south) of the new development as a buffer between living areas and the street network and as a visual link to the existing planting. Gentle grading of these new woodland areas up to the buildings will shroud the interface with the ground and ensure buildings are viewed through tree and other planting. Understorey species and planting character will be consistent between building curtilage and road.

2. Street Frontage

Proposals for planting along the street frontage of new buildings within Precinct 1A are to consist of a more ornamental approach with low ground covers and shrubs providing a colourful and dense understorey to strategic feature planting of smaller native trees. The understorey here will be denser than that of the flanking open woodland areas to provide interest and maintain privacy while tree planting is more sporadic to open up views, aid in passive surveillance and highlight existing mature or specimen trees. This planting will meet the proposed planting (by others) at the site boundary

3. Building Entries

Raised planting beds will wrap around paths at the building entry points while retained and new tree planting will thicken in these areas to characterise and soften the entries.

4. Community Open Space

The shared space and courtyard design is for a dynamic series of paths, planting areas, stepped edges as well as open hard and turfed spaces that allow for a variety of interactions within a flexible series of spaces.

These spaces are staggered between 2 terraces that moderate the change in levels between the building and existing vegetation as well as provide seating or play edges. A central band of clear stem trees in gravel provide a separation between gathering spaces and the buildings whilst maintaining sightlines for passive surveillance. The existing vegetation buffer between the open space and Screen Australia will be bolstered and the edge clearly defined by a low natural stone wall and further level change.

A new pedestrian path will link the communal open space with the campus and recreation facilities to the South East and a new permeable fence will provide some screening to the East of the site whilst still allowing 'borrowed' views to the adjacent existing tall trees.