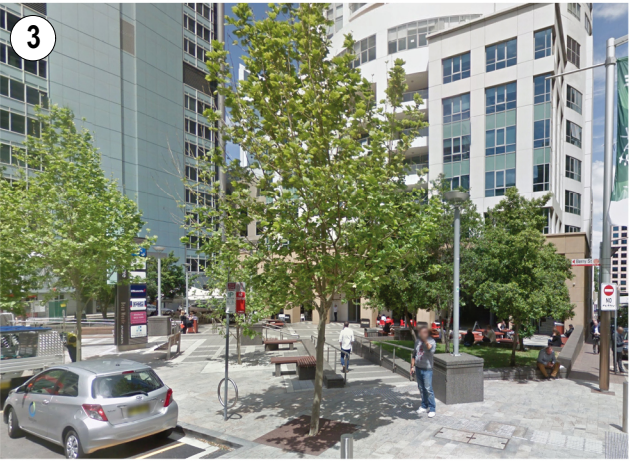




41 MCLAREN STREET • PUBLIC DOMAIN PLAN

PREPARED FOR ERLOCENE PTY LTD & CLAIJADE PTY LTD • AUGUST 2017

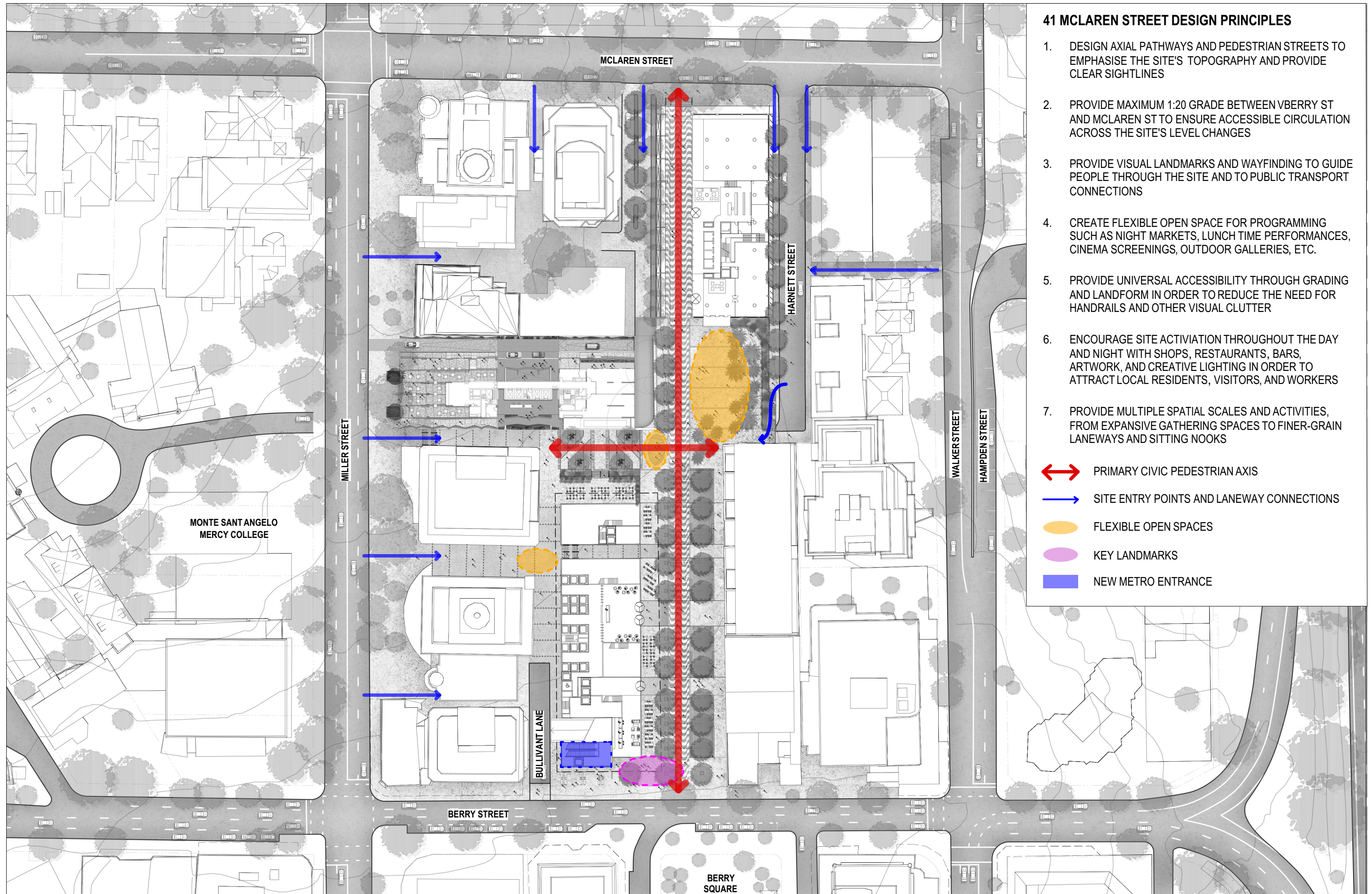
PUBLIC DOMAIN CONNECTIONS

L-100

**SPACKMAN
MOSSOP
AND
MICHAELS**



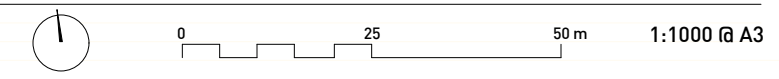
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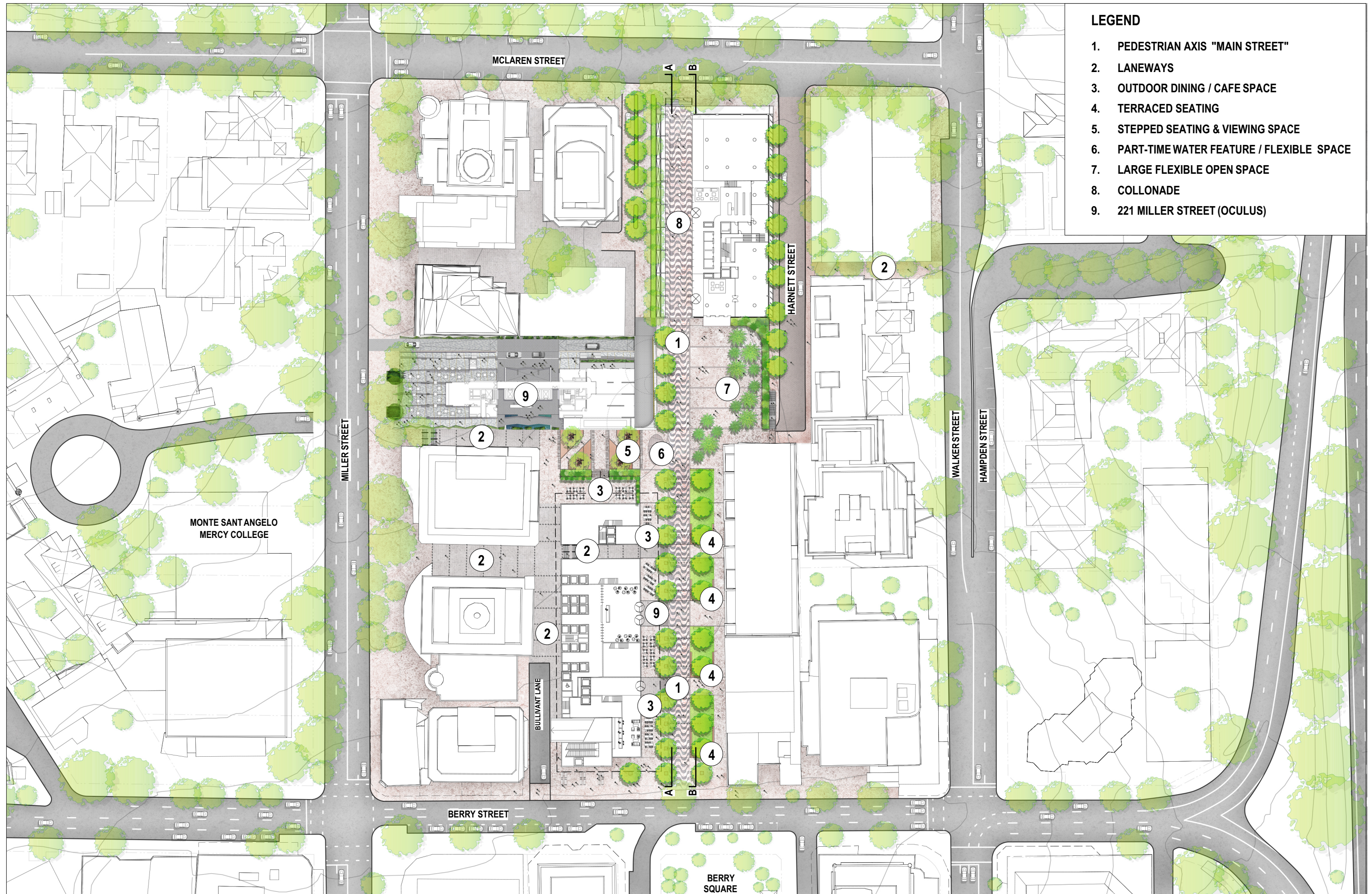


41 MCLAREN STREET DESIGN PRINCIPLES

- DESIGN AXIAL PATHWAYS AND PEDESTRIAN STREETS TO EMPHASISE THE SITE'S TOPOGRAPHY AND PROVIDE CLEAR SIGHTLINES
- PROVIDE MAXIMUM 1:20 GRADE BETWEEN VBERRY ST AND MCLAREN ST TO ENSURE ACCESSIBLE CIRCULATION ACROSS THE SITE'S LEVEL CHANGES
- PROVIDE VISUAL LANDMARKS AND WAYFINDING TO GUIDE PEOPLE THROUGH THE SITE AND TO PUBLIC TRANSPORT CONNECTIONS
- CREATE FLEXIBLE OPEN SPACE FOR PROGRAMMING SUCH AS NIGHT MARKETS, LUNCH TIME PERFORMANCES, CINEMA SCREENINGS, OUTDOOR GALLERIES, ETC.
- PROVIDE UNIVERSAL ACCESSIBILITY THROUGH GRADING AND LANDFORM IN ORDER TO REDUCE THE NEED FOR HANDRAILS AND OTHER VISUAL CLUTTER
- ENCOURAGE SITE ACTIVATION THROUGHOUT THE DAY AND NIGHT WITH SHOPS, RESTAURANTS, BARS, ARTWORK, AND CREATIVE LIGHTING IN ORDER TO ATTRACT LOCAL RESIDENTS, VISITORS, AND WORKERS
- PROVIDE MULTIPLE SPATIAL SCALES AND ACTIVITIES, FROM EXPANSIVE GATHERING SPACES TO FINER-GRAIN LANEWAYS AND SITTING NOOKS

- PRIMARY CIVIC PEDESTRIAN AXIS
- SITE ENTRY POINTS AND LANEWAY CONNECTIONS
- FLEXIBLE OPEN SPACES
- KEY LANDMARKS
- NEW METRO ENTRANCE







HARDSCAPE MATERIALS PALETTE

1. LARGE FORMAT GRANITE PAVER



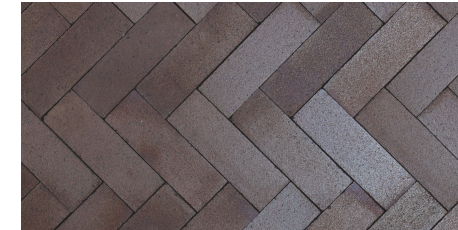
LARGE FORMAT GRANITE PAVER
50x400x600mm, EXFOLIATED FINISH
"BRUCE" ROCK (ASUTRAL JUPERANA) OR APPROVED EQ.
STRETCHER BOND PATTERN
REFER TO NORTH SYDNEY COUNCIL PUBLIC DOMAIN
MANUAL, 2016.

2. COBBLE PAVER - PEDESTRIAN CORRIDOR



COBBLE PAVER IN PEDESTRIAN CORRIDOR
50x100x100mm, EXFOLIATED FINISH
ALTERNATING GREY AND BLACK CONCRETE COBBLE
"WAVE" PATTERN
REFER TO COPACOBANA BEACH, ROBERTO BURLE MARX.

3. BRICK PAVER- LANEWAY



BRICK PAVER IN LANEWAYS
65x230x76mm
80% BLUE, 20% ASH BLENDED "HAMLET" BRICK BY
AUSTRAL BRICKS OR APPROVED EQUAL.
45 DEGREE STRETCHER BOND PATTERN.

4. SEAT WALL



IN-SITU CONCRETE SEAT RETAINING WALL
450mm H x 500mm W
INCLUDE UNDERLIGHTING ALONG BASE OF SEAT



PLANTING PALETTE

1. FORMAL PEDESTRIAN CORRIDOR TREE



HILLS FIG
Ficus micocarpa "Hilli"

2. TERRACED SEAT-WALL TREE



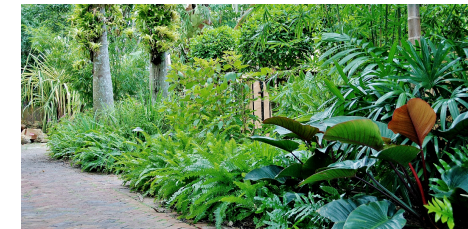
HONEY LOCUST
Gleditsia tricanthos

3. FLEXIBLE SPACE TREE



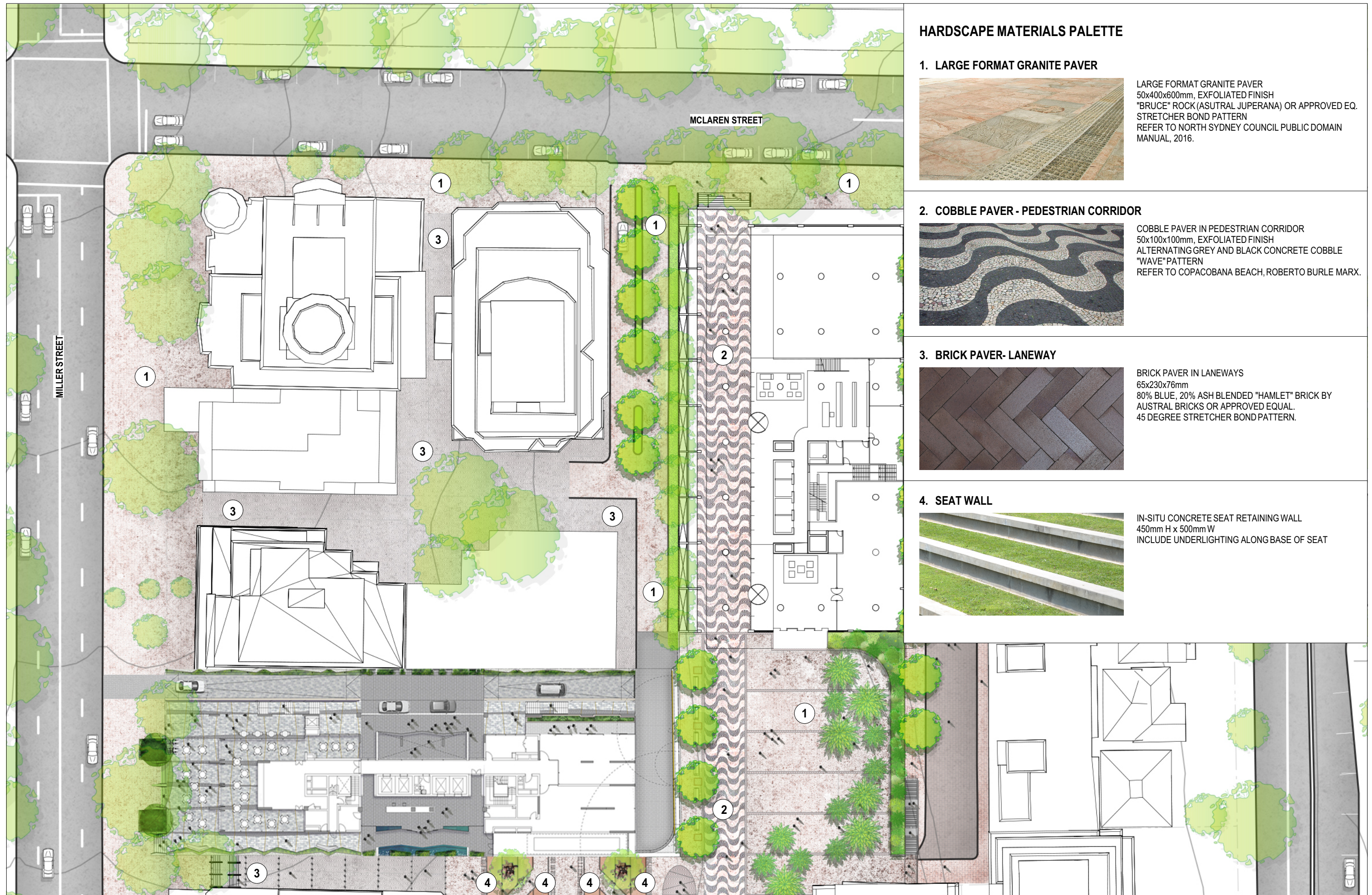
CABBAGE PALM
Livistonia australis

4. PLANTER BEDS



MIX OF SHADE-TOLERANT STRAPPY LEAVED GRASSES AND SHRUBS INCLUDING:

NEW ZEALAND FLAX 'FLAMIN' - *Phormium tenax*
MEXICAN LILY - *Beschorneria yuccoides*
DIANELLA 'TASRED' - *Dianella tasmanica*
LILYTURF 'JUST RIGHT' - *Liriope muscaril*



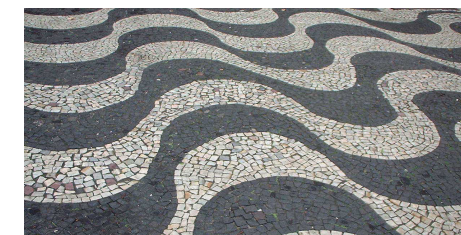
HARDSCAPE MATERIALS PALETTE

1. LARGE FORMAT GRANITE PAVER



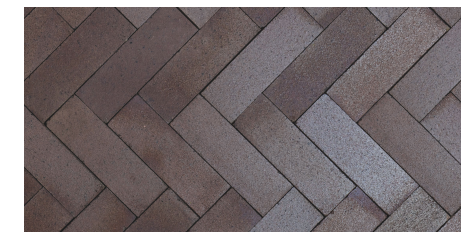
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"WAVE" PATTERN
REFER TO COPACOBANA BEACH, ROBERTO BURLE MARX.

3. BRICK PAVER - LANEWAY



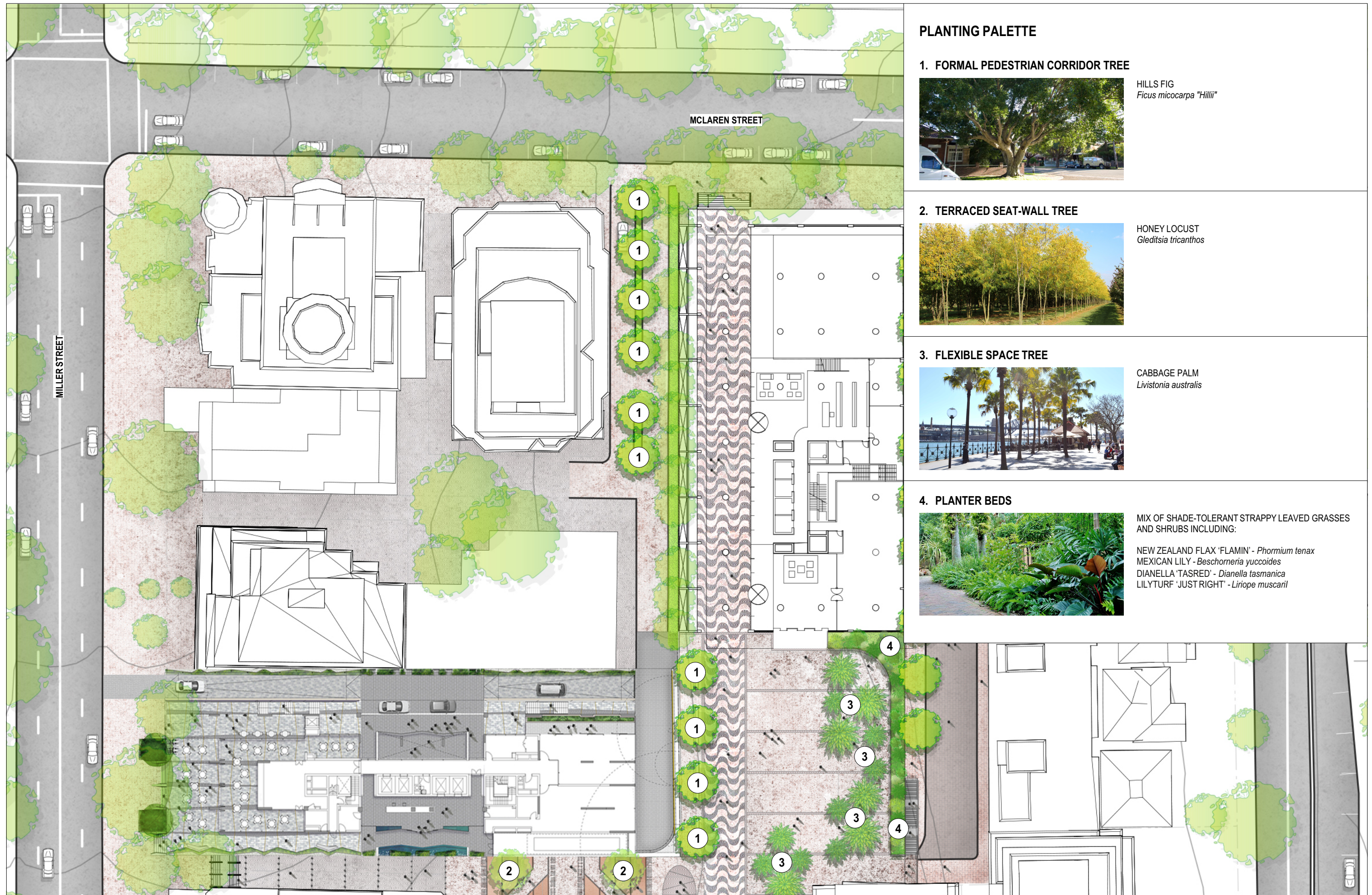
BRICK PAVER IN LANEWAYS
65x230x76mm
80% BLUE, 20% ASH BLENDED "HAMLET" BRICK BY
AUSTRAL BRICKS OR APPROVED EQUAL.
45 DEGREE STRETCHER BOND PATTERN.

4. SEAT WALL



IN-SITU CONCRETE SEAT RETAINING WALL
450mm H x 500mm W
INCLUDE UNDERLIGHTING ALONG BASE OF SEAT





LEGEND

1. BUILDING ENTRANCE
2. LANEWAY
3. STEPPED SEATING AND VIEWING AREA
4. FLEXIBLE OPEN SPACE
5. STEPPED SEAT WALL
6. INDICATIVE MARKET STALL LOCATION





SPICE ALLEY, SYDNEY



SPICE ALLEY, SYDNEY



RUNNDLE MARKET, ADELAIDE



QUEEN VICTORIA MARKETS, VICTORIA



URBAN ART AND MARKET SPACE



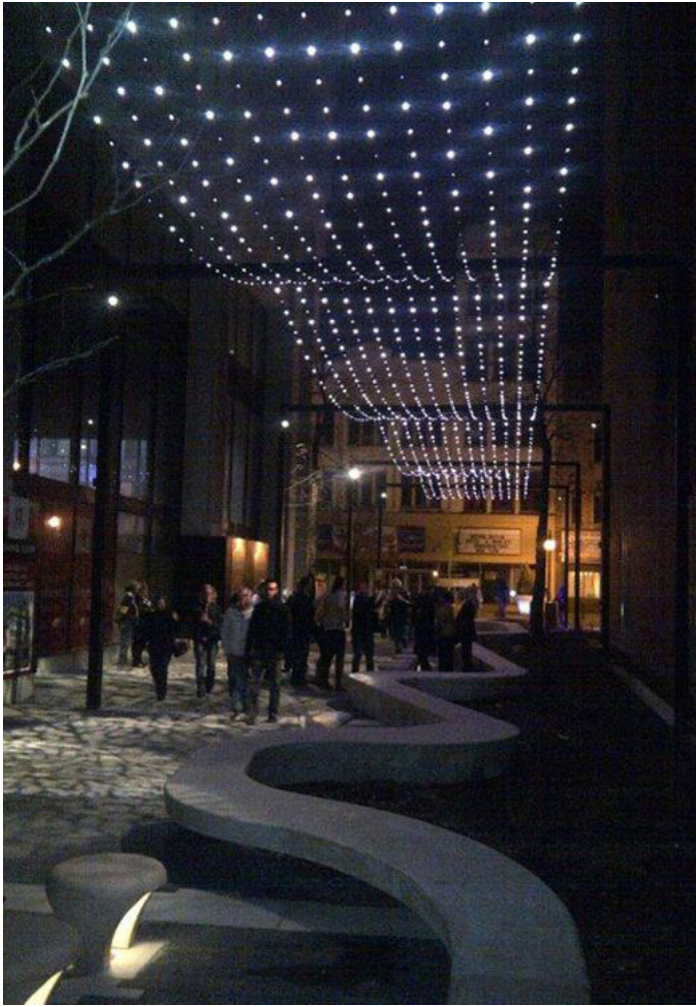
CHINA TOWN MALL, BRISBANE



URBAN ART USED TO ACTIVATE CITY LANEWAY



URBAN ART USED TO ACTIVATE CITY LANEWAY



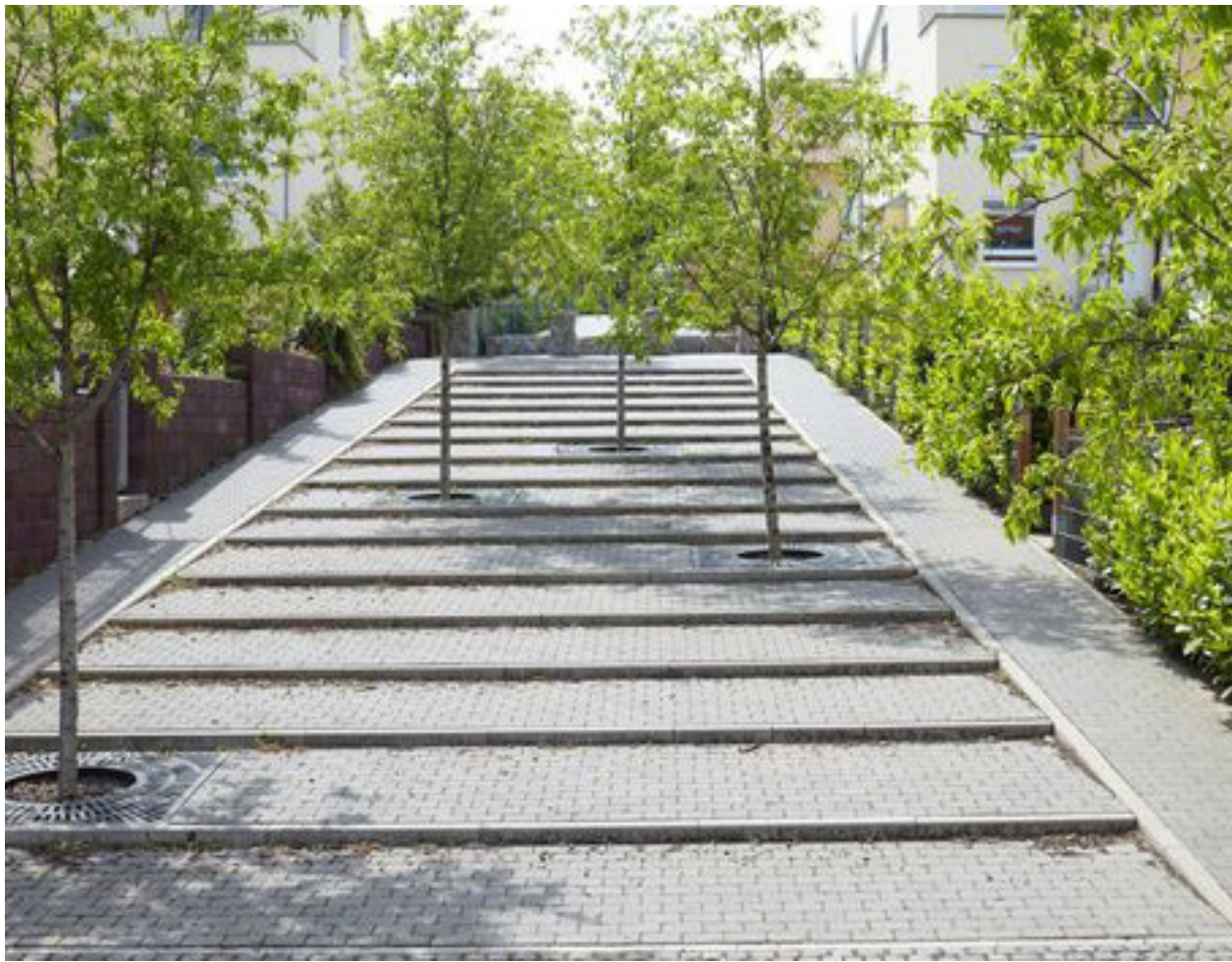
OVERHEAD LIGHTING USED FOR VISUAL INTEREST



LIGHTING IS INCORPORATED INTO THE URBAN ART



LIGHTING ALONG BUILDINGS ENHANCE THE PRECINCT'S CHARACTER



TREES PLANTED ON STAIRS CREATE GATHERING SPACES



PLANTING AND SEATING TO EMPHASIZE SITE AXIS AND SIGHTLINES



UNDERLIGHTING TO ACTIVATE STAIRS



UNDERLIGHTING TO ACTIVATE STAIRS AT NIGHT



MULTICOLOURED GRANITES FOR VISUAL INTEREST



UNDERLIGHTING TO ENCOURAGE USE THROUGHOUT THE DAY



PORT JACKSON FIG
Ficus rubiginosa



MAT RUSH
Lomandra hystrix



NEW ZEALAND FLAX 'FLAMIN'
Phormium tenax



MEXICAN LILY
Beschorneria yuccoides



HONEY LOCUST
Gleditsia triacanthos



CABBAGE TREE PALM
Livistona australis



DIANELLA 'TASRED'
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LILYTURF 'JUST RIGHT'
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