



POTTS HILL - RESIDENTIAL ESTATE PART 3A PROJECT APPLICATION LANDSCAPE CONCEPT REPORT



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1.0 BRAINSTORM

WATER

- Reference to water in landscape treatment
- Use of water (physically and / or metaphorically) in the landscape
- Reference of importance of site as supplier of water to Sydney Metro since late 1800's
- Reservoir layout and construction references
- Water as life
- Pipe work and machinery

HERITAGE

- Reservoir constructed between 1888 - 1893
- Reservoir essential role in city development
- Early migrant workers
- Rail lines and buildings
- Natural quality of the site pre settlement / aboriginal importance?
- Interpretive elements in Residential Precinct reflective of the land BEFORE reservoirs

FLORA AND FAUNA

- Remnant vegetation on site is considered as valuable fauna 'stepping stones'
- No existing significant fauna habitats (aside from Birds and Bats)
- 5 Plant communities
- Revegetation rehabilitation offset to development
- *Acacia pubescens*, *Canary Island Palms* and *Peppercorns*

PARK AND OPEN SPACES

- Railway references park
- Play Areas within parks
- Sculptural References
- Flora regeneration and retention
- Play equipment and layout
- Water
- Visual link and
- Safety and Surveillance

DESIGN RESPONSES

- Water as a design tool. Metaphorical / Physical references
- Materials and surfaces
- Acoustic barriers and screening. Landscape boundary treatments - fences and gates, mounding and planting with surveillance and safety considered
- Responding to needs of the local population
- Integration with existing locality
- RESPECTING the natural environment and Heritage Values
- WSUD
- Streetscape treatment both practically and aesthetically
- Topographic response and consideration, retaining and access issues
- Visual Connectivity as key
- Signage / Street Names / Sculpture / Land Art / Furniture / Planting to reflect Heritage
- Interpretation of former historic railway line and associated cultural plantings
- Bicycle and Pedestrian circulation
- Car Parking
- Boardwalk
- Industrial pipe work and machinery associated with water pumping and supply can be incorporated into landscape to reference the functional purpose of the site

GOALS ACCORDING TO SYDNEY WATER WEB RELEASE

1. Delivery of an ecologically sustainable development
2. Response to the local populations needs
3. Integration with existing locality (Transport links etc)
4. Respecting Heritage Values and Natural Environment

2.0 INTRODUCTION

With the preparation of this Landscape PART 3A Project Application for Potts Hill, Landcom's proposed residential development represents a significant and positive change in current residential design trends by celebrating and bringing to life both the natural and cultural landscape present within the development area along with the varied and unique history of this site. With careful design and detailing this landscape intervention will, in concert with urban design and WSUD initiatives, lay the foundations for an enriched standard of landscape design. It will also ensure that the Potts Hill site Landscape Design meets both Landcom and Council's planning guidelines and long term objectives.

It is clear that Landcom are seeking landscape design solutions that reflect the image of the Potts Hill Site as a fully integrated residential / parkland environment reflecting both the history and culture of the site. Water Usage and Movement are a key part of this history and will be reflected throughout the landscape design. The safe interaction between visitor / resident and the Water Sensitive Urban Design initiatives used through out the development will be a key area of focus while helping to formulate public awareness of water's importance on site both historically and in the present day.

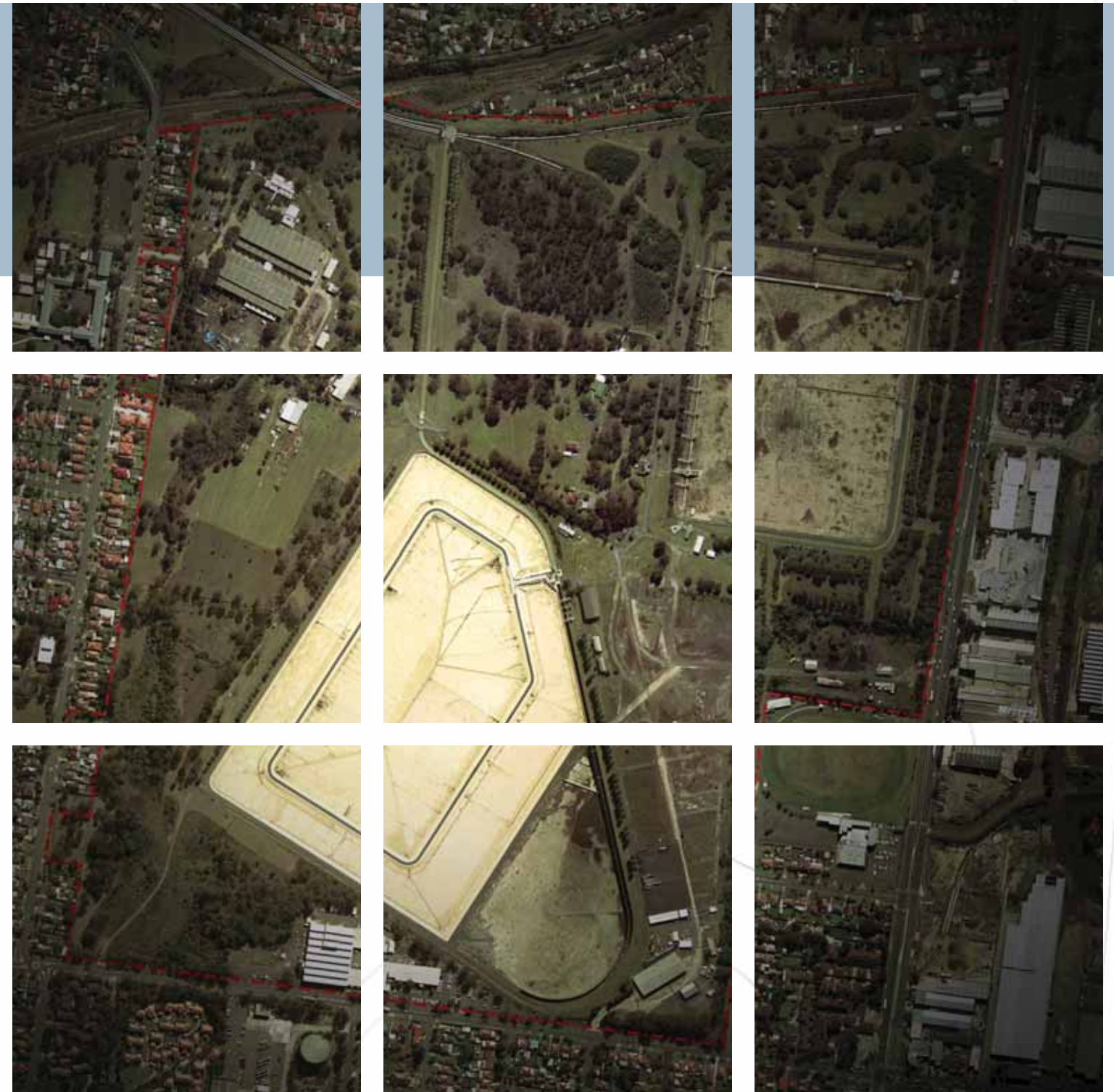
Retention and rehabilitation of the significant existing vegetation where possible, and the implementation of both supplementary provident stock and introduced structured planting using predominantly natives, will feature prominently and the creation of view corridors to both proposed and existing parklands is seen an integral component to the landscape and urban design philosophy.

The landscape design philosophy recognises, inter alia, the current trends in the new home owners demographic, as well as an accepted trend of displaying increased community expectations of a whole range of active and passive recreational uses along with site specific children play facilities. Pedestrian and cycle movement and connections will also be addressed.

The Potts Hill site has a remarkable landscape heritage and an abundance of natural, historic, cultural and hydraulic elements, varied in type and widely spread. It is anticipated that this heritage is of paramount importance in the landscape for the purposes of education and recreation, not only in the daily lives of the local residents, but also in the wider community.

The Potts Hill Landscape Design is based on a clear landscape design theme or themes and a definitive palette of components that will be identified in this document. This will result in a 'big picture' design theme to provide cohesion and site / regional identity.

In this way, a sensitive and appropriate standard of landscape design can be applied to the Potts Hill development so that the practical, aesthetic and social needs of the residents and community are better realised.



3.0 H A R D S C A P E P A L E T T E

Potts Hill precinct is widely regarded as a unique setting within the greater urban fabric. In determining the sites 'Genus Loci' the landscape design principles that utilise play - colour, form and materials will be celebrated to create Potts Hill with a sense of place which is wholly in keeping with Landcom objectives and guidelines and conducive to the wider community.

The materials to be selected will be carefully considered against the site characteristics and needs of the spaces created. The materials palette must reflect a special sense of identity which is unique to Potts Hill.

It is important that the landscape design philosophy reflects, wherever possible, this uniqueness. It is also very important that design solutions need to have a sense of both the formal that is in keeping with the parkland character seen in the north of the site and the informal celebrating the remaining areas of remnant endangered forest communities dotted around the undisturbed pockets of the site.

Drawing together a cohesive design strategy from this juxtaposition of design styles calls upon a more sensitive and understated treatment. It is not simply a case of whatever is deemed appropriate for whichever location but rather an cohesion of site specific materials used in similar but distinct ways. In natural areas materials need to be carefully selected to harmonise with their surroundings

- Brunker Road Park will comprise of a mix of contemporary materials (Off - form concrete walls / in-situ concrete pavements / corten and stainless steel) combined with existing site element inspired installations and pockets of natural materials such as sandstone paving / stabilised gravels / timber). In this way the more ecological character of the park will be reflected through the choice of materials while complementing the natural character of this area without dissolving it from the overall design materials utilised through out the remainder of the development.
- Cooper Road Park entry node contains a series of articulated concrete seating walls to activate the space whilst expressing the overall image and formal character of the development. The detention basins are treated in a formal way using urban materials with references to both the intermittent water body and the history of the site. The linear park corridor creates a pedestrian link from Cooper Road Park uphill to Canal Park through a series of concrete walls forming terraced turf breakouts spaces allowing for an open visual connection and direct passive recreational use.
- The Canal Park incorporating the existing park land experience, community open space, heritage sculptural elements, semi private picnic areas and a hardstand plaza will comprise predominantly of contemporary materials - shaped off formed concrete walls, amphitheatre steps timber and steel.

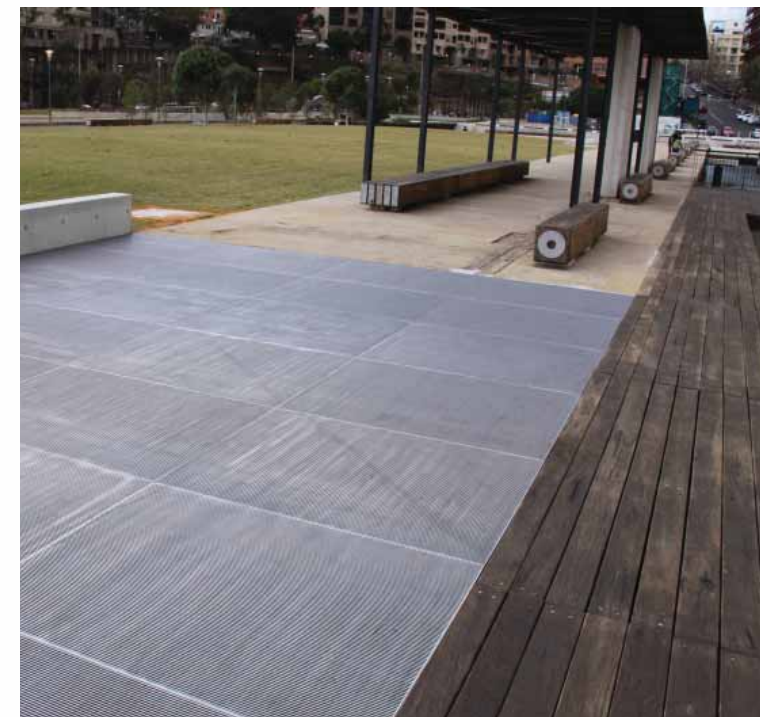
Indeed, the components chosen for use throughout the landscape theming process at Potts Hill comprise, where possible, natural local materials such as stone, timber (limited due to maintenance requirements), concrete and steel. These shall be used in a variety of ways to reinforce the character of the park or space whilst being practical, low maintenance and cost-effective. The use of materials and colour palettes evident in its current usage can also be transferred or replicated in the Landscape Design.





The stone shall be predominantly sandstone which can be laid in either random or coursed linear fashion. Concrete works will be clean lined and pale in colour to denote contrast. Pavers will be concrete and porous in function where possible. The timber, where possible, should be recycled hardwood that turns a silver colour during the weathering process. The steel, depending upon its application, shall be stainless, galvanised or painted. Cor-ten steel can also be used for certain major components through the parks. It is intended that these materials in their various forms will provide a unity between different landscape components.

There are also opportunities for bright, idiosyncratic elements such as ceramic artworks on walls. This will provide an interesting contrast when used in conjunction with the more natural stonework. Symbolic or interpretive rail siding heritage elements such as concrete railway sleepers will also be used in the Canal Park.



4.0 SOFTSCAPE PALETTE

There will be a predominant focus on native plant species both provided and nursery stock for the Potts Hill site resulting in maintaining the integrity of the endangered communities, less maintenance and more valuable habitats for native fauna. Exotic species will be used in certain specific locations -

- In Streetscapes where Bankstown Council will not accept larger natives;
- Where accent planting is required such as at the entry precincts, pedestrian crossing points and focal points within parks.

Significant existing vegetation will be retained where possible and enhanced through the parklands. Extensive weed management, rehabilitation through seed collection of remnant native planting will occur in the Brunker Road Park and cultural planting enhanced in the Canal Park along the route of the Railway Siding.

Native Cooks River/Castlereagh Ironbark and Cumberland Plain Woodland species will be integrated into the Landscape Buffer separating the existing lots and the proposed development lots and also through the vegetative corridor to the east along the boundary with Sydney Water.

A more structured approach to the planting design will occur to the internal streetscapes and at the main entrances at Brunker Road and Cooper Roads. Footpaths will be bordered by a hierarchy of native grasses and ground covers where appropriate to provide a more structured, defined look.



5.0 WATER DETENTION AND MOVEMENT

The selection of vegetation to the Parkland environments will be integral to the Landscape Design strategy of the site and this will include temporary inundated vegetation associated with the biofiltration and detention basins / rain gardens and overland bioswales developed to provide the site with cleaner stormwater discharge.

The integration of these areas into the active and passive open spaces will be a key design generator with a gradual or natural transition from open grassland to Littoral Edge planting and Riparian being preferred.

Safe interaction between resident and the wetland environments is a priority and will be carried out through the use of boardwalks, viewing platforms and interpretive signage. Direct access into the Water Quality Basins / Rain Garden environment will be discouraged for health and safety reasons.

It is intended that potential habitat features existing on site such as fallen logs and rocks will be relocated to wooded areas and riparian corridors.

Detention basins are developed between the Engineer and Landscape Architect to not only be practical but also designed to be an intrinsic open space commodity for the community. All associated planting will be low maintenance and robust.





WSUD Consideration. Potential to re-cycle water and create public awareness of water's importance on site through demonstration and implementation. Naturalistic treatment to basin edge and habitat creation.

6.0 PLAY AREAS AND PUBLIC AMENITY

There are good opportunities to introduce site specific physical and cultural elements into the play areas at Bruncker Road Park and the Canal Park. These interactive play spaces may consist of recycled pipe work for play, the education and illusion of water movement through the precinct with the potential for actual water play. The play areas will be designed to accommodate for children of all ages and be fully integrated into the space. The play areas are located in or close to large open spaces to allow for both expansive active play and increased surveillance. Lighting and low lying vegetation to the periphery are also key design generators for increased visual surveillance and child safety. Play areas will contain a combination of Historic Site Components, proprietary play equipment, additional seating, shade elements and be located within close proximity to other park facilities.

