

9.0 Landscape Concept Plan

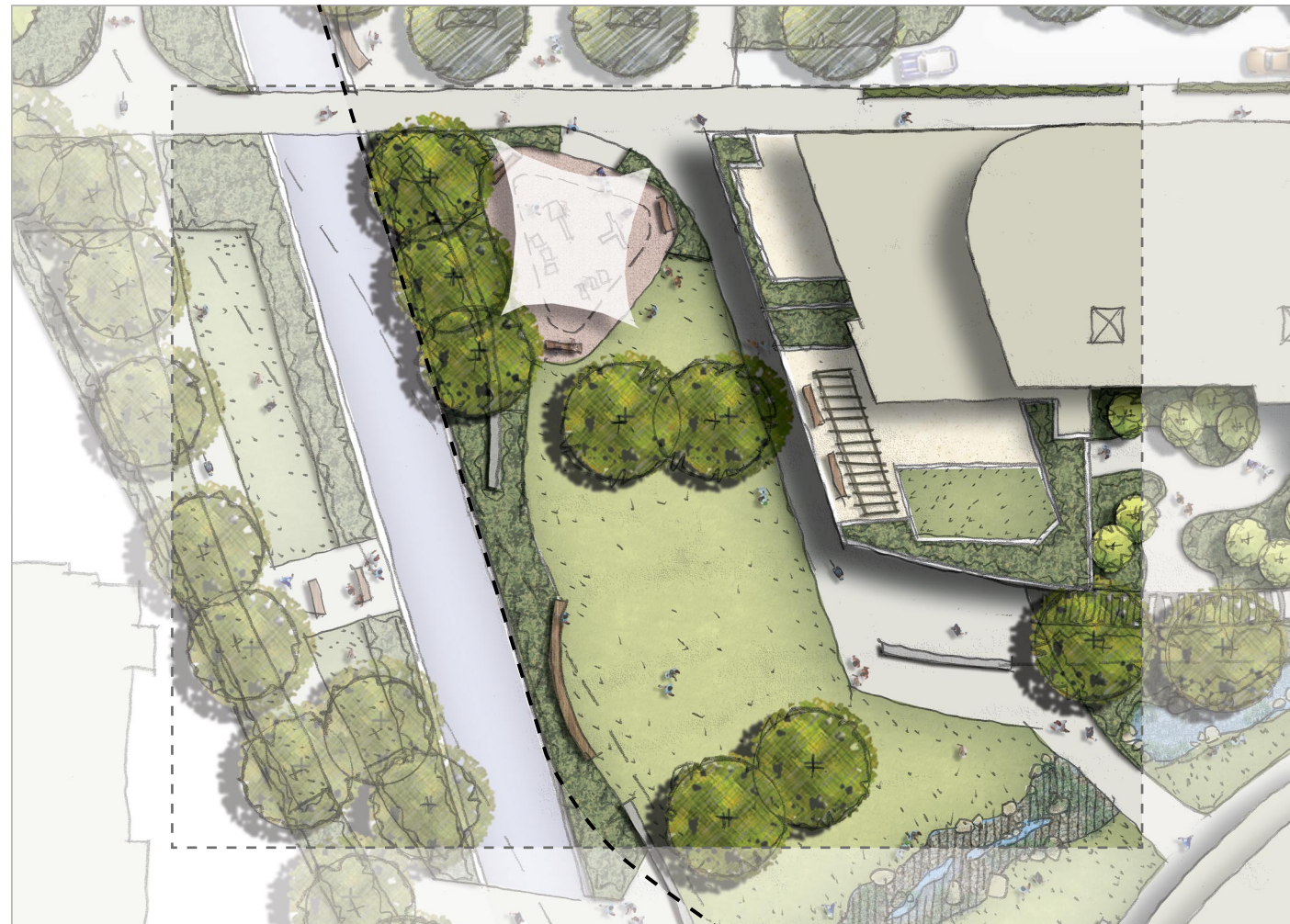
9.04 'Powells Creek Water Channel'

Consultation with Sydney Water indicated the existing water channel is preferred at this time to be largely left undisturbed. The exception is to provide planting along the channel edge to provide a water soak / filtration zone for water prior to entering the canal. The design of levels, drainage collection and output will be completed as part of design development with the Hydraulic Engineer. Planting will provide a green edge, and buffer that will disguise secure fencing in select locations.

One pedestrian bridge is formally proposed across the channel, with others notionally shown :

- As an initial bridge crossing closer to Parramatta Road, until the Council assumes control of land for the final proposed bridge crossing; and
- A second 'possible' bridge crossing further south, where indicative landscape only is shown on land outside the site.

The primary pedestrian bridge as indicated is intended to provide a key link to Homebush Station, aligning with the east-west roadway and pedestrian right-of-way path open space link.



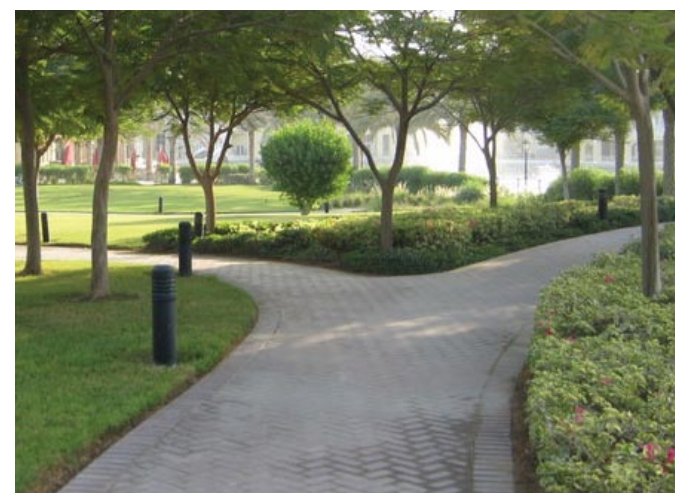
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9.05 'Water Terrace' Open Space Corridor

This linear space is defined by the retail frontage and the channel, and with its north-western aspect will provide a highly appealing area, potentially suited to cafes or just passive seating. It is a logical pedestrian corridor, but duplicates pathways to the east and west, so volume of use will depend on activation and patronage from the adjacent retail arcade and retail frontage, and the level of amenity provided and attraction provided by the retail offer. Endemic, regularly spaced, high canopy trees will visually reinforce the alignment of the channel, provide shade, as well as offset the presence of the adjacent built form.

The park area shown on the western side of the channel is open space reservation to be acquired by Strathfield Council. The pedestrian bridge will need approval by both Council and Sydney Water.

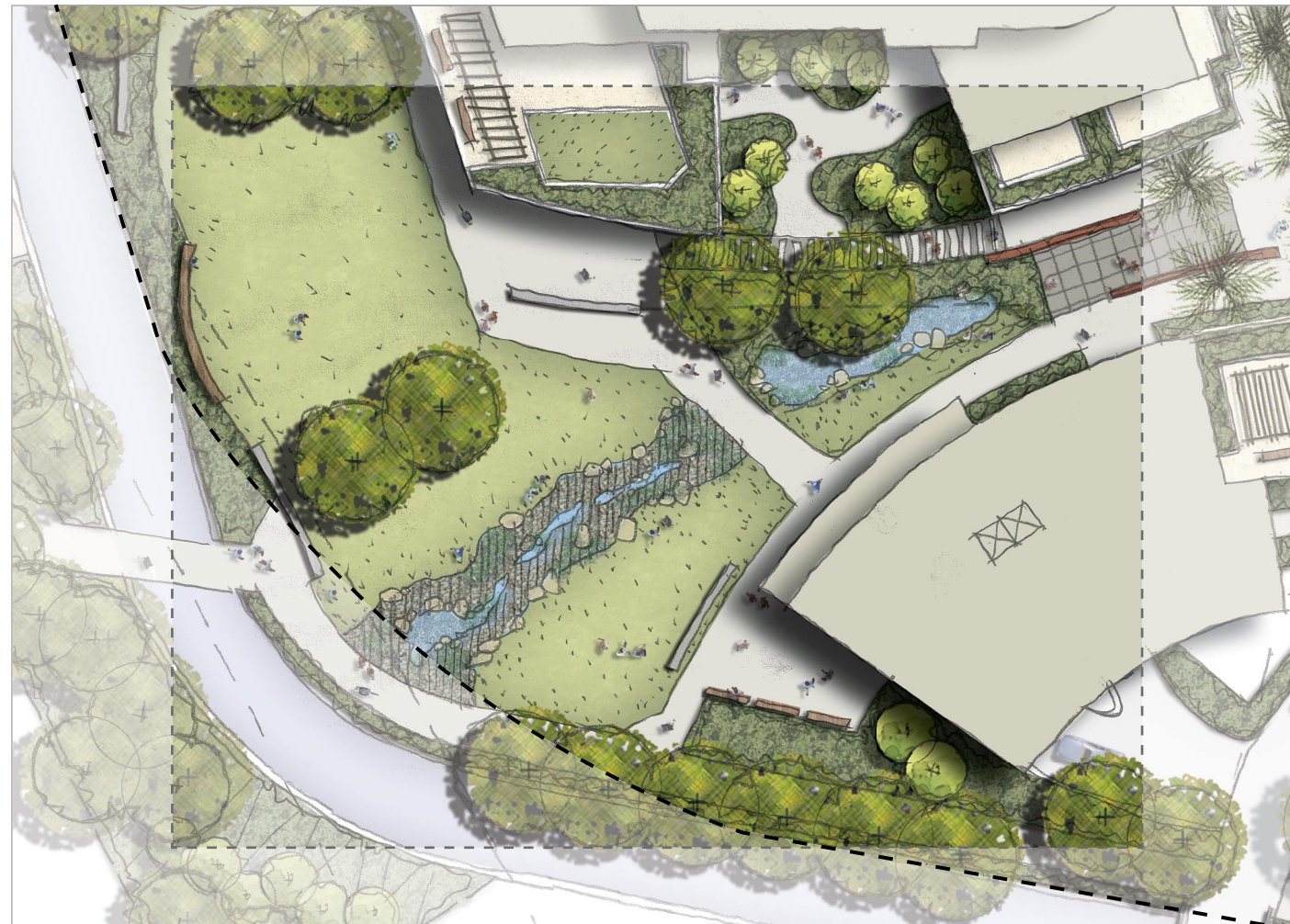


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9.06 'Columbia Park'

This open area in the South-West corner of Columbia Precinct is to provide a broad offer of recreation amenity, and is seen as a highly used space that will generate direct activity as well as observers in adjacent cafes, community rooms and terraces, and pathways through the area. At the southern end a children's play area / water channel (shallow or even dry) will contain a range of play opportunities for numerous age groups. At the northern end, a fenced formal play area with shade canopy and surrounding seating. An open lawn area in the centre has pairs of trees at each end (informal 'goals') to assist casual use of the space for children's casual football. 'Community' rooms and terrace areas open onto this park area, with significant outdoor café type area. Long seating benches are proposed to define a planted edge against the adjacent water channel. This planting will contain a secure child-proof fence that will extend to the pedestrian bridge to the north and access bridge to the substation to the east – ensuring containment of access to the water channel, providing a high level of safety in the area.



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9.07 Open Space to South End of Water Channel

The landscape proposals illustrated on the south-western side of the channel are conceptually indicative, as the land is not part of the subject site and will require acquisition by council, being zoned proposed open space. The illustrated outcome would provide some passive seating in an open area, and a backdrop of taller screen planting across the channel opposite the site. A large number of trees already occur on the private property adjoining this area, which will provide a green outlook for views in this direction from Columbia Park.

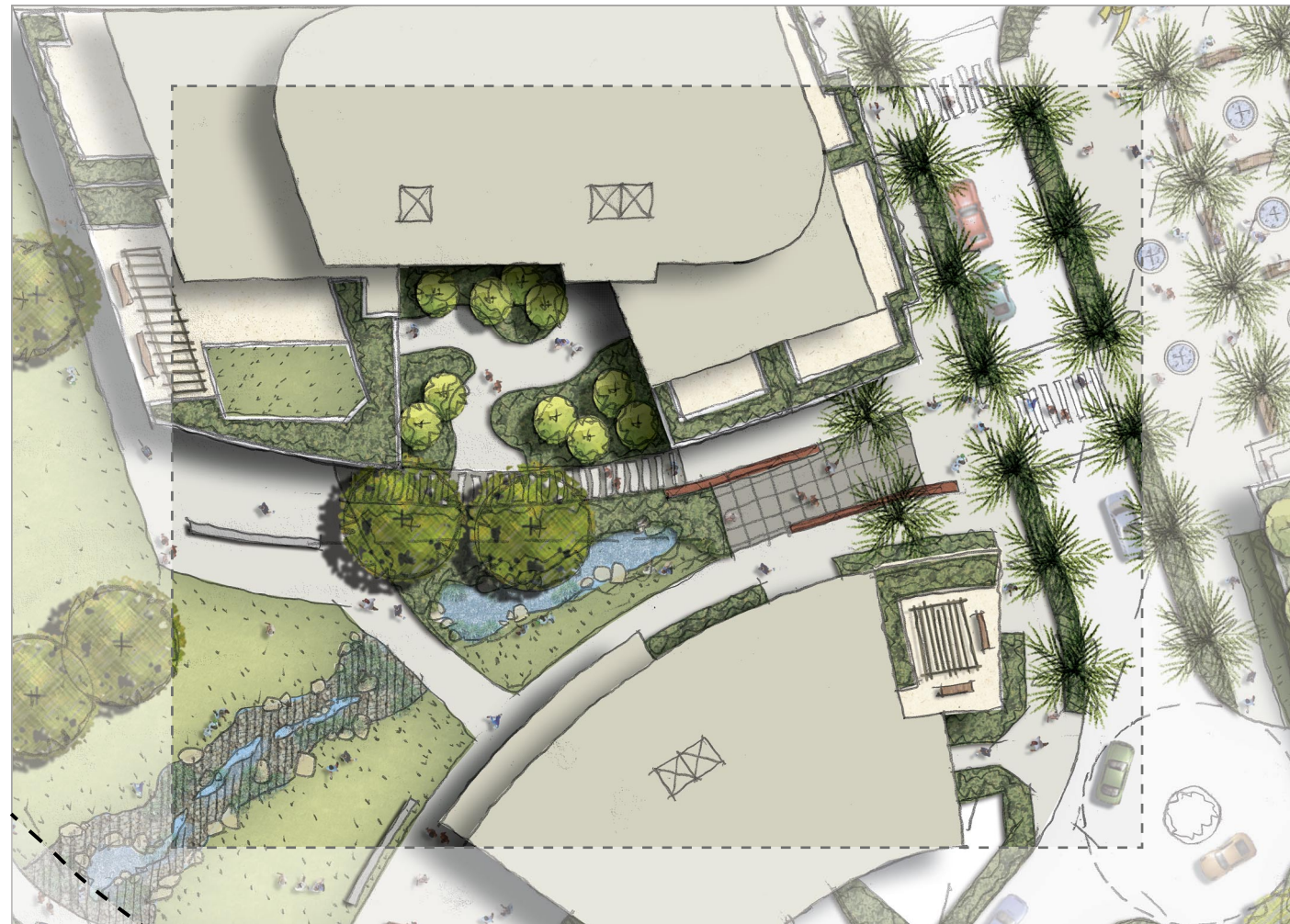


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9.08 'Columbia Link' Linear Open Space

East of Columbia Park the pedestrian space narrows with the buildings framing a gateway type space that defines the change from parkland and garden to civic identity space in Columbia Place. 'The Link' is seen as an important signature space, with views framed in both directions, and a focused pedestrian movement corridor. Feature paired benches, or even sculptures, are proposed for this location. The area includes a shallow, rocky water feature element that will provide a garden feature as a visual continuation of the water play runnels below this area. The proposed shallow pond (as a visual feature only) allies with a broad residential courtyard space adjacent, which is to feature massed tree ferns and small palms to create a focal garden space.



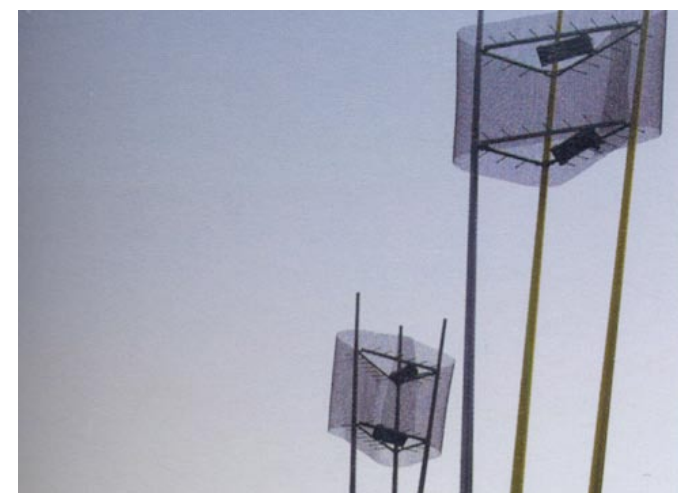
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9.09 Substation / Water Channel Frontage

There is an existing access route and maneuvering area that is to be maintained to the Substation and to Railcorp land. Design development and detailed authority consultation will continue in order that the design achieves requirements for access, maintenance and safety. Existing trees on the northern side of the channel are potentially to be retained (subject to detailed investigation) and reinforced with new tree planting both adjacent the channel and in nearby planting areas as shown – together creating a visual buffer. The walkway shown is hoped to in future provide opportunity for connectivity for access further south along the channel – but it is noted that secure railway lands (RICS site) currently prevents this possibility.

The paired railway bridge masonry arches provide a significant feature for site views at this focal location on the axis of the extension of George Street. The drop in levels towards this bridge does partially conceal views, nevertheless they are of high visual quality and are highlighted by the designed road alignment. The 'paired arches' provide for a narrow roadway with a secure gate, with for the water channel continuation is the second arch.



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