



CARRINGTON PLACE

PUBLIC DOMAIN AND LANDSCAPE DESIGN PLANNING PROPOSAL

21-23 VICTORIA ROAD, CASTLE HILL

DECEMBER 2020

PREPARED FOR



PREPARED BY



PROJECT DETAILS

21-23 Victoria Road, Castle
Hill

Project Number: 2037

PREPARED FOR



Spotlight Property Group
P 61 (0) 3 9675 4000

PREPARED BY



Turf Design Studio
35 Wellington Street
Chippendale NSW 2008
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ARCHITECT



Bates Smart
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Surry Hills NSW
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INTRODUCTION



OVERVIEW

Castle Hill is the centre of the north west corridor providing a mix of housing, transport, shopping, employment and civic functions.

The local area is well connected by various transport modes including road, new metro link and bus and stands as an established commercial and service centre.

The interface between the Norwest Service Precinct and The Hills Showground is of vital importance as the need for the wider precinct aims to reconnect people with the environment around them in an attractive, sustainable way.

PUBLIC DOMAIN AND LANDSCAPE VISION

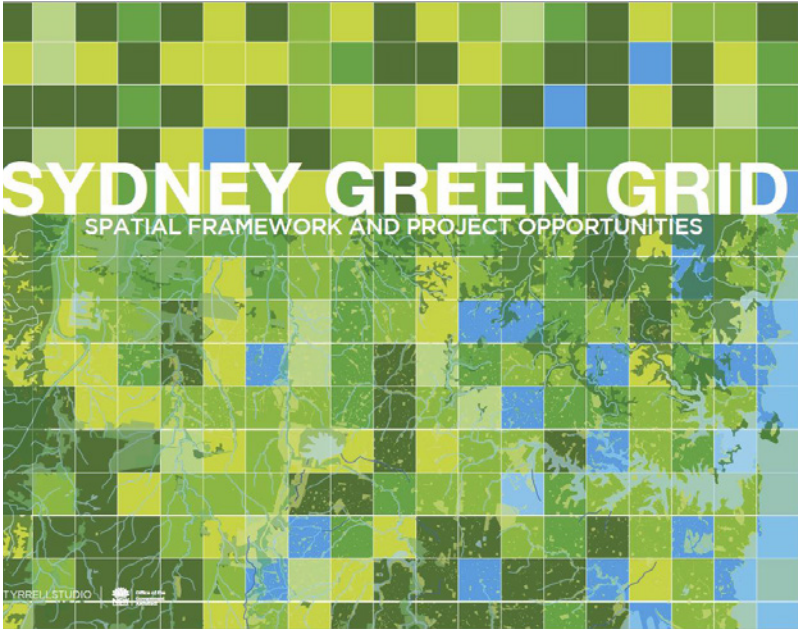
The proposal aims to enhance the public realm both within and around the site, encouraging new life and activity to support the existing as well as emerging commercial, retail, and showroom businesses.

The over arching vision is to create a vibrant public realm that supports commercial and retail activities on the site, with principles of sustainable development underpinning the design. Integration of public, commercial and private realms across plazas, living laneways and active rooftops enhances the experience for workers and visitors to the development and surrounding precinct.

PUBLIC DOMAIN & LANDSCAPE STRATEGIC PLANNING POLICY

STATE GOVERNMENT

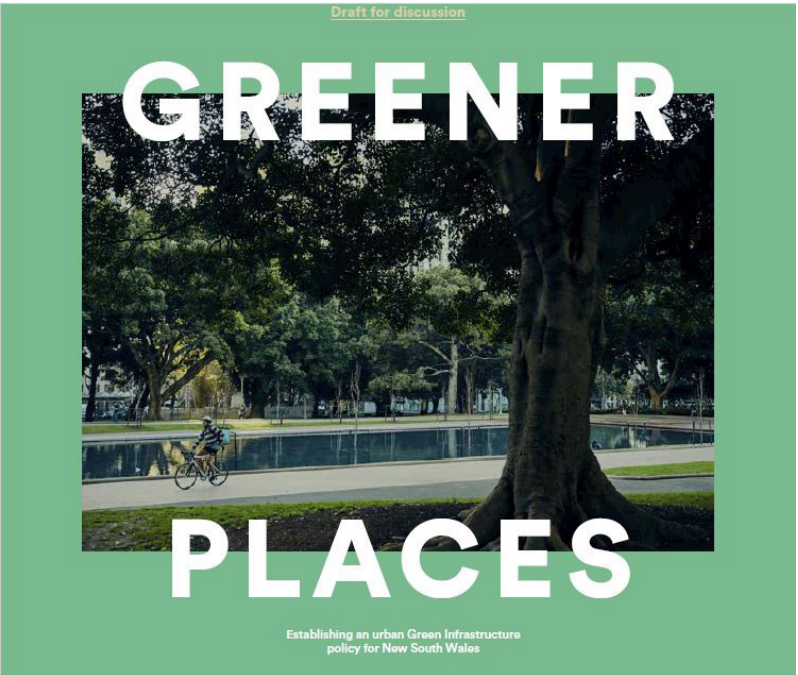
SYDNEY GREEN GRID 2017 (GANSW)



Carrington Place sits within the western central district, a key urban renewal zone of the Sydney Green Grid

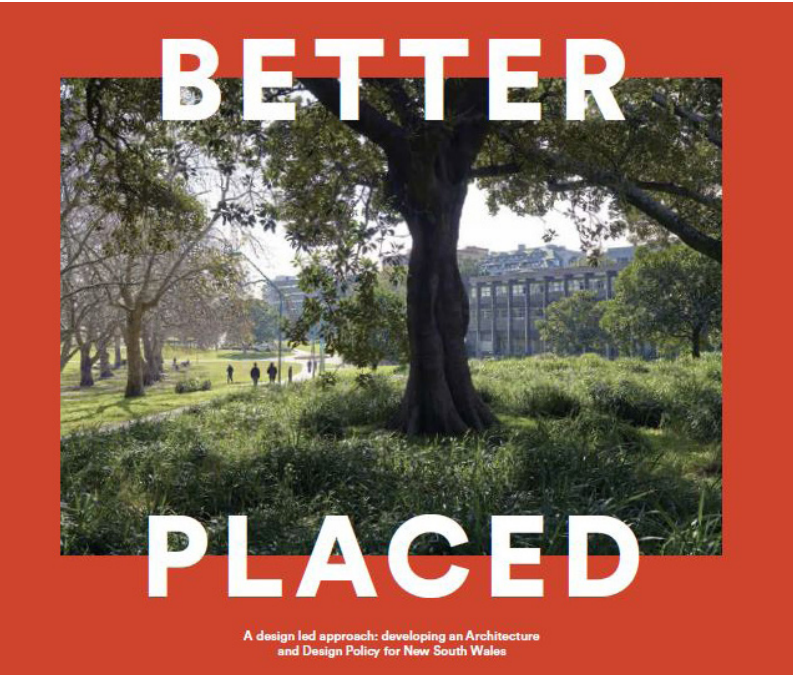
Increase access to open space (P38)	<ul style="list-style-type: none"> Well designed plazas and streetscapes create highly liveable environments maximising social and health benefits
Create new high quality public realm (P41)	<ul style="list-style-type: none"> Build an open space with high quality public realm at the centre. Plazas and street spaces offer opportunities for social interaction Public realm offers a starting point for the development of a well-used and connected open space network

GREENER PLACES (GANSW)



Integration (P32)	<ul style="list-style-type: none"> Integrating green with urban infrastructure to create communities that deliver quality of life
Connectivity (P34)	<ul style="list-style-type: none"> Contribution of green spaces optimised confirming sustainable development maximising well being Provides access between places highlighting landscape that will keep urban areas cool
Multifunctionality (P36)	<ul style="list-style-type: none"> High quality and performing green spaces to deliver multiple use simultaneously Promoting access to open space, strengthening identity and image of place

BETTER PLACED (GANSW)



Better Fit (P39)	<ul style="list-style-type: none"> A space that relates to The Hills local and contextual location with communal aspirations and local character.
Better for Community (40)	<ul style="list-style-type: none"> Seek to grow economic and social status Incorporating diverse use e.g. hotels, commercial and retail Allows public to move freely and sustainable throughout spaces
Better for People (P41)	<ul style="list-style-type: none"> Focus on safety (CPTED), comfort and basic uses of public spaces. Creating spaces that are valuable parts of the environment and local community.

PUBLIC DOMAIN & LANDSCAPE STRATEGIC PLANNING POLICY

STATE GOVERNMENT

5 MILLION TREES - 5MT (NSW GOVERNMENT)



"The NSW government has committed to combating Sydney's heat island effect by planting 5 million trees over the next 12 years, in a bid to offset the cracking pace of development.

NSW Premier Gladys Berejiklian said the government would spend \$38.7 million over the next four years on its "Five Million Trees" initiative, as part of its plan to boost Sydney's existing tree canopy from 16 per cent to 40 per cent by 2030."

- Sydney Morning Herald 11th April 2018

<http://www.planning.nsw.gov.au/Policy-and-Legislation/Open-space-and-parklands/5-million-trees>

LOCAL GOVERNMENT

THE HILLS DEVELOPMENT CONTROL PLAN (DCP) 2012



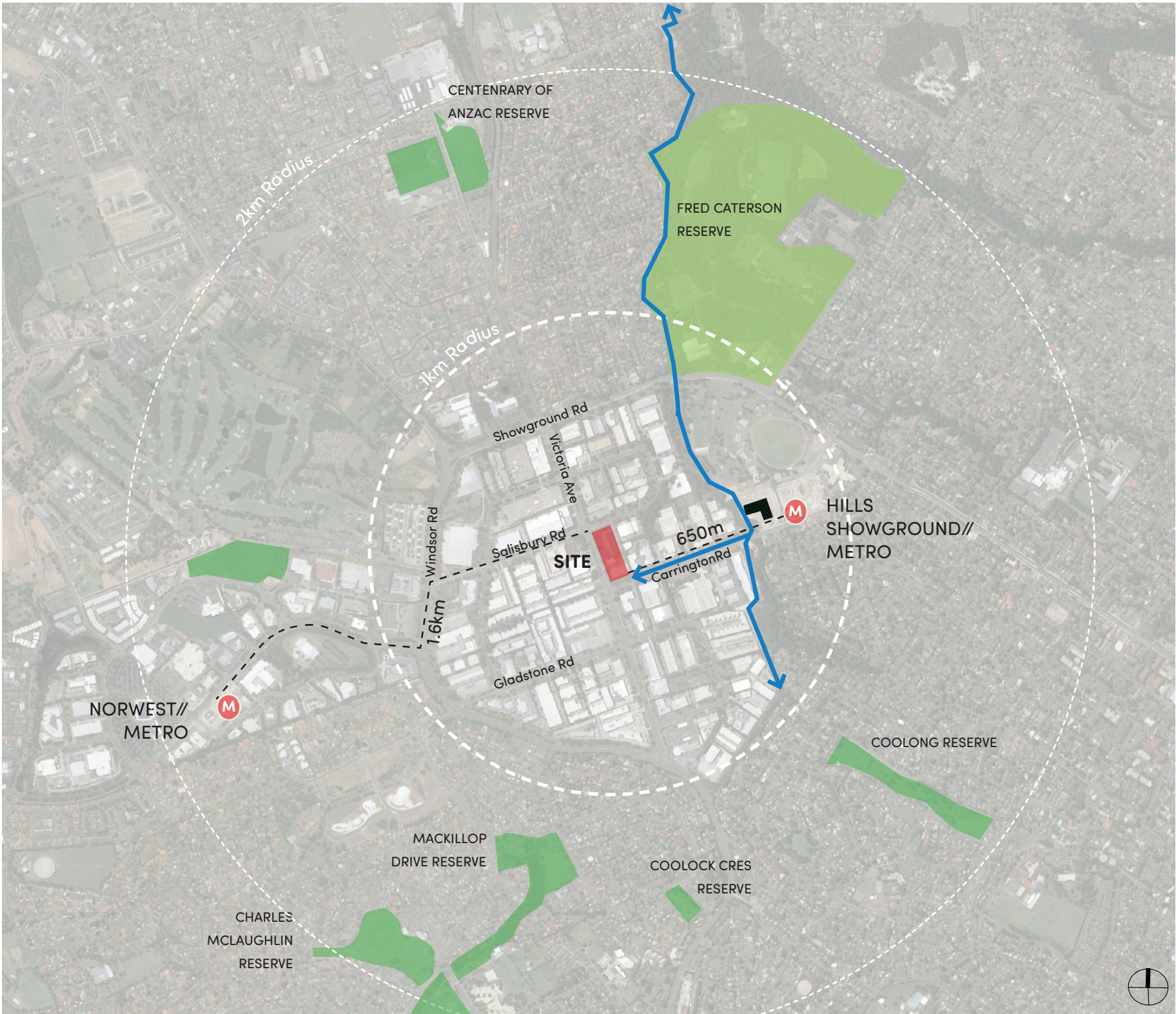
Active Street (P54)	<ul style="list-style-type: none">Active street frontages provide energetic, safe and vibrant pedestrian environments.
Existing Vegetation (P49)	<ul style="list-style-type: none">Use landscape treatments to improve amenity for people using open space.Wherever practical, development within the Precinct should be sited to minimise impacts on the existing vegetation and avoid removal of significant trees.
Open Space Network (P25)	<ul style="list-style-type: none">To provide a range of open spaces with high quality landscaping that will accommodate the diverse recreational needs of existing and future residents and workers, as well as visitors to the area.

THE HILLS DEVELOPMENT CONTROL PLAN (DCP) 2012



Passive and Active Open Space (P7)	<ul style="list-style-type: none">Planning for passive open space – places where people go to relax or take part in non-organised activity – will involve establishing new local open space where possible
Improving access to open space (P27)	<ul style="list-style-type: none">In planning for the open space network, we aim to give the majority of the community access to a range of open spaces. That is, we want most households to have a local park within 400 metres walking distance with the appropriate level of equipment and facilities.

SITE CONTEXT



- ↔ Cattai Creek Trail
- Active recreational green space
- Passive green space
- Parking Station
- M Metro station

PRINCIPLES



CREATION OF A NEW PLACE

SEAMLESS CONNECTION BETWEEN SPACES

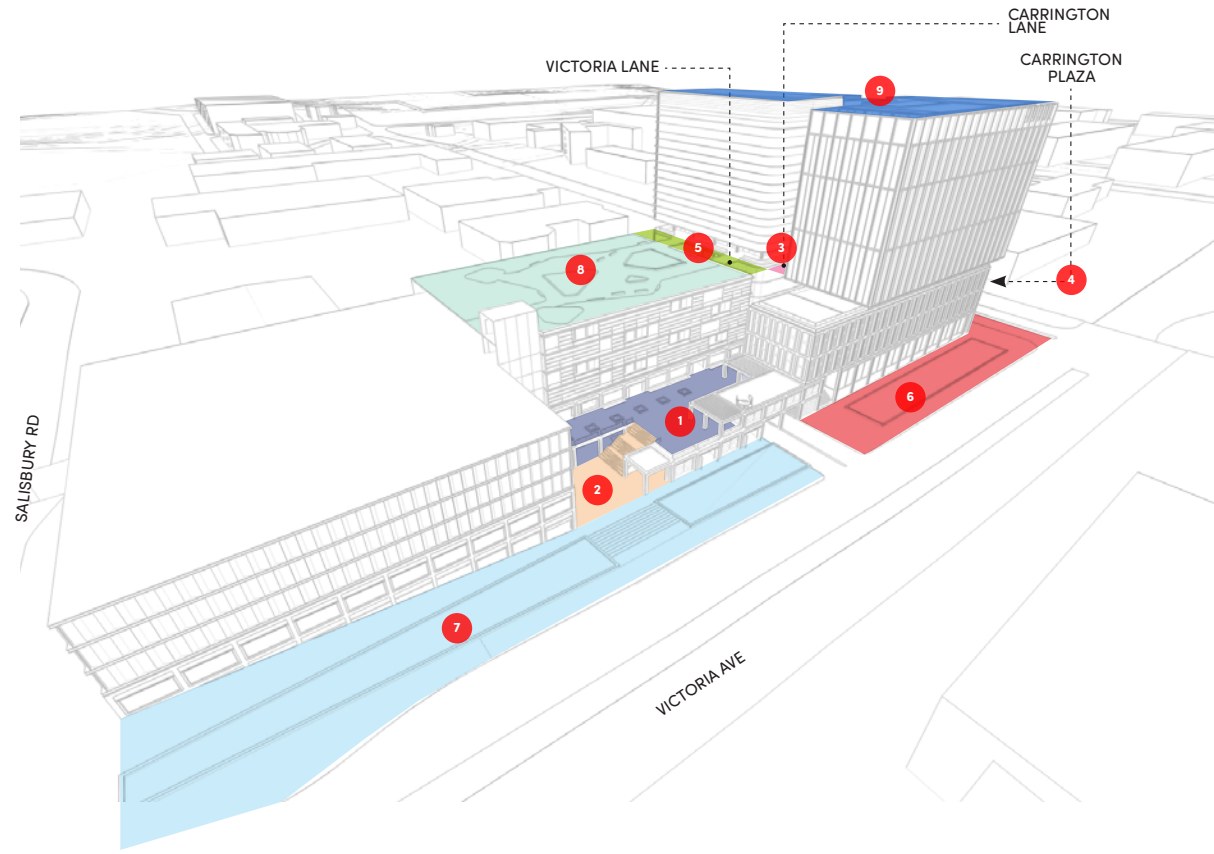
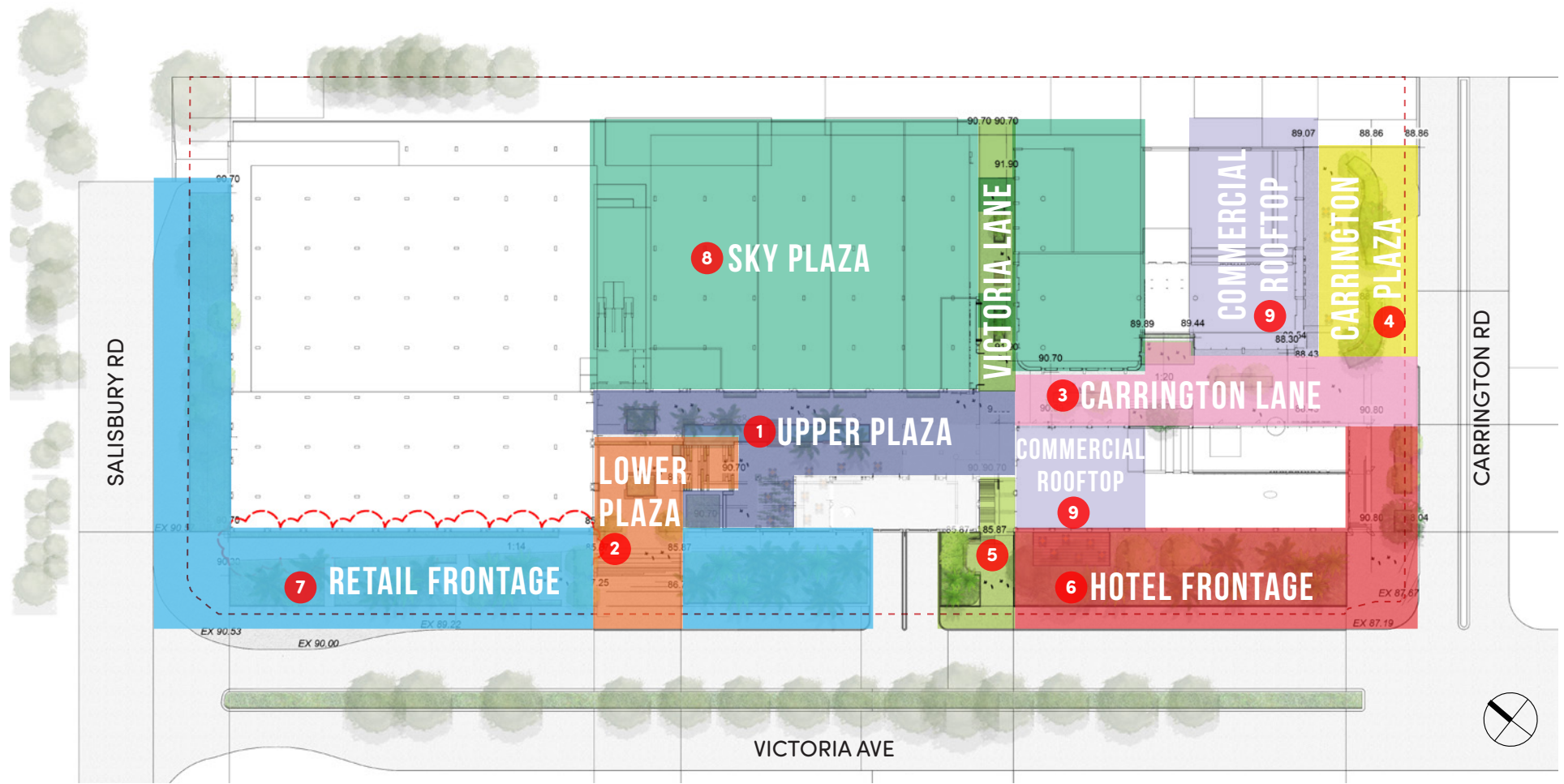
A GREEN DESTINATION

LOCAL CHARACTER AND CULTURE

ENGAGING FROM STREETScape TO ROOFTOP

PLACE TO STAY AND PLAY

PUBLIC DOMAIN - A SERIES OF EXPERIENCES



1 UPPER PLAZA

A new public urban plaza , a safe and exciting place to meet and socialise, featuring Greenery, Shade, Water, Informal seating

2 LOWER PLAZA

- A welcoming entry from Victoria Ave
- Active retail edges through to the space
- Terraced seating and water element to cool the space

3 CARRINGTON LANE

- Vibrant laneway for connection, exchange & enterprise
- Design facilitates breakout from retail
- Trees and vegetation used for spatial definition and connection
- Central performance space allows for dynamic program and gives the lane personality

4 CARRINGTON PLAZA

- Commercial breakout space with green interface to the street
- Design integrates existing trees as a feature
- Seating to both the plaza and street contribute to a friendly public domain

5 VICTORIA LANE

- Suspended art and lighting to activate lane
- Seamless connectivity through building interfaces
- West to East link from Victoria Ave to Cattai Creek

HOTEL FRONTAGE

- 6 Utilising the facade interfaces to:
 - Extend experience into the streetscape
 - Create indoor/outdoor experience
 - Retain existing larger trees

7 RETAIL FRONTAGE

- Active landscape edges to guide people into development
- Signage to corners
- Retention of trees along Salisbury road
- Microplazas for street activation and pop-up retail

8 SKY PLAZA

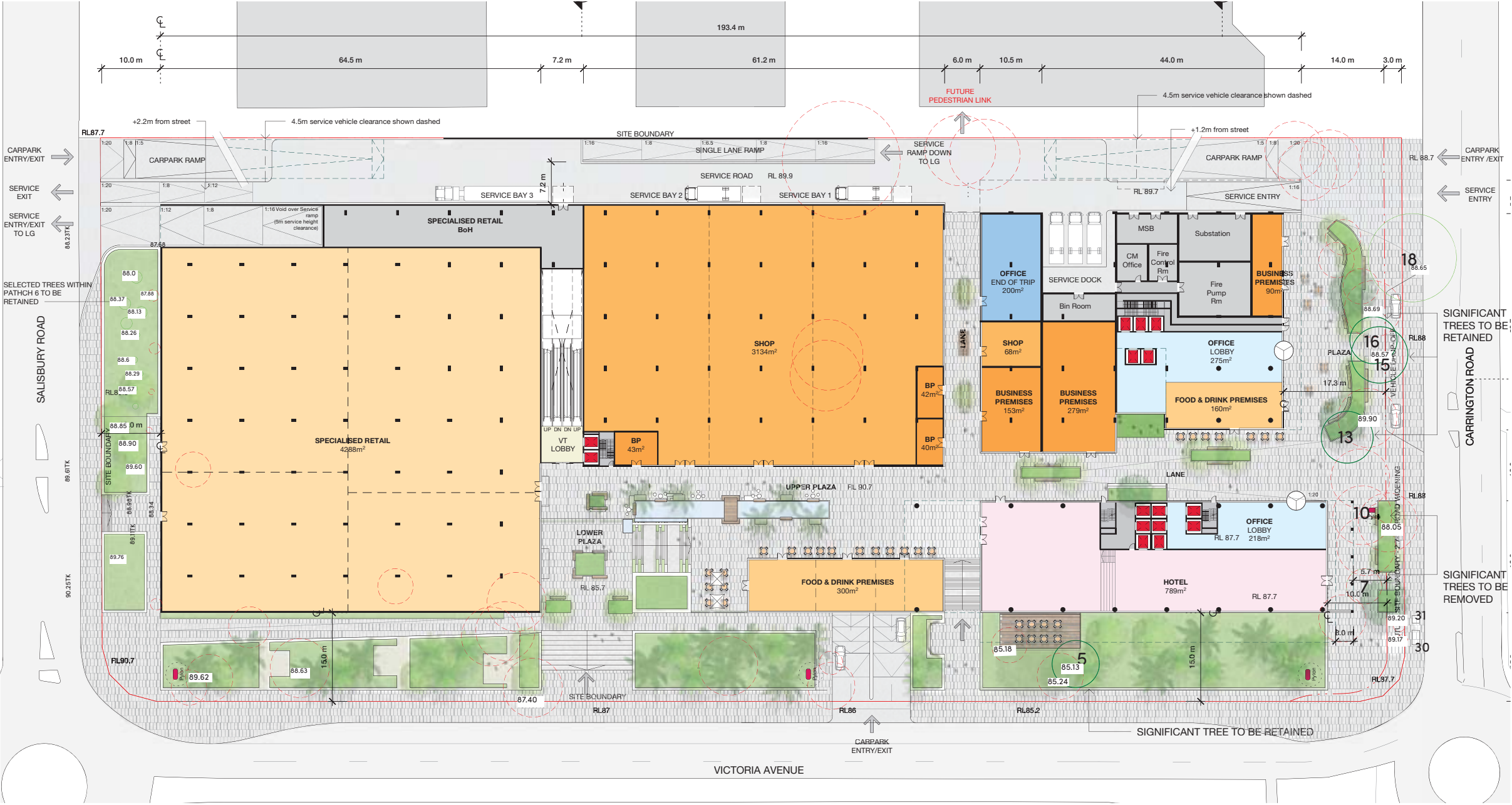
- Landscape breakout zone for workers
- Health and fitness zones
- Outdoor social, work and meeting spaces
- Rooftop social and dining spaces

9 COMMERCIAL ROOFTOPS

- Activating rooftop commercial spaces to optimise social, business and work use through:
 - Views to Sydney CBD and Blue Mountains
 - Breakout work spaces
 - Elevated gathering spaces

PRELIMINARY TREE ASSESSMENT

Effort has been made to retain high and medium value trees on the site as part of the redevelopment of the property. New replacement species will be integrated into the landscape concept.



NO.	BOTANICAL NAME	HEIGHT (M)	SPREAD (M)
5	Eucalyptus punctata	17	7
7	Eucalyptus saligna	15	7
10	Corymbia maculata	10	8
13	Corymbia maculata	13	10
15	Corymbia citriodora	13	9
16	Corymbia citriodora	14	8
18	Eucalyptus eugenioides	12	10
Patch 6	Eucalypt (recently planted)		


- Legend**
- Significant A1 and A2 for Retention
 - Existing Tree for Retention
 - Significant Tree Removed

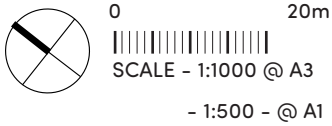
Refer to 2013 Tree Assessment (Eco Logical Australia) for further detail.

- TREE LEGEND:**
- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
 - EXISTING TREE FOR RETENTION
 - TREE TO BE REMOVED

LANDSCAPE CONCEPT PLAN

LEGEND

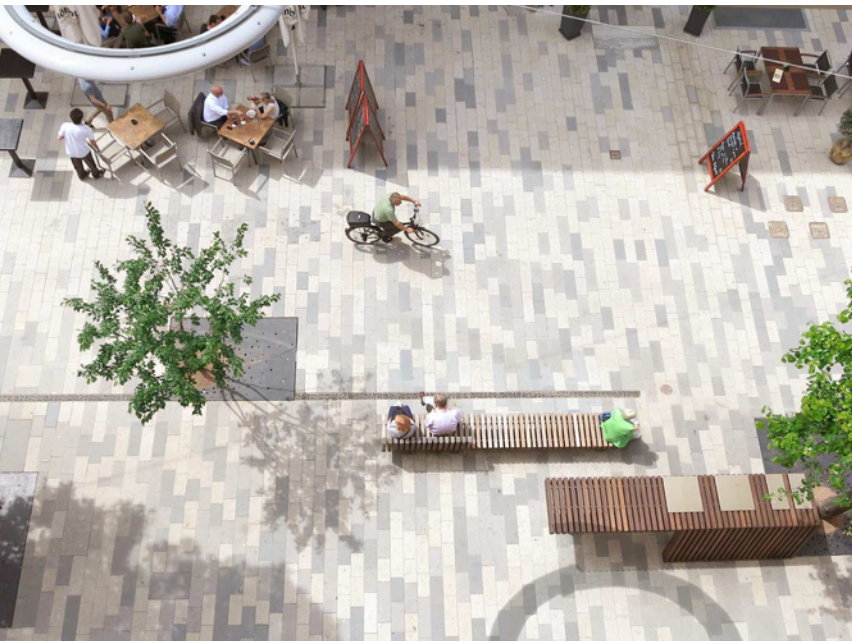
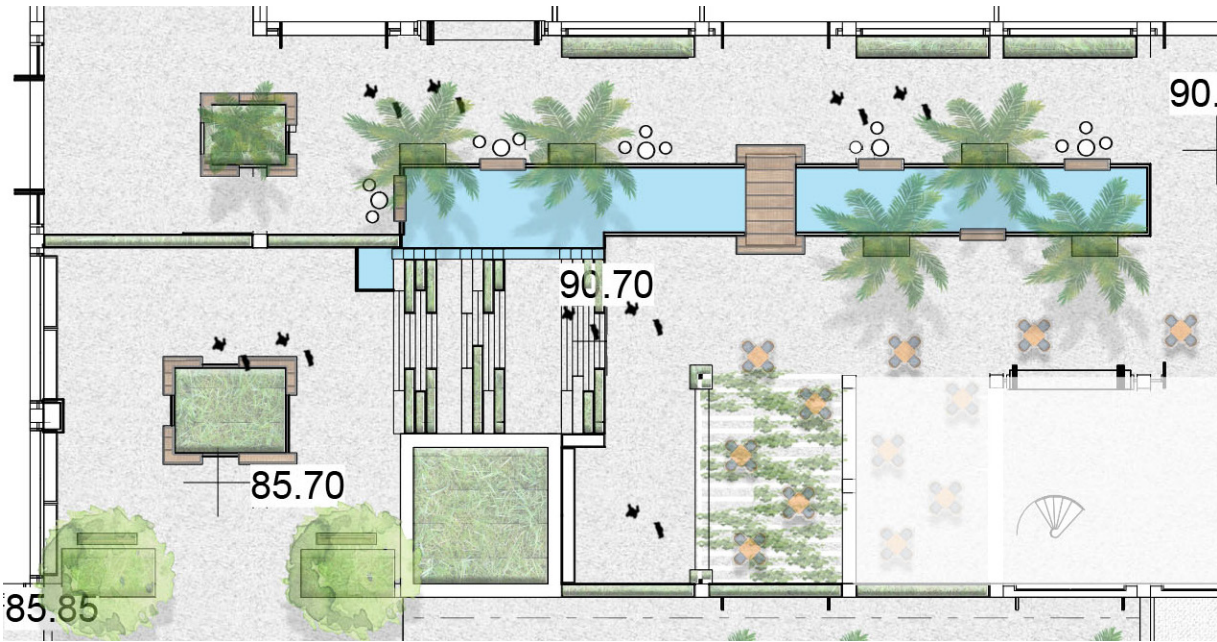
 Trees to be retained



UPPER PLAZA



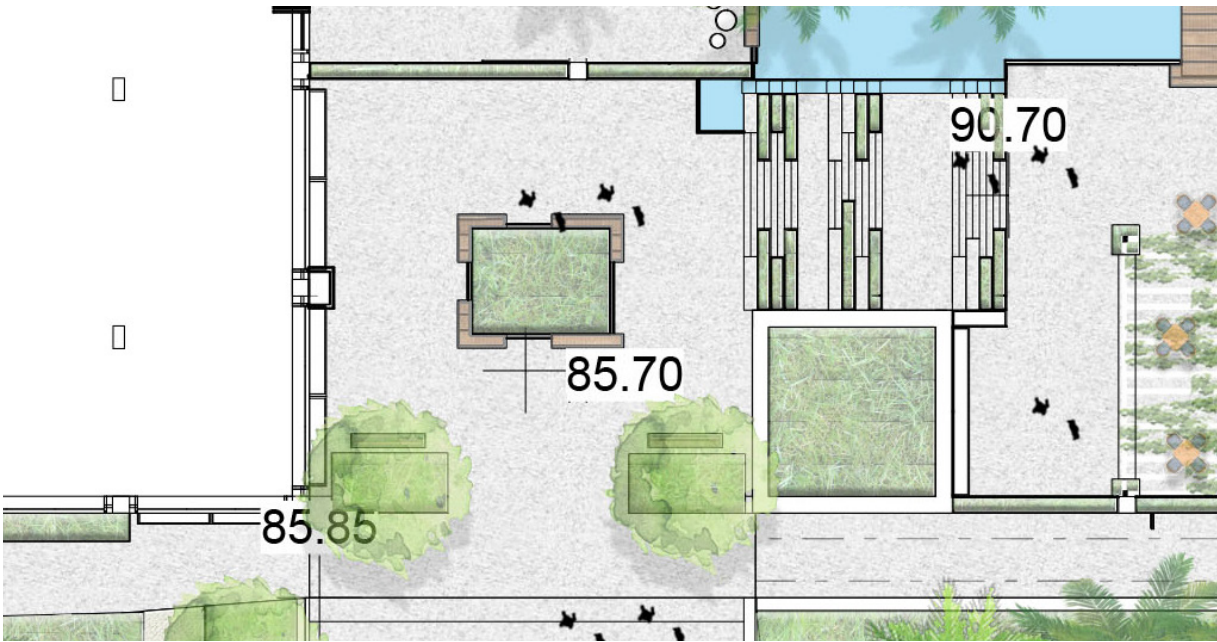
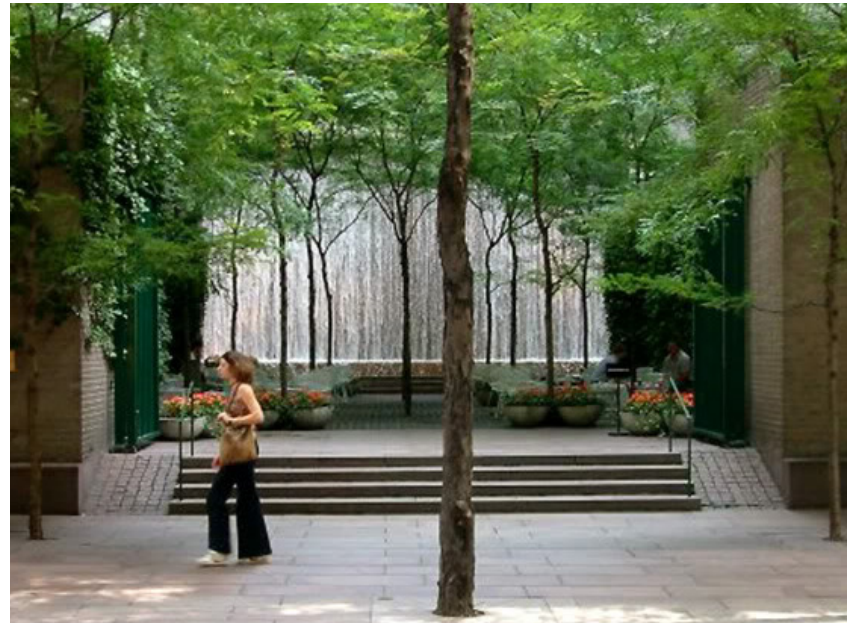
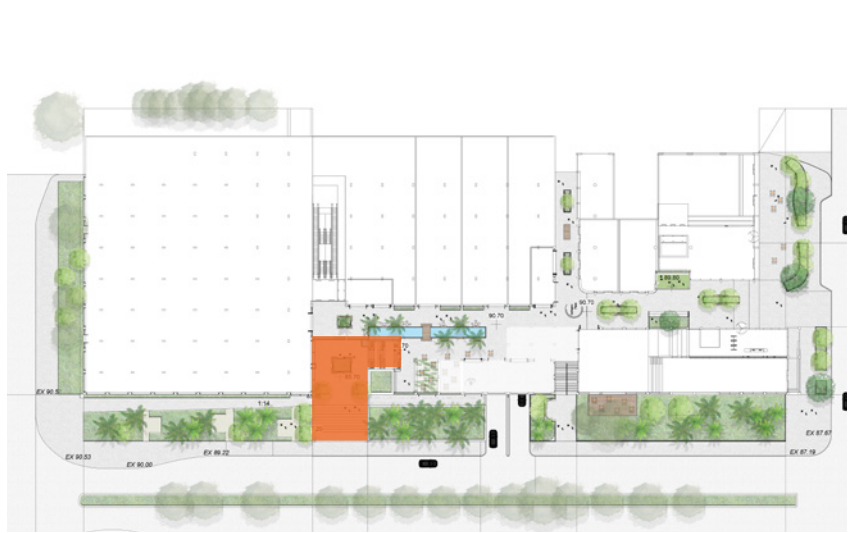
- EXCITING PLACE FOR PEOPLE TO MEET AND SOCIALISE
- AMENITY & BREAKOUT SPACES FOR WORKERS AND CUSTOMERS
- INTERACTIVE PLAY AND SEATING AT EDGES
- INTERACTIVE WATER FEATURE ELEMENT
- PERMEABILITY AND KEY DESIRE LINES MAINTAINED



LOWER PLAZA



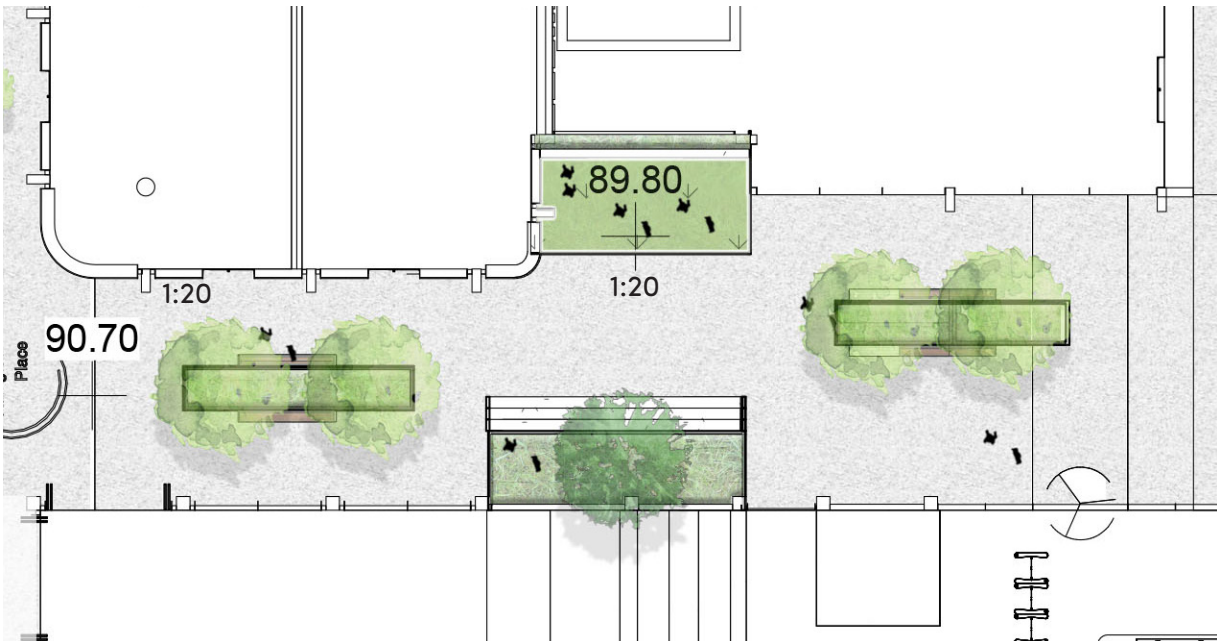
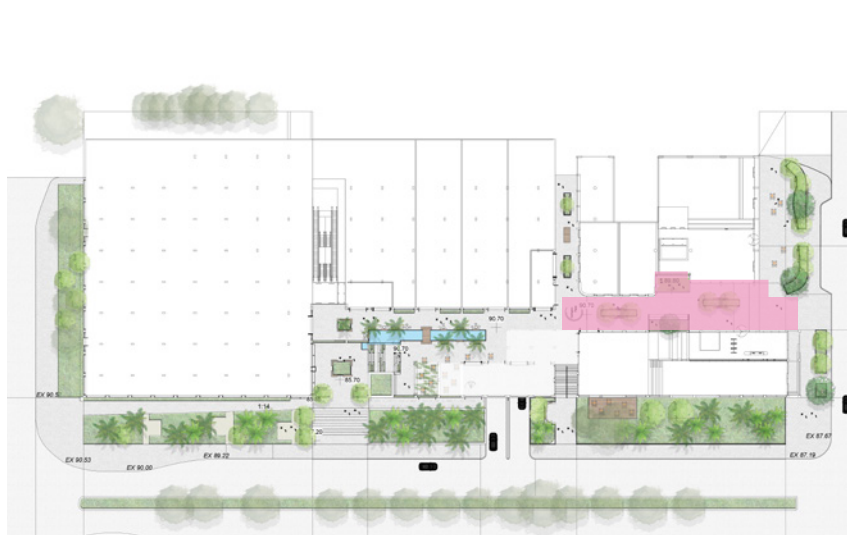
- GREEN AND WELCOMING ENTRY EXPERIENCE WITH A STRONG THRESHOLD TO THE STREET
- WATER FEATURES AS A CONNECTOR OF UPPER AND LOWER PLAZA SPACES AND PROVIDES ACOUSTIC RELIEF FROM SURROUNDING WORKING.
- ADDITIONALLY, WATER SERVES A FUNCTION OF COOLING THE PLAZA SPACES
- PLANTING DESIGN ENSURES CLEAR SITE LINES TO THE RETAIL ENTRY/SIGNAGE WHILST ENHANCING THE AMENITY AND SEASONAL VARIATION



CARRINGTON LANE



- VIBRANT MAIN ARTERY OF THE COMMERCIAL DISTRICT
- GENERAL ARRANGEMENT OF PLANTING OPTIMISES CAPACITY FOR TENANCIES TO BREAKOUT INTO THE LANE
- SHIFTING OF PLANTING AND GATHERING ZONES SLOWS MOVEMENT WHILE RETAINING DIRECT LINE OF SITE THROUGH THE LANE
- CENTRAL PERFORMANCE SPACE ALLOWS FOR DYNAMIC PROGRAM AND GIVES PERSONALITY TO THE LANE

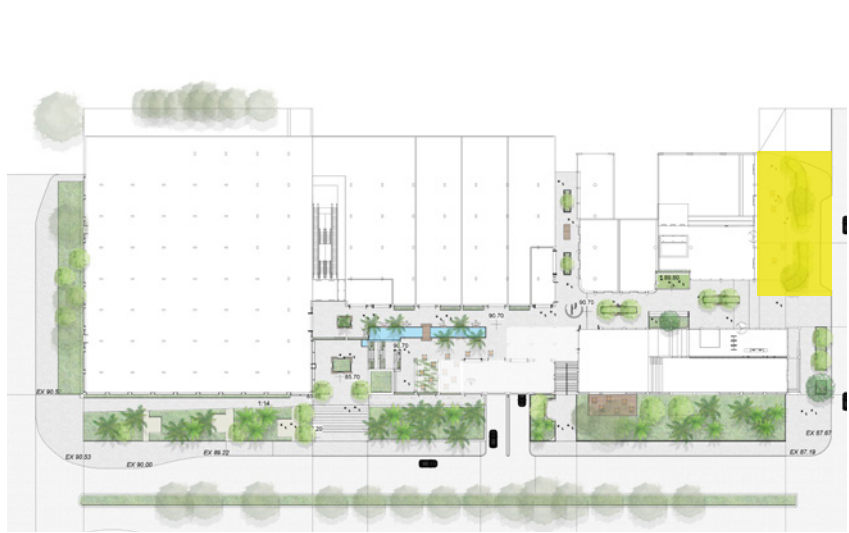


Linear landscape,
breakout,
central feature

CARRINGTON PLAZA



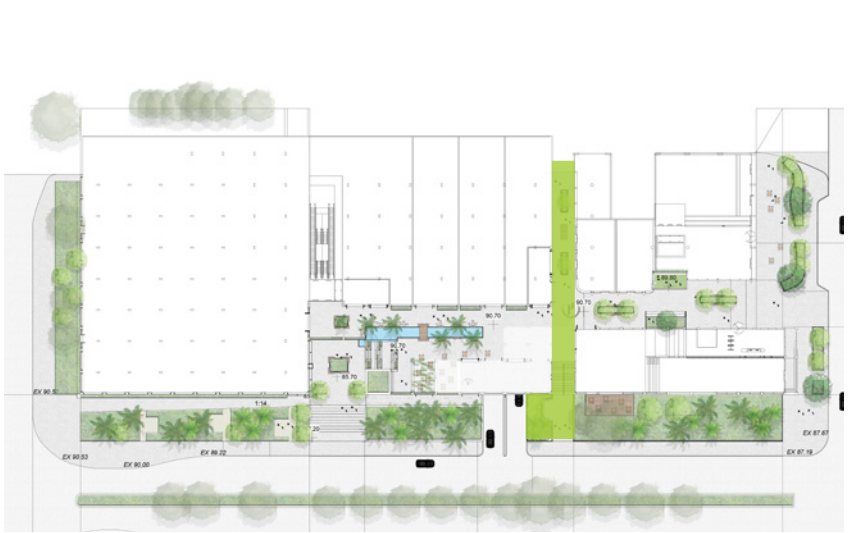
- ARRIVAL INTO A NEW ENTERPRISE DISTRICT
- FORE COURT TO COMMERCIAL BUILDING AS A PLACE FOR PEOPLE
- DESIGN LANGUAGE RESPONDS TO THE BUILDING FORM
- INTEGRATED SEATING TO BOTH THE COMMERCIAL AND STREET FRONTAGES UTILISING EXISTING TREES FOR DAY “ DAY- ONE” SHADE
- CANOPY OF TREE CLUSTERS PROVIDING PROTECTION AND SHADE AROUND ACTIVE WALKWAYS
- VEGETATION CONNECTS WITH LOCAL NATIVE CHARACTER



VICTORIA LANE



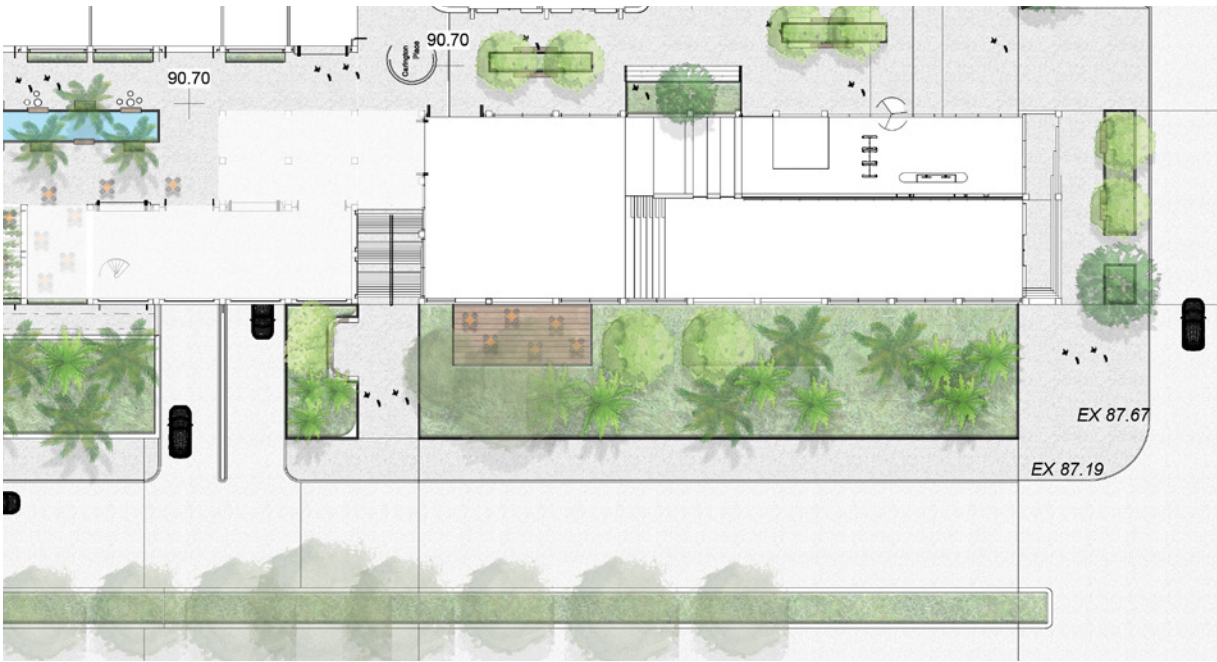
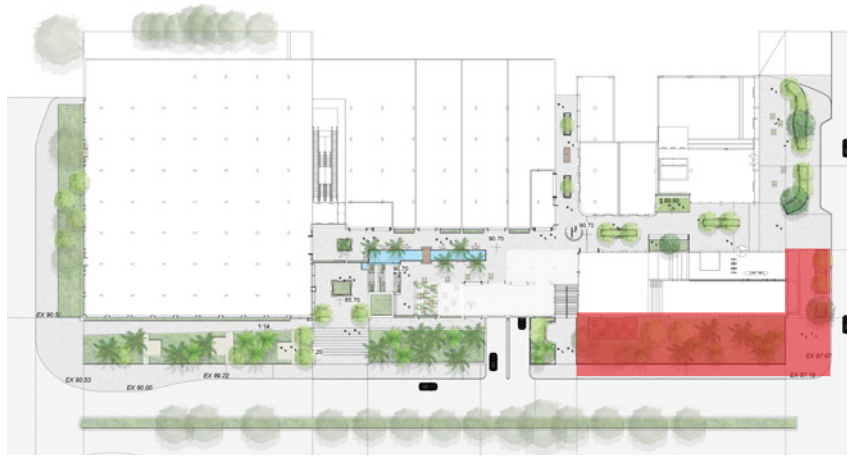
- INTIMATELY SCALED LANE PROVIDING FOR FUTURE EAST-WEST CONNECTIONS
- SUSPENDED ART AND LIGHTING TO ACTIVATE THE LANE
- SEAMLESS CONNECTIVITY THROUGH THE BUILDING INTERFACES
- FURNITURE TO ASSIST END OF TRIP AND RETAIL FRONTAGES



(VICTORIA AVE) HOTEL FRONTAGE



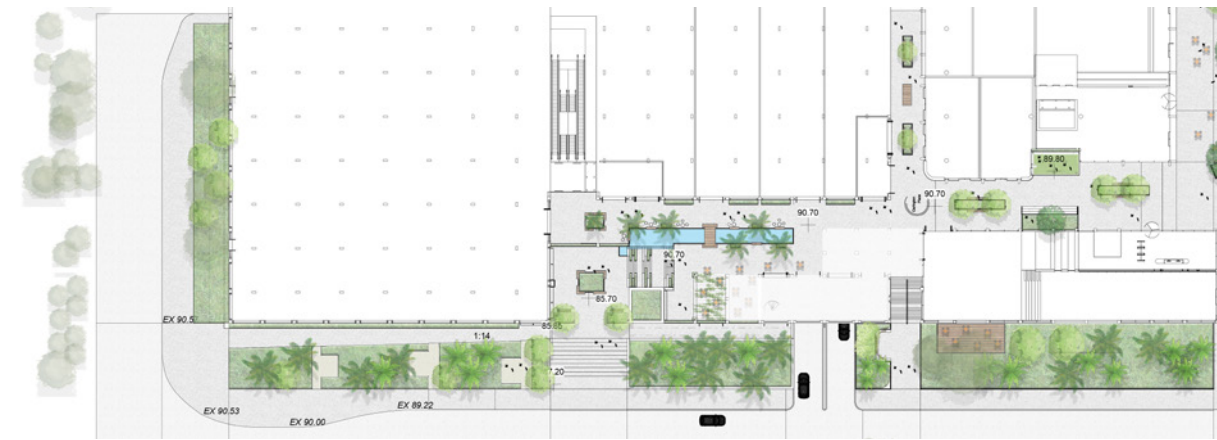
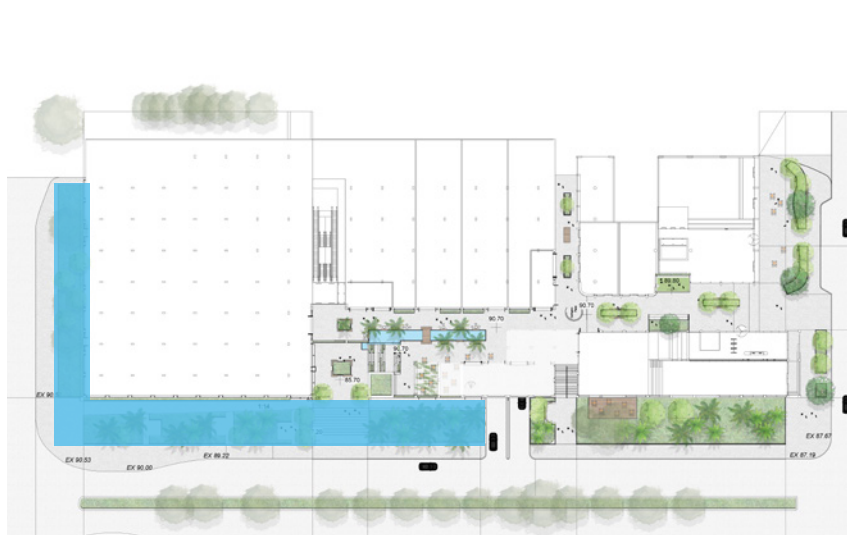
- A VIBRANT, GREEN AND ACTIVE INTERFACE WITH THE STREET THAT CHANGES WITH THE SEASONS AND TIME OF DAY
- ELEVATED TERRACE OFFERS ALFRESCO DINING TO THE HOTEL AND ACTIVATES THE STREETScape
- DESIGN OF DECK UTILISES EXISTING TREES FOR SHADE AND IMMERSIVE LANDSCAPE EXPERIENCE



(VICTORIA AVE) RETAIL FRONTAGE



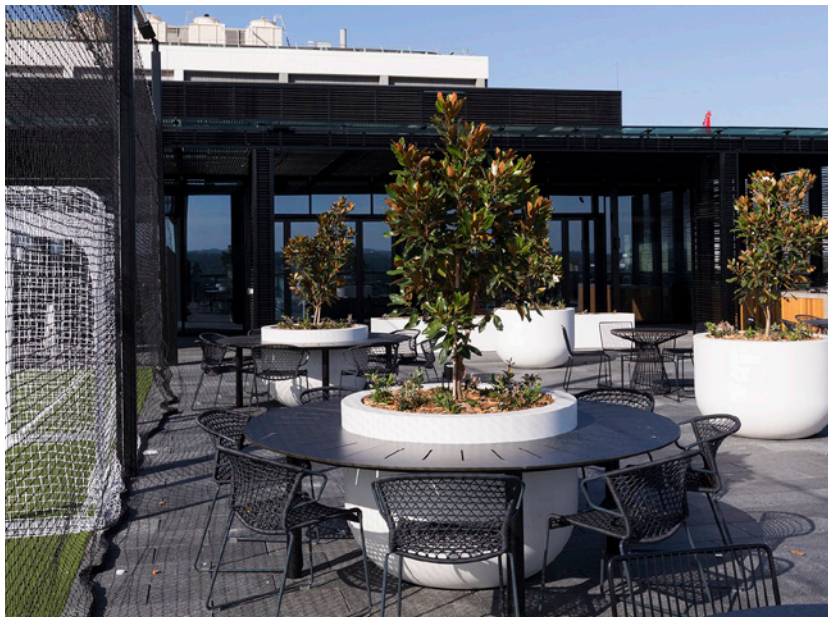
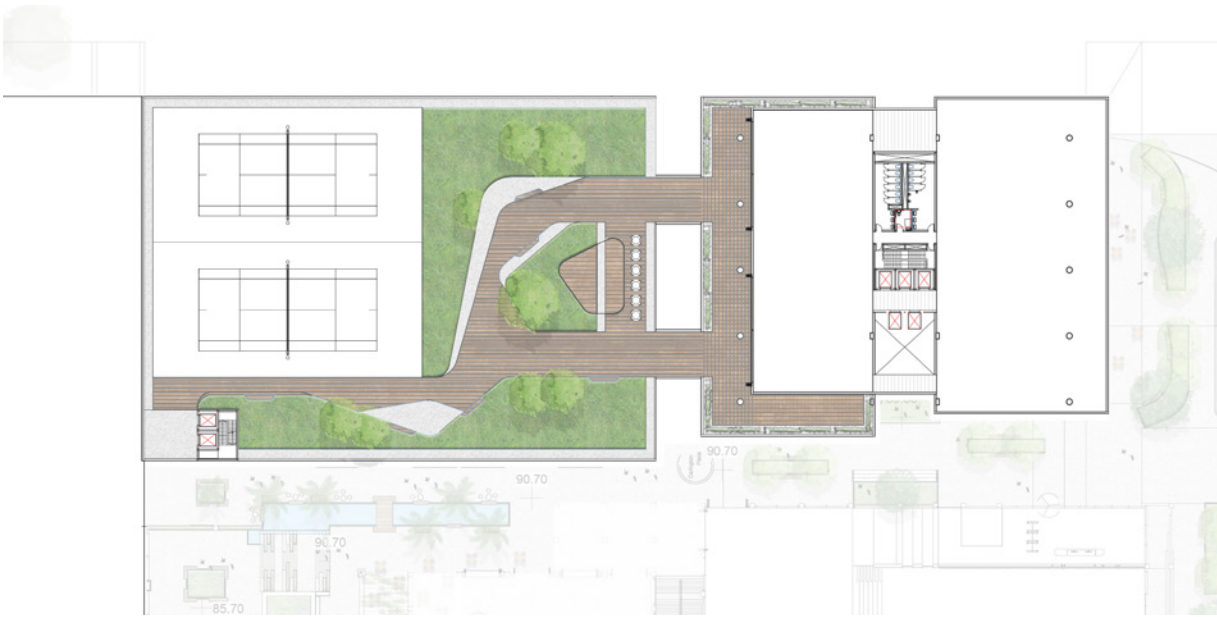
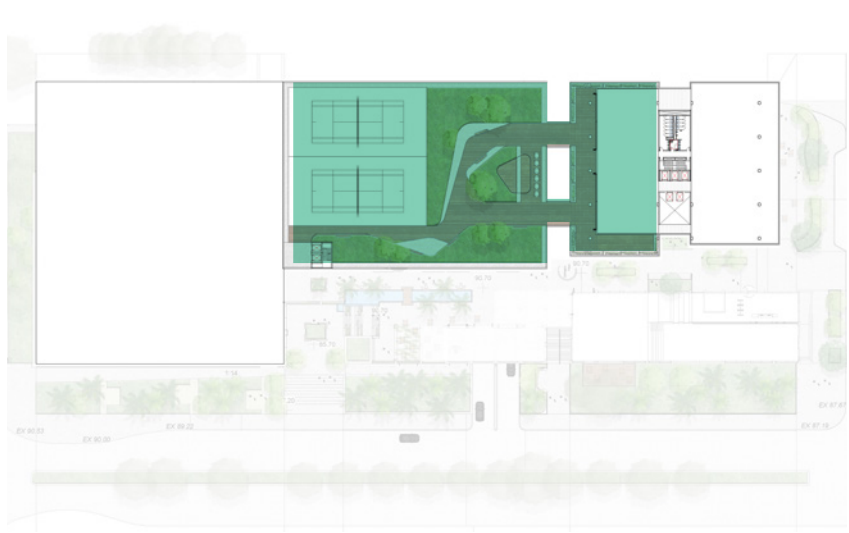
- ACTIVE LANDSCAPE EDGES THAT GUIDE PEOPLE INTO DEVELOPMENT
- MICRO-PLAZAS FOR STREET ACTIVATION AND POP-UP RETAIL
- VEGETATION ENRICHES AND ENCLOSES AREAS TO FORM SMALL MOMENTS OF DWELLING AS YOU ENTER



SKY PLAZA



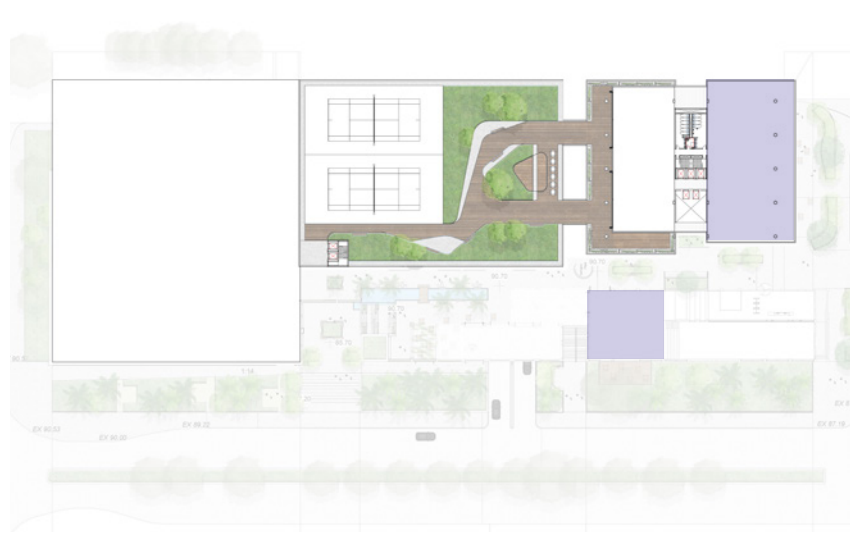
- MULTI-USE COURT SPACES FOR HEALTH, FITNESS & ORGANISED PLAY
- MULTI-USE GATHERING TO CATER TO GROUPS OF ALL SIZES AND TYPES FOR BREAKOUT WORK & GATHERING
- LOOSE AND ADJUSTABLE SEATING ARRANGEMENTS WITH SHADED AREAS FOR YEAR ROUND ACTIVATION
- INTEGRATED WITH COMMERCIAL BUILDING CREATING OPPORTUNITY FOR HOSPITALITY



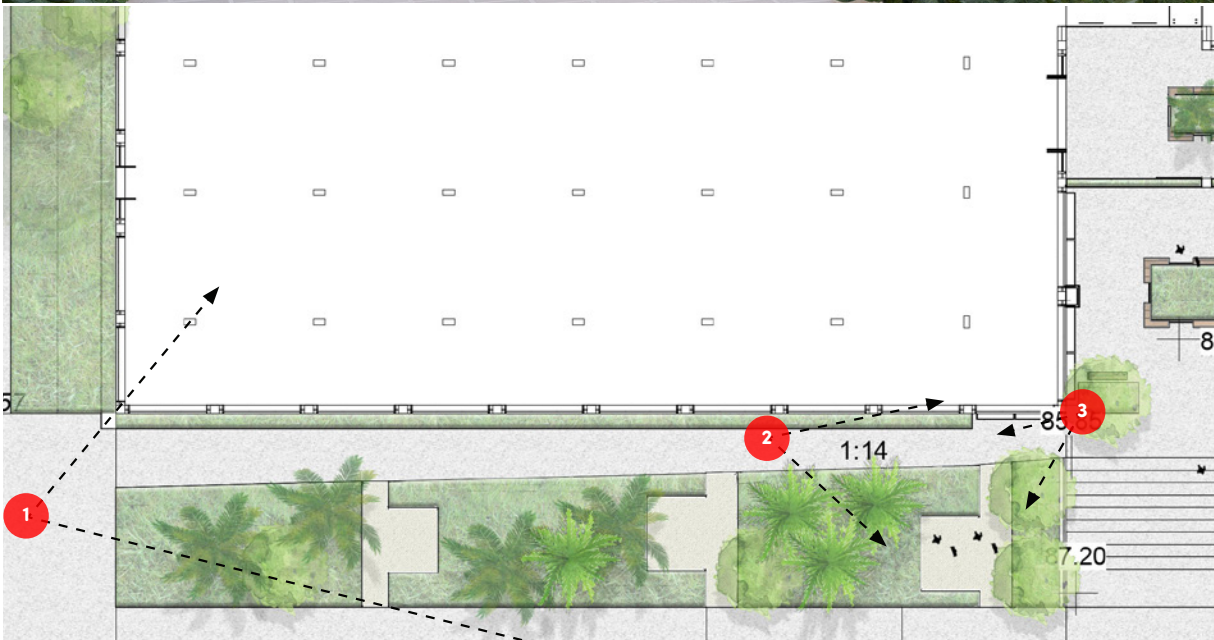
COMMERCIAL ROOFTOPS



- FLEXIBLE GATHERING AND WORKING SPACES TO CATER TO ALL BUSINESS NEEDS
- ELEVATED VIEWS TO SYDNEY CBD AND BLUE MOUNTAINS
- BREAKOUT MEETING AND WORK SPACES FOR COMMERCIAL ROOFTOPS



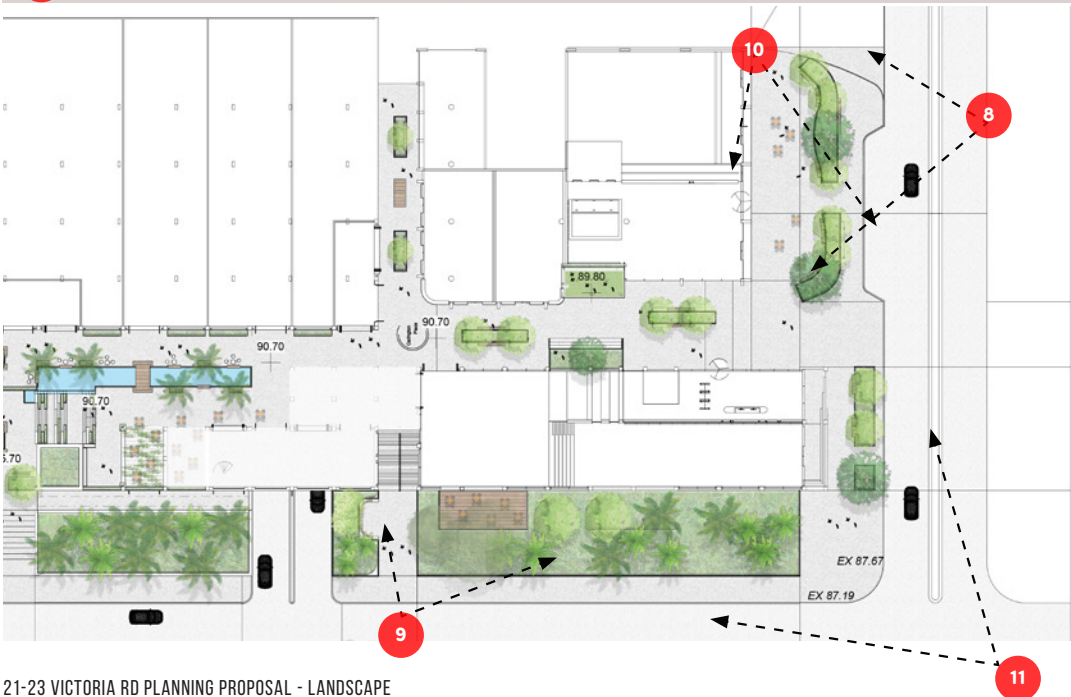
VICTORIA AVE RETAIL FRONTAGE



UPPER AND LOWER PLAZA



CARRINGTON PLAZA AND HOTEL FRONTAGE



CARRINGTON LANE



PLANTING - GROUND AND PODIUM

The planting palette for this new place will combine local native species with a selection of exotic species that feature prominently in the local area. This palette will support native biodiversity whilst providing seasonal variation through the use of year-round flowering species, and solar access in the winter with the use of deciduous trees where appropriate.

PLANTING PALETTE

GROUND AND PODIUM PROPOSED TREE SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	CENTRES	POT SIZE
AC	Angophora costata	Sydney red gum	400L	As shown
AD	Acacia decurrens	Black Wattle	45L	As shown
AE	Acacia elata	Cedar Wattle	45L	As shown
AF	Angophora floribunda	Rough-barked Apple	400L	As shown
AX	Alphitonia excelsa	Red Ash	100L	As shown
BM	Backhousia myrtifolia	Black Wattle	100L	As shown
CC	Cyathea cooperi	Lacy Tree Fern	100L	As shown
CG	Ceratopetalum gummiferum	Crows Ash	100L	As shown
EE	Eucalyptus tereticornis	Forest Red Gum	200L	As shown
ER	Elaeocarpus reticulatus	Blueberry Ash	100L	As shown
ES	Eucalyptus saligna	Sydney Blue Gum	200L	As shown
FA	Flindersia australis	Crows Ash	200L	As shown
FH	Ficus microcarpa hillii	Hill's Weeping Fig	400L	As shown
HF	Hymenosporum flavum	Native Frangipani	100L	As shown
HO	Howea forsteriana	Kentia palm	100L	As shown
JM	Jacaranda mimosifolia	Jacaranda	400L	As shown
MS	Mealeuca styphelioides	Prickly Paperbark	100L	As shown
PM	Polyscias murrayi	Pencil Cedar	100L	As shown
SA	Syzygium australe	Creek Lilly Pilly	45L	As shown
SS	Syzygium smithii	Lilly Pilly	45L	As shown
TL	Tristaniopsis laurina	Water Gum	200L	As shown

GROUND AND PODIUM PROPOSED UNDERSTOREY SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	CENTRES	POT SIZE
Aa	Acmena 'Allyn Magic'	Lilly Pilly	500	200mm
Ab	Anigozanthos flavidus 'Big Red'	Red Kangaroo paw	500	200mm
Ac	Acacia cognata 'Limelight'	River Wattle	500	200mm
An	Asplenium nidus	Birds Nest Fern	500	200mm
Ay	Anigozanthos flavidus 'Yellow Gem'	Yellow kangaroo paw	500	200mm
Bs	Blechnum 'Silver Lady'	Silver lady fern	500	200mm
Ca	Clematis aristata	Traveller's Joy	500	200mm
Cg	Callistemon 'Great Ball of Fire'	Dwarf bottlebrush	400	150mm
Cr	Cycas revoluta	Sago Palm	500	200mm
Cs	Cordyline stricta	Ti Plant	500	200mm
De	Doryanthes excelsa	Gymea Lily	500	300mm
Dr	Dianella revoluta	Flax Lilly	500	200mm
FM1	Forest Mix: Even Mix of: Breyeria oblongifolia Lomelia silaefolia Persoonia linearis Polyscias sambucifolia Dianella caerulea Lomandra hystrix Polia crispata Cordyline stricta Telopea speciosissima Austromyrtus dulcis Callistemon pinifolius Ceratopetalum gummiferum Acacia decurrens Banksia spinulosa Dodonaea triquetra Indigofera Australis Lambertia Formosa	Coffee Bush Crinkle Bush Narrow Leaved Geebung Elderberry Panax Blue Flax Lilly Green Mat-rush Polia Slender Palm Lily Waratah Midgen Berry Narrow Leaved Bottlebrush Coachwood Black Wattle Hairpin Banksia Large Leaf Hob Bush Indigofera Australis Mountain Devil	500	200mm
Gc	Grevillea 'Carpet Queen'	Groundcover grevillea	400	150mm
Gg	Grevillea 'Gold Fever'	Goldern grevillea	400	150mm
Go	Goodenia ovata	Hop Goodenia	500	200mm
Le	Lirope 'Evergreen Giant'	Lirope	500	200mm
Lt	Lomandra tanika	Lomandra	500	200mm
MIX 1	Even mix of: Acmena 'allyn magic' Syzygium australe	Lilly Pilly	500	300mm
MIX 2	Even Mix of: Trachelospermum jasminoides Hibbertia scandens	Jasmine Snake Vine	400	200mm
Mix 3	Even Mix of: Casuarina 'Cousin it' Correa alba Dietes robinsiana	Swamp Oak Correa Lord Howe Wedding Lily	400	150mm
Mix 4	Even Mix of: Blechnum cartilagineum Crinum pendiculatum Westringia 'Mundi'	Gristle Fern Swamp Lilly Coastal Rosemary Mundi	400	150mm
Ml	Mealeuca 'Little Red'	Honey myrtle	500	200mm
Mp	Myoporum parvifolium	Creeping boobialla	400	150mm
Ms	Microsorium scandens	Fragrant Fern	400	150mm
Mt	Metrosideros 'Tahiti'	Newzealand Christmas bush	500	200mm
Pc	Polia crispata	Polia	400	150mm
Pp	Pandorea pandorana	Wonga Wonga Vine	400	200mm
Sc	Syzygium cascade	Lilly Pilly	500	300mm
Ss	Scaevola 'Summertime Blues'	Bellflower	400	150mm
Wf	Westringia fruticosa	Coastal rosemary	500	200mm



Angophora floribunda



Acacia decurrens



Ficus microcarpa var. hillii



Eucalyptus tericornis



Westringia fruticosa



Ceratopetalum gummiferum



Backhousia citriodora



Doryanthes excelsa



Acacia cognata



Acmena smithii 'Allyn Magic'



Syzygium cascade



Microsorium scandens



Hibbertia scandens



Cycas revoluta



Syzygium australe



Blechnum gibbum 'Silver Lady'



Asplenium nidus



Howea forsteriana



Trachelospermum jasminoides



Lirope 'Evergreen Giant'

PLANTING - ROOFTOP

ROOFTOPS PROPOSED TREE SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	CENTRES	POT SIZE
LI	Lagerstroemia indica	Crepe-myrtle	As shown	400L
LP	Leptospermum petersonii	Lemon-scented Teatree	100L	As shown
TL	Tristaniopsis laurina	Water Gum	200L	As shown

ROOFTOP PROPOSED UNDERSTOREY SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	CENTRES	POT SIZE
Rooftop Mix	Even Mix of: -Acmena 'allyn magic' -Austromyrtus dulcis -Banksia aemula -Banksia birthday candles -banksia pygmy possum -Callistemon 'White Anzac' -Casuarina 'Cousin It' -Grevillea 'forest rambler' -Hymenosporum 'Gold Nugget' -Lomandra 'Nyalla' -Melaleuca thymifolia -Poa poiformis -Rosmarinus officinalis 'Blue Lagoon' -Scaevola aemula -Santolina Chamaecyparissus	- -Lilly Pilly -Midgen Berry -Wallum Banksia -Banksia -Serrate 'Pygmy Possum' -Callistemon 'White Anzac' -Sheoak -Grevillea 'forest rambler' -Native Frangipani -Mat Rush -Thyme Honey Myrtle -Coast Tussock Grass -Rosemary Blue Lagoon -Fairy Fan Flower -Cotton Lavender	400	200mm

PLANTING PALETTE



Lagerstroemia 'Crepe Myrtle'



Acmena smithii var. minor



Melaleuca thymifolia



Grevillea 'Forest Rambler'



Santolina chamaecyparissus



Acmena smithii 'Allyn magic'



Austromyrtus dulcis



Rosmarinus officinalis



Scaevola aemula



Hymenosporum flavum



Casuarina glauca



Poa poiformis