



ARCADIA

# **149-163 Milton Street, Ashbury**

## **Landscape Development Application**

Prepared for Coronation  
December 2023



# ARCADIA

Issue A  
Date: December 2023  
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*We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of*



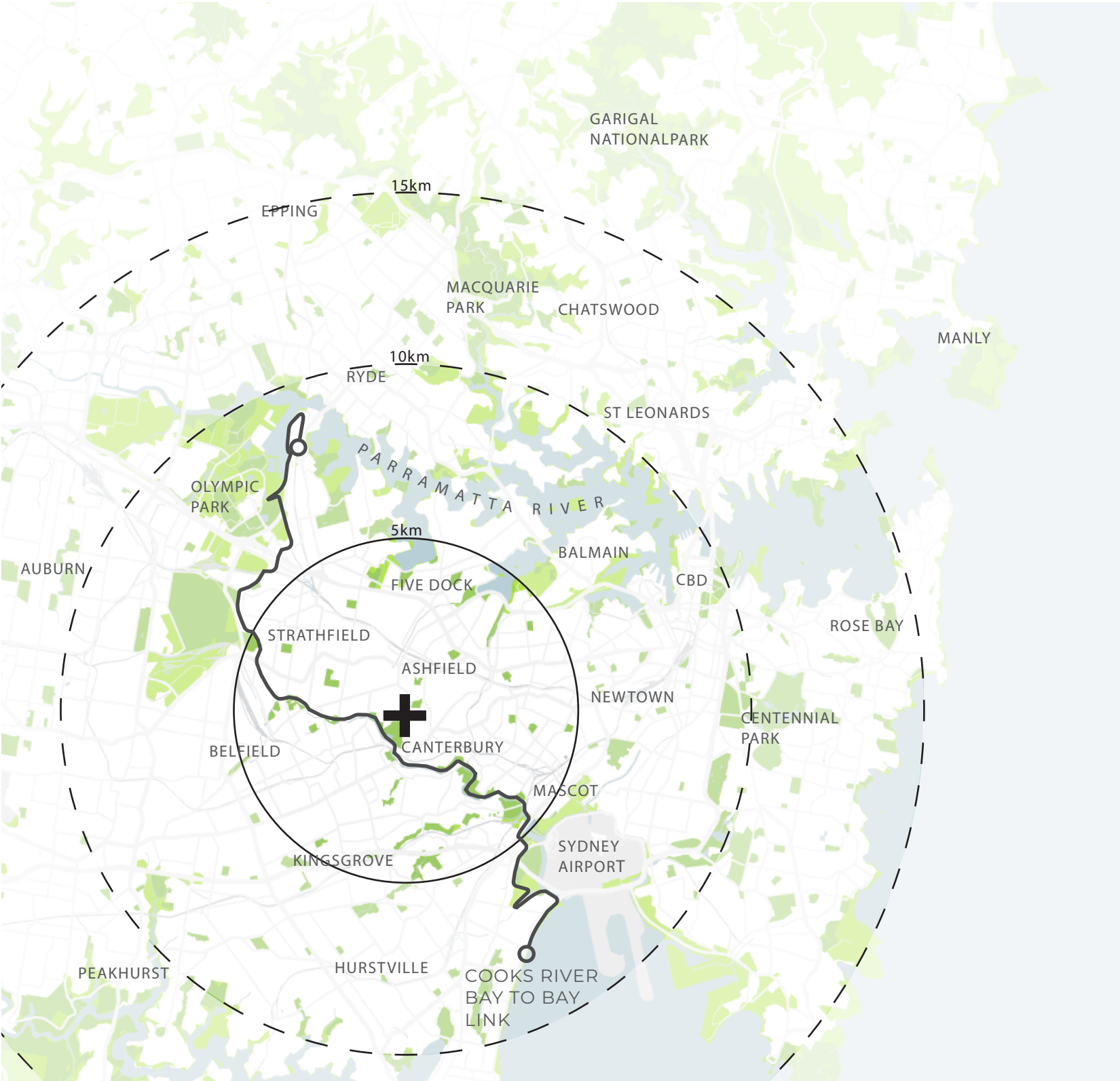
# Site Context

## Regional

The site is located at 149-163 Milton Street, Ashbury. Ashbury is a inner west suburb of Sydney that sits between the neighbouring suburbs of Canterbury and Ashfield.

Located approximately 12km south-west of Sydney’s CBD the Ashbury has no railway station however is in close proximity to Ashfield Station which facilitates travel right across Sydney.

 Project Site











# Site Context

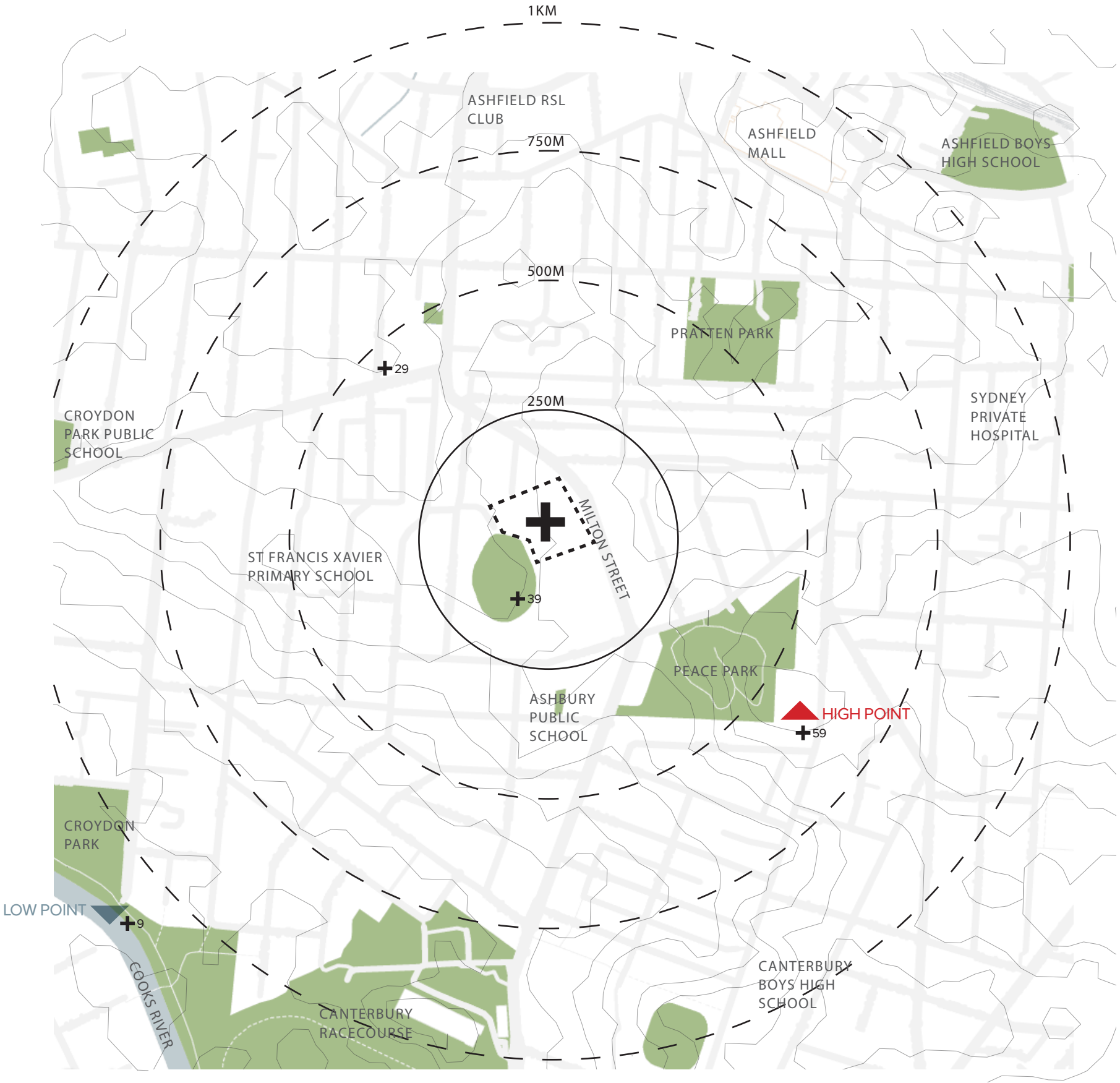
## Local

As Ashbury has no commercial precinct the site sits amongst a mostly residential building typology. Peace Park is the main landmark of the suburb as it sits at the highest point in the local area providing regional views. Primary Schools as well as a number of Aged care centers make up the remaining community facilities of the suburb.

The surrounding suburbs of Ashfield to the North, Croydon Park to the West, Summer Hill to the East and Canterbury to the South are all in walking distance from the site. The surrounding parks in these suburbs are typically sport programmed providing play and green open space.

The Cooks River provides a green link through many suburbs of the inner west.

-  Project Site
-  High Point
-  Low Point
-  Contours
-  Green Open Space
-  Cooks River





# Site Understanding

## Connectivity

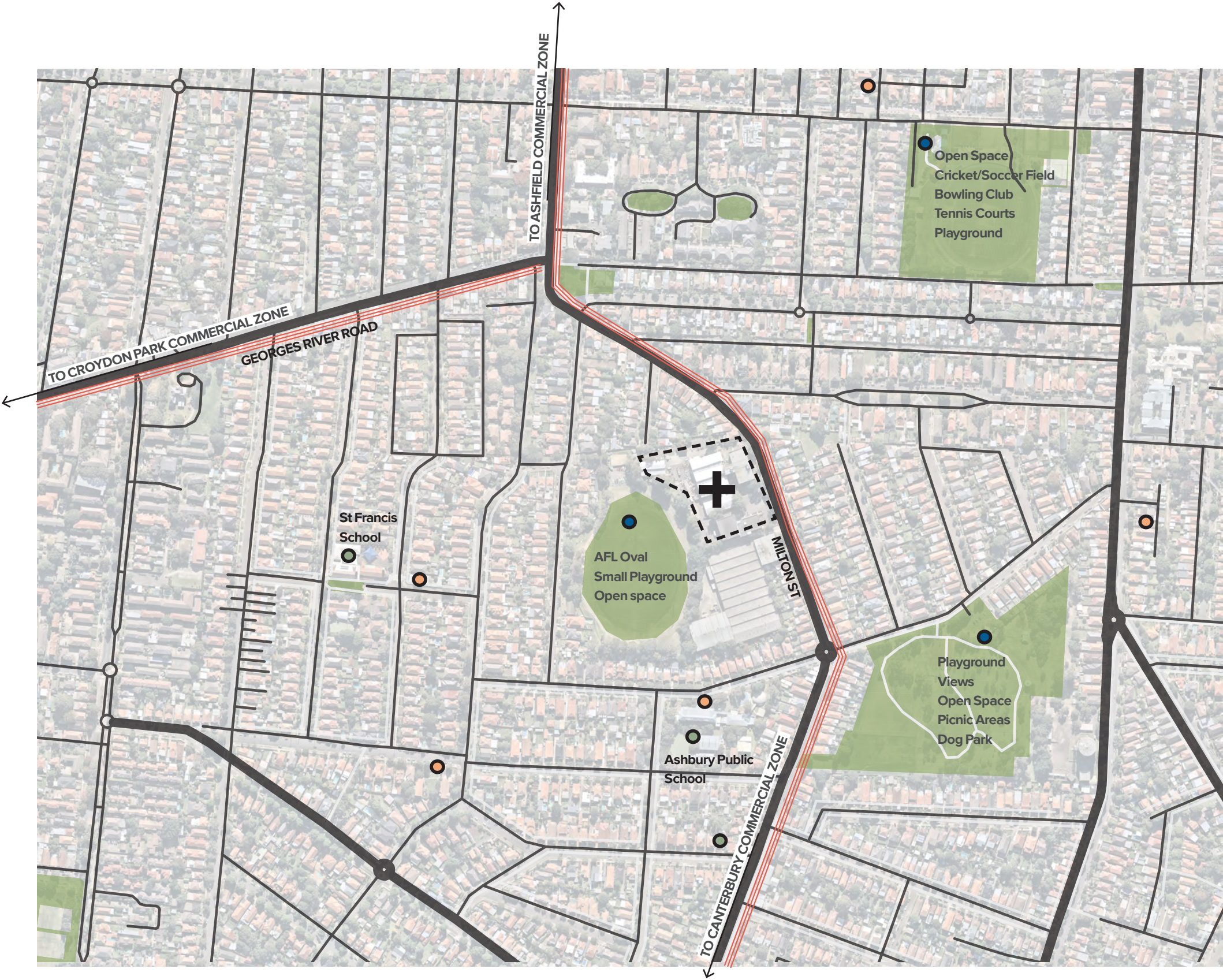
Ashbury has no railway station but it is relatively close to both Ashfield station (1.5km walk distance) on the Inner West & Leppington Line and Canterbury station (1.8km) on the Bankstown Line. Transit Systems Sydney buses serve Ashbury.

The nearest local centre is Croydon Park (1km to the west). Ashbury is a residential suburb relying on local centres in adjoining suburbs to meet its retail, community and commercial needs.

Ashbury borders the Cooks River and offers excellent access for cyclists and walkers to the Cooks River Cycleway.

- +

Project Site
- Primary Road
- Secondary Road
- Bus Routes
- Points of Interest:
- Schools & Child Care Centers
- Places of Worship
- Shopping
- Playgrounds





# Site Understanding

## Neighbourhood Character

### Built Form

The area has a consistent subdivision pattern, building form and streetscape, largely because its development occurred over a relatively short period of time. The single storey, single dwelling streetscape has been largely retained in Ashbury. Ashbury consists of character filled Federation and Californian bungalows which are under heritage conservation.

The suburb provides a domestic and calm atmosphere. A small scale architecture paired with green front yards and tree lined streets characterises the neighbourhood.





# Site Understanding

## Site History

### Timeline

The land of Ashbury is home to the Wangal and Cadigal people of the Darug tribe.

Pre 1788



1800s

The land now known as Ashbury was in the area once belonging to Canterbury farm. In 1800 it was subdivided to colonists William Cox and Robert Campbell. This period was the start of the colonisation of the land from its natural state



1919

Widespread housing development began in 1919. Ashbury Public School was built in 1924 which facilitated the local community



1960

Subdivision of the brickworks land began in the 1960s which enabled the construction of the factories along the Milton St frontage. The remainder of the site was progressively infill with garbage and became Whitfield Avenue Tip

1975 - Pres

In 1966 the tip eventually filled before council leased the land to Western Suburbs AFL Club. The oval is now named Wagener Oval



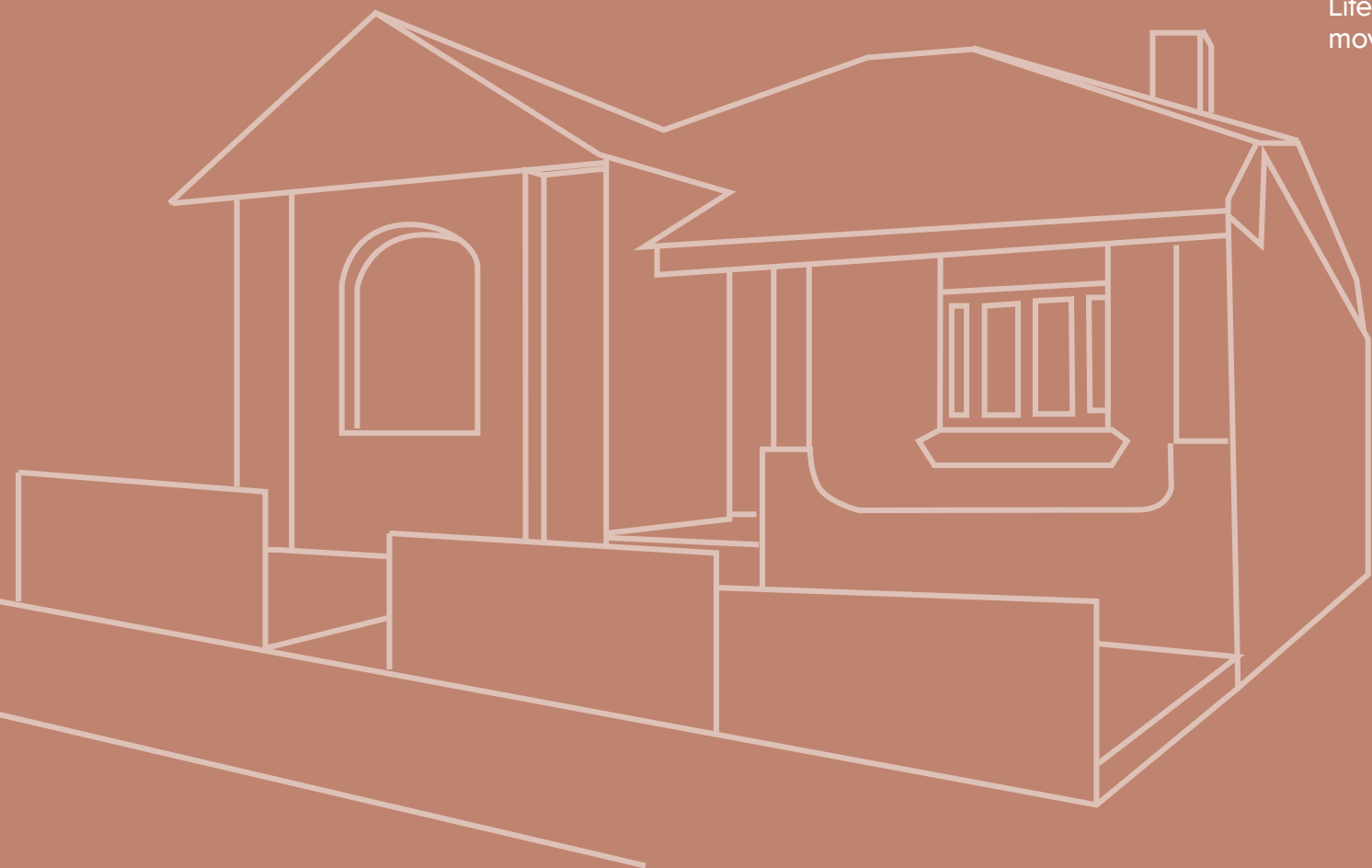


# EXCURSUS - The Importance of Front Yards & Streets as Public Spaces

- Active front yards create active streets
- The transitional zone provides a safe space for neighbours to chat and watch public life
- The front yard as a semiprivate spaces offers the right balance between private and public
- Semiprivate spaces with good visual connections provide a safe space for kids to play and explore
- Active front yards blur the boundary between private and public
- Streets provide space for play, greenery and communities to meet and socialise

*“The traditional building form in the older sections of Australian cities in the low rowhouse with a porch and a small front yard facing the access street and a private outdoor backyard behind the house. [...] From the Australian study, [...], it appeared that the front yard played a very important role in the activity in the street spaces, and that the outdoor staying activities and conversations between neighbours had particularly favorable conditions as a direct consequence of the existence of semiprivate outdoor spaces in front of dwellings.”*

Life between Buildings, Jan Gehl p.189 (Studying movement patterns across a square)



In 1980, Donald Appleyard wrote in his book *Livable Streets*:

*“Streets have become dangerous, unlivable environments, yet most people live on them. Streets need to be redefined as sanctuaries; as livable places; as communities; as resident territory; as places for play, greenery, and local history. Neighborhoods should be protected, though not to the point of being exclusionary.”*



*“I recall the strongly powerful sense of enclosure and of group territory in that cobbled courtyard. We children knew it was ‘our space’, and when they told us to stay there, our parents knew where we were.”*

Clare Cooper Marcus, *Housing as if People Mattered* (1986)



# Site Understanding

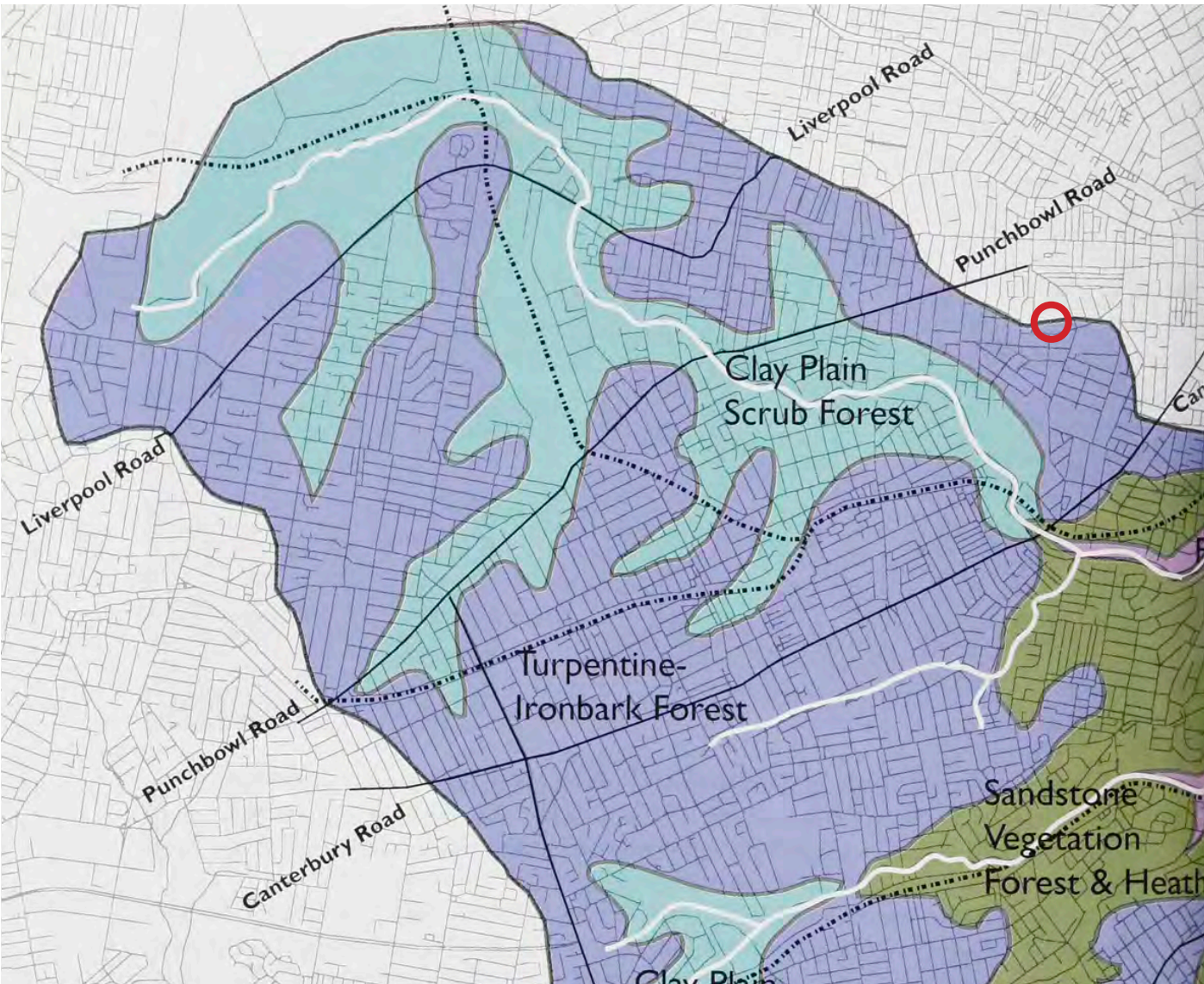
## Ecological Heritage

### Cooks River Natural Landscape

Despite the degradation of the last 200 years the valley still contains much of its natural heritage but this is under threat and needs protection.

The Ecological heritage of the site has been thoroughly researched with assumptions on the plant communities based on knowledge of the geological clues. Where the Wianamatta Shale lay would have had bigger forest trees and grassy groundcovers. The map below shows the findings from the book ‘Missing Jigsaw Pieces - The Bushplants of the Cooks River Valley’ by D. Benson, D. Ondinea and V. Bear.

The site lies in the Turpentine Ironbark Forest area but also in close proximity to Clay Plain Scrub Forest and Sandstone Vegetation Forest & Heath.



### SYDNEY TURPENTINE IRONBARK FOREST



### COOKS RIVER CLAY PLAIN SCRUB FOREST



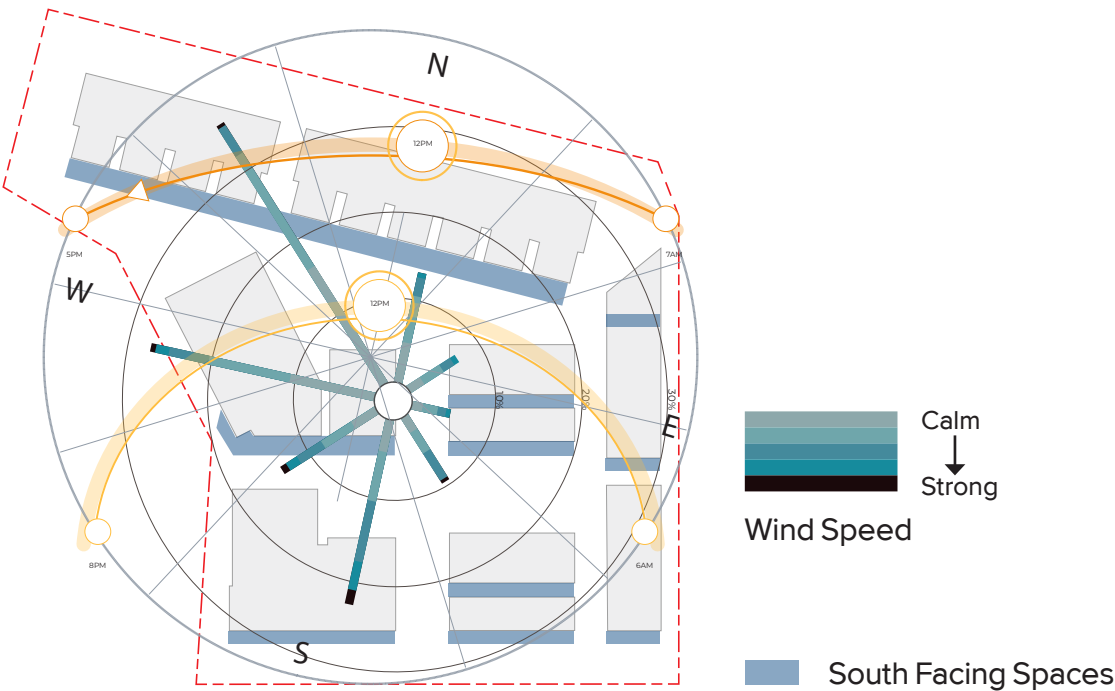
### SANDSTONE VEGETATION FOREST & HEATH





# Site Analysis

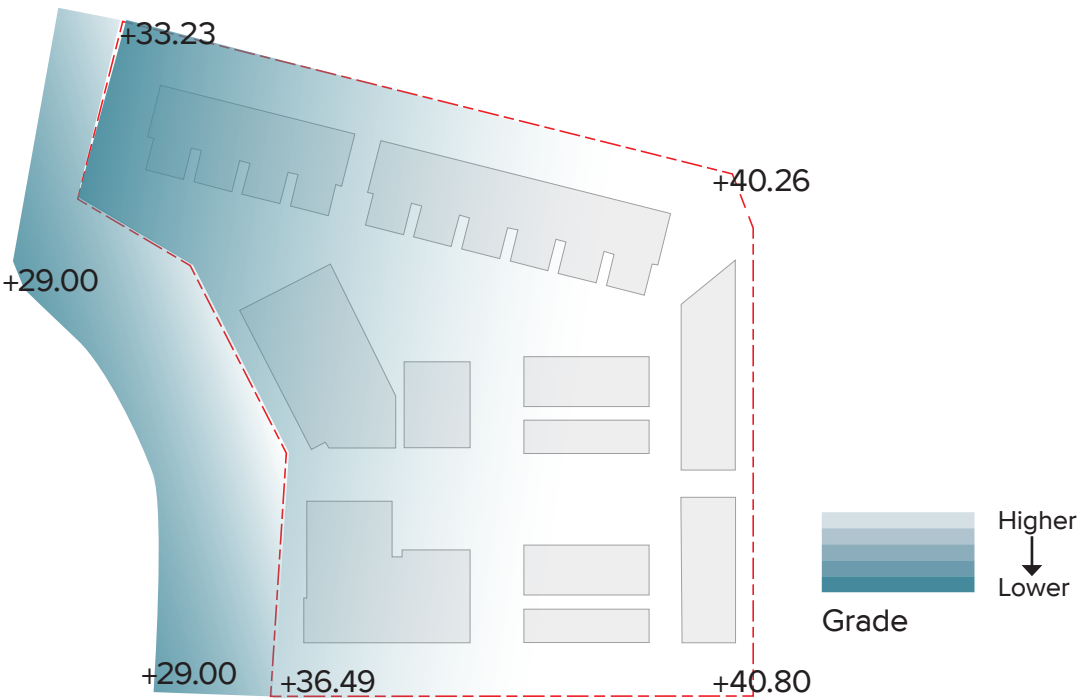
## Site Conditions



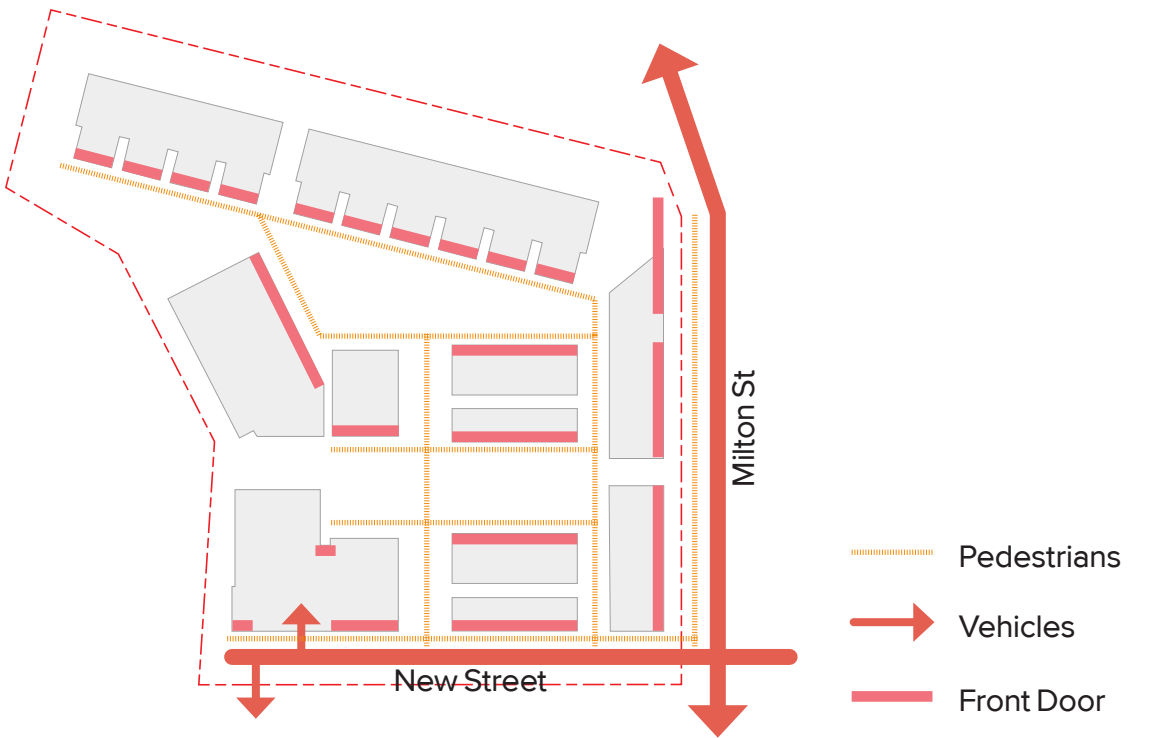
Sun and Wind Exposure



Existing Vegetation



Grading



Connections



To create and facilitate a community that reflects  
the nature of the local area it resides in

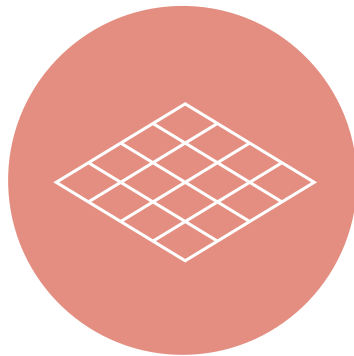
Design within a  
human scale



Allow for interactions  
within the  
neighbourhood



Acknowledge the to  
natural and industrial  
heritage of the site



Form a pedestrian  
network that connects  
to people and the  
surrounding areas



Form a series of  
spaces that respond  
to seasonal changes  
in the environment





Design Response  
Landscape Typologies



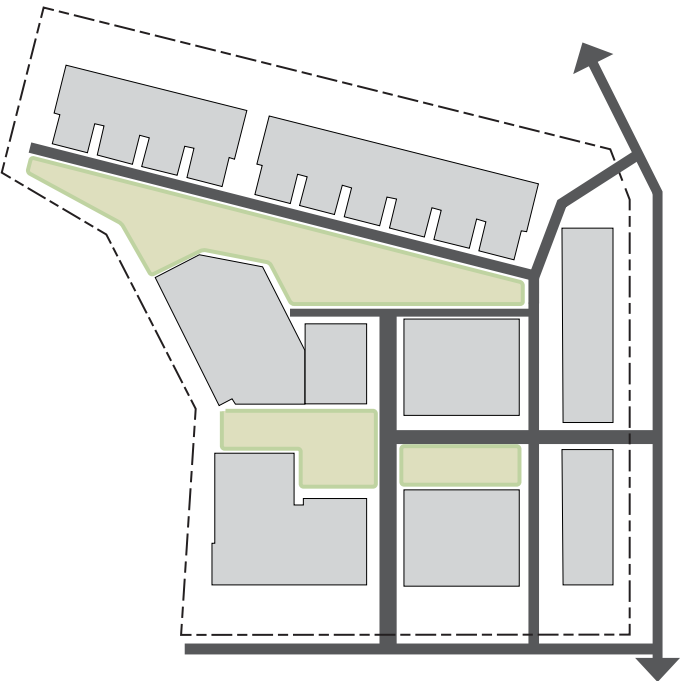


# Landscape Typologies

## ‘Communal Space’

The communal space offering for the development is proposed in pockets between building footprints.

As a result, the spaces that are created differ in size and form, this allows for variety of program for communal space. This theory will mean that spaces are created for small groups and large groups in a variety of environmental conditions.



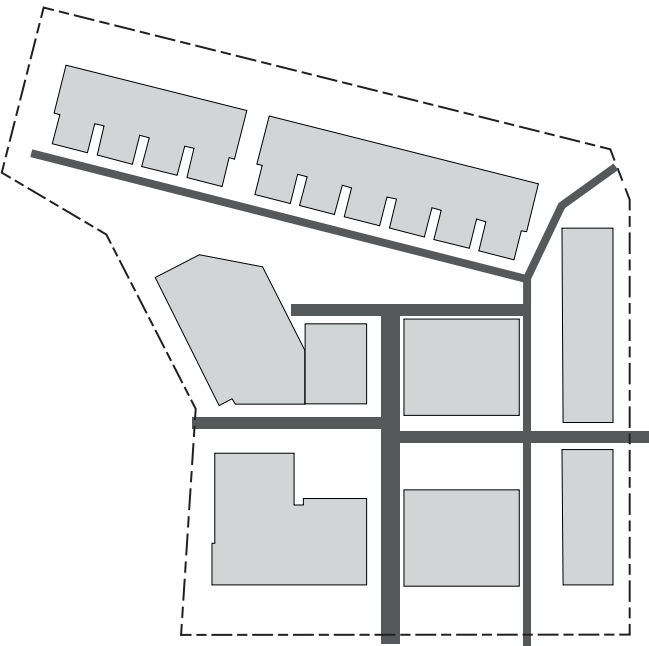


# Landscape Typologies

## 'Pedestrian Thoroughfares'

The pedestrian network throughout the development will have a series of thoroughfares which will facilitate important connections in the site.

Along these linkages, a series of moments will be formed. These moments such as gateways, rest stops, and a change in materiality allows these walkways to become spaces of interest. Given the location of these paths into the site, they are important in forming the character of the site.





# Landscape Typologies

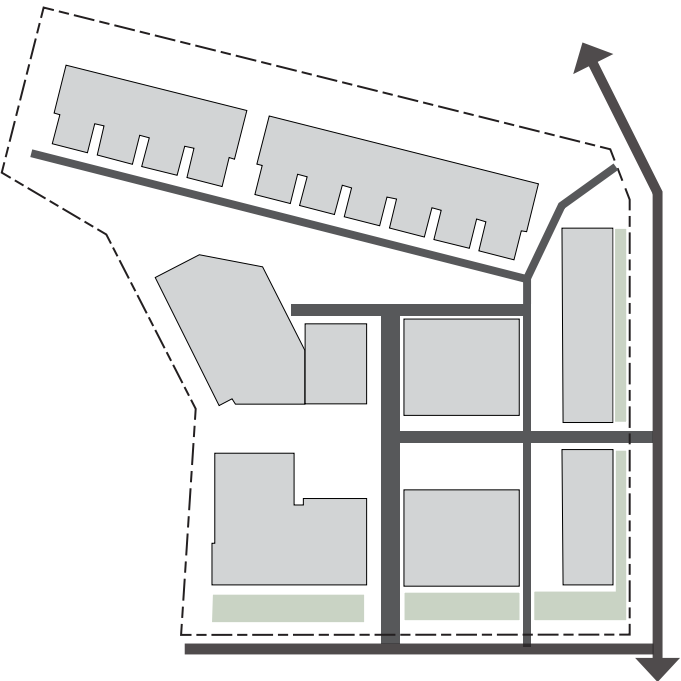
## ‘Street Interface’

The site is bound by Milton St as well as a new street facilitating both this development and the development to the south.

The Milton St terraces provide a defined built edge to the street which will have a front yard access. The elevation along Milton Street will be broken up through pedestrian thoroughfares connecting to the development. These entries are key as they are viewed as the ‘front door’ into the site, thus creating a entry feature and character is important.

The edge of the site that sits adjacent to Wagener Oval is important in linking the site to its surroundings. An accessible link through to the park is key in this connection. This will look at being provided to the north of the site.

The park offers a variety of views out depending on what level the user is situated. From a level 1 or 2 balcony the user would be amongst the canopy of the trees which is in contrast to the ground floor in which the existing trees may create a more intimate, shady microclimate and character.



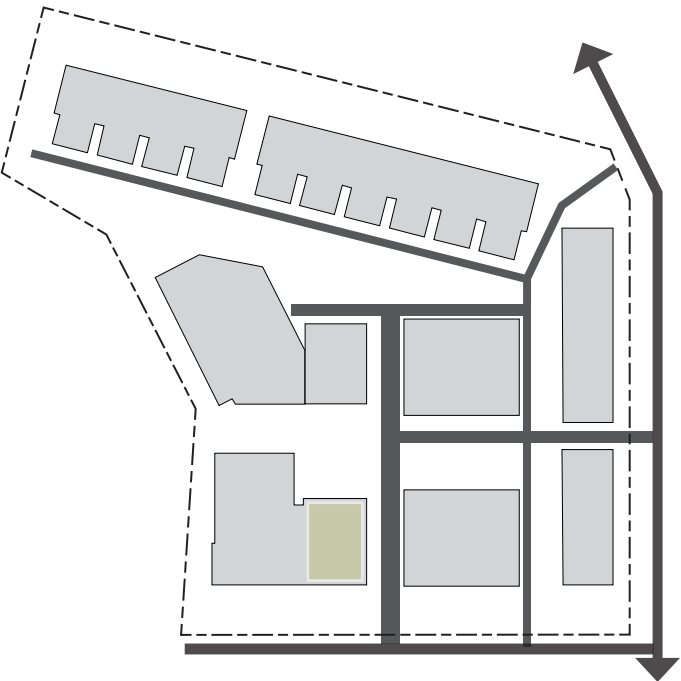


# Landscape Typologies

## 'Rooftops'

The rooftop spaces to Building B and C provide a space for residents to get some retreat and respite, as well as have enough flexible space to hold small events.

With a focus on nature and views out the rooftops allow for a tranquil escape from the lower levels of the development.





Masterplan



SCALE 1:600 @ A3



# Detail Plan



## LEGEND

1. Open flexible turf areas for outdoor activities, kids play, yoga or family gatherings, park benches

2. Accessible path to building entries

3. Informal natural children's play area under large trees.

4. Accent planting to create zones and rooms and to add interest and depth throughout the communal open space

5. Large tree planting in deep soil

6. Buffer and privacy planting to private courtyards

7. Private terraces and front yards

8. Communal Pool and covered outdoor amenity



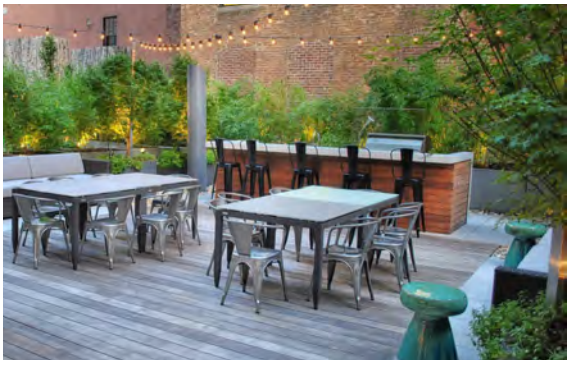


Detail Plan



LEGEND

- 1. Open turf area with tree planting to both sides to provide shade to walkways and open space.
- 2. Stair access to lower communal open space
- 3. Integrated seating benches
- 4. Shade tolerant planting
- 5. Feature palm trees along access paths through the site
- 6. Private Terraces
- 7. Communal BBQ area
- 8. Connection to Milton street
- 9. Accessible ramps to land from lower communal open space





# Detail Plan - Building B - Lvl 5



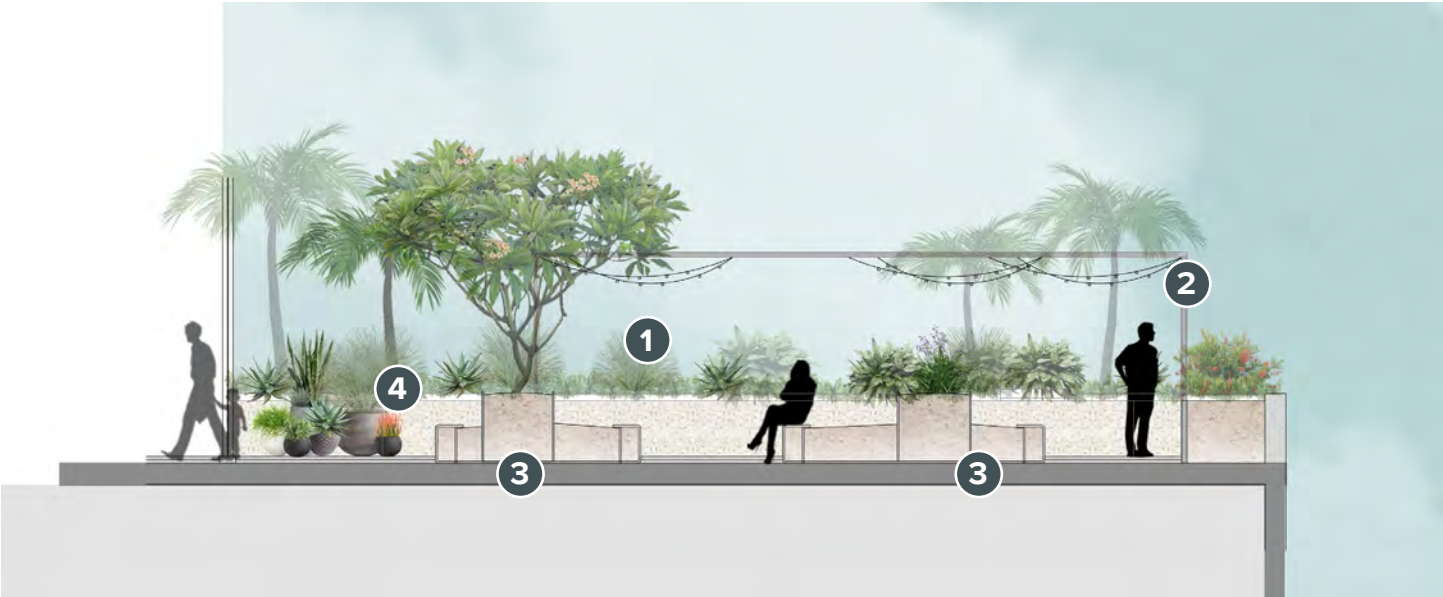
Key Plan



- LEGEND
- 1. Outdoor communal kitchen
  - 2. Timber decking with deck chairs
  - 3. Edge screen planting
  - 4. Seating nooks within planting
  - 5. Pergola with climbers
  - 6. Alfresco dining
  - 7. Central modular planters with seating edge
  - 8. Loose furniture



# Sections - RoofTerraces



Section Lvl 5 - Scale 1:100 @ A3



Key Plan

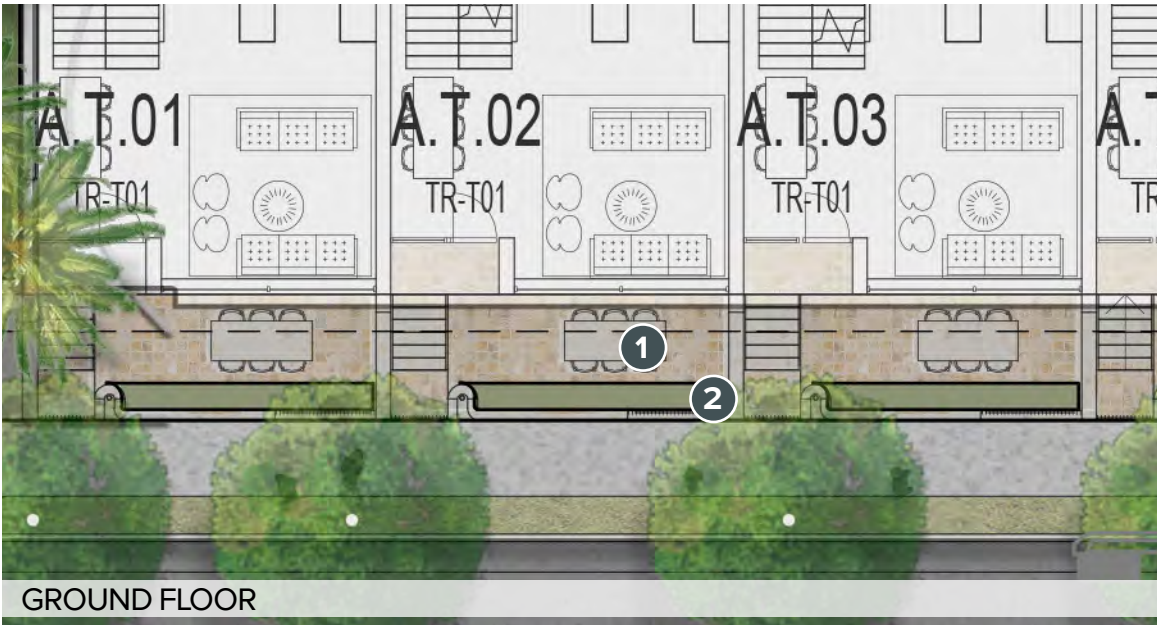
## LEGEND

- 1. Edge screen planting
- 2. Pergola with climbers and integrated lighting
- 3. Central modular planters with seating edge
- 4. Freestanding planter pots

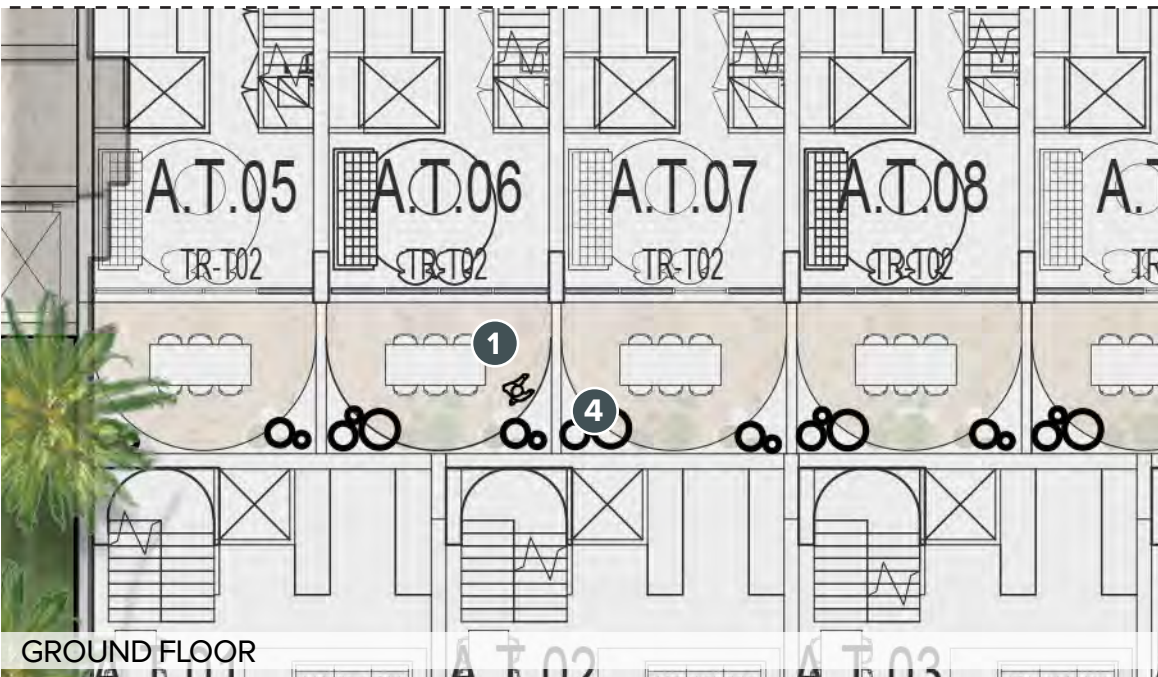


# Private Gardens - Building A

## Typical



Key Plan



SCALE 1:150 @ A3

### LEGEND

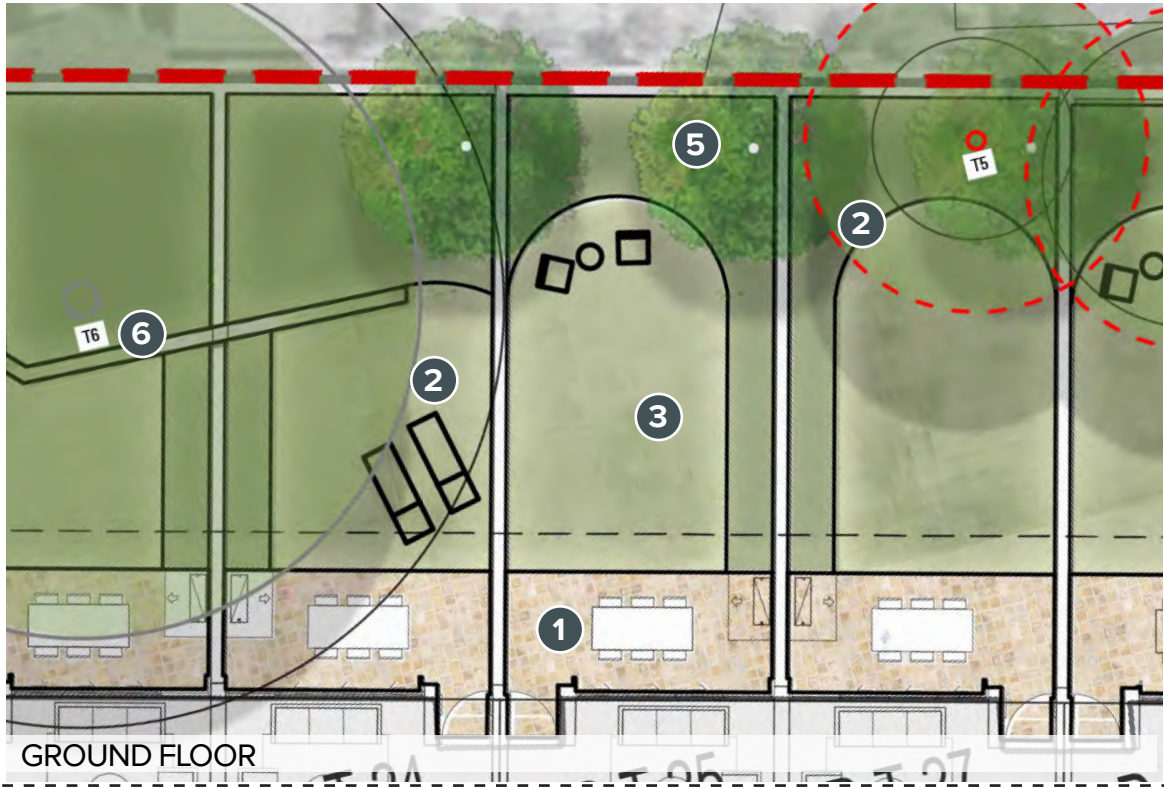
- 1. Paved terrace/ courtyard
- 2. Screen planting to adjacent footpath
- 3. Lush front yard planting
- 4. Freestanding pots with shade tolerant planting to edge of courtyard





# Private Gardens - Building D

## Typical



SCALE 1:150 @ A3



KEY PLAN

### LEGEND

- 1. Paved terrace/ courtyard
- 2. Lush edge planting
- 3. Turf area
- 4. Lush edge planting to front courtyard
- 5. Medium tree planting to backyard
- 6. Existing tree and wall to be retained





# Private Gardens - Building F

## Typical



KEY PLAN

### LEGEND

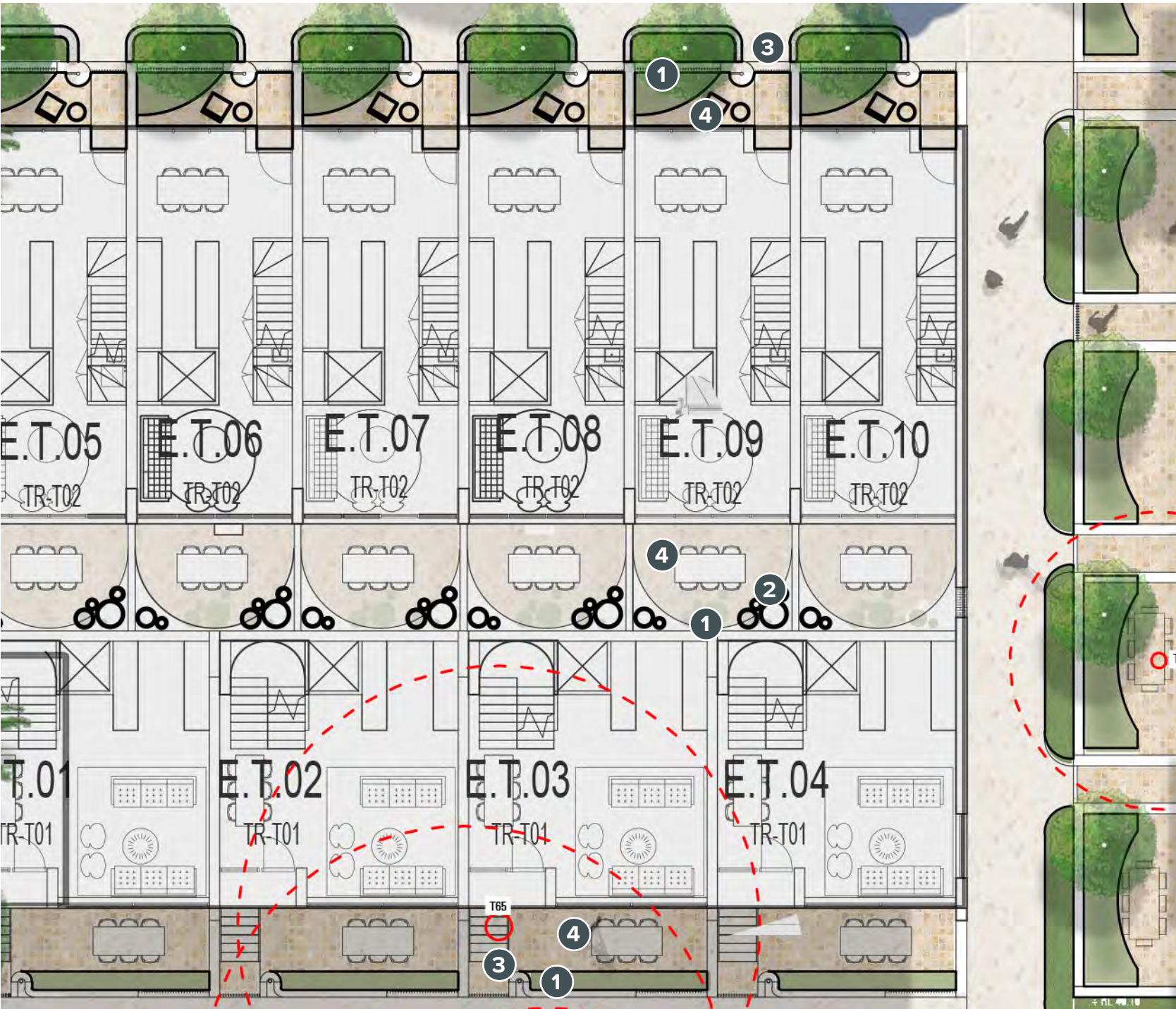
- 1. Medium tree planting to front yard
- 2. Lush front yard garden bed
- 3. Paved main entrance from Milton Street
- 4. Paved terrace
- 5. Lush edge planting to backyard
- 6. Stair access to back entrance
- 7. Existing tree to be retained

GROUND FLOOR  
SCALE 1:150 @ A3



# Private Roof Gardens - Building A + E

## Typical



SCALE 1:150 @ A3



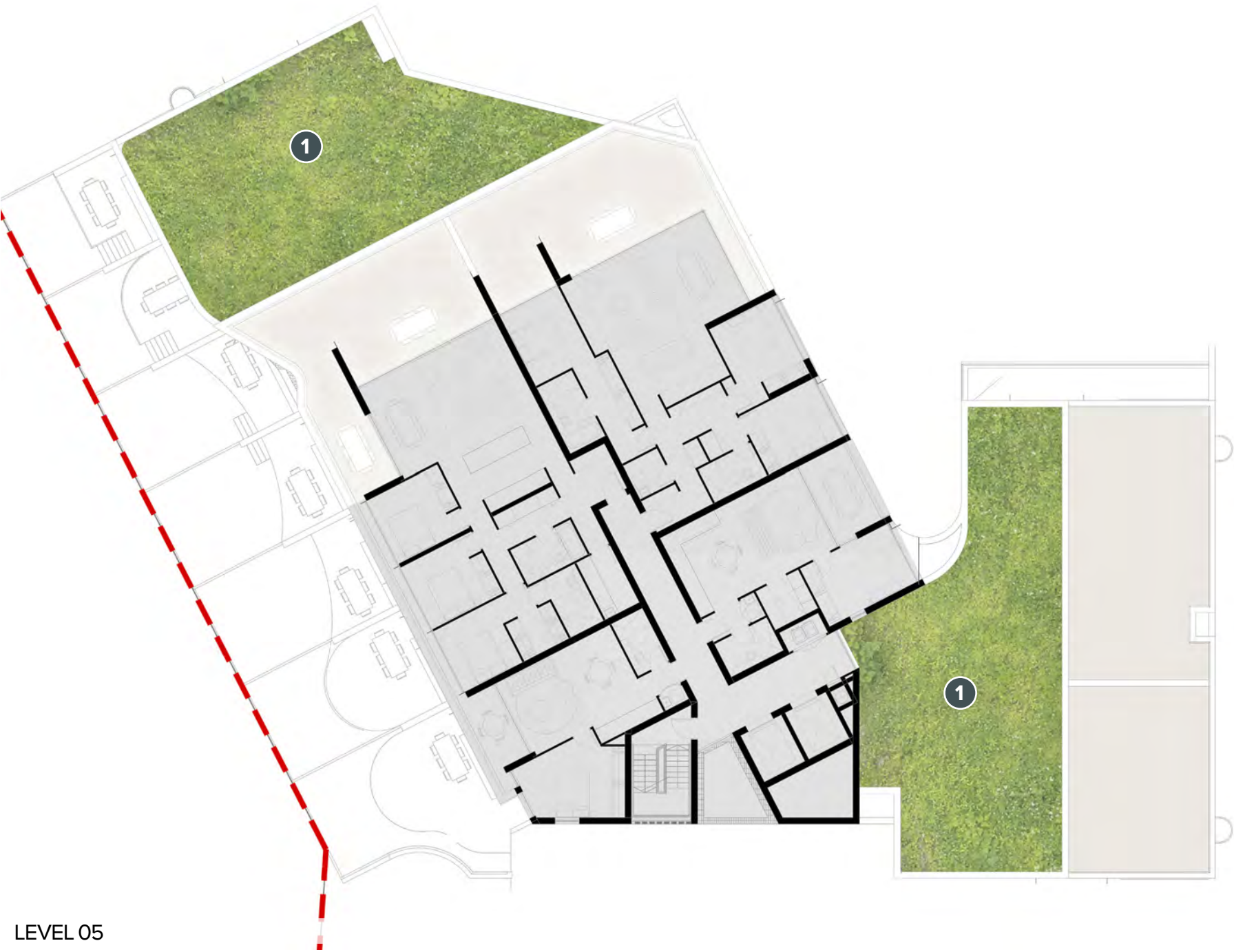
KEY PLAN

### LEGEND

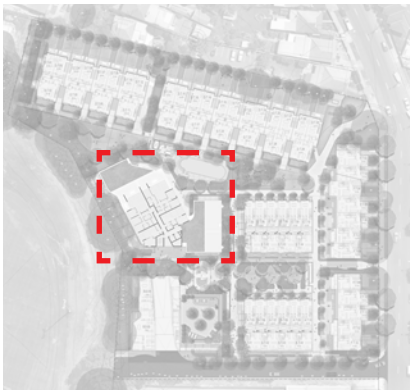
- 1. Lush courtyard planting
- 2. Feature pot planting
- 3. Residential entries
- 4. Paved terrace



# Green Roof Gardens - Building B



LEVEL 05  
SCALE 1:150 @ A3



KEY PLAN

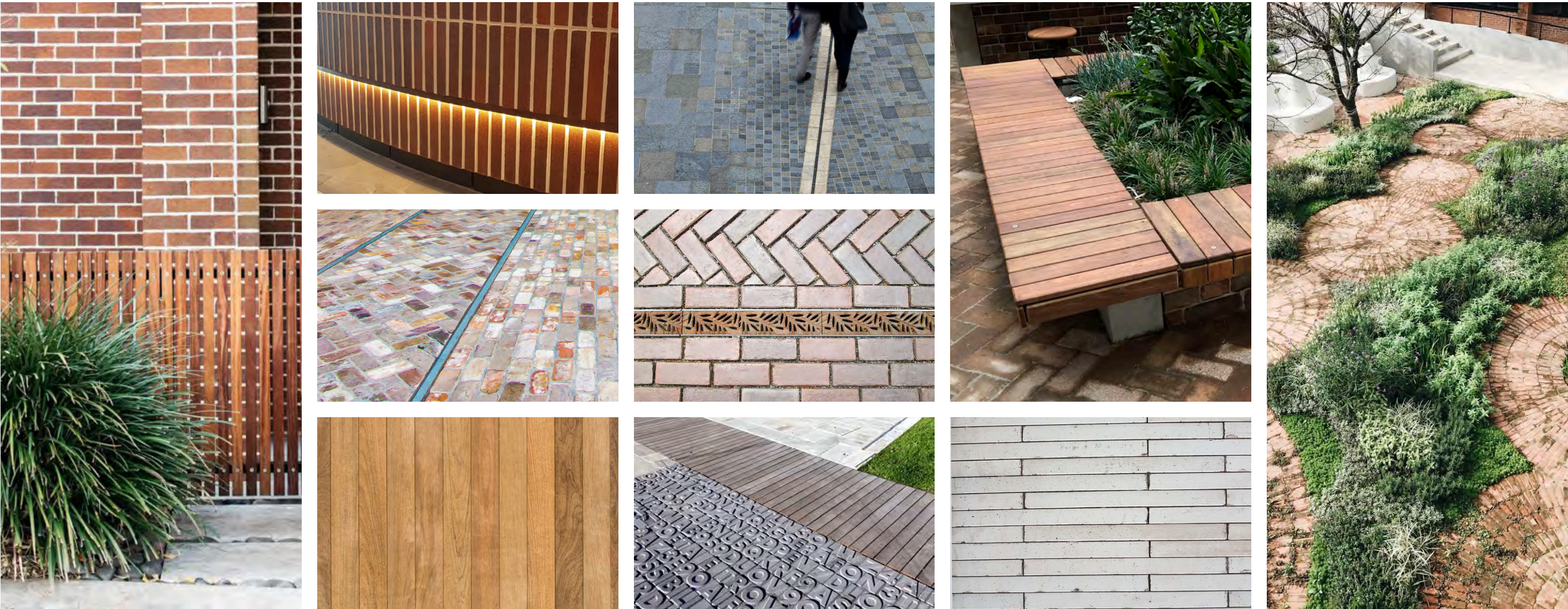
## LEGEND

- 1. Low maintenance Green roof - accessed by maintenance team.





# Materials, Colours & Textures





# Planting Character





# Planting Palette

## Front Yard Trees





ARCADIA



# 149-163 MILTON STREET

## ASHBURY, NSW

000

### DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
101	LANDSCAPE MASTERPLAN
400	PLANT SCHEDULE
401-410	SOFTWARES PLANS
501	LANDSCAPE DETAILS
502	LANDSCAPE DETAILS
601	LANDSCAPE SPECIFICATION

### LOCATION PLAN

SCALE: NTS



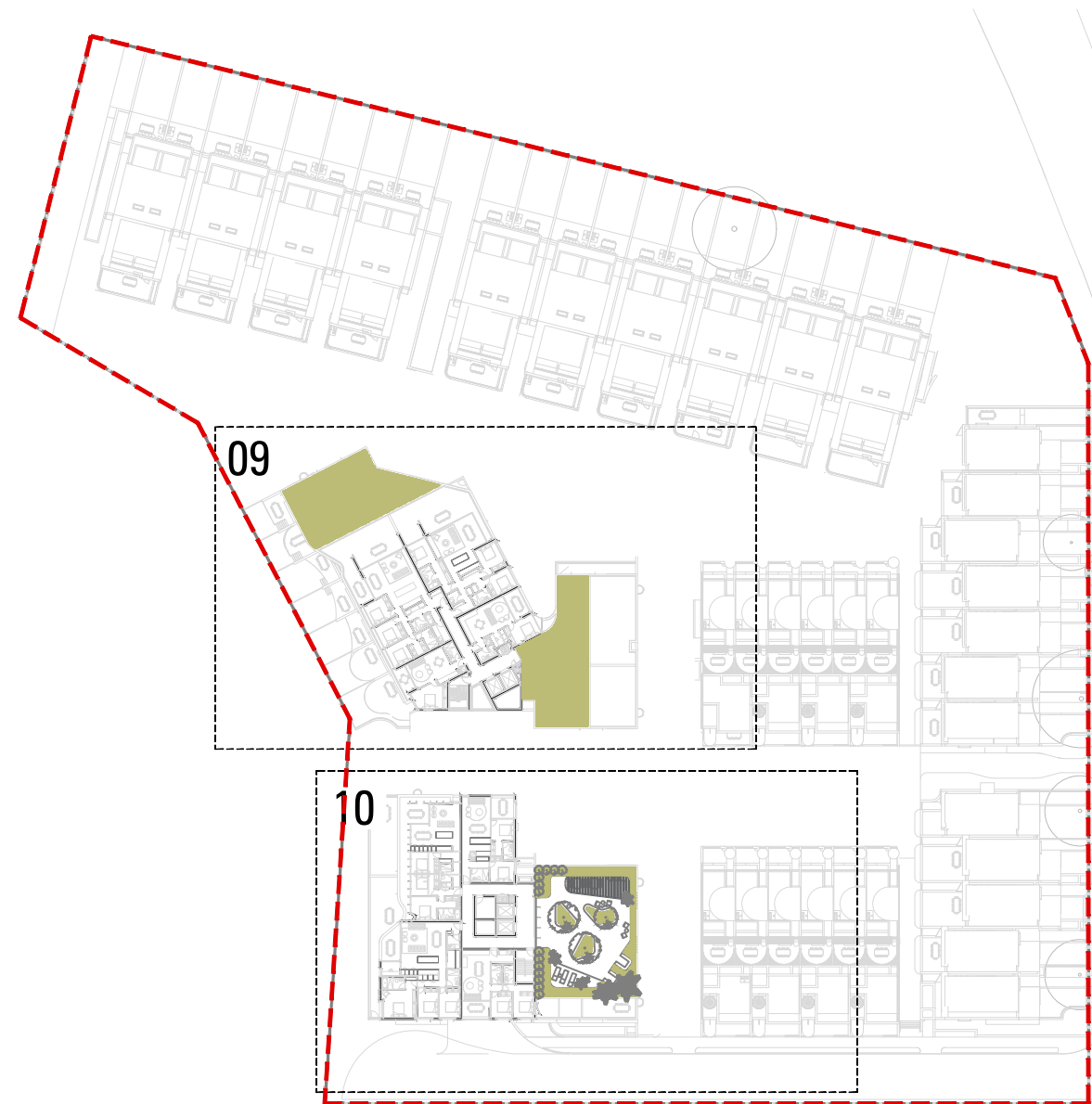
### KEY PLAN

SCALE: 1:1000 @ A1

GROUND FLOOR



LEVEL 5



LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE PLANTING
- PROPOSED SHRUB AND ACCENT PLANTING
- PROPOSED PLANTING TO COMMUNAL SPACE
- PROPOSED PLANTING TO PRIVATE GARDENS
- PROPOSED TURF AREA

ARCADIA

149-163 Milton Street, Ashbury  
DEVELOPMENT APPLICATION



PREPARED BY Arcadia Landscape Architecture  
CLIENT Coronation  
ARCHITECT SJB Architects  
DATE December 2023  
SCALE as shown @ A1  
ISSUE MOD - A

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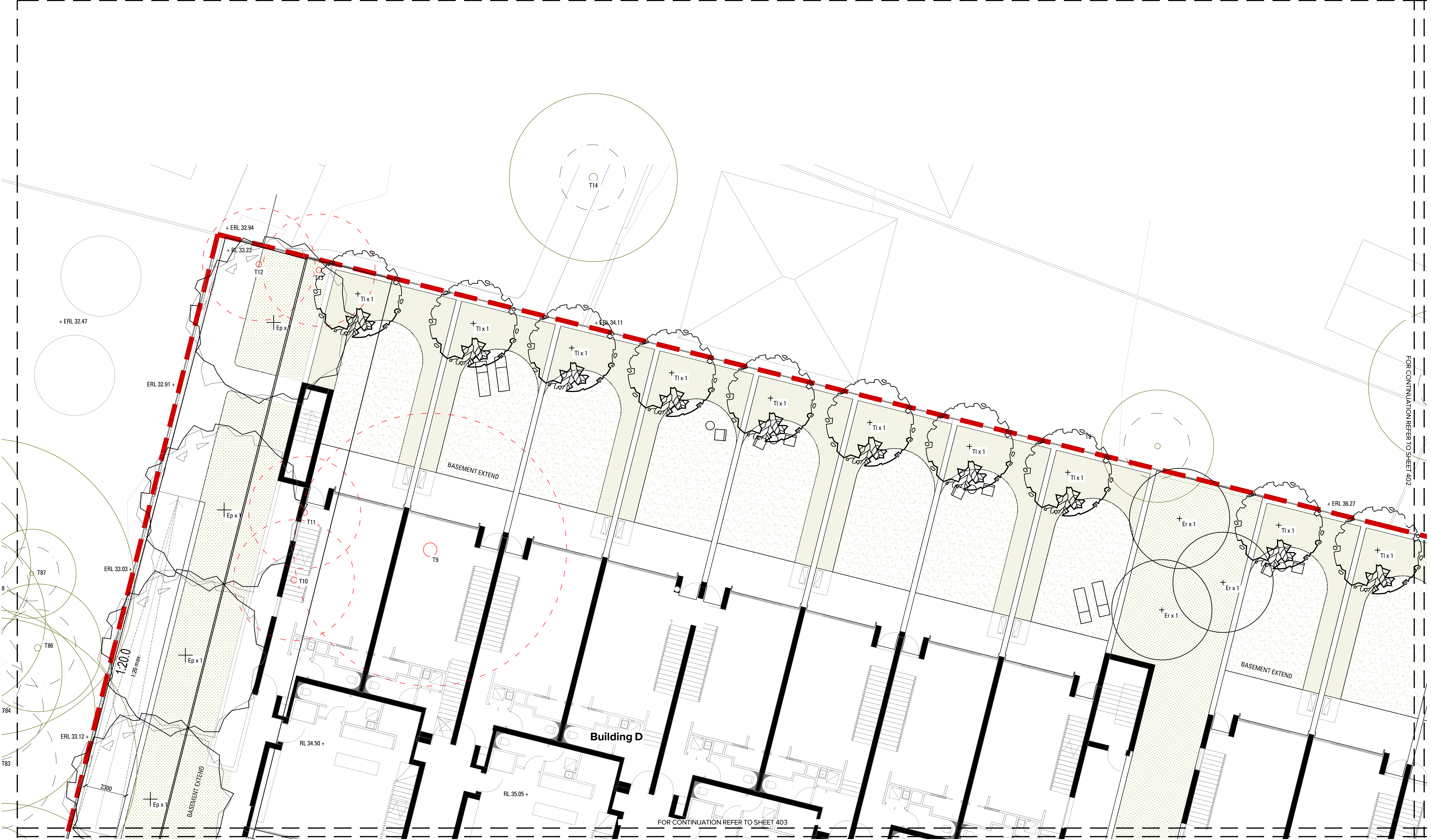




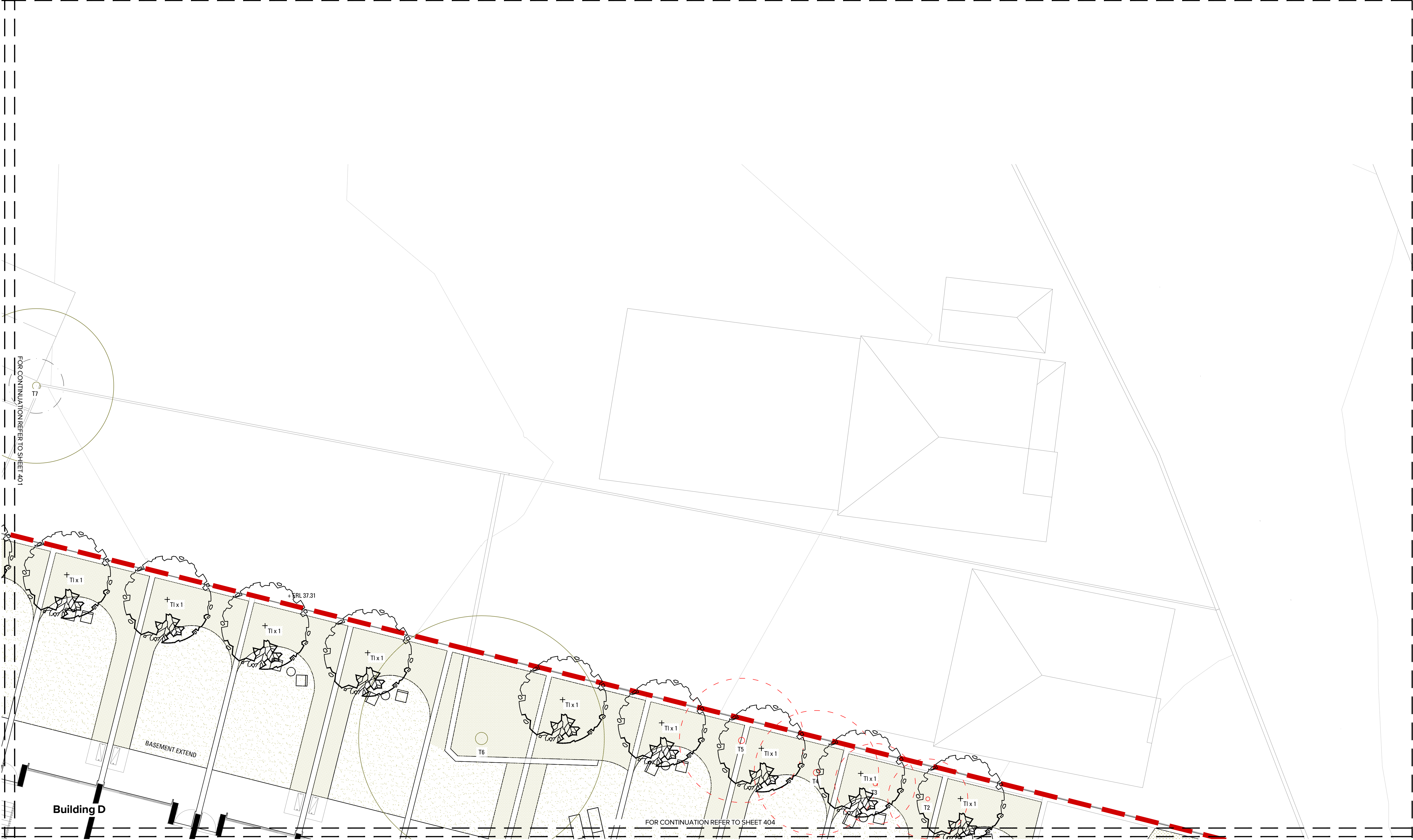


149-163 MILTON STREET ASHBURY PLANT SCHEDULE					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES & PALMS					
Al	<i>Acacia longifolia</i>	Sydney Golden Wattle	10 x 10	200L	4
Bi	<i>Banksia integrifolia</i>	Coastal Banksia	15 x 6	200L	5
Bs	<i>Banksia serrata</i>	Old Man Banksia	6 x 2	200L	7
Ca	<i>Cupaniopsis anacardiodes</i>	Tuckeroo	8 x 6	200L	5
Cf	<i>Corymbia ficifolia</i>	Red Flowering Gum	10 x 12	200L	11
Eh	<i>Eucalyptus heamastoma</i>	Scribbly Gum	12 x 12	200L	6
Ep	<i>Eucalyptus punctata</i>	Grey Gum	20 x 10	200L	9
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	15 x 10	200L	22
La	<i>Livistona australis</i>	Cabbage Tree Palm	15 x 5	200L	21
Md	<i>Melaleuca decora</i>	White Feather Honeymyrtle	10 x 8	200L	6
Tl	<i>Tristaniopsis laurina</i>	Water Gum	12 x 6	200L	70
SHRUBS & ACCENTS					
As	<i>Acacia suaveolens</i>	Sweet Wattle	2 x 1	300mm	2-4/sqm
Acs	<i>Acmena smithii</i> 'Sublime'	Lilly Pilly	4 x 2	300mm	2-4/sqm
Alc	<i>Alpinia caerulea</i>	Native Ginger	2 x 2	300mm	2-4/sqm
Ay	<i>Anigozanthos</i> 'Yellow Gem'	Kangaroo Paw	1 x 1	300mm	2-4/sqm
Be	<i>Banksia ericifolia</i>	Heath-leaved Banksia	7 x 2.5	300mm	2-4/sqm
Cv	<i>Callistemon viminalis</i> 'Macarthur'	Bottle Brush	2 x 1.5	300mm	2-4/sqm
Cb	<i>Ctenanthe burle marxii</i>	Fishbone Prayer Plant	0.3 x 0.5	300mm	2-4/sqm
De	<i>Doryanthes excelsa</i>	Gynea Lily	3 x 2	45L	2-4/sqm
Hs	<i>Hakea sericea</i>	Pink Spider Flower	2 x 1	300mm	2-4/sqm
Ka	<i>Kunzea ambigua</i>	Tick Bush	3 x 2	300mm	2-4/sqm
Pv	<i>Pultenaea villosa</i>	Hairy Bush-pea	2.5 x 2	300mm	2-4/sqm
Ve	<i>Viburnum</i> 'Emerald Luster'	Emerald Lustre Viburnum	3 x 2	300mm	2-4/sqm
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 3	300mm	2-4/sqm
Xb	<i>Xerochrysum bracteatum</i>	Strawflower	0.9 x 0.5	300mm	2-4/sqm
FERNS & CYCADS					
Aa	<i>Adiantum aethiopicum</i>	Common Maidenhair Fern	0.5 x 0.5	200mm	2-4/sqm
Ae	<i>Aspidistra elatior</i>	Cast Iron Plant	1.2 x 1.5	200mm	2-4/sqm
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	2-4/sqm
Bn	<i>Blechnum nudum</i>	Fishbone Water Fern	1 x 1	200mm	2-4/sqm
Cc	<i>Cyathea cooperi</i>	Australian Tree Fern	5 x 2	100L	as shown
GROUNDCOVERS					
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	140mm	6/sqm
Bi	<i>Brachyscome iberidifolia</i>	Swan River Daisy	0.5 x 0.5	140mm	6/sqm
Cg	<i>Casuarina glauca</i> 'Cousin It'	She Oak	0.2 x 2	140mm	6/sqm
Hv	<i>Hardenbergia violacea</i>	False Sardaparilla	0.2 x 2	140mm	6/sqm
Pp	<i>Pratia purpurascens</i>	Trailing Pratia	0.2 x 1	140mm	6/sqm
Vh	<i>Viola hederacea</i>	Native Violet	0.15 x spreading	140mm	6/sqm
Wm	<i>Westringia 'Mundi'</i>	Mundi Westringia	0.4 x 1.5	140mm	4/sqm
PLANTING MATRIX 01					
Dmi	<i>Dichelachne micrantha</i>	Shorthair Plume-grass	1.2 x 0.2	140mm	6/sqm
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	140mm	6/sqm
Fg	<i>Festuca glauca</i>	Blue Fescue	0.25 x 0.25	140mm	6/sqm
Ms	<i>Microlaena stipoides</i>	Weeping Grass	0.2 x 0.2	140mm	6/sqm
Po	<i>Patersonia occidentalis</i>	Purple Flag	0.5 x 0.5	300mm	6/sqm
Tt	<i>Themeda triandra</i>	Kangaroo Grass	1 x 0.5	140mm	6/sqm
PLANTING MATRIX 02					
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	1.5 x 1	140mm	6/sqm
DSS	<i>Dianella caerulea</i> 'Silver Streak'	Silver Streak Lily	0.5 x 0.5	140mm	6/sqm
Lg	<i>Laxmannia gracilis</i>	Slender Wire Lily	0.4 x 0.4	140mm	6/sqm
LI	<i>Lomandra longifolia</i>	Spiny Headed Mat Rush	1 x 1	140mm	6/sqm
Tt	<i>Themeda triandra</i>	Kangaroo Grass	1 x 0.5	140mm	6/sqm
PLANTING MATRIX 03					
Am	<i>Arthropodium milleflorum</i>	Pale Vanilla Lily	1 x 0.4	140mm	6/sqm
Cg	<i>Casuarina glauca</i>	Cousin it 'She Oak'	0.5 x 1	140mm	6/sqm
Dr	<i>Dianella revoluta</i>	Spreading Flax Lily	1 x 1.5	140mm	6/sqm
LT	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6 x 0.6	140mm	6/sqm
Vh	<i>Viola hederacea</i>	Native Violet	0.15 x spreading	140mm	6/sqm









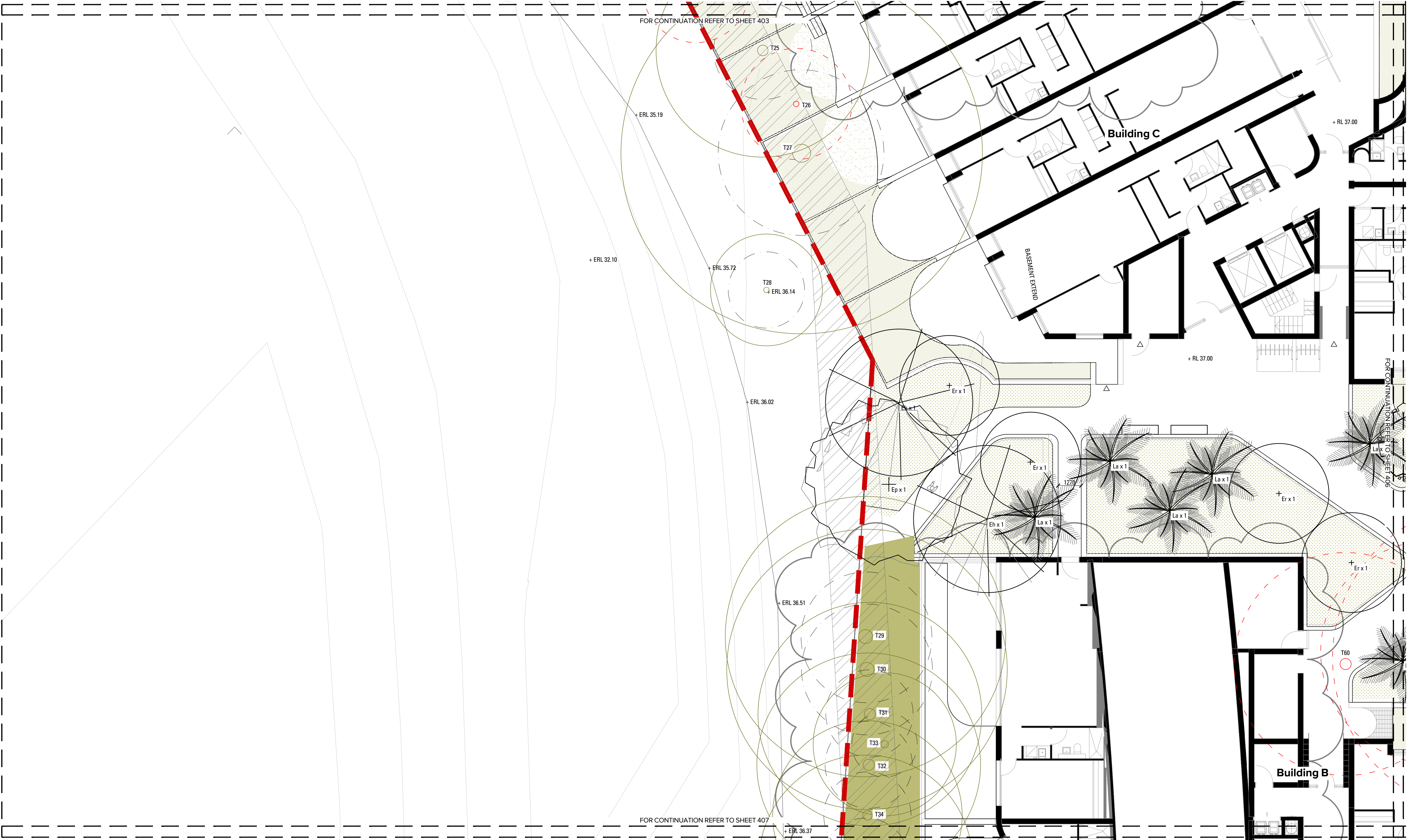




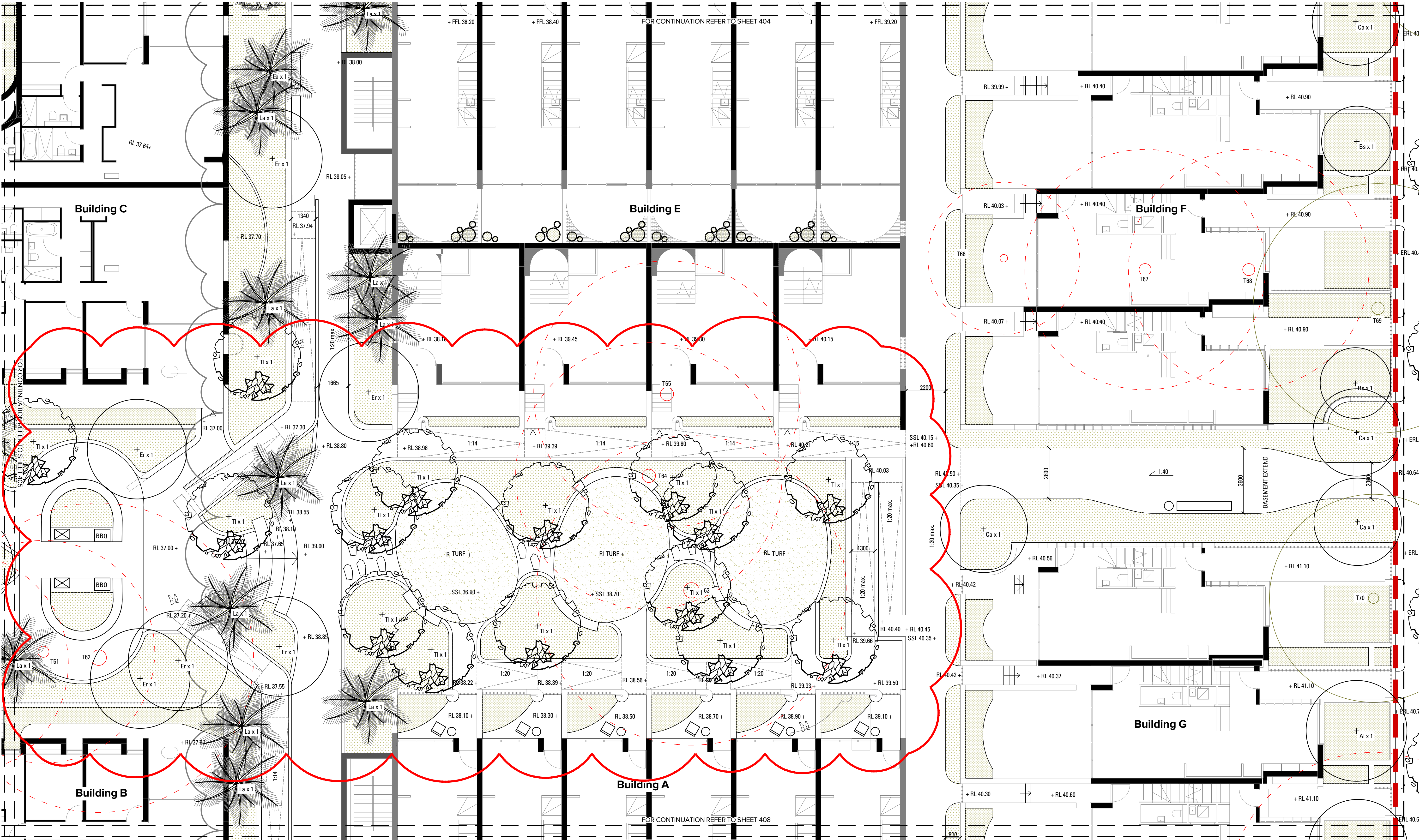




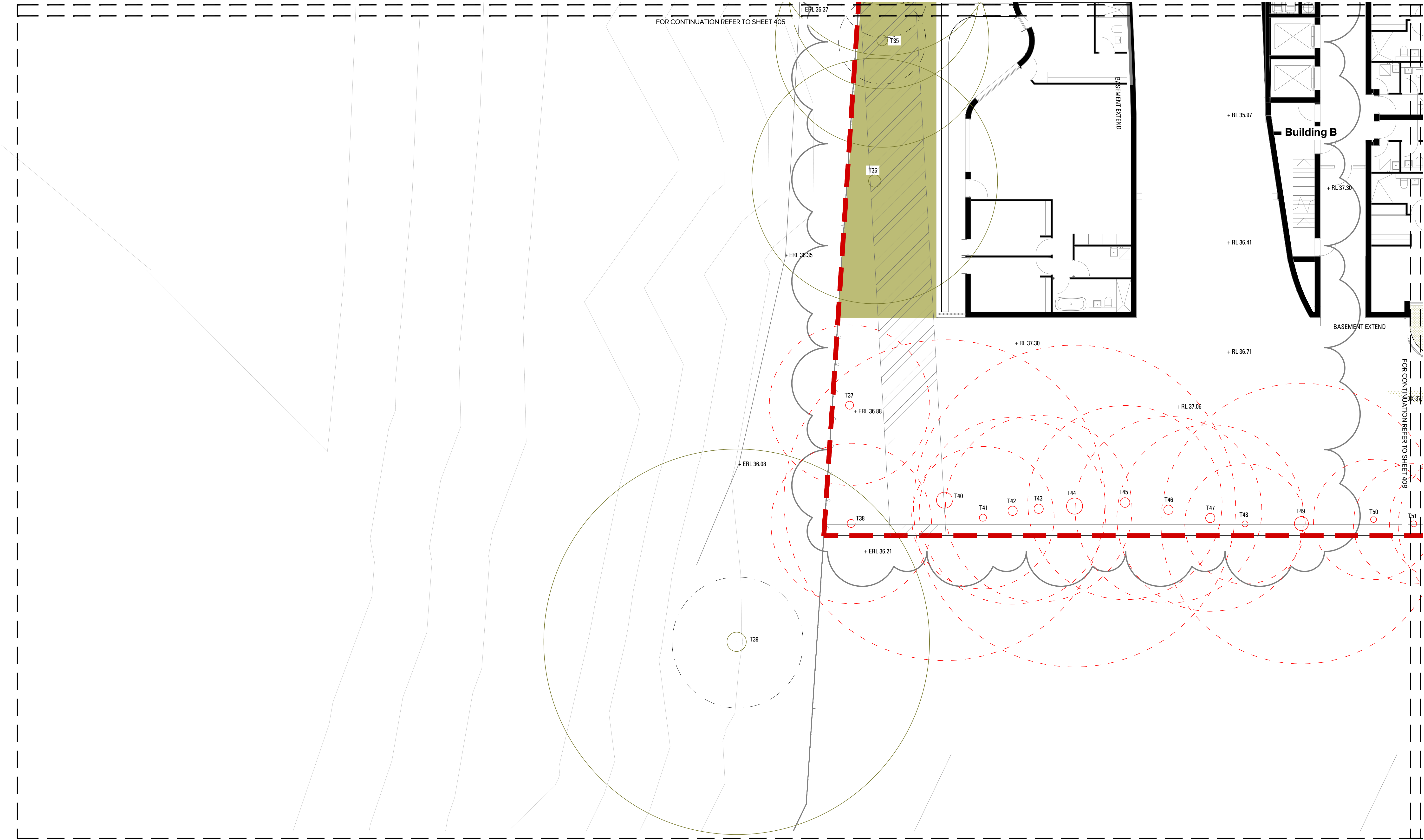
















A circle with a shaded sector. The sector is formed by two radii and an arc. The angle between the two radii is approximately 120 degrees. The area of the sector is shaded in gray.

**DATE** December 2023  
**SCALE** 1:100 @ A1  
**ISSUE** MOD - A

Copyright remains the property of Arcadia Landscape Architecture Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Landscape Architecture Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authorities



