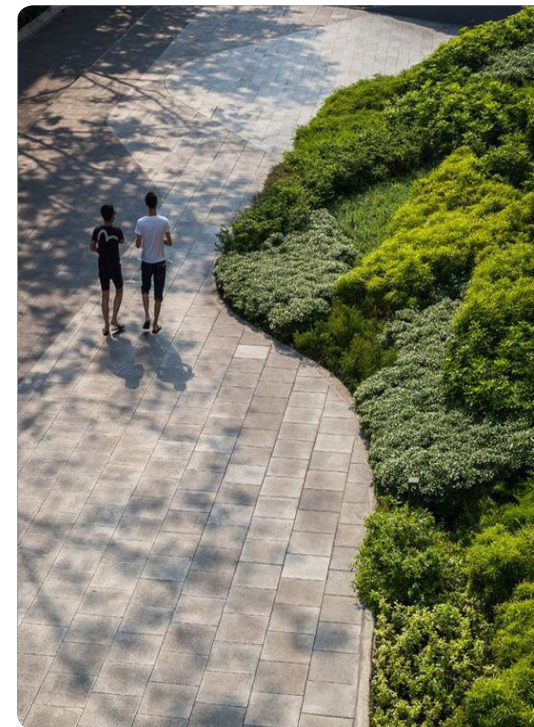
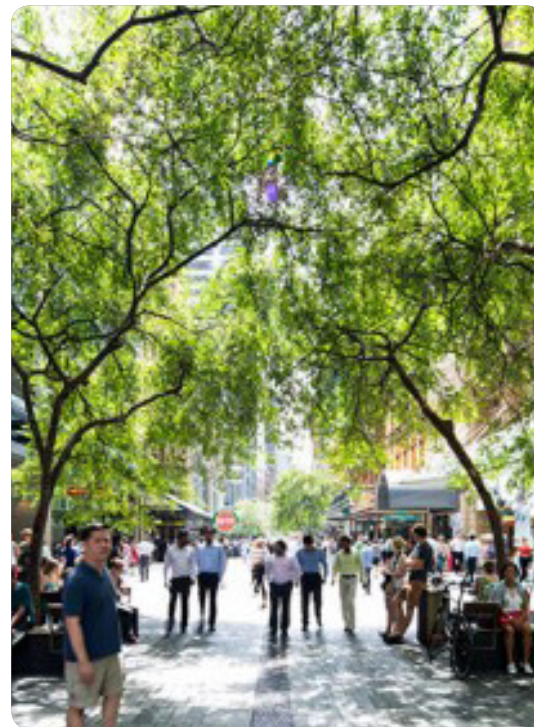


# 601 PACIFIC HIGHWAY ST LEONARDS

## LANDSCAPE DESIGN REPORT

NOVEMBER 2017

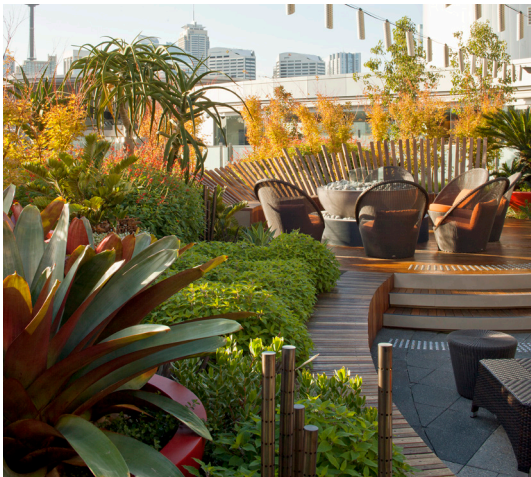
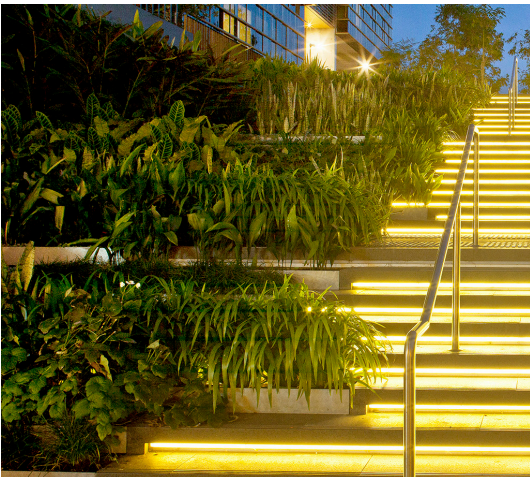
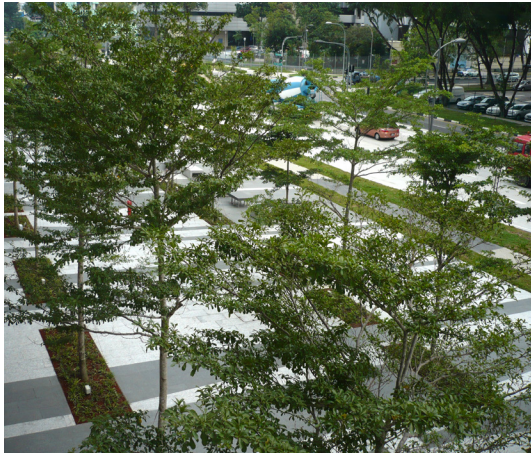
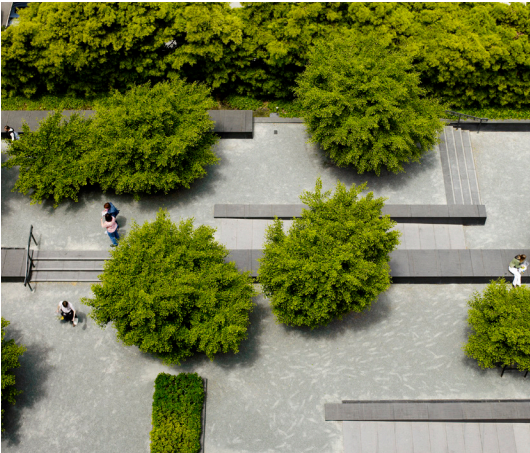


# O C U L U S

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# DESIGN PRINCIPLES



## CONNECTION + CONTINUITY

- Create DDA compliant access connections along Atchison Street, Pacific Highway, and throughout Mitchell Street Plaza
- Enhance circulation throughout and around the site
- Create clear visual and physical vertical links between built form and landscape
- Improve site levels and connect building to the street at grade
- Maximise solar access to public spaces

## ACTIVATION

- Activation of building edges to public domain
- Retail alfresco dining and adaptable public domain use
- Fine grain and quality retail amenity
- Night time and entertainment activation
- Bringing life to Atchison St and Mitchell St frontages throughout the day and evening
- Improved sight-lines lines and simplified grade changes to improve pedestrian orientation and way finding

## SHARED SPACES

- Connection and continuation of Mitchell St shared way to Pacific Highway
- Integration of high quality materials into shared space
- Safe and clear circulation for pedestrians and vehicles
- Custom furniture and bike parking facilities
- Active green street with increased vegetation
- Protection from wind and noise
- Lawn area for passive recreation

## DISTINCT PLACES

- Iconic and identifiable local space
- A proper night time economy
- Places to relax and unwind
- Sophisticated informal and formal meeting spaces
- Cultural programs and events
- Quality retail and amenity
- Creation of an iconic gateway into St Leonards

## A GREEN FOCUS

- Prominent green central plaza
- Visual connections from the ground floor public domain to the gardens above
- Sky, City, Nature
- Focus on green amenity and shade
- Using vegetation to create distinct places



# PLANNING PROPOSAL - PUBLIC DOMAIN INTERFACE

## LANDSCAPE CONCEPT

### Introduction

The potential redevelopment of the 601 Pacific Highway site is an opportunity to improve the public domain interface around this significant site in St Leonards, and enhance the way the site relates to critical public spaces at its boundary. The indicative built form concept design offers considered urban design initiatives that aim to make a significant contribution to the vibrancy and attractiveness of St Leonards Town Centre.

“...opportunity for weekend markets, ‘pop-up’ and cultural events, and other community engagement initiatives.”

### Vision

Ideally located in a rapidly evolving neighbourhood, 601 St Leonards can play a key role in defining the future direction of the precinct. The highly visible and well connected site, located near the top of the hill, on a bend in the Pacific Highway, calls for an iconic response that takes advantage of its location.

The introduction of fine grain retail and dining opportunities to the ground plane along Atchison Street and Mitchell Street plaza will bring increased activity and a sense of liveliness to the street level. These moves enhance the high street character of these key streets, contributing to a lively urban village atmosphere. The introduction of comfortable, inhabitable and intimately scaled spaces within the streetscape will promote human activity, creating an enhanced urban environment that is lived in and enjoyed, both day and night. These key design moves aid in the transformation of the neighbourhood, evolving from a stark, uninviting commercial district to a vibrant, richly layered and engaging urban destination.

### Landscape Concept Design

The indicative Landscape Concept Design envisages outdoor seating and dining opportunities activating the edges of public spaces, with substantial green gathering spaces in the adjacent Mitchell St Plaza. These spaces offer opportunity for seasonal events such as weekend markets, ‘pop-up’ and cultural events, and other community engagement initiatives.

The public domain around the site is generally paved, with feature inlays and materials responding to the distinctive character of the individual spaces, accented and anchored with trees and low planting. Street trees creating strong visual links are proposed down the length of the streets, providing a distinctive street character as well as shade and wind protection. These trees will be supplemented by low planting to help define different spaces and provide visual points of interest at a smaller, more intimate scale. A range of public seating is proposed including benches, seating edges and smaller gathering and building entry spaces, encouraging people to occupy and enjoy the streetscape.

Circulation has been carefully considered through the selection of paving materials, positioning of physical elements and significant improvement to site levels along an active retail interface. The design creates permeability and connectivity throughout the site, but ensures spaces are defined with a distinct character to allow way-finding and pedestrian comfort.







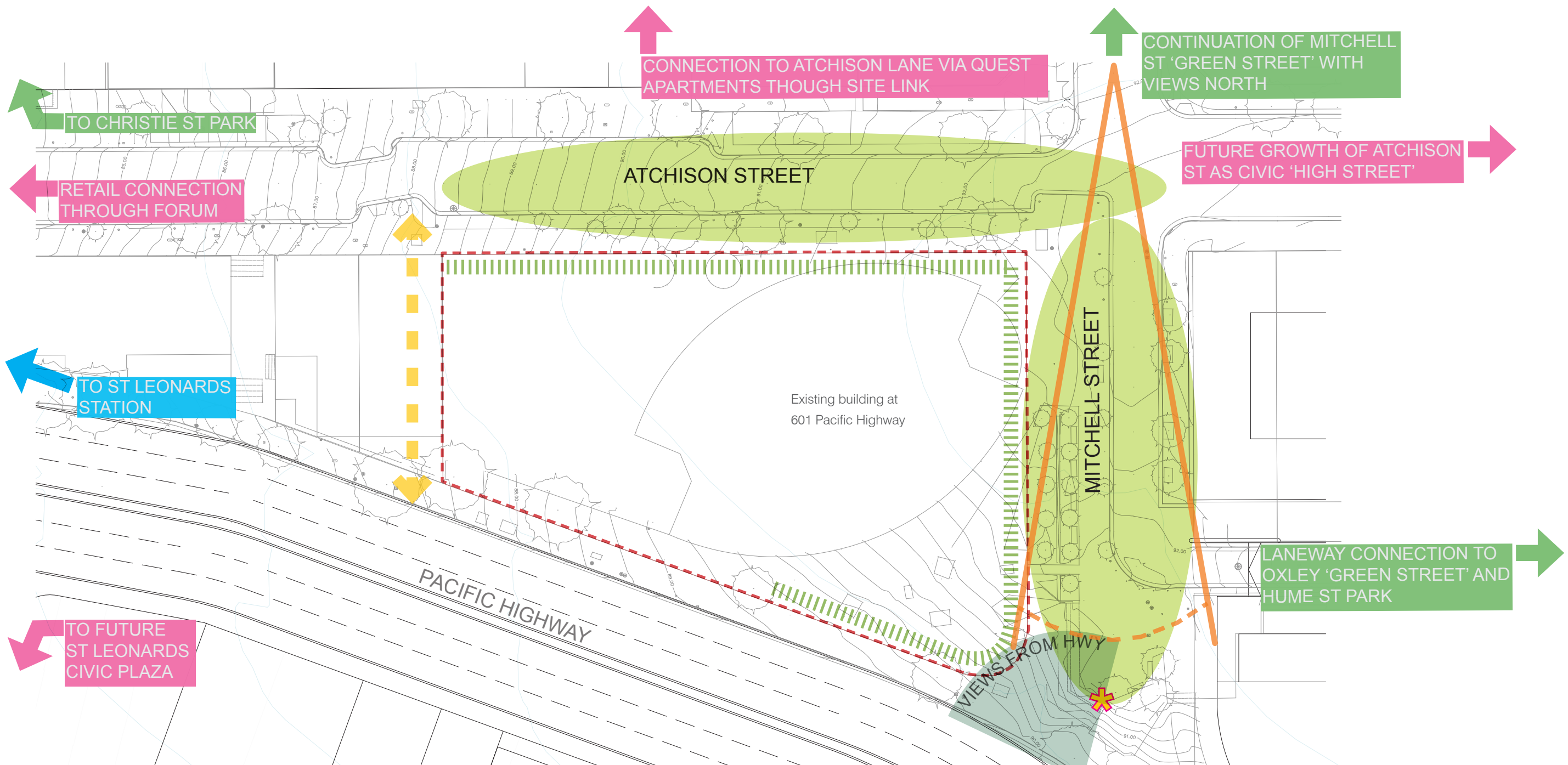






# CURRENT CONDITIONS

## SITE OPPORTUNITIES



### KEY

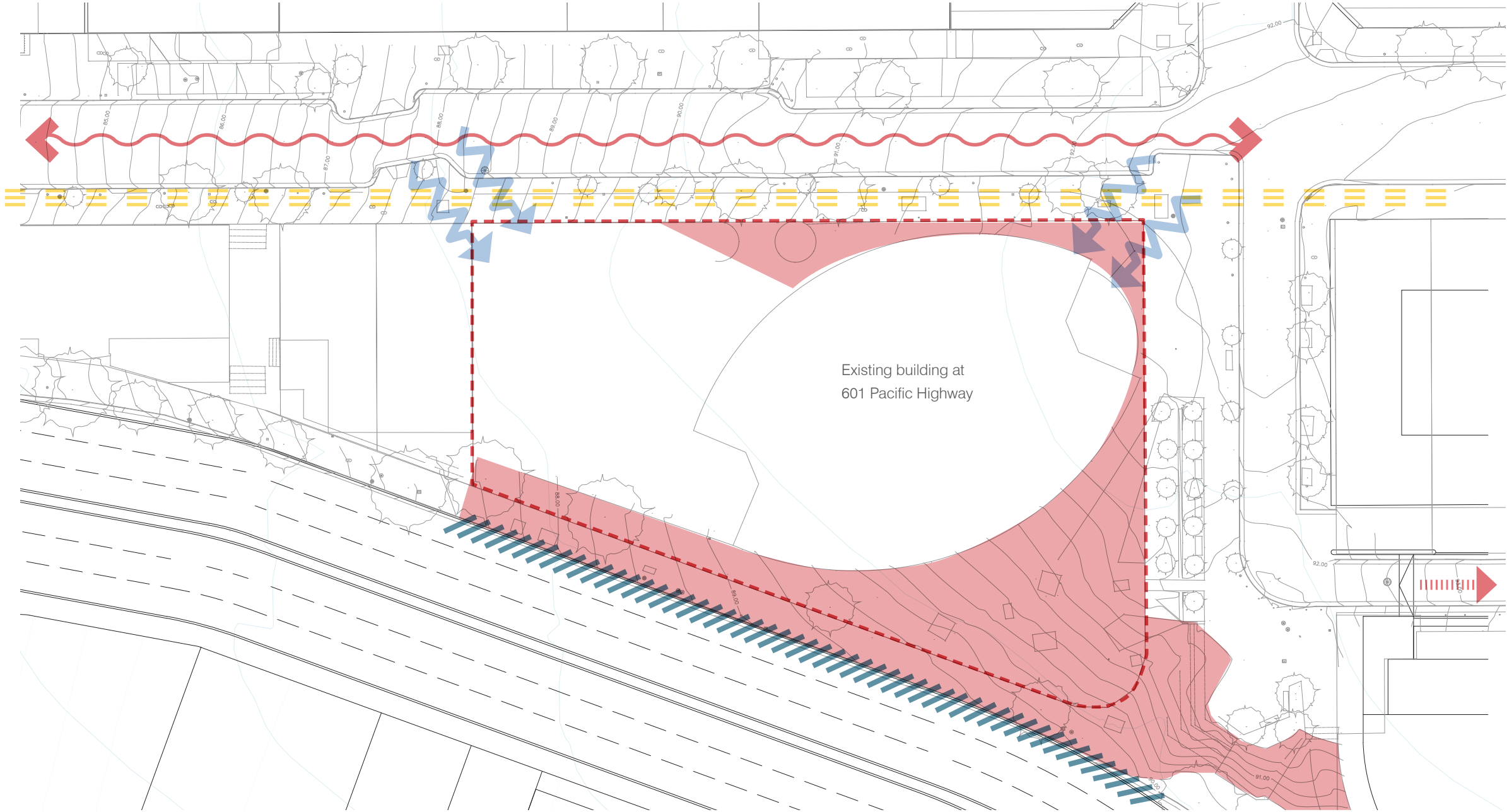
- Opportunities for Improved Active Frontages
- Opportunities for Increased Urban Greening and Streetscape Amenity
- Opportunities for Solar Access
- Views to City from Site and to Site from Highway
- Opportunity for Iconic Gateway into St Leonards

- Opportunity for considered building interface with potential through site link
- Walkable connection to commercial and retail amenity
- Walkable connection to public transport
- Walkable connection to parkland and green streets



# CURRENT CONDITIONS

SITE CONSTRAINTS



- KEY
- Strong Winds
  - Difficult Level Changes / Poor Accessibility / Confusing Pedestrian Navigation
  - Inconsistent and dilapidated streetscape (paving, vegetation, street furniture and lighting)
  - Unpopulated / dangerous laneways
  - Overhead Power Lines (adding to visual clutter and inhibiting formation of symmetrical tree avenue)
  - Noise and Pollution from Highway (high volume / high speed traffic)



LARGE LEVEL CHANGES



UNUSABLE SPACES



POOR SITE LINES

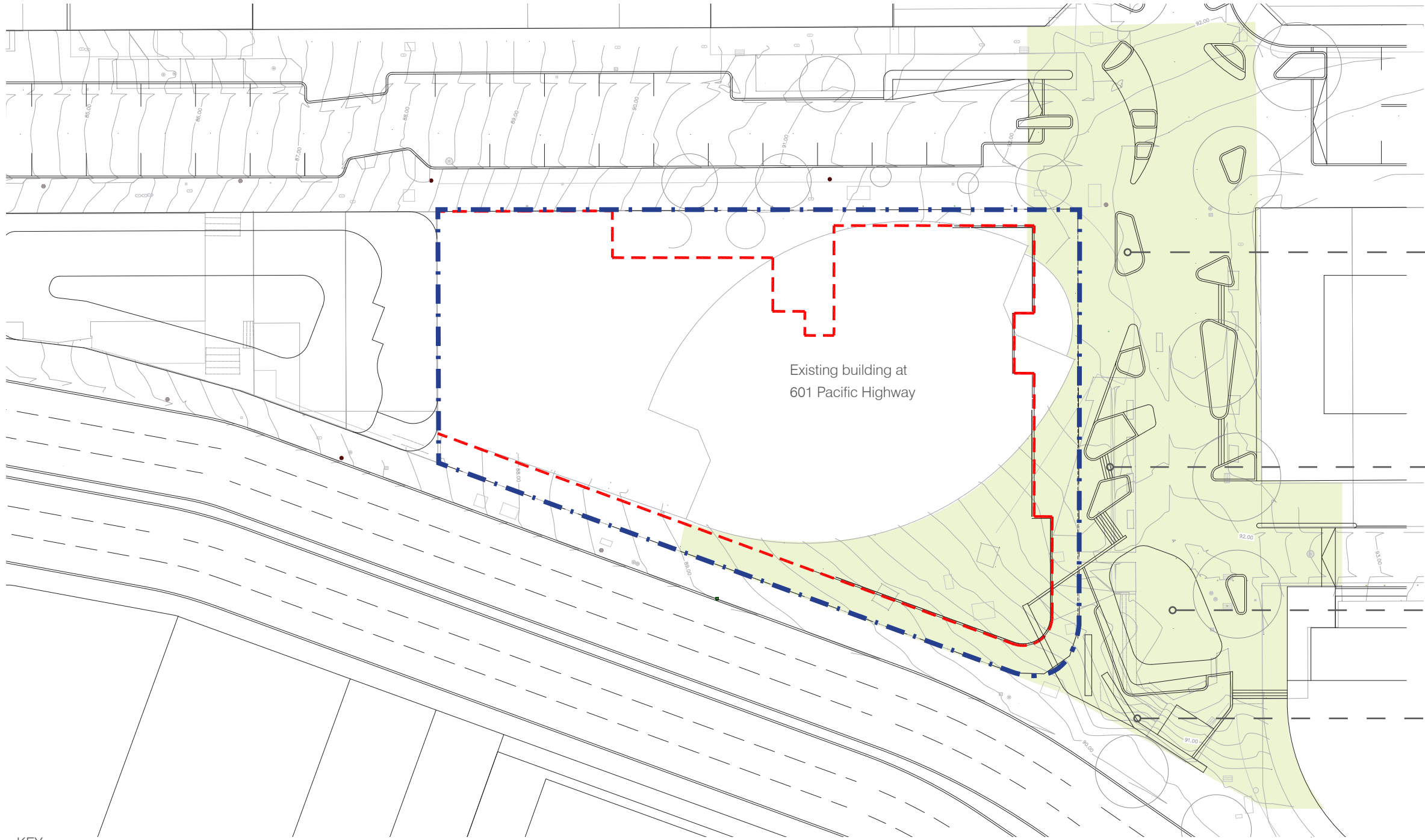


INCOHESIVE PAVING



# CURRENT MITCHELL STREET PLAZA UPGRADE

BY NORTH SYDNEY COUNCIL - CURRENTLY UNDER CONSTRUCTION



- KEY
- Indicative building footprint of proposed development
  - 601 Pacific Highway Title Boundary
  - Extent of public domain plaza under current scheme

**Island Planters**  
These elements function as traffic calming elements and provide gardenbeds to enhance urban greening and public seating for people to gather and rest. The arrangement of these elements addresses the existing building frontage at 601 Pacific Highway. Redevelopment of the building on this site will require re arrangement of the planters, trees and street furniture in the Plaza to align with lobby entries and retail frontages for optimal site orientation and access along this edge.

**Stair access**  
Stair access points are required to accommodate the steep grade along the existing building interface. Redevelopment of the 601 Pacific Highway site offers an opportunity to improve site levels and pedestrian connections by levelling out the plaza to enhance access and connectivity along the active retail frontages.

**Open Green Space**  
An open lawn area offers a place for passive recreation and relaxation. Any future re-arrangement of the Plaza should maintain or increase this offering.

**St Leonards Gateway Feature**  
Green Wall Blades offer an iconic entry statement into St Leonards, however their location sits within the 601 Pacific Highway title boundary and their arrangement will need to be reconsidered as part of the proposed redevelopment of this site.

**An Opportunity for Further Improvement**  
The public domain upgrade to St Leonards East, currently underway by North Sydney Council, will bring about series of much needed improvements to the streetscape and public open spaces in the area. The creation of a green hilltop plaza at Mitchell Street is a key connection in this initiative and will provide an area of much needed usable green space, and provide gathering spaces for residents and workers to enjoy. The current interface along the 601 Pacific Highway building is very constrained in terms of grading and pedestrian access and orientation. Councils design for the new plaza is a vast improvement on the existing site layout, and responds directly to the existing site conditions and built form surrounding the plaza. Redevelopment of the 601 Pacific Highway site is an opportunity to further improve accessibly and connectivity along this frontage, while maintaining the design principals and public amenity offerings demonstrated in the recent council design. It also provides much needed activation, to truly enhance the Plaza and make it more than just a thoroughfare, by transforming it into a more usable, safe and friendly environment.







# PLANNING PROPOSAL - PUBLIC DOMAIN INTERFACE

## LANDSCAPE CONCEPT PLAN



### KEY

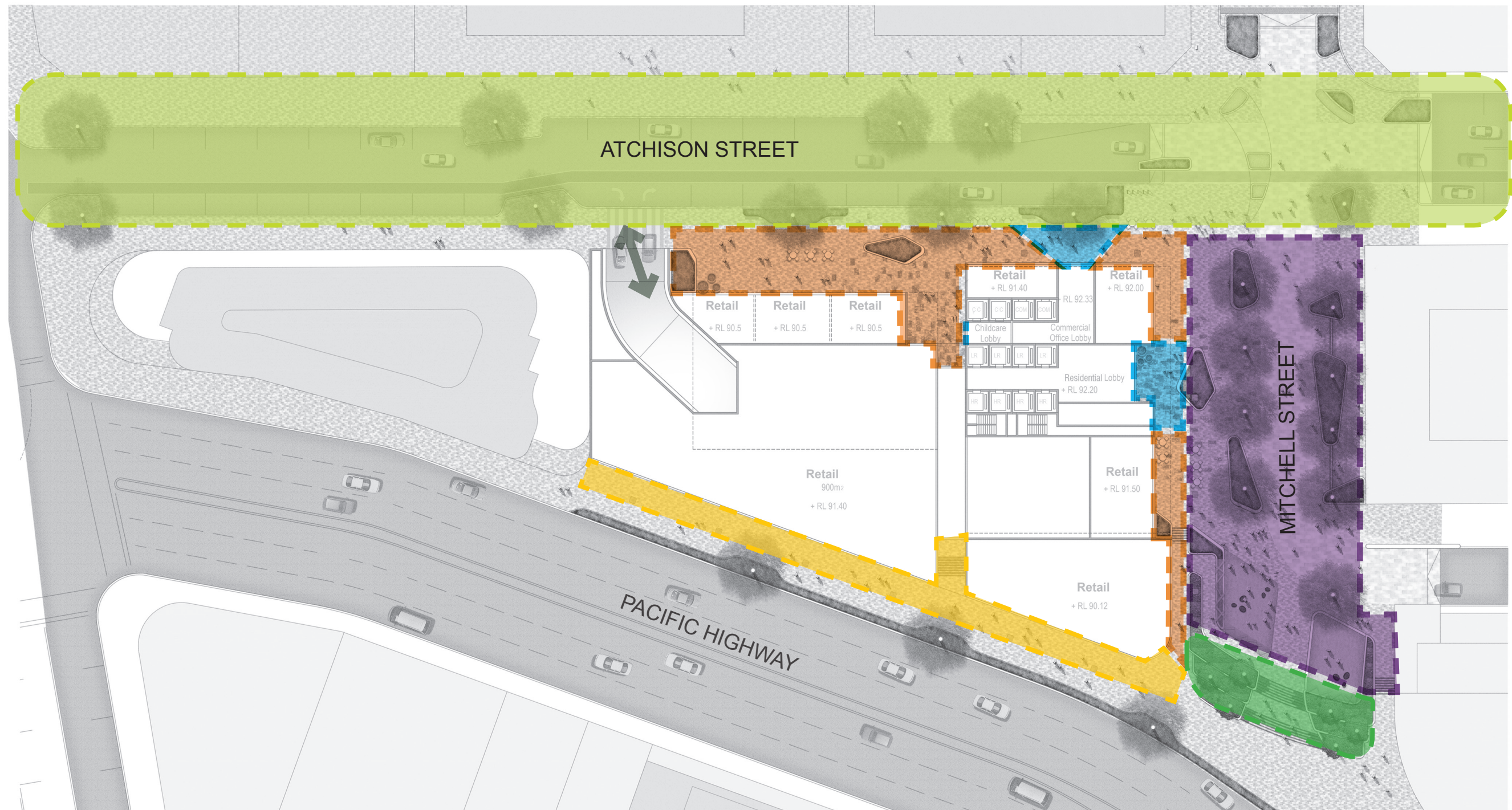
- Streetscape activation along Atchison Street
- Mitchell Street Urban Plaza (shared vehicle and pedestrian space)
- Cafe seating and retail stalls spilling into the public domain
- Open lawn area for passive recreation
- Bike parking and improved cycle infrastructure
- Opportunity for public art
- Gateway structure
- Green staircase entrance to Mitchell Street Plaza
- Planted buffer to Pacific Highway
- Feature paving inlays to plaza and lobby entrances

SCALE 1:250 @ A1  
2.5 0 2.5 5 12.5m









# PLANNING PROPOSAL - PUBLIC DOMAIN INTERFACE

## KEY SPACES



### KEY

-  Atchison Street: Fine grain retail spilling into street, al fresco dining and attractive gathering spaces
-  Mitchell Street Hilltop Plaza: Vibrant urban plaza with green open space
-  Fine Grain Retail Frontage (urban plaza)
-  Visually Engaging Retail Frontage (pedestrian thoroughfare)
-  Lobby Entry Plaza
-  Green Buffer to Highway / Iconic Gateway into Site

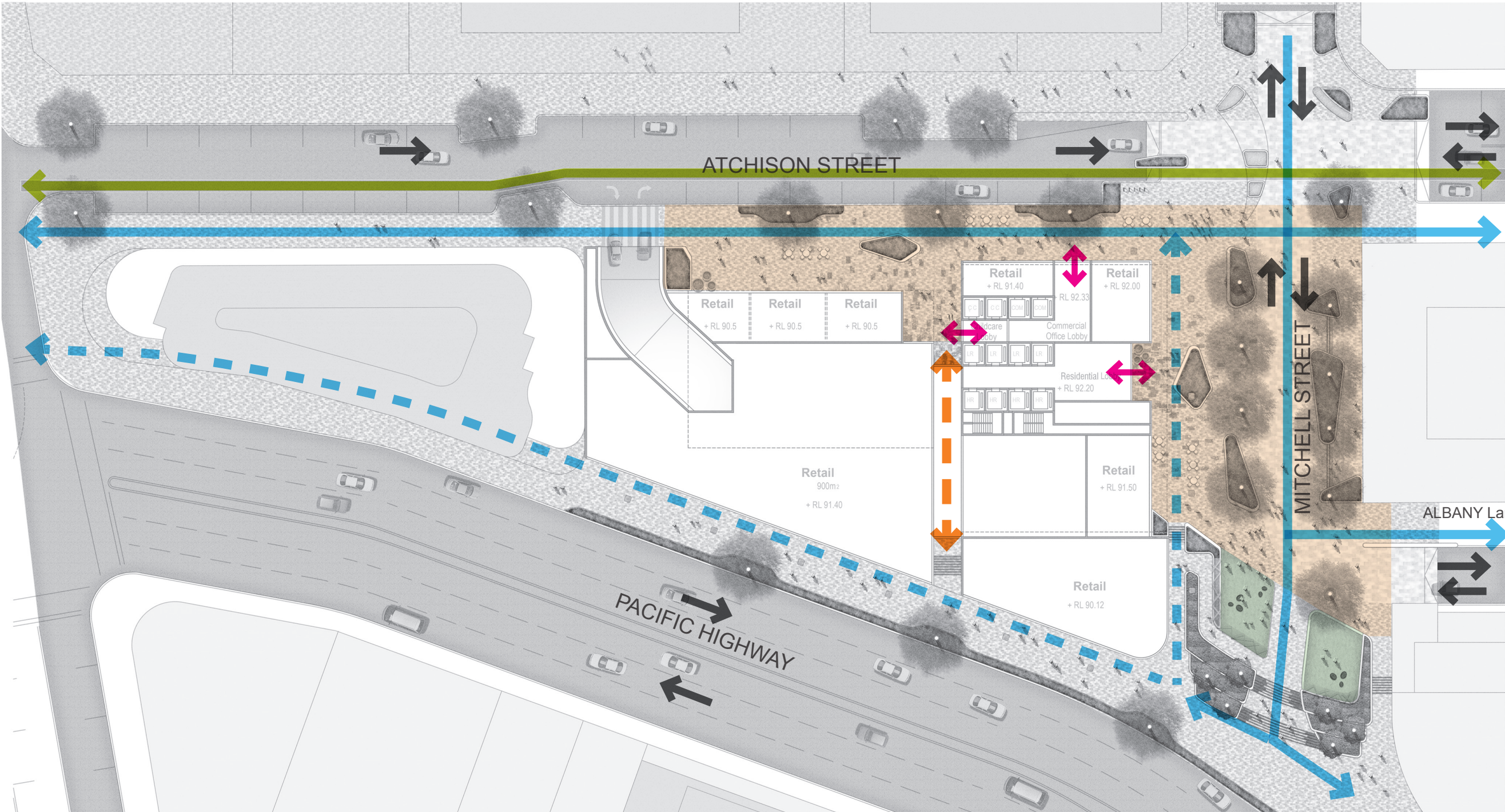


Vehicular Entrance into Basement



# PLANNING PROPOSAL - PUBLIC DOMAIN INTERFACE

CIRCULATION AND CONNECTIVITY



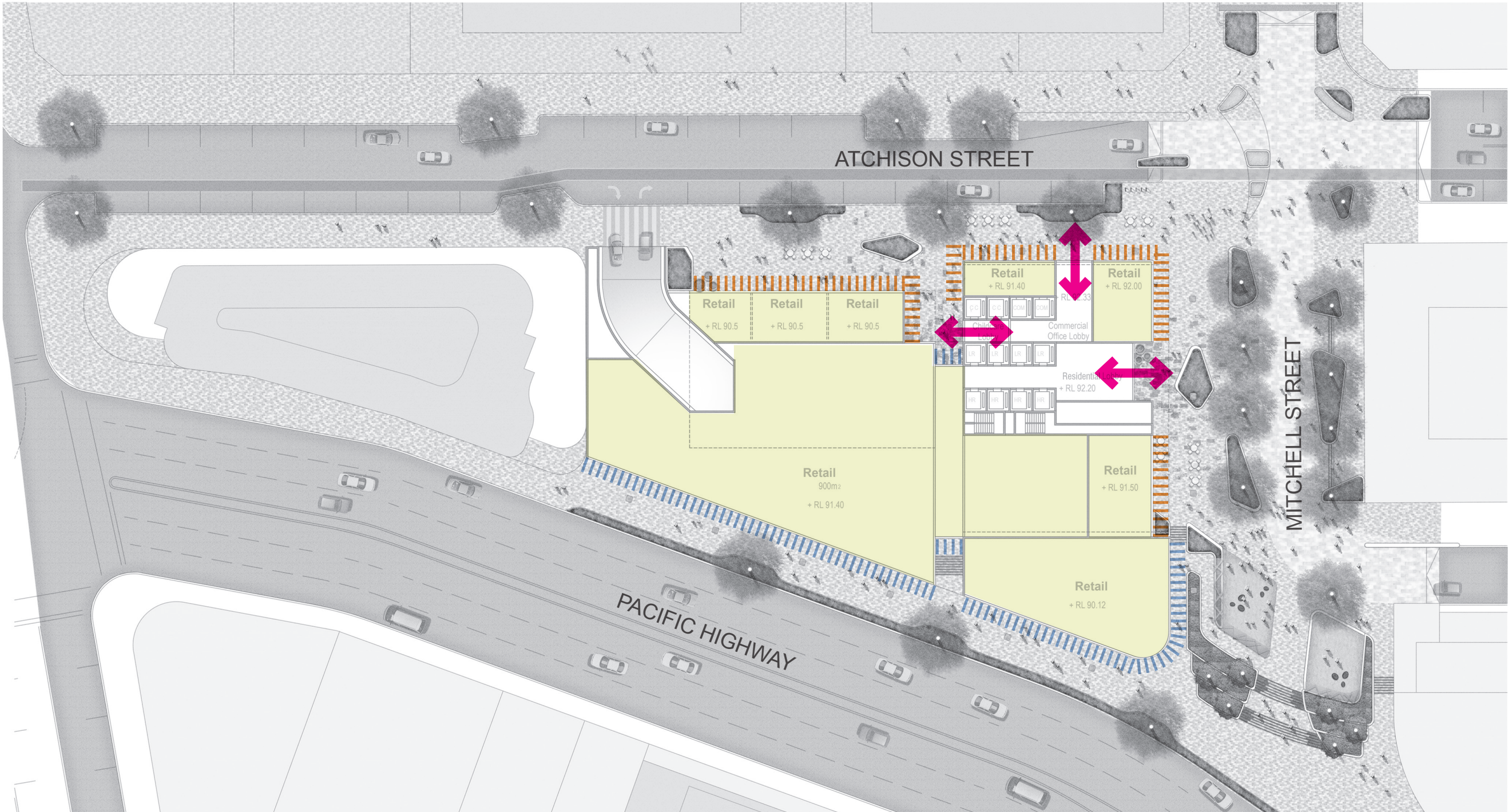
- KEY
- Bike Path
  - Primary Pedestrian Connection
  - Pedestrian Connection (under building colonnade)
  - Site Link
  - Civic Gathering and Meeting Places

- Green Space for Relaxation and Passive Recreation
- Vehicle Circulation
- Lobby Entries



# PLANNING PROPOSAL - PUBLIC DOMAIN INTERFACE

STREET LEVEL ACTIVATION



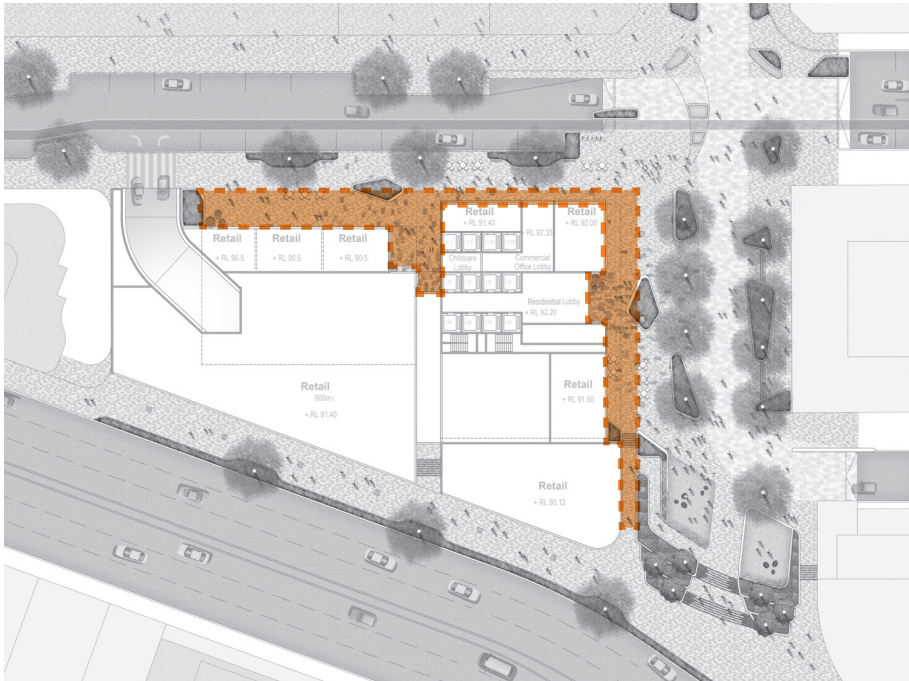
KEY

- Retail Tenancies
- Fine Grain Retail (Active Frontage: Cafés / dining / florists / etc. spilling into civic plaza)
- Larger Retail Destinations (High exposure tenancies with views from highway and display windows along pedestrian thoroughfare)
- Lobby Entries



# RETAIL ACTIVATION ZONES INCREASING ACTIVITY AT STREET LEVEL

## PRECEDENT IMAGES



SUNLIT ALFRESCO DINING



POP UP INSTALLATIONS



OPEN SPACE FOR SPILL OUT



FINE GRAIN RETAIL SPILLING INTO THE PUBLIC DOMAIN



INTERACTION WITH STREET



PLANTED EDGES



# ATCHISON ST INTERFACE ENHANCE ‘HIGH STREET’ CHARACTER

PRECEDENT IMAGES



CAFE SEATING AND STREETScape ACTIVATION



HIGH QUALITY STREET FURNITURE AND PAVING FINISHES



GREEN STREET WITH INCREASED STREETScape VEGETATION



FINE GRAIN RETAIL WITH ACTIVE STREET ADDRESS

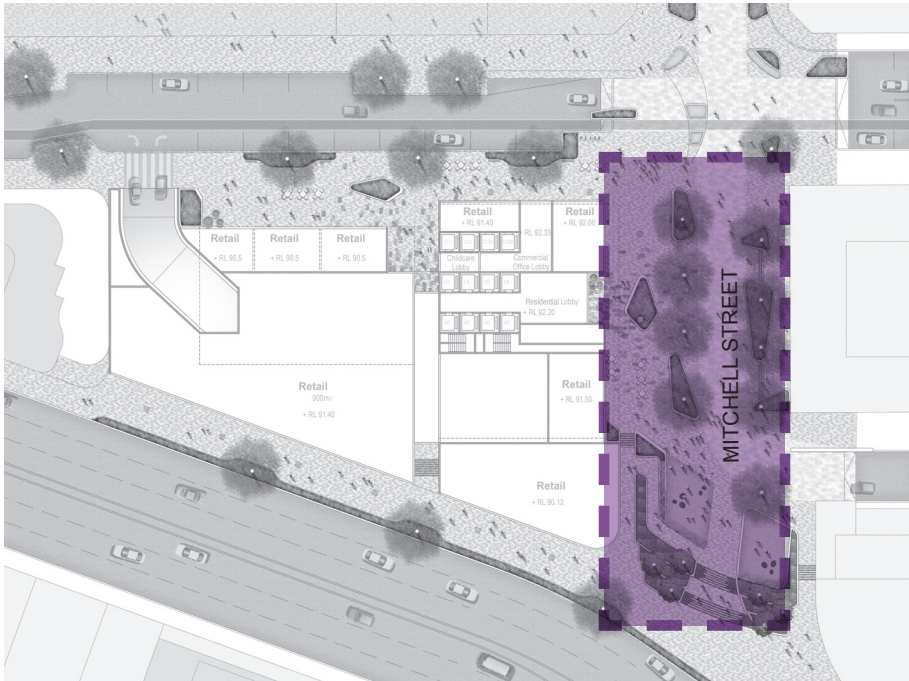


NIGHT TIME EVENTS AND STREET ACTIVITY



# MITCHELL ST HILLTOP PLAZA A PLACE TO MEET FRIENDS AND RELAX

## PRECEDENT IMAGES



PUBLIC GATHERING SPACES



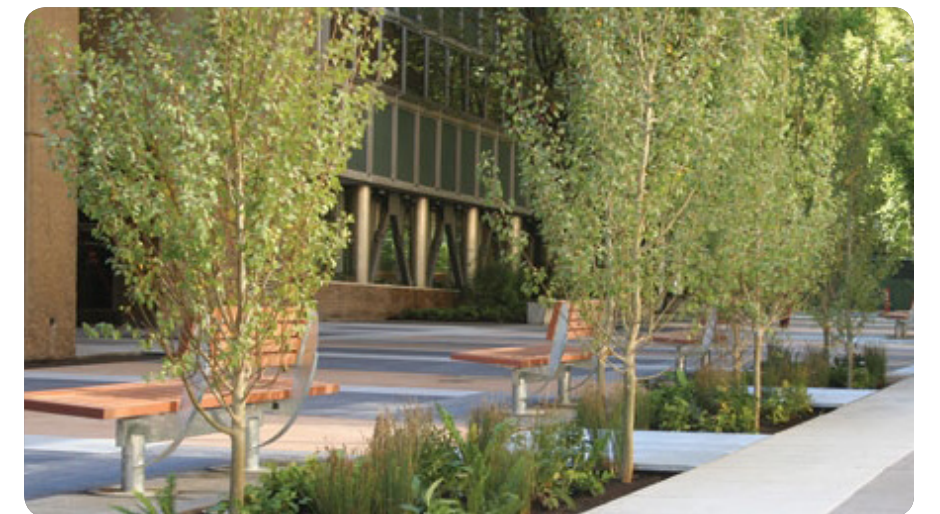
PLANTED EDGE CONDITIONS



CONNECTED TREE CANOPY



SHARED WAY



STREET PLANTING



CUSTOM SEATING



# PACIFIC HIGHWAY INTERFACE ICONIC GATEWAY TO ST LEONARDS

## PRECEDENT IMAGES



GREEN STAIRCASE ENTRANCE



DISPLAY WINDOWS WITH HIGH EXPOSURE



ICONIC GATEWAY STRUCTURE AT ENTRANCE TO PLAZA



GREEN BUFFER TO HIGHWAY EDGE



PEDESTRIAN THOROUGHFARE BENEATH COLONNADE

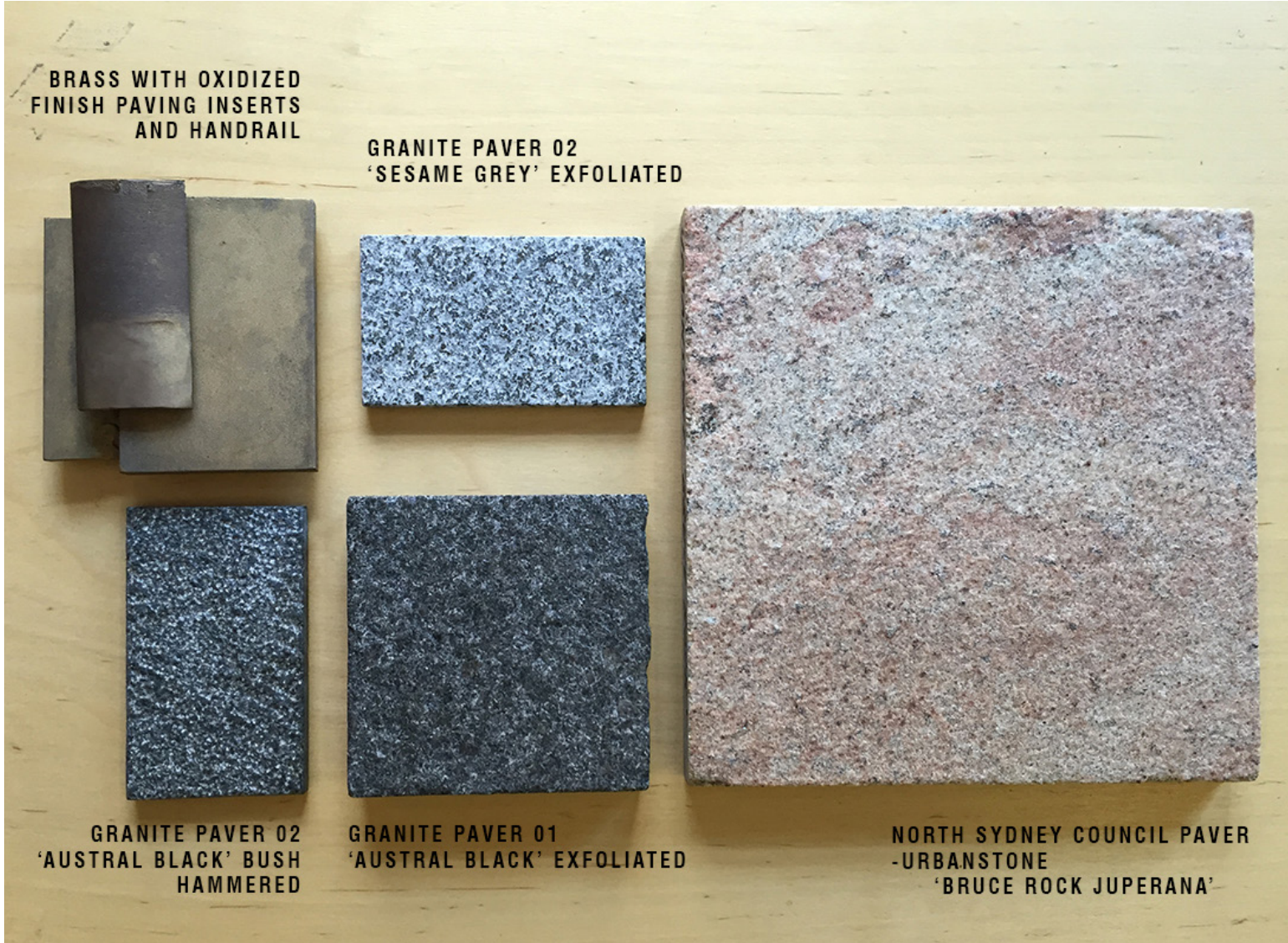


ICONIC CORNER LANDMARK OPPORTUNITY

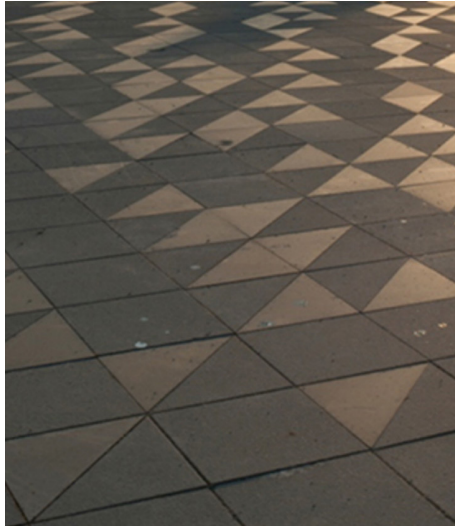


# PLANNING PROPOSAL - PUBLIC DOMAIN INTERFACE

INDICATIVE MATERIALS PALETTE



*Paving palette*



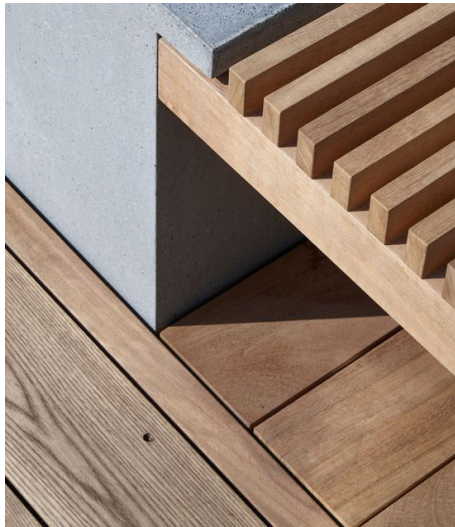
*Custom stone paving*



*Shared way paving*



*Feature paving inlays*



*Timber*



*Precast concrete benches*



*Precast concrete steps*



*Precast concrete*



*Brass*



*Feature lighting*



# PLANNING PROPOSAL - PUBLIC DOMAIN INTERFACE

INDICATIVE PLANTING PALETTE



*Platanus xacerifolia*



*Ulmus parvifolia*



*Strelitzia reginae*



*Liriope 'Evergreen Giant'*



*Philodendron 'Xanadu'*



*Plectranthus argentatus*



*Cissus antarctica*



*Liriope muscari 'Evergreen Giant'*



*Macrozamia communis*



*Agave attenuata*



*Rhaphiolepis indica*



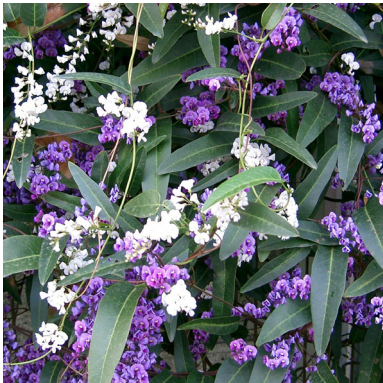
*Russelia equisetiformis*



*Allocasurina glauca 'Cousin It'*



*Trachelospermum jasminoides*



*Hardenbergia violacea*



*Dianella 'Silver Streak'*



*Ctenanthe amagris*

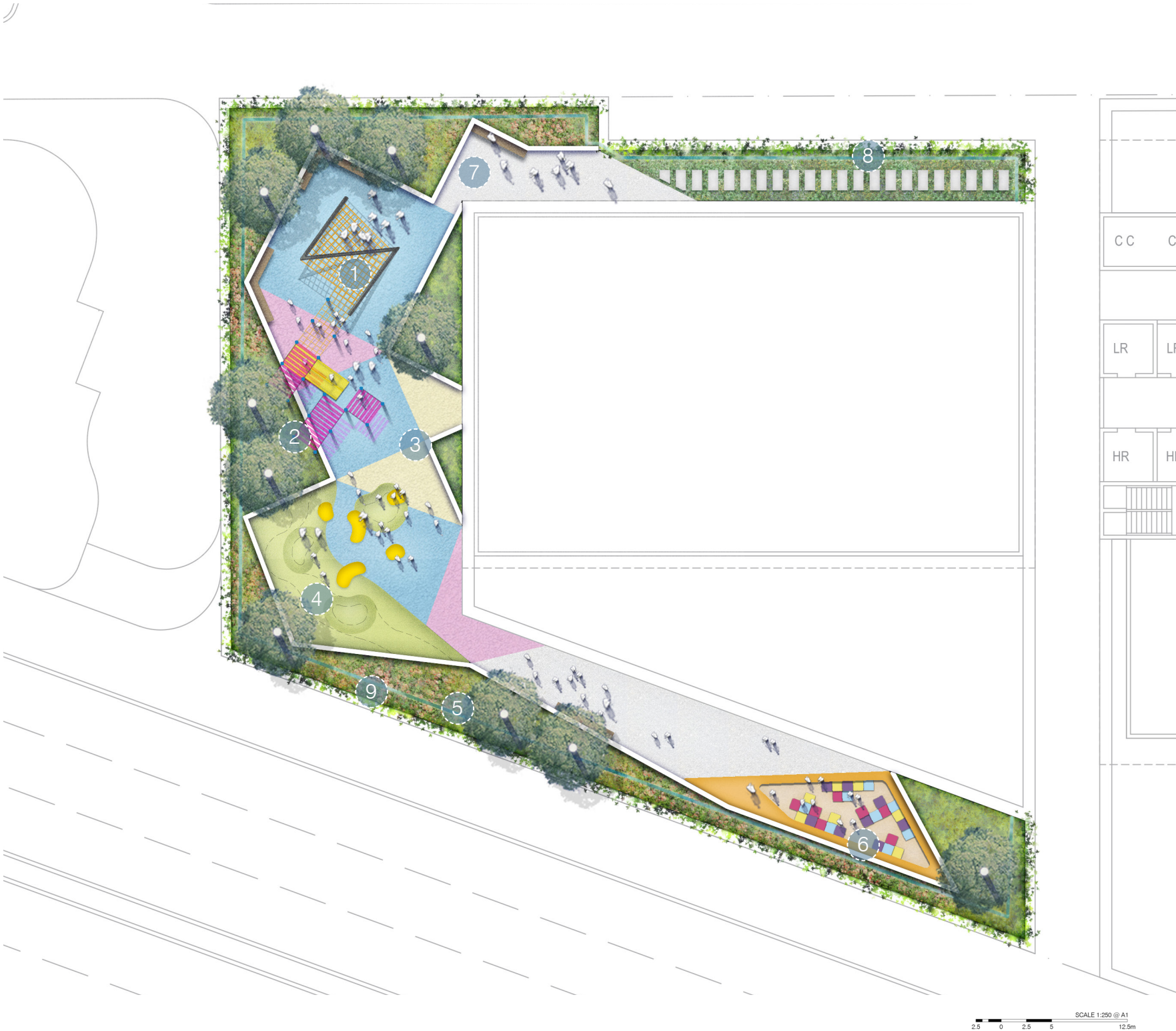


*Viola hederacea*



# PODIUM GARDENS - CHILDCARE GARDEN

## LANDSCAPE CONCEPT



### KEY

- / 1. Playground with feature climbing structure
- / 2. Light shade structures with slide and play elements underneath
- / 3. Open area with coloured rubber paving for adaptive play uses
- / 4. Mounded grass mini-amphitheatre with bean bags for outdoor classes
- / 5. Raised planters to edge of podium with cascading plants spilling over facade
- / 6. Sunken play pen for younger children
- / 7. Quiet seating nook with views out over Atchison Street
- / 8. Greenroof planting with maintenance access path
- / 9. Glazed rail to perimeter



# PODIUM GARDENS - CHILDCARE GARDEN

PRECEDENT IMAGES



LIGHT WEIGHT SHADE STRUCTURES



LUSH GREENERY



SUNKEN PLAY PEN



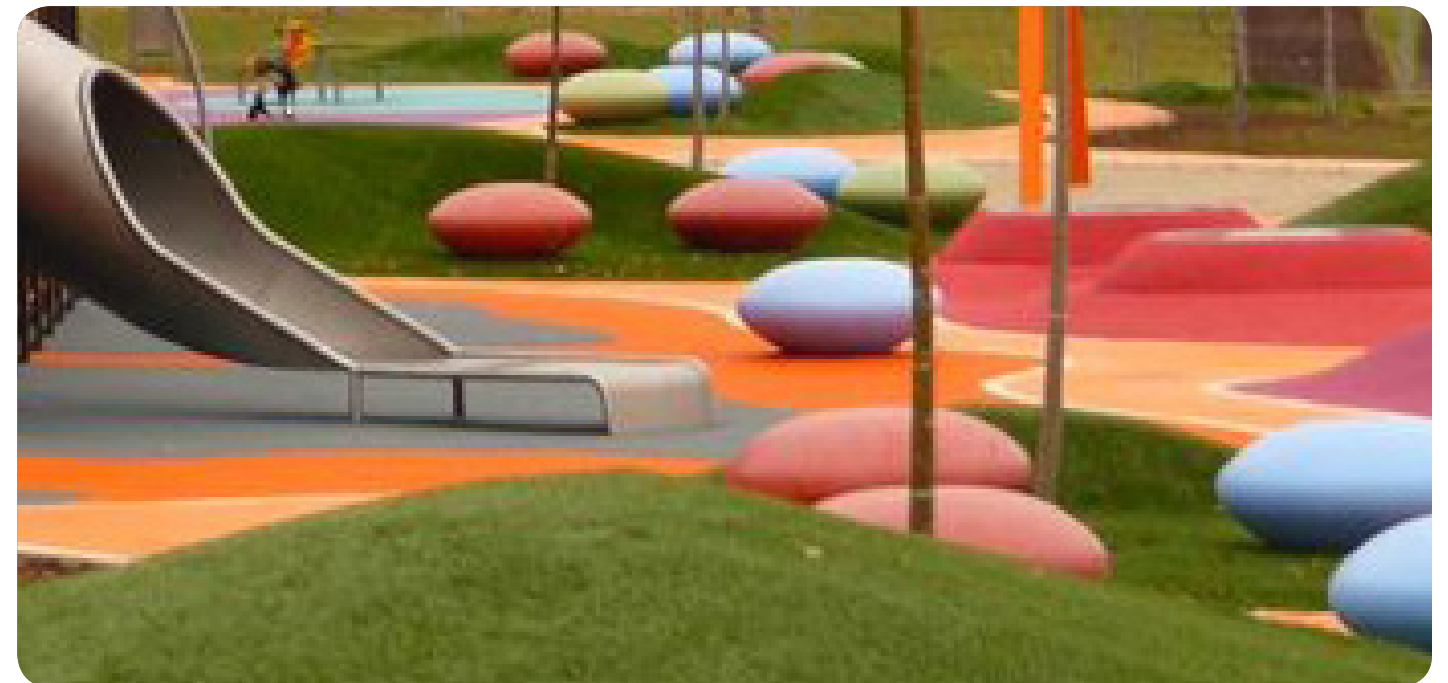
FEATURE PLAY ELEMENTS



GRASS MOUNDING GATHERING SPACE



FEATURE PLAY STRUCTURE

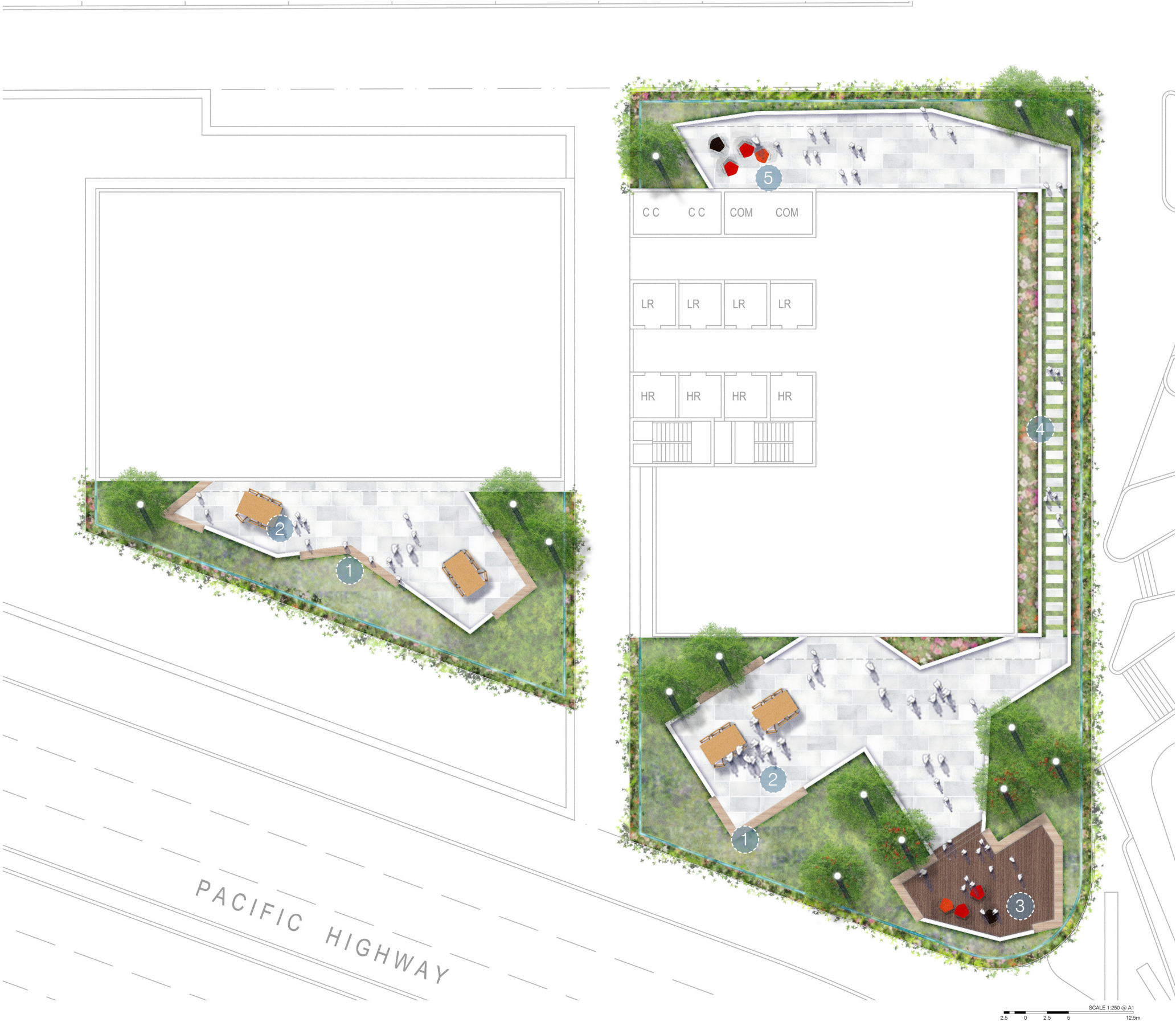


FLEXIBLE SPACES FOR OUTDOOR LEARNING AND RELAXATION



# PODIUM GARDENS - COMMUNAL OPEN SPACE

LANDSCAPE CONCEPT



- KEY
- / 1. Raised concrete planter walls with built in bench seating
  - / 2. Outdoor gathering space with moveable tables and chairs
  - / 3. Sky deck with city views
  - / 4. Planted passage way with lush vegetation
  - / 5. Seating nook with views to Atchison Street
  - / 6. Glazed railing to perimeter of podium
  - / 7. Planting to edge of podium with cascading plants spilling out over facade



# PODIUM GARDENS - COMMUNAL OPEN SPACE

PRECEDENT IMAGES



CONCRETE PLANTERS WITH BUILT IN BENCH SEATS



CASCADING PLANTS SPILLING OUT OVER BUILDING FACADE



FLEXIBLE GATHERING SPACES



LOOKOUT DECK WITH CITY VIEWS



EVENT SPACES



PLANTED EDGES



# WESTERN TOWER ROOFTOP GARDEN - COMMUNAL OPEN SPACE

LANDSCAPE CONCEPT



KEY

- / 1. Central gathering / function space
- / 2. Private dining booths opening onto lawn area
- / 3. BBQ on raised deck
- / 4. Central board-walk
- / 5. Raised planters with lush border planting
- / 6. Green roof planting with steppers through
- / 7. Sky deck with city views



SCALE 1:250 @ A1  
2.5 0 2.5 5 12.5m



# WESTERN TOWER ROOFTOP GARDEN - COMMUNAL OPEN SPACE

PRECEDENT IMAGES



OPPORTUNITIES FOR RELAXATION



STEPPERS THOUGH GREEN ROOF PLANTING



CITY VIEWS



BESPOKE FURNITURE



TIMBER BOARD-WALK THOUGH LUSH PLANTING



EVENT SPACES WITH OPPORTUNITIES FOR PRIVACY