

URBIS

378-390 PACIFIC HIGHWAY, CROWS NEST

LANDSCAPE DESIGN REPORT

PREPARED FOR

FUTURO NO. 1 PTY LTD

08/11/2022
PLANNING PROPOSAL

ACKNOWLEDGEMENT TO COUNTRY

Urbis acknowledges the traditional country of the Cammeraygal people. We recognise and respect their cultural heritage, beliefs and continuing relationship with the land, and that they are the proud survivors of more than two hundred years of dispossession.

We reiterate our commitment to addressing disadvantages and attaining justice for Aboriginal and Torres Strait Islander peoples of this community.

© Urbis 2021

This publication is subject to copyright. Except as permitted under the *Copyright Act 1968*, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

URBIS.COM.AU

Title: Connecting Land
Artists: Tarris King and Sarita King
Clan: Gurindji

Connecting Land is an expression of the beauty of the Australia Landscape. People's connection to the country and the lessons that caring for the land can teach us. Respect for the lands of Australia and creating a positive impact for people is at the centre of shaping great Australian cities and communities

CONTENTS

SITE CONTEXT	4
PHOTOGRAPHIC ANALYSIS - PACIFIC HIGHWAY	5
PHOTOGRAPHIC ANALYSIS - HUME STREET	6
KEY OBSERVATIONS	7
ST LEONARDS AND CROWS NEST 2036 PLAN - DISTRICT PRIORITIES	8
ST LEONARDS AND CROWS NEST DRAFT GREEN PLAN	9
LANDSCAPE + PUBLIC DOMAIN VISION	10-11
LANDSCAPE MASTER PLAN- GROUND LEVEL	12
GROUND LEVEL PRECEDENTS	13
GROUND LEVEL PLANTING	14
FACADE PLANTING	15
LANDSCAPE MASTER PLAN - LEVELS 1-3 PODIUM LANDSCAPE	16
PRECEDENT IMAGERY - PODIUMS	17
PODIUMS PLANTING	18
LANDSCAPE MASTER PLAN - LEVEL 4 AMENITIES	19
AMENITIES LEVEL PRECEDENT IMAGERY	20
AMENITIES LEVEL PLANTING	21

SITE CONTEXT

INTRODUCTION

This landscape architectural report presents the landscape design philosophy for the proposed redevelopment of 378-390 Pacific Highway, Crows Nest. The design incorporates a series of external spaces that are publicly accessible for both the community and tenants of the proposed residential tower. This report has been prepared after review of the SJB St Leonards and Crows Nest 2036 Urban Design Study, North Sydney Council DCP, and DPIE St Leonards and Crows Nest 2036 Plan.

The proposed spaces include:

- An open retail plaza along the Pacific Highway commercial strip
- An intimate laneway with retail and hospitality activation
- Consideration for existing site street trees and an expansion of urban canopy
- Building facade planting and internal amenity levels which contribute to streetscape character

This Planning Proposal seeks to amend the NSLEP 2013, by way of the following:

- Amend the maximum building height to RL176;
- Establish a maximum floor space ratio control of 7.5:1; and
- Amend the minimum non-residential floor space ration control to 2:1.

The Planning Proposal seeks to unlock the potential of the Site to deliver a high-quality mixed use development opposite the Crows Nest Metro Station in a location envisioned for increased density under the St Leonards/Crows Nest Plan 2036 (SLCN 2036 Plan)

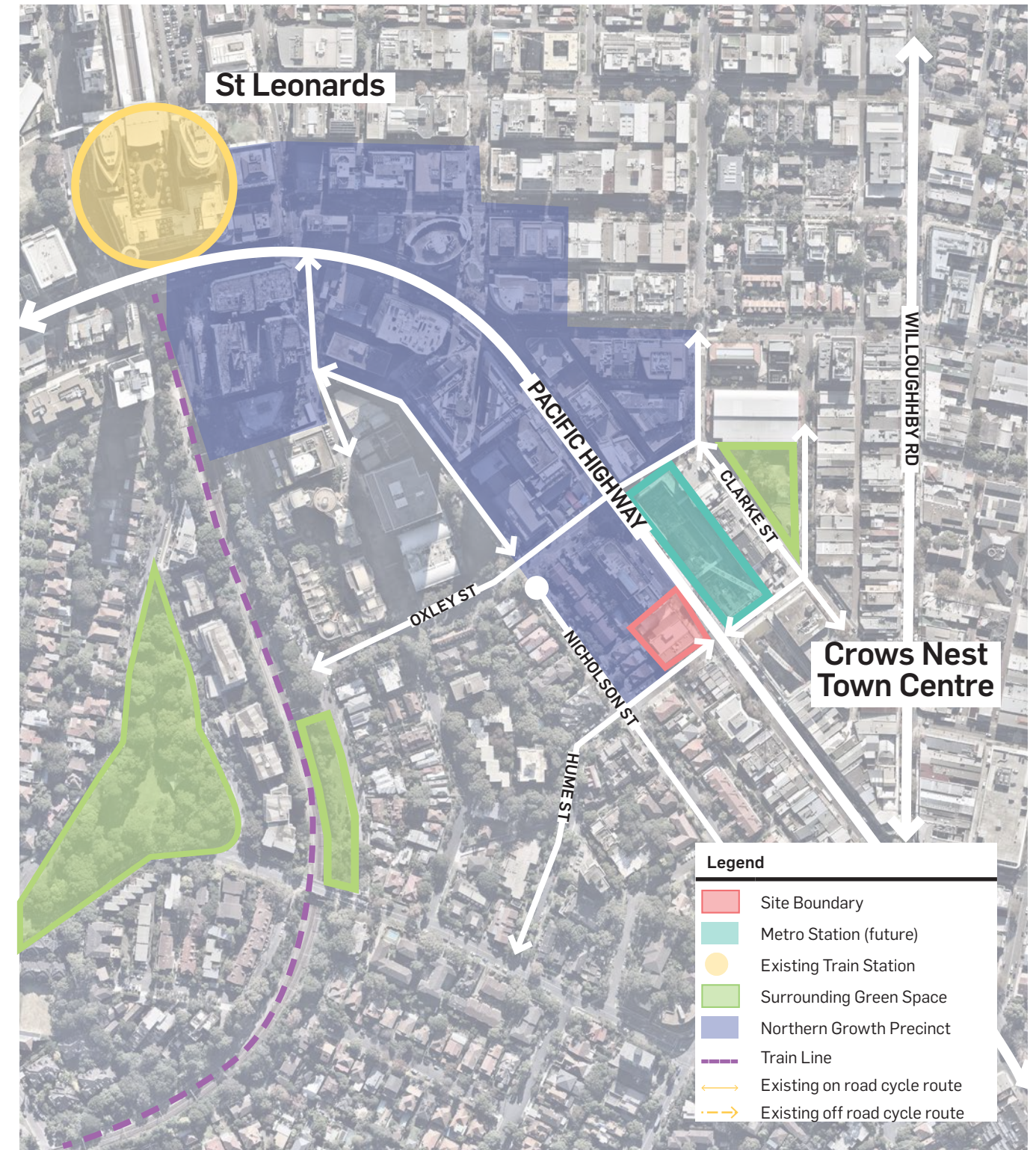
EXISTING SITE CONDITIONS

The subject site is well located on the planned revitalisation strip between St Leonards station and the new Metro line. The area at present consists of a commercial frontage along the highway with pedestrian access. There are small street retail offerings along Pacific Highway however fairly minimal landscape relief and other pedestrian amenities available.

The site sits on a corner composing a key intersection and signalised crossing to the newly proposed Metro site. The Pacific Highway sits between the Metro site and is a highly trafficked vehicular thoroughfare. While this road acts as a physical barrier, the site has the benefit of having existing signalised crossings. In addition to this, Infrastructure around the site is set to improve in regards to pedestrian connectivity and a focus on cycle accessibility.

Currently within the site boundary are a grouping of existing mature Paperbark trees along Hume Street and a London Plane tree located along Pacific Highway at the corner of the site. The tree canopy along Pacific Highway is dominated with the London Plane tree species however is inconsistent and scattered in it's coverage.

Existing kerbs are in poor condition and will require replacement. Existing pavement and footpath while still adequate, are not consistent with North Sydney Council's current public domain material strategy.



PHOTOGRAPHIC ANALYSIS - PACIFIC HIGHWAY



Figure 1 View from eastern corner of site towards intersection



Figure 2 View north along Pacific Highway of site interface.



Figure 3 View north along Pacific Highway from site



Figure 4 View towards site from future Metro station in north-east



Figure 5 View north-east across Pacific Highway to future Metro from site.



Figure 6 View North across Pacific Highway to future Metro from eastern corner of site.



Figure 7 View north up Pacific Highway showing significant existing trees.

PHOTOGRAPHIC ANALYSIS - HUME STREET



Figure 8 View South West down Hume Street from Eastern Corner of Site



Figure 9 View North East towards Pacific Highway



Figure 10 View of Site Interface from across Hume Street



Figure 11 South West down Hume Street



Figure 12 View of entry to Hume street from Eastern side of intersection



Figure 13 View across Hume Street from South-Eastern Interface of Site



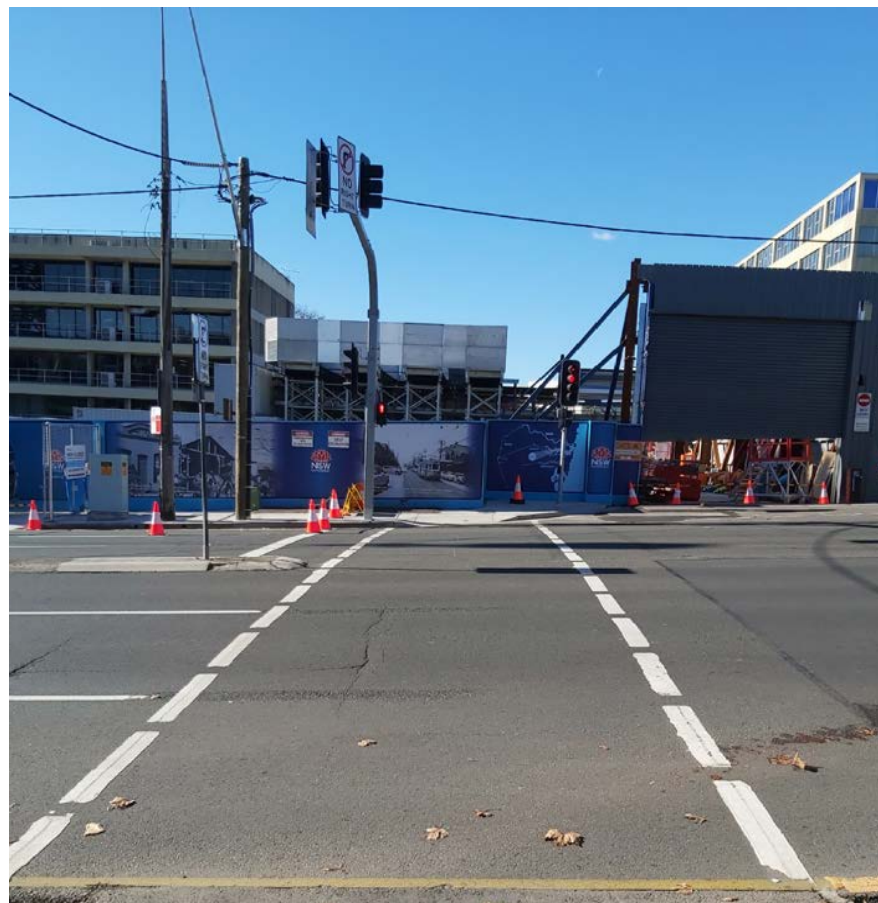
Figure 14 View North-West from Southern Corner of Site.

KEY OBSERVATIONS

ARRIVAL + CONNECTIVITY

The site arrival is via Pacific Highway, with another frontage along Hume Street. There is an opportunity to create a memorable arrival experience and strong landscape setting along the interface. The key access points are from the crossing and future Metro line, or along the pedestrian retail strip down Pacific Highway.

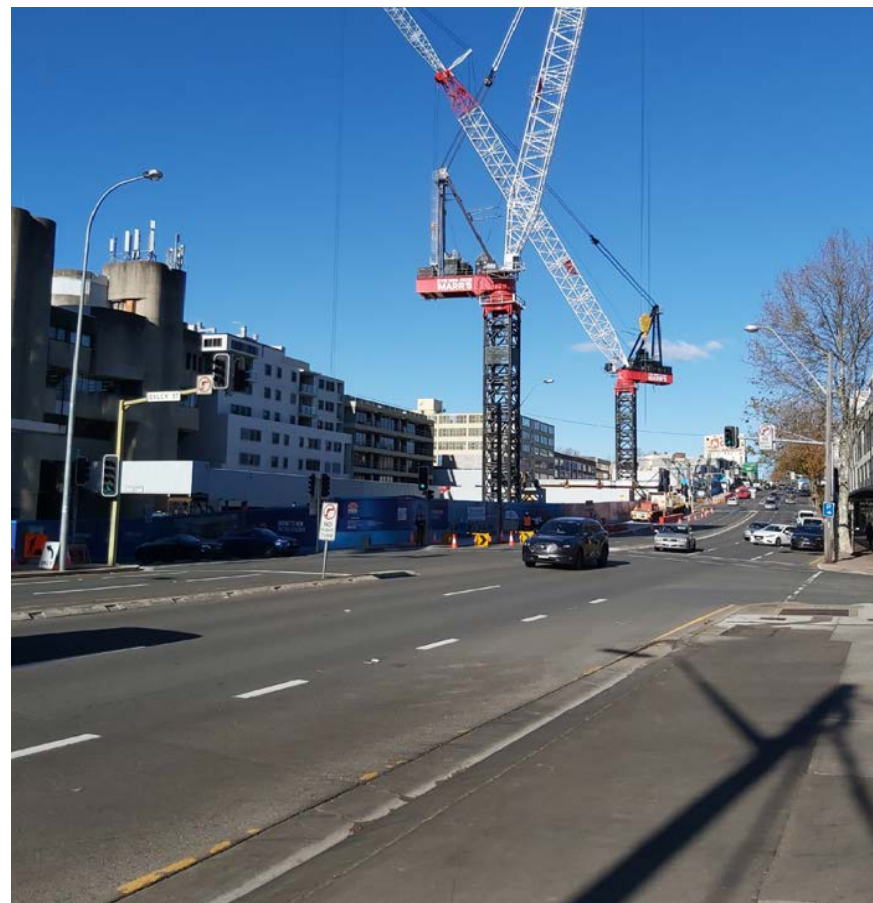
The character of the area is highly activated and commercial along the main road, and more intimate and varied along the smaller street. There is opportunity at the main intersection to create an open area that can facilitate gathering and integrate the built form into the surroundings.



URBAN GREENING

There is opportunity around the site to significantly increase canopy cover along the site, particularly along Pacific Highway where street trees are sparse. There is capacity for additional open space that would break up the existing hardscape, and for facade greening that create both visual amenity and increase the species diversity of the area.

The addition of planting and permeable surfaces to the streetfront would contribute to local area improvements such as; reducing air and noise pollution, heat mitigation, increasing drainage capacity, biodiversity, and improving community image.



REVITALISED COMMERCIAL CORRIDOR

A key driver for this project is the increasing density along Pacific Highway between St Leonards station and the new Metro link at Crows Nest. This area is set to be hyperconnected along this stretch and the increase in density will provide increased pedestrian traffic along the retail strip.

The area on the corner at a crossing directly opposite the Metro station creates a pause point along the strip that allows for space to break away from the linear thoroughfare and pull users in from the roadside, creating a more enjoyable and varied pedestrian experience.



ST LEONARDS AND CROWS NEST 2036 PLAN - NORTH DISTRICT PRIORITIES

PUBLIC DOMAIN VISION

A successful public domain requires cohesion, so this scheme does not solely draw upon landscape orientated goals for the 2036 vision, but integrates other elements of the precinct to create a vibrant outdoor space.

Key drivers from these strategies include access, improved streetscapes, public domain character, commercial activation, and environmental considerations.



Infrastructure and Collaboration	Liveability	Productivity	Sustainability
<ul style="list-style-type: none">• Deliver key State and regional infrastructure to support long-term growth.• Coordinate the delivery of key infrastructure between NSW Government and councils.• Enhance quality of life by providing infrastructure to support place outcomes.• Coordinate the delivery of infrastructure with growth to ensure infrastructure is available at the right time.	<ul style="list-style-type: none">• Ensure new development retains and enhances important heritage elements by using sympathetic building materials and preserving key views and vistas.• Retain and enhance the village atmosphere in and around Crows Nest, particularly along Willoughby Road.• Apply casual surveillance and universal access principles to new development to create a safe, inclusive and comfortable environment.• New development should have consideration to wind impacts demonstrated through a wind assessment.• New buildings adjoining Hume Street Park should contribute to the village green atmosphere. They should also provide an active frontage to the park and encourage connections between Willoughby Road, Hume Street Park and Crows Nest Metro Station.• Consider cumulative impacts of	<p>new developments on existing areas, including overshadowing, wind impacts and view loss.</p> <ul style="list-style-type: none">• Contain taller buildings between St Leonards Station and Crows Nest Metro Station.• In transition areas between low and high-rise developments, new development should consider the prevailing scale and existing character in the design of their interfaces.• New building design should provide high on-site amenity and consider street width and character by providing ground and upper level setbacks and awnings to achieve a human scale at street level.• Ensure new development contributes to a range of dwelling types in the area to cater for all life cycles.• Investigate and secure locations for education establishments to service the precinct. This includes early childhood, schools, and tertiary education facilities that may be needed to deliver education services.	<ul style="list-style-type: none">• Ensure no additional overshadowing of public open spaces and important places in accordance with solar access controls identified on page 38 of the Plan.• New development along Chandos, Oxley and Mitchell Streets should provide wider setbacks to enable the creation of greener streets.• New development adjoining the increased setbacks and landscaped areas should contribute to its landscape character. For example, by providing planter boxes, lighting, green walls, deep planting, landscaped setbacks and forecourts.• New development in nominated areas along the Pacific Highway should be set back 3 metres and incorporate elements such as avenue planting, below ground setbacks for deep soil planting.• Incorporate new street trees to realise the tree canopy targets identified on Page 3 and increase the overall tree coverage in the area.
Pedestrian & Cycling Upgrades	<p>The community wanted more active transport links, in addition to work to investigate footpath and cycleway improvements.</p> <p>The SIC allocates \$13.8million towards pedestrian and cycling upgrades. Cycle links and pedestrian crossings will also connect the Crows Nest Metro Station to surrounding streets and important places such as Royal North Shore Hospital, Willoughby Road and Chatswood.</p>		
Heritage & Local Character	<p>The community supported the proposed protections for heritage conservation areas and key public spaces.</p> <p>Solar access controls will not allow additional overshadowing for Heritage Conservation Areas (for at least 3 hours) between 9:00am – 3:00pm. Additional solar controls include protection of public parks, existing residential areas, and key streets such as Willoughby Road.</p>		
Open Space	<p>The community told us they wanted more open space to support growth and new development.</p> <p>The SIC allocates more than \$78million for open space - an increase of more than \$20million. SIC funding will be prioritised for additional open space. This includes, working with North Sydney Council to bring forward development contributions for a new park with underground parking at Holtermann Street carpark and working with Lane Cove and Willoughby City Councils on open space opportunities.</p>		
Number of Trees	<p>The community supported greener streets and improved tree canopy cover.</p> <p>2038 new trees are planned for the precinct, to achieve:</p> <ul style="list-style-type: none">• 16% tree canopy in the industrial area.• 25.7% tree canopy in the urban area.• 32.7% tree in the heritage residential area.		

Exerpts on this page are from DPIE St Leonards and Crows Nest 2036 Plan

ST LEONARDS AND CROWS NEST DRAFT GREEN PLAN OCTOBER 2018

GREEN SPACE NETWORK

The benefits of green space are best expressed in a cohesive network with the rest of the local community. This scheme integrates key principles from the area plan in order to create it's green strategy.

The Green Plan proposes a total of 8.57 hectares of new open spaces to be added to the 21 hectares of existing open space, achieving 29.58 hectares of overall open space within St Leonards and Crows Nest.

Exerpts on this page are from DPIE St Leonards and Crows Nest Draft Green Plan (2018)

6.0 CONCEPT PLANS

The Open Space Plan proposes an enhanced, interlinked network of green infrastructure by identifying embellishments to existing open space and suggesting additional open space. It addresses future needs and demands and enhances the quality of living for the community.

The Open Space Plan comprises a series of new medium to large parks and linear parks. They provide an opportunity for multifunctional, passive and active recreation that caters for a diverse range of community needs. The linear parks reinforce important green and blue links that connect open spaces and community destinations, providing enhanced amenity for the people living and working in the area.

For the purpose of this report we have illustrated four future typologies of the possible function of proposed open spaces. The four Concept Plans are:

- **Concept Plan 1 Linear Park (Urban)**
The Linear Park is located towards the southern side of the area and is adjacent to the train carriageway to the west and Lithgow Street to the east. The primary purpose of the proposed design is to enhance the pedestrian and cyclist experience through the existing link by providing additional amenities.
- **Concept Plan 2 Streetscape Canopy (Industrial)**
Located along Clarendon Street. The street canopy open space reinforces the green and blue connections for pedestrians and cyclists. The primary purpose of the linear park is to provide workers with the opportunity to access open space facilities that would be conclusive to a healthy work/life balance ie. eating lunch, staff BBQs, collaboration etc.
- **Concept Plan 3 Hume Street Park**
The park is bounded by Clarke Street (south), Hume Lane (east) and Pole Lane (north). The previous concept design for the park has been extended to provide additional open space with deep soil that allows for larger urban tree canopy for shade and passive recreation.
- **Concept Plan 4 Platform Park**
Located towards the northern side of the St Leonards train station in between Chandos Street and Herbert Street. The park is bounded by residential development on one side and future mixed use on the other side. The primary purpose of the park is to provide multifunctional open space to the surrounding community and wider community.

6.1 REFERENCE PLAN

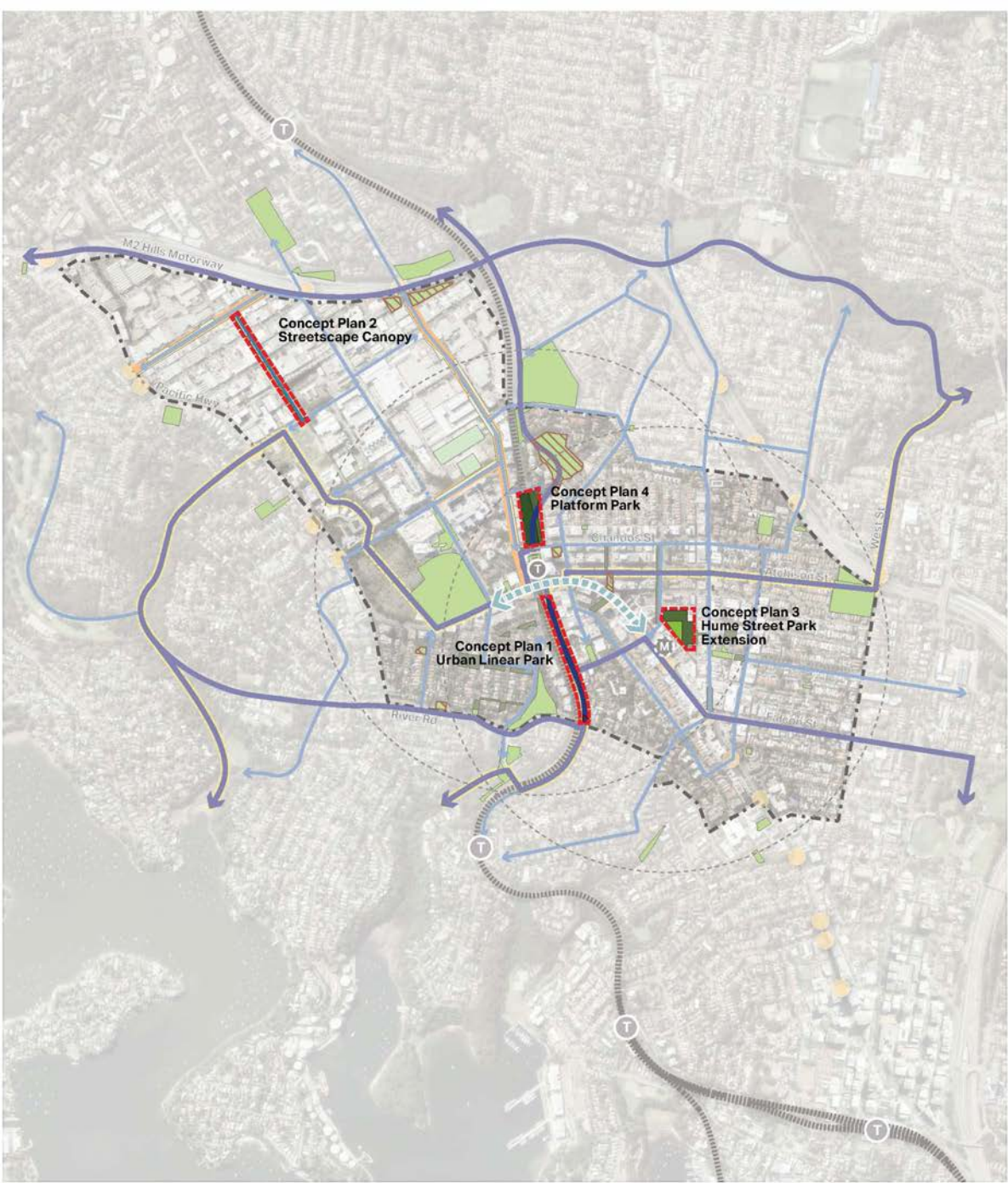
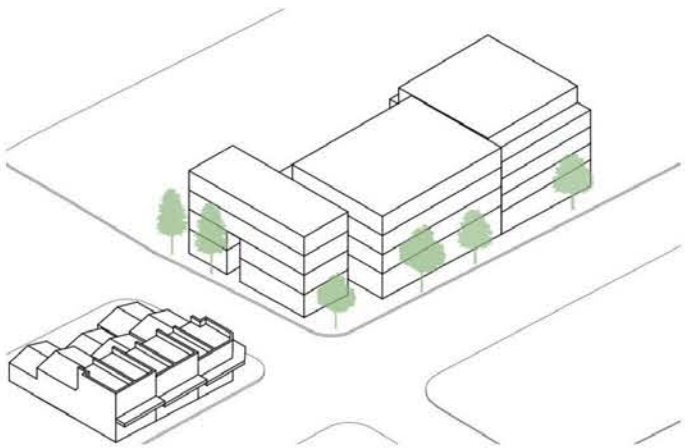
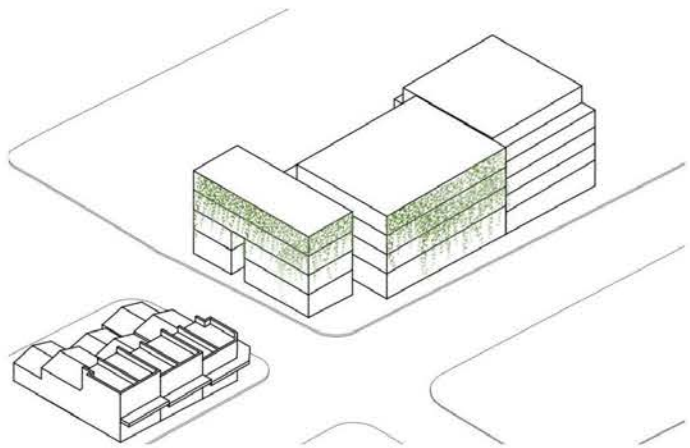


Figure 12: Concept plans reference plan (Source: AECOM, 2018)

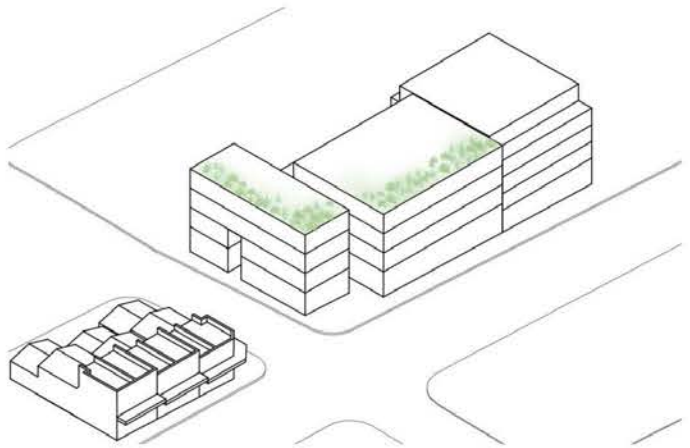
LANDSCAPE + PUBLIC DOMAIN VISION



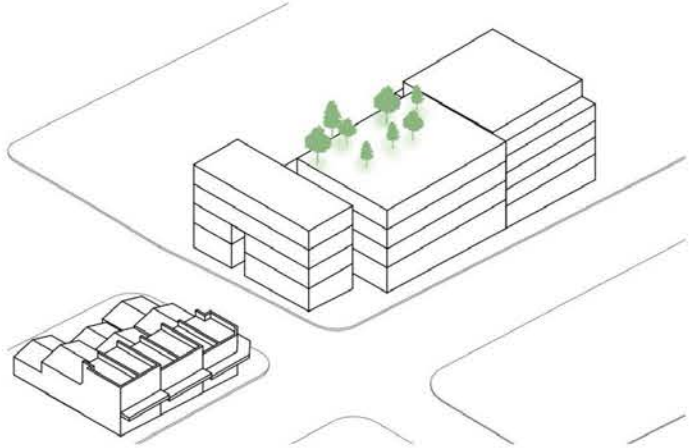
Street Trees



Vertical Gardens



Ridge Planting

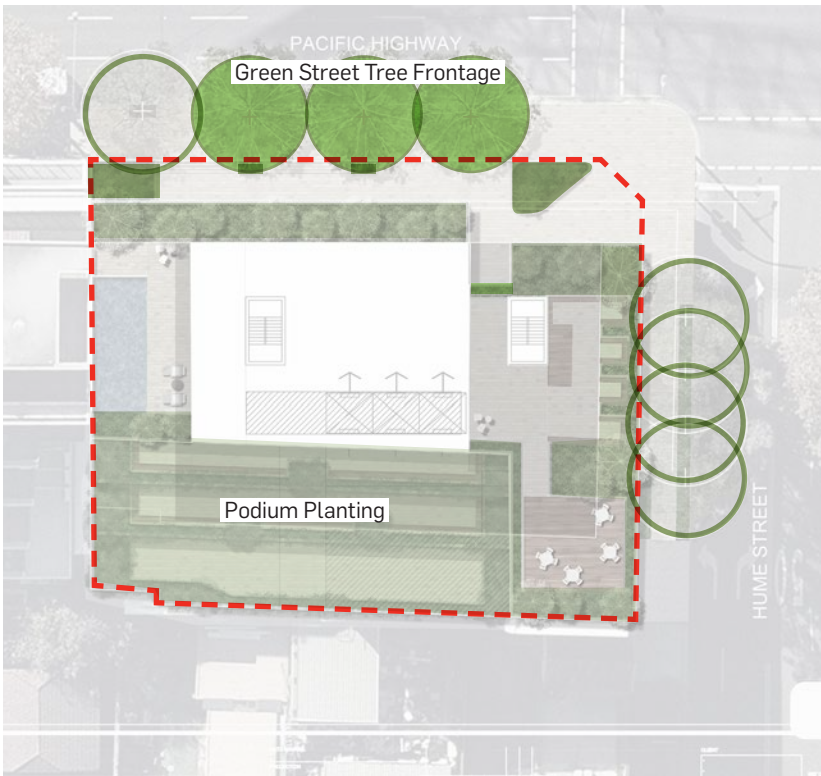


Rooftop Terrace

Exerpt taken from Woods Bagot Pre-Application Planning Proposal Report

LANDSCAPE + PUBLIC DOMAIN VISION

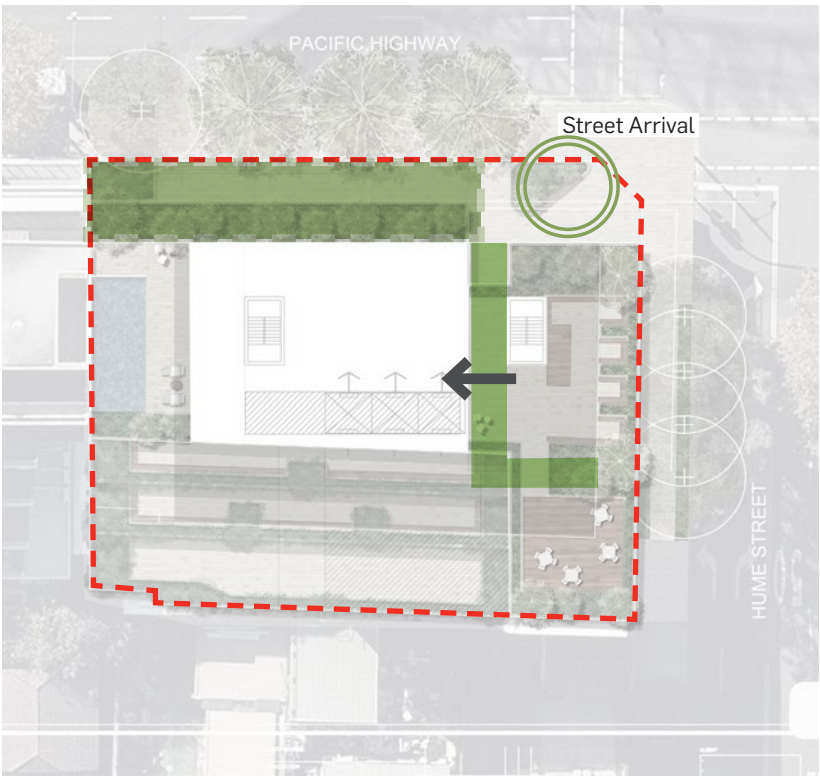
1. GREENING THE SITE



Legend

- - - Site boundary
- + Tree Canopy Expansion
- Ground Floor Gateway Planting
- Staggered Podium Planting
- Bridge Balustrade Planting

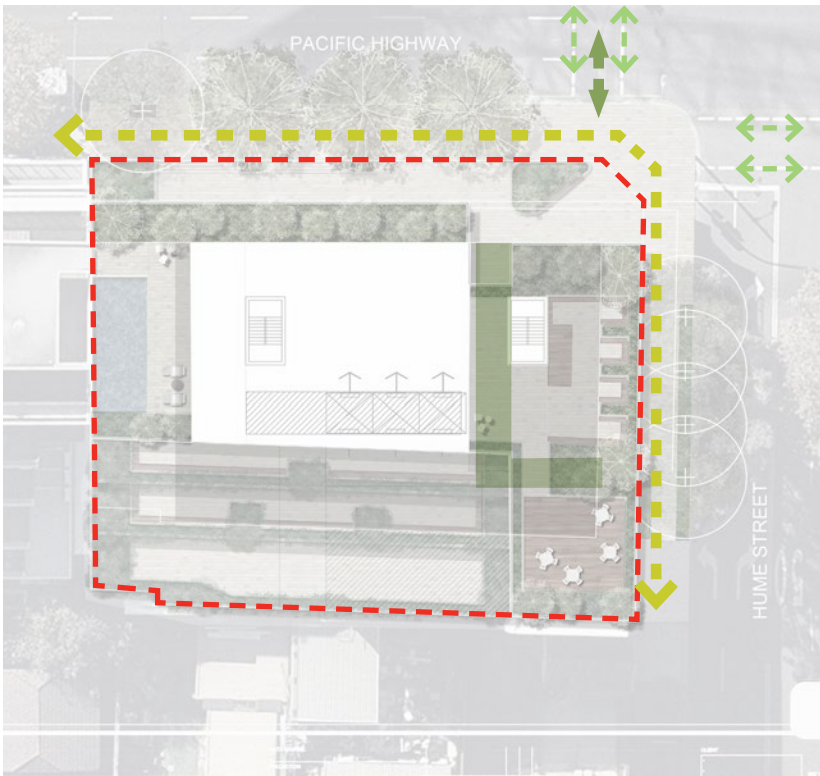
2. ACTIVATE THE SITE WITH A SERIES OF DESTINATION



Legend

- - - Site boundary
- Building Entry
- Plaza Gateway
- Activated edge. Food and beverage offering
- Laneway Destination

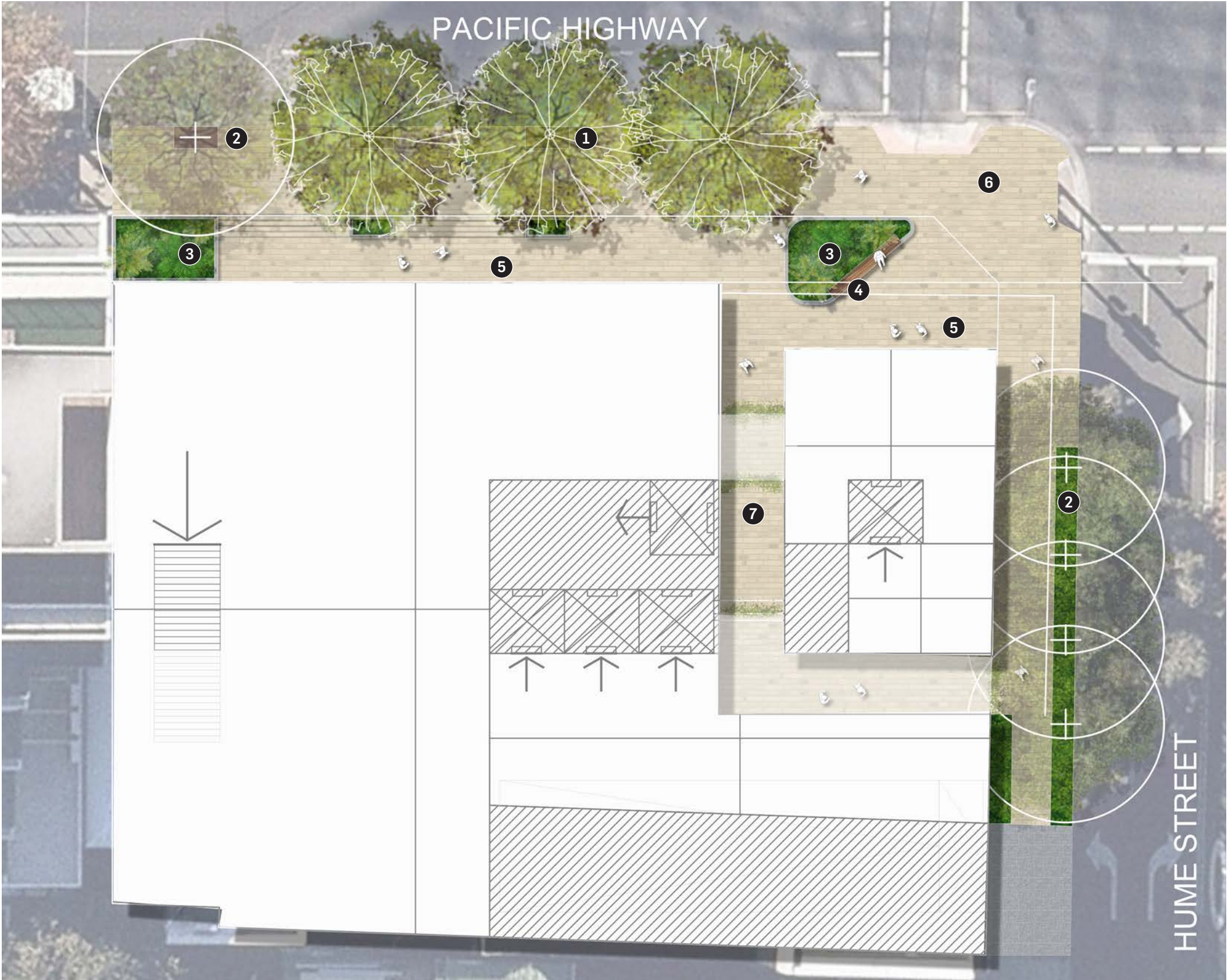
3. A CONNECTED PUBLIC DOMAIN



Legend

- - - Site boundary
- Proposed Metro connection
- Signalised crossing and connection points
- Proposed laneway connection
- Primary connections on site

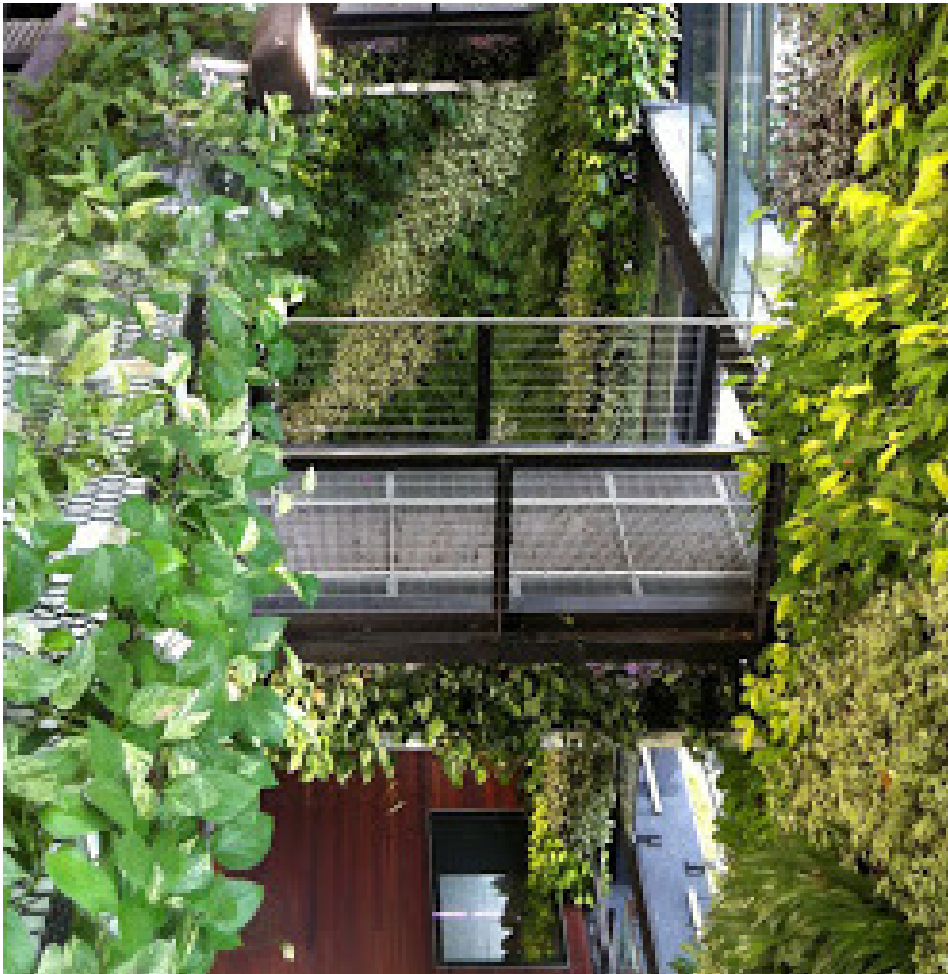
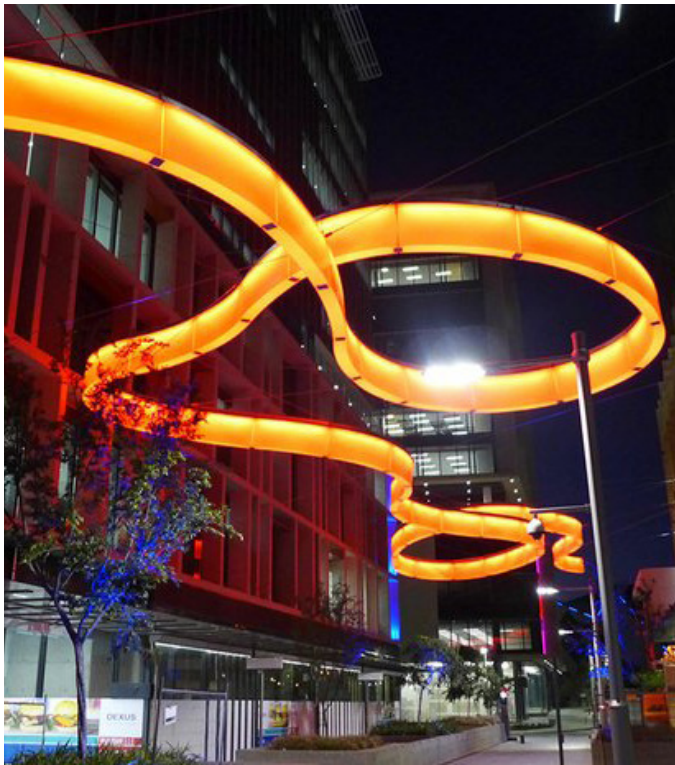
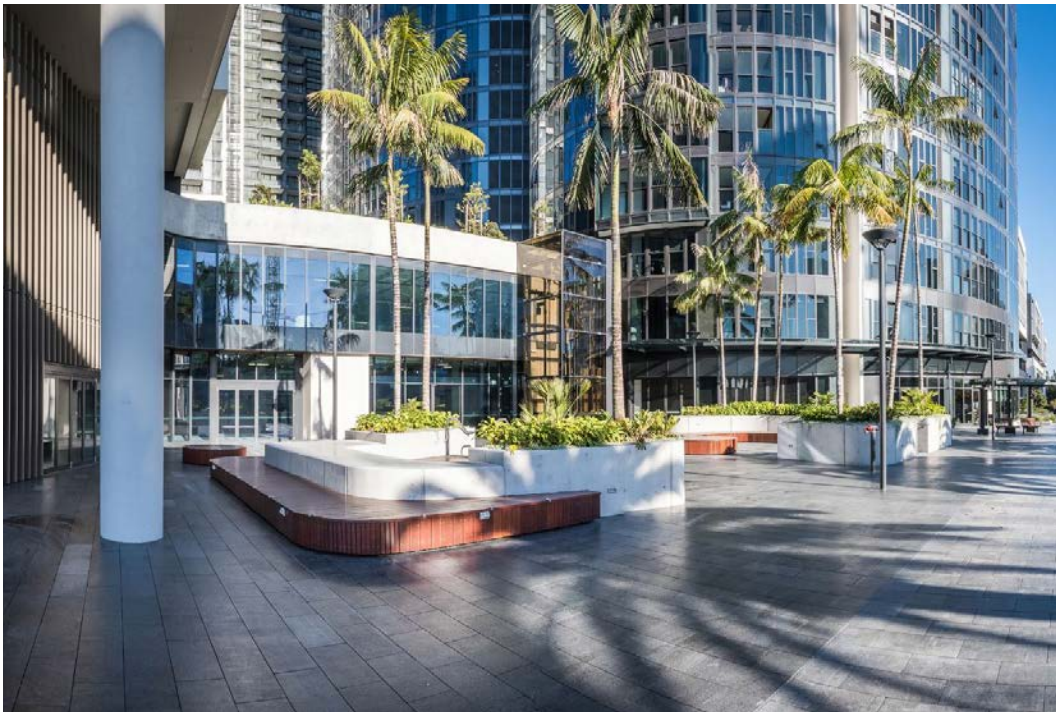
GROUND LEVEL MASTERPLAN



- GROUND LEVEL**
- 1 Extension to Street Tree Canopy
 - 2 Existing Trees to be Retained
 - 3 Low Raised Planters within Site Boundary
 - 4 Timber bench seating
 - 5 Open frontage to Retail and F&B
 - 6 Existing Crossing to be Retained
 - 7 Alley with Planted Balustrades Above



GROUND LEVEL PUBLIC DOMAIN PRECEDENT IMAGERY



GROUND LEVEL PLANTING

PLANTERS / LANEWAY



Cissus antarctica



Neomarica gracilis



Trachelospermum jasminoides



Philodendron hope



Epipremnum aureum



Chlorophytum comosum 'Vittatum'

PLAZA FEATURE FREE AND PALM PLANTING



Platanus x acerfolia



Syagrus romanzoffiana



Tristaniopsis laurina "Luscious"

RETAIL PODIUM PLANTING

EAST PODIUM



Philodendron Xanadu



Liriope muscari "Isabella"



Dianella tasmanica "Wyeena"



Cycas revolta



Doryanthes palmeri



Hymenocallis littoralis



Viola hederacea



Ficus lyrata



Dichondra repens

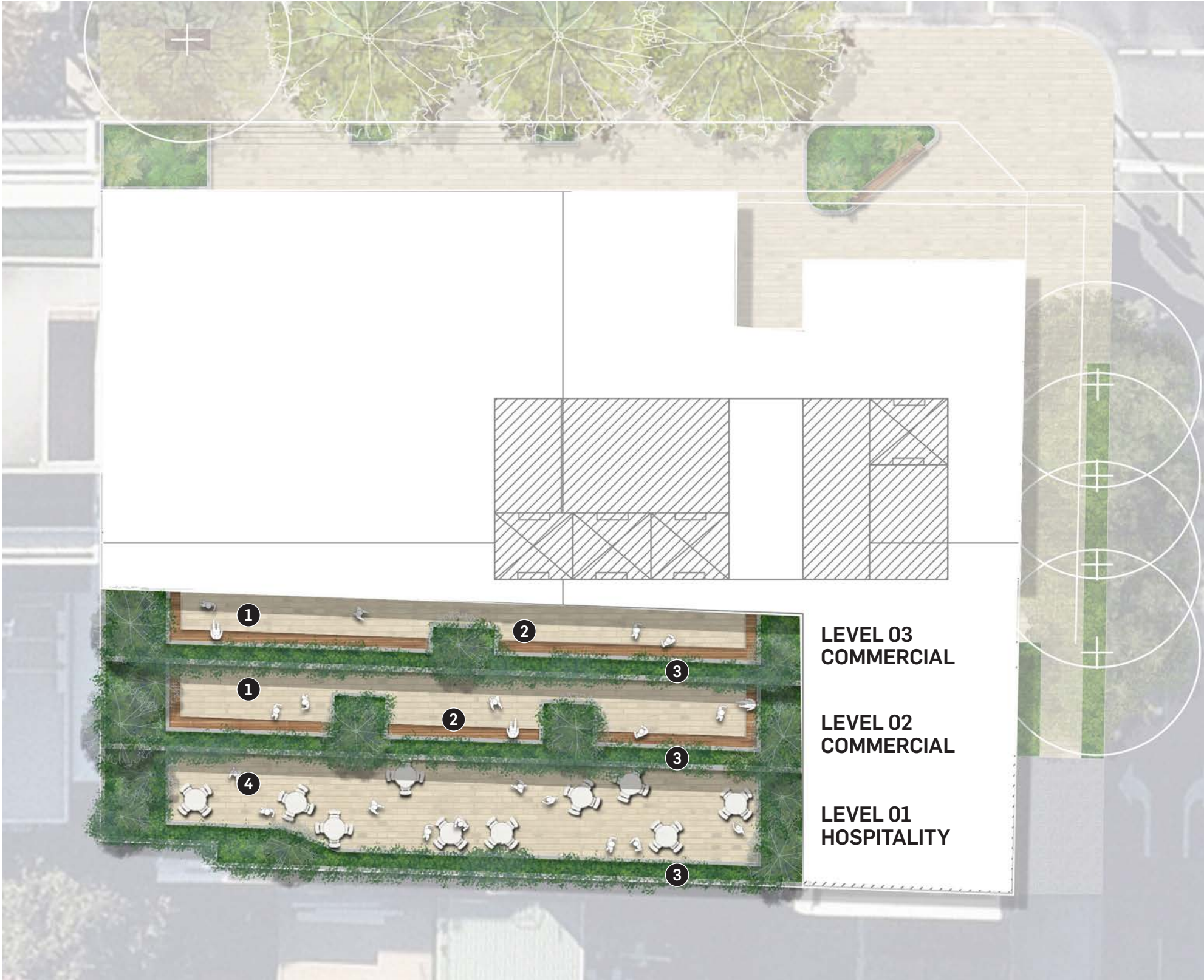


Aspidistra elatior



Cyathea australis

WEST PODIUMS - LEVELS 1-3 CASCADE TERRACES



GROUND LEVEL

- 1 Commercial Balcony Space
- 2 Bench Seating
- 3 Cascade Planters
- 4 F&B Outdoor Space

WEST PODIUMS PRECEDENT IMAGERY



WEST PODIUMS PLANTING



Myoporum parvifolium "Yareena"



Carpobrotus glaucescens "Aussie Rambler"



Dianella revolta "Little Rev"



Miscanthus sinensis



Pennisetum alopecuroides 'Nafray'



Correa alba



Poa labillardieri "Eskdale"



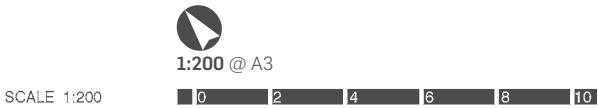
Dichondra argenta "Silver Falls"

AMENITIES LEVEL 04



GROUND LEVEL

- 1 Planting Buffer to Streetscape
- 2 Pool Area
- 3 Entertaining Area
- 4 Yoga Lawn
- 5 Raised Planter Edge
- 6 Outdoor Office and Gathering Spaces



AMENITIES LEVEL PRECEDENT IMAGERY



AMENITIES LEVEL PLANTING



Philodendron Xanadu



Liriope muscari "Isabella"



Dianella tasmanica "Wyeena"



Doryanthes palmeri



Hymenocallis littoralis



Cyathea australis



Ficus lyrata



Cycas revoluta



Aspidistra elatior



Dichondra repens



Tristaniopsis laurina "Luscious"

