

An aerial photograph of Sydney, Australia, showing the city skyline, the Sydney Harbour Bridge, and the Sydney Opera House. The image is taken from a high angle, looking down on the city and the harbor. The sky is clear and blue, and the water is a deep blue. The city is densely packed with buildings, and the harbor is filled with boats and ships. The Sydney Harbour Bridge is a prominent feature in the center of the image, and the Sydney Opera House is visible on the left side. The city skyline is visible in the background, with many tall buildings and skyscrapers. The overall scene is a vibrant and detailed representation of Sydney's urban landscape.

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45 McLaren Street, North Sydney Landscape Planning Proposal

Prepared for 45 McLaren Pty Ltd
June 2021

podia

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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

CONSULTANTS

Architect - Bates Smart
Planning - Urbis
Landscape Architect - Arcadia
Traffic - Traffix

45 McLaren Street, North Sydney Landscape Planning Proposal

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Introduction and Strategic Context

INTRODUCTION

This report has been prepared as part of the Planning Proposal documentation for 45 McLaren Street, North Sydney.

Arcadia have been engaged by 45 McLaren Pty Ltd to undertake the landscape and public domain component of the design.

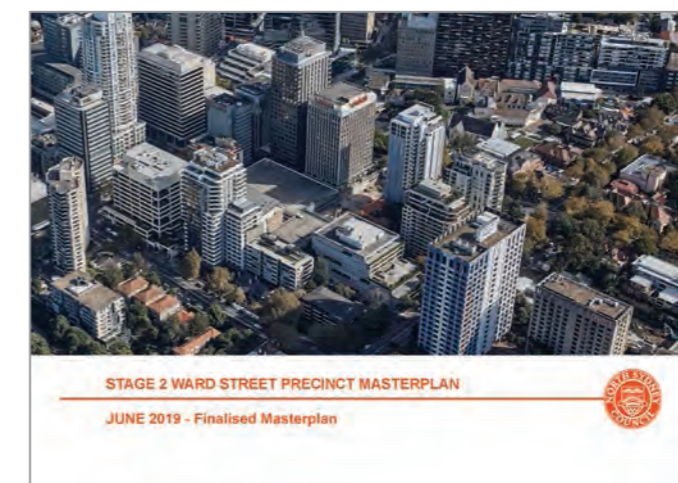
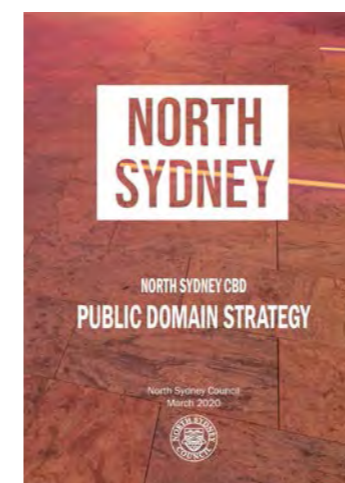
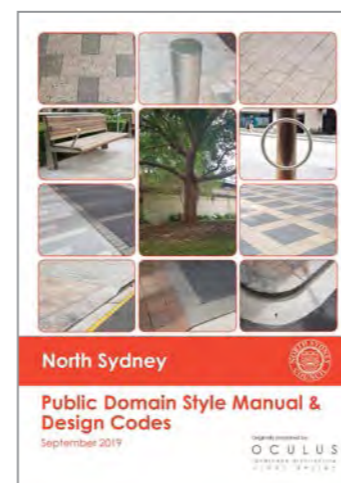
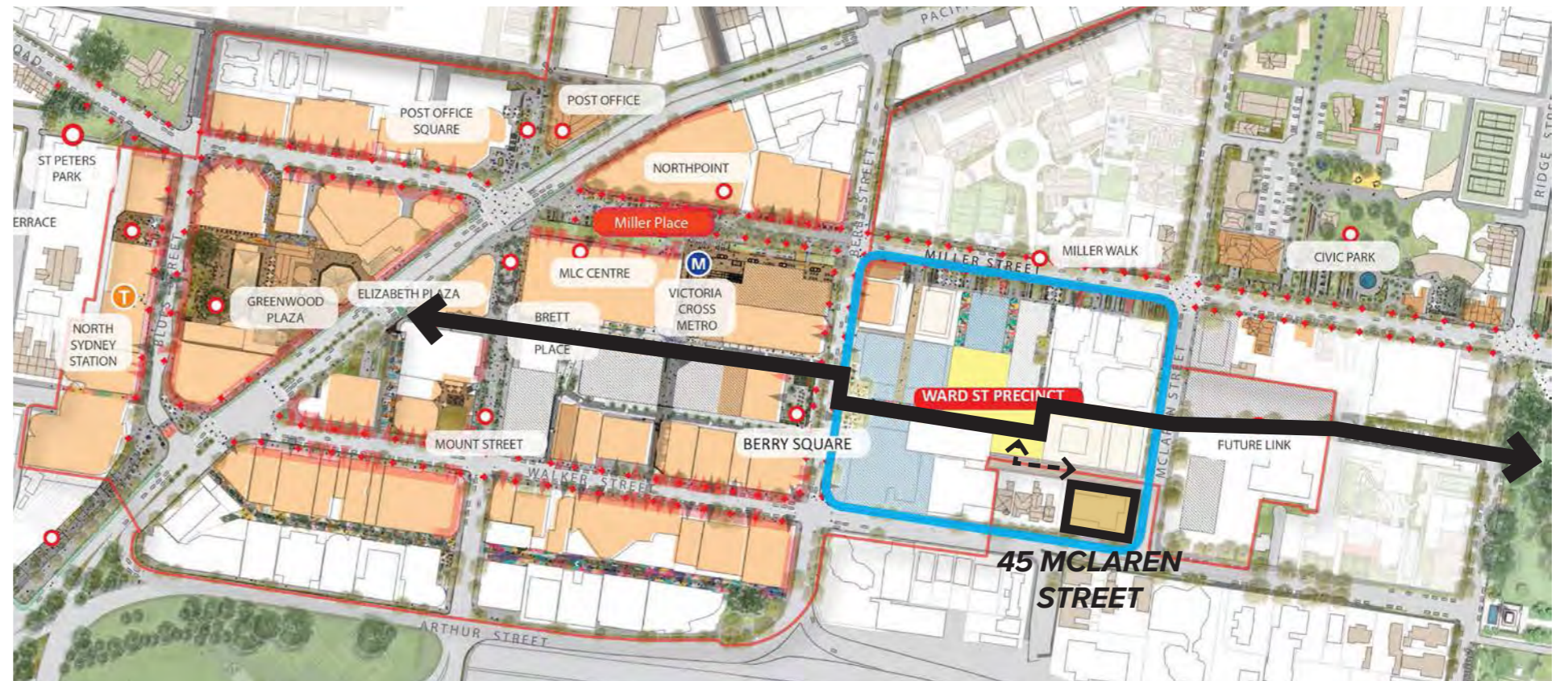
Arcadia have collaborated with Bates Smart, Urbis, and Traffix in the development of this planning proposal landscape concept.

STRATEGIC CONTEXT

45 McLaren Street occupies a unique gateway corner site on the fringe of the greater North Sydney CBD and is well placed to benefit from the significant uplift and extended public domain which will link the Ward Street precinct through to Elizabeth Plaza via a north-south civic spine, incorporating the new Ward Street Green Square and Central Square, Berry Square, and Brett Whitely Place.

Given the steep topography and residential nature of Walker Street it is essential that 45 McLaren Street has a strong legible connection via Harnett Street to provide for future pedestrian desire lines to the Ward St precinct. It is expected that the majority of pedestrian movement to the site will be via this corridor.

Public domain areas comprise Harnett Street, McLaren Street, and Walker Street in addition to the through-site link between Walker and Harnett. These public realm areas have been designed in accordance with the North Sydney Public Domain Style Manual and Design Codes (2019), Ward St Precinct Masterplan (2019), and the North Sydney CBD Public Domain Strategy (2020).



North Sydney Public Domain Strategy

NORTH SYDNEY PUBLIC DOMAIN STRATEGY, 2020

This planning proposal has been formed in conjunction with the goals of the North Sydney Public Domain Strategy, including:

- *better connected CBD*
- *a comfortable CBD*
- *a green and leafy CBD*
- *a culturally rich CBD*
- *an active and vibrant CBD*
- *an accessible CBD*
- *a walkable CBD*
- *a cycle friendly CBD*
- *a strong public transport CBD*
- *a traffic calmed CBD*

To ensure the planning proposal aligns with the future desired character of the wider North Sydney precinct and with the goals outlined above, the following public domain strategies have been considered:

- 1. Integrating the site into the future Civic Spine through the proposed upgrade of Harnett Street into a pedestrian friendly shared laneway,*
- 2. Upgrading public domain areas to match the North Sydney Centre materials palette, to better integrate the site into the wider CBD character,*
- 3. Increasing the potential for public domain areas to accommodate urban furniture for incidental open space amenity and active urban spaces,*
- 4. Minimising removal of existing street trees and planting new street trees to increase the canopy cover, reducing heat island effect and improving pedestrian amenity,*
- 5. Maximising provision of new planted areas to contribute to the green, natural character of the CBD and increase biodiversity.*

NORTH SYDNEY PUBLIC DOMAIN STYLE MANUAL, 2019

This planning proposal has been formed in conjunction with the design principles of the North Sydney Public Domain Style Manual.

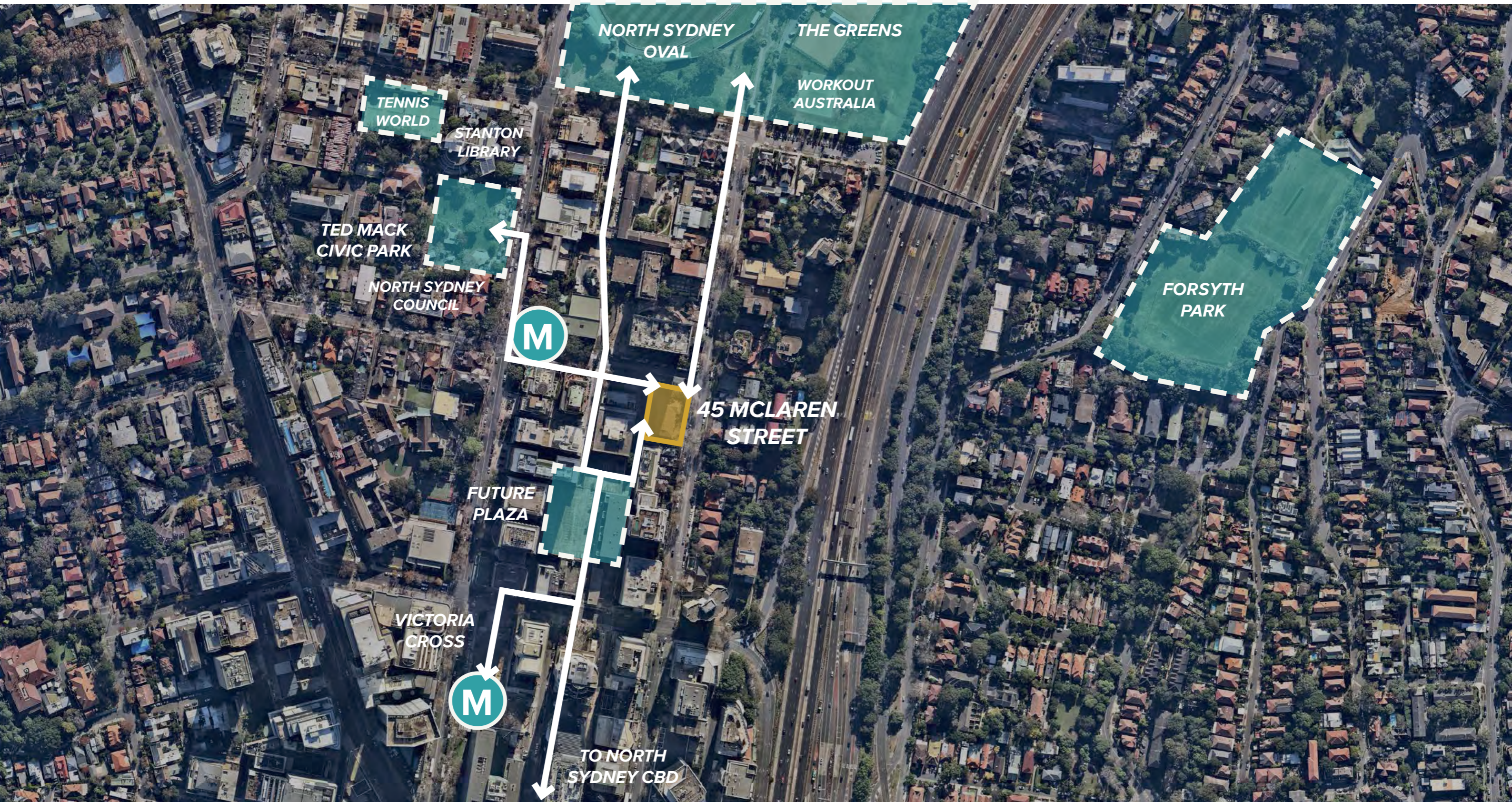
- *Create streets that can provide a setting and backdrop for activity and events; meeting, socialising and dwelling*
- *Provide a highly connected and legible network that facilitates safe, accessible and convenient pedestrian and bicycle links particularly to activity centers, public transport nodes and open space*
- *Create streets that work with their natural and built setting to provide high levels of amenity and interest*
- *Ensure streets are functional, comfortable and safe for all users to be in*
- *Ensure streets provide accessibility and universal design for all users*
- *Use streets to create a unifying element within the public domain*
- *Allow the design and materials palette of streets to reflect and reinforce local character and place*
- *Ensure that streetscape design and materiality responds to the hierarchy / type of street*
- *Create high quality, robust and durable streetscapes*



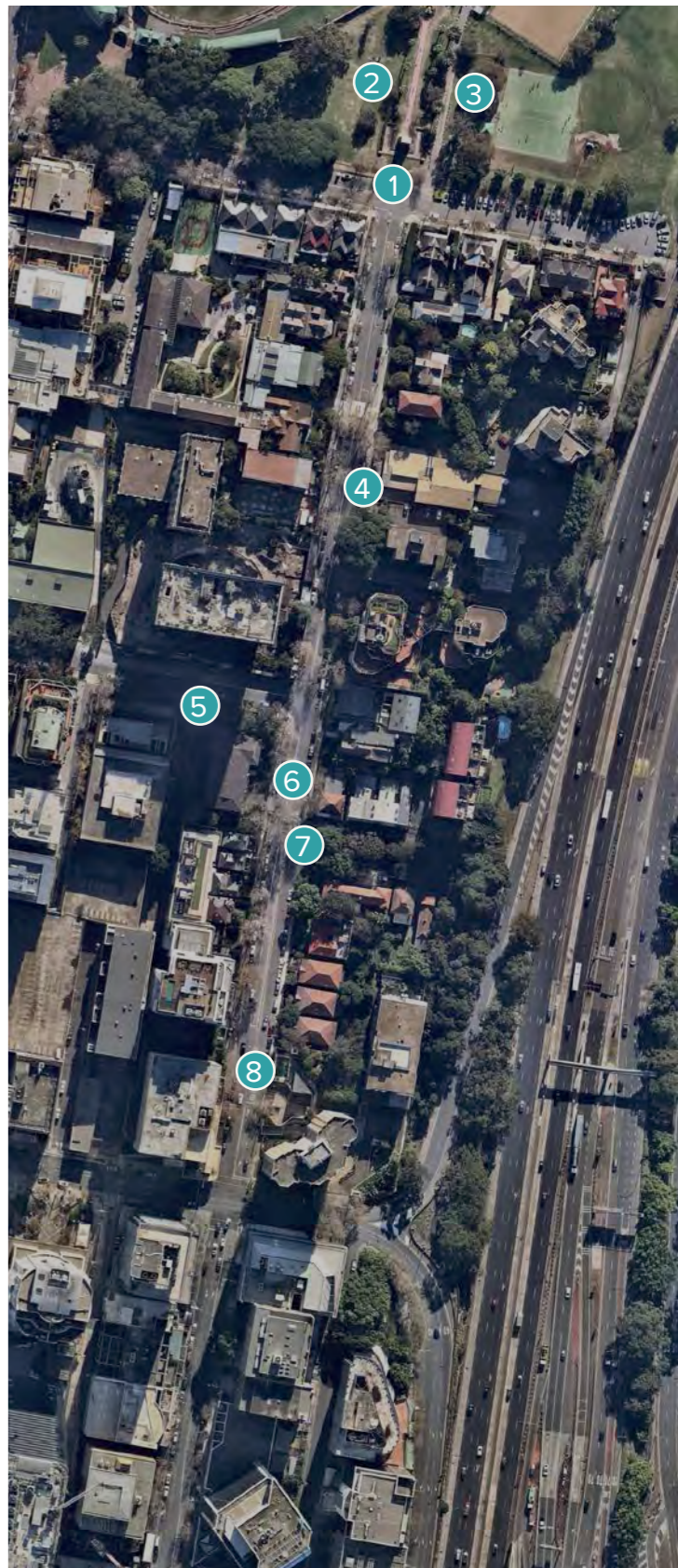
WALKER STREET VISUALISATION RENDERS



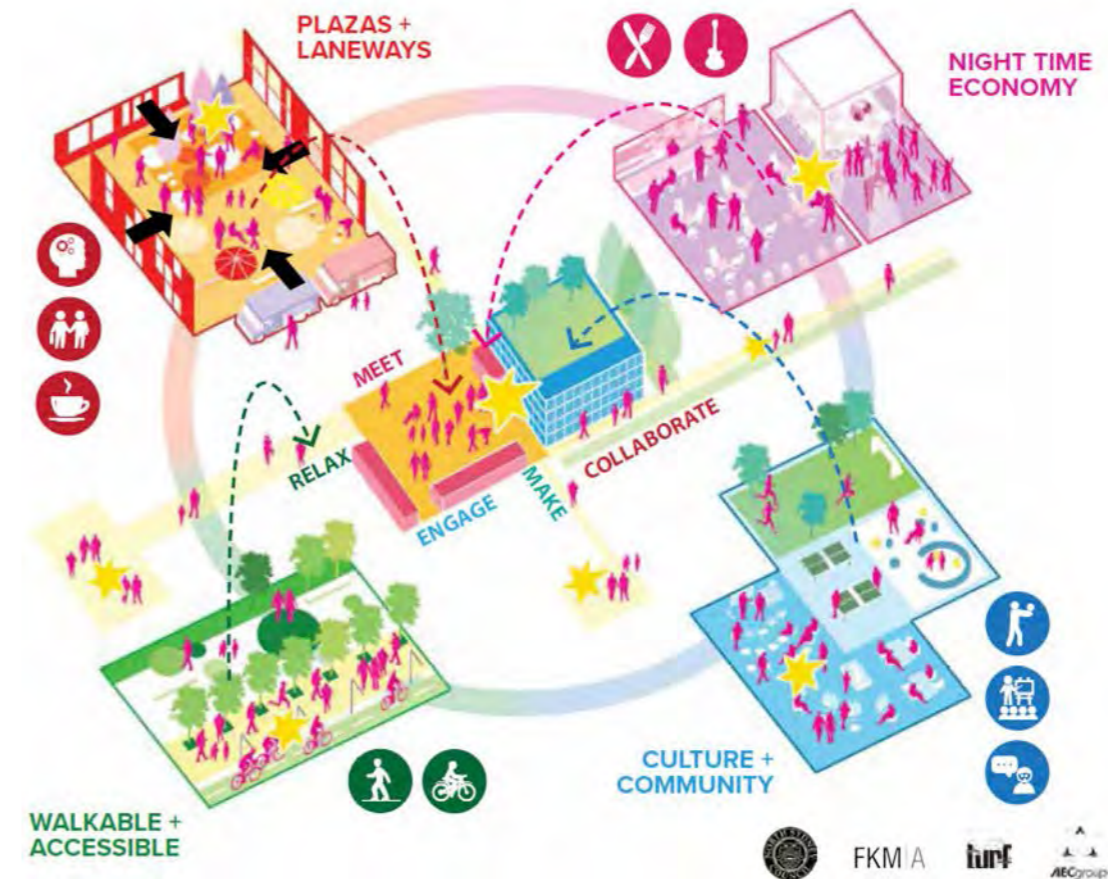
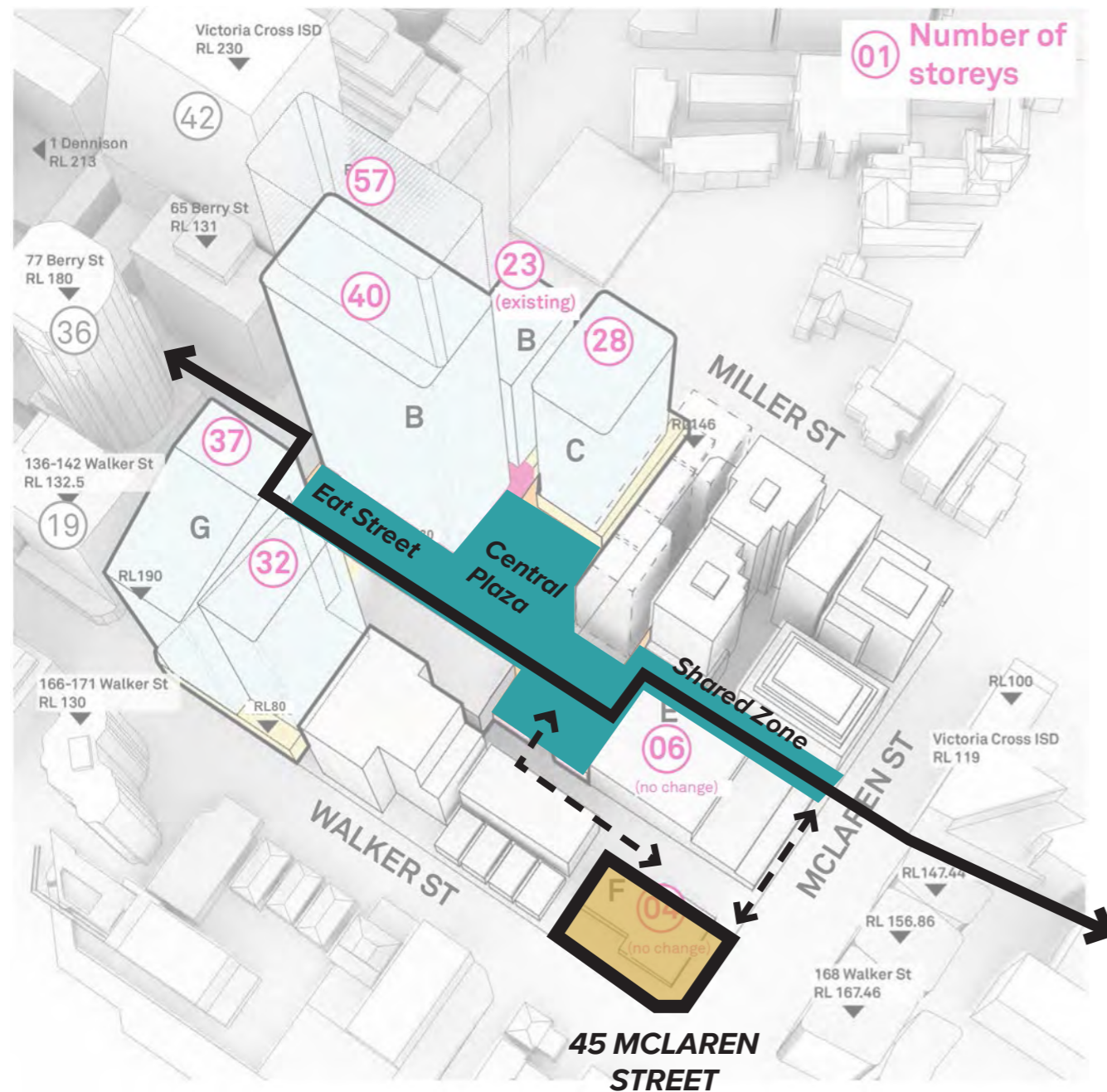
Context + Connections



Existing Public Domain Condition



Ward Street Masterplan Context



STAGE 1 PLACE PRINCIPLES

Ward St Precinct Masterplan (2019)

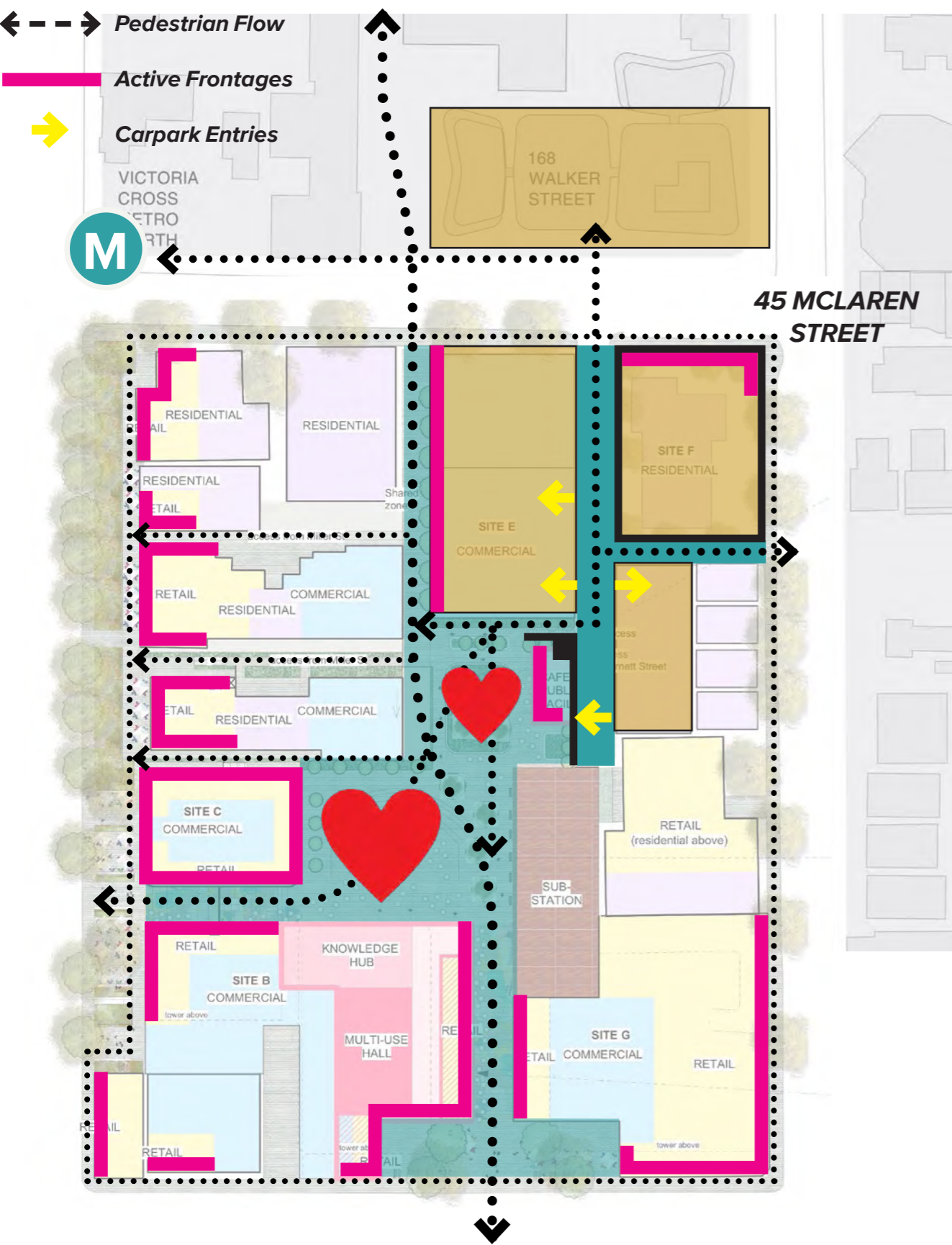
PUBLIC REALM VISION

There is an opportunity to integrate the site into the extensive new civic hub and diversity of food, retail, and open space offering of the Ward Street public domain, as part of a vision for a well connected building which offers its residents and patrons outstanding access to social and open space amenity.

This planning proposal has been formed in conjunction with the principles of the Ward St Precinct Masterplan:

- *Integrate with the metro*
- *Complete the pedestrian core*
- *Enhance the public space journey*
- *Establish a hub for public life*
- *Strengthen the commercial centre*

Harnett Street Potential



WALKABLE



REFINED



ACTIVE

PUBLIC REALM VISION

The proposal sets out to create a strong pedestrian laneway experience to Harnett Street which integrates Harnett Street into the wider Ward Street Masterplan precinct - based on 3 key tenets: Walkable, Refined, and Active.

Harnett Street has significant potential to form part of the highly permeable, pedestrian oriented public realm proposed in the masterplan, defined by multiple fine grain laneways

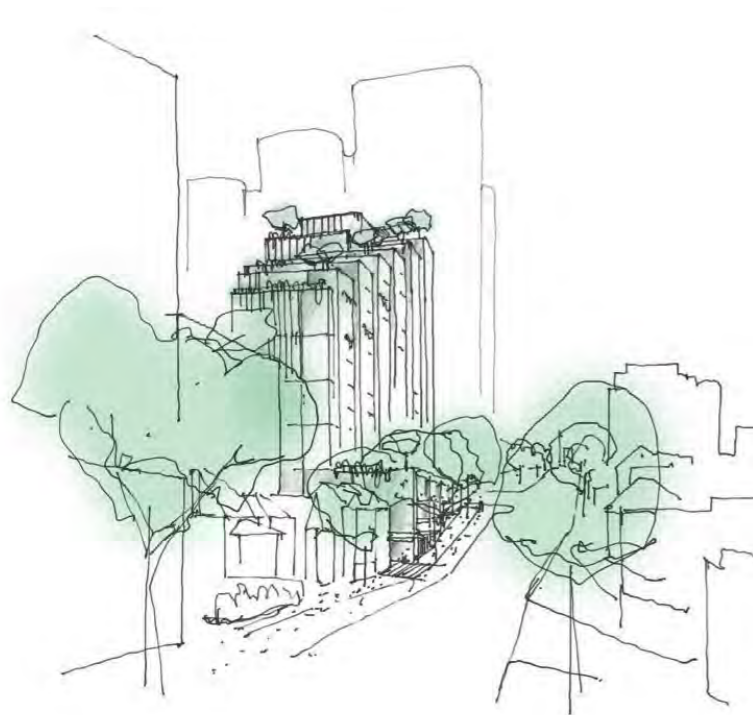
The Ward Street plaza spaces will become the heart of this new community and are likely to provide a canvas for events and community days in addition to day to day open space amenity. Harnett Street is a critical ‘entry foyer’ conduit to the plaza spaces.

As a shared zone, Harnett Street could continue to provide the necessary car access to the proposed Ward Street carparking and maintain constant activation through the day.

Vision + Principles

LANDSCAPE VISION

Maximising green outlooks within framework of built form, laneways, and courtyards. Building and street become a tapestry for an integrated urban ecology, creating spaces for people, flora, and fauna to thrive in an inner city setting.



BATES+SMART

LANDSCAPE DESIGN PRINCIPLES

The proposed design is centred around four main principles:

Strong Civic Connections, to ensure the site has safe and legible connections
Performative Landscape, to ensure the landscape design is sustainable and contributes to environmental outcomes,
Green Inside and Out, to ensure both residents and the public benefit from increased green amenity, and
People-Centric Design, to ensure that the needs of all user groups are respected.



STRONG CIVIC CONNECTIONS

- Activate Laneway + through site links, enhance the journey
- Reinforce connections to Ward St plaza, Victoria Cross, and to North Sydney Oval
- Create a social nexus



PERFORMATIVE LANDSCAPE

- Water sensitive design
- Green infrastructure expressed throughout building
- Greening for biodiversity and for passive building performance benefits



GREEN INSIDE, GREEN OUTSIDE

- Greening to complement architectural form
- Express unique identity of place within precinct
- Wellness benefits of increased green amenity



PEOPLE-CENTRIC DESIGN

- Spatial diversity
- Access to sun and shade
- Natural light
- Enhance views
- Places to socialise and to relax

Landscape Narrative

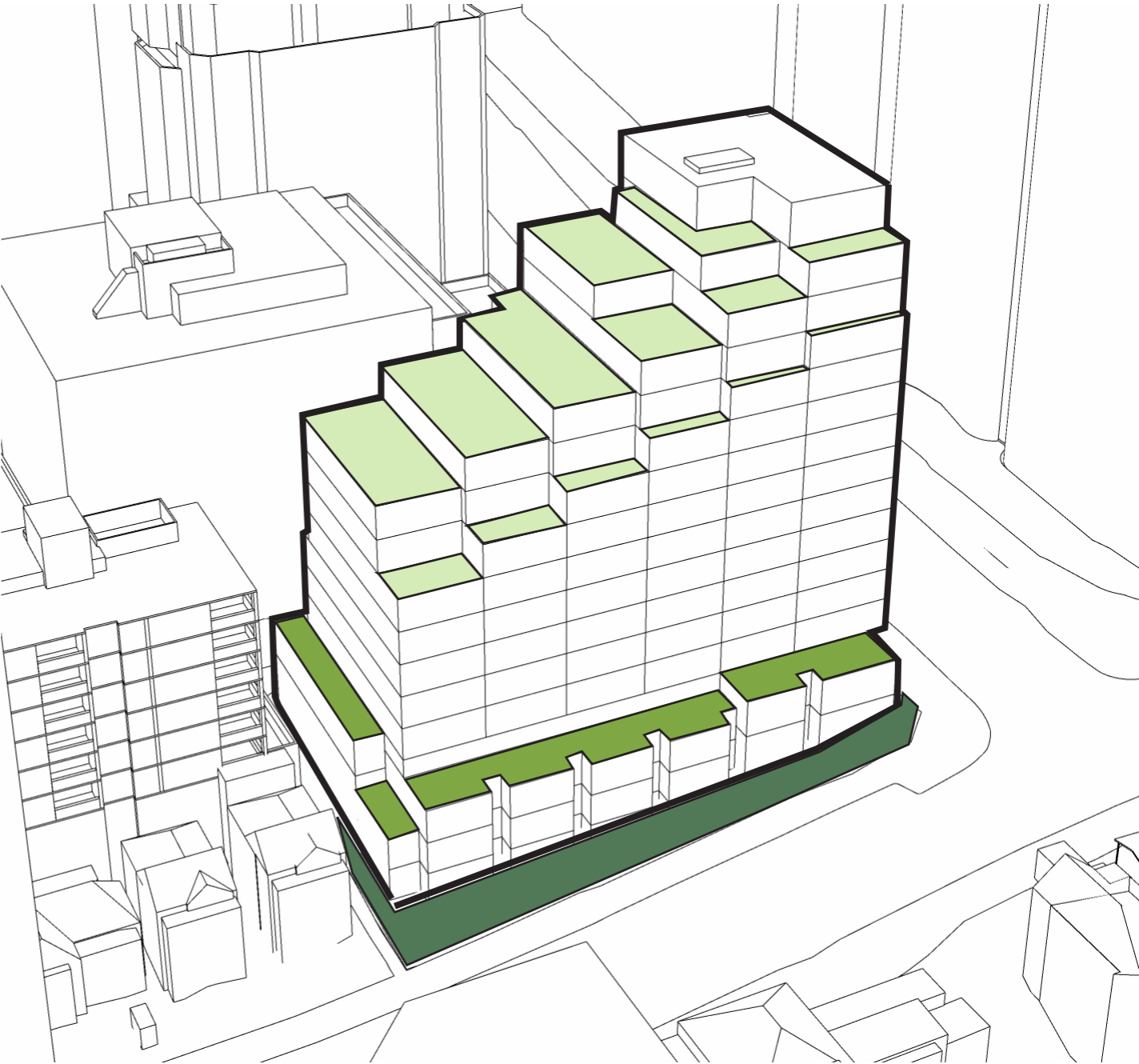
RECONNECTING TO NATURAL HERITAGE

The Sydney Basin is a sedimentary basin with its origins in the Permian period. Its history includes massive sedimentation events, uplift, rupture, and deep erosion over nearly 300 million years. This rich geological heritage created the diversity of Sydney landscapes we are familiar with today. Sun drenched ridgelines covered with heath commanding expansive vistas, leading down to distinct forest communities with keystone species, then further into deep shaded gullies where ferns and mosses luxuriate in the cool shelter next to crystal clear pools.

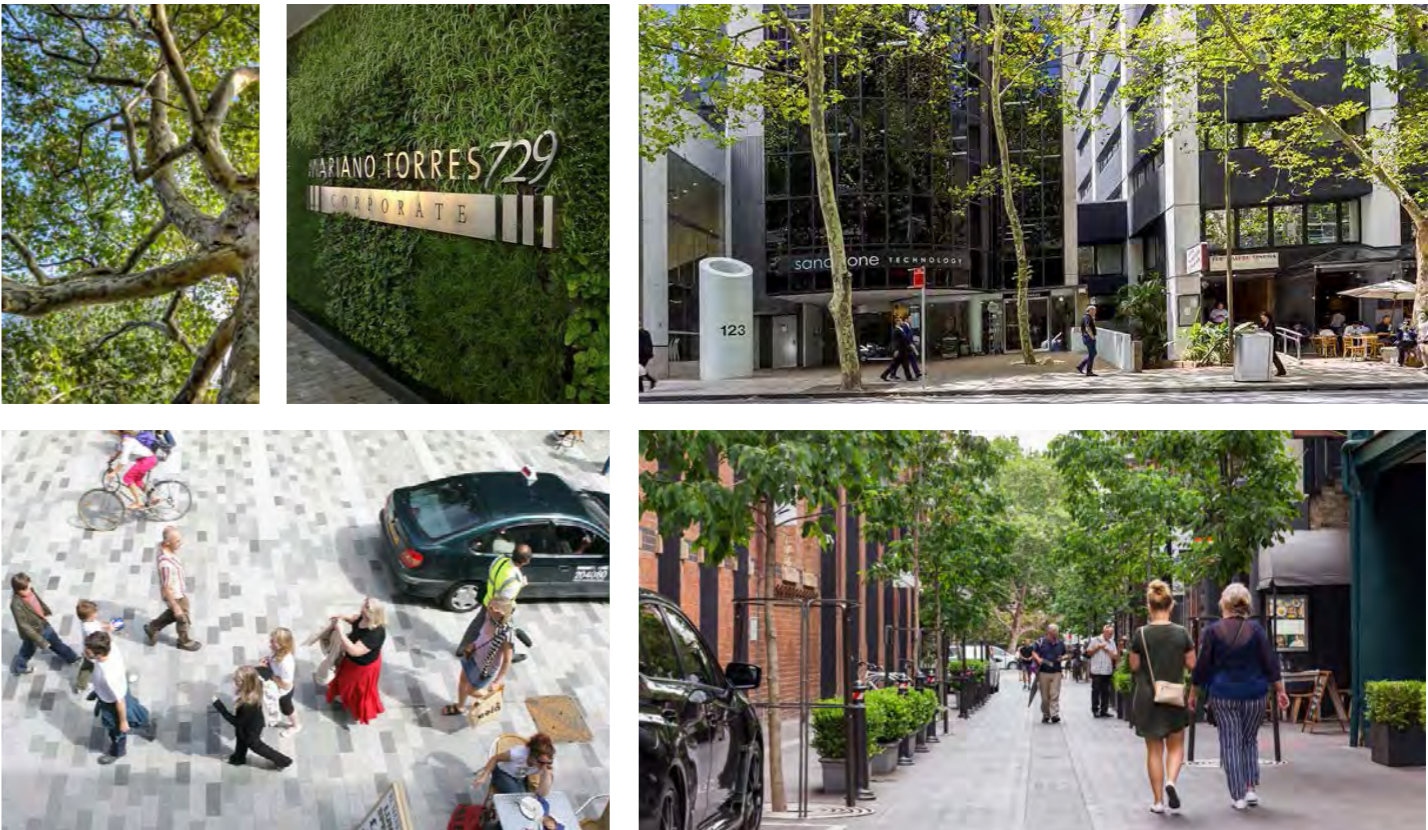


Conceptual landscape typologies characterised by the typical natural landscape formations of the Sydney Basin and North Sydney environs.

- Ridge Escarpments
- Open Wooded Tablelands
- Shaded Gullies

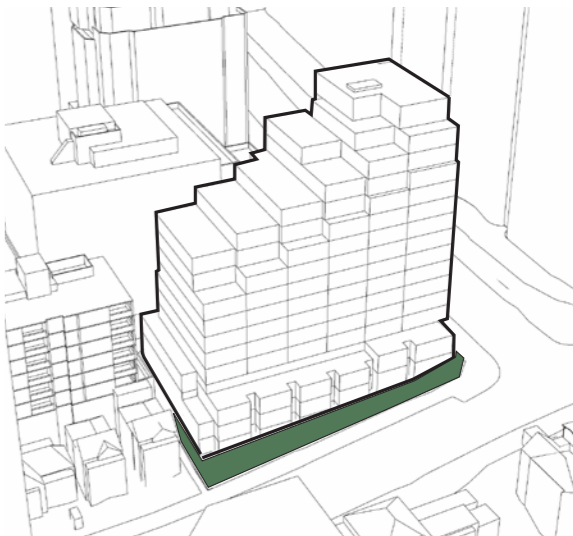


Concepts | Public Realm



LEGEND

- 01 Refurbished public domain pavement and furniture in accordance with North Sydney Council style manual
- 02 New street trees to complement existing
- 03 Terraced planters with small trees to soften residential edge
- 04 Harnett Street to be refurbished as flush shared zone with new street trees to improve pedestrian and cyclist amenity, as part of wider public realm accessibility improvements to Ward St Plaza, Victoria Cross, and greater North Sydney CBD
- 05 Existing mature trees retained
- 06 Proposed green walls at key building corner locations



Concepts | Public Realm



ELEVATION A
WALKER STREET

LEGEND

- 01 Refurbished public domain pavement and furniture in accordance with North Sydney Council style manual

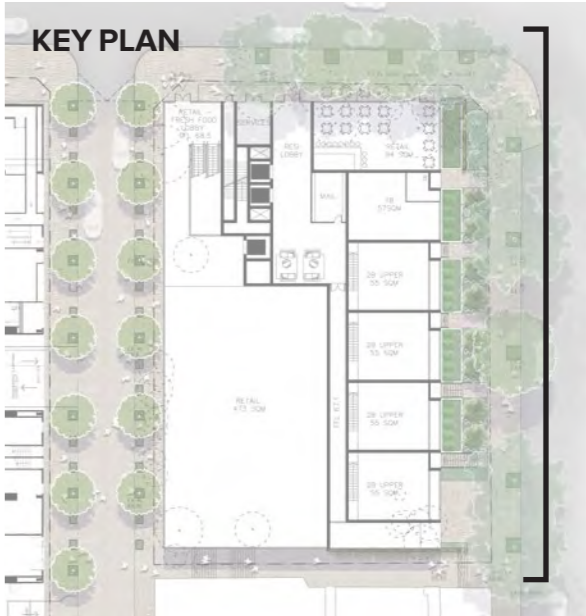
02 New street tree to complement existing

03 Existing mature trees retained

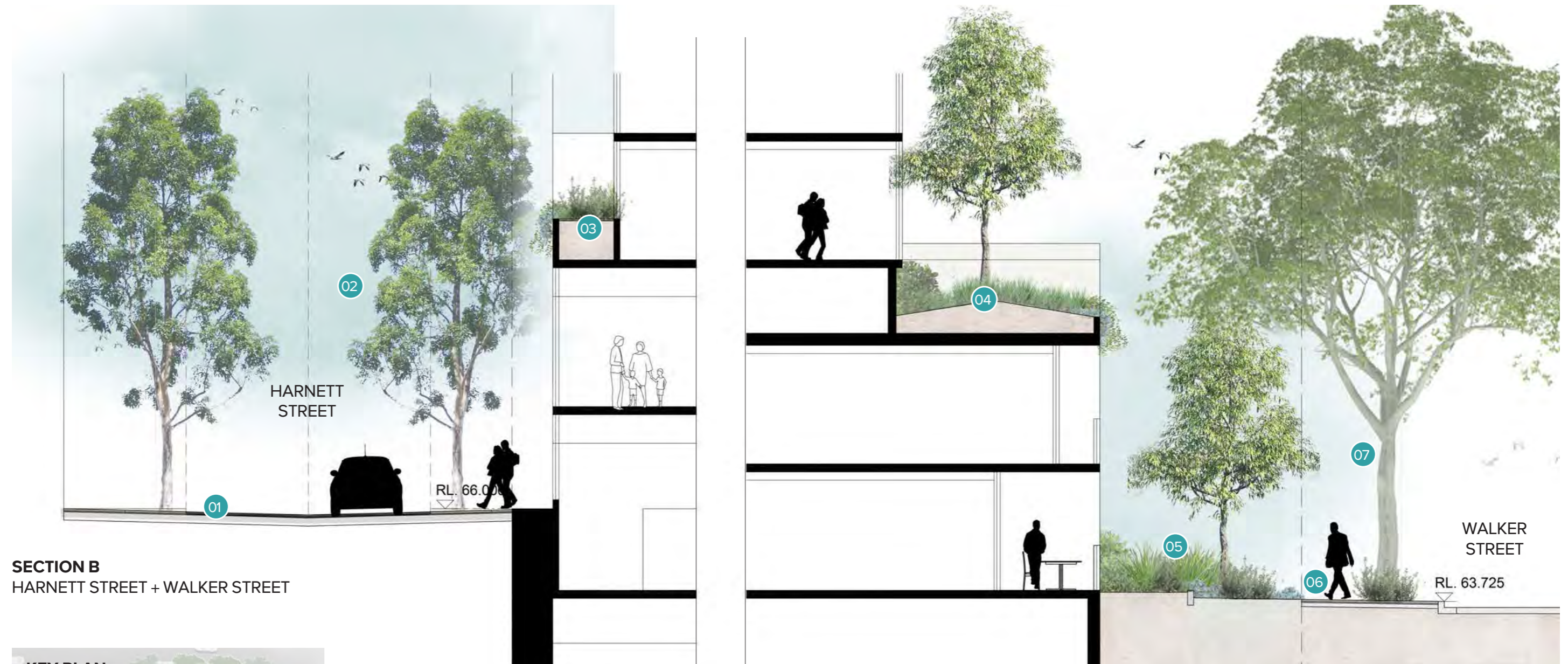
04 Terraced planters with small trees soften residential edge

05 Rooftop gardens to Walker Street residences, with soil mounded for small trees

06 Proposed green walls at key building corner locations
- 07 Planters with cascading shrubs and groundcover to Walker Street residences



Concepts | Public Realm



SECTION B
HARNETT STREET + WALKER STREET



LEGEND

01 Harnett Street to be refurbished as flush shared zone to improve pedestrian and cyclist amenity, as part of wider public realm accessibility improvements to Ward St Plaza, Victoria Cross, and greater North Sydney CBD

02 New street trees proposed to Harnett Street

03 Deep podium planter provides maximum potential soil volume to support trees with broad canopies, which provide dappled light to private balconies and assist in softening the eastern facade of the building

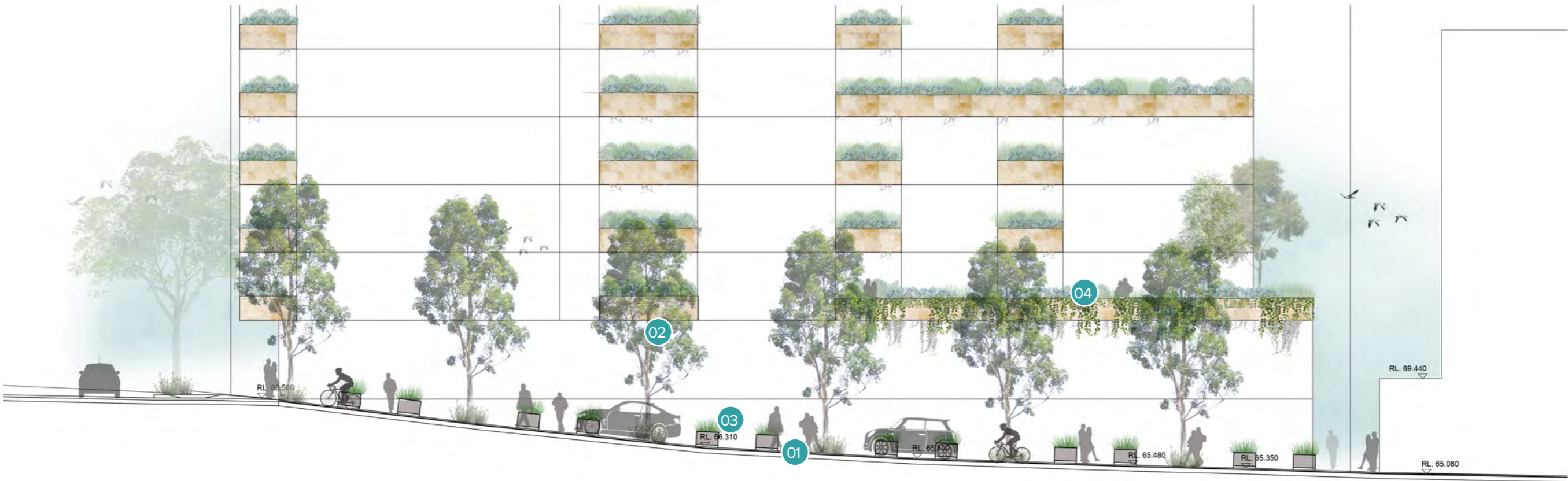
04 Rooftop gardens to Walker Street residences, with soil mounded for small trees

05 Streetscape planting with small trees soften residential edge and provide privacy to Walker Street residences

06 Refurbished public domain pavement in accordance with North Sydney Council style manual

07 New street trees to complement existing street trees. Existing trees to be retained as much as possible.

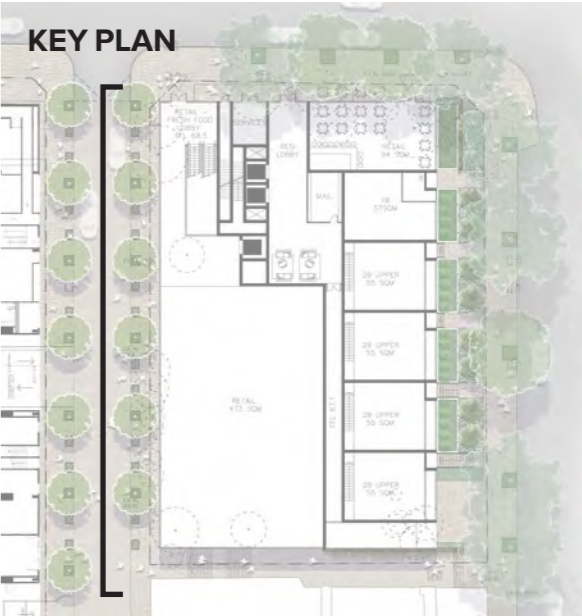
Concepts | Public Realm



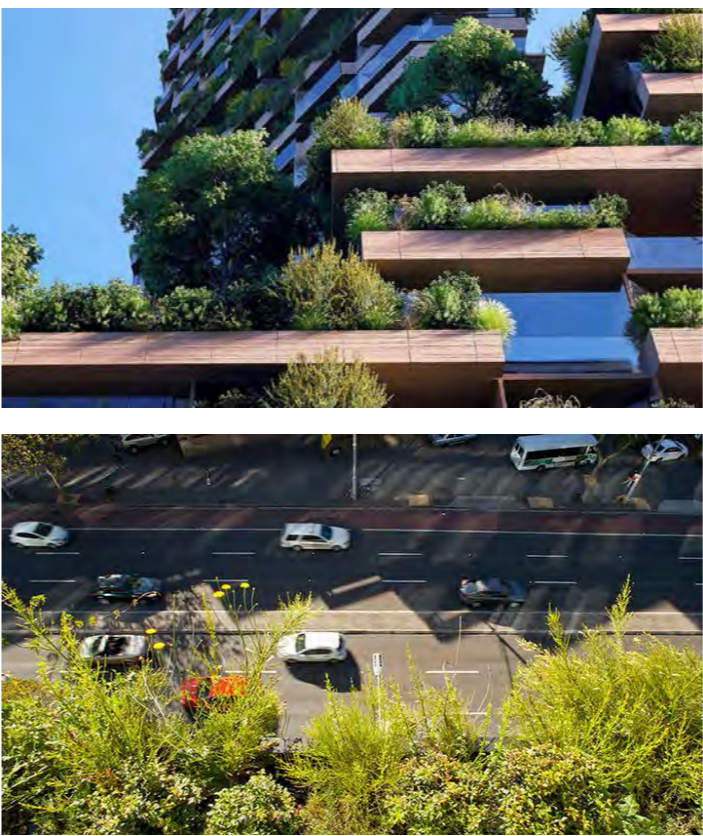
ELEVATION C
HARNETT STREET

LEGEND

- 01 Harnett Street to be refurbished as flush shared zone to improve pedestrian and cyclist amenity, as part of wider public realm accessibility improvements to Ward St Plaza, Victoria Cross, and greater North Sydney CBD
- 02 New street trees proposed to Harnett Street
- 03 Additional greening provided through moveable planter strategy
- 04 Cascading perimeter edge planting softens the built form, which is set back from the podium creating opportunities for landscaped rooftops above the podium terraces.

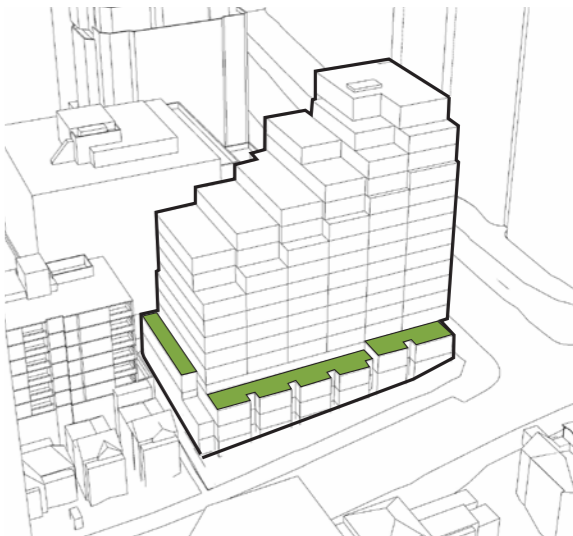


Concepts | Podium



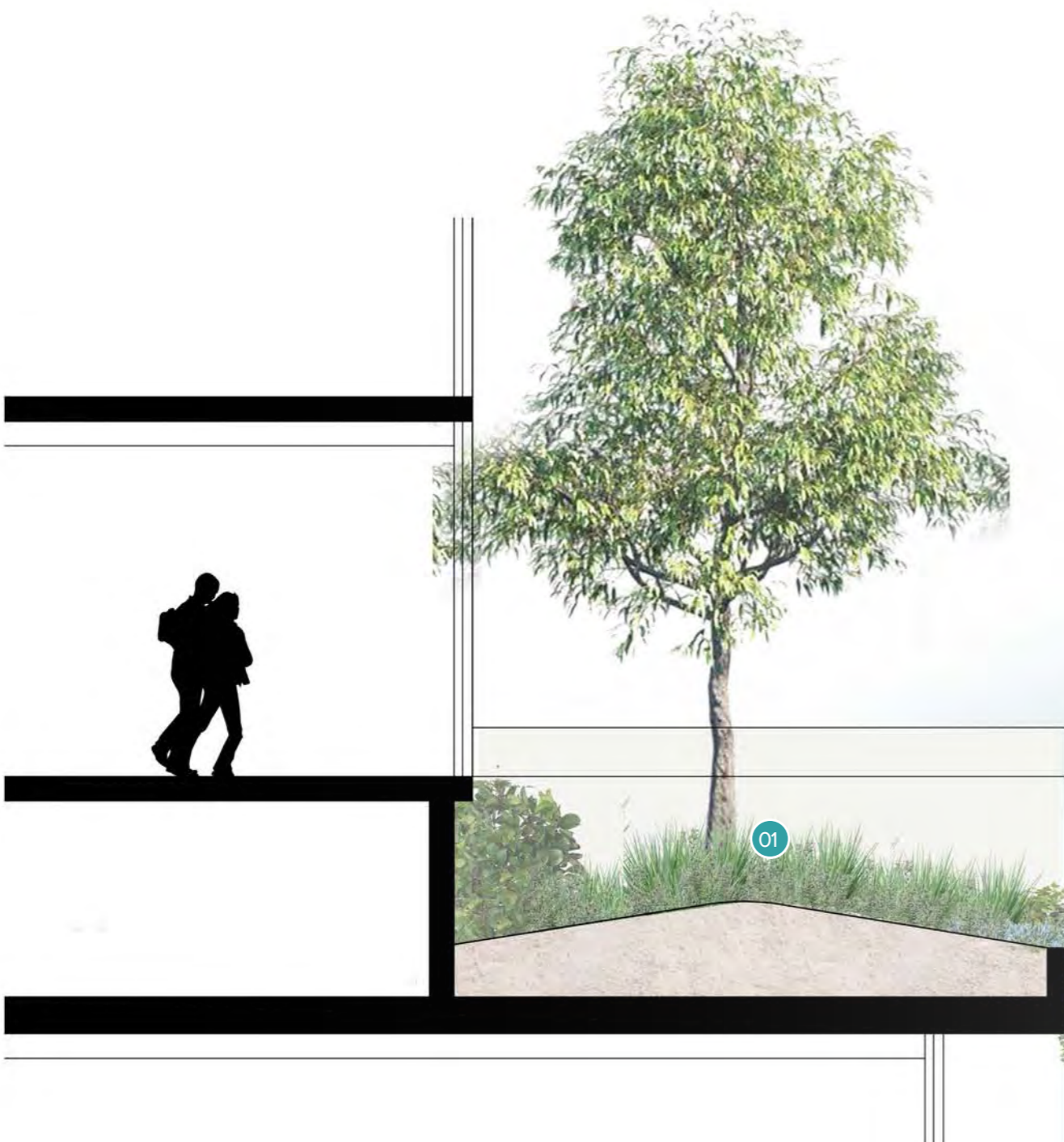
LEGEND

- 01 Deep podium planter with cascading plants to perimeter
- 02 Rooftop gardens to Walker Street residences, with soil mounded for small trees
- 03 Private balconies



Concepts | Podium

SECTION B
LEVEL 1 PODIUM



LEGEND
01 Rooftop gardens to Walker Street residences, with soil mounded for small trees

Concepts | Rooftop Terraces



LEGEND

01 Biodiversity green roof planting to provide habitat, thermal insulation, water capture and filtration, and green canvas to roof surfaces

02 Green walls to blank facades to maximise green outlooks

03 Stepping stones through green roof provide access to secluded 'nature hide' nooks and great vistas within larger communal rooftop open spaces. Sights, sounds, scents, and touch of native planting.

04 Raised planters create opportunities for small trees and integrated furniture solutions, maximising useable courtyard space



Concepts | Rooftop Terraces

CONTINUOUS GREEN EDGES



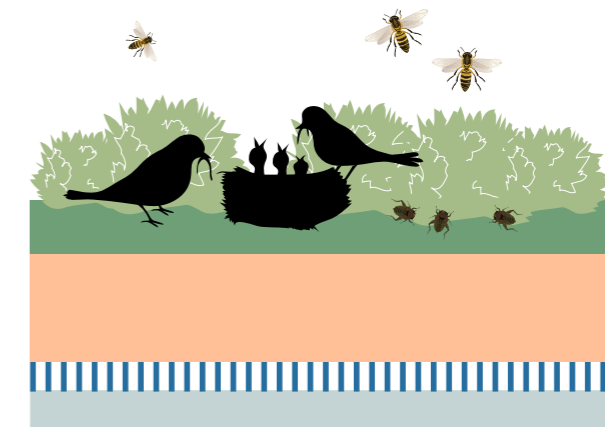
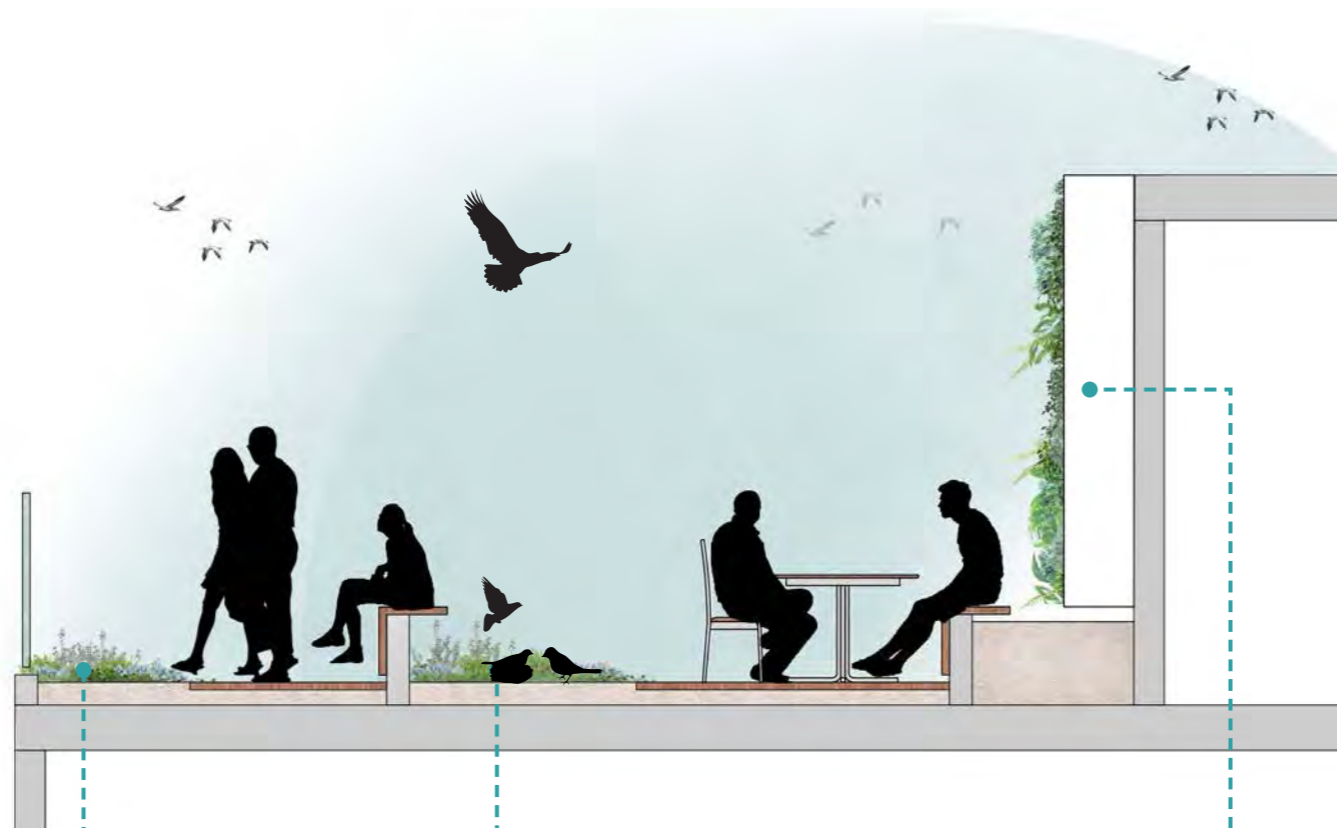
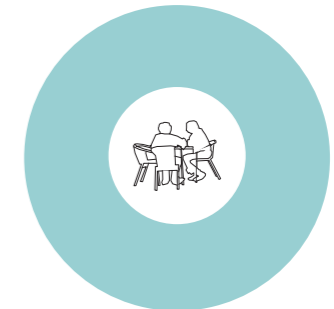
CLEAN GROUND PLANE, GREAT VIEWS



MAXIMISED GREEN SURFACES



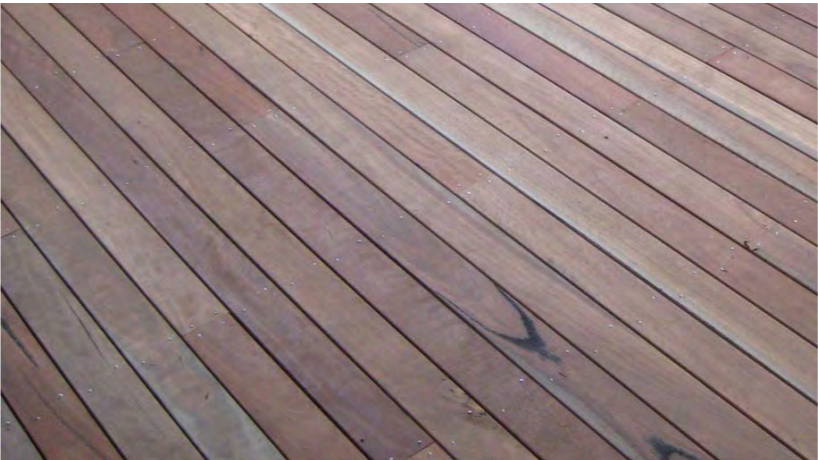
IMMERSED IN NATURE



*Biodiversity Green Roof + Green Wall
creates habitat for native birds and
insects, bringing interactions with nature
into peoples everyday lives*



Character | Materiality



Character | Planting

