

GLEBE MID-RISE PLANNING PROPOSAL

LANDSCAPE REPORT

13TH MAY 2020

ISSUE B



PREPARED BY

Turf Design Studio
35 Wellington St.
Chippendale NSW 2008
P 02 8394 9990
ABN: 77 097 739 663



PREPARED FOR

NSW Land and Housing Corporation
Department of Planning, Industry and Environment
L2, 31-39 Macquarie Street,
Parramatta, NSW 2150
www.dpie.nsw.gov.au



CONTENTS

SITE ANALYSIS	3
DESIGN STATEMENT	4
LANDSCAPE PLAN	5
TREE MANAGEMENT PLAN	7
DEEP SOIL PLAN	8
CANOPY COVER PLAN	9
MATERIALS PALETTE	10
TYPICAL DETAILS	11

SITE ANALYSIS | CONTEXT



LEGEND

- - - Site boundary
- Public open spaces
- Tramline
- Tram Station
- - - Distance to open space
- Existing cycle routes
- Shopping & entertainment areas



DESIGN STATEMENT | LANDSCAPE



161

The landscape approach for Glebe Mid Rise begins with a consideration of the site's context – both in a physical sense, and also with respect to government policy.

The current NSW government policies, including ADG, Greener Places, and Better Placed have particular relevance in consideration of the public domain interface and achieving best practice with regard to urban greening and sustainable environmental outcomes. The project proposes the retention of 3 high value trees and additional tree planting to achieve a net increase of tree quantities.

City of Sydney Guidelines have been considered to ensure the streetscape proposal applies the broader city masterplans and strategies, particularly in relation to street tree species and paving. Within the site, proposed materiality is consistent with the architectural design, and surrounding context; making a meaningful contribution to the sense of place for this village of the city.

Significant open space is on the doorstep of the site, and will provide visual amenity to the new residences. A small local park, MJ Doherty Reserve, is on the SW boundary, and Wentworth Park to the north. This large open space provides generous open lawns, mature native trees, fitness equipment, a playground, and an open space connection to the harbour foreshore at Blackwattle Bay.

This borrowed landscape has informed the proposed landscape design, with a focus on providing amenities that complement (rather than duplicate) the current offerings. The building entries are designed to encourage streets activation and a friendly, welcoming arrival experience. The Wentworth Park Road entry features oversized stair treads to encourage a social street corner and provide generous breakout from the ground level uses. Residential entries are more intimately scaled and provide seating to the street edge.

The entry from Wentworth St (design to be developed further at DA stage) will ensure a positive contribution to the street amenity, whilst satisfying flood requirements. Equal access, legible and direct connection to the building, and clear definition of territory are key considerations.

The rooftops provide 'backyard' amenity to the apartment residents, and opportunities for social connectedness. The spaces range from quiet and passive to more open and social for large groups. They are flexible for future unforeseen uses, within a framework of landscape that is diverse, robust, and will create a comfortable and healthy place to inhabit. The inclusion of kitchen gardens, composting facilities, and native bees are important inclusions from an environmental sustainability perspective, and are part of the broader strategy to foster more environmentally aware and connected lifestyles for our city dwellers.

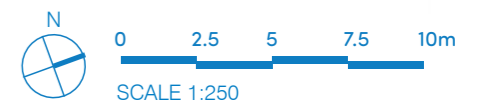
LANDSCAPE PLAN | GROUND LEVEL

KEY

1. Lush native rainforest understorey
2. Attached climbers to wall
3. At grade planting
4. Flush courtyards hit & miss brick balustrade
5. Planter with cascading spp.
6. Native feature garden
7. New street tree (Stenocarpus sinuatus to match existing)
8. Low planting (grass / ground covers) to retain booster access

LEGEND

-  Site boundary line
-  Existing trees retained/replanted
-  Native palm trees (incl. transplant of existing on site)
-  New street trees
-  Planting
-  Insitu concrete paving
-  Asphalt paving footpath & roadway
-  Concrete path (to match adj. recent development)
-  Courtyard decking
-  Proposed street seating
-  Fence/gate










LANDSCAPE PLAN | ROOFTOPS

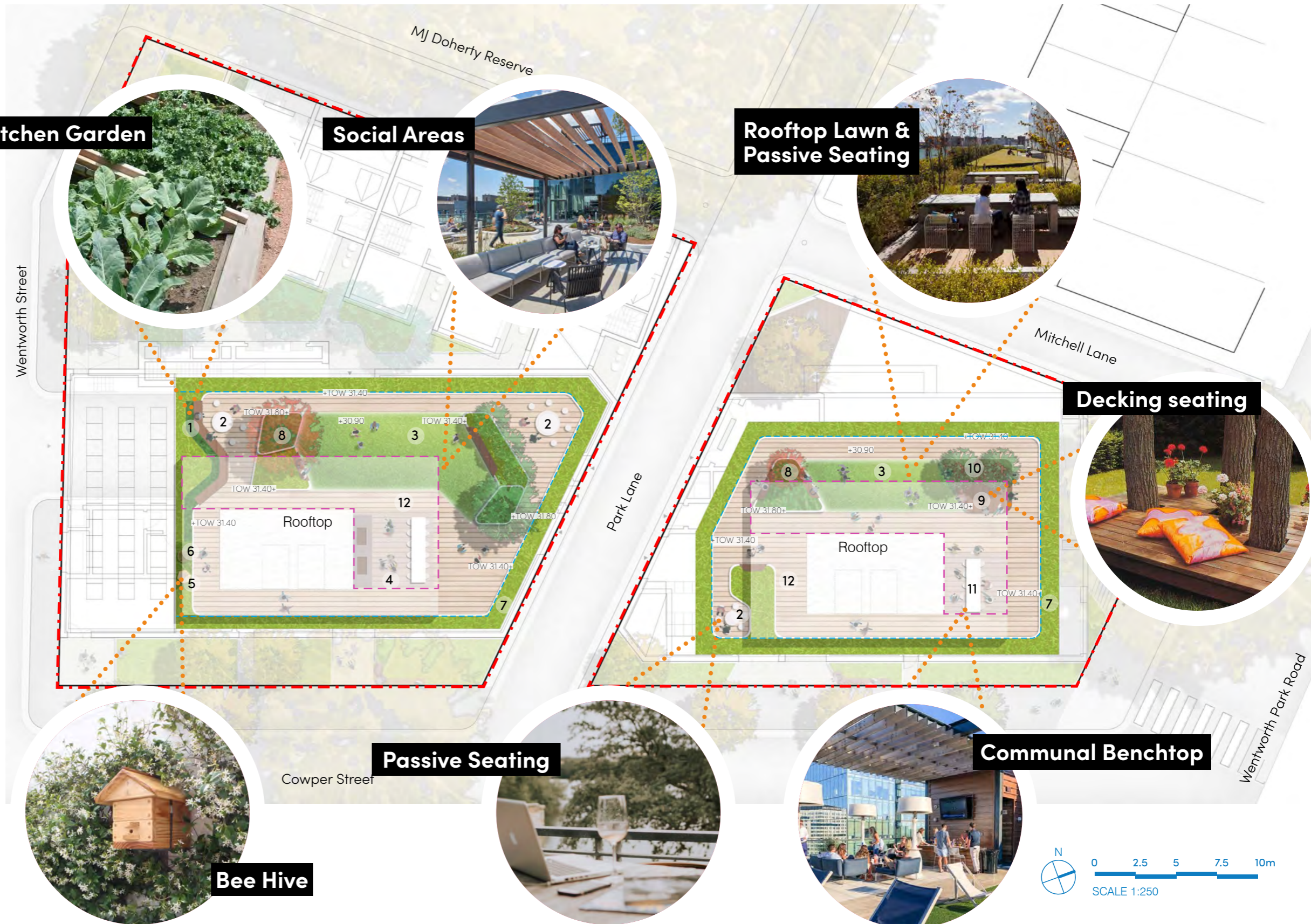
KEY

1. Edible species to planter edge
2. Table setting
3. Lawn (synthetic)
4. BBQ area/dining & outdoor kitchen
5. Native bee hive
6. Worm farm (in garden)
7. Minimum 1m wide planter around edge
8. Feature tree
9. +500mm elevated timber deck
10. Cluster of 2 trees
11. Communal benchtop
12. Awning above

163



LEGEND

-  Site boundary line
-  Native feature tree
-  Native palm trees
-  Planting
-  Proposed street seats
-  Glass balustrade edge (attached to planter to required height)
-  Extent of photovoltaic cells



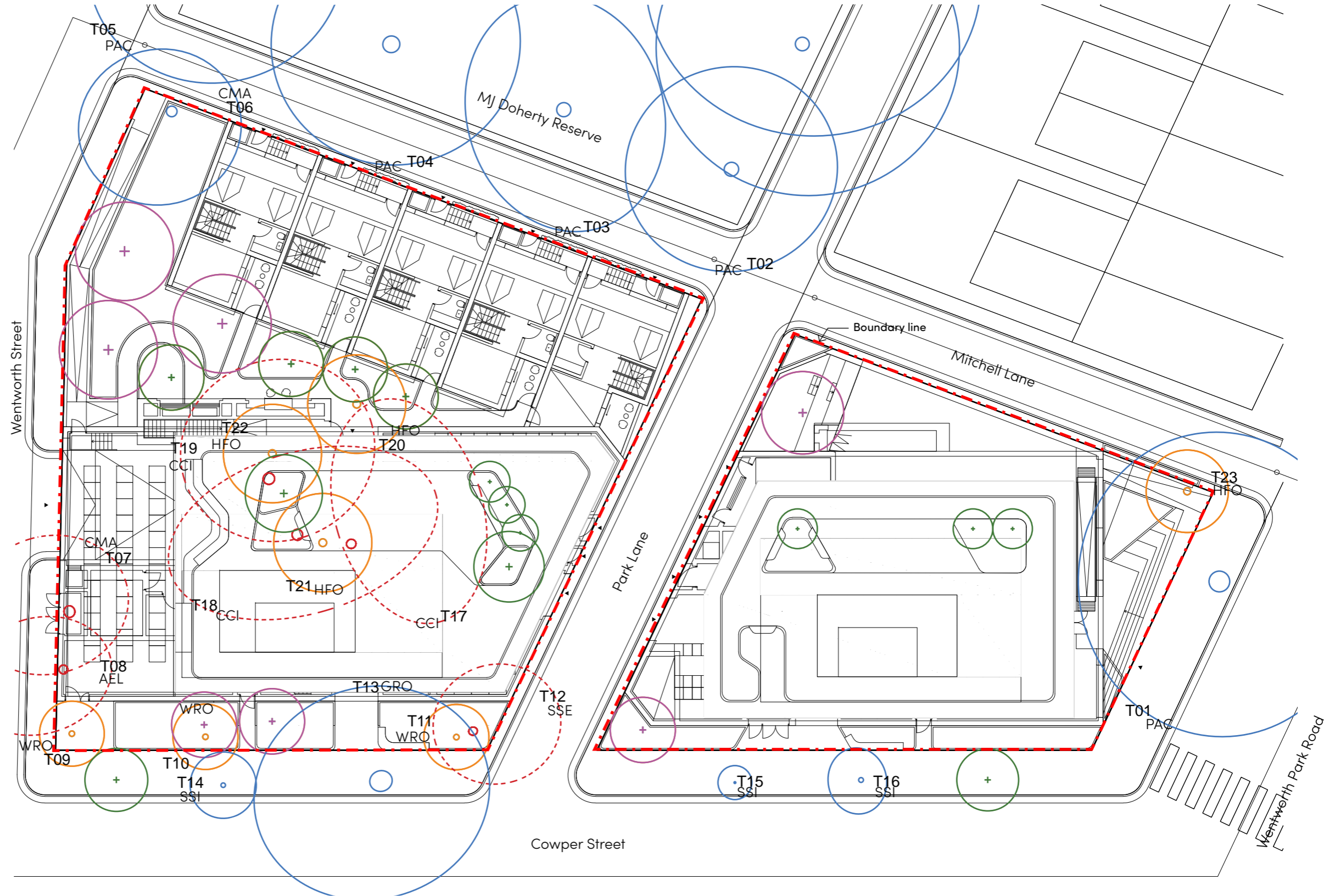
TREE MANAGEMENT PLAN | ALL LEVELS

KEY (TREE QUANTITIES)

-  Trees to be retained (9)
-  Trees to be removed (7)
-  Tree to be transplanted (7)
-  Tree to be replanted (7)
-  Tree to be planted (14)

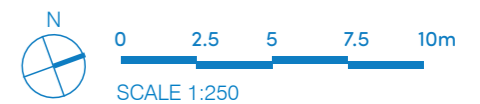
EXISTING TREE SCHEDULE

TREE ID	TREE SPECIES
01, 02, 03, 04, 05	Platanus x acerifolia
06, 07	Corymbia maculata
08	Acacia elata
09, 10, 11	Washingtonia robusta
12	Sapium sebiferum
13	Grevillea robusta
14, 15, 16	Stenocarpus sinuatus
17, 18, 19	Corymbia citriodora
20, 21, 22, 23	Howea forsteriana



NOTE

Tree number in accordance with arborist report. Refer to arborist report for further information.



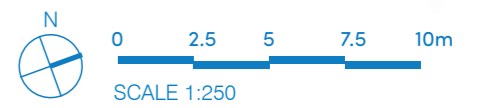
DEEP SOIL PLAN | GROUND LEVEL

165

- Total area of site: 1788.65 m²
- Total deep soil area: 150.9 m²
- % total deep soil area: 8.4%

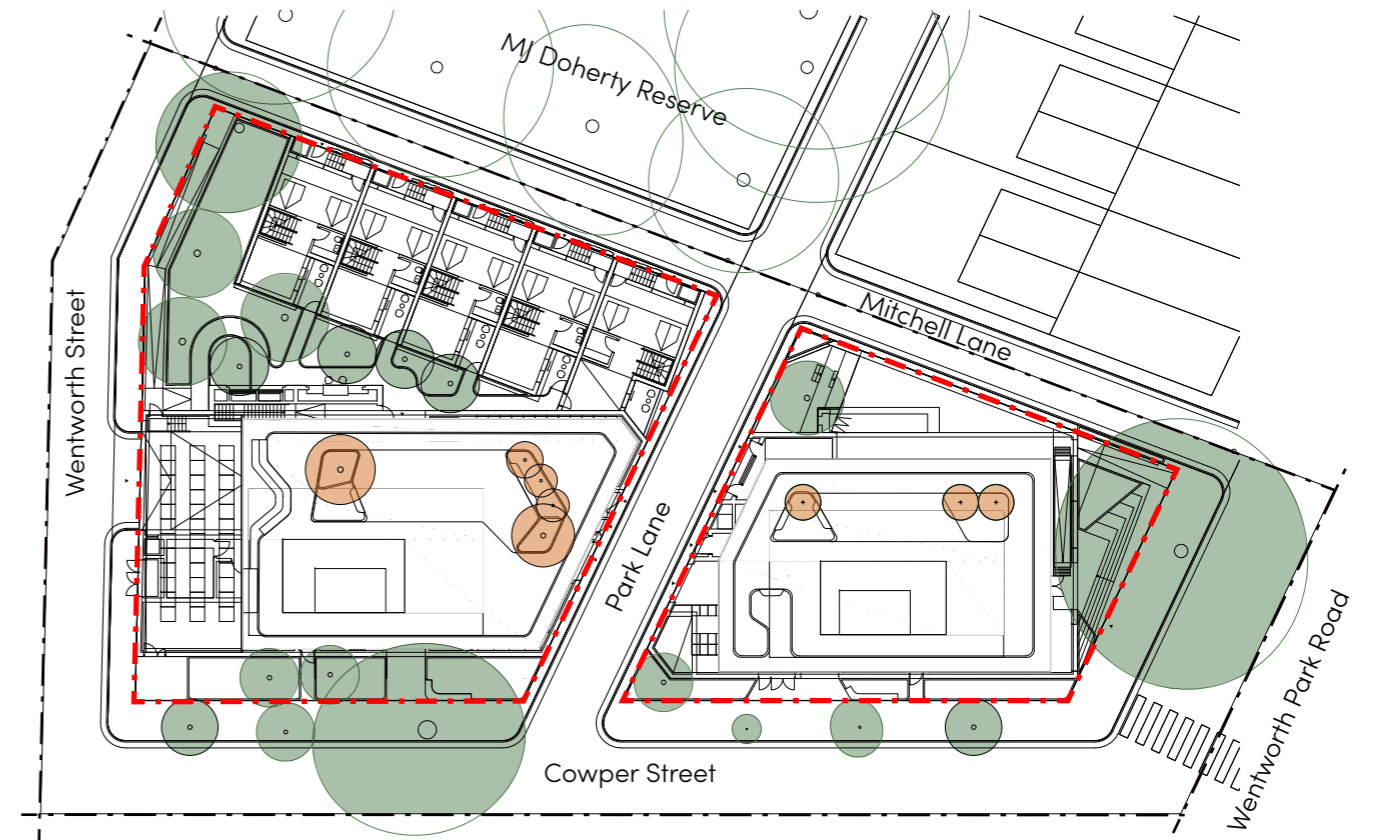
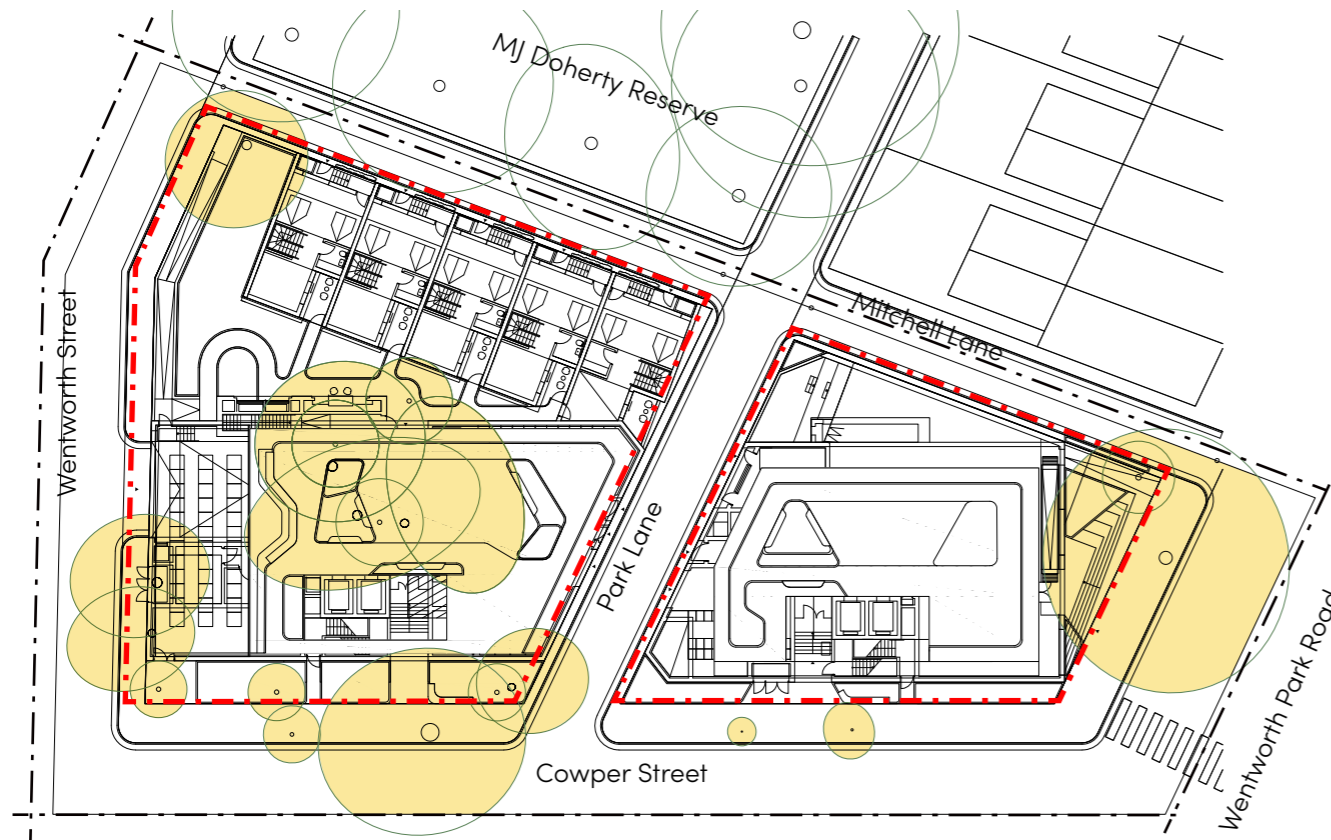
LEGEND







- Site boundary line
- Basement boundary line
- Deep soil Planting
- Existing trees retained/replanted
- New street trees





CANOPY COVER PLAN | ALL LEVELS

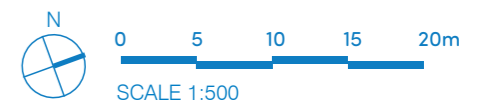
166



DESCRIPTION	EXISTING	PROPOSED
Canopy cover (inside site boundary)	 25.8%	 Ground level 18.1%  Rooftops 3.2% TOTAL 21.3%
Canopy cover (site plus adjacent streets measured to centre line of road)	 27.4%	 Ground level 21.1%  Rooftops 1.8% TOTAL 22.9%

LEGEND

-  Site boundary line
-  Centre line of road



MATERIALS PALETTE | LANDSCAPE

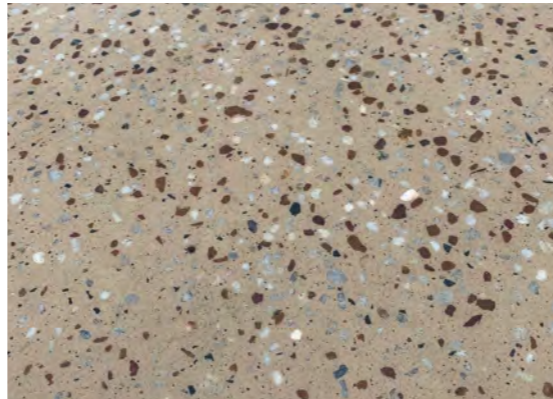
STRATEGY

The material palette for landscape components will echo the architectural character of the development. The hardscape elements will portray urban tones and textures, while relating to nature simultaneously. The aim is to soften the ground plane and compliment the lush planting that guides pedestrian movement through and into the site.

All furniture and fixtures for the site will:

- Be durable, functional and low maintenance
- Improve ease of access and invite use by inhabitants
- Reflective of a contemporary design character
- Adaptable to changing needs of the residents / community

LANDSCAPE ELEMENTS



HONED CONCRETE PAVING



TIMBER DECKING ROOFTOP



CONCRETE FOOTPATH TO COUNCIL'S SPECS.



ARTIFICIAL TURF



GLASS BALUSTRADE ROOFTOP

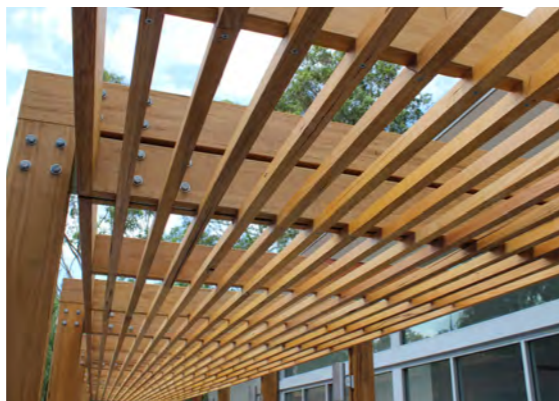


FENCE/GATE GROUNDLEVEL



RECYCLED BRICK PLANTER

FURNITURE & FIXTURES



ROOFTOP PERGOLA STRUCTURES



TIMBER BENCHES



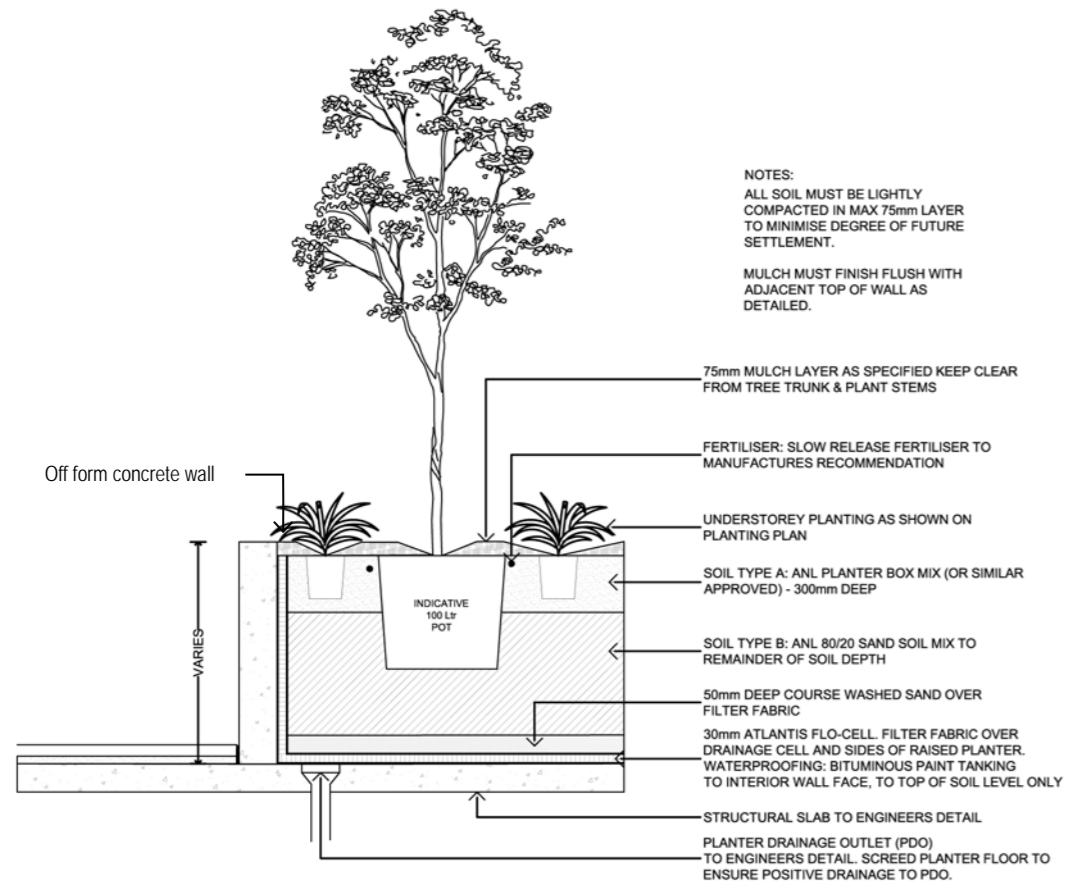
OUTDOOR COMMUNAL BENCHTOP



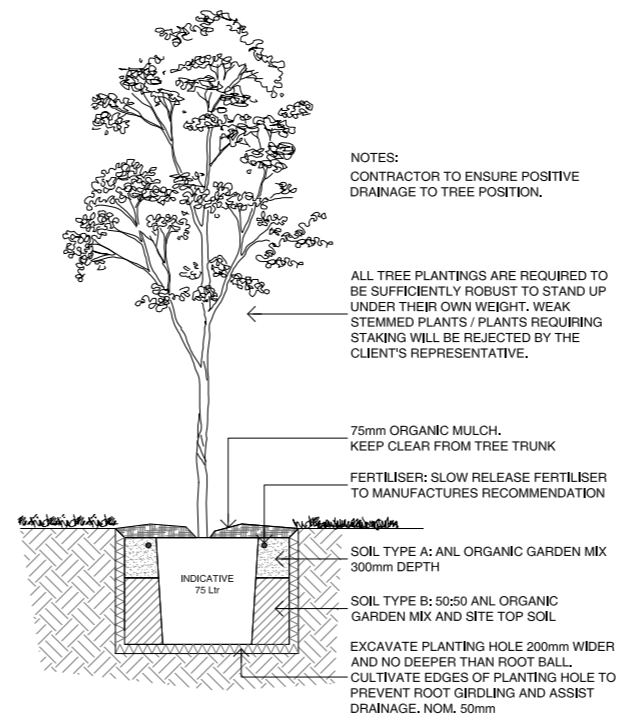
BBQ

TYPICAL DETAILS | LANDSCAPE

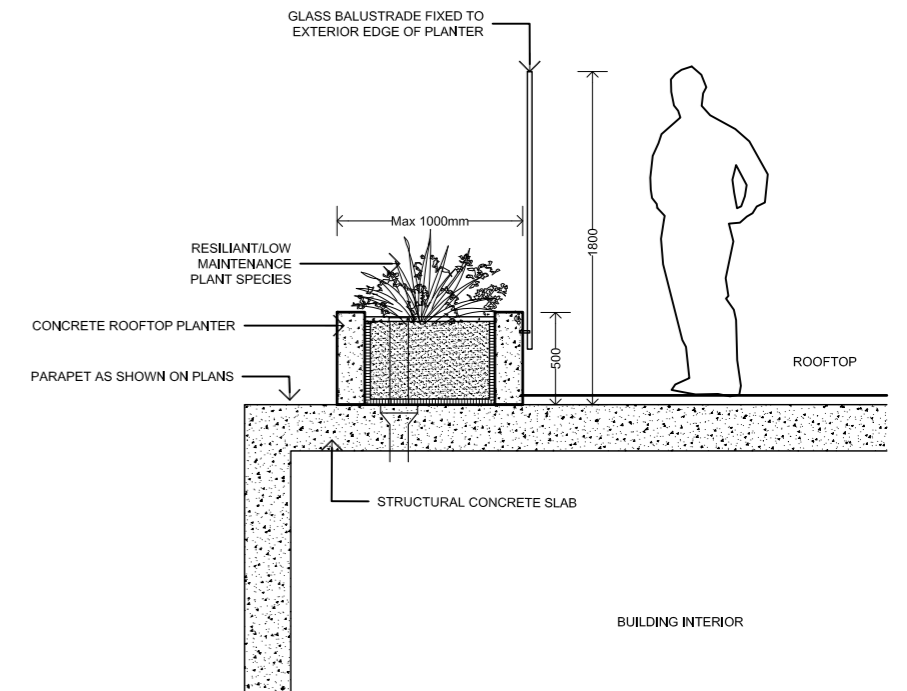
168



1. TYPICAL DETAIL - PLANTING ON STRUCTURE 1:40 @A3



2. TYPICAL DETAIL - TREE PLANTING IN SOIL 1:40 @A3



3. TYPICAL DETAIL - ROOFTOP PLANTER 1:40 @A3



SYDNEY

35 Wellington St
Chippendale NSW
2008

P 02 9527 3380

ABN: 77 097 739 663

turfdesign.com