

# RE1 PUBLIC RECREATION ADEQUACY REPORT FOR A MIXED USE DEVELOPMENT 181 JAMES RUSE DRIVE CAMMELLIA

FOR STATEWIDE PLANNING  
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stanisic architects

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# 1 INTRODUCTION

We are the Architects, Masterplanners and Landscape Architects for the site at 181 James Ruse Drive, Camellia and have been commissioned by Statewide Planning Pty Ltd to prepare a joint report that seeks to address the Alteration of Gateway Determination, in particular point 6 of the amended determination outlined below:

6. *Demonstrate that the area of land to be zoned RE1 Public Recreation is adequate in terms of the proposed site density and amend the public open space provision should this area be inadequate in area.*

In order to demonstrate that the area of land to be zoned RE1 Public Recreation is adequate for the proposed site density, this report attempts to outline the vision for the precinct and the key open space objectives that underpin the public domain masterplan. It also describes the variety of public dedicated and publically accessible spaces and compares what is proposed to other projects of a similar type and scale in Sydney and how these spaces could connect to adjoining sites.

# 2 THE VISION

The vision for the site as defined in the draft Development Control Plan for 181 James Ruse Drive is:

*“... to create an interactive, urban living environment within a rehabilitated river setting. It will be framed by an extensive and permeable public domain comprising new wide streets, central square/ park, forum, foreshore park and building forms of various heights orientated to optimise views, breezes and sun. It will evolve into a focal point within the wider precinct with active uses at ground level. It will be connected to the Parramatta CBD and Western Sydney University by a light rail network. It will also be connected to the Parramatta CBD by a pedestrian link. The site will have strong connectivity to the University.*

*Buildings will be located on the site to enable through-site linkages and public access to the river foreshore. The orientation and layout of future development will activate pedestrian edges to the foreshore, street frontages and through site links, as well as maximising opportunities for passive surveillance. Building height will grade from the foreshore to the Railway with a taller building, an urban marker, in the south western corner of the site. Building articulation and modulation will ensure that buildings suitably address both the street frontages and define an appropriate human scale to streets. The design of buildings will ensure that a suitable level of amenity is achieved for future occupants within the context of high amenity, high density city living.”*

Indicative visualisations (Appendix A-E) have been prepared that illustrate the vision for the site.

# 3 PUBLIC DOMAIN MASTERPLAN

The amended public domain masterplan (Appendix G) relocates the foreshore square to the north adjacent to Foreshore Drive to provide a direct connection to the foreshore and increase the amount of solar access to this space, in particular at the winter solstice. Shadow studies have been prepared for the following built form options:

- Option D (Appendix U) - which is an interpretation of Council's resolution of 11 May 2015.
- Option E (Appendix V) - which is in response to the Department of Planning and Environment's Alteration of Gateway Determination.

The key open space objectives for this site are to:

1. Establish a green link along the foreshore that can be extended to neighboring development sites and creates an activated connection to the river.
2. Create new areas of public open space along the river that offer opportunities for active and passive recreation and enhanced user experience and environmental and cultural awareness within the community.

3. Introduce a central public square to the site that creates a dynamic retail and social heart to the development in the form of a public square with activated retail edges and social spaces.
4. Establish a structure of streets and plazas that provide generous footpaths and outdoor dining areas activating the streets and retail edges to the buildings within a lively pedestrian atmosphere.
5. Introduce wide planted swales and street trees to create green links that provide visual and physical connections to the river and foreshore open spaces and the urban core of the site.

These objectives underpin the public domain strategy and the public domain masterplan (Appendix F-G).

## 4 RE1 PUBLIC RECREATION

The area of land to be zoned RE1 Public Recreation is located along the River to the north of the site with a foreshore building setback ranging from 25m to 70m. It has an area of 8,166m<sup>2</sup> which represents approximately 12% of the total site area (68,166m<sup>2</sup>). The development area has been reduced in the north-east corner of the site to permit a large public recreation space, approximately 70m x 82m so that the community can access the foreshore and enjoy the northern aspect on the prominent bend in the river.

The existing site area shown on Council's GIS data indicates that the site area is 68,166.4073m<sup>2</sup>. On a waterway like the Parramatta River, the site area changes over time and is measured to the Mean High Water Mark (MHW). The MHW has been recently surveyed and indicates that the site area has increased to 69,750m<sup>2</sup>. The additional area will be zoned RE1 Public Recreation Land, which is an increase of 1,583.5927m<sup>2</sup> or 2.3% of the total site area.

Due to contamination on the site, swales within future streets can not be zoned RE1 Public Recreation Space.

This RE1 public recreation zoned land shown (Appendix H) contains three key spaces of different sizes that cater to a variety of users described below:

### Western foreshore park (Appendix I)

The Western foreshore park, illustrated as Area 2 (Figure 1) has following key characteristics:

1. The promenade breaks out to passive rest areas, lookouts to key river elements and estuarine interactive elements.
2. The timber and hard paved river promenade, provides access to the foreshore environment and adjoining sites.
3. Accessible paths slide between walls and a series of planted terraces connecting the upper areas to the foreshore.
4. A large open space creates a destination and a place for active and passive recreation.
5. An open lawn creates a green breakout space from the street with views across the river
6. Planted edges and banks soften level changes, define spaces and provide interest and habitat.
7. Public art elements referencing the sites ecology are located along key sightlines

### Central foreshore park (Appendix J)

The Central Park, illustrated as Area 5 (Figure 1) has following key characteristics::

1. An elevated walkway provides a path along the foreshore, projecting out over new marsh planting and between the mangroves to afford views of the river.
2. The re-established foreshore line draws the river into the site and generates a zone for new marsh planting that will enhance the local ecology and promenade experience.
3. A deck at an upper level projects out over planted landscape terraces, providing a view of the marsh and river and the activity along the walkways below.

4. A planted channel winds through the forum between stairs and landscape terraces, creating intimate spaces with views of the river. During rain events surface water is directed into WSUD soak area with potential overflow to standard storm system.
5. The forum is an informal plaza with views of the river that links the urban retail core of the site with the foreshore parks.
6. Planted edges and banks soften level changes, define spaces and provide interest and colour.

### **Eastern foreshore park (Appendix K)**

The Eastern foreshore park, illustrated as Area 3 (Figure 1) has following key characteristics::

1. The timber and hard paved river promenade, provides access to the foreshore environment and adjoining sites.
2. Accessible paths slide between walls and a series of planted terraces connecting the upper areas to the foreshore.
3. A large open lawn creates a place for active and passive recreation beside the river.
4. A children's place space creates a destination and a point of activity in the foreshore park.
5. A cycle and pedestrian bridge connecting the banks of Parramatta River
6. A deck with BBQ's, tables and chairs and a pergola/ public art installation is offset from the bridge and projects over the foreshore walk, providing extended views of the river.
7. Splayed lawn terraces with seating edges create multiple opportunity spaces for individuals and small groups transitioning from upper areas to the foreshore park and river.
8. Public art elements expressing the sites ecology are located to punctuate key sightlines.

## **5 LANDSCAPED OPEN SPACE**

An open space diagram (Appendix T) has been prepared that identifies the total site area that is publically accessible landscaped open space. The diagram illustrates that in addition to the land to be zoned RE1 Public Recreation (8,166m<sup>2</sup>), approximately 30,125m<sup>2</sup> (50%) of the developable area (60,000m<sup>2</sup>) is publically accessible open space comprising a foreshore square, plazas and swales. The total area of carriageway is 24,465m<sup>2</sup> (36%) and the foreshore square is 2,920m<sup>2</sup> (4%) of the total site area. This means that together with the land zoned RE1 Public Recreation, excluding the carriageway and building footprints, approximately 36,291m<sup>2</sup> (56%) of the total site area is landscaped open space. The site coverage of the site is approximately 27% of the total site area.

The desired future character for the landscape open spaces are described in the DCP and the streets and square are protected with development controls (Appendices M-N).

There are a variety of landscaped open spaces provided that cater to a variety of users described below (Appendices O-P):

### **Foreshore Square**

The Foreshore Square, illustrated as Area 7 (Figure 1) has following key characteristics::

1. Wide pedestrian areas create comfortable circulation and activation spaces in front of retail premises
2. Large lawn areas with tree planting create a green outlook and break out space to the central hub providing a place of interest and respite. The areas of lawn slope from the planted channel to a seating edge that faces the retail premises.
3. A planted channel winds through the main square, creating a green finger that collects surface water during rain events directing it toward the forum and forming part of the greater WSUD site system.
4. Prefabricated concrete forms are used to build up the planted channel edge and to create clusters of informal social seating off the main circulation spaces.

5. Raised planters with feature tree planting create seating edges and grand planting islands as experienced from above and along the pedestrian access in the large plazas that link spaces
6. Wide plaza's provide circulation space and link the streets and spaces in an east-west direction.

### **Green Streets**

The Green Streets, illustrated as Area 8 (Figure 1) has following key characteristics::

1. Wide pedestrian areas provide comfortable circulation and activation spaces in front of the retail areas
2. Wider footpaths allow for outdoor dining areas to spill out into the streetscape activating and enlivening the development.
3. Wide plaza's and pedestrian crossings provide circulation space and link the streets and spaces in an east-west direction.
4. Raised planters with feature planting and trees create seating edges and islands of green in the large plazas that link spaces
5. Street trees in planted areas green the streets, provide seasonal interest and create a filtered canopy that loosely enclose the voids between the towers making them more comfortable for people.
6. Lushly planted swale's in the centre of the streets collect surface water, green the streets, create pedestrian refuges at crossings and reinforce the green links that extend from the development to the foreshore.

## **6 COMPARISON SITES**

In order to demonstrate that the area of land to be zoned RE1 Public Recreation is adequate for the proposed site density, it is necessary to compare this site to other similar and recent developments in Sydney. It is also important to identify the total amount of RE1 Public Recreation land. The proposal includes a large proportion of the site as publically accessible and is important to consider in relation to other similar developments as it provides context to the total amount of space available to the community - these publically accessible spaces are varied and cater to a variety of user groups.

Other similar developments (Appendix Q-R) with comparable densities include:

- Lachlan's Line, Macquarie Park
- Central Park, Chippendale
- Discovery Point, Wolli Creek
- Top Ryde, Ryde
- Jacksons Landing, Pyrmont
- Wentworth Point Activation Precinct

DEVELOPMENT	DENSITY	SITE AREA (m <sup>2</sup> )	RE1 LAND (%)	RE1 LAND DESCRIPTION	TOTAL PUBLICALLY ACCESSIBLE OPEN SPACE (RE1 + PUBLICALLY ACCESSIBLE SPACE)
Lachlan's Line (A)	1200 persons/Ha (C)	10,603m <sup>2</sup>	Unknown	No - publically accessible	26%
Central Park (B)	1000 persons/Ha	58,000m <sup>2</sup>	Unknown	Yes - Chippendale Green	30% (D)
Discovery Point (B)	750 persons/Ha	-	Unknown	No - RE2 private recreation	35% (not publically accessible)
Top Ryde (B)	700 persons/Ha	3,500m <sup>2</sup> (E)	Unknown	No	30%
Jacksons Landing (B)	400 persons/Ha	11,700m <sup>2</sup> (F)	Unknown	Yes - Refinery square	27%
Wentworth Point Urban Activation Precinct	600-700 persons/Ha (H)	180,000m <sup>2</sup>	39,00m <sup>2</sup> (21%) (I)	Yes - Foreshore Park including headland peninsula park	Unknown
181 James Ruse Drive	1080 persons/Ha	68,166m <sup>2</sup>	8,166 (12%)	Yes - Foreshore park	56% (G)

A Macquarie Village Concept Plan Design Report, January 2010

B Urban Taskforce Australia: September 2013 - Urban Ideas

C Lachlan's Line - Expressions of Interest: November 2014, Urban Growth NSW/ Matrix Property + CBRE

D Live at Central Park - Frasers Property

E [https://en.wikipedia.org/wiki/Top\\_Ryde\\_City](https://en.wikipedia.org/wiki/Top_Ryde_City)

F <http://www.lendlease.com/australia/projects/jacksons-landing>

G Refer to Appendix T - Open Space Diagram

H <http://www.planning.nsw.gov.au/Plans-for-Your-Area/Priority-Growth-Areas-and-Precincts/Greater-Parramatta-to-Olympic-Peninsula-Urban-Renewal-area>

I [https://majorprojects.affinitylive.com/public/a931ce262e5cf2ac4272f2a54cb89041/02.Planning\\_Report.pdf](https://majorprojects.affinitylive.com/public/a931ce262e5cf2ac4272f2a54cb89041/02.Planning_Report.pdf) (p. 35)

While the planning proposal for 181 James Ruse Drive will dedicate 12% of the site area as RE1 land, it does contain a greater proportion of combined RE1 land and publically accessible open space than the other known comparable sites in Sydney. In addition to 8,166m<sup>2</sup> (12% of total site area) of RE1 Public Recreation open space, there is approximately 30,125m<sup>2</sup> (44% of total site area) of publically accessible open space on the site. Compared to the other sites, the amount of open space is considered reasonable and more than appropriate for this site.

## 7 CAMELLIA PRECINCT LAND USE STRATEGY

The Camellia Precinct - Land Use and Infrastructure Analysis (Appendix S) prepared by the Department of Planning and Environment with Parramatta City Council has identified an open space framework for the precinct. It includes a continuous riverfront promenade that can eventually link Parramatta CBD to Camellia and further to Sydney Olympic Park. The planning proposal for 181 James Ruse Drive is consistent with this strategy as it includes a 25m wide riverfront promenade.

The Camellia Precinct Strategy (Appendix S) also seeks additional public spaces as individual parcels of land are developed. The planning proposal at 181 James Ruse Drive is consistent with this strategy as the riverfront promenade is supplemented with a large eastern foreshore park as well as a publically accessible foreshore square.

## 8 SPACES FOR PEOPLE

The proposed development concept proposes parks, squares and link plazas will form the special places in the public domain at 181 James Ruse Drive. The character and quality of each space responds to the function, user requirements and the particular environment of the place.

There are four major types of open space proposed at 181 James Ruse Drive:

- The Foreshore Parks (Eastern, Central & Western sections) illustrated at Area 2 + 3 (Figure 1)
- The Foreshore Reserve/ edge along Parramatta River illustrated at Area 1 (Figure 1)
- The Foreshore Square and link plazas illustrated at Area 7 (Figure 1)
- Green links/ Buffer zones along the Railway corridor and James Ruse Drive and along streets illustrated at Area 8 + 9 (Figure 1)



FIGURE 1:  
SPACES FOR PEOPLE DIAGRAM



Detail design elements will form a continuous framework for the connected parks and open spaces assisting wayfinding throughout the site, but also allow individual character and identity for each space.

## **KEY OPEN SPACE ELEMENTS**

Refer to Spaces for People diagram for the location of each space outlined below.

### **1. Foreshore Reserve**

The Foreshore Reserve illustrated at Area 1 (Figure 1) forms an edge to the largest public open space of the Precinct, and provides a strong link in the Parramatta River Foreshore Reserves Concept. Design of the Foreshore Reserve will define a strong image for the Precinct, and relate to the surrounding park systems.

The remnant mangroves here form part of the natural history of the site and an important connection to the riparian ecology. A variety of treatments will be implemented along the foreshore, to provide a number of different water/land relationships, and to create some breaks in an otherwise continuous edge treatment. Opportunities for access to the water mangrove and saltmarsh ecology are maximized by using timber and concrete steps down to the river flat and embankment in key areas and the inclusion of educational and cultural interpretive material. In addition there are a series of boardwalks and look out decks. The promenade breaks out to passive rest areas, lookouts to key river elements and estuarine interactive elements. This timber and hard paved river promenade provides accessible paths sliding between low rock walls and a series of planted terraces connecting the upper areas to the foreshore. As well as providing passive rest areas, key lookouts and eco interactive areas the foreshore promenade is set out to provide a place for small social gatherings and recreation including walking, dog walking and cycling that link into to the greater area.

### **2. Western Foreshore Park**

The Western Foreshore Park illustrated at Area 2 (Figure 1) is a large open space that creates a destination and a place for active and passive recreation. An open lawn creates a green breakout space from the street with views across the river and planted edges and banks soften level changes, define spaces and provide interest and habitat. Public art elements referencing the sites ecology are located along key sightlines. The lawn areas here are large enough to kick a ball around or throw a Frisbee. A sheltered picnic area with a number of picnic tables is provided. This space has equal access from the above Terrace Park and streetscape via a planted ramp way.

### **3. Eastern Foreshore Park**

The Eastern Foreshore Park illustrated at Area 3 (Figure 1) is a grand space that forms a gateway to the precinct for people moving up the Parramatta River to Parramatta and across the railway and new pedestrian bridge.

A large open lawn creates a place for active and passive recreation beside the river and includes a children's playground. The area is accessed along the foreshore or from the upper eastern park terrace via an equal access ramp or a wide grand stair that breaks out into a social terracing on either side. Public art elements referencing the sites ecology are located along key sightlines. These areas offer great views over the river and park and provide multiple opportunities for a mix of smaller to medium sized gatherings to be held at one time. The lawn area here is large enough to kick a ball around or throw a Frisbee. A sheltered picnic area with a number of picnic tables is provided.

### **4. The BBQ Deck**

The BBQ Deck illustrated at Area 4 (Figure 1) is a partially cantilevered concrete and timber deck with BBQ's, tables and chairs and a pergola / public art installation, covered in flowering native vines is offset from the bridge crossing and projects over the foreshore walk, providing a special place for picnicking and gatherings that has extended views up and down the river creating a glorious user experience.



## 5. North Link Plaza

The North Link Plaza illustrated at Area 6 (Figure 1) is an elevated walkway provides a path along the foreshore, projecting out over new marsh planting and between the mangroves to afford views of the river.

The re-established foreshore line draws the river into the site and generates a zone for new saltmarsh planting that will enhance the local ecology and promenade experience for all users as they pass through this node.

The upper level look out deck projects out over planted landscape terraces, providing a view of the marsh and river and the activity along the walkways below.

The North Link Plaza is a transitional zone connecting the upper plazas with the lower foreshore parks and water edge experience. As such it is set out to provide a more detailed/ intimate journey experience as one moves through. With the provision of many smaller edges and seating opportunities to stop and reflect on the Water Sensitive Urban Design initiatives and ephemeral river public art element running down the middle of the space.

## 6. South Link Plaza

The South Link Plaza illustrated at Area 6 (Figure 1) sits on an elevated podium above the Foreshore Square. This space consists of an open area of island plantings and a lawn area that is raised to an informal seating edge on one side grading down to the ornamental storm water management system on the other side. This arrangement affords opportunity for informal children's play, retail and pedestrian seating and small social gathering areas. The above ground planted storm water soak away is connected back to the Foreshore Square area via a cascading feature down to the square below.

## 7. Foreshore Square

The Foreshore Square illustrated at Area 7 (Figure 1) permits good general visual surveillance and access while creating separated niches and framed views when seated in this space.

Stormwater from paved areas adjoining the Central Plaza are directed to the above ground planted storm water soak away that originates in this area. The lawn on either side of the creek is installed in a 'gull wing' fashion such that the creek in the middle is lower and the two external edges are at seating height, facing out to retail seating areas and the cross site pathway. With a series of prefabricated concrete step elements arranged along the creek providing an engaging variety of spaces to sit among lawns, trees and low planting.

Wide pedestrian areas create comfortable circulation and activation spaces in front of retail premises. Large lawn areas with tree planting create a green outlook and break out space to the central hub providing a place of interest and respite.

The layout of this central public area is such that there are multiple accesses and cross site opportunities without compromising the sense of this being a large public plaza. And as above the abstracted waterway affords opportunity for informal children's play, retail and pedestrian seating, public entertainment and small social gathering areas.

## 8. Streetscape

The entire streetscape illustrated at Area 8 (Figure 1) is meticulously set out to ensure a highly rewarding pedestrian experience. Apart from general side street and plaza tree plantings, the 2 main north south avenues and the main southern entry Rd are each lined with three rows of trees. The two main north south avenues frame a continuous view line out to the parks and river beyond. The avenues and streets themselves are generous wide pedestrian access ways incorporating spill out seating areas and bio swale planting areas utilizing storm water runoff to plantings. At the north end of the main avenues three large landscaped terrace parks extend the usable pedestrian landscape beyond the avenues and form the connection to the large foreshore parks along the river.

Wide planted swales and street trees along the circulation routes create green links that provide visual and physical connections to the river and foreshore open spaces and the urban core of the site.

Wide pedestrian areas provide comfortable circulation and activation spaces in front of the retail areas and allow for café seating during the day and atmospherically lit outdoor dining areas in the evening that to spill out into the streetscape activating and enlivening the development.

Raised planters with feature planting and trees create seating edges and islands of green in the large plazas that link spaces. Street trees along the access roads green the streets, provide seasonal interest and create a filtered canopy that loosely enclose the voids between the towers making them more comfortable for people.

All streetscape storm water runoff from the site is directed to planted swales along streets and overflows to the central abstracted creek installation. This moves north through the site and a process of soil soaking and filtering until it reaches the main soak away at the bottom part of the North Link Plaza. In large flow events this simply goes to an overtopping pit and standard storm water dispersion. The whole process of capture and direction is designed to be a continuous interactive pedestrian experience that can be followed from source to soak away.

## **9. East and West Buffer Landscapes**

The east and west buffer landscapes illustrated at Area 9 (Figure 1) is a large planted and landscape area located along the west boundary adjacent to James Ruse Drive. This space is comprised of dense layers of native planting and canopy trees sheltering a linear lawn system and a series of breakout spaces with picnic and general seating facilities.

The eastern boundary extends over a service pipeline and thus is capable of supporting low buffer planting boundary areas and a lawn area set out to create a series of engaging undulating spaces along the southeastern pedestrian approach to the cross river pedestrian bridge. A range of small group seating could be set out in these spaces on independent footings allowing them to be easily moved out and back with a small flatbed crane if ground access was required.

# **9 CONCLUSION**

The area of land to be zoned RE1 Public Recreation is adequate for the proposed site density based upon a quantitative and qualitative analysis of the proposed public domain masterplan and other comparable sites in Sydney. The proposed RE1 Public Recreation land 8,166m<sup>2</sup> (12% of total site area) is supplemented with an additional 30,125m<sup>2</sup> (44% of total site area), and excludes the carriageways. This means that 36,291m<sup>2</sup> (56%) of the total site area is landscaped open space. Due to contamination on the site, swales within future streets can not be zoned RE1 Public Recreation Space.

Some of the comparable sites in Sydney (Central Park, Jacksons Landing and Wentworth Point Urban Activation Precinct) provide RE1 land as part of the development. Other comparable sites (Lachlan's Line, Discovery Point and Top Ryde) do not provide RE1 land. This illustrates that every site is different, with unique opportunities and constraints.

The Wentworth Point Urban Activation Precinct provides a 39,000m<sup>2</sup> park as (21% of the total site area) as RE1 Public Recreation Land, compared to 181 James Ruse Drive which provides a 8,166m<sup>2</sup> public park (12% of the total site area) as RE1 Public Recreation Land. It would be expected that the Wentworth Point Urban Activation Precinct would have a larger proportion of RE1 land as it has a site area that is 260% larger than the site at 181 James Ruse Drive. The benefit of the proposal at 181 James Ruse Drive is that in addition to dedicating the foreshore back to the community, this RE1 Public Recreation Lane is supplemented with a variety of additional publically accessible spaces that cater to a range of groups in the community.

The vision for the site is to create an interactive, urban living environment within a rehabilitated river setting, framed by extensive and permeable public domain comprising new wide streets, foreshore square, forum, and foreshore park which can support the proposed density. The public domain masterplan provides for a rich variety of spaces for people, each with a character and quality that responds to the function, user requirements and the particular environment of the place.

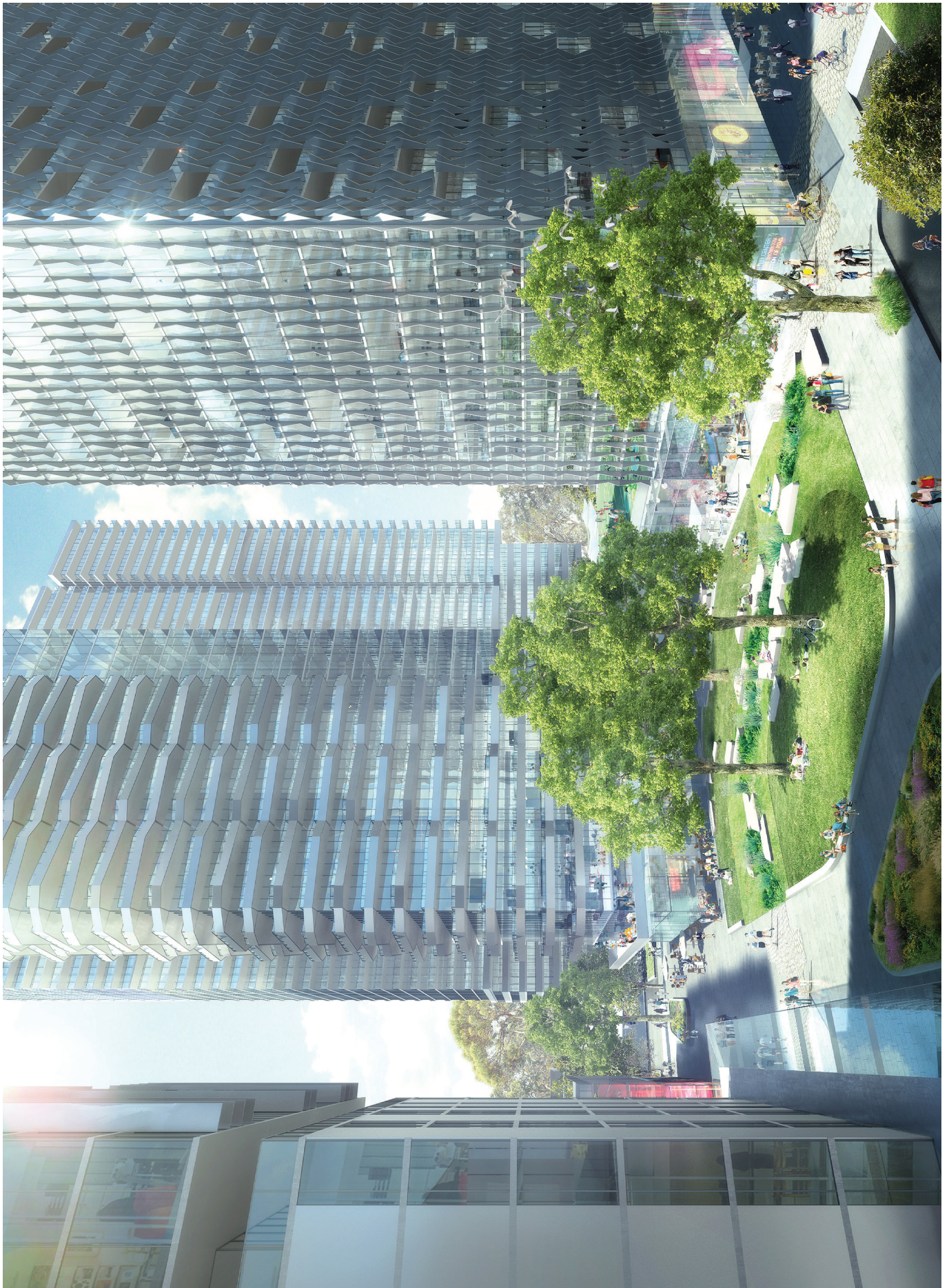
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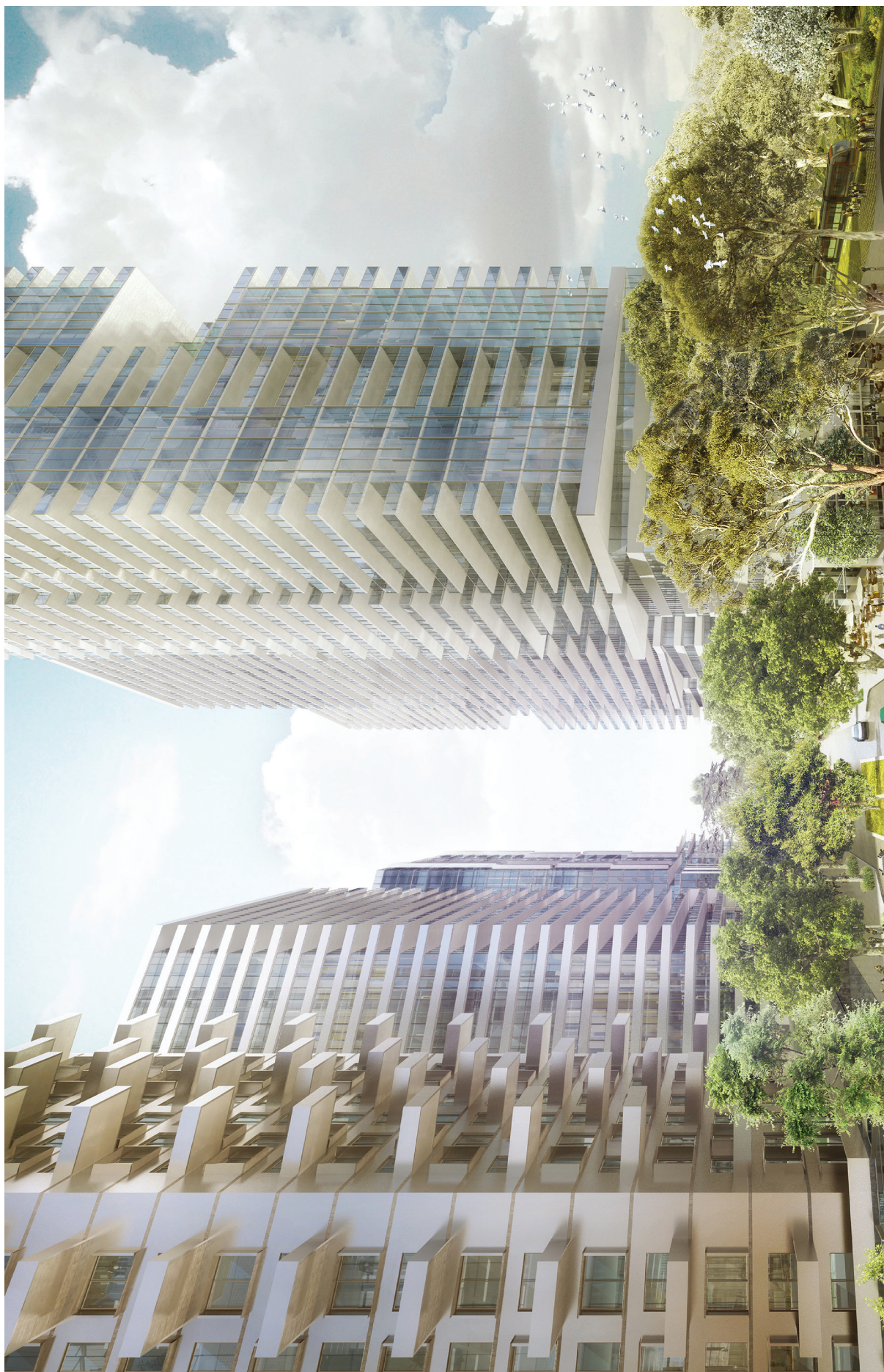




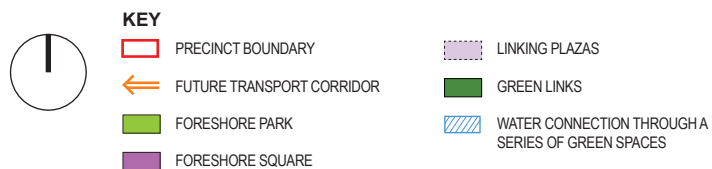
















KEY

- TOTAL SITE AREA  
(68,166 SQM)
- DEVELOPABLE SITE AREA  
(60,000 SQM)
- RE1 - PUBLIC RECREATION  
(8,138 SQM)

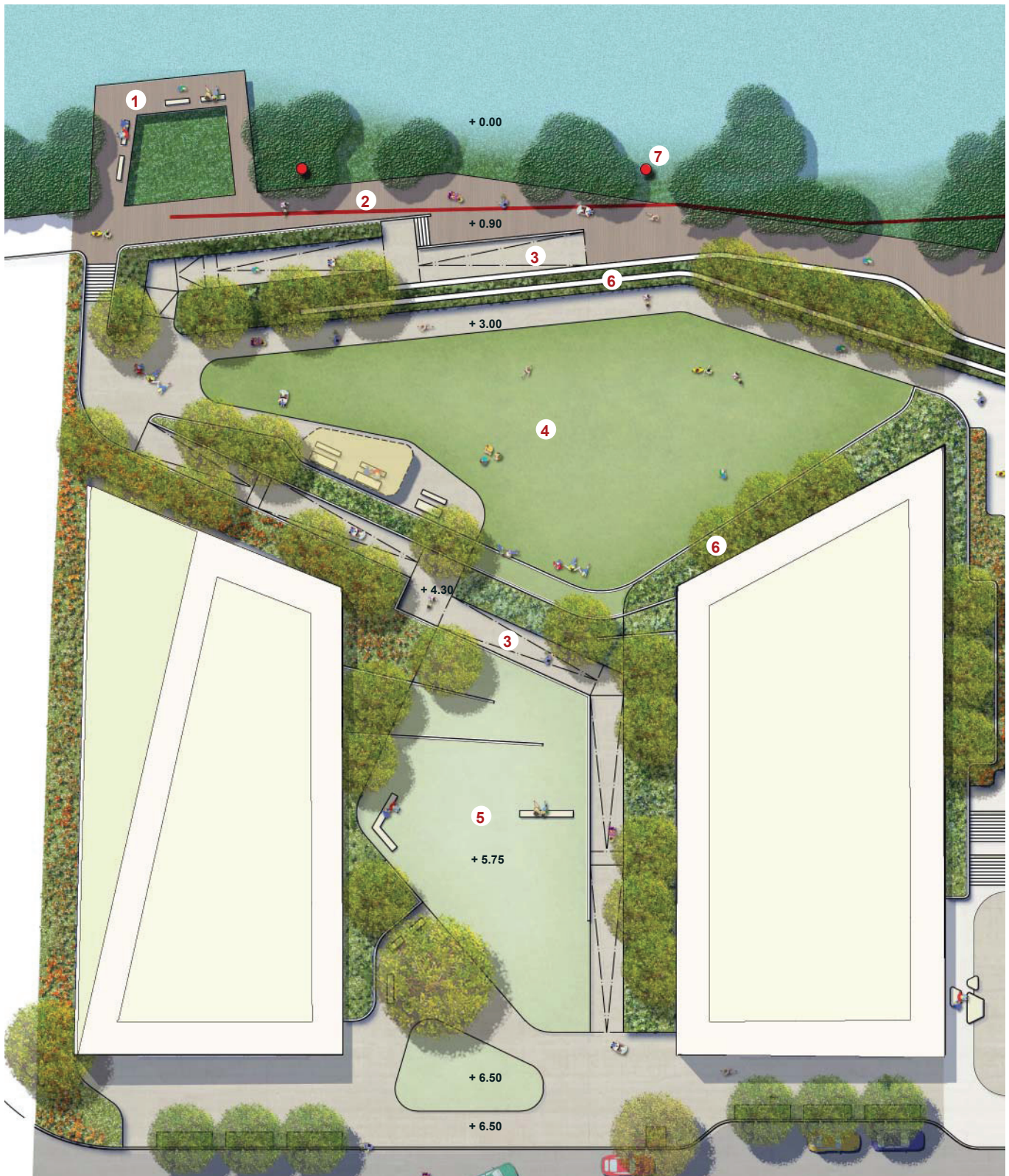
- B4 - MIXED USE  
(60,000 SQM)
- STREET NETWORK  
(25,630 SQM)

DIMENSIONS ARE APPROXIMATE ONLY

SCALE 1:3000 @ A4

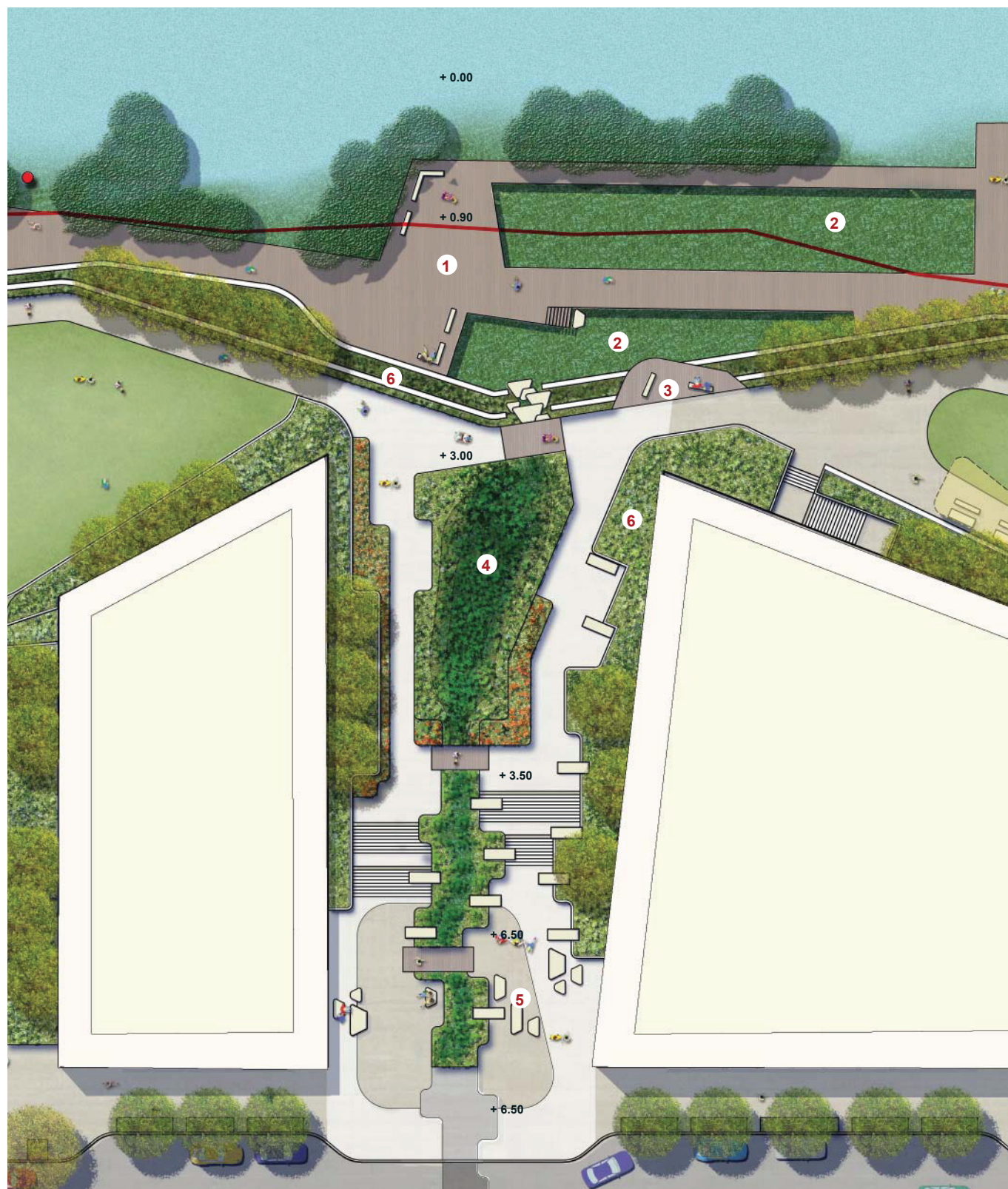






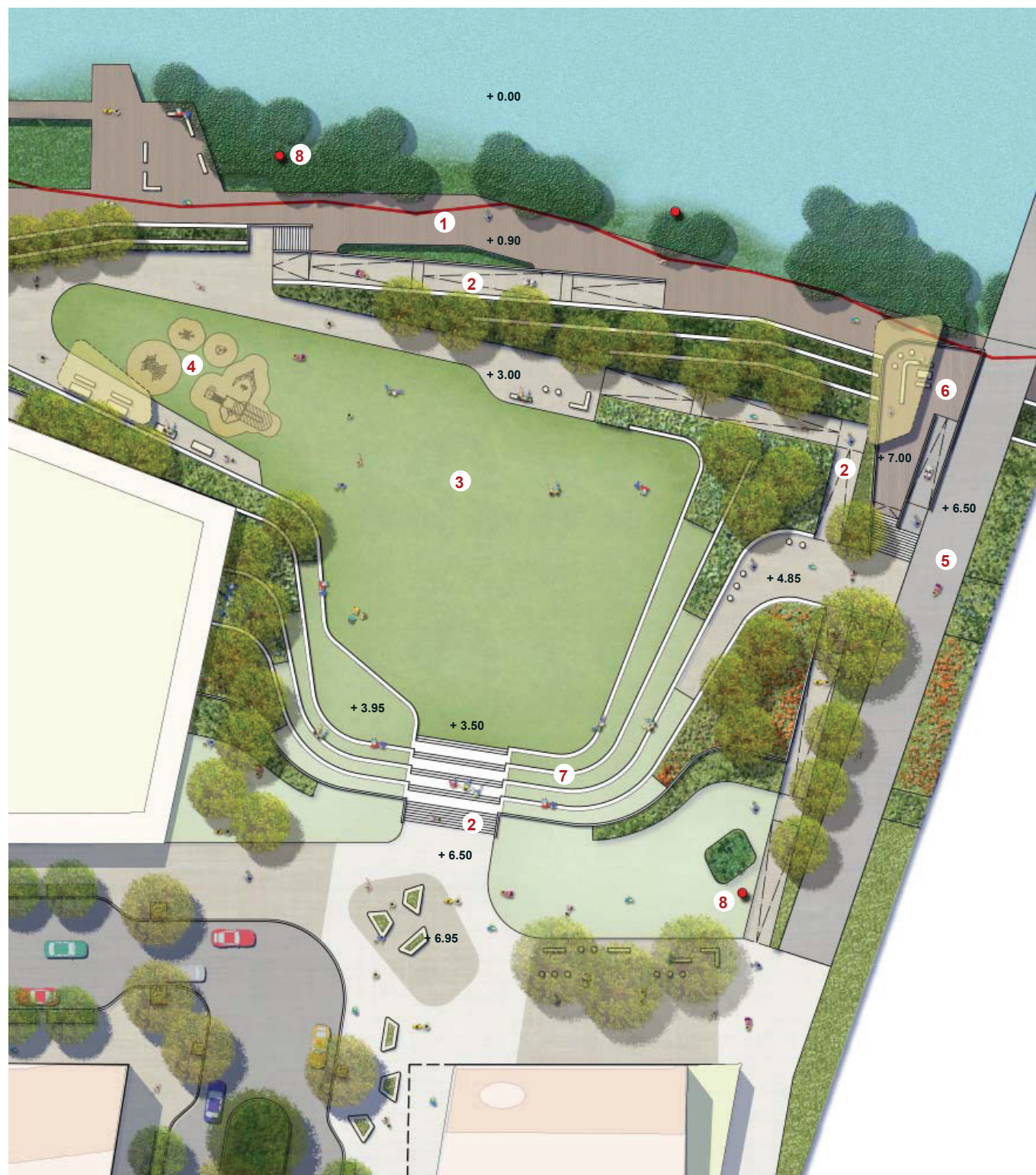
1. The promenade breaks out to passive rest areas, lookouts to key river elements and estuarine interactive elements.
2. The timber and hard paved river promenade, provides access to the foreshore environment and adjoining sites.
3. Accessible paths slide between walls and a series of planted terraces connecting the upper areas to the foreshore.
4. A large open space creates a destination and a place for active and passive recreation.
5. An open lawn creates a green breakout space from the street with views across the river
6. Planted edges and banks soften level changes, define spaces and provide interest and habitat.
7. Public art elements referencing the sites ecology are located along key sightlines



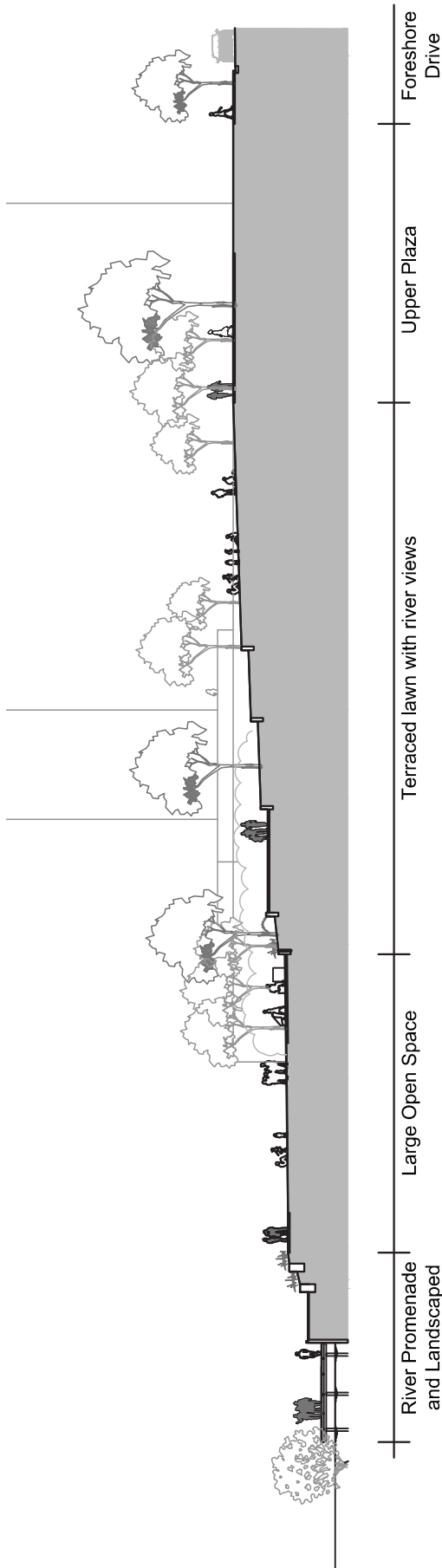


1. An elevated walkway provides a path along the foreshore, projecting out over new marsh planting and between the mangroves to afford views of the river.
2. The re-established foreshore line draws the river into the site and generates a zone for new marsh planting that will enhance the local ecology and promenade experience.
3. A deck at an upper level projects out over planted landscape terraces, providing a view of the marsh and river and the activity along the walkways below.
4. A planted channel winds through the forum between stairs and landscape terraces, creating intimate spaces with views of the river. During rain events surface water is directed into WSUD soak area with potential overflow to standard storm system.
5. The forum is an informal plaza with views of the river that links the urban retail core of the site with the foreshore parks

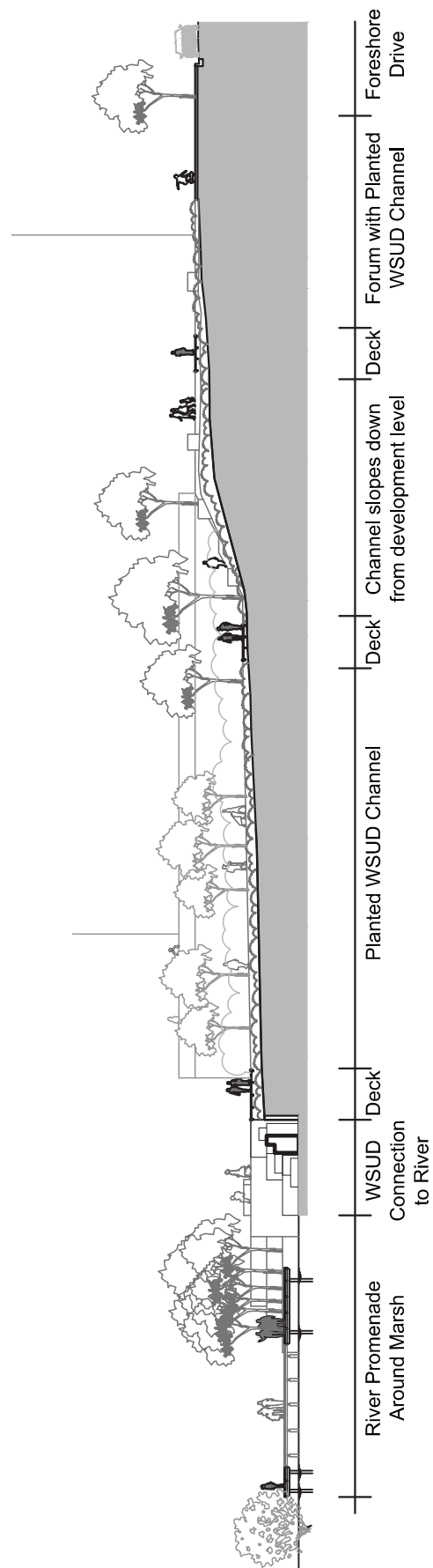




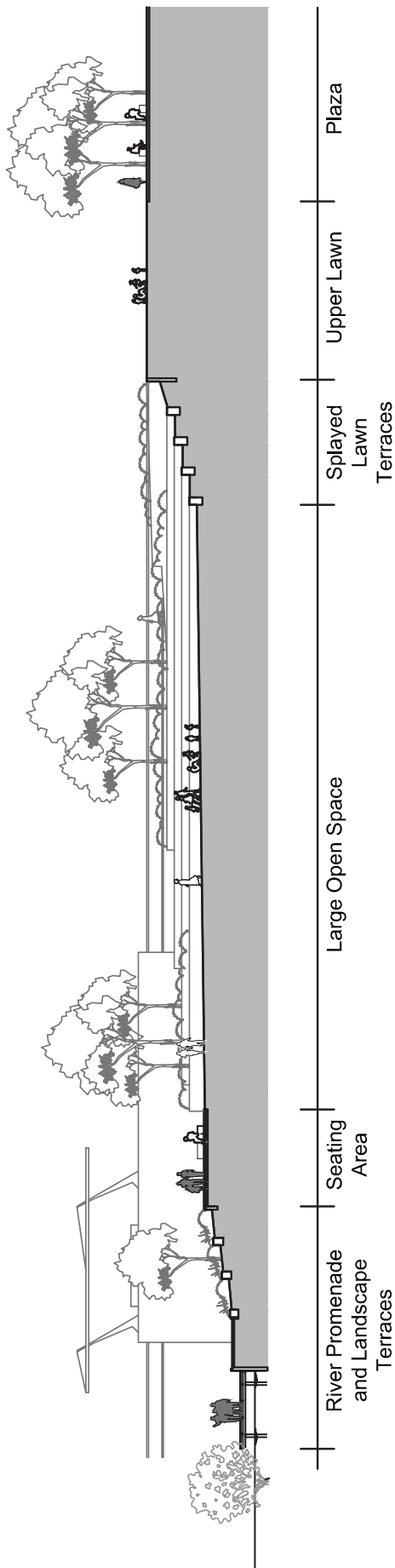
1. The timber and hard paved river promenade, provides access to the foreshore environment and adjoining sites.
2. Accessible paths slide between walls and a series of planted terraces connecting the upper areas to the foreshore.
3. A large open lawn creates a place for active and passive recreation beside the river.
4. A children's place space creates a destination and a point of activity in the foreshore park.
5. A cycle and pedestrian bridge connecting the banks of Parramatta River
6. A deck with BBQ's, tables and chairs and a pergola/ public art installation is offset from the bridge and projects over the foreshore walk, providing extended views of the river.
7. Splayed lawn terraces with seating edges create multiple opportunity spaces for individuals and small groups transitioning from upper areas to the foreshore park and river.
8. Public art elements expressing the sites ecology are located to punctuate key sightlines.



FORESHORE SECTION 1 - Foreshore park west




FORESHORE SECTION 2 - Forum




FORESHORE SECTION 3 - Foreshore park east









KEY




PRECINCT BOUNDARY




FUTURE TRANSPORT CORRIDOR




APARTMENT




RETAIL USES ON GROUND FLOOR




ACTIVE RETAIL USES ON GROUND FLOOR




SUPERMARKET ON GROUND FLOOR




POTENTIAL CHILDCARE FACILITY (LEVEL 1)



UPPER LEVELS



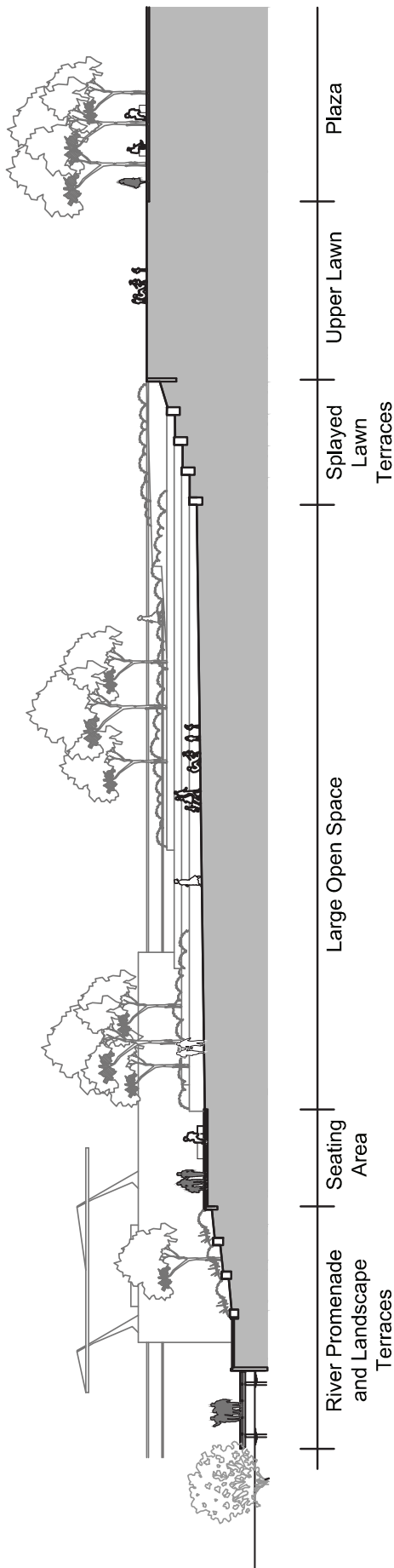
ABOVE GROUND PARKING



SERVICES EASEMENT

SCALE 1:3000 @ A4



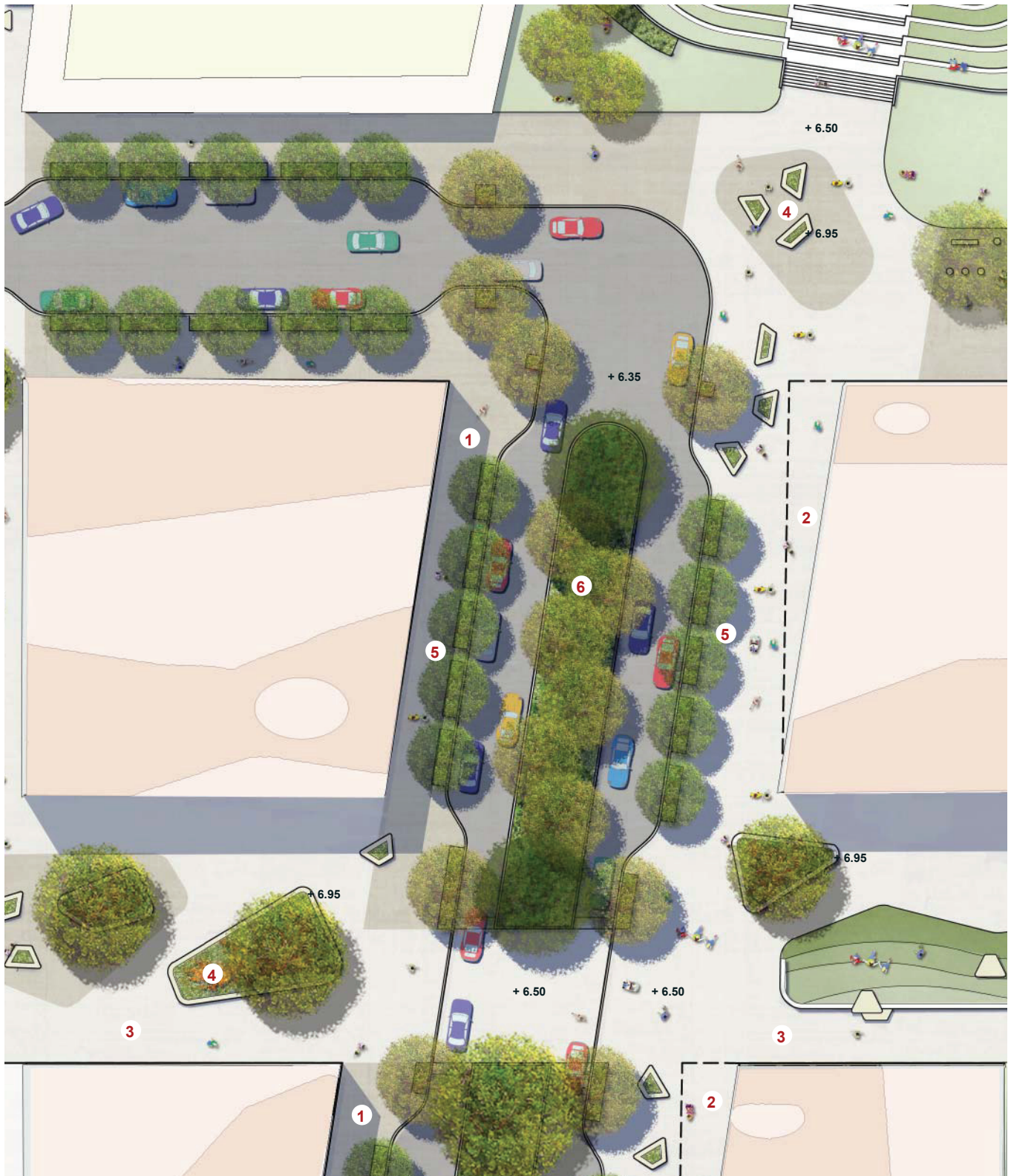


FORESHORE SECTION 3 - Foreshore park east



1. Wide pedestrian areas create comfortable circulation and activation spaces in front of retail premises
2. Large lawn areas with tree planting create a green outlook and break out space to the central hub providing a place of interest and respite. The areas of lawn slope from the planted channel to a seating edge that faces the retail premises.
3. A planted channel winds through the main square, creating a green finger that collects surface water during rain events directing it toward the forum and forming part of the greater WSUD site system.
4. Prefabricated concrete forms are used to build up the planted channel edge and to create clusters of informal social seating off the main circulation spaces.
5. Raised planters with feature tree planting create seating edges and grand planting islands as experienced from above and along the pedestrian access in the large plazas that link spaces
6. Wide plaza's provide circulation space and link the streets and spaces in an east-west direction.



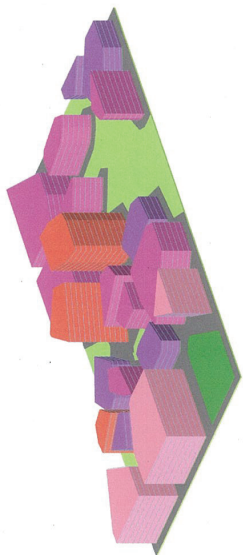
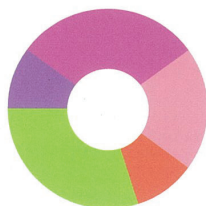


1. Wide pedestrian areas provide comfortable circulation and activation spaces in front of the retail areas
2. Wider footpaths allow for outdoor dining areas to spill out into the streetscape activating and enlivening the development.
3. Wide plaza's and pedestrian crossings provide circulation space and link the streets and spaces in an east-west direction.
4. Raised planters with feature planting and trees create seating edges and islands of green in the large plazas that link spaces
5. Street trees in planted areas green the streets, provide seasonal interest and create a filtered canopy that loosely enclose the voids between the towers making them more comfortable for people.
3. Lushly planted swale's in the centre of the streets collect surface water, green the streets, create pedestrian refuges at crossings and reinforce the green links that extend from the development to the foreshore.



Source: Urban Taskforce Australia: September 2013 - Urban Ideas, p. 26-27

## Town Centre Housing over a Shopping Centre and near a train station: Top Ryde by Crown Group



### Top Ryde

The Top Ryde housing by the Crown Group appears to be on ground level with its gardens, landscaping and pools but it is located over the top of a massive shopping centre right in the middle of Top Ryde.

Living here feels like it's a resort with views to the city and across to the Parramatta

River but the complex is right in the heart of a bustling town centre. The project demonstrates the benefit of having density connected to amenity and this has attracted retiring baby boomers who want to have facilities nearby.

Top Ryde also provides its residents with many amenities including a club room, swimming pool and gardens located in the open space between the 8 and 10 storey buildings.

### Population Density

**700**

people per hectare

Typical Demographic  
Retirees, young couples

### Location

In the middle of an urban town centre

### Amenities

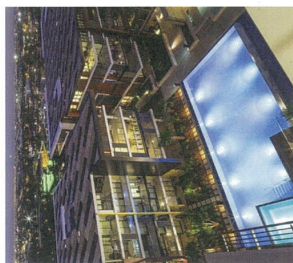
- + swimming pool
- + spa
- + gardens
- + gym
- + theatrettes
- + library
- + large shopping centre
- + buses



Urban Ideas

26

Urban Taskforce  
AUSTRALIA

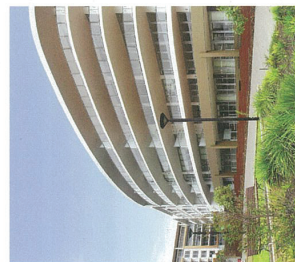


Top Ryde

### Sanctum at Rhodes by Crown Group

Crown has developed a 6 storey apartment building at Rhodes that sits on a site between the waterfront and the town centre with its train station.

The housing enables maximum views of the water and has a scale that sits comfortably with the surrounding landscape.



To view website for Top Ryde go to:  
[toprydecityliving.com.au](http://toprydecityliving.com.au)

To view the flythrough for Sanctum go to:  
[www.youtube.com/watch?v=8YLu9yuj0o](http://www.youtube.com/watch?v=8YLu9yuj0o)

To view the work of the Crown Group go to:  
[www.crowngroup.com.au](http://www.crowngroup.com.au)

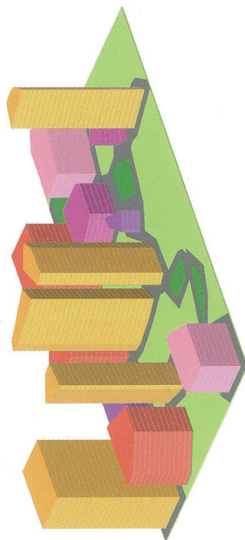
27

Urban Taskforce  
AUSTRALIA

Urban Ideas



## Tall towers maximise views on an urban waterfront site: Jacksons Landing by Lend Lease

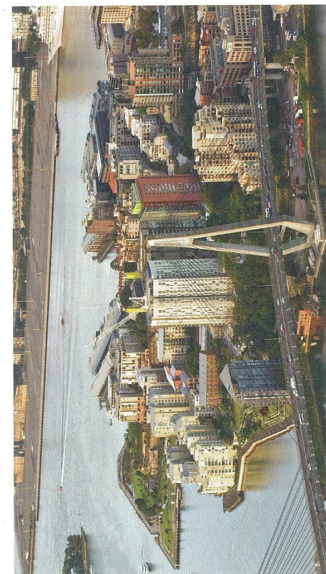


Jacksons Landing is a good example of 25 storey residential towers being sited to create an urban precinct on the end of the Pyrmont peninsula.

Along with the tall towers there are lower residential buildings and a number of commercial buildings as well as retail. The precinct has become popular with retiring baby boomers as can be seen from interviews on their website.

The advantage of the towers is to maximise the spectacular views across the harbour to the city as well as freeing up considerable amounts of space at ground level for gardens. There are significant amenities including a foreshore promenade, a number of restaurants, coffee shops, some large parklands, shops and medical facilities.

The precinct is located close to the city cultural facilities and to the CBD employment area for those wanting to catch the light rail to work.



Population Density

**400**  
people per hectare

Typical Demographic  
Urban evolvers, working couples, urban families

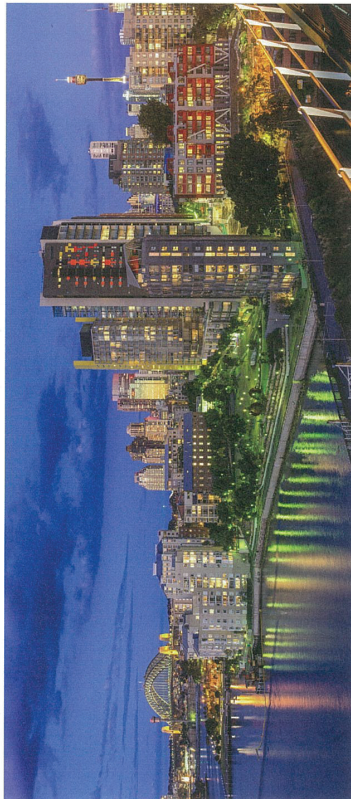
Location  
Urban waterfront

Amenities  
+ covered pool  
+ waterfront promenade  
+ restaurants  
+ parks  
+ gym  
+ shops  
+ buses  
+ light rail

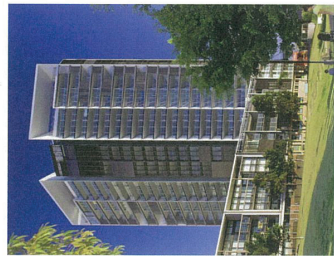
Urban Ideas

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Urban Taskforce



Jacksons Landing by Lend Lease



Silk at Jacksons Landing



The Distillery at Jacksons Landing



Evolve at Jacksons Landing

To view Jacksons Landing go to:  
[www.lendlease.com/en/australia/projects/jacksons-landing](http://www.lendlease.com/en/australia/projects/jacksons-landing)

To view the work of Lend Lease go to:  
[www.lendlease.com/Australia](http://www.lendlease.com/Australia)

Urban Taskforce

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Urban Ideas



Source: Lachlan's Line - Expressions of Interest November 2014, Urban Growth NSW/ Matric Property + CBRE

APPENDIX C: LACHLAN'S LINE URBAN ACTIVATION PRECINCT

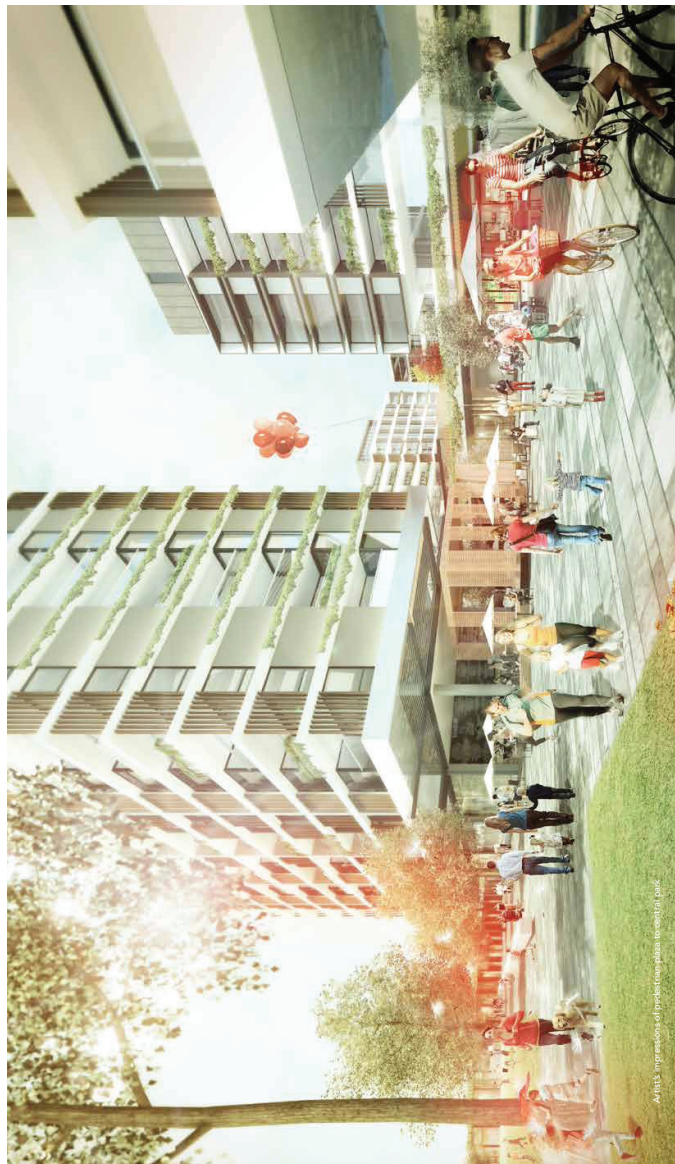


stanisic architects

181 JAMES RUSE DRIVE, CAMELLIA

URBAN DESIGN REPORT

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## EXECUTIVE SUMMARY

Address	25 - 27 Epping Road (corner Delhi Road) MACQUARIE PARK NSW 2113
Legal Description	Proposed Lot 104 & Lot 105 being a subdivision of Lot 101 in Deposited Plan 113776
Site Area	Proposed Lot 104 - 12,531m <sup>2</sup> Proposed Lot 105 - 2,822m <sup>2</sup> <b>Total: 15,353m<sup>2</sup> (approx.)</b>
Zoning	B4 mixed-use according to Ryde Local Environmental Plan 2010
Maximum Building Height*	57m
Gross Floor Area (GFA)*	The following GFA is allocated via a Stage 1 State Significant Development Application: Proposed Lot 104 - 51,836m <sup>2</sup> Proposed Lot 105 - 21,684m <sup>2</sup> <b>Total GFA: 73,520m<sup>2</sup> (approx.)</b>
Indicative Concept**	860 residential apartments and 6,000m <sup>2</sup> retail floor space
Section 94 Contributions	Maximum \$7.8 million liability to deliver cold shell community facility as a stratum
Consent Authority	City of Ryde Council
GST	General Tax Rule
Settlement	Approximately mid 2016
Method of Sale	<b>Stage One - Expressions of Interest</b> Closing 3pm Friday 12 December 2014 <b>Stage Two - Invitation to Tender</b> Sale by tender for shortlisted groups likely to commence early March 2015 and targeting land sale documentation exchange by June 2015.
Vendor's Selling Agents	<b>CBRE</b> <b>Matthew Ramsay</b> 0413 743 355 <b>Ben Vicks</b> 0422 286 015 <b>Scott Spence</b> 0403 222 826 <b>Matrix Property</b> <b>Andrew Antonas</b> 0412 255 131 <b>John Chanderor</b> 0412 888 837 <b>Mark Xie</b> 0421 658 868

\*Awaiting approval by the Department of Planning and Environment (ref: SSD\_5093)  
\*\*Provided for illustrative purposes only and subject to planning approval



Source: Lachlan's Line - Expressions of Interest: November 2014, Urban Growth NSW/ Matric Property + CBRE



INDICATIVE CONCEPT

**Objectives**  
Award winning architects Bates Smart, in collaboration with Laffer Sims Architects and Aspect Studios, have prepared an indicative concept design for around 860 apartments and 6,000m<sup>2</sup> neighbourhood retail.  
The key objectives of the design are to demonstrate:  
• A potential development option for the super lots  
• A minimum benchmark for the built form response  
• Reinforce the key urban design principles of the Lachlan's Line master plan  
• Assess possible apartment yield and mix within SEPP 65, solar access and building height controls  
• Ground floor retail options to activate street, park frontage and bridge landing areas  
• A potential response to Council's Community Centre location and brief requirements  
• Investigate basement and loading dock access options for the residential and retail component  
• Investigate a potential delivery staging option for the development.

The indicative concept comprises 6 residential buildings ranging in height from 7 to 17 levels above a retail podium and basement car parking based on the following:

	Mix (%)	Area (m <sup>2</sup> )	No. Apts	Car Spaces
1 bed	20%	55	172	172
1 bed + study	30%	60	258	258
2 bed	30%	75	258	258
2 bed + study	15%	80	129	129
3 bed	5%	105	43	43
Visitors			86	
<b>Sub-total (Residential)</b>	<b>100%</b>		<b>860</b>	<b>946</b>
Supermarket		3,693	62	
General Retail		2,431	24	
Community Centre		2,500	37	
<b>TOTAL</b>				<b>1,069</b>

Respondents should note the design is a **concept only**. It has not been submitted for planning or development. Respondents should rely on their own investigations to confirm the super lot development options.

Staging

The scheme has been prepared with a potential staging strategy for the super lots, and residential buildings with stand alone basement structures. It also provides for the delivery of the City of Ryde Council's required cold shell community centre within the development of proposed lot 104.

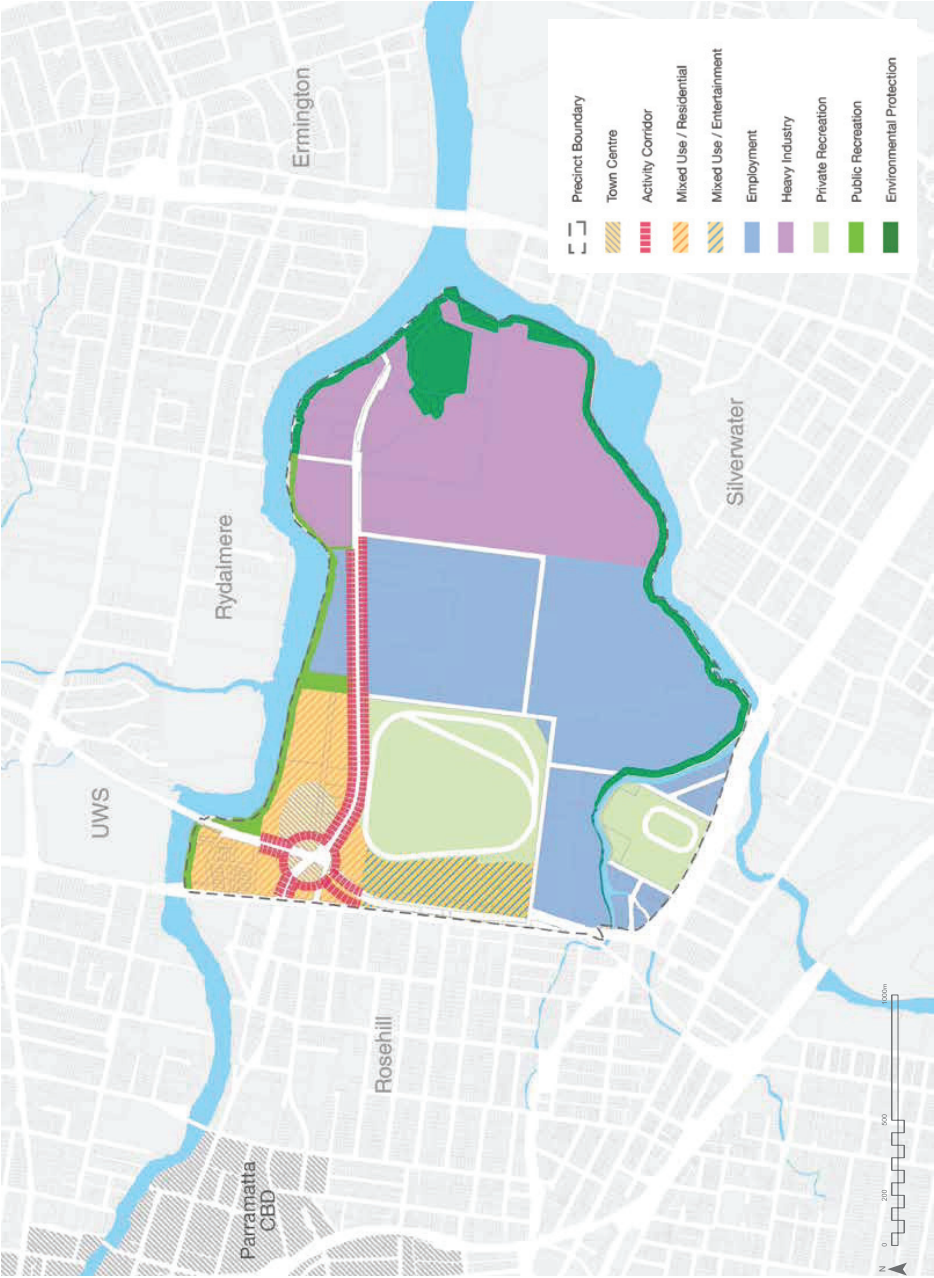


EXECUTIVE SUMMARY

Address	25 – 27 Epping Road (corner Dells Road) MACQUARIE PARK NSW 2113
Legal Description	Proposed Lot 104 & Lot 105 being a subdivision of Lot 101 in Deposited Plan 1131776
Site Area	Proposed Lot 104: 12,531m <sup>2</sup> Proposed Lot 105: 2,836m <sup>2</sup> <b>Total: 15,367m<sup>2</sup> (approx.)</b>
Zoning	B4 mixed-use according to Ryde Local Environmental Plan 2010
Maximum Building Height**	57m
Gross Floor Area (GFA)**	The following GFA is allocated via a Stage 1 State Significant Development Application: Proposed Lot 104: 51,836m <sup>2</sup> Proposed Lot 105: 21,686m <sup>2</sup> <b>Total GFA: 73,522m<sup>2</sup> (approx.)</b>
Indicative Concept**	860 residential apartments and 6,000m <sup>2</sup> retail floor space
Section 94 Contributions	Maximum \$7.8 million liability to deliver cold shell community facility as a stratum
Consent Authority	City of Ryde Council
GST	General Tax Rule
Settlement	Approximately mid 2016
Method of Sale	<b>Private Open Market Sale of Interest</b> Closing 3pm Friday 12 December 2014 <b>Stage Two - Invitation to Tender</b> Sale by tender for shortlisted groups likely to commence early March 2015 and targeting land sale documentation exchange by June 2015.
Vendor's Selling Agents	<b>CBRE</b> <b>Matthew Ramsay</b> 0413 743 355 <b>Ben Wicks</b> 0422 206 015 <b>Scott Gray-Spencer</b> 0400 222 226 <b>Matrix Property</b> <b>Andrew Antonas</b> 0412 253 131 <b>John Chancellor</b> 0412 888 839 <b>Helen Xu</b> 0421 638 868

\*Awaiting approval by the Department of Planning and Environment (ref: SSD\_5093)  
\*\*Provided for illustrative purposes only and subject to planning approval





## 5.2 Land Use

Redevelopment of the precinct will be focused around a new town centre located within the mixed use sub-precinct with primary access to future public transport, Grand Avenue and James Ruse Drive. New homes, jobs, shops, cafes, restaurants, entertainment and local services will be located close to transport connections in an attractive place for people to live, work and visit. The new community of Camellia, and surrounding areas, will enjoy enhanced public access to Parramatta River through new waterfront parks and a riverfront promenade connecting Camellia to Parramatta CBD and Sydney Olympic Park.

A revitalised Grand Avenue will act as a catalyst for a new business activity corridor capitalising on improved public transport and the amenity associated with the new town centre and connecting to the waterfront. These businesses, which will provide a buffer between residential and industrial uses, could act as a hub for research, innovation and emerging technologies to support other industries in the precinct. There is also the opportunity for potential links to the University of Western Sydney.

Significant areas of employment generating land uses are to be retained across the precinct creating opportunities to further develop Camellia as an 'Innovation Precinct' and to build on the precinct's strategic location for freight distribution. Heavy industry is to be retained in the eastern part of the precinct, with the remainder to be transformed into an employment zone where job density will increase.

Entertainment uses will be accessible from James Ruse Drive and the town centre and integrated with public transport and the activity corridor along Grand Avenue.

The Parramatta River waterfront will be gradually transformed to create a linear park and contribute to the open space network both within the precinct and to the broader area.

The type of development envisaged for each of the proposed uses is outlined on the following pages.





Queensland Performing Arts Centre, QLD



Thuringowa Riverway, QLD

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Camellia Precinct - Land Use and Infrastructure Analysis



Mixed Use / Entertainment



Public Spaces

### Mixed Use / Entertainment

An active north-south spine lined with new club and sporting facilities, hotels, function and retail spaces, cafes and restaurants, is to be visually connected to the mixed use residential sub-precinct and river to the north.

Event spaces are to be clearly accessible from James Ruse Drive and the new Camellia town centre, with development integrated with the public transport network.

Streetscape improvements along the interface with James Ruse Drive will enhance the amenity of this sub-precinct.

The southern portion of this sub-precinct is to form a transition between new uses and ongoing industrial uses to the south.

### Public Spaces

The open space framework is to eventually comprise a continuous riverfront promenade that can link Parramatta CBD to Camellia and further to Sydney Olympic Park. The proposed riverfront promenade in conjunction with the established Parramatta Valley Cycleway in Rydalmere north of the precinct, will form a comprehensive riverfront walking and cycling network connecting to Greater Parramatta, consistent with the Parramatta Green Grid project.

A revitalised Grand Avenue is to be the focus for the precinct and provide an east-west connection through the precinct. Dedicated off-street walkways and cycleways, and green links with wider pedestrian and cycleways, and featured landscape settings will provide comfortable walking and cycling connections towards and between the proposed riverfront promenade, waterfront parks, transit facilities, the town centre and event spaces.

Additional public space is to be sought as individual parcels are considered for development.

PREPARED BY THE DEPARTMENT OF  
PLANNING + PARRAMATTA CITY COUNCIL



**KEY**

SITE BOUNDARY  
(68,166 SQM)

RE-1 PUBLIC RECREATION  
(8,166 SQM)

PUBLICALLY ACCESSIBLE OPEN  
SPACE (30,125 SQM)

SERVICES EASEMENT

EXISTING RAILWAY CORRIDOR

STREET

APPENDIX U:  
SHADOW STUDY - WINTER SOLSTICE ORIGINAL MASTERPLAN (OPTION D)



stanisic architects		Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA	
checked			drawing	WINTER SOLSTICE 9AM NE (MASTERPLAN)	
drawn			scale	14 003	
JN		JN	project no.	SHML01A	
JN		JN	drawing no.		

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS





stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 2010 www.stanisic.com.au A/N 1100333481		project	
	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA		drawing	
checked	scale	issue	(MASTERPLAN)	
drawn	JN	@A3	SHML01B	
	JN	project no.	drawing no.	
		14 003		

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects  
Level 2 243 Liverpool Street,  
Brisbane QLD 4000  
www.stanisic.com.au A/N 1100283481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA  
WINTER SOLSTICE 10AM NE  
(MASTERPLAN)

checked	scale	issue
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	drawing no.	SHML02A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au A/N 11002833481	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA		
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		project no.	14 003		
drawn	JN	drawing no.	SHML02B		

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects		Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA	
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			drawing no.		

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS





stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 Tel: 07 5110 99 700 www.stanisic.com.au A/N 11002833481			project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA	
	drawing		WINTER SOLSTICE 11AM NW (MASTERPLAN)			
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	drawn		JN	project no.	drawing no.	
				14 003	SHML03B	

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects Level 2 243 Liverpool Street,  
Brisbane QLD 4000  
www.stanisic.com.au A/N 1100283481

project CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA

drawing WINTER SOLSTICE 12PM NE  
(MASTERPLAN)

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	drawing no.	SHML04A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS





stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au AIN 11002833481	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA		
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drawn	JN	drawing no.	SHML04B		

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects  
Level 2 243 Liverpool Street,  
Bent Street Melbourne 3000  
www.stanisic.com.au AIN 11002833481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA

drawing  
WINTER SOLSTICE 1 PM NE (AMENDED  
MASTERPLAN)

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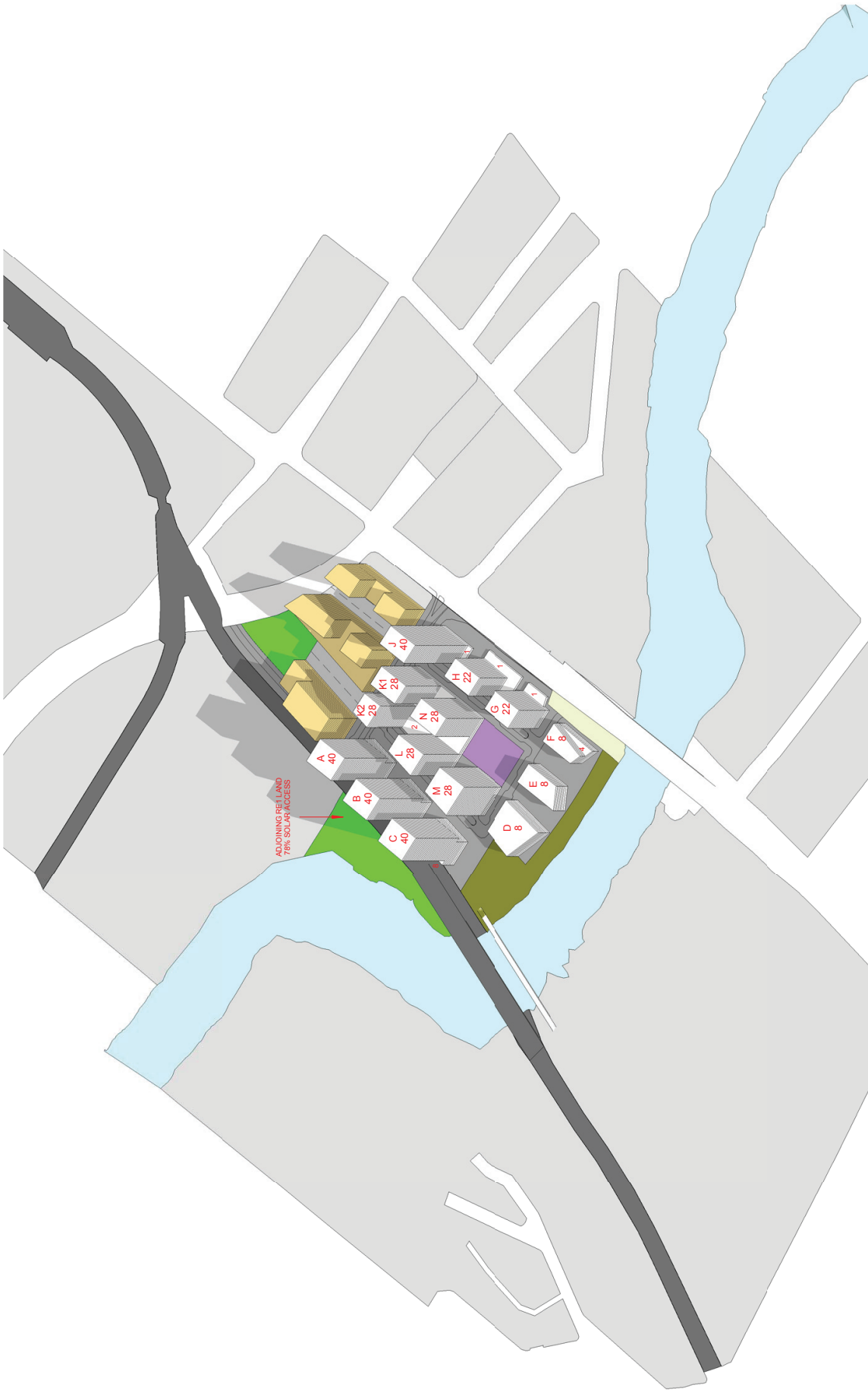
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drawing no.  
ADL05A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS





stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au A/N 11002833481	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA	
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	JN	project no.	14 003	drawing no.
				ADL05B

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects  
Level 2 243 Liverpool Street,  
Brisbane QLD 4000  
www.stanisic.com.au A/N 11002833481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA

drawing  
WINTER SOLSTICE 2PM NE (AMENDED  
MASTERPLAN)

checked  
JN

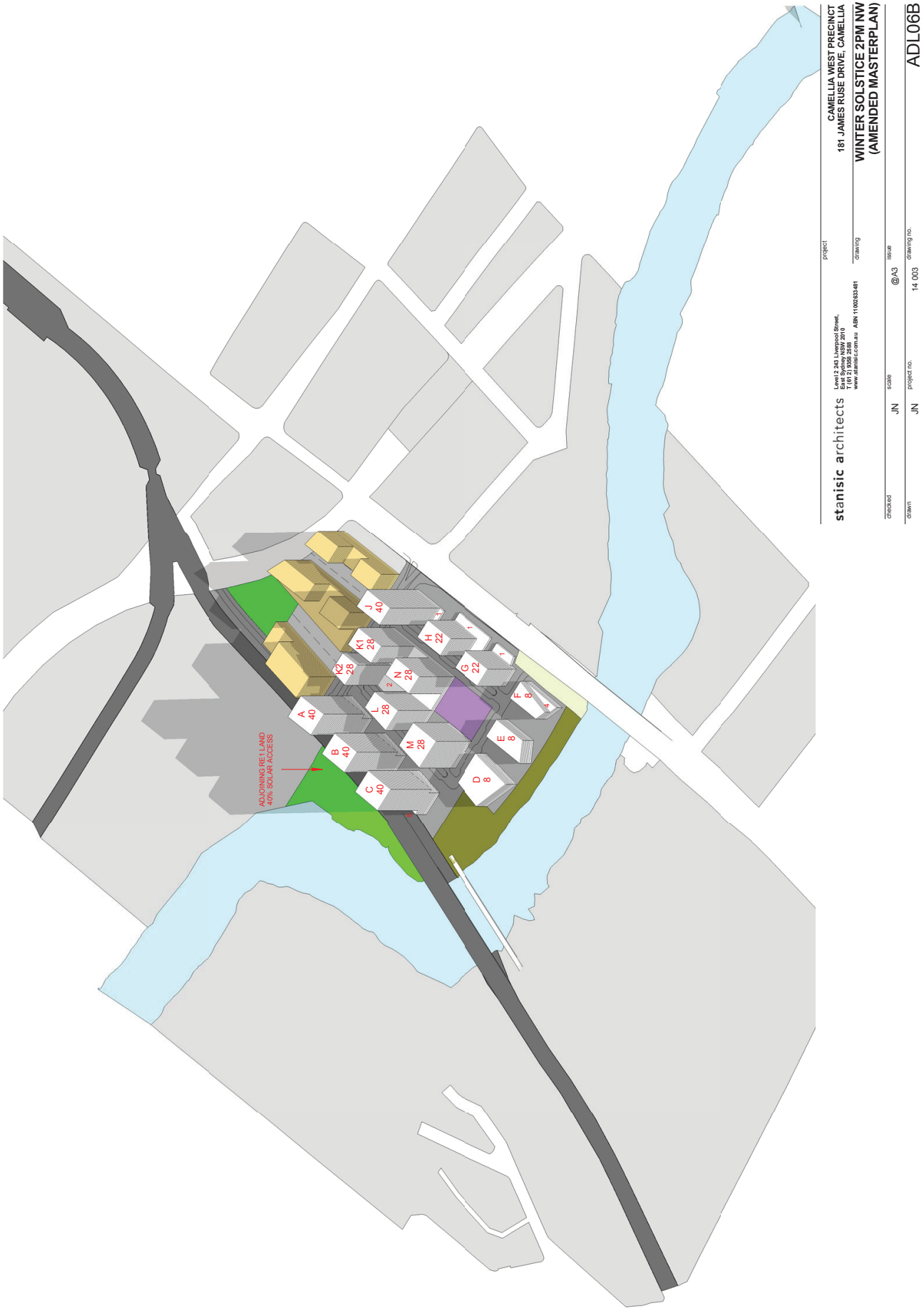
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issue  
14 003

drawing no.  
ADL06A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS







stanisic architects  
Level 2 243 Liverpool Street,  
Brisbane QLD 4000  
www.stanisic.com.au AIN 1100283481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA

drawing  
WINTER SOLSTICE 3PM NE (AMENDED  
MASTERPLAN)

checked  
JN

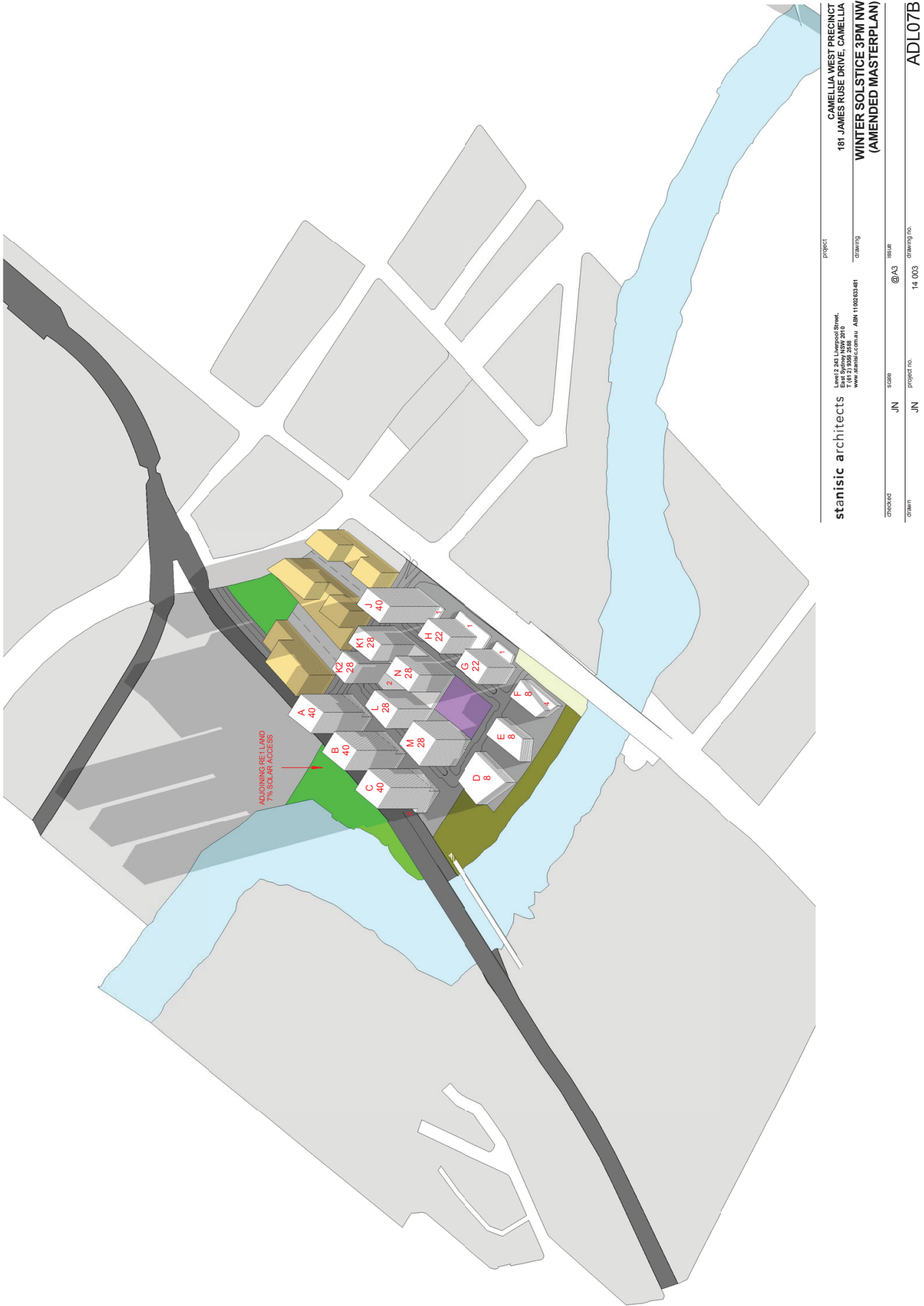
scale  
@A3

issue  
14 003

drawing no.  
ADL07A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS







stanisic architects		Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA	
checked			drawing	WINTER SOLSTICE 9AM NE (MASTERPLAN)	
drawn			scale	SHML01A	
JN		JN	project no.	14 003	
JN		JN	drawing no.	14 003	

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 2010 www.stanisic.com.au A/N 1100333481		project	
	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA		drawing	
checked	scale	issue	(MASTERPLAN)	
drawn	JN	@A3	SHML01B	
	JN	project no.	drawing no.	
		14 003		

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS





stanisic architects  
Level 2 243 Liverpool Street,  
Brisbane QLD 4000  
www.stanisic.com.au A/N 1100283481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA  
WINTER SOLSTICE 10AM NE  
(MASTERPLAN)

checked	scale	issue
JN	@A3	
JN	project no.	14 003
	drawing no.	SHML02A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au AIN 11002833481	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA		
			WINTER SOLSTICE 10AM NW (AMENDED MASTERPLAN)		
checked	scale	issue			
drawn	JN	@A3			
	JN	project no.	14 003	drawing no.	SHAL02B

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects	project		CAMELLIA WEST PRECINCT	
	Level 2 243 Liverpool Street, East Sydney NSW 2011		181 JAMES RUSE DRIVE, CAMELLIA	
	www.stanisic.com.au A/N 1100283481		WINTER SOLSTICE 11AM NE (MASTERPLAN)	
checked	drawing		drawing no.	
	JN		14 003	
	JN		SHML03A	
scale		@A3		issue
project no.		14 003		
drawing no.		14 003		

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS





stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au A/N 11002833481		project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA	
	drawing		WINTER SOLSTICE 11AM NW (MASTERPLAN)		
checked	scale	JN	issue	drawing no.	
	drawing		JN	14 003	SHML03B

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects  
Level 2 243 Liverpool Street,  
Brisbane QLD 4000  
www.stanisic.com.au A/N 1100283481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA

drawing  
WINTER SOL STICE 12PM NE  
(MASTERPLAN)

checked  
drawn  
scale  
project no.  
drawing no.

issue  
@A3  
14 003

SHML04A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au A/N 1100333481	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA		
			WINTER SOLSTICE 12PM NW (MASTERPLAN)		
checked	scale	issue			
drawn	JN	@A3			
	JN	project no.	14 003	drawing no.	SHML04B

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS





stanisic architects  
Level 2 243 Liverpool Street,  
Brisbane QLD 4000  
www.stanisic.com.au ABN 11002833481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA  
WINTER SOLSTICE 1PM NE  
(MASTERPLAN)

checked	scale	issue
JN	@A3	
JN	project no.	14 003
	drawing no.	SHML05A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au A/N 11002833481	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA	
		drawing	WINTER SOLSTICE 1PM NW (MASTERPLAN)	
checked	JN	scale	@A3	
		project no.	14 003	
drawn	JN	drawing no.	SHML05B	

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



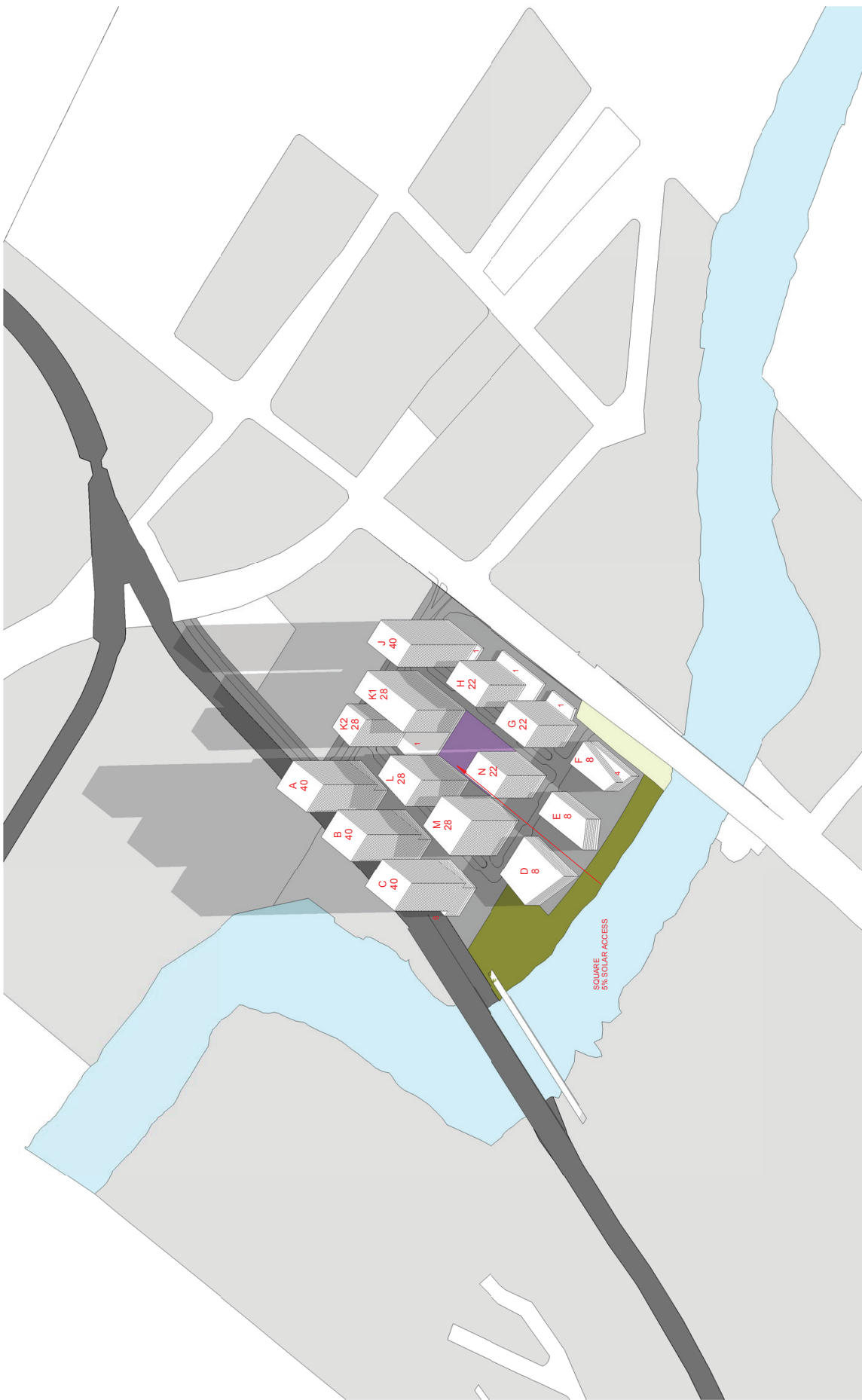
stanisic architects  
Level 2 243 Liverpool Street,  
Brisbane QLD 4000  
www.stanisic.com.au ABN 11002833481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA  
WINTER SOLSTICE 2PM NE  
(MASTERPLAN)

checked	scale	issue
JN	@A3	
JN	project no.	14 003
	drawing no.	SHML06A

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS





stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au A/N 11002833481	project	CAMELLIA WEST PRECINCT 181 JAMES RUSE DRIVE, CAMELLIA	
			WINTER SOLSTICE 2PM NW (MASTERPLAN)	
checked	scale	issue		
drawn	JN	@A3		
	JN	project no.	14 003	SHML06B
		drawing no.		

NOTE: SHADOW DIAGRAMS DO NOT CONSIDER  
SHADOWS CAST BY EXISTING BUILDINGS



stanisic architects  
Level 2 243 Liverpool Street,  
Sydney NSW 2010  
www.stanisic.com.au A/N 11002833481

project  
CAMELLIA WEST PRECINCT  
181 JAMES RUSE DRIVE, CAMELLIA  
WINTER SOLSTICE 3PM NE  
(MASTERPLAN)

checked	scale	issue
JN	@A3	
JN	project no.	14 003
	drawing no.	SHML07A



stanisic architects	Level 2 243 Liverpool Street, Brisbane QLD 4000 www.stanisic.com.au	181 James Ruse Drive, Camellia New South Wales 1510 www.stanisic.com.au	Project
	ABN 11002833481	ABN 11002833481	Drawing
			Issue
Checked	JN	@A3	
Drawn	JN		
		Project no.	Drawing no.
		14 003	SHML07B



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