

4th October 2023

Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

LANDSCAPE DESIGN STATEMENT

1-5 Rainbow Road, Mittagong

Proposed Affordable Housing Development
DA 23/1070

The proposed development will create an active and vibrant community within the southern highlands.

The site is located on the northern side of Rainbow Road, approximately 80 metres to the east of Brewster Street. The existing streetscape vegetation comprises of scattering of trees, shrubs and groundcovers, typical of a modified urban environment within an established residential neighbourhood.

The site is adjoined to the east by an expanse of open space accommodating *Chalybeate Springs* which is identified as a heritage item. As documented by Sue Rosen Associates in the Heritage Responses to RFI, *'Review of historic photos of the site indicate that there were eucalypts present around the boundary of the spring house. The existing trees along the shared boundary have been examined and it has been determined that the trees are largely a mix of exotic species that won't match well with the intent to return the setting to a more natural eucalypt 'woodland' evident in the primary sources.'*

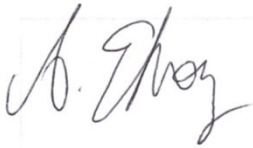
Accordingly in order to reinstate the site similar to the historic woodland setting of Chalybeate Springs, *Corymbia maculata* have been proposed as the dominate canopy species along the eastern boundary. These are combined with an understorey of native shrubs and grasses and groundcovers. The layered planting will provide sufficient screening of the proposed building. The locally native species were carefully selected in conjunction with the Arborist, and it is considered the proposed landscape design will integrate the site into the wider open space of the adjacent Chalybeate Springs. Similarly the generous side setback to the west with Eucalyptus as the dominate canopy species growing up to 20m high with screening underplanting will ensure privacy between the adjoining neighbour.

The proposed landscape design integrates within the existing streetscape with the retention of existing trees where possible and the introduction of additional trees and shrubs to maintain the leafy appearance of the street. The streetscape of Rainbow Road currently contains a mix of exotic and native trees. The opposite side of Rainbow Road in front of the subject site is lined with eucalypts. It is considered the site will be well integrated into the existing streetscape with the selection of native species such as *Ceratopetalum gummiferum* combined with Magnolias and *Betula pendula* which will provide autumn colour and winter sun.

The principles of safe design have been considered in the landscape design with pedestrian entries to the building being clearly defined. Open turf areas have been incorporated into the front of the site to reinforce the connection with the native woodland setting of Chalybeate Springs whilst ensuring there are clear sight lines from the ground floor apartments.

As discussed above, the landscape design has carefully considered the impact on the surrounding neighbouring properties and addressed this by providing increased generous deep soil zones along boundaries which ensures visual privacy and softens the bulk and scale of the proposed buildings. This has been achieved by the proposed planting of 45 endemic large trees and under planting of native species. This is almost double the council request of 1 large tree per 80m² of deep soil which is 23 large trees. The range of ground covers, shrubs and small trees will achieve various heights and screening which satisfies the objectives of the DCP.

Therefore, the proposed landscape design contributes to the development by improving the existing streetscape with additional plantings and reduces the impact on adjoining properties with generous setbacks and retaining significant trees where possible. It is considered the landscape design improves the design quality of the development and achieves council's desired future character of the area whilst respecting the adjoining heritage site of Chalybeate Springs.



Amanda Elboz
Director