

Westfield Parramatta Landscape / Public Domain Report



CLIENT: SCENTRE GROUP
ISSUE: F - Section 75W MOD 1 to the Approved Commercial Tower Building Envelope
Concept Approval Major Project MP10_0068
DATE: 22 May 2018

SCENTRE GROUP
Owner and Operator of **Westfield** in Australia and New Zealand



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A. INTRODUCTION

Site Image prepared the landscape and public design report as part of the approved 2012 Part 3A building and public domain upgrading proposals for Westfield Parramatta. This landscape and public domain report has been prepared as part of the Modification 1 (Mod 1) Application as set out in accompanying architectural, planning and associated consultant team documents.

The report provides a description and analysis of existing landscape / public domain and streetscape to the existing centre. The report then describes upgrading strategies in keeping with Council’s Public Domain Guidelines. The focus of landscape and public domain upgrading for the Mod 1 application is the Argyle and Church Street frontages and indicative plans for level 2 and level 6.

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 are subject to design development to meet the detailed requirements of Council.

The proposed relocation of the approved tower MP10_0068 initiates a public domain improvement program for the allied streetscapes, providing improvement to the environs and amenity of the public, patrons, residents, tenants and staff of the centre. City of Parramatta DCP’s codes and guidelines set out the framework for public domain, including the following relevant policies and codes:

- Public Domain Guidelines dated July 2017, including street trees, accessibility, pavements and street fixtures and furniture;
- Sample Analysis Context Plans;
- Outdoor Dining Policy;
- Parramatta Lanes Policy;
- Public Art Policy.

It is noted that the proposals have been prepared with regard to addressing the SEAR’s letter of 29 September 2017, Section 7 ‘Public Domain and Public Access’. In particular proposals have been prepared to respond to the detail of items 7.1 and 7.2, being:

7.1 Outline the scope of public domain improvements, street activation, key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas including Parramatta Rail Station and Parramatta Transport Interchange; and

7.2 Include a Public Domain Upgrade Plan for the project covering the street edges of Church, Argyle, Marsden, Aird and Campbell Streets.



Context Aerial Plan

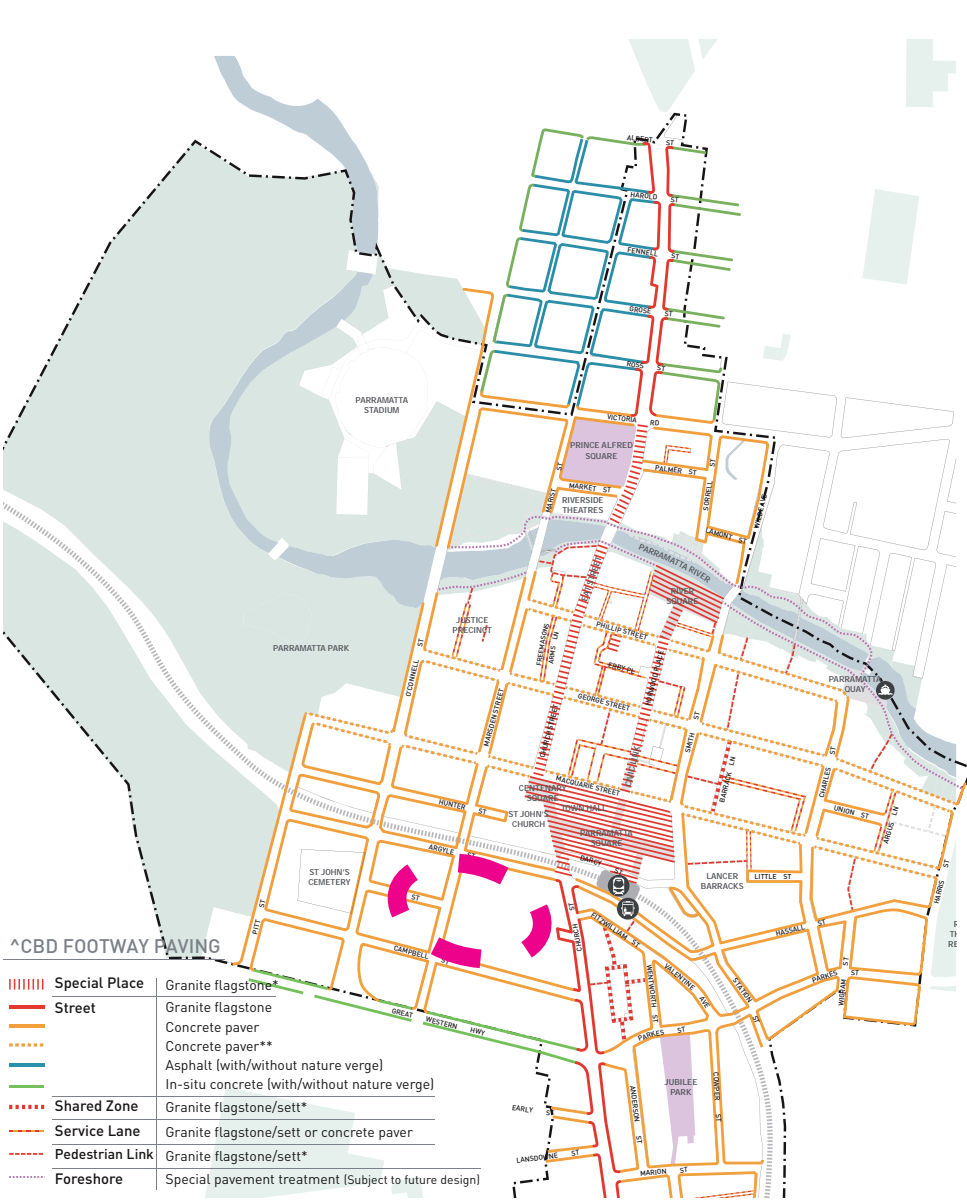
B. CBD CONTEXT AND CONNECTIVITY TO WESTFIELD PARRAMATTA

The proposals have considered Council’s Public Domain Guidelines (2017) including the adjacent diagrams, taken from Council’s DCP and Public Domain documents. These illustrate the key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas including Parramatta Rail Station and Parramatta Transport Interchange.

The diagrams show the importance of Westfield Parramatta as the anchor to the southern edge of the CBD, and the importance of the Church Street underpass as the principal pedestrian link towards Parramatta Square. The diagrams demonstrate the proximity and good pedestrian connectivity to the Parramatta Rail Station and Parramatta Transport Interchange. The Parramatta City Centre Public Domain Framework Plan 2012 clearly demonstrates the hierarchy of streets and lanes, public spaces and parks, connections to the city foreshore area, and civic features and public art elements.

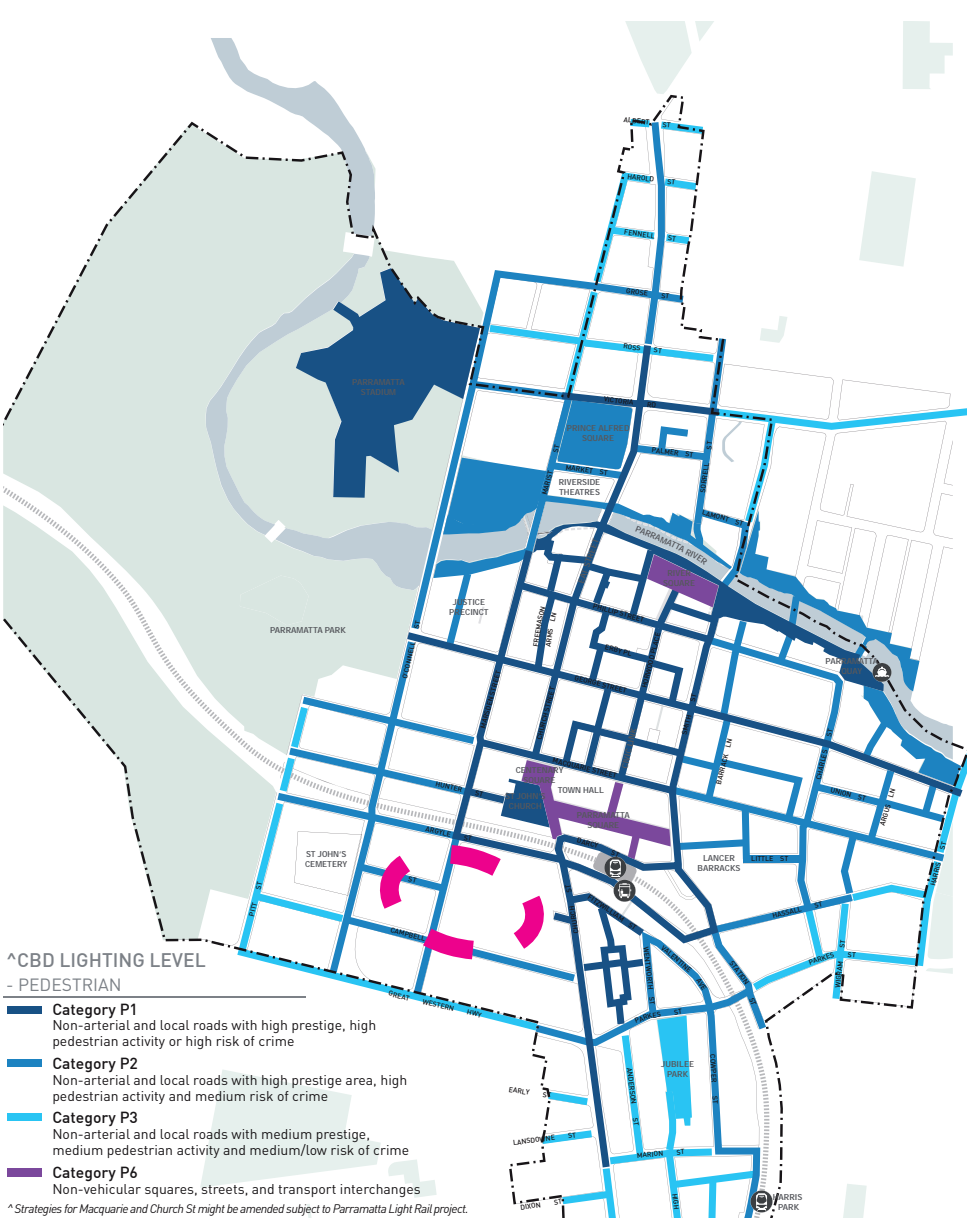
CENTRE STRATEGIES
CBD

Figure 4.2 CBD - Paving Strategy



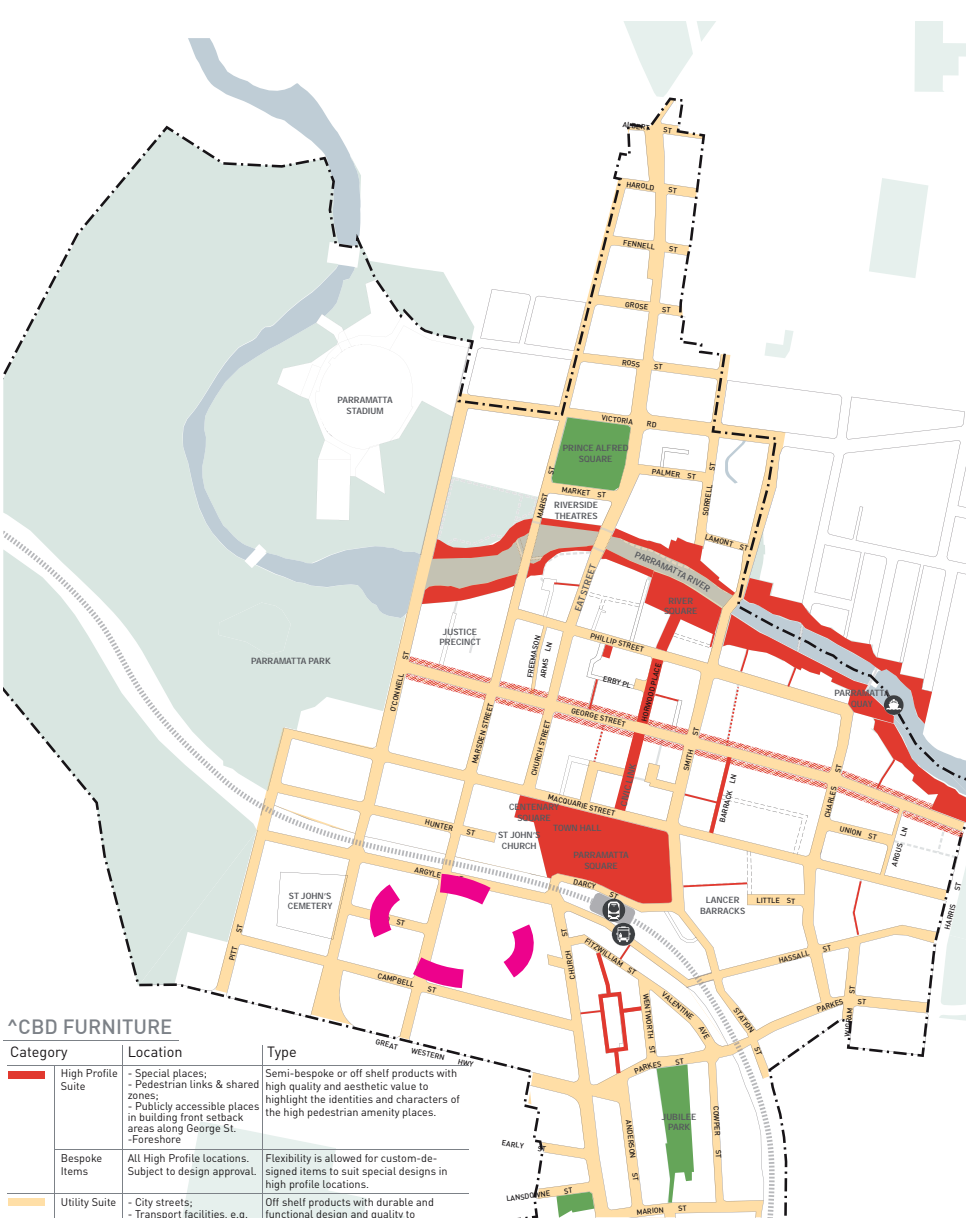
CENTRE STRATEGIES
CBD

Figure 4.10 CBD - Pedestrian Lighting Level Strategy

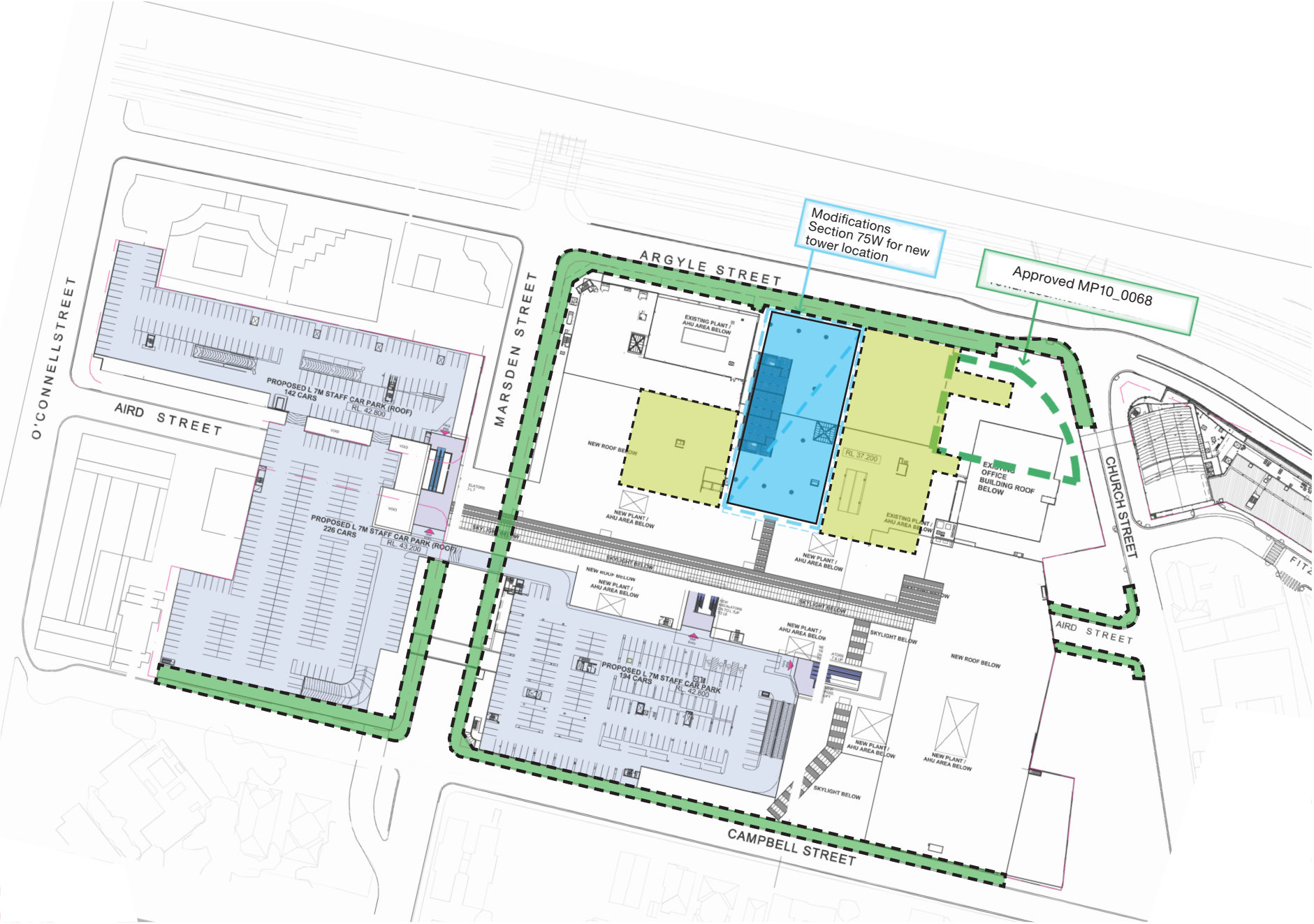


CENTRE STRATEGIES
CBD

Figure 4.8 CBD - Furniture Strategy



C. PROJECT SCOPE AND LANDSCAPE / PUBLIC DOMAIN EXTENT



- Key:
- Proposed tower
 - Indicative concept roof dining and entertainment area.
 - Landscape/Public Domain refurbishment works scope

Extract from current Architectural Mod 1 Application documentation - provided here for reference

Council’s Public Domain Guidelines have previously been substantially implemented in the existing streetscape improvements to Westfield Parramatta on Church Street and the first adjoining portion of Argyle street.

This plan demonstrates that the landscape and public domain scope to be addressed in this report is the frontages to the current amended proposals for the commercial tower relocation and street entry to ground floor lobby. The current proposals in this report describe the Argyle Street public domain including indicative concept plan for outdoor seating to adjacent retail activating this frontage, and upgrading the Church Street frontage to demonstrate suitable streetscape activation.

The following pages provide indicative concept masterplan level outline of the upgrading proposals for the Argyle and Church Street frontages adjacent the current section 75W for relocation of the tower. In addition there is description of the existing condition and proposed improvements for Aird Street (east), Campbell Street (east and west portions), and Marsden Street. Indicative concepts for public art / improvements to the Church Street underpass to the north of Argyle Street is described.

D. Proposed Modifications to Approved Concept Plan MP10_0068 For Tower Envelope & Location

The plan below shows the Landscape & Public Domain Masterplan for the Mod 1 proposals for relocated tower and associated podium landscape; and the proposed upgrading of Argyle and Church Streets, with amended proposals for these streetscapes demonstrated in the sections of this report following the summary and assessment of existing site conditions.



- Key:
- Landscape/Public Domain scope of work
 - Proposed Modification to Approved Concept Plan MP 10_0068 for Tower Envelope
 - Concept Plan for the Podium of the Tower
 - Proposed Pavement to intersection of Argyle Street and Church Street.

E. REVIEW OF EXISTING PUBLIC DOMAIN - CONTEXT

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, which include:

- A concept for a high-rise commercial office building and upgrading of the Argyle Street façade at ground level, as part of public domain improvements.
- The proposal is to include a landscaped podium to the proposed concept 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.



Public Domain Areas under consideration - Argyle and Church Streets with proposed upgrading.



F. REVIEW OF EXISTING PUBLIC DOMAIN - DETAILED ELEMENTS

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.

Paving type 01



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

Paving type 02



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

Paving type 03



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

Paving type 04



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

Paving type 05



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

Paving type 06



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

Paving type 07



- Asphalt
- Location: Small section of Argyle Street

Tree Pit 01



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

Tree Pit 02



- Consolidated crushed granite tree planter surround

Tree Pit 03



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

Paving type 08



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

Planting 01



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

Bollard 01



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

Bollard 02



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

Seat 01



- 'SFA' Timber Seat
- Location: Argyle Street

Litter Bin 01



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

Fence / Barrier 01



- Aluminium palisade fence
- Location: Marsden Street

Fence / Barrier 02



- Aluminium palisade fence
- Location: Marsden Street

Fence / Barrier 03



- Aluminium palisade fence
- Location: Marsden Street median

Banner Poles 01



- Banner poles
- Location: Marsden Street median

G. REVIEW OF EXISTING PUBLIC DOMAIN - UPGRADING OPPORTUNITIES

Key frontages to Church Street and part of Argyle Street 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.

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 loading dock entry from Marsden Street.
- 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 to be reviewed by specialist consultants to ensure suitable lighting levels and character are achieved.

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.
- 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 understood that 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.



H. CITY OF PARRAMATTA PUBLIC DOMAIN PALETTE

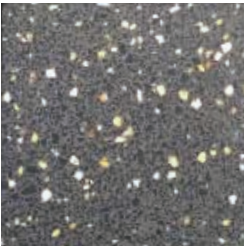
The finishes and fixtures below have been taken from Council’s Public Domain Guidelines (2017).

Marsden and Argyle Streets

Paving

Main body - continued use of concrete pavers for consistency of appearance, high quality finish and durability.

Vehicle crossing, kerb ramp - concrete pavers to match the footpath treatment. Use smaller unit sizes on vehicle crossing.



Main body
Supplier: Pebblecrete
Product: PPX:544:35D
Size: 300x300x60mm
Finish: honed



Vehicle crossing
Supplier: Pebblecrete
Product: PPX:544:35D
Size: 150x150x60mm
Finish: honed



Kerb ramp
Supplier: Pebblecrete
Product: PPX:544:35D
Size: 300x300x60mm
Finish: shotblast

Church Street

Paving

Main body - uniform dark grey granite flagstones in a variety of sizes and finishes.

Vehicle crossing, kerb ramp - granite flagstones to match the footpath treatment. Use smaller stone sizes on vehicle crossings as required to suit vehicular load.



Main body
Product: “Adelaide Black (Veined)” or “Austral Black”
Size: 600x300x50, 400x300x50mm
Finish: exfoliated



Vehicle crossing
Product: “Adelaide Black (Veined)” or “Austral Black”
Size: 400x300x50, 200x300x50mm
Finish: exfoliated



Kerb ramp
Product: “Adelaide Black (Veined)” or “Austral Black”
Size: 400x300x50, 200x300x50, 600x300x50mm
Finish: exfoliated

Furniture



Material: cast aluminium frame and panel and seat
Finish: powdercoated
Colour: Dulux Precious® Silver Pearl
PCC Currently Used Model: SFA Concourse 3 Seater*



Material: stainless steel or aluminium body
Finish: brushed or powdercoated
Size varies to suit traffic requirements



Bin -
Material: mild steel frame, gal panels and stainless steel chute
Finish: powdercoated
Colour: black
Capacity: 120L
Lock assembly: PCC key-alike system
Cigarette Butt Bin -
Material: mild steel and stainless steel cover



Material: stainless steel
Finish: polished
PCC Currently Used Model: SFA Semi Hoop*



Material: cast aluminium frame and panel and seat
Finish: powdercoated
Colour: Dulux Precious® Silver Pearl
PCC Currently Used Model: SFA Concourse 3 Seater*



Material: stainless steel or aluminium body
Finish: brushed or powdercoated
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Bin -
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Material: stainless steel
Finish: polished
PCC Currently Used Model: SFA Semi Hoop*



Furniture

I. DEPARTMENT OF PLANNING SEAR’S LETTER RESPONSE

This Mod 1 landscape public domain concept proposals have been adjusted from the Part 3A application to suit the concept retail frontage and concept commercial lobby to Argyle Street, and adjoining portions of Marsden and Church streets and the intersection of Aird and Church Street.

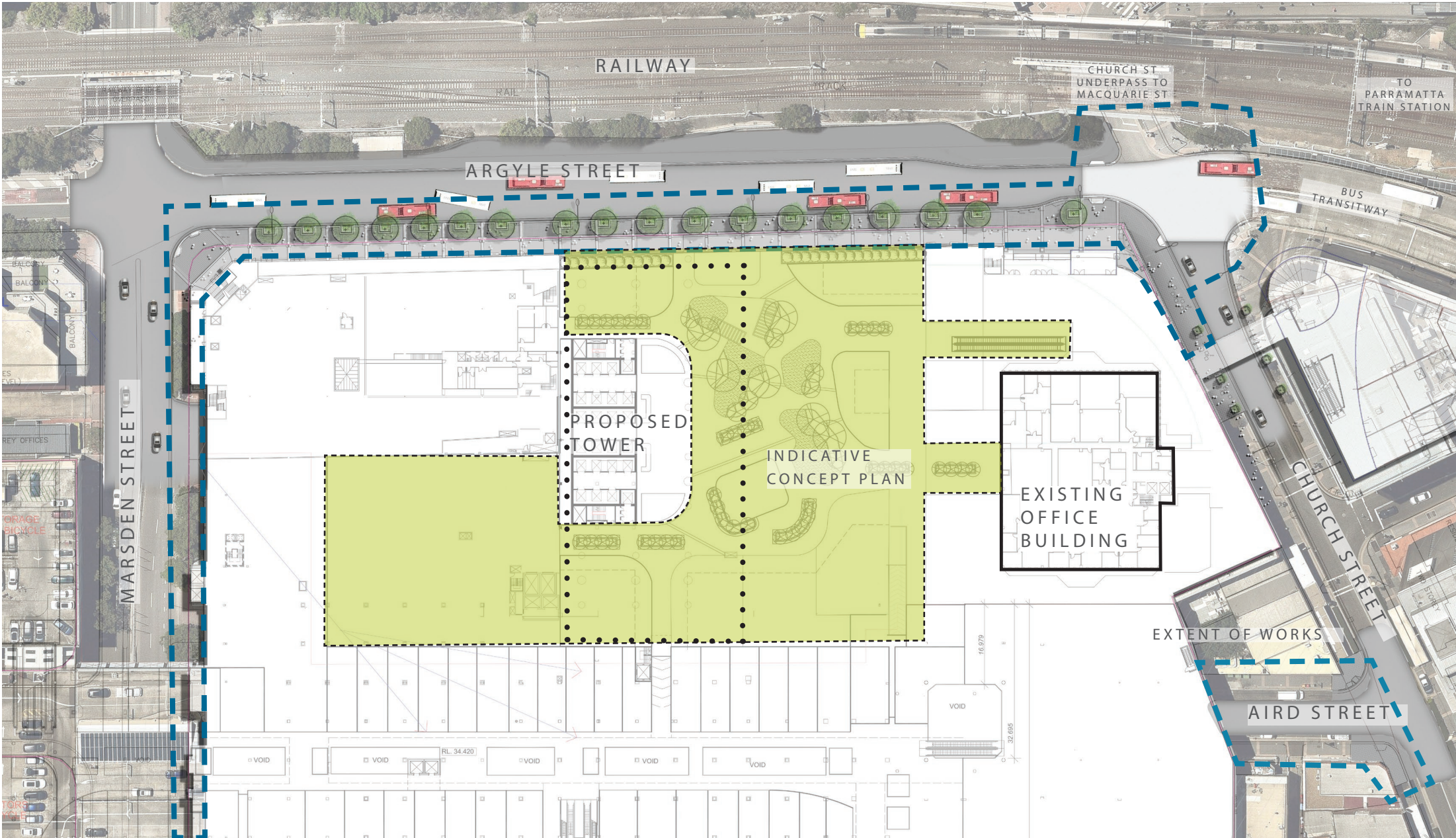
The public domain and new public art proposals respond to the relevant items in the Secretary’s Environmental Assessment Requirements (SEAR’s) letter dated 29.9.17. In summary this requests that a response be provided that:

- Outlines the scope of public domain improvements, street activation, key pedestrian linkages with and between other public domain spaces, existing and proposed buildings and surrounding areas including Parramatta Rail Station and Parramatta Transport Interchange;
- Include a Public Domain Upgrade Plan for the project covering the street edges of Church, Argyle, Marsden, Aird and Campbell Streets.

All proposed public domain improvements have been prepared to be consistent with the City of Parramatta Public Domain Guidelines (July 2017) and aim to enrich the precinct identity, improve the general amenity and improve the quality of finishes of the areas.

Parramatta City Council’s response to the SEAR’s comments in regard to public domain have been reviewed and addressed in the proposals for the subject scope area fronting the proposed development and centre improvements.

The potential to contribute public art to the Church Street underpass to Macquarie Street has been indicated, demonstrating a public art strategy through providing a range of options that respond to the specific opportunities of the underpass and interface with existing public art treatment of the adjoining retaining walls.



Related Landscape and Public Domain Areas - Indicative only, refer Architects plan for detail.



Indicative Landscape Design Imagery: Activated streetfronts; public art to Church St link; destination rooftop landscape and retail.

J. INDICATIVE PODIUM RETAIL AND LANDSCAPE

An indicative concept plan of a destination landscape and dining rooftop is envisioned, Providing a new family and outdoor rooftop dining identity for the area. The podium landscape integrates closely with the existing and proposed tower lobbies, with a contemporary design of retail pavilions with indoor and outdoor seating set in a lush garden setting. The detail of these areas is subject to design development at DA stage, with indicative concept plans and images provided below to demonstrate the potential for integrated retail and podium landscape.



Indicative Podium Landscape Design Imagery

K. PRECINCT PLAN - CORNER ARGYLE AND CHURCH STREETS



- Legend
- ① Pedestrian Paving Upgrades
 - ② Additional Public Art opportunity
 - ③ New street tree planting
 - ④ Public seating outside boundary
 - ⑤ New road paving



Landscape Character

The corner of Argyle & Church street presents as a primary entrance servicing pedestrian access from the pedestrian crossing to the Church street underpass, and towards the station and transport interchange to the east.

The existing street scape consists of charcoal pebblecrete pavers with blonde highlight banding and kerb trim. Freestanding planters occur along the street edge of the footpath.

Benefits of Public Domain Upgrades

Improved pedestrian user experience and continuity of Westfield entry.

Improve the current experience and activation of frontage with additional activity and passive surveillance.



Public Domain Opportunities

Upgrade of public domain paving to correspond with City of Parramatta Council Granite paving palette.

Increase in general public amenity with additional ‘sculptural’ bespoke ‘cube’ seating.

Improved connection and potential introduction of additional public art to the Church St underpass.

Paving to the intersection of Argyle and Church St will improve pedestrian connectivity with Parramatta Square and enhance visual amenity.

Upgrade intersection of Aird and Church Street to minimise crossing distance.



Existing Site Photos

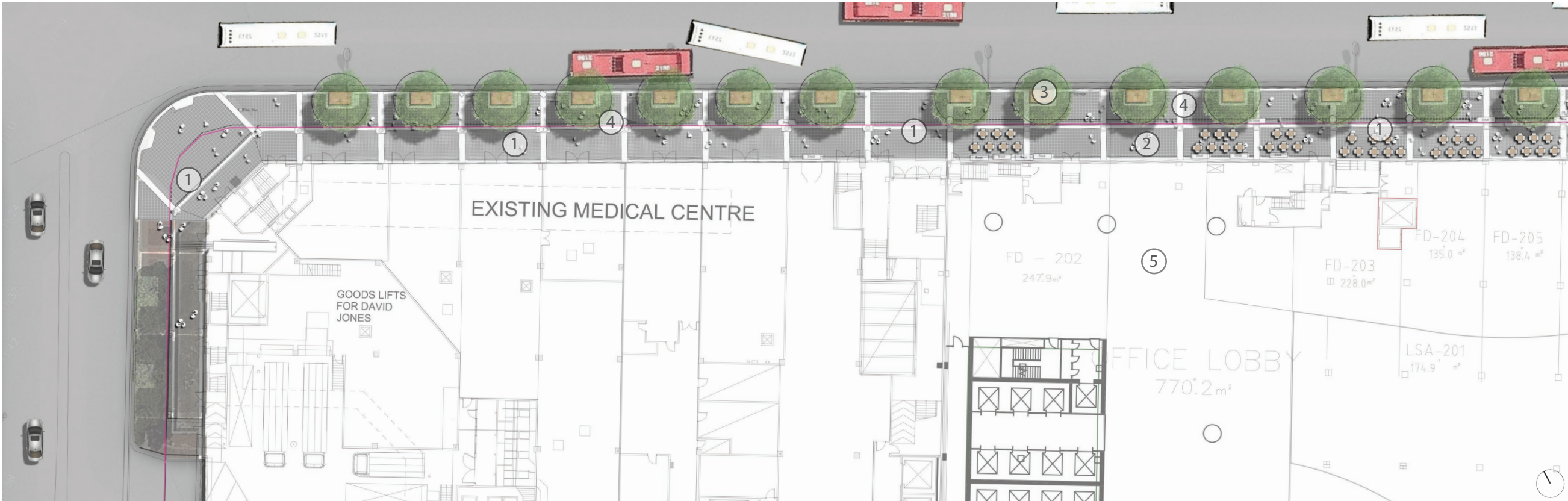
L. ARGYLE STREET RETAIL ACTIVATION AND OUTDOOR SEATING

As an indicative concept plan, the streetfront public domain paving is envisioned to be upgraded in accordance with public domain guidelines as shown. Portions of the undercroft addressing the streetfront are proposed to be activated with new retail that fronts onto both Argyle Street and the internal retail mall. Concept outdoor seating areas are delineated generally with a smaller unit size paver as shown on the plan. Public domain paving from the footpath continues to the retail and commercial building entries, reinforcing these primary public access locations. There is a minor reduction in bench seats along the undercroft, significantly offset by the new outdoor retail seating. The proposals are shown conceptually, with detail design to be developed with Council consultation as part of preparation of DA documentation.



Indicative Outdoor Seating Design Imagery

M. PRECINCT PLAN - CORNER MARSDEN & ARGYLE STREETS



- Legend
- ① Pedestrian Paving Upgrades
 - ② New Lobby Entry
 - ③ Retained street planting
 - ④ Bench seating
 - ⑤ Commercial Tower Lobby

Landscape Character

The corner of Marsden & Argyle Street presents as a general frontage with limited retail access. At Marden Street there is a loading dock providing for goods delivery and service access.

Public Domain Opportunities

Upgrade of public domain paving to correspond with City of Parramatta Council Concrete Paver palette.

Upgrade of inconsistent private paving located under building above. Where concept of commercial frontages present to Argyle it is proposed that a finer grain paver of the same material be used for consistency but also to define service areas.

Upgrade of existing Plane tree pits to include massed groundcover planting

New street furniture to the recommended Council palette, with adjusted locations to suit New commercial tower lobby frontage / bus stop locations.

Benefits of Public Domain Upgrades

Paving upgrades to eliminate inconsistencies will create a unified frontage and more defined pedestrian zones.

Paving upgrades to eliminate potential trip hazards from brick paving

Additional landscape groundcover planting to provide visual buffer and softening of hardstand.

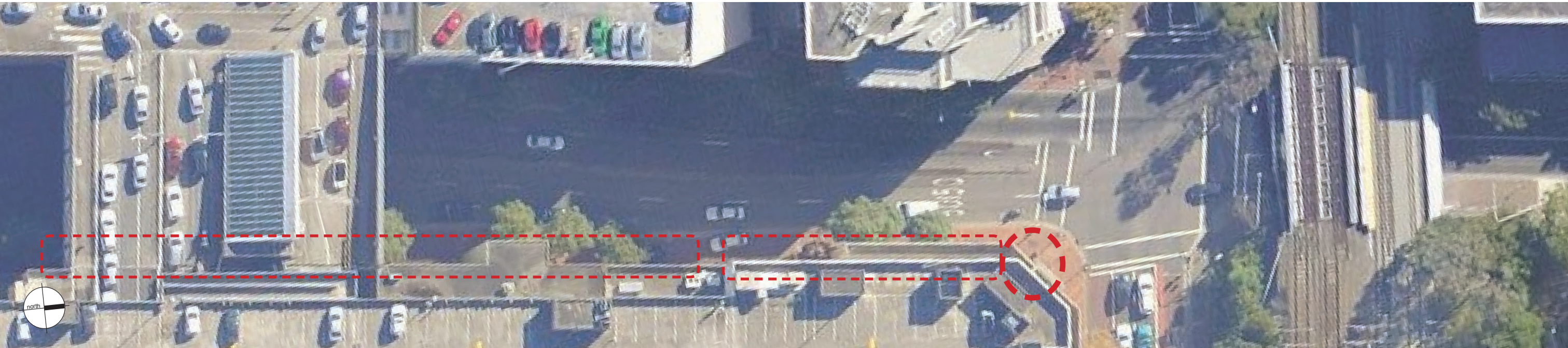
Introduction of activate frontages providing activity and passive surveillance.

Commercial lobby entry to improve entry definition and retail activation.

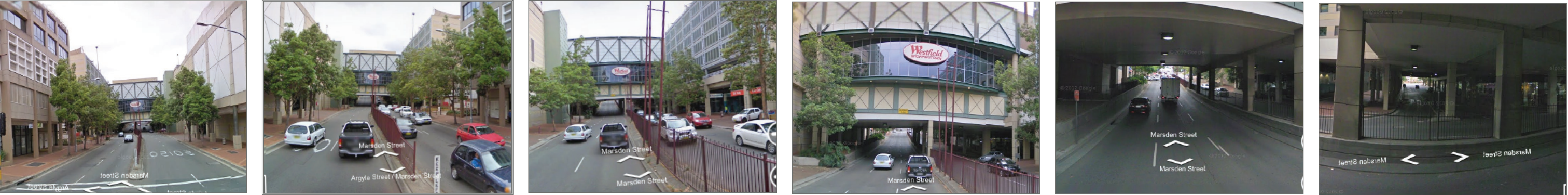


Existing Site Photos

N. PRECINCT PLAN - MARSDEN STREET NORTH



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 civic identity. The streetscape is divided by the central median having a RMS pedestrian barrier fence. Brush Box trees are starting to mature and provide greening of the streetscape. The eastern footpath is brick unit paving – presenting a well organised and reasonable quality finish. There are minor defects in the furniture that are proposed to be made good. Paving continues continues below the under-croft spaces to both sides of the northern portion of the street. Approaching the overhead bridging structure, the footpath becomes elevated above the street level, with accompanying landscape creating a link to the ‘southern’ portion of Marsden Street.

Main landscape design analysis conclusions are:

- Furniture repair and renovation to make good
- Under-trim and prune trees to assist maturing form to have clear trunks and well balanced crown;
- Review planting to existing planter beds and renovate or plant additional plants as required to create quality presentation.

O. PRECINCT PLAN - CAMPBELL STREET WEST



Key Plan



Campbell Street West – Existing Character and Landscape Design Analysis

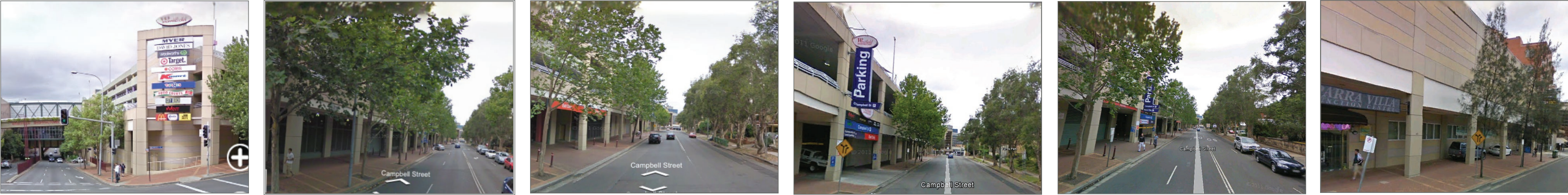
This portion of Campbell Street is substantially a continuation of the eastern portion discussed on the previous pages, being the ‘rear address’ of the centre, presenting a well modulated facade to the principally residential frontages opposite – with due attention having been made to create an attractive 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:
- New tree planting proposed to location where tree has previous failed and been removed
 - Remove tree grates where appropriate and complete flush paving with crushed granite to Council requirements
 - Complete ‘missing’ mass planting’ to planter at the base of the overhead vehicle bridge link.

P. PRECINCT PLAN - CAMPBELL STREET EAST



Key Plan



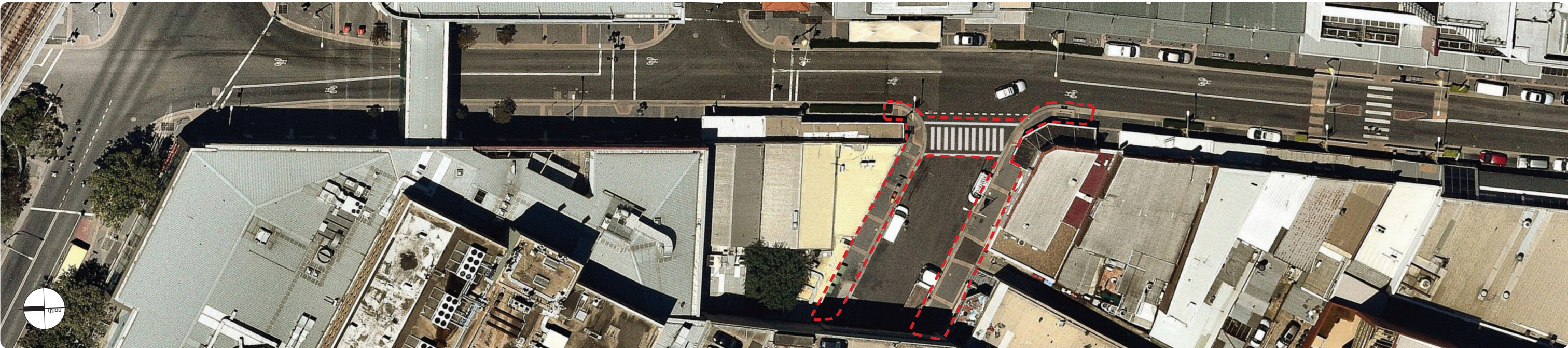
Campbell Street East – Existing Character and Landscape Design Analysis

This portion of Campbell Street is substantially the ‘rear address’ of the centre, presenting decked carpark to the principally residential frontages opposite. The facade design provides variety and detail that creates a successful street address given the principal functionality is the parking access and egress. The undercroft below the façade provides a covered walkway component for the majority of the length of the street, which provides amenity for pedestrians. The Platanus x hybrida trees are starting to mature and significantly contribute to the streetscape, with their tall broad canopies complementing 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:

- 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
- Two new street trees proposed to locations where tree has previous failed and been removed
- Additional two public seats.

Q. PRECINCT PLAN - AIRD STREET EAST



Key Plan



Aird Street– Existing Character and Landscape Design Analysis

The existing footpaths are brick paved and generally in good condition. There are no street trees in this short cul-de-sac, with the road primarily being a service access. Main landscape design analysis conclusions are:

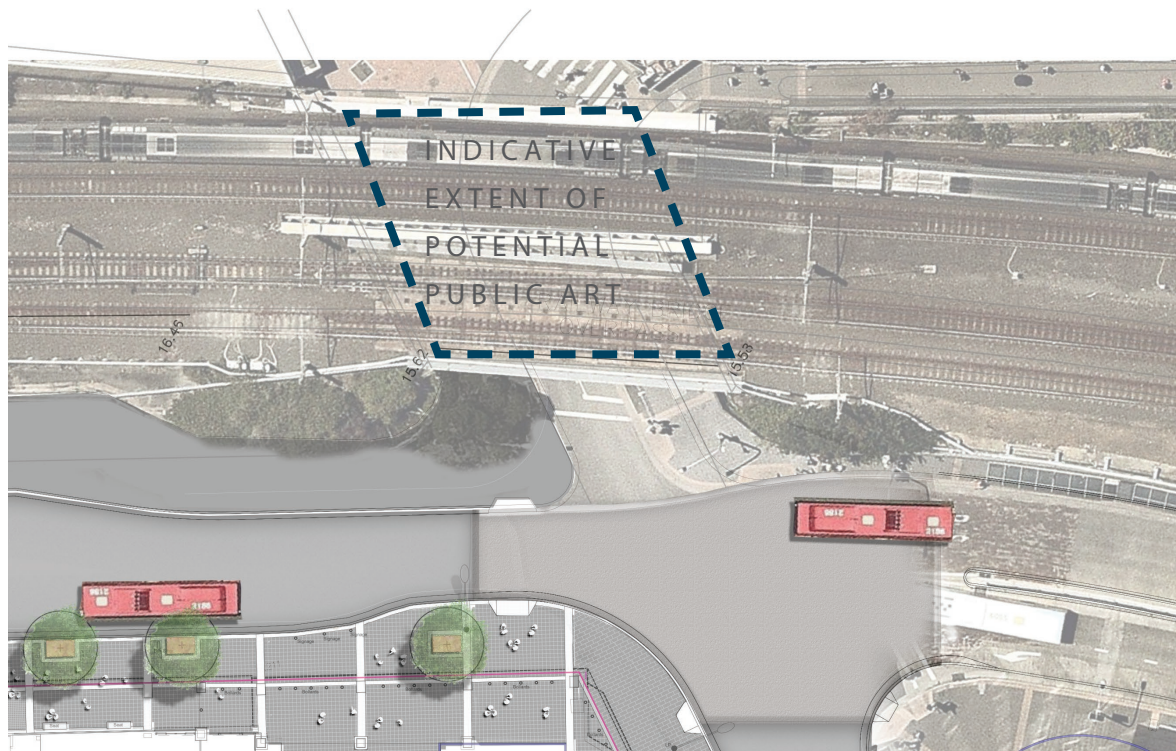
- Provide pedestrian crossing across Aird Street

R. PUBLIC ART STRATEGY FOR CHURCH STREET UNDERPASS

The SEAR’s letter comments and Council feedback suggested public art treatment of the Church Street underpass, including:

- Upgrade the interface of the railway underpass to improve visual continuity & permeability;
- Enhance connections between the southern part of Church Street & future Parramatta Square.

Site Image Public Art Consultants have completed numerous significant public art strategies and installed artworks. For this location the strong visual character of the artwork textures in the adjoining retaining walls is considered best complemented by treatment of the soffit of the railway bridge. A range of ‘light art’ proposals are illustrated, and indicate a general approach for future detailed artwork proposals to be developed in cooperation with Council.



Design Imagery



Existing Church Street Underpass

