



Shepherds Bay - Meadowbank

Landscape Concept Plan Application MP09_0216

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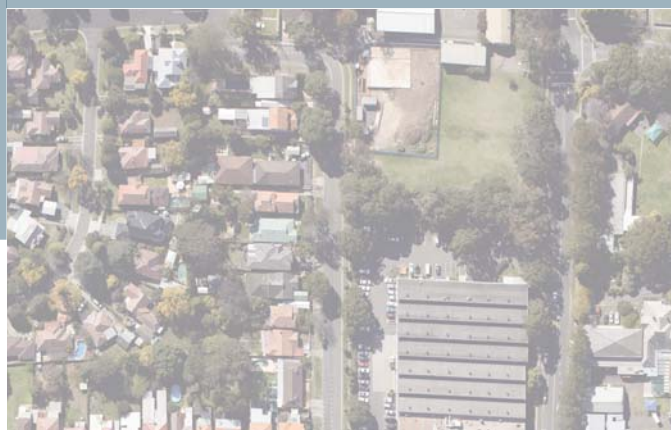
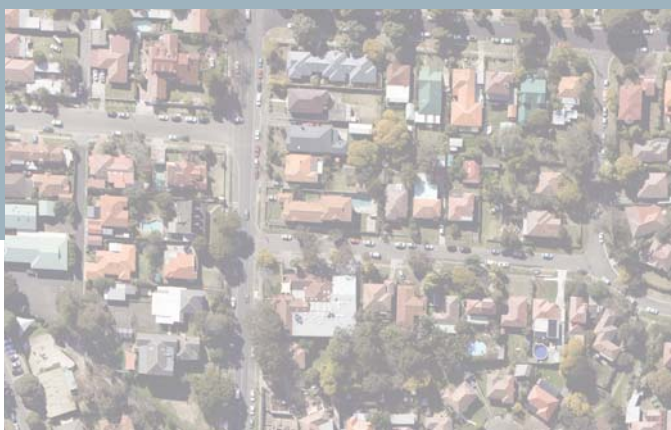
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introduction



This document outlines the proposed Landscape Concept Plan to accompany the Major Project Concept Plan Application for the Shepherds Bay residential development. The project represents an opportunity to bring about positive change in current residential design trends by celebrating and bringing to life both the natural landscape and rich cultural history of the site in the landscape of the new development. It will also ensure that the Shepherds Bay site Landscape Design meets both the Proponents vision for the site and Council's planning objectives, long term objectives and area specific Public Domain Manual,

It is clear that the Proponent is seeking landscape design solutions that reflect the image and character of the Shepherds Bay Site as a fully integrated residential / parkland environment reflecting both the history and culture of the site. Water usage, recycling and movement are a key part of this history and will be reflected throughout the landscape design. The landscape design will draw upon a rich and varied site history:- the aim to enhance and create a culturally significant landscape setting that transcends past and present. In this way the landscape will serve to educate visitors and residents whilst enhancing the sense of place and creating a unique identity for Shepherds Bay.

The enjoyable and safe interaction between visitor, resident and the Water Sensitive Urban Design initiatives used through out the development will be a key area of focus in the landscape.

The retention and rehabilitation of significant existing vegetation where possible will be combined with an innovative site wide planting strategy. Structured planting using a predominantly native plant palette is proposed. The creation of view corridors to both proposed and existing park lands and the river precinct is seen as an integral component to the landscape and urban design philosophy.

The landscape design philosophy recognises, inter alia, the current trends in the new home owners demographic. It is accepted that there will be a strong trend of responding to an increased community expectation of a range of active and passive recreational uses. This will include a range of site specific children play facilities across the site. Pedestrian and cycle movement will also be addressed to the wider landscape and surrounding communities including legible connections.

The Landscape Concept Plan envisages the completion of the landscaping of the foreshore reserve, including completing the pedestrian, cycle and vehicular connections between Bowden Street and Belmore Street.

A vibrant central plaza at the core of the development on the waterfront will be addressed by restaurants, shops and commercial uses. It is intended that this space become also a place of celebration and for community events.

A Holistic approach to the landscape design combined with the careful interaction of landscape & architectural elements across the site will result in a 'big picture' design creating and reinforcing the local identity, character and sense of place.

A sensitive and appropriate standard of landscape design is to be applied to the Shepherds Bay development so that the practical, aesthetic and social needs of the residents and community are realised.

Detailed design of all public domain areas are to be based on the CPTED principles for safety and security. The concept plan designs are indicative and intended as a guide to future detailed designs.



landscape masterplan



Scale 1:2000 @ A3



As requested by the Director General in the DGR's, the boundary of the Concept Plan site shown on this map includes lands owned or controlled by the Holdmark Group of Companies plus Council roads and parks, together with sites owned by others. At the request of the Director General, future development of sites owned by others within the boundary roads, Bowden Street, Constitution Road and Belmore Street have been included in the Concept Planning process to ensure these isolated sites are not disadvantaged by the redevelopment of the area. In this regard, any building envelopes or open spaces included in the Concept Plan on these isolated sites are indicative only and do not form part of the Concept Plan or Stage 1 Project Applications.



riparian entry park



Scale 1:500 @ A3



design intent

This new parkland is located in a natural overland flow path and includes part of Council's main stormwater easement for the area. Below ground in this location Council plans to undertake significant upgrading of stormwater infrastructure in association with the reconstruction of Constitution Road. The intent of this parkland is to create a natural landscape with meandering 'riparian' gardens and water features. Natural water features will be designed to account for seasonal fluctuations in water volumes. Swathes of native grass and shrubs will provide interest along the pedestrian pathways which traverse this open space. It is intended that water features abutt some of the buildings to accentuate the architecture within a riparian environment. Open lawns and shade trees provide space for residents and visitors to stay and enjoy the peaceful surrounds.

Principles

- The provision of an easy, safe and enjoyable pedestrian connection with peaceful places to stop and relax
- Optimise ecological functionality through planting of endemic species
- Incorporate overland flow paths into water features within the parkland
- Combined active and passive recreation spaces
- Provision of contemplative lawns with shade



riparian foreshore link

design intent



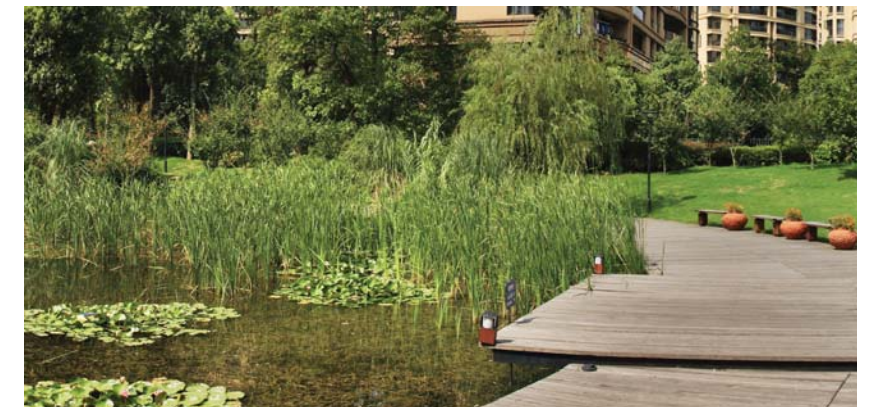
Scale 1:500 @ A3



The interpretation of the riparian theme continues to the South. This parkland continues to follow the natural overland flowpath, terminating at the foreshore reserve. This parkland provides more water features and soft plantings interspersed with a sequence of passive recreation lawns with specimen tree planting for shade. The orange orchard reflects the past uses of this site and creates a desirable area to sit and relax away from the more urban landscapes to the east.

Principles

- Heritage interpretation of past land use
- Natural creek-like water features and plantings
- Low maintenance softscape & hardscape elements
- Temporary stormwater detention ponds





pedestrian spine north



Scale 1:500 @ A3



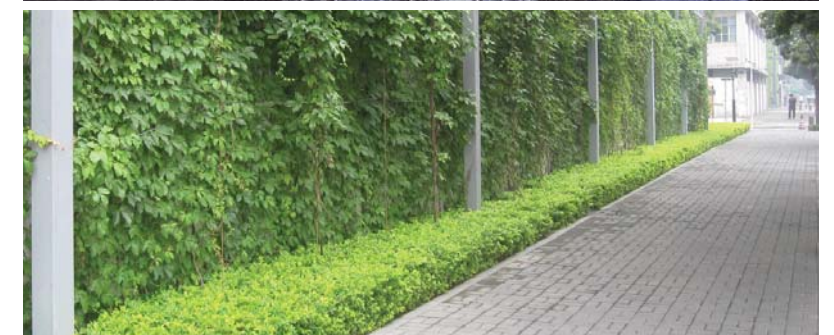
design intent

This parkland connection is intended to be more formal in character. The central water feature acts as a focal point and is essential in the creation of a sense of place.

Reflective water and defined linear vegetation will further define the space. It is also important that the trees chosen for this space are clear have a clear sight lines below the canopy to maximise the safety of users.

Principles

- Performs as formal linear open space in addition to its role as a pedestrian link
- Incorporates formal avenue tree planting of predominantly native or low water use trees
- Includes clear sight lines through the park to maximise pedestrian safety
- Includes formal water features and or sculptural elements



pedestrian spine south



Scale 1:500 @ A3

design intent

The pedestrian link south continues in the same character, becoming more informal closer to the foreshore reserve, with swathes of low and mid height native shrub and low maintenance hybrid grass planting. The split level linear path is reinforced with avenue tree planting to frame the space and add interest to the space.

Principles

- Performs as formal linear open space in addition to its role as a pedestrian link
- Low maintenance, high quality hardscape surface treatments
- Combined modern alignment / informal garden bed design
- Incorporates formal avenue tree planting of predominantly native or low water use trees
- Clear sight lines through the park to maximise pedestrian safety
- Formal water features and or sculptural elements





formal entry avenue



Scale 1:500 @ A3



design intent

The design language for the main formal entry boulevard is based around a clear use of vegetative form and hardscape materials that establish visual identity and help foster a strong sense of place.

Principles

- Formal tree planting in avenue style
- Tree species to complement entry artwork and conducive to scale of street
- Utilise verges and medians where possible for integrated stormwater management
- Incorporate significant streetscape elements such as lighting and signage.
- Respect site lines at entry



upper level public square



Scale 1:400 @ A3



design intent

Located at the southern end of the central avenue, the public square will be a focus of identity and include a signature art work at the central roundabout. There will be a modern European feel to the plaza which could incorporate pop jets, signature bollards and seating elements. Views toward the river to the south are integral to the space.

Principles

- Protection from Southerly & Westerly winds through tree planting
- Opportunity for interactive childrens water play
- Iconic sculpture on axis
- Signage palette and interpretive boards relating to the view
- Provision of cycle parking
- High quality European hardscape palette
- Introduction of significant evergreen specimen trees





central spine



Scale 1:400 @ A3

0 8 16 24m

design intent

The central spine links the public square with the central foreshore plaza and performs a largely transitional function combined with a wide pedestrian linear plaza via two significant changes in level. A narrow water rill could reinforce the pedestrian movement while also visually connecting water to the North & South.

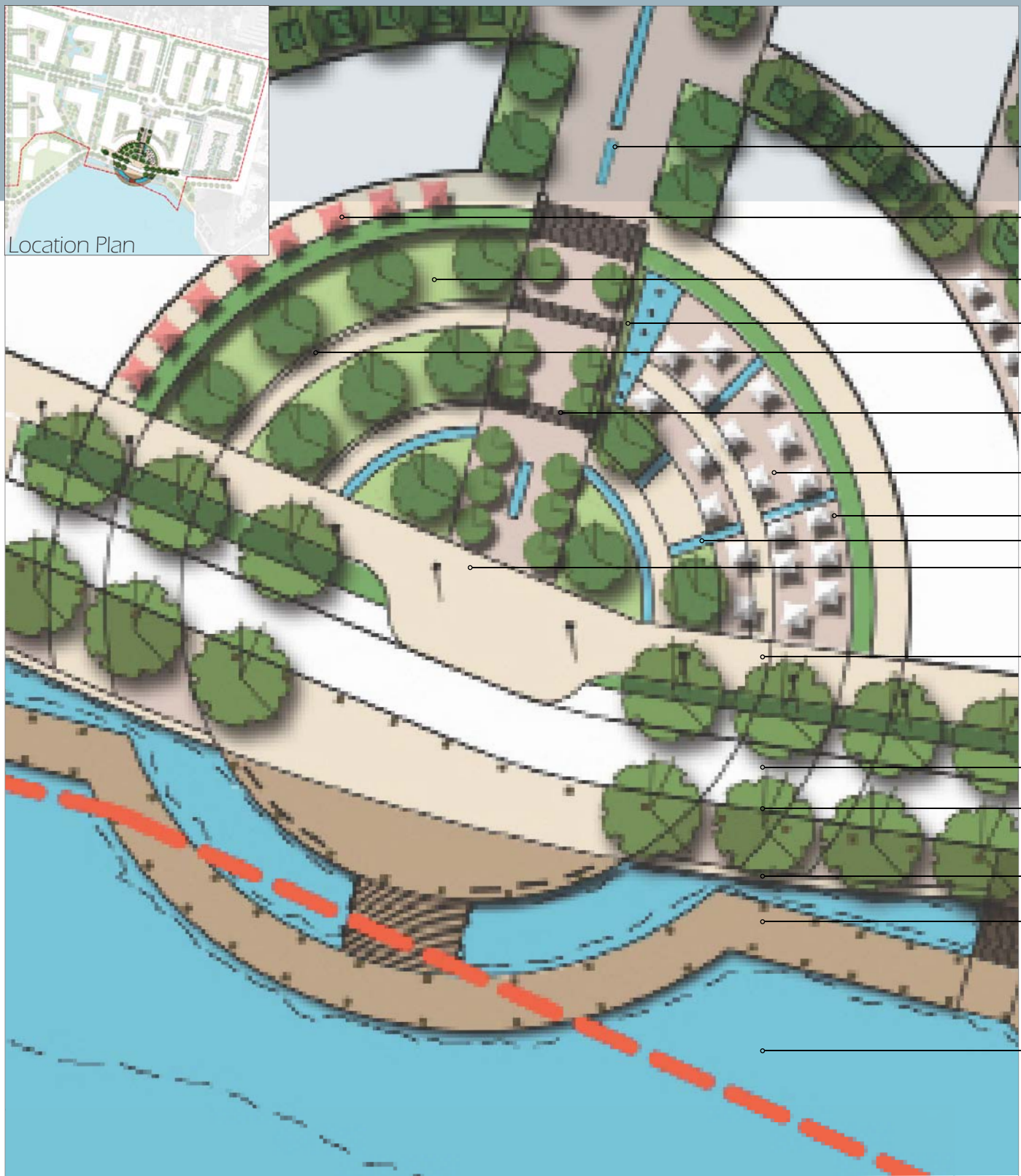
Principles

- Incorporation of water storage and movement relating directly to the river
- Raised trees in planters create shade and enforce/frame linear nature of space
- Simple design with high quality hardscape
- Integrated lighting / water feature.



central foreshore plaza

design intent



Scale 1:400 @ A3

0 8 16 24m

This parkland/plaza is intended to act as the main activity core and place of celebration of the new development. The central plaza is to maximise various level changes through the use of cascading water features, restaurant dining with views, terraced park-like grounds and green walls surrounding the cafe culture pocket help create a strong sense of place. The integration with the river and mangroves set the backdrop to what will be a high quality landscape space with a heavy pedestrian focus.

Principles

- Maximise views to the river and associated vegetative communities
- Combined soft/hard landscape for varied uses
- High quality integrated outdoor dining plazas on split level terrace
- Attractive, robust, sustainable and low maintenance landscape finishes
- Provide and integrate artwork
- Provide interpretive signage to reflect upon adjoining riverside vegetative community.





upper eastern pedestrian link



Scale 1:500 @ A3



design intent

This space, secondary pedestrian link between Constitution Road and Hamilton Crescent, is to be a predominantly linear, formal space with a sequence of shaded courtyards for rest and contemplation, shade trees and communal spaces

Principles

- Split level high quality landscape with raised planter beds
- Incorporate safe, open outdoor seating areas to activate the precinct
- Canopy trees and possible structures that comply with CPTED and provide shade & amenity
- Use of deciduous trees for solar access in winter



signature building



Scale 1:500 @ A3

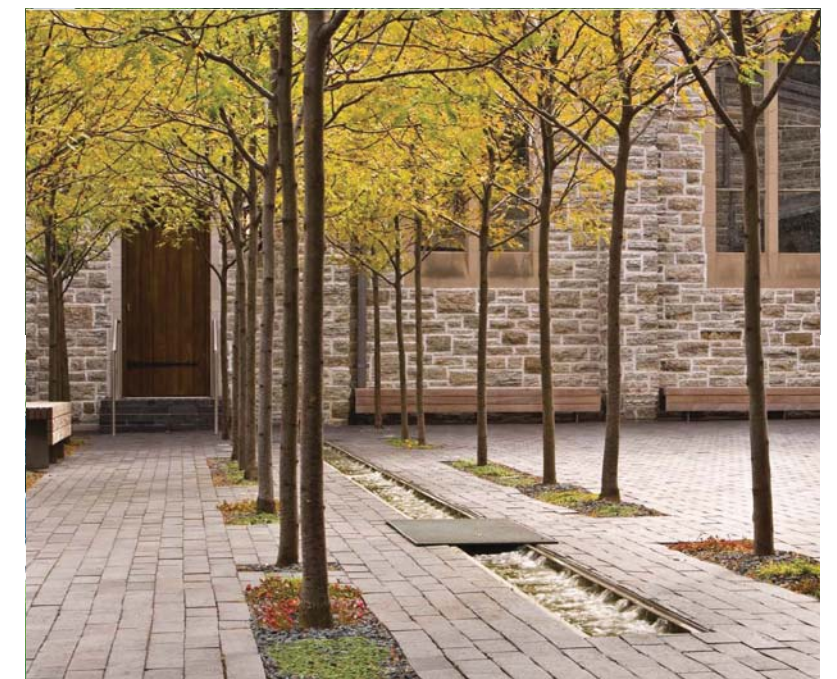


design intent

The Signature Building precinct sees a strong linear path and formal tree planting around the perimeter with clear sight lines. The pedestrian link is to be punctuated by formal water features that align with the linear paths. The shade trees and water features are intended to soften the built form and provide soothing acoustics to the space and the surrounding residents.

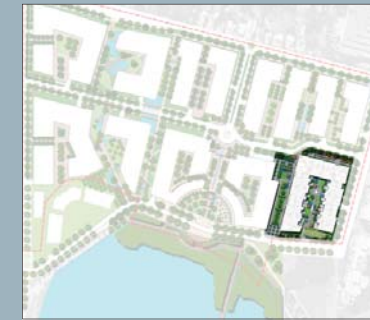
Principles

- Clear lineal paths with high quality central open space
- Incorporates safe, open outdoor seating areas to activate the precinct
- Canopy trees and possible structures that comply with CPTED and provide shade & amenity
- Use of deciduous trees for solar access in winter





stage one - landscape masterplan



Location Plan

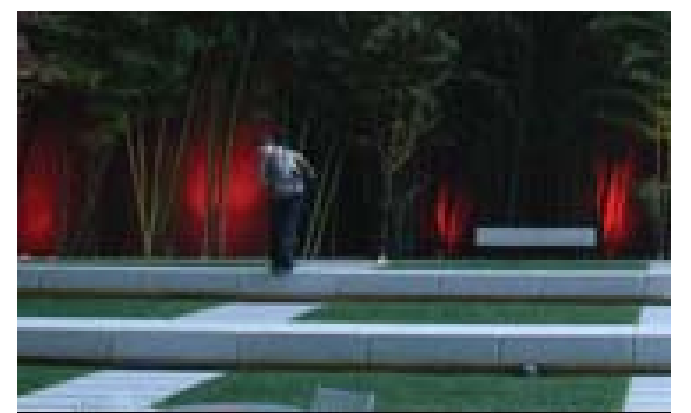
- 1 Canopy Walk (RL +14.00)
- 2 Stage 1 upper level courtyard (RL+8.20)
- 3 Stage 1 lower level courtyard (RL+5.00)
- 4 Stage 1 pocket park upper level (RL+10.50)
- 5 Stage 1 pocket park mid level (RL+8.20)
- 6 Stage 1 pocket park terraced gardens
- 7 Stage 1 pocket park lower level (RL+5.00)
- 8 Stage 1 Commercial square (RL+2.50)
- 9 Stage 1 courtyard level change
- 10 Stage 1 shaded pocket park
- 11 Stage One Boundary Line
- 12 Residents southern entry with security gate
- 13 Hamilton Crescent
- 14 Rothesay Avenue
- 15 Belmore Street
- 16 Existing Fig trees
- 17 Ground floor lobby entrance
- 18 1:14 Access ramps

Scale 1:500 @ A3

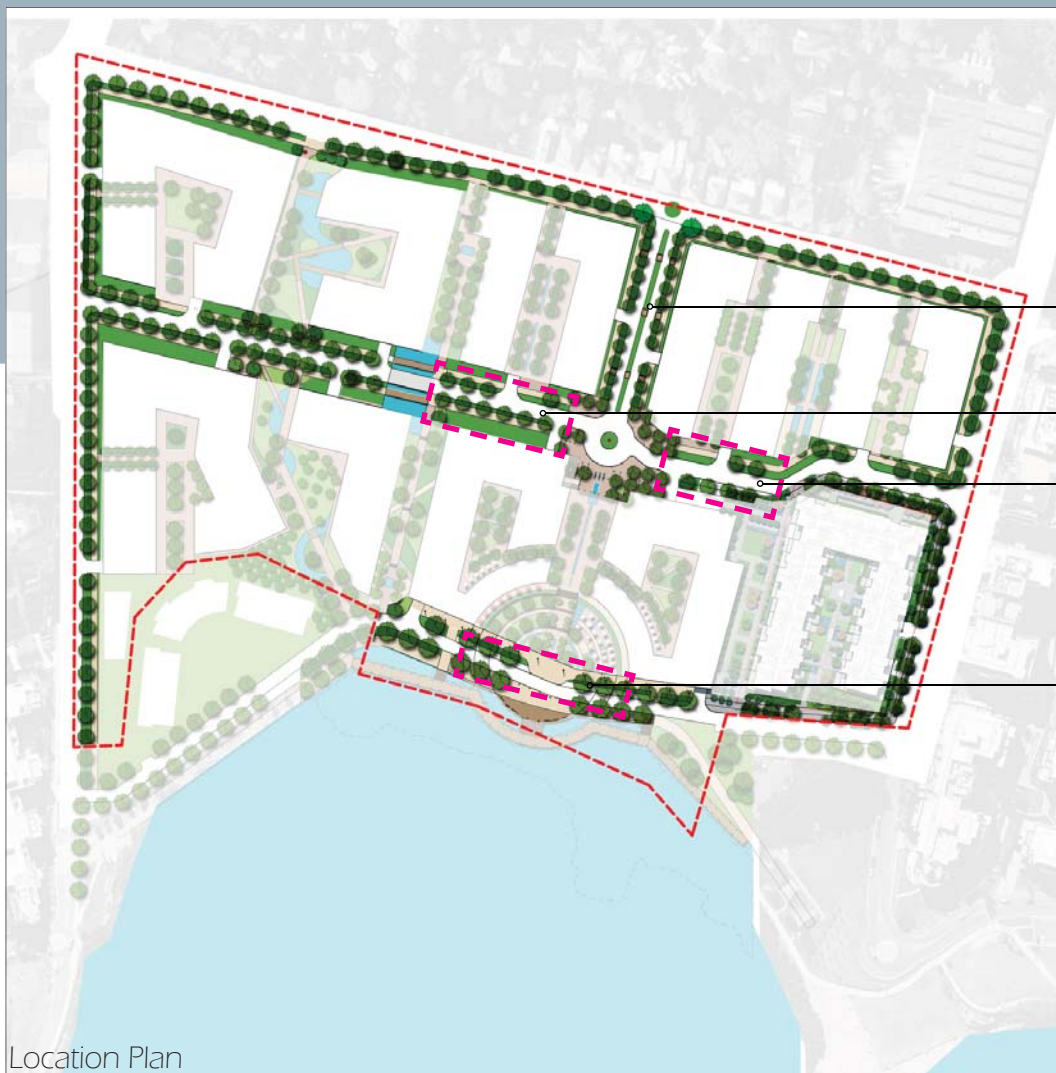


design intent

Stage One will be maintained and managed by the body corporate, the space is one of high quality with a design style that is intended to work seamlessly with the architecture. This high quality will be reflected in the choice of hardscape material, furniture palette and the size and condition of the planted material. External spaces will be of similar character, whilst catering for greater usage. Please see Stage One Project Application report for details on individual areas.

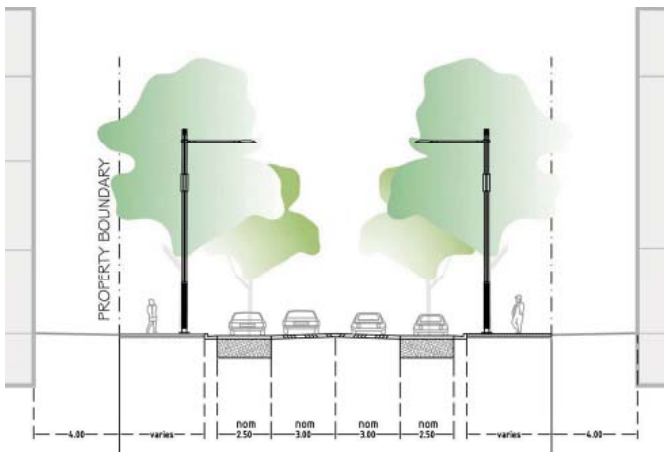


streetscapes

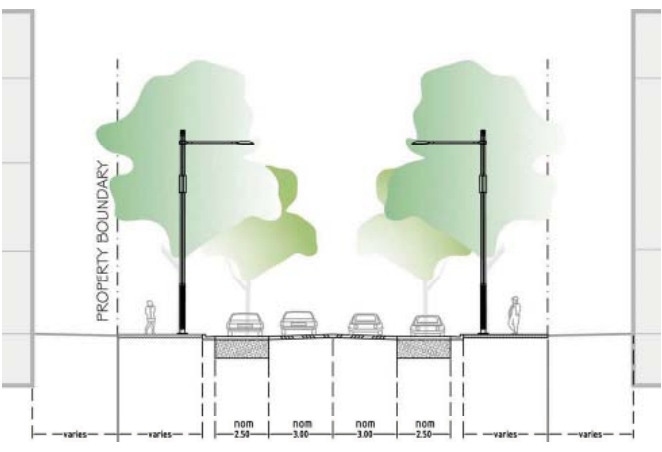


Location Plan

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Shepherds Bay - Nancarrow Road Section
Ryde City Council Guidelines



Shepherds Bay - Typical Street Section
Ryde City Council Guidelines

design intent



Nancarrow Road

Proposed shared surface

Proposed shared surface

Proposed shared surface



Example of shared surface

The Shepherds Bay Streetscape Character and Tree Species will reflect the character of the site whilst accommodating for the requirements of Council. The functional needs of pedestrians, cyclists and vehicular movements will also be paramount in the design of vehicular carriage ways.

The streetscape character will generally reinforce and enhance the road hierarchy to create subtle but distinctive streetscape precincts. The formal planting of mid to large size trees on Primary Local Roads (Dependant on Council approval) and the introduction of smaller native species on Secondary Local Roads will occur. A combination of both native and hybrid indigenous trees must dominate the selection of street trees to the internal roads.

Streets are to be designed to provide an appropriate level of on street parking with priority given to pedestrians and cyclists to provide a pleasant environment to promote walking and social activity.

Some key points are listed below;

Aspect and Views

- Strong visual associations with existing vegetation communities both native and cultural.
- Use of Landmark species to clearly identify entry points into the development.
- Strong emphasis to avenue planting with spacings of trees to enable canopies to touch when trees are mature.

Accessibility

- Continuity of streetscape character and connectivity to local and recreational paths linking the entire site.

Materials:

- Pathways will predominantly be robust contemporary materials such as exposed aggregate concrete. All driveway cross overs are to be of the same material in order to ensure visual continuity.

Plantings:

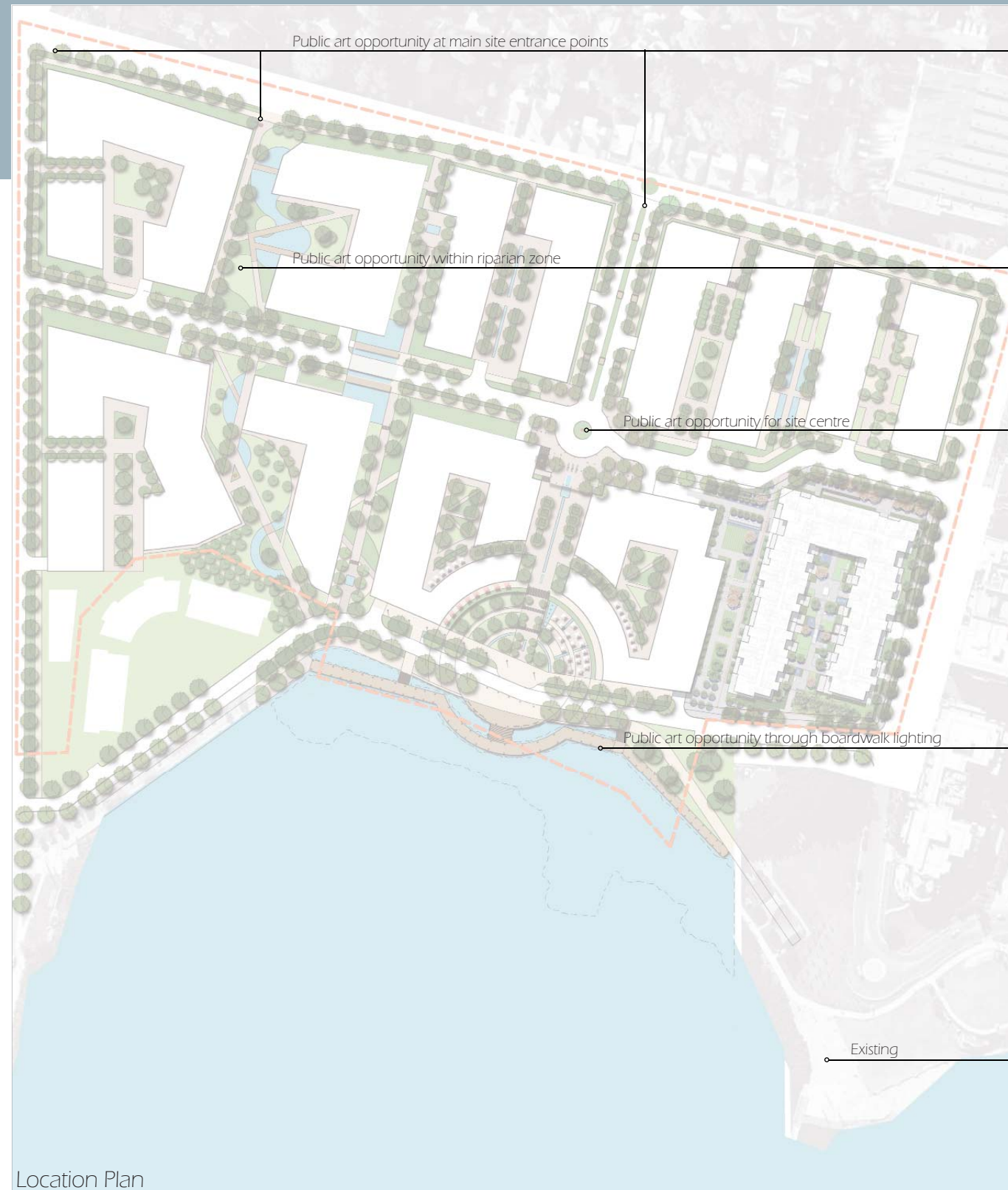
- Maximise landscaping in all streets while tailoring species selection to that of the local and site context.
- Preservation of plantings of culturally significant species to enhance the historic 'sense of place'
- Canopy trees to provide shade and visual amenity.
- Low shrub and groundcover planting using a mix of low maintenance plant species

Safety:

- All street trees will be carefully selected so that the pedestrian sight lines are well maintained.
- Street lighting and feature lighting will also be carefully designed to meet the safety criteria for pedestrian/cycle and car links.



public art strategy



Location Plan

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design intent



Example of entrance sculptures



Example of reflecting historical site use



Example of central vertical sculpture



Example of lighting sculpture for boardwalk



Existing foreshore sculpture to be extended

The public art strategy applied to the site will aim to trace the rich and diversified history that Meadowbank has enjoyed since settling in 1790. The aim of the public art is to allow users to appreciate how the site has been used over time and transformed into what they see today. This will involve exploring the major uses of the Meadowbank area including its history as a working farm, its connection with water, boating activities and its manufacturing & industrial history.

Public art will also be applied to the site for way finding, marking pivotal points & thresholds, signage and lighting. The public art will not be intrusive to users nor the landscape but rather work in a subtle manner and be integrated into the landscape design. It will also attempt to remain in line with the 2006 Art Strategy developed by Ryde City Council, and wherever possible establish strong connections and links with existing and proposed art that forms part of the strategy.

Preliminary studies have brought to the surface numerous possible artwork opportunities that such as using the form of a boats to inform seating designs, sculptural elements and water features. A lighting sculpture to mark the central point of the development, seen from surrounding areas and riverside is recommended. A sculptural element that will act as a way finding device to guide users through the waterfront mangroves and number of various quirky installations that allude to the former uses of the site such as the planted spanner seen below.

Continuation of the row boat pole sculptures along the foreshore reserve should also be considered.

indicative planting schedule - sitewide

SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
DECIDUOUS TREES					
	Pistascia chinensis #	Chinese Pistache	12m	As Shown	100L
	Plantus x Hybrida	Chinese Tallowood	12m	As Shown	100L
	Pyrus calleryana 'Chanticleer' #	Manchurian Pear	12m	As Shown	100L
	Sapium serbiferum #	Chinese Tallowood	12m	As Shown	100L
	Ulmus parvifolia #	Chinese Elm	12m	As Shown	100L
EVERGREEN TREES					
	Angophora costata	Smooth Barked Apple	20m	7 - 8m	200L
	Corymbia maculata	Spotted Gum	20m	As Shown	45L
	Cupaniopsis anacardiodes	Tuckeroo	10m	As Shown	75L
	Elaeocarpus reticulatus	Bleuberry Ash	12m	As Shown	75L
	Lophostemon confertus	Brush Box	20m	As Shown	75L
	Tristaniopsis laurina 'Luscious' #	Water Gum	12m	As Shown	75L
	Waterhousia floribunda #	Weeping Lily Pilly	8m	As Shown	75L
SHRUBS					
	Acacia parramattensis	Sydney Green Wattle	3-4m	As Shown	25L
	Acacia falcata	Sickle-shaped Acacia	2-3m	As Shown	25L
	Altenanthera dentata	Blood Leaf Irisene	1m	500mm	25L
	Banksia serrata	Dwarf Bottlebrush	1.0m	4m2	5L
	Cordyline sp.	Cordyline	2m	4m2	5L
	Dodenaea triquetra	Hop Bush	2m	2m2	25L
	Dodenaea viscosa 'Purpurea'	Purple Hop Bush	2m	2m2	25L
	Doryanthes excelsa	Gymea Lily	1.5m	1m2	25L
	Gardenia augusta 'Florida' #	Gardenia	1m	3m2	25L
	Kunzea ambigua	Tick Bush	3m	1m2	25L
	Murraya paniculata #	Orange Jessamine	3m	2m2	150mm
	Philodendron 'Xanadu' #	Xanadu	0.75m	5m2	200mm
	Syzygium sp.	Lilly Pilly	3m	1.0m	25L
	Viburnum odoratissimum #	Sweet Viburnum	6m	500mm	25L
	Westringia fruticosa 'Zena' #	Coastal Rosemary	0.75	500mm	25L
GRASSES & GROUND COVERS					
	Dichonra repens	Kidney Weed	0.2m	5/m²	150mm
	Dianella 'Breeze'	Paroo Lily	0.3m	7/m²	75mm Tube
	Dianella 'Little Jess'	Paroo Lily	0.4m	7/m²	75mm Tube
	Dianella 'Silver Streak' #	Paroo Lily	0.6m	5/m²	150mm
	Hardenbergia 'Purple Spray'	Native Violet	0.8m	3m2	150mm
	Hibbertia scandens	Snake Vine	0.3m	4m2	150mm
	Isolepis nodosa	Club Rush	0.7m	5/m²	75mm Tube
	Juncus usitatus	Common Rush	0.7m	7/m²	75mm Tube
	Liriope 'El Marco' #	Turf Lily	0.3m	5/m²	150mm
	Lomandra hystrix #	Mat Rush	0.7m	7/m²	75mm Tube
	Lomandra longifolia 'Tanika' #	Mat Rush	0.6m	7/m²	75mm Tube
	Poa labillardieri 'Eskdale'	Tussock Grass	0.6m	9/m²	75mm Tube
	Scaevola aemula #	Fairy Fan-flower	0.5m	7/m²	75mm Tube
	Trachelospermum jasminoides #	Star Jasmine	0.6m	5/m²	150m
	Viola hederacea #	Native Violet	0.2m	5/m²	100mm

- Denotes the plants specified for inteded use in Stage 1 development.

design intent

The Planting palette to be used throughout the site has been selected for it's suitability to fulfill the following criteria:

- Enhance the local character of Meadowbank
- Create a new defined precinct
- Remain in line with the City of Ryde's environmental policies
- Soften and visually reduce bulk/scale of built forms
- Provide buffering/screening to residential areas
- Contribute to habitats of the local fauna
- Minimise potable water use in the landscape

A wide selection of trees, both native and exotic, have been selected for the sites streetscapes and landscaped areas. Where possible local natives will be used to remain consistent with the vegetation communities found within the City of Ryde. Specific areas will see exotic species used for accent planting and foliage interest

Shrubs have been chosen not only for their aesthetic attributes but also functionality in terms of providing buffering and screening to residential precincts. Lush foliage and dense growing habits have been favoured.

Grasses and groundcovers have been selected from a predominantly native palette and will be aimed at softening edges and large areas of hardscape.

