

Village Centre Streetscape Development Application

Jordan Springs East

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Drawing No.	Drawing Title
LS_01	Cover Sheet
LS_02	Location Context
LS_03	Analysis & Concept
LS_04	Concept Plan
LS_05	Character Images
LS_06	Streetscape Materials Plan
LS_07	Furniture and Materials
LS_08	Planting Palette

15 June 2018

A robust, green village centre streetscape for the Jordan Springs East community.

DESIGN STATEMENT

The Village Centre is located adjacent to the Village Centre Park; the central activity hub of the Jordan Springs East. This Development Application is concerned with the design of the streets surrounding the Village Centre. The Village Centre includes multilevel mixed use residential, a supermarket, specialty retail and a childcare facility.

To the west of the Village Centre is the Village Centre Park, which responds to the urban land use of the Village Centre, and includes a Community Activation Shelter (CAS), which will be used for community events and gatherings. In addition to this there is an amphitheatre, kick about space, and a plaza with water and seating. To the south of the village centre is the Regional Open Space (ROS) which will provide sporting and recreational facilities.

The streetscapes have been designed to provide key connections to each of these spaces using raised pedestrian crossings, defined by a change in paving material. The western and southern streets form the key interfaces with the most commercial activity (refer Village Centre Concept Design), and will have a more urban landscape treatment, with unit pavers, exotic tree species and groundcover plantings. This treatment continues into the plaza within the park. Bike racks and seating have been located in high use areas. The eastern street - which is adjacent to residential lots and also forms the access into the ROS - will have a more informal feel with native tree planting and grassed verges. Parking provision on these streets will service the village centre, the Village Centre Park and ROS.

KEY PRINCIPLES

The streets have been designed with the following principles in mind:

Connectivity: ensuring safe and easy pedestrian movement from the Village Centre to the Village Park and ROS;

Activity: Provision of seating, bins and bike racks. Multiple parking options;

Character: To address the Village Centre with an urban feel to materiality, design language and planting. Drawing the aesthetic of the ROS into the connecting street.

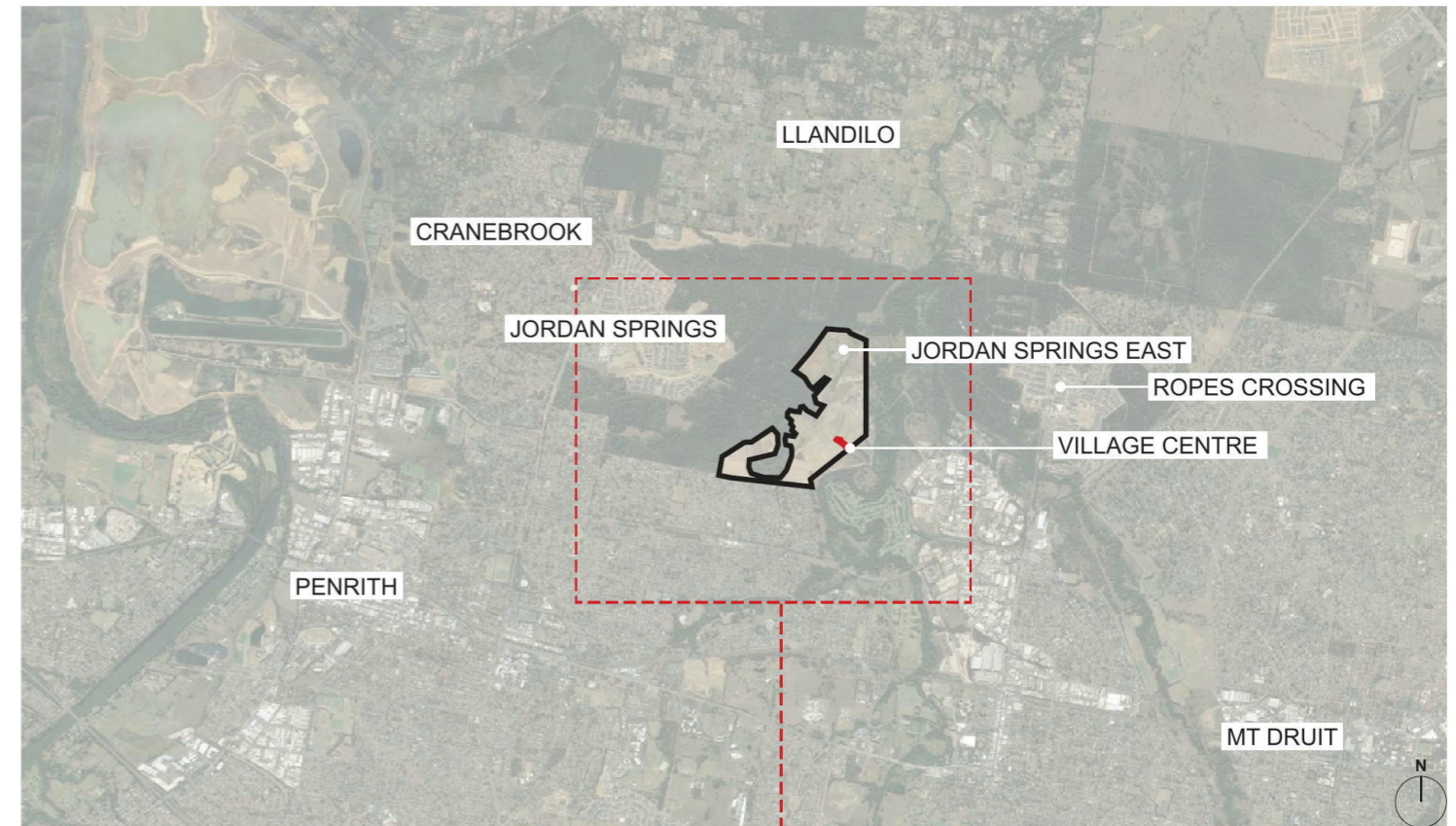


Image amended from Google Earth

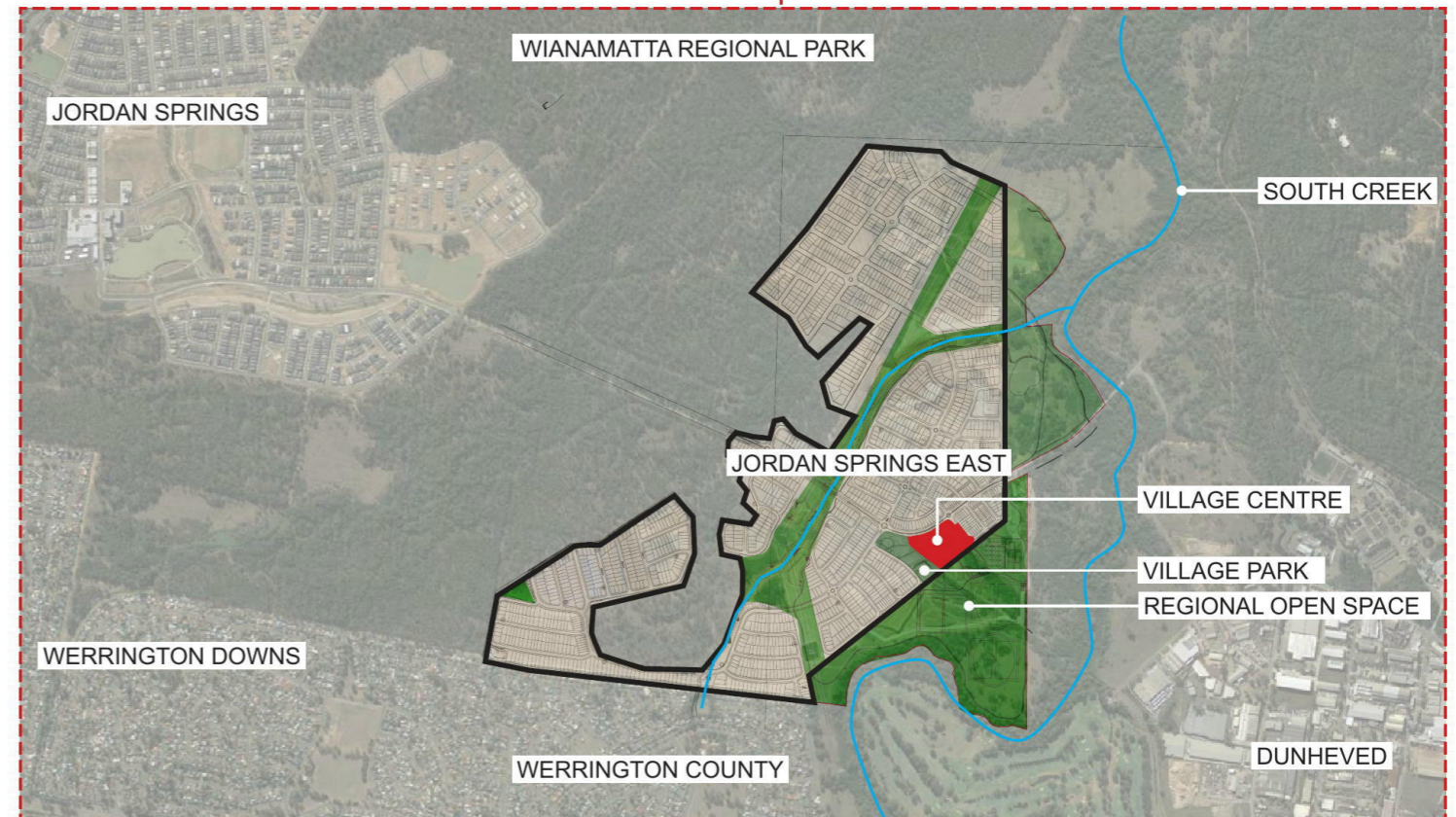
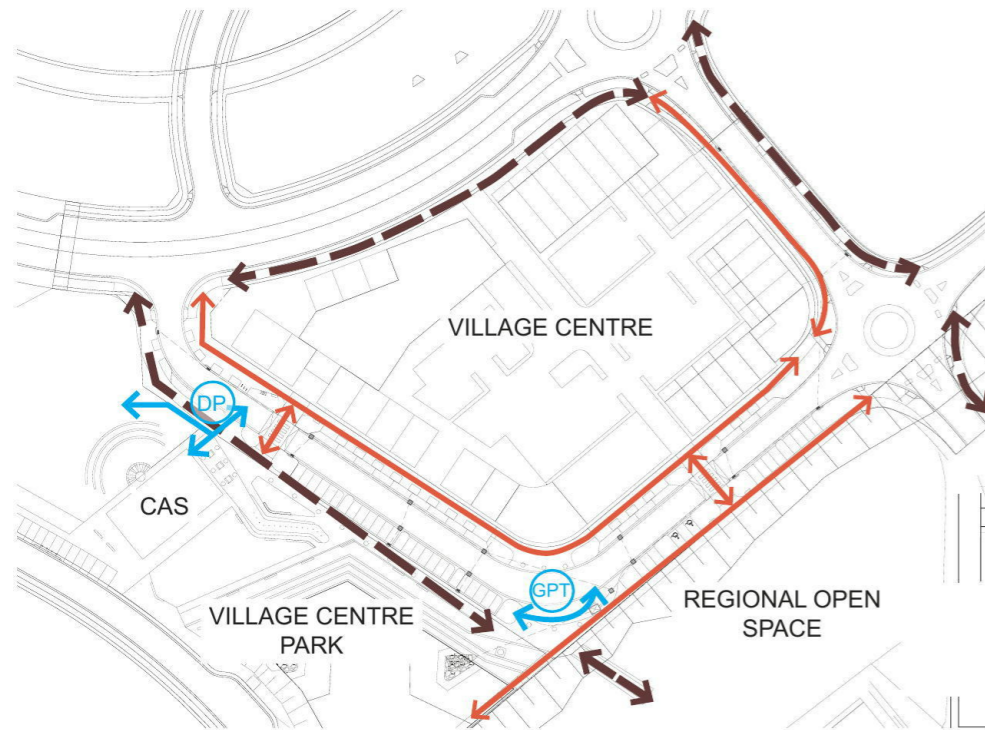


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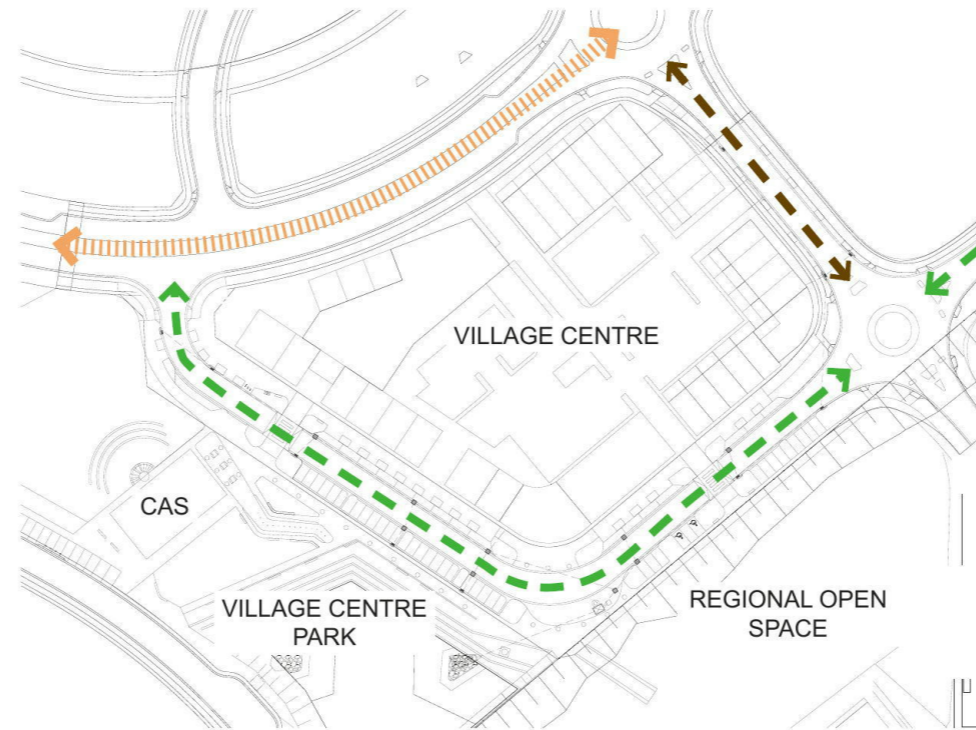
ACCESS AND CIRCULATION



Legend

- Accessible pedestrian connections
- - - Shared footpath / cycleway
- ← Vehicular
(Access point to CAS and kick-about area)
- DP Drop-off point / access point to CAS and kick-about area
- GPT GPT vehicular access bay

STREET HIERARCHY



Legend

- - - Street Type C2 - Collector road (Precint Plan 2009)
- - - Street Types V2-V7 (Refer to Cardno Engineers Drawings)
- - - Street Type V1 (Refer Cardno Engineers Drawings)

LIGHTING



Legend

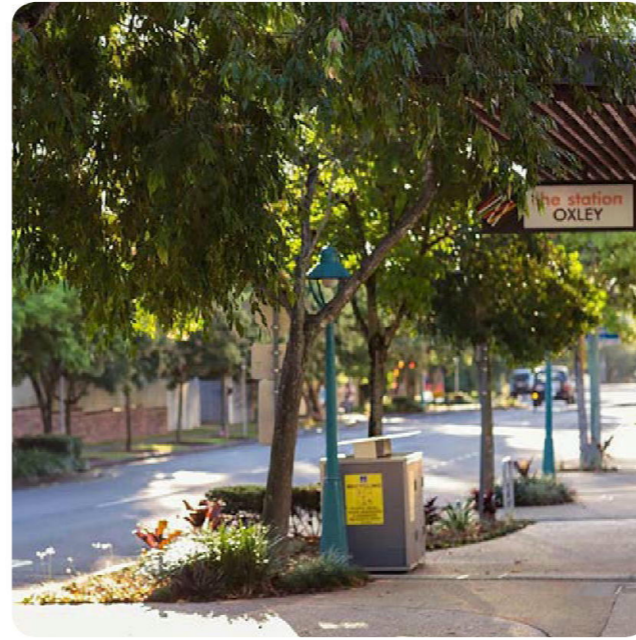
- - - Street lighting



- CAS** Community Activation Shelter (CAS) and amenities.
- 1** Tree lined avenue to create a sense of arrival
- 2** Understory planting to trees softening the streetscape and strengthening street hierarchy
- 3** Vehicular access point to CAS and kickabout area
- 4** Feature trees to highlight crossing points
- 5** 90° Parallel parking (36 spaces incl. 2 accessible bays)
- 6** Parallel on street parking (18 spaces)
- 7** GPT in service bay
- 8** Trees with grates within hard paved areas
- 9** Native tree species with turfed / planted verge to leading to Regional Open Space
- 10** Feature tree and planting in roundabout



Strong connection between the Village Centre and Village Park



Shaded footpaths for all year round comfort



Identifiable crossing points for easy access



Shaded amenities



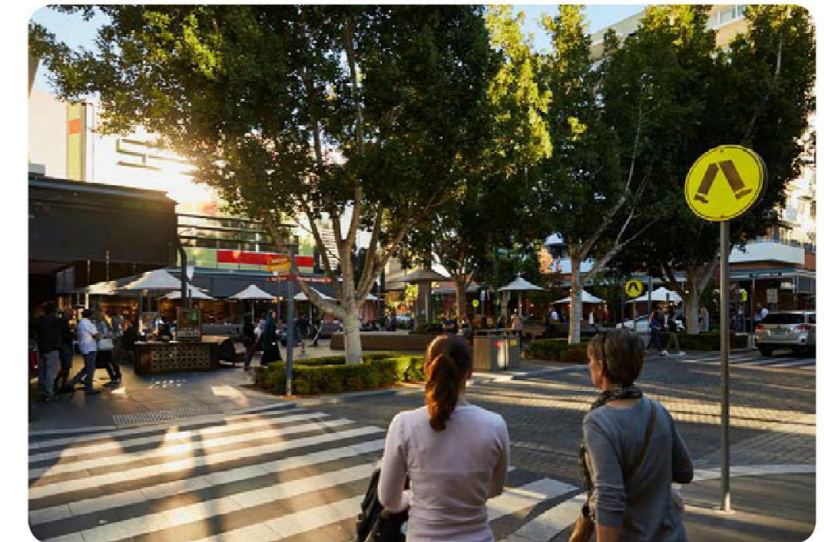
Raised pedestrian crossing



Green buffer between road and footpath



Strong avenue of trees



Feature trees to highlight crossing points



Understory planting to soften streetscape



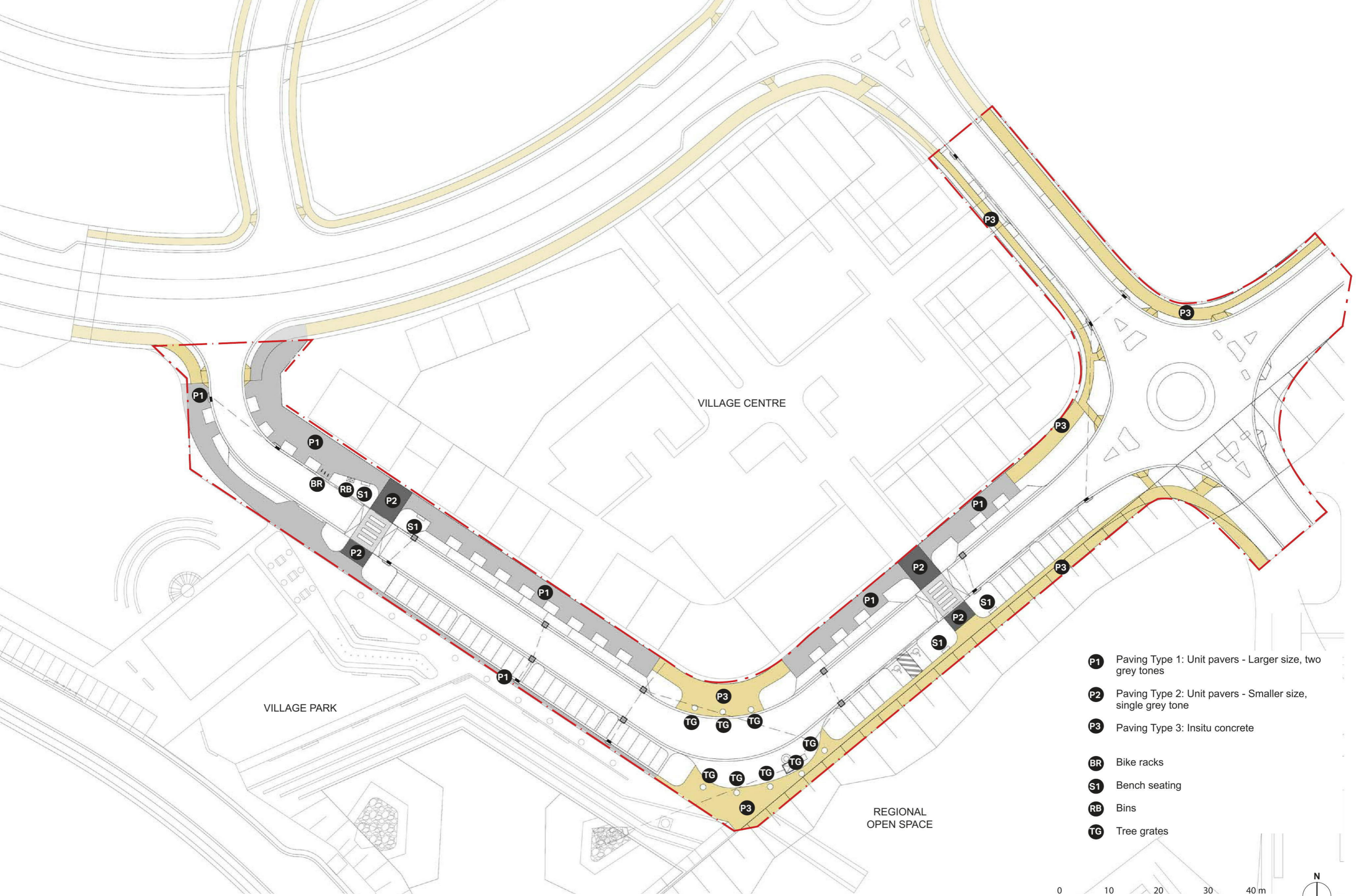
Robust understory planting



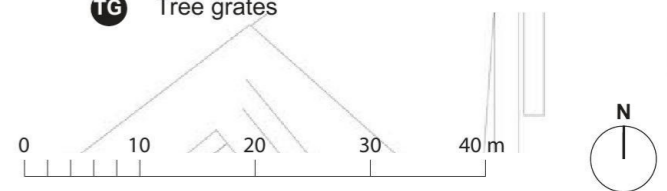
High quality lighting for night-time activation



Tonal paving for visual interest



- P1** Paving Type 1: Unit pavers - Larger size, two grey tones
- P2** Paving Type 2: Unit pavers - Smaller size, single grey tone
- P3** Paving Type 3: Insitu concrete
- BR** Bike racks
- S1** Bench seating
- RB** Bins
- TG** Tree grates



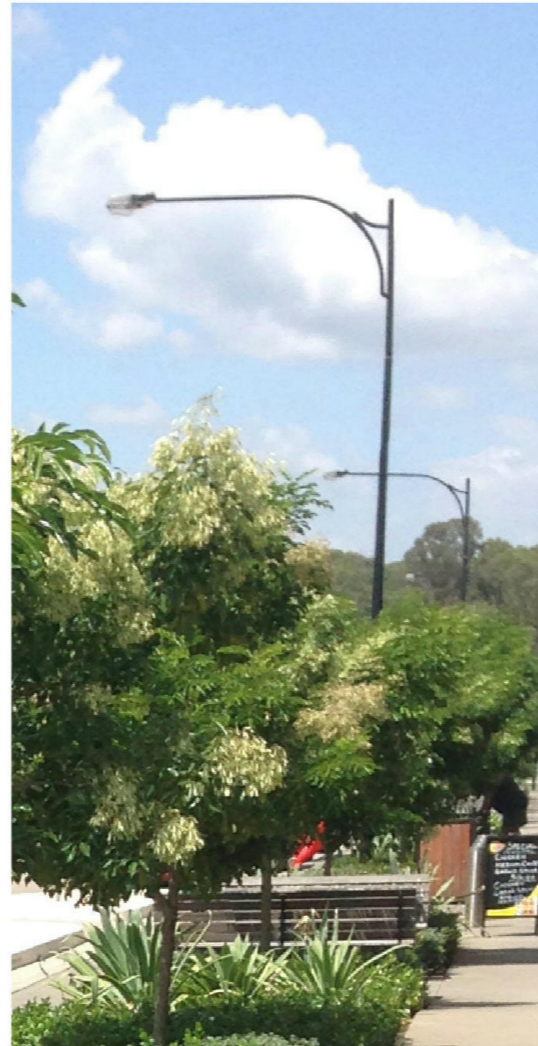
PROPOSED FURNITURE



Furphy Foundry Metro bench seat as per the Jordan Springs Public Domain Manual (Clouston Associates, 2012)



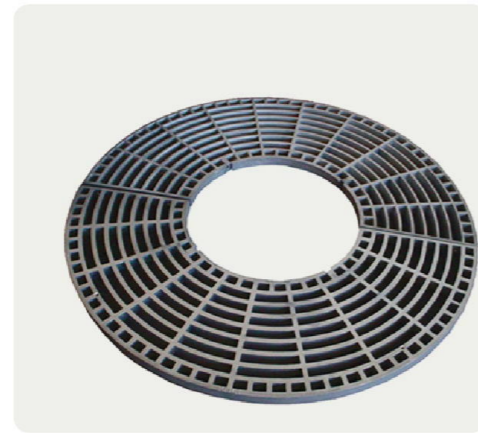
Street Furniture Australia /SFA BST04 Bike Stand Spiral Hoop as per the Jordan Springs Public Domain Manual (Clouston Associates, 2012)



Typical Ausgrid light pole

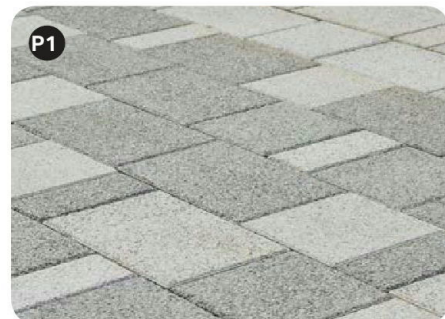


Street Furniture Australia / WBE-F120-DUAL-BAT Curved Roof, Vertical Timber Batters, Wheelie Bin Enclosure 240L as per the Jordan Springs Public Domain Manual (Clouston Associates, 2012)



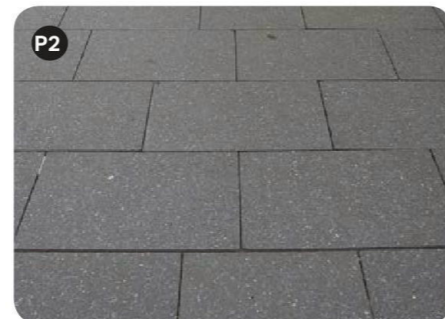
Street Furniture Australia - Silva Grate GR1 Round. Cast Aluminium grate powdercoated Mercury Silver

PAVEMENT TYPES



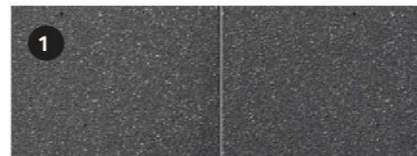
Precast concrete unit pavers for general paving areas. The use of two grey tones to provide visual interest. Stretcherbond pavement pattern.

P1 type 1 - 40% Cathedral 400x200mm paver with a shotblast finish
P1 type 2 - 60% Manhattan 400x200mm paver with a shotblast finish



Precast concrete unit pavers to highlight crossing points. Dark grey paver, stackbond pavement pattern.

P2 - Cathedral 200x200mm paver with a shotblast finish



Plain grey broom finish concrete pavement for residential streetscape.

Texture as per the Jordan Springs Public Domain Manual (Clouston Associates, 2012)



Stainless steel tactile ground surface indicators.

As per the Jordan Springs Public Domain Manual (Clouston Associates, 2012)

STREETSCAPE PLANTING PLAN



- P1** Planting Schedule 1
- P2** Planting Schedule 2
- P3** Planting Schedule 3

PLANTING SCHEDULE

PLANTING SCHEDULE 1 - ROAD 27 STREETSCAPE

BOTANICAL NAME	COMMON NAME	POT SIZE	HxW(m)
Trees			
<i>Zelkova serrata</i> 'Green Vase'	Japanese Elm	100L	14 x 10
Groundcovers and grasses			
<i>Dianella caerulea</i> 'Breeze'	Native Flax	150mm	0.6 x 0.6
<i>Gazania tomentosa</i>	Gazania	150mm	0.2 x 0.6
<i>Juniperus conferta</i>	Prostrate Juniper	150mm	0.3 x 2
<i>Liriope muscari</i>	Liriope	150mm	0.4 x 0.4
<i>Lomandra longifolia</i> 'Verday'	Verday Lomandra	150mm	0.6 x 1

PLANTING SCHEDULE 2 - ROAD 27 CROSSING

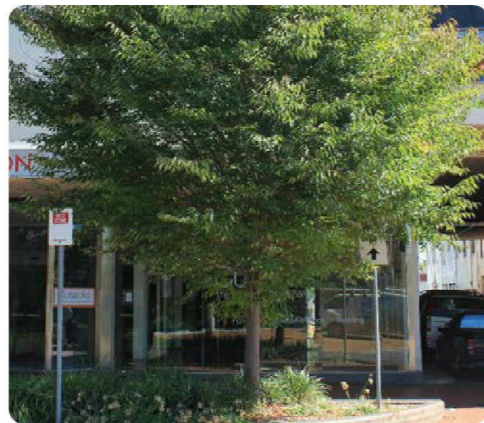
BOTANICAL NAME	COMMON NAME	POT SIZE	HxW(m)
Trees			
<i>Acer rubrum</i> 'October Glory'	October Glory Maple	100L	12 x 9
Groundcovers and grasses			
<i>Liriope muscari</i>	Lily turf	150mm	0.4 x 0.4
<i>Trachelospermum jasminoides</i>	Star Jasmine	150mm	0.3 x 1

PLANTING SCHEDULE 3 - ROAD 13

BOTANICAL NAME	COMMON NAME	POT SIZE	HxW(m)
Streetscape Tree			
<i>Corymbia maculata</i>	Spotted Gum	45L Antispiral	30 x 10
Roundabout Tree			
<i>Ficus rubiginosa</i>	Fig Tree	100L	15 x 20
Groundcovers and grasses			
<i>Casuarina glauca</i> 'Cousin It'	Cousin It	150mm	0.2 x 1
<i>Lomandra longifolia</i> 'Verday'	Verday Lomandra	150mm	0.6 x 1
Dryland Grass Mix			



Acer 'October Glory'



Zelkova 'Green Vase'



Dianella 'Breeze'



Gazania tomentosa



Juniperus conferta



Trachelospermum jasminoides