

## CORRIMAL MIXED USE DEVELOPMENT

ILLUSTRATIVE LANDSCAPE MASTERPLAN

JUNE 2017



Stockland

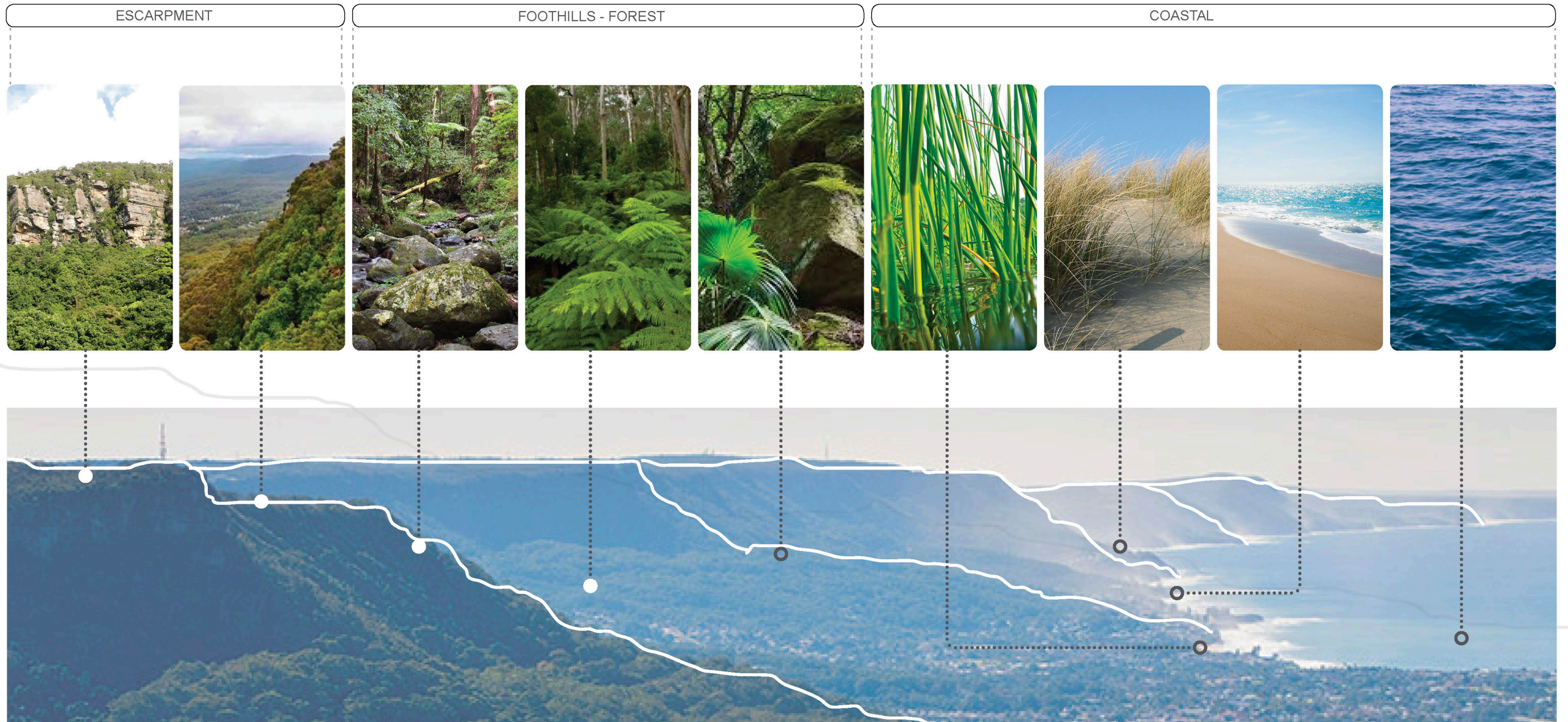
AJ+C  
ALLEN JACK+COTTIER

sym.



studio  
Landscape Planning

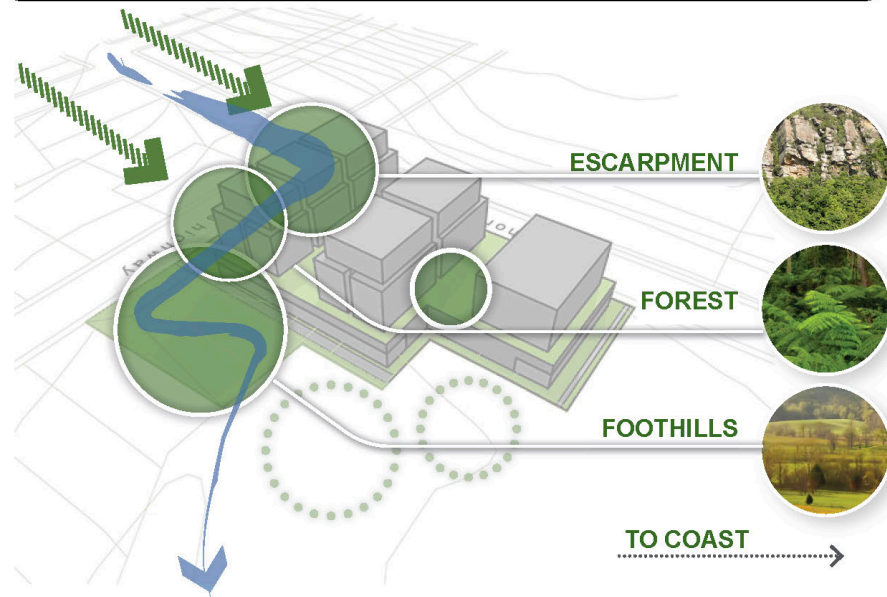




CONCEPT GENERATORS / NATURAL LANDSCAPE TEXTURES

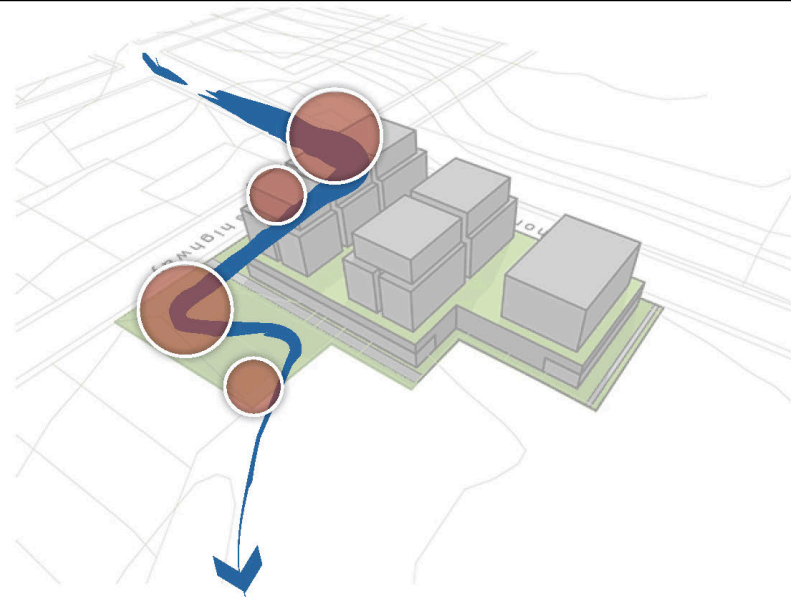


EXTENDING THE VERNACULAR



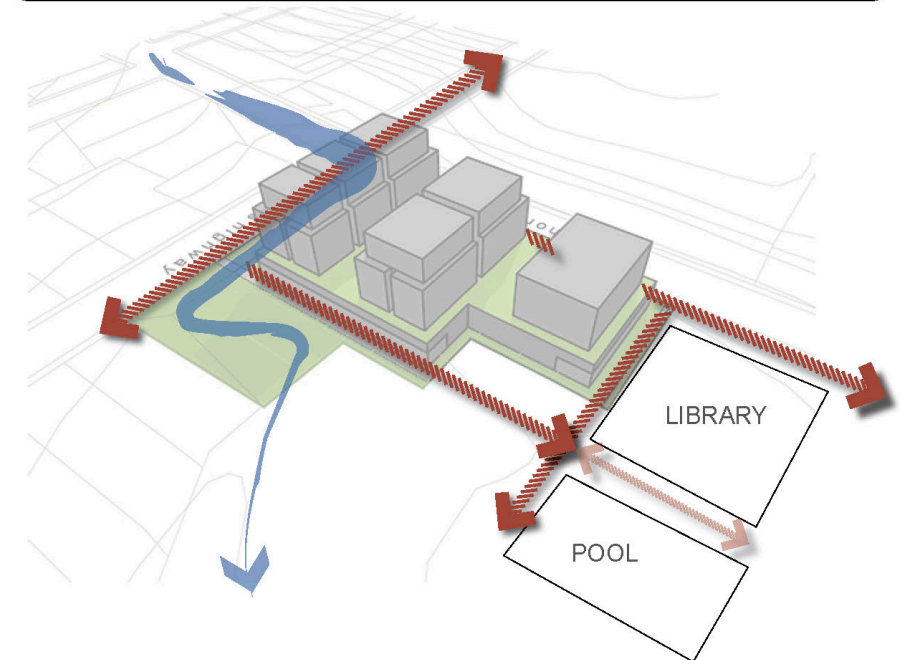
EXPRESS THE SURROUNDING VERNACULAR (FROM ESCARPMENT TO FOOTHILLS) DOWN AND THROUGH THE DEVELOPMENT.

CELEBRATE THE STORY OF WATER



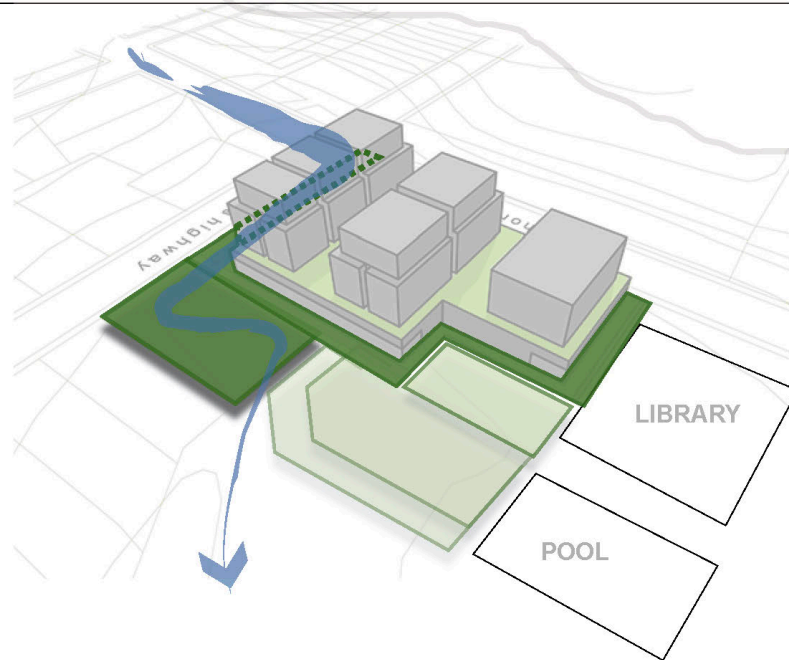
'DAYLIGHT' THE NATURAL WATER COURSE FOR PUBLIC INTERACTION AND TANGIBILITY.

ENHANCING PRECINCT LINKS



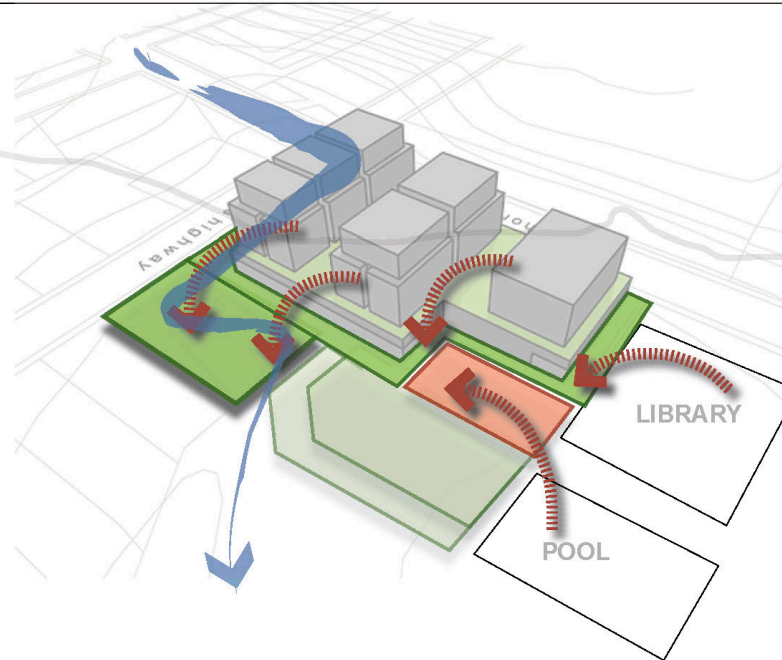
A NEW 'SOUTHERN GATEWAY' TO WELCOME VISITORS AND INCREASE ACCESSIBILITY & CIRCULATION WITH NEW THROUGH SITE CONNECTIONS.

INCREASING OPENSACE



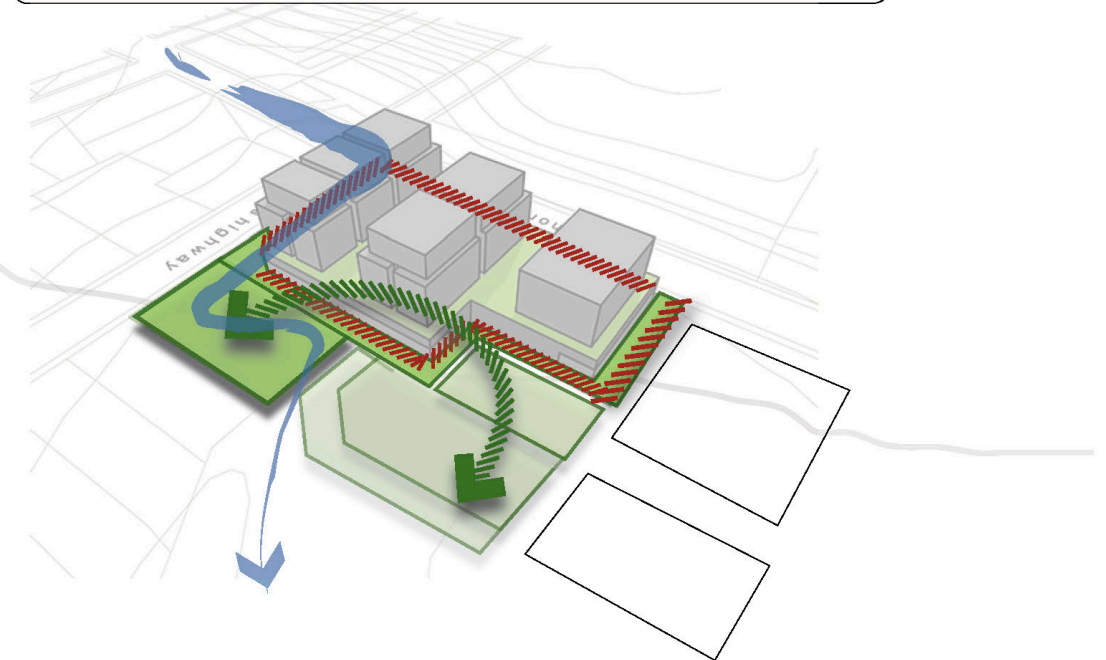
ENHANCING EXISTING LANDSCAPE CHARACTER WITH HIGH QUALITY DESIGN THAT INCORPORATES FLOOD MITIGATION TECHNIQUES AND PROVIDES HABITAT & VALUABLE OPEN SPACE.

ENHANCING PUBLIC AMENITY



CREATE A CENTRAL ACTIVITY HUB/PRECINCT BY EXTENDING NEW AND EXISTING PUBLIC AMENITY THROUGHOUT THE SITE EXTENSION

ENHANCING ACTIVE INTERFACES



AN ACTIVE PRECINCT WITH GREEN + CIVIC EDGES THAT RESPOND TO SURROUNDING OPENSACE, STREETS LANEWAYS AND OPEN SPACES.



**OVERVIEW**

Sym. Studio have been engaged by Stockland to prepare an Illustrative Landscape Masterplan for the proposed mixed use development on the corner of Princes Highway and Short Street, Corrimal. The currently underutilised site has major potential as a 'turnkey' project to become a thriving community destination and define the southern gateway entrance to Corrimal Town Centre.

The development & landscape character were directly inspired by the dominant surrounding landscape vernacular and Illawarra Escarpment. Existing stormwater outflow from surrounding urban areas north and west presented an opportunity for high quality and meaningful landscape solutions.

The engaging development supports the Corrimal Town Centre (2015-2025) vision for - A Distinct Identity - A Thriving Community Heart - Strong Connections - Smart Growth - Pride in Quality Spaces.

**PUBLIC ACCESS & ACTIVE EDGES**

This gateway project provides an important link between the town centre and Robert Ziems public park and associated community facilities. The development will create an important transition from green open space to the urban centre; encouraging the community to engage with meaningful amenities and activities.

A series of distinctive public spaces respond to respective street and park frontages. Landscaped edges emphasize the pedestrian scale whilst primary pedestrian boardwalks and interconnected paths create new through-site linkages that connect with the wider town centre. Key destinations include adjoining District Library & Community Centre; Corrimal Pool, Towradgi Creek tributary and Robert Ziems Park.

Existing edges of Princes Highway and Short Street will also be transformed into high quality engaging frontages with day and night activation for people.

**STREETSCAPE UPGRADE****SHORT STREET**

Short Street will be upgraded to create a unified streetscape character with a green backdrop including new street trees, shrubs and groundcovers. 'Offline' gathering spaces, town centre street furniture, high quality landscaping, pavement and street trees create a unified landscape to enhance the pedestrian experience.

Ground floor building frontages vary between commercial and residential with grade transition and landscaping that dynamically engage with the pedestrian streetscape.

The Short Street vision is to transform the streetscape into an engaging destination in itself rather than purely a vehicle thruway.

**PRINCES HIGHWAY**

Feature landscaping and streetscape upgrade will visually engage pedestrians and create a distinctive identity defining the 'Southern Gateway' entrance into Corrimal Town Centre.

A new café/restaurant to the corner of Short Street and Princes Highway will overlook the tropical swale planting and become an extension of the public domain, injecting energy extending out through the streetscape.

The adjacent openspace swale implements high quality engineering and landscape works in an 'ecological buffer' that generates a unique pedestrian and vehicular experience. Swale plant species (drawn from local vegetation communities) are thoughtfully placed to compliment the built form and maintain visual engagement between the street and active frontage. A combination of permeable low fencing and dense shrub planting creates an informal barrier to the swale to ensure safety and maintain visual connections.

**HERITAGE, PLACEMAKING & CONTEXT****HERITAGE**

Aboriginal people have a long standing connection to the Illawarra escarpment. Corrimal itself draws its name from Mount Corrimal (now Brokers Nose) named after a Dreaming warrior 'Kurumul'. Brokers Nose summit and the Illawarra Escarpment form the stunning western backdrop to this development.

Corrimal town has a working history of logging and mining which provide valuable cues for the future public art strategy.

**PLACEMAKING & CONTEXT**

Nestled between the western Illawarra Escarpment and eastern coastline; the site has potential to evoke a strong sense of place to be both unique as well as authentic to its location and community. Engaging with the community needs, activating edges and integrating high quality local materials will ensure a distinctive public realm that is reflective of its locality, instilling a sense of ownership in the community.

**LANDSCAPE CHARACTER & IDENTITY**

The landscape design integrates the surrounding landscape vernacular and nearby vegetation community throughout the site. Species such as acacia scrub and escarpment blackbutt forest are introduced to different areas of the site depending on local aspect & microclimate. The result is a layered landscape experience that reinstates the historical local vegetation; instilling a strong sense of place.

**RIPARIAN CORRIDOR**

The current site condition is highly modified and consists of isolated native vegetation, asphalt pavement and a degraded watercourse and headwall. The proposed development aims to restore the riparian corridor by daylighting the closed stormwater system to create an open swale. Extending from the corner of Short Street and the Princes Highway through to Robert Ziems Park; the 3:1 banks of the openspace swale mitigates flood risk by reducing the 1:100 year flood level.

This new riparian corridor allows for native revegetation including acacia scrub and escarpment blackbutt forest to improve wildlife habitat, connectivity and visual amenity.

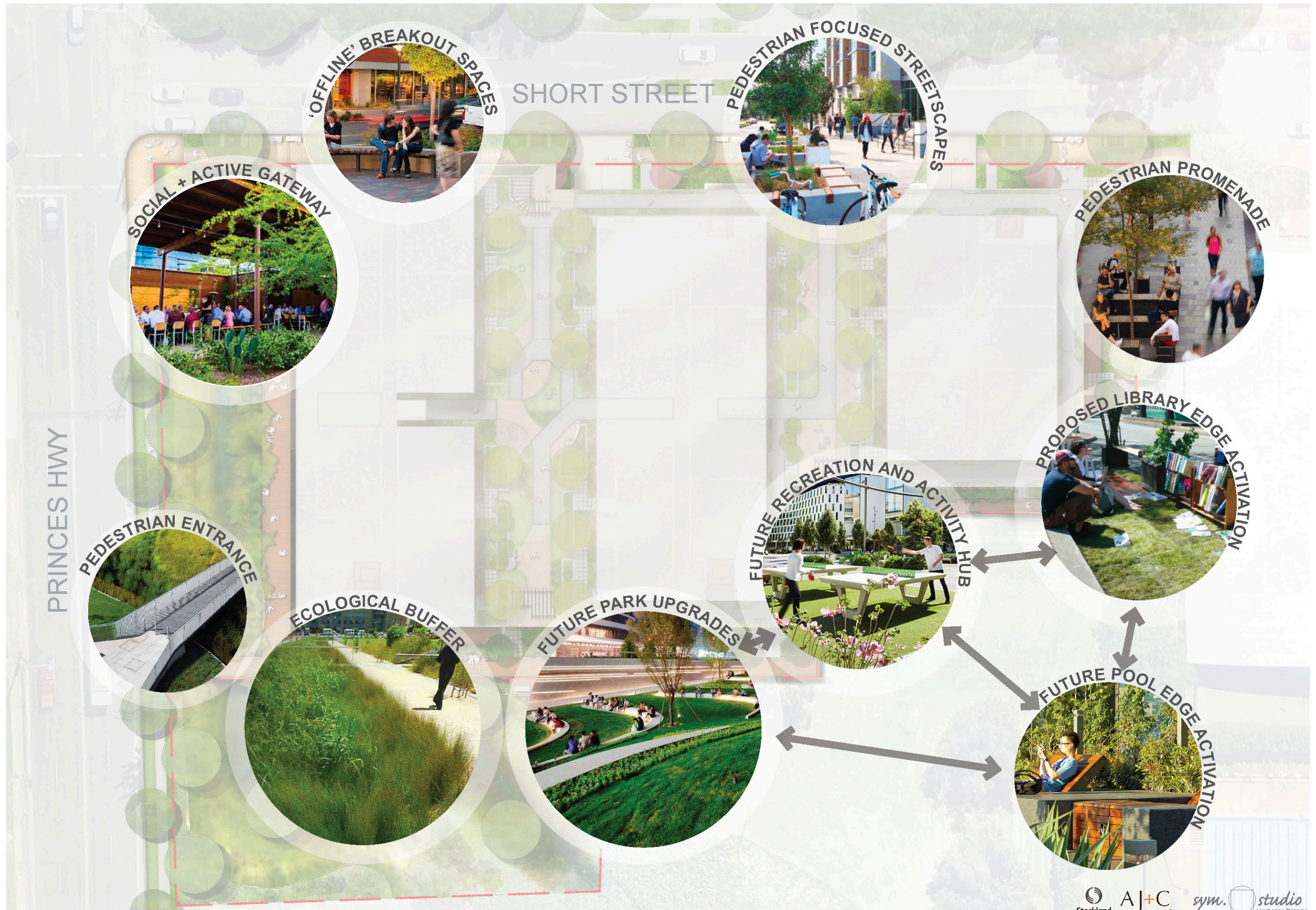
**SEMI-PRIVATE COMMUNAL OPENSOURCE**

The communal openspace provides residents and visitors opportunities to gather and socialize; taking full advantage of the panoramic escarpment, towncentre and coastal views.

Amenities include shade structures, outdoor kitchen, raised productive gardens and various garden spaces for contemplation and respite.

The greenroof landscaping to Podium (Lvl 3) will reduce stormwater runoff, provide habitat, visual green connection and contribute to the ecological function of the development.

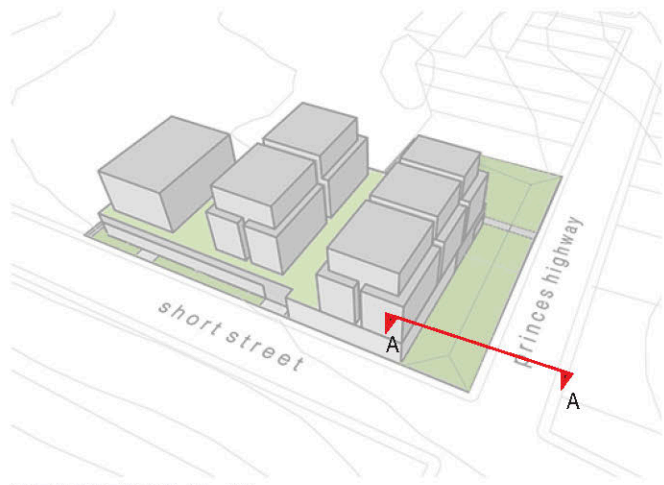












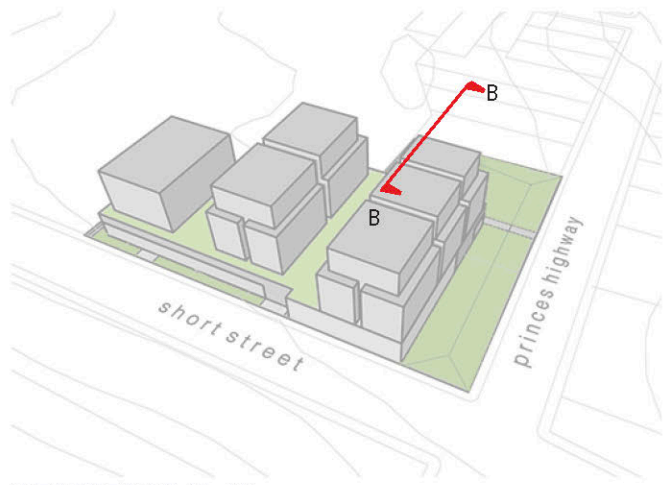
REFERENCE PLAN



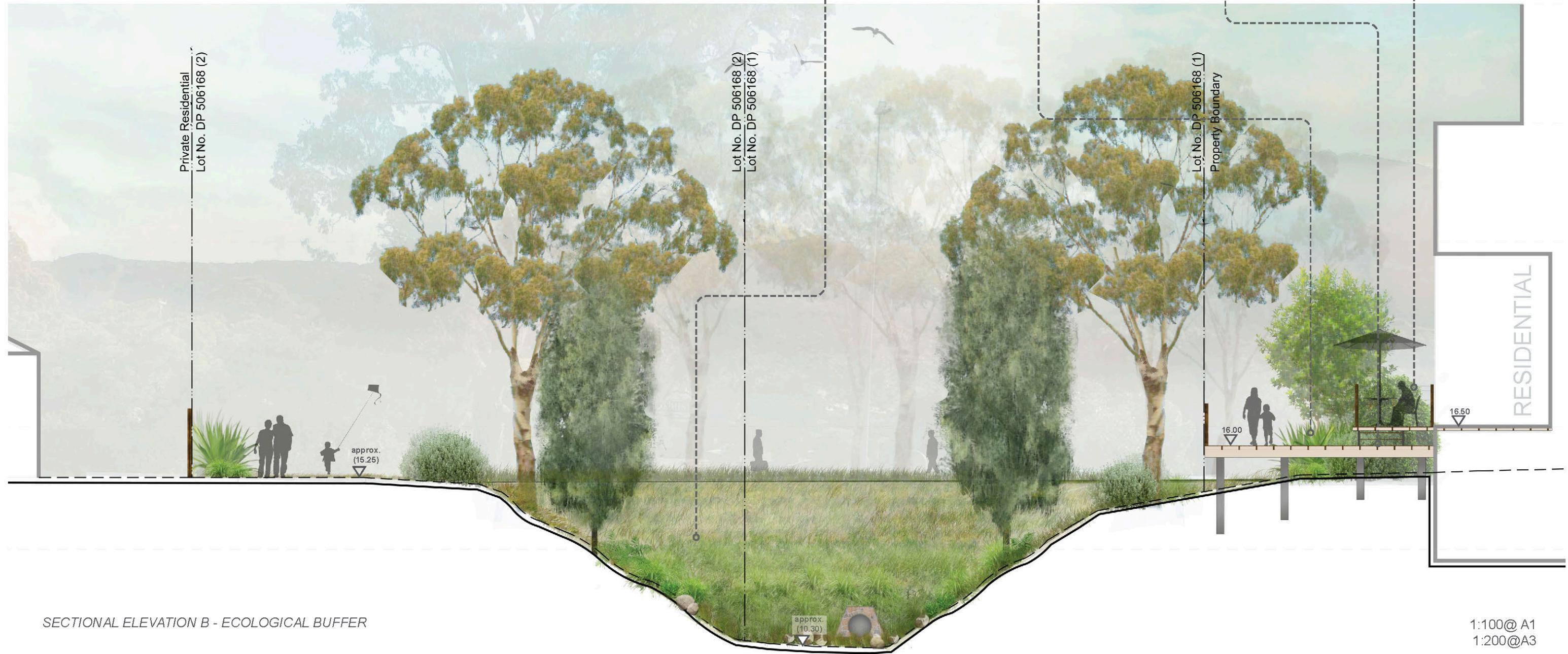
SECTIONAL ELEVATION A - SOCIAL & ACTIVE GATEWAY

1:100@ A1  
1:200@A3





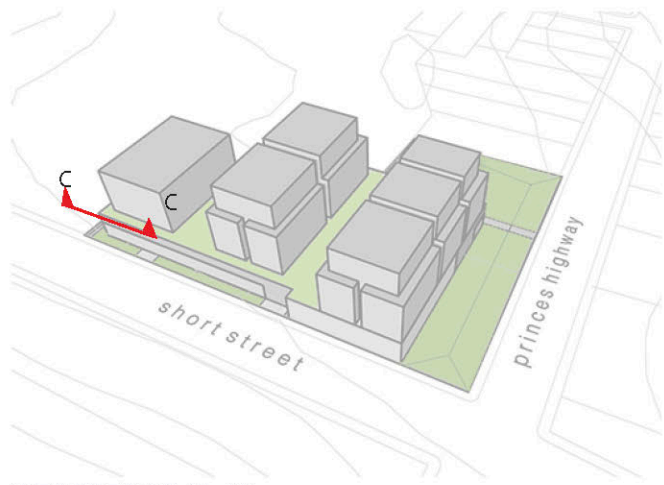
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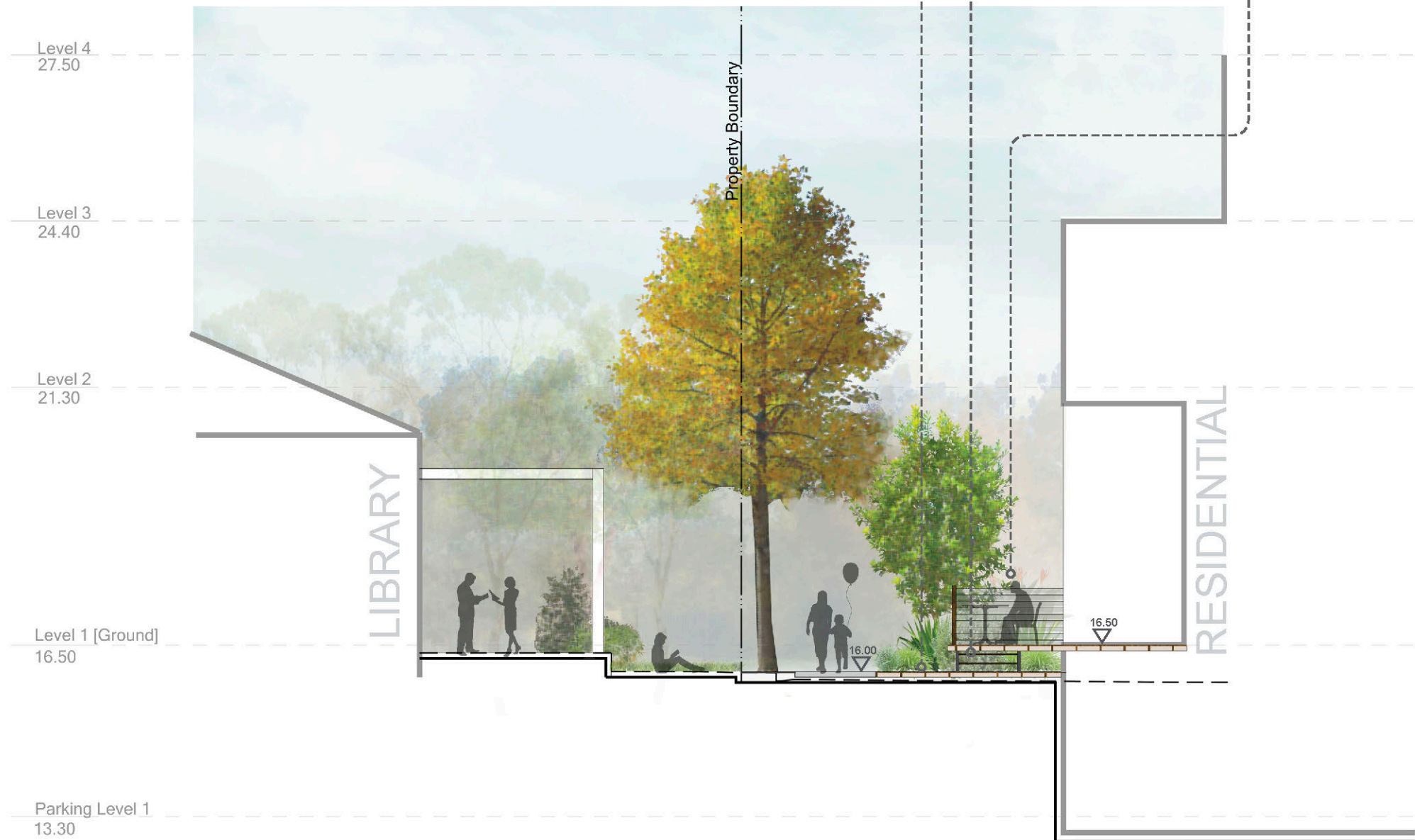
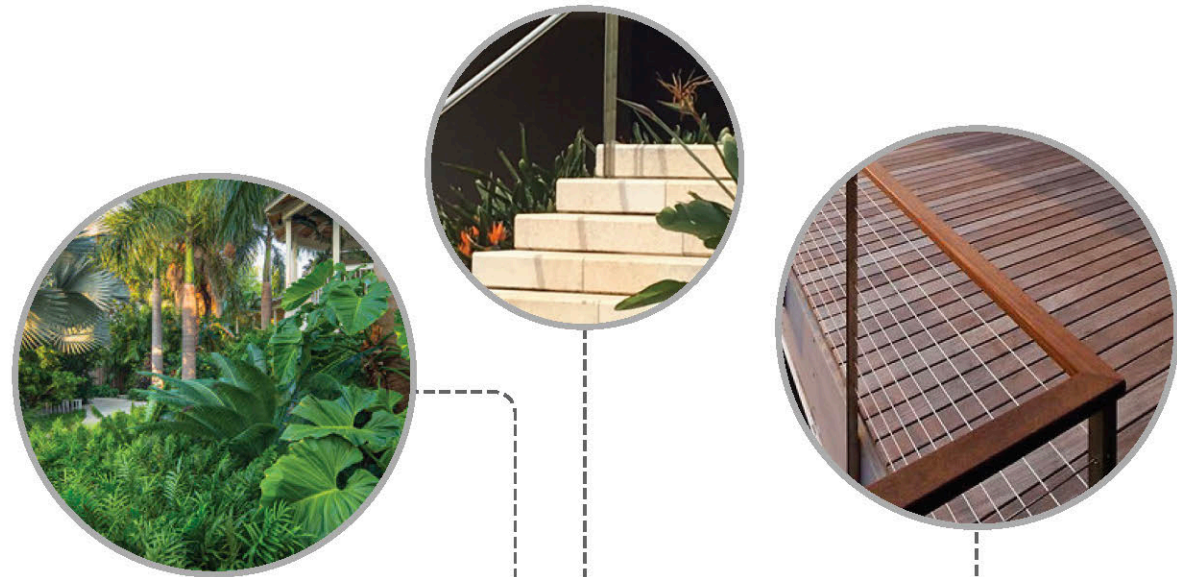
SECTIONAL ELEVATION B - ECOLOGICAL BUFFER

1:100@A1  
1:200@A3





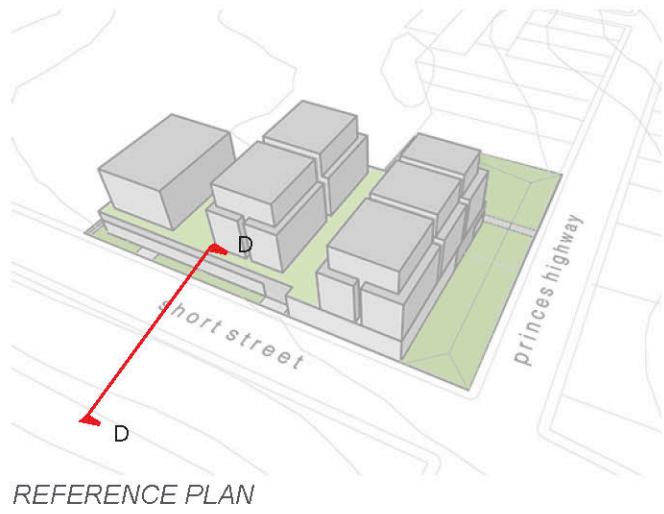
REFERENCE PLAN



SECTION / ELEVATION C - LIBRARY ACTIVATION

1:100@ A1  
1:200@A3





SECTION / ELEVATION D - NORTHERN INTERFACE

1:150@ A1  
1:300@A3