

PUBLIC
DOMAIN PLAN

STRATHFIELD TRIANGLE PUBLIC DOMAIN PLAN

| | |
|---|----------|
| STRATHFIELD TRIANGLE PUBLIC DOMAIN PLAN | 1 |
| Introduction | 3 |
| Design Principles | 3 |
| Street network | 3 |
| Realignment of Cooper Street | 3 |
| Widening of Cooper Street | 4 |
| Closure of part of Chapman Street | 4 |
| Creation of new Leicester Lane | 4 |
| Pedestrian link between Hilts Road & Leicester Avenue | 4 |
| Pedestrian and Cycling network | 6 |
| Landscape Framework | 7 |
| Public Park | 7 |
| Street Trees | 7 |
| Staging of works | 9 |

Introduction

This plan has been prepared in conjunction with the revised Strathfield Triangle Development Control Plan and serves as a manual to guide the design of the Strathfield Triangle public domain.

The public domain is generally considered to be the publicly owned spaces, including streets, laneways and parks. It can be thought of as the shared public spaces between buildings.

A high quality public domain contributes to the vitality, appearance, safety and feel of an area. It can also contribute to economic wellbeing and can be a catalyst for investment.

Design Principles

The principles guiding this Public Domain Plan are to create:

- **An inviting and pedestrian-orientated public domain;**

A permeable network of streets and pedestrian links within the precinct will provide convenient access to and from the Strathfield Triangle.

- **A landscaped urban environment;**

Street trees will be provided to define each street and soften building elevations. A public park will provide a landscaped heart to the precinct.

- **High quality design, finishes and materials; and**

High quality design, finishes and materials contribute to an attractive and inviting public domain.

Street network

The street network is created by a combination of existing and new streets. It provides a hierarchy with a permeable street pattern to facilitate high levels of accessibility.

Realignment of Cooper Street

The southern end of Cooper Street is proposed to be closed, with Cooper Street being realigned to provide a new intersection with Leicester Avenue. The new intersection will be provided with traffic lights. This will enable both left and right hand turning movements.

The new road will be constructed over 10 and 12 Leicester Avenue and 25 and 27 Cooper Street. The road will be 16.0 metres wide and comprise three lanes - two lanes exiting the precinct and one lane providing entry. A pedestrian footpath will be provided on the southern side of the new road and a shared pedestrian/bicycle pathway will be provided on the northern side.

The purpose of the new intersection is to provide pedestrian and vehicular accessibility into the precinct. There will also be improved safety outcomes for pedestrian accessing Strathfield station and town centre.

The realignment of Cooper Street also facilitates access to the new laneway that will provide access to the rear of properties addressing Leicester Avenue.

Widening of Cooper Street

Cooper Street currently has a width of 12.0m. It is proposed to widen the road to 18.0m (3.0 metres on each side). The new roadway will comprise:

- two lanes;
- on-street parking interspersed by street tree plantings on each side of the road; and
- shared pedestrian/bicycle pathways one each side of the road.

The widened road will enable the introduction of car parking, street tree planting and improved pedestrian/bicycle pathways.

As the new Cooper Street intersection will provide access into the precinct, the southern end of Cooper Street will be closed to vehicular and pedestrian traffic. Measures will be installed such as bollards/fences to ensure that unsafe access into the closed road is restricted.

Closure of part of Chapman Street

As the new Cooper Street intersection will provide vehicular and pedestrian access into the precinct, the southern end of Chapman Street will be closed to vehicular traffic.

Creation of new Leicester Lane

A new laneway is proposed parallel with Leicester Avenue.

Vehicular access to sites fronting Leicester Avenue is problematic and the intensification of development will increase vehicle movements from these sites. The new laneway will facilitate access to the rear of the properties that address Leicester Avenue and provide enhanced opportunities for redevelopment.

It is envisaged that pedestrian access will be maintained from Leicester Avenue.

Pedestrian link between Hilts Road & Leicester Avenue

The proposed new pedestrian access will ensure pedestrian access is available to the northern part of the precinct. The link will also increase circulation and permeability for residents. The acquisition is to occur at ground level only and development may occur in the air space above.

Pedestrian and Cycling network

A shared pedestrian/bicycle path with a width of between 3.0 and 3.5m wide is proposed throughout the precinct. The path will extend:

- on both side of the southern end of Cooper Street; and
- on the eastern side of the new alignment of Cooper Street to Leicester Avenue.



Landscape Framework

The landscape framework where possible builds on the existing vegetation in Cooper Street and Chapman Street. Native species are to form the basic plant material for all streets and the new park.

Public Park

The main public space within the Strathfield Triangle will be the public park. The park will have an area of 1840m² (excluding Bakers Lane) and is bound by Hills Road to the north and Cooper Street to the west. The surrounding streets clearly define the park as public space and ensure maximum access. Bakers Lane will be closed and incorporated into the park.

A distinctive entrance will be provided with seating and a collection of trees. Passive space will be available in the form of turfed play space and a playground will be provided in the south western corner.

The park has been sited and designed to ensure that it receives a significant amount of solar access during mid-winter. There will also be passive surveillance of the park from surrounding apartments providing a safe environment in the centre of the precinct.

Street Trees

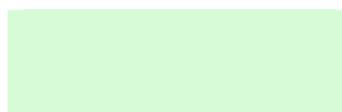
Street trees are an important component of the overall open space of the Strathfield Triangle. Street tree planting will form continuous avenues that contribute to creating attractive streetscapes. The palette of tree planting proposed includes predominantly local indigenous trees.

| Indicative Plant List | | | |
|-----------------------|----------------------------|------------------|----------|
| Symbol | Botanical Name | Common Name | Pot Size |
| C.m. | Corymbia maculata | Spotted Gum | 500L |
| C.a. | Cupaniopsis anacardioides | Tuckeroo | 500L |
| | Scaevola aemula | Fairy Fan flower | 5L |
| | Liriope muscari | Liriope | 5L |
| | Anigozanthus "Regal Claw " | Kangaroo Paw | 5L |
| | Dianella revoluta | Mauve Flax Lily | 5L |
| | Corymbia maculate | Spotted Gum | 100L |
| | Angophera costata | Sydney Red Gum | 100L |
| | Banksia integrifolia | Coastal Banksia | 75L |
| | Eleocarpus reticulatus | Blueberry Ash | 75L |
| | Banksia spinulosa | Hair Pin Banksia | 5L |
| | Baurea rubiodes | Pink Dog Rose | 5L |

| | | | |
|--|--------------------------|-----------------------|------|
| | Boronia ledifolia | Sydney Boronia | 5L |
| | Callicoma serratifolia | Black Wattle | 5L |
| | Correa alba | White correa | 5L |
| | Correa reflexa | Correa | 5L |
| | Crow ea saligna | Crow ea | 5L |
| | Epacris longifolia | Native Fuschia | 5L |
| | Grevillea linearifolia | White Spider Flow er | 5L |
| | Grevillea sericea | Pink Spider Flow er | 5L |
| | Dichondra repens | Kidney Weed | 2.5L |
| | Eustrephus latifolius | Wombat Berry | 2.5L |
| | Hardenbergia violacea | False Sarsparilla | 2.5L |
| | Hibbertia scandens | Golden Guinea Flow er | 2.5L |
| | Kennedia rubicunda | Dusky Coral Pea | 2.5L |
| | Viola heracea | Native Violet | 2.5L |
| | Austrodanthonia racemosa | Wallaby Grass | 2.5L |
| | Dianella caerulea | Blue Flax Lily | 2.5L |
| | Dianella longifolia | Dianella | 2.5L |
| | Dianella revolute | Mauve Flax Lily | 2.5L |
| | Lomandra longifolia | Mat rush | 2.5L |
| | Microlaena Stipoides | Weeping Grass | 2.5L |
| | Themada australis | Kangaroo Grass | 2.5L |
| | Xanthorrhoea spp. | Grass Trees | 2.5L |



Denotes understorey planting to street trees.



Denotes understorey planting to parkland trees.

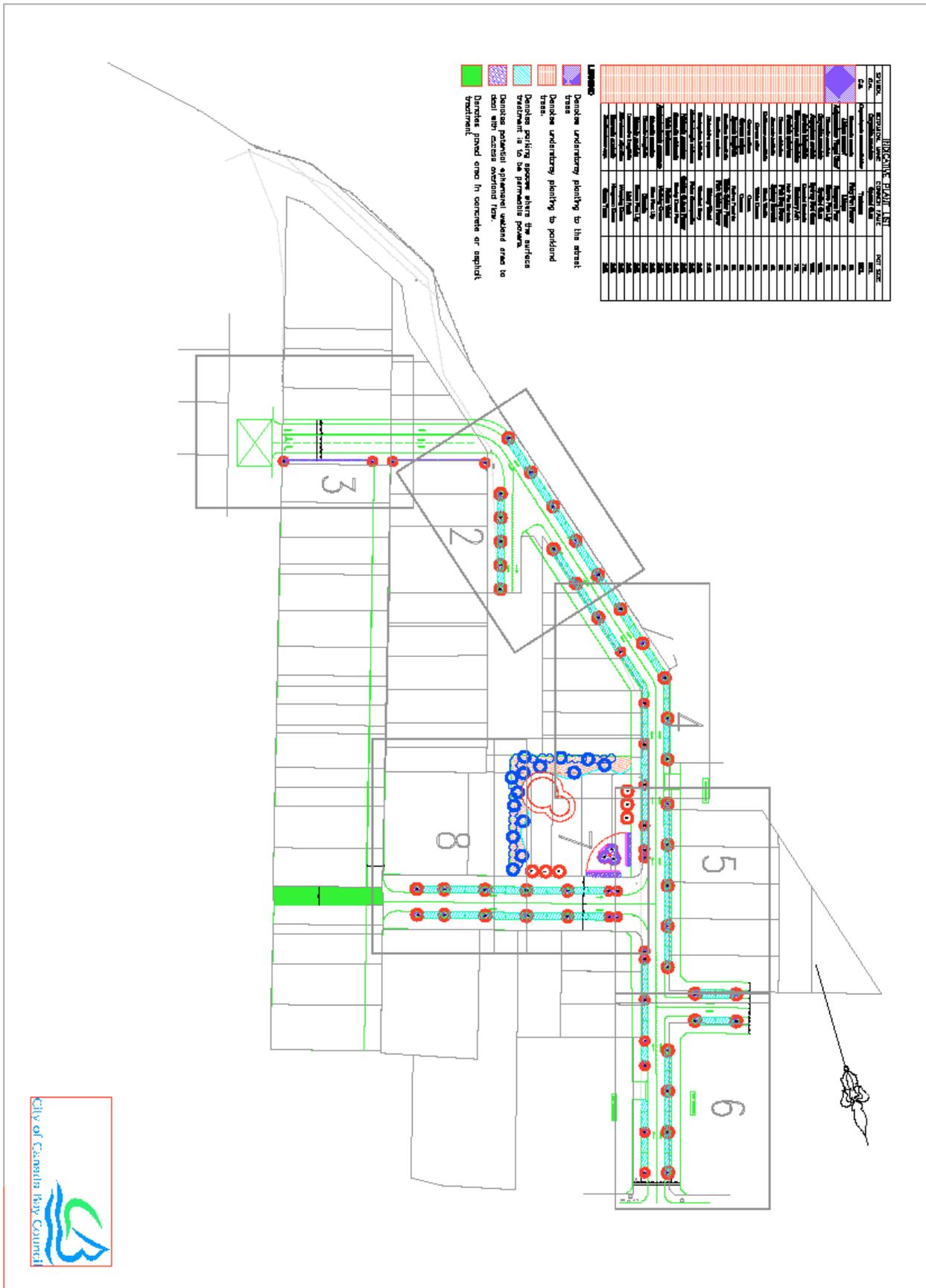
Staging of works

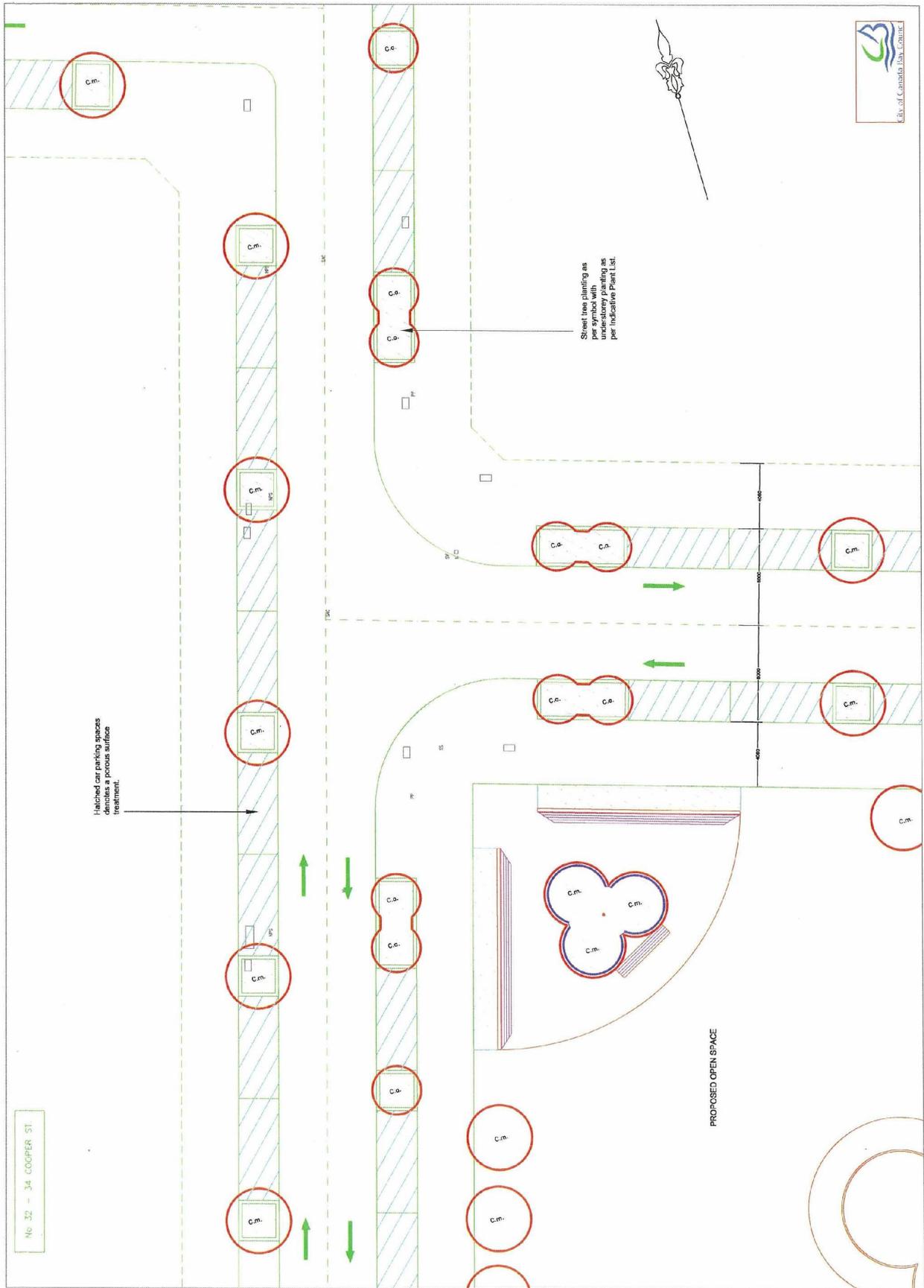
The table below identifies the proposed staging of works to be carried out within the Strathfield Triangle.

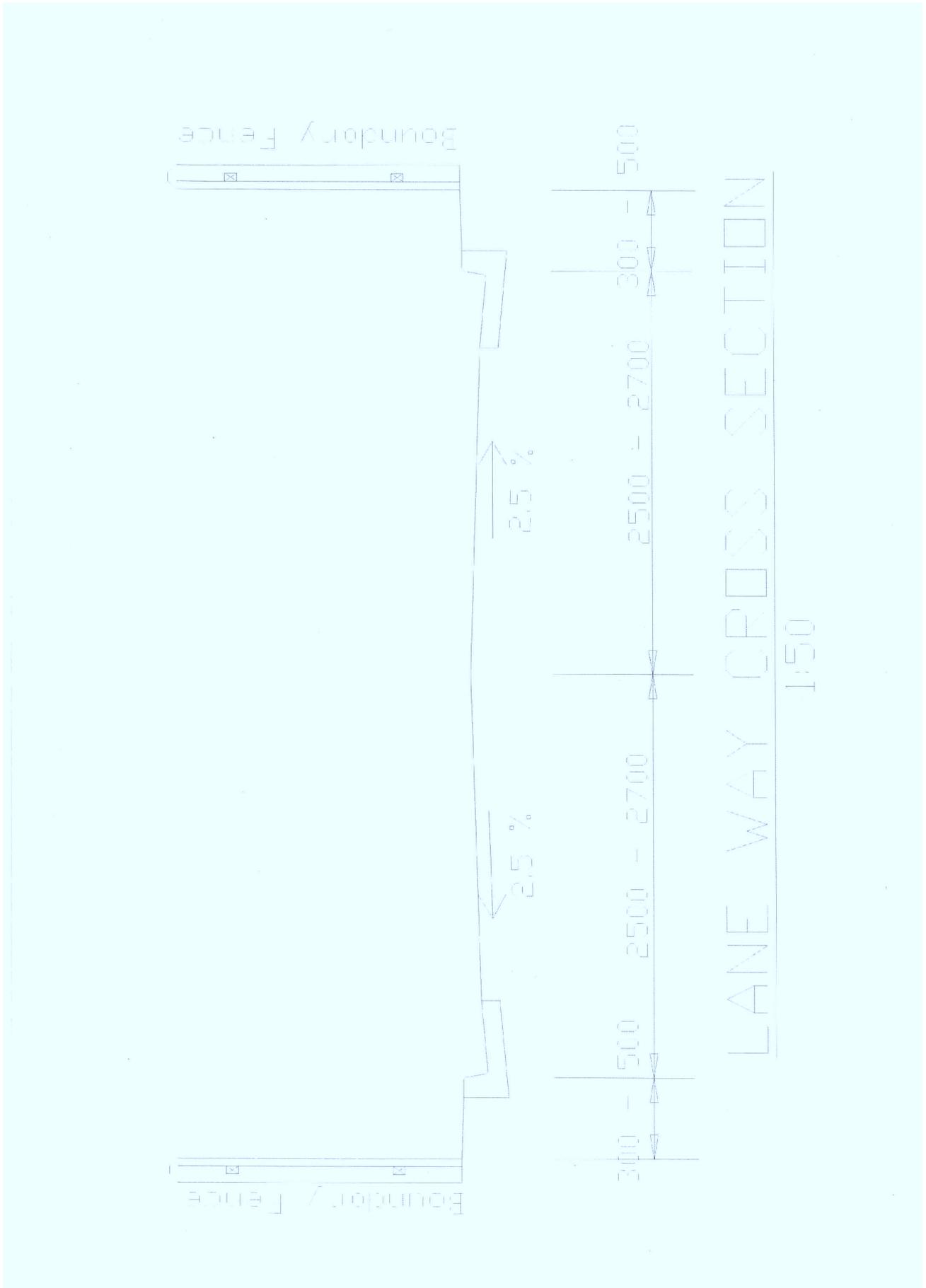
| Stage | Works proposed |
|---------|--|
| Stage 1 | Cooper Street roadw idening; Hilts Road; Clarence Street and Chapman Street improvements. |
| Stage 2 | New Cooper Street South acquisition; Old Cooper Street South closure; installation of signalised intersection at Leicester Ave Junction. |
| Stage 3 | Lane way construction; new pedestrian path to link Leicester Avenue with Hilts Road |
| Stage 4 | New recreational park including consolidation of Bakers Lane |

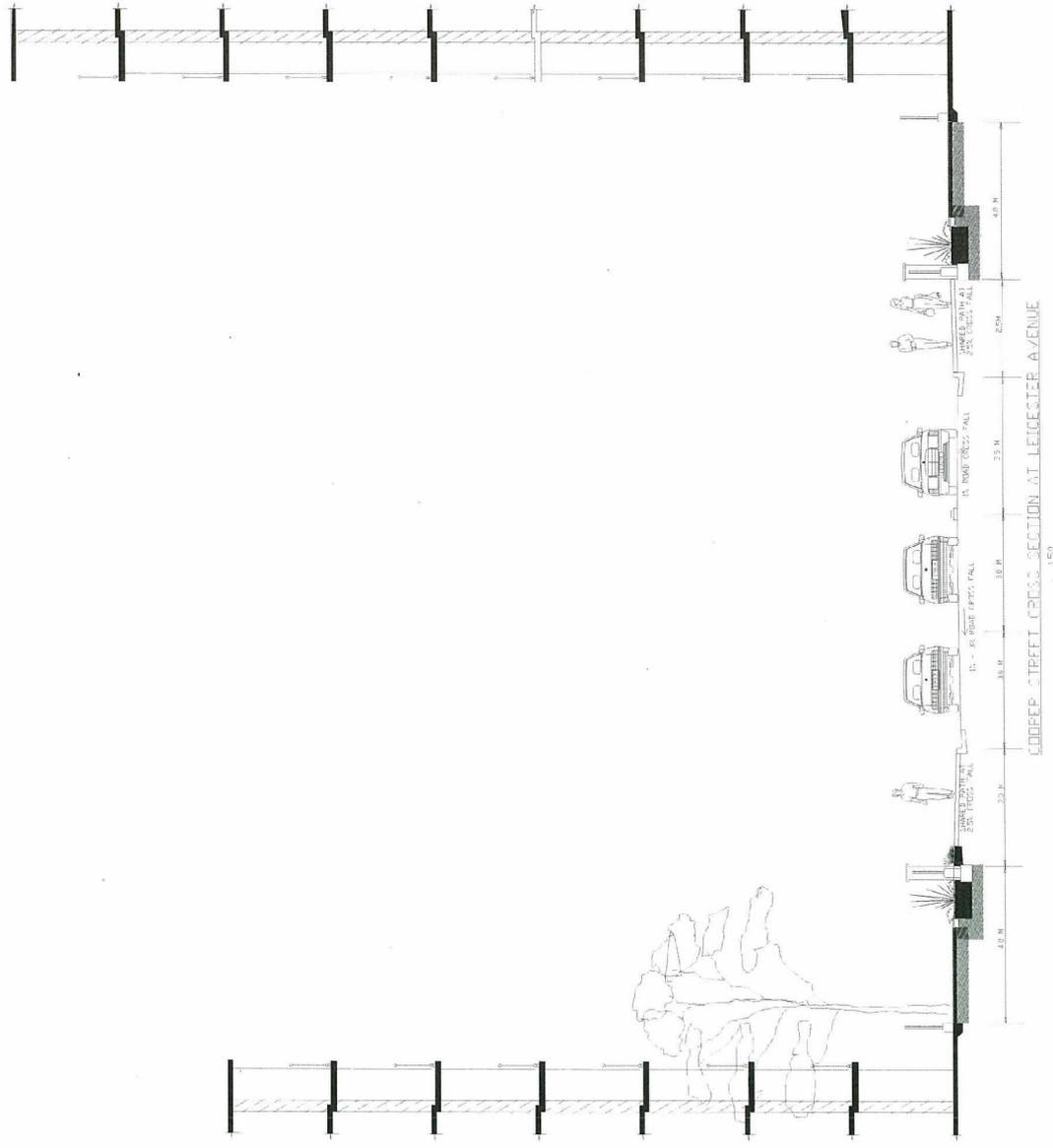
Please see the maps provided below, for the location and details of works identified above.

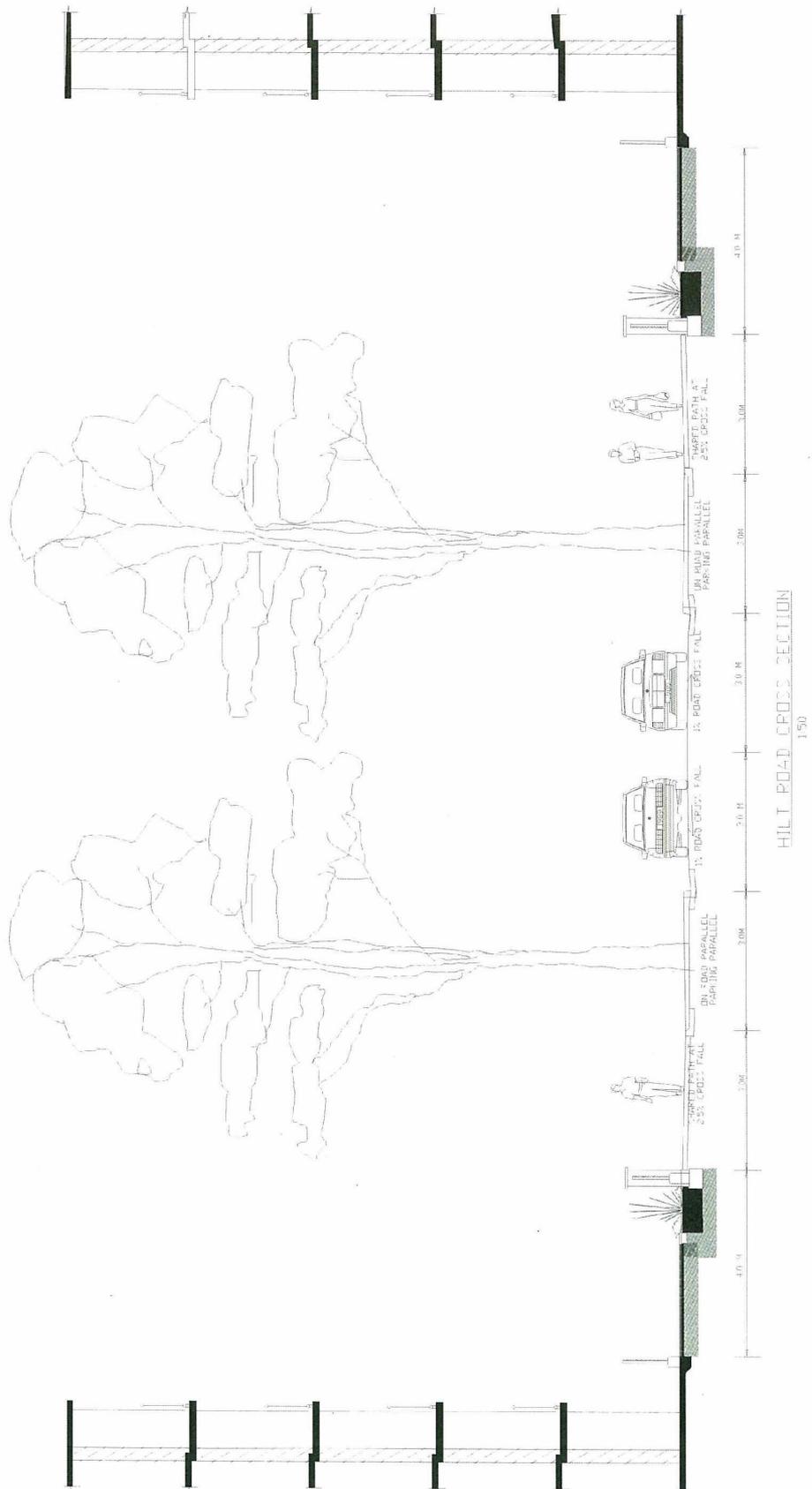
Insert Indicative Species map











DRAFT PUBLIC
DOMAIN PLAN

STRATHFIELD TRIANGLE PUBLIC DOMAIN PLAN

| | |
|---|----------|
| STRATHFIELD TRIANGLE PUBLIC DOMAIN PLAN | 1 |
| Introduction | 3 |
| Design Principles | 3 |
| Street network | 3 |
| Realignment of Cooper Street | 3 |
| Widening of Cooper Street | 4 |
| Closure of part of Chapman Street | 4 |
| Creation of new Leicester Lane | 4 |
| Pedestrian link between Hilts Road & Leicester Avenue | 4 |
| Pedestrian and Cycling network | 5 |
| Landscape Framework | 6 |
| Public Park | 6 |
| Street Trees | 6 |
| Staging of works | 8 |

Introduction

This plan has been prepared in conjunction with the revised Strathfield Triangle Development Control Plan and serves as a manual to guide the design of the Strathfield Triangle public domain.

The public domain is generally considered to be the publicly owned spaces, including streets, laneways and parks. It can be thought of as the shared public spaces between buildings.

A high quality public domain contributes to the vitality, appearance, safety and feel of an area. It can also contribute to economic wellbeing and can be a catalyst for investment.

Design Principles

The principles guiding this Public Domain Plan are to create:

- **An inviting and pedestrian-orientated public domain;**

A permeable network of streets and pedestrian links within the precinct will provide convenient access to and from the Strathfield Triangle.

- **A landscaped urban environment;**

Street trees will be provided to define each street and soften building elevations. A public park will provide a landscaped heart to the precinct.

- **High quality design, finishes and materials; and**

High quality design, finishes and materials contribute to an attractive and inviting public domain.

Street network

The street network is created by a combination of existing and new streets. It provides a hierarchy with a permeable street pattern to facilitate high levels of accessibility.

Realignment of Cooper Street

The southern end of Cooper Street is proposed to be closed, with Cooper Street being realigned to provide a new intersection with Leicester Avenue. The new intersection will be provided with traffic lights. This will enable both left and right hand turning movements.

The new road will be constructed over part of 10 Leicester Avenue, 12 Leicester Avenue and 27 Cooper Street. The road will be 16.0 metres wide and comprise three lanes - two lanes exiting the precinct and one lane providing entry. A pedestrian footpath will be provided on the southern side of the new road and a shared pedestrian/bicycle pathway will be provided on the northern side.

The purpose of the new intersection is to provide pedestrian and vehicular accessibility into the precinct. There will also be improved safety outcomes for pedestrian accessing Strathfield station and town centre.

The realignment of Cooper Street also facilitates access to the new laneway that will provide access to the rear of properties addressing Leicester Avenue.

Widening of Cooper Street

Cooper Street currently has a width of 12.0m. It is proposed to widen the road to 18.0m (3.0 metres on each side). The new roadway will comprise:

- two lanes;
- on-street parking interspersed by street tree plantings on each side of the road; and
- shared pedestrian/bicycle pathways one each side of the road.

The widened road will enable the introduction of car parking, street tree planting and improved pedestrian/bicycle pathways.

As the new Cooper Street intersection will provide access into the precinct, the southern end of Cooper Street will be closed to vehicular and pedestrian traffic. Measures will be installed such as bollards/fences to ensure that unsafe access into the closed road is restricted.

Closure of part of Chapman Street

As the new Cooper Street intersection will provide vehicular and pedestrian access into the precinct, the southern end of Chapman Street will be closed to vehicular traffic.

Creation of new Leicester Lane

A new laneway is proposed parallel with Leicester Avenue.

Vehicular access to sites fronting Leicester Avenue is problematic and the intensification of development will increase vehicle movements from these sites. The new laneway will facilitate access to the rear of the properties that address Leicester Avenue and provide enhanced opportunities for redevelopment.

It is envisaged that pedestrian access will be maintained from Leicester Avenue.

Pedestrian link between Hilts Road & Leicester Avenue

The proposed new pedestrian access will ensure pedestrian access is available to the northern part of the precinct. The link will also increase circulation and permeability for residents. The acquisition is to occur at ground level only and development may occur in the air space above.

Landscape Framework

The landscape framework where possible builds on the existing vegetation in Cooper Street and Chapman Street. Native species are to form the basic plant material for all streets and the new park.

Public Park

The main public space within the Strathfield Triangle will be the public park. The park will have an area of 1840m² (excluding Bakers Lane) and is bound by Hills Road to the north and Cooper Street to the west. The surrounding streets clearly define the park as public space and ensure maximum access. Bakers Lane will be closed and incorporated into the park.

A distinctive entrance will be provided with seating and a collection of trees. Passive space will be available in the form of turfed play space and a playground will be provided in the south western corner.

The park has been sited and designed to ensure that it receives a significant amount of solar access during mid-winter. There will also be passive surveillance of the park from surrounding apartments providing a safe environment in the centre of the precinct.

The design of the proposed public park should include interpretive material that recognises and provides publicly accessible information about the late nineteenth and early twentieth century development of the Strathfield Triangle precinct.

Street Trees

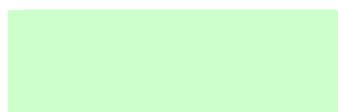
Street trees are an important component of the overall open space of the Strathfield Triangle. Street tree planting will form continuous avenues that contribute to creating attractive streetscapes. The palette of tree planting proposed includes predominantly local indigenous trees.

| Indicative Plant List | | | |
|-----------------------|----------------------------------|------------------|----------|
| Symbol | Botanical Name | Common Name | Pot Size |
| C.m. | <i>Corymbia maculata</i> | Spotted Gum | 500L |
| C.a. | <i>Cupaniopsis anacardioides</i> | Tuckeroo | 500L |
| | <i>Scaevola aemula</i> | Fairy Fan flower | 5L |
| | <i>Liriope muscari</i> | Liriope | 5L |
| | <i>Anigozanthus "Regal Claw"</i> | Kangaroo Paw | 5L |
| | <i>Dianella revoluta</i> | Mauve Flax Lily | 5L |
| | <i>Corymbia maculate</i> | Spotted Gum | 100L |
| | <i>Angophera costata</i> | Sydney Red Gum | 100L |
| | <i>Banksia integrifolia</i> | Coastal Banksia | 75L |
| | <i>Eleocarpus reticulatus</i> | Blueberry Ash | 75L |
| | <i>Banksia spinulosa</i> | Hair Pin Banksia | 5L |
| | <i>Baurea rubiodes</i> | Pink Dog Rose | 5L |
| | <i>Boronia ledifolia</i> | Sydney Boronia | 5L |

| | | | |
|--|---------------------------------|----------------------|------|
| | <i>Callicoma serratifolia</i> | Black Wattle | 5L |
| | <i>Correa alba</i> | White correa | 5L |
| | <i>Correa reflexa</i> | Correa | 5L |
| | <i>Crowea saligna</i> | Crowea | 5L |
| | <i>Epacris longifolia</i> | Native Fuschia | 5L |
| | <i>Grevillea linearifolia</i> | White Spider Flower | 5L |
| | <i>Grevillea sericea</i> | Pink Spider Flower | 5L |
| | <i>Dichondra repens</i> | Kidney Weed | 2.5L |
| | <i>Eustrephus latifolius</i> | Wombat Berry | 2.5L |
| | <i>Hardenbergia violacea</i> | False Sarsparilla | 2.5L |
| | <i>Hibbertia scandens</i> | Golden Guinea Flower | 2.5L |
| | <i>Kennedia rubicunda</i> | Dusky Coral Pea | 2.5L |
| | <i>Viola heracea</i> | Native Violet | 2.5L |
| | <i>Austrodanthonia racemosa</i> | Wallaby Grass | 2.5L |
| | <i>Dianella caerulea</i> | Blue Flax Lily | 2.5L |
| | <i>Dianella longifolia</i> | Dianella | 2.5L |
| | <i>Dianella revolute</i> | Mauve Flax Lily | 2.5L |
| | <i>Lomandra longifolia</i> | Mat rush | 2.5L |
| | <i>Microlaena Stipoides</i> | Weeping Grass | 2.5L |
| | <i>Themada australis</i> | Kangaroo Grass | 2.5L |
| | <i>Xanthorrhoea spp.</i> | Grass Trees | 2.5L |



Denotes understorey planting to street trees.



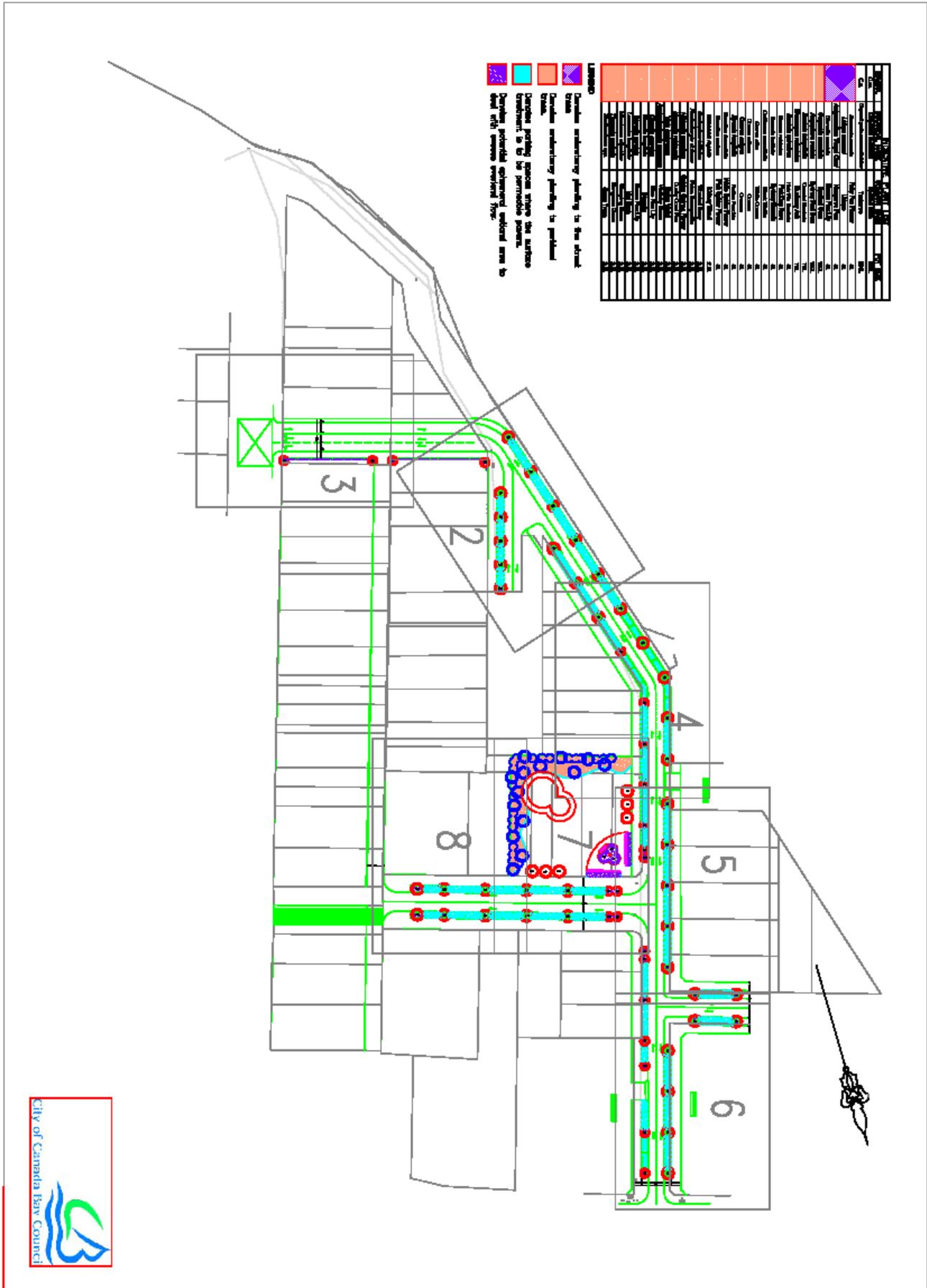
Denotes understorey planting to parkland trees.

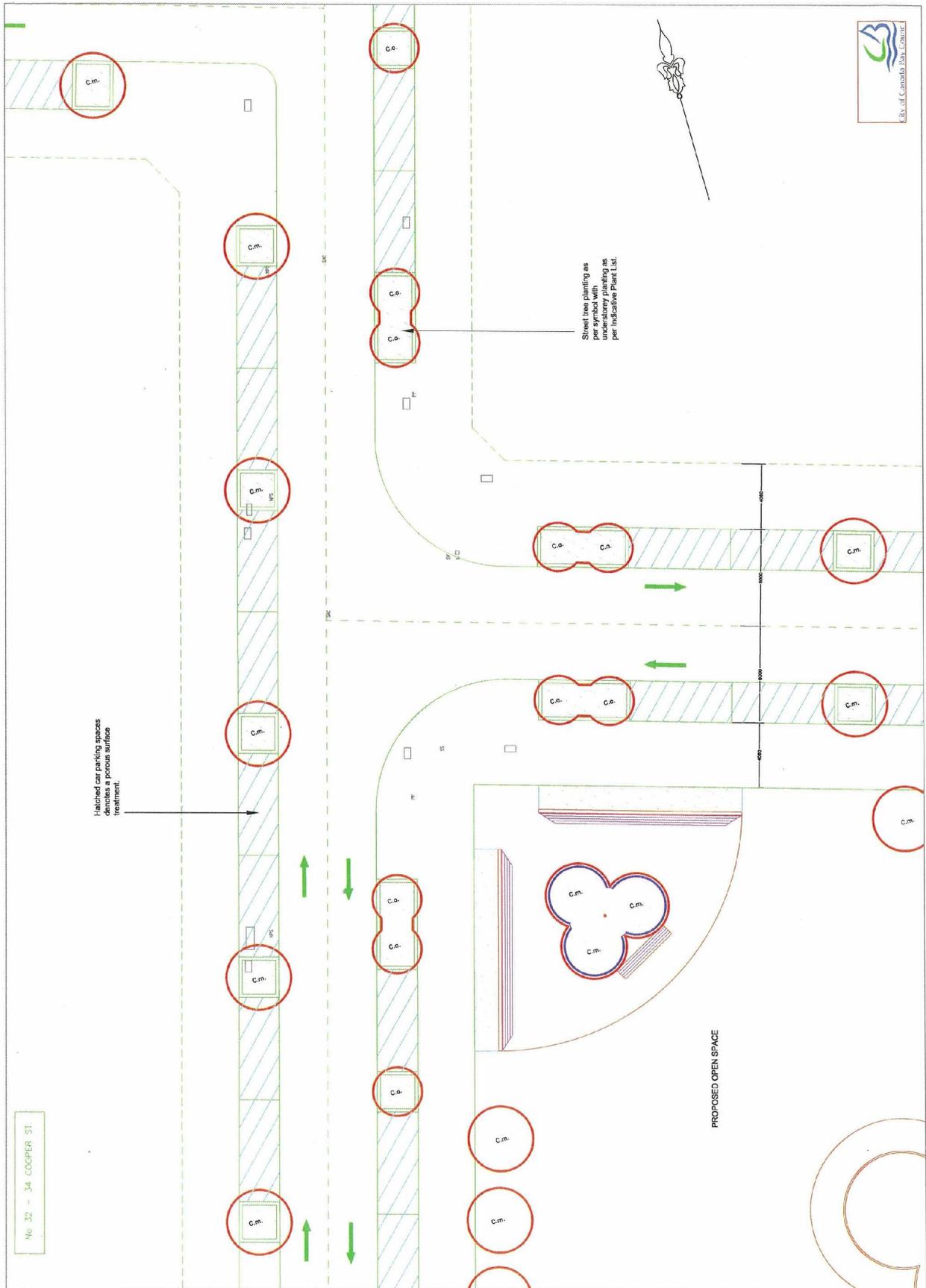
Staging of works

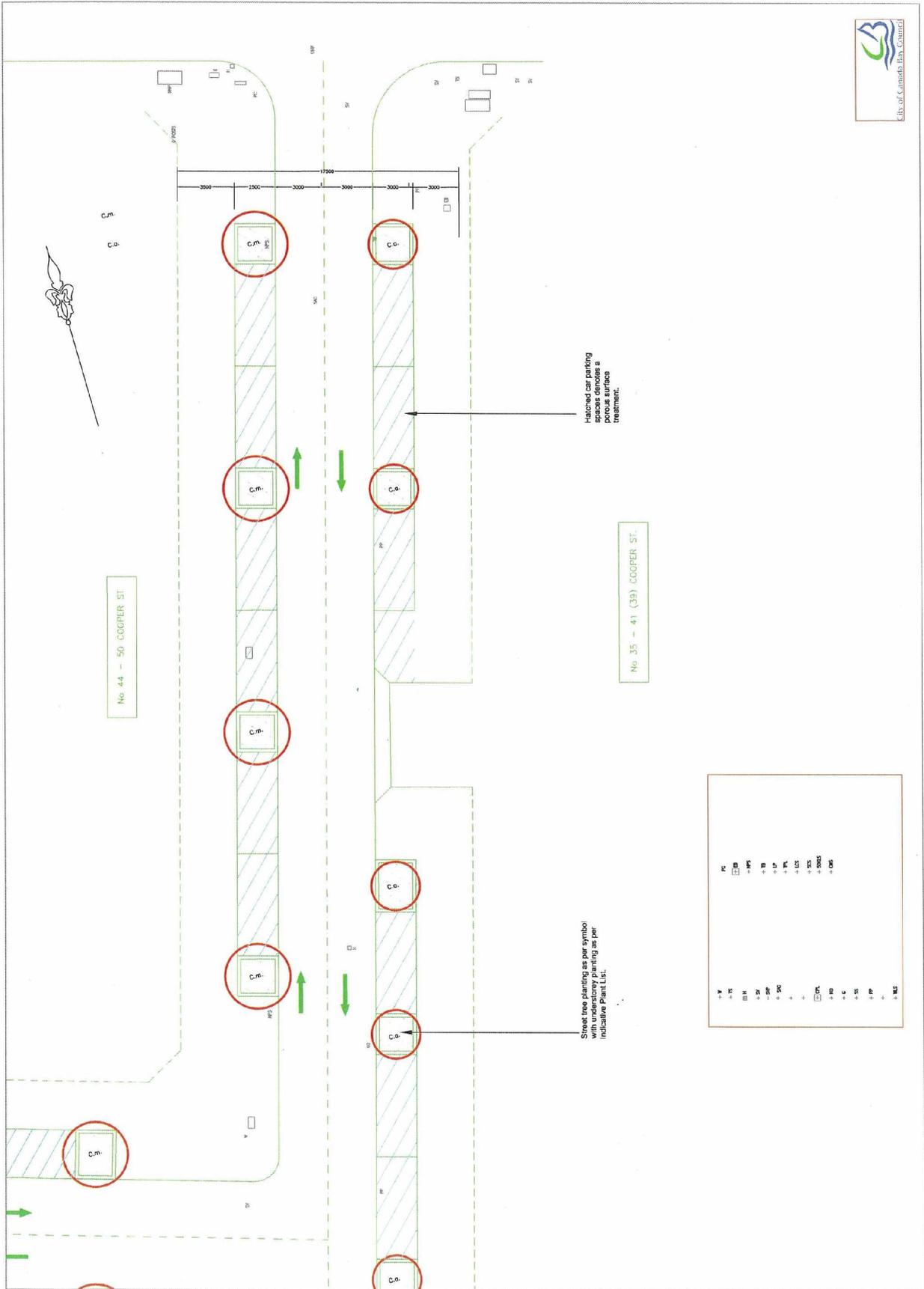
The table below identifies the proposed staging of works to be carried out within the Strathfield Triangle.

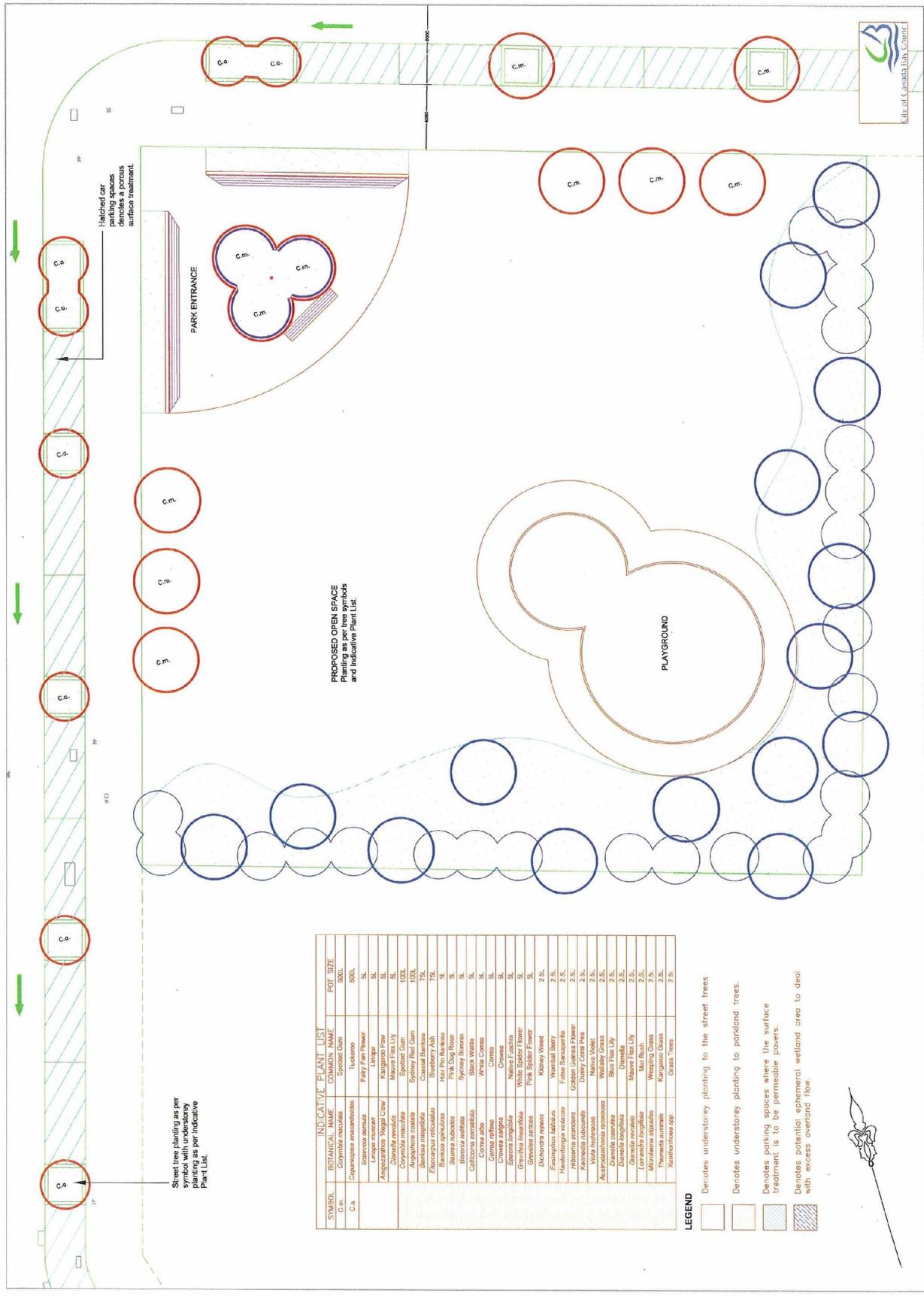
| Stage | Works proposed |
|---------|--|
| Stage 1 | Cooper Street roadw idening; Hilts Road; Clarence Street and Chapman Street improvements. |
| Stage 2 | New Cooper Street South acquisition; Old Cooper Street South closure; installation of signalised intersection at Leicester Ave Junction. |
| Stage 3 | Lane way construction; new pedestrian path to link Leicester Avenue with Hilts Road |
| Stage 4 | New recreational park including consolidation of Bakers Lane |

Please see the maps provided below, for the location and details of works identified above.



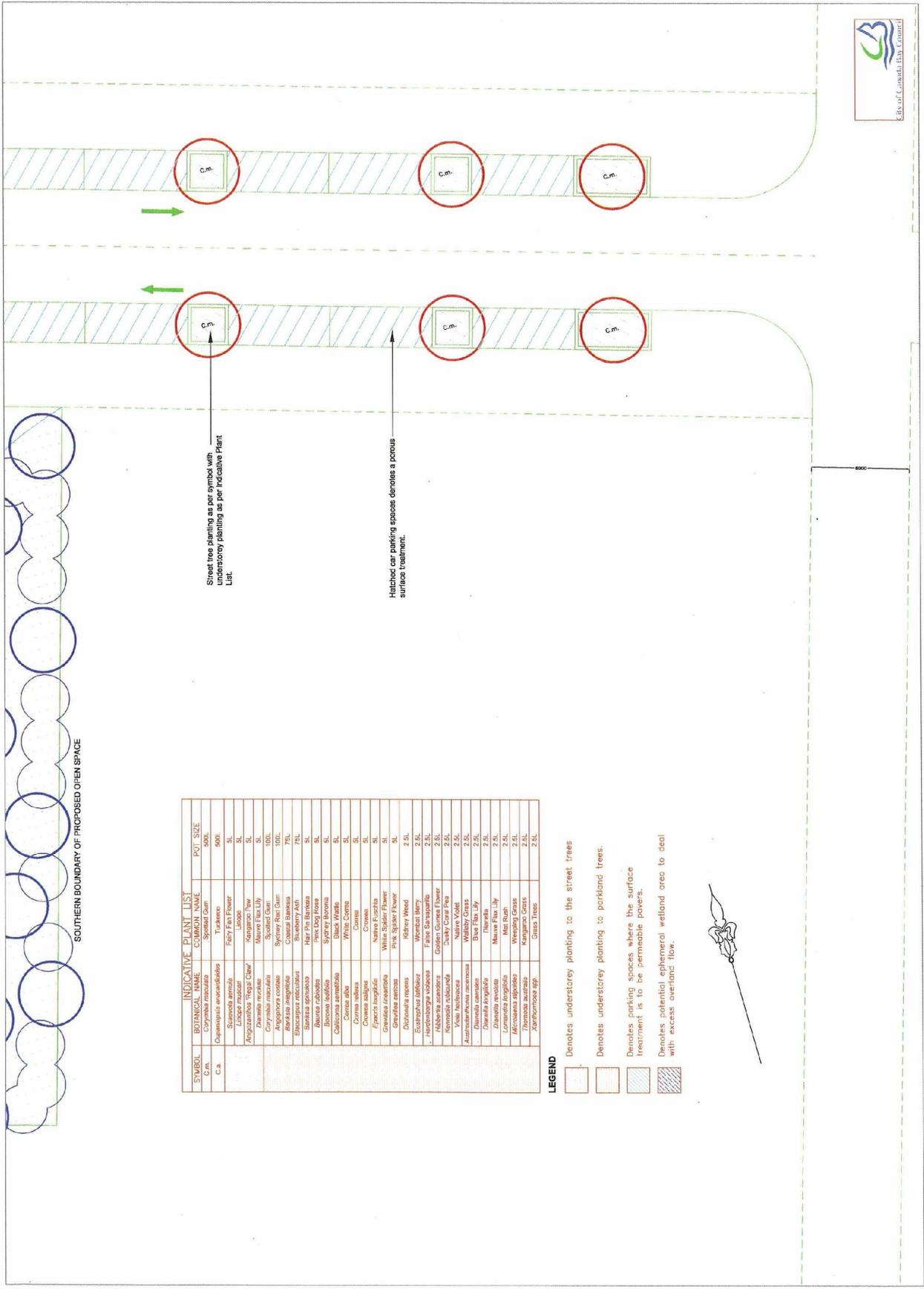






| SYMBOL | SYMBOL | INDICATIVE PLANT LIST | POY. SIZE |
|--------|----------|-----------------------|-----------|
| C.m. | CORNYLIA | Cornus maculata | 500L |
| C.a. | CORYLIA | Cornus alternifolia | 500L |
| | | Spotted Gum | |
| | | Tuckeroo | |
| | | Fairy Fan Flower | 5L |
| | | Liriodendron | 5L |
| | | Mangrove Palm | 5L |
| | | Manure Frit Lily | 5L |
| | | White Star | 5L |
| | | Spotted Red Gum | 100L |
| | | Coastal Banksia | 75L |
| | | Blueberry Ash | 75L |
| | | Hair Pin Banksia | 5L |
| | | Pink Dog Rose | 5L |
| | | Spotted Gum | 5L |
| | | Black Wattle | 5L |
| | | White Correa | 5L |
| | | White Correa | 5L |
| | | Crowea anglica | 5L |
| | | Narrow Leafed | 5L |
| | | White Spider Flower | 5L |
| | | Greenleafed | 5L |
| | | Pink Spider Flower | 2.5L |
| | | Kilney Wood | 2.5L |
| | | Wombat Berry | 2.5L |
| | | Fines Sarauapilla | 2.5L |
| | | Golden Lances Flower | 2.5L |
| | | Orange Blossom | 2.5L |
| | | Narrow Noddy | 2.5L |
| | | White Redwood | 2.5L |
| | | Woolly Grass | 2.5L |
| | | Blow Fly Lily | 2.5L |
| | | Dianella | 2.5L |
| | | Blow Fly Lily | 2.5L |
| | | Man Bush | 2.5L |
| | | Woolly Grass | 2.5L |
| | | Woolly Grass | 2.5L |
| | | Thymus australis | 2.5L |
| | | Kangaroo Grass | 2.5L |
| | | Xanthorrhoea | 2.5L |
| | | Grass Trees | 2.5L |

- LEGEND**
- Denotes understory planting to the street trees
 - Denotes understory planting to parkland trees.
 - Denotes parking spaces where the surface treatment is to be permeable pavers.
 - Denotes potential ephemeral wetland areas to deal with excess overland flow



| SYMBOL | SYMBOLOGY | INDICATIVE PLANT LIST | POT. SIZE |
|--------|--------------------|-----------------------|-----------|
| C.m. | Circle with 'C.m.' | Concordia vine | 500L |
| C.s. | Circle with 'C.s.' | Spotted Gum | 500L |
| | | Turnstone | 5L |
| | | Fairy Fern Flower | 5L |
| | | Lanasee | 5L |
| | | Kangaroo Paw | 5L |
| | | Meavee Flat Lily | 5L |
| | | Spotted Gum | 100L |
| | | Spotted Gum | 100L |
| | | Spotted Gum | 100L |
| | | Crucial Bark | 75L |
| | | Blueberry Ash | 75L |
| | | Hard Pin Bark | 5L |
| | | Iron Log Iron | 5L |
| | | Black Wattle | 5L |
| | | White Correa | 5L |
| | | Correa | 5L |
| | | Correa saligna | 5L |
| | | White Fraxino | 5L |
| | | White Fraxino | 5L |
| | | White Fraxino | 5L |
| | | Pink Spider Flower | 5L |
| | | Ridway Weed | 2.5L |
| | | Wombat Berry | 2.5L |
| | | False Sarsaparilla | 2.5L |
| | | Golden Gum Flower | 2.5L |
| | | Judy Core Tree | 2.5L |
| | | White Fraxino | 2.5L |
| | | Woolly Grass | 2.5L |
| | | Blue Flag Lily | 2.5L |
| | | Dieracis | 2.5L |
| | | Meavee Flat Lily | 2.5L |
| | | Iron Log Iron | 2.5L |
| | | White Fraxino | 2.5L |
| | | Woolly Grass | 2.5L |
| | | Kangaroo Grass | 2.5L |
| | | Grass Trees | 2.5L |

- LEGEND**
- Denotes understorey planting to the street trees
 - Denotes understorey planting to parkland trees.
 - Denotes parking spaces where the surface treatment is to be permeable pavers.
 - Denotes potential ephemeral wetland area to deal with excess overland flow.



