
MELROSE PARK

LANDSCAPE ARCHITECTURE
PLANNING PROPOSAL REPORT

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Introduction

Background

This Planning Proposal report has been prepared by Scape Design on behalf of PAYCE. The report covers the Landscape Architectural aspects of an proposed residential and employment development including the public open space and street scape.

This report should be read in conjunction with the following Landscape Architectural drawings included with this Planning Proposal:

- SK01 revQ Landscape Masterplan [1:1500]
- SK02 revG Street Typologies [1:200]
- SK03 revH Planting Philosophy [1:500]



ABOVE. Community Gardens, artists impression by virtualideas
studio 71/61 marlborough street, surry hills new 2010

Site Analysis

Site Context

Melrose Park is a suburb located in Parramatta. It is located 15 kilometres north-west of the Sydney Central Business District [CBD]. It is located 6 kilometres from Parramatta's CBD and is part of the North West Suburbs area of greater Sydney. Melrose Park sits on the northern bank of the Parramatta River.

History Context

European settlement in the Melrose Park area dates back to the beginning of the 19th century. Melrose Park was the name of the large housing estate here established in 1937.

Melrose Park is named in honour of aviator Charles James Melrose (1913-1936). He held a number of flying records, was the only solo flyer to finish the Melbourne Centenary Air Race in 1934 and helped in the unsuccessful search for Sir Charles Kingsford Smith.

Access

New pedestrian and vehicular links will create better connections within the precinct and access

to the Parramatta River. The River foreshore and a number of pocket, neighbourhood and regional parks within the Site will provide a strong recreational and communal focus for the Site and beyond. The Site will include linkage to the important riverside pedestrian and bike link between the Parramatta CBD and the suburbs up-stream. The Proposal will set the design and quality benchmark for other development within the area.

A google earth aerial photo of the Site and its context appears below.



ABOVE. View from Wharf Road looking South towards Parramatta River



RIGHT. Site Location

Design Philosophy

Design Principles

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of the development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Project Vision

The landscape architectural vision for the communal and public spaces of the Melrose Park Site is to create spaces of different character with a range of recreational opportunities. This will create a tranquil and unique environment for its residents with opportunities to relax and recover. The lush and green open space will tell a story through the design elements of textures, colours and materials

about its location within the Sydney Basin. Social hubs will be created in both a landscaped but also urban environment.

The Site and its proposed landscape features will take best possible advantage of the connection to the Parramatta Riverfront. Views and connectivity to the river will be enhanced where possible.

It is proposed to create high quality spaces of unique character throughout the Site. Elements of the geological origin such as sandstone, shale and water will be used within the open space design in conjunction with local endemic plant species of the Cumberland Plain Woodland, Turpentine Ironbark Forest and Blue Gum High Forest.

Parks and Open Space

Parks and open space refers to land that has been reserved for the purpose of formal and informal sport and recreation, preservation of natural environments, provision of green space and/or urban storm water management.

Parks and open space vary in size, form and the functions that they perform. A strategic approach is needed in assessing the needs of a community and planning an open space network. Public open space is usually categorised into a hierarchy of neighbourhood, district and regional open space and can be used for either passive or active recreation (Thompson, 2008).



ABOVE. Melrose Central Park, artists impression by virtualideas
studio 71/61 marborough street, surry hills nsw 2010

Neighbourhood parks provide for regular local use and may include:

- Small areas of open space that are accessible to local residents, generally providing for recreation such as children's play and relaxation, which also can provide an identity and a sense of place for a community especially where it incorporates an important landscape feature or historic characteristic,
- Playing fields for active sport activities (from 1ha to 3ha in size) which can also be used for walking and informal activities, and
- Linear parks linking areas of open space. These often follow drainage lines or environmental corridors and can incorporate off road shared pedestrian and cyclist paths.

District and regional parks are larger and cater to the needs of a broader population. The types of parks may include:

- District playing fields that provide for a range of active, organised sport and recreation such as football/soccer fields, cricket pitches, tennis courts, baseball fields and the like,
- Waterfront and other regional parks for social gatherings, such as picnics, recreation and education, and
- Areas reserved for cultural or environmental retention (escarpments and areas of biodiversity value such as wetlands and

bushland) that may provide some limited recreation opportunities, such as bird watching, picnicking and bushwalking.

Benefits of Open Space

Benefits of open space and from participating in sport and physical activity include:

- Improved physical health and wellbeing – with reduced risk of lifestyle related diseases, higher survival rate of other diseases, improved quality of life and long term health, and, in young people and children, healthy growth and development,
- Improved mental health – builds individual self-esteem and self-image, reduces stress, improves concentration and enhances memory and learning,
- Enhanced social outcomes – encourages social interaction and development of social skills, improves social networks and social capital, increases community cohesion and pride, safer communities and
- Reduced healthcare costs – improved physical health and the building of stronger families and communities helps lower healthcare costs, reduces the costs of social intervention and plays a role in reducing crime and social dysfunction (WA Department of Sport and Recreation, 2009).



ABOVE. Bryant Park, New York City, precedent urban park



ABOVE. Landscape Masterplan

Open Space Programme

The programme for the open space will incorporate active and passive recreational facilities to enrich the outdoor living quality of all residents. Some of the proposed facilities and associated activities include:

01 - The Central Park

The 13,185 m² Central Park is located in the heart of the proposed Melrose Park community. It will have a rich supply and range of recreational facilities for local residents. The Central Park has the potential to become the main area for the community to gather, play and relax both weekdays and weekends.

The programme within the Central Park includes activation points such as little cafés and public BBQ's. A main feature will be an amphitheatre, a cultural event space where community events can be held or major sports and cultural events be broadcasted.

The Park will also celebrate the rich history of the Site, both cultural and geological. A heritage millstone will be relocated here and the regional

adventure playground consisting of timber boardwalks, jetties and a large timber ship are remembering of Wharf Road's history for shipping timber across Parramatta River.

02 - The Common

The 4,024 m² Common will be the centre for active group recreation both during the week and on weekends. This oval shaped park can be used informally for sports such as cricket, soccer, touch football or other group based activities. It gives the community a platform to participate actively and to grow a healthy social network within the precinct and it ties in with The Town Centre.

03 - Wharf Road Gardens

The 3,694 m² Wharf Road Gardens are located along the eastern boundary of the Site, forming a linear park adjacent to Wharf Road. The Park has the opportunity to be the attractive entry signage for the Site. Colourful garden beds will create a tranquil garden. Pockets within the flower garden will provide recreational opportunities for all ages. It is envisaged to accommodate programme such as outdoor chess, ping pong and similar activities for small groups that are not provided in the other parks within the Site.

04 - Community Gardens

The 11,186 m² Community Gardens and Community Vegetable Patches are located along the western portion of the Site. The Gardens have potential to increase the environmental and social benefits of the project. A Linear Park with gardens of active and passive recreation for residents and the broad community will give access for potential play areas, shared cycleways, community gardens and water sensitive urban design.

05 - River Link Pocket Park

This 2,000 m² pocket park is located in the southern portion of the Site. It will cater for the recreational needs of residents within the vicinity. Timber boardwalks, water play and natural materials of sand and sand stone will tell some of the sites history and become a playspace for all age groups at all seasons of the year.

06 - Through Site Links

Connectivity affects the degree to which transportation networks such as streets, walking and cycling paths, connect people to their destinations. Good connectivity provides easy access to key destinations for pedestrians. Excellent connectivity actively seeks to discourage car use by making local trips easier and more pleasant by foot than by car. The proposed urban layout proposes a number of pedestrian through site links that will also offer recreational opportunities for the community such as seating and play stations. Green Streets and Green Connections will complete this well thought-out urban fabric.



ABOVE. Precedent Pocket Park

Public Domain

The Proposal comprises residential, retail and employment components. The landscape architectural design incorporates the buildings with its adjoining public domain interface.

It is proposed to use a simple and robust palette of materials throughout the development. Within the public domain, the selected materials range from stone, timber and concrete to furniture that will provide for playing, seating and entertainment.

The street scape will be further defined by Cherry Blossom Trees, Sydney typical Jacaranda Trees and Australian native trees. Amenity and habitat will be created by the use of native endemic grasses and shrubs that also create vibrant flower beds. The plant species selections is determined by available seasonal sunlight and will mimic Australian plant communities and ecologies. Please refer to the 'Flowering Regime & Master Plant List' section of this report for more detail.

Podium Gardens

Residents will be provided with gardens on podium levels of the development within the super lots. These roof gardens create spaces of different quality and programme.

An opportunity exists to provide accessible gardens for the recreation of different user groups. Residents can relax on paths and lawn areas within the gardens and families and larger groups can get together at BBQ facilities for social activities. Other components of the podium designs may also include decks, pavements, lawns, small trees, and vibrant native flower beds.



ABOVE.
Vibrant Street Scape by The Central Park
artists impression by virtualideas

Planting Philosophy

Vegetation

Benson and Howell [1990] categorise the pre-existing vegetation in the area prior to urban intervention as Cumberland Plain Woodland, Turpentine Ironbark Forest and Blue Gum High Forest:

"Parramatta was established at the tidal limit of the Parramatta River near the junction of the sandstone and shale. In this watercolour of about 1809, looking westward from the northern shore, sandstone outcrops are evident in the foreground and in the river, where they are being used as a ford. Cumberland Plain Woodland on the shale has been partly cleared for the town and surrounding farms."

BELOW. Turpentine Forest



ABOVE. Blue Gum Forest

"The country around Parramatta, or Rose Hill as it was first called, was explored first by Governor Phillip in April 1788. John White, accompanying Phillip, describes the Parramatta River below the present Church Street bridge: 'The banks of it where now pleasant, the trees immensely large, and at a considerable distance from each other; and the land around us flat and rather low, but well covered with the kind of grass just mentioned [i.e. rich and succulent]."

The 'immensely large trees' were probably part of the Cumberland Plain Woodland of Grey Box, Eucalyptus moluccana, and Forest Red Gum, Eucalyptus tereticornis, with an open grassy understory that extended westward from Parramatta across the Cumberland Plain.....

.....North-east of Rydalmere, Parramatta included areas of Turpentine Ironbark Forest with Blue Gum High Forest in more favourable situations. High Forest remnants survive at Mobbs Hill, where Blackbutt and Sydney Blue Gum trees grow with a shrubby understory."

Benson and Howell [1990], Page 68

The planting design will be using predominantly indigenous species that reflect the regions character of the Cumberland Plain Woodland, Turpentine Ironbark Forest and Blue Gum High Forest. The selected plant species will provide attributes such as form, enclosure, texture and colour. The planting will take on a further role in providing biodiversity, shade and protection. We have selected a mix of local trees, shrubs and grasses to create an attractive, colourful and low maintenance public domain.

The opportunity exists to provide a on site nursery early on in the project, to propagate local native seed and to transplant the locally grown plants into the development site over time.

Planting on Structures

Where planting is located on structures, a sufficient soil depth will be provided as per the rules of thumb 'Apartment Design Guidelines'.

Quality landscape design and open space amenity relies in part on the quality and health of plants. The plants in these areas are grown in total containment with artificial soils, drainage and irrigation. Plants grown in such situations are subject to a range of environmental stresses that affect the health and vigour of the plants, and ultimately their survival.

BELOW. *Prunus serrulata* lined Street



ABOVE. *Jacaranda mimosifolia* lined Street

It is better design practice to design for optimum conditions for plant growth by:

- Providing soil depth, soil volume and soil area appropriate to the size of the plants to be established;
- Providing appropriate soil conditions and irrigation methods; and
- Providing appropriate drainage.

Proposed Soil Depth

The contractor will aim to provide sufficient soil for all planting areas on structure as per the table below. The plant species selection needs to be carefully considered in relation to the soil depth and plant location.

Large trees [canopy diameter of up to 16 metres at maturity]

- minimum soil volume 150 cubic metres
- minimum soil depth 1.3 metre
- minimum soil area 10 metre x 10 metre or equivalent

Medium trees [8 metre canopy diameter at maturity]

- minimum soil volume 35 cubic metres
- minimum soil depth 1 metre
- minimum soil area 6 metre x 6 metre or equivalent

Small trees [4 metre canopy diameter at maturity]

- minimum soil volume 9 cubic metres
- minimum soil depth 800mm
- minimum soil area 3.5 metre x 3.5 metre or equivalent

Shrubs

- minimum soil depths 500-600mm
- Ground cover
- minimum soil depths 300-400mm

Turf

- minimum soil depths 100-300mm
- any subsurface drainage requirements are in addition to the minimum soil depths quoted above.

Master Plant List

The master plant list is derived of native and locally endemic plant species to enhance biodiversity. Appropriate species will be chosen from this list according to final site conditions, availability and detailed design considerations.

TREES

PLANT	SPRING			SUMMER			AUTUMN			WINTER		
	September	October	November	December	January	February	March	April	May	June	July	August
<i>Angophora costata</i> Smooth-barked Apple Height 20m												
<i>Angophora floribunda</i> Rough-barked Apple Height 30m												
<i>Banksia ericifolia</i> Heath-leaved Banksia Height 5m												
<i>Corymbia gummifera</i> Red Bloodwood Height 20-30m												
<i>Dicksonia antarctica</i> Soft Tree Fern Height 5m												
<i>Elaeocarpus reticulatus</i> Blueberry Ash Height 8m												
<i>Eucalyptus haemastoma</i> Scribbly gum Height 15-20m												
<i>Eucalyptus microcorys</i> Tallowwood Height 40m												
<i>Eucalyptus moluccana</i> Grey Box Height 25m												
<i>Eucalyptus paniculata</i> Grey Ironbark Height 20-30m												
<i>Eucalyptus robusta</i> Swamp Mahogany Height 25m												
<i>Eucalyptus saligna</i> Sydney Blue Gum Height 30-50m												
<i>Eucalyptus sideroxylon</i> "Rosea" Red Flowering Ironbark Height 15-10m												
<i>Eucalyptus tereticornis</i> Forest Red Gum Height 20-40m												
<i>Jacaranda mimosifolia</i> Jacaranda Height 10-15m												
<i>Lophostemon confertus</i> Brush Box Height 20m												
<i>Melia azedarach</i> White Cedar Height 12m												
<i>Pittosporum undulatum</i> Sweet Pittosporum Height 15m												
<i>Prunus serrulata</i> Japanese Cherry Height 12 m												
<i>Tristaniopsis laurina</i> Water Gum Height 6m												

NATIVE SHRUBS

PLANT	SPRING			SUMMER			AUTUMN			WINTER		
	September	October	November	December	January	February	March	April	May	June	July	August
<i>Acacia longifolia</i> Sydney Golden Wattle Height 4m												
<i>Acacia parramattensis</i> Parramatta Wattle Height 15m												
<i>Baeckea brevifolia</i> Short Leaf Heath Myrtle Height 1m												
<i>Baeckea diosmifolia</i> Fringed Baeckea Height 1m												
<i>Breynia oblongifolia</i> Coffee Bush Height 3m												
<i>Bursaria spinosa</i> Australian Blackthorn Height 4m												
<i>Boronia ledifolia</i> Sydney Boronia Height 1.5m												
<i>Callistemon citrinus</i> Crimson Bottlebrush Height 3m												
<i>Doryanthes excelsa</i> Gynea Lily Height 4m												
<i>Grevillea sericea</i> Pink Spider Flower Height 2m												
<i>Grevillea sericea Pink</i> Pink Spider Flower Height 2m												
<i>Hardenbergia violacea</i> Happy Wanderer Height n/a climber												
<i>Kunzea ambigua</i> White Kunzea Height 4m												
<i>Lambertia formosa</i> Mountain Devil Height 2m												
<i>Leptospermum polygalifolium</i> Lemon Scented Tea Tree Height 4m												
<i>Melaleuca decora</i> White Feather Honey-myrtle Height 4-7m												
<i>Melaleuca nodosa</i> Prickly-leaved Paperbark Height 4m												
<i>Melaleuca thymifolia</i> Thyme-leaf Honey-myrtle Height 1.5m												
<i>Notelaea longifolia</i> Mock Olive Height 3m												
<i>Xanthorrhoea arborea</i> Grass Tree Height 2m												

SHADE TOLERANT PLANTS AND FERNS
NATIVE GRASSES

PLANT	SPRING			SUMMER			AUTUMN			WINTER		
	September	October	November	December	January	February	March	April	May	June	July	August
<i>Adiantum aethiopicum</i> Maidenhair Fern Height 0.45m												
<i>Alocasia brisbanensis</i> Cunjevoi Height 1.5m												
<i>Asplenium australasicum</i> Birds Nest Fern Height 1-2m												
<i>Alpinia caerulea</i> Native Ginger Height 1.5m												
<i>Archontophoenix cunninghamiana</i> Bangalow palm Height 20m												
<i>Cordyline fruticosa</i> Palm Lily Height 4m												
<i>Cordyline petiolaris</i> Palm Lily Height 4m												
<i>Culcita dubia</i> Soft Bracken Height 1m												
<i>Cycas revoluta</i> Sago Palm Height 1m												
<i>Pteridium esculentum</i> Austral bracken Height 0.6-1.5m												
<i>Carex appressa</i> Tall Sedge Height 1m												
<i>Dianella caerulea</i> Blue Flax-Lily Height 1m												
<i>Dianella revoluta</i> Black-anther Flax-lily Height 1m												
<i>Ficinea nodosa</i> Knobby Club Rush Height 1m												
<i>Juncus Pallidus</i> Pale rush Height 1.5m												
<i>Juncus usitatus</i> Tassel Sedge Height 1m												
<i>Lomandra longifolia</i> Spiny-head Mat-rush Height 0.8m												
<i>Lomandra multifolia</i> Many-flowered Mat-rush Height 0.9m												
<i>Poa labillardieri</i> Tussock grass common Height 1.3 m												
<i>Themeda triandra</i> Kangaroo grass Height 1.5m												

Street Tree Concept



Species Selection

The street trees within the development are selected to create a unique character for the Site. The main boulevard will be the feature of the development ultimately leading down to the River. The promenade will connect all open spaces with an avenue of

Cherry Blossoms and Sydney typical Jacaranda trees. All other streets will feature native Australian trees of different texture, height, colour and habitus. The trees are specifically selected for each street to highlight different street typologies and provide shade and solar access for adjoining buildings.

- PROGRAMME
- Ownership Boundaries
 - 1 The Common
 - 2 Wharf Road Gardens
 - 3 Linear Park
 - 4 Melrose Central Park
 - 5 River Link Gardens
 - 6 Retail
 - 7 Activated Pedestrian Lane
 - 8 WSUD Wetlands
 - 9 Park Activation - Cafe
 - 10 The Big Lawn Play Area
 - 11 Community Garden
 - 12 Floral Display
 - 13 Communal Gaming Area
 - 14 Amphitheatre
 - 15 Existing Cliff
 - 16 Lookout
 - 17 Timber Wharf Adventure Play
 - 18 Heritage Millstone
 - 19 Water Play
 - 20 Kids Play
 - 21 Existing amenities block
 - 22 Existing boat ramp
 - 23 Cycleways
 - 24 Existing mangroves
 - 25 George Kendall Reserve
 - 26 Melrose Park Ferry Wharf
 - 27 Active Bike & Pedestrian Zones with Urban & Play Furniture
 - 28 Communal Roof Gardens
 - 29 Main Boulevard



SK01

MELROSE PARK

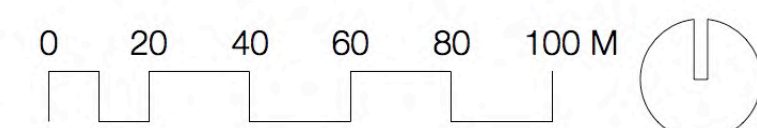
PAYCE Consolidated Limited & SEKISUI HOUSE
Wharf Road, Melrose Park, NSW

MASTER PLAN

AJ+C
ALLEN JACK+COTTIER

scape design
LANDSCAPE ARCHITECTURE

REVISION Q | 1:1500 @ A0



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