



Former Parkes Hospital Landscape Urban Design Plan

parkes.nsw.gov.au



Introduction

- What is the Landscape Urban Design Plan (LUDP)
- Why have an LUDP
- Benefits of the LUDP
- The Former Parkes Hospital Site
- Creation of the LUDP
- Next Steps / Learnings
- Questions



What is the Former Parkes Hospital LUDP

- A design document supplementing a Development Consent
- Sets design parameters for key elements of the development such as:
 - Roads, vegetation, retaining walls, nominates key frontages, fencing and controls for specific allotments.
- Provides details for future 88b instruments and positive covenants.
- Establishes the authority / person responsible for ongoing maintenance.
- **A compliance tool for the development that is required to be satisfied prior to the release of a Subdivision Certificate.**



Why have an LUDP

- **Earthworks have typically occurred in Parkes at dwelling construction stage. The following issues have been identified during the undertaking of recent subdivisions:**
 - **Sloping sites – Dwellings in Parkes have recently been predominantly constructed using waffle-pod slabs which require the home builder to undertake site levelling. It is not uncommon for builders to further cut sites with adverse fall from the street to create a level building pad which can create a number of problems.**
 - **Stormwater – When cut is undertaken and the floor level of the house is below the street gutter line there is an increased risk of water ponding around the dwelling**



- **Access – Undertaking cut and fill to the land can impact on the driveway gradients. Council have standard driveway profiles to ensure that verges are designed to prevent stormwater in the street overflowing into private land. Where excessive cut or fill is undertaken driveways may not be practically usable. Bulk earthworks can assist in ensuring this does not happen.**
- **Access to Infrastructure – When excessive cut is undertaken during house construction there can be issues ensuring fall to sewer mains is achieved (particularly for waffle pod slabs). Undertaking earthworks at the same time ensures there is no requirement to further cut the land.**
- **Undermining of neighbours retaining walls – It is common for owners to build retaining walls after occupying their dwelling as they seek level open spaces. This can lead to two adjoining land owners both constructing retaining walls which have the potential to impact on one another structurally.**





- **Adjoining retaining walls.**
 - **Timber will eventually bow and rot.**
 - **Fence footings undermined.**
 - **Additional costs to each owner**
 - **Loss of usable land.**





- **Negative slope to the street.**
 - **Requires interallotment drainage creating sterile land.**
 - **Additional costs to each owner for the erection of retaining walls.**
 - **Ongoing maintenance issues for owners and Council.**
 - **Risk of flooding if driveways not appropriately formed.**



Benefits of the LUDP

- **Rectify the issues resulting from not considering bulk earthworks at subdivision stage.**
- **Further develop the brief provided to the consultant to ensure satisfactory outcomes.**
- **Manage potential amenity impacts on matters such as overlooking, overshadowing, and streetscape appeal.**
- **Create a high quality development that can influence future subdivision in the shire.**





- **Wagga Wagga Examples**

- **Limited overlooking as views are not into POS.**
- **Eliminates drainage, access and duplicated retaining wall issues.**

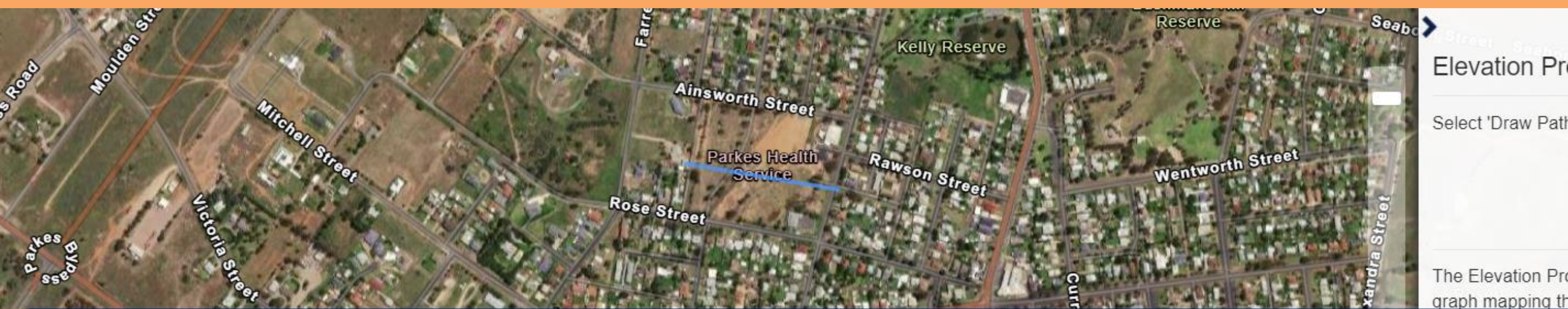


The Former Parkes Hospital Site

- The former Parkes Hospital site is located within the Parkes Urban Area on R1 General Residential zoned land.
- The site contains two existing buildings / land uses: a child care and community centre.
- The site has slope from west to east with a rock shelf running north / south through the site.
- Predominantly clear of vegetation.
- Located towards the top of the stormwater catchment.
- All utilities available including overhead power.

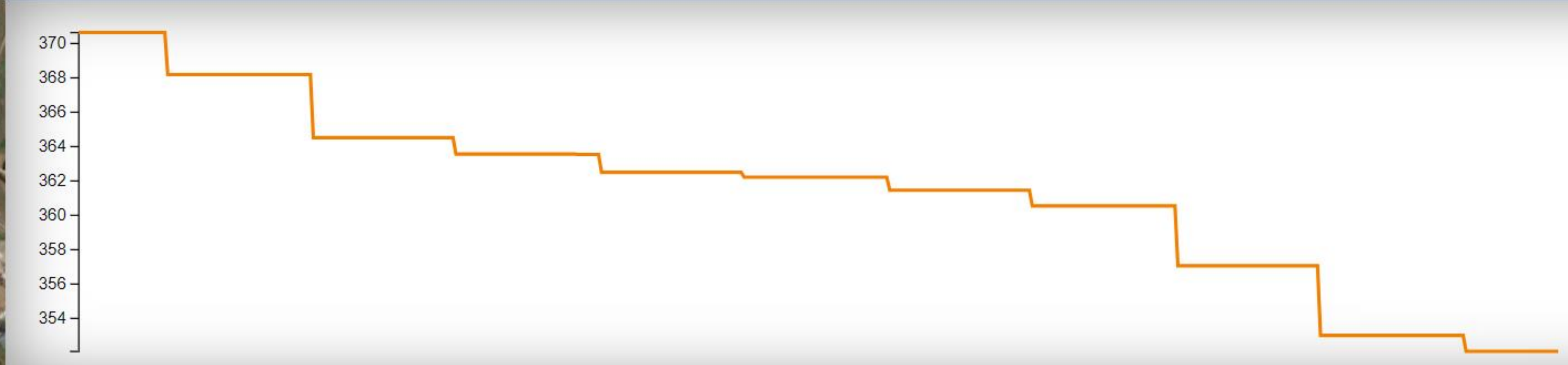






Street Seac
Elevation Pro
Select 'Draw Path
The Elevation Pro
graph mapping th

Elevation Profile



16 metres fall over 275 metres (5.8% slope)

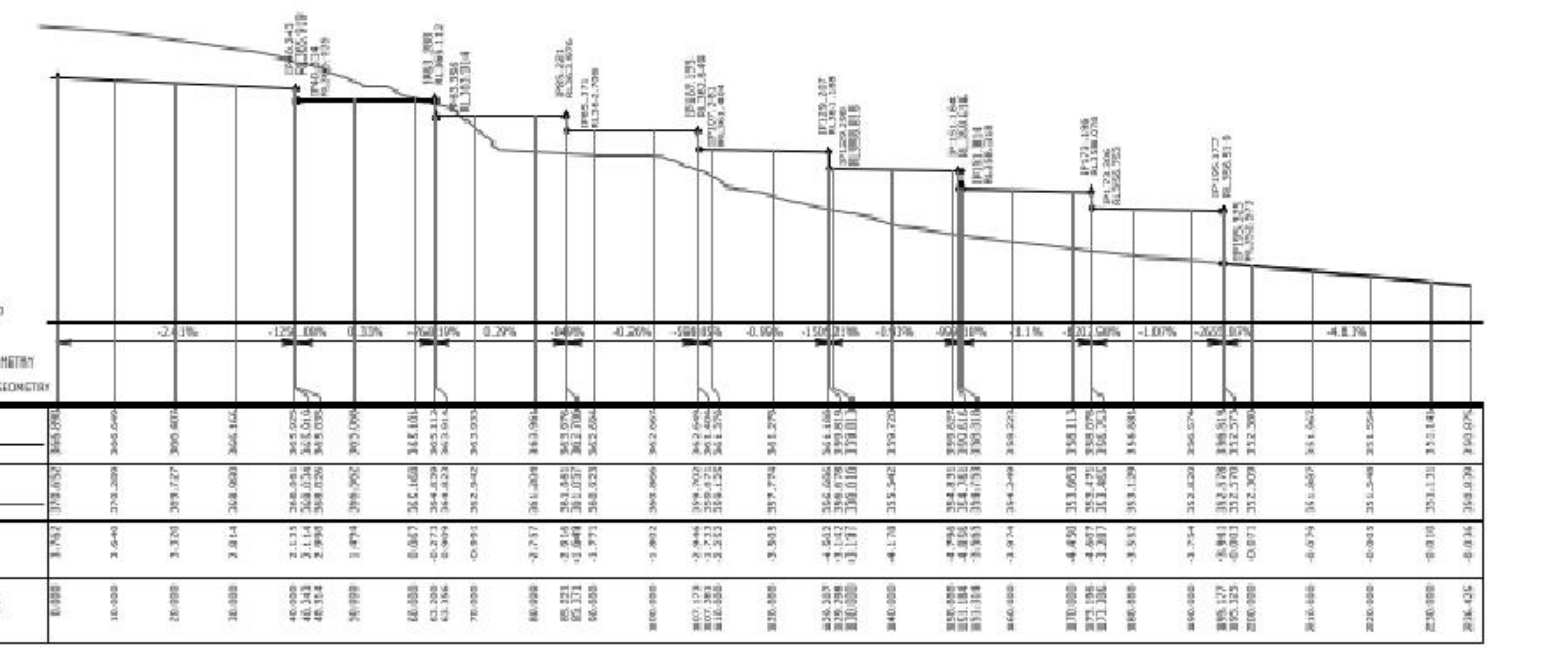
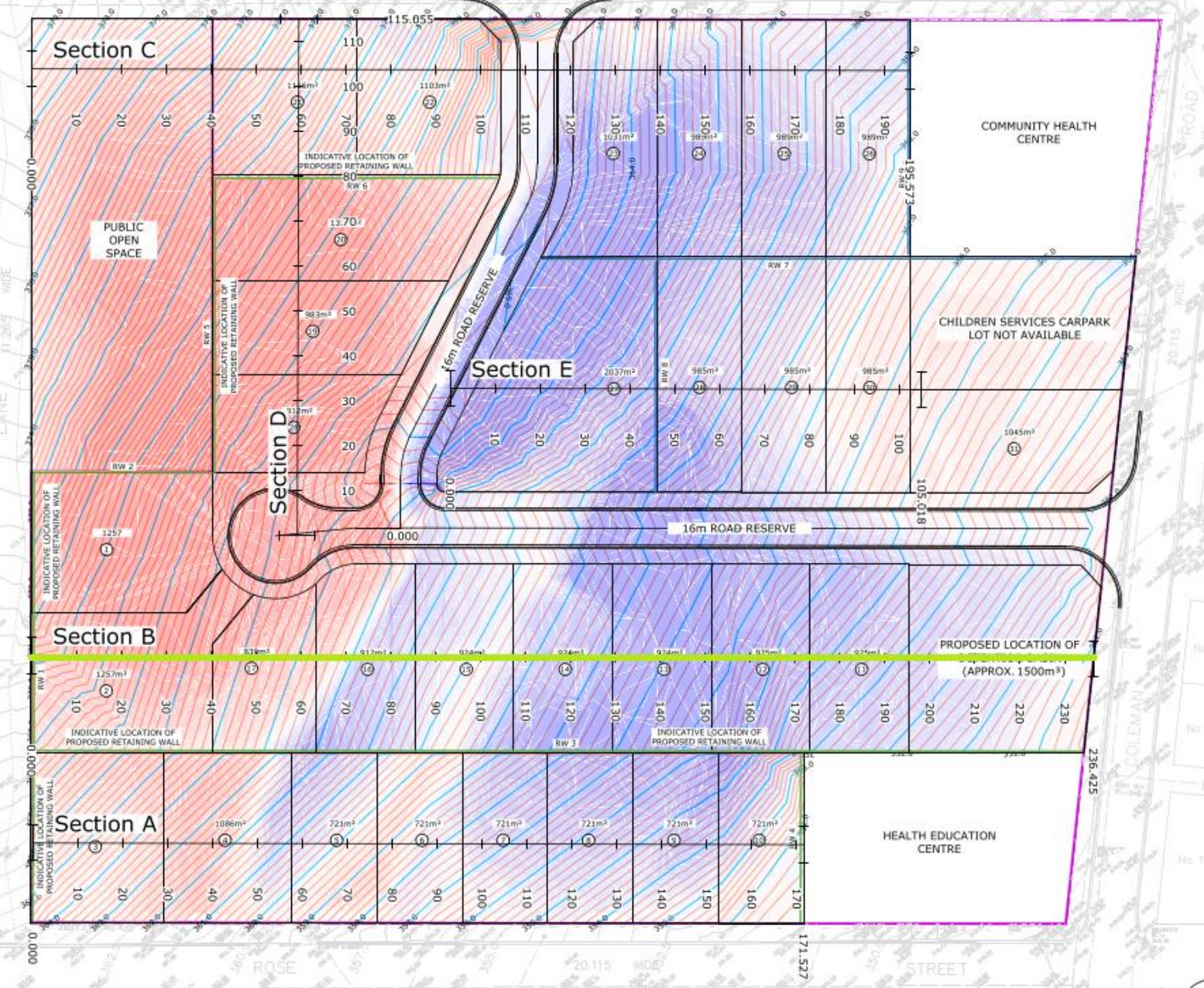


Project History

- Council procured an engineering consultant who prepared DA concept design plans.
- The design brief required level sites with no interallotment drainage.
- Detail was provided as part of the DA indicating bulk cut and fill / retaining walls.
- Consent was granted subject to preparing a Landscape and Urban Design Plan.
- Parkes Shire Council is project managing the Subdivision Works Certificate with the consultant who prepared the DA plans.



- DA submitted bulk earthworks plan showing finished site levels and a cross section of the finished lots.



LONGITUDINAL PROFILE - Section B



Creation of the LUDP

- The LUDP comprises six (6) sections
 1. Introduction
 2. Plan name
 3. Development consent history / approvals framework
 4. Design elements
 5. Title documentation
 6. Operational administration

And a range of appendices.

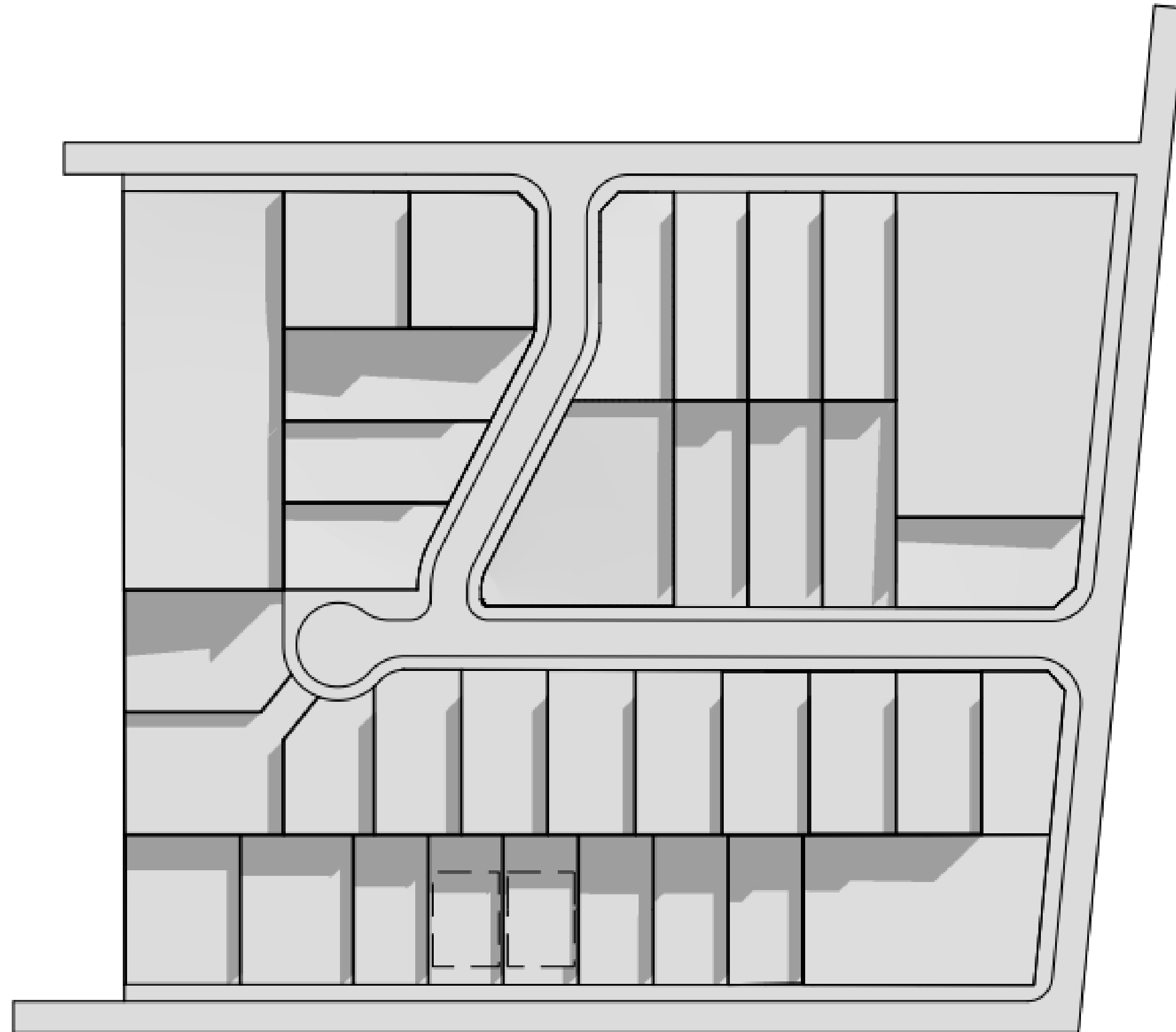


SECTION 4 DESIGN – RETAINING WALLS

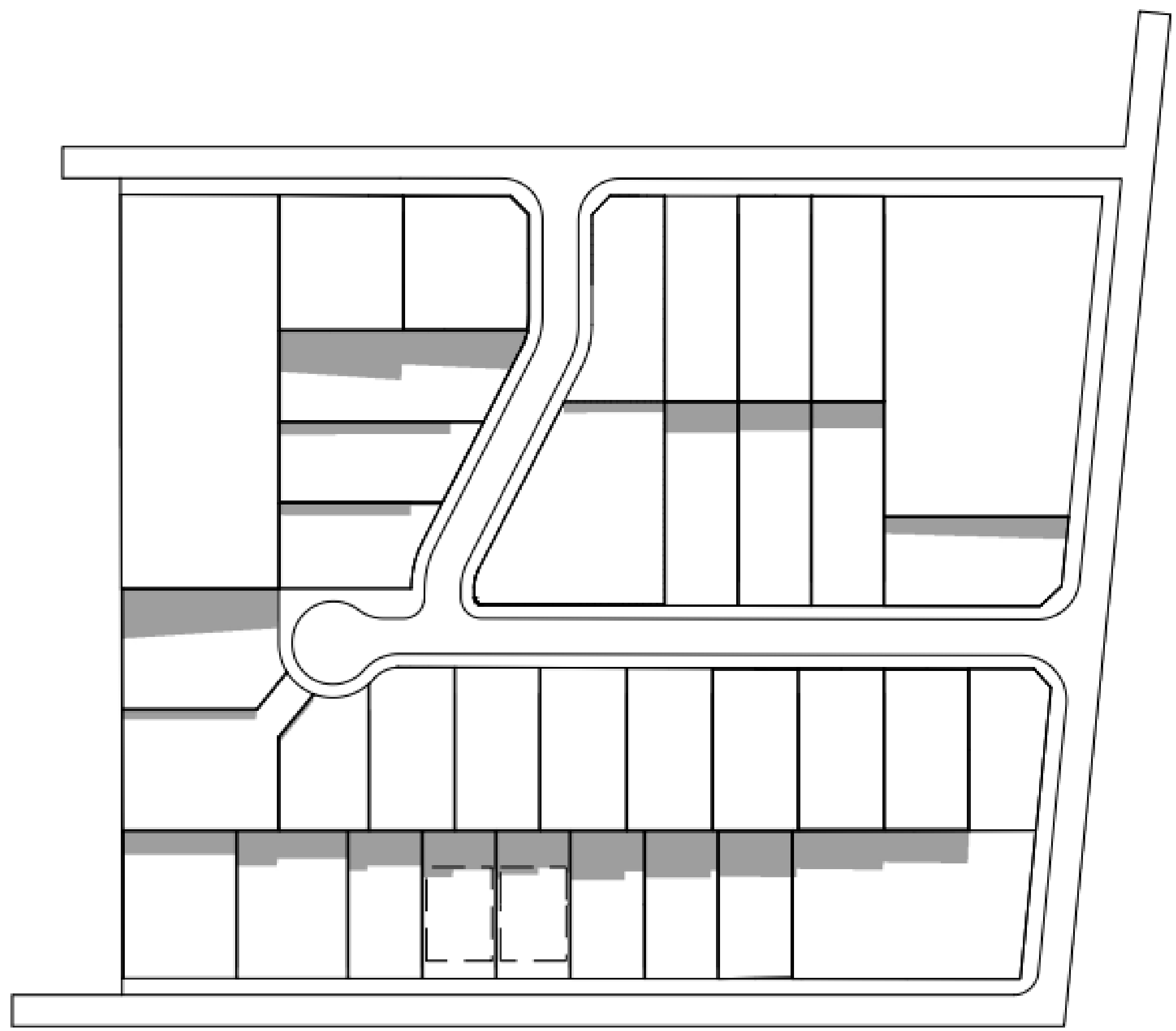
- **Key considerations:**
 - **Siting (shared or wholly on a single lot)**
 - **Maximum heights**
 - **Overshadowing / overlooking**
 - **Aesthetics (how to soften, potential articulation)**
 - **Maintenance and ongoing responsibility**
 - **Buildability**
 - **Future fencing provision**



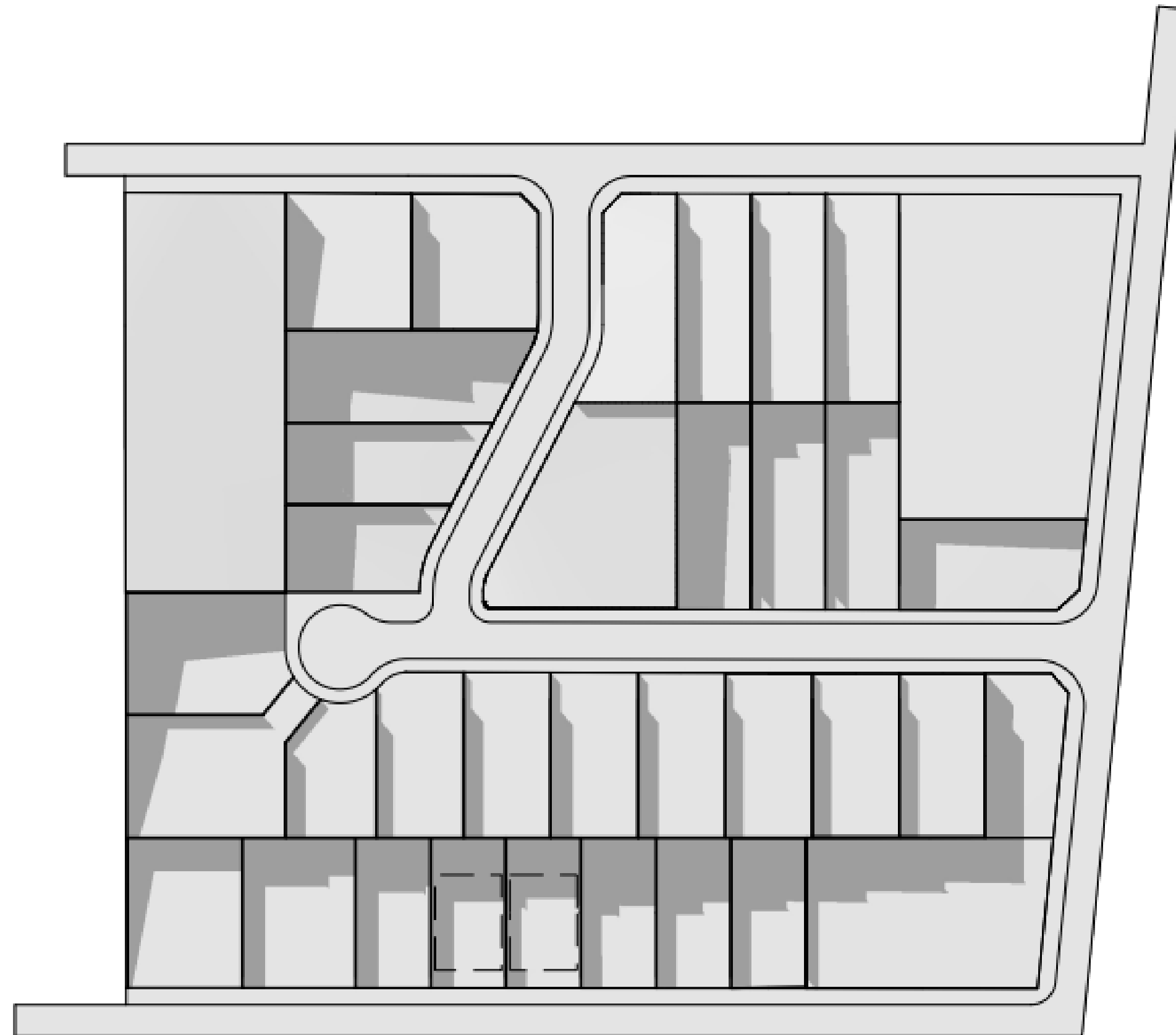
9am Winter Solstice (21/06/23)
with site fencing
1:2000








12 noon Winter Solstice (21/06/23)
with site fencing



3pm Winter Solstice (21/06/23)
with site fencing



MAP LEGEND

-  Retaining Walls (Within Boundary)
-  Retaining Walls (Shared)
-  Buildings
-  Car Parks
-  Proposed Lots



2 Cecile Street,
Parkes, NSW 2870

Project Contact
Brendan Hayes
6861 2373

GENERAL NOTES:

1. These drawings shall be read with the specification, other working drawings as may be issued during the course of construction and Engineering drawings, reports and/or computations. Any discrepancies are to be referred to the Architect prior to work commencing.
2. All dimensions and levels shall be verified on site by the Contractor prior to commencing work.
3. Do not scale from drawings. Work to figured dimensions only. Site dimensions are subject to final survey and should not be relied upon for accuracy.

REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	BT	03/05/21

SHEET NO:

A.2

SHEET NAME:

RETAINING WALLS - SITE SETOUT

DRAWING STATUS

For Adoption

CLIENT NAME

Parkes Shire Council

SITE DESCRIPTION

Lots 133 and 163 DP 750152
18 Coleman Road
Parkes NSW 2870

PROJECT NAME

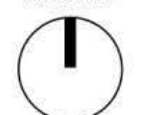
Former Parkes Hospital
Residential Subdivision

DRAWN:

November 29, 2023

SCALE

NORTH



2 Cecile Street,
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A	FIRST ISSUE	BT	03/05/21
REV	DESCRIPTION	BY	DATE

SHEET NO:

A.4

SHEET NAME:

RETAINING WALLS - DESIGN STYLES

DRAWING STATUS

For Adoption

CLIENT NAME

Parkes Shire Council

SITE DESCRIPTION

Lots 133 and 163 DP 750152
18 Coleman Road
Parkes NSW 2870

PROJECT NAME

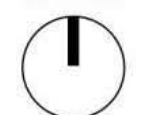
Former Parkes Hospital
Residential Subdivision

DRAWN:

December 6, 2023

SCALE

NORTH



SECTION 4 DESIGN – BOUNDARY FENCING

- **Key considerations:**
 - **Front / secondary street fences vs side / rear fences**
 - **Overall height with retaining wall**
 - **Overshadowing / overlooking**
 - **Aesthetics (colours, reflectivity, streetscape)**
 - **Maintenance and ongoing responsibility**
 - **Buildability (tie into retaining wall / fixed on top of wall)**



MAP LEGEND

- Front Fence - 1200mm high
- Side / Secondary Fence - 1200mm high
- Side / Rear Fence - 1500mm high
- Side / Rear Fence - 1800mm high
- Buildings
- Proposed Lots



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SHEET NO:

A.5

SHEET NAME:

BOUNDARY FENCING - SITE SETOUT

DRAWING STATUS

For Adoption

CLIENT NAME

Parkes Shire Council

SITE DESCRIPTION

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PROJECT NAME

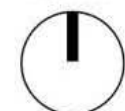
Former Parkes Hospital
Residential Subdivision

DRAWN:

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SCALE

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REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	BT	03/05/21

SHEET NO:

A.6

SHEET NAME:

BOUNDARY FENCING - DESIGN AND STYLES

DRAWING STATUS

For Adoption

CLIENT NAME

Parkes Shire Council

SITE DESCRIPTION

Lots 133 and 163 DP 750152
18 Coleman Road
Parkes NSW 2870

PROJECT NAME

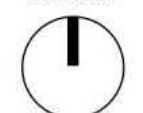
Former Parkes Hospital
Residential Subdivision

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SCALE

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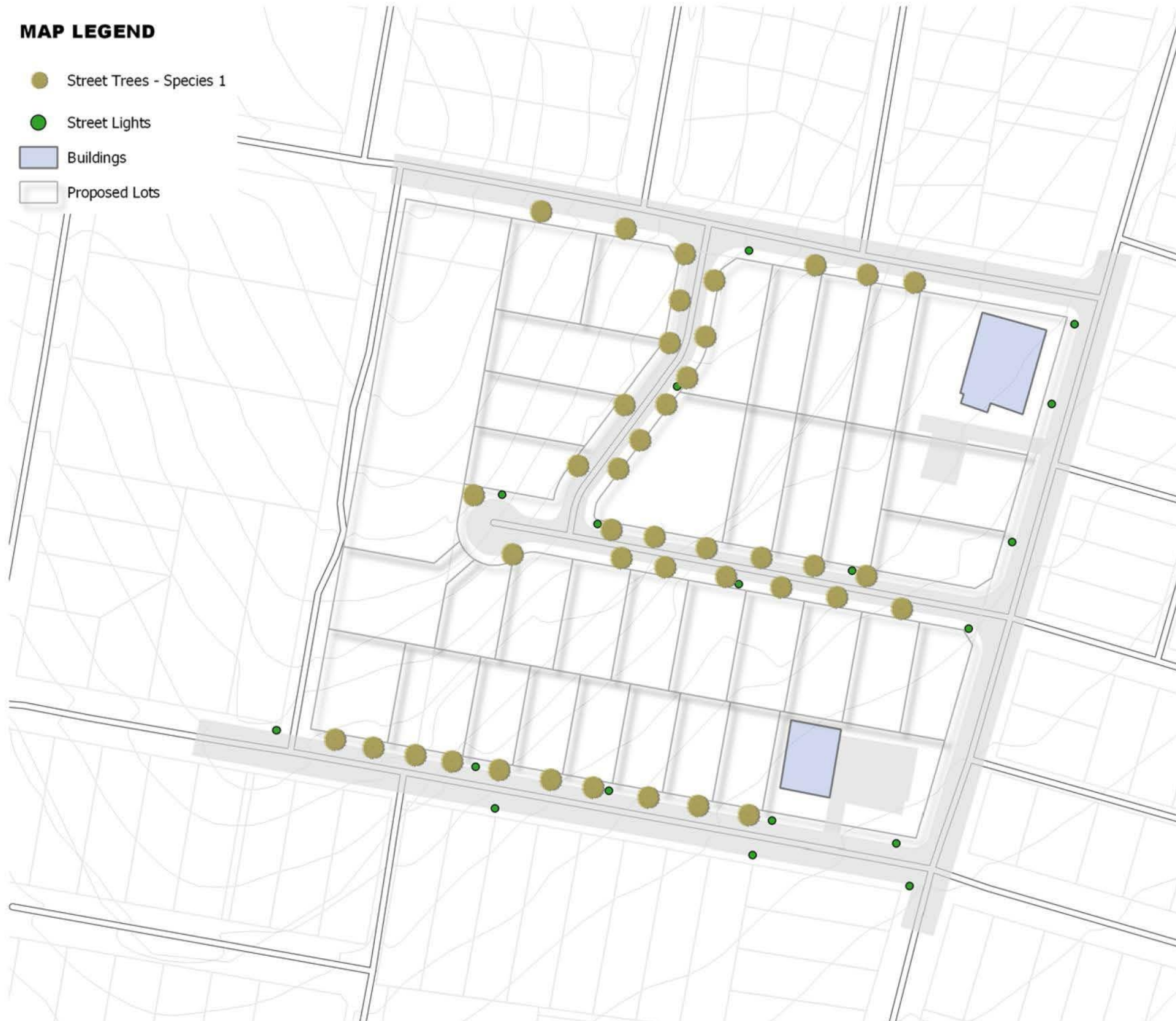
SECTION 4 DESIGN – STREET TREES

- **Key considerations:**
 - **Is there an existing street tree pattern**
 - **Maximum heights (overhead infrastructure)**
 - **Potential for native / endemic species**
 - **Evergreen or deciduous**
 - **Planting schedule / timing (Prior to SC / OC for house)**
 - **Views and vistas / streetscape**
 - **Coordination with accesses / street lights and utilities**



MAP LEGEND

-  Street Trees - Species 1
-  Street Lights
-  Buildings
-  Proposed Lots



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SHEET NO:

A.7

SHEET NAME:

STREET TREES - SITE SETOUT

DRAWING STATUS

For Adoption

CLIENT NAME

Parkes Shire Council

SITE DESCRIPTION

Lots 133 and 163 DP 750152
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PROJECT NAME

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DRAWN:

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A	FIRST ISSUE	BT	03/05/21
REV	DESCRIPTION	BY	DATE

SHEET NO:

A.8

SHEET NAME:
STREET TREES - SPECIES

DRAWING STATUS
For Adoption

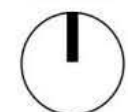
CLIENT NAME
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SITE DESCRIPTION
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1 - Eumundi Quandong



2 - Lemon Scented Myrtle



3 - Yellow Bloodwood







4 - Tuckeroo

SECTION 4 DESIGN – PRIMARY FRONTAGES

- **Key considerations:**
 - **Streetscape appeal**
 - **Potential for activating both frontages**
 - **Potential for increasing density through medium density developments**
 - **Driveway locations**
 - **Dwelling orientation for passive design**
 - **Location of retaining walls for creating appropriate sites**



MAP LEGEND

-  Primary Frontage
-  Secondary Frontage
-  Existing Buildings
-  Proposed Lots



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A	FIRST ISSUE	BT	03/05/21
REV	DESCRIPTION	BY	DATE

SHEET NO:

A.9

SHEET NAME:

PRIMARY AND SECONDARY
FRONTAGES PLAN

DRAWING STATUS

For Adoption

CLIENT NAME

Parkes Shire Council

SITE DESCRIPTION

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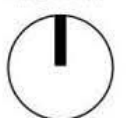
PROJECT NAME

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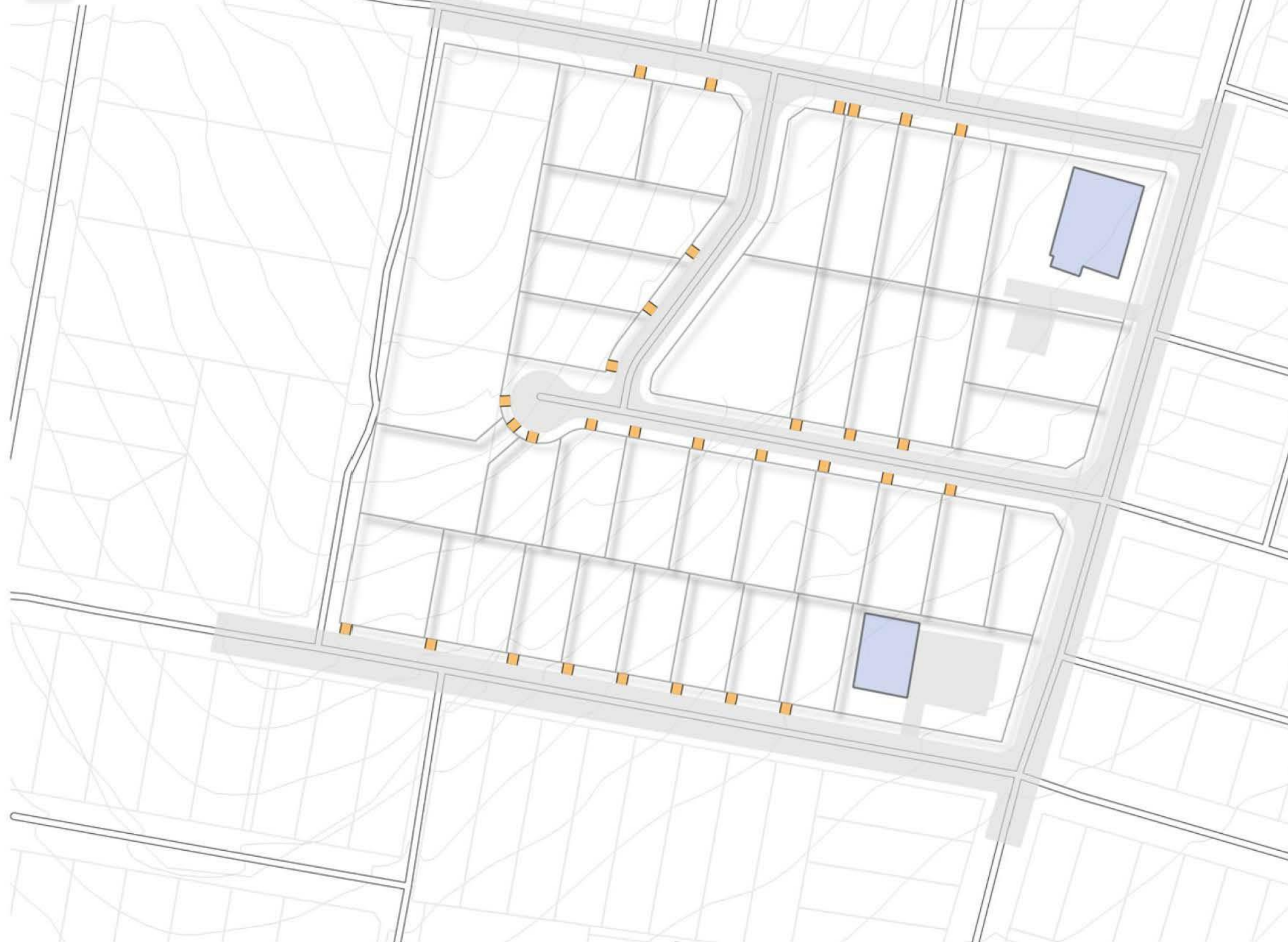
SECTION 4 DESIGN – ROAD DESIGN / LAYBACKS

- **Key considerations:**
 - **Compliance with Council's engineering standards / AUSTRROADS**
 - **Potential to encourage appropriate dwelling design and optimisation of passive energy through dwelling orientation.**
 - **Interaction with utilities and street trees**
 - **Function of the road in the management of stormwater within the road corridor and conveyance to the OSD basin.**



MAP LEGEND

-  Driveway locations
-  Buildings
-  Proposed Lots



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SHEET NO:

A.11

SHEET NAME:

LAYBACKS - SITE SETOUT

DRAWING STATUS

For Adoption

CLIENT NAME

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SITE DESCRIPTION

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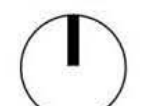
PROJECT NAME

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SECTION 5 - TITLE DOCUMENTATION

- **Key Considerations / Rationale**
 - **Enforce the aforementioned design elements across both DA's and CDC's where possible**
 - **Ensure purchasers are understanding of the design requirements as early as possible**
 - **Direct building design and orientation to maximise passive energy and prioritise key street frontages.**



SECTION 6 – OPERATIONAL MANAGEMENT

- **Section 6 identifies the various infrastructure components that form part of the subdivision and the person or authority responsible for their implementation and maintenance.**
- **In some instances such as street trees and fencing consideration needs to be given to when they need to be installed (i.e. at subdivision stage, or via contributions and installation upon OC of a dwelling).**



Next Steps / Learnings

- **PSC's project manager is working with Tonkin on the preparation of plans for the lodgement of a SWC.**
- **The preparation of the LUDP has been beneficial in reviewing the Parkes Shire DCP and identifying new controls that are needed to ensure future subdivision applications lead to suitable outcomes.**
- **Collaboration – Collaboration is key. Project involved other planners (Wagga), Project Engineers, PSC Design and Infrastructure Engineers, Building Surveyors, Presentation team and more.**
- **Ask Questions – Different people contributed different ideas to the project and through asking questions new solutions were developed.**



The background features a light teal color. On the left, there is a dark blue silhouette of a person's head and neck in profile, facing right. On the right, there is a large, dark blue, stylized letter 'A' that overlaps the person's silhouette. The text is overlaid on these graphics.

Thank you !

Happy to take any questions or discuss over lunch