



MIXED USE DEVELOPMENT - 617-621 PACIFIC HWY, ST LEONARDS

LANDSCAPE DESIGN SKETCHBOOK
PREPARED FOR KANN FINCH

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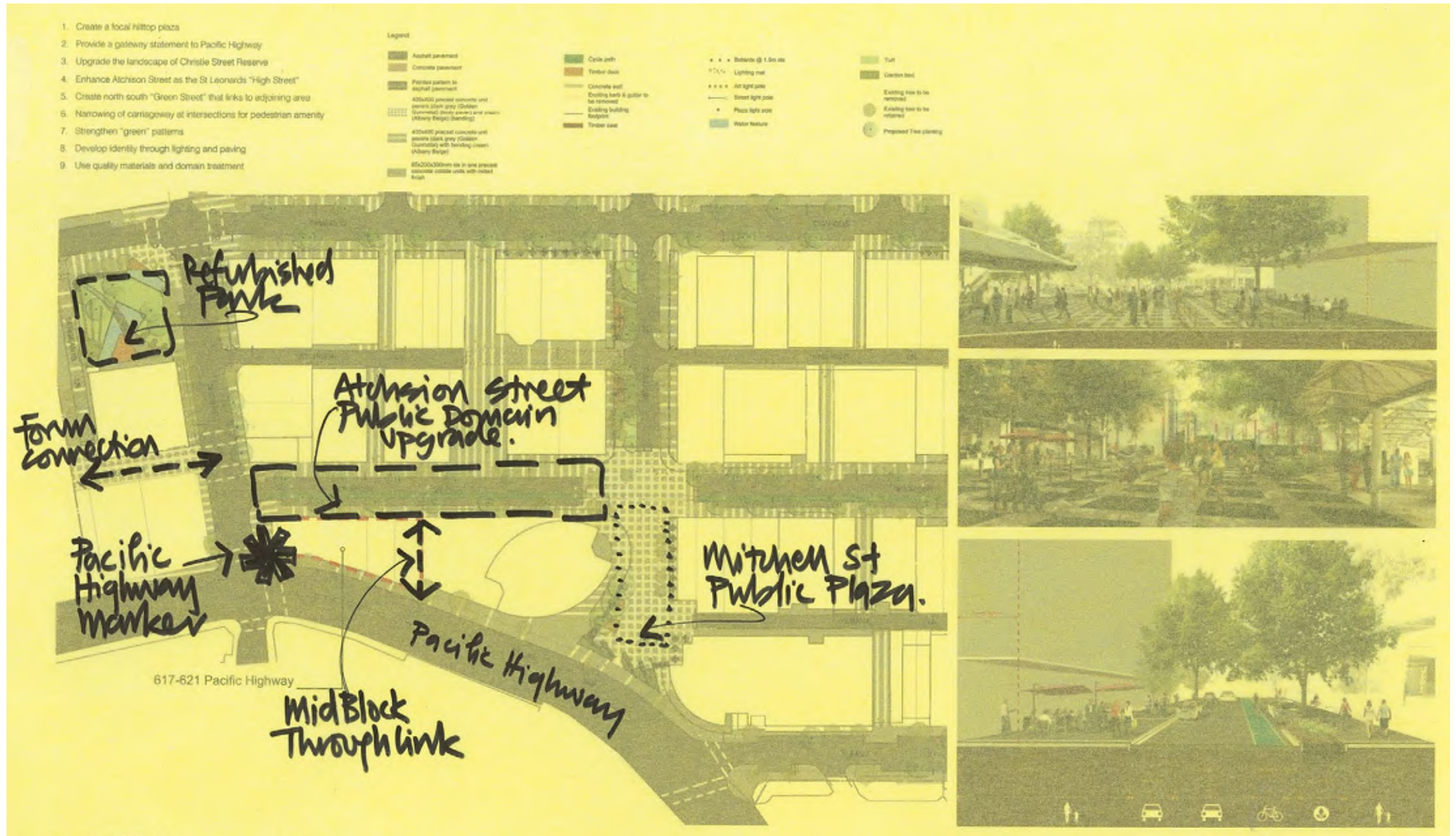
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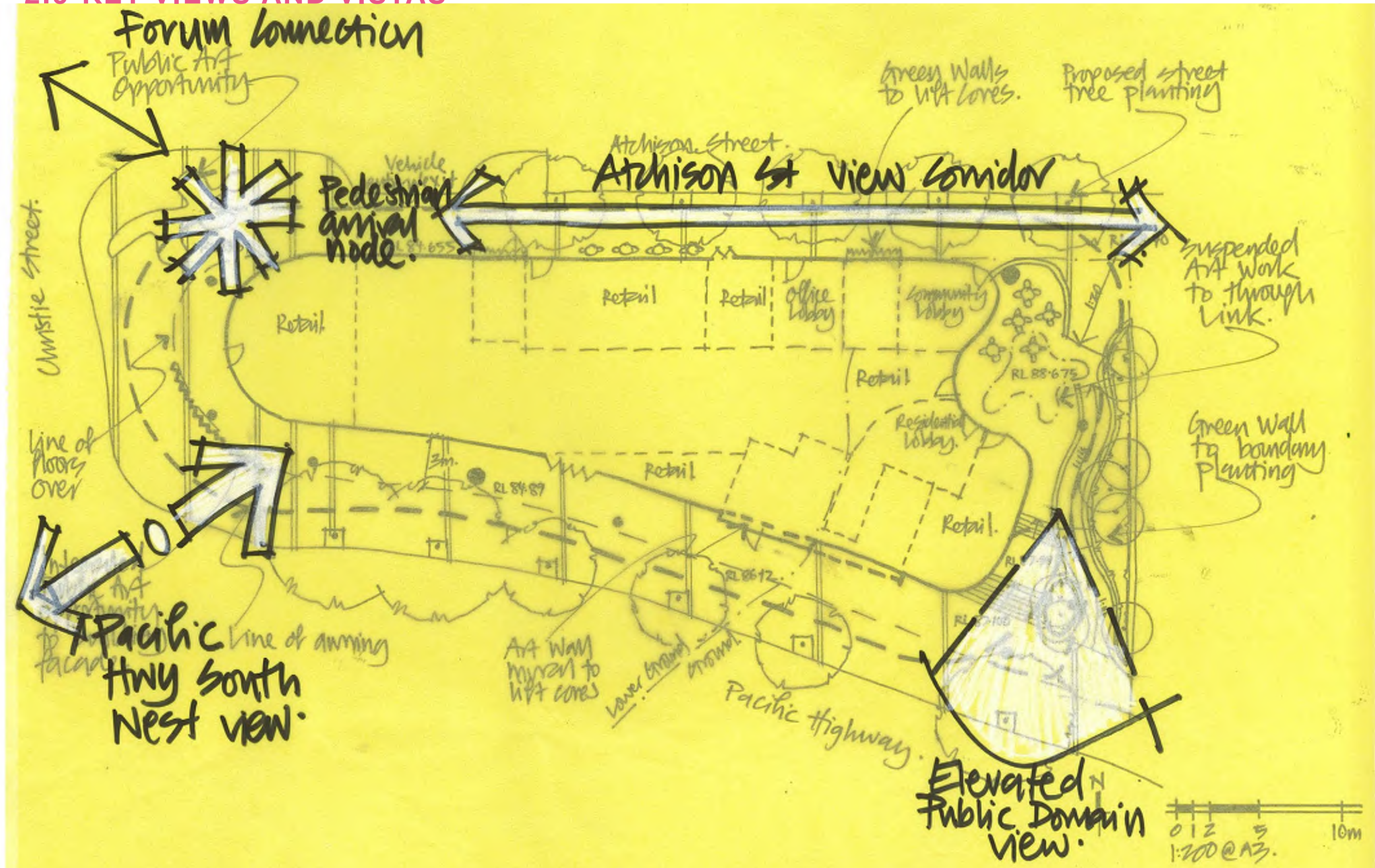
CONTENTS

1.0	PUBLIC REALM AND LANDSCAPE OPPORTUNITIES	4
2.0	KEY VIEWS AND VISTAS	5
3.0	ACCESS AND CIRCULATION	6
4.0	INTERACTIVE EDGES	7
5.0	PUBLIC DOMAIN TYPOLOGIES - GROUND FLOOR	8
6.0	PLACE MAKING CONCEPT - GROUND FLOOR	9
7.0	SITE ANALYSIS CONSTRAINTS AND OPPORTUNITIES	10
8.0	PLACEMAKING STRATEGY : PUBLIC DOMAIN	11
9.0	PLACEMAKING STRATEGY : THROUGH SITE LINKS	12
10.0	GROUND FLOOR LANDSCAPE CONCEPT PLAN	13
11.0	SKY GARDEN LANDSCAPE CONCEPT PLAN : OPTION A	14
12.0	SKY GARDEN LANDSCAPE CONCEPT PLAN : OPTION B	15
13.0	PUBLIC DOMAIN AND LANDSCAPE COMPONENTS	16
13.1	<i>public art</i>	16
13.2	<i>urban ecology</i>	18
13.3	<i>sky garden</i>	20
13.4	<i>furniture and materiality</i>	22

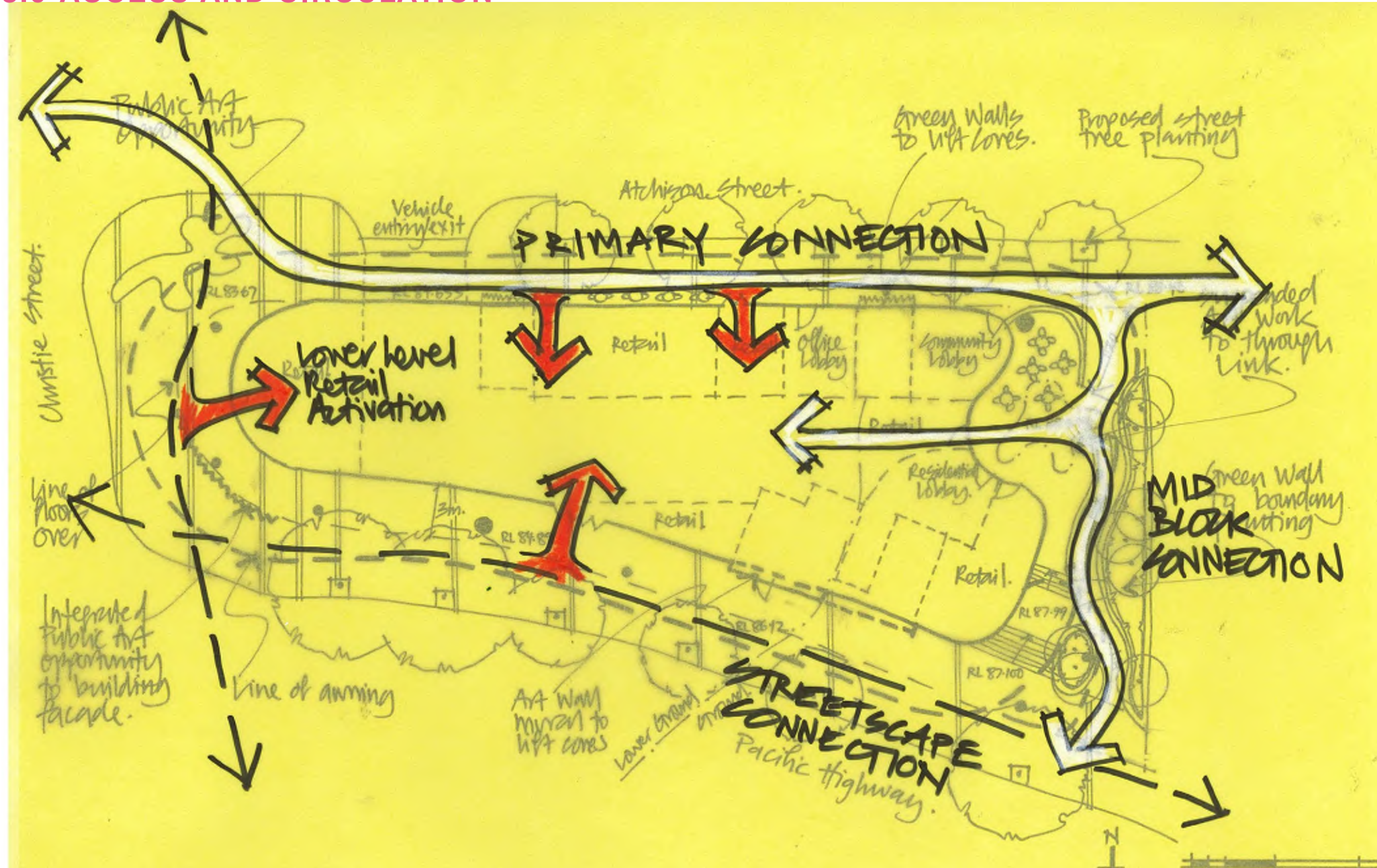
1.0 PUBLIC REALM AND LANDSCAPE OPPORTUNITIES



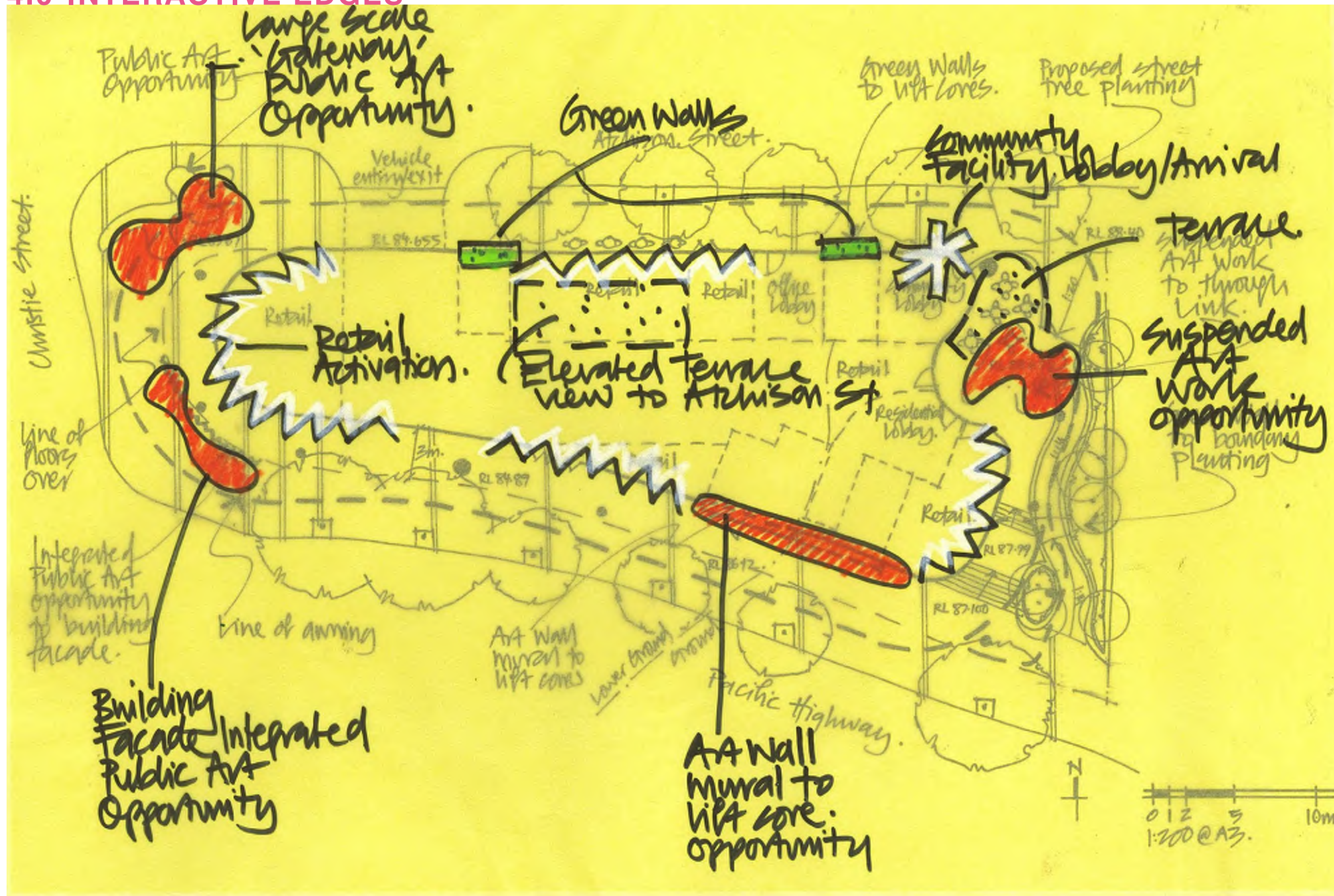
2.0 KEY VIEWS AND VISTAS



3.0 ACCESS AND CIRCULATION

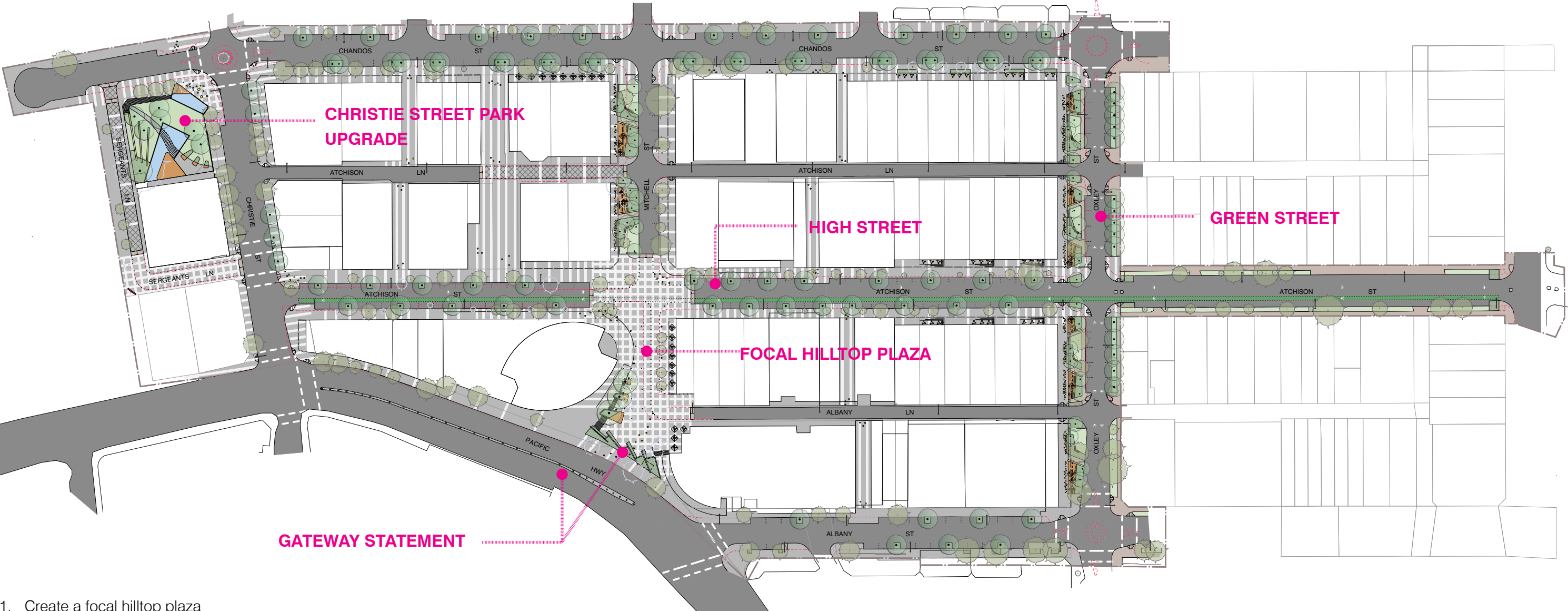


4.0 INTERACTIVE EDGES



5.0PUBLIC DOMAIN TYPOLOGIES - GROUND FLOOR

Source: St Leonards East Public Domain Upgrade, North Sydney Council. June 2015.



1. Create a focal hilltop plaza
2. Provide a gateway statement to Pacific Highway
3. Upgrade the landscape of Christie Street Reserve
4. Enhance Atchison Street as the St Leonards “High Street”
5. Create north south “Green Street” that links to adjoining area
6. Narrowing of carriageway at intersections for pedestrian amenity
7. Strengthen “green” patterns
8. Develop identity through lighting and paving
9. Use quality materials and domain treatment

Legend

- Asphalt pavement
- Concrete pavement
- Painted pattern to asphalt pavement
- 400x400 precast concrete unit pavers (dark grey (Golden Gunmetal) (body paver) and cream (Albany Beige) (banding))
- 400x400 precast concrete unit pavers (dark grey (Golden Gunmetal) with bending cream (Albany Beige))
- 65x200x300mm six in one precast concrete cobble units with milled finish

- Cycle path
- Timber deck
- Concrete wall
- Exsiting kerb & gutter to be removed
- Exsiting building footprint
- Timber seat

- Bollards @ 1.5m cts
- Lighting mat
- Art light pole
- Street light pole
- Plaza light pole
- Water feature

- Turf
- Garden bed
- Existing tree to be removed
- Existing tree to be retained
- Proposed Tree planting

Figure 6: Design Concept Plan

6.0PLACE MAKING CONCEPT - GROUND FLOOR

Source: St Leonards East Public Domain Upgrade, North Sydney Council. June 2015.

Background

The street tree approach promotes the development of a generous street tree canopy that will provide shade and scale to the street environment and which will be a key contribution to the future character of the precinct.

Objectives

- Street trees reinforce street hierarchy, and
- Street trees assist with legibility and way finding.

Recommendation

LOCATION	REQUIREMENT	RECOMMENDATIONS
Plaza / Park Nodal Trees	Large sale broad canopied native tree	Angophora costata <i>Smooth-barked apple</i> 15-20m h x 12m w Ficus spp. <i>Fig</i> 30-50m h x 15-35m w
Main street tree - Oxley Street / Mitchell Street	Medium evergreen tree	Elaeocarpus eumundii <i>Quandong</i> 8-10m h x 4-6m w Syzygium jambos <i>Rose Apple</i> 5-12m h Waterhousea floribunda <i>Weeping Lilly Pilly</i> 8-15m h
Main street tree - Chandos Street / Albany Street	Small to Medium evergreen tree	Cupaniopsis anacardioides <i>Tuckeroo</i> 8-15m h Lophostemon confertus <i>Queensland Brush Box</i> 15m h x 10 w
Secondary street tree - Atchison Street	Medium deciduous tree	Jacaranda mimosifolia <i>Jacaranda</i> 10-15mh x10-15m w Platanus orientalis <i>Cut Leaf Plane Tree</i> 15-20m h x 10 w



Angophora costata



Ficus spp.



Elaeocarpus eumundii



Syzygium jambos



Waterhousea floribunda



Cupaniopsis anacardioides



Lophostemon confertus



Jacaranda mimosifolia



Platanus orientalis

7.0 SITE ANALYSIS CONSTRAINTS AND OPPORTUNITIES

Source: St Leonards Crows Nest Planning Study Precincts 2 & 3, North Sydney Council. May 2015.

Source: Placemaking & Design Study (SJB 2014)

Constraints



Having regard to the above analysis, the key constraints to transforming St Leonards into a high amenity mixed use centre are:

- a lack of useable public open space;
- no focus for pedestrian activity or retail;
- no community facilities;
- high volume / speed of traffic on key streets;
- inconsistent lighting, paving and furniture;
- unsafe laneways.

Council will work in partnership with landowners seeking to redevelop in the area to deliver successful placemaking projects. A more diverse land use mix needs to be delivered along with public domain improvements and much needed community infrastructure to create a sense of place.

Opportunities



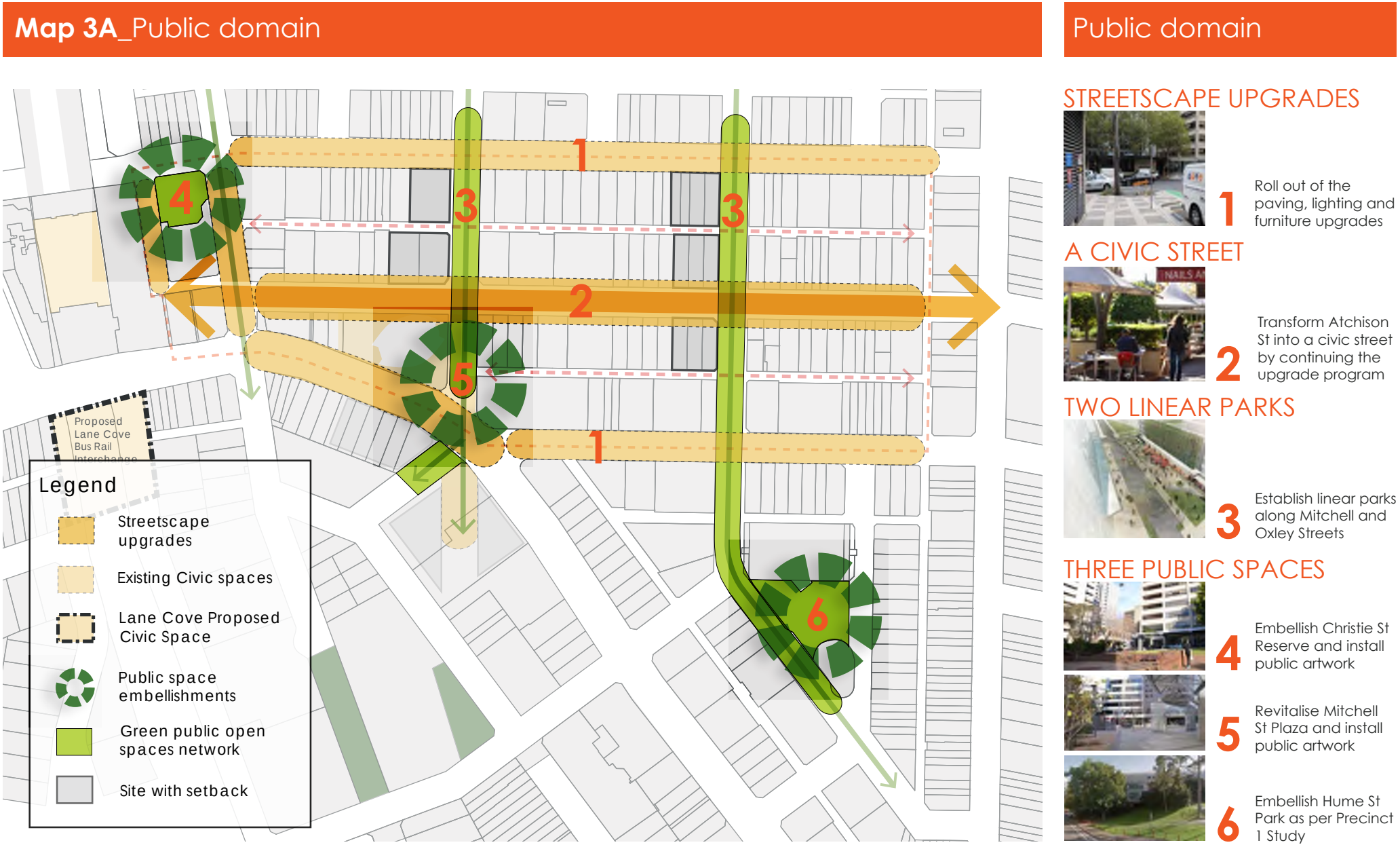
Conversely, St Leonards offers a number of opportunities that can be capitalised on by future projects in the area:

- strong public transport connections;
- 'fine bones' of a creative precinct;
- a few 'anchor' establishments;
- north/south running Mitchell and Oxley St;
- potential to activate laneways;
- significant developer interest.

It is also worth noting that a large proportion of residents are in the 25-34 age bracket, highly educated and well paid. This age group generally are keen to get involved in cultural activities such as eating out, movies and attending music venues. There are many opportunities to better cater to this demographic, stimulating economic growth and providing a greater sense of character to the area.

8.0 PLACEMAKING STRATEGY : PUBLIC DOMAIN

Source: St Leonards Crows Nest Planning Study Precincts 2 & 3, North Sydney Council. May 2015.



9.0 PLACEMAKING STRATEGY : THROUGH SITE LINKS

Source: St Leonards Crows Nest Planning Study Precincts 2 & 3, North Sydney Council. May 2015.

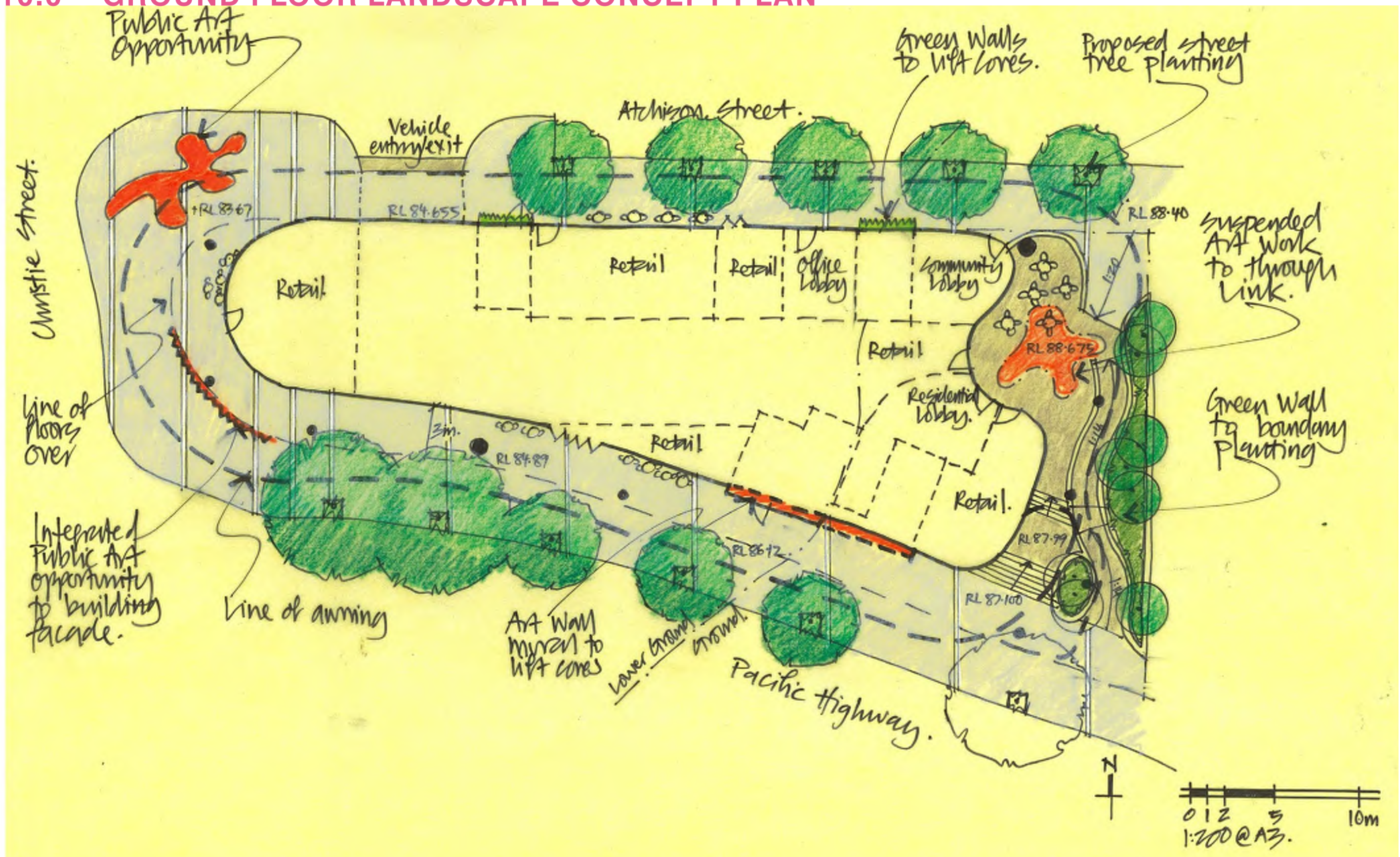
Map 3B_Through site links



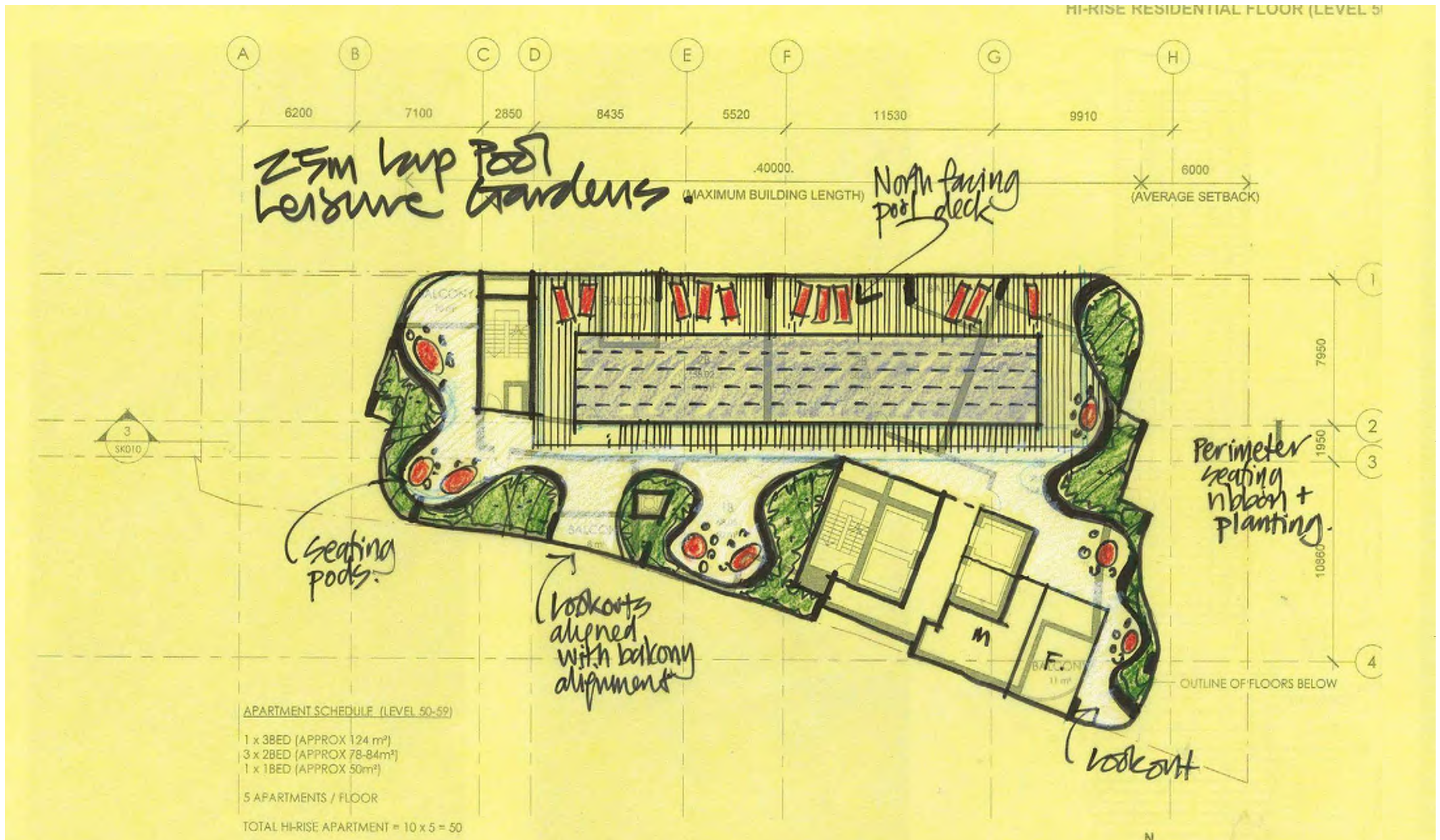
Precedents



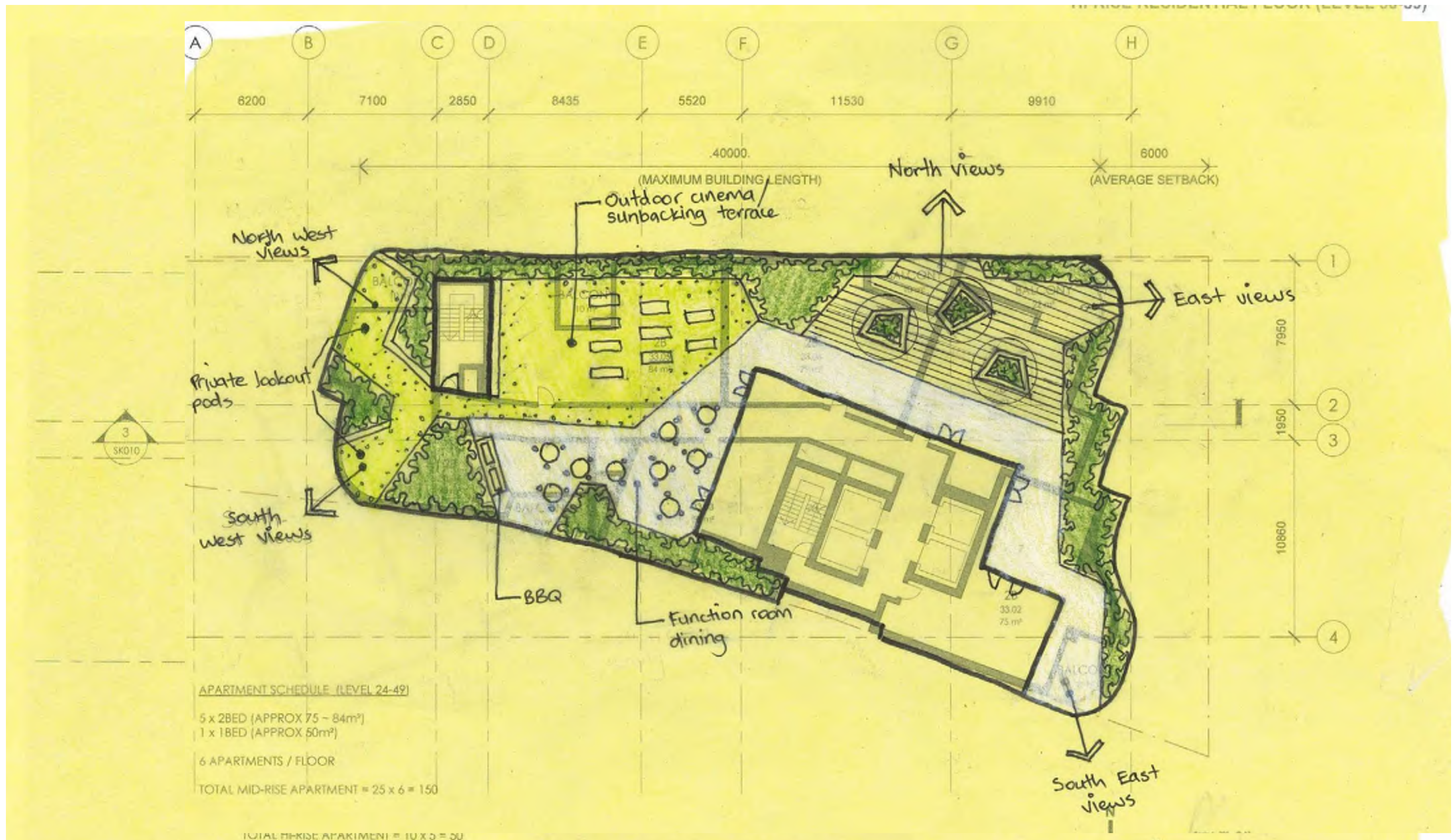
10.0 GROUND FLOOR LANDSCAPE CONCEPT PLAN



11.0 SKY GARDEN LANDSCAPE CONCEPT PLAN : OPTION A



12.0 SKY GARDEN LANDSCAPE CONCEPT PLAN : OPTION B



13.0 PUBLIC DOMAIN AND LANDSCAPE COMPONENTS

13.1 PUBLIC ART





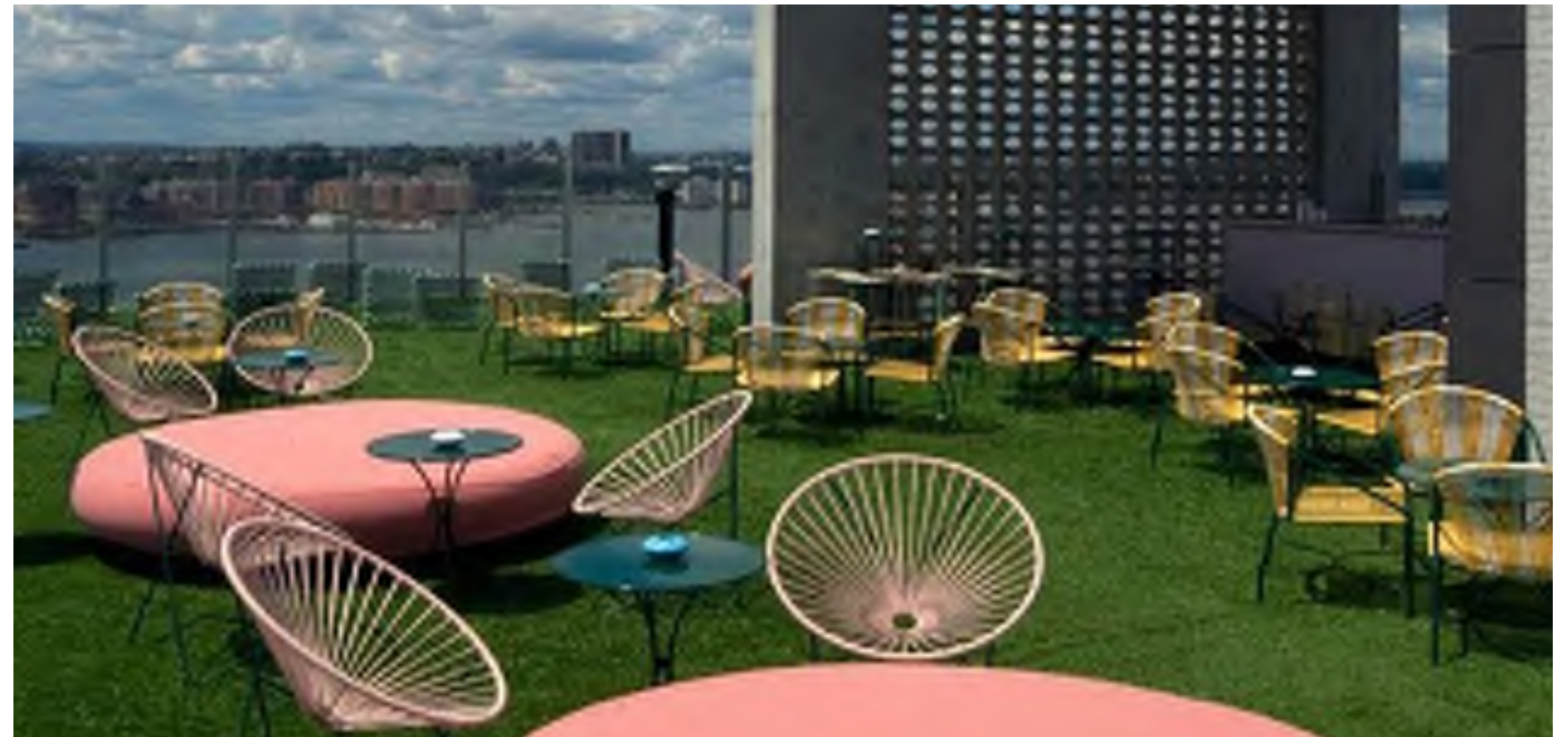
13.2 URBAN ECOLOGY





13.3 SKY GARDEN





13.4 FURNITURE AND MATERIALITY



