

# WATERBROOK

## LANDSCAPE DA REPORT

# BAYVIEW

Cabbage Tree Road, Bayview



**SITE**DESIGN  
+**STUDIOS**



LANDSCAPE STRATEGY

OVERALL

The landscape design takes in the notion that the site is sitting in ‘the green landscape’ and not an urban typology. By taking this notion into the spaces created due to the insertion of buildings, achieves a vegetated outcome for the residents and neighbours.

Internally due to the levels changes the landscape creates a series of ‘layered areas’ to help give residents and visitors a variety of spaces dependent on what they are after; private contemplation, communal gathering, viewing, exercise, botanical interests and different water uses. This layering also is extended to time of day and seasonal change.

Externally the landscape is to align with the ecologists findings in creating fauna corridors by strategic placement of local providence species. These corridors will create visual buffers of the seniors living to the existing residents and users of the golf course allowing the development to sit within the existing landscape with minimal visual impact from neighbouring properties and Cabbage Tree Road.

VEGETATION

The internal landscape planting scheme for the seniors living is to use the level changes to heighten the experience. Planting through the middle sections will be at a maximum of 600mm-700mm high in order to keep clear visual areas and create a sense of lumpiness and flow as the plants cascade down the site. Species have been chosen for the foliage and flower to have a evolving colour palette over the seasons.

Tree structure attempts to give a hierarchical buffer to the edges and various feature trees within the middle. Placed to create vistas and privacy the tress will be used to vary the sense of the space and scale.

Trees leading into the internal space will be of local providence as specified by the ecologist. This will attempt to create a connection to the periphery landscape as a blending of the new development to the existing landscape.



Externally species both of lower and higher strata will be of local providence as selected by the ecologist to connect the surrounds of the site to the existing landscape. This is apart of the overall golf course strategy to become a fauna corridor as opposed to the current blockage identified by the ecologist.

MATERIALITY

Contemporary high end finishes are expected for this seniors living. The use of rammed earth walls, corten steel will add to the layer effect of the landscape. Various paving types and high aggregate finished concrete paths create a variety of surface finishes. Timber landings to act as nodal points for the user to stop pause and take in the internal and external landscape.

Bespoke furniture made from a mix of existing trees that are being removed and steel to give the site it’s own personal branding.

WATER

Water is significant to the Waterbrook branding and because of the high end nature of the this seniors living development the design attempts to take in the ‘waterbrook’ in a different notion of steel rills, water cascades and larger contemporary ponds.

Steel edges with sandstone inlay to help local fauna establish themselves in the space. Vegetation to the edges of the water bodies to also add protection for local fauna and interest for residents and their guests.

WAYFINDING

Paths and stairs are to be all to austalian standard with handrails where needed. There has been an attempt to minimise less than 1:20 ramps to ensure minimal hand rail visual distrubance. A major transition zone has been design to enable large amount of height transtition in one area to minimise ramps and rails.

Each nodal point and building entry will have an individual marking or sculpture to help residents understand where they are.

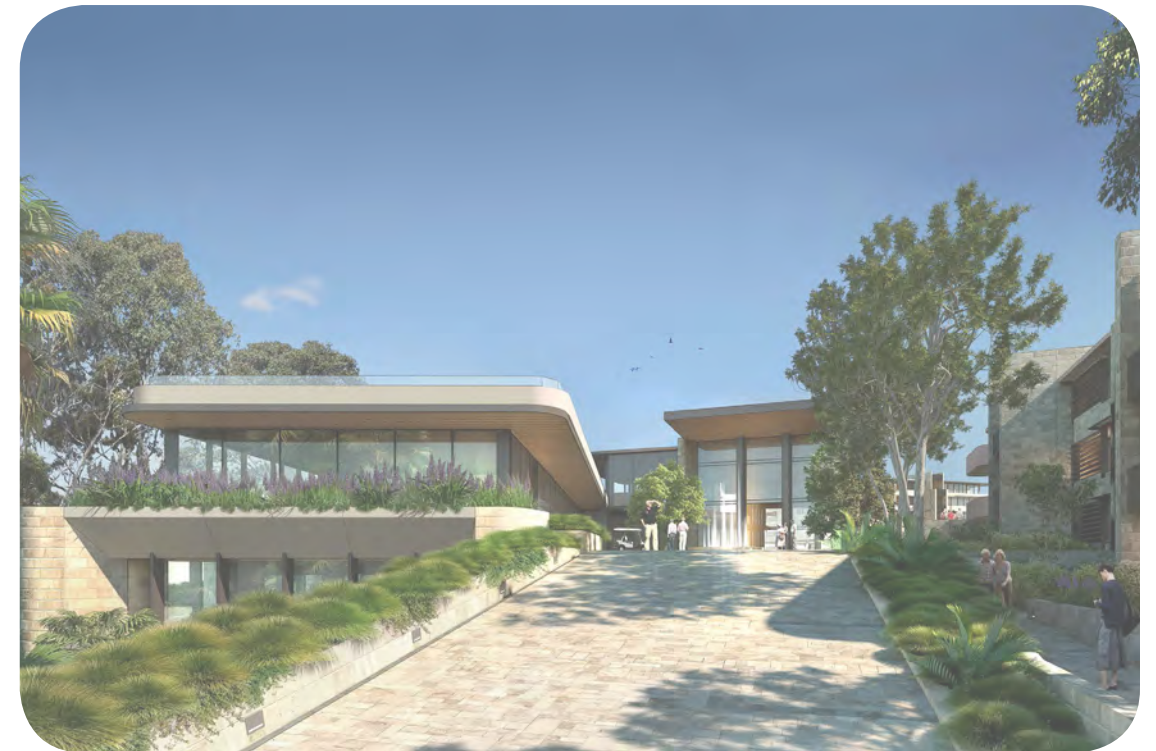




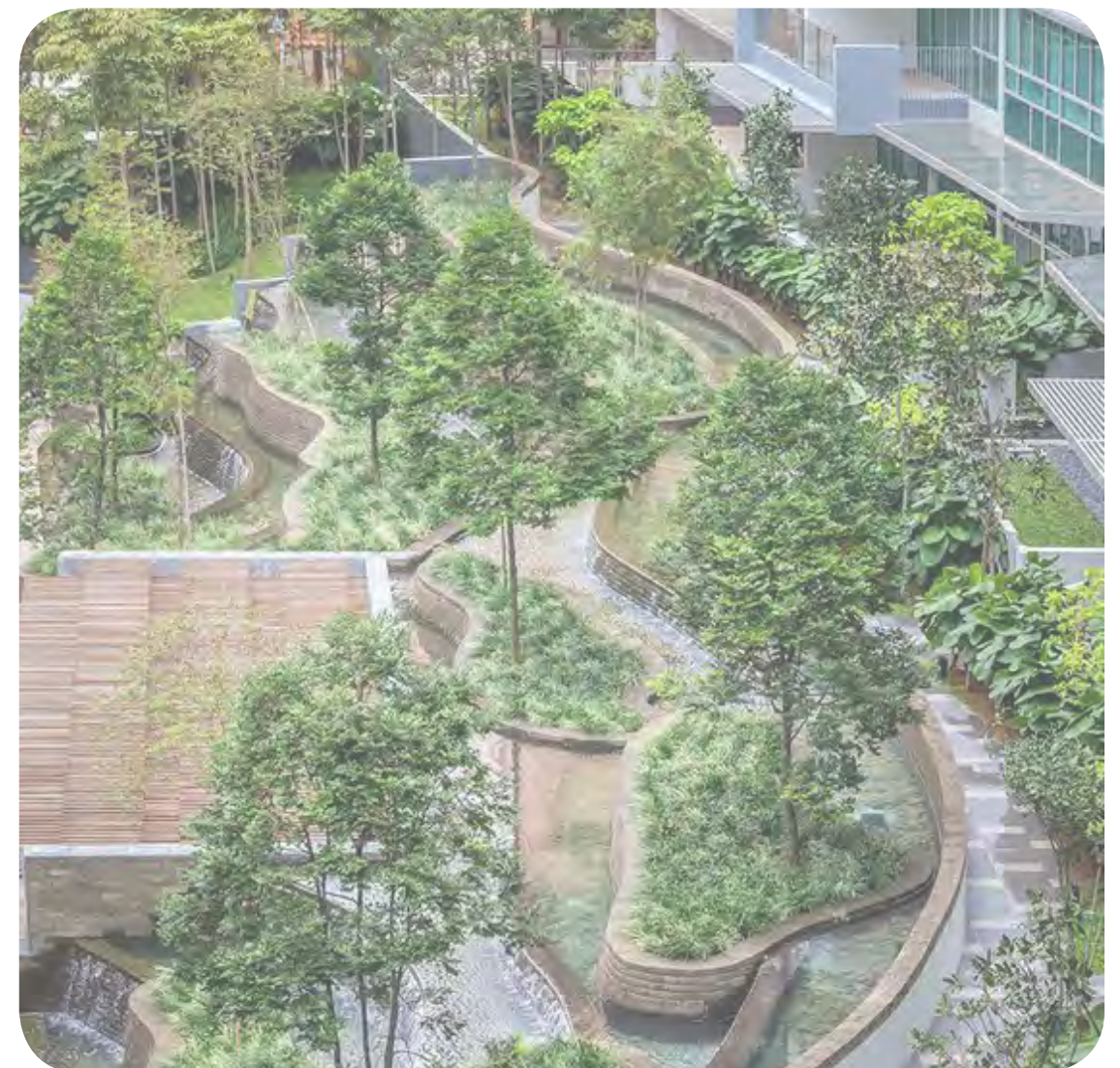
Early sketch. Layers and Vistas



Site Is Landscape

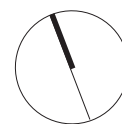


Vistas and Porosity

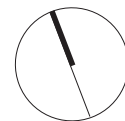


Layering Spaces





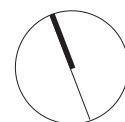
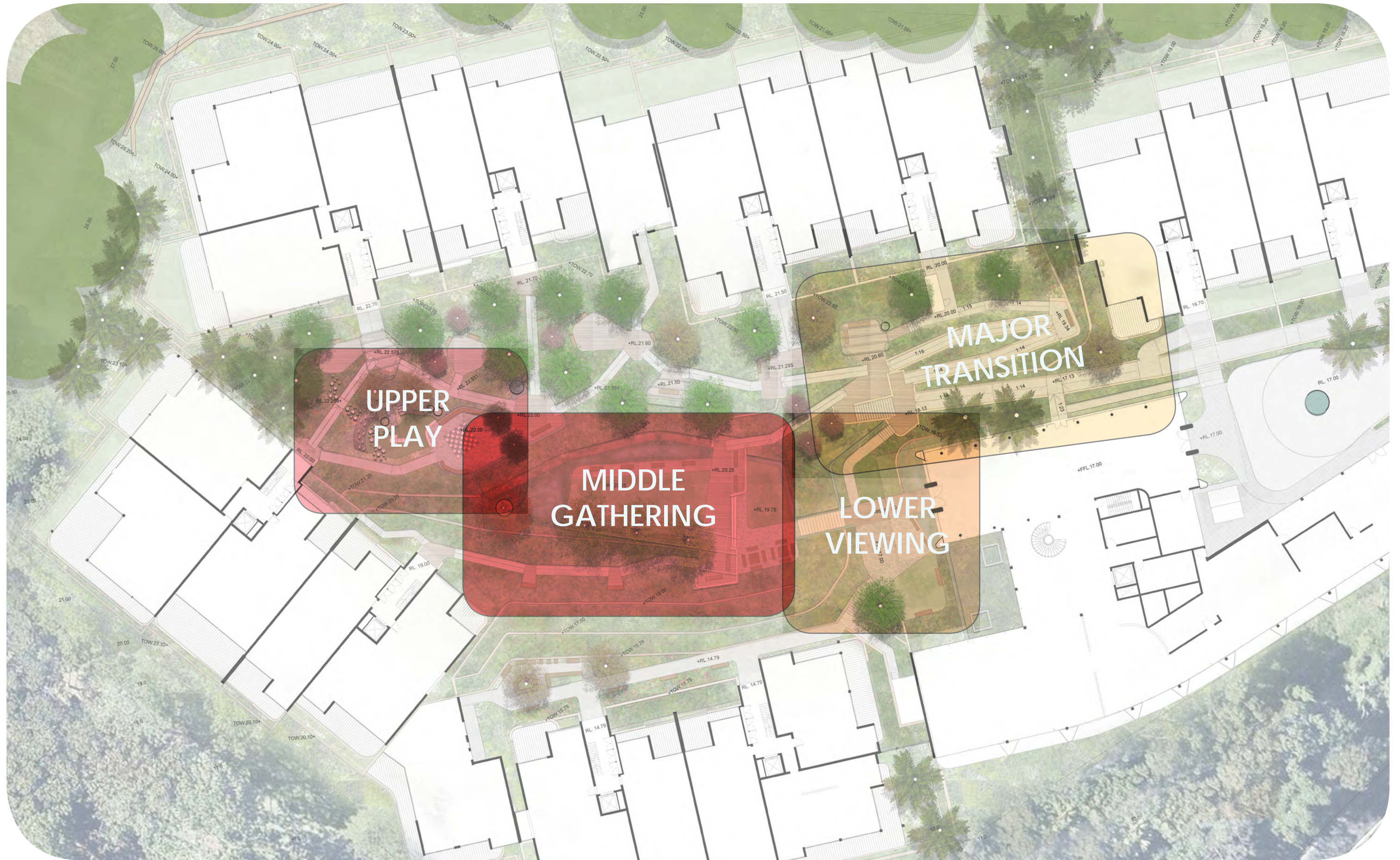
















## LEGEND

- 1) Timber landings with steel edges. Paved path to run through to break edge. Rain shelter pergola.
- 2) Rammed earth wall with timber batten on top to give units buffer and visual consistency around the public space edge. Colour to be sandy white.
- 3) Feature pot (custom steel TBC) for starting point of contemporary Waterbrook.
- 4) Bench seating. Seating to be bespoke and potentially made from existing eucalyptus trees that are being removed. Some areas of the bench to have back rest
- 5) Water rill from source. Steel edge with sandstone base

- 6) Play water edge for children visiting.
- 7) Water to cascade down bank to lower pond / middle gathering space
- 8) Central large chess board in paving. Colours to match paving.
- 9) Play area hopscotch space. 4 Different surface colours are to be 4 different synthetic grasses.
- 10) Balance pods
- 11) Slippery slide
- 12) Smaller internal bench seating. Seating to be bespoke and potentially made from existing eucalyptus trees that

- are being removed.
- 13) Large feature pots with feature planting
- 14) Deciduous tree spring flowering
- 15) Evergreen tree to create a backing of green to communal area
- 16) Evergreen tree in paving for scale a vista view.
- 17) Mass planting on slope to lower wall
- 18) Mass planting on slope to steel feature wall
- 19) Timber landings with steel edges. Paved path to run through to break edge
- 20) Smaller private seating area with timber decking
- 21) *Livistona australis* to narrow space











## LEGEND

- 1) Feature tree in large steel pot with plants spilling over into shallow water planted riffle
- 2) Large water body with sandstone base and on edge for local water fauna to adapt to. Planting to edge.
- 3) Steel wall at 1in1 slope. Plants to spill over edge to soften space
- 4) Timber deck transition space
- 5) Timber pergola with deciduous trees growing through and plants climbing over.
- 6) Bench seating. Seating to be bespoke and potentially made from existing eucalyptus trees that are being removed. Some areas of the bench to have back rest
- 7) Large stairs to lower terrace space
- 8) Communal gathering seat and table. To be bespoke and potentially made from existing eucalyptus trees that are being removed.
- 9) Mass planting on slope to steel feature wall
- 10) Hardstand area and access path
- 11) Landing and personal seating spaces for resting or gathering
- 12) Steel edge water rill slightly wider as it makes its way to lower pond with sandstone base
- 13) Deciduous tree for feature autumn colour and winter sun
- 14) Evergreen tree to create a backing of green to communal area
- 15) Water sliding down wall into shallow water planted sandstone riffle
- 16) Rammed earth wall. Colour to be sandy white.
- 17) Internal turf area











## LEGEND

- 1) Lower final pond to wrap around foyer, with sandstone base and on edge for local water fauna to adapt too. Planting to edge.
- 2) Aquatic planting on buffer edge to foyer to create a green visual and protection for fauna
- 3) Steel rill water run to connect with major water line
- 4) Steel edge water rill to slide down along stairs
- 5) Bench seating. Seating to be bespoke and potentially made from existing eucalyptus trees that are being removed. Some areas of the bench to have back rest
- 6) Hard stand space for spill out seating and umbrellas for residents
- 7) Foot bridge over water
- 8) Small deciduous tree for viewing feature from foyer,
- 9) Lower atrium into facilities building
- 10) Relaxing turf space by water and large tree
- 11) Mass planting on slope
- 12) Water spout down steel ream. Water to come from wall as part of sound of ambience for first major decision point in communal space
- 13) Rammed earth walls
- 14) Stair access
- 15) Focused stairs to middle gathering space.
- 16) Space for feature sculpture on slope
- 17) Feature trunk/bark everygreen tree

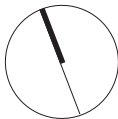
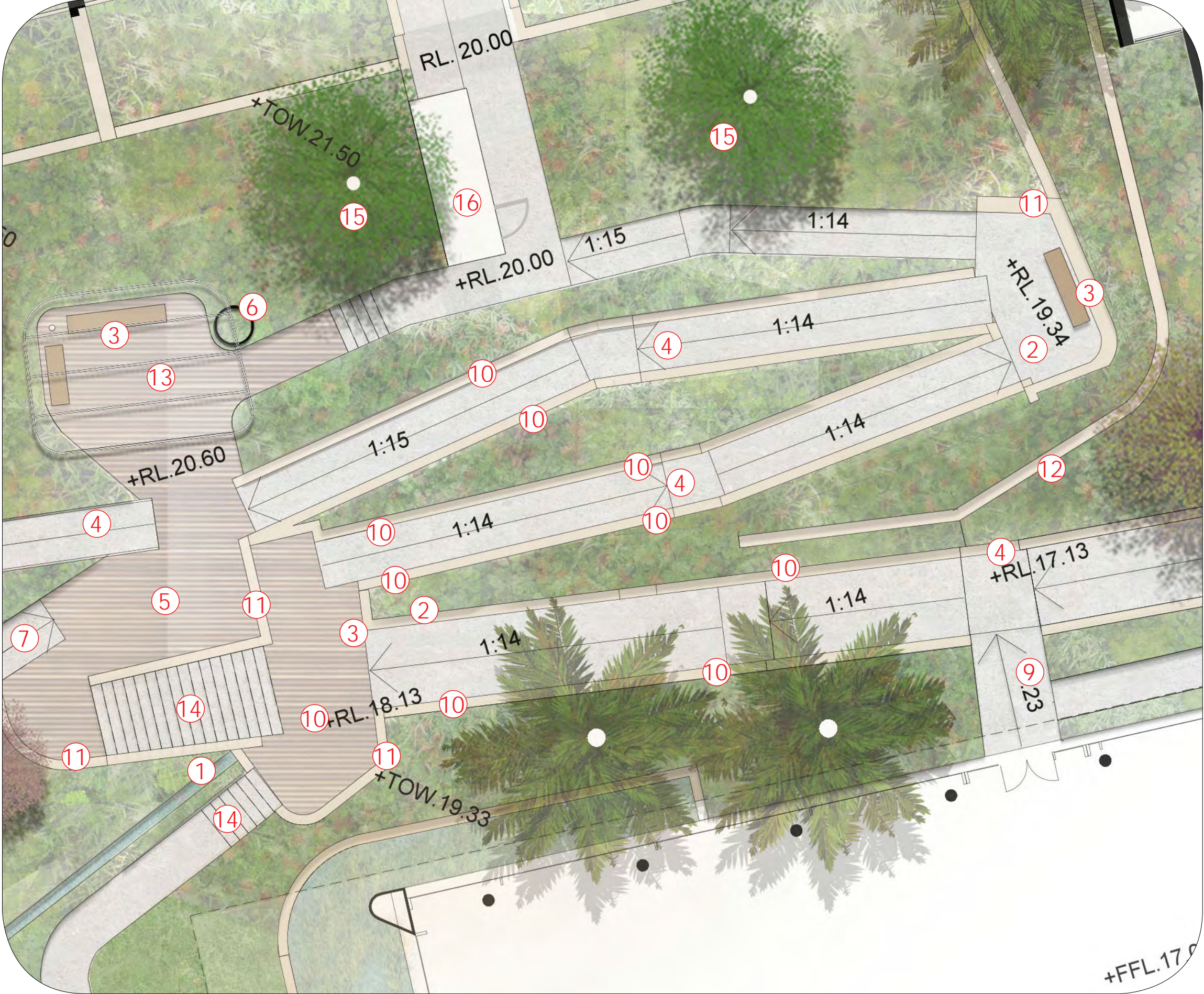






# LEGEND

- 1) Water spout down steel ream. Water to come from wall as part of sound of ambience for first major decision point in communal space
- 2) Timber landing nodal point with seating
- 3) Bench seating. Seating to be bespoke and potentially made from existing eucalyptus trees that are being removed. Some areas of the bench to have back rest
- 4) 1:14 + ramp with handrail
- 5) High point timber landing with rammed earth edge to wall below
- 6) Large feature pots with feature planting
- 7) 1 in 20 ramp to middle gathering space
- 8) Access ramp from facilities building
- 9) *Livistona australis* to follow through from entry road, to stop at first major nodal point.
- 10) Rammed earth wall to 1m with hand rail fixed to top 100m high off wall.
- 11) Rammed earth wall to finish flush with timber deck to create edge. Bespoke handrail with vertical blades and same handrail as on rammed earth wall
- 12) Rammed earth wall
- 13) Timber landing with steel edges and seating. Paved path to run through to break edge. Partial rain shelter pergola.
- 14) Access stairs
- 15) Evergreen tree to building facade
- 16) Fire exit

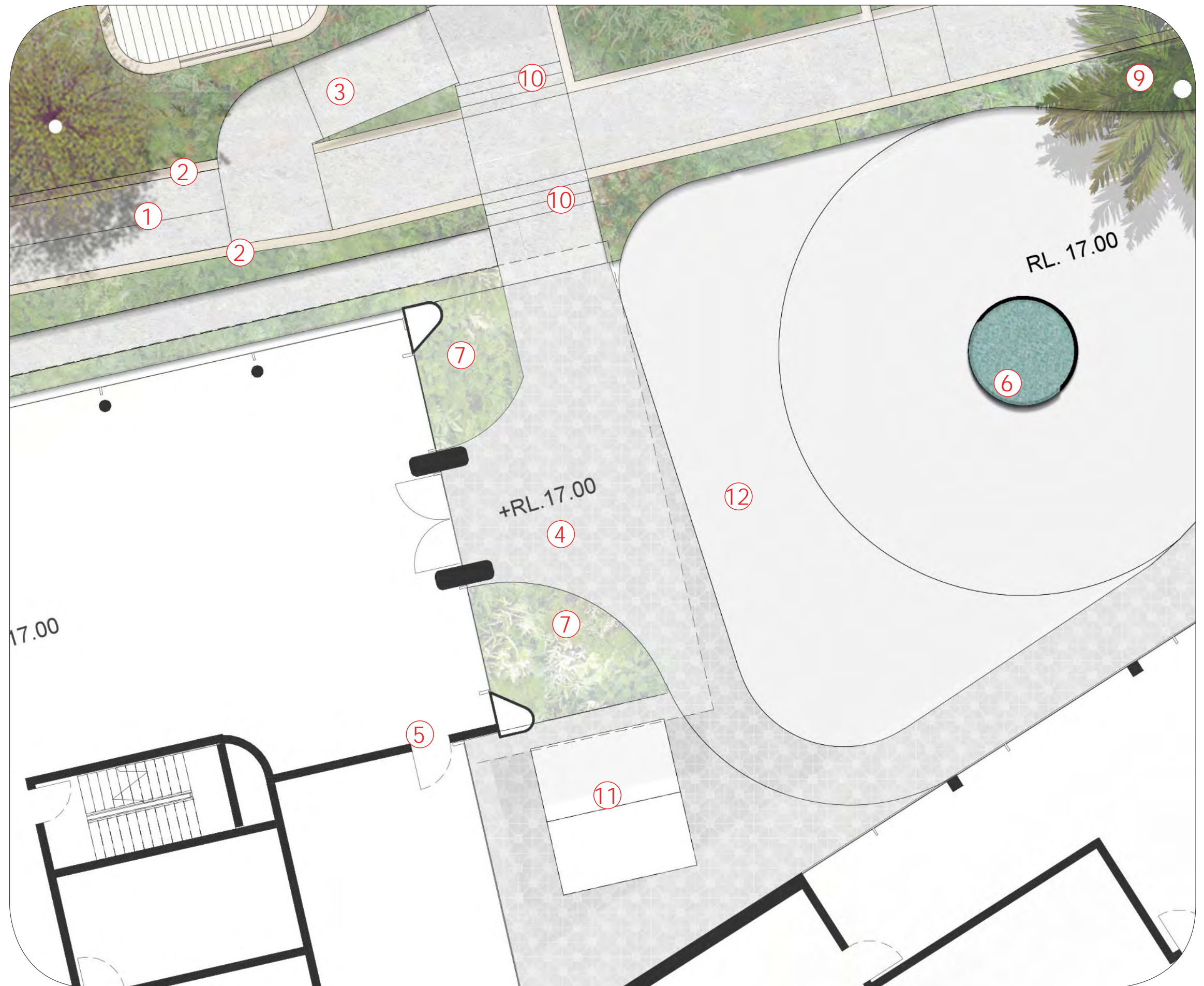






## LEGEND

- 1) Ramp with handrail
- 2) Rammed earth wall to 1m with hand rail fixed to top 100m high off wall.
- 3) Ramp access to Block B
- 4) Entry to foyer. Surface material TBC
- 5) Existing wall to be cladded in living green wall. TBC
- 6) Water feature to entry
- 7) Raised steel edge with feature planting under roof to break up and green space
- 8) Water feature pots. TBC.
- 9) Planting of local providence (*Livistona australis*) species similar to entry and that suit space
- 10) Stairs
- 11) Golf cart parking
- 12) Parking turn in

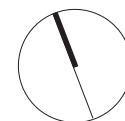
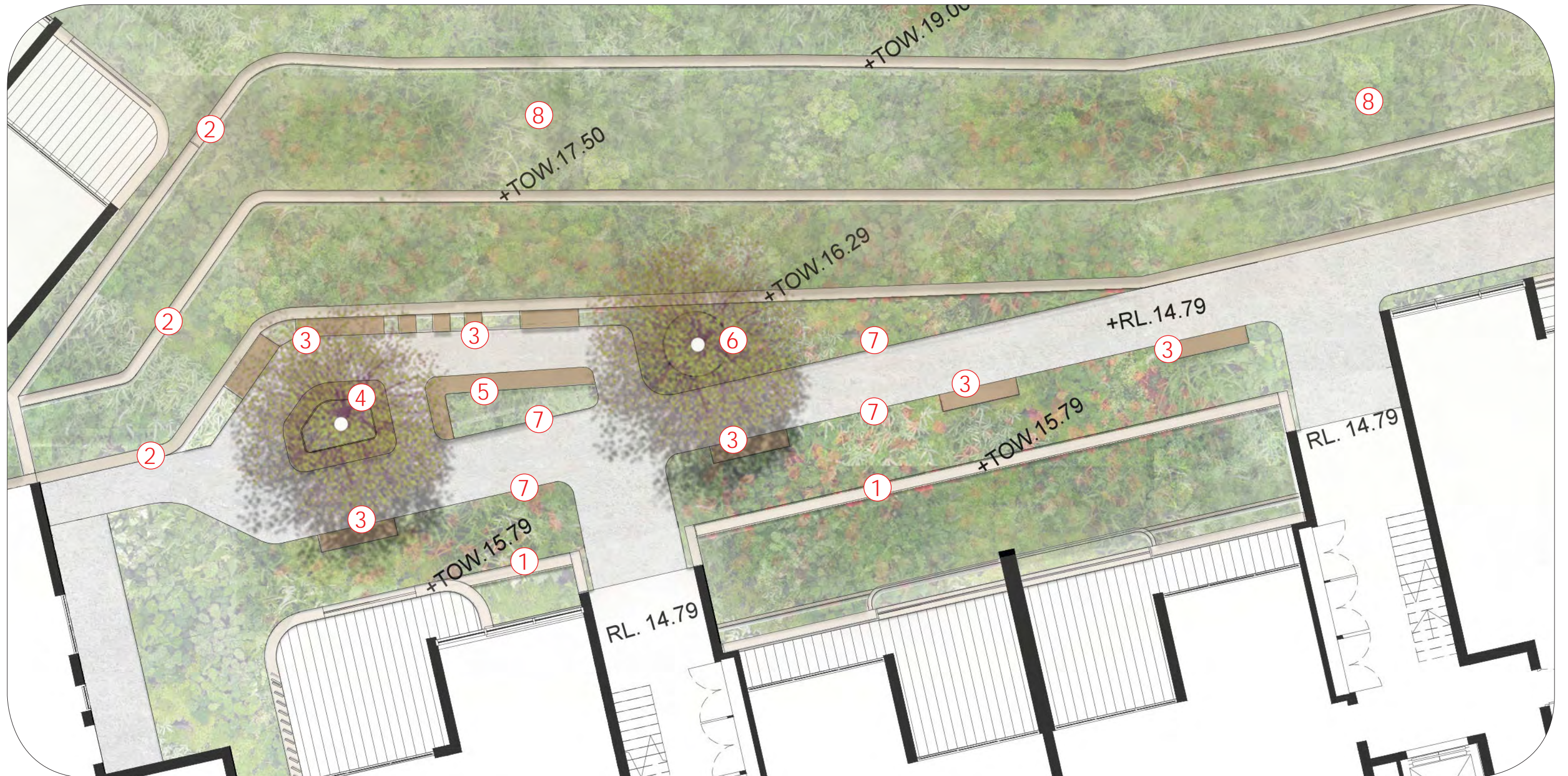




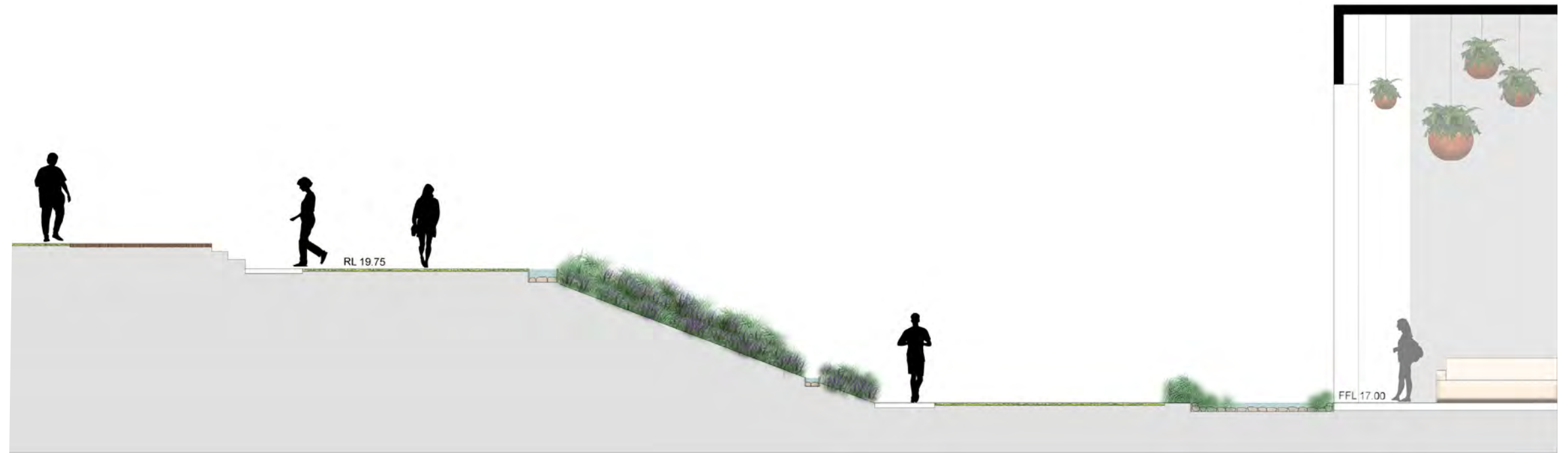


## LEGEND

- 1) Rammed earth wall with timber batten on top to give units buffer and visual consistency around the public space edge. Colour to be sandy white.
- 2) Rammed earth wall with sloped vegetation between
- 3) Timber bench seat. Seating to be bespoke and potentially made from existing eucalyptus trees that are being removed. Some areas of the bench to have back rest.
- 4) Timber bench seat to wrap around bespoke pot with tree
- 5) Timber bench seat facing internal conversation area
- 6) Bespoke steel pot with deciduous tree
- 7) Raised steel edge with mass planting
- 8) Planting on slope with potential sculpture







Section A - A

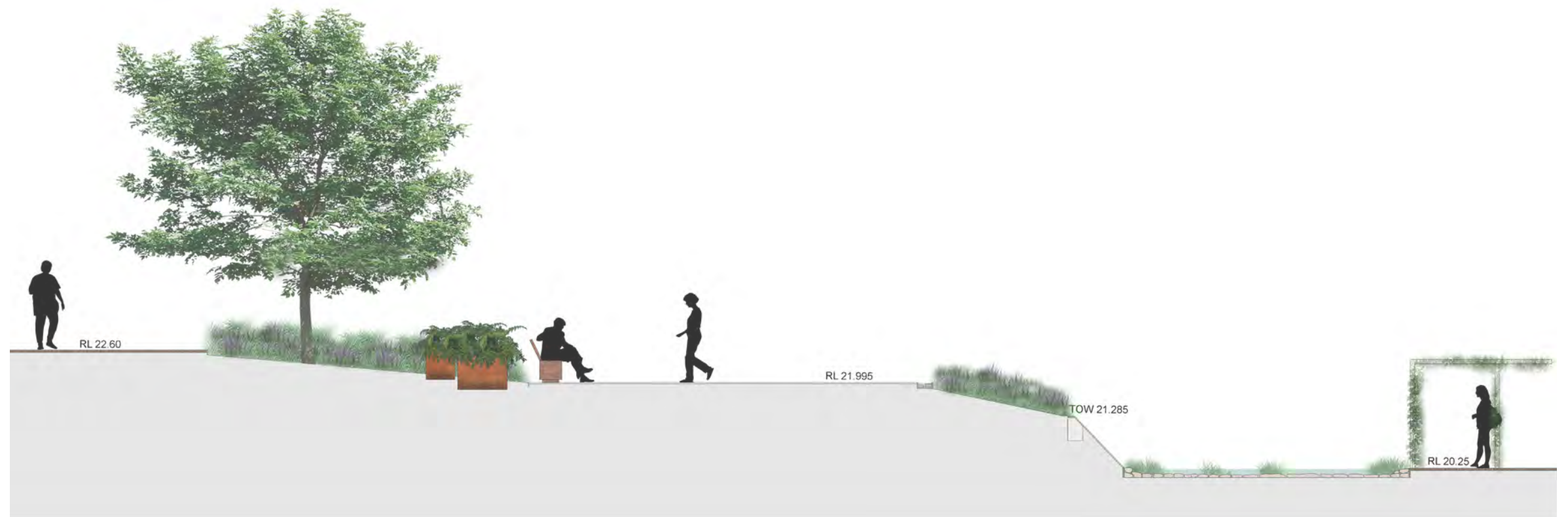


Section B - B





Section C - C

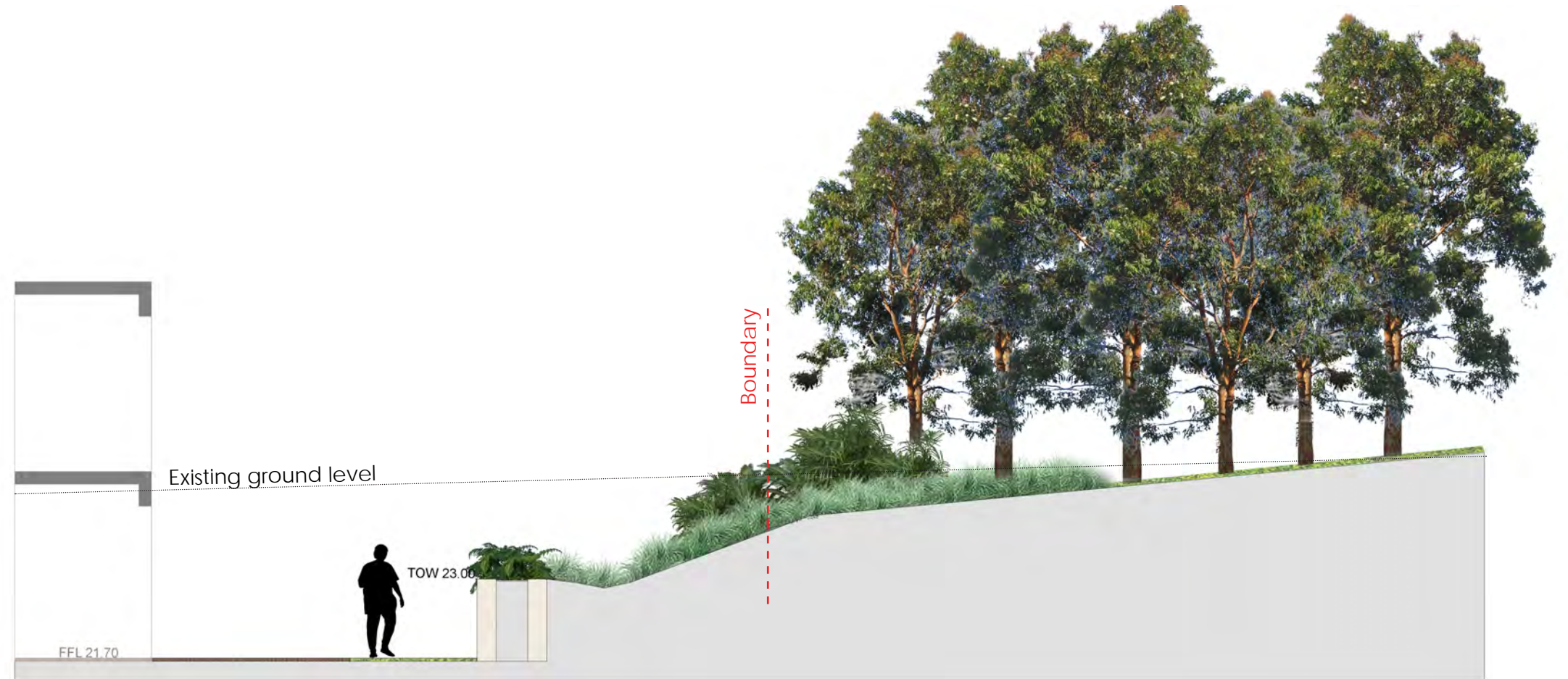


Section D - D





Section A - A

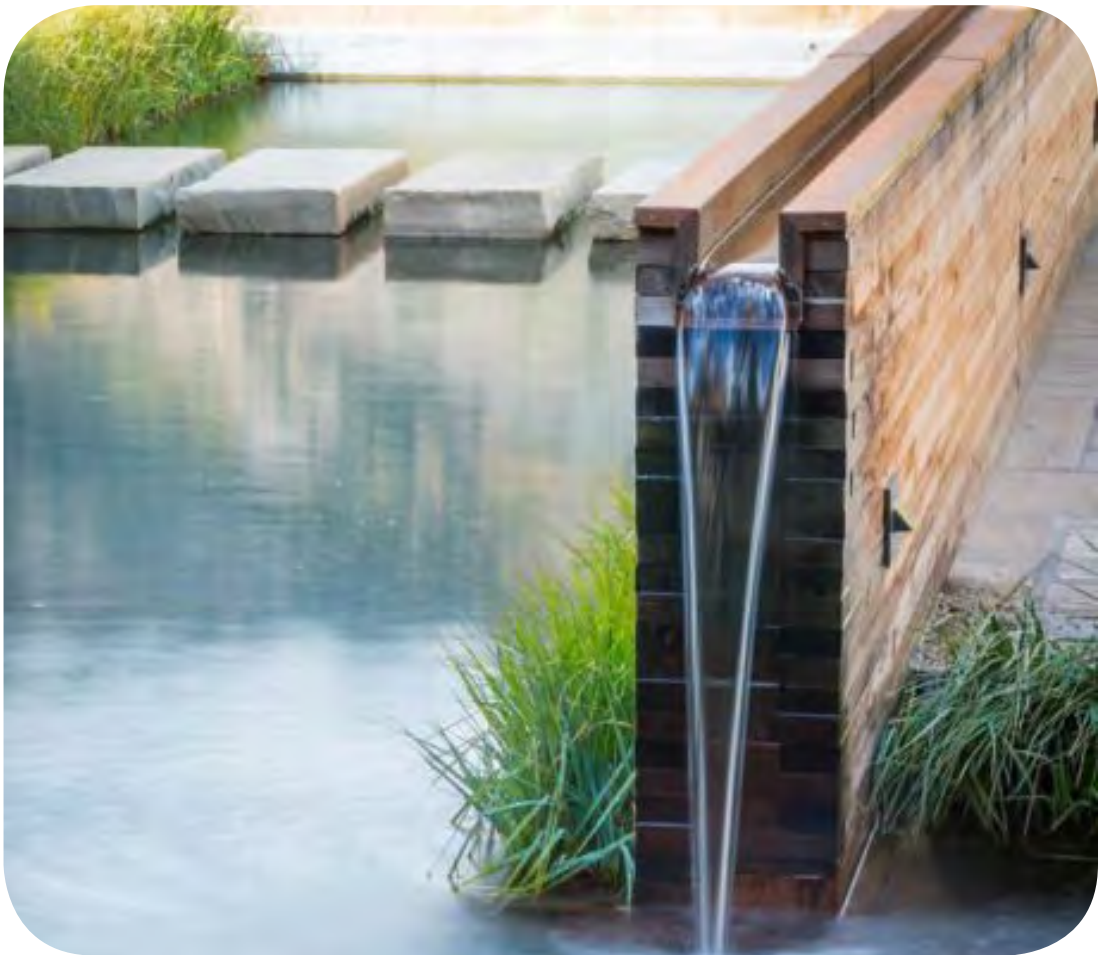


Section B - B





Contemporary adaption to the 'Waterbrook' while employing ecological principles



Cascading water rills



Creation of fauna habitat



Raised level islands to create water movements. Potential island to be sandstonw



Large water urns





CLIENT  
Waterbrook  
ARCHITECT  
marchesepartners



13/11/2017










REV B







LEGEND

-  *Acer palmatum Senkaki*
-  *Arbutus canariensis*
-  *Cercis chinensis 'Avondale'*
-  *Eucalyptus paniculata*
-  *Lagerstroemia Sioux*
-  *Livistona australis*
-  *Magnolia grandiflora 'Exmouth'*
-  *Magnolia soulangeana*
-  *Ulmus parvifolia 'Frosty'*



*Acer palmatum Senkaki*



*Arbutus canariensis*



*Cercis chinensis 'Avondale'*



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*Lagerstroemia Sioux*



*Livistona australis*



*Magnolia grandiflora 'Exmouth'*



*Magnolia soulangeana*



*Ulmus parvifolia 'Frosty'*





Rammed earth wall. Light in colour



Steel edging. Colour TBC



High aggregate finish path



Contemporary unit pavers with markings upon entry



Lumpiness planting. Trees and Lower shrubs.



Plants spilling climbing over walls



Sculpture throughout landscape



Tress through paving or decking



Steel angel blade feature wall around Central Gathering Space. Colour TBC





Outdoor yoga



Cultural board games



Tai Chi on the lawn



Unique timber steppers for children & lighting



Climbing wall



Bocci or similar type activities



Temporary outdoor activities



Water play





*Acer palmatum Senkaki*



*Arbutus canariensis*



*Cercis chinensis 'Avondale'*



*Eucalyptus paniculata*



*Lagerstroemia Sioux*



*Livistona australis*



*Magnolia grandiflora 'Exmouth'*



*Magnolia soulangeana*



*Ulmus parvifolia 'Frosty'*



*Alpinia zerumbet 'Variegated Shell'*



*Echium fastuosum*





Hebe 'Purple Haze'



Hebe 'Snowdrift'



Westringia 'Blue Gem'



Aspidistra eliator



Asplenium milnei



Blechnum 'Silver Lady'



Calathea zebrina



Camellia 'Marge Mille'



Casuarina glauca 'Cousin It'



Clivia miniata



Cyrtomium falcatum



Gardenia 'o so fine'



Heliconia angusta 'Red xmas'



Hosta 'Hadspen Blue'



Liriope muscari 'Evergreen'



Lomandra tanika



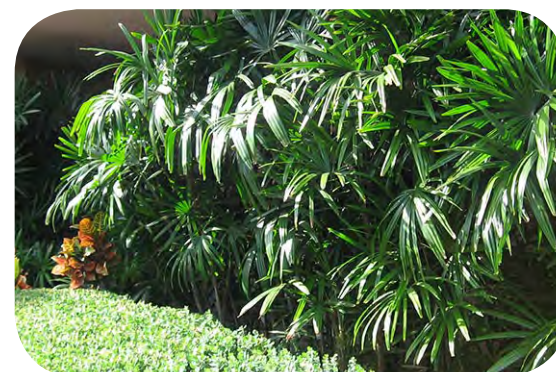
Myoporum parvifolium



Poa labillardieri 'Eskdale'



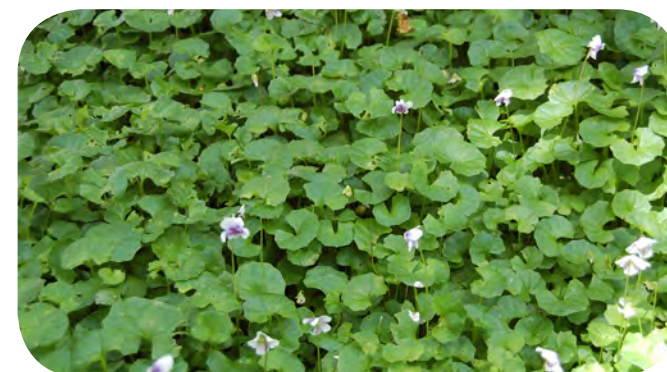
Rosmarinus officinalis



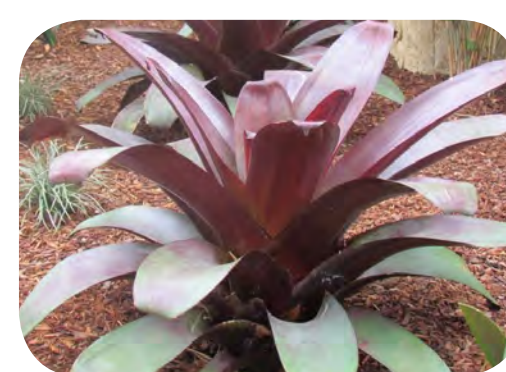
Rhapis excelsa



Wisteria sinensis



Viola hederacea



Alcantarea imperialis



Hibbertia scandens



LANDSCAPE PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	mature height (metre)	mature width (metre)	Pot Sizes	densities (p/m <sup>2</sup> )
TREES						
Ace-neg	<i>Acer palmatum</i> Senkaki	Coral Bark Maple	6m	5m	400L	as shown
Arb-can	<i>Arbutus canariensis</i>	The Canary Madrone	9m	6m	400L	as shown
Cer-chi	<i>Cercis chinensis</i> 'Avondale'	Cercis	3m	2m	100L	as shown
Euc-pan	<i>Eucalyptus paniculata</i>	Grey Ironbark	30m	15m	400L	as shown
Lag-sio	<i>Lagerstroemia</i> Sioux	Indian Summer Mid Pink Crepe Myrtle	4m	3m	400L	as shown
Liv-aus	<i>Livistona australis</i>	Cabbage Tree Palm	20-30m	2-3m	200L	as shown
Mag-bull	<i>Magnolia grandiflora</i> 'Exmouth'	Magnolia	12m	5m	400L	as shown
Mag-sou	<i>Magnolia soulangeana</i>	Magnolia	6m	6m	400L	as shown
Ulm-Par	<i>Ulmus parvifolia</i> 'Frosty'	Chinese Elm	6m	5m	200L	as shown
SHRUB						
Alp-zer	<i>Alpinia zerumbet</i> 'Variegated Shell Ginger'	Variegated Shell Ginger	1-1.5m	1.5m	200mm	2
Ech-fas	<i>Echium fastuosum</i>	Pride of Madeira	1-1.5m	1.5m	200mm	2
Heb-per	<i>Hebe</i> 'Purple Haze'	Hebe	1m	1m	200mm	2
Heb-sno	<i>Hebe</i> 'Snowdrift'	Hebe	1m	1m	200mm	2
Wes-blu	<i>Westringia</i> 'Blue Gem'	Coastal Rosemary	1m	1m	200mm	2
GROUNDCOVERS, VINES, FERNS, GRASSES & SEDGES						
Asp-eli	<i>Aspidistra eliator</i>	Cast iron plant	0.5m	0.5m	200mm	3
Alc-imp	<i>Alcantarea imperialis</i>	Giant Bromeliad	1.5m	1.5m	25L	as shown
Asp-mil	<i>Asplenium milnei</i>	Lord Howe Island Spleenwort	0.5m	0.5m	140mm	4
Ble-cart	<i>Blechnum</i> 'Silver Lady'	Hard fern	1m	1m	200mm	2
Cal-zbr	<i>Calathea zebrina</i>	Zebra Plant	0.8-1m	1m	140mm	4
Cam-mar	<i>Camellia</i> Marge Mille	Camellia	0.2m	0.8m	200mm	2
Cas-gla	<i>Casuarina glauca</i> 'Cousin It'	Cousin it	0.3m	1m	200mm	2
Cli-min	<i>Clivia miniata</i>	Clivia	0.4m	0.4m	140mm	4
Cyr-fal	<i>Cyrtomium falcatum</i>	Holly Fern	0.6m	1m	140mm	3
Gar-oso	<i>Gardenia</i> 'o so fine'	Gardenia	0.3m	0.6m	200mm	3
Hel-red	<i>Heliconia angusta</i> 'Red Christmas'	Red Christmas Heliconia	1-2m	2-3m	140mm	2
Hos-spn	<i>Hosta</i> 'Hadspen Blue'	Hosta 'Hadspen Blue'	0.3m	0.45m	140mm	4
Lir-gia	<i>Liriope muscari</i> 'Evergreen giant'	Evergreen Giant Liriope	0.5m	0.5m	140mm	6
Lom-tan	<i>Lomandra tanika</i>	Common Matt Rush	0.6m	0.6m	140mm	4
Myo-par	<i>Myoporum parvifolium</i>	Creeping boobialla	0.2m	1.0m	140mm	2
Poa-esk	<i>Poa labillardieri</i> 'Eskdale'	Eskdale Poa	0.8-1m	0.8-1m	140mm	2
Ros-off	<i>Rosmarinus officinalis</i>	Rosemary	0.8m	0.8m	200mm	3
Rap-exc	<i>Rhapis excelsa</i>	Broadleaf Lady Palm	1.5m	1.5m	25L	2
San tri	<i>Sansevieria trifasciata</i>	Mother in laws tongue	0.6m	0.2m	140mm	4
Wis-sin	<i>Wisteria sinensis</i>	Chinese wisteria	2m	0.2m	140mm	as shown
Vio-hed	<i>Viola hederacea</i>	Native Violet	0.1m	0.5m	140mm	6

ROOFTOPS PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	mature height (metre)	mature width (metre)	Pot Sizes	densities (p/m <sup>2</sup> )
SHRUB						
Heb-per	<i>Hebe</i> 'Purple Haze'	Hebe	1m	1m	200mm	2
Heb-sno	<i>Hebe</i> 'Snowdrift'	Hebe	1m	1m	200mm	2
GROUNDCOVERS, VINES, FERNS, GRASSES & SEDGES						
Alc-imp	<i>Alcantarea imperialis</i>	Giant Bromeliad	1.5m	1.5m	25L	as shown
Cas-gla	<i>Casuarina glauca</i> 'Cousin It'	Cousin it	0.3m	1m	200mm	2
Gar-oso	<i>Gardenia</i> 'o so fine'	Gardenia	0.3m	0.6m	200mm	3
Hib-sca	<i>Hibbertia scandens</i>	Snake vine	0.3m	1.0m	140mm	2
Lir-gia	<i>Liriope muscari</i> 'Evergreen giant'	Evergreen Giant Liriope	0.5m	0.5m	140mm	6
Lom-tan	<i>Lomandra tanika</i>	Common Matt Rush	0.6m	0.6m	140mm	4
Myo-par	<i>Myoporum parvifolium</i>	Creeping boobialla	0.2m	1.0m	140mm	2
Poa-esk	<i>Poa labillardieri</i> 'Eskdale'	Eskdale Poa	0.8-1m	0.8-1m	140mm	2
Ros-off	<i>Rosmarinus officinalis</i>	Rosemary	0.8m	0.8m	200mm	3
San tri	<i>Sansevieria trifasciata</i>	Mother in laws tongue	0.6m	0.2m	140mm	4
Vio-hed	<i>Viola hederacea</i>	Native Violet	0.1m	0.5m	140mm	6