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Approved Application No. SSD 9063

21 FEBRUARY 2019

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Sheet No. 2 of 2



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TALLAWONG STATION PRECINCT SOUTH Public Domain and Landscape Strategy RESPONSE TO SUBMISSIONS SUPPLEMENT

S17-0100

Issue D • 02/11/2018



Cover Image:
Artist impression of Tallawong Station Precinct South - Station Plaza (Source: Virtualideas)

Inside Cover:
Artist impression of Tallawong Station Precinct South - Cul de Sac Plaza (Source: Virtualideas)



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TALLAWONG
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PUBLIC DOMAIN AND LANDSCAPE STRATEGY
RESPONSE TO SUBMISSIONS SUPPLEMENT

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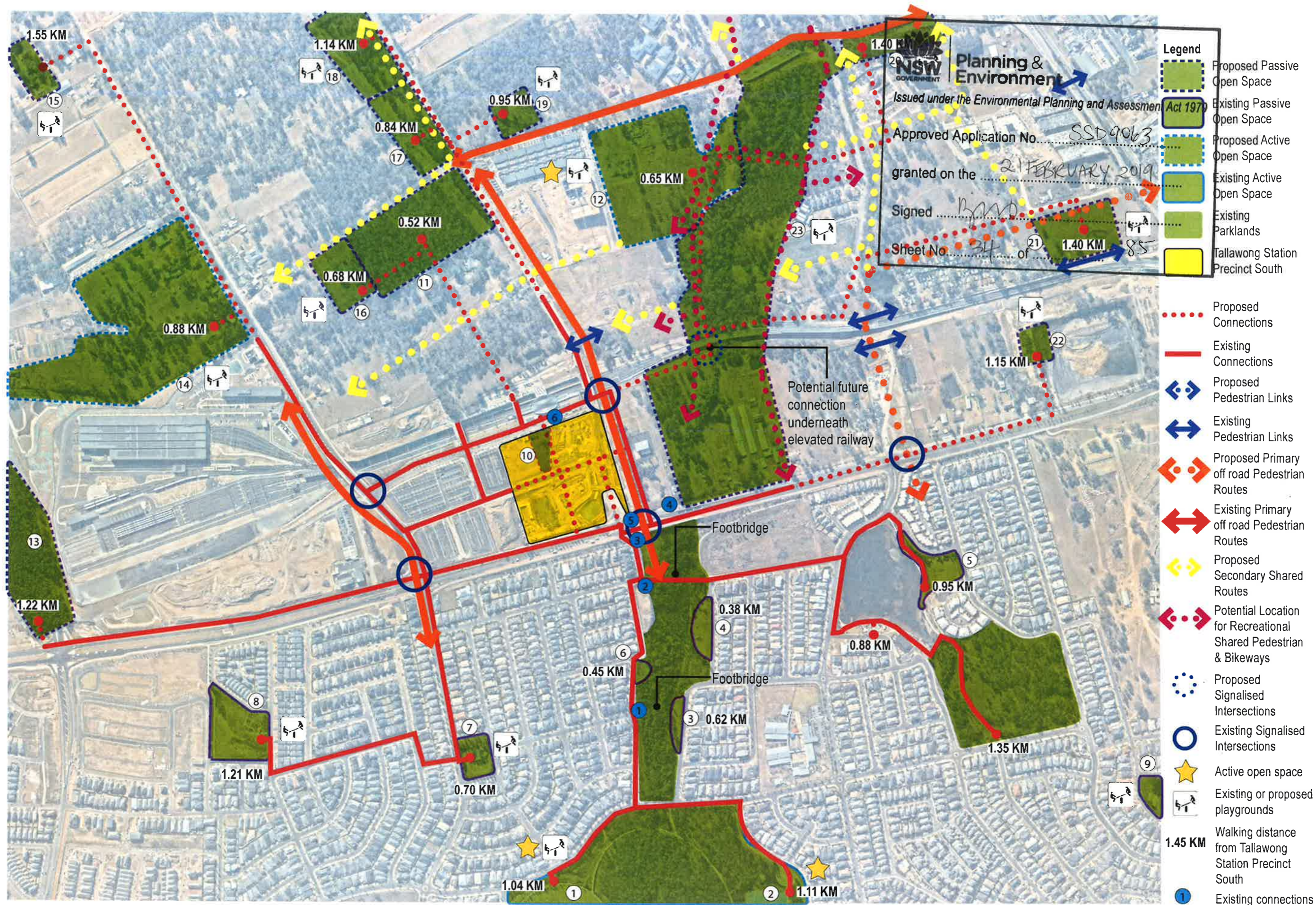
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Document	Issue	Date	Status	Reviewed	Verified	Validated
S17-0100 R02	A	25/10/2018	FINAL	CC	JH	-
S17-0100 R02	B	25/10/2018	FINAL	CC	JH	-
S17-0100 R02	C	01/11/2018	FINAL	CC	JH	-
S17-0100 R02	D	02/11/2018	FINAL	CC	JH	-

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DISTRICT OPEN SPACE CONNECTION

OPEN SPACE IN THE DISTRICT CONTEXT

The parks/ open space named in Figure A1 are within 2 km walking distance from the proposed development. They offer the following existing recreation facilities and opportunities: (Source: Social Needs and Impact Study, GHD and Nearmap)

No.	Name	Active/ Passive	SIZE	FACILITIES
1	Peel Reserve Park	Active and Passive	4.38 ha	Children's playground, outdoor fields, softball field, exercise station
2	Jonas Bradley Park	Active and Passive	3.80 ha	Picnic shelters, BBQs, tennis courts, playground, soccer fields, basketball & netball, exercise stations
3	Greenview Park	Passive	0.14 ha	Pocket park
4	Arrowroot Park	Passive	0.37 ha	Pocket park
5	Lakes Edge Park	Passive	0.75 ha	Picnic shelters, BBQs, toilets, near bushland with walking trails, Lake Ironbark
6	Tanundra Park	Passive	0.08 ha	Pocket park
7	Kalina Reserve Park	Passive	0.46 ha	Children's playground
8	Second Ponds Playground	Passive	1.22 ha	Children's playground/ Kickabout open space
9	Glenheath Park	Passive	0.59 ha	Children's playground/ Kickabout open space & Picnic shelters
10	Tallawong Station Precinct South Town Park	Passive	0.34 ha	Shelters, open lawns, kiosk and water element
11 ^A	Cudgegong Reserve Code: 260	Passive	4.04 ha	Cudgegong Reserve including cycleway, fencing and landscaping
12 [*]	Second Ponds Creek Corridor Park Code: 945	Active and Passive	6.32 ha	Active reserve including playing field, amenities, lighting, car park, playground, pathway, fencing and landscaping
13 [*]	Name: TBC Code: 1043	Passive	4.02 ha	Corridor park including pathway, fencing, cycleway and landscaping
14 [*]	Name: TBC Code: 1045	Active and Passive	9.70 ha	Active reserve including playing field, amenities, lighting, car park, playground, pathway, fencing and landscaping
15 [*]	Name: TBC Code: 1048	Passive	0.74 ha	Local park including playground and landscaping
16 [*]	Name: TBC Code: 1046	Passive	0.83 ha	Local park including pathway, playground and landscaping
17 [*]	Name: TBC Code: 1047	Passive	2.15 ha	Local park including pathway, fencing, seating and landscaping
18 [*]	Name: TBC Code: 1044	Passive	1.17 ha	Local park including pathway, fencing, playground and landscaping
19 [*]	Name: TBC Code: 940	Passive	0.57 ha	Local park including playground and landscaping

No.	Name	Active/ Passive	SIZE	FACILITIES
20 [*]	Name: TBC Code: 943	Passive	1.05 ha	Neighbourhood park including playground, pathway and landscaping
21 [*]	Name: TBC Code: 949	Passive	1.38 ha	Neighbourhood park including playground, pathway, fencing and landscaping works
22 [*]	Name: TBC Code: 1071	Passive	0.35 ha	Local Park including playground and landscaping
23 [*]	Second Ponds Creek Corridor Parks Code: 944/ 946/ 947 948	Passive	Total: 8.30 ha	Corridor park including playground, cycleway and landscaping

*Refer to Section 94 Contributions Plan No. 22W - Rouse Hill (Works) Page 46-48.



GANSW OPEN SPACE FOR RECREATION GUIDE

The Draft Open Space for Recreation Guide 2018 by Government Architect New South Wales indicates the following performance criteria for open space distribution, size and shape.

Distribution- Distance of open space from houses by size

- Regional open spaces (>5 ha) 5-10 km
- District open spaces (2-5 ha) 2 km
- Local open space (0.5-2 ha) 400 m
- For high-density areas, local open space (0.1-0.5 ha) 200m
- Distance of open space from workplaces 400 m
- Distance of open space from schools 400 m

Size and shape

- Desirable minimum size of a local park is 3000 m2
- In high-density areas, parks may be as small as 1500 m2 where more efficient provision does not exist or opportunities for re-use of small spaces arise
- Road frontage and visibility are key considerations
- Sporting facilities also have specific size and shape requirements that need to be met to provide functional space for their use.



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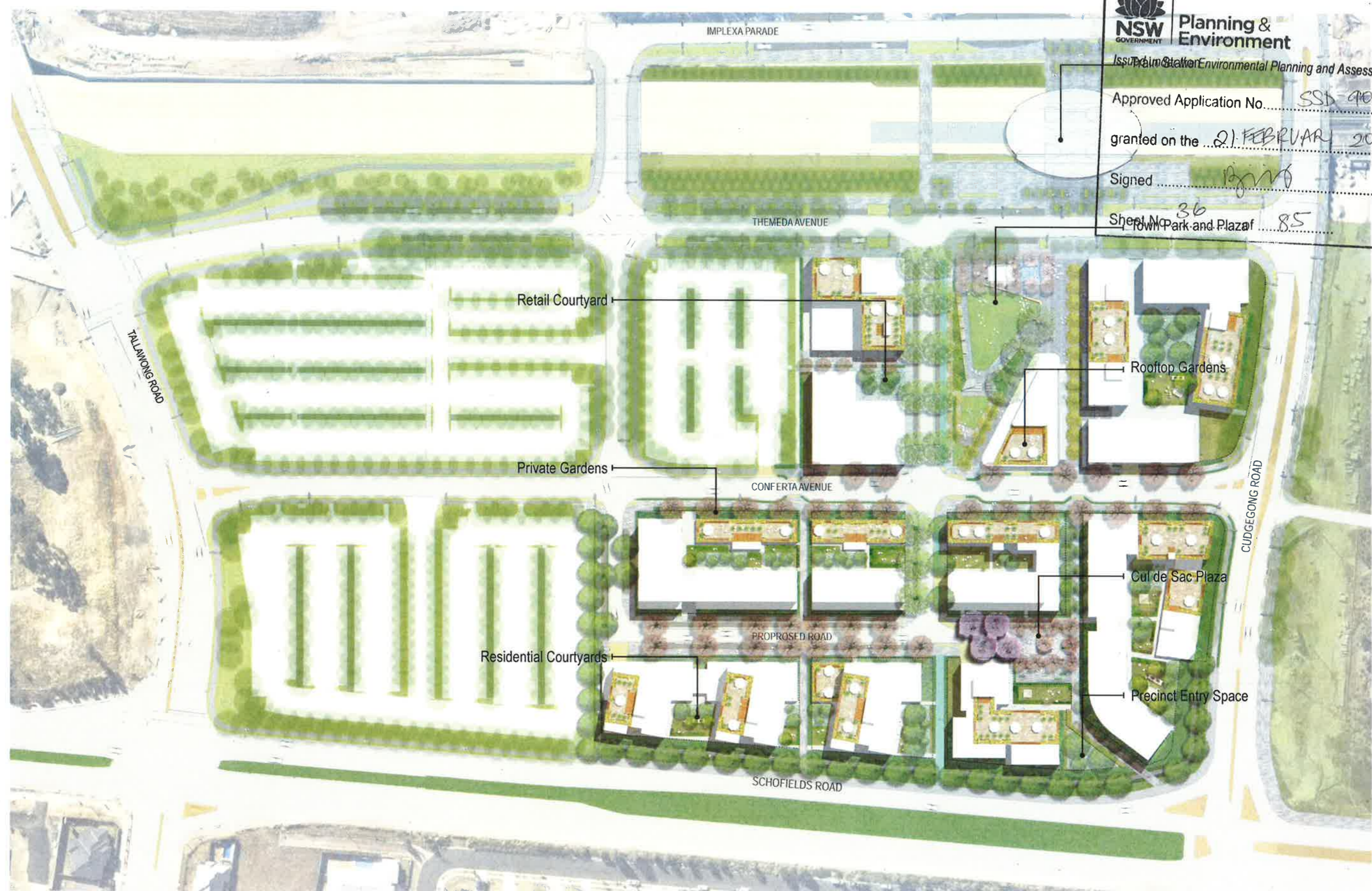
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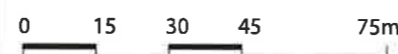
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Town Park and Plaza of 85



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1:1500 @A3



TALLAWONG STATION PRECINCT SOUTH

OVERALL CONCEPT PLAN

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KEY PLAN



LEGEND

- VERGE / PUBLIC LANDSCAPE AREA
- COMMUNAL OPEN SPACE
- DEEP SOIL ZONE
- PRIVATE GARDENS
- ROOFTOP GARDENS
- PLAZA PAVEMENT
- PUBLIC DOMAIN PAVEMENT
- DEDICATED CYCLEWAY
- TREES BY OTHERS
- PROPOSED FENCE / GATES WHERE REQUIRED
- PRIVATE WITH PUBLIC EASEMENT
- Fraxinus oxycarpa* 'Raywoodii'
- Jacaranda mimosifolia*
- Eucalyptus tereticornis*
- Eucalyptus microcorys*
- Sapium sebiferum*



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1:500 @A3

0 5 10 15 25m



TALLAWONG STATION PRECINCT SOUTH

DETAILED MASTERPLAN AREA 1

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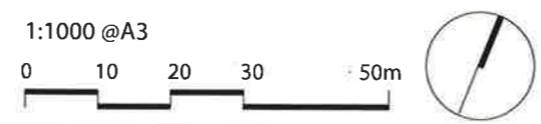


- LEGEND
-  COMMUNAL OPEN SPACE
 -  COMMUNAL OPEN SPACE
RECEIVING >2HR SUN (21ST JUNE 9AM-3PM)
 -  PRIVATE GARDEN
 -  DEEP SOIL ZONE

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TALLAWONG STATION PRECINCT SOUTH
 COMMUNAL OPEN SPACE DIAGRAM



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Artist impression of Tallawong Station Precinct South - 3D view (Source: Virtualideas)



PRIVATE LAND

FUTURE COUNCIL OWNED LAND (STREET)

COUNCIL OWNED LAND (PARK)
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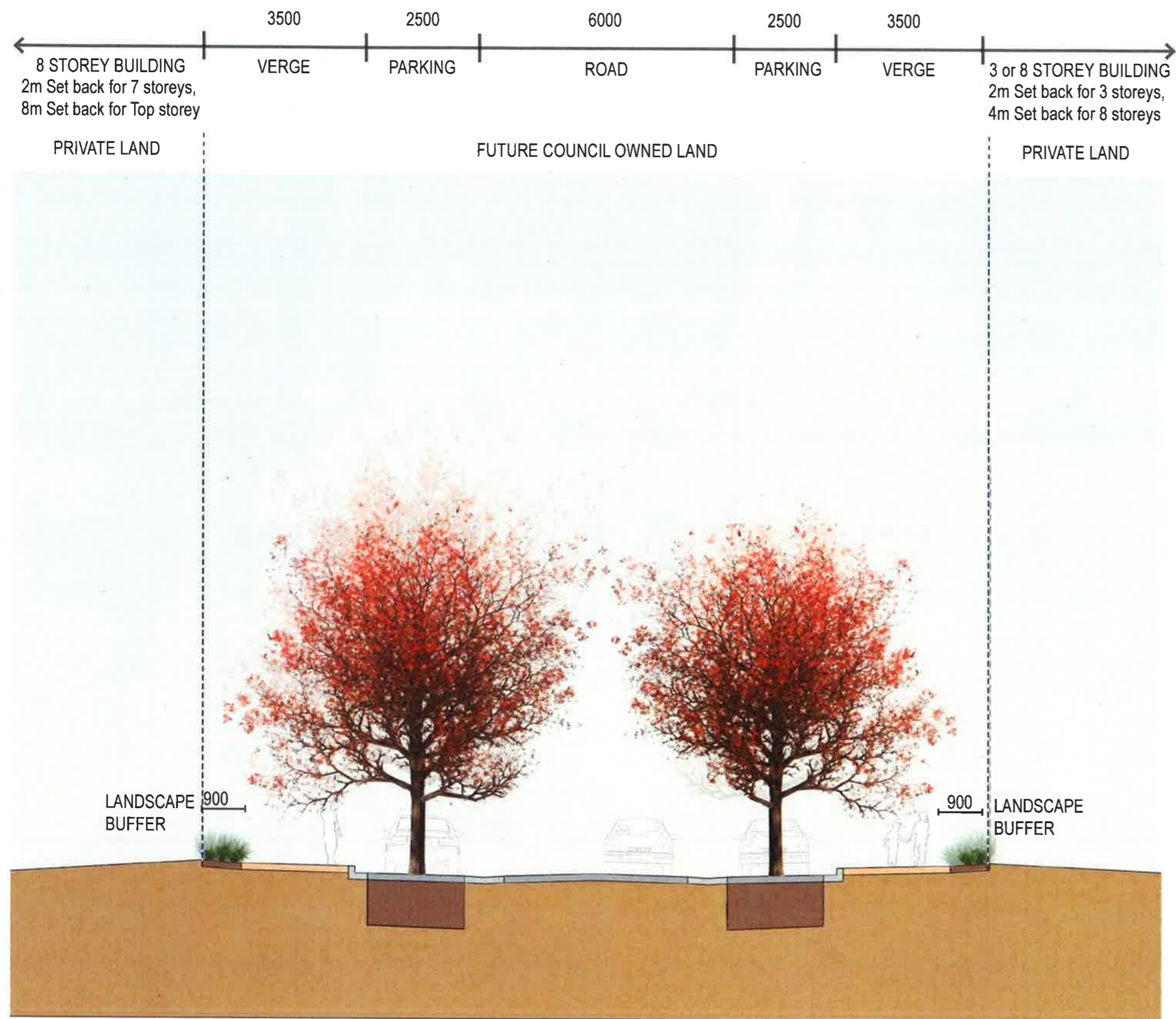
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TALLAWONG STATION PRECINCT SOUTH

SECTION AA

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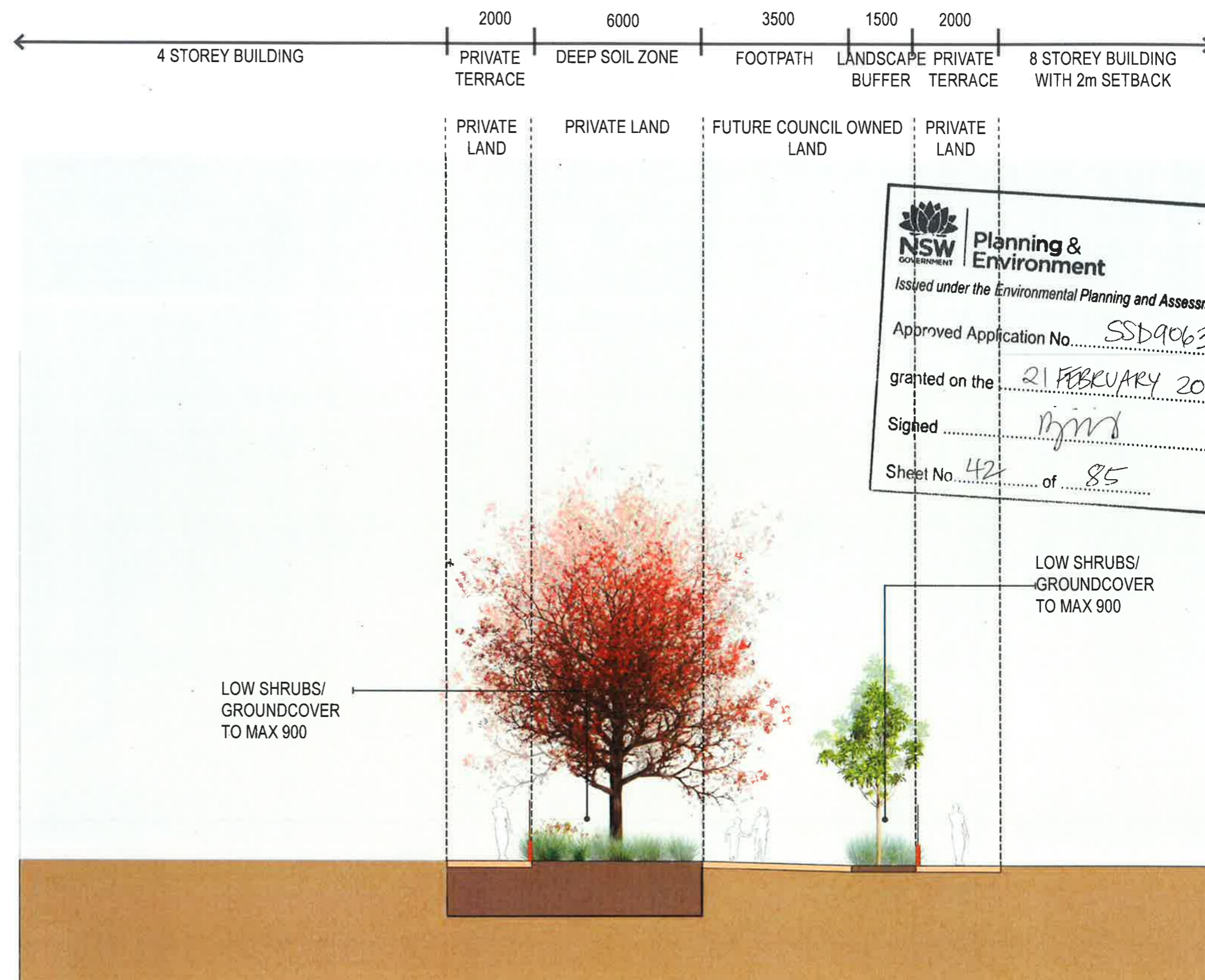
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TALLAWONG STATION PRECINCT SOUTH

SECTION BB

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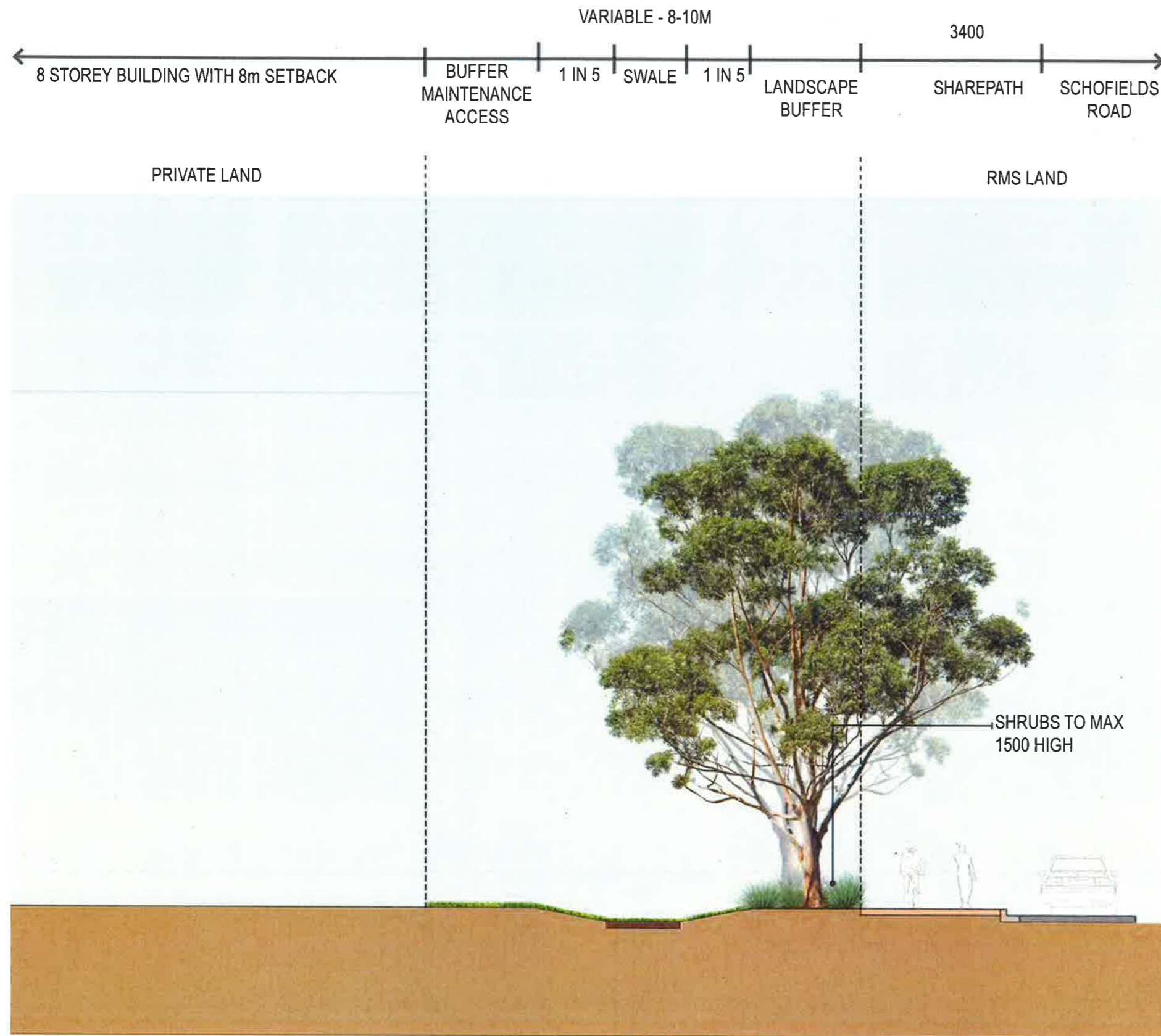
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SECTION CC

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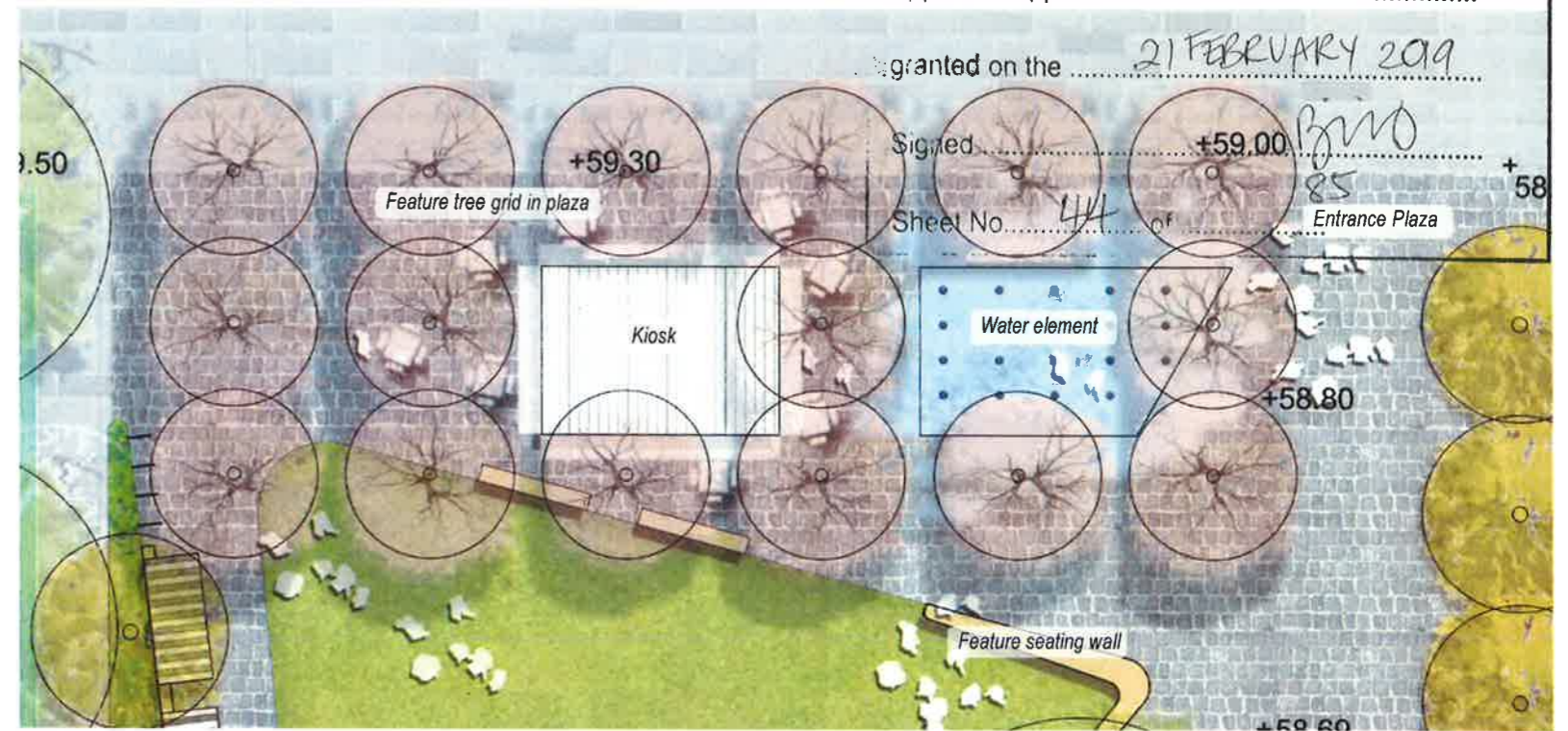


TALLAWONG STATION PRECINCT SOUTH

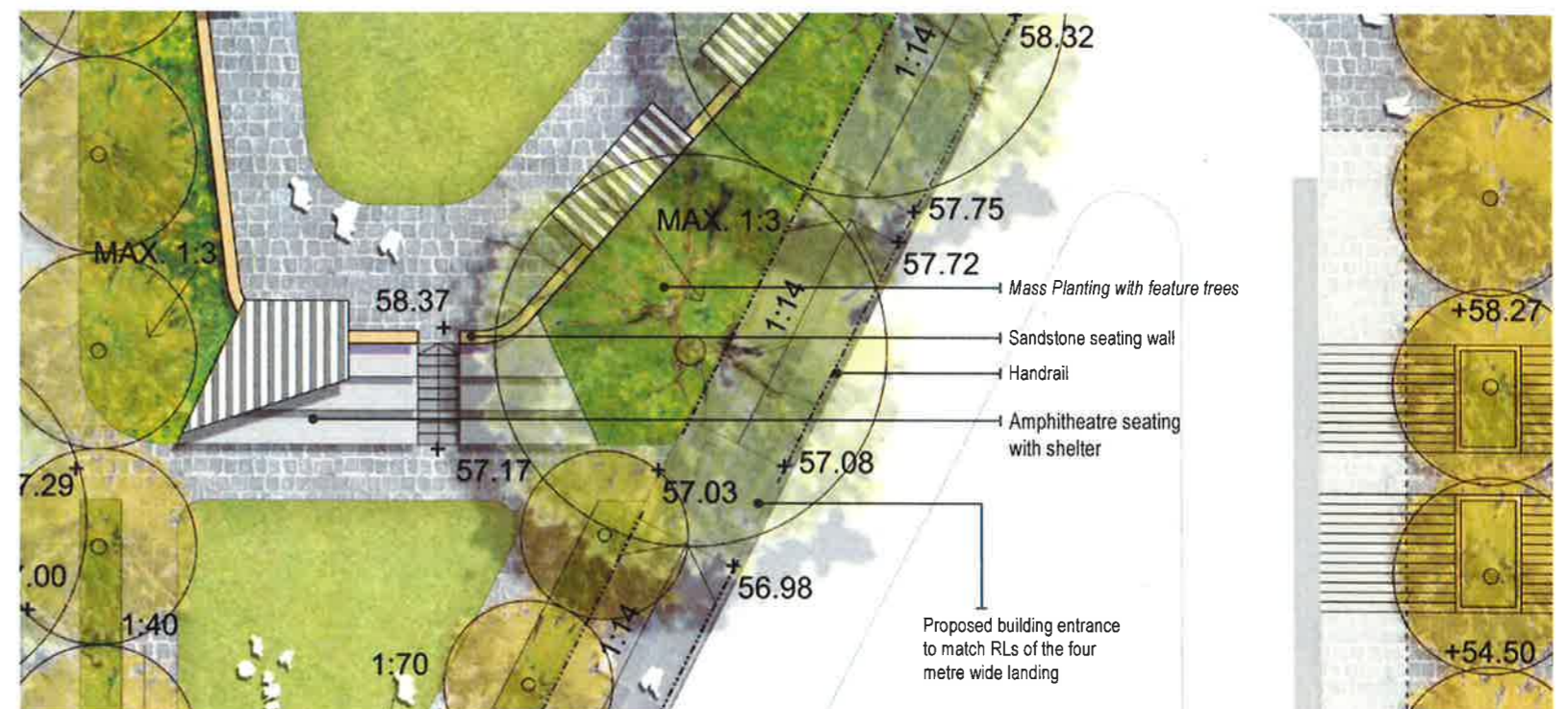
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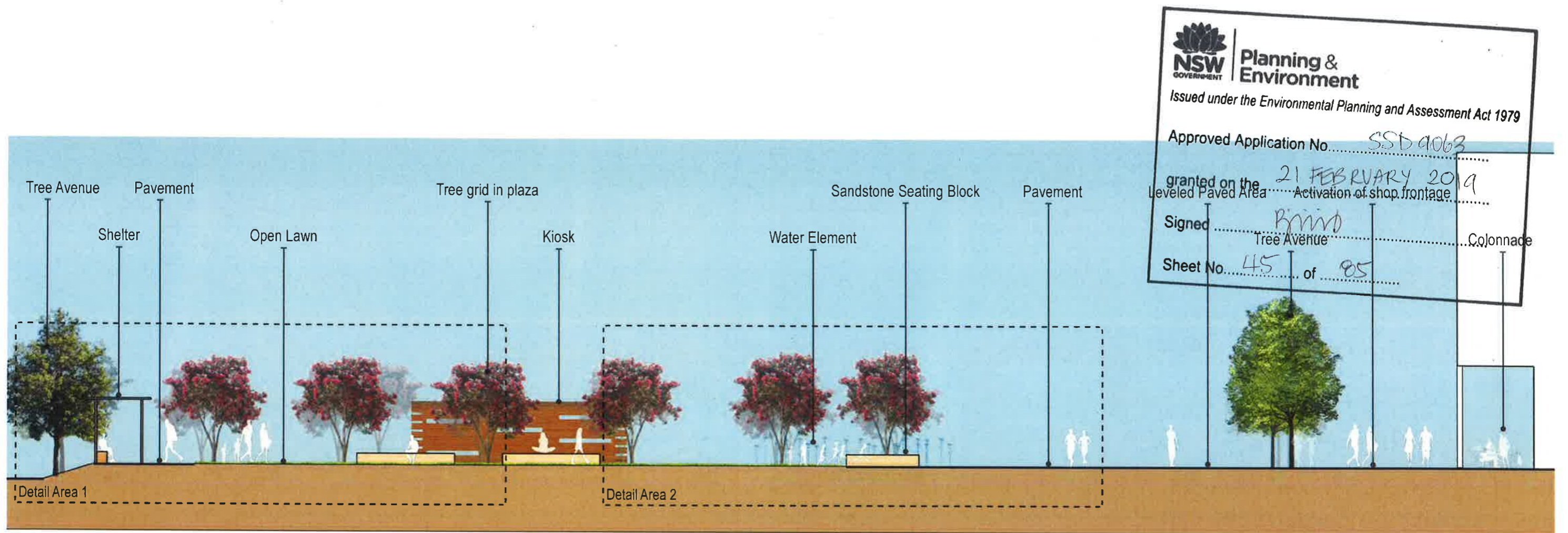
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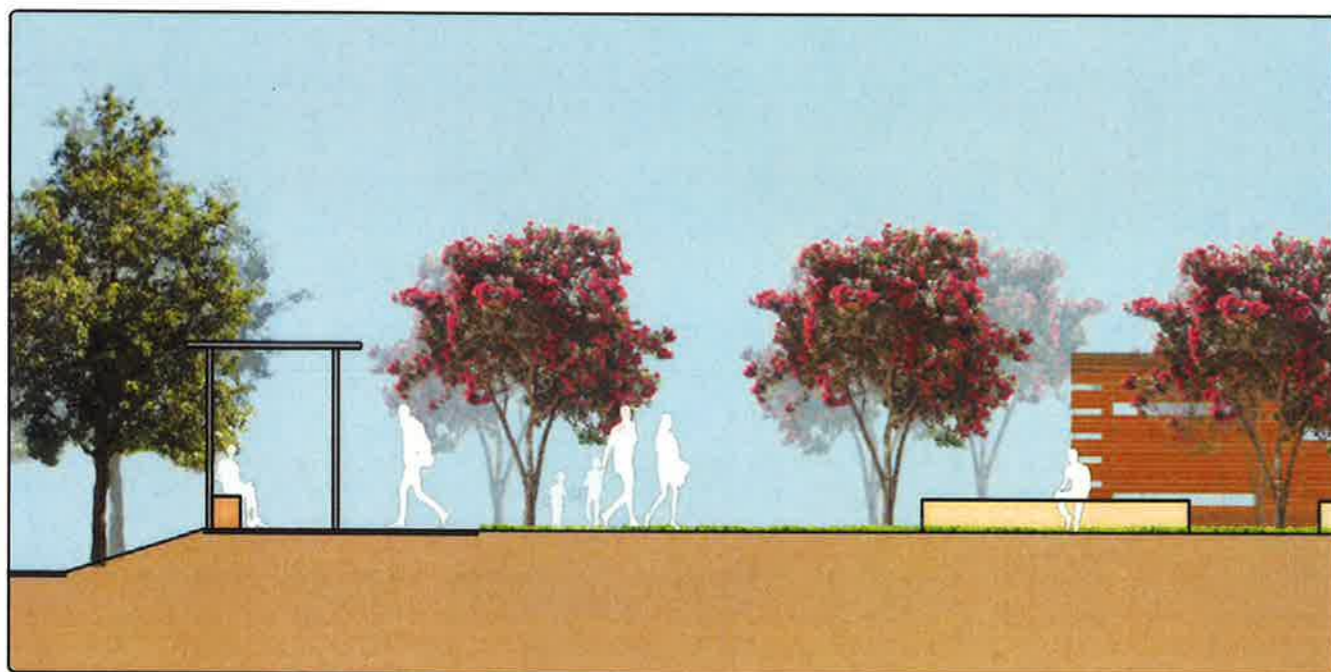
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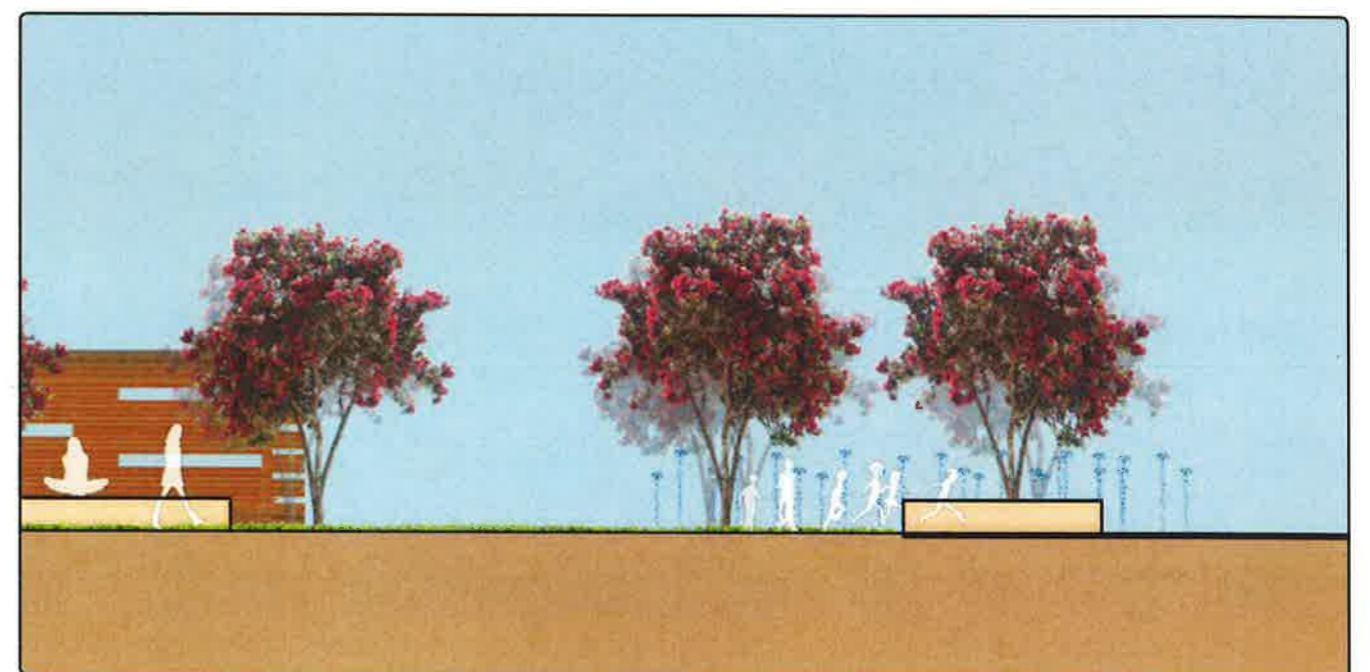
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SECTION AA 1:150 @ A3



DETAIL AREA 1, 1:75 @A3



DETAIL AREA 2, 1:75 @A3



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OPEN SPACE CONCEPT - SECTIONS

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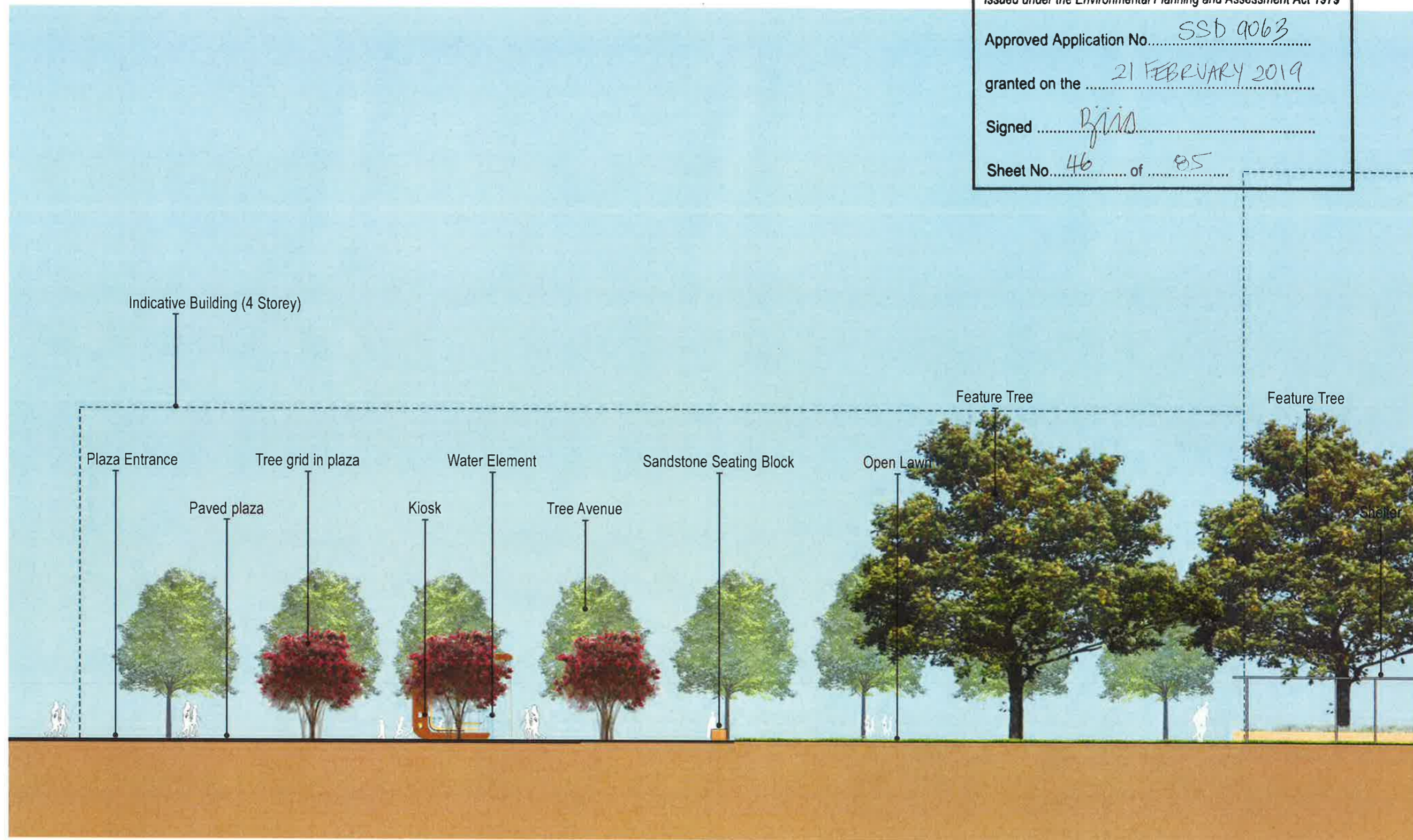
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SECTION BB 1:150 @ A1



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OPEN SPACE CONCEPT - SECTION

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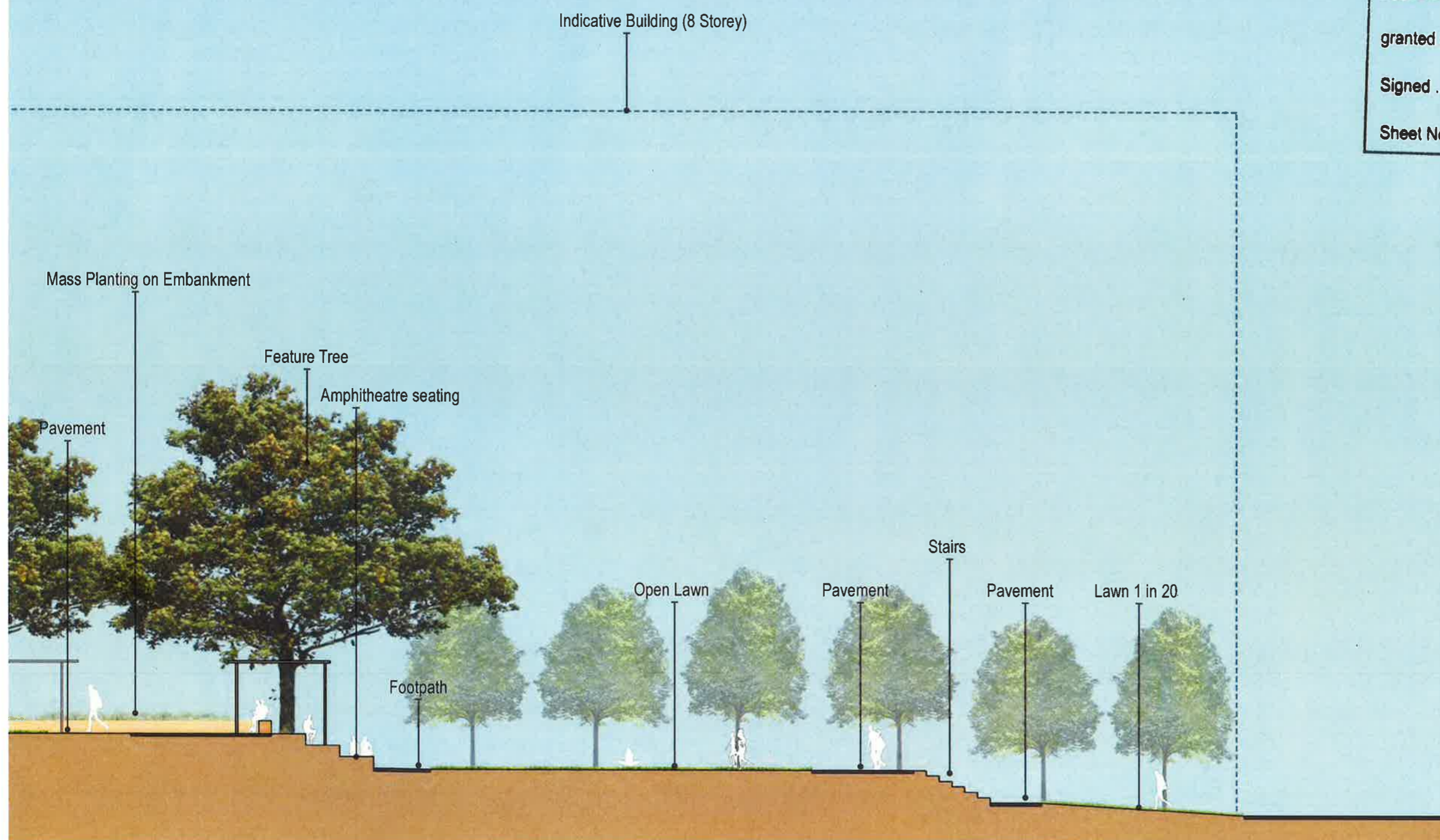
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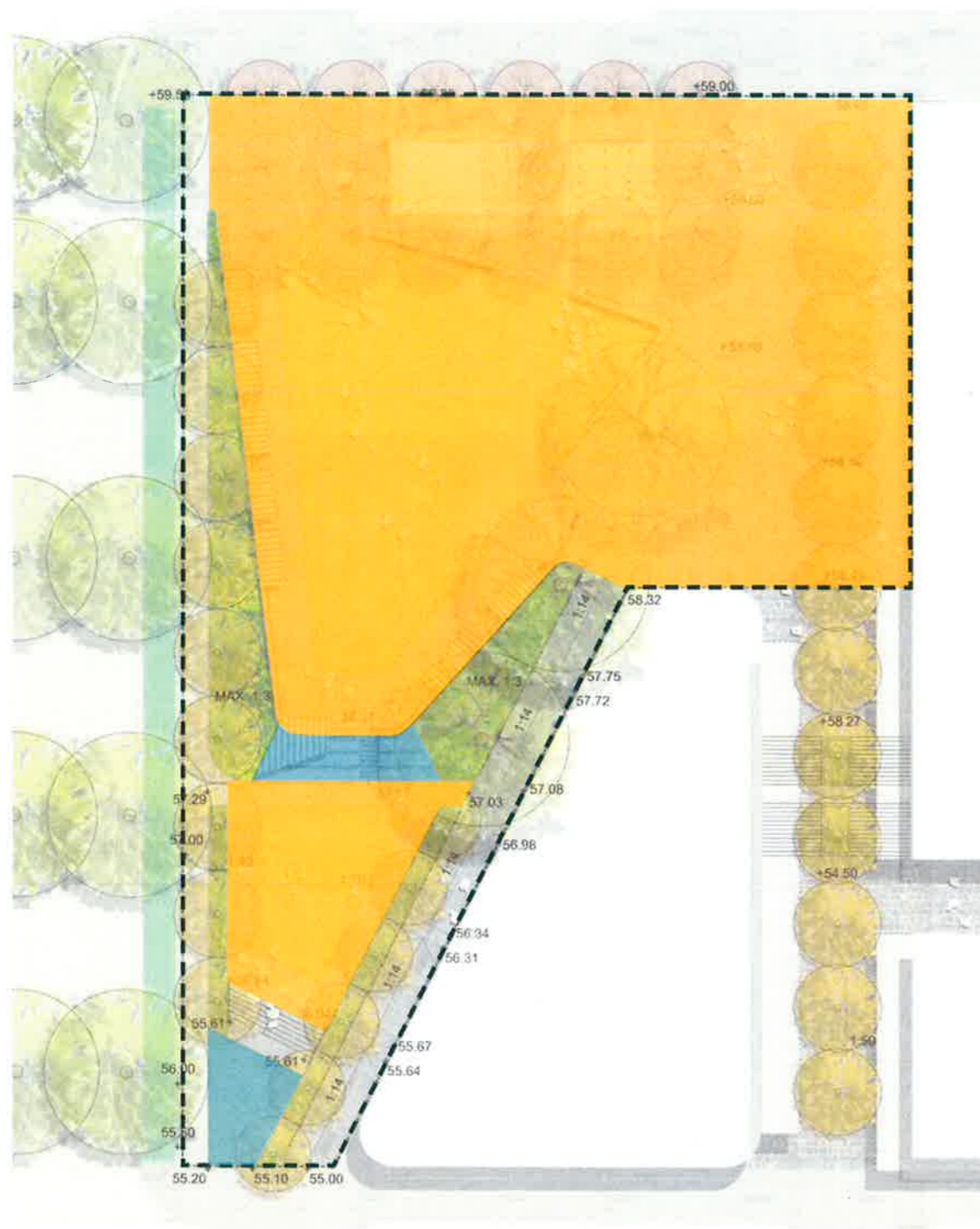
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OPEN SPACE CONCEPT - SECTION

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PARK SPATIAL ARRANGEMENTS



LEGEND

 Total town park area:
3,411m² (100%)

Level usable area:
2,478m² (72.7%)

Non level usable area:
104m² (3%)

Non usable area such as
ramps, footpath and mass
planting area:
829m² (24.3%)



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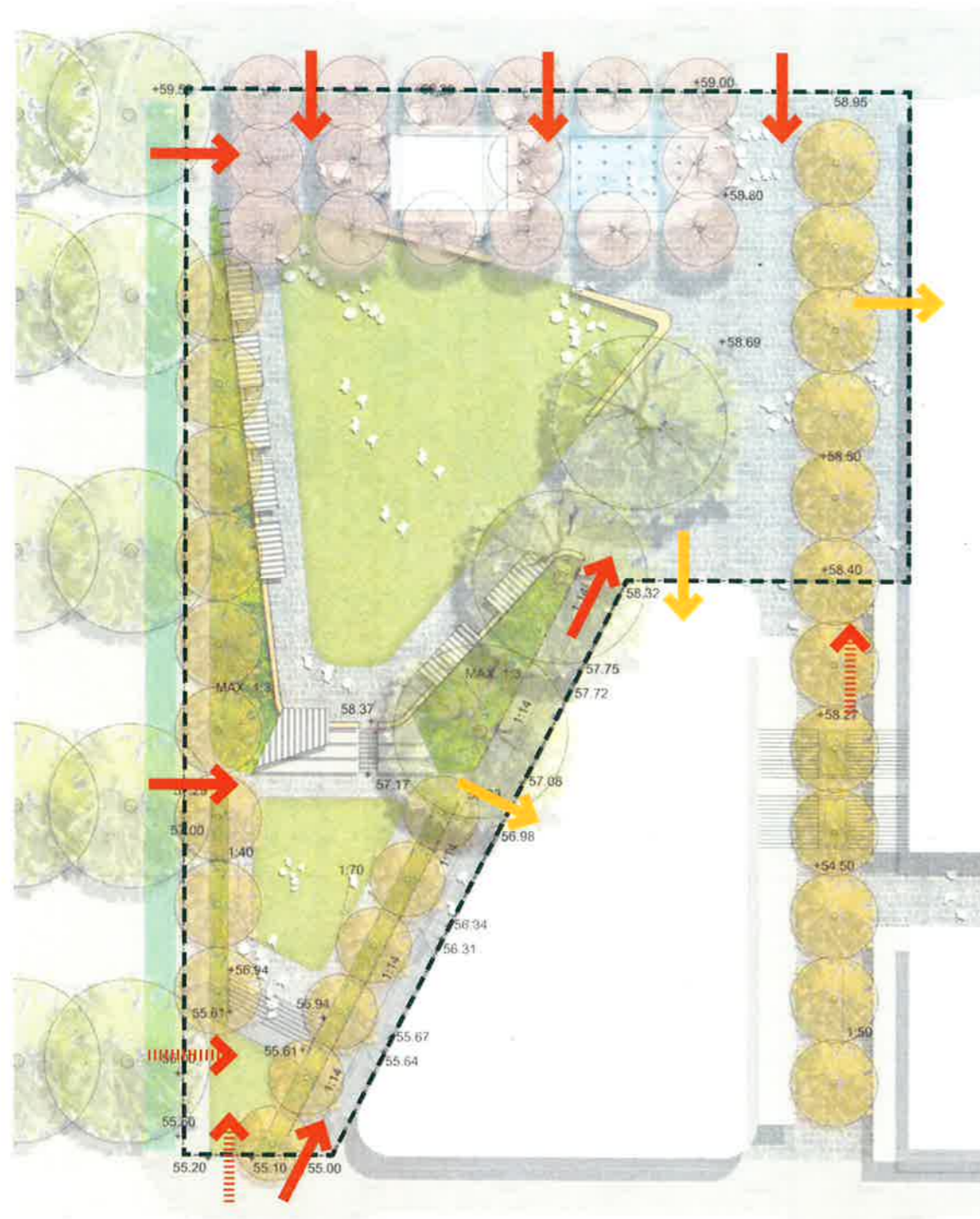
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PARK CONNECTION TO ADJACENT PUBLIC DOMAIN AND BUILDINGS



LEGEND

-  Universal access to town park
-  Entry to town park
-  Universal access to buildings

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STREET TREE MASTERPLAN

A streetscape landscape plan is prepared, see figure 13.1. The plan shows proposed street trees in the Tallawong Station Precinct South with existing trees done by NRT around the train station and commuter car park.

The following street tree species will be proposed:

- *Buckinghamia celsissima*
- *Ulmus parvifolia*
- *Brachychiton populneus*
- *Nyssa sylvatica*
- *Angophora floribunda*
- *Fraxinus oxycarpa* 'Raywoodii'
- *Flindersia australis*



Buckinghamia celsissima



Ulmus parvifolia



Brachychiton populneus



Nyssa sylvatica



Angophora floribunda



Fraxinus oxycarpa 'Raywoodii'



Flindersia australis



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Fraxinus griffithii
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Murraya paniculata

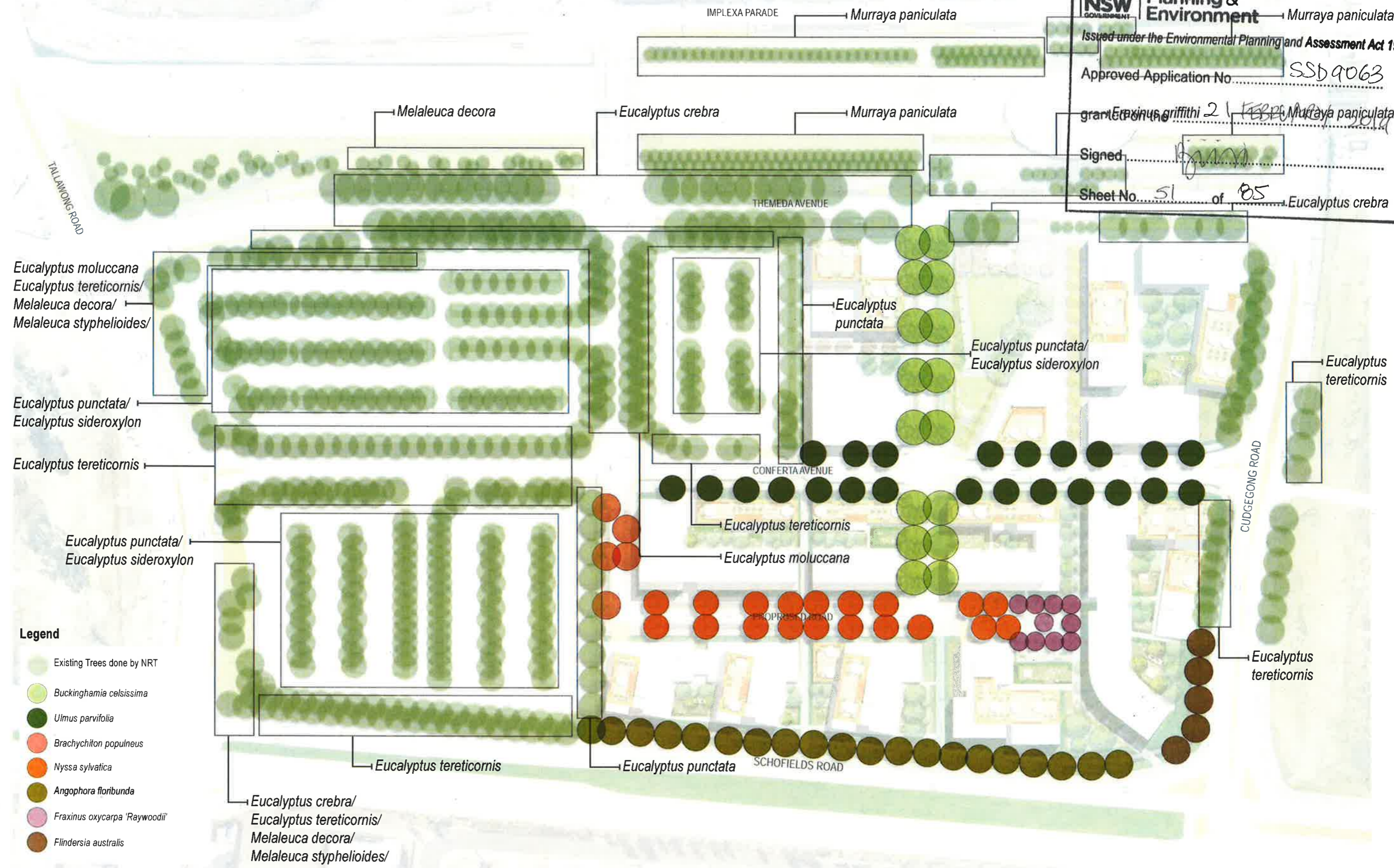
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Fraxinus griffithii 21 FEB 2019

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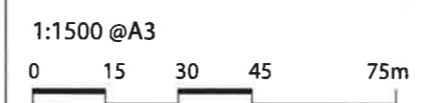


Legend

- Existing Trees done by NRT
-  *Buckinghamia celsissima*
-  *Ulmus parvifolia*
-  *Brachychiton populneus*
-  *Nyssa sylvatica*
-  *Angophora floribunda*
-  *Fraxinus oxycarpa 'Raywoodii'*
-  *Flindersia australis*



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STREETSCAPE LANDSCAPE PLAN

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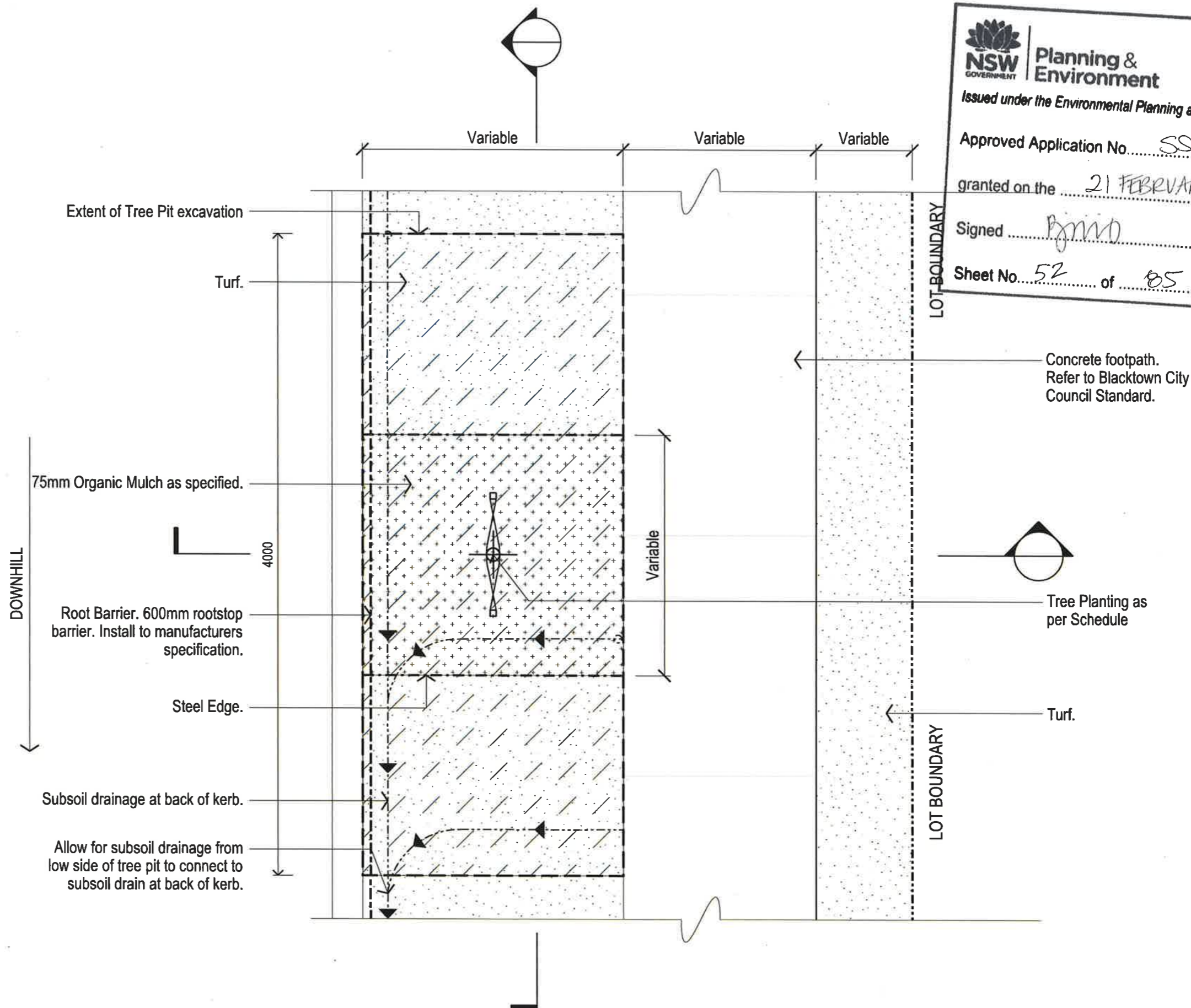
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INDICATIVE TREE PLANTING TYPE 1 - PLAN

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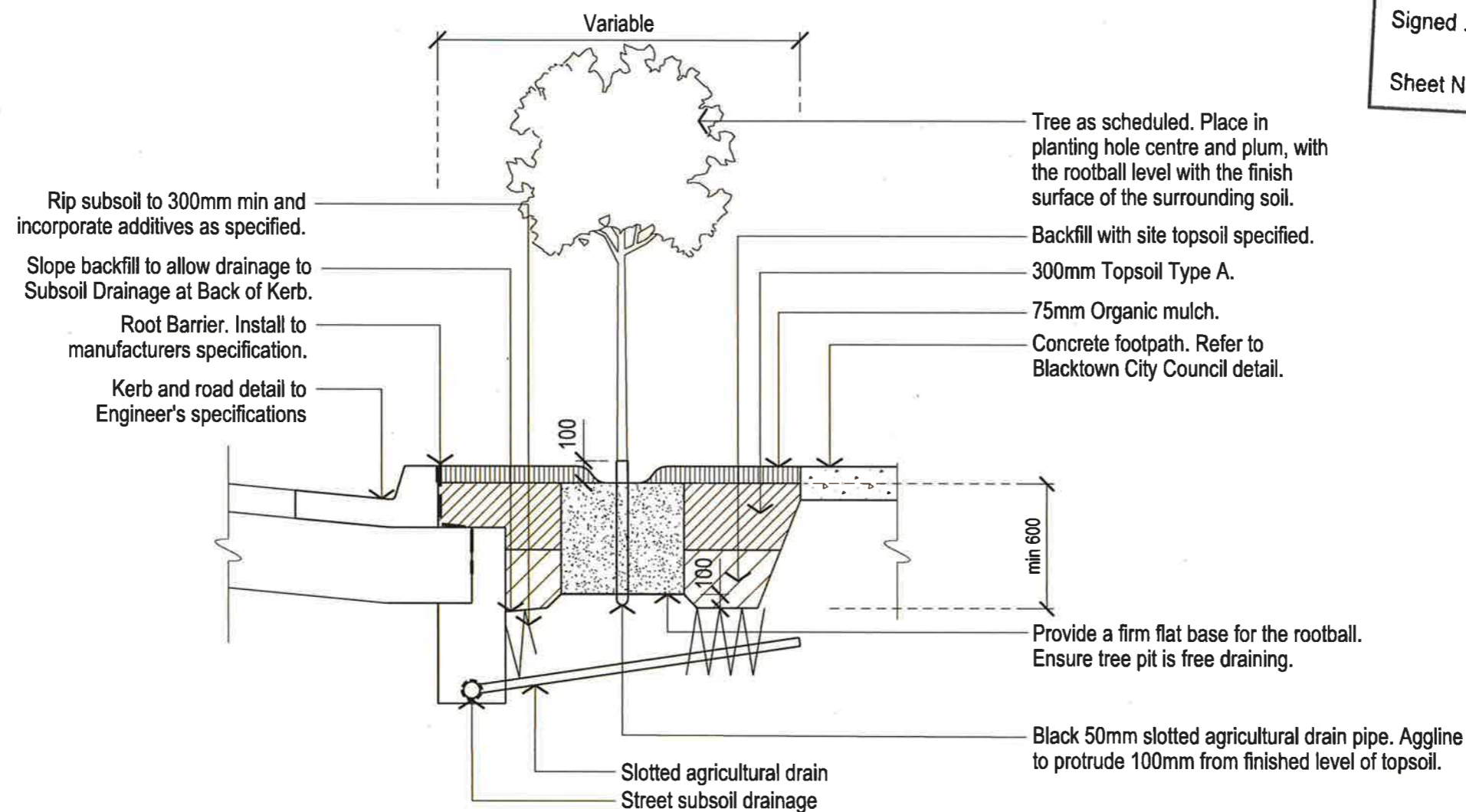
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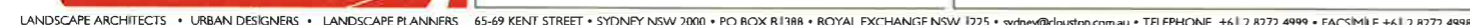
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INDICATIVE TREE PLANTING TYPE 1 - SECTION

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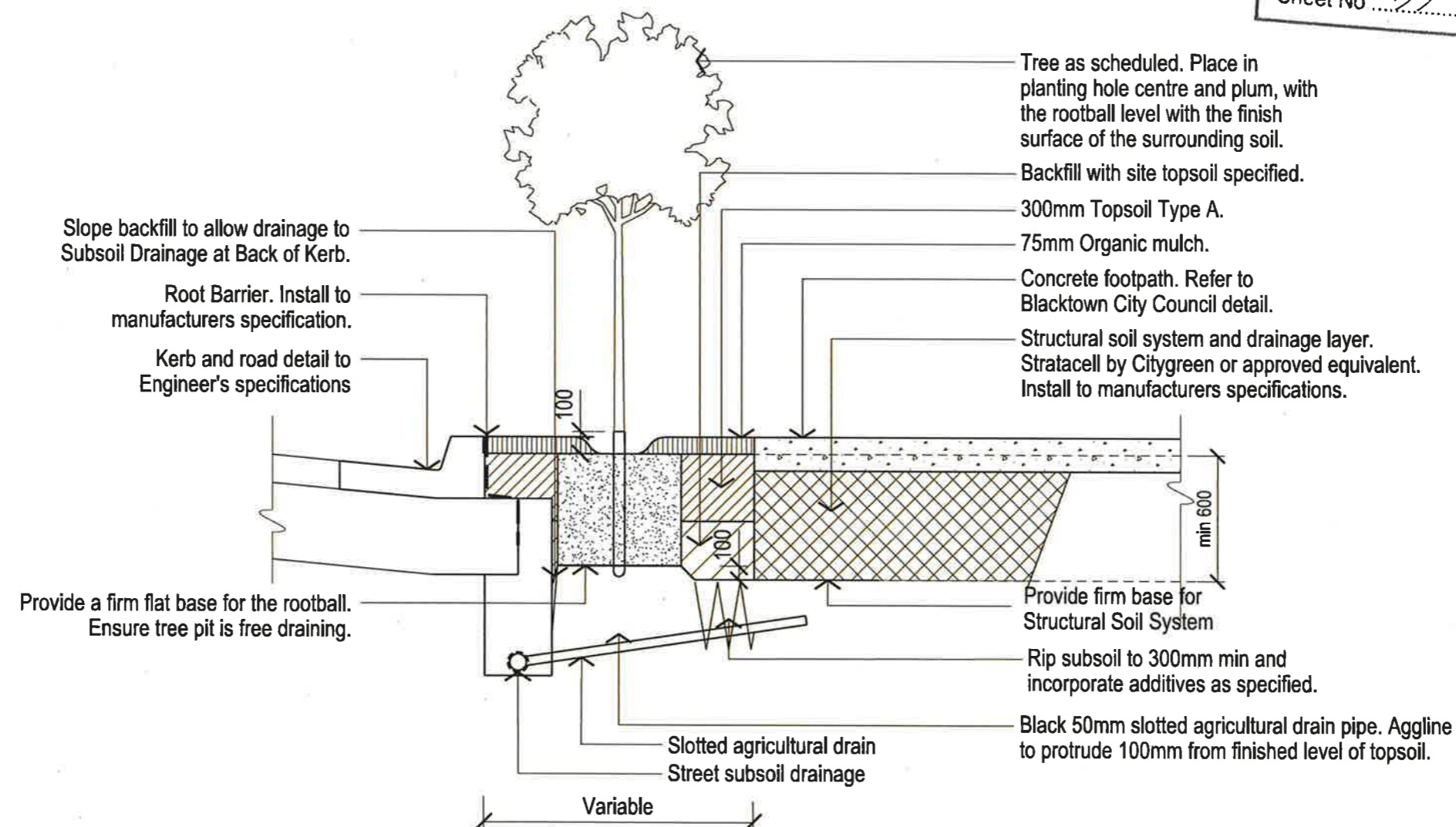
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INDICATIVE TREE PLANTING TYPE 2 - SECTION

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Concrete footpath.
Refer to Blacktown
City Council Standard.

Tree Planting as per Schedule

DOWNHILL

Extent of Tree Pit excavation

75mm Organic Mulch as specified.

Root Barrier. 600mm rootstop
barrier. Install to manufacturers
specification.

Steel Edge.

Subsoil drainage at back of kerb.

Allow for subsoil drainage from
low side of tree pit to connect to
subsoil drain at back of kerb.

Variable

Variable

1500

1500

LOT BOUNDARY

LOT BOUNDARY



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INDICATIVE TREE PLANTING TYPE 3 - PLAN

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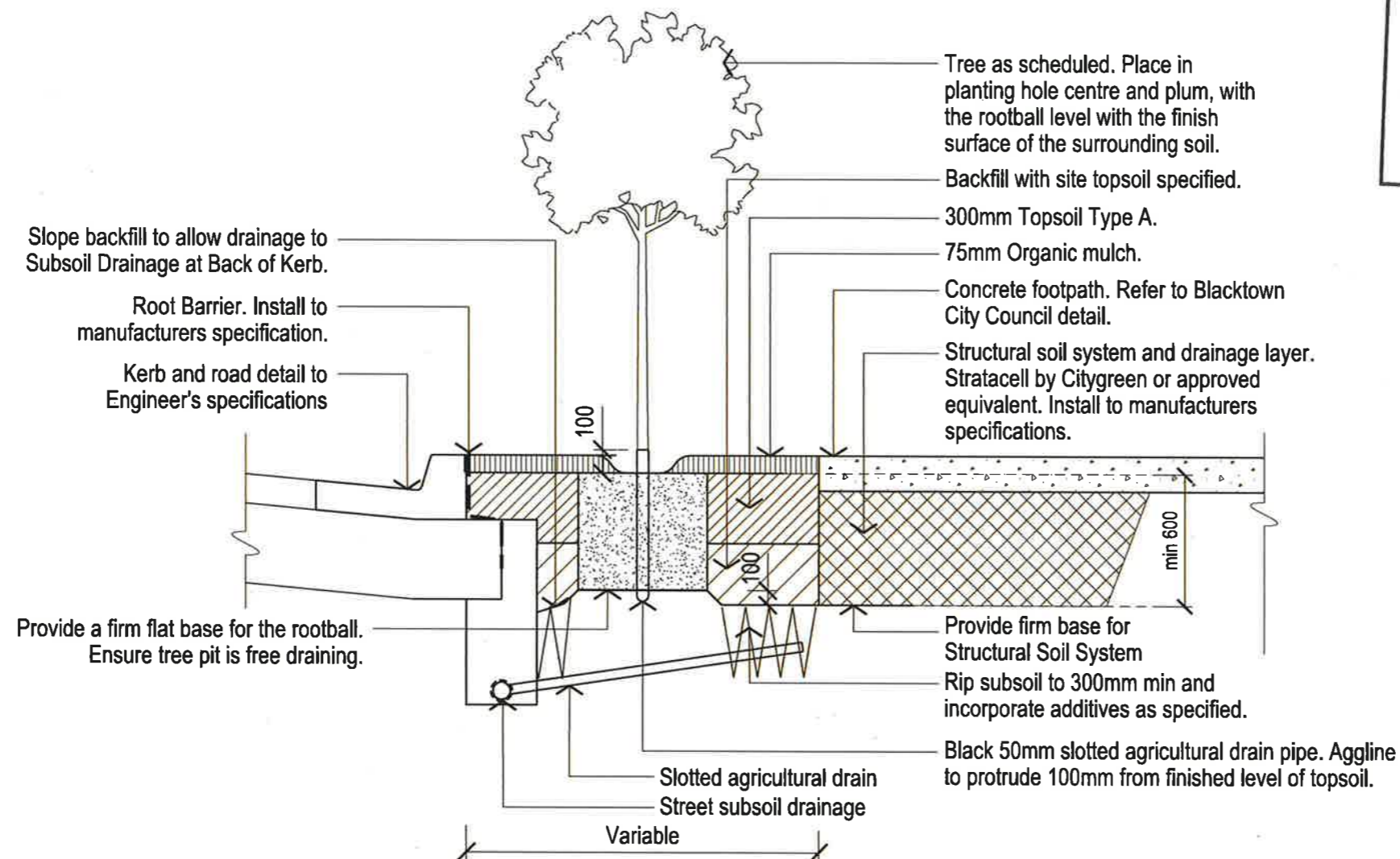
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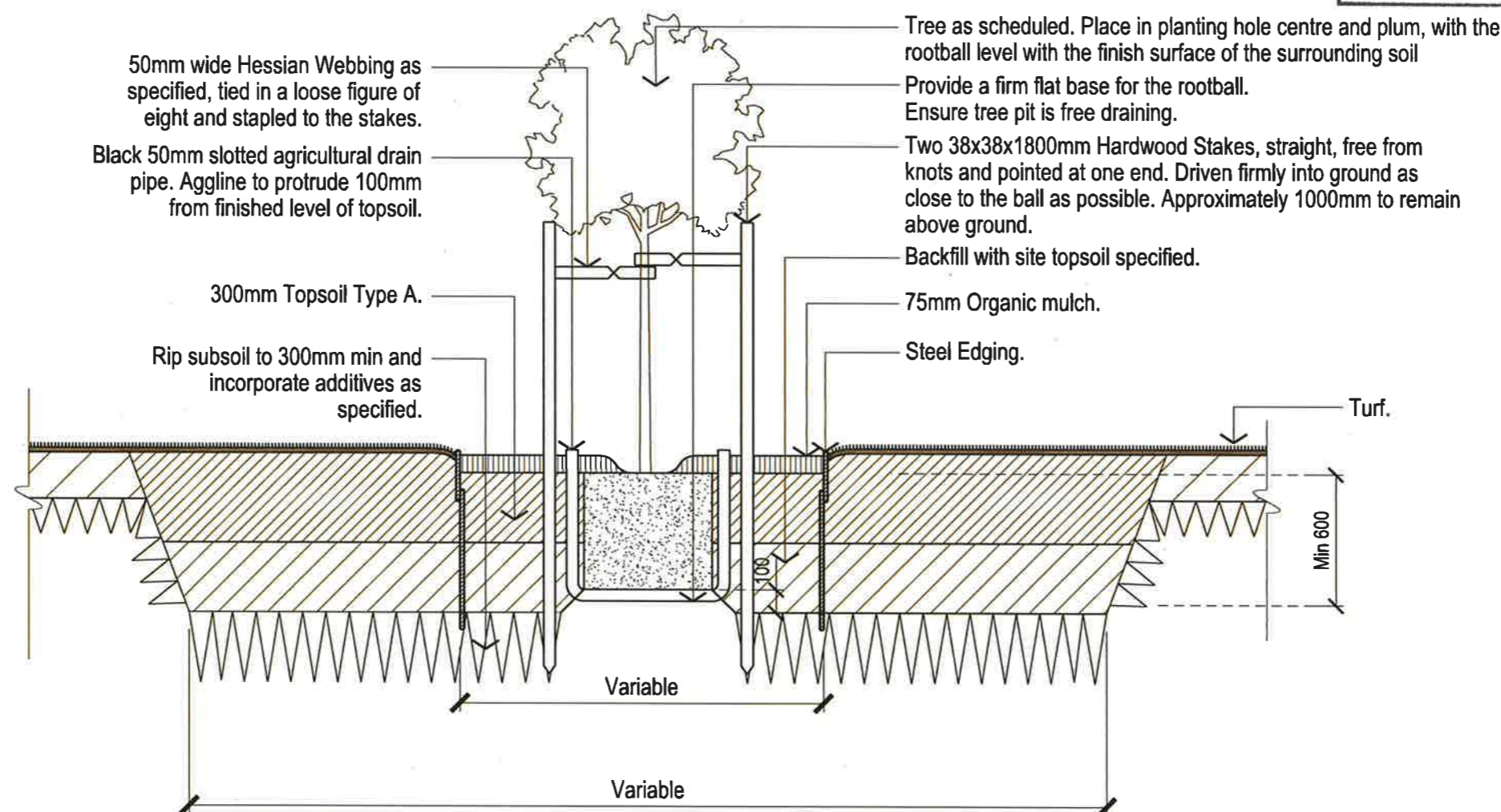
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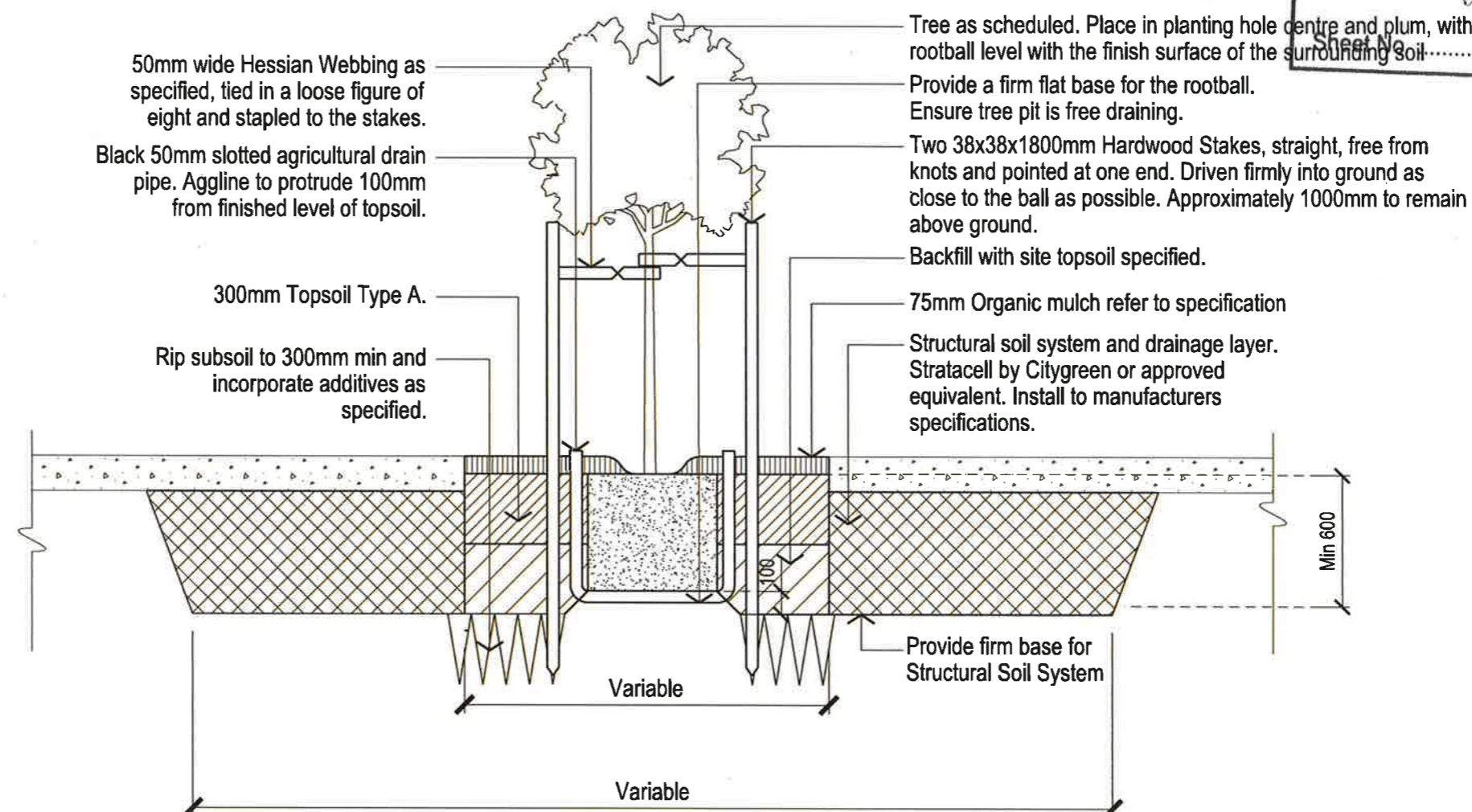
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INDICATIVE TREE PLANTING TYPE 3 - SECTION

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PROJECT CREDITS

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