

100 WALKER STREET

North Sydney, New South Wales

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Development Application
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RENDER BY BATESMART

ASPECT Studios



‘We design
places where
people want
to be.’

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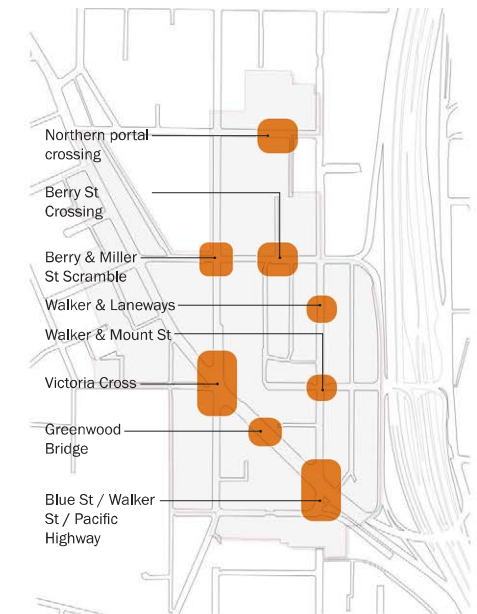
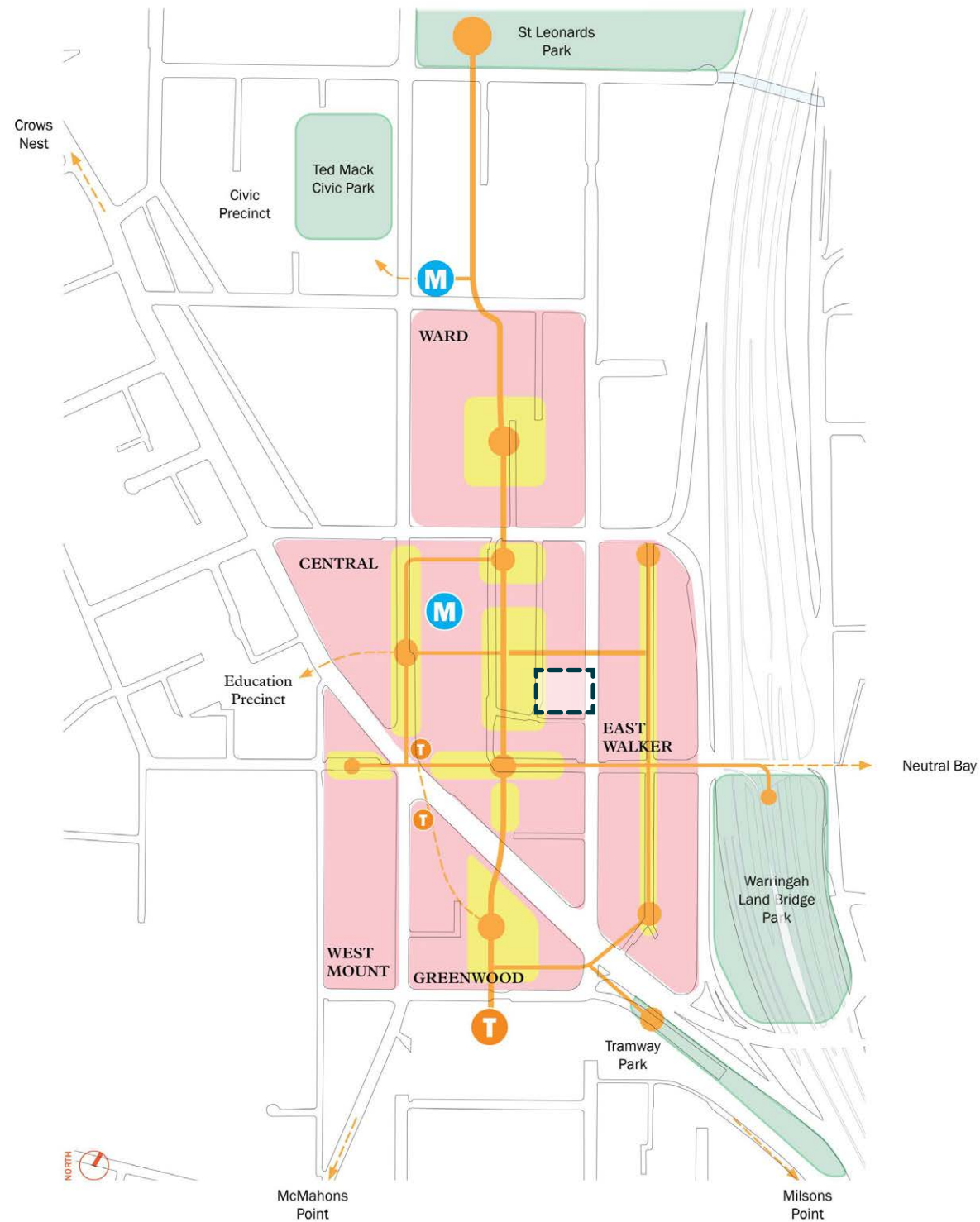
1.1 Context



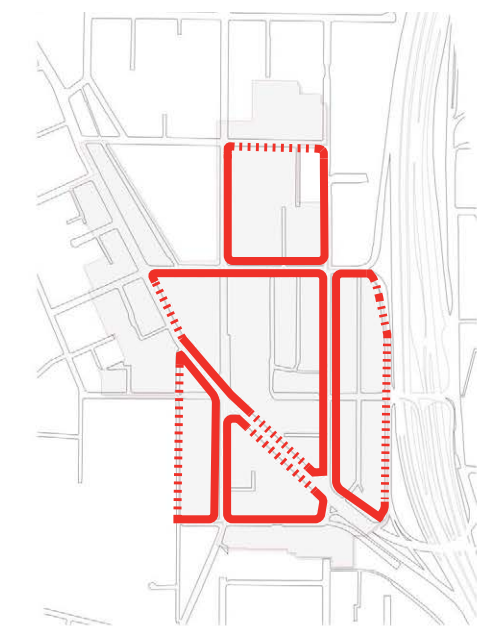
1.1 Critical Connector - The North Sydney Public Domain Strategy

Enhancing Connections

The new 100 Walker Street laneway connection forms a critical part of the North Sydney Public Domain Strategy. As both a connector and part of the active perimeter strategies, developing a human centered design approach through the use of retail activations, intelligent planting palettes, all with a focus on comfort and function, forms a critical step in shaping a better connected North Sydney through to the Sydney CBD.



Connectors

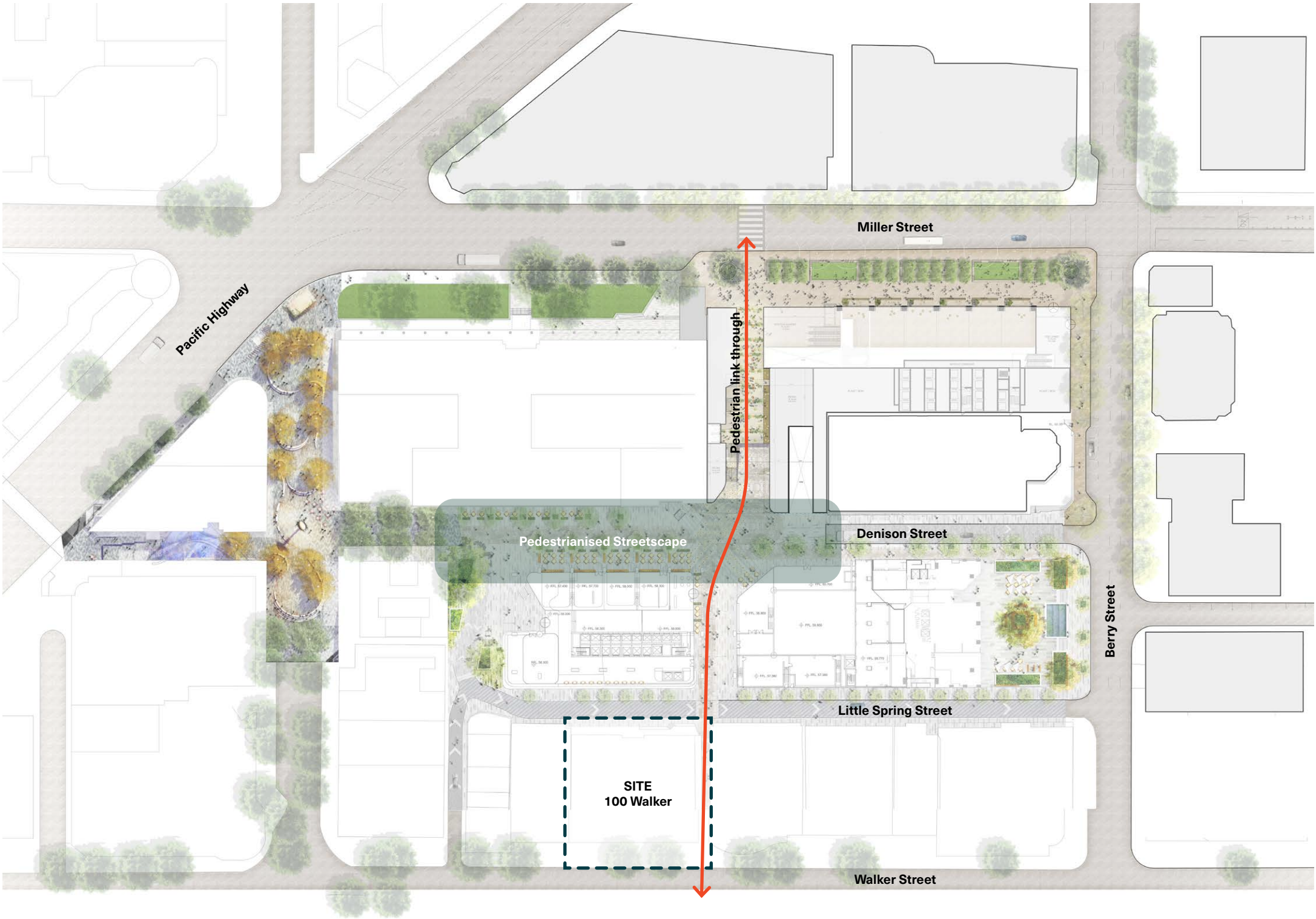


Active perimeter

1.1 Local Vision - Connecting with Local Context

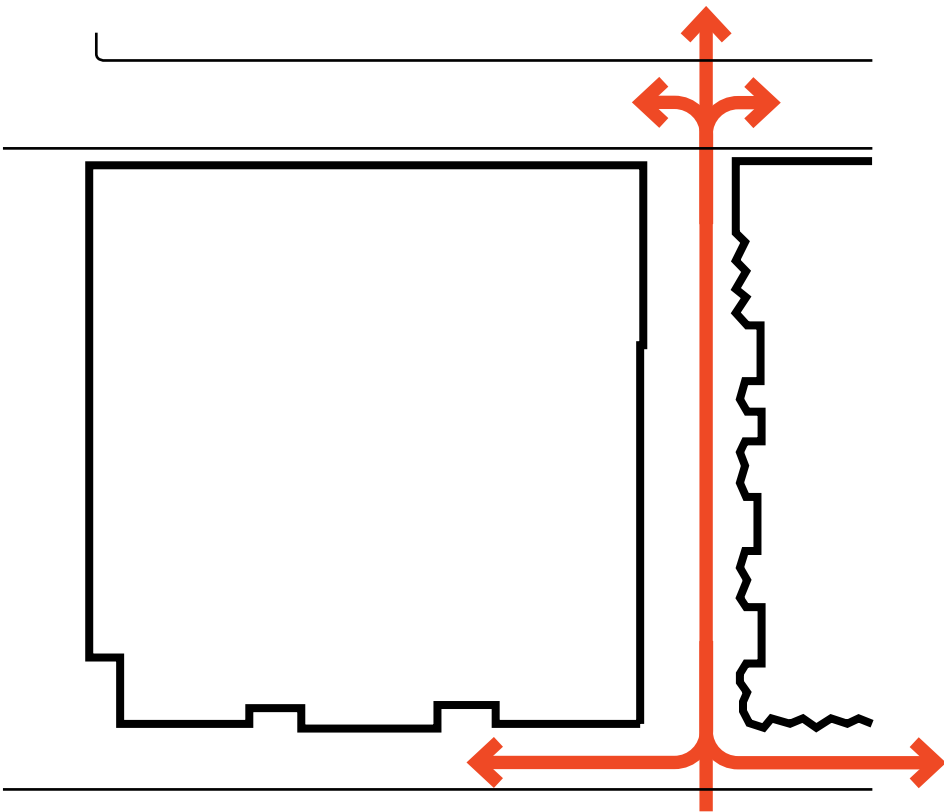
A Growing Story

Recognising the future of North Sydney provides key insight and direction into the development and design of 100 Walker Street. Ensuring a consistent and pre-emptive circulation strategy, as well as understanding the broader future pedestrian thoroughfare experience has driven a focus on the outcomes of the 100 Walker Street laneway.

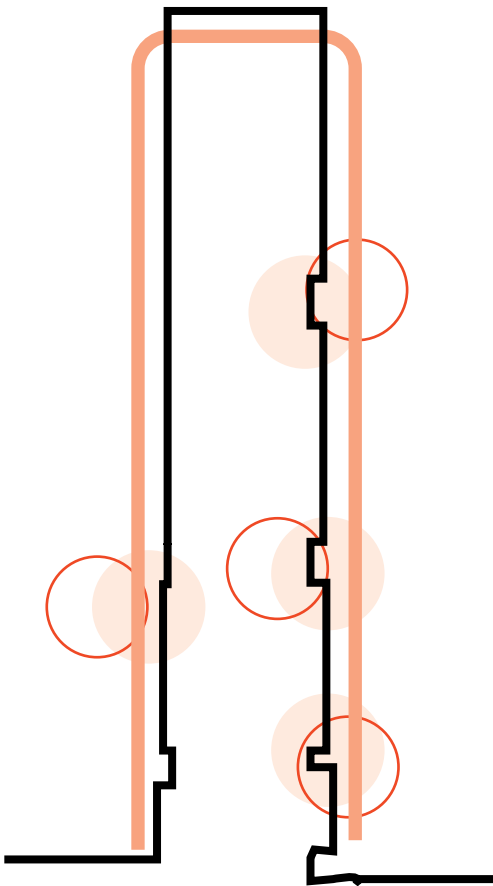


2.1 Landscape Vision and Drivers

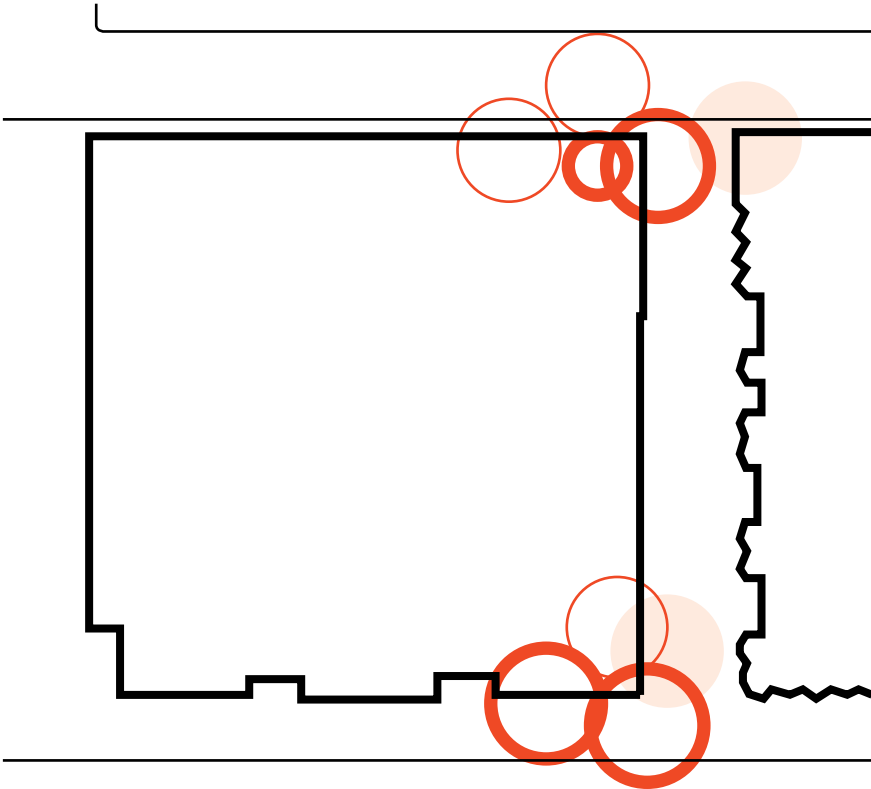
A new vision for North Sydney which forms significant opportunities to improve public realm in the light of Victoria Cross Metro Station will drive the landscape approach for 100 Walker St. The development aims to create a high quality public realm that responds to opportunities for greater cross-block connectivity and an important shift in the streetscape fabric of the area. The landscape will promote fine grain active edges and passive surveillance of the street, whilst softening the built form, to add to the quality of life and well-being of the community.



Connectivity of public space - the evolution of North Sydney the development of Sydney Metro and a change in pedestrian activation and flow. The laneway adjoining 100 Walker St becomes a crucial East to West link between Miller and Walker Streets and the proposed Denison Street development, responding to the North Sydney Place Book as a “high quality lane”.



Vertical greening - responding to the articulation of the built form, greening via facade planters provides interest and softening to city forms and increases the comfort of internal building spaces.



Active frontages - simple and clean landscape spaces that provide volume and space for outdoor dining will encourage activation of streetscape and laneway. The landscape will consider alternative methods of vibrancy and appeal, suitable to the constrained nature of spaces, such as overhead art, interactive lighting and meaningful pocket planting.

2.3 Indicative Landscape Character Images



Section 4 - Drawings

4.1 Lower Ground Floor Plan

Key	
1	Streetscape pavement - Juperana or similar (as per NSC Pubic Domain Style Manual)
2	Existing street tree to be removed
3	Through site link
4	Tenancy dining space
5	Walker Street vehicular entry (as per NSC Pubic Domain Style Manual)
6	Proposed Columnar street tree
7	Feature pavement to highlight dining areas and building entrances
8	External feature pavement to continue into internal lobby
9	Existing service pits
10	Existing seat to be retained

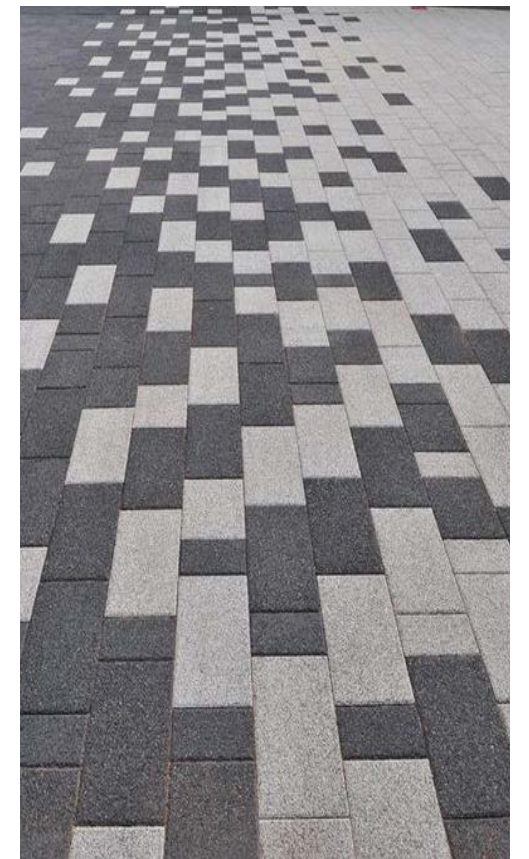
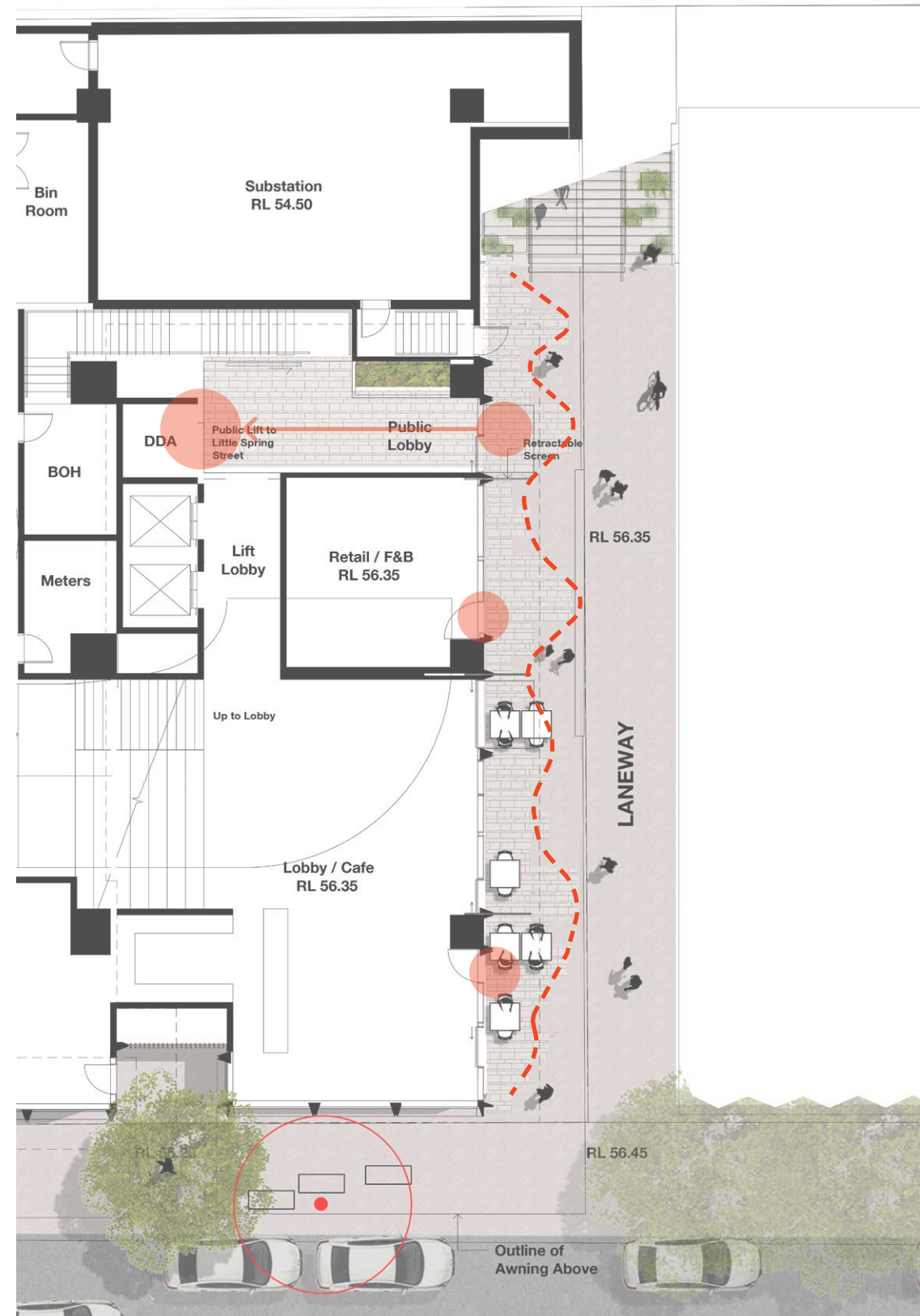
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5.1 Lower Ground Floor Plan Pavement Strategy

Legibility and Hierarchy

Through the use of high quality pavement materials, soft planted edges, and intelligent but subtle patterning strategies, the pavement shall highlight and set prominence to building entrances and retail access. This then coupled with broad patterned area's denoting use for outdoor dining and retail laneway opportunities will ensure a functional and refined aesthetic to the laneway.



5.2 Upper Ground Floor Plan

Key

1	Streetscape pavement - Juperana or similar (as per NSC Pubic Domain Style Manual)
2	Access stairs
3	Pocket planting to terraces soften interface to building
4	Through site link
5	Main lobby entry
6	Raise planter to facade edge (400mm deep)
7	Screening planting to terrace in raised planter
8	Existing street tree to be removed
9	Existing service pits
10	Existing seat to be retained

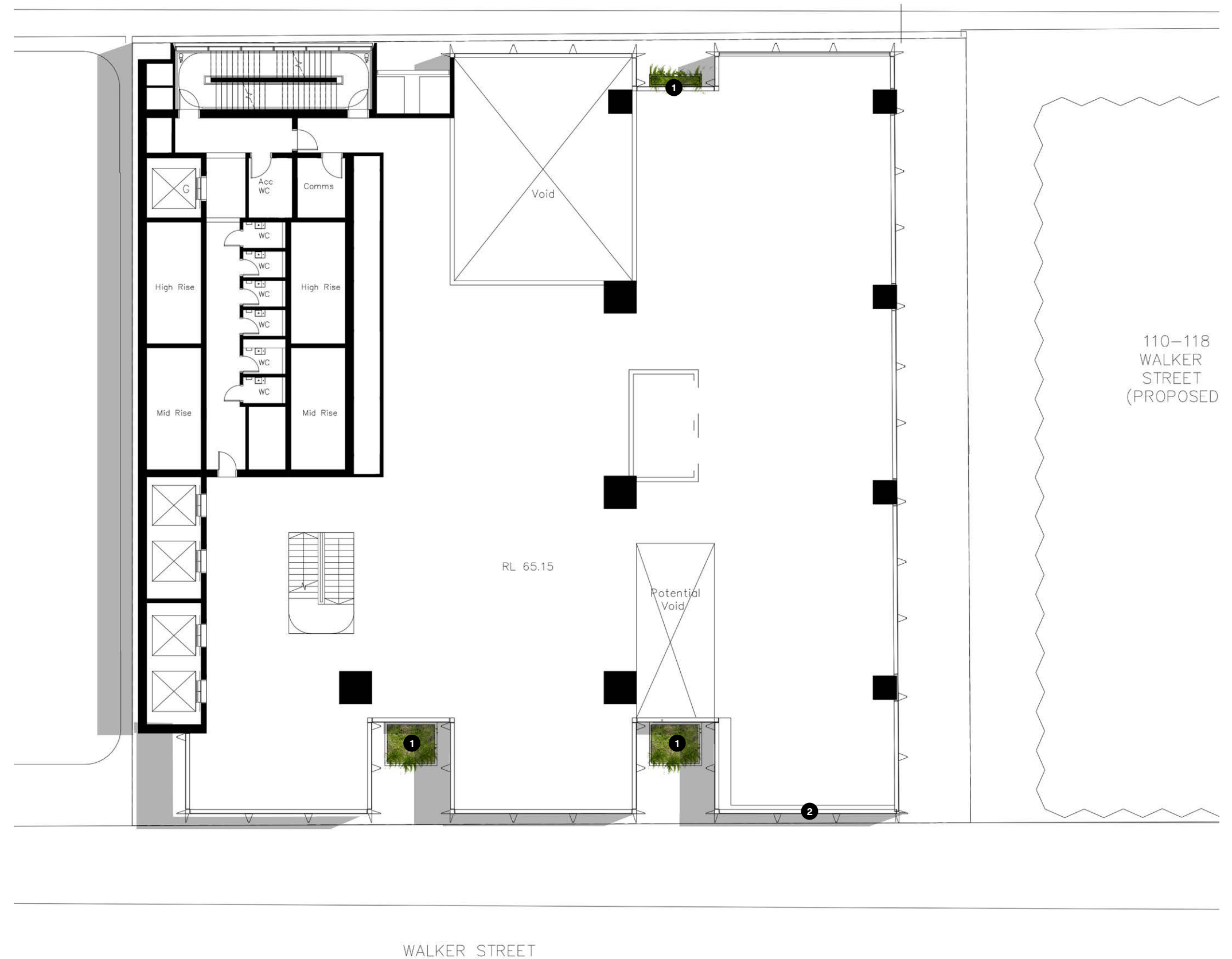


5.3 Level 1 Floor Plan

LITTLE SPRING STREET

Key

- 1 Raise planter to facade edge (400mm deep)
- 2 Screening planting to terrace in raised planter



WALKER STREET

SCALE 1:200 @ A3



5.4 Level 2 Floor Plan

Key

- 1 Raise planter to facade edge (400mm deep)
- 2 Screening planting to terrace in raised planter (600mm deep)



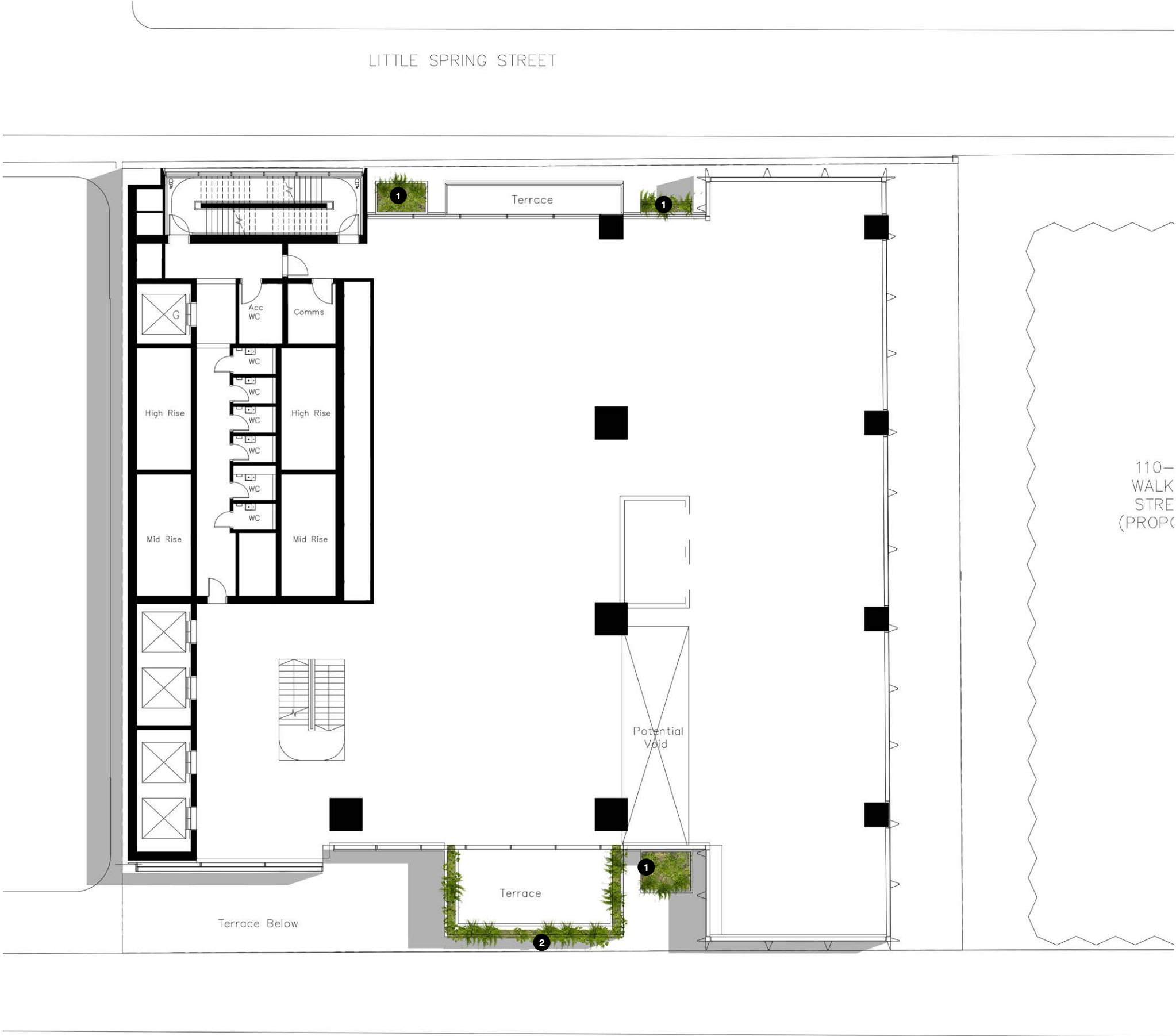
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5.5 Level 3 Floor Plan

Key

1	Raise planter to facade edge (400mm deep)
2	Screening planting to terrace in raised planter (600mm deep)



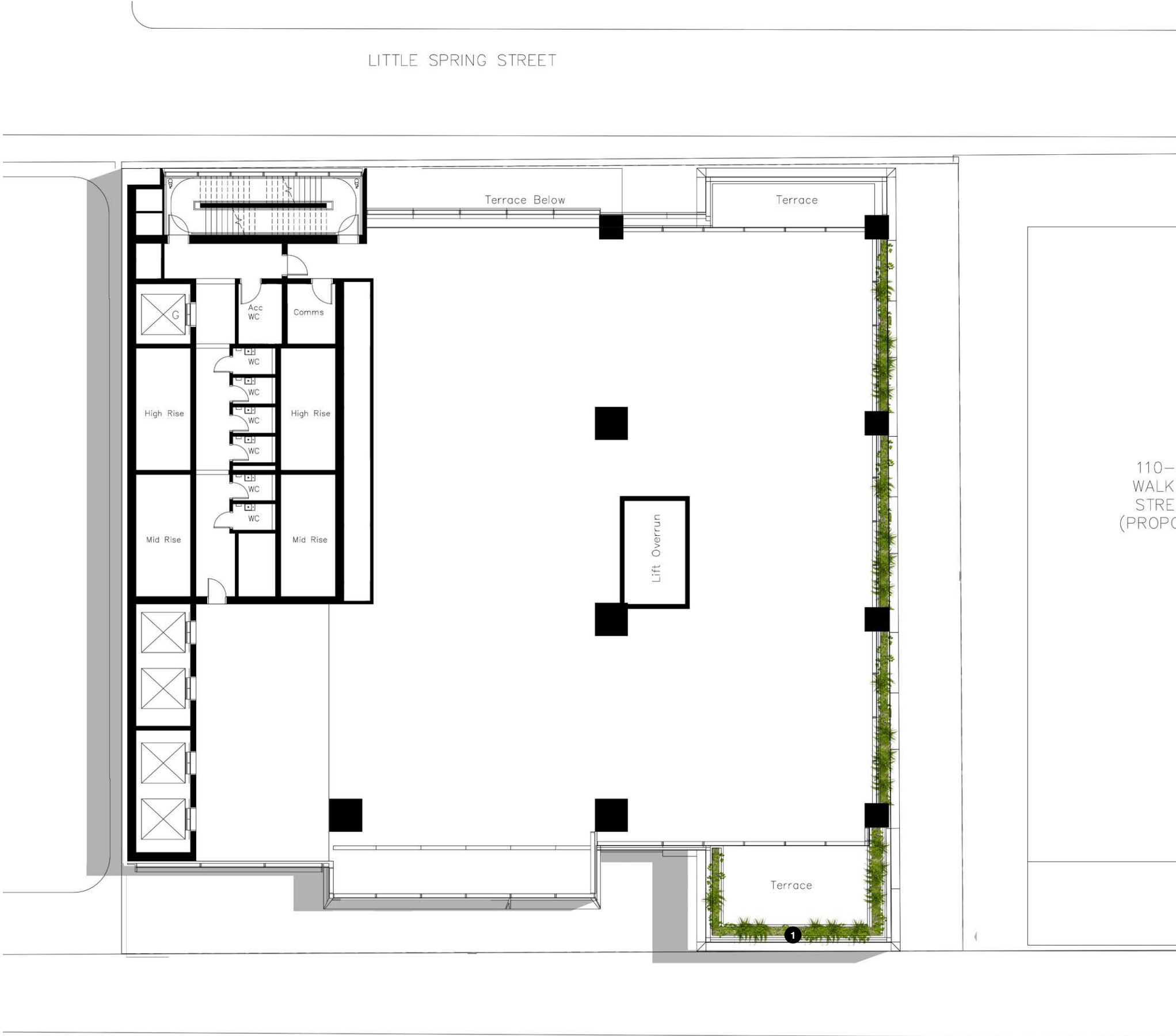
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5.6 Level 4 Floor Plan

Key

1 Screening planting to terrace in raised planter (400mm deep)



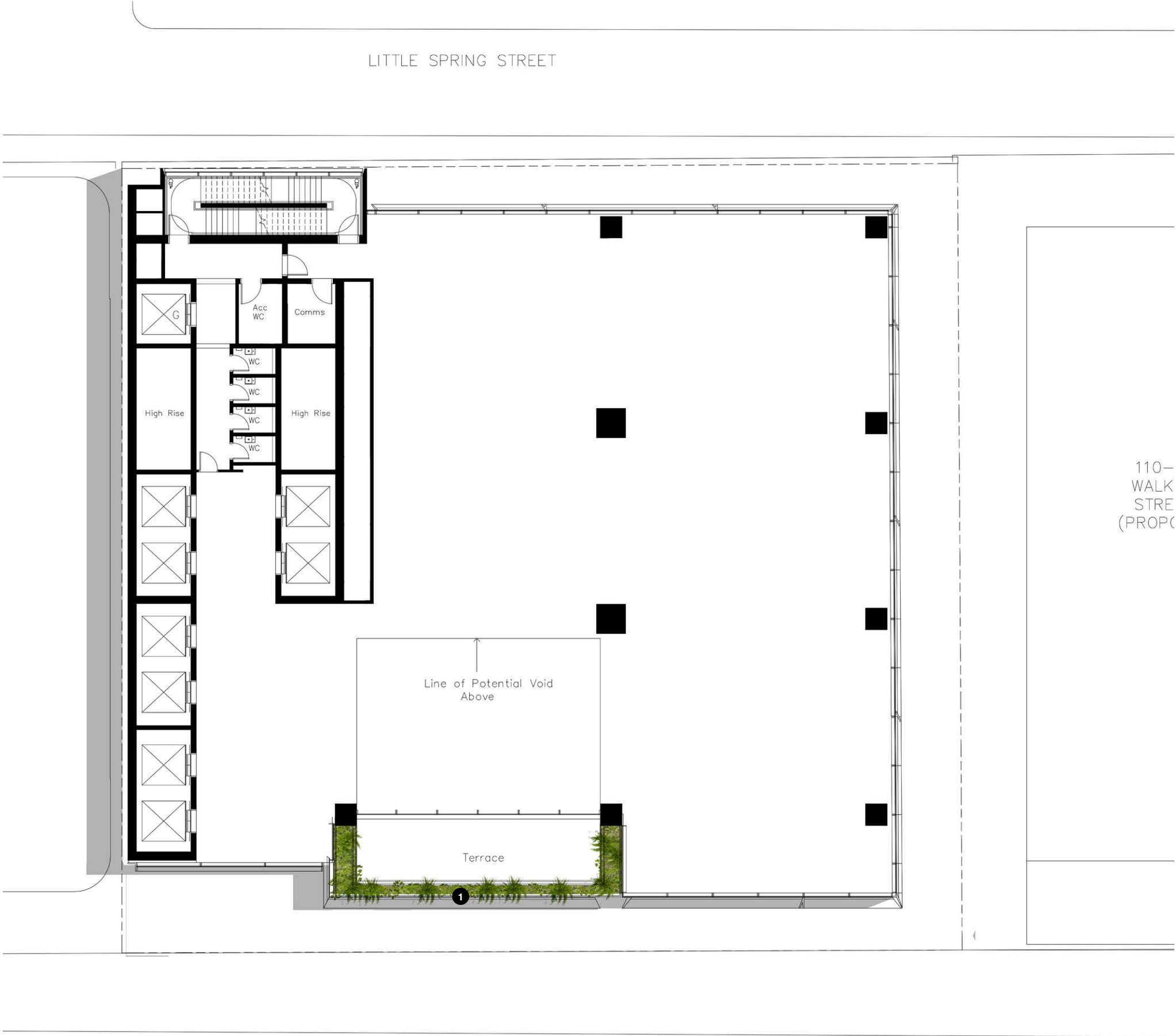
WALKER STREET

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5.7 Level 16 Floor Plan

Key

1	Screening planting to terrace in raised planter (600mm deep)
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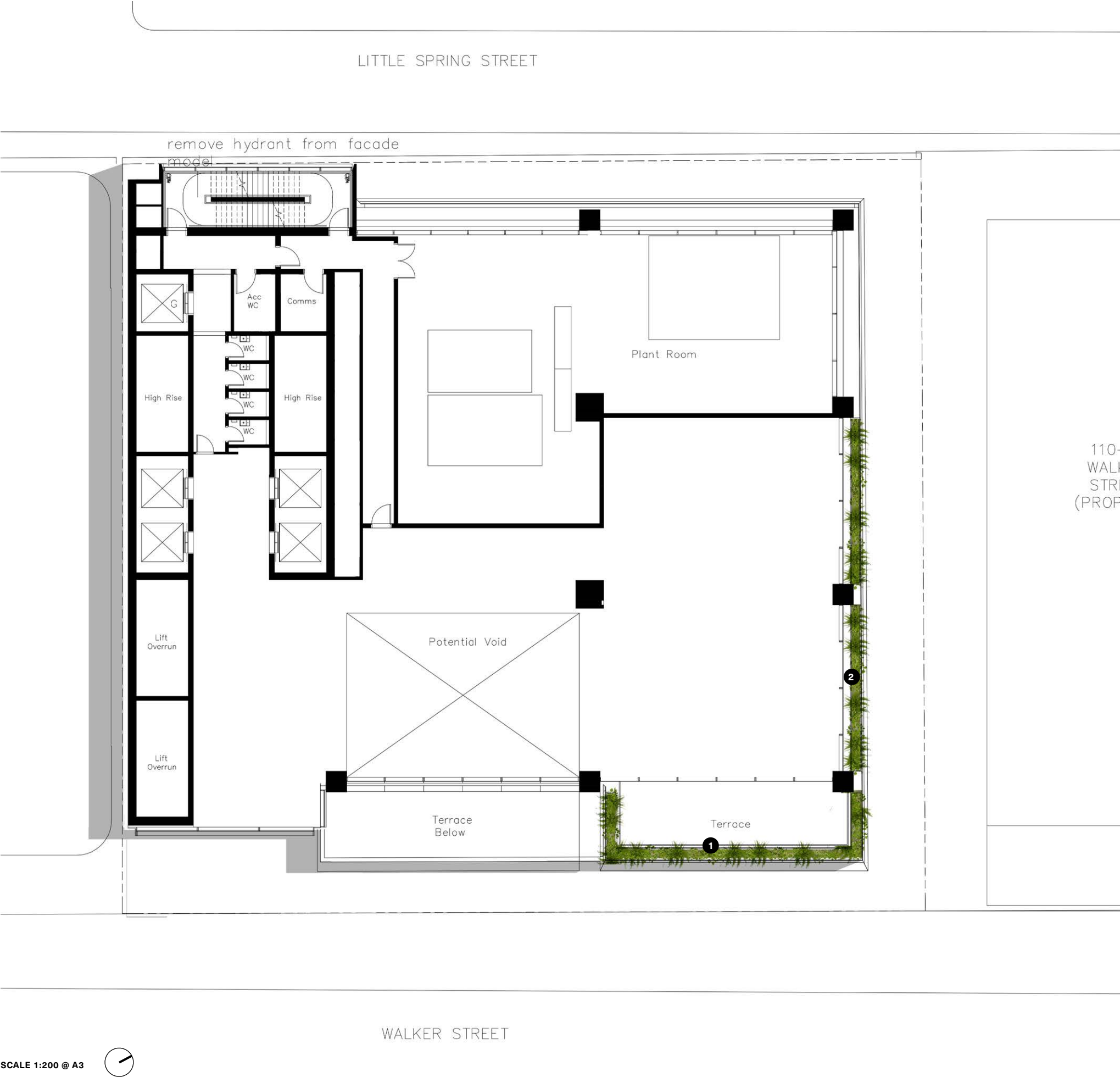
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5.8 Level 17 Floor Plan

Key

1	Screening planting to terrace in raised planter (600mm deep)
2	Raised planter to facade edge (400mm deep)



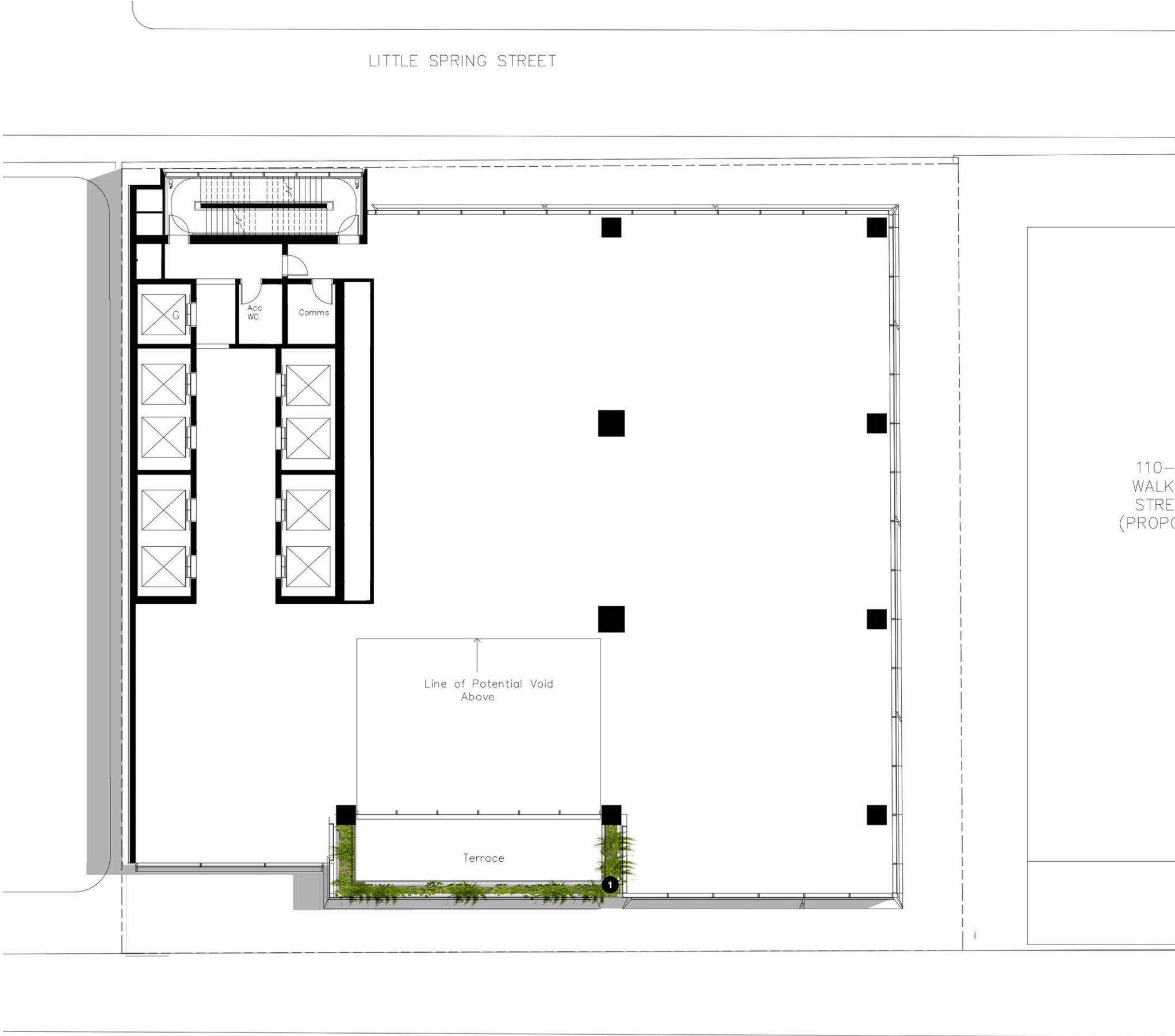
SCALE 1:200 @ A3



5.9 Level 30 Floor Plan

Key

1	Screening planting to terrace in raised planter (600mm deep)
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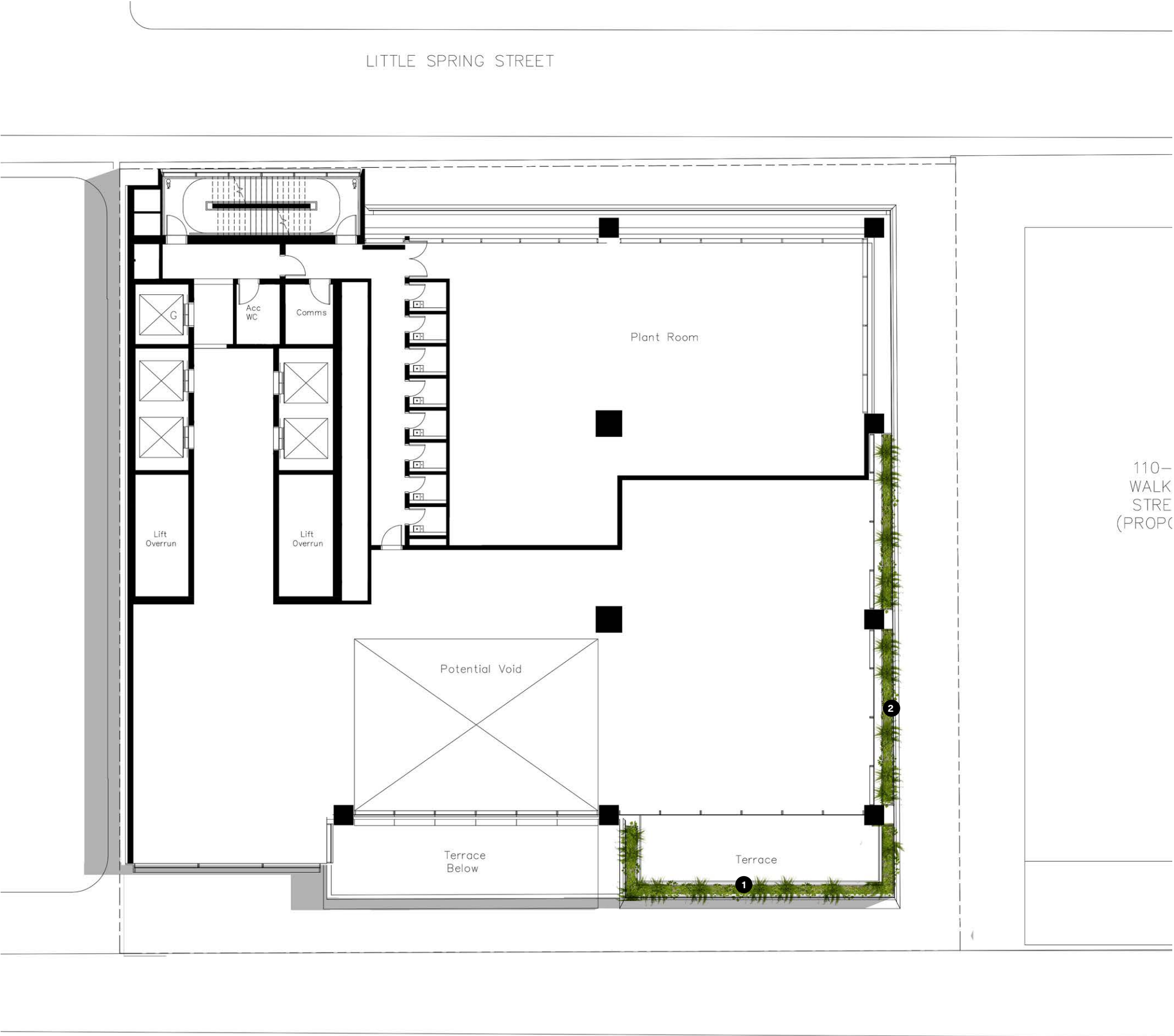
SCALE 1:200 @ A3



5.10 Level 31 Floor Plan

Key

1	Screening planting to terrace in raised planter (600mm deep)
2	Raised planter to facade edge (400mm deep)



SCALE 1:200 @ A3



5.11 Level 43 Floor Plan

Key

1	Screening planting to terrace in raised planter (600mm deep)
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5.12 Landscape Perspective - Walker St to Little Spring St

Key	
1	Raise planter to facade edge (400mm deep)
2	Pocket planting to terraces soften interface to building
3	Walker Street
4	Little Spring Street



5.13 Landscape Perspective - Walker St Frontage

Key	
1	Raise planter to facade edge (400mm deep)
2	Pocket planting to terraces soften interface to building
3	Little Spring Street
4	Alternate Paving Pattern to Highlight Entrys and Seating
5	Strip Lighting in Pavement
6	Strip Lighting to Stairs and Planting



Day Activation



Night Activation

5.14 Landscape Palette

Softscape Palette

The planting palette will celebrate plant diversity with a rich display of form, texture and colour, with some reference the “Native Plants of North Sydney Council Area ” document. Additionally, through intellengent planting strategies, the palette has been developed to withstand the harsh windy conditions of the area.

Note: All planting areas to be fully irrigated with an automatic system.

Light level studies will be undertaken to assist in selecting appropriate species for micro conditions

Public Realm and Facade Planters



Lomandra cylindrica



Dichondra repens



Blechnum cartilagineum



Alpinia nutans



Cissus antarctica



Philodendron 'Green Congo'

Street Tree Species



Elaeocarpus eumundi

Hardscape Palette

The soothing greens of the softscape are to be set against a warm neutral material palette with a reliance on stone, concrete, and timber to create a simple and timeless materiality.

Hardscape Materiality



North Sydney public domain paving
Granite feature paving 'Austral Juparana'
Finish: Exfoliated
Size: 400x600x50mm thick



Feature Pavement to highlight dining and entrances in laneway
Bluestone feature paving
Finish: Exfoliated
Size: Mixed format



Mulch
Gravel Mulch

Cascade Planting



Plectranthus australis



Myoporum parvifolium



Epipremnum aureum



Epipremnum pinnatum



Pandorea pandorana



Russelia 'Lemon Falls'

Section 6 – Specification

6.1 General Notes

1.0 GENERAL

Scope of works as shown on drawings. All garden areas to have minimum internal width of 600mm. A durable edge is to be provided between all garden beds and turfed areas or areas of other loose material.

2.0 CULTIVATION

Subsoil is to be cultivated prior to spreading topsoil to a minimum depth of 150mm unless this will adversely affect the roots of established trees.

3.0 TOPSOIL

Standards: To AS 4419 ‘Soils for landscaping and garden use.’

Priority is to be given to using existing site topsoil provided it meets or can be cost-effectively ameliorated to be the Australian Standard. If additional soil is required to meet the minimum depths, the imported topsoil is to meet the Australian Standard. Fit for purpose on podiums.

Minimum depths:

- To garden beds - 400mm
- To tree holes and pits - 400mm or 1.5 x rootball depth -whichever is greater, over an area of twice the rootball diameter for trees supplied in pots or bags

4.0 MULCH

Standards: To AS4454 ‘Compost, soil conditioners and mulches’.

Mulch Type: Hoop Pine bark - 75 to 100mm deep

5.0 TREES

Minimum sizes: refer to plant schedules.

Trees adjacent to pathways, entries, parking areas and driveways shall be capable of attaining a 1.8m clear trunk height on maturity.

Staking: All trees shall be staked or guyed as appropriate

All trees supplied are to comply with Australian Standard AS2303: 2015 ‘Tree Stock for Landscape Use.’

Trees on podium areas have been selected for their robust qualities to withstand windy aspects.

6.0 SHRUBS AND GROUNDCOVERS

Plant species selection shall be finalised in accordance to container type, size and location, taking into account orientation, shading and wind.

Minimum sizes: refer to plant schedules

Shrubs shall not exceed 1m height along street frontages, pathways and adjacent to open space areas. Landscaping, planting and mounding shall not interfere with visibility along a pathway.

Planting densities and stock sizes are to ensure full coverage of mulched planting areas within 2 years.

7.0 PODIUM PLANTING & STREET TREES

Podium planting and Street Trees in compliance with North Sydney Standard Drawings

8.0 PEDESTRIAN PAVEMENTS

All pedestrian pavements shall be stable and usable in all weathers. All pedestrian surfaces shall have a classification of ‘W’ or ‘V’ to AS/NZS 4596 ‘Slip Resistance classification of new pedestrian surface materials’.

9.0 IRRIGATION

All garden beds and planter boxes in common areas shall be irrigated by a reticulated irrigation system.

The irrigation system is to be designed by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a diploma of Irrigation, or with equivalent experience.

Proposed location of rainwater harvesting tank for irrigation is TBC within the basement. Capacity TBC. Refer to Architect’s and Engineer’s drawings.

Irrigation controllers shall be located in accessible areas.

Hose cocks shall be provided in each landscape zone for maintenance.

10.0 DRAINAGE

All pavements, turf and planted areas shall be adequately drained. All garden beds and planter boxes shall be drained with sub-surface drains connected to stormwater. Wherever possible surface run off shall be directed towards garden beds, turf or other permeable surfaces where water quality is conducive to plant growth. Landscaping uses appropriate materials to maintain the function of an overland flow path.

11.0 LIGHTING

Lighting shall be provided to entries, driveways and pedestrian pathways.

Standards: To AS/NZS 1158 ‘Lighting for Roads and Public Spaces’.

12.0 ESTABLISHMENT AND DEFECTS LIABILITY

An establishment period of 12 weeks from the date of practical completion shall apply to landscape softworks (planting). During the establishment period, the plantings will be watered, weeded, pruned and monitored to ensure the softscape is growing well at the end of the period, with any dead or failing plants to be replaced.

A defects liability period of 12 months from the date of practical completion shall apply to landscape hardworks.

6.2 General Maintenance Guidelines and Schedule

1.0 GENERAL GUIDELINES & TERMS

- The plants, when established are resilient to fluctuations in essential levels of, water and nutrition. Best results are achieved when continuity of supply is maintained. Any disruption to power and water to the irrigation must be highlighted to a supervisor.
- Short disruptions should not matter, but the longer that any essential element is disrupted the longer it will take for the landscape to recover. The most obvious indicator of health is the landscape as a whole, not the individual plants. The individual plants can, however, be initial indicators by themselves.
- These indicators could be one or several of the following:
- 1. Cessation of flowering
 - 2. No new leaf production and wilting of any new leaf growth
 - 3. Bleaching or discoloration of leaves (greens fading)
 - 4. Wilting, rolling and quilling of leaves (eventually all)
 - 5. Yellowing then browning of leaves (eventually all)
- After onsite establishment, the vertical green infrastructure elements should be washed down 2-3 times each year minimum to remove dust and pollution.
- Any dead foliage or dead flower spikes can be trimmed using a pair of secateurs or sharp scissors. Best practice is to sanitize all cutting tools after maintenance sessions by dipping them in methylated spirits or spraying with rubbing alcohol.
- Plants affected by caterpillars (mechanical chewing pests) to be sprayed with “Mavrik”
- Plants affected by aphids (sucking pests) to have “Confidor” added direct to nutrient tank.
- Please note the following terms:
- Any interruption to water or power supply resulting in plant loss necessitating replanting works the cost of access, labour and plants will be assessed, quantified for approval and sent to client for approval ahead of commencing replanting works.
 - Any damage to plants and the green infrastructure system as a whole, deemed an act of vandalism will be assessed, quantified and invoice to client. This scope of work falls outside regular scheduled green infrastructure maintenance.

2.0 CONTRACTED SERVICE AGREEMENT

- The following items will be checked by a maintenance supervisor on all scheduled maintenance visits:
- The fertiliser nutrient level; if this is low, it will be topped up.
 - The irrigation system; it will be tested and any necessary adjustments made
 - Pests and diseases will be controlled
 - Dead leaves or flower spikes will be trimmed where necessary
 - The vertical green infrastructure elements will need a complete wash down 2-3 times a year.
 - Verify all lights are operating.
 - Ensure drainage.

3.0 MAINTENANCE SCHEDULE FOR ALL PLANTING

Initial Service – One off service

- Prune and manage foliage removing any foliage displaying signs of stress or disease.
- Wash foliage to remove built up of dust, pollution.

Regular service – Once a month

- Prune and manage foliage removing and foliage displaying signs of stress or disease.
- Apply Fungicide and or systemic pesticide where required.

Major service – approx. 2 times a year

- Succession planting – replace seasonal plants where required.
- Wash foliage to remove built up dust and pollution.



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