

statement of landscape intent



LAITOKI ROAD, TERREY HILLS – RACF & ILU
58 Laitoki Road, Terrey Hills, Sydney, NSW, 2084
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The landscape character for the proposed development uses a simple palette of materials and plant species that are responsive to the surrounding native vegetation of the Duffys Forest EEC and are complementary to the building style. The visually striking yet functional, external environment of the semi public and private spaces is appropriate to the microclimate created by the building.

The key landscape drivers for the design of the site are:

- The retention of existing trees across the site with a strong focus for the native species along the Cooyong Road and Laitoki Road frontages.
- Softening of the proposed buildings, with a focus on screening from Laitoki Road and Cooyong Road.
- The prevalence of native and endemic plant species, which is reflective of the naturally occurring endangered ecological community (EEC) of Duffys Forest.
- Revegetation of the existing creek line which lies on the western boundary and the establishment of a suitable riparian corridor
- The retention of only two vehicular entry points to the site
- Accommodation of the large level change across the site from east to west (with the lowest point along the western boundary)

The landscape design of the various components of the site is described in more detail below:

Native Revegetation & Riparian Corridor Embellishment

The proposed RACF and ILU dwellings are significantly setback from the boundary line on all sides of the development. This has allowed for the retention of many existing established endemic trees, creating a mature and dense screen to the proposed buildings. A wide strip of revegetation is also proposed around the entire periphery of the new buildings. The replanting of native species in this zone, in particular with species that are directly linked to the endangered ecological community of Duffys Forest, will aim to promote the growth of native vegetation whilst providing a dense and softening screen to the adjoining roads and neighbouring properties. A generous riparian zone to the western side of the site is to be restored and replanted with endemic vegetation. Weeds are to be removed and appropriately managed.

The above provides a direct and tangible public and environmental benefit.

Streetscape

There is a desire to widen the road on the northern side of Cooyong Road and the western side of Laitoki road. It is our intention to retain much of the existing vegetation along the verge. Once this work is complete it is proposed to plant new street trees of *Eucalyptus sieberi* to extend and promote the native streetscape.

Overall Planting Scheme and Garden Design

Tiered and curved rock walls, and native garden planting are designed to mitigate the large level changes across the site and provide a definitive landscape feature. Small informal grade changes are to be dealt with using small sandstone boulders to compliment and reflect the natural landscape. The use of native and endemic species will drive the planting palette, and will be selected based on their relationship to the EEC of Duffys Forest (this will include plantings such as *Eucalyptus haemastoma*, *Angophora costata*, *Banksia serrata* and *Ceratopetalum gummiiferum*).

Private and other common paved terraces have been positioned to provide a green outlook onto the gardens and promote the appreciation and use of the 'bush setting'. Small pockets of lawn have been provided to encourage residents to sit out in the sun and enjoy the surrounding natural vegetation, but these have been minimised in their extent and well contained by surrounding sandstone walls, gardens and decomposed granite borders.

Semi-Public Landscape Areas & Access

There are two main vehicular access points, one to the new RACF and western ILUs, and one to the eastern ILU dwellings. The driveways lead into basement carparks that service both the RACF and ILUs. Driveway access will terminate with a suitable turning head, to allow for appropriate vehicular movement into and out

of the site. A level threshold to the pedestrian entries of the eastern and central ILU's from the internal driveway helps to create a pedestrian friendly environment.

Pedestrian access to the ILU dwellings is through a level, accessible pathway from Laitoki Road. A secondary pathway has been provided from the corner of Laitoki and Cooyong Road to connect to the existing footpath along Cooyong Road. An accessible ramped pathway has also been provided from the entry of the RACF facility to the boundary line at Cooyong Road and to the central covered pedestrian spine through the ILU's. All paths are 1.8m wide to provide comfortable and accessible circulation throughout the site.

Residential Aged Care Facility - Northern & Dementia Courtyards

The landscape associated with the RACF building aims to activate the outdoor spaces and provide lush green outlooks from all levels. Each courtyard provides small walkway circuits to promote activity and movement for the generally very frail residents.

The sun-drenched northern courtyard aims to provide enticing paved walkways and circulation spaces. Paths are surrounded by lush green gardens that include centralised feature elements for residents to enjoy. Dense screen planting will be provided to help screen the RACF building from the adjoining properties and Cooyong Road.

The central dementia courtyard will be a small, safe but secure courtyard with fencing terminating the western end of the area. Direct access from the dining, lounge and sitting areas will create a valuable breakout space for residents. Unit paving will ensure easy access from internal spaces.

To soften the dementia courtyard a series of gardens are proposed to provide vegetation in the courtyard, which will soften the surrounding building. The planting will aim to provide a multi-sensory experience for the residents. Timber bench seats will be provided within the courtyard, whilst still providing ample room to populate the space with movable seats and tables from inside the RACF and allow multifunctional use of the space.

On-Structure Courtyards and Other Private Landscape

The RACF provides an on-structure paved roof terrace, which residents can freely access. The paved areas are softened by surrounding raised garden beds that provide ample outdoor seating spaces and comfortable circulation.

Two small paved outdoor roof top courtyards have been provided to the upper levels of the central ILU building. These north facing common areas provide raised garden beds to help soften the adjoining building and promote outdoor social gathering.

Private terraces have been provided for all on grade ILU units. These terraces are predominately paved areas with attractive outlooks onto the surrounding planted gardens or revegetated setback zones.

Conclusion

The landscape design ensures the proposed development sits comfortably within its setting and the adjoining buildings.

The main objectives are to:

- Restore and supplement natural vegetation and respect and reinforce the existing streetscape and surrounding character
- Provide attractive, native, bush-style outlooks
- Promote active outdoor use of the landscaped spaces by residents, staff and visitors
- Accommodate easy and safe pedestrian movement

The landscape design is simple in its structure and materials yet functional and responsive to the privacy of existing neighbours, future residents and responds well to the site's grades, varying microclimates and differing uses.

Regards



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