

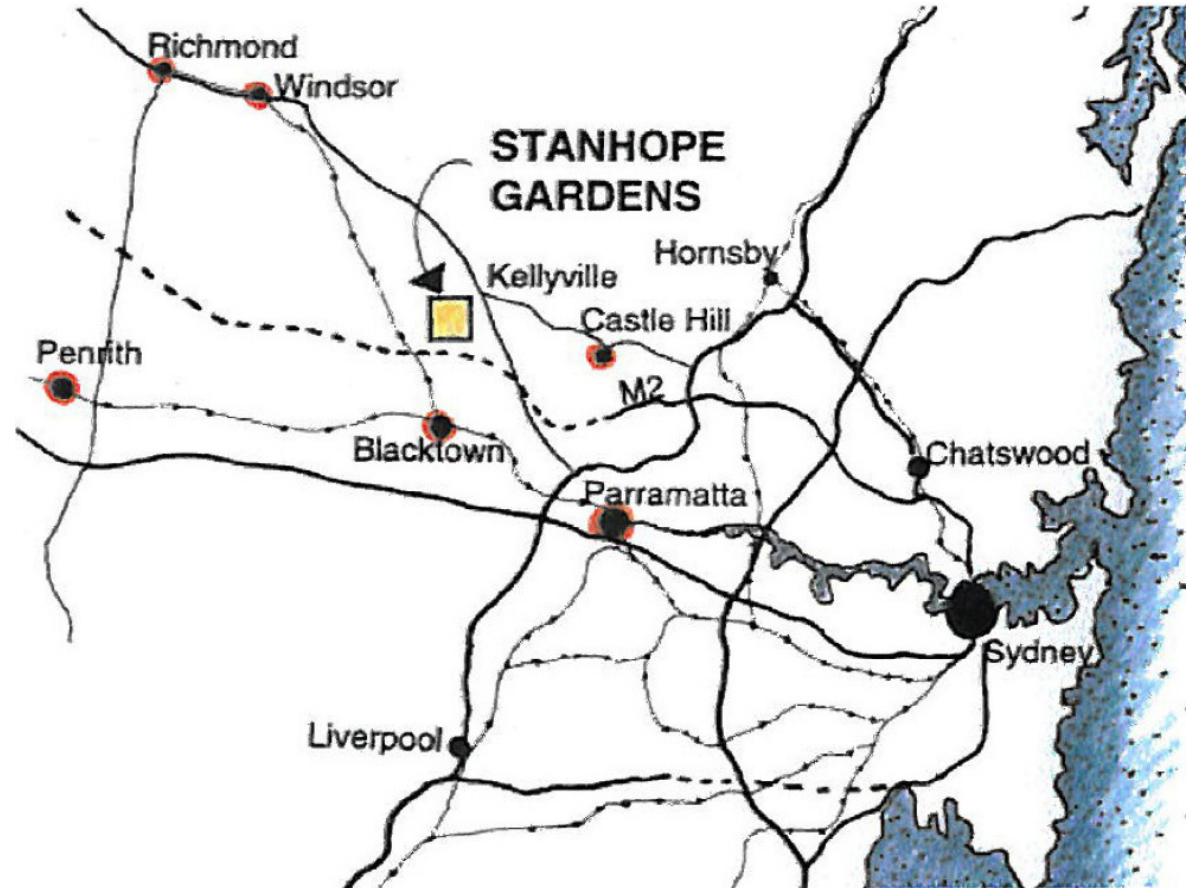


Stanhope Gardens / Newbury Project Review 10 years on



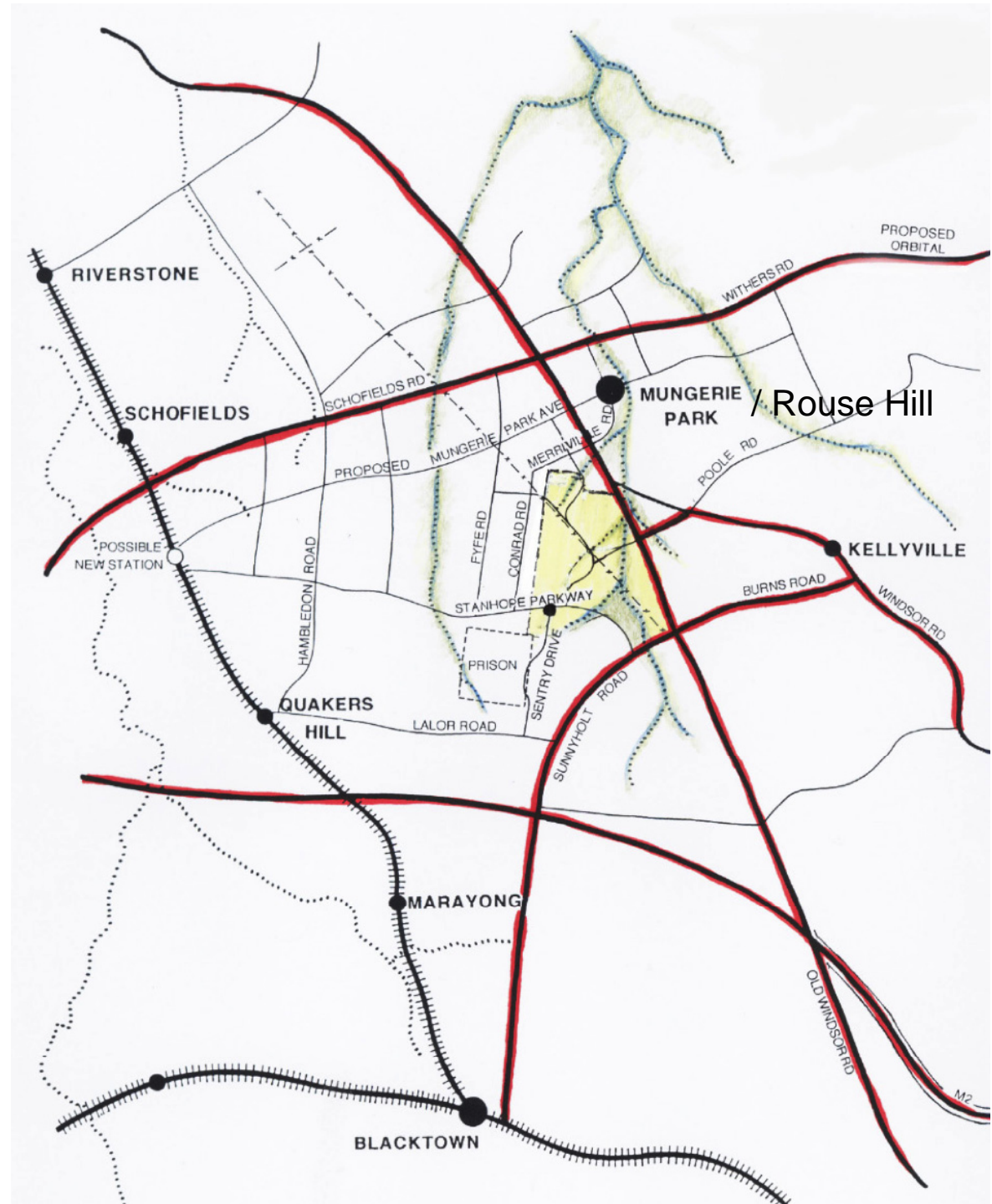
Project Significance

- Located in Northwest Sector
- Beginning of move away from sprawl
- New Urbanism not named
- Landcom “Making a Difference” projects
- Team had ‘warmed up’ and ‘urbanised’ on Olympic Village competition



The Site

- 189ha former dairy site
- On edge of Blacktown & Baulkham Hills
- North of Parklea markets and south of Rouse Hill (not then developed)
- 40km from Sydney CBD



Stanhope Gardens Review

10 year review of the almost completed Stanhope Gardens (Newbury) project was commissioned by NSW Landcom in late 2009.

The original project team reassembled and spent a day walking around the project, comparing it with the lofty ideals promulgated in the mid 90's.

The team was:

- Peter Annand (now AAUD)
- Clive Alcock (now AAUD)
- Rod Simpson (ex Allen Jack+Cottier)
- Tanya Vincent (ex Allen Jack+Cottier)
- Bob Earl (Oculus)



PROJECT DESIGN TIMELINE

- **early 90's** - Blacktown Council DCP for development of Stanhope Gardens (SG)
- **1995** - Landcom sponsored charette at Blacktown Workers Club focuses on SG (Mick Owens, Peter Annand, Clive Alcock, Evan Jones, Paul Murrain)
- **1996** - Eventual project design team works on Olympic Village bid for Aurora Consortium (Peter Annand, Clive Alcock, Rod Simpson, Tanya Vincent, Bob Earl)
- **mid 1997** - Landcom determines new approach to SG - Competitive Design Tender
- **late 1997** - Tender won by Peter Annand Associates, Allen Jack+Cottier, Oculus
- **Nov 1998** - 'Better Suburbs' booklet produced to summarise project intentions and design
- **mid 1999** - Development Control Plan produced by project team
- **Jan 1999** - DCP adopted by Blacktown City Council
- **mid 2000** - Wins State & National Planning Awards
- **late 2000** - Tendered to development partners. Won by Mirvac. Stage 1 – Newbury opens with display village, clubhouse, park
- **2000 – 2010** Construction

Plan Formulation

- Plan making (Design Review)
- Consultation
- Engagement with authorities
 - Roads
 - Electricity
 - Council (all depts.)
 - Drainage
 - Education
 - Etc.
- Education / Justification
 - “Stanhope Gardens... A Better Suburb” document & powerpoint
- Based on traditional urbanism of Sydney



Why Do We Need Better Suburbs?

Conventional Practice



Traditional Suburbs



Project Objectives

The objectives of the project were:

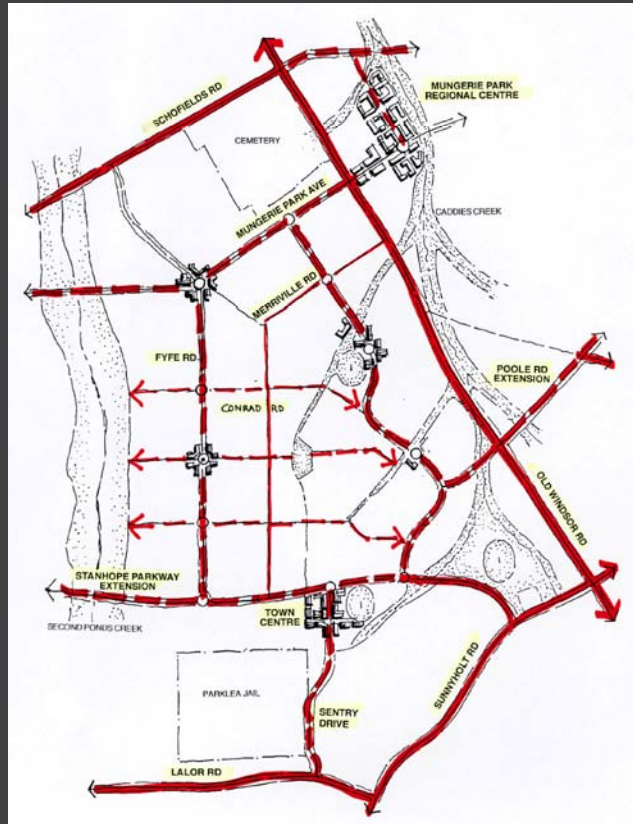
- to **create a high quality public domain**
- to achieve a **higher density**
- to provide a **more liveable suburb**.

The analysis of this report is organised into topic areas which denote the objectives of the project and formed the structure of the original “**Better Suburbs**” document.

<p>Links With Surroundings & The Past</p> <ul style="list-style-type: none"> • Linking place with surroundings • Take advantage of regional transport • Link and extend regional open space • Appreciate the historical context • Reinforce identity of place • Respond to site 	<p>Making Special Places</p> <ul style="list-style-type: none"> • Create memorable places • Establish local places • Encourage walking • Reinforce the main natural systems and transport links 	<p>Quality Homes & Gardens</p> <ul style="list-style-type: none"> • Creating durable homes and gardens • Design for the environment • Build efficiently
	<p>Great Parks for People</p> <ul style="list-style-type: none"> • Link open space • Establish character & identity • Provide variety of opportunities • Embracing stormwater 	
<p>A Clear Urban Structure</p> <ul style="list-style-type: none"> • Locate parks and street patterns in response to landform • Take advantage of the special features • Understand site constraints • Integrate water with streets and open spaces • Protect local vegetation and habitat 	<p>Safe Streets</p> <ul style="list-style-type: none"> • Invert car-oriented design procedures • Create comprehensible places • Encouraging responsible driving • Provide “eyes on the street” • Reduce the visual dominance of garages 	<p>Fronting the Street</p> <ul style="list-style-type: none"> • Define private from public • Protect investments through coding • Create character for long-term value

Links with the Surroundings & the Past

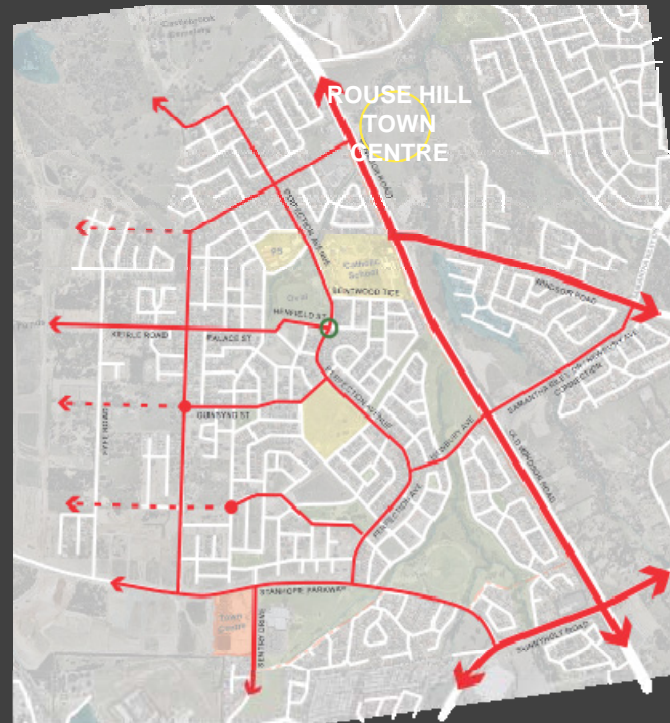
Better Suburbs Intent



Conventional Practice



Connections as Built



Better Suburbs



Appreciating Historic Context

- If historic elements are kept, they need to form special places, not ordinary ones.



Successful park due to many retained mature trees.



Poor frontage of surrounding bldgs dilutes otherwise well-designed parks.

Lessons - Links with the Surroundings & the Past

Flexibility

- The DCP can not foresee all the changes in the surrounding region. A regular review process is required.

Compliance

- DCP not always enforced.
- Need for all institutional players to embrace the vision.
- Identity of project rests on the elements Landcom did itself (parks & streets).
- Financial and contractual strategies needed to achieve identity objectives in public buildings.

Responding to the Site

Objectives

- Respond to the landform in the location of parks & street patterns.
- Take advantage of the special features of the site such as mature trees & microclimate.
- Understand & work positively with the site constraints.
- Integrate water & catchment systems with streets and open spaces.
- Protect and add to local vegetation and habitat for native wildlife.



Conventional Practice



Placeless



Ugly & unloved



Co-located.

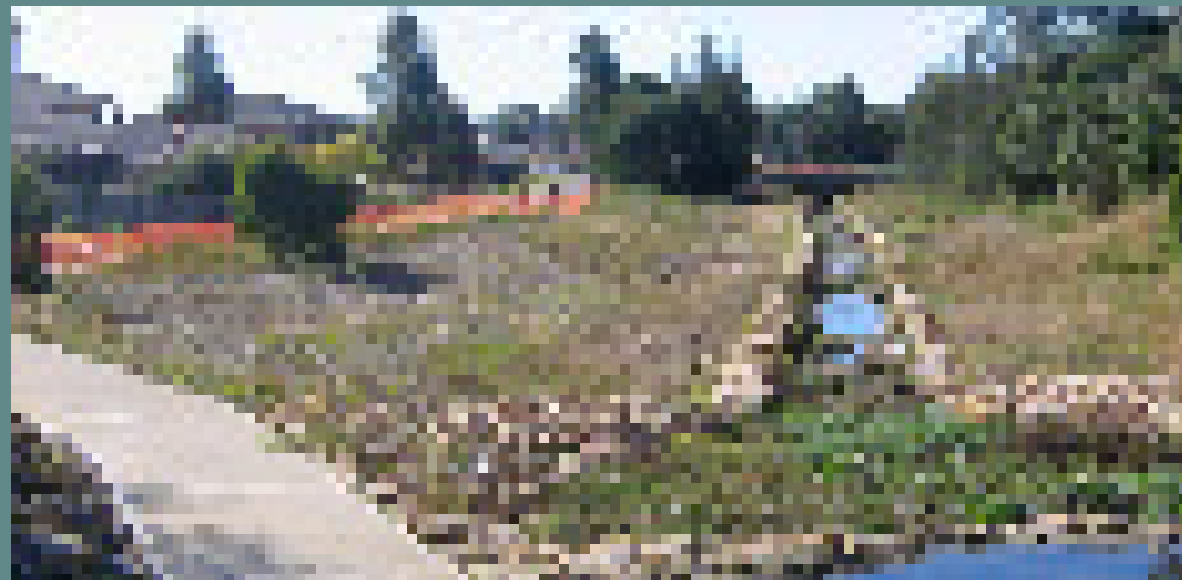
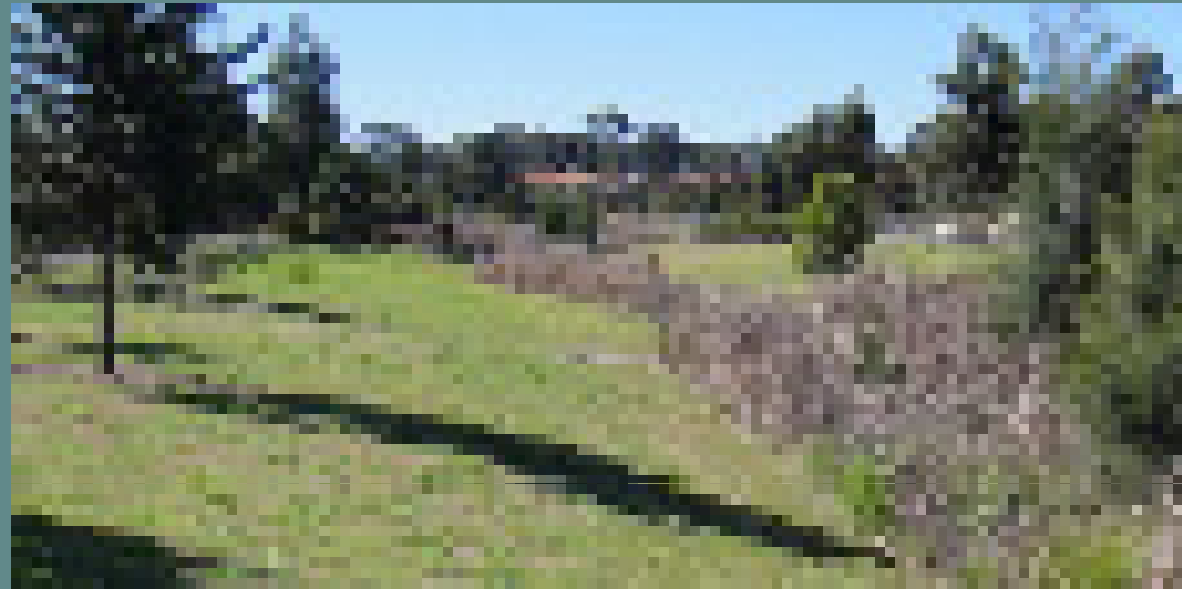
Better Suburbs



Integrated.

Turning Drainage into Amenity

- The drainage reserve park provides excellent visible water management and amenity.
- The northern watercourse managed by Sydney Water provides very little in the way of amenity or value as open space.

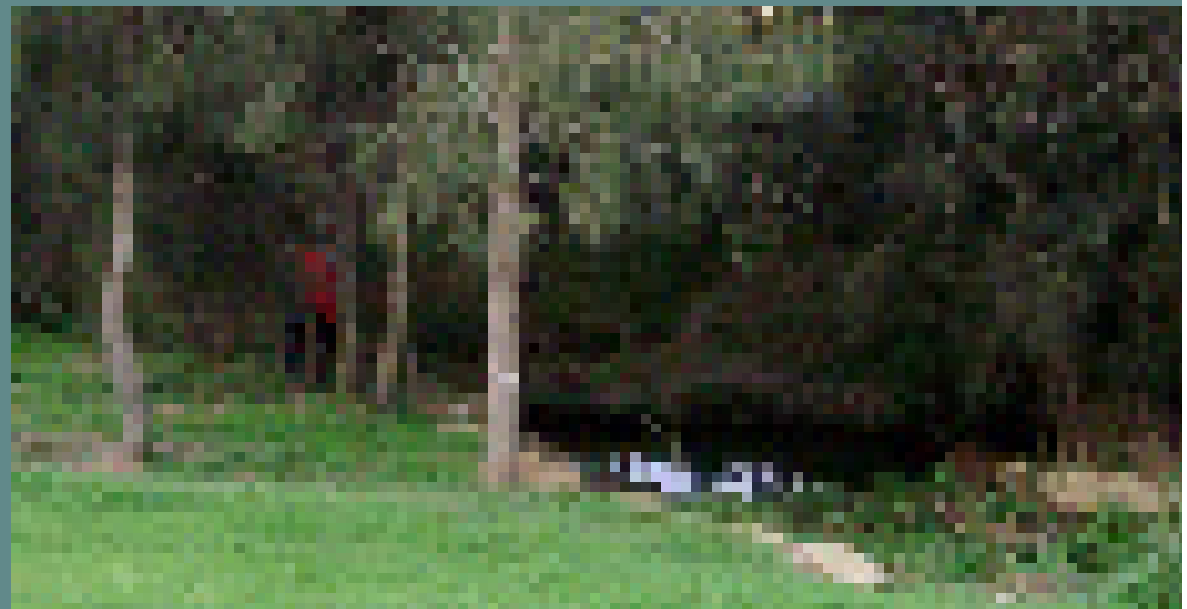


Turning Drainage into Amenity

- These concrete irrigation tanks could possibly have been utilised in the landscape design.



- Where the 'wild' things are...
- The vegetation on the embankment of Caddies Creek has a refreshingly 'wild' feel.



Bridges should Look like Bridges

- Side walls should be visually permeable. You should be able to tell that water is nearby.
- Surface continues the street across the watercourses, disguises the water crossing function with verges, median and an impermeable wall edge and fails to deliver character and identity.



That's better...

Shadow line and permeable railing treatment create a lighter feel and make this culvert feel more like a genuine bridge.



...or is it?

However, the bridge surface still disguises the water crossing function with verges, median and a tree!!!



Bridges should Look like Bridges

A bridge which expresses its purpose and becomes a neighbourhood landmark... giver of character and identity.



Lessons - Responding to the Site

Infrastructure

- We need a national set of infrastructure options as alternative to standards e.g. the bridge as a bridge as a traffic calming device.

Established Trees

- During the first decade in a new suburb, mature trees are a priceless asset.

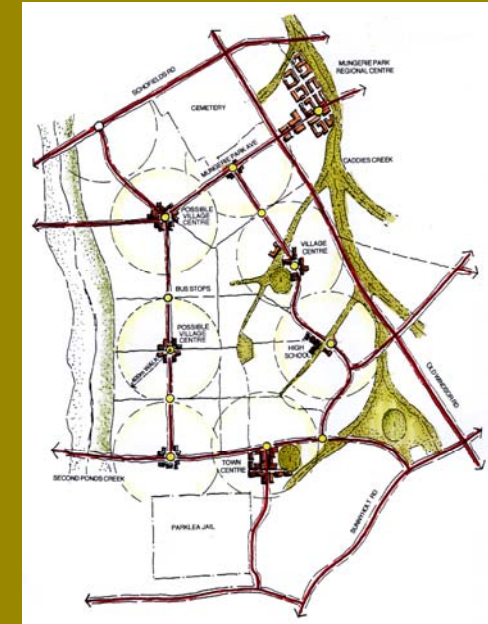
What if...?

- The extraordinary “what if” worst case scenarios imagined by council officers to justify existing practice are a disabling paralysis.

A Clear Urban Structure

Objectives

- Create memorable places, making it easy to find a way around.
- Establish local places and neighbourhood centres, making the most of important buildings as landmarks.
- Encourage walking.
- Reinforce main natural systems & transport links.



Conventional Practice



Better Suburbs



A Clear Street Skeleton

Higher order streets are discernible from the general local streets.



Higher order street treatment.



Typical symmetrical connector street with median.



The surrounding local base case.



Typical asymmetrical local street.

Legibility / Wayfinding

- Church succeeds as a landmark.
- Other key public buildings fail.



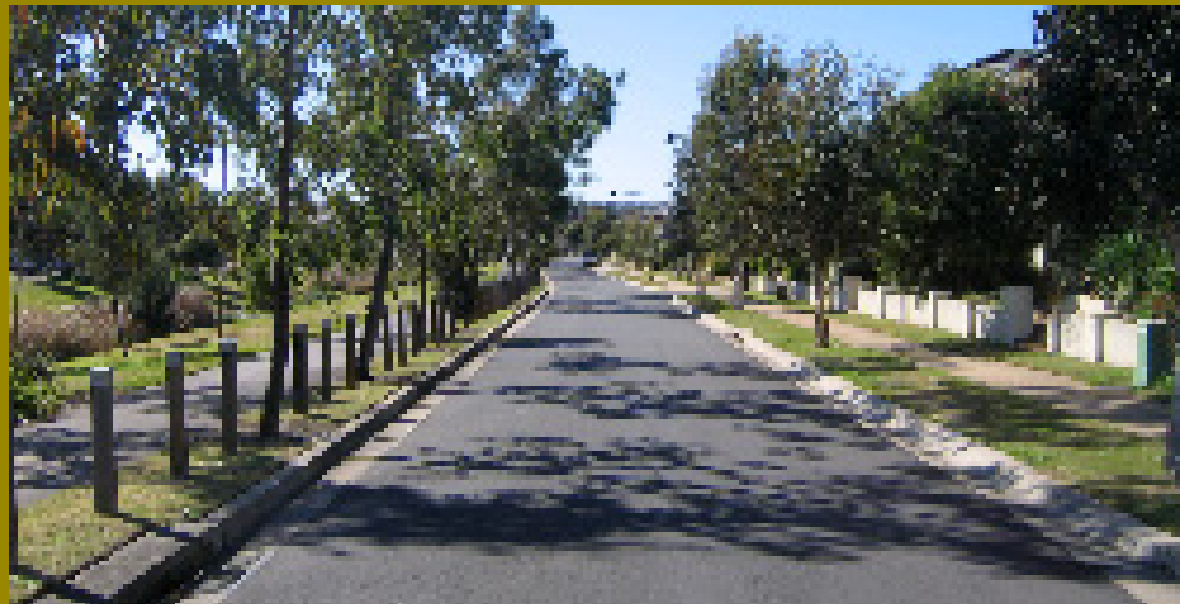
Establishing Local Places

- This pavilion fails as a placemaking building...
- It fails to connect with the street, does not establish place, does little to encourage use - no large, undercover viewing area or significant terracing & is seriously ugly.



Walkability

- Footpaths are generally only on one side of the street.
- A street which is conducive to walking.



Walkability

- A street edge which is not conducive to walking.



- A street edge which is conducive to walking.



Lessons - A Clear Urban Structure

Transit-disoriented

- Planned car based suburbs.
- Even if the railway line does get eventually built, the surrounding development is already locked in as car based, suburban.

Walkability

- There is not enough to walk to.
- There are improved opportunities for leisure walking.

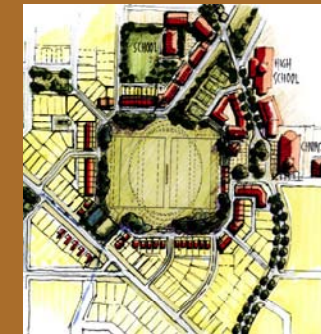
Placemaking

- “Placemaking” is not an objective. The culture is “SUBurban”.
- Developer control of delivery is required.

Special Places

Objectives

- Create memorable places.
- Establish local places and neighbourhood centres.
- Make the most of important buildings as landmarks.
- Encourage walking.
- Reinforce main natural systems & transport links.



Conventional Practice

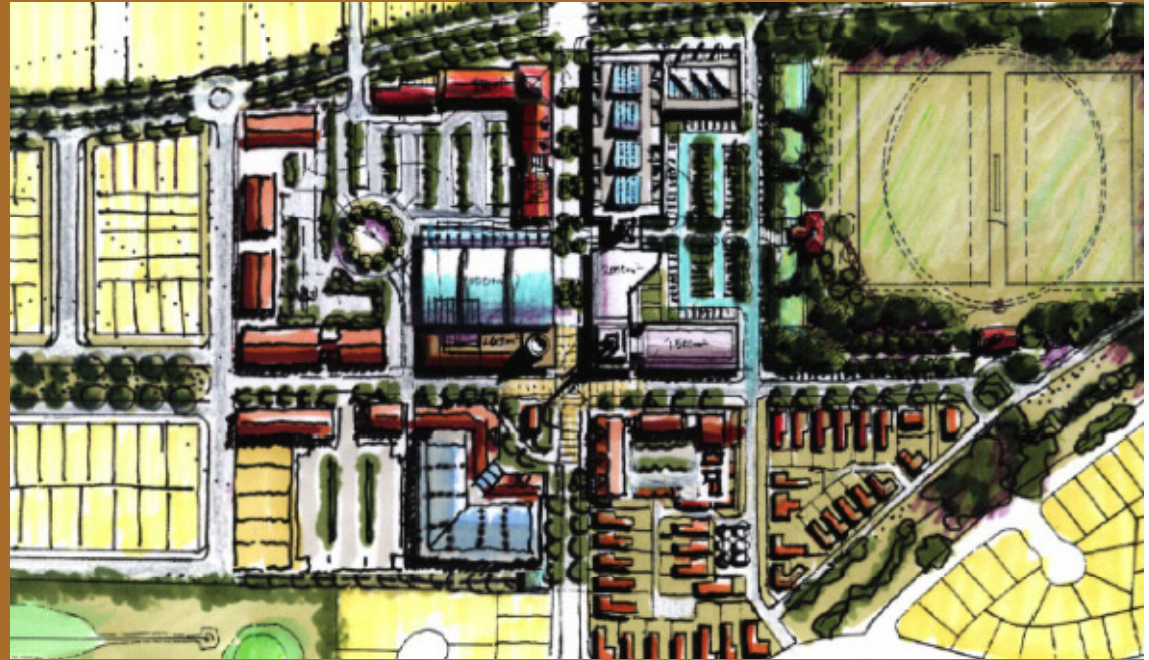


Better Suburbs



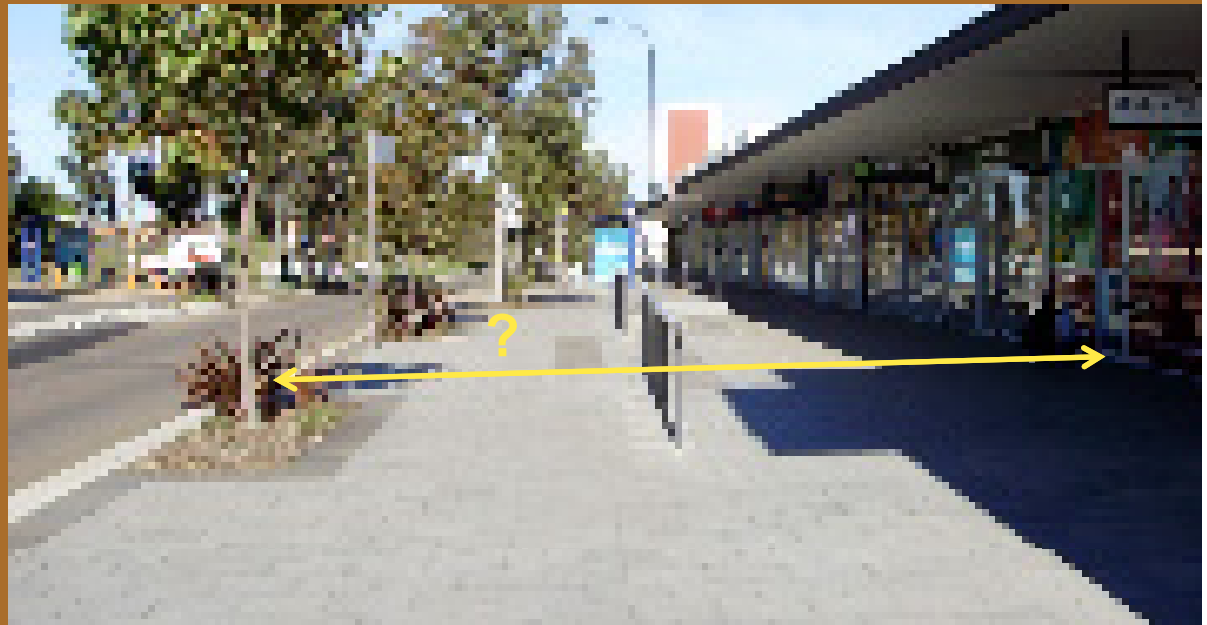
Town Centre – a missed Main Street opportunity

- Council fails to activate the east side of Main Street and thereby dooms it to failure.



Town Centre – a missed Main Street opportunity

- Main Street condition is poorly activated and unattractive.
- What is the purpose of this space?
- Road section / design and street edge fails to create a 'Main Street'.
- Why a slip road?



Town Centre – a missed Main Street opportunity

- Council civic buildings fail to address the street and consequently debase 'Main Street'.
- Major community facility sits in open space and does not engage the street.



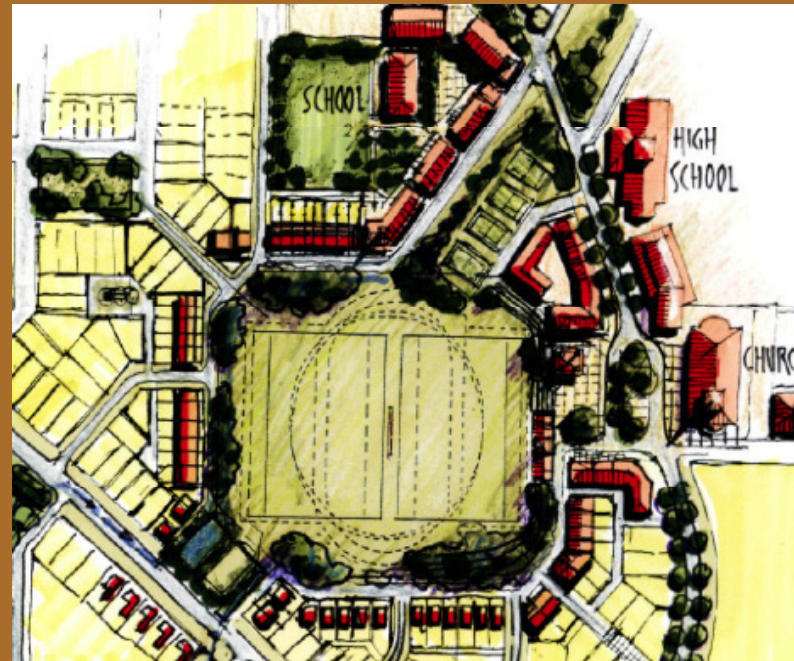
Town Centre – a missed Main Street opportunity

- The public square is well shaded with formal trees and deep awnings.
- Space colonised by kids' play.
- Pedestrian path to parking area is appropriate.
- Space colonised by cafes.



Local Nodes

- Northern village centre was not established.
- This was a major missed opportunity.
- All economic energy was diverted to the Town Centre.



Density

- Exceptionally poor amenity capture.
- Fails to front the park!!!
- Single storey house fronting park.
- Sits below road level!!!
- Poor amenity capture & failure to enclose the public realm.



Lessons - Special Places

Town Centre Urbanity

- Creating an urban town centre requires new delivery processes.
- Vision failed because:
 - Council never “on board”.
 - Needed more detailed design work between the DCP and handover to developer, and/or more design engagement.
 - Council’s minimum lot size (450-500m²) effectively required integrated development for density lots.

Small Lots

- Council regs (min. lot width of 13m), min. lot size for Torrens title, stamp duty rules hinders density development.

Northern Village

- No “northern village” because:
 - Institutional players didn’t contribute.
 - Lack of understanding on how to deliver small, n’hood retail.

Great Parks for People

Objectives

- Link open space, drainage systems, streets and special places.
- Use high quality public domain to provide character and identity to the area.
- Offer a variety of recreational and civic opportunities.
- Embrace the use and movement of stormwater.



Conventional Practice



Better Suburbs



A Variety of Scales

- Some open spaces are simply too big to integrate successfully into residential areas (Northern Oval).



Bad example from DCP...

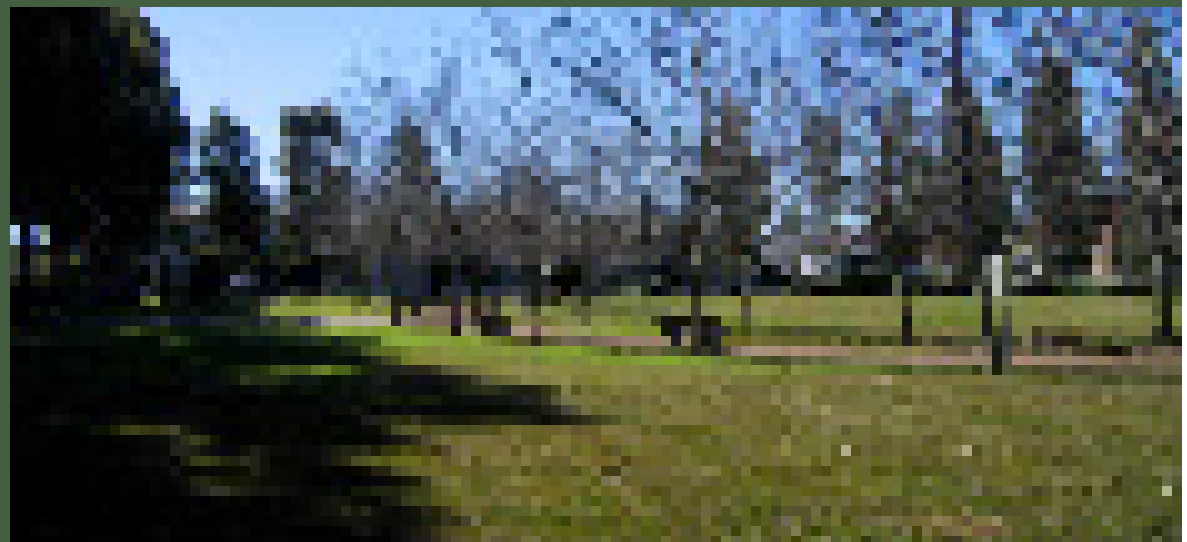


... has been successfully delivered.



A Variety of Scales

- Epsam Ave Park is a well proportioned, formally arranged local park.
- An excellent local park.
- Note failure of rear access due to Council policy.



Maintenance & Quality

- Parks are:
 - High quality
 - Well maintained
 - A strong asset for the project.



Playgrounds

- Playgrounds are well provided and form a strong element of the project.



Lessons - Great Parks for People

Ownership of Drainage

Reserve

- The drainage reserve had to be wrested from Sydney Water and Community Titled.
- Fighting these battles on a project-by-project basis is time consuming and demoralising.
- Water is a winner

Edge Definition

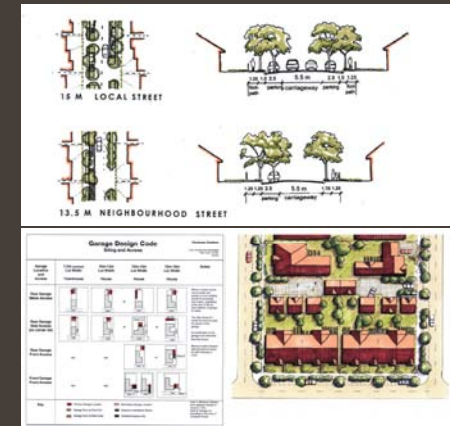
- The bigger parks needs better edge definition.
- The northern village sports fields would have benefited from a white picket fence.



Safe Streets

Objectives

- Design from the least mobile up (ie pedestrians & cyclists), not cars down.
- Link memorable places with clear, direct routes.
- Encourage responsible driving behaviour.
- Provide opportunities for “eyes on the street”.
- Reduce the visual dominance of garage doors.



Conventional Practice



Better Suburbs



Surveillance & Safety

- The basic elements of improved passive surveillance are present.
- Signs of life – open blinds along with coffee cups and toys left on the verandah.



Rear Lanes

- Lanes are not permitted, so the argument is not resolved.
- 6-7m width (with 0.5m each side for landscaping) is undeniably the model.



Lessons - Safe Streets

Simple & Symmetrical Streets

- The 13.5m neighbourhood street was problematic in practice, and not helped by the substitution of roll kerbs for upright kerbs. 16m+ is desirable.

Private Domain Planting

- The role of the front garden in creating beautiful streets is undervalued.

Street Tree Canopy

- The simple truth is that large canopy trees, regularly spaced on both sides of a symmetrical street makes a street beautiful.

Kerb Radii

- Large kerb radii and excessively splayed lots are unnecessary.

Quality Homes & Gardens

Objectives

- Create homes & gardens for people to enjoy for many years.
- Determine block and subdivision patterns most suitable for meeting environmental standards.
- Build energy efficient and water conserving houses.

		House Design Code				Stanhope Gardens	
		Siting, Height and Private Open Space					Peter Aswood and Associates Peter Aswood Alan Jack Cristina Cristina
Lot Orientation		7.5m (minimum) Lot Width Townhouse	10m-12m Lot Width House	12m-15m Lot Width House	15m-18m Lot Width House	Various Lot Widths Corner House	
aligned to the North	Lot	N/A	N/A	N/A			
aligned to the South	Lot						
aligned to the East	Lot	N/A					
aligned to the West	Lot	N/A					
aligned to the North West	Lot	N/A					
aligned to the South East	Lot						

Key

- Library
- 2 stories
- Principal Private Open Space (all areas of 20m² with a minimum dimension of 4m)
- Possible 1 story element

Notes:

- Note 1: Zero is permissible to built wall boundary.
- Note 2: Zero is permissible on the southern boundary.
- Note 3: Zero is permissible on the side boundary that maintains the southern orientation of private open space and facing sides of the house.
- Note 4: Zero is permissible to side boundary for townhouses. Other houses, incl. side setback to collector road 2.0m, all other streets 1.5m.

Conventional Practice



Traditional Suburbs



The Good...

Consistency

- Partial success.
- The best are well proportioned, well modulated and have recessive garages.



...the Bad...

Consistency

- Double garages often dominate frontages.
- No front fence.
- No verandah.
- No overlooking.
- Too much garage.



...& the Ugly.

Consistency

- Not what a corner house should be.
- Trying to hide in shame.
- DCP compliance regularly overlooked.
- In a hole, single storey, fails to address either street... no public contribution.



Corner Buildings

- A corner house which successfully addresses both streets.
- Poor verandah.
- Good boundary treatment (fence & hedge).



- Corner house which successfully addresses both streets.
- Emphasises the corner with additional height.
- Hedge is good but needs some background structure (fence).



Ancillary Dwellings

- Are provided – but most often not as a separate dwelling with a distinct and separate entry.
- Fails the passive surveillance test.



- A balcony / verandah provides additional opportunities for passive surveillance, if you can see out from it!!!



Lessons - Quality Homes & Gardens

Private Open Space

- The DCP specifies a mandatory “minimum area equivalent to 30% of the site area with minimum dimension of 3m”. (ie 54m² on 180m² or 90m² on 300m²)
- Include front verandah (if directly accessed from habitable room) and front yard (if fenced, landscaped & gated). This will encourage provision, use, passive surveillance & social engagement.

Private Domain Trees

- Backyards need more trees. Consider a 6m planting strip.

Fronting the Street

Objectives

- Reduce ambiguity between private & public spaces.
- Use design codes to ensure coherent whole and protect peoples' investments.
- Create consistent character for the long term value of the suburb. This page was omitted from the DCP.

	Specification Materials	STREET EDGE CLASSIFICATION			
		I	II	III	IV
Screen and panel	maximum height 2.2m and may be located behind, in front of, or between pickets				
Picket fence	maximum height 1.2m unless on verge				
Lattice in frame	maximum height 1.2m unless				
Hedge	maximum height 1.2m unless to screen back yard for suitable planting				
Shrubbery	maximum height 1.2m unless in open space suitable for suitable planting				
Change in level	maximum height 0.1m unless in open space suitable for suitable planting				
Gate	maximum height 1.8m at part of pergola frame, otherwise 1.2m unless on metal	preferred on corner lots preferred on termination of axes	preferred on corner lots preferred on termination of axes		
Pergola entry	maximum height 2.4m unless on metal frame, then 1.2m unless on metal	preferred on corner lots preferred on termination of axes	preferred on corner lots preferred on termination of axes		
		ORIENTATION			
		N normal orientation 0°	S normal orientation 180°	E normal orientation 90°	W normal orientation 270°
Pergola	materials to be from selective palette	best location	not preferred	preferred location	preferred location
Porch	materials to be from selective palette		best location		preferred location
Verandah	materials to be from selective palette	best location	not preferred	preferred location	preferred location
Bay window	materials to be from selective palette	should be avoided	best location		not preferred
Cozy Juliette balcony	materials to be from selective palette	should be avoided			
Awning or external blind	materials to be from selective palette at least 0.45m above ground on either side of window	best location	not preferred		best location

Conventional Practice



Better Suburbs



Building Address

- Buildings address the street well in Stanhope Gardens.
- Generally SG represents a major improvement in building address at the time and the tipping point for reduced garage dominance... a success.



Front Boundary Treatments

- Improved from the norm.
- Some very good examples... however
- Wide variety of definition between public and private domains.



- Better streets have consistent front boundary treatments.
- Ensuring boundary treatments are included and that minimum heights are adhered to is a strong factor in creating safe, active, well-loved and well-used streets.

Front Gardens & Verandahs / Porches



- Too narrow.
- Inaccessible.
- At least it has a



- Too narrow
- No direct access from living room.



- Accessible.
- Too small to be used.



- A rare good example from Stanhope

Front Gardens & Verandahs / Porches

- Verandahs should be provided.
- Useable Depth



Lessons - Fronting the Street

Living Verandahs

- A beautiful, well used verandah is:
 - elevated (ideally about 3 steps) above the street level.
 - able to be furnished with permanent seating.
 - enclosed to provide a level of privacy.
 - defines the public / private domain interface.

Boundary Definition

- Fences were a great achievement given initial reluctance.



Lessons Learned...

Links with Surrounds

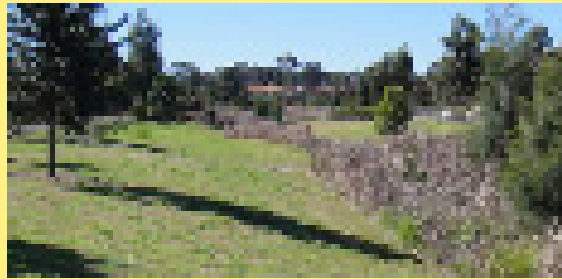
- Think “big” ...
- How do we connect with the wider context?
- Vast improvement...
- Reduced spaghetti...



Responding to the Site

Drainage

- Express the water



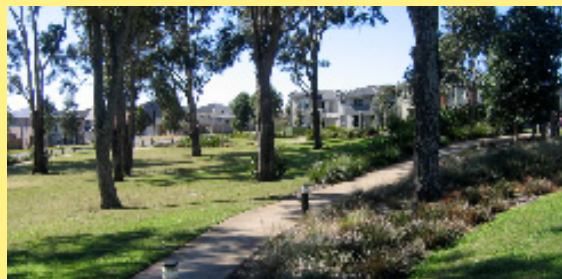
Bridges

- Calm the crossing



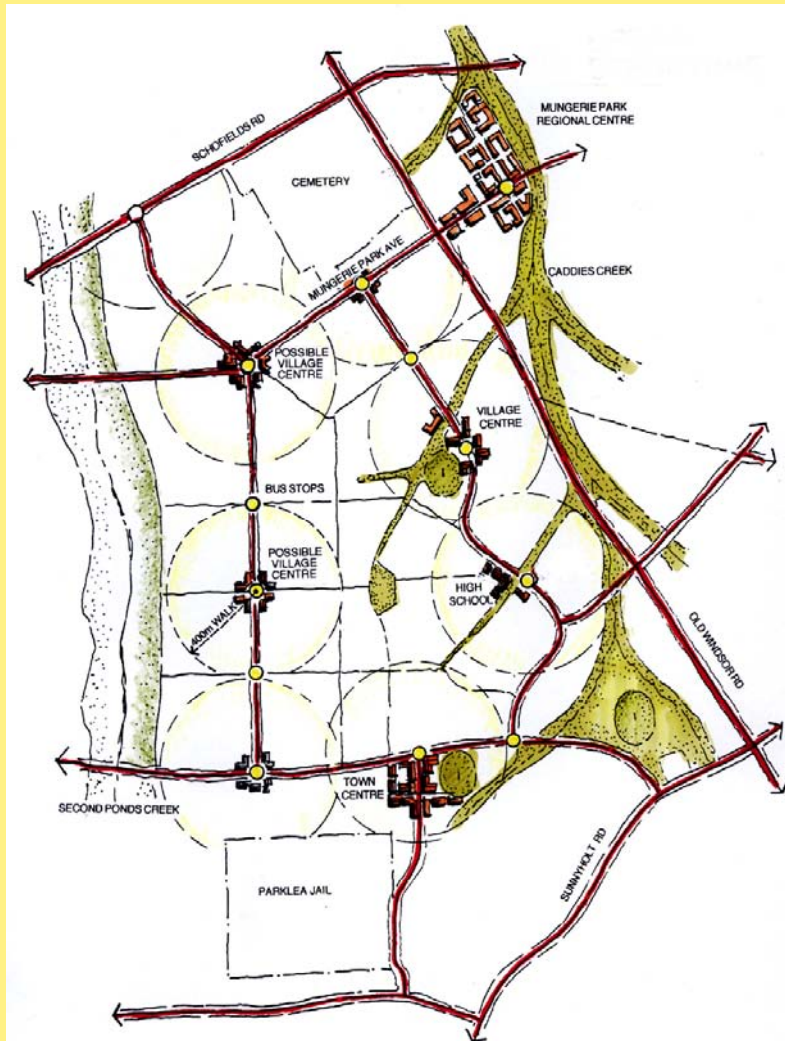
Vegetation

- Keep & enhance



A Clear Urban Structure

- A clear legible pattern
- Public buildings as wayfinding icons



Special Places

Town

- Active Main Street Mixed Use Density

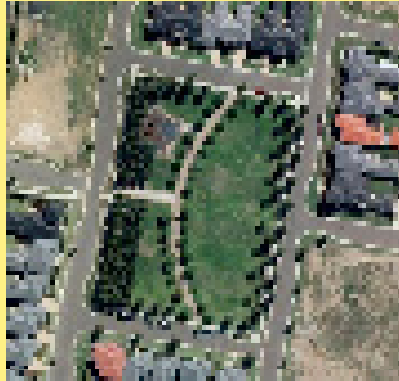


Village

- Anchor with shop & public building plus gathering place.



Parks for People



Size

- Not too large



Enclosure

- Requires building height & proximity



Character

- Active / passive
- Soft / hard



Type

- Parks are provided. Urban places are not

Safe Streets

- Requires passive surveillance
 - Windows
 - Verandahs



Quality Homes



Reduced Setbacks

- Efficiency
- Improved interaction
- Eyes on the street

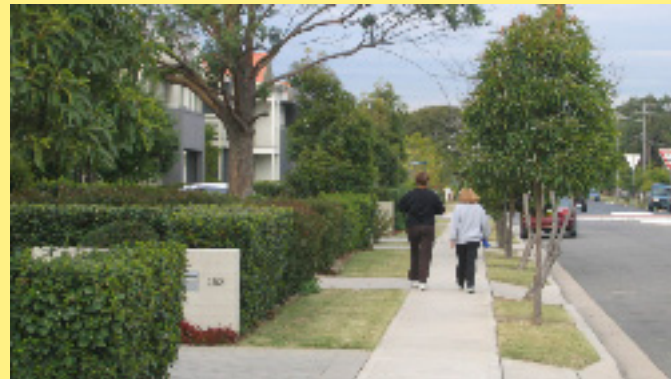


Garages at Rear

- Reduced dominance
- Improved safety
- Improved streetscape

Fronting the Street

- Boundary definition public / private
- Celebrate the frontage
- Use the frontage
- Enhance the street



Call to Arms...

NATIONWIDE, we need the capacity to **implement** New Urbanism without fighting with every Council and every Engineer on every issue.

We need to establish a vehicle that can reach agreement on **appropriate solutions** for different places using the **Transect** as an organizing tool.

We must liberate ourselves from the **endless tiresome arguments** over trivia (significant trivia !!).

We need a national set of solutions that can override state and local prejudices.

Call to Arms...

Consider:

- Road design and section should be “context sensitive”.
- Road links to the wider context (more than one link!!!)
- Permissible 4 way intersections without roundabouts
- Standard, appropriate radii of curvature for place on transect
- Rear lanes always permissible to specific dimensions (6-8m)
- Trees permissible in parking lanes according to volumes/moving lanes

Call to Arms...

Consider:

- Parks size should be based on more than maintenance requirements
- Facilitate multiple use of open space
- Define acceptable definitions and treatments for riparian corridors
- Remove the term BUFFER from all planning frameworks
- A bridge is a bloody bridge
- Express the water

Call to Arms...

Consider:

- Include veranda and front yard in private open space calculations
- POS should not be subject to PLANNING CREEP.
- Front fences should be mandatory
- Privacy standards should be reviewed nationally
- Auxilliary buildings/studios/lofts...should be able to be separately titled, be on corners without splays, should overlook lane and should not need POS, drying courts (or covered car space/garage).

- Does this sound like “Liveable Neighborhoods?”



Does this sound like “Liveable Neighborhoods” ???

The background is an aerial photograph of a residential area in Stanhope Gardens / Newbury, overlaid with a semi-transparent orange map. The map features several key annotations: 'POSSIBLE VILLAGE CENTRE' in the upper left, 'VILLAGE CENTRE' in the upper right, 'BUS STOPS' in the lower left, and 'TOWN' at the bottom center. The map shows a network of roads and green spaces.

Stanhope Gardens / Newbury

Project Review

10 years on

