

# THE GREENS COMMON, NORWEST TOWN CENTRE EAST

## LANDSCAPE CONCEPT AND PLACEMAKING REPORT

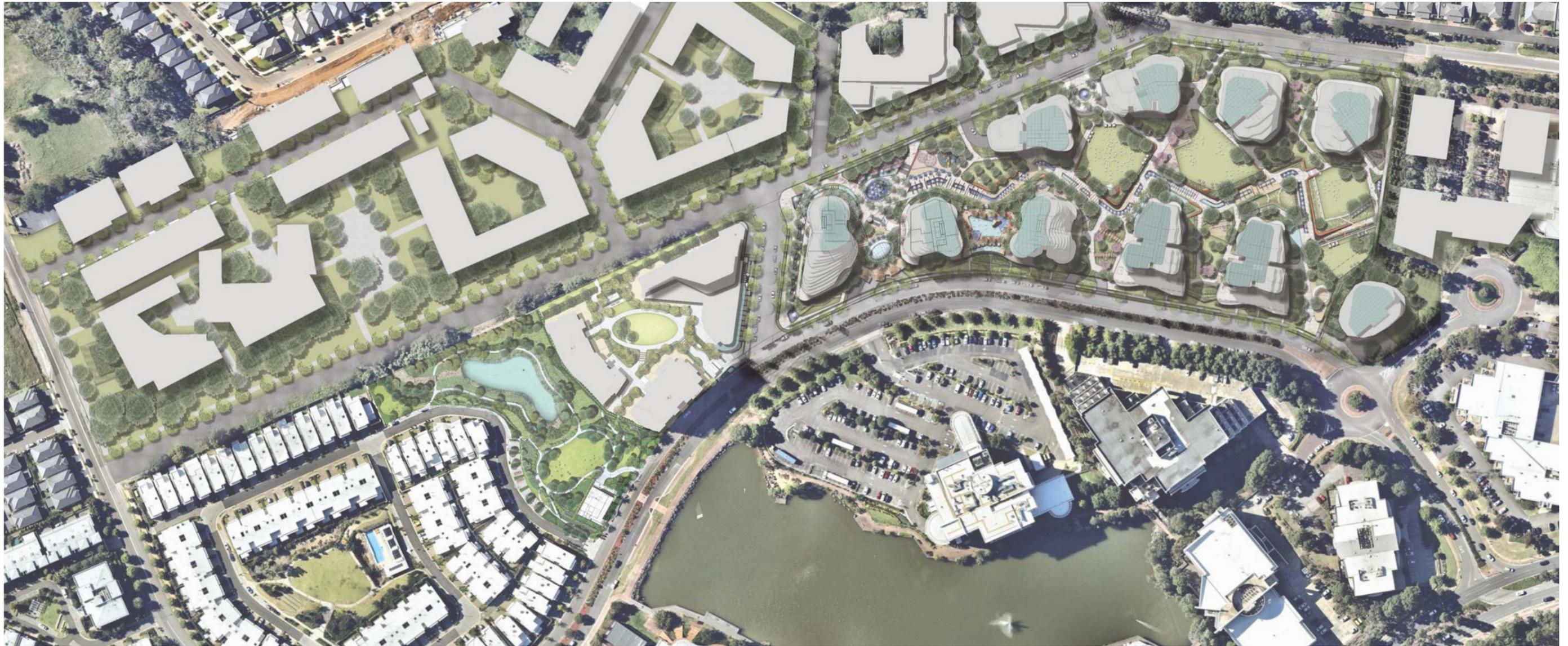


PREPARED BY SITE IMAGE  
WITH KRIKIS TAYLER ARCHITECTS  
FOR MULPHA NORWEST  
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SITE IMAGE  
Landscape Architects





CONTENTS:

	Page
1.0 Introduction	03
2.0 Existing Landscape	04
3.0 Vision Statement	05
4.0 Landscape Concept Principles	06
5.0 Central Promenade and Urban Stream	07
6.0 Landscape Features	08
7.0 Precinct Detail Areas	09
8.0 Placemaking and Public Art	16
9.0 Landmark for the Hills	17

# 1. Introduction

This Landscape and Placemaking concept report has been prepared in support of the Planning Proposal update to the previous proposal for site planning, built form, open space and landscape for the subject site. This report is to be read in conjunction with architectural, planning, traffic and supportive related documentation.

The Greens site is set on the northern side of the successful Norwest Business Park, and located within easy walking distance of the new Sydney Metro Northwest railway station. Norwest has a renowned landscape, and 'The Hills' is known for its green setting, undulating landform and natural environment and waterways.

This report provides a summary of landscape analysis and design considerations in the formulation of the Masterplan proposal for the site, and how this proposal relates to the site and surrounds, and conforms with relevant Council and authorities codes and guidelines.

The landscape analysis includes landform and levels, physical, functional and visual analysis, and relationship to adjoining sites and context. The design process included consideration of a range of landscape open space options; urban form and civic identity; road network, address, access and links; relationship to landform, pedestrian circulation and access; and distribution of amenity areas and buildings, activities, facilities and landscape features.

The landscape design proposals provide a well structured hierarchy of streetscape and address, civic and residential open space and landscape. The open space provides a comprehensive range of amenity and activity areas, landscape surrounds for residential apartment towers, podium and rooftop gardens, and individual residential courtyards. Communal and public access areas provide an unusually large and diverse range of amenity that aims at creating a strong sense of community and identity. The proposals are considered to provide a comprehensive setting for the proposed buildings, be well integrated with adjoining streets and sites, and provide a high quality living environment for the proposed residential community and visitors to the site.



## 2. Existing Landscape



Aerial photograph of site - Nearmap 2014

The site is largely comprised of cleared grazing lands with scattered mature native trees, with Pinoak (*Quercus palustris*) street trees establishing along Solent Circuit. The site rises from west to east and south to north, with a high point 3/4 along the length of the site. Ecologist reports provide detailed assessment of the site trees and ecology, and provided detailed Vegetation and Ecology Management Plans. The VMP for the riparian area to western end of the site has been implemented with construction of a new riparian park, including protection of tree T26, being a Turpentine tree (*Syncarpia glomulifera*). Trees T1, T2, and T3 towards the west are nominated for retention and TPZ zones have been identified and documented in CAD for protection in the concept proposals.



KEY  
 Habitat Trees to be retained

Ecology Report - Habitat Tree Assessment Extract



A: Retained Turpentine (T26) to riparian park



B: Trees and grassy slope to Solent Circuit



2 Elevated view from site across lake



3 Street level view from site across lake



4 Eastern portion of Solent Circuit frontage



5 Spurway Drive to the north-east of the site

### 3. The Greens Common - Vision Statement

The Greens Common is to create a series of open space parks and garden spaces that express the landscape heritage and cultural identity of 'The Hills' area.

The masterplan layout and patterns has similarities with the overall urban and rural landscape of 'The Hills', with it's waterways meandering through the undulating landform, and the landscape heritage having a distinctive mosaic pattern of landuses.

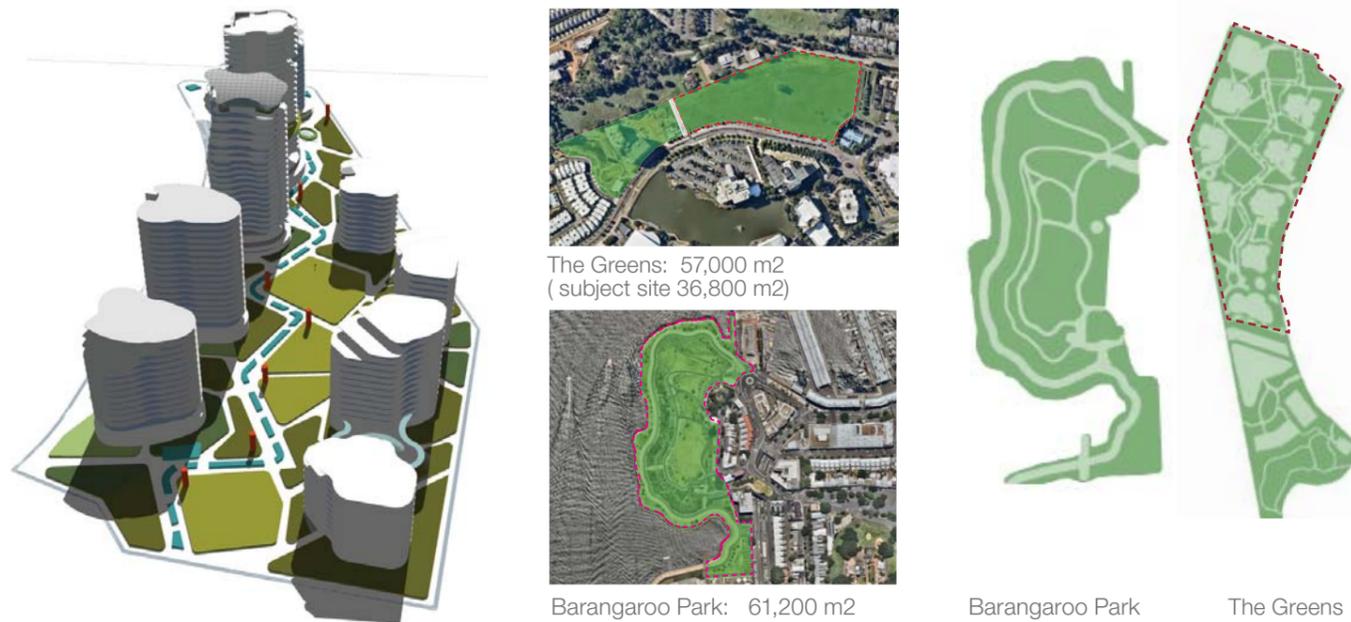
The distinctive contemporary landscape architecture and community buildings set in the landscape create a highly distinctive parkland with a focus on providing extensive amenity and interaction.

The extensive open space, walkways and recreation opportunities encourage an active lifestyle with a focus on broad participation and interaction for residents, to create a strong sense of community, belonging and shared identity.

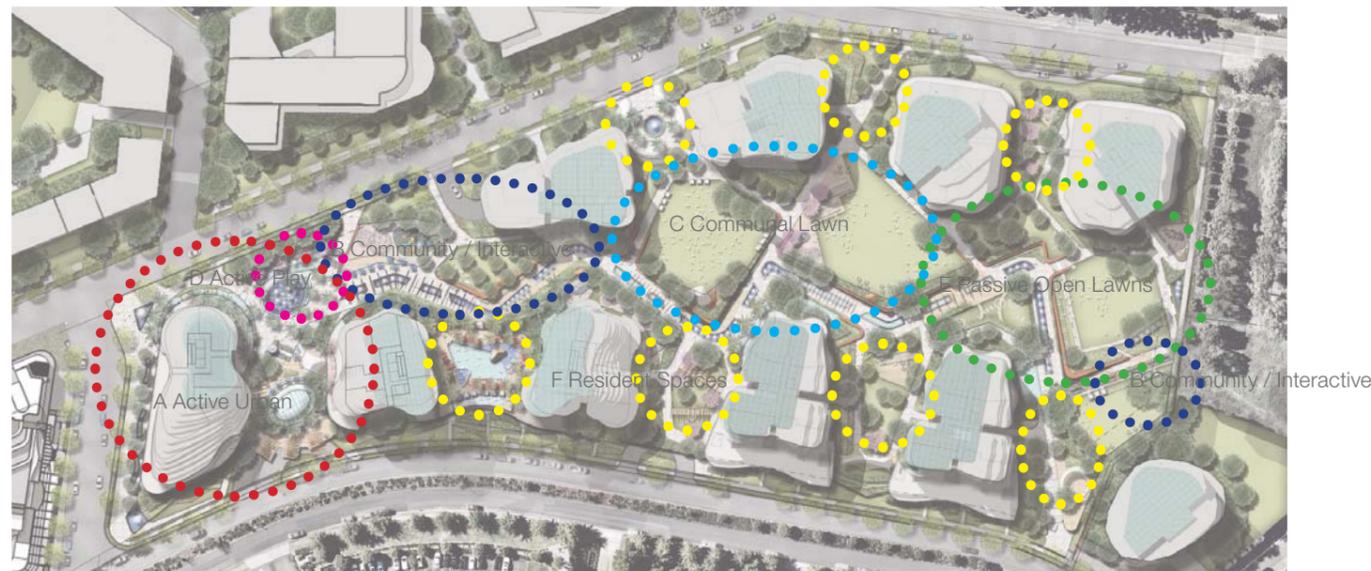


## 4. Landscape Concept Principles

Design formulation included analysis of context & links, built form & shadows, levels, circulation, spatial & visual analysis. Research of innovative outcomes & amenities, demographics and user requirements guided outcomes.

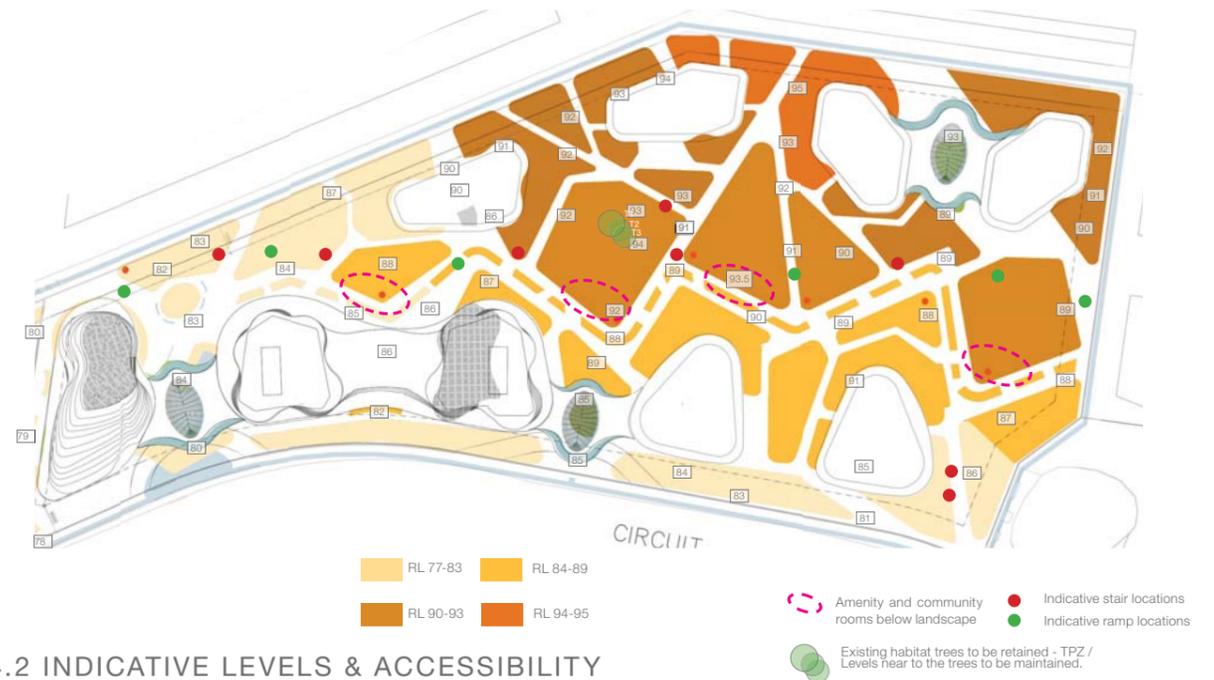


### 4.1 PHYSICAL AND SPATIAL ANALYSIS



### 4.3 OPEN SPACE TYPOLOGY

Placemaking and contemporary design reference the landscape and identity of The Hills. An exciting diversity of open space amenity integrates the physical, user requirements and functional analysis.



### 4.2 INDICATIVE LEVELS & ACCESSIBILITY



### 4.4 AMENITY & RECREATION

## 5. Central Promenade and Urban Stream

The central urban stream and accompanying promenade provide a meandering walkway to access the many features of the park and access residential lobbies, retail and commercial areas, and community undercroft spaces below the landscape terraces.

The urban stream has many potential expressions along its length, from fountains to fogging, mosaic benches, riparian garden, water play to gentle stream. Night lighting provides activation and movement to entice residents and visitors to enjoy the walkway, adjoining cafes and evening garden & lawn areas.



Activated walkway, with sequence of active and visual destinations



Accompanying water features change in character along the promenade, providing interest, movement and noise.

## 6. The Greens Common - Landscape Features



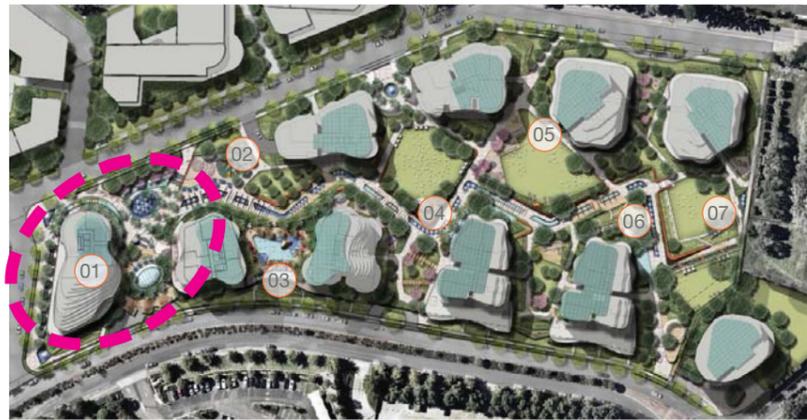
**A.** Active street of cafes and Gateway Plaza  
**B.** Children's water play area; water cascades / cafes  
**C.** Adventure Play and family seating lawn adjacent  
**D.** Amphitheatre lawn, stage & multi-purpose event lawns  
**E.** Large open lawn areas for family picnics & general play  
**F.** Community/ activity/ amenity rooms below lawn areas  
**G.** 'Community Gardens', & Garden Club shelters



**H.** Outdoor terrace cafes / Activated Streetscape  
**I.** Cross site link, & destination / entertainment terraces  
**J.** Resort rooftop pool and gardens / infinity edge  
**K.** Urban stream as walkway feature along promenade  
**L.** 'Residential Gardens' as peaceful respite areas  
**M.** Sculpture garden and gallery breakout area  
**N.** Passive recreation and family area / barbecues



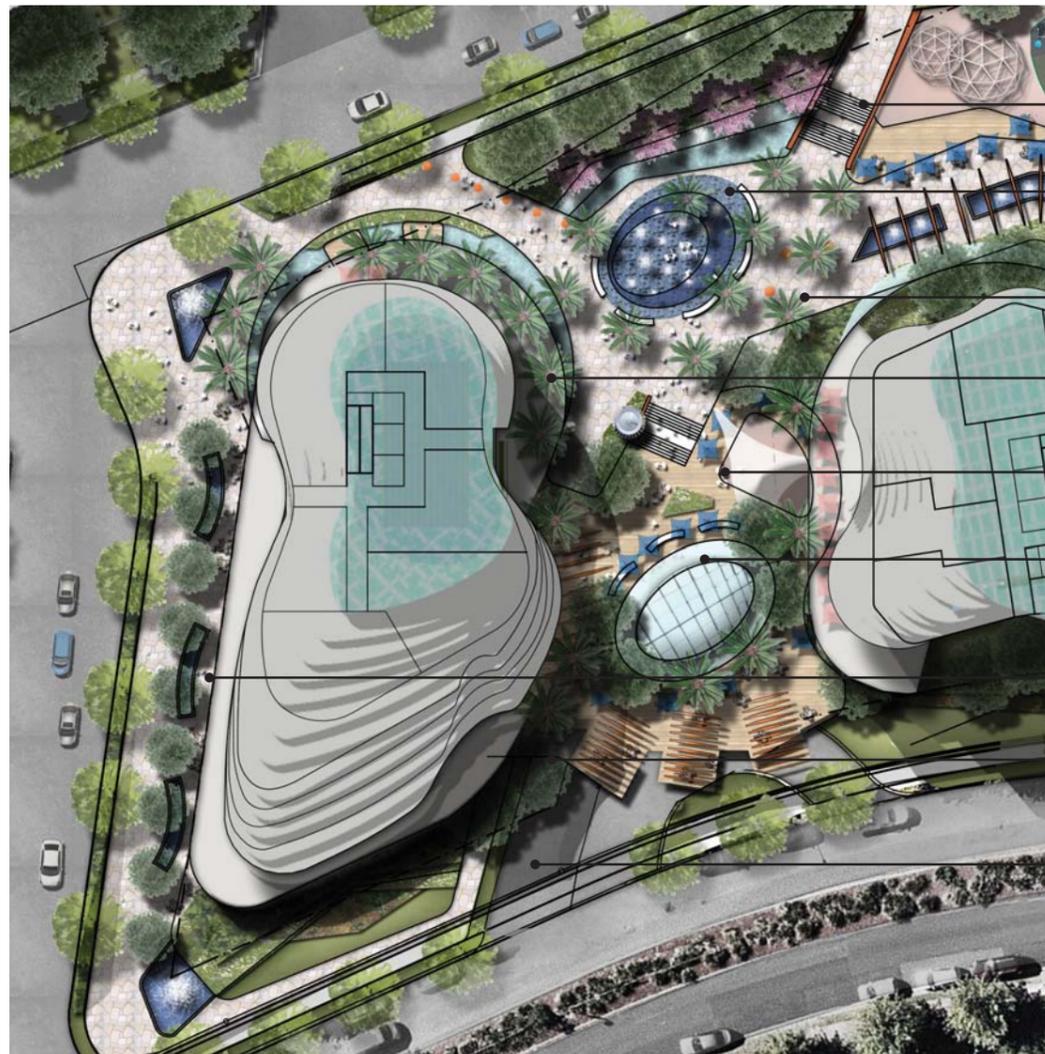
## 7.1 'The Hub' Entertainment, Leisure and Civic Spaces



An active cafe, retail, entertainment and meeting area that provides a vibrant place for families, lunch, drinks and dinner, and a general hub of activity.

Features include:

- Streetfront cafes and fountains / cross site retail link;
- Water play and adjacent cafe, florist, family seating;
- Vibrant restaurant / cafe / drinks upper terrace;
- Signature pavilion as signature centrepiece to are;
- Cantilevered seating pods with lake/street outlook.



- Cross site pedestrian link / stair
- Water play area and adjoining water cascades with seating edge
- Lower cafe and florist relating to water play and community gardens
- Cafe terrace set into the water of the adjacent urban stream water feature
- Feature playground to terrace to activate cafe overlooking water play / promenade
- Signature pavilion building with restaurant opening to north & south active areas
- Cafes and retail to the streetfront, terraced in response to the slope of the frontage
- Gym on 2 levels, with breakout terrace for meeting and social activities
- Porte cochere and feature residential address landscape and street trees

Precinct Plan



Design Imagery

## 7.2 Adventure Children's Zone



Significant adventure play structures as central visual and activity focus, with allied family seating lawn.

Features include:

- Colourful, vertical climbing structures as feature;
- Broad spectrum of play elements for all ages;
- Secure fencing hidden in landscape edge;
- Broad adjoining lawn for overlooking family seating.



Water play area and allied seating provides signature element opposite cafes

Suitable setback from nearby residential, including landscape screening / buffer.

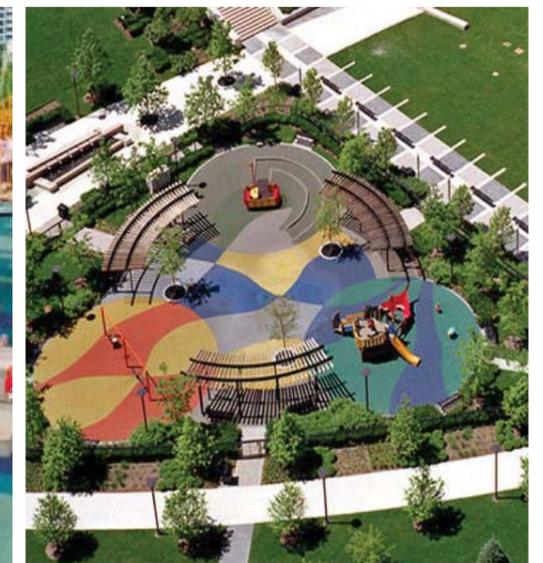
Lawn adjacent roadway and landscaped level change as visual backdrop to play area

Shade structure can incorporate special identity sails to provide suitable focus

Play area overlooked by various seating areas

Feature canopy adjacent marks beginning of main walkway, with allied 'Urban Stream'

Range of different age-group specific play areas



Precinct Plan

Design Imagery

## 7.3 Resident Resort Area



Resort pool area for residents, with secure access and extensive poolside facilities, seating, amenity.

Features include:

- Secure access / screening from adjacent main walk;
- Main family pool with sheltered seating;
- Lush planting backdrop and resort character;
- Signature series of pool pavilions, alcoves, seating areas all set in lush landscape setting



Walkway continues with allied 'Urban Stream'

Secure access through strong green screen as backdrop / visual screen

Shallow zones with water play to provide for supervised children's play

Pool pavilion building set into pool edge with 'swim up' service potential

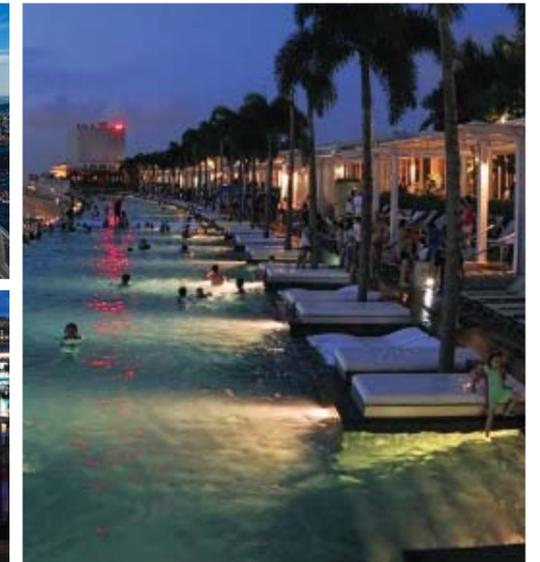
Extensive seating shelters that are visual features and shading / accoustic canopies

Distinctive second pool potentially with glass front seen in view from street

Terraces to streetfront with landscape to create an activated residential street

Street trees to reinforce the existing avenue character of Solent Cicuit

Precinct Plan



Design Imagery

## 7.4 'Central Lawn' general recreation and event space



Large entertainment / general recreation lawn, with overflow events area to north, together creating a significant communal open space for residents.

Features include:

- Gentle sloping lawn down to stage setup area;
- Shaded lawn areas behind as event setup areas;
- Provisions for temporary stalls and event activities;
- Community rooms below southern edge of lawn.



- Feature shared residential setdown, providing service access to lawn area
- Buffer planting to ground floor apartment garden terraces
- Footings and services provisions for temporary kiosks for events
- Dual path network with stairs and accessible sloping path access
- Existing tree retention possible as shown, but suggest removal and replacement
- Broad sloping lawn with overhead grid of downlights to create 'outdoor room' effect
- Stage setup facilities to lower lawn area
- Walkway continues with allied 'Urban Stream' as feature to breakout seating

Precinct Plan



Design Imagery

## 7.5 'Picnic Park' for families and play



Flexible use lawn with picnic facilities to activate weekend gathering and family barbeques.

Features include:

- Gentle sloping lawn with scattered shade trees;
- Picnic seating and shelters / shade canopies;
- Fixed tables and chairs and barbeque facilities;
- Signature tree grove and walkway sculpture



Landscaped setback to residential and ground floor apartment gardens

Barbeques and shelters to paved area

Open lawns for informal use and picnics

Significant sculpture as destination / turning point for pedestrian walkway

Possible specific activity areas such as boche court / table tennis, badminton

Community rooms / toilets under lawn open out onto adjacent promenade

Walkway continues with allied 'Urban Stream' as feature to breakout seating

Precinct Plan



Design Imagery

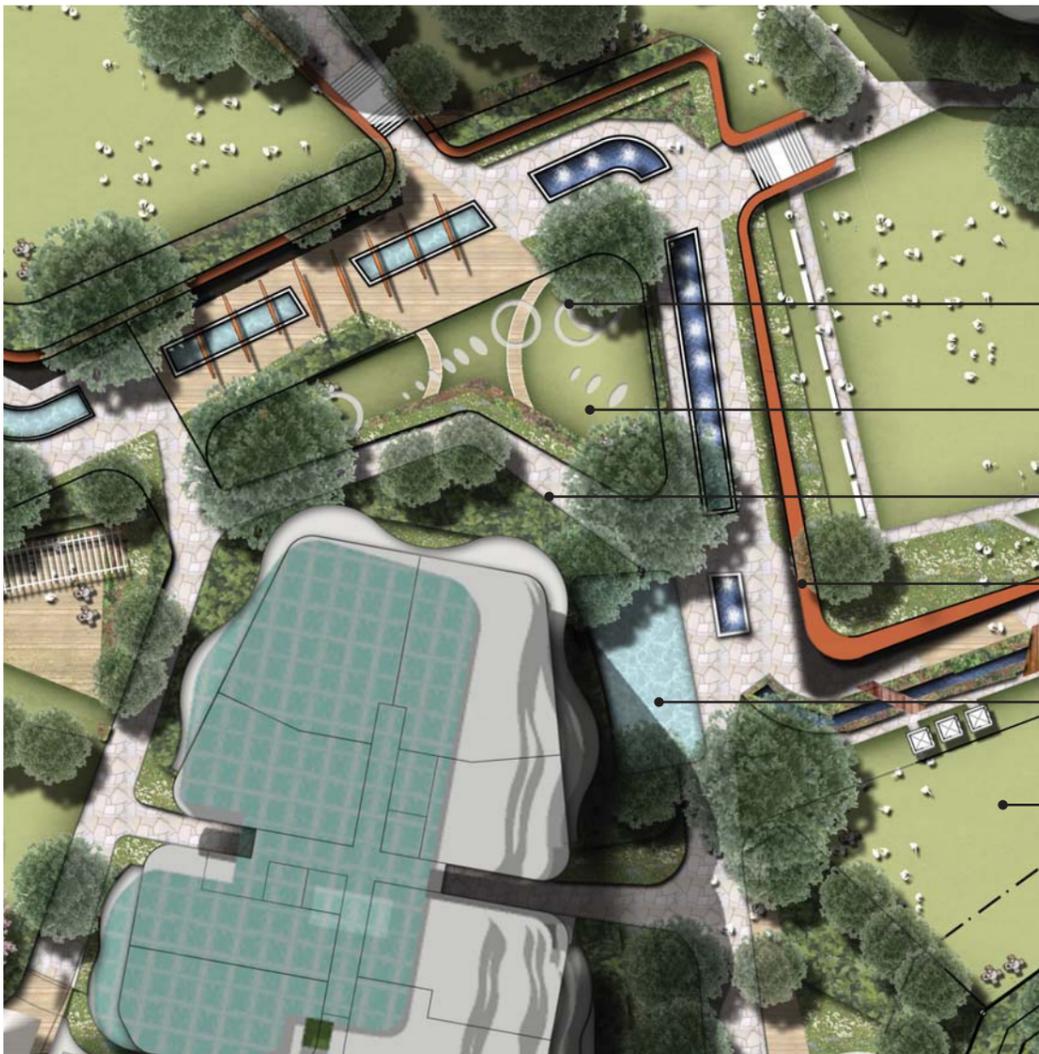
## 7.6 'Sculpture Park' Reflection + Sculpture Exhibit Area



Focal sculpture garden area, with adjacent community rooms under lawns able to have gallery events, art classes and functions.

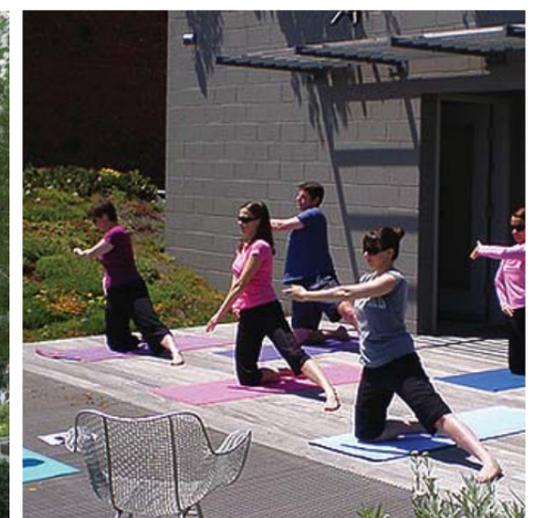
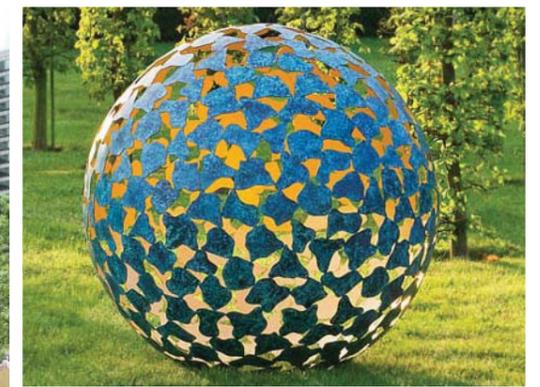
Features include:

- Fixed public art elements in water features / gardens;
- Pedestals / lighting for temporary works / exhibitions;
- Seating and gathering areas integrated with displays;
- Community rooms opening onto sculpture gardens.



- Permanent sculptures integral with water features and thematic story of site
- Pedestals for temporary installations and art / sculpture exhibitions
- Loop path link allowing direct access, and walk around of sculpture garden
- Gallery and art class uses for community rooms under lawns above
- Broad water feature with pedestals and lighting for sculpture displays on water
- Reflection terrace for Yoga, Tai Chi, and outdoor group exercises

Precinct Plan



Design Imagery

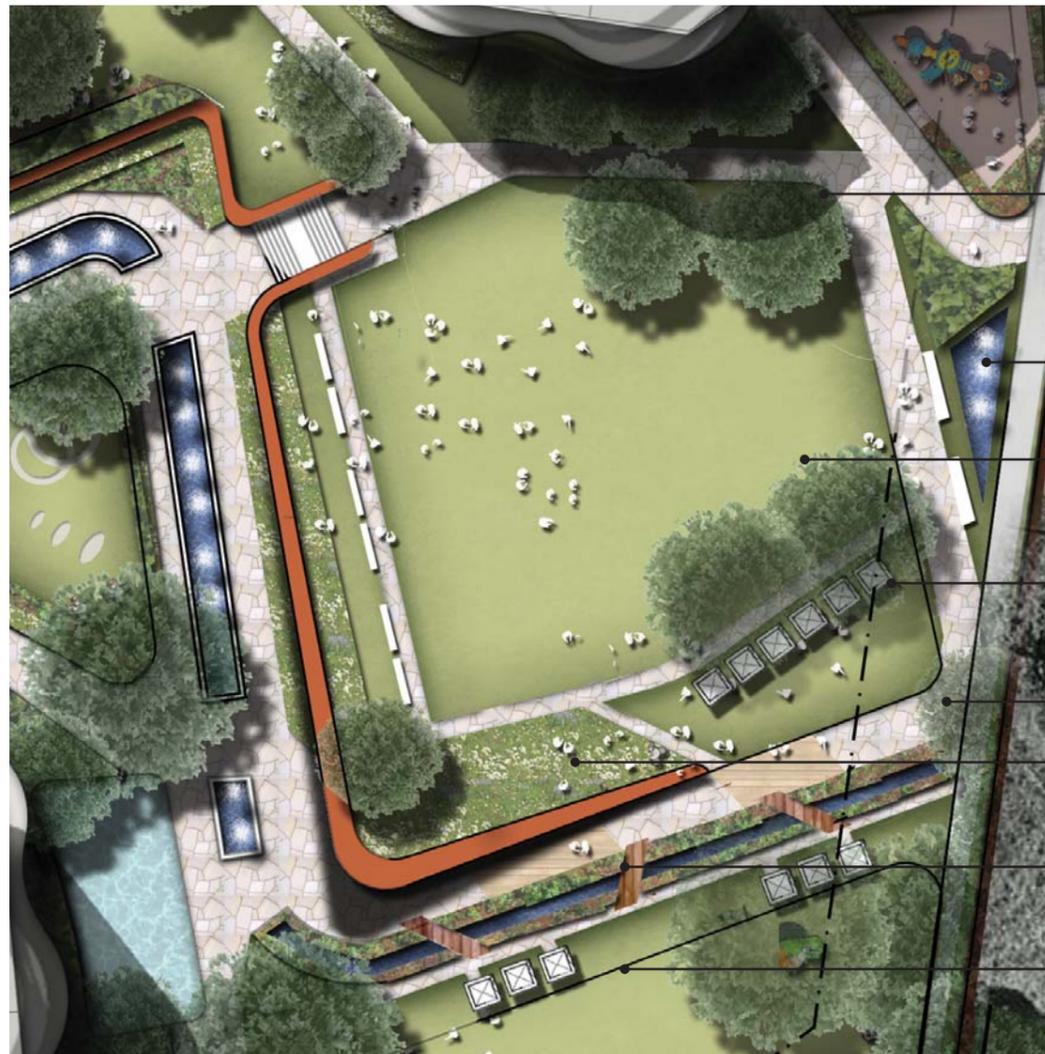
## 7.7 'The Backyard' - Community Gardens + Recreation Area



Community Gardens with garden club shelters, with defined planting areas with identification for specific 'garden groups'. Market stalls provision for events to sell produce.

Features include:

- Terraced planters and access walkways as feature;
- 'Men's Shed allied with Gardening supplies / storage';
- Adjacent canopy trees scattered over open lawn;
- Adjacent lower lawns area with shelters for family gatherings / barbeque informal activities



Broad adjoining lawn leading up to seating overlooking the area

Water feature as notional destination and turning point for promenade walking

Open lawn with scattered canopy trees for general use, encouraged as a community space for weekend stalls / events

Gardening Club shelters and storage and allied seating, display and gathering area.

Potential for stalls along promenade

Community gardens and paths, elevated above promenade below

'Urban Stream' created by series of water features / landscapes allied with walkway

Shelters for family gatherings and barbeque type informal activities

Precinct Plan



Design Imagery

## 8.0 The Greens Common - Placemaking and Public Art

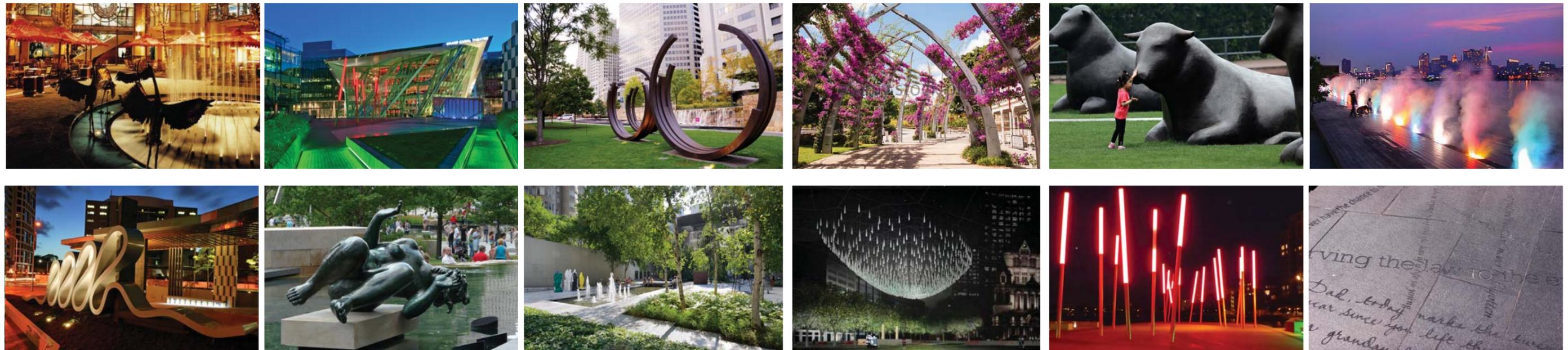
'The Greens Common' naming references the traditional 'Common' of shared pastures, orchards, market gardens and 'Village Green' as a parkland area for community meeting, leisure and recreation.

The primary placemaking features of the space are:

- the meandering urban stream and strong allied landform echoes the undulating hills and waterways of 'The Hills';
- the mosaic forms of open space and civic spaces referencing the natural & rural heritage & urban landuse patterns of the area;
- vertical sculptural elements provide signature focal destinations along the central promenade. These have environmental themes, providing 'lantern' lighting & wayfinding elements.

The 'sense of place' created collectively by the landscape, water features, public art and interpretive features distinctively reinforces the landscape identity of 'The Hill's' with a striking contemporary form that is clearly legible and has a clear storyboard and thematic.

-  Landscape precinct
-  Urban Stream / Promenade Walkway
-  'Lantern' Elements as vertical markers along path
-  Public Art potential locations
-  Heritage Interpretation potential locations



## 9. The Greens - Landmark for The Hills

The open space for The Greens has been prepared to respond to the specific and unusual opportunity provided by large scale of this site and the volume of open space relative to built form. The Greens Common creates a striking contemporary landscape with an extensive range of spaces and facilities that provide comprehensive amenity for not only residents, but also in part for broader use by the community.

The development of public art, placemaking and landscape features was prepared with consideration of the specific site context and landscape design themes, and the distinctive range of architectural expression. Placemaking has integrated the identity and context of 'The Hills', and of the distinct civic and landscape identity of Norwest and Bella Vista resulting from the Sydney Metro Northwest rail project.

The Greens Common proposes a residential community open space without peer in Australia, providing a world class outcome and outstanding project precedent for The Hills Shire Council.

