

DESIGN PRINCIPLES



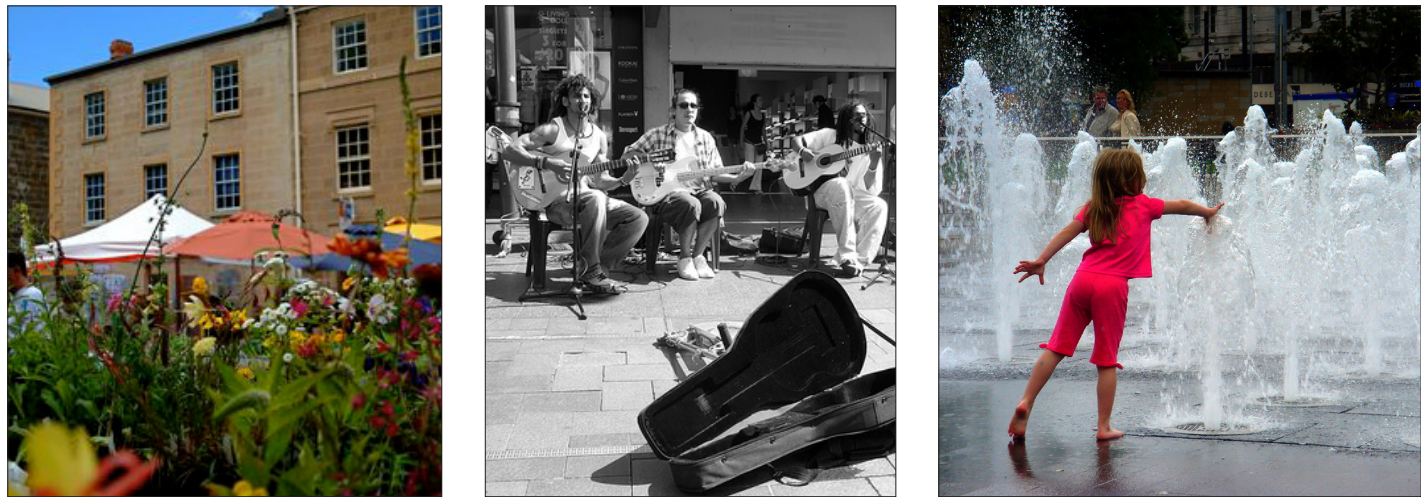
Principle 1: An Inviting Local Place

- Respond to and reflect the natural, social and cultural dynamics of Wollongong.
- Incorporate the topographical qualities, the slope and fall to the ocean and the fine grain of the local lanes.
- Improve amenity and provide shade and shelter.
- Create areas of respite and resting places amongst the activity of the street.
- Address safety issues and create a night time environment that is safe and beautiful.



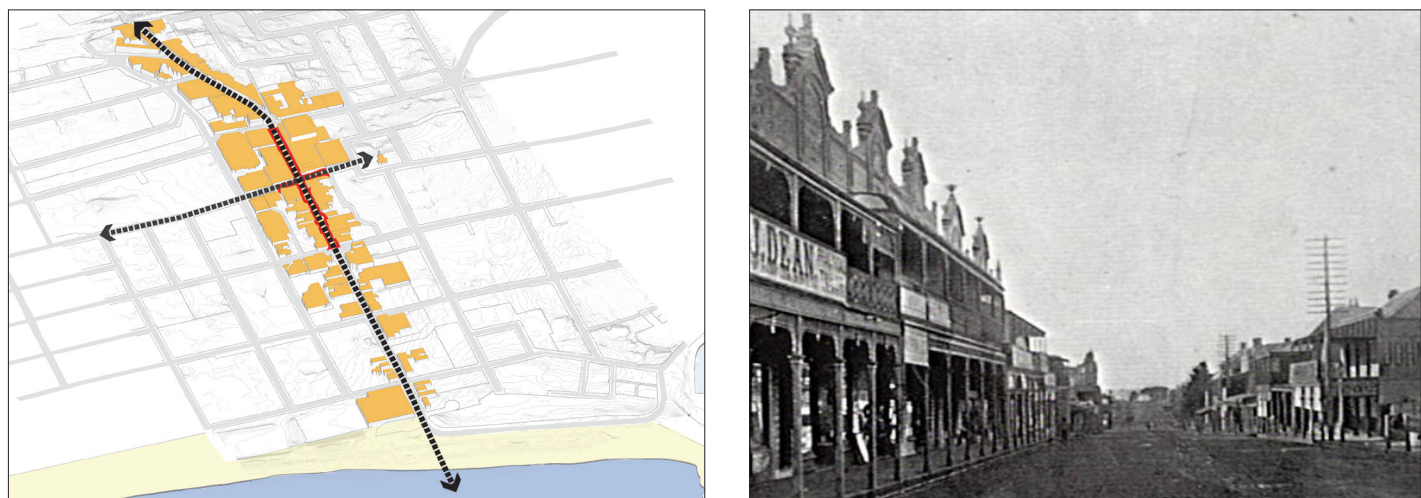
Principle 2: Simplicity and Unity

- Create a unified framework that informs materials and elements including furniture and lighting.
- Remove excess clutter to allow for movement across the space and clear passage.



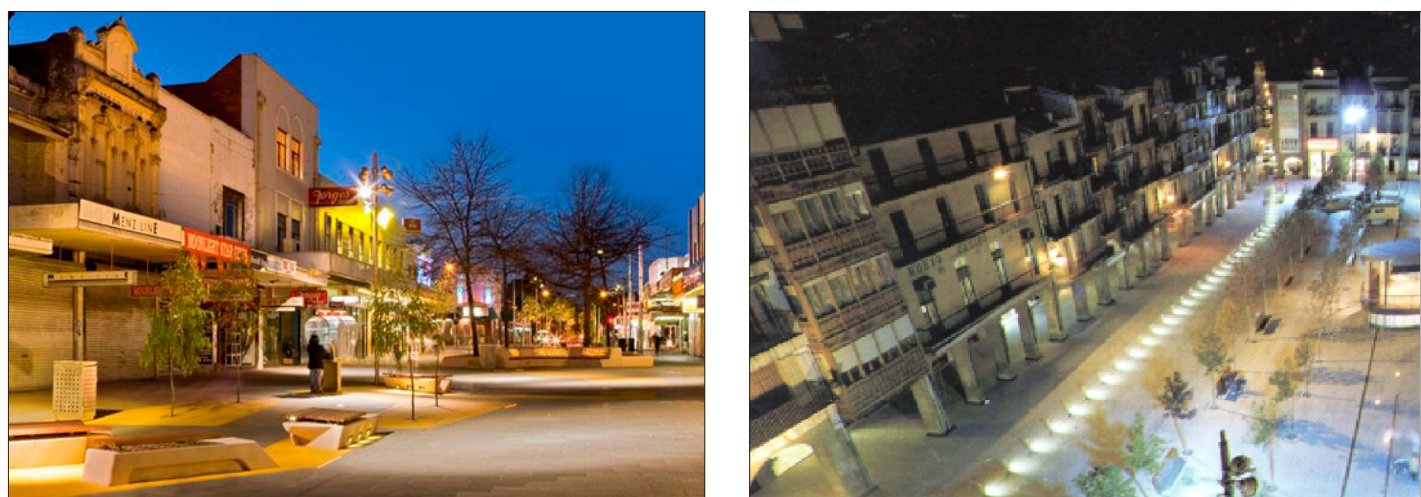
Principle 3: A Flexible Structure

- Create a structure that facilitates temporary events as well as everyday events.
- These include children's play, concerts, markets, festivals, temporary art installations and busking.



Principle 4: A Connected Place

- Restore the view from within the Mall to the Pacific Ocean.
- Create visual and improve physical connections: escarpment to sea, ridge to valley, church to park, along the lanes.



Principle 5: A Safe and Secure Place

- Provide clear sight lines
- Ensure tree planting is carefully selected to ensure clear views through the mall.
- Locate a variety of uses along the length of the mall.
- Create a clear hierarchy of safe night time paths.
- Ensure lighting is designed to ensure appropriate surveillance and avoid shadows and glare.



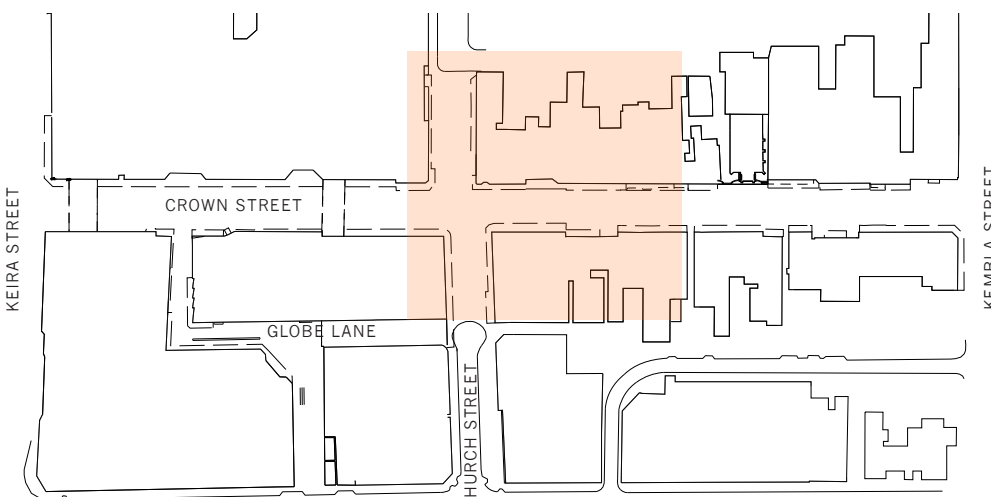
Principle 6: Durability

- Create a structure that facilitates simple asset management.
- Utilise materials and elements that are robust and easy to maintain.

OVERALL PLAN

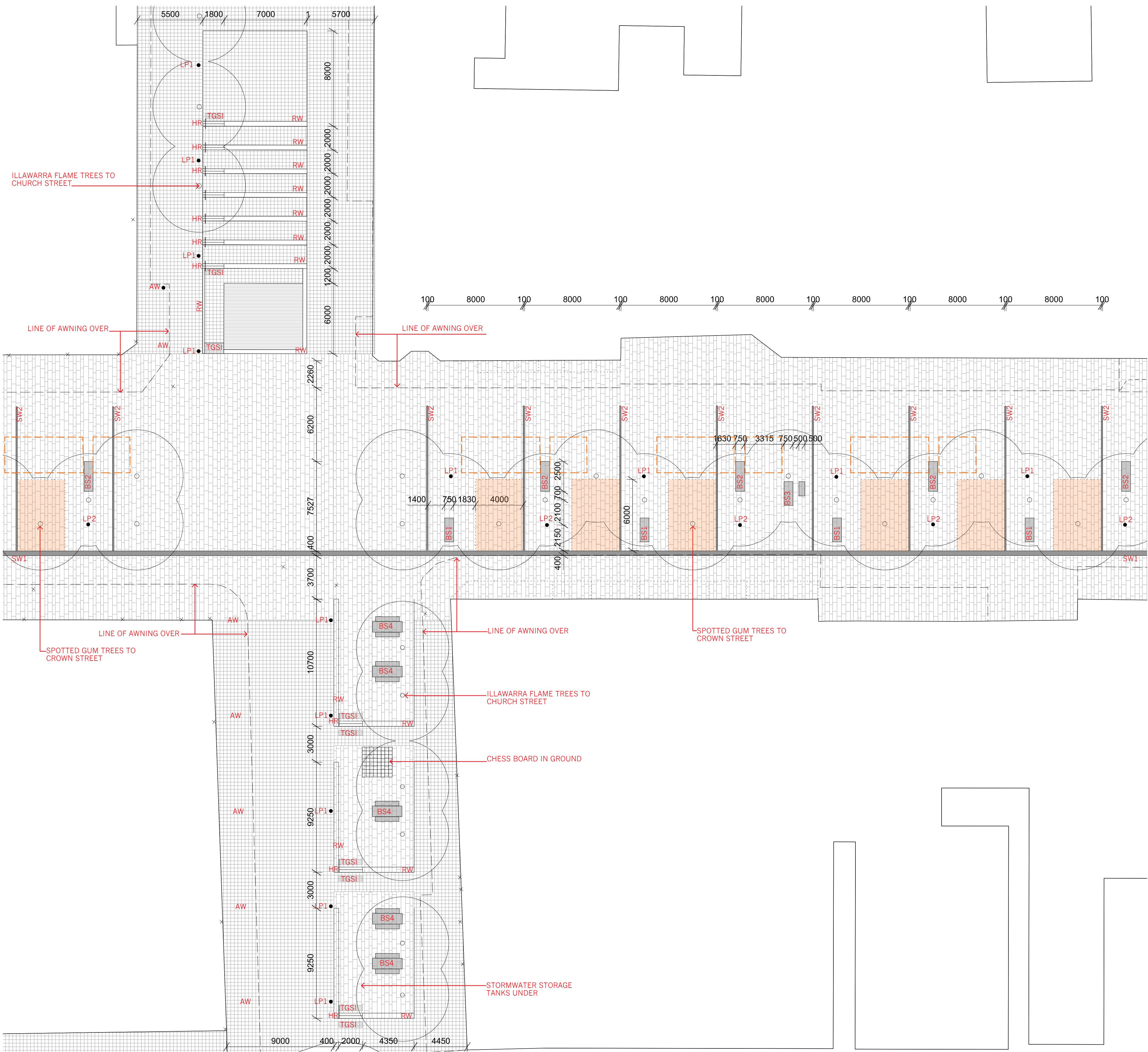


KEY PLAN



LEGEND

- SW1 400mm wide linear trench grate over existing stormwater pipe to collect stormwater over the length of the mall
- SW2 100mm wide secondary trench grates at 8m centres including irrigation system using recycled and filtered stormwater to tree planting
- RW Low retaining wall to seating area
- TGSI Stainless steel tactile indicators
- HR Stainless steel handrail
- BS1 Custom seats with backrest: timber slats + steel frame with cavity in base allowing for power outlets
- BS2 Custom benches: timber slats + steel frame with cavity in base allowing for power outlets
- BS3 Custom bench and table arrangement: timber slats + steel frame
- BS4 Custom seat and table arrangement to Church Street for chess playing
- LP1 8m high column with street lighting, floodlight, CCTV banners and speakers
- LP2 8m high column with street lighting and decorative lantern lighting mounted on outreach arms
- Advanced (800ltr) Spotted Gum (*Corymbia maculata*) in structural soil trench system
- Advanced (800ltr) Illawarra Flame Tree (*Brachychiton acerifolius*) in structural soil pit system
- Temporary market zone
- Outdoor cafe seating zone



PROPOSED DETAIL PLAN

CONCEPT DESIGN

Crown Street Mall is to be renewed as a new vibrant pedestrian space that reflects the unique context and character of Wollongong. The mall will be an inclusive and accessible public space that has active edges, with opportunities for sitting, resting, interaction and enjoyment. The concept design has been developed to work with the existing site conditions to create a seamless public space that enables a variety of uses and activities to occur.

Key elements in the concept development are as follows:

- A stand of trees runs along the length of the mall, interspersed with open squares and spaces at key locations. This creates a pattern of shaded zones, with open spaces at Church Street and Church Square providing opportunities to gather, observe and play. This asymmetrical planting of Spotted Gum trees is located along the southern side of the mall, providing the most effective shade during summer months. These locally native trees have been selected for their high crowns and straight trunks to allow for unimpeded views through the mall.
- The amphitheatre is retained in Church Street and reconfigured to incorporate a stage. A square is located in front of the Wesley Church that can be programmed for events and the Friday markets. Illawarra Flame tree, a deciduous tree native to Wollongong, is planted at Church Square and Church Street allowing for opportunities to enjoy the winter sun.
- Play elements have been incorporated in the mall to stimulate fun, creativity and social interaction. At Church Square, an interactive and dynamic water play plaza is proposed. This incorporates water jets into paved areas that can be activated by ground sensors. A controller allows a variety of different heights of jets at different times creating an ever-changing play environment. Water play is to be operated using a programmed timer allowing the jets to be switched on and off during key times or events.
- An interactive children's play element has been incorporated into the western section of Crown St Mall, adjacent to Church Street. Musical plates are incorporated into paving elements creating a musical 'hopscootch'. This allows children play melodies and scales individually or in groups.
- Other play elements including the giant chess board have been retained in reconfigured terraces in the lower section of Church Street. Tables and chairs are also located under deciduous trees.

- Clear circulation zones have been provided. A generous path is provided along the north side of the street to allow for easy access including access for servicing and emergency vehicles. This improves sight lines along the Mall by removing clutter to enhance way-finding, safety and security. Unimpeded access is provided along shop frontages to allow for browsing and window shopping. Tree planting is staggered to allow for informal pedestrian access under trees.
- Custom seating is provided under the tree planting and overlooking Church Square. This provides high quality seating, gathering and resting areas. The furniture has been designed to be comfortable, functional and unique to Wollongong. There are a number of configurations including seats with backrests, benches and bench and table combinations.
- Lighting has been designed to fulfil functional requirements as well as create a distinctive and beautiful space at night. Light columns are located at eight metre intervals in alignment with tree planting. Lighting fixtures, speakers, banners and CCTV are attached to the columns. Lighting has been designed to operate in two modes, "social mode" which provides lighting to a level appropriate for public pedestrian spaces (Australian standard P0 level) and "secure mode" which provides high illumination flood lighting during key periods. The secure lighting mode can be activated as required.
- Decorative lighting has been incorporated on outreach arms fixed to light columns. These decorative lanterns with LED lights weave through the tree canopy. LED lamps incorporate various colour filters to allow for a changing palette of lantern colours throughout the evening.
- Market stalls are retained in approximately the same existing location, in Church Square. The scheme allows for market stalls to extend along the full length of the mall, allowing opportunities for additional use such as night markets.
- The ground plane has been slightly modified to work with the existing drainage and cross falls. A series of decorative grates direct storm water runoff into tree pits to maximise tree health.
- The design incorporates Water Sensitive Urban Design principles including safe overland conveyance of flood flows and filtering and harvesting of runoff from small rain events. Runoff from the mall will be collected within a network of grated trenches and delivered to the trees during each local rain event. Energy efficient lighting and sustainable materials will be sourced.

CROWN STREET MALL REDEVELOPMENT - WOLLONGONG

DEVELOPMENT APPLICATION

DRAWING DAL03 DATE 19/04/11