

871-877 PACIFIC HIGHWAY CHATSWOOD

PLANNING PROPOSAL - LANDSCAPE DESIGN REPORT



PREPARED BY: SITE IMAGE LANDSCAPE ARCHITECTS
FOR: MEGLAND GROUP
ARCHITECT: PBD ARCHITECTS
12 MARCH 2019

The Site



1943 Aerial of site - Sixmaps

Site Image Landscape Architects have been engaged by Megland Development Group to work with PBD Architects to prepare landscape and public domain proposals to accompany the Planning Proposal submission for a mixed use development on the site. The site occupies the southern end of an isolated linear block located between the Northern Line railway and the Pacific Highway at the northern end of Chatswood.



Landuse History



1943 Aerial of site - Sixmaps - site highlighted in yellow and Seymours Garage in red.



Historic research: house remains today; article about Wilkinson family who lived on their site, lottery win, etc.

Blue Gum High Forest occurred on the site prior to European settlement of the land. The Pacific Highway and subsequent North Shore Railway were located to follow the primary north-south ridgeline. Residential development followed these transport ribbons, with commercial building located intermittently to take advantage of the visual exposure, outlook and easy access. The subject site was predominantly residential bungalows, with residential gardens on the site as seen in the 1943 aerial photography.

Indicative Precinct Concept Plan

Development proposals have been prepared that contemplate the potential possible development of the adjoining Petrol Station site to the north, with these contemplated outcomes of course requiring future design proposals by these land-owners. Existing trees along the Pacific Highway are relevant to consider and are proposed retained given their scale and regular spacing.



Indicative precinct masterplan

Streetfront and Forecourt Landscape Character and Features



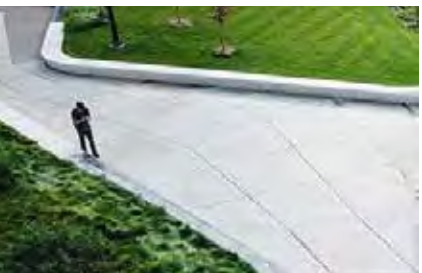
A. Paving similar to Railway Street private / streetscape



B. Public Art glass sculpture screens with imagery



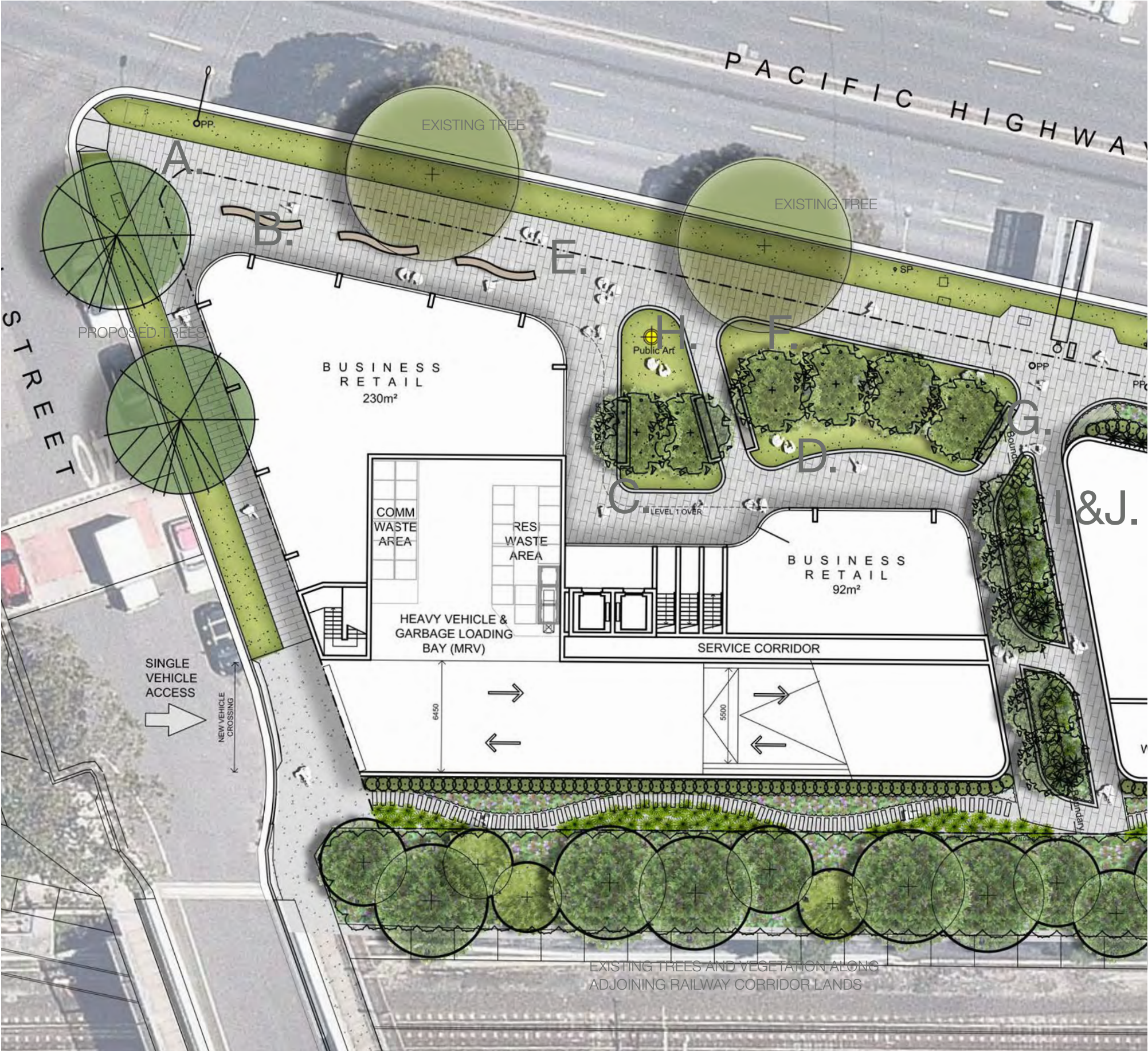
C. Formal shapes of lawn create formal character



D. Flowing forms respond to building shapes



E. Raised planters for trees with generous soil provision



F. Concrete unit paving system from Railway Street / CBD



G. Wall heights vary to provide soil for lawn / gardens / trees



H. Focal public art continues glass artwork theme



I. Potential for irregular edges to lawn areas to provide interest



J. Raised tree planters provide shared green boundary



Podium Landscape Character and Features



A. Variety of podium level amenity areas and facilities



B. Perimeter planters providing greening for views from below



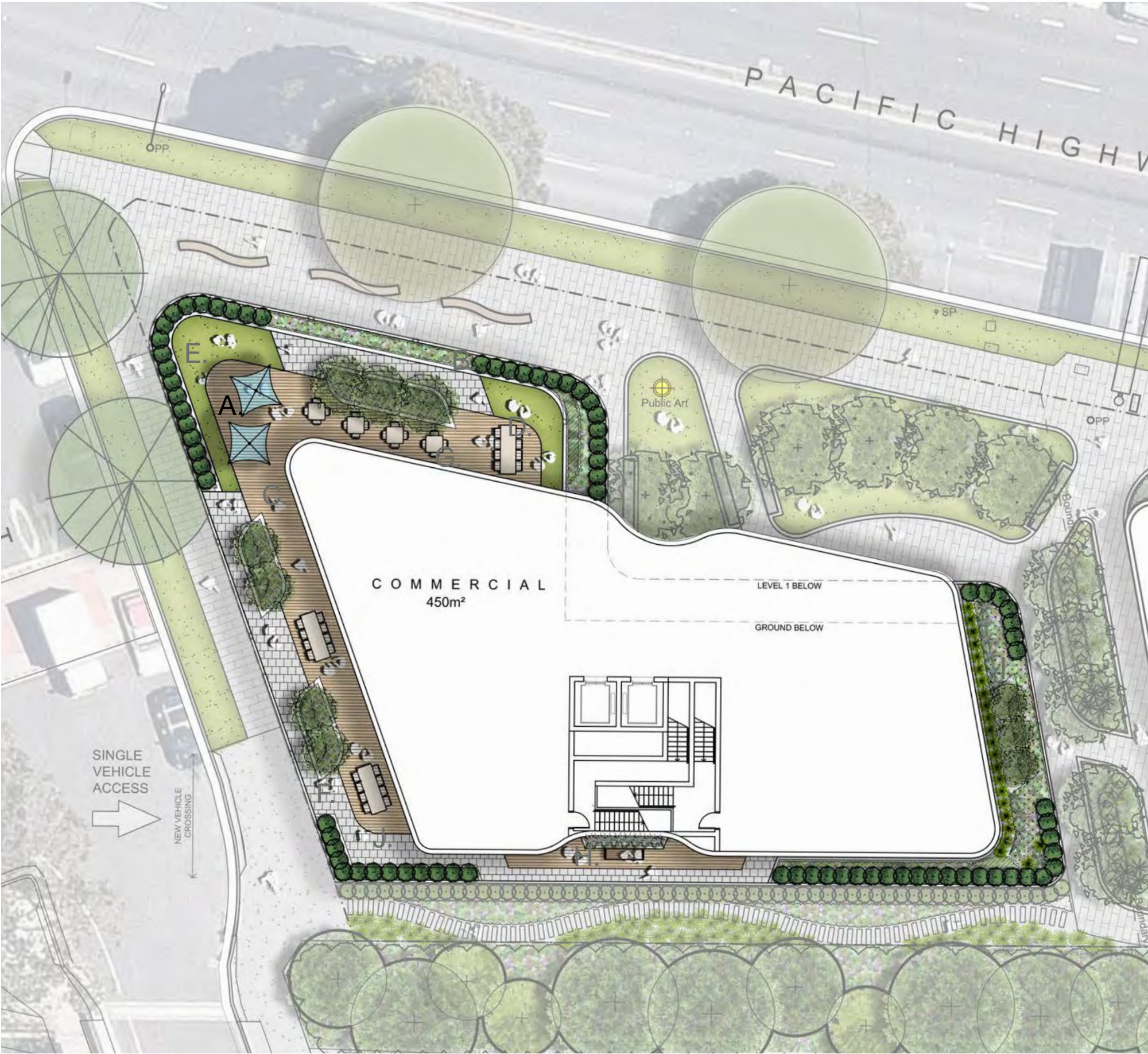
C. Moveable modular furniture elements



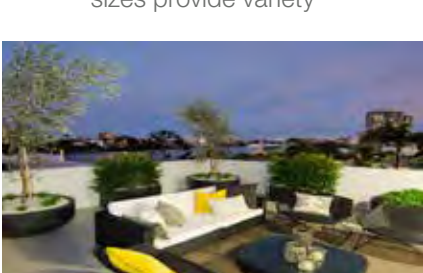
D. Lawn areas provide contrast and visual softening



E. Corner planters enclose lawn, extending to deck areas



F. Tables and chairs of different sizes provide variety



G. Casual outdoor soft lounges provide informal seating



H. Various moveable seating types provide flexibility



I. Potential for barbeques as part of providing office amenity



J. Potential for fixed outdoor gym equipment