

## 9.0 Landscape Concept Plan

### 9.10 'Columbia Place'

Columbia Place was conceived in the objectives of the site planning that created firstly the extension of George Street, and the square as a civic area to provide a culminating identity space as a feature of the precinct. The 'island' nature of the Columbia site defines that walkways and roads terminate and require return or loop journeys for those visiting the site from the Bakehouse Quarter. For this reason Columbia Place has a special role as a destination that completes the Bakehouse Quarter, with the approach footpaths reinforced by the flanking retail and commercial frontages on the new section of George Street that will continue from the west side of Parramatta Road. Equally, Columbia Lane (as noted below) is to be retained and upgraded and provided active frontages, also linking to the proposed plaza. The plaza will also provide a destination for pathways along the open space corridor adjacent Powell's Creek extending to the west, and for walkway links to Homebush Station and Homebush Village to the south-east. As noted, active retail, commercial and community tenancies will open onto each of these streetscapes and linking open spaces.

The 'square' design closely reflects the aims and objectives as determined during the master planning stage, creating an active community and retail hub that attracts and entertains visitors. Water features, a grid of palm trees and seating, focal thematic sculpture, and level change up to overlooking cafes and retail all contribute to creating a dynamic space that provides interest, identity, amenity and entertainment.

The proposed focal sculpture is to be sited to pick up the vistas both along George Street, and also from the water channel bridge crossing approaching from the west. The series of low bubbling water features set regularly in the grid arrangement of

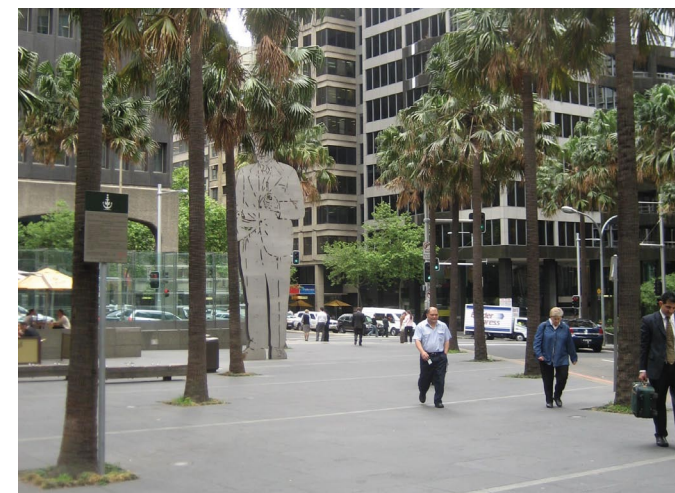


elements will provide genuine allure and interest in their changing patterns and rhythms of sequenced movements. By night, lighting of the benches, palms, sculpture, retail, and particularly the water features will ensure a vibrant visual identity.

The specific identity of the space echoes the formal plazas of Olympic Park and of Rhodes, with the palm grid a formal response to the use of palms as identity elements at many key locations in the locality. The grid of palms continues across a last portion of George Street, with raised pedestrian crossings and narrowed road dimension assisting the sense of pedestrian priority and continuity towards the open space and channel to the south.

Columbia Plaza is to be a well-lit open space with a high level of surveillance from overlooking as well as ground level views, ensuring it is safe, as well as attracting a high level of visual interest. Thematic content will convey local heritage and community themes and identity. It will provide a worthy civic identity space, with the residents, general visitors and retail patrons ensuring the space is active.

It is noted that further consultation and design development is likely to result in refinement of the design concept for the plaza in order to meet the requirements of all stakeholders. Design response would be required should it be determined that an entertainment stage or amphitheatre was required, or other functional requirement determined through consultation. The design as illustrated, is considered an appropriate response as a dynamic and alluring civic open space. 'Chifley Square' is considered an equivalent type of space, with this design providing increased functional amenity, retail activation, interpretive elements, and visual interest.



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### 9.10 'Columbia Place'



Figure 6: Columbia Place; Artist Impression (by others)

### 9.11 George Street (Extension)



Figure 7: George Street view across Parramatta road; Artist Impression (by others)



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## 9.0 Landscape Concept Plan

### 9.11 George Street (Extension)

The new portion of George Street on this northern side of Parramatta Road aims to provide an enhanced version of the successful northern portion of the active retail streetscape. An avenue of broad canopy, deciduous trees will create a highly formal visual identity, complementing broad footpaths accommodating generous walkways & cafe seating, and formal roadside hedge planting. This streetscape profile has been given a high level of consideration as a key visual and active retail area for the project. The formal road edge will delineate road and footpath, and provide a highly manicured landscape identity that complements the regular canopy trees.

The high volume of pedestrian numbers to the Bakehouse Quarter streets and spaces can be extrapolated to this linking segment of roadway, leading to and from the identity space of Columbia Place. The population of the on-site residential towers, commercial tenants and visitors will in itself activate the precinct, will draw pedestrian movement across busy Parramatta Road, also existing residents to the west of the site. The potential for the roadway to be a 'barrier' to movement is designed to be overcome by the scale and identity of the architecture, the gateway nature of the flanking facade elements marking the threshold of entry into the street. The narrowing and then widening of the streetscape created by the built form creates gateway or portal type architecture, distinctly marking the highly active Parramatta Street intersection, and a transition into the more refined, pedestrian, retail and cafe activated streetscape further south leading to Columbia Place.



Views down this tree-lined roadway looking north-south are marked by defined hedge borders that provide a refined edge, and distinctly mark safe pedestrian zones and roadway, with crossings very much as distinct linking points. The framed view terminates on the focal sculpture in Columbia Place, and the backdrop grid of tall palms, and active retail facade behind.

Continuing down George Street, there is the wide civic space of Columbia Place to the left, then the portals of buildings marking the termination of the main civic link, and marking the continuation of space to the right (west) into the 'Columbia Link' landscape space.

George Street then narrows, with the residential entry and carpark access road from this last portion of road, which enjoys views to the dramatic masonry railway archways that mark the final end of the public access areas (with gates securing the private railway street and lands beyond). The second arch marks the continuation of the waterway channel towards the east. To the right, the new roadway connects with the residential basement, and with the access to the large electricity substation. Planting to this area aims to largely screen views to the infrastructure type appearance of the substation. New screening trees and shrub planting is proposed to reinforce existing trees along this boundary as is possible, so that the required authority access is provided. The framed view terminates on the focal sculpture in Columbia Place, and the backdrop grid of tall palms, and active retail facade behind.



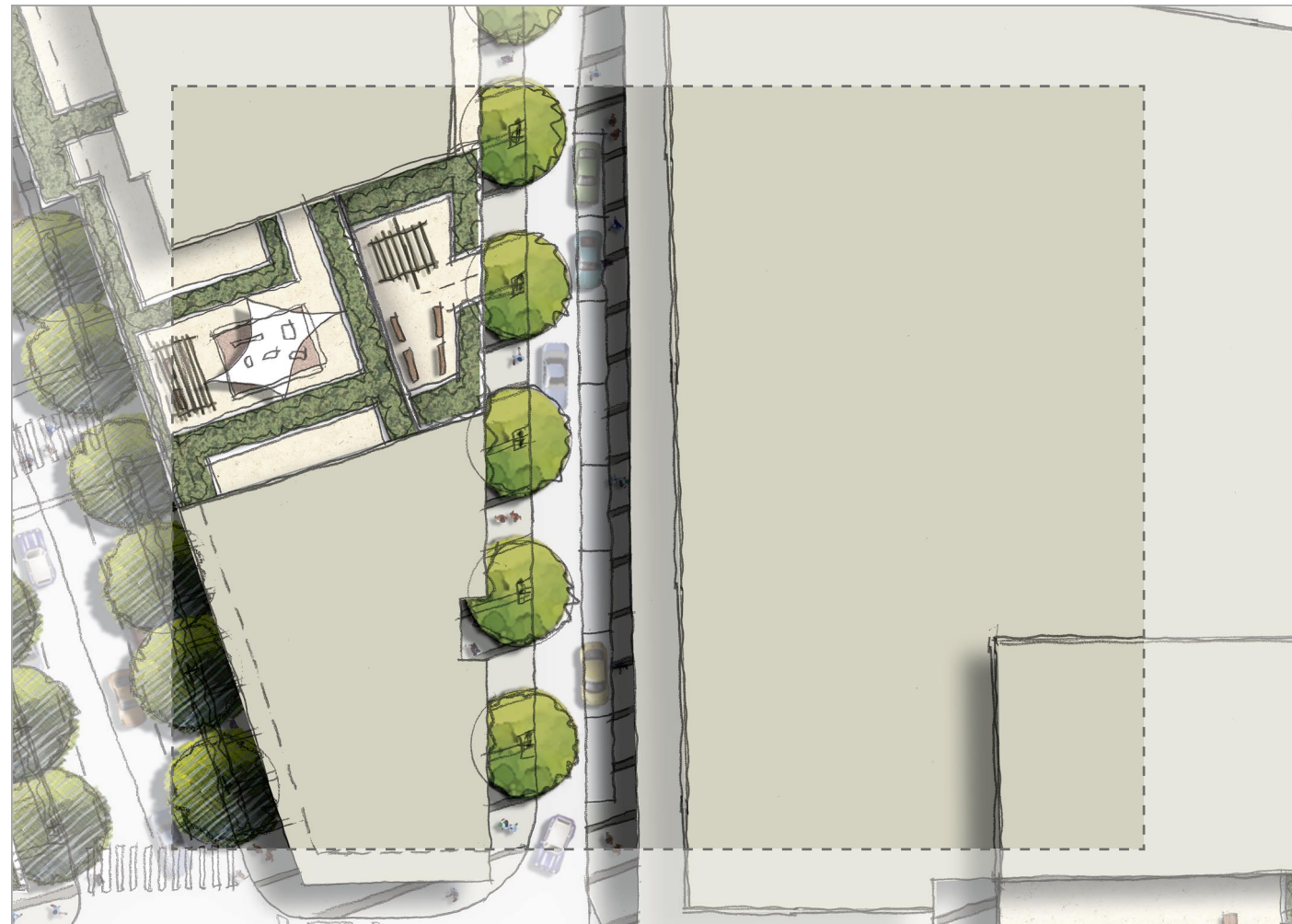
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### 9.12 Columbia Lane

In the special subtle idiom of laneway retail that is epitomized in CBD areas (such as in Melbourne), the narrow dimension and vertical space of the lane is envisaged as contributing to a quality civic and retail outcome. Potential new tenancies fronting the lane, along with new trees and paving treatments and allied lighting and street furniture will create a high visual quality complimenting the broader avenue identity of George Street.



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## 9.0 Landscape Concept Plan

### 9.13 Parramatta Road Frontage

The project frontage of approximately 350 metres to Parramatta Road provides a substantial opportunity to upgrade the quality of the streetscape, and its sense of identity and connectivity to the regionally significant Bakehouse Quarter. Opposite the eastern end of the subject site, the proposed Bakehouse Quarter Expansion Area (Part 3A State Significant Project) proposes to complete the upgrading of the roadway and built form.

The proposed design of the Columbia Precinct shows street trees at regular intervals along the roadside, with allied low planting beds that will provide foreground detail but also permit views to the commercial frontage and showrooms. Paving and accent banding is shown to upgrade the frontage and continue the 'Bakehouse' identity across from the northern roadside.

The materials selection and street furniture is indicative, and final selection will require further consultation with various Stakeholders to ensure a coordinated outcome that fulfills the objective of streetscape upgrading and continuity of civic character.



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### 9.14 Rooftop Courtyard Common Areas

A series of podium rooftop terraces are proposed to the residential towers across the site (as indicated in the landscape plans) to provide common recreation space for the benefit of residents. These terraces are variously indicated to have shade structures, seating alcoves, lawns, play equipment, water features, and notionally a swimming pool (subject to assessment of market requirements). All of these areas will require detailed design development in order to provide the maximum amenity according to the specific tenant requirements and profile developed over time with the development team. The plans therefore show indicative designs, but confirm the intention to provide areas of common access for the benefit of residents.

The appearance of significant 'green edges' to portions of the building façade have been a key consideration in the formulation of the terrace landscape proposals. These will provide an important design element in the building elevations, and views up from roads and civic spaces.



ROOFTOP: Buildings A-C



ROOFTOP: Buildings C-D



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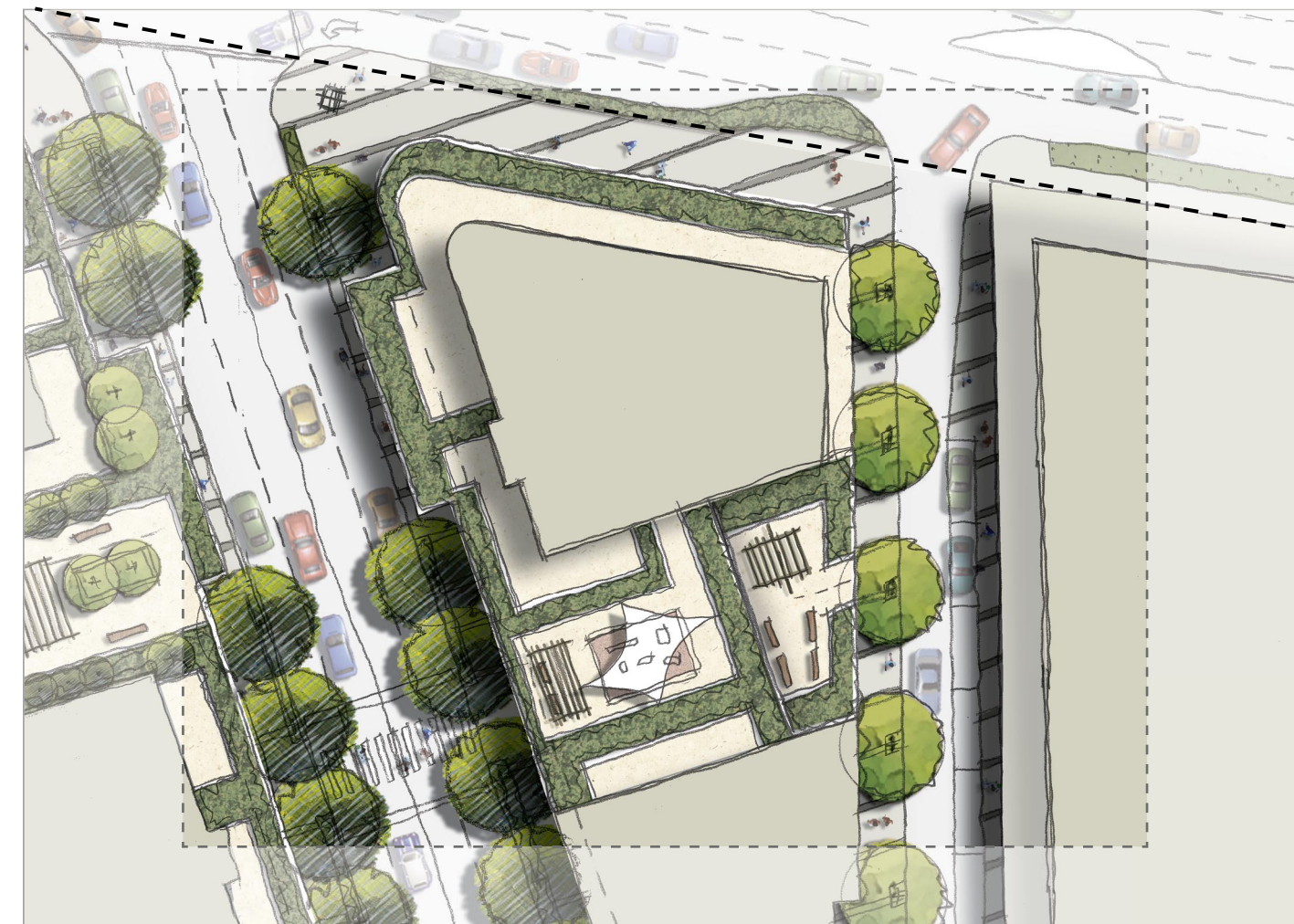
### 9.15 Rooftop Courtyard Private Terraces

As illustrated on the plans, where architectural opportunity presents, larger residential terraces on podium and upper building levels, are to be provided landscape treatments. As for the common rooftop courtyards, all of the private terrace areas will require detailed design development in order to provide the maximum amenity according to the specific apartment design and terrace configuration. The plans therefore show indicative designs, but confirm the intention to provide private residential landscape terraces to many of the apartments.

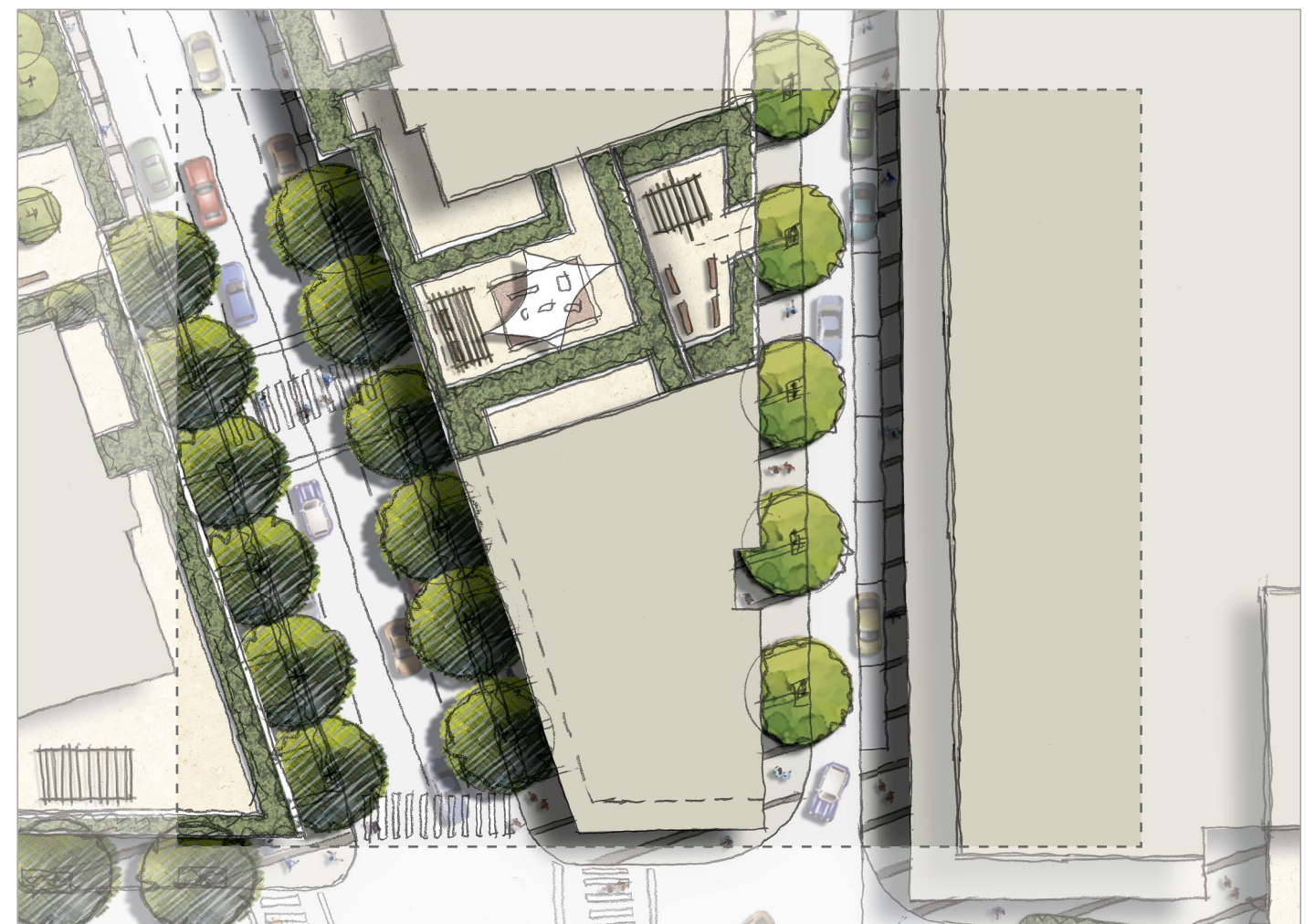
The appearance of significant 'green edges' to portions of the building façade have been a key consideration in the formulation of the terrace landscape proposals. These will provide an important design element in the building elevations, and views up from roads and civic spaces.



ROOFTOP: Buildings G-H



ROOFTOP: Buildings I-J



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