

# O'Connell St North Parramatta Planning Proposal

31 O'Connell & 9 Albert Street North Parramatta



SITE IMAGE  
Landscape Architects





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# Introduction and Site

The site is located in North Parramatta within the City of Parramatta Council and includes lot 31 O'Connell Street & 9 Albert street. Some of the key features and landmarks surrounding the site include its proximity to the Parramatta River & Parklands and Parramatta's Heritage Core and the pedestrian connection to the Fleet Street Heritage precinct and stairway located to the north west corner of the site.

The Development sits within the Cumberland Precinct, outlined as one of the four key precincts in the Parramatta North Urban Renewal (PNUR) Planning Framework.

Some of the key summary points, outlined in the PNUR Landscape rezoning report that have driven the landscape design for this planning proposal include:

- Create a unique precinct character with high quality public domain for all to enjoy
- Enhance and preserve habitat areas & quality of vegetation communities
- Preserve / reinterpret existing elements including curtilages, avenues, paths, walls and ornaments
- Improve permeability / and connections to the surrounding parklands and urban fabric

The western curtilage of the site hosts a number of existing trees which create a strong buffer between the high side of the existing rock outcrop and the newly redeveloped Southern Cross Care Nursing Home on the lower site. The proposal looks to retain as many trees as possible and further enhance this western buffer through canopy coverage and ecological screening. Another key opportunity that has been explored in this proposal is the option for a through site link from Harold Street, though the site and down to the lower river level and Fleet Street heritage precinct as indicated below.





# Landscape Principles



## Connectivity

Create better thought site permeability through a functional, legible ground plane



## Activation

Enliven the urban fabric and draw people through the site



## Ecology

Celebrate native flora and encourage habitat



## Functionality

Create pleasant usable spaces to serve residents and the community



# Masterplan



The landscape 31 O'Connell & 9 Albert Street seeks to provide an attractive, green setting with accessible open spaces closely interwoven with the proposed built form.

A variety of common open spaces will provide connectivity though the site and opportunity for passive and active recreation for residents.

The spaces will provide an attractive outlook for apartments surrounding as well as a high level of amenity. Features within the

spaces include BBQs, dining, seating, open lawn areas, play spaces and exercise equipment. Pockets of deep soil within the podiums will be utilised for canopy tree planting ensuring shaded areas to the common open space and a green outlook for adjacent apartments.

Green spaces to upper roof and terraces offer further amenity for residents to retreat and socialise. These may include BBQs, dining facilities, and seating spaces with an attractive outlook and solar access.

Street tree planting to O'Connell and Albert Streets contribute to the local public domain, providing a pleasant pedestrian experience.

The planting palette will showcase locally endemic species supplemented by native species and some exotic planting. Species will be chosen to support legibility throughout the site. Materiality shall compliment the architectural proposal.



# Ground Floor



- (A) Boundary Planting to Western Setback
- (B) New Street Tree Planting to Albert Street
- (C) Embellishment of Heritage Pedestrian Link to Fleet Street

- (D) Retention of Existing Trees
- (E) Improvements to Streetscape
- (F) Retail spill-out zone along O'Connell Street
- (G) Through Site link with proposed future connection to Fleet Street

- (H) Large Open Communal Lawn
- (I) BBQ and dining for residents
- (J) Childcare Outdoor Area



# Ground Floor Street Frontages/Amenity Area

The Public Domain interface works with the proposed design for the ground floor to enhance the pedestrian corridors surrounding the site. The street frontage also provides connections from several points on O'Connell Street to an amenity node, providing pedestrians and residents with a multi-purpose open turf area and BBQ dining opportunities. The public domain paving interfaces with the frontage paving to differentiate between the streetscape and the publicly accessible areas of the development, with screening planting providing privacy to the residents.



- (A) Public Domain Paving/Feature Paving interface
- (B) Stair Access to Amenity Node
- (C) Open Turf Space
- (D) BBQ Area
- (E) Screening Planting

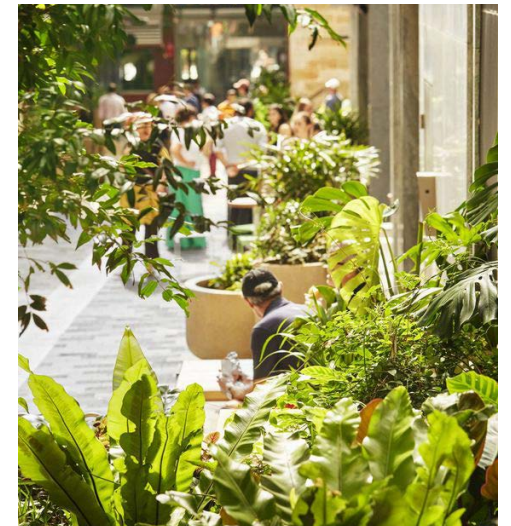




# Ground Floor Boundary Planting

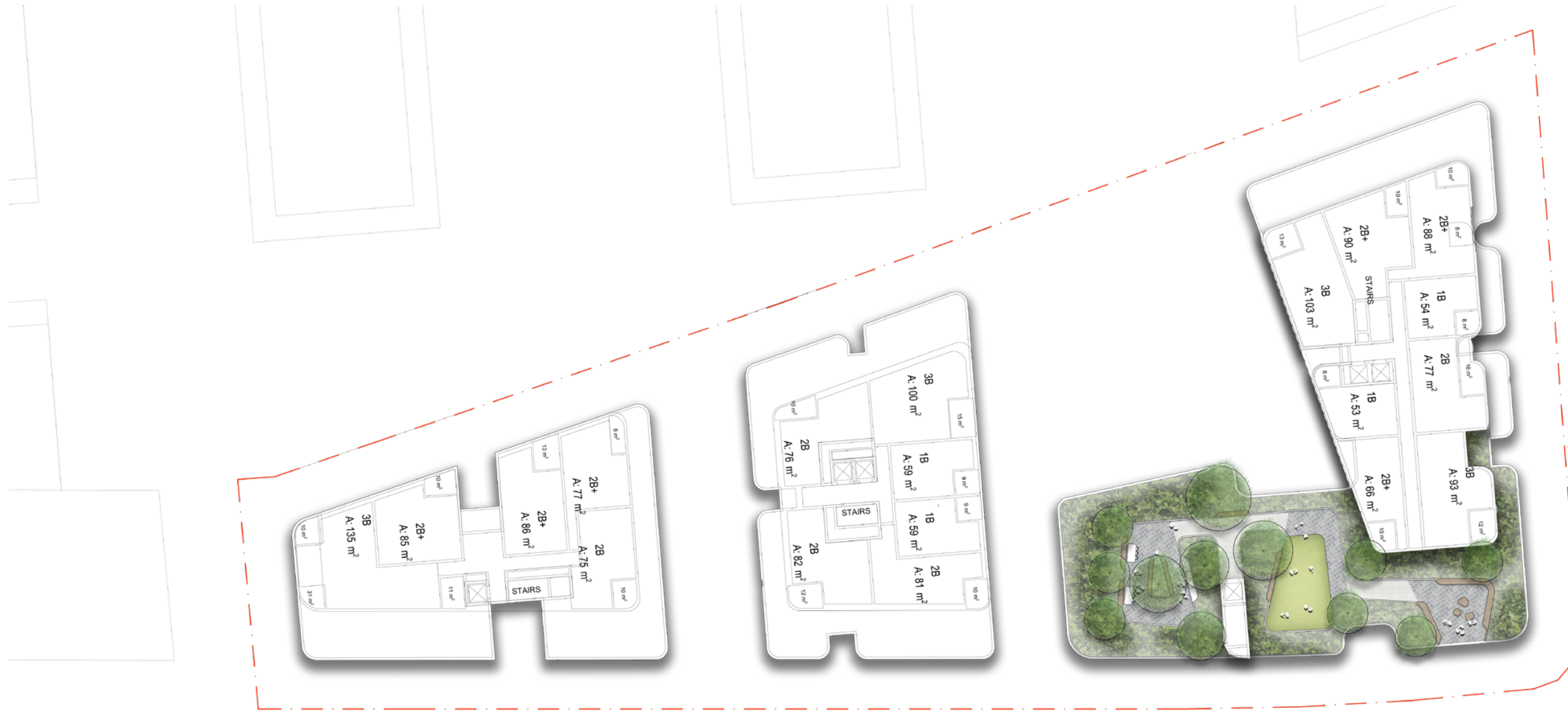
A generous setback to the east and southern boundaries of the site provides an opportunity for a continuous, layered vegetative treatment.

Planting will consist of locally indigenous shrub grass groundcover and tree species utilising the deep soil available in this location. In addition there are also multiple existing trees to be retained in this location along with key cultural trees (*Phoenix canariensis*) to be transplanted and relocated to the Western setback.





# Level 6





# Level 6

The Level 6 Rooftop offers dining, lounge and passive amenity spaces for residents, with a sizeable open turf space for active use. The dining area utilises canopy trees for natural shade amenity, and is sheltered away from the open turf area to provide some privacy for residents. The turf area provides some active amenity for children to run around, with recessed seating sheltered by shade trees for those looking for a place to rest nearby.



- A) BBQ Area
- B) Passive seating zone
- C) Open Turf Space
- D) Dining Seating





# Existing Trees



The Tree Retention and removal plan has been developed with respect to the Arboricultural Impact Assessment by McArdle Arboricultural Consultancy, 28th November, 2022. Of the 65 Trees assessed on site 22 are to be retained and three of the Date Palms are proposed to be transplanted into the western setback. As some of the high retention value trees require removal a stringent tree replacement strategy has been developed to mitigate the loss of canopy and ensure future canopy targets are met.

Existing canopy cover on site: 614 m2  
6.8%

**Trees to be Retained 3 (transplant), 5 (transplant), 12, 13, 17, 18, 21, 34, 35, 36, 37, 38, 42b, 43, 44, 48, 50, 53, 54, 55, 56, 58, 61 (transplant), 62 and 63.**

**Trees to be Removed including exempt trees: 1, 2, 2a, 4, 6, 8, 9, 10, 11, 30, 31, 32, 33, 41, 42, 45, 45a (x4), 46, 47, 51, 52, 57, 59, 64, 65, 66, 67, 69, 14, 15, 16, 32a, 32b, 39, 40, 60a, 60b and 61a.**



# Proposed Canopy Cover



**The Greener Places** Strategic Framework by the NSW Government Architect outlines the canopy targets for urban centres over the coming years. For a mixed use development such as this one, Targets are Greater than 25 per cent tree canopy cover in urban residential (medium- to high-density) and light commercial areas. The calculation is based on the assumption that the proposed trees will reach 70% maturity in 10-15 years.

Existing canopy cover on site: 614 m<sup>2</sup>  
6.8%

Proposed Canopy Target @ 10-15 Years  
Maturity - 27%

**Site Area:** 8965m<sup>2</sup>

**Ground Floor Canopy Cover:** 1918 m<sup>2</sup>

**Level 6 Canopy Cover:** 324 m<sup>2</sup>

**Total:** 2242 m<sup>2</sup> (25.0%)

**Combined Canopy Coverage (Existing & Proposed):** 31.8%



# Planting Strategy



## Boundary Planting

- Native species
- Variety of shrub grass groundcover and canopy trees

## Through Site Link

- Variety of colour and texture
- Feature tree species to east west axis

## Streetfront

- Street tree planting
- Shrub and groundcover planting to retail frontages

## Ground Floor Amenity

- Variety of shrub grass groundcover and tree planting for amenity and visual interest across podium
- Shade tolerant plant species

## Level 6 Rooftops

- Wind tolerant species to contribute to amenity of rooftop spaces



# Planting Strategy

## Boundary Planting

Botanical Name	Common Name	Mature Size
Boundary Planting		
Trees		
<i>Angophora floribunda</i>	Rough Barked Apple	30 x 8
<i>Acacia parramattensis</i>	Sydney Green Wattle	15 x 5
<i>Backhousia myrtifolia</i>	Grey Myrtle	3 x 4
<i>Ceratopetalum apetulum</i>	NSW Christmas Bush	20 x 5
<i>Casuarina glauca</i>	Swamp Oak	15 x 6
<i>Eucalyptus crebra</i>	Narrow Leaf Iron Bark	30 x 8
<i>Eucalyptus fibrosa</i>	Red Ironbark	35 x 10
<i>Eucalyptus paniculata</i>	Grey Ironbark	25 x 8
<i>Eucalyptus resinifera</i>	Red Mahogany	25 x 8
<i>Eucalyptus saligna</i>	Sydney Blue Gum	20 x 10
<i>Eucalyptus sparsifolia</i>	Narrow-leaved Stringybark	20 x 8
Shrubs and Groundcovers		
<i>Acacia longifolia</i>	Sydney Golden Wattle	8 x 4
<i>Acacia parramattensis</i>	Parramatta Wattle	15 x 5
<i>Breynia oblongifolia</i>	Coffee Bush	3 x 2
<i>Bursaria spinosa</i>	Sweet Bursaria	3 x 4
<i>Callistemon salignus</i>	Willow Bottlebrush	7 x 4
<i>Dichondra repens</i>	Kidney Grass	.1 x 1
<i>Dodonaea triquetra</i>	Common Hop Bush	3 x 3
<i>Hakea dactyloides</i>	Broad-leaved Hakea	2.5 x 3
<i>Kunzea ambigua</i>	White Kunzea	1 x 1
<i>Leptospermum trinervium</i>	Flaky-barked Tea-tree	2 x 1
<i>Lomandra filiformis</i>	Wattle Mat Rush	1 x 1
<i>Lomandra longifolia</i>	Spiny-Head Mat Rush	.5 x .2
<i>Leptospermum polygalifolium</i>	Lemon Scented Tea Tree	4 x 3
<i>Ozothamnus diosmifolius</i>	Rice Flower	1.5 x 1.2
<i>Pratia purpurascens</i>	Whiteroot	.1 x 1
<i>Themeda australis</i>	Kangaroo Grass	.4 x .4
<i>Wahlenbergia gracili</i>	Sprawling Bluebell	.2 x1



## Streetfront

Botanical Name	Common Name	Mature Size
Streetfront		
<i>Street tree species in consultation with council</i>		
Shrubs		
<i>Acmena smithii</i> 'Sublime'		5 x 2
<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	1m
<i>Doryanthes excelsa</i>	Gymea Lily	4 x 3
<i>Loropetalum</i> 'Plum Gorgeous'	Fringe Flower	.3 x 1.5
<i>Syzygium</i> Tiny Trev	Dwarf Lilly Pilly	0.6 x 0.6
<i>Raphiolepis indica</i> 'Oriental Pearl'		1 x 1
<i>Westringia fruiticosa</i>	Coastal Rosemary	1 x 1
<i>Westringia fruiticosa</i> 'Mundi'	Zena Coastal Rosemary	.4 x .5
Grasses and Groundcovers		
<i>Agapanthus africanus</i>	African Lily	0.9 x 0.6
<i>Convolvulus mauritanicus</i>	Ground Morning Glory	0.3 x 1
<i>Carpobrotus glaucescens</i>	Pigface	.2 x .1
<i>Dianella caerulea</i> 'Little Jess'	Blue Flax Lily	0.5 x 0.5
<i>Gazania tomentosa</i>	Silver Leaf Gazania	0.2 x 0.6
<i>Hardenbergia violacea</i>	Native Sarsoparilla	climbing x spreading
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1
<i>Lomandra multiflora</i>	Lomandra multiflora	.4 x .4
<i>Lomandra</i> 'Tanika'	Fine Leaf Dwarf Lomandra	0.5 x 0.65
<i>Myoporum parvifolium</i>	Creeping boobialla	0.6 x 1.5





# Planting Strategy

## Through Site Link

Botanical Name	Common Name	Mature Size
Through Site Link		
Trees		
<i>Corymbia ficifolia</i> Mini Red	Flowering Gum	2.5 x 2
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3 x 10
<i>Pyrus ussuriensis</i>	Manchurian Pear	10 x 6
<i>Pyrus</i> 'Capital'	Pear	10 x 6
<i>Tristaniopsis laurina</i>	Water Gum	15 x 6
<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash	12 x 7
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	15 x 8
Shrubs		
<i>Acmena smithii</i> 'Sublime'		5 x 2
<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	1 x 1
<i>Beschorneria yuccoides</i>	Mexican lily	.6 x .6
<i>Crassula Bluebird</i>		.6 x .6
<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	1m
<i>Doryanthes excelsa</i>	Gymea Lily	4 x 3
<i>Dodonaea triquetra</i>	Hop Bush	3 x 2
<i>Loropetalum</i> 'Plum Gorgeous'	Fringe Flower	.3 x 1.5
<i>Phormium cookianum</i>	Mountain Flax	1 x 1
<i>Photinia glabra</i> 'Rubens'	Small Leaf Photinia	4.5 x 2
<i>Phormium tenax</i> 'Atropurpureum'	Red NZ Flax	2 x 1.5
<i>Pittosporum</i> 'Miss Muffet'	Dwarf Pittosporum	1 x 1.5
<i>Plectranthus argentatus</i> 'Silver Shield'		1 x 1
<i>Syzygium Tiny Trev</i>	Dwarf Lilly Pilly	0.6 x 0.6
<i>Raphiolepis indica</i> 'Oriental Pearl'		1 x 1
<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 x 2
<i>Westringia fruticosa</i>	Coastal Rosemary	1 x 1
Grasses and Groundcovers		
<i>Agapanthus africanus</i>	African Lily	0.9 x 0.6
<i>Convolvulus mauritanicus</i>	Ground Morning Glory	0.3 x 1
<i>Carpobrotus glaucescens</i>	Pigface	.2 x .1
<i>Dianella caerulea</i> 'Little Jess'	Blue Flax Lily	0.5 x 0.5
<i>Dichondra</i> 'Silver Falls'		.1 x 1
<i>Gazania tomentosa</i>	Silver Leaf Gazania	0.2 x 0.6
<i>Hardenbergia violacea</i>	Native Sarsoparilla	climbing x spreading
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Juniperus conferta</i>	Shore Juniper	.3 x 4
<i>Lomandra longifolia</i>	Mat Rush	0.7 x 1
<i>Lomandra multiflora</i>	Lomandra multiflora	.4 x .4
<i>Lomandra</i> 'Tanika'	Fine Leaf Dwarf Lomandra	0.5 x 0.65
<i>Myoporum parvifolium</i>	Creeping boobialla	0.6 x 1.5
<i>Russelia equisetiformis</i>		.5 x 1
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.6 x spreading
<i>Viola hederacea</i>	Native Violet	0.1 x 3

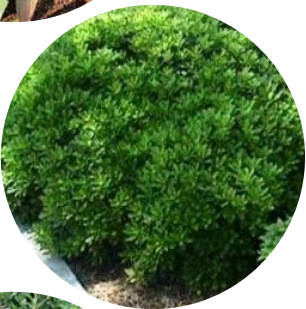




# Planting Strategy

## Ground Floor Amenity Planting

Botanical Name	Common Name	Mature Size
Trees		
<i>Corymbia ficifolia</i> Mini Red	Flowering Gum	2.5 x 2
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	3 x 10
<i>Eucalyptus moluccana</i>	Grey Box	9 x 4
<i>Melaleuca linariifolia</i>	Snow in Summer	10 x 5
<i>Pyrus ussuriensis</i>	Manchurian Pear	10 x 6
<i>Pyrus</i> 'Capital'	Pear	10 x 6
<i>Tristaniopsis laurina</i>	Water Gum	15 x 6
<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash	12 x 7
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	15 x 8
Shrubs		
<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	1 x 1
<i>Beschorneria yuccoides</i>	Mexican lily	.6 x .6
<i>Blechnum</i> 'Silver Lady'	Silver Lady Fern	1.2 x 1
<i>Doryanthes excelsa</i>	Gymea Lily	4 x 1.5
<i>Dodonaea triquetra</i>	Large Leaf Hop Bush	3 x 3
<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	1 x 1
<i>Beschorneria yuccoides</i>	Mexican lily	.6 x .6
<i>Crassula Bluebird</i>		.6 x .6
<i>Lavandula dentata</i>	Lavender	.6 x .6
<i>Persoonia linearis</i>	Narrow-leaf Geebung	3 x 2
<i>Pittosporum</i> 'Miss Muffet'	Dwarf pittosporum	1 x 1
<i>Raphiolepis indica</i> 'Oriental Pearl'		1 x 1
<i>Russelia equisetiformis</i>	Fire Cracker Plant	1 x 1
<i>Viburnum odoratissum</i>	Sweet Viburnum	3 x 2.5
<i>Westringia fruticosa</i> Zena	Zena Coastal Rosemary	1 x 1
Groundcovers		
<i>Clematis aristata</i>	Australian Clematis	6 x 2
<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 1
<i>Chlorophytum comosum</i>	Spider Plant	0.6 x 0.6
<i>Cissus antatrica</i>	Kangaroo Vine	.1 x 1
<i>Dichondra</i> 'Silver Falls'		0.1 x Spreading
<i>Dianella caerulea</i>	Flax Lily	0.5 x 1
<i>Grevillea Bronze Rambler</i>	Bronze Rambler Grevillea	1 x 1
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Imperata cylindrica</i>	Cogon grass	1.5 x 0.6
<i>Lomandra longifolia</i>	Spiny head mat rush	0.7 x 1m
<i>Juncus usiatus</i>	Tussock Rush	1m h
<i>Myoporum parvifolium</i>	Creeping boobialla	0.2 x 1.5
<i>Poa labillarderi</i> 'Eskdale'	Poa labillarderi	0.8 x 0.4
<i>Pandorea pandorana</i>	Wonga Wonga Vine	2 x 1
<i>Themeda australis</i>	Kangaroo Grass	1 x 0.5
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 1.5
<i>Viola hederacea</i>	Native Violet	0.2 x 0.5



## Level 6

Botanical Name	Common Name	Mature Size
Trees		
<i>Corymbia ficifolia</i> Mini Red	Flowering Gum	2.5 x 2
<i>Pyrus</i> 'Capital'	Pear	10 x 6
<i>Tristaniopsis laurina</i>	Water Gum	15 x 6
Shrubs		
<i>Beschorneria yuccoides</i>	Mexican lily	.6 x .6
<i>Acmena smithii</i> 'Sublime'	Lily Pilly	5 x 2
<i>Doryanthes excelsa</i>	Gymea Lily	4 x 1.5
<i>Dodonaea triquetra</i>	Large Leaf Hop Bush	3 x 3
<i>Crassula Bluebird</i>		.6 x .6
<i>Leucopogon juniperinus</i>	Prickly beard-heath	1 x 1
<i>Raphiolepis indica</i> 'Oriental Pearl'		1 x 1
<i>Russelia equisetiformis</i>	Fire Cracker Plant	1 x 1
<i>Westringia fruticosa</i> Zena	Zena Coastal Rosemary	1 x 1
Groundcovers		
<i>Carpobrotus glaucescens</i>	Pigface	0.2 x 1
<i>Dianella caerulea</i>	Flax Lily	0.5 x 1
<i>Grevillea Bronze Rambler</i>	Bronze Rambler Grevillea	1 x 1
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Lomandra longifolia</i>	Spiny head mat rush	0.7 x 1m
<i>Juncus usiatus</i>	Tussock Rush	1m h
<i>Myoporum parvifolium</i>	Creeping boobialla	0.2 x 1.5
<i>Pennisetum alpecuroides</i> 'Nafray'	Nafray Swamp Foxtail	0.6 x 0.6
<i>Hibbertia scandens</i>	Snake Vine	0.2 x 2
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 1.5
<i>Viola hederacea</i>	Native Violet	0.2 x 0.5





# Deep Soil



Site Area	8910	sqm	
<div></div> Deep Soil Planted	2003	sqm	22%
<div></div> Planted Under Awning	485	sqm	5%
<div></div> Deep Soil Hardstand	325	sqm	4%
<div></div> Deep Soil Awning or Building Over	350	sqm	4%
Total Potential Deep Soil	3163	sqm	35%

### Deep Soil Zone Definition

A specified area of the development site, not covered by an impervious surface, that allows water on the site to infiltrate naturally to the groundwater and allows for the future provision of mature vegetation

Source: Glossary Parramatta Development Control Plan 2011