

263 Queen Street, Campbelltown

Landscape Architectural Proposal



Design Intent

The design of the external spaces aims to respect the heritage curtilage of the site and filter the transition of character to the proposed contemporary tower within the site.

The heritage curtilage of the CBC Bank is respected through the implementation of a treatment complementary to its original form. The front facade and street presence of the site is re-invigorated through the renovation of fencing, layered hedging and pavement treatments, all of which is representative to the commercial nature of the CBC banks use. The geometry of the existing streetscape and heritage precinct of Queen Street is restored through the alignment of structures and landscape elements within the curtilage which provide a valuable public amenity and communal space. It is proposed that the transition of scale is modulated through the installation of a large feature tree within the generous building setback, this tree will complement the period of the Bank and provide a valuable natural amenity to the proposed use of the ground floor tenancies within the new development.

The proposed building will be activated and draw the public within through the installation of a contemporary pergola structure and piazza styled seating elements. The contemporary arrangement and materiality of the proposed works provide a clear contrast to the ornate character of the CBC Bank building. This contemporary character is proposed throughout the external spaces to the proposed building which provide multiple breakout areas and nooks for communal activities.

Planting within the heritage curtilage is proposed to be complementary in horticultural themes to the periods of the CBC banks use. In contrast , the planting within the site is contemporary in species and layout. These species feature a mix of native and exotic plants which provide filtered views at the ground level to the neighbouring properties and clear views to appreciate the heritage character of the area.

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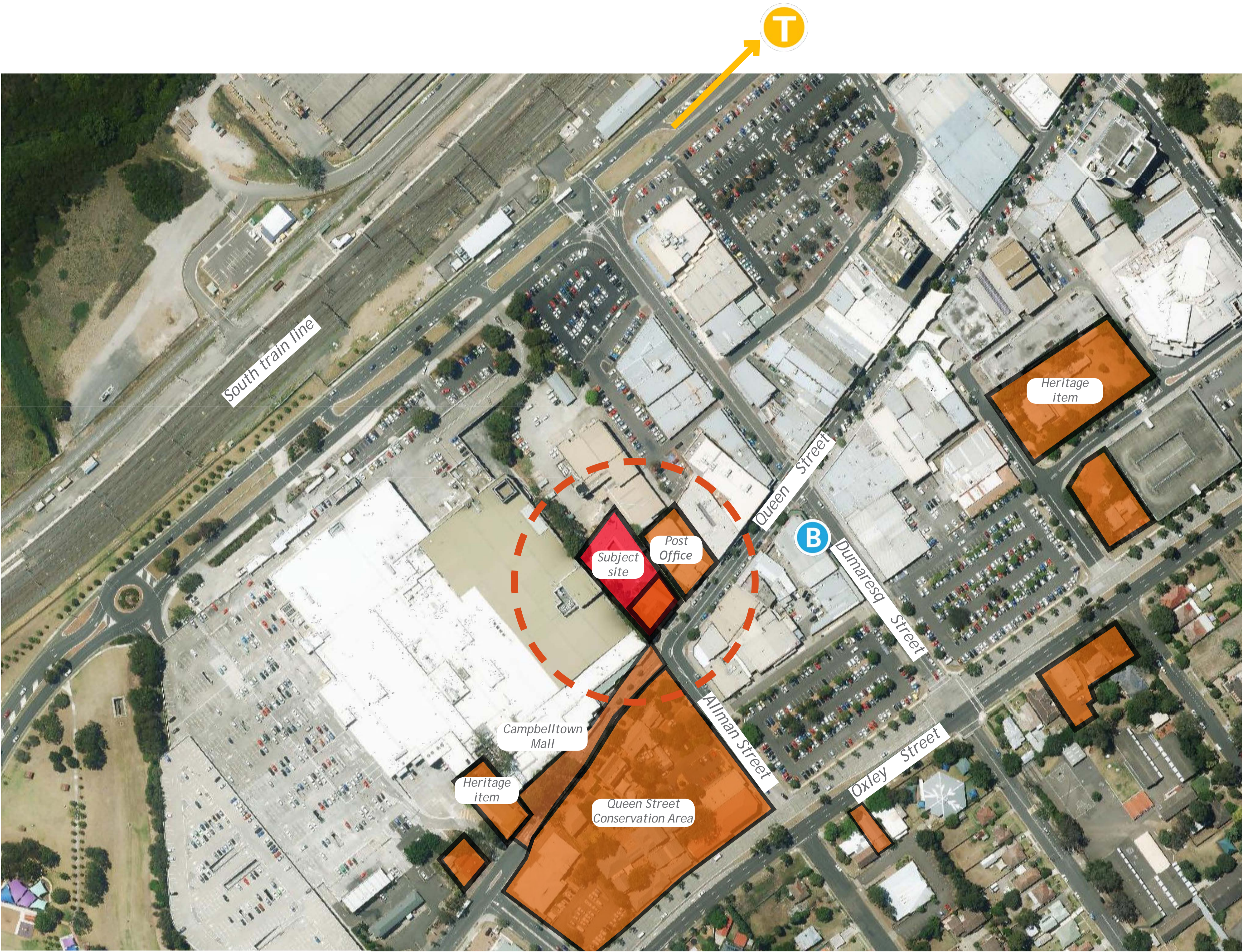
COVER SHEET

Project: 263 Queen Street, Campbelltown
Project No: 17-022s
Client: Privity Pty Ltd

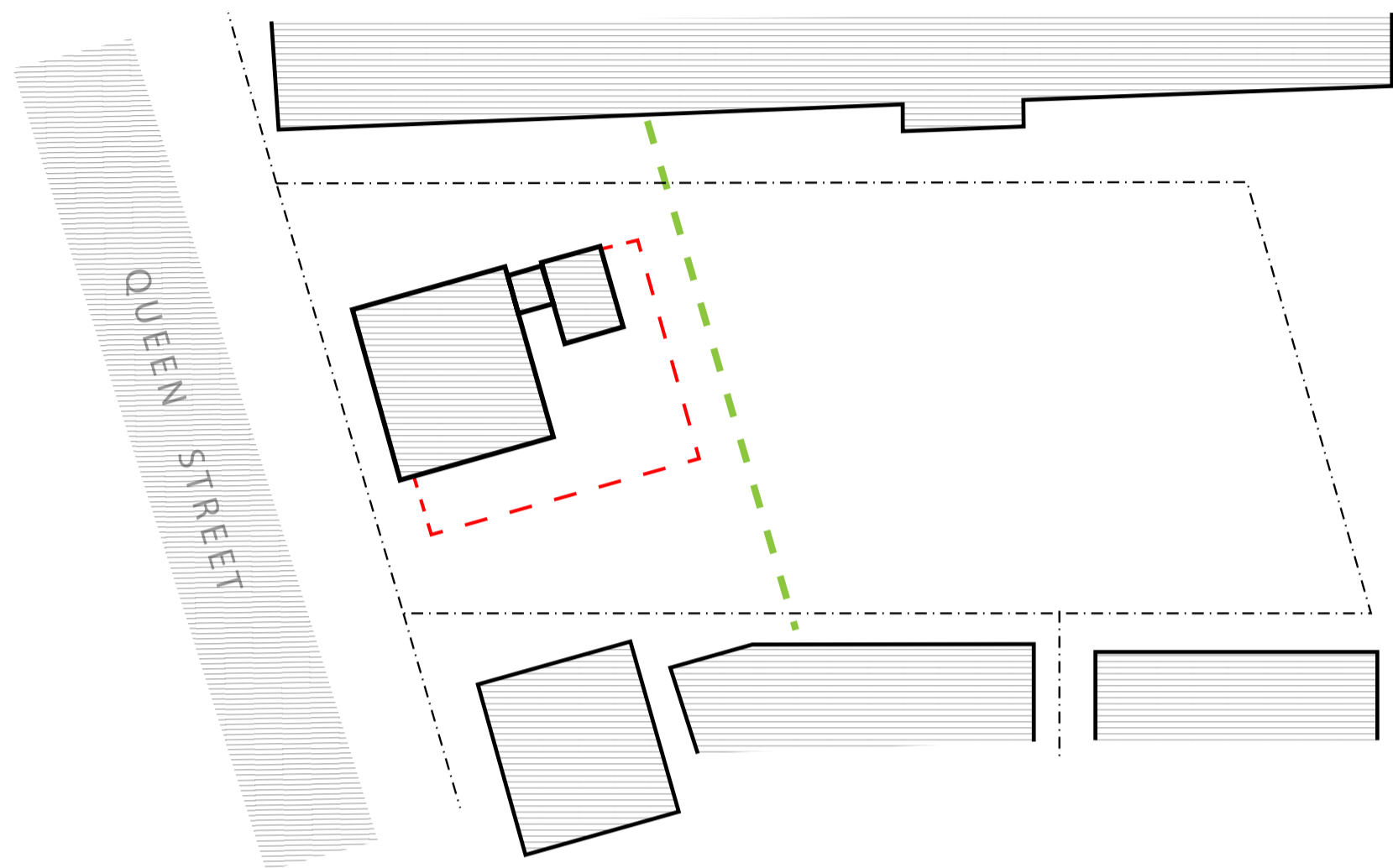
Drawing no: LA01
Revision: A
Date: 22.03.2017

TaylorBrammer

Taylor Brammer Landscape Architects Pty Ltd
218 Oxford Street, Woolahra NSW 2025
Tel: +61 2 9387 8855 Fax: +61 2 4267 4826
Email: sydney@taylorbrammer.com.au



1. Re-establish heritage setting



Objectives

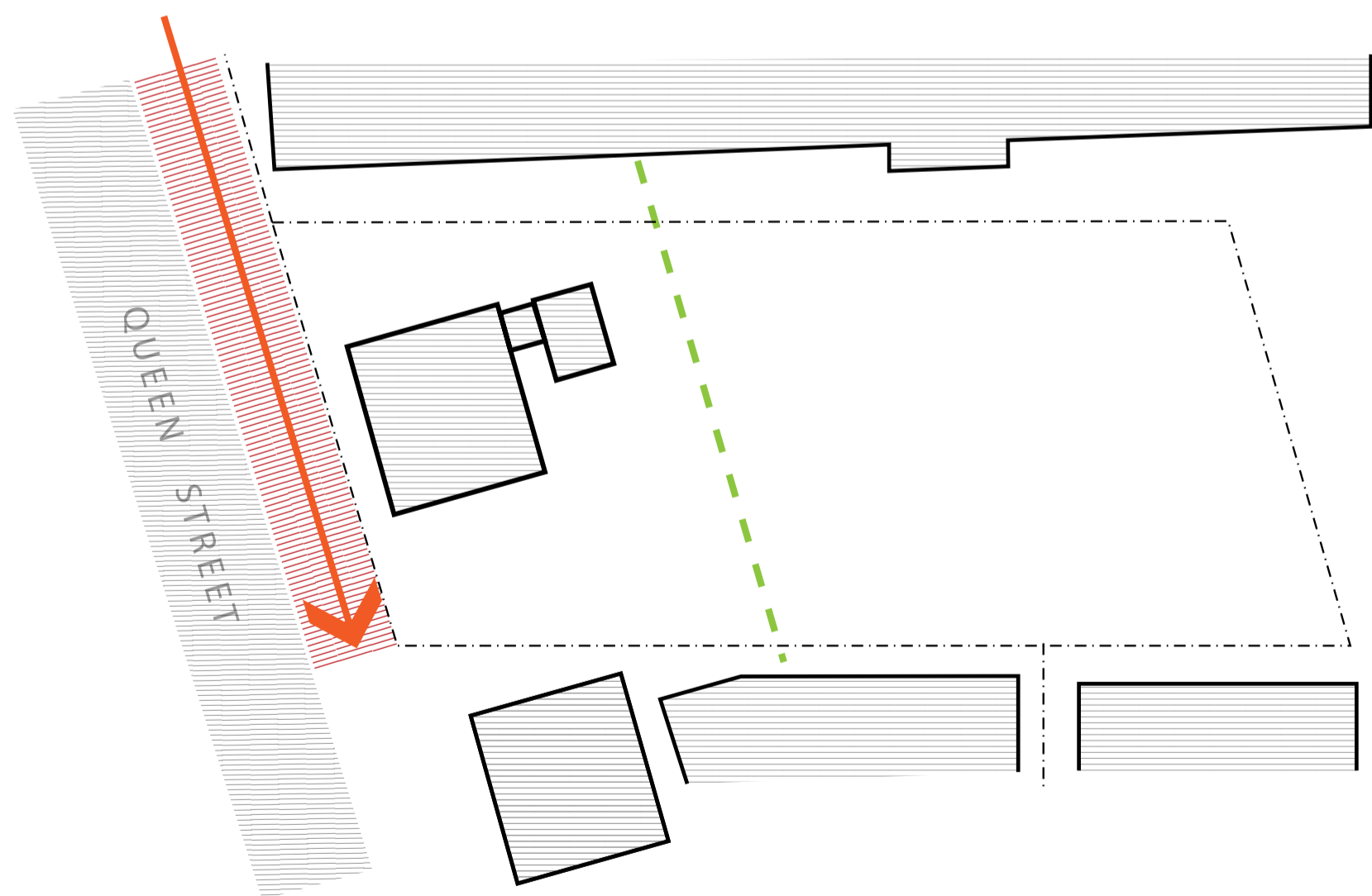
- Retain significant CBC Bank building, including the entry porch, former attached double storey rear amenities outbuilding, upper level rear verandah and existing metal palisade fence.
- Demolish 1990s addition to improve building clarity and curtilage



CBC Bank Chambers 1934 - Original Character

Note is made of hierarchy of fencing types and low level landscape treatment

2. Reinforce historic axis



Objectives

- Improve streetscape frontage and visual connection with former adjacent Post Office and other heritage listed items in Queen Street by extending existing heritage brick pavement
- Retain existing street tree character
- Restore existing metal palisade fence and posts to axis

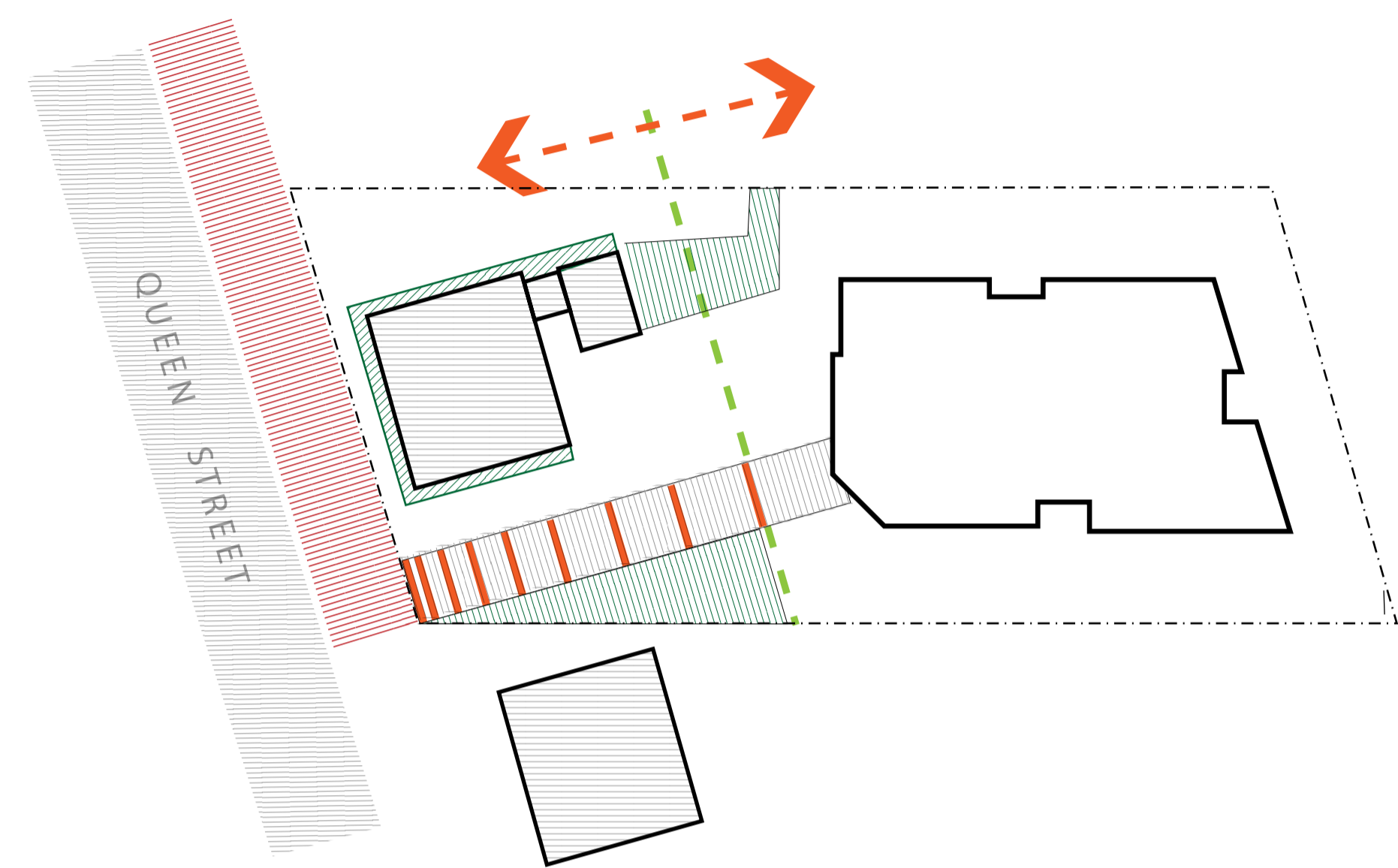


CBC Bank Chambers 1970s (in rear of image)

Note is made of institutional landscape treatment between heritage buildings



3. Extension of axis within site



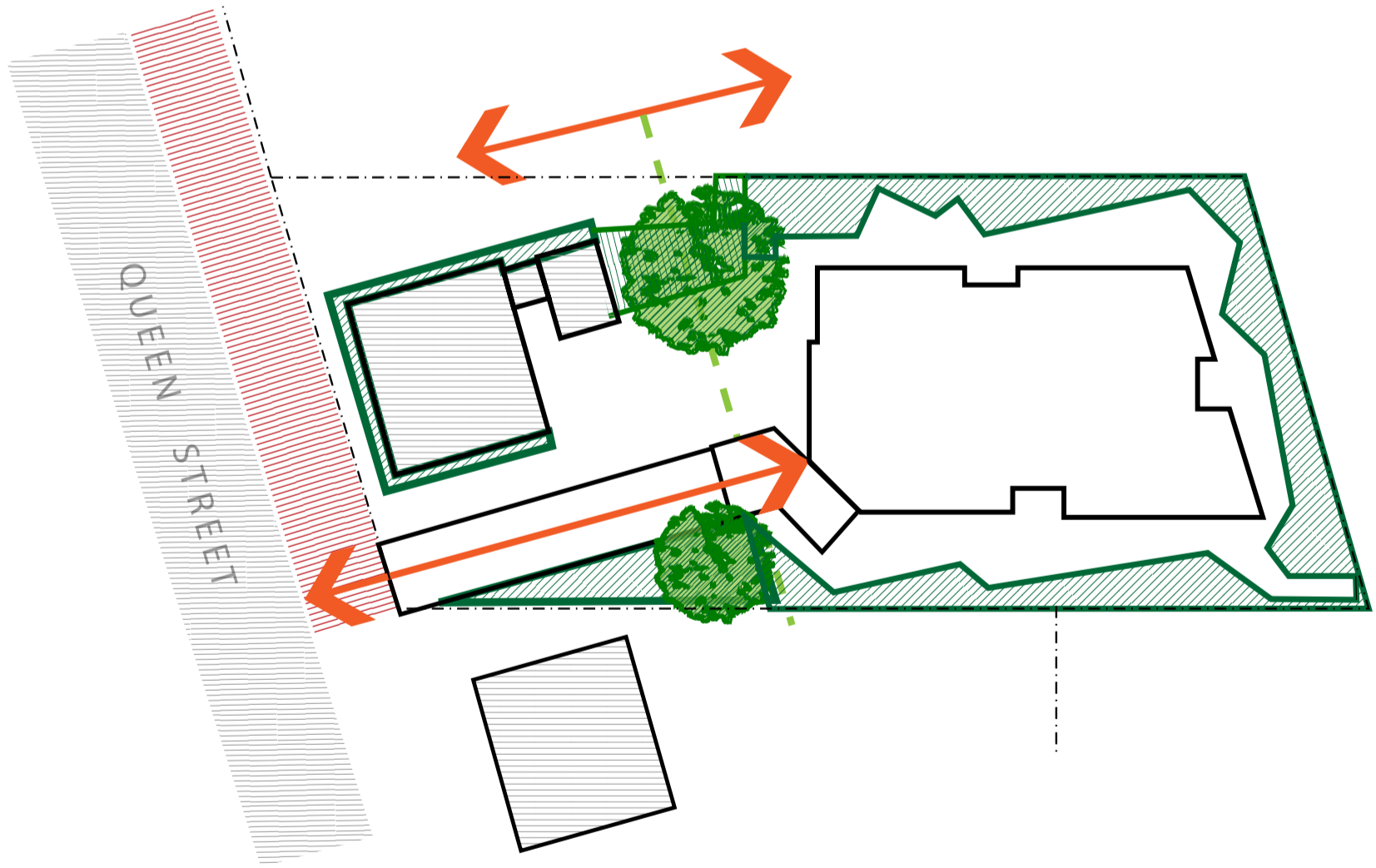
Objectives

- Strengthen and respect heritage curtilage and setting of historic CBC bank through built and vegetated elements
- Re-introduce site layout complementary to original axis
- Activate site through facilitating access to proposed building



Contemporary landscape character

4. Transition of spaces



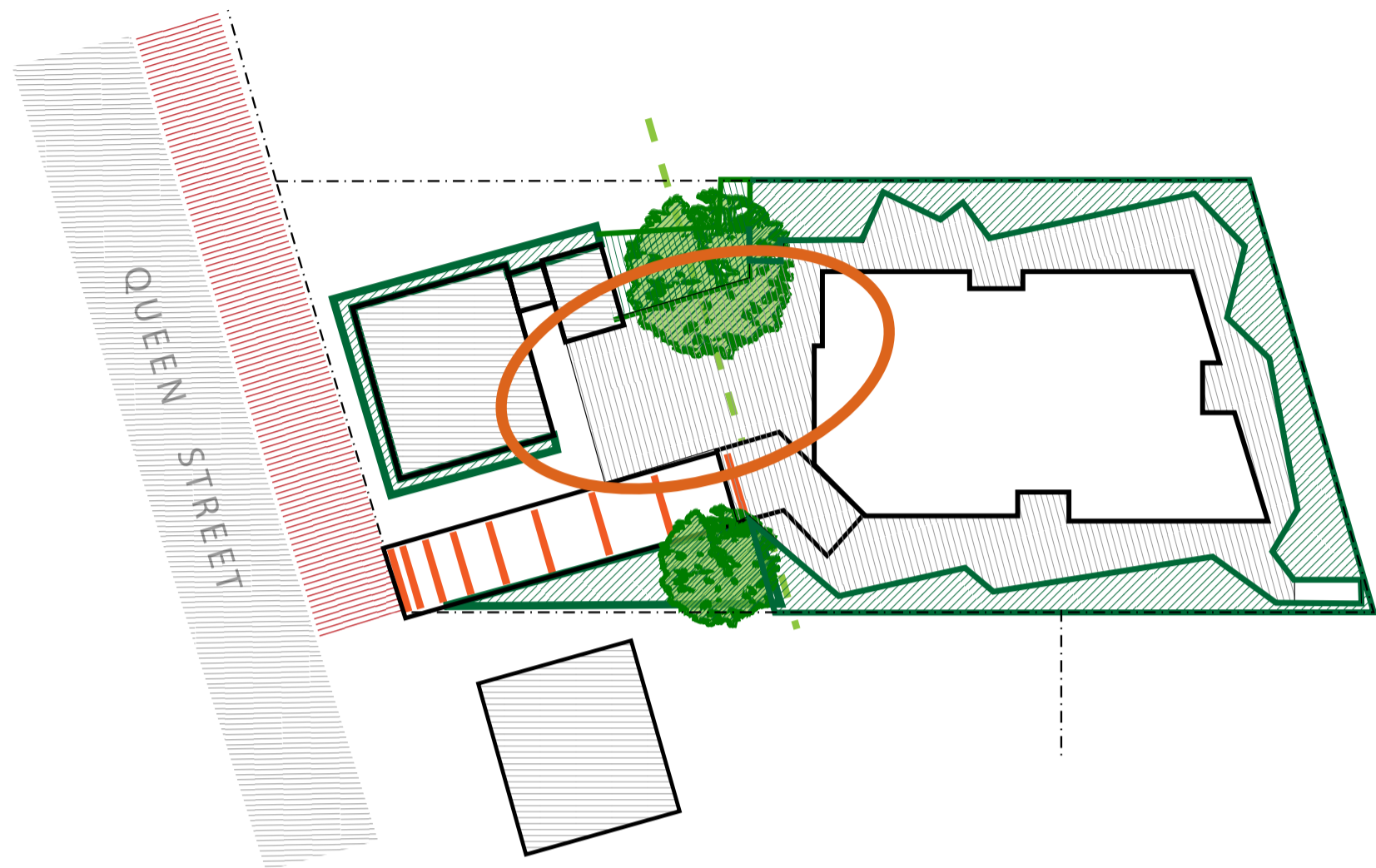
Objectives

- Modulate transition between heritage and proposed building scale through the use of a generous setback, creation of open space, and vegetative elements
- Proposed character to reflect layered cultural expression of old and new
- Activation of spaces that engage heritage element and proposed building
- Activation of streetscape



Illustrative perspective - from street boundary looking within site

5. Design outcomes



- Objectives
- Creation of community asset that transitions heritage and contemporary values
 - Articulated external environments that encourage diversity and social interaction
 - Layered planting of trees, shrubs and groundcovers

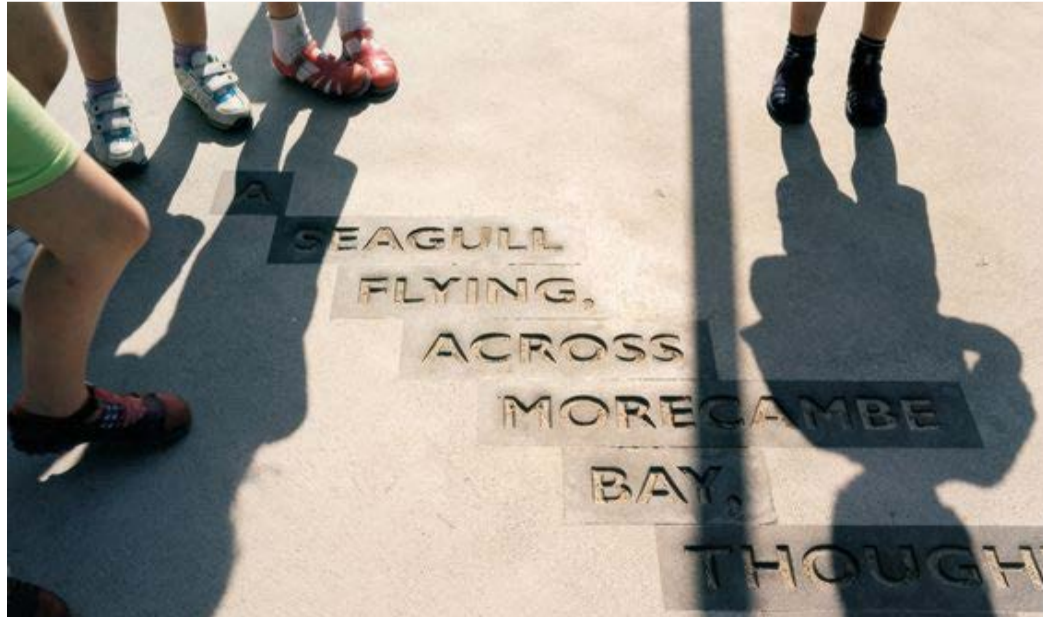


Illustrative perspective - from street boundary looking within site

Proposed character



Entry link to Queen Street



Entry pavement with heritage interpretation



Vegetation integrated into pavement



Public seating

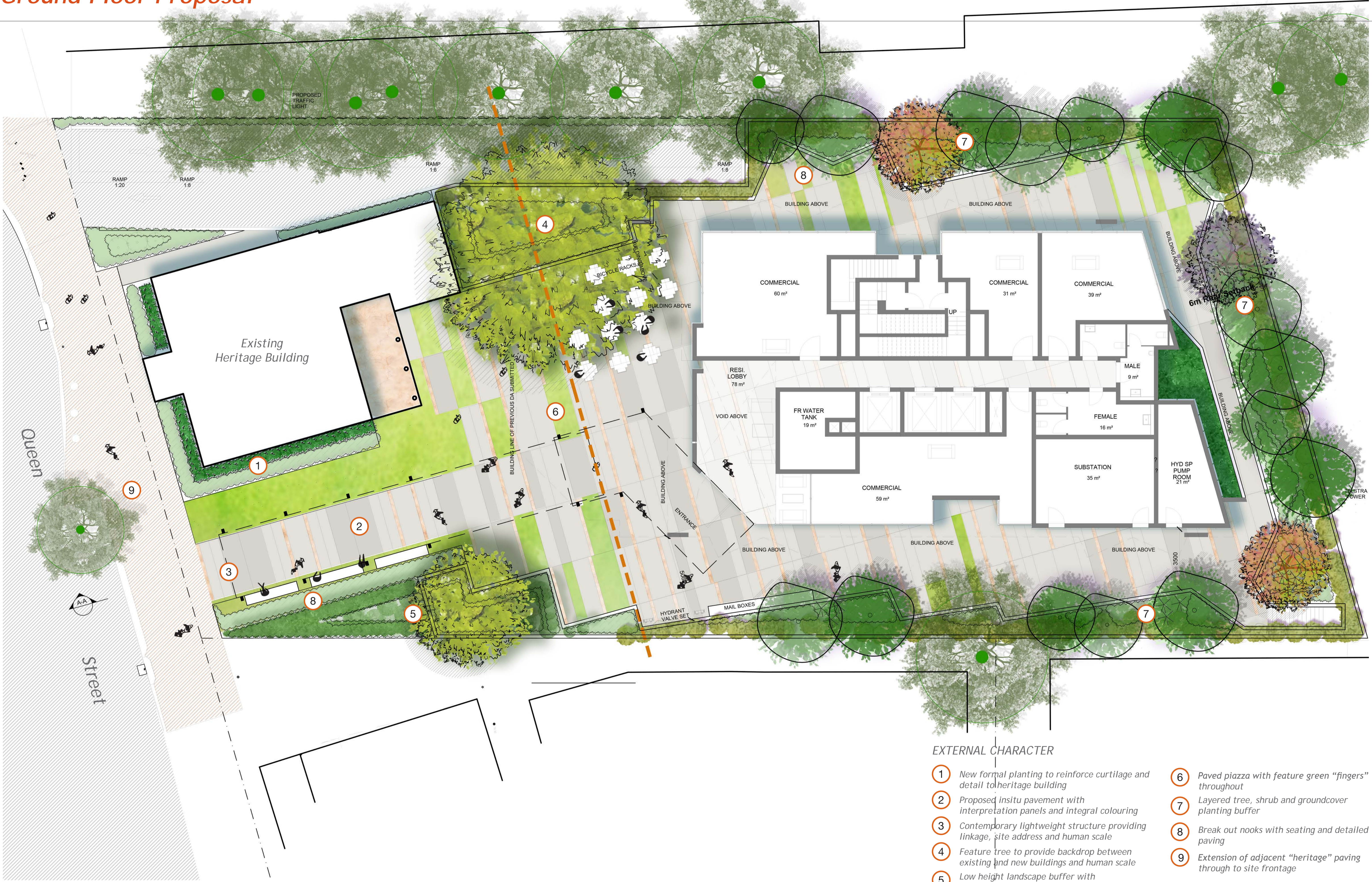


Feature planting



Articulated peripheral spaces

Ground Floor Proposal



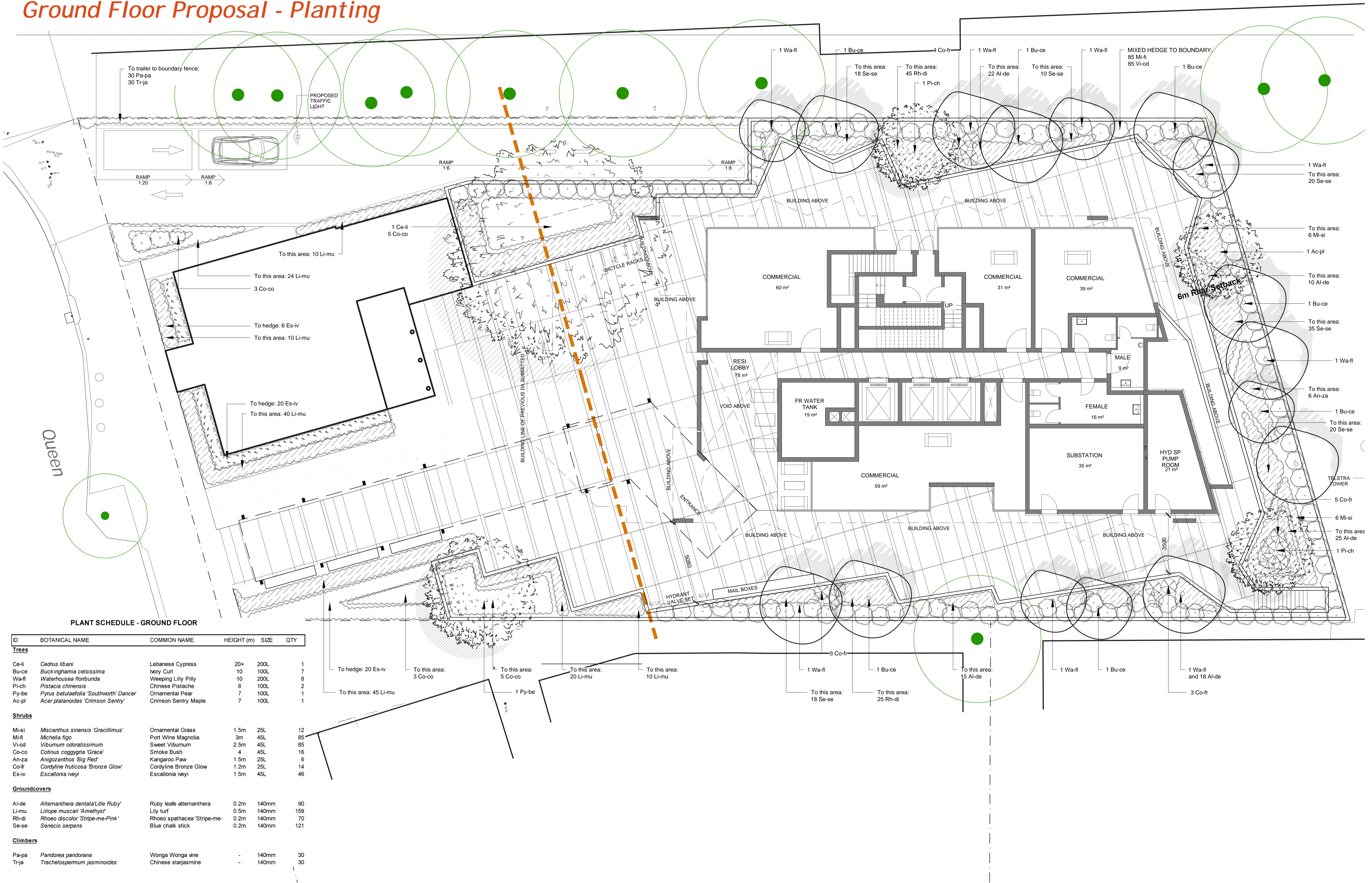
EXTERNAL CHARACTER

- 1 New formal planting to reinforce curtilage and detail to heritage building
- 2 Proposed insitu pavement with interpretation panels and integral colouring
- 3 Contemporary lightweight structure providing linkage, site address and human scale
- 4 Feature tree to provide backdrop between existing and new buildings and human scale
- 5 Low height landscape buffer with integrated seating
- 6 Paved piazza with feature green "fingers" throughout
- 7 Layered tree, shrub and groundcover planting buffer
- 8 Break out nooks with seating and detailed paving
- 9 Extension of adjacent "heritage" paving through to site frontage

Ground Floor Proposal - Piazza section (A-A)



Ground Floor Proposal - Planting



PLANT SCHEDULE - GROUND FLOOR

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SIZE	QTY
Trees					
Ce-li	<i>Cedrus libani</i>	Lebanese Cypress	20+	200L	1
Bu-ce	<i>Buckinghamia celsissima</i>	Ivory Curl	10	100L	7
Wa-fl	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	10	200L	8
Pi-ch	<i>Pistacia chinensis</i>	Chinese Pistache	8	100L	2
Py-be	<i>Pyrus betulaefolia</i> 'Southworth' Dancer	Ornamental Pear	7	100L	1
Ac-pl	<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Maple	7	100L	1
Shrubs					
Mi-si	<i>Miscanthus sinensis</i> 'Gracillimus'	Ornamental Grass	1.5m	25L	12
Mi-fi	<i>Michelia figo</i>	Port Wine Magnolia	3m	45L	85
Vi-od	<i>Viburnum odoratissimum</i>	Sweet Viburnum	2.5m	45L	85
Co-co	<i>Cotinus coggygria</i> 'Grace'	Smoke Bush	4	45L	16
An-za	<i>Anigozanthos</i> 'Big Red'	Kangaroo Paw	1.5m	25L	6
Co-fr	<i>Cordyline fruticosa</i> 'Bronze Glow'	Cordyline Bronze Glow	1.2m	25L	14
Es-iv	<i>Escallonia ivityi</i>	Escallonia ivityi	1.5m	45L	46
Groundcovers					
Al-de	<i>Alternanthera dentata</i> 'Little Ruby'	Ruby leaf alternanthera	0.2m	140mm	90
Li-mu	<i>Liriope muscari</i> 'Amethyst'	Lily turf	0.5m	140mm	159
Rh-di	<i>Rhoeo discolor</i> 'Stripe-me-Pink'	Rhoeo spathacea 'Stripe-me-	0.2m	140mm	70
Se-se	<i>Senecio serpens</i>	Blue chalk stick	0.2m	140mm	121
Climbers					
Pa-pa	<i>Pandorea pandorana</i>	Wonga Wonga vine	-	140mm	30
Tr-ja	<i>Trachelospermum jasminoides</i>	Chinese starjasmine	-	140mm	30

Ground floor Proposal - Tree removal and retention plan



Rooftop Terrace Proposal



Elevated pool deck



Lush planting



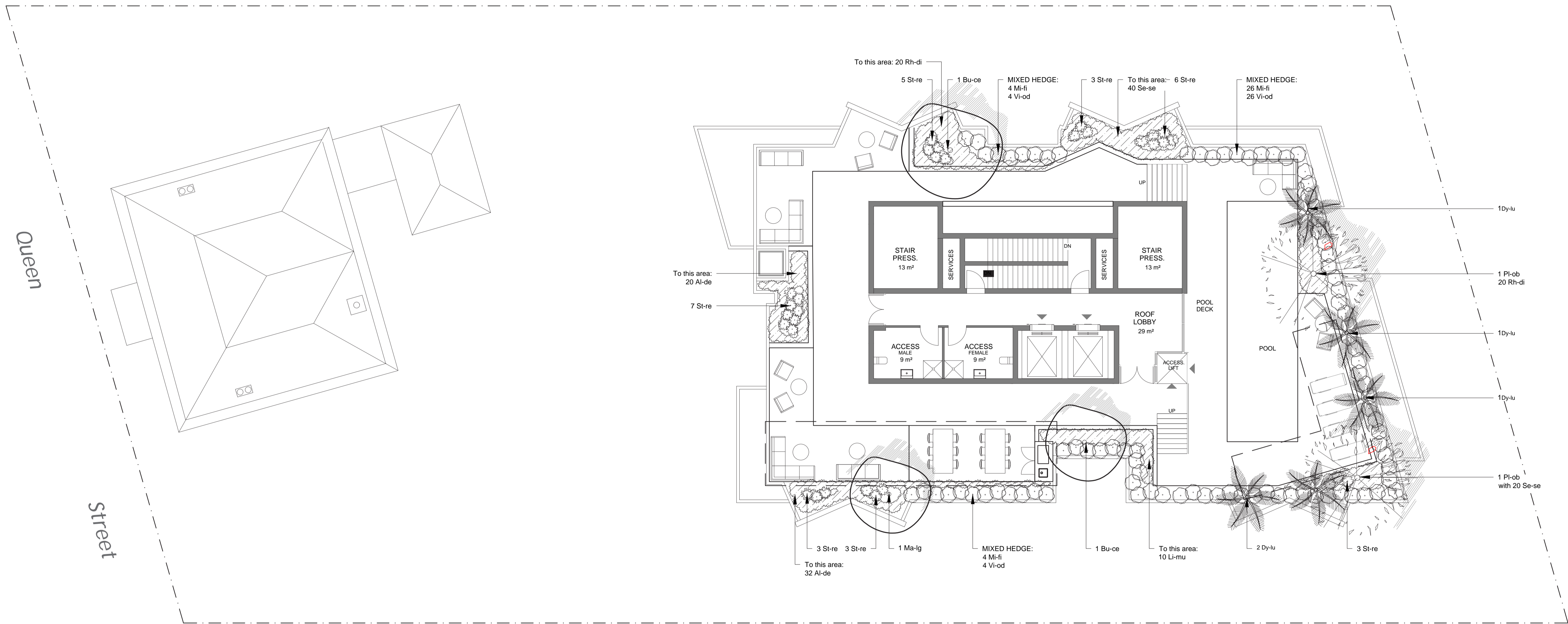
Pergola providing shelter

EXTERNAL CHARACTER

- ① Elevated pool decking with feature finish
- ② Sheltered nook with pergola over
- ③ BBQ area and communal seating
- ④ Viewing and informal dining area
- ⑤ Viewing and reading nooks
- ⑥ Lush planting to periphery



Ground Floor Proposal - Planting



PLANT SCHEDULE - ROOF TOP					
ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SIZE	QTY
Trees					
Ma-lg	Magnolia grandiflora 'Little Gem'	Bull Bay Magnolia	6	100L	1
Pl-ob	Plumeria obtusa	Fragipani	6	100L	2
Bu-ce	Buckinghamia celsissima	Ivory Curl	10	100L	2
Shrubs					
St-re	Strelitzia reginae	Bird of paradise	1.5	45L	34
Dy-lu	Dyopsis lutescens	Golden Cane Palm	5m	45L	5
Mi-fi	Michelia figo	Port Wine Magnolia	3m	45L	38
Vi-od	Viburnum odoratissimum	Sweet Viburnum	2.5m	45L	34
Groundcovers					
Al-de	Alternanthera dentata 'Little Ruby'	Ruby leafe alternanthera	0.2m	140mm	52
Li-mu	Liriope muscari 'Amethyst'	Lily turf	0.5m	140mm	10
Rh-di	Rhoeo discolor 'Stripe-me-Pink'	Rhoeo spathacea 'Stripe-me-	0.2m	140mm	40
Se-se	Senecio serpens	Blue chalk stick	0.2m	140mm	60



Illustrative perspective - from street boundary looking within site