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# Victoria Cross Over Station Development

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Detailed State Significant Development - Development

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Response to Submissions

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30/03/20

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PREPARED BY ASPECT STUDIOS, SYDNEY

Revision	B
Date	March 30, 2020
Contact	Andrew Langford Senior Associate
Owner and Applicant	Sydney Metro
D&C Partner	Lendlease

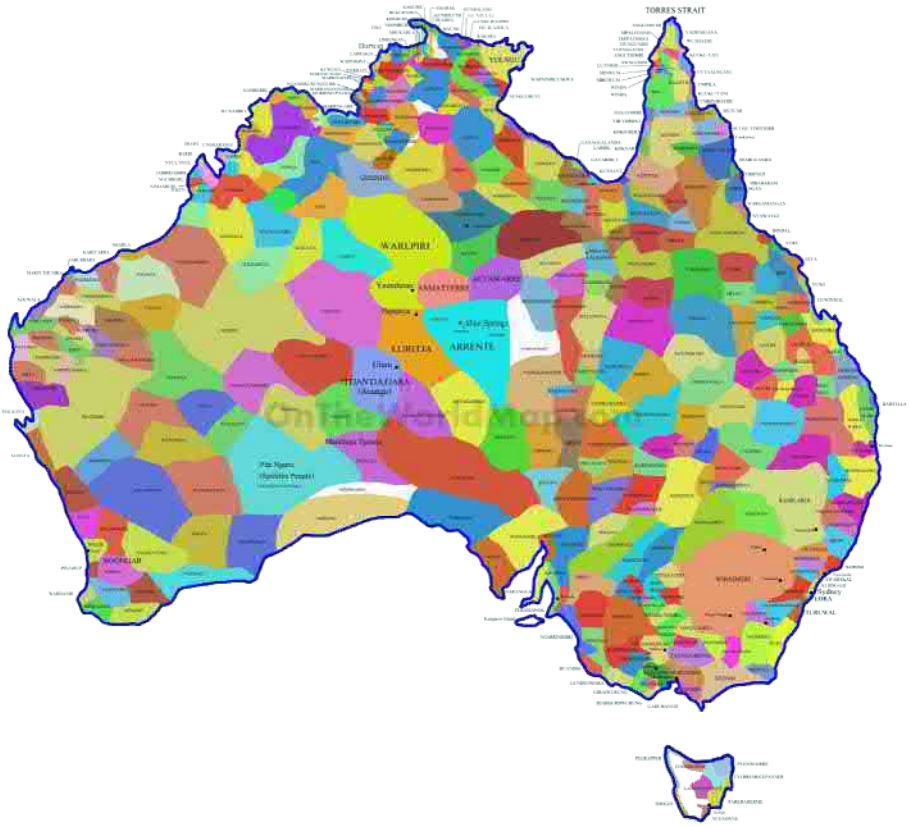
**Sydney**  
Level 1, 78-80 George Street  
Redfern NSW 2016 Australia  
+61 2 9699 7182  
Sydney@aspect-studios.com

**Adelaide**  
9-11 Bailey Street  
Adelaide SA 5000 Australia  
+61 8 8231 9985  
Adelaide@aspect-studios.com

**Brisbane**  
2/29A Logan Road  
Woolloongabba QLD 4102 Australia  
+61 7 3847 8755  
Brisbane@aspect-studios.com

**Melbourne**  
Level 1, 30-32 Easey Street  
Collingwood VIC 3066 Australia  
+61 3 9417 6844  
Melbourne@aspect-studios.com

**Shanghai**  
Room 203, 519 Jumen Road  
Luwan District, Shanghai  
Peoples Republic of China, 200023  
+86 21 5302 8555  
shanghai@aspect-studios.com



ASPECT Studios acknowledges the traditional owners of the land we work on and travel through. We pay our respects to elders past and present.



*This report has been prepared in response to the comments received from detailed State Significant Development (SSD) development application (DA) for a commercial mixed-use Over Station Development (OSD) above the new Sydney Metro Victoria Cross Station received from the NSW Department of Planning, Industry and Environment (NSW DPIE).*

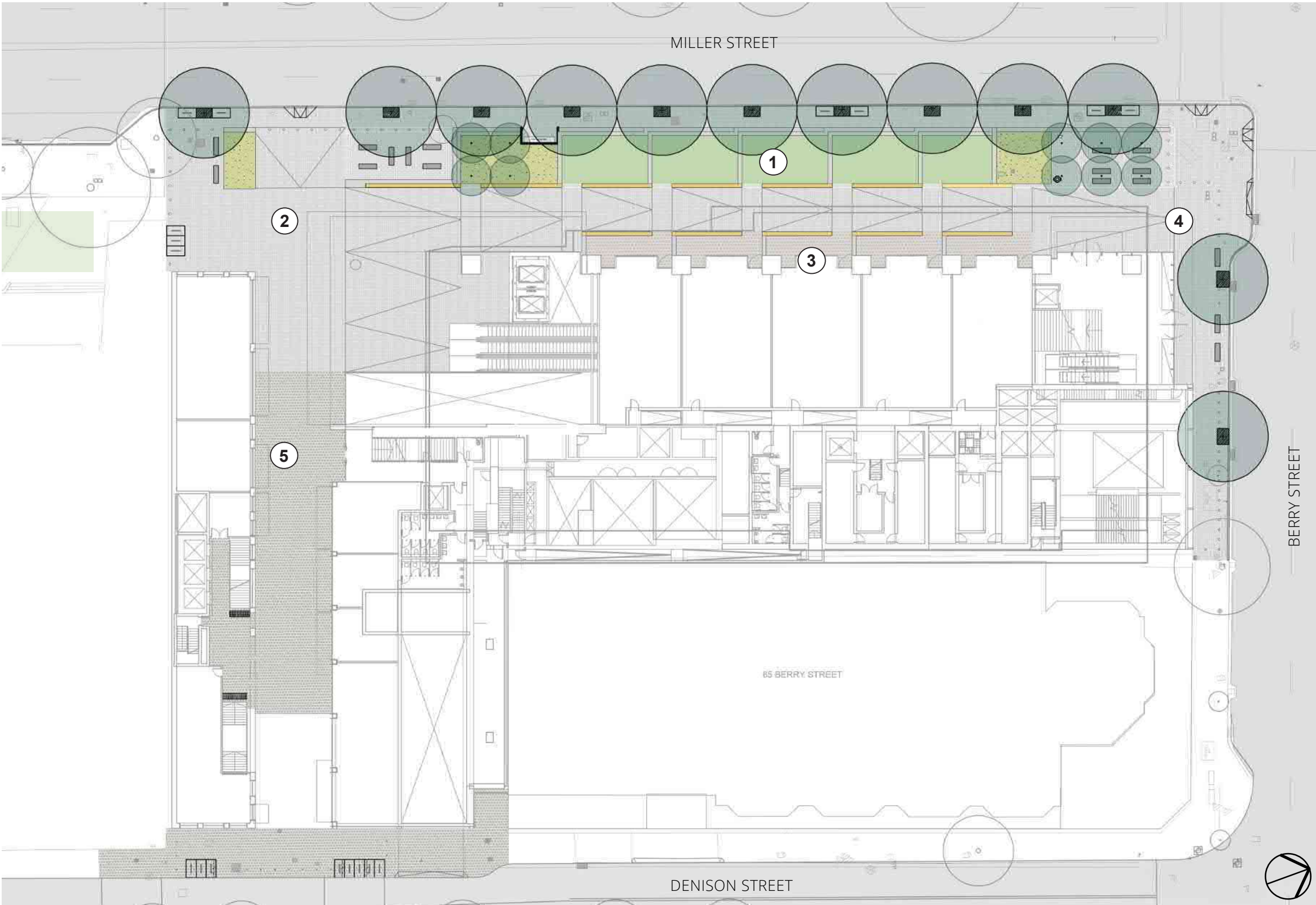
*The responses align with the Sydney Metro Victoria Cross Over Station Development - Design Guidelines May 2019 Built Form Guidelines Section 5.5 - Public Domain*

*The landscape design is provided for information only as the public domain is subject to Critical State Significant Infrastructure (CSSI) Approval.*

*Objective: Create a generous public space that supports high pedestrian activity and the need for an active, pedestrian friendly heart within North Sydney.*

# BUILT FORM GUIDELINES - SECTION 5.5

1. Quality of the public domain to be enhanced with the provision of street trees, paving upgrades and public art, especially within the proposed setback to Miller Street.



- 1 Miller Street 'Green Spine'
- 2 Metro Forecourt
- 3 Miller Street Retail
- 4 OSD Forecourt
- 5 Through Site Link

The public domain responds to aspirations to provide active street frontages, facilitate a range of uses and improve the streetscape amenity on Miller Street, Berry Street and McLaren Street as part of the overall site precinct.

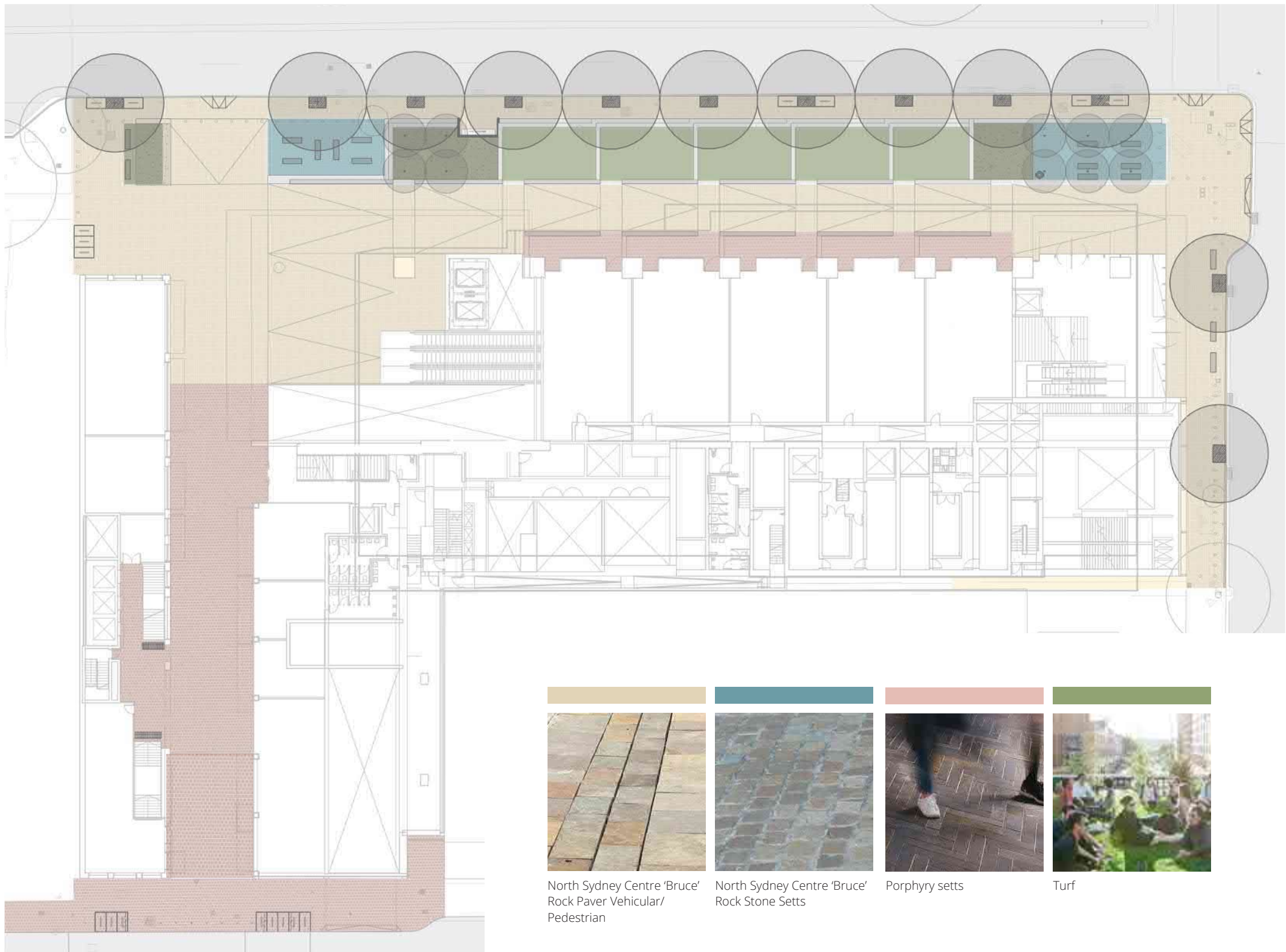
Continuing the theme of the existing Miller Street Special Area which forms part of the North Sydney City Local Environmental Plan (LEP), a series of green terraces are located along the Miller Street frontage. Terraces provide opportunities for a range of seating options and styles within stepped gardens, include a central turf area giving a focal point to the central green space, containing facilities such as bicycle parking and retail spaces.

Street tree planting is provided within the terraces to replace trees which have be lost during construction. Terraces are stepped to mitigate existing level changes, while providing compliant access to both the metro entry and adjoining building and retail entries via a series of walkways along the building facade.



# BUILT FORM GUIDELINES - SECTION 5.5

1. *Quality of the public domain to be enhanced with the provision of street trees, paving upgrades and public art, especially within the proposed setback to Miller Street.*



These pedestrian routes are proposed to be made up of high quality materials which align with the North Sydney Council Technical Guidelines and will be an extension of the existing city fabric. Open and clear sightlines to the metro entries, retail interfaces and OSD lobby entry ensure the spaces are well connected and easily identified. Opportunities for passive surveillance from the active building uses will ensure the public domain is safe and activated throughout the day.

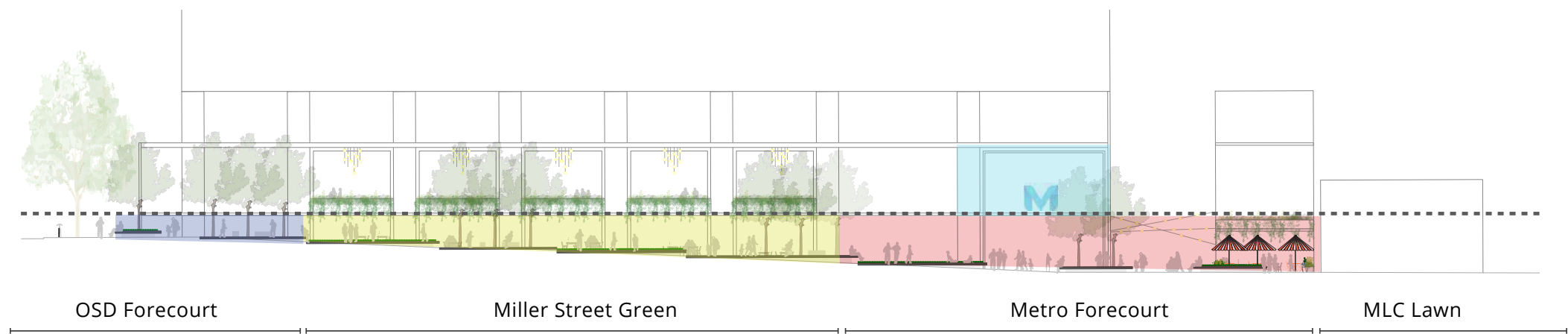
The development incorporate's high quality public art as an integral part of the building design. The public art strategy is being developed and will be delivered under the CSSI scope of works. The artwork is likely to be located internally at the Sydney Metro Station, it will be perceivable from the public domain and consider the opportunities of the site, its history and context.

The paving stratgy seeks to:

- Integrate into local paving strategy
- Highlight retail platforms
- Reinforce The Green Spine

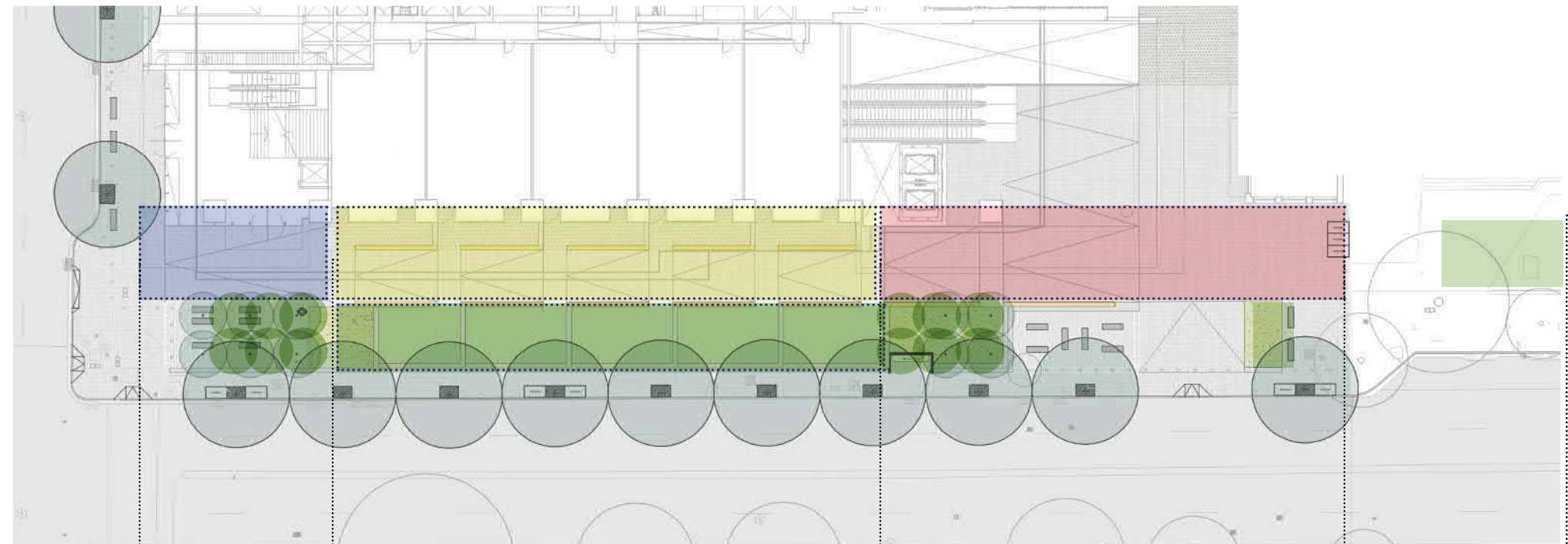
# BUILT FORM GUIDELINES - SECTION 5.5

2. Well demarcated street address to each interface will be provided through strong form modulation and activation of all edges.



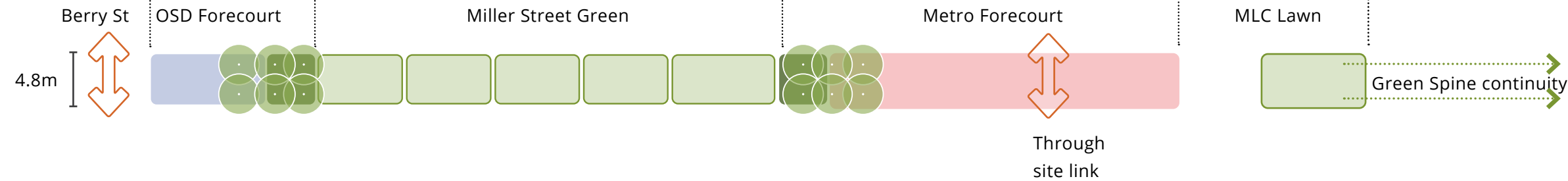
The public realm area of the project site will include several key components. These will be defined by:

- Miller Street Civic Green Spine
- Metro Forecourt and Identity
- Miller Street Retail
- OSD Forecourt



The public domain proposed in the detailed design by further resolving and co-ordinating key design outcomes which provide a high quality and world class public domain.

The project is broken up into two key public places; the southern precinct, which contains the southern entry at both the Miller Street and Denison Street levels, the green Civic Spine along Miller Street, the active Through Site Link, Miller Street retail interface and the Lobby Entry. The northern being made up of a community scaled public entry forecourt to the northern entry portal.



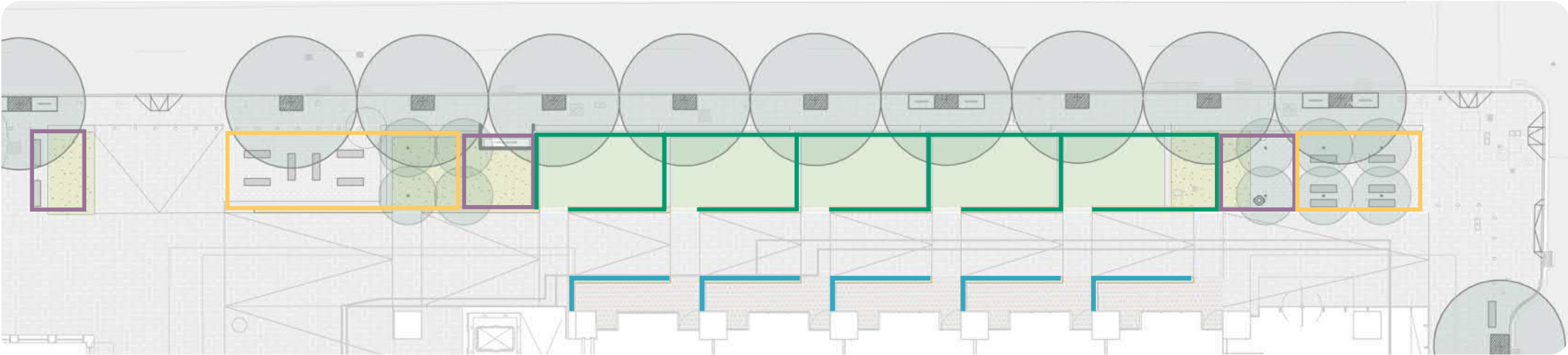


# BUILT FORM GUIDELINES - SECTION 5.5

## 2. Well demarcated street address to each interface will be provided through strong form modulation and activation of all edges.

Enhancing the North Sydney experience for metro customers and the community, Miller Street retail is proposed as a combined cafe and restaurant dining experience that bleeds out into the open civic public space. Outdoor seating areas will activate the eastern edge of the plaza along the maximum possible length.

The Miller Street retail proposal seeks to create a vibrant new urban destination extending the life of the plaza well into the evenings and weekends.

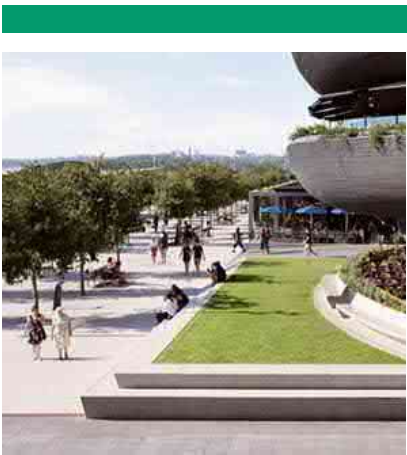


The level changes across the southern precinct, from north to south and east to west, have been negotiated through the introduction of stepped seating terraces.

While providing many opportunities for people to sit and enjoy the space, these also serve to soften the visual impact of the height differences by gently stepping down.

Subtle differences in a suite of edge detailing will provide a differentiated but cohesive public realm.

The through site link will create a truly intimate laneway of vibrant pedestrian scale with 3 storeys of proposed retail offering above Miller Street on both the southern and northern sides of the laneway. It acts as the new mid-block pedestrian path and connects Miller Street down to Denison and Walker streets further activating the public domain of North Sydney and creating high quality and comfortable pedestrian orientated spaces.



Integrated terraced seating edge



Planter Edge



Retail seating edge

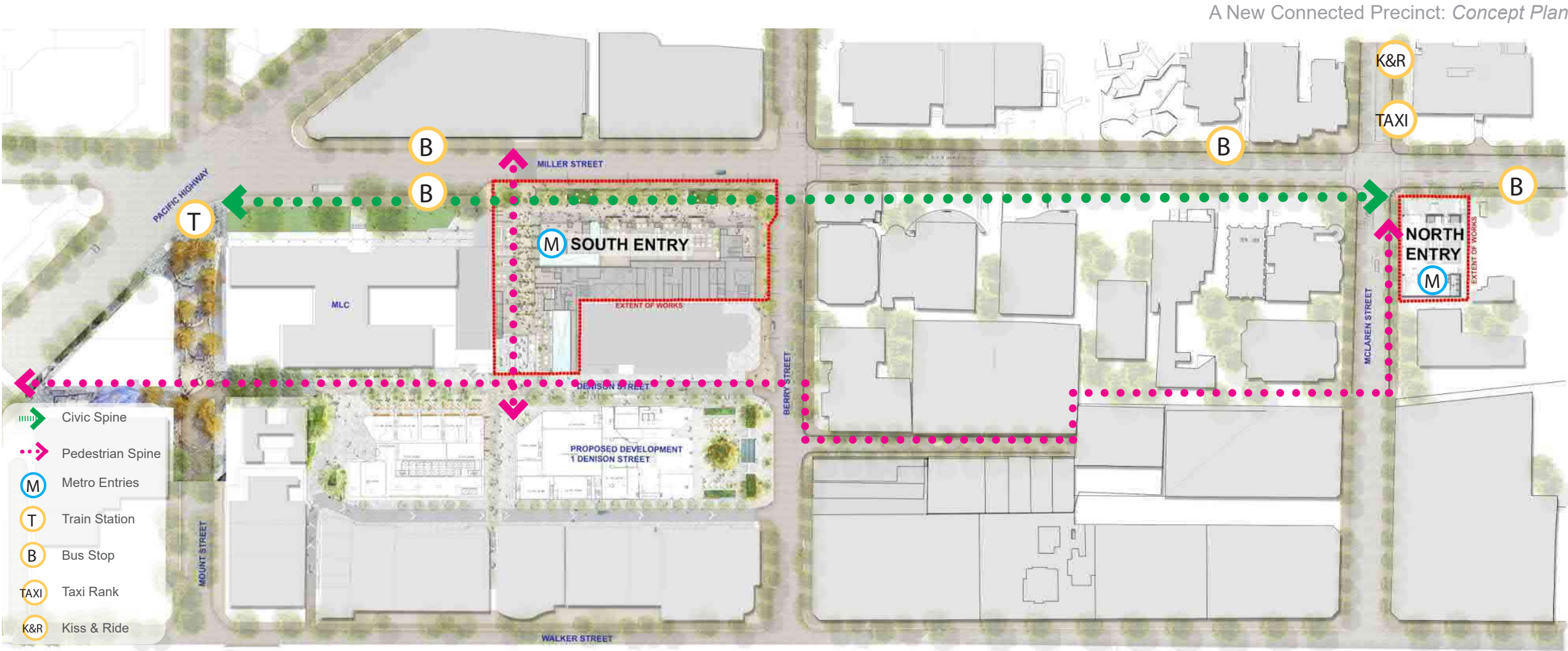


Seating Court definition



BUILT FORM GUIDELINES - SECTION 5.5

3. Alignment with the vision of the Miller Street Special Area of a linear urban space, including the creation of a large public plaza along Miller Street, designed with zones for the circulation of large numbers of pedestrians, restful sun zones, public and private seating areas and space for programmed events.



The public domain responds to aspirations to provide active street frontages, facilitate a range of uses and improve the streetscape amenity on Miller Street, Berry Street and McLaren Street as part of the overall site precinct.

Continuing the theme of the existing Miller Street special area which forms part of the North Sydney City LEP, a series of green terraces are located along the Miller Street frontage. Terraces provide opportunities for a range of seating options and styles within stepped gardens, include a central turf area giving a focal point to the central green space, containing facilities such as bicycle parking and retail spaces.

The opportunity this creates will enhance the experience of the community and metro customers as it provides new high quality public spaces, which seamlessly connect the wider precinct to the metro station. The public domain materials extend into the metro entry internally to enhance the user experience to create a truly connected and intuitive public domain and metro identity.





BUILT FORM GUIDELINES - SECTION 5.5

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PUBLIC REALM MASTERPLAN



- ① MLC Lawns
- ② Brett Whitely Place
- ③ 1 Denison Street
- ④ Miller St Civic Spine

THE CIVIC AND GREEN SPINE

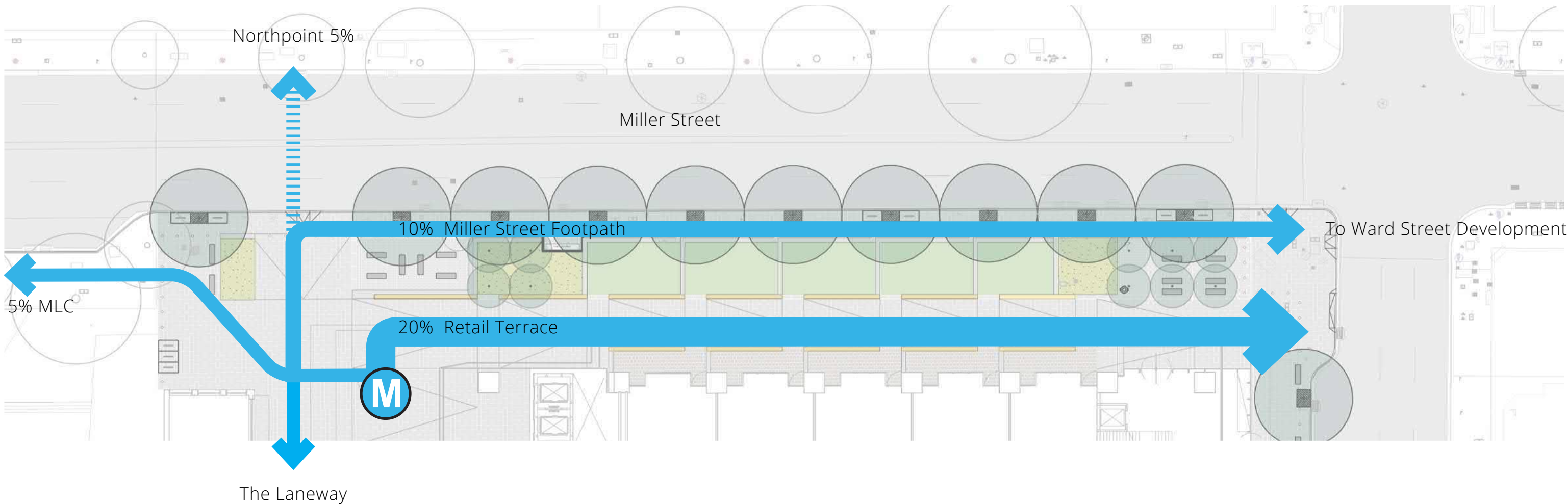


- The Civic 'Green' Spine
- Key Precinct Markers



BUILT FORM GUIDELINES - SECTION 5.5

3. Alignment with the vision of the Miller Street Special Area of a linear urban space, including the creation of a large public plaza along Miller Street, designed with zones for the circulation of large numbers of pedestrians, restful sun zones, public and private seating areas and space for programmed events.



Large numbers of people will use the new southern metro entry, particularly those working in or visiting North Sydney. It is expected that they will disperse across the various movement routes opened up as part of the project works. A large percentage are anticipated to use the pedestrian corridor in front of the retail terraces, lending to the lively atmosphere that this area is expected to have.

The public domain has been designed to provide clear, legible and comfortable spaces for all people, that are connected via a number of major pedestrian paths which have been designed in accordance to AS1428.1 and DDA compliance requirements.

A wide 4.8m wide pedestrian interface is provided at the interface with the adjoining MLC building and public domain, and connects to the two main north south Miller Street pedestrian pathways. These are the 2.8m wide Miller Street footpath and the 4.2m wide internal pedestrian path which connects the metro entry to the OSD lobby along the retail and civic spine interface. A 7m wide through site link is provided to connect Miller Street to Denison Street and the wider North Sydney CBD.

- Proposed future pedestrian crossing
- Accessible footpath (max 1:21 grade)



# BUILT FORM GUIDELINES - SECTION 5.5

4. A continuous awning or coverings of a sufficient depth are to be provided above the Miller Street frontage and extend as far as practical to the Berry Street frontage. The covered area is to:

- a. provide protection to pedestrians from the weather
- b. provide active retail uses with opportunities for complementary outdoor uses
- c. integrate and support capacity for pedestrian access and connection to and from the station entrance and the over station development



View to retail dining terraces with circulation path and awnings above

Continuing the theme of the existing Miller Street special area which forms part of the North Sydney City LEP, a series of green terraces are located along the Miller Street frontage. Terraces provide opportunities for a range of seating options and styles within stepped gardens, include a central turf area giving a focal point to the central green space, containing facilities such as bicycle parking and retail spaces.

The opportunity this creates will enhance the experience of the community and metro customers as it provides new high quality public spaces, which seamlessly connect the wider precinct to the metro station. The public domain materials extend into the metro entry internally to enhance the user experience to create a truly connected and intuitive public domain and metro identity.

The Green Civic Spine is made up of a number of key spaces which offer the opportunity for the community and customers to use it in various ways across the day and through the evening. It performs as both a node and a meeting place - providing direct, linear and visible access from the Miller Street metro station entrance to the OSD lobby.

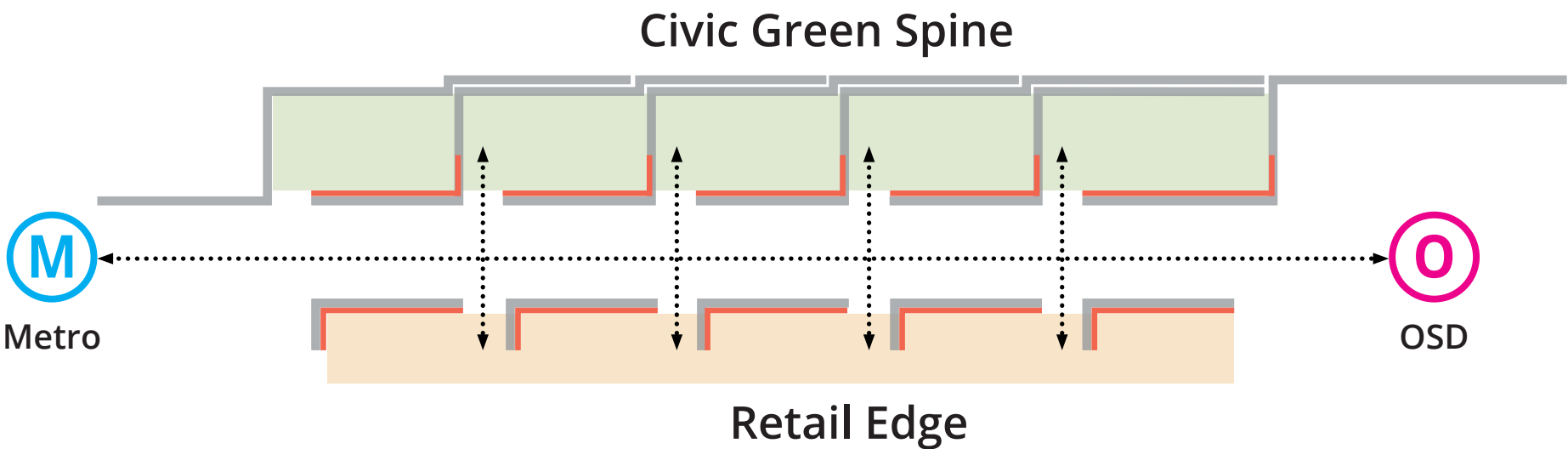
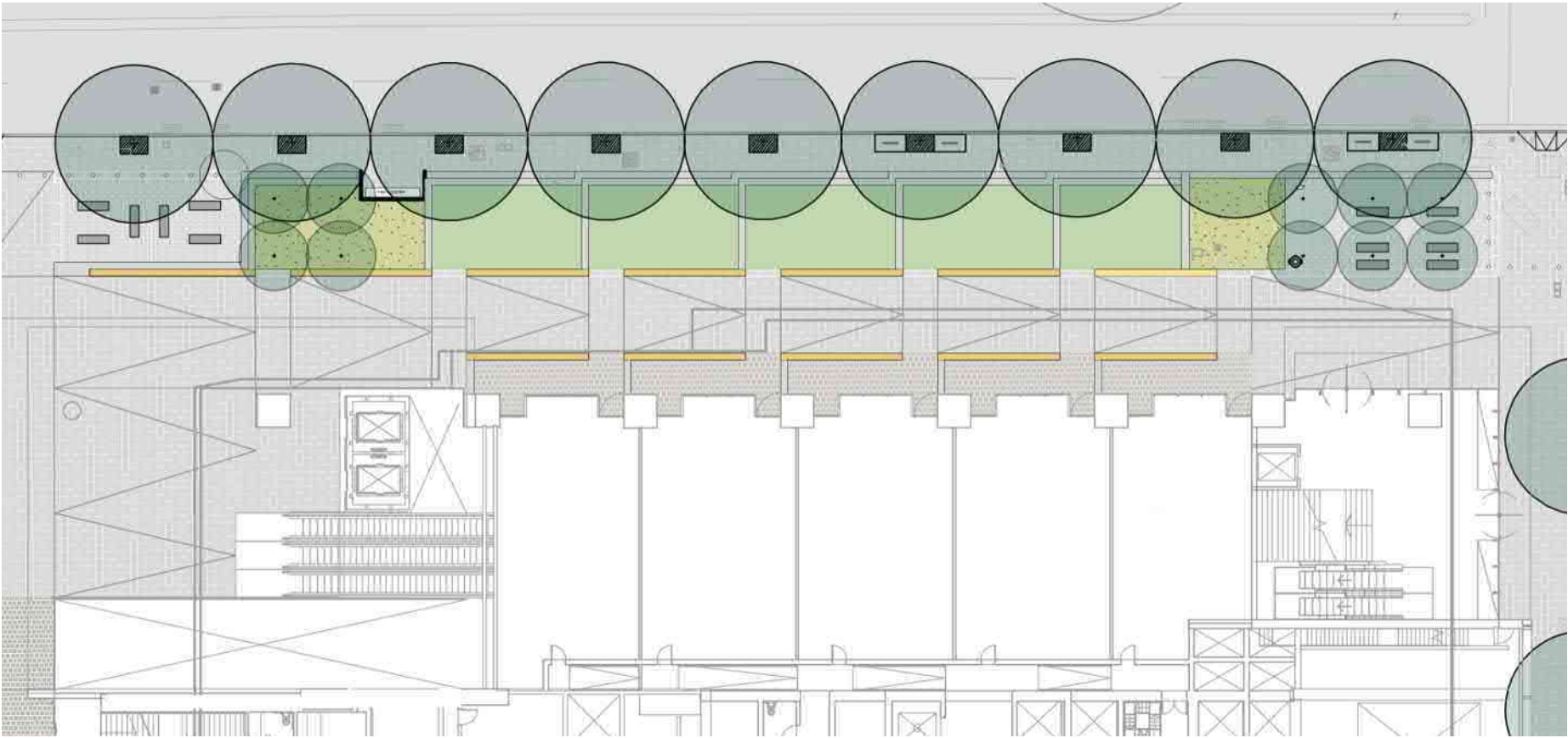


Weather protection is provided to >90% of the total building frontage length. Pedestrian weather protection is provided:

- Above the station entry
- Above the OSD lobby entry
- Between the station entry and the Secondary OSD lobby
- On both sides of the through-site link between Miller Street and Denison Street
- To all users exiting the metro on Denison Street via the Denison Street retail link.

BUILT FORM GUIDELINES - SECTION 5.5

5. Provision of a food and beverage zone to activate the precinct.



Enhancing the North Sydney experience for metro customers and the community, Miller Street retail is proposed as a combined cafe and restaurant dining precinct that bleeds out into the open civic public space. Outdoor seating areas will activate the eastern edge of the plaza along the maximum possible length.

There is currently no sunny alfresco dining space in the North Sydney commercial core – hence by significantly extending the provision of such uses beyond the reference design, the Miller Street retail proposal seeks to create a vibrant new urban destination extending the life of the plaza well into the evenings and weekends.

To ensure the retail uses are proactive in creating and supporting a sense of place, a carefully curated retail strategy has been adopted. Our retail vision is centred on the following key objectives:

- Retail activation as a catalyst to the transformation of Victoria Cross precinct as the public heart of North Sydney
- Retail as a positive contributor to a seamless customer journey
- A nexus of activity allowing people to meet, gather and experience a range of connection experiences at different times of day
- Retail that extends the North Sydney day and
- Retail that is proactive in creating a sense of place.

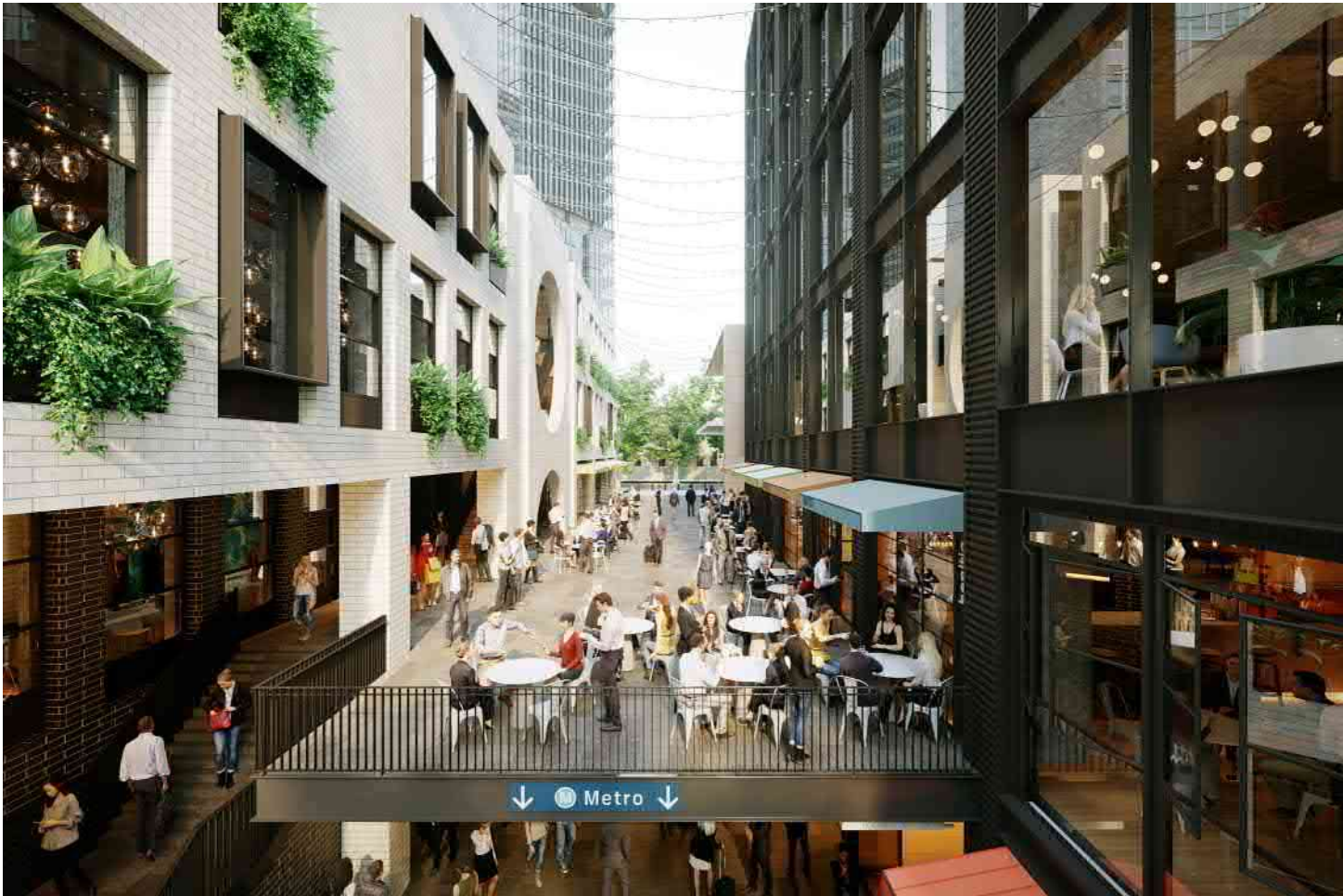


Views to Miller Street Green and retail dining terraces



BUILT FORM GUIDELINES - SECTION 5.5

6. Provision of an active retail through-site link at Miller Street level providing retail activation along Miller Street.



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The through site link will create a truly intimate laneway of vibrant pedestrian scale with 3 storeys of proposed retail offering above Miller Street on both the southern and northern sides of the laneway.'



## BUILT FORM GUIDELINES - SECTION 5.5

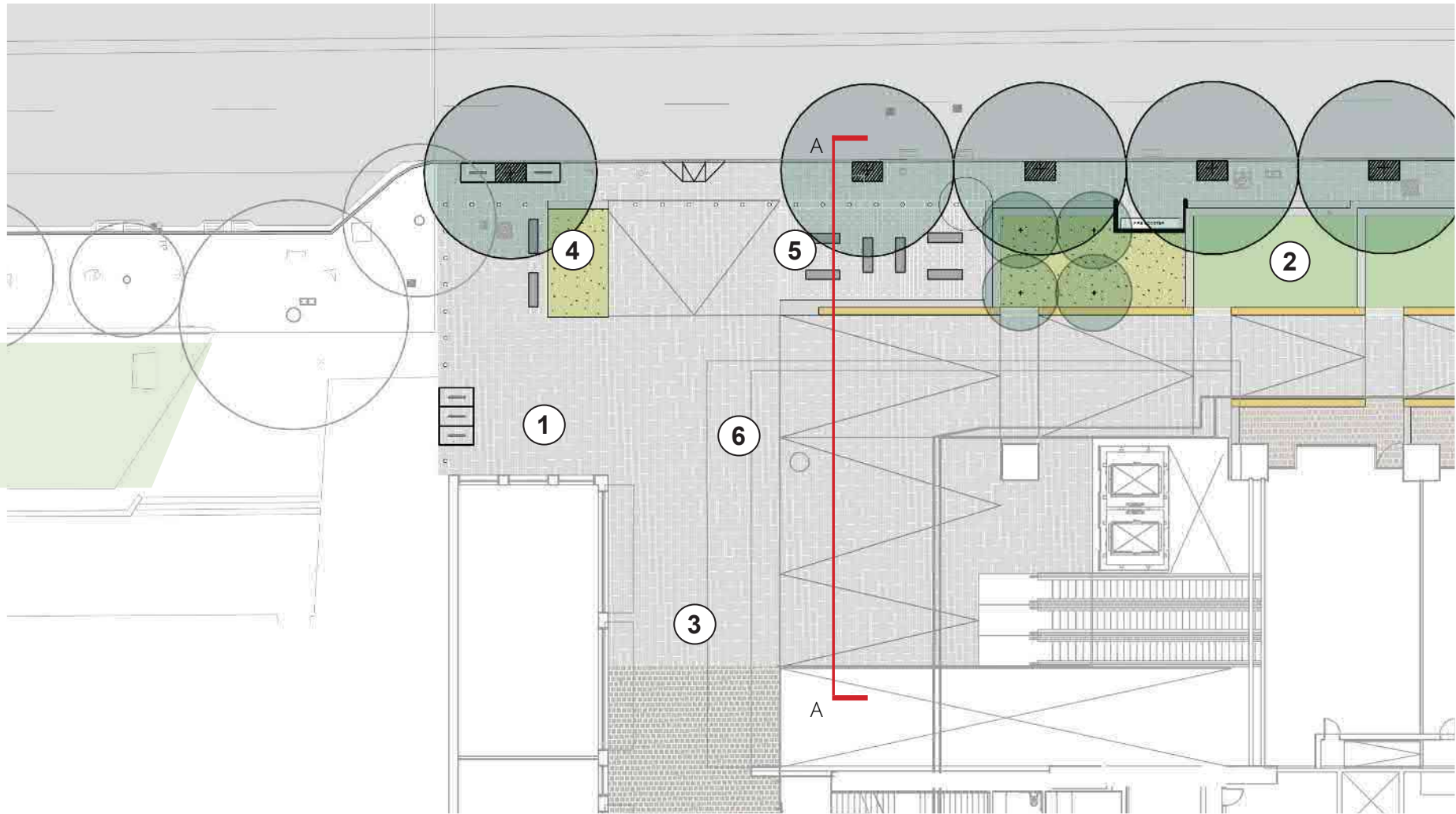
*7. Extend the public domain into the Miller Street station entry.*



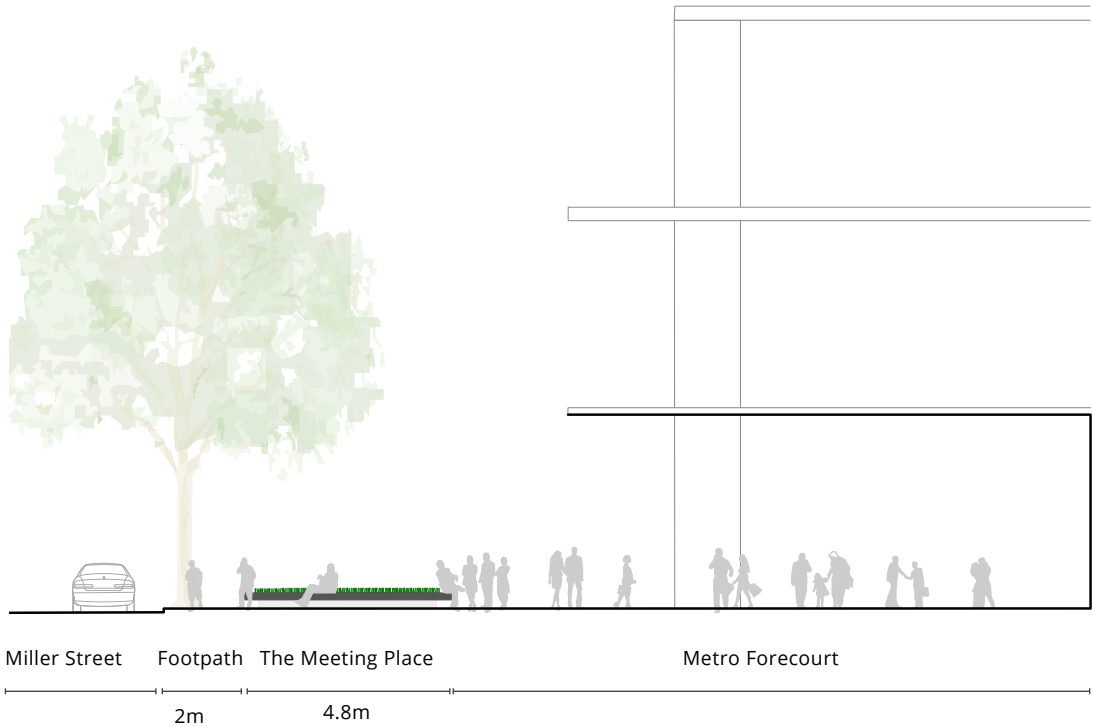


BUILT FORM GUIDELINES - SECTION 5.5

7. Extend the public domain into the Miller Street station entry.



Section A-A



A key element integrating the metro into the North Sydney public domain is the metro Entry to Miller Street. The opportunity this creates will enhance the experience of the community and metro customers as it provides new high quality public spaces, which seamlessly connect the wider precinct to the metro station.

The public domain materials extend into the metro entry internally to enhance the user experience to create a truly connected and intuitive public domain and metro identity.

The Green Civic Spine is made up of a number of key spaces which offer the opportunity for the community and customers to use it in various ways across the day and through the evening. It performs as both a node and a meeting place - providing direct, linear and visible access to the wider North Sydney CBD precinct



1 Outdoor cafe dining



2 Grass terraces



3 The laneway



4 Focal seating node



5 Forecourt seating



6 Southern metro entry

BUILT FORM GUIDELINES - SECTION 5.5

8. Minimise the impact of structural columns on transparency and circulation.

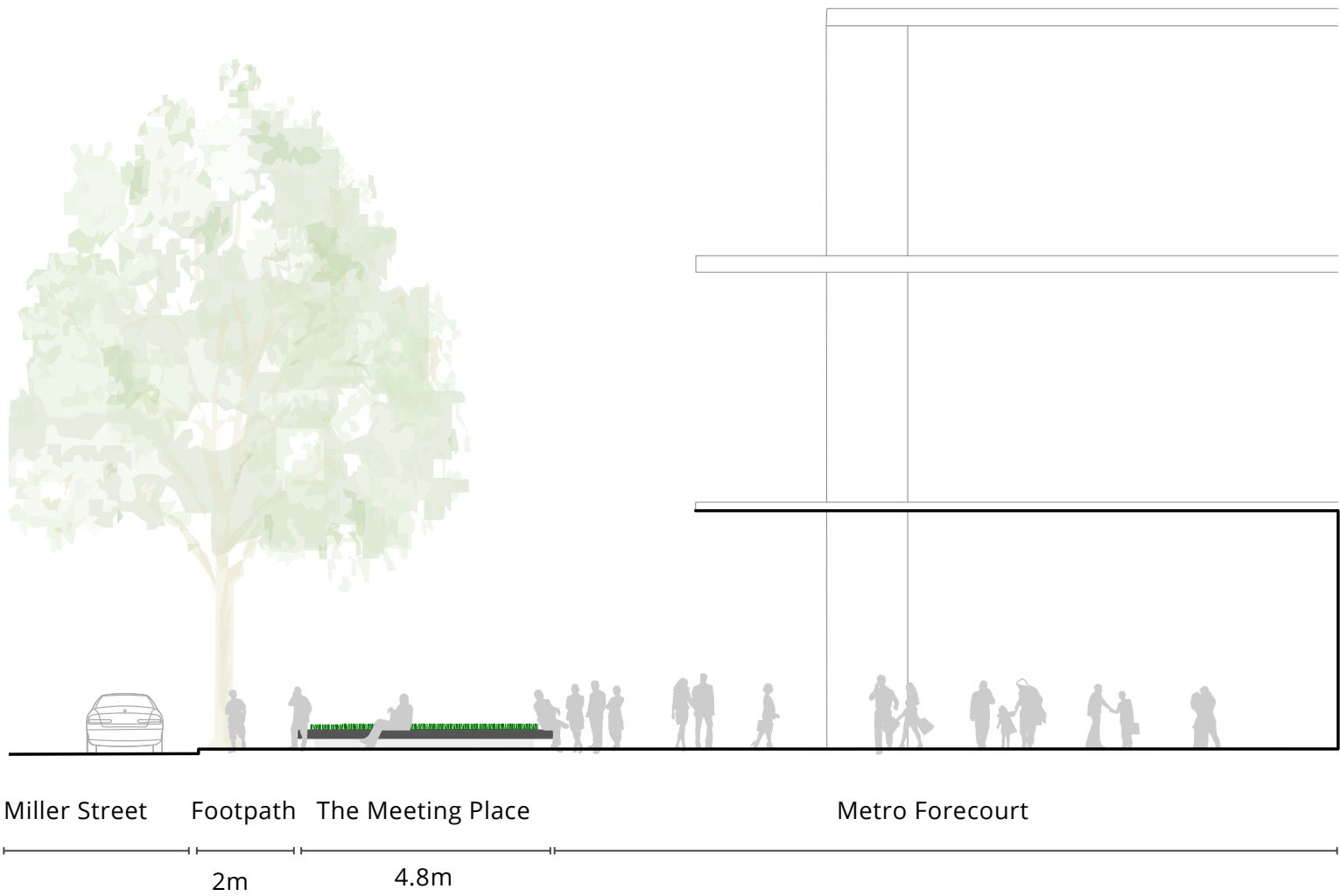
The southern metro entry will be a key landmark in North Sydney, with large numbers of people using it everyday. The public realm will include focal points to assist with local area wayfinding, and a variety of seating areas for people to pause for short or longer periods of time, creating quiet moments in the daily rush.

The positioning of seating courts and cafe dining areas acknowledge the key movement routes through this part of the site and are accessible but do not create obstructions. They will be developed to each have their own subtle character, while forming part of the broader civic and green spine.

By providing a clear and open metro entry interface to the Miller Street entrance, the architectural proposal provides an entry free of structural columns in the main paths of travel, with an open and inviting entry as per the adjacent image. Generous pedestrian routes all designed to meet all relevant Australian Standards and local council guidelines.



View to southern metro entry

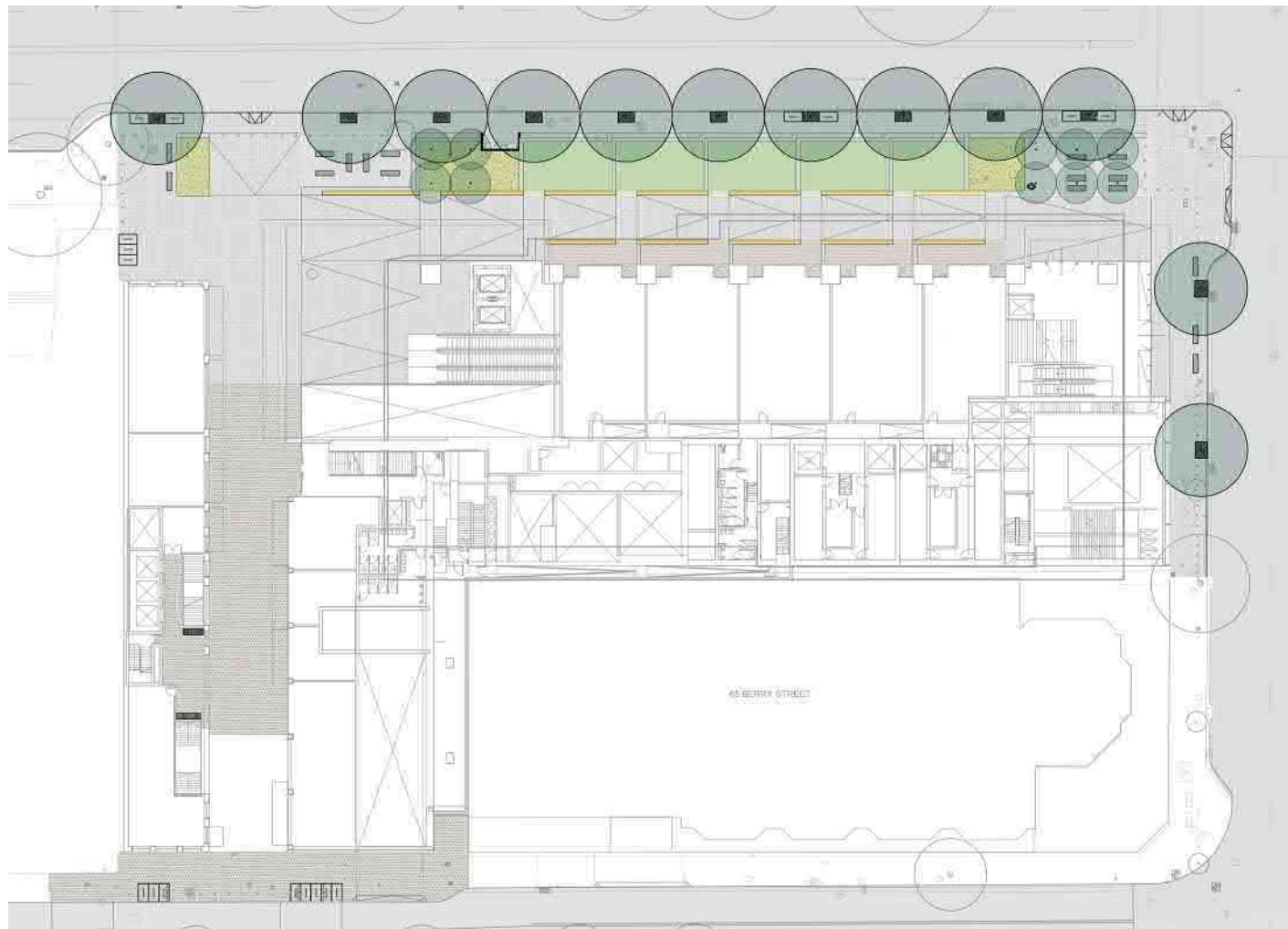




## BUILT FORM GUIDELINES - SECTION 5.5

*9. Create a safe and user-friendly environment including weather protection, security measures and wayfinding. This should include:*

- a. minimising opportunities for criminal and anti-social behaviour.*
- b. incorporating canopy cover along all frontages, with strong relationships to surrounding buildings to create a continuous weather protection edge.*
- c. seamless integration of all signage with the architectural character of the scheme and surrounding context, providing a clear and uncluttered approach to location and positioning.*



By revealing and interpreting place through known forms, patterns and former use of the site to create a strong sense of place, that enhances the everyday experience. The proposal seeks to improve the legibility of the street and site as a whole whilst minimising the need for way-finding, signage, line markings and bollards through the use of appropriate public domain materials and urban elements.

The public domain has been designed to ensure that site lines are open and clear, and that both passive and active surveillance ensures a safe and intuitive environment for all users. Crime Prevention Through Environmental Design (CPTED) has been incorporated into the design of the public domain, providing a safe and activated environment for all users.

The use of robust materials which align with the North Sydney Council Technical Guidelines helps to create a place within the CBD which will be used throughout the day and night by all.

With layered canopies to the building frontages, weather protection is provided to >90% of the total building frontage length. Pedestrian weather protection is provided:

- Above the station entry
- Above the OSD lobby entry
- Between the station entry and the secondary OSD lobby
- On both sides of the through site link between Miller Street and Denison Street
- To all users exiting the metro on Denison Street via the Denison Street retail link.

