

PUBLIC DOMAIN & OPEN SPACE STRATEGY

Generally

JMD Design has been commissioned by Landcom to prepare a public domain and open space strategy for the Airds Bradbury renewal project.

This report describes the proposed principles and strategy for the Airds Bradbury Renewal projects which seeks to make a positive contribution to establishing the long term character of the new suburb through the embellishment of the public domain and open spaces including street tree planting, front allotment fencing and public open space embellishment.

The landscape character of the development is strongly influenced by the adjacent Georges River Bushland Reserve to the east and Smiths Creek Reserve to the north.

The existing character of Airds Bradbury is relatively dense clusters of residential development surrounded by extensive areas of cleared land and bushland.

The future Airds Bradbury suburb will comprise of residential development with an eastern edge of bushland, more legibly integrated into Bradbury proper through the provision of collector road connections and the rejuvenation of the services corridor.

The public domain and open space areas will provide both legibility and unity to the suburb. The functional and operational restrictions placed on the public domain leads to the adoption of a strategic approach in the identification of the areas which may deliver maximum impact in the elements of the public domain. The critical areas within the open space, the town centre and the streetscape have been highlighted to maximise the potential outcomes delivered by the public domain and open space strategy.

It should be noted that as part of the HNSW 'Green Street' Program substantial numbers of semi-mature street trees have been planted in the existing streets. Where possible these trees will be retained and supplemented.

A. STREETSCAPE

The landscape character of the street is created by well defined front gardens, street trees and the visibility of backyard trees beyond the house. The streetscape is a major contributor to the quality of the overall neighbourhood. (Built Form Guidelines for Landcom Projects May 2008)

Street hierarchy and streetscape strategy objectives:

- Establish a logical street hierarchical pattern.
- Facilitate easy accessibility within the site by building and augmenting where necessary, the existing street layout and hierarchy.
- Reinforce connections to existing road patterns adjoining the site.
- Provide strong repetitive elements of appropriate character and in scale with the residential development to create a unity for the suburb.
- Highlight gateways and nodes to provide legibility within the suburb
- Promote solar access through the use of deciduous trees

The landscape overlay is intended to reinforce the street hierarchy as part of the public domain streetscape strategy.

Gateways and nodes

Nodes are of major importance in creating unity and legibility for the suburb as well as the strengthening the recognition of suburb entry and collector roads.

Principles:

- Define and reinforce site entrances by introducing landmark planting
- Reinforce legibility of street hierarchy by defining node typology, facilitate orientation/navigation across the site by reinforcing nodes / intersections along Collector Roads (landmark planting)
- Preserve and enhance views, reinforce gateways to Airds

Street Tree Principles

Design principles

- Street trees shall be planted to both sides of all streets, where feasible.
- Use of predominantly indigenous species for street tree plantings in outer perimeter streets to enhance existing character and biodiversity of native vegetation
- Solar Access: to increase solar access and temperature control deciduous trees have been located on east west road axis and evergreen species on north south road axis. This ensures solar penetration into north facing lots during winter days.
- Use species for street tree plantings which will reach a mature size appropriate to the scale of the streets.
- Street tree planting shall be coordinated with subdivision layout, traffic plans and services layouts to ensure appropriate integration with vehicle crossovers, sight lines, lighting and other services
- Large scale tree planting: where space allows in the road verge such as at road intersections and corners larger scale evergreen trees are utilised to provide an emergent tree canopy over and above the general roofline of housing to give Airds a verdant appearance when viewed from a distance.
- Nodes & Gateways: Landmark planting can be used to signal a point of arrival, a nodal point and to break up the monotony of long stretches of roads. Landmark planting highlights the gateways and nodal points and provides legibility within the suburb. Landmark planting could consist of planting large feature trees with special interest and/or recognisable features. Landmark planting in blisters serve multiple purposes such as improving pedestrian connectivity, traffic calming and to achieve streetscape amenity benefits.

Technical Guidelines:

- All street tree plantings and will be under planted with a range of ground cover plantings within a timber edge for road verge planting or concrete edge for street tree pits
- Along Collector roads street tree pits will be protected by street tree guard posts.
- Spacing of trees is to depend on the scale of the species: small trees @ min. 8m centres, medium trees @ min. 10m centres, large trees @ min. 12m centres

- Ensure sufficient soil volume, soil depth, drainage and water for street trees – ensure absolute minimum of 25m² per tree by 1000mm depth;
- All street trees are to be planted at minimum 800mm of the face of kerb and minimum 800mm from pathway.
- Where existing significant trees are located within the verge areas consider detailed grading to maintain existing ground levels and allow retention of trees
- All street trees to have root control barrier to be installed at kerb side of planting hole for a distance of 4m centred on the tree.
- If the distance between footpaths and kerb is less than 1500mm no tree is to be planted; opportunity for verge planting of native grasses or low shrubs

Street tree Strategy

Strategy 1: Tree Species to reinforce road hierarchy and legibility

Single or two species are associated with a specific road type to create unity and facilitate navigation within the suburb.

Where there is a conflict between provision of street trees and the land uptake within the existing streets, alternatives are being considered to achieve the regular canopy of trees in these streets.

Alternatives to the traditional cross sectional allocation of street trees are:

- Street trees to be planted in parking lane in blisters at intersections only- continuous avenue not achieved.
- Street trees to be planted in parking lane in tree pits with structural soil between parking bays one per 6 spaces for parallel parking and at intersections- continuous avenue may be achieved.
- Street trees to be planted in parking lane in blisters between parking bays one per 6 spaces for parallel parking and at intersections- continuous avenue may be achieved.
- Street trees to be planted in front gardens of allotments at 1 per allotment- partial continuous avenue may be achieved

Applies to: Main Roads (Collector Road & Town Boulevard) and Secondary Roads

Strategy 2: Tree Species to promote sense of place (precinct species)

To provide a point of difference between the precincts each precinct shall be dominated by two to three deciduous and evergreen species. The mix of species shall vary depending on where the precinct is located in relation to Riverside Drive – Greengate Avenue.

Precincts outside Riverside Drive - Greengate Avenue shall be dominated by indigenous species creating a connection to the surrounding bushland or nature reserves.

Precincts located inside Riverside Drive – Greengate Avenue shall be dominated by exotic species to create a distinctive urban character.

Applies to: Residential Streets

Green Streets Program

Within the scope of the NSW Housing Green Streets program trees have been recently planted in the southern neighbourhoods of Greengate and Merino Park along Greengate Road, Merino Crescent and side roads and in the western neighbourhoods of Creigan, Croft and Summers along Craigan Road, Briar Road, St. Johns Road, Docharty Road. Where compatible with the proposed adjustment of existing road sections these trees are to be retained. Species from the Green Street Planting Schedule will be considered for the proposed Airds street tree planting species list.



KEY

Privately Owned

Proposed Housing

Proposed Road Layout

Site Boundary

PARKS

1. Kevin Wheatley VC Reserve
Playing Fields & Bushland Regeneration

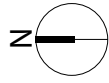
2. Kevin Wheatley VC Reserve
Pond Area

3. Merino Park

4. Riley Park

LANDSCAPE MASTERPLAN

AIRDS/BRADBURY



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Project
Airds / Bradbury
Drawing Title
Street Trees - Strategy 1

Date
24.03.11
Scale
1:12500

STREET TREES - STRATEGY 2
Promote sense of place

Residential Roads

Precincts outside Riverside Drive - Greengate Avenue shall be dominated by indigenous species creating a connection to the surrounding bushland or nature reserves.

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Solar Access

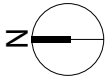
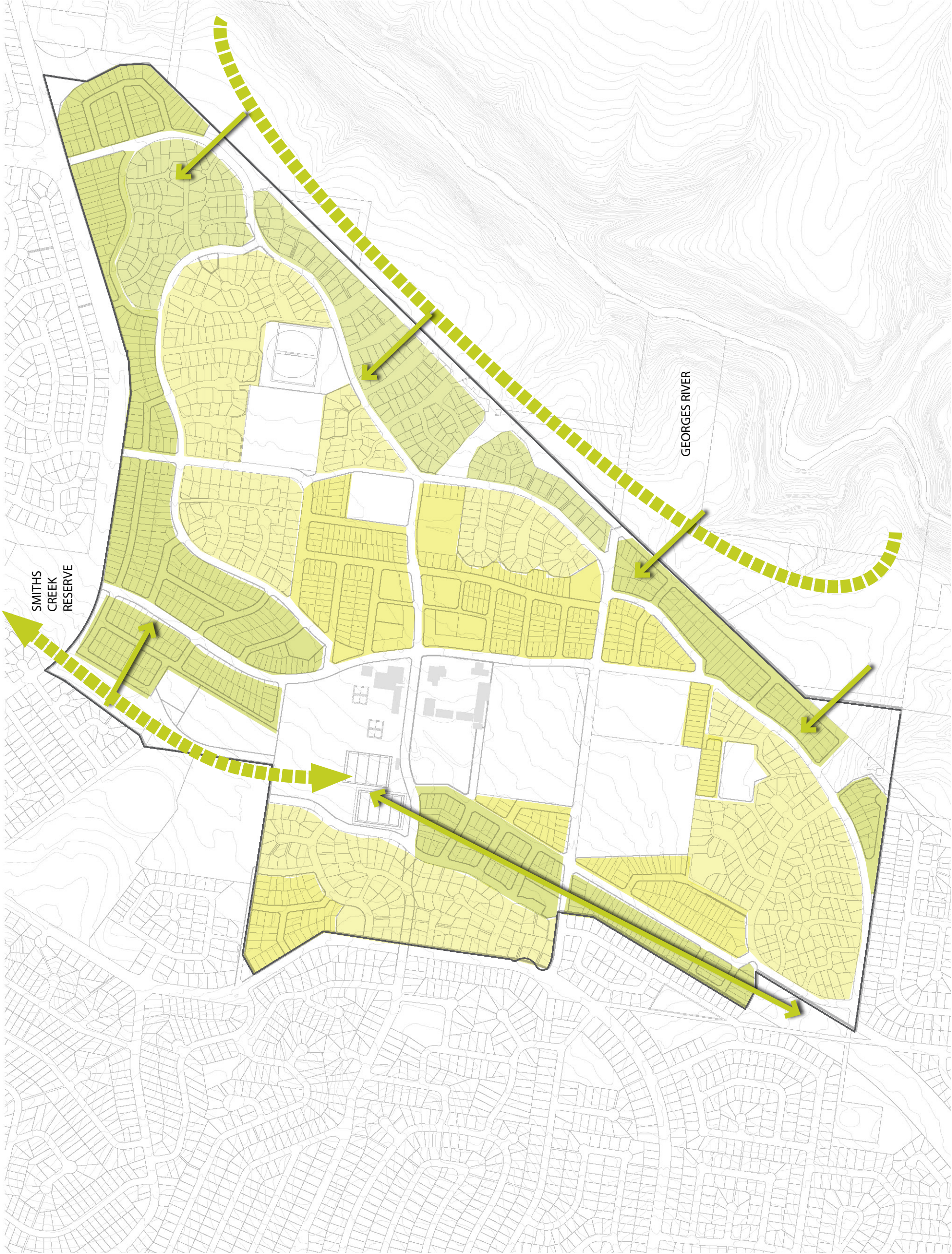
To increase solar access and temperature control use deciduous trees would be located on east west road axis and evergreen species on north south road axis.

Linkages

Street tree planting to promote biodiversity by increasing the percentage of canopy cover and creating fauna linkages.

Existing Bushland / Riparian Corridor Link

Proposed green link using street tree planting



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