

WSU WESTMEAD CAMPUS SUBDIVISION

PRIVATE DOMAIN GUIDELINES

November 2015

Western Sydney University

Estate Planning & Development

Commercial and Estate Development

Western Sydney University

Locked Bag 1797 Penrith NSW 2751



Cox Richardson Architects and Planners

Level 2, 204 Clarence Street

Sydney, NSW 2000

Telephone: +61 2 9267 9599

Introduction

Western Sydney University had lodged a Development Application for a revision to its approved subdivision of its site on Hawkesbury Road in Westmead. Council has requested supplementary information.

The overall approval is for:

- Lot subdivision
- Roads and public open space
- Intersections with Darcy and Hawkesbury Roads
- Floor space dispensation across the site
- Variations to heights to achieve a better built form arrangement

The approval is not for buildings on the site. Separate DAs will be lodged for the specific development of each lot.

Purpose

The Private Domain Landscape Guidelines are intended to provide high level principles for the landscaping of the individual lots to ensure that the private landscaping complements the existing public domain.

These are not intended to replace the existing development controls but instead will augment these controls and provide a guide for future development of the individual lots.

Supporting Documents

These guidelines should be read in conjunction with the following documents:

- The Westmead Site Specific Development Control Plan prepared by Parramatta City Council
- The Westmead Campus Subdivision Urban Design and Master Plan Report prepared by COX
- The Westmead Campus Redevelopment Estate Major Works Landscape Design Report prepared by Tract Consultants

Outcomes

The guidelines may assist the developers in the preparation of their landscaping design for the future DAs for the development of lots on the Westmead site. The guidelines will also assist Council in the assessment of these future Development Applications.

These are not intended to be prescriptive controls that limit the potential for innovation and best urban outcomes.

General Principles

The following general principles will apply to the development sites:

- The concept Master Plan framework is based on the creation of accessible open space.
- Open space areas are 40% of total the site area
- Deep soil areas will be generally located around the edges of sites and extend into courtyards where possible
- Public Open Space to be included as deep soil areas.
- Buffer planting is to be provided along the western boundary of the site generally in accordance with the Master Plan vision
- Landscaped areas may include roof gardens with dimensions greater than 2m x 4m.

Open Space and Deep Soil Areas

The Concept Plan framework is based on the creation of accessible open space that facilitates the provision of major trees. The primary public open spaces are focused around the group of fig trees in the centre of the site. Open space setbacks at the entry road off Hawkesbury Road (managed by WSU) will ensure a green entry to the site.

Landscaped Area

Landscaped Area (made up of both private and public open spaces) is to be 40% of the precinct area. Of this, 19% (3,000sqm) of landscaped area is provided as public open space.

The final size and configuration of landscape area within lots and will be subject to individual DA's.

Deep Soil Area

Through testing of the Site's capacity and development of a workable built form structure, a deep soil area of 23% of the total precinct has been identified.

The final size and configuration of deep soil planting area within lots and will be subject to individual DA's.

UWS Westmead

Lot Landscape Principles

LOT 1



Illustrative Plan Lot 1

Site Area

8,017m²

Landscape Principles

- Upgrade planting to Hawkesbury Road frontage
- Upgrade Entry planting at Road 1
- Feature planting at heritage cottage
- Respond to historic garden layout on west side of site
- Provide amenity planting for site users
- Provide pedestrian access along the western boundary of the site connecting Road 2 to the rail corridor

Preferred Planting Species

Feature Trees

- Canary Island Palm (*Phoenix canariensis*)
- Ornamental Pear (*Pyrus calleryana*)
- Flowering Plum (*Prunus cerascifera*)
- Pin Oak (*Quercus palustris*)
- Crepe Myrtle (*Lagerstroemia indica*)

Hedging

- Indian Hawthorn (*Rhaphiolepis indica*)
- Photinia rubra
- Gardenia sp.

Infill Planting

- Liriope sp.
- Philodendron xanadu
- Duranta repens 'Sheenas Gold'
- Dwarf Bottlebrush (*Callistemon viminalis* 'Little John')
- Honey Myrtle (*Melaleuca linariifolia* 'Claret tops')
- Lilly Pilly (*Acmena sp.*)
- Palm Lilly (*Cordyline rubra*)
- Bird of Paradise (*Strelitzia reginae*)

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Lot Landscape Principles

LOT 2



Illustrative Plan Lot 2

Site Area 5,754m²

Landscape Principles

- Central north facing plaza above lower level retail.
Approximate dimension 30 x 35m
- Pedestrian links to plaza from Road 1.
- Stair connection from plaza to Darcy Road
- Provide link to Hawkesbury Road and Road 1 intersection from Plaza
- Hard paved areas for outdoor dining at plaza
- Incorporate public art at plaza
- Provide shade trees in Plaza through garden beds at a minimum depth of 1m or raised planters

Preferred Planting Species

Feature Trees

- Ornamental Pear (*Pyrus calleryana*)
- Magnolia grandiflora 'Little gem'
- Crepe Myrtle (*Lagerstroemia indica*)
- Frangipani (*Plumeria* sp.)

Garden Bed

- Liriope sp.
- Star Jasmine (*Trachelospermum jasminoides*)
- Lomandra sp.
- Flax (*Phormium* sp.)
- Mondo Grass (*Ophiopogon japonicus*)
- Gynaea Lily (*Doryanthes excelsa*)

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Lot Landscape Principles

LOT 3



Illustrative Plan Lot 3

Site Area

2,635m²

Landscape Principles

- 6m landscape buffer west boundary
- 2m landscape setback to Lot 4
- Landscape to easement for access

Preferred Planting Species

Feature Trees

- Cabbage Palm (*Livingstonia australis*)
- Canary Island Palm (*Phoenix canariensis*)
- Magnolia grandiflora 'Little gem'
- Weeping Lilly Pilly (*Waterhousea floribunda*)

Garden Bed

- Liriope sp.
- Nandina domestica 'Gulf Stream'
- Star Jasmine (*Trachelospermum jasminoides*)
- Lomandra sp.
- Flax (*Phormium* sp.)
- Gardenia radicans
- Gyneria Lily (*Doryanthes excelsa*)
- Poa labillardieri

Western Boundary

Tree Species

- Eucalyptus microcorys
- Corymbia maculata
- Melaleuca styphelioides
- Syncarpia glomulifera

Shrub species

- Callistemon citrinus
- Grevillea moonlight
- Grevillea buxifolia
- Hakea teretifolia

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Lot Landscape Principles

LOT 401



Illustrative Plan Lot 401

Site Area

3,010m²

Landscape Principles

- 6m landscape buffer west boundary
- 2m landscape setback to Roads 1 and 2. Landscaping to buffer ground floor residential with a minimum 1m deep garden bed
- Internal courtyard for resident use
- Shared zone to promote pedestrian priority and include lighting, trees, paving and street furniture
- Landscape elements such as tree pits set in paving and street furniture along Lot 3 frontage to reflect ground floor commercial use

Preferred Planting Species

Feature Trees

- Ornamental Pear (*Pyrus calleryana*)
- Magnolia grandiflora 'Little gem'
- Eucalyptus sp.
- Crepe Myrtle (*Lagerstroemia indica*)

Garden Bed

- Dianella sp.
- Liriope sp.
- Nandina domestica 'Gulf Stream'
- Star Jasmine (*Trachelospermum jasminoides*)
- Lomandra sp.
- Flax (*Phormium* sp.)
- Gardenia sp.
- Gyneria Lily (*Doryanthes excelsa*)
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Western Boundary

Tree Species

- Eucalyptus microcorys
- Corymbia maculata
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- Syncarpia glomulifera

Shrub species

- Callistemon citrinus
- Grevillea moonlight
- Grevillea buxifolia
- Hakea teretifolia

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Lot Landscape Principles

LOT 402



Illustrative Plan Lot 402

Site Area

3,578m²

Landscape Principles

- 6m landscape buffer west boundary
- 2m landscape setback to Roads 1 and 2. Landscaping to buffer ground floor residential with a minimum 1m deep garden bed
- Internal courtyard for resident use
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Tree Species

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- Corymbia maculata
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Shrub species

- Callistemon citrinus
- Grevillea moonlight
- Grevillea buxifolia
- Hakea teretifolia

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Lot Landscape Principles

LOT 5



Illustrative Plan Lot 5

Site Area

9,389m²

Landscape Principles

- 6m minimum landscape buffer west boundary
- 2m landscape setback to Road 2
- Internal courtyard for resident use
- Possible driveway access on east boundary. Design as driveway with potential pedestrian access
- Driveway zone should promote pedestrian priority and include lighting, trees paving and street furniture

Preferred Planting Species

Feature Trees

- Ornamental Pear (*Pyrus calleryana*)
- Magnolia grandiflora 'Little gem'
- Eucalyptus sp.
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Western Boundary

Tree Species

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Shrub species

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Lot Landscape Principles

LOT 3



Illustrative Plan Lot 3

Site Area

2,635m²

Landscape Principles

- 6m landscape buffer west boundary
- 2m landscape setback to Lot 402
- Landscape to easement for access

Preferred Planting Species

Feature Trees

- Cabbage Palm (*Livingstonia australis*)
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Western Boundary

Tree Species

- Eucalyptus microcorys
- Corymbia maculata
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- Syncarpia glomulifera

Shrub species

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Lot Landscape Principles

LOT 401



Illustrative Plan Lot 401

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Garden Bed

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Western Boundary

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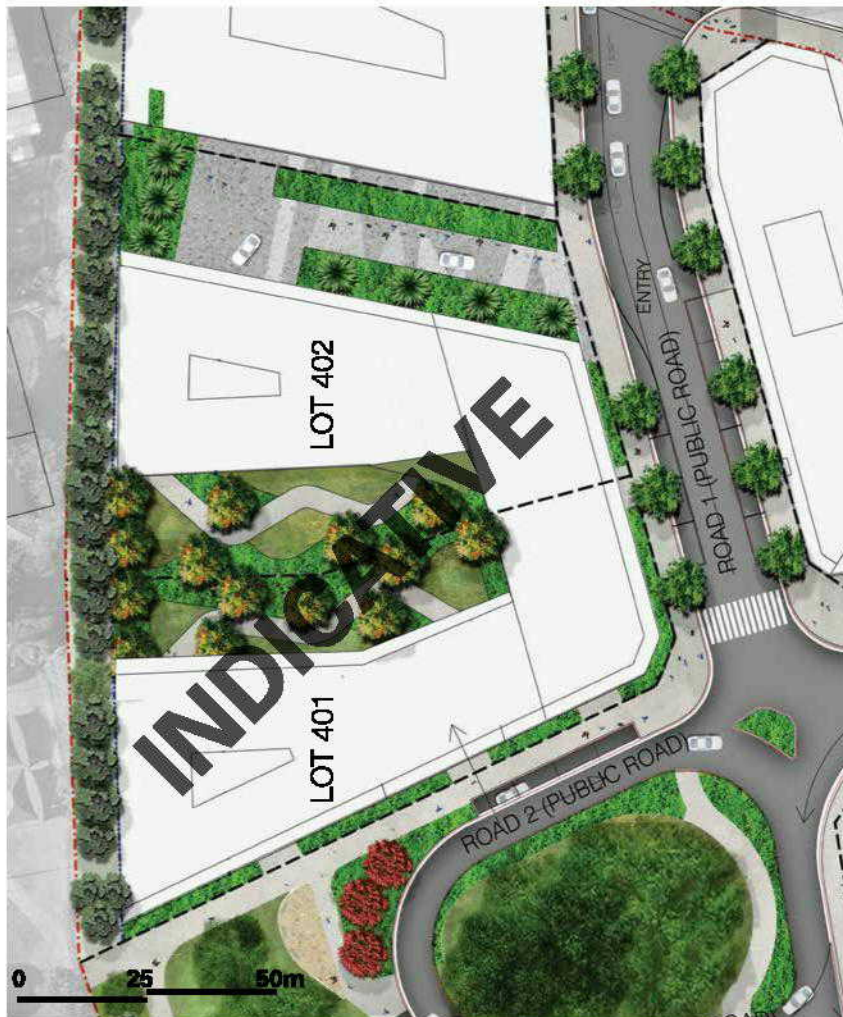
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Lot Landscape Principles

LOT 402



Illustrative Plan Lot 402

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Shrub species

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- Hakea teretifolia

UWS Westmead

Lot Landscape Principles

LOT 5



Illustrative Plan Lot 5

Site Area

9,389m²

Landscape Principles

- 6m minimum landscape buffer west boundary
- 2m landscape setback to Road 2
- Internal courtyard for resident use
- Possible driveway access on east boundary. Design as driveway with potential pedestrian access
- Driveway zone should promote pedestrian priority and include lighting, trees paving and street furniture

Preferred Planting Species

Feature Trees

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Garden Bed

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- Poa labillardieri

Western Boundary

Tree Species

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Shrub species

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