

9-15 COLUMBIA WAY Norwest

COMMERCIAL MIXED USE DEVELOPMENT
LANDSCAPE PLANNING PROPOSAL [E]

JULY 2022

ARCADIA



Issue E
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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

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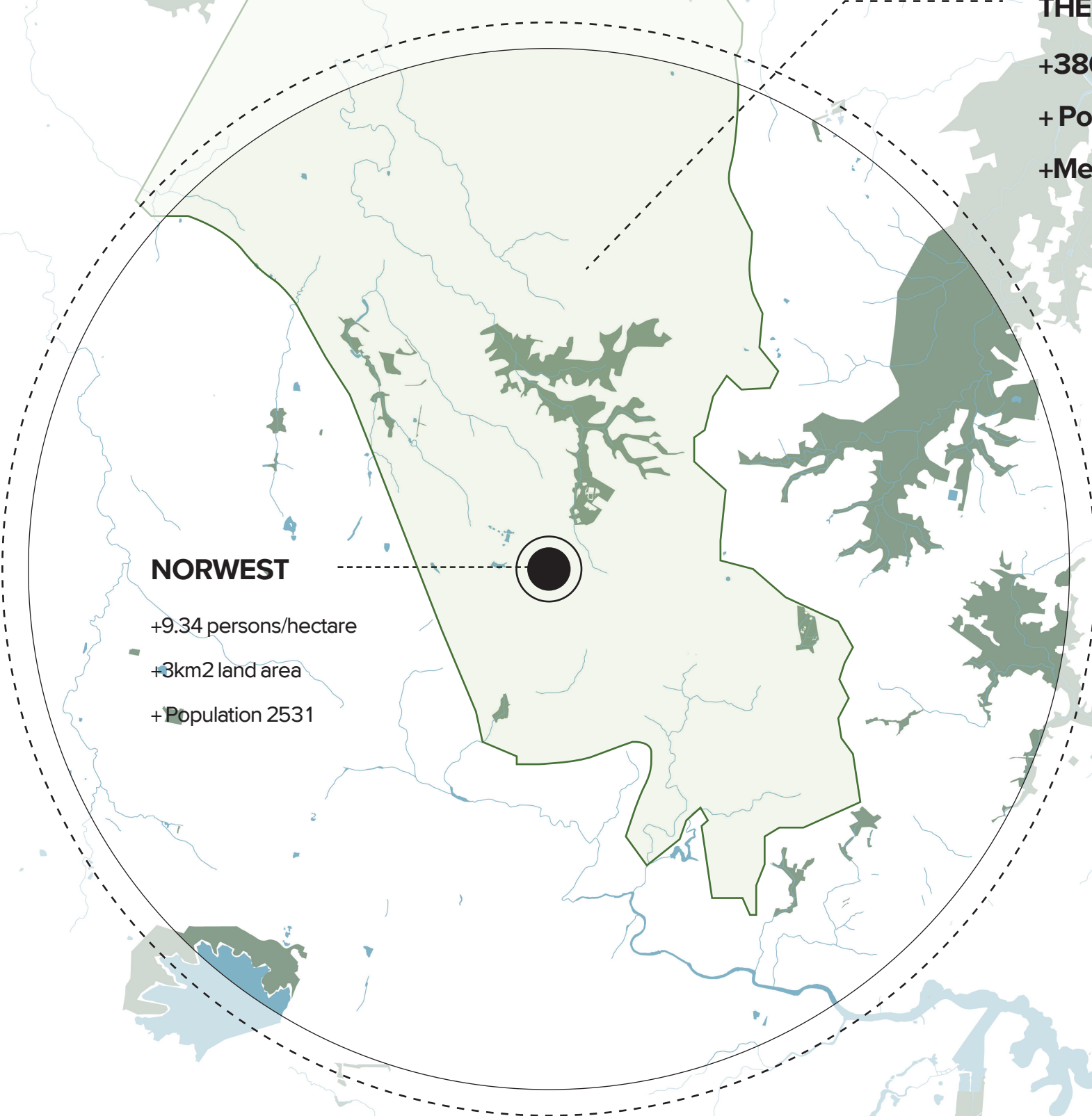
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Analysis

Regional Context

THE HILL SHIRE
+386km2 land area
+ Population 167,847
+Metropolitan fringe

NORWEST
+9.34 persons/hectare
+3km2 land area
+Population 2531



Analysis

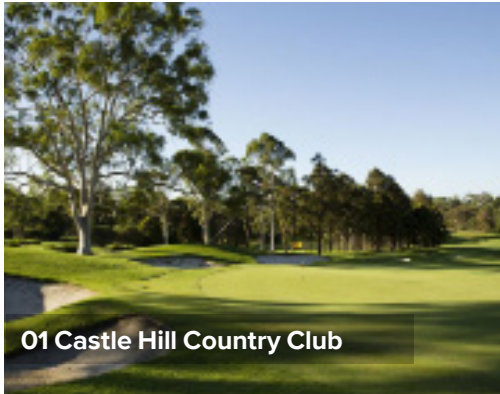
Norwest Development Context

The Hills Strategy

Central City District Plan recognises Norwest as a strategic centre and office precinct providing employment to the region.

Significant mixed use redevelopment in the works which will increase local population, patronage, and catchment.

The project site is well located to be able to contribute to a future high density, pedestrian oriented precinct, forming a western public gateway link to the future high density residential and commercial development oriented around the Norwest Town Centre.



01 Castle Hill Country Club



02 Haven



05 Norwest Station DGL



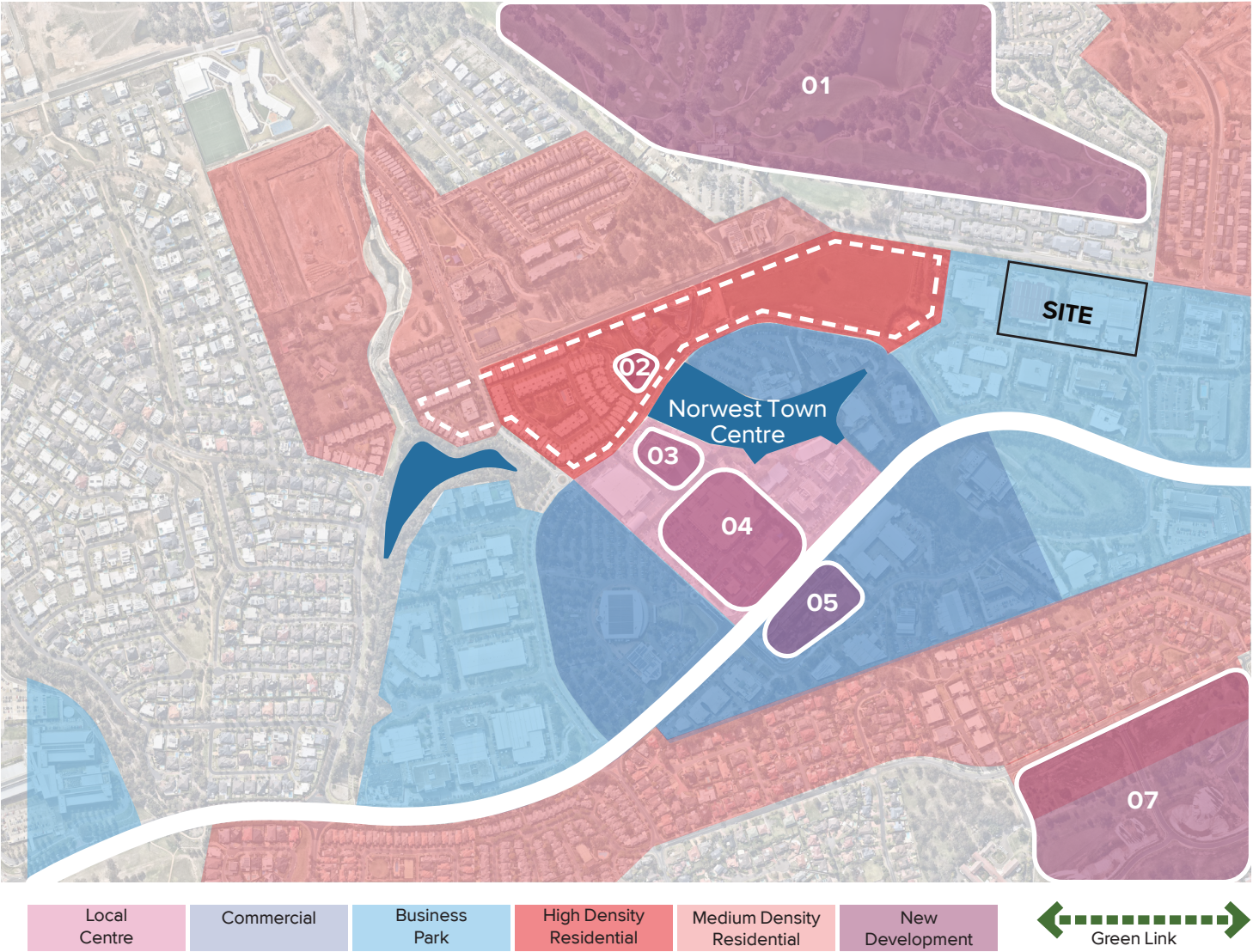
03 The Espalanade



04 Norwest City / Markettown



06 Bellevue Residences



Analysis

History + Heritage

The Colony’s ‘Bread Basket’

Along the Hawkesbury River alluvial sands and gravels brought from faster waters higher upstream have been dumped along the slower flowing edges of the river, together with remains of vegetation (particularly after floods). Over time these alluvial deposits have built up pockets of good soils, some quite extensive. These attracted the early farming ventures along the River from the end of the 18th century, and created the Colony’s ‘bread basket’.

Hills Shire Industry

No heavy industries were developed in The Hills Shire, however the extraction of raw materials and manufacturing plants has played a part in the Shire’s history and development. The plant at Darling Mills founded in 1825 as a steam powered flour mill catered for local farmers’ wheat crops. The mill diversified over the years into the making of linseed oil, tanning, candle making and a tweed factory.

The primary extractive industry in the Hills area was timber. Cedar along the Hawkesbury was a valuable commodity and was used in the construction of numerous homes in the region. Today, a number of sand mines now operate in the northern parts of the Shire.



Pre 1788

The Darug tribe of which consisted a number of family groups (including the Burramattagal and the Toongagal/ Tuga) occupied most of Western Sydney (present for at least 40,000 years). The families of the Cumberland Plain usually camped within 100m of permanent water sources. Evidence of their settlements can be found in places such as West Pennant Hills (dating c. 12,000 years).

1788

European Arrival. Aboriginal custodianship of the Cumberland Plain by the Darug people.

1799

Seven Hills was sub-divided by the Crown into a series of grants to free settlers including 500 acres was transferred to James Robertson. Convict uprising at Castle Hill and Battle for Vinegar Hill in 1804.

1860s

From the 1860s large areas of land from Parramatta to Dural grew fruit. Bella Vista Farm, for example, quintupled its landholding to grow significant wool and citrus crops and was considered one of the major producers in the late 19th century.

1949

North Sydney Brick and Tile Company Limited (Norbrik). Norbrik purchased a total of a thousand acres of land with part being used for their brick and tile manufacturing plant which operated on part of the site from 1956 to 2002.

1992

First Stage of Norwest Business Park. The first large-scale business park in Australia of some 377ha was brought to the market.

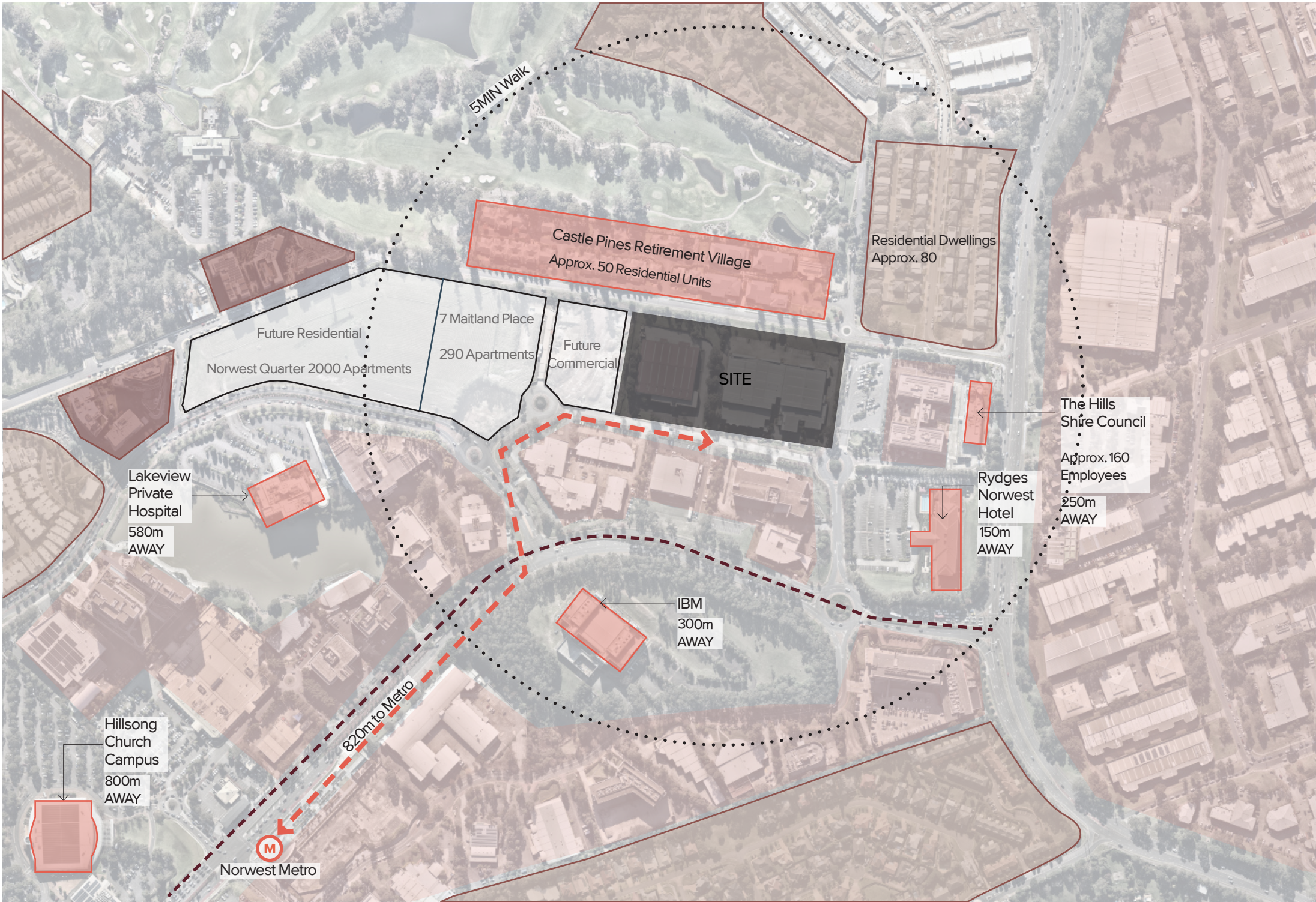
Today

The site and surrounds continue to grow and develop as new adjacent developments around the Norwest Station (Marketown, Essentia, Haven etc). This coinciding with predicted growth in population (within Baulkham Hills area - Sourced from .id Consulting Pty Ltd) by about 13%.

Analysis

Immediate Context

Local Context



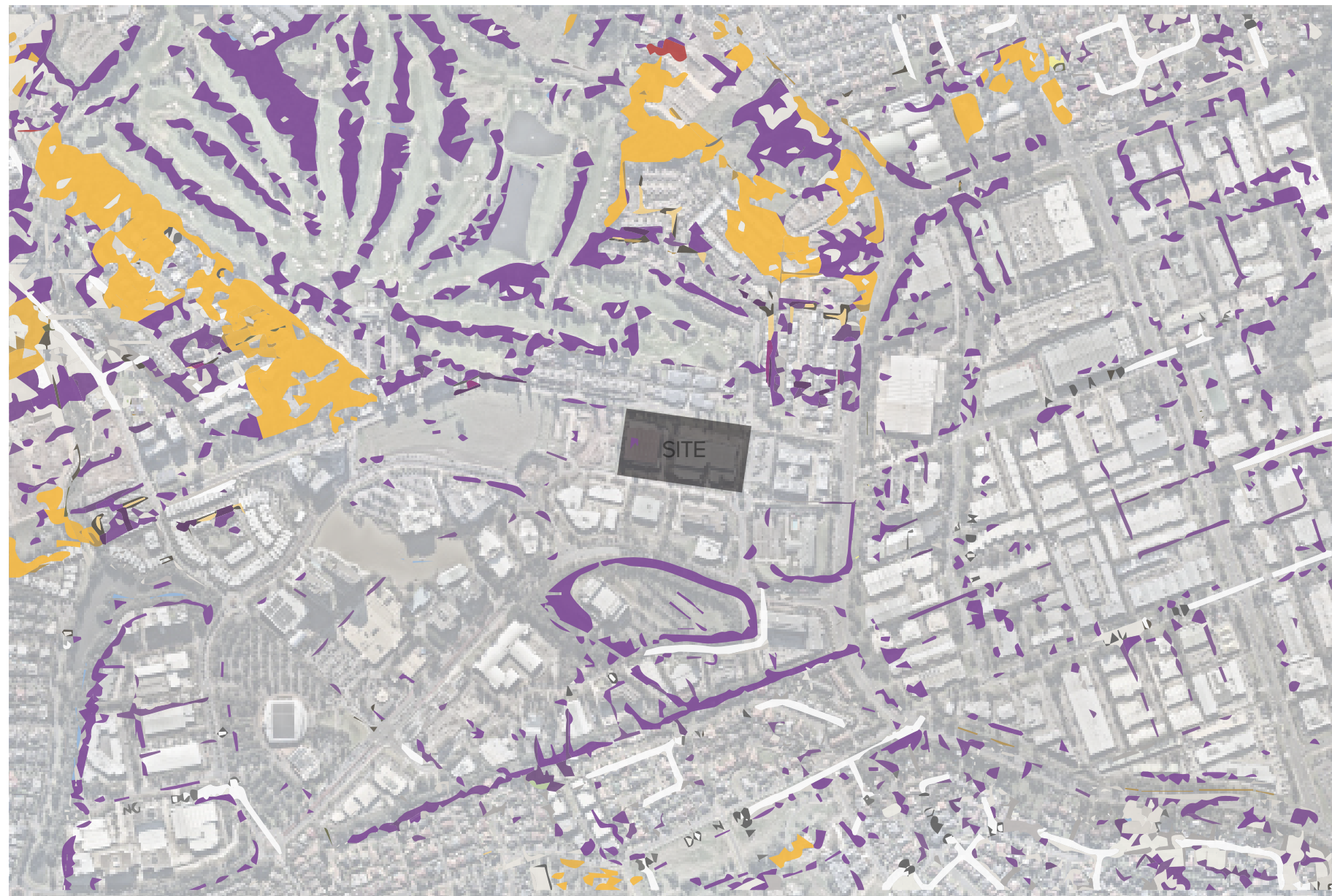
LEGEND

- 1-2 Storey Residential Buildings
- Med-High Density Residential Buildings
- Commercial Buildings
- Norwest Boulevard On-Road Bike Lane
- 5 Minute Walking Radius

Analysis

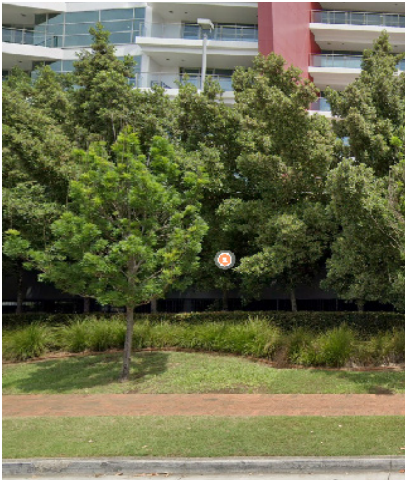
Site Analysis

Vegetation Communities




LEGEND


Gardens + Modified Vegetation



Cumberland Plain Woodland



Blue Gum High Forest





Analysis

Site Analysis

Existing Trees on Site



LEGEND

-  Existing Trees to be retained (31)
-  Trees likely to be impacted by development (45)

Vision

Landscape Vision

Our vision for the site is to establish a new open space typology for Commerical Landscapes in the Norwest which blurs the lines between built form and the landscape as well as the public and private realm. This will be achieved through the manipulation of landform to create seamless 'natural' feeling topography that celebrates local ecologies.



Vision

Design Principles



**BLURRING LINES BETWEEN
BUILT FORM + THE
LANDSCAPE**



**ACCENTUATE
ARCHITECTURAL GESTURES**



PROMOTE CONNECTIVITY



**LOCAL GENEROSITY +
COMMUNITY FOCUSED**



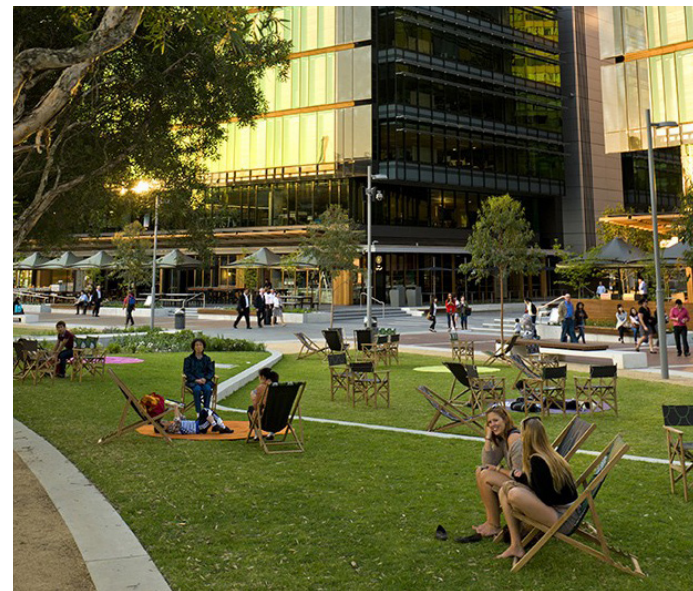
**PROMOTE LANDSCAPE
FOR WELLNESS**

Vision Design Principles



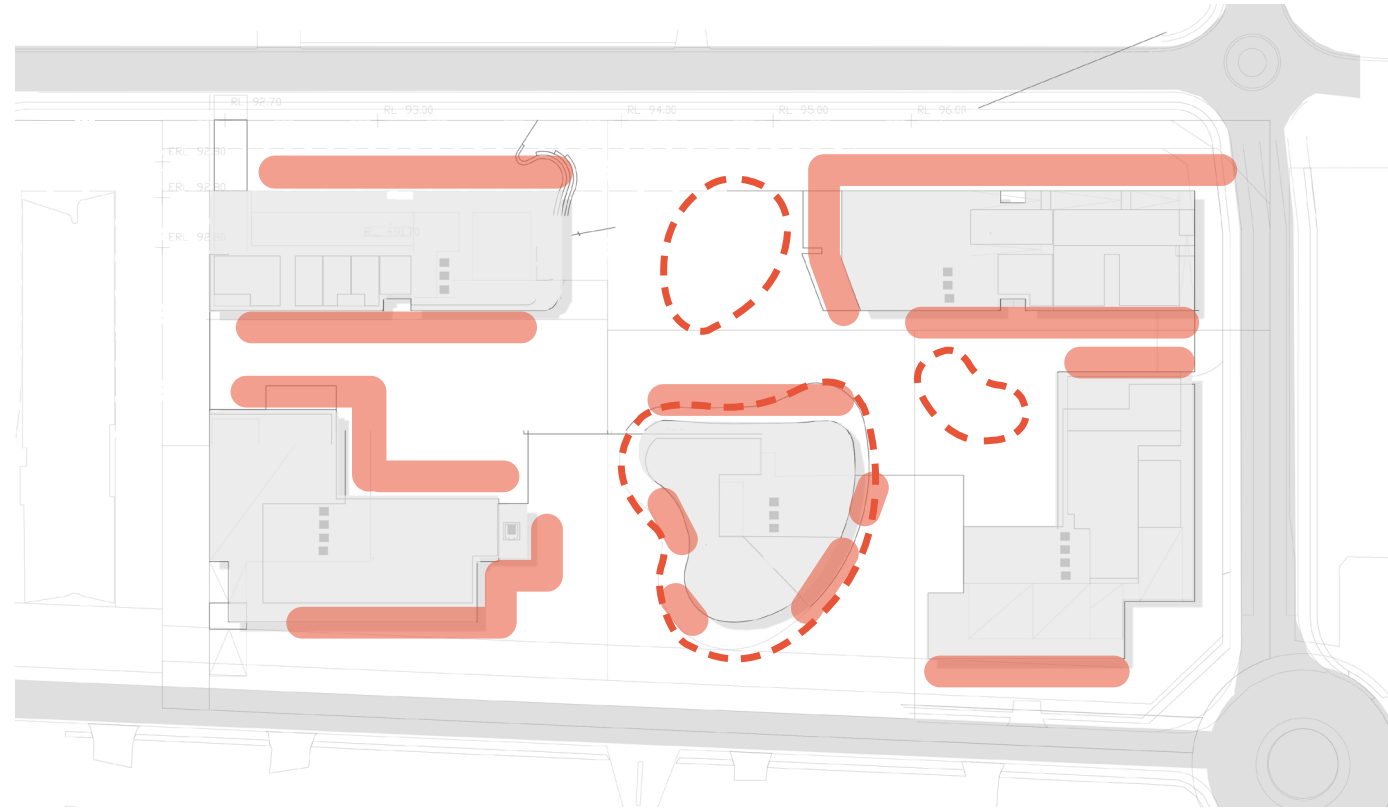
BLURRING LINES BETWEEN BUILT FORM + THE LANDSCAPE

- Incorporate greenery to building facades where appropriate
- Provide views into wider landscape from internal environments
- Introduce soft edges and direct towards desirable sight-lines
- Retain connections to existing native vegetation where possible



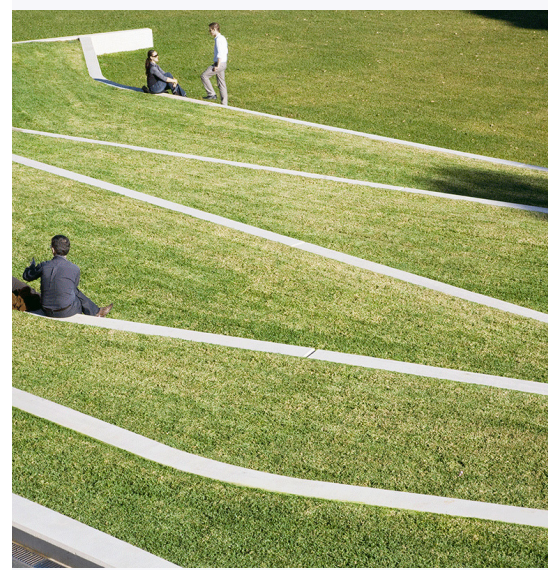
Vision

Design Principles

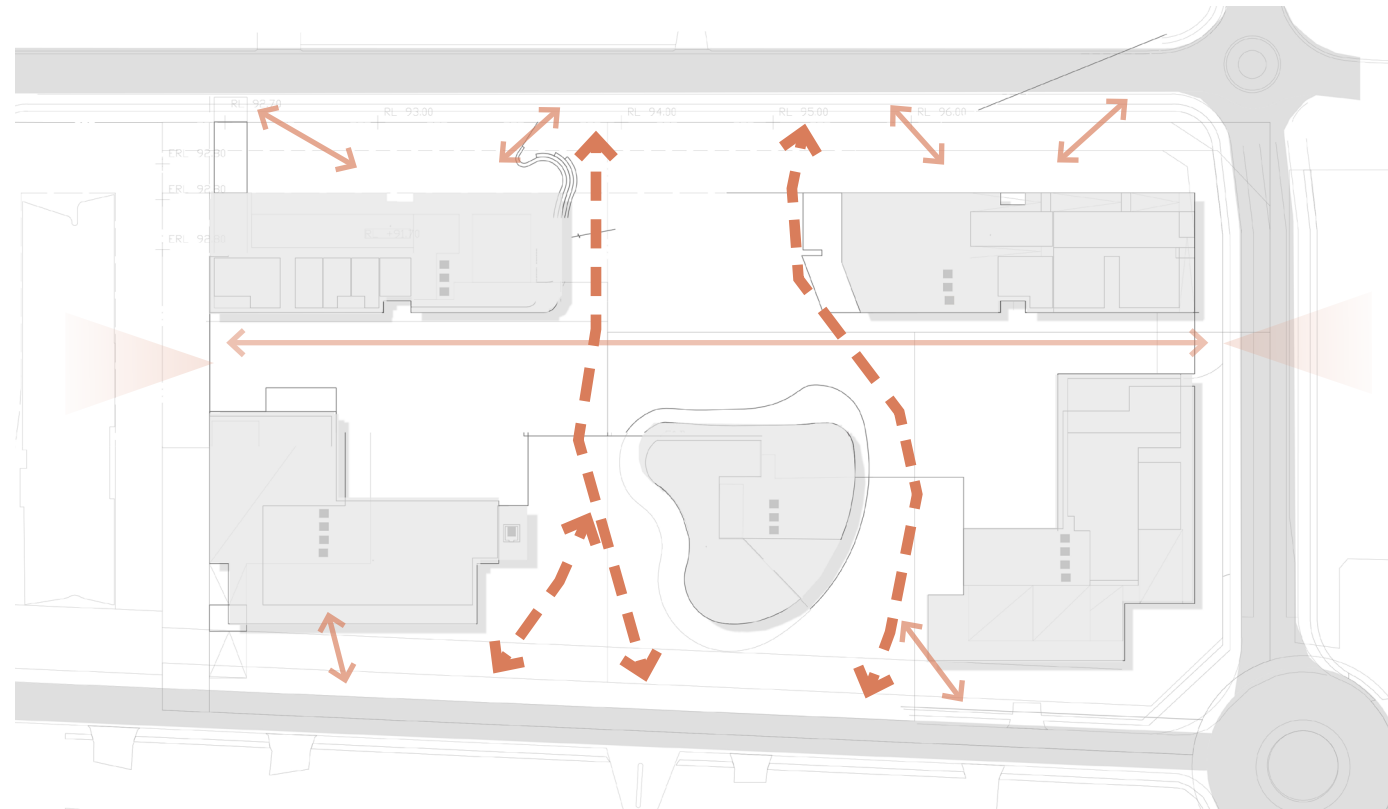


ACCENTUATE ARCHITECTURAL GESTURES

- Provide landscape spaces which directly relate to the internal building use
- Use materials in the landscape which complement the materials in the built form



Vision Design Principles



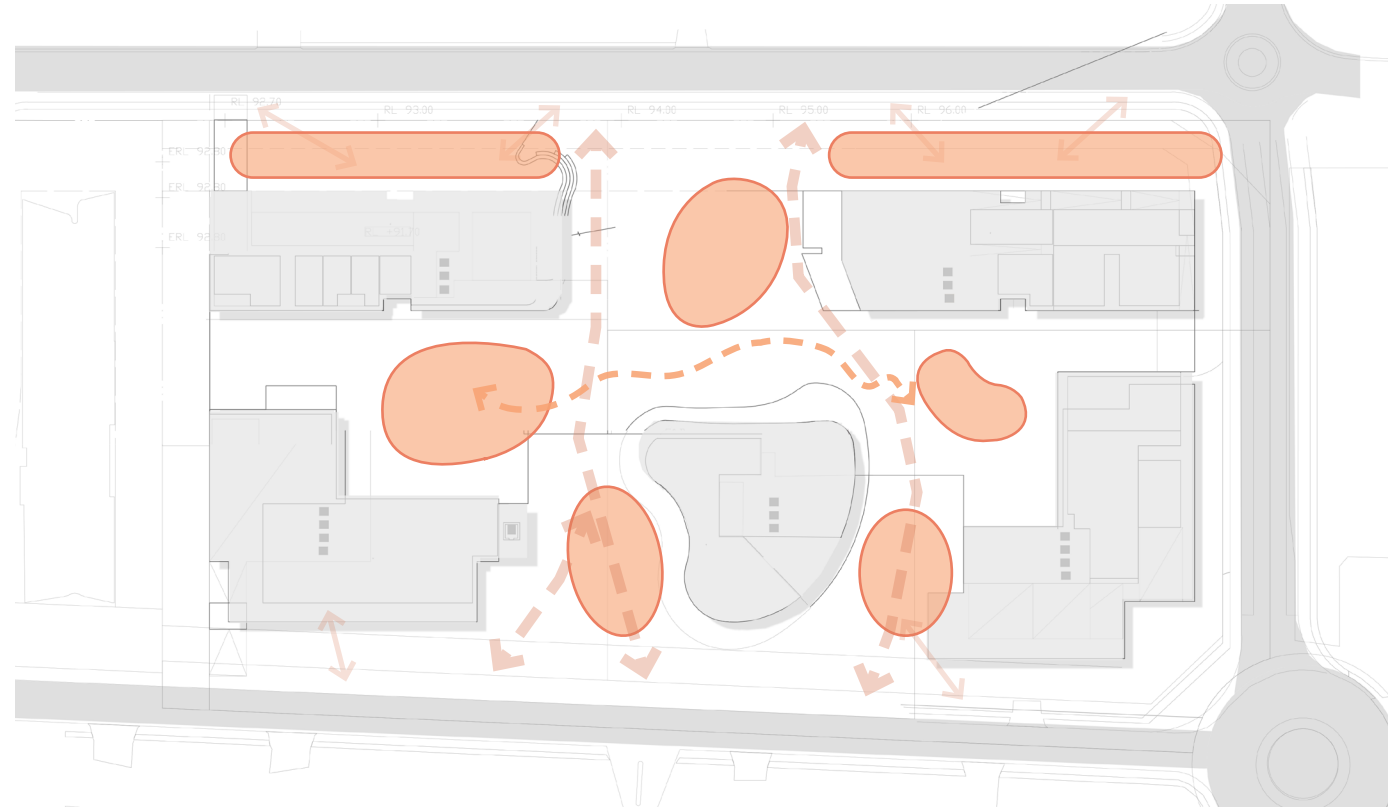
PROMOTE CONNECTIVITY

- Create physical links that respond to pedestrian flows and community needs
- Design symbolic links that connect the site to its broader regional context
- Provide a well connected landscape which responds and works with the complex topography of the site
- Provide views into wider landscape from internal environments
- Leafy outlooks for tenancies



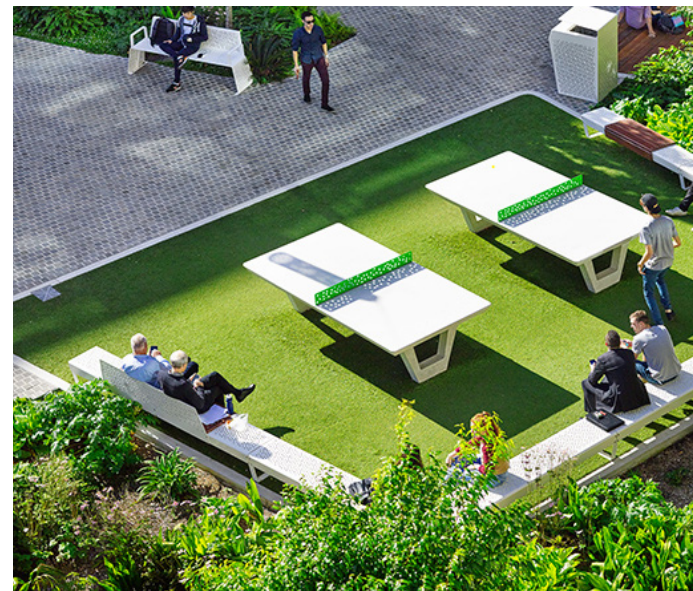
Vision

Design Principles



LOCAL GENEROSITY + COMMUNITY FOCUSED

- Provide a flexible + welcoming landscape for internal + external users with the community
- Provide comfort with appropriate micro-climatic design responses
- Inviting landscape spaces with connections to local neighbourhood



Vision

Design Principles

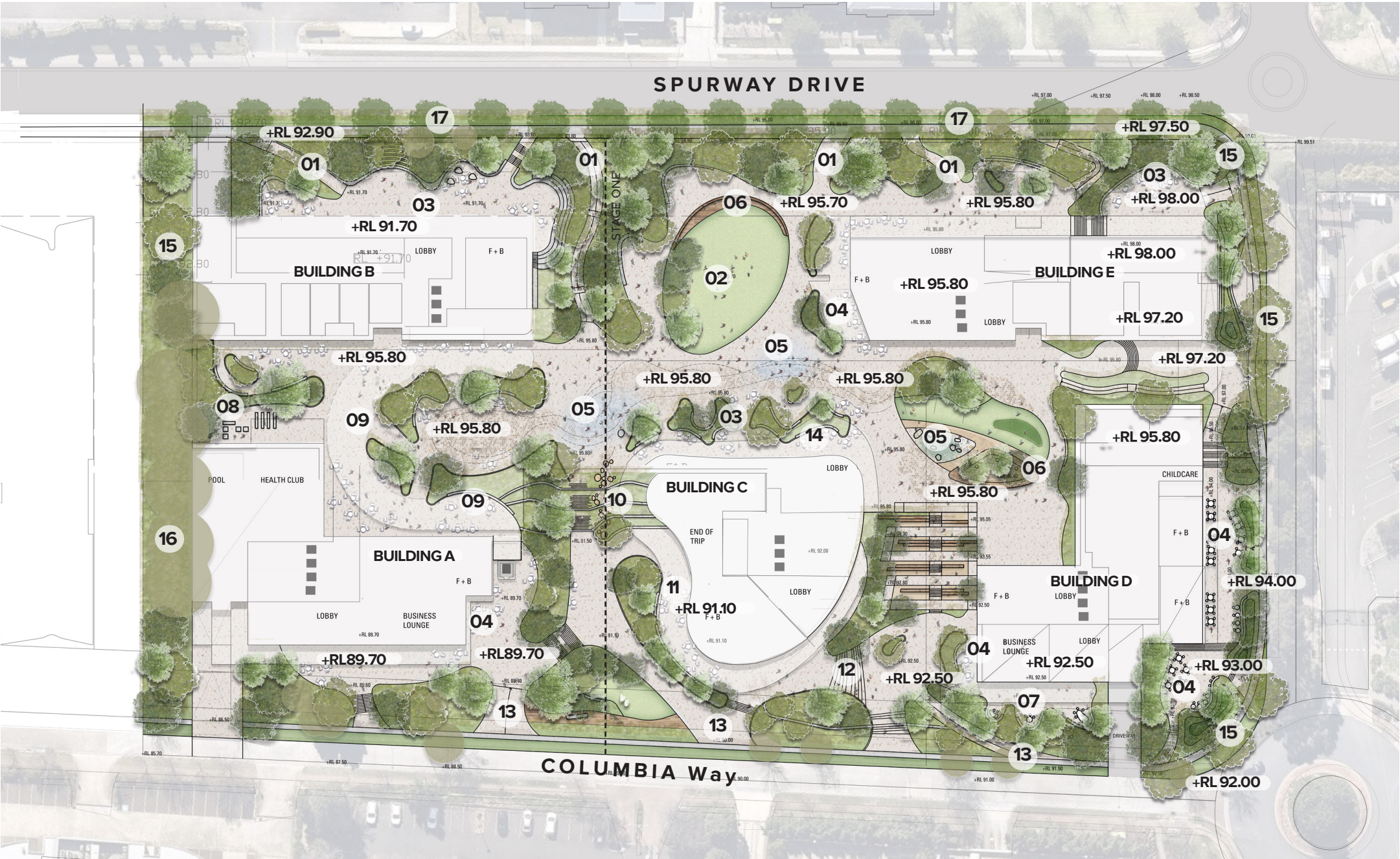


PROMOTE LANDSCAPE FOR WELLNESS

- Design environments which are restorative and provide healing qualities (biophilic)
- Leafy outlook for immediate and adjacent tenancies
- Incorporate biophilic design cues which are woven into the site experience



Concept
Landscape Masterplan

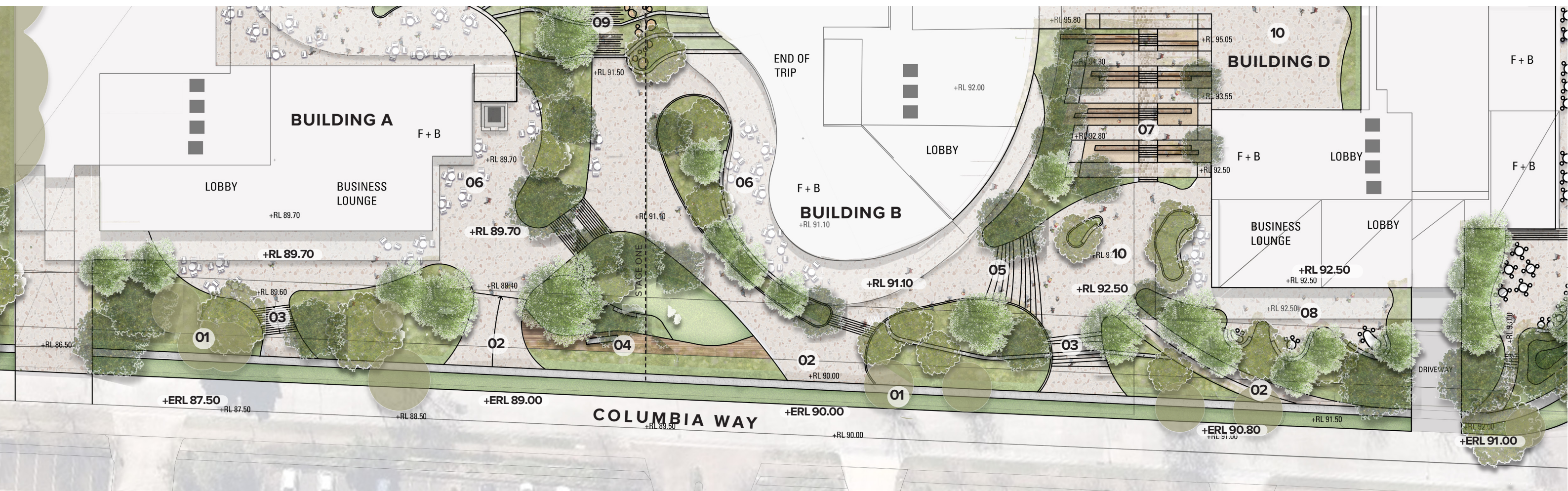


LEGEND

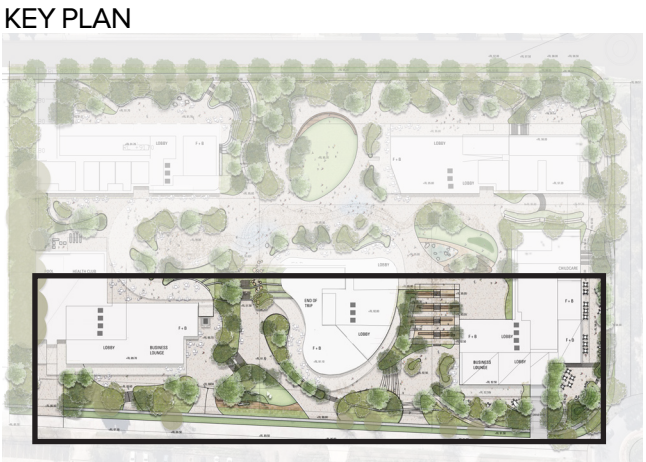
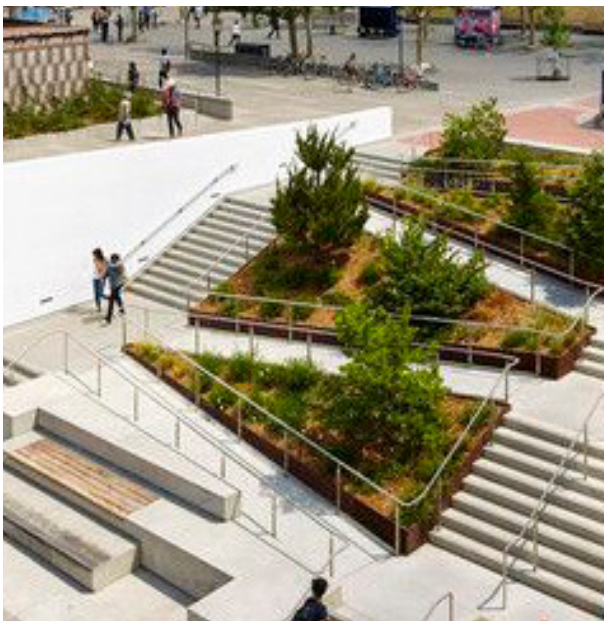
- 01/ Accessible connections from Spurway Drive
- 02/ Central community turf zone
- 03/ Breakout seating/social space
- 04/ Flexible F+B seating
- 05/ Temporary water feature + open plaza
- 06/ Timber lounge
- 07/ Outdoor meeting rooms
- 08/ Heath club outdoor amenity
- 09/ Overhead shade structure + flexible seating
- 10/ Cascading water, retaining + sculptural stairway
- 11/ Lower F+B plaza
- 12/ Stairs to higher plaza
- 13/ Accessible connection from Columbia Way
- 14/ Upper F+B plaza
- 15/ Buffer planting
- 16/ Existing trees
- 17/ Spurway Drive Proposed Street Trees
(Specified as per Council guidelines)



Concept
Landscape Detail Plan_Columbia Way Interface

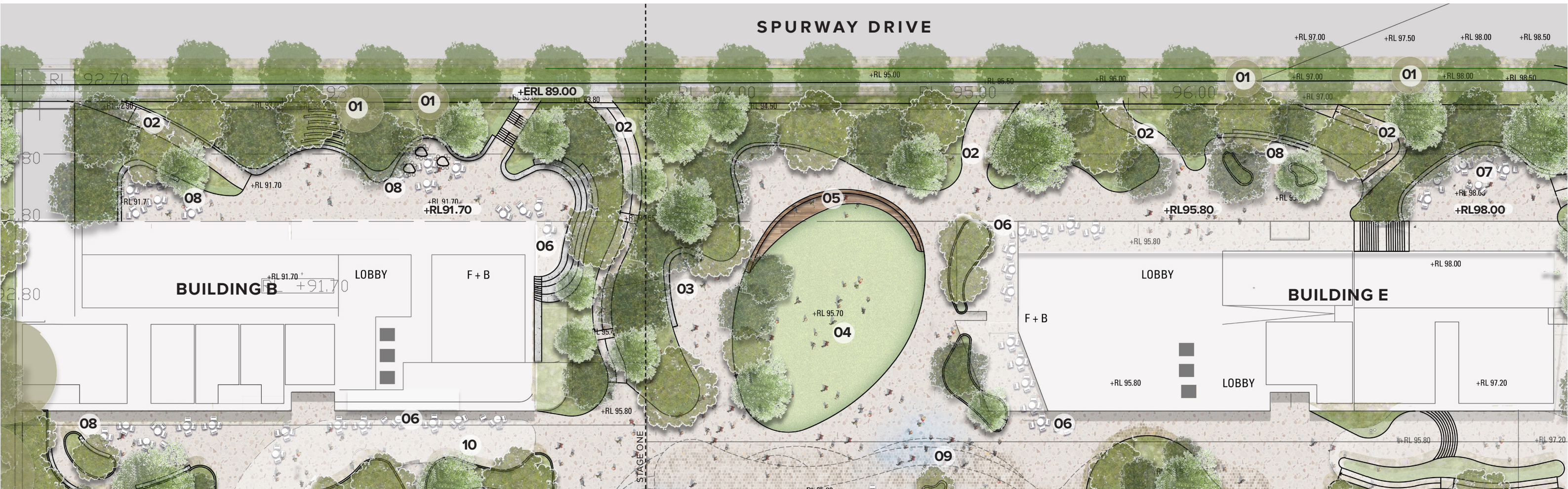


- LEGEND
- 01/ Existing Trees to be retained
 - 02/ Accessible connections from Columbia Way
 - 03/ Entry stairs integrated into planting zone
 - 04/ Decking with Entry Signage
 - 05/ Stair access from lower plaza to upper plaza level
 - 06/ Lower F+B plaza . Flexible cafe seating and social spaces.
 - 07/ Stair access to plaza level
 - 08/ Outdoor meeting rooms/ offerings
 - 09/ Sculptural stairs to upper plaza with feature cascading water elements
 - 10/ Upper plaza level



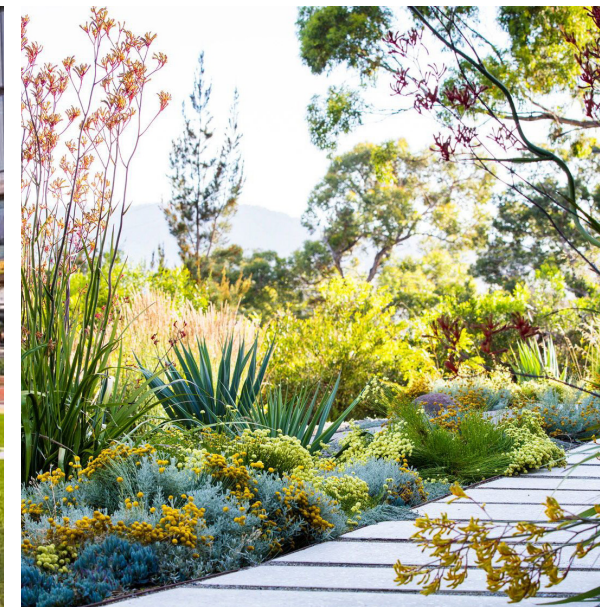
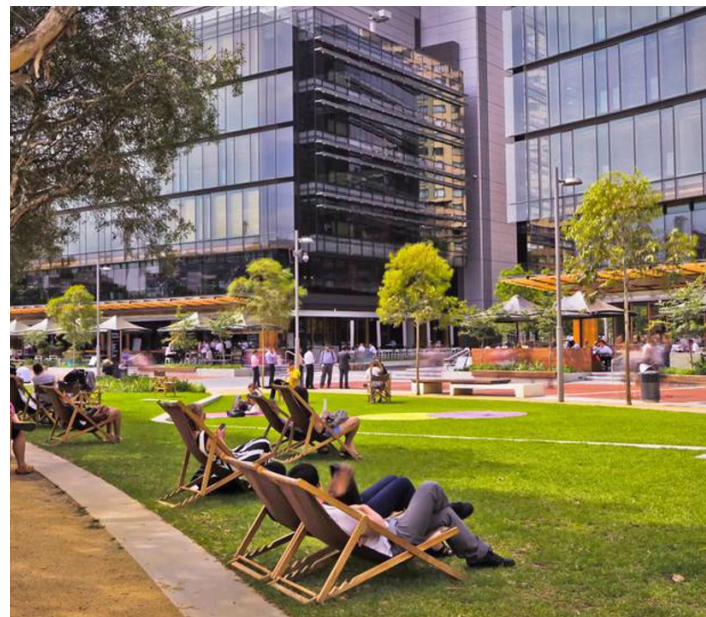
Concept

Landscape Detail Plan_Spurway Drive Interface

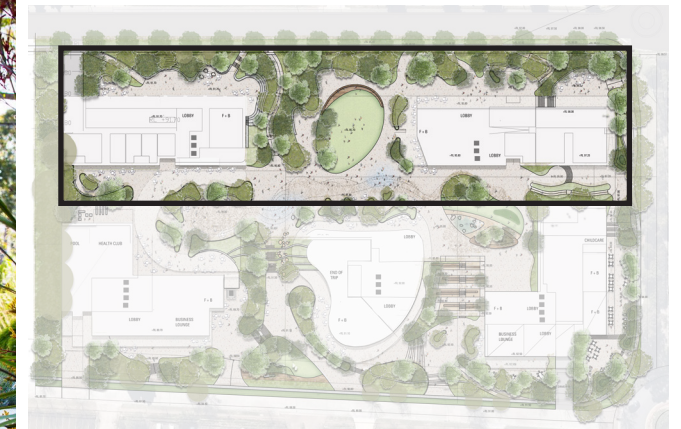


LEGEND

- | | |
|---|---|
| 01/ Existing Trees to be retained | 07/ Outdoor meeting room/ offerings |
| 02/ Accessible connections to Spurway Drive | 08/ Breakout seating/social space |
| 03/ Communal Break Out Zones | 09/ Temporary water feature + open plaza |
| 04/ Central Community turf area | 10/ Overhead shade structure + flexible seating |
| 05/ Timber Lounge | |
| 06/ F+ B Spill Out | |



KEY PLAN

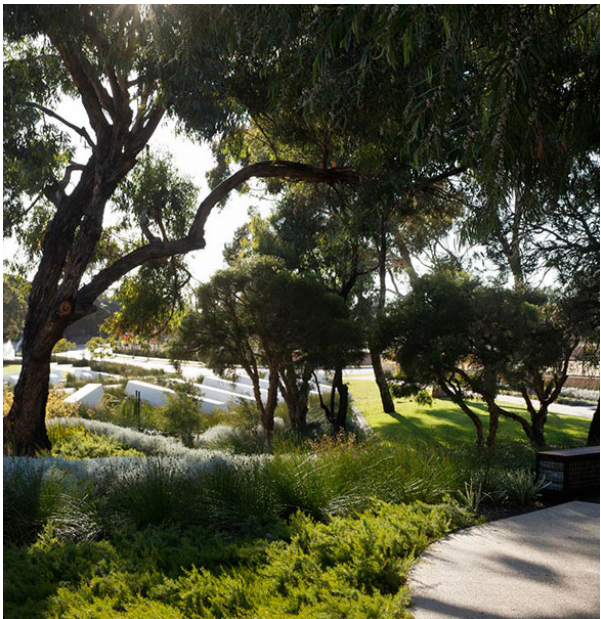


Concept
Landscape Detail Plan_New Road Link Interface



LEGEND

- 01/ Existing Trees to be retained
- 02/ Accessible ramp connection to Podium level
- 03/ F+ B Spill Out
- 04/ Mounded Planting
- 05/ Stair Access
- 06/ Overhead shade structure
- 07/ Pedestrian path



KEY PLAN



Concept Landscape Detail Plan_Podium Spaces

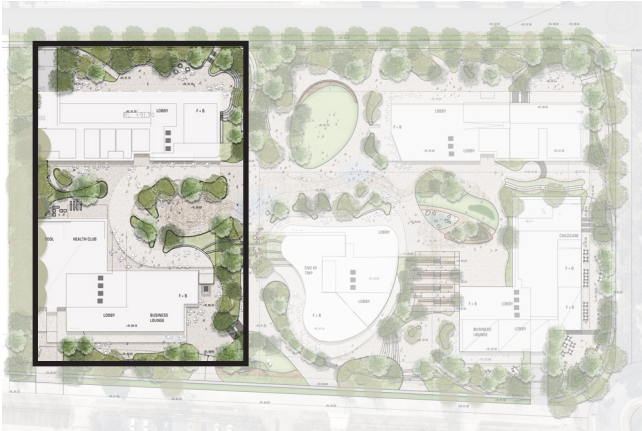


LEGEND

- 01/ Existing Trees to be retained
- 02/ Overhead shade structure + flexible seating
- 03/ Temporary water feature + open plaza
- 04/ Landscape terraces
- 05/ Outdoor Health Zone
- 06/ F+B Spill Out
- 07/ Breakout seating/ social space
- 08/ Sculptural stairs to upper plaza with feature cascading water elements
- 09/ Buffer planting



KEY PLAN



Concept



LEGEND

- 01/ Accessible connection to Columbia Ave.

- ## 02/ Timber lounge

- ### 03/ Temporary water feature + open plaza

- #### 04/ Central community turf area

- ### 05/ Integrated ramp and stairs with landscape terracing

- 06/ Breakout seating/ social space

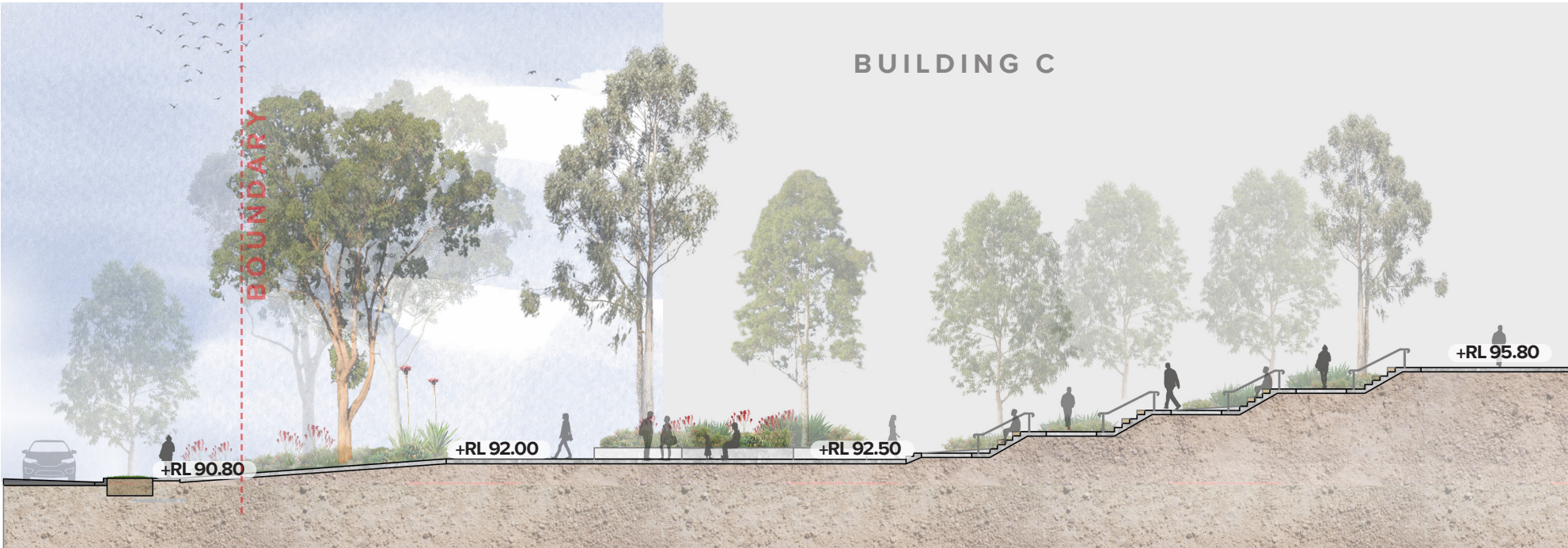
- ### 07/ Timber deck seating / social space



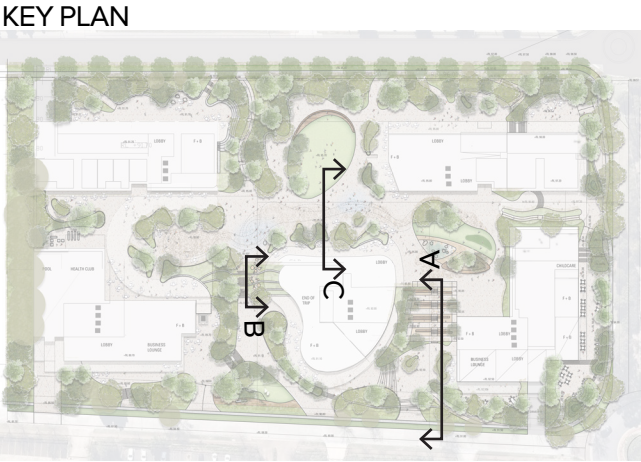
KEY PLAN



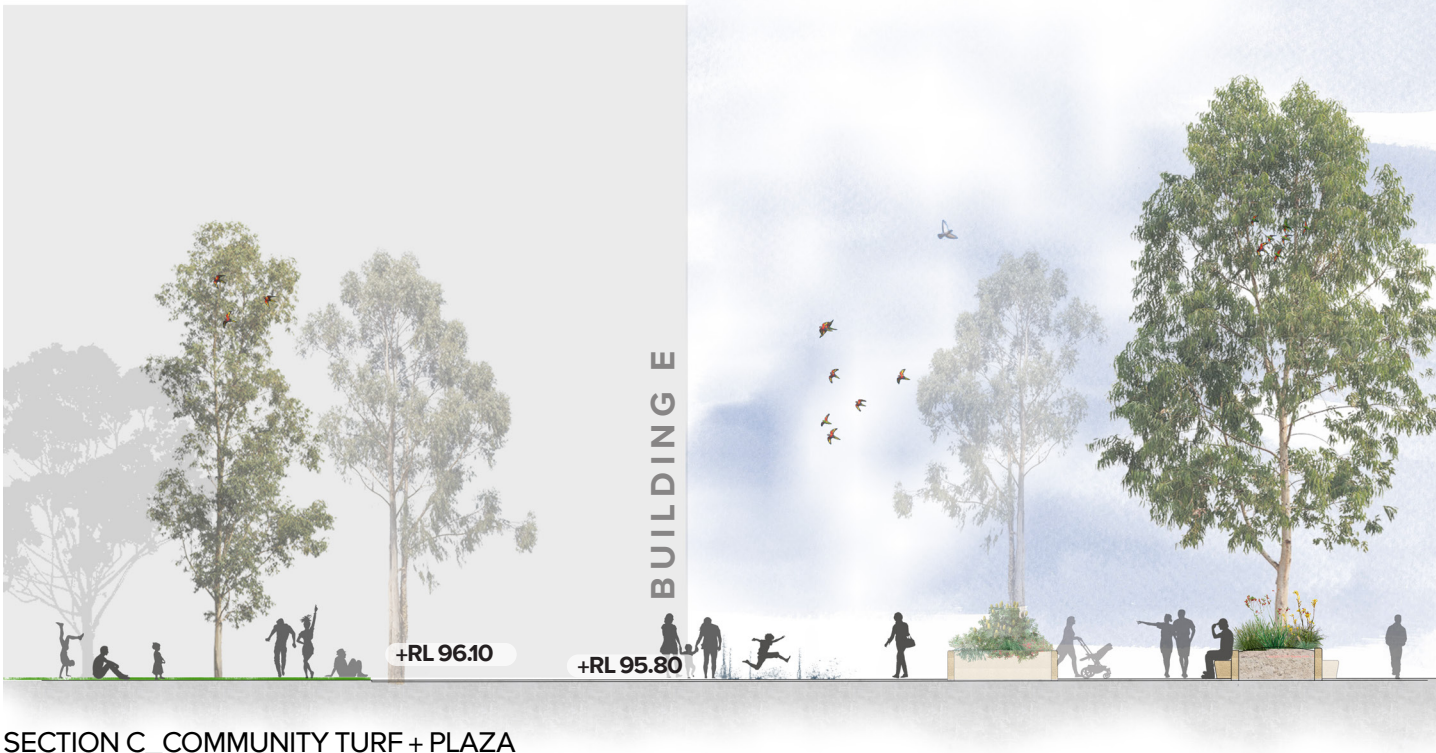
Concept
Landscape Sections



SECTION A_COLUMBIA WAY INTERFACE

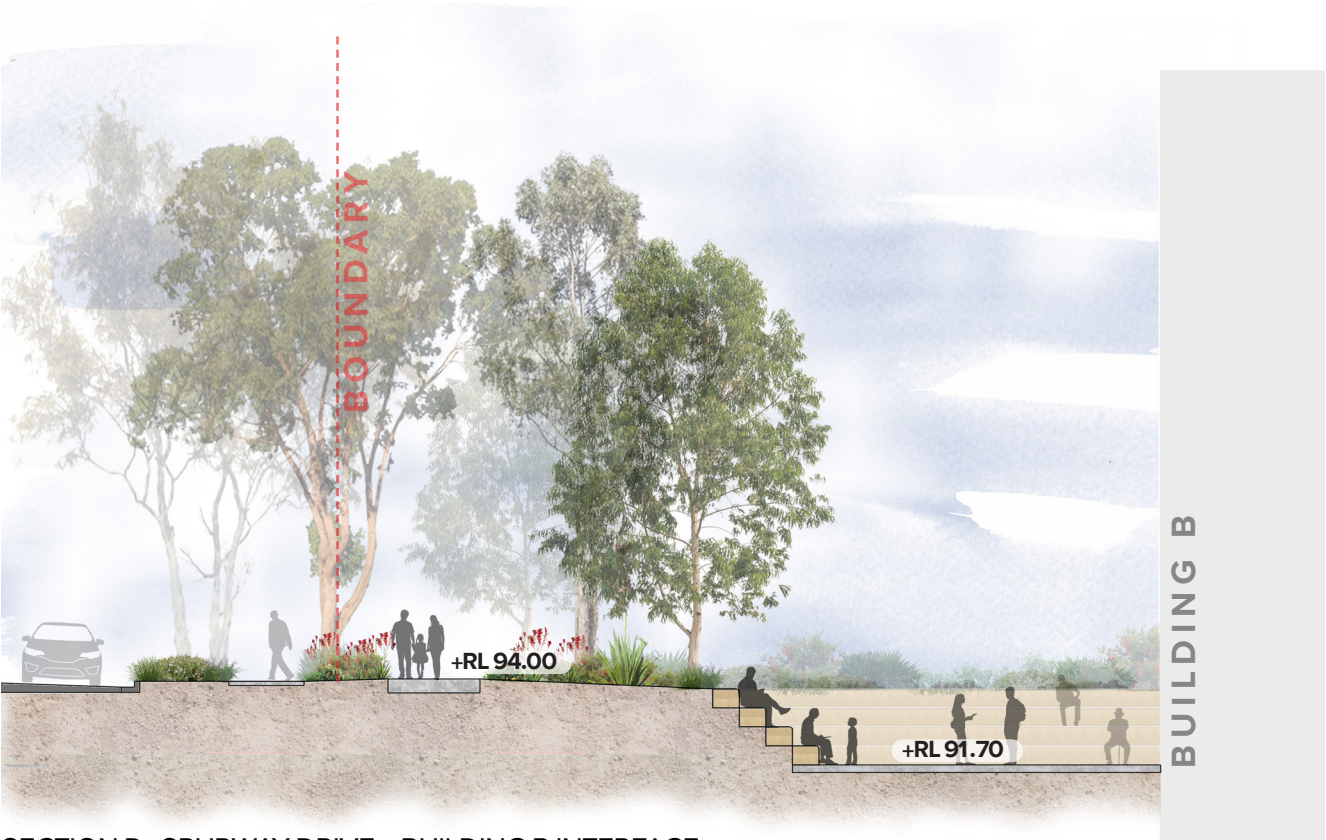


SECTION B_LANDSCAPE WATER ELEMENT + TERRACING

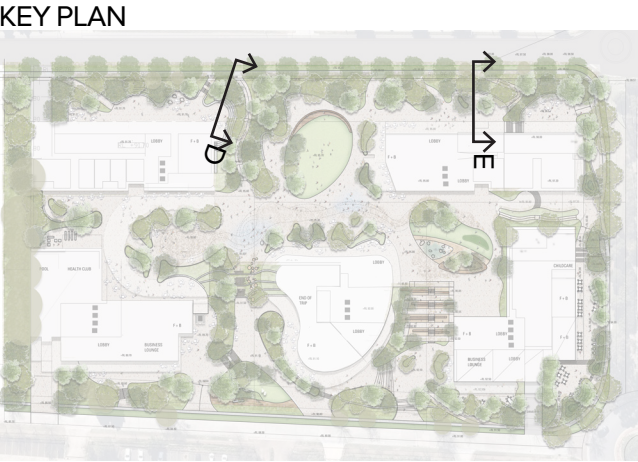


SECTION C_COMMUNITY TURF + PLAZA

Concept
Landscape Sections



SECTION D_SPURWAY DRIVE + BUILDING B INTERFACE



SECTION E_SPURWAY DRIVE + BUILDING E INTERFACE

Masterplan Strategies

Canopy cover

STRATEGY

- Use tree canopy coverage as a means to mitigate Urban Heat Island Effect
- Use Indigenous trees where possible to promote local ecological health

LEGEND

- Existing tree canopy cover to be retained
- Proposed tree canopy cover
- Proposed Spurway Drive canopy cover
- Structured Shade Covers (Free Standing)

CALCULATIONS

Existing Tree Retention Percentage = 40.7%

Number of Proposed Trees = 193

Percentage (Approx.) of Site Area covered by Proposed Tree Canopies = 25%



Masterplan Strategies

Softscape cover

- STRATEGY
- Use planting canopy coverage as a means to mitigate Urban Heat Island Effect
 - Use Indigenous trees where possible to promote local ecological health

LEGEND

Proposed Softscape Planting

CALCULATIONS

Percentage (Approx.) of Site Area covered by Proposed Softscape Planting = 31%



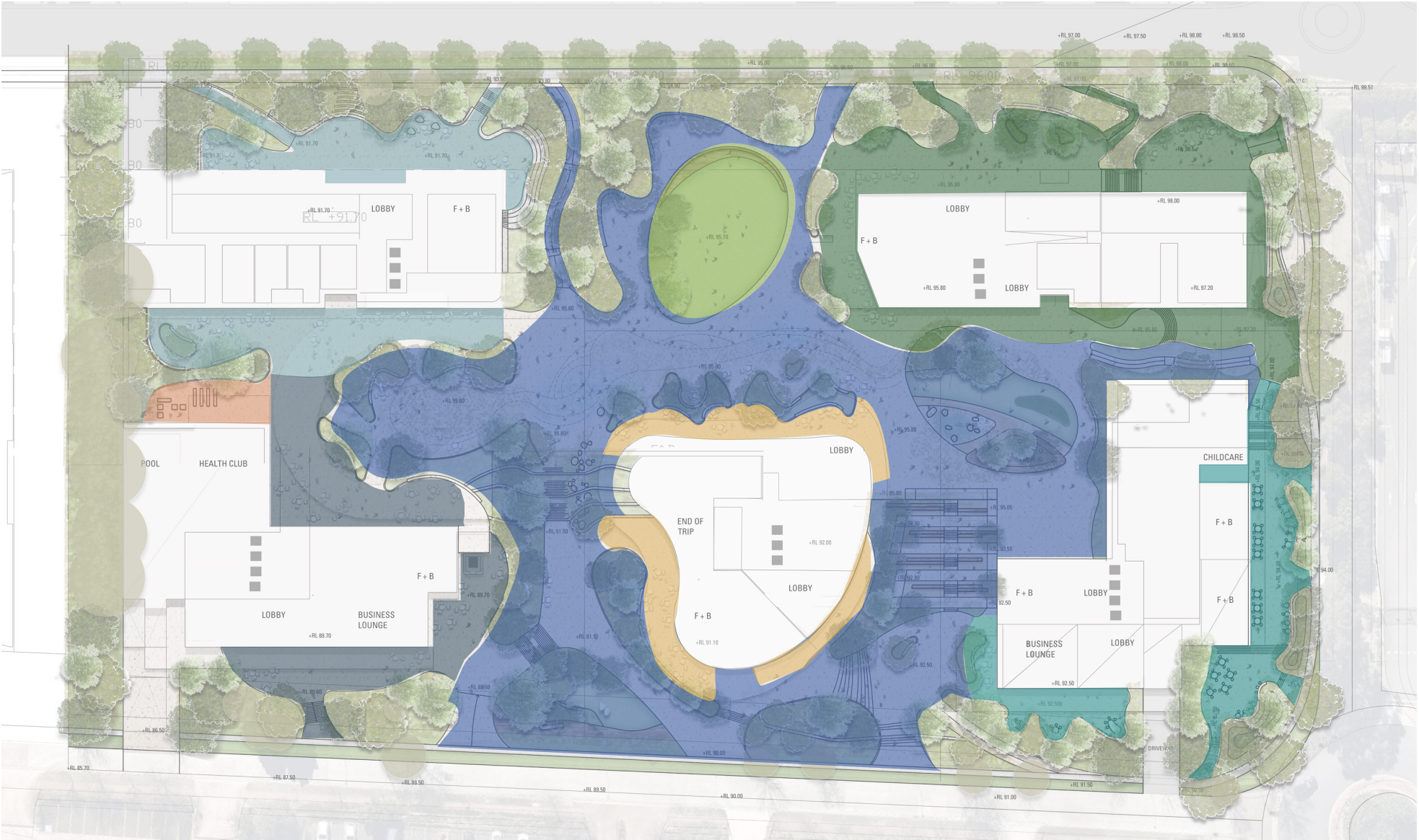
Masterplan Strategies

Accessible Amenity Zones

- STRATEGY
- Provide delineation in the landscape between private (building areas) and publicly accessible spaces

LEGEND


- Flexible amenity offerings
- Open turf
- Building B breakout
- Building D breakout
- Building C breakout
- Building A breakout
- Building E breakout
- Health Club breakout




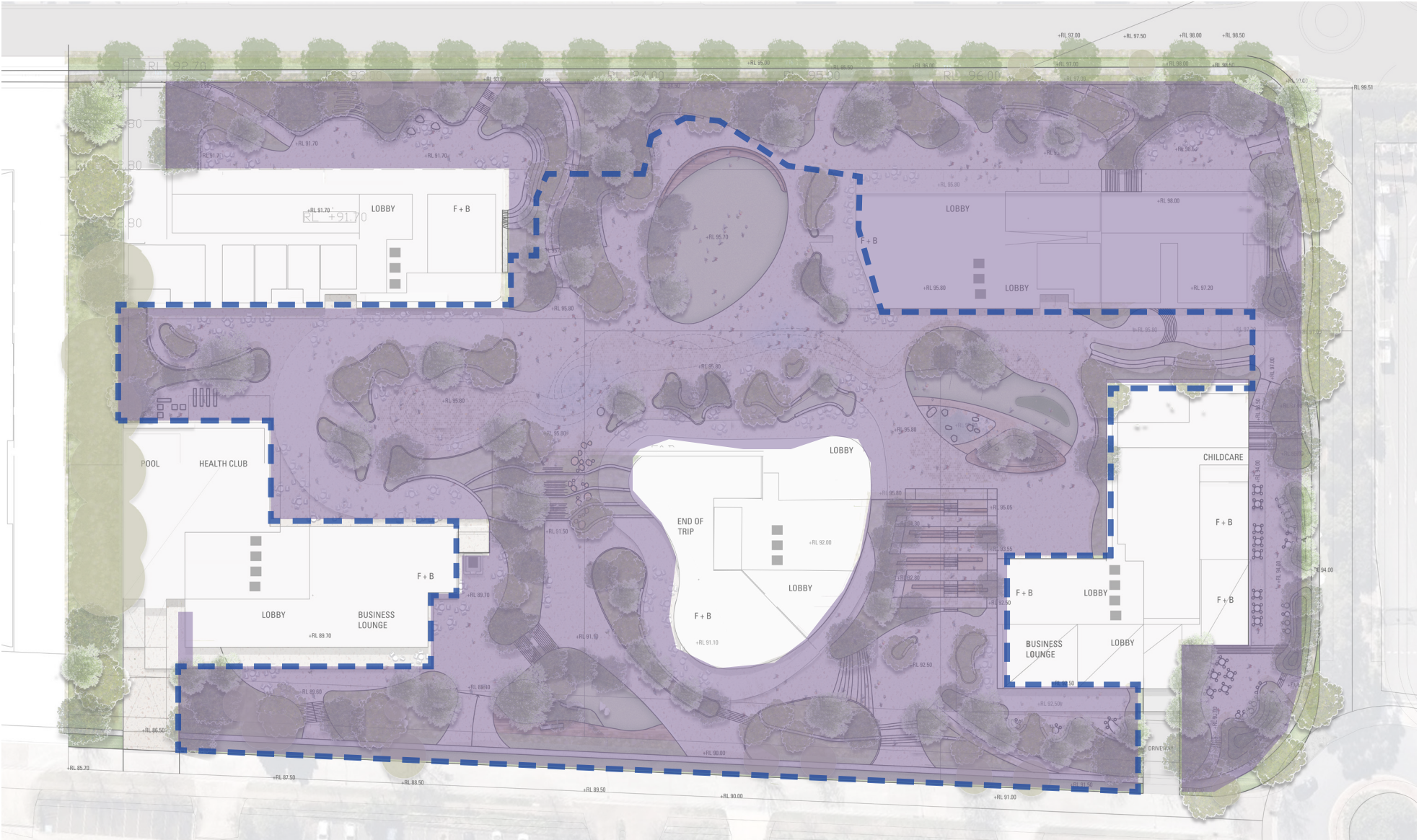
Masterplan Strategies

Public Space and Plaza Space

LEGEND

 Plaza Space

 Public Open Space



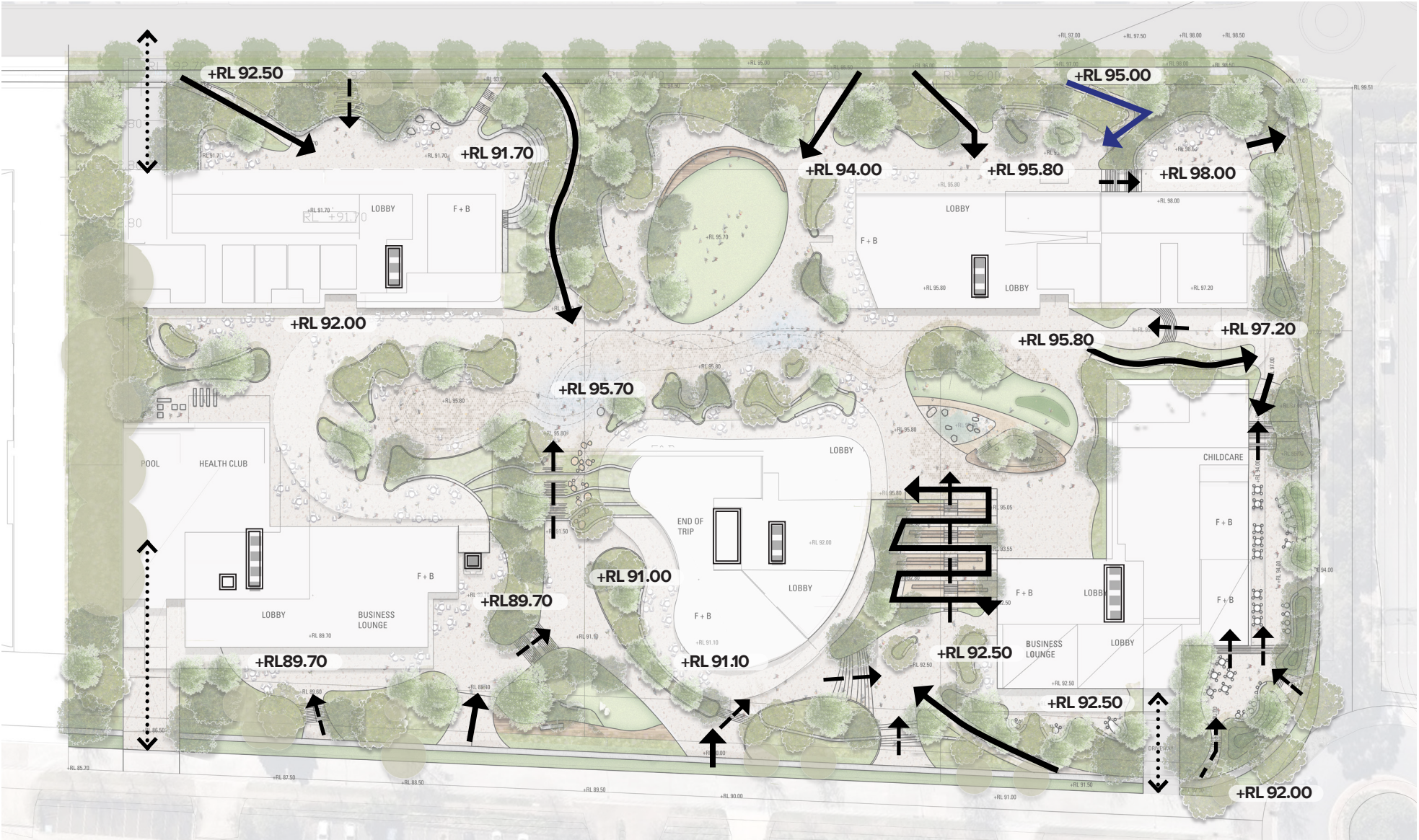
Masterplan Strategies

Access + Entry

STRATEGY

- Provide accessible landscape connections to all building and all main landscape spaces to ensure universal use.

- LEGEND
- 1:20 accessible pathways
 - 1:14 accessible
 - Stairway connections
 - Driveway connections
 - Lift connections







Masterplan Strategies

Water Story

STRATEGY

- Integrate temporary water feature into publicly accessible spaces. These elements can be turned on in warmer months for relief from heat and entertainment.
- Use subtle pavement variations around circulation zones to mimic a watercourse/story
- Grassed areas to be planted with native grasses to eliminate fertilising, mowing and watering

LEGEND

-  Temporary water play (spouts sitting flush with pavement)
-  Interpretive water journey shown in pavement design
-  Passive irrigation / drainage to deep soil garden bed areas
-  Possible planted swale to capture and direct overland flow + run off



Masterplan Strategies

Planting Strategy

STRATEGY

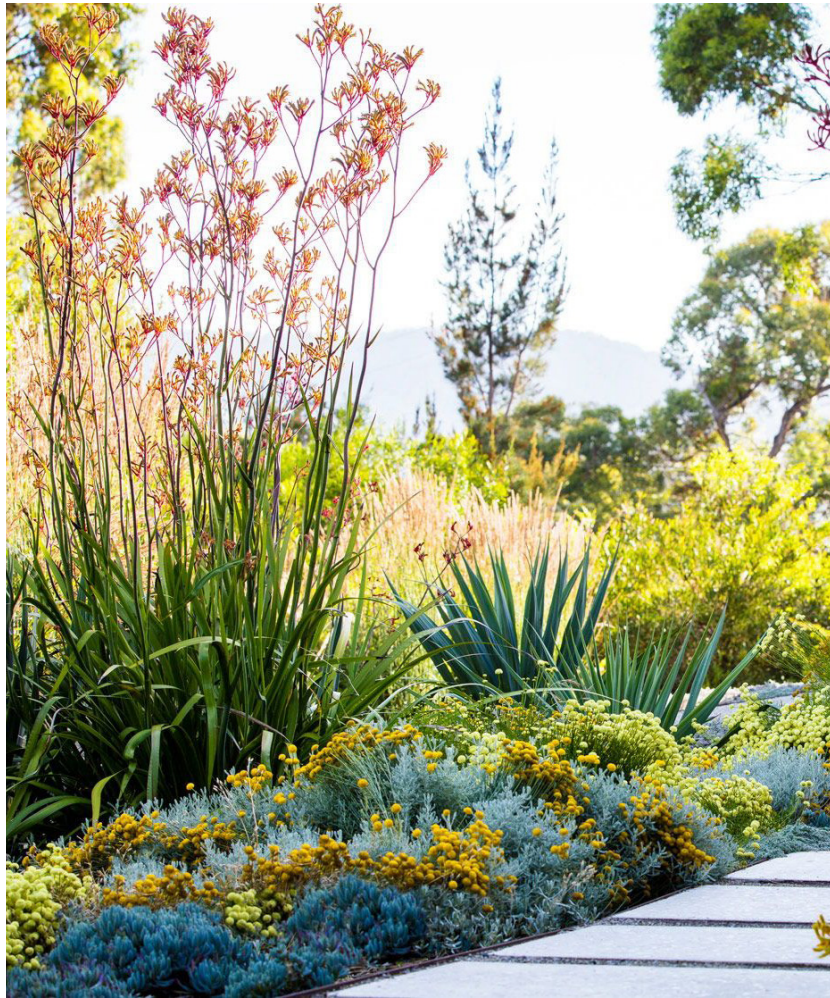
- Focus areas showcasing indigenous/edible vegetation for learning and teaching experiences
- The landscape design will aim to achieve a min. of 90% native planting

LEGEND

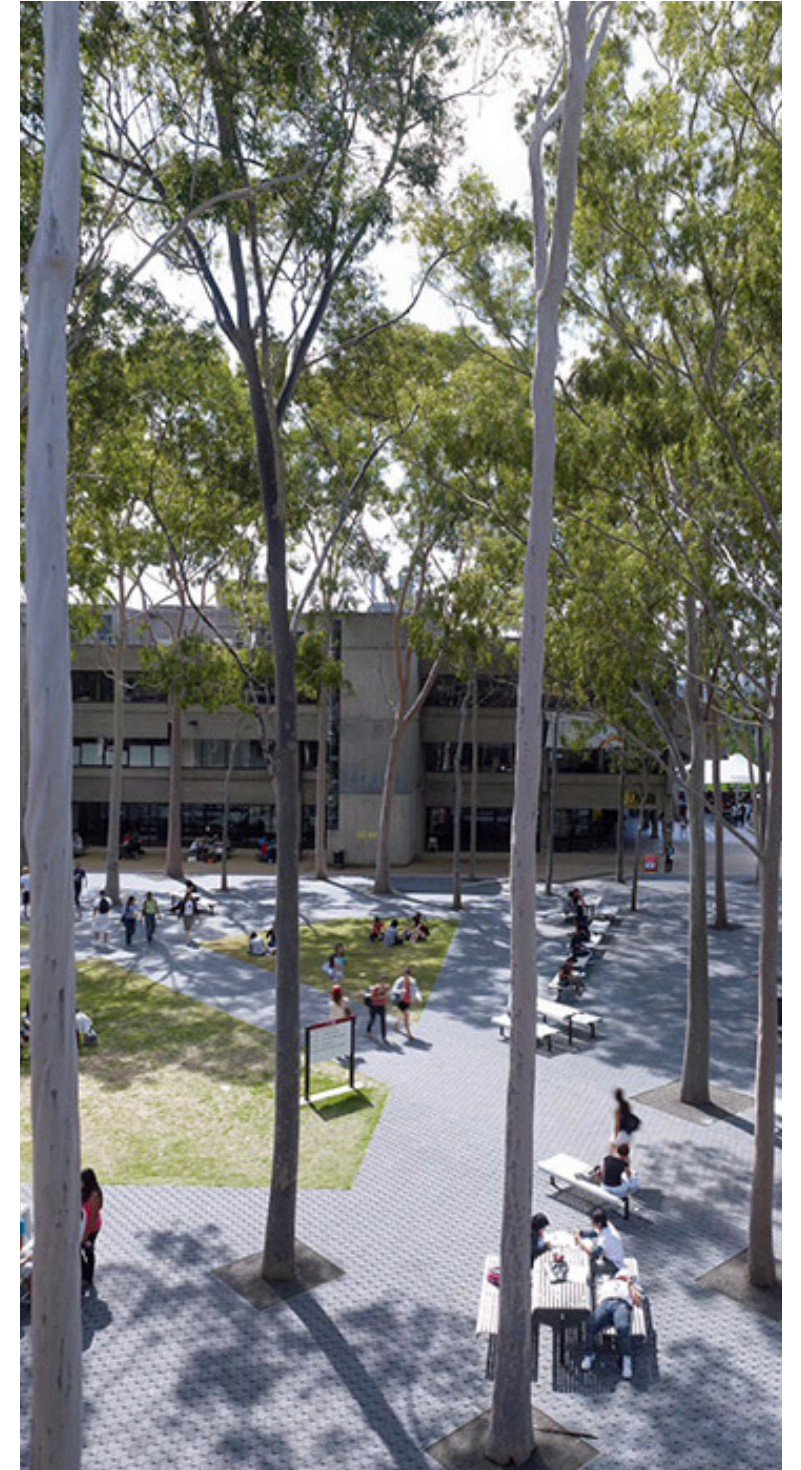
- Indigenous Planting
- Indigenous Edible Planting
- Native Planting
- Native buffer Planting
- Existing Trees



Concept
Indicative Garden Bed Character



Concept
Indicative Tree Character



Concept
Paving + Furniture Character



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