

12 -14 Waters Road, Neutral Bay Public Domain Works

LANDSCAPE CONCEPT DESIGN

PREPARED FOR CENTRAL ELEMENT
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ARCADIA



ARCADIA

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Prepared By

Michael Barnett, Principal

Annabel Spillane, Senior Landscape Architect

Liam Maccan, Landscape Architect

Arcadia Sydney

Jones Bay Wharf, Lower Deck, Suite 76

26-32 Pirrama Road, Pyrmont NSW 2009

P 02 8571 2900

E sydney@arcadiala.com.au

arcadiala.com.au

@arcadialandarch

Arcadia Landscape Architecture Pty Ltd

ABN 83 148 994 870

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.

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01 ANALYSIS

ANALYSIS

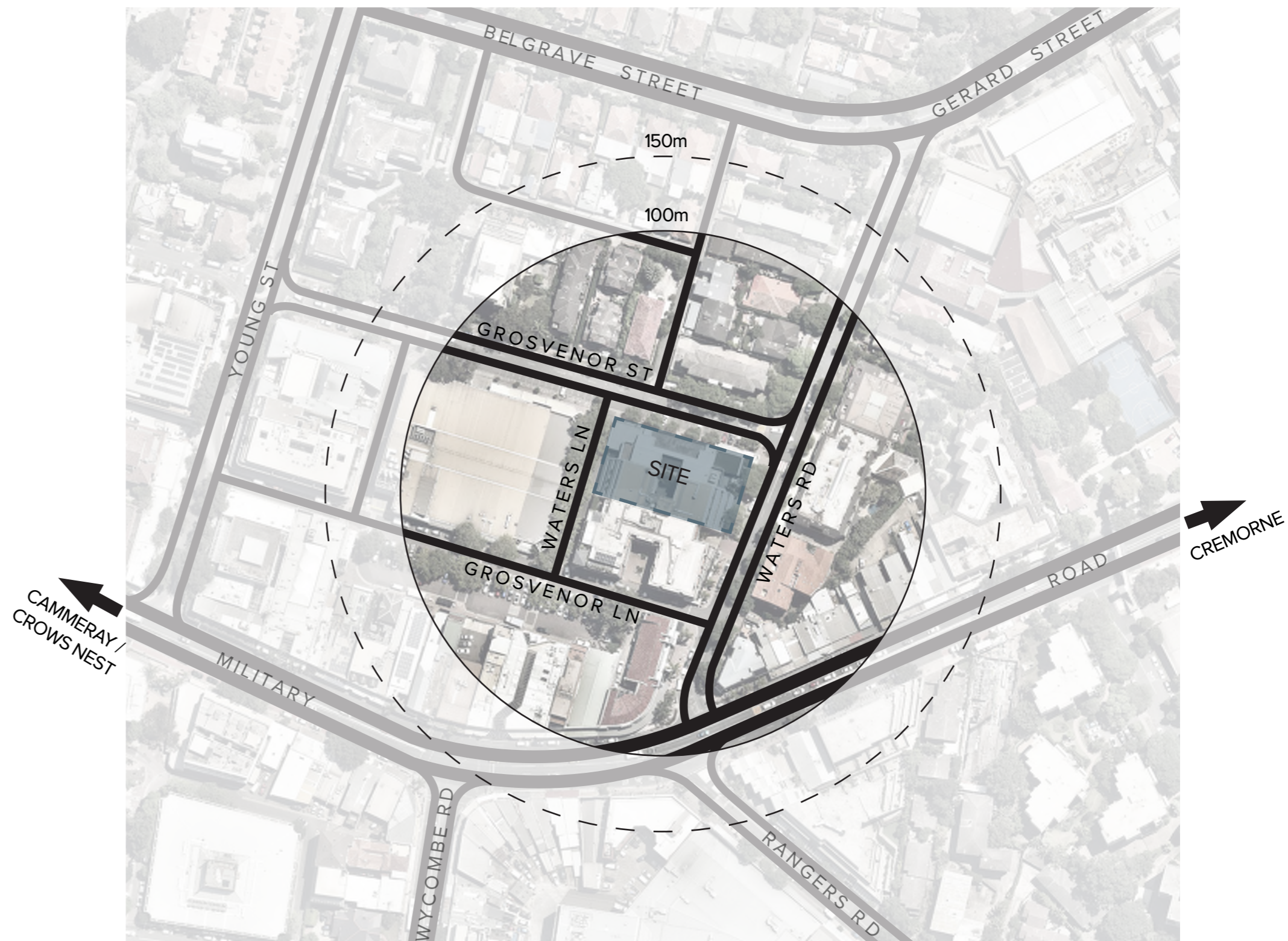
SITE CONTEXT + BACKGROUND

Neutral Bay is a harbourside suburb on the Lower North Shore of Sydney, New South Wales. Located 1.5km north of the Sydney Central Business district, Neutral Bay resides in the local government area of North Sydney Council.

The project site is bordered by Waters Rd, Waters Ln and Grosvenor St on prime land central to Neutral Bay. It is within walking distance to the commercial interests of bustling Military Road - the main arterial road of the suburb, and surrounded by the suburbs of North Sydney, Cammeray, Milsons Point, Cremorne and Cremorne Point.

The site is connected to the main shopping district of Neutral Bay, known as Neutral Bay Junction, which features many quality shops, restaurants and cafes. There is consequently frequent pedestrian, bus and vehicular access to and around the site.

12/14 Waters Road has a high potential to form a new and distinct destination within Neutral Bay - one which combines world-class design with direct connection to the surrounding urban interface.



ANALYSIS

COMMUNITY PROFILE



'Neutral Bay is alive with shops and restaurants; all the while blessed within a beautiful natural setting'

ANALYSIS

HISTORY + HERITAGE

The site is situated on the edge of the ancient Sydney basin, where following the continental uplift of the late Triassic period, ancient rivers formed deep and vast canyons into the sandstone characteristic of coastal Sydney today. Following the last ice age (approximately 12,000 years ago), glacial melt caused the sea levels to rise, flooding the canyons and forming Sydney Harbour.

Dreaming stories tell of the migration of our first people following the last ice age, from the flooding canyons to higher ground, where clan groups lived and cared for Country for thousands of years to come.

12,000BP - 1788

At the time of European arrival, the Cammeraygal clan of the Guringai Nation occupied the land we now call Neutral Bay. During the early years of settlement, the Cammeraygal, a fierce and respected clan, attempted diplomacy with the European arrivals, with some notable law makers negotiating with European governors, including Barangaroo. Sadly, the Cammeraygal were decimated by small pox and became unable to maintain control of their ancestral lands.

SETTLEMENT - PRESENT

In 1789, Governor Phillip decreed the area known by the Cammeraygal as Wirra-Birra be named "Neutral Bay", as this is where all non-British 'neutral' ships were to anchor. Much of Neutral Bay formed part of the 700 acre Thrupp estate, where during the late 19th century, residential development occurred around the harbour. During this time, Military road was formed along an old Guringai muru (path), with rail and road connecting North Sydney to fortifications on Middle Head.

The opening of the Sydney Harbour Bridge in 1932 accelerated urban development, and consequently in the 1950's the tram service was phased out along Military Road. By the beginning of the 20th century, Neutral Bay and Cremorne were developing as "alternative society suburbs", populated by the kind of people who were attracted to the Arts & Crafts architectural style. This style was an attempt to get away from mass production and give homes the "human touch". Since the mid 20th century, ongoing development of the suburb has seen a densification in population due to the suburbs close proximity to the CBD and public transport.



12,000 BP

Sydney Canyon is flooded, forming Sydney Harbour. Indigenous people migrate following glacial melt.



1788

European Arrival. The Cammeraygal of the Guringai Nation occupy the Lower North Shore.



1870s

Military Road developed, connecting North Sydney to Middle Head.



1932

Completion of Sydney Harbour Bridge accelerates urban development.



1967-99

Neutral Bay becomes the location of the Royal Australian Navy Submarine Service HMAS (naval base)

2020

Ongoing densification occurring throughout the Lower North Shore due to access to CBD, lifestyle and convenience.

The name **"Neutral Bay"** originates from the time of the early colonial period of Australia, where different bays of Sydney harbour were zoned for different incoming vessels. This bay was where all foreign vessels would dock, hence the name **neutral...**

ANALYSIS

LANDSCAPE + APPROACH

Due to its position within Neutral Bay, the Waters Road development site offers multiple opportunities to improve the local condition from predominantly a social point of view.

Located within green laneways and tree lined streets, the site can become:

/ a space for social interaction

/ a safe & accessible space

/ a green public open space to support a vibrant community

These three objectives will underpin all landscape propositions for the project.



LEGEND

- Existing Tree
- Existing Carparking
- Existing Bus Route
- Significant Food + Beverage
- Significant Other Place of Interest
- Residential Zone
- Commercial/Mixed Use Zone
- Summer Sun Path
- Winter Sun Path

ANALYSIS

STREET CHARACTER + PUBLIC DOMAIN GUIDELINES

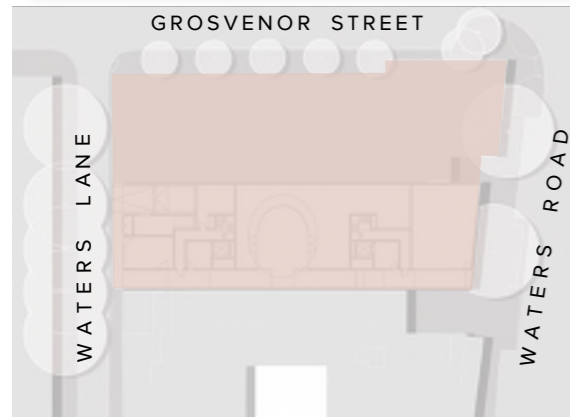


North Sydney

Public Domain Style Manual & Design Codes

September 2019

Originally prepared by
OCULUS
landscape architecture
urban design



PROJECT SITE: 12-14 WATERS ROAD

ZONE: VILLAGE CENTRES +
ACTIVITY STRIPS



Waters Road character is mixed use commercial and residential buildings. The streets are lined with mixed exotic and native street tree, low formal hedges and mixed garden beds. A native *Lophostemon confertus* (Brushbox) stands between Waters Rd and the project site and has been recorded as being of high retention value.



Grosvenor Street is a two way street with 90 degree parking to the site's boundary and parallel parking opposite, with mixed use commercial and residential buildings. The street features a prominent avenue of native *Lophostemon confertus* (Brushbox) trees.



Waters Lane is a shared zone laneway that sits between mixed use buildings and a Woolworths supermarket. The lane features equally spaced *Platanus orientalis* (Oriental Plane) trees, that are noted to be in stable condition and provide a pleasant effect of dappled shade to the lane below.

ANALYSIS

STREET CHARACTER + PUBLIC DOMAIN GUIDELINES: MATERIALS

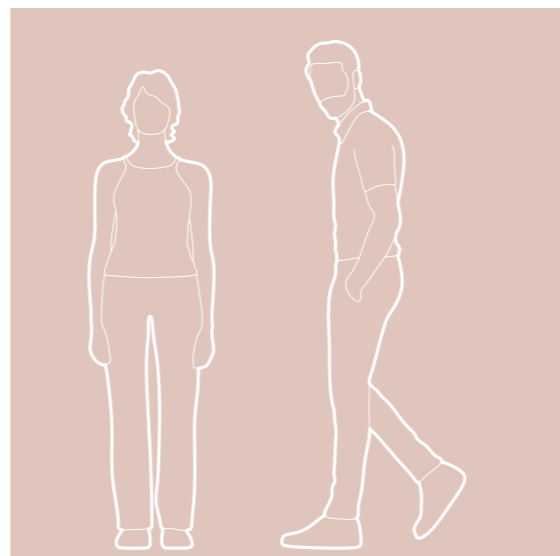


REF: NORTH SYDNEY PUBLIC DOMAIN STYLE MANUAL & DESIGN CODES - SEPT 2019

ANALYSIS

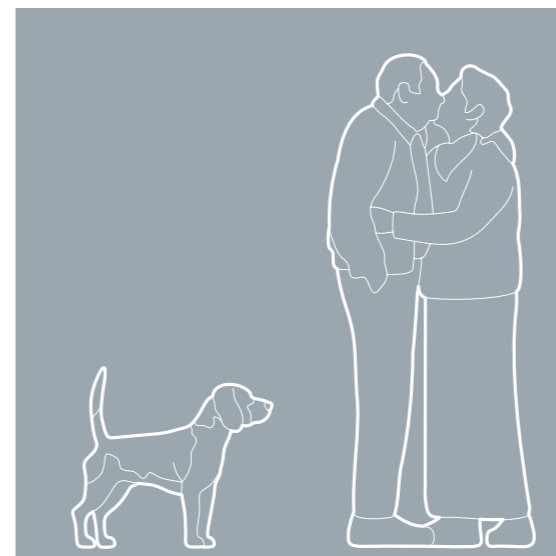
DEMOGRAPHICS

In 2016, Neutral Bay had a population of **10,385 persons**, living in **5,561 dwellings** with an average household size of **1.97**.



URBAN PROFESSIONALS

- age: 25-34
- may be in relationship but not likely to be married
- higher education
- middle to upper class income
- technology
- artistic pursuits
- active lifestyle



EMPTY NESTER'S / DOWNSIZER'S

- age: 50+
- may accommodate child or grand children
- financial backup/support
- manageable/simplified lifestyle
- luxury appliances
- convenience
- green



YOUNG FAMILIES

- age: 30-45
- single or double high income
- 1 or 2 young children
- convenience
- proximity to facilities
- flexible working hours

* NEUTRAL BAY
2016 CENSUS QUICKSTATS

26%

27.9%

46.1%



02 VISION

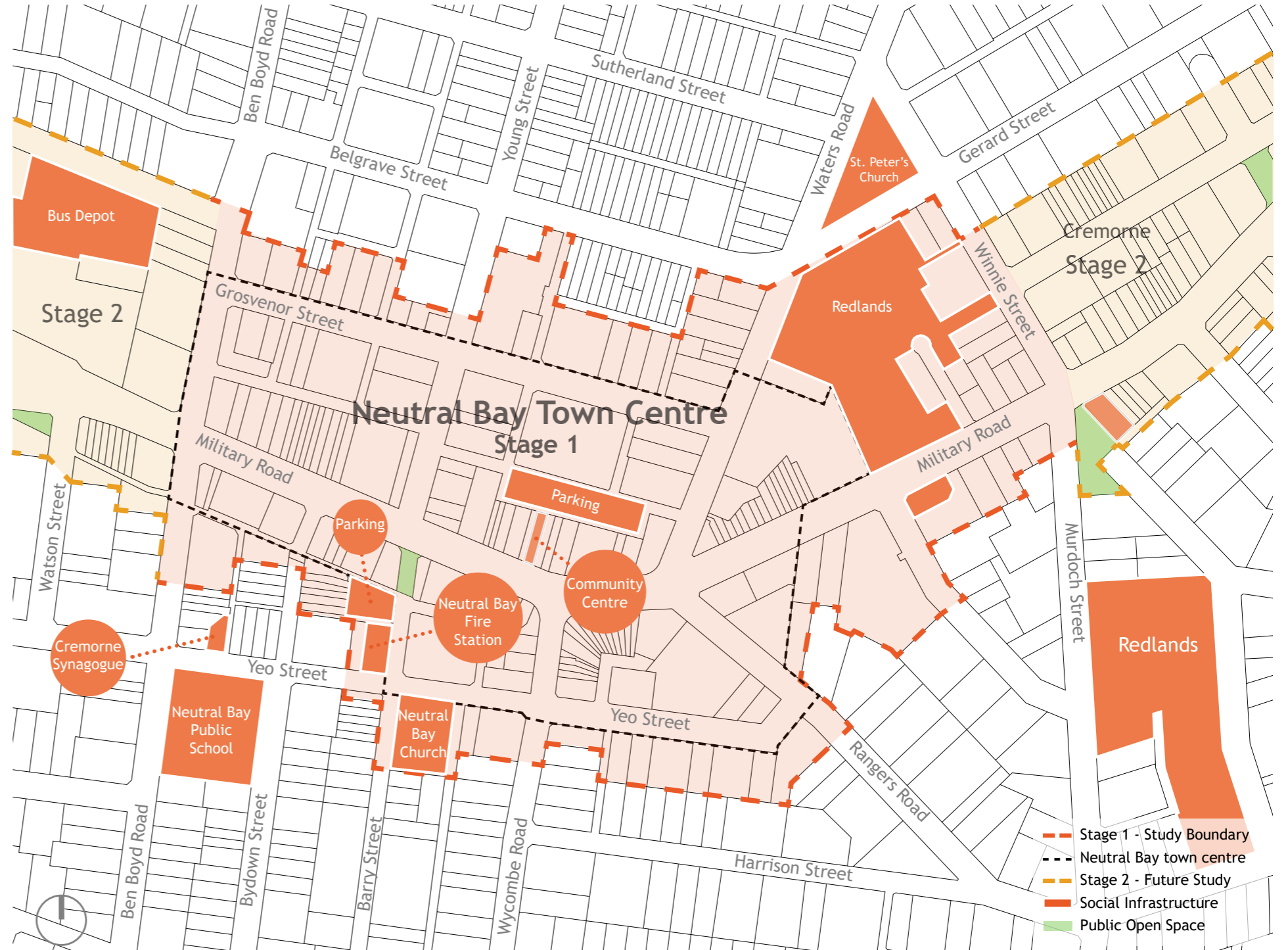
VISION

MILITARY ROAD CORRIDOR STRATEGY



The landscape vision centres around North Sydney Council's 'Military Road Corridor Planning Study', which is a review into the current planning controls that apply along Military Road to deliver future housing and job growth and meet the needs of the current and future community.

This Stage 1 report focuses on the Neutral Bay town centre. Stage 2 of the planning study will focus on adjoining parts of Military Road including Cremorne town centre to the east and Military Road Island to the west.



Stage 1 boundary along Military Road corridor outlined in orange along with future Stage 2 study area in yellow. Existing social infrastructure and public open space in the area is also noted (Ref: North Sydney's 'Military Road Corridor Planning Study Stage 1')

VISION

MILITARY ROAD CORRIDOR STRATEGY



Artist's impression of the long-term transformation of Grosvenor Lane (Ref: North Sydney's 'Military Road Corridor Planning Study Stage 1')



Proposed public domain strategy for Netural Bay town centre focusing on pedestrian and public domain improvements throughout the town centre including the provision of new open space (Ref: North Sydney's 'Military Road Corridor Planning Study Stage 1')

Cultivate an improved community centre with established streetscape presences that ensure a sense of place, community and home.

Consider the forecasted growth for the Neutral Bay area and encourage walking, cycling and public transport opportunities, as well as creating spaces for outdoor events, play and art.



VISION

LANDSCAPE CONCEPT

The landscape for the project will draw reference from the natural character of Neutral Bay and the proposed architectural form, focusing on three iconic components:

- Interface between built form and landscape
- Contemporary materials + finishes that give the project a sense of identity
- Lush greenery to compliment the architecture

The landscape will reinterpret this into a contemporary and evocative fashion to define a urban oasis for residents and guests alike.



VISION

LANDSCAPE STRATEGY



IMPROVED COMMUNITY CENTRE



Connect the site with its surroundings through fully engaging the public domain interface to the three street frontages. Activate these street edges and bring people into and around the site to experience, stay and engage, whilst displaying an attractive street presence



ESTABLISH



Establish the site as a new and innovative hub within Neutral Bay's village centre. Provide opportunity for retail and commercial interests to bring people into the site to discover



ENGAGE



Engage the community through providing appropriate communal and family space within the site. Integrate surrounding retail infrastructure with flexible programming of spaces to encourage communal use.



IDENTITY



Provide various open space typologies to enable a rich precinct with multiple opportunities for gathering & occupying. Leverage these spaces off the site's unique qualities to create a range of interesting experiences that cater for all users. Enhance and refresh the character of the area to draw pedestrians from Military Rd



SEASONAL



Create flexible zones that can be actively used throughout the year by taking advantage of the environmental conditions of sunlight in winter, and shade and breezes in summer



03 CONCEPT / 12-14 WATERS ROAD DEVELOPMENT

CONCEPT

GROUND FLOOR

The ground floor is naturally the arrival interface for all visitors and residents. To Waters Rd a wider pathway allows for a more flexible pedestrian flow with intermittent bench seating and a lush landscape buffer with new street trees. On Grosvenor St a forecourt space with fixed outdoor tables and seating is proposed to encourage use and provide a warm welcome.



CONCEPT



CONCEPT

WATERS ROAD

Key Plan



Legend

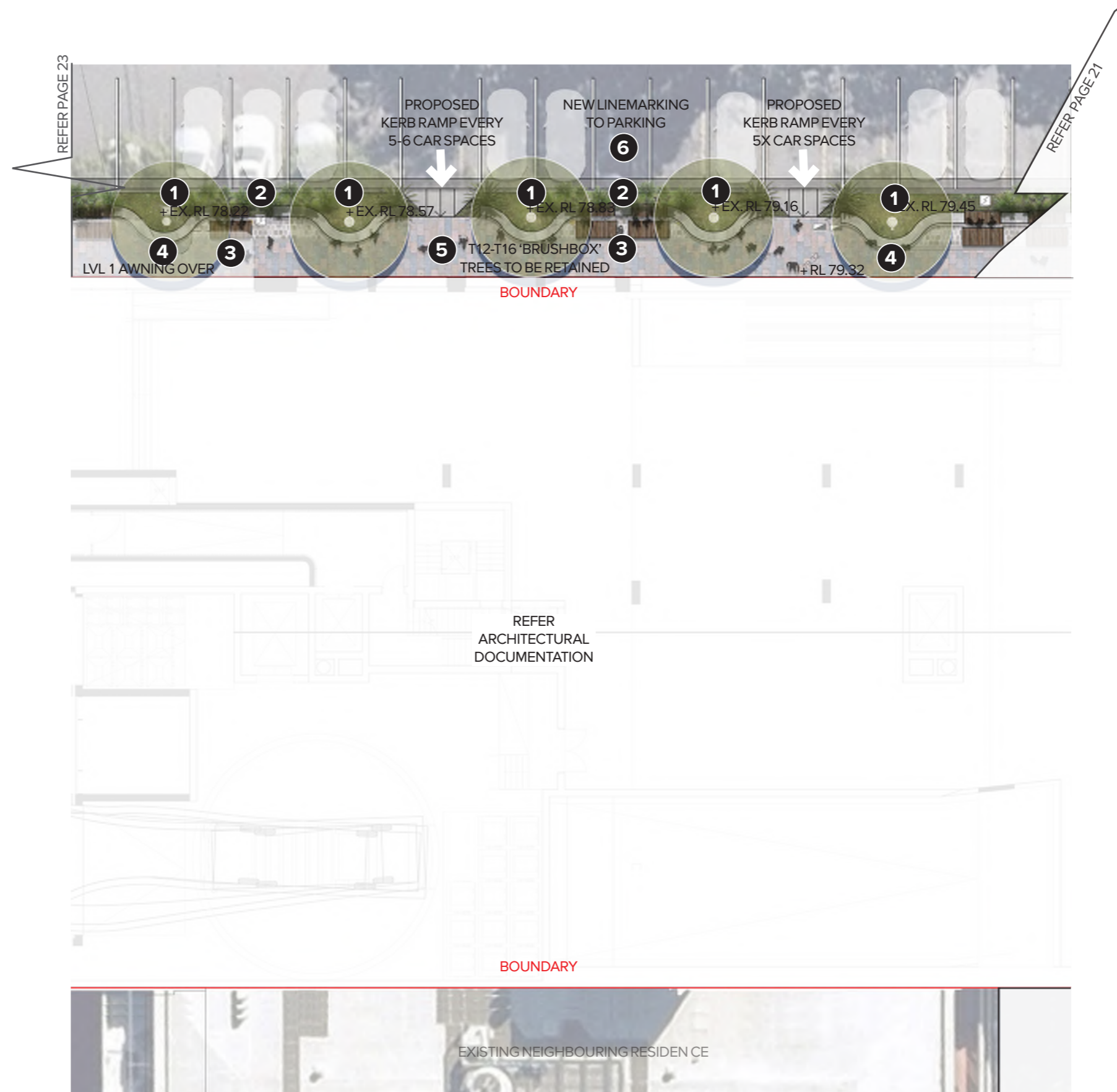
- 1** Proposed street tree planting to Waters Rd with feature uplighting in garden under
- 2** Landscape buffer with mass shrubs, accent plants & groundcovers to screen pedestrians from the road
- 3** Intermittant bench seating
- 4** Foothpath: 200x400x60mm precast concrete pavers with a honed finish in stretcher bond*
- 5** 4x fixed bike racks
- 6** *As per North Sydney Council's Public Domain Style Manual & Design Codes



CONCEPT

GROUND FLOOR - GROSVENOR STREET

Key Plan



Legend

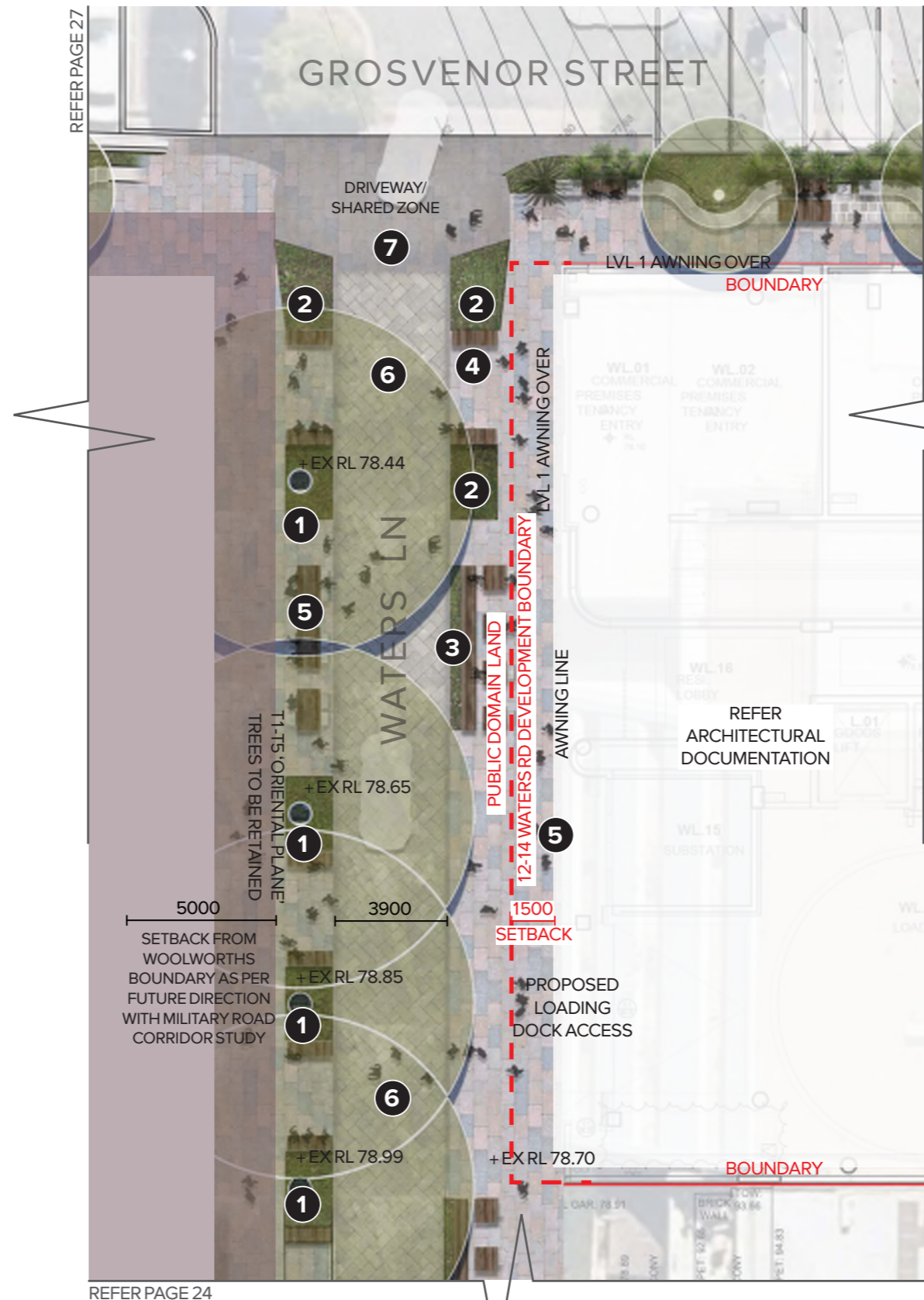
- 1 Existing trees to be retained. New feature uplighting to be installed in new garden under
- 2 Landscape buffer with mass shrubs, accent plants & groundcovers to screen pedestrians from the road
- 3 Fixed bench & table seating
- 4 Continuous curved bench seating, that acts as protective garden edge
- 5 Footpath: 200x400x60mm precast concrete pavers with a honed finish in stretcher bond*
- 6 Feedback requested from council on carparking layout but not received upon lodgement

*As per North Sydney Council's Public Domain Style Manual & Design Codes

CONCEPT

WATERS LANE

Key Plan



Legend

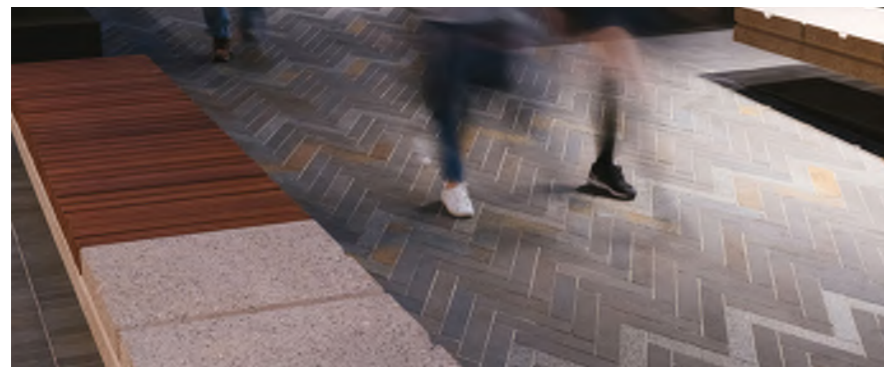
- 1** Existing trees to be retained. Paving to widen around root structure to allow planting with new garden edge. New edge to be pinned structure with no footings to avoid impact on existing root system, as per Arborist's advice. Existing levels to be retained.
- 2** Flush garden areas with mass shrubs, accent plants & groundcovers to strengthen vehicular edge, and buffer traffic noise and views to retail frontages
- 3** Fixed bench & table seating
- 4** Fixed bench seating
- 5** Foothpath: 200x400x60mm precast concrete pavers with a honed finish in stretcher bond*
- 6** Shared zone: 80 x 113 x 225mm 'Charcoal' (dark grey) coloured interlocking concrete pavers with standard finish*. Existing laneway to be raised to fall flush with existing pathways and to avoid impacting existing tree root systems as per Arborists advice.
- 7** Cross over: 200 x 200 x 80mm paver in stretcher bond*

*As per North Sydney Council's Public Domain Style Manual & Design Codes

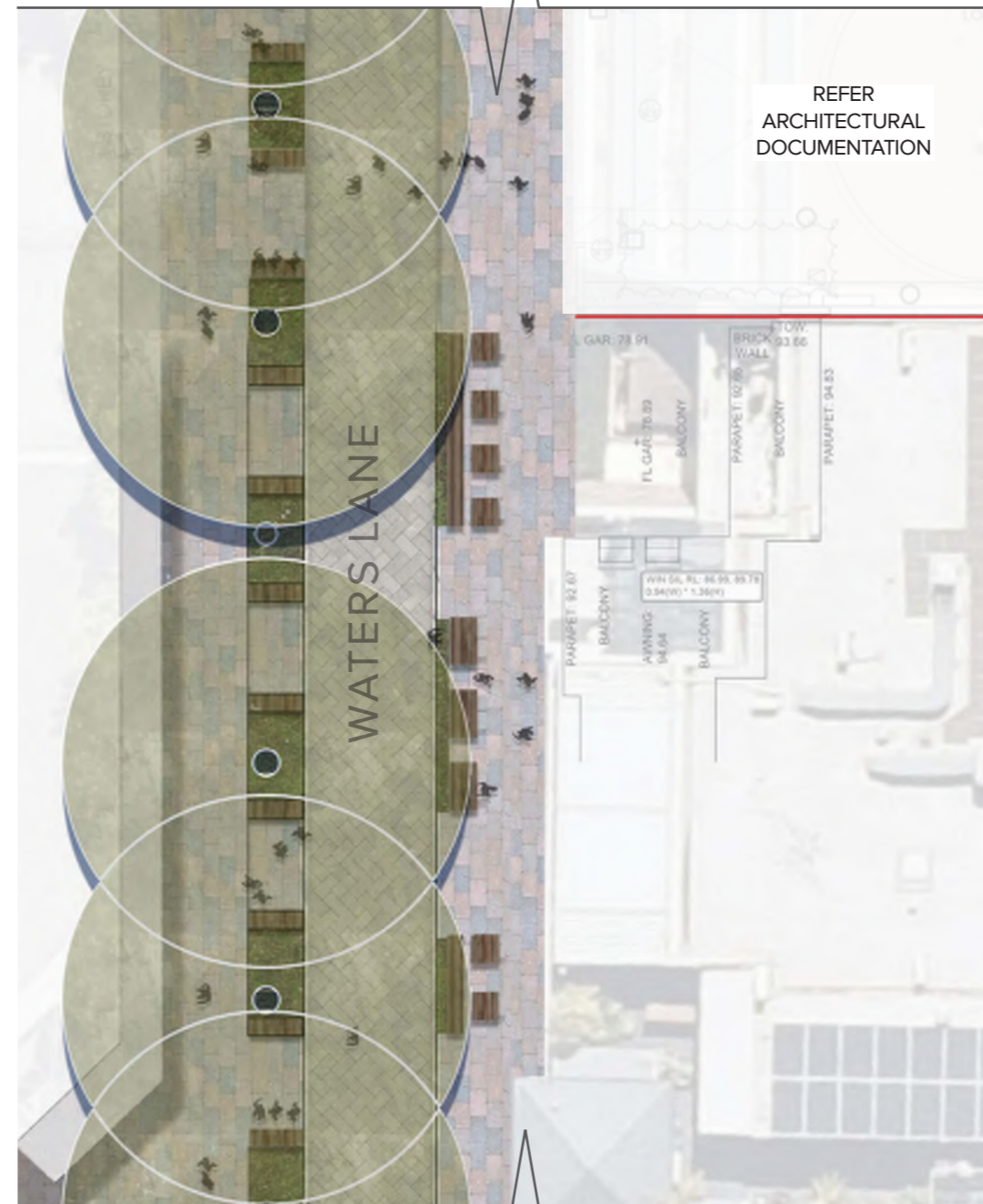
CONCEPT

WATERS LANE

Key Plan



REFER PAGE 23



REFER PAGE 27

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03 CONCEPT / POTENTIAL AREA FOR FURTHER PUBLIC DOMAIN UPGRADES

CONCEPT



CONCEPT

GROSVENOR LANE CARPARK

Key Plan



Legend

- 1** Existing trees to be retained. Paving to widen around root structure to allow deep soil planting with new garden edge.
- 2** Proposed deciduous trees to tie into existing species on site, adding shade amenity to the plaza in summer and sun in winter
- 3** Open lawn area
- 4** Opportunity for play amenity
- 5** Flexible outdoor space for markets, outdoor performances and community events
- 6** New Creative Makers Art Alley (as per North Sydney Council's 'Military Road Corridor Planning Study Stage 1')
- 7** Art alley forecourt. Opportunity for art installation.
- 8** Flexible outdoor dining opportunities/areas of rest and seating
- 9** Bicycle parking amenity
- 10** Redirection of traffic through Waters Lane and Coopers Lane (as per North Sydney Council's 'Military Road Corridor Planning Study Stage 1')



REFER PAGE 24



CONCEPT

GROSVENOR STREET

Key Plan



Legend

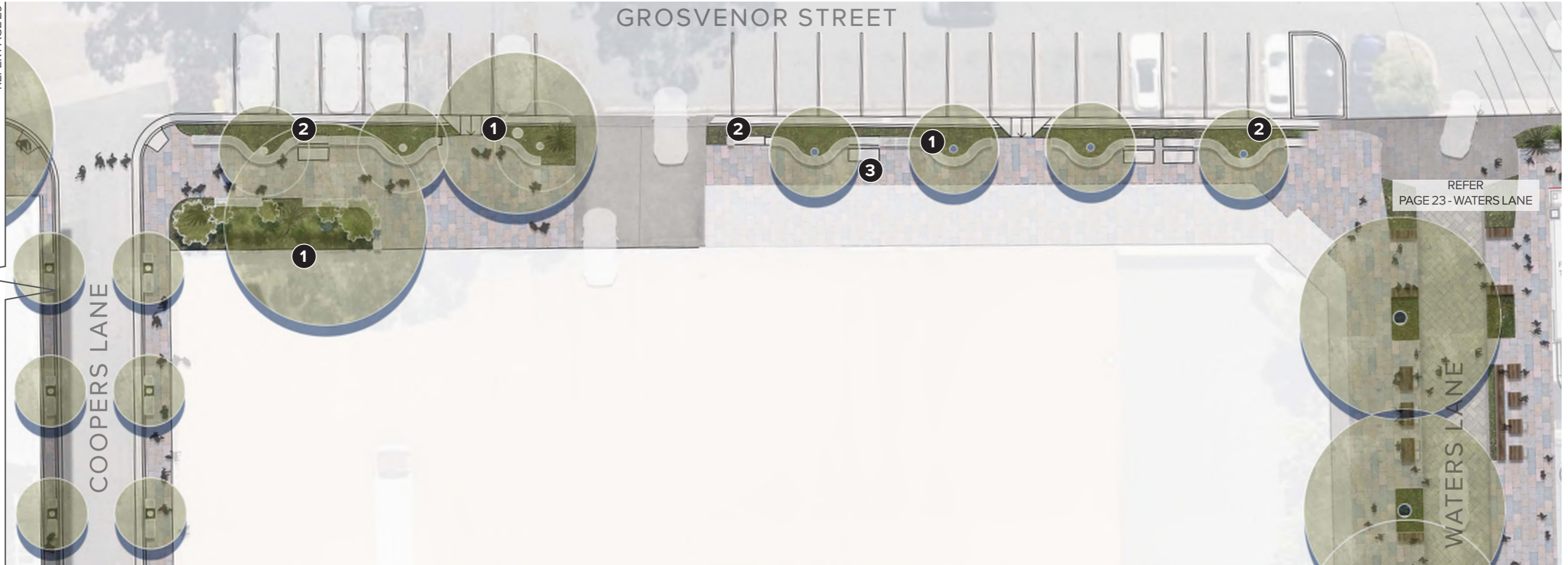
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*As per North Sydney Council's Public Domain Style Manual & Design Codes



REFER PAGE 29

GROSVENOR STREET

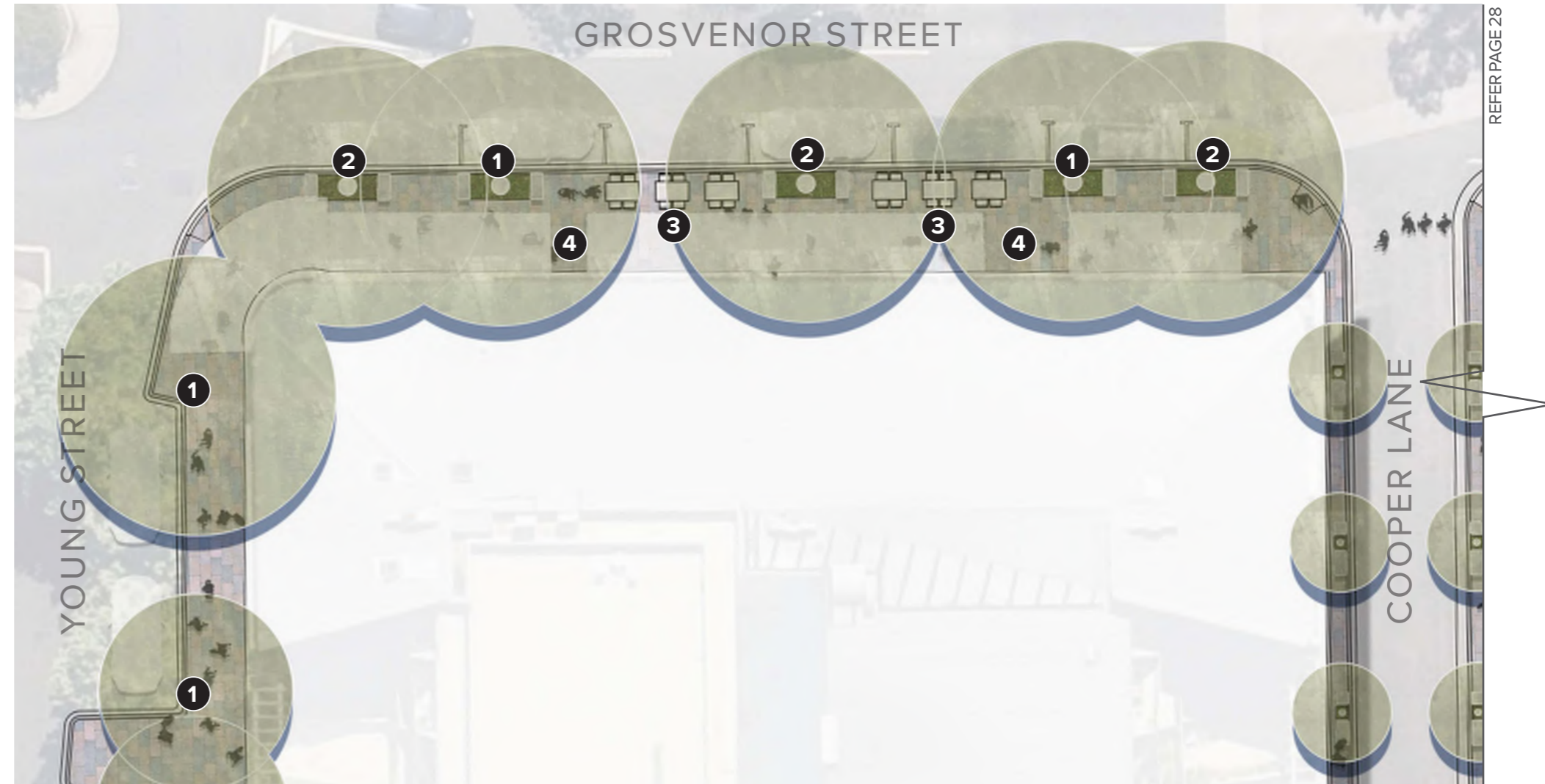


REFER PAGE 23 - WATERS LANE

CONCEPT

GROSVENOR STREET

Key Plan



REFER PAGE 28

Legend

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