

### North Western Boundary

The blank wall of the existing two storey building on the adjacent site is to be significantly screened by boundary native shrubs and canopy trees as shown on the plan. The planter elevates the planting above the adjacent lawn. A quality fence will be reinstated to the boundary, and fire egress stairs are located to open onto Thomas Street.

### Seating Lawn, Wall and Benches

A broad lawn (12 x 3.5 metres) is provided for passive recreation, with the slight elevation assisting the comfort for users by elevating their position relative to passing pedestrians. The lawn is in a sunny location, and the trees are selected and located to reduce wind. The edging wall and the solid bench elements that intersect 'into' the lawn area will all provide seating.

### Public Art / Sculpture

A substantial public art piece will provide a central feature to the civic area, also being located to feature in views down Fleet Lane. The artwork sits in front of the building as being in a significant public space. An artist will be engaged to develop a site specific response.

### Fleet Lane Frontage

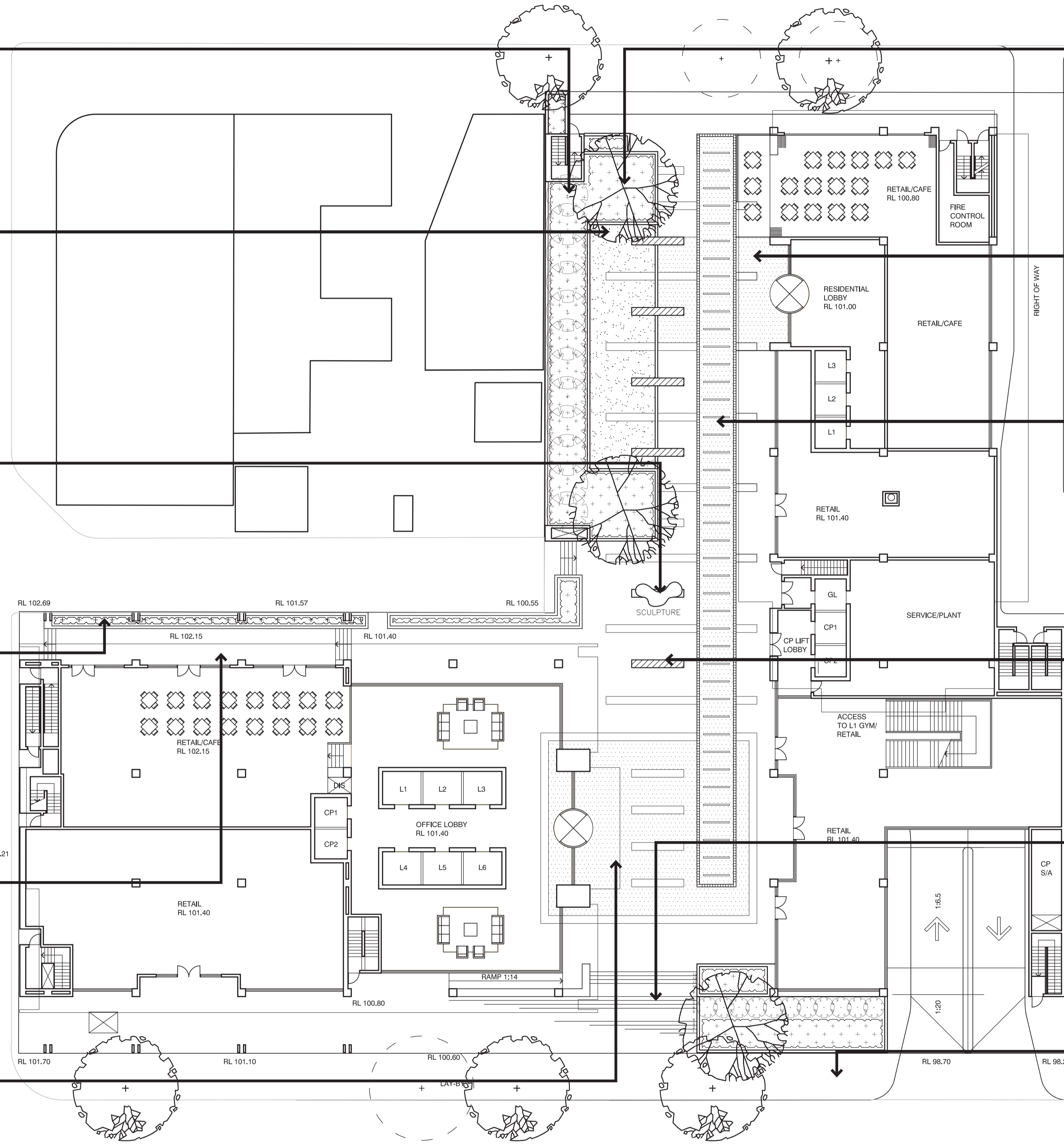
Upgrading of Fleet Lane junction with the site along the southern boundary with a cafe terrace, and at the junction with the open space spine across the site, with a feature civic sculpture proposed on the alignment with the laneway / pedestrian link.

### Terrace

The cafe terrace will have sun through the majority of the day, ameliorated by being just under the edge of the building in a colonnade type arrangement. The slope of Fleet Lane requires small flights of stairs at each end, with flush access midway along the lane. Low boundary planters will separate vehicles from pedestrian areas, whilst allowing visual access and views out from the terrace.

### Forecourt

A formal apron of paving marks the entry to the building and creates an appropriate sense of address and setting for this significant building, linking it into the adjacent plaza space. Paving pattern making continues the rhythm of benches and paving inlays down the space.



### Broad Canopy Trees

Select native trees will be installed to provide a high and broad canopy of foliage at the three locations shown on the plan. A tree species such as Ficus rubiginosa, (but selected with aid of current best available stock and for best result in these conditions) will provide shade that will punctuate the space, and will of course green the view down the plaza, as well as reduce wind to assist pedestrian comfort. Uplighting will highlight the trees at night.

### Residential Entry

Select paving will mark this entry creating a minor forecourt that is integral with the broader pattern making of the plaza paving. The forecourt paving extends across to the open lawn area, providing a suitable setting and amenity for the residents. Extensive open space near to the site will provide a high level of amenity.

### Sculptural Paving Inlay and Flush Lights

A light coloured paver is to provide a linking, linear element along the length of the space, providing a signature design element that will provide interest and distinctive identity to the site. Motion sensors will detect passing pedestrians, and lighting will respond and then slowly fade, giving the effect of a 'jet trail' to each person. This has been trialled in a project in Scotland, and would provide a unique feature in Australia. Developing of an interpretive layer to the design will refer to the passing generations of people in Chatswood.

### Paving Materials and Colour

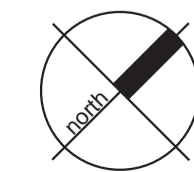
Councils footpath paving is a honed concrete paver with a mid-range cream colour. A similar material, or quality stone is proposed on the site, with stone cladding to planter walls. The paving design shows a number of 'overlapping' forms, with the background intended as a light grey; the linear feature inlay as a very light colour; the longer perpendicular paving strips to be a mid-gray; and the benches and shorter inlays to be dark grey.

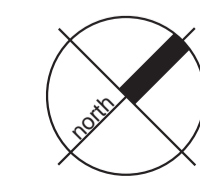
### Ramp and Stair to Albert Avenue

The broad pedestrian stair creates an address to the street, with it's offset from the main alignment of the plaza above placing the large tree as a terminating element on the main visual axis down the space. The residential apartments opposite on Albert Avenue are screened by large trees already, but it was felt it was appropriate to contain the space with landscape as part of the civic space. The ramp adjacent provides equitable access.

### Council Footpaths

The line shown delineates Council's paving from site paving, showing that the footpath widens to suitably engage with the large civic space. This also occurs on Albert Avenue. Street trees are not yet shown, but it is understood that they will be located appropriately in consultation with Council to suit species and tree spacings in the street.



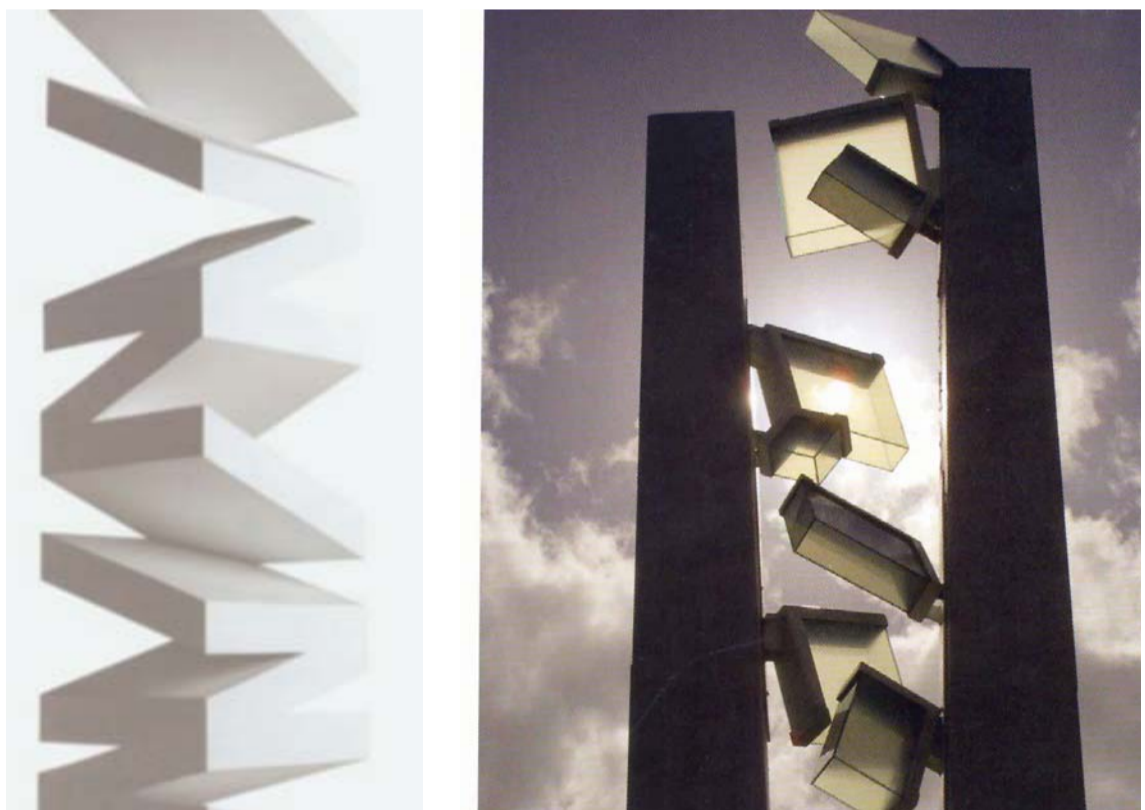




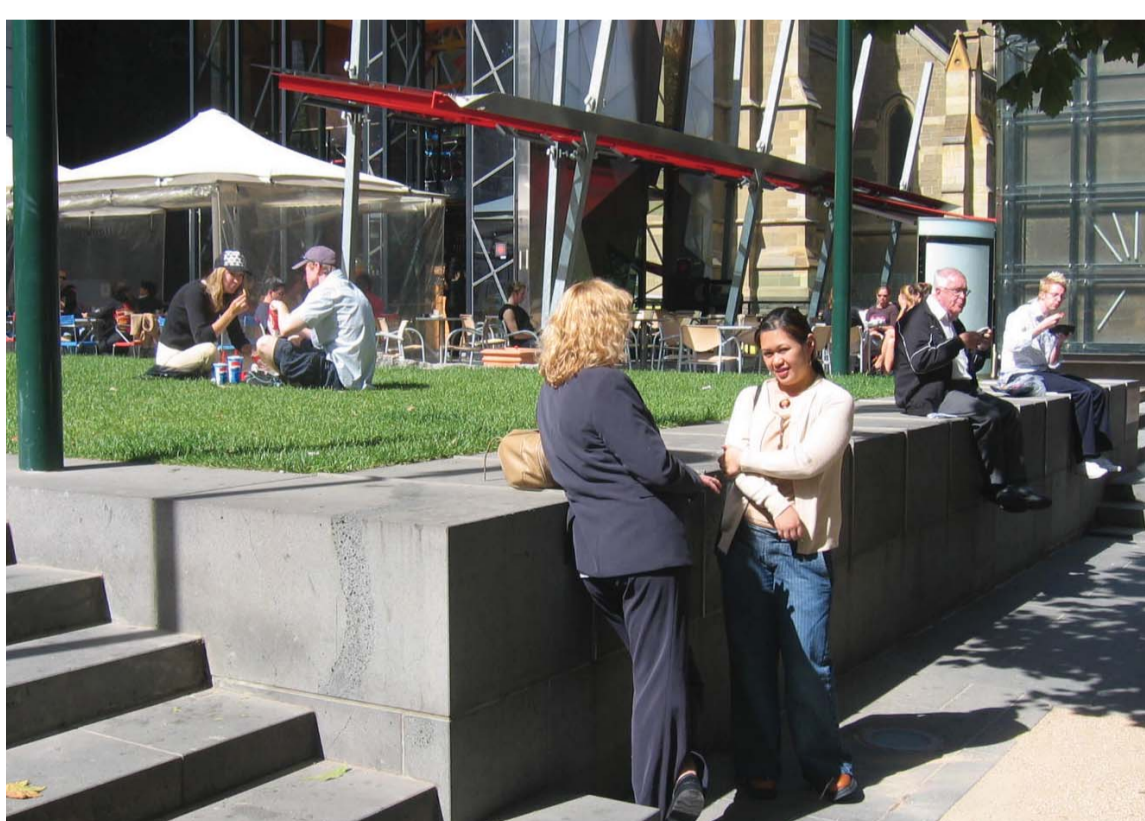
A. Raised Turf with seating edge



B. Blade Wall / Benches as Wind Buffers and Plaza amenity



C. Identity Sculpture



D. Raised Planter to negotiate level change to plaza



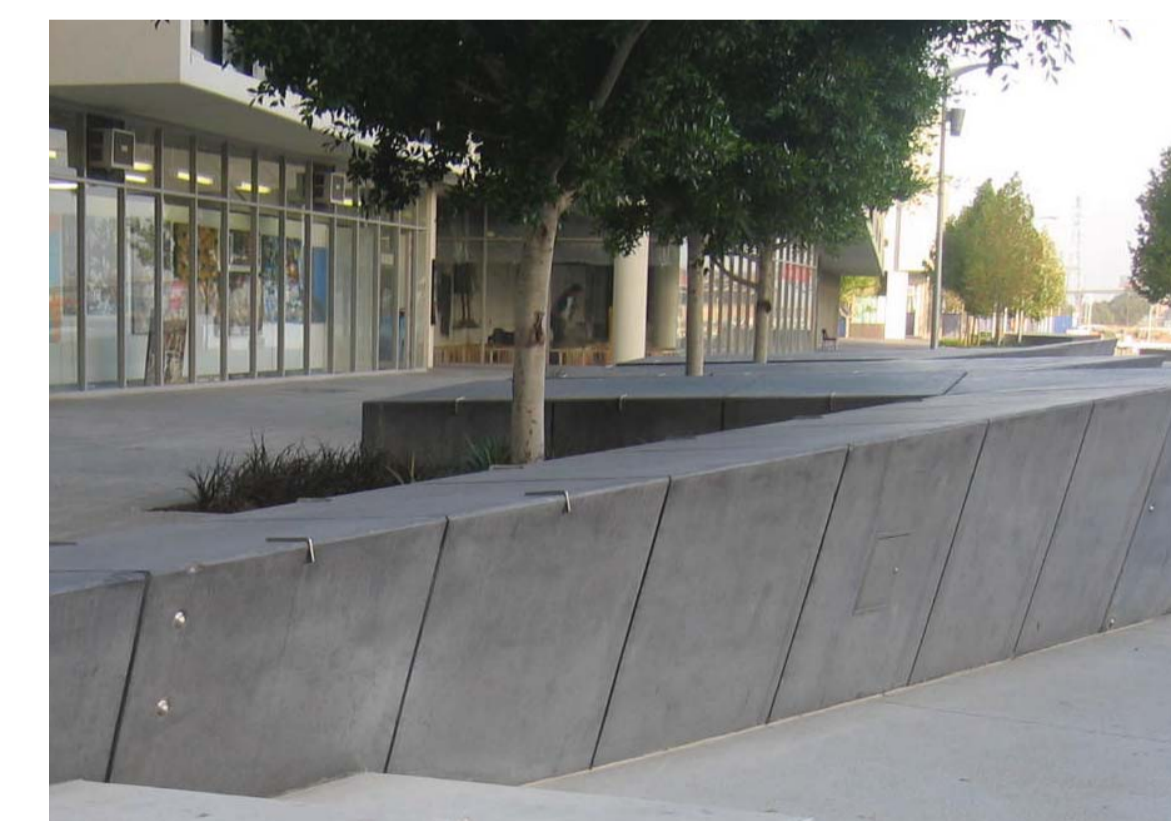
E. Feature Lighting Inlay Strip



F. Lighting Inlay



G. Paving Banding



H. Raised Planter Box

