

BOOT FACTORY

Development Application

26/03/2020

Rev B

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Landscape Overview and Design Statement

Introduction

Located approximately 7km from Sydney CBD in the suburb of Bondi Junction, the Boot Factory forms an integral part of the heritage fabric of its area. The boot factory's rich retail heritage dates back to 1892 where it started as a family owned business. Located on Spring Street, the site provides much needed public courtyard which accommodates a variety of commercial + retail facilities as well as being a primary route from the commercial/transport network to the more residential part of Bondi Junction.

The upgrade of the boot factory and associated courtyard will revitalise the overall identity of Spring St through its strong heritage character and will provide high quality public amenity opportunities to the community that will encourage greater activation of the street.

Landscape Statement

The proposed landscape design for the Boot Factory courtyard draws upon the heritage, environment and cultural context of the area while complementing the community uses of the proposed buildings. The public domain areas have been designed with regards to the following design principles:

- Provide public open space that is flexible in use, catering for a variety of users groups of varying ages
- Respond to existing site conditions including the existing trees and 'courtyard' typology
- Consider the public space beyond the site, extending into Spring Street
- Improve biodiversity and environmental protection through appropriate plant selection, hard materials and water sensitive urban design initiatives
- Ensure that the public domain is designed with crime prevention initiatives including good surveillance, sight lines and appropriate lighting levels
- Provide public domain that has been designed for longevity through use of robust materials
- Respond to the proposed built form including entry points and building use

Landscape Areas

The public domain works include the following key areas:

- Spring Street Streetscape
- Boot Factory Courtyard
- Mill Hill Community building facade planting

Spring Street Streetscape

Spring Street provides the main street address and entry point to the site. The street address contains three existing mature Platanus x hybrida forming an iconic thoroughfare into the courtyard. Connection between the streetscape and the boot factory courtyard is further strengthened through the continuation of feature brick paving to the kerb of the street. Increased public amenity is also provided by generous timber benches and bicycle parking facilities located in close proximity to Spring Street.

Boot Factory Courtyard

The courtyard has been designed to connect the boot factory with the adjacent street whilst providing flexible public amenity such as seating and tables. The courtyard has been designed as an external spillout space for the boot factory including a timber stage that can cater for outdoor exhibition/performances as well as every day seating. The courtyard provides quiet respite that is separated from the traffic and noise along Spring Street

Mill Hill Community Building Facade Planting

Planting upgrade along the facade of the Mill Hill building creates a unifying element between the Boot factory building and its surrounding context through a consistent horizontal architectural element and floral cascading planting palette. Proposed planting is sympathetic to the site's sun condition lending itself to mostly shade tolerant species.

Feature Lighting

A detailed lighting overlay will form part of the future detailed design of the proposed works and will ensure an appropriate level of lighting is achieved throughout the landscape areas to maintain user safety at night. A number of different fitting types will be integrated within the landscape including strip lighting underneath furniture elements. Uplighting will primarily be used to create a feature of vertical elements such as furniture, existing trees and highlighting elements of the building.

Context



Wider Sydney



Bondi Junction



The Boot Factory

Supporting Framework + Policies

Better Placed

Seven distinct objectives have been created to define the key considerations in the design of the built environment to achieve laces that are healthy, responsive, integrated, equitable, and resilient.

- Better fit: contextual, local and of its place.
- Better performance: sustainable, adaptable and durable
- Better for community: inclusive, connected and diverse
- Better for people: safe, comfortable and liveable
- Better working: functional, efficient and fit for purpose
- Better Value: creating and adding value
- Better Look and Feel: engaging, inviting and attractive



Relevance:

Objectives align to those of the project and should be used to support key design moves for the project.

Greener Places

Greener Places makes a case for the importance of green space, how integration is essential and how greener thinking can make our cities healthier and more successful places. There are four principles that will help deliver Green Infrastructure in NSW.

- Integration: combine Green Infrastructure with urban development and grey infrastructure
- Connectivity: create an interconnected network of open space
- Multi-functionality: deliver multiple ecosystem services simultaneously
- Participation: involve stakeholders in development and implementation



Relevance:

Supports the objectives of this project and should be used to support design solutions.

Principles



CONNECTION

Connecting to the streetscape



CLARITY

Clearly defined ‘courtyard’ typology



VARIETY

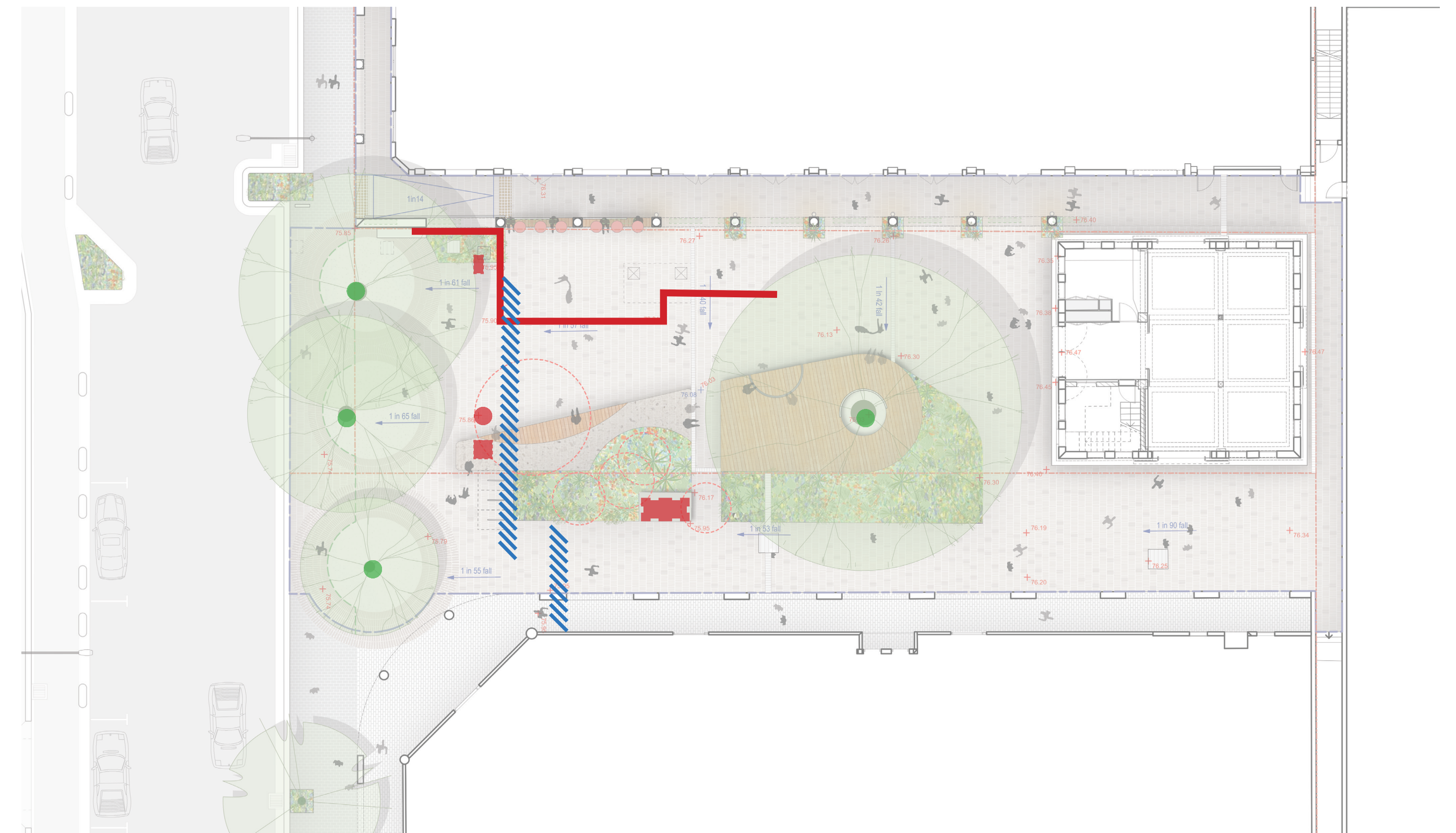
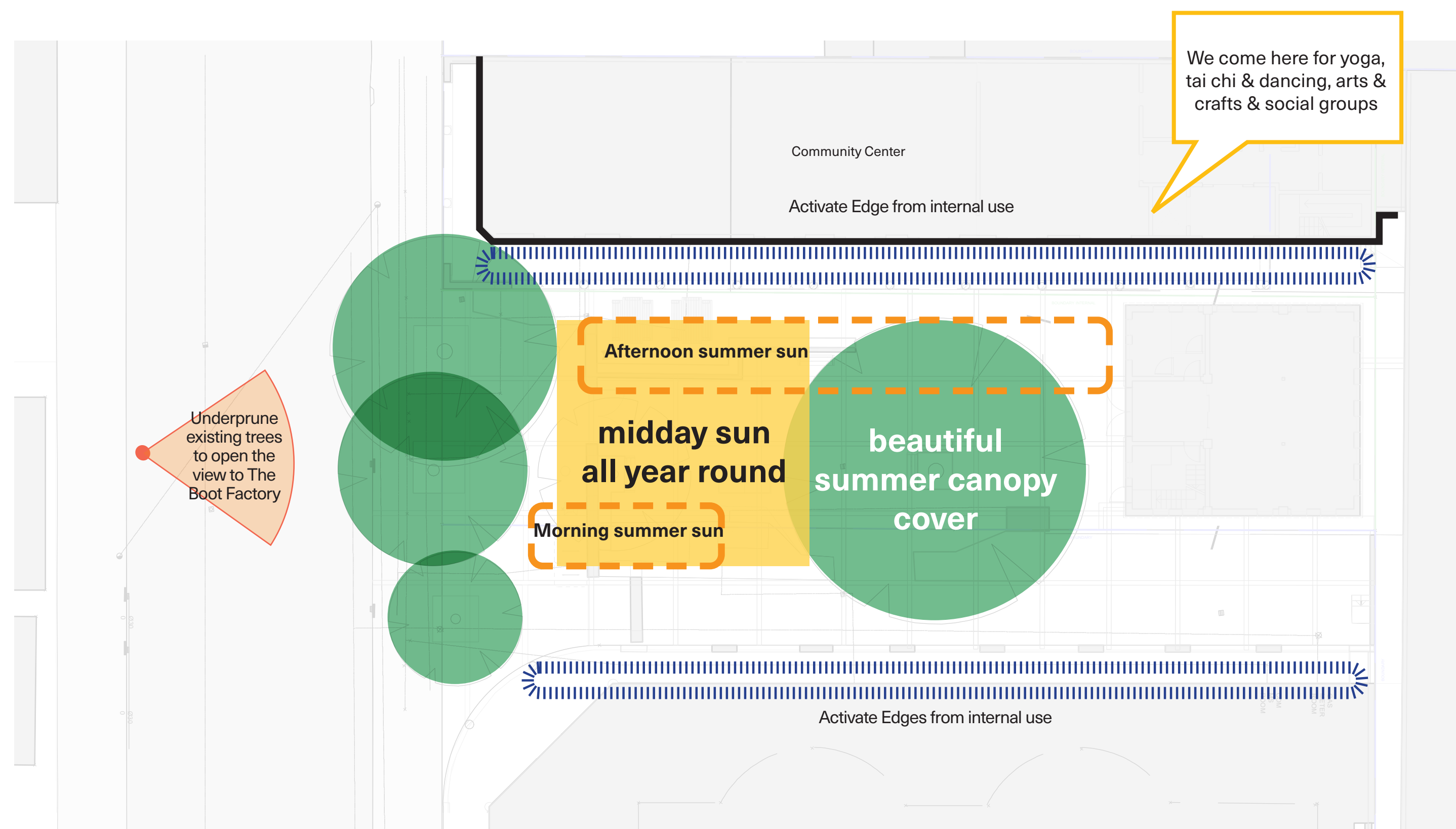
Introducing public amenity to enhance use



HERITAGE

Celebrate the heritage building

Site Analysis



Opportunities

- Views to heritage building
- Canopy cover
- Activated edges
- Retain mature existing trees

Constraints

- Furniture, entry gates and fixtures clutter at entrance
- Wall / level change
- Limited winter sun in mornings + afternoons
- Existing substation to be retained
- Entry gates which create visual + physical barrier

Landscape Plan

1. Retain existing 3 x *Platanus x hybrida* within permeable paving tree pit. Ongoing maintenance such as under pruning will be required to retain heriage views .

2. Feature brick paving on permeable sub-base to compliment heritage character of site

3. Feature brick paving on concrete slab as per Waverley council specification

4. Feature custom timber seating plinth/stage to introduce flexible amenity to allow for informal/formal gatherings/exhibitions.

5. Feature custom timber table for additional public amenity

6. Shade tolerant under storey mass planting. Refer to planting palette for further detail

7. Retain and protect existing paving in adjacent property

8. Custom precast concrete seating plinth with timber seating insert

9. Feature mass planting under storey

10. Existing substation to be retained

11. Pathway between two feature elements to facilitate easy access on site.

12. Custom compliant timber bench with backrest, handrest + side table in between existing building columns

13. Proposed 'climbing' planting proposed underneath existing columns.

14. Cascading feature planting in trough planters underneath window sills of Mill Hill community centre.

15. Upgrade to existing ramp including handrail + tactile for compliance

16. Proposed sprinkler booster cabinet

17. Proposed location for feature artwork on adjacent facade

18. Existing water fountain to be relocated

19. Heritage plaques to be relocated

20. Historical signage item to be retained

21. Bike parking x 6

22.Existing tree to be removed



Section



Existing trees will need under-pruning to maintain clear views to heritage facade from Spring Street



Custom timber bench with backrest + side tables
Harold Park | Aspect Studios



Feature Brick Paving
ATP | Aspect Studios



Custom Timber seating plinth/stage
Macarthur Place | Aspect Studios



Precast concrete seating plinth
Cranbrook School | Aspect Studios



Feature Mass Planting

Mill Hill Community Centre Elevation



Existing 'London Plane' trees within radial tree pit



Feature Mass Planting



Climbing planting along existing columns



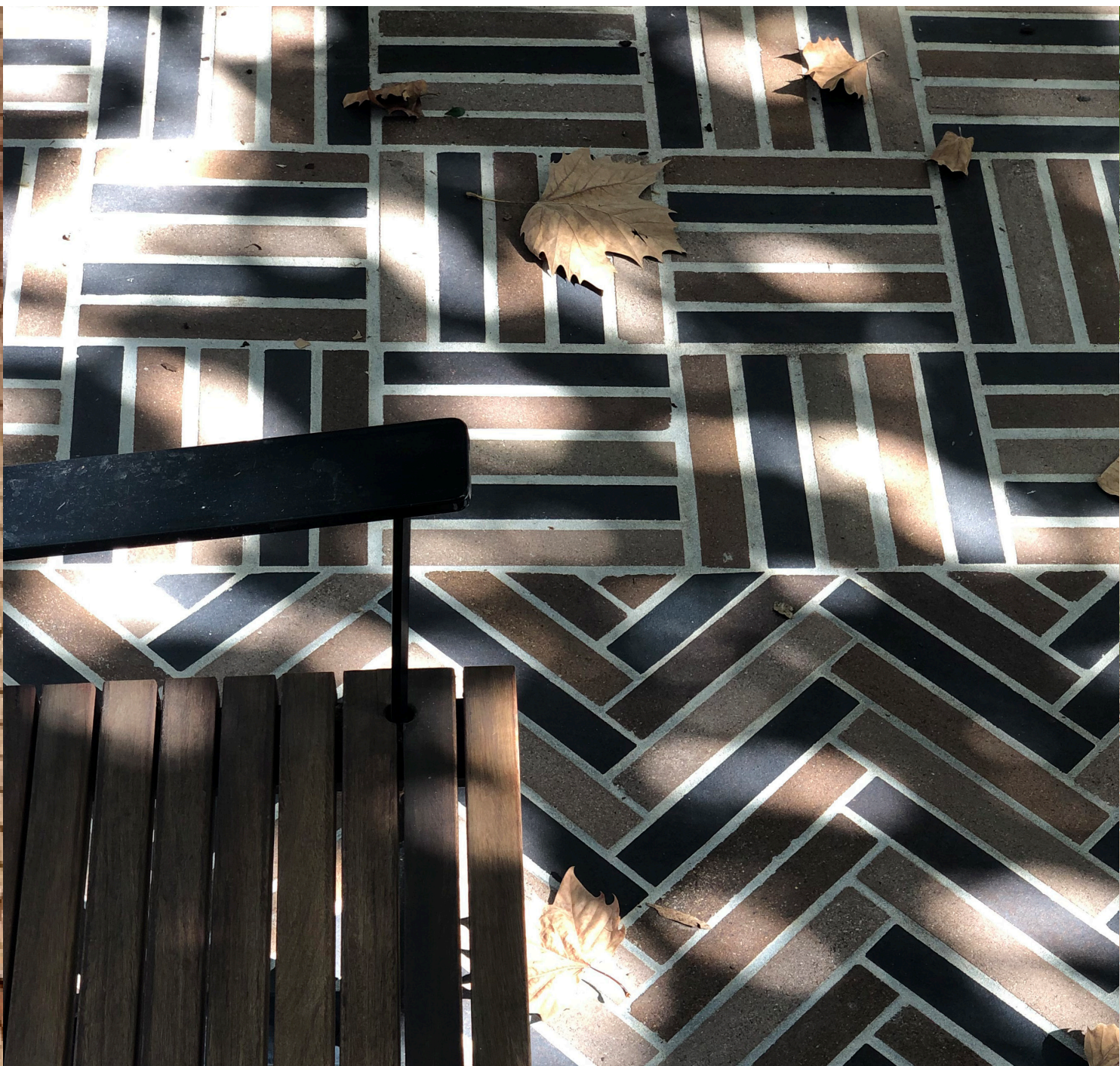
Cascading planting along Mill Hill building facade

Material Palette

Brick



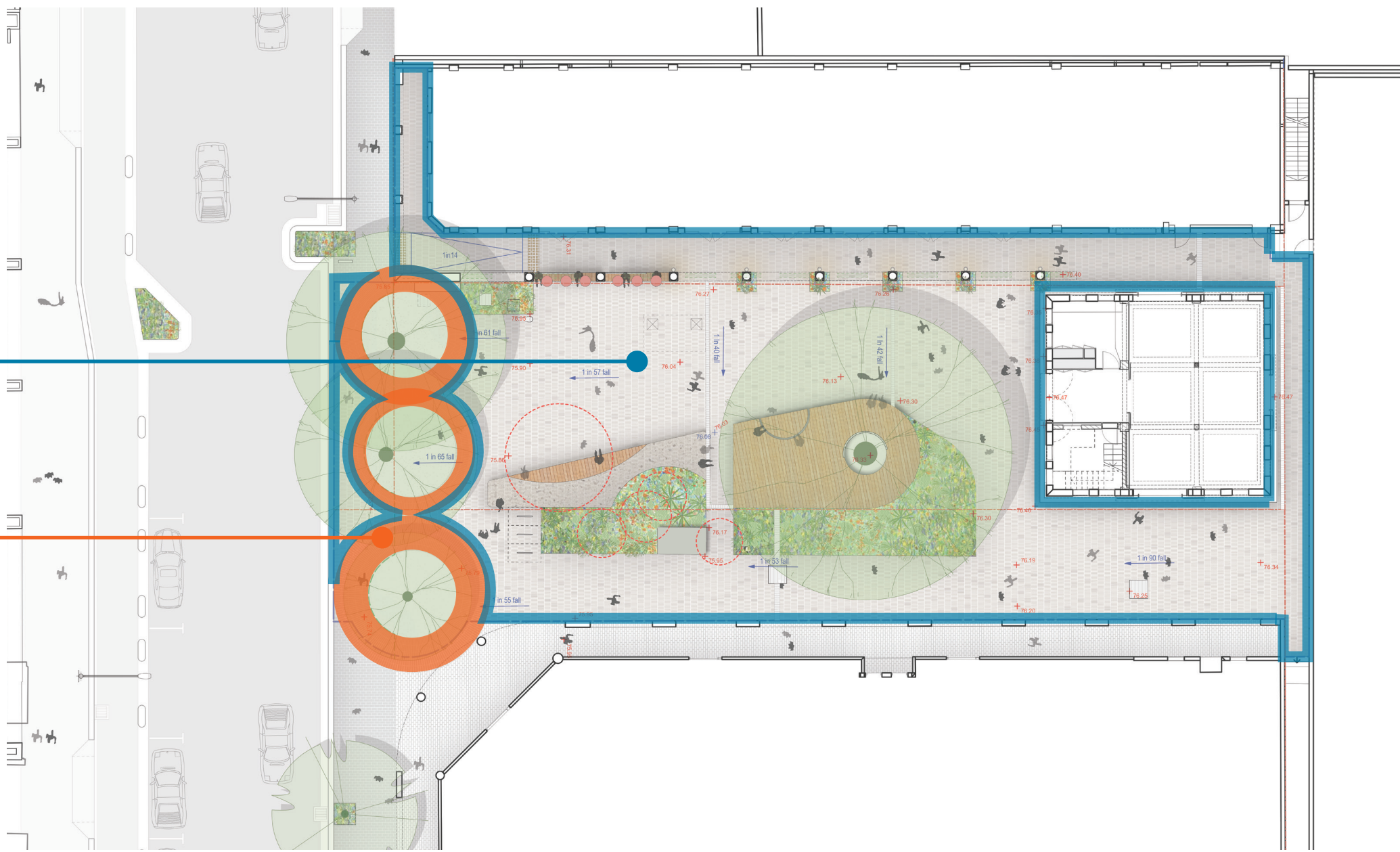
Brick Body Paving



Brick Radial Paving

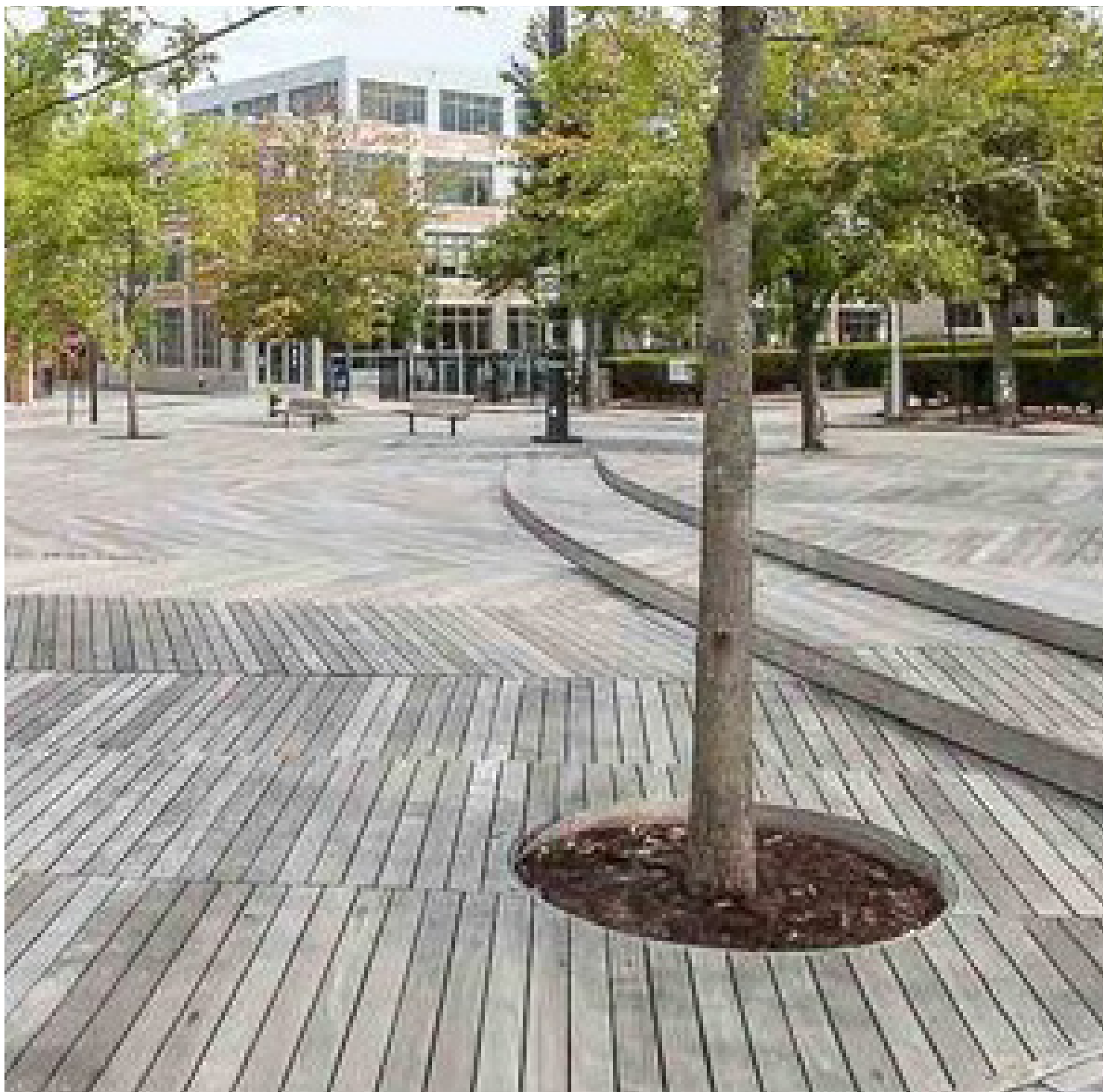
Brick Body Paving

Brick Radial Paving



Material Palette

Light weight timber stage with tree

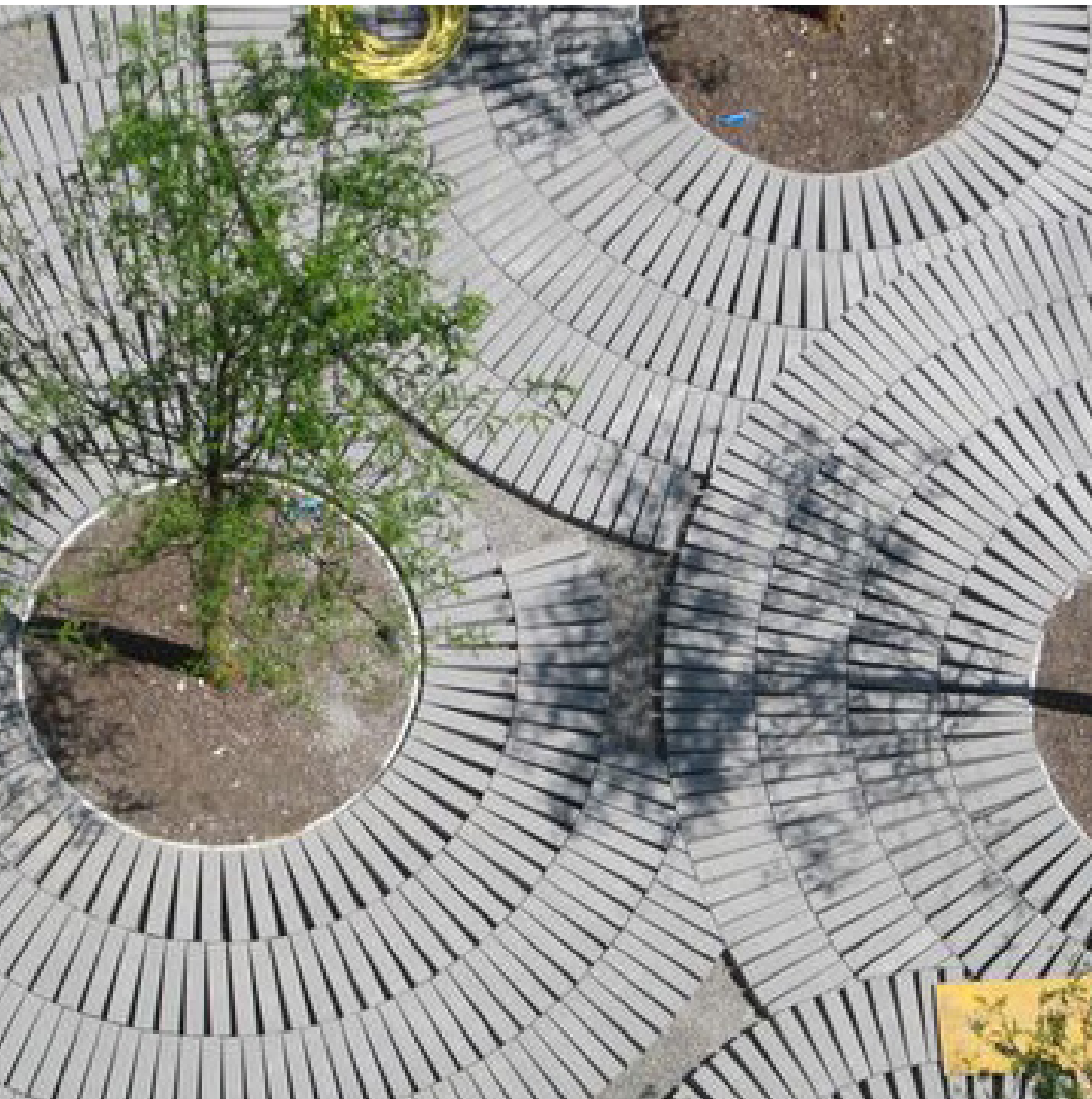


Material Palette

Timber Furniture Within Precast Concrete Elements



Tree Pit + Strip Drain



The Feature Plinth



Planting Palette

Planting Mix 1- Part Shade



Ajuga reptans 'Catlins Giant'



Dianella caerulea



Asplenium nidus



Licuala elegans



Dichondra repens

Planting Mix 2- Full Shade



Aspidistra elatior



Alpinia caerulea



Philodendron 'Rojo Congo'



Licuala elegans



Blechnum 'Silver Lady'

AMENDED PLANS

Planting Palette

1.1. Part shade Plant Palette 1

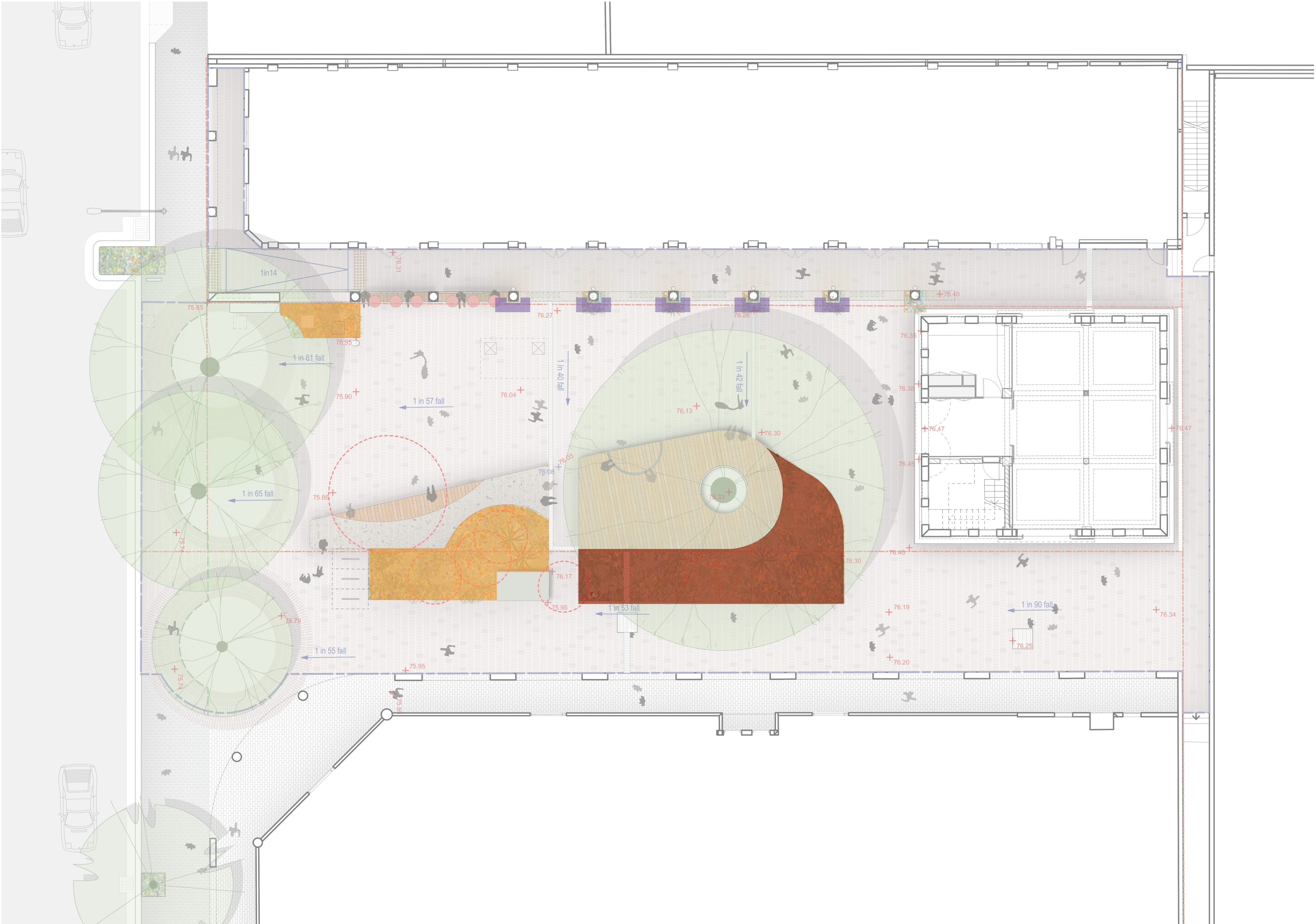
Botanical Name	Common Name	INDICATIVE pot size	Exotic / Native
Ajuga reptans 'catlins giant'	Carpet Bugle	200mm	Exotic
Dianella caerulea	Blue flax-lily	200mm	Native
Asplenium nidus	Birds's-nest fern	45L	Native
Licuala elegans	Australian fan palm	45L	Native
Dichondra repens	Kidney Weed	150mm	Native

1.2. Full shade Plant Palette 2

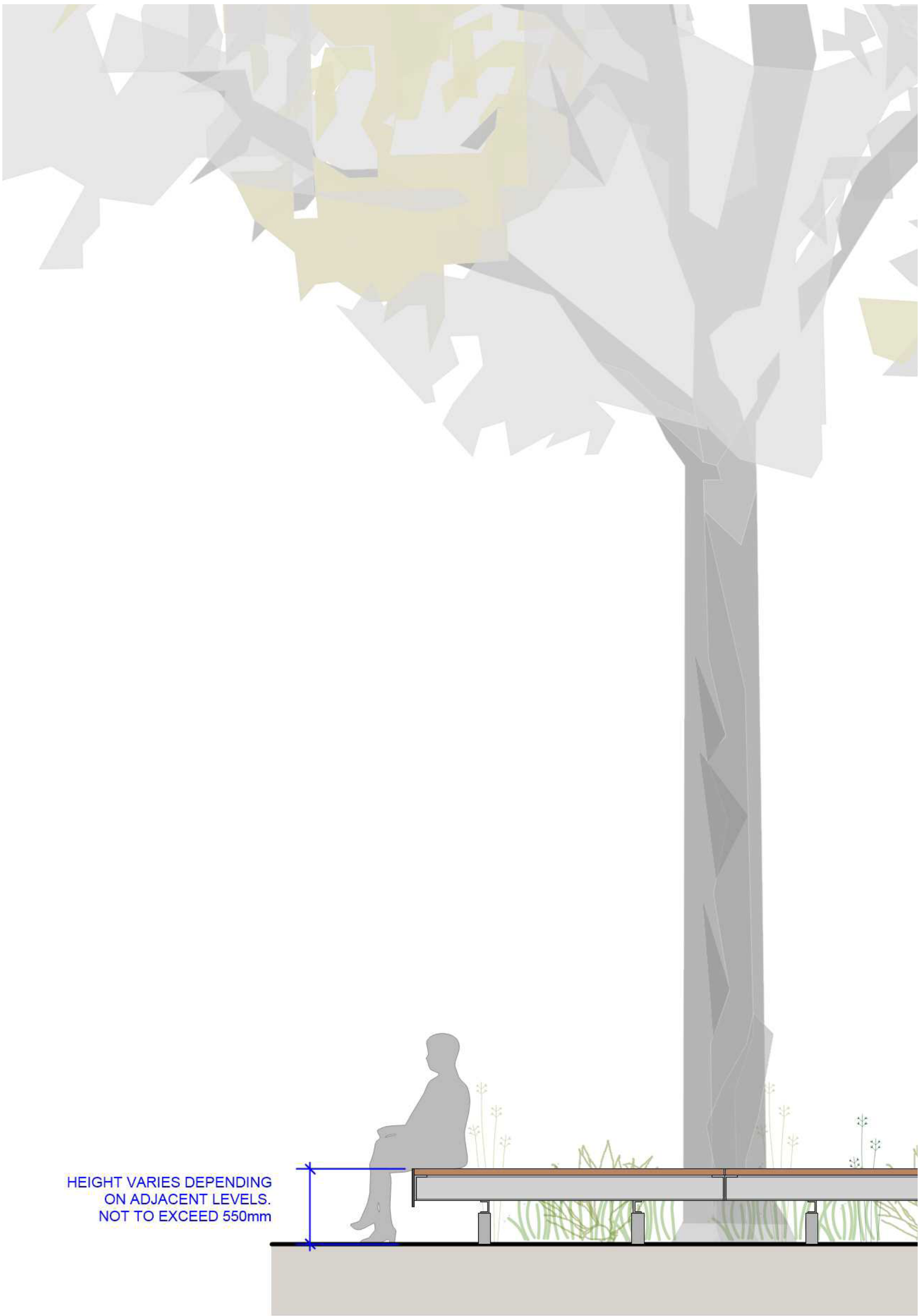
Botanical Name	Common Name	INDICATIVE pot size	Exotic / Native
Aspidistra elatior	Cast iron plant	200mm	Exotic
Alpinia caerulea	Native ginger	200mm	Native
Philodendron 'Rojo Congo'	Rojo Congo	200mm	Exotic
Licuala elegans	Australian fan palm	45L	Native
Blechnum 'Silver Lady'	Dwarf tree fern	45L	Exotic

1.3. Climbing/Cascading Palette 3

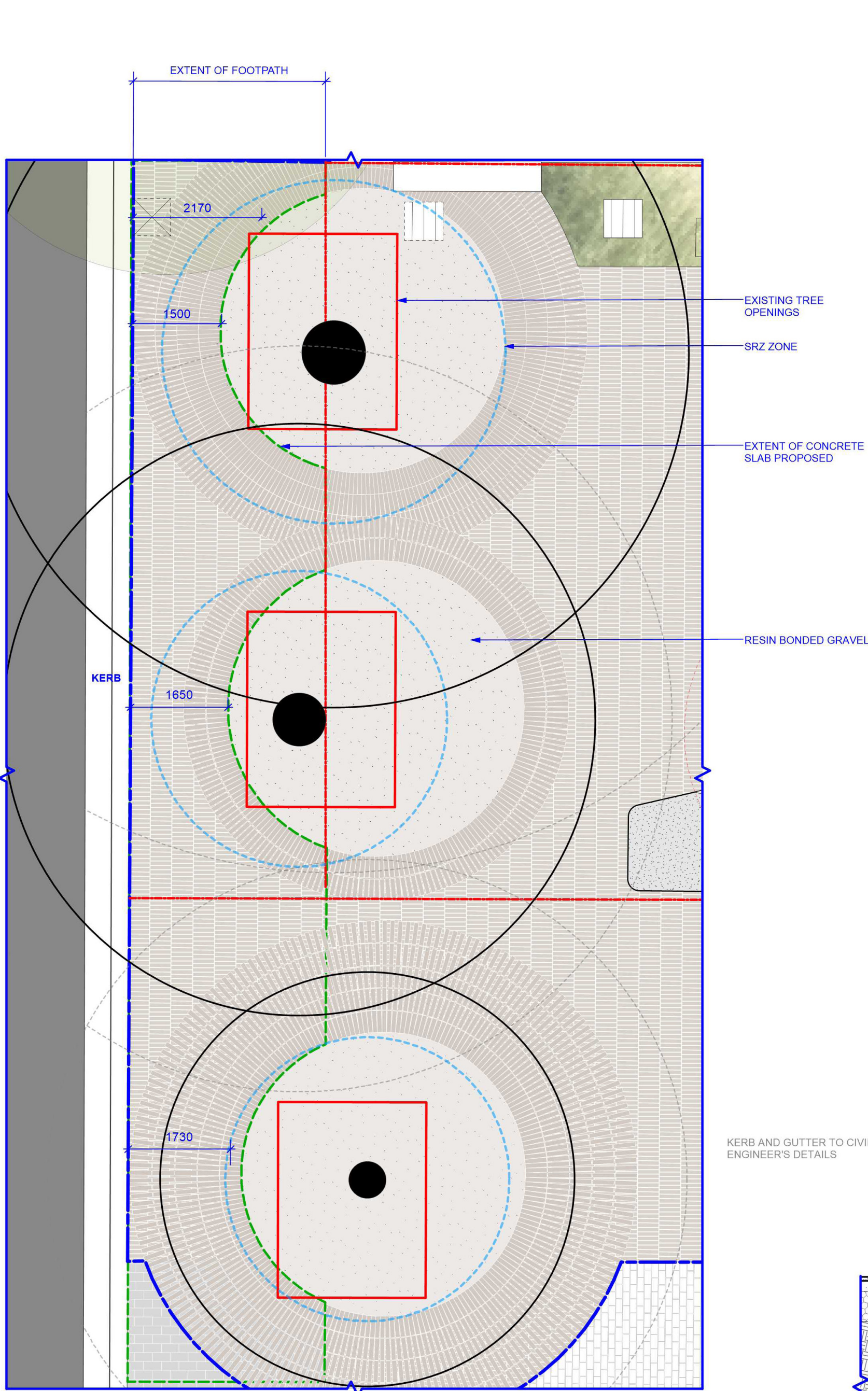
Botanical Name	Common Name	INDICATIVE pot size	Exotic / Native
Climbing Planting			
Ficus pumila	Creeping fig	200mm	Exotic
Trachelospermum jasminoides	Confederate jasmine	200mm	Exotic
Cascading Planting			
Pyrostegia venusta	Flamevine	200mm	Exotic
Pandorea pandorana	Wonga Wonga Vine	200mm	Exotic
Pandorea pandorana	Wonga Wonga <i>Pandorea pandoranaine</i>	45L	Exotic



Details



DETAIL 1. Feature custom timber seating



DETAIL 2. Typical tree pit detail

