

Petersham Hub

Sites 1, 2 & 3

Landscape Design Report

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Landscape Design Report

Introduction

The proposed residential development brings to Petersham a designed environment that creates a new amenity of space to the evolving existing community of Petersham.

The proposal, located adjacent to Petersham Railway Station and in close proximity to the established retail centre in New Canterbury Road, provides a landscaped, walkable and pedestrian friendly environment within the established urban framework.

A diversity in the environments incorporates sustainability principles through the design. These environments include landscaping, microclimate, shading and planting combined with equitable pedestrian access across the sites.



Landscape Design Principles

Approach

The Landscape design aims to provide **human scaled environments** through carefully considered design and where the physical scale, space and ambience of the open space encourage a sense of belonging and social cohesion.

A range of linked external environments include a cobbled share way and **public and community spaces** that integrate and rejuvenate the existing street layout and complement the existing urban fabric with open spaces and pathways. The existing network of streetscapes is acknowledged and supplemented taking into consideration the hierarchy of street types, CPTED guidelines and pedestrian movement to both Petersham Railway station and bus routes of the area.

The Key Landscape Design principles are:

- Links to Petersham Railway Station
- Links to existing public domain
- Creation of new public spaces that complement existing urban fabric
- Creation of new communal open space throughout individual sites



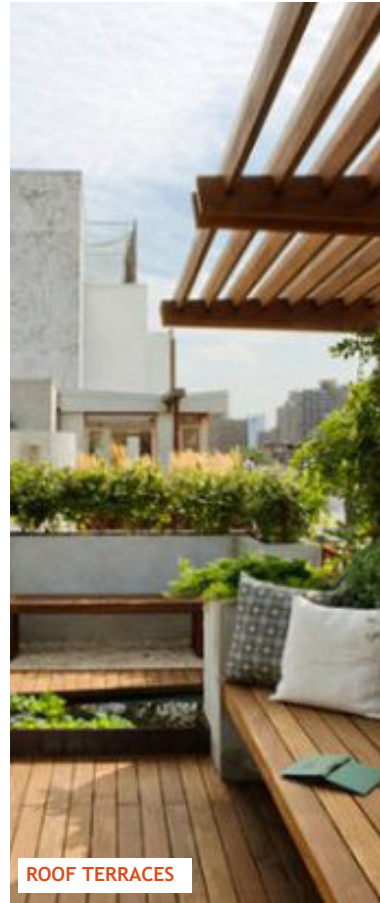
Landscape Design Principles continued

Physical elements

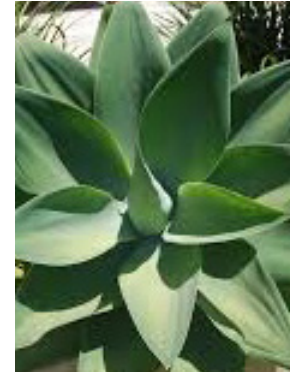
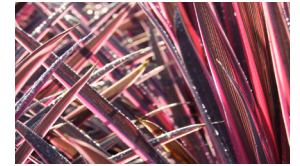
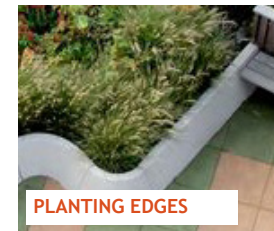
The established built and natural forms of the locality have been considered in the design outcomes of the scale and materiality of the surroundings. New ecosystems have been created through the graduated links to the pocket park off Regent Street and the provision of community **roof top areas** within the sites.

The external environment is designed to complement the architectural expression of the proposal where the projections, openings, **patterns** and materials of the architecture have been carefully considered to create a unified and comprehensive external domain.

The details include the selection of the **street furniture, paving, lighting** and signage that contribute to human comfort levels and the safety and satisfaction of the **public domain** as a sustainable social and environmental place.



BUILT ELEMENTS



SOFT ELEMENTS

Landscape Strategy

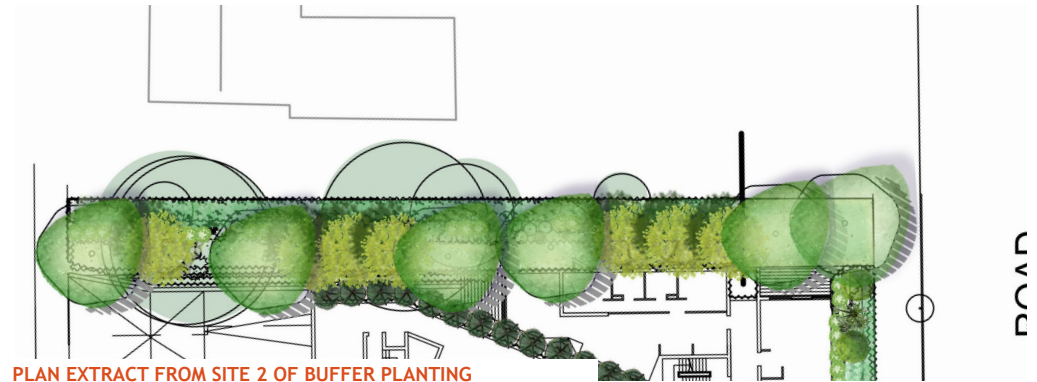
The landscape areas feature setbacks to the apartments that include extensive **landscape buffers** to ensure that the privacy of the adjacent apartments is maintained. This visual separation is achieved through the use of substantial and layered planting of trees, screening shrubs and ground covers. A combination of native and exotic planting provides a multilayered textural character, creating a unique form and providing a quality landscape treatment.

Extensive buffer planting to the periphery of Sites 1 and 2 ensure that privacy is maintained between the lower levels of the apartments and the surrounds. The buffer planting consists of native and exotic trees, shrubs and groundcovers that create a dense and layered **vegetation matrix**. This matrix will provide in time, critical habitat for native flora and link to other peripheral planting on adjacent sites and the streetscape, establishing **ecological corridors** through the neighbourhood and district.

Tree Replenishment Strategy

The tree replenishment strategy is located across the whole of the three sites, through a combination of in ground planting and extensive on slab planting to podium and rooftop areas. The public domain planting will be to the streets adjacent to the three sites, including new street tree plantings.

The existing planting is located in pockets through the sites. Of note is the mature eucalypt group to the corner of Fisher and Regent Streets. These trees are affected by building infrastructure works and will be replaced in part, in their present location and through the sites. Extensive landscape terraces will provide further tree planting opportunities where presently there is built form. As noted in the public domain, the removal of the overhead wires provides an opportunity to provide appropriately scaled street tree planting, replacing the low scale, poor condition and overmature Bottlebrush trees.



The Proposal

Public Domain

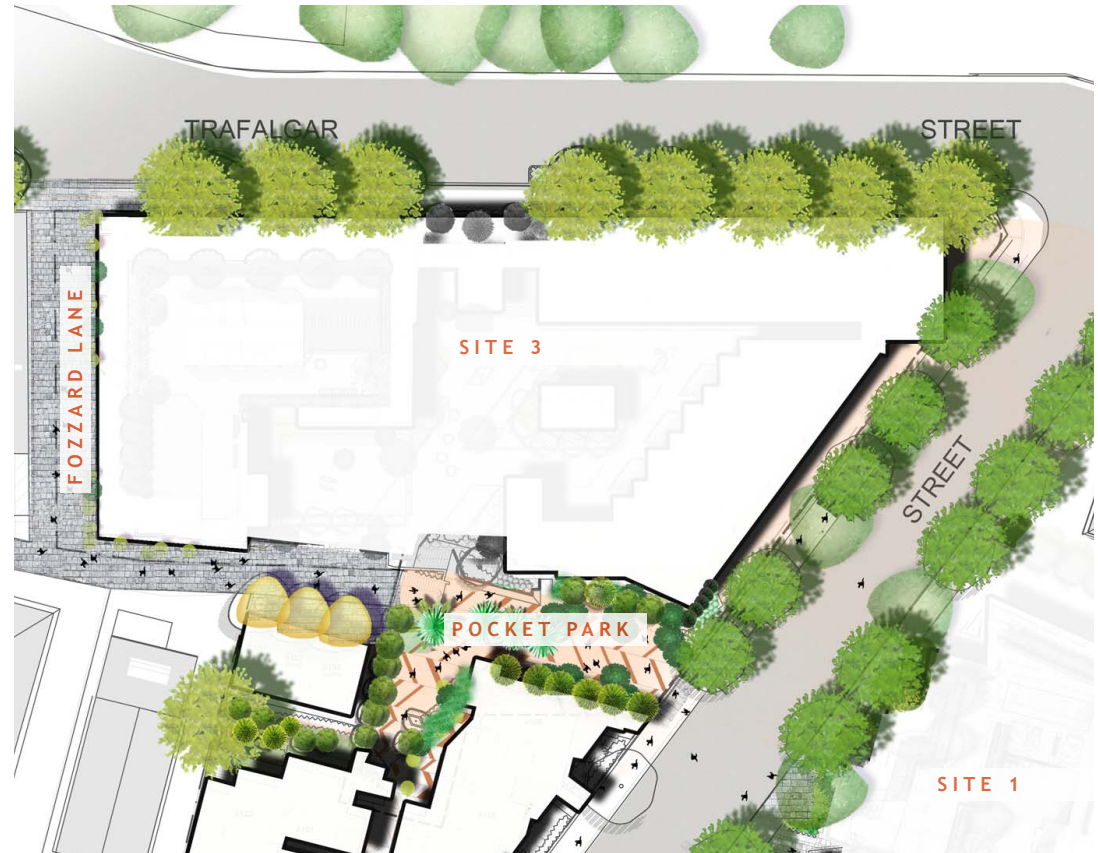
The extensive public domain incorporates a range of environments from the rejuvenated Fozzard Lane, a **pocket park** that links Fozzard Lane and Regent Street and public domain treatment to the streets.

Fozzard Lane has been reimagined into a **share way** and features a **cobbled surface** and green walls, forming a pedestrian link between Trafalgar Street and Regent Street. Active fronts are facilitated through new residential and work spaces that engage with the lane and incorporate canopy planting of **Lemon Scented Gums** that provide part of the tree replenishment strategy for the proposal. New public domain treatment to all pedestrian walkways fronting the sites will be designed and implemented to Council's standards. All the public domain areas will be carefully considered in relation to the existing urban fine grain, materials and expression, reflecting the local character and form of the area.

Street tree planting

Extensive street planting is proposed. The tree selection will be subject to Council selection and will be detailed as per Council requirements. Lemon Scented Gums are proposed in addition to the Brush Box, Water Gum and Zeltovia Serratta 'Green Vase' as proposed in the Marrickville Street Tree Masterplan dated 2014 for Fisher and Regent Streets.

With the removal of the overhead wires to Regent Street, a suitably scaled tree may be installed that complements the existing Paperbark trees that are retained on the corner of Regent and Fisher Streets.



PUBLIC DOMAIN FEATURES



LINK TO PETERSHAM STATION



COBBLED LANE [FOZZARD LANE]



TREE REPLENISHMENT STRATEGY ACROSS SITE

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The Proposal

Individual Sites

The proposal consists of 3 sites facing Regent Street. All sites are prominent corner sites and as such will contribute to the urban form and environment of the locality. Of the three sites, two are residential apartments and the third is the new Petersham RSL Club that incorporates residential apartments above.

All the sites feature a series of **communal landscaped open space** areas for the use of the residents and their guests. These areas are extensively landscaped and provide a range of environments that feature shelters, seating, **community garden beds** and grassed areas for relaxation. BBQs have been located on the roof top areas of the 3 sites so that cooking activities do not disturb the residents amenity. These open space areas have been carefully designed to provide an appropriate micro climate, solar access, shelter, privacy, security, access and use of the external environments.

The pedestrian circulation zones consist of a number of pathways that link the communal spaces and provide clear sight lines across the landscape spaces. Clearly defined pathways vary in width and texture which create opportunities for informal groups to gather and socialise. These landscaped open spaces provide an important **visual amenity** when viewed from the apartments and contrasting to landscape treatment and the built form of the surrounding areas. This overall design approach increases legibility and eases way finding to the apartments and the various landscape features such as the recreational spaces.

Established planting, seating areas and timber decking feature extensively through the spaces, with a number of opportunities created for casual social and more organised social interaction to focal areas.



Landscape Treatment Site 1

Site 1 Landscape Treatment incorporates the general project principles through landscape buffers and a series of **communal landscaped open space** areas for the use of the residents and their guests. These areas are extensively landscaped and provide a range of environments that feature shelters, seating, **community garden beds** and grassed areas for relaxation, BBQs and seating. These open space areas have been carefully designed to provide an appropriate micro climate, solar access, shelter, privacy, security, access and use of the external environments.

To the centre of this site is a central communal space with feature trees, a raised turf area and a variety of informal sitting spaces. Located above the carpark podium areas this landscape zones provide visual and textural contrast to the built form of the apartments, creating cool and leafy microclimates to the centres of the site.



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Landscape Treatment Site 2

Incorporating the principles for the overall masterplan, Site 2 is made up of a series of communal spaces which provide opportunities for rest and relaxation across the various podium levels. These spaces are articulated through a combination of **planting**, paving treatment, seating coves and passive recreation space for residents.

The inclusion of the deep soil zone along the eastern boundary of the site provides the visual amenity of an 'urban forest' and allows for mature sized tree planting to occur.

Extensive roof top terraces are provided on all three sites. These areas provide both quiet, restful contemplative spaces as well as gathering spaces for small social groups. All the rooftop terraces are bound by extensive planters that provide shelter, texture and form to a series of paved and timber decks. District views are gained from these rooftop environments, while buffer planting to the periphery of these spaces ensures that privacy is not compromised to surrounding neighbours.



Landscape Treatment Site 3

Site 3 is the largest of the sites and forms an integral part of the public domain link from Trafalgar Street to Regent Street. Hard elements such as the cobbled laneway, contemporary paving, seating coves, raised decking and generously sized planter beds provide an appropriate landscape amenity within the site.

Throughout the communal open spaces within site 3, there are two open grassed lawns suitable for informal recreation.

The Communal Gathering Space is located adjacent to the main access way from the pocket park to apartments. The podium landscape consists of flexible unit paving, grass and low planting that may be utilised by residents for relaxation and gatherings.

The space is defined by extensive planting adjacent to the apartment buildings, ameliorating potential wind impacts and providing shade to the boundaries of this space.

Through a range of planting, spaces, voids and mixed design elements the landscape provides a human scale that complements the architectural expression and provides an outdoor oasis that can be seen from all levels of the building.



Summary

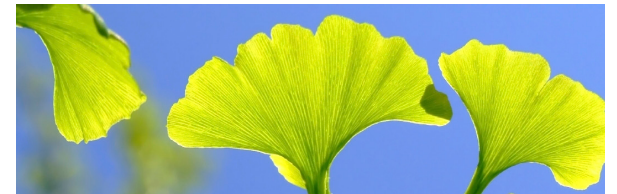
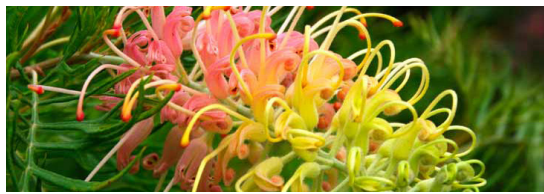
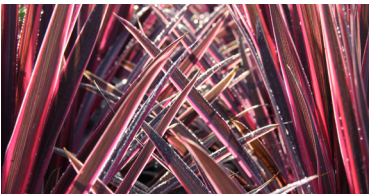
The landscape proposal for the development provides amenity, character, shelter and recreational opportunities through an integrated form and design quality that is complementary to the architectural built form. The extensive external environment areas on structure comprise substantial and sustainable soil mediums, thereby promoting the comprehensive sustainability and longevity of the proposal.

The external environments of the proposal represent sustainable and relevant design outcomes for contemporary use and requirements for livable areas within an existing urban and established environment.

A tree replenishment strategy ensures that the amenity of the trees removed is replaced with a range of appropriately scaled vegetation and particularly to the streetscape amenity. Extensive roof top terraces and dense buffer planting to the boundary areas where appropriate planting replace the present amenity.

Pedestrian needs and requirements have been prioritized within lush, innovative and varied environments that provides a diversity of visual and sensory experiences, bringing nature into an existing urban setting.

The extensive podium landscape areas, pocket park and public realm provide a layering of opportunities and options to the sites and their environs. The proposal enhances the community by improvements in accessibility and connectivity and the provision of improved public spaces.



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