

# **TELOPEA URBAN** **RENEWAL**

## **URBAN DESIGN** **CONCEPT PLAN**

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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# PROJECT INTRODUCTION

**The Concept Plan places the health and wellbeing of its community at its core. Creating a place which is open, inclusive and highly connected with a focus on green spaces and healthy living.**





# BACKGROUND

**This report supports a Concept Development Application for the Telopea Masterplan, 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). It has been prepared by Bates Smart and 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 (February 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct in March 2017. 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. 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. The project area also currently accommodates a range of existing community facilities including 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 local centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park

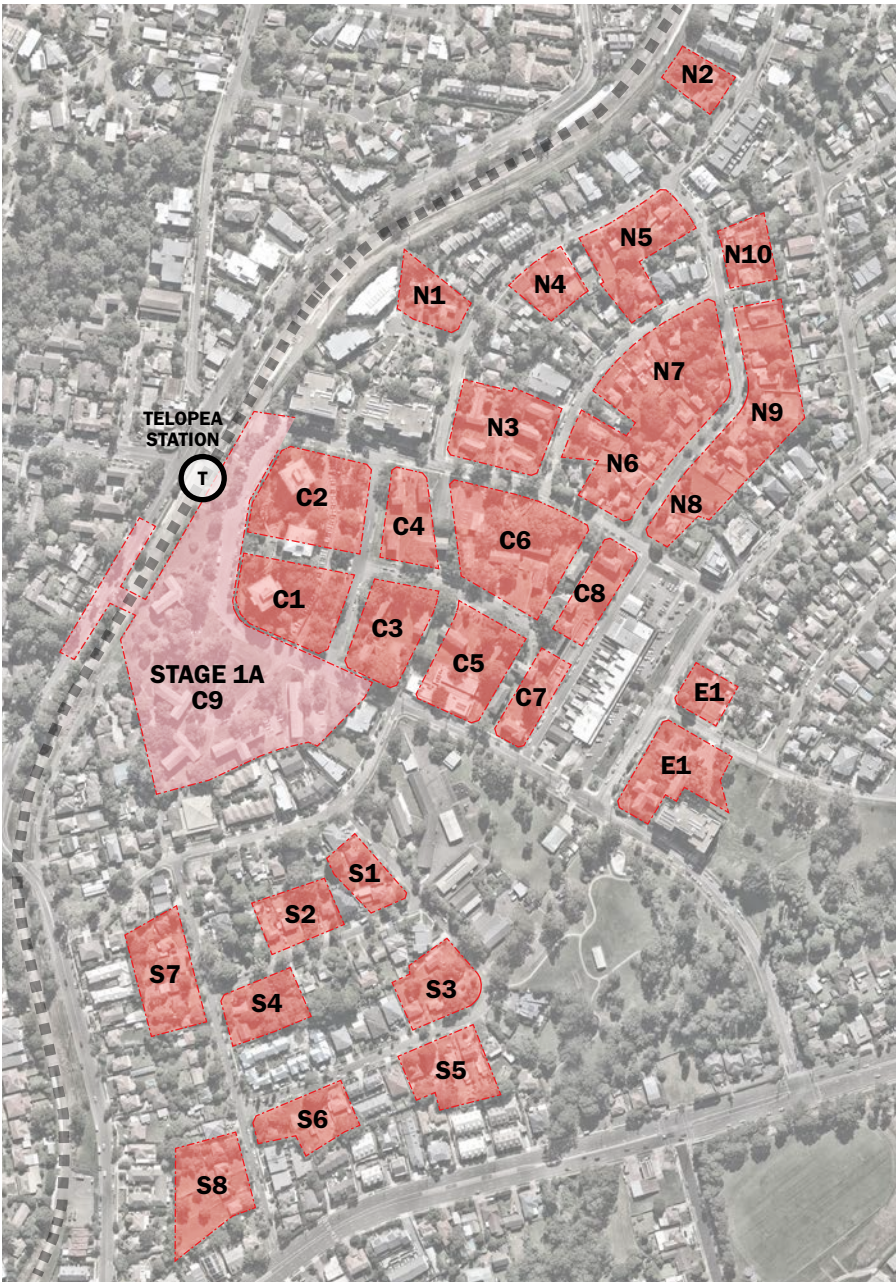


Figure 1: Site Key Plan



# 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 394,898m<sup>2</sup>, 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
  - Private childcare facility
  - Combined regional library and community centre
  - Combined Church, Residential Aged Care Facility and Independent living unit's 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

## Document Structure

This document is divided into the following sections:

### Introductory Elements

1. Introduction: Establishes the project, the site and the report purpose.
2. Site and Context Analysis; Describes the site's existing condition.

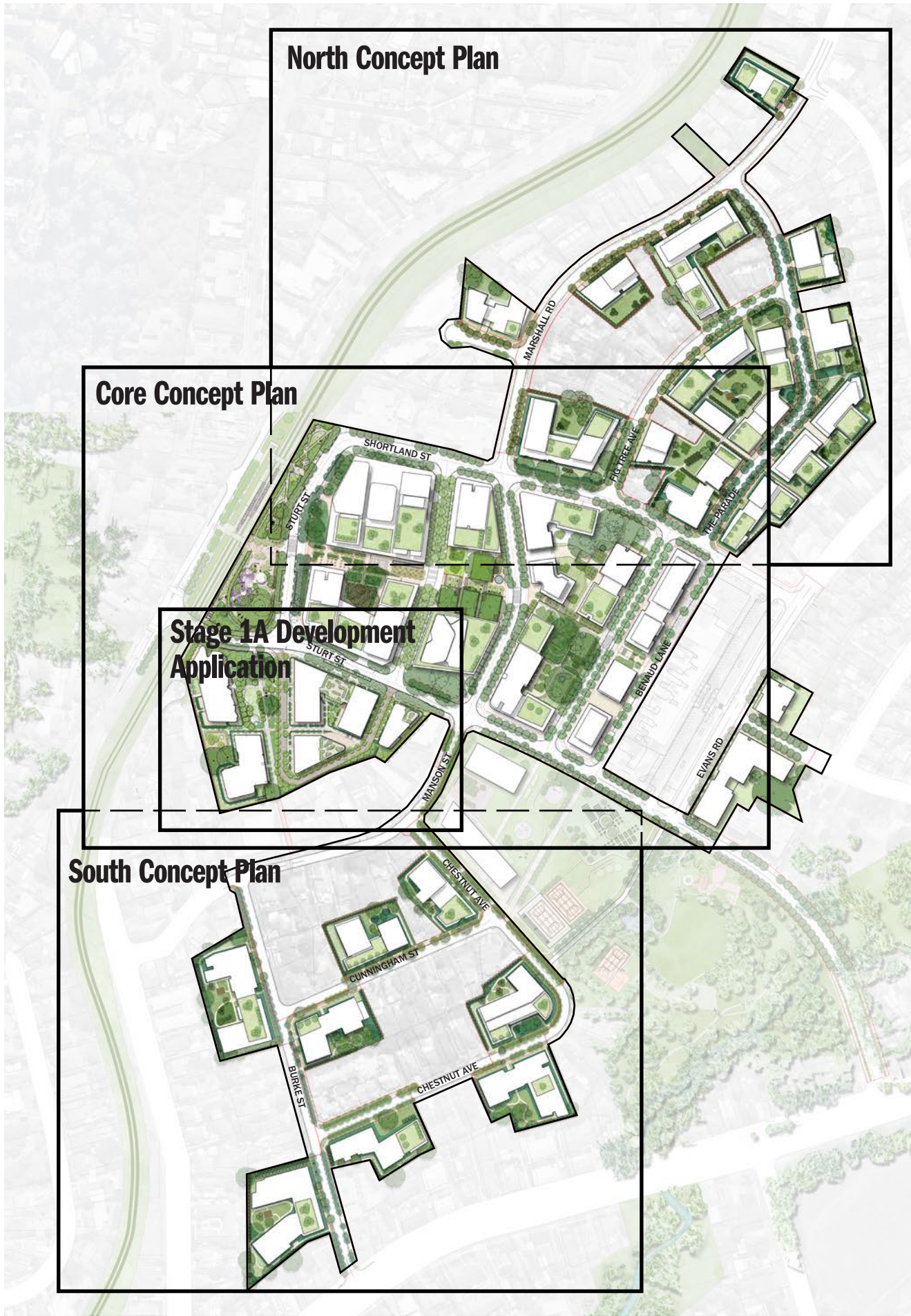
### Core Concept Plan Area

3. Concept Plan Framework: The overarching framework for the project area with an increased focus on the Core.
4. Public Domain: The public domain framework for the Core across streets, parks and publicly accessible places.
5. Built Form: Describes the principles for achieving high quality built form outcomes.

### North and South Precincts

6. North Precinct: Describes the approach to design of the built form and public realm north of the core.
7. South Precinct: The design approach south of the core.

Documents demonstrating specific compliance with various statutory codes and guidelines are contained in the appendices.





# 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.**





# STRATEGIC METROPOLITAN CONTEXT

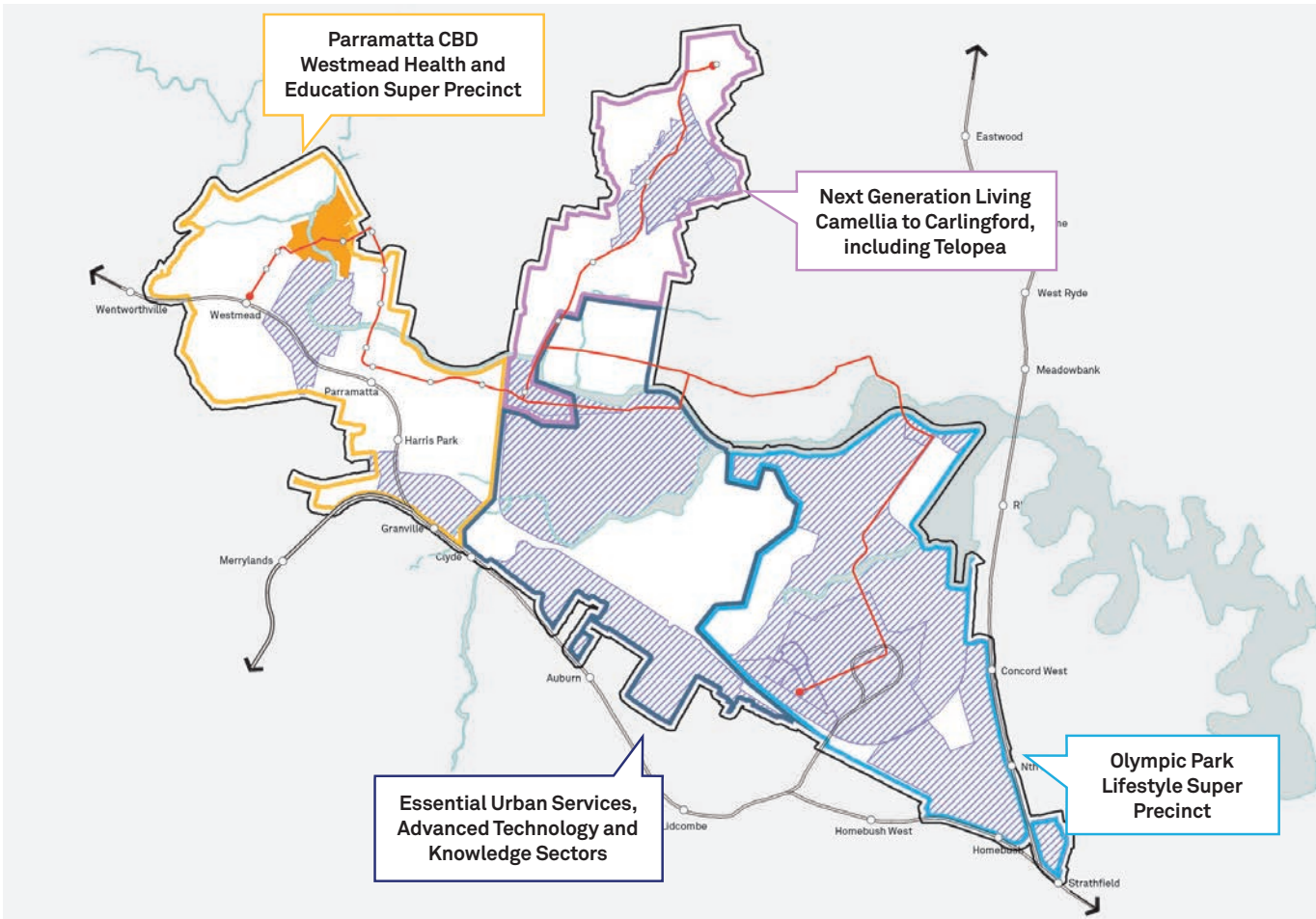
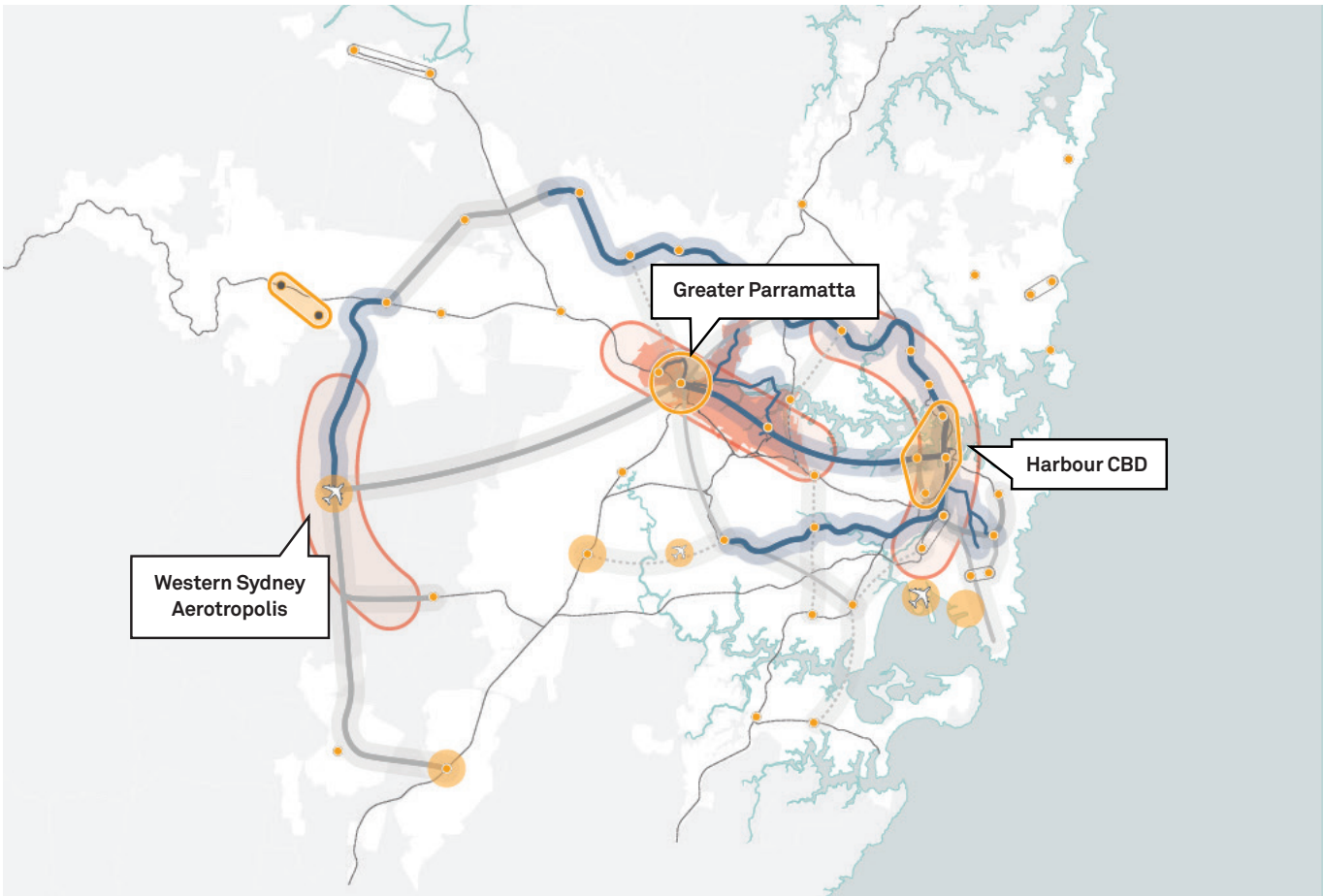
Already one of the fastest growing areas in Greater Sydney, the Greater Parramatta and Olympic Peninsula will continue to be a major generator of new jobs and housing in the future. For GPOP to reach its potential it must become more liveable, productive and sustainable as it grows. The success of GPOP is a critical step in bringing the three cities vision to life.

## Metropolitan Context

Sitting within the Central River City, Telopea supports Greater Parramatta as the central core of the area and geographic centre of Sydney. Greater Parramatta's economy consists of world-class health, education and research institutions as well as finance, business services and administration. The area's population is set to increase 40% from 1.2 million to 1.7 million people over a 20 year period transforming areas of formerly suburban context into more urban environments.

## Regional Context

Telopea sits within the Greater Western Sydney region. Made up of thirteen local government areas, it covers an area of over 5,800 square kilometres. It is one of the fastest growing regions in Australia with a population of over 2 million and is home to the largest group of multicultural suburbs in the country with 38% of its residents speaking a first language other than English. The region is predominantly located within the Cumberland Plain, a relatively flat area and within a rain shadow that renders its climate drier than coastal areas and more sparse planting than the hillier Northern Suburbs. Dating suggests that Indigenous peoples have inhabited this region dating back to 50,000 years ago.





# 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.<sup>1</sup> 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.<sup>2</sup> 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."<sup>3</sup>

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

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

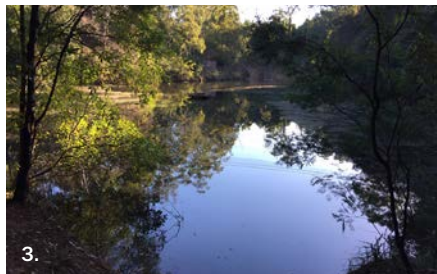
Our design response is informed by and derives from Telopea's stories of people connecting harmoniously with natural and productive landscapes.

### 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'



1.



### 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





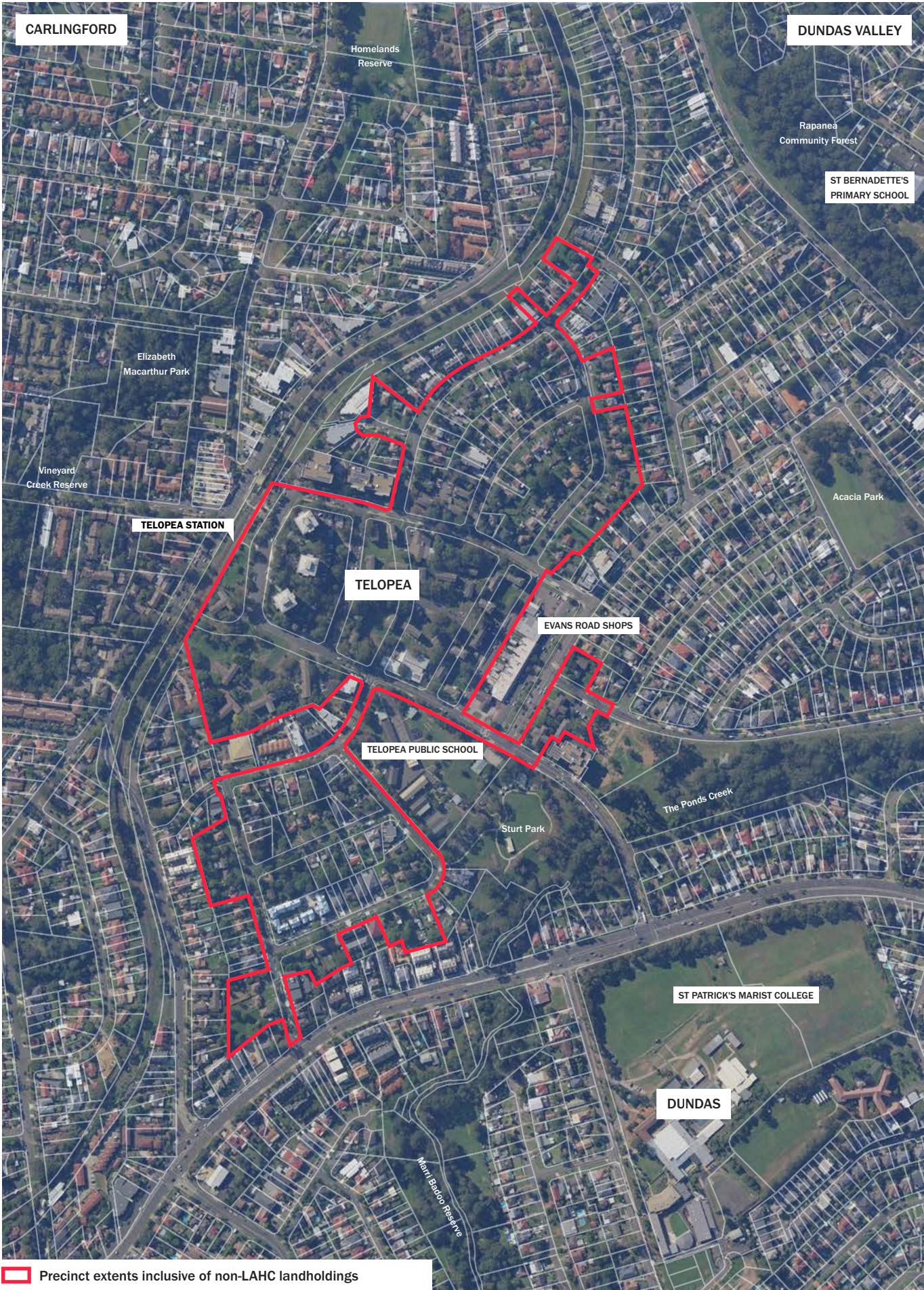
# CONCEPT PLAN CONTEXT

## 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 north 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 Wallamettagul 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

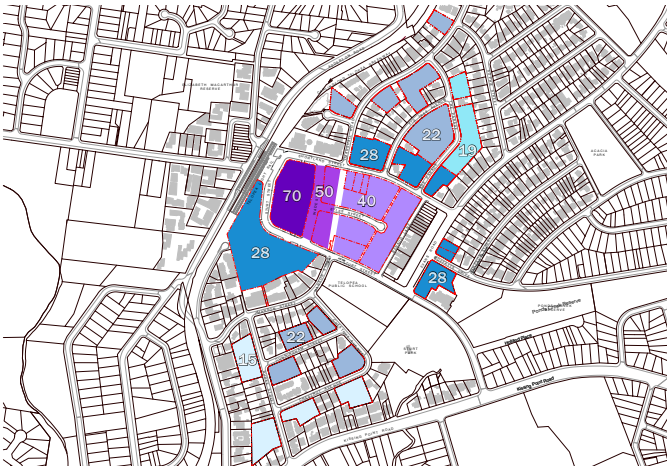






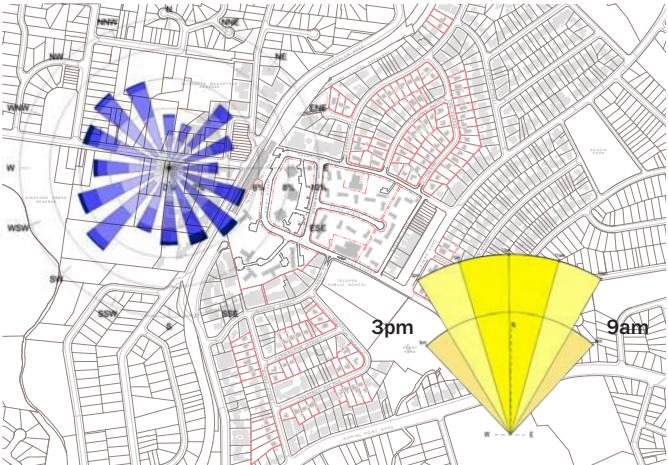
Existing Built Form

Built form throughout Telopea varies considerably. At the top of the hill, three 9-storey towers, known as the three sisters, are set in expansive gardens with substantial trees. Stepping down the hill, irregularly placed three storey flat buildings are separated by expanses of lawn and mature trees. Outside the core, buildings are a mix of small residential flat buildings and one/two storey residential homes on Torrens title lots. At the base of the hill fronting Evans Road, a strip of two-storey retail shops provides local convenience amenity.



LEP Height Planes

Existing LEP Height controls vary across the project area, with the tallest buildings co-located at the top of the hill adjacent the light rail station. Building heights then reduce down the hill. Outside of the core area, building heights reduce incrementally as you travel further away from the core.



Environmental

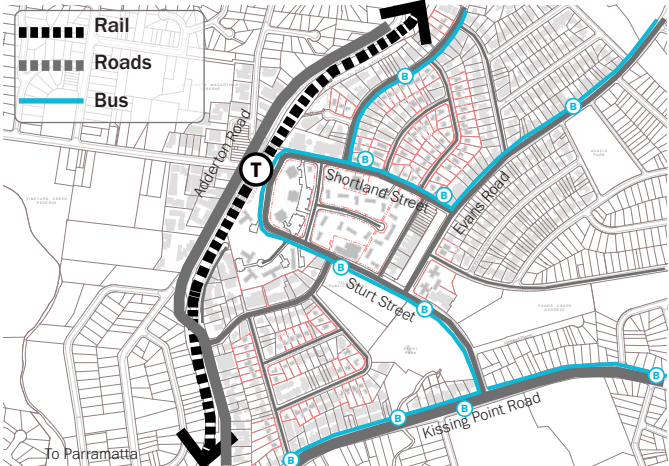
Summer winds occur mainly from the northeast, southeast and south. Winter and early spring winds occur mainly from west quadrants and provide the strongest winds for the whole year.

Solar access to the site is generally good with low height buildings throughout the precinct. Due to the sloping hillside and curved street alignments, some building orientations present challenges for achieving 2 hours solar access to the majority of facades.



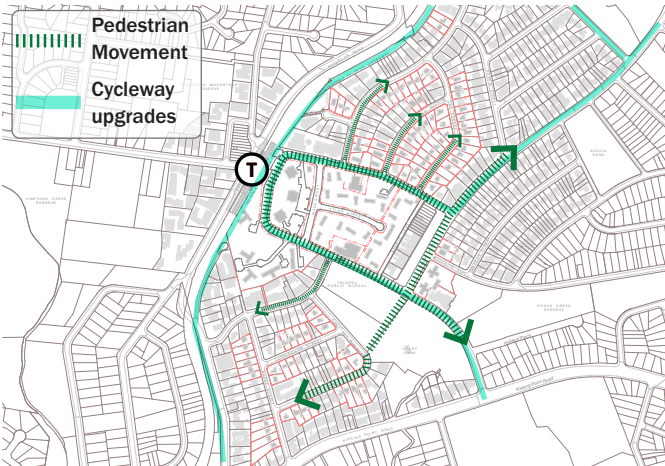
Topography

The sloping topography of Telopea is amongst its most distinctive features, lending significantly to the sense of place. From the top of the hill, with an RL of circa 61 metres, the site falls generally down to Evans Road at RL35m. This fall of 26 metres across 350 metres culminates in The Ponds Creek, which traverses through the bottom of Sturt Park.



Light Rail and Vehicular Movement

Telopea's local centre will be built around a new light rail stop proposed at the top of the hill. This provides direct public transit access to the Parramatta city centre. Bus services circulate the neighbourhood via Marshall Road, Sturt Street and Evans Road, providing a feeder service to the light rail and local centre from surrounding suburbs. The existing roads within the Core area do not provide neighbourhood links across the site.



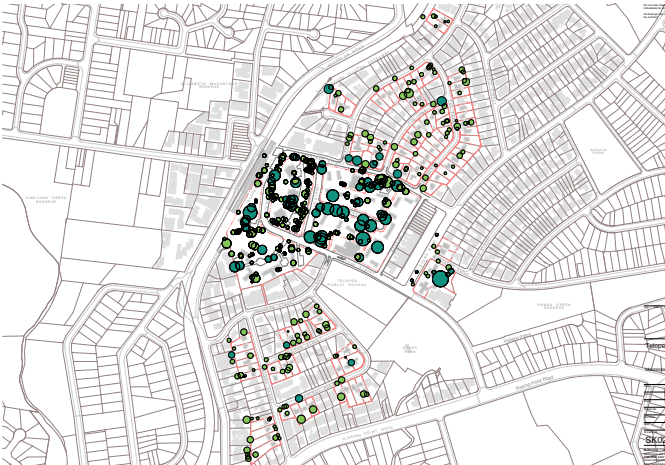
Pedestrian and Cycle Movement

The pedestrian experience throughout Telopea is generally of a low quality. Discontinuous and broken footpaths, often only on one side of the street, permeate the suburb. Cycle movement is limited to on-road systems, with a planned shared path running adjacent the Parramatta light rail line. The steep topography of the project area means pedestrian movement is flatter north-south along contours lines; and steeper in an east-west direction, often at inclines greater than 1:14.



Open Space

Open space throughout Telopea is generally provided in a manner typical of post-war suburbia - large, turfed parks. Sturt Park contains a skate park, The Ponds Creek and open lawn areas where informal active play can occur. Throughout the core, open space is provided between buildings via lawn with associated tree canopy. As the only form of communal open space, the lawn areas are overly exposed to the public domain with poor definition of public and private space.



Trees

Combined with topography, substantial existing trees provide the other key factor in Telopea's local sense of place. Planted eucalypts, Queensland Box trees and other introduced species are prolific throughout the project area. One of the key drivers of the masterplan is to retain the substantial trees, providing a connection to Telopea's existing character and amenity.



# CONTEXT ANALYSIS

## — THE CORE

### The Master Plan

The core of the Telopea masterplan area is made up of three parts: The Polding Place site, south west of Sturt Street; The core which is generally bounded by Sturt Street to the south and west, Shortland Street to the north and Benaud Lane to the east; and the eastern precinct which comprises two sites east of Evans Road, either side of Moffats Drive.

For the purposes of this Concept DA, the individual lots have been consolidated into development parcels as follows:

- C1 and C2, west of existing Wade Street, comprise the upper core
- C3 and C4, between existing Wade Street and New Manson Street, comprise the middle core
- C5 and C6 include the Library and Church sites, and combine with C7 and C8 fronting Benaud Lane to form the lower core
- C9 is the Polding Place site which is subject to a detailed DA prepared by Plus Architecture.
- Lot E1 is on the southeast corner of Evans Road and Moffats Drive
- Lot E2 is on the northeast corner of Evans Road and Moffats Drive.

### SEPP65 Principle 1: Context and neighbourhood character

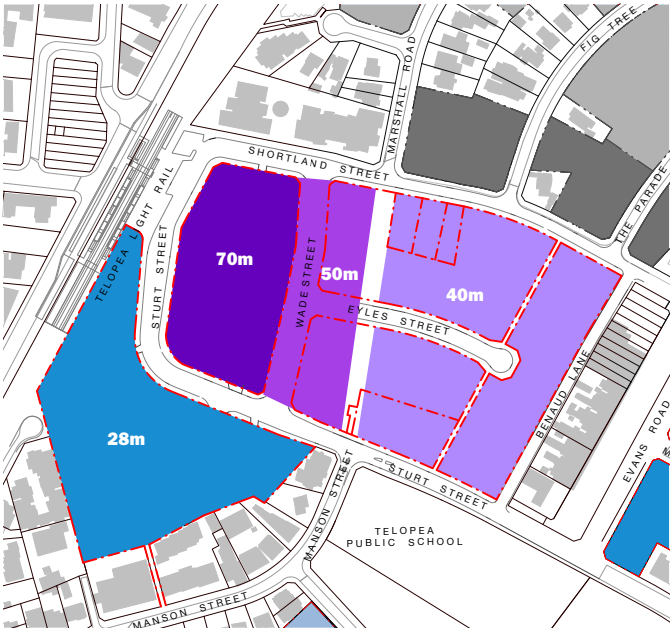
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.



Existing LAHC Land Ownership



### LEP Building Heights

Maximum building heights in the core are defined in the LEP, with buildings increasing in height generally towards the top of the hill. The upper core proposes a maximum building height of 70m, the mid core a height of 50m, the lower core a maximum height of 40m. Lots C9, E1 and E2 have a maximum height of 28m.



### Solar Access and Overshadowing

One of the key challenges of the concept masterplan is to maintain solar access and minimise overshadowing on the steeply sloping site while the area is undergoing an increase in density.

Any proposed development must maintain good solar access to existing dwellings outdoor space and living room windows, in addition to providing good solar amenity to new development and new open spaces.



# EXISTING CORE CHARACTER

## Site

The site falls approximately 25m from the Light Rail Stop on the ridge line down to the ponds Creek in the valley. North/south streets are relatively flat while East/west streets fall noticeably to the east.

Built form throughout the core is characterised by mid-late 20th century 3-4 storey flat buildings arranged freely in an open lawn setting. At the top of the hill, the built form culminates in the ‘Three Sisters’, a group of 9-storey apartment buildings set amongst stands of established eucalypts.



## Trees and Open Space

The bushland character of the area is defined by the high quality and established trees on the site. The diagram below illustrates all of the trees identified by the arborist as "Important trees suitable for retention for more than 10 years and worthy of being a material constraint". 49 of which have been categorised with the highest priority (AA). The majority of these have been prioritised for retention and anchor a range of proposed new landscaped spaces.

## Tree Schedule

	Category	Height	Spread	Categ.	Tree	Category	Height	Spread	Categ.
1	Eucalyptus microcorys	16	14	A1	168	Harpephyllum caffrum	14	9	A1
3	Eucalyptus sideroxyon	24	20	AA1	169	Casuarina cunninghamiana	14	9	A1
4	Corymbia citriodora	30	26	AA1	170	Melaleuca quinquenervia	12	6	A1
5	Callistemon sp.	7	5	A1	171	Eucalyptus saligna	26	14	AA1
6	Callistemon sp.	7	5	A1	172	Eucalyptus saligna	28	22	AA1
7	Araucaria heterophylla	14	6	A1	173	Eucalyptus saligna	16	12	A1
8	Jacaranda mimosifolia	10	9	A1	174	Eucalyptus saligna	26	14	AA1
10	Jacaranda mimosifolia	10	9	A1	175	Casuarina cunninghamiana	14	6	A1
11	Callistemon sp.	7	5	A1	176	Casuarina cunninghamiana	14	6	A1
12	Callistemon sp.	7	5	A1	177	Casuarina cunninghamiana	14	6	A1
13	Liquidambar styraciflua	10	9	A1	178	Casuarina cunninghamiana	14	6	A1
14	Eucalyptus punctata	18	14	A2	179	Casuarina cunninghamiana	14	6	A1
15	Eucalyptus sideroxyon	26	18	A2	180	Casuarina cunninghamiana	14	6	A1
18	Eucalyptus microcorys	16	12	A1	181	Eucalyptus saligna	10	8	A1
21	Corymbia maculata	26	16	AA1	182	Eucalyptus saligna	28	24	AA1
22	Corymbia citriodora	26	18	AA1	183	Eucalyptus saligna	9	6	A1
23	Liquidambar styraciflua	14	14	A1	184	Melaleuca quinquenervia	12	9	A1
24	Corymbia citriodora	30	26	AA1	187	Eucalyptus botryoides	18	16	A2
25	Callistemon sp.	9	9	A1	188	Eucalyptus robusta	18	14	A1
26	Callistemon sp.	9	9	A1	189	Eucalyptus robusta	18	14	A1
28	Corymbia citriodora	26	18	A1	190	Eucalyptus botryoides	22	18	A1
33	Jacaranda mimosifolia	10	9	A1	191	Melaleuca quinquenervia	14	10	A1
34	Eucalyptus microcorys	30	30	AA1	192	Eucalyptus robusta	9	8	A2
37	Eucalyptus microcorys	28	26	AA1	206	Eucalyptus robusta	10	7	A1
38	Corymbia citriodora	10	8	A1	212	Eucalyptus robusta	14	12	A1
41	Eucalyptus microcorys	26	24	AA1	217	Eucalyptus robusta	14	12	A1
42	Eucalyptus microcorys	26	24	AA1	218	Eucalyptus robusta	10	9	A1
44	Liquidambar styraciflua	9	8	A1	226	Liquidambar styraciflua	16	14	A1
46	Grevillea robusta	10	7	A1	234	Sapium sebiferum	8	6	A1
47	Eucalyptus microcorys	26	26	AA1	235	Sapium sebiferum	8	6	A1
48	Eucalyptus microcorys	26	26	AA1	241	Melaleuca quinquenervia	12	7	A1
49	Eucalyptus microcorys	26	26	AA1	242	Melaleuca quinquenervia	12	7	A1
50	Eucalyptus microcorys	26	18	AA1	243	Melaleuca quinquenervia	14	10	A1
51	Eucalyptus microcorys	26	18	AA1	244	Melaleuca quinquenervia	12	7	A1
53	Eucalyptus microcorys	12	10	A1	245	Melaleuca quinquenervia	12	5	A1
62	Eucalyptus microcorys	30	26	AA1	246	Melaleuca quinquenervia	14	8	A1
64	Eucalyptus microcorys	24	16	A1	247	Melaleuca quinquenervia	12	7	A1
65	Corymbia citriodora	28	24	AA1	248	Casuarina cunninghamiana	14	6	A1
66	Corymbia citriodora	28	24	AA1	249	Eucalyptus botryoides	18	12	A1
67	Eucalyptus microcorys	20	20	AA1	252	Eucalyptus robusta	16	10	A1
68	Lophostemon confertus	10	10	A1	253	Eucalyptus saligna	28	18	AA1
72	Eucalyptus scoparia	10	7	A1	254	Eucalyptus saligna	28	14	AA1
73	Melaleuca quinquenervia	10	8	A1	255	Grevillea robusta	10	6	A1
74	Melaleuca quinquenervia	10	4	A1	256	Eucalyptus botryoides	16	12	A1
75	Melaleuca quinquenervia	10	4	A1	257	Eucalyptus botryoides	20	12	A1
80	Pinus patula	14	10	A1	258	Corymbia maculata	28	18	AA1
81	Pinus patula	14	10	A1	259	Eucalyptus botryoides	14	10	A1
82	Eucalyptus sideroxyon	14	12	A1	260	Corymbia maculata	28	18	AA1
83	Eucalyptus sideroxyon	14	9	A1	261	Corymbia maculata	18	12	A1
84	Pinus patula	18	14	A1	263	Eucalyptus saligna	28	16	AA1
85	Corymbia maculata	16	12	A1	264	Eucalyptus saligna	28	16	AA1
86	Corymbia maculata	24	18	A2	265	Lophostemon confertus	10	8	A1
88	Eucalyptus saligna	30	26	AA2	266	Lophostemon confertus	7	5	A1
89	Araucaria heterophylla	14	7	A1	267	Lophostemon confertus	9	7	A1
90	Liquidambar styraciflua	16	14	A1	268	Lophostemon confertus	10	8	A1
91	Corymbia citriodora	22	16	A1	269	Lophostemon confertus	10	8	A1
92	Corymbia maculata	18	12	A1	270	Melaleuca quinquenervia	14	10	A1
93	Corymbia maculata	28	24	AA1	271	Melaleuca quinquenervia	12	7	A1
94	Jacaranda mimosifolia	12	10	A1	272	Casuarina cunninghamiana	14	9	A1
95	Eucalyptus microcorys	24	24	A1	273	Casuarina cunninghamiana	14	9	A1
96	Corymbia citriodora	26	22	A1	274	Lophostemon confertus	14	10	A1
97	Corymbia citriodora	26	22	A1	275	Lophostemon confertus	9	6	A1
98	Corymbia citriodora	10	9	A1	276	Lophostemon confertus	9	6	A1
99	Corymbia citriodora	22	14	A1	277	Lophostemon confertus	7	5	A1
100	Eucalyptus microcorys	26	22	AA1	278	Lophostemon confertus	12	10	A1
101	Eucalyptus punctata	16	12	A2	279	Lophostemon confertus	12	10	A1
102	Corymbia citriodora	16	10	A1	280	Corymbia maculata	28	18	AA1
103	Corymbia citriodora	30	24	AA1	281	Corymbia maculata	10	9	A1
107	Corymbia citriodora	30	18	AA1	282	Corymbia maculata	28	18	AA1
108	Corymbia maculata	20	16	AA1	283	Eucalyptus pilularis	30	30	AA2
109	Liquidambar styraciflua	16	12	A1	284	Corymbia maculata	26	18	AA1
110	Liquidambar styraciflua	16	12	A1	285	Corymbia maculata	26	18	AA1
111	Casuarina cunninghamiana	12	8	A1	286	Corymbia maculata	26	18	AA1
112	Eucalyptus sideroxyon	20	14	A1	289	Lophostemon confertus	14	9	A1
113	Casuarina cunninghamiana	12	8	A1	290	Eucalyptus nicholi	14	10	A1
114	Casuarina cunninghamiana	12	8	A1	291	Lophostemon confertus	14	9	A1
115	Stenocarpus sinuatus	10	8	A1	292	Lophostemon confertus	14	9	A1
116	Melaleuca linariifolia	9	8	A1	293	Lophostemon confertus	14	10	A1
117	Melaleuca linariifolia	9	8	A1	298	Callistemon sp.	9	7	A1
118	Melaleuca linariifolia	9	8	A1	299	Cinnamomum camphora	18	20	A1
119	Melaleuca linariifolia	9	8	A1	300	Corymbia maculata	28	16	AA1
121	Eucalyptus saligna	16	12	A1	301	Corymbia maculata	28	16	AA1
122	Eucalyptus saligna	16	12	A1	304	Lophostemon confertus	10	6	A1
123	Casuarina cunninghamiana	14	7	A1	305	Lophostemon confertus	10	6	A1
124	Eucalyptus saligna	16	9	A1	306	Lophostemon confertus	14	12	A1
125	Eucalyptus saligna	12	7	A1	307	Eucalyptus scoparia	20	16	A1
126	Eucalyptus saligna	16	9	A1	309	Lophostemon confertus	14	7	A1
127	Eucalyptus saligna	12	7	A1	310	Lophostemon confertus	9	8	A1
128	Eucalyptus saligna	16	9	A1	311	Lophostemon confertus	14	12	A1
129	Casuarina cunninghamiana	12	5	A1	312	Lophostemon confertus	12	12	A1
131	Casuarina cunninghamiana	12	5	A1	313	Ficus microcarpa var.hilli	16	16	A1
132	Eucalyptus saligna	20	12	A1	314	Ficus microcarpa var.hilli	16	16	A1
133	Eucalyptus saligna	20	12	A1	315	Eucalyptus eugenioides	20	20	AA2
134	Eucalyptus saligna	20	12	A1	319	Callistemon sp.	10	8	A1
135	Eucalyptus saligna	18	14	A1	323	Sapium sebiferum	8	7	A1
136	Eucalyptus saligna	16	10	A1	325	Casuarina cunninghamiana	10	7	A1
137	Eucalyptus saligna	20	12	A1	326	Casuarina cunninghamiana	10	7	A1
138	Casuarina cunninghamiana	12	6	A1	327	Casuarina cunninghamiana	14	10	A1
139	Lophostemon confertus	9	6	A1	330	Casuarina cunninghamiana	10	7	A1
140	Lophostemon confertus	10	8	A1	334	Callistemon sp.	7	6	A1
141	Lophostemon confertus	9	6	A1	335	Callistemon sp.	7	6	A1
142	Lophostemon confertus	7	7	A1	337	Callistemon sp.	9	7	A1
143	Eucalyptus saligna	20	16	A1	338	Callistemon sp.	9	7	A1
145	Lophostemon confertus	10	8	A1	339	Callistemon sp.	9	7	A1
146	Lophostemon confertus	8	6	A1	346	Corymbia maculata	26	14	AA1
147	Lophostemon confertus	10	8	A1	350	Corymbia maculata	22	14	A1
148	Lophostemon confertus	10	9	A1	354	Callistemon sp.	7	6	A1
149	Lophostemon confertus	10	8	A1	355	Callistemon sp.	7	6	A1
150	Lophostemon confertus	9	8	A1	356	Callistemon sp.	7	6	A1
151	Casuarina cunninghamiana	14	7	A1	357	Radermachera sinica	10	6	A1
152	Eucalyptus saligna	20	14	A1	361	Callistemon sp.	9	7	A1
153	Eucalyptus saligna	20	14	A1	362	Eucalyptus nicholi	14	9	A1
154	Eucalyptus saligna	20	14	A1	364	Eucalyptus botryoides	20	18	A1
155	Eucalyptus saligna	20	14	A1	365	Ulmus glabra	8	10	A1
156	Eucalyptus saligna	16	12	A1	366	Ficus rubiginosa	7	5	A1
157	Eucalyptus saligna	22	14	A1	367	Lophostemon confertus	14	12	A1
158	Eucalyptus saligna	18	9	A1	368	Jacaranda mimosifolia	12	10	A1
159	Eucalyptus saligna	18	9	A1	369	Jacaranda mimosifolia	12	10	A1
160	Eucalyptus saligna	18	9	A1	372	Ficus microcarpa var.hilli	18	18	AA1
161	Eucalyptus saligna	18	12	A1	373	Ficus microcarpa var.hilli	22	22	AA1
162	Eucalyptus saligna	16	12	A1	379	Jacaranda mimosifolia	7	7	A1
163	Eucalyptus botryoides	16	12	A1	384	Liquidambar styraciflua	14	12	A1
165	Eucalyptus saligna	26	14	AA1	385	Liquidambar styraciflua	12	9	A1
166	Eucalyptus saligna	26	14	AA1	389	Liquidambar styraciflua	16	14	A1
167	Eucalyptus saligna	26	14	AA1	390	Liquidambar styraciflua	16	14	A1
				392	Jacaranda mimosifolia	14	12	A1	

Refer Arboricultral Report for further details

Images:

1. Three storey brick dwellings stepping down the hill
2. Eyles Street Lemon Scented Gum
3. 'Three Sisters' Eucalyptus gardens
4. Telopea Aerial View
5. Eyles Street from wade lane
6. Eyles Street looking towards the existing library link
7. Manson Street and Sturt Street intersection





# CONCEPT PLAN FRAMEWORK

**Telopea 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.**





# REPAIRING AND RECONNECTING THE ECOSYSTEM

**The landscape led Concept Plan approach aims to repair and reconnect the flora and fauna belonging to the critically endangered Sydney Blue Gum High Forest and Alluvial Woodland through new streets and open spaces.**

**Repairing and Reconnecting**

The design aims to repair and reconnect the highly fragmented ecosystem using green infrastructure initiatives to create a biodiversity corridor between existing wildlife protection areas of Vineyard Creek Reserve and Ponds Creek Reserve. 'Biodiversity corridors are areas of vegetation that allow animals to travel from one patch of native forest to another. A corridor provides shelter,

food and protection from predators by imitating the structure and diversity of native vegetation. Fauna that would otherwise be isolated in one native forest patch, can utilise corridors to move between patches with relative ease and safety.'

**Creating a Resilient Place**

The network of open spaces at Telopea have been strategically planned and designed to both improve biodiversity and create a climate resilient place with environmental, economic and social benefits. Our vision prioritises the provision of green infrastructure throughout the Concept Plan. The design creates places for flora, fauna and people across green roofs, private and semi private gardens, public plazas, tree lined streets, parks, connections to creek corridors, sports and recreation facilities as well as natural green spaces and community gardens.

Through the integrated design of green infrastructure elements we are able to enhance the urban micro climate, air quality and water quality while reducing flooding risk, ambient noise, CO<sup>2</sup> and urban heat island effect.

**The Green Grid - Building for the Future**

Drawing from the objectives set out in the 2017 'Sydney Green Grid: Spatial Framework and Project Opportunities', the design has been strategically planned with each 'grid' in mind; the recreational, ecological, hydrological and agricultural. Of particular significance is our approach to hydrology. We understand the irrigation of open spaces is critical to ensuring parks remain healthy, lush and biodiverse - especially during drought and heat waves. However, in 2017 the City of Parramatta contributed to 150 megalitres to water consumption, predominantly in the irrigation to parks and green spaces.



The project will investigate the opportunity to include a black water treatment plant that can irrigate the landscaped spaces and precinct streets trees. This approach will enable the repaired and reconnected biodiversity corridor and green infrastructure to be resilient to the changing climate.

**Repairing and Reconnecting the Ecosystem**

Two ecological groups are found at the edges of Telopea, the critically endangered Sydney Blue Gum High Forest and the Alluvial Woodland. Through the creation of the Telopea biodiversity corridor we hope to repair and reconnect the vulnerable flora and fauna community. Sydney Blue Gum High Forest (1) species are brought through the corridor such as the Sydney Blue Gum, Grey Ironbark and White Stringybark. Along Second Ponds Creek Alluvial Woodland (2) species are reintroduced into Sturt Park, such as the Prickly-leaved tea tree,

**Turpentine and Rough-barked Apple.**

Local endangered and threatened birds will be supported by the reinstated corridor, such as the Regent Honeyeater (3), Gang Gang Cockatoo (4), Swift Parrot (5) Barking Owl, Powerful Owl (6), Fork-Tailed swift and the Cattle Egret (7). Other vulnerable species will be supported including the Grey-headed Flying-fox (8), Eastern Flase Pipistrelle, Eastern Bentwing-Bat and Greater Broad-nosed Bat.

In addition to creating habitat for local threatened flora and fauna - the Telopea Commons corridor will also focus on creating a thriving habitat for small birds (9) insects and pollinators. (10) This means creating places for small birds to find food, shelter and nesting trees.

**+2450**

Over 2450 new trees throughout the public domain and upgraded streetscapes will support and reconnect the local ecosystem for both flora and fauna.

**49,000m<sup>2</sup>**

Over 49,000m<sup>2</sup> of new tree canopy will provide habitat connections as well as amelioration of the urban heat island effect.



# WRAPPED IN LANDSCAPE; A HOME FOR ALL

Through its renewal and revitalisation, Telopea will become a place of enhanced wellbeing: where natural systems are relinked and rehabilitated, where communities connect, where people have access to a range of activities, opportunities and pathways. Like its floral namesake, Telopea will become a place of beauty and balance.

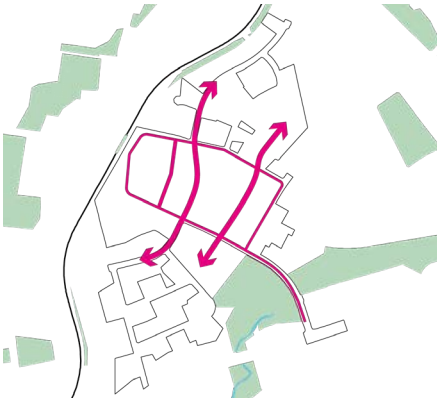
A driving concept of our Concept Plan idea is the connection of remnant bushland (the Vineyard and Second Ponds Creek corridors) through Telopea; a powerful green gesture, focused on retained vegetation. From Station Plaza, through the Eyles Link and gardens to Sturt Park, a safe home is provided for some of Telopea's most vulnerable wildlife, as well as a diversity of social spaces and buildings for its growing community.

The focus on ecological and social wellbeing is translated at multiple scales and locations across Telopea, including a greywater treatment system, a constellation of community spaces (a church, library, school, health centre and much more!) and a network of walkable streets and laneways.



### A green place

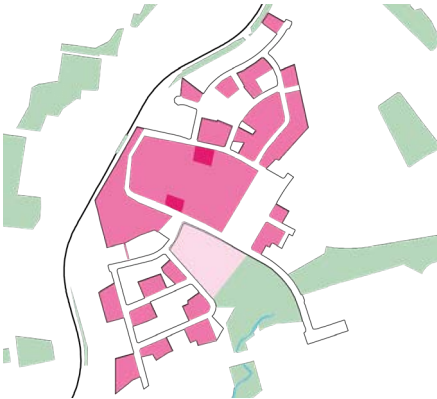
Surrounding bushland corridors are connected by the generous Eyles Link spine - a collection of green spaces that support social and ecological systems.



### An accessible place

Regional (light rail) and local (pedestrian/ cycle) connections run across flatter topographies, with local bus services looping the site, providing a well integrated and accessible transport system.

We propose an urban design framework which enhances the existing character of the site, linking the established forest and creek corridors with a high quality public open space network. The Eyles Street Link is activated by three new public places - Telopea Plaza, Community Courtyard, and The Gardens. Trees are retained throughout and create green moments within the urban landscape.



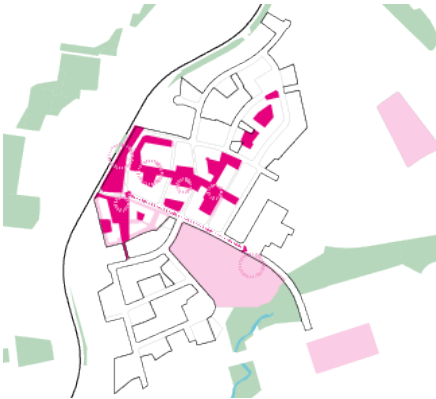
### An integrated place

By considering an expanded site (including the existing church, library, school), greater community benefit can be delivered for Telopea's new and established residents.



### A sustainable place

Streets and spaces are the foundation for a neighbourhood-wide greywater system, with recycled water collected and used to irrigate landscape across the Telopea neighbourhood.



### A social place

Thoughtfully considered public spaces, buildings and programs, distributed throughout the entire site, support a cohesive but diverse community.



# PUBLIC DOMAIN FRAMEWORK

At the core of Telopea will be a mixed-use local centre, providing the foundation for a growing population and capitalising on government's investment in the public transport via the Parramatta Light Rail project.

Telopea Centre has been configured with social and ecological resilience at the forefront. Telopea Square will be created around stands of existing Eucalypts, defining where new building clusters are located. Cross-streets and laneways stitch the centre into surrounding neighbourhoods.

And through the middle of the core, the steep hillside is navigated by a stepped and staggered pedestrian link - Eyles Link. Activated by a sequence of community uses and spaces, this link provides an accessible route between the light rail station, a revitalised Sturt Park and the Ponds Creek corridor.



### Streetscape Hierarchy

Telopea will have a network of logical and legible street connections with a focus on active and accessible movement



### Public Transport Connections

The Station Plaza brings together regional and local transport, including a new local shuttle bus for less mobile residents and visitors



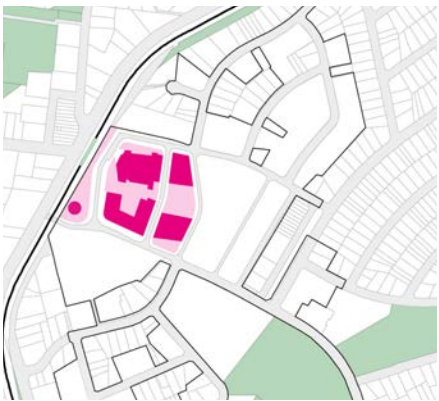
### Active Transport

The steep topography of the site is addressed by emphasising flatter cross-connections and creating better cycle connectivity (through new on- and off-road paths and "pit-stops" at the light rail, school and Sturt Park



### Open Spaces

Parks and plazas, productive gardens and green rooftops are distributed across the Telopea neighbourhood, with pedestrian linkages creating an integrated and connected network



### Social Spaces

Spaces around the light rail station are activated by retail, commercial and community uses, with a new church, library, recreation and community rooms distributed along the main central spine and parklands.



# BUILT FORM FRAMEWORK



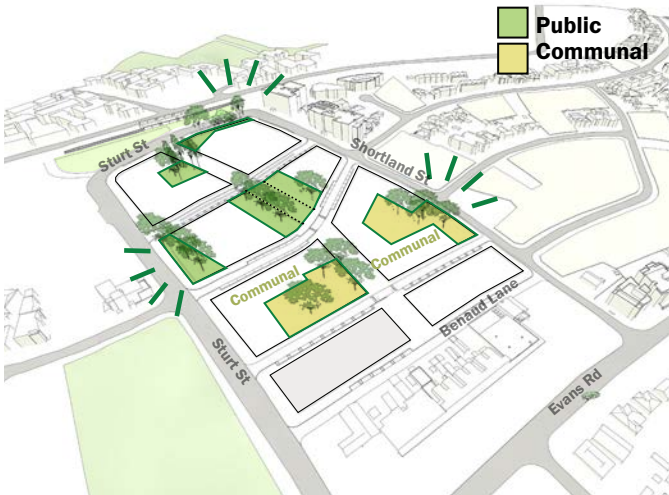
## Pedestrian Connection

Stepping down the steep hillside, Eyles Link is a pedestrian oriented street designed to complement the existing roads of Sturt and Shortland Streets. Its alignment is designed around tree retention, with significant existing trees defining the journey up or down the hill.



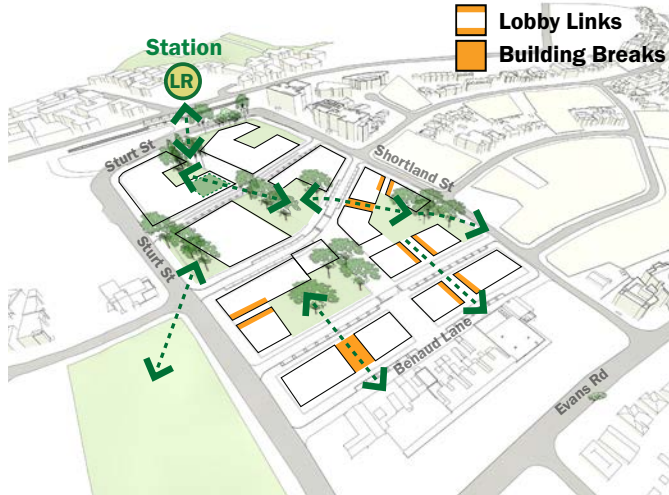
## Cross Streets Along the Contours

New streets and laneways, running across the contours, stitch the Telopea Centre into surrounding residential areas - improving connectivity to the north and south and defining individual development lots.



## Open Spaces Defined by Tree Retention

Open spaces are created around stands of existing trees. A mix of public spaces, communal gardens and generous setbacks each contribute to retaining the bushland hillside character of the Telopea Centre.

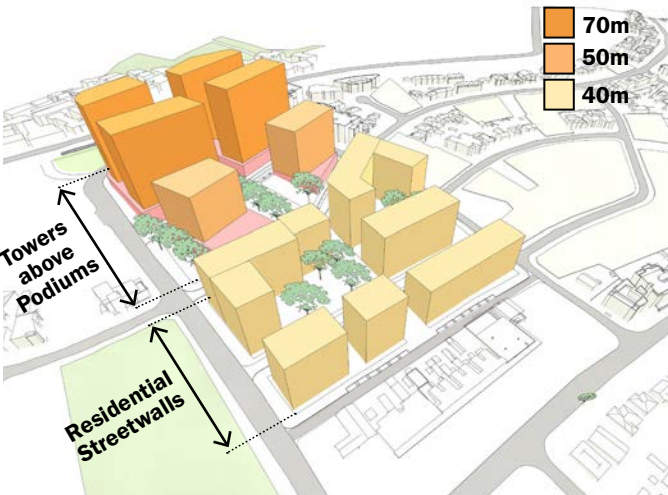


## Connect Open Spaces

Building footprints are further broken up to improve physical and visual connection to the established landscape and retained trees.

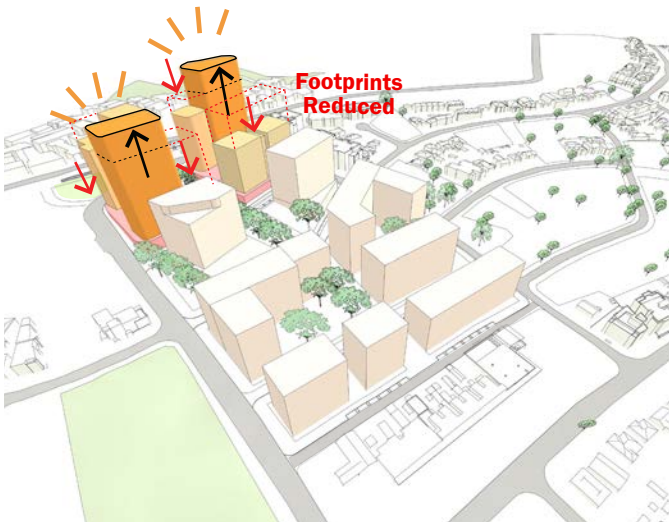


# BUILT FORM FRAMEWORK



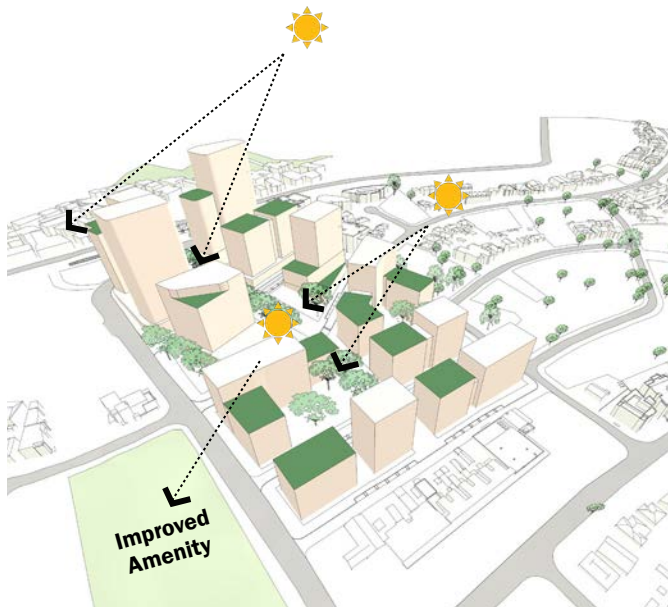
## LEP Building Heights Reduce Down the Hill

LEP building heights generally increase towards the top of the hill. Consistent with the DCP, the upper core proposes towers on podiums, while the lower core proposed courtyard and slab blocks.



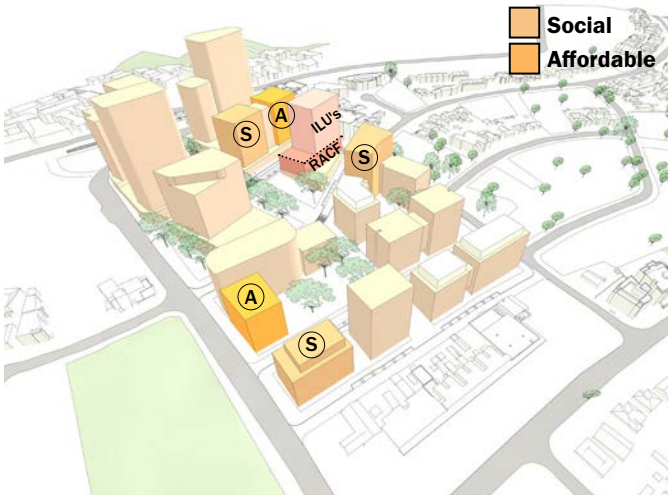
## Heights Adjusted for Residential Amenity

Reference design building heights propose two towers above the LEP height plane, allowing one less high-rise tower and reduced floorplates in the two tallest buildings. Upper core towers are staggered to improve the silhouette on the skyline.



## Heights Adjusted for Public Domain Amenity

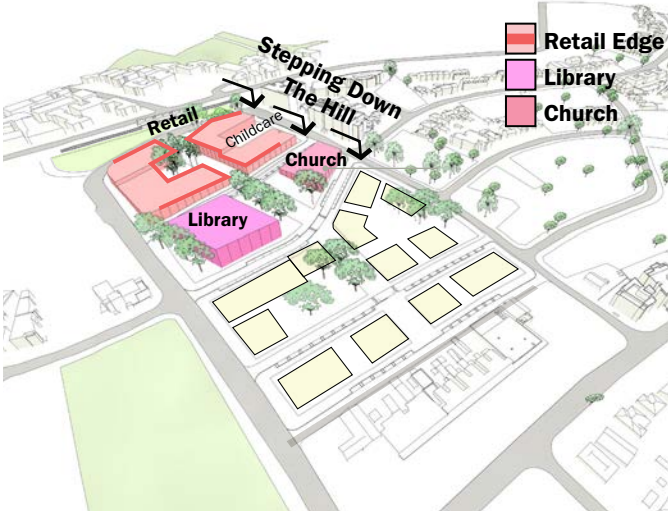
Throughout the core area, buildings heights have been locally reduced to improve amenity, with lowered heights improving solar access to existing and proposed open spaces.



## Diversity

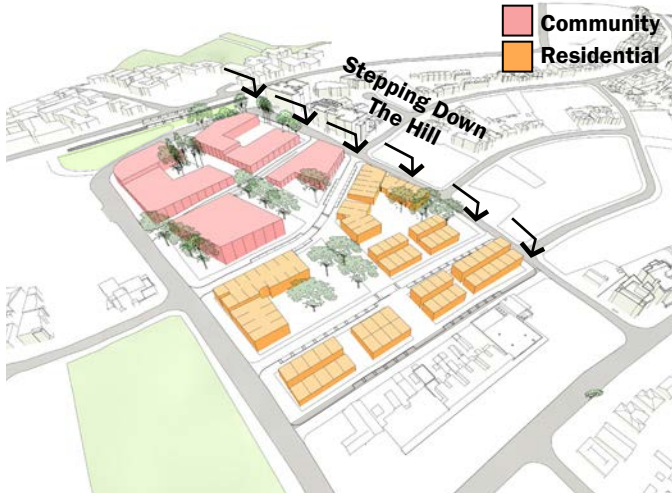
Tenure diversity adds to the mixed use nature of the precinct. The reference design further breaks down the forms through upper floor setbacks, expressed street walls, tenure mix and varied architectural expression to create a precinct of genuine diversity.





### Human Scaled Podium

The upper core proposes human scaled podium of 2-3 storeys, accommodating retail and community uses which provide active frontages to streets and open spaces.



### Human Scaled Streets

The lower core apartment buildings also express a two-storey scale with townhouse typologies fronting the streets and maximised passive surveillance.

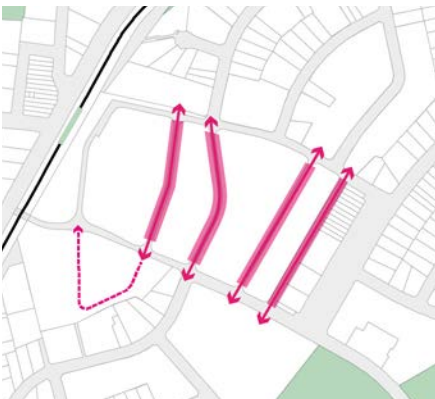




# PUBLIC DOMAIN VISION: NURTURING A RESILIENT COMMUNITY

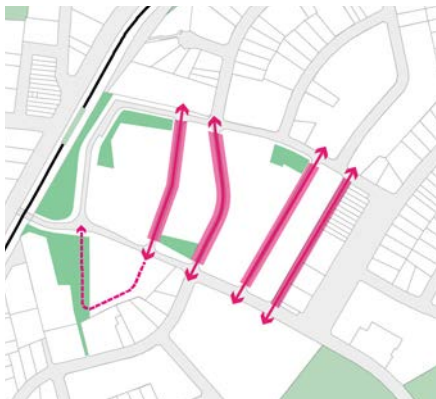
Teloepa's core has been configured with social and ecological resilience at the forefront. New neighbourhood parks are created around stands of existing Eucalypts, defining where new building clusters are located. Cross-streets and laneways stitch the centre into surrounding neighbourhoods.

Through the middle of the core, the steep hillside is navigated by a stepped and staggered pedestrian link. Activated by a sequence of community uses and spaces, this link provides an accessible route between the light rail station, a revitalised Sturt Park and the Ponds Creek corridor.



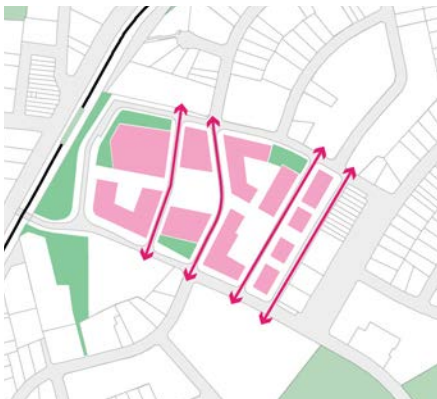
**Local linkages**

New streets and laneways, running along flatter topographies, stitch the Teloepa's core into surrounding residential areas - creating a sense of connectivity and cohesion between new and existing residential areas.



**Green wedges**

Public parks are created around stands of existing trees to create a green and welcoming edge to Teloepa's core, and providing neighbourhood-scale spaces for a diverse community to enjoy together.



**Neighbourhood blocks**

Clusters of residential buildings are located around these green spaces, activating surrounding streets and public spaces. and creating clusters of 3-4 residential buildings.



**One community space**

A stepped sequence of public spaces run along the Eyles Link, connecting the community to the hill-top transport plaza and containing stairs, ramps and lifts to ensure an accessible and enjoyable journey for all.



**Many special moments**

At every turn, on every level, in every space ... a journey of delight and engagement unfolds along this central spine, with a range of different community spaces and uses such as garden plots, a library and church.



# PUBLIC REALM AT THE CORE

## A network of open spaces

A network of public spaces throughout Telopea's core provides new and invited places for residents to shop, gather, dwell and commune. Focused on the stepped sequence of public spaces running along the Eyles Link, platforms for community buildings and programs connect people to transport, retail and civic destinations.

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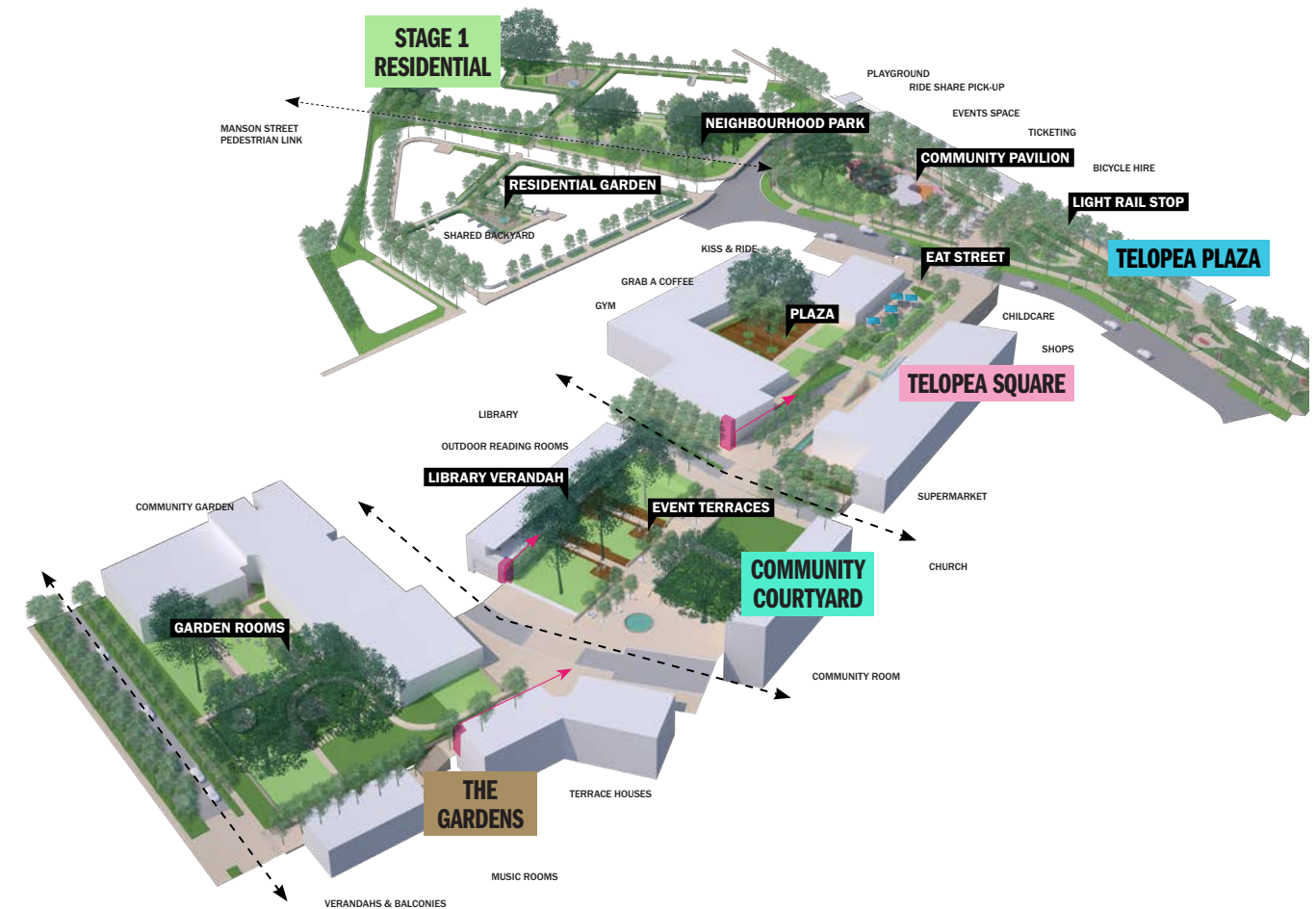
Considering the steep topography of the site, the Eyles Community Link has been designed to ensure it is accessible to people of all levels of mobility.

The link will be transected by a number of flatter streets and

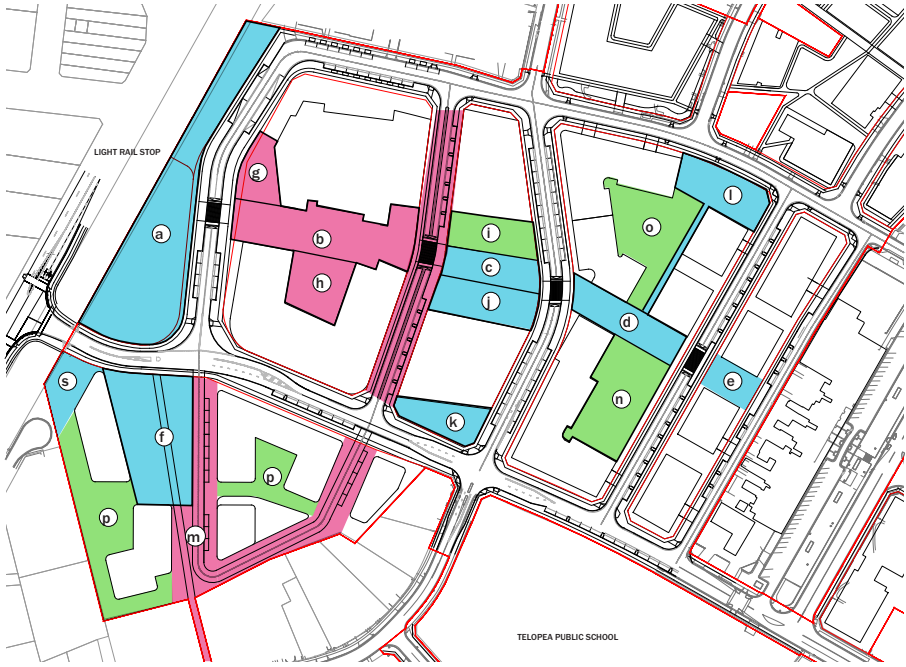
laneways, including to Wade Lane, Marshall Street and Figtree Avenue. These new streets provide easy access between Telopea's core and surrounding residential areas and nearby bus stops.

The journey along the link (from Figtree Avenue to the Station Plaza) is made up of a series of flat platforms: new parks and plazas edged and activated by surrounding buildings. Each platform is linked by steps, ramps and/or lifts that are accommodated into adjacent community and commercial buildings. Together, these elements create a sequence of special moments: emphasising the distinct natural setting of Telopea while providing a legible and accessible means for traversing the steep site.

This approach recognises and accommodates the full spectrum of mobility: wheelchair and pram users, slow-speed walkers (who might need a short rest between stairs) and the amateur athletes chasing their daily 10,000 steps.



Open Space Network Axonometric



Open Space Network Plan



# 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.

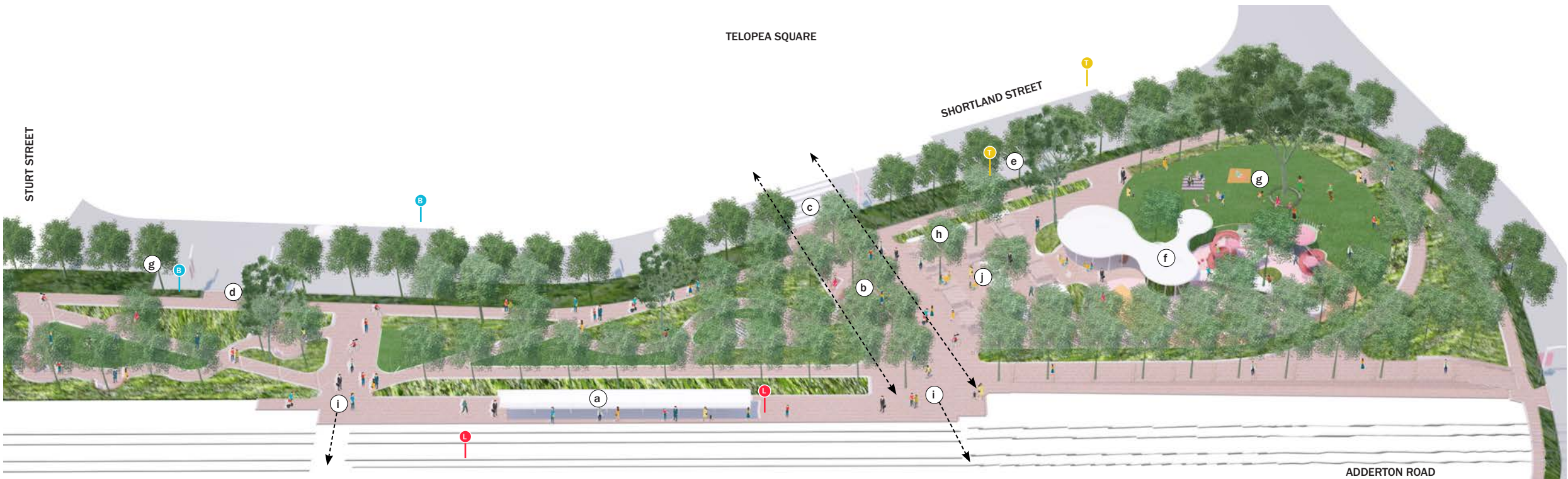
At the south of the plaza a vibrant, community recreation area. This space facilitates a range of activities for individuals, as well as small and large groups. The area includes a locally accessible play space for the new community including multi-use court, kick-about lawn, shade structure and multi-level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

Images:

- 1. The Barbican Centre, London, UK
- 2. Sunset Heritage Precinct, Perth, Australia
- 3. Cifi Fuzhou Kids Playground.





# TELOPEA SQUARE

A sunny, outdoor shopping & dining precinct. A convenient stop off point or attractive destination for residents, the local community and visitors.

- Vibrant & diverse edges
- Passive & active places
- Canopies, colonnades & dappled light
- Morning to evening attractors

Telopea Square will be a vibrant and active space lined with outdoor dining, retail and community use facilities.

Pedestrian movement from the light rail stop, through Eyles Link to open spaces and residential movement will create day-round activation.

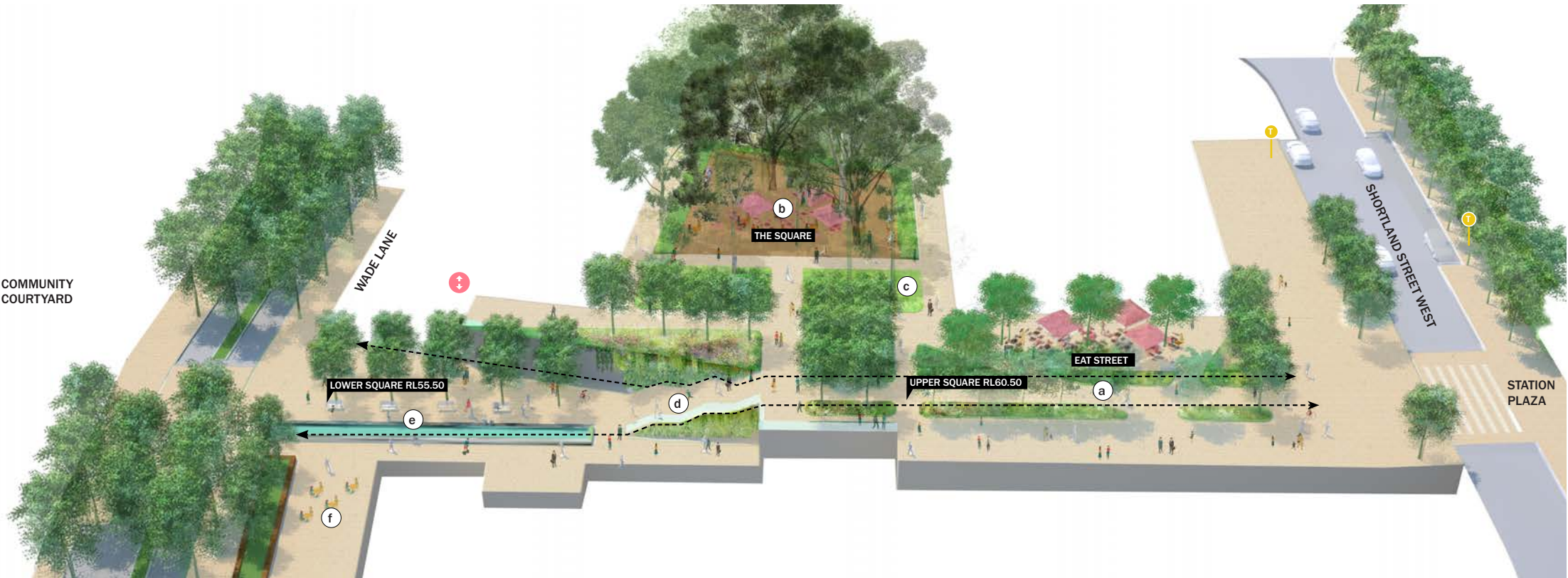
Places to meet, gather and dwell are created beneath existing trees in 'the square' and amongst planting in Eyles Link.

**Key elements**

- a. Avenue of trees from Telopea Plaza to Wade Lane
- b. Central square and existing trees for outdoor dining, play & events
- c. Garden beds & lawns
- d. Vertical transport including stair, lift & escalator
- e. Water feature & seating bench along shopping centre edge
- f. Dwell zone outside shopping precinct

**Images:**

- 1. Parisian cafe. Image source unknown
- 2. James Street, Brisbane, Australia
- 3. The Casbah, Sydney, Australia
- 4. Le Banc de Neig, Quebec City, Canada





# COMMUNITY COURTYARD

A place to meet, gather and play beneath existing eucalypts. Visitors to the library and church site spill out into the green courtyard to create a vibrant community destination.

- Dwell places along the journey
- Places to relax
- Open & flexible
- Playful & engaging

Eyles Link runs through the center of the Community Courtyard and provides landscape connections across lawns and gardens to new Library and Church.

Landscape links navigate between giant existing trees with platforms, landings and seating along the way for gatherings of all sizes.

Key elements

- a. Eyles Link spine; Marshall Rd to Wade Ln
- b. Multi-purpose landscape platforms
- c. Day-beds beneath tree shade



Images:

- 1. Lincoln Centre, North Plaza, New York
- 2. Cafe de L'Homme Terrasse aile Jardin, Paris, France
- 3. Private garden. Photography by Daniel Shipp

- d. Connection to library verandah
- e. Existing Euc. molcucanas retained
- f. Lawn and flowering groundcover planting





# THE GARDENS

**A garden destination of residents and local community. The verdant garden is a place of respite, quiet reflection and open space gatherings.**

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

Teloepa's residential gardens shall support connection and revitalise ecosystem, while providing residents access to nature's respite.

Steps and terraces work to retain existing trees while also provide places to dwell.

Gardens and lawns create support local biodiversity and create dynamic places to connect with nature.

**Key elements**

- a. Raised garden beds provide privacy between communal and private open space
- b. Community lawn
- c. Terraces and seating as places to dwell
- d. Water features
- e. Communal gardens



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





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. Water feature & seating area
- g. Small gathering areas with seating and foosball tables



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





# POCKET PARKS

**Public parks are created beneath stands of existing trees to create a green a welcoming edge to Telopea centre, and providing neighbourhood scale.**

- Shared backyard for adjoining neighbours
- Celebration of the Sydney Blue Gum Forest
- Attractive & inviting entry into Telopea center
- Lush garden settings suitable for dog walking

Telopea's pocket parks are a place to live in nature. Existing Sydney Blue Gums are retained to support biodiversity, create cool places to dwell and create an attractive outlook to neighbouring residents.

Swathes of groundcover planting create a pleasant street frontage. Steps and terraces create small garden 'rooms' to allow for a diversity of activities at once.

**Key elements**

- a. Accessible links from perimeter streets into the centre
- b. Stands of existing trees retained
- c. Terraces create places to gather and play games close to nature
- d. Flowering groundcover planting



Images:

- 1. BiGyard apartments, Berlin, Germany
- 2. Gustave & Leonard Hentsch Park, Switzerland
- 3. Private courtyard. Photographer Unknown.





# BIODIVERISTY ROOFTOPS

The rooftop gardens across the Telopea precincts provide open space and visual amenity, support local biodiversity and assist in the amelioration of the 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 precincts 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



# 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.

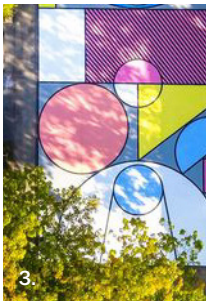
A sculptural playground shade structure includes a playground for young children, seating and a small amenities block.

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



Images:

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





# PUBLIC DOMAIN CONCEPT PLAN

## Movement & connectivity

- 1. 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. New Marshall Road, a new pedestrian and vehicular connection connects Mason and Marshall Road.
- 4. Realigned Shortland 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 raised pedestrian crossing connects to Telopea Square.

## Telopea Square

- 5. The green 'Eyles Link' begins in a boulevard of trees at Telopea Square with opportunities to sit and gather in shade.
- 6. The central square is a place for formal and informal gatherings and events beneath retained Blue Gums.
- 7. Stairs, escalators and lifts take pedestrians to the lower level plaza activated by retail.
- 8. A bosque of trees and water feature create an attractive and comfortable place to dwell.

## Community Courtyard

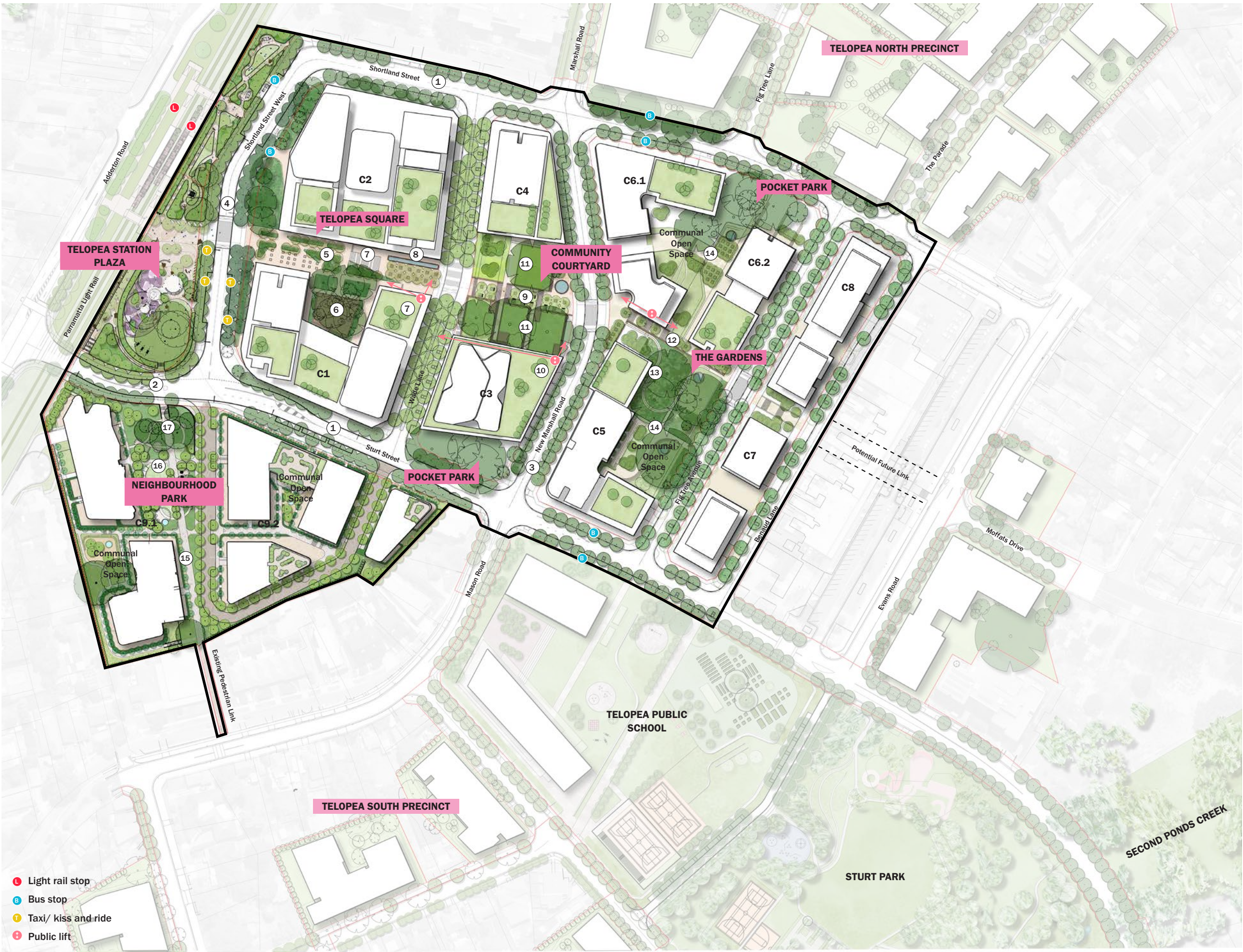
- 9. Eyles Link connects from Telopea Square, across Wade Lane to the Community Courtyard and New Marshall Road.
- 10. Public lift access is available in the adjacent Library via public verandah.
- 11. A lawn and garden is activated by the adjacent Library and Church, with building uses spilling out into the public open space. Existing trees are retained here.

## The Gardens

- 12. Eyles link connects through the Gardens, onto Fig Tree Avenue and Benaud Lane.
- 13. A meandering accessible path wraps existing trees with pleasant garden 'rooms' to dwell. Public lift access is also available.
- 14. Communal courtyards provide sanctuary for residents.

## Neighbourhood Gardens

- 15. Mason Street pedestrian link connects directly through the site to the Neighbourhood Park, Sturt Street and Telopea Plaza.
- 16. An local community open space including lawns, bench seating and gardens.
- 17. Existing trees are retained at the entry into the site.
- 18. Mews loop road servicing lobby and car park entries including on-street parking, footpaths and street tree planting.



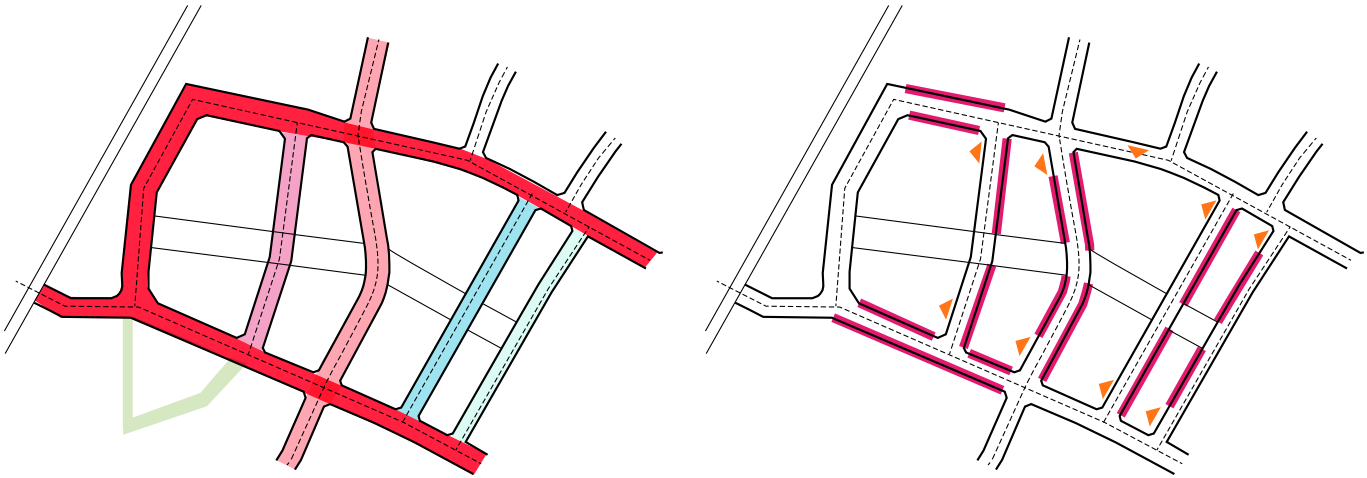






# STREETSCAPE TYPOLOGIES

The streets of Telopea are where the daily life of residents 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.



Street heirarchy		
Primary Cirulation Streets		
Varies	Shortland Road & Sturt Street	
18.0m	New Marshall (connecting into Manson & Marshall)	
Retail Street		
16.6m	Wade Lane	
Residential Streets		
14.9m	Fig Tree Avenue	
12.0m	Benaud Lane	
Varies	Mews	

On-street parking & basement entries

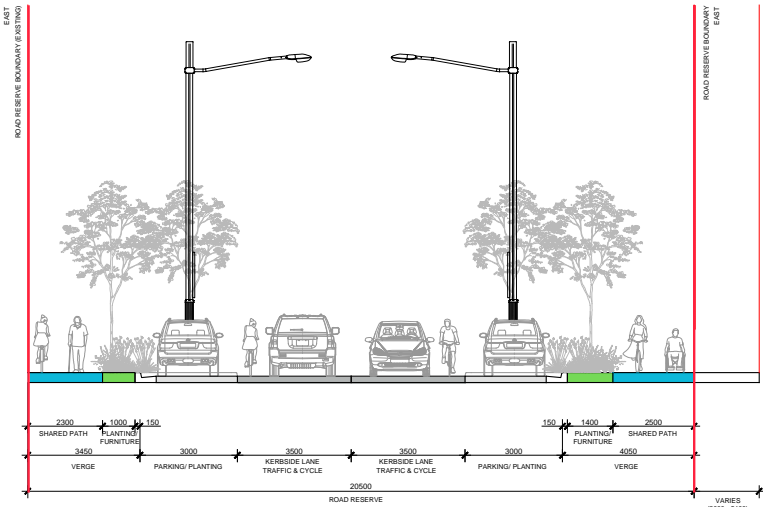
On-street parking

Car park entries

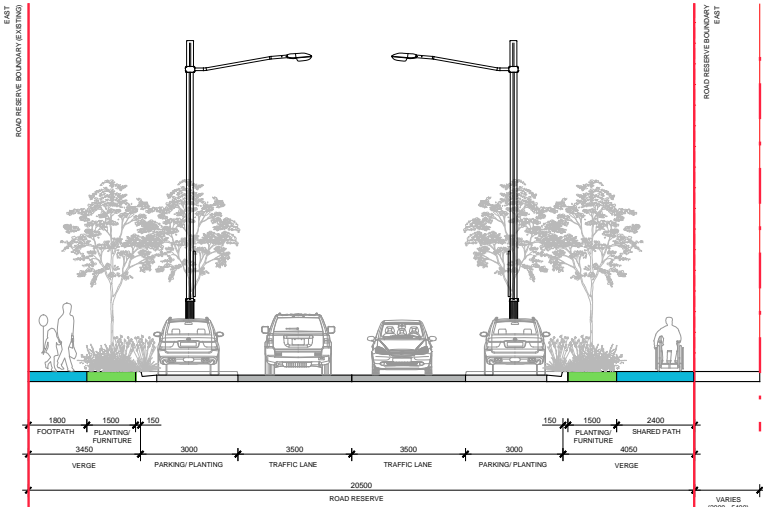
## SHORTLAND & STURT STREET

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.



Typical Sturt Street



Typical Shortland Street

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

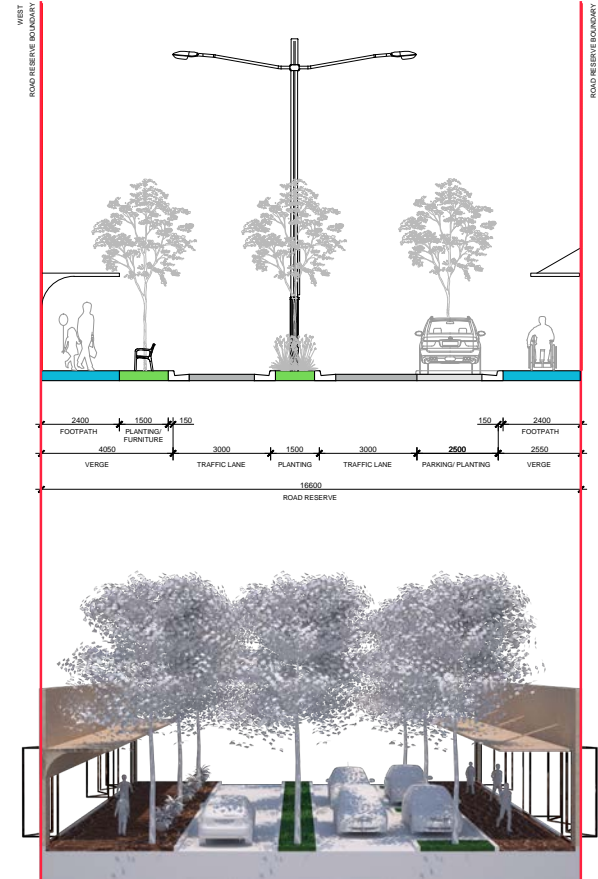


# WADE LANE

A bustling streetscape connecting passers-by to Telopea's community amenities. The human-scaled lane is a place where you will find residents, commuters, shoppers and visitors.

## Key elements

- Wade Lane is a comfortable street. Pedestrians are sheltered by connected tree canopies and awnings - setout to avoid conflict with one-another.
- Conveniently positioned street furniture on the west offers pause points for pedestrians adjacent retail.
- On-street parking to the east facilitates convenient access to adjacent community amenities such as library, church, residential aged-care and independent living units. Especially important for the mobility challenged.
- A central green spine creates a 'green ceiling' to the create an intimate, human-scaled street for pedestrian amenity.

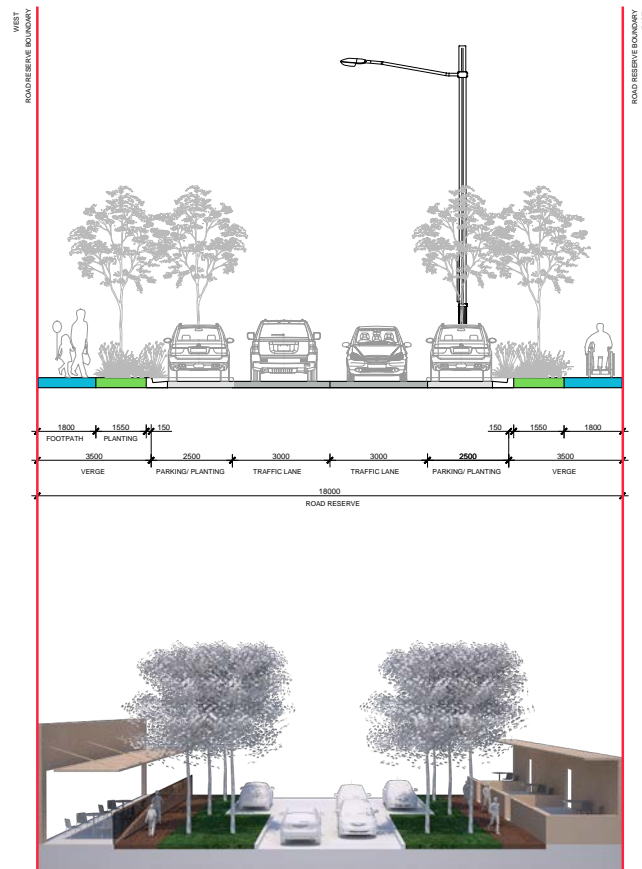


# NEW MARSHALL ROAD

The extension of Marshall Street is a significant neighbourhood link, creating a new connection from southern Manson Street to northern Marshall Street. The streetscape echoes the character of the adjoining streets.

## Key attributes

- 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.
- Street services, such as light poles are positioned to align adjoining street designs.

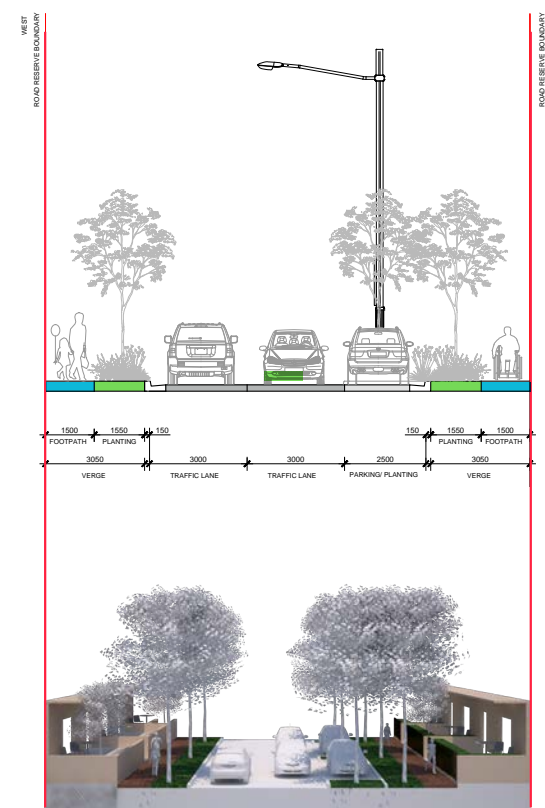


# FIG TREE LANE

Fig Tree Avenue is a local neighbourhood link, servicing adjacent residential dwellings while providing an informal connection to southern Telopea Public School and Sturt Park from northern neighbourhood.

## Key attributes

- Street verges are designed for comfortable, walkable and safe pedestrian connectivity.
- On-street vehicular parking and driveway access is positioned to the west, allowing for on-street parking to the east.
- For continuous street tree canopy, trees are set both within the verge and between each parking bay.

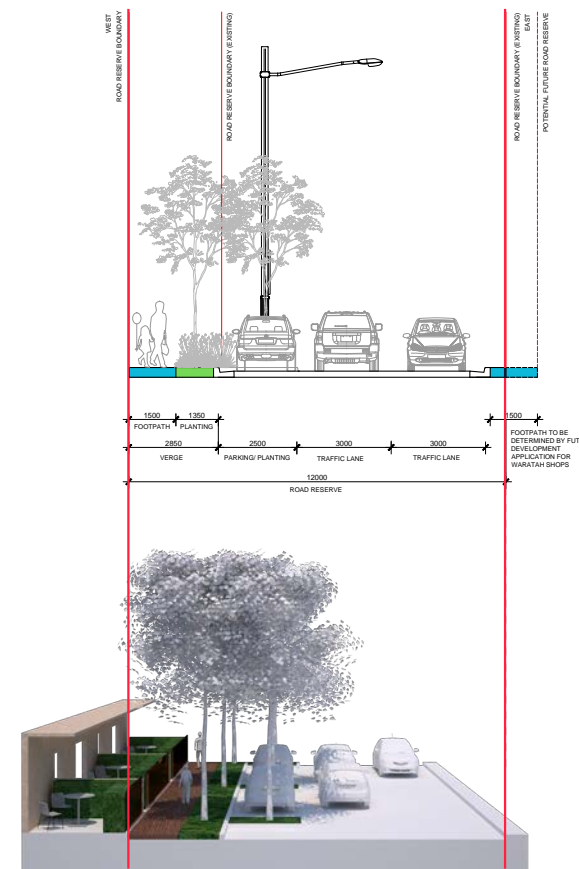


# BENAUD LANE

An existing laneway, Benaud Place is re-imagined as a complementary pair to Fig Tree Avenue. The revitalised lane will be a neighbourhood street providing convenient access into adjacent dwellings and act as a local pedestrian connector.

## Key elements

- Street verges are designed for comfortable, walkable and safe pedestrian connectivity.
- A functional street providing direct access into adjacent dwellings
- Tree canopy is maximised by layering trees in the verge and between each on-street parking bay
- Opportunity to upgrade eastern verge in potential future development



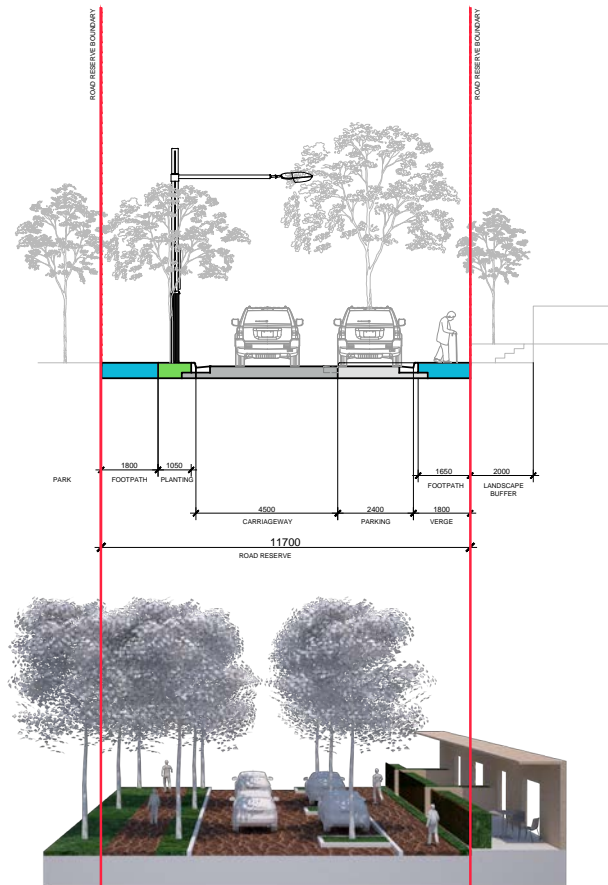


# MEWS STREET

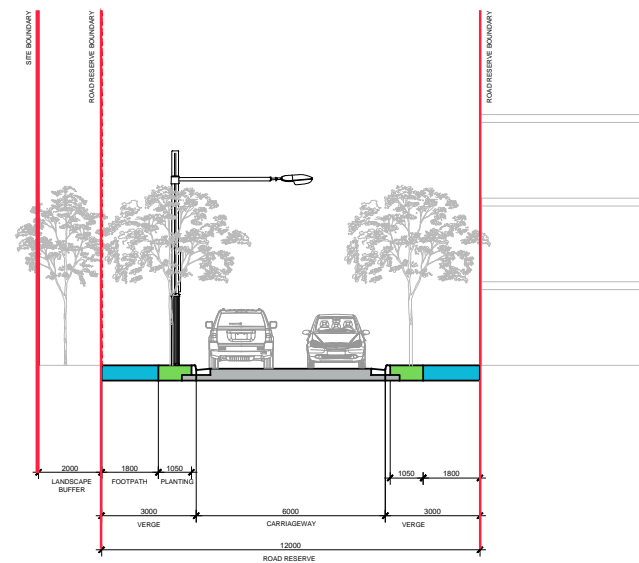
The mews make neighbourhood laneway connections, allowing for low-speed vehicle movement, parking for residential visitors, access to car park and lobby entries.

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

# ACTIVE TRANSPORT

The Active transport strategy for the Telopea Concept Plan, aims to align with the vision set out in the City of Parramatta's 'Parramatta Bike Plan 2017 - 2037'. Proposed cycle links connect into the existing precinct network and provide new paths as outlined in the plan.

In addition to the above, the steep topography of the site is addressed by emphasizing the flatter cross-connections to creating better cycle connectivity through new paths and "pit stops" at the light rail, Eyles Link and Sturt Park. Pit stops include cycle parking, repair stations and opportunities for cycle rental stations.

- Legend**
- Telopea Concept Plan Precinct Extents
  - Proposed Parramatta Cycling Network
    - On-road - Mixed traffic
    - Off-Road - Separated (by others)
    - Shared zone - Pedestrians/ Bicycles
    - Off-road cycleway (provided by Frasers Property)
  - Proposed Bicycle Facilities
    - Local site connections - on-road mixed traffic
    - Local site connection - shared pedestrian path (both sides of Sturt)
    - Bicycle Parking
    - Potential bicycle Repair Station
    - Potential bicycle Rental Facility





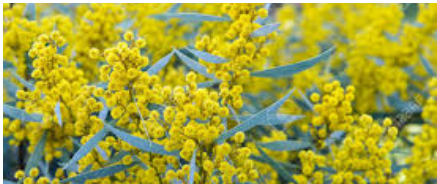
# PLANTING PALETTE APPROACH

The collection of open spaces are planted out with palettes which reinforce their use. The Neighbourhood and Pocket parks are planted out with distinctly native species. Eyles link is comprised of robust species suitable for the high intensity use with lots of textural variation and interest, while gardens and communal open spaces are adorned with pops of colour and seasonal delight.



## Parks

The Neighbourhood Park and Pocket Parks are planted out with distinctively native species, connecting to the Sydney Blue Gum High Forest and Second Ponds Creek. Golden yellows are offset against deep greens and silver, olive tones.



## Eyles Link

A hardy palette of plants, packed with variation in texture, height and form. Swathes of planting run between garden lawns and create lots of attractive places to gather.



## Gardens & communal open spaces

A relaxed palette of planting, with lots of seasonal interest throughout the year. Bursting with colour attracting people as well as birds, butterflies and bees.





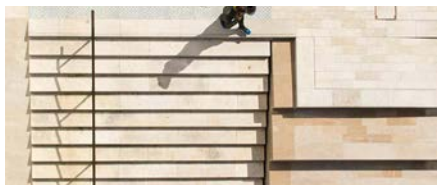
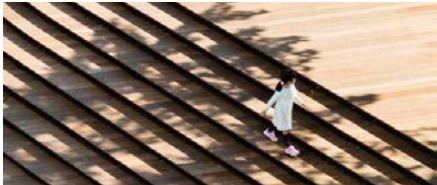
# MATERIALS & FINISHES

The materials and finishes of the public domain draw from the existing landscape character of Telopea. Warm tones in paving, walls and detailing complement the surrounding Sydney Blue Gum High Forest – picking up on the colours cream, bronze and burgundy in tree trunks and leaf foliage.



### Walls, stairs & ramps

Thoughtfully detailed walls assist in navigating the steep topography at Telopea. The vertical layering is used to create places to dwell, and gather.



### Paving

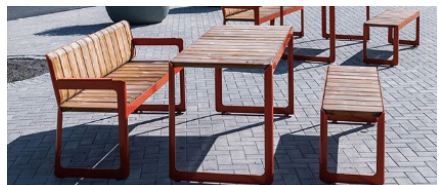
High quality, robust masonry across the public domain. Light warm tones bring lightness to the groundplane.



### Street furniture & details

A consistent palette of street and public domain ties the precinct together. The palette is comprised of robust, durable materials.

The suite of elements range from seats, bicycle hoops and light poles to stair balustrade detailing and tree grates.

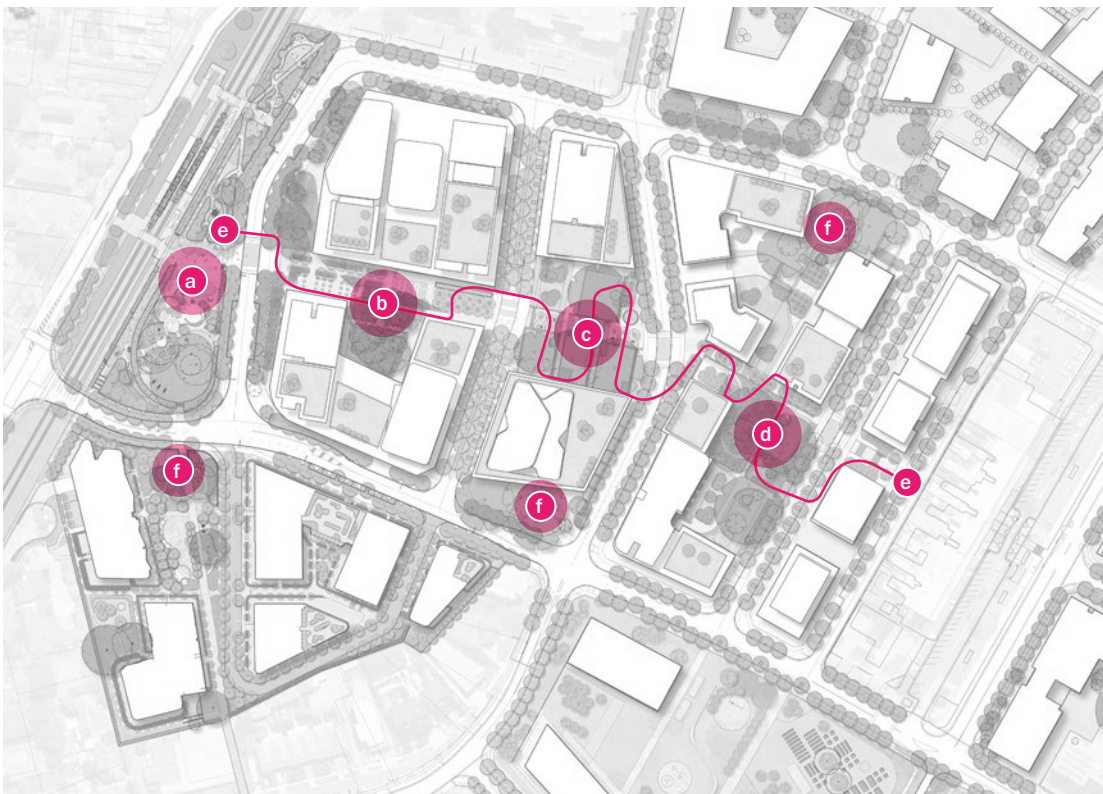




# PUBLIC ART

The Concept Plan identifies a series of opportunities and approaches to providing high quality art projects in the public domain. Artworks will include integrated and innovative permanent pieces in a range of scales across the site.

The creative works will add meaning and vibrancy to the experience of living and working in this new neighbourhood by giving voice to community, addressing the rich cultural, historical and ecological context, and enhancing the unique sense of place.



- Legend**
- a. Country & culture
  - b. Evening engagement
  - c. Connecting communities
  - d. Landscape character
  - e. Special stories of place
  - f. Celebrate existing flora



### Country & culture

Respond to Aboriginal culture and heritage, responsibly, appropriately and respectfully

'bara' by Aboriginal artist Judy Watson is a new permanent work to celebrate the First Peoples of Sydney, the traditional owners of Gadigal Country. Featuring a monumental bara, the fish hooks crafted and used by Gadigal women for thousands of generations. This artwork is a powerful expression of Aboriginal cultures and a reminder of their significance for our nation now and for generations to come. Due for completion in 2020.



### Landscape character

Integrated pieces referencing the environmental context.

'E'ntelekheia' (2016) by artist Danie Mellor is a permanent work which tells the story of the existing natural landscape which was found within Darling Harbour prior to development. Molded concrete panels are integrated into landscape walls as a part of the new Sydney Exhibition Centre and form a dynamic backdrop to the new public domain.



### Evening engagement

Digital works add meaning and vibrancy to the new community.

Marc Dumas (2010) 'Pétales de roses' projects a carpet of rose petals on entrance into the rose garden in Parc du Center, which acts as a residential amenity and leisure park. Photographs of petals are taken from plants within the neighbouring garden.



### Connecting communities

Opportunities to record stories from the community and create connections between people.

A feature wall within park recording a unique story, backlit in the evenings for day-long engagement in Vancouver, Canada. Artist unknown, lighting design by We-ef (2009).



### Special stories of place

Placemaking pieces referencing the environmental context.

Tracey Emin's work 'The Distance of Your Heart' (2018) comprises 60 life-size bronze birds that perch on the door and lintels in the northern Sydney CBD. The tiny birds high above the streetscape express her feelings of distance and homesickness, their delicate forms juxtaposed against the monumental public architecture. They are a delight to be discovered while walking through the city.



### Celebrate existing flora

Art installations which celebrate existing landscape features - such as magnificent Sydney Bue Gums.

3RW's 'The Clearing' Memorial in Itoya, Norway is suspended within existing trees to create a dynamic and immersive experience within the landscape setting,







# BUILT FORM CONCEPT PLAN

**The concept plan is designed to celebrate the site's sloping bushland hillside character through streets and building forms built along the contours and arranged to retain the sites most significant trees.**

The Telopea core is bounded by Sturt Street to the south, Telopea Station plaza to the west, Shortland Street to the east and Benaud Lane to the east. The core is divided north south by Eyles Street Link, a pedestrian street which includes steps, ramps and lifts to provide 24hour accessible routes to the top of the hill. Its alignment has been selected to ensure retention of the majority of significant trees. In the east/west direction, the core is broken into four blocks by cross streets which follow the contours and connect into the existing street network to the north and south. From west to east, Wade Lane creates a retail street in the upper core, Manson Street extension connects Manson Street to Marshall Road in a sweeping curve which ensures all important trees are retained, and Fig Tree Lane splits the lower core into suitably sized development parcels.

Development lots are numbered from south to north, from west to east: The upper core comprises C1 and C2 west of Wade Lane and C3 and C4 to east, while the lower core is made up of larger blocks C5 and C6 west of Fig Tree Lane and C7 and C8 to the east.

The core accommodates a range of types of open space, all of which are arranged around retention of significant trees. C1 includes a retail courtyard focused on a stand of eucalypts. C2's western edge is lined with existing trees in a generous street setback. C3 includes several important trees retained in a large southern setback opposite the school, while both C3 and C4 propose large setbacks to Eyles Link based on retained trees. C5 and C6 both propose residential courtyards arranged around existing trees and, in the case of C6, the stand of trees steps out to meet Shortland Street to the North.

Consistent with the DCP, the masterplan proposes towers on podia in the upper core where buildings are taller than 12 storeys. In the lower core where buildings are 12 storeys or lower, buildings are arranged as slab and/or courtyard blocks.

Building envelope heights are generally in accordance with the LEP height planes, with minor variations providing amenity improvements to apartments and public domain. Building heights and footprints have been arranged to maximise sunlight access to both existing and proposed public open spaces.

## SEPP65 Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

## CONCEPT PLAN FRAMEWORK - PRECINCT & CORE |



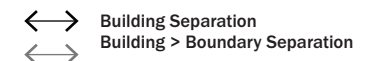
**Envelopes** (Refer DA01.MP.130)

Building envelopes have been designed to 'wrap' the reference design with additional depth to allow some flexibility for future detailed designs.

Consistent with the DCP, the upper core proposes podium and tower typologies, while the lower proposes courtyard and slab blocks.

Where building forms are oriented north/south with solar access to both sides, envelopes are 25m deep to accommodate a central core floorplate. Where forms are oriented so only one elevation receives 2 hours sun, this dimension is reduced to 22.5m which will

accommodate a side-core floorplate. These dimensions are both 1m greater than the reference scheme which shows 24m deep and 21.5m deep buildings respectively.



**Masterplan Roof Plan** (Refer DA02.MP.120)

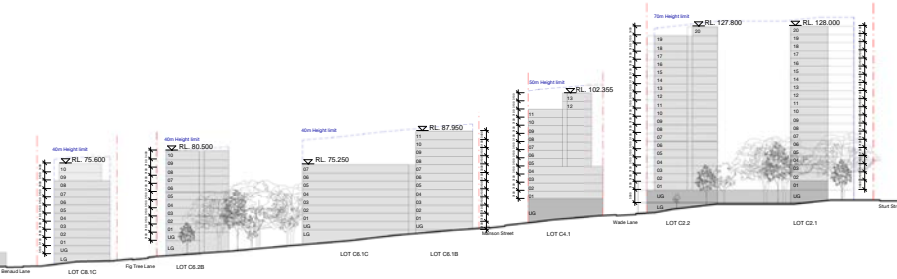


# MINOR DEPARTURES FROM LEP HEIGHT CONTROLS

This spread compares a theoretical LEP-height compliant scheme with the proposed scheme, outlining the proposed benefits. The proposed scheme was developed following feedback from the SDRP and Parramatta Council, seeking to identify a few non-compliances that could yield significant benefit to existing and future residents.

## LEP compliant scheme

An LEP compliant height profile results in most buildings being built up to the height limit, providing limited variation in height, plan form or typology. SDRP feedback on this scheme noted 'Preliminary envelopes indicate limited potential for diversity or character across the precinct... Greater height variation across the precinct – possibly above the current maximum heights if there are appropriate height reductions elsewhere and/or reductions in building footprints.'



LEP Compliant Shortland Street Elevation



LEP Compliant Envelope Plan

## Proposed Envelopes

The proposed height variations create a more differentiated silhouette in the upper core by maintaining one tower at compliant height, proposing two taller towers with reduced footprints (700m2 GFA) and reducing the fourth tower to 12 storeys above podium, improving amenity to both residents and public open space.

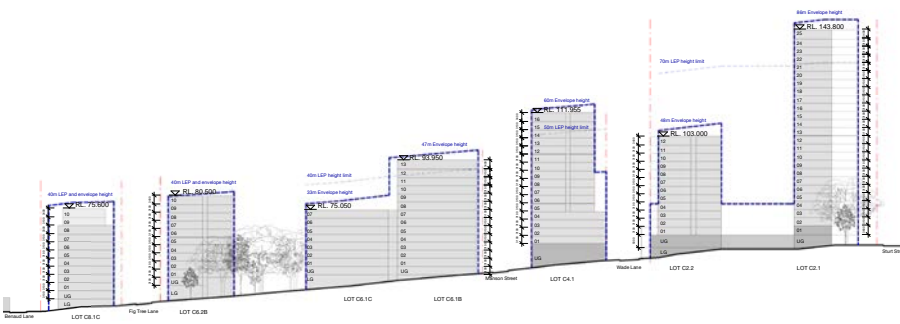
An additional building break is provided in the lower core, reducing streetwall lengths, with two taller forms increased by two storeys above the LEP height limit.

## Key Benefits

- Increased open space alongside Eyles Street link
- Reduced overshadowing of new open spaces
- Reduced overshadowing to school
- Fewer apartments per floor in high rise buildings
- Greater tower spacing providing improved views and more differentiated silhouette

## Key Features

- Buildings C1.2 and C2.1 are increased by 5 storeys but reduced in footprint to 700sqm GFA.
- Building C2.2 is reduced to 12 storeys above podium, increased in size but amended to be dual core, to reduce number of dwellings per floor
- Building C3 is increased in height to include a 10% height increase associated with a design excellence competition
- C4 podium is cut back at ground level to improve spacing around Eyles Street Link
- C5 southern wing is reduced by 4 storeys to reduce overshadowing of the school
- C6 southern and northern wings are reduced in height, and a new building break is offset by 2 additional storeys in the NW corner
- C7 and C8 both have their southern wings reduced by 2 storeys which are offset by 2 extra floors on the northern part of C7.



Proposed Shortland Street Elevation (Refer DA03.MP.100)



Proposed Envelope Plan (Refer DA01.MP.130)



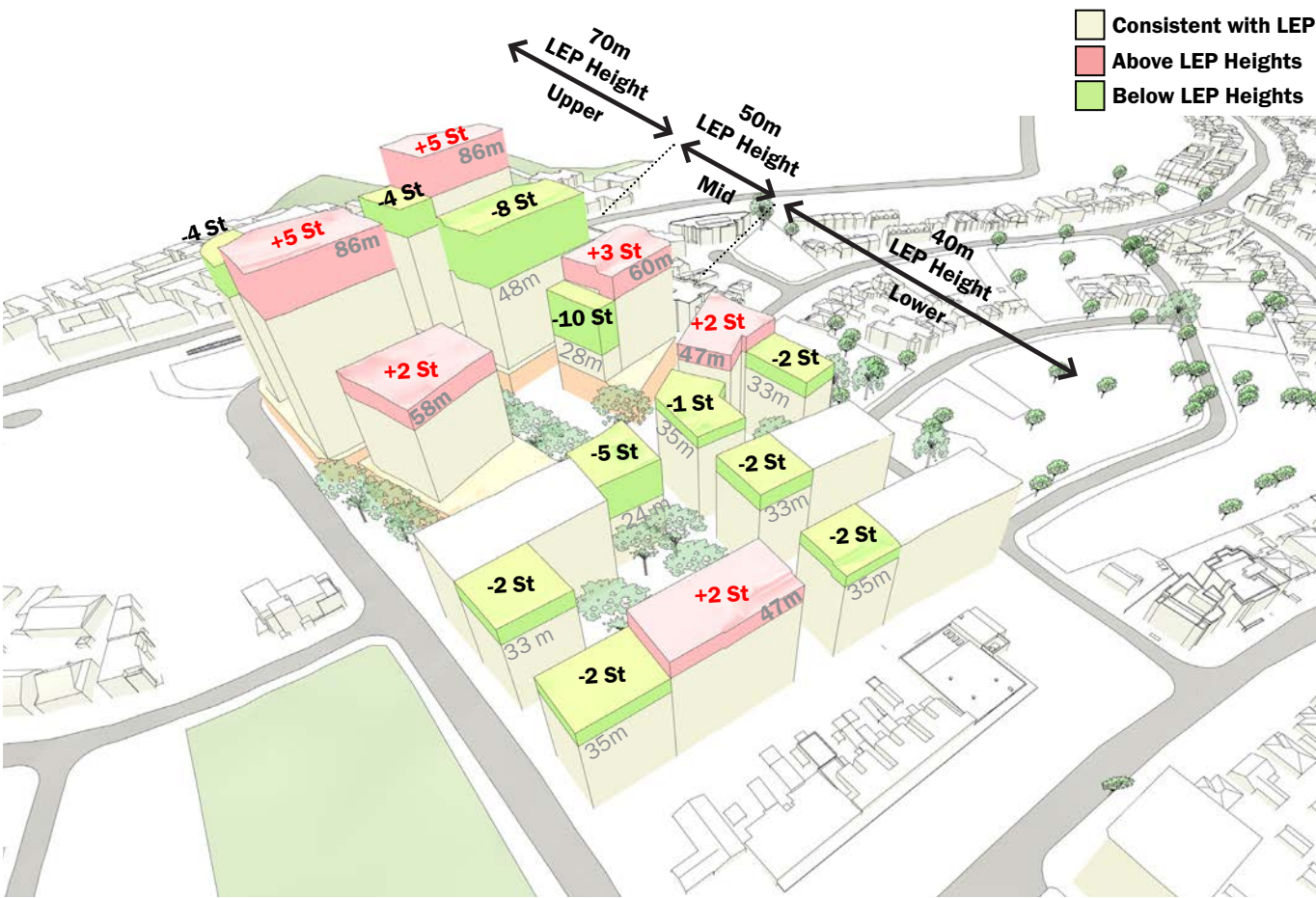
MINOR DEPARTURES FROM LEP HEIGHT CONTROLS

The proposed envelope heights deviate from the LEP height controls. the above diagram represents in green where the proposed envelope height is less than the LEP height control and in pink where the proposed envelope height is greater than the LEP height control for any given site.

It is noted that 1,000m2 of the height increase is to accomodate an increase in the library from 3,000m2 to 4,150m2 as requested by council.  
Unutilised GFA below LEP Heights: 22,000m2 GFA  
Approximate GFA above LEP Heights: 16,000m2 GFA



LEP Compliant Aerial Render



Over-Under LEP Heights Diagram



Proposed Aerial Render



# GROUND LEVEL

The masterplan proposes a range of non-residential uses focused around the new local centre in the upper core, designed in a 2 storey podium which steps down the hill. Proposed uses include:

- Specialty retail in C1 and C2
- Childcare centre in C2
- Medical Centre and Pharmacy in C1
- Gym and Offices for the community housing provider at Level 1 of C2
- Supermarkets, retail loading and public parking under the C1/C2 podium at lower ground (Wade Lane) level.
- Library & Community Centre in C3
- Church and Aged Care facility in C4.

The local centre is described in more detail in the following section.

In the lower core, residential buildings are proposed with multiple cores and 2-storey townhouse typologies to provide regular front doors activating the streets and public domain.

This two-storey scale is expressed at the base of the buildings, to assist in defining a human scale to the streetscapes.

**SEPP65 Principle 7: Safety**

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.



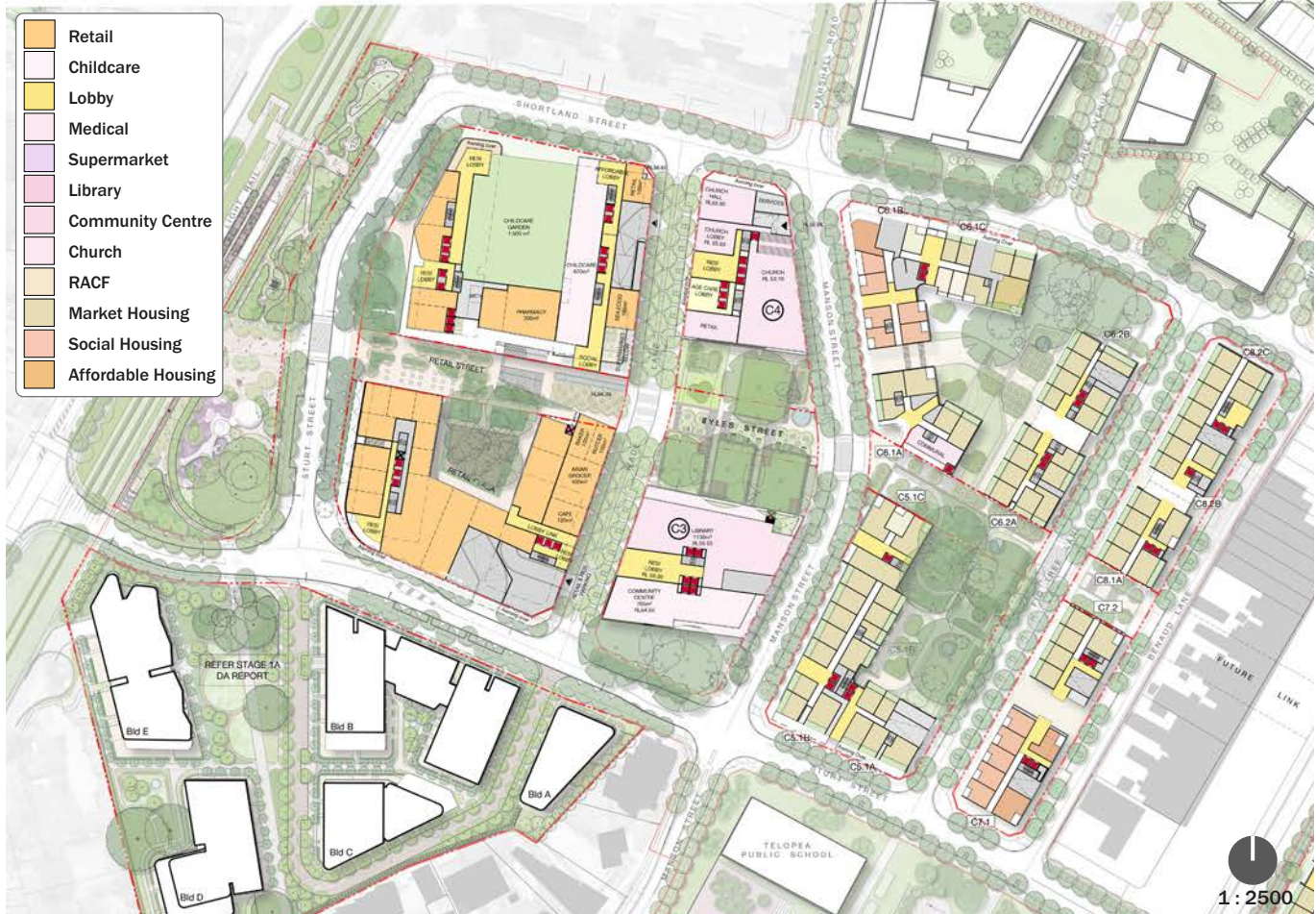
**Connection to Landscape**

To celebrate the established landscape character of the precinct, the masterplan framework prioritises both visual and physical connection to landscape.

The masterplan does this by celebrating retained trees in new open spaces. The ground level interface further reinforces this through building breaks and entry lobby gateways which provide links into central courtyards.

**Street Activation**

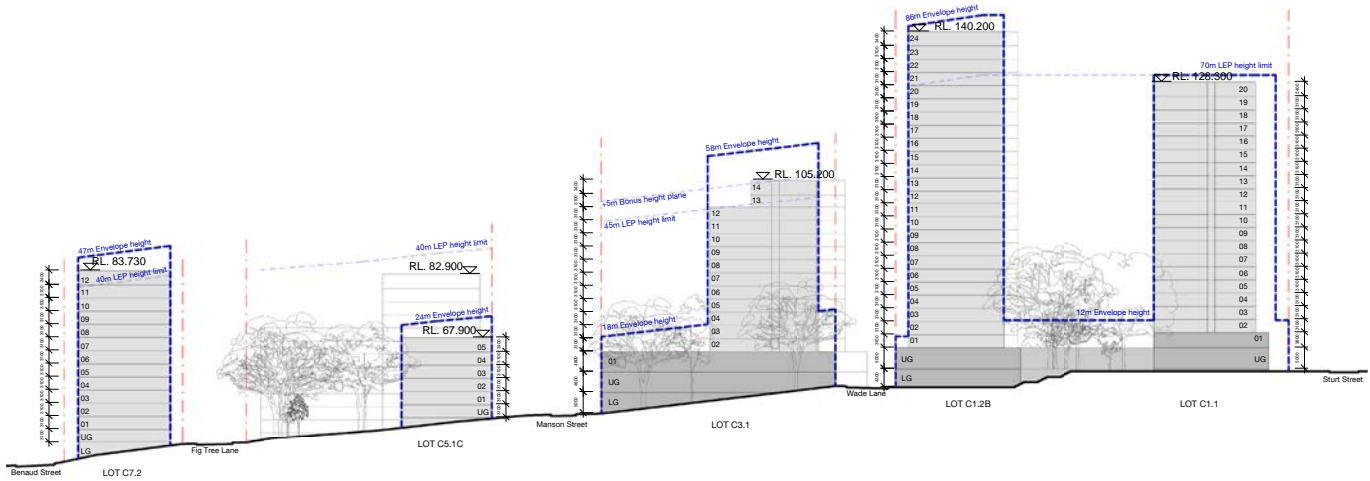
The Indicative design scheme has been developed to maximise ground level activation with retail, public and community uses activating the upper core. Lower core residential buildings have been designed with multiple cores and with several small entries per building. Apartment buildings have been designed with duplex typologies at ground level which, along with the townhouses, provide regular front doors with front gardens overlooking the street



Public Domain Plan - Split Level (Refer DAO2.MP.100)



New neighbourhood parks and residential buildings are nestled around existing Eucalyptus stands, stepping down the hillside. Eyles link is activated by community uses and provides an accessible pedestrian route from the light rail station to Sturt Park and the Ponds Creek corridor.



Eyles Link section looking South (Refer DA03.MP.101)





# TELOPEA LOCAL CENTRE



## UPPER GROUND RETAIL

In the upper core adjacent to the light rail station, a local retail centre is complemented by a range of community uses arranged around two public open spaces: Telopea Station Plaza, and Telopea Retail Square.

Alongside the station, a lively dining precinct makes the most of the afternoon sun. The outdoor seating and food and beverage precinct wrap into the central square with casual seating, landscaping, community art, performance, and meeting places.

Loading into the retail tenancies is via a back of house network connected via lift to the loading area at lower ground level.

Vertical connections are provided to lower ground retail at Wade Lane level via stairs and escalators in the Eyles Link, and lifts which also serve level 1 retail and basement parking.

A childcare facility is proposed in the C2 podium, easily accessible from the retail courtyard, basement parking, or a direct Shortland Street entry via its north facing courtyard.

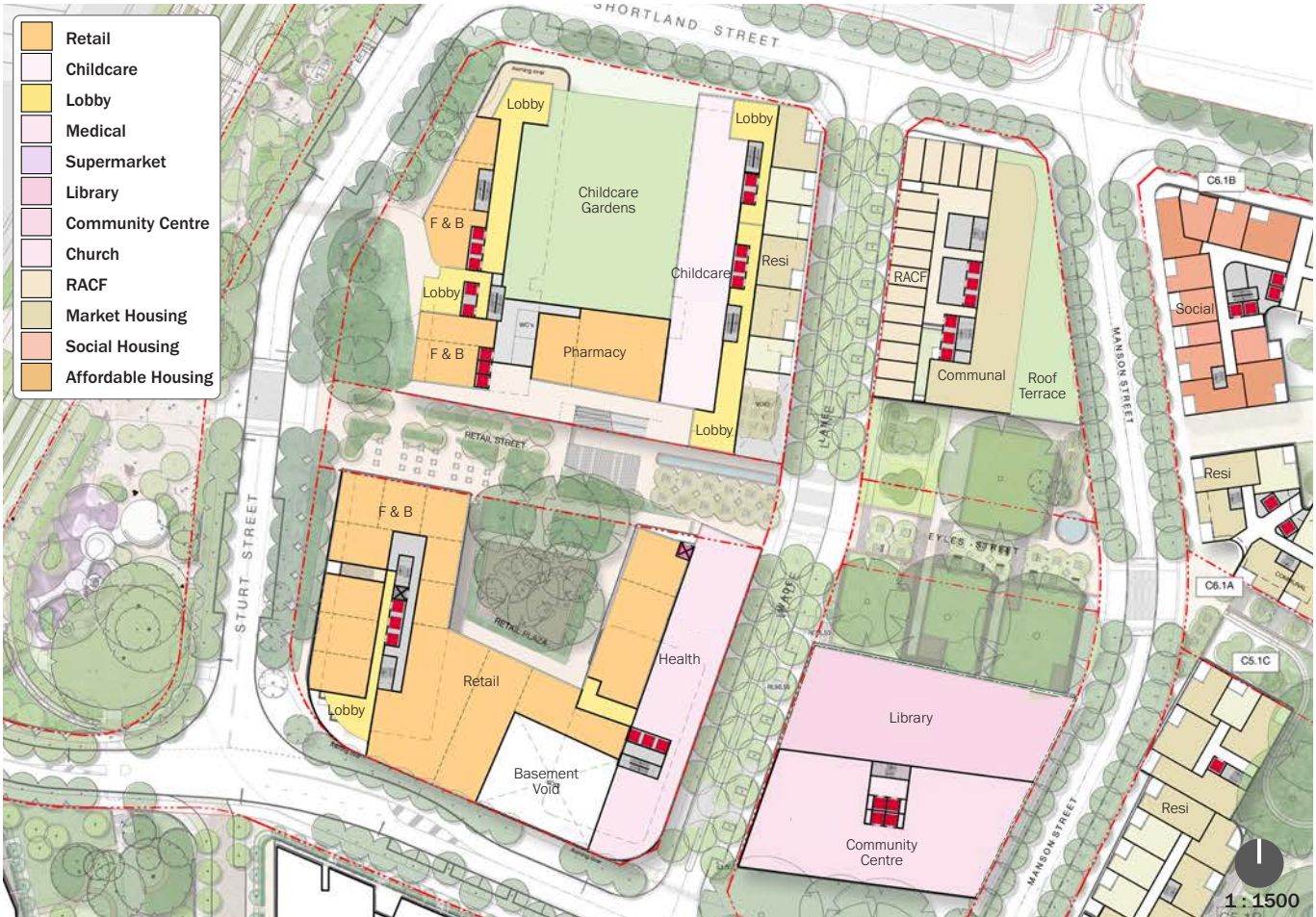
Level 1 of C2 proposes a Gym and Offices for the Community Housing Provider and Facilities Manager.

C1's upper ground level also includes a medical centre on the eastern edge. It is accessed at grade from the retail courtyard but, due to the level change, coincides with Level 1 of the Wade Lane frontage.

Residential lobbies have both primary street lobbies and secondary access into the retail centre, improving activation



Level 01 Plan (Refer DA02.MP.193)



Sturt Street Upper Ground Retail (Refer DA02.MP.192)



LOWER GROUND RETAIL

At lower ground, fronting Wade Lane, a full-size supermarket has been cut into the hillside along with a fresh food marketplace and other supporting specialty stores.

Vertical connections are provided to upper ground retail at Wade Lane level via stairs and escalators in the Eyles Link, and lifts which also serve level 1 retail and basement parking. Retail loading is provided under the footprint on Building C1, accessed from Sturt Street to the south.

Wade Lane is activated with Retail in the centre and residential lobbies either side of the carpark entries. Separate vehicle access is proposed for access into the public carpark and each housing tenure

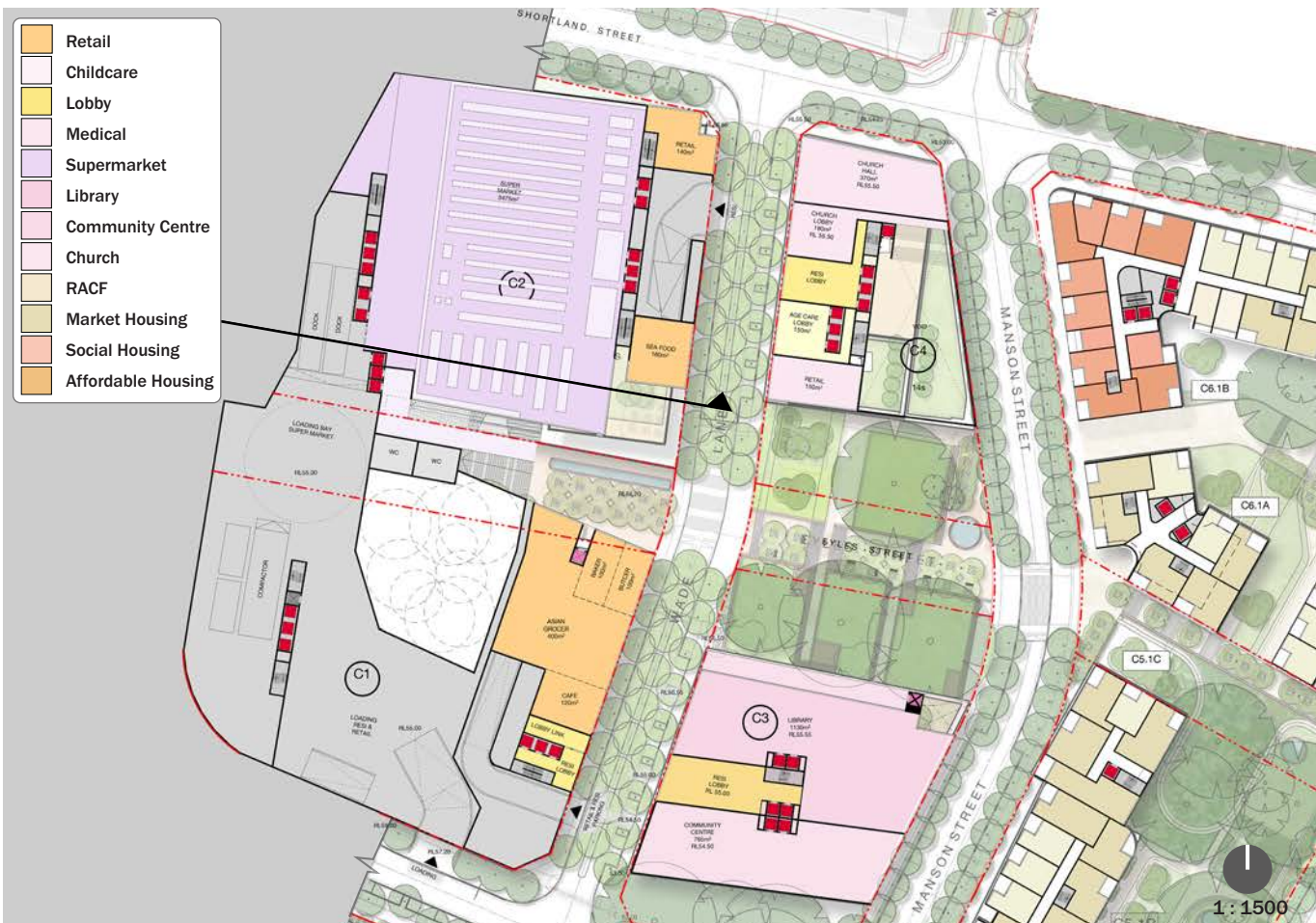
On the eastern side of Wade Lane, community uses activate the ground levels of lots C3 and C4.



Wade Lane retail plaza looking West



Cross section through supermarket



Wade Lane lower ground plan (Refer DAO2.MP.191)



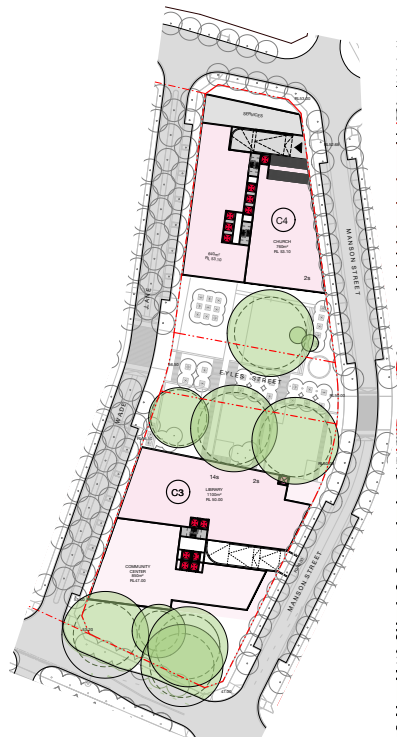
COMMUNITY USES

To the east of Wade Lane, two community buildings straddle multiple ground levels as they step down the hill.

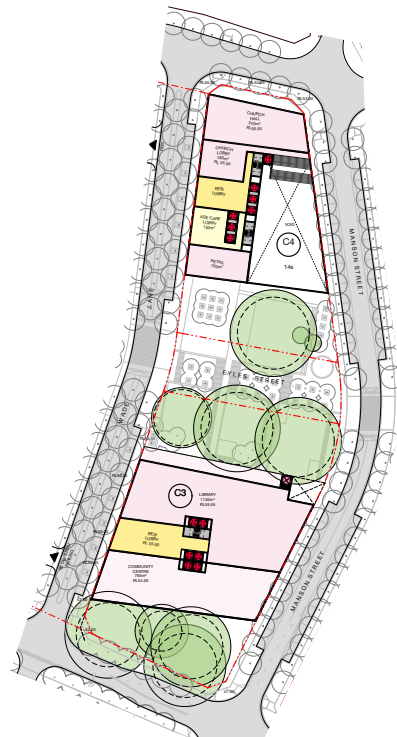
C3 will provide a library and community centre in a three-storey podium with a residential tower above. The library is accommodated in the northern half, with a continuous 'veranda' on the northern frontage opening on the canopy of the three retained tallowwood trees. The mid level of the veranda provides an accessible link from Wade Lane to Manson Street, with an external accessway connecting to public lifts.

The southern half of the podium is dedicated to the community centre which is set back from Sturt Street to retain several significant existing trees.

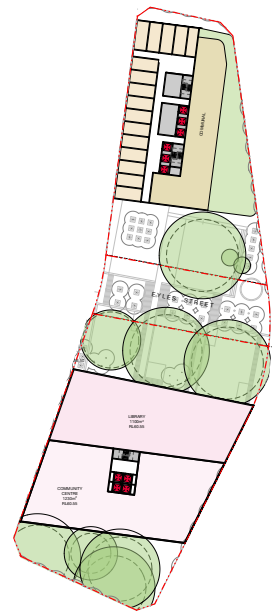
C4 proposes a church with a residential aged care facility (RACF) and Independent Living Units (ILUs) above. Entries to all three uses are proposed at upper ground level on Wade Lane, with a secondary entrance to the main church hall a storey below fronting Manson Street.



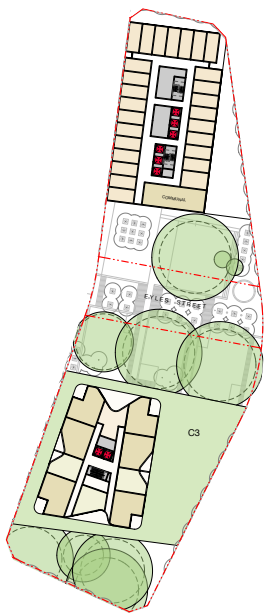
Manson Street Lower Ground  
(Refer DA02.MP.190)



Wade Lane Upper Ground  
(Refer DA02.MP.191)



Level 01  
(Refer DA02.MP.192)



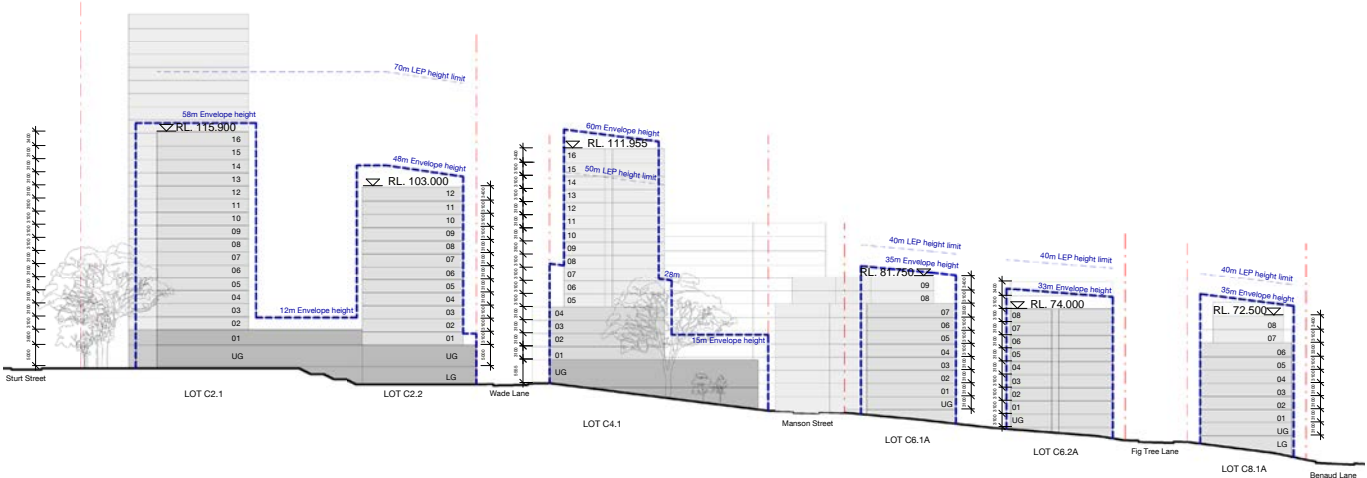
Level 02-04  
(Refer DA02.MP.193)



Eyles link and Manson street intersection



North of Eyles Street Link, buildings have been arranged to maximise solar access to the ground plane. Building separation is maximised and taller towers are pushed further north, allowing buildings to present a human scaled podium which engages positively with the main pedestrian spine.



Eyles Link section looking North (Refer DA03.MP.101)





# TYPICAL LEVEL

The indicative design scheme proposes residential buildings are arranged in efficient floorplates oriented in a north-south direction to maximise solar access to both apartments and ground level open space. The exception is lots C5 and C6 which include short east west wings to enclose the communal courtyards.

Consistent with the ADG, Building floorplates are proposed with no more than 12 apartments on a single level, with high rise towers reduced to a maximum of 9 per floor. Streetwall buildings propose multicore typologies to maximise solar access and cross ventilation.

The masterplan proposes a mix of market, affordable and social housing tenures as shown in the adjacent typical level plan. The planning approach is underpinned by the principle of tenure blindness, with no external indicators of tenure type in the design and layout of the community.

The current staging strategy proposes C2.2B and C5.1A as affordable housing buildings, while blocks C2.2A, C6.1B and C7.1 are proposed as social housing buildings.

**SEPP65 Principle 6: Amenity**

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

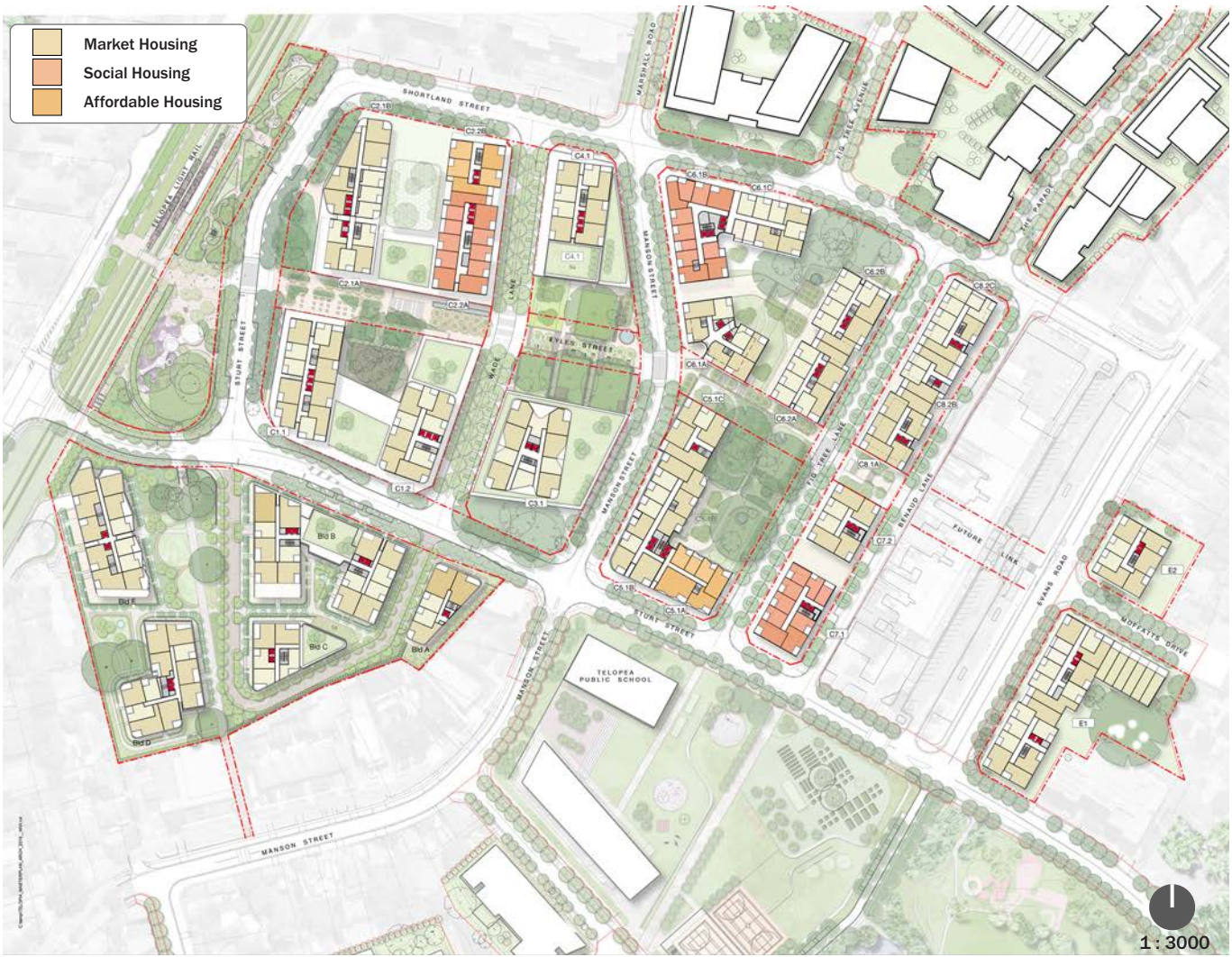


**Solar Access**

Buildings have been arranged to maximise opportunities for solar access. This diagram illustrates typical floor apartments which will receive at least 2 hours solar access to living rooms and balconies. Appendix E provides comprehensive solar access and overshadowing analysis which demonstrates that the reference design will deliver 76% of dwellings receiving two hours sun and 4% of dwellings with no sun between 9am and 3pm on the winter solstice.

**Natural Ventilation**

The indicative design scheme proposes lift lobbies which receive natural light and ventilation. All buildings have been arranged to ensure that 60% of dwellings up to level 8 have dual or corner aspect and will be naturally cross ventilated.



Typical level plan (Refer DA02.MP.110)



# OPEN SPACE

Open space has been arranged to provide a mix of public and communal open space at both ground and at roof level. Consistent with the requirements of SEPP65 and ADG, each site provides >25% of the site as communal open space where possible. Site C4 provides 20% of the site area as communal open space and sits adjacent to significant public open space.

Retained trees are in deep soil zones in a mix of public open spaces, front setbacks, rear setbacks and central courtyards.

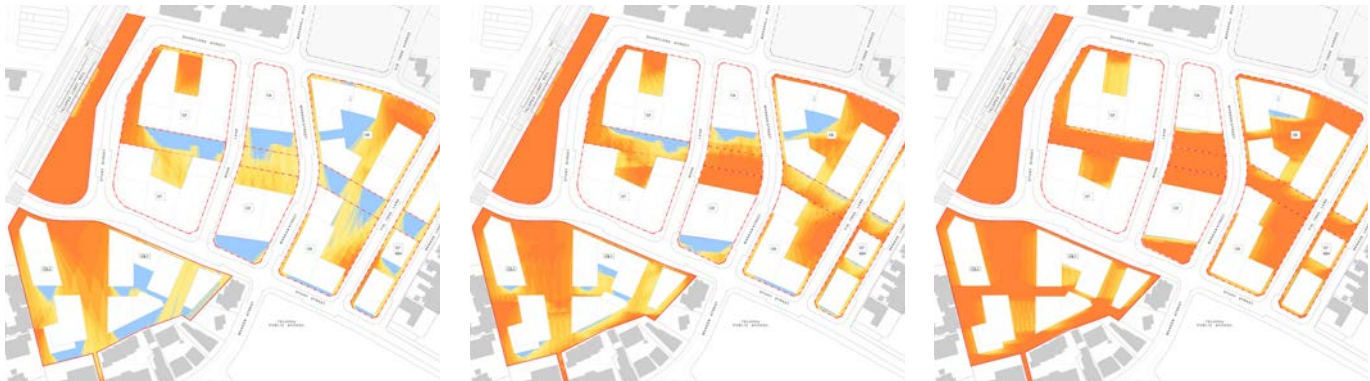
**SEPP65 Principle 5: Landscape**  
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.  
Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management..

Open Space Schedule

Lot	Site	Open Space Roof	Open Space Ground	Open Space Total	Percentage of Site Area
C.1	5,290	1325		1325	25%
C.2	6,402	1600		1600	25%
C.3	4,174	1063		1063	25%
C.4	2,898	529		529	18%
C.5-C.8	24,207	1998	4170	6168	25%
Core Sub Total	42,971	6,515	4,170	10,685	25%

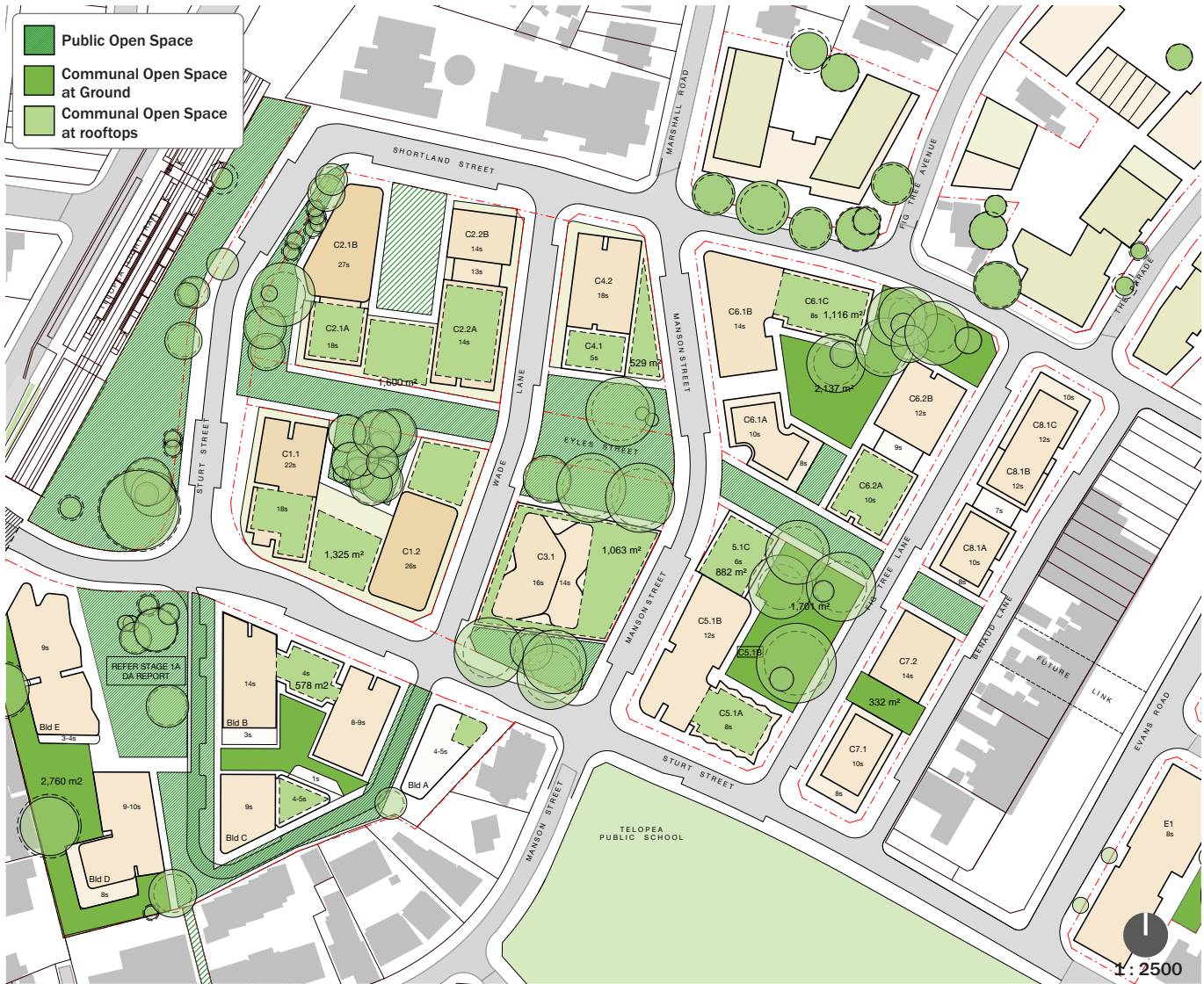
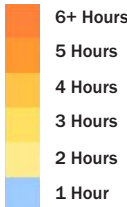
Note: excludes Stage 1a (shown below) and, excludes dedicated public open space

Stage 1a	13,087	578	2760	3338	26%
E1	4,224		1057	1057	25%
E2	1,498		381	381	25%



Open Space Solar Access

Buildings and envelopes have been arranged to maximise opportunities for solar access to open space and deep soil zones, reducing height in specific locations to provide high quality amenity throughout the year.





# BASEMENTS

The indicative design scheme proposes all parking and the majority of service vehicle loading areas are located in basements. Basement areas have been carefully balanced with deep soil zones to maximise retention of and opportunities for significant trees, as well as to provide efficient layouts which will minimise excavation.

Basements are connected to minimize the number of required service vehicle ramps. Final parking number and depth of basements will be confirmed at detailed development application stage.

The proposed basement layouts ensure that there are no basement areas under land which is be dedicated to council.



**Tree Retention**

The basement has been arranged to ensure that the layout does not encroach more than 10% into the tree protection zone of any of the significant trees.

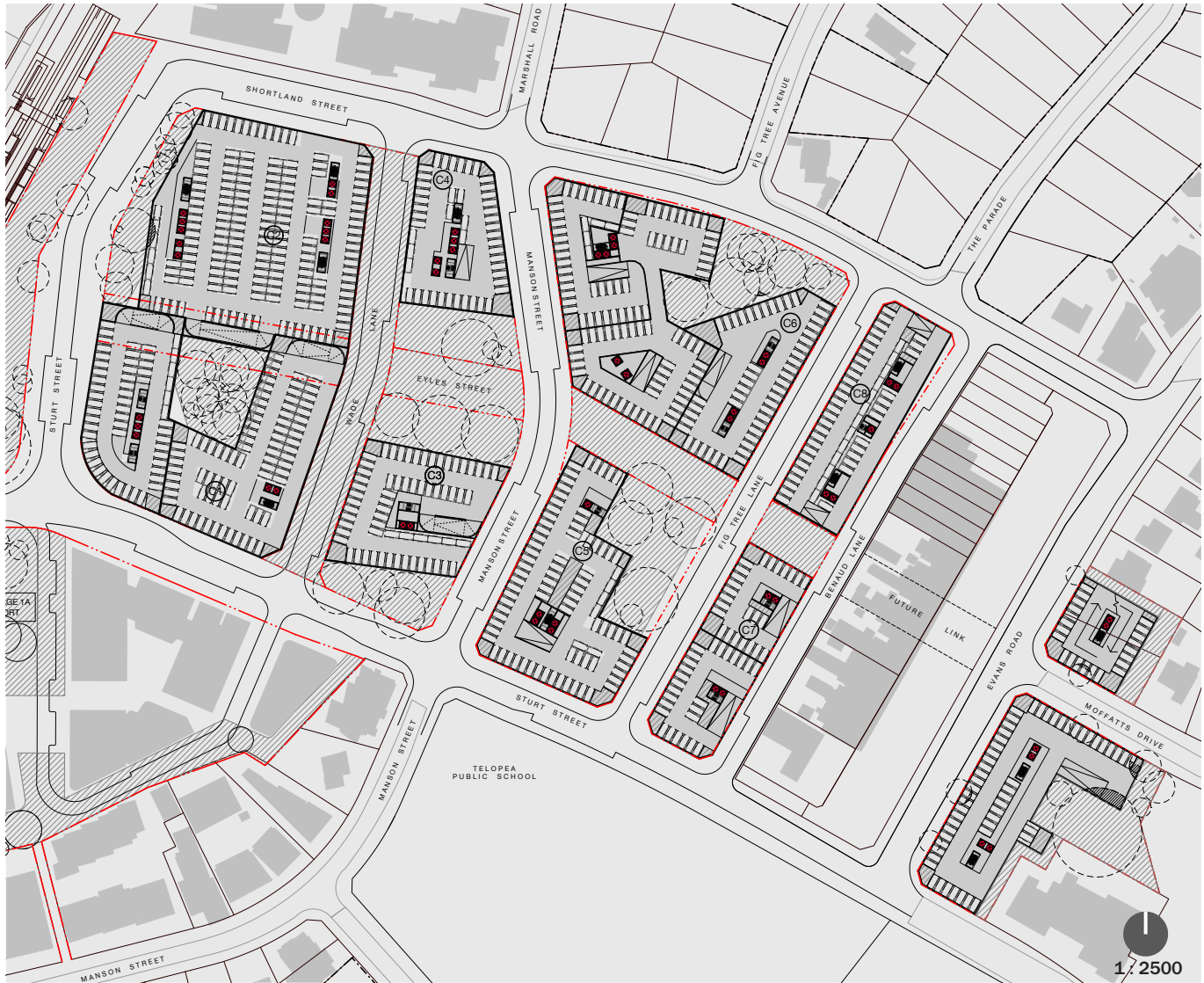
Category AA Trees  
Category A Trees



**Deep Soil Zones** (Refer DA01.MP.120)

Consistent with the draft DCP, the core proposes 36.1% of deep soil area with a dimension of greater than 6m, inclusive of land to be dedicated to council. 22.9% of LAHC owned land is retained for deep soil

In the Eastern precinct, 24.5% is proposed with a dimension of greater than 6m and 30.4% is proposed with a minimum dimension of 4m. Both exceed the DCP minima of 7% and 23% respectively.



Typical basement plan (Refer DA02.MP.130)







