

SUTHERLAND ENTERTAINMENT CENTRE

LANDSCAPE DEVELOPMENT APPLICATION

30 ETON STREET, SUTHERLAND, NSW 2232

09 MARCH 2020

PREPARED FOR: SUTHERLAND SHIRE COUNCIL

REVISION 3

VISION

SUTHERLAND ENTERTAINMENT CENTRE WILL BECOME A DESTINATION THAT STRENGTHENS LOCAL AND REGIONAL CULTURAL VALUES, PROVIDING A PLACE THAT CREATES OPPORTUNITIES TO CONNECT COMMUNITY TO ENTERTAINMENT AND THE ARTS.

PUBLIC DOMAIN PRINCIPLES



A DESTINATION

CREATE AN ENTERTAINMENT DESTINATION FOR SUTHERLAND SHIRE.



COMMUNITY HEART

CREATE AN ACTIVE, SAFE AND WELCOMING PUBLIC DOMAIN TO ESTABLISH A NEW COMMUNITY HEART.



LOCAL

ENHANCE SUTHERLAND ENTERTAINMENT CENTRE'S CONNECTION TO THE ROYAL NATIONAL PARK WHILE REFLECTING LOCAL CHARACTER AND SITE EVOLUTION.



SEAMLESS

DELIVER A GROUND PLANE THAT IS SEAMLESS, ENHANCING THE INDOOR/OUTDOOR EXPERIENCE.

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Drawing Title
VISION AND PUBLIC DOMAIN
PRINCIPLES

Project
Sutherland Shire Entertainment Centre
(SEC)
at
30 Eaton Street, Sutherland NSW
for
Sutherland Shire Council (SSC REF. 17700)

Landscape Architect
NBRSARCHITECTURE.
LANDSCAPE
Sydney
61 2 9922 2344
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Nominated Architects:
Andrew Duffin NSW 5602
NBRS & Partners Pty Ltd VIC 51197

SCC Ref. No 17700

Date 17/01/2020
Scale

Drawing Reference
18465-NBRS-LDA-102

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03

ABN 16 002 247 565

DESIGN STATEMENT

The proposed redevelopment of the Sutherland Entertainment Centre (SEC) provides opportunity for the redevelopment and enhancement of the existing open spaces surrounding this facility, whilst respecting the existing character and desired future development of the Sutherland town centre.

The opportunities for landscape include:

- Enhanced public domain with the creation of a large forecourt that address Peace Park and improved through site pedestrian link to Merton Street;
- Enhancement of Peace Park with the activation of southern edge adjoining the SEC and improved accessibility;
- Enhancement of the Permuls Djalaringi installation with new seating elements and water feature;
- Improved connection to the War Memorial;
- Improved landscape setting to the building addressing Eton Street;
- New planting to level 1 and 2 terraces.

The design seeks to meet the landscape objectives of the Sutherland Council DCP 2015 part B3.

PEACE PARK LAWN

Retention of a level lawn area and tree planting provides for a flexible community use space with improved connectivity to the SEC. Enhancements include new tiered spectator seating to the southern edge adjoining the SEC, new tree planting to complete the formal design and provide shade to seating areas. The entry walls to the Chuo City Garden with plaques are to be retained and help define the eastern end of Peace Park. The accessibility to Peace Park is greatly improved with a new accessible ramp positioned at the Merton Street end, tiered seating created to the southern edge and improved access and visibility from the west (Eton Street).

FORECOURT AND THROUGH SITE LINK

The design proposes an enhanced connection between building and open space. The concept of a “verandah” connecting the building to Peace Park has been developed. The re-positioning of the entry foyer to the north talks to the importance of this indoor / outdoor connection.

An open and unencumbered through site link connects Eton Street to Merton Street along the northern edge of the SEC. This link serves the wider community and provides visitors to the SEC with easy access to the Merton Street carpark. This link will be well lit to provide a safe connection through the site.

The forecourt is to be kept relatively unencumbered in order to cater for large crowd movements before and after theatre events. New tree planting and seating is provided. A geometric paving pattern aligned to the building columns and continuing into the building emphasis the link between interior and exterior spaces.

PERMUL DJALARINGI

The indigenous installation (paving and totems) is to be retained together with two trees flanking the totems. This area is given greater importance with a direct connection to the theatre forecourt to the south, improved access to the north and new rock and water features. The use of sandstone and water is complimentary to the existing artwork and reinforces the sites close proximity to the natural rock escarpments and waterways found in the Royal National Park and surrounding suburbs. The placement of random stones allows visitors to sit and contemplate the art and its story “The Earth Belongs to All of Us”.

WAR MEMORIALS

The War Memorial and Memorial Wall immediately to the north of Permuls Djalaringi are to be retained and benefit from widened stairs allow for better use during ceremonial occasions.

ETON STREET FRONTAGE

The War Memorial and Memorial Wall immediately to the north of Permuls Djalaringi are to be retained and benefit from widened stairs allow for better use during ceremonial occasions.

PUBLIC DOMAIN AND LANDSCAPING

The close proximity of the Sutherland Town Centre to the Royal National Park, open spaces and extent and quality of street tree planting gives the area a distinct character.

Street Frontages

- Safe and Active street fronts
- Visual Interest to the Public Domain

Pedestrian and Cycle Links

- Connections between the site and surrounding street network

The Sutherland Centre Strategy Map identifies active street fronts, primary cycle routes, existing and desired pedestrian links amongst other elements.

- Primary cycle routes close to the site are Merton Street immediately to the east and Flora Street further to the south.
- A pedestrian link from Stapleton Avenue through the Peace Park to Eton Street and then Sutherland Railway Station is of prime importance.
- Another pedestrian link follows Flora Street again connecting to Sutherland Station.
- The SEC and Peace Park frontage is described as semi active.

IMPACT ON EXISTING FEATURES

The proposed new building and landscape will impact on the following features requiring their removal. The Whale of the Gureagal People water feature, native and exotic tree planting, minor shrub and groundcovers, climbing plants to the northern facades, and encroachment on the southern lawn area of the Peace Park, removal of a duplicate pathway in Peace Park.

The design proposes the removal of 12 trees. These trees are of a size and species type that prohibits them being transplanted.

The design proposes the retention of 10 trees

The design proposes the installation of 4 new trees including the endemic native varieties *Angophora costata* and exotic species *Ulmus parvifolia*.

The original vegetation community of the site was most likely to have been Sydney Turpentine Ironbark Forest (STIF), of which there is a remnant community found within the Woronora Memorial Park to the west of the railway line. The STIF community has a conservation status of a critically endangered ecological community.

This community is described as open forest with dominant canopy trees including *Syncarpia glomulifera* – Turpentine, *Eucalyptus punctata* – Grey Gum, *E. paniculata* – Grey Gum and *E. eugenoides* – Thin Leaved Iron bark.. The understorey layer is usually sparse and maybe either grassy and herbaceous or of a shrubby nature. This community occurs in areas with clay soils derived from Wianamatta Shale, or shale layers within Hawkesbury Sandstone.

Other plant communities that were once found to the north of the SEC site in areas of shale would have species including *Eucalyptus racemosa* (Scribbly Gum) and *Eucalyptus capitellata* (Brown Stringybark). Significant street tree planting is found in Eton Street adjoining the SEC and this forms a green spine. Species here include *Lophostemon conferta* – Brush Box and *Platanus x acerifolia* London Plane Tree.

GREEN CONNECTIONS

The Sutherland Town Centre enjoys close proximity to the Royal National Park as it fringes the southern edge of the town centre. The SEC site open spaces and tree canopies along with the street tree planting to Eton and Merton Streets forms a green connection directly to the Royal National Park. The site and surrounds forms an important part of the Green Planning Strategy as described in Councils DCP.

Councils DCP 2015 Chapter 24 B3 Commercial Core identifies the need for a program of tree replacement to remove exotic and inappropriate native tree planting to more appropriate endemic species, to better connect to existing bushland areas.

Councils DCP 2015 Chapter 24 B3 Commercial Core encourages buildings to have garden settings and promotes the use of large indigenous tree species.

The landscape design has maintained and enhanced the existing connections through planting and material selection

The Eton Street frontage, the War Memorial, Permuls Djalaringi and Peace Park are strong elements in their own rights. The design respects with these areas improving usability, and connectivity to the new works.

All landscape spaces are to be readily accessible, open and safe.

RESPONSE TO COUNCILS DCP 2015 B3 COMMERCIAL CORE

LANDSCAPE

Section 8 Landscape of Councils DCP 2015 Chapter 23 B3 Commercial Core outlines the following objectives relevant to the SEC site and surrounds:

- Increase the volume of indigenous trees in the centre so that the local ecology becomes a defining character of the centre to give a unique sense of place;
- To contribute to streetscape character and the amenity of the public domain by using planting and landscape elements appropriate to the desired character of the streetscape and the scale of the development;
- To improve the microclimate for comfort of pedestrian, residents and visitors to the centre;
- To ensure any planting on podiums, rooftops and in planter boxes is sustainable over the long term.

TREE PLANTING

The existing landscape character of the Peace Park is one of tree lined park space, open lawns. The SEC has well defined garden areas. The majority of the existing tree species are exotic or non endemic native, are well established and in good health. The proposed landscape design proposes both exotic and endemic native canopy trees. Exotic species have been limited to the Peace Park lawn area in order to provide continuity of the formal and well-established planting. New native trees are proposed within the forecourt space on the Eton Street frontage in order that they are prominent on the site.

STREETSCAPE

The Eton Street frontage between the kerb and the site boundary will remain unchanged. Existing tree planting of *Lophostemon conferta* Brush Box in planted areas defined by raised brick edging shall remain. The Merton Street building frontage will be re-worked to eliminate the existing patron entry and the building extended to the boundary. The wide pedestrian footpath will be retained.

MICROCLIMATE

The proposed landscape design is to incorporate new areas of gardens fronting Eton Street, to the northern façade and to planters on levels 1 and 2. The Eton Street gardens are to incorporate native trees, shrubs, groundcovers and grasses, including *Banksia*, *Dianella*, *Lomandra*, *Pittosporum* and *Clematis* species, including *Doryanthes excelsa* and *Xanthorrhoea australis* as accent planting

The on-grade northern garden adjoining the pedestrian through site link is to incorporate native species and should be considered as future works.

Terrace and rooftop planters are to incorporate native species including *Dianella caerulea*, *Wistringia fruticosa* ‘Grey Box’, *Casuarina glauca*, *Viola hederacea*, *Doryanthes excelsa* and *Xanthorrhoea australis*. The southern laneway entry is to feature climbing plants to create a “green wall” using shade tolerant Pandorea species.

Each of these landscape areas will be provided improved microclimatic conditions by providing shade, reducing hard surfaces and heat loads, and acoustic softening of hard surfaces.

PODIUM PLANTERS

The proposed landscape design incorporates planter boxes to the northern façade of the building across levels 1 and 2.

The planter boxes have been designed to accommodate soil depths controls as detailed in Councils DCP 2015 being 450 mm for groundcovers, 600 mm for shrubs, 900 mm for small trees and 1200 mm for large trees.

The planter areas are readily accessible for maintenance access. The planters are to incorporate a specifically blended lighter weight soil mix developed for planter applications. The planters are to be serviced by an automatic irrigation system and have appropriate drainage installed to ensure optimal growing / soil conditions.

SAFETY AND SECURITY

Section 15 of Councils DCP 2015 Chapter 23 B3 Commercial Core outlines the following objective relevant to Safety and Security:

- To reduce opportunities for crime through building layout, orientation and location,

tion, and the strategic use of design, landscaping and lighting.

To achieve this objective Council requires that the design demonstrate compliance with Crime Prevention Through Environmental Design (CPTED) guidelines. The CPTED principles to minimise opportunity for crime that need to be considered are:

- Surveillance
- Access Control
- Territorial reinforcement
- Space management

SURVEILLANCE

The landscape design accommodates good levels of surveillance throughout the site in order that users can see what others are doing. This provides a sense of safety for users and visitors and deters would be offenders from committing a crime. Clear sightlines exist in all main pedestrian spaces, including entries to buildings. Places of concealment have been minimised.

There are strong visual connections from within the building to external spaces adding for the ability of surveillance and overlooking, limiting opportunity for crime to occur. Lighting of public spaces occurs through the site and to all building frontages, eliminating darkened areas.

Landscape arrangements are generally low level and does not provide a place for offenders to hide or entrap victims.

ACCESS CONTROL

Access from Eton Street is clearly defined and landscape areas help direct pedestrian to building entries.

The public spaces are open, well connected, viewed from other public spaces and are well-lit and will be welcoming and encouraging for use for people gathering, discouraging inappropriate behaviours.

TERRITORIAL REINFORCEMENT

The SEC, Peace Park and adjoining open spaces have been and are much loved community assets, that have been well maintained. This history engenders a sense of community ownership and pride. Well used and maintained spaces reduce opportunities for crime.

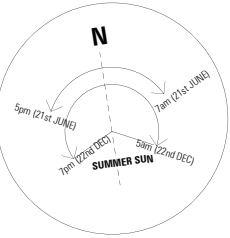
SPACE MANAGEMENT

Space management strategies include for the prompt removal of graffiti, repair of features, maintenance of lighting and a clean and tidy appearance in order to encourage use of the space and discourage criminal activities.

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Drawing Title	Project
DESIGN STATEMENT	Sutherland Shire Entertainment Centre (SEC)
	at 30 Eaton Street, Sutherland NSW
	for Sutherland Shire Council (SSC REF. 17700)

Landscape Architect	SSC Ref. No 17700
NBRSARCHITECTURE. LANDSCAPE	Date 17/01/2020
Sydney 61 2 9922 2344 Any form of replication of this drawing in full or in part without the written permission of NBRS+PARTNERS Pty Ltd constitutes an infringement of the copyright. Nominated Architects: Andrew Duffin NSW 5602 NBRS & Partners Pty Ltd VIC 51197	Scale
Revision	18465-NBRS-LDA-103
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SITE ANALYSIS

Situated in the Sutherland Shire LGA, Sutherland Entertainment Centre is located in the heart of Sutherland Town Centre. A premier entertainment and meeting facility, the entertainment centre is a unique multi-purpose venue close to transport connections and adjacent to Sutherland's key open space, Peace Park.



SUTHERLAND CENTRE STRATEGY

The Sutherland Centre Strategy focus's on recognising and reinforcing the centre's identity as the main administrative centre of the subregion encouraging urban regeneration and revitalise the centre through increase residential and retail development.

The strategy aims to improve orientation and connectivity across the centre with redevelopment and streetscape improvements strengthening opportunities for new public spaces and connections.

Sutherland Entertainment Centre will strengthen Sutherland's Centre Strategy becoming a catalyst for future urban growth and development, linking in with the strategy to provide a active frontage and improve pedestrian links through Peace Park.

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SITE ANALYSIS

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Sutherland Shire Entertainment Centre (SEC)

at

30 Eaton Street, Sutherland NSW

for

Sutherland Shire Council (SSC REF. 17700)

Landscape Architect

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LANDSCAPE

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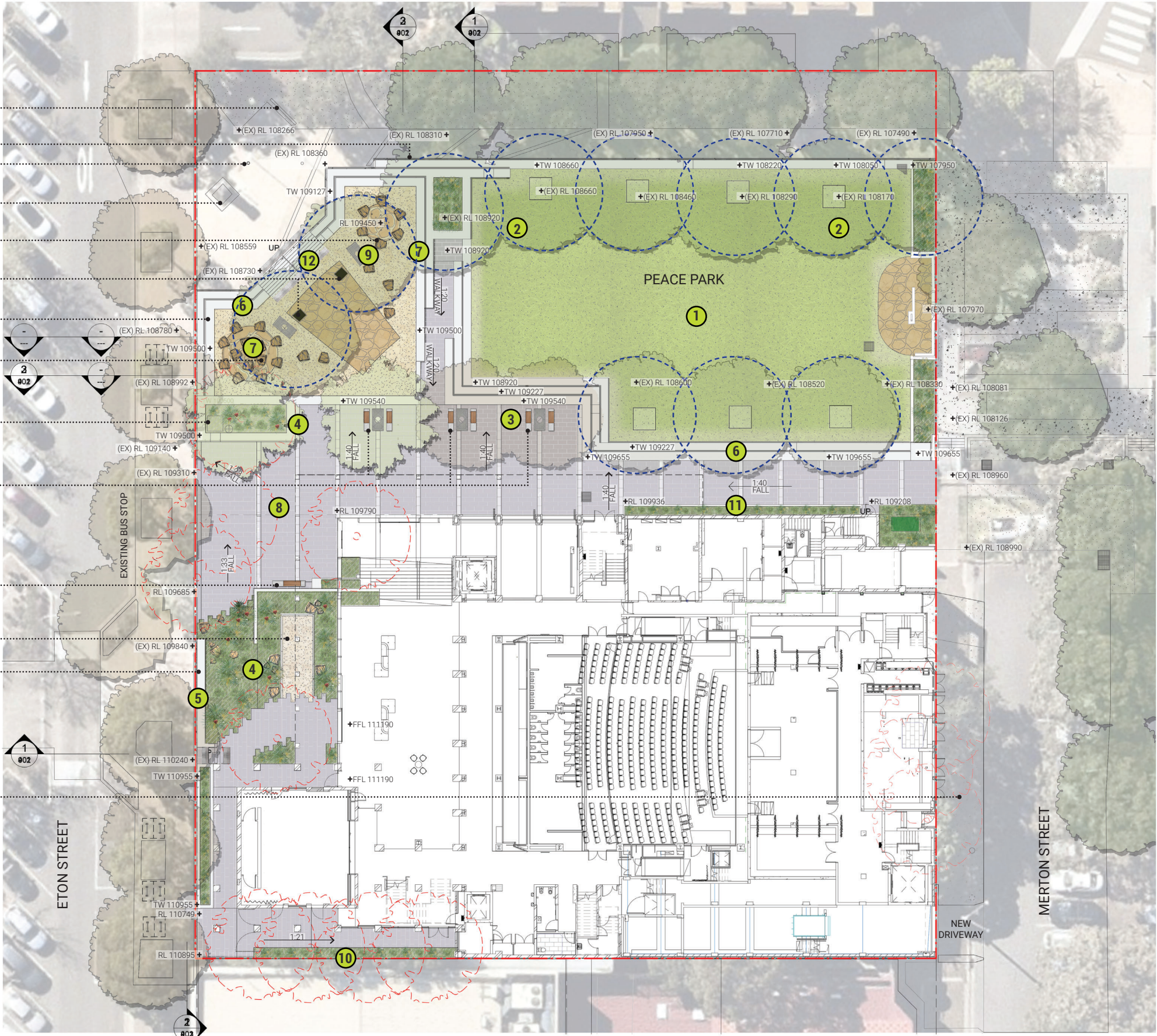
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LANDSCAPE DESIGN NOTES

1. LEVEL LAWN TERRACE FLEXIBLE FOR VARIOUS EVENTS AND FUNCTIONS
2. EXISTING CHINESE ELM TREES TO BE RETAINED AND PROTECTED - LEVELS TO MATCH WITH EXISTING TERRACES
3. PROPOSED TREES TO PROVIDE CHARACTER AND SHADE INCLUDING UNDERSTOREY PLANTING- ALIGNED WITH BUILDING COLUMNS
4. PROPOSED MASS PLANTING OF LOW GROUNDCOVERS AND GRASSES TO SOFTEN BUILT FORM AND EATON STREET
5. OFF FORM CONCRETE RETAINING WALLS WITH SIGNAGE ON EATON STREET
6. OFF FORM CONCRETE SEATING AMPHITHEATRE INCLUDING TIERS 450H X 800W TO CATER FOR LEVEL CHANGE
7. INTERACTIVE WATER FEATURE WITHIN PAVEMENT SURFACE INCLUDING MIST JETS AMONGST SANDSTONE BOULDER FORMS
8. NEW LARGE FORMAT UNIT PAVING INCLUDING BANDS TO ALIGN WITH BUILDING COLUMNS - PAVING TO FLOW WITHIN LOBBY
9. NEW PERMEABLE SURFACE AROUND EXISTING TREES AND INDIGENOUS GROUND GRAPHICS
10. WIDENED ACCESSIBLE PATHWAY WITH GREENERY TO CREATE COURTYARD OUT FROM BLACK BOX
11. GREENROOF CANOPY ABOVE WALKWAY WITH TRAILING PLANTS TO SOFTEN BUILDING FACADE
12. NEW STEPS ALIGNED BETWEEN EXISTING CENOTAPH AND EXOSTING INDIGENOUS PILLARS.

LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES
- EXISTING INDIGENOUS PAVING
- GRANITE UNIT PAVING
- SANDSTONE CRAZY PAVING
- CRUSHED SANDSTONE PAVING
- SANDSTONE BOULDERS
- CONCRETE BLEACHER SEATING
- BENCH SEATING
- LAWN
- PLANTING



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LANDSCAPE SITE PLAN

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Sutherland Shire Entertainment Centre (SEC)
at
30 Eaton Street, Sutherland NSW
for
Sutherland Shire Council (SSC REF. 17700)

Landscape Architect
NBRSARCHITECTURE.
LANDSCAPE
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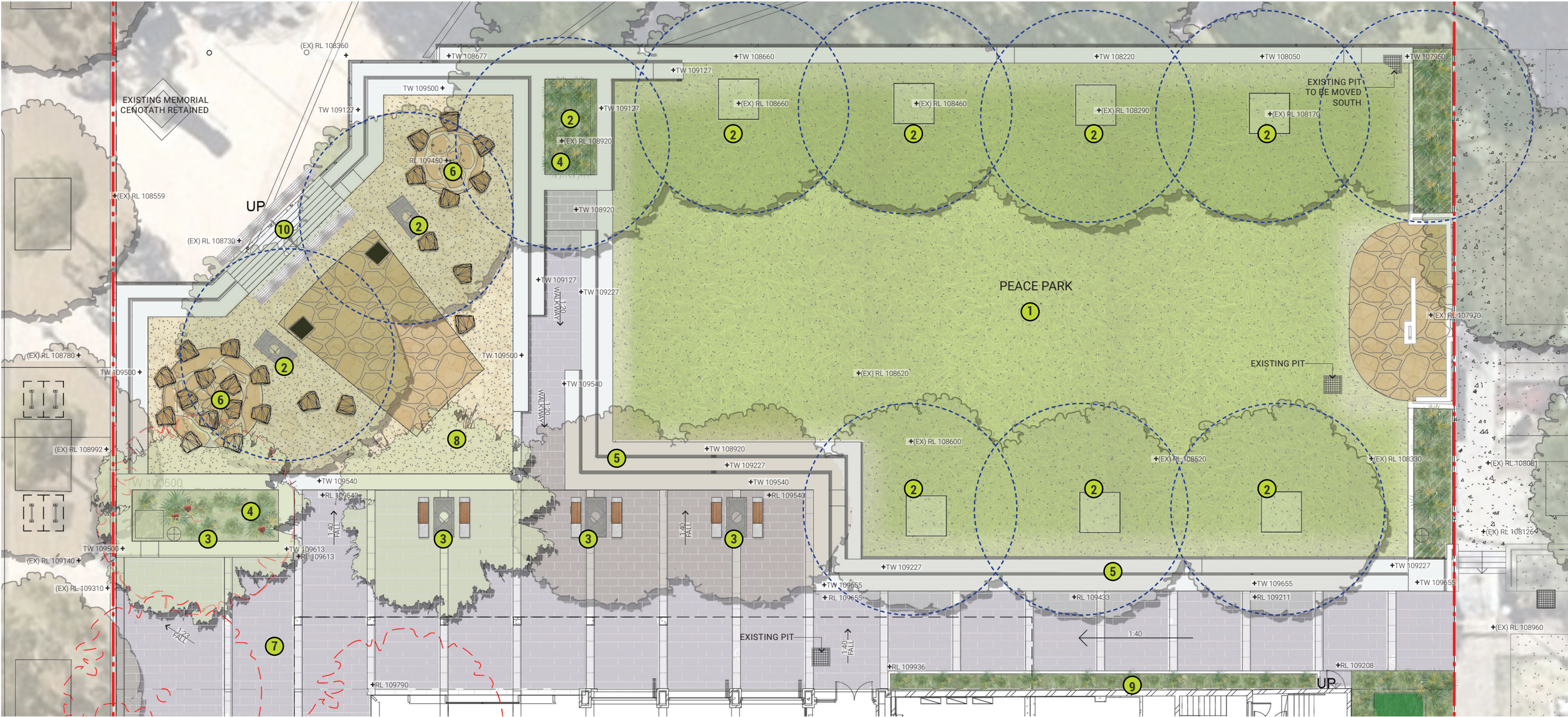
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18465-NBRS-LDA-105

Revision
03

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PEACE PARK

1. LEVEL LAWN TERRACE FLEXIBLE FOR VARIOUS EVENTS AND FUNCTIONS

2. EXISTING CHINESE ELM TREES TO BE RETAINED AND PROTECTED - LEVELS TO MATCH WITH EXISTING TERRACES

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10. NEW STEPS ALIGNED BETWEEN EXISTING CENOTAPH AND EXISTING INDIGENOUS PILLARS.

CHARACTER IMAGES

BLEACHER SEATING

TERRACE LAWN

WATER FEATURE

LOCAL CHARACTER PUBLIC DOMAIN

LEGEND

--- SITE BOUNDARY

--- EXISTING TREES TO BE RETAINED

--- EXISTING TREES TO BE REMOVED

--- PROPOSED TREES

--- EXISTING INDIGENOUS PAVING

--- TURF

GRANITE UNIT PAVING

SANDSTONE CRAZY PAVING

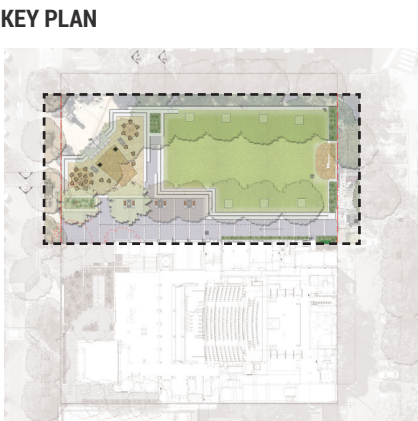
CRUSHED SANDSTONE PAVING

SANDSTONE BOULDERS

CONCRETE BLEACHER SEATING

BENCH SEATING

PLANTING



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Drawing Title

LANDSCAPE DETAILED PLAN

Project

Sutherland Shire Entertainment Centre (SEC)

at

30 Eaton Street, Sutherland NSW

for

Sutherland Shire Council (SSC REF. 17700)

Landscape Architect

NBRSSARCHITECTURELANDSCAPE

Sydney

61 2 9922 2344

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Nominated Architects:

Andrew Duffin NSW 5602

NBRSS & Partners Pty Ltd VIC 51197

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