

POTTS HILL RESERVOIR

Concept Plan: Business Park Design Guidelines

9 July 2008

06_032-UD_0502_G

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Figure B1 - Illustrative concept plan

Concept Plan - Business Park Design Guidelines for Potts Hill Reservoir provides urban design and development control information on the public domain and built form. It also includes detailed design guidelines for the whole site.

The structure of this document is as follows:

- Section B1 deals with Character Guidelines for the site. It describes the overall landscape character, site character, and built form characters for the site. These character descriptions illustrate potential outcome for the site.
- Section B2 with Public Domain. It describes the street types and also provides indicative plant types.
- Section B3 deals with Private Domain. It provides objectives and development controls which regulate development capacity and site layout of individual lots.
- Section B4 deals with Design Guidelines for the site. It provides objectives and design guidelines which facilitate delivery of the business park vision described in Section B1: Site Character. It provides detail guidance for landscape and building design.

B1.1

Existing Site Character



Figure B1.1.1 - Potts Hill Reservoir Business Park Site

AREA I

Area I is approximately 13.3 hectares in size (refer Figure B1.1.1). The site and surrounds are characterised by a history of water infrastructure elements, including the heritage listed Reservoir 1 to the north of Area I (refer Figure B1.1.3) and the operational Reservoir 2 to the west of Area I. Reservoir 2 is framed by a row of State Heritage Register (SHR) listed palms. The landform is an engineered elevated flat plateau with steep vegetated embankments along the eastern and southern edges (refer Figure B1.1.4). The elevated position provides distant views to the city skyline.

Site Access and Street Network

- Access to Rookwood Road.
- Proximity to Hume Highway.
- Proximity to the M5 Motorway.
- Vehicular access from south is off Brunker Road.
- Vehicular access from northeast corner of site is off Rookwood Road.

Views and Vistas

- City views to the east from Area I and district views to the south.

Landscape

- Significant vegetation along southern boundary of Area I.
- Vegetative reserve to the south of Reservoir 1.
- Vegetative corridor to the south of Reservoir 2.

Sydney Water Infrastructure

- The site and the adjoining reservoir site contains significant operational Sydney Water infrastructure including pumps, pipework, and associated works depots, administration buildings, technical services and storage and maintenance facilities.

B1.1

Existing Site Character



Figure B1.1.2 - Row of heritage palms along eastern edge of Reservoir 2



Figure B1.1.3 - Reservoir 1



Figure B1.1.4 - Boundary embankment at greyhound track

AREA H

Area H is an irregular-shaped block measuring 2.4 hectares. It is located on the hilltop mid-way along Bruncker Road and has potential distant views to the mountains in the west and district views to the south and east. The area is relatively flat, falling gently away to the east. Vehicular access is off Bruncker Road with no internal access streets to the rest of the site .

Site Access and Street Network

- Proximity to Rookwood Road.
- Proximity to Hume Highway.
- Proximity to the M5 Motorway.
- Single access point off Bruncker Road.

Views and Vistas

- Possible views to the west to the mountains from an elevated position.
- District views to the east.
- Views to the south to the vegetated area across Bruncker Road and the vegetative corridor to the north.

Landscape

- Vegetative corridor to the south of Reservoir 2.

Sydney Water Infrastructure

- The site and the adjoining reservoir site contains significant operational Sydney Water infrastructure including pumps, pipework, and associated works depots, administration buildings, technical services and storage and maintenance facilities.

B1.2 Business Park Vision



Figure B1.2.1 - Kauri Pine tree planting at site entries



Figure B1.2.2- Heritage palm planting throughout the site to be retained



Figures B1.2.3 - Expressing water in site planning and landscape design



Figure B1.2.4 - Low maintenance mass planting complementing the built form



Figures B1.2.5 - Contemporary interpretation of the existing warehouse buildings on the reservoir site



Figures B1.2.6 - Horizontal facade elements complementing the vertical Hoop Pines



Figure B1.2.7 - Intimate landscaped areas between buildings

Potts Hill Business Park will be characterised complementary architectural design that provides functional, yet modern commercial/industrial uses in a landscape setting that reflects the history of the site (refer Figure B1.2.5).

Statuesque pines are recommended to define new entry streets from Rookwood Road and Brunker Road, while complementing the heritage planting of palms along the edge of Reservoir 2 (refer Figure B1.2.1). Where possible, existing planting from the retained land will be reused to reduce the threat of introducing plant diseases on site. Along the streets and between lots, landscape zones will screen security fencing, while contributing to the landscape setting of the Business Park. All servicing of the proposed roads and individual sites will be underground.

Within lots, mass planting will provide texture and contrast with the formal tree plantings (refer Figure B1.2.4). Within these grander landscape gestures smaller scale courtyards and places adjoining buildings will be created to provide breakout spaces for employees (B1.2.7). Reflecting the sites history, water and energy management will be expressed in the site planning and landscape design (refer Figure B1.2.3).

Five large lots will support a mix of commercial office, warehouse and service functions for the various users. The location of buildings will respect heritage buildings and the heritage setting and curtilage of Reservoir 2. Horizontal façade elements, projecting roof eaves, and coordinated building materials will unify the various building types and contrast with the verticality of Kauri Pines and heritage palm (refer Figure B1.2.6). Building forms will express their energy efficiency and environmental responsiveness.

Individual site owners will be encouraged to develop a transport plan to reduce the use of private transport and encourage the use of public and alternate transportation.

The built form character of the Business Park is informed by:

- The location of the Business Park to the east of the site to allow a degree of consolidation with the industrial areas to the east.
- The limited use of the Business Park to light industrial and commercial office to protect the amenity of the surrounding residential development.
- Limiting the height of the office and warehouse buildings to a maximum of 16m to incorporate high ceiling height as well as commercial and offices levels.
- The use of lightweight cladding in response to the bulk of the buildings.
- Articulating the built form to break up the massing of the potential building types.
- Landscape setbacks from streets to provide a visual barrier when viewed from the surrounding residential development.
- The location, bulk and scale of the buildings to respect the solar and visual amenity of the existing residential buildings to the east and to facilitate east-west views across the precinct and overall Reservoir site.
- High quality design and finishes.
- Utilising technology and efficiencies to reduce the ecological footprint of individual site.



Figure B1.2.8 - Architectural elements defining the building entry



Figure B1.2.11 - Material and finishes of steel and lightweight cladding is encouraged



Figure B1.2.9 - Wide eaves protecting the glass facade



Figure B1.2.10 - Sunshading devices provide shelter and add architectural interest



Figure B1.2.12 - Neutral colour palette complementing the landscape

Design Objectives

- To respect the significance of the heritage items on and adjacent to the site and establish appropriate curtilage.
- To provide for the development of a Business Park of a high architectural quality, which complements the historic and contemporary landscape settings.
- To promote high quality landscape design within sites which complements the building forms and formal street planting.
- To ensure the design of development provides for a safe and pleasant environment for workers and visitors, including the creation of human scale courtyards and places adjacent to buildings to provide employees with quality break-out spaces.
- To facilitate the ecologically sustainable development of commercial office, light industrial, substation and warehouse uses.
- To protect the amenity of the surrounding residential development by the appropriate location of buildings and boundary treatments.
- To respect and respond to east-west views through the site.
- To allow each lot to be secure and fenced, while ensuring a high quality streetscape and landscaped transition zone between lots.
- To promote and demonstrate sustainable water management practices within the landscape and building design where practicable.
- To encourage design that is energy efficient to minimise the carbon footprint of the site.
- To ensure that each development can satisfactorily function within its site in relation to car parking, loading and unloading, manoeuvring areas and waste management.

B2.1 Street Types

The local streets on development area are as follow:

Street Type C1: Business Park Street

- These streets are local streets in the business park area.
- Carriageways are wide and capable of accommodating parking on each side of the road.
- The 3.5m development verge along the business park street will have 1.5m wide footpath together with the turf and street planting (refer Figure B2.1.1).

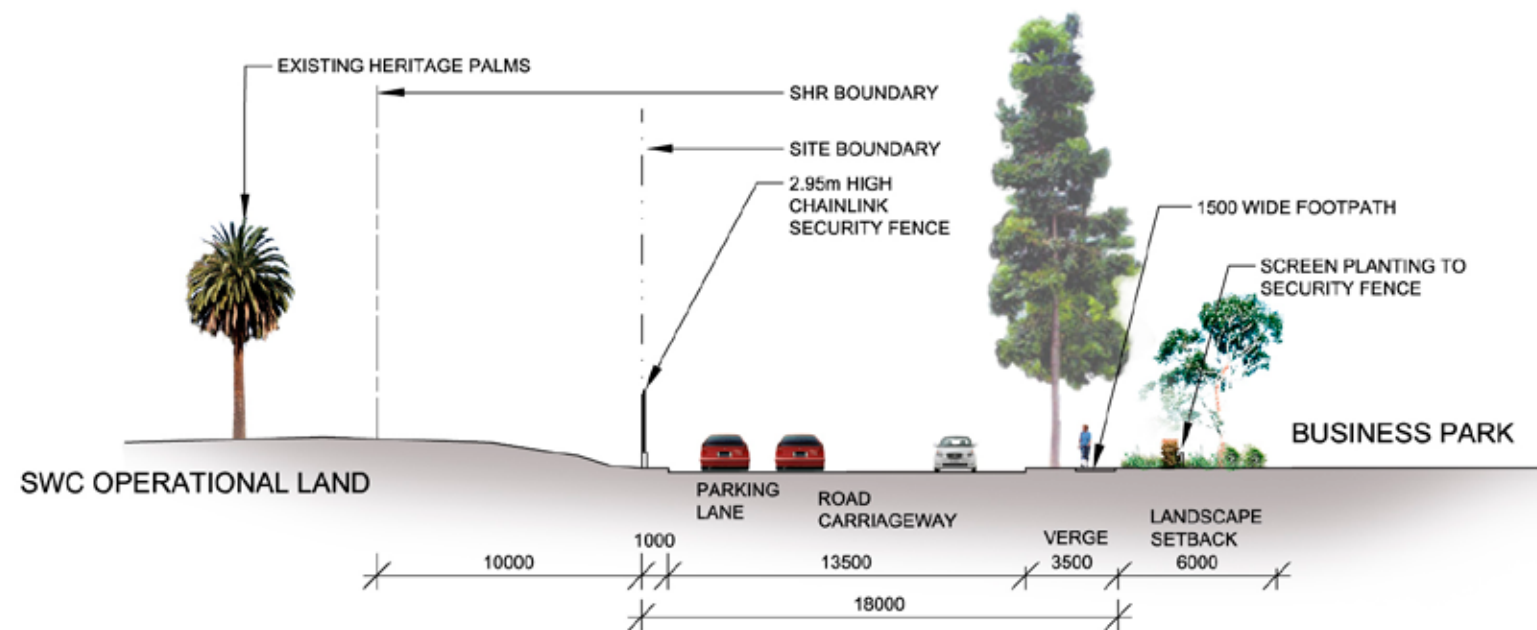


Figure B2.1.1 - Type C1 : Business Park Street



Figure B2.1.2 - Potts Hill Site

B2.2

Plant Types + Materials

Figure B2.2.1 - *Agathis robusta* (Kauri Pine)Figure B2.2.2 - *Eucalyptus tereticornis* (Forest Red Gum)Figure B2.2.3 - *Eucalyptus moluccana* (Grey Box)Figure B2.2.4 - *Eucalyptus crebra* (Narrowed-Leaf Ironbark)Figure B2.2.5 - *Casuarina glauca* (Swamp Oak)

- Plant selection will complement and enhance the cultural and natural patterns that exist on the site.
- Colour, texture and form of the proposed vegetation to be carefully selected as a new landscape layer to the site to be distinguished from original site vegetation.
- Plant selection to the entries to complement the existing cultural planting in terms of stature and height.
- Existing indigenous vegetation communities to be retained where possible.
- Embankment plantings to be consistent with existing indigenous species to reinforce local landscape character.
- Street trees consist of a selection of both exotic and native trees suitable to the site and area.
- Plant selection to be mindful of low water use.
- Existing landforms of embankments to be utilised for additional landscaping, plant selection to strengthen the existing indigenous vegetation community on site.
- Where practicable, utilise plantings, such as palms, from the surplus areas of the adjoining reservoir site to reduce the threat of introducing plant diseases on site.