

MACQUARIE CENTRE REDEVELOPMENT

LANDSCAPE DESIGN REPORT

STAGE 1 CONCEPT DEVELOPMENT APPLICATION



O C U L U S

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INTRODUCTION

Background

This Landscape Design Report has been prepared by OCULUS Landscape Architecture and Urban Design in association with AJ+C and NH Architecture on behalf of AMP Capital (AMPC) in support of a Stage 1 Development Application (DA) for the mixed use redevelopment of Macquarie Shopping Centre (Macquarie Centre). The Stage 1 DA seeks concept approval for the redevelopment of Macquarie Centre by establishing:

- Building envelopes and design parameters for future development on the site, including the proposed uses within the podium and tower components.
- The distribution of floor space across the site.
- Future pedestrian and vehicle connections to and within the site.

This report supports the proposed future expansion of Macquarie Centre in relation to public domain and landscape architecture.

Site Description

Macquarie Centre is approximately 11.25 hectares in area and is located at the corner of Waterloo Road, Herring Road and Talavera Road, Macquarie Park. The site is legally described as Lot 100 in DP 1190494.

The site is bound by Herring Road to the north west, Talavera Road to the north east, commercial uses to the south east and Waterloo Road to the south west. Located within the Macquarie Park Corridor, the site has excellent access to public transport, situated immediately adjacent the Macquarie University Railway Station and the Herring Road Bus Station. Located between the M2 Hills Motorway and Epping Road, the site also enjoys excellent vehicle connectivity.

Macquarie Centre was originally constructed in 1981. The centre has undergone various stages of redevelopment and extensions. A major refurbishment occurred in 2000, 2003 and most recently in 2014, creating a fresh food court, David Jones expansion, addition of second full line supermarket (Coles), a value supermarket (Aldi), with new speciality food and convenience stores. Today Macquarie Centre is the largest shopping centre in NSW and the 8th largest shopping centre in Australia and includes a wide range of retail, entertainment and service offerings.

The shopping centre currently spans five levels accommodating 368 stores, including major retailers such as David Jones, Myer, Target, Big W, Aldi, Coles and Woolworths. The centre also houses a large number of mini major international retails stores including H&M, Zara, Uniqlo, Forever 21, GAP and Sephora. A number of entertainment offerings exist in the centre including a cinema complex and ice skating rink. The site currently has a gross floor area of 170,850m2 and accommodates 4,755 car spaces.

Development Proposal

The Stage 1 DA seeks concept approval for the mixed use redevelopment of Macquarie Centre under s.83B of the Environmental Planning & Assessment Act 1979. The first stage will seek concept approval only for:

- Mixed use development to enable a range of land uses. The final mix of land uses will be subject to and determined under the relevant Stage 2 detailed DAs.
- Building envelopes for the proposed basement, expanded podium and tower forms.
- The four tower envelopes fronting Herring Road will have maximum heights ranging from 90m and 120m above existing ground level. The building envelope for Tower 1 is of sufficient dimensions to accommodate alternate tower forms.
- Maximum additional gross floor area (GFA) of 148,000sqm.
- The new retail podium along Herring Road will replace the existing structure. This will provide an active frontage with separate pedestrian entries to Herring Road and the creation of a vibrant atrium space.
- The creation of ‘Station Plaza’ between the train station and shopping centre, framed by active uses and a landmark building known as the “Shard”.
- The building envelopes for the proposed basement and upper levels of the expanded podium will accommodate a maximum of 2,175 additional car spaces.
- New vehicle and pedestrian access points

The Stage 1 DA does not seek approval for

- Any works, including demolition, excavation, construction and public domain improvements.
- The final arrangement of land uses.
- Layout, mix and number of residential units.
- A specific number of car spaces (as this will be determined having regard to the final mix of land uses).
- The design of the building exteriors including facades and roofs.
- Public domain and landscape design.

Such approvals will be sought via subsequent development applications following receipt of development consent for the Stage 1 DA.

The overview of the indicative mix of land uses within the proposed building envelopes is identified in Table 6.

TABLE 6 – OVERVIEW OF INDICATIVE MIX OF LAND USES

Component	Proposed
Basement	Loading docks, car parking and associated vehicle circulation, waste rooms, utilities, future connection to existing train station (subject to consent from RailCorp) and retail premises.
Podium	Retail premises, commercial premises, food and drink premises, entertainment facilities, recreation facilities (indoor), recreation area, car parking and associated vehicle circulation, community uses (subject to further discussions with Council) and communal open space associated with the towers.
Tower 1	Mixed use development comprising commercial premises and/or residential accommodation and/or serviced apartments above a retail podium.
Towers 2,3 and 4	Mixed use development comprising residential accommodation and/or serviced apartments above a retail podium.

Context Plan



LANDSCAPE APPROACH

The concept outlined within this report is intended to create an attractive and high quality landscape for the amenity of shoppers, workers and residents, students and academic staff of the adjacent university, as well as the broader community. The redevelopment consists of new retail and commercial space, new residential buildings as well as new public open space and improved frontages to Waterloo Road, Herring Road and Talavera Road.

The landscape architectural design for the redevelopment of Macquarie Centre aims to create a contemporary, functional and aesthetically pleasing landscape that seamlessly blends with the built form. The following general principles form the landscape approach to the site:

- Use high quality landscape design to integrate the proposed development with the surrounding streets and enhance the neighbourhood;
- Design spaces that will become highly activated and vital to the community;
- Ensure that communal open spaces have access to sun light whilst also providing adequate shelter and wind protection;
- Maximise opportunities for social interaction through arrangement of seating and views;
- Contribute to local biodiversity by increasing the biomass and diversity of plant species included in the landscape;
- Provide sufficient soil depths through the clever use of level changes to enable trees and large shrubs to be grown over podiums, creating the impression the garden is not located over basement structures.
- Create a robust landscape made from simple materials, proven planting and bold forms that can be managed and maintained;
- Provide clear and integrated access;
- Make boundaries and interfaces green, verdant and alive; and
- Consider the landscape as a composition to be viewed down upon from future residential apartments.

The design of landscape considers the architectural design by AJ+C and NH Architecture in both concept and materiality, with the intention of creating a cohesive transition from internal to external spaces.

LANDSCAPE MASTERPLAN

Station Plaza

The redevelopment will see the creation of a new ‘civic’ space that will connect the existing rail station on the corner of Herring Road and Waterloo Road to the new redeveloped Macquarie Centre and provide much improved access from Macquarie University. It will be both a transitional space as well as a place where people can meet and gather or get a cup of coffee on the way to work.

It will also provide a new flexible public space that can be used for community events, outdoor seating associated with ground floor retail and will become the entry forecourt to the ‘landmark’ building. The design incorporates a sloped ground plane that removes the existing stairs and ramps at the front entry to the rail station. It will also contains a grove of deciduous trees to provide shade in summer and to assist with the wind amelioration. Paving will consist of high quality stone with different finishes to provide visual interest on the ground plane as well as wayfinding through changes to the pattern and layout.

The Plaza will also contain an interactive water feature and public art and interpretive elements that are incorporated into the landscape design.

Herring Road Plaza

Herring Road is the main transport connection for buses and the redevelopment will provide opportunities to re-imagine the street as a new public plaza with outdoor dining and entertainment. The scale and mass of the buildings combined with activated retail frontages and a new pedestrian entry to the central Atrium will create a vibrant street character. New entries are also proposed to provide additional pedestrian access to the Centre via a combination of internal stairs and escalators. The lobbies to the proposed residential towers will be accessed off Herring Road further activating the street frontage.

The redevelopment also proposes upgrades to the existing bus stop with new bus shelters, new paving treatments and planting as well as street furniture and outdoor seating associated with cafés and restaurants.

Waterloo Road

Waterloo Road forms the main east west vehicular and pedestrian connection through Macquarie Park. It is also the main ‘gateway’ for vehicles entering and exiting the Macquarie Centre. As part of the redevelopment the existing stairs adjacent the eastern side of the rail station along Waterloo Road are proposed to be re-oriented to provide much improved pedestrian access to the Plaza from the local neighbourhood as well as better connection to the bus stops on Waterloo Road.

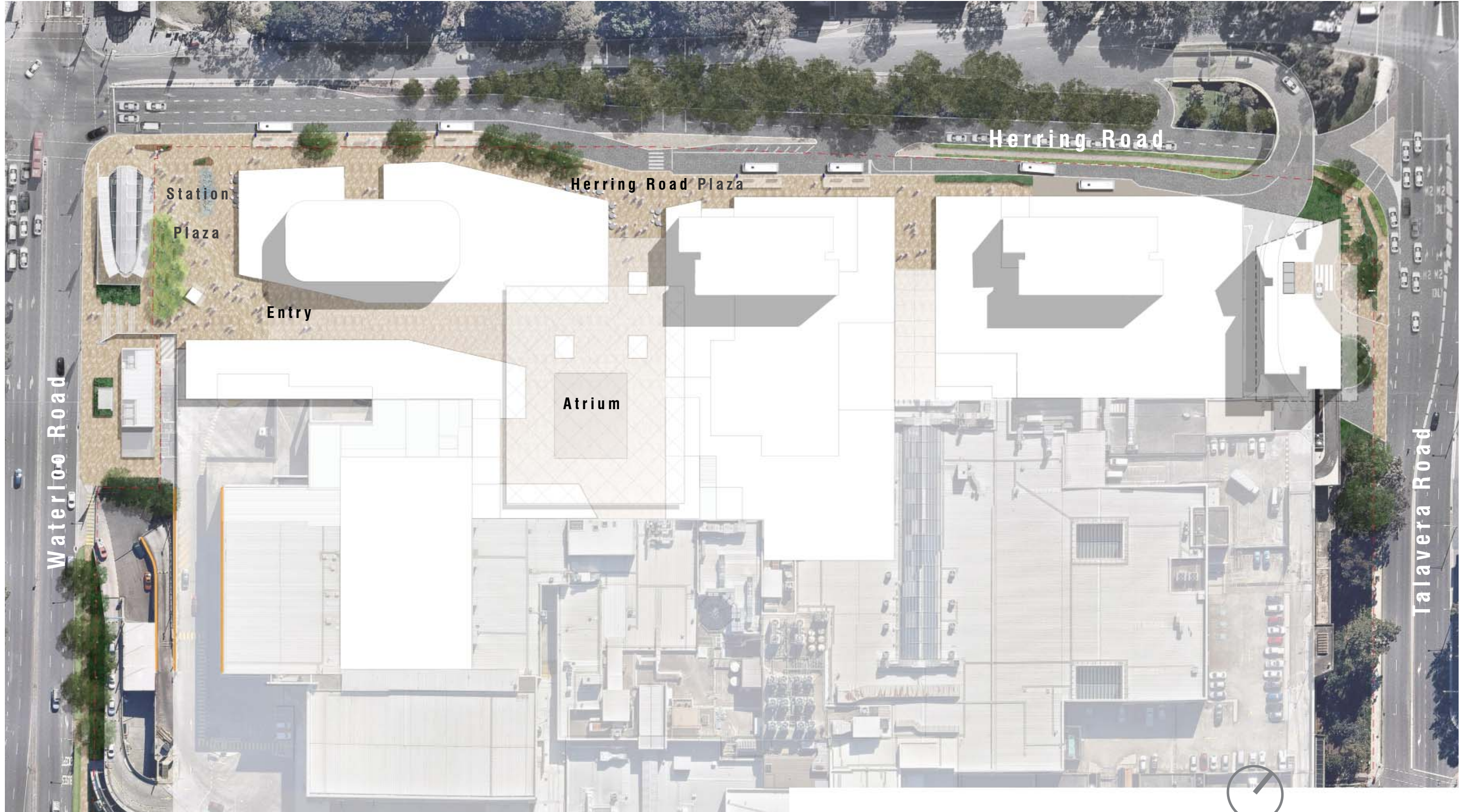
Additional ‘soft’ landscape treatments including improved and additional street trees, new trees and screen planting to supplement the existing planting in front of the ramps.

The existing footpath will be widened to 2 metres to compliment new paving on the western end of Waterloo Road near the Herring Road intersection.

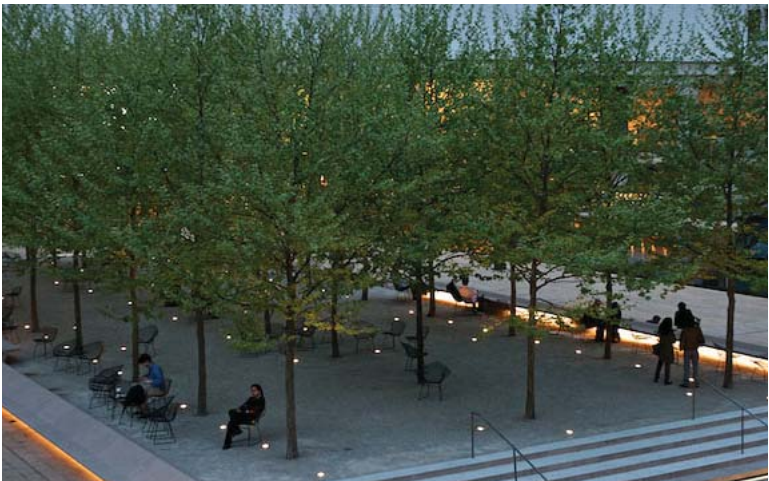
Talavera Road

The Talavera Road corner near Herring Road will be landscaped to provide a new paved entry plaza to the residential tower lobby and the existing driveway will be dedicated as a residents only entry to the carpark. The new landscape will include ‘green’ stairs to provide improved pedestrian access as well as a cascading ‘soft’ landscape to take up the level change around the corner.

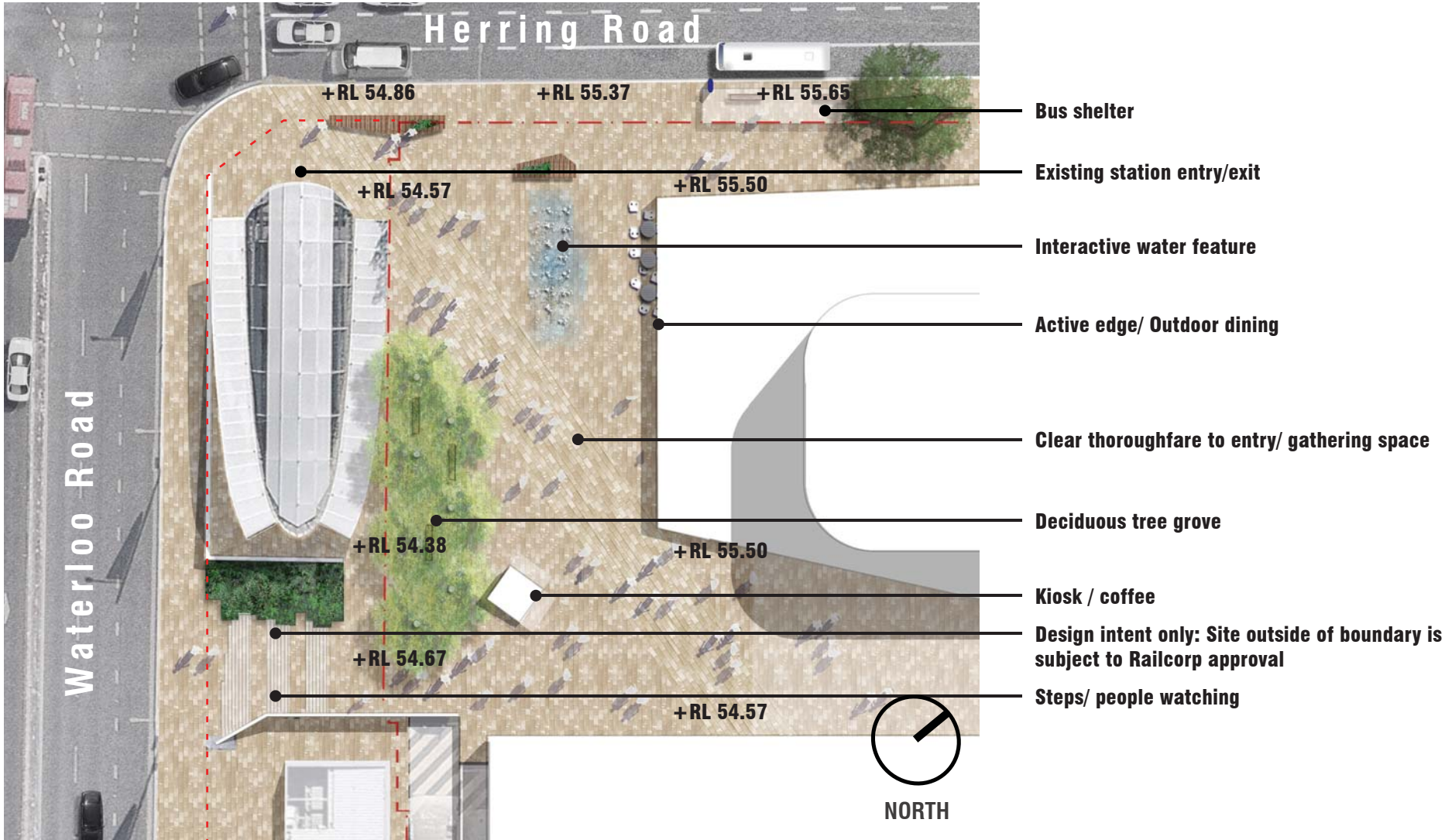
The planting will incorporate a mix of hardy native and exotic plant material with low maintenance requirements.



STATION PLAZA CONCEPT



Section AA - Scale 1:250 @ A3



Plan - Scale 1:500 @ A3

HERRING ROAD CONCEPT



Section BB - Scale 1:250 @ A3

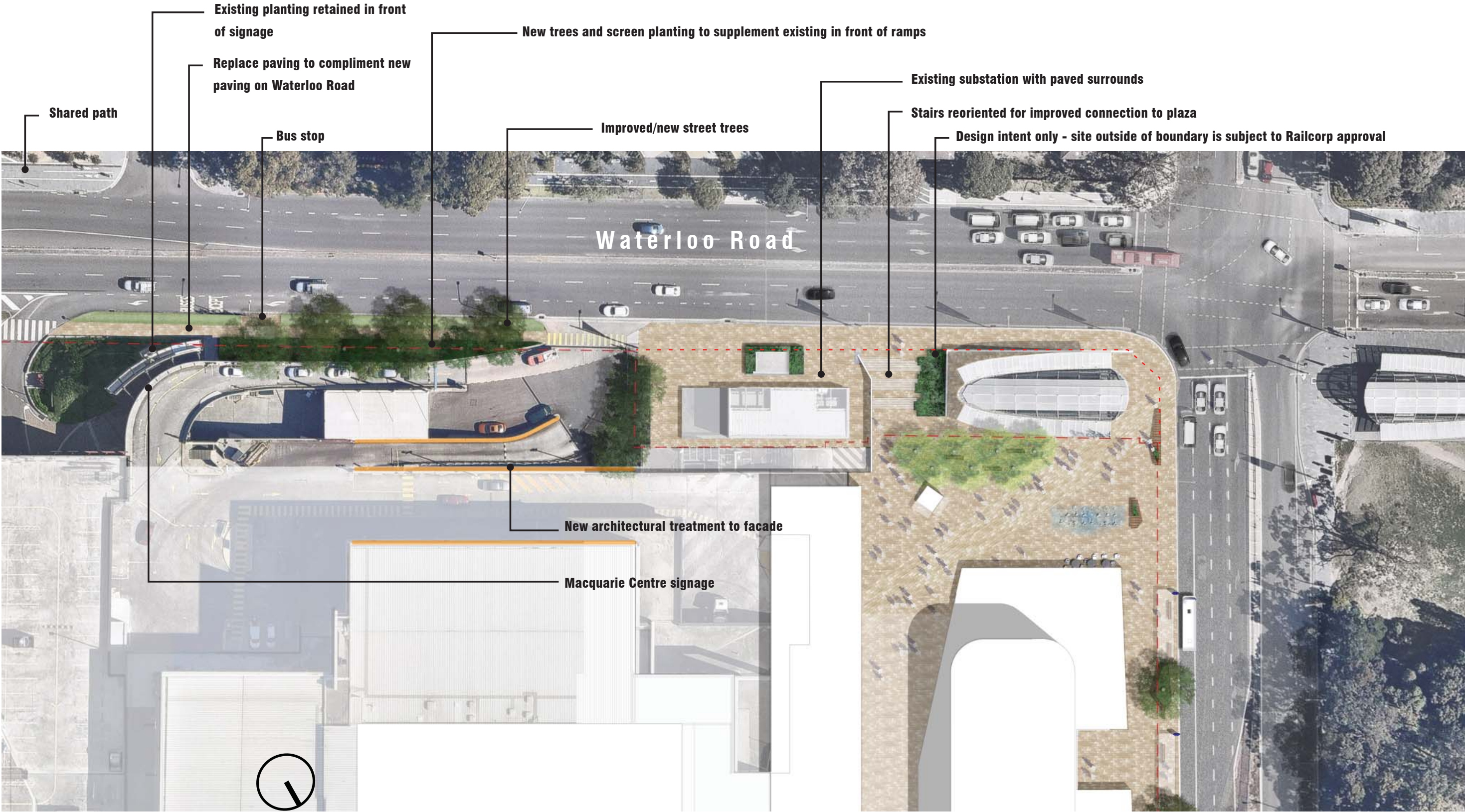


Section CC - Scale 1:250 @ A3



Plan - Scale 1:1000 @ A3 NORTH

WATERLOO ROAD CONCEPT



Plan - Scale 1:750 @ A3 NORTH

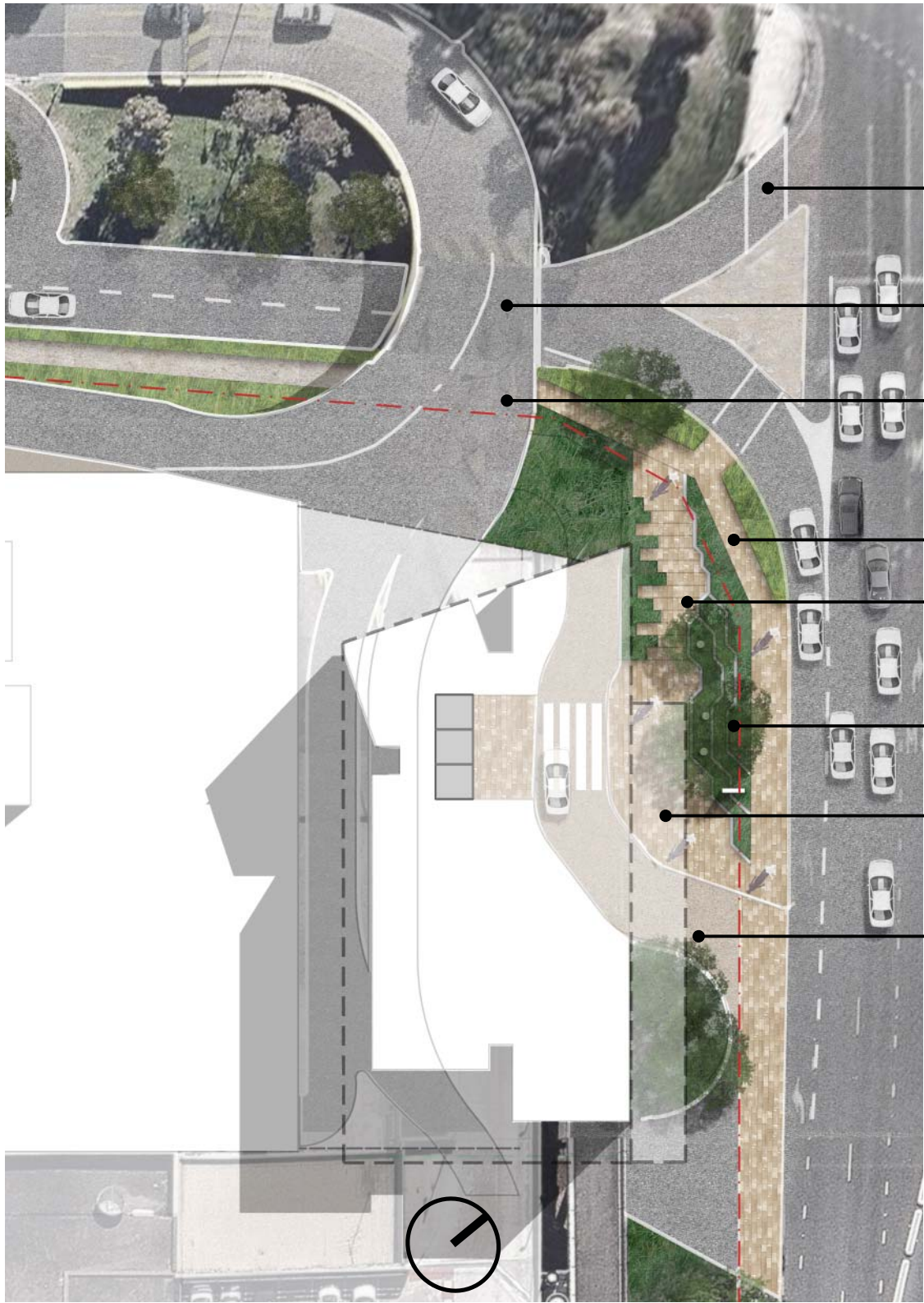
WATERLOO ROAD INDICATIVE PERSPECTIVE



TALavera ROAD CONCEPT



Section - Scale 1:250 @ A3



Plan - Scale 1:500 @ A3 NORTH

- Existing pedestrian crossing
- Existing vehicular/ bus ramp
- Footpath continues under ramp
- Existing footpath upgraded
- New 'green' stair connection
- New 'green' cascading planting
- Paved entry plaza
- Residential vehicular / entry only

PLANTING DESIGN

The planting scheme for Macquarie Centre uses a predominantly native palette chosen for their sculptural characteristics with deciduous exotic feature trees to highlight Station Plaza and to provide shade in summer and solar access in winter.

Planting is intended to:

- Establish the various urban spaces and streetscape as a series of diverse ‘soft’ and ‘hard’ landscape spaces;
- Incorporate soil volume and irrigation within the constraints of the site;
- Use landscape elegantly to create identity and maximise amenity as a ‘premier’ retail and residential precinct; and
- Be robust, suited to the available aspect, work with ambient wind levels and minimise water use.

Maintenance

The maintenance needs of any landscape are absolutely tied to the resolution of the design at planning level. This proposal attempts to negotiate the desire for a verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment. The proposal includes:

- A strong palette of proven performing plants which are tolerant of low-water conditions and limited light;
- A planting palette that utilises several species for each application ensuring seasonal change as well a consistent level of amenity should one of the species under perform;
- Small scale mass planting within a well-designed suite of hardscape elements ensuring that the failure of an individual specimen will be contained, permitting delayed maintenance; and
- Allowance for irrigation and maintenance of all communal spaces by the body corporate or owners corporation.

TREES

Station Plaza Trees

Image	Species	Common Name	Mature Height	Mature Spread
01	<i>Ulmus Parvifolia</i> ‘Todd’	Chinese Elm	8.0m	6.0m

Street Trees

Image	Species	Common Name	Mature Height	Mature Spread
02	<i>Hapulia pendula</i>	Tulipwood	8.0m	4.0m
03	<i>Waterhousia floribunda</i>	Weeping Lily Pilly	10.0m	6.0m



SHRUBS AND GROWDCOVERS

Mass planted areas will predominately use native, sun loving plants that can tolerate low water to reduce maintenance requirements. Plants have been selected that will not obstruct views to retail or screen ramps .

Image	Species	Common Name	Mature Height	Mature Spread
01	<i>Acacia cognata</i> 'Lime Light'	Lime Light Acacia	0.8m	1.0m
02	<i>Agave attenuata</i>	Agave	0.6m	0.6m
03	<i>Artemisia</i> 'Powis Castle'	Mounded Artemisia	0.6m	0.6m
04	<i>Campanula poscharskyana</i>	Serbian Bellflower	0.3m	0.6m
05	<i>Correa alba</i>	White Correa	1.0m	1.0m
06	<i>Dianella caerulea</i>	Blue Flax Lily	0.5m	0.5m
07	<i>Eremophila nivea</i>	Silky Eremophila	1.5m	1.5m
08	<i>Acmena smithii</i>	Gazania	0.2m	1.0m
09	<i>Phormium tenax</i>	NZ Flax	1.5m	1.0m
10	<i>Lomandra longifolia</i> 'Lime Wave'	Lomandra Lime Wave	0.6m	0.6m
11	<i>Myoporum parvifolium</i>	Creeping Boobialla	1.0m	0.3m
12	<i>Senecio mandraliscae</i>	Blue Chalk Sticks	0.3m	1.0m
13	<i>Carpobrotus glaucescens</i>	Pig Face	0.2m	1.5m
14	<i>Anigozanthos</i> 'Ruby Velvet'	Red Kangaroo Paw	1.0m	0.6m
15	<i>Pennisetum alopecuroides</i>	Fountain Grass	0.8m	0.8m
16	<i>Westringia fruticosa</i> Zena	Coastal Rosemary	0.6m	1.0m



PAVING

A suite of hard landscape materials have been selected to provide a robust and long lasting finish that will provide a quality exterior setting for the project and its wider site. Material choices privilege natural and integral materials such as stone, concrete, timber and steel that do not require unnecessary amounts of repainting and upkeep.

Image	Material
01	Stone with exfoliated finish
02	Stone with scratched finish
03	Concrete with exposed aggregate finish
04	Concrete with broom finish and saw cut joints



LIGHTING

Lighting is an important aspect of the design of the landscape and creates a dynamic overlay that activates spaces at night. Lighting will be used for safety reasons, with continuous illumination along footpaths and feature lighting to signify building entrances. As well as these functional purposes, lighting will also be used in an artistic way, to draw attention to landscapes features such as sculptural trees and planting, and furniture elements. Lighting in these areas will be located so that it does not cause light spill to neighbouring residents, properties or roads and will be designed to conform to Australian Standards including AS 4282:1997.

NOTE:
Images shown for materiality are indicative only and will be developed further as part of the overall detail design process.

