

**PRELIMINARY URBAN DESIGN PRESENTATION
TO COUNCIL**

URBAN RENEWAL PROJECT

OF

**NO. 75 OLD PITTWATER ROAD
BROOKVALE**

FOR

**THE HARRISON GROUP
HARRISON MANUFACTURING COMPANY PTY LTD**

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VILLAGE ON THE BROOK
INTEGRATED MIXED USE URBAN RESIDENTIAL, RECREATIONAL + EMPLOYMENT PRECINCT

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2. INTRODUCTION

This urban design presentation has been prepared to provide a draft first step in the process that is proposed for the urban renewal of a large site that is located centrally within the existing Brookvale commercial area.

The subject site at No. 75 Old Pittwater Road, is comprised of:

- Lot A in DP 166808
- Lot 2 in DP 600059
- Lot 1 in DP 204107
- Total Site Land Area of: 26,560 sqm.

It is an unusually large aggregation of industrial land that has been the home for over 75 years, of the Harrison Manufacturing Company Pty Ltd. It has been operating its important manufacturing processes continuously there at Brookvale during that whole period, for delivery of its products around Australia, and also export internationally.

The primary purpose of this report, is to communicate to Council the new vision that the owners have for this important parcel of land, for its complete transformation.

The vision is for not only the transformation and redevelopment of the site, but also for a wider valuable transformation of the wider urban precinct within this important central area of Brookvale.

After 75 years on the site, it is recognised by Harrison's that their heavy manufacturing operations will be more suited to a new industrial site located in a more decentralised locality, where the current large numbers of heavy truck movements necessary, will be more suited.

Harrisons also recognise that the community of Brookvale will likewise benefit from the relocation out of town of its heavy industry activities, and its replacement with an appropriate selection of new uses that are formulated to be an ideal mix for this town centre context.

The vision for this key site and its neighbourhood, is to create a high quality mix of urban uses that together provide a living and breathing neighbourhood that integrates commercial employment, residential, and large scale recreational uses in a sustainable and socially responsible manner.

3. URBAN CONTEXT AND OPPORTUNITY

Having a land area of 26,560 sqm, and being located within the heart of the commercial centre of Brookvale, makes this site highly unusual for its context.

The fact that the site is located immediately abutting one of the largest regional shopping centres in Australia, and the largest on the north shore of Sydney (Warringah Mall), places this site in the category of being extraordinarily rare in urban terms.

The combination of these factors, together with the fact that this immense parcel of land is all under ownership by just one party, offers what would not be an overstatement to describe as being a once in a generation opportunity for this area of Brookvale's town centre to be transformed.

The subject site is located centrally, being on the immediate north west side of the Large Warringah Mall complex, and is positioned at the hub of the extensive ring of existing large scale mixed commercial developments located around it.

The site is patently located at the most pivotal position in the west half of Brookvale, being the half of the town centre that is on the west side of the bisecting north / south main road.

It is not only geographically central, but it is also at the economic critical mass focus of all the large scale commercial developments in the continuous arc from the south west side, all the way around to its east side.

The site is also ideal in that it has the benefit of two street frontages located at its diagonally opposite extremities. This gives the site direct contact with two different precincts in the town centre that are quite separated from each other. Indeed these two quite separate precincts of the town, are currently quite disconnected from each other.

One of the key urban planning opportunities presented by the centrality of this large site, is that it can be the 'connector' of the above two town centre precincts so that they can interact much better other.

The proposed wholesale re-formulation of uses on this site, with emphasis given to the macro effects that can be specially tailored, can produce a dynamic unifying effect of immense urban renewal value for Brookvale's currently largely fragmented commercial centre.

4. URBAN DESIGN

The aims, principles, and benefits, that have been identified and adopted in the process of preparing of this new precinct urban plan, include each of the following:

- Identify that the site's two alternate street frontages are located at each end of the longest diagonal axis of the site, such that they face two very separated precincts of the Brookvale commercial centre.
- Observe the urban benefits of not only aiming to have any new development on the site face and present itself in a quality way to these two separate precincts, but rather, to also allow those two precincts to enter & extend into the site in a manner that benefits the public, as well as moreover to extend so far into the site that they meet each other in the middle.
- Make the precinct within the site, highly permeable to the public. Foster and encourage pedestrian movement and connectively from one side to the other.
- Create behaviour setting places, that are of very high quality for social interaction, for services, and for a wide variety of recreation activities on site.
- Delineate and give definition to the different categories of new uses that are desirable, to maximise amenity quality by allocating different (but inter-connected) sectors for: public park-like recreation, civic identity, nodal place-making, business & commercial services, and private residential retreat zones.
- Design to provide for optimum levels of activation of public and semi public spaces year round, and day and night.
- Do not rely on cross pedestrian activity alone, but introduce bicycle routes, and also elements of low speed vehicular penetration through the key areas, to optimise interaction, variety, and motion, and lighting.
- Recognise that this new integrated development is at the heart of what is already an intensively developed town centre, and calibrate new building heights so that they are not just a ubiquitous continuum of the existing random height graphic of the existing surrounding buildings, but rather so that they deliver a punctuating level of quality visual definition and identity reinforcement for this important town centre. Indeed, in order that on a macro scale, the height of buildings are of a prominence and significance that is consistent with the emerging status of this as a major centre in the overall Sydney context.



- Recognise that the Brookvale town centre is severely lacking in passive open spaces and parkland, and that there is a current need for more to be provided, even in terms of catering to the existing uses of the town centre.
- That the need for new public open space parkland will become even more vital with the addition of new residential development into the town centre mix.
- That along the east flank of the subject site, there is a very narrow slender ribbon of public owned land that occupies approximately only half the width of the Brookvale Creek watercourse.
- That there is a valuable opportunity for the subject site to possibly add some of its land onto that very narrow ribbon of public land, so that the whole of the watercourse can be in public ownership,
- That moreover there is also a more unusual opportunity for the development to possibly give a very much larger portion of its site over to also become new public owned parkland, and recognise that this would be of most value to the community if it was master planned in a way that could allow it to be contiguous and consolidated with the above mentioned creek reserve.
- That the above would provide for increased opportunity for extensive areas to be available for flood water peak holding storage.
- That on the above scenario, whereby a substantial portion of the site be given over for public uses, that this master planning approach would be consistent with, and reinforcing of, the design principles set out above on the previous page re the appropriateness for higher building heights on this site.
- That in principle, service retail components should be clustered around the middle of the site and along the main pedestrian axis, and so it is in convenient proximity to the new public recreational parkland.
- That ideally for both passive entertainment purposes, and also for security purposes, that the public recreational parkland be in full view of the commercial and civic elements.
- That the larger scale commercial tenancies be oriented toward the north end, toward Old Pittwater Road, where similar large scale uses already exist.
- That Employment numbers overall, be increased significantly on the site (from those in the current manufacturing and admin functions on site), so as to ensure that the new development has a wide & dynamic base for sustainability, and broad econo-social activation.



5. MASTER PLANNING

The master planning carried out for the development of this new integrated precinct, needs to observe and respond to the following combination of site constraints and opportunities:

- The long ribbon of Brookvale Creek for the full length of its eastern boundary,
- The wide and imposing blank wall presence of the Warringal Mall building envelope located at zero setback from the site's southern boundary.
- Ditto, the very wide and imposing series of blank walls that are present along the full length of the site's western boundary, these being of series of 2 and 3 storey high commercial building on the western neighbouring properties.
- The wide main frontage to Old Pittwater Rd along the north boundary,
- In the north east corner of the site, the only significant stand of trees on the whole site. This grove of mature trees is even more significant because although they are on the site's private land, adjacent to Brookvale Creek.
- Observe that very conveniently from a planning point of view, is that the most visually open and attractive edges of the site, happen to be on its north and north east sides, in the same direction as the best solar source.

Therefore, in response to the above, the master planning solution for the site does the following:

- (i) Orients the recreational uses toward the north & east sides of the site, as well as the aspect & view vectors from the commercial and civic spaces.
- (ii) Has these public enjoyment spaces turning their back on the imposing blank walls along the south & west sides of the site. It does this by effectively placing the broad 2 storey high podium (containing car parking / services / plant and other non sensitive uses) toward these two less aesthetic edges.
- (iii) Places the private residential sector on top of that broad podium together with high quality landscaped and vegetated improvements across the podium, and with localised pockets of deep soil zones with large trees placed strategically against the south & west walled edges of the site.
- (iv) From the perspective of the residential apartments located in the residential buildings on top of this upper podium level, the bulkiness of the adjacent building envelopes along the S & W sides are not only completely diminished to a benign 1 storey scale, but are also softened and obscured very effectively by both the deep soil trees and the podium trees.



(v) The creation of a 'civic plaza' as the main focal social interaction place, and its placement in the centre of the development, and also centrally to the retail, food, and commercial services.

(vi) Placement of the new Public Parkland centrally along the east side of site.

(vii) Designing the long 'Main Civic Pedestrian Spine' pathway route through the site, so that it encourages maximum usage and delivers a variety of experiences by:

- being elevated relative to the public parkland, and having views to the parkland on the north side of the path
- having a series of mixed business and food offerings on the opposite side on the south side of the path,
- so as to ensure that northern sunlight bathes the route,
- not placing any buildings on the north side of the path for most of its route,
- tailor the experience of walking along the path, so that it is punctuated and varied by the presence of the pedestrian bridge over the creek, various tall buildings partially hanging over the path, and also the close interaction of the path route with the civil plaza and the central pick-up/drop-off & taxi zone.

(viii) The careful route chosen for the meandering slow speed access roadway within the site, so that it both adds in a controlled way to the activation and presence of motion in the public areas, and also contributes to the level of night-time surveillance of these precincts. The sweeping nature of car headlights as the going and coming vehicles of the residents, manoeuvre the bends at slow speed will add to the level of security.

The undercover podium carpark levels will have a layout that makes only approx. 1.3rd of all resident vehicles the users this meandering road. The other two thirds will be captured to use the ramps to the caparking at close to the entry off Old Pittwater Road.

(ix) Designing with a change of scale at the threshold / entry location at the Cross Street end of the Main Pedestrian Spine, with gentle inclines and a second bridge providing direct & convenient access to the new Parkland.

(x) Ability for potential other pedestrian linkages to be received from the west.

Refer to the 'Concept Precinct Master Plan' sheet No. SK-01A, provided overleaf at the end of this section.

6. LAND USES / ACCESS / & LAND OWNERSHIP

The master plan, divides the site into three broad sectors of usage category:

1. Public Ownership / Public Parkland sector (A combination of existing and donated land).
2. Civil & Commercial sector. (Public access provided to community titled land).
3. Private Residential sector. (resident access only to strata & sub community titled land).

Refer to the 'Access /Usage / Ownership Plan' sheet No. SK-02 A, provided at the end of this section.

7. COMMERCIAL ELEMENTS AND EMPLOYMENT

The overall employment numbers on the site will be increased significantly from those in the current manufacturing and admin activities), so as to ensure a wide & dynamic base for sustainability, and broad econo-social activation.

The quantities of proposed gross sq/m commercial / retail / and food areas being provided are shown and tabulated on the 'Employment Areas Generating Plan' sheet No. SK-03A provided at the end of this section.

The mix of employment generating uses and activities, to be provided in sector 2, will include:

- office spaces
- cafes & restaurants
- mixed businesses
- showrooms (fronting Old Pittwater Rd)
- take/away food
- service activities to support the residential buildings
- Child care
- Fitness and Lifestyle businesses.

The number of full time equivalent employment positions projected to be generated by the above mix of business activities in the new development, will be in excess of 250. By comparison, the existing number of employment positions currently employed in the manufacturing and admin activities on subject site is around 78.

8. RESIDENTIAL COMPONENT AND HEIGHT

The number of new apartment dwellings proposed is approximately 507, located within seven (7) multi-storey apartment buildings across the development. The residential buildings will range in height from ten (10) stories up to seventeen (17).

A wide variety of mix sizes and types of apartments is proposed, ranging from 1 bed, to 2 bed, and three bed. There will also be a smaller component of studio apartments, as well as possibly a very small number 3.5 bed apartments.

For detail information on each of the seven proposed residential buildings, and the number of stories and approximate number of apartments projected to be located within each, refer to the 'Building Heights & Residential Yields Diagram' sheet No. SK-05 B, provided at the end of this section.

As with the rest of the development, the residential buildings will be designed and developed to the meet best practice contemporary architectural design quality standards, and delivered with excellent levels of constructional finish.

9. LOCALITY AERIAL USAGES PLAN

Refer to the 'Locality Aerial Usages Plan' sheet No. SK-04 B, provided at the end of this section.

On the plan, the surrounding areas depicted in the colours aqua and dark aqua, are all existing commercial, retail, and light industrial uses. The area coloured pink, denotes the area of existing residential.

10. PRECINCT LONG SECTIONS

Refer to the 'Sections' sheet No. SK-06 B, provided at the end of this section.

The two long cross-sections through the site, show diagrammatically the schematic relationships between the open space recreational and civic spaces, the broad podium elements, and also the residential buildings.

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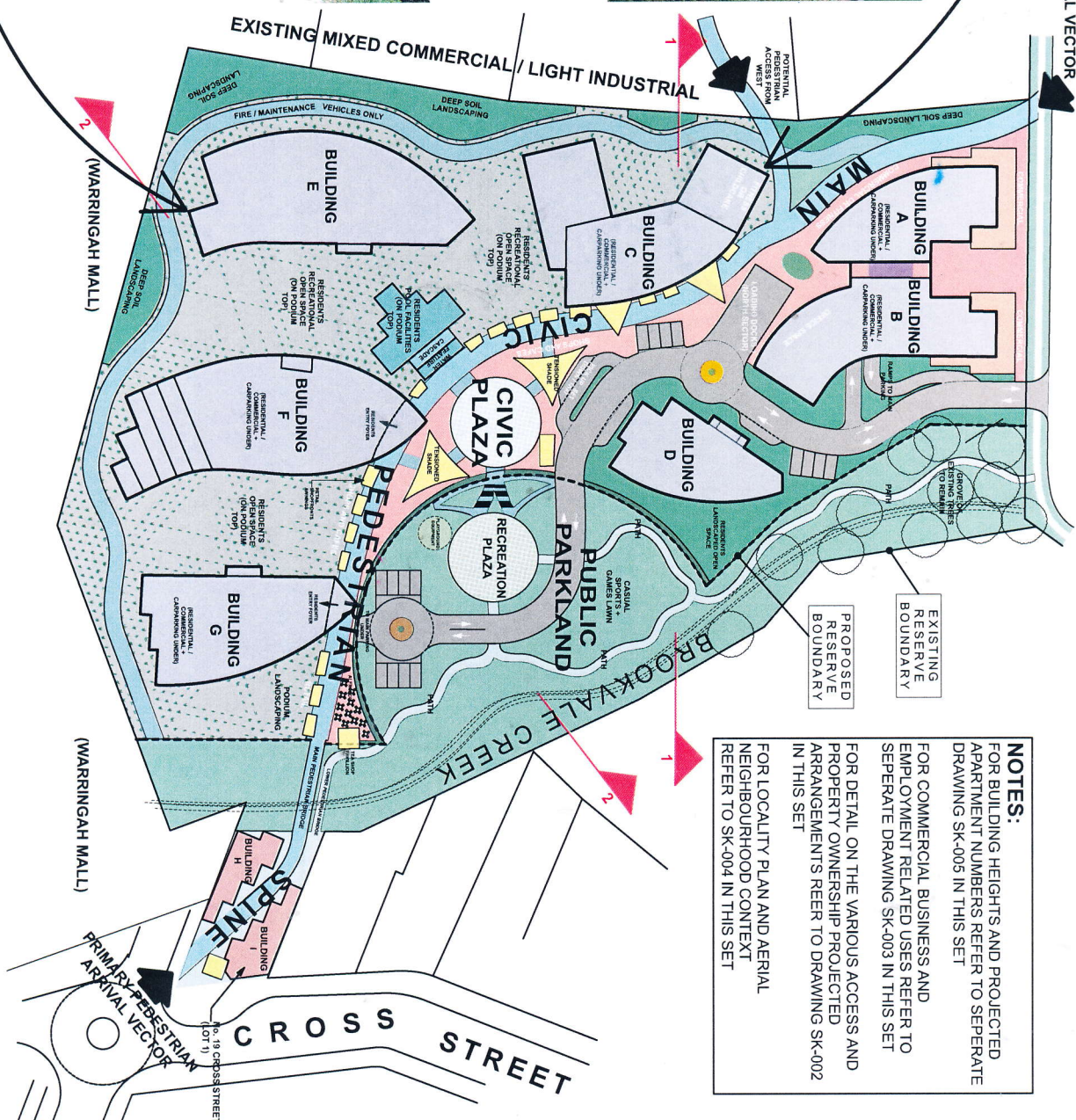
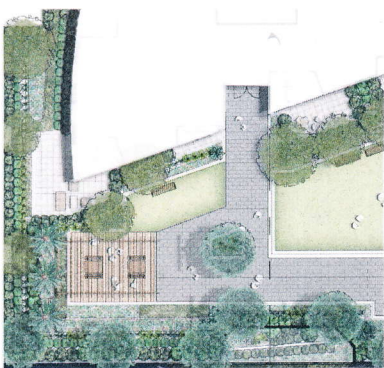
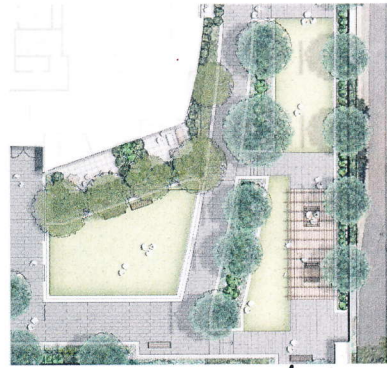
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PRIMARY
PEDESTRIAN
ARRIVAL VECTOR

OLD PITTWATER ROAD



SIZES OF BUILDING ELEMENTS DEPICTED ARE
PRELIMINARY INDICATIVE AND NOT TO SCALE

NOTES:
FOR BUILDING HEIGHTS AND PROJECTED
APARTMENT NUMBERS REFER TO SEPARATE
DRAWING SK-005 IN THIS SET
FOR COMMERCIAL BUSINESS AND
EMPLOYMENT RELATED USES REFER TO
SEPARATE DRAWING SK-003 IN THIS SET
FOR DETAIL ON THE VARIOUS ACCESS AND
PROPERTY OWNERSHIP PROTECTED
ARRANGEMENTS REFER TO DRAWING SK-002
IN THIS SET
FOR LOCALITY PLAN AND AERIAL
NEIGHBOURHOOD CONTEXT
REFER TO SK-004 IN THIS SET

CLIENT:
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VILLAGE ON THE BROOK
INTEGRATED MIXED USE URBAN RESIDENTIAL, RECREATIONAL + EMPLOYMENT PRECINCT
75 OLD PITTWATER ROAD
BROOKVALE NSW 2100



Scale: mts @A1

Thursday, 16 November 2017

SK-001 rev B

CONCEPT PRECINCT MASTER PLAN

16002

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VILLAGE ON THE BROOK

INTEGRATED MIXED USE URBAN RESIDENTIAL, RECREATIONAL + EMPLOYMENT PRECINCT

OLD PITTWATER ROAD

EXISTING MIXED COMMERCIAL / LIGHT INDUSTRIAL

(WARRINGAH MALL)

(WARRINGAH MALL)

EXISTING COMMERCIAL

CROSS STREET

BROOKVALE
COMMERCIAL CENTRE

CROSS STREET

(WARRINGAH MALL)

LEGEND

- RECREATION PRECINCT
(PUBLIC ACCESS / PUBLIC OWNED PARKLAND)
- CIVIC + COMMERCIAL PRECINCT
(PUBLIC ACCESS TO COMMUNITY TITLED COMMERCIAL + CIVIC AREAS)
- RESIDENTIAL PRIVATE PRECINCT
(RESIDENT ACCESS TO PODIUM ONLY)
- BOUNDARY OF EXISTING COUNCIL OWNED CREEK RESERVE
- PROPOSED PERIMETER BOUNDARY OF NEW EXTENDED PUBLIC OWNED PARKLAND / AND ENLARGED CREEK RESERVE

SIZES OF BUILDING ELEMENTS DEPICTED ARE PRELIMINARY INDICATIVE AND NOT TO SCALE

Client:
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VILLAGE ON THE BROOK
INTEGRATED MIXED USE URBAN RESIDENTIAL, RECREATIONAL + EMPLOYMENT PRECINCT
75 OLD PITTWATER ROAD
BROOKVALE NSW 2100



ACCESS / USAGE / OWNERSHIP -
ORGANIZATIONAL SCHEMATIC LAYOUT
Scale: 1:100 @ A1
Thursday, 16 November 2017

16002

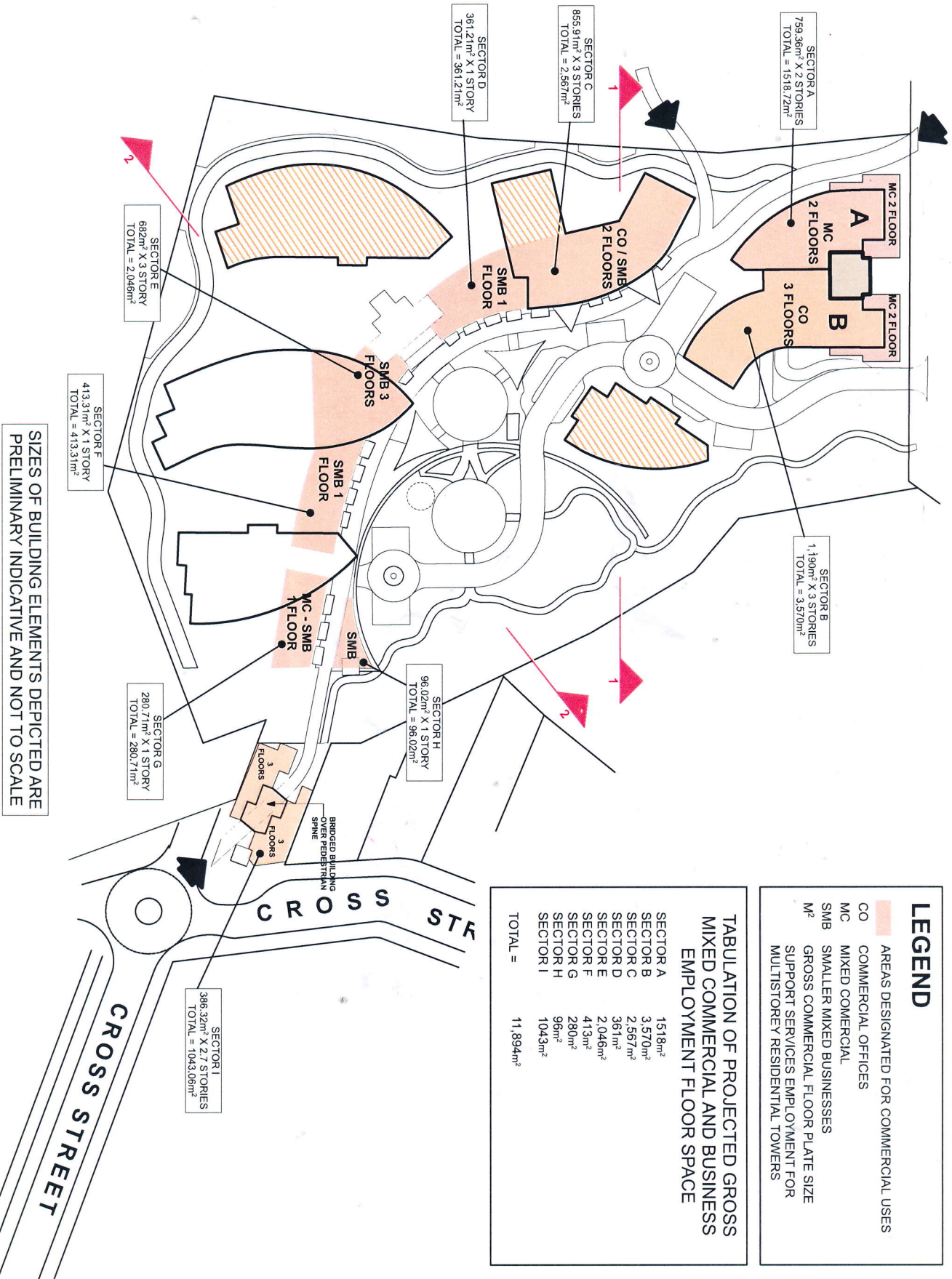
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VILLAGE ON THE BROOK

INTEGRATED MIXED USE URBAN RESIDENTIAL, RECREATIONAL + EMPLOYMENT PRECINCT

OLD PITTWATER ROAD



SIZES OF BUILDING ELEMENTS DEPICTED ARE PRELIMINARY INDICATIVE AND NOT TO SCALE

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SCHEMATIC EMPLOYMENT GENERATING AREAS PLAN

Scale: 1m = 10m @ A1

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AERIAL USAGES PLAN
Scale: 1:600 @ A1
Thursday, 16 November 2017

16002
SK-004 rev B

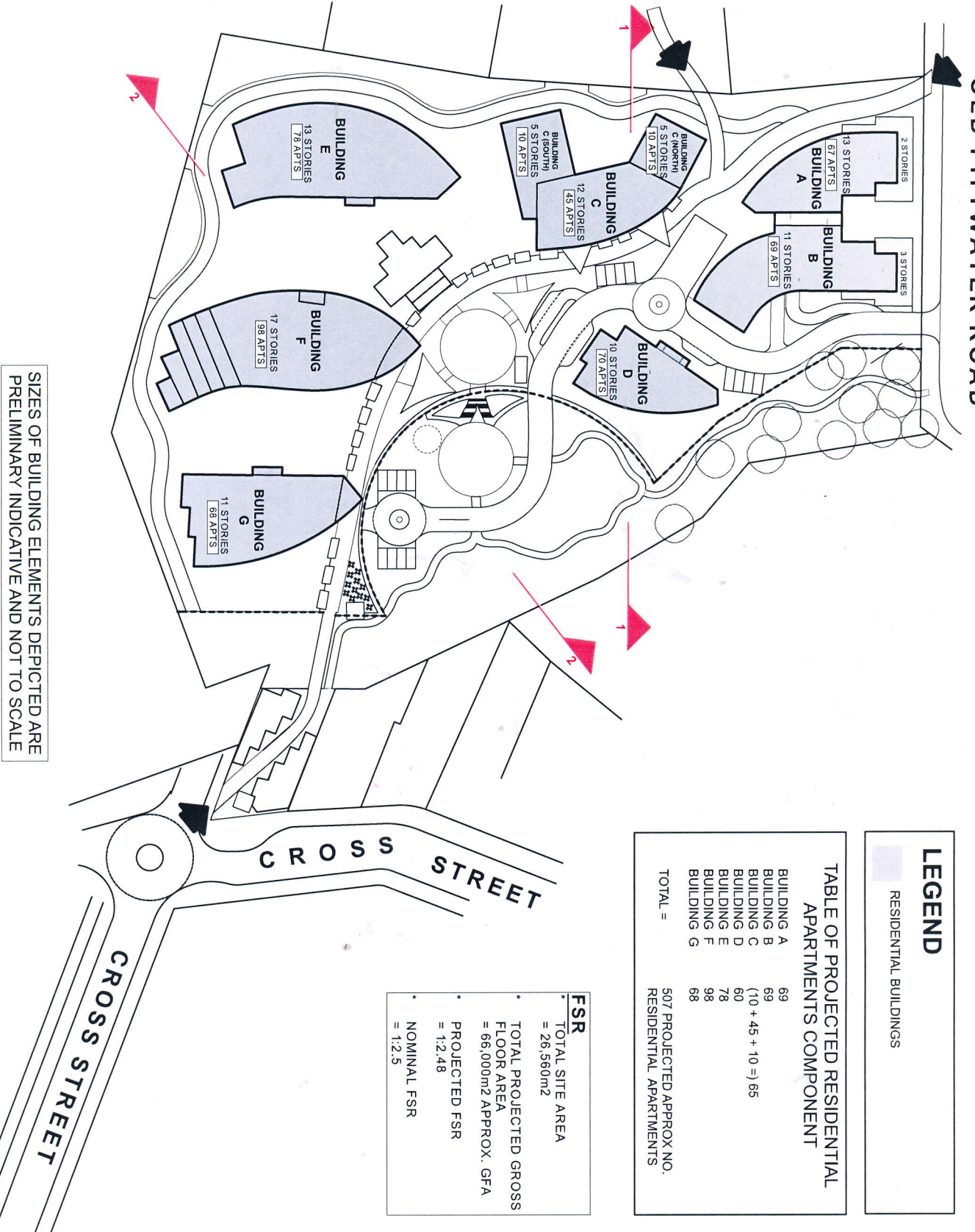
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VILLAGE ON THE BROOK

INTEGRATED MIXED USE URBAN RESIDENTIAL, RECREATIONAL + EMPLOYMENT PRECINCT

OLD PITTWATER ROAD



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INTEGRATED MIXED USE URBAN RESIDENTIAL, RECREATIONAL + EMPLOYMENT PRECINCT

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VILLAGE ON THE BROOK
INTEGRATED MIXED USE URBAN RESIDENTIAL, RECREATIONAL + EMPLOYMENT PRECINCT
75 OLD PITTWATER ROAD
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Scale:

@ A1

Friday, 17 November 2017

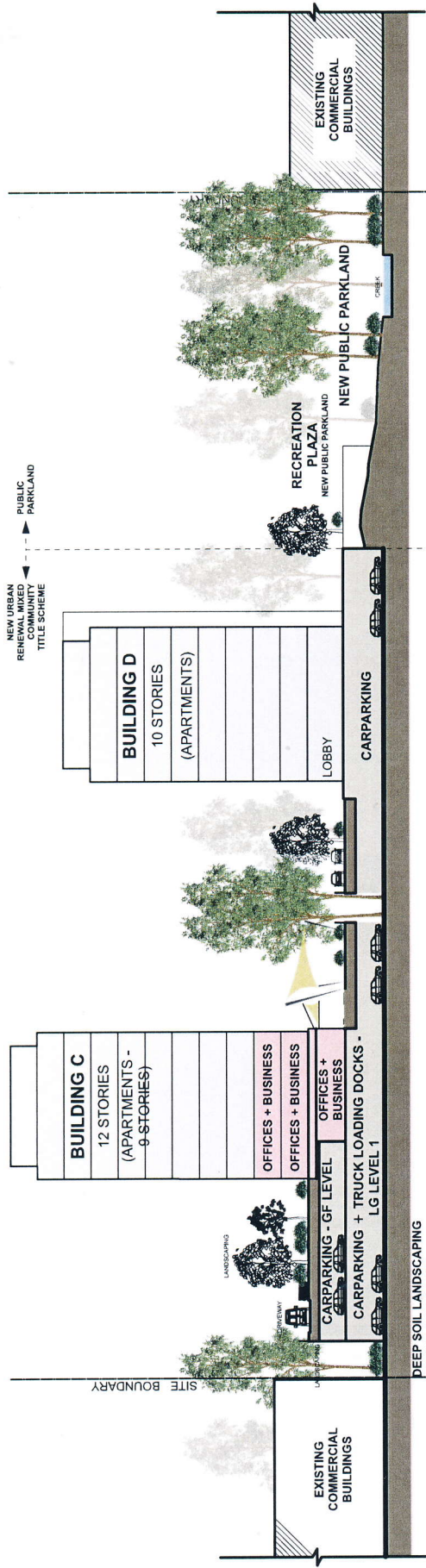
BUILDING HEIGHTS AND
RESIDENTIAL YIELDS DIAGRAM

16002

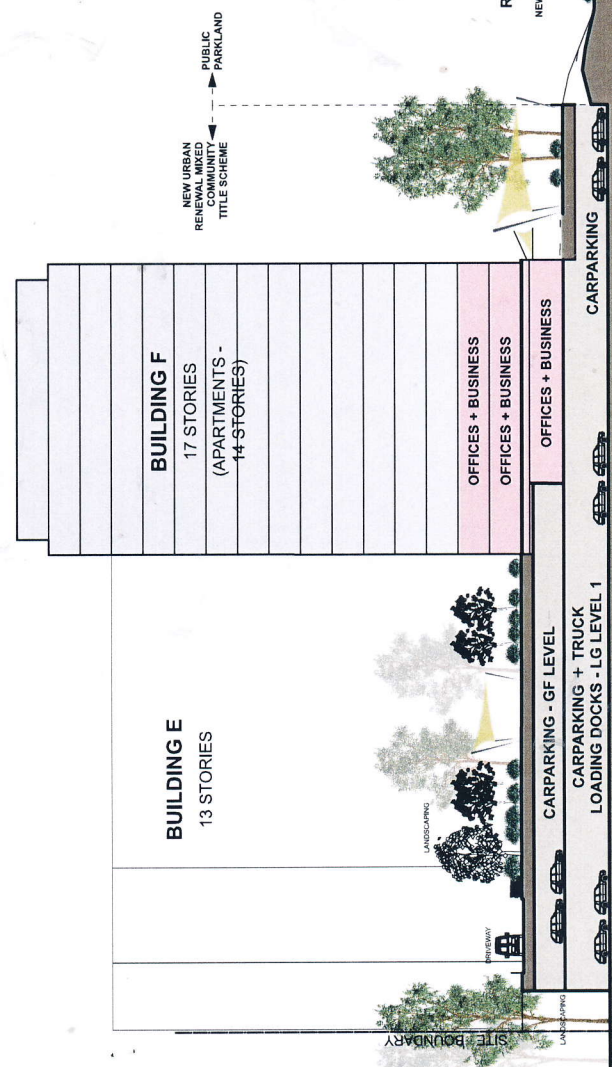
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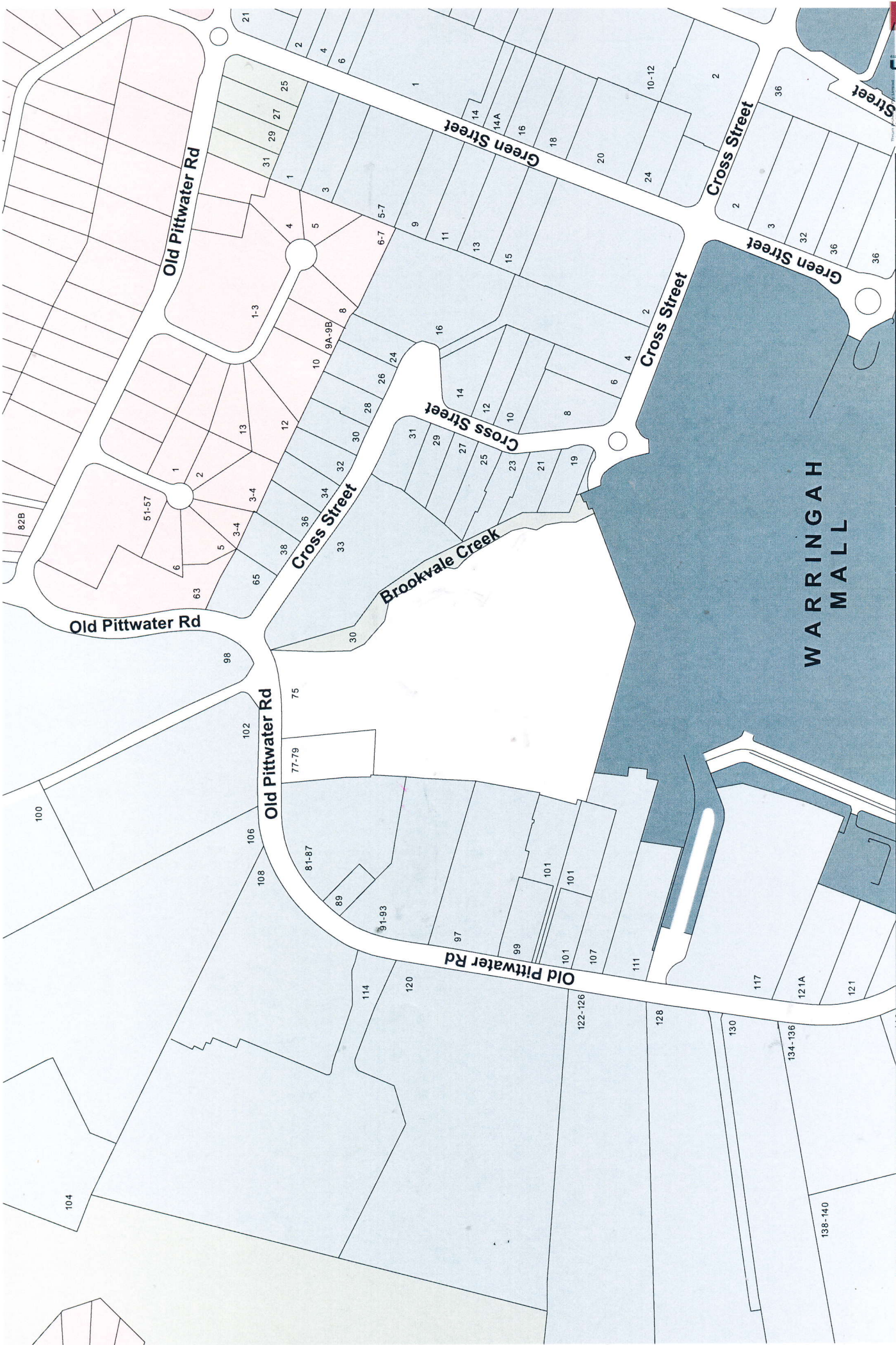


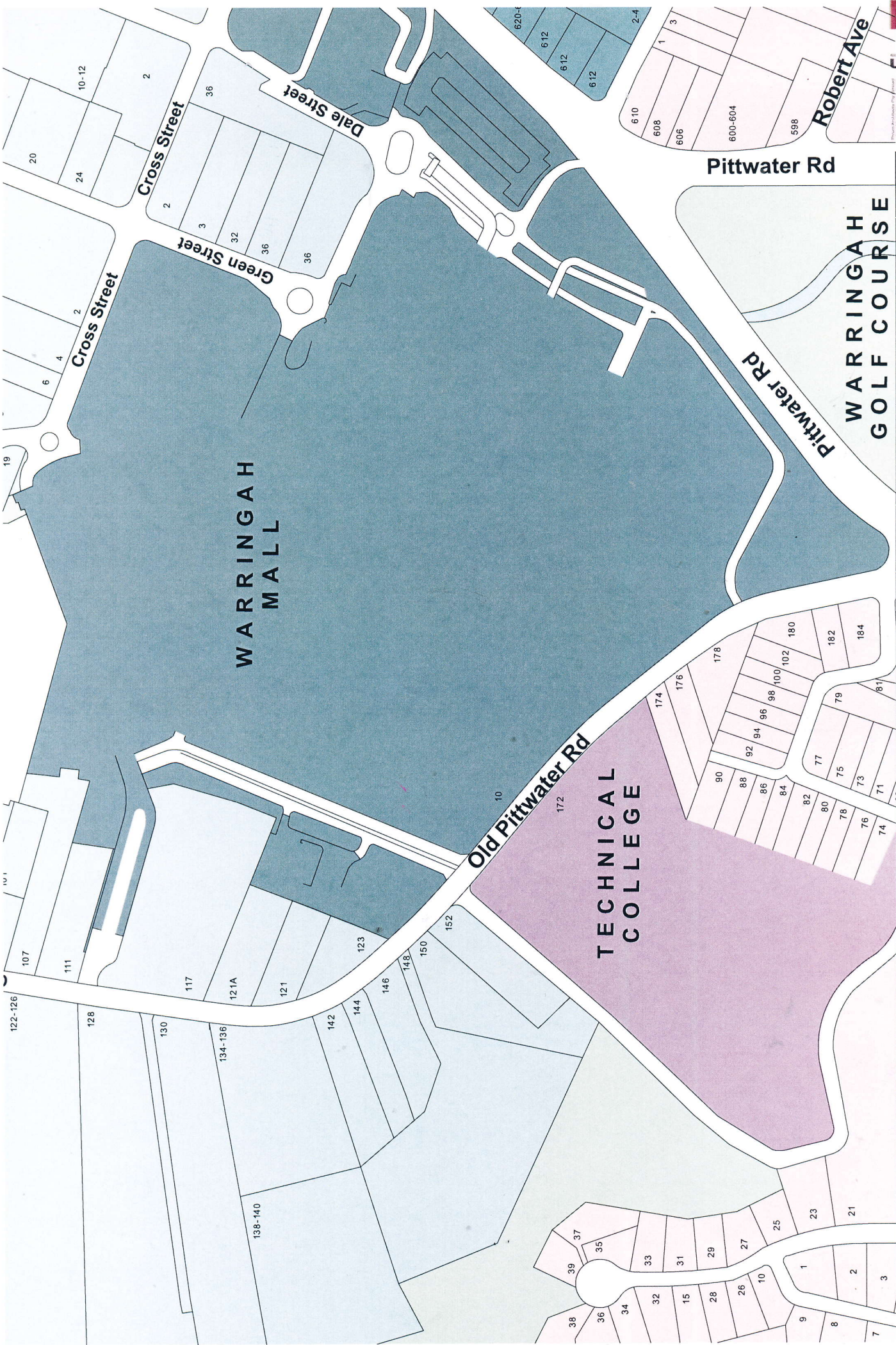


1 - EAST - WEST SCHEMATIC PRECINCT SECTION - LOOKING NORTH



2 - SOUTHEAST - NORTHWEST SCHEMATIC PRECINCT SECTION - LOOKING NORTHWEST





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75 OLD PITTWATER ROAD
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**LAND PARCELS ALLOTMENTS
PRECINCT PLAN - SOUTH**

16002

Scale: @ A1

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