

22-32 QUEEN STREET, CAMPBELLTOWN

PLANNING PROPOSAL - LANDSCAPE DESIGN REPORT- 14 JANUARY 2019



PREPARED BY: SITE IMAGE LANDSCAPE ARCHITECTS

ARCHITECT: TONY OWEN PARTNERS

FOR: PACIFIC PLANNING / ALAND DEVELOPMENTS PTY LTD

07 MAY 2020



SITE IMAGE
Landscape Architects

tony owen ptnrs



EXISTING SITE

The existing site is occupied by a large retail factory outlet store with allied mixed use tenants, and a vacant commercial / warehouse type building with adjoining hardstand and parking. The site is generally flat, with trees along the Queen Street and open space frontages and relatively little landscape within the site.



LOCAL AREA AMENITY AND RAILWAY STATION PROXIMITY

The site is located close to large areas of public green space including the Campbelltown Show Ground and Mawson Park. It is also very close to a number of schools including Campbelltown High, Beverley Park Special School and St Peters Anglican Primary School. As such the site is well served by amenities. The site is walking distance from Campbelltown Railway Station and bus interchange, and benefits from the extensive retail and service businesses surrounding the station. Mawson Park is a large civic park further along Queen Street on the way to the station. The broad playing fields / open space to the south is part of a significant network of passive, active and riparian open space that are well connected and can provide broad amenity to residents of this site.



Campbelltown Station



Mawson Park seen from Queen Street



Mawson Park seen from Cordeaux Street



Open space SE of the site as seen from Campbelltown Road



Open space continues further SE of the site across Campbelltown Road



Open space west of Campbelltown Road linked by pedestrian / cycle bridge



Open space assoc. with 6-7 local schools - ie Perf. Arts High School in Chamberlain Street



Bowling Greens in Browne Street



Campbelltown Stadium is walking distance to the north

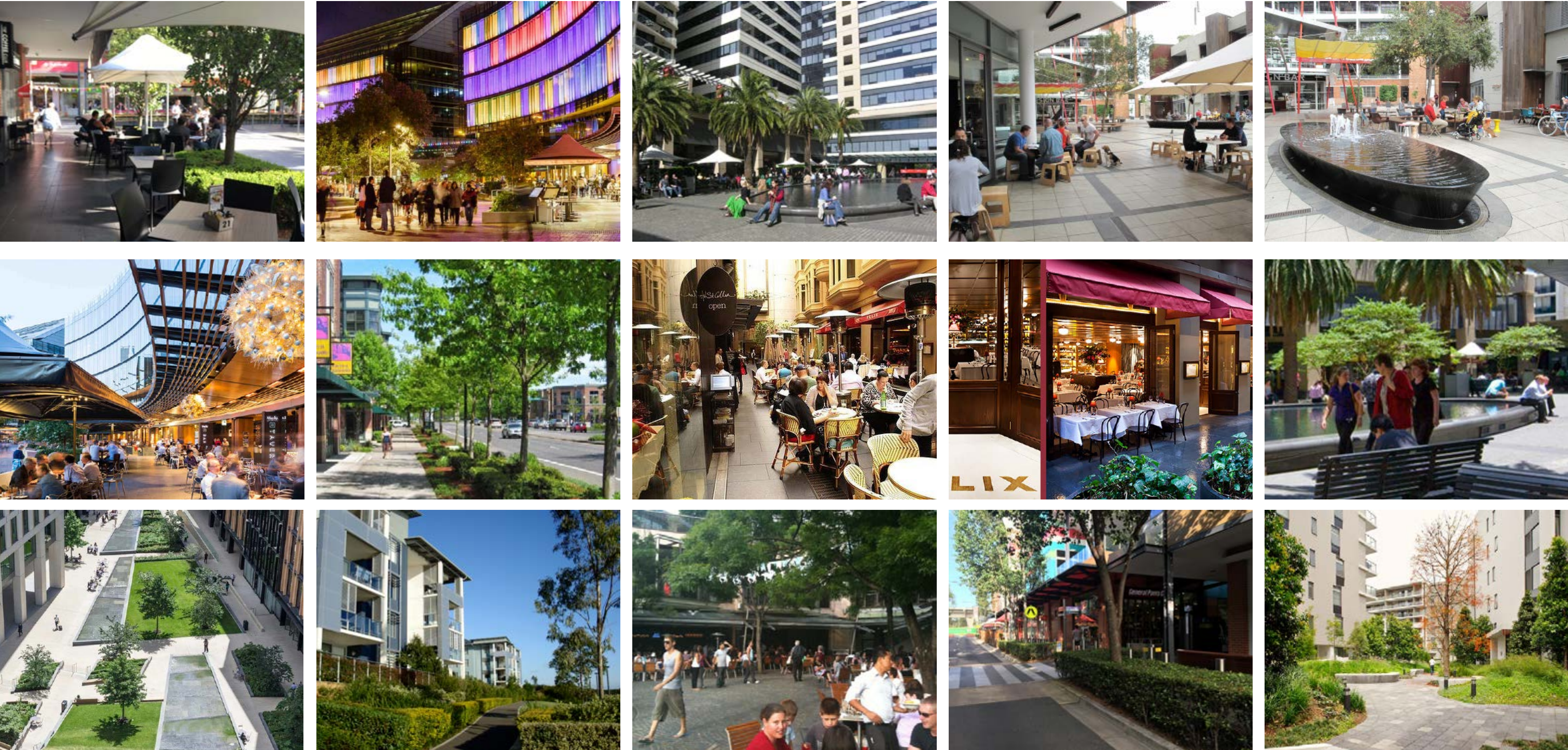
SITE AND STREETSCAPE CONTEXT

Site investigation has included visits to the site and surrounds, and review of landscape features against survey. Existing mature trees along the streetfront are a significant asset and are proposed to be retained. Irregular fencing and boundary treatments present a poor visual quality, with opportunity to improve the footpath and streetscape detailing, and generally improve presentation to this prominent local road.



BENCHMARKING MIXED USE PREMIUM PROJECTS

The 22-32 Queen Street project has a premier gateway location close to Campbelltown Station and CBD. Through it's scale, the development has enormous opportunity to create a signature / identity project for Campbelltown. Benchmarking of relevant civic spaces across Sydney and internationally assists in defining the broad range of possibilities and potential varying outcomes. The range of images provided below are representative only of the broad range of different tower projects and allied civic spaces that have been reviewed in the development of design opportunities for the project.



LANDSCAPE MASTERPLAN

The Landscape Masterplan has been prepared by Site Image Landscape Architects in coordination with site planning and architecture by Tony Owen Partners. In completing the plan Council's DCP and relevant landscape controls have been considered, and review of the site and neighbouring properties and broader context. The site planning and landscape masterplan provides a comprehensive landscape setting to proposed buildings, with suitable interface with adjoining streetscapes and neighbours, and provides strong internal site activation and amenity for residents, tenants and various visitors to the site. The masterplan considers the potential improvement of the adjoining heritage item to the north-east, and foresees a suitable integration of open space, boundary planting and linkages. The combination of landscape podiums and rooftops, activated streetscape and civic hub, and general landscape setting are considered to provide a high quality landscape setting and outcome for the site that suitably integrates with it's surrounds.



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22-32 Queen St, Campbelltown
Planning Proposal Landscape Masterplan



Client: Aland Development Pty Ltd
Architect: Tony Owen Partners
Site Image Job Number: SS18-3836

Drawing Number: A
Issue: For Approval
Date: 07.05.2020

Site Image (NSW) Pty Ltd ABN 44 801 262 980 as agent for Site Image NSW Partnership
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600

LANDSCAPE MASTERPLAN PRINCIPLES

The landscape structure and planning has been prepared to achieve complementary open space and built form; and a hierarchy of common and publicly accessible open space, The masterplan formulation has considered the opportunity to create a significant civic identity plaza and park area with potential to integrate with the open space of the adjoining site, WSUD strategies and treatments includes all aspects of water cycle management, including rainwater collection, water recycling and water conservation, stormwater collection and treatment with rain-gardens and filtering, groundwater recharge, low water consuming landscapes and efficient irrigation.

Planting design is to incorporate a high percentage of native and local endemic species where suitable, complemented by exotic species to provide feature foliage / floral and scented qualities suitable to residential gardens.

The proposals have considered the opportunities for residents to access and enjoy the extensive open space, sporting and community facilities close to the site.

External and internal streetscape activation and clarity of public and residential common open space have been considered in the design. Podium and rooftop landscape areas include a diversity of passive and active facilities, including playgrounds and lawns, barbeque and family gathering areas, community gardens and outdoor gym areas. Walking paths provide a series of loops through the landscape areas that provide activation and encourage social interaction.

As a planning proposal level landscape masterplan, the design is considered to demonstrate a high level of resolution for the landscape and civic open spaces across the site, and the relationships with adjoining areas.



A. Rooftop terraces with seating /barbeque alcoves



B. Podium common open space gardens



C. Common open space with wide variety of amenity



D. Extensive open space interface with park / heritage



E. Podium landscaped open space providing residential amenity



F. Canopy elements provide shade / wind protection



G. Streetscapes with tree planting & allied planting



H. Public domain paving, street furniture, to Council requirements

I. Civic Hub provides active community / identity spaces



J. Controlled pedestrian crossings at regular intervals along road



K. High quality public domain and streetscape detailing



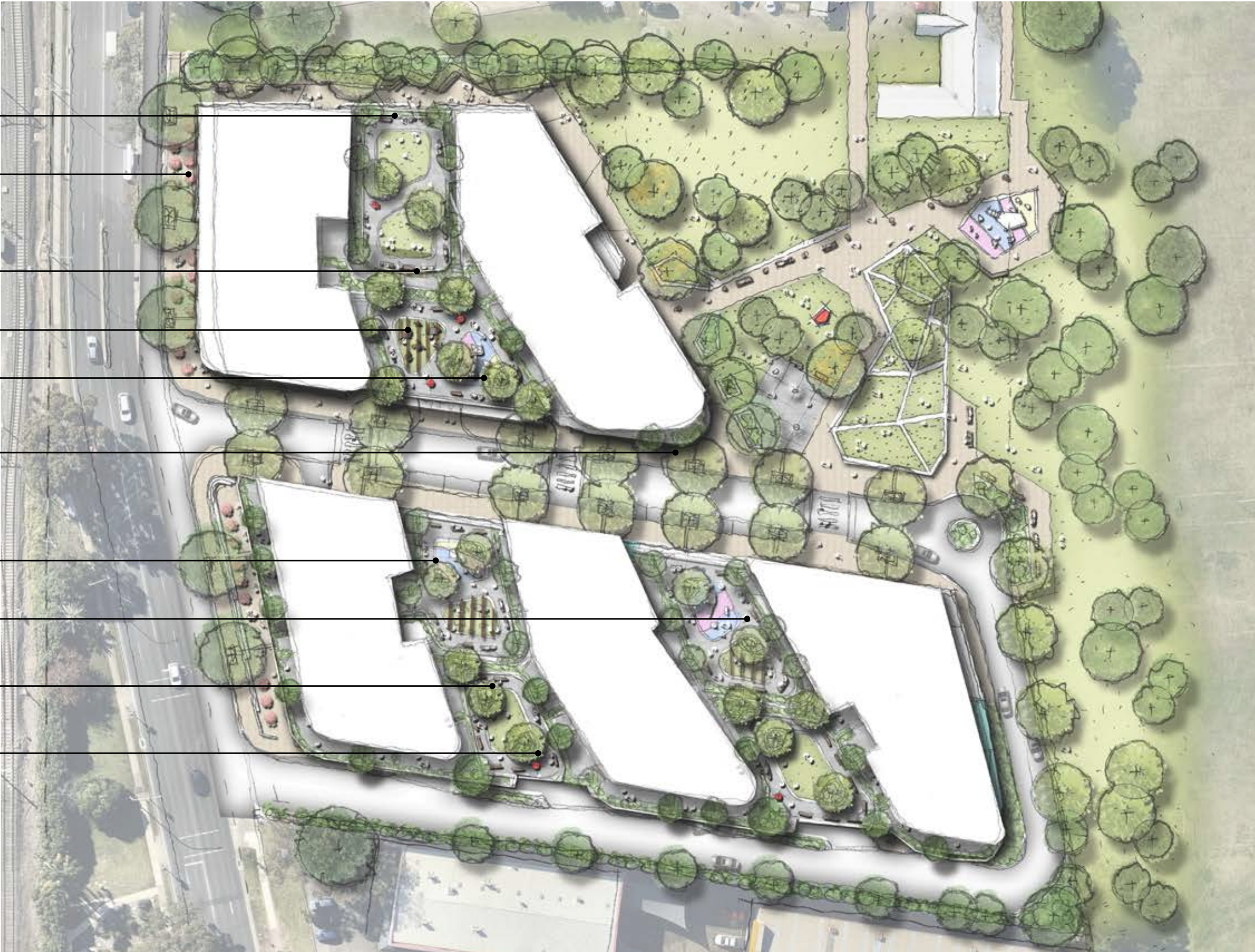
L. Active retail streetfronts to central roadway axis



SERIES OF LANDSCAPE TERRACE SPACES ACROSS THE TIERED BUILT FORMS

The architecture actively engages with terraced landscaped levels so that the gardens significantly green the built form. The landscaped rooftops create green outlook for residences, and provide significant amenity with a mix of lawns, playgrounds, and pergola covered barbecue areas. This format of complementary landscape amenity areas is repeated for each of the three tiered landscaped areas that feature as green spines between the buildings.

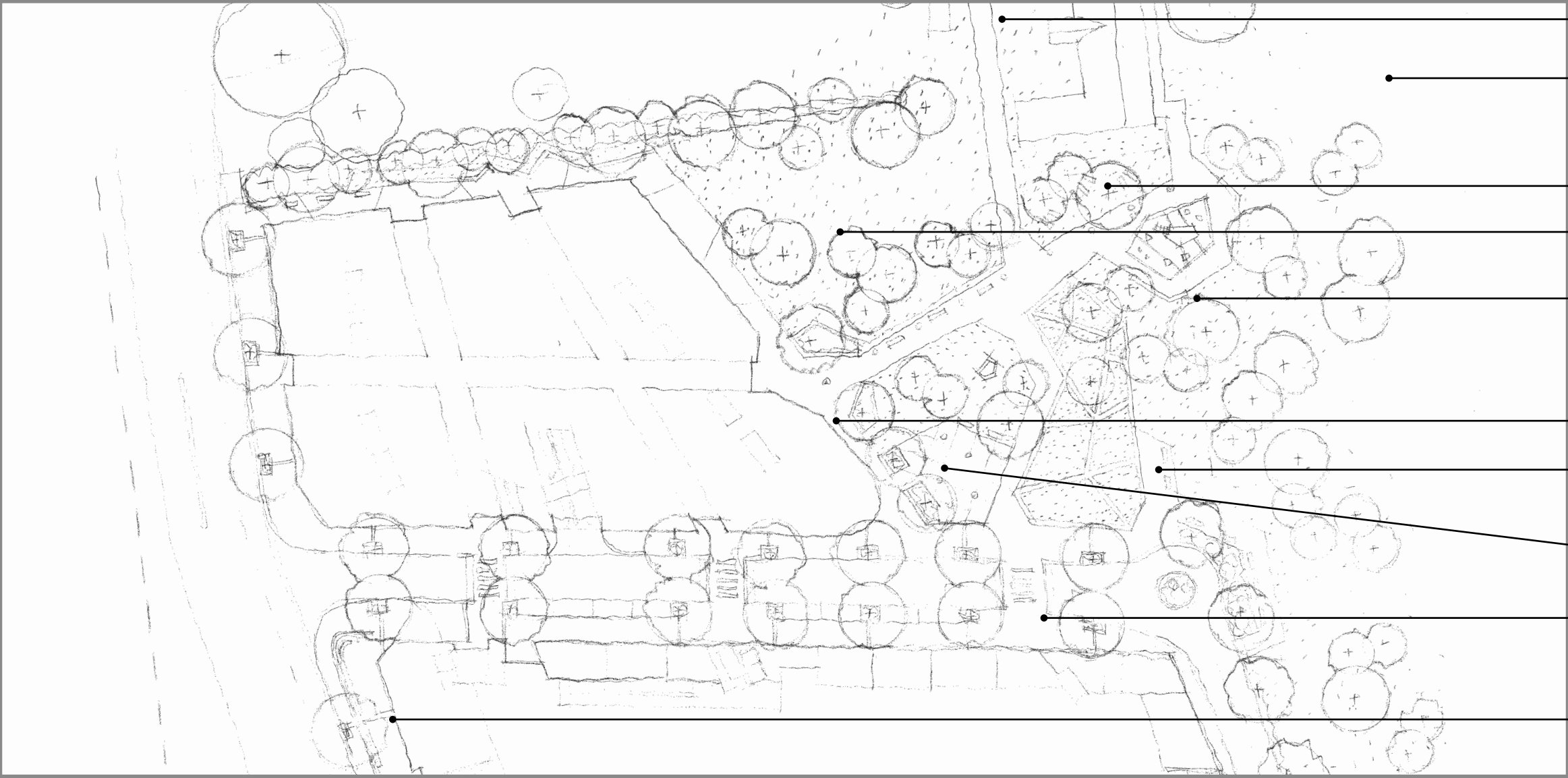
- Generous lawns provide passive / active amenity with loop walkways / seating to perimeter gardens
- Trailing plants to balcony edge planters along facade provide greening to the street frontage
- Level change between landscaped terraces marked with cascading planting trailing
- Distinctive curving pergola with climbers covers a generous barbecue and seating area
- Playground with low key play elements located adjacent barbecue area to create family amenity
- Trailing plants to balcony edge planters along facade provide greening to the street frontage
- Similar format of north facing terraces cascading down to open the built form towards the street
- Generous lawns provide passive / active amenity with loop walkways / seating to perimeter gardens
- Distinctive curving pergola with climbers covers a generous barbecue and seating area
- Playground with low key play elements located adjacent barbecue area to create family amenity



Landscape Design Discussion of Key Changes



Queen Street is being upgraded to provide an active extension of the Campbelltown CBD, and this development will provide a substantial contribution to activating this northern portion of the roadway. The heritage site to the north of the site has guided the site planning, with significant landscaped setback to create a suitable high quality curtilage to that site, and a suitable transition to the more civic setting of the proposed building and it's retail ground floor and activated streetcapes. The interface with the broad parkland is the significant landscape feature of the site context. This context has been respected and suitably activated with scattered trees in passive open lawns from the retail frontage out to a public playground, and then engaging with a contemporary grass covered pavilion building that will suitably house a child care facility. Further transition from passive open space to active occurs with a proposed civic space between the child care, the retail and the internal activated streetscape. This can include 'water play' and public art and other placemaking and engaging treatments that will draw people to the area.



- Connective / activating path link between sites subject to coordination with neighbour
- Adjoining parkland grass flows seamlessly out to adjoining context to east, north and south
- Scattered trees in grass interface with heritage creates a suitable curtilage and setting
- Scattered trees in lawn continue towards new building frontage, with simple linear inlays in lawns
- Playground engages actively with adjoining public open space creating active edge to ovals
- Active retail frontages face to linear plaza edges with seating to landscape edge, including to north
- Lawn flows up and over the building, and facade grows along east and west, & presents to street
- Civic space created between retail, child care and street, with water play and surround seating
- High quality public domain to streetscape with crossings providing connectivity across road
- Street trees and active public domain and active retail frontages to Queen Street frontage

Precinct Plan

Parkland forecourt engages with Heritage Precinct



The site adjoins a Heritage precinct. This contains 2 sandstone buildings which formed part of the John Warby Estate. The barn and stables are listed as heritage items. The site is currently used as the Colonial Motor Inn and also a Garden Centre. Informal trees and open lawns provide setting / curtilage of the heritage items, and to suitably celebrate that site. Canopy trees along the boundary of this site provide integration / screening.

The transition to a strong contemporary urban park provides an engaging complementary character that does not seek to mimic the diminishing context away from the buildings, and instead celebrates the new civic context and transition to the CBD.



Precinct Plan

- Heritage Stables and Barn surrounds upgraded landscape setting
- Existing informal buffer trees reinforced with additional canopy tree planting
- Scattered trees in open lawns provide setting for heritage building adjacent
- Brightly coloured and distinctive folding forms of playground extend the design themes
- Active retail frontage and outdoor walkway / seating extends around this frontage, engaging with the urban park.
- The active facades of the retail and the child care create a continuous streetscape, and an interesting transition of urban street to road termination and interface with the park



Design Imagery

Signature Child Care Pavilion and Park Interface - Indicative Concept

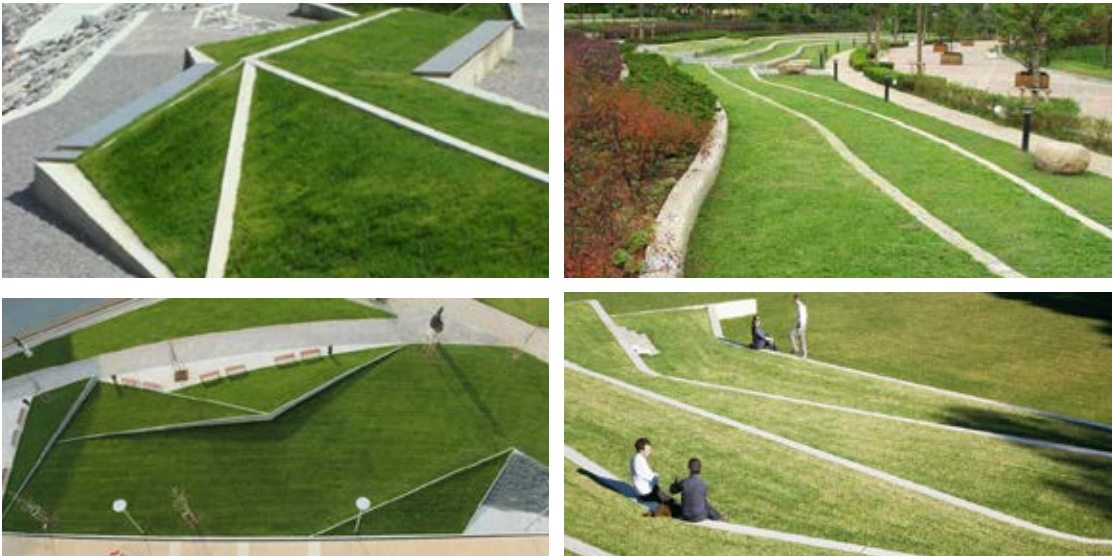


The interface with the broad parkland is the significant landscape feature of the site context. Creating a striking landscape and architecture integrated feature will provide a signature / iconic element that will contribute a contemporary landmark to Campbelltown. The 'fractal forms' of folded planes of lawn are proposed to flow over the child care building and create a green roof with strong expression of angular lawn shapes. The high contrast of white borders defining the lawn borders creates bold imagery. The borders in turn assist with creating steps and low walls to assist transition of levels down to the adjoining park and plaza / walkways. The mounded grass areas are to provide a high amount of amenity, providing seating and informal play.



Precinct Plan

- Proposed playground
- Link pathway back to retail frontage
- Adjoining parkland grass flows seamlessly up to the child care building
- The building opens to both sides, activating the adjoining link walkway
- Highly activated retail engages directly with this urban park precinct
- Handrail edge to the border of the grassy rooftop, with park users viewing down on the street
- Street trees and public domain and active retail frontages to central roadway



Design Imagery

Civic Hub and Park Interface - Indicative Concept



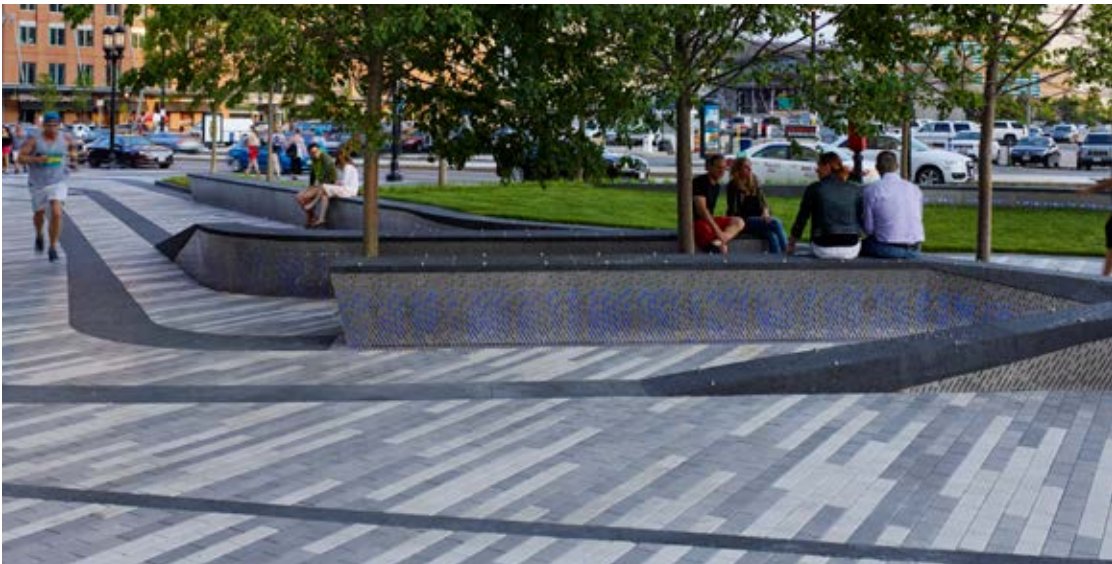
The indicative Civic Hub / Village Square is to provide significant placemaking, and an activated and engaging civic space. The Civic Hub provides an active cafe, retail, entertainment and meeting area that creates a meeting and gathering point, and vibrant identity place for community activity. Features include:

- Outdoor seating areas to active retail opening onto the area;
- Civic Plaza
- Water play
- Public Art in adjoining lawn area



Precinct Plan

- Open parkland links to adjoining site
- Open lawn area adjoins active retail and civic space providing passive amenity and parkland transition
- Outdoor seating to retail frontages
- Active civic space with feature paving and public domain furniture and lighting, and water play to activate the area
- Active retail frontages to the sides of the space, overlooking the central lawn
- Street trees and public domain and active retail frontages to central roadway



Design Imagery

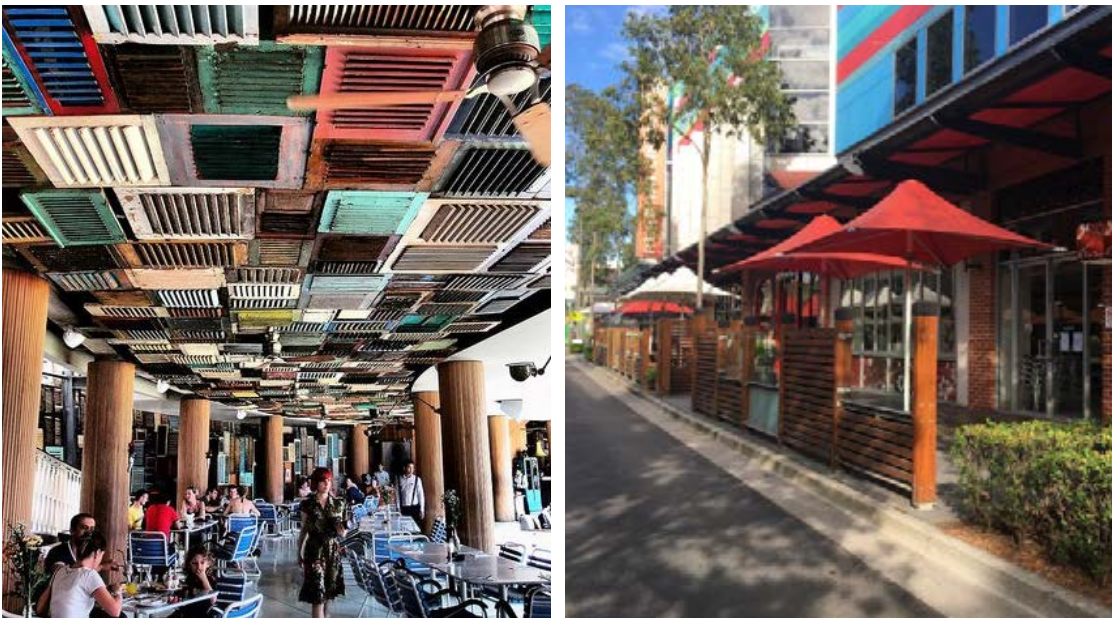
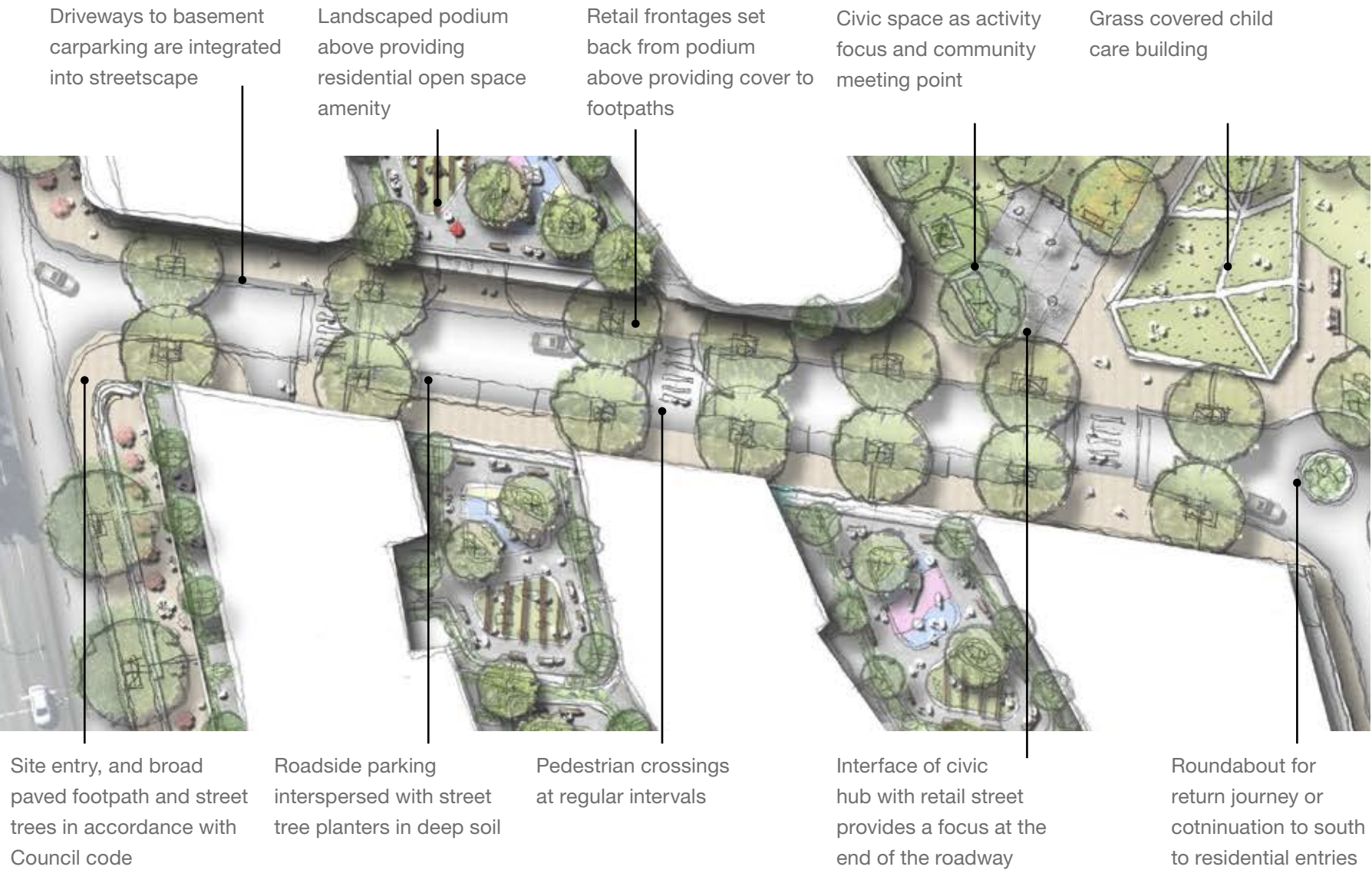
Central Activated Streetscape - Indicative Concept



The central roadway provides a distinctive linear civic spine that provides vehicle access but also is to have significant retail and commercial frontages with outdoor seating that will activate the streetscape. Pedestrian crossings at regular intervals ensure that safe circulation is provided, and assist with traffic calming.

Roadside parking bays are interspersed with street tree planters into deep soil, allowing for broad canopy trees providing strong seasonal colour.

The southern part of the activated roadway is anchored by the civic hub space, providing a destination and meeting point for residents and visitors.



Design Imagery

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