

MACQUARIE VILLAGE CONCEPT PLAN DESIGN REPORT



INTRODUCTION

This Concept Plan Design Report provides an urban design rationale for the proposed Macquarie Village Concept Plan located at 110-114 Herring Road.

The site is located within the Macquarie Park Corridor and is currently a hotel, The Stamford Grand North Ryde. It is operated by Stamford Property Services.

This report will provide an overview of the Concept Plan which is then supported by an urban design analysis and design principles. The key issues in this report responds to the Director-General's Requirements. These include:

- Street structure
- Open space structure
- Built form structure
- Visual impact
- Staging
- Controls

Built form controls are provided to provide certainty for future development stages. It is intended that there will be two stages to this development. Stage 1 is the Project Application and is submitted concurrently with the Concept Plan.

Design scheme drawings are provided as information to demonstrate compliance with SEPP 65 and the Residential Flat Design Code.

The urban design outcomes in this report also reflect liaison with Department of Planning, the City of Ryde and a peer review process.



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A. CONCEPT PLAN DESIGN

Design Statement

The design intent is to create a new and vibrant community. The forerunner of a new era of housing and workplace development to the area. Similar to the way Moore Park Gardens and The Village, Baigowah offered and alternative lifestyle choice and building typologies in their areas.

It will be achieved by:

- Integrating the site and the new community into its context
 - Unlocking links within the street network of the Macquarie Park Corridor
 - Creating a new active street edge with good solar access and visibility
 - Achieving strong connectivity with local transport
 - Allowing pedestrian permeability through the site at accessible grades
 - Maintaining the bushland character along Epping Road.
 - Providing housing appropriate to the market and context
 - Providing well designed environmentally suitable housing
 - Supporting the housing with good urban design and high quality landscaped open spaces
 - Providing high quality communal facilities
 - Enhancing the safety and security of the area.
- Macquarie Village with its landmark building at the intersection of Epping and Herring Road will be a defining element of the Macquarie Park Corridor.



Figure A1.1: Illustrative Concept Plan



Figure A1.2: View of landmark building at the corner of Epping and Herring Road marking an important entry point to Macquarie Park Corridor

Proposed Development Summary

Site location: 110-114 Herring Road, Macquarie Park
Site size: 22,434 m²
GFA: 56,892 m²
FSR: 2.54:1

Indicative apartment mix:

- 1 Bedroom apartments x 342 (55%)
- 2 Bedroom apartments x 241 (38%)
- 3 Bedroom apartments x 43 (7%)
- Adaptable apartments x 73 (12% of total number of apartments)

Indicative apartment sizes:

- 1 Bedroom apartments: 53m² - 68m²
- 2 Bedroom apartments: 78m² - 100m²
- 3 Bedroom apartments: 107m² - 113m²
- Adaptable apartments: 61m² - 116m²

Non-residential uses

- Non-residential uses such as retail, commercial, recreational and community facilities: 1110m²
- 35 of the residential apartments at ground level are Small Office Home Office (SoHo's)

Carparking

- 715 residential car spaces provided in basement parking (65 car spaces are accessible)
- 76 on-street car spaces (17 car spaces included for retail/commercial uses)
- 40 bike/moped spaces

- Environmental Analysis**
- The site is located 40 degrees from magnetic north and has good solar access to the north-west frontages to buildings.
 - There is a 10m cross fall. The site slopes diagonally across the site from the corner of Herring and Epping Roads to the north-western corner. There are significant mature trees along the northern, western and southern boundaries of the site. This provides a landscape buffer between adjoining developments and Epping Road.
 - Traffic noise from Epping and Herring Roads will affect the site.
 - Views to the City skyline, Macquarie University, district views and 'bush landscape' views are possible from various parts of the site.

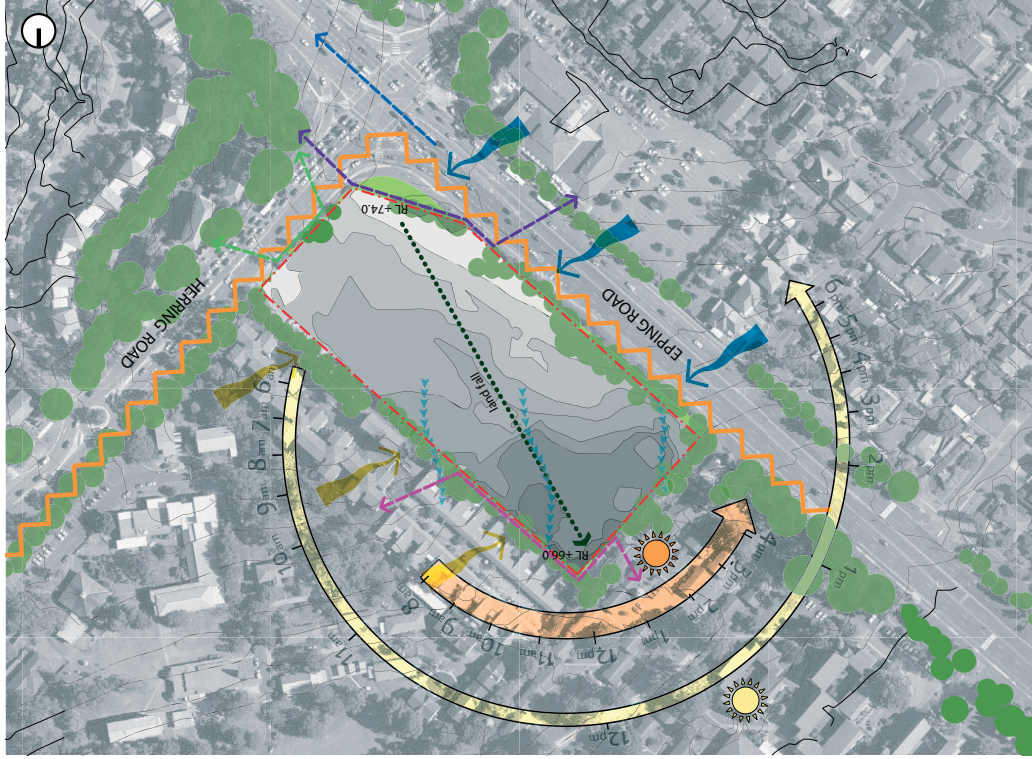
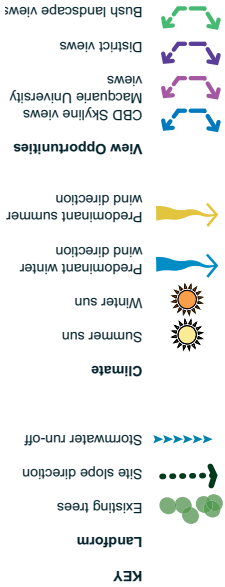


Figure A2.1: Environmental analysis diagram



Figure A2.2: View to south showing intersection, The Ranch Hotel and residential area.



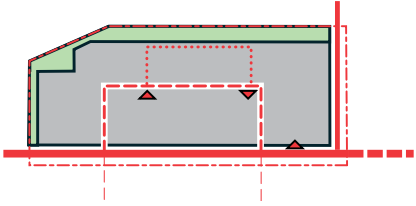
Figure A2.4: View to the north, Macquarie University's lands.



Figure A2.3: View to east showing residential area and Macquarie Park Corridor employment area beyond.

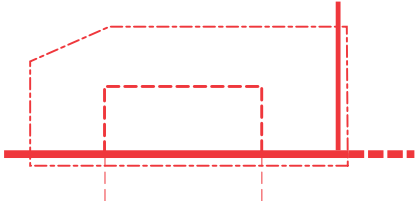


Figure A2.5: View to west along Epping Road



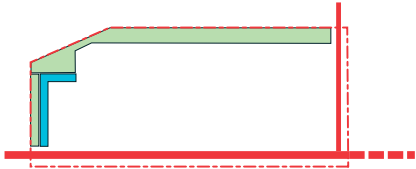
Parking + Servicing

- Provide visitor parking on streets.
- Provide clear entry points to underground parking.
- Ensure that underground parking does not encroach into green street setbacks
- Use the level change across the site to conceal servicing areas for garbage trucks.



Internal Streets

- Create shared ways for pedestrian and vehicular movements.
- Ensure that all buildings address and front either the internal street or new public street.
- Contribute to the future street network of Macquarie Park Corridor.



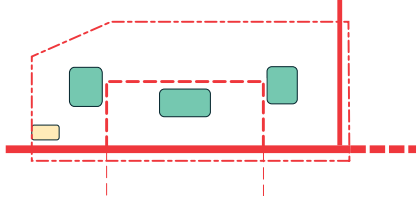
Setbacks

- Provide the deep soil zone within the 10m landscape setback and retain as many existing mature trees.
- Acknowledge the corner location of the site and provide a 5m setback to Herring Road. This will also ensure better relationship with ground level retail uses to the street.



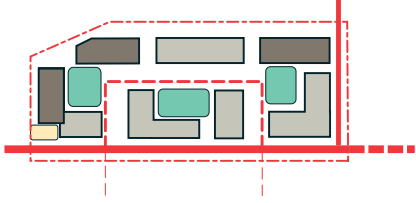
Connectivity

- Create a new publicly accessible street along the northern boundary. This will link with future redevelopment on adjacent sites
- Provide one half of a street along the western boundary. The other half will be completed with the redevelopment of adjacent sites.



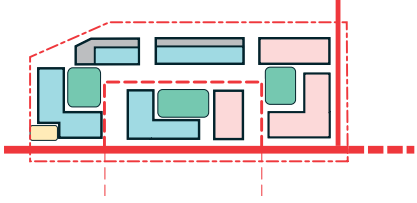
Open space

- Locate a new plaza at the intersection of Herring Road and the new public street that is associated with a cafe and other retail uses.
- Create a series of 'outdoor rooms' for residents to enjoy.
- Ensure open spaces are orientated to optimise sun access.



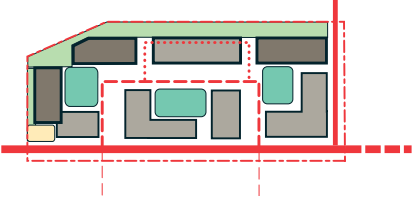
Built Form

- Locate taller buildings along the southern boundary to optimise solar access to open space and residential apartments.
- Provide modulation in building heights for buildings along Epping Road. This will create a skyline and reduce the bulk and mass of the buildings.

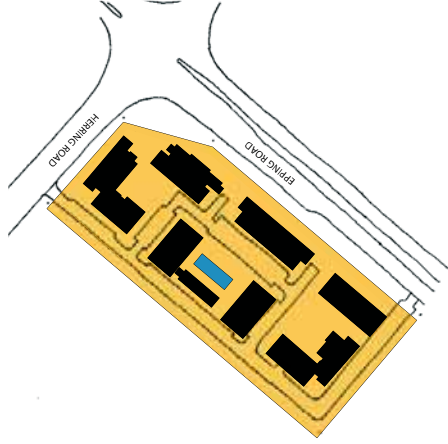


Land uses

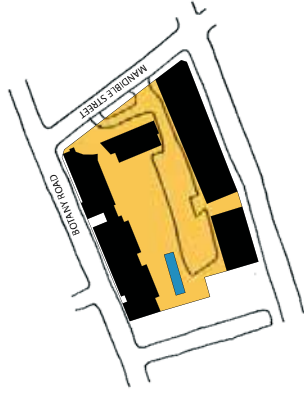
- Activate streets and plazas with non-residential uses such as retail, commercial and SoHo's.
- Create an 'Activity Hub' around the eastern end of the site close to Herring Road.



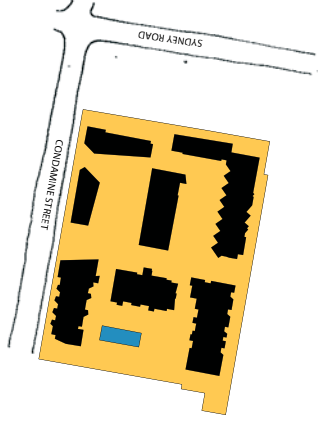
Concept Plan Structure



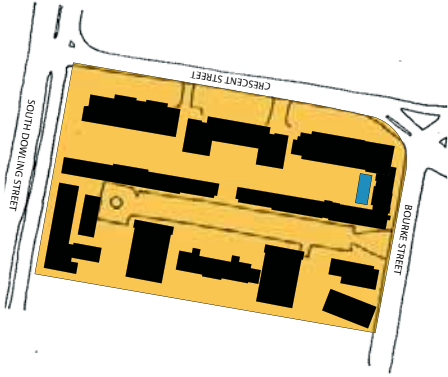
Stamford Grand
North Ryde
Site Area : 22,434 m2



The Hudson
Alexandria
Site Area : 13,051 m2



The 'Village'
Balgowlah
Site Area : 21,801 m2



Moore Park Gardens
East Redfern
Site Area : 26,298 m2

B. KEY ISSUES



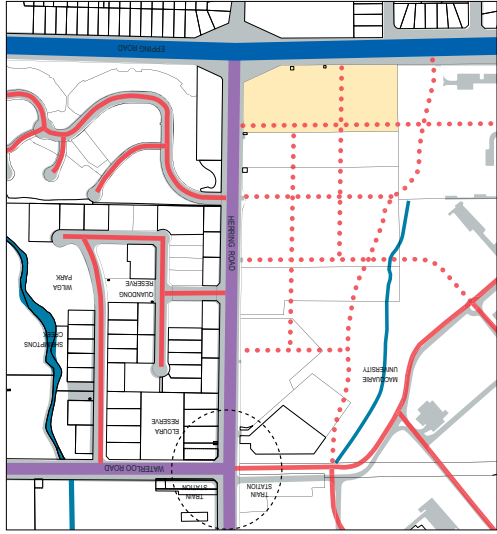
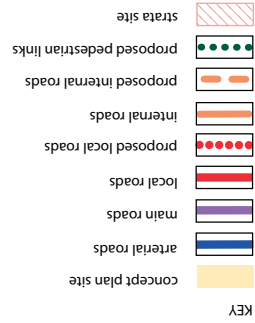


Figure B1.2 : Street structure - DCP diagram

- The Macquarie Park Corridor DCP:
 - Seeks opportunities to increase the permeability of the existing large street blocks as development occurs by proposing new streets.
 - The orange dotted line proposes the location of two local roads through the Stamford Grand North Ryde Site:
 - an east-west road along the northern boundary of the site; and
 - a north-south local road in the western part of the site.
 - Assumes that the site to the north of the Concept Plan will redevelop to contribute to the street network. This site is in strata ownership and is unlikely to redevelop and provide the new connecting roads.

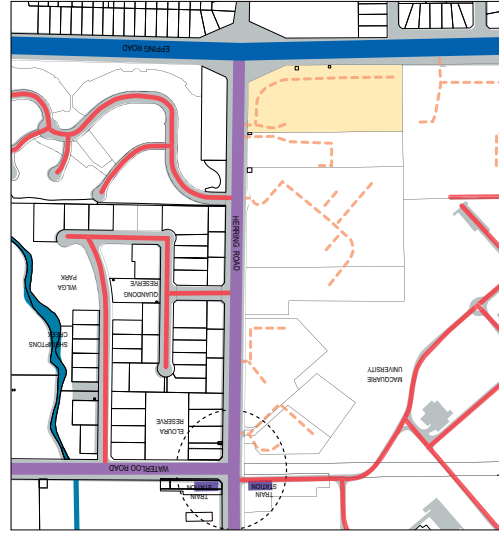
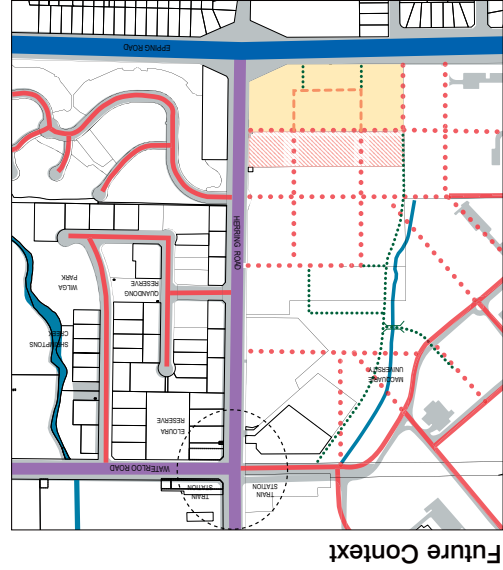


Figure B1.1 : Street structure - existing context diagram

- The existing street structure is characterised by its lack of permeability. This is due to the large street block structure defined by main roads and arterial roads. Within the large street blocks is the local road system of cul-de-sacs providing poor connectivity.
- Large sites in single ownership such as Stamford Grand North Ryde, Macquarie University and 128 Herring Road have private internal roads that connect each site to the surrounding main roads of Herring Road, Waterloo Road and Epping Road. These large sites in single ownership are not connected to each other.



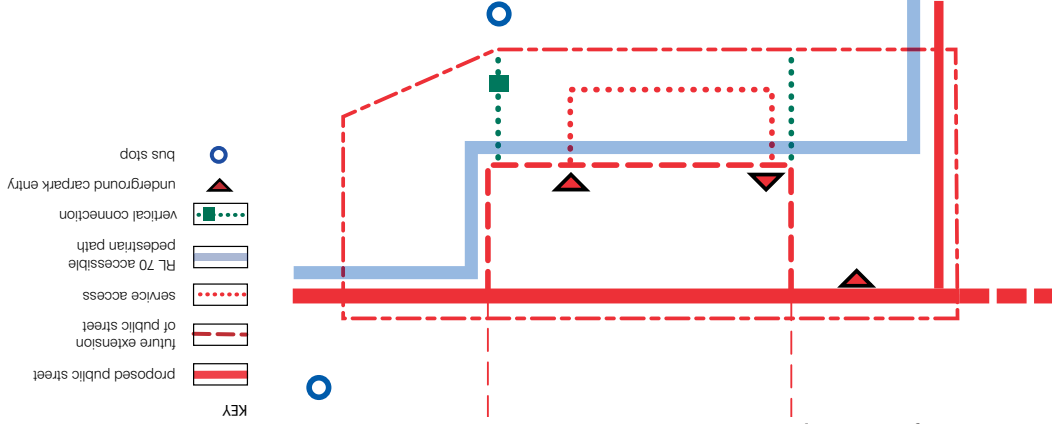
Future Context

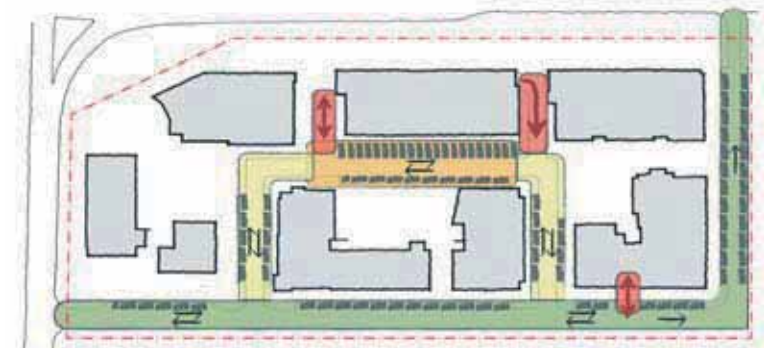
- 128 Herring Road and Macquarie University have lodged Concept Plans that depart from the proposed street structure of the Macquarie Park DCP
- The Concept Plan proposes new local streets along the northern and western boundaries of the site. These streets will be dedicated public streets. A This will ensure that all buildings in the Concept Plan will have a street address and frontage.
- Internal private shared ways will connect to the dedicated public street. These internal streets will provide access to car parking and servicing.

- Provide a new two-way public street (*Type 3 Street**) located along the northern boundary.
- Provide 'half' a new public street (*Type 3 Street**) located along the western boundary. This will be a one way street until redevelopment occurs on the adjoining site providing the other 'half' of the street.
- Create an accessible graded pedestrian path (approximately at RL70) connecting the site to Epping Road.
- Provide pedestrian access to and from the proposed new public street to Epping Road.
- Ensure direct and easy access for pedestrians through the use of lifts and stairs to the bus stop and Epping Road.

* Please refer to *Type 3 - Tertiary Streets, Macquarie Park Corridor Development Control Plan*

Connectivity of the Spatial Network





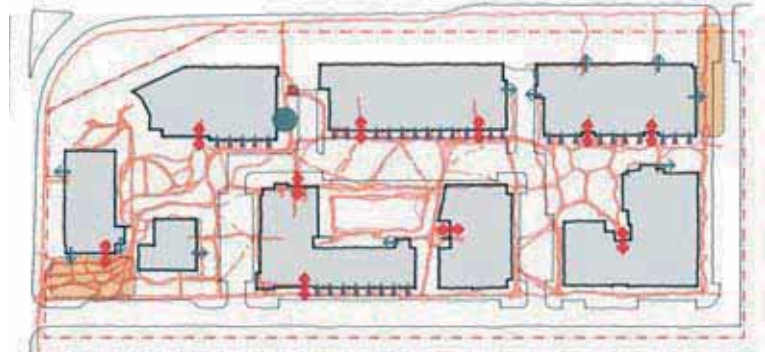
Vehicular Access

The street and road network seeks to form a hierarchy of vehicular access throughout the site, to result in a legible connectivity strategy responsive to local planning considerations and the functionality of the Macquarie Village Concept Plan for residents.

The Street network includes:

- two - way Type 3 Street along the northern boundary;
- one - way Type 3 Street along the western boundary;
- two - way Internal Street including shared pedestrian zone;
- service access and car park entry ways which connect into the site road network.

Figure B1.5: Vehicular access diagram



Pedestrian Access

The pedestrian access strategy has been established to encourage transparency throughout the site. In combination with the road hierarchy, the pedestrian strategy looks to establish key access nodes at points of high connectivity connected by a series of well defined footpaths and walkways. These key nodes include:

- Primary building entries, generally located on key circulation paths and roads with a high level of pedestrian connectivity
- Secondary building entries, primarily located adjacent to the shared pedestrian / vehicular roads - creates high level of permeability to the built form;
- On grade access to site located adjacent to Local (type 3) road;
- Stair and lift access to Epping Road and existing bus Stop

Figure B1.6: Pedestrian access diagram

KEY

VEHICULAR ACCESS

Local Road

Internal Road

Shared Zone

On Street Parking

Traffic Direction

Car Park Entry / Exits

PEDESTRIAN ACCESS

Primary Building Entries

Secondary Building Entries

Fire Egress

Pedestrian Flow

On Grade Access to Site

Stair Access to Site

Lift Access to Site



Existing Context

- There is an existing landscaped street setback to both Epping and Herring Roads. There are substantial, mature trees located in these street setbacks



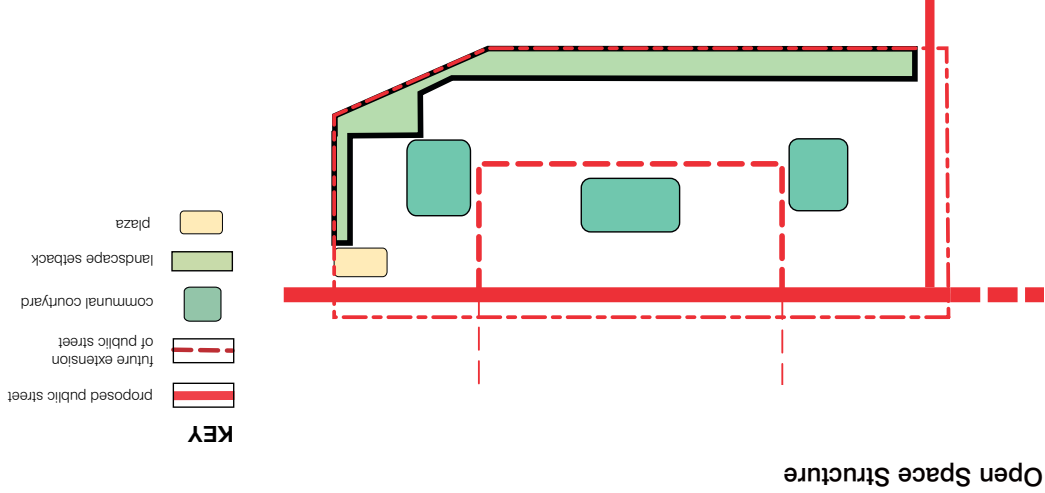
Macquarie Park Corridor DCP

Figure B2.2: Open space structure - DCP diagram

- A 10m green street setback is required in the Macquarie Park DCP for the Epping Road and Herring Road boundaries of the site.

KEY

existing open space	
proposed open space/ stormwater management corridor	
communal open space	
plaza	
road network	
creeks	



Open Space Structure

Figure B2.4: Open space structure diagram

- A large landscape setback to retain existing trees and maintain the bush landscape character.
- A publicly accessible plaza is located at the eastern end of the development adjacent to the new public road and is associated with cafe uses. The plaza is orientated to optimise sun access.
- The proposed courtyards in the development provide communal open space for the residents.
- Ground level private courtyards for garden apartments.



Future Context

Figure B2.3: Open space structure - future context diagram

- Buildings are setback 10m to provide a green street setback along Epping Road in the Concept Plan proposal. This is consistent with the Macquarie Park DCP
- Along the Herring Road boundary, a 5m green street setback is proposed. This will:
 - Respond to its corner site location and improve the urban form and spatial definition of the corner.
 - Provide a better relationship between ground level SoHo uses and the street.
 - Enhance the casual safety and surveillance of Herring Road.
- Publicly accessible plaza located on Herring Road contributing to the series of plazas along Herring Road. This plaza will be activated by a cafe and is located close to a bus stop
- Communal open space for the residents

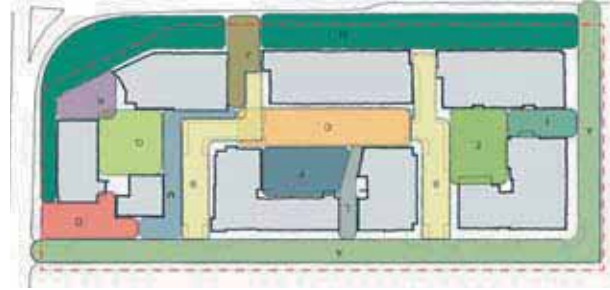
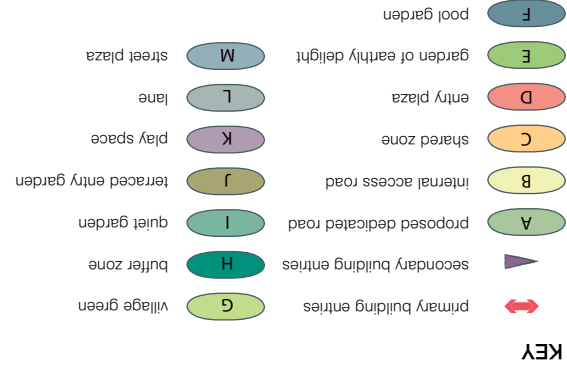


Figure B2.5: Key spaces diagram



Overview

The overall landscape concept for Macquarie Village is based upon the following key design principles by:

- recognising and reflecting the importance of the site and its key location on the corner of Herring and Epping Roads;
- enhance the identity of the site and provide a series of logically well connected landscape spaces;
- providing clearly legible and safe pedestrian connections throughout the development and with the surrounding streets;
- reinforcing the main internal street as the primary structuring device for the development;
- incorporating simple design treatments and a selection of robust landscape materials that minimise maintenance;
- retaining the majority of existing trees particularly along the Epping Road frontage;
- providing a planting palette that provides a distinct landscape character that utilises a combination of native and exotic plant material; and
- incorporating water sensitive urban design initiatives in the streetscape and other locations where appropriate.

The landscape concept proposes various landscape zones and spaces that will reinforce the character of the site all of which are connected by a well defined pedestrian circulation pattern.

The mixed use development has the opportunity to enhance the urban qualities of the area and to create a place that will be active and vibrant by encouraging interaction and use of the of the external spaces at all times of the day.

Internal Street Network

An east-west Shared Street in the centre of the development acts as the key organising device for the entire site. All buildings, lobbies, gardens and pathways can be identified and accessed from this area. Two 'dedicated' public roads will provide vehicular access to the site and contain a significant WSUD component.

Village Gardens

The public domain will comprise a number of interconnected spaces. The 3 main communal gardens – The Village Green, Pool Garden and Garden of Earthly Delights, are communal garden spaces for people to sit, relax and enjoy. Each area has a different character and function, expressed through the diversity of scale, forms and planting. The transitional spaces between these elements allow people to access the building lobbies and provide cross connections through the site. They also include a Shared Street zone which acts as a linear connector between the main communal spaces and can also be considered the main arrival point to the Village. The majority of the landscape will be created over carpark structure with the exception being the proposed dedicated roads and buffer planting along Epping and Herring Roads.

OPEN SPACE CONCEPT B2

Landscape Concept Plan



Figure B2.6: Landscape masterplan

Streets

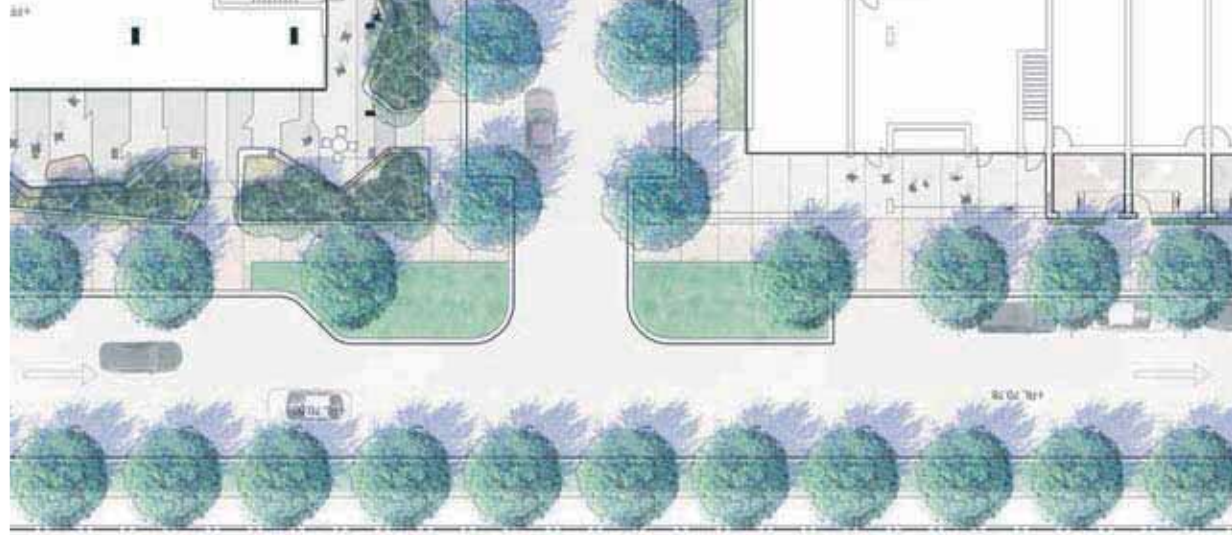


Figure B2.7: Detail plan of proposed dedicated road

Components:

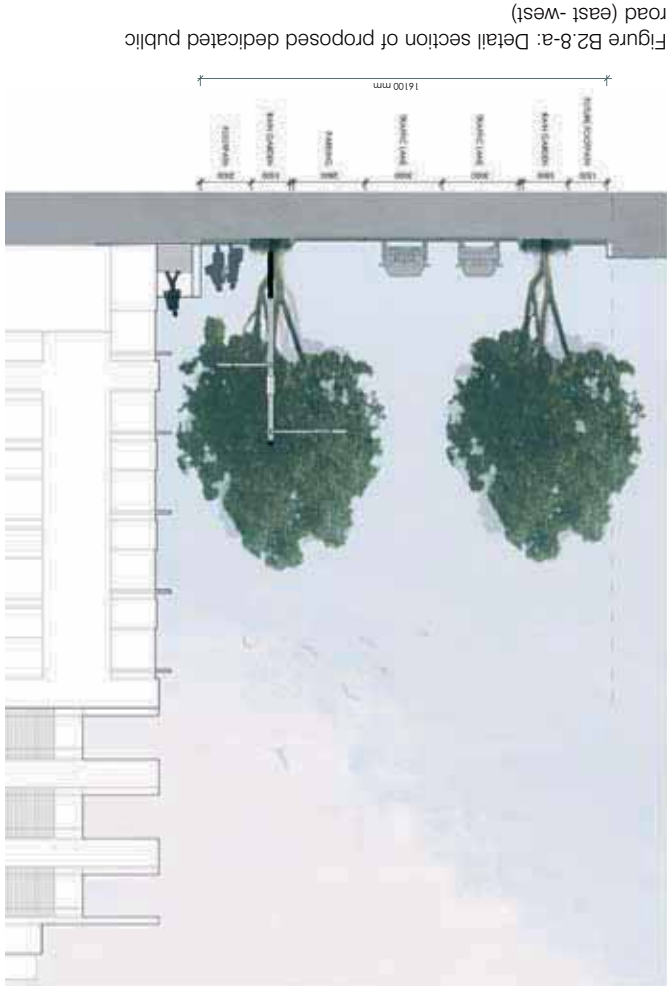
- on street parking
- water treatment in
- raingardens
- native street tree
- planting
- lighting
- seating
- wayfinding
- signage

Proposed Dedicated Public Road

There are two proposed dedicated public roads within the project boundary which are proposed to be dedicated to and ultimately maintained by Council.

The primary east-west connection off Herring Road and through the development will accommodate the majority of vehicular traffic to and from the site. This road is the principle entrance to the development and acts as the street address for several of the residential apartment buildings. The street has a continuous rain garden along the northern side and at regular intervals along the south side to assist with the treatment and cleaning of stormwater before it enters the Lane Cover River. This road will be planted primarily with *Tristaniopsis laurina* (Water Gum).

The proposed dedicated road running north-south will connect the east-west road and Epping Road in the future and will be planted primarily with *Angophora costata* (Sydney Red Gum).



Streets



Figure B2.10: Detail plan of internal road



Figure B2.11: Detail section of internal road

- Components:**
- on street parking
 - street tree planting
 - lighting
 - wayfinding
 - signage
 - bike racks



Figure B2.12: Precedent images

Internal Access Road

The two internal access roads act as primary vehicular and pedestrian connections between the east-west proposed dedicated public road and the carpark and lobby entries for the buildings. These two streets directly interface with two main landscaped gardens as well as with the internal shared street.

Streets

Shared Zone

The Shared Zone provides an internal east-west connection for pedestrians and vehicles and also provides on grade car parking for residents and visitors. All of the main landscape spaces and buildings are directly visible and accessible from the Shared Zone, with much of the pedestrian path network linking directly to it. The space incorporates a shady avenue of large street tree planting and WSUD tree pits. The street treatment designates it as a pedestrian priority zone. The ground plane will be textured using different aggregates and finishes of concrete in a sophisticated pattern to provide a human scale and 'calm' traffic. The large avenue planting will help to reduce the scale of the buildings and create an intimate transitional space for pedestrian connection across site.

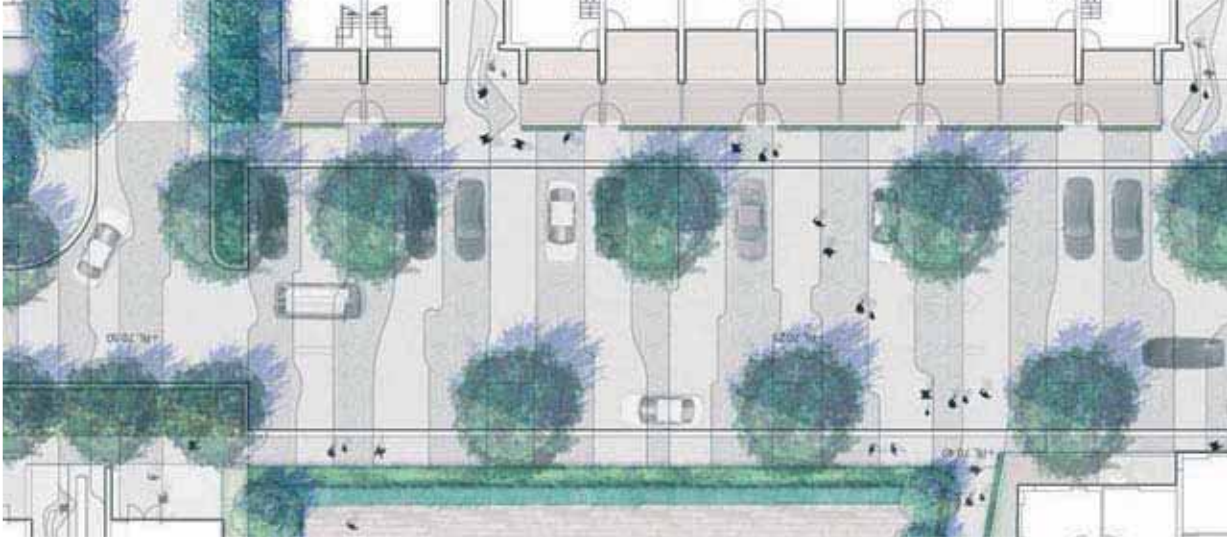


Figure B2.13: Detail plan of shared zone



- Components:**
- special paving
 - identity + entry
 - on street parking
 - bike racks
 - lighting
 - seating
 - signage
 - wayfinding

Figure B2.14: Detail section of shared zone



Figure B2.15: Precedent images

Open Spaces



Figure B2.16: Detail plan of plaza



Figure B2.17: Detail section of plaza

- Components:**
- cafe seating
 - palm trees
 - identity + entry
 - timber deck podiums
 - signage
 - wayfinding
 - bike racks



Figure B2.18: Precedent images

The Entry Plaza is an open outdoor paved seating area which provides opportunities to meet, to sit, relax or eat lunch. It will also be a visually interesting space to simply pass through. There is the potential to reuse some of the existing Phoenix canariensis (Canary Island Date Palms) from site. The active uses of the surrounding buildings allow the external space to be used for cafe seating, and also acts as a social space for the residents of Maquarie Village. Large colourfully planted planters provide a buffer against the road and help direct people into the site. Car park exhaust vents will be integrated into high quality timber elements and feature planters.

Entry Plaza

Gardens of Earthly Delight

This garden has been designed to incorporate a series of intimate function-specific spaces within the context of the larger shared garden as well as being an interesting space to be viewed from above. It has an informal pathway providing residents with at grade access to the various building lobbies.

Undulating topography and planting define small, domestic scale garden rooms that are enclosed and sheltered. These rooms contain elements including seats and tables as well as overhead timber canopy structures that provide visual and audible privacy to the apartments above. Several 'rooms' are proposed with specific functions including: the 'Dinner Garden', 'The Lounge', 'The DayBed', and 'The Fire Pit'. Each are intended as private social spaces to be activated throughout the day as well as early evening and night.



Figure B2.19: Detail plan of Gardens of Earthly Delight



Figure B2.20: Detail section of Garden of Earthly Delight

- Components:**
- shade
 - seating + tables
 - outdoor rooms
 - lush planting
 - flowers + foliage
 - scents + colour

Figure B2.21: Precedent images





Pool Garden

The pool garden provides opportunities for social interaction for all residents. It is a place to swim, soak up the sun or just relax and read a book.

The layered vegetation, with sub-tropical planting along the pool edge, provides a buffer to the buildings and helps create an internally focussed space. On the northern side of the pool a large canopy structure and custom designed seating create a resort feel to the garden and also providing visual privacy from the apartments above.

The lush character is continued with textured ground surfaces and strappy understory planting. The pool garden, and pool itself, will be fully accessible with an equal access ramp.

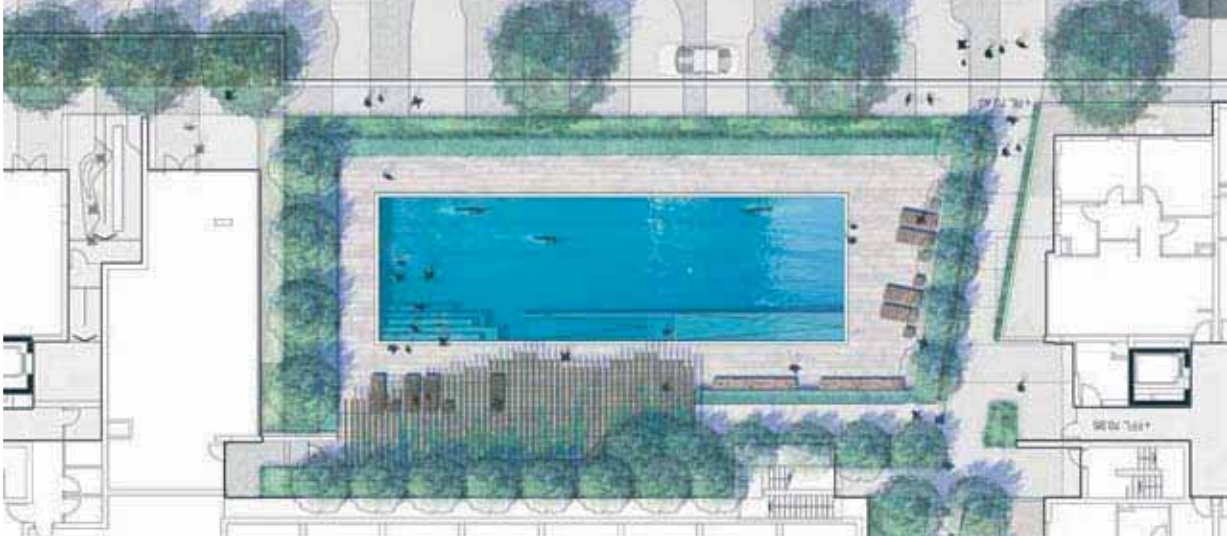


Figure B2.22: Detail plan of pool garden



Figure B2.23: Detail section of pool garden

- Components:**
- 20 metre pool
 - pergola shelter
 - seating
 - lush planting
 - lighting



Figure B2.24: Precedent images

The Village Green

This garden consists of a series of simple lawn terraces that take advantage of good solar aspect to provide a space that can be used informally by the residents.

The open lawn area allows for flexibility of use including the erection of small marquees and similar small scale temporary arrangements or informal ball games for small children.

The generous terraced turf steps help negotiate the change in grade between east and west and provide an open character for the garden. It also has opportunities for sculptural elements and installations.

The garden space is wrapped with densely planted *Eucalyptus leucosylon* 'Euky Dwarf' (Dwarf Yellow Gum) creating a natural edge to the space.



Figure B2.25: Detail plan of Village Green



Figure B2.26: Detail section of Village Green

- Components:**
- a place for respite
 - a place to view from above
 - a place for intimacy
 - a place to lounge in the sun
 - stairs
 - lush planting
 - low canopy

Figure B2.27: Precedent images





The PlaySpace is a small garden room connecting to the Village Green incorporating basic custom design play elements and a graphic soft-fall surface.

The play equipment will be designed primarily for use by younger children with other complimentary facilities such as integrated seating, BBQ, picnic table and small canopy as integrated seating, BBQ, picnic table and small canopy structures being incorporated into the space. The space will be defined by bold, tactile, massed planting to its edges.

PlaySpace



Figure B2.28: Detail plan of PlaySpace



Figure B2.29: Detail section of PlaySpace

- Components:**
- soft fall
 - bbq
 - outdoor seating and tables
 - shade canopy
 - play equipment for small children



Figure B2.30: Precedent images

Epping Road Buffer

The buffer planting incorporates much of the existing trees and vegetation already existing on the southern edge of the site. In addition to the existing vegetation dense, infill planting of *Syncarpia glomulifera* (Turpentine) and other native forest species such as *Angophora costata* (Sydney Red Gum) will help mitigate the visual bulk of the buildings from Epping Road.

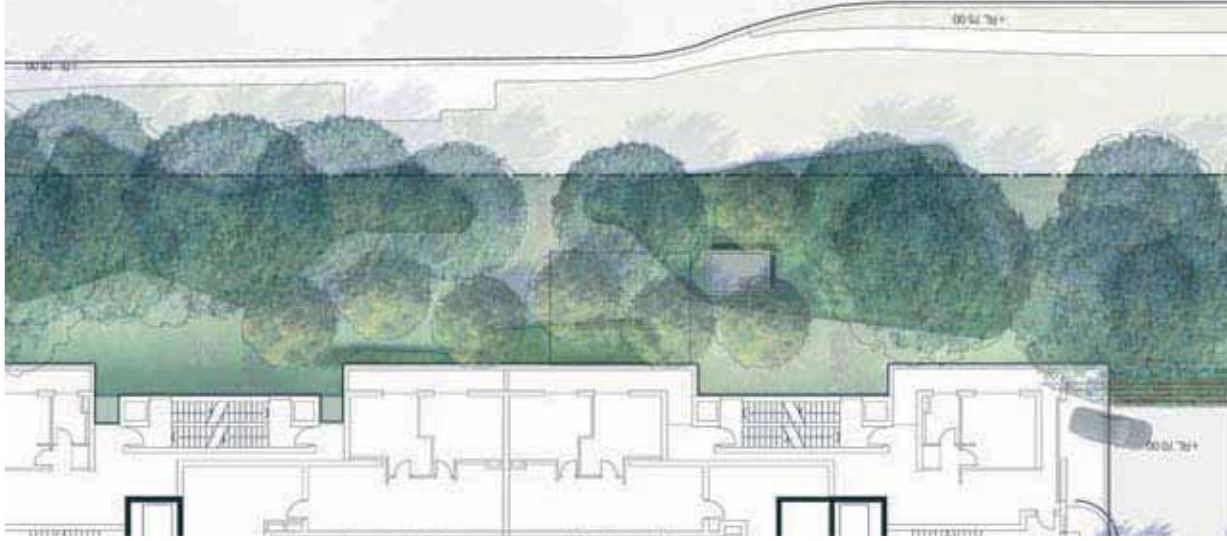


Figure B2.31: Detail plan of Epping Rd buffer



Figure B2.32: Detail section of Epping Rd buffer

- Components:**
- buffer planting between private gardens + Epping Road
 - existing vegetation
 - layered vegetation
 - density + height
 - dense screen planting
 - colour + texture



Figure B2.33: Precedent images

Open Spaces



Figure B2.34: Detail plan of Entry Garden



Figure B2.35: Detail section of Entry Garden

- Components:**
- stair + lift connections to Epping Road + public transport
 - buffer + transition zone between private gardens + Epping Road
 - dense screen planting



Figure B2.36: Precedent images

Entry Garden

This area provides the main pedestrian entry to the development from Epping Road. It is ideally located adjacent between the existing road level and the new internal street and footpaths will be via both stair and a publicly accessible lift.

The planting will be lush with an emphasis on combining species with differing form and texture, flower and scent and layering for density and height.