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RALSTON AVE_BELROSE CONCEPT PLAN REPORT

Prepared for Matthews Civil Pty Ltd
January 2013

HASSELL

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Front cover image: HASSELL Lakeway In-Drive Redevelopment, Claremont, Western Australia_Photographed Peter Bennetts

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01____Vision

To undertake a benchmark residential project, working in a collaborative partnership to achieve a high quality land development, incorporating excellence in design, open space treatments, landscaping and construction.

The process of review and analysis has involved a series of planning and design options for potential lot layouts and lot size scenarios. Through a process of consultation and environmental analysis, a concept master plan has been developed that includes the following key features:

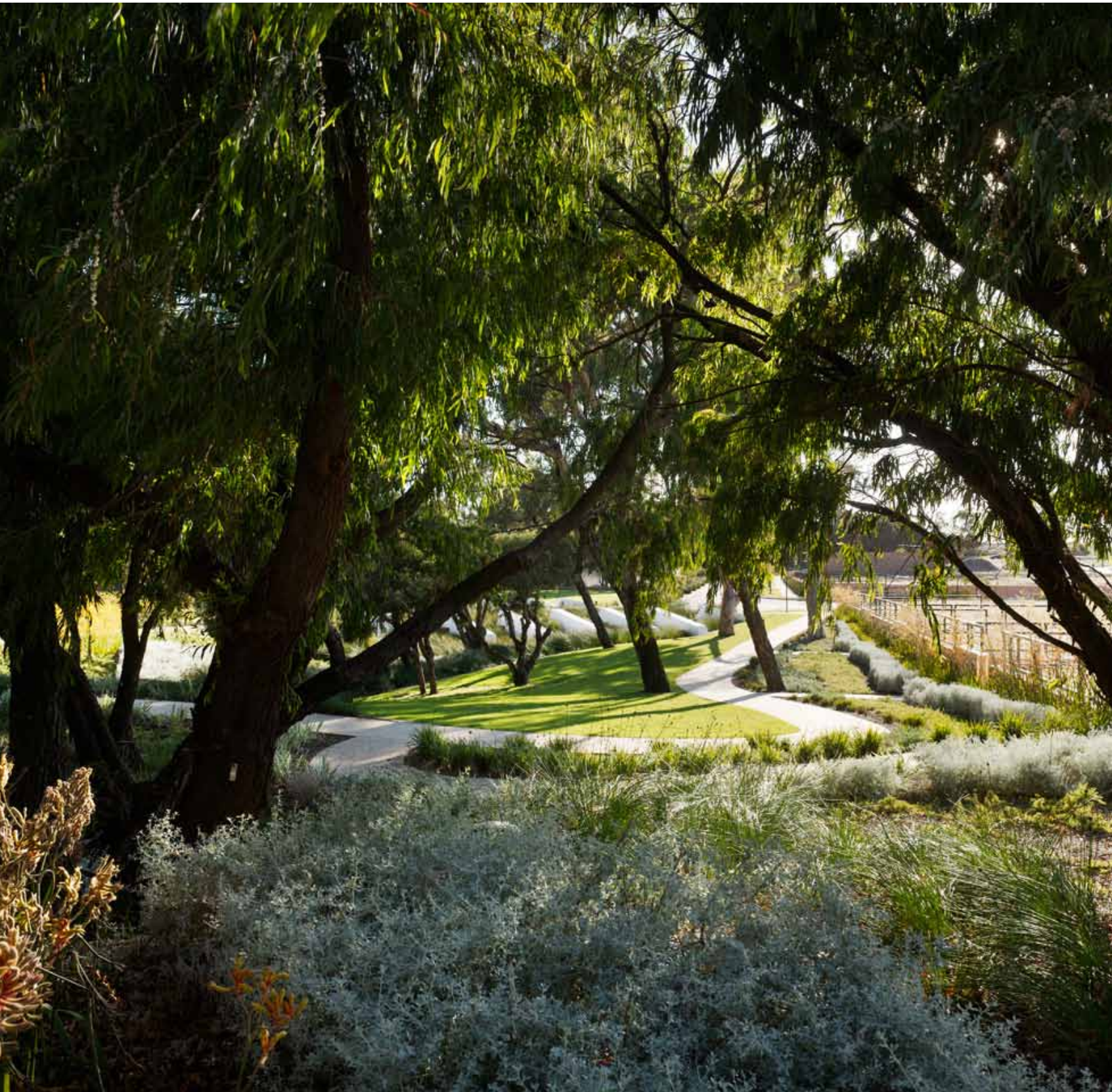
- _ Mix of residential densities to suit topography, location and visual context
- _ Pedestrian / Cycle links
- _ Public access to bushland
- _ Sympathetic development appropriate to its visual setting
- _ Managed bushland edges and adjoining lands

The language of the site and its natural setting, is clearly one of bushland and typical Sydney northern beaches sandstone character. This is a fundamental asset and one that has very eagerly been recognised by the project team as a core design driver for the future project outcome.

The design team and project client have, from this site appreciation, defined the following as the fundamental project design drivers:

- _ To work with the bushland feel
- _ To embrace the natural character
- _ To preserve trees and native vegetation
- _ To incorporate the setting as the underpinning language of future works
- _ To reinforce the existing connections to residential housing, walking trails and bush
- _ To use timber, sandstone, gravels and Australian bushland colours in the materiality of the project
- _ To celebrate views from the site
- _ To be sensitive regards views to the site
- _ To ensure optimum lot orientation
- _ To provide lot sizes most appropriate to families

This report aims to communicate the processes and outcomes for the design work that has been undertaken for the public open space and streetscapes at the Ralston Avenue Belrose site and aims to reinforce the project vision and underpin the above noted design approach.



HASSELL Lakeway In-Drive Redevelopment, Claremont, Western Australia_Photographed Peter Bennetts

02 Context

Site

_Lot 1 of DP1139826, Ralston Avenue Belrose

Design Approach

The design team and project client are agreed that the land is to be developed in a manner which:

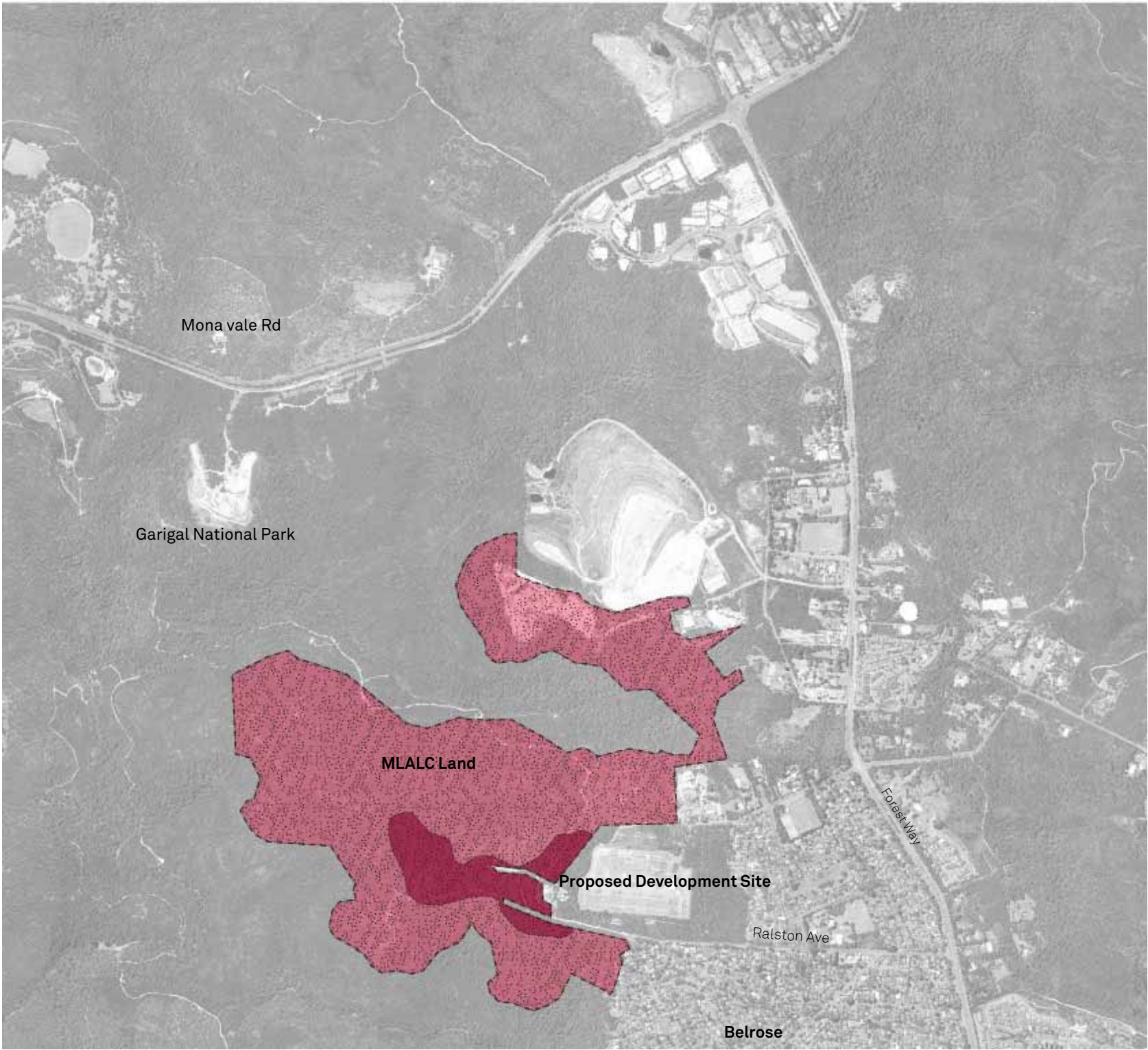
- _Creates a “landmark” flagship development in environmental terms
- _Provides a quality development that cares for the environment and the community
- _Utilises the land efficiently for its most productive use
- _Enhances and connects with the environment
- _Is commercially viable and responds to the market
- _Is in accordance with accepted standards of development and environmental responsibility
- _Achieves ecologically sustainable development
- _Provides, where reasonably practicable, job opportunities for members of the Metropolitan Local Aboriginal Land Council (MLALC) in respect of the Project
- _Maximises the commercial potential of the land and returns to the land owners
- _Builds capacity for MLALC through knowledge sharing

The design development process included the following design considerations;

- _Create a strong sense of place in prestigious new land estate
- _Have appropriate regard for the natural setting and proximity to the adjoining bushland of Garigal National Park
- _Create suburban housing lots in a bush landscape context
- _Utilise existing road and other infrastructure to support new housing lots
- _Lot design and orientation to capture district views and solar access
- _Provide future and surrounding community with access to and through the site connecting to existing bushland walking trails



Regional Content



Local Content

- Legend**
- Existing Southern Road
 - Road Reserve
 - Sydney East Sub Station
 - Private Property
 - Existing Walking trail
 - Watercourse
 - MLALC Boundary



03____Site Assessment

Ecological Context

To establish a site specific vernacular for the Ralston Avenue Belrose site it has been important to find the authentic relationship between its existing character, quality and that of its future intended use. The vernacular derived at is one that layers the many natural and cultural influences that have formed the site specific character and allows for both its retention and embellishment as key assets to the future site users.

Objectives:

- _To provide ecological connectivity, function and biodiversity
- _To acknowledge vegetation communities remnant to the site and its greater context
- _To establish planting schedules that are representative of an appropriate selection of existing vegetation communities
- _To reference remnant ecologies in the formation of landscape characters
- _To procure local provenance plant material
- _To reference contextual drainage patterns with site Water Sensitive Urban Design (WSUD) initiatives
- _To establish monitoring and maintenance initiatives that support establishing ecologies

A detailed site analysis has been undertaken to provide constraints mapping based on both physical characteristics and statutory requirements and are represented on the following analysis diagrams:

- _Site Conditions
- _Overland Flow
- _Remnant Vegetation
- _APZs and EEC's
- _Land Use
- _Access and Circulation
- _Open Space
- _Slope and Aspect
- _Primary Views

It is from this analysis that the concept master plan has been informed and from which it has evolved.

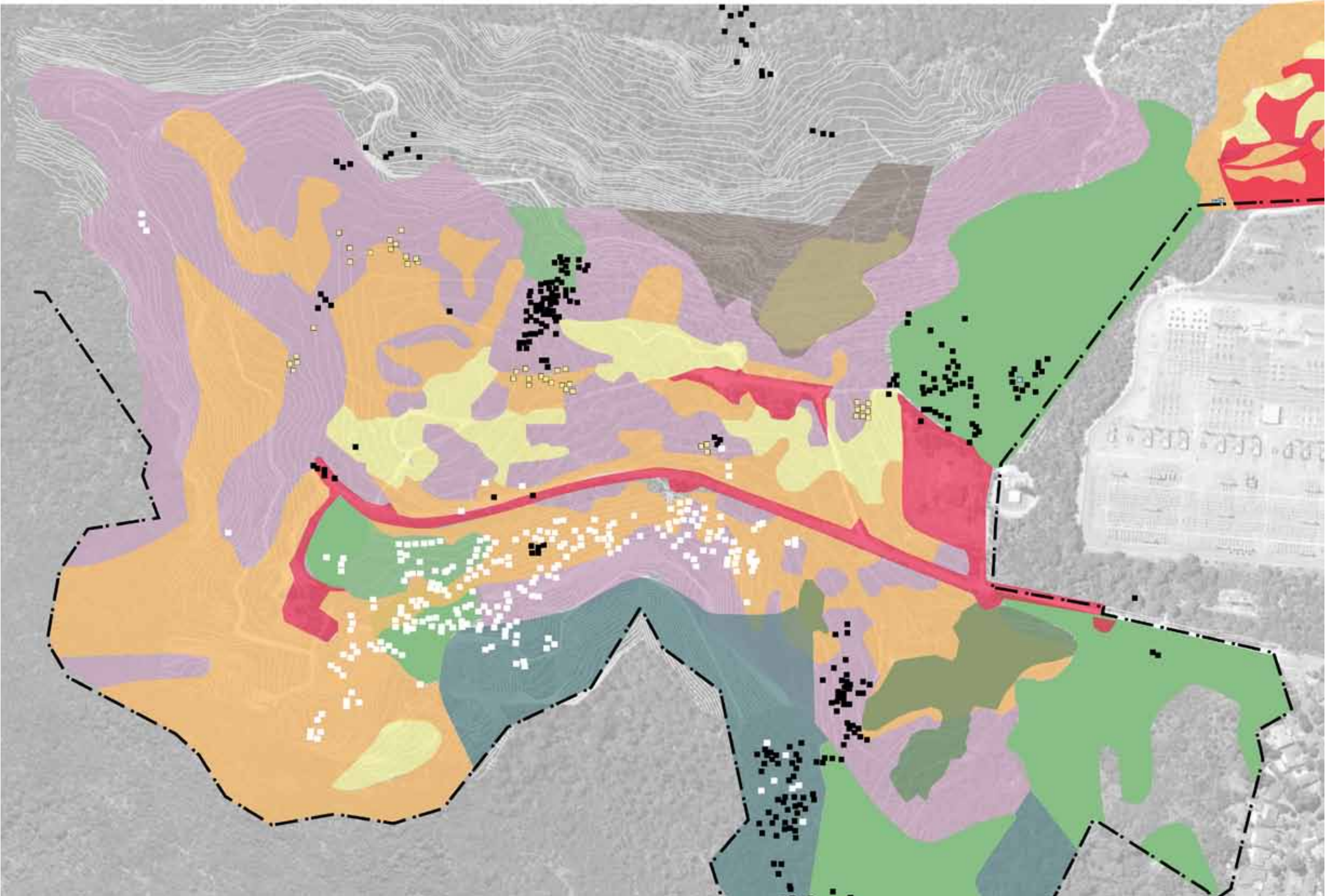


03 Site Assessment

Flora and Fauna Analysis

The flora and fauna analysis reflects the existing flora and fauna on the proposed development land, as provided by specialist consultants Travers, Bushfire and Ecology.

- Legend
- Coastal Upland Swamp (EEC)
 - Sandstone Gully Forest
 - Red Crowned Toadlet Habitat
 - Short Heath
 - Tall Heath
 - Low Open Forest
 - Open Forest
 - Cleared, Managed, Landscape or Weed Plume
 - Angophora crassifolia
 - Tetratheca glandulosa
 - Eucalyptus luehmanniana
 - Grevillea caleyi
 - MLALC Boundary



Flora and Fauna Analysis

Data as provided by Travers Environmental, Bush Fire and Ecology (14-11-12)

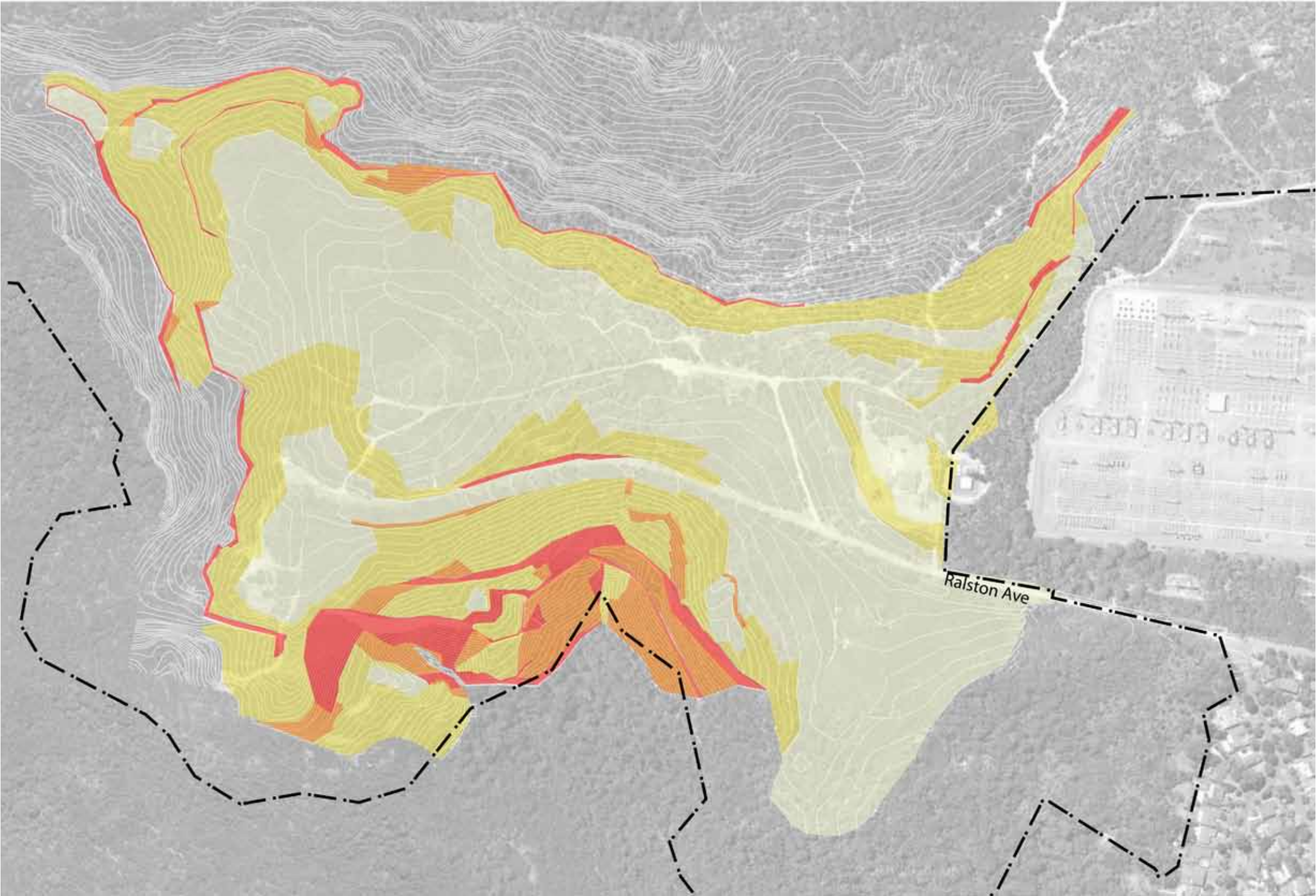
03 Site Assessment

6

Slope Analysis

The slope analysis assessment reveals the gradients across the proposed development land, and highlights zones of high and low degree slopes.

- Legend**
- 0-5 degree slope
 - 5-17 degree slope
 - 18-24 degree slope
 - 25 degree slope and over
 - MLALC Boundary









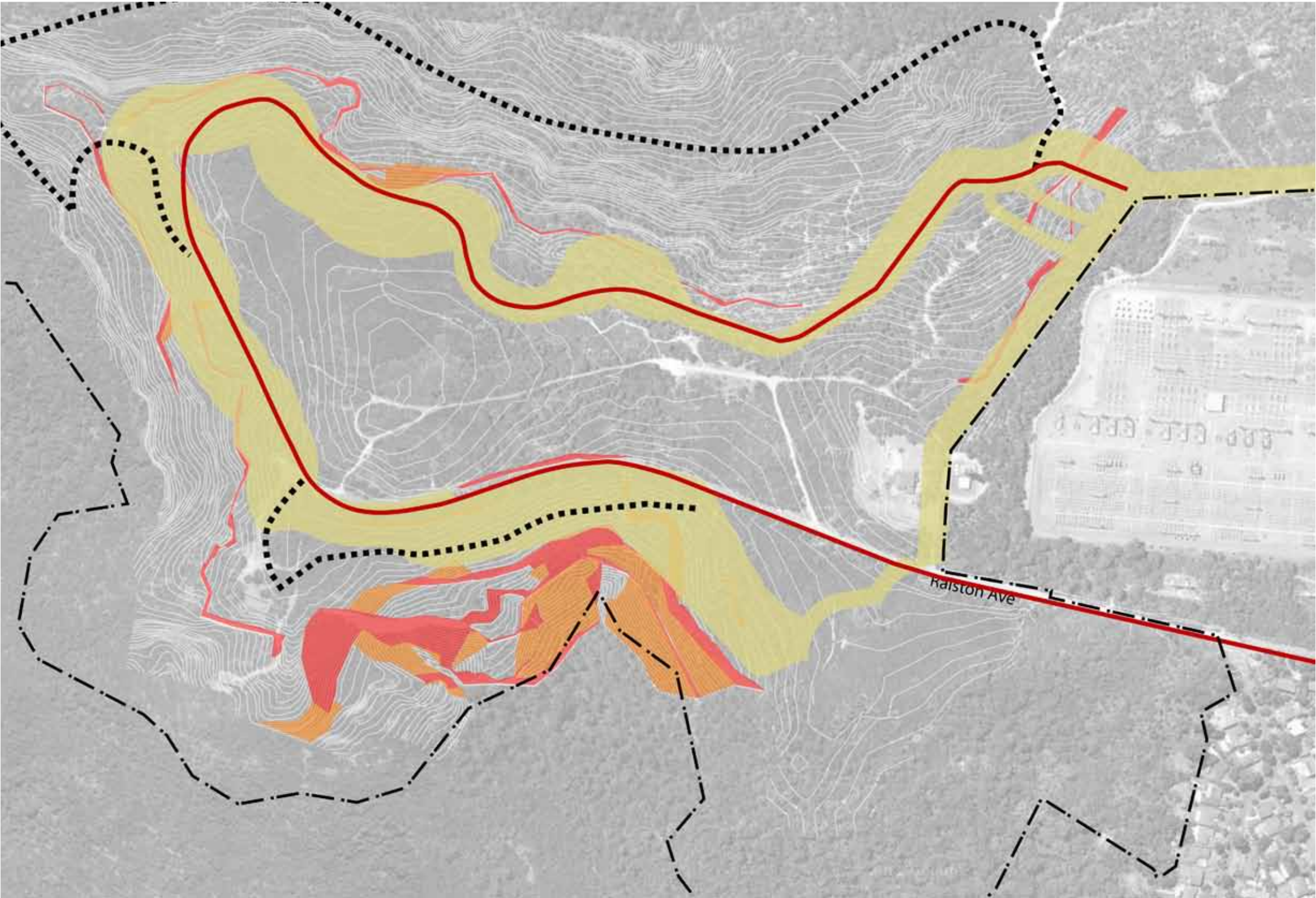
Slope Analysis

03 Site Assessment

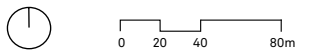
Bush Fire Analysis

The bush fire analysis reflects not only the anticipated fire trails (both on and off road) but importantly the areas of proposed Asset Protection regards possible bush fire threat.

- Legend
-  _Practical Assets Protection Zone
 -  _Firetrail (on-road)
 -  _Firetrail (partial off-road)
 -  _18-24 degree slope
 -  _25 degree slope and over
 -  _MLALC Boundary



Bush Fire Analysis



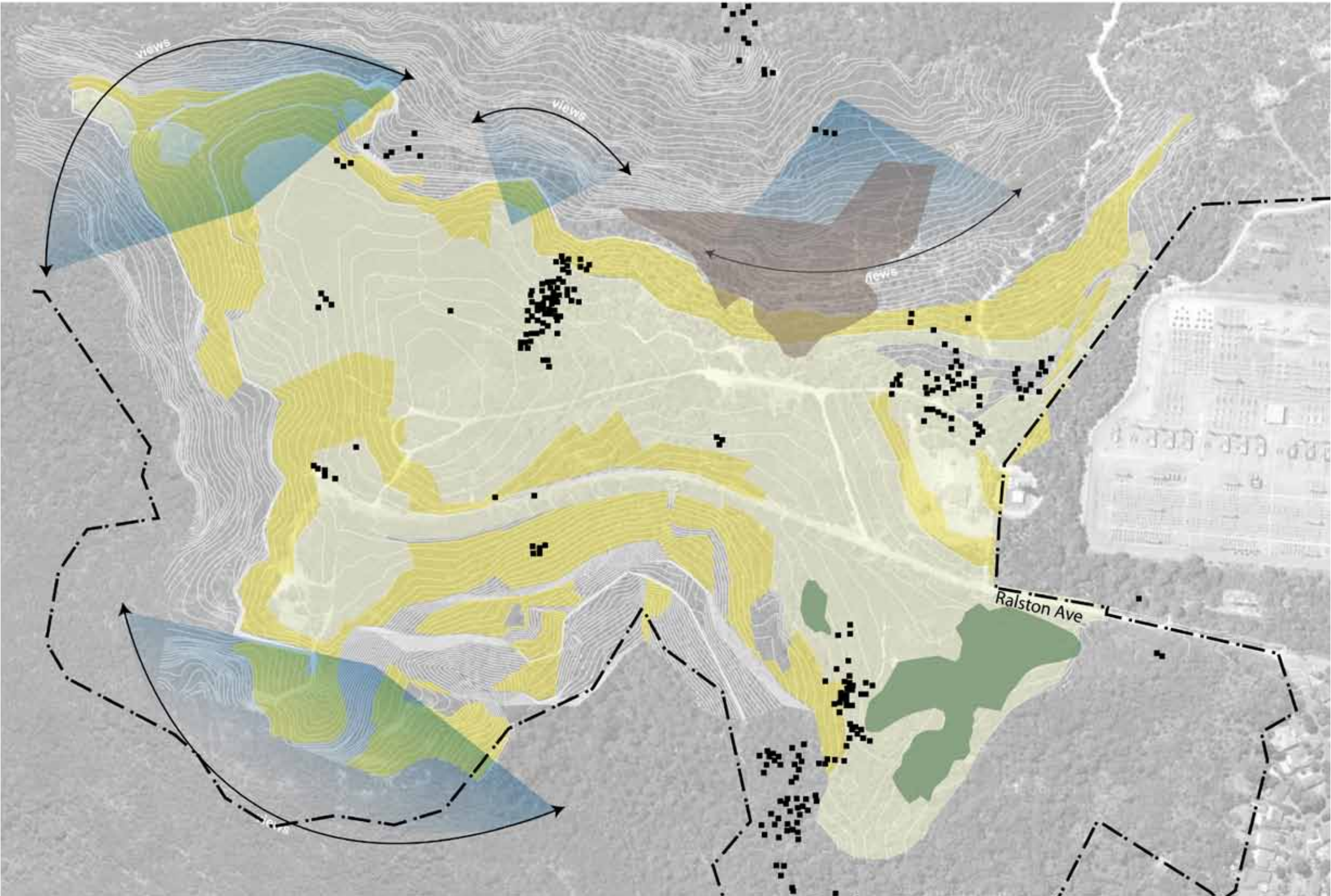
Data as provided by Travers Environmental, Bush Fire and Ecology (14-11-12)

03 Site Assessment

8 Opportunities and Constraints

The opportunities and constraints plan is a composite plan that highlights the key site opportunities and environmental assets that have been integral to defining the projects design direction.

- Legend
- Coastal Upland Swamp (EEC)
 - Red Crowned Toadlet Habitat
 - Angophora crassifolia
 - Major Slopes
 - Minor Slopes
 - Views
 - MLALC Boundary



Opportunities and Constraints

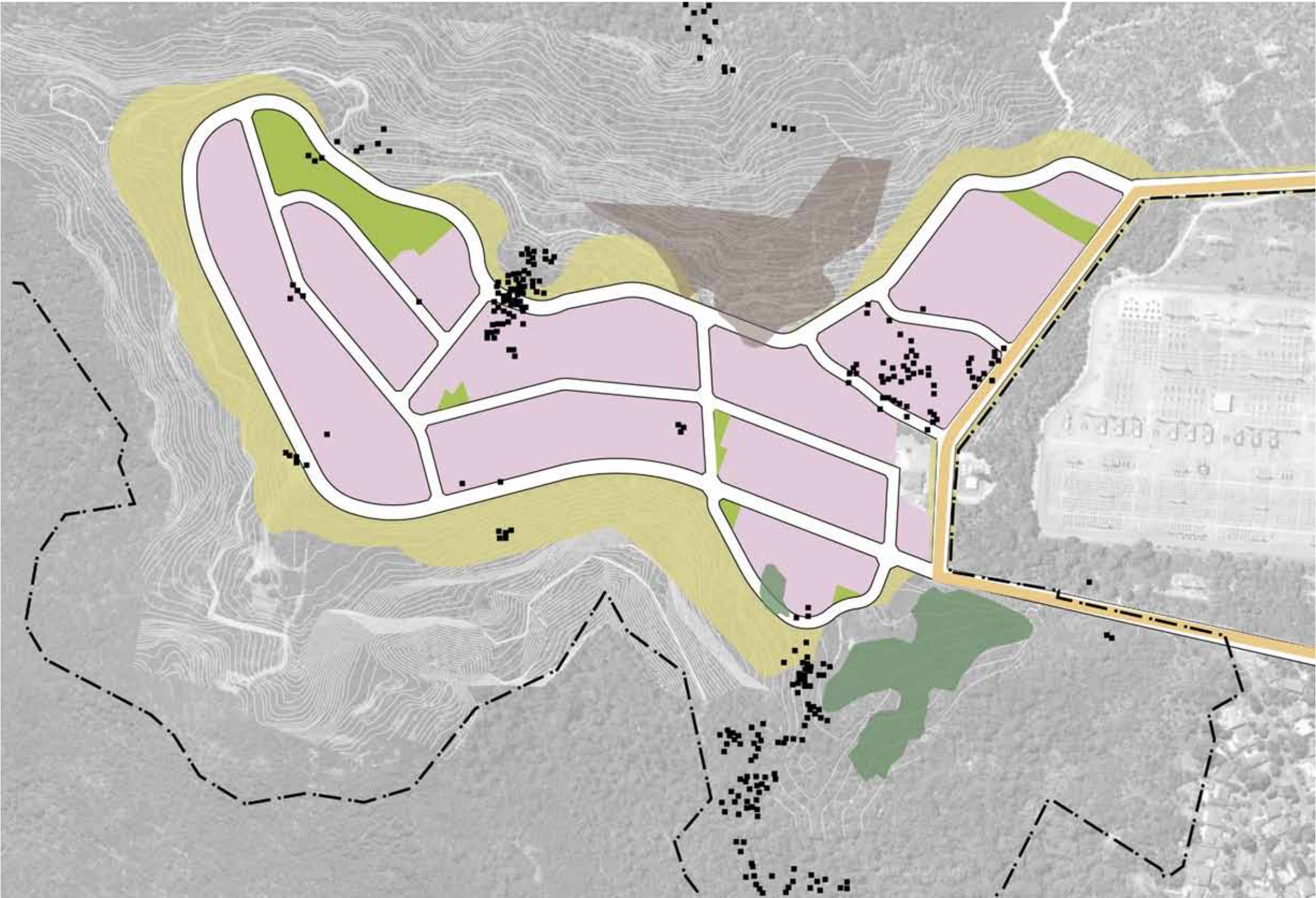
03 Site Assessment

Proposed Site Usage

Layering each of the previous site assessment plans upon each other reveals a fundamental composite plan that allows the proposed development land to be laid out in such a way as to preserve and work with the sites natural assets and geographical constraints.

Legend

-  _Managed Open Space
Pocket Parks and
Bushland Parks
-  _Main roads
-  _Minor roads
-  _ Residential Land
-  _Coastal Upland Swamp (EEC)
-  _Road Crowned Toadlet Habitat
-  _Angophora crassifolia
-  _Asset Protection Zone
-  _MLALC Boundary



Proposed Site Usage



04_____Landscape Concept

The landscape concept is to establish a site specific vernacular by finding the authentic relationship between the sites existing character and quality and its future intended use, and layering these together to form a unique site specific story.

Objectives

The unifying design philosophy for the site will be that of unique environmental fit. This approach seeks to satisfy the requirements of both the amenity and ecological values of the site and to provide a balanced integration with the built form.

The primary objective of the landscape design for the site is to realise a holistic site responsive design outcome. The landscape outcome must meld the planning opportunities & constraints, the potential visual impacts and any required mitigations to achieve an integrated landscape based solution.

Landscape Interpretation

The presence of natural bushland and the backdrop as viewed towards St Ives and East Killara dominate the site’s character. The broad flat expanse across the majority of the site juxtapose with the steep edges to the south, west and north. While very few mature trees currently exist there are isolated specimens and pockets of vegetation that are impressive and provide for a unique experience.

Desired Landscape Experience

The site has strong diversity in landform, district views and vistas and elevation that provide a great opportunity for the integration of residential development while still being able to maintain the existing landscape experience.

Achieving this desired landscape experience will involve;

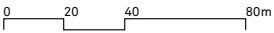
- _ Enhancement and management of the endangered ecological community (EEC)
- _ Providing strong connectivity throughout the site with the public open space system and pedestrian/ cycle network
- _ Engagement and management of the bushland edge
- _ Appropriate built form guidelines for housing lots
- _ Subtle planting of the ridge lines to mitigate any effect of new housing on visually prominent areas

The experienced landscape is a manifestation of a number of constituent parts all of which are interrelated. The quality design and well considered integration of these parts in the context of the existing landscape is the key to project success. To that end the ultimate design needs to be a fused solution that balances the tangibles of architecture, infrastructure, open space and planning with community expectation and input. The collaborative establishment of the principles for the ‘tangible’ elements within the landscape will in turn allow for the ‘intangible’ elements of social capital and environmental stewardship to flourish. As per the project vision, this land development aims to achieve an ‘integrated landscape based’ solution to the design through;

- _ Enhancing and making efficient use of open space for recreational and/or ecological function
- _ Strengthening the visual character of the site by positively contributing to the public domain
- _ Responding to a variety of cultural requirements in terms of use and aesthetics
- _ Adopting current design ideas, principles and materials
- _ Providing easily accessible and safe open space
- _ Ensuring high levels of natural surveillance of open space
- _ Ensuring easy accessibility by emergency service and fire vehicles
- _ Providing a sense of arrival to the key site entry points
- _ Providing safe functional linkages along streets and in parks between places of activity
- _ Creating linkages between open spaces along the streets inside the site and into surrounding areas by a clear street tree planting strategy
- _ Creating a legible and functional road network that provides good connections with the surrounding areas
- _ Providing appropriately located and adequately sized safe open spaces and facilities that support a range of both active and passive uses
- _ Salvaging, stockpiling and re-using material from demolished land to minimise landfill
- _ Enhancing the sustainability of the development by minimising water usage, contributing to biodiversity and enhancing passive energy systems
- _ Providing for water re-use on existing and future open space
- _ Establishing ecological connectivity through establishment of terrestrial habitat
- _ Creating a sense of ownership over the public domain and encourage passive surveillance to create community guardianship
- _ Ensuring landscaping has regard to the future functions of the area through improvement in the quality and maintainability of the open space assets

04 Landscape Concept

- 01_ Distributor Road
- 02_ Perimeter Road
- 03_ Local Road
- 04_ Native Street trees
- 05_ Lot Boundaries
- 06_ Pocket Park
- 07_ Bushland Park
- 08_ Walking Trail



Revision
Concept Master Plan

Date
31 August 2012

Scale
1:2000@A3

Client
Matthews Civil pt Ltd

Project Name
Ralston Ave
Belrose, NSW

Drawing
01

04 Landscape Concept

Landscape Hardwork Materiality

Objectives

To ensure that all nominated landscape materials are complimentary of the site context and are robust and easily maintained.

Each element with the landscape, be it built form, infrastructure and the space between, needs to be designed in a way that considers the other and the unique environmental and cultural story of the site. These include:

- _Water Sensitive Urban Design (WSUD) and the Integrated Water Cycle Management
- _Existing vegetation, its protection, management and educational opportunities
- _Landscape Regeneration & Revegetation of areas of open space and drainage corridors
- _Site Roads, access connection and adaptation to site constraints and opportunities
- _Site Access & Movement for pedestrians / cyclists
- _Public Open Space Integration, understanding intensity of uses and hierarchy
- _Private Open Space & Integration with Public Open Space and the associated edge conditions
- _Built Form & Integration into topography & aspect
- _Landscape Materiality

Design Considerations

Fundamental principles regards the selection of landscape materials are that they should:

- _Respond to the bushland environment
- _Always be used in a combination of two – timber/ steel, concrete/ steel, timber/stone or stone/ steel
- _Relate to the human scale
- _Materials – Hardwood timbers, site timbers, galvanized steel, stainless steel aluminium/ crushed gravels / exposed concrete with local aggregate and local stone
- _Be of colours derived from the local site character
- _Be climate responsive
- _Integration in both colour and material between built form and landscape elements
- _Integrate with vegetation and built form
- _Have a low impact on environment



04 Landscape Concept

Landscape Softwork Materiality

Objectives

- _To establish a vegetation structure to the site that promotes reduction in the ‘urban heat island effect’ and creates comfortable micro-climates
- _To create an aesthetically pleasing environment and strengthen visual character of the estate
- _To enhance the vegetation communities endemic to the site
- _To promote a sense of hierarchy and identity in streets
- _To provide ecological connectivity, function and biodiversity
- _To promote plantings of cultural relevance to the varied language groups
- _To form linkages through the use of ‘ribbon’ plantings
- _To utilise passive irrigation where possible
- _To maximise tree planting opportunities and maintain Belrose as a ‘green and leafy’ suburb

Design Considerations

- _Use appropriately sized trees to meet scale requirements of each street
- _Street tree plantings to be coordinated with underground services, lighting, traffic plan and driveway crossovers
- _Retain existing trees where possible as part of streetscape planting
- _Coordinate tree spacing and location with private lot tree planting to avoid large gaps between canopies
- _Link open spaces and community meeting points with ‘ribbon’ planting to form an estate wide orientation and place making identity
- _Use deciduous species to provide winter solar access to lots as necessary
- _Street trees shall be planted on both sides of all streets except Access place
- _Locate ‘cultural plantings’ in formal groupings or strategic locations as feature trees to provide cultural interest and a sense of place
- _Adopt a copping approach to street tree planting except at entries. Copping of trees shall be no closer than 1m apart and no further than 15m apart. Group in ones, twos and threes only.
- _Only use formally spaced alley planting to designated entry points to Belrose, and along park edges as indicated
- _Use nominated species as shown in species list and to areas located in the street tree master plan
- _Street trees located in rain gardens to obtain passive irrigation from stormwater runoff
- _Apply a combination of planting strategies including natural regeneration, forward planting, revegetation of disturbed areas and advanced tree planting to streets and entries
- _Community and local landcare/ bushcare with revegetation and management of open space and endangered ecological communities
- _Expansion of potential habitat corridors

Maintenance and Management

- _Provide a clear strategy for the establishment and on going management of various landscape zones in order to ensure both an ecologically productive and high quality landscape finish in perpetuity
- _Establish landscapes that are readily maintainable, provide high quality aesthetic amenity and recreational / interpretive facilities
- _Provide low maintenance landscape areas capable of enduring periods of minimal maintenance and anti-social behaviour
- _Design and implement formal WSUD infrastructure components to perform a variety of functions including stormwater treatment and detention and erosion and sediment control
- _Restore and enhance bushland and riparian environments using local provenance seed to increase habitat and biodiversity as well as enhance aesthetic and recreational amenity
- _Plan and maintain a diversity of recreational opportunities including quality, multi-use public open space facilities that meet community expectations
- _Design quality streetscape environments that encourage street activity, promote transitional spaces between the private and public domain and improve visual amenity by retaining and increasing streetscape vegetation
- _Ensure the design and management of landscape zones considers local environmental constraints, water use minimisation, management of stormwater processes, social equity and economic viability

Indicative Species

Trees

- _*Angophora costata* / Smooth-Barked Apple
- _*Corymbia gummifera* / Red Bloodwood
- _*Eucalyptus haemastoma* / Scribbly Gum
- _*Eucalyptus punctata* / Grey Gum

Shrubs and Groundcovers

- _*Acacia myrtifolia* / Red Stem Wattle
- _*Banksia ericifolia* var. *ericifolia* / Heath-leaved Banksia
- _*Banksia spinulosa* / Hairpin Banksia
- _*Dianella caerulea* var. *caerulea* / Flax Lily
- _*Dianella caerulea* var. *producta* / Blue Flax Lily
- _*Hakea dactyloides* / Broad-leaved Hakea
- _*Imperata cylindrica* var. *major* / Blady Grass
- _*Juncus usitatus* / Common Rush
- _*Leptospermum laterale* / Variable Sword-sedge
- _*Lomandra longifolia* / Spiky-headed Mat-Rush
- _*Microlaena stipoides* var. *stipoides* / Weeping Rice Grass
- _*Persoonia lanceolata* / Lance-leaved Geebung
- _*Themeda australis* / Kangaroo Grass
- _*Xanthorrhoea media* subsp. *media* / Forest Grass Tree



Angophora costata



Corymbia gummifera



Eucalyptus haemastoma



Banksia spinulosa



Themeda australis



Persoonia lanceolata



Microlaena stipoides var. *stipoides*



Xanthorrhoea media subsp. *media*

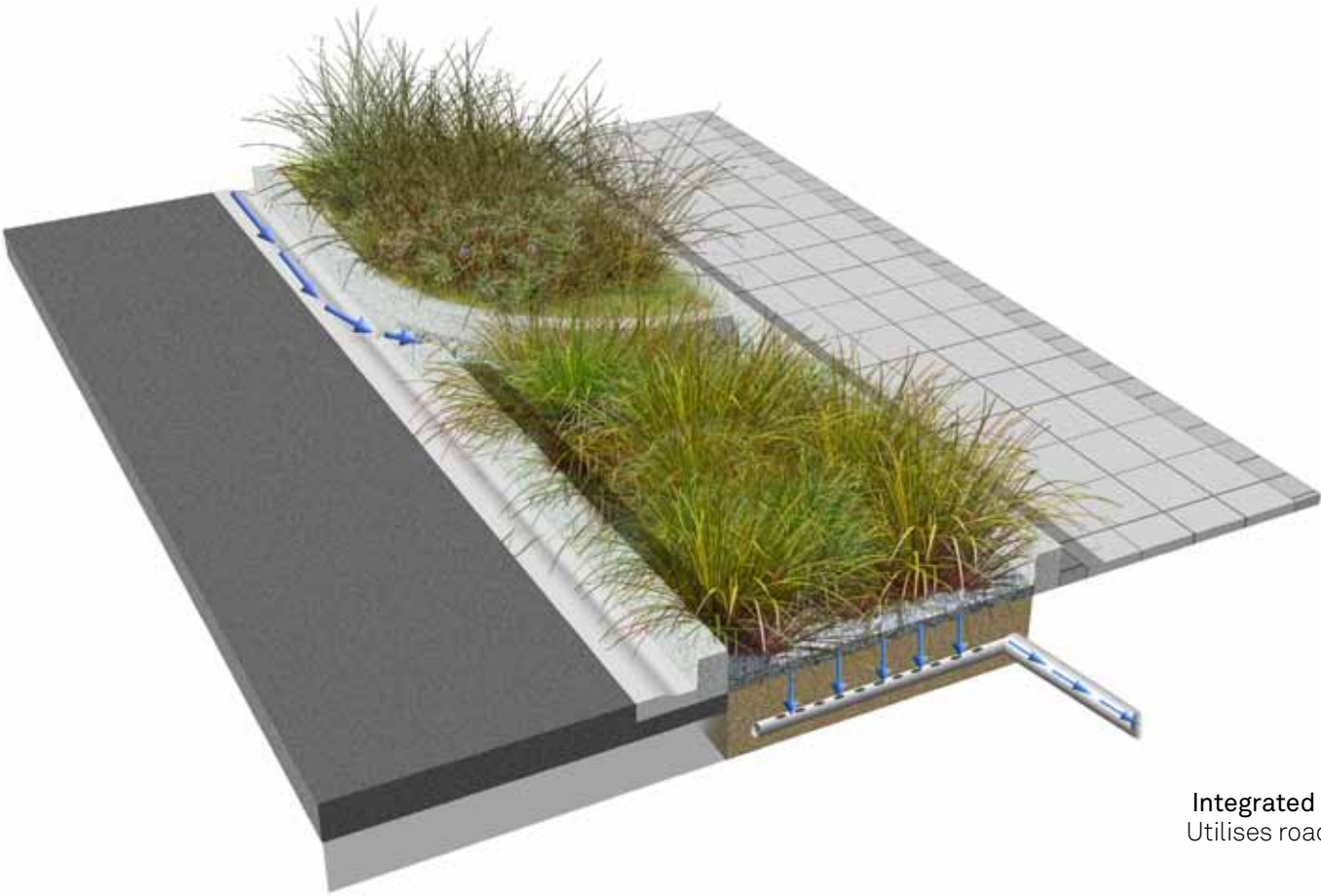
05_____Integrated Water Cycle Management

Objectives

The fundamental approach to stormwater management across the site is one of integrated water management. A holistic approach that allows for maximised public access, increased natural vegetation across the site, improved visual amenity and enhanced water quality.

Design Considerations

- _Adopting passive irrigation where possible for vegetation, particularly street trees
- _Pipe drains through a detention basins prior to discharge to bushland
- _Piped outlets to discharge above ground to rain gardens or linear vegetated swale
- _On-site detention to limit discharges to the adjoining bushland
- _All street kerb lines on parks are to be broken to allow infiltration into planted buffer zones
- _Rain gardens and vegetated swales to provide bio-retention
- _All stormwater collected from the estate is expressed above ground in a new vegetated swale
- _Establishing the ‘treatment train’ – swales & buffer strips, bio-retention swales, sedimentation basins and wetlands to ponds



Integrated Storm Water Management
Utilises road runoff to naturally irrigate
planted street verges

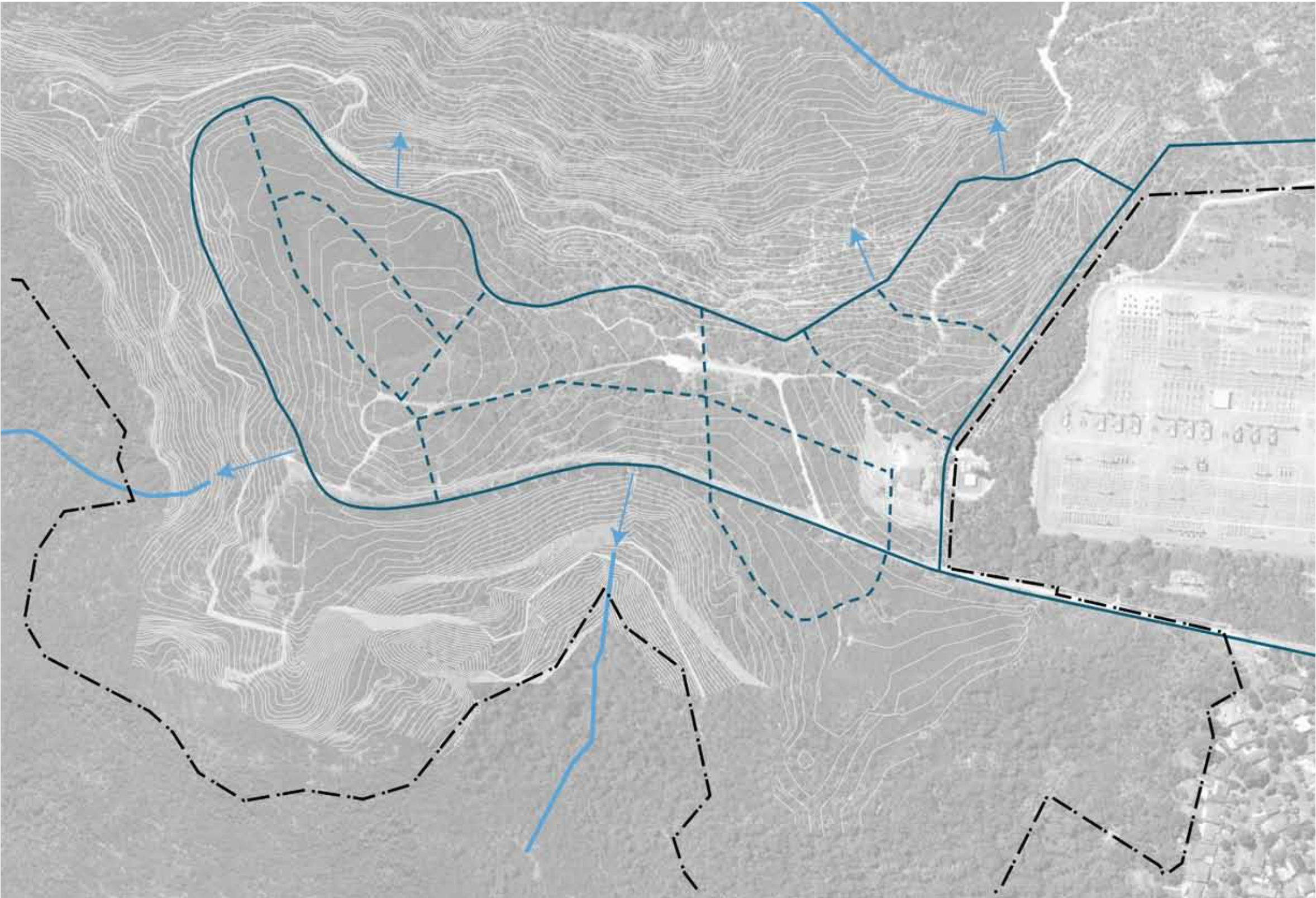


Examples of success native plantings to street edges, irrigated through road runoff

05 Integrated Water Cycle Management

The integrated water cycle plan denotes the proposed stormwater management approach and notional site discharge points.

- Legend
- Kerb and Gutter
 - -Pervious pavement
 - ←Stormwater Outlet
 - Watercourses
 - . - .MLALC Boundary



06 Open Space

Parks

The character of the proposed site is one of bushland, nature, openness and varying degrees of spatial outlook and intimacy. It is critical therefore that the concept plan provide varying types of open space for the community to engage with these qualities across the site.

Within the concept plan it is proposed that this is achieved through;

- _Bushland parks
- _Pocket parks
- _Entry precinct
- _Pedestrian network
- _Walking trails

Objectives

- _To create safe public open spaces, with high levels of passive surveillance
- _To build upon and review existing qualities of each park setting and provide a balance of varying uses across the estate
- _To provide passive green space to enhance the aesthetics of the estate and contribute to memorable and enjoyable experiences
- _To provide a variety of recreational and sporting opportunities in close proximity to all residents
- _To enhance ecological function of the estate through provision of native fauna habitat
- _To provide spaces for community expression and engagement
- _To create a distinctive identity for the estate
- _To build pedestrical networks into and across park’s bicycle and pedestrian paths
- _To retain existing trees where possible with the location of parks and design
- _To create environmental micro climates for the comfort of residents
- _To name parks in consultation with the Community


Design Considerations

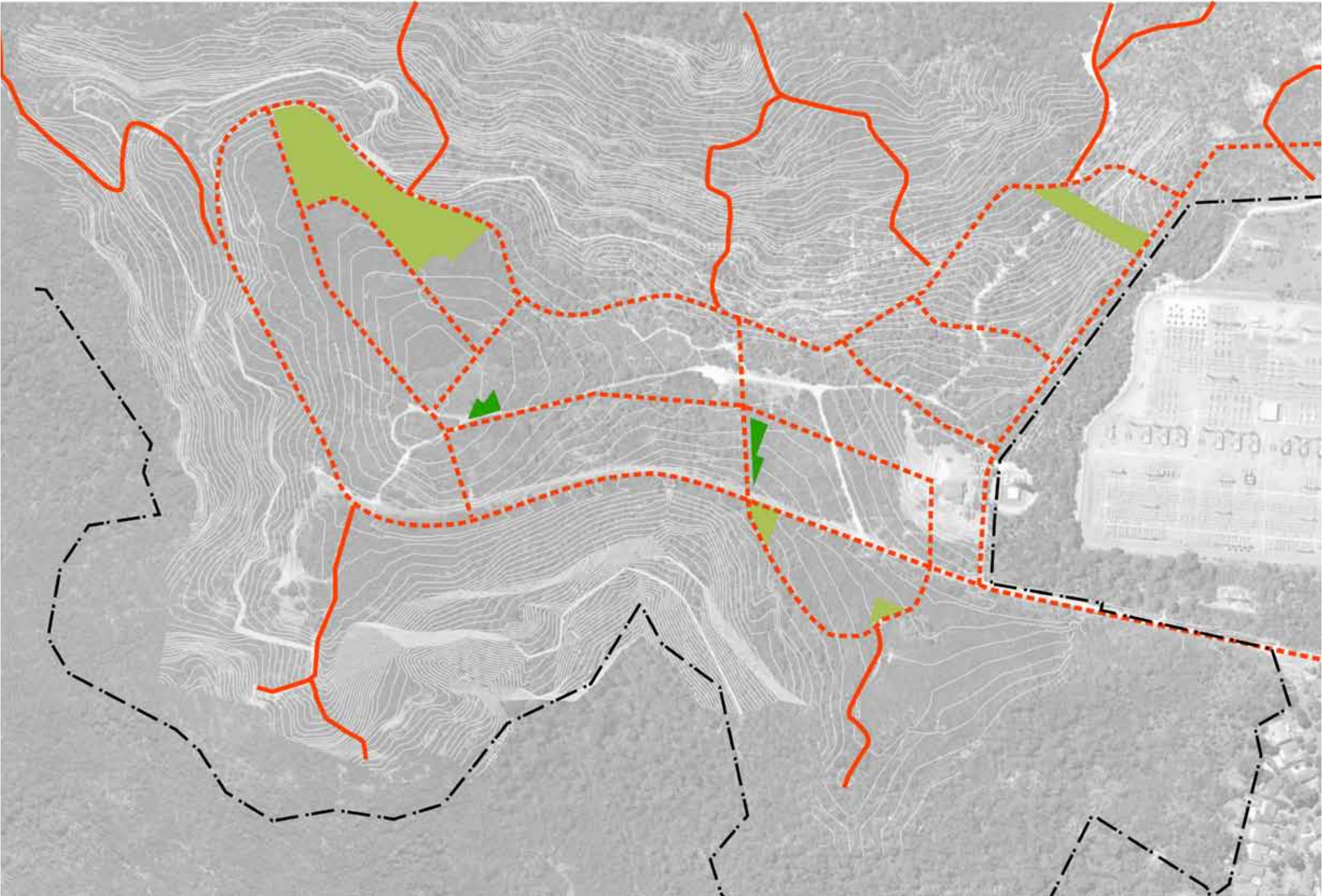
- _Create visual rewards through location of amenities in highly visible locations to enhance visual character, identity, surveillance and to limit vandalism
- _Utilise open space for integrated stormwater management incorporating water sensitive urban design principles
- _Visibility across parks should be maintained with limited inclusions of shrub planting or other objects that inhibit site lines
- _Pedestrian paths to be located on desired lines as indicated
- _Provide shade trees and structures to seating and play areas
- _Provide detail grading and retaining systems to allow for levels associated with existing trees to be retained
- _All lighting to conform to relevant Australian standards
- _Trees are to be planted in mulched garden beds where possible and are to be selected with a clear trunk to 2m
- _Seed stock is to be sourced locally and used for generation of all plant material
- _Balance and maintaining ecological values with public usage requirements
- _Establish the hierarchy of open space types
- _Activities within the parks are to provide both passive and active recreation
- _Ensure a consistent and balanced use of materials and vegetation types
- _Consider and balance with the RFS requirements



06 Open Space

The open space plan aims to define the entry precincts, and varied open space treatments, and including various means of pedestrian access through and adjacent to the site.

- Legend
-  _Pocket park
 -  _Bushland Park
 -  _Walking trail
 -  _Pedestrian network
 -  _MLALC Boundary



06 Open Space

18

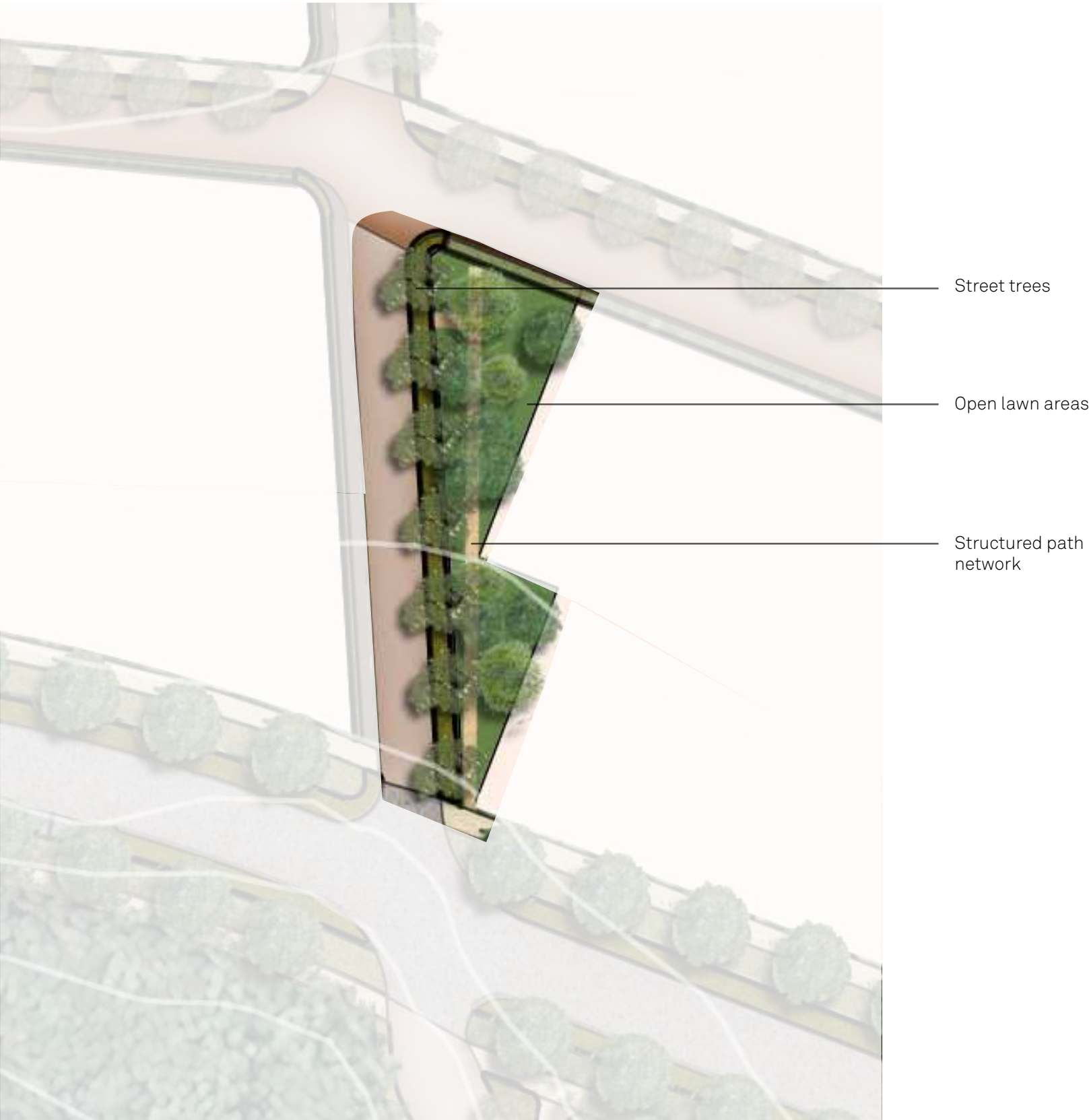
Pocket Park

Critical to the successful open space program across the site is to ensure public accessibility and engagement, and that the uses are varied and provide for a diverse range of activity.

An important part of this approach will be the ‘Pocket Parks’. These are to be local suburban parks, that are regularly maintained and include:

- _Paved access paths
- _Shade trees
- _Visually diverse plantings
- _All weather shelters
- _Open lawn areas
- _Garbage bins
- _Signage
- _Drinking fountains
- _Bench seating
- _Lighting
- _Dedicated children’s play equipment (0-10ages)
- _Passive surveillance

Each pocket park across the site is to be located to maximise solar access and to take advantage of the local bushland character, sandstone outcrops and/or viewing outlooks where possible. Normally these pocket parks will be unified in character across the site through their material selection and design configuration, but differing marginally in order to cater for varied children age groups and their associated learning and development needs.





06 Open Space

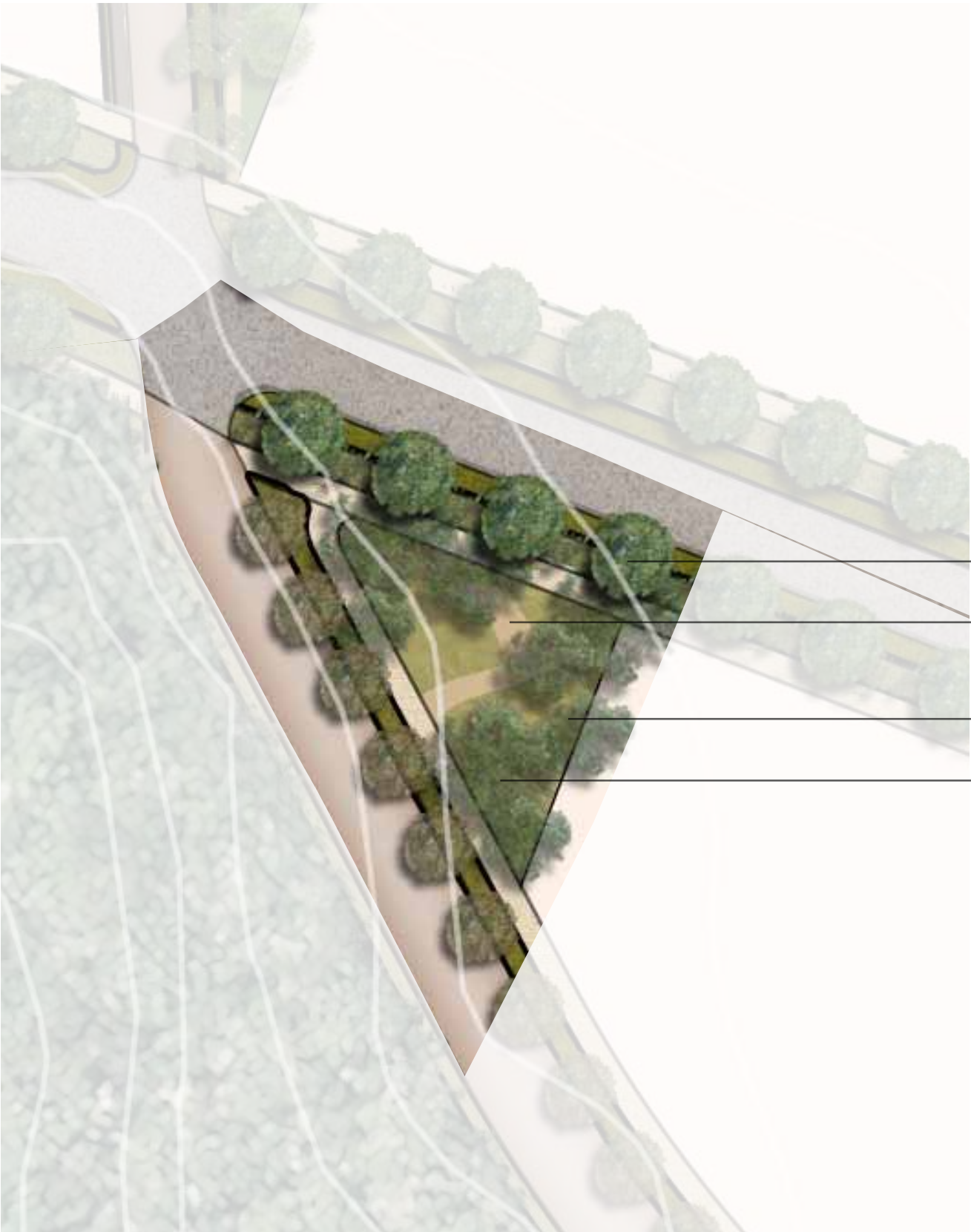
Bushland Parks

Bushland Parks, proposed across the site, will be an essential open space element to the success of the development, as they provide the link between development and adjoining bushland and are the character ‘driver’ of the proposed site built works.

Each bushland park aims to preserve, enhance and maintain the existing natural asset of the site - the views, the tree canopy, the understory vegetation, the sandstone, the gradients, the overland flows. It is the existing natural assets of the site that define these park spaces and it is therefore proposed that all new works be done as a ‘light touch’ to include:

- _ Interpretation signage
- _ Art pieces
- _ Boardwalks
- _ Gravel paths
- _ Supplementary native endemic tree plantings
- _ Fenced off preservation zones
- _ Amenity/low level surveillance lighting
- _ Interpreted furniture and viewing platforms

The bushland parks will allow for alternative open space and recreational use than proposed in the pocket parks and importantly ensure the site integrates with its setting beyond its interface at its edges.



- Street trees
- Natural bushland path network
- Preserved bushland
- Existing trees



06_____Open Space

22

Walking Trails and Pedestrian Network

Community engagement, both across the site and from the adjoining neighbourhood, is an essential project aspiration and therefore a key design driver in the concept plan development.

Access to existing National Park walking trails are proposed to be retained and signage to these entry points are to be clearly defined in order to ensure the site retains its link with the wider bushland environment.

Similarly the concept plan aim’s to build on the existing language of site permeability in ensuring multiple measures of traversing, crossing and or circulating the site, be it to connect with the bushland tracks or simply to walk a street circuit and return home. It is proposed that this be done through a well defined and prioritised pedestrian network of paths, that includes footpaths to main connector roads and pedestrian friendly minor streets and link roads.



06 ____ Open Space

Entry Precinct

The arrival experience to the proposed development is clearly one of a residential suburb set amongst bushland. Importantly therefore is the need to ensure that the entry precinct both recognise and celebrate this quality characteristic.

Through select mature tree planting, discreet signage and integrated artwork the entry to the development shall be

- _Of Belrose
- _Appropriate to the northern beaches
- _A reinforcement of the unique site setting
- _Emblematic of the quality of the development

Lighting, material selection, plantings will in all instances be subtle and be designed in an integrated way that works with, not against, the bushland character, the outlook views, the surrounding neighbourhood and language of the northern beaches.



07____Street Hierarchy

Site Roads

Streets are more than just places for cars and movement. They provide pedestrian and bicycle routes, they assist with the legibility and identity of a place and they provide spaces for daily encounters between residents and neighbours.

Objectives

- _Establish an appropriate Street Hierarchy
- _Create a safe ‘pedestrical’ system (pedestrian and bicycle network) to promote active transport and a healthy community
- _Provide a network of connected share ways to promote walking and bicycle use and safety
- _Encourage ‘street life’ through provision of meeting points in parks readily accessible through the pedestrical network
- _To provide equal access for all in the public domain and access to private lots






Design Considerations

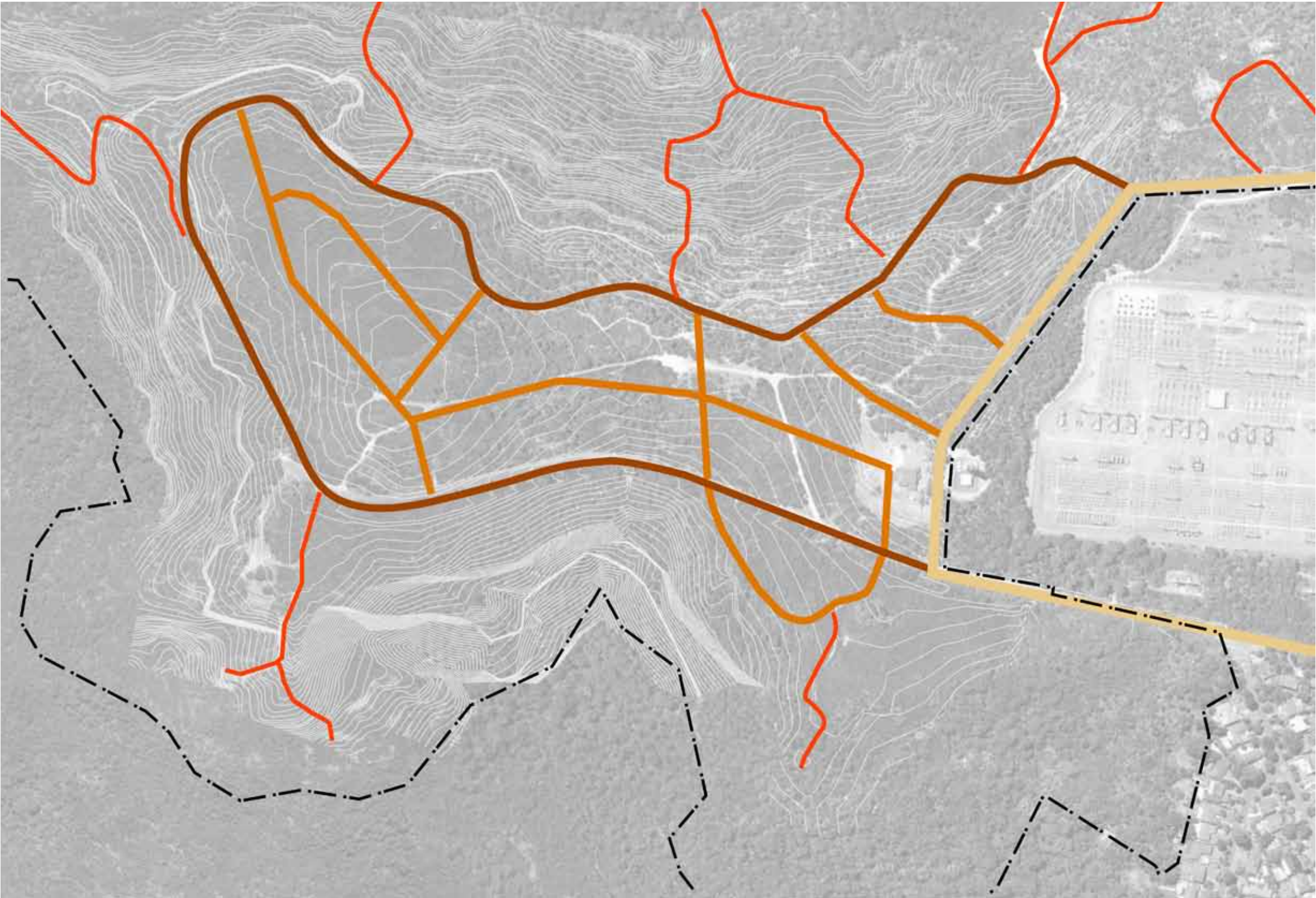
- _Locate pedestrian paths where possible and practical to enhance connectivity to parks and other destinations and to minimise road crossings
- _Footpaths are to comply with Australian Standards-- and are to be continuous with smooth transitions in level
- _Pram ramps are to grade down to road level
- _Standard path to be 1.2m wide brushed concrete
- _Pathways to be generally located 600mm off boundary

The proposed concept plan has a Street Hierarchy that includes:

- _Distributor Roads that have 13m wide carriageways with provision for on street parking on both sides and tree bay and rain gardens to define the parking areas. These roads will also include a pedestrian pathway to one side and planted drainage to the other. The verge widths will vary between 1m adjacent parks, up to 3.5m with cycling encouraged on the roadway.
- _Perimeter Roads will have 7m wide carriage way with space for parking cars on one side only. These streets will not have footpaths the connector roads will be established to feel like community spaces and as such cyclist and pedestrians will be encouraged to use the roadways.
- _Local Roads will have 6m wide carriage ways with no space for parking cars. These streets will have no footpaths and act somewhat like back streets and or small suburban lanes where cricket can happen freely.
- _Pedestrians and cyclists will be encouraged to use the roadway throughout the development. The site is not a through road destination, but rather a community. The roads will be designed as a slow speed share way environment and will therefore not require vigorously formalised pedestrian paths throughout.



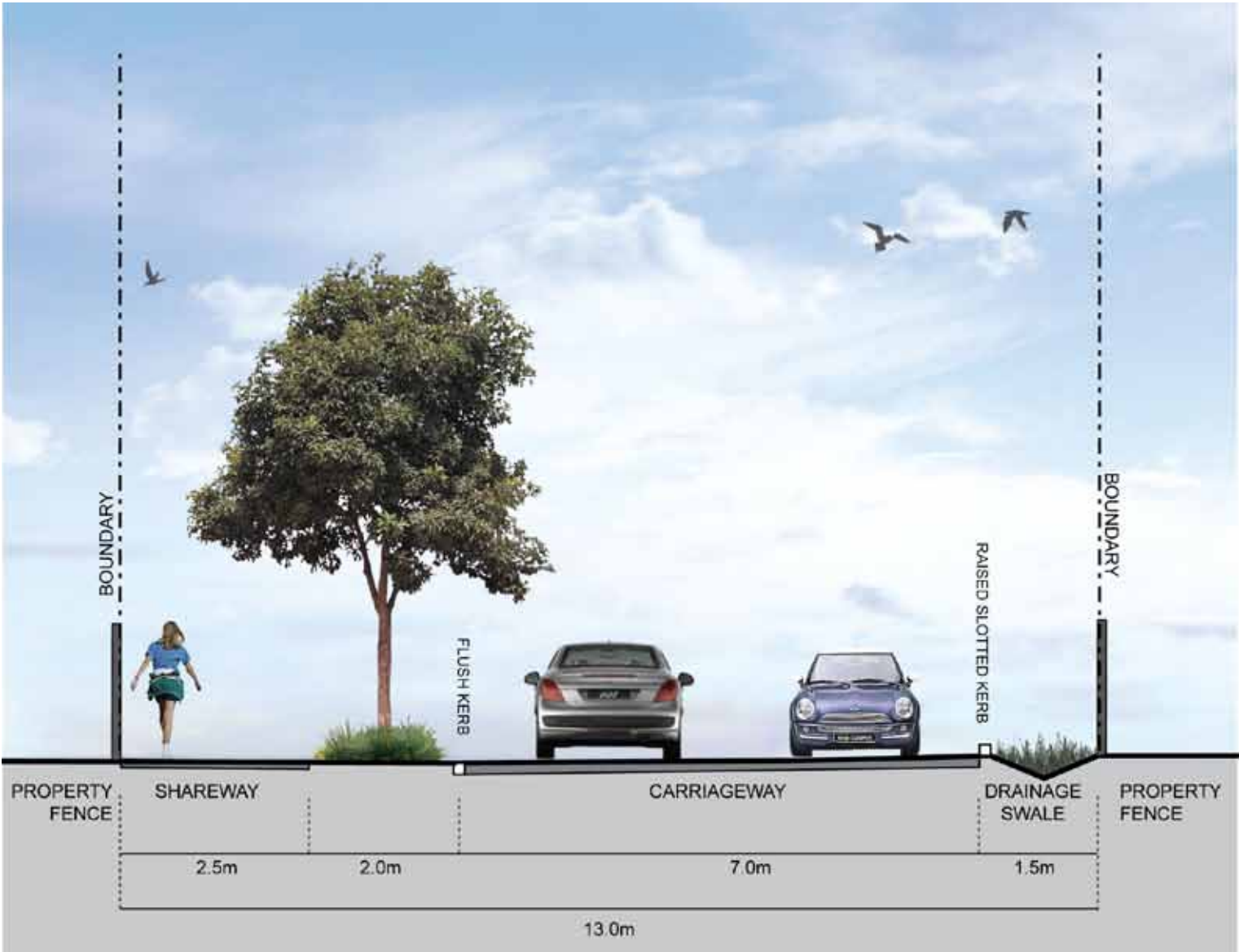
- Legend
-  _Distributor Road
 -  _Perimeter Road
 -  _Local Street
 -  _Walking tracks (off-site)
 -  _MLALC Boundary





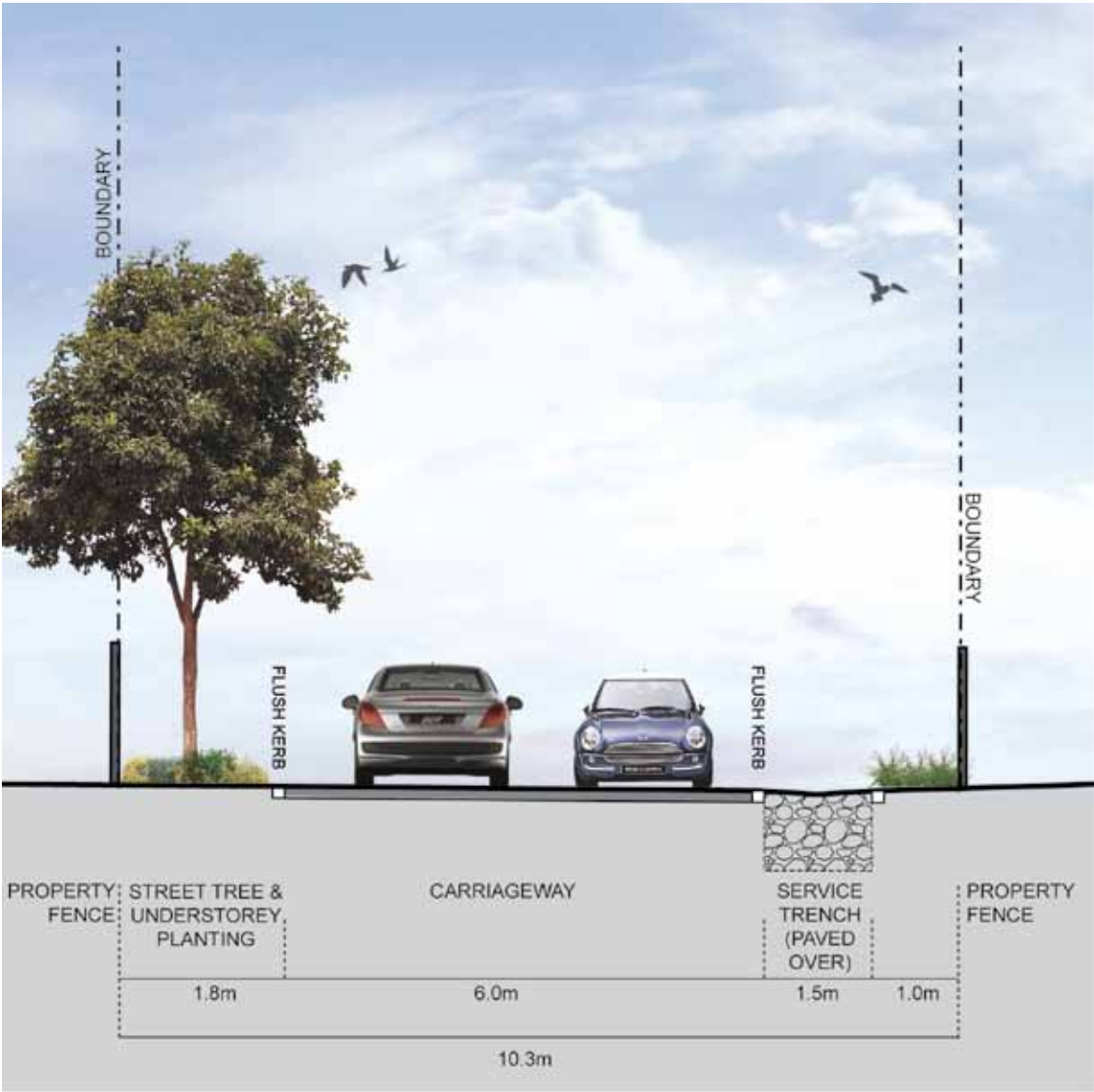
Distributor Road





Perimeter Road





Local Road



08 Built Form

Architectural form and material selection is as important to the success of this development, as the appropriate master planning concept and preservation of the bushland character.

The language of the finished development will be driven as much by the natural and retained setting as it will by the new homes and the families and community that inhabit them.

According it is a clear intent of the development concept plan to present a vision for the built form in terms of colours, materiality and form.

Colours

Sydney sandstone and the surrounding bushland clearly form the drivers for the intended colour palette for the development. Renders, guttering, painted woodwork and or framing, fascias and general architectural trim should work with this base framework and in doing so compliment the setting.

Colours of Sydney bushland

Blues and Greys - of the changing moods of the sky

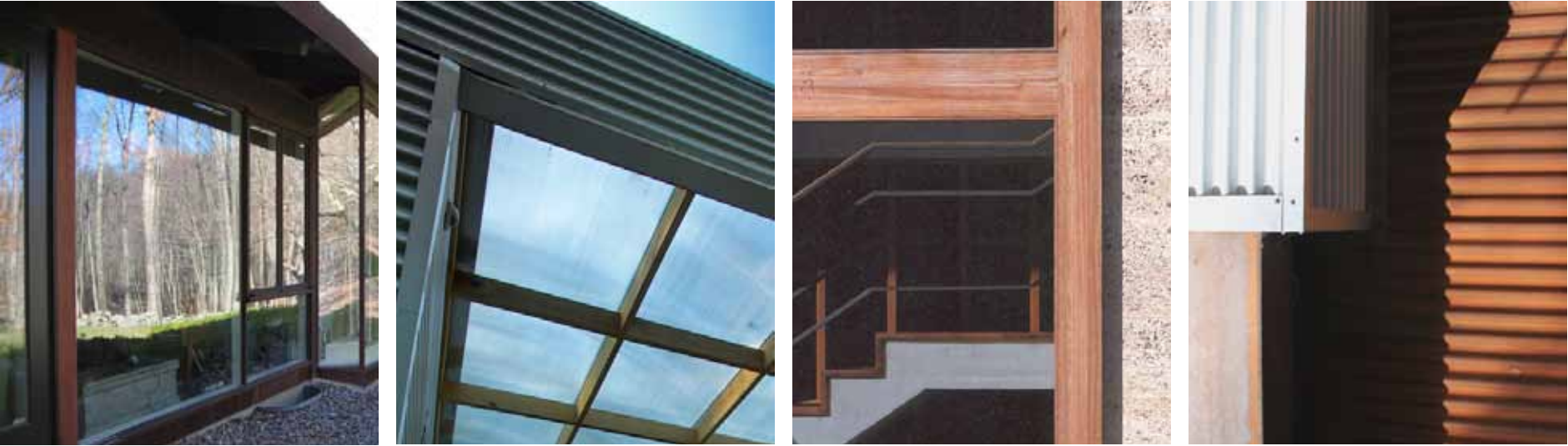
Creams and Golds - of the sandstone heaths and underlying soils

Browns and Greens - of the bushland vegetation

Black - for elements to recede into the landscape

Materials

Similarly, building materials in face brickwork renders, roof tiles should be clean and simple such that the architectural form of the housing is what is recognised and not the diversity or variety of construction finishes.



08 Built Form

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Form
Precedent images and graphics have been carefully selected to reinforce a desire for homes that work with and compliment the unique character of the site and increase the visual amenity of the development as one that has occurred in unison with the bush.

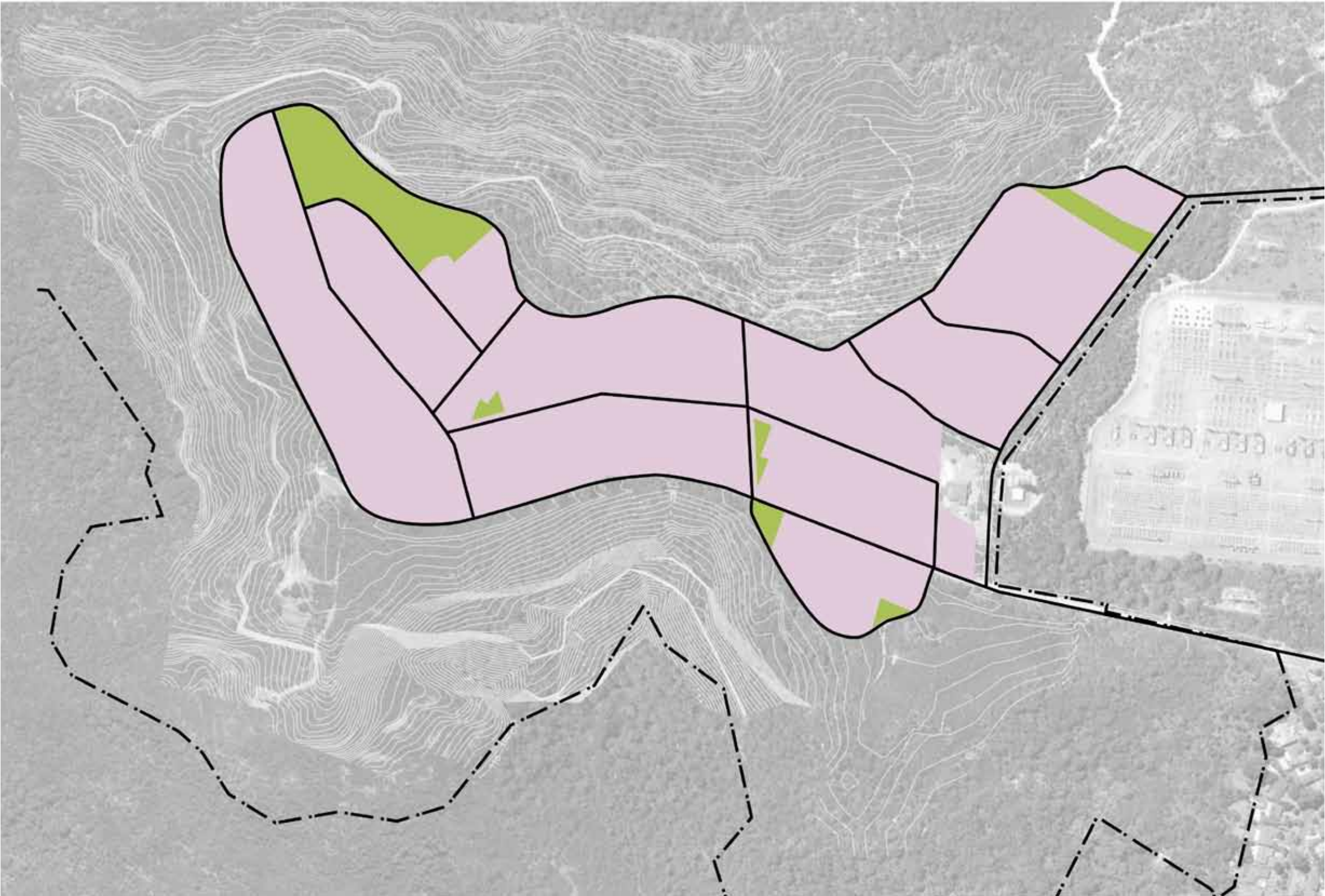


Legend

_R2 - Residential Zone 2

_RE1 - Recreational Zone 1

_MLALC Boundary





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