



7.0 DESIGN

Concept Site Designs

Appropriate building envelopes, access and open space relationships were tested on the site. These design concepts responded to the site analysis, SEPP 65 Principles and the site specific stated Design Principles.

When dimensions of the site are related to the dimensions of a section of a residential apartment building, it suggests that the buildings should be organised around the site in the manner of block edge development.

The advantages of this response are:

- Buildings can align with and address all four public frontages
- A generous internal open space is created in the centre of the site
- An internal street can enter from Lords Road and exit to Davies Lane
- A view corridor can be created between Lords Road and Lambert Park
- The existing trees are maintained
- The sections of the buildings can be designed to meet SEPP 65 Principles [solar access / cross ventilation / length of corridor etc]
- The heights, alignments, street setbacks and profiles of the buildings can be organized to suit the related public frontages
- Ground floor apartments can have courtyards

7.1 OPTION 1



Option 7.1 incorporates the urban design principles developed in Section 6.0.

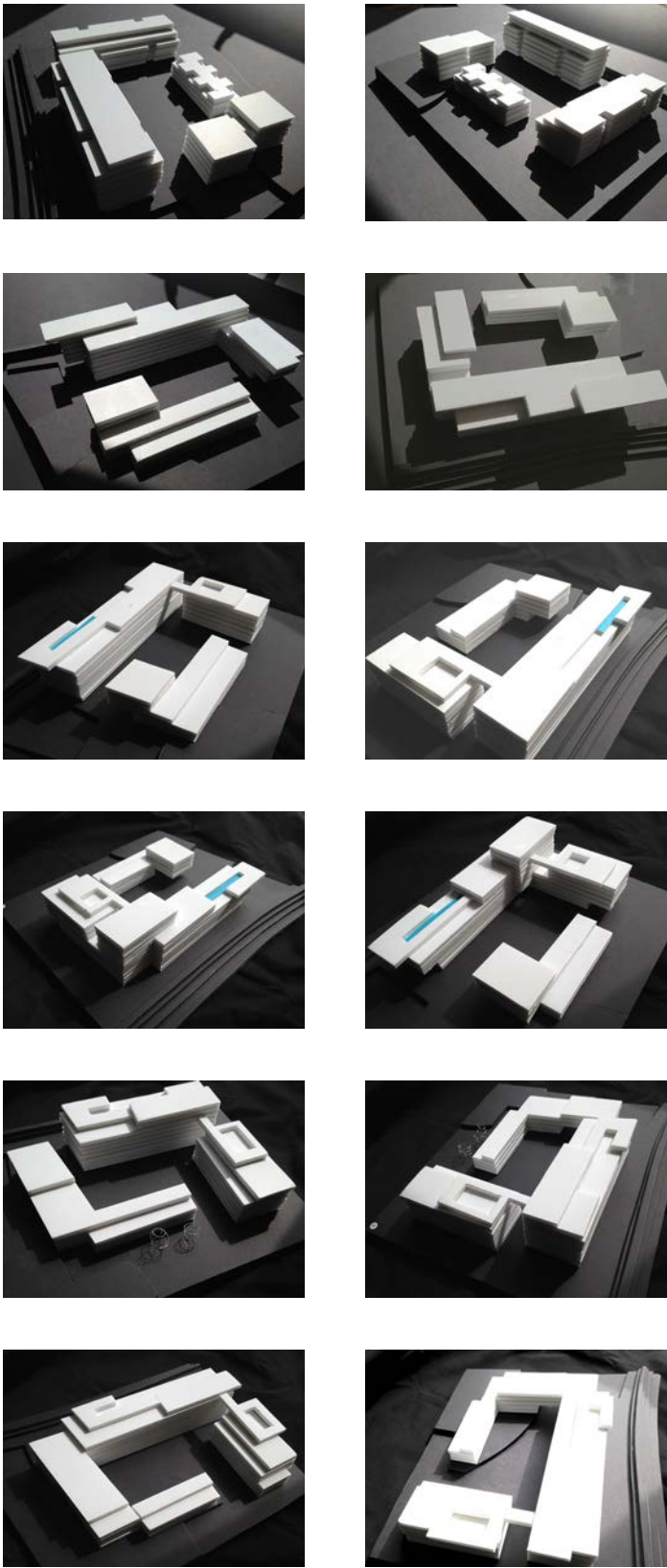
This alternative has a taller marker building located on the north west corner of the site. This building would not cause overshadowing on surrounding residential areas, would form an interesting counterpoint for those travelling along the light rail and it would relate well to Marion Station.

The height of the building would be such that it would be visible from residential areas of Haberfield and Leichhardt.

The floor space would be similar to that in the preferred option and there would be some additional building separation. Residents would be able to enjoy district and water views from the taller building. The building to south would be a thinner than the one in the preferred option.

Notwithstanding the advantages, the preferred scheme was chosen, because is lower and less prominent.

7.2 MODEL PHOTOS



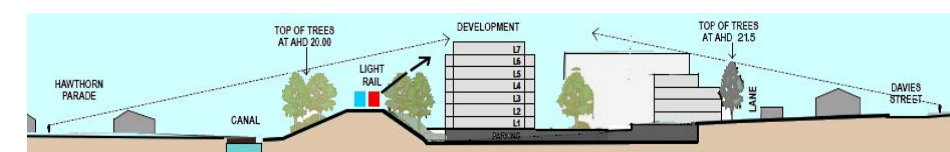
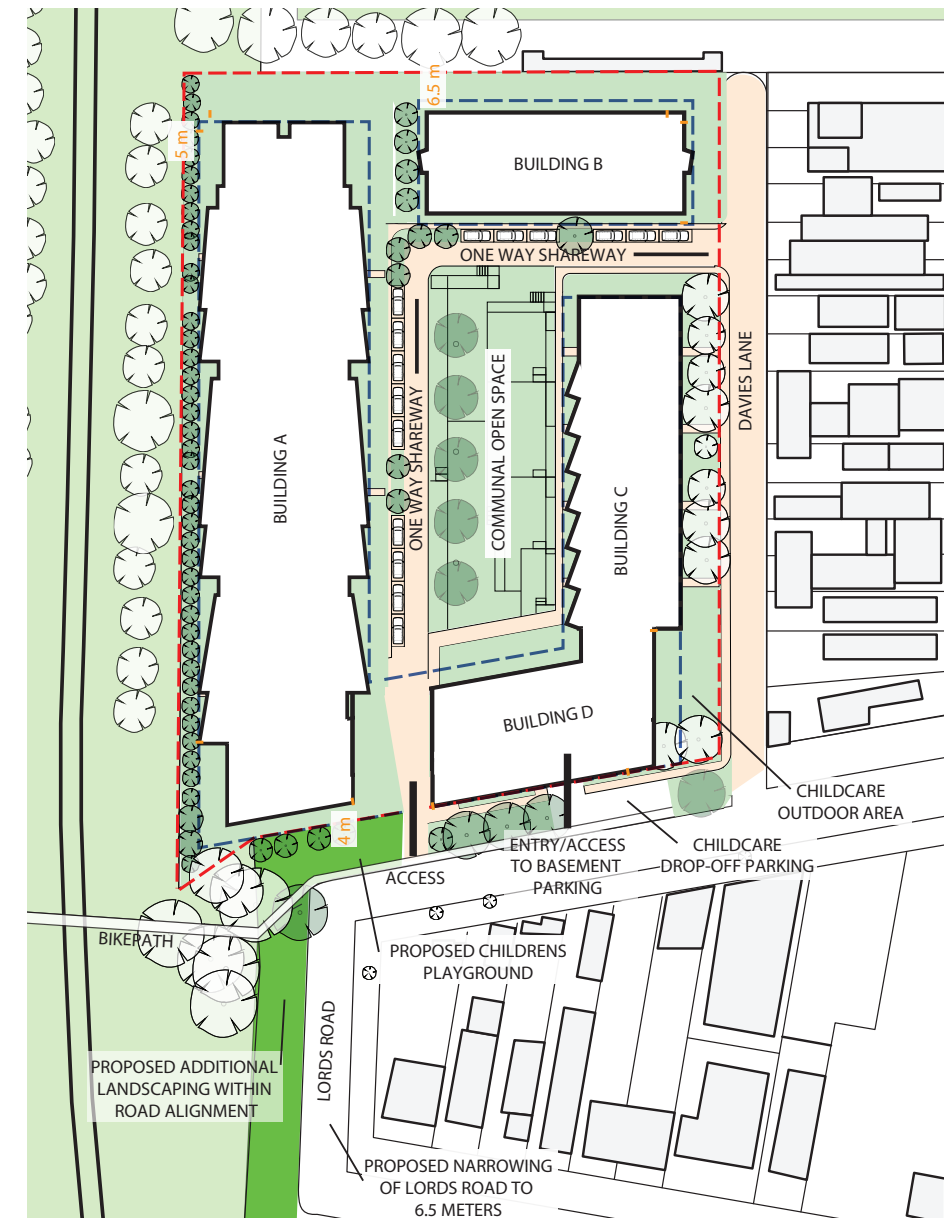
Option 2 Here we were testing models showing development of the preferred option.

8.0 PREFERRED OPTION

8.1 SITE LAYOUT, ACCESS AND PARKING

The preferred design option:

- Has four buildings located around the edge of the site: Building A on the west, Building B on the north, Building C on the east and Building D on the south. Building D also has a childcare centre.
- Each of the main buildings has its own character, with respect to appearance, scale, and type of dwelling within each building. The resultant finer grain serves to integrate the development with its surroundings.
- The buildings surround an internal open space of 2,625m² - 2,850m². This space is designed to reflect the changing levels of the site and provide a generous communal area with deep soil planting for large trees and planting.
- An internal street or shareway connects Lords Road to Davies Lane providing permeability and the opportunity for a large number of ground floor front door addresses and courtyards.
- The entry to the internal street is towards the western end of the site through Building D.
- The internal street provides an address for Buildings A and B, and convenient short term signposted visitor car parking and drop-off on the street to all the buildings in the development. Landscaping is provided between these spaces.
- Has a view corridor along the internal street, from Lords Road to Lambert Park.
- Car parking, waste collection and some storage is provided in the basements. The basement is located above the water table. Allowance is made for the provision of deep soil planting for significant trees. Entry to the basement from Lords Road is above the level required by the flood study.
- Parking is provided in accordance with the Traffic Report prepared by Varga Traffic Planning.
- Parking for childcare drop-off is provided in Lords Road, providing safe access to the childcare centre without crossing vehicular traffic.
- The proposed narrowing of Lords Road provides additional landscaped parkland, permits car access to all existing garages and houses and discourages through traffic.
- The greater bulk and height of the development is located along the western side of the site (alongside the light rail embankment) and northern side of the site (the south of Lambert Park).
- The mass of the development is graduated by stepping down from the western and northern boundaries to respond to the existing streetscape of Lords Road and Davies Lane.
- To Davies Lane, the development presents a three storey form with a recessed top storey to Davies Lane, behind the existing trees.
- To Lords Road, the development presents a three storey form with a recessed top storey.
- The development will not result in any additional overshadowing to any residential development in any of the surrounding area between 9am and 3pm, midwinter.



8.2 BUILDING DESIGN AND IMPACT

The development can meet and exceed the requirements of SEPP65.

Building A

Building A has six to eight floors. The top floor is recessed and contains outdoor communal areas including a 25m lap pool.

- The lower levels are set back 8 metres from Lambert Park on the north and 6 or 7 metres from the embankment on the west.
- The ground floor comprises mainly 2 storey dwellings with ground level courtyards. These are raised above the footpath to provide privacy for the occupants.
- Upper levels comprise 1, 2 and 3 bedroom apartments.
- Angled wintergarden balconies maximise daylight entry and provide a distinctive appearance when viewed from the light rail line.
- The bulk of the building and upper levels are designed such that they have minimal impact on the residential areas surrounding the site.
- Views of the building from the East and South are shielded by Building C and D.
- Views from the West are shielded by the railway embankment and the dense trees growing on the western side of the embankment.
- When viewed from the light rail line, the building will present a 4 to 5 storey appearance, shielded by the existing trees growing on the railway embankment. The scale and bulk of the building will be in accordance with the railway.

Building B

Building B has 6 floors.

- The lower levels are set back from Lambert Park by 7.5 metres and 5.1 metres from Davies Lane. Levels 5 and 6 are set back 9.4 metres from Davies Lane.
- All apartments are accessed by an external corridor access on the south, are cross ventilated and face north.
- All north facing balconies will have a wintergarden, which will ameliorate the noise of the football which is played at Lambert Park. Bedrooms are located to the South.
- The south facing bedrooms are not affected by the noise from Lambert Park.
- The ground floor setback to Davies Lane provides a landscape buffer and the upper level setback ensures that the impact on residences facing Davies Street is less than that existing at present (it is noted that the existing warehouse building is erected on the boundary).
- This building is visible from Lambert Park. However, because of the masonry wall erected along the northern boundary of Lambert Park, the building will not be visible from Marion Street.





Existing situation - view from light rail line to the South



Proposed - view from light rail line to the North



Existing situation - view from Lambert Park line to the North



Proposed - view from light rail line to the South. The proposed development would be mostly hidden from view by the existing trees



Proposed - view from Hawthorne Parade to the East. The existing trees will ensure that the development will not be visible from the rear of the houses facing Hawthorne Parade.



Proposed - view from Lambert Park line to the North



Proposed - view from inside the light rail line to the South



Proposed - aerial view to the South



Proposed - view from Lambert Park. The development will not be visible from Marion Street because the wall to the north of Lambert park soccer field shields views.

8.2 BUILDING DESIGN AND IMPACT

Building C

Building C has 4 floors.

- A public footpath is provided along the western side of Davies Lane.
- A landscaped strip is provided in front of the fences of the development along Davies Lane.
- The ground floor is set back from Davies Lane by 6.0 metres.
- The top floor is set back from Davies Lane by 8.5 metres.
- All the significant trees facing Davies Lane are to be retained.
- The height of these buildings is similar to the height of the existing trees which are to be retained.
- The angled wintergarden balconies maximise daylight entry.
- The building has been designed with 'through units' to minimise overlooking into the residences facing Davies Street. Generally, the bedrooms face Davies Lane and living areas face into the central communal area.
- The combination of footpath, landscaped setback in front of fences, existing trees and internal layout ensures that the impact on residences facing Davies Street is no greater than that existing at present.

Building D

Building D has 4 to 5 floors.

- The lower levels facing Lords Road have no set back. On the western end there is a setback 7.4 metres from Lords Road.
- The childcare centre catering for 60 children is on the East side of Building D.
- The design includes a colonnade effect which distinguishes the childcare use from the residential use above.
- Outdoor areas are provided in accordance with childcare design practice. The children's outdoor play area at the corner of Lords Road and Davies Lane is set back 11.0 metres from Davies Lane. Existing trees are retained in this area, which is shaded in accordance with childcare design practice.
- The childcare centre will incorporate a small coffee shop that will serve residents, people picking up children and going along the bike path or walking to the light rail station.
- The upper floors are set back behind a parapet, 8.5 metres from Lords Road, to generally create the impression of a 3 storey building.
- The building with its set back top floor makes appropriate transition from the residential area backing onto Lords Road to the taller buildings adjoining the embankment





Existing situation - view from Kegworth Street to the North



Existing situation - view from Lords Road to the West



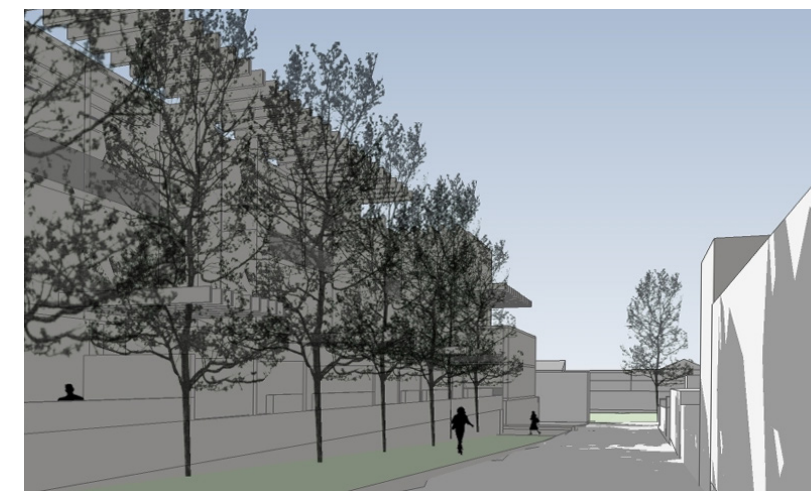
Existing situation - view from Davies Lane to the North



Proposed - view from Kegworth Street to the North, showing proposed narrowing of Lords Road and proposed new landscaping



Proposed - view from Lords Road to the West. The corner of Davies Lane and Lords Road is landscaped and forms the outdoor area of the childcare centre



Proposed - Davies Lane to the North, showing the new footpath and landscaped area in front of the fence. The new buildings will be set back from the boundary by 6 metres



Proposed - from South West corner of Lords Road, showing the new view corridor and Building D which is 3 storeys high with an additional top floor set back to reduce shadowing and impact on Lords Road



Proposed - from courtyard above to the South

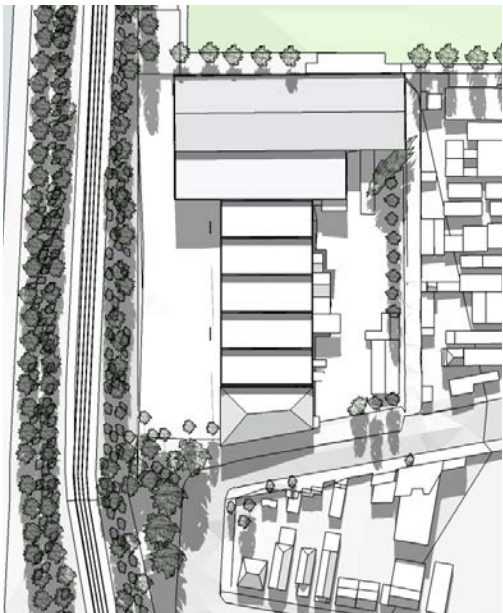


Proposed - The central communal area from the South and shareway to Lords Road

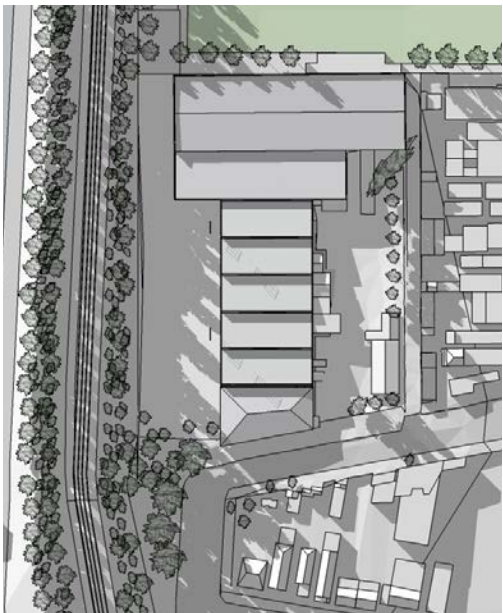
8.3 SHADOW STUDIES MID-WINTER



Existing situation - 21 JUNE - 9 am



Existing situation - 21 JUNE - 12 pm



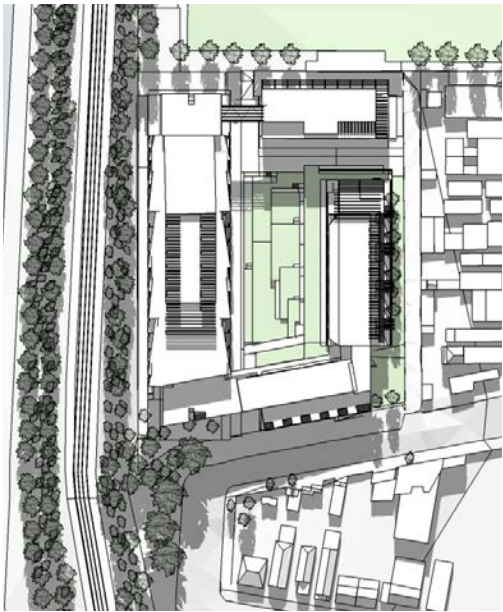
Existing situation - 21 JUNE - 3 pm



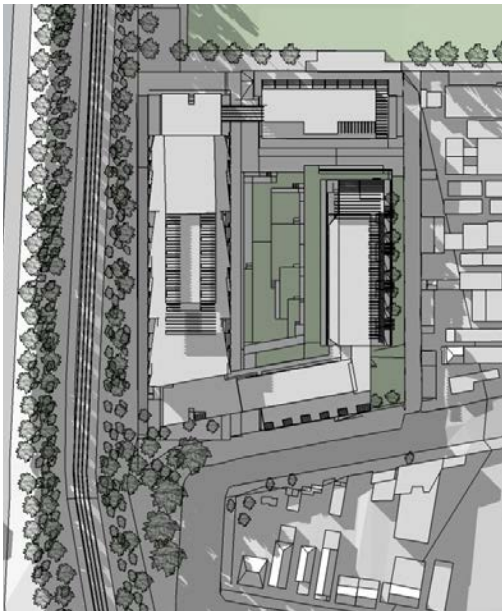
Existing situation - 21 JUNE - 3 pm



Proposed - 21 JUNE - 9 am



Proposed - 21 JUNE - 12 pm



Proposed - 21 JUNE - 3 pm



Proposed - 21 JUNE - 3 pm

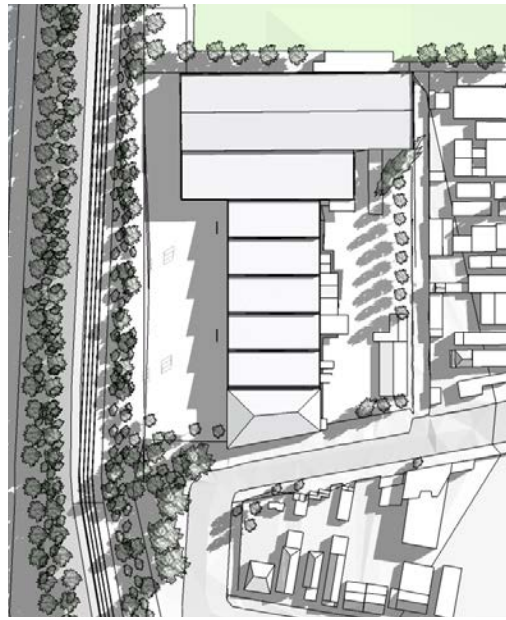
Assessment:
The development causes no additional overshadowing on adjoining residential areas. Additional overshadowing is restricted to roads.

Assessment:
The development causes no additional overshadowing on adjoining residential areas.

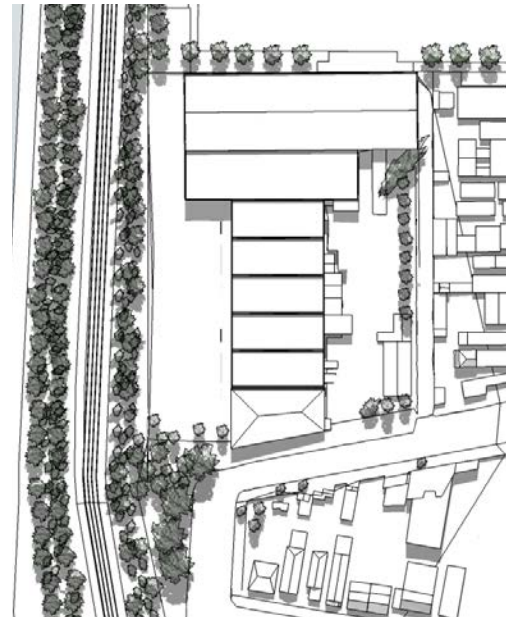
Assessment:
The development causes no additional overshadowing on adjoining residential areas. There is a minor reduction in overshadowing of properties at the northern end of Davies Lane.

Conclusion:
Midwinter, development has no adverse affect on any residential areas between the hours of 9am and 3pm.

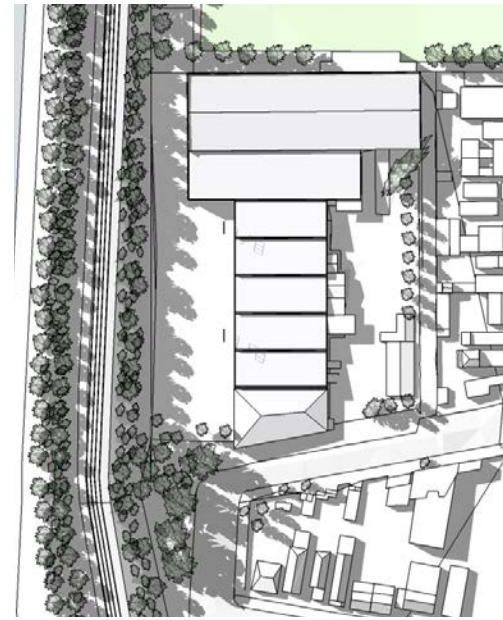
8.4 SHADOW STUDIES EQUINOX



Existing situation - 22 MARCH - 9 am



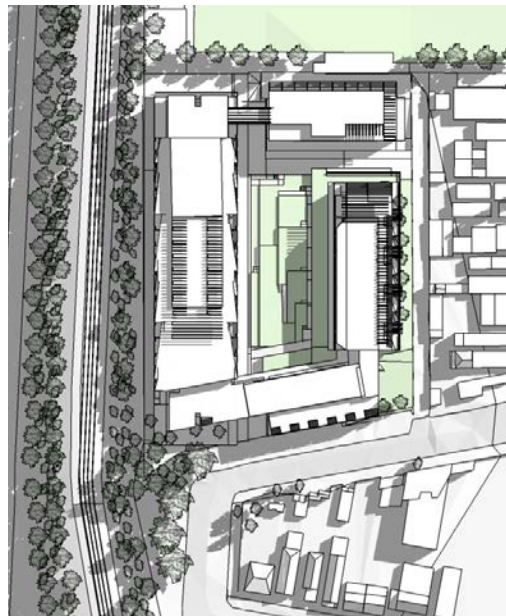
Existing situation - 22 MARCH - 12 pm



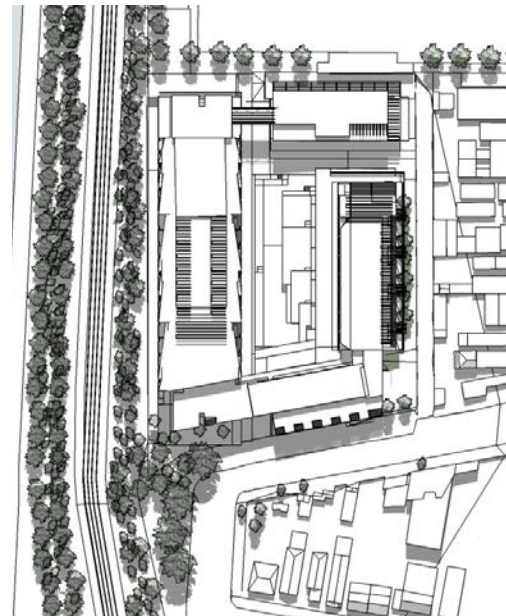
Existing situation - 22 MARCH - 3 pm



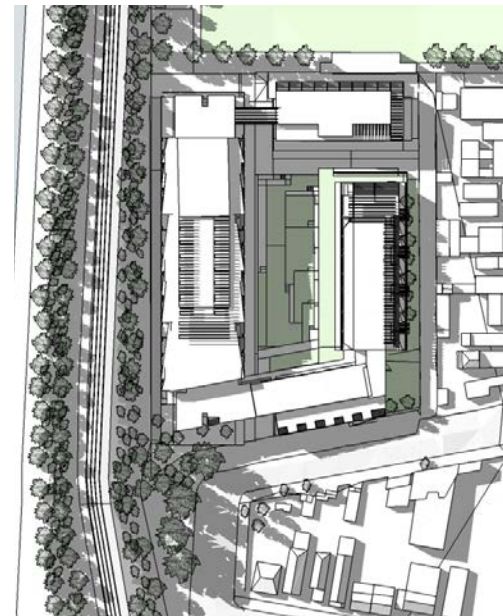
Existing situation - 22 MARCH - 3 pm



Proposed - 22 MARCH - 9 am



Proposed - 22 MARCH - 12 pm



Proposed - 22 MARCH - 3 pm



Proposed - 22 MARCH - 3 pm

Assessment:

The development causes no additional overshadowing on adjoining residential areas.

Assessment:

The development causes no additional overshadowing on adjoining residential areas.

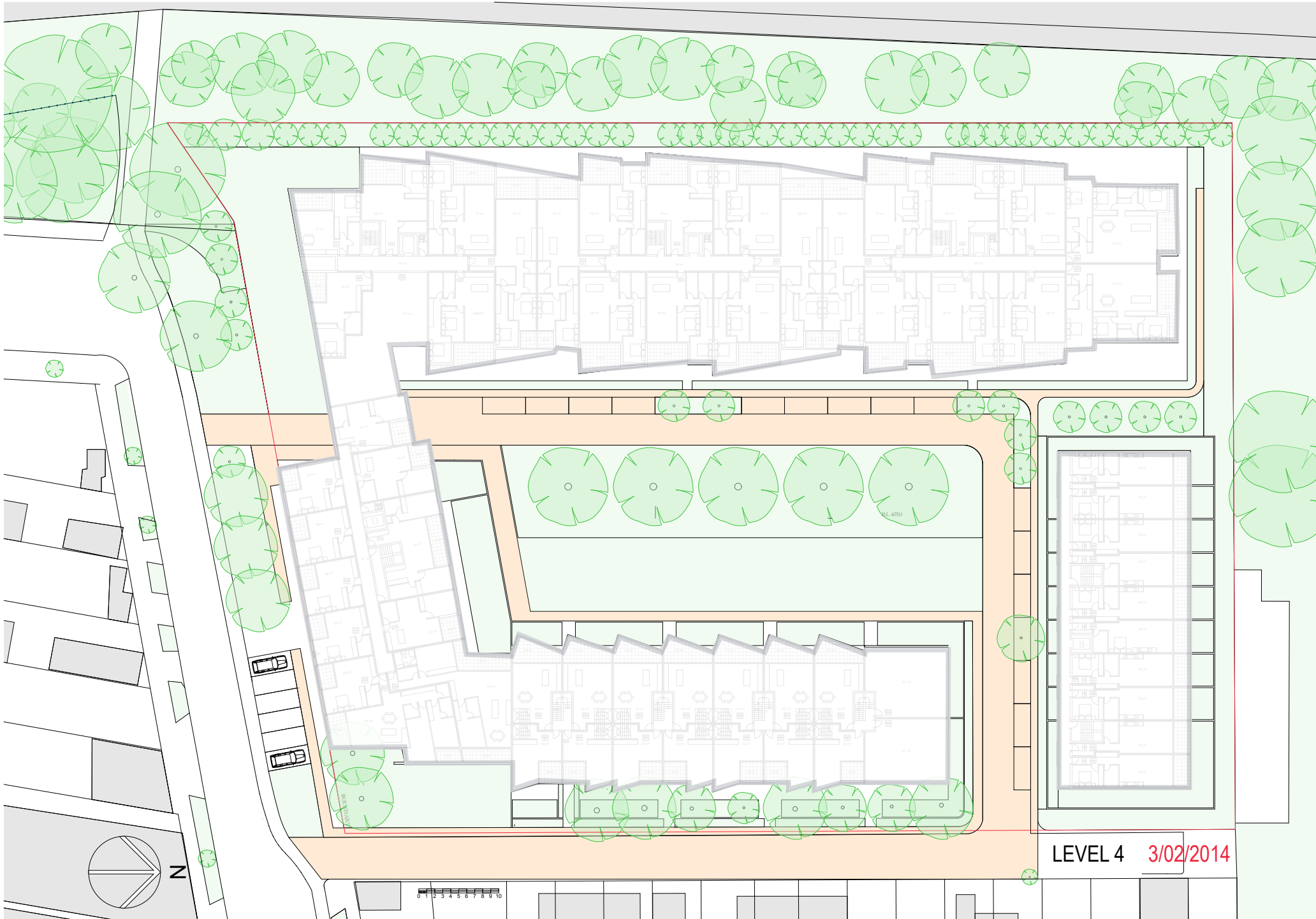
Assessment:

The development causes no additional overshadowing on adjoining residential areas.

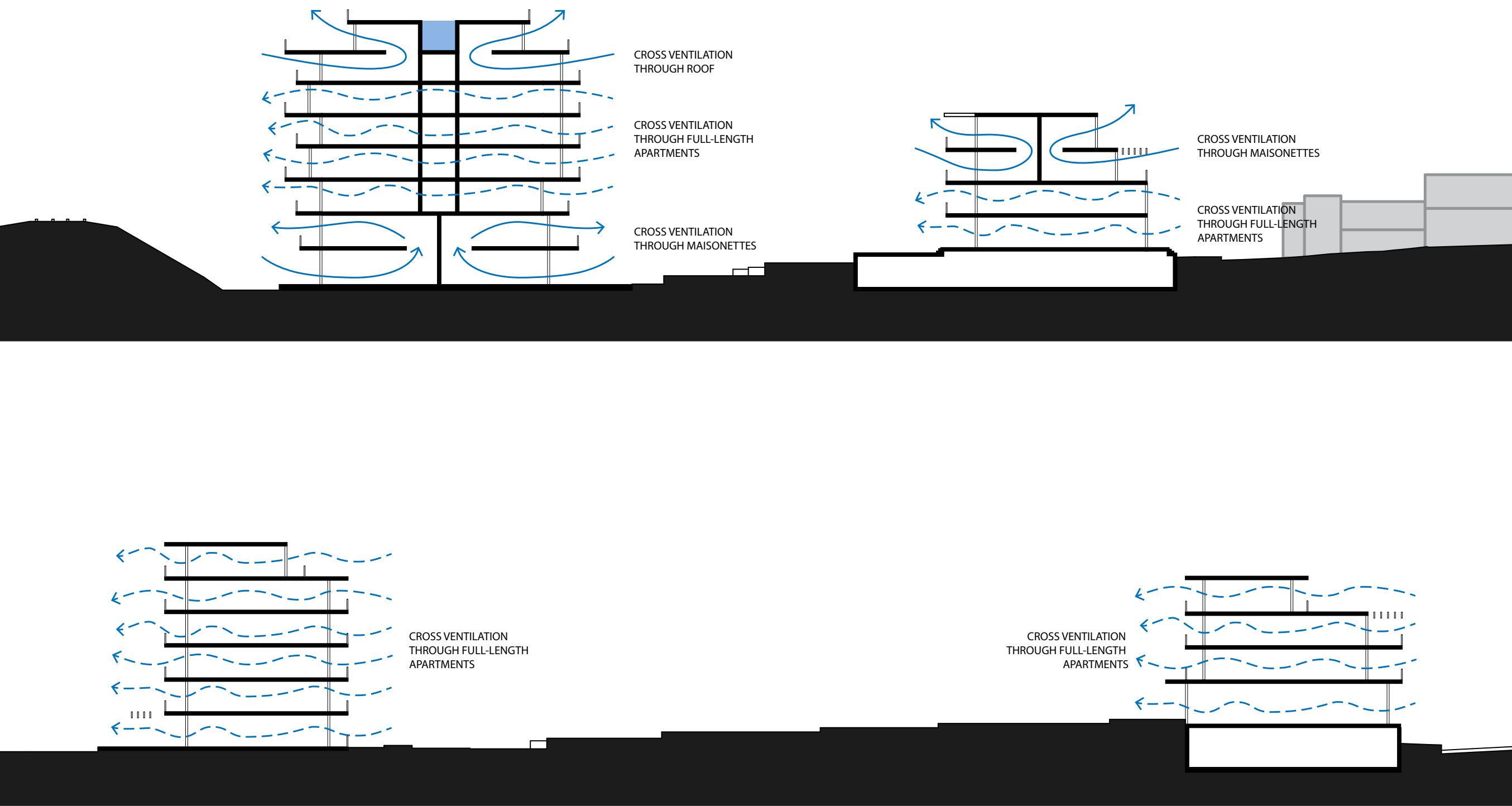
Conclusion:

At the equinox, the development has no adverse affect on any residential areas between the hours of 9am and 3pm

8.5 PREFERRED POTENTIAL OPTION CONTEXT PLAN



8.6 VENTILATION DIAGRAM



9.0 LANDSCAPE DESIGN INTENT

Prepared by: Narelle Sonter BOTANICA - Landscape and Horticultural Specialists
Contact: 02 9909 8177 - 0419 501 144 - design@nsbotanica.com.au
Report Name: LORDS ROAD LEICHARDT - LANDSCAPE DESIGN INTENT
Report Date: February 2014

The landscape has been designed to create an attractive and functional landscape setting for the proposed development and to create a distinctive sense of place for future residents.

The site is bordered by the extended green open space of Lambert Park to the north, the distinctive row of mature Brush Box trees of some 10-13 metres in height in Davies Lane to the east, the 6 metre wide band of vegetation on the railway land to the west and the streetscape of Lords Road and the stand of trees in the Kegworth Street open space to the south. The proposed landscape concept design will enhance and re-inforce the existing landscaped buffers around the site.

The concept incorporates the upgrade of the streetscape of Lords Road with the planting of an avenue of small canopy trees and the extension of the Kegworth Street open space to incorporate additional deciduous trees and additional lawn areas. A broad landscaped setback to the southern end of building A will form a dense landscaped setback to the proposed playground, reinforcing the landscaped setting of the proposed development within the streetscape. The addition of a colourful deciduous tree adjacent to the proposed child care centre will augment the retention of an existing mature Brush Box tree on the corner of Davies Lane and Lords Road. The generous open space between building D and building C will further enhance the landscape presentation of the development.

On the eastern boundary of the site the proposed building C has been set back to facilitate the retention of the existing Brushbox trees. Portion of the subject site will be given over to the provision of footpath along the western side of Davies Lane, increasing the amenity of the lane for pedestrians. A detailed planting of shrubs to 2 metres in height will compensate for the change of level between Davies Lane and the subject site and will provide an attractive landscaped edge to the Lane.

Additional screen planting along the northern and western boundaries of the site will re-inforce the existing landscaped buffers along those boundaries. In the 3.0 metre wide setback to the western boundary evergreen species such as Blueberry Ash, Pittosporum 'James Stirling' and Coastal Banksia will form a continuous screen to re-inforce the existing vegetation on the railway land. Along the northern boundary of the site a screen planting to 4 metres in height will form an attractive understory to the Eucalyptus species along the southern boundary of Lambert Park. The reduced width of the northern elevation of Building A provides broad setbacks for additional planting around the building, serving to visually extend the landscape of Lambert Park into the development site.

A one way shareway will facilitate circulation through the site. Street trees along the shareway will punctuate the parking spaces. The trees will be planted in raised planters with floral groundcover species cascading over the planters. A continuous border of low dense shrubs, some flowering and some with distinctive foliage features, will line the outer edge of the shareway. Screen hedges of varying heights will form a backdrop to the feature planting and will provide a level of privacy for the ground level units.

A large central courtyard will provide opportunities for passive relaxation within the site. The courtyard will be bordered by six large canopy trees set within extended lawn areas adjacent to the shareway.

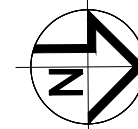
Within the larger courtyard, elevated, paved terraces with bench seating will provide intimate outdoor spaces for future residents to meet, or just rest and relax. The middle terrace will be a water terrace with an extended pool area, with occasional clumps of reeds and water lilies providing an attractive visual feature. Water will cascade into the pool from a smaller water feature on the upper terrace, providing an active water element adjacent to the access ramps which link the terraces.

The paved terraces will be surrounded by extended landscaped planters on various levels featuring groves of small trees. In views from the shareway, from lower levels of the courtyard and from units overlooking the courtyard the vegetation will be seen as a series of extended canopies at various levels against the facade of the building, forming a backdrop to the taller statuesque trees which border the shareway.

Each of the ground level units will feature small landscaped courtyards and a number of the upper level units will incorporate balconies with planters and cascade planting.

Conclusion

The landscape concept will enhance the existing landscape character of the locality. Existing mature trees on site will be retained and additional canopy trees are proposed within the site and within the streetscape. The existing buffer planting around the site will be augmented by additional open screen planting. The generous level of amenity planting incorporated into the proposed will extend the landscape diversity of the locality.



ADDITIONAL SMALL
TREES REINFORCE
EXISTING LANDSCAPE
BUFFER

INDICATIVE PLANT SCHEDULE

Botanical Name	Common Name	Mature Ht
Canopy Trees		
<i>Fraxinus raywoodii</i>	Claret Ash	6-8m
<i>Glochidion ferdandii</i>	Cheese Tree	8-10m
<i>Lagerstroemia 'Natchez'</i>	Natchez Crepe Myrtle	6-7m
<i>Melaleuca linarifolia</i>	Fine Leaf Paperbark	8m
<i>Pistacia chinensis</i>	Chinese Pistachio	6m
<i>Tristanopsis laurina</i>	Water Gum	6m

Small Trees		
<i>Acer palmatum</i>	Japanese Maple	4-5m
<i>Banksia integrifolia</i>	Coastal Banksia	6-8m
<i>Callistemon citrinus</i>	Crimson Bottlebrush	6-8m
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	10-12m
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	6-8m
<i>Gordonia axillaris</i>	Fried Egg Plant	5m
<i>Leptospermum petersonii</i>	Lemon Tea Tree	5-6m
<i>Livistona australis</i>	Cabbage Tree Palm	25m
<i>Prunus nigra</i>	Flowering Plum	2-4m

Open Form Screen Shrubs to 4m		
<i>Banksia ericifolia</i>	Heath Banksia	
<i>Callistemon viminalis</i>	Weeping Bottlebrush	
<i>Melaleuca nodosa</i>	Prickly Paperbark	
<i>Pittosporum 'James Stirling'</i>	James Stirling	

Hedge to 2m		
<i>Acmena smithii 'Minor'</i>	Minor Lilly Pilly	
<i>Syzygium 'Cascade'</i>	Cascade Lilly Pilly	
<i>Syzygium 'Resilience'</i>	Resilience Lilly Pilly	

Shrubs and Feature Plants		
<i>Asplenium australasicum</i>	Bird's Nest Fern	1m
<i>Banksia spinulosa</i>	Hairpin Banksia	2m
<i>Clivia miniata</i>	Trumpet Lily	0.7m
<i>Cycas revoluta</i>	Cycad	2m
<i>Grevillea sericea</i>	Pink Spider Flower	1.5m
<i>Macrozamia communis</i>	Burrawang	1m
<i>Melaleuca thymifolia</i>	Thyme Honey-Myrtle	1.5m
<i>Philodendron 'Xanadu'</i>	Xanadu	0.6m
<i>Westringia fruticosa</i>	Coastal Rosemary	1.5m

Grasses & Groundcovers		
<i>Dianella caerulea</i>	Paroo Lily	0.6m
<i>Lomandra longifolia</i>	Mat Rush	1m
<i>Liriope muscari</i>	Liriope	0.5m
<i>Hibbertia scandens</i>	Snake Vine	0.3m
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3m
<i>Viola hederacea</i>	Native Violet	0.1m

LEGEND

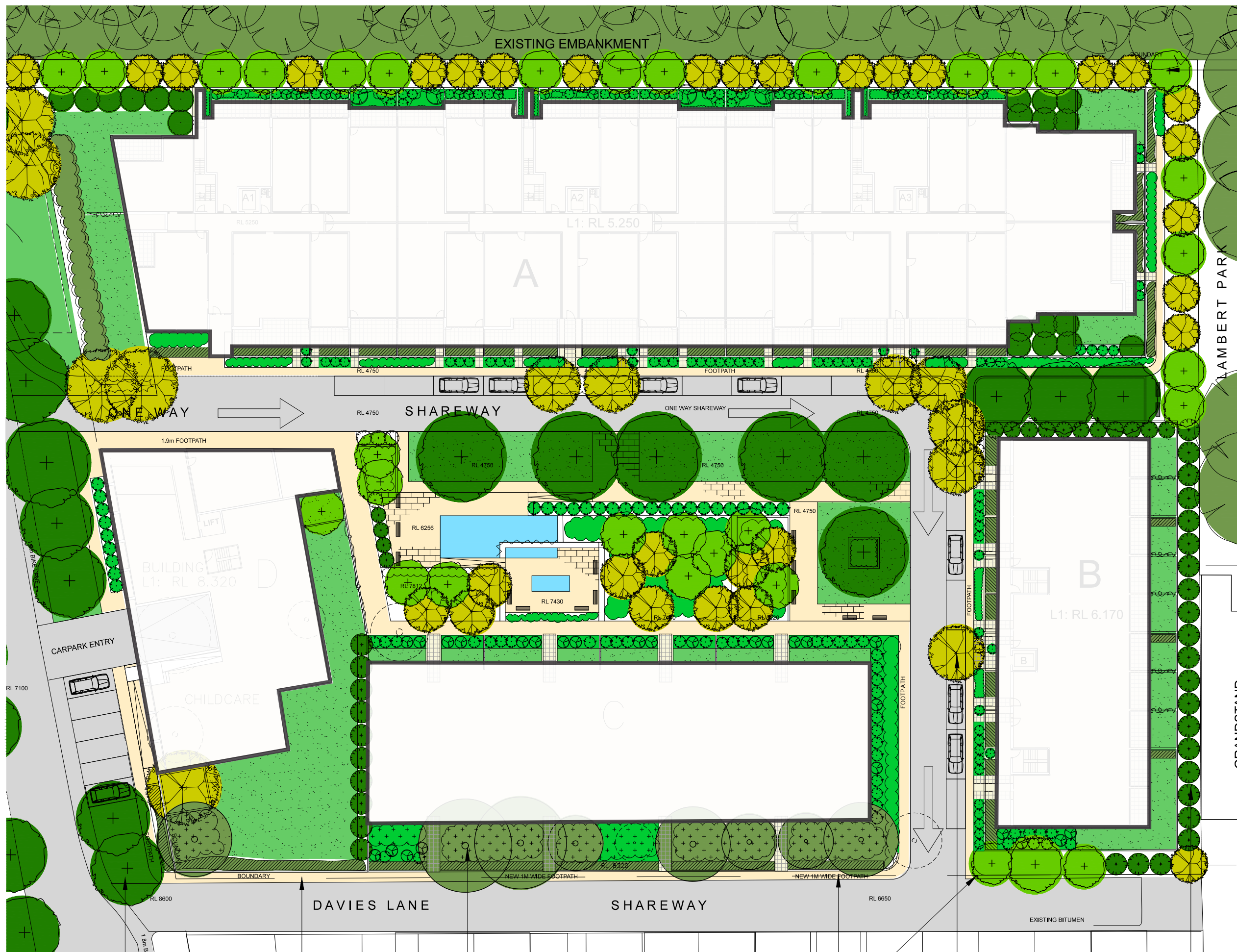
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- HEDGE TO 2m HEIGHT
- OPEN FORM SCREEN SHRUBS TO 4m HEIGHT
- SHRUBS & FEATURE PLANTS
- GRASSES & GROUNDCOVERS
- MULCH WITH NATIVE VIOLET/HOLLY FERN UNDER EXISTING BRUSH BOX
- CLIMBER ON FENCE
- PROPOSED LEVEL
- EXISTING LEVEL

Amendments:
A Issue for Council 18.02.14
Nº Amendments: Date:

NARELLE SONTÉ
BOTANICA
LANDSCAPE AND HORTICULTURAL SPECIALISTS
LEVEL 2, 20 Young Street, Neutral Bay NSW 2089
Tel: (02) 9909 8177 Fax: (02) 9908 7796

TITLE:
LANDSCAPE MASTERPLAN
67-73 LORDS ROAD
LEICHHARDT

SCALE: 1:200@A1 DATE: FEB 2014
JOB Nº: 131113 DWG. Nº: LP.01/A
SHEET 1 of 1



NEW STREET TREES AND
BIKE PATH ENHANCE
STREETSCAPE

NEW FOOTPATH
TO DAVIES LANE

EXISTING BRUSHBOX
IN DAVIES LANE TO BE
RETAINED

6m SETBACK ALONG
DAVIES ROAD FOR
LANDSCAPE BUFFER

DECIDUOUS STREET
TREES FOR SEASONAL
FOCUS

4m HIGH OPEN SCREEN
PLANTING TO LAMBERT
PARK

10.0 THE PUBLIC DOMAIN CONCEPT

Prepared by: Narelle Sonter BOTANICA - Landscape and Horticultural Specialists
Contact: 02 9909 8177 - 0419 501 144 - design@nsbotanica.com.au
Report Name: LORDS ROAD LEICHARDT - THE PUBLIC DOMAIN CONCEPT
Report Date: February 2014

This planning proposal presents the opportunity to provide public benefits, by revitalising the public open space at the intersection of Lords Road and Kegworth Street, so as to create a more active recreational area as a community focus.

Lords Road is a main pedestrian thoroughfare from Marketplace Leichardt to the tunnel under the railway line, to Hawthorne Parade, linking Leichardt and Haberfield. The location of the public school on the corner of Tebbutt Street and Lords Road increases the popularity of the pedestrian link.

By incorporating a bike path into the roadway the proposal enhances the Haberfield/ Leichardt link through the tunnel. The proposed Light Rail Station in Hawthorn Parade will increase the usage of this thoroughfare.

Proposed narrowing of Lords Road and Kegworth Street

The proposal seeks to narrow the carriageway of Lords Road and the northern portion of Kegworth Street, thereby dictating a more moderate traffic flow and increasing the amenity and level of safety for pedestrians and cyclists using the link.

The narrowing of the northern portion of Kegworth Street will facilitate the extension of the existing public open space between the street and the railway reserve. The proposal seeks to transform this small parcel of passive open space , which currently presents as a 'left over space', into an vibrant active area that offers recreational opportunities for children and adults, and is a neighbourhood focus and meeting place.

Childrens Playground, Fitness Circuit and Coffe Bar

The proposed upgrade of the public open space will incorporate a fitness circuit with a number of interactive fitness pieces, under the existing tree canopy. A children's playground with colourful play equipment and seating will provide a meeting place for parents and younger children.

The location of a coffee bar adjacent to the proposed child care centre will add a further attraction to the nearby children's playground and park. The coffe bar will be financially viable as it can be linked to and managed in assocaiton with the child care centre.

New Planting and Landscaping

The proposal presents the opportunity to further upgrade the streetscape of the locality by reviewing the existing planting and replacing it, where necessary, with more attractive and functional canopy trees. The existing ad hoc collection of street trees will be replaced by a single species with seasonal focus of coloured leaves and flowers flowers, creating a distinctive identity for the neighbourhood.

The existing She-oaks to the north of the tunnel to Hawthorne Road are probably a remnant of the popular planting patterns of the 1970s and 1980s. In the proposal, they will be replaced with more colourful deciduous trees, facilitating good solar access for the playground, and allowing more light around the entrance to the tunnel. The existing mural on the wall of the tunnel is currently heavily shaded by the She-oaks. The proposed deciduous trees will increase the visibility of the mural. The colourful play equipment and seating, and the revealed mural, will create vibrant neighbourhood focus for the community.

The extended lawn areas resulting from the narrowing of Kegworth Street would allow for the future inclusion of other examples of community art.

Conclusion

The proposed upgrade of the public open space responds to the additional recreational needs generated by the increased density of the proposed residential development. It also provides a new focal point for the neighbourhood, between Tebbutt St and the proposed light rail station in Hawthorne Parade.

The narrowing of the roadways will calm traffic and increase pedestrain safety in the vicinity and in Kegworth Primary School.

Map of Children's Play Areas in the vicinity:

- Shields Playground
- Lambert Park
- Marr Reserve

