

CHESTER SQUARE

**PUBLIC DOMAIN AND LANDSCAPE DESIGN
FOR PLANNING PROPOSAL**



PROJECT DETAILS

Leicester Street, Chester Hill

Project Number: 1912

Issue: C

Date: November 2023

PREPARED FOR



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ACKNOWLEDGEMENT

We show our respect and acknowledge the traditional custodians of the land on which we work, the Dharug people of the Eora nation.

We and pay our respects to their Elders past and present, and acknowledge the privilege and responsibility to Connect with Country.



INTRODUCTION

OVERVIEW

Chester Hill is identified as a 'Commercial Centre and 'Village Centre' within the north-west of the Bankstown–Canterbury LGA. Bankstown its self is the 'Core Commercial Centre' for the area and located a short distance to the south-east of the site.

The local area is well connected by various transport modes including road, rail and bus and stands as an established commercial and service centre of the local context.

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 businesses.

The project will build on existing successes and assets of the area such as the local train and bus interchange to provide much needed additional residential units as well as improving the commercial offering of Chester Hill to the local population. Importantly, this will include the introduction of a new public square that is community focused and supports the range of commercial, retail, residential, cultural and community uses and will help drive the successful renewal of the site.

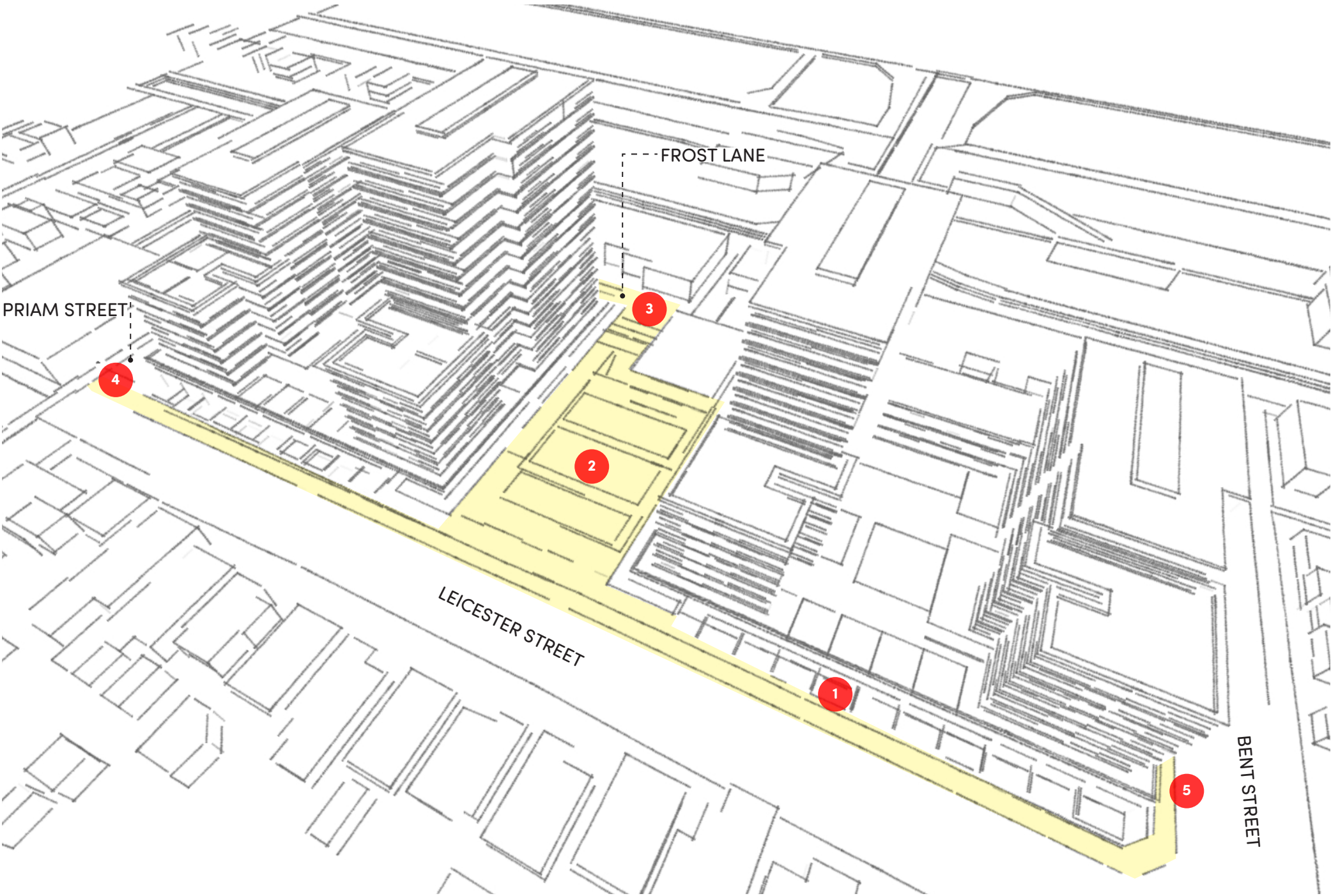
The overarching vision is to create a vibrant public realm supporting attractive and enjoyable residences amongst a successful and active commercial centre using principles of sustainable urban design.

It is also noted that the proposal will continue to undergo continued design refinements as the proposal progresses through to a detailed design development process in consultation with the community and Council and be subject of further detailed assessment as part of the development application stage.



PUBLIC DOMAIN

PUBLIC DOMAIN - ZONING



OVERVIEW

The public domain landscape proposal aims to create a series of vibrant and connected spaces that embrace the community within and around the development. Main public landscape spaces include a new public urban square, revitalized Frost Lane and streetscape upgrade along Leicester St.

1 LANDSCAPE SETBACKS

Deep soil verge planting and retain existing trees along Leicester St to provide good shade amenity for pedestrians - from Priam St to Bent St, to maintain existing urban identity.

2 PUBLIC SQUARE

A new urban square offered to the public, a safe and exciting space connecting the community with improved public amenity, featuring:

- Water play incorporated with public art
- Lighting activation at night
- Outdoor dining
- Café and shops activating the edges
- Provision of seating and shading

3 LANEWAY

Transforming the existing Frost Lane to an enticing space, including:

- Art and lighting to improve visual interest and activate the laneway
- Vibrant evening activities
- High quality paving to unify the space
- Robust and attractive urban elements

4 PRIAM STREET

Reducing the Urban heat island Effect:

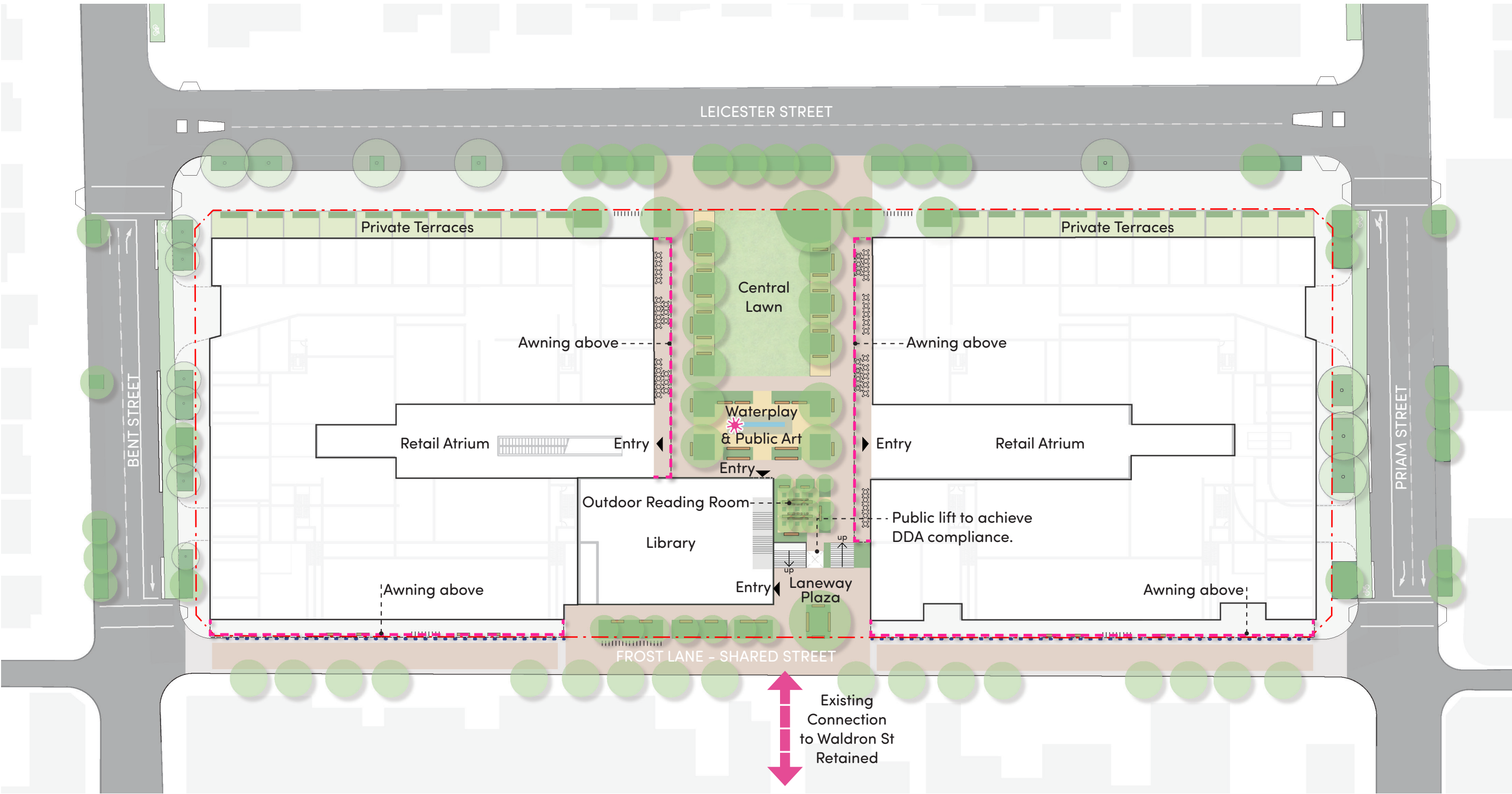
- Existing trees to be retained.
- Additional trees to be added to provide proved canopy coverage .

5 BENT STREET

Apply the same street section with Priam St.

PUBLIC DOMAIN - OVERALL PLAN

NOTE:
Street Section and Dimensions as per Urban Design Framework.
Street paving and materials as per Council's Public Domain Plan.



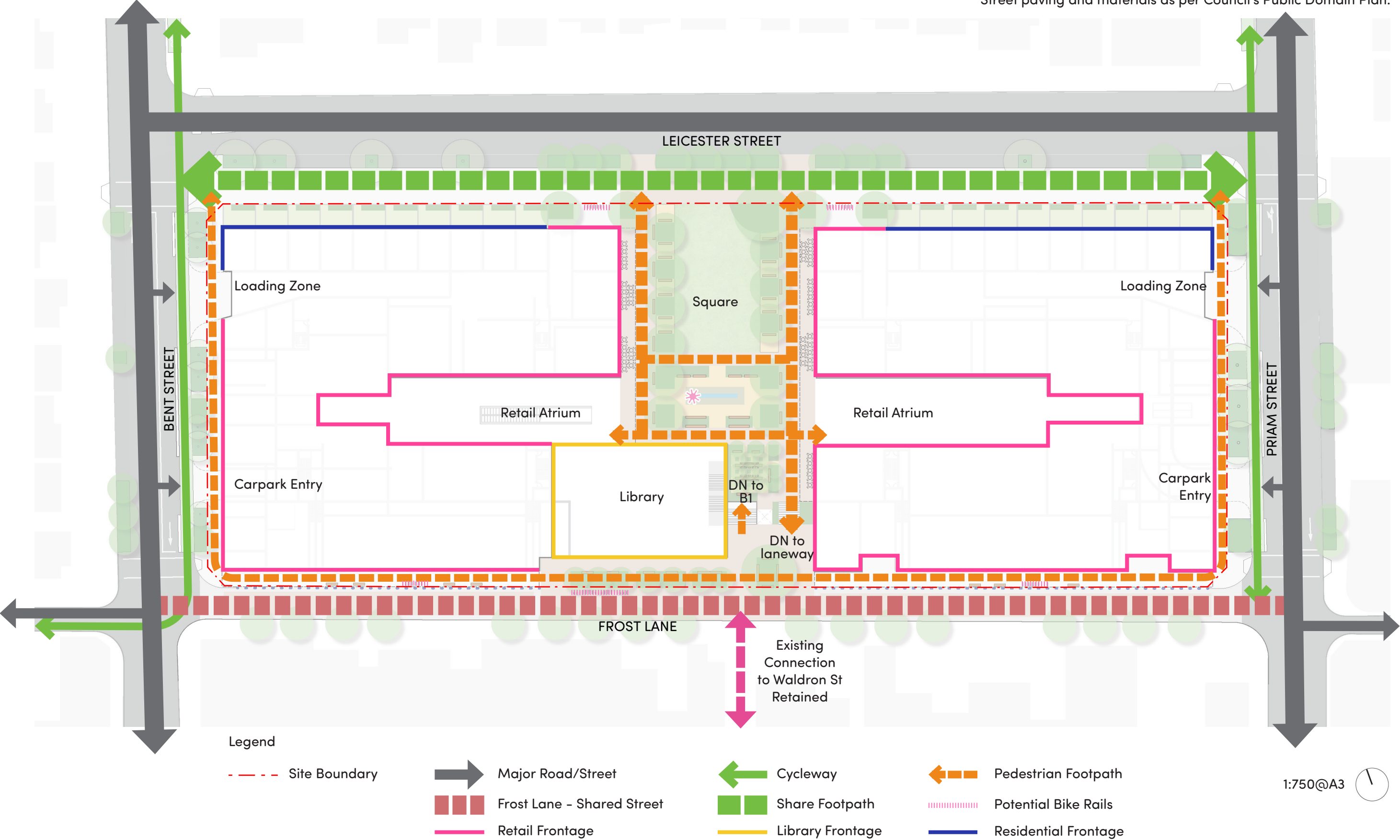
Legend

- | | | | | |
|---------------------|------------------|-------------------------|-----------------------|------------------------|
| - - - Site Boundary | Planting Area | Rain gardens/WSUD | Lawn | Square/ Laneway Paving |
| Street Paving | Permeable Paving | Cycleway | Road/Street | Public Art |
| Waterplay | Public Seating | Licensed Seating | Bike Racks | Potential Bollard Line |
| Awning above | Proposed Trees | Retained Existing Trees | Outdoor Reading Table | |

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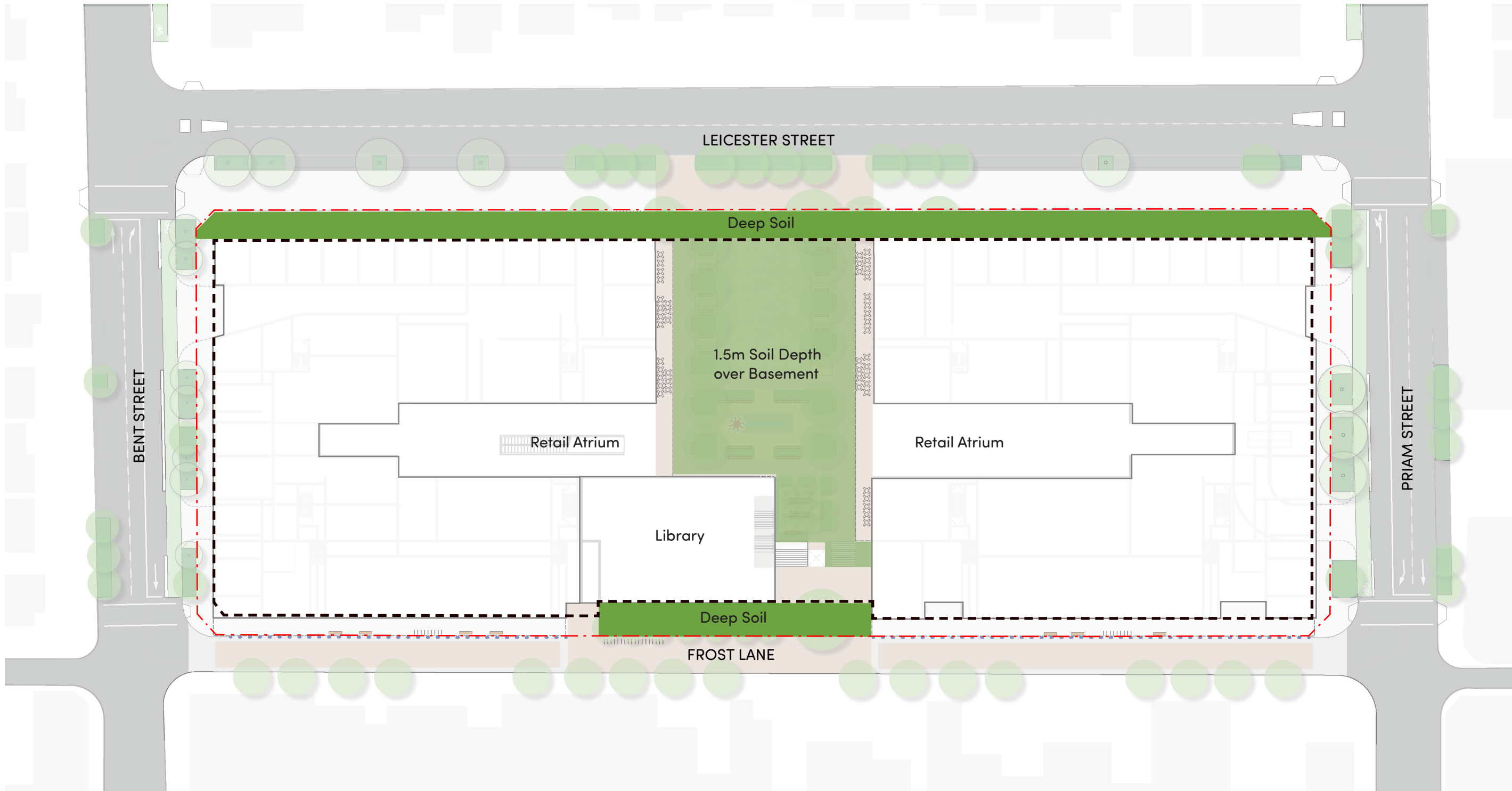
PUBLIC DOMAIN - CIRCULATION AND CONNECTION

NOTE:
Street Section and Dimensions as per Urban Design Framework.
Street paving and materials as per Council's Public Domain Plan.



PUBLIC DOMAIN - SOIL DEPTH PLAN

NOTE:
Soil Depth as per Apartment Design Guide (ADG).



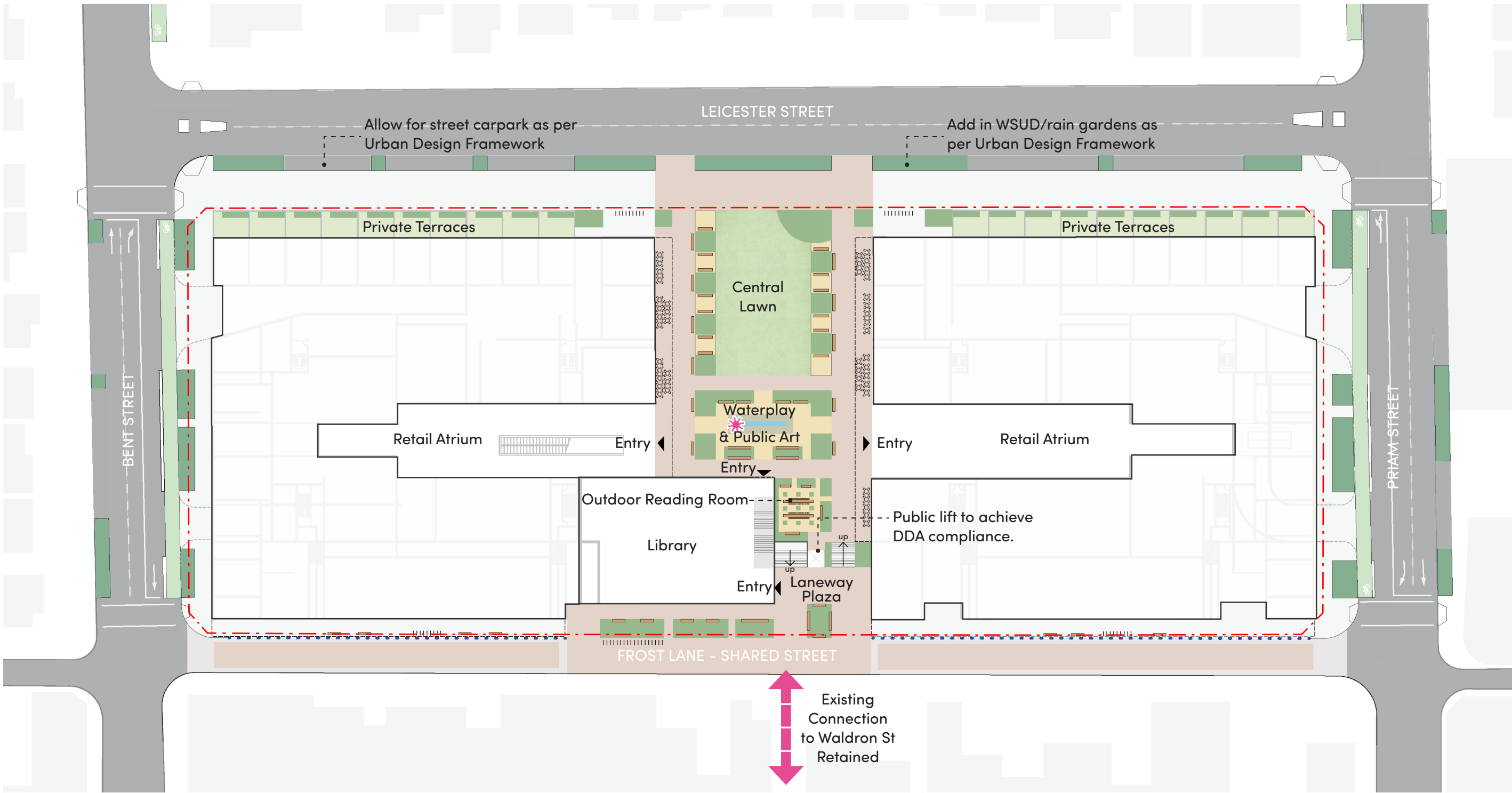
Legend

- Site Boundary
- Basement Area
- Deep Soil Area
1,420m², 9% of the Site
- 1.5m Soil Depth on Podium

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GROUND PLAN

NOTE:
Street Section and Dimensions as per Urban Design Framework.
Street paving and materials as per Council’s Public Domain Plan.

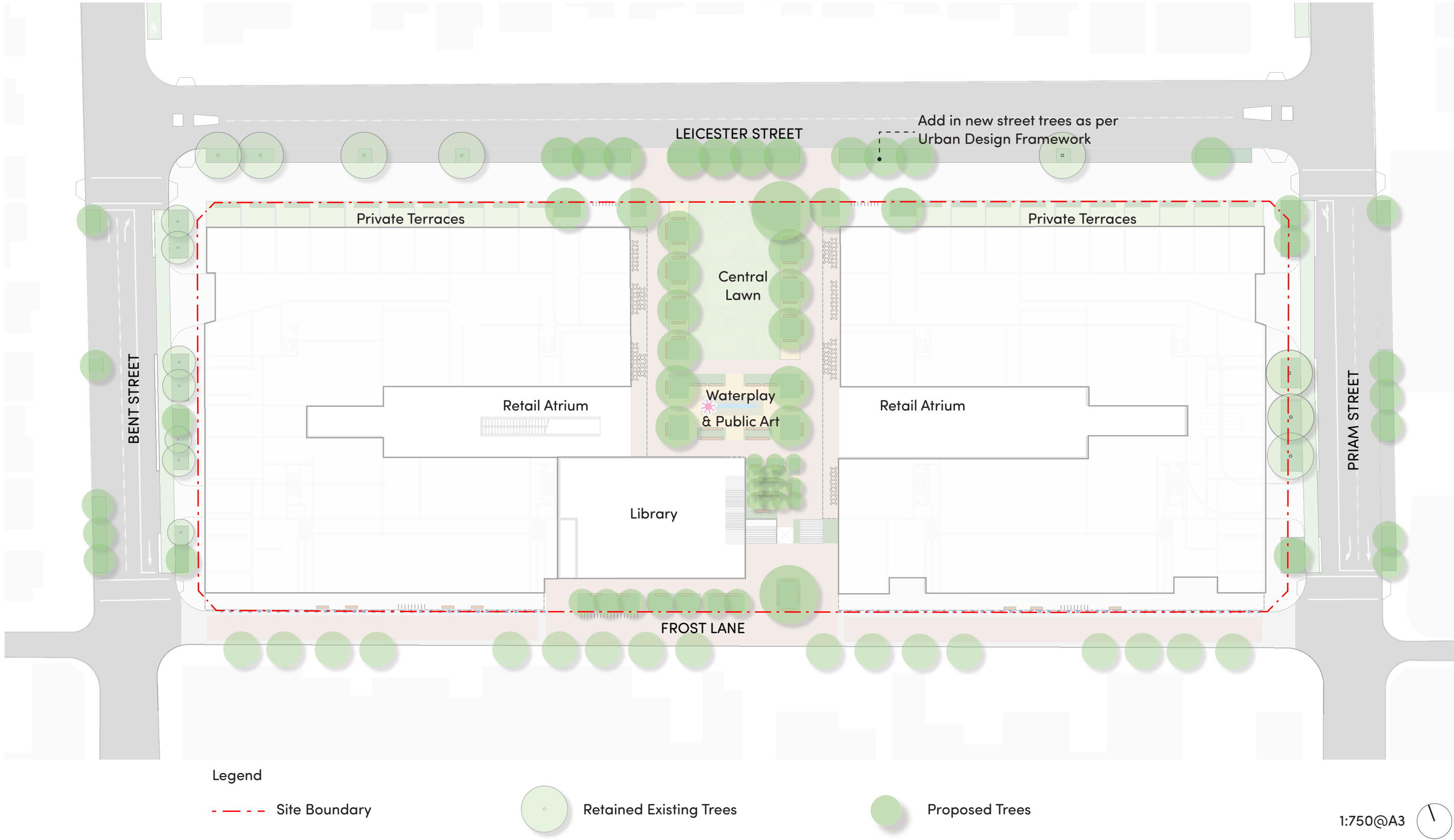


Legend

- | | | | | |
|-----------------------|------------------|-------------------|-------------|------------------------|
| - - - Site Boundary | Planting Area | Rain gardens/WSUD | Lawn | Square/ Laneway Paving |
| Street Paving | Permeable Paving | Cycleway | Road/Street | Public Art |
| Waterplay | Public Seating | Licensed Seating | Bike Racks | Potential Bollard Line |
| Outdoor Reading Table | | | | |

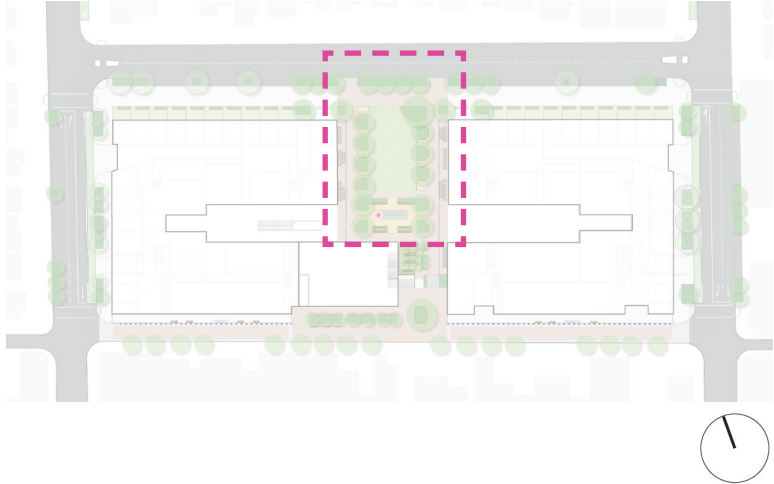
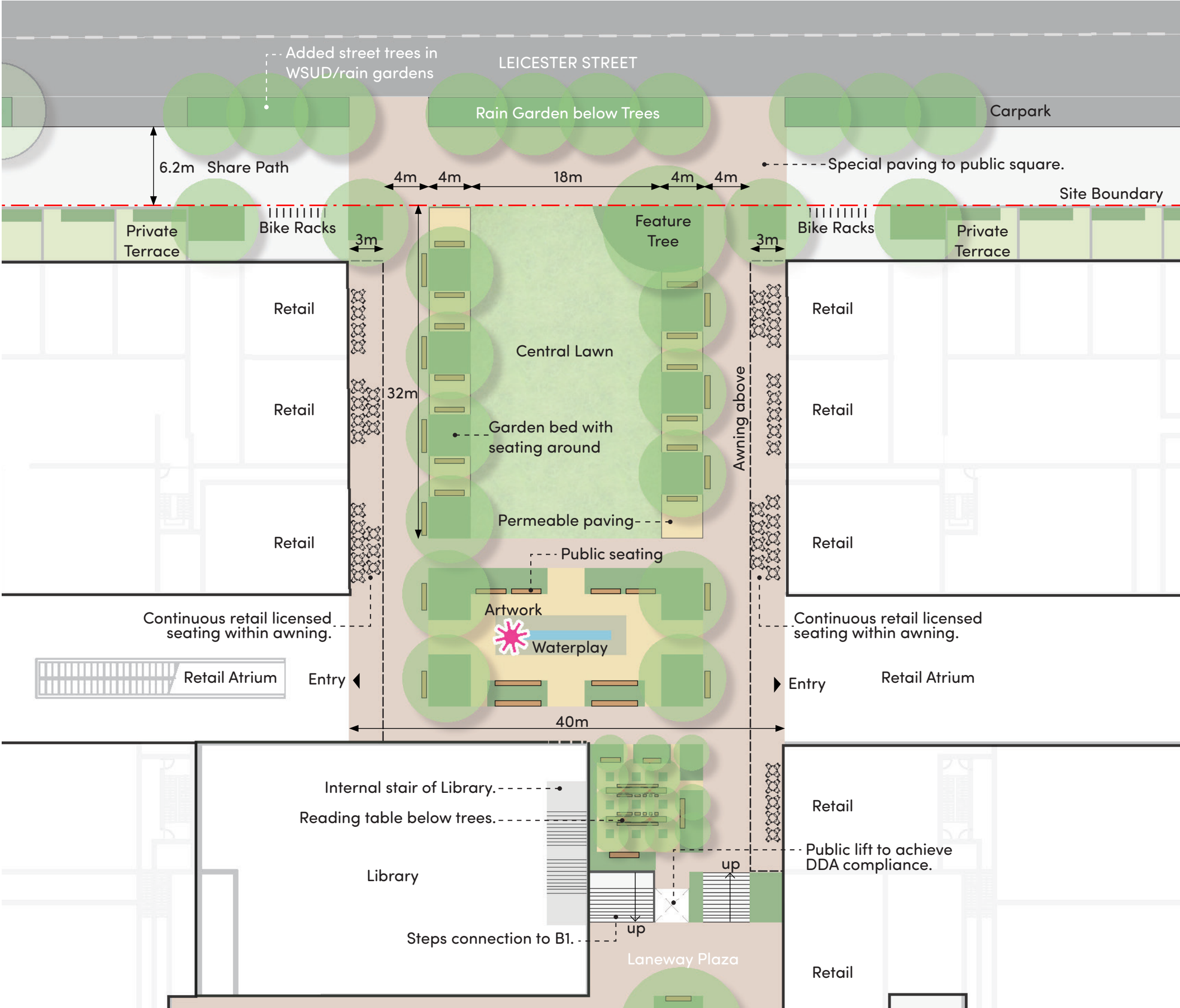
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CANOPY PLAN



PUBLIC SQUARE

PUBLIC SQUARE

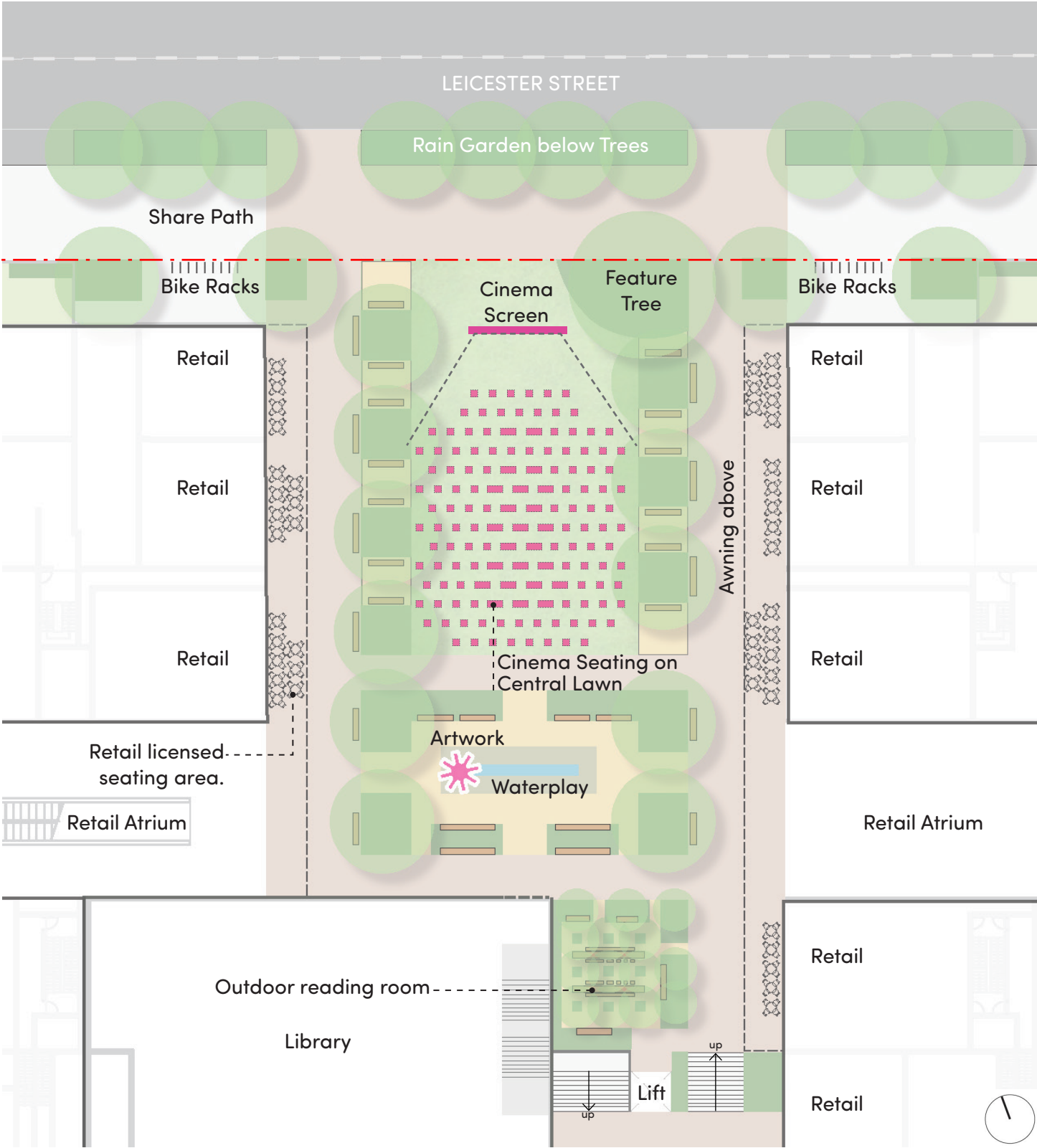


Key Metrics (Public Square Only)

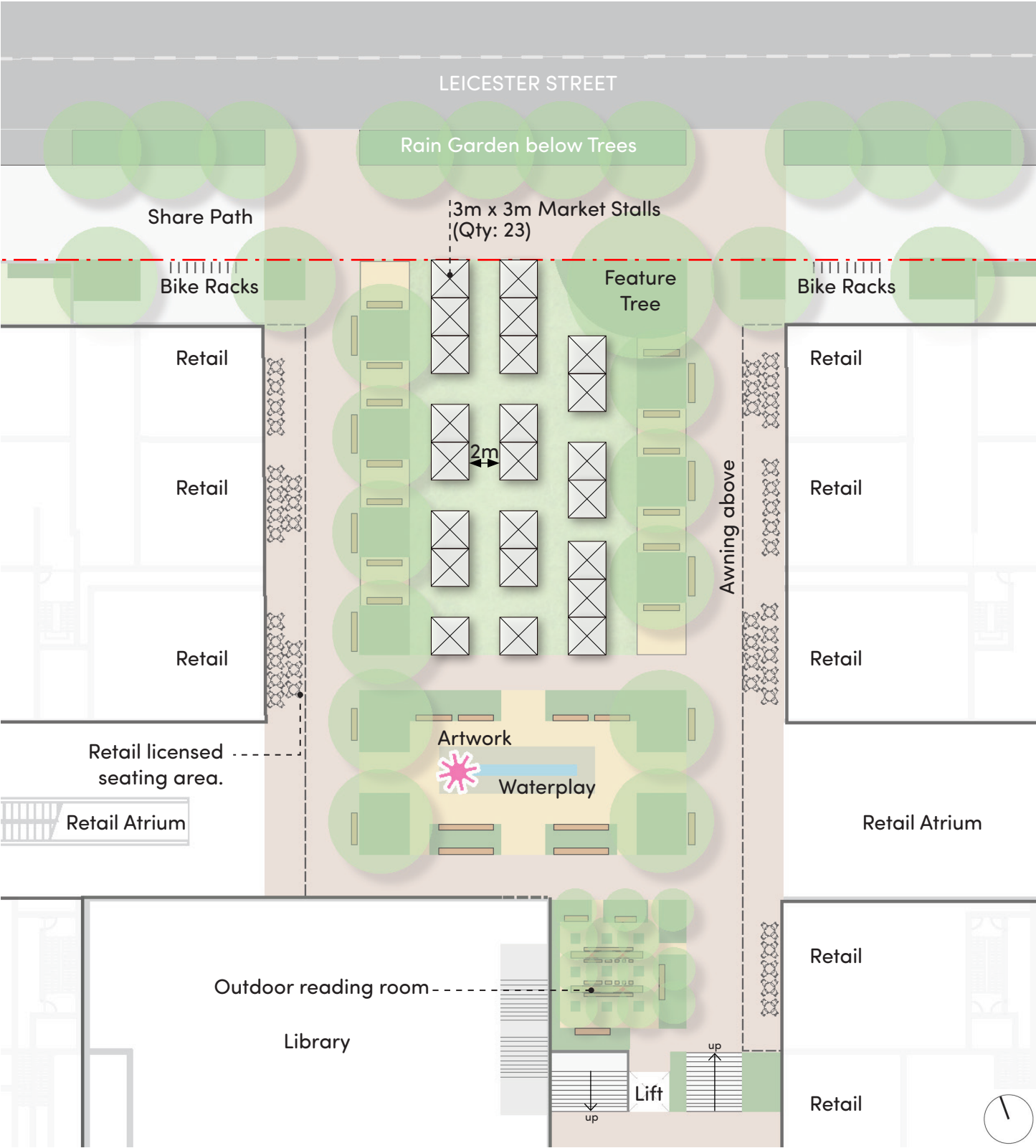
- Lawn (576m²)
- Planting Area (320m²)
- Permeable Paving (330m²)
- Square/ Laneway Paving (1,571m²)
- Waterplay (43m²)
- Public Seating (110m)
- Total Square Area: 2,200m²

PUBLIC SQUARE - TYPICAL USE

TWILIGHT CINEMA AND FESTIVAL

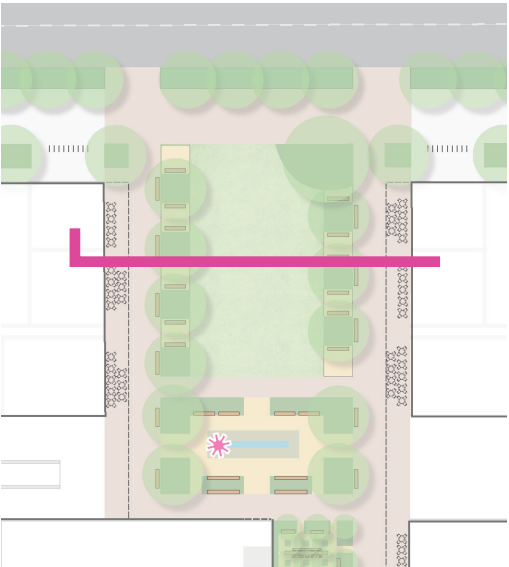


WEEKEND MARKET



PUBLIC SQUARE - INTERFACE SECTIONS

TYPICAL



WEEKEND MARKET



TWILIGHT CINEMA AND FESTIVAL



PUBLIC SQUARE - FEATURED SPACE



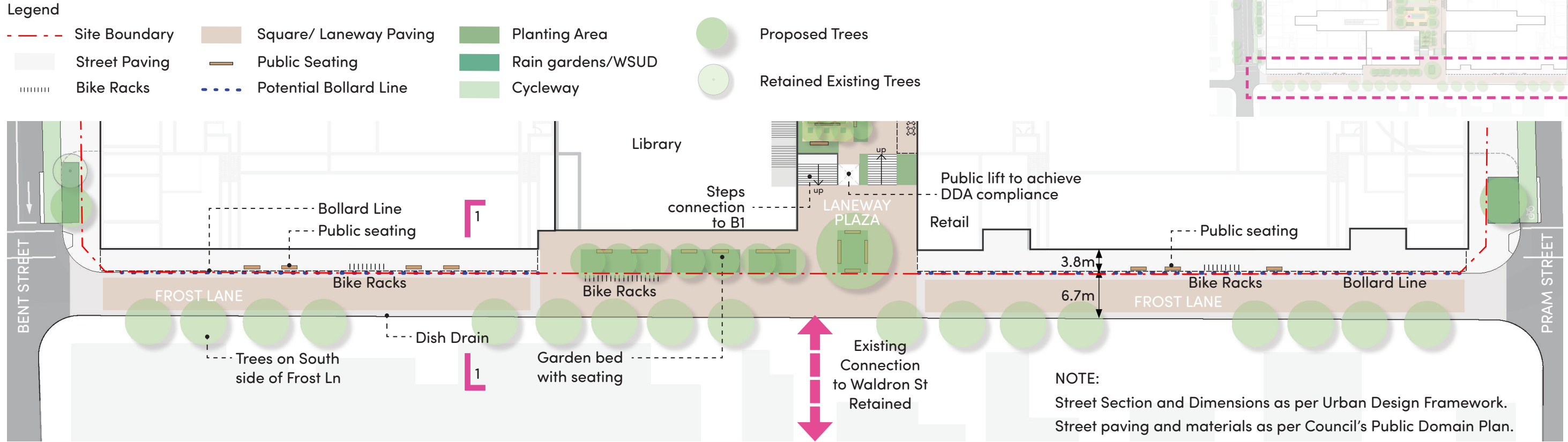
PUBLIC SQUARE - PRECEDENT

GOYDER SQUARE - WINNER OF AUSTRALIAN URBAN DESIGN AWARD, OVERALL WINNER, BUILT PROJECTS, TURF

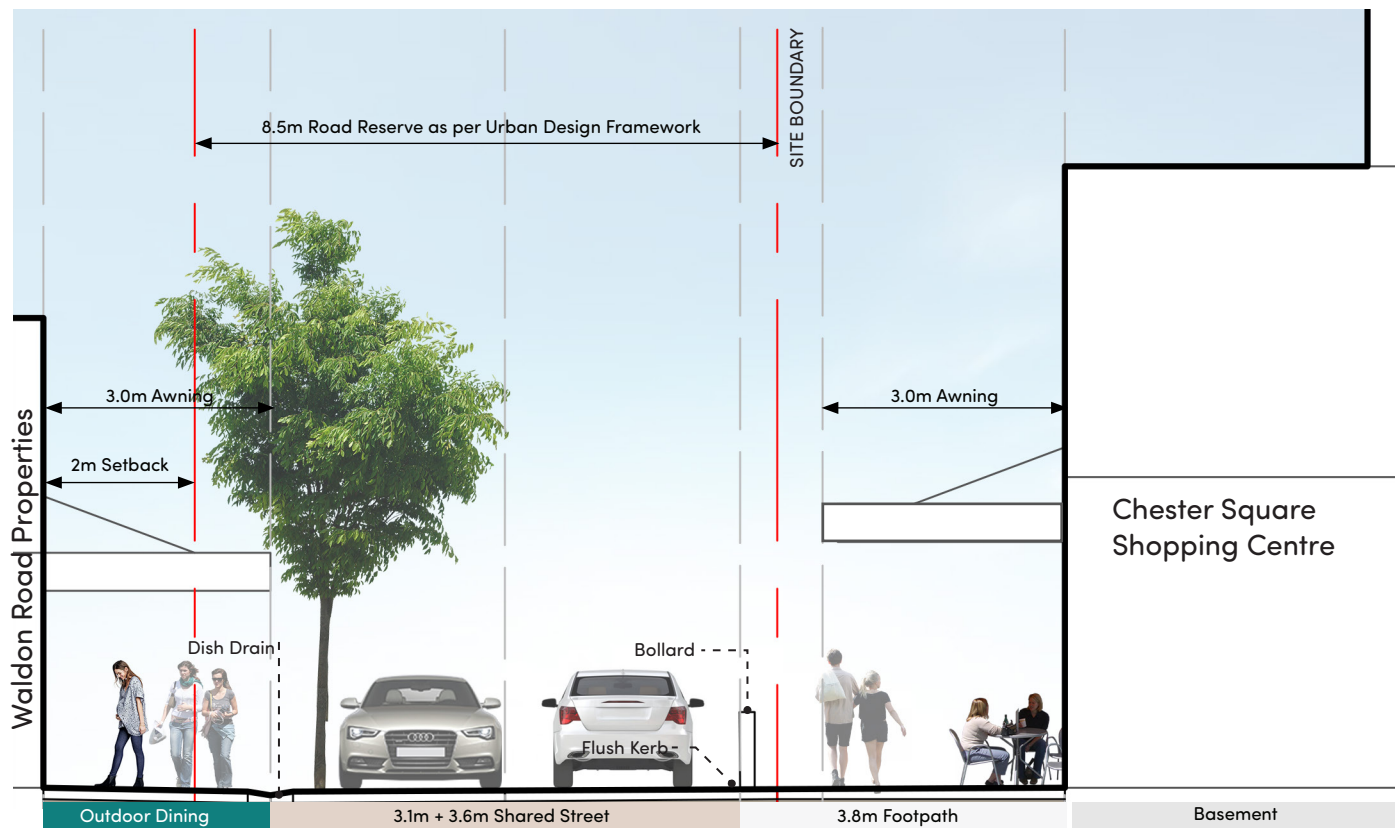


FROST LANE ACTIVATION

FROST LANE ACTIVATION - TYPICAL DETAIL PLAN AND SECTION



SECTION 1 - FROST LANE



FROST LANE ACTIVATION - PRECEDENT

KENSINGTON STREET - WINNER OF AMERICAN ARCHITECTURE PRIZE, BRONZE, LANDSCAPE ARCHITECTURE 'COMMERCIAL' & 'SMALL & LARGE SCALE PROJECTS', TURF



STREET INTERFACE

STREET INTERFACE

- Legend
- Site Boundary

Street Paving

Rain gardens/WSUD

Cycleway

Proposed Trees

Retained Existing Trees
- NOTE:
Street Section and Dimensions as per Urban Design Framework.
Street paving and furniture as per Council's Public Domain Plan.
- Plan view of the Leicester Street interface. The site boundary is indicated by a red dashed line. Key features include: Retained existing trees, Carpark, Rain Garden below Trees, Allow for 1.2m wide planting area to private terrace, Allow for direct access from share path to private terrace, Private Terrace, Terrace Residences, Leicester Street, Share Path (6.2m), Bike Racks, and a 5.0m wide area. A note states: 'Add new street trees in rain gardens as per Urban Design Framework.'
- Overview map showing the location of Section 1 (Leicester St) and Section 2 (Priam/Bent St) within the project area. The map includes labels A, B, and C.
- SECTION 1 - LEICESTER ST
- Cross-section of Leicester Street. The road reserve continues on the left. The site boundary is marked. Key features include: Road Reserve Continues, 1.5m Boundary fence, Terrace Residences, 700mm height, 2.5m wide area for Parking / Rain Garden, 6.2m wide Shared footpath, and 5m wide Deep Soil (Private Courtyard).
- Plan view of the Priam Street interface. The site boundary is indicated by a red dashed line. Key features include: Site Boundary, Rain Garden below Trees, Cycleway, Footpath, and dimensions of 3.0m, 2.1m, and 3.0m.
- Plan view of the Bent Street interface. The site boundary is indicated by a red dashed line. Key features include: Site Boundary, Rain Garden below Trees, Cycleway, Footpath, and dimensions of 3.0m, 2.1m, and 3.0m.
- SECTION 2 - PRIAM/BENT ST
- Cross-section of Priam/Bent Street. The road reserve continues on the left. The site boundary is marked. Key features include: Road Reserve Continues, Vehicular Travel, 3m wide Cycleway, 2.1m wide Rain Garden, 3.0m wide Footpath, Basement, and Chester Square Shopping Centre.
- CHESTER SQUARE PLANNING PROPOSAL- LANDSCAPE
- PROJECT NUMBER 1912 ISSUE C NOVEMBER 2023
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SUMMARY RESPONSE TO DETERMINATION LETTER

SUMMARY RESPONSE TO DETERMINATION LETTER

NOTE:

Information extracted from GATEWAY DETERMINATION LETTER, prepared by Department of Planning and Environment

NO.	DEPARTMENT'S CONSIDERATION	DEPARTMENT REQUIREMENTS	TURF RESPONSE
1(a) 1(c) 1(d)(i) 1(d)(iii)	<p>Building setbacks</p> <p>Building setbacks at the street level and upper floors needs to be re-evaluated to help further minimised visual dominance of the built form. Consideration should be given to setting upper-level setbacks to development along Priam Street, which as depicted in the scheme for the proposal is a full 14 storey street wall to this frontage. This is considered unsuitable for this street edge.</p> <p>Additionally, the scheme for the proposal shows the development built to current lot boundaries at Bent and Leicester Streets, thereby retaining the existing narrow footpaths along these frontages. Consideration should be given to widened footpaths along these streets to improve accessibility, but also it would help to setback development to better balance and complement the low-density development characterised on the other sides of these streets and allow for the appearance of more human scale development at the street level.</p> <p>More detail is to be provided to define and showcase how setbacks will be applied and how ground floor townhouse gardens will interface to the street while also accommodating generous footpath access and public domain areas with street trees.</p>	<p>The Public Domain and Landscape Design Report should be revised to include:</p> <ul style="list-style-type: none"> • Street public domain details, including footpath and cycle links (as indicated in the Social Impact Assessment) • Likely or preferred landscaping that can be incorporated into future development on the site (which in turn can inform the required draft DCP) • How the ground floor townhouses gardens will interface with the streetscape and public domain. 	<p>✓</p> <ul style="list-style-type: none"> • Bike racks and shared path provided as required by Social Impact Assessment. • Potential square layout provided. Streetscape provided as per Urban Design Framework. • Direct access from private terrace houses to streetscape allowed. 1.2m green buffer provided to private courtyards.
1(a) 1(d)(ii)	<p>Pedestrian Links/Accessibility</p> <p>Pedestrian links to the adjoining street network, the main street framework and the railway station are important to ensure that the development forms part of and integrates with the town centre; but also enables fluid access to and through the site to help activate its spaces and allows for people to congregate.</p> <p>As addressed above, widening of the footpath public domain areas along Bent and Leicester Streets is recommended, in this case to ensure adequate widths for likely increased pedestrian traffic and also to ensure suitable landscaping can be accommodated.</p> <p>Improvements and the widening of Frost Lane is supported, however to more detail is needed to help demonstrate improved and safe pedestrian access in an east west direction.</p>	<p>The Public Domain and Landscape Design Report should additionally be revised to include:</p> <ul style="list-style-type: none"> • Street public domain details, including footpath and cycle links (as indicated in the Social Impact Assessment) • Likely or preferred landscaping that can be incorporated along street footpath areas (which in turn can inform the required draft DCP) • Details of how Frost Lane will be renewed to be safe and activated pedestrian throughlink. 	<p>✓</p> <ul style="list-style-type: none"> • Cycle links and bike racks provided as per Urban Design Framework and Social Impact Assessment. • Potential square layout provided. • Special paving, street furniture, and laneway gathering space are provided.
1(b) 1(c) 1(d)(iii) 1(d)(iv)	<p>Public domain improvements showcase a town square/park on the northern side of the site, however how this space is to be utilised is unclear. Concern is that this space will be cannibalised by adjoining potential outdoor dining or retail space, thereby reducing the utility of the space.</p> <p>Additionally, it is questionable as to whether this space is adequate when the recommendations of Ethos Urban's report demonstrates more space on and off the site is required to support the density of development sought by this proposal. Also there needs to be evaluation of whether this space is a true public benefit if controlled and managed by the centre and not council, despite being publicly accessible.</p>	<p>The Public Domain and Landscape Design Report should be revised to include:</p> <ul style="list-style-type: none"> • Demonstration of the likely uses of the proposed Town plaza/park • Clarification of how this plaza/space used without outdoor dining and retail uses encroaching and compromising into this space 	<p>✓</p> <ul style="list-style-type: none"> • The plaza/park can be used as daily leisure activity space and event gathering space (such outdoor cinema and Sunday market). • Without retail encroachment, generous public domain pedestrian link will be provided with weather protection awning.

SUMMARY RESPONSE TO DETERMINATION LETTER

NOTE:
Information extracted from GATEWAY DETERMINATION LETTER, prepared by Department of Planning and Environment

NO.	DEPARTMENT'S CONSIDERATION	DEPARTMENT REQUIREMENTS	TURF RESPONSE
1(b) 1(c) 1(d)(iii)	<p>Council's SJB Architects Chester Square Urban Design Framework report recommends that the rear laneway (Frost Lane) be revised to be a shared space. It is also noted that the proponent Holdmark will dedicate 3m of the site to widen the laneway.</p> <p>The Department agrees with this approach, however more detail is required to understand the function and design outcomes for the laneway when widened and how the development within the centre will interface with this.</p> <p>This public domain improvement presents the opportunity to better integrate and link the site with the town centre and main street through this improvement, while potentially improving CPTED outcomes.</p>	<p>The Public Domain and Landscape Design Report should be revised to include:</p> <ul style="list-style-type: none">• Details of how Frost Lane will be renewed to be safe and activated pedestrian throughlink	<p>✓</p> <ul style="list-style-type: none">• Special paving, street furniture, and laneway gathering space are provided.
1(b) 1(c) 1(d)(iii) 1(d)(iv)	<p>SJB's report also recommends a wider more connected through link between Waldron Street and the proposed onsite town square/park. Consideration should be given to this, especially considering Ethos Urban's recommendation that there needs to be increased open space serving residents of the development.</p>	<p>This should be explored as part of the social infrastructure needs for the proposal and any revisions to the public domain approach of the scheme. This may result in amendments to the Social Infrastructure Study and Public Domain and Landscape Design Report.</p>	<p>✓</p> <ul style="list-style-type: none">• Existing connection to Waldron St retained.