

173-179 WALKER STREET & 11-17 HAMPDEN STREET

PLANNING PROPOSAL

LANDSCAPE DESIGN REPORT

MARCH 2019

Document Information

Project Number:	S18054
Project Name:	173-179 Walker Street North Sydney
File Path:	S:\S18054_173-179 Walker St\05_PRODUCTION\01_Planning Proposal\03_InDesign\04_Planning Proposal\Planning Proposal DRAFT Folder\Planning Proposal DRAFT
Document Number:	S18054-PP01
Document Title:	Planning Proposal
Revision Date Issued:	Refer Document History & Status below

Client and Consultant Information

Client	Avenor Level 17, 9 Castlereagh Street , Sydney NSW 2000 T +61 2 9152 8668
Architecture: and Urban Design	SJB Urban Level 2, 490 Crown Street, Surry Hills NSW 2010 T: +612 9380 9911

Document History & Status

Rev	Date	Description	Prepared By	Reviewed By	Approved By
A	11.03.2019	For Lodgement	NB GB	NB	NB
B	19.03.2019	For Lodgement	NB GB	NB	NB

1.1 Introduction and Strategic Context

Introduction:

This report has been prepared as part of the Planning Proposal documentation for 173-179 Walker Street & 11-17 Hampden Street, North Sydney.

ASPECT Studios was engaged by Avenor to undertake the landscape and public domain component of the design. Aspect collaborated with SJB and ARUP Traffic in the development of the planning proposal concept.

Consultation:

Consultation with the community included a community information session and surveys. The feedback has informed the development of the public domain plan.

Consultation with RMS was undertaken and informed the design and arrangement of the street and road network adjoining the site.

Strategic Context:

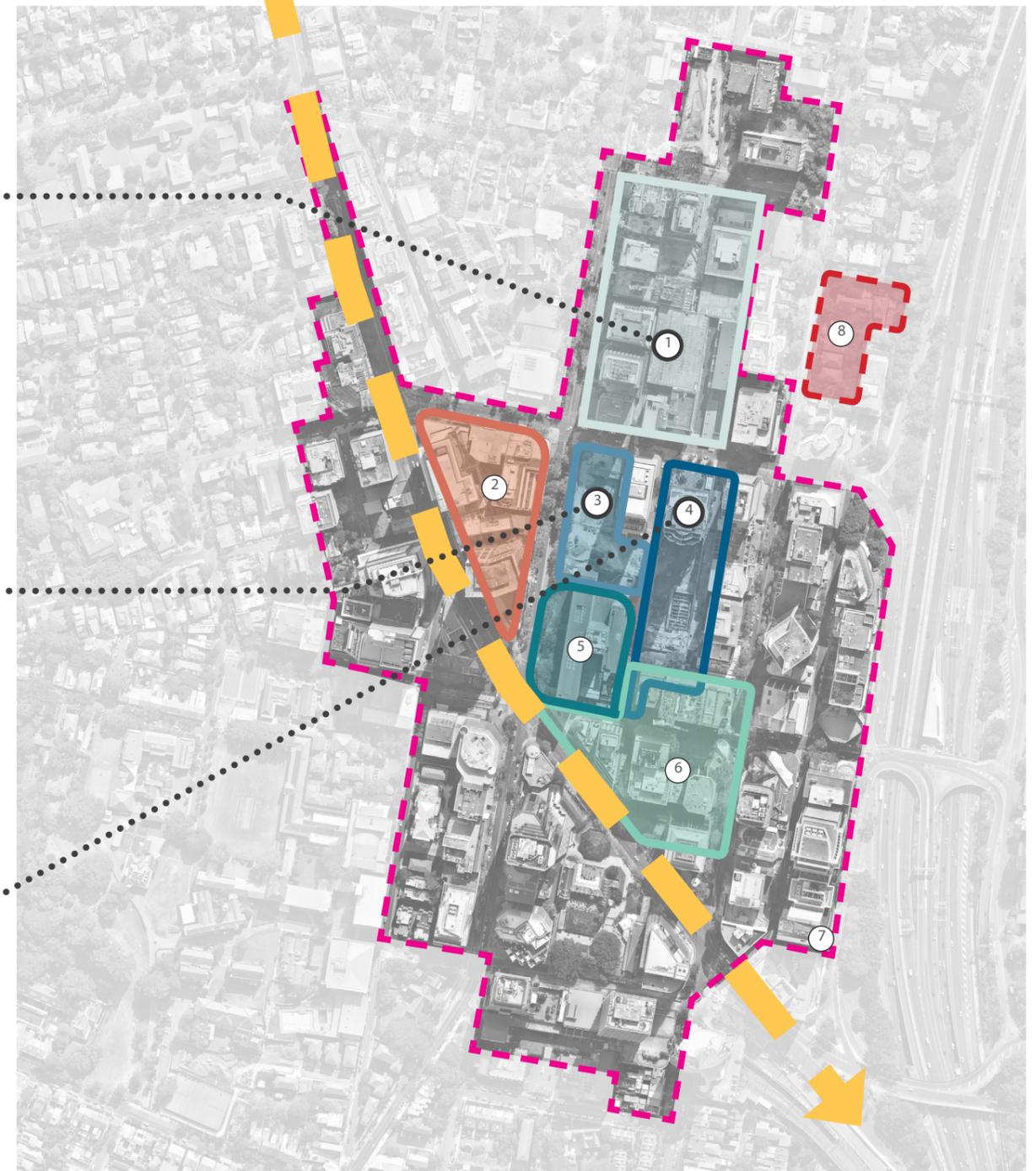
North Sydney CBD is set to undergo substantial change with a number of key projects. Development of the East Walker Street Precinct, located directly adjacent the core of the revitalisation area, represents a valuable opportunity to locate residential population adjacent to the renewed civic centre. The location and extent of this future development is indicated on the right.

1. Ward Street Precinct
2. North Point
3. Victoria Cross Metro Station
4. 1 Denison Street - Winton
5. 105 Miller Street
6. Mount Street North Sydney - North Sydney City Council
7. North Sydney City Council Public Domain Strategy
8. Future East Walker Street Site

The public domain is designed in accordance with North Sydney Council planning requirements, including but not limited to, the;

- North Sydney Public Domain Strategy (2018)
- North Sydney Centre Traffic and Pedestrian Study (2014)
- Sydney North Planning Panel recommendations.

The key principles that have guided the preparation of this public domain plan include the provision for well connected, high quality open space, activating streets and laneways, improving pedestrian amenity, slowing vehicles to encourage walking and cycling, and increasing the variety of open spaces within the precinct.



1.2 Existing Public Domain Condition

The site is located in North Sydney between the core town centre revitalisation area and the Warringah Freeway.

The site fronts Walker Street on the western edge and Hampden Street to the north. Both roads are separated vehicular lanes with a wall and stair between the upper and lower portions of the roads. The existing wall and stair on Walker Street are heritage listed. This configuration makes pedestrian flows, particular in an east west direction, somewhat difficult.

The site has a good northerly aspect, and is separated from the Freeway by an existing generous mass planted buffer.



Berry and Walker Street Intersection



Heritage Stairs Along Walker Street



Existing heritage wall to be retained

1.3 Existing and Proposed Public Space

As illustrated on the adjacent plan there are limited number of existing open spaces in the precinct, and these offer limited recreation and park amenity (see images). New park spaces are proposed as part of the town centre revitalisation, but limited open spaces either existing or proposed for the adjacent residential precincts.

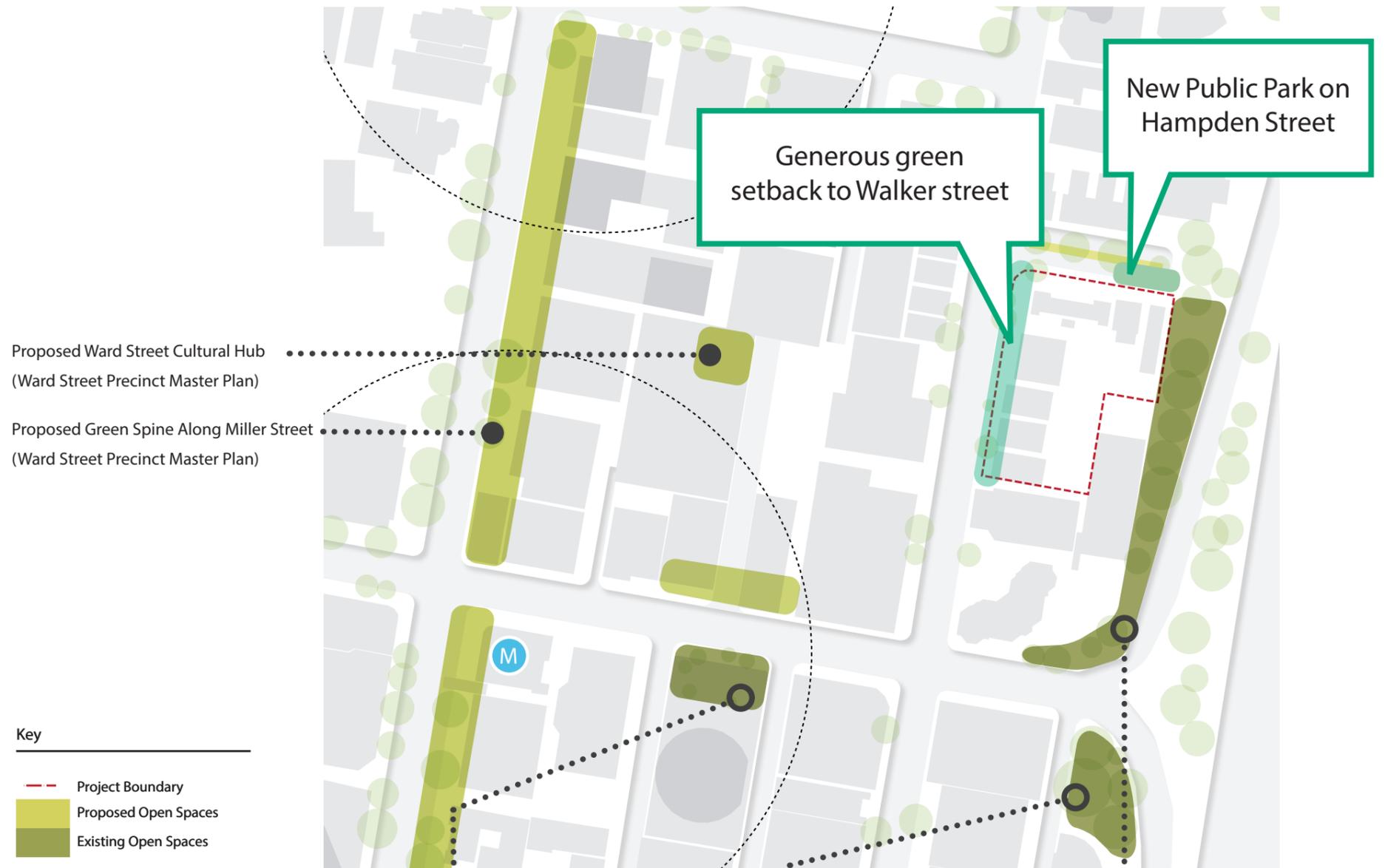
The revitalisation of the East Walker Street precinct offers the opportunity to provide public domain upgrades and additions that extend the network of existing open space and provide better connections to future open spaces. These include:

New generous green setbacks to Walker Street and Hampden Street.

- a generous, north facing passive landscape space that contributes the variety of open spaces within the precinct;
- is in accordance with the requirements as a pedestrian network that supports the primary pedestrian priority area (Ward Street Master Plan);
- a comfortable pedestrian environment with shade and bench seating
- paved roadway shared way condition that enables a safe, slow speed, pedestrian priority environment.

A new public park on Hampden Street

- A local pocket park with public access from Hampden Street
- Northerly aspect makes this a perfect location for residents to gather and meet in a passive open space environment
- Seating, open turf area and mass planting enables this to be a usable and attractive space.



Doris Fitton Park



Denison Street Park



Warringah Freeway Existing Treescape

1.4 Proposed Landscape Approach: Key Moves

The landscape approach will focus on safe, legible connections between the site and CBD, and maximising the provision of high amenity open space to complement the existing and proposed CBD offering.

The approach is structured by five key moves:

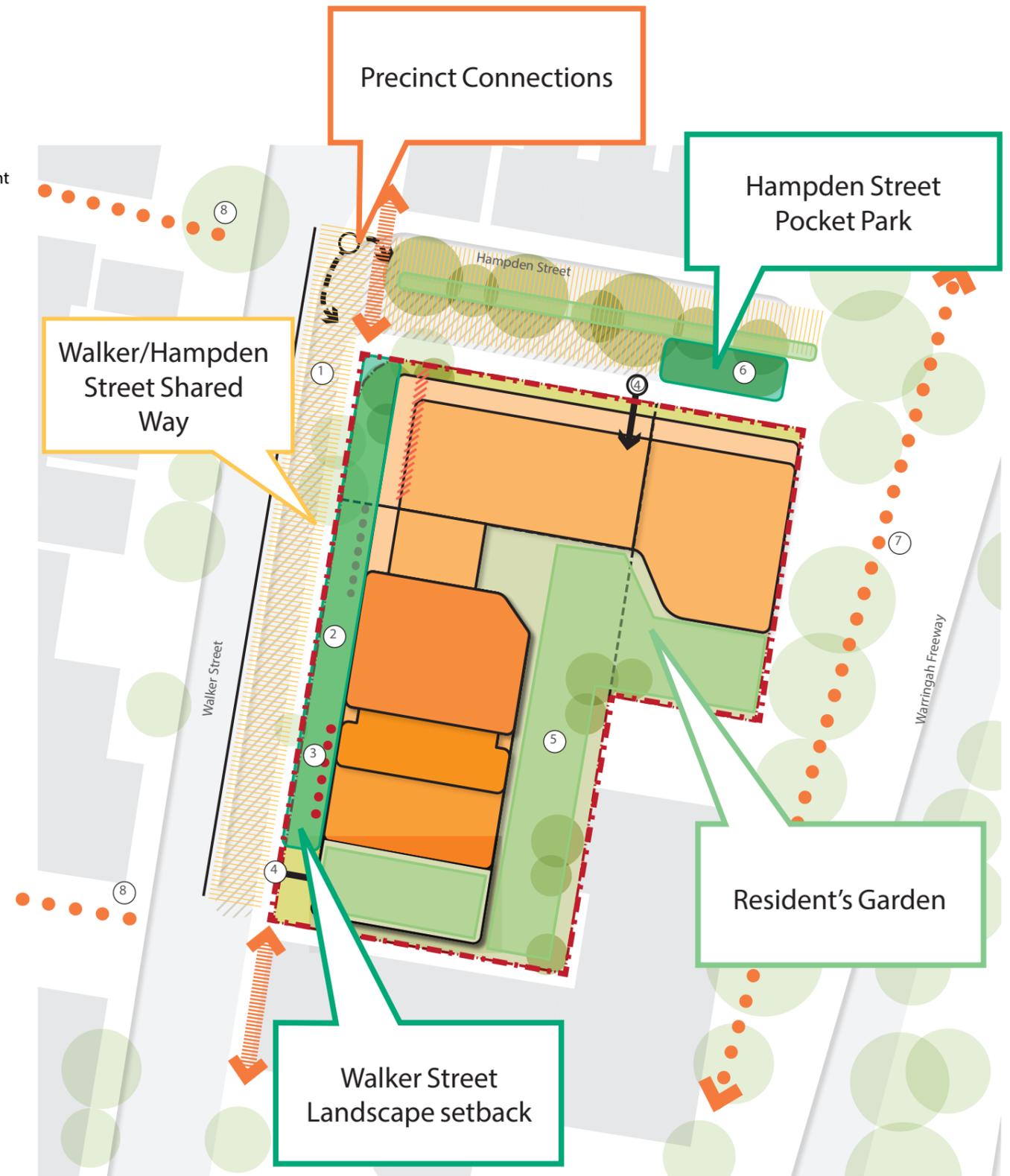
- Precinct connections
- Walker Street/ Hampden Shared Way
- Walker Street Landscape Setback
- Hampden Street Pocket Park
- Resident's Garden

In accordance with the North Sydney Centre Traffic and Pedestrian Study (2014), ward Street Master Plan, and the North Sydney Public Domain Strategy (2018), the landscape approach;

- Activates Walker Street with retail frontage and footpath upgrades for increased pedestrian amenity;
- Provides shared ways on Walker and Hampden Streets to slow vehicular speeds and encourage walking and cycling in an safe environment;
- Promotes pedestrian walking routes that support the primary pedestrian priority area (Ward Street Master Plan);
- Proposes new high quality public parks and open spaces to improve the opportunity for workers, residents and visitors to access recreation; and,
- Provides the future opportunity to connect to a new regional cycle link adjacent the Freeway by improving the pedestrian and cycle connections on Hampden Street

Key:

1. Create a shared way along the lower portion of Walker and Hampden Street, to prioritise pedestrian movement and maximise amenity from the linear park
2. Upgraded streetscape treatment with landscaped setback, characterised by seating opportunities under new deciduous street trees
3. Retail frontage with terrace spill-out
4. Proposed vehicle parking access
5. Communal resident's garden
6. Pocket park at end of Hampden Street as key communal amenity
7. Potential future regional pedestrian connection Proposed through site links to ward Street Masterplan
- 8.



1.5 Illustrative Masterplan

The landscape master plan for the site is informed by the following principles:

- Improve the streetscape to prioritise pedestrians and encourage a slow speed vehicular environment;
- Provide public open spaces on the streetscapes for residents and locals to gather;
- capitalise on the northerly aspect in locating open space;
- Consider how public open spaces interface with existing and proposed open space networks;
- provide generous communal open space for the enjoyment and use of residents.

Refer following pages for detail proposals:

- 1.6 Walker Street Upgrade
- 1.7 Hampden Street Upgrade
- 1.8 Residents Garden



1.6 Walker Street Upgrade

1. Upgraded streetscape with paved shared way treatment. Existing parking to be retained where possible.
2. 5m wide landscaped setback with public seating areas set within ornamental mass planting
3. New deciduous shade trees along upgraded footpath
4. Paved retail spill-out area with cafe seating and umbrellas
5. Basement carpark entry



Retail spill out activation



Paved shared way streetscape



Public seating and generous mass planting



1.7 Hampden Street Upgrade

6. Upgraded streetscape with paved shared way treatment. Existing parking to be retained where possible.
7. New 2m wide landscaped setback with street trees and ornamental understory planting
8. New pocket park on southern portion of Hampden Road Street closure beyond basement entry
9. Existing trees in raised planter to be retained
10. Flexible turf area with paved seating area and feature trees
11. Future potential connection to new pedestrian/cycle link within Freeway landscaped setback zone



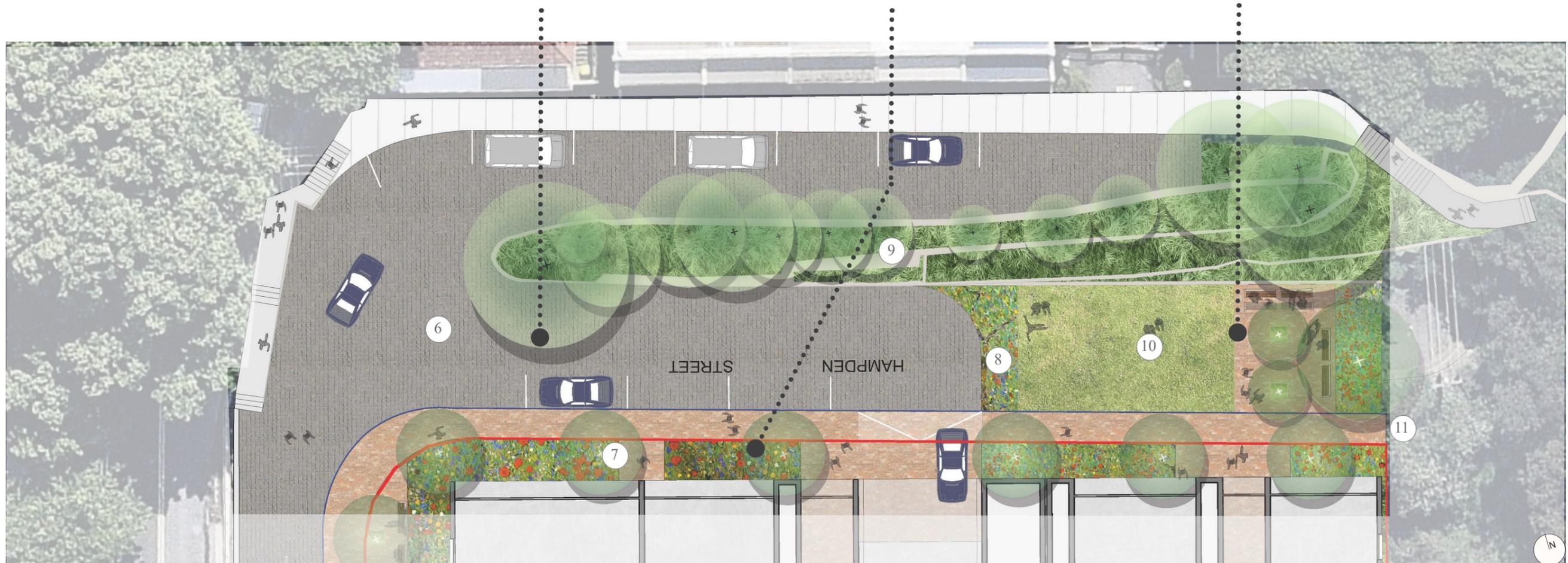
Paved shared way streetscape



Mass planted setback to apartments



Local pocket park



1.8 Resident's Garden

- 12. Communal congregation areas with generous seating, BBQ, tables
- 13. New feature trees within courtyard provide shade and a green outlook from apartments
- 14. Lush mass planted garden courtyard. Potential for areas of communal garden/ vegetable garden
- 15. Raised turf area for passive recreation
- 16. Communal terrace over carpark entry roof with passive landscape areas to gather with mass planting.



Communal congregation areas



Seating and passive recreation spaces

