



# 52 ALFRED STREET

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MILSONS POINT  
LANDSCAPE PROPOSAL  
MARCH 2019

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# CONTENTS

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1.0	SITE UNDERSTANDING	2.0	MASTER PLAN	3.0	LANDSCAPE SYSTEMS
1.1	_CONTEXT + CHARACTER	2.1	_STRATEGIES	3.1	_PLANTING CHARACTER
1.2	_HISTORY + HERITAGE	2.2	_DESIGN DRIVERS	3.2	_MATERIAL CHARACTER
1.3	_SITE ANALYSIS	2.3	_LANDSCAPE TYPOLOGIES		
1.4	_OPPORTUNITIES + CHALLENGES	2.4	_SITE PLAN		
		2.4	MASTER PLAN		



# CONTEXT + CHARACTER

The project site is strategically located on Alfred Street, between the Bradfield Highway (Harbour Bridge) and Lavender Bay (Sydney Harbour). It is well connected to Milsons Point Train Station and Kirribilli Town Centre. It is located within the North Sydney LGA and as such the North Sydney Public Domain Style Manual and Design Codes is to be applied to all public domain components of this project.

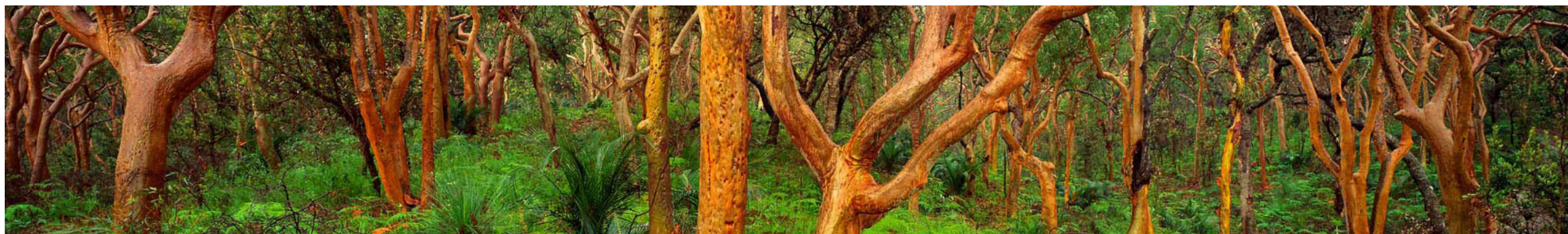
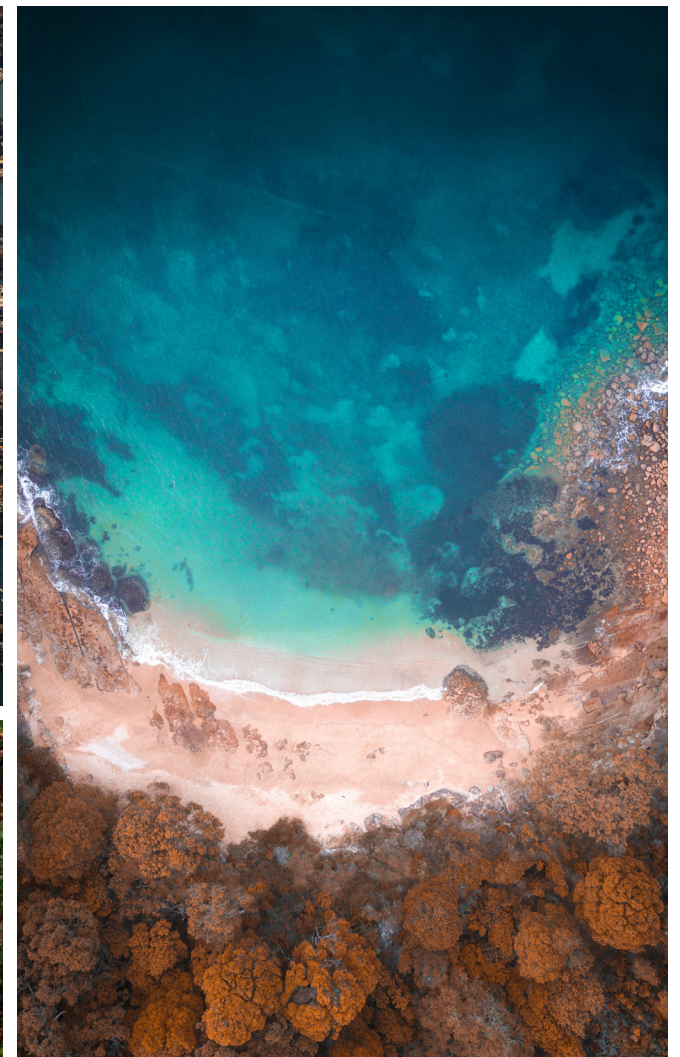
The site is located directly opposite the site of the former Kirribilli Ex serviceman's Bowling Club - now utilized as community facilities, a restaurant and the Kirribilli Markets. Bradfield Park is located diagonally opposite the development site providing access and connections to the Harbour. The local attraction of Luna Park is located to the South West of the site.

The site and its surrounding is devoid of endemic natural features - eroded with the construction of the Harbour Bridge. The Site is currently occupied by a commercial tower. A driveway access road is located immediately to the south of the development, servicing the adjacent developments, This must be retained in this proposal.





# CONTEXT + CHARACTER





# HISTORY + HERITAGE

The suburb of Kirribilli is on the opposite side of the Sydney Harbour approaches to Milsons Point. Milsons Point is named after James Milson (1783-1872), a free settler originally from Lincolnshire who settled in the area near Milsons Point. It consists of a rocky headland that protrudes into Sydney Harbour opposite Sydney Cove. It is a significant geographical feature for the area. The headland was one of many rocky outcrops, cliffs and coves that signify the northern edge of the Harbour.



The rocky headlands and cliffs are long lost in the current vernacular of Milsons Point. To ground this development, it is proposed that they are reflected and interpreted through form and materiality of the landscape design.

<1783



The original inhabitants of Milsons Point area were known as the Cammeraygal. Their land covered most of the lower north shore and included the area of Milsons Point and Kirribilli. As early as the 1790s, soon after European settlement in Port Jackson, large land grants displaced the Cammeraygal, as did the land granted to James Milson for whom Milsons Point is named.



**Camden Villa** Adjacent the development site is one of the earliest surviving houses on the North Shore and one with important associations to prominent Sydney Merchants. A rare surviving example of a two-storey early Victorian Regency house, which is an excellent example of its type and known as a relic of the earliest phase of development of the North Shore.

1864



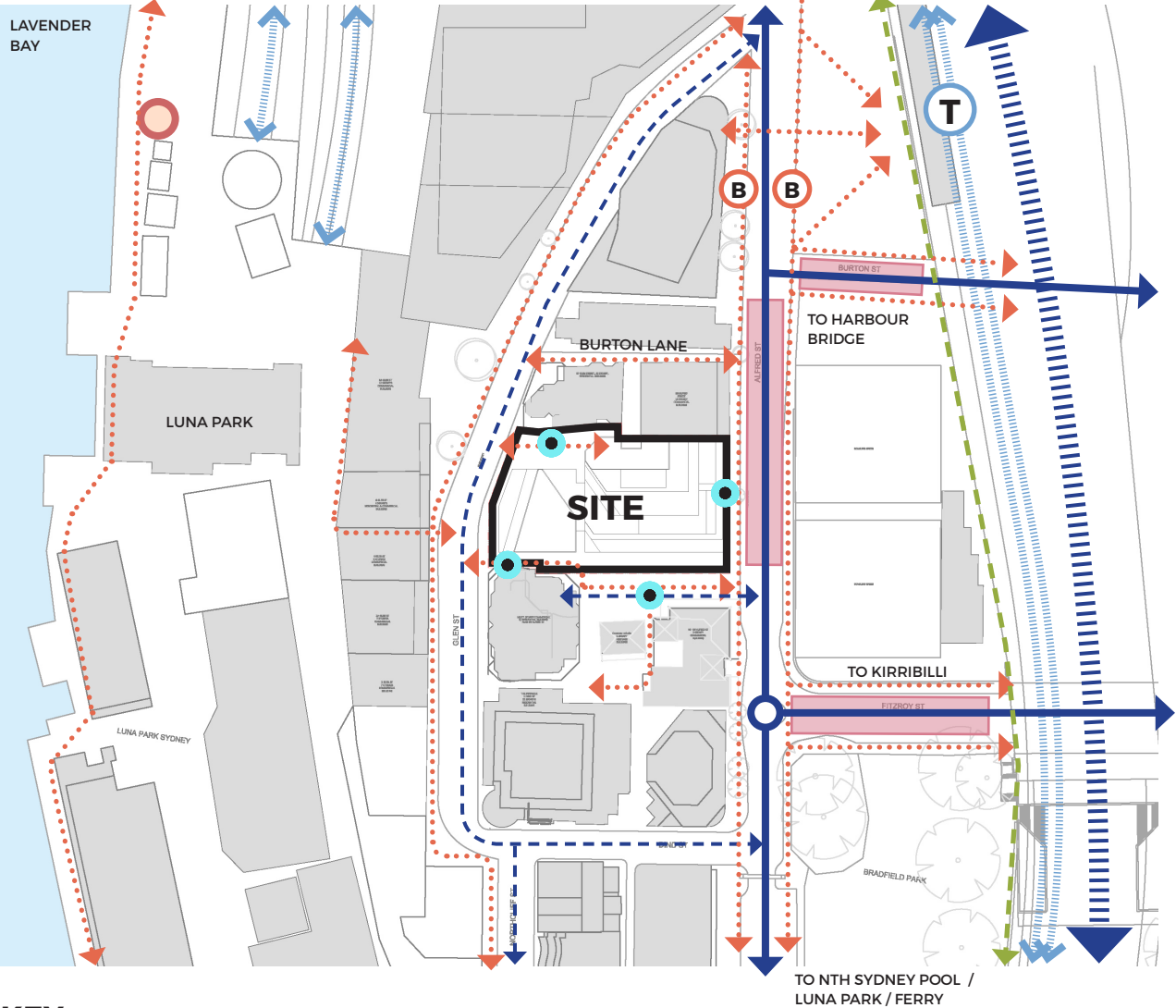
Prior to the Harbour Bridge's completion in 1932, access across the Harbor was undertaken by boat. Milsons Point was home to an iconic ferry stop. This was connected to North Sydney via cable car along Ridge Street in 1886.

1886



# SITE ANALYSIS

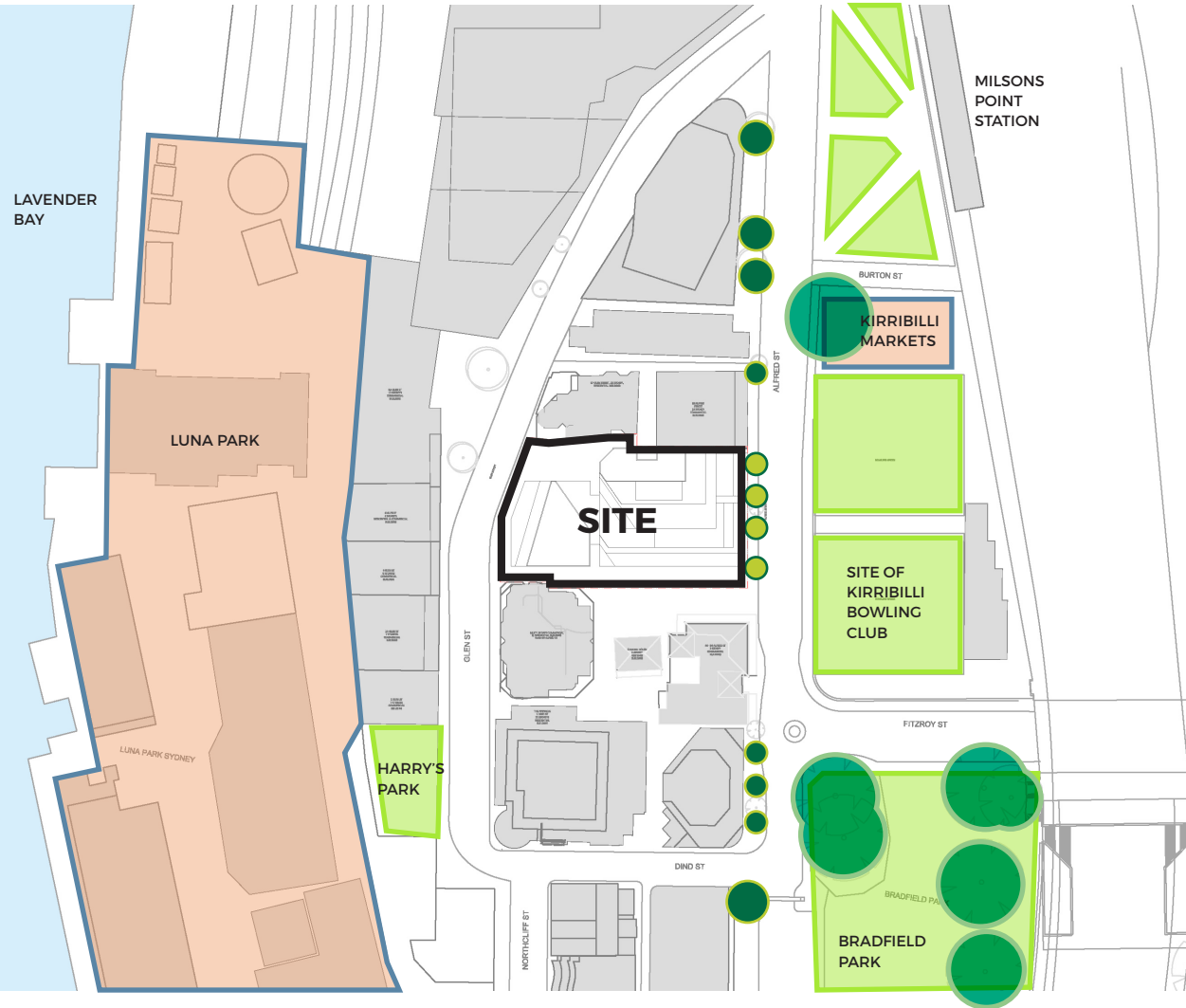
## CONNECTIONS



### KEY

- |                                    |                       |
|------------------------------------|-----------------------|
| BRADFIELD HIGHWAY / HARBOUR BRIDGE | RAILWAY LINE          |
| PRIMARY VEHICULAR CONNECTION       | MILSONS POINT STATION |
| SECONDARY VEHICULAR CONNECTION     | SITE ACCESS           |
| PEDESTRIAN CONNECTIONS             | BUS STOP              |
| CYCLE CONNECTION - HARBOUR BRIDGE  | CAR PARKING           |

## OPEN SPACE + VEGETATION



### KEY

- |                                 |
|---------------------------------|
| OPEN PUBLIC SPACE               |
| OPEN PRIVATE SPACE              |
| PLANE TREES (Platanus Spp.)     |
| ROBINIAS (Robinia pseudoacacia) |
| FIG TREES (Ficus Spp.)          |



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# SITE ANALYSIS

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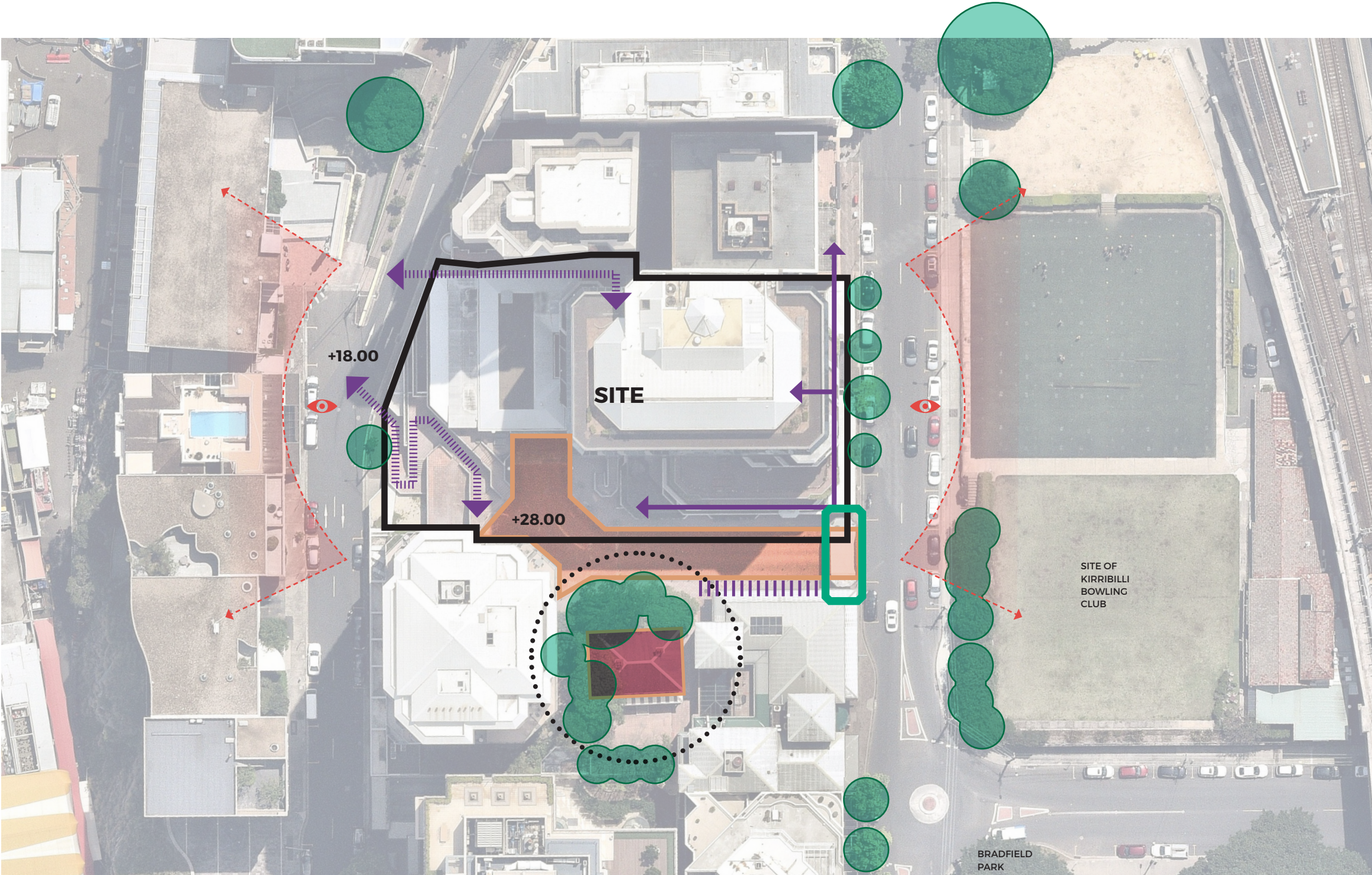
The project site and predominant ground level landscape spaces are located to the centre and southern side of this site. This results in high levels of shade and a micro climate that should be addressed in the landscape design i.e. plant selection, lighting etc.

Currently the site accommodates a vehicular basement and turning circle for the existing building and the development adjacent to the south. This access way must be maintained while ensuring pedestrians also feel welcomed and safe within the space.

The site is located on Alfred Street allowing optimal connections to and from Milsons Point Train Station. The existing site houses an archway entry over the vehicular access path. This arch acts as a gateway, but also a visual barrier into the site. To increase permeability and promote pedestrian movement into the site, it is suggested that this arch be removed and an open connection through the site established. To help maximise pedestrian movement, a continuation of the public domain materials within the roadway is also suggested.

Existing trees are located outside of the study boundary with the exception of one. All trees outside of the study area must be retained and protected. Within the site, new tree planting is proposed to establish a green and vibrant character for the site.

- KEY**
- EXISTING SHAREWAY
  - CAMDEN VILLA (HERITAGE)
  - PEDESTRIAN ACCESS AT GRADE
  - PEDESTRIAN ACCESS STAIR
  - EXISTING ENTRY LINKWAY
  - EXISTING VEGETATION



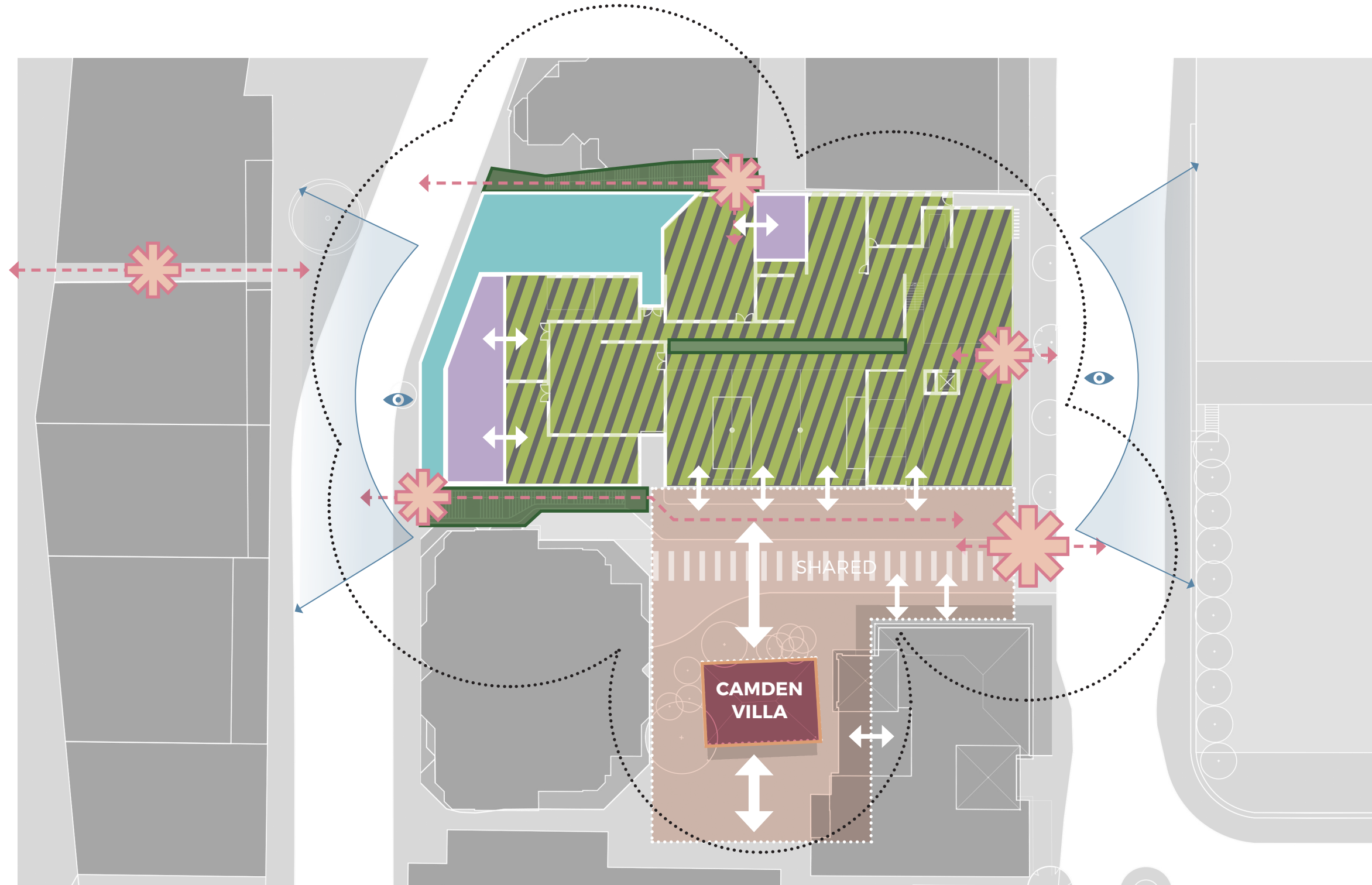




# OPPORTUNITIES + CHALLENGES

A series of opportunities and challenges have been identified within the public realm and residential towers to promote the Kirribilli and Milsons Point lifestyle. The opportunities include;

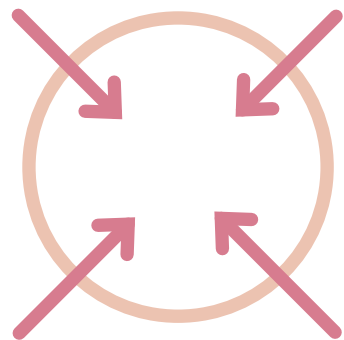
- UNIFIED HERITAGE INTERFACE
- INCREASED CONNECTIVITY
- PEDESTRIAN/VEHICLE SHAREWAY
- HERITAGE ELEMENT
- RESIDENTIAL AMENITY (EXTERNAL)
- RESIDENTIAL AMENITY (INTERNAL)
- RESIDENTIAL TERRACES (ABOVE)
- VERTICAL GREENERY
- PUBLIC MOVEMENT
- VIEW CORRIDOR
- ENTRY THRESHOLD





# STRATEGIES

## BELONG INHERENTLY TO THE PLACE AND PROMOTE LOCAL CHARACTER



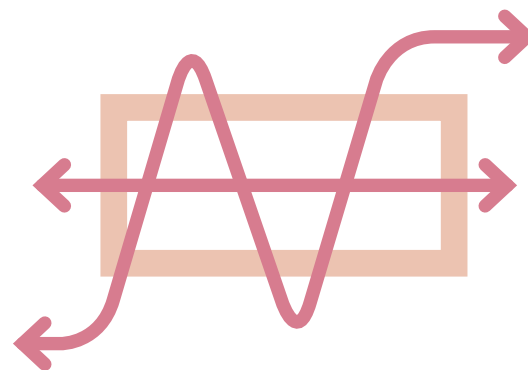
- Utilise local materials in paving, cladding and facade treatments
- Reflect endemic vegetation through species selection
- Convey local stories through art and interpretive features

## PROMOTE PUBLIC-NESS AT GROUND LEVEL



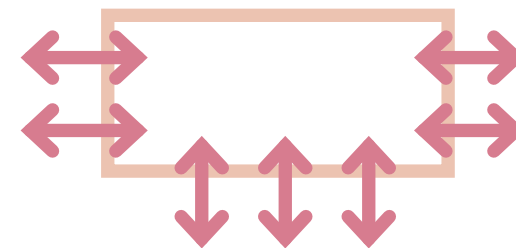
- Continue public domain materials from street in to the site
- Remove barriers or thresholds that encourage privatization
- Promote activation within site to draw people in
- Provide clear site lines from public domain in to site
- Maintain vehicular access to south of site

## ENCOURAGE A CONNECTED, LEGIBLE AND PERMEABLE GROUND PLANE



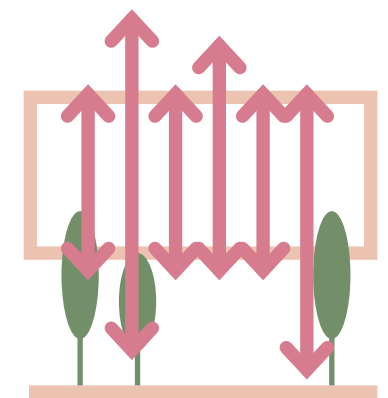
- Maximise permeability of built form through use of operable and transparent facades
- Continue external materials into lobbies and other internal spaces
- Establish a program of activity to utilise internal and external spaces durably
- Provide clear site lines from public domain in to site

## PROVIDE AN INVITATION TO STAY, VISIT AND LIVE



- Establish a program of activity to utilise internal and external spaces diurnally
- Provide shade and seating amenity for visitors, workers and residents to comfortably occupy all spaces within the development

## SOFTEN LEVEL CHANGES AND REDUCE SCALE OF BUILT FORM



- Utilise landscape as a facade treatment to minimise blank, inactive facades
- Integrate landscape into level changes for visual interest and to softening
- Provide tree planting for height to reduce the perceived scale of built form

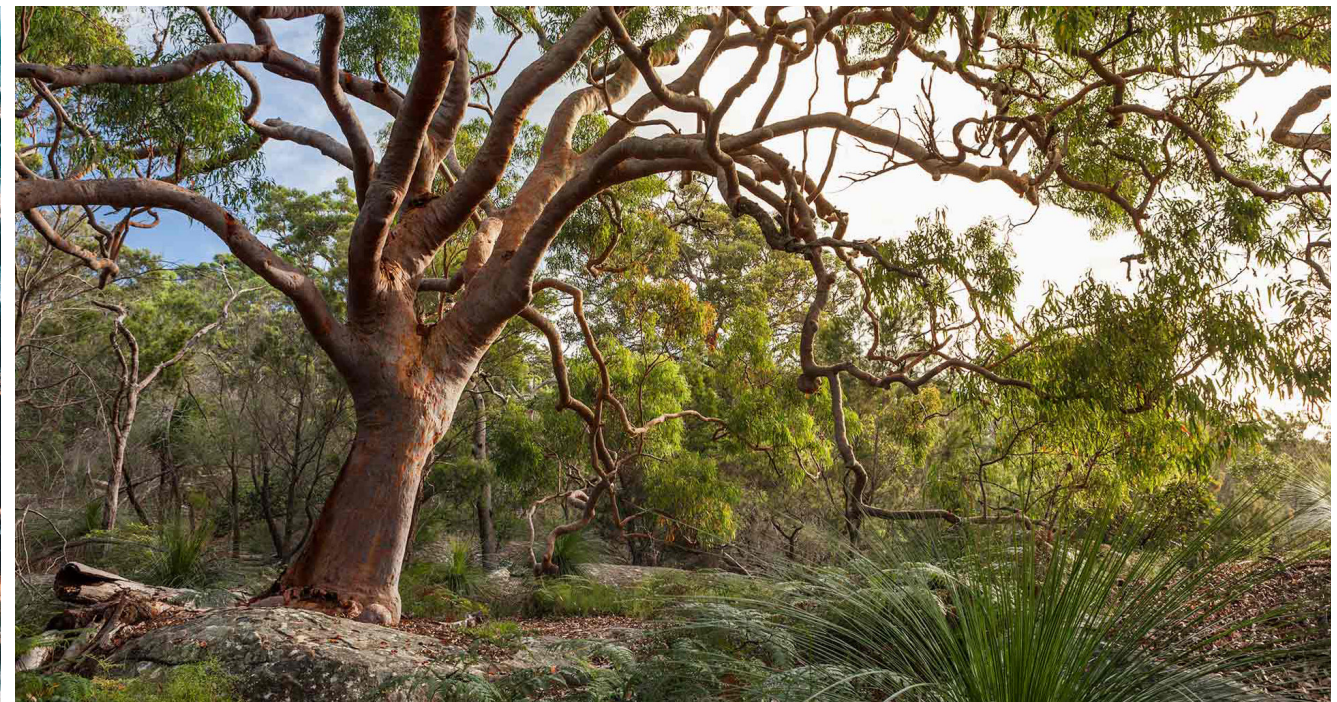


# DESIGN DRIVERS

The landscape for the project will draw reference to the endemic vegetation and character of the Milsons Point Headland. Drawing on three key iconic components of the Peninsula: Sandstone, Sydney Red Gums and Water, the landscape will reinterpret this in a contemporary and evocative fashion.



The landscape design accommodate functional design elements and amenity to ensure the creation of a rich, active and engaging ground plane. Facilities for pedestrians, such as shade and wind protection will be integrated into the landscape design. Provision for outdoor dining and passive recreation will be incorporated as considered components of the public domain design.



To promote connection and accessibility, materials from the streetscape will be continued into the site, transitioning in to site specific materiality to ensure a unique character is developed for the project. The existing road connection to the south will be maintained as a shared zone and the paved surface of this area will be integrated with that of the development to create a seamless public domain.

To accentuate the materiality and form of the development, a network of simplistic water features are proposed to residential deck and public realm. This will assist with bringing light into the space while referencing the sites proximity to the Harbour. The forms detailed within the water feature reflect the organic qualities of the headland. The aquatic features provide a sense of calmness and contemplation to an otherwise busy neighborhood.



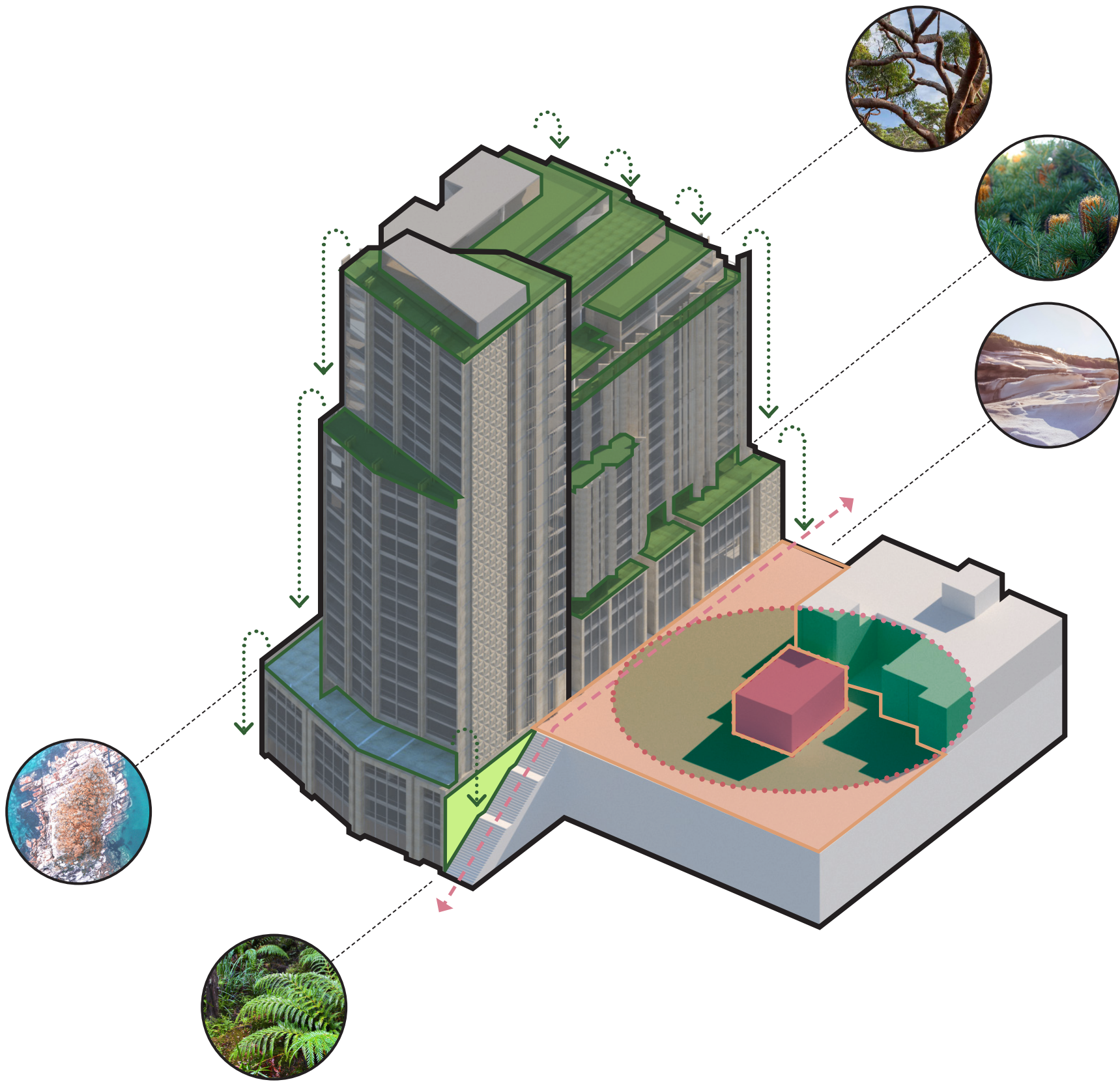
# LANDSCAPE TYPOLOGIES

The landscape proposal has been divided into a series of landscape typologies conceptually inspired and characterized by natural systems endemic to Milsons Point.

Each typology has been strategically selected to suit the contextual and spatial microclimate of the space to enhance the experience of the user.

The typologies include;

- PUBLIC REALM
- CAMDEN VILLA
- HERITAGE FORECOURT
- RESIDENTIAL DECK
- VERTICAL GREENERY
- RESIDENTIAL TERRACE





# SITE PLAN



LUNA PARK

MILSONS POINT  
STATION

KIRRIBILLI  
MARKETS

KIRRIBILLI  
BOWLING CLUB

BRADFIELD HWY

BRADFIELD PARK

52 ALFRED STREET, MILSONS POINT  
PLANNING PROPOSAL

PREPARED BY Arcadia Landscape Architecture  
CLIENT Element Property Australia  
ARCHITECT Koichi Takada Architects

DATE February 2019  
SCALE 1:1000  
ISSUE A



# MASTER PLAN

1. FEATURE SANDSTONE STAIR
2. REFLECTION POOL
3. COMMUNAL FIRE-PIT
4. COMMUNAL DECK
5. WET / GREEN WALL
6. JUPARANA GRANITE PAVING
7. OUTDOOR DINING
8. FEATURE PLINTH SEATING
9. REVISED PORT COCHERE
10. CABBAGE TREE GROVE
11. CAMDEN FORECOURT
12. CAMDEN PLACE





# TERRACE PLAN

- 1. RAISED PLANTER
- 2. OUTDOOR LOOSE FURNITURE
- 3. FEATURE POTS

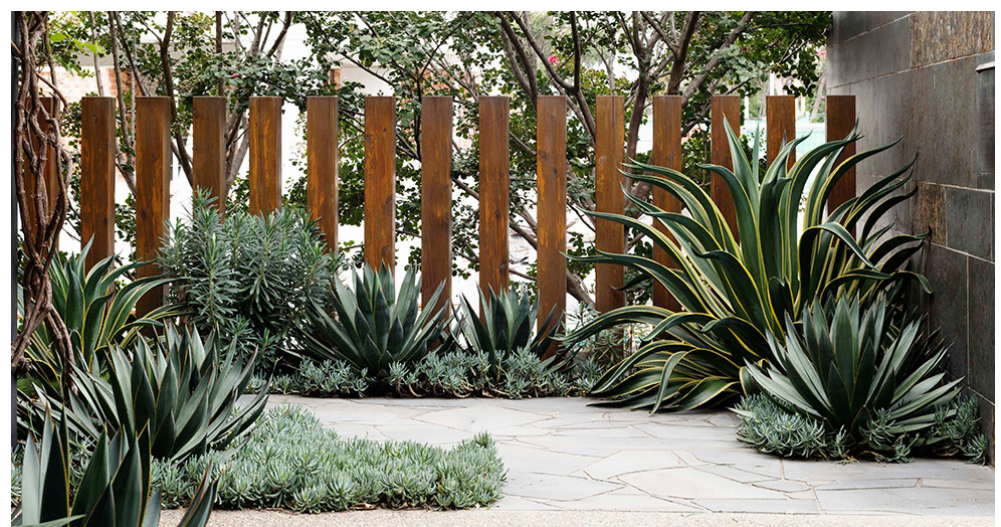
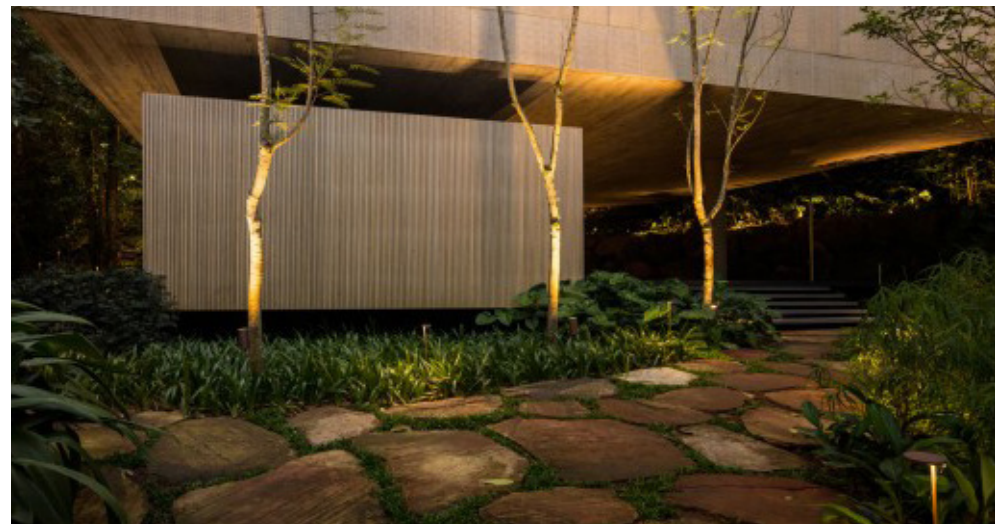




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# PLANTING CHARACTER

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MATERIAL CHARACTER  
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