

Googong Town Centre

Landscape Architecture / Urban Design



Issue for Development Approval
19 September 2022

T.C.L

Rev	Description	Date	By	Checked	Approved
P1	Draft for Review	31.03.22	PJA	GL	DS
P2	Draft for Discussion	15.06.22	ML	GL	DS
P3	Draft for Discussion	22.06.22	ML	GL	DS
P4	WIP Draft, Pre DA Meeting	28.06.22	ML/JG	GL	DS
P5	DA Meeting Issue	28.06.22	ML/JG	GL	DS
P6	Draft DA for Discussion	10.08.22	ML	GL	DS
P7	Draft DA for Comment	18.08.22	ML	GL	DS
P8	Issue for DA	19.09.22	JG	GL	DS

Design Principles



Intuitive entrances

- Establishing a hierarchy of entrance structures and enticing features provides clear cues to guide visitors to the centre's main entrances.
- Entrance structures also provide opportunities for greening, activation and shelter.
- Primary entrances to the centre are from the carparks. Larger scaled volumes and distinctive shelters provide visual presence and assist in wayfinding.
- Secondary entrances provide access to the carpark / library and the linkway to the hotel. These are undercover and follow pedestrian desire lines.
- Tertiary entries for commercial premises and retail tenancies are located below building awnings.



Human scale

- Integrated landscape structures, furniture and landscaping mediate between the larger scale of the centre down to a comfortable human scale at Bunyip Park and surrounding streets.
- Flexible civic space is provided for larger events, gathering and memorials at the interface between the Main Street and Bunyip Park.
- The Wellsvale Drive entry plaza provides a green entrance to the centre and Community Centre/library, as well as the main pedestrian path from the underground car park to the centre (at Bunyip Park)
- More intimate spaces are provided at the building edges under awnings, on terraces, below the harbour, and in the atrium/laneways, for smaller groups and individuals.



Comfortable and green

- Vegetation, finishes and shading allow us to mitigate hot and cool zones, creating areas of respite and engagement for visitors.
- The harbour provides a key shaded, green link mediating between the centre and framing Bunyip Park, and is integrated with the building overhangs at the eastern end.
- A range of layered deciduous and evergreen planting provides shading and light, with the ability to regulate temperature and provide seasonal features throughout the year.
- Advanced tree planting, articulated facades and shelters limit the effects of prevailing winds and wind tunnels.
- Water features could also provide cooling during hot weather, as well as play opportunities and animation to the public realm.



Active edges

- Sheltered and shaded building awnings and atrium space provide a range of opportunities for activation, such as accommodating outdoor dining, public seating, planting, and artwork.
- These are protected walking areas that prioritise equal access, safety and protection from the elements.
- Building facades and awnings also provide opportunities for a variety of materials, colour and scale, range of transparency and visibility, providing visual interest and human scale.

Key Actions

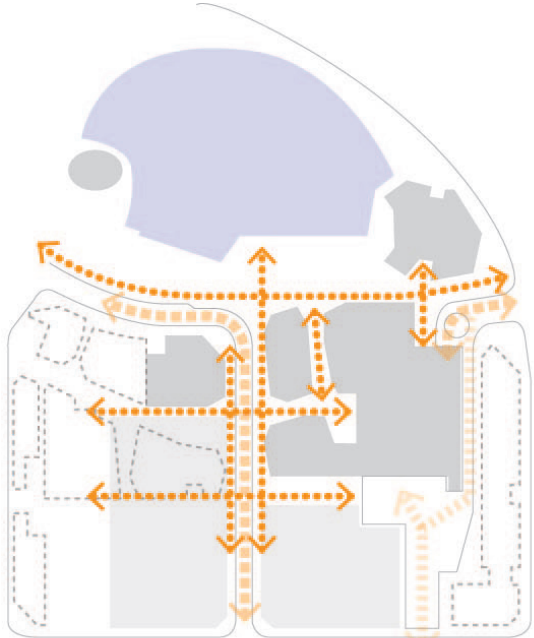
Landscape



Create a layered landscape

- Planting design reinforces the desired character and functions, and enhances the comfort and beauty of the public realm
- Green, tree lined pedestrian links connect to and through the town centre, and to neighbourhoods beyond
- An arbour defines the interface and mitigates the built scale of the Town Centre while providing a shaded promenade with outdoor dining pavilions
- The landscape is multi-layered, with a mixture of in-ground and raised garden beds with high-canopy trees and understorey planting, climbers on arbour and screens, and building elevated and vertical planting (on building walls)
- Mitigate wind with trees and understorey planting, including raised planters with evergreen species at building entrances
- Provide seasonal interest, variety or forms, texture and colour
- Provide comfortable, shaded car parks
- Option to incorporate Water Sensitive Urban Design approaches in Glenrock Drive and car parks

Circulation



Provide intuitive connections

- Provide an accessible, convenient path network to connect key activity nodes within the site and beyond
- Create a pedestrian prioritised zone through the Town Centre on Glenrock Drive, at the interface to the Town Square, and key entrances
- Provide convenient path access to parking
- Heavy servicing, deliveries, and transport to the Town Centre to be kept to the edges
- Emergency, events, and service vehicle access to Bunyip Park to be maintained
- Encourage sustainable, active transport modes by providing safe, convenient facilities for cyclists and transport users

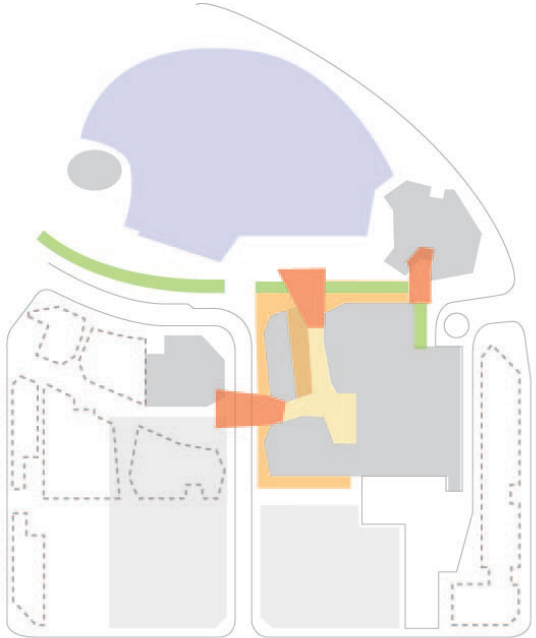
Entrances



Establish a hierarchy of entrances

- Provide welcoming, visible entrances to the Town Centre with feature planting, shade and shelter, comfortable furniture and lighting
- Entrances are to be comfortable public places that facilitate meeting and socialising
- Reinforce the hierarchy of entrances: primary (shopping centre, public); secondary (carpark / future library entry, green laneway to pub/future hotel); and tertiary (minor public entrances / commercial entrances)

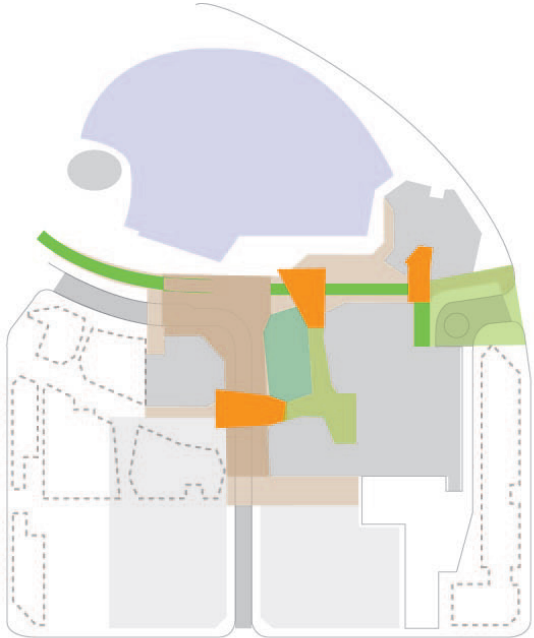
Structures



Develop structures that inform urban character

- Provide a variety of visually distinctive, human scaled structures, which support way finding
- Integrate the landscape and architecture in entry canopies, building overhangs, the arbour and outdoor dining pavilions
- Consider the first and future stages of development
- Consider branding opportunities for the centre and commercial operators
- Consider integration of amenity and feature lighting in structures

Urban realm



Provide a range of delightful experiences

- Provide a range of landscape 'moments', to reinforce the range of functions, scale and character
- Reinforce Town Square and its interface with Glenrock Drive as a shared zone
- Provide flexible areas and events infrastructure for pop-ups, performances and events
- Frame key views and vistas, making use of elevation changes
- Provide a range of public and semi-private spaces, and enclosed/sheltered spaces
- Reinforce local character through engagement with local indigenous group, and local artist involvement, to further inform sculpture, materiality and detail

Precedents



Lonsdale Street | Pedestrian prioritised street



Orion Springfield | Outdoor dining



Bowden Urban Village | Community pocket park



Bowden Urban Village | Active edge streetscape



Orion Springfield | Green laneways



City Walk | Raised planters



Bowden Urban Village | Shared streets



Orion Springfield | Town Square flexible event space and playful water feature

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Key Opportunities

- 1

Primary pedestrian green link
- Emphasises small retail tenants, key neighbourhood link
- 2

Secondary pedestrian green link
- Tree lined path connection to community open space
- 3

Link to Bunyip Park
- Small pocket park link, connects to future cafe
- 4

Promenade and arbour/ outdoor dining pavilions
- Frames and knits together Bunyip Park, the Community Centre and the Town Centre
- Integrates outdoor dining pavilions
- Mediates scale, provides shade and wind protection, while retaining views to lake
- 5

Town Square - extension
- Pedestrianized environment, flexibility for events
- Active building edges and activated deck to Bunyip Park terrace
- 6

Glenrock Drive / Main Street
- Two way road with planting and shade
- 3m footpaths (approx. 19m total width)
- Include short term car parks
- Shared zone with pedestrian priority
- Option for kerbless environment and WSUD
- 7

Immersive green laneways
- Provide shelter for shoppers, seating and feature planting in raised planters
- Ties the precinct together
- Emphasises small tenants and human scale
- Integrated greening to building facades
- Flexible ground plane
- 8

Eastern plaza / Wellsvale Drive entrance
- A landscaped entry experience with feature planting softens an otherwise harsh, vehicle dominated environment
- Ties the community/library building entry and shopping centres across the eastern entry plaza
- Provides shelter from underground car park and dropoff zones to the centre
- Garden views from Gorman Drive
- 9

Footpaths and building set back
- Ensure 3m minimum path width and clear setback
- 10

Comfortable, accessible car parks
- Provide shade trees for cool car parks and to mitigate heat island effects
- Option to provide WSUD treatment onsite for runoff
- 11

Back of house / service access
- Provide convenient circulation, with screening as required
- 12

Carpark access
- Convenient car park entry to be included in stage 1 works
- 13

Interim treatment (outside scope of Stage 1)
- Consider green treatment of future development sites
- Review site levels
- Consider screening or integrated artworks
- Ensure safety
- Provide flexibility for short term uses
- 14

Glenrock Drive - north and south ends
- Provide continuous deciduous avenue trees that shade the road and paths, and understorey planting
- Option to incorporate WSUD tree pits
- Provide green buffer to car parks



- Legend

Stage 1 Building

Stage 2 Building

Back of house

Key entry experience

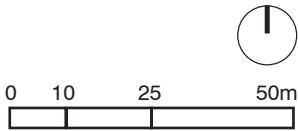
Outdoor dining

Car parks

Stage 1 extent (approx.)

Green pedestrian link

Key node



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Public Realm Plan - Stage 1



- Legend

Building (stage 1)

Future development

Concrete paving with stone banding

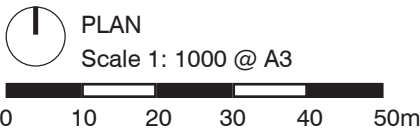
Asphalt road / car park

Tree planting

Garden bed (in ground)

Raised planters with seat edge

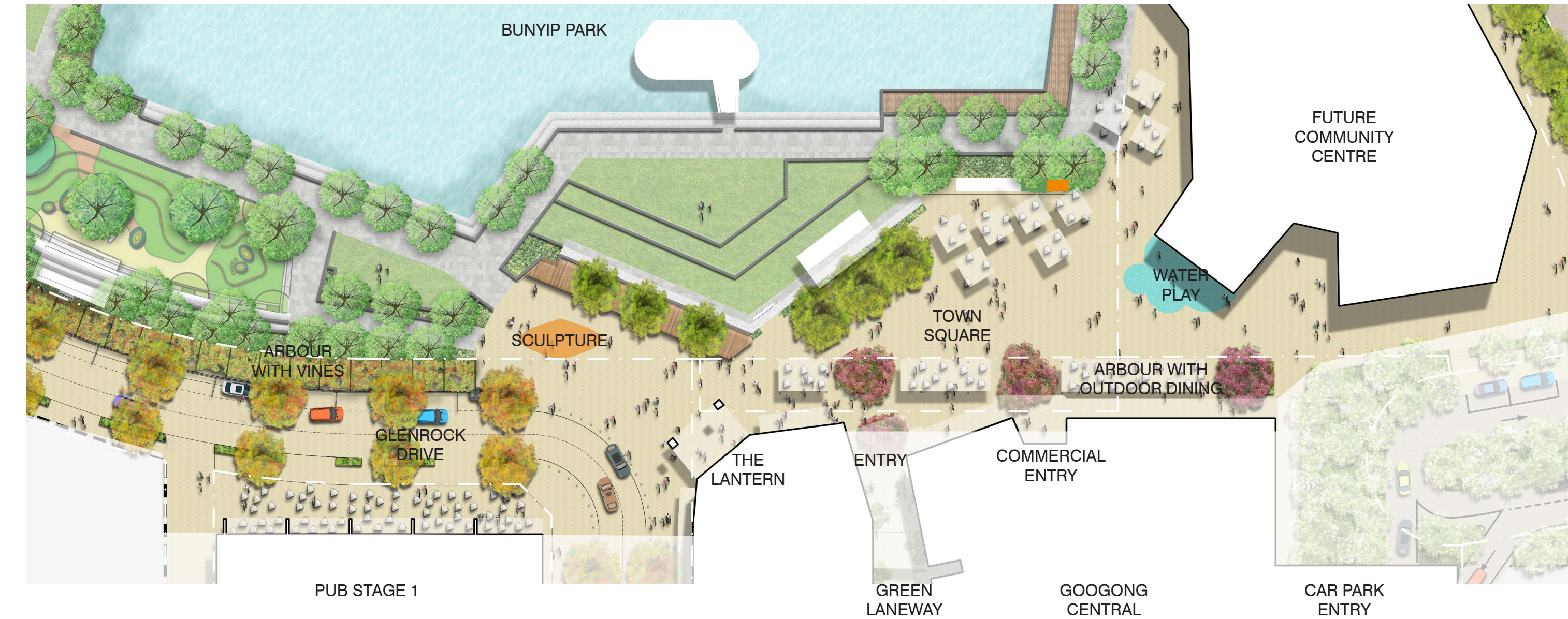
Planted arbour with climbers



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Town Centre / Bunyip Park Interface



Legend

	Building (stage 1)		Tree planting
	Future development		Garden bed (in ground)
	Concrete paving with stone banding		Raised planters with seat edge
	Asphalt road / car park		Planted arbour with climbers

PLAN
Scale 1: 500 @ A3
0 5 10 15 20 25m

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Precedent images



Flexible event space

Outdoor dining pavilions



Activated edges

Integrated shade / arbours



Playful water feature

Artist Impressions

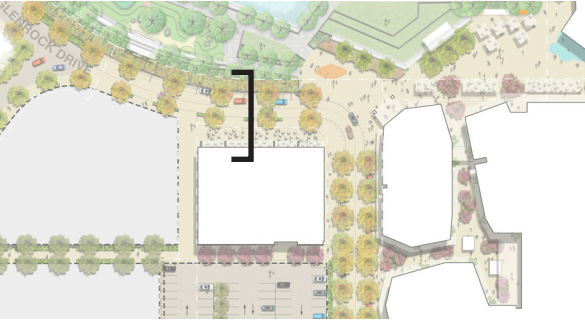


Arbour / outdoor dining pavilions and building entries - looking south

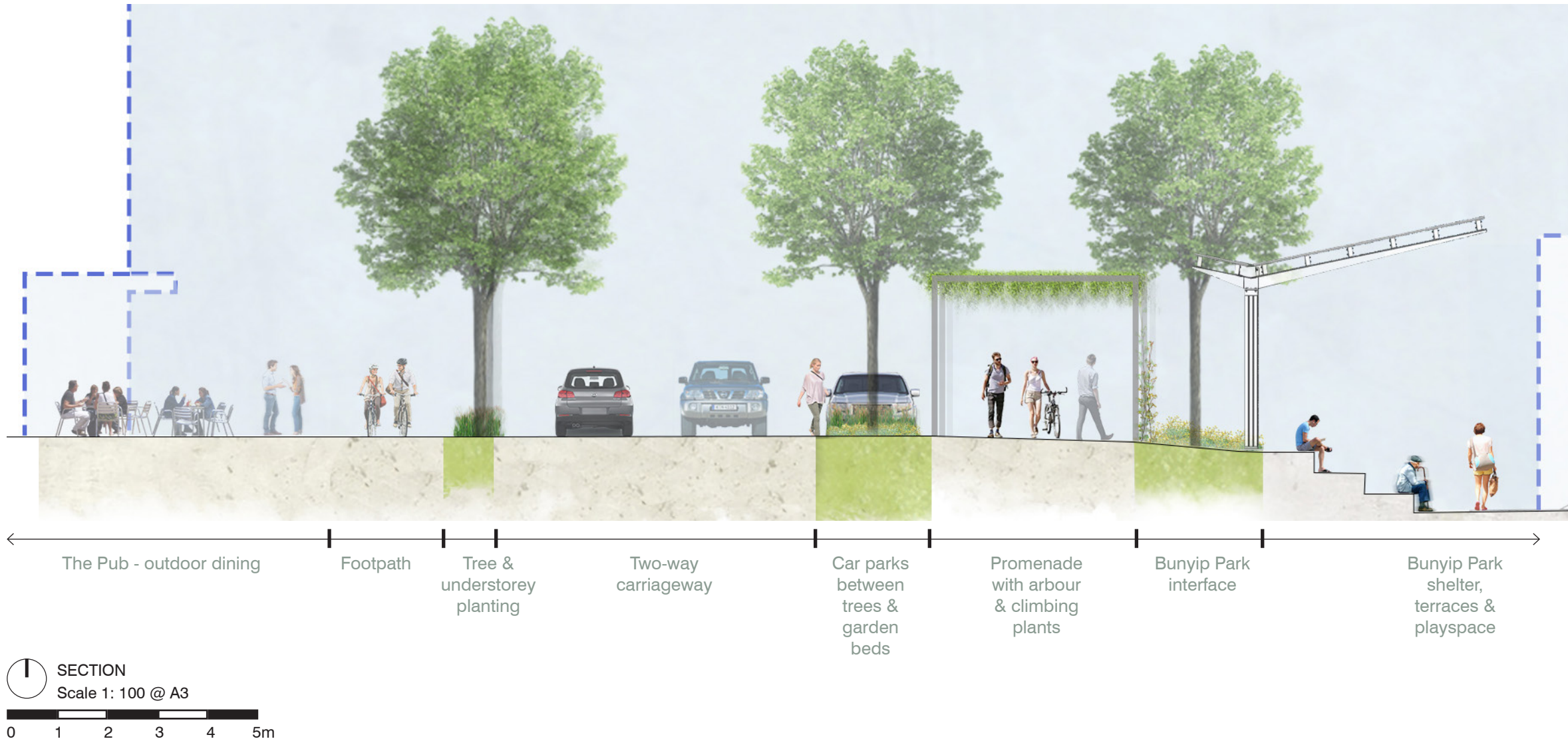


Town Square - extension to Glenrock Drive - looking south-east

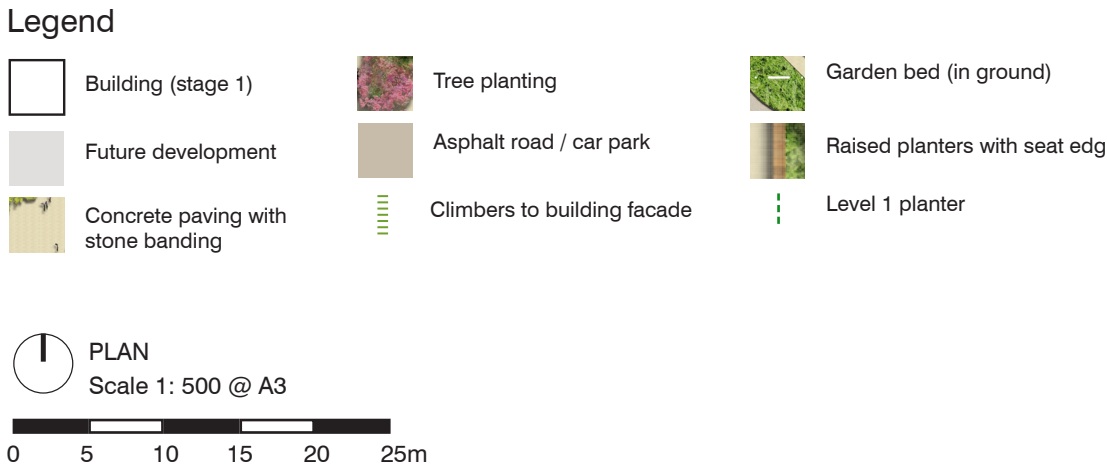
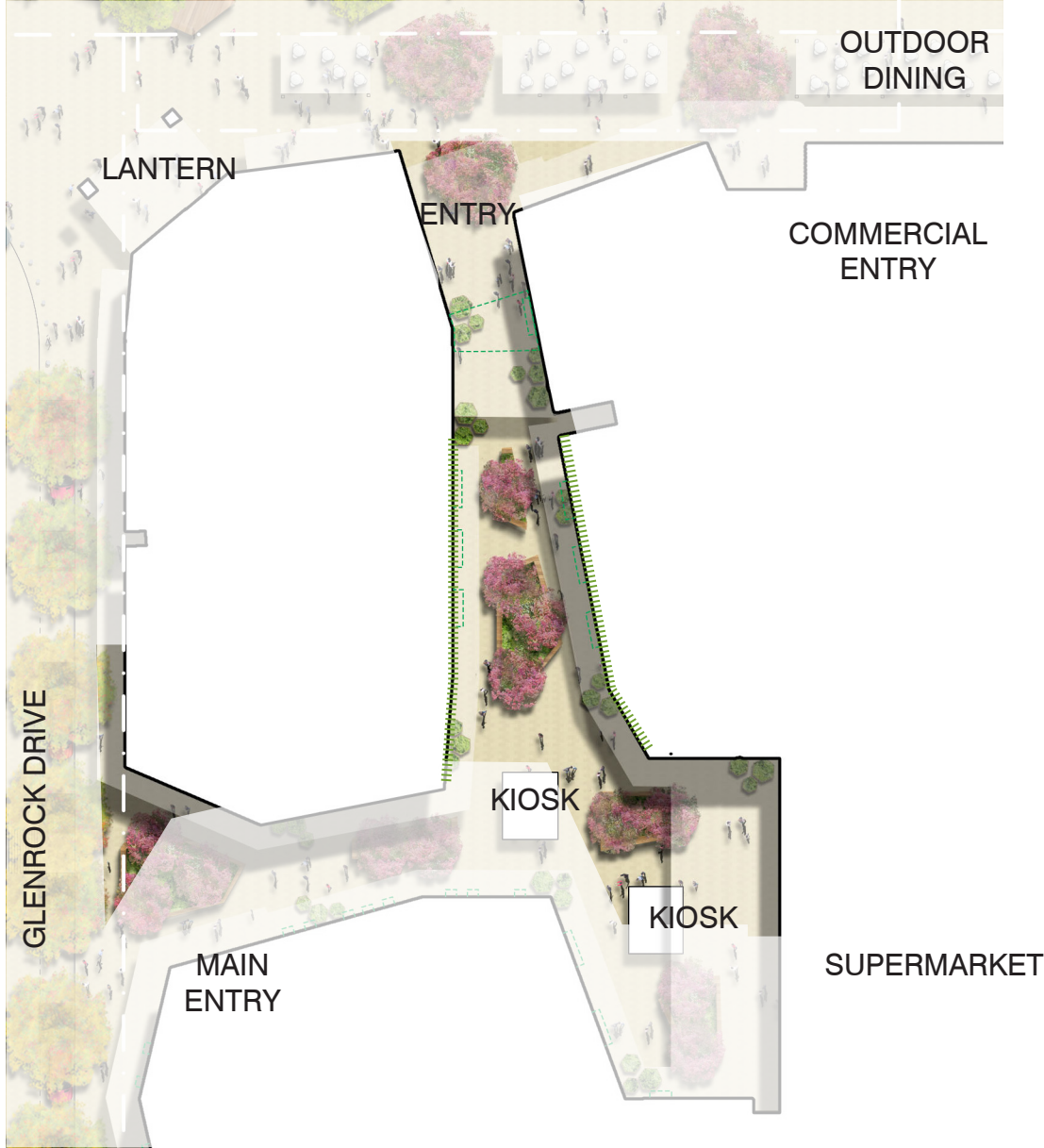
Bunyip Park Interface / Glenrock Drive



Key Plan - NTS



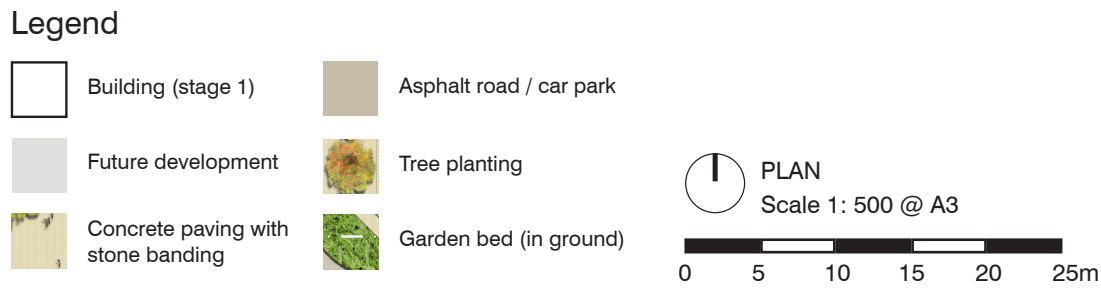
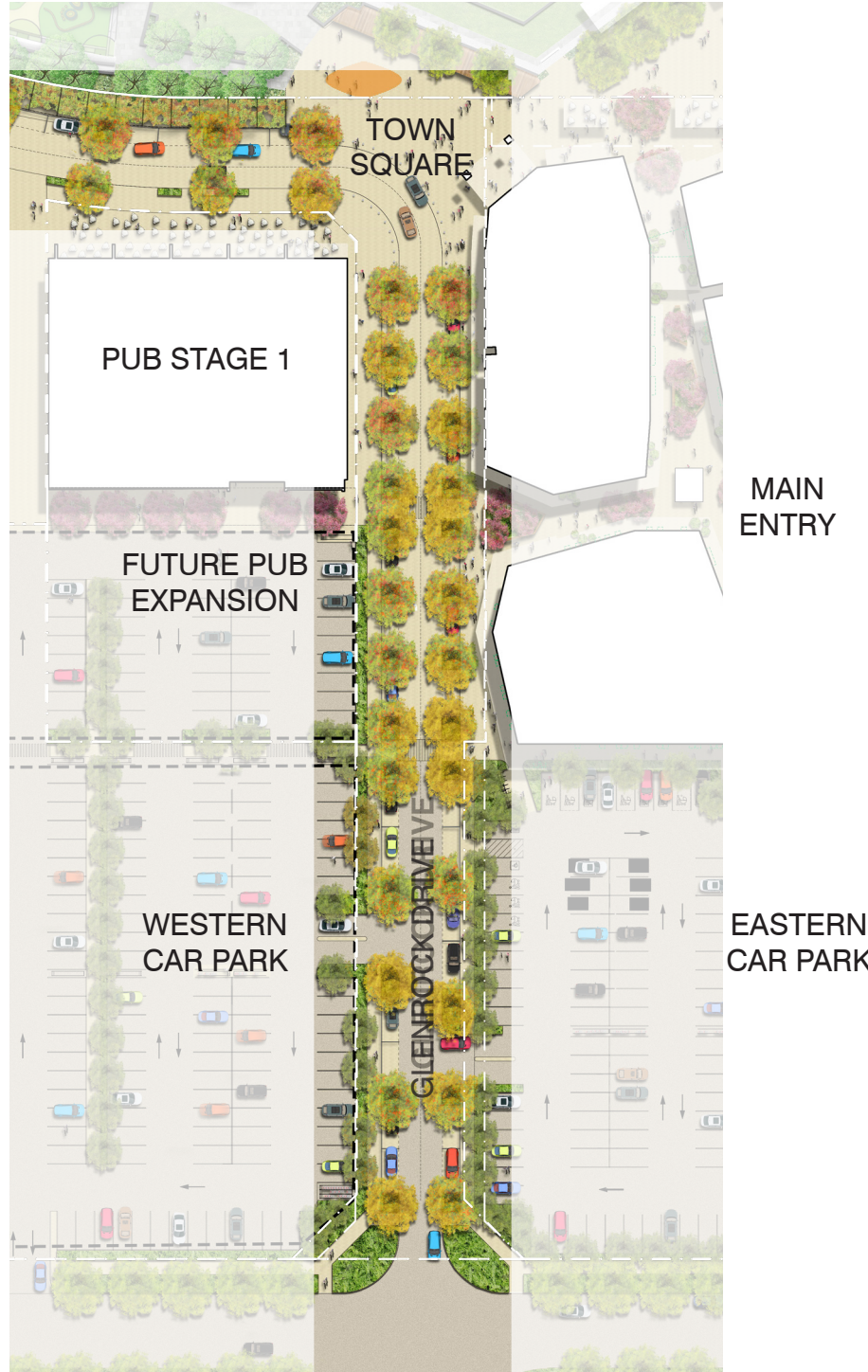
Green Laneway



Artistic Impression - looking north

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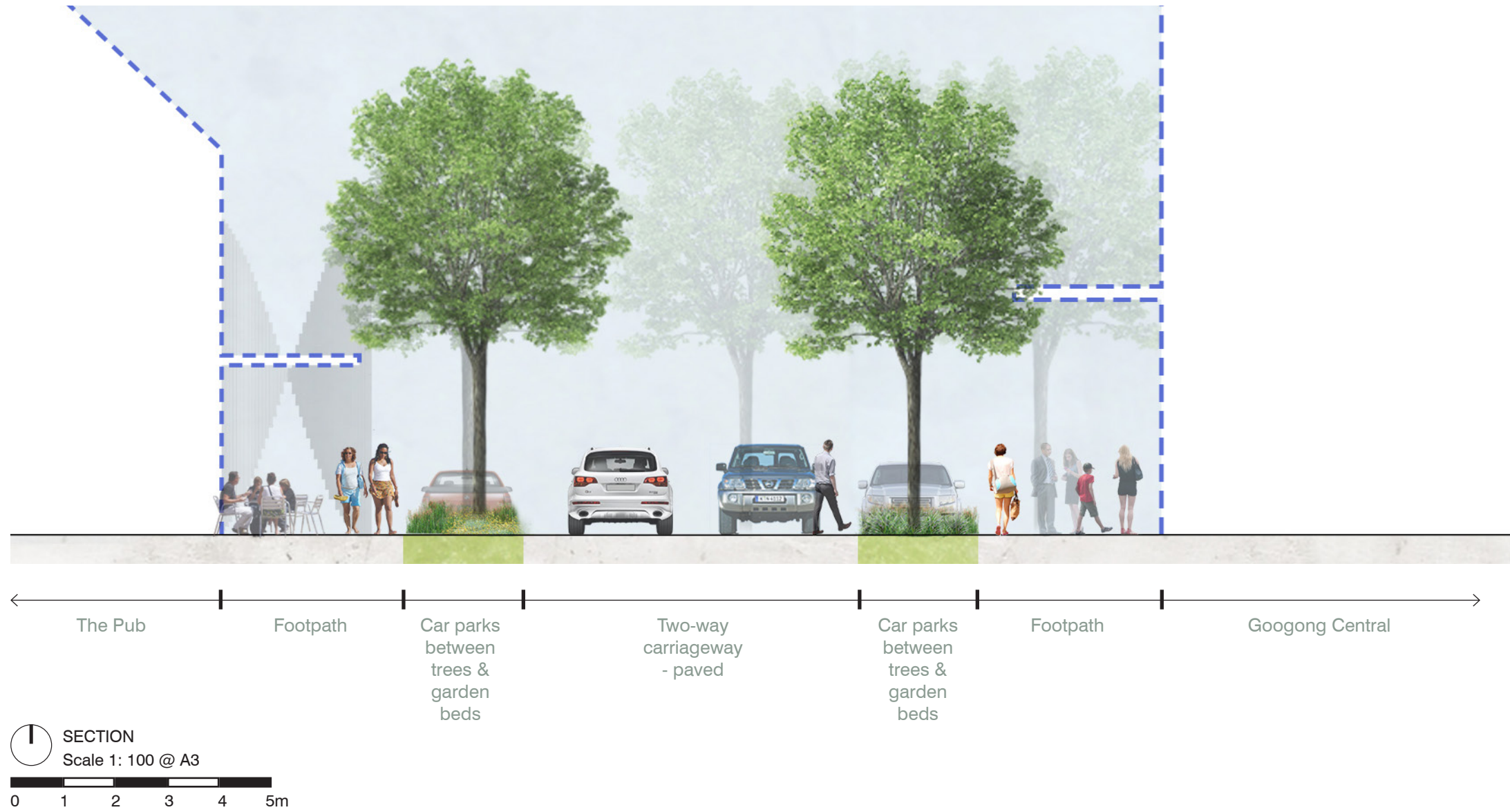
Glenrock Drive



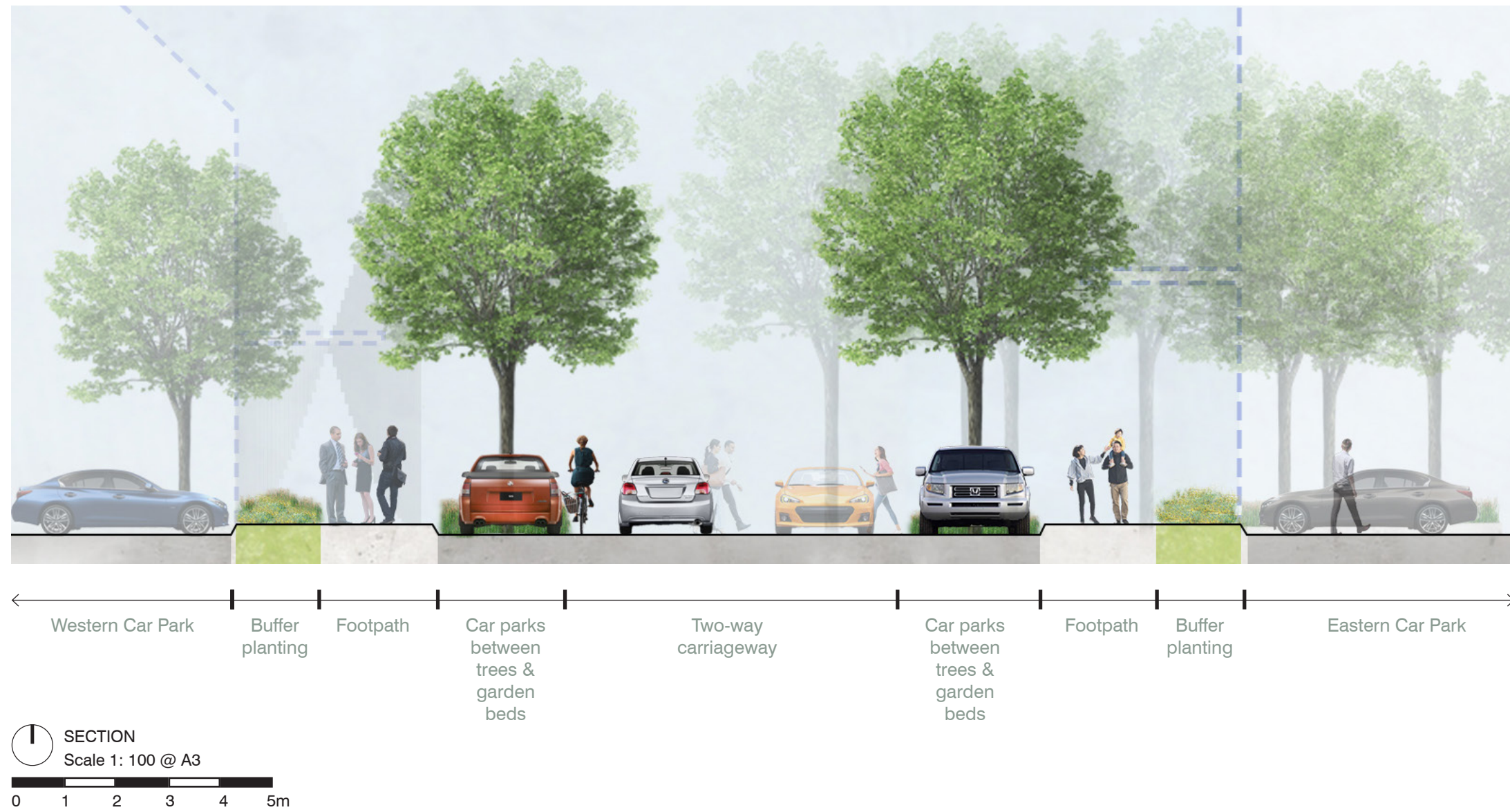
Artistic Impression - looking north

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Glenrock Drive - North



Glenrock Drive - South



Wellsvale Drive Entry



PLAN
Scale 1: 500 @ A3
0 5 10 15 20 25m

- Legend
- Building (Stage 1)
 - Future Development
 - Concrete Paving with Stone Banding
 - Asphalt Road / Car park
 - Tree Planting
 - Garden Bed (in ground)



Artistic Impression - looking west

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Paving, Furniture and Materials Palette



Stone sett banding



Insitu concrete paving, exposed aggregate finish



Timber seating on integrated pre-cast concrete planter base



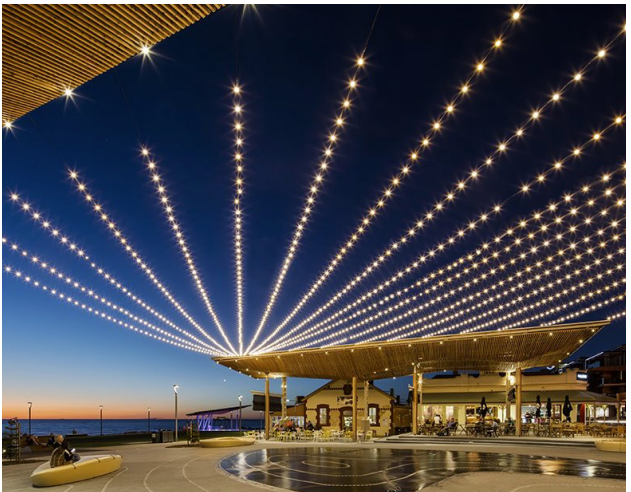
Stainless steel bollards



Timber bollards



Catenary lighting



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Indicative Plant Palette - Trees

Avenue Trees - Glenrock Drive (Wellsvale Road to Golden Way)



Acer rubrum 'October Glory' Acer freemannii 'Autumn Blaze' Platanus orientalis

Feature copes - Green Laneway and Centre Entrances Planters



Largerstroemia Tuscarora Largerstroemia 'Natchez' Acer palmatum 'Sango Kaku' Betula pendula Robinia pseudoacacia 'Frisia'

Car parks



Platanus orientalis Zelkova serrata 'Green Vase' Grevillea robusta Ulmus parvifolia 'Todd' Tilia cordata

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Indicative Plant Palette - Shrubs, Ground Covers & Climbers



Buddleia 'Blue Chip' Buxus sempervirens Callistemon Green John Callistemon 'Hot Pink' Casuarina glauca 'Cousin It' Cistus pulverulentus 'Sunset' Convolvulus cneorum Convolvulus mauritanicus



Correa alba Correa Adorabell Correa 'Canberra Bells' Correa 'Orange Glow' Crowea Festival Dianella tasmanica Ficinia nodosa Grevillea Lady O



Grevillea lanigera 'Mt Tamboritha' Grevillea rosmarinifolia 'Crimson Vilea' Hardenbergia violacea Hebe Inspiration Hebe speciosa 'Pretty N Pink' Leucodendron hybrid 'Cheeky' Lonicera nidida Liriope muscari 'LIRF' Isabella

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Indicative Plant Palette - Shrubs, Ground Covers & Climbers (cont.)

Climbers - Bunyip Park Arbour



Liriope muscari 'Just Right'



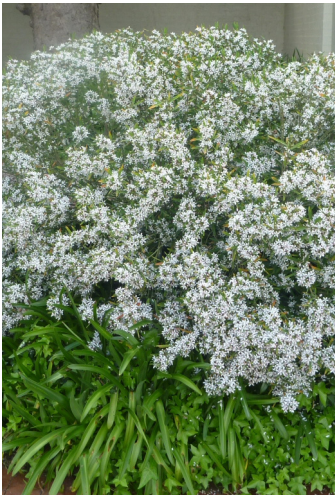
Lomandra 'Tanika'



Lomandra 'Fine N Dandy'



Liriope 'Royal Purple'



Philotheca myoporoides 'Profusion'



Vitis vinifera



Wisteria Royal Purple

Climbers - Building Facades / Green Laneways



Nandina domestica



Myoporum parvifolium



Raphiolepis 'Snow Maiden'



Rosmarinus 'Blue Lagoon'



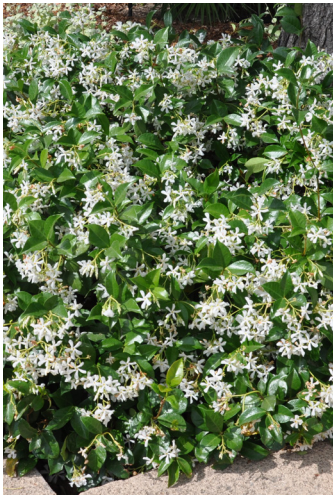
Trachelospermum jasminoides



Parthenocissus quinquefolia



Leptospermum 'Pink Cascade'



Trachelospermum jasminoides



Photinia x fraseri 'Red Robyn'



Juniperus conferta