



Design pillars

Design Pillars **Precinct principles**

walkability



Promoting pedestrian traffic and pedestrian friendly environment will create a more connected precinct.

sense of place



Create a retail village unique to the character of Leppington and surrounds. Attract people to stay and socialize longer.

active frontages



Connection between buildings, the sidewalk and the street contributes to safety and the attractiveness of urban design.

parking



Remove parking access barriers and potential loading conflicts. Improve legibility and vehicular movements.

Design Pillars Design Inspiration

'A unique sense of place for Woolworths Leppington'

Each place has a unique history and character. To create a retail precinct that is special for the local community is it important to understand and integrate this.



Indigenous History:
Dharawal People, Bull Caves Artworks.
Darug People also has strong ties to the area.

DESIGN INSPIRATION:

- Public Art
- Communal spaces



Natural History:
Toolijooa Nursery, West Hoxton

DESIGN INSPIRATION:

- Subtle Colour
- Landscaping



Built form History:
Macarthur Houses

DESIGN INSPIRATION:

- Detail inspiration
- Pitched roof
- Materials / Texture



Roof Forms:

Take inspiration from the rural context and explore potential option practical roof forms that create a 'village' feel.



Food:

Celebrate the local area with a focus on a unique 'eat street' with outdoor dining and incidental childrens play.



Material + Texture:

Explore practical and cost effective solutions for materiality and texture. Product shown is a 'corten look' stain on concrete precast.



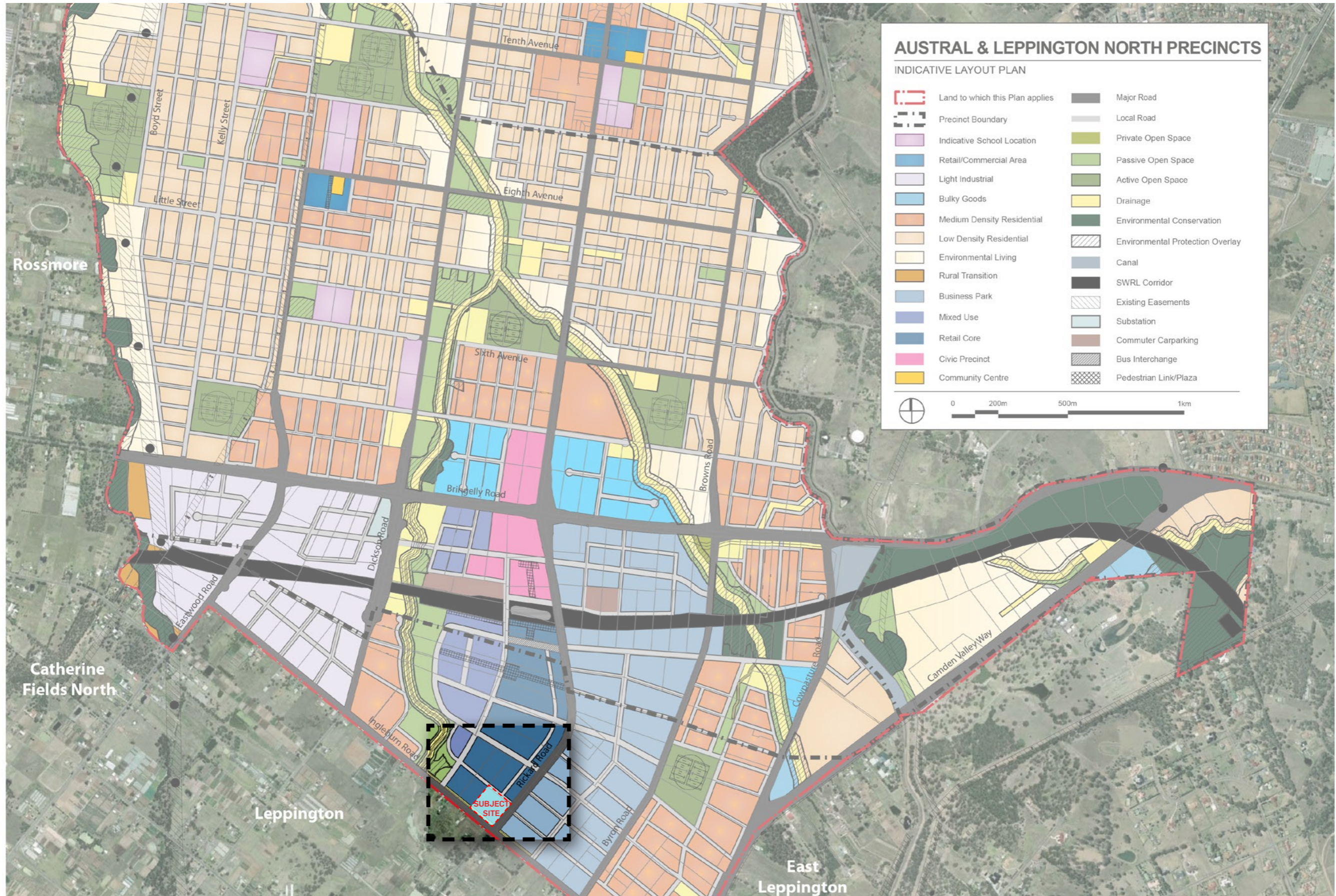
Future Pad Site Activation:

Explore the potential for temporary small pop - ups such as native nurseries etc. to create village 'buzz' from day 1.



Site Context

Site Context Regional Context



Site Context Strategic Principles

Circulation Hierarchy

The site is located at the corner of a 'Transit Boulevard' and 'Sub Arterial Road.'



- Transit Boulevard (34.9m)
- Sub Arterial Road (29.1m)
- Town Centre Main Street (25m)
- Town Centre Street (25m)
- Service Road (16m)
- Pedestrian Links

Open Space Network

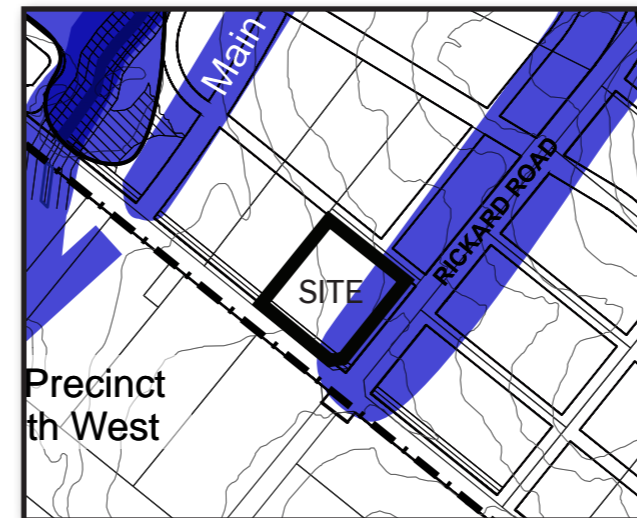
The site is bordered by a 'Green Boulevard' to the east and 'Major Green Corridor' to the south.



- Existing Creeks
- Environmental Protection Overlay
- Major Green Corridor
- Green Boulevard

Community Infrastructure

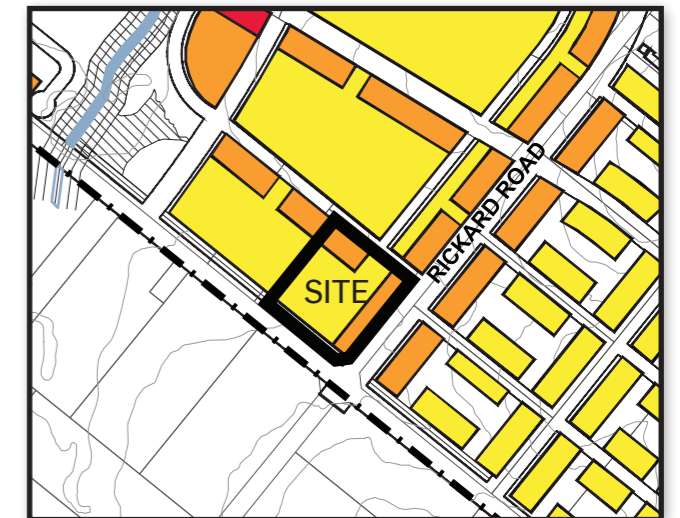
The 'main street + creek' is the major community focus, with Rickard Rd a secondary corridor.



- Community Foci/Corridors

Building Heights

The site has been allocated a limit of 2 storeys, with higher built form along key frontages.

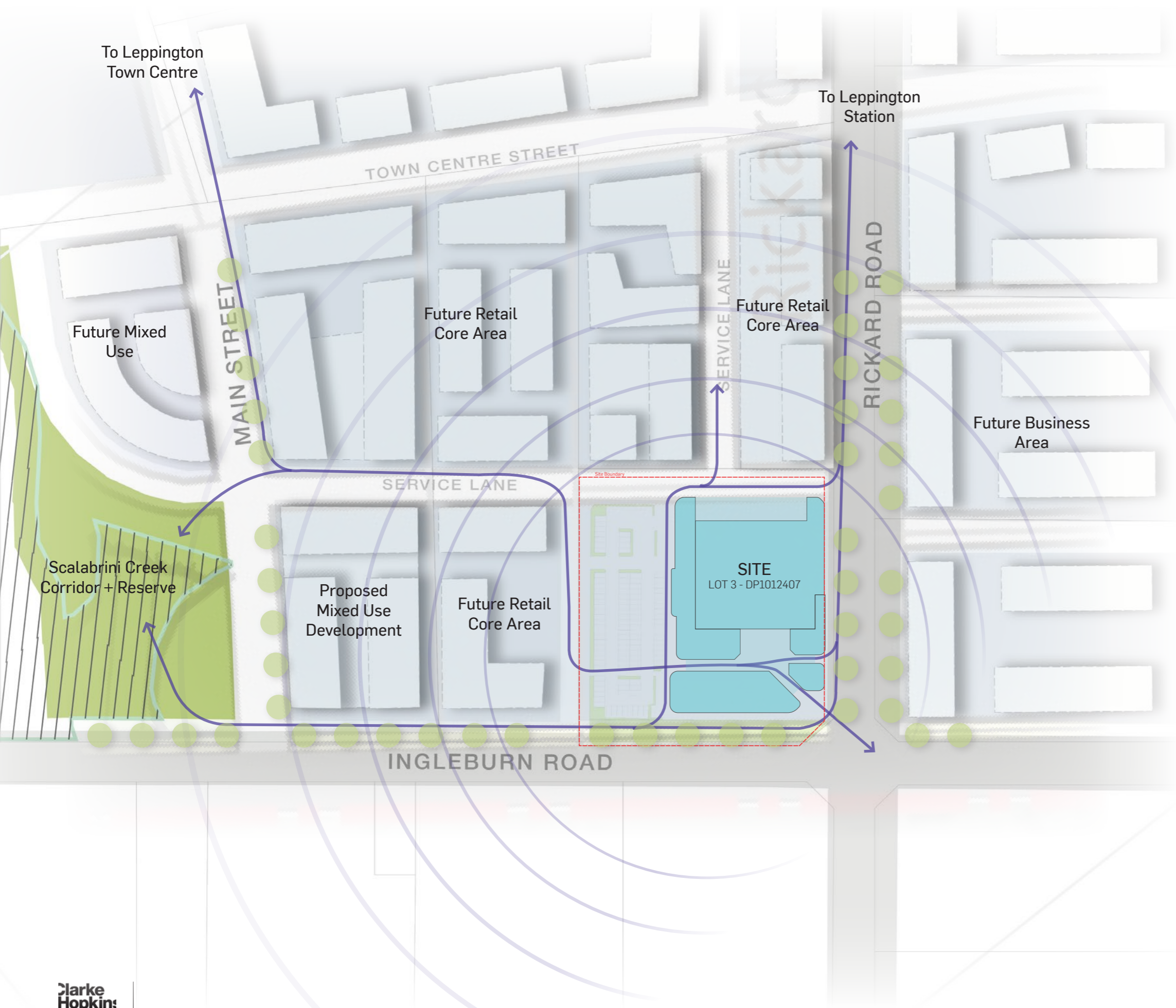


- 2 - 4 Storeys
- 3 - 5 Storeys
- 4 - 6 Storeys
- 6 - 8 Storeys

Source: Leppington Town Centre Masterplan Final Report (September 2012)



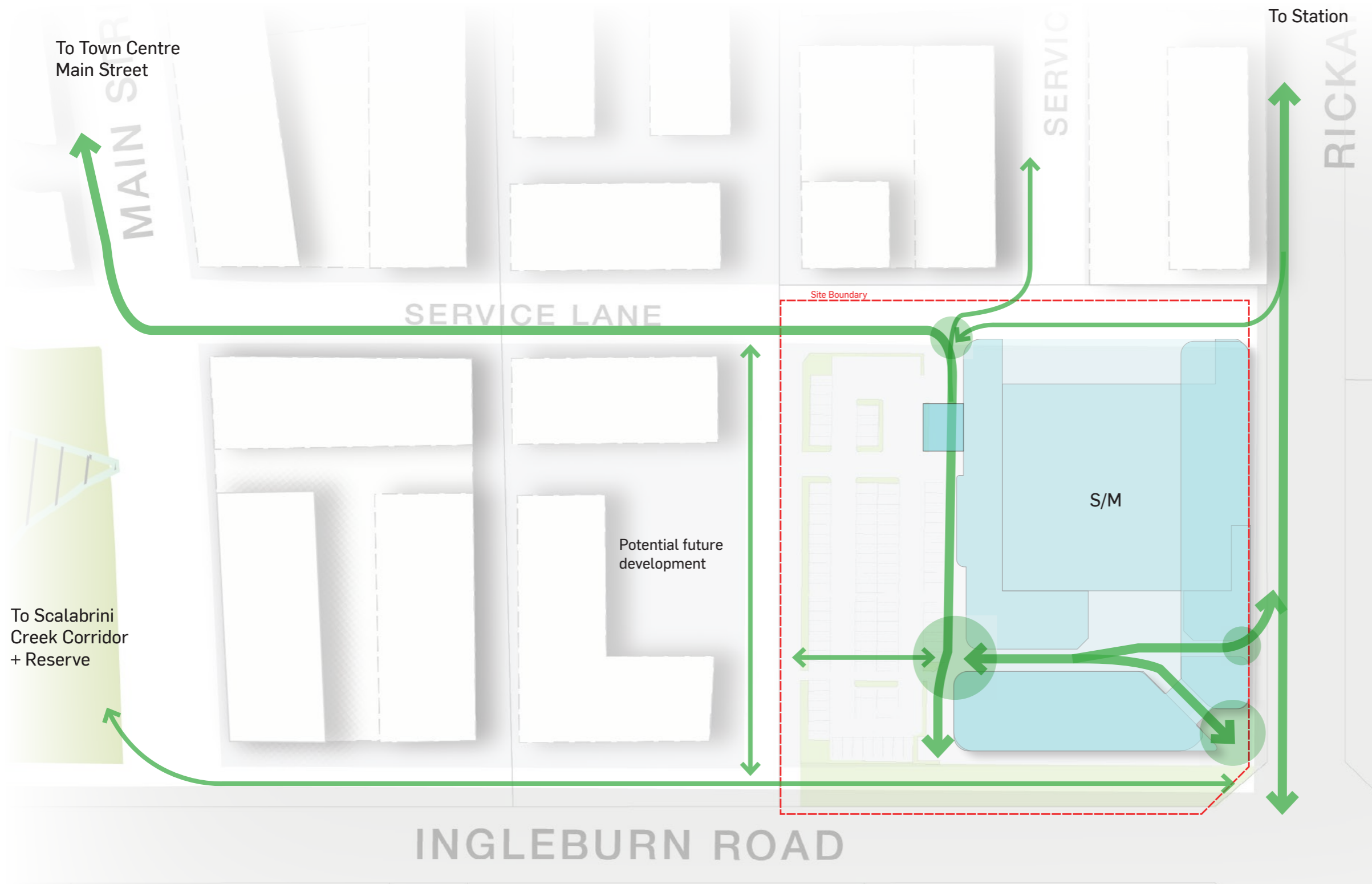
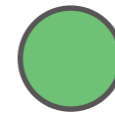
Urban Design Principles



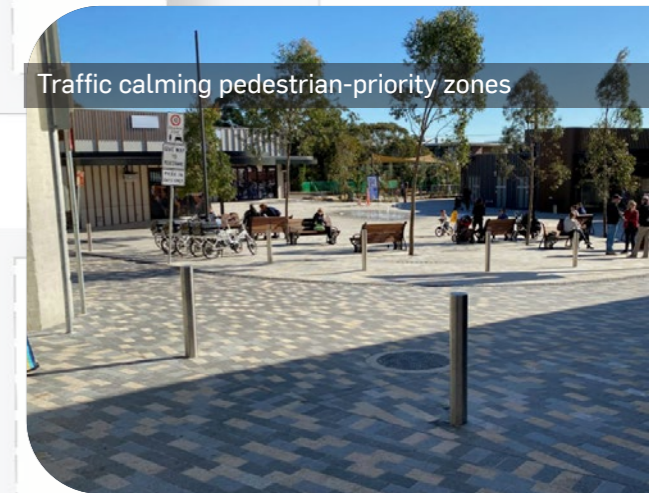
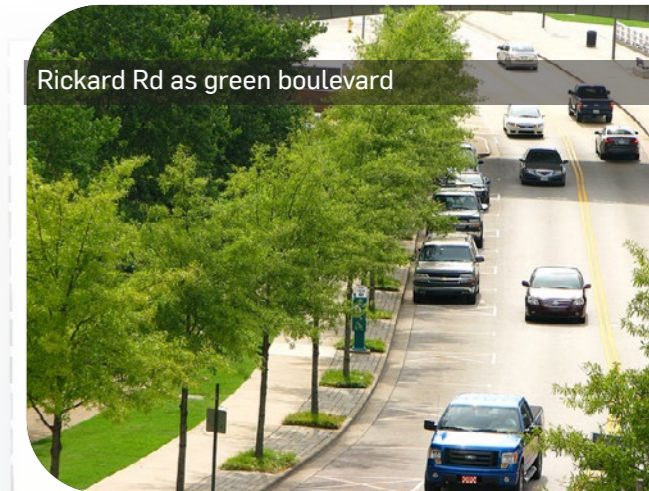
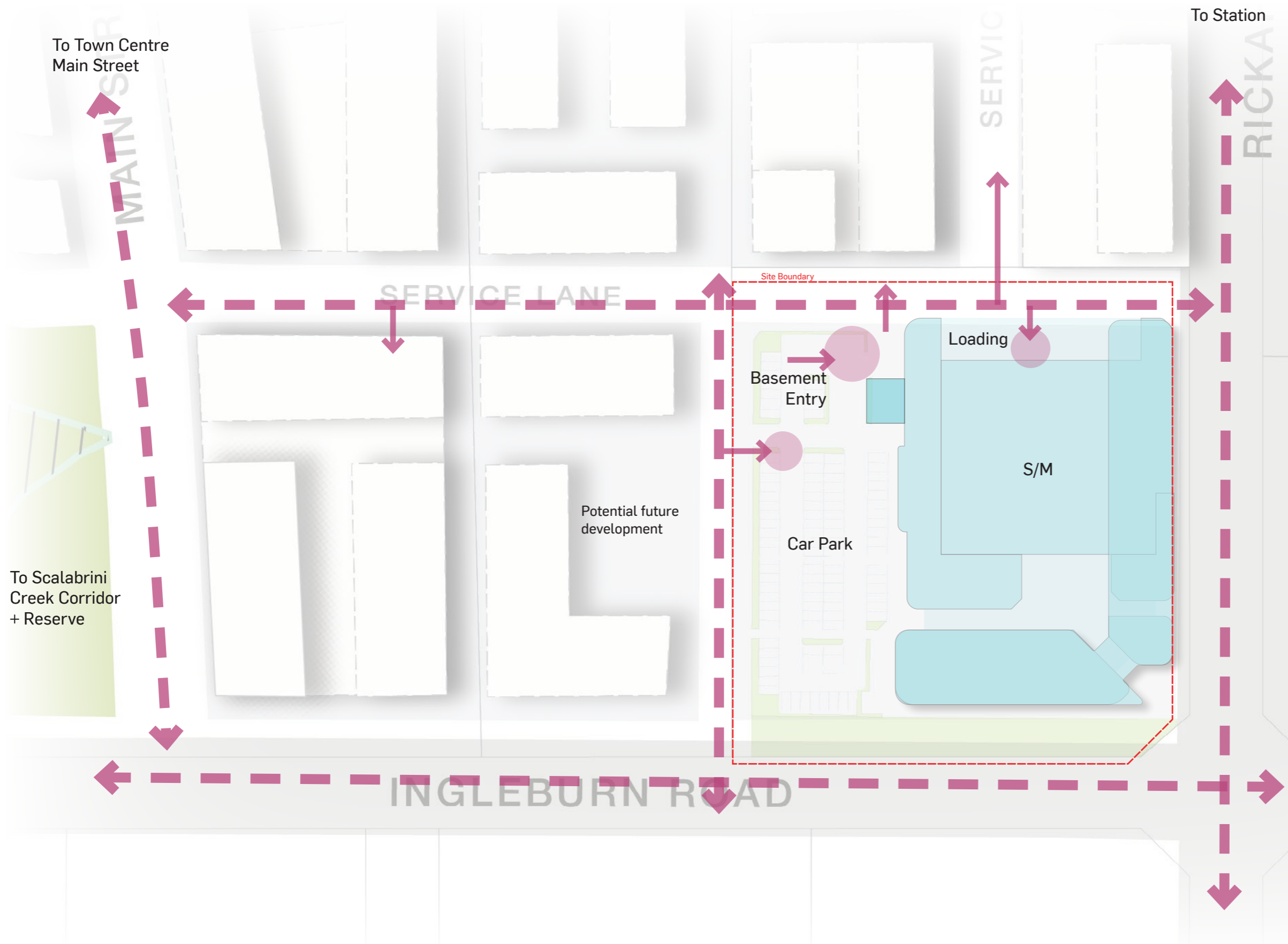
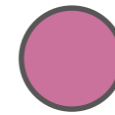
The site is situated at the corner of Ingleburn Road and Rickard Road, at the southern gateway to the future Retail Core of the Leppington North Precinct.

The following pages describe the urban design principles utilised to integrate the proposal with its future surrounding context.

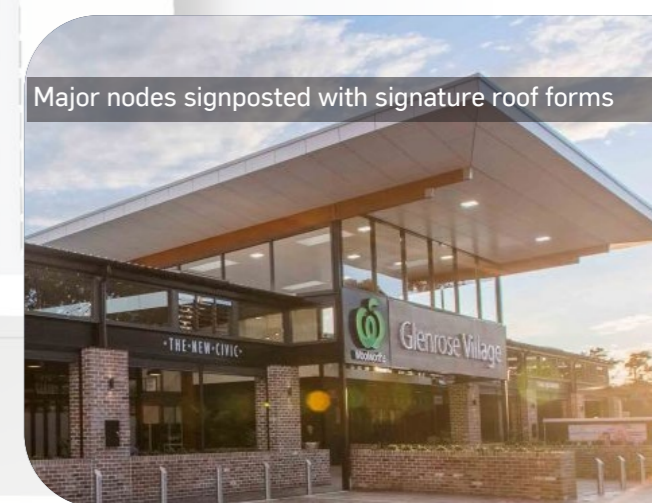
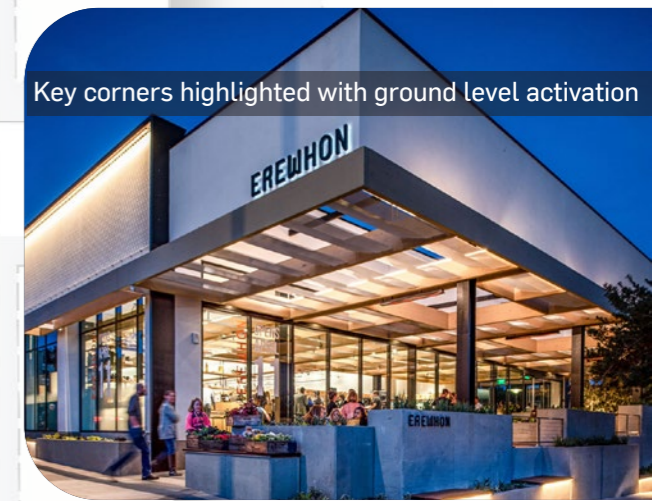
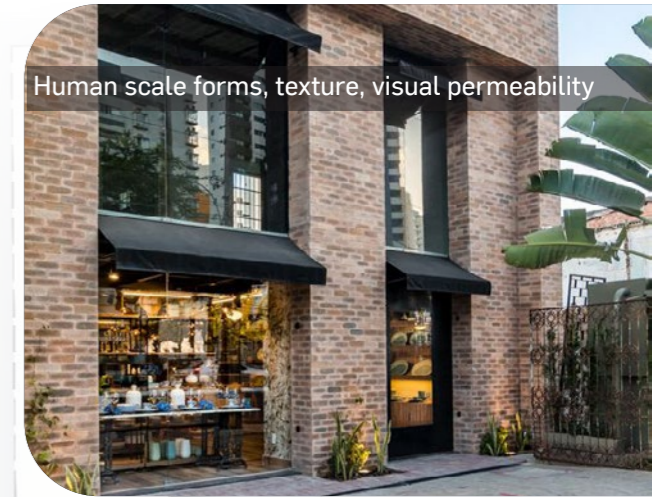
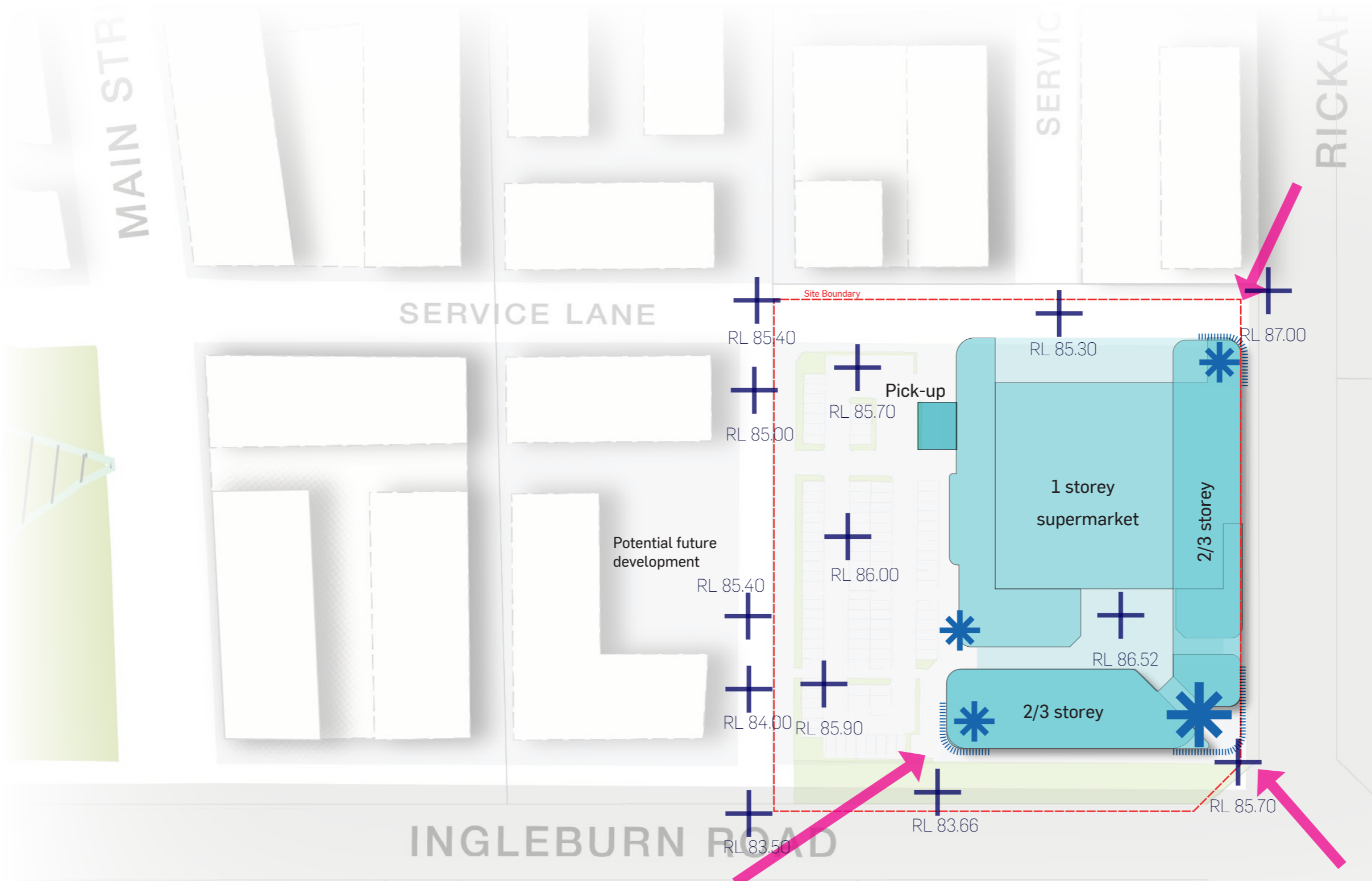
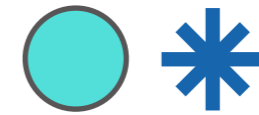
Urban Design Principles Pedestrian Movement



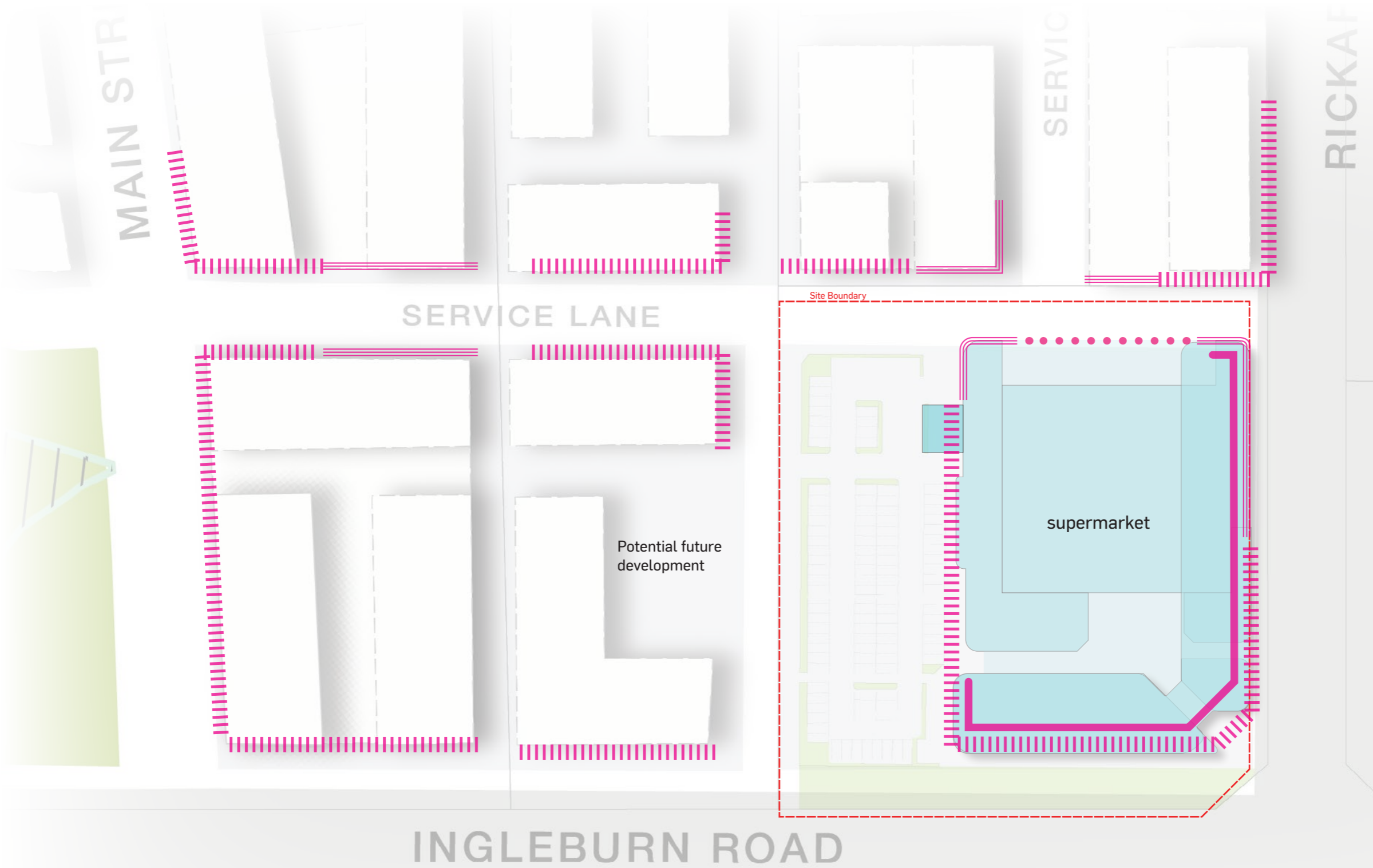
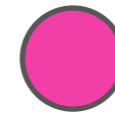
Urban Design Principles **Vehicular Movement**



Urban Design Principles Built Form and Key Nodes



Urban Design Principles Activation and Edges



Active Edges encourage lingering, sitting



Tell local stories through public art



Careful articulation of textures, glazing and openings



Ground Floor Active Edge



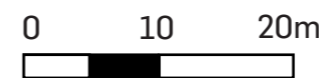
Visually articulated Edge



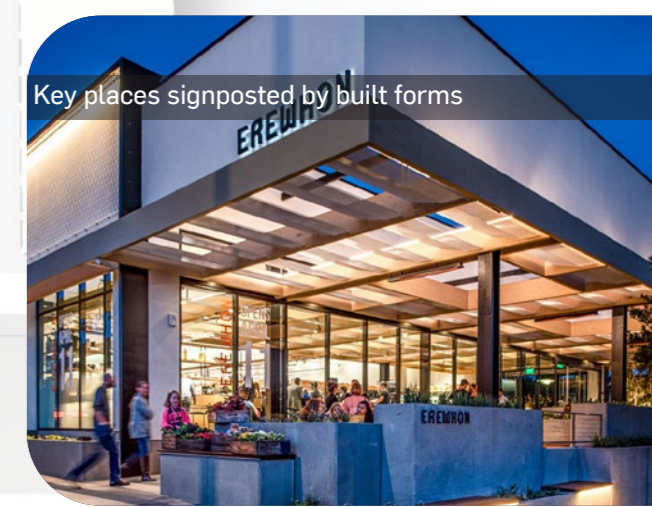
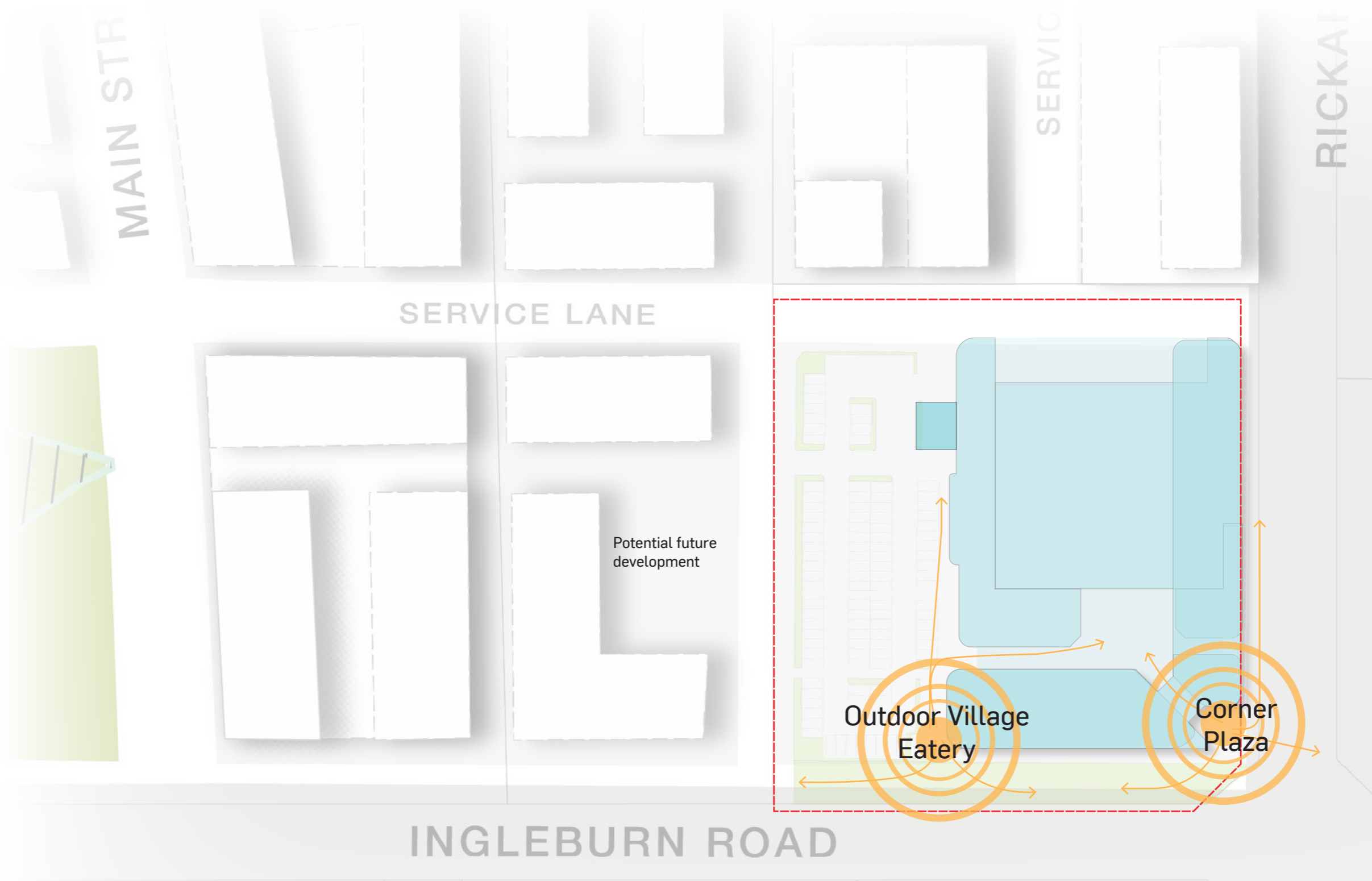
Screening



First Floor Activation/Passive Surveillance



Urban Design Principles **Key Places**



Urban Design Principles **Precinct character**

Blending design elements and memories from the past within contemporary forms and public spaces.

