

# Putney Hill residential development Stage 2

## Concept Plan Landscape Report



Prepared for:



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## **1.0 BACKGROUND**

### **1.1 Introduction**

Redevelopment of the Royal Rehabilitation Centre Sydney (RRCS) site is a significant project that ultimately will incorporate:

- new rehabilitation and disability facilities,
- residential development,
- public and private open space, and
- development and improvement of services and infrastructure.

Frasers Property have acquired the area of the site identified by the previous Concept Plan approval as residential development. RRCS has separately developed a new hospital and rehabilitation centre to the Morrison Road frontage along with the “Recreation Circle” facilities adjoining the hospital to the south. Frasers Property was responsible for the development of the “Central Parkland” and detention basin which has been open to the public and is to be handed over to Ryde City Council.

This landscape concept report describes the key site characteristics and outlines a series of guiding principles which will inform ongoing development of design.

### **1.2 Related Studies / Documents**

The preparation of the landscape concepts for Putney Hill has occurred concurrently with the following specialist studies:

- Tree Assessment (Urban Forestry Australia)
- Flora & Fauna Report (UBM Ecological Consultants)

### **1.3 Existing Planning Controls**

#### **1.3.1 Commonwealth Legislation**

##### **Environment Protection and Biodiversity Conservation Act 1999**

The Commonwealth legislation provides a national framework for environment protection through a focus on protecting matters of national environmental significance and on the conservation of Australia’s biodiversity.

Where possible open space should reflect environmental protection and enhancement philosophies although where features of environmental significance are present.

#### **1.3.2 State Government Legislation**

##### **Environmental Planning & Assessment Act 1979**

##### **Determination of Major Project**

The RRCS redevelopment project received initial planning consent from the Minister of Planning on the 23rd of March 2006. Consent was given based on a number of conditions including the following which are of most relevance to the landscape component.

Location of Central Parkland



Figure 1: Aerial view of the existing site

Source: Nearmap



### **Condition B8 Landscape and Public Domain Management**

Prior to the lodgement of an initial application for development on the subject site a landscaping and public domain management plan for the subject site will be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council.

The landscape and public domain management plan will be prepared and undertaken by a suitably qualified person(s) and will provide (but not be limited to):

- 1) A safe pedestrian environment that seeks to minimise contacts and conflicts with the road network, by providing green linkages / corridors to / from the main open space areas.
- 2) Open space that is perceived unequivocally by members of the public, by its proper site planning and design, to be welcoming, accessible and inclusive.
- 3) Well designed engineering functions that do not dominate or alienate the use and enjoyment of open space.
- 4) Facilities that will attract users to the park, including facilities that normally associates with successful design of open space.
- 5) Retention of significant vegetation that will enhance the amenity of the development, helping to place the development within its local context.

*It is noted that a Landscape and Public Domain Plan was prepared by RRCS prior to this application. As such ,this requirement has been satisfied.*

### **Condition C2 Density and Relationship to Surrounding Community**

- The integration of open space, recreational facilities, childcare and community and health facilities with the residential development, to ensure that not only will the newly created communities be sustainable, both socially and environmentally, but that existing residents in the local community will also benefit from the total development.

### **Condition C4 Landscaping**

The proponent will adopt landscaping designs being in accordance with the following principles:

- To create a variety of landscape public open spaces which respond to the existing topography and landscaped features, and are appropriate for the intended purpose of each of open space.
- To create a unique sense of place in different precincts of the development, and landscaping on the collector roads which harmonises with Council's public domain landscape strategies.
- To preserve mature trees and landscaping features.
- To provide shade along pedestrian pathways and streets through the planting of street and park trees. When selecting species, consideration to be given to drought tolerance, winter solar access, summer shade and provision of habitats.
- To provide a high quality, low maintenance suite of street furniture that is located to provide amenity for walkers and park users.
- To provide shade for parking areas so that cars can be parked in the shade - ideally reducing the need for intensive air conditioning.
- To reduce crime in public places by creating safe open spaces that are overlooked by dwellings and that have at least two access points.
- To minimise water usage and maintenance by selecting hardy, drought tolerant native and exotic plants, including those listed on the Sydney Water Plant Selector.
- To reduce environmental weeds by selecting plants that are non-invasive or indigenous.

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## 1.0 BACKGROUND

- To treat stormwater on subject site through landscape WSUD techniques such as wetland and planted swales.
- To provide a range of habitats for indigenous fauna including birds and arboreal mammals, insects, reptiles and amphibians through selection of plant species and planting composition.
- To increase water penetration by the use of permeable parking bays.
- To provide accessible paths of travel wherever possible as an integrated part of the open space network.
- To provide a landscape that can be maintained without excessive labour, water or nutrient inputs.
- Design of the wet detention basin is to avoid the need for fencing, by maintaining a depth of less than 300mm for the first two metres from the edge of the permanent water line. Plant species along the edges of the detention basin to be selected for the ability to withstand periodic inundation and periods of prolonged drought. Species in areas that will be permanently wet to be selected with consideration given to provision of habitat for birds, frogs and insects.

The proponent will adopt a design philosophy for elements in the public domain, including landscaping and street furniture, which will reflect the character of Putney, to be developed in consultation with Council to the satisfaction of the Department. This has been achieved in the design of stage 1 and will be continued through to stage 2.

### **Condition C10 State Environmental Planning Policy Building Sustainability Index (BASIX)**

- Landscaping in accordance with the Oculus recommendations as amended by the Environmental partnership landscape report dated April 2012 with nominated water resistant plant species suited to the Wianamatta Shale soils, and soft landscaping to be minimised.

### **Local Government Act 1993**

The Local Government Act provides the legislative framework for a council's day to day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for management. Of particular relevance is the requirement for all council property classified as Community lands to be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation (cl.6B-6JA). For lands categorised as Natural Area, specific planning and management strategies are to be provided. Strategies must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N).

## 2.0 THE SITE

The following site landscape appraisal is provided for the Frasers Putney site overall with specific issues related to the stage one area highlighted. Images this page focus on the stage 2 area.

### 2.1 Context

The overall Putney Hill site covers an area of approximately 16ha and has its major street frontage at 600-640 Victoria Road, Ryde. The site is bounded by Victoria Road to the north-east, Charles Street to the east, Morrison Road to the south-west, and Princes Street to the west. The Princes Street frontage incorporates a driveway and a road along with landscape curtilage, with the majority of the Morrison Road frontage being formed by the landscape curtilage, the Putney Village (south) and existing residences (north).

The Putney Hill development comprises the majority of the site. The balance of the site will be the replacement of the RRCS facility with the Central Parkland, Wetland, Recreational Circle and the Rehabilitation Centre facilities to the south western corner of the site. It is bordered by existing residential properties to the east, and the existing retirement village to the south. Refer to the Overall Landscape Plan drawing LP.00-04

### 2.2 Geology and soils

The Ryde area is generally typified by Hawkesbury Sandstone geology, overlaid with Wianamatta Shale. The site has been subject to a reasonably high degree of modification with the present landscape condition and topography suggesting that the existing soils are primarily clay based.

### 2.3 Topography & Drainage

The topography of the site is varied, with several zones of intense grade up to 1(v):3(h). This is particularly evident to the areas extending down from the corner of Princes Street and Morrison Road area north from the Central Parkland detention basin.

The existing stormwater detention basin is the focus for stormwater movement from both the northern and southern slopes of the site. The basin also receives overland flow and piped drainage from adjoining residential areas to the west and north west.

The stage 2 area slopes steeply to the North and south east, which creates a number of challenges for access provision but at the same time affords a number of opportunities related to qualities of public and private space, views, and solar access. The stage 2 area is typified by a 25 metre change in levels from north to south and an average slope of 1(v):10(h).

### 2.4 Access

Access to the stage 2 area is currently focused to entrances from Princes Street and Morrison Road. The existing access is generally oriented towards vehicles via the adjoining and internal road network. Pedestrian access is ill defined due to a lack of formalised footpath provision. Redevelopment of the site will focus on increasing pedestrian accessibility and amenity through increased footpath provision, and a greater extent of accessible public open space.

The level changes to be negotiated in the Stage 2 area, will mean that universal access will be focussed to key routes, that encourage use by all pedestrians.



View from centre of site to Weemala



Fig trees adjoining Morrison Road frontage



Existing Fig trees desirable for retention



Brush box tree planting adjoining Morrison Rd frontage



Fig trees adjoining Morrison Road frontage

## 2.0 THE SITE

### 2.5 Vegetation & habitat

This landscape report draws upon several investigations in the development of vegetation management strategies. An initial Landscape Report prepared by Oculus in 2005 identified the following:

*"Benson and Howell (1990) suggest that the Ryde area would have supported a Turpentine-Ironbark Margin Forest - a sub-community of Sydney Turpentine-Ironbark Forest (STIF) currently listed as an endangered community in the Threatened Species Conservation Act. The site has been almost completely cleared in the past and the fieldwork undertaken sighted only two trees that could be presumed to be from this community and are large enough to be considered remnant individuals."*

Investigations undertaken over the last 5 years include several inspections and related reports by Urban Forestry (Arborists) to identify tree conditions and significance, and a Flora & Fauna Impact Assessment which was undertaken by UBM Ecological (2011). The UBM Impact Statement identified several broader areas of vegetation it says are believed to be STIF within the broader former RRCS Putney site, whilst no threatened flora species were identified. Three fauna habitat types were identified with all being assessed as having 'low value'. The Impact Report makes a number of recommendations which the landscape concept has considered;

- potential retention of groups of trees identified as being possible STIF remnants - noting however that most of these trees were not identified in the Urban Forestry arborists assessment as being significant based on condition,
- relocation of existing hollows to proposed significant areas of open space,
- maximising proposed open space tree & shrub species as STIF community species,

The Urban forestry arborists assessment was undertaken in October 2007 and supplemented in December 2013 to evaluate condition and life expectancy of existing tree canopy, and to provide a tool to guide site planning and development.



*Major Fig specimen on Morrison Road frontage to be conserved*



*Existing Doryanthes specimens in existing landscape to be retained and transplanted into stage two open space areas*



*Existing Eucalyptus sp. to be retained screening Linley way residence.*



## **3.0 DESIGN PRINCIPLES**

### **3.1 Objectives**

Planning objectives as set out in Condition B8 of the Determination of Major Project, under the Environmental Planning and Assessment Act include:

- 1) A safe pedestrian environment that seeks to minimise contacts and conflicts with the road network, by providing green linkages / corridors to / from the main open space areas.
- 2) Open space that is perceived unequivocally by members of the public, by its proper site planning and design, to be welcoming, accessible and inclusive.
- 3) Well designed engineering functions that do not dominate or alienate the use and enjoyment of open space.
- 4) Facilities that will attract users to the park, including facilities that normally associates with successful design of open space.
- 5) Retention of significant vegetation that will enhance the amenity of the development, helping to place the development within its local context.

In keeping with these over arching objectives, development of the concept design for the Frasers Putney development has achieved a number of specific design objectives in stage 1, and will be continued in stage 2.

#### **Variety of open space**

Provide open space that enables a range of functions and usage. Fundamental to the variety of open space is creating spaces that are utilised and enjoyed by the adjoining residents and the greater community by offering a diversity of open space and recreational experiences.

#### **Site responsiveness**

As a response to the existing stage 2 site qualities and relationship to adjoining residential areas, the amended concept plan provides greater setbacks for open space on all boundaries. Open space corridors reflect locations of existing trees and provide for through pedestrian links east west and north south. In addition the approach to vehicular entries as a zone of transition to the development seeks to reflect the positive aspects of adjoining public domain and contribute to the character of the surrounding area.

#### **Accessibility**

Given the context of the site and the potential for use by disabled or less mobile users, an overall approach to providing disabled access wherever possible has been adopted. In addition the development aims to optimise accessibility of informal public open space to adjoining streetscapes and related communities.

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This objective is realised with consideration of the constraints of the site in relation to existing steep grades.

## 3.2 Guiding Design Principles

The following parameters outline key principles that inform design development across the site.

### Landscape Character / Public Domain

Landscape design will seek to integrate the development with adjoining public domain. This aims in particular to provide a sense of continuity to adjoining streetscapes that will encourage broader public access and use of public spaces.

Ryde Council has recently developed a Public Domain Strategy for Ryde Town Centre and is exploring proposals for other town centres within the LGA. The aim is not to definitively design public domain but to establish a coordinated fabric of materials and design finishes and to identify specific opportunities for public domain enhancement both functionally and aesthetically. Putney Village aligns closely with Ryde Town Centre in terms of locality, but will reflect a secondary hierarchy of design and materials finishes.

Recent footpath widening works to Charles Street have integrated quality clay pavement and will incorporate coordinated street furniture. Ryde town centre is implementing a granite pavement as the highest level surface to major streets and concrete or asphalt with granite banding to secondary streets.

It is proposed that the Putney village public domain fabric is extended through the Putney Hill development including:

#### Pavements

- use of selected area of clay pavement to nodal locations in streetscapes and within parks as accent or design feature
- use of concrete paths to general internal footpaths and pavements

#### Furniture

- Use of “Botton & Gardiner” seating bins and bollards to parks and courtyards as per Council’s street furniture palette

#### Lighting

- any use of pedestrian pole top lighting to match Ryde Council works to neighbourhood centres (type to be confirmed)

#### Tree Planting

- Integration of street tree species themes that provide linkages to surrounding streetscapes and existing on site plantings - the Ryde Public Domain Strategy provides a comprehensive basis for street tree and understorey planting.

The objective of this coordinated approach is to ensure that street and footpath pedestrian entries from Charles Street, Morrison Road and Princes street, visually present as continuing street themes, and provide a cue for continuation of public access and use that can be reinforced by signage.

#### Access

Of importance to the function of public open space is its accessibility to the broader community, linking the immediate context of the space (often a new development) to its surrounding context. Key cycle routes of relevance to the Putney Stage 2 site include:

- Parramatta River foreshore off road cycle track and pedestrian path (south via Charles Street);
- Morrisons Bay / Buffalo Creek off road cycleway (east via Parramatta River foreshore off road cycle track, or Victoria Road);

### **3.0 DESIGN PRINCIPLES**

Cycle connections linking to these routes should be reinforced where possible through cycle friendly design which may include cycle racks etc.

Within Putney Hill, gradients preclude code compliant cycle access links from north to south. Pathways to verge areas can cater for shared family cycle (off road) links through the development while the low speed local road environment will cater for recreational and commuter cycle access to the external on road system. Facilitating desirable connections includes the linking of the internal public open space (and private residences) to the street based pedestrian path system and on road cycle access, and then beyond the site to the broader pedestrian and cycle access network, including the unmarked cycle path along Charles Street.

As noted in landscape Character / Public domain it is important that the connections to public street promote the legibility of public accessibility through continuation of pavement themes and those of other streetscape elements.

The designated cycle route through Putney Hill as agreed with Ryde Council and being implemented currently is along the eastern side of the main through Putney Hill Drive linking Victoria Rd to Putney Village.

#### **Crime Prevention Through Environmental Design (CPTED)**

The design of the landscape aims to provide attractive open space experiences that consider the safety and security of its users. There are four CPTED principles that have been considered to minimise the opportunity for crime:

- *Surveillance*  
Clear sightlines between spaces including public and private interfaces have been established. Native grasses will be proposed to a number of areas that provide an attractive landscaped environment, but also allow clear sightlines as the planting is low in height.
- *Access control*  
The public open space areas will be designed to encourage use by the local and wider community, providing a well used open space that deters crime.
- *Territorial reinforcement*  
It is envisaged that the local community will maintain a sense of community ownership over the open space areas, and will gather and enjoy the recreational and visual amenity provided, again deterring opportunities for crime. Public ownership of open space areas will be promoted by utilising Council's palette of furniture and other material treatments.
- *Space management*  
The open space areas aim to provide for recreational opportunities as well as being attractive spaces that are both well maintained and well used by the community.

#### **Vegetation Management**

Existing vegetation is seen as a key site attribute providing immediate amenity and contributing to landscape function (eg. shade, screening), visual character and environmental values. Significant specimens will be integrated into the design scheme wherever possible, as a key design consideration. New plantings will also aim to enhance and continue existing vegetation patterns, in terms of species selection and location. The tree assessment undertaken by Urban Forestry Australia identified five categories of existing trees on site based on arboricultural and ecological significance, health and life expectancy.

Planning and design will ensure that conservation of existing trees through retention

## 4.1 Generally

The development of landscape concept design proposals for the stage 2 area address the key principles. These include:

### Open Space

- The Central parkland open space is the focal public open space for the new Putney Hill residential areas stage 1 and 2
- An open space integrated a rain garden basin and adjoining a number of existing trees provides and open space / landscape link from the Central Parkland to Church Street
- Through stage 2 a series of open spaces which provide for communal use by residents, pedestrian linkages, and green landscape character are provided where possible these integrate existing trees
- A landscaped area to buffer residences on Linley way.
- Landscape setbacks to Morrison Road and Princes street.
- A strong canopy character for the development.

### Access

- The street system promotes public access through the site supported by key pedestrian links through open spaces.
- Access is focussed on legible and logical links that can also add to the recreational experiences of the public domain.
- Public entries to Putney Hill will optimise and reinforce connections from adjoining areas through pavement and other streetscape treatments in keeping with Ryde Council's Public Domain Strategy.

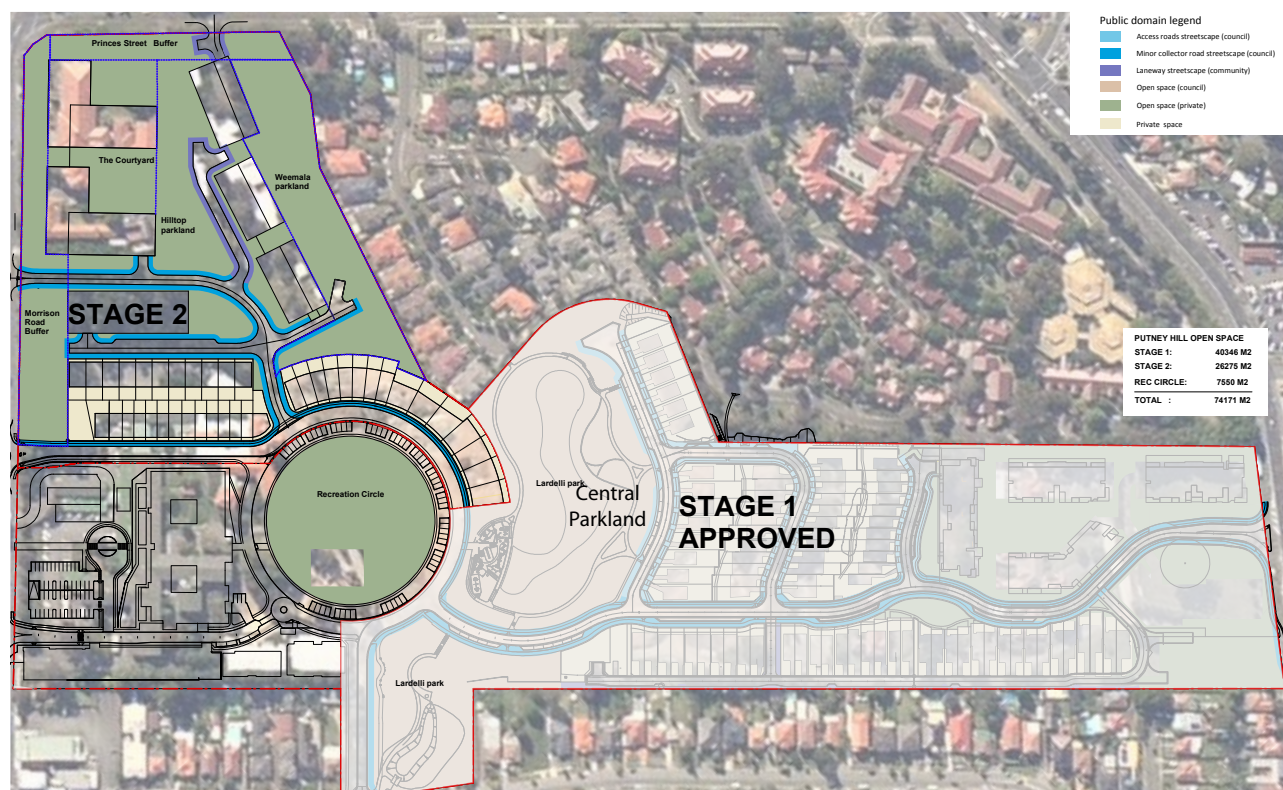


Figure 2: Landscape Concept Plan



## 4.0 DESIGN STRATEGIES

- Secondary road access with medium scale evergreen tree canopy provides access to residences - where north facing courtyards occur deciduous tree canopy is integrated

### **Scenic Amenity**

- key existing trees and groves of trees in stage 2 are proposed to be key building blocks for landscape character. In addition several mature trees from the stage 2 area will be transplanted to new locations within the stage 2 site.
- Provision of extensive new tree plantings integrated with retention (where possible) of significant existing trees will provide an attractive landscape setting.

### **Environmental and Recreational Amenity**

- A variety of open space characters aims to ensure that the visual and recreational experiences in the publicly used areas.
- Open space is sited to take advantage of existing landscape qualities such as topography, views, and tree canopy. Where possible existing established trees will be retained to continue the environmental and visual amenity provided and also offer instant landscape amenity including shade to open space areas.
- New plantings will further consolidate a predominantly native vegetation character for the development overall.
- Targeted use of deciduous plantings will be incorporated to provide seasonal amenity and visual display.

### **Sustainability**

Ongoing design development will have regard for the following principles of environmentally sustainable design.

#### *Planning and design*

- Conserve valuable resources and avoid waste
- Use recovered or recycled content materials where practical
- Minimise / eliminate water usage and reduce reliance on mains supplies
- Use low or non-toxic materials to reduce impacts on the environment
- Maximise the recovery of components and materials at end-of-life.

#### *Materials*

- Reuse demolition components materials or recycled content materials that can meet required engineering specifications
- Source materials locally to reduce transport impacts and support the community
- Use materials that have a lower environmental impact

#### *Fabrication*

- Use prefabricated structures or fabricate components off-site where possible
- Build bulk quantities of structures / components if practical
- Use techniques that maximise recovery at end-of-life (eg. screwing not nailing)
- Use contractors with a proven track record of minimising environmental impacts

#### *Construction*

- Keep construction sites as small as possible and manage it carefully
- Use environmentally friendly construction techniques
- Minimise material and vehicle movements on and off the site
- Use contractors with a proven track record of minimising environmental impacts

#### *Maintenance*

- Implement and monitor maintenance schedules to maximise the structure's life
- Fix things before they break or as soon as a problem is identified

#### *Disposal at end-of-life*

- Maximise the quantity of materials recovered at end of life
- Reuse whole components initially moving through to the raw material (eg. Fill, crushed concrete)

## 4.2 Streetscape

### Generally

Streetscape planting incorporates street trees, verge treatments, and buffer plantings adjoining building frontages that address the street. The streetscape component of the landscape is important in establishing an attractive and appealing public domain and to enable access through the site in an environment of high visual and physical quality.

The streetscape character of adjoining public domain must also fundamentally be considered in landscape design of the internal streetscapes to the development. Streets within Putney Hill must have a sense continuity in character.

### Existing Streetscape Character

#### *Morrison Road*

The Morrison Road frontage is typified by several varied characters ranging from the intermittent / nodal mature trees on the hilltop adjoining the existing Weemala complex, the central zone typified by major plantings adjoining the frontage including a significant Fig specimen, and a selection of Brushbox species to the eastern half of the frontage, and thirdly the hospital redevelopment zone adjoining the Putney Village Centre which is currently open and utilitarian in character. The new hospital development presents a contemporary built form and improved landscape frontage to Morrison Road

#### *Princes Street*

Princes Street is typified by detached residential housing with nodal street tree canopy, a continuous buffer planting spans the full extent of the princess street frontage .Consisting of a variety native and extotic of species,Jacananda, liquid ambar, casuarina and eucalyptus sp.

The street is typified adjoining stage 2 of Putney Hill by exceedingly steep grades up to the south which are very limiting to pedestrian and cycle access.



*Corner Morrison Rd & Princes street  
Buffer planting to be retained*



*Morrison Road frontage*



*Morrison Road frontage*



*Princes Street frontage*

## 4.0 DESIGN STRATEGIES

### Proposed Streetscape types

streets in putney hill stage 2 generally focus on informal access to building frontages and carparking. Vehicular connections to adjoining street are limited to the existing road link to the west side of the new RRCCS complex adjoining for parking access to one apartment building is provided to Princes street. Whilst vehicular access is internalised opens space corridors continue public and residence pedestrian access at numerous locations adjoining to Morrison Road and Princes Street. The resulting speed environment of the internal streets is low with a strong landscape character.

This local system is accessed by the minor collector that runs around the recreation circle and connects with the existing street lights at RRCS to Morrison Rd.

The landscaping of internal streets responds to several factors:

- their access role for vehicular and pedestrian movement
- their relationship to built form and private and public space
- consideration of related scale and solar access issues
- creation of a legible typology that supports the street hierarchy of the new development and recognises the context of surrounding streets

### Proposed Streetscape types

The stage 2 development area requires the development of two street types, based on the heirachy of stage 1:

1. Minor Collector Road
2. Access Roads

The approach to these is described in the table below and the cross sections on the following page.

Location / Use	Desired Character
<b>Minor Collector Road</b> (Putney Hill Drive)  main north south Link Road between Victoria Road to Charles Street and Morrison Road entries	Optimise the retention of existing Fig specimens through their nodal use along local road - where space allows. Tall evergreen canopy that has strong local context will establish a strong visual avenue through the site to the main access road. Tall species with an open canopy will have a strong visual impact on the street without adversely affecting street lighting.
<b>Access Roads</b>  Loop residential access roads providing access to residential garages and basement carparking	Streetscape to recognise: <ul style="list-style-type: none"> <li>• Overshadowing of any south facing private space</li> <li>• desirability of solar access to any north facing spaces</li> <li>• the need for tree canopy to counteract scale of adjoining buildings</li> <li>• views from south facing terraces / balconies</li> </ul> Continuation of pedestrian access into adjoining open space areas to provide through pedestrian access  The integration of evergreen and deciduous plantings will ensure green relief at all seasons and promote an individual character

### 4.3 Public Open Space

Publically accessible open space is focussed to the edges of the stage 2 development area and as linking corridors through the centre of the area. The location of open space has responded to:

- i. Conservation of significant trees
- ii. Provision of clear public access corridors linking to adjoining streets
- iii. Provision of generous landscape buffers at the interface of the stage 2 area to adjoining streets and residential housing

Publically accessible open space can be described in 4 main components outlined following:

#### Weemala parkland

Is the largest open space on the stage 2 site and serves a number of functions:

- setback and buffer between existing Linley Way residences and proposed apartment buildings
- non structured open space for informal passive recreation
- green outlook from proposed apartments
- east – west pedestrian link at comfortable universal access grades
- stormwater runoff management zone

The generous building setback allows for a landscape space that includes an open grassed parkland and a densely planted visual buffer along the northern edge between existing Linley Way residences and proposed apartment buildings. The Apartment blocks will have access onto the space to enable use by residents.

The boundary planting zone includes a number of existing Eucalypt species which will be supplemented through additional planting

#### Hilltop parkland

Is a corridor of open space adjoining the existing Brushbox avenue from which a selection of trees is proposed to be conserved subject to detailed levels design. The corridor will form a secondary east west link to Princes Street and provides a central linkage of the open spaces on the site. The corridor will have predominantly groundcover landscaping due to steeper grades (from south to north) and the shade of existing trees, but will incorporate several smaller grassed areas with seating etc.

#### Princes Street Frontage

The Hilltop Parkland extends through to meet the Princes Street frontage which is a setback zone extending back into the site. The setback will enable retention of a number of the existing good quality trees to this frontage. Some regrading from the current varied landform will be required to create areas of maintained grass for passive use open to northerly aspect. These areas will again be supported by seating areas etc.

#### Morrison Frontage

The Morrison frontage comprises a setback area in which existing Brushbox trees and other species provide a dense vegetated frontage in steep topography adjoining Morrison Road. Access links will be provided through this area but its primary function will be as vegetated open space conserving existing visual qualities. The frontage extends into a north south running corridor centred along the avenue of existing Hills Figs which connects public pedestrian access back into the Hilltop Parkland. Again selected seating spots suited across the seasons will be provided.

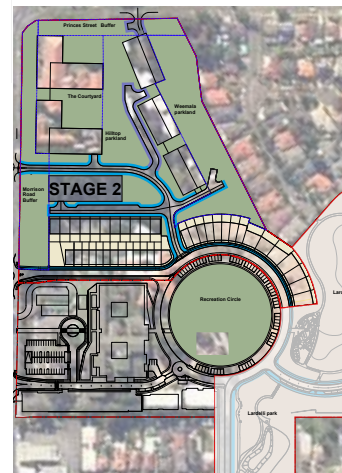


Figure 2: Landscape Concept Plan



## The Courtyard

The Courtyard space is accessed from Morrison Road near the existing Port Jackson Fig. It is largely located on slab over parking and will provide a sheltered space with northerly aspect overlooking the Hilltop Parkland.

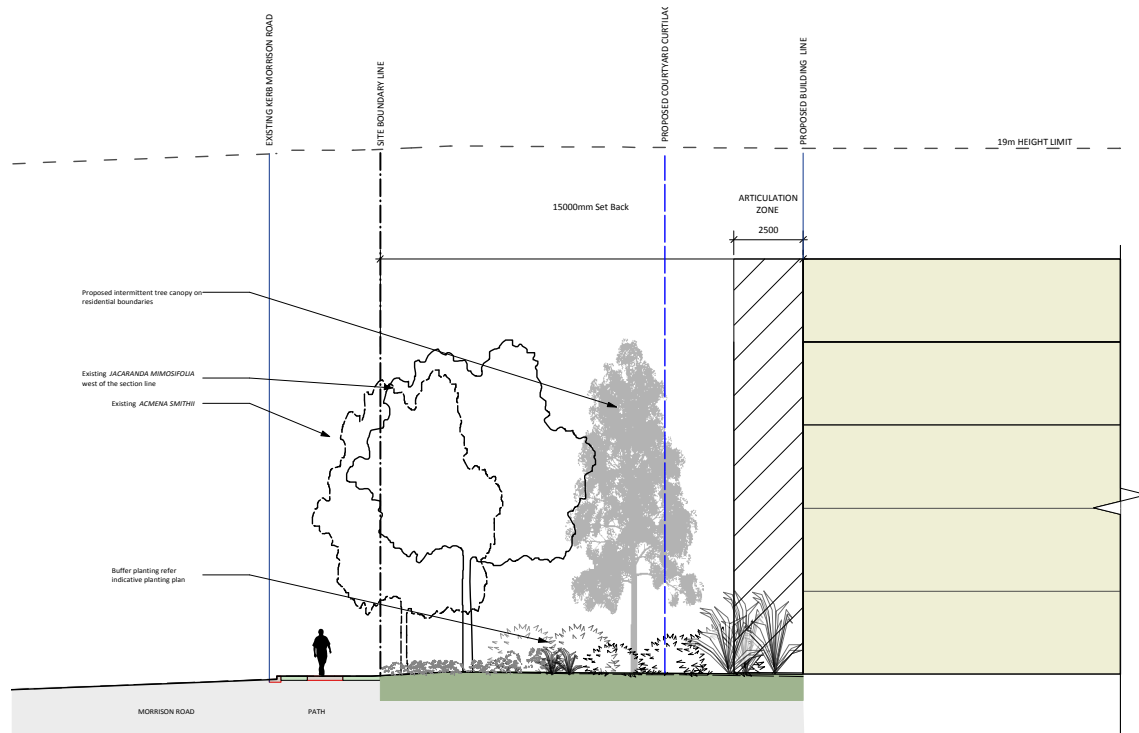


Figure 3: Indicative landscape cross section Morrison Road frontage

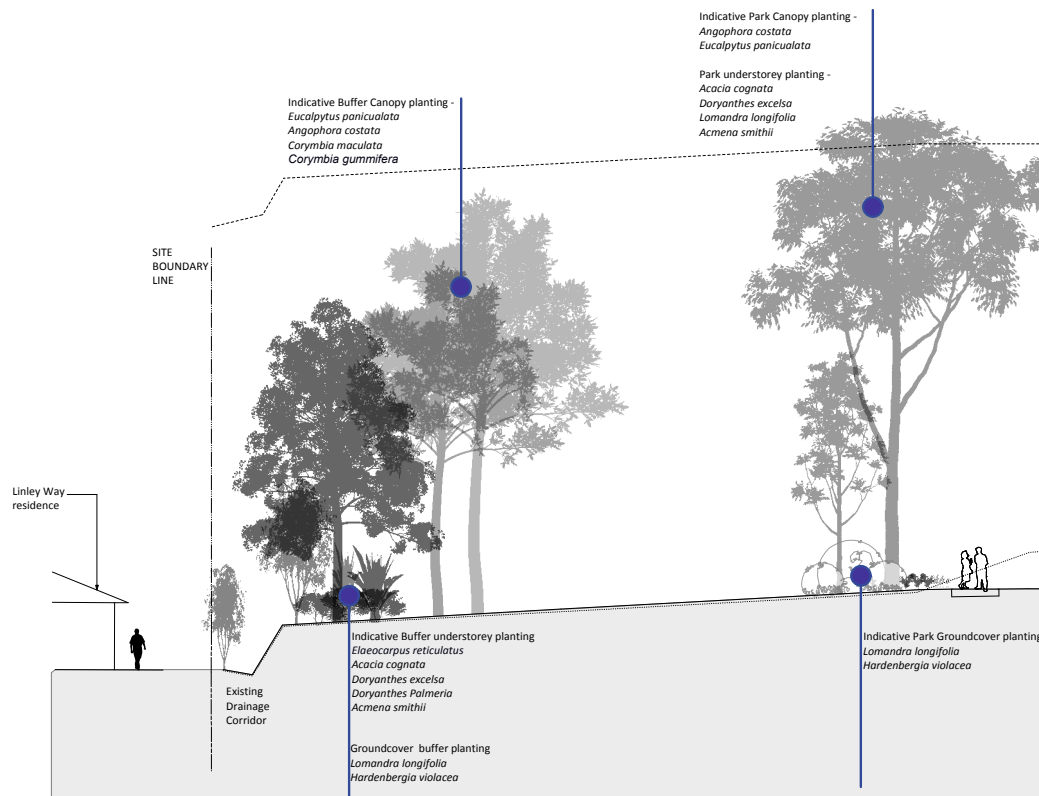


Figure 4: Indicative landscape cross section Weemala parkland

## 4.0 DESIGN STRATEGIES

### 4.4 Private Open Space

#### 1 Communal private open space

At various locations communal private open space will be provided that will be accessible to residents and in some cases the public. These spaces will:

- accommodate access to buildings within a landscaped setting
- provide for passive recreation by residents
- provide a landscaped setting for buildings

The communal private open space will be maintained by Community Title



#### 2 Extended street frontages / landscapes

At various points along the minor collector road localised widening in the street frontage landscape will be provided.

The widenings address a number of objectives:

- provide for retention of key existing tree specimens
- provide for variation and diversity in the street scene
- allow for integration of electrical sub stations
- can provide opportunities for seating



*Examples of similar landscape outcomes to private open space*



*landscaped frontages to residences will enhance the amenity of the street environments*



*Existing Fig specimens to be retained - which are focus of proposed widened landscape frontages*

## 4.0 DESIGN STRATEGIES

### 4.5 Private Space

Private open space is broadly categorised under the three development types:

- Apartments
- Townhouses
- Detached Houses

Design of these spaces must consider the varying spatial, and physical qualities of these open space areas and the anticipated use.

#### Apartments

Apartments may include balcony or terrace spaces off living areas to provide private open space opportunities for these residents. These areas will provide space and solar access to enable drying of clothes, relaxing and entertaining. Planting to these areas will be generally limited to planter boxes and pots, which will also assist in the flexibility of use for residents.

Also important to the amenity of the apartments is the adjoining open space areas which can be viewed from windows and balcony areas. Concept development for open space designs must consider both the usability and visual quality at ground level, whilst also considering the views to and into open space areas.

#### Townhouses

Townhouses will generally provide off street parking to individual garages, with driveways located off the internal site roadways. To reduce the impact of hard paved areas, garden beds will be incorporated to the driveway frontage areas,. Garden bed areas will provide display planting that also enhances the overall visual quality of the streetscape, complementing adjoining street tree planting.

Open yard areas are provided to the rear of townhouses. These spaces would include a combination of surfaces including paving, turf and garden beds. It is envisaged that provision of small trees to these yards would also be beneficial and may include deciduous species that maximise summer shade and winter sun.

Due to the varied topography across the site, walling elements between townhouse lots may be required to enable level outdoor spaces. These may include a variety of materials that complement both the architecture of the buildings and the landscape.

#### Detached Houses

Stand alone house blocks are part of the housing mix for Putney Hill. Open space is provided in open yard areas in varying proportions to the front and rear of the houses. Similarly these areas will provide a variety of landscape treatments with the front yards incorporating some level of garden bed planting to provide a buffer from the street, and enhance the visual quality of the street frontages.

Tree planting will be incorporated into front or rear yard areas. Additional tree planting will also be incorporated into rear yard areas.

#### Frontage Landscape

To streets through the development landscaped frontages will be provided to the various types of residential buildings. These will be on private space, but contribute to the streetscape character of the public domain.



*Examples of similar landscape outcomes to private space*

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## 5.0 CONCLUSION

### 5.1 Summary

The Putney Hill stage 2 development concept plan, is compatible with the objectives and requirements of relevant policies and strategies.

Development of the site will provide a high quality of housing at a variety of scales and incorporate a unique range of open space opportunities, both of public and private open space.

Proposed planting species are predominantly native, with 70% of open space tree and shrub species identified on OEH web-site as belonging to the endangered Sydney Turpentine Ironbark Forest community, which previously was the dominant vegetation cover on the site.

Proposed tree retention will accommodated the retention of established trees providing habitat as well as significant large specimens that will provide enhanced character to the new development punctuate the streetscape, and contribute to the variety of open space experiences and landscape character.

Total tree removal on site will be offset by new tree plantings, neutralizing overall canopy loss. Many existing trees proposed to be removed are identified in the Arborists report as being of poor health. New tree plantings will be robust, predominantly native species with a cohesive character. The final retention and removal of trees will be the subject of future applications for development.