

Whiteside Street, North Ryde

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Landscape Design Statement

This statement should be read in conjunction with ASPECT Studios Landscape Plans; LA01, LA02, LA03 Rev K (Jun 2011)

Landscape Design Summary

ASPECT Studios were commissioned by EG Funds to prepare landscape drawings for the proposed residential redevelopment in North Ryde. The development site consists of a series of local farming and residential lots bounded by Epping Road to the north, Whiteside Street to the west, and David Avenue to the east. The southern edge of the site backs onto existing residential lots. Road access to both Whiteside and David Avenue is via a road easement between existing residential lots. Between the northern edge of the site and Epping Road is a wide expanse of redundant land owned by the RTA. This proposal includes a scheme to revitalise this land.

The landscape scheme intends to:

- Provide a 'green buffer' to the proposed development to assist in integrating the buildings into the surrounding urban and residential fabric;
- Unify the various open spaces within the site through material choice, colour, spatial geometry and planting selection;
- Provide adequate privacy through walls, fences, screens and planting;
- Provide sufficient soil depths for intended plants;
- Utilise robust materials and planting to avoid intense maintenance regimes;
- Adhere to WSUD and ESD principles in terms of stormwater management, selection of low water-use plants and porous ground surfaces;
- Revitalise the existing RTA land to create a more appealing open space;
- Provide new public connections through the site that extend existing pedestrian and cycle links;
- Provide communal spaces that allow and encourage gardening and other social activities for residents.

A description of the landscape spaces are as follows.

Through-site link

The through-site link acts as an important vehicular, pedestrian and cycle link into the existing road and footpath network.

A two-way, 6m wide shared way is proposed entering the site from Whiteside Street. To continue the link through the site, a 1.5m wide footpath and cycleway is proposed from the shared way through to David Avenue. The pavement surface of the shared way is a unit paver to match proposed footpaths and will be kerb-less, to highlight it as a slow zone area. Visitor parking is provided along both sides of the shared way.

Community Garden

The inclusion of community gardens on the site provides residents with the ability to grow their own produce as well as to become involved in a resident-based activity, providing opportunities for strong social interactions. The gardens reflect the market gardening and orcharding history of the locality pre-1950s urbanization.

The space consists of raised garden beds for seasonal vegetable planting, as well as permanent planting of herbs and other edible plants. This on site production of food will promote self-sustainability and community. A barbeque and covered outdoor dining facilities have been provided to create opportunities for resident interaction and social activities beyond gardening alone. Storage areas for tools, a notice board and sink will be included for residents' use.

Communal Courtyard

Situated to the north of the site, this space provides a large area for community gathering, an important buffer to the existing low density residential developments, and a space experienced and viewed by the proposed units. Materials and plants have been selected to provide an attractive outlook from above, whilst creating inviting spaces for passive recreation and respite.

The areas has been designed to provide a usable turf space and is surrounded by gravel and planting to maximise permeable ground surfaces.

Species selection aims to provide variety of form, textures and colours, creating a rich planting outcome. A collection of native and exotics have been utilised, all being climate appropriate and robust to maximise aspect benefit and minimise water and maintenance input.

The communal courtyard has a 2.6m masonry wall adjacent the RTA land boundary to provide acoustic protection. The wall is set 1m from the boundary to allow dense screen planting on both sides of wall.

Private Courtyards

A pad of timber decking within gravel and low planting is proposed for each courtyard as a flexible design that can be easily adapted by residents to suit their needs. One or two small flowering trees have been selected for individual courtyards. Buffer planting in the communal spaces also enhances the courtyards with the borrowed landscape assisting in strengthening the 'green outlook' for the residents.

To the southern side of proposed buildings, shade-tolerant plants have been proposed to create a successful landscape outcome in the limited sun exposure whilst providing a buffer to private courtyard spaces.

Public Pocket Park

Situated in the northern corner of the site, the public pocket park provides an important link to Epping Road for pedestrians to and from the development. A path connects into the existing footpath on Epping Road, and extends through to the through-site link promoting opportunities for a finer grain pedestrian network to link in with existing residential areas.

Buffer Planting

The western, southern and eastern edges of the site share boundaries with existing low density residential properties. Dense, consolidated shrub and tree planting is proposed on all edges to provide a buffer to the properties, and minimise any overlooking issues from the new development. The shrubs selected consist of a mix of native and exotic species, chosen for their dense form and low water and maintenance requirements.

RTA land

The area to the north of the site area adjacent Epping Road is an unappealing and largely unused space which is owned by the RTA. Currently the space is largely overgrown with weedy tree and shrub species.

The landscape proposal aims to revitalise the space and create an attractive open public reserve. A new avenue of large native trees, and low understorey planting will be established to create a buffer from the road whilst retaining sightlines important for security. The proposed planting provides a green outlook for the development, and extend the character of wide planted setbacks already established in the Ryde area.

A new 2.5m wide shared pedestrian and cycle path is proposed to link in with existing path networks. A bus layback and bus shelter have been included in an indicative location that may be a desirable outcome for this area.

Whiteside Street upgrade

The landscape proposal shows Whiteside Street to be upgraded with tree planting and a footpath connecting to the RTA lands proposed shared cycle way and footpath. A two-way, 6m wide road is proposed entering the site from Whiteside Street via a roundabout. Refer to Traffic report for further detail.

Sustainable Design Principles

The design, material selection and construction will incorporate the following sustainable design principles:

Environmental

- Water sensitive urban design – pavement design facilitates run-off minimisation,
- Use of plants that require low levels of irrigation,
- Biodiversity - use of predominantly native plants to encourage fauna
- Carbon sinking - planting of large quantities of trees that will have long lives
- Use of recycled site water for irrigation,
- Use of recycled materials (mulch, aggregates, soil),
- Use of robust hard materials (consideration of material life cycle),
- Direct pavement run-off towards soft landscaped (permeable) areas as much as possible
- Capture roof water / store / filter and use for irrigation

Social

- Well-designed spaces that will provide a variety of programmed and multi-use spaces to allow for changing recreation needs over time,
- Carefully designed public domain that creates safe, attractive and vibrant recreation and entertainment opportunities.

Water Storage and Use System

All roof water, relatively clean water that will require minimal treatment prior to use, will also be collected and stored within this tank, located under the vegetable garden area and the road on the western edge of the site. The tank has been designed to include internal division to allow cleaning, allow access for inspections and will have an overflow connection to the adjacent storm water mains.

Captured water will be used for toilet flushing and irrigation purposes and excess water will be stored for slow discharge into the stormwater system.

Crime Prevention through Environmental Design

The public domain and communal areas have been designed with regard to the following principles which intend to minimize the opportunity for crime:

Surveillance

- The new buildings will overlook the public domain and communal areas,
- New roads, through-site links and pedestrian and cycle footpaths will increase activities at ground floor and will bring people to the site throughout the day and night,
- The landscape spaces have been designed with minimal visual blockages at the mid story level by utilizing planting that is up to 600mm high, combined with tall trees with branches occurring above 2m high.
- Public domain lighting will be included to illuminate all thoroughfares at night.

Access Control

- The new public domain and communal areas have been designed to attract users (of all ages),
- The only private domain areas are within the building and courtyard spaces adjacent to units, which is clearly delineated from the public domain and communal spaces.

Territorial reinforcement

- The communal spaces are clearly defined for use by residents and have been designed for comfort, aesthetics, amenity. All communal spaces offer a wide variety of uses that encourage residents to inhabit the spaces, gather and socialise.

Space management

- The public domain and communal spaces have been designed with regard to their ongoing maintenance and will utilize robust materials to enable an ongoing high quality level of presentation.