

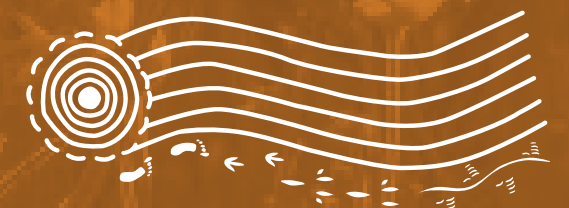
# ST ALBAN'S ANGLICAN CHURCH

171 GREAT NORTH RD, FIVE DOCK

LANDSCAPE ARCHITECTURE | PLANNING PROPOSAL REPORT

NOVEMBER 2023

REVISION	DATE	ISSUED FOR
A	November	Draft Landscape Report
B	November	Amended Landscape Report
C	November	Amended Landscape Report
D	December	Amended Landscape Report



**YERRABINGIN**

LANDSCAPE ARCHITECTURE

WE ARE YERRABINGIN. WE WALK TOGETHER.



# ACKNOWLEDGMENT OF COUNTRY

*We acknowledge the Wangal clan, the Cultural Landscape that we are working upon.*

*We acknowledge the custodianship of its people and the privilege and responsibility to Connect with Country.*

*We acknowledge all First Nations people and their ongoing connection to culture, lands and waters and their valuable contribution to the community.*

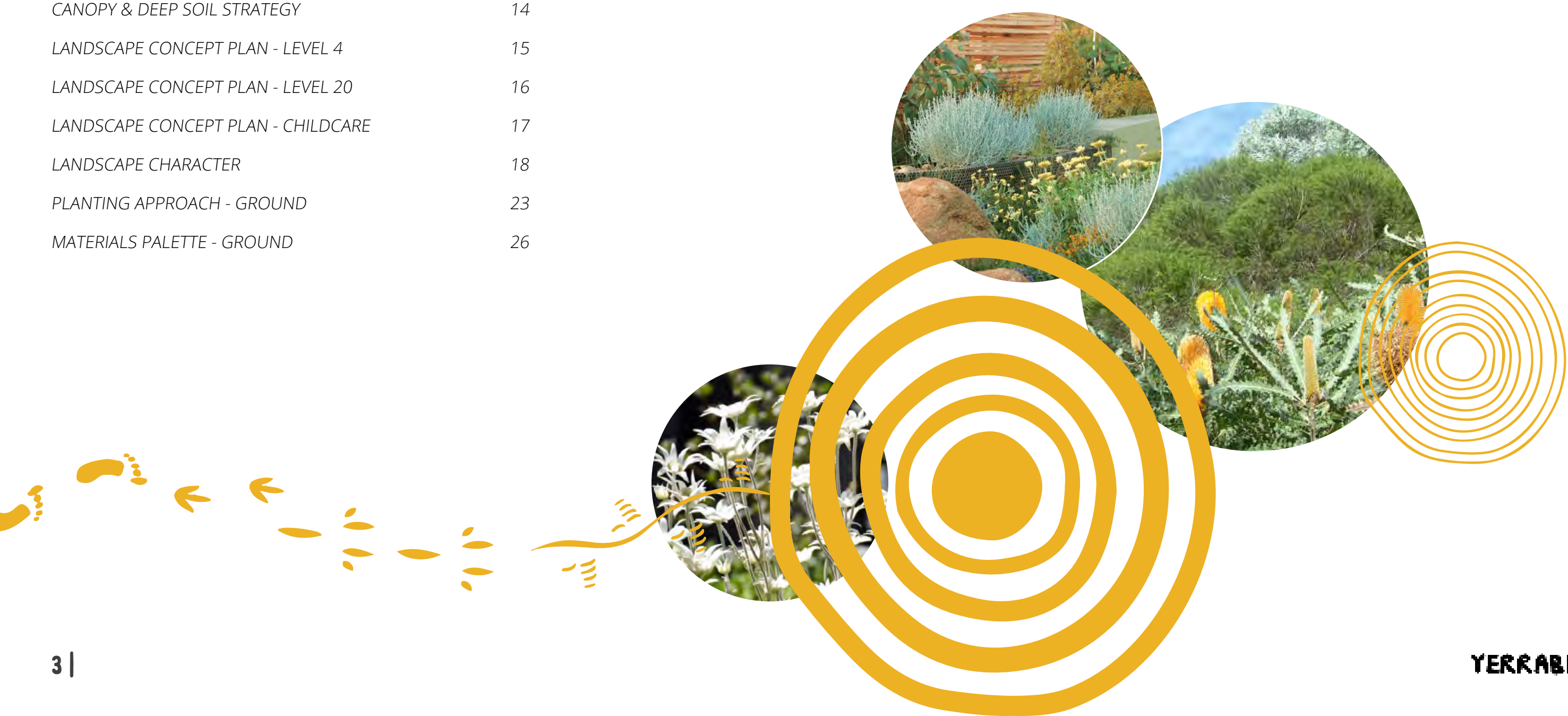
*We recognise, acknowledge, and extend our respect to many others who have custodial obligations for Country and have been connected to Sydney for many generations, including their Elders past, present and emerging.*





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# PROJECT BACKGROUND

## Planning Proposal

The Planning Proposal seeks to deliver increased housing, commercial and retail land uses within a highly accessible location which will optimise the infrastructure investment of Sydney Metro West.

Specifically, the Planning Proposal seeks to amend the Canada Bay Local Environmental Plan 2013 as follows:

- Amend the height of buildings control from 15m to 75m, and
- Amend the floor space ratio control from 2.5:1 to 4.5:1.

A reference design scheme has been prepared by Carter Williamson which demonstrates how the site is intended to be developed under the proposed amendments.

The reference design scheme supports a mixed-use development at the site that responds to the significant infrastructure investment that is Sydney Metro West, whilst considerate to the existing local character and heritage buildings. Key elements of the reference design are:

- Demolish existing buildings and structures with the exception of St Alban's Anglican Church, St Alban's Anglican Church Rectory and St Alban's Church Shops,
- Two x 20 storey mixed use buildings with four storey podium levels to accommodate:
  - ◇ Ground floor Retail, Community/ Church facilities
  - ◇ Commercial and Community/ Church facilities – level 1
  - ◇ Residential and Church facilities – level 2-3
  - ◇ Residential – levels 4-19
  - ◇ Podium level common enclosed and outdoor spaces (NW tower only)
  - ◇ Rooftop common enclosed and outdoor spaces (SE tower only)
  - ◇ Rooftop plant and lift overruns (both towers)
  - ◇ Basement level car parking for Church, residents, commercial, Childcare and retail use and associated services, plant, storage, etc.
- A 4 storey building and rooftop open space area to the rear of St Alban's Church Shops to accommodate a future childcare centre that includes the former shop building on 2 levels to the street.
- A new Hall behind St Alban's Church Rectory on East Street, with two levels of church facilities over and rooftop open space.

- A new publicly accessible open space and through site link within the site linking Henry Street with the new Metro Station,
- A new covered forecourt area (not fully enclosed) in front of St Alban's Church along East Street, and
- Restoration, maintenance and renovation works of existing St Alban's Church, Rectory and Shops

## Site Context

The site is located at 171-179 Great North Road & 1A – 1B Henry Street, Five Dock and is within the City of Canada Bay Local Government Area (LGA). It consists of seven lots and is legally known as Lots 4, 5, 6, 7, 8 and 9 of DP17324 and Lot 1 of DP1258912. It has an approximate total land area of 4,076m<sup>2</sup>.

The site is bounded by Great North Road to the east, Henry Street to the north, East Street to the west and 169 Great North Road to the south, which forms part of the future Five Dock Metro station site.

Existing development on the site consists of St Alban's Anglican Church, Rectory and Hall/Shops, two red brick detached dwellings and associated parking and landscaping.

The Anglican Church has occupied the site since 1859 and continues to be an active parish with services and events occurring on the site. The hall is also leased for a variety of uses including dance classes, church functions and general community events.

The site is located directly north of Five Dock Metro station (under construction), which is planned to be operational by 2030. The site's location and context are shown from Figure 1 and 2 below.



Fig 1. Site Aerial Photo Source: Carter Williamson



Fig 2. Local Context Map Source: Carter Williamson



# CONTEXT ANALYSIS

## BROAD CONTEXT





# CONTEXT ANALYSIS

THE COMMUNITY OF FIVE DOCK, A 2021 CENSUS SNAPSHOT

## Ancestry

The three largest ancestries in Five Dock in 2021 were Italian, Australian and English.

33.2% of people in Five Dock were born overseas, compared with 40.1% in City of Canada Bay.

Ancestry can inform the way that people interact and resonate with particular landscape features including planting.

Five Dock has a significant Italian population, and rich history of Italian migration.

It is anticipated that the urban growth and uplift of Five Dock will introduce a population with a diverse range of ancestral backgrounds.

## Worker Locations

28.9% of workers live in and work in the area  
71.1% work in the area but live outside of it

Knowing that 71.1 % of workers work in and live outside the area places importance on connectivity links through our site.

While local working from home data is unavailable, we know that in 2021, 31% of employed people had WFH arrangements. Therefore, landscape qualities such as sun, views and access to pleasant break spaces are important.

## Employment

5,660 people living in Five Dock in 2021 were employed, of which 62% worked full-time and 27% part-time.

Of the 5,660 employed people living in Five Dock, 62% worked full time. This perhaps highlights the need for childcare services such as day care centre amenity.

## Age

Five Dock had a higher proportion of children (under 18) and a similar proportion of persons aged 60 or older than City of Canada Bay.

Five Dock has a higher proportion of children (under 18) and persons aged 60 or older. This emphasises the need for landscape components such as play areas, open turf, moments to sit and commune in nature and places for multi-generational interaction.

## Household Composition

Couples with children 33.6% compared with Canada Bay Council 30.5%  
Lone person households +24.7 compared with Canada Bay Council 23.8%

We know that Five Dock has a higher percentage of couples with children and lone persons when compared to Canada Bay Council.

This is a dual reminder that the landscape should cater to children but also social engagement in the interest of reducing loneliness.

## People per Household

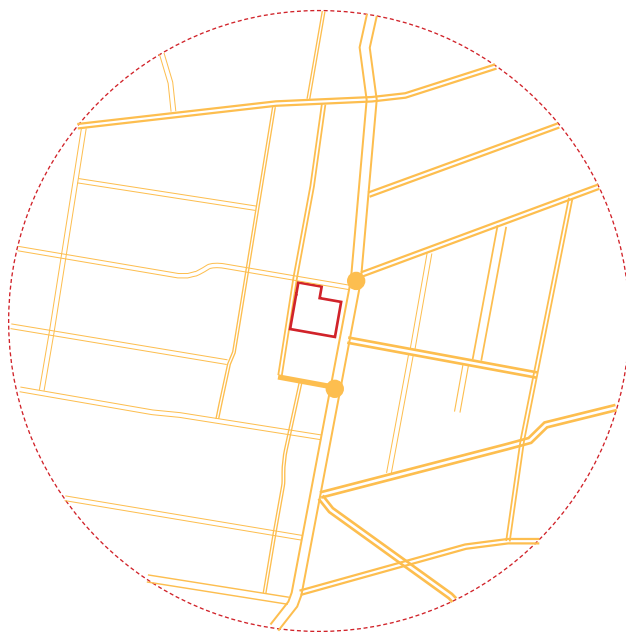
Usual resident population of Five Dock 2021 was 11,131, living in 4,776 dwellings with an average household size of 2.49 people.

In 2021 Five Dock had an average household size of 2.49 people. It is important that the landscape considers current and future household composition in its spatial design and scale.

# CONTEXT ANALYSIS

WITHIN 500M RADIUS OF SITE

EXISTING PEDESTRIAN NETWORK



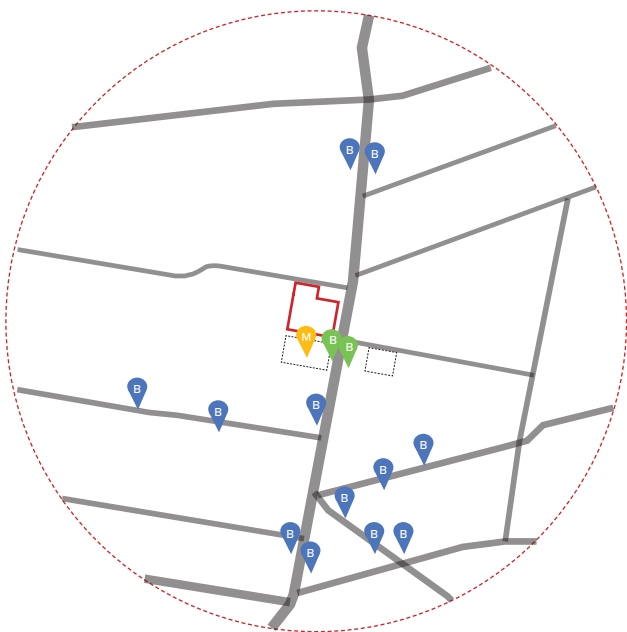
- There are two designated pedestrian and or light crossings either side of site
- it would be favorable to have a mid-block crossing that connects across Great North Road to the metro or an island for pedestrian safety

TREE CANOPY + PUBLIC GREEN SPACE



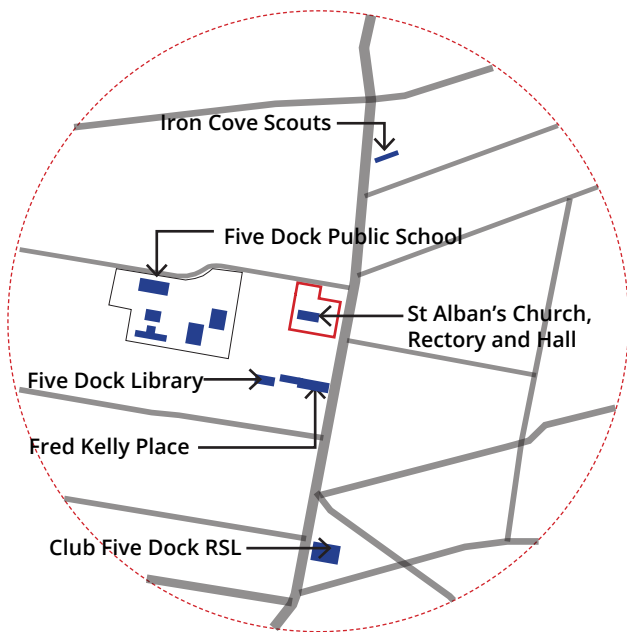
- Based on best practice Greener Places Framework we know that:
- Open spaces for recreation shouldn't be more that 400m from most houses
  - A network of welcoming and connected public spaces will create communities where people love to live
  - The quality of open spaces are influenced by visual and physical access, scale variety and diversity in offering different types of spaces

PUBLIC TRANSPORT



- The dominant public transport mode that services Five Dock is currently the bus network
- The stop closest to the site is at the corner of Garfield Street and Great North Road. Once the Metro Station is operating there will be bus stops outside the Metro entrance to both sides of Great North Road
- The future Five Dock Metro station will provide much needed public transport services to the area, while bringing a significant number of people to the site

COMMUNITY ASSETS



- Existing community assets are important to note as places where people are offered free experiences to engage with the community and are often regarded as the 'hearts' of community
- Social and cultural capital are invaluable elements in urban settings where life can feel isolating. They are especially vital when areas are undergoing significant urban transformation
- St Alban's has the opportunity to expand its public offering to greatly assist in combating phenomena such as gentrification and social isolation



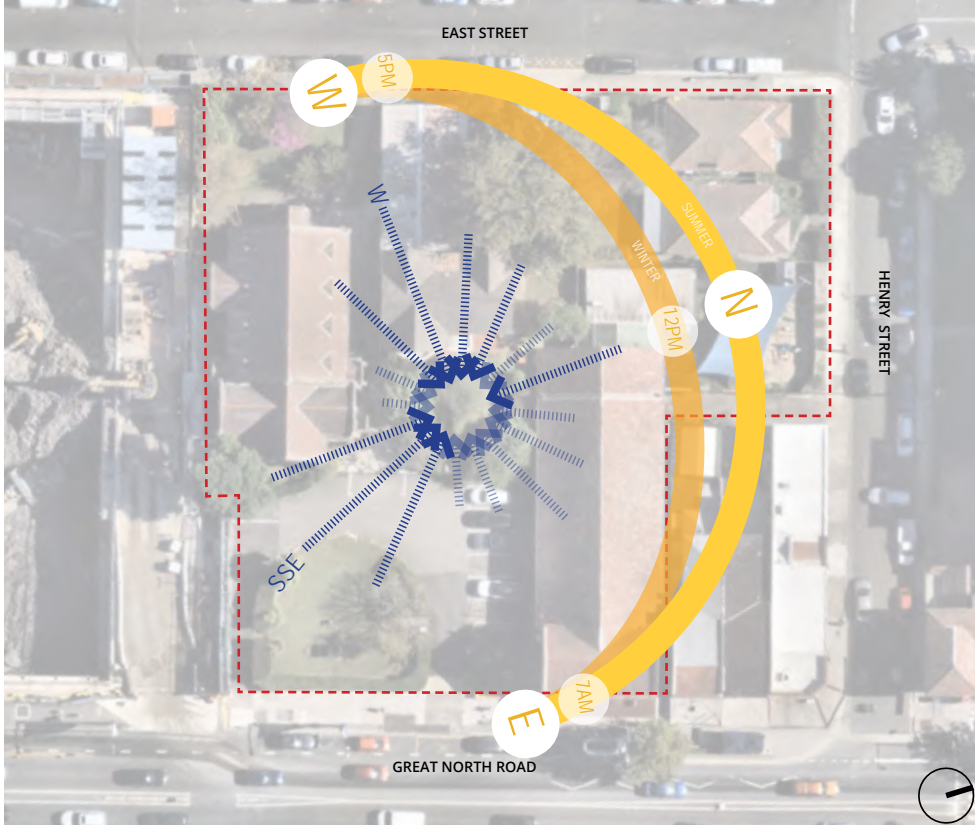
# SITE ANALYSIS - EXISTING CONDITIONS

## TREE CANOPY & DEEP SOIL



- LEGEND
- Existing tree
  - Existing Tree Canopy Coverage  
Site: 4076m<sup>2</sup>  
Existing tree canopy: 705m<sup>2</sup>  
Percentage of site total = 17%
  - Existing Deep Soil Areas
  - Site Boundary

## SOLAR & PREVAILING WINDS



- LEGEND
- Solar path
  - Wind direction
  - Site Boundary

## SITE EDGES



- LEGEND
- Residential minor streets
  - Major street
  - Future pedestrian through link along new Metro Station
  - Site Boundary

Refer to this in conjunction with: Pre Development Tree Survey St Alban's Anglican Church Five Dock, Arborsaw, September 2021.



# LANDSCAPE PRINCIPLES



## Legibility

- Provide a high degree of permeability through the site, with multiple entries and exits and through site links for pedestrians
- Ensure the ground plane remains public and accessible
- Safe at all times of the day and night
- Clear and generous through site connections, providing connections between residential streets and Great North Road to the new metro



## Amenity

- Create a comfortable microclimate within the site, mitigating potential negative impact of new built form
- Ease the transition of scales and building types through planting
- Provide seating and other furniture to service commercial uses as well as public use
- Increase amenity for the church to be able to better utilise outdoor spaces for events and gatherings
- Provide green space to meet the needs of high density residential on the site



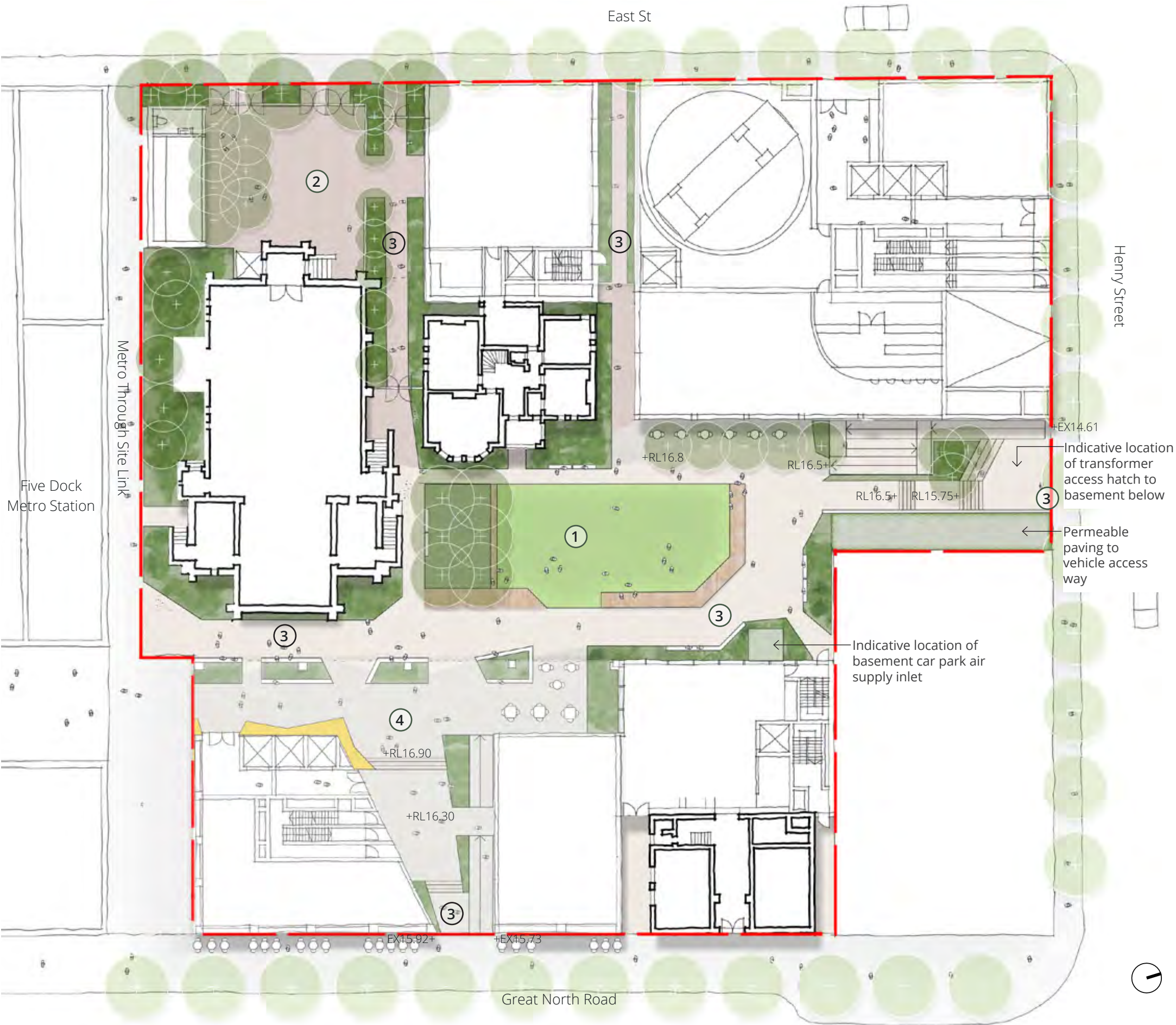
## Connection

- Design a place for incidental and programmed connections to occur
- The Church has a strong community that can be a catalyst to make this space a village 'heart'
- Create a variety of spaces with flexible uses for community events but also function day to day in non event mode



# LANDSCAPE CONCEPT PLAN - GROUND FLOOR

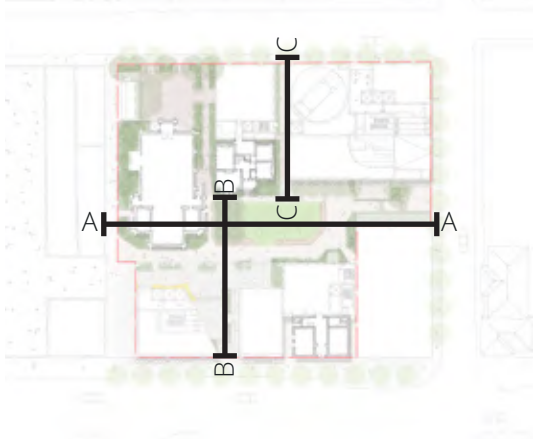
- LEGEND
  - ① Central Plaza - flexible turf area with integrated seating edge
  - ② Church Forecourt - covered flexible open space for church gatherings
  - ③ Through-Site Link pedestrian connection - opportunity for feature lighting
  - ④ Sheltered Landscape - alfresco dining and art opportunities



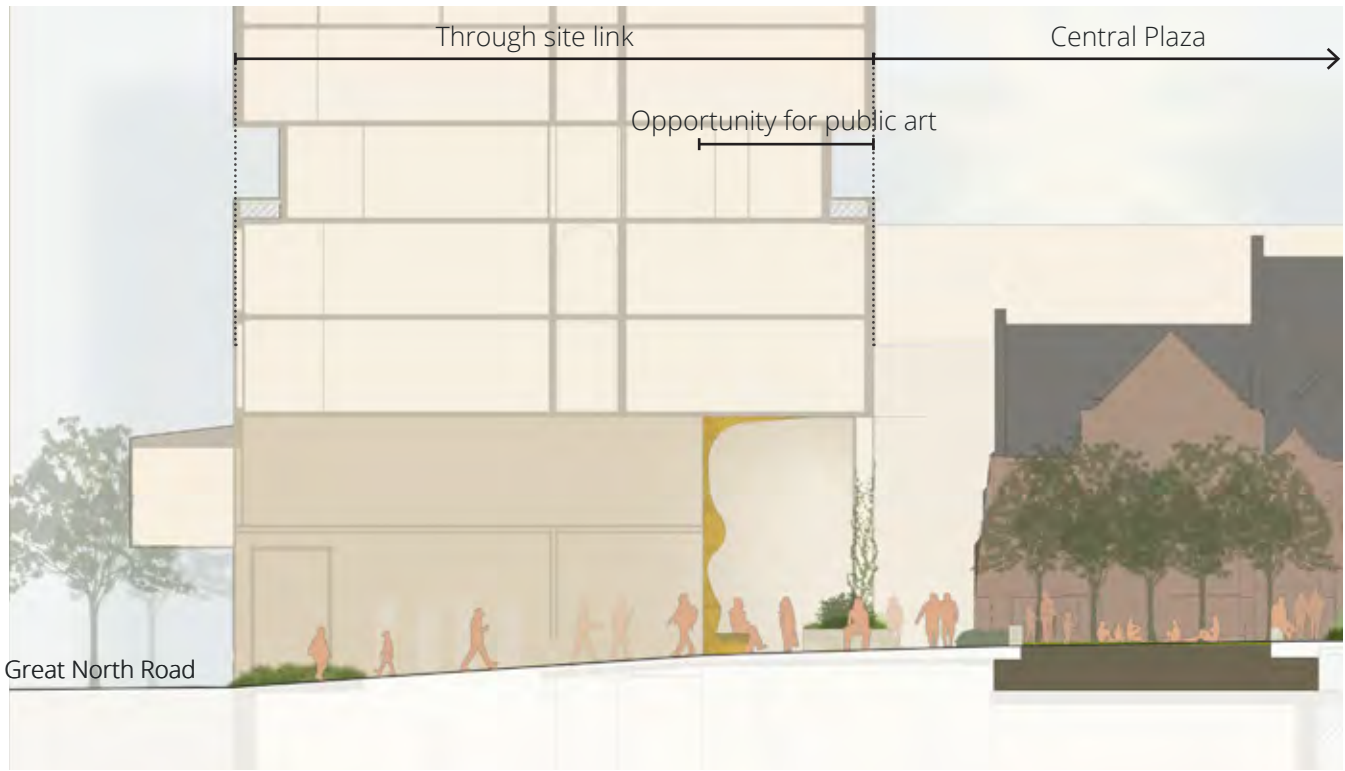


# LANDSCAPE SECTIONS

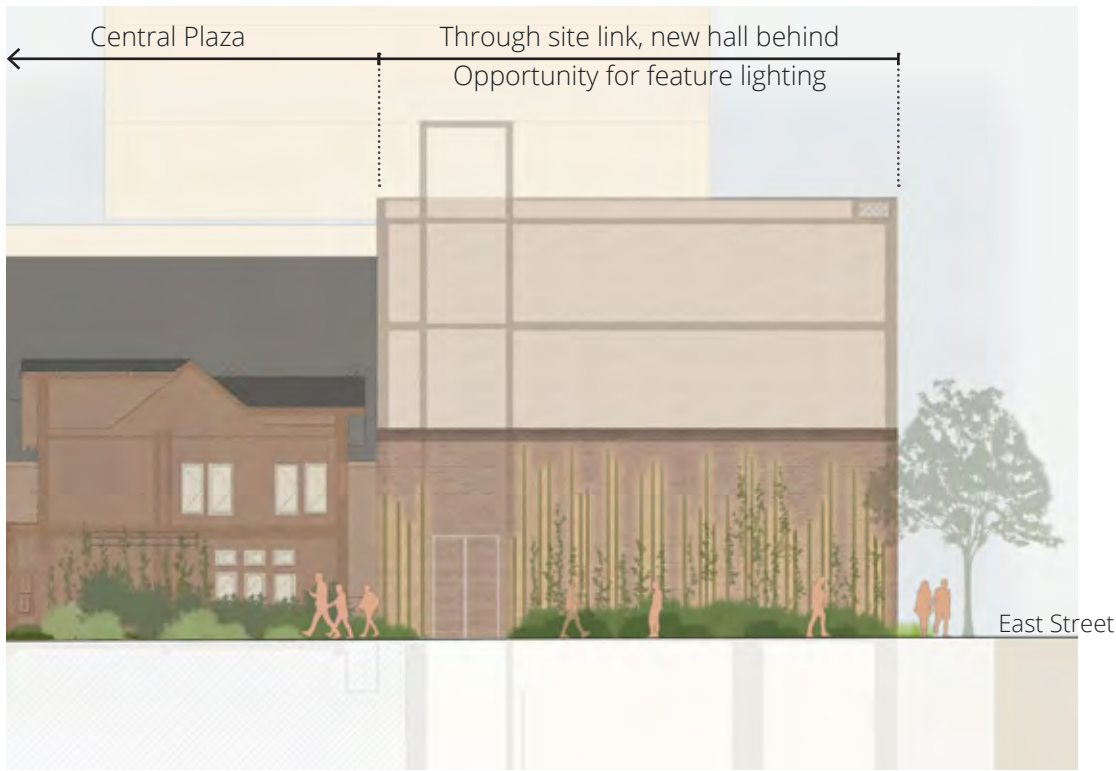
## LOCATION PLAN



SECTION A-A



SECTION B-B



SECTION C-C



# ACCESS & CIRCULATION

The landscape design allows for flexible uses catering to the needs of the church, as well as creating through site connections enabling direct access for the surrounding neighbourhood into the site, and to the new Five Dock Metro Station to the south.

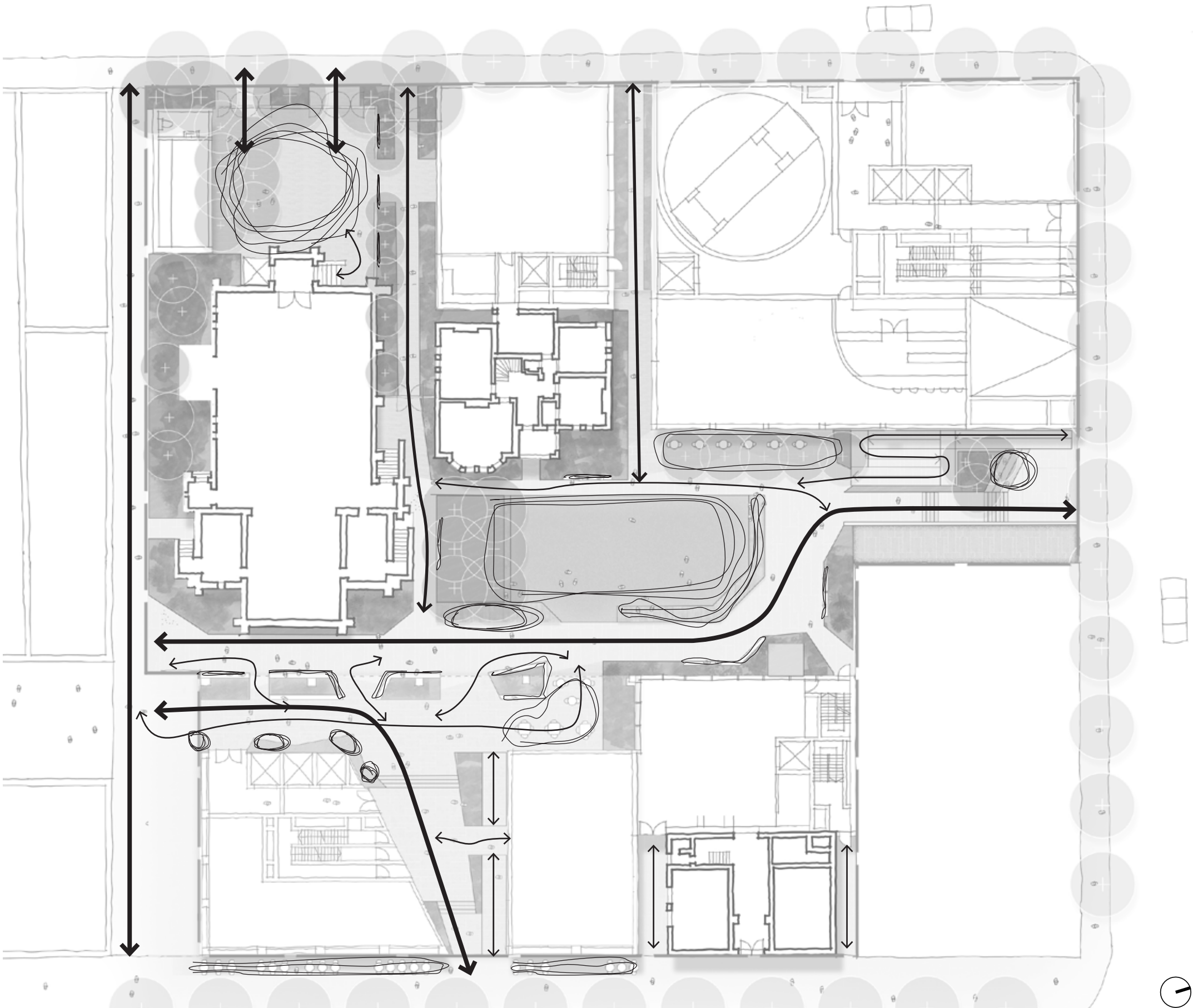
As well as the flexible open spaces of the church forecourt and central plaza, moments of respite are provided throughout the space with seating and shade for use by the public as well as residents to the new towers above.

## LEGEND

↔ Pedestrian access route

○ Gathering spaces

— Moments of respite

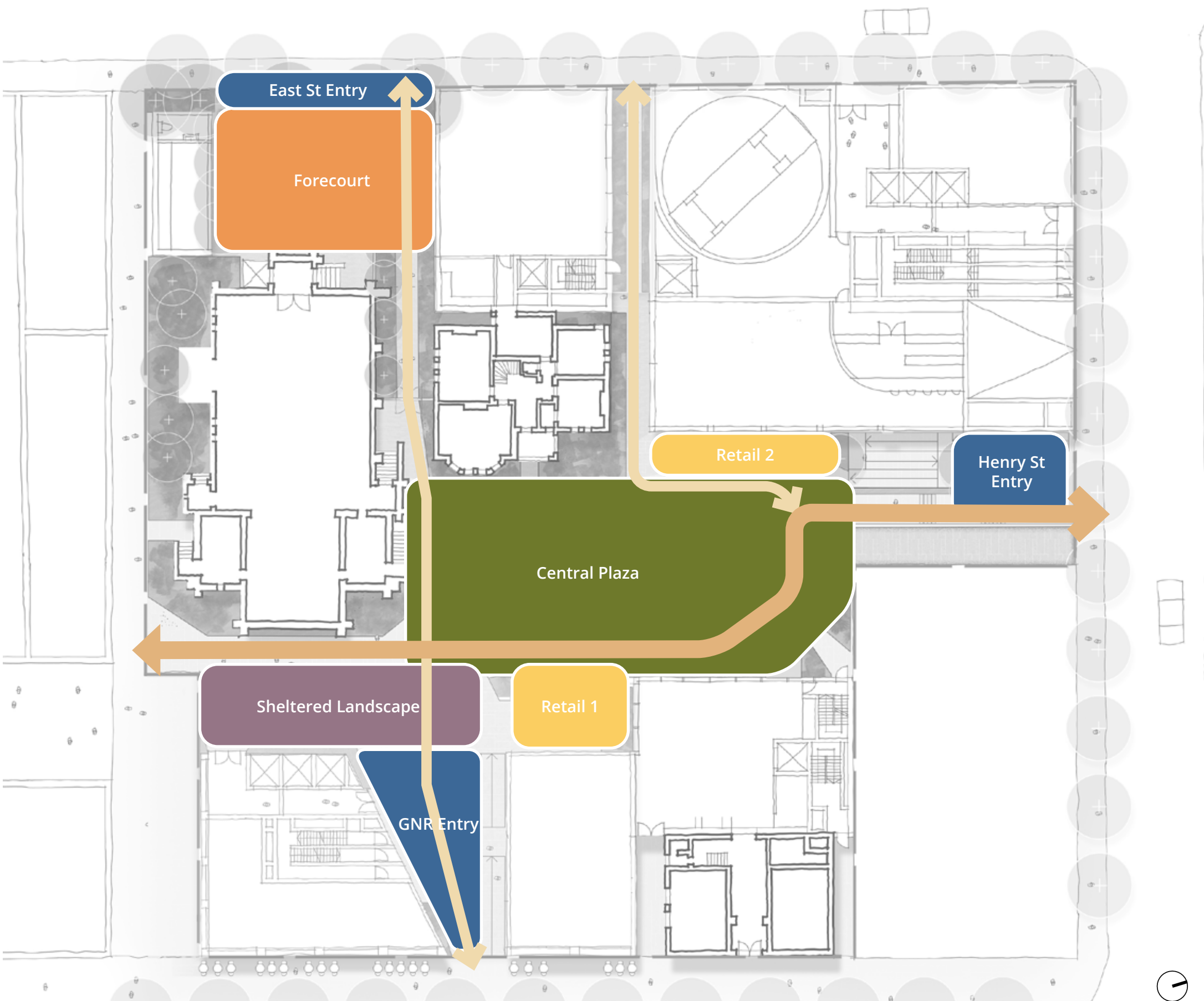




# ACTIVATION PLAN

## Ground Level Program

- Forecourt**
  - Ceremonies and processions
  - Gatherings
  - Vehicle Accessible
- Central Plaza**
  - Markets
  - Outdoor Cinema
  - Games
- Sheltered Landscape**
  - Markets
  - Art Opportunities
  - Seating
- Retail Spillover 1**
  - Alfresco Dining / F+B Spillover
- Retail Spillover 2**
  - Alfresco Dining / F+B Spillover
- East St Entry**
  - Main address to church
  - Tree canopy to path edge
  - Pedestrian and Vehicle Access
- Henry St Entry**
  - Through site link start/end
  - Seating integrated into stairs
  - Integrated stairs and ramp access
- GNR Entry**
  - Great North Road main entry
  - Art Opportunities
  - Integrated stairs and ramp access





# CANOPY AND DEEP SOIL STRATEGY

## Deep Soil

Deep soil is defined as a zone open to the sky and the ground below, and is a minimum 3m dimension in any direction\*

- Site Area = 4076m<sup>2</sup>
- Proposed Deep Soil = 42m<sup>2</sup> / **1%**

The basement level is to be set down wherever tree planting occurs to allow for a minimum of 1.2m of growing medium to support healthy tree growth.





Additional planting will be provided on structure to the hall terrace, two communal open space terraces and the childcare terrace.

## Tree Canopy

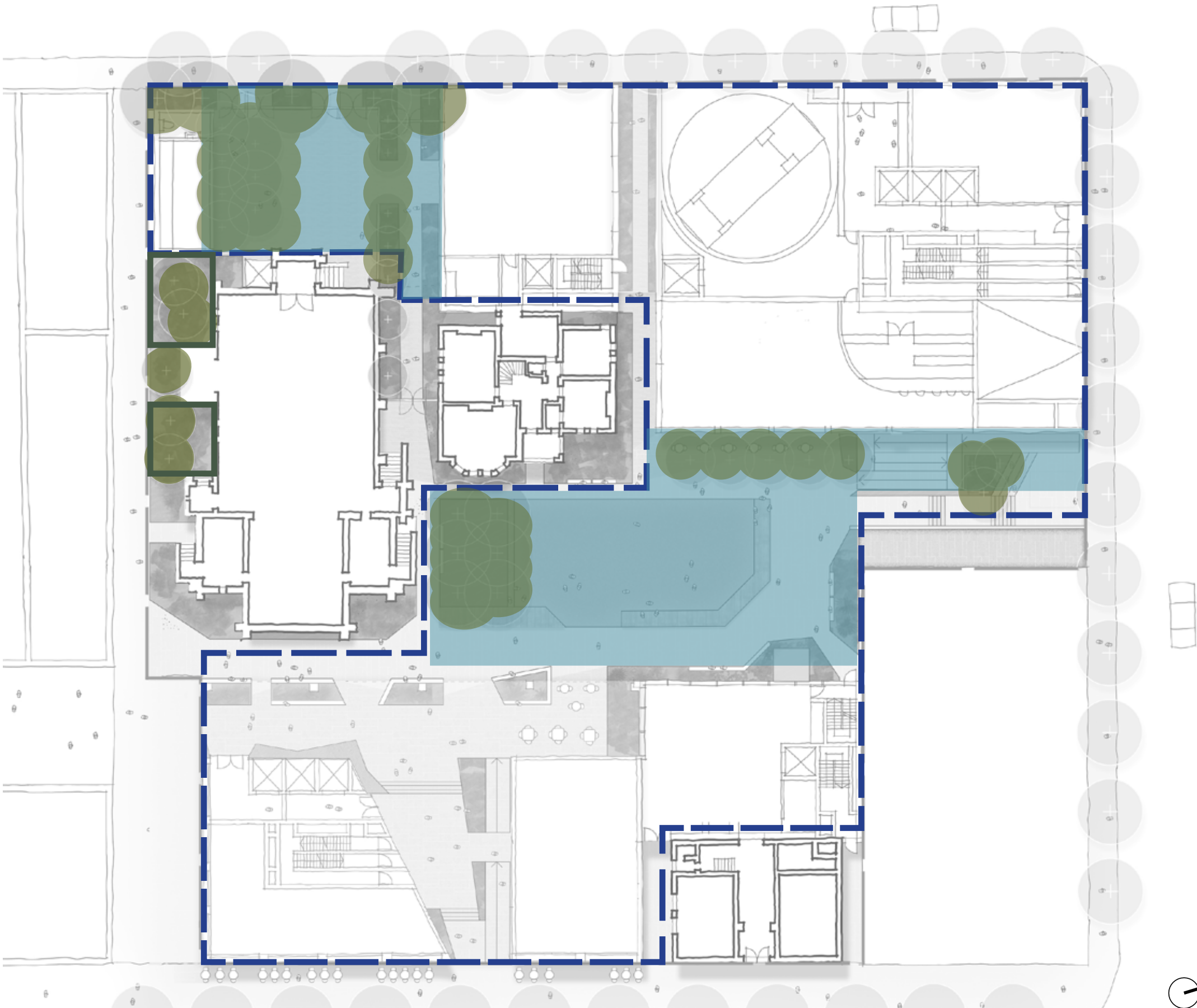
Tree canopy is proposed to align with deep soil and basement setdowns where available to encourage healthy tree growth. Refer to the Planting Approach for more details.

- Site Area = 4078m<sup>2</sup>
- Proposed Tree Canopy = 418m<sup>2</sup> / **10%**

## LEGEND

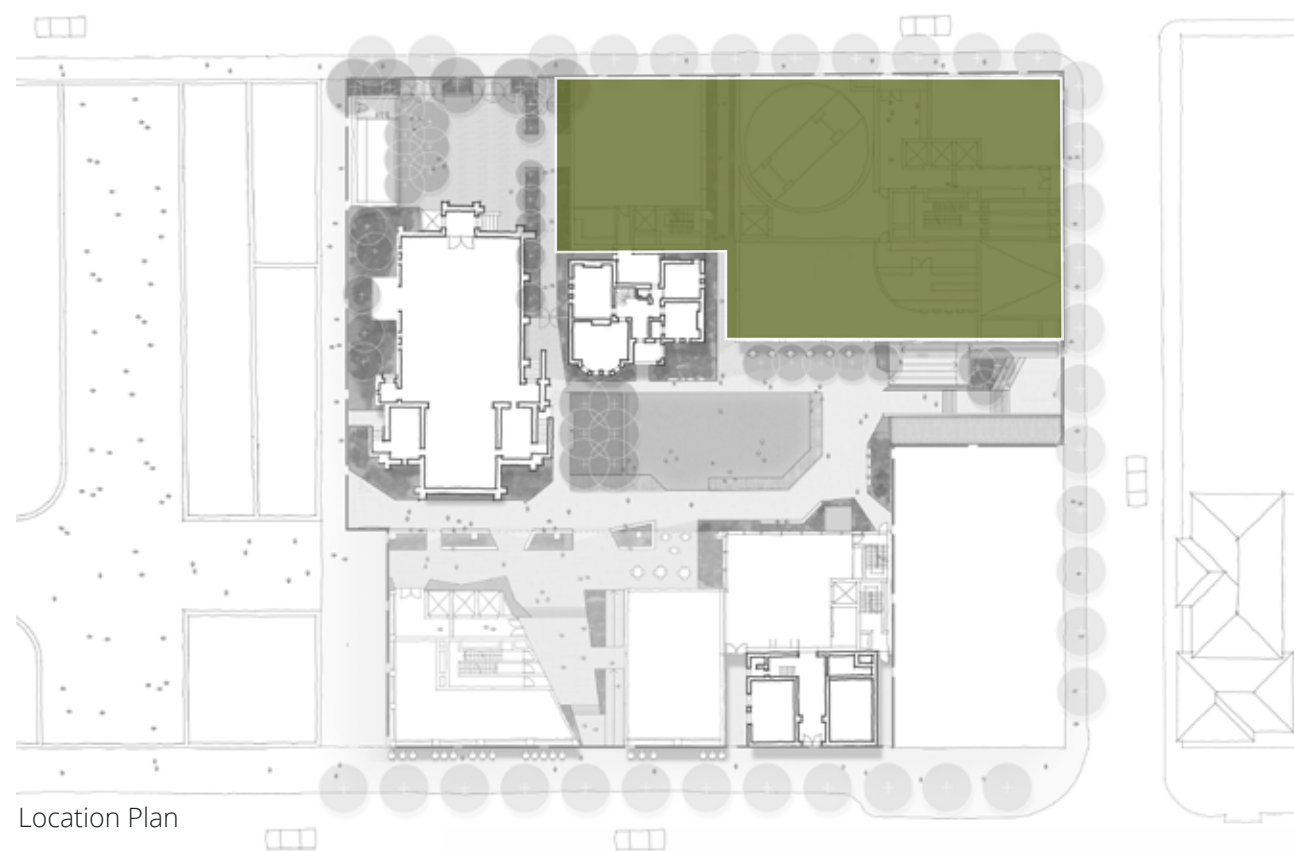
-  Basement Extent
-  Basement set down, allowing 1.2m min soil depth
-  Deep Soil Zone (min 3m wide)
-  Tree Canopy

\*Source: NSW Apartment Design Guide, NSW Department of Planning and Environment July 2015

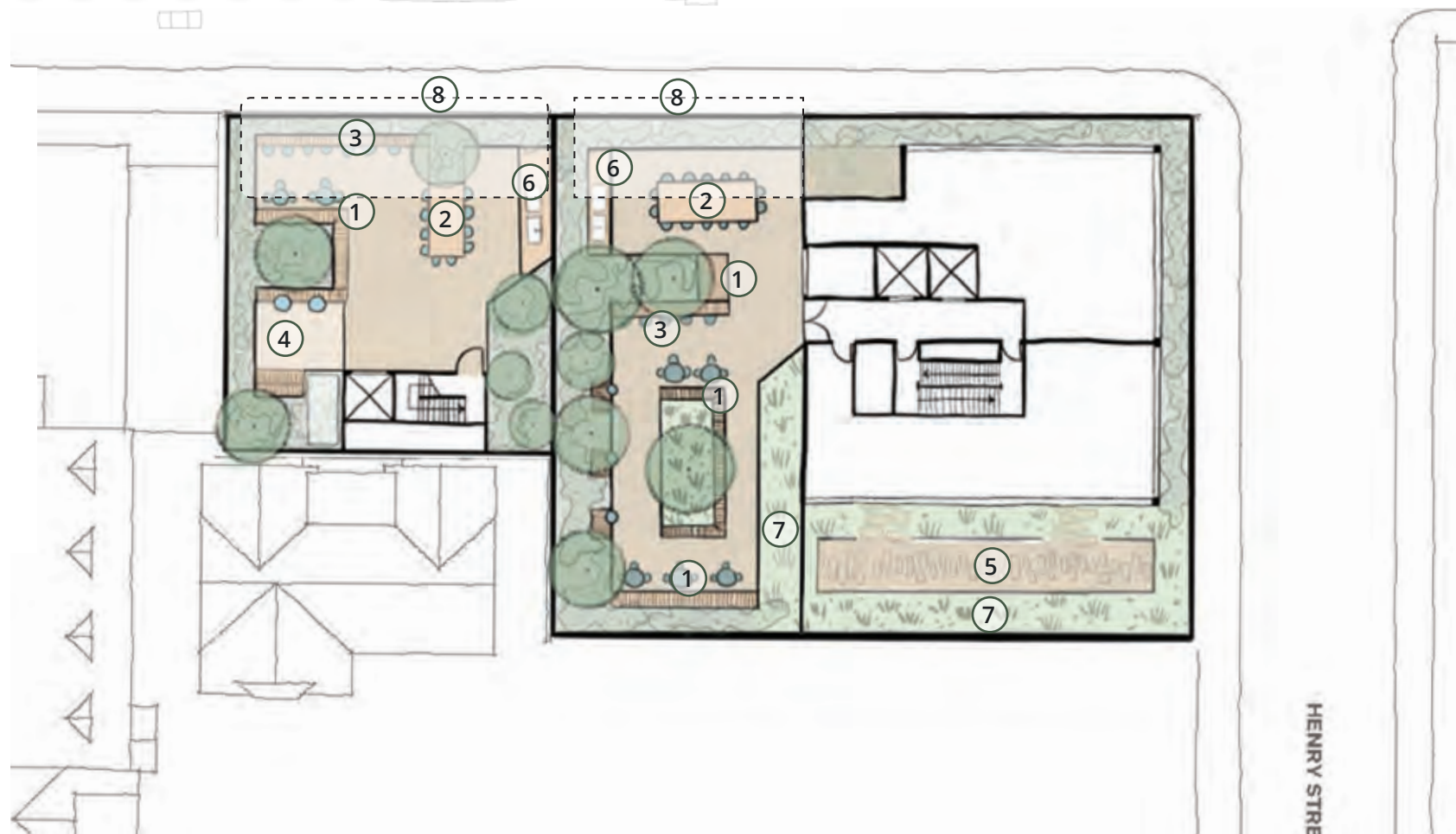




# LANDSCAPE CONCEPT PLAN - LEVEL 4 - NW BUILDING



- LEGEND**
- ① Timber linear seating bench
  - ② Communal table and seats
  - ③ High table and stools
  - ④ Timber decked terrace
  - ⑤ Stone pavers
  - ⑥ BBQ and sink amenities
  - ⑦ Native, edible garden
  - ⑧ Shade structure



Arkadia Apartments, Alexandria, NSW



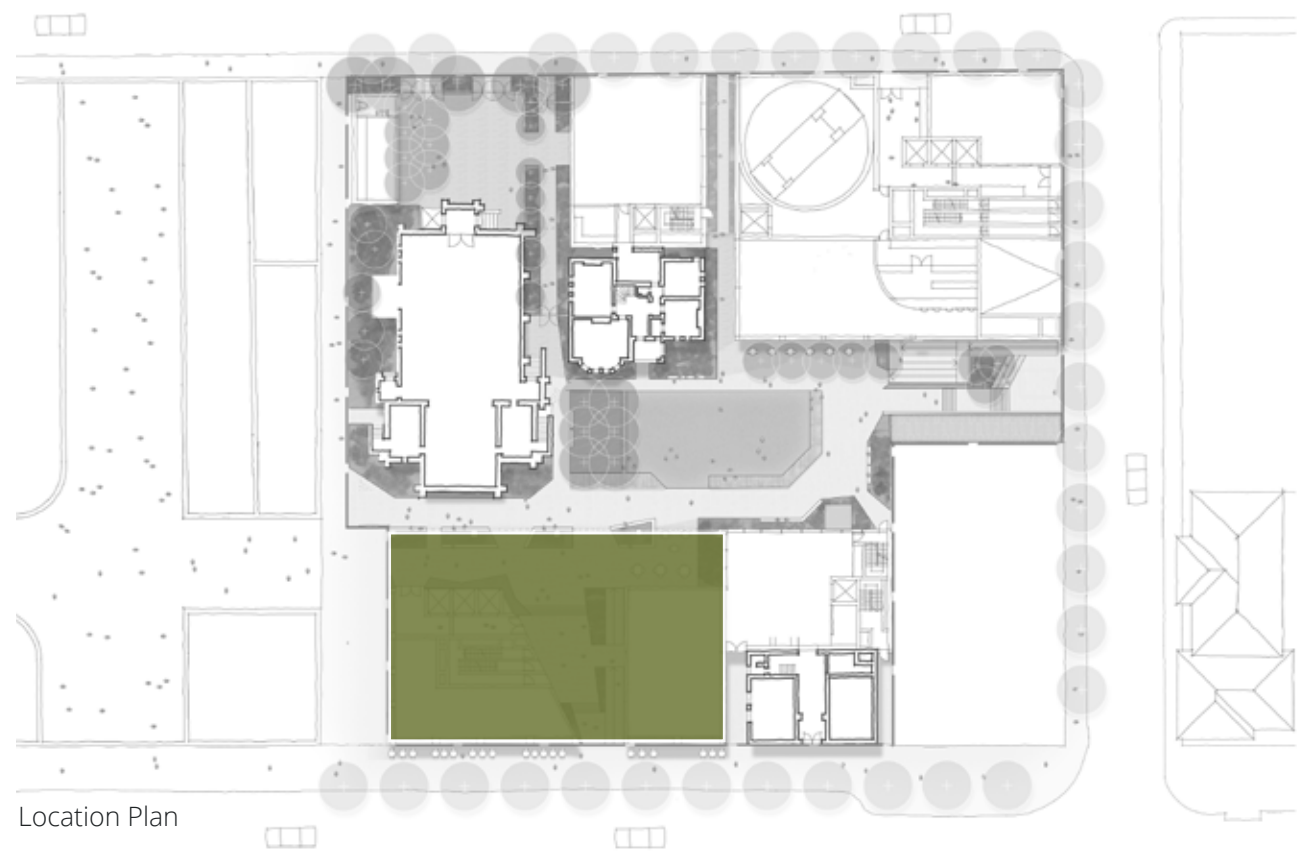
Nightingale 1, Brunswick, VIC



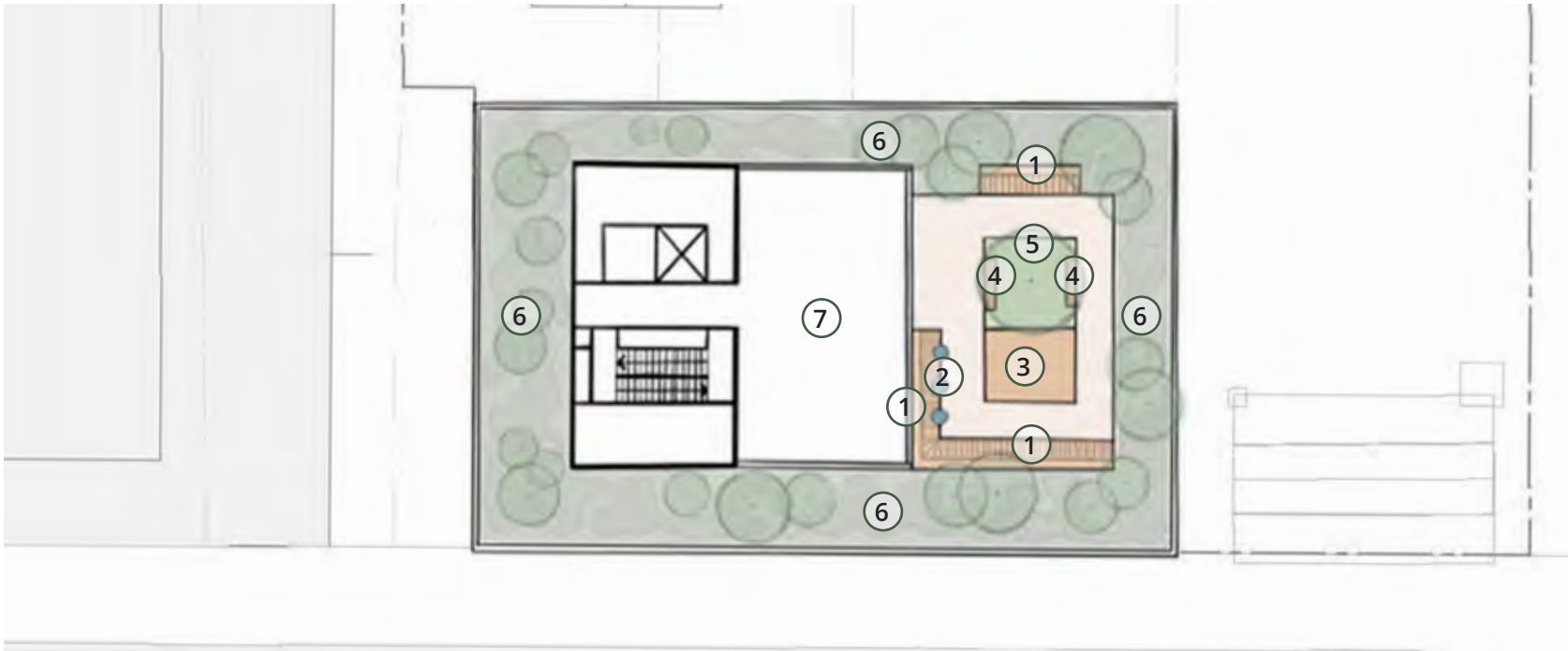
Reconciliation Garden, Herston, QLD



# LANDSCAPE CONCEPT PLAN - LEVEL 20 - SE BUILDING



- LEGEND**
- ① Timber sun lounge
  - ② Small tables
  - ③ Timber deck
  - ④ Bench seat
  - ⑤ Feature tree
  - ⑥ Perimetre planting, small trees, shrubs and ground covers
  - ⑦ Interior communal open space



One Darling Island, Pyrmont, NSW



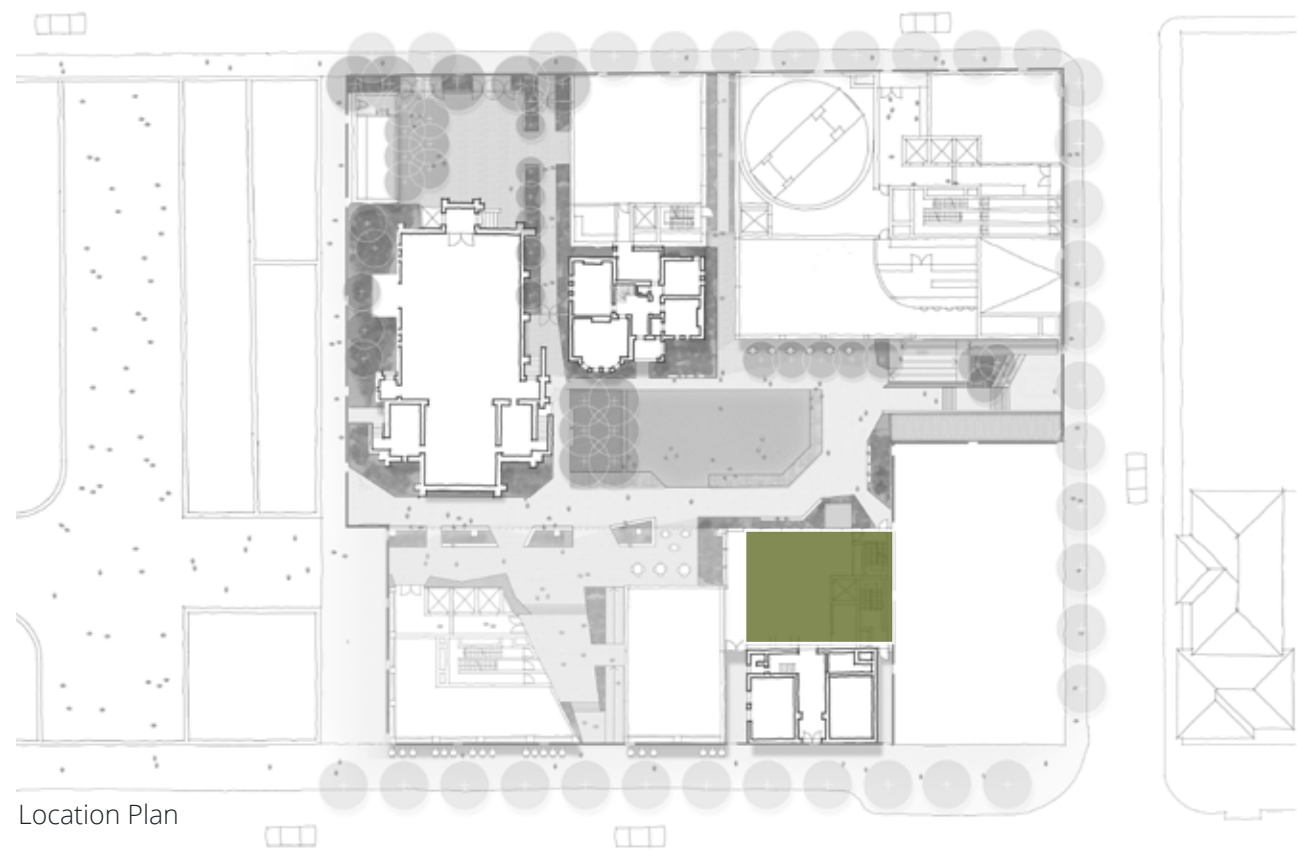
MLC Terrace, Kew, VIC



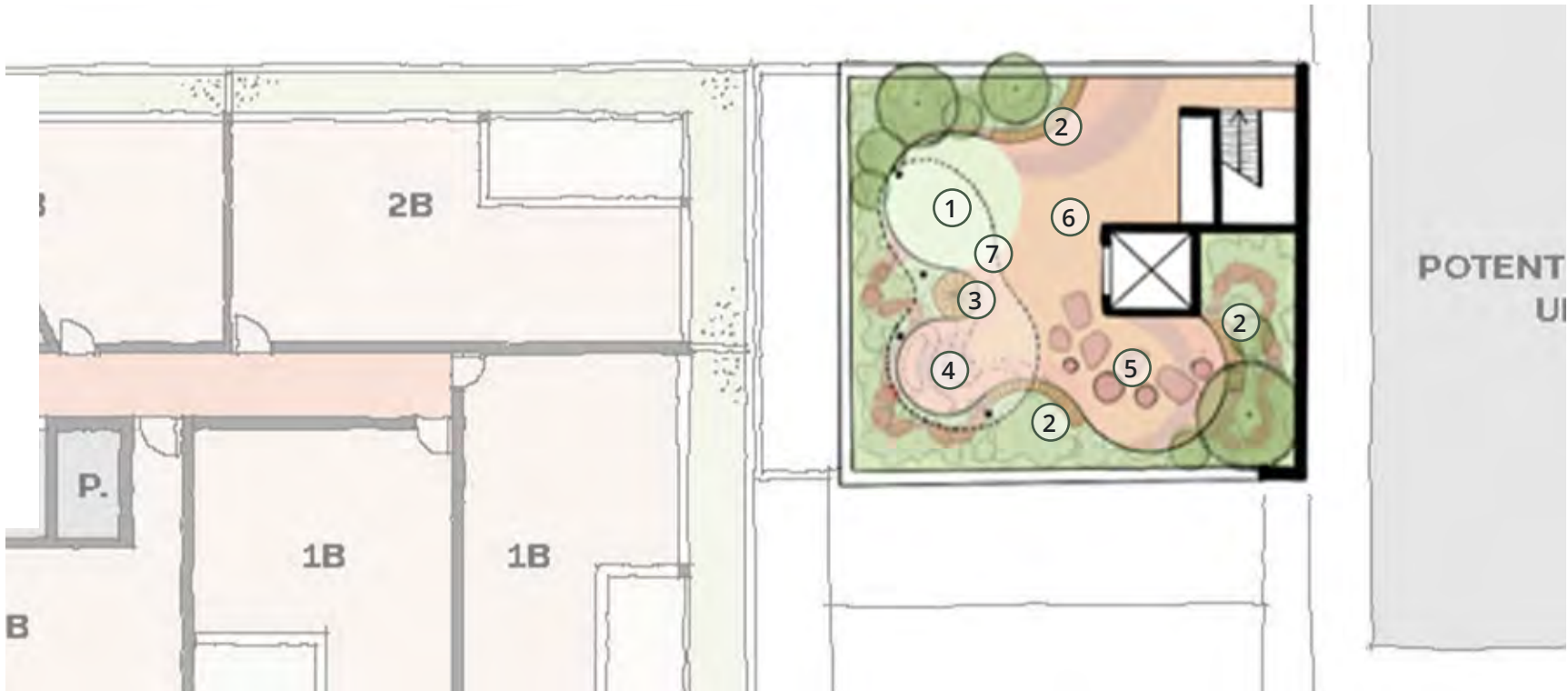
Station Street Mall, Frankston, VIC



# LANDSCAPE CONCEPT PLAN - LEVEL 4 (CHILDCARE)



- LEGEND**
- ① Artificial turf
  - ② Timber bench
  - ③ Raised timber deck
  - ④ Mounded softball
  - ⑤ Stepping mounds + steps
  - ⑥ Graphic softfall pattern
  - ⑦ Shade structure



Comer Children's Hospital Play Garden, Chicago, USA



Playground Cerny Most, Prague, Czech Republic

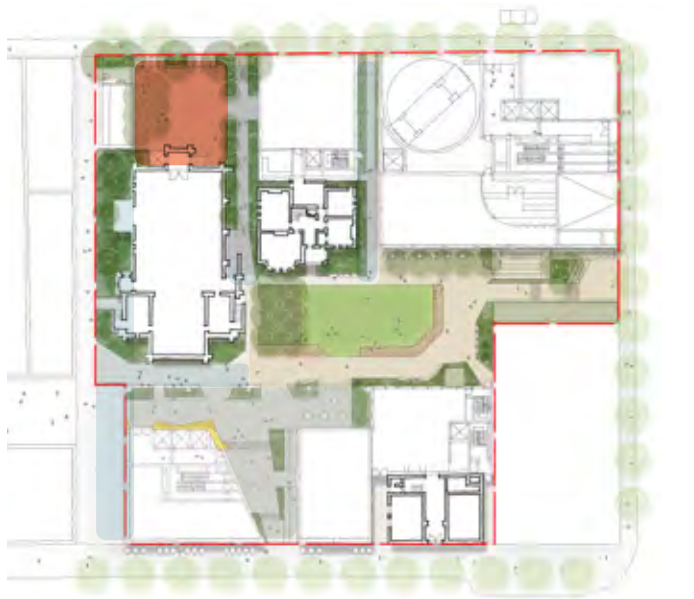


Harbour Family and Children's Centre, Melbourne, VIC



# LANDSCAPE CHARACTER

## 1 Church Forecourt



### Design Intent & Function

- Create a welcoming entry experience with a clear front address to the church
- Allow for all-weather use with the additional of a covered structure
- Create a place that reflects the identity of St Alban's Church and has a strong connection between forecourt, church and the hall
- Encourage human interactions through dedicated space for ceremonial events and gathering in the landscape
- Provide adequate seating and protection from the elements
- Provide bike and scooter parking amenities
- Ensure safe pedestrian access in the presence of cars
- Provide accessible entry to the church building
- Allow for a variety of gathering, ceremonial events and group congregation in a sheltered space, with access to new kitchen and amenities building

### Programming Considerations

- Markets
- Weekly Sunday services at 10am
- Mobile Community Pantry, fortnightly, Wednesdays 10:30-11:30am
- Community events



Sydney Modern Building, Sydney, NSW



Brookfield Place, Perth, WA



St Barnabas Church, Broadway, NSW

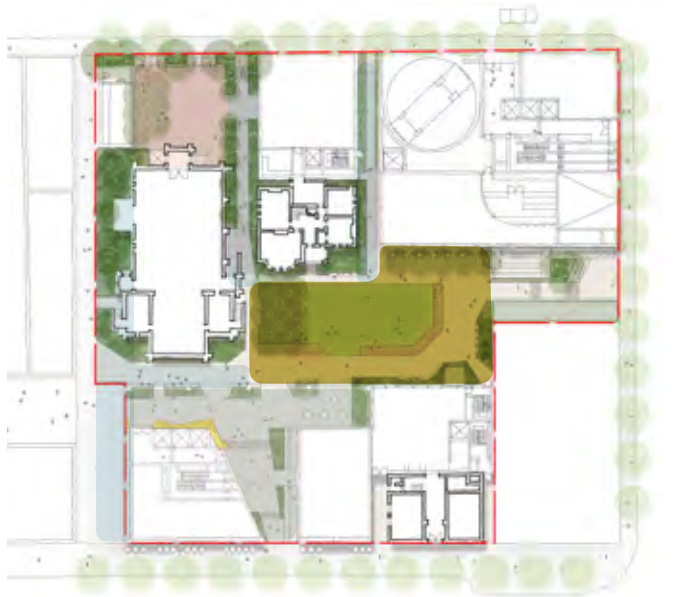


Malopolska Garden of Arts, Karakow, Poland



# LANDSCAPE CHARACTER

## 2 Central Plaza



### Design Intent & Function

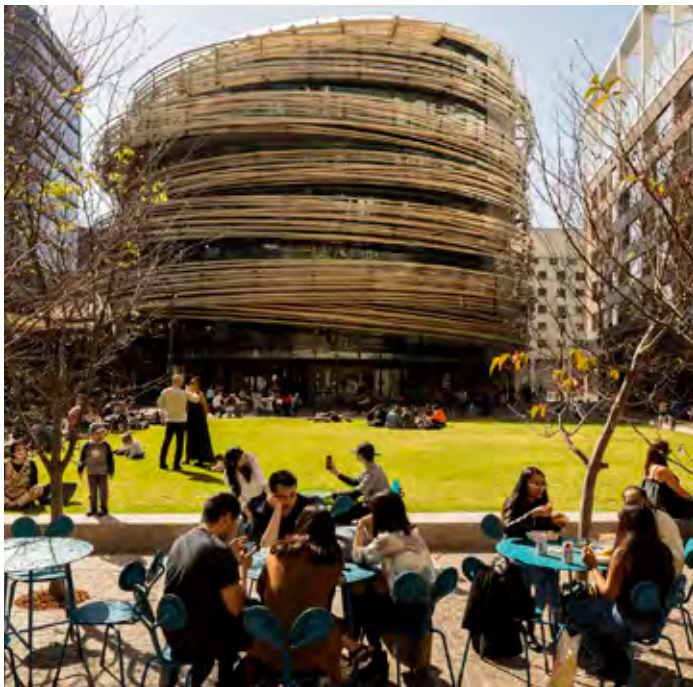
- Create a place for the wider community as well as church users to gather, with flexibility to accommodate permanent and temporary events, markets and performances
- Provide a variety of seating opportunities such as movable furniture, timber decking and lawn area
- Design comfortable and bespoke furniture elements for a strong identity to the central plaza and be sympathetic to the existing character of the site
- Incorporate opportunities to play and be creative
- Create a ‘heart’ to the church campus that offers quality amenity to church members and the public
- Accommodate for significant foot traffic from Henry street to the metro station during mornings and evenings
- Tie into the character of the church (heritage elements)
- Allow for zones of active (play, and passive recreation (picnics, outdoor bible readings)
- Take advantage of basement set down area by strategically planting trees and supportive planting

### Programming Considerations

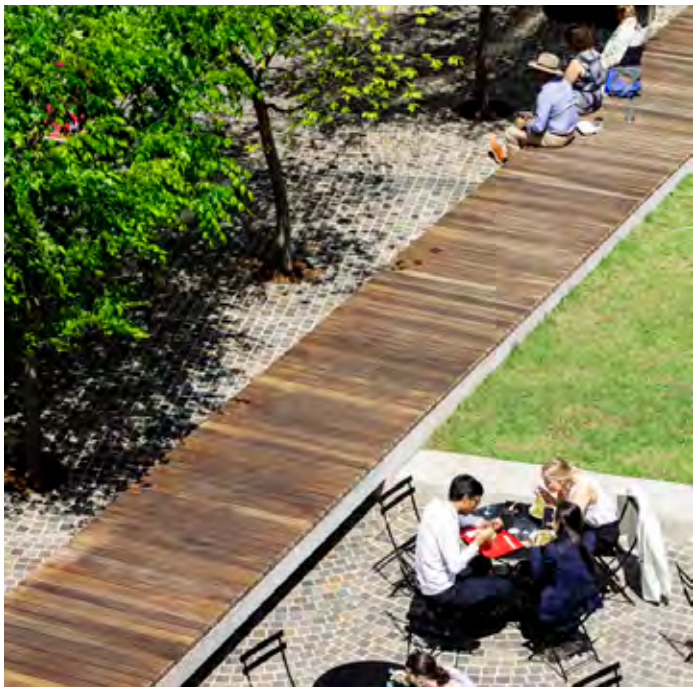
- Outdoor cinema
- ‘Jazz on the Lawn’, 1-2 times annually, early Spring and late December (Christmas focus). (Free for community)
- Weekly and fortnightly ‘community groups’ (groups of 8-12 who regularly meet for sharing, prayer, bible reading and support). Throughout the year.
- Expand the Mobile Community Pantry:
  - ◊ Have more fresh food available for the local shoppers
  - ◊ Offer a fortnightly free dinner in a suitable space, this could occur in the Central Plaza or the Church Forecourt



Matron Ruby Grant Park, Zetland, NSW



Darling Square, Haymarket, NSW



Darling Square, Haymarket, NSW

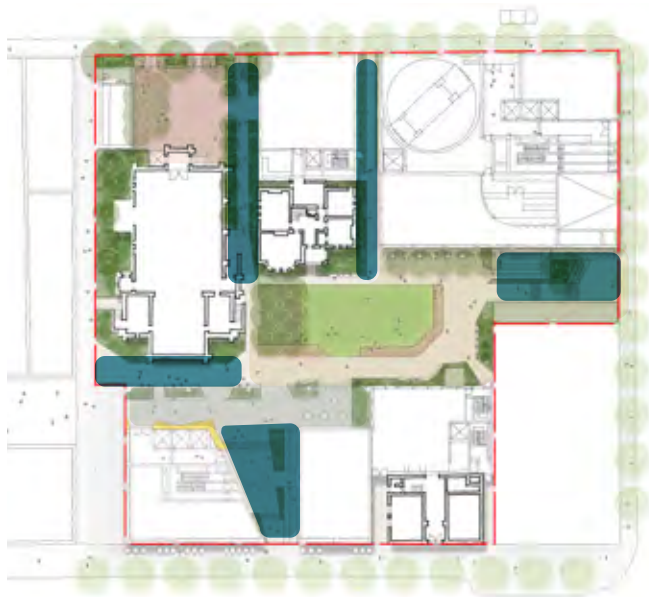


The Flour Mill, Summer Hill, NSW



# LANDSCAPE CHARACTER

## 3 Through Site Links



### Design Intent & Function

- Provide a pleasant pedestrian experience for people traveling through the site
- Create safe and secure pedestrian connection through lighting and passive surveillance
- Create a unique and human-centric character to each site link whilst responding to the character of the metro station and surrounding buildings
- Tie the through site link in with the central plaza
- Allow for furniture, retail and cafe spill out to activate through-site links
- Allow for high volumes of pedestrian traffic
- Accommodate for significant foot traffic from Great North Road to the metro station during the mornings and evenings
- Use the through site link to support ground floor retail functions of new buildings
- Provide an engaging first impression of the site
- Integrate creative interpretation in paving, walls, furniture elements and public art



Llanckelly Place, Potts Point, NSW



Locomotive Street, South Eveleigh, NSW



Loftus Lane, Circular Quay, NSW

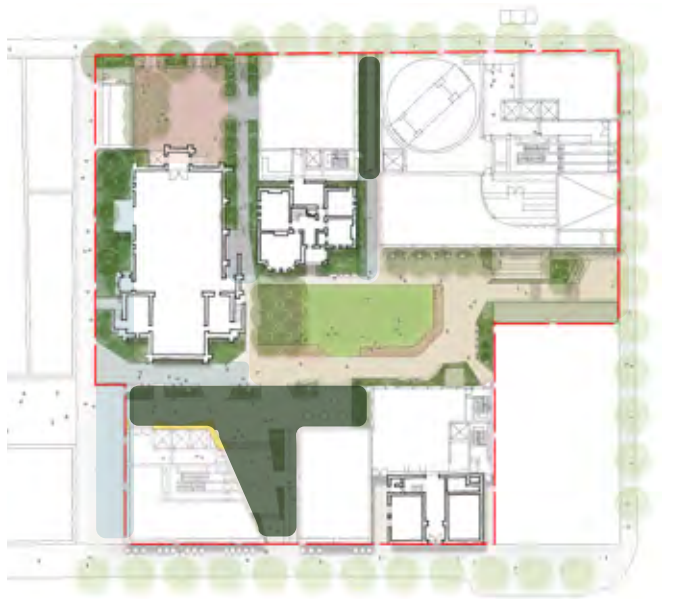


Wesley Place, Melbourne, VIC



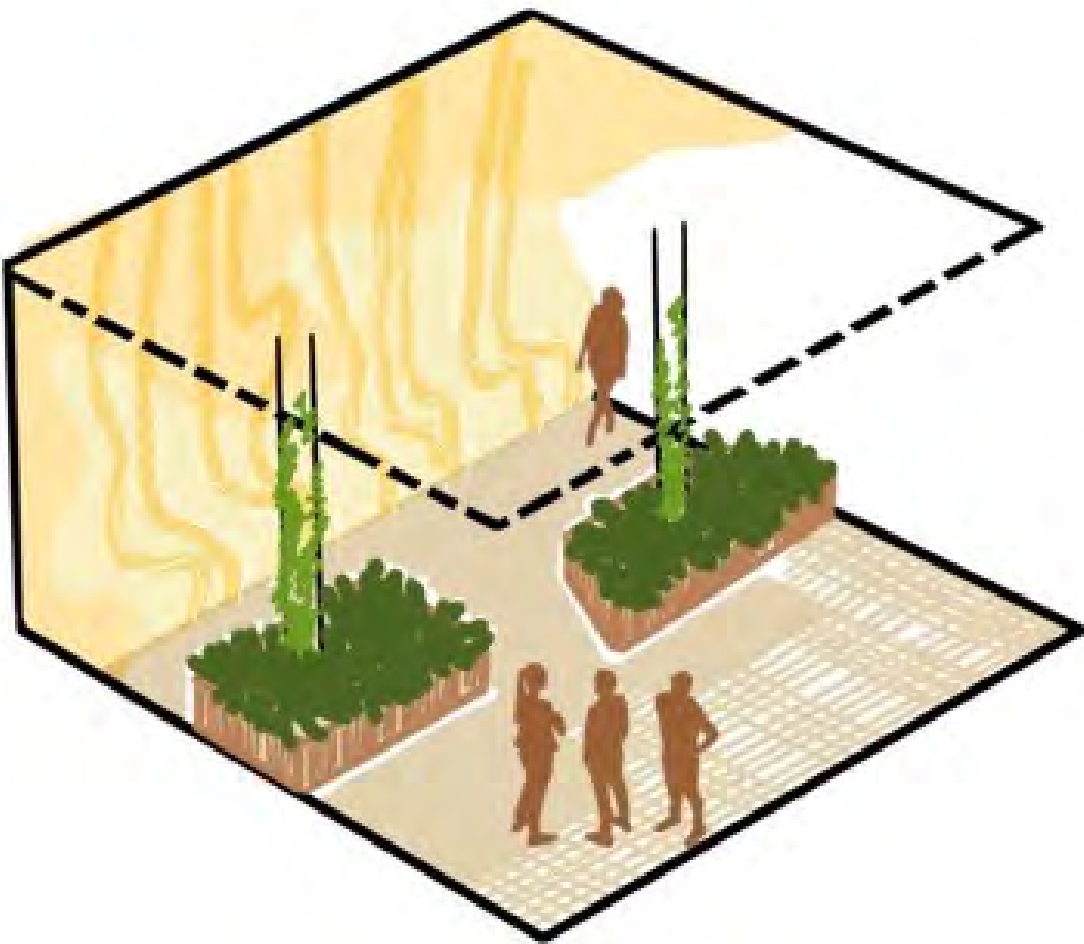
# LANDSCAPE CHARACTER

## 4 Sheltered Landscape



### Design Intent & Function

- Provide a pleasant pedestrian experience for people traveling through the site
- Tie into the central plaza
- Activate the spaces under building over hangs whilst keeping a clear access way for pedestrian circulation
- Opportunity to activate the under cover spaces with large scale artwork such a mural, lighting and unique furniture elements
- Integrate creative opportunities that encourage interactive play and engagement
- Allow for high volumes of pedestrian traffic
- Accommodate for significant foot traffic from Great North Road to the metro station during the mornings and evenings
- Use the through site link to support ground floor retail functions of new buildings
- Provide an engaging first impression of the site



Fish Lane, Brisbane, NSW



Barrack Place, Sydney, NSW



Google Headquarters, Pyrmont, NSW



Social Modified Bench, Copenhagen



# PLANTING APPROACH - GROUND

The planting approach aims to provide greening to the site that is in keeping with the heritage buildings, as well as be robust enough to thrive in the public realm.

The planting design will address areas of low light to the building overhang spaces, as well as provide green outlook for the buildings on site.

Planting on structure will also be provided to the level 4 and 20 communal areas to the apartments and hall rooftop, and the childcare building.

LEGEND

Deep Soil Area

Forecourt Planting

Through Site Links (Minor) Planting

Through Site Links (Major) Planting

Heritage Curtilage Planting

Sheltered Landscape Planting

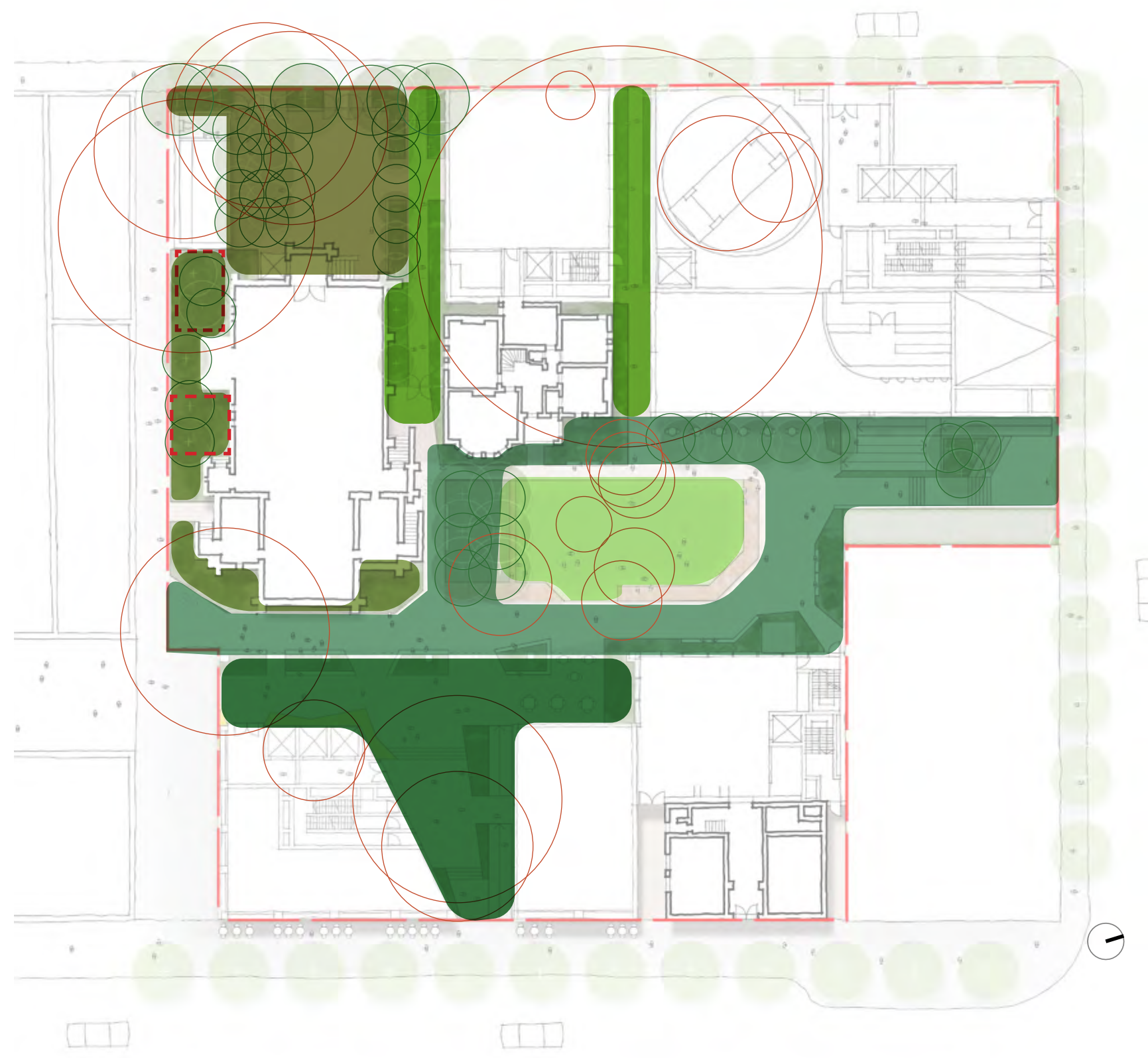
Turf

Proposed Trees

Removed Trees

Total Canopy Area = 10%

Total Deep Soil Area = 1%





# PLANTING PALETTE

## FORECOURT PLANTING



## THROUGH SITE LINKS (MINOR)





# PLANTING PALETTE

## THROUGH SITE LINKS (MAJOR)



## HERITAGE CURTILAGE PLANTING



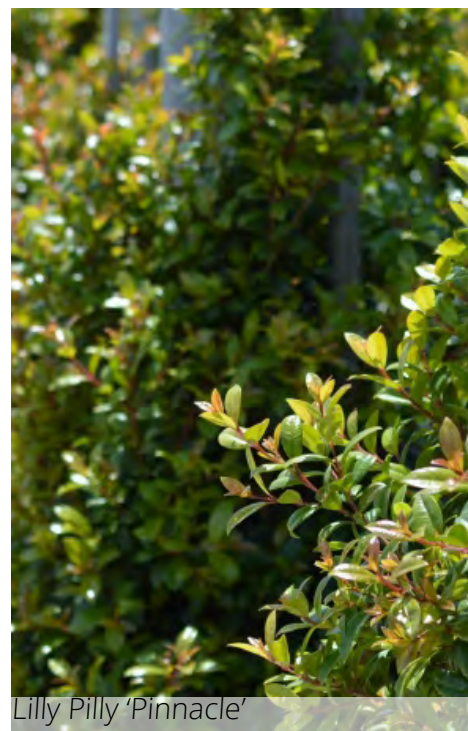


# PLANTING PALETTE

## SHELTERED LANDSCAPE PLANTING



## UPPER TERRACE PLANTING



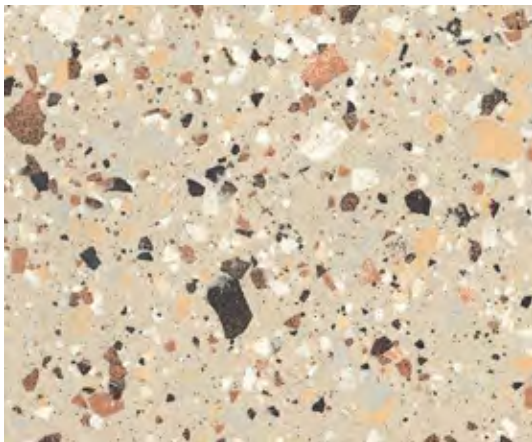


# MATERIALS PALETTE

## SURFACE FINISHES



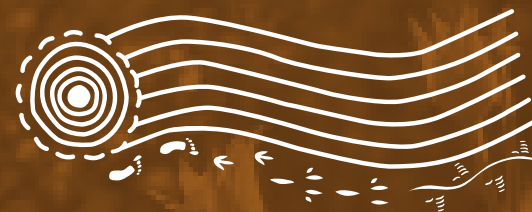
## FURNITURE



## ART AND LIGHTING







**YERRABINGIN**

LANDSCAPE ARCHITECTURE

**WE ARE YERRABINGIN. WE WALK TOGETHER.**