



PLANNING PROPOSAL — LANDSCAPE
21-23 VICTORIA AVE, CASTLE HILL
JULY 2023

PREPARED FOR

SPG
SPOTLIGHT PROPERTY GROUP

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DOCUMENT NAME			
21-23 Victoria Ave Planning Proposal - Landscape			
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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 overarching vision is to create a vibrant public realm that supports commercial and retail activities on the site, with principles of sustainable development and WSUD 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

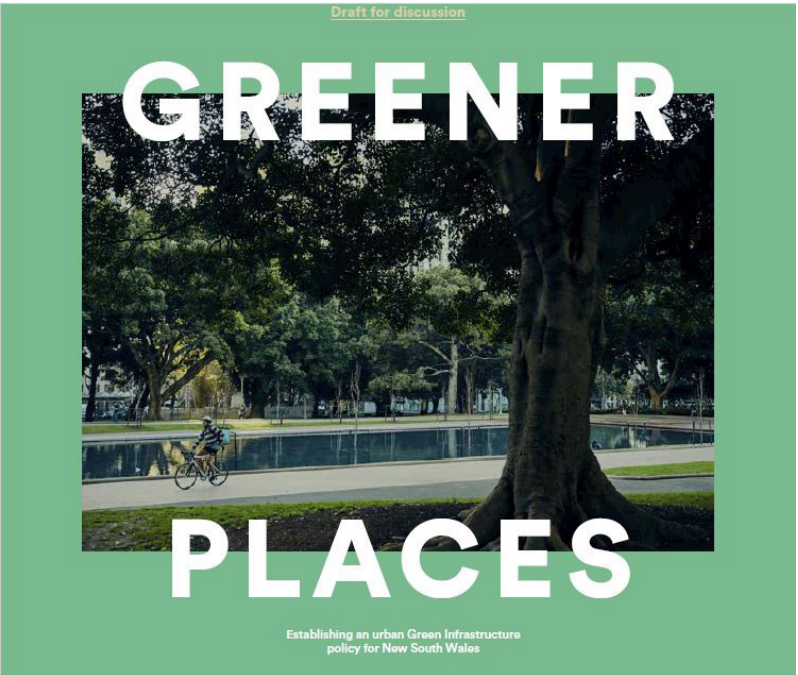
SYDNEY GREEN GRID 2017 (GANSW)



The site lies 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

LOCAL

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>

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

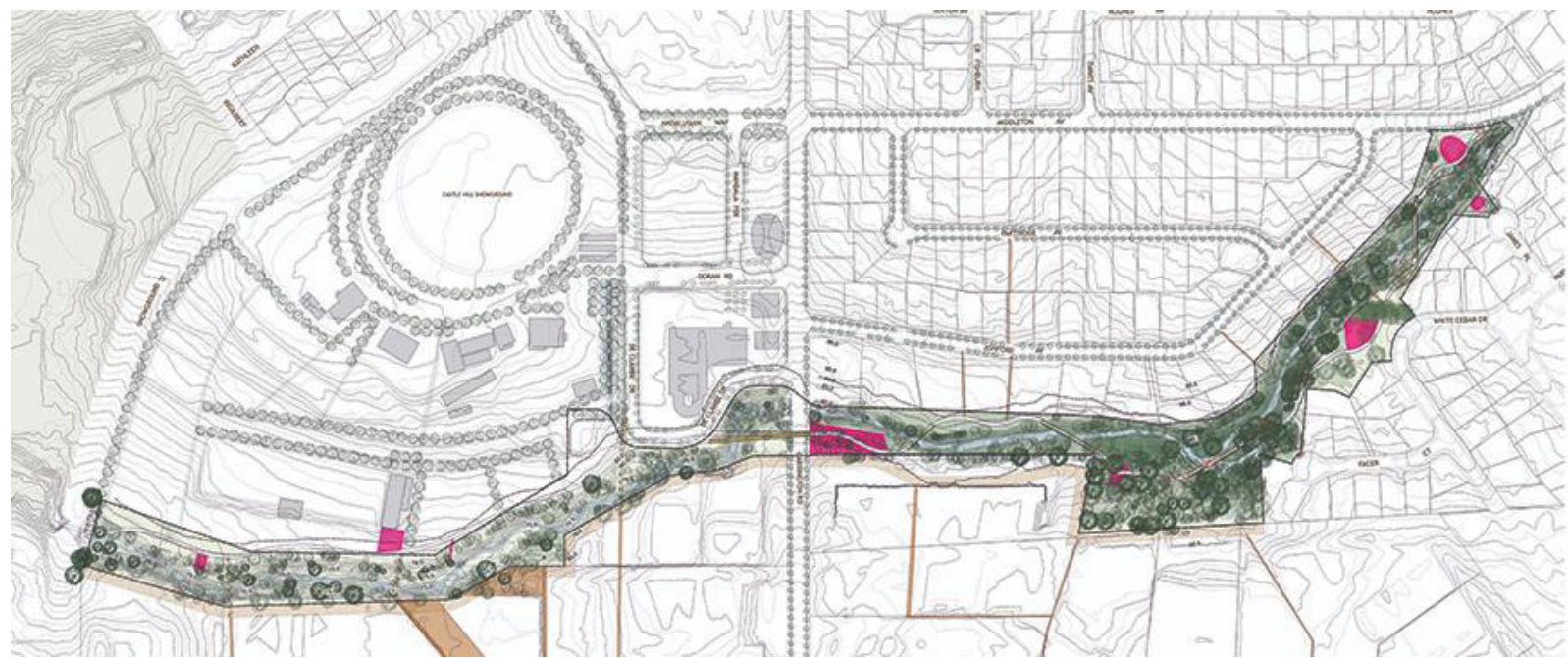


Passive and Active Open Space (P7)	<ul style="list-style-type: none"> Planning for passive open space – places where people go to relax or take part in non-organised activity – will involve establishing new local open space where possible
Improving access to open space (P27)	<ul style="list-style-type: 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.

PUBLIC DOMAIN & LANDSCAPE STRATEGIC PLANNING POLICY

LOCAL

CATTAI CREEK CORRIDOR - LANDSCAPE MASTER PLAN - THE HILLS SHIRE COUNCIL



The Cattai Creek Corridor Landscape Master Plan [LMP] is being undertaken by The Hills Shire Council [THSC] “to restore the natural and recreational values of the waterway, encouraging a ‘river experience’ for the community who use and live around the Corridor Reserves. The project is to provide strong links between the use of the Showground Reserve, Cockayne Reserve and Cattai Creek whilst improving the environmental benefits and natural function of the waterway”. The project will set a new benchmark for urban waterway rehabilitation and foster both physical and emotional connections to the waterway and surrounding reserves for the local community.

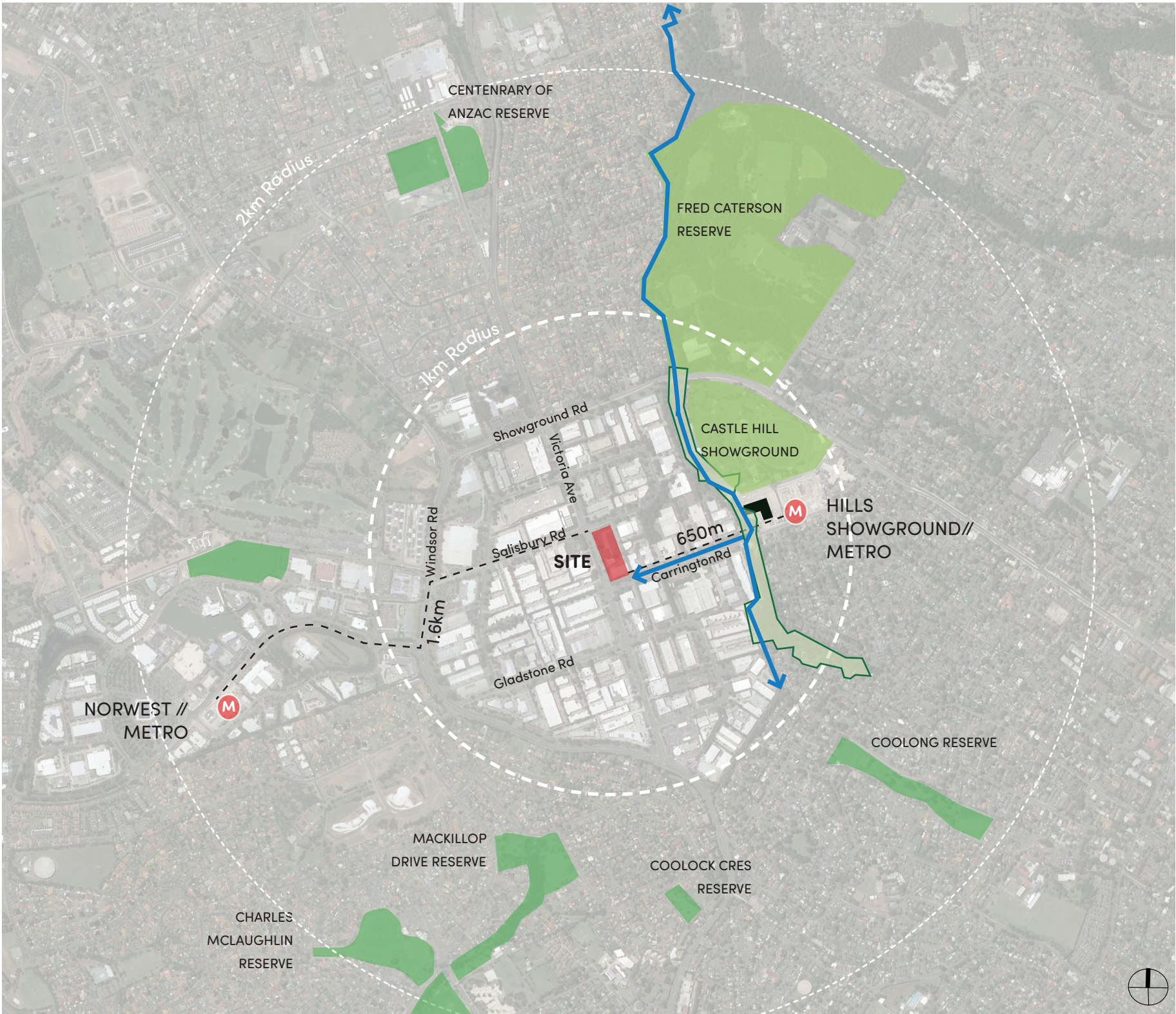
- Cattai Creek Corridor Masterplan Report, 2021

<https://www.thehills.nsw.gov.au/Building/Road-and-Building-Projects/Council-Works-Projects>



Cattai Creek Corridor Landscape Transaction Section

SITE CONTEXT



LEGEND

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

PRINCIPLES



A PLACE FOR EXCHANGE

SEAMLESS CONNECTION BETWEEN SPACES

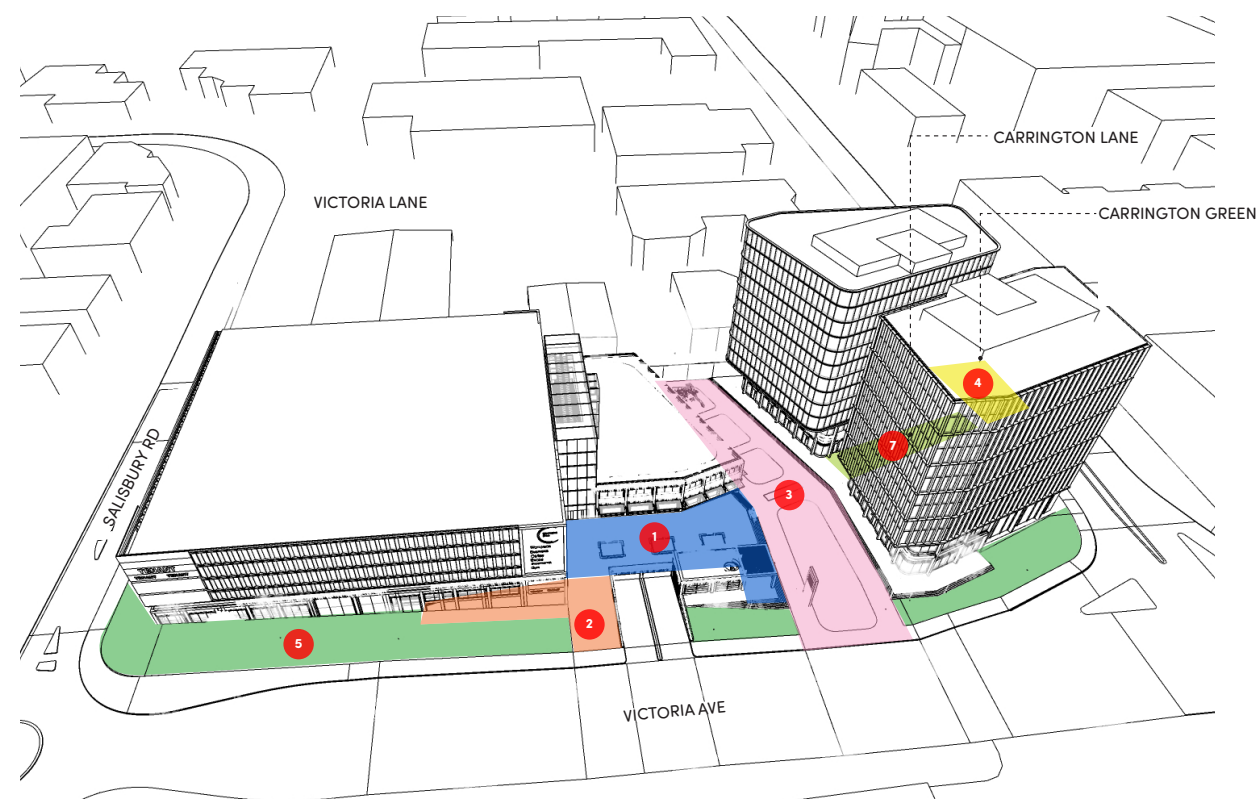
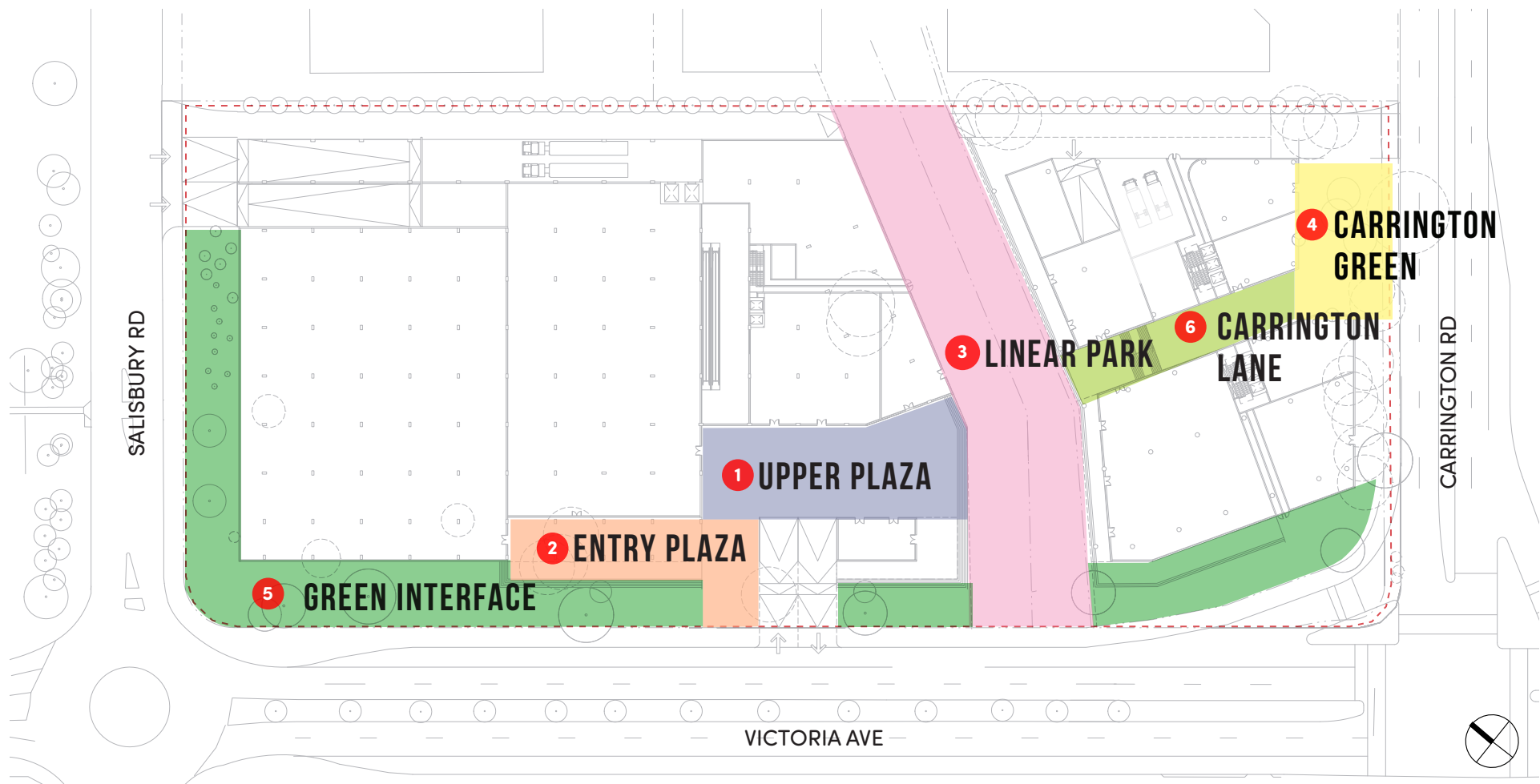
A GREEN DESTINATION

LOCAL CHARACTER AND CULTURE

ENGAGING FROM STREETScape TO ROOFTOPS

A COMFORTABLE PLACE TO DWELL


PUBLIC DOMAIN - KEY SPACES



- 1 UPPER PLAZA
- 2 ENTRY PLAZA
- 3 LINEAR PARK
- 4 CARRINGTON GREEN
- 5 GREEN INTERFACE
- 6 CARRINGTON LANE

LANDSCAPE CONCEPT PLAN

LEGEND

 Trees to be retained



- ① Green deep soil buffer to street
- ② Rain gardens along linear park
- ③ Open lawn (flexible use areas)
- ④ Large feature tree on axis
- ⑤ Catenary lighting / art
- ⑥ Water feature
- ⑦ Green laneway
- ⑧ Seating plinths with palms
- ⑨ Public art/play space
- ⑩ Central stage
- ⑪ Large trees in deep soil corridor



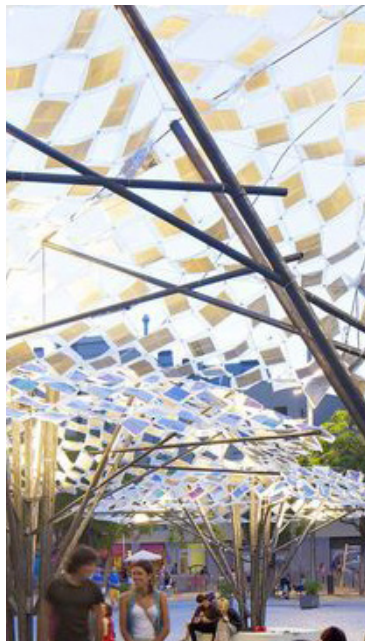
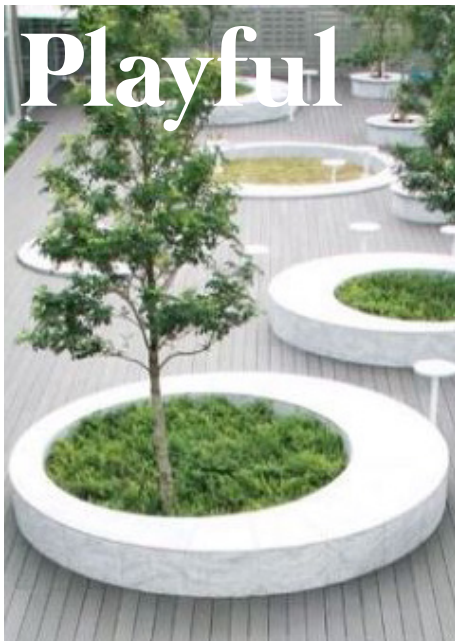
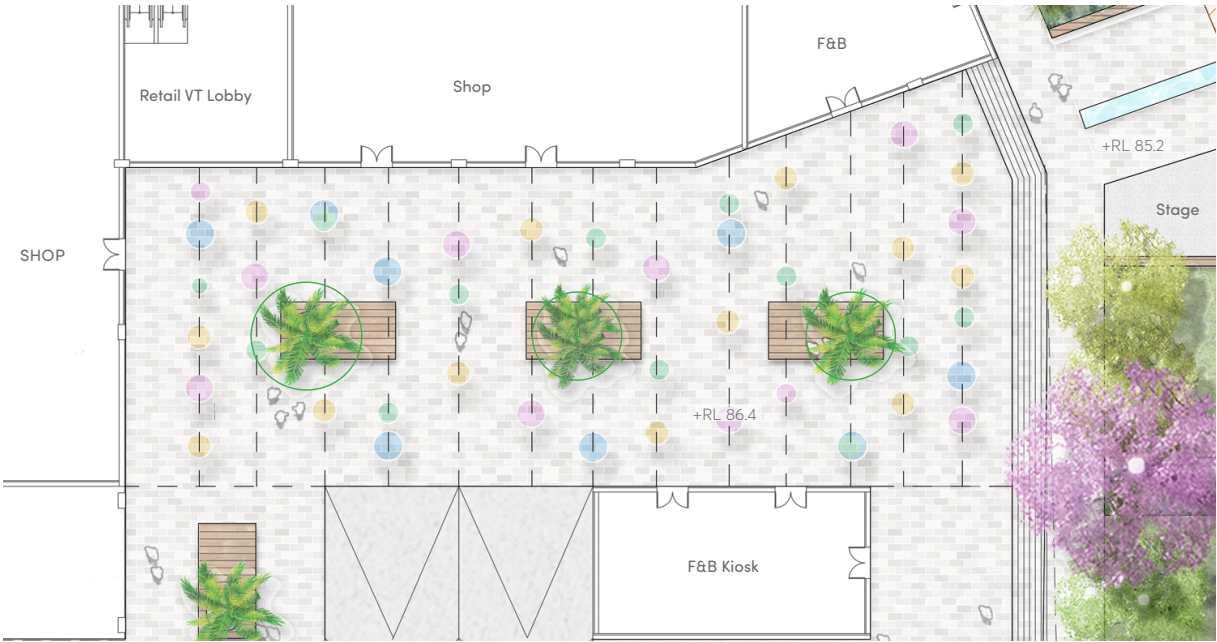
UPPER PLAZA



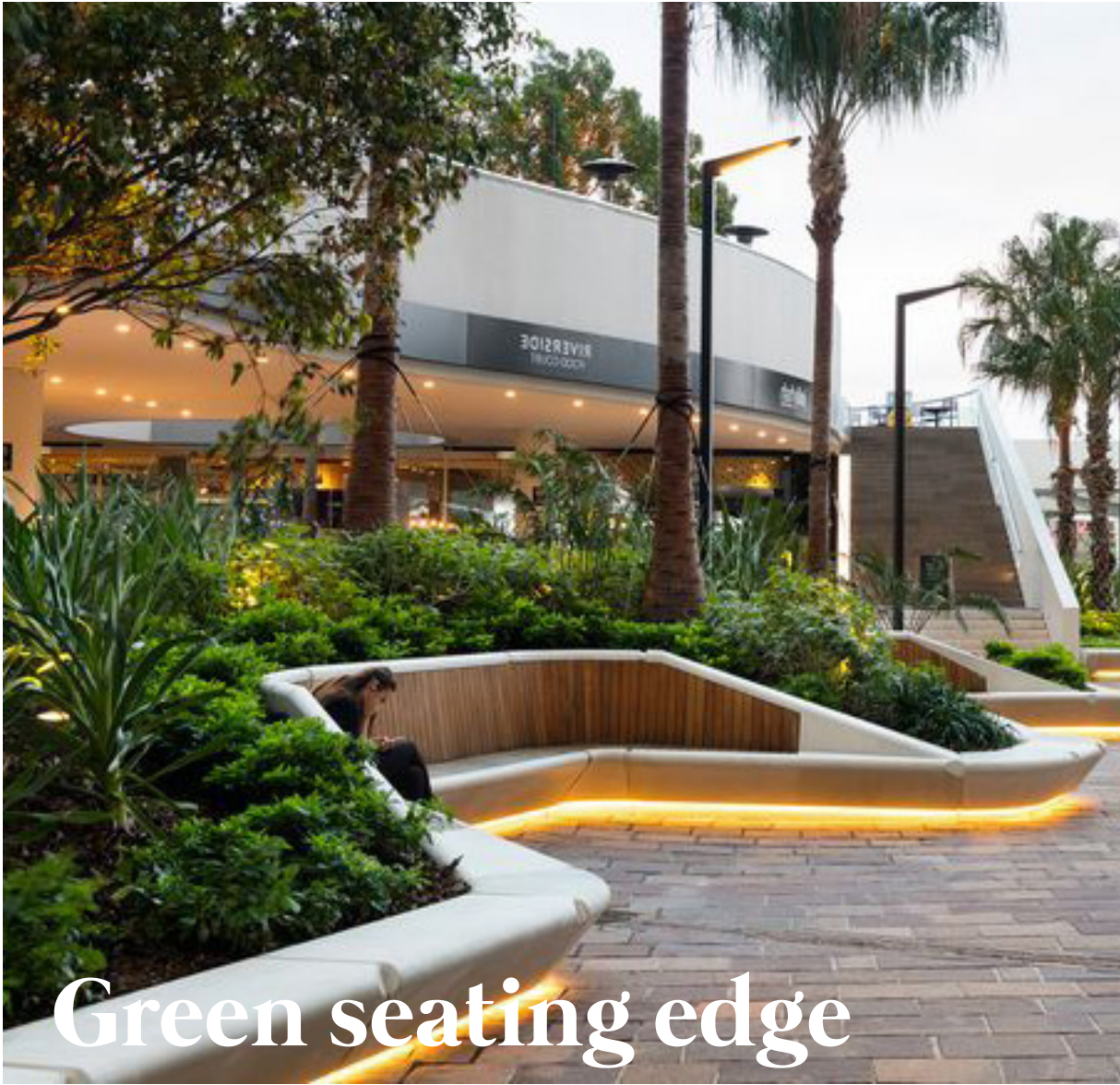
A dynamic place

- Catenary system overhead for spatial definition
- Catenary used for lighting / art
- Temporary installations on catenary for events
- Centrally aligned fixed furniture to maximise retail breakout flexibility
- Informal seating / amphitheatre steps to linear park stage



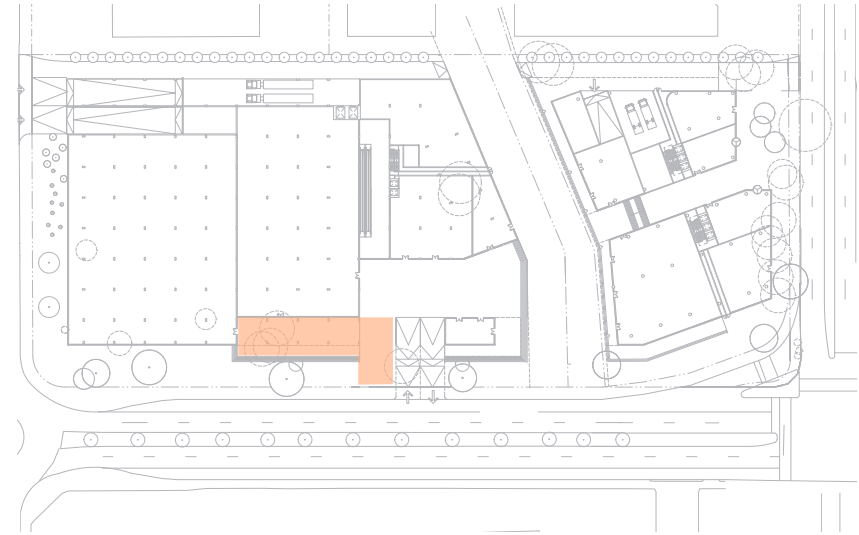


ENTRY PLAZA

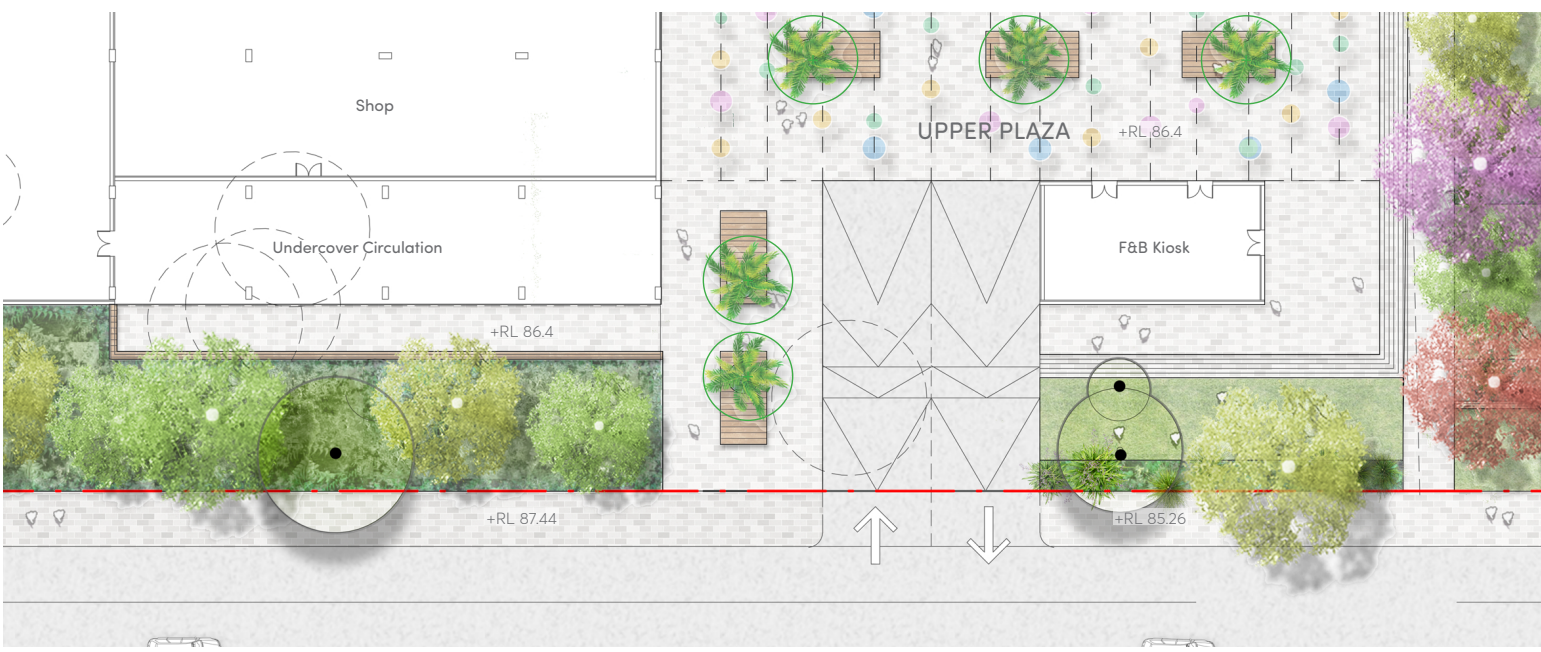


Welcoming and green

- Covered circulation framed by breakout seating and green buffer to the street
- Clear sight lines to building entries
- Generous movement space with capacity for pop-up retail / temporary stalls
- Existing trees retained within setback zone
- Landscaped bank resolves levels transition from street



Entry experience

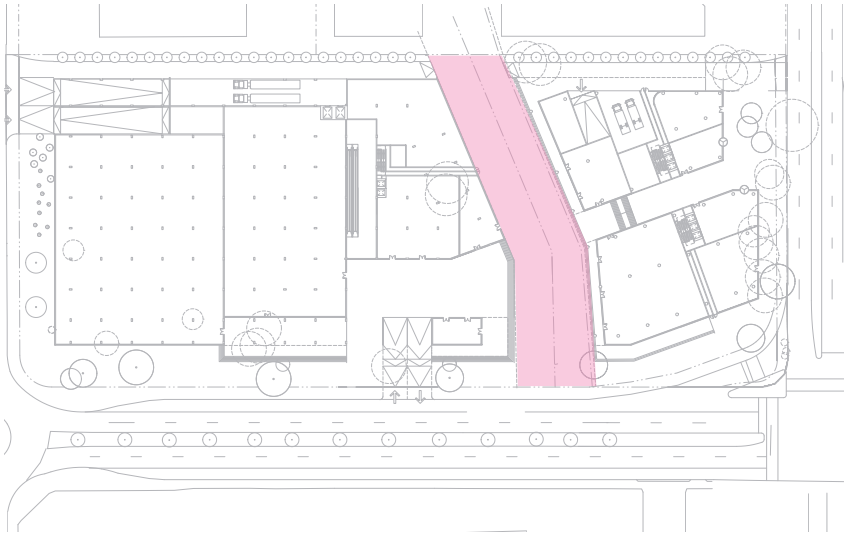


LINEAR PARK



A new green destination

- Minimum clear width along tenancy frontages allows for F&B breakout and clear movement / sight lines
- Seating steps frame space for informal seating / flood mitigation
- Continuous canopy of trees along east-west open space
- No trees within stormwater easement
- Rain gardens collect stormwater along overland flow path
- Water feature aligned with Carrington Lane axis
- Stage element for informal gathering and performances
- Interactive art / play element at eastern end with night presence



Interactive art



Rain gardens



Interactive water

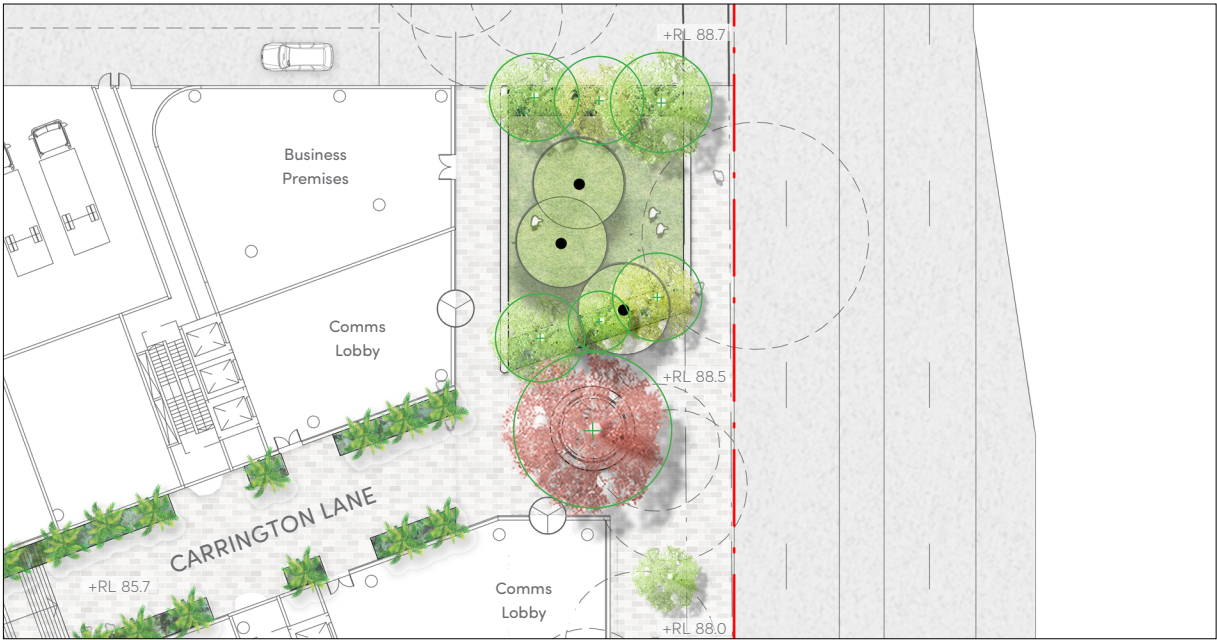


Event mode

CARRINGTON GREEN

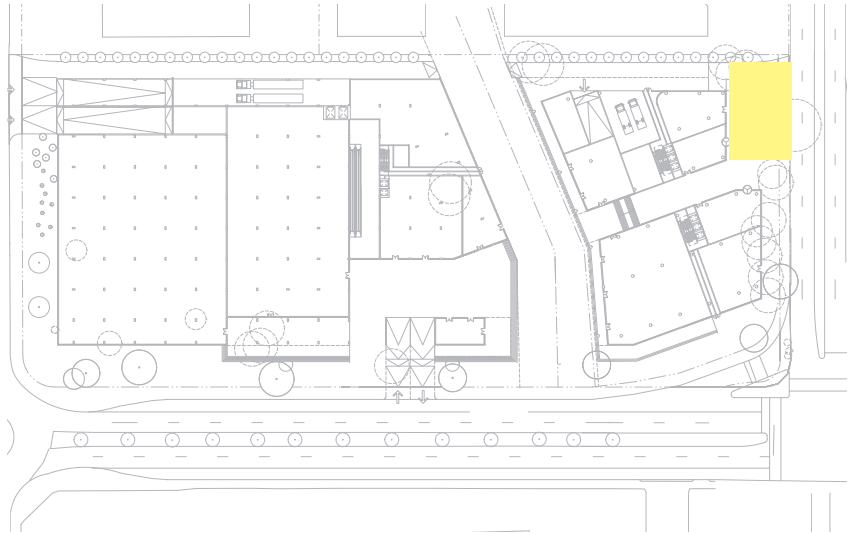


Raised lawn with seating edge



A place to pause

- Contributing a local park to the Carrington Rd streetscape.
- Generous open lawn frontage to commercial entry creates green, welcoming interface with the street
- Feature tree on axis with Carrington Lane creates key focal point for commercial frontages



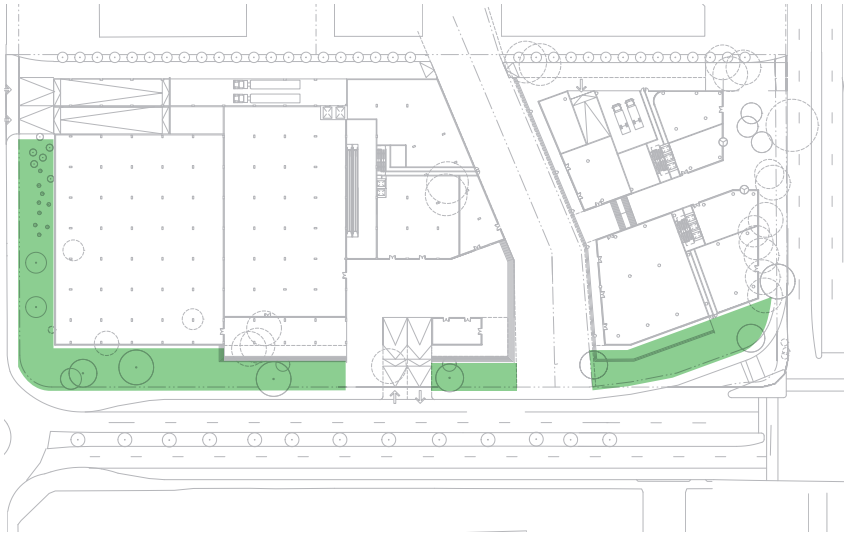
Integrated lighting for amenity at night

GREEN INTERFACE



Street amenity

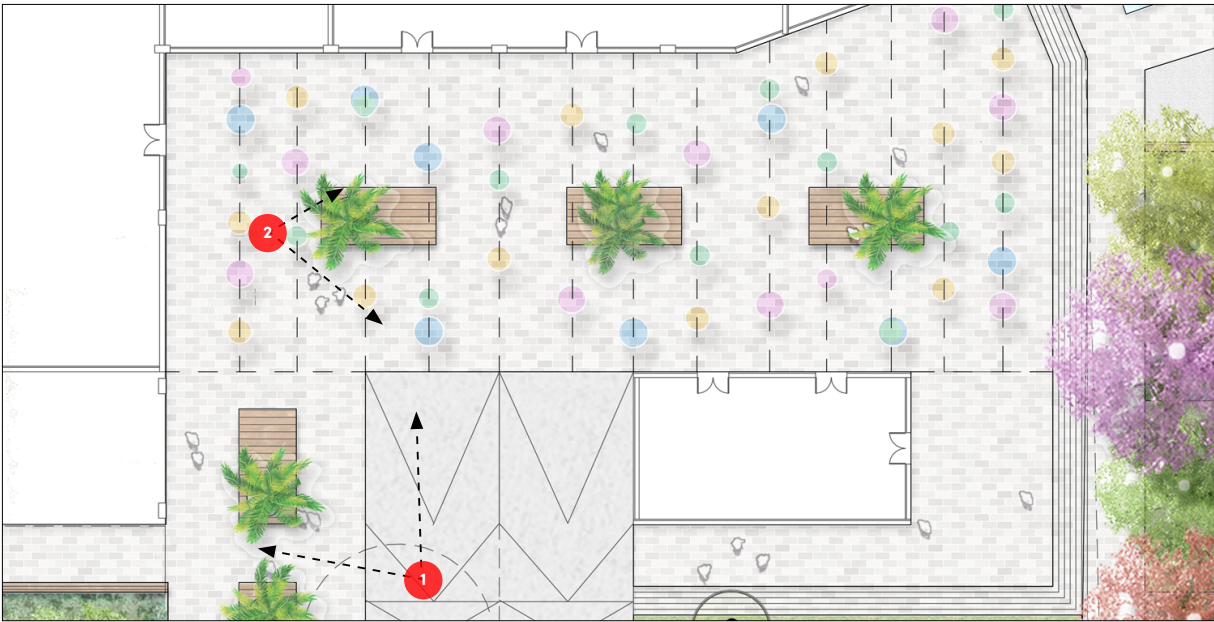
- Setback along victoria avenue provides a continuous deep soil corridor to accommodate large canopy trees, and opportunity for retaining existing trees.
- Distribution of large trees provides shade to the street and retains clear views between the street and new development.
- Open views of the built form at street corners maximises street presence & signage visibility.



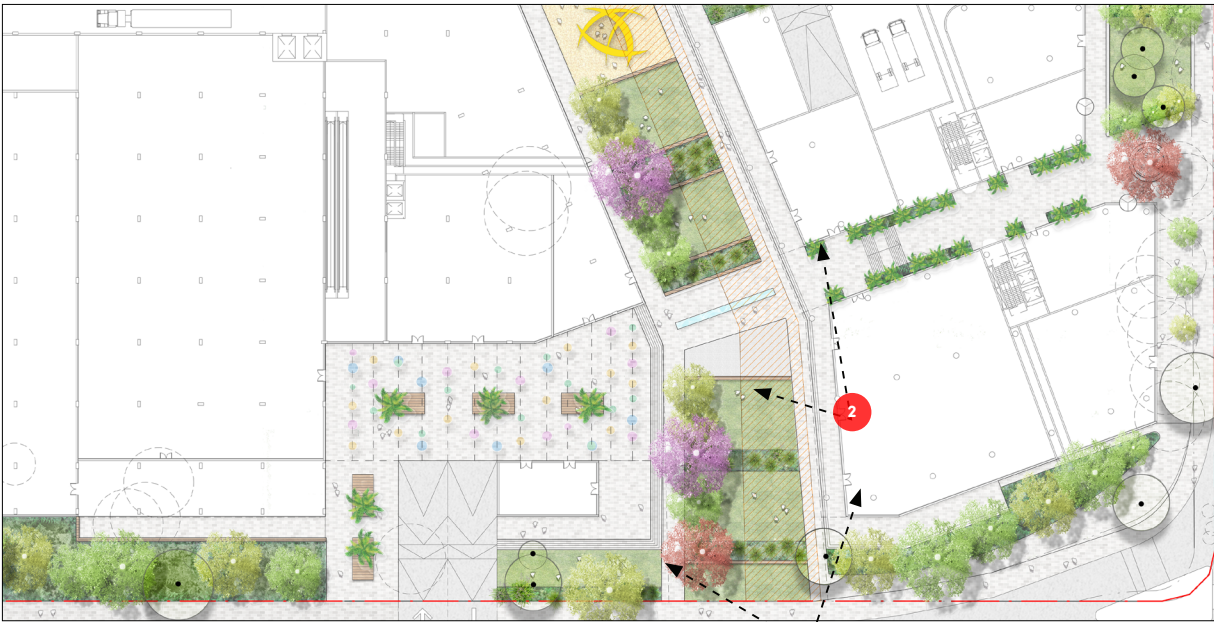
VIEWS



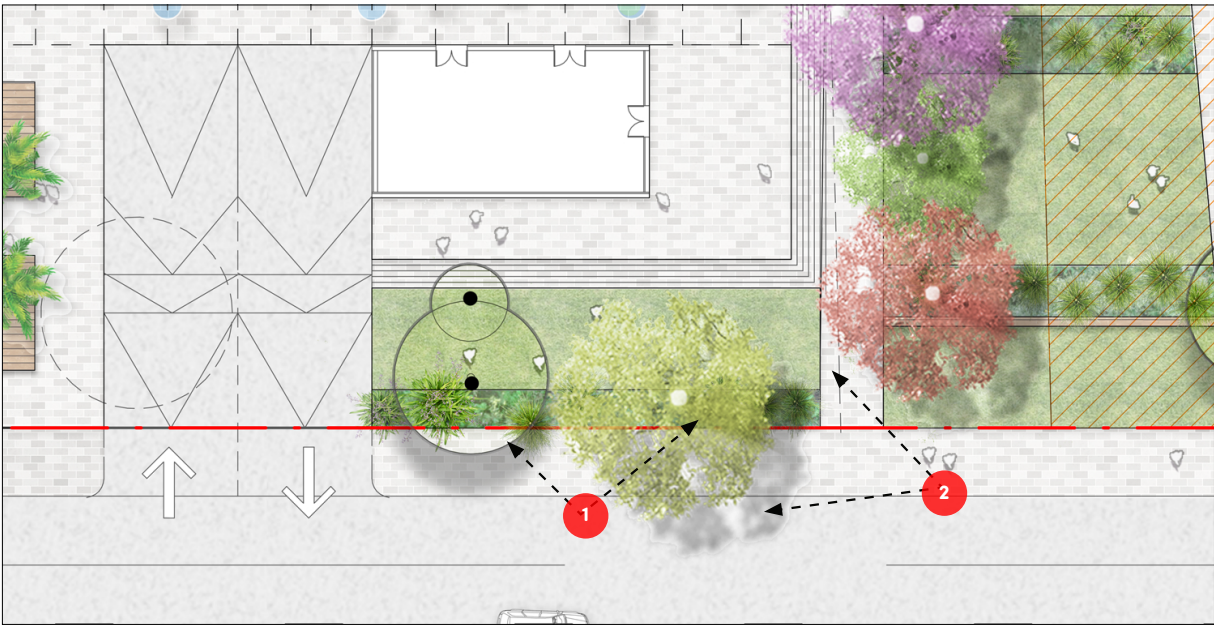
VIEWS - UPPER AND ENTRY PLAZA



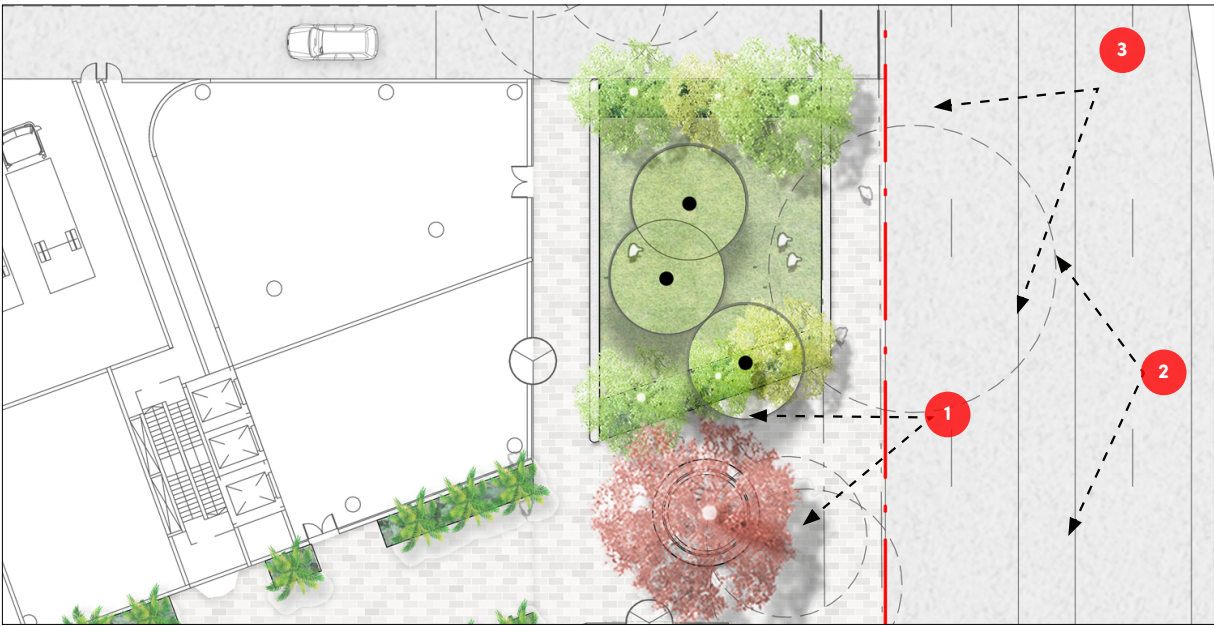
VIEWS - LINEAR PARK



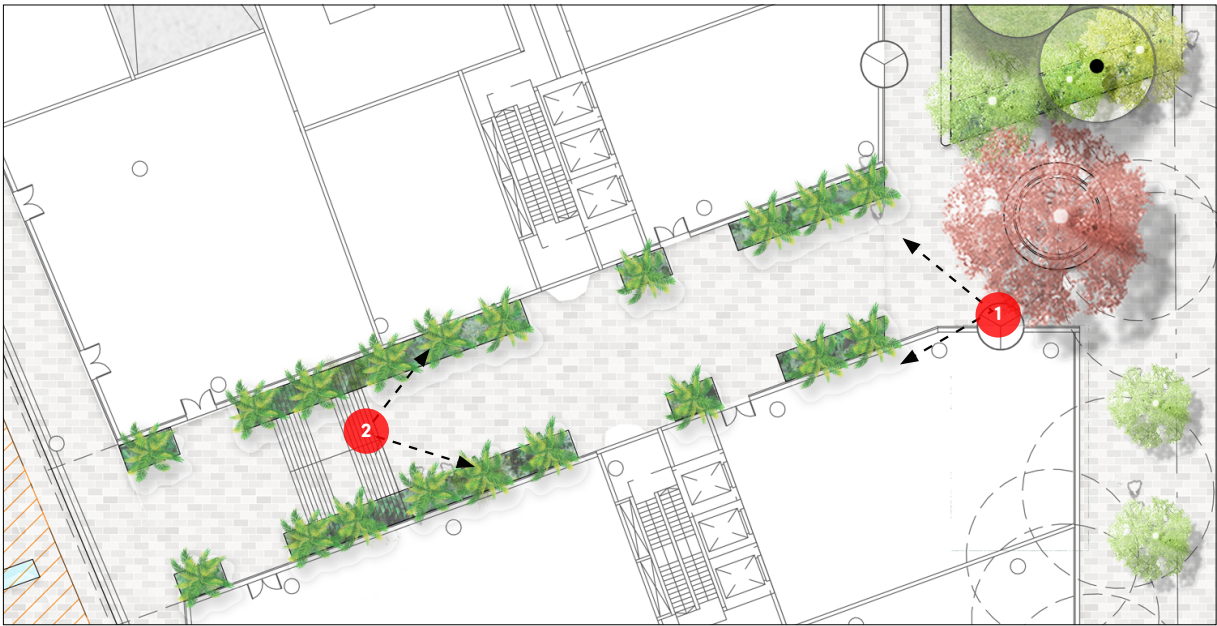
VIEWS - VICTORIA AVE F&B KIOSK



VIEWS - CARRINGTON GREEN



VIEWS - CARRINGTON LANE



PLANTING - INDICATIVE PALETTE

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	MATURE SPREAD (M)
GROUND AND PODIUM			
TREES			
Angophora costata	Sydney red gum	10-25m	6-12m
Acacia decurrens	Black Wattle	2-15m	5m
Angophora floribunda	Rough-barked Apple	10-25m	4-10m
Alphitonia excelsa	Red Ash	10-21m	10-15m
Backhousia myrtifolia	Black Wattle	3-10m	2-4m
Brachychiton acerifolius	Illawarra Flame Tree	10-15m	6-10m
Cyathea cooperi	Lacy Tree Fern	4-6m	5m
Ceratopetalum gummiferum	Crows Ash	4-5m	2-3m
Eucalyptus spp.	Gum Trees	20-35m	10-15m
Elaeocarpus eumundii	Eumundi quandong	8-10m	3-6m
Elaeocarpus reticulatus	Blueberry Ash	8-15m	3-5m
Flindersia australis	Crows Ash	30m	4m
Ficus microcarpa Hillii	Hill's Weeping Fig	8-12m	3-4m
Howea forsteriana	Kentia palm	5-9m	4m
Jacaranda mimosifolia	Jacaranda	8-15m	15-25m
Livistona australis	Cabbage Tree Palm	10-20m	3-6m
Melaleuca styphelioides	Prickly Paperbark	4-10m	2-3m
Polyscias murrayi	Pencil Cedar	12-15m	5m
Pyrus ussuriensis	Manchurian pear	10-15m	7m
Quercus palustris	Pin Oak	15-25m	10-20m
Syzygium australe	Creek Lilly Pilly	4-5m	2-3m
Tristaniopsis laurina	Water Gum	5-15m	3-6m
UNDERSTOREY			
Acmena 'Allyn Magic'	Lilly Pilly	05-0.6m	1m
Anigozanthos flavidus 'Big Red'	Red Kangaroo paw	1-2m	0.6-1m
Acacia cognata 'Limelight'	River Wattle	0.5-1m	1-1.2m
Asplenium nidus	Birds Nest Fern	0.9-1.5m	0.6-0.9m
Blechnum 'Silver Lady'	Silver lady fern	1.2m	1m
Clematis aristata	Traveller's Joy	0.8-2m	6m
Callistemon 'Great Ball of Fire'	Dwarf bottlebrush	1-3m	1-3m
Cycas revoluta	Sago Palm	0.5m	1m
Cordyline stricta	Ti Plant	1-1.5m	1-2m
Doryanthes excelsa	Gymea Lily	2-4m	2-3m
Dianella revoluta	Flax Lilly	0.3-0.4m	0.3-0.4m
Grevillea spp.	Grevillea	/	/
Hibbertia scandens	Snake Vine	0.5m	1m
Lirope 'Evergreen Giant'	Lirope	0.5m	0.5m
Lomandra spp.	Mat Rush	0.5-0.6m	0.65m
Melaleuca 'Little Red'	Honey myrtle	1.5-2m	1.5m
Myoporum parvifolium	Creeping boobialla	0.2-0.3m	1-3m
Pandorea pandorana	Wonga Wonga Vine	3-5m	1-2m
Syzygium cascade	Lilly Pilly	2-3m	1-2m
Trachelospermum jasminoides	Star Jasmine	0.5m	2m
Westringia spp.	Coastal rosemary	/	/

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.



Angophora floribunda



Acacia decurrens



Pyrus ussuriensis



Eucalyptus tericornis



Grevillea 'Carpet Queen'



Westringia fruticosa



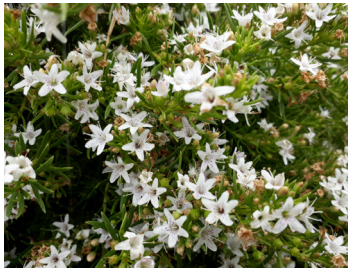
Ceratopetalum gummiferum



Backhousia citriodora



Doryanthes excelsa



Myoporum parvifolium



Acacia cognata



Acmena smithii 'Allyn Magic'



Syzygium cascade



Microsorium scandens



Grevillea 'Gold Fever'



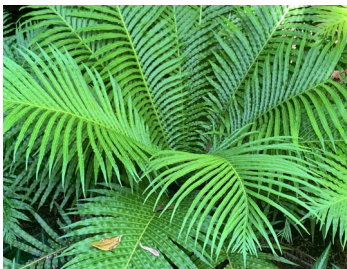
Hibbertia scandens



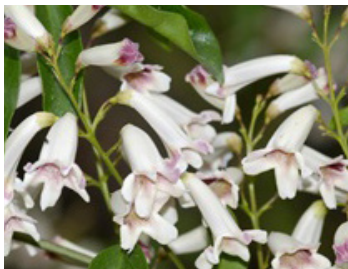
Cycas revoluta



Syzygium australe



Blechnum gibbum 'Silver Lady'



Pandorea pandorana



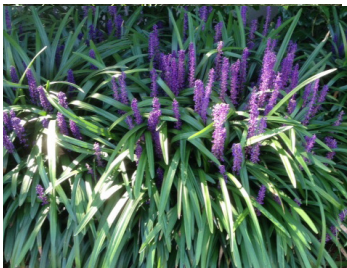
Asplenium nidus



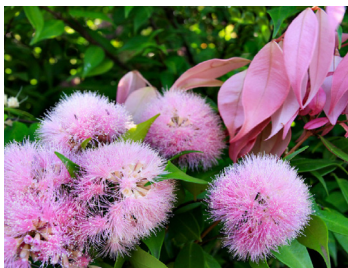
Howea forsteriana



Trachelospermum jasminoides



Lirope 'Evergreen Giant'



Syzygium cascade