

LANDSCAPE DESIGN INTENT STATEMENT

The main objective of the landscape is to ensure the landscaped character of the area is protected while integrating the site into the local context. The vision is to create a development that enhances the tree canopies and maintains landscape corridors around the development site.

GUIDING PRINCIPLES

- Ensuring the proposed landscaping contributes to the landscape character of the area
- Providing high quality open spaces that are functional and responsive to the local environment
- Providing planting and open space that is appropriate to the scale and context of the development
- Retain significant trees where possible

Plant species selection has been carefully considered and based on environmental and design criteria. The planting has been selected on the basis of biodiversity being a mix of native and few hardy exotic plants that require minimal water as well as good aesthetic appearance. The selection adheres to the principle of minimising water by the use of low-water plant species. The plant selection is low maintenance requiring little pruning or fertiliser. The plants selected have been proven over time to handle tough conditions and are drought tolerant species that do not have thorns or prickly foliage, produce large fruit or cones. Species such as callistemon were chosen to provide a flowering small tree that maintains its form and tolerates extended dry periods and medium to heavy frosts. The westringia species have been selected for their extended flowering and grey foliage which provides colour contrast against green plants. They are proven to be drought and frost tolerant and work well in both sandy and heavy clay soils. Appropriate plant species were chosen that are not poisonous, known to be weeds, toxic or a high allergy risk.

The planting of new canopy trees will replenishing the tree cover with species growing up to 8m high. The new trees will improve the micro-climate by providing shading and wind breaks throughout the site. Boundary setbacks ensures the leafy ambience for which the area is well know is maintained and ensuring the enjoyment of neighbouring land will not be detrimentally affected. The selection of native trees and understorey planting will encourage new wildlife corridors between adjacent sites and the new development.

The quality and amenity of the communal open space is increased with a central garden ensuring the establishment and healthy growth of the plants.The central internal courtyard is a place for residents and visitors to meet and provides a sense of well-being by encouraging social interaction. The planting of trees will 'green' the central courtyard and provide scale and separation between the buildings. Surface finishes will be hard-wearing and durable and suitable for purpose. Variations in finishes will define spaces for particular uses as well as announce arrival and transition zones.

The principles of safe design were key considerations within the design. Trees with low ground covers and grasses were used to maintain sight lines throughout the site and allow a visual connection from the street between ground floor areas. The trees will soften the buildings and provide additional shade along the pathway.

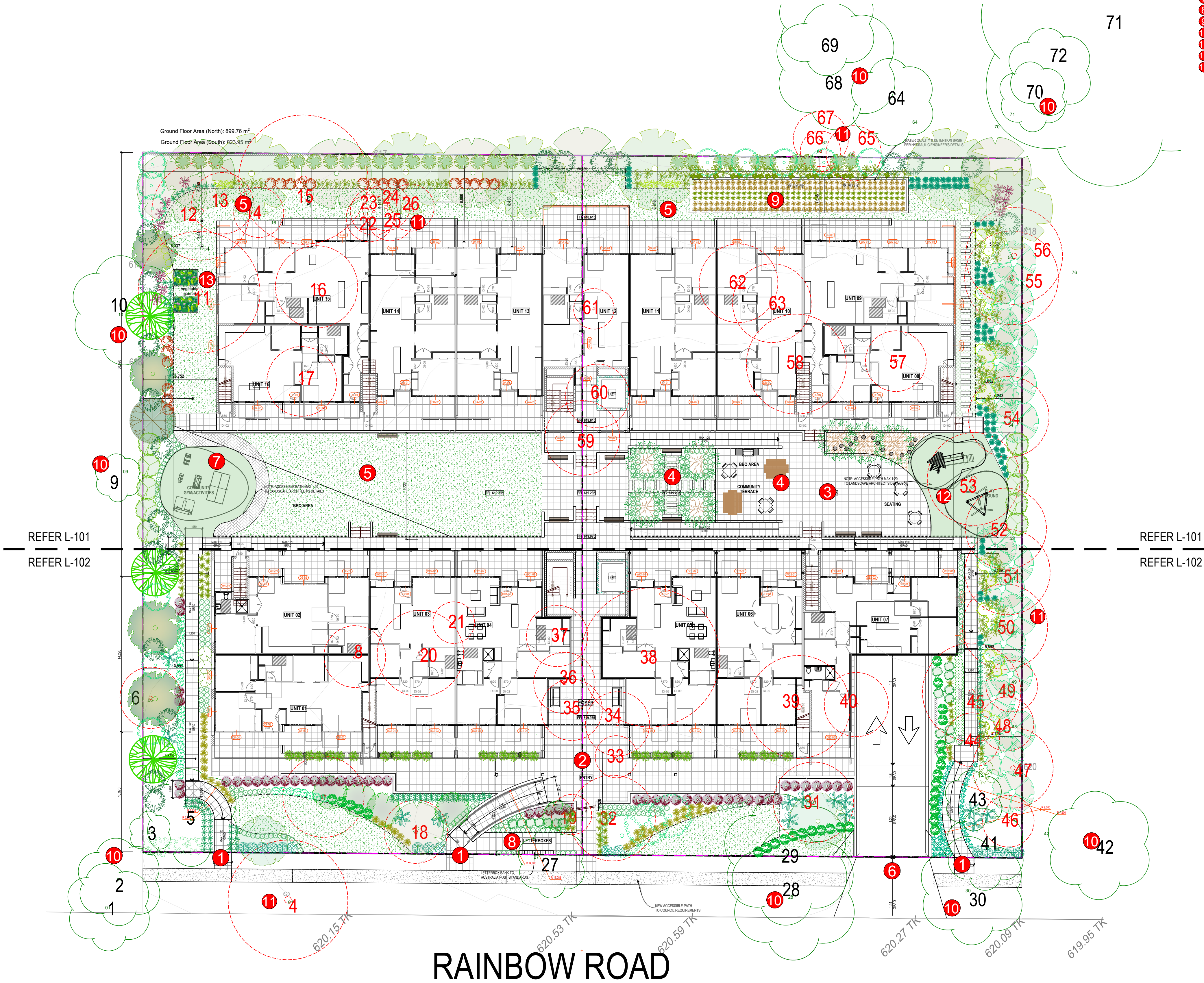
The proposed landscape contributes to the high quality development. It will improve the site by providing affordable housing with added biodiversity and additional canopy trees and thus achieving council's desired future character of the area.

LIST OF DOCUMENTS

L100	Landscape Masterplan
L101	Landscape - Zone A
L102	Landscape - Zone B
L103	Landscape Deep Soil Plan
L104	Landscape Specification & Details

LEGEND

- 1 Pedestrian entry
- 2 Entry foyer
- 3 Central courtyard
- 4 Communal seating area
- 5 Communal lawn area
- 6 Entry and exit to basement parking
- 7 Communal Outdoor Gym
- 8 Letterboxes
- 9 Rainwater detention basin
- 10 Existing trees to be retained
- 11 Existing trees to be removed
- 12 Communal Playground
- 13 Communal Vegetable Garden



RAINBOW ROAD

NOTES:				Checked	
Contractors to check and verify all dimensions and all levels on site prior to any works.					
Any discrepancies should be immediately referred to Space Landscape Designs.					
All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.					
Ownership designed over zoning. All measurements are in millimetres.					
Rev.	Date	Issue			
A	01/07/22	Preliminary Issue	AE		
B	08/07/22	Preliminary Issue	AE		
C	12/08/22	Preliminary Issue	AE		
D	16/08/22	DA Issue	AE		
E	22/09/23	DA Issue	AE		
F	18/01/24	DA Issue	AE		
G	23/01/24	DA Issue	AE		

SPACE
LANDSCAPE DESIGNS

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PROJECT:
New Affordable Housing
SITE ADDRESS:
1-5 Rainbow Road
Mittagong NSW 2575

CLIENT: Robsea Nominees Pty Ltd
Bilgola Beach Pty Ltd
DRN: Y.Chen (M.L.Arch)
SCALE: 1:200@A1
PROJECT NO: 221991



DRAWING TITLE:
LANDSCAPE MASTER PLAN
DRAWING NO:
L-100
Rev: G