

Open space approach

# 34 QUEEN ST CAMPBELLTOWN



# Current scheme

## Open space quantum

The proposal provides approximately 1,600sqm of principal open space at ground (12% of the site area) and approximately 2,080sqm rooftop space (16% of the site area). This provides a total 28% of the site area (25% ADG target).

The linear open space includes 3 spaces of:

- Ⓐ 445sqm (approx 9m x 49m)
- Ⓑ 340sqm (approx 9m x 38m)
- Ⓒ 820sqm (approx 19m x 43m)

## Open space type and program

The linear open space can be programmed as a series of spaces with varying character and uses:

- Ⓐ The northern open space is visible from Queen Street and is a more 'public' plaza-type space that is activated by retail with outdoor dining.
- Ⓑ The open space in the centre can provide seating and BBQ areas, and landscaping.
- Ⓒ The open space at the rear of the site has a more 'private' focus surrounded by residential apartments and will provide a communal green space for residents, with opportunity for play equipment. However this space may also be publicly accessible.



Current scheme

# Revised scheme

The revised scheme enhances and increases the area of the open space fronting Queen Street. A 4m setback at the retail ground floor (with upper levels cantilevered above), provides an expanded open space of 16m width, and approximately 765sqm in size.

## Open space quantum

The scheme provides approximately 2,660sqm principal open space at ground (20% of the site area) and approximately 1,810sqm rooftop space (14% of the site area). This provides a total 34% of the site area (25% ADG target).

The open space at ground consists of 4 spaces of:

- (A) 785sqm (approx 16m x 49m)
- (B) 580sqm (approx 12m x 40m)
- (C) 1,055sqm (approx 22m x 47m)
- (D) 240sqm (approx 12m x 20m)

## Open space type and program

(A) The northern open space is visible from Queen Street and is a more 'public' plaza-type space that is activated by retail with outdoor dining, and opportunity for a children's play space.

(B) The open space in the centre can provide seating and BBQ areas, and landscaping.

(C) The open space at the rear has a more 'private' focus surrounded by residential apartments and will be a grassed area with significant tree planting and landscaping.

However this space may also be publicly accessible.

(D) A landscaped connection that links into the adjacent proposed development, and also will provide an additional link through the precinct to the heritage site to the south (this portion of the link can be provided as a double height connection through the building).



Revised scheme