



ARCADIA

# **163 Milton Street, Ashbury**

## **Landscape Development Application Modification 3 Design Report**

Prepared for Coronation  
May 2025



# ARCADIA

Issue F  
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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 cultures and traditional practices.*



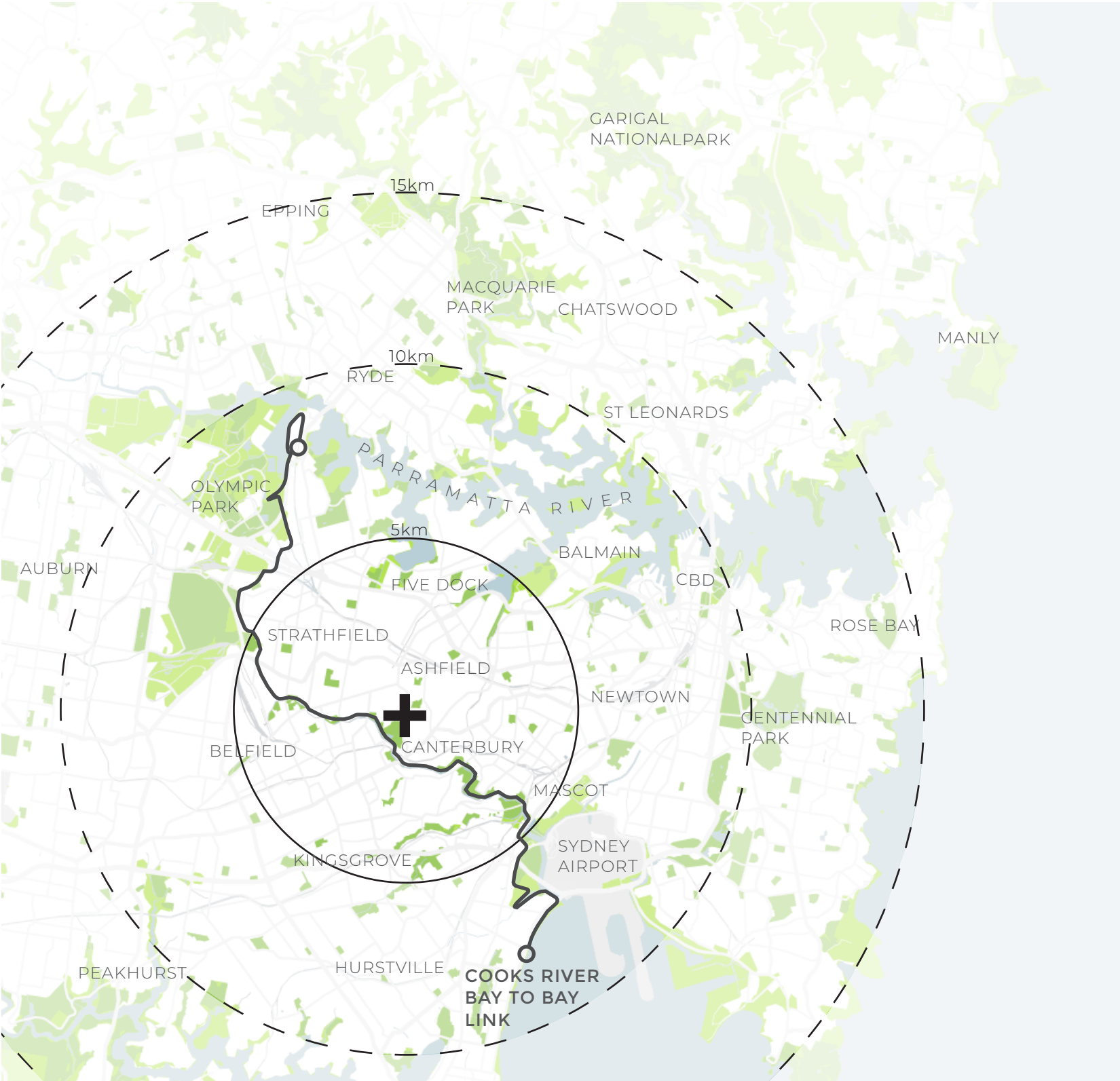
# Site Context

## 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

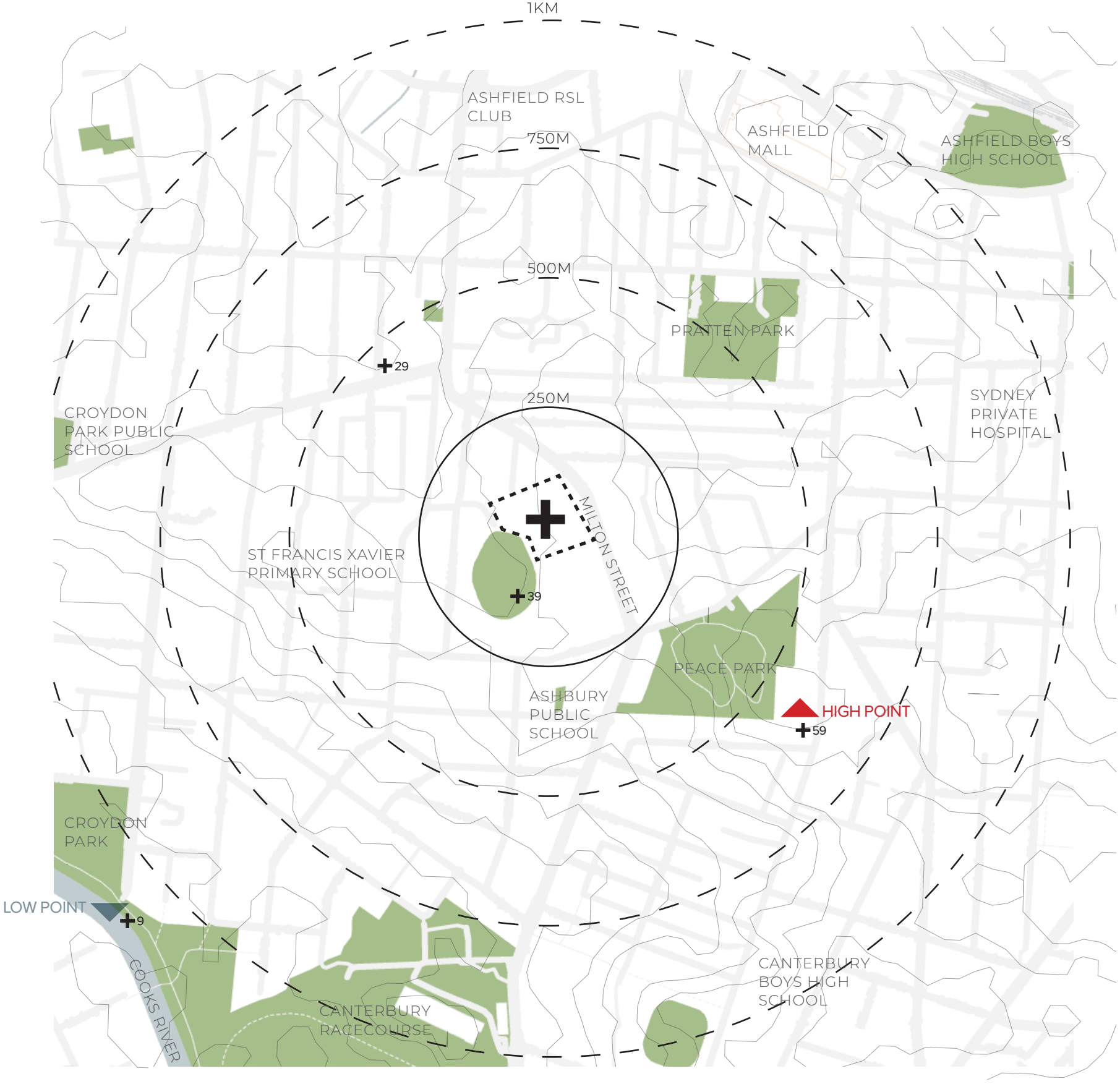
## Local

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
- ✚<sup>39</sup> Contours
- Green Open Space
- Cooks River





# Site Understanding

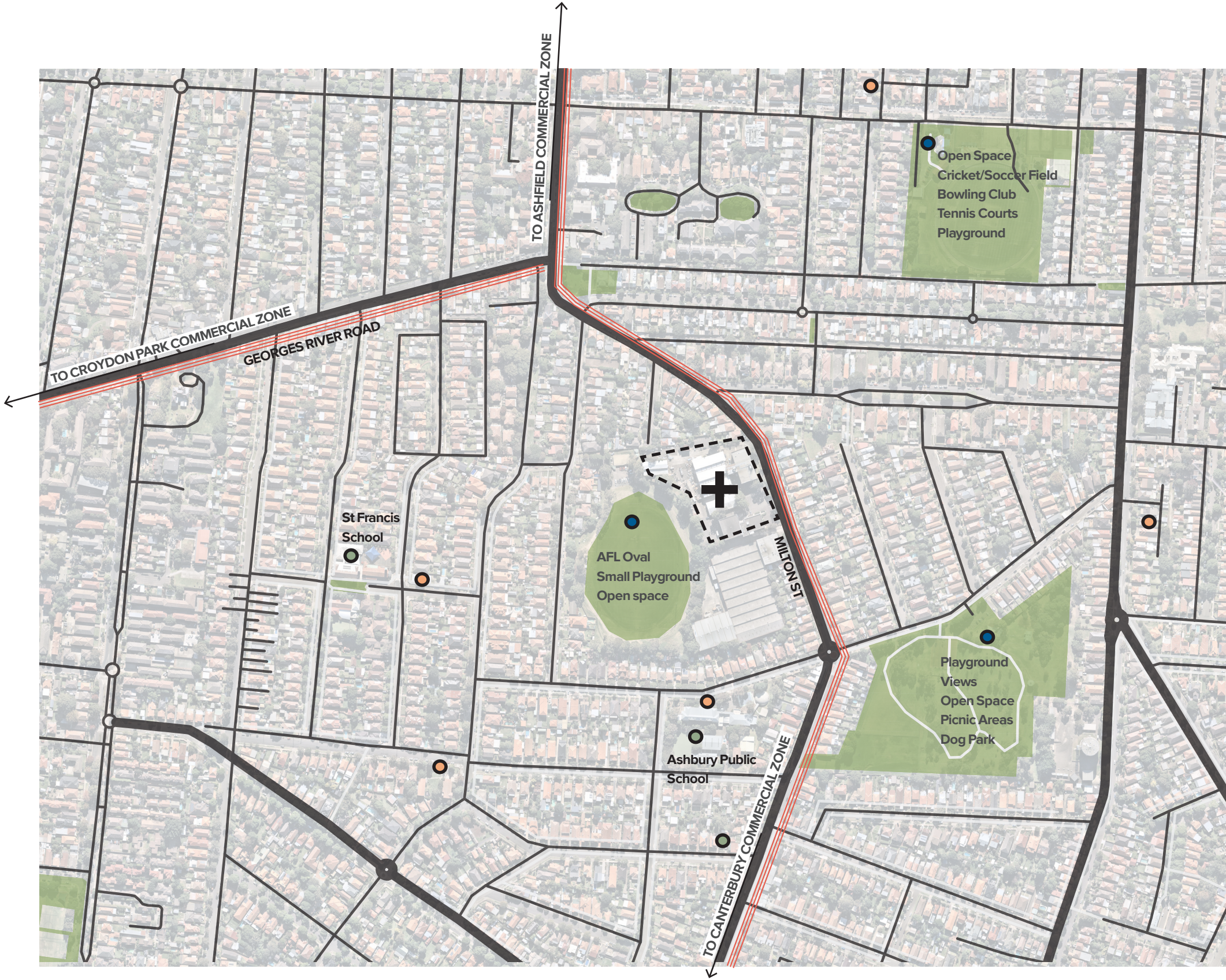
## Connectivity

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



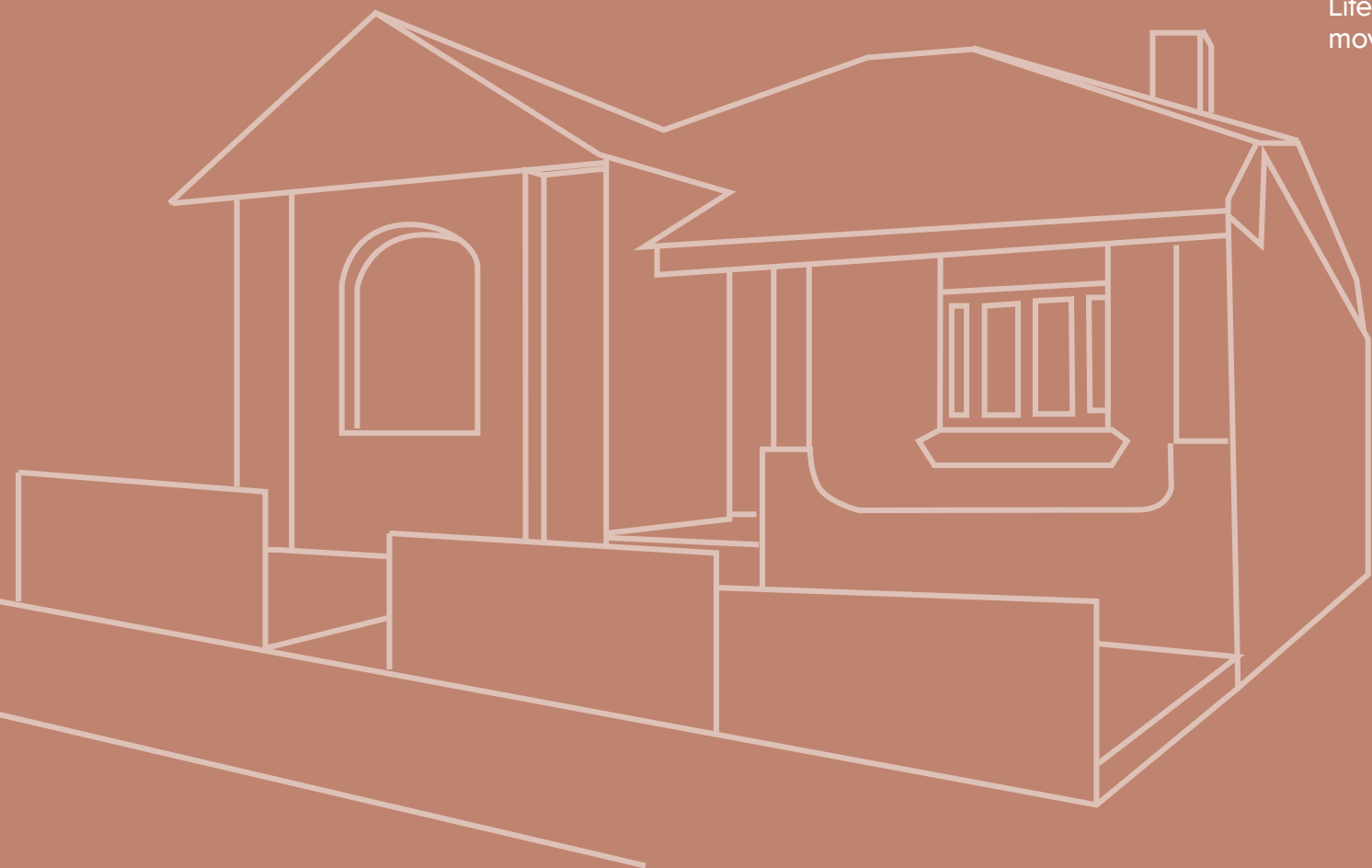


# EXCURSUS - The Importance of Front Yards & Streets as Public Spaces

- 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

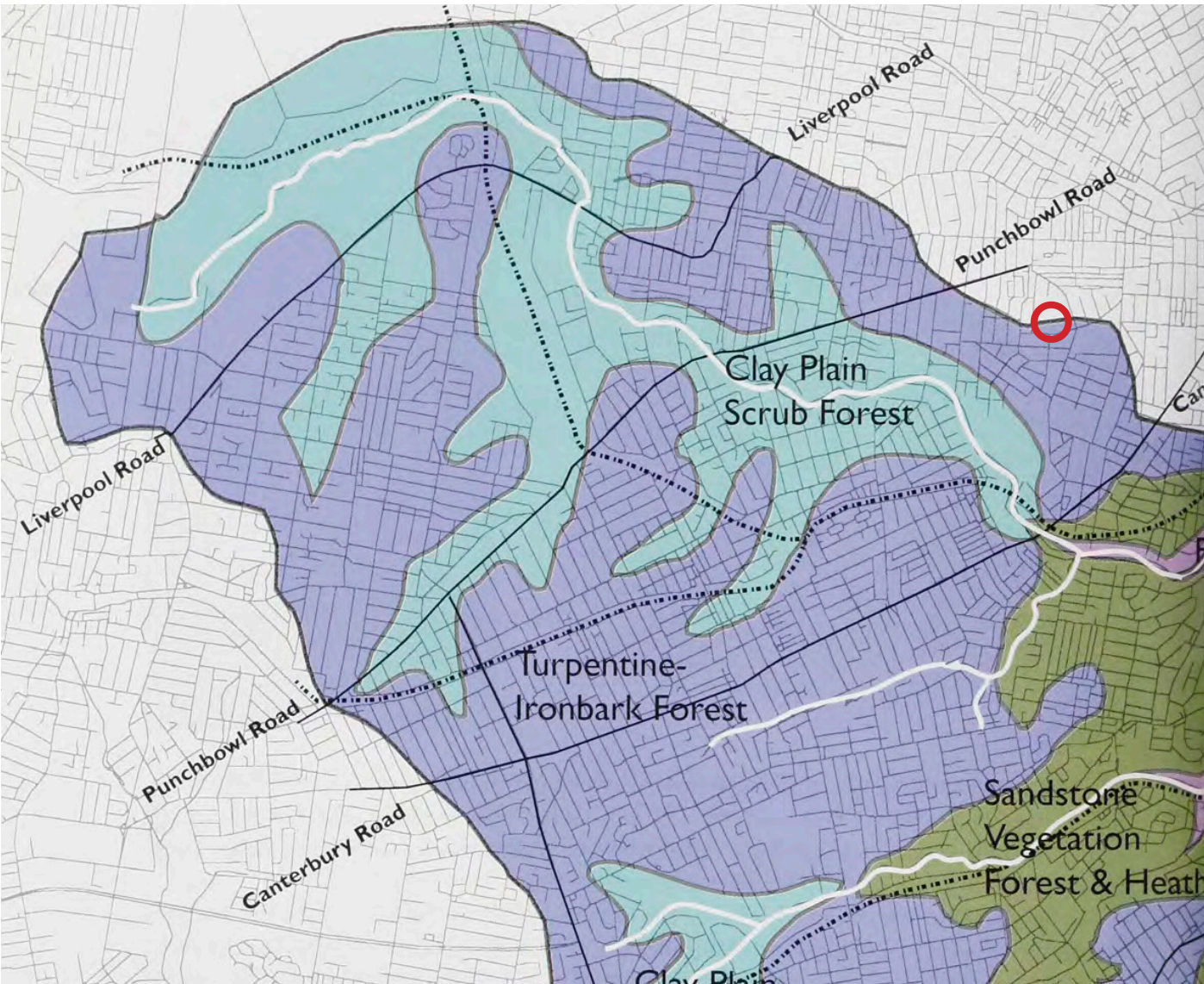
## Ecological Heritage

### 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



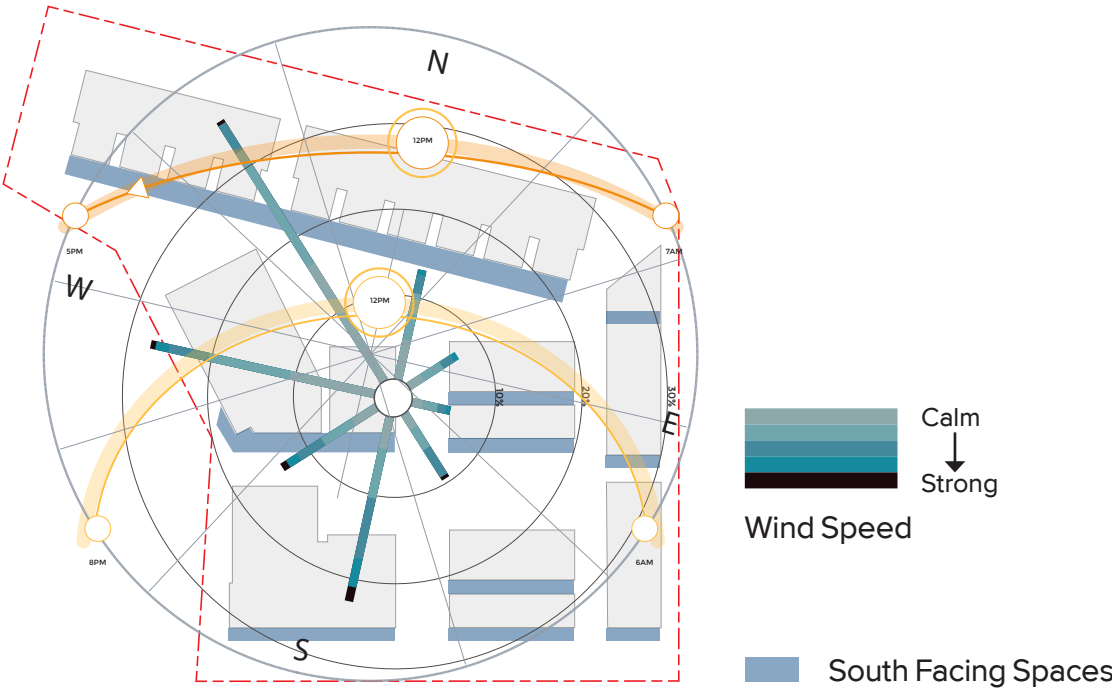
### SANDSTONE VEGETATION FOREST & HEATH





# Site Analysis

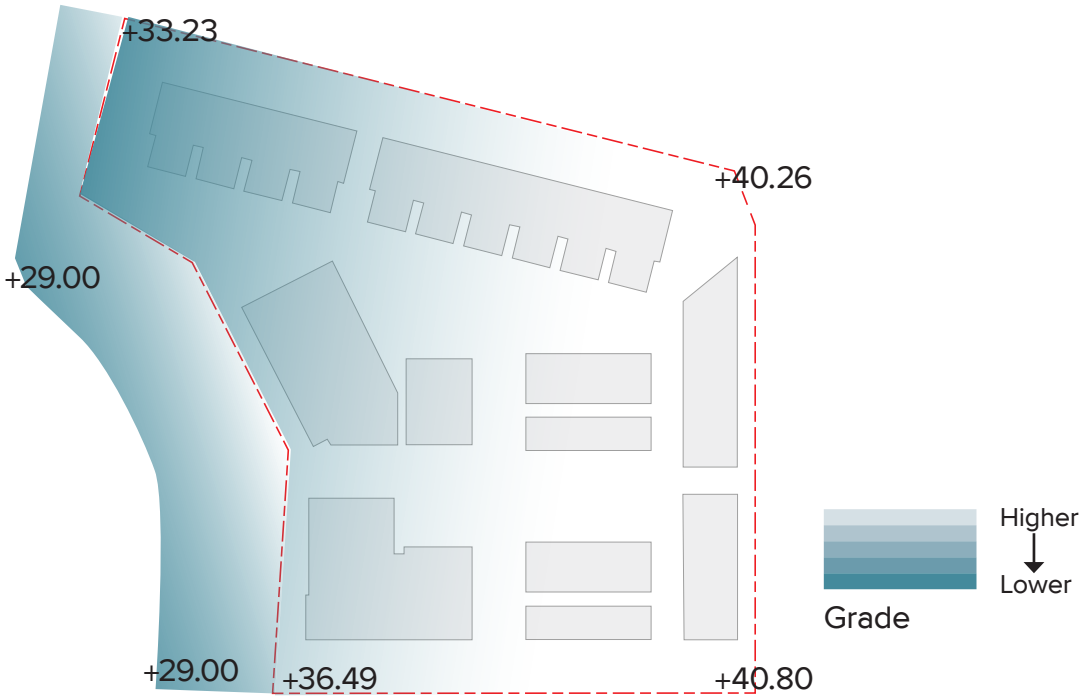
## Site Conditions



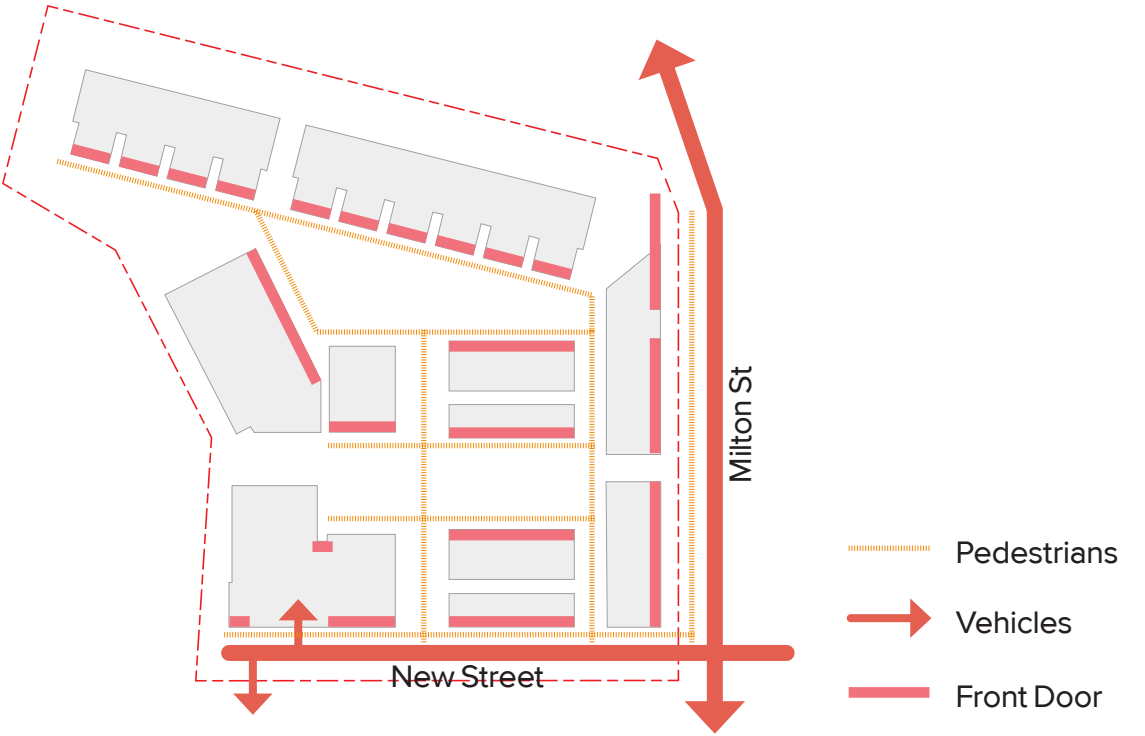
Sun and Wind Exposure



Existing Vegetation



Grading



Connections



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

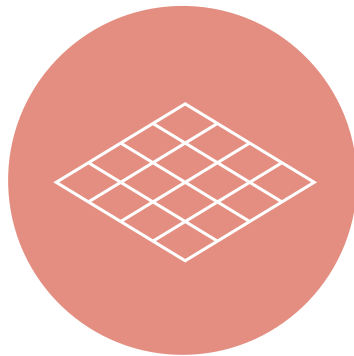
Design within a  
human scale



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



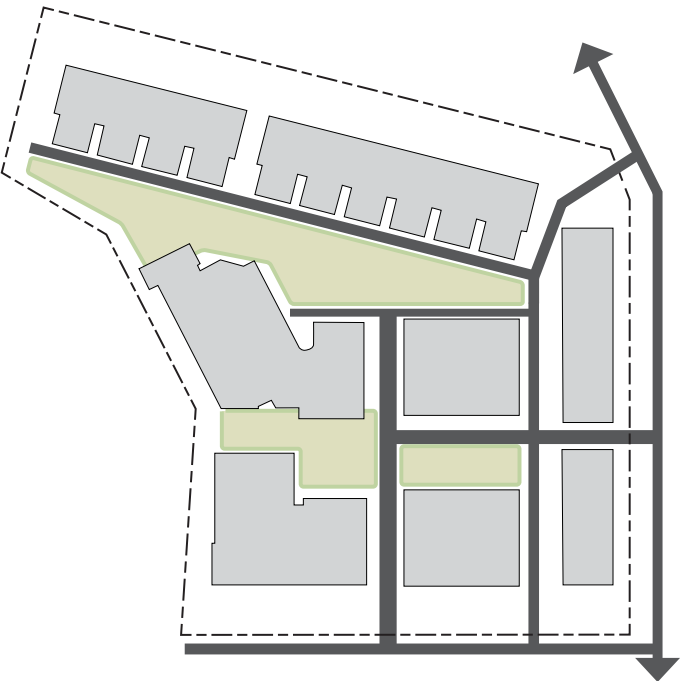


# Landscape Typologies

## ‘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.



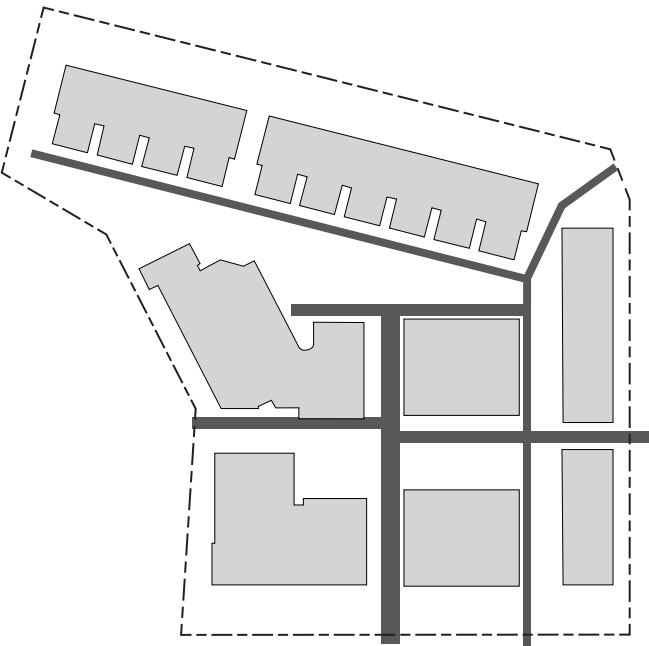


# Landscape Typologies

## '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

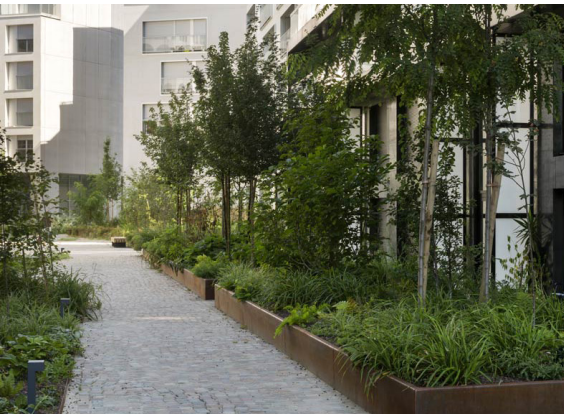
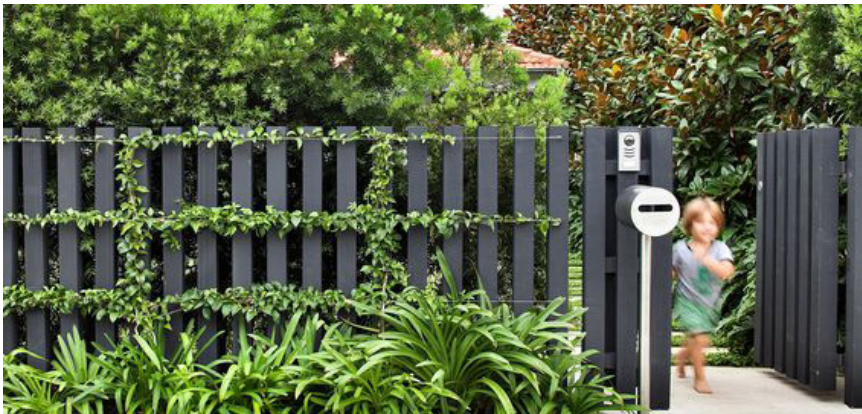
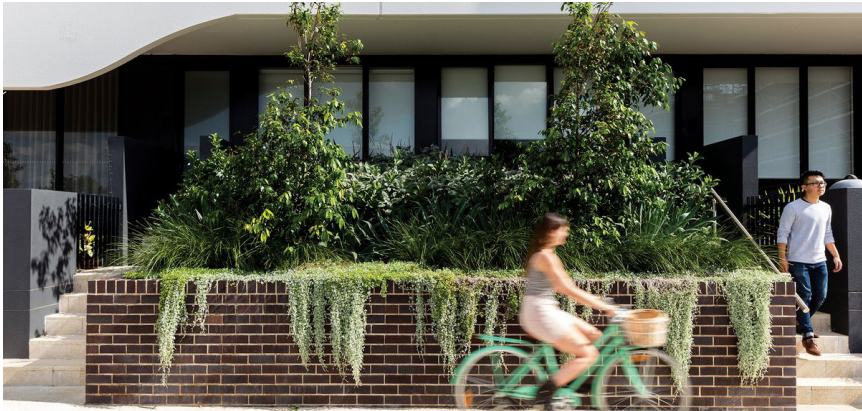
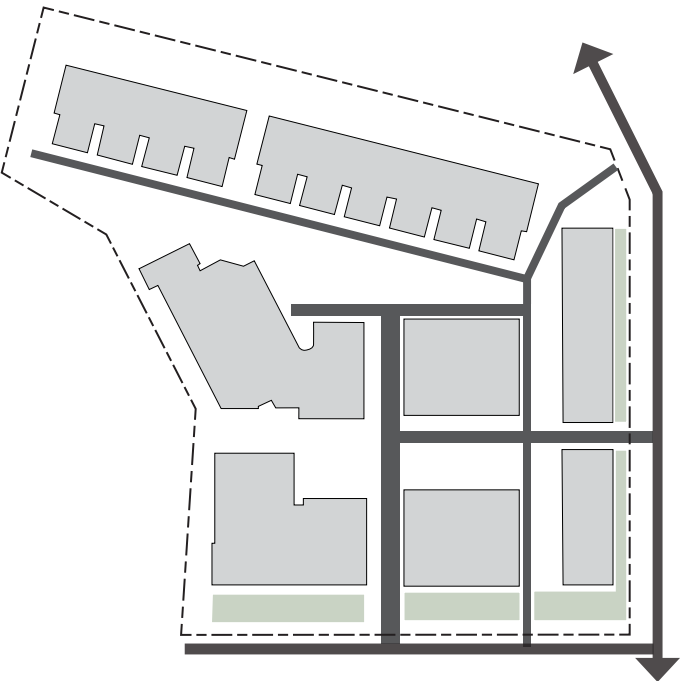
## ‘Street Interface’

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.



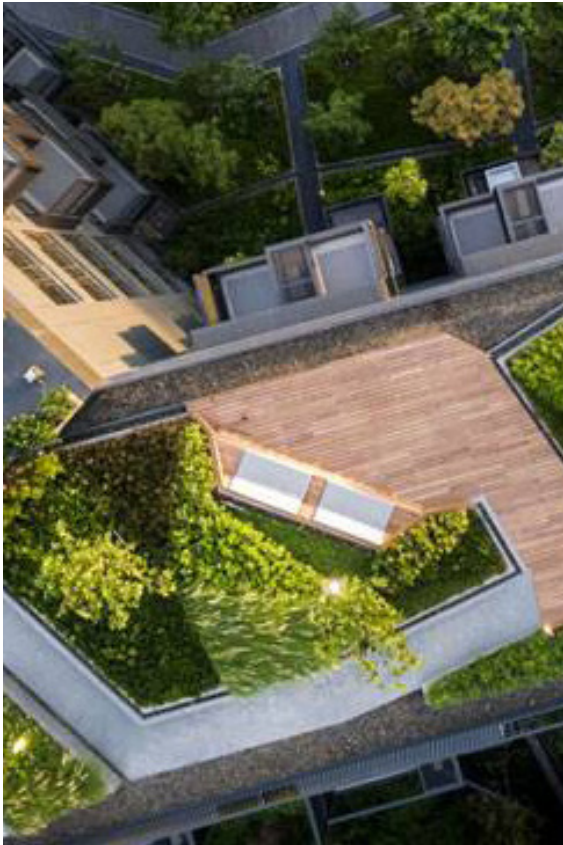
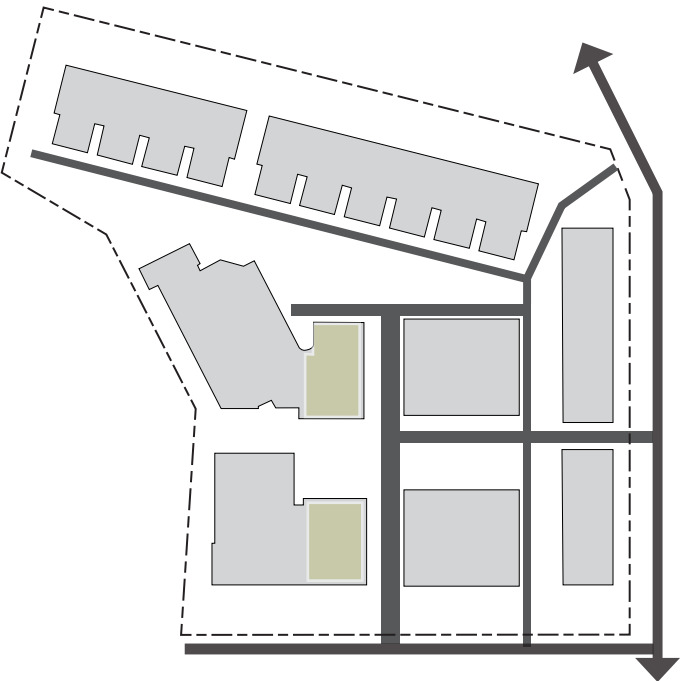


# Landscape Typologies

## '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.





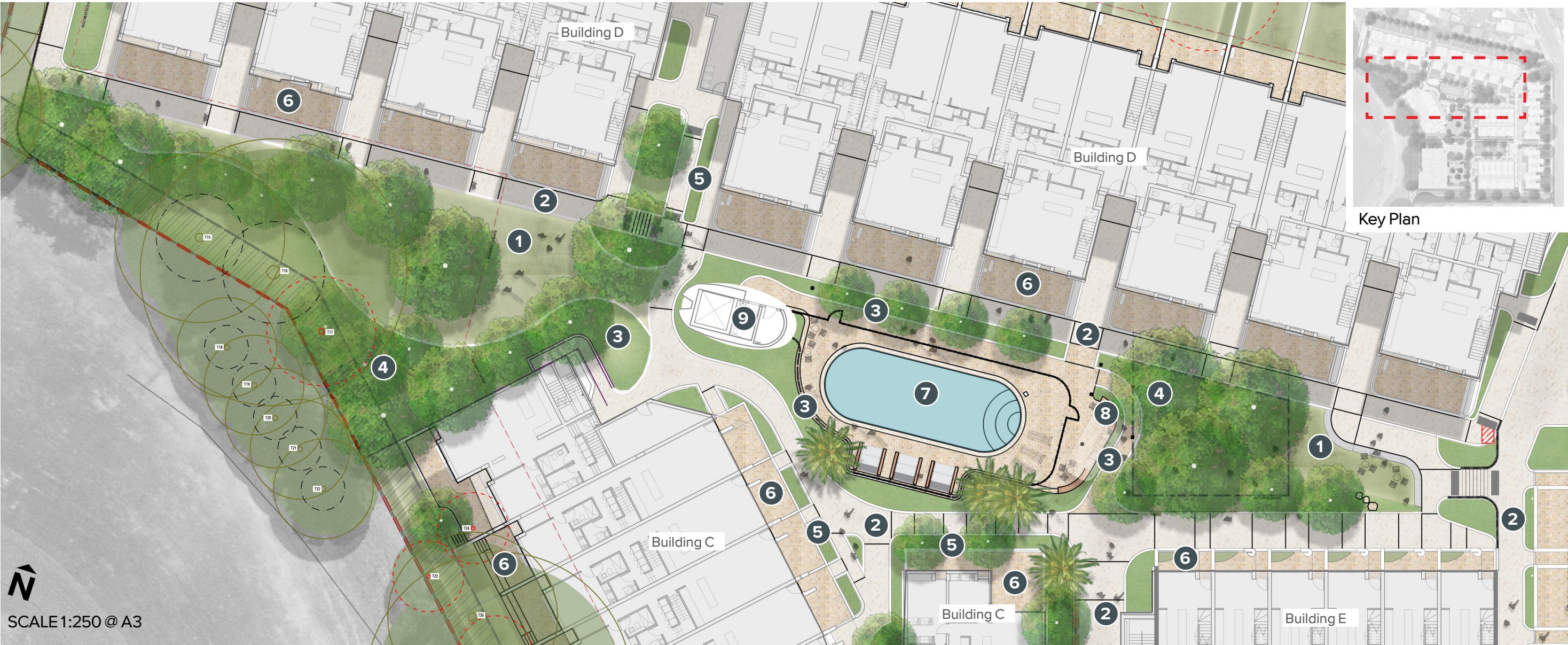
# Ground Floor Masterplan



SCALE 1:600 @ A3



# Detail Plan



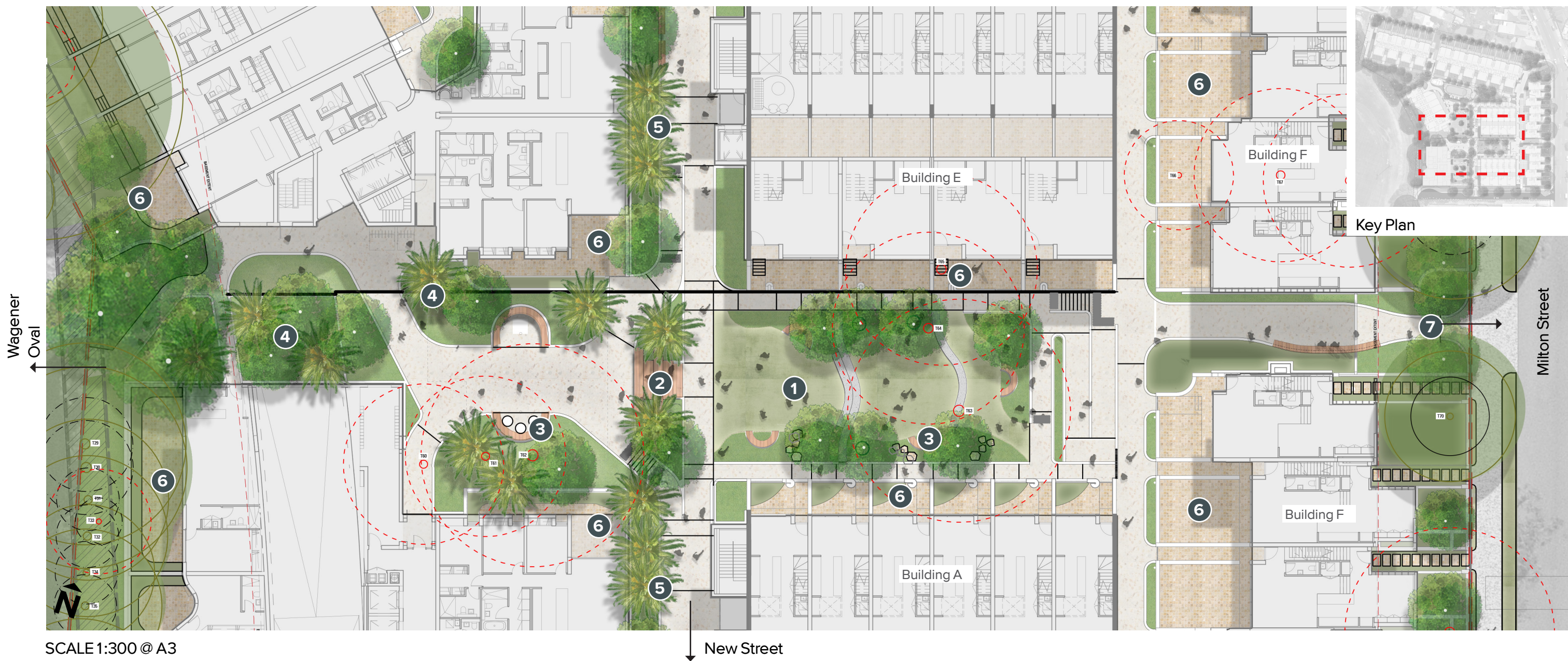
## LEGEND

- |   |  |
|---|--|
| 1. Open flexible turf areas for outdoor activities, kids play, yoga or family gatherings, park benches        | 4. Large tree planting in deep soil                  |
| 2. Accessible path to building entries  | 5. Buffer and privacy planting to private courtyards |
| 3. Accent planting to create zones and rooms and to add interest and depth throughout the communal open space | 6. Private terraces and front yards                  |
|   | 7. Pool  |
|   | 8. Covered BBQ and Entertainment                     |
|   | 9. Amenities Block                                   |



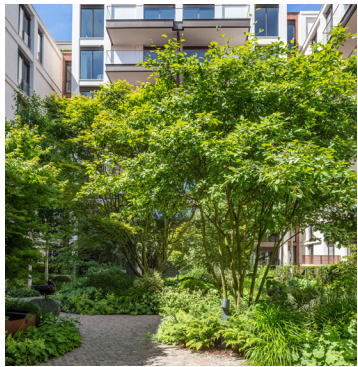


# Detail Plan



## LEGEND

- 1. Open, flexible lawn with planted edges along private terrace entries.
- 2. Bleachers down to paved courtyard.
- 3. Integrated seating benches
- 4. Shade tolerant planting
- 5. Feature palm trees along access paths through the site
- 6. Private Terraces
- 7. Connection to Milton street





# Detail Plan - Building B - Lvl 5



Key Plan



Scale 1:200 @ A3

## LEGEND

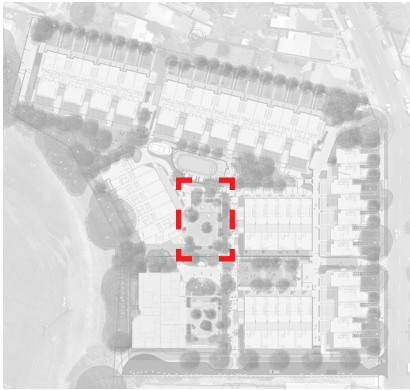
- 1. Outdoor BBQ Amenity
- 2. Lightweight pergola structure over BBQ to provide shade.
- 3. Edge screen planting
- 4. Seating nooks within planting
- 5. Alfresco dining
- 6. Central modular planters with seating edge
- 7. Loose furniture



# Detail Plan - Building C - Level 4



LEVEL 04  
SCALE 1:200 @ A3



KEY PLAN

### LEGEND

- 1. Lush perimeter planting
- 2. Low planter with integrated seating edge.
- 3. Lightweight pergola structure over gathering zone to provide shade.
- 4. Outdoor dining area open to sky.

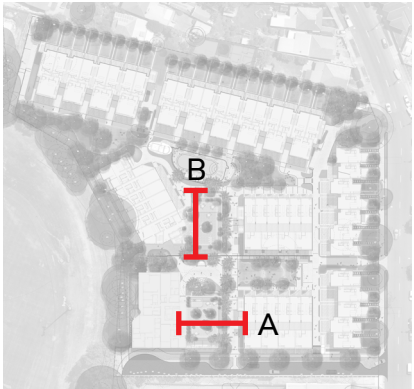




# Sections - RoofTerraces



Section A: Building B Lvl 5 - Scale 1:100 @ A3



Key Plan



Section B: Building C Lvl 4 - Scale 1:100 @ A3

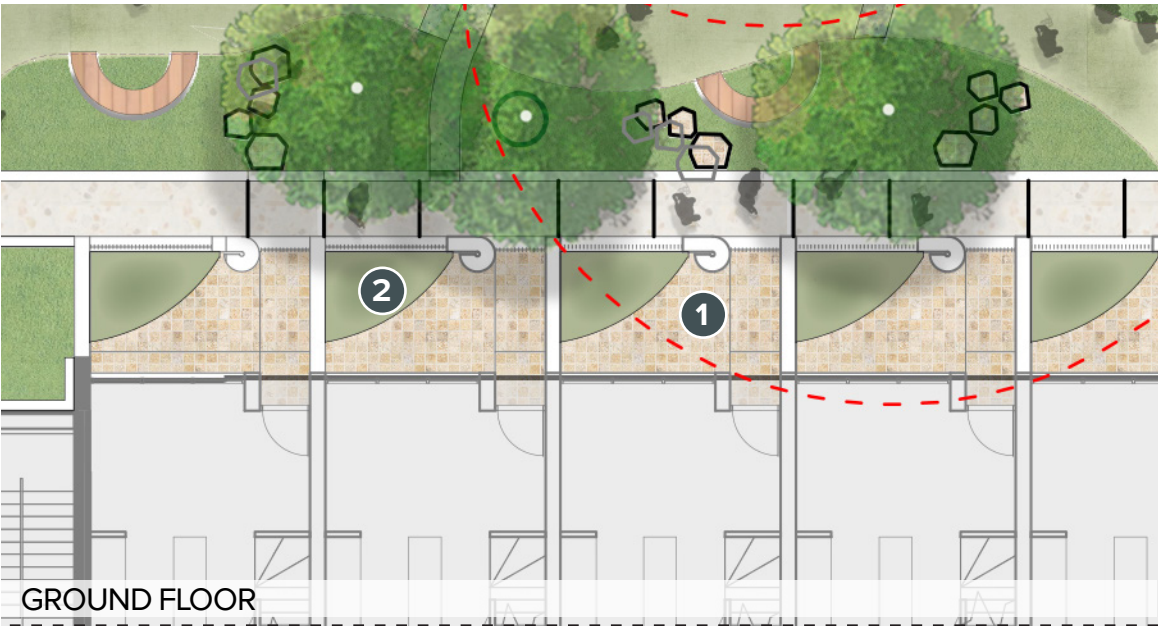
## LEGEND

- 1. Edge screen planting
- 2. Central modular planters with seating edge
- 3. Freestanding planter pots
- 4. Large dining/event space with Shade Structure Over
- 5. Outdoor dining area open to sky.



# Private Gardens - Building A

## Typical



Key Plan



SCALE 1:150 @ A3

### LEGEND

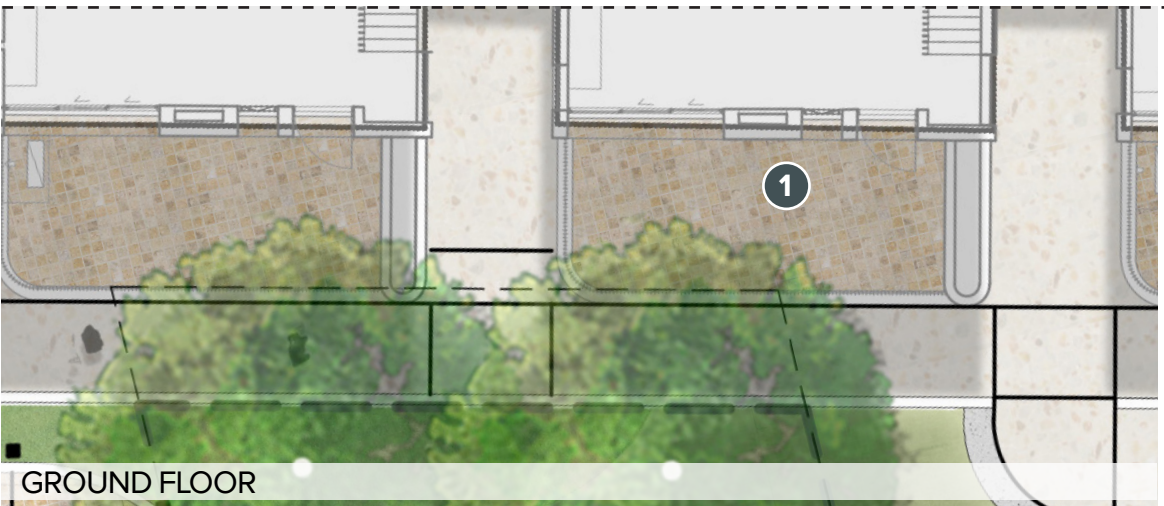
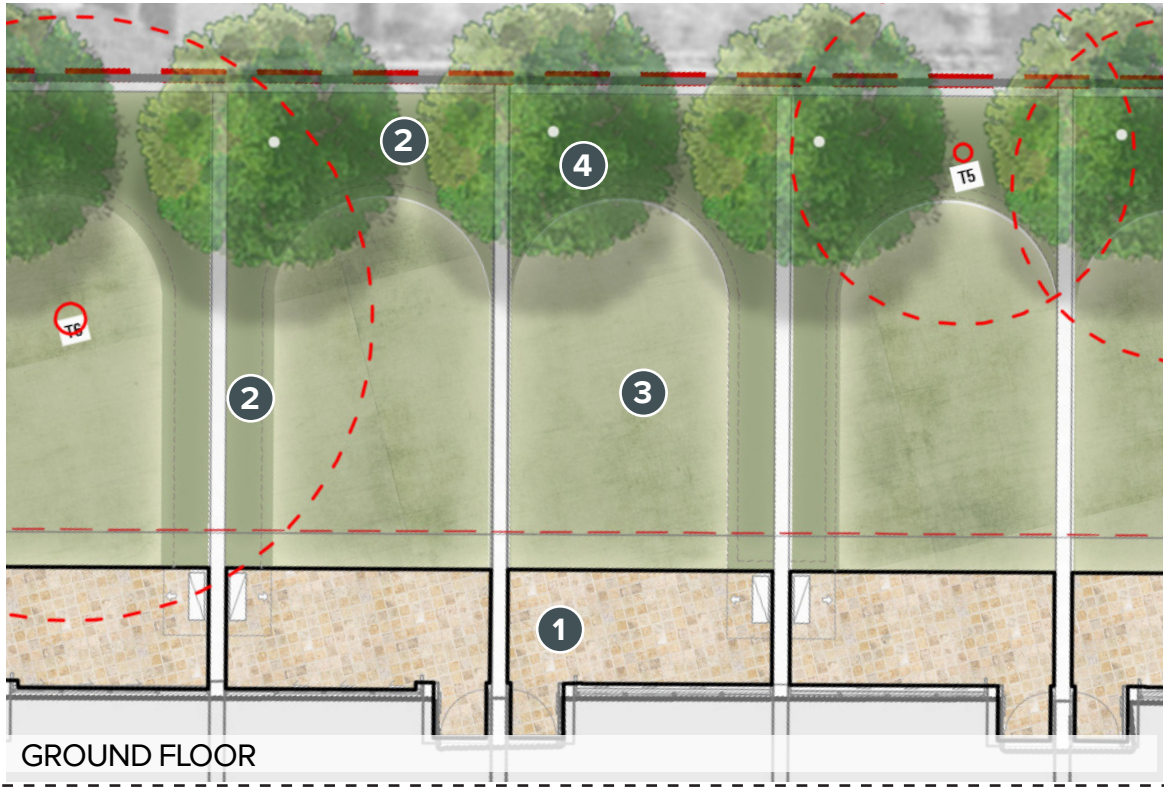
- 1. Paved terrace/ courtyard
- 3. Lush front yard planting





# Private Gardens - Building D

## Typical



SCALE 1:150 @ A3



KEY PLAN

### LEGEND

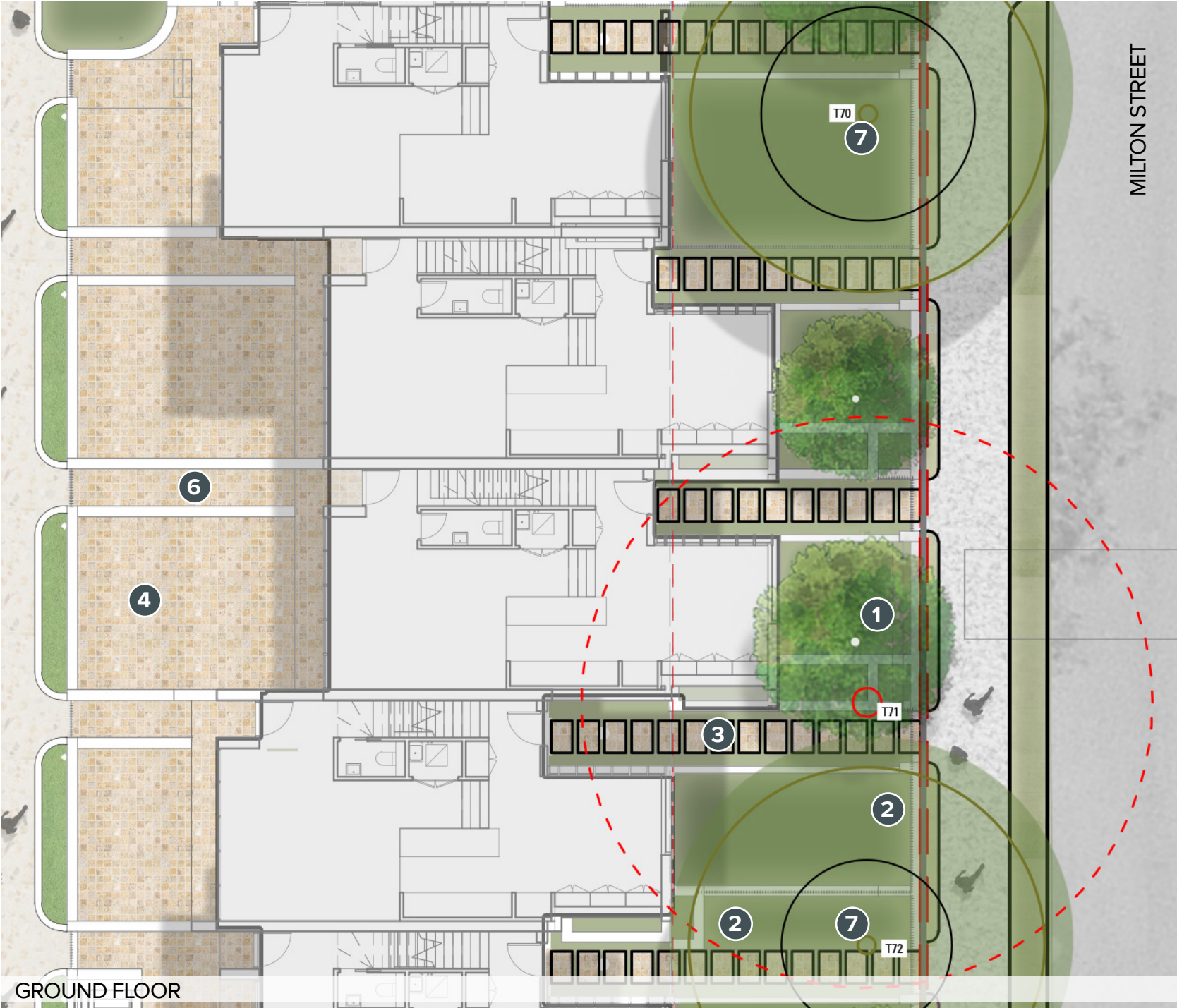
- 1. Paved terrace/ courtyard
- 2. Lush edge planting
- 3. Turf area
- 4. Medium tree planting to backyard





# Private Gardens - Building F

## Typical



GROUND FLOOR

SCALE 1:150 @ A3



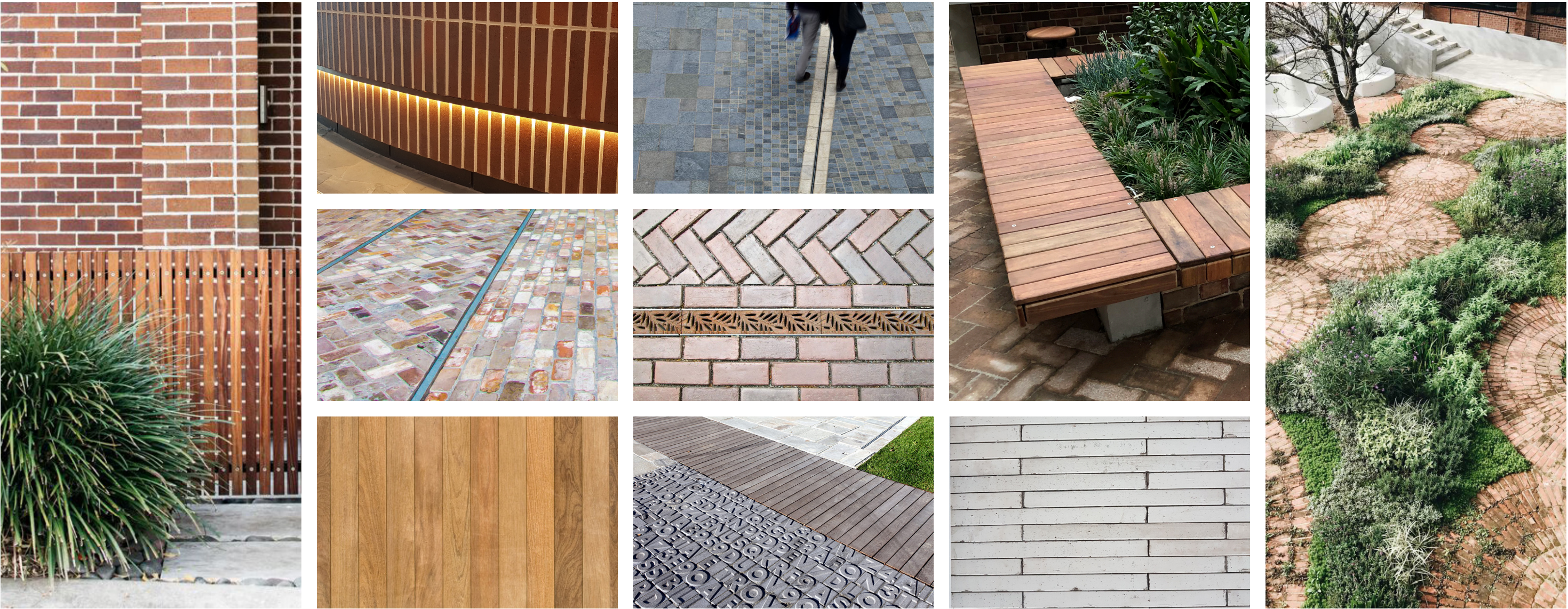
KEY PLAN

### LEGEND

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

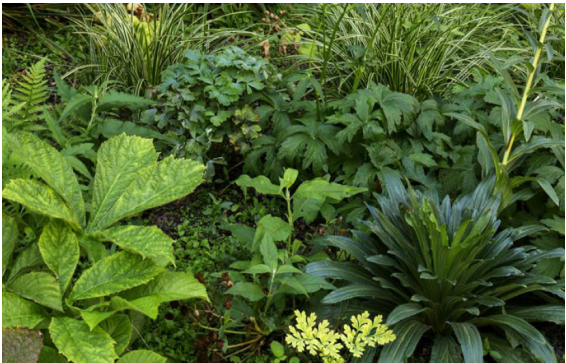


# Materials, Colours & Textures





# Planting Character





# Planting Palette

## Front Yard Trees





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