



Public Domain and Landscape Planning Proposal

Prepared for One Global Capital Group June 2023

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Client : One Global Capital

Issue	Date	Approved
A	01 March 2022	MT
B	07 March 2022	MT
C	09 March 2022	MT
D	10 March 2022	MT
E	07 June 2023	JH



1.0 Summary

BACKGROUND

This Public Domain and Landscape Planning Proposal design report has been prepared by Taylor Brammer Landscape Architects Pty Ltd, on behalf of One Global Capital, the proponent and owner of the subject site known as 641-655A Pacific Highway, Chatswood (the subject site).

The site is an amalgamation of two lots with a total site area of 5,772sqm. On the lots are two existing strata residential developments and the provision of vehicle access and parking for the Chatswood Bowling Club to the east of the site.. The basis for change on this site is the ‘Chatswood CBD Planning and Urban Design Strategy 2036’ (Chatswood CBD Strategy - Willoughby Council September 2020).

PURPOSE OF THIS REPORT

The Public Domain and Landscape Planning Proposal design report is to accompany a Planning Proposal for the subject site. A detailed urban design analysis and an architectural concept has been developed by Architectus, demonstrating the proposed future distribution of land use, massing, building form, car parking and service access and an overall building height and floor space ratio for the site.

THE PROPOSAL

The proposal consists of two individual podium/tower mixed use development with a consolidated communal open space above the two non-residential use podiums. The proposal includes:

- An active ground plane within the building setback and improved public domain
- A through-site link that provides pedestrian connectivity and visual access between The Pacific Highway and the bowling club
- Improved internal laneway that provides restricted access beyond the residential car park entry to the buildings, to an underground parking facility for the bowling club. Increased landscape planting, seating, activated building frontages and public artwork , enhance the shared pedestrian and cycleway, north-south link to Chatswood CBD.

KEY CONSIDERATIONS

This Public Domain and Landscape Planning Proposal design study seeks to provide an appropriate response to the proposed planning controls and align with the strategic changes occurring in Chatswood CBD and The Pacific Highway Green Setback.

2.0 Site Context - Regional

BACKGROUND

The site is located within the Chatswood CBD strategy boundary, on a Ridgeline that is 10 kilometres north of the Sydney CBD. Chatswood is designated as a Strategic Centre for commercial growth. Chatswood is serviced by major roads and Sydney Trains T1 North Shore and Western Lines, and the Sydney Metro Line.

The site is within a 400m (or 5 minute) walking distance to the Chatswood Interchanges (Train, Bus and Future Metro Station). The surrounding area to the east, west and south of the site are low-density residential properties. To the North is the high rise commercial area of the Chatswood CBD.



Site context - Urban Design Planning Proposal - Architectus March 2022

2.1 Planning Context

PLANNING CONSIDERATIONS

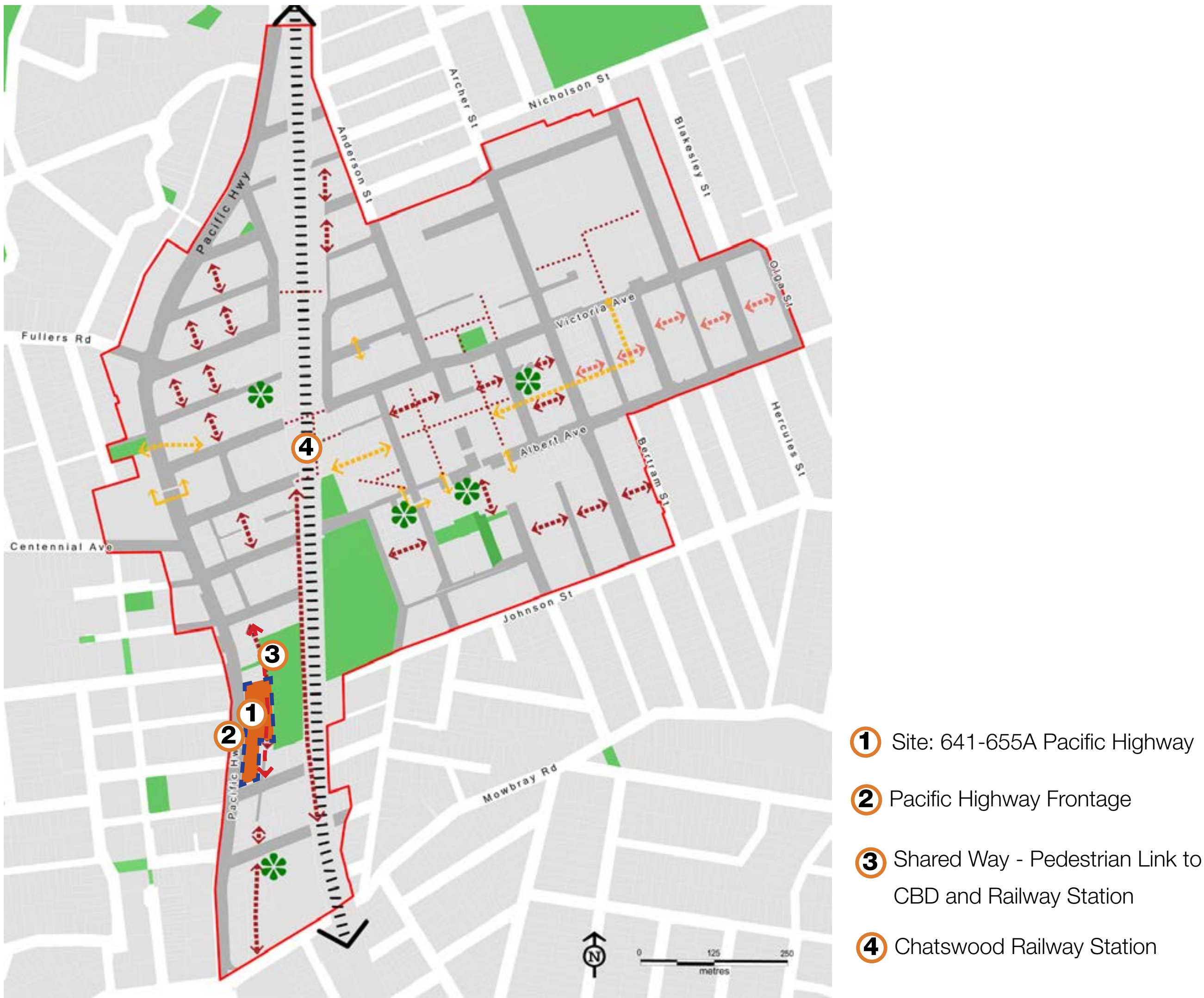
The Chatswood CBD Strategy

A Metropolis of Three Cities” and Chatswood CBD Strategy

In preparation of this report and the Landscape Masterplan, consideration was given to the principals of the Chatswood CBD Strategy, and the NSW Planning report “A Metropolis of Three Cities”.

These principles are :

- Achieve exceptional design and a distinctive, resilient and vibrant CBD.
- A balance between commercial, retail, residential, educational, cultural and other uses.
- Ensure ongoing vibrancy.
- Create a compact, walkable and healthy CBD with easy pedestrian linkages and good public domain.
- Where character and heritage are embraced, and the greening of the centre is achieved.



Links and open space. Image : Chatswood CBD Strategy September 2020

2.2 Site Context - Local

BACKGROUND

The local site context is one of mature leafy street trees in grass verges along low density residential streets, and a more intermittent tree canopy in grass verge along the Pacific Highway. The public footpath on both the residential street and the Pacific Highway are minimal width.

The southern corner of the site has the potential to be a key visual marker for ground floor retail uses and built form.

There is an existing lane-way (Hammond Lane) that runs to the southeast of the site, that widens out to provide access and parking for the existing residents and the Chatswood Bowling Club. The dense shrub planting at the entry to Hammond Lane becomes more sparse where the laneway widens at the entry to the bowling club and bowling club carparking.

Dense shrub and tree plantings inside the site to the Pacific Highway effectively screen the existing building from the eaves down.



Nearmap 2022



View to North East of site from Pacific Highway.
Image: Google Earth

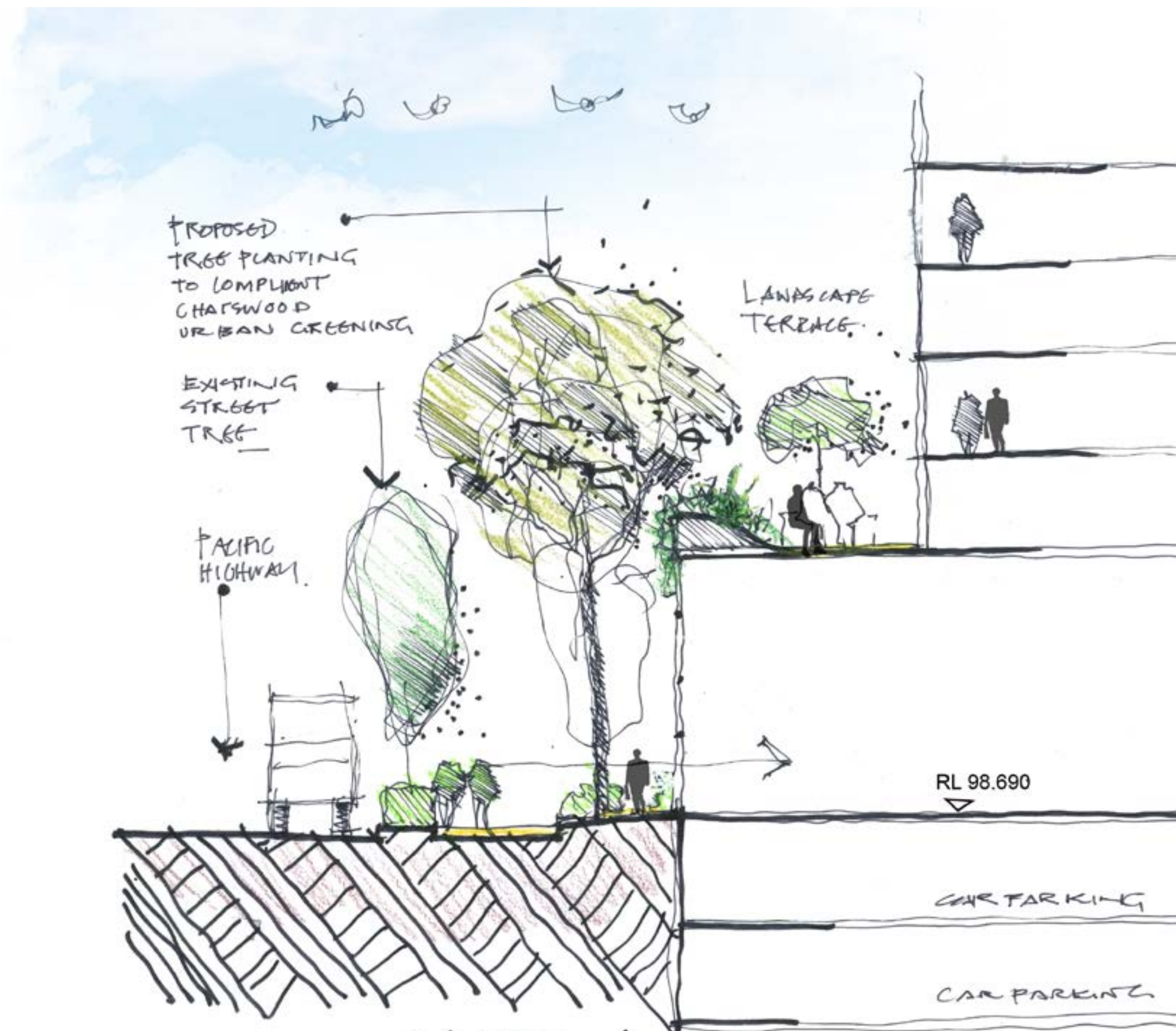


View to North of site and Hammond Lane from
Gordon Avenue. Image: Google Earth

3.0 Landscape Masterplan - Design Principles

Landscape Vision & Masterplan

The landscape vision for the site is to create a memorable environment and destination that complements the overall design strategy for the site by integrating the warmth of nature. This vision will be fulfilled by engaging and demonstrating the principles of biophilia across the site taking inspiration from the existing established mature landscape forms of the north shore and Chatswood. The theme of native plantings and ecological values is bound with the use of native Turpentine trees as the key urban forest concept. This design approach follows through to the landscaped integrated urban domain with its range of high-quality of environments leading to the podium level with its perimeter greening, residential apartments above incorporating landscape planters to the roof top with extensive greening and amenities.



Typical urban design images
Source Google



Balofur street Pocket Park - Jane Irwin landscape Architecture



Typical urban design images
Source Google



Coyoacán Corporate Campus
Landscape - DCL Architects

4.0 Landscape - Public Domain and Ground Floor Proposal



Omotesando street sidewalk, Tokyo, Japan - Alamy May 2016



MASTERPLAN

4.1 Public Domain and Ground Floor



DESIGN NOTES

- | | | | |
|--|--|--------------------------------|---|
| ① Broad canopy native trees with seating opportunities | ③ Banded paving to pedestrian areas and shareway | ⑤ Informal sandstone furniture | ⑦ Deep soil tree planting |
| ② Through site link with active frontages to building | ④ Permeable paving to carparking | ⑥ Pedestrian & Cycle shareway | ⑧ Public Artwork as barrier to vehicles |

SCALE 1:100 @ A1
0 1 2 4 8m

4.2 Landscape - Public Domain and Ground Floor Character Images



Public art to streets - Images Source Google



Naman Spa - MIA Design Studio



Typical urban design - Images Source Google



4.3 Landscape - Public Domain and Ground Floor Proposal



View from Pacific Highway to corner of Gordon Avenue and Pacific Highway

4.4 Landscape - Public Domain and Ground Floor Proposal



View North on Hammond Lane through pedestrian and cycleway restricted vehicle access zone

5.0 Podium Level 1

THE PROPOSAL

As part of the comprehensive design approach for the site, the podium level provides break out areas from the building zones adjacent where the surrounding landscape may be appreciated through the elevated opportunities that the podium level brings. Complementing the views are extensive perimeter planters that create and reinforce a sense of greening and biophilia to the lower portions of the site and take advantage of new and existing trees to the site and its immediate surroundings.

Seating opportunities, pergolas, small trees combined with extensive planters and a pergola create a sense of environmental comfort providing shelter, shade and greening opportunities that complement the overall design philosophy of place. Visual links with the surroundings create and enhance the experience of the place, reinforcing the Japanese concept of Shared Landscape, providing a new and invigorated landscape amenity to Chatswood.



MASTERPLAN

5.1 Podium Level 1



DESIGN NOTES

- ①

Communal break out space with seating and dining facilities
- ②

Timber arbour over to provide shade, shelter and amenity
- ③

Enclosed seating nooks to building
- ④

Planting to cascade over building edge

5.2 Landscape - Birds Eye View of Public Domain and Podium Level



Birds Eye View from Pacific Highway

5.3 Podium Level Character Images



Sculpted furniture - Images Source Google



Crown Waterfall - Taylor Brammer Landscape Architects



Crown Waterfall - Taylor Brammer Landscape Architects



V by Crown- Taylor Brammer Landscape Architects



V by Crown- Taylor Brammer Landscape Architects

6.1 Level 2 Character Images



Stacking green - VTN Architects



PYNE by Sansiri - Trop



Planting to building edge - Image source Google

7.0 Level 3



DESIGN NOTES

- ① Small trees and layered planting to cascade over building edge

7.1 Level 3 Character Images



Rooftop Resident Garden - Image source Google



New Life Ultimo - Taylor Brammer Landscape Architects



Monument - Taylor Brammer Landscape Architects

8.0 Rooftop Gardens

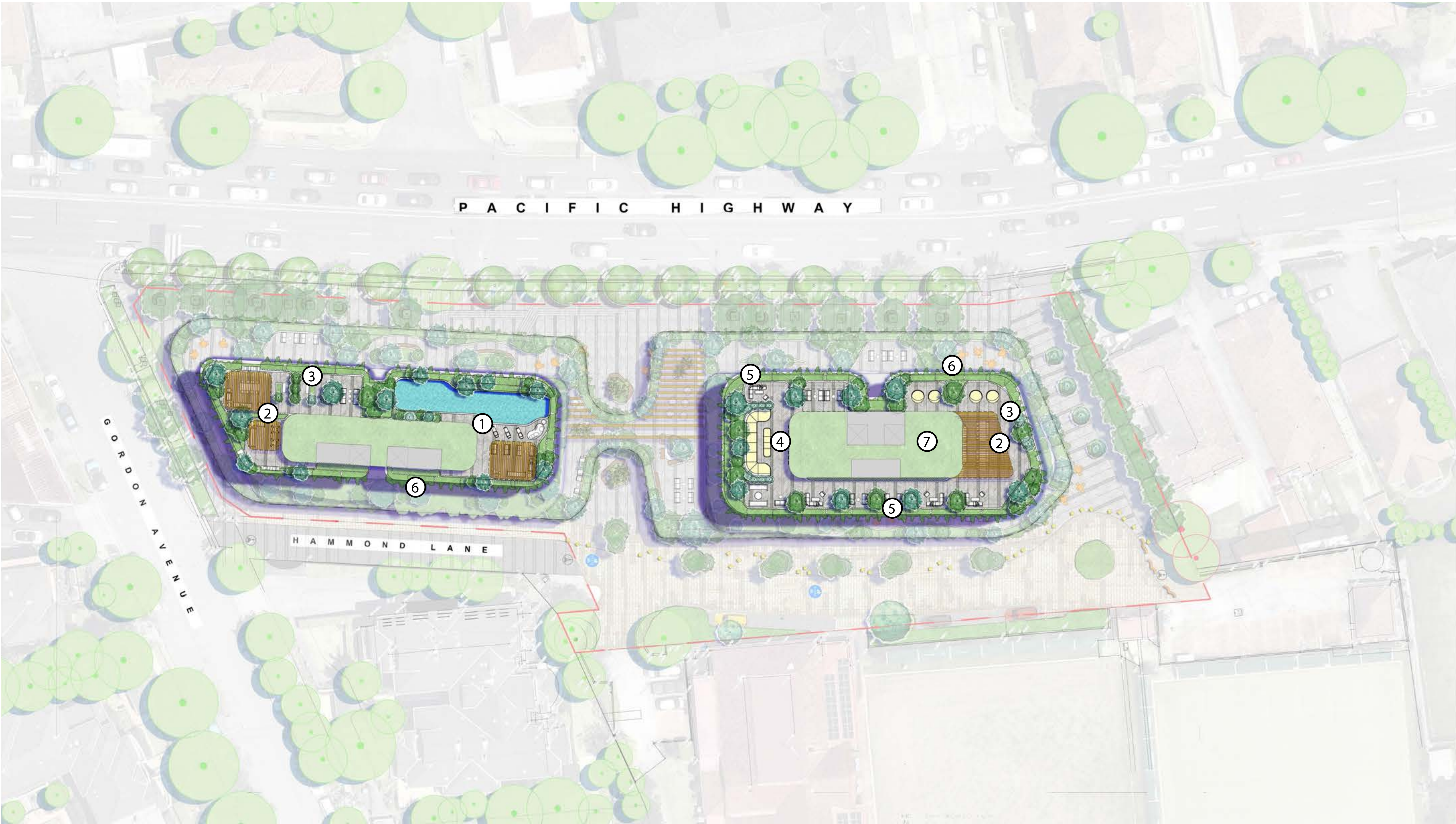
THE PROPOSAL

To a selection of floors, a series of planters are located to provide a landscape amenity to apartments. The planting consists of spill over flowering vines, creepers and tufted small shrubs that will create a greening outcome that will complement the overall architectural expression and building form while creating a localised and immediate environment to the apartments that will complement the views of the green canopy of the surrounding district. All planters will be irrigated and fulfilled with robust and drought tolerant species.



MASTERPLAN

8.1 Rooftop Gardens



DESIGN NOTES

- ① Lap pool to building edge with pavilion and sun beds adjacent

② Break out space with pergolas and dining facilities
- ③ Productive gardening opportunities

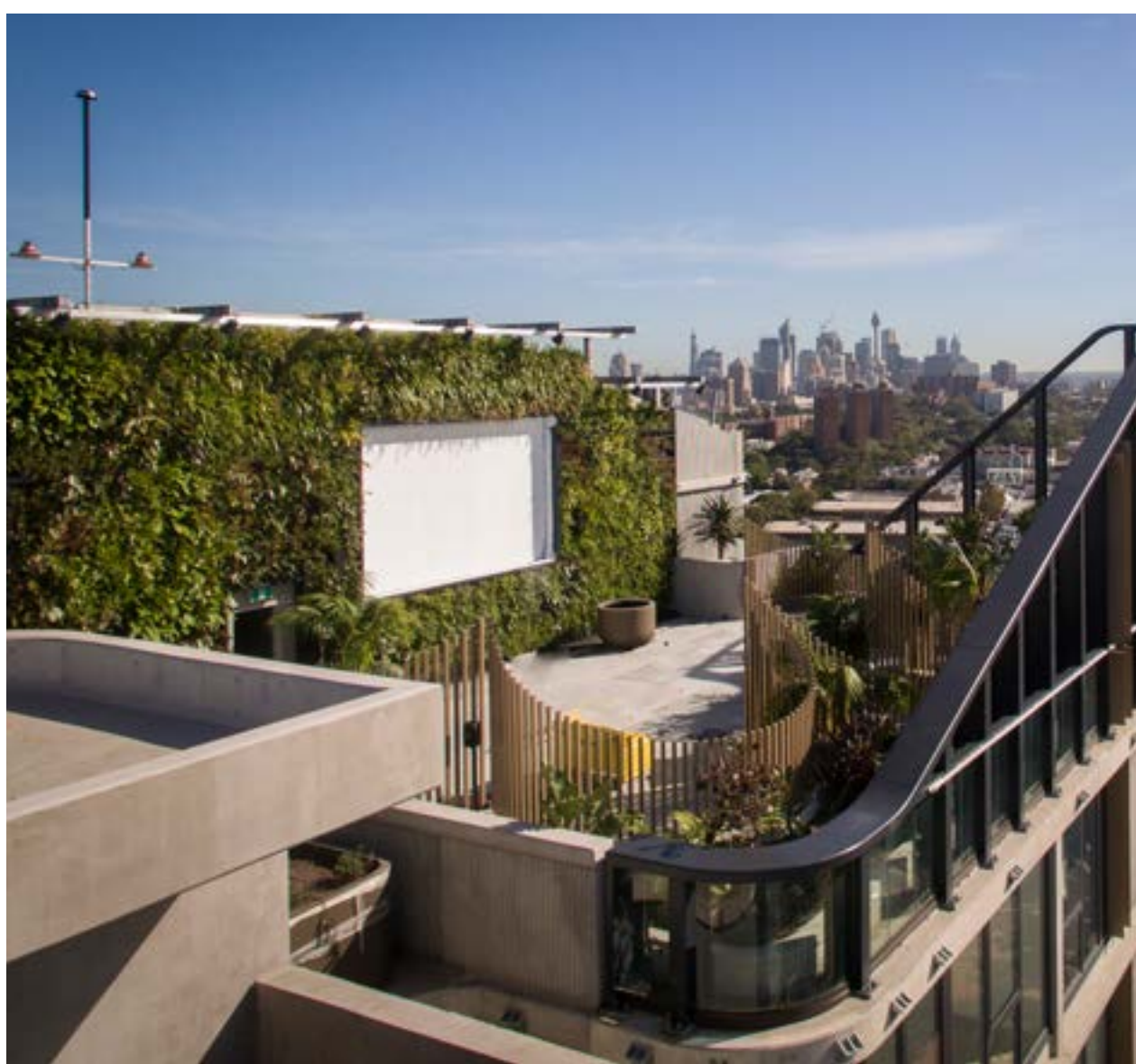
④ Outdoor cinema with communal lounge
- ⑤ Seating nooks to building edges

⑥ Planting to cascade over building edge
- ⑦ Green roof

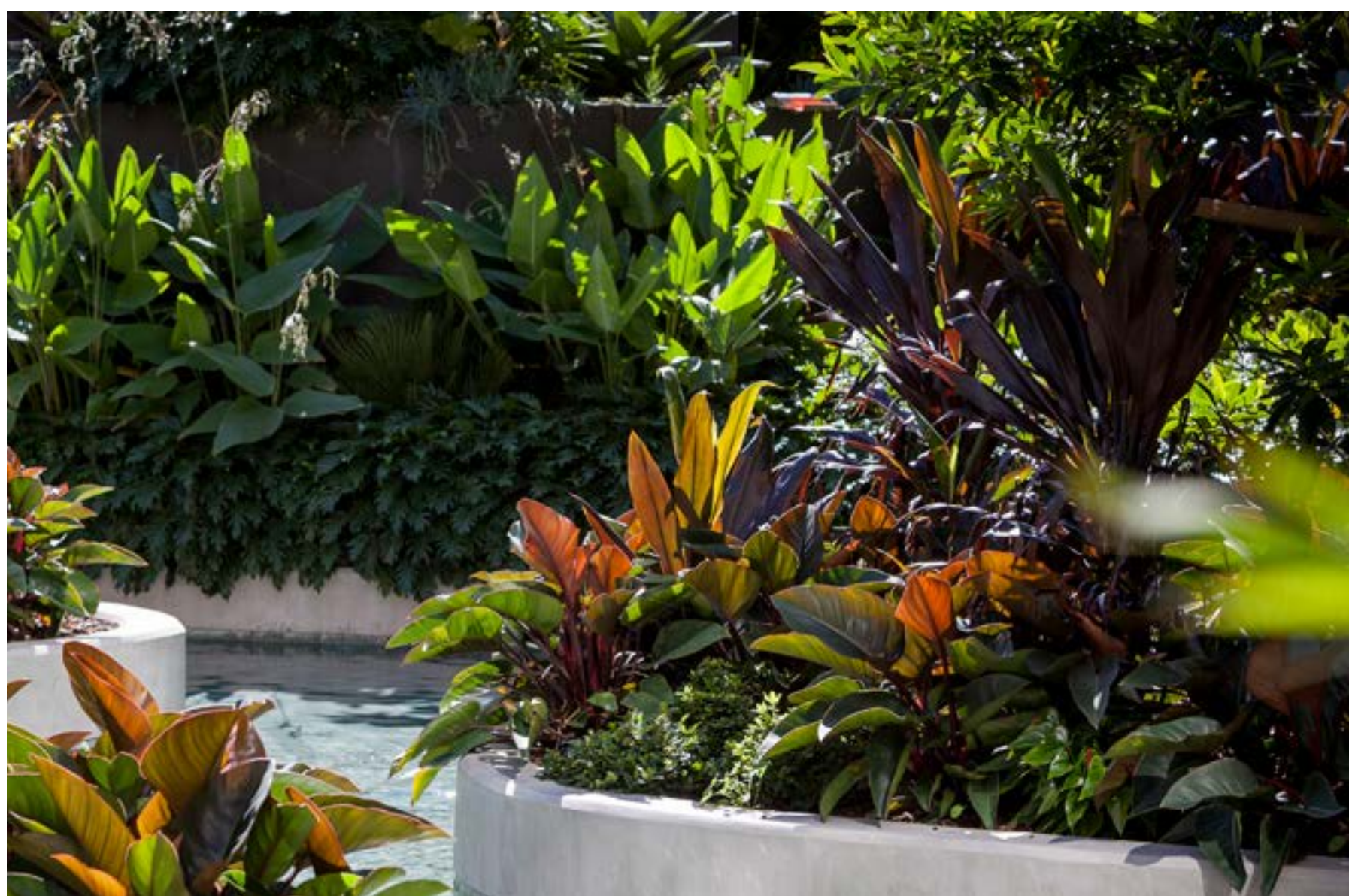
8.1 Rooftop Gardens Character Images



V by Crown- Taylor Brammer Landscape Architects



Crown Waterfall - Taylor Brammer Landscape Architects



Crown Waterfall - Taylor Brammer Landscape Architects



Crown Waterfall - Taylor Brammer Landscape Architects

9.0 Western Elevation



Planting to building edge
Image source Google



PYNE by Sansiri - Trop



Stacking green - VTN Architects