

Part C - Precinct Plans

26. Green Square

This precinct is currently undergoing a major urban renewal with new apartment construction completed and in progress in the areas of Zetland and Waterloo. 'Green Square' will see a transformation from industrial area into a diverse residential area. New streets are being created as part of the public domain strategy which provides the opportunity to use street trees as an integral part of the public domain to create a new suburb. Species have not been nominated in future streets. Their selection will be based upon the palette of trees nominated for this precinct, or precincts immediately surrounding.

The area is defined by Crescent/ McEvoy Street, South Dowling Street, Botany Road and Epsom Road. There are several streets in the area that contain the traditional Victorian terraces and semi detached houses common to the rest of Sydney.

26.1 Precinct objectives

General

The planting strategy for the precinct is based on the following principles:

- Ensure locally indigenous plant species are reintroduced throughout the area;
- Recognise and promote local vegetation;
- Provide a planting regime consistent with water sensitive design principles;
- Reinforce the visual and physical connectivity between existing and proposed streets. In particular to continue the Eucalypt character of Victoria Park into Epson Park;
- Final species selection will be based on the surrounding built form and tolerance to flood inundation, sandy soils and having minimal disturbance to the water table;
- Provide a strong visual and physical relationship between new and existing open space areas.

26.2 Precinct conditions

Existing street trees

Residential streets contain a range of young and established trees, predominantly natives. The mature avenue of fig trees in Joynton Avenue provide a strong visual image for the area. New residential development areas such as the 'Victoria Park' site, contain a range of recently established eucalypt trees.

Current Dominant species

<i>Melaleuca quinquenervia</i>	Paperbarks
<i>Ficus hillii</i>	Hills Weeping Fig
<i>Eucalyptus spp.</i>	Gum Trees

Built form and road widths

Includes a combination of established terrace houses with new medium to high density residential developments. Several major roads surround the precinct including South Dowling Street and Botany Road.

Microclimate

The area is exposed to southerly winds during the summer period. Hot dry westerly winds can be experienced early spring.

Geological conditions

The primary geology of the area is ancient windblown sands.

Soil conditions

Much of the lowland areas lie less than 20m above sea level. Suburbs built on old dunes have deep sandy soils, but due to imported materials used to reclaim lower lying areas soil drainage and conditions can vary greatly.

26.3 Proposed Primary Tree Species Palette






















Common Name	Species
Brush Box	<i>Lophostemon confertus</i>
Lemon Scented Gum	<i>Corymbia citriodora</i>
Spotted Gum	<i>Corymbia maculata</i>
Chinese Elm	<i>Ulmus parvifolia</i>
Tallowwood	<i>Eucalyptus microcorys</i>
Tuckeroo	<i>Cupaniopsis anacardioides</i>
London Plane	<i>Platanus acerifolia</i>
Evergreen Ash	<i>Fraxinus griffithii</i>
Jacaranda	<i>Jacaranda mimosifolia</i>



Figure 79- Establishing Eucalypts within the new Victoria Park development. (Photo Arterra)

SPECIES LEGEND



Evergreen

- Abi  *Acacia binervia* (Coastal Myall)
- Ar  *Agathis robusta* (Queensland Kauri)
- Ac  *Angophora costata* (Smooth-barked Apple)
- Bc  *Backhousia citriodora* (Lemon-scented Myrtle)
- Cc  *Corymbia citriodora* (Lemon-Scented Gum)
- Ce  *Corymbia eximia* (Yellow Bloodwood)
- Cm  *Corymbia maculata* (Spotted Gum)
- Cp  *Cupaniopsis anacardioides* (Tuckeroo)
- Ee  *Elaeocarpus eumundi* (Eumundi Quondong)
- Er  *Elaeocarpus reticulatus* (Blueberry Ash)
- Em  *Eucalyptus microcorys* (Tallowood)
- Ep  *Eucalyptus punctata* (Grey Gum)
- Es  *Eucalyptus saligna* (Sydney Bluegum)
- Esd  *Eucalyptus sideroxylon* (Red Ironbark)
- Fr  *Ficus rubiginosa* (Port Jackson Fig)
- Fg  *Fraxinus griffithii* (Evergreen Ash)
- Ga  *Gordonia axillaris* (Gordonia)
- Lc  *Lophostemon confertus* (Brush Box)
- Qi  *Quercus ilex* (Holm Oak)
- Ti  *Tristaniopsis laurina* (Water Gum)
- Wf  *Waterhousea floribunda* 'Green Avenue' (Weeping Lilly Pilly)

Deciduous

- Ab  *Acer buergeranum* (Trident Maple)
 - Ba  *Brachychiton acerifolius* (Illawarra Flame Tree)
 - Bd  *Brachychiton discolor* (Queensland Lacebark)
 - Jm  *Jacaranda mimosifolia* (Jacaranda)
 - Kb  *Koelreutaria bipinnata* (Chinese Rain Tree)
 - Kp  *Koelreutaria paniculata* (Golden Rain Tree)
 - Li  *Lagerstroemia indica* (Crape Myrtle)
 - Lt  *Liriodendron tulipifera* (Tulip Tree)
 - Pch  *Pistacia chinensis* (Chinese Pistachio)
 - Pa  *Platanus acerifolia* (London Plane)
 - Ps  *Populus simonii* (Simons Poplar)
 - Rf  *Robinia pseudoacacia* 'Frisia' (Golden Robinia)
 - Sb  *Sapium sebiferum* (Chinese Tallow Tree)
 - Up  *Ulmus parvifolia* 'Todd' (Chinese Elm)
 - Zs  *Zelkova serrata* 'Green Vase' (Japanese Zelkova)
- Palms**
- La  *Livistona australis* / *Washingtonia robusta* (Cabbage Tree Palm/ Mexican Fan Palm)

LEGEND

-  Public open space
-  Urban Renewal Area

