Neutral Bay Market Place Landscape Concept for Planning Proposal

Prepared for Woolworths February 2022



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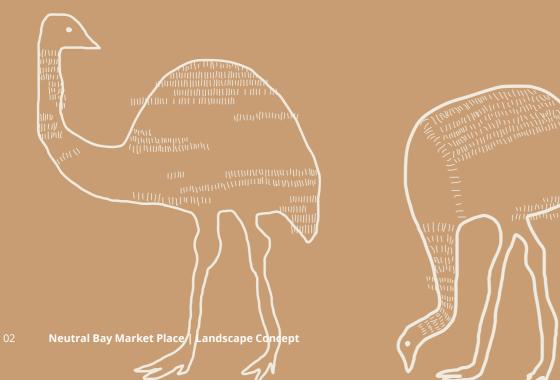


Acknowledgement of Country

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

WIPIssued 21 Dec 2021AuthorDRAFTIssued 16 Feb 2022AuthorFINALIssued 22 Feb 2022Author

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Executive Summary

Arcadia Landscape Architecture has been appointed by Woolworths Group to provide landscape architecture services to the site located at the Neutral Bay, North Sydney. The service is including of a preparation of a Development of Concept for Planning Proposal lodgement.

The Site is located on the edge of the Neutral Bay, within the North Sydney local government area (LGA). The site comprises an amalgamation of Woolworth site on Rangers Street with adjoining land holdings along Military Road.

This package aims to show design intent for the following areas:

/ All public domain areas within the site boundaries; / All communal landscaped podium areas;

/ All public domain works (footpath) along Military Road, Rangers Road, Yeo Street and Military

Lane in accordance with North Sydney Council DCP requirements.



Strategic Alignment

The preparation of this landscape architecture package has taken into consideration of the following strategic documents prepared by Council. Local Strategic Planning Statement

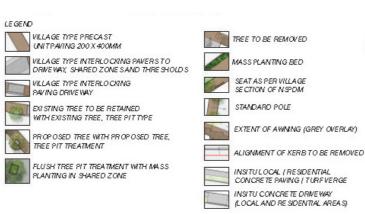
The LSPS provides a strategic overview following:

- / provide a 20-year vision for land use planning within the North Sydney LGA (to 2036);
- / outline how expected growth and change will be managed now and into the future – the desired future direction for housing, employment, transport, recreation, environment and infrastructure in the North Sydney LGA;
- / guide the content of Council's Local Environmental Plan (LEP) and Development Control Plan (DCP), including any future changes to planning controls sought by proponents through Planning Proposals; and
- / identify where further strategic planning work is required to deliver on key state and regional planning objectives.

Public Domain Plan Strategy

The PDPS ensures the planning proposal alignment with the future desired character of the wider Neutral Bay precinct. The strategy however did not envisioned the Woolworth site on Rangers Street with further public domain upgrade.

YEO STREET AND RANGERS ROAD

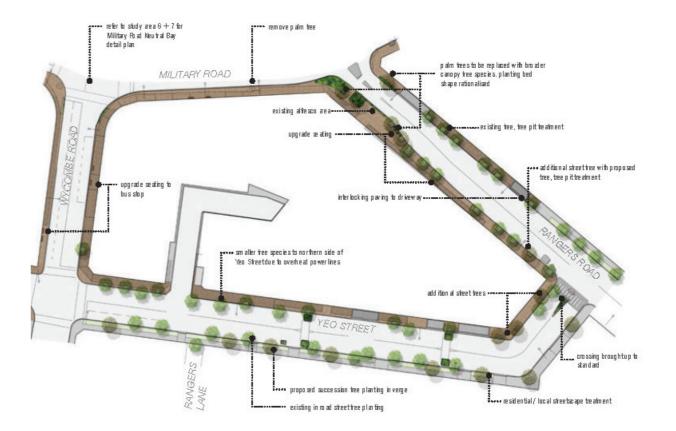


Local Strategic Planning Statement



Neutral Bay Town Centre Strategy





Local Housing Strategy











On Cammeraygal Country

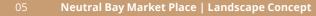
Along the shore

Cammeraygal country

Invasion

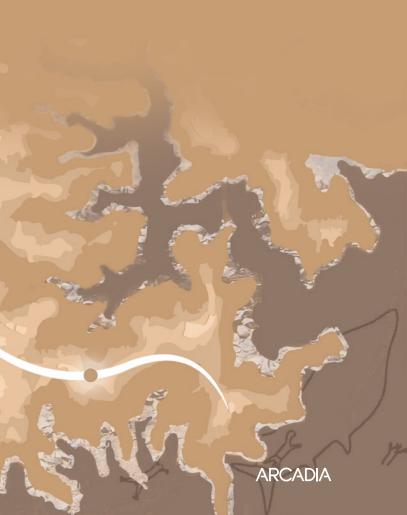


A photograph of a rock carving at Balls Head taken around 1900.





A midden found at Cockle Bay. These middens are a collection of shells and other matial left behind by indenous people.

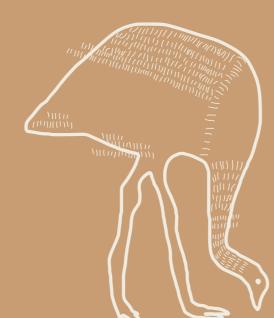


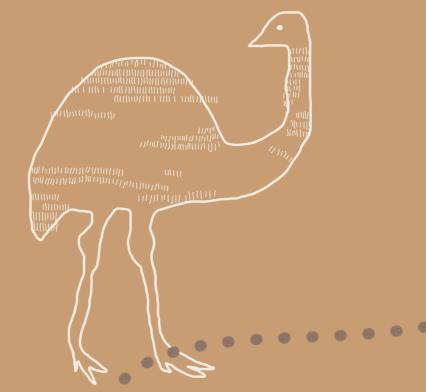
Co-Designing with Cammeraygal Country

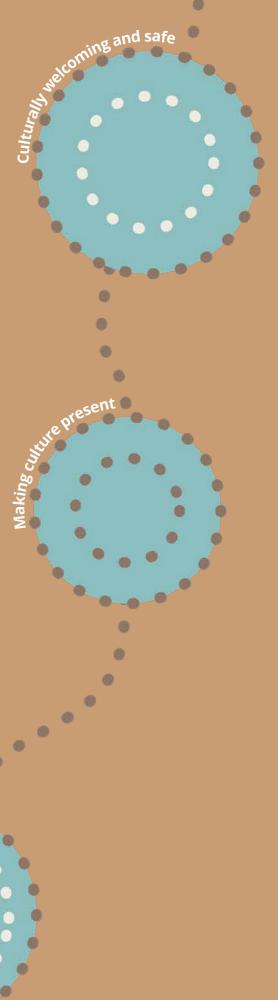
On First Peoples Collaboration

Codesign Process

Designing With Country









Site Evolution

After colonisation Neutral bay became a scattering of housing throughout the natural landscape where the upper ridges were used for farming.

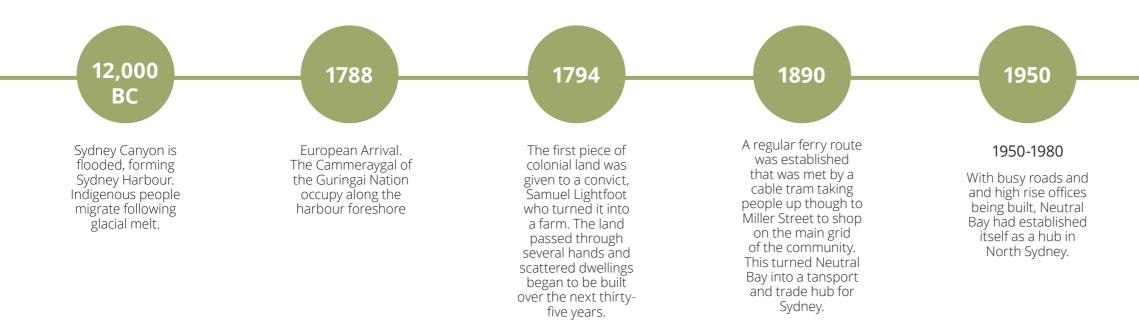
The suburb of St Leonards, located directly west, brought in road infrastructure to area whilst ferry infrastructure allowed for easy access for people and business to flow freely throughout the area.

This access was futher improved by the tram system that was installed that brought people up from the harbor foreshore to the developing town grid of Neutral bay.

The area has continued to grow and develop today becoming one of the main hubs of Northern Sydney.











Development of Military Road corridor plan to uplift urban fabric of Neutral Bay.



Regional Context

The NSW Government continues to progress planning for the proposed Western Harbour Tunnel (WHT) and Beaches Link Tunnel (BLT), projects that include a combined 17 kilometres of mainline tunnels as well as upgrading over 14 kilometres of surface roads.

The exhibited scheme of the Beaches Link is not changing the volumes of cars on Military Road in the long term. The proposed motorway has implications for the broader region. Notably, the proposed WHT and BLT projects counter act to Council's vision for a public transport framework supported by walking and cycling networks.

The Institute for Sustainable Futures at the University of Technology Sydney found that:

- / The WHT and BLT would reduce traffic volumes on Mona Vale Road, Warringah Road, the Spit Bridge and Military Road in the short-term with local trips filling available capacity within a few years.
- / This effect has been experienced after other motorway projects have opened in Sydney. However, there may be an opportunity to reconfigure and enhance those regional routes once traffic volumes have been diverted to WHT and BLT to ensure that the traffic volumes do not return such as installing bus lanes or cycling lanes.

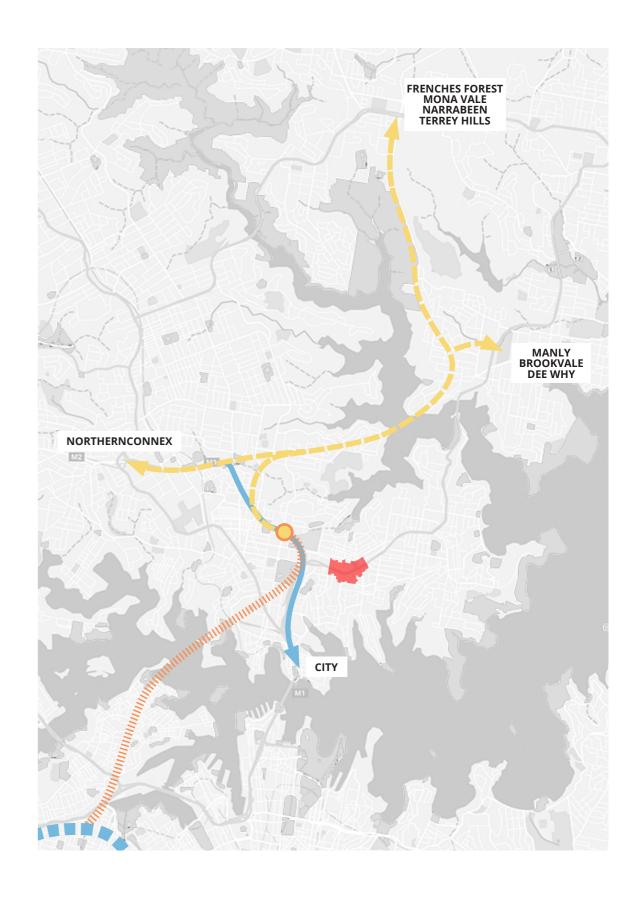
The 2018 Beaches Link project update suggested that there will only be a 15% reduction in traffic on Military Road as a result of "Beaches Link". This amount of

traffic reduction provides limited scope for a program of "local benefit" works on Military Road. However, the current concept design for "Beaches Link" identifies removal of Warringah Freeway access ramps at Ernest Street, which forces Ourimbah Road traffic to re-distribute to Military Road to access the Warringah Freeway. If these ramps were retained and the current traffic function of the Ourimbah Road corridor maintained, this would:

- Deliver more significant traffic reductions on Military Road;
- Provide scope for more significant road space and phase time reallocation on the Military Road;
- / Encourage more traffic to use the Ourimbah Road corridor in preference to Military Road; and
- / Allow for the delivery of more significant public domain, walking, cycling, public transport and local traffic safety and amenity improvements at Spit Junction, Cremorne and Neutral Bay centres:
 - public domain carriageway space reallocatioto public domain uses, outdoor seating/dining, less particulate pollution and noise, more street trees;
 - walking pedestrian barrier fence removal, reintroduction of less formal pedestrian crossings, more time given to formal pedestrian signal phases;
 - cycling separated cycle lanes,;
 - public transport centrally aligned bus lanes, centre island bus stops; and
 - local traffic more phase time given to local traffic movement, re-introduction of onstreet parking.

A reconfiguration of Military Road can potentially leverage from the Beaches Link Tunnel, this Planning Study aims to improve the amenity for pedestrians along Military Road regardless.

- WARRINGAH FREEWAY
- BEACHES LINK TUNNEL
- WESTERN HARBOUR TUNNEL
- WESTCONNEX
- STAGE 1 STUDY BOUNDARY
- O WARRINGAH INTERCHANGE





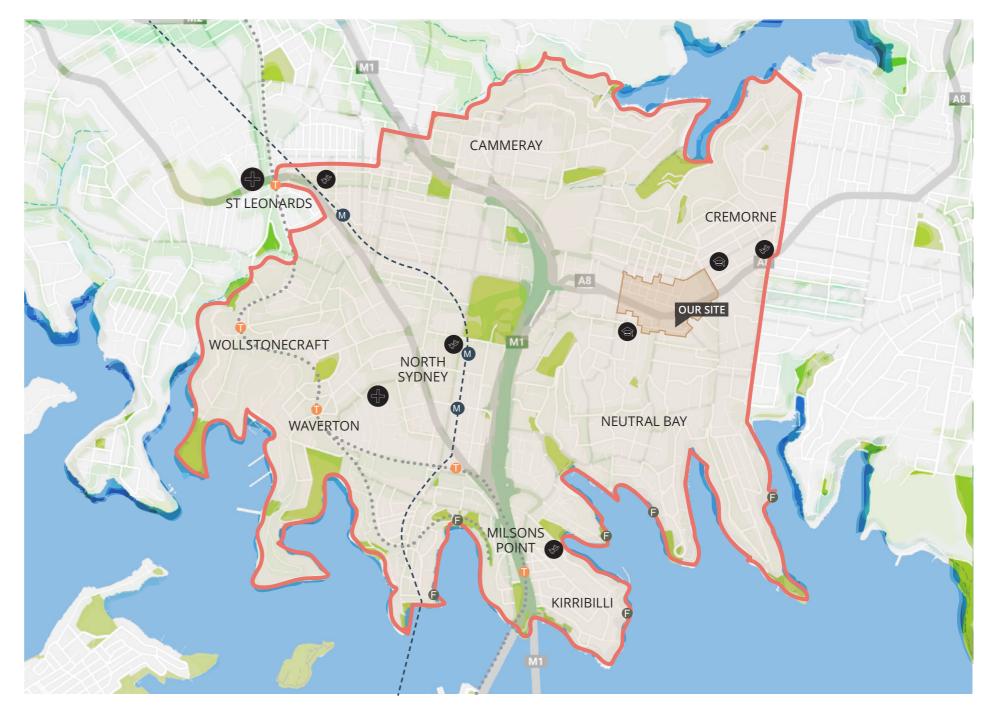
North Sydney Context

Neutral Bay sits at the inner Lower North Shore suburbs, just 5 kilometres north of the Sydney CBD.

Neutral Bay is characterised by its dense bushland, where Military Road as the main spine as movement corridor, density and retail offerings.

Neutral Bay and Cremorne is known for its Arts and Crafts architectural style that was in vogue at the time. This style was an attempt to get away from mass production and give homes the human touch. The main shopping district of Neutral Bay, known as Neutral Bay Junction, is along Military Road, which is the main road that runs through Neutral Bay, Cremorne and Mosman.

It features many quality shops, restaurants and cafes. The Oaks Hotel is an iconic and popular venue located on the corner of Military Road and Ben Boyd Road. It has been a popular meeting place in Sydney since 1885.



- M FUTURE METRO STATION
- --- FUTURE METRO LINE
- TRAIN STATION
- TRAIN LINE
- FERRY WHARF
- LGA BOUNDARY
- GREEN GRID
- **NEUTRAL BAY TOWN CENTRE**
- HOSPITAL
- SCHOOLS IN NEUTRAL BAY AREA
- THEATRE/ CINEMAS



Public Domain Framework

Through-site-links are open to the sky with 3 storey podium buildings alongside to give the space a human scale appropriate to the village atmosphere.

Pavement materials are used to improve wayfinding.



- POTENTIAL PUBLIC OPEN SPACE
 POTENTIAL SHARED ZONES
 IMPROVED PEDESTRIAN AMENITY
 GROUND FLOOR SETBACK AS PUBLIC AREAS
 POTENTIAL EXPANSION OF OUTDOOR DINING
- STAGE 1 BOUNDARY
- RECOMMENDED MAJOR ARTWORK
- \longleftrightarrow EXISTING THROUGH-SITE-LINKS
- <--> FUTURE THROUGH-SITE-LINKS



Tree Canopy Cover

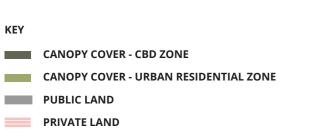
Tree canopy cover is critically important for the enhancement of streetscapes, energy conservation, the reduction of atmospheric contaminants and reduction of peak storm water run-off.

North Sydney Urban Forest Strategy (2018) identifies Neutral Bay Town Centre as not achieving or maintaining international recommended levels of tree canopy cover. Recommended targets for the study area include:

- / 15% for CBD/town centre zones (B4-Mixed Use zones); and
- / 25% for urban zones (medium and high density residential)

The performance of North Sydney's CBD/town centre zones has decreased from 16.5% in 2008 to 13.4% in 2017. The greatest decline in tree canopy within the study areas has been over roads, notably Military Road.

Locations that traditionally accommodate large trees such as school grounds, are also under immense pressure with more classrooms and buildings needed to house growing student populations. However, tree canopy losses on private land have had the most dramatic impact on overall canopy cover across North Sydney.



STAGE 1 - STUDY BOUNDARY

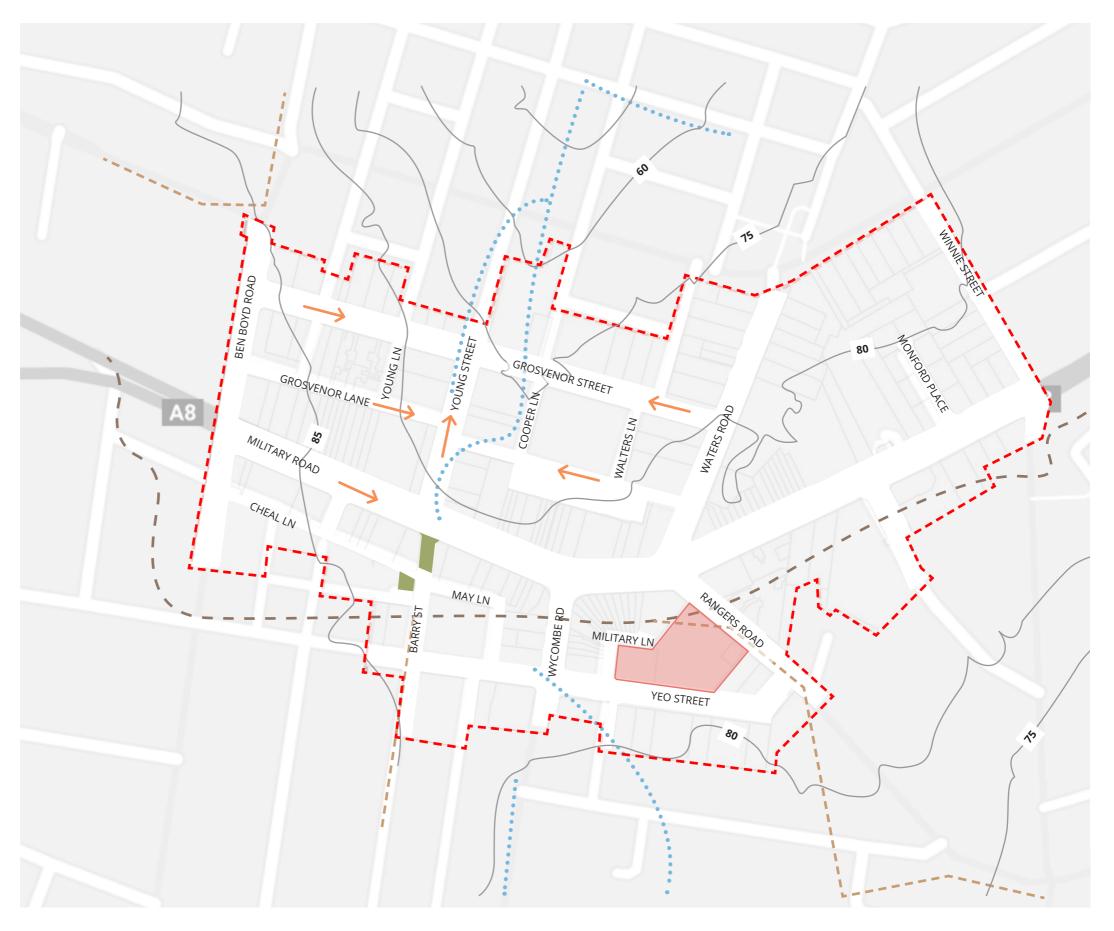




Topography & Hydrology

The Neutral Bay Town Centre is located at the top of a prominent ridgeline with a sloping topography across and beyond the study area.

The highest points are located to the west of the study area on Military Road Island, and to the east on the corner of Military Road and Spencer Road. The topography falls gradually from the highest points to the centre of the study area, and away to the north towards Willoughby Bay and south towards Sydney Harbour. The low points are primarily located to the north of Military Road, along Young Street and Cooper Lane. These are identified flooding hotspots. The streets to the south of Military Road are relatively level.



- PUBLIC OPEN SPACE
- CONTOURS 5M INTERVALS
- ____ RIDGE LINES
- SECONDARY RIDGE LINES
- •••• FLOOD PRONE AREA
- STAGE 1 STUDY BOUNDARY
- **LOCAL HIGH POINT**



Sightlines & Vistas

The Neutral Bay Town Centre's undulating topography and rectilinear street pattern creates opportunities for long sightlines and vistas. These sightlines offer pedestrians a natural means of wayfinding.

Most streets have a strong building line which also assists with wayfinding and establishes a strong spatial character to the area.



SIGNIFICANT VIEWS





Sightlines & Vistas

The following views are key to the site.



View 1: Cnr Military Road and Ben Boyd Road looking east



View 2: Rangers Road looking south



View 3: Young Street looking south



View 5: Yeo Street looking west



View 6: Waters Road looking north



View 7: Cnr Military Road looking west



View 8: Cnr Military Road looking south towards Barry St



View 4: Grosvenor Street looking east



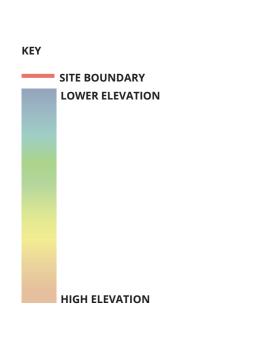
Walking

In Council's Transport Strategy, walking is identified as the travel mode with the highest modal priority. Council aims to deliver an inclusive streetscape design by limiting traffic speeds to 40km/h in commercial, mixed use neighbourhood centres and residential zones.

The figure to the left highlights the 10-minute walking catchment surrounding the Neutral Bay Town Centre in 1-minute increments denoted by a change in colour. Using a network analysis in GIS software, the data shows the 'reachability' from a given location (north side of Military Road).

The pedestrian environment along Military Road in particular, as evidenced by the community consultation is not particularly inviting. The extended wait times and restricted crossing times reduce the walkability of the area. Additionally, the lengthy wait times, coupled with street clutter and passengers waiting for bus services may pose a pedestrian safety risk due to space limitations on the footpath.







Public Open Space

Publicly accessible open space is land (either in public or private ownership) that is accessible and free for all people to use. It provides opportunities for people to gather, interact and relax and includes plazas, squares and parks but excludes footpaths and pedestrian through-site links.

The study area suffers from a distinct lack of public open space. Opportunities for respite within the study area come chiefly from private café/dining spaces or informal internal mall seating.

May Gibbs Place and the adjacent pocket park is the only public plaza/green space provided within the study area. There are a few green spaces located outside the study area within a 400m radius of the Town Centre, however, these spaces are generally small in size, poorly connected, suffer from aspects of poor amenity, are difficult to access and are disconnected from amenities.



- SITE BOUNDARY
- OPEN SPACE (PUBLIC LAND) PLAZA
- OPEN SPACE (PUBLIC LAND) PARK
- OPEN SPACE (PRIVATE LAND) PLAZA
- KEY EXISTING PEDESTRIAN LINKAGES
- — SECONDARY EXISTING LINKAGES
- STAGE 1 STUDY BOUNDARY





Open Space Network

The site sits at the ridge of Military Road where it undulates and sloping down to the Mosman Bay to the south and Willoughby Creek to the north.

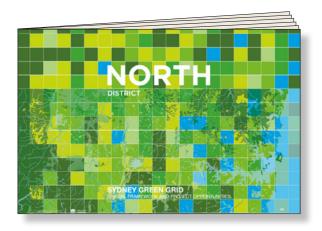
The Government Architect's Green Grid document highlights Murdoch Street as the key green connector to Primrose Park to Mosman Bay. Rangers Road adjoins to Murdoch Street just 300m south east of the site.

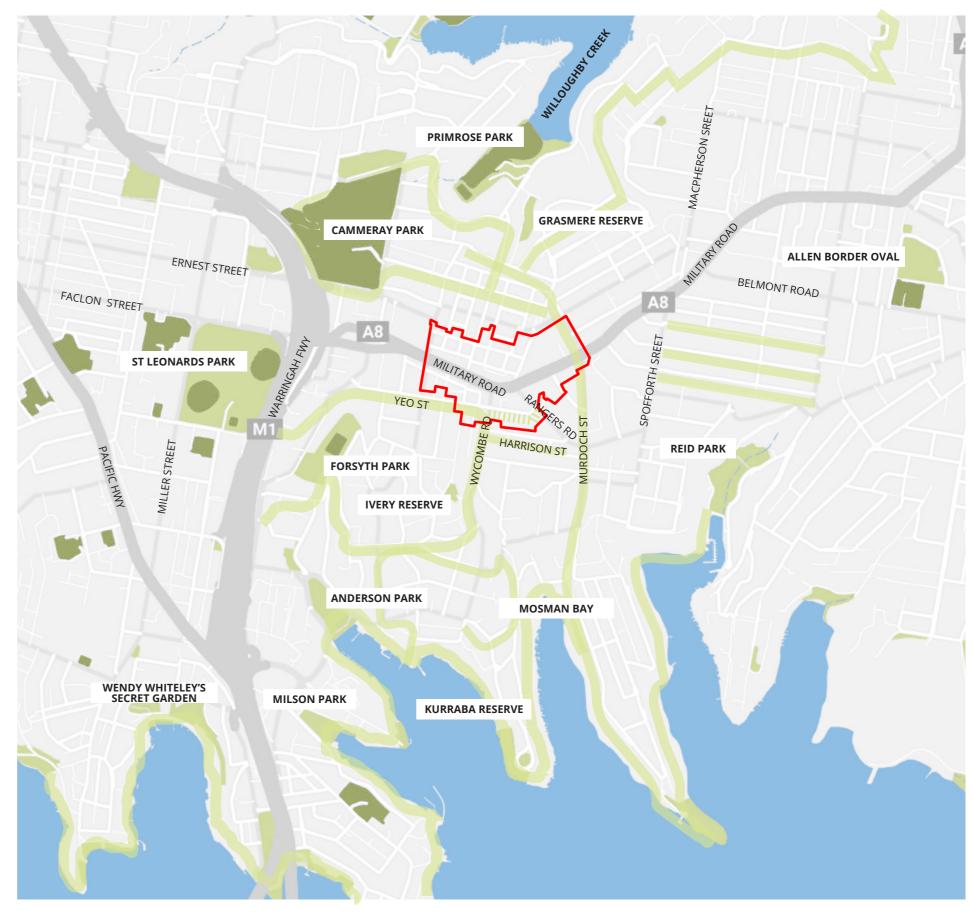
This street also emerges to Harrison Street and Yeo Street of which the ones located south of the site is not highlighted. We see this connection as beneficial to connect Neutral Bay community to St Leonards Park. St Leonards Park is located just 1.3km west of the site.



KEY

Sydney Green Grid - North District





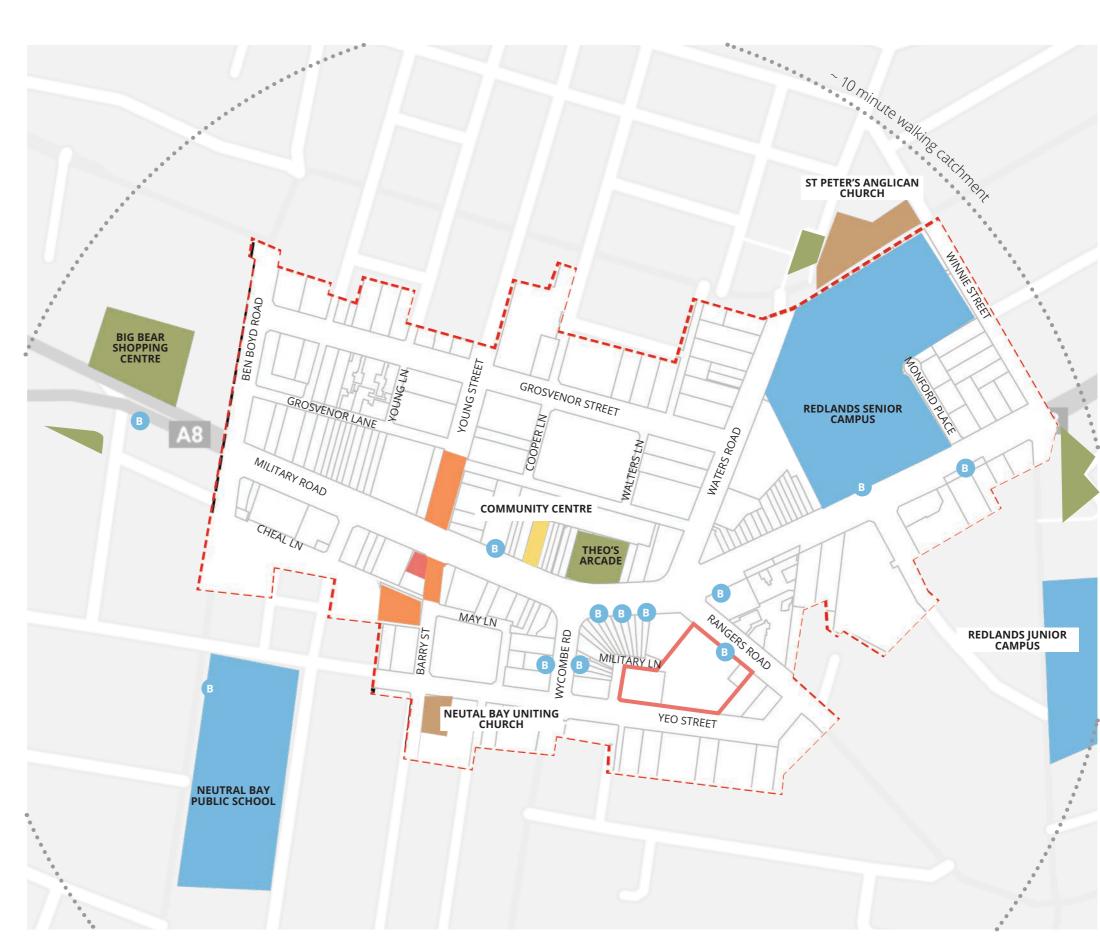


Social Infrastructure

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KEY ENTERTAINMENT/SHOPPING CIVIC BUILDING CHURCH PLAZA POST OFFICE SCHOOLS/EDUCATION STAGE 1 - STUDY BOUNDARY BUS STOP



Community Profile

The majority of the population living in North Sydney LGA are categorised as young workers, parents and home builders aged between 25 and 49 years old. Young workers and home builders represents 50% of the total population compared to 34% across Greater Sydney. The number of people aged 60 to 84 years old over the next 20 years is projected to increase by almost 50%.

Culture & Employment

60%

Tertiary Education

719 Employed

38% Born Overseas

Workplace

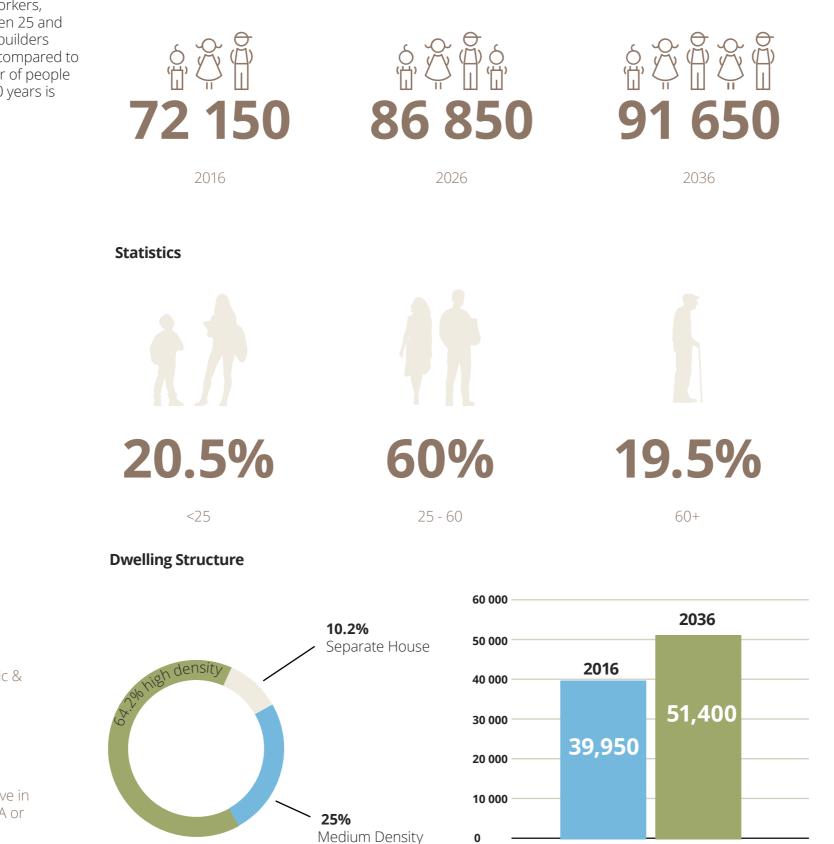






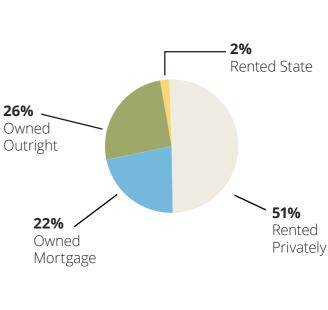
31%		
of working residents live in the North Sydney LGA or		
adjoining LGA's		

North Sydney Population Growth



Dwellings needed by 2036

There will be a 21% increase in population over the next 20 years. Compared to the last 10 years this is projected to slow over the next 20 years.



Housing Tenure



Vision User Needs and Amenity

North Sydney is very densely populated with high proportions of parents and homebuilders (35-49), seniors and retirees (60<). The largest group is Young workforce people aged between 25 and 34, making up 27% if the North Sydney population

There is low proportions of children, babies and primary schoolers (0-11). They only make up 10% of the total persons. However due to the growing propotion of homebuilders it is expected this number will grow.

User needs according to age group statistics

- / Green space to relax before or after work as well as on the weekends
- / Outside spaces to host gatherings as majority live in dense apartment buildings
- / Incorporate elements of play for children and enable space for families
- / Open green space to encourage exercise and dog walking
- / Active pockets to accomodate different sized groups





Vision Night Time Economy

The other essential piece of programming is the night time economy programming for Neutral Bay area.

The site prime location for the community and significant retail present huge opportunity for Night Time Economy programming.

The site presents as a core NTE businesses that will elevate the nightlife of Neutral Bay. Core NTE businesses are important to provide residents and community with places to go, socialise and enjoy the night hours. This include all the food, drinks and entertainment venues such as pop up restaurants, cafes, restaurants, theatres, cinemas, live music venues centred around the food and beverages services.

Evidence shows that more diverse options lead to a more connected and resilient community, help create a more inclusive nightlife, and improve safety and reduce crime.

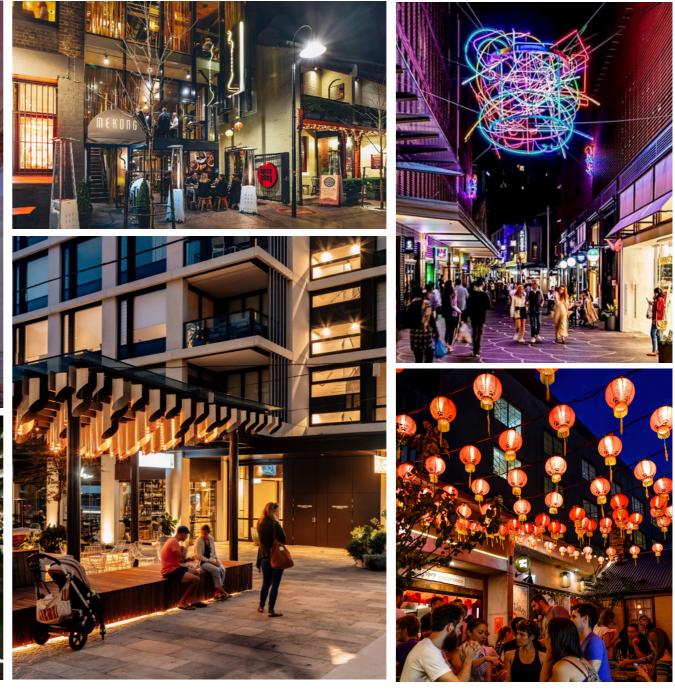


6pm - 9pm Gym, Medical Centre, Pharmacy, Theatre, Cinema Restaurants & Cafe











Site Today

The site sits at the key intersection of Neutral Bay Local Centre. It is bounded by the following roads:

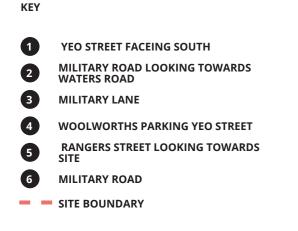
- / Military Road on the north;
- / Rangers Road to the east;
- / Yeo Street to the south; and
- / Military Lane to the west.

The site is currently a low scale big box retail being the Woolworth Supermarket and 2 -3 storey shops and retail along Military Road. The ground floor of these shops are current activated with local shops and supermarket as well as offices on the floor above.

The streetscape is located along Rangers Road and Military Road characterised by:

- / Mimimal street furniture;
- / Bicycle racks;
- / Street plantings predominantly palms; and
- / Fenced edge along the intersection.

The streetscape along Yeo Street is shared for pedestrian and traffic movement to the supermaket while Military Lane is predominantly for servicing and loading areas.







Site Character



1. Yeo Street faceing South Residential interface between



2. Military Road looking towards Waters Road Roads perpendicular to Military road



3. Military Lane Service access to shops



5. Rangers Street looking towards site Large pedestrian areas allow for extra amenity along the footpath



6. Military Road Military road is that main road that brings heavy traffic across the site

Character Context



Young Street Plaza Pedestrian civic plazas are found perpendicular and parrallel that take on a quieter vegetated streetscape



May Gibbs Place There are several plazas close to site that create pedestrian relief from the heavy traffic on Military road and simultaneously alowing for culture to reside





4. Woolworths Parking Yeo Street Parking entry and exit for woolworths customers

Barry Street Carpark Parking spaces are combined with public parkland



North Sydney Native Vegetation Communities

These native vegetation communities have been identified in the North Sydney area. They are signifincat due to their level of endangerment and their habitat services.

Sydney Turpentine-Ironbark Forest

Sydney Turpentine-Ironbark forest is a open fprest with dominant canopy tree including Turpentine syncarpia glomulifera and Eucalyptus punctata. It can also be identified by its dense ground cover and grasses.

It is a critically endangered ecological community due to large disruptions and reductions.

Angophora Forest

Open forest with dominant tree species being the Angophora costata (Sydney Red Gum). The Angophora forest has high conservation significnce for it's habitat for threated fauna species.

Sandstone Gully Forest

Open forest occuring on steep Hawkesbury Sandstone with a mixed tree composition.



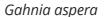






Allocasuarina littoralis







Hakea sericea



Pandorea pandorana



Pteridium esculentum



Pittosporum undulatum



Turpentine Syncarpia glomulifera

Corymbia gummifera



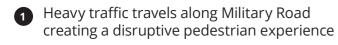
Persoonia levis



Xanthorrhoea arborea



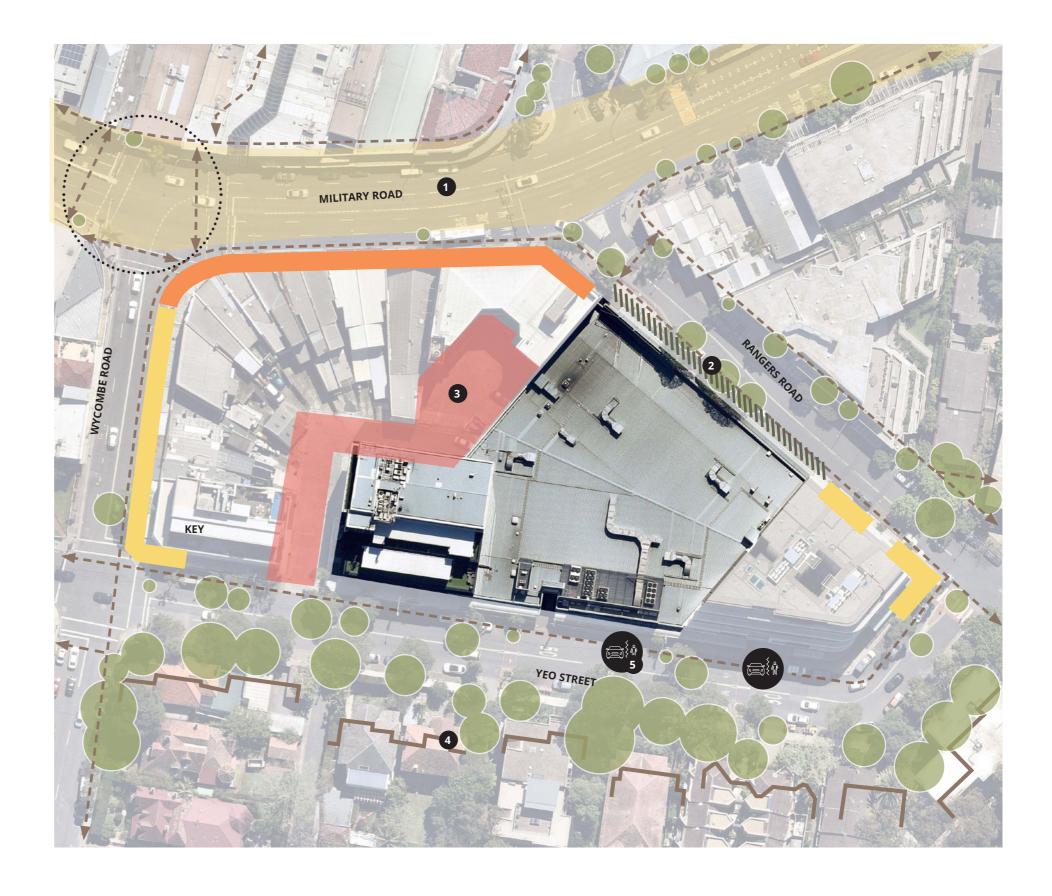
Constraints



2 Underwhelming arrival experience on the exterior of Woolworths.

- 3 Military Lane functions as a back of house for the adjacent shops creating an unwelcoming and unsafe space.
- No direct access between the residential interface and main street to encourage community movement

 Pedestrians must walk all the way around and conflict with vehicular carpark access

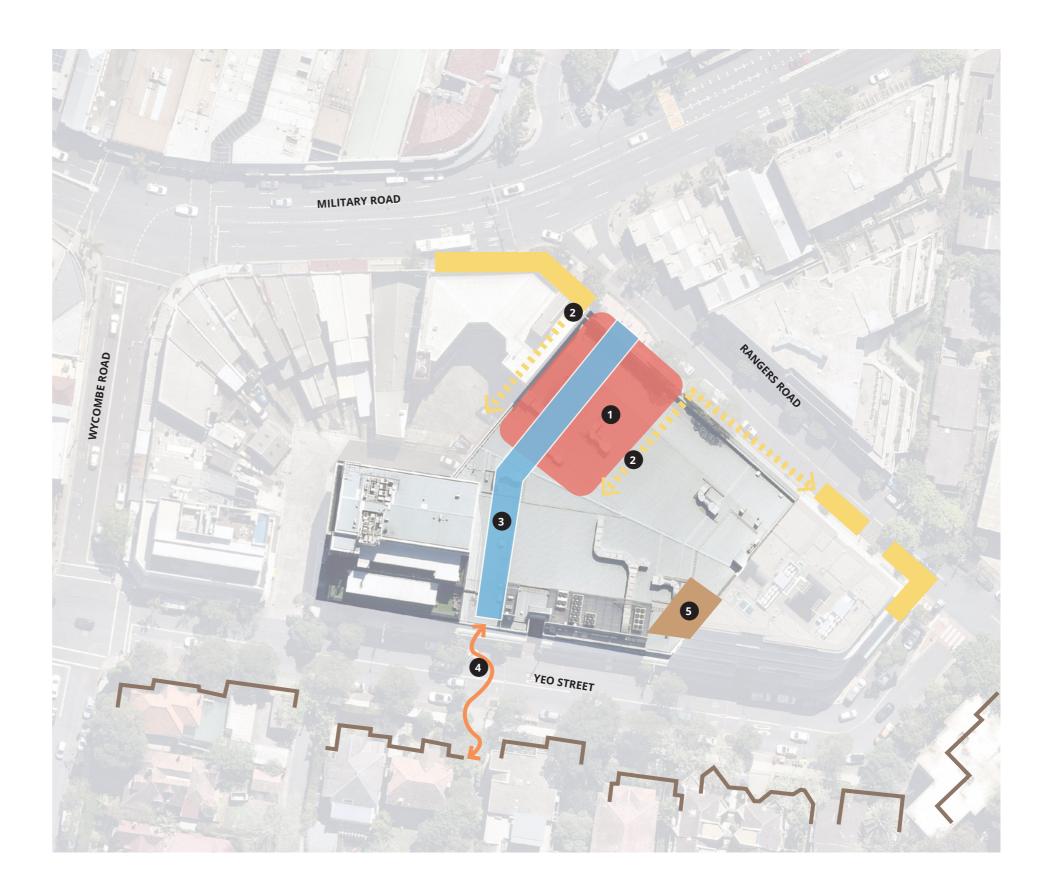


KEY HEAVY TRAFFIC PEDESTRIAN CROSSING CIRCULATION •••• ← → PEDESTRIAN FLOWS **BACK OF HOUSE** CANOPY **EXISTING GROUND FLOOR ACTIVATION EXISTING STREET ACTIVATION WITH BUSY ROAD RESIDENTIAL INTERFACE** UNDERWHELMING ARRIVAL EXPERIENCE //// PEDESTRIAN/VEHCULAR CONFLICT --- SITE BOUNDARY



Opportunities

- Celebrate the arrival experience by creating a destination point that will encourage social and community interaction
- 2 Extend the ground floor activation into the site to provide a positive shopping experience.
- Open up a through link movement corridor from the Yeo Street to Rangers Road to foster a better experience for residents accessing the site and Military Road
- Create pedestrian friendly link for pedestrians to the site and avoid the conflict with vehicular parking access
- **5** Relocate parking entry to avoid vehicular conflict with pedestrians



- CELEBRATE ARRIVAL EXPERIENCE EXTENSION OF GROUND FLOOR ACTIVATION EXISTING GROUND FLOOR ACTIVATION
- EXISTING GROUND FLOOR ACTIVATION
- PROVIDE THROUGH LINK MOVEMENT
- ENCOURAGE COMMUNITY MOVEMENT
- EXISTING RESIDENTIAL INTERFACE







Vision
Place Statement

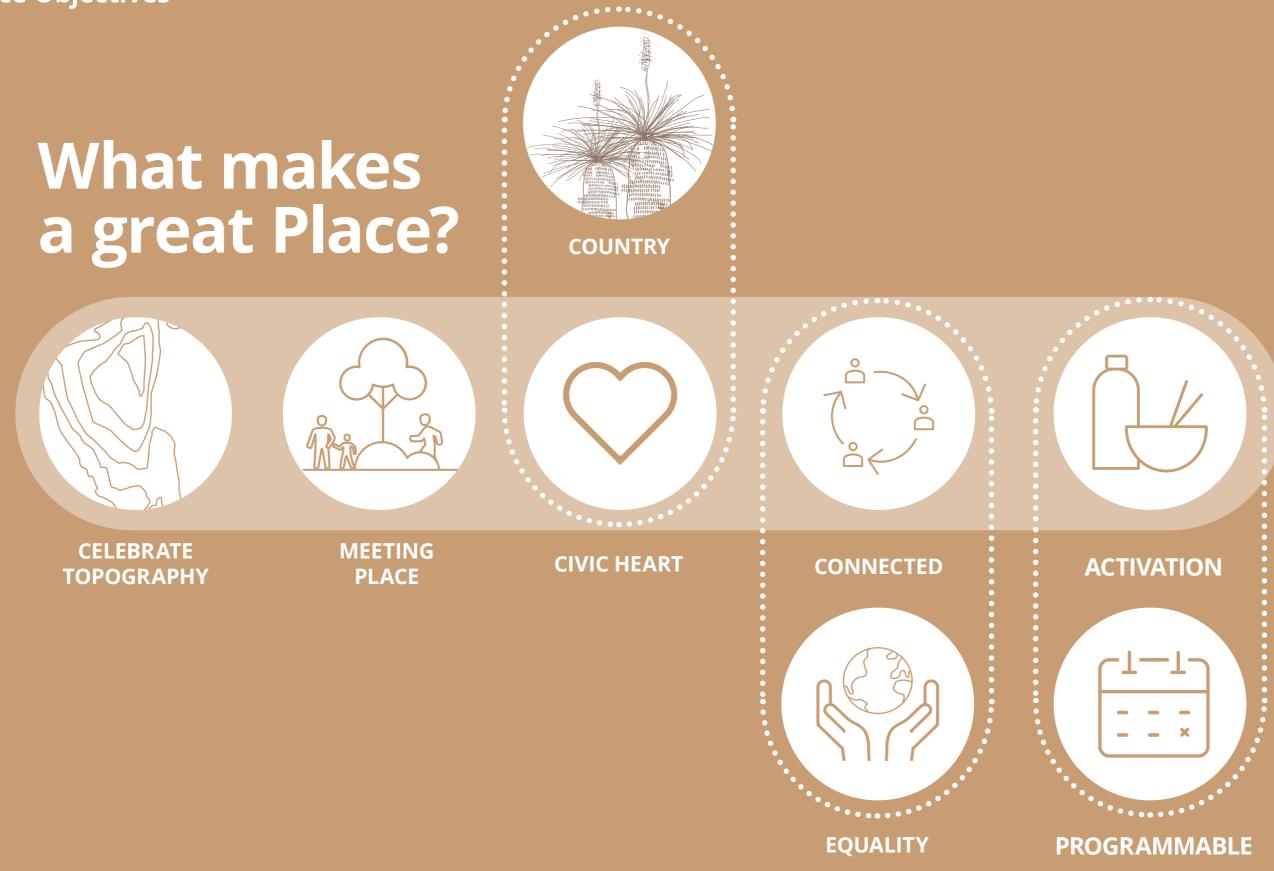
NEUTRAL BAY MARKETPLACE

A vibrant marketplace offering outdoor retail experience for urban dweller to gather and meet.

It creates an urban edge living accomodating future community needs, celebrating diversity and inclusivity while offering outdoor dining and amenities for the residents.

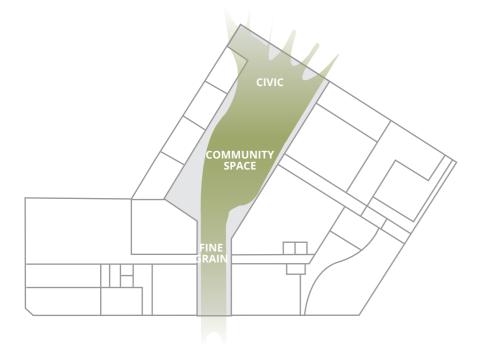


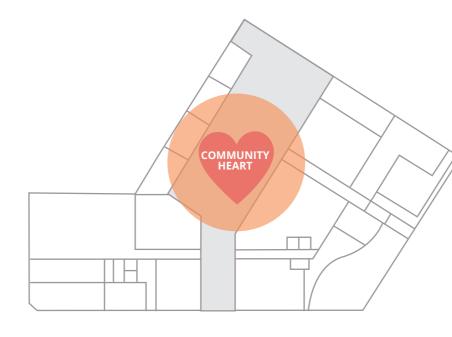


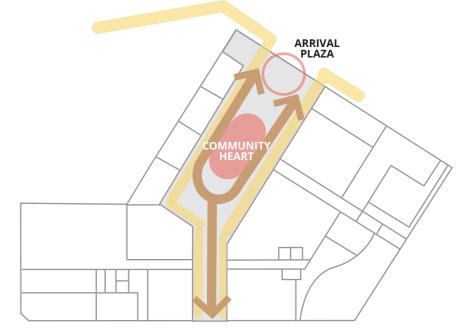




Landscape Concept **Design Principles**







Diversify Ground Plane Experience

Create a diverse public domain typology that provides moments to engage with the ground floor retail activation and community uses.

The ground plane experience traverses from civic along Rangers Road to community space at the central part of the public domain and fine grain activation.

Establishing a Community Heart

The core of the public domain will be the heart to the community. The central open space will be a place for community to gather and recreate.

The space will accommodate an outdoor lawn, a civic heart and outdoor dining rooms as the spill over space for the retail offerings. The outdoor dining rooms will be integrated with fixed furniture, lighting and amenity to allow people to dine, rest and recreate.

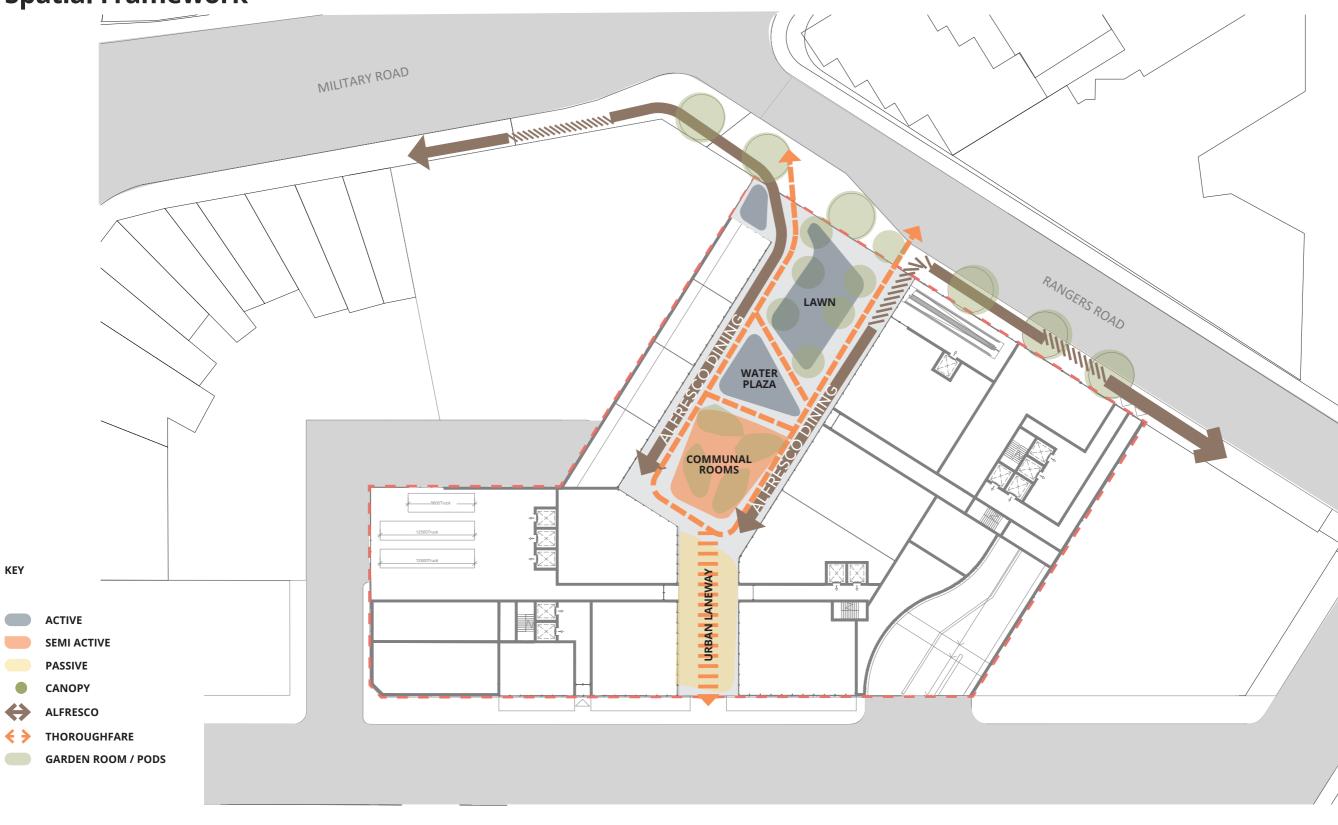
Connecting a Series of Destinations

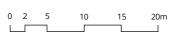
The ground plane aims to maximise spatial uses by creating a series of destinations including the Arrival Plaza, Spice Lane, Outdoor Lawn and a Community Plaza at the heart of the precinct.

These spaces are connected through two pedestrian thoroughfares activated with retail edges and 2.5m wide alfresco dining. This will ensure a good spatial layout for easy accessibility, alfresco dining and both physical and visual amenity.



Landscape Concept **Spatial Framework**







Landscape Concept **Desired Future Character**

Outdoor Dining & Fine Grain Retail Experience













Create Sense of Belonging





Flexible & Animated Urban Square







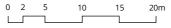


Landscape Master Plan **Concept Plan**

Neutral Bay Marketplace design elements:

 ALFRESCO DINING
 COMMUNITY LAWN
 MARKET SQUARE
 SOCIAL CANOPY
 FLAVOUR LANE - ARCADE WITH INTERACTIVE ARTWORK
 SHAREDWAY (3M - 1 LANE)
 ROOFTOP GARDEN WITH INFINITY EDGE SWIMMING POOL (REFER TO PAGE 39)

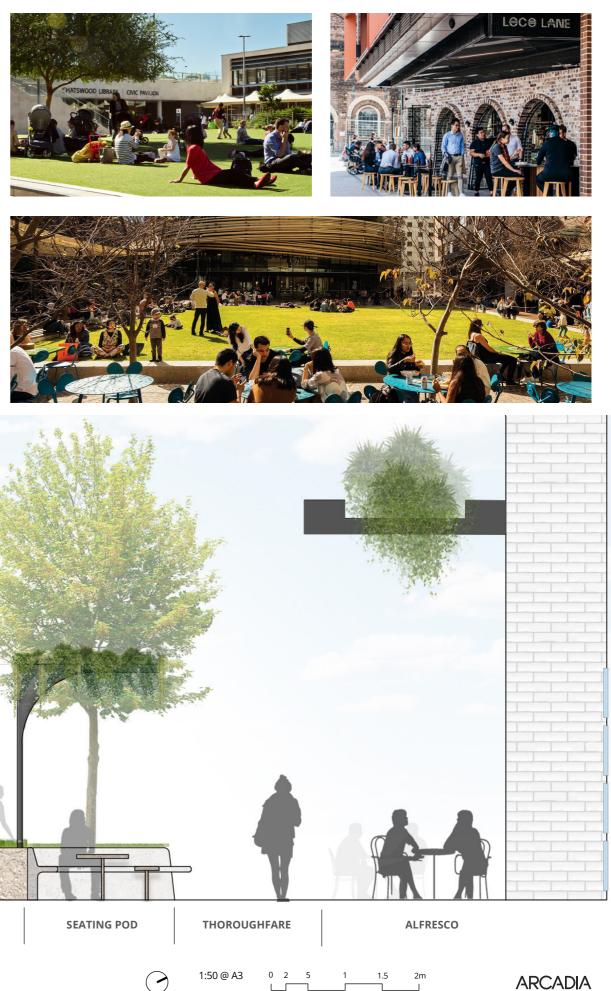




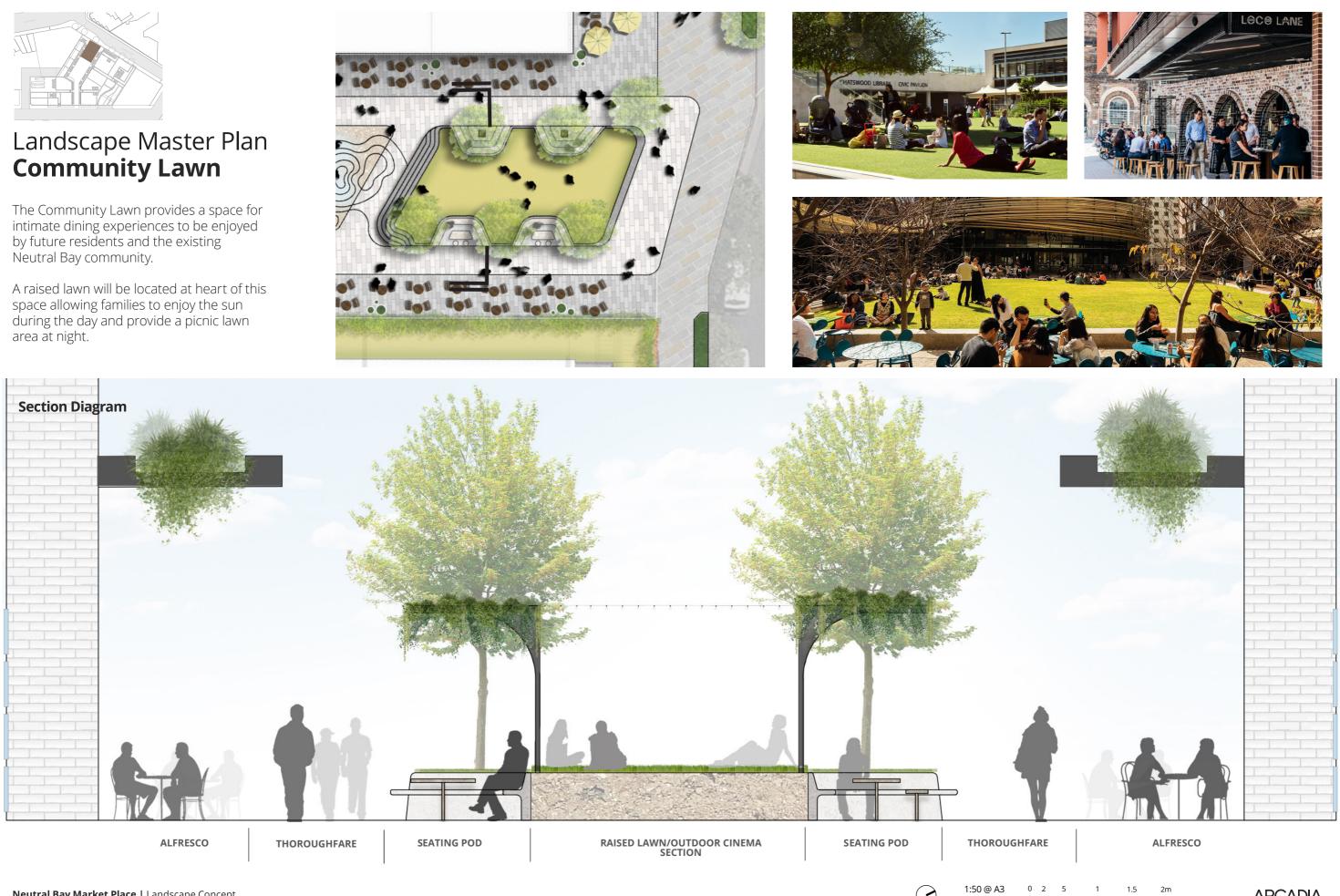










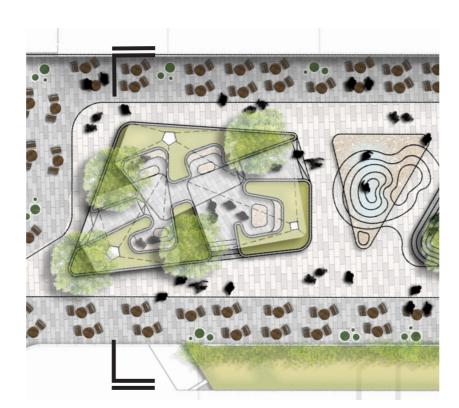




Landscape Master Plan **Social Canopy**

The Social Canopy creates an outdoor seating area that is freeform and flexible for social gathering and small group events. These canopy will include aboriginal artwork allowing it to create groundplane shading that will animate the public domain area throughout the day.

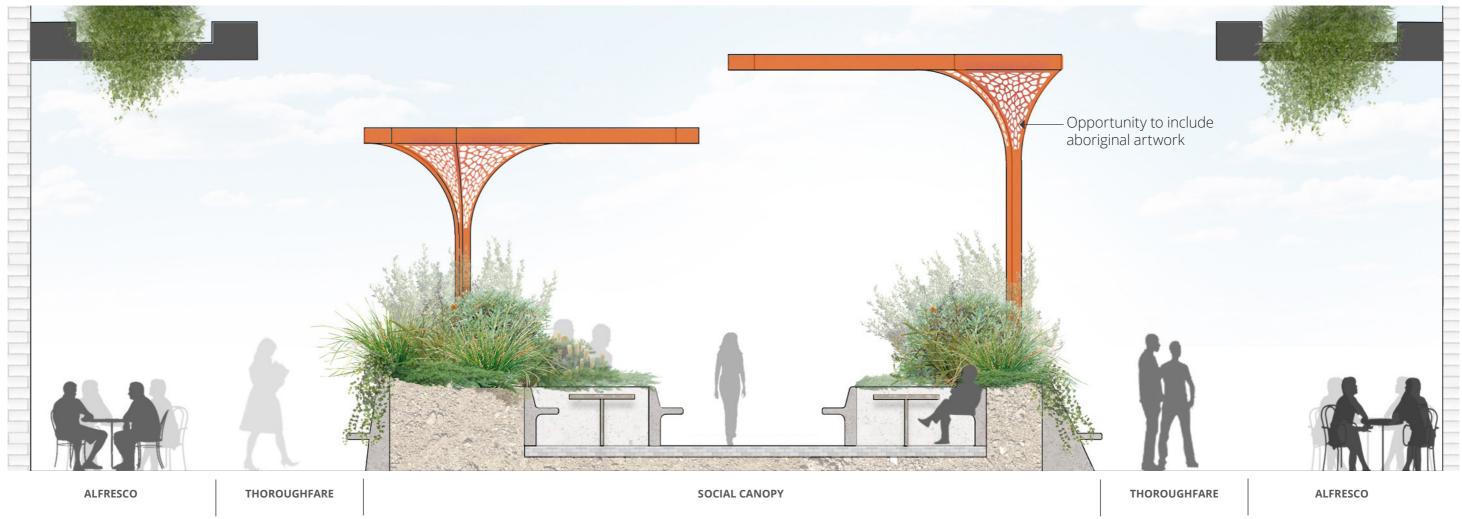
Flexible furniture and café seating for the adjoining retail tenancies can be temporarily added to the space, while more casual seating will be provided within the raised hobs and timber terraces.





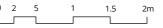


Section Diagram







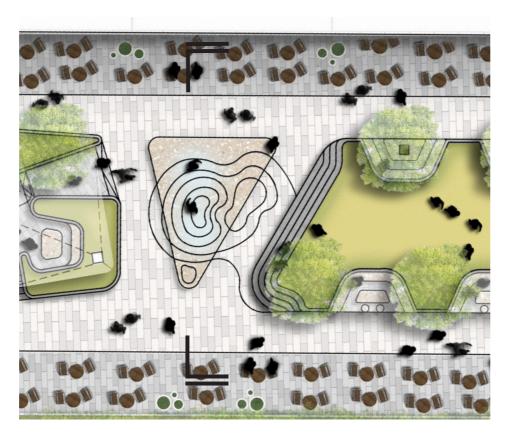






Landscape Master Plan **Market Place Square**

The Market Square is the heart of this development and is centred by a water fountain that recalls the history of the site and provides cooling in summer. The water fountain will be accompanied by street furniture and pavement inlays that accentuate the connection from the ridgeline to the water. The space will be multi-purpose and will be designed to opcourage use by the Neutral designed to encourage use by the Neutral Bay community for live performances and key celebrations.







Section Diagram





Landscape Master Plan **Flavour Lane**

Flavour Lane provides a finer grain connectivity between the Yeo Street to the market place.

This space will be animated with public art allowing community to engage with the layered history of Neutral Bay to showcase the work of local artists.

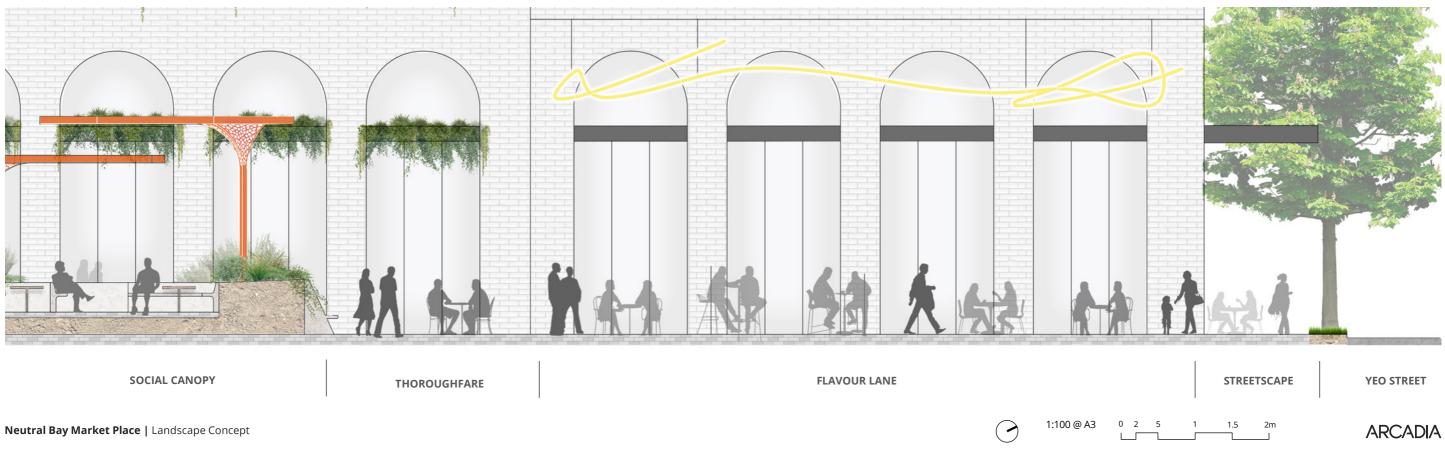
Mood lighting will provide a sense of warmth and comfort during the evening.



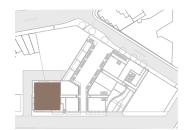




Section Diagram







Landscape Master Plan **Roof Terrace**

The roof terrace is envisioned as a secluded retreat for the residents to enjoy and relax. With the city as the borrowed landscape, the roof terrace celebrates the life by the city allowing residents to entertain and gather in a series of garden rooms.

These rooms will be equipped with utilities for barbecuing and entertaining guest from small to large gatherings as well as for working from home.

At the heart of the terrace there is a lawn area where residents can gather for communal premier and yoga exercise.





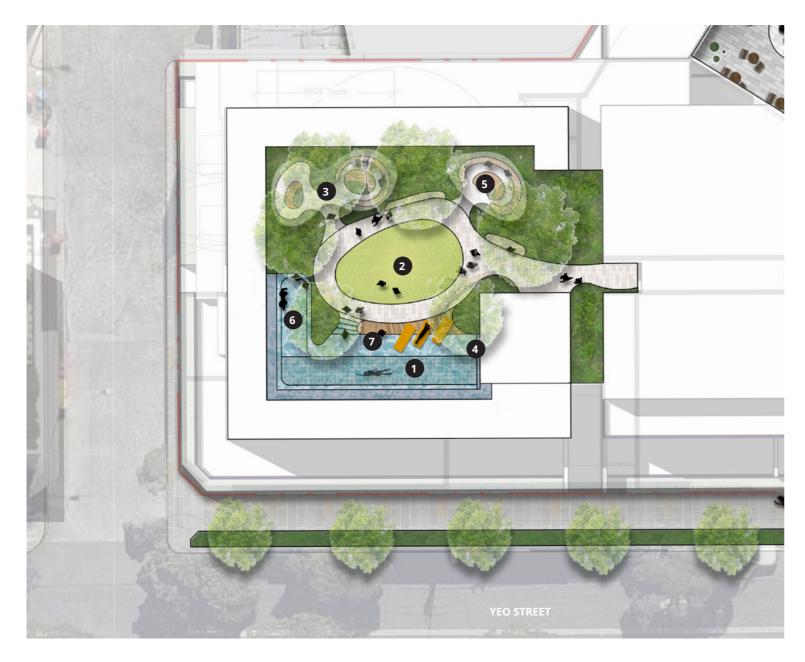
ENTERTAINMENT DECK WITH BBQ EQUIPMENTS

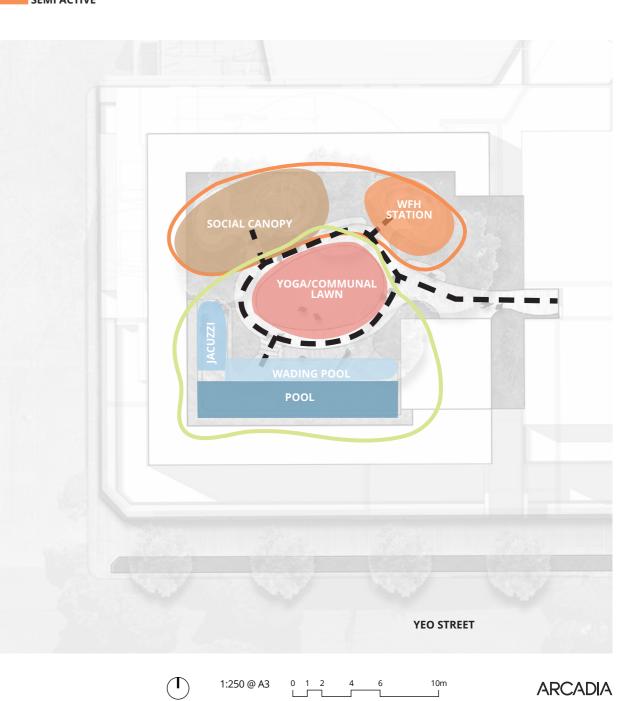


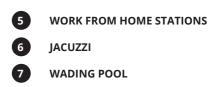


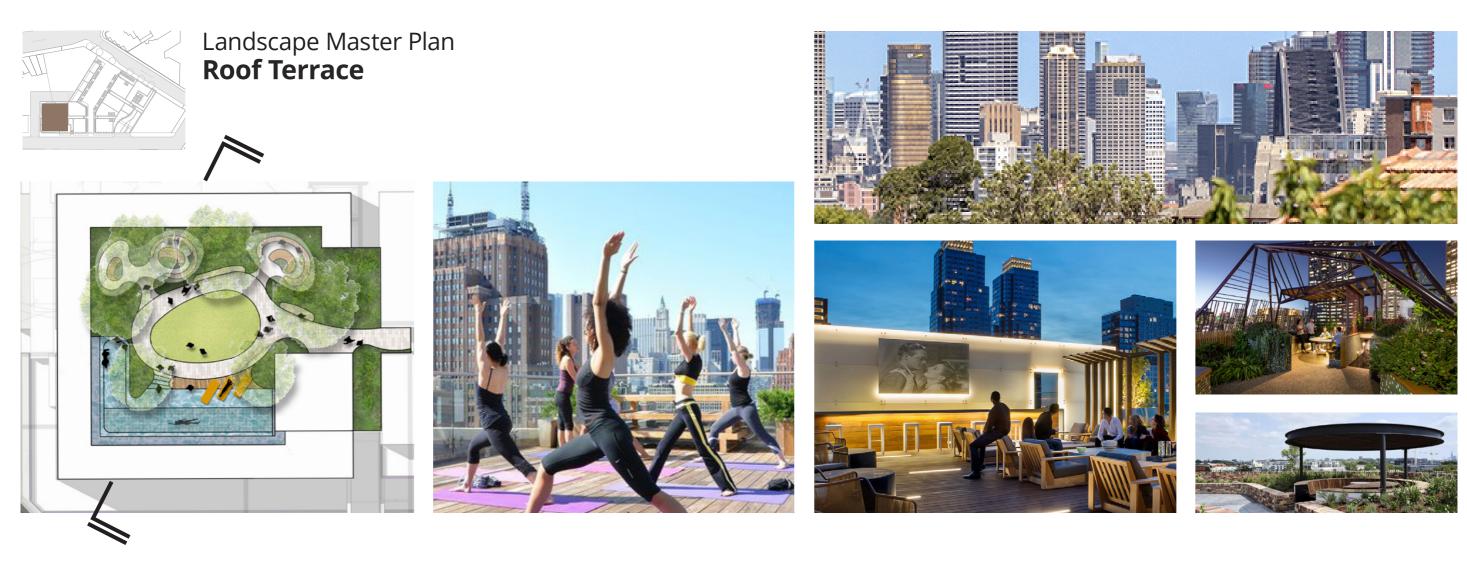
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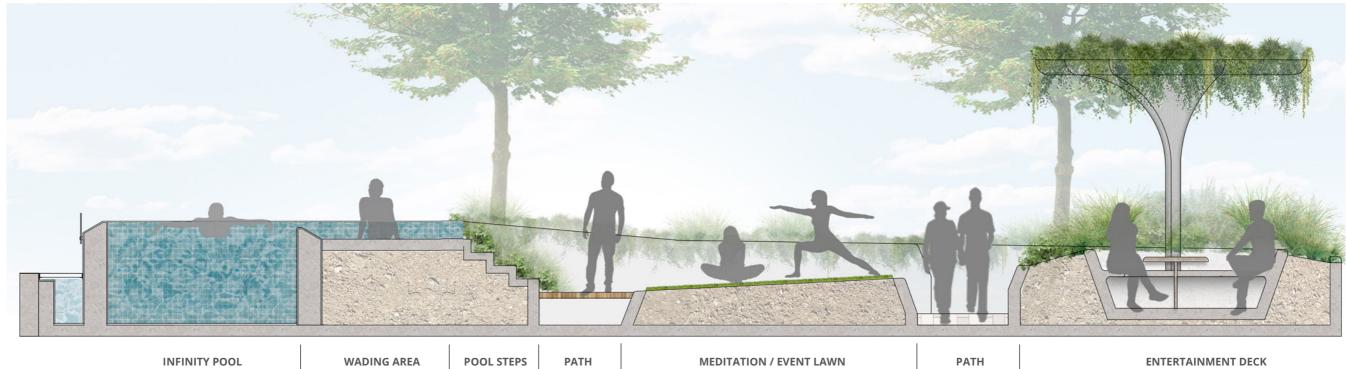


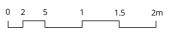






Section Diagram











Design Strategy Access & Movement

KEY

1

2

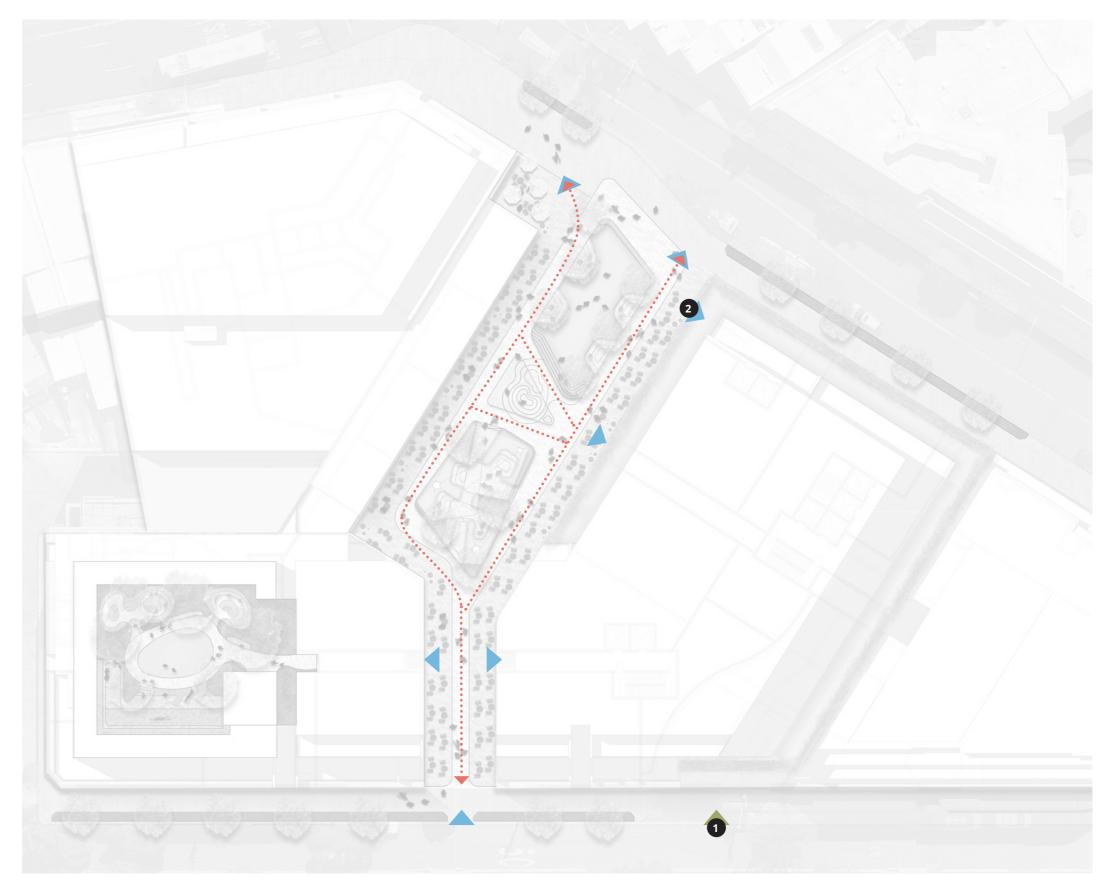
ACCESS FROM YEO STREET

ACCESS TO THE SUPERMARKET

PEDESTRIAN ENTRY POINTS

VEHICULAR ENTRY POINTS

PEDESTRIAN MOVEMENT



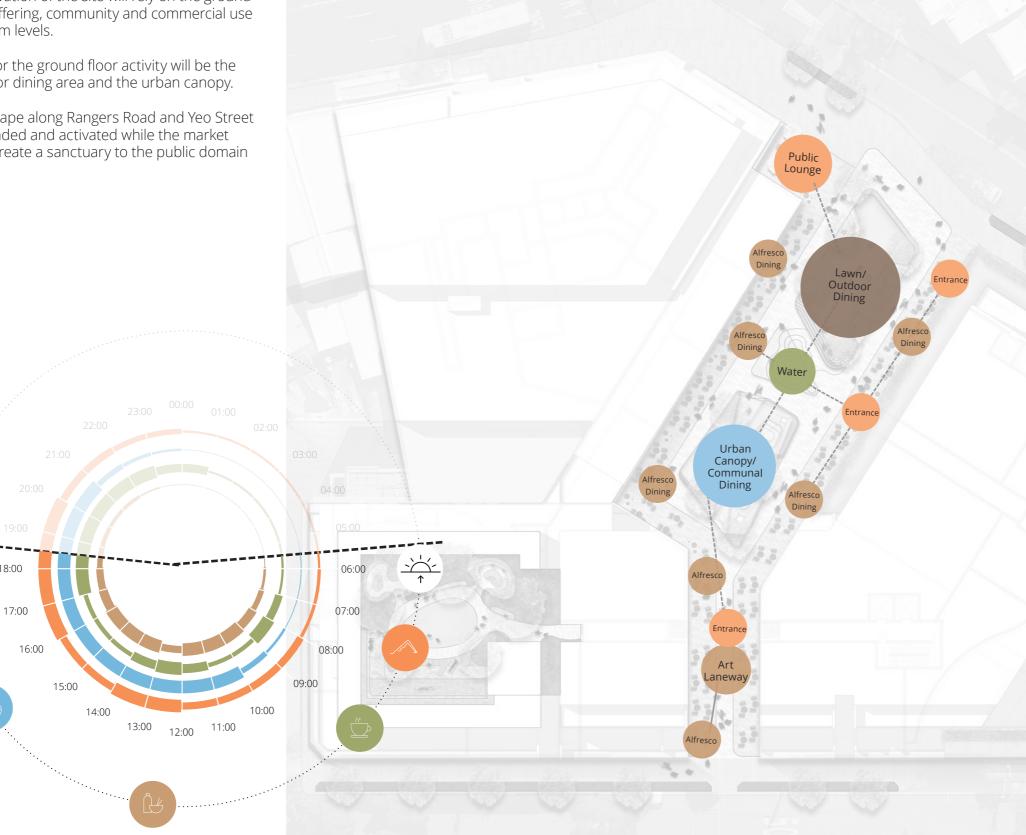


Design Strategy Placemaking & Activation

The day activation of the site will rely on the ground floor retail offering, community and commercial use at the podium levels.

Key nodes for the ground floor activity will be the lawn, outdoor dining area and the urban canopy.

The streetscape along Rangers Road and Yeo Street will be upgraded and activated while the market square will create a sanctuary to the public domain heart.



18:00

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Design Strategy Night Time Activation

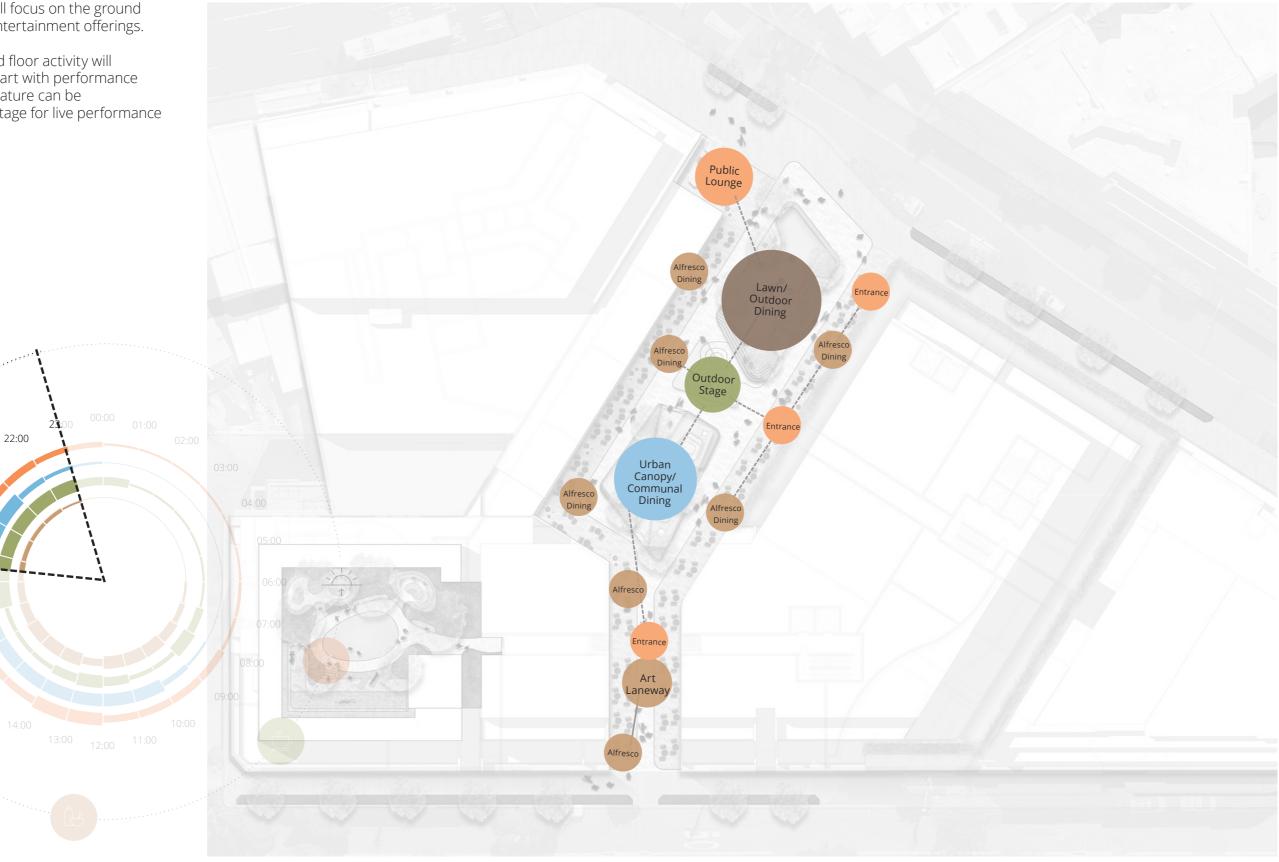
The night time activity will focus on the ground floor dining offers and entertainment offerings.

Key nodes for the ground floor activity will accentuated from the heart with performance stage where the water feature can be transformed as a band stage for live performance to animate the space.

21:00

20:00

19:00





Design Strategy Materiality



P1 - STREETSCAPE PAVING

-A mix of light and darker unit pavers

50x200x400mm Honed Precast Concrete Paver in Strecherbond Pattern in keeping with North Sydney Streetscape paver



P2 - PLAZA PAVING

- A mix of light and darker unit paver

- 50x200x400mm Honed Precast Concrete Paver in Strecherbond Pattern subject to detail specification

P3 - ALFRESCO PAVING



Similar mix to the plaza paving, with a darker unit paver included

- 50x200x400mm Honed Precast Concrete Paver in Strecherbond Pattern subject to detail architectural specification

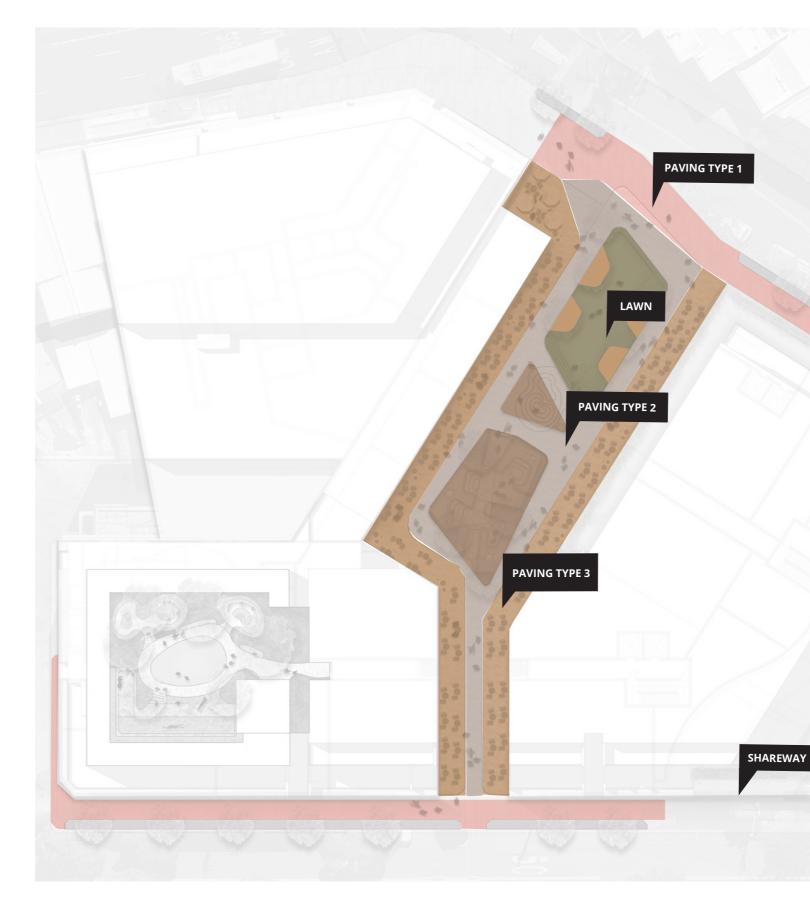


TIMBER DECKING

Congregation spacesElements within planting and green spaces

LAWN

- Visually softer, provides nice green backdrop
- Community and family space child friendly
- Filtration for significant existing trees







Design Strategy Material Palette

The materials palette for Market Place will be reflective of the outlined guidelines. Characterised by a preference for natural materials, high quality and durable finishes such as sandstone and timber that will soften with age, providing for an element of natural process metaphorically through materiality. Unit pavers within the plaza space and street paths will conform to the specified guidelines, with a light and dark grey tile alternating in pattern and mixing in with a lighter coloured unit.





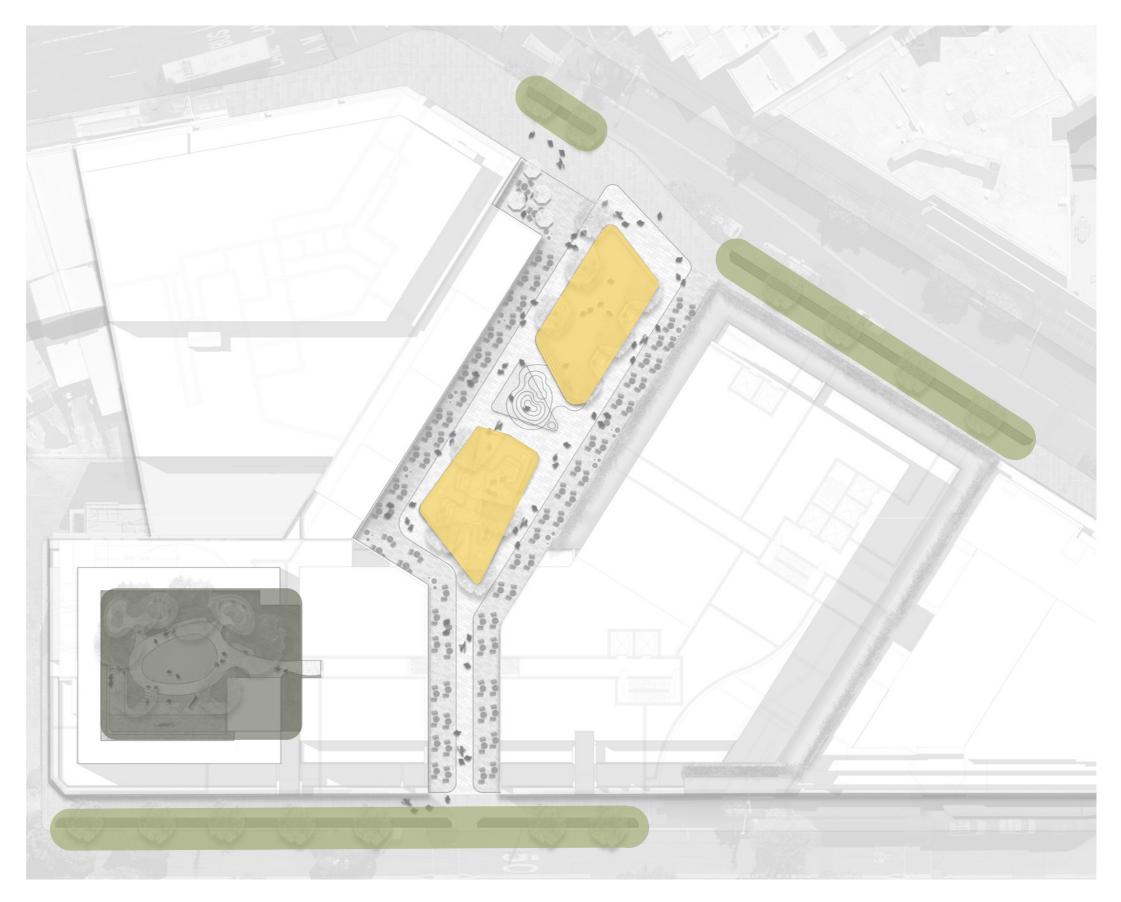
Design Strategy **Planting Strategy**

ENDEMIC SPECIES

EVERGREE

EVERGREEN SPECIES

COMMUNAL ROOFTOP EXOTIC SPECIES





Design Strategy Indicative Tree Planting Palette

Street Trees









Melaleuca quinquenervia



Robinia pseudoacacia

Ground Floor Open Space



Acer rubrum 'Bowhall'



Acer x freemanii 'Jeffersred'



Brachychiton acerifolius



Fraxinus angustifolia 'Raywood'



Ginkgo biloba 'Mariken'



. 'Rotundiloba'

1st Floor Communal Open Space



Acmena smithii 'Firescreen'



Banksia integrifolia



Banksia serrata



Syzygium leuhmannii





Pyrus calleryana 'Chanticleer'



Planting Palette

Eucalyptus pilularis



Leucophyta brownii





Neomarica gracilis

iroundcovers



Dichondra repens



Eucalyptus saligna



Angophora costata



Banksia 'Birthday Candles'





Lomandra longifolia 'Tanika'



Dichondra 'Silver Falls'



Magnolia 'Little Gem'



Blechnum cartilagineum



Dianella caerulea



Viola hederacea



Westringia 'Grey Box'



Rosmarinus officinalis prostrtus



trtus Casuarina glauca 'Cousin it'

Poa labillardieri







Viburnum odoratissimu Dense Fence'





Adiantum aethiopicum



Westringia mundi





Myoporum parvifolium



Design Strategy Indicative Planting Palette

These native vegetation communities have been identified in the North Sydney area. They are signifincat due to their level of endangerment and their habitat services.

Sydney Turpentine-Ironbark Forest

Sydney Turpentine-Ironbark forest is a open fprest with dominant canopy tree including Turpentine syncarpia glomulifera and Eucalyptus punctata. It can also be identified by its dense ground cover and grasses.

It is a critically endangered ecological community due to large disruptions and reductions.

Angophora Forest

Open forest with dominant tree species being the Angophora costata (Sydney Red Gum). The Angophora forest has high conservation significnce for it's habitat for threated fauna species.

Sandstone Gully Forest

Open forest occuring on steep Hawkesbury Sandstone with a mixed tree composition.







Allocasuarina littoralis

Acacia linifolia



Gahnia aspera

Angophora costata





Pteridium esculentum

Pittosporum undulatum



Pandorea pandorana



Turpentine Syncarpia glomulifera

Corymbia gummifera



Persoonia levis

Xanthorrhoea arborea



Design Strategy Public Art & Lighting

KEY

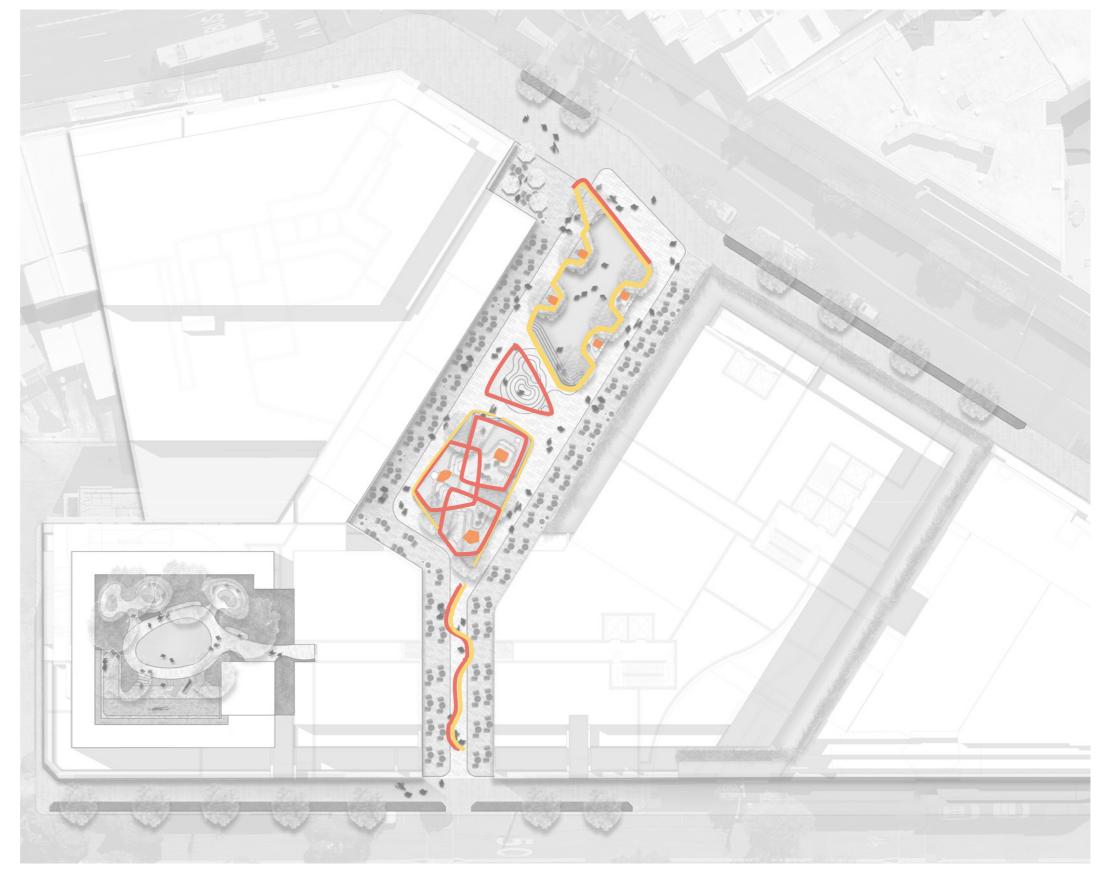
PUBLIC ART

LIGHTING LED STRIP







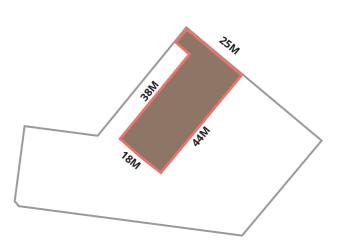








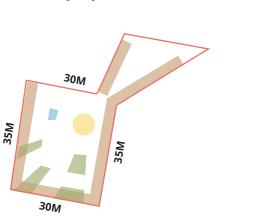
Scale Comparison **Town Square**



60M

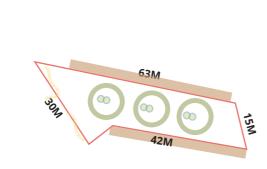
17M

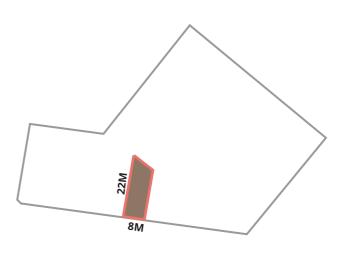
Cammeray Square



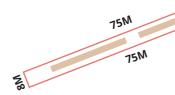


Brett Whiteley Place

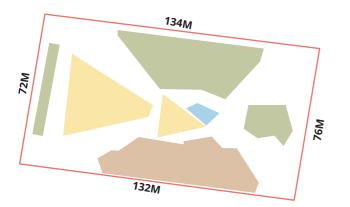




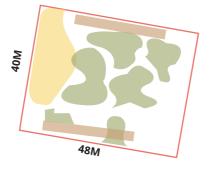
Steam Mill Lane



Cammeray Square



West Village



Pedestrian Through Link

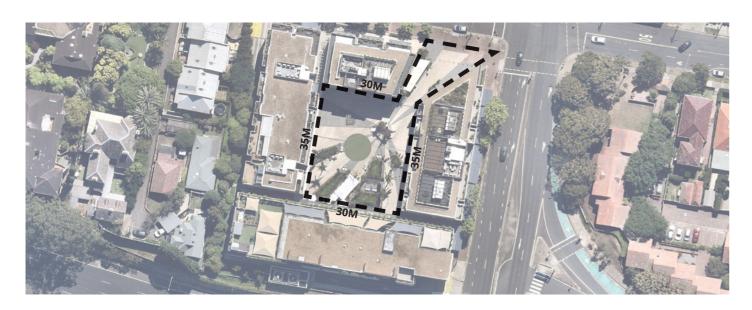
Barrack Place







Cammeray Square















Newmarket



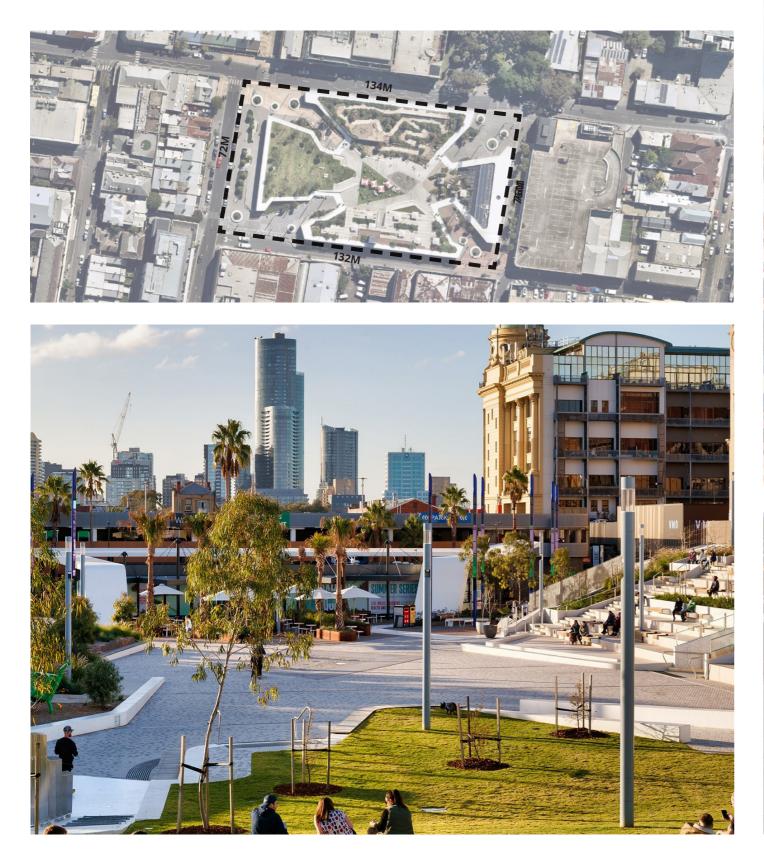








Prahan Square, VIC



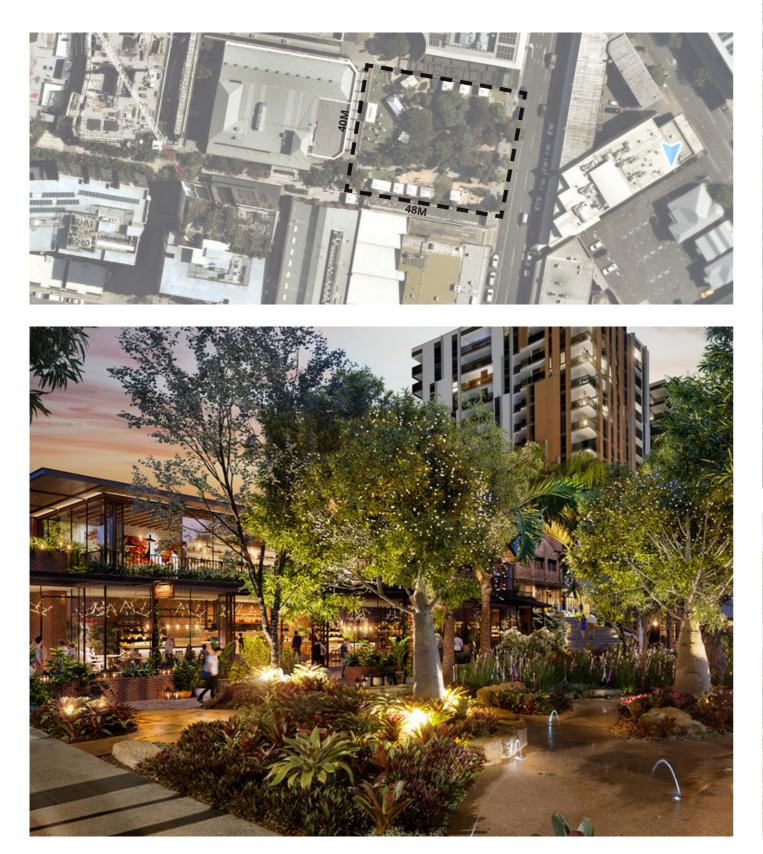








West Village



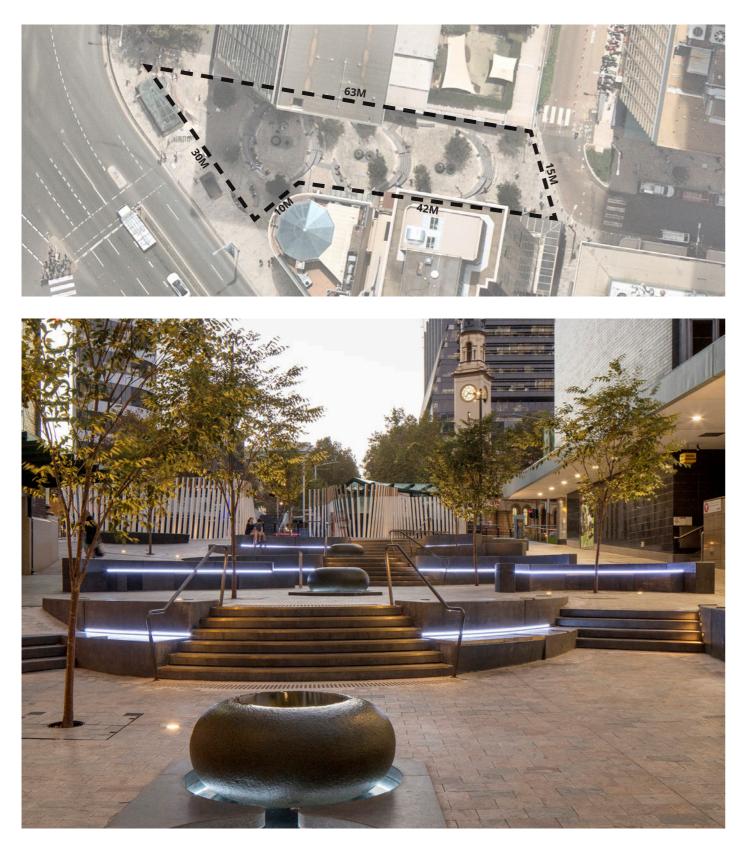








Brett Whiteley Place



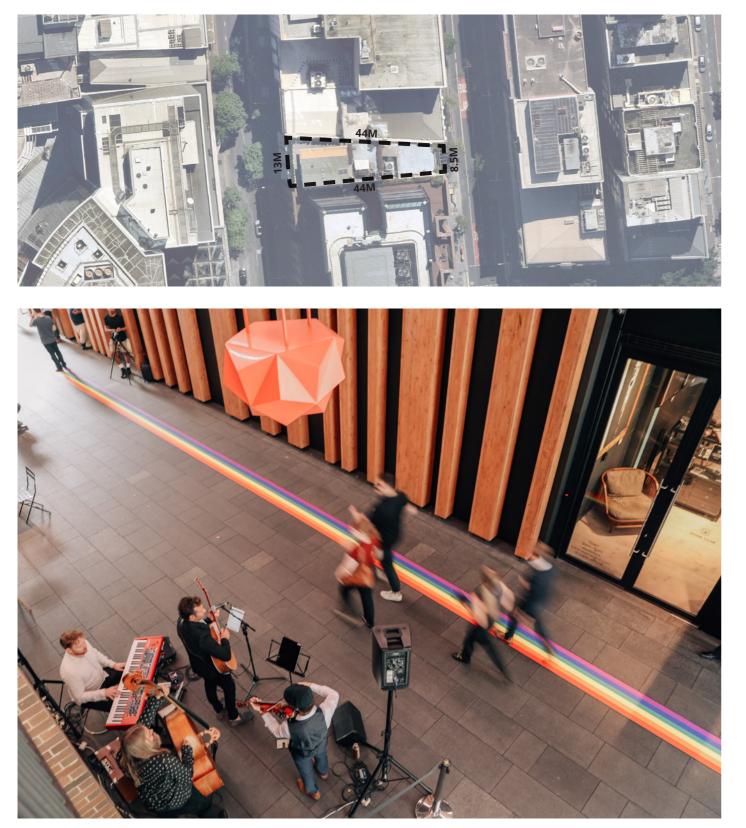








Barrack Place











Steam Mill Lane

