

22-32 QUEEN STREET, CAMPBELLTOWN

PLANNING PROPOSAL - LANDSCAPE DESIGN REPORT- 5 JUNE 2018



PREPARED BY: SITE IMAGE LANDSCAPE ARCHITECTS
ARCHITECT: TONY OWEN PARTNERS
FOR: PACIFIC PLANNING / ALAND DEVELOPMENTS PTY LTD



SITE IMAGE
Landscape Architects

tony owen **ptnrs**



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 its surrounds.



LOCAL CONTEXT

The site is located on Queen Street which is the main thoroughfare into Campbelltown. The site is highly visible from the overpass on Campbelltown Road, and as such forms a significant gateway into the city. The proximity to Campbelltown Station is a key driver for the proposed outcomes for the site, being within the required 'walking distance' to achieve a transport-oriented development. The significant open space to the SE of the site, and the larger built forms and lots south of the site, and the open visual character of the sites to the north have been considered in the preparation of the proposals. There is good access to major roads, and extensive local amenities include schools and open space, retail and sporting venues.



LOCAL AREA AMENITY AND RAILWAY STATION PROXIMITY

There 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

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.



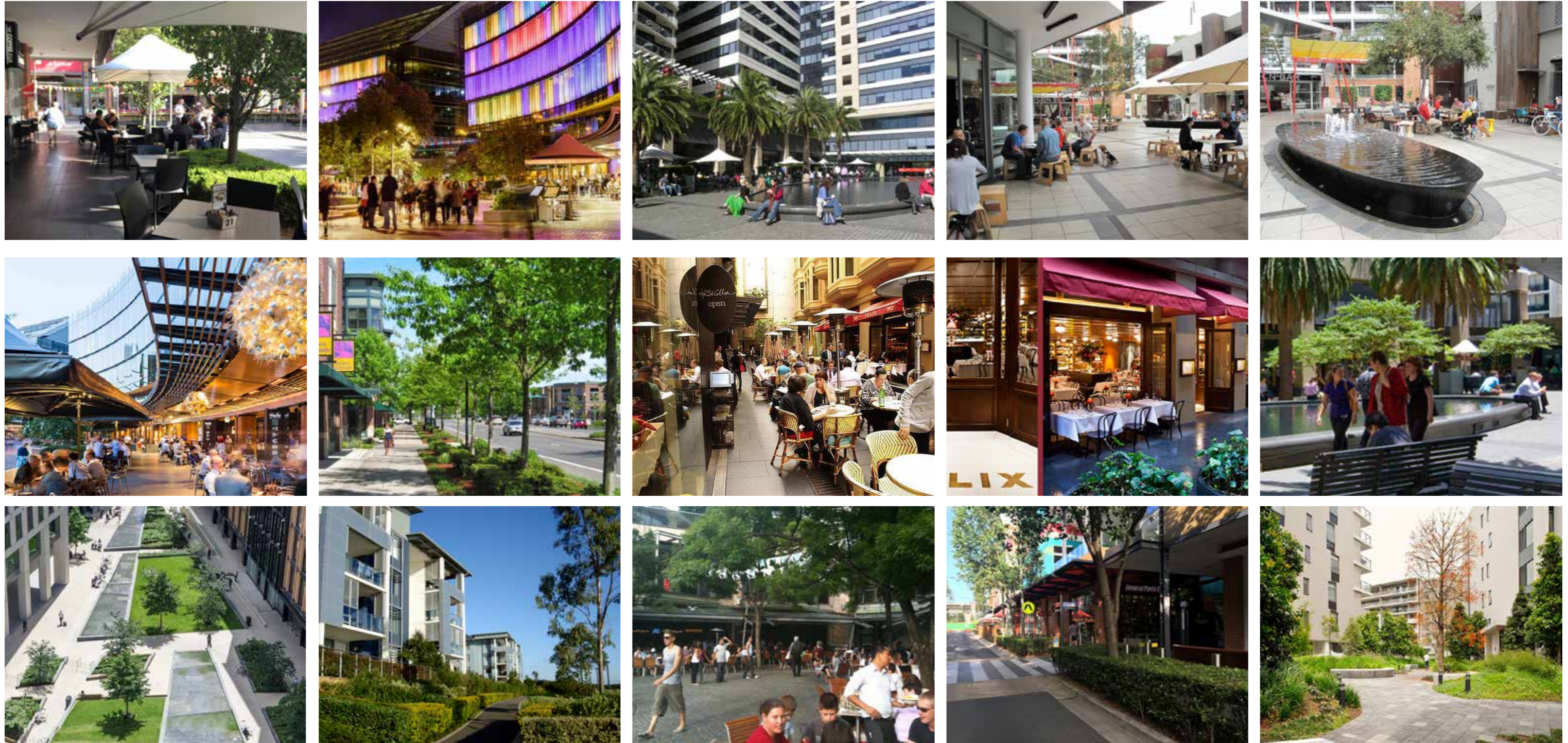
SITE AND STREETScape CONTEXT

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 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 its scale has enormous opportunity to create a signature / identity project for Liverpool. 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 PRINCIPLES

The landscape structure and planning has been prepared to achieve complementary open space and built form; and a hierarchy of common and publically 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 seating areas providing for many users



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



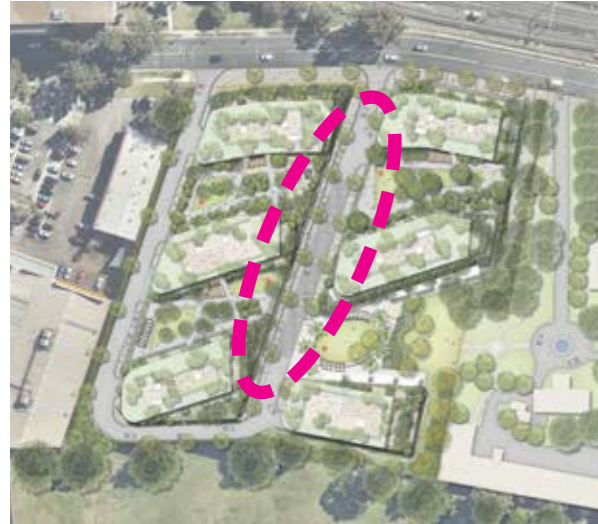
K. High quality public domain and streetscape detailing



L. Active retail streetfronts to central roadway axis



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 pays are interspeded 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.



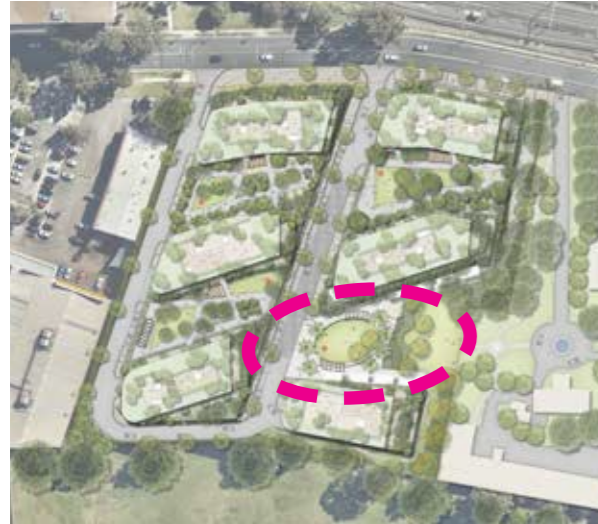
- Site entry, and broad paved footpath and street trees in accordance with Council
- Driveways to basement carparking are discretely integrated into streetscape
- Landscaped podium above providing residential open space amenity
- Retail frontages set back from podium above providing cover to footpaths
- Glazed canopy elements as signature street edge markers to retail entries
- Pedestrian crossings at regular intervals
- Roadside parking interspeded with street tree planters in deep soil
- Interface of civic hub with retail street provides a focus at the end of the roadway
- Central lawn to civic hub as activity focus and community meeting point

Precinct Plan



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;
- Broad central lawn area as a seating area and space for community events, markets and the like;
- Canopies to retail frontages as signature colourful elements contributing to the village square type identity of the area.



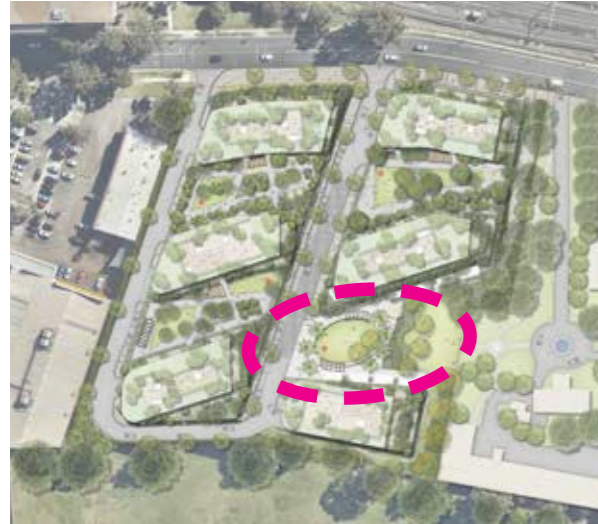
- Active retail frontages to the sides of the space, overlooking the central lawn
- Street trees and public domain and active retail frontages to central roadway
- Outdoor seating to retail frontages
- Central oval of lawn provides passive amenity to complement adjacent plazas
- Open parkland links to adjoining site
- Canopy elements as signature shading / greening elements
- The space provides interest and activity for overlooking partments, which in turn provide passive surveillance of the space.

Precinct Plan



Design Imagery

Civic Hub and Park Interface - Indicative Concept



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. It also contains a 2 storey 1970's motel, which has little heritage value beyond its inclusion within the precinct. The site is currently used as the Colonial Motor Inn and also a Garden Centre. The principal open space of the proposed developed has been located to expand the open space setting of the heritage items, and to suitably celebrate that site with visual links and path / open space connections. Canopy trees along the boundary provide integration / screening of the residential buildings with the adjoining landscape, with strong continuity of lawns, gardens and pathways as a coordinated landscape setting.



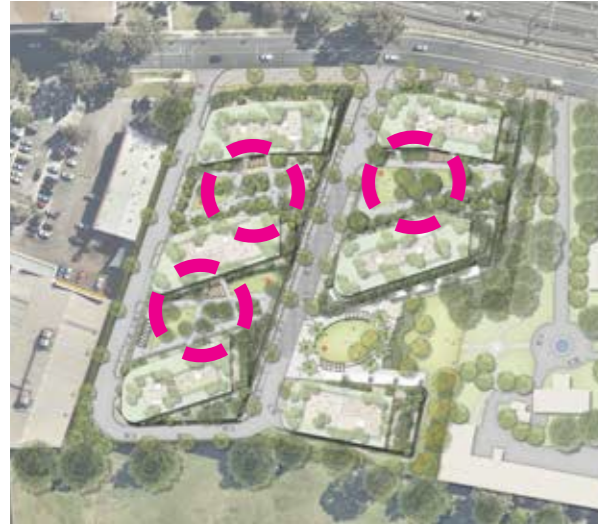
- Indicative redesign of the garden centre area to provide separate vehicle access
- Street trees and public domain and active retail frontages to central roadway
- Create new open space to the east to create continuity with open space across the road
- Entry roadway improvements to reinforce entry axis and landscape access corridor
- Open parkland links to adjoining site
- Forecourt landscape curtelage to integrate heritage items / create unified setting
- Heritage Stables and Barn surrounds upgraded to celebrate original setting
- Campbelltown Colonial Motor Inn to include canopy trees to forecourt to provide green backdrop to key views to the Heritage Barn.

Precinct Plan



Design Imagery

Residential Podium Landscape Common Open Spaces



Each of the two podium areas has been designed to provide a central focal playground, numerous seating and activity areas, and a significant greening of the majority of the area as a feature for various walkways and for views down onto the area from overlooking residences. Other features include BBQ areas, feature 'public art' sculptures, and community garden areas. The planting design will be developed to provide strong variety of tree types to provide year round displays of foliage and flowers, with shrubs and groundcovers also reinforcing the strong seasonality and scented character of the garden.



- Rooftop landscaped amenity spaces add significant range of amenity for residents
- Private courtyards to residences at podium level with garden edge
- Large lawns provide greening of the area and general passive recreation amenity
- Pergolas provide shade to seating areas adjacent community activity rooms
- Central childrens playground s visual focus
- Community gardens provide feature activity areas for garden club members
- Large sculptures set in lawns to end of podium gardens provide identity



Design Imagery

Detail Plan - generally typical of podium areas.