



JULY 2017

ISSUE J

STATEMENT OF LANDSCAPE INTENT

8 AUSTIN PLACE, ORCHARD HILLS



- 01** Small area of communal open space for users of the development to enjoy. Facilities will include a paved bbq area including shelter to ensure use is available through both wet and sunny times. Area also to include a drying area flanked by a planted batter. Batter planting species to be selected from proposed planting palette.
 - 02** Large feature trees to be planted throughout the development within planting beds in key locations. Main entrance to the development and the main buildings feature large planting bed opportunities with potential for large feature tree plantings that can be showcased within the landscaping beds. Species to include *Brachychiton acerifolius*, *Syncarpia glomulifera*, *Eucalyptus crebra*, *Corymbia maculata*, *Pittosporum revolutum*, *Indigofera australis*, *Dodonaea viscosa*. Acoustic fence incorporated to top of mound to extents shown. Refer Figure 4 & 5.
 - 03** Mounding to Eastern and Western boundaries with wind break style planting to outer edges to provide visual barrier plus "rural" character. Mounding works to retain existing trees. Supplementary planting to the mounding include: *Eucalyptus moluccana*, *Eucalyptus tereticornis*, *Angophora subvelutina*, *Corymbia gummifera*, *Corymbia maculata*, *Pittosporum revolutum*, *Indigofera australis*, *Dodonaea viscosa*. Acoustic fence incorporated to top of mound to extents shown. Refer Figure 4 & 5.
 - 04** The development will feature informal planting beds throughout. These areas are scattered throughout the development and will feature a formal layered approach including a low lying ground cover species ex. *Lomandra* sp., *Liriope* sp. or *Dianella* sp. with a taller more sculptural species above ex. *Agapanthus africanus*. These planting beds will help to characterise the development within its surrounding environment.
 - 05** A formal shaped broadleaf species is proposed to the internal streets within the development. These trees will flank either side of the roads where possible and help to create a sense of structure within the streetscape of the development. A variety of species can be utilised throughout various parts of the development including *Tristanopsis laurina*, *Backhousia myrtifolia* and *Melaleuca decora* species.
 - 06** Where possible, existing trees within the development will be retained / protected during construction. Trees not identified on the tree cleaning plan will be incorporated into the design of the development and utilised as large shade trees within training pens and large grassed areas of the development. Trees to Austin Place screen fencing to be retained.
 - 07** Large shade trees to be planted in open lawn areas to provide shade, species include: *Eucalyptus moluccana*, *Eucalyptus tereticornis*, *Corymbia maculata*, *Syncarpia glomulifera*.
 - 08** 230 m² Bioretention basin with additional incorporated bioretention basin, refer to engineers details.
 - 09** Effluent Disposal Area.
 - 10** Reverse Effluent Disposal Area.
 - 11** 'Visual stimulation' barrier planting nominated 1200mm high.
 - 12** Native deciduous trees to be planted along training yard areas to provide summer shading, species include: *Melia azedarach*, *Brachychiton acerifolius*, *Grevillea robusta*.
- General Notes:**
An automatic, centrally controlled irrigation system will be installed with pop-up sprinklers to turf areas (excluding Effluent Disposal areas) and low flow subsurface dripline to mass planting areas.

FIGURE 1.0 - LANDSCAPE INTENT



SCATTERED TREES

The development will feature retained trees scattered throughout the development. These retained trees will be retained within large plains of grass. Areas that are not currently grassed will be grassed with grade 'A' turf species.

Species proposed Eucalyptus moluccana, Eucalyptus tereticornis, Corymbia maculata, Syncarpia glomulifera.

Areas where grass can be retained will be treated and made good to ensure future growth of the grass.



LAYERED LANDSCAPING

The proposed landscape for the development makes use of a layered approach. Consisting of a range of ground cover species. Species to include Lomandra sp., Liriope sp., Dianella sp or local native equivalents.

Larger hedging or dumping species to be used to the rear of the ground covers. Species to include Syzygium sp. Raphis excelsa, Philodendron sp. or native equivalent.

Larger tree species to include a range of Cupanlopsiopsis sp, Backhousia sp and Acmena parramattensis sp. or local native equivalent.



INTERNAL STREET NETWORK

Broadleaf tree species is proposed to the internal street network.

A larger tree species is proposed such as Tristaniopsis laurina, Melaleuca decora, Backhousia myrtifolia.

Trees will provide a visual wayfinding network throughout the development. Different species can be utilised through different streets to create internal theming.



FEATURE TREE PLANTING

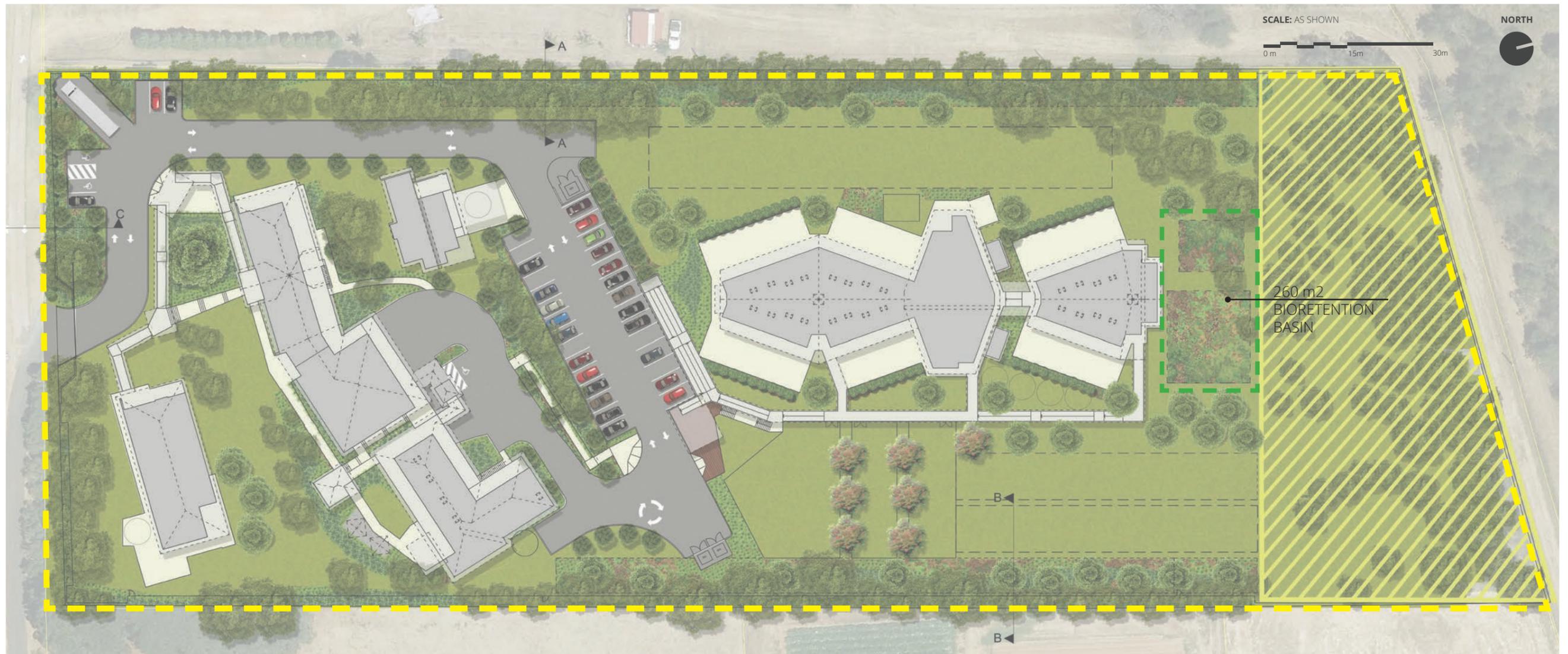
Sculptural feature trees will be planted throughout the development. These larger feature plantings will provide theming for the landscape as well as provide a larger sculptural element.

A larger broadleaf species such as Brachychiton acerifolius, Corymbia maculata, Eucalyptus crebra, Syncarpia glomulifera will be utilised within landscaping beds towards the main entrance to the development.

Trees will be planted within large planting beds of Liriope sp., Lomandra sp. and Dianella sp. with larger species of Philodendron sp.



FIGURE 2.0 - LANDSCAPE DESIGN ELEMENTS



Groundcovers: 6-8 Plants per m² | Shrubs: 1 Plant per 10m²



Imperata cylindrica
Groundcover grass



Rhynchospora corymbosa
Groundcover sedge



Lomandra hystrix
Groundcover herb



Lomandra longifolia
Groundcover herb



Myoporum acuminatum
Shrub

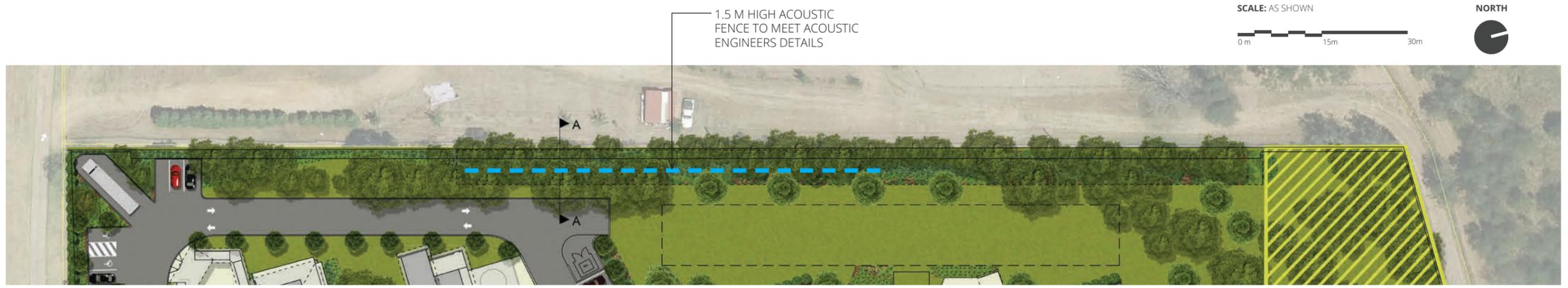


Breytia oblongifolia
Shrub

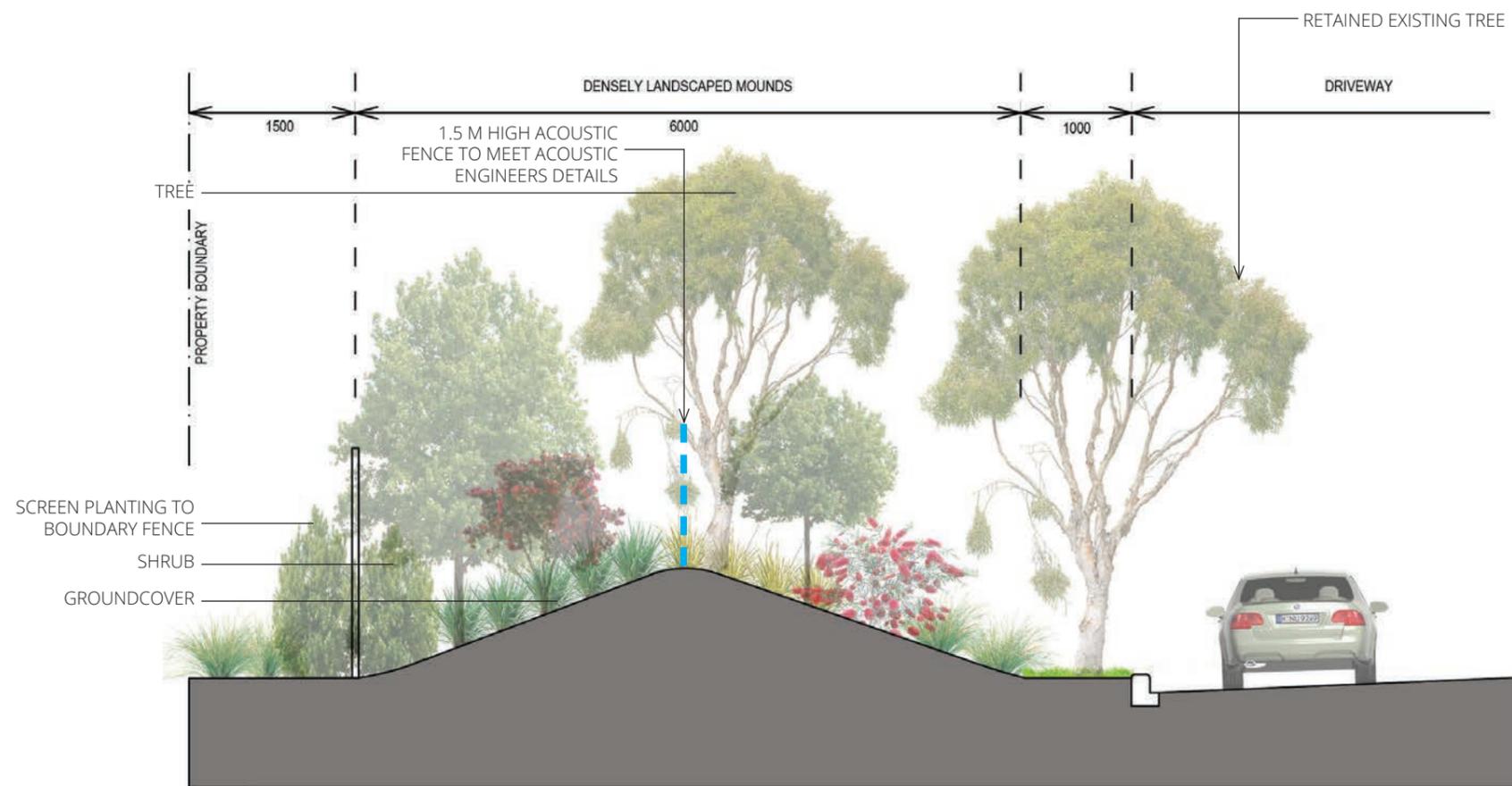
Full species list and planting profiles to be determined detailed CC phase. Species have been selected with reference to Water By Design Guideline Selection 3.6 pertaining to species selection and densities.

Mulch to batters to be AS forest mulch pined with jute netting. Mulch treatment to base as per Water By Design Guideline Selection 3.6.4 pertaining to mulch requirements (Sugarcane mulch, pinned)

FIGURE 3.0 - LANDSCAPE INTENT | BIORETENTION PLANTING PALETTE



PART PLAN: WESTERN BOUNDARY



MOUND SECTION ALONG WESTERN PROPERTY BOUNDARY

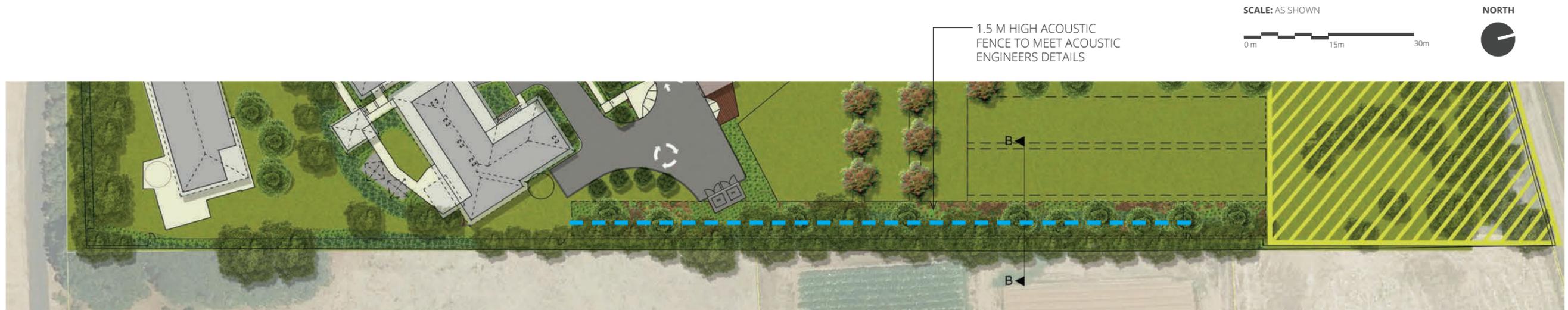
POTENTIAL UNDERSTOREY PLANT PALETTE

SHRUBS:

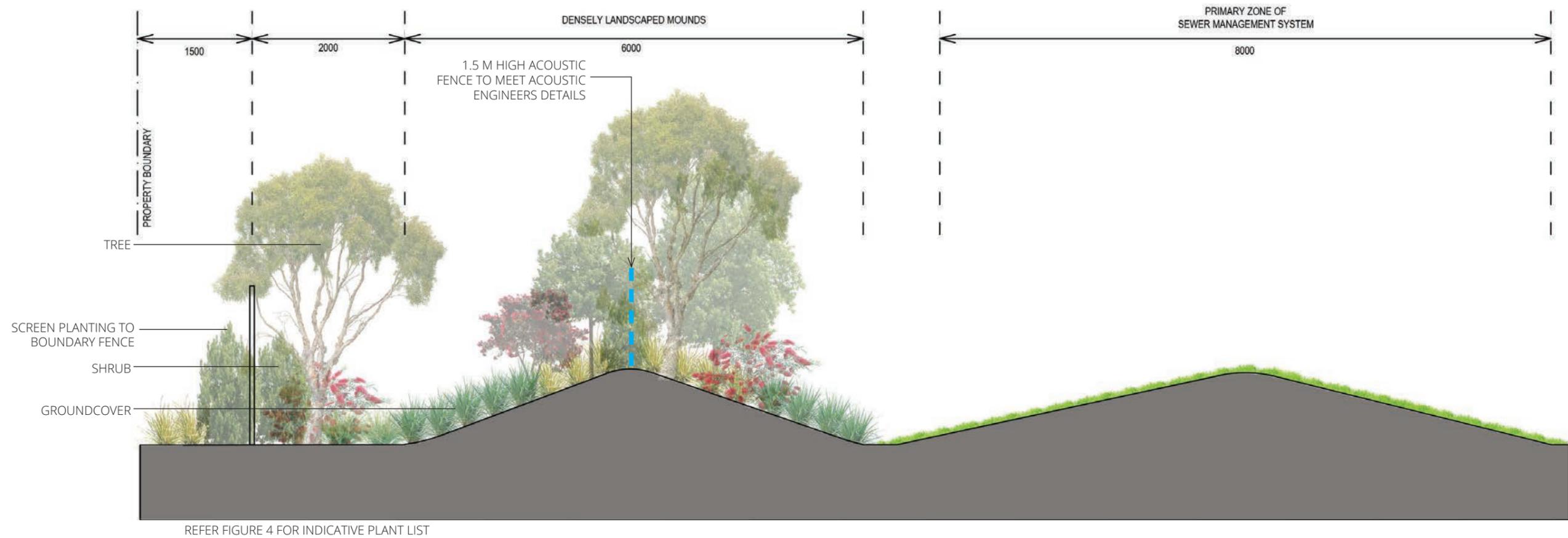
- ACACIA decurrens
- ACACIA parramattensis
- BURSARIA spinosa
- CLERODENDRON tomentosum
- DOODIA viscosa
- EXOCARPUS cupressiformis
- INDIGOFERA australis
- PITTOSPORUM revolutum

GROUNDCOVERS:

- AJUGA australis
- DICHONDRA repens
- LOMANDRA longifolia
- PIMELEA glauca
- PIMELEA spicata
- POA labillardierei
- RANUNCULUS lappaceus
- RHODANTHE anthemoides
- SCAEVOLA albida
- THEMEDA triandra



PART PLAN: EASTERN BOUNDARY



MOUND SECTION ALONG EASTERN PROPERTY BOUNDARY

SCALE: AS SHOWN



NORTH



PART PLAN: SOUTHERN BOUNDARY



REFER FIGURE 4 FOR INDICATIVE PLANT LIST

MOUND SECTION ALONG SOUTH PROPERTY BOUNDARY



Callistemon 'Captain Cook'
Bottlebrush



Dianella 'Silver Streak'
Silver streak



Gardenia augusta 'Radicans'
Rock gardenia



Millettia megasperma
Native Wisteria



Trachelospermum jasminoides
Star Jasmine



Diplarrena moraea
White Iris



Liriope Muscari Stripey White
Stripey White



Agapanthus africanus
African Lily



Lomandra longifolia 'Tanika'
Tanika



Liriope Evergreen Giant
Evergreen Giant



Pittosporum revolutum
Wild Yellow Jasmine



Indigofera australis
Austral indigo



Leptospermum petersonii
Lemon Scented Tea Tree



Dodonaea viscosa
Sticky Hop Bush



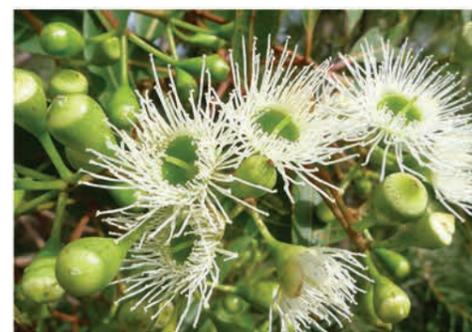
Hardenbergia violacea
Happy wanderer



Acacia parramattensis
Sydney Green Wattle



Brachychiton acerifolius
Illawarra flame tree



Corymbia gummifera
Red bloodwood



Eucalyptus tereticornis
Forest red gum



Backhousia myrtifolia
Grey Myrtle

FIGURE 7.0 - PLANTING PALETTE

NOTE: No poisonous plant species (to dogs) have been specified within this Statement of Landscape Intent. We have referenced the RSPCA Poisonous Plant List supplied, plus our own research in order to determine an appropriate Plant Palette.



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