



LANDSCAPE ARCHITECTURE
LANDSCAPE PLANNING PROPOSAL
13.11.23

47-55 BUNNERONG ROAD KINGSFORD

LAND
AND
FORM

Prepared for

NSW Land and Housing Corporation
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124



CONCEPT MASTERPLAN - REV 3
13/11/2023

This Design Report provides an explanation that verifies how the development addresses how design quality principles are achieved, and demonstrates, in terms of the DCP and how the objectives and relevant sections have been achieved.

Land and Form Studios
10 Boronia Street, Redfern 216 NSW

© Land and Form Studios Pty Ltd
This document remains the property of Landform Studios unless otherwise agreed under contract. Reproduction of any part is not permitted without prior written permission.
This document has been prepared in accordance with the agreement between Landform Studios and the client. The document relies upon information supplied within the scope of the agreement. Any conclusions or recommendations only apply within the scope of the agreement and no greater reliance should be assumed or drawn by the Client. This document has been prepared solely for use by the client, and Landform Studios accepts no responsibility for its use by other parties.

This document has been prepared in collaboration with:



PTW

Acknowledgement of Country

We acknowledge the Gadigal and Bidjigal peoples people as the traditional custodians of this land and pay our respect to their Elders past, present and emerging.

STRATEGIC CONTEXT (GANSW)

RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

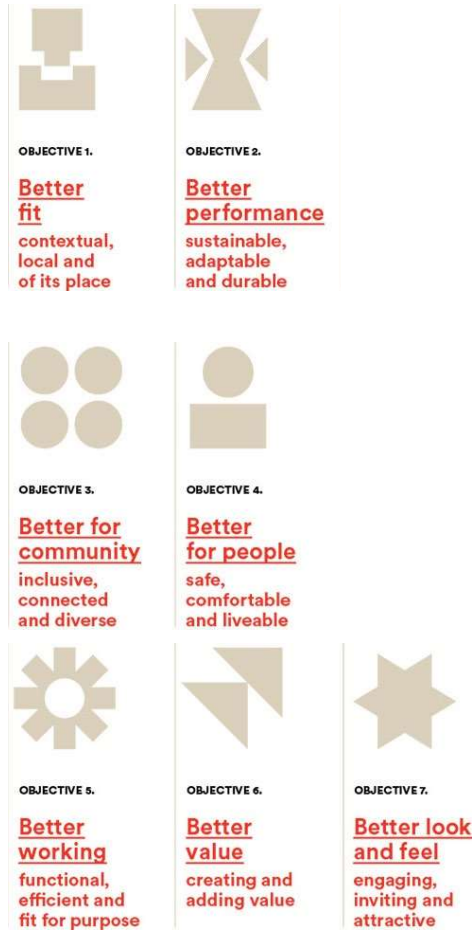
Apartment Design Guide

Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design

Part 4: 4P Planting on structures

OBJECTIVES FOR GOOD DESIGN (GANSW)



A well-designed built environment is:

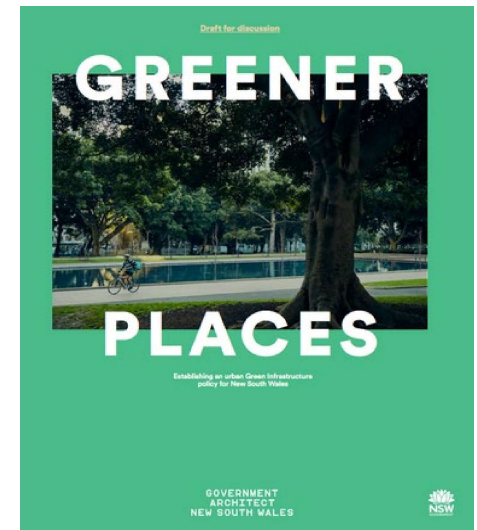
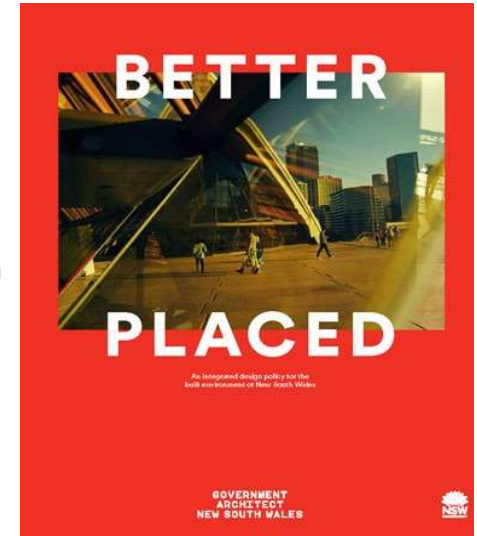
Healthy for all members of our communities, promoting physical activity and walkable environments, social cohesion, and community safety and security to support people's well-being.

Responsive to the needs and aspirations of local people, now and into the future, inviting innovative use and habitation, interaction, productivity and enjoyment.

Integrated, by drawing together the relationships between parts and elements, considering interfaces at multiple scales, and working to common goals and aspirations.

Equitable by presenting opportunities for all segments of our community so residents and visitors have access to and can move about freely between public domain, infrastructure, open space and buildings.

Resilient to the dynamic, challenging conditions of our time, to adapt and evolve while retaining essential qualities and values



LOCAL CONTEXT (DCP)

RANDWICK COMPREHENSIVE DEVELOPMENT CONTROL PLAN 2013 AND E7 HOUSING INVESTIGATION AREAS 2023

Explanation

Landscaped open space should provide a range of usable, attractive and accessible landscaped open space and recreation areas for the use of occupants of the dwellings. Landscaped open space also contributes to the relationship of the building to adjoining and nearby development and has a significant relationship to the level of amenity and quality of life for local residents.

Landscaped open space also includes deep soil zones suitable for the growth of vegetation and large trees. Deep soil zones enable planting of significant vegetation, which has the ability to grow to mature size and provide a permeable ground surface alternative to paving or other hard surface treatments, which allows infiltration of surface water into the soil.

Deep soil zones have important environmental benefits including supporting the healthy growth of large trees with large canopies, protecting existing mature trees and improving infiltration of stormwater.

Objectives

- To provide landscaped open space of sufficient size to enable the space to be used for recreational activities, or be capable of growing substantial vegetation.
- To reduce impermeable surface cover including hard paving.
- To improve stormwater quality and reduce quantity.
- To improve the amenity of open space with landscaped design.
- Landscaped areas are to incorporate trees, shrubs and ground covers endemic to the area where appropriate.

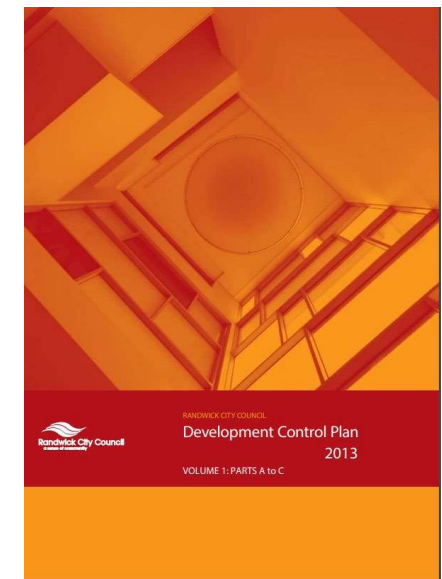
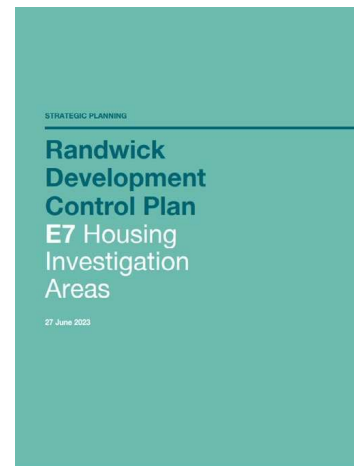
Landscaping is to contribute to water efficiency and effective stormwater management.

- Deep soil planting within residential and mixed use developments is to be provided in accordance with the Deep Soil Zone provisions in the Residential Flat Design Code

Landscaped open space

- i) A minimum of 50% of the site area is to be landscaped open space (see clause (iii) below).
- ii) For multi dwelling housing and attached dwellings, a minimum of 50% of the site area is to be landscaped open space.
- A minimum width of 2m of landscaped open space is to be provided. For attached dwellings, this refers to each allotment individually.
- iii) The following items are considered to constitute landscaped open space:
 - (a) "Landscaped area" as defined in RLEP (including areas of deep soil planting)
 - (b) Outdoor recreation areas including communal open space (not located on the roof)
 - (c) Unroofed swimming pools
 - (d) Clothes drying areas
 - (e) Barbecue areas and ancillary structures
 - (f) Footpaths
 - (g) Landscaped podium areas (not more than 1.5m above ground level existing) and water tanks at ground level
 - (h) Paved areas
 - (i) Areas covered by shading structures that are
 - located at ground level and substantially open on the side elevations without wall enclosure, such as cabanas, pergolas, canopies and the like but

- located at ground level and substantially open on the side elevations without wall enclosure, such as cabanas, pergolas, canopies and the like but excluding verandas, balconies and decks (see clause iv) below .
- iv) Landscaped open space area excludes:
 - (a) Areas used for parking
 - (b) Driveways
 - (c) Balconies
 - (d) Rooftop gardens
 - (e) Areas used for garbage or recycling material
 - (f) Areas occupied by storage sheds and the like
- Adequately landscaped for privacy screening and visual amenity;
- (e) Designed for a variety of recreation uses and
- incorporate recreation facilities such as playground equipment, seating and shade structures.



LOCAL CONTEXT



PAINE RESERVE

10 MIN WALK

JUNIORS
KINGSFORD

DACEY
GARDENS

GARDENERS RD

COOK AV

BANKS AVE

JACQUES ST

FUTURE
RESERVE

BUNNERONG RD

SITE

ANDERSON ST

5MIN WALK

HAYWARD ST

JACQUES ST

ANZAC PARADE

APSLEY LN

APSLEY AVE

BUNNERONG RD

HAIG
PARK

ROWLAND PARK

DAVID PHILLIPS
FIELD

LANDSCAPE PLANNING PROPOSAL 13.11.23

Design Objectives & Precinct Vision

DESIGN OBJECTIVES



A SAFE CONNECTED COMMUNITY

A welcoming neighbourhood that creates a sense of belonging and security whilst being connected to the wider local community of quality schools and local lifestyle amenity. The proposal expands on the sites existing assets and creates a new community destination. We aim to create resilient communities with shared spaces & encourage community support & engagement



SUSTAINABILITY & INNOVATION

We aim to create resilient spaces harnessing innovation and a commitment to a sustainable community for all. The proposal aims to increase Urban canopy & City greening improve Green infrastructure - with a minimum 30% site canopy coverage through implementation of trees & 'green' canopy structures to mitigate heat island effect. WSUD principles are also explored through WSUD planting



HARMONY WITH NATURE

Biophilic design principles influence the urban design to balance built form with natural landscape. Supported by generous open spaces vegetated corridors and selective tree-planting to enhance the beauty of the site. We aim to create a Green Heart to the development with an emphasis on tree Canopy, natural materials and sustainability.



A HEALTHY LIFESTYLE

A site designed for a healthy, positive lifestyle with public spaces, active linkages, sporting facilities and nearby access to township amenities and transport. We aim to enhance the existing site with connections to existing reserves and the wider context



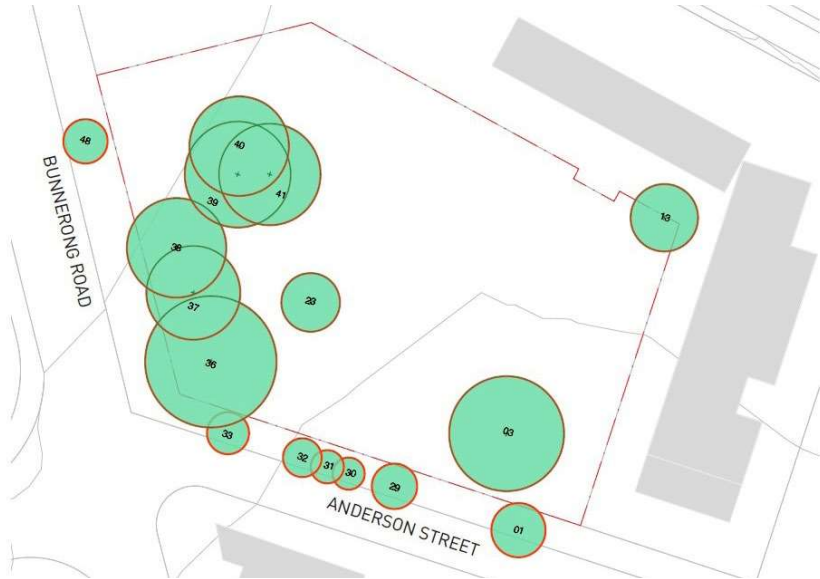
Landscape Concept

EXISTING SITE



- Existing site faces inward and is gated from outside.
- Interaction of the adjacent underutilised reserve
- Significant existing native trees
- Significant existing exotic trees and deep soil zones
- Significant opportunities to expand ground plane through adjacent public domain embellishments
- Significant opportunities to further enhance streetscapes through additional tree canopy
- Limited diversity in spaces
- Lack of privacy from main roads
- Extensive fencing to perimeter
- Extensive lawn areas [maintenance issue] - dominated by excessive footpaths and clothes lines.
- Bunnerong Rd is key a key pedestrian link to Kingsford centre and light rail

EXISTING SITE - TREES

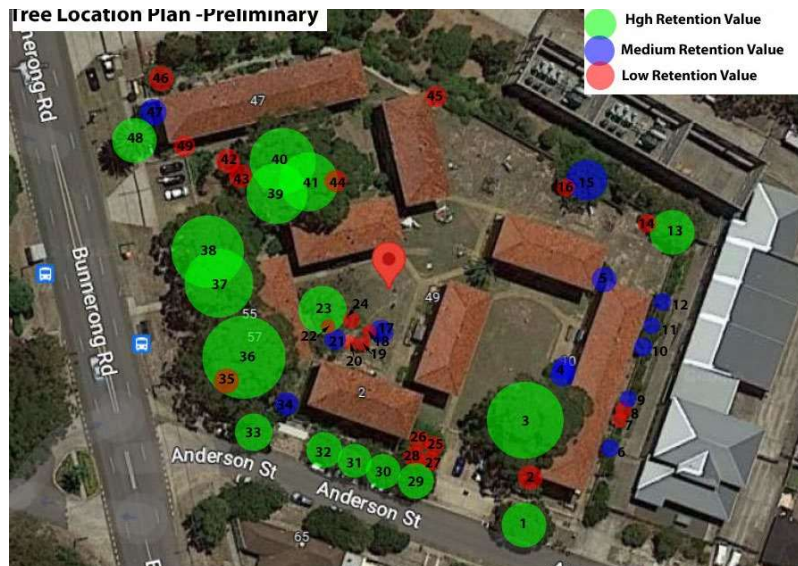


- **Refer to BLUEGUM - Tree Care and Consultancy**

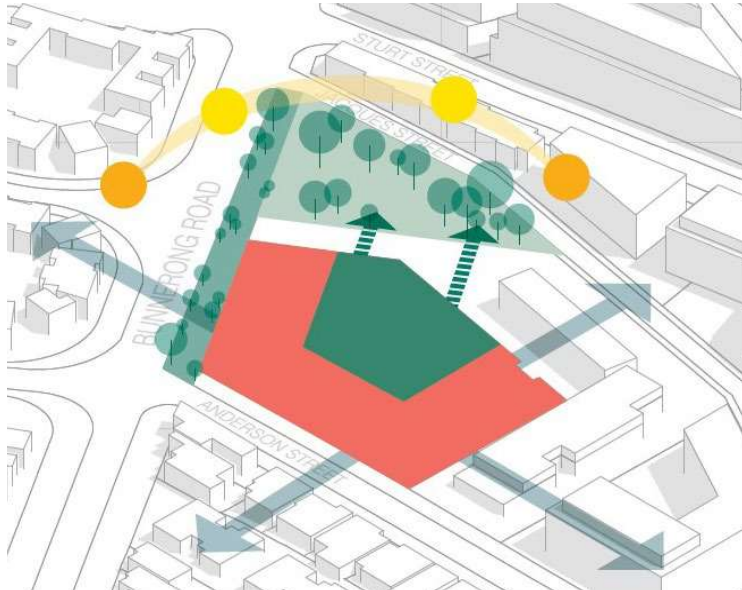
- Trees 36 - 41 Eucalyptus botryoides native high value
- Trees 39 , 40 & 41 - Suggested removal due to scale of built form
- Tree no 23 Jacaranda mimosifolia centrally located

Our design proposes the retention of trees where possible replacement strategy of 2:1 to mitigate tree loss

The design also explores the reuse of existing trees to be removed for Nature play



SITE OPPORTUNITIES - LANDSCAPE



- Outward facing Communal Open Space and open to adjacent public reserve
- Buffering on both Bunnerong & Anderson St through street trees
- Opportunities for further embellishment of Adjacent reserve to offset tree loss
- Deep soil zones for medium to large deciduous trees



LANDSCAPE BUFFER PLANTING



COMMUNITY GARDENS
EDIBLE GARDENS



FLEXIBLE LAWN AREAS FOR ACTIVE
& PASSIVE RECREATION

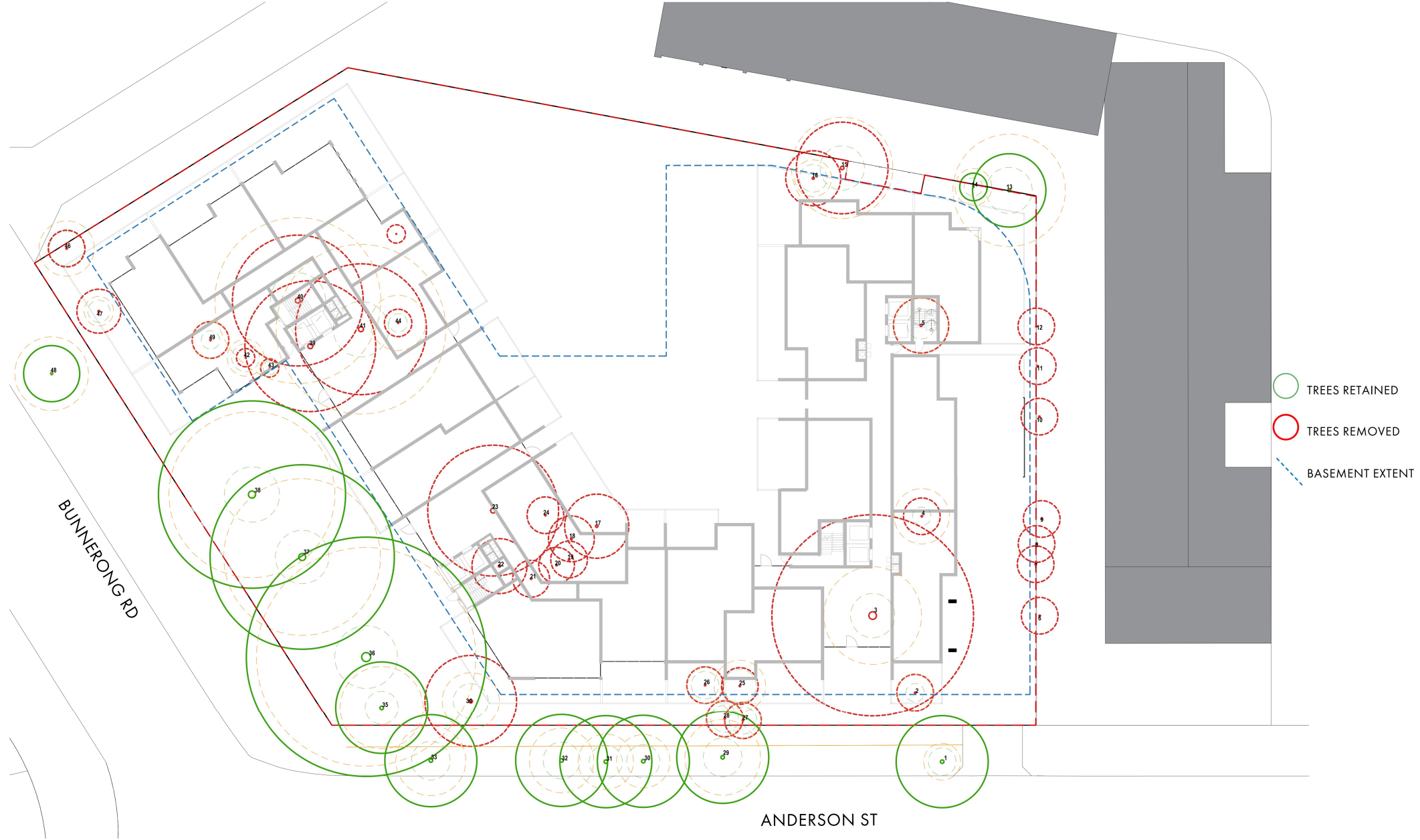


BBQ AREA &
GARDEN PAVILION



ALL AGES PLAY

TREE MANAGEMENT PLAN



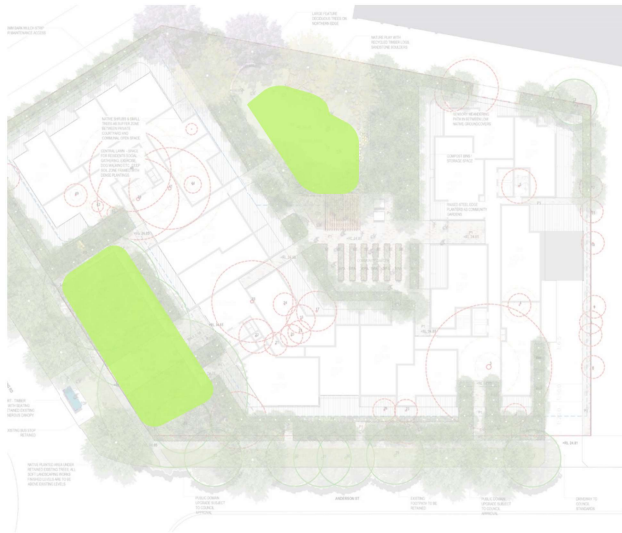
GROUND FLOOR LANDSCAPE PLAN



FLEXIBLE LAWN AREA AND ENTRY FORECOURT

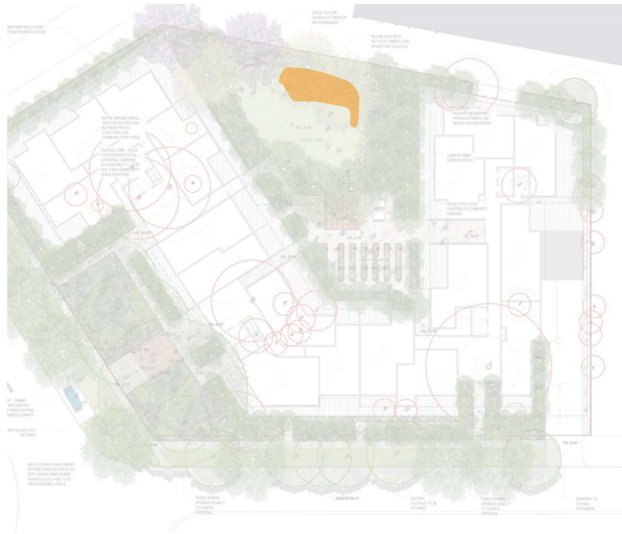
Central Lawn areas providing large expansive urban green sitting at the heart of the development. It provides local residents with generous access to public open spaces for informal gatherings and recreation promoting and connecting people to the biophilic heart of the local landscape.

The Entry Forecourt proposes to Retaining the significant Gum trees. Creating a generous and expansive timber deck area to preserve the SRZ and create a gathering space for residents and visitors to congregate



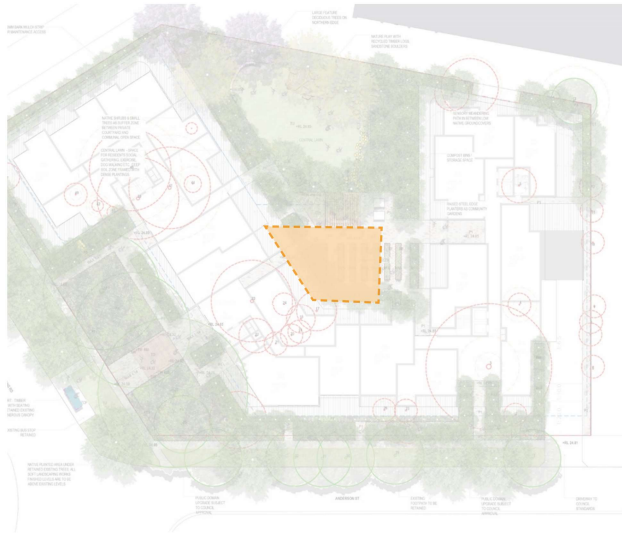
NATURE PLAY

NATURE PLAY area provides a playful moment under feature deciduous trees at northern portion of central lawn. The play consists of a meandering sensory path in between low native ground covers leading to timber logs & timbers recycled from trees removed on site.



COMMUNITY EDIBLE GARDENS & BBQ

Community Gardens will aim to provide a variety of community based facilities such as raised community planters citrus trees and edible gardens to expand on the farm to plate concept. The community gardens with apple groves and agri-themed edible gardens, promotes the connection between residents and maintenance of the spaces.

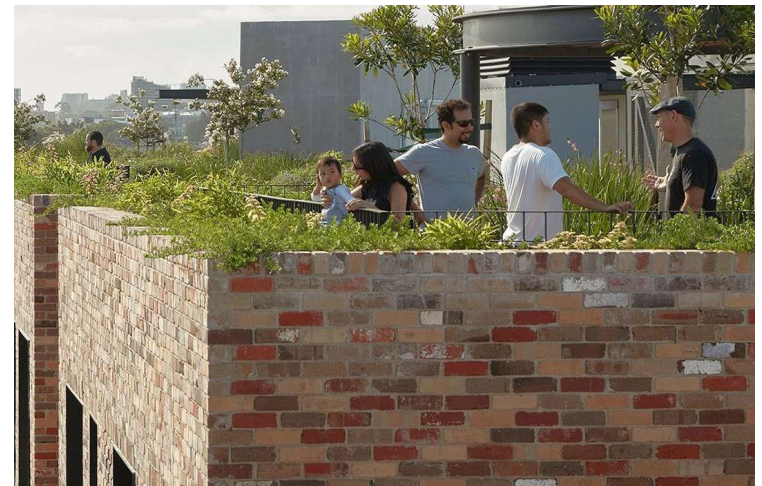
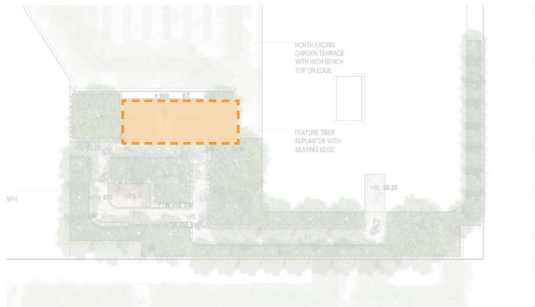


[illegible]

- 1 SEATING NOOK WITH TIMBER SEATING PODS TOWARDS RAISED PLANTERS - PASSIVE SITTING/WFH SPACES
- 2 NORTH FACING VIEWING DECK WITH BAR TABLES TO THE EDGE & VIEWS TO GF CENTRAL LAWN AND COMMUNITY GARDENS
- 3 RAISED PLANTERS WITH SMALL TREES & LOW SHRUBS WRAPPED WITH SEATING EDGE

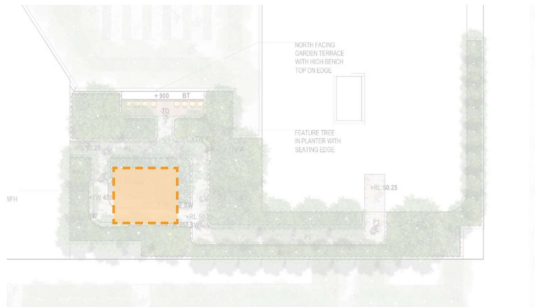
NORTH FACING VIEWING TERRACE

NORTH FACING VIEWING DECK provides a feature opportunity to sit down and enjoy the northern sunlight & view to the community gathering area on the ground floor and central lawn as well as the reserve to the northern aspect. The area is timber decked, with flexible seating furniture towards the tall bar table at the building edge.



SEATING NOOKS - WFH AREAS

SEATING NOOKS create passive space that provides a moment to sit down under trees & work from home in a pleasant outdoor space. The space is framed by raised planters with small trees & shrubs wrapped with seating edge, as well as a timber decked seating pod.



PLANTING PALETTE

The planting is minimum 70% endemic and native to the area with the use of deciduous tree species used along spaces east-west to allow sunlight into the communal spaces during winter whilst also providing shade during summer. The native palette is a feature element of the design proposal with the intention of creating a natural haven for the local community.

The species selection is made up of endemic and important vegetation to the local regions and has been cross referenced with councils native planting list.

TREES



Eucalyptus punctata



Eucalyptus tereticornis



Eucalyptus haemastoma



Eucalyptus paniculata



Angophora floribunda



Angophora costata



Elaeocarpus reticulatus



Allocasuarina littoralis



Syncarpia glomulifera



Tristania laurina



Jacaranda mimosifolia



Liquidambar styraciflua

SHRUBS



Gompholobium grandiflorum



Leucopogon appressus



Cyathea cooperi



Acacia falcata



Backhousia myrtifolia



Pittosporum revolutum

GROUNDCOVERS



Pimelia linifolia



Persoonia linearis



Dillwynia rudis



Grevillea speciosa



Leucopogon esquamatus

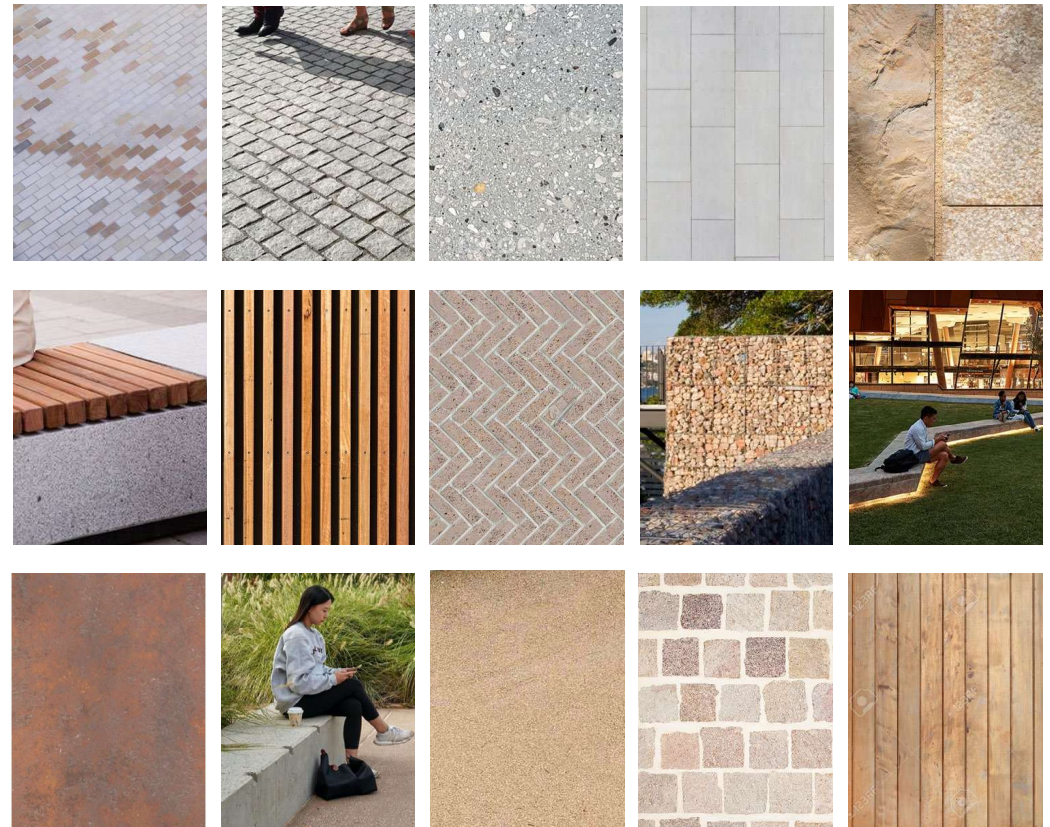


Styphelia triflora



MATERIALS PALETTE

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A high quality set of finishes are proposed throughout the public domain and communal spaces for longevity of use for the local community. As the proposal goes through the development approval process the team will work closely with Council to ensure the public domain aligns with Council's ambitions, standards and guidelines.

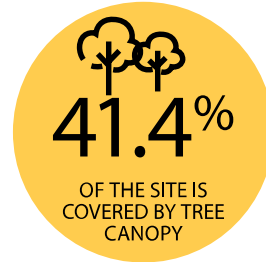


PROJECT AIMS / TARGET OUTCOMES



INCREASED TREE CANOPY

The retention of key existing trees and the provision of new public domain spaces will enable the site to increase its current tree canopy coverage to 41.4% to further mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.



CREATING 'GREEN' CORRIDORS

The proposal will create a series of green corridors and shared streets to connect existing biodiversity corridors, create comfortable pedestrian environments and contribute to local flora and fauna systems through the retention of key existing trees and additional trees



DESIGNING FOR COMMUNITY

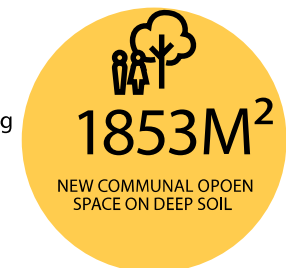
The proposal maximises community involvement by creating 110m² of community gardens that encourage local involvement, and a series of spaces like BBQ pavilions, central lawns for local community gathering.



A CATALYST FOR HEALTHY LIVING

The project will activate the precinct and become a catalyst for the area with recreational open green spaces, nature play and well-being spaces for people of all abilities and ages

*Note figures indicative only and are subject to design development.



LAND AND FORM