PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY
STAGE 2 PRECINCTS - PUBLIC DOMAIN PLAN

FINAL DRAFT

APRIL 2024

City of Canada Bay

CONTEXT

Parramatta Road Corridor Urban Transformation Strategy
Stage 2 Select Precincts - Public Domain Plan

Draft

April 2024

by

CONTEXT Landscape Architecture

for

City of Canada Bay

Context acknowledges the Wangal clan as the Traditional Custodians of this land, and recognise Elders past and present. Through authentic understanding of the landscapes within which we work, we strive to deepen our understanding of country and our relationship with its people.

Document Control

Rev	Date	Description	Approved
A	16/06/2023	Preliminary Draft for Review	CW
B	30/06/2023	Final Draft	CW
C	11/04/2024	PDP Revision DRAFT FOR REVIEW	HD
D	22/04/2024	FINAL DRAFT PDP	HD

Contents

01 Introduction

Introduction

The Parramatta Road Corridor traverses 20 kilometers from Granville in the west to Camperdown in the east.

The Corridor includes land adjoining Parramatta Road, and wider focus precincts where future development is considered appropriate based on function and character.

The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) provides a vision and strategy for how the Corridor will grow and bring new life to local communities.

Within PRCUTS, there are three renewal precincts which include land within the City of Canada Bay: Burwood-Concord (referred to herein as Burwood), and Kings Bay. These are illustrated on the right.

PRCUTS aims to renew Parramatta Road and adjacent communities through investments in homes, jobs, transport, open spaces, and public amenity. It presents significant urban renewal opportunities for land within defined development precincts.

In response to PRCUTS, the City of Canada Bay, Strathfield and Burwood Councils have undertaken additional urban design, traffic, and transportation investigations for two precincts: Burwood, and Kings Bay.

CONTEXT was engaged by the City of Canada Bay to prepare a Public Domain Plan (the Plan) for the streets and open spaces of these two precincts within the Canada Bay Local Government Area (LGA).

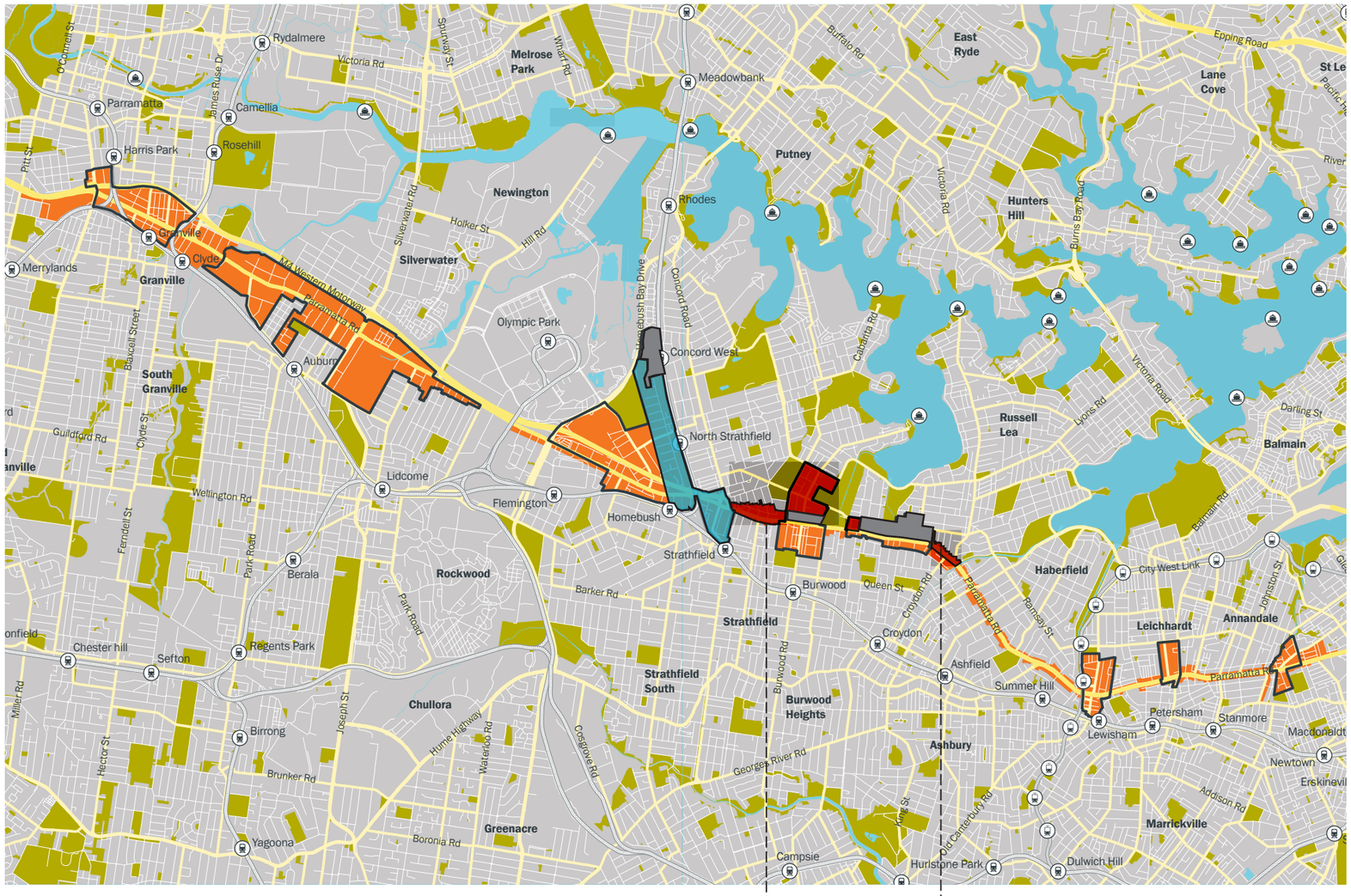
Purpose of the Report

This Public Domain Plan is intended to outline the public domain infrastructure required to be delivered under PRCUTS and listed in the Parramatta Roads Implementation Tool Kit Infrastructure Schedule (2016).

The purpose of the Plan is to ensure that all public domain needs are identified at an early stage and can inform detailed planning in the Corridor, including DCP requirements, for private land (e.g. for street widening), and developer contributions.

The PRCUTS Masterplans produced for the Burwood, and Kings Bay precincts have guided this Public Domain Plan in assigning suitable setbacks and public space dedications within an integrated network of public domain.

The Plan illustrates preliminary concept designs for streets and open spaces to assist in the visioning, preliminary costing, and future development of these public domain areas.



Parramatta Road Corridor Transformation Area

Parramatta Road Corridor Transformation Precinct

City of Canada Bay Parramatta Road Stage 1 Precincts

City of Canada Bay Parramatta Road Stage 2 Precincts

Precinct not captured / delivered in this PDP

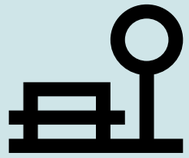
Considerations

The Public Domain Plan addresses a range of considerations relating to the planning and design of the public domain within dense urban environment.

A high level summary is provided below.

Traffic + transport

- Space provided for vehicle travel and parking, cycling and pedestrian circulation, access and connections;
- Carriage widths and their ability to accommodate different streets users, and alternative proposals to make better use of available street space;
- Priority treatments for hierarchy of usage that prioritises a street's most vulnerable users - pedestrians and cyclists;
- Any amendments required to recommended PRCUTS planning controls to create built forms that can accommodate the above access and circulation needs;
- Traffic calming and intersection treatments; and
- Connections to the wider street, cycle and pedestrian network.

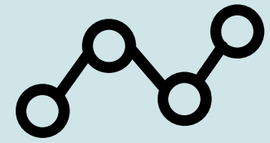


Open space + landscaping

- Current and anticipated future trends in the use of open space and recreation facilities; and
- Consider how recommendations from Council's Urban Tree Canopy study and Biodiversity Study can be implemented.

Environmental sustainability

- Opportunities for Water Sensitive Urban Design measures in streets and open spaces;
- Climatic considerations and urban heat island effect through provision of shade and other methods for cooling of the urban environment;
- The need to minimise potable water usage and use sustainable materials; and
- The need to reduce carbon emissions in line with Council's draft Emissions Reduction Action Plan.



Economic + social considerations

- Possible locations and themes for public art and heritage interpretation opportunities (including Aboriginal interpretation opportunities);
- Relationship between, and improving interface of, the public and private domain;
- Opportunities for outdoor dining or other economic activation of public domain areas; and
- Locations for seating, wayfinding and other street furniture.

02 Design Framework

CONTEXT

Design Framework

The design framework presented in this chapter reviews the policies and plans shaping our design approach the public domain, and provides overarching design principles, key design strategies and recommendations for the Public Domain Plan.

The vision and principles for the public domain of Burwood, and Kings Bay are shaped by an overarching policy and planning framework set forth by NSW Government and the City of Canada Bay.

In addition to this, the Public Domain Plan also draws on local and international best practice for the design of streets and open spaces.

These collectively define the Plan's Design Framework.

This section provides an overview of relevant and related documents that have shaped the Public Domain Plan and informed the overarching design principles and the vision for each precinct.

Six Cities Region

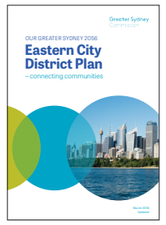
Greater Cities Commission, 2022

The evolution of Homebush, Burwood, and Kings Bay will build upon the plan's strategic directions for the Eastern Harbour City.

The Six Cities Region is a network of connected cities in Australia that lift each other up, while celebrating and leveraging each city's unique character and strengths.

The Six Region Shapers include:

- First Nations Voice
- A connected region
- Housing
- Inclusive places
- Jobs and economies
- Green cities



Eastern City District Plan

Greater Sydney Commission, 2018

The Public Domain Plan delivers on a number of planning priorities setout in the plan.

The plan encourages public open space as a form of green infrastructure that enhances the character of the Eastern City District's neighbourhoods, supports healthy and active lifestyles and brings communities together.

The Public Domain Plan will contribute towards the delivery of Planning Priorities E17 Increasing urban tree canopy cover and delivering Green Grid connections, and E18 Delivering high quality open space.

Better Placed

Government Architect NSW, 2017

The Homebush, Burwood, and Kings Bay precincts will create new places that should aspire to the quality of design advocated within this policy.

Better Placed is about enhancing the design quality of our built environment, raising expectations and raising standards, about working better and creating better environments.

Seven principles are identified:

- Contextual, local and of its place
- Sustainable, efficient and durable
- Equitable, inclusive and diverse
- Enjoyable, safe and comfortable
- Functional, responsive and fit for purpose
- Value-creating and cost effective
- Distinctive, visually interesting and appealing

Greener Places

Government Architect NSW, 2017

The Precincts' streets and open spaces provide an opportunity to embed green infrastructure within the urban environment.

The Greener Places design framework has been produced by GANSW to guide the planning and delivery of green infrastructure across NSW.

The aim is to create healthier and more liveable cities and towns by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of our urban areas.

Sydney Green Grid

Government Architect NSW, 2017

A number of Green Grid projects require consideration within the Homebush, Burwood, and Kings Bay precincts.

The Sydney Green Grid promotes the creation of a network of high quality open spaces that supports recreation, biodiversity and waterway health.

The Green Grid will create a network that connects strategic, district and local centres, transport hubs, and residential areas, such as Homebush, Burwood, and Kings Bay.

Parramatta Road Corridor Urban Transformation Strategy

Urban Growth NSW

The strategy provides high level guidance on the future evolution of the Parramatta Road Corridor and the precincts within it.

The Strategy is the NSW Government's 30-year plan setting out how the Parramatta Road Corridor will grow and bring new life to local communities living and working along the Corridor.

The Strategy has been adopted by the NSW Government and is given statutory force by a Ministerial Direction under section 117 of the EP&A Act 1979 (NSW).

Social Infrastructure Strategy and Action Plan - Open Space and Recreation

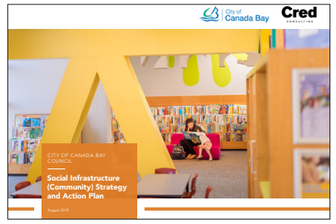
City of Canada Bay

The plan highlights the significant trend towards informal, unstructured recreation activities rather than traditional organised sport.

There is a need to plan for the diverse recreation preferences of our community.

Continued focus on sustainability and protecting our natural environment and waterways.

Increased activation of parks and open spaces including through provision of a variety of spaces and uses; cafes in parks; and programming of spaces.



Social Infrastructure Strategy and Action Plan - Community

City of Canada Bay

The precincts' public domain will play a key role in improving access to social infrastructure and community facilities.

The plan provides the evidence and analysis for Council's planning over the short, medium and longer term to support social wellbeing and a strong and cohesive community.

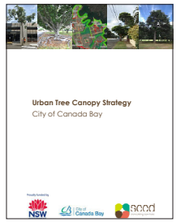
It delivers recommendations that will inform future priorities for social infrastructure and deliver facilities, spaces, programs and services that reflect community needs.

Biodiversity Framework and Action Plan

City of Canada Bay

The precincts' streets and open spaces will play a critical role in ensuring local ecosystem health.

The plan is based upon six interconnected themes:
- Native vegetation
- Urban waterways and foreshores
- Corridors and connectivity
- Public spaces
- Urban habitat
- Green infrastructure



Urban Tree Canopy Strategy

City of Canada Bay

Streets and open spaces are the primary method for achieving an extensive and robust urban tree canopy.

Commits Council to increasing its tree canopy cover across the City to at least 25% by 2040, an increase of over 6%.

Priority action themes to deliver this increase in canopy are:
- Create
- Manage and resource

Local Movement Strategy

City of Canada Bay

The movement strategies and priorities provided by this document require consideration in the design of streets.

The report provides an overview of the existing transport situation, relevant transport opportunities and constraints, future transport and land use trends and changes.

It also presents a series of actions per travel mode that support overarching strategic objectives across the Canada Bay Local Government Area.

Concord West Master Plan

City of Canada Bay

The Master Plan illustrates a future vision for the precinct, including its streets and open spaces.

In order to achieve a balanced development approach, the master plan acknowledges the competing forces that provide a basis for both greater density as well as reasoning to keep new development lower scale.

The Master Plan acknowledges that it is the public domain that holds and connects a place together. Parks, streets, footpaths, bike paths and pedestrian connections all play a role in stitching together the urban fabric that give a place an identity, provide places for recreation, interaction and promote a sense of community.

Canada Bay DCP - Appendix 2 Engineering Specifications

City of Canada Bay

The Engineering Specifications provide the applicable standard for works within the road reserve.

The specifications provide technical design guidance and design requirements for a broad range of public domain and road design elements within the road reserve.

Beyond the Pavement

Transport for NSW, 2020

The policy provides design guidance on the role that street environments play in creating place.

The policy recognises that road infrastructure has a major influence on the existing and future form, function and character of our cities.

The document provides nine principles:

- City shaping
- Built fabric
- Connections
- Landform
- Greening
- Heritage
- Visual Experience
- Self-explaining roads
- Integrated and durable
- Synthesis

Sydney Metro West Scoping Report

Westmead to the Bays and Sydney CBD, 2020 (Chapter 6 & 7)

This report outlines the scope of the work to be completed to facilitate the Sydney Metro West Project.

This report outlines and explains the work to be completed within Canada Bay Council Land. It outlines the land to be effected by construction for Burwood North Station.

Sydney Metro West is a catalyst for renewal within City of Canada Bay, which aligns with LSPS Priorities 1 (Action 1.4) and Priority 11.

Global Street Design Guide

Global Design Cities Initiative, 2016

This guide provides global best practice in the design of streets that prioritise amenity, safety, and environmental performance.

The Guide encourages streets to be designed as quality public spaces, as well as pathways for movement of pedestrians, cyclists, and other vehicles.

Well designed streets are enjoyable, comfortable, equitable, and inclusive, serving the needs and functions of diverse users with particular attention to people with disabilities, seniors, and children.

It is critical that streets are designed to be safe and comfortable for all users. Self-explaining streets naturally encourage drivers to adapt their behavior in a way that is compatible with the design, function and speed of a road.

Overarching Design Principles

1

ADAPTABLE

Streets and public spaces that are adaptable...

...are designed for flexible use, and allow for a diverse range of travel and recreation preferences and user groups.

Streets need to be designed as quality public spaces, as well as pathways for movement of pedestrians, cyclists, and other modes.

Public space plays a significant role in the public life of cities and communities, and should be designed as places for cultural expression, social interaction, celebration, and public demonstration.

2

ACTIVATED

Streets and public spaces that are activated...

... are designed to be enjoyable, comfortable, equitable, and inclusive, serving the needs and functions of diverse users, with particular attention to people with disabilities, seniors, and children.

Regardless of income, gender, culture, or language, streets must always put people first.

Public space should draw on adjacent development and ground floor uses to maximise activation of open spaces and encourage use through different times of day and night.

3

SUSTAINABLE

Streets and public spaces that are sustainable...

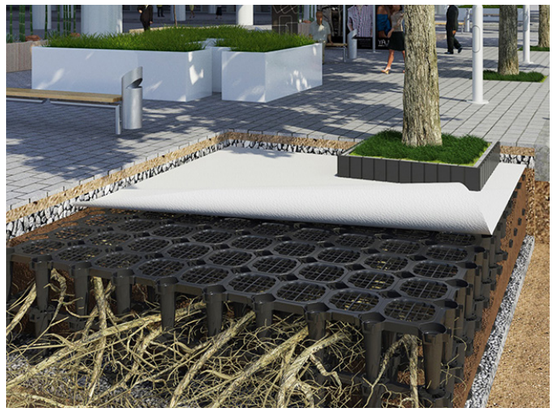
...are designed to be both environmentally and financially sustainable, by enhancing connections to nature, mitigating the impacts of climate change, and remaining fit-for-purpose with achievable maintenance requirements.

Streets and public spaces form an integral part of their urban ecosystems, requiring the integration of green infrastructure to improve biodiversity and environmental outcomes.

Design should be informed by natural habitats, climate, topography, water bodies, and other natural features.

Key Design Strategies

These key design strategies present a snapshot of the themes underpinning the designs presented within the following chapters.



PUBLIC SPACES SHOULD BE SELF-EXPLAINING ENVIRONMENTS

Steets should be designed to be safe and comfortable for all users. This means prioritising the safety of pedestrians, cyclists, and the most vulnerable users among them: children, seniors, and people with disabilities.

Self-explaining streets naturally encourage drivers to adapt their behavior in a way that is compatible with the design, function and speed of a road.

Through the street's design, drivers should feel uncomfortable exceeding the speed limit, and should be aware of the type of conditions ahead without excessive prompting from road signage.

NEW STREETS AND OPEN SPACES NEED LARGE TREES & ADEQUATE SOIL VOLUME

New street trees should be planted at a size that immediately maximises visual and environmental impact.

Mature tree stock should be planted wherever possible, varying from 100-400L and dependent on species and site conditions. Supply of mature tree stock should be prioritised within street and open space upgrades to ensure availability. Substitutions on the basis of availability should not be granted.

Adequate soil volumes are critical for optimum tree and canopy growth. To obtain adequate soil volume in an urban context, the use of structural cells or structural soil should be specified. All soils are to be specified to Australian standards and will be site-specific.

Tree planting spacing is also species dependent, generally a good guide is 6m spacing for small trees to 12m spacing for very large trees.

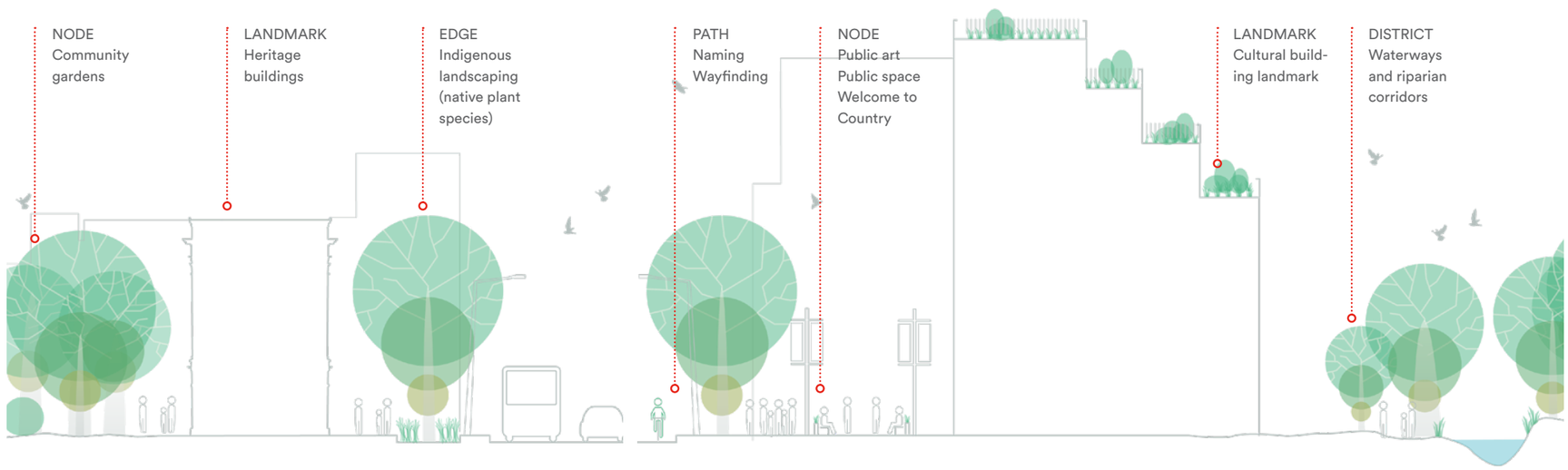
Soil volumes should be calculated based on tree size at maturity, and minimum requirements can vary between individual pits and shared tree pit trenches. Adjacent site soil can be included in soil volume calculations if it can be demonstrated that tree roots have unrestricted access to it.

The table shown adjacent provides high-level guidance on varying soil volume requirements. Assumptions for these volumes include:

- Climatic growing conditions are dry, unreliable and/or hot or extreme conditions
- Soil suitability is not particularly fertile or effective
- There is no maintenance, with no fertiliser applications, no mulch, no supplementary irrigation

Refer to https://www.elkeh.com.au/soils/ for further information and detailed calculations of required tree soil volume.

Tree Size	Tree Height (typical)	Min. Soil Volume	
		Soil per tree for individual tree pit	Soil per tree in shared trench
Small	up to 4m	9m³	6m³
Small-medium	4-9m	14m³	9m³
Medium	7-10m	21m³	14m³
Large	9-20m	33m³	22m³
Tall + wide	8m+ canopy 14m+ wide	44m³	29m³



PUBLIC SPACE MEANS DESIGNING WITH COUNTRY

The NSW Environmental Planning and Assessment Act 1979 was updated (with the passing of the Environmental Planning and Assessment Amendment Act 2017) in November 2017.

The Act now includes new objects that reflect the Government's commitment to thriving, safe and well–designed communities with local character and heritage, with one new object now requiring the sustainable management of built and cultural heritage, including Aboriginal cultural heritage.

Research and design methods should seek to underpin public domain proposals with an acknowledgement of understanding of the local landscape, its life, and traditions. Doing so not only adds value to the project and its design process, but more importantly to its legacy, and how this project informs the next.

The Wangal

The City of Canada Bay is part of the traditional lands of the Wangal clan, one of the 29 tribes of the Eora nation. The Wangal people held a deep connection to the land and landscape of the City of Canada Bay. The bushlands and foreshore areas were their lands, their home and part of the territory they were responsible for.

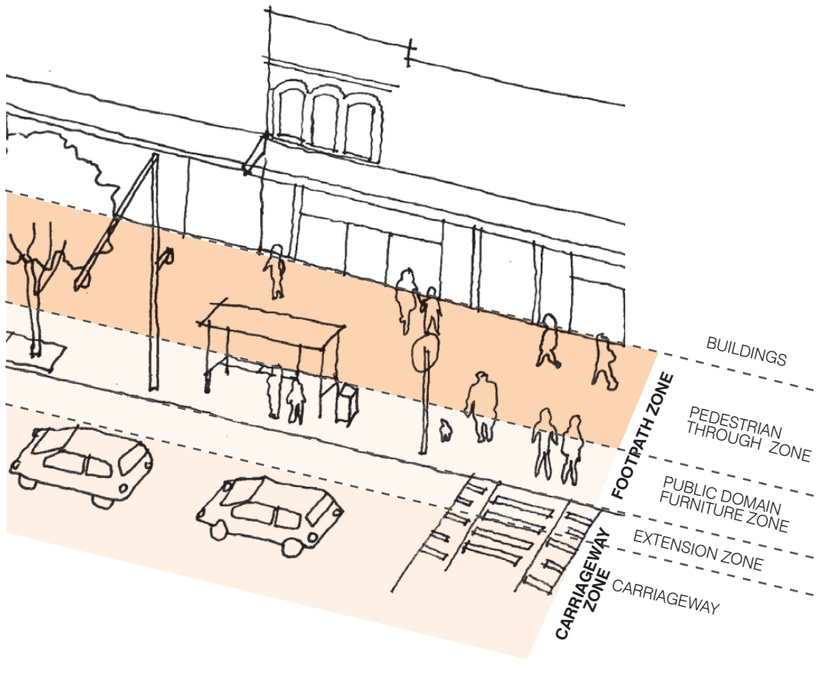
The lives of the Wangal people were strongly focused around the harbour and its foreshore. The Parramatta River, as it is now known, provided a large focus for local traditional food gathering, however, the Wangal people also hunted animals, harvested plants and gathered raw materials in the local area.

Diagram source: Designing with Country, Government Architect NSW

The paths, edges, districts, nodes, and landmarks – based on the 1960 work of urban planner Kevin Lynch – as presented within the Designing with Country discussion paper.

Designing with Country is a discussion paper that encourages all stakeholders – designers, clients, communities, planners and developers – to consider how they respond to Aboriginal cultural connections to Country when they are designing and planning new projects.

It stems from a growing desire to ensure that the value and significance of contemporary Aboriginal culture, as well as Aboriginal heritage, is respected and celebrated in the built environment.



STREET SHOULD BE STRUCTURED TO MAXIMISE ACCESS AND AVOID CLUTTER

The Pedestrian Through Zone provides an accessible path of travel along the street, and as such must be clear of obstacles that inhibit universal access, be well-lit and functional in all weather conditions, and meet accessibility standards.

The Public Domain Furniture Zone occurs to the back-of-kerb and provides for the placement of public domain elements clear of pedestrian movement in the adjacent footpath and vehicle movement in the adjacent roadway. This zone is used to collocate street trees and other landscaping, streetlights, site furnishings, traffic and parking poles and equipment, utility poles, and other site furnishings. This zone is also used by people accessing parked vehicles.

The Parking Lane / Extension Zone refers to the kerbside parking lane where kerb extensions can provide for alternate uses of the parking lane where other performance requirements of the street necessitate this. Kerb extensions should be maximised to accommodate landscaping, bicycle lanes, tree planting, Water Sensitive Urban Design features, seating, street furniture and outdoor dining use.

The Carriageway refers to the area of the street where various forms of movement occur, such as bicycles, private motor vehicles, or public transport, in a one- or two-way arrangement.

Image source: Sydney Streets Code 2013, City of Sydney

STREETS SHOULD BE SAFE FOR CYCLISTS OF ALL ABILITIES

All streets should be designed with cyclists in mind.

On regional and local cycle routes, this means dedicated cycling infrastructure in the form of separated cycleways or generously sized shared paths.

On local streets, it is still important to provide residents and local businesses with safe cycling access to their properties. A minimum width of 3.0m should be adopted for shared paths wherever possible, however this can be reduced, where unavoidable, to a minimum 2.5m wide.

UTILITIES NEED TO BE ACCOUNTED FOR EARLY IN THE DESIGN PROCESS

Overhead power lines should be underground at every opportunity so as to not inhibit future tree canopy growth.

However, the future location of underground electricity conduits, and the resultant requirements for LV infrastructure on the ground, needs to be coordinated with the arrangement of public domain elements and provision of soil volume for street trees.

Tree root barriers and other utility protection methods should be installed along utilities, not around root balls, so as to not inhibit tree root access to adjacent soil volumes for optimal tree growth.

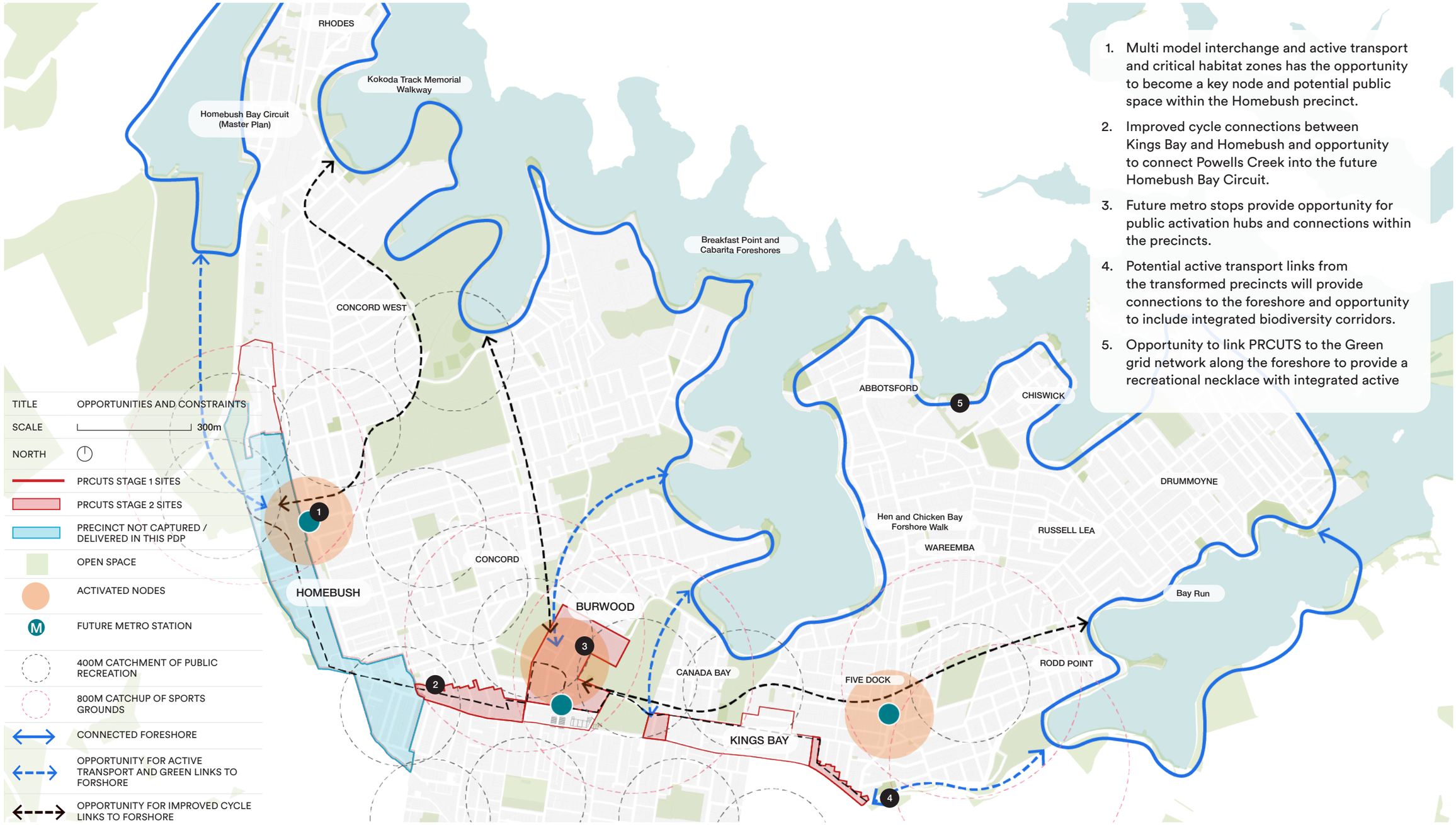
03 Site Context and Analysis

CONTEXT

Open Space and Green Links

Transport and Connections

High Level Opportunities and Constraints



1. Multi model interchange and active transport and critical habitat zones has the opportunity to become a key node and potential public space within the Homebush precinct.
2. Improved cycle connections between Kings Bay and Homebush and opportunity to connect Powells Creek into the future Homebush Bay Circuit.
3. Future metro stops provide opportunity for public activation hubs and connections within the precincts.
4. Potential active transport links from the transformed precincts will provide connections to the foreshore and opportunity to include integrated biodiversity corridors.
5. Opportunity to link PRCUTS to the Green grid network along the foreshore to provide a recreational necklace with integrated active

04 Burwood Precinct

CONTEXT

Burwood Precinct

PRCUTS Vision

Burwood Precicnt will be a commercial gateway to Burwood town centre based around the reinvigorated spine of Burwood Road building upon existing amenity for new residents.

It has the opportunity to become a gateway link between Burwood Town Centre to the Canada Bay foreshore.

Burwood Council Local Strategic Planning Statement

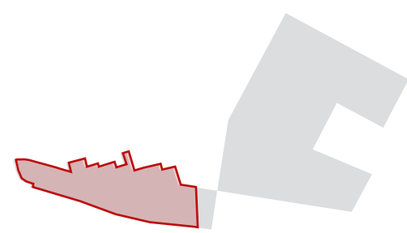
Significant Tree Assessment

Mature Cinnamomum camphora located on Forster Street

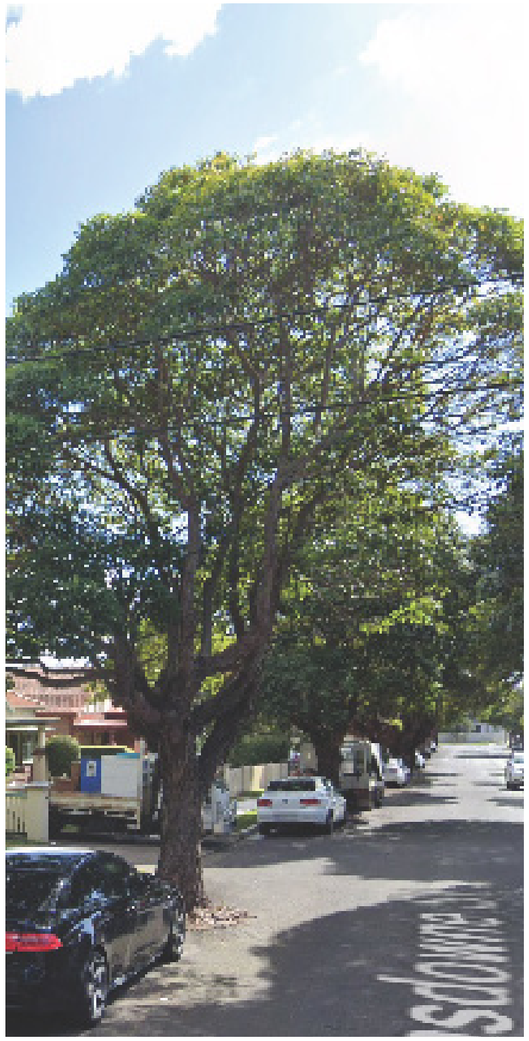
1:2500 Preliminary Tree Assessment Plan

LEGEND

- EXISTING CANOPY
- STRUCTURAL ROOT ZONE (SRZ)
- TREE PROTECTION ZONE (TPZ)



Significant Tree Assessment

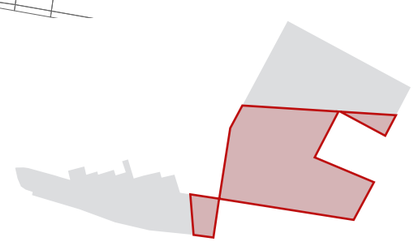


Large single trunked Lophostemon confertus with full canopy located on Lansdowne Street

1:2500 Preliminary Tree Assessment Plan

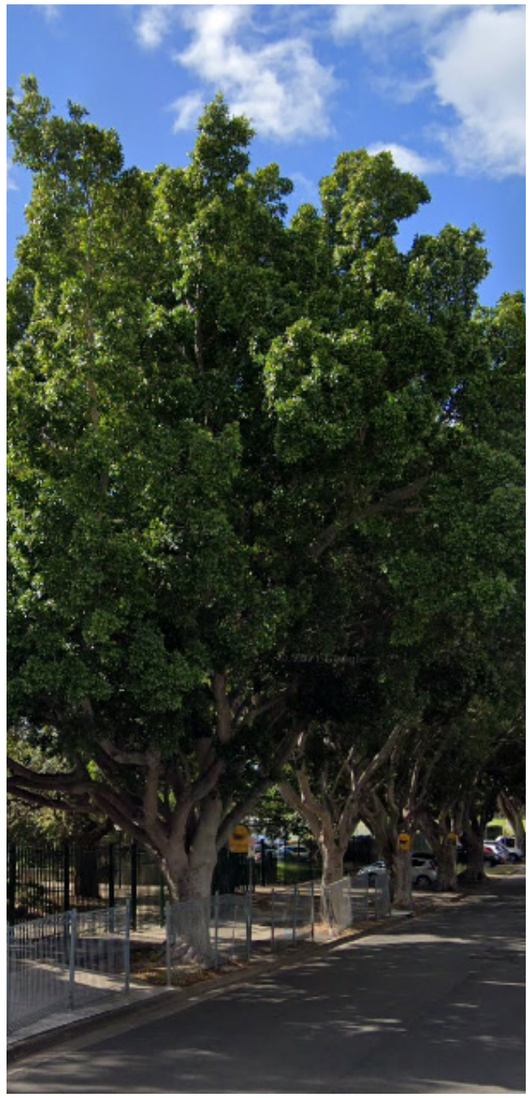
LEGEND

- EXISTING CANOPY
- STRUCTURAL ROOT ZONE (SRZ)
- TREE PROTECTION ZONE (TPZ)



CONTEXT

Significant Tree Assessment

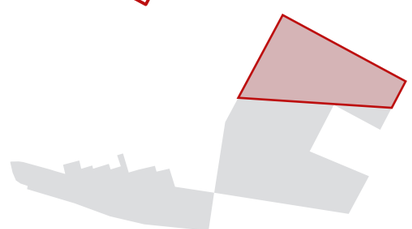


Mature Ficus macrophylla with full canopy located on Stanley Street

1:2500 Preliminary Tree Assessment Plan

LEGEND

- EXISTING CANOPY
- STRUCTURAL ROOT ZONE (SRZ)
- TREE PROTECTION ZONE (TPZ)



Significant Tree Assessment Schedule

BURWOOD PRECINCT										
Tree Number	Botanical Name	Common Name	Native/Exotic/Pest	Height (approx.)	DBH (m)	Single or Multi trunked	SRZ	TPZ	Canopy Prunned	Significance
Franklyn Street										
10	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	Yes	Moderate
11	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	2	1.44	Yes	Moderate
Ada Street										
12	Jacaranda mimosifolia	Jacaranda	Exotic	13	0.52	Single	2.5	6.24	No	Moderate
Loftus Street										
130	Melaleuca quinquenervia	Broad-leaved Paperbark	Native	12	0.48	Single	4.2	5.76	Yes	High
131	Melaleuca quinquenervia	Broad-leaved Paperbark	Native	6	0.24	Single	3.3	2.88	Yes	High
132	Callistemon viminalis	Weeping Bottlebrush	Native	4	0.16	Single	2.5	1.92	No	Moderate
Parramatta Road										
37	Syagrus romanzoffiana	Cocos Palm	Exotic	12	0.48	Single	2.5	5.76	No	Low
38	Syagrus romanzoffiana	Cocos Palm	Exotic	10	0.4	Single	2.5	4.8	No	Low
39	Syagrus romanzoffiana	Cocos Palm	Exotic	10	0.4	Single	2.5	4.8	No	Low
40	Syagrus romanzoffiana	Cocos Palm	Exotic	11	0.44	Single	2.5	5.28	No	Low
41	Syagrus romanzoffiana	Cocos Palm	Exotic	12	0.48	Single	2.5	5.76	No	Low
Moreton Street										
136	Banksia integrifolia	Coastal Banksia	Native	8	0.32	Single	3	3.84	No	Moderate
208	Banksia integrifolia	Coastal Banksia	Native	7	0.28	Single	2.5	3.36	No	Moderate
Burwood Road										
133	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2	2.4	No	Moderate
134	Faxinus sp	Ash tree	Exotic	6	0.24	Single	2.5	2.88	No	Moderate
135	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	No	Moderate
137	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	3	2.88	No	Moderate
138	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2.5	2.4	No	Moderate
139	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	3	2.88	No	Moderate
140	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2.5	2.4	No	Moderate
209	Lagerstroemia indica	Crepe Myrlte	Native	2.5	0.1	Single	1.5	1.2	No	Low
210	Lagerstroemia indica	Crepe Myrlte	Native	2	0.08	Single	1.5	0.96	No	Low
141	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	3.3	2.88	Yes	Moderate
142	Melaleuca sp	Paperbark	Native	4	0.16	Single	3.3	1.92	Yes	Moderate
143	Tristaniopsis laurina	Water Gum	Native	8	0.32	Single	3	3.84	No	Moderate
144	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2.5	1.92	No	Moderate
194	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	Yes	Moderate
195	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2	2.4	Yes	Moderate
197	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	Yes	Moderate
Gipps Street										
89	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2.5	2.4	Yes	Moderate
90	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	3.3	2.4	Yes	Moderate
91	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	3.3	2.4	Yes	Moderate
201	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	3	2.4	Yes	Moderate
92	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2.5	2.4	Yes	Moderate
93	Tristaniopsis laurina	Water Gum	Native	10	0.4	Single	2.5	4.8	No	Moderate
94	Tristaniopsis laurina	Water Gum	Native	8	0.32	Single	3	3.84	No	Moderate
95	Tristaniopsis laurina	Water Gum	Native	7	0.28	Single	3	3.36	No	Moderate
96	Tristaniopsis laurina	Water Gum	Native	7	0.28	Single	2.5	3.36	No	Moderate
97	Tristaniopsis laurina	Water Gum	Native	7	0.28	Single	2	3.36	No	Moderate
98	Tristaniopsis laurina	Water Gum	Native	7	0.28	Single	2.5	3.36	Yes	Moderate
99	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2.5	2.4	No	Moderate
100	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2	2.4	No	Moderate
101	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	3	2.4	Yes	Moderate
102	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2.5	2.4	Yes	Moderate
103	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2	2.4	Yes	Moderate
104	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2.5	2.4	Yes	Moderate
105	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2.5	2.4	Yes	Moderate
106	Lophostemon confertus	Brush Box	Native	6	0.24	Single	3	2.88	No	Moderate
107	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	2.5	2.88	No	Moderate
108	Tristaniopsis laurina	Water Gum	Native	7	0.28	Single	2.5	3.36	No	Moderate
109	Tristaniopsis laurina	Water Gum	Native	7	0.28	Single	2.5	3.36	No	Moderate
110	Tristaniopsis laurina	Water Gum	Native	12	0.48	Single	2.5	5.76	No	Moderate
117	Tristaniopsis laurina	Water Gum	Native	7	0.28	Single	2.5	3.36	No	Moderate
111	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	2	2.88	No	Moderate
112	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	3	2.88	No	Moderate
113	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	3	2.88	No	Moderate
114	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	2.5	2.88	No	Moderate
115	Tristaniopsis laurina	Water Gum	Native	4.5	0.18	Single	2.5	2.16	No	Moderate
116	Tristaniopsis laurina	Water Gum	Native	4.5	0.18	Single	2	2.16	Yes	Moderate
118	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2	2.4	Yes	Moderate
202	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2	2.4	No	Moderate
203	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2	2.4	No	Moderate
119	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	4.4	13.2	No	High
120	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
121	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
203	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
122	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
204	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
123	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
205	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
124	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
206	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
125	Ficus macrophylla	Moreton Bay Fig	Native	20	1.1	Single	3.9	13.2	No	High
126	Tristaniopsis laurina	Water Gum	Native	2.5	0.1	Single	2	1.2	Yes	Moderate
127	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	3.3	2.88	Yes	Moderate
128	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	3.3	2.4	Yes	Moderate
129	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	3	1.92	Yes	Moderate
207	Tristaniopsis laurina	Water Gum	Native	4.5	0.18	Single	3	2.16	Yes	Moderate
Forster Street										
42	Cinnamomum camphora	Camphor Laurel	Exotic	18	0.99	Single	3.9	11.88	No	High
43	Cinnamomum camphora	Camphor Laurel	Exotic	15	0.825	Single	3.9	9.9	No	High
44	Cinnamomum camphora	Camphor Laurel	Exotic	12	0.66	Single	3.9	7.92	No	High
45	Cinnamomum camphora	Camphor Laurel	Exotic	12	0.66	Single	3.9	7.92	No	High
199	Cinnamomum camphora	Camphor Laurel	Exotic	12	0.66	Single	3.9	7.92	No	High
Burton Street										
46	Callistemon viminalis	Weeping Bottlebrush	Native	9	0.36	Single	3	4.32	No	Moderate
47	Callistemon viminalis	Weeping Bottlebrush	Native	10	0.4	Single	3.3	4.8	No	Moderate
48	Callistemon viminalis	Weeping Bottlebrush	Native	10	0.4	Single	3.3	4.8	No	Moderate
49	Callistemon viminalis	Weeping Bottlebrush	Native	10	0.4	Single	3	4.8	No	Moderate
50	Melaleuca spp	Paperbark	Native	10	0.4	Multi	3.3	4.8	No	Moderate
51	Callistemon viminalis	Weeping Bottlebrush	Native	5	0.2	Single	3	2.4	Yes	Moderate
52	Callistemon viminalis	Weeping Bottlebrush	Native	4	0.16	Single	3	1.92	Yes	Moderate
53	Callistemon viminalis	Weeping Bottlebrush	Native	4	0.16	Single	2.5	1.92	Yes	Moderate
54	Callistemon viminalis	Weeping Bottlebrush	Native	5	0.2	Single	2.5	2.4	Yes	Moderate
55	Callistemon viminalis	Weeping Bottlebrush	Native	5	0.2	Single	2.5	2.4	Yes	Moderate
56	Callistemon viminalis	Weeping Bottlebrush	Native	5	0.2	Single	2.5	2.4	Yes	Moderate
57	Callistemon viminalis	Weeping Bottlebrush	Native	8	0.32	Single	3	3.84	No	Moderate
58	Callistemon viminalis	Weeping Bottlebrush	Native	10	0.4	Single	3	4.8	No	Moderate
59	Callistemon viminalis	Weeping Bottlebrush	Native	10	0.4	Single	3	4.8	No	Moderate
60	Callistemon viminalis	Weeping Bottlebrush	Native	8	0.32	Single	3	3.84	No	Moderate
200	Callistemon viminalis	Weeping Bottlebrush	Native	8	0.32	Single	3	3.84	No	Moderate
61	Callistemon viminalis	Weeping Bottlebrush	Native	8	0.32	Single	3	3.84	No	Moderate
Broughton Street										
87	Callistemon viminalis	Weeping Bottlebrush	Native	4	0.16	Single	1.5	1.92	No	Low
88	Callistemon viminalis	Weeping Bottlebrush	Native	4	0.16	Single	1.5	1.92	No	Low
145	Lophostemon confertus	Brush Box	Native	15	0.6	Single	3.3	7.2	Yes	High
146	Callistemon viminalis	Weeping Bottlebrush	Native	5	0.2	Single	2	2.4	No	Moderate
147	Callistemon viminalis	Weeping Bottlebrush	Native	5	0.2	Single	2	2.4	No	Moderate
152	Lophostemon confertus	Brush Box	Native	10	0.4	Single	3.3	4.8	Yes	High
185	Lophostemon confertus	Brush Box	Native	10	0.4	Single	3.3	4.8	Yes	High

Diameter at Breast Height (DBH) Assumptions

Type of Tree	Formula
Category A trees: tall slender growing species	Estimated DBH = 2.5% expected tree height*
Category B trees: general species	Estimated DBH = 4% expected tree height*
Category C trees: general species	Estimated DBH = 5.5% expected tree height*

Lansdowne Street										
62	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	Yes	High
63	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	Yes	High
64	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	Yes	High
65	Lophostemon confertus	Brush Box	Native	10	0.4	Single	3.3	4.8	Yes	High
66	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	Yes	High
67	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	Yes	High
68	Lophostemon confertus	Brush Box	Native	6	0.24	Single	3.3	2.88	Yes	High
69	Lophostemon confertus	Brush Box	Native	6	0.24	Single	3.3	2.88	Yes	High
70	Lophostemon confertus	Brush Box	Native	5	0.2	Single	3.3	2.4	Yes	High
71	Lophostemon confertus	Brush Box	Native	6	0.24	Single	3.3	2.88	Yes	High
72	Lophostemon confertus	Brush Box	Native	5	0.2	Single	3.3	2.4	Yes	High
73	Lophostemon confertus	Brush Box	Native	7	0.28	Single	3.3	3.36	Yes	High
74	Lophostemon confertus	Brush Box	Native	7	0.28	Single	3.3	3.36	Yes	High
75	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
76	Lophostemon confertus	Brush Box	Native	9	0.36	Single	3.9	4.32	No	High
77	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
78	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
79	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
80	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
81	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
82	Lophostemon confertus	Brush Box	Native	7	0.28	Single	3.3	3.36	No	High
83	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
84	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
85	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
86	Lophostemon confertus	Brush Box	Native	8	0.32	Single	3.3	3.84	No	High
Coles Street										
19	Tibouchina lepidota	Tibouchina	Exotic	4	0.16	Single	2.5	1.92	No	Moderate
20	Tristaniopsis laurina	Water Gum	Native	1.5	0.06	Single	1.5	0.72	No	Moderate
21	Tristaniopsis laurina	Water Gum	Native	2	0.08	Single	1.5	0.96	No	Moderate
22	Tristaniopsis laurina	Water Gum	Native	2.5	0.1	Single	1.5	1.2	No	Moderate
23	Ficus spp	Fig tree	Native	9	0.495	Single	4.4	5.94	No	High
24	Tristaniopsis laurina	Water Gum	Native	2	0.08	Single	1.5	0.96	No	Low
25	Fraxinus spp	Ash tree	Exotic	4.5	0.18	Single	2	2.16	No	Moderate
David Street										
148	Sapium sebiferum	Chinese Tallow	Exotic	4	0.16	Single	2	1.92	Yes	Moderate
149	Sapium sebiferum	Chinese Tallow	Exotic	4	0.16	Single	2	1.92	Yes	Moderate
150	Sapium sebiferum	Chinese Tallow	Exotic	4.5	0.18	Single	2.5	2.16	Yes	Moderate
151	Sapium sebiferum	Chinese Tallow	Exotic	9	0.36	Single	3.3	4.32	No	Moderate
211	Callistemon viminalis	Weeping Bottlebrush	Native	2.5	0.1	Single	1.7	1.2	No	Moderate
153	Sapium sebiferum	Chinese Tallow	Exotic	4.5	0.18	Single	3.3	2.16	Yes	Moderate
154	Sapium sebiferum	Chinese Tallow	Exotic	4	0.16	Single	2.5	1.92	Yes	Moderate
155	Callistemon viminalis	Weeping Bottlebrush	Native	4	0.16	Single	2.5	1.92	Yes	Moderate
156	Jacaranda mimosifolia	Jacaranda	Exotic	12	0.48	Single	3.3	5.76	No	Moderate
157	Sapium sebiferum	Chinese Tallow	Exotic	12	0.48	Single	3.3	5.76	No	Moderate
Stanley Street										
158	Lophostemon confertus	Brush Box	Native	14	0.56	Single	3.3	6.72	No	High
159	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	High
160	Lophostemon confertus	Brush Box	Native	5	0.2	Single	3	2.4	Yes	High
161	Lophostemon confertus	Brush Box	Native	10	0.4	Single	3.3	4.8	Yes	High
162	Lophostemon confertus	Brush Box	Native	6	0.24	Single	3	2.88	Yes	High
163	Lophostemon confertus	Brush Box	Native	8	0.32	Single	3.3	3.84	Yes	High
164	Lophostemon confertus	Brush Box	Native	7	0.28	Single	3	3.36	Yes	Moderate
165	Lophostemon confertus	Brush Box	Native	6	0.24	Single	3.3	2.88	Yes	Moderate
166	Photinia glabra	Red leaf Photinia	Exotic	4	0.16	Single	2.5	1.92	No	Moderate
167	Photinia glabra	Red leaf Photinia	Exotic	4	0.16	Single	2.5	1.92	No	Moderate
168	Photinia glabra	Red leaf Photinia	Exotic	4	0.16	Single	2.5	1.92	No	Moderate
169	Ficus macrophylla	Moreton Bay Fig	Native	16	0.88	Single	3.9	10.56	No	Moderate
170	Ficus macrophylla	Moreton Bay Fig	Native	16	0.88	Single	3.9	10.56	No	Moderate
171	Ficus macrophylla	Moreton Bay Fig	Native	16	0.88	Single	3.9	10.56	No	Moderate
172	Ficus macrophylla	Moreton Bay Fig	Native	16	0.88	Single	3.9	10.56	No	Moderate
173	Ficus macrophylla	Moreton Bay Fig	Native	12	0.66	Single	3.9	7.92	No	Moderate
174	Ficus macrophylla	Moreton Bay Fig	Native	12	0.66	Single	3.9	7.92	No	Moderate
175	Ficus macrophylla	Moreton Bay Fig	Native	12	0.66	Single	3.9	7.92	No	Moderate
176	Ficus macrophylla	Moreton Bay Fig	Native	15	0.825	Single	3.9	9.9	No	Moderate
212	Photinia glabra	Red leaf Photinia	Exotic	4	0.16	Single	2.5	1.92	No	Moderate
213	Photinia glabra	Red leaf Photinia	Exotic	4	0.16	Single	2	1.92	No	Moderate
177	Photinia glabra	Red leaf Photinia	Exotic	4	0.16	Single	2	1.92	No	Moderate
178	Lophostemon confertus	Brush Box	Native	9	0.36	Single	3.3	4.32	No	Hugh
179	Cinnamomum camphora	Camphor Laurel	Exotic	18	0.99	Single	4.4	11.88	No	Moderate
181	Lophostemon confertus	Brush Box	Native	18	0.99	Single	4.4	11.88	No	High
182	Lophostemon confertus	Brush Box	Native	10	0.4	Single	3.9	4.8	No	High
183	Lophostemon confertus	Brush Box	Native	10	0.4	Single	3.3	4.8	No	High
184	Lophostemon confertus	Brush Box	Native	14	0.56	Single	3.9	6.72	No	High
Crane Street										
186	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	Moderate
187	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	Moderate
188	Lophostemon confertus	Brush Box	Native	12	0.48	Single	3.3	5.76	No	Moderate
189	Lophostemon confertus	Brush Box	Native	10	0.4	Single	3	4.8	No	Moderate
Melbourne Street										
26	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2.5	1.92	Yes	Moderate
27	Tristaniopsis laurina	Water Gum	Native	6	0.24	Single	2	2.88	No	Moderate
28	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	Yes	Moderate
29	Acacia spp	Wattle Tree	Native	2.5	0.1	Single	1.5	1.2	No	Moderate
30	Tristaniopsis laurina	Water Gum	Native	5	0.2	Single	2	2.4	No	Moderate
31	Callistemon viminalis	Weeping Bottlebrush	Native	6	0.24	Single	2.5	2.88	Yes	Moderate
32	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	1.7	1.92	No	Moderate
33	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	2	1.44	No	Moderate
34	Tristaniopsis laurina	Water Gum	Native	4.5	0.18	Single	2	2.16	No	Moderate
35	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	2	1.44	No	Moderate
36	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	2	1.44	No	Moderate
198	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	No	Moderate
Lloyd George Ave										
13	Tristaniopsis laurina	Water Gum	Native	4.5	0.18	Single	2	2.16	No	Moderate
14	Tristaniopsis laurina	Water Gum	Native	4.5	0.18	Multi	2	2.16	No	Moderate
15	Tristaniopsis laurina	Water Gum	Native	4.5	0.18	Single	2	2.16	No	Moderate
16	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	No	Moderate
17	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	No	Moderate

Challenges

The Burwood Precinct is located approximately 500m north of the existing Burwood Town Centre and 1km from Burwood Railway Station. The existing town centre accommodates a large Westfield shopping center near Burwood Park, and a smaller shopping plaza south of the station. A wide range of high street retail shops and commercial office buildings are also located along Burwood Road.

The Burwood Precinct will complement the town centre and provide additional housing whilst maintaining the quality of buildings in the area.

The Public Domain Plan's scope for this precinct includes:

- Daly Ave
- Lloyd George Ave
- Coles Street
- Ada Street
- Melbourne Street
- Burton Street

1. Dangerous intersections at busy roads create unfriendly and disconnected pedestrian environment.
2. Parramatta Road acts as a barrier between north Burwood and Burwood Town Centre creating a hostile pedestrian environment.
3. The precinct lacks active transport links to the surrounding green spaces. The existing cycle routes are disconnected and stop abruptly.
4. The precinct lacks canopy cover with many streets too narrow for significant tree plantings.
5. There is an absence of permeability between the proposed metro station and the east west connections through the site.

Opportunities

1. Establish a main thoroughfare along Burwood Road by improving north/ south connections to the proposed metro stop and precinct centre to create a safer pedestrian environment and increased canopy cover.
2. Create key landscape nodes at busy intersections that address pedestrian safety and cycle connections.
3. Link existing cycles routes and connect into a wider active transport network from Burwood town centre to the foreshore.
4. Establish a hierarchy of green streets with key green spines running north south and east west to support biodiversity and incorporate principles of WSUD whilst providing a more pedestrian connected precinct
5. Opportunity to widen Ada Street to prioritise pedestrian movement, increase canopy coverage and provide a relationship to activated frontages of the proposed mixed use buildings.
6. Extend John Street to provide a safe pedestrian link between Goddard Park to proposed metro stop with increased canopy cover fronting onto adjacent school. and softening the edge along Parramatta Road.

LEGEND

- PRECINCT BOUNDARY
- PRECINCT STAGE 1 BOUNDARY
- RESIDENTIAL
- OPEN SPACE
- EDUCATION
- MIXED USE
- KEY NODES
- NEW CYCLE CONNECTIONS
- PRCUTS CYCLE ROUTE
- BUS STOP
- PROPOSED METRO STOP
- IMPROVED CONNECTIONS
- NEW CONNECTIONS
- WIDEN STREET

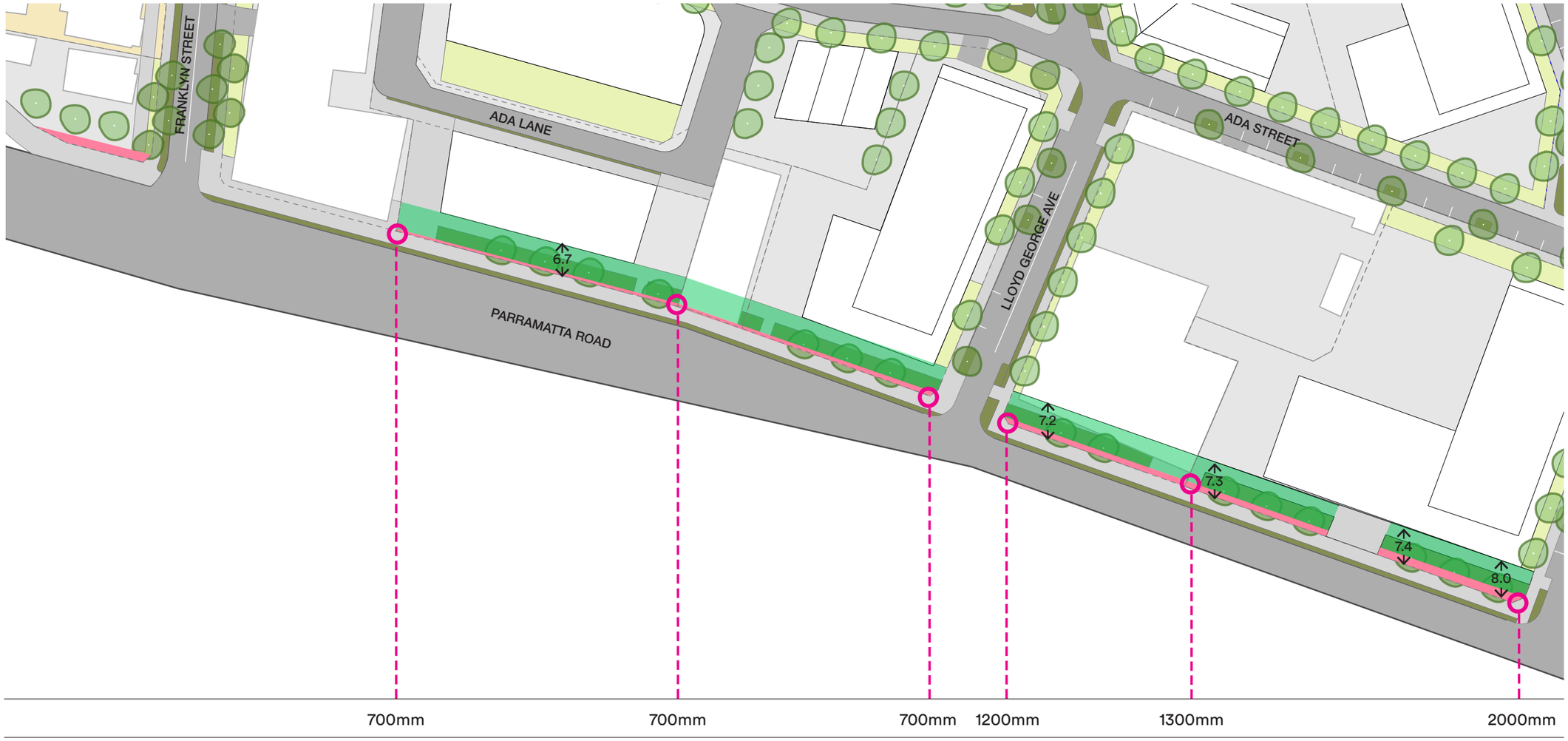
TITLE	BURWOOD PRECINCT ANALYSIS
SCALE	300m
NORTH	

Burwood Public Domain Master Plan

TITLE	BURWOOD PRECINCT PUBLIC DOMAIN MASTER PLAN
SCALE	150m
NORTH	

CONTEXT

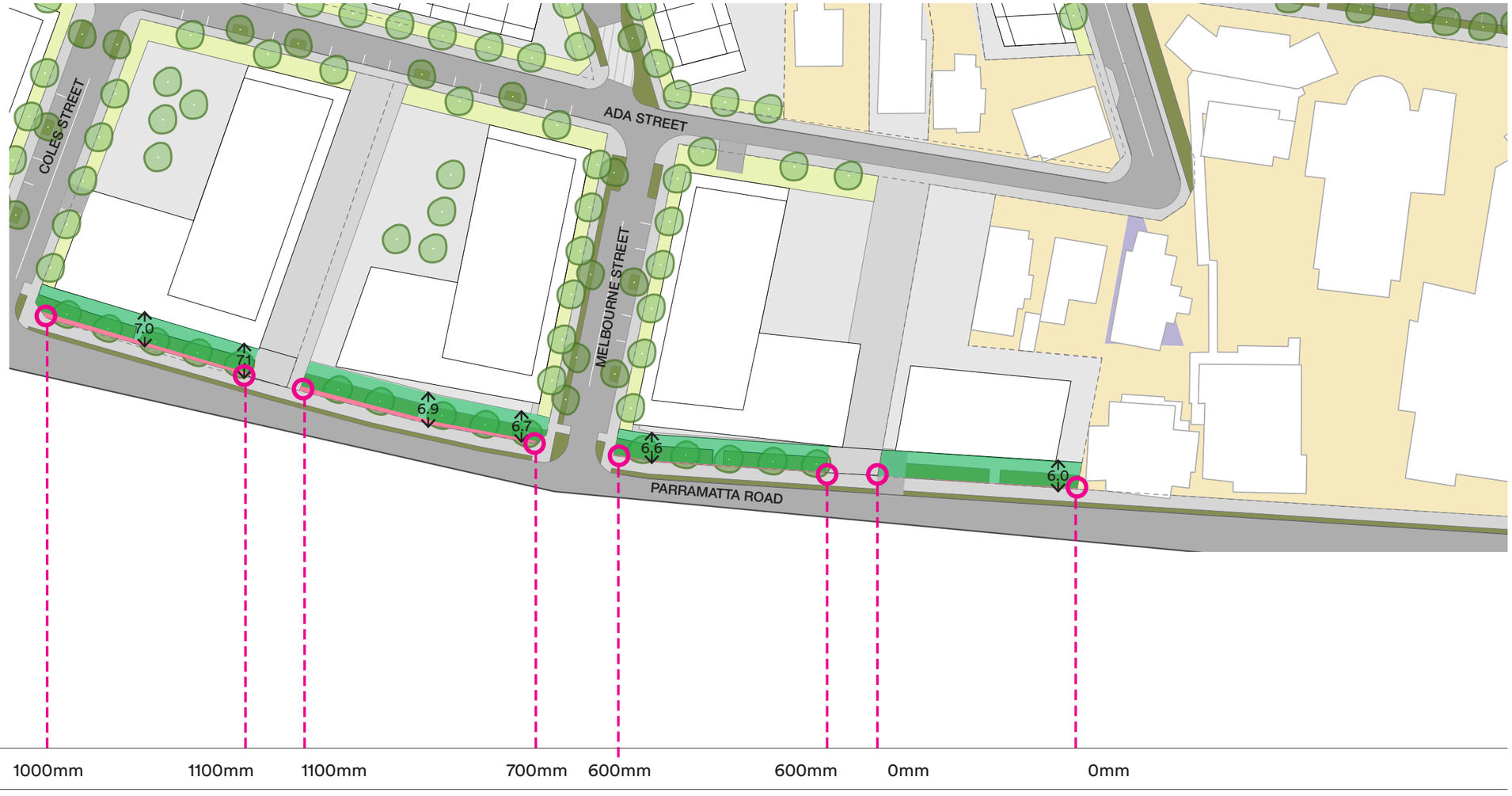
TfNSW Variable Road Widths



TITLE	BURWOOD TFNSW ROAD WIDENING
SCALE	1:1000
NORTH	
	LOT AMALGAMATION
	6M SETBACK
	VARIABLE TFNSW ROAD WIDENING
	PROPOSED BUILDINGS
6.7	DIMENSION FROM ROAD RESERVE TO PROPERTY BOUNDARY

CONTEXT

TfNSW Variable Road Widths

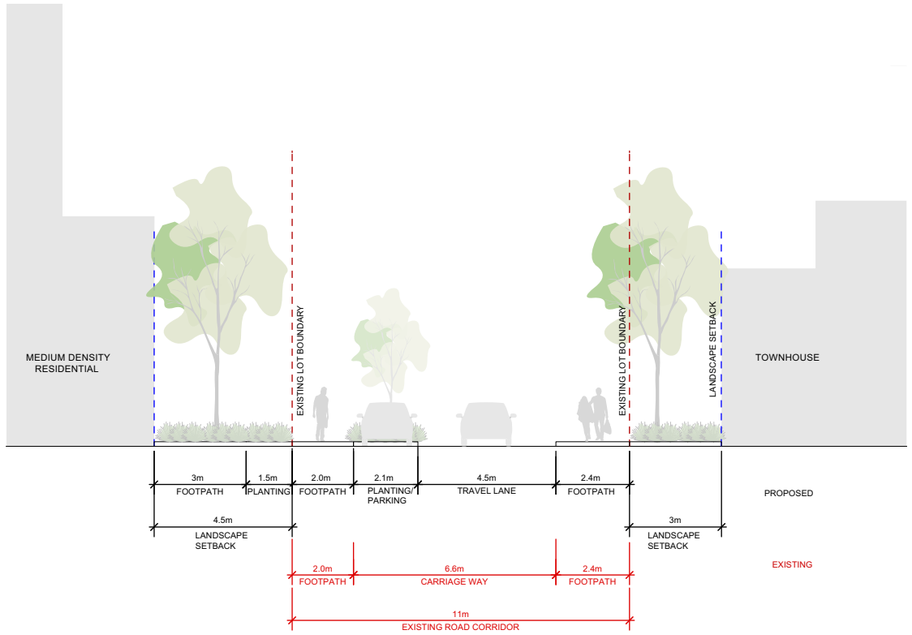


TITLE	BURWOOD TFNSW ROAD WIDENING
SCALE	1:1000
NORTH	
	LOT AMALGAMATION
	6M SETBACK
	VARIABLE TFNSW ROAD WIDENING
	PROPOSED BUILDINGS
6.7	DIMENSION FROM ROAD RESERVE TO PROPERTY BOUNDARY

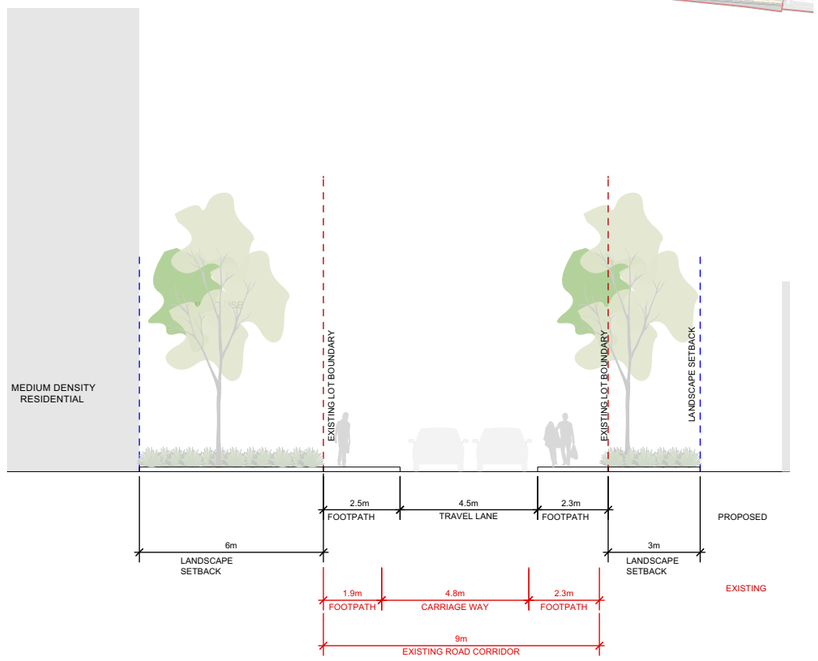
Ada Street

Key design features include:

1. Provide 3m and 4.5m landscape setbacks with large canopy trees adjoining residential areas.
2. Retain existing travel lane.
3. Define on-street parking (where width of road allows) and integrate landscape blisters between parking.



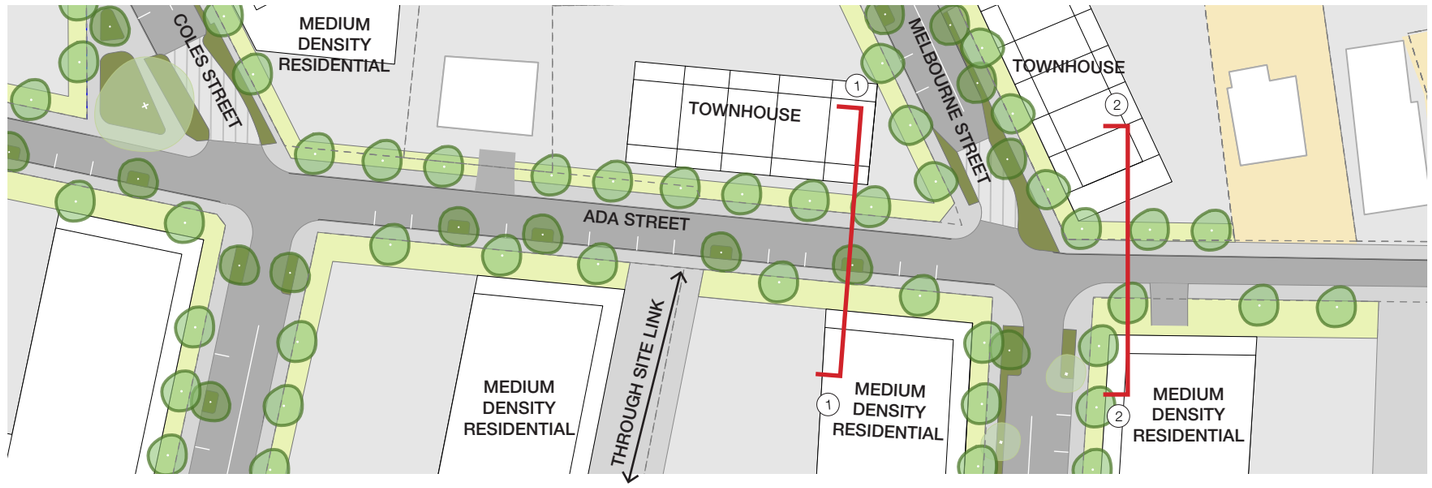
Section 1- Ada Street West
1:200 @ A3



Section 2- Ada Street East
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

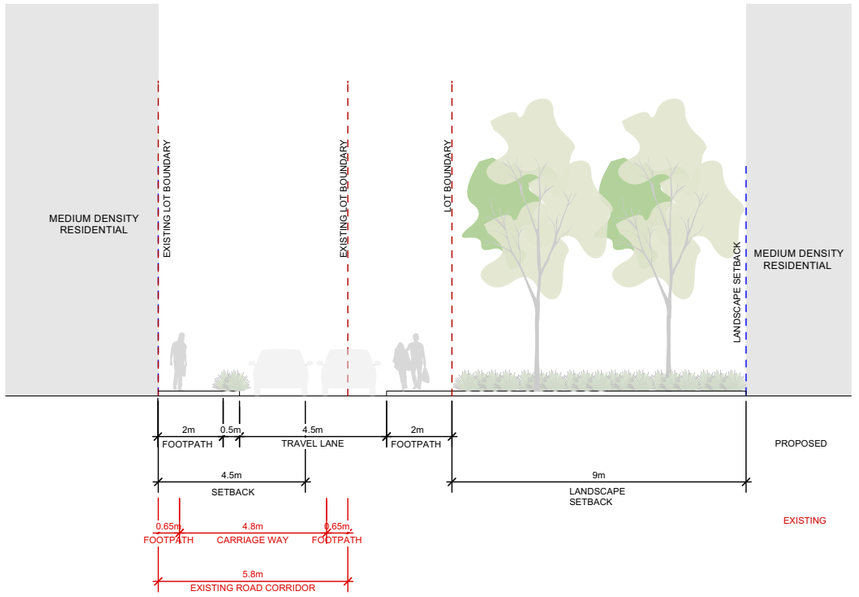


1:1000 @ A3

Ada Lane

Key design features include:

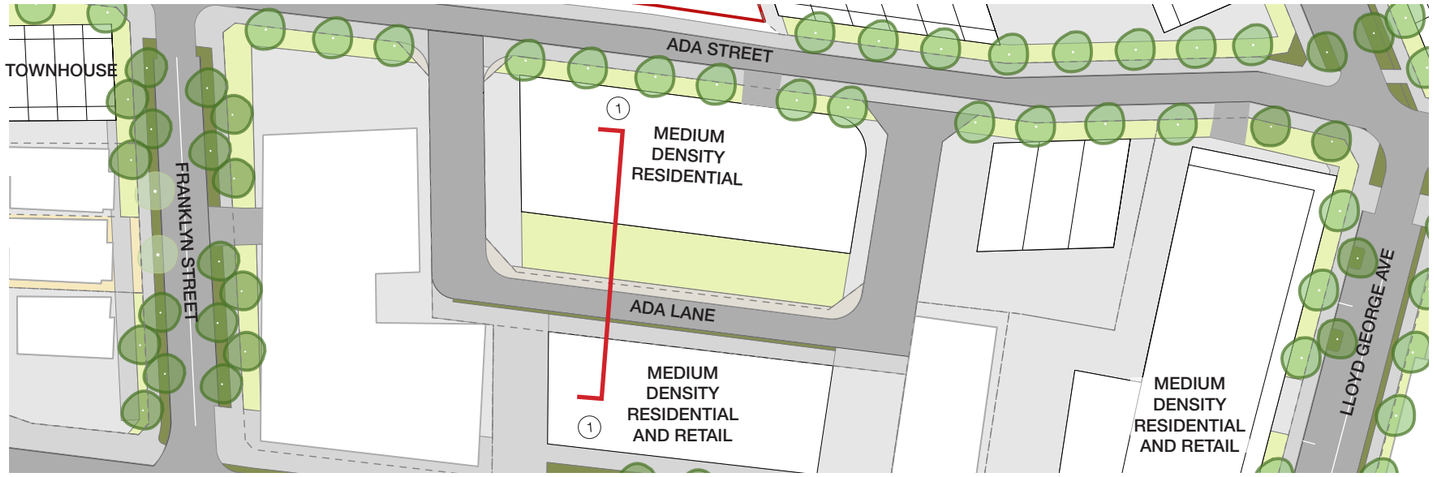
1. Provide 9m landscape setback on northern side with large canopy trees adjoining medium density residential areas.
2. Widen carriage way to facilitate two way travel
3. Widen footpaths to become 2m width.



Section 1- Ada Lane
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

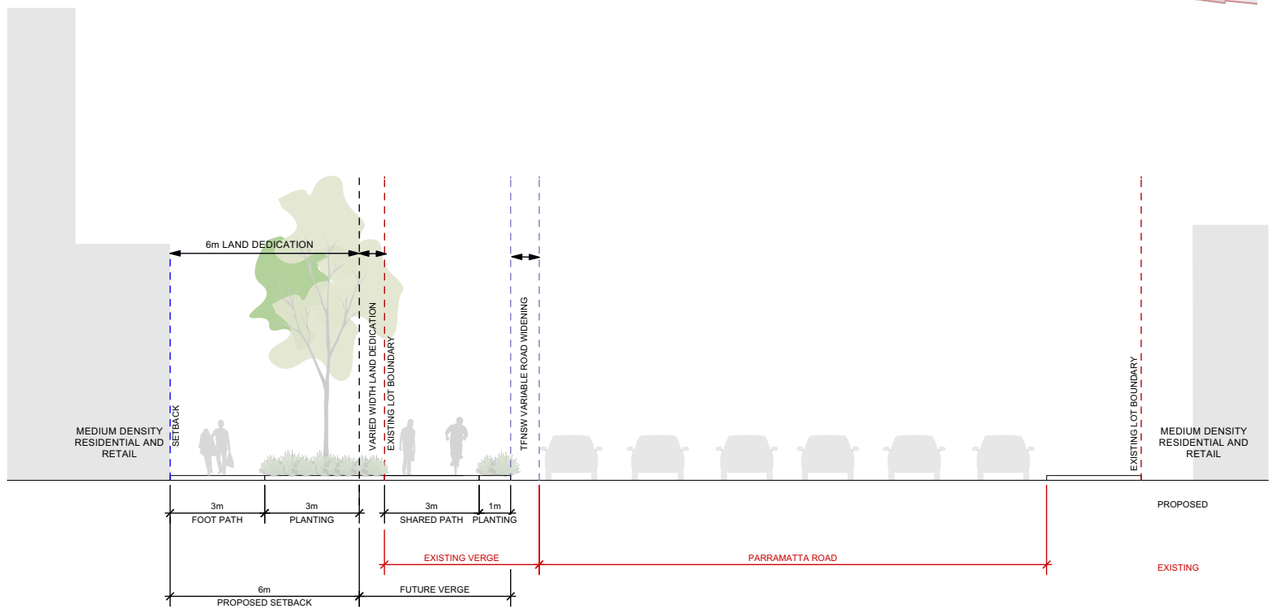


1:1000 @ A3

Parramatta Road

Key design features include:

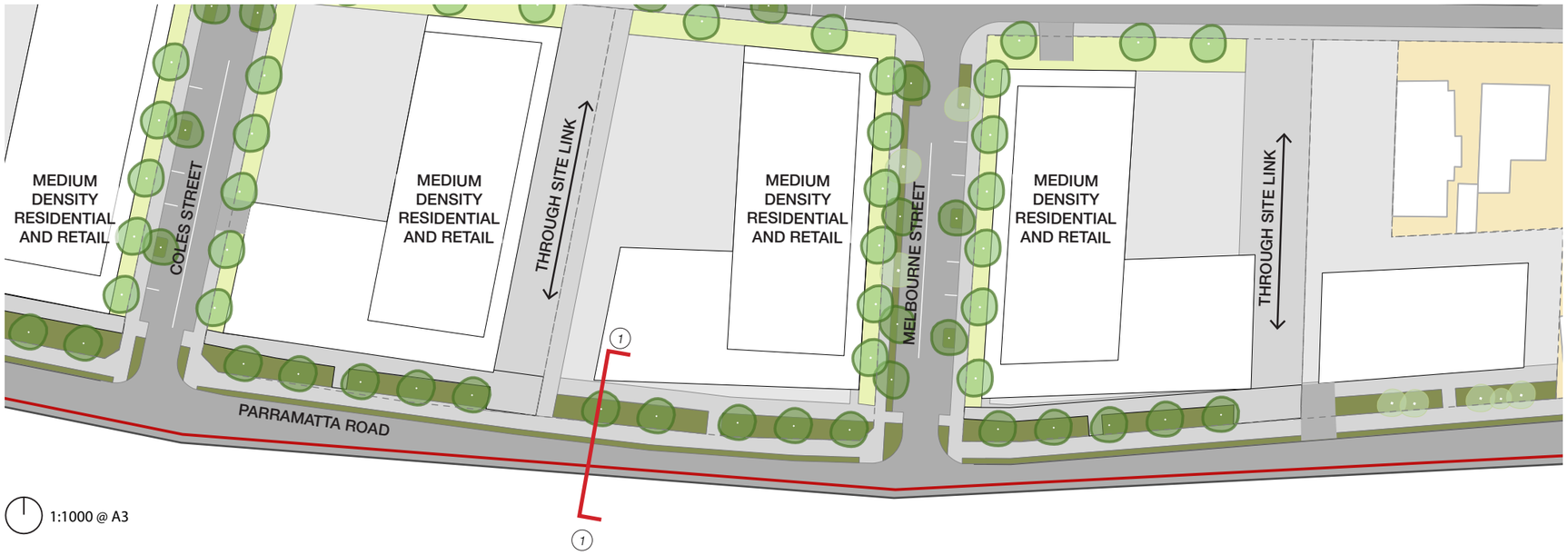
1. 1m planted verge separates 3m shared path from Parramatta road.
2. Parramatta road widening variable width accomodated.
3. 6m setback along the northern side of the street including 3m footpath / activation and 3m planting.
4. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists



Section 1 - Typical Parramatta Road
1:200 @ A3

LEGEND

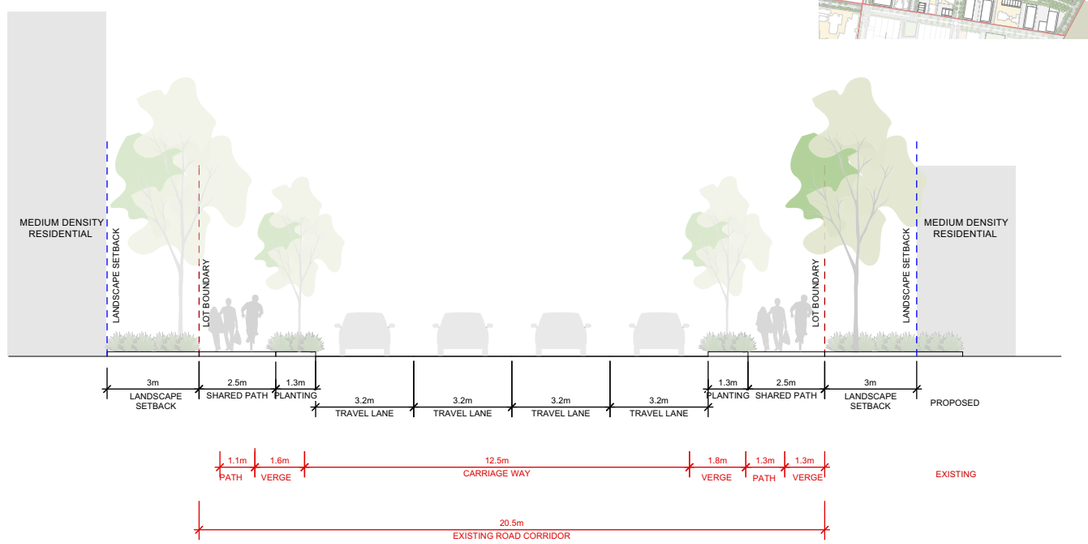
- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



Gipps Street

Key design features include:

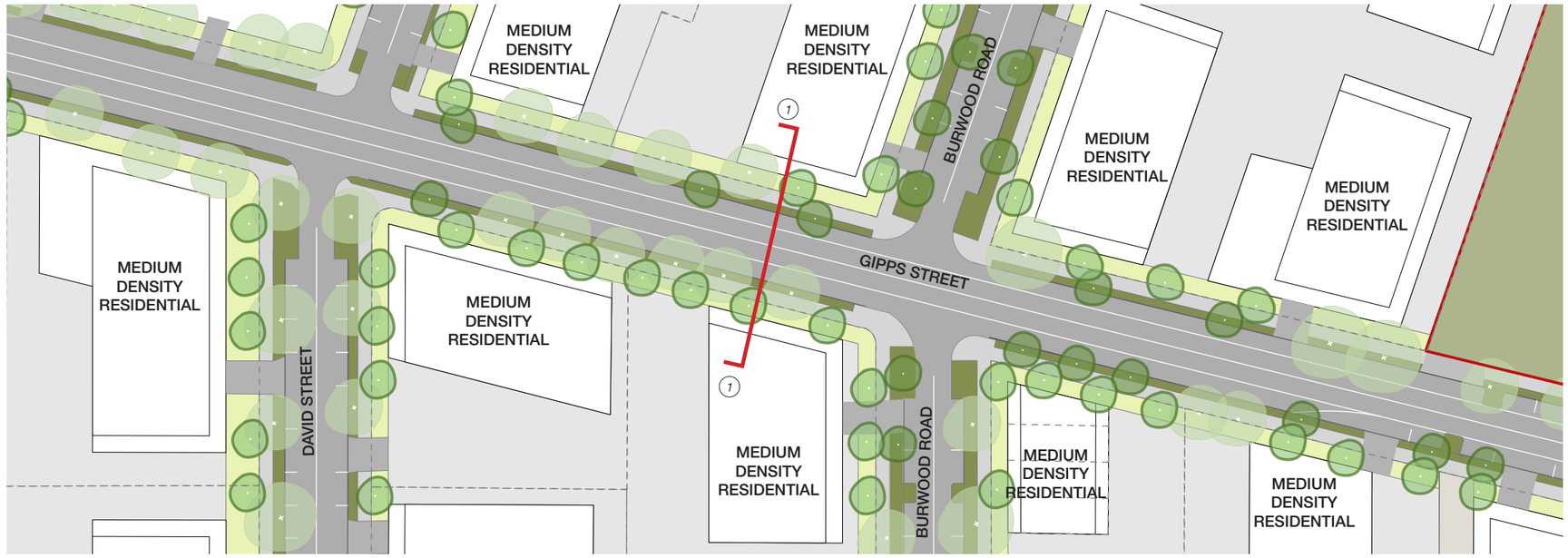
1. Provide 3m landscape setback on northern side of street and 3m landscape setback on southern side of street.
2. Provide 2.5m shared paths on either side of road.
3. Provide 1.3m landscaped verges with trees.
4. Retain 4 lanes of traffic.



Section 1 - Gipps Street East
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

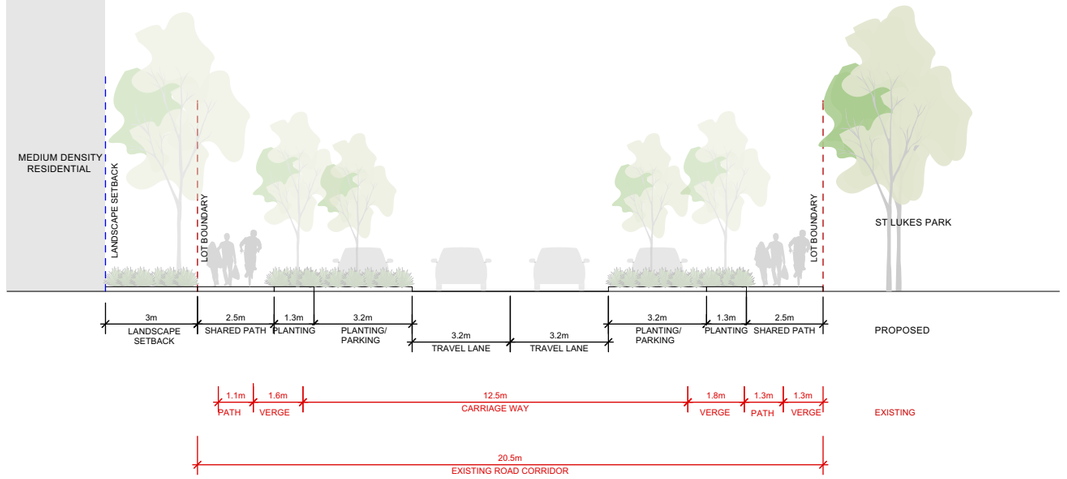


1:1000 @ A3

Gipps Street

Key design features include:

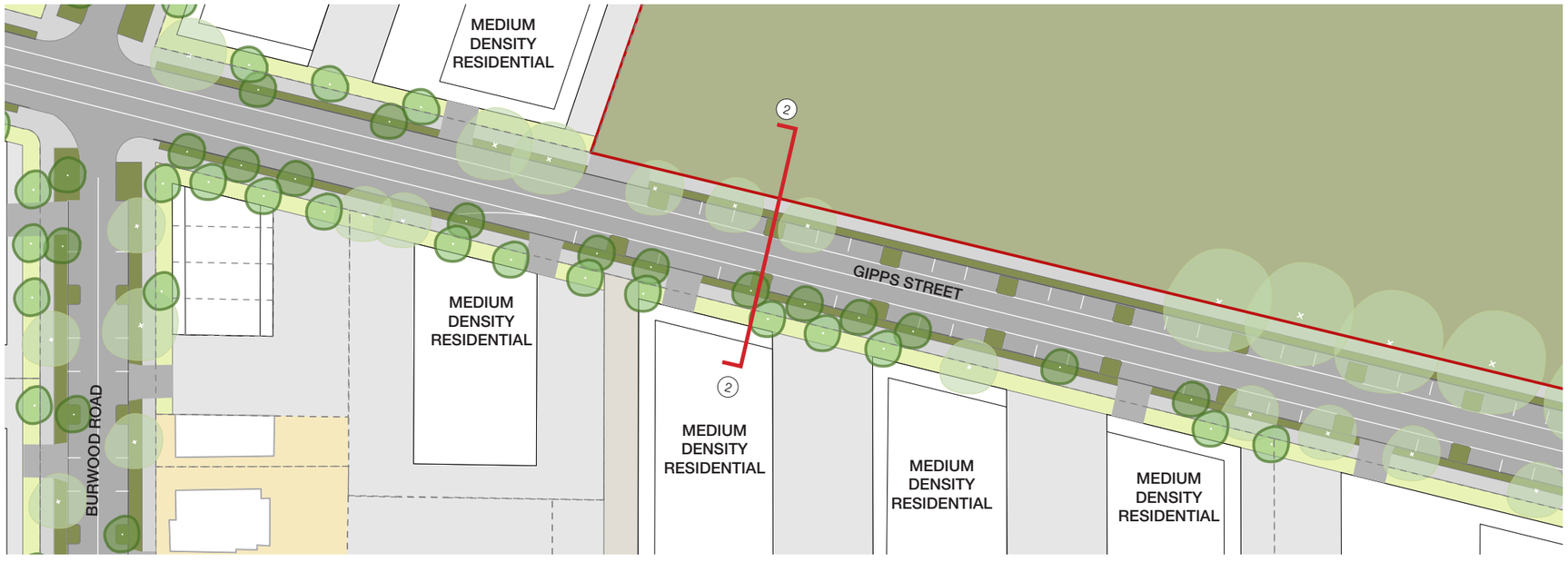
1. Provide 3m landscape setback on southern side of street.
2. Provide 2.5m shared paths on either side of road.
3. Provide 1.3m landscaped verges with trees.
4. Retain 2 lanes of traffic.



Section 2 - Gipps Street East
1:200 @ A3

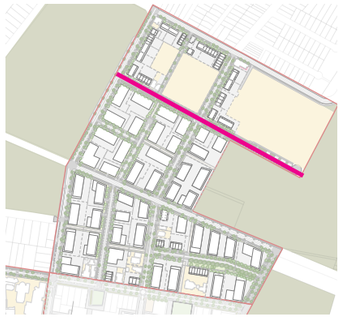
LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



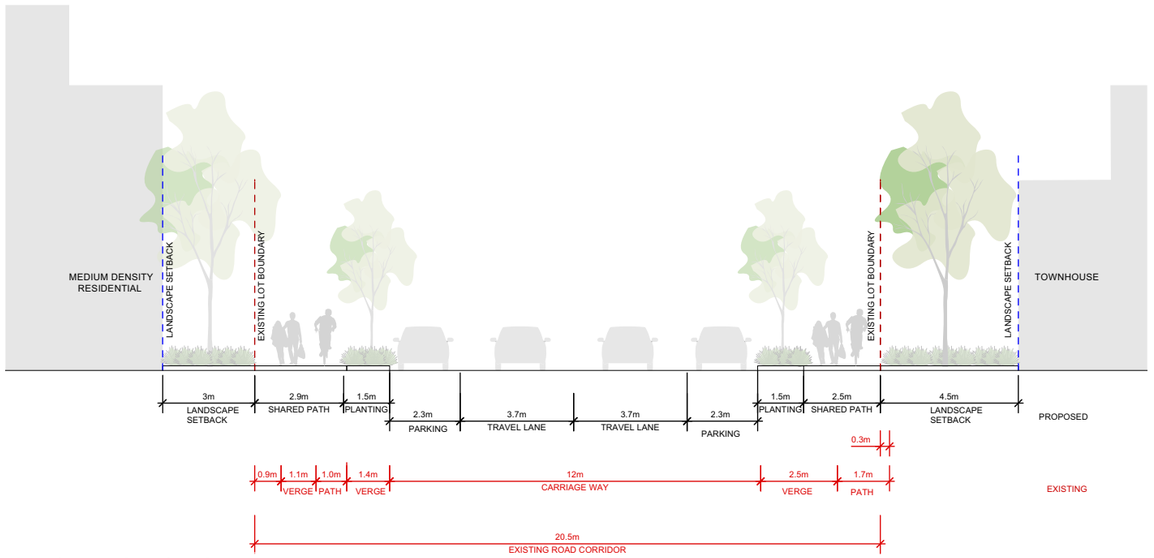
1:1000 @ A3

Stanley Street



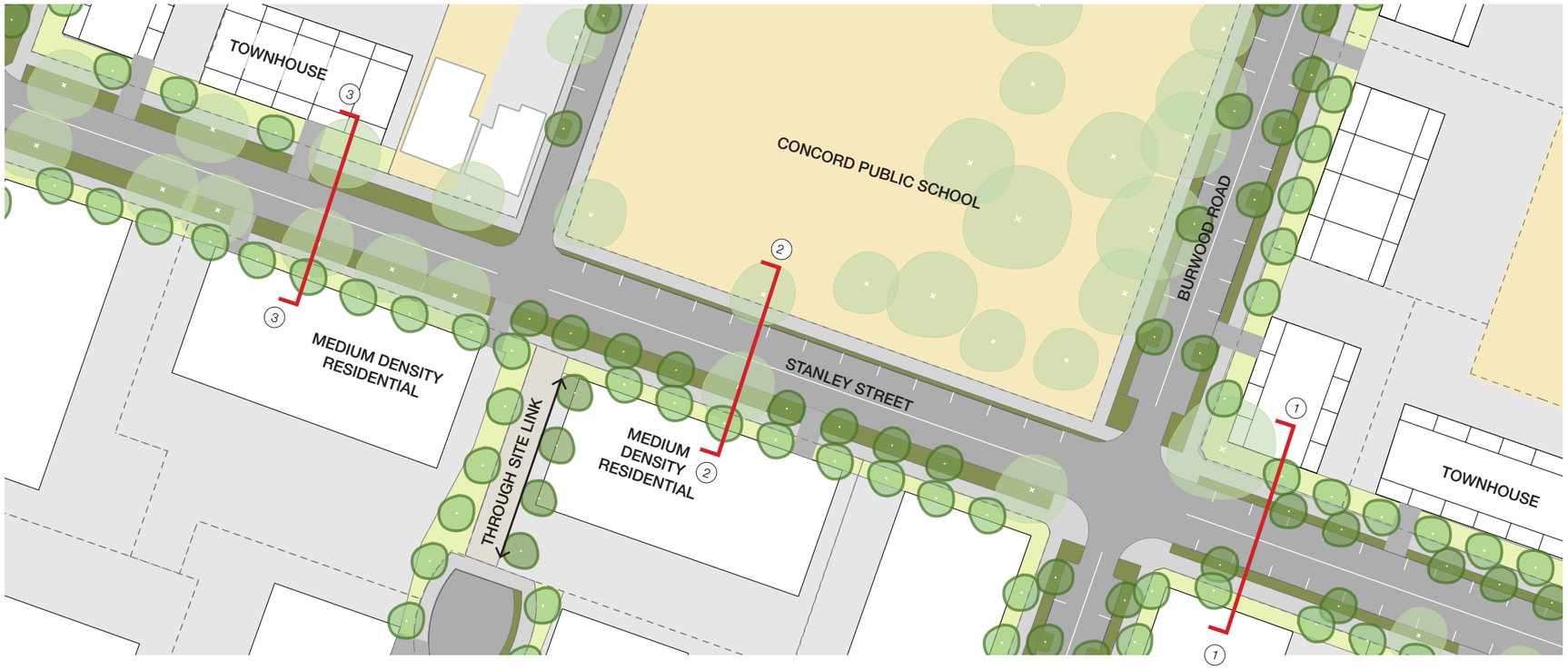
Key design features include:

1. Provide 4.5m landscape setback on northern side and 3m landscape setback on southern side.
2. Provide minimum 2.5m shared paths on either side of road.
3. Provide 1.5m planted verge with trees.
4. Retain existing carriageway.



Section 1 - Stanley Street

1:200 @ A3

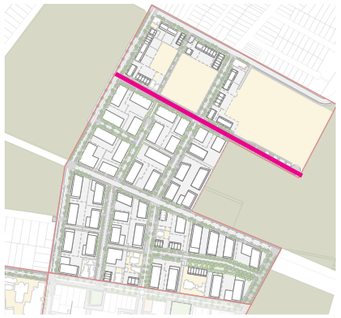


1:1000 @ A3

LEGEND

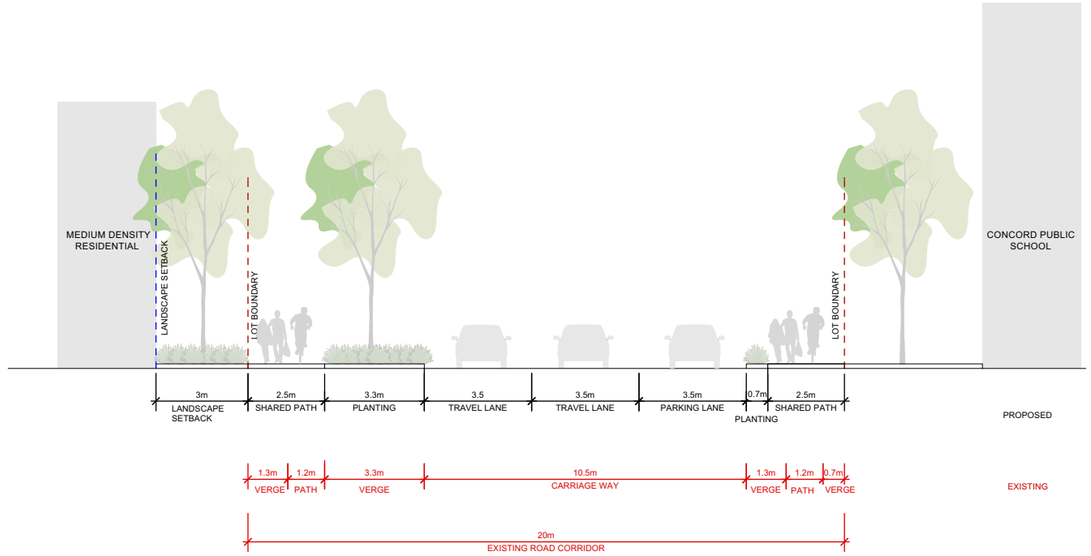
- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

Stanley Street

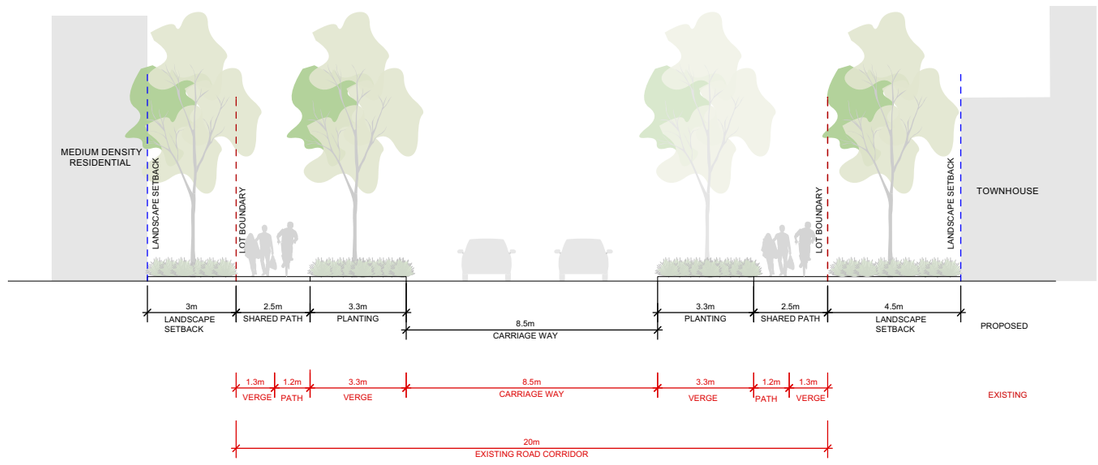


Key design features include:

1. Provide 3m landscape setbacks with large canopy trees adjoining residential areas.
2. Provide 2.5m shared paths on either side of road.
3. Provide minimum 3m planted verge with trees on either side of road retaining existing significant trees.
4. Retain existing carriageway.
5. Retain existing trees in the public domain.



Section 2 - Stanley Street
1:200 @ A3

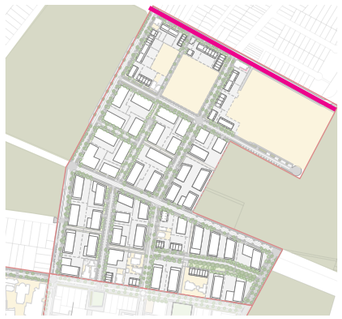


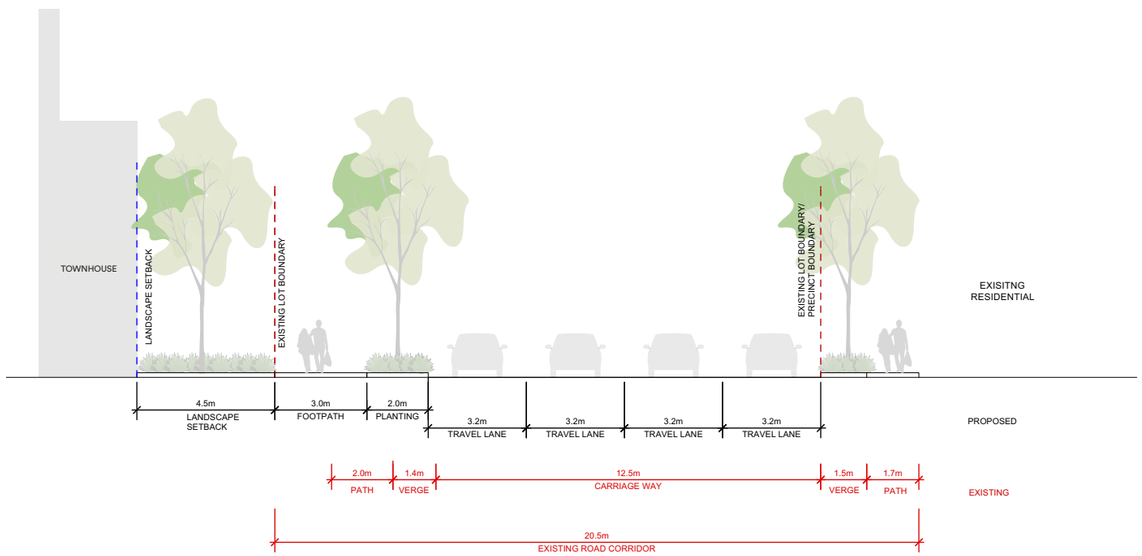
Section 3 - Stanley Street
1:200 @ A3

Crane Street

Key design features include:

1. Provide 4.5m landscape setbacks with large canopy trees abutting new residential area
2. Provide 3m path and 2m planted verge on southern side of street.
3. Retain existing conditions on northern side of the street.

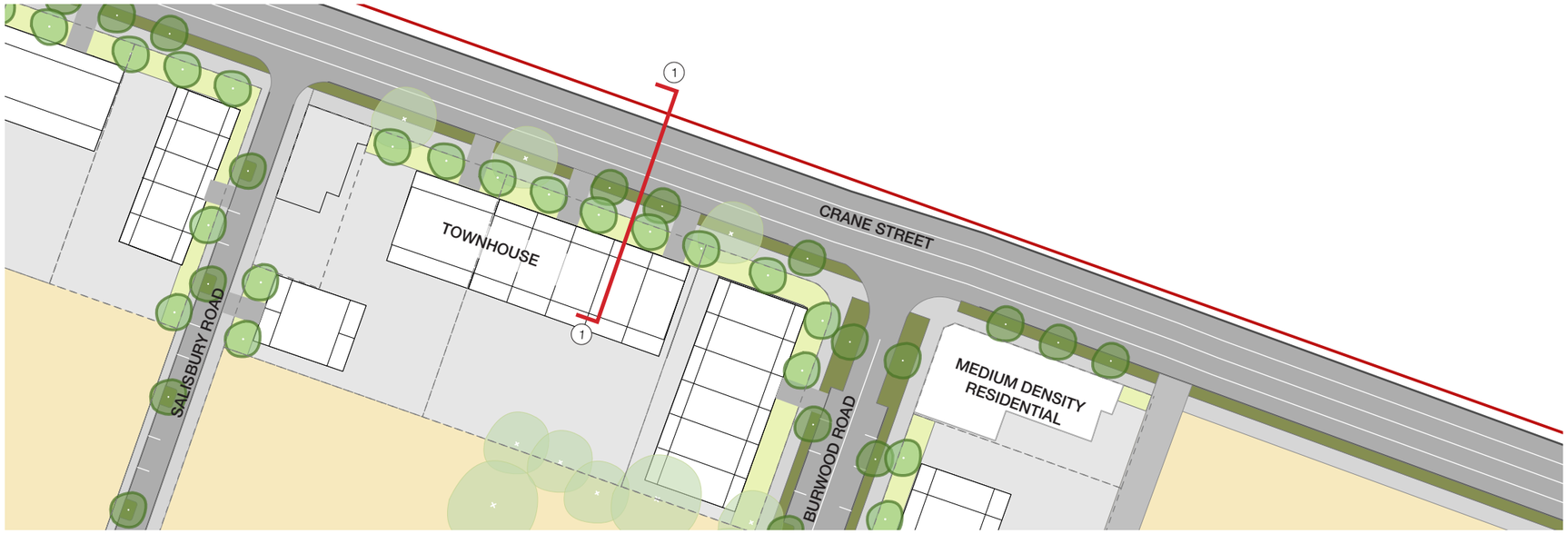




Section 1 - Crane Street
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



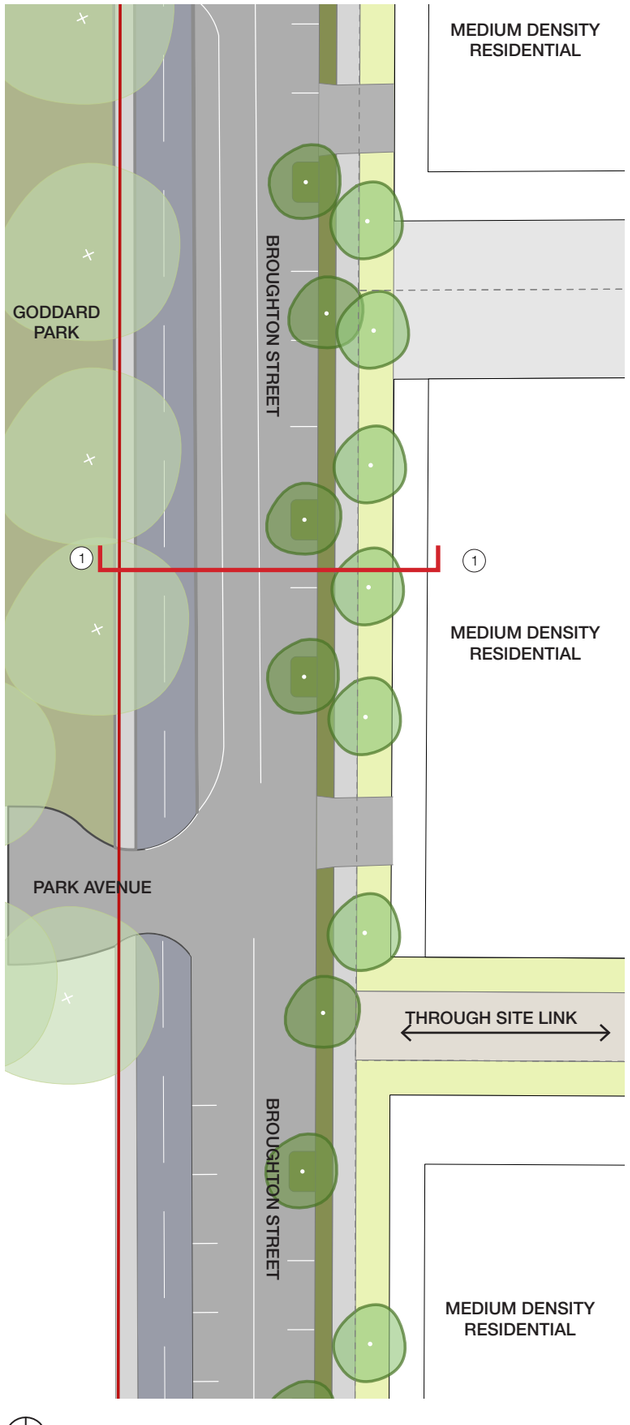
1:1000 @ A3

CONTEXT

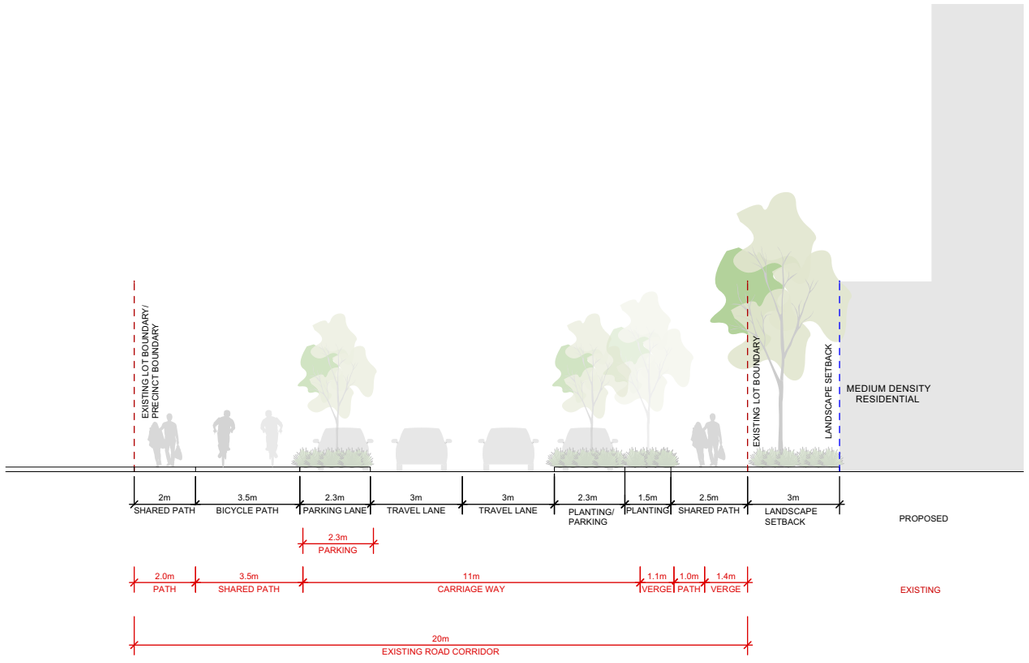
Broughton Street

Key design features include:

1. Provide 3m landscape setbacks with large canopy trees adjoining new residential area.
2. Provide 2.5m shared path on eastern side of the street.
3. Retain existing path on western side of street
4. Reduce width of road and provide a planted verge with trees along right side of street.
5. Provide landscape blisters between parking spaces on eastern side of street.



1:500 @ A3



Section 1 - Broughton Street (Goddard Park)
1:200 @ A3

LEGEND

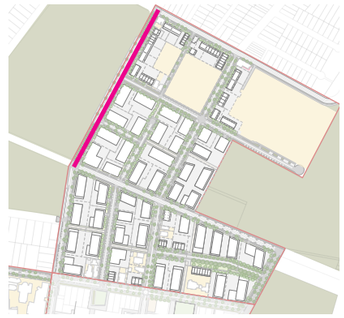
- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

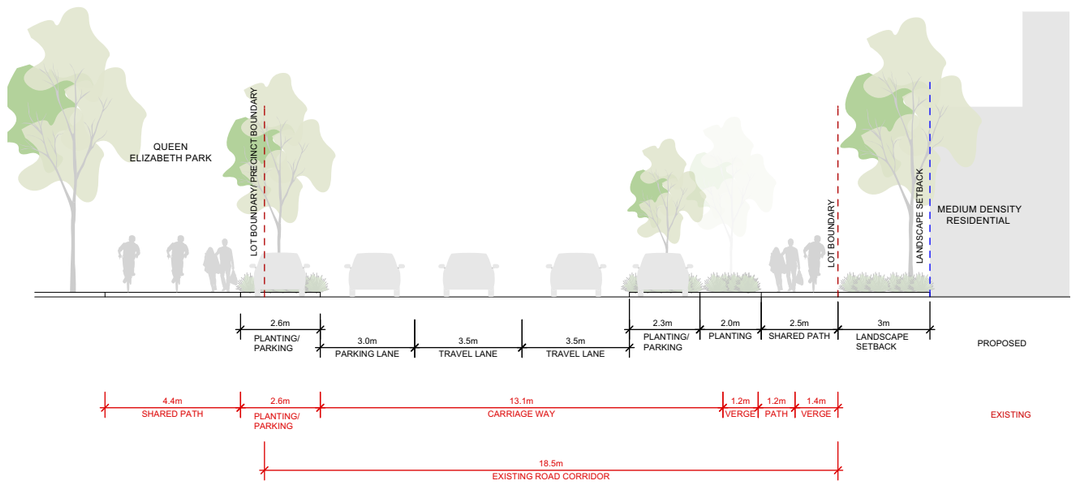
Broughton Street

Key design features include:

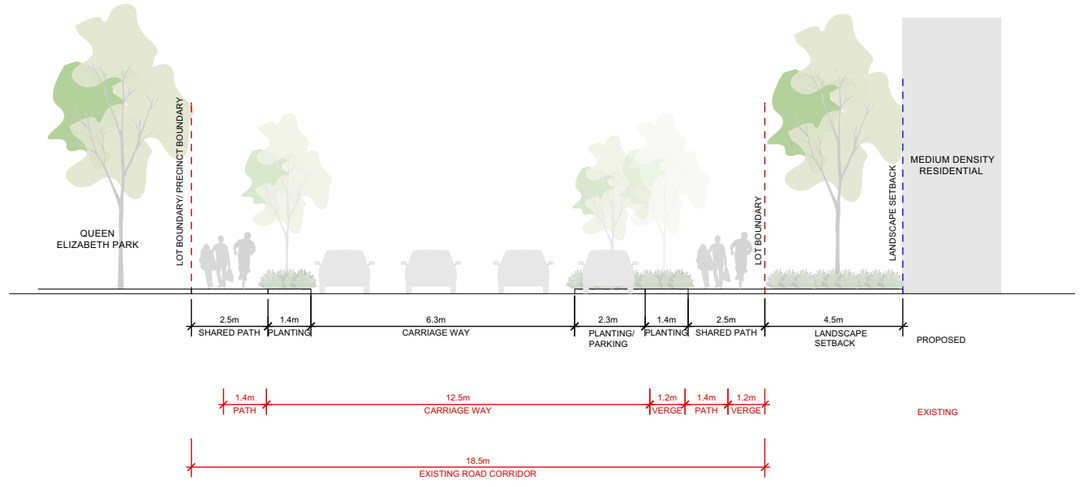
1. Provide 3m or 4.5m landscape setbacks with large canopy trees adjoining new residential area. Width of setback changes at Stanley Street.
2. Provide 2.5m shared path on the eastern side of the street.
3. Provide a planted verge with trees along the eastern side of the street.
4. Provide landscape blisters between parking spaces on both sides of street.
5. Retain existing path on western side of street.

1:500 @ A3





Section 2 - Broughton Street (Queen Elizabeth Park)
1:200 @ A3



Section 3 - Broughton Street (Queen Elizabeth Park)
1:200 @ A3

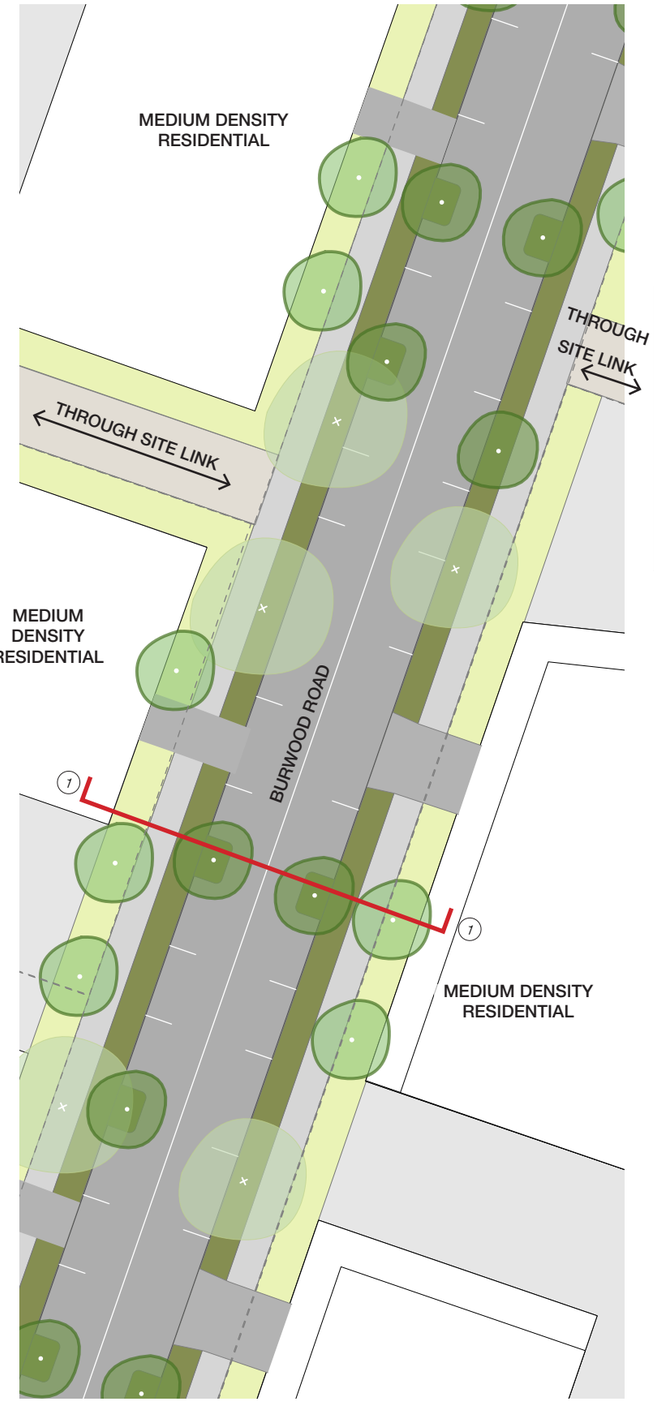
LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

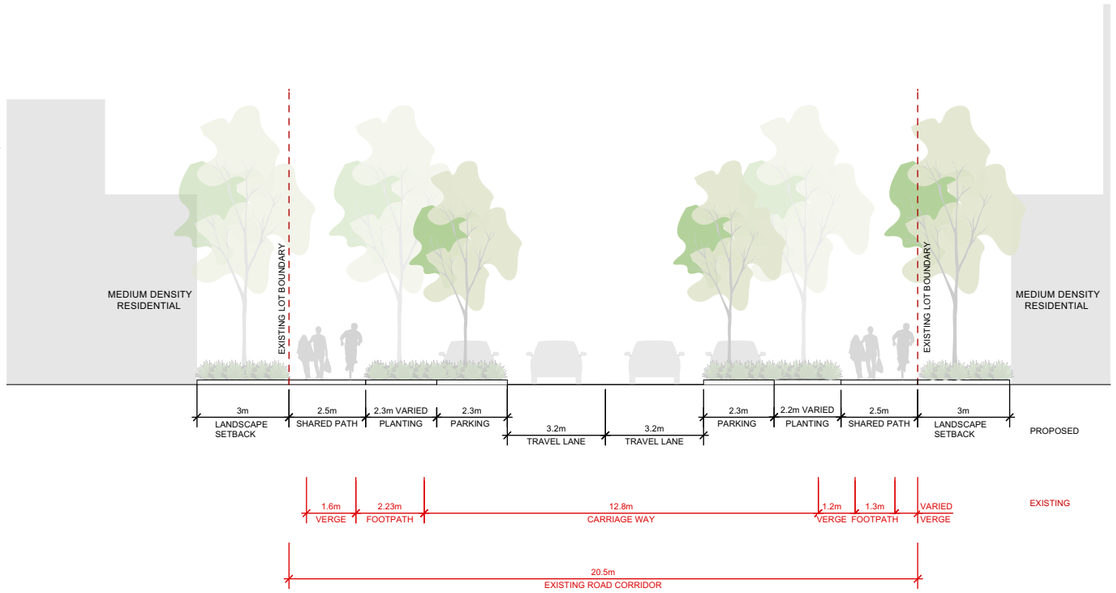
Burwood Road

Key design features include:

1. Provide 3m landscape setback on the western side of the street and 3m landscape setback on the eastern side of the street.
2. Provide 2.5m shared path on both sides of street.
3. Minimum 2.2m planted verge on both sides of street.
4. Formalise parking on both sides of the street and provide landscape blisters between parking spaces.
5. Reduce width of road to 11m to allow for more public domain area.



1:500 @ A3



Section 1 - Burwood road
1:200 @ A3

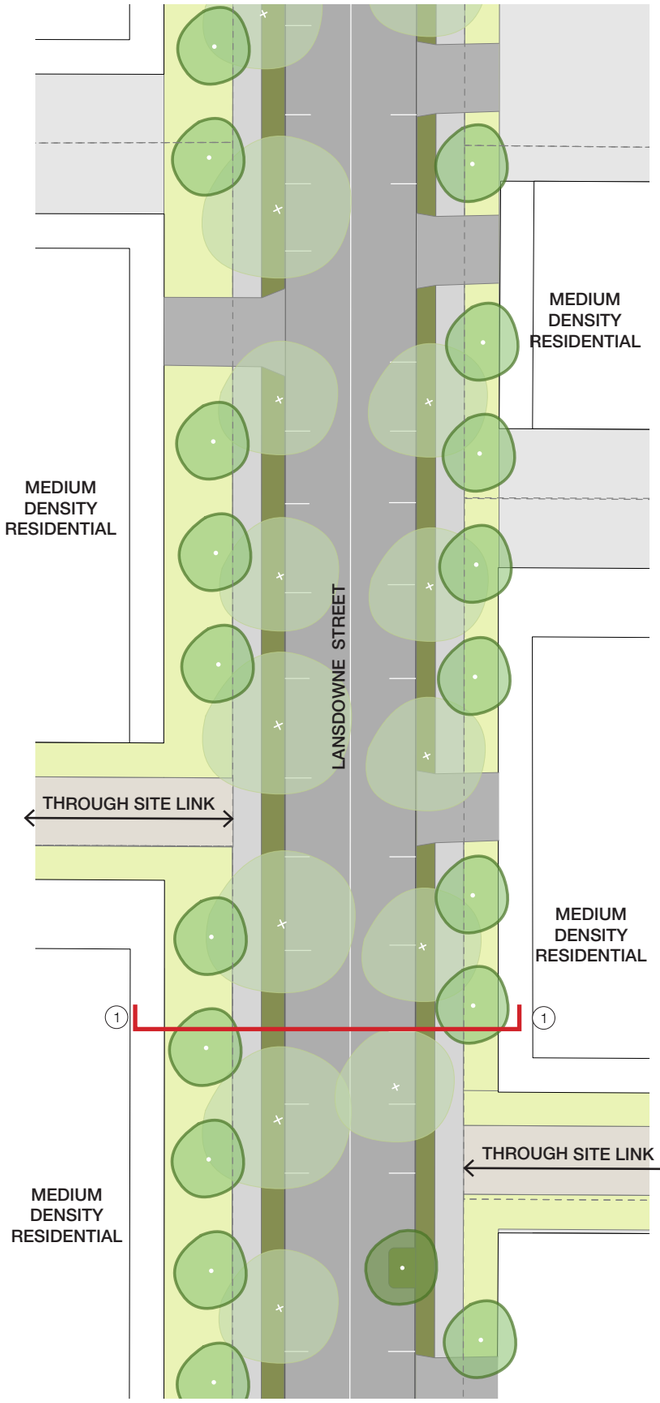
LEGEND

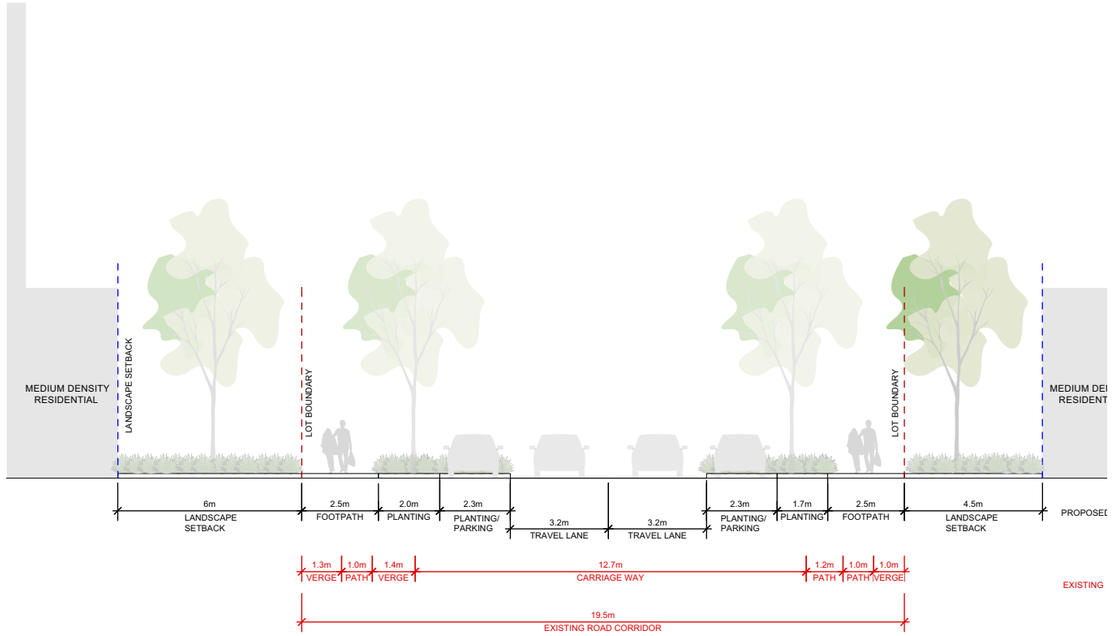
- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

Lansdowne Street

Key design features include:

1. Provide a 6m setback on the western side and 4.5m setback on the eastern side with large canopy trees adjoining new residential area
2. Provide 2.5m shared path on both sides of street.
3. Provide a planted verge with trees along both sides of street.
4. Formalise parking on both sides of street delineated by tree planting.
5. Reduce width of road to 11m to allow for more public domain area.
6. Retain existing trees in the public domain.





Section 1 - Lansdowne Street
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

1:500 @ A3

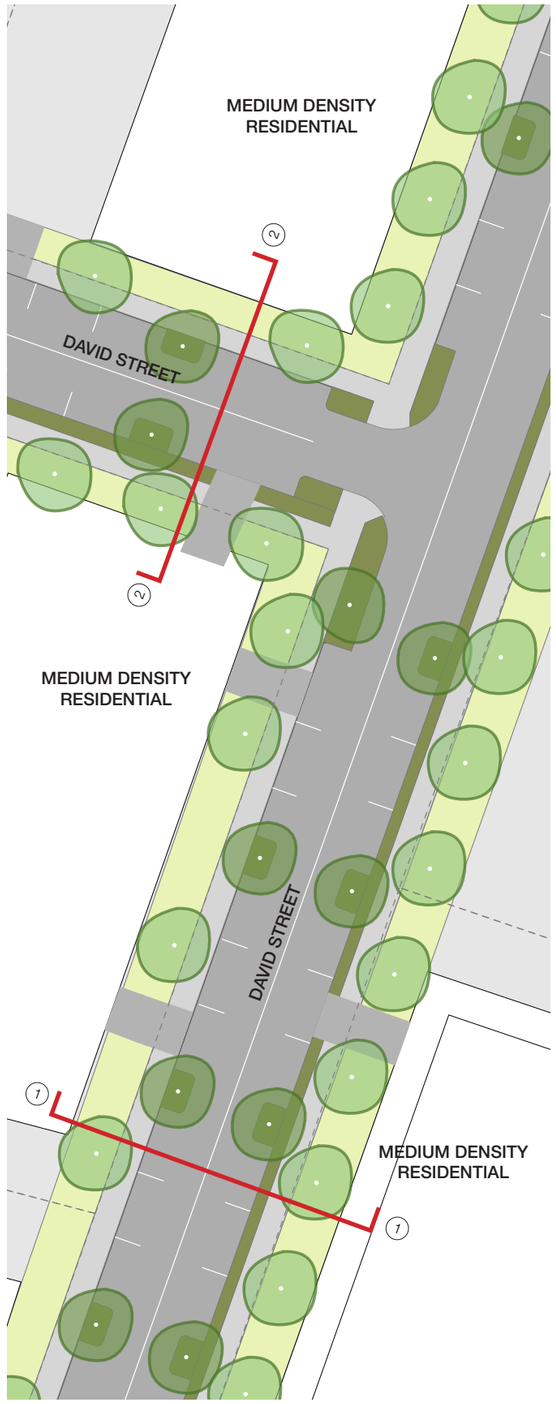
David Street

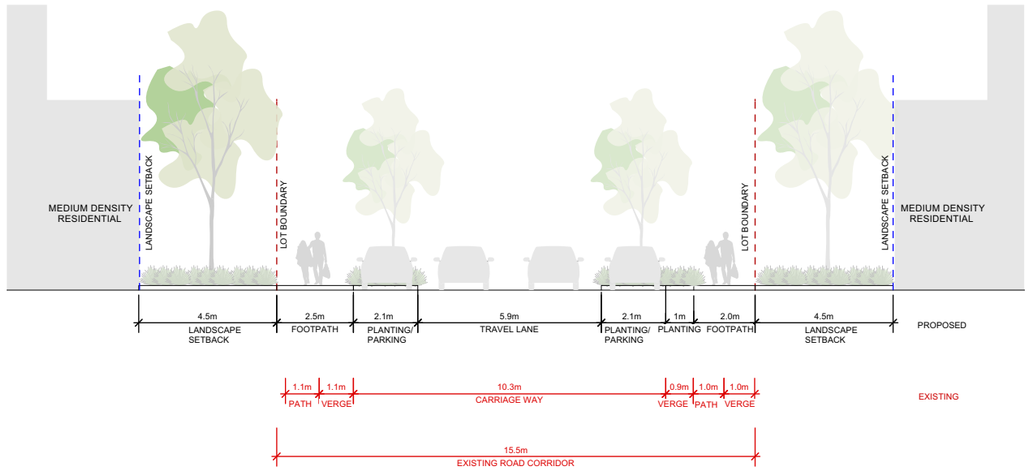
Key design features include:

1. Provide 4.5m landscape setbacks on eastern and western side and 3m landscape setback on southern and northern side of the street.
2. Provide min 2.3m - max 2.5 path on both sides of street.
3. Minimum 2m planted verge on both sides of street.
4. Formalise parking on both sides of street and integrate landscape blisters between parking.

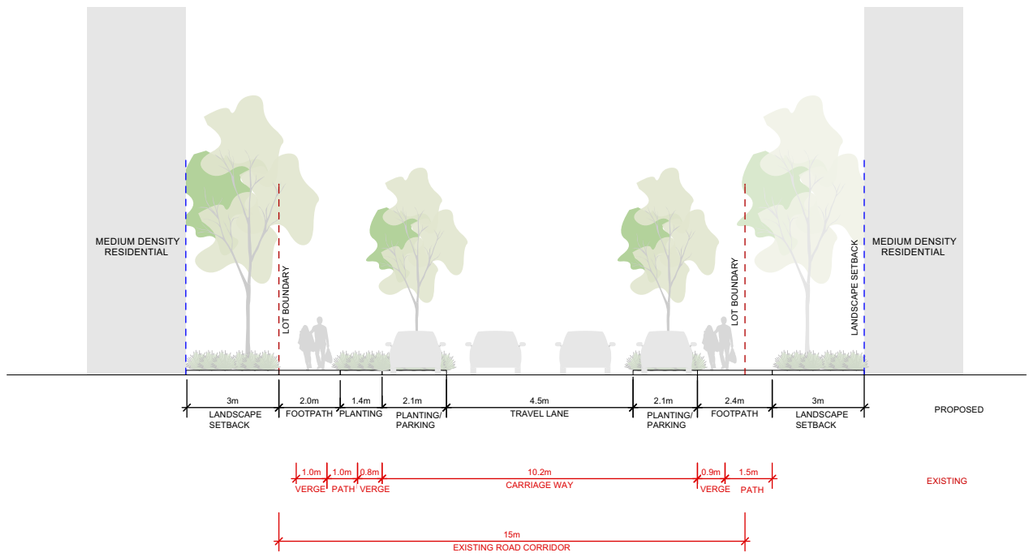
LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE





Section 1 - David Street
1:200 @ A3

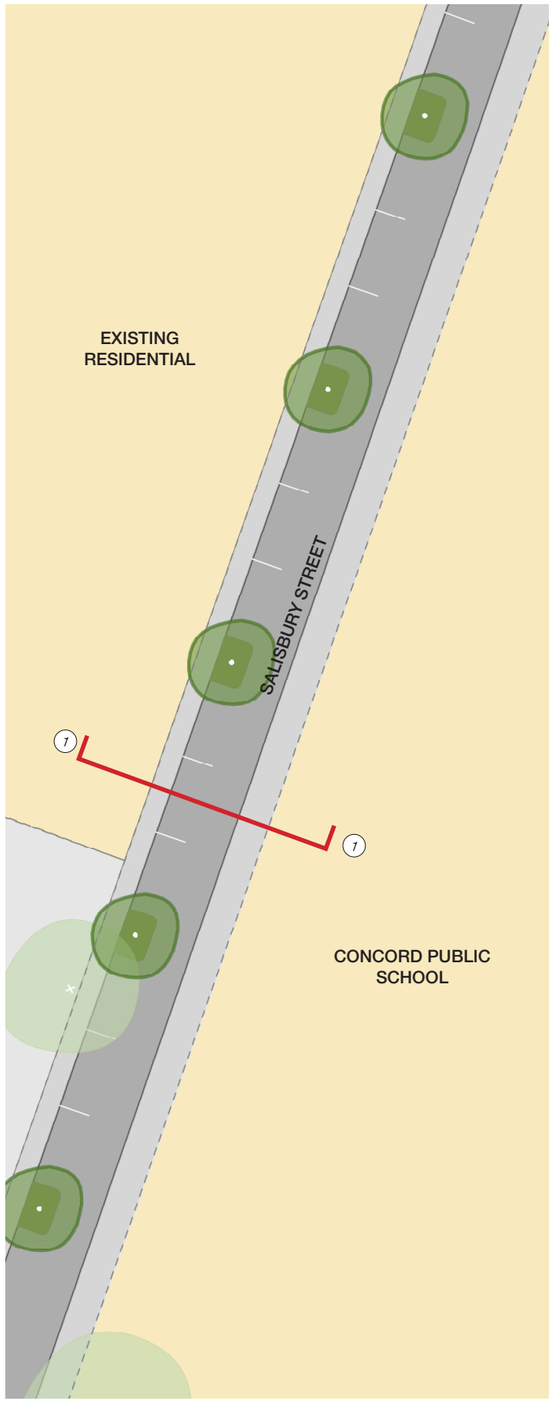


Section 2 - David Street
1:200 @ A3

Salisbury Street

Key design features include:

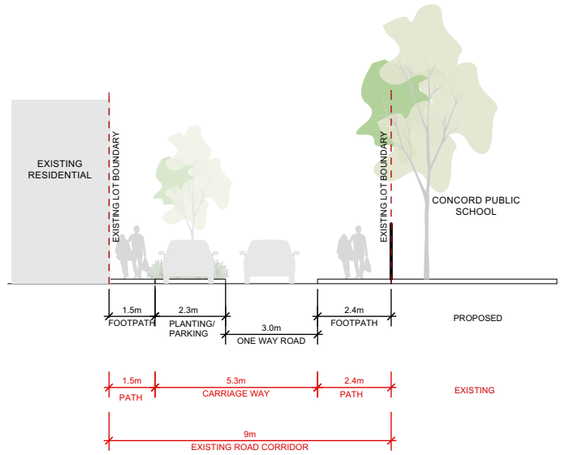
1. Provide 1.5m footpath on western side of street.
2. Provide 2.4m footpath adjoining Concord public school.
3. Formalise parking on the western side of the street and provide tree planting in blisters.



1:500 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



Section 1 - Salisbury Street
1:200 @ A3

Melbourne Street

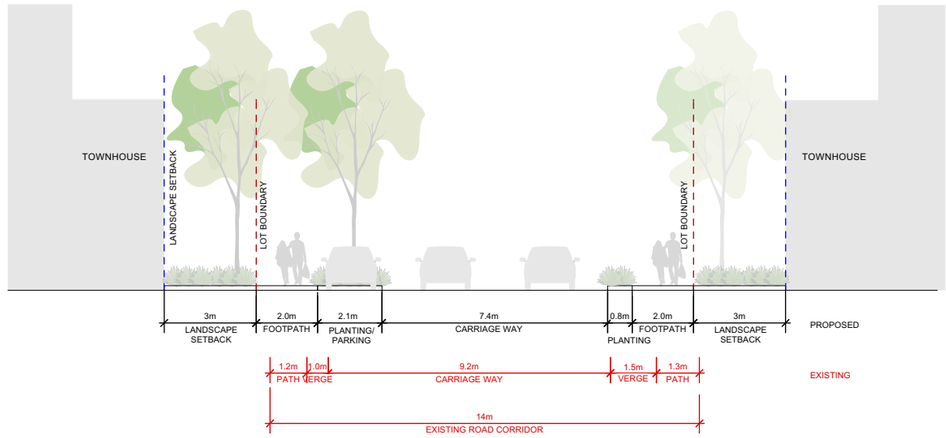
Key design features include:

1. Provide 3m landscape setbacks with large canopy trees adjoining new residential area.
2. Widen existing footpath to min 1.8m on both sides of the street.
3. Maintain existing crossing condition on northern side of Ada Street.
4. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists.
5. Formalise on-street parking and integrate landscape blisters between parking spaces.

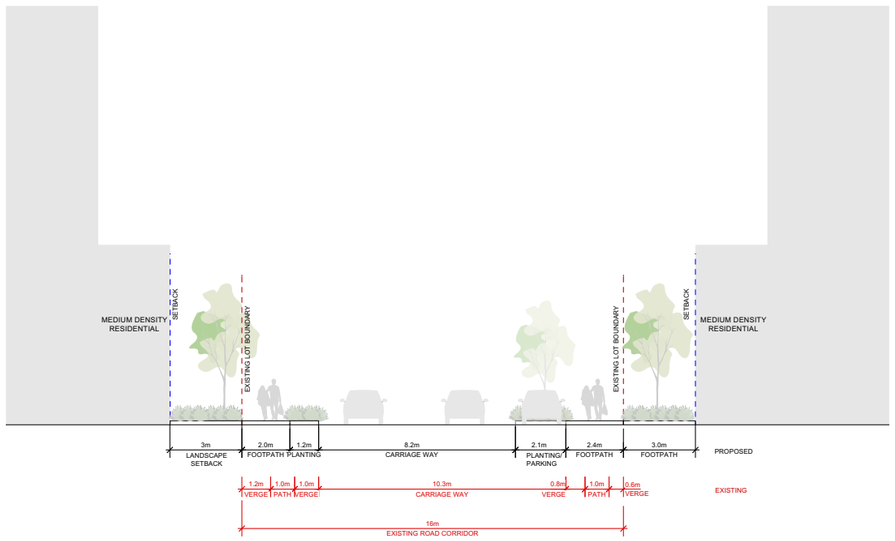
1:500 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



Section 1 - Melbourne Street Residential
1:200 @ A3

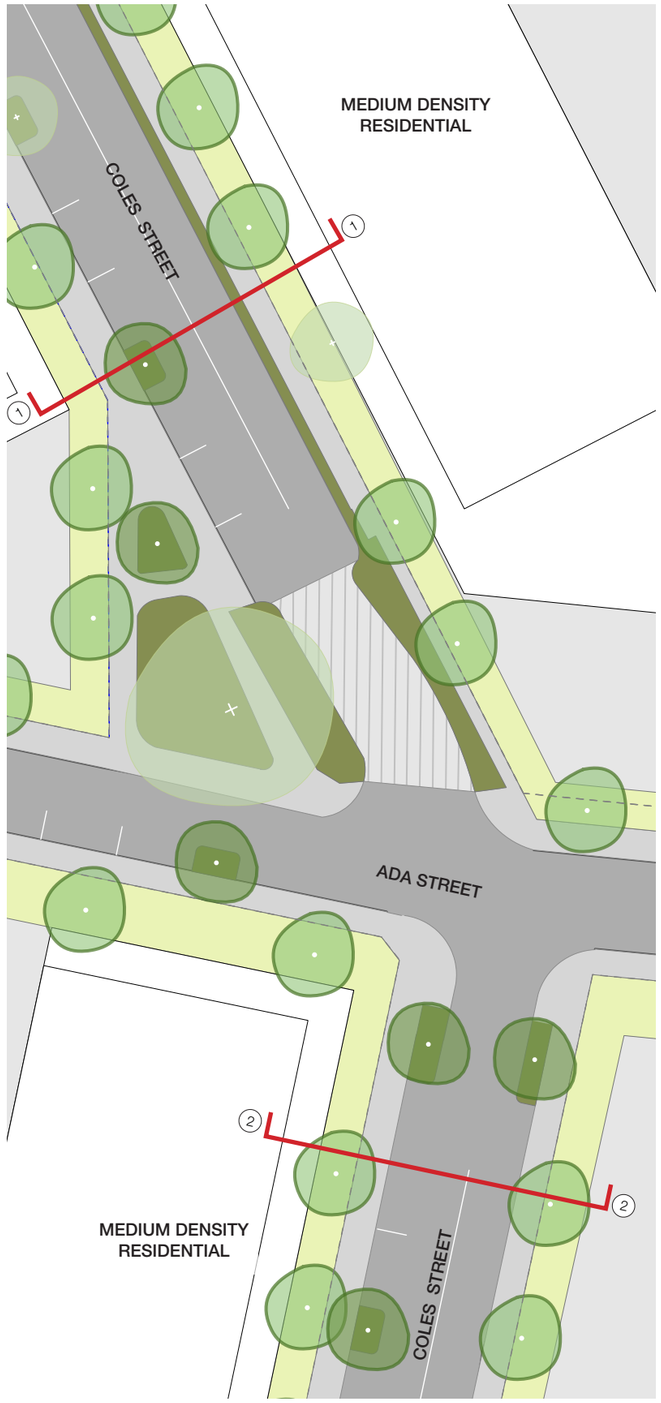


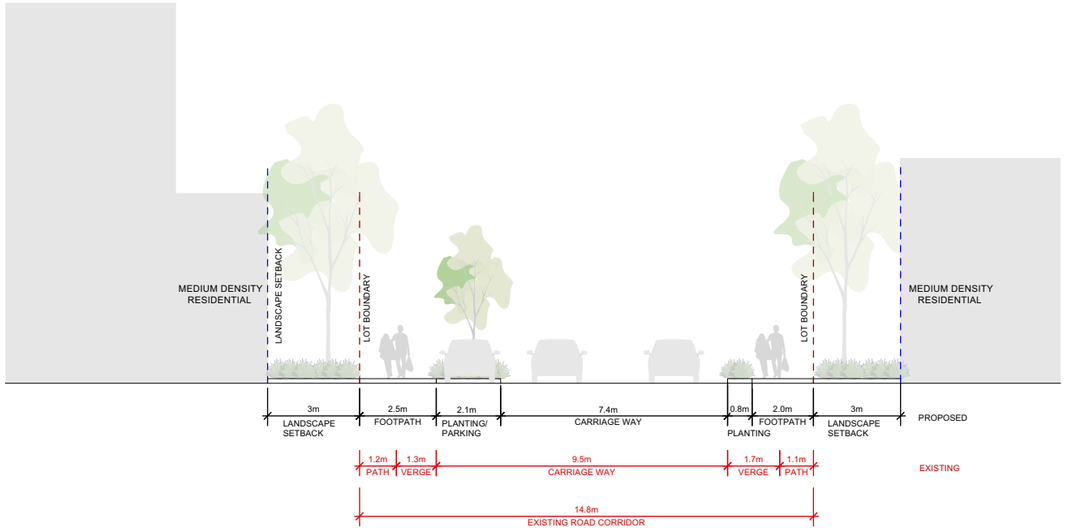
Section 2 - Melbourne Street Mixed Use
1:200 @ A3

Coles Street

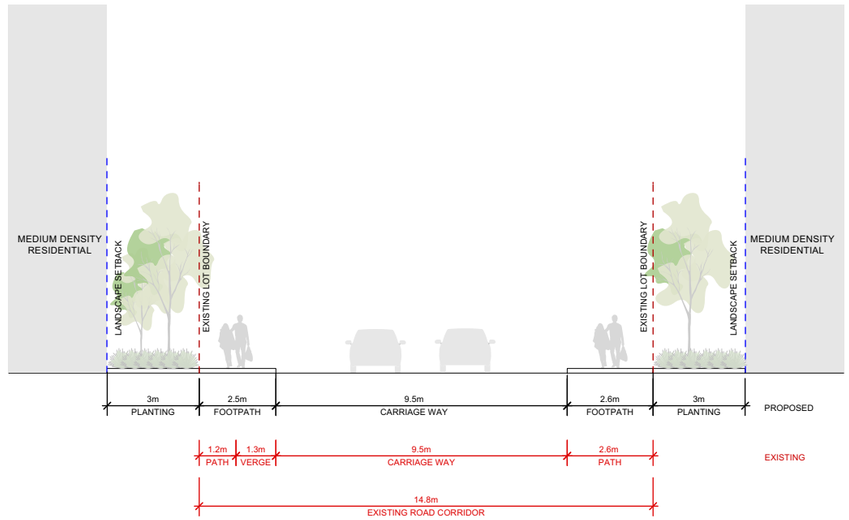
Key design features include:

1. Provide 3m landscape setbacks with canopy trees adjoining new residential area.
2. Widening existing footpath to min 2m on both sides of the street.
3. Maintain existing crossing condition on northern side of Ada Street.
4. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists.
5. Formalise on-street parking and integrate landscape blisters between parking spaces.





Section 1 - Coles Street Residential
1:200 @ A3



Section 2 - Coles Street Mixed Use
1:200 @ A3

LEGEND

	PRECINCT BOUNDARY
	CARRIAGE WAY
	MASS PLANTING
	LANDSCAPE SETBACK
	CHANNELISED CREEK
	CREEK
	LOT AMALGAMATION
	HERITAGE AREAS
	EXISTING PAVED ROAD
	PAVEMENT
	EXISTING TREE
	PROPOSED TREE
	PROPOSED TREE PRIVATE

1:500 @ A3

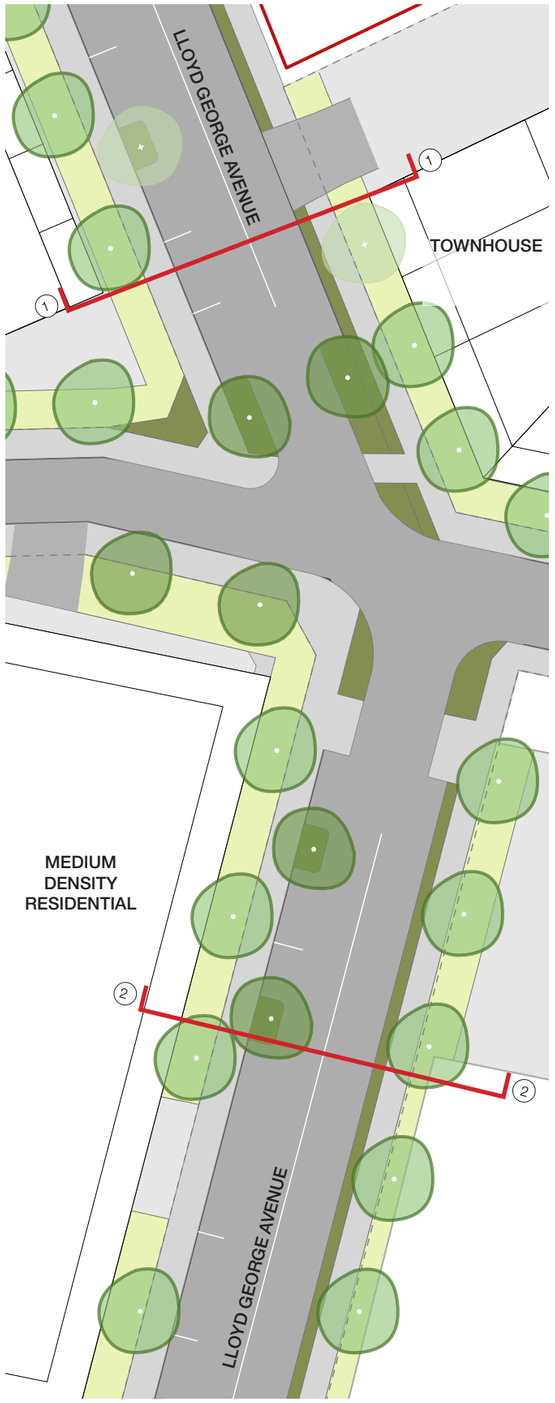
Lloyd George Avenue

Key design features include:

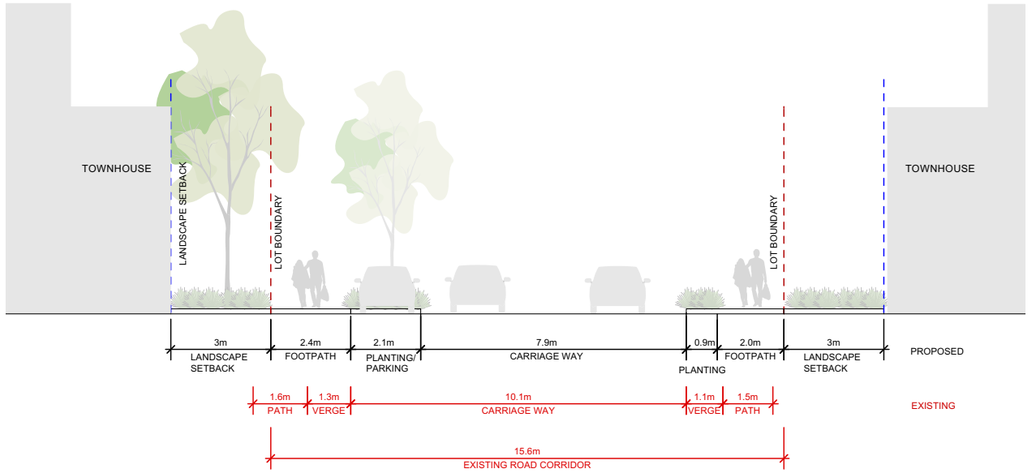
1. Provide 3m landscape setbacks with adjoining new residential area.
2. Widening existing footpath to min 2m on both sides of the street.
3. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists.
4. Formalise on-street parking and integrate landscape blisters between parking spaces.

LEGEND

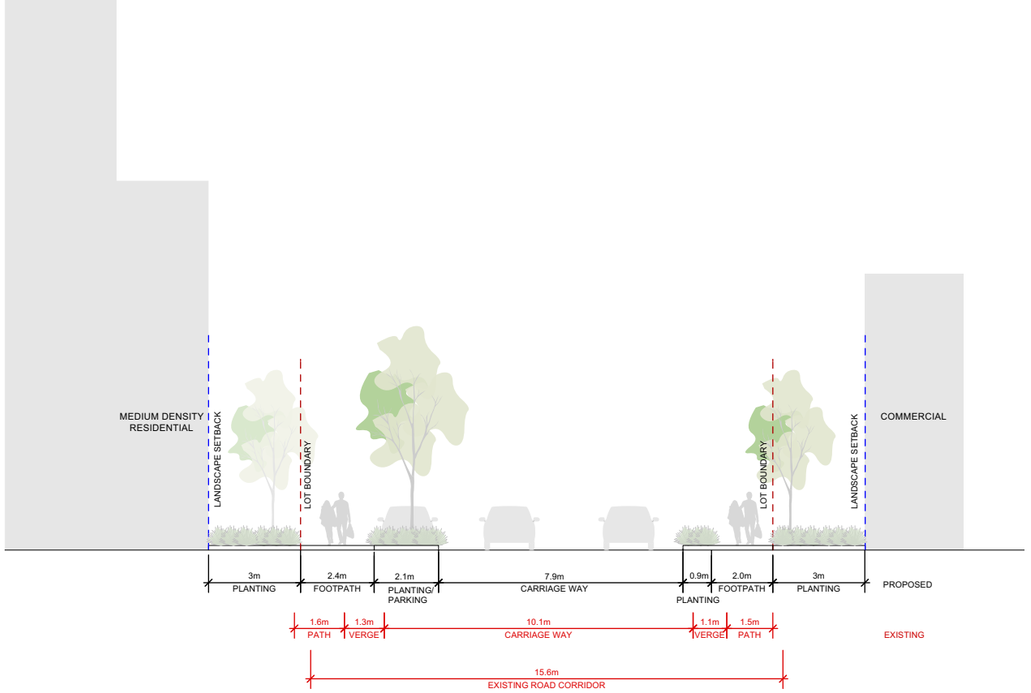
- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



1:500 @ A3



Section 1 - Lloyd George Avenue Residential
1:200 @ A3

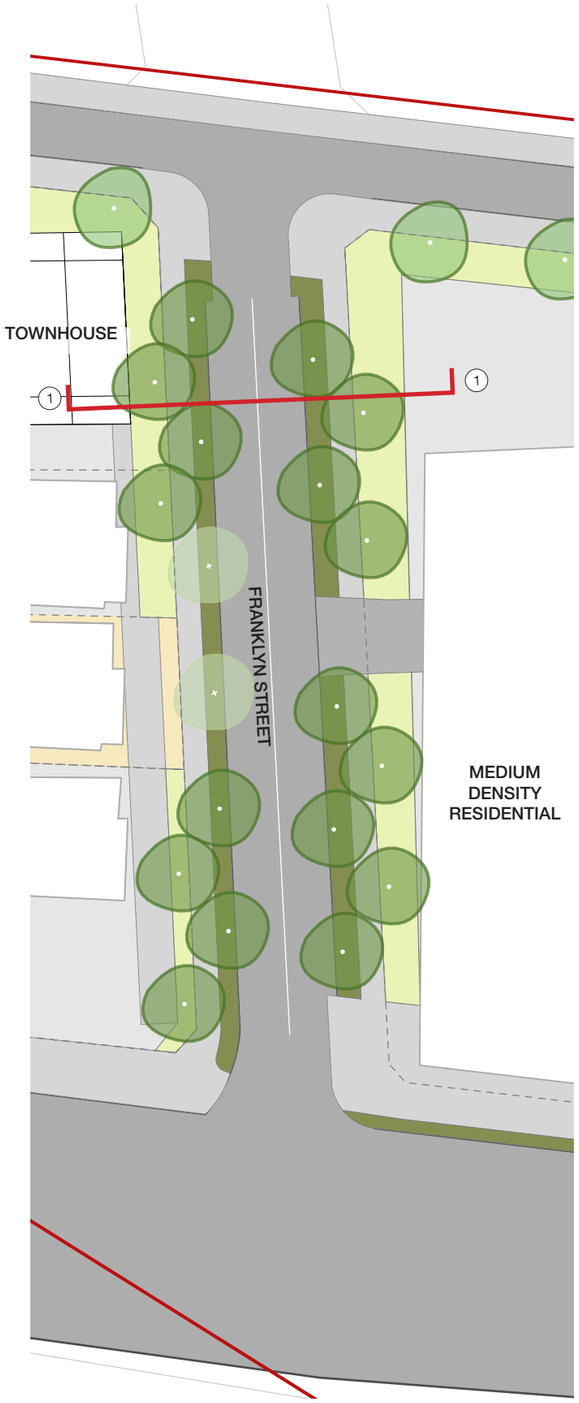


Section 2 - Lloyd George Avenue Mixed Use
1:200 @ A3

Franklyn Street

Key design features include:

1. Provide minimum 3m landscape setback.
2. Widen existing footpath to 2m on both sides of the street.
3. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists.



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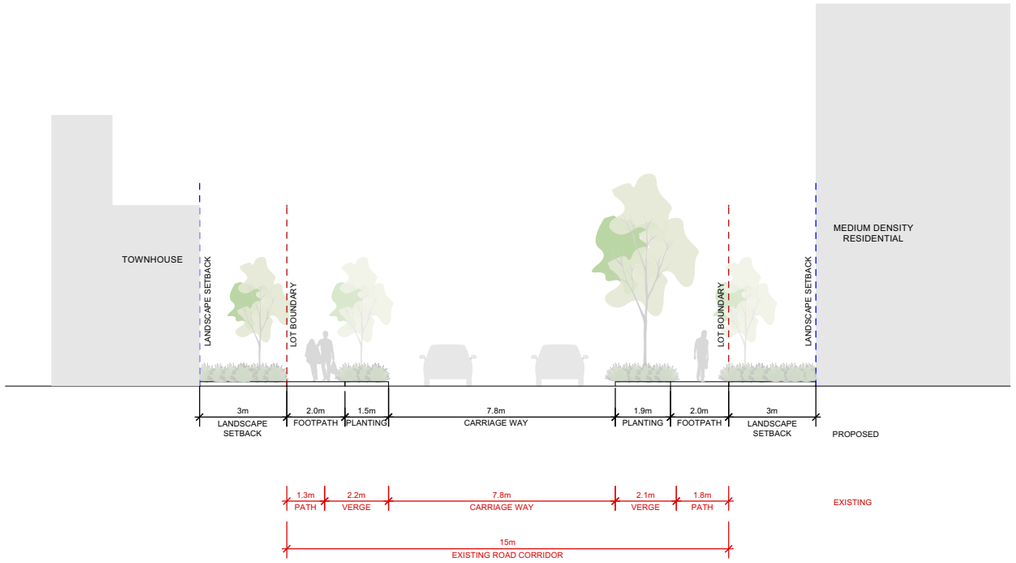


Section 1 - Franklyn Street
1:200 @ A3

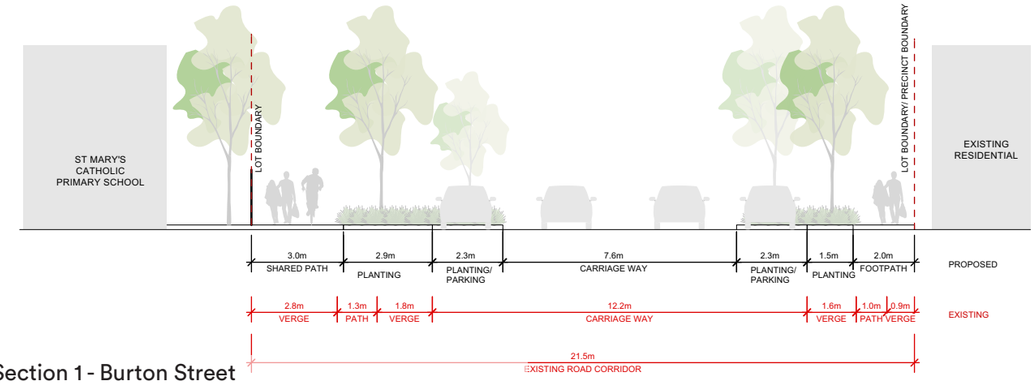
LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

Burton Street

Key design features include:

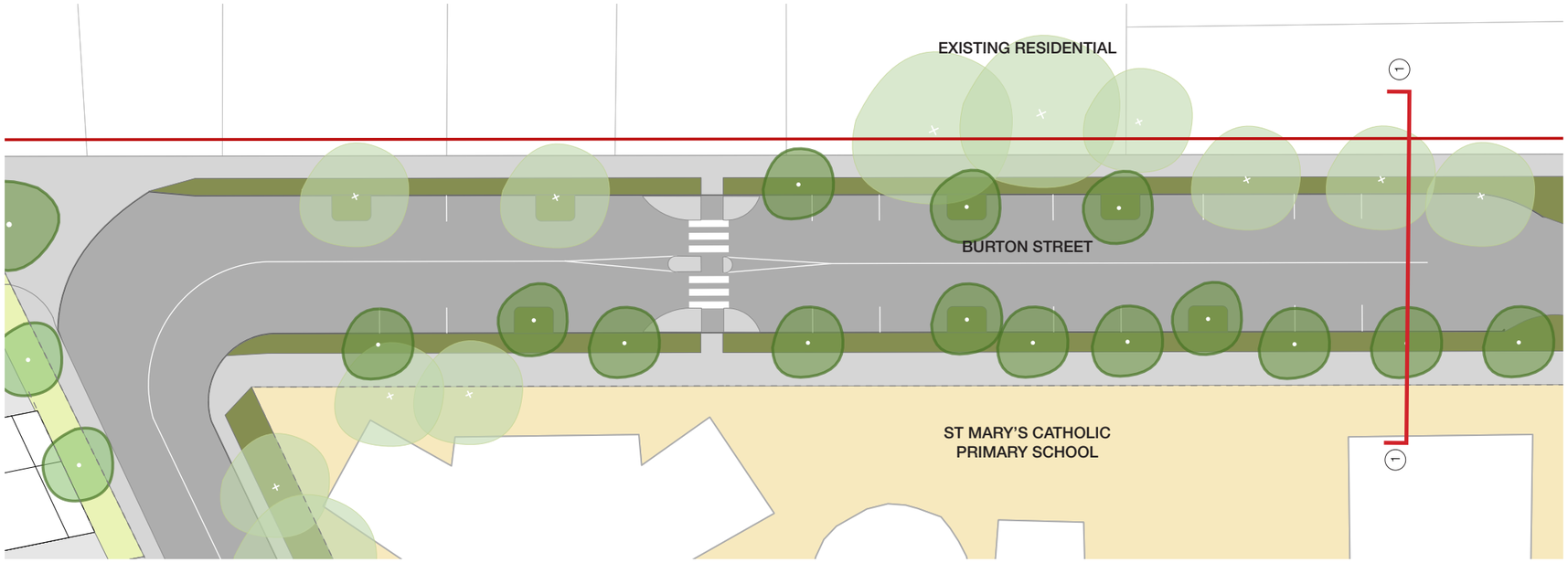
1. Provide 3m shared path on southern side of the street, and 2m footpath on northern side of the street.
2. Maintain existing crossing.
3. Formalise parking on both sides of street and integrate landscape blisters between parking spaces.



Section 1 - Burton Street
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

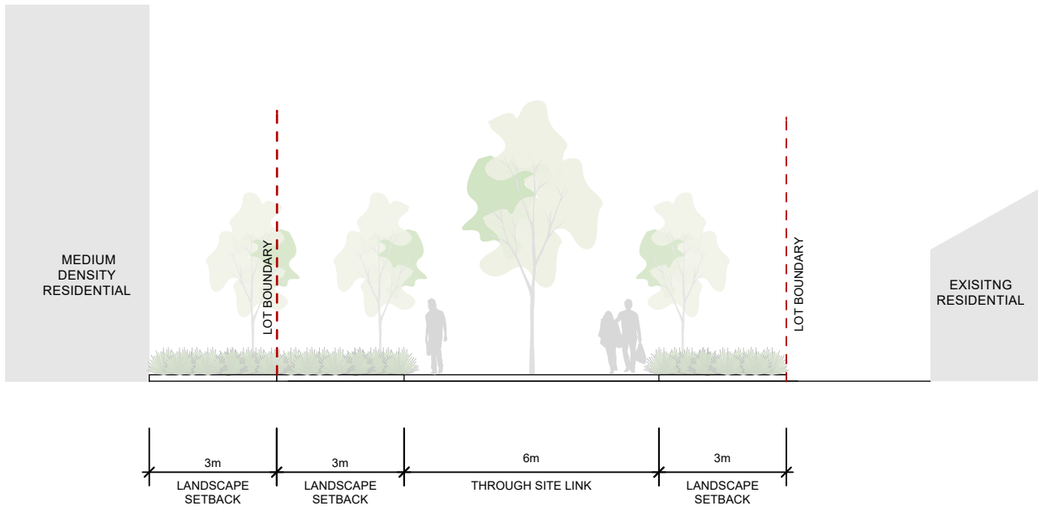


1:500 @ A3

John Street Through Site Link

Key design features include:

1. Provide 12m wide through site link between John Street and the Burton / Forster Street corner.
2. Provide minimum 3m setback to eastern medium density residential.
3. Wide shared paths providing universal access for pedestrians and cyclists.
4. Generous landscape garden beds passively irrigated by adjoining hard surfaces to maximise stormwater infiltration.
5. Opportunity to provide amenity such as lighting, bike racks and seating.



Section 1 - John Street Through Site Link
1:200 @ A3

LEGEND

	PRECINCT BOUNDARY
	CARRIAGE WAY
	MASS PLANTING
	LANDSCAPE SETBACK
	CHANNELISED CREEK
	CREEK
	LOT AMALGAMATION
	HERITAGE AREAS
	EXISTING PAVED ROAD
	PAVEMENT
	EXISTING TREE
	PROPOSED TREE
	PROPOSED TREE PRIVATE

1:500 @ A3

Loftus Street

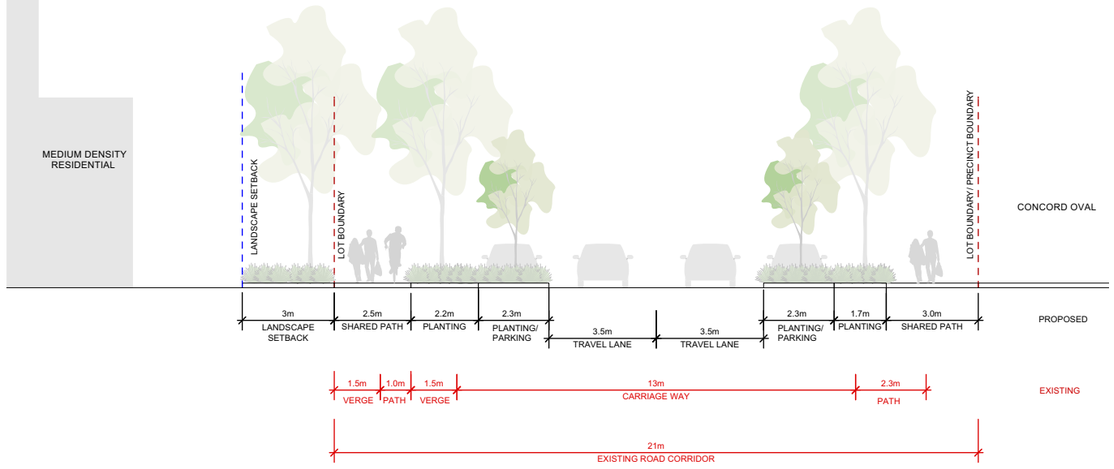
Key design features include:

1. Provide 2.5m shared path on western side of the street and 3m shared path on eastern side of the street.
2. 3m landscape setback on western side adjoining the medium density residential.
3. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists.
4. Formalise parking on both sides of street and integrate landscape blisters between parking spaces.

1:500 @ A3

LEGEND

	PRECINCT BOUNDARY
	CARRIAGE WAY
	MASS PLANTING
	LANDSCAPE SETBACK
	CHANNELISED CREEK
	CREEK
	LOT AMALGAMATION
	HERITAGE AREAS
	EXISTING PAVED ROAD
	PAVEMENT
	EXISTING TREE
	PROPOSED TREE
	PROPOSED TREE PRIVATE

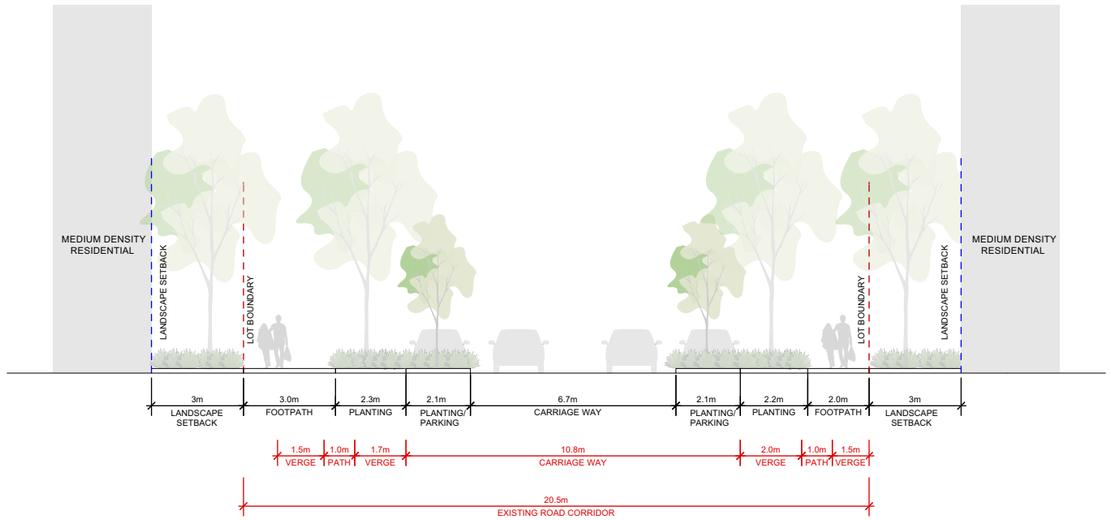


Section 1 - Loftus Street
1:200 @ A3

Moreton Street

Key design features include:

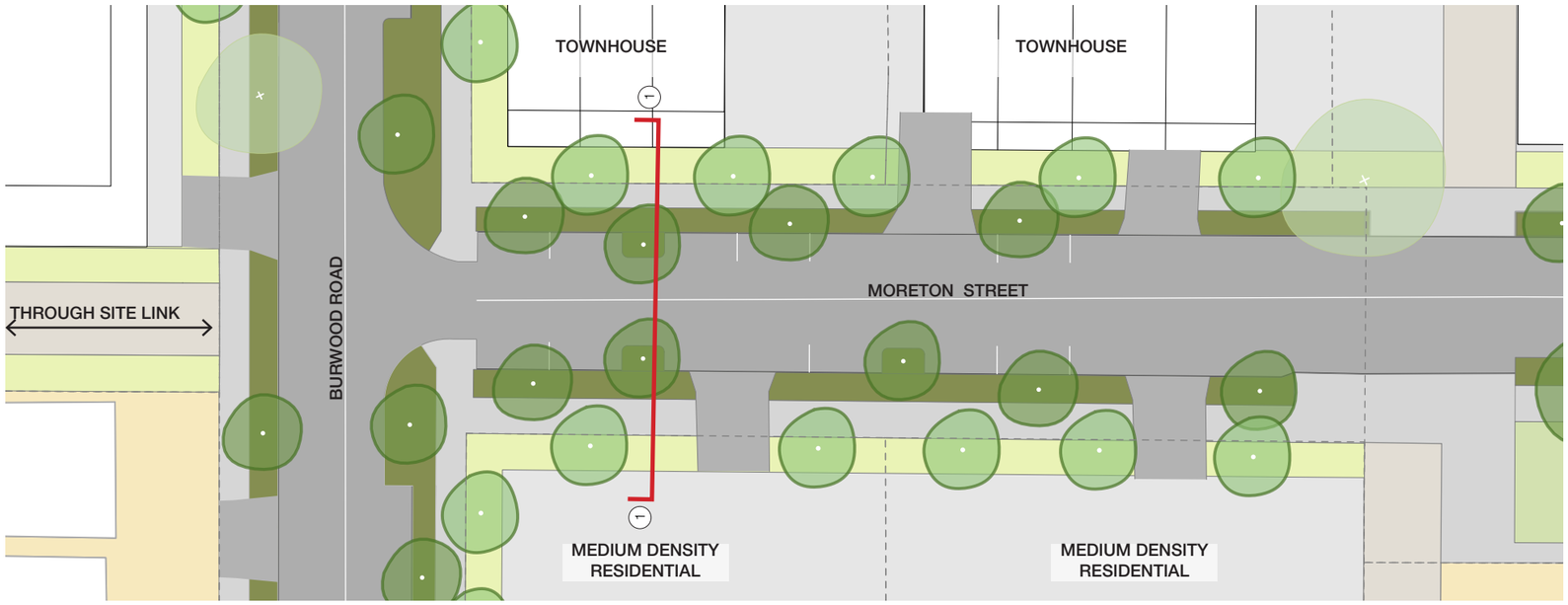
1. Provide 3m landscape setbacks with large canopy trees adjoining new residential area.
2. Maintain existing kerb on both sides of the street.
3. Widening existing footpath to 3m on southern side of the street and 2m on northern side of the street.
4. Formalise parking on both sides of street and integrate landscape blisters between parking.



Section 1 - Moreton Street
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



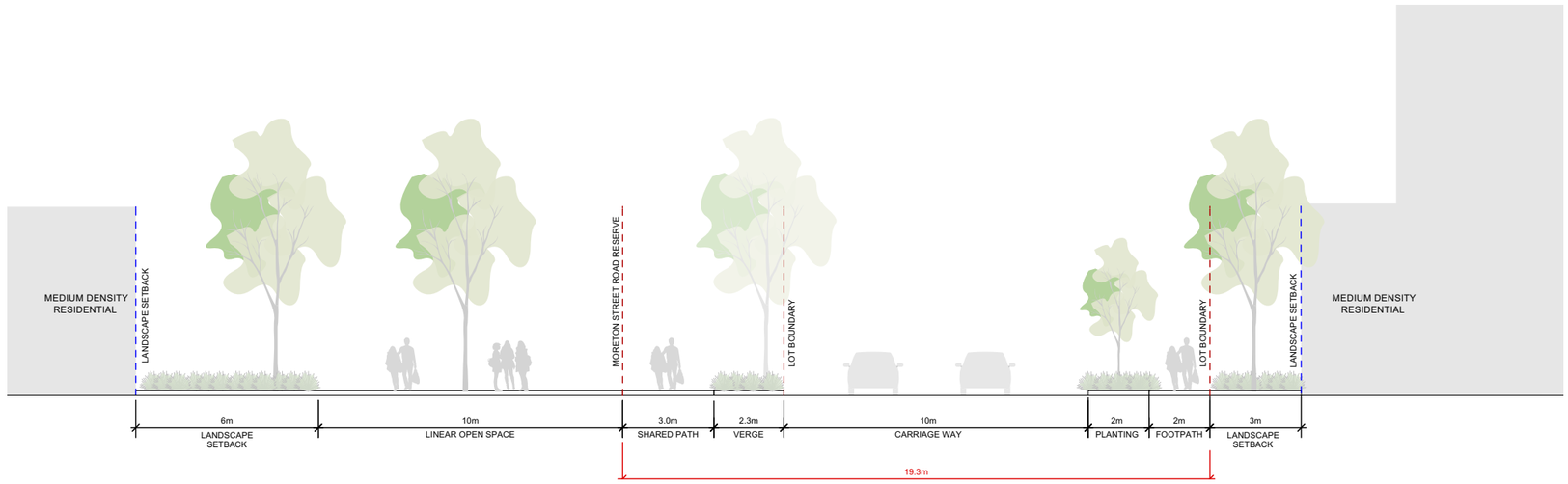
1:500 @ A3

CONTEXT

Moreton Street New Road Reserve

Key design features include:

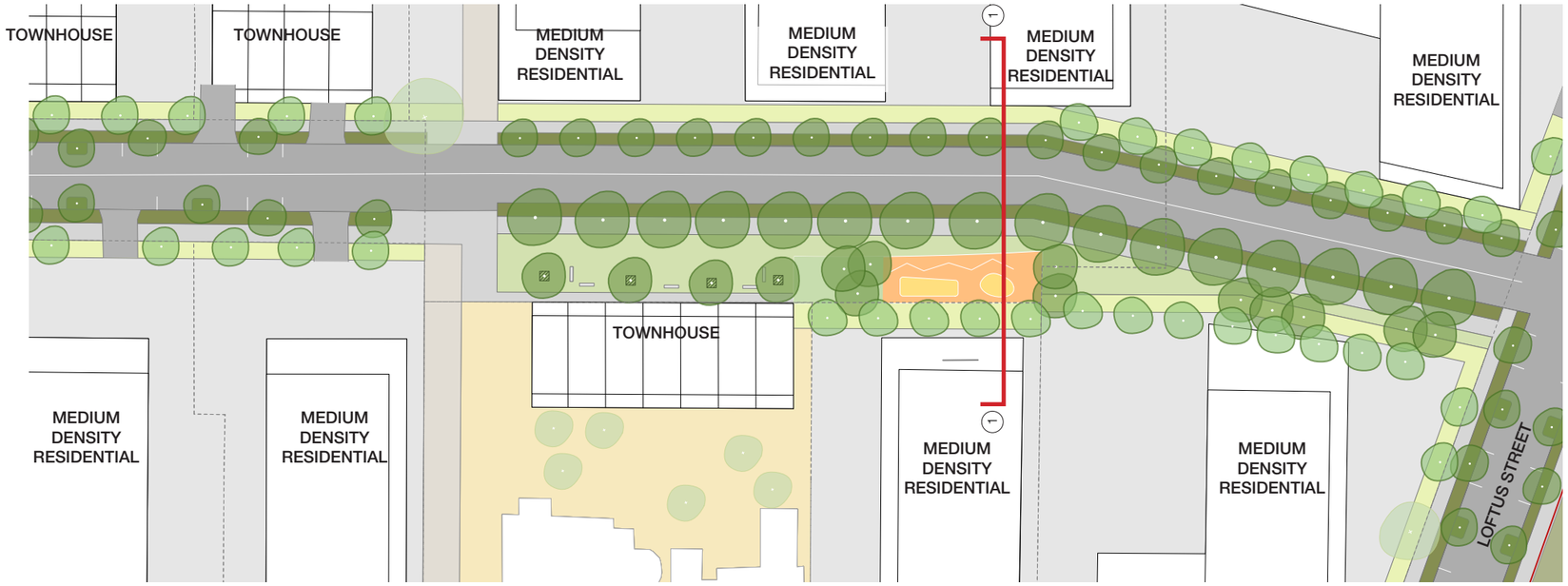
1. Provide 2m path on northern side of the street, and a 3m shared path on southern side of the street.
2. Create a new linear open space along the road reserve
3. Provide a 8.5m landscape setback on the northern side of the road reserve.
4. Provide a 6m setback on the southern side of the road reserve.



Section 1 - Moreton Street New Road Reserve
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



1:250

Moreton Street Linear Park

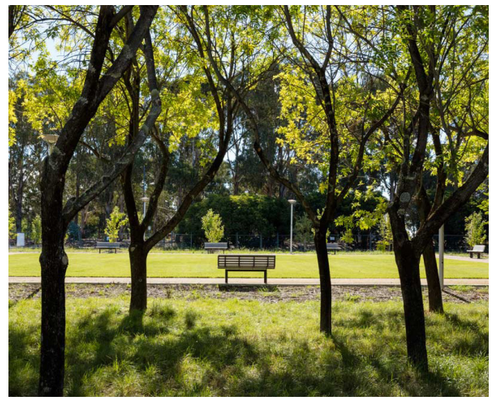
Moreten Street Linear Park is a neighborhood scale open space providing opportunity for informal play and a connection to nature for the residents of Burwood.

Key design features include:

1. Large shade trees
2. Playground and youth play elements
3. Turf areas for informal activity and passive recreation
4. Small garden areas and water sensitive urban design along new road reserve frontage
5. Integrate shared path into the open space.
6. Create areas for gathering and small community events.
7. Connect shared path into greater open space network.

Precedent scale comparison - Oatley Road Reserve, Paddington

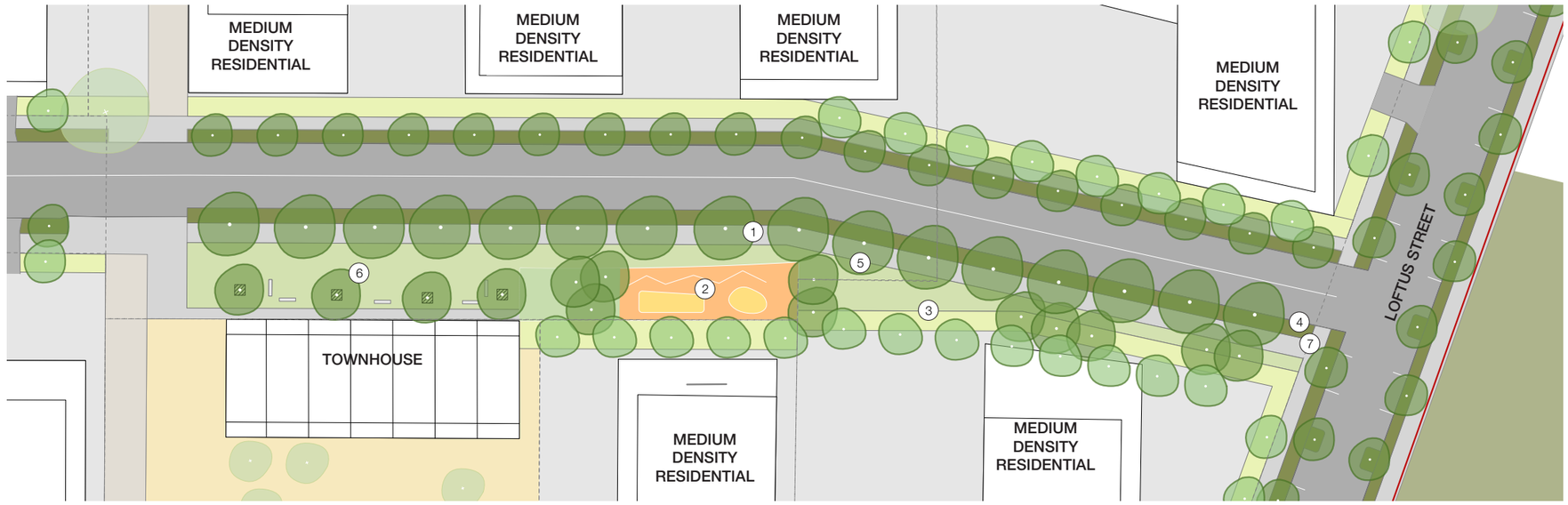
Recreation for all ages



Open lawn areas and canopy

Play elements

FACILITIES & PROGRAMS



1:300 @ A3

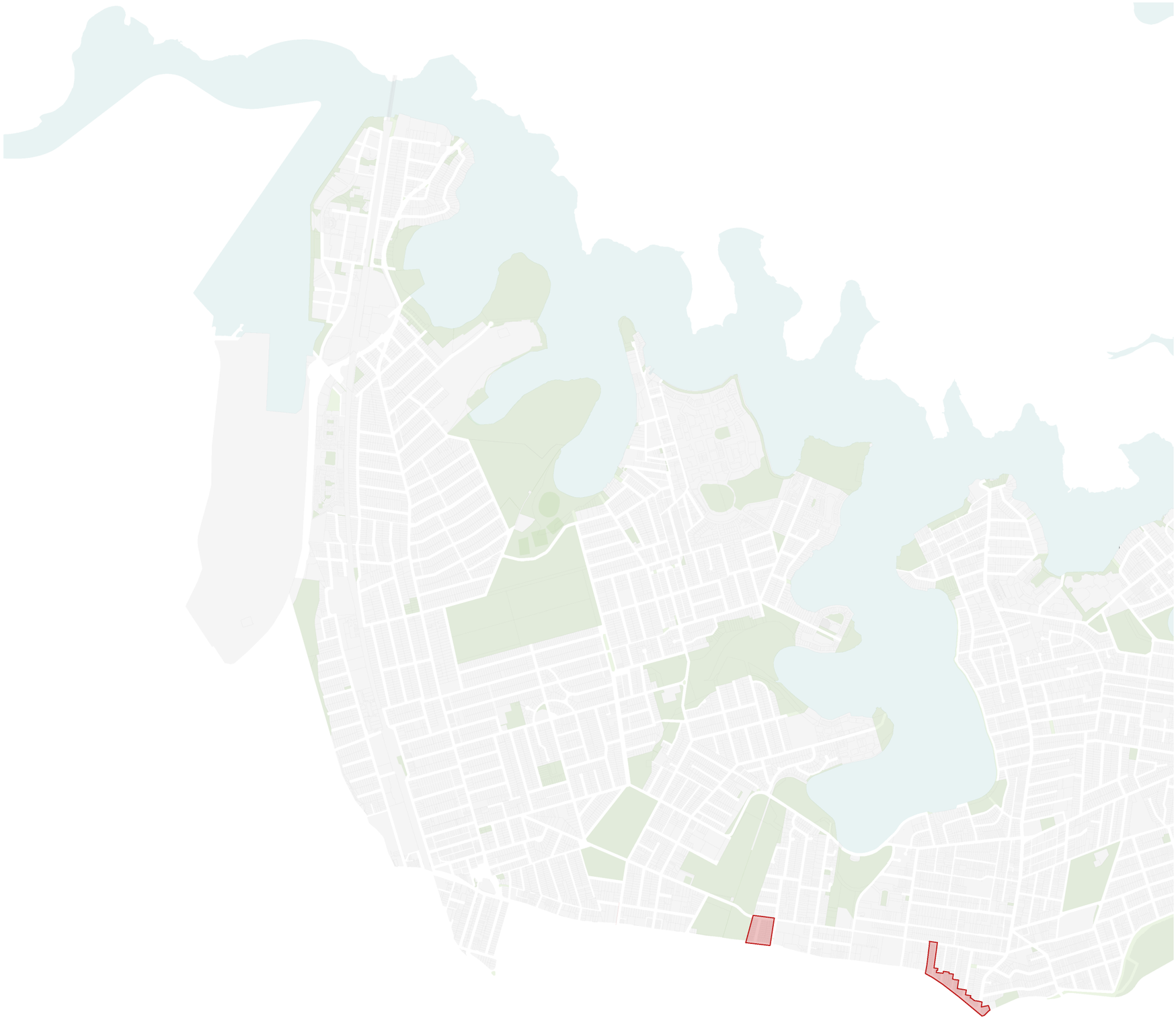
06 Kings Bay Precinct

CONTEXT

06 Kings Bay Precinct

PRCUTS Vision

Kings Bay is envisaged as a new residential urban village. The stage 2 portion of Kings Bay includes a small residential pocket to the west and a commercial pocket to the east. The identity will focus on its close proximity to the Harbour where existing water ways and open space will be utilised to facilitate green links all the way to the harbour.



CONTEXT

Significant Tree Assessment

A preliminary assessment of significant trees within the Homebush Precinct was undertaken to record location, species, and size.

This allowed for a preliminary mapping of structure root zone (SRZ) and tree protection zone (TPZ), illustrated within the plan adjacent and where appropriate throughout the concept plans presented herein.

Further arboricultural assessment is required as detailed design and construction works progress.

Medium single trunked Tristaniopsis laurina located on Taylor Street

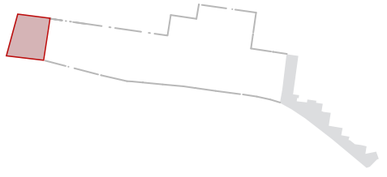
1:2500 Preliminary Tree Assessment Plan

LEGEND

EXISTING CANOPY

STRUCTURAL ROOT ZONE (SRZ)

TREE PROTECTION ZONE (TPZ)



Large single trunked Jacaranda mimosifolia with full canopy located on Courland Street

1:2500 Preliminary Tree Assessment Plan

LEGEND

- EXISTING CANOPY
- STRUCTURAL ROOT ZONE (SRZ)
- TREE PROTECTION ZONE (TPZ)

Significant Tree Assessment Schedule

KINGS BAY PRECINCT										
Tree Number	**Botanical Name**	**Common Name**	**Native/Exotic/Pest**	**Height (approx.)**	**DBH (m)**	**Single or Multi trunked**	**SRZ**	**TPZ**	**Canopy Prunned**	**Significance**
Parramatta Road										
21	Melaleuca sp	Paperbark	Native	4	0.16	Single	2	1.92	No	Moderate
22	Melaleuca sp	Paperbark	Native	4	0.16	Single	2	1.92	No	Moderate
Arlington St										
19	Photinia glabra	Red leaf Photinia	Exotic	4.5	0.18	Single	2.5	2.16	No	Moderate
20	Evergreen Tree			4.5	0.18	Single	2	2.16	No	Moderate
Courland Street										
12	Lophostemon confertus	Brush Box	Native	3	0.12	Single	1.5	1.44	No	Moderate
13	Jacaranda mimosifolia	Jacaranda	Exotic	12	0.48	Single	3.3	5.76	Yes	Moderate
14	Lophostemon confertus	Brush Box	Native	5	0.2	Single	2	2.4	Yes	Moderate
15	Lophostemon confertus	Brush Box	Native	6	0.24	Single	2.5	2.88	Yes	Moderate
16	Lophostemon confertus	Brush Box	Native	1.5	0.06	Single	1.5	0.72	Yes	Low
17	Evergreen Tree			1.5	0.06	Single	1.5	0.72	Yes	Low
18	Evergreen Tree			4	0.16	Single	2.5	1.92	No	Moderate
Taylor Street										
1	Eucalyptus sp	Gum Tree	Native	1.5	0.06	Single	1.5	0.72	Yes	Moderate
2	Evergreen Tree			4	0.16	Single	2.5	1.92	No	Moderate
3	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2.5	1.92	No	Moderate
4	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	1.7	1.44	No	Moderate
5	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	1.7	1.44	No	Moderate
6	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	1.7	1.92	No	Moderate
7	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	1.5	1.44	No	Moderate
8	Tristaniopsis laurina	Water Gum	Native	4	0.16	Single	2	1.92	No	Moderate
9	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	1.7	1.44	No	Moderate
10	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	1.5	1.44	No	Moderate
11	Tristaniopsis laurina	Water Gum	Native	3	0.12	Single	2	1.44	No	Moderate

Diameter at Breast Height (DBH) Assumptions

Type of Tree	Formula
Category A trees: tall slender growing species	Estimated DBH = 2.5% expected tree height*
Category B trees: general species	Estimated DBH = 4% expected tree height*
Category C trees: general species	Estimated DBH = 5.5% expected tree height*

Challenges

The Kings Bay Precinct is located between the established activity centres of Five Dock and Burwood, located approximately 1km to the east and west respectively.

The precinct will be a new residential and mixed-use urban village on Parramatta Road, with an active main street and strong links to the open space network along Sydney Harbour.

The Public Domain Plan's scope for this precinct includes:

- Parramatta Road
- Queens Road
- Taylor Street
- Courland Street
- Lavender Street
- York Avenue

LEGEND

TITLE	**KINGS BAY ANALYSIS**
SCALE	300m
NORTH	
	PRECINCT BOUNDARY
	PRECINCT STAGE 1 BOUNDARY
	RESIDENTIAL
	OPEN SPACE
	EDUCATION
	MIXED USE
	FUTURE WEST TIGERS CENTRE
	PRODUCTIVITY SUPPORT
	PRCUTS CYCLE ROUTE
B	BUS STOP
M	PROPOSED METRO STOP
	UNSAFE CROSSINGS AND INTERSECTIONS
	BUSY ROADS
	NARROW ROAD
	WATERWAY

Opportunities

1. Create a green spine along Queens Road that connects into Gipps street and becomes a key movement corridor between Burwood Metro and Kings Bay
2. Create a 'Greenway' to Canada Bay along the existing water channel incorporating principles of Water Sensitive Urban Design. Opportunity to naturalise the channel to support habitat creation.
3. Opportunity to utilize existing wide verges of Taylor Street and plant large canopy trees.
4. Establish connections that will support the adjacent football infrastructure by linking in to surrounding pedestrian networks and provide way finding.
5. Increase the canopy coverage along the commercial streets.
6. Improve the pedestrian environment at busy intersections.

LEGEND

TITLE	**KINGS BAY ANALYSIS**
SCALE	300m
NORTH	
	PRECINCT BOUNDARY
	PRECINCT STAGE 1 BOUNDARY
	RESIDENTIAL
	OPEN SPACE
	EDUCATION
	MIXED USE
	FUTURE WEST TIGERS CENTRE
	PRODUCTIVITY SUPPORT
	PRCUTS CYCLE ROUTE

B	BUS STOP
M	PROPOSED METRO STOP
	KEY NODES
	GREEN SPINE
	GREEN STREETS AND IMPROVED CONNECTION
	WATERWAY
	GREENWAY

Kings Bay Public Domain Master Plan

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

TITLE	KINGS BAY PRECINCT PUBLIC DOMAIN MASTER PLAN
SCALE	150m

CONTEXT

TfNSW Variable Road Widths

TITLE	KINGS BAY TFNSW ROAD WIDENING
SCALE	1:500
NORTH	
	LOT AMALGAMATION
	6M SETBACK
	VARIABLE TFNSW ROAD WIDENING
	PROPOSED BUILDINGS
6.7	DIMENSION FROM ROAD RESERVE TO PROPERTY BOUNDARY

CONTEXT

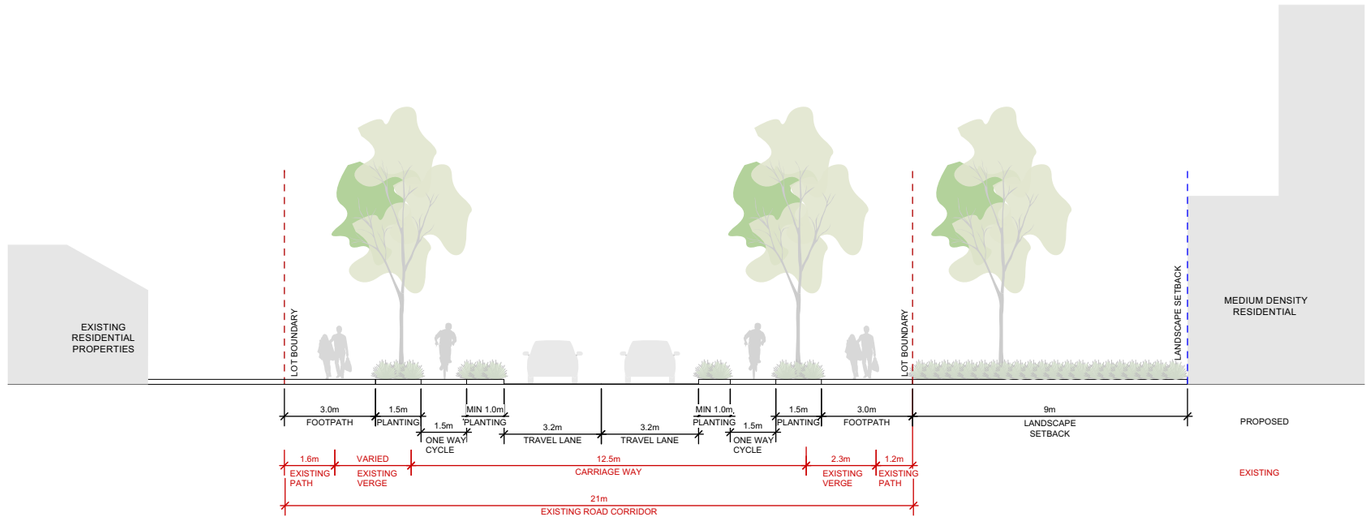
TfNSW Variable Road Widths

TITLE	KINGS BAY TFNSW ROAD WIDENING
SCALE	1:1000
NORTH	
	LOT AMALGAMATION
	6M SETBACK
	VARIABLE TFNSW ROAD WIDENING
	PROPOSED BUILDINGS
6.7	DIMENSION FROM ROAD RESERVE TO PROPERTY BOUNDARY

Queens Road West

Key design features include:

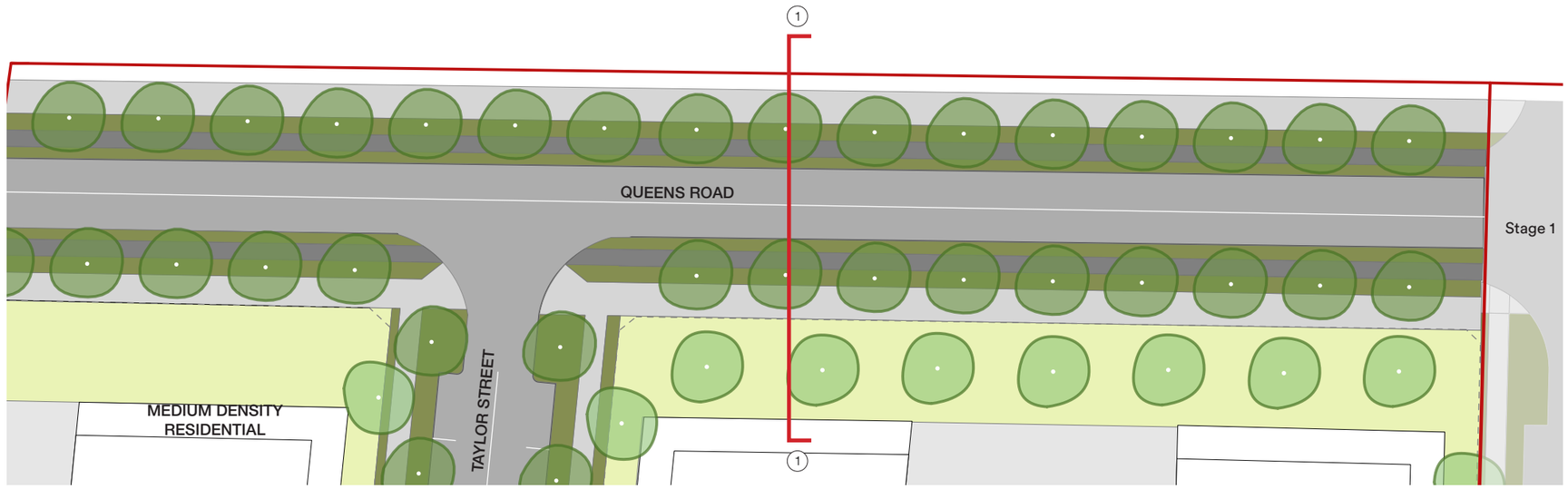
1. 9m landscape setbacks for medium density residential area.
2. Increased canopy cover on street.
3. Widening of footpath to 3m.
4. One way cycle route separated by planting on both sides of the street.
5. Maintain 2 way travel lane.
6. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists.



Section 1 - Typical Queens Road
1:200 @ A3

LEGEND

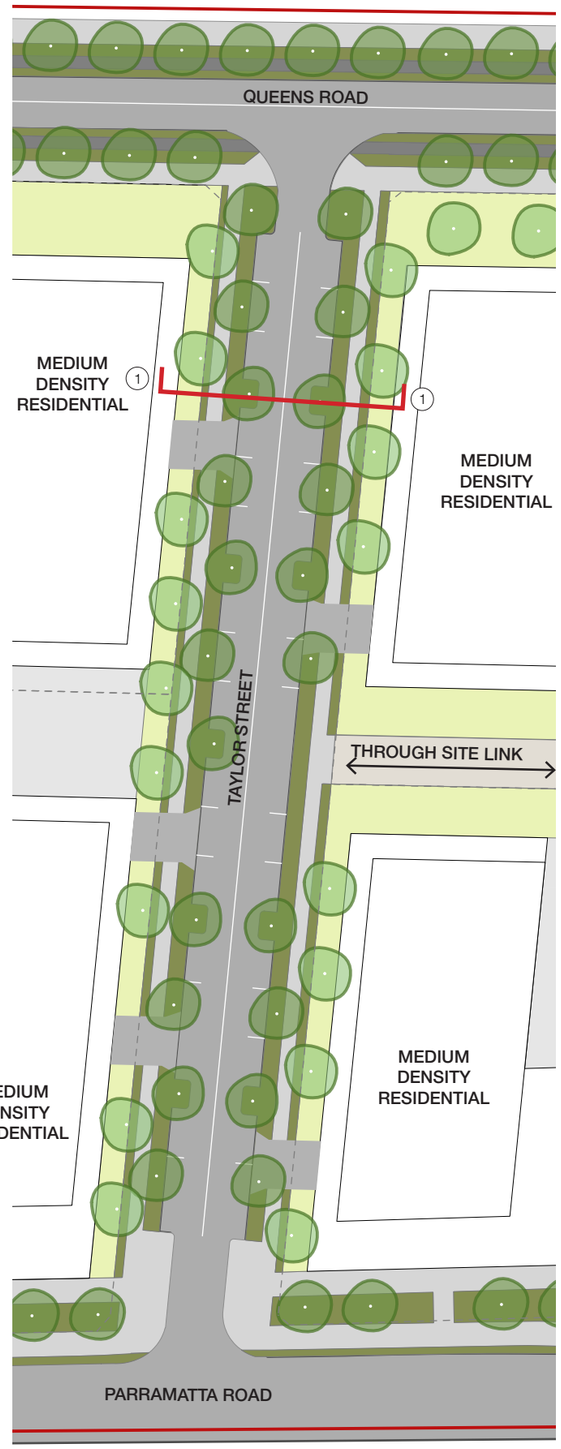
- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



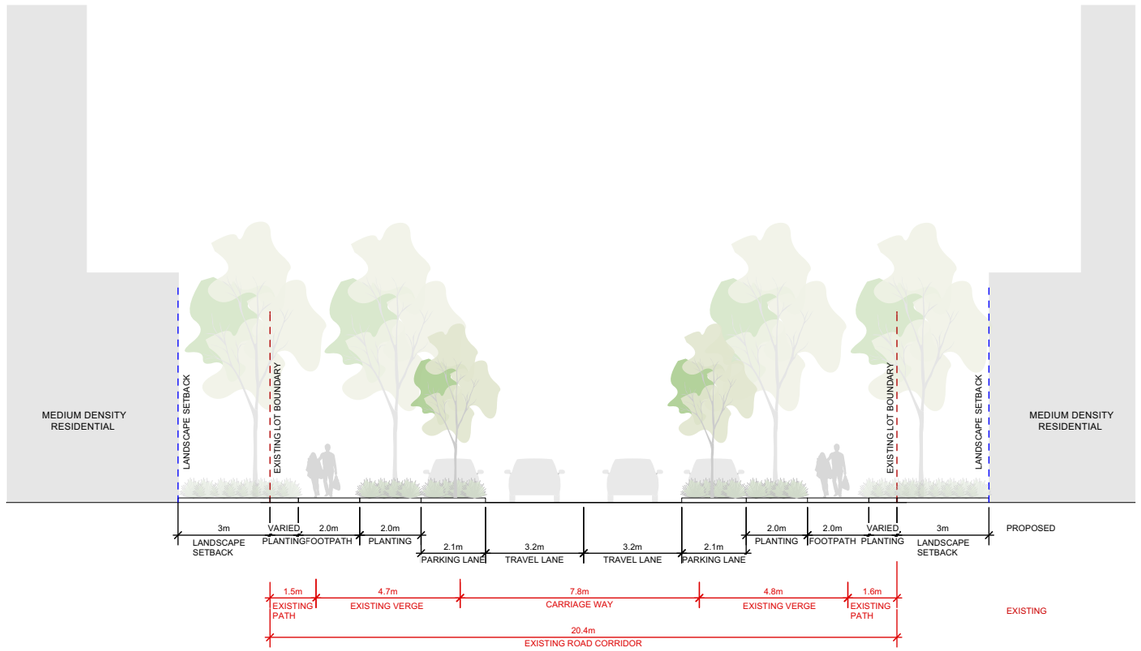
Taylor Street

Key design features include:

1. 3m landscape setback adjoining medium density residential.
2. Widening of footpath to 2m on both sides of the street.
3. Formalise parking and integrate landscape blisters.
4. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists.



1:750 @ A3



Section 1 - Typical Taylor Street Section
1:200 @ A3

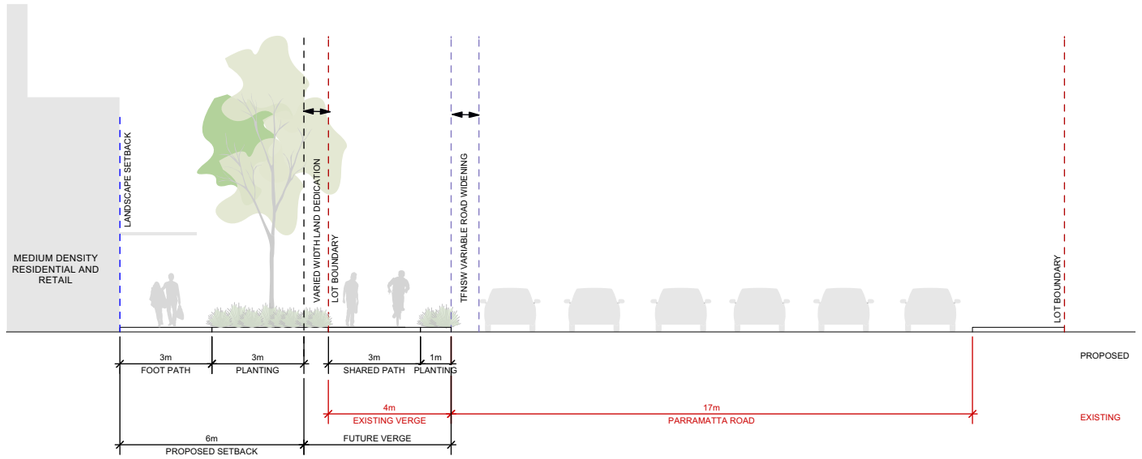
LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

Parramatta Road West

Key design features include:

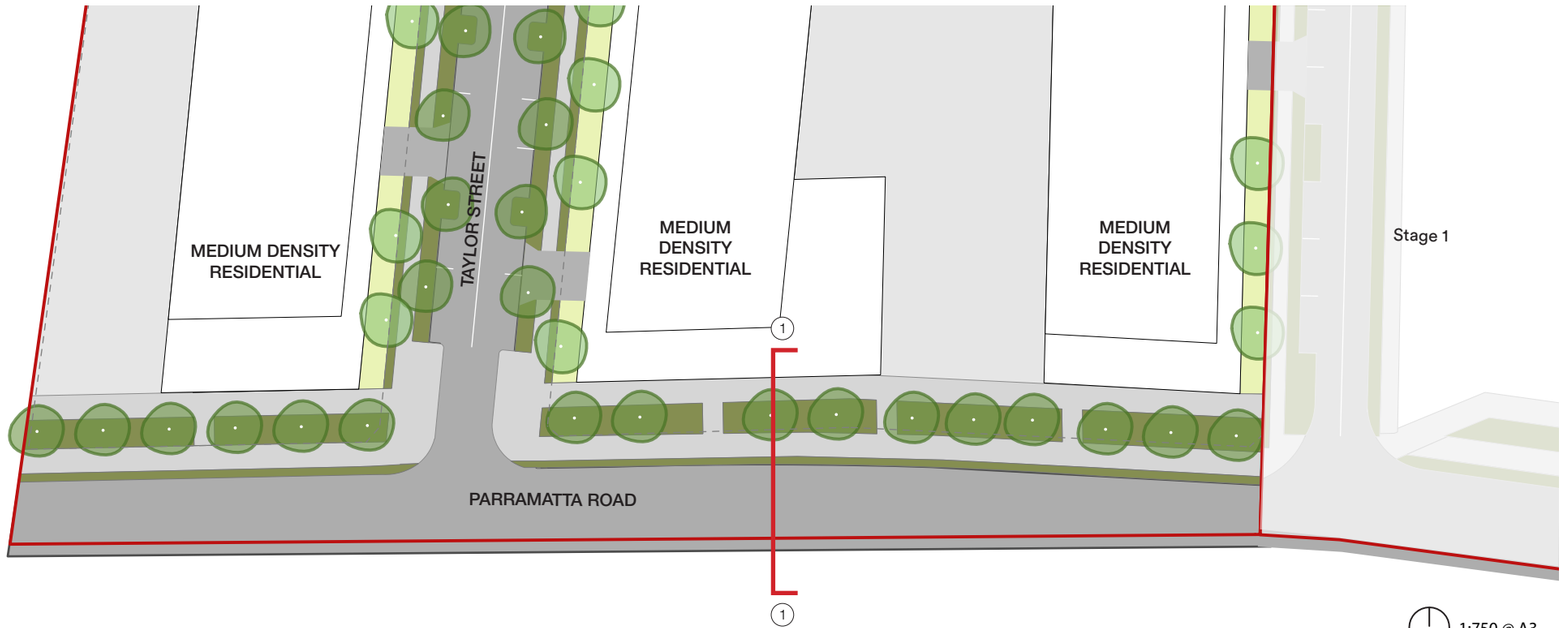
1. 1m planting verge separates 3m shared path from Parramatta road.
2. Parramatta road widening variable width accommodated.
3. 6m setback along the northern side of the street including 3m footpath / activation and 3m planting.
4. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists
5. Increased canopy cover in landscape setback.



Section 1 - Typical Parramatta Road Section
1:200 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



CONTEXT

Parramatta Road East

Key design features include:

1. 1m planting verge separates 3m shared path from Parramatta road.
2. Parramatta road widening variable width accommodated.
3. 6m setback along the northern side of the street including 3m footpath / activation and 3m planting.
4. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists
5. Increased canopy cover in landscape setback.

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

Section 1 - Typical Parramatta Road
1:200 @ A3

1:600 @ A3

CONTEXT

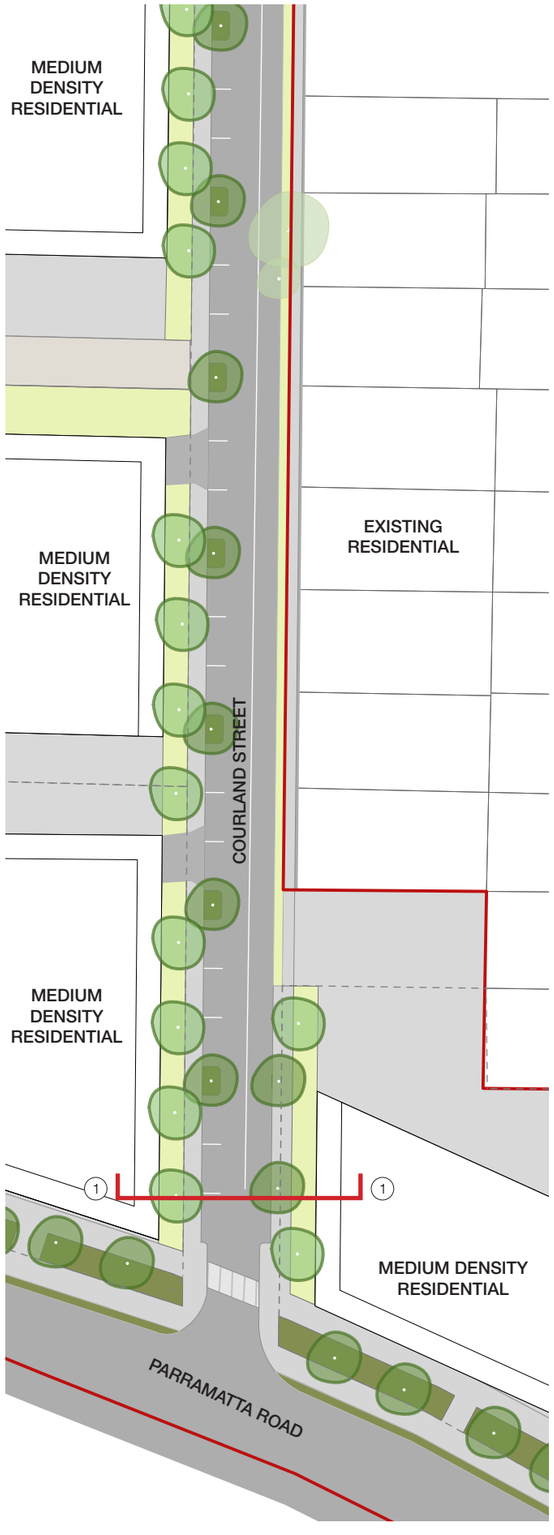
Courland Street

Key design features include:

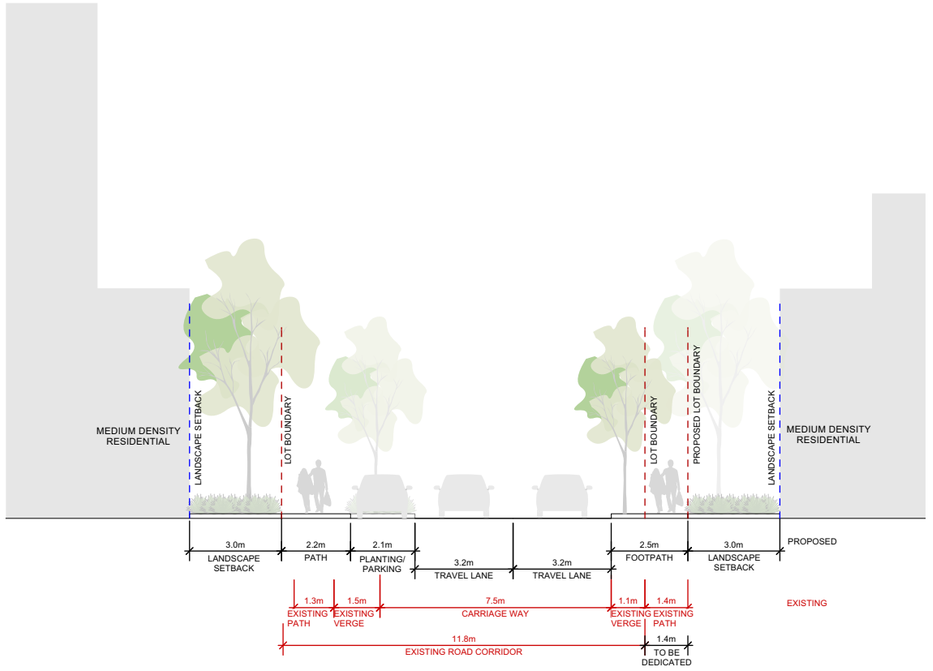
1. 3m landscape setback on the western side of the street, and 3m setback on the eastern side of the street
2. Increased canopy cover along street.
3. Trees in grate on eastern side of street to allow adequate pedestrian circulation.
4. Widening footpath to 2.2m on western side, and 2.5m on eastern side of the street
5. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists
6. Maintain existing public domain and kerb on the eastern side (not in scope)
7. Formalize on street parking on western side of the street.
8. Integration of landscape blisters to delineate parking

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE



1:1000 @ A3

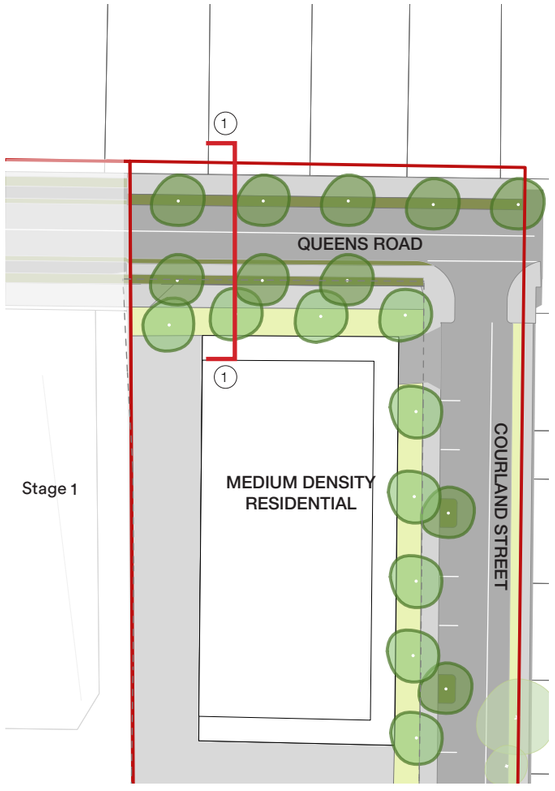


Section 1 - Typical Courland Street
1:200 @ A3

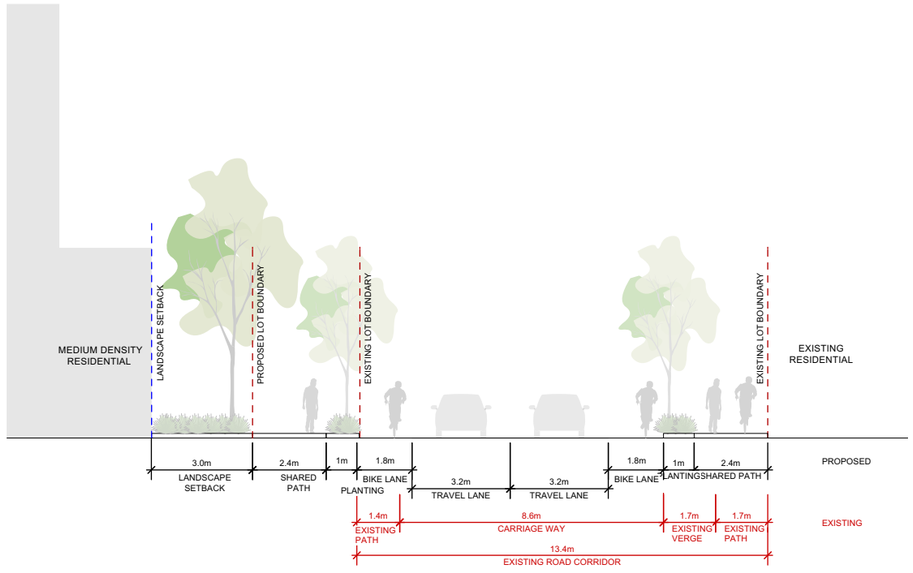
Queens Road East

Key design features include:

1. Increased canopy cover.
2. Minimum 2.4m shared path on both sides of the street
3. 3m landscape setback and 3m shared path on southern side of Queens Road
4. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists



1:500 @ A3



Section 1 - Typical Queens Road East
1:200 @ A3

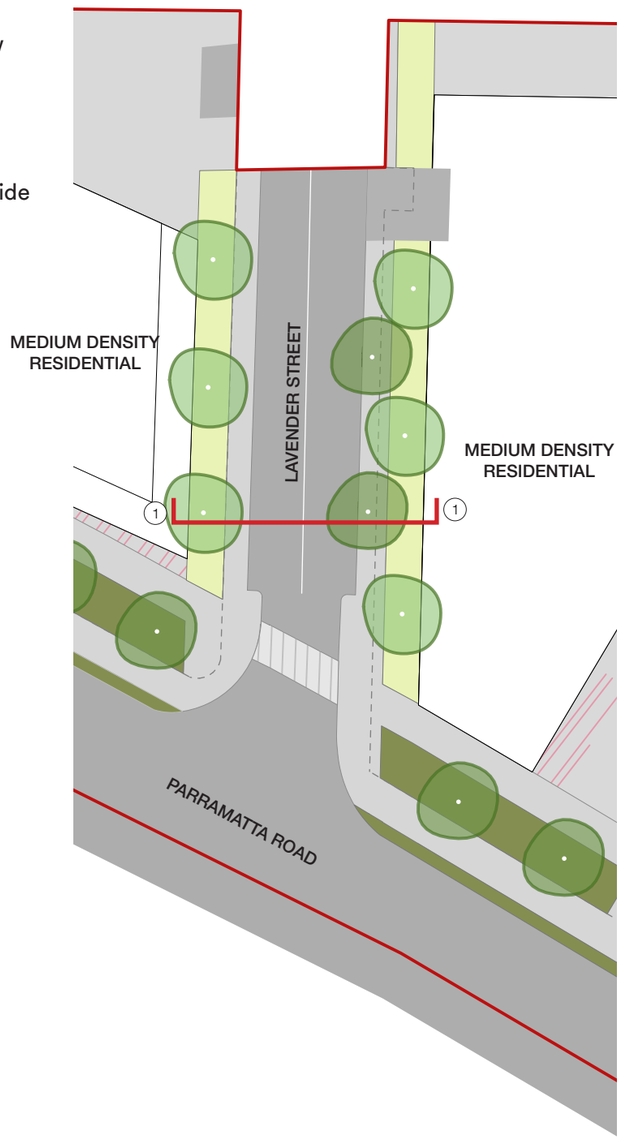
LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

Lavender Street

Key design features include:

1. 3m landscape setback on western side of the street and 3m setback on western side including 0.8m of footpath (in site boundary)
2. Increased canopy cover.
3. Trees in grate on eastern side of street to allow adequate circulation
4. Maintain existing pathway and road corridor.
5. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists



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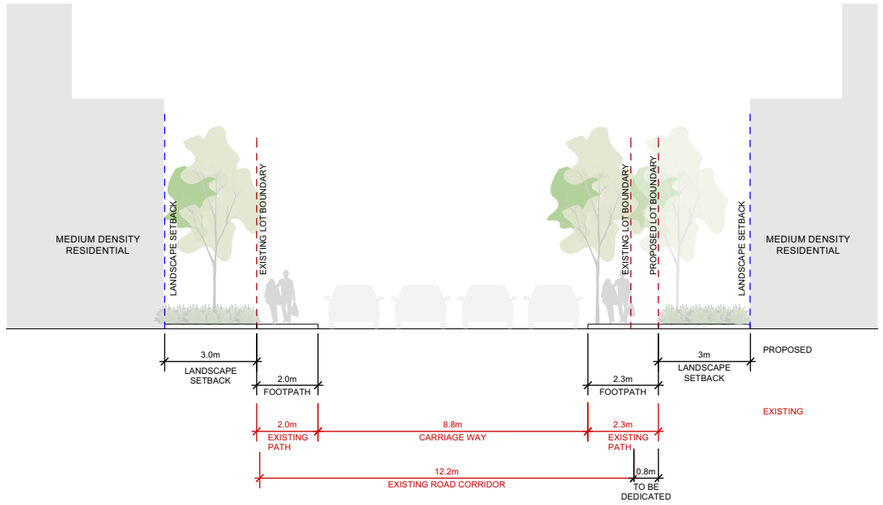


Section 1 - Typical Lavender Street
1:200 @ A3

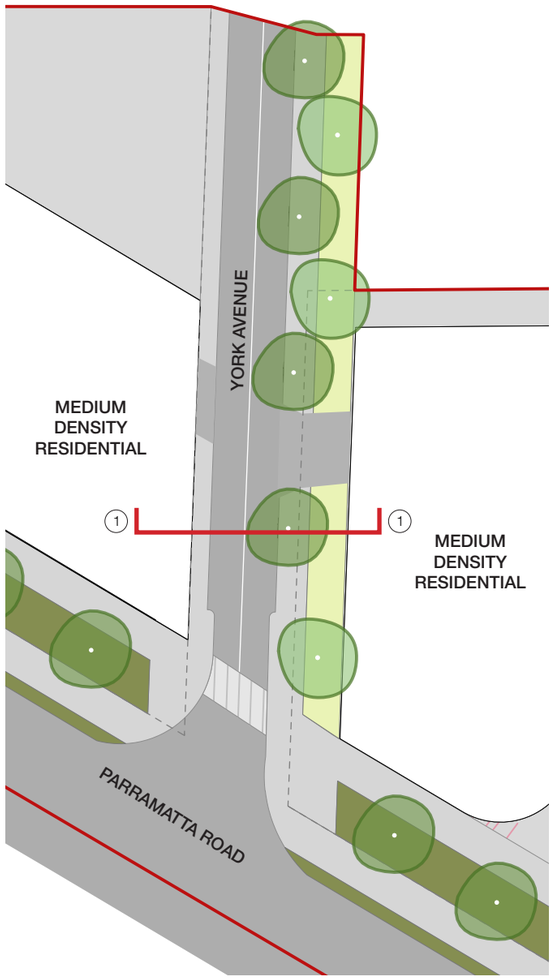
LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

York Avenue

Key design features include:

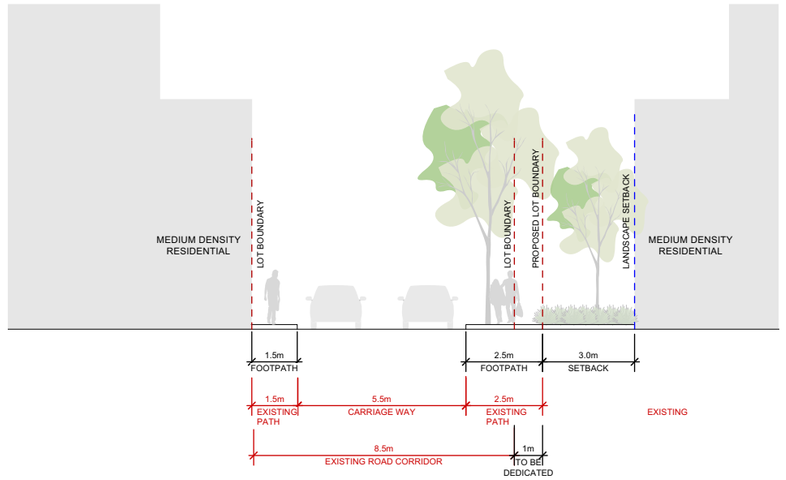
1. Increased canopy cover.
2. Trees in grates on eastern side of street to allow adequate circulation
3. Maintain existing pathway and road corridor.
4. 4m setback on eastern side of the street including 3m landscape setback and 1m of footpath in existing boundary
5. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists



1:500 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

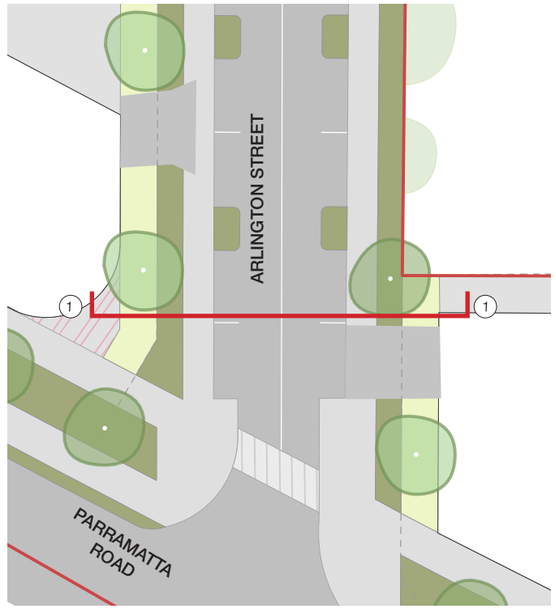


Section 1 - Typical York Avenue
1:200 @ A3

Arlington Street

Key design features include:

1. 3m landscape setback on both sides of the street.
2. Increased canopy cover.
3. Widening footpath to 2.5m
4. Kerb extensions at intersections and other dedicated pedestrian crossings points, to provide traffic calming, improve visibility between pedestrians/cyclists and motorists
5. Integration of landscape blisters to delineate parking.
6. Formalize on street parking on both sides of the street.
7. 3.1m planted median strip with large canopy trees.



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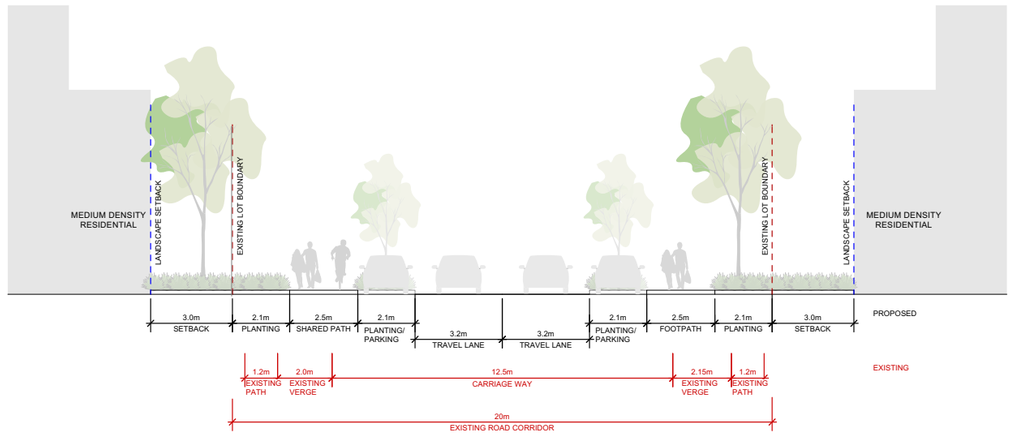


Section 1 - Arlighton Street

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- EXISTING PAVED ROAD
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

Kings Bay Corner Reserve

Key design features include:

1. Provide effective connections to Henley Marine Drive, and future link from Iron Cove Creek to Parramatta River (Canada Bay Green Way).
2. Path setback off Parramatta Road and located in public domain space
3. Provide pedestrian and cycle refuge area with shade and seating.
4. Enhance feeling of public space by providing areas for meeting and socialisation

1:500 @ A3

LEGEND

- PRECINCT BOUNDARY
- CARRIAGE WAY
- MASS PLANTING
- LANDSCAPE SETBACK
- CHANNELISED CREEK
- CREEK
- LOT AMALGAMATION
- HERITAGE AREAS
- PAVEMENT
- TREE GRATE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE PRIVATE

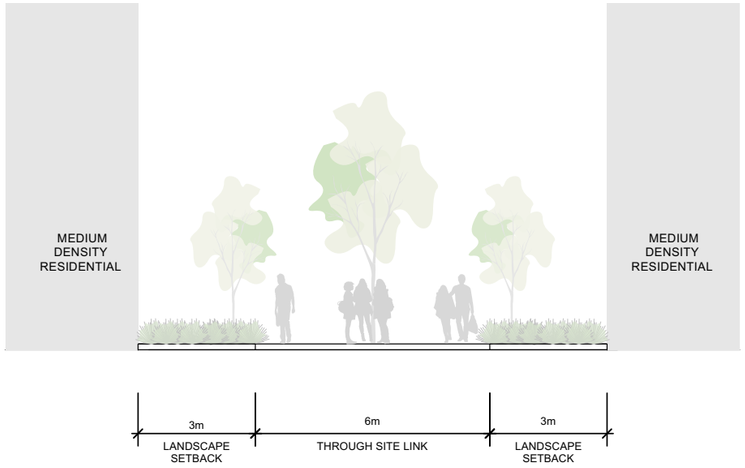
Potential future connection along Iron Cove Creek

1:5000 @ A3

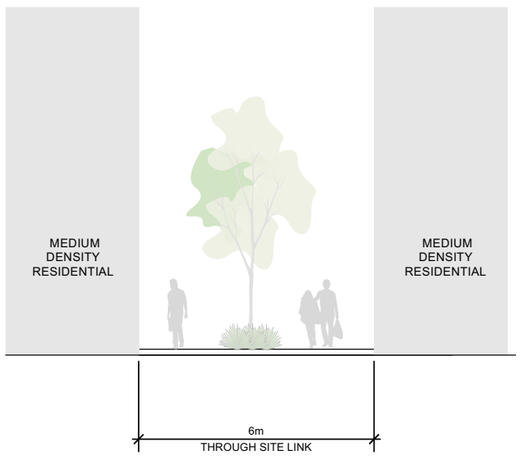
Through Site Links - All Precints

Key design features include:

1. Provide through site links to create breaks in the street wall.
2. Wide shared paths providing universal access for pedestrians and cyclists.
3. Generous landscape garden beds passively irrigated by adjoining hard surfaces to maximise stormwater infiltration.
4. Opportunity to provide amenity such as lighting, bike racks and seating.



Section 1 - Typical 12m Through site link
1:200 @ A3



Section 2- Typical 6m Through Site Link
1:200 @ A3

Seating and lush planting

Active frontages

Active transport links