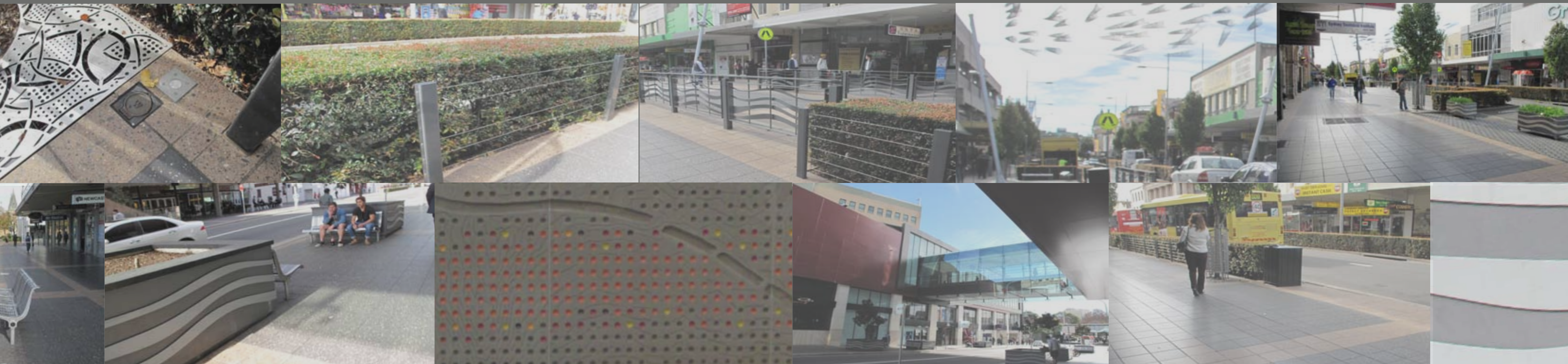


# Westfield Parramatta Landscape / Public Domain Report



CLIENT: Westfield  
ISSUE: D  
DATE: 16 November 2012

A. INTRODUCTION

This landscape design report has been prepared in support of building upgrading proposals for Westfield Parramatta, as described in accompanying architectural and planning documents. The report provides a description and analysis of existing landscape / public domain and streetscape to the existing centre, and then proposes upgrading strategies for specific streets and areas in keeping with Council’s Public Domain strategy and detail manual.

In keeping with the general nature of the Major Project Application landscape documents, improvements are described in general to define the strategy, as a basis for subsequent concept design development in consultation with Council, and thereafter detailed development application plans for respective staged building improvements. We anticipate extensive consultation with Council officers in preparing detailed proposals, and confirm that proposals described in this report as subject to design development to meet the detailed requirements of Council.

The proposed staged upgrading of the Westfield Parramatta shopping centre initiates a public domain improvement program for the allied streetscapes for respective stages, providing improvement to the environs and amenity of the public, residents, and patrons of the centre. Council’s public domain requirements are as set out in Parramatta DCP 2011 and the the following (and allied) Development Policies:

- Parramatta City Centre Plan : Civic Improvement Plan (Amendment 1)
- Public Domain Guidelines Part A and Part B
- Sample Analysis Context Plans
- Parramatta Lanes Policy.



Context Aerial Plan

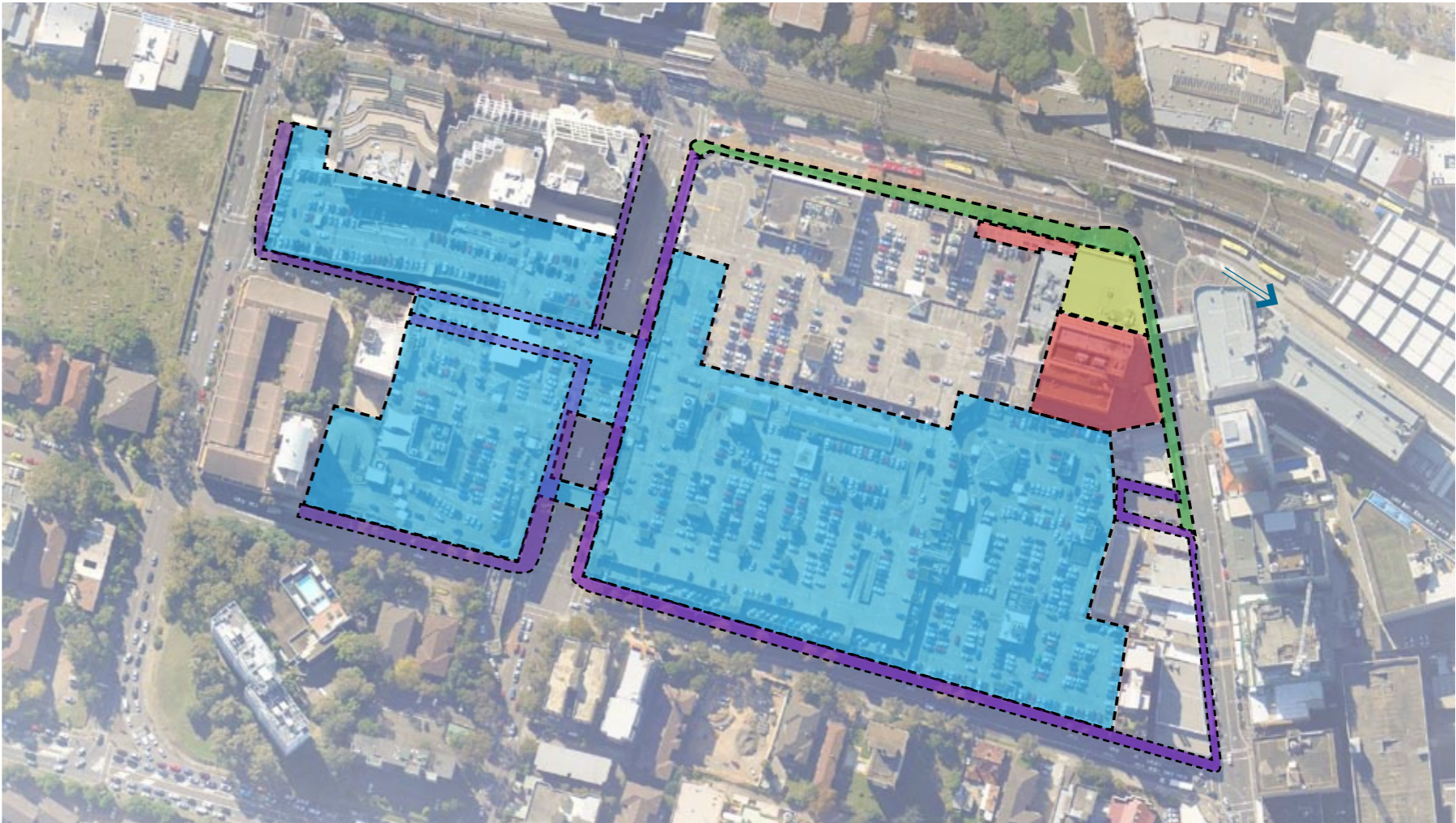
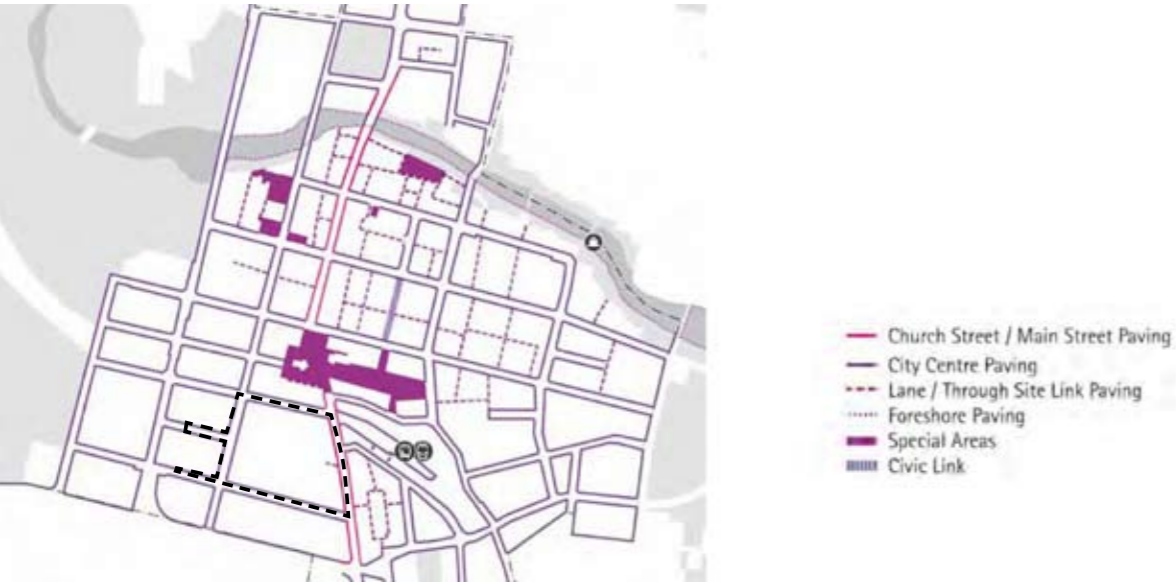
B. LANDSCAPE AND PUBLIC DOMAIN DESIGN CONSIDERATIONS

Council’s Public Domain Guidelines (August 2011) have been implemented in the existing streetscape improvements to Westfield Parramatta on Church Street and the first adjoining portion of Argyle Street. Generally, the primary scope is for further streetscape upgrading to the remaining frontage to Argyle Street, and also for further upgrading to Church Street. We note the frontages to Marsden, O’Connell, Aird and Campbell Streets are largely unaffected, with potential to complete minor rectification of defects arising in completed public domain areas.

We note that the development policies are to be read in conjunction with the general provisions and guidelines for public domain improvements set out in the DCP, with relevant sections including:

- Site Analysis and Considerations (Views and Vistas, Biodiversity, etc.)
- Development Principles (Streetscape; Environmental Amenity; Landscaping; Private & Communal Open Space; Water Sensitive Urban Design
- Social Amenity, including:
  - o Culture and Public Art
  - o Access for People with Disabilities
  - o Safety and Security
  - o Heritage, and Archeology
  - o Aboriginal Cultural Heritage
  - o Movement and Circulation
  - o Sustainable Transport / Parking and Vehicular Access
  - o Accessibility and Connectivity

Both the Parramatta Development Control Plan 2011 and the City Centre Civic Improvement Plan do not highlight the south-west Parramatta CBD as a specific precinct, but do feature Church Street with treatments associated with the streetscape hierarchy of ‘Main Street Paving’. See below an extract from page 8 of the Public Domain Guidelines (Aug 2011 Part B)



Indicative Staging Plan-Refer Architects Plans

- Key:
- Landscape/Public Domain refurbishment works scope
  - Landscape/Public Domain minor defects works scope
  - Approx. Stage 1 works (refer to Architects drawings for specific extent)
  - Approx. Stage 2 works (refer to Architects drawings for specific extent)
  - Landscape Podium to Tower (rooftop)
  - Potential refurbishment of public domain located outside immediate site (ie to reinforce pedestrian link towards Parramatta Rail Station / Interchange))



Landscape & Public Domain Areas under consideration - Argyle and Church Streets with proposed upgrading, and review of other streetscapes for minor defects rectification.

### C. LANDSCAPE & PUBLIC DOMAIN AREAS

Generally, Westfield Parramatta constitutes a significant urban precinct of the Parramatta City Centre, occupying four city blocks, and having numerous elevated pedestrian and vehicular links above streets traversing the centre. The adjoining street frontages provide the retail and civic address for Westfield Parramatta, with corners, gateway locations, and pedestrian and car entries given significant identity treatments, supported by directional and way-finding traffic signage to these focal locations. Pedestrian entries are provided large identity architectural treatment and signage, and provide significant activation of the urban environment.

Generally, Argyle and Church Street streetscapes and the public domain are proposed to be upgraded as part of staged development proposals for the centre, which include:

- Construction of an additional retail level, a high-rise commercial office building, additional car parking and upgrading of the Argyle Street façade at ground level, as part of public domain improvements.
- The development is to proceed in 2 stages. Stage 1 with Alterations and Addition of Retail Level 6 and associated car parks as per the architectural drawings and EA report additional providing access to areas requiring extensive structural enhancement works to support the landmark office building as stage 2.
- Stage 2 of the proposal is to include a landscaped podium to the proposed tower, and also includes street activation and revitalization through public domain improvements focused in Argyle St/Church St precinct, but not limited to these areas.

Refer to accompanying planning and architectural documents for the specific content of development. The key is the staged aspect of the proposals, and the landscape strategy is to complement each stage of improvements.

Paving type 01



- Current code: 300 x 300 Pebblecrete PPX288
- Location: Church Street & Argyle Street (portion)

Paving type 06



- Unit paving 100 x 100mm square
- Location: Argyle Street entrance to Myer store

Paving type 08



- Concrete footpath within planting beds
- Location: O'Connell Street

Fence / Barrier 01



- Aluminium palisade fence
- Location: Marsden Street

Paving type 02



- Stamped concrete 'brick pattern'
- Location: Argyle Street, beneath colonnade

Paving type 07



- Asphalt
- Location: Small section of Argyle Street

Planting 01



- Council public domain hedge and fence detail
- Location: Church Street

Fence / Barrier 02



- Aluminium palisade fence
- Location: Marsden Street

Paving type 03



- Bricks in 90° Herringbone pattern with header
- Location: Argyle Street

Tree Pit 01



- Terra-Bond tree planter surround
- Location: Argyle Street

Bollard 01



- Current code: Stainless Steel Bollards
- Location: Corner of Argyle & Church Streets

Fence / Barrier 03



- Aluminium palisade fence
- Location: Marsden Street median

Paving type 04



- Herringbone pattern bricks with accent banding
- Location: Corner of Argyle & Marsden Streets

Tree Pit 02



- Consolidated crushed granite tree planter surround
- Location: Argyle Street

Seat 01



- 'SFA' Timber Seat
- Location: Argyle Street

Banner Poles 01



- Banner poles
- Location: Marsden Street median

Paving type 05



- Bricks in 45° Herringbone pattern with header
- Location: Argyle, Marsden, Aird, & Campbell Sts.

Tree Pit 03



- Cast Iron Grate to Tree Pit, Brick edge
- Location: Campbell and Aird Streets

Litter Bin 01



- 'SFA' Litter Bin
- Location: Argyle and Marsden Streets

Bollard 02



- 'SFA' Bollards
- Location: Marsden and Aird Streets

**D. EXISTING PUBLIC DOMAIN**

The accompanying photographs illustrate the range of footpath and public domain finishes occurring around the existing centre. The areas of recently upgraded pavement and furniture on Church and Argyle Streets reflect the new public domain code. Other frontages principally reflect Council's previous public domain code.

Westfield are to participate with Council in the civic improvements of Argyle and Church Streets, to be funded from developer levies and Council funds.

E. PUBLIC DOMAIN DESIGN DISCUSSION

Westfield Parramatta buildings occur across four city blocks, having extensive street frontages that contribute significantly to the landscape and public domain of the south-west portion of the Parramatta CBD. The principle pedestrian address of Westfield Parramatta is at the corner of Argyle Street and Church Street, with active retail frontage continuing along Church Street corresponding with retail, commercial and upgraded retail along the opposite street frontage. Secondary pedestrian entries occur to the centre along Aird Street and Campbell Street. Vehicle entries to multi-level car parking occur from Marsden Street and Aird Streets from the roads traversing the centre (north-south and east-west respectively), and Campbell and O’Connell Streets along the northern and eastern edges of the centre. It is noteworthy that Aird Street is not continuous, with the eastern laneway portion accessed from Church Street, and then recommencing as a street between Marsden and O’Connell Streets. Council’s ‘Lanes Policy’ maps illustrate the arcades within the centre as providing connective ‘open space’. Main pedestrian building entries are located to respond to key pedestrian movement routes that integrate into the broader fabric of Parramatta streets and civic areas, and also to key transport interchange nodes (Parramatta Railway Station, and the extensive bus setdown areas along both sides of Argyle Street) and other nearby locations principally to the north and east of the centre.

Key frontages to Church Street and part of Argyle Street have active retail frontages and display windows to the footpath, with the majority of the remaining retail internalised and accessed by internal pedestrian mall spaces. As a result, much of the overall project external street address is not ‘active’ retail frontage, and is detailed to provide suitable scale, detail, and articulation to create a visually interesting and stimulating streetscape character. This includes the colonnade along Argyle Street providing shelter and seating amenity adjacent to the bus setdowns; and various walls and open facades for carpark ventilation, varying to different frontages to suit. Supportive delivery, loading dock, garbage, fire egress and other service doorways are located in less focal locations where possible.

Portions of the footpath adjoining the centre have been upgraded to the current Council paving code with honed concrete units, with the large majority being clay brick pavers consistent with earlier code requirements. Street trees are prominent on almost every frontage, varying from the spreading deciduous canopies of Plane trees, to streets with Brush Box, Eucalyptus, Casuarina, and Paperbark trees. The street areas covered by overhead bridging of structure have a distinctive different character of lit undercrofts and lit facades, with strong gateway type experience both upon entry and exit from these areas. Overhead bridging structures are generally strongly identified with signage and architectural detailing that provides identity and assists wayfinding for motorists. Signage to car parking locations and entries, and retail identity and wayfinding signage attached to the facades are significant streetscape elements.

Development proposals for Westfield Parramatta will facilitate upgrading of the landscape and public domain frontages to Argyle and Church Streets, allowing implementation of Council’s Public Domain Guidelines 2011. This report aims to provide a masterplan level analysis of all principal street frontages of the project, and discussion of principles of implimentation of the public domain guidelines to Argyle and Church Streets.



F. LANDSCAPE AND PUBLIC DOMAIN DESIGN CONSIDERATIONS

Issues to be broadly addressed by and through application of Council’s public domain system include:

- Providing civic identity, suitable street address, and visual connectivity that reinforce to the CBD public domain character;
- Unify the key frontages of Argyle and Church Streets with the public domain of Parramatta, in keeping with the goals of the public domain guidelines;
- Creating visually interesting streetscapes to encourage gathering and public surveillance, or to dissuade use deemed inappropriate;
- Provide high quality spaces that respond to the varying user needs of the bus interchange, taxi ranks, and pickup/set-down street frontages;
- Consider with Council implimentation of public art and local identity elements as appropriate;
- Consider design initiatives to respond to the DCP including sustainable transport; ecology; street tree masterplan; public art; etc.

Specific design issues to be addressed in the development of detailed concept plans for each street include:

- Existing vegetation and tree assessment and response in the design;
- Responding to the specific design circumstance of pedestrian and car entries to buildings;
- Design of colonnade spaces that interface with the footpath;
- Consider bus interchange signage and functionality to respond to authority requirements as well as special opportunities for civic identity
- Response to architectural frontages, fire egresses, driveway crossings, services, lighting, security, emergency and functional detailed aspects
- Street and public domain lighting levels are fundamental aspects of not only establishing safe, secure and legible spaces, but also creating identity and continuity with architecture and also nearby open spaces. Lighting design will require a coordinated analysis with Council and specialist consultants to ensure suitable lighting fixtures, lighting levels and character are achieved to areas being upgraded.

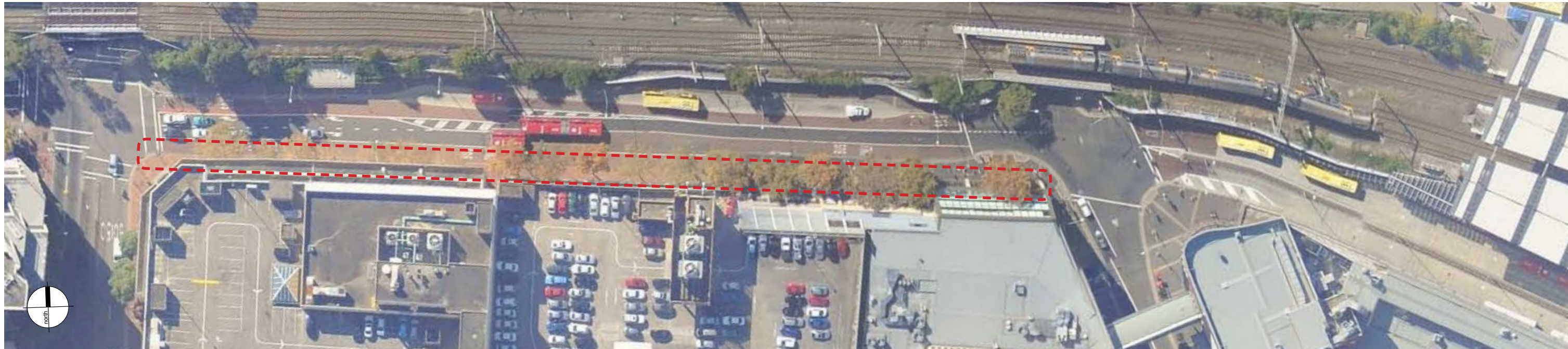
Opportunities to be generally explored for placemaking and precinct identity in developing detailed concepts include:

- Consider opportunities for interpretive / public art elements relating to local community, environment, heritage and living culture of Parramatta (ie motifs to tree guards, planters, paving, interpretive graphic inlays in paving, etc.)
- Explore ‘Water Sensitive Urban Design’ initiatives in the landscape design - ie ‘rain gardens’
- Investigate making provisions for bicycle storage and other initiatives that expand the sustainable transport initiatives of Council.

Streetscape analysis for different frontages of the centre have been provided in the following pages of this report, highlighting specific public domain issues and opportunities. It is understand this analysis and general discussion of proposals is consistent with Council’s public domain methodology as set out in the Guidelines. Westfield looks forward to working closely with Council in the development of detailed landscape and public domain design and documentation to meet their requirements and approval.



The images on this sheet, and previous, are of areas of Parramatta CBD that have had new public domain code applied - being provided to illustrate the general range of improvements to be implimented to the nominated Westfield Parramatta frontages.



Key Plan



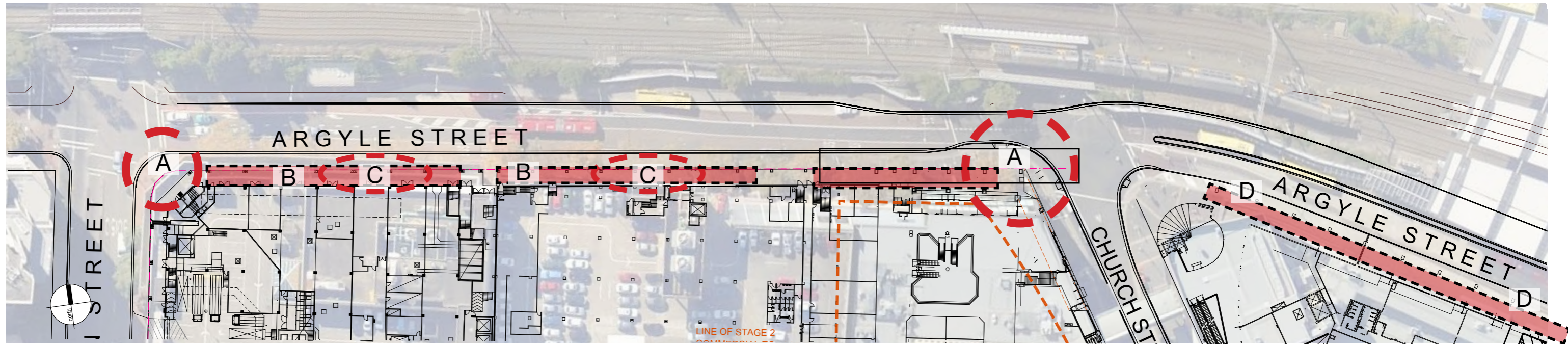
### Argyle Street – Existing Character and Landscape Design Analysis

The regular spaced mature Plane trees along the length of the street provide significant visual impact and amenity through greening, shade and screening of built form. A colonnade covered pedestrian space is provided by the continuous under-croft along the building edge. Bench seats in the colonnade generally correspond with the series of bus set-down / pickup locations along the footpath. Recent paving upgrade and associated bollard and signage upgrade creates a premium quality identity to the main building entry at the corner of Church Street. Various older paving finishes occur for the remainder of the footpath, including:

- ‘stamped concrete’ to portion of the colonnade where concrete structure limits pavement depth;
- concrete unit pavers;
- portions of infill bitumen pavement where services appear to have been accessed.

### Main landscape design analysis conclusions are:

- this area provides high level of amenity through it’s northerly aspect, tree lined character, and colonnade provision in the built form, providing a good basis for improvement;
- significant opportunity exists for refreshing the visual quality of the undercroft, with signage and high quality street furniture elements that provide contemporary identity and high level of visual impact;
- pedestrian movement and transport interchange amenity are the primary functions of the space, but social aspects of the space, and civic identity are also important considerations.



A Feature paving and bollards at corner, as at Church St.

B Paving improvement to integrate colonnade

C Civic Identity / Public Art Opportunity

D Site specific seating to be investigated

### Argyle Street – Public Domain Concept Proposals

For the Argyle Street frontage, additions to the base Public Domain formula are considered appropriate in this area in order to provide specific precinct identity that responds to Westfield Parramatta as a significant urban precinct of the CBD.

The principal public domain improvement opportunities include:

- Repeat the footpath feature corner paving and bollards that occur at Church Street so that the pedestrian crossing amenity / improvement is also provided at the Marsden Street crossing;
- Continuing the implementation of the Public Domain paving and street furniture system to complete the streetscape, with specific design to respond to the layout, adjacent built form and features of the façade; Reviewing seating and litter bins to investigate quantity, locations and quality to provide improved amenity for waiting bus patrons.
- Explore design of contemporary elements that can create specific visual identity to this space – including benches, signage, information, information, and environmental graphics opportunities
- Investigate with Council potential to upgrade the public domain to reinforce the pedestrian linkage of Westfield to the Parramatta Railway and Interchange to the east of the site.

Argyle Street Public Domain Opportunity

The extensive undercroft space along the Argyle Street frontage provides areas of active retail frontage, fire egress and service access doors, and a covered walkway and bus waiting and seating area. The newly completed eastern portion of Council's current public domain paving and bollards provides a high visual quality and unifies the footpath and undercroft space. The western part of the frontage is proposed to have the public domain system continued, with opportunity for seating, litter bins, signage and potentially public art or interpretive features.

CBD PUBLIC DOMAIN REFERENCE IMAGES



PCC Public Domain paving and street furniture at Church Street corner to be completed along Argyle Street



Western portion of Argyle Street has a range of finishes and street furniture, and will benefit from upgrading.



Possible display windows to Myer frontage to activate Argyle Street

Public Domain Furniture

Colonade columns divide the generous footpath from the narrow covered corridor space, with the various active and blank portions of frontage needing to be analysed to assess seating opportunities and whether specific notes, colour coding, features and even environmental graphics might be incorporated. Council's selected bench may be supplemented with wall fixed seats and seats with arms to ensure suitable amenity. Tiered concrete or stone benching may increase the volume of available seating, and allow interpretive content, but would be subject to detailed design and discussion.

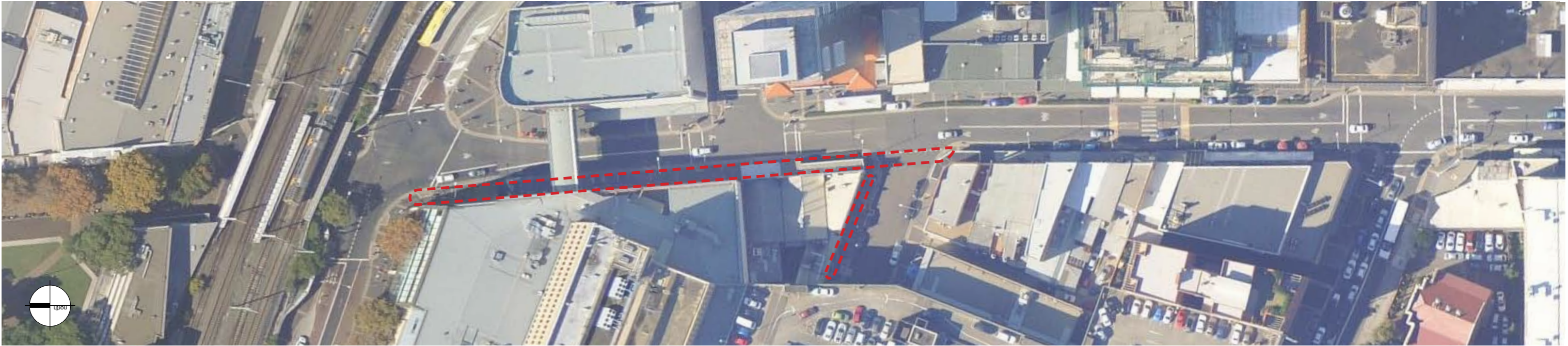
ARGYLE STREET PROPOSALS - To be discussed and developed



PCC Public Domain furniture and possible additions from the same range. Consideration may be given to tiered benching that may increase the volume of seating for commuters and patrons.



Possible conversion of tenancies to café or similar with potential for outdoor seating in adjacent colonnade.



Key Plan



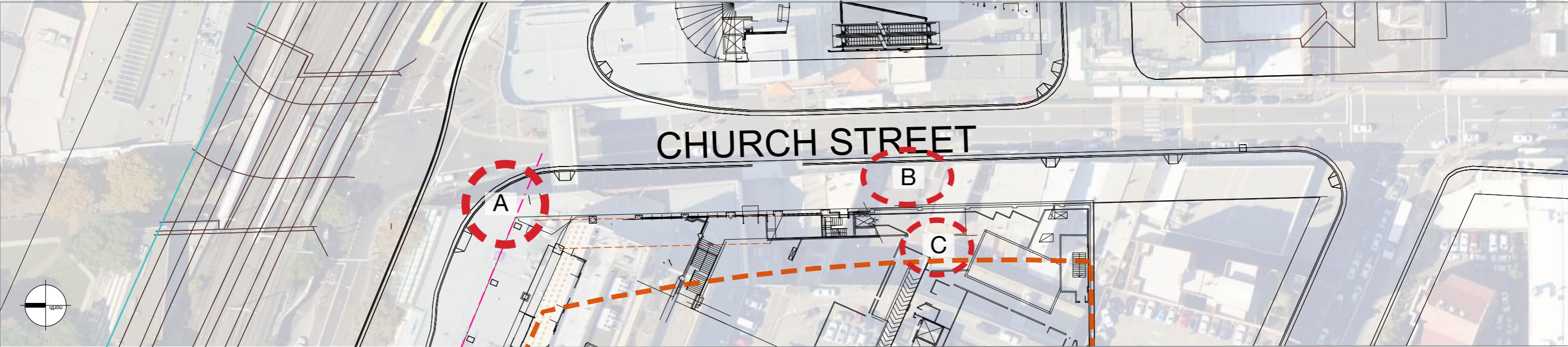
**Church Street – Existing Character and Landscape Design Analysis**

This portion of Church Street has a highly sophisticated urban character, with streetscape and architecture, the contemporary treatment of the railway underpass to the north, and the overhead glass-encased pedestrian combining very successfully. The retail and commercial architecture is highly engaging, providing variety of active displays, visible activity within, and bold façade forms that all speak to each other with coordinated colour and finishes. The completed new public domain completes the high quality visual environment, with the ‘special’ tree planters providing a confident overlay that lifts the streetscape to the ‘main street’ category as defined in the manual. The defined roadside seating areas with hedges and stainless steel fences along the kerb at the south end of the road provide transition to more personal scale of streetfront retail – creating transition from highly urban to lower scale, active main street identity.

The eastern portion of Aird Street is for the purposes of this report being discussed as part of Church Street. There is obvious potential to improve the amenity for pedestrians walking along Church Street crossing Aird Street. The minor vehicular traffic accessing Aird Street allows for a raised crossing that gives pedestrian priority. Given the quality of the Church Street treatments, and it’s high priority in the hierachy of streetscapes, this seems to be a logical opportunity for improvement.

**Main landscape design analysis conclusions are:**

- The Church Street public domain is highly successful and little opportunity is seen for upgrading the completed streetscape works
- With maturing of the civic centre, it is felt a that public art might occur at the Corner of Church and Argyle street, reinforcing the identity of this precinct, as occurs further north along Church Street
- Aird Street interface with the Westfield loading dock may benefit from a narrow terminating pavement treatment with granite sets to resolve and refine the end of the roadway.



Key Plan



A Possible public art opportunity at Church Street corner



B. Aird Street potential for raised pedestrian crossing



C. Aird Street termination potential minor improvement



D Possibly inject further upgrading to improvements further along Church Street towards Great W. Highway

Church Street – Public Domain Concept Proposals

As noted on the previous page, the existing Church Street public domain / streetscape is substantially complete with little opportunity for improvement. Consistent with portions of Church Street further north, inclusion of public art content may benefit the gateway location on the corner of Church and Argyle Street. A significant improvement may be the provision of a pedestrian-priority elevated crossing of Aird Street. The end of Aird Street is identified as a minor upgrading opportunity, with granite sets potentially used to create a high quality interface with the loading dock to Westfield.

The principal public domain improvement opportunities are for Church Street (and western part of Aird Street) include:

- A. Potential to mark the corner of Church and Argyle Street at this important 'gateway' location
- B. Investigate and consider raised pedestrian crossing of Aird Street providing opportunity for pedestrian footpath continuity along Church Street,
- C. Consider granite setts from Public Domain paving system to the termination of Aird Street (say 1-2m zone) to provide a suitable interface with the loading dock.
- D. Investigate possible additional upgrading of the substantially completed streetscape of Church Street towards the Great Western Highway to the south, so continue to reinforce the main street character and connection to that major regional roadway.



Key Plan



### Marsden Street North – Existing Character and Landscape Design Analysis

This portion of Marsden Street is defined by the substantial overhead spanning of the road by the building, with the multi-level bridge creating a successful visual marker and gateway element. The streetscape is framed by the strong urban forms of 5-6 storey forms flanking the street – with strong signage and tiered building forms creating a highly successful civic identity. The streetscape is divided by the central median having a substantial fence and allied banner poles – which were felt to provide positive visual impact through providing detail and organisation to the streetscape. Brush Box trees are starting to mature and significantly contribute to the streetscape. The eastern footpath is brick unit paving in the earlier public domain style – presenting a well organised and quality finish, but with some minor defects to paving and furniture worth reviewing. Through attention to façade modulation and streetscape configuration, and the overhead bridge, the area is successful in projecting a strong civic identity that signifies the presence of the extensive retail within the buildings. Under-croft spaces to both sides of the northern portion of the street provides valuable sense of depth and amenity, enhancing the streetscape character. Approaching the overhead bridging structure, the footpath becomes elevated above the street level, with accompanying landscape creating an interesting link to the ‘southern’ portion of Marsden Street - which is discussed in the following section.

### Main landscape design analysis conclusions are:

- Some defects in paving at driveway crossings may need review
- Furniture showing signs of vandalism and some renovation may be required, or perhaps removal given the bin presents opportunity for ongoing abuse from lighting of fires / vandalism, and rubbish collection in this area does not seem to be a high priority given the low volume of pedestrian traffic



Key Plan



### Marsden Street South – Existing Character and Landscape Design Analysis

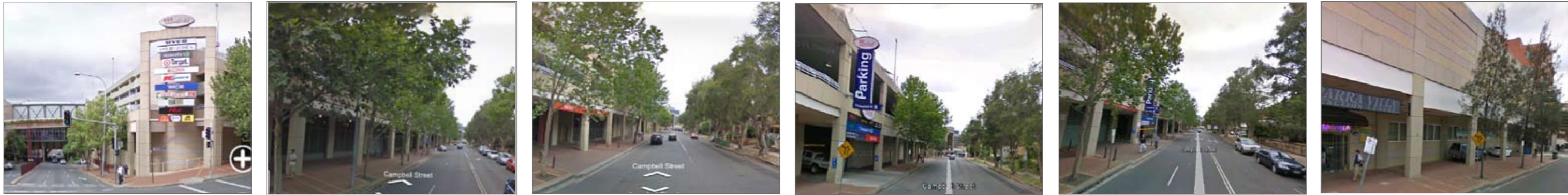
This portion of Marsden Street is defined by the substantial overhead spanning of the road by the building, with a further overhead vehicle bridge creating visual interest and the area generally well defined as a traffic precinct. The streetscape is framed by the strong urban forms and similar to the northern precinct there has been consideration of providing visual interest and detail in the facades despite lack of active frontages. Brush Box trees are starting to mature and significantly contribute to the streetscape. The major parking entry point provides more of a public address than the loading docks in the northern road portion – creating more interest and movement and passive surveillance of the area.

### Main landscape design analysis conclusions are:

- Through attention to façade modulation and streetscape configuration, and the overhead bridge, the area is considered successful in projecting a strong civic identity
- Some minor maintenance required to fences and barriers, banner poles, and paving
- The series of raised concrete tree planters could have additional understorey planting to upgrade their appearance and complete the presentation of a well managed landscape and streetscape



Key Plan



**Campbell Street East – Existing Character and Landscape Design Analysis**

This portion of Campbell Street is substantially the ‘rear address’ of the centre, presenting decked carpark to the principally residential frontages opposite – with due attention having been made to create an attractive architecture with visual depth, shadow and detail. The result is considered highly successful, given the principal functionality is the parking access and egress, with the built form providing well modulated street address. The inset of the façade provides a covered walkway component for the full length of the street, which provides significant amenity for pedestrians. The signage provides colour and visual interest whilst not unduly impacting on the visual character of the street. Plane trees are starting to mature and significantly contribute to the streetscape, with their tall broad canopies complimenting the more vertical continuous foliage of the Paperbark trees on the northern side of the street. The function centre to the eastern end of the façade provides variety and interest – with the undercroft in this area requiring detailing to exclude informal car access / parking.

**Main landscape design analysis conclusions are:**

- Pavement in good condition generally and not in need of cleaning or repair
- Bollards or similar to be used to exclude access to cars parking on the footpath in the under-croft area at the eastern end of Campbell Street



Key Plan

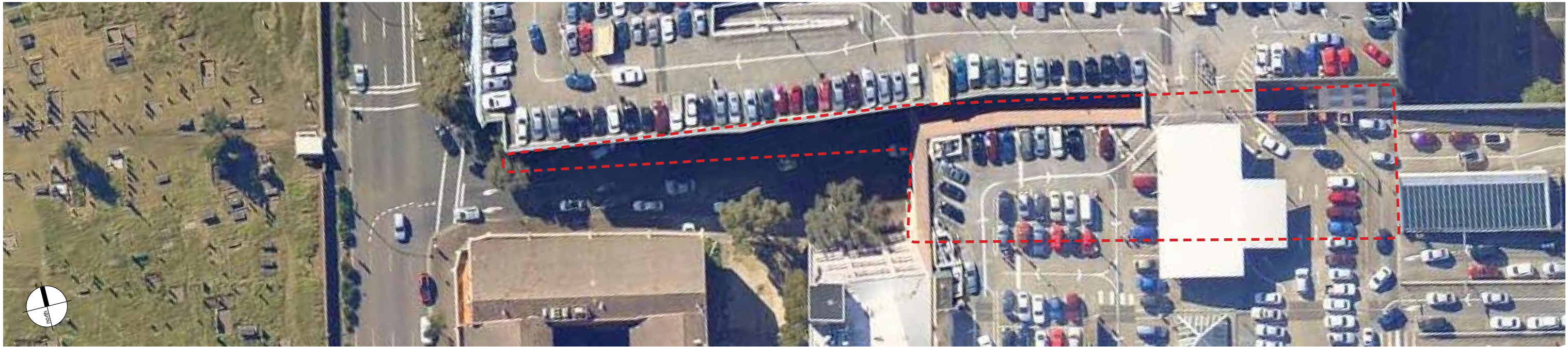


**Campbell Street West – Existing Character and Landscape Design Analysis**

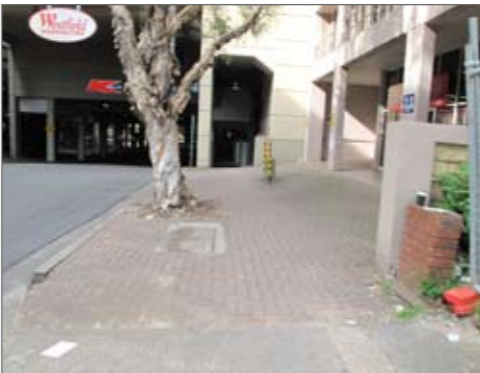
This portion of Campbell Street is substantially a continuation of the eastern portion discussed on the previous pages, being the ‘rear address’ of the centre, presenting a well modulated facade to the principally residential frontages opposite – with due attention having been made to create an attractive architecture with variation and detail. The variation for the western section of Campbell Street is that there is no unfercroft / covered walkway component. The Eucalyptus trees, compared to the Plane trees further along the street, are slower growing, and in time should grow to match existing maturing Eucalypts along the other side of the road.

**Main landscape design analysis conclusions are:**

- Pavement in good condition generally and not in need of cleaning or repair



Key Plan



### Aird Street– Existing Character and Landscape Design Analysis

The decked carpark structure presents a high quality of architectural finish and detail, including the resolution of the streetside pedestrian access ramp, and the various mass planted areas. Mature trees on the corner and in the street are being complimented by maturing new tree planting. Dense ‘semi-tropical’ style planting alcoves adjacent the covered street area are also very successful. Areas of the paving would benefit from cleaning and minor repairs / relaying of portions.

### Main landscape design analysis conclusions are:

- More recent paving areas in good repair and no action required
- Some areas of paving in the undercroft in need of cleaning and some areas of relaying to bring back to suitable high quality consistent with other older paving areas
- one portion of older streetside paving to the south-west in poor condition and would benefit from replacement - but is in serviceable condition.



Key Plan



### O'Connell Street– Existing Character and Landscape Design Analysis

This streetscape in this area is distinct from other areas of the site. Despite the public domain map indicating a CBD type treatment, there is extensive groundcover and grasses planted to the road verge, with extensive Eucalyptus trees informally along the verge. A concrete footpath weaves through these trees and mass planting area and creates a high quality effect that is appealing and successful. This unusual response seems appropriate given the cemetery opposite, which is also unusual in the urban setting, and provides a point of cultural and visual interest. The streetscape is seen as visually successful, and pending consultation with Council, it seems suitable to retain the existing landscape and footpath treatments.

### Main landscape design analysis conclusions are:

The streetscape is appealing, with the scattered canopy trees thriving and providing a successful visual screen to the multi-deck carpark adjacent.