

Hassell

TELOPEA URBAN RENEWAL

STAGE 1A LANDSCAPE CONCEPT PLAN





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Contents		
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Acknowledgment of Country		
We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.		
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Section 1	Project Introduction Background The Proposal This Document	04
Section 2	Site and Context Analysis Strategic Metropolitan Context Local, Contextual and it its place Master Plan Context Stage A1 Context Analysis	08
Section 3	Stage 1A Landscape Concept Plan Public Domain Framework Stage 1A Concept Plan Streetscape typologies	14
Section 4	Appendices A: Schedule of Exterior Finishes B: Planting Palettes	37

BACKGROUND

This report supports the Stage 1A Development Application for the Telopea Concept Plan, a State Significant Development (SSD) submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This Development Application has been prepared by Hassell for Frasers Property Australia on behalf of NSW Land and Housing Corporation.

Project Background

The Telopea CPA forms part of the Telopea Precinct Master Plan (endorsed by City of Parramatta Council in March 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct gazetted in December 2018. The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC's social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities – and to capitalise on access to the new Parramatta Light Rail network.

The Telopea CPA is the land identified in Figure 1 and is currently owned by LAHC, City of Parramatta Council and Telopea Christian Church. The proposed redevelopment of the

CPA is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing with good access to transport, employment, improved community facilities and open space. The program seeks to leverage the expertise and capacity of the private and non-government sectors.

In December 2019, the NSW Government announced that a consortium, comprising Frasers and Hume Community Housing, were awarded the contract to redevelop the Telopea CPA. The SSDA represents the first step in the delivery of the planned redevelopment of the Telopea CPA and the Stage 1A works will provide the first market housing development on the site, as well as a new arrival plaza for the Parramatta Light Rail.

Ownership Context

The Proponent has engaged in detailed discussions with landowners of the existing church and library sites within the core. Acquisition of these sites has been assumed in the proposal described in this design report.

The acquisition of the church and library sites allows their facilities to be consolidated into the upper core community hub adjacent to the station. The Evans Road retail strip does not form part of the master plan proposal, but the intent is to allow for its eventual consolidation into the renewed neighbourhood through future development (subject to landowner intent).

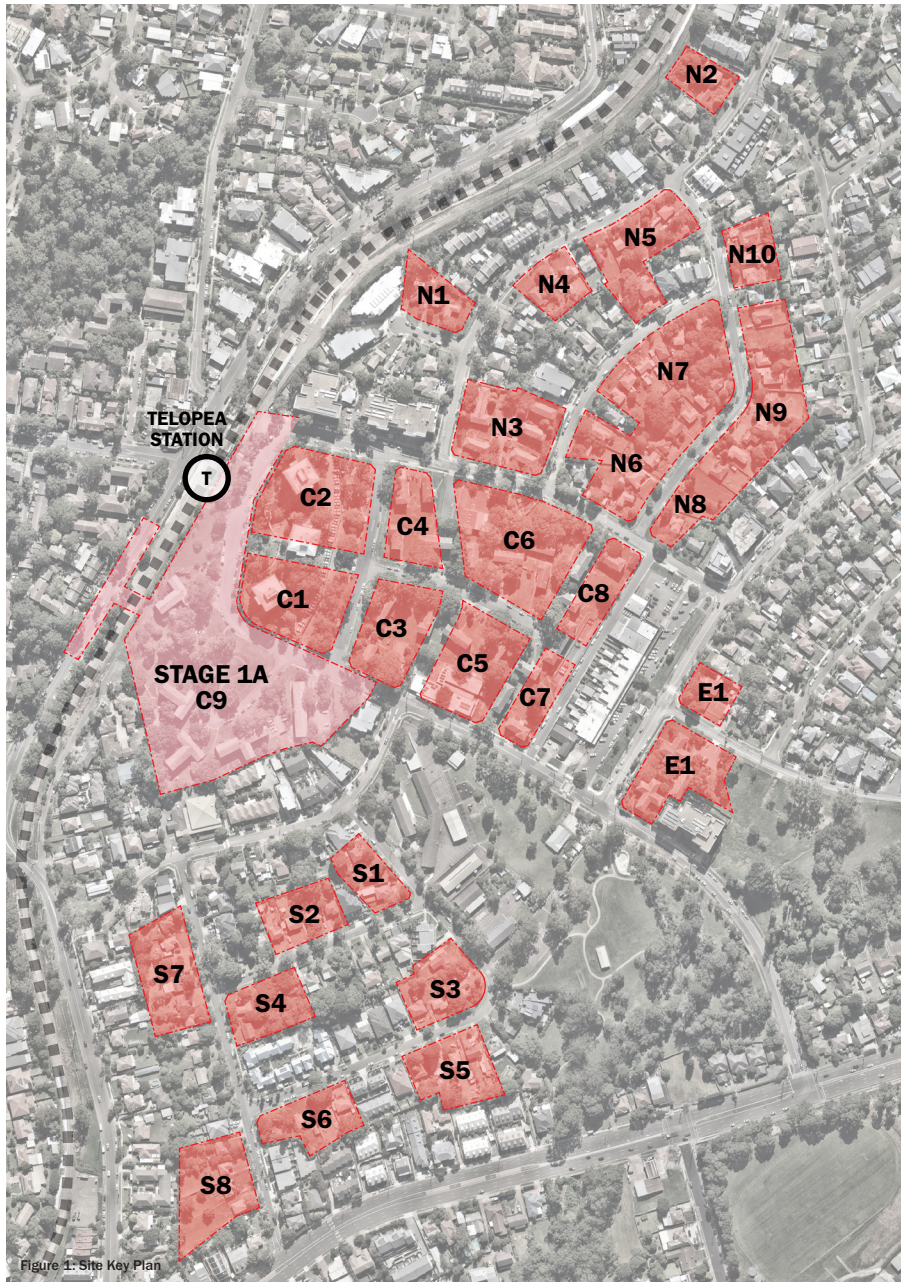
THE PROPOSAL

Site Description

Telopea is located in the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 17km from Sydney CBD.

The Telopea CPA site is approximately 13.4 (ha) and comprises 99 individual allotments (refer figure 1). It currently accommodates 486 social housing dwellings, across a mix of single dwelling, townhouse, and 3-9 storey residential flat buildings, as well as the Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect church, and Telopea Christian Centre.

The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Telopea Public School, a neighbourhood centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park



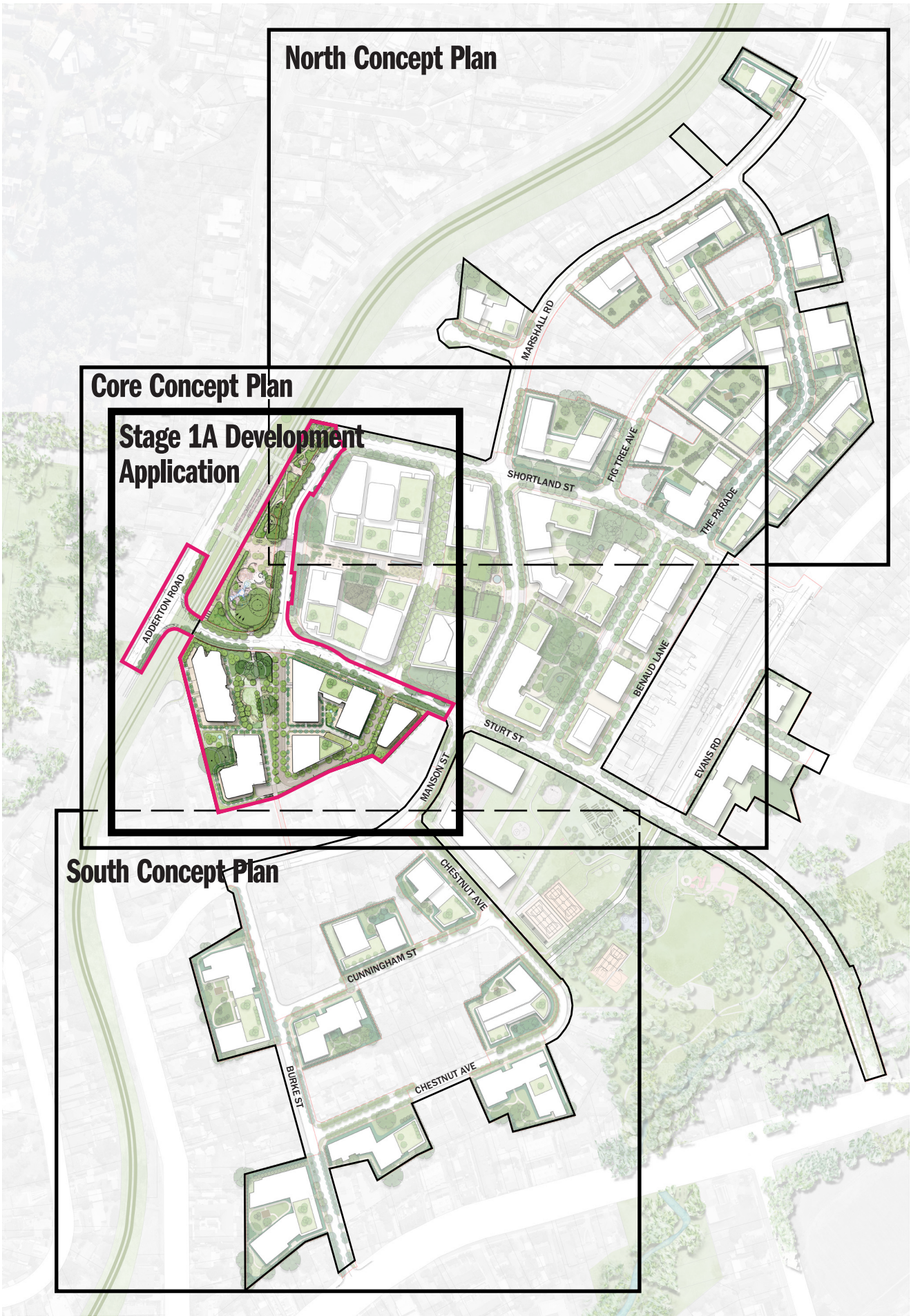
THIS DOCUMENT

Overview of the Proposed Development

The SSDA seeks Concept Approval for the staged redevelopment of the project area, as well as a detailed proposal for the first stage of development. The Concept Proposal sets out the maximum building envelopes and GFA that can be accommodated across the project area, and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework from which any future development application will be assessed against.

The Concept Proposal comprises:

- A mixed-use development with a maximum gross floor area (GFA) of 394,898m², including:
 - Approximately 4700 dwellings, including a mix of social, affordable and market dwellings
 - Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
 - Childcare facility
 - Combined regional library and community centre
 - Combined Church, Residential Aged Care Facility and Independent living unit facility
- Delivery of new public open space, including:
 - A new light rail plaza
 - Neighbourhood park
 - Eyles pedestrian link
- Retention of existing significant trees
- Road and intersection upgrades
- Cycle way upgrades
- Upgrade of utility services



SITE CONTEXT & ANALYSIS

A design response that contributes to the evolving setting of Telopea. To do this, we begin by understanding the special stories unique to place.



LOCAL, CONTEXTUAL AND OF ITS PLACE

Recognition for the Darug people

We respectfully recognise the Traditional Owners and Custodians of the land and waters of Telopea, the Darug peoples.

Our design approach is aligned with the City of Parramatta's 'A Great City Grows Better Every Day' goals and pathways. We are committed to working respectfully with the environment to create the same sense of belonging, connection and harmony that has been felt by Aboriginal people for over 60,000 years.

We understand Parramatta has always been an important meeting place for Burramattagal, Durag and Aboriginal peoples. The Burramattagal have a close connection with the river and the land.¹ Our design aims to continue this harmonious connection between people, land and waters.

We recognise the two registered Aboriginal cultural heritage sites within the wider Telopea precinct. The design acknowledges the importance of these sites for both physical and spiritual community connection.

Orchards and the 'cradle of the colony'

The Parramatta region is celebrated as the 'cradle of the colony', a place where waves of migration have helped shape its rich history. Parramatta's arable lands gave convict settlers the opportunity to create new lives for themselves through farming - eventually forging Australia's identity as an agricultural nation.

We were inspired by the lives of two early European settlers who lived in the Telopea area and used the fertile Wianamatta Shale soils to build new lives for themselves in agriculture - William Mobbs and Joseph Eyles.

After arriving in Sydney in 1798, William Mobbs (1764-1839) was employed in a government garden before establishing his own 700 acre orchard named 'Orange Grove', found west of Mardsen Road.² By 1828 Mobbs was renowned in the colony for having the best the quality apples and citrus fruit.

A diary entry from Felton Matthews records the success of Mobbs, "Old Mobbs was among the first convicts who arrived in the country and was for years employed in the government garden, from whence he obtained a cutting from the first orange tree brought from Rio: this tree he showed with pride as being the parent of his whole orchard, either by cuttings, layers or seedlings...He was the first possessor of peaches."³

Fellow orchardist, Joseph Eyles (1773 - 1856) successfully grew his orchard from a 15 acre leased landholding to 25 acre peach orchard which we was granted the land holding to after twenty-five years of farming. He would later be appointed Constable at Parramatta.⁴

Today, the Telopea Community Garden is a much loved facility which brings people together while supplying residents with nutritious foods.

Our design response is informed by and derives from Telopea's stories of people connecting harmoniously with natural and productive landscapes.

References:

1. City of Parramatta (2017) 'A Great City Grows Better'
2. Parramatta Heritage Centre, (2016) 'Carlingford - A Brief History'
3. Pollon, Frances (1923) 'The Book of Sydney Suburbs'
4. Parramatta Heritage Centre, (2016) 'Carlingford - A Brief History'



Images:

1. Telopea speciosissima 'Waratah' stamp. Date of Issue: 10 July 1968
2. The Orange Orchard of Mr. Pye, Parramatta Artist: Unknown Source: National Library Australia
3. Vineyard Creek Reserve (2018) Photography: ParraParentsy
4. #STREETGYM YMCA's youth program with Telopea Public School (2018) Photography: YMCA twitter
5. Sydney Blue Gum High Forest (circa. 1910-1962) Photohgraphy: Frank Hurley
6. Telopea Community garden. Photography: Hassell
7. Peach orchard
8. Signifiant trees on site
9. Parramatta fruit and vegetable hawker (1895) Photographer: Unknown Source: National Library Australia
10. Quarry Road, Dundas. (1951) Artist: Herbet Gallop Source: National Library Australia

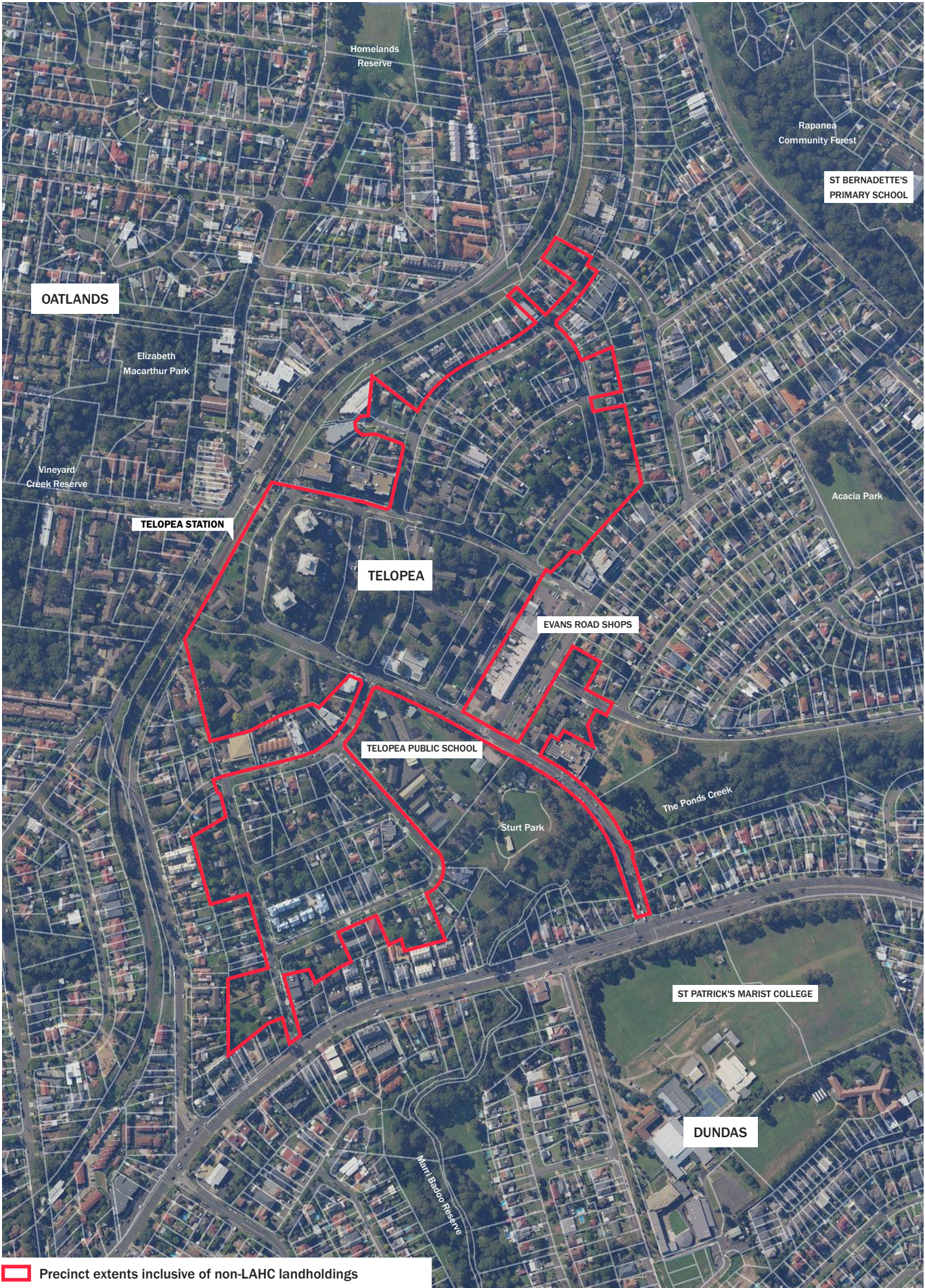
CONCEPT PLAN CONTEXT

The Existing Site

A suburb of Greater Western Sydney, Telopea is 23 kilometres north-west of Central Sydney within the City of Parramatta. The suburb is bounded by Evans Road and Kissing Point Road to the east, Vineyard Creek to the west and Pennant Hills Road to the north. It sits to the east of the suburb of Oatlands. Telopea's name is derived from the Telopea speciosissima plant (Waratah) once abundant in the area. Transitioning over the last century from farming and orchards to a multicultural suburb, roughly half the residents are overseas born. The traditional custodians of the land are the Wallametta clan

Surrounding Urban Context

Telopea is bordered by Dundas Valley and Eastwood to the east, Dundas and Rydalmere to the south, Oatlands and North Parramatta to the west and North Rocks and Carlingford to the north. It sits roughly 5 kilometres northeast of the Parramatta CBD. Key features of the surrounding area include tertiary education institutions; (Charles Sturt University Parramatta, Western Sydney University, University of New England, Parramatta and Swinburne University of Technology), large parklands including Lake Parramatta/Hunts Creek reserve, Marri Badoo Reserve, Meadowbank Park, George Kendal Riverside Park and Vinyard Creek Reserve. The nearest significant waterbody is the Parramatta River roughly 2 km to the south accessible via the Vineyard Creek Trail. Telopea sits roughly equidistant between the Eastwood commercial district and Parramatta CBD

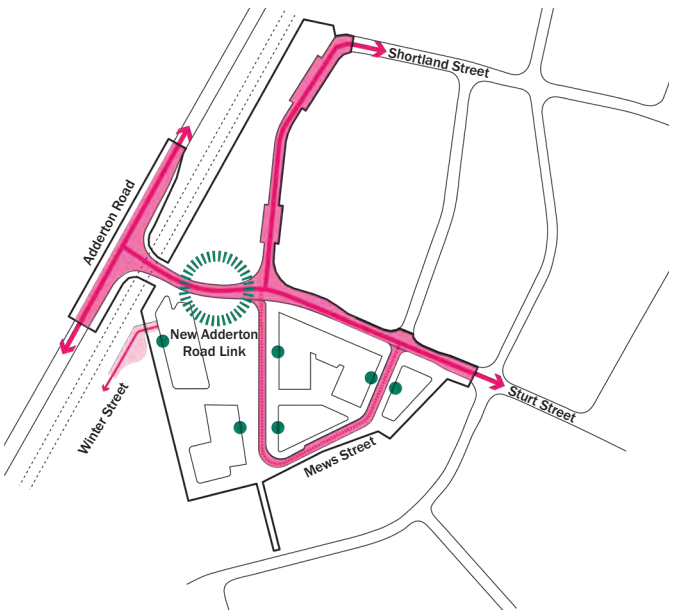


LANDSCAPE CONCEPT PLAN

Teloopa will become a place of enhanced wellbeing: where natural systems are rehabilitated, where communities connect and where people have access to a range of opportunities.

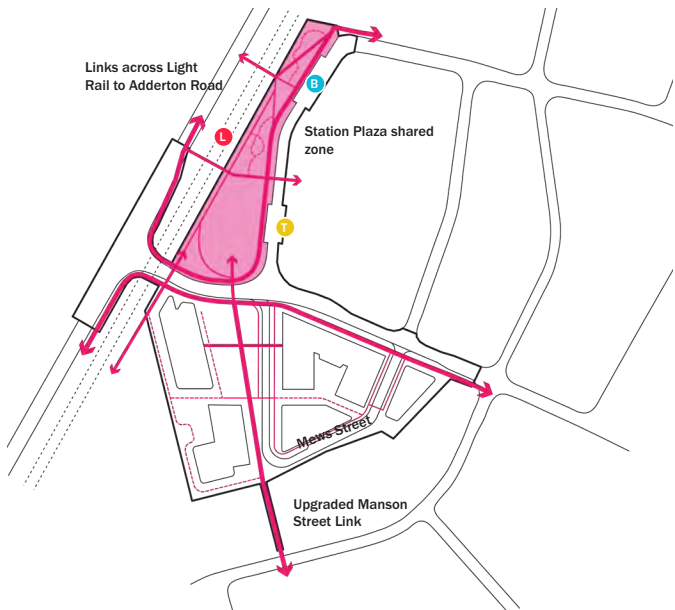


PUBLIC DOMAIN FRAMEWORK



Street network & connectivity

Upgraded streets, new Adderton Road Link, Mews loop road and Winter Street access stitch the Telopea's core into surrounding residential areas - creating a sense of connectivity and cohesion between new and existing residential areas.



An accessible place

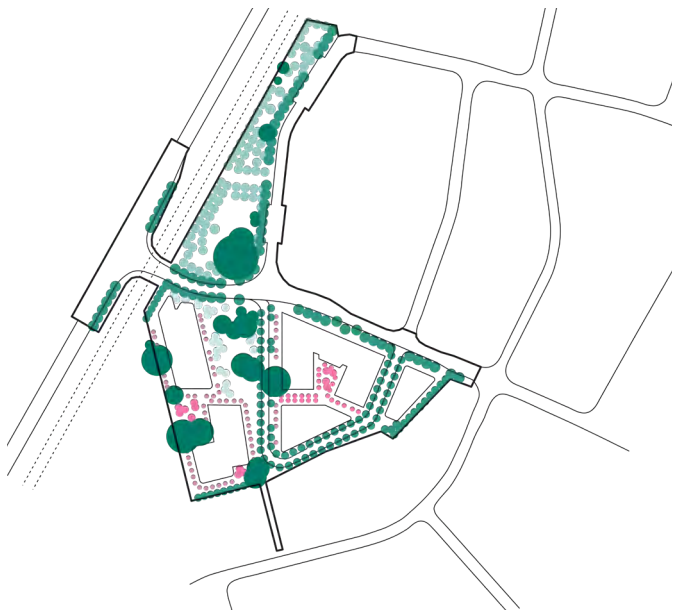
A highly connected and safe pedestrian & cycle network connects to regional (light rail) and bus services to provide a well integrated accessible transport system. A collection of pedestrian crossings will provide safe movement across intersections to primary open spaces.



Open spaces

Telopea Station Plaza, Neighbourhood Park, communal open space gardens and green rooftops are distributed across the Telopea Stage 1A precinct, with pedestrian linkages creating an integrated and connected network.

- Public Open Space
- Communal Open Space
- Rooftop



Tree planting approach

Tree planting reinforces the legibility of open spaces. Public domain streets and open spaces are characterised by grids, rows and avenues along key pedestrian connections. In the communal open spaces, playful clusters of trees create garden rooms to discover.

- Existing trees retained
- Street tree plantings
- Public Domain (Plaza, Neighbourhood Park & Public Link)
- Communal open spaces
- Private open spaces

STAGE 1A CONCEPT PLAN

- 1. Upgraded perimeter Sturt and Shortland Streets remain key vehicular circulation routes for vehicles, buses and on-road cycle links. Streetscapes are upgraded with new intersections, footpaths and street tree and groundcover planting.
- 2. A new link road from Sturt Street to Adderton Road ties into Telopea West
- 3. Realigned Sturt Street (opposite Telopea Station Plaza) allows for increased street tree planting, upgraded bus stops and new taxi and kiss and ride drop off. A new pedestrian crossing connects to Telopea Square.
- 4. Mews Street for residential drop-off, pick-up and deliveries
- 5. Make-good & tie in works to Adderton Road
- 6. New pedestrian/ cycle link from Winter Street to Adderton Road and Station Plaza
- 7. Public link to Sturt Street
- 8. Mason Street pedestrian link connects directly through the site to the Neighbourhood Park, Sturt Street and Telopea Plaza
- 9. A local neighbourhood park includes kick-about lawn, picnic amenities and passive seating areas.
- 10. Existing trees are retained at the entry into the site.
- 11. Existing trees retained in Shared Backyard
- 12. Cycle path connection to Parramatta Light Rail separated cycleway



TELOPEA STATION PLAZA

A welcoming entry into Telopea that celebrates the local landscape character. It is an attractive place to move through and dwell within.

- Simple & intuitive
- Layering of spaces
- Attractive & immersive
- Open & permeable

Telopea Station Plaza will be a destination of vibrant community activity.

The design aims to balance the needs of commuters to easily move around while ensuring we create an attractive place community gathering place.

Set beneath a bosque of Sydney Blue Gums, Telopea Station Plaza is a civic place which has been designed for a diversity of uses, including; peak-hour daily commuter movement, passive activities including watching native bird life between tree canopies on shaded benches or grabbing a coffee from the a pop-up cart before the weekend market event.

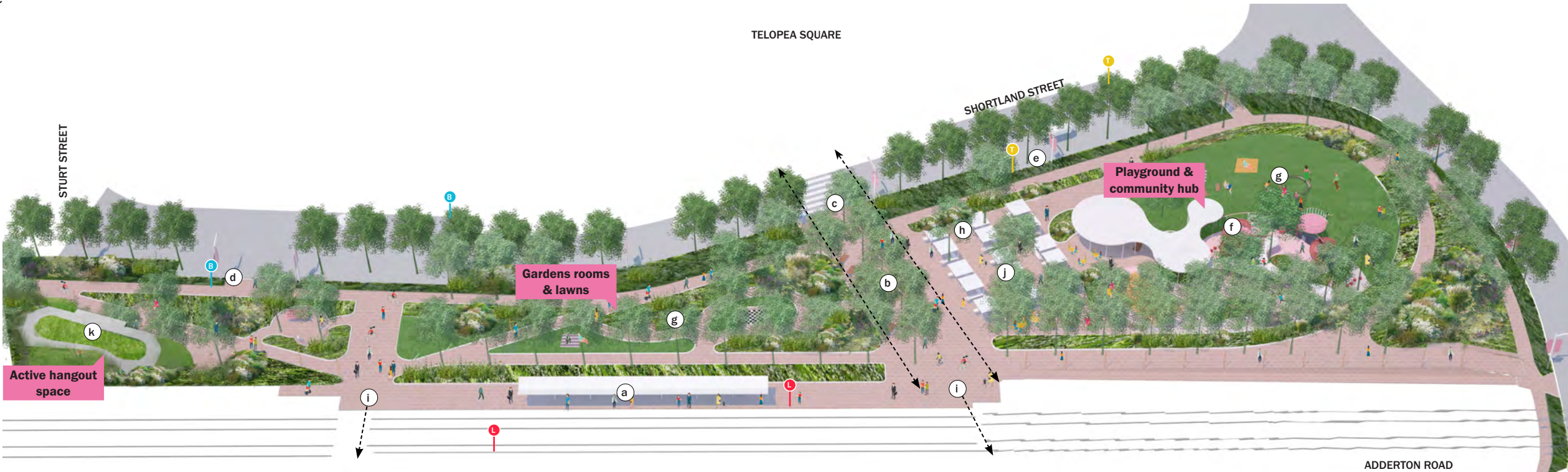
At the south of the plaza a vibrant, community recreation area. This space facilitates a range of activities for individuals, as well as small and large groups. The area includes a locally accessible play space for the new community including multi-use court, kick-about lawn, shade structure and multi-level playground.

Key elements

- a. Telopea light rail station
- b. Arrival plaza
- c. Sturt street pedestrian crossing
- d. Bus stop & bus shelter
- e. Taxi, kiss & ride, ride share pickup
- f. Playground & community hub
- g. Park gardens & lawns
- h. Bicycle parking
- i. Pedestrian connection to Adderton Road
- j. Multifunction plaza
- k. Pumptrack and hangout space

Images:

- 1. The Barbican Centre, London, UK
- 2. Pumptrack Heatley Park, Australia.
- 3. Cifi Fuzhou Kids Playground.



TELOPEA STATION PLAZA COMMUNITY HUB

A community hub at the heart of the Telopea Station Plaza is a welcoming a destination for the whole neighbourhood.

- A vibrant, active community space
- Foster a healthy community
- Create an engaging place for all

The multilevel playground will be the focal point for the Station Plaza. The open space is designed as an open and flexible community hub which allows for a diversity of activity.

A sculptural playground shade structure includes a playground for young children, seating and a small amenities block.

The multi-layered playground is designed for children of all ages and various abilities. The space is wrapped in a vertical screen that integrates safety with playground elements.

Biodiversity and ecology is at the core of the community hub, visitors are invited onto the playground and open space to be immersed amongst garden beds and within tree canopies for bird and pollinator watching.

Key elements

- a. Shade canopy with seating and shaded equipment for young children
- b. Kick-about lawn
- c. Multi-use half court with screen to back of court
- d. Multi-level playground including edge fencing with integrated portals, swings, rope ladders and climbing walls. Second level includes slides, net bridges, cubby houses and platforms.



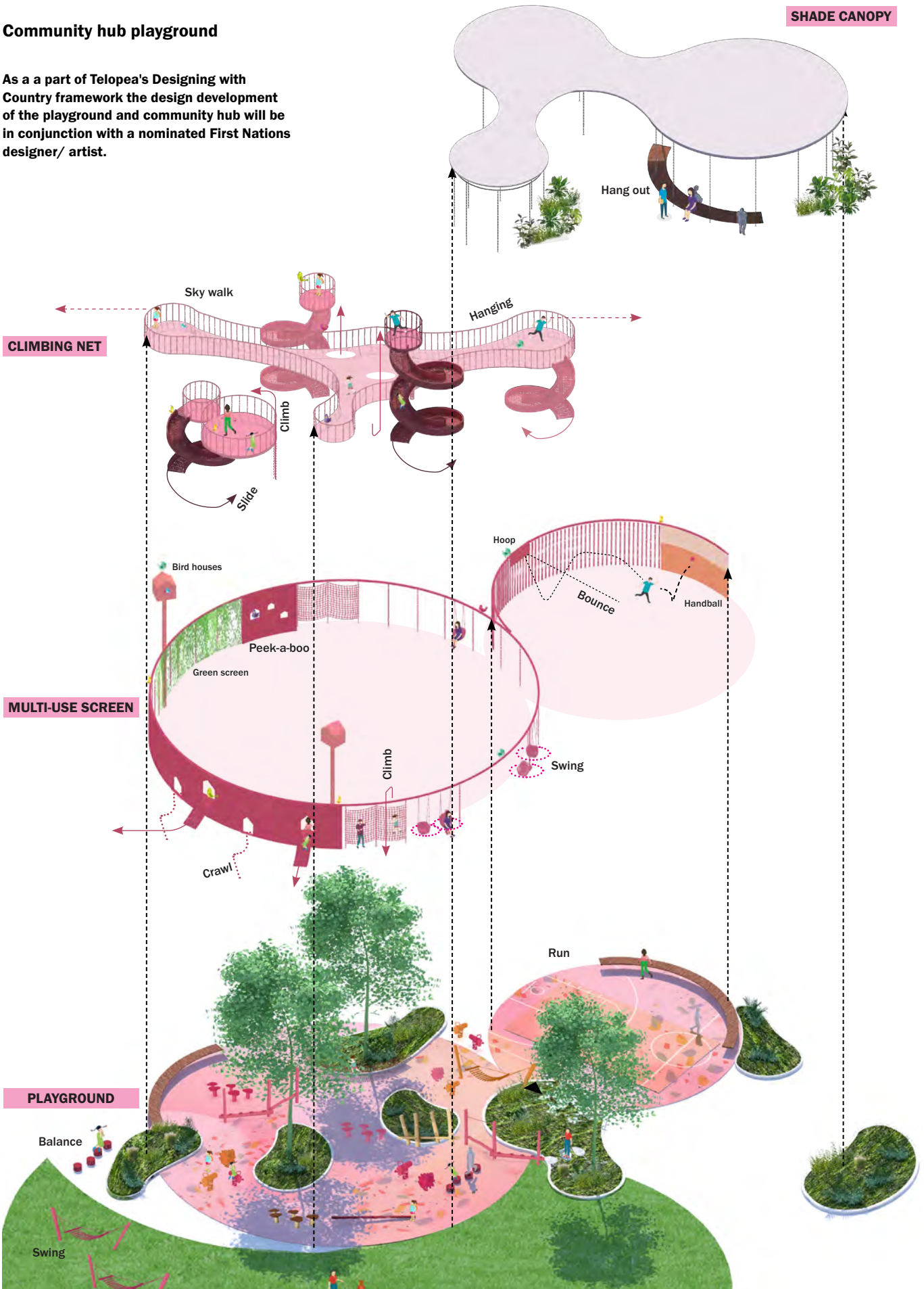
Images:

- 1. Cifi Fuzhou Kids Playground.
- 2. Jerry House, Thailand.
- 3. Katrien Vanderlinden court, Belgium.
- 4. Frederiksvej Kindergarten, Denmark.
- 5. Portsoken Pavilion, London, UK



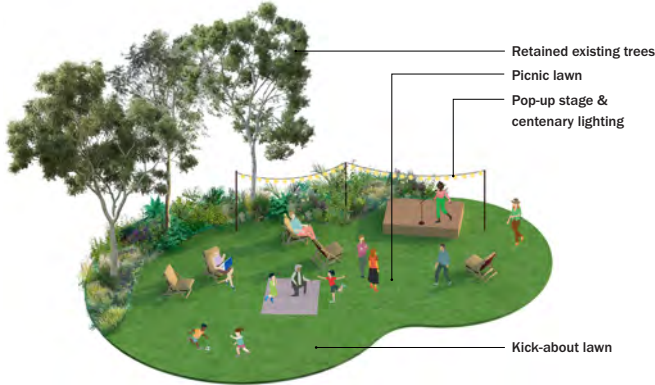
Community hub playground

As a part of Telopea's Designing with Country framework the design development of the playground and community hub will be in conjunction with a nominated First Nations designer/ artist.

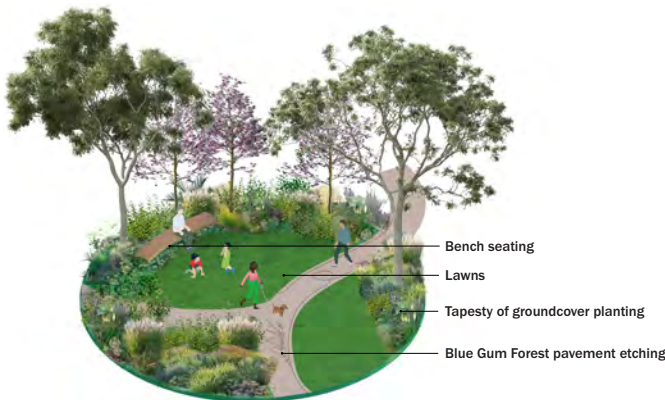


TELOPEA STATION PLAZA OUTDOOR ROOMS

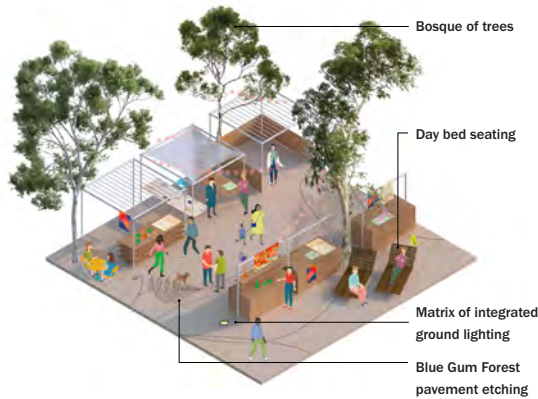
A collection of plaza rooms for play, relaxation and coming together.



Community Lawn
A 550m² community lawn for both day-to-day and evening events



Park Lawns
A series of four park lawns to dwell within



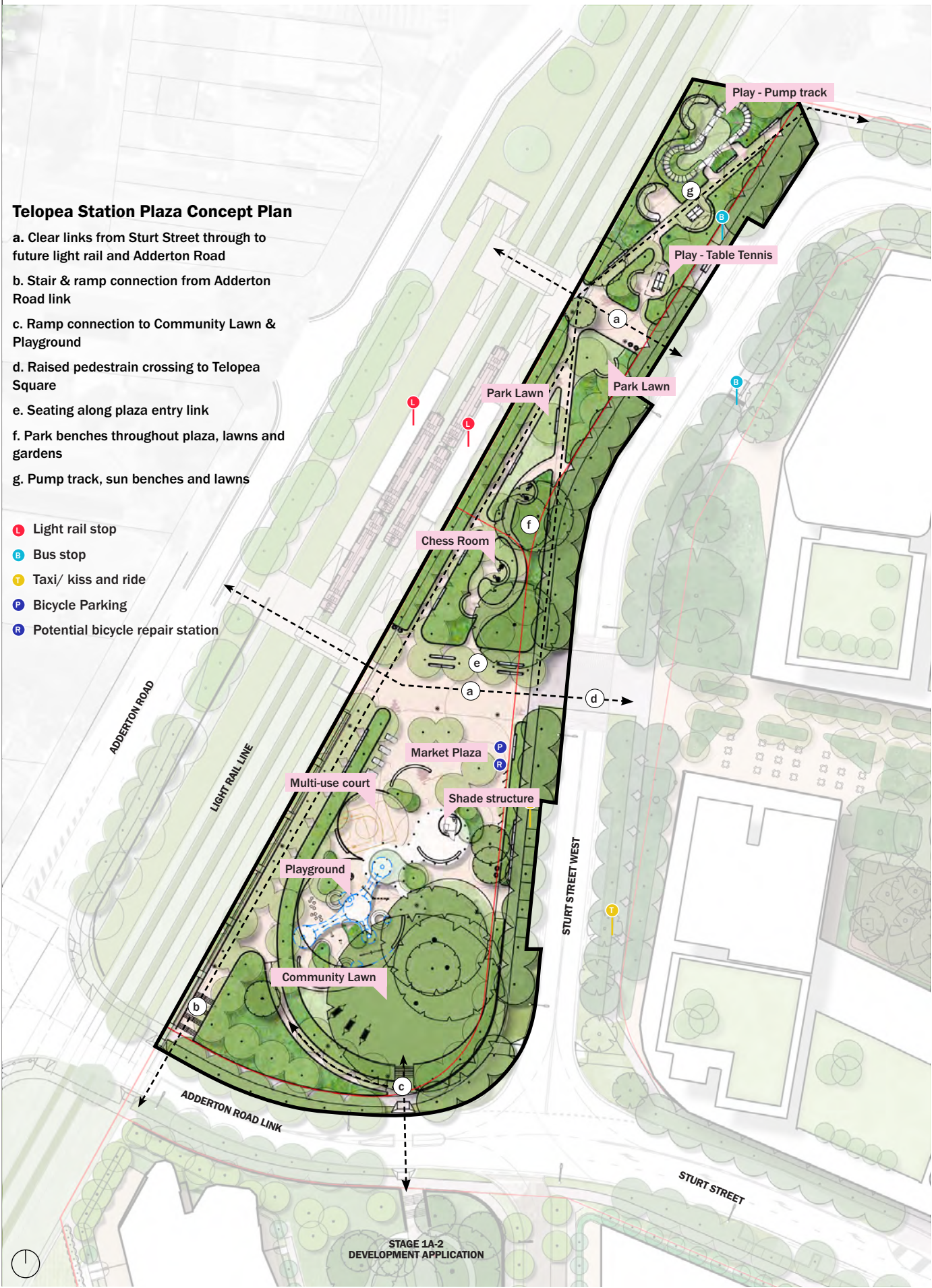
Market Plaza
A 300m² flexible plaza space for events such as markets & festivals



Telopea Station Plaza Concept Plan

- a. Clear links from Sturt Street through to future light rail and Adderton Road
- b. Stair & ramp connection from Adderton Road link
- c. Ramp connection to Community Lawn & Playground
- d. Raised pedestrian crossing to Telopea Square
- e. Seating along plaza entry link
- f. Park benches throughout plaza, lawns and gardens
- g. Pump track, sun benches and lawns

- Light rail stop
- Bus stop
- Taxi/ kiss and ride
- Bicycle Parking
- Potential bicycle repair station





NEIGHBOURHOOD PARK

At the entry to Telopea, the park is a place for the community to meet, gather and play.

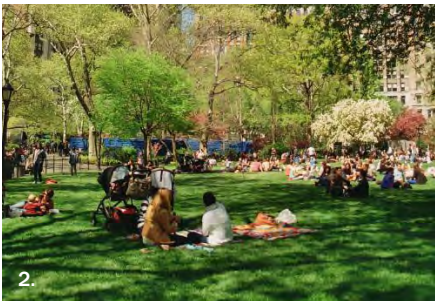
- Tranquil and immersive
- A place for respite
- Garden gatherings
- Connect with seasonal nature

The Neighbourhood Park is created around stands of existing trees, forming a neighbourhood-scale public open space for both passive and active recreation.

The park is a green and welcoming edge to the centre. Three main entry points into the park are designed at key nodes into the park, ensuring connectivity to the centre and light rail station.

Key elements

- a. Public access links from Telopea Plaza to Mason Street
- b. Picnic lawns
- c. Paths and seating between existing trees
- d. Existing trees retained
- e. Shade canopy
- f. Gathering area with BBQ and picnic seating



Images:
1. Turruwull Park, Sydney, Australia
2. Central Park, New York, USA
3. A Park of Encounter, Xantern, Germany



THE GARDEN

A garden destination of neighbouring residents. The verdant garden is a place for respite and quiet reflection.

- Tranquil and immersive
- A place for respite
- Garden gatherings
- Connect with seasonal nature

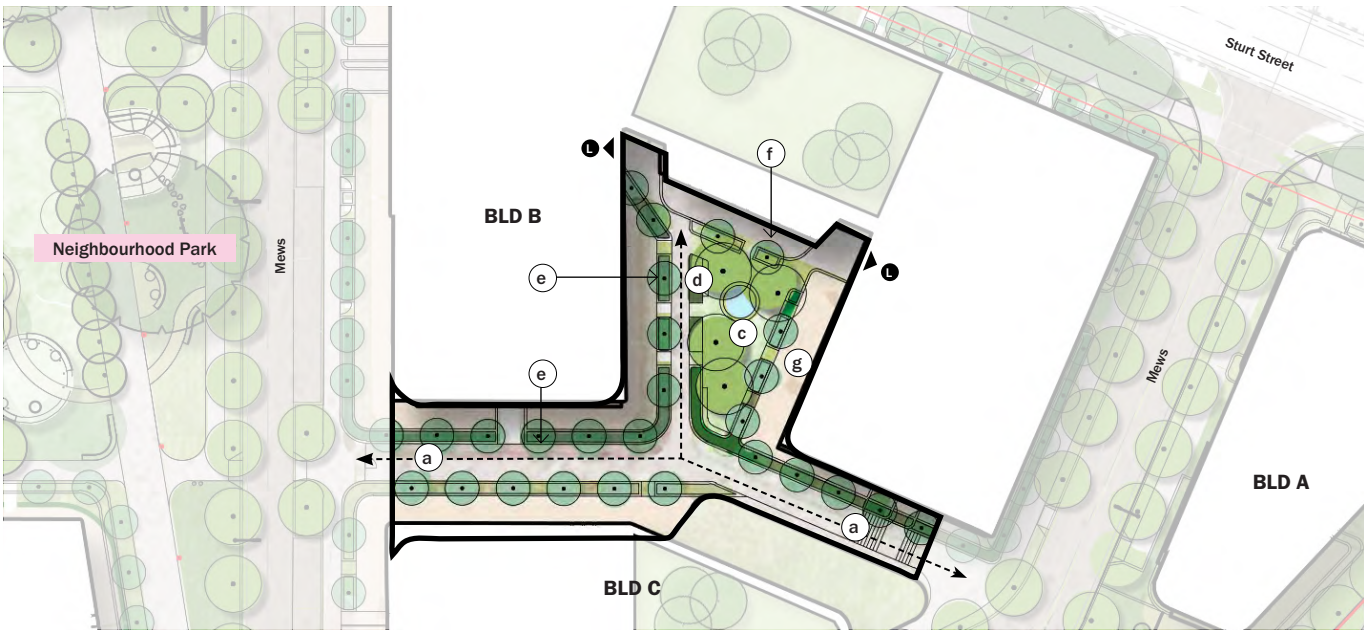
The Garden provides opportunity for residents to connect with nature and find open space respite. The garden is comprised of seasonal planting create dynamic places to connect with nature.

Garden beds and integrated seating create a spaces for residents to gather individually or in small groups.

- Key elements
- a. Communal open space gates
 - b. Circulation path from entry to lobbies
 - c. Central gathering space with seating and water feature
 - d. Buffer planting and integrated seating
 - e. Private open space trees
 - f. Communal open space trees
 - g. Private open spaces screened by buffer planting
- Lobby entry



Images:
1. Private garden. Image from Made By Tait
2. Chelsea Gardens 2014. Photographer Unknown.
3. Felicity Jones Garden. Photography by Georgina Reed



THE BACKYARD

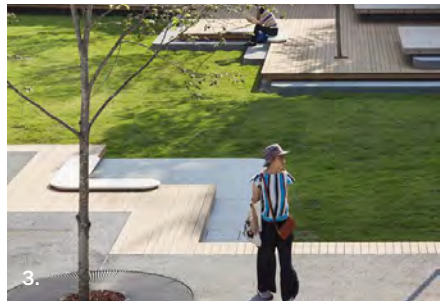
A shared backyard for residents, a multifunctional space where people can come together in nature.

- Open and inclusive
- Versatile and multifunctional
- Residential gatherings
- Connect with nature

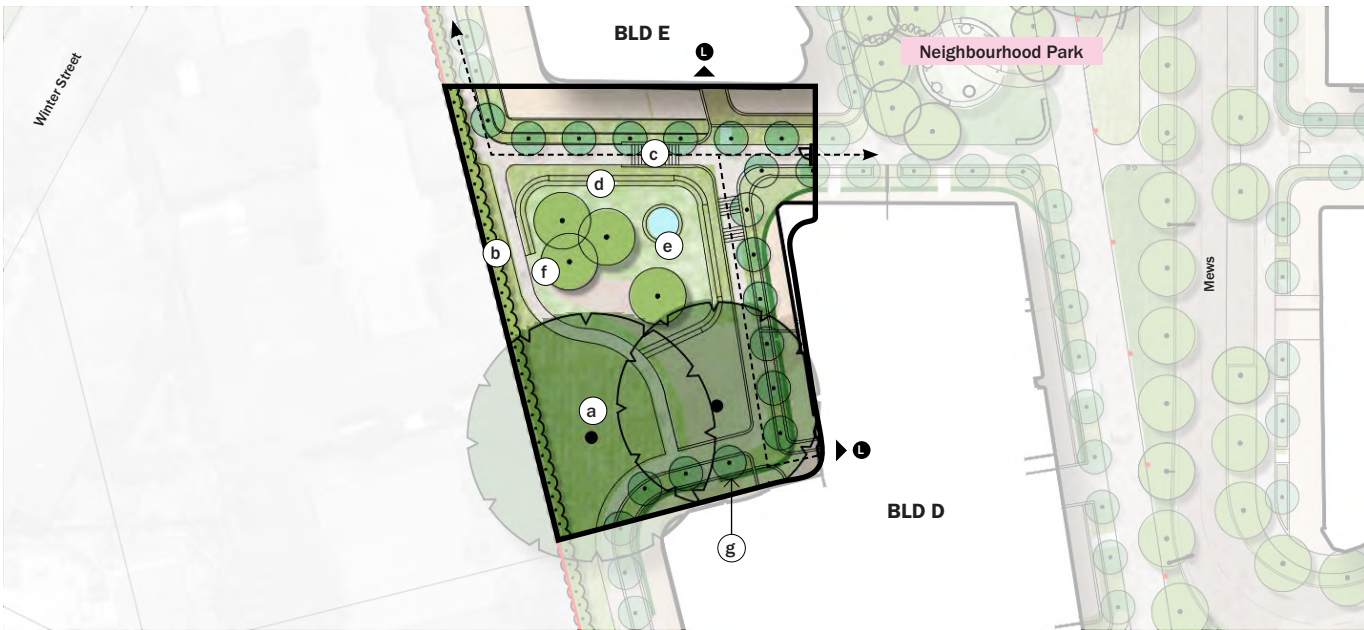
The Backyard communal open space support connections between people. The open space facilitates gathering through outdoor kitchen amenity, amphitheatre seating, water feature and informal seating.

Local biodiversity is supported through the retention of existing trees and new planting. This open space provides residents access to nature's respite.

- Key elements
- a. Existing trees retained
 - b. Tall shrub planting to edges
 - c. Circulation paths to lobbies and connected open spaces
 - d. Amphitheatre seating
 - e. Central open space with water feature
 - f. Outdoor kitchen
 - g. Private open spaces screened by buffer planting



Images:
1. Eve Street Apartments, Sydney, Australia
2. M Central, Sydney, Australia
3. Eve Street Apartments, Sydney, Australia



BIODIVERSITY ROOFTOPS

The rooftop gardens across the Telopea Stage 1A site provide open space and visual amenity, support local biodiversity and assist in the amelioration of urban heat island effect.

- Functional habitats
- Sustainable living
- Outdoor recreation
- Connection to nature

A combination of accessible and inaccessible rooftop gardens are distributed across fifty percent of the new Telopea rooftops.

These rooftop spaces include a mix of community, edible and ornamental gardens as well as orchard style planting.

Key elements

- a. Raised planter beds with flowering grass and groundcover species suitable for low-growing media profile
- b. Gathering zones beneath lightweight pergolas for wind, rain and solar protection
- c. Play lawns
- d. Tree species suitable for wind conditions such as olives and bottle-brush



Images:
1. Eve Street Apartments, Sydney, Australia
2. M Central, Sydney, Australia
3. Eve Street Apartments, Sydney, Australia



STREETSCAPE TYPOLOGIES

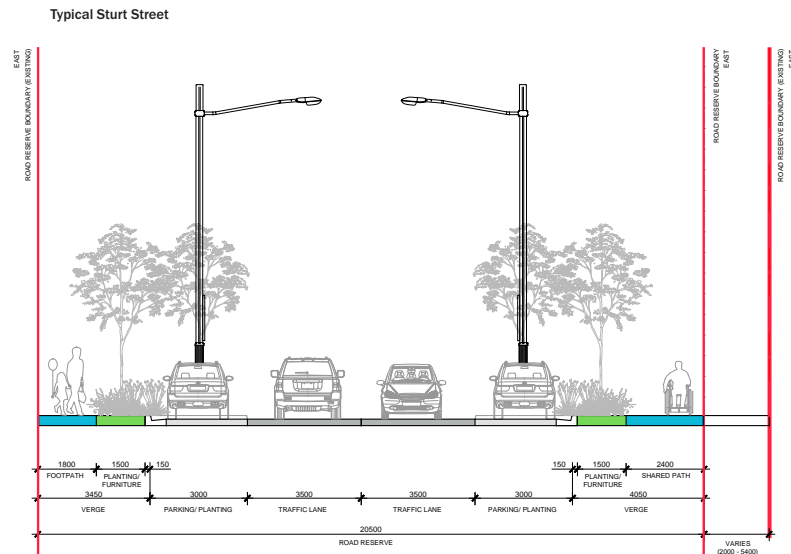
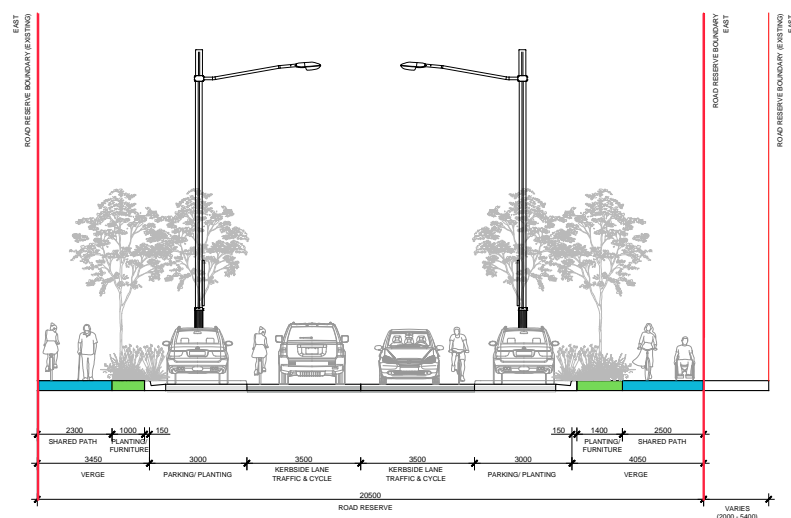
The streets of the Telopea are where the daily life of the residents of will play out. The streets have been designed to allow easy access through and around the neighbourhood while providing generous tree and understorey planting, but also to allow incidental moments to occur. Street furniture will be carefully curated to take advantage of views, adjacent building uses and to allow for conversation, gathering and individual use.

SHORTLAND & STURT STREET

Existing Shortland and Sturt Streets are the key perimeter roads linking the site, and provide the vehicular link to Telopea light-rail station plaza. These existing streets are upgraded to balance balance vehicular movement with the movement needs of pedestrians and cyclists to create a safe, permeable and attractive streetscape.

Key elements

- Pedestrians are prioritised for increased safety and improved journey experience and public domain increased by reducing carriageway to the east.
- Carriageways and parking designed at dimensions suitable for buses, taxis, kiss & ride and ride share.
- Generous street tree planting along verges for connected canopies and shade
- Telopea light-rail plaza a shared space for pedestrians and cyclists
- Where the existing carriageway allows, on-street parking has been provided.



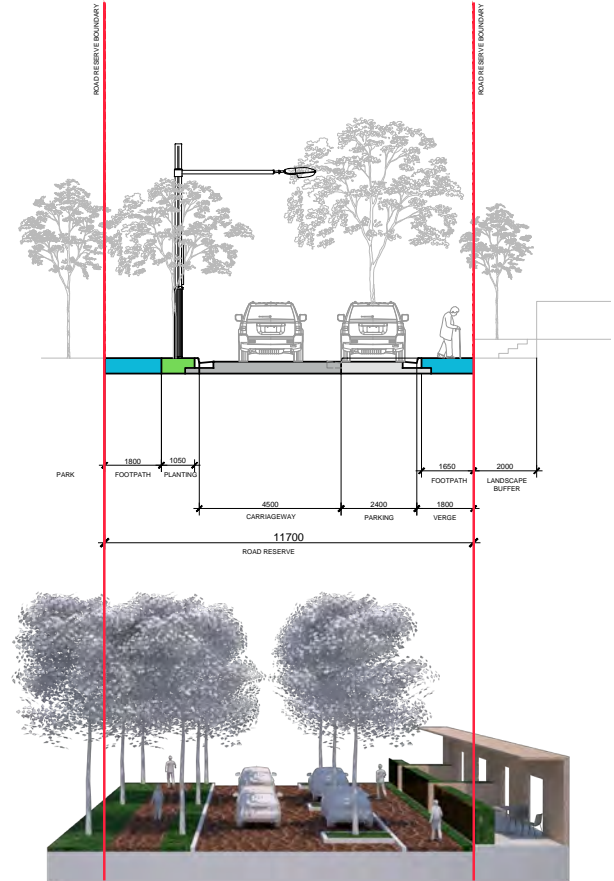
Note: Road widths vary according to existing road reserve widths.

MEWS STREET

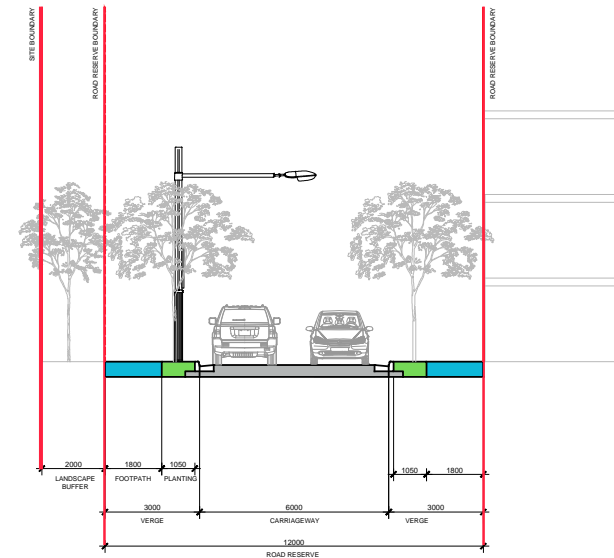
The mews make neighbourhood laneway connections, allowing for low-speed vehicle movement, parking for residential visitors, access to car park and lobby entries.

Key elements

- A combination of one-way and two-way carriageways are configured to allow for vehicle access as required while prioritising pedestrian circulation and open space.
- Street verges are designed for comfortable, walkable and safe pedestrian connectivity.
- Street verges are designed for comfortable, walkable and safe pedestrian connectivity.
- On-street vehicular parking and driveway access is balanced with regular street trees and landscaped blisters between sets of parking bays for a positive environmental outcome.



Mews Type A - One-way carriageway



Mews Type A - Two-way carriageway