

Green Square Town Centre – Town Core Sites Public Domain Principles

Please find below the Public Domain Principles for the Town Core Sites within Green Square Town Centre prepared by Mirvac Design on behalf of the Green Square Consortium (GSC) / Landcom.

Overview

The GSC / Landcom planning proposal is based on nine Public Domain Principles which Incorporate the Sustainable Sydney 2030 City Vision of a connected public domain through a network of cycling & pedestrian linkages, a coherent structure for streets & laneways within the site, an interconnected network of public domain areas & community facilities which add to existing social networks for the planning proposal and which are aligned with the principles of the McGregor scheme.

Sustainable and Green Oasis

- Versatile sustainable urban landscape aligned with the principles of the McGregor scheme and the City of Sydney 2030 vision
- Reveals green infrastructure as an important component of the public realm that improves on practicality and serviceability.
- Creates hierarchy between public and private with a greater variety in type of spaces and treatments that provides identity for different precincts.

A Place for Pedestrians

- Strong at grade connection between the station and Civic Plaza across Botany road with a shared zone on the northern edge of the East West spine for pedestrians and public transport defined by built form and pavement treatment.

A Connected Place

- Integrated public transport hub connecting all modes of transport, heavy rail, bus, bicycle and pedestrian, to the city network which aligns with principles of the McGregor scheme and the City of Sydney 2030 vision
- Transport corridor integrated into the design with improved screening of the transport corridor to the civic spaces.

A Place of Many Places

- Each place with its own functionality and character which builds upon the intent of the McGregor scheme by increasing the different types of public spaces and providing each with a strong Identity.
- In addition to the public spaces provided in the McGregor scheme we have added additional character zones that will provide increased diversity and a greater variety of public spaces and experiences. These include High Street shopping on Dunning Avenue, a transitional "ecozone" between the Civic Plaza, Neighbourhood Plaza and the Retail loop. These create different scaled, more varied urban spaces and enhance the activation of the ground plane.

Transport Place

- Where pedestrians converge and connect with public transport
- Where as Transport Place is not included in this planning proposal there is a strong connection from Transport Place to the civic space at grade. Pedestrian and cycle paths are also linked to the transport plaza to allow for connection with public transport corridor.
- Strong axial connection along east west axis reinforced by landscape and pavement treatment.

Civic Plaza

- Heart of the Town Centre which further develops the principles of the McGregor scheme by making the community building the centre piece of civic plaza where the community gathers for larger civic events, meets regularly in the community centre and brings active retail frontages to both sides of the Public Domain for day to day shopping
- Civic plaza has been rescaled by reorienting the community building and providing varied ground plane treatment. The scale is more suited for day to day use ensuring 24/7/365 activation while still retaining its civic quality with the opportunity to combine spaces depending on event size.
- The sloping lawn proposed in the Civic space brings a fragment of the Sheas Park element into the public domain further linking the linear progression of spaces and providing variety of experience

Neighbourhood Plaza

- A more intimate meeting place for smaller gatherings by the use of spatial hierarchy and the creation of outdoor rooms.
- Neighbourhood plaza is a more intimate family oriented community based space. It is proposed to include café's, a children's wonderland with nature play and interactive water play features.

Sheas Park

- Where as Sheas Park is not included in this planning proposal the anticipated generous lawn is suitable for active and passive play, outdoor concerts and festivals will create a strong axial connection to the public domain.

Unified by Shea's Stream

- The Blue Green Spine replicating Sheas Creek which develops on the principles of the McGregor scheme is carried through the Civic, Neighbourhood and ECO spaces reinforcing the connection of the public domain to Transport Place expressing the east west axis and providing a unifying element. The Details of the water course have been modified to increase permeability and connectivity across the site.

An Active Place

- Frontages are activated by ground floor retail and articulated lobbies. Buildings have been conceived to have soft or operable edges to invite use, promote outdoor life and pedestrian interaction.
- Independent retail outlets located throughout the public domain will promote activity in each of the character zones.

Colonnades along the Southern Edge

- The colonnade along the southern edge of the public domain provides the pedestrian promenade leading from the major public transport node to Sheas Park. It will provide a covered way that will interface with a north facing public zone that will cater for markets and outdoor life. It will also connect to the laneways behind encouraging varied activities.

An Integrated Place

- The GSC/Landcom scheme further develops the principles of the McGregor scheme by breaking down the spaces with the use of different paving and materials to provide definition, create diversity and richness while at the same time enhancing the East West Spine.
- The urban structure has been further broken down to create a finer grain, increase permeability and encourage cross site connectivity. This will aid in facilitating movement across and through the GSTC. The public spaces have been rescaled to be more human and flexible while still allowing for all civic functions and events. A greater variety of spaces and uses have also been designed into the proposal. Building sections have been carefully considered to relate to the ground plane and enhance the pedestrian experience.

A Place with Community Focus

- The Jewel in the public domain is a special Community Building, which is not part of this planning proposal. The Community Building will define and protect the main plaza while also providing a visual connection between Transport Place and Civic Plaza.
- The Community Building has been reshaped and reoriented to rescale the civic spaces. All the advantages of the McGregor proposal are maintained with the added benefit of buffering the proposed transport corridor to the north and more importantly bringing the Community Building further into the civic space so as to increase its engagement with the public and increase the sense of community ownership.