



921 Canterbury Road, Punchbowl

Landscape Masterplan Report

By: Site Image Landscape Architects

Date : 09 November 2023

Issue : A - Planning Proposal



SITE IMAGE
Landscape Architects

Site Image (NSW) Pty Ltd

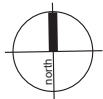
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600

Landscape Masterplan



SITE IMAGE
Landscape Architects

921 Canterbury Rd, Punchbowl | Landscape Masterplan Report



Planner:
Architect
Site Image Job Number

Tudor Planning and Design	Drawing Number	002
CMT Architects	Issue	A- Planning Proposal
SS15-3349	Date	09.11.2023

© Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600

Introduction

This report is to be read in conjunction with Landscape Plan and allied consultant team documents and reports. The subject site is located at 921 Punchbowl Road Punchbowl, on the corner of Canterbury Road. The site is generally flat, with a large on grade carpark area and the existing Diamond Venues Group club on the corner. The site also includes four (4) residential properties to the north-east fronting onto Punchbowl Road. The existing access into the site is from the north east off Punchbowl Rd with designated In and Out driveways.

The site setting is dominated by the two significant roadway frontages. There are freestanding residential houses to the north and north-west, and opposite across Punchbowl Road. A large outdoor storage and landscape materials retail building adjoins the site to the SW.

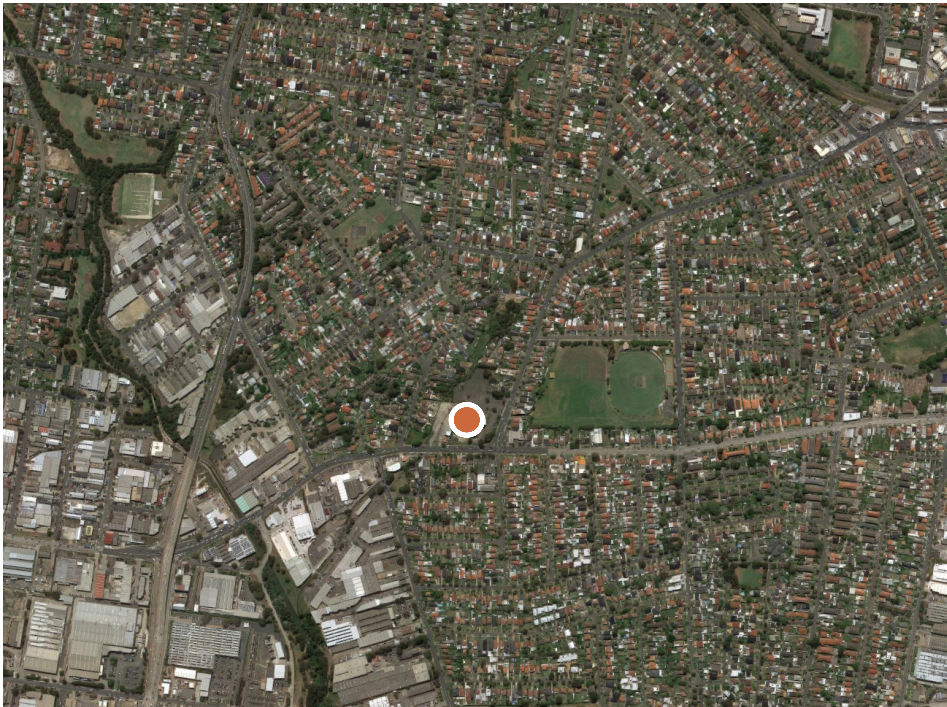
There is a range of scattered trees and palms across the site, primarily along the site boundary. The site also contains three existing properties, 919, 917, 915 Punchbowl Road, which are set to be demolished for the proposed development. Boundary trees will be retained where reasonable. An Angopora tree on the main road corner of the site is proposed retained. The residences along the northern property boundary is screened with tall Casuarina species, that are proposed retained. Tree retention noted is subject to Arborist review. and replacement tree planting proposed in suitable locations to establish a new long term setting for proposed internal road streetscapes, open space and buildings. Maturing Canary Island Palms along the Punchbowl Road frontage are to be transplanted and reused if that is deemed appropriate by the Arborist (disease risk).

The western boundary abuts an exiting stormwater canal, containing a range of shrubs and small trees within the easement. The canal continues under a concrete platform on the adjoining 23 Canterbury Road, and also diverts underground through the site towards the eastern boundary, under Punchbowl Road, and opens to air adjacent to property. Proposed development takes into account easements for electrical power lines and stormwater canals.

The proposed development includes a new mixed use building on the southern part of the site, containing the new club and ground floor retail, and three apartment buildings above. A large landscape open space area defines the edge of the new access loop drive. A landscaped podium is proposed above the club and retail, with a generous colonade along the loop road edge. Four new multi- storey residential apartment buildings are proposed in the northern part of the site, as well as townhouses along the northern boundary with generous rear gardens in deep soil.

In addition to the club forecourt 'pocket park' type space, there are two new proposed 'park' open spaces. The site is proposed to have public access to landscape open space areas, which will remain owned and managed by the body corporate / relevant entities retaining the site ongoing. The open space along the eastern boundary is to have a 'Type 2' destination play space to suitably meet the requirements of Council's Playgrounds and Play Spaces Strategic Plan'. More generally, landscape design proposals have been developed to meet the requirements of the City of Canterbury-Bankstown Local Environment Plan 2015, and the range of controls and guidelines apply to development, and open space / landscape design including Council, State and National standards and codes relating to relevant design aspects such as: SEPP 65 Design Quality of Residential Flat Buildings; SEPP (BASIX) 2004; Council landscape and environment policies and codes; and requirements regarding access, water sensitive urban design, crime prevention through environmental design (CPTED), and guidelines for sustainability, landscape materials and plantstock. The proposals achieve required deep soil, open space and landscaping requirements.

The following pages describe landscape aspects of the residential development proposals, with design commentary that demonstrates how proposals respond to the site and context, and achieve substantial conformance with relevant design codes and guidelines, and is to create a suitable relationship to streets and neighbours.



Aerial - Punchbowl Region
Source: Nearmap 2016



Aerial - Nearmap
Source: Nearmap 2015

Landscape Features and Analysis



Landscape analysis of the site has been completed in conjunction with the project team allied reports including Architectural and Planning reports. The introduction describes the subject site's general landform, landuse, neighbours, streetscape and site landscape and general context. Key issues affecting site planning and landscape design are provided here.

The soils of the area are typically shale / sandstone derived. The broader landform generally slopes from west to east. It is understood there are no Endangered Ecological Communities (EEC) present within the boundaries of the site. The paved carpark area is graded to direct runoff to regularly distributed stormwater pits. The stormwater canal runs along the western property boundary of the site, as well as the property directly below and is diverted under Canterbury Rd and opens to air on the other side. and proceeds to connect to Salt Pan Creek. Running along this stormwater canal is also a Electrical power stanchion which proceeds to connect with accompanying stanchions further north and south of the site. Pylon lighting at regular intervals provides evening illumination to assist comfort and safety for patrons moving to and from their cars to the club.

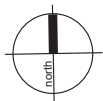
The current street treatment along the southern (Canterbury Rd) and eastern (Punchbowl Rd) boundary of the site has very little planting, where the main tree canopy cover is found on the south east corner where Canterbury Rd and Punchbowl Rd meet. New street trees are proposed to both road frontages, to be planted in accordance with Council's public domain / street tree planting details.

Across Punchbowl Road to the east is the large expanse of Punchbowl Park (accessed by path along stormwater channel). It has a playground, tennis court, playing fields and change shed, small grandstand, and extensive trees to the perimeter and between playing fields. More broadly, there is an extensive network of open spaces providing diverse and significant amenity.

- Existing stormwater canal
- Overhead Power Lines
- Existing electrical stanchion



Site Photographs



Landscape Masterplan Principles

Existing stormwater canal along western boundary with secure fencing, buffer and screen planting providing separation from the stormwater canal and neighbouring residences.

In accordance with Ausgrid requirements regarding Transmission Tower and overhead wires, simple lawns and low maintenance groundcovers are proposed, to allow Ausgrid maintenance access. Planting greater than 3m is excluded from the controlled area, and no obstruction of any type within 10m of any part of a transmission line structure.

Pedestrian bridges not exceeding 3m wide are to provide access to this area, with bridges to be consistent with the design requirements of Sydney Water Guide: 'Building bridges over open stormwater channels'.

This area is to have a 'Type 2' destination play space to suitably meet the requirements of Council's Playgrounds and Play Spaces Strategic Plan'. noting "Play Level 2 will be good quality playgrounds and play spaces with diverse activity opportunities." and have one 'accessible Plans will be prepared to approval of Council.

Podium level landscape is to provide additional amenity to ground level pocket park and other open space areas. The secure nature of this area provides opportunity for informal play and passive recreation without leaving the building environs.



Existing boundary Casuarina trees providing good boundary visual screening are to be retained, and reinforced with additional planting / replaced where required.

Townhouses with front courtyard access and address to internal road to provide strong activation, and greening of streetscapes.

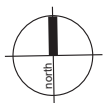
Public open space serving as outdoor amenity for adjoining residences, with looping paths and open lawn for both active and passive recreation. Area access to all site residents and also the public, with clear invitation that public use is invited and welcome.

Landscape to building entries and to frontages, including to residential courtyards and street edge to footpaths will green the streetscapes

Pedestrian crossings are to be suitably designed and located to complete logical pedestrian journeys and assist safe movement around the site

Street trees are to be provided to both frontages to the requirements of Council, with indicative trees shown demonstrating significant improvement given there are currently no street trees.

Streetfront broad lawns reflect the road verge width, with landscape to the building frontage creating a greening of the base of the building, and canopy trees greening views to the facade.



Landscape Design Considerations

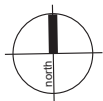


The detailed design of buildings, open space and landscape has been completed to provide a balance of open space amenity for private residences as well as common open space and circulation areas to the benefit of all residents. Providing a highly legible pathway network that allows easy access for residents and visitors was a key consideration, with strong sense of visual activation of all areas, and safe and clear sightlines. Sun access to common open space areas encourages use, and provision of tree planting in deep soil to provide shade and visual amenity.

The site planning, architecture and landscape have been developed in close cooperation to respond to the specific site context, features and opportunities, and to address issues identified in the analysis, and the requirements of Canterbury Local Environment Plan 2015 (LEP 2012). The landscape design principles utilised in development of the concept include:

- To achieve deep soil requirements for the site, distributed to best serve the enhancement of the drainage channel, and provision of boundary landscape and significant amenity open space;
- To provide a suitable high standard of open space and amenity provision for residents and visitors, from walking and feature landscape areas through to residential garden areas that provide a suitable range of residential open space and significant playground for all residents and for use by the public;
- To consider views to, from and within the site, and include visual screening to provide suitable levels of separation and privacy for residents and neighbours;
- To consider the streetscape, neighbours and context so that the built form and landscape respond to the locality and site perimeter;
- To provide linking open spaces and pathway networks that visually and physically connect each building to the surrounding landscape and streetscape;
- To provide for the needs of the broad spectrum of users, including those with limited mobility, sensory and other impairments, visitors, maintenance and services support;
- Identification and analysis of existing and proposed services, access requirements, and define movement corridors for vehicles and pedestrians, easements, and emergency & service access;
- To achieve a feeling of security and safety across the site and adjacent external areas and consideration of CPTED principles in landscape design.
- To embody principles of Environmentally Sustainable Development in the proposals, which includes a broad spectrum of considerations including ecology and biodiversity; interpretation of natural and cultural heritage; and water sensitive urban design;
- To utilise a majority of native plants in the landscape and to achieve the objectives of reinforcing the natural landscape identity of Punchbowl and the Canterbury region with endemic canopy trees, whilst selectively utilising exotic small trees, shrubs and accent plants to create residential garden areas;
- To implement design principles for low water use plant material and associated guidelines in accordance with BASIX requirements to reduce reliance on irrigation and utilize roof water collection if suitable for irrigation. Note that native and exotic plant species have demonstrated low-water use characteristics;
- To achieve a suitable visual quality to the open space, common open spaces and streetscapes that provides consistency of identity and cohesion to the overall project, and assists in unifying the different areas of the site (planting, hardscape, furniture, fixtures, and services);
- To provide practical amenity, safety and assist wayfinding through suitable design and detailing of a hierarchy of lighting, signage, access routes, amenities, parking and the like that together contribute to the good functioning, safe and efficient operation of site activities.

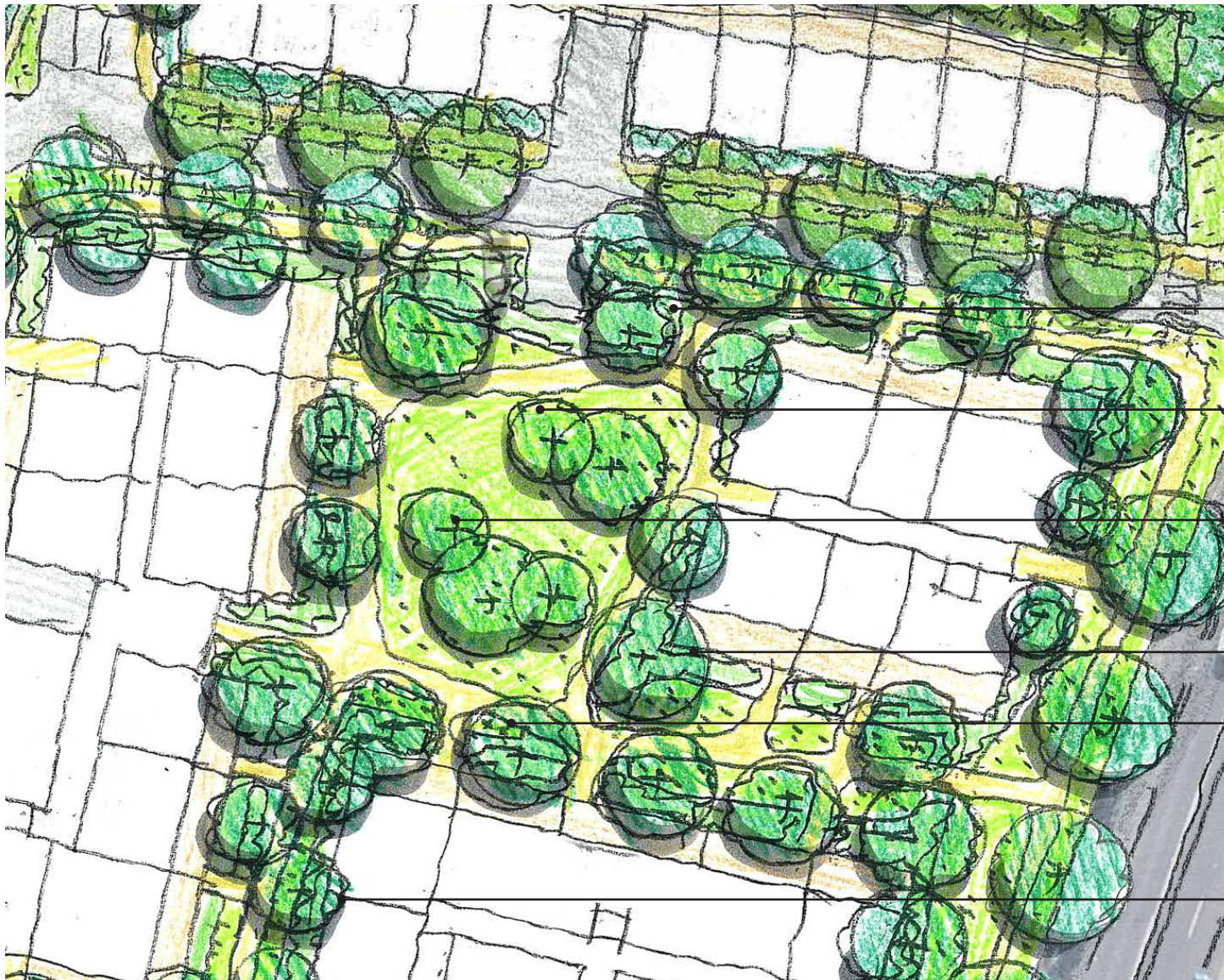
We believe these design principles have been suitably considered and achieved in the landscape and external environment proposals.



Northern Common Open Space



The site planning places the open space to maximise engagement with residential buildings and terraces, and adjoining public and internal streetscapes. The 'invitation' to public access is to be clear through open sightlines and obvious wayfinding and signage. The significant loop walkway provides access from all directions and an exercise circuit. There is regular seating along this pathway, and outdoor gym equipment and exercise stations will further activate the path. The central lawn will have mounding, providing tree planting opportunities to visually break up the space and provide areas of shade for seating.



Precinct Plan

Boundary and screen planting to adjacent property. Planting is to provide separation and privacy from neighbours.

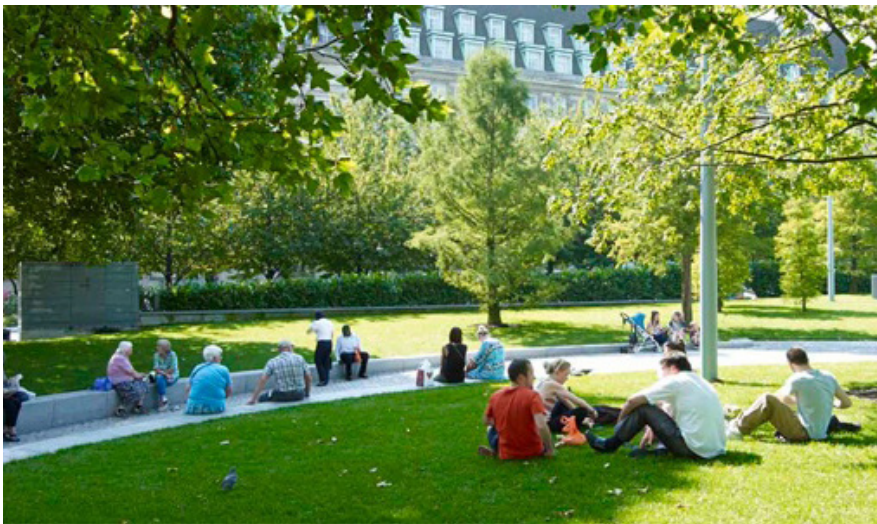
Central lawn provides a large amount of open space for passive and active recreation.

Public Art on visual axis

Seating alcoves around the edge of the loop walkway around the central lawn

Regular seating set into the edge of the loop path provides resting and watching opportunities, and the loop walk provides an exercise journey.

Residential access into the building form the central open space.

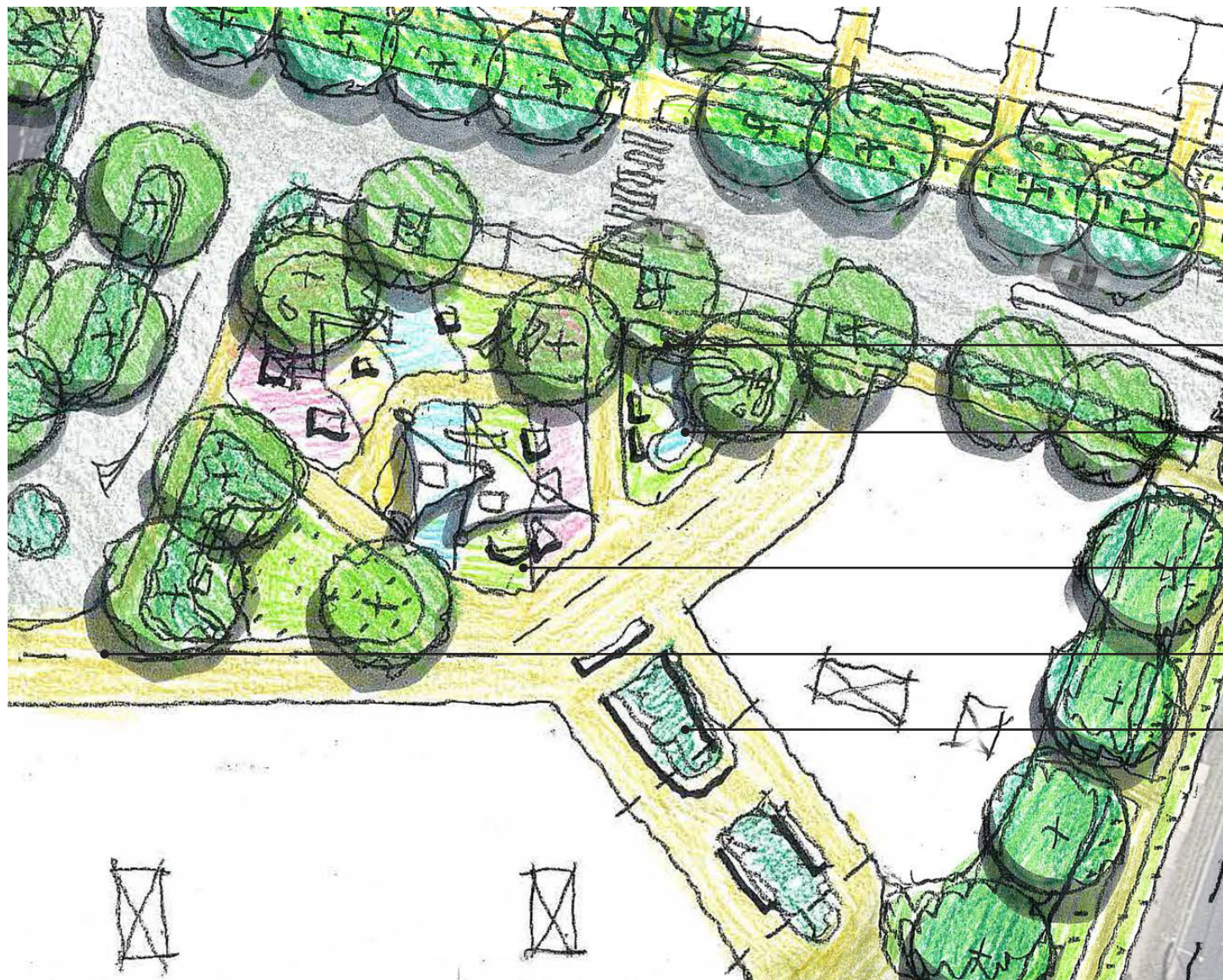


Design Imagery

'Type 2' Destination Playground Area



The proposals include for a 'Type 2' destination play space to suitably meet the requirements of Council's Playgrounds and Play Spaces Strategic Plan'. noting "Play Level 2 will be good quality playgrounds and play spaces with diverse activity opportunities. Plans will be prepared to approval of Council. Reference has been made to the document with regard to the range of potential elements to be included in the playground. The plan below includes a netting climbing structure, playground mixed activity structure, and bicycle practice circuit.



Precinct Plan

Defined playground areas with surrounding fencing, and adjacent bench seating for family and friends.

Subject to Council design input, potential to have seperate juniors bike circuit area, or integrate into larger area and provide 2 age group playground areas.

Combination of shade structures and tree planting to provide shade to playground

Club entry forecourt and setdown

View corridor between buildings with low level greening / planting to visually soften the area.



Design Imagery

Landscape Materials and Installation

Generally

All materials are to be installed new or recycled so that they are the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmanlike and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards.

Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements. Pavement finishes are to be of a type that has adequate slip resistance and does not present an uneven surface to avoid trip hazards. Landscape lighting will provide security lux levels and will accent feature elements (seating walls, water features and advanced tree planting) as well as providing an ambient light source to illuminate garden areas while avoiding light “washing” into private spaces.

Planting Strategy

The proposed plant material will be substantially selected from Canterbury-Bankstown Council and relevant authorities approved plant species lists, and for hardiness, ease of maintenance and proven ability to tolerate site conditions. Of importance are the foliage characteristics and floral displays to create garden character. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to all planting beds will allow for ease of trimming of groundcovers. Indigenous planting will be selected for its ability to attract native bird life. Exotic plants will be incorporated to garden spaces and courtyard areas where suitable to provide variety and consistency with the character of the locality.

Garden Detailing

Gardens are to be mulched with a pine bark or decorative gravel products. Areas of lawn and gardens are to be defined by raised concrete edges, capped with a high quality paver.

Imported and improved site soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of Australian native plants. On slab garden beds will be have a specially blended light weight and free draining soil mix with sand bed drainage layer to establish minimum soil depths of 450 mm depth for grass areas, 600 mm depth for shrub planting and between 800 and 1200 mm depth for tree planting, with soil volume to be carefully considered to be appropriate for tree species and to create a suitable mature size. The detailing of the on slab planters incorporates the following components:

- a free draining soil mix specially blended for planter box use
- a washed sand drainage layer placed beneath the soil mix
- a drainage cell product with filter fabric to establish a drainage void above the slab falls in slabs to
- drainage outlets inspection pipes over drainage outlets

All on slab planters will be made accessible for maintenance. Where safety issues exist for working in areas above ground anchor points and the like will be provided for safety harnesses.

Hardscape Materials

Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public plaza and footpath areas are to be paved to meet Council’s paving standards and details. A full range of integrated street and garden furniture and other fixtures will also be provided to meet Council and relevant Authority codes and requirements.

Landscape Irrigation

The use of irrigation system will aid the successful establishment and long-term development of the landscape. Utilisation of harvested and recycled water will be achieved in consultation with the Hydraulic Engineer and project team to meet the principles of WSUD.

Establishment and Maintenance

The design of all areas to be subsequently passed to Council ownership / management are to be prepared in consultation with Council so that the design and detailing meets their requirements in terms of sustainable maintenance, vandal resistance and design to assist minimizing graffiti. The installation of the works shall be subject to a 52 weeks defects liability period. The landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective. As a part of the Construction Documentation the landscape specification shall describe a full Maintenance Schedule. Regular inspections and reporting by the Landscape Architect on behalf of the developer will occur during this period.

Authorities and Requirements

The site planning through to the detailed design have to our best knowledge substantially accorded with the requirements of Council in terms of general landscape provisions for private and common open space, streetscape design, and the specific requirements of Council’s DCP and relevant codes and policies.

We note that in the process of concept and design development has included Architect pre-DA meeting with Council officers, and the design has been developed to respond to this input. We believe the design suitably addresses the issues raised in these meetings, including requirements for deep soil, site access, street and site tree numbers and distribution, private and common open space and amenity. As part of KMC landscape requirements, existing and proposed trees capable of attaining a mature height of 15+ metres are achieved for each Stage, based on their Lot size as follows: This requirement is met, with Community Lot (driveway access handle), having approximate size of 860 m2, requiring minimum 3 trees; and Lot 9B Gladstone Parade, with approximate size is 3785 m2, requiring minimum 13 trees. We confirm these requirements are achieved by combination of existing and proposed tree planting.

Conclusion

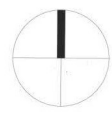
The landscape proposals for the 921 Canterbury Rd project will provide a comprehensive landscape setting for the proposed buildings. The proposals have suitably considered the specific landscape features and environment of the site and surrounds and future context, relevant Council policies, codes and requirements; and have been coordinated with the project team. Based on our review of the proposals against Canterbury DCP, and other relevant residential development and landscape codes, we believe the landscape proposals are suitable for Development Application consideration and approval by Council and relevant authorities.



Ross Shepherd BLArch (UNSW) MArt, AAILA, Registered Landscape Architect No. 449
Partner, Site Image (NSW) Pty Ltd – Landscape Architects



A. Amended Landscape Masterplan 09.11.2023



Client:
Waldron Hill Developments

Architect:
CMT Architects

Project:
21 Canterbury Road
Punchbowl

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au
Site Image (NSW) Pty Ltd
ABN 44 801 262 380

SITE IMAGE



Landscape Architects

PLANNING PROPOSAL

Drawing Name:
LANDSCAPE MASTERPLAN

Scale: 1:400 @ A1
Job Number:

Sheet _ of _
0 2 4 8 12 20m
Drawing Number: Issue:

SS16-3349

C100 A



A. Amended Landscape Masterplan 09.11.2023

Client:
Waldron Hill Developments

Architect:
CMT Architects

Project:
21 Canterbury Road
Punchbowl

Level 1, 3.5 Bopple Street
Punchbowl NSW 2113
Australia
Tel: (01) 21 0332 9880
Fax: (01) 21 0808 2877
www.alandscape.com.au
Site Image: 30/01/21 Pty Ltd
ABN 44 001 262 259



PLANNING PROPOSAL
Drawing Name:
LANDSCAPE MASTERPLAN

Scale: 1:400 @ A1
Job Number:



SS16-3349

C100 A