

LANDSCAPE ARCHITECTURE
DEVELOPMENT APPLICATION
14.03.24

Fiveways Crows Nest

391/423 Pacific Hwy Crows Nest

NSW 2065

PREPARED FOR DEICORP PROJECTS CROWS NEST PTY LTD

LAND
AND
FORM



Prepared for



Project Status - Development Application
Date 14th March 2024

This report should be read in conjunction with
Landscape Development Application Drawings (Appendix A) Prepared by
Land and Form

This Design Report provides an explanation that verifies how the development
addresses how design quality principles are achieved, and demonstrates, in terms of
the DCP for North Sydney Council Public Domain Guidelines and how the objectives
and relevant sections have been achieved.

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Gadigal Country

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This document has been prepared in collaboration with:

TURNER

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Introduction & Context

Introduction

Project Overview

The project involves the re-development of Fiveways Crows Nest for State Significant Development Application to Department of Planning. The site is to be developed for mixed residential & retail use including extensive public domain upgrades. This design report demonstrates the quality of the public domain and private open space provisions and embellishments.

Design Process

The current design was developed over a series of collaborative workshops with TURNER Architects and Deicorp and SDRP with further refinement and improvements included from the original design scheme as recommended by the Panel.

Public Domain and Podium

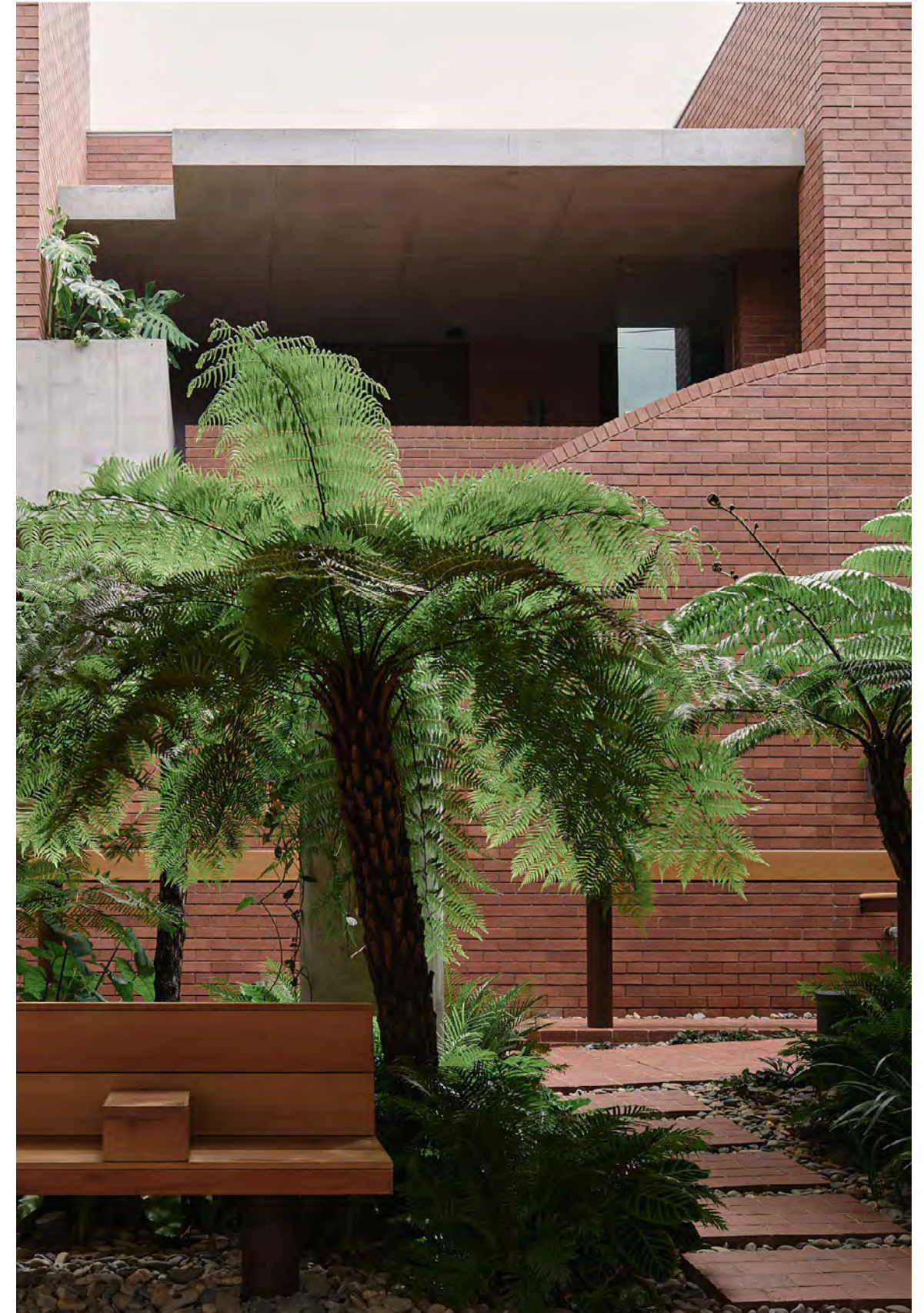
The site area is approximately 3201m² and is to be developed to incorporate a total public domain upgrade of approximately 1380m² which is made up of public footpath upgrades, courtyard plaza & shared zone.

This document provides an outline of the context, the brief, concepts and principles that have played a role in the preparation of the overall design and public domain works. The overall design solution aims to promotion of a highly pedestrianised environment within the nominated extent of works.

The redevelopment of the site is an important design challenge in itself and this design report expresses the carefully considered principles + solutions to some of the site's key challenges and what we believe provides a much more significant public domain offering for the local community.

Project Outcomes:

- Increased tree canopy from existing site condition by approx 15%
- Improved public domain & pedestrian link experience
- Improved biophilic design outcomes with an approximate 70% native planting palette achieved
- A catalyst for healthy living and connection to nature with approx 1810m² of podium garden spaces provided



Strategic Context (State)

RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

Apartment Design Guide

Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design

Part 4: 4P Planting on structures

OBJECTIVES FOR GOOD DESIGN (GANSW)



OBJECTIVE 1.

Better fit
contextual,
local and
of its place



OBJECTIVE 2.

Better performance
sustainable,
adaptable
and durable



OBJECTIVE 3.

Better for community
inclusive,
connected
and diverse



OBJECTIVE 4.

Better for people
safe,
comfortable
and liveable



OBJECTIVE 5.

Better working
functional,
efficient and
fit for purpose



OBJECTIVE 6.

Better value
creating and
adding value



OBJECTIVE 7.

Better look and feel
engaging,
inviting and
attractive

A WELL-DESIGNED BUILT ENVIRONMENT IS:

Healthy for all members of our communities, promoting physical activity and walkable environments, social cohesion, and community safety and security to support people’s well-being.

Responsive to the needs and aspirations of local people, now and into the future, inviting innovative use and habitation, interaction, productivity and enjoyment.

Integrated, by drawing together the relationships between parts and elements, considering interfaces at multiple scales, and working to common goals and aspirations.

Equitable by presenting opportunities for all segments of our community so residents and visitors have access to and can move about freely between public domain, infrastructure, open space and buildings.

Resilient to the dynamic, challenging conditions of our time, to adapt and evolve while retaining essential qualities and values



Strategic Context (Local)

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

PEDESTRIAN LINKS

- To increase pedestrian permeability through commercial and mixed use centres.
- To increase linkages to facilities, outdoor spaces and public transport.
- To provide safe and usable pedestrian spaces.
- To increase the amenity for pedestrians.

STREETSCAPE

- To ensure that footpaths, kerb and guttering and street trees contribute to a
- consistent streetscape.
- To promote the creation of lively and active street and laneway frontages.
- To create visual interest in the built form.
- To create a feeling of safety both by day and night.
- To minimise visual clutter associated with overhead infrastructure

PUBLIC SPACES AND FACILITIES

- To ensure that buildings contribute to external and internal public spaces and facilities nearby and inclusion of these areas as part of the public domain.
- To ensure that buildings interact with and contribute positively to their surroundings at street level.
- To ensure that buildings contribute to diversity, vitality, social engagement and “a sense of place”.

PAVING

- Except where negotiated with the Council, all footpath paving along property frontages must be provided in accordance with Council's

specifications (including requirements for disabled access).

- The extent, nature and type of paving materials include tactile surfaces in appropriate locations to assist the visually impaired.
- Paving may be considered as part of public art, but only in consultation with Council.

PAVING

- All works should be designed in accordance with North Sydney Centre Public Domain Strategy.
- Roof top gardens should be considered for incorporation where practicable and where they do not result in unreasonable amenity impacts to adjoining and neighbouring properties.

TREE & VEGETATION MANAGEMENT

- African Olive Trees (*Olea Africana*)
- Bamboo (*Bambusa species*)
- Box Elder (*Acer negundo*)
- China Doll (*Radermachia sinica*)
- Cocos Palms (*Syagrus romanzoffiana*)
- European Nettle or Hackberry (*Celtis sp*) – except on land identified as a heritage item under cl.5.10 of NSLEP 2013
- Indian Coral Tree (*Erythrina x sykesii*) – except on land identified as a heritage item under cl.5.10 of NSLEP 2013
- Privet species (*Ligustrum sp*) – except on land identified as a heritage item under cl.5.10 of NSLEP 2013
- Rubber Trees (*Ficus elastica*)
- Tree of Heaven (*Ailanthus sp*)
- Umbrella Trees (*Schefflera sp*) or Willow Trees (*Salix spp*) – except on land identified as a heritage item under cl.5.10 of NSLEP 2013.

NORTH SYDNEY CBD PUBLIC DOMAIN STRATEGY

- Public Domain Toolkit

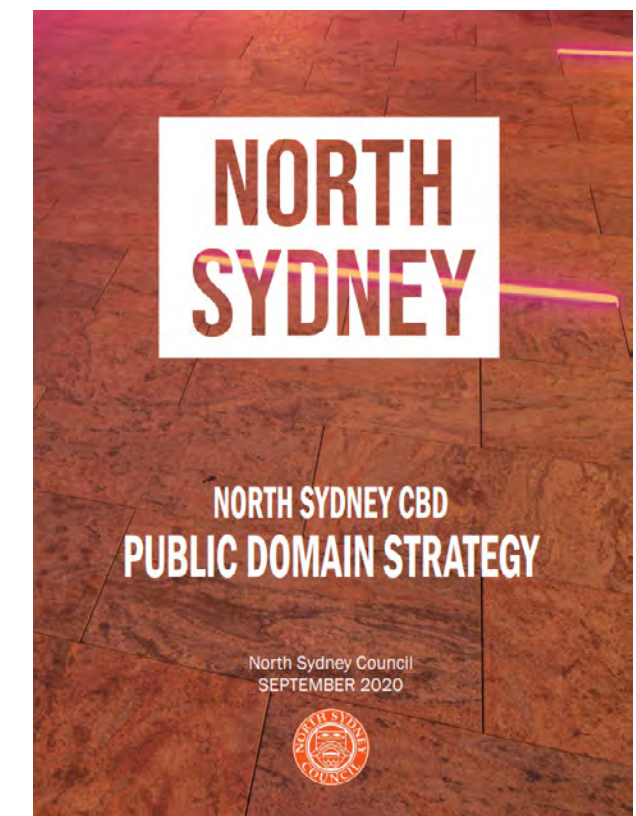


NORTH SYDNEY
DEVELOPMENT CONTROL PLAN 2013

Note:
As a result of State land amendments to the names of land use zones under the Standard Instrument (Local Environmental Plan) Order 2006, the former land zones identified in Column 1 are taken to include a reference to the new land zones identified in Column 2 from the date identified in Column 3.

Original Zone Reference	New Zone Reference	Date Commenced
E2 – Environmental Conservation	C2 – Environmental	5 Nov 2011
E4 – Environmental Living	C4 – Environmental Living	5 Nov 2011
R1 – Neighbourhood Centre	E1 – Local Centre	26 Apr 2013
R3 – Commercial Core	E2 – Commercial Centre	26 Apr 2013
R4 – Mixed Use	MU1 – Mixed Use	26 Apr 2013
IN2 – Light Industrial	E3 – Productivity Support	26 Apr 2013
IN4 – Working Waterfront	W4 – Working Waterfront	26 Apr 2013

As amended – 30 June 2023



Local Context Plan

GORE HILL PARK



ST LEONARDS STATION

WILLOCK AVE

WILLOUGHBY RD

ALEXANDER ST

CROWS NEST SHOPPING CENTRE

FALCON ST

PACIFIC HWY

ST LEONARDS PARK

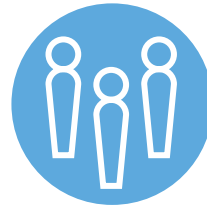
BRENNAN PARK

Design Objectives & Precinct Vision

Design Objectives

A Safe and Connected Community

A welcoming neighbourhood that creates a sense of belonging and security whilst being connected to the wider local community of quality schools and local lifestyle amenity. The proposal expands on the sites existing assets and creates a new community destination. We aim to create resilient communities with shared spaces & encourage community support & engagement



Sustainability & Innovation

We aim to create resilient spaces harnessing innovation and a commitment to a sustainable community for all. The proposal aims to increase Urban canopy & City greening improve Green infrastructure - with a minimum 30% site canopy coverage through implementation of trees & 'green' canopy structures to mitigate heat island effect. WSUD principles are also explored through blistered kerb WSUD planting



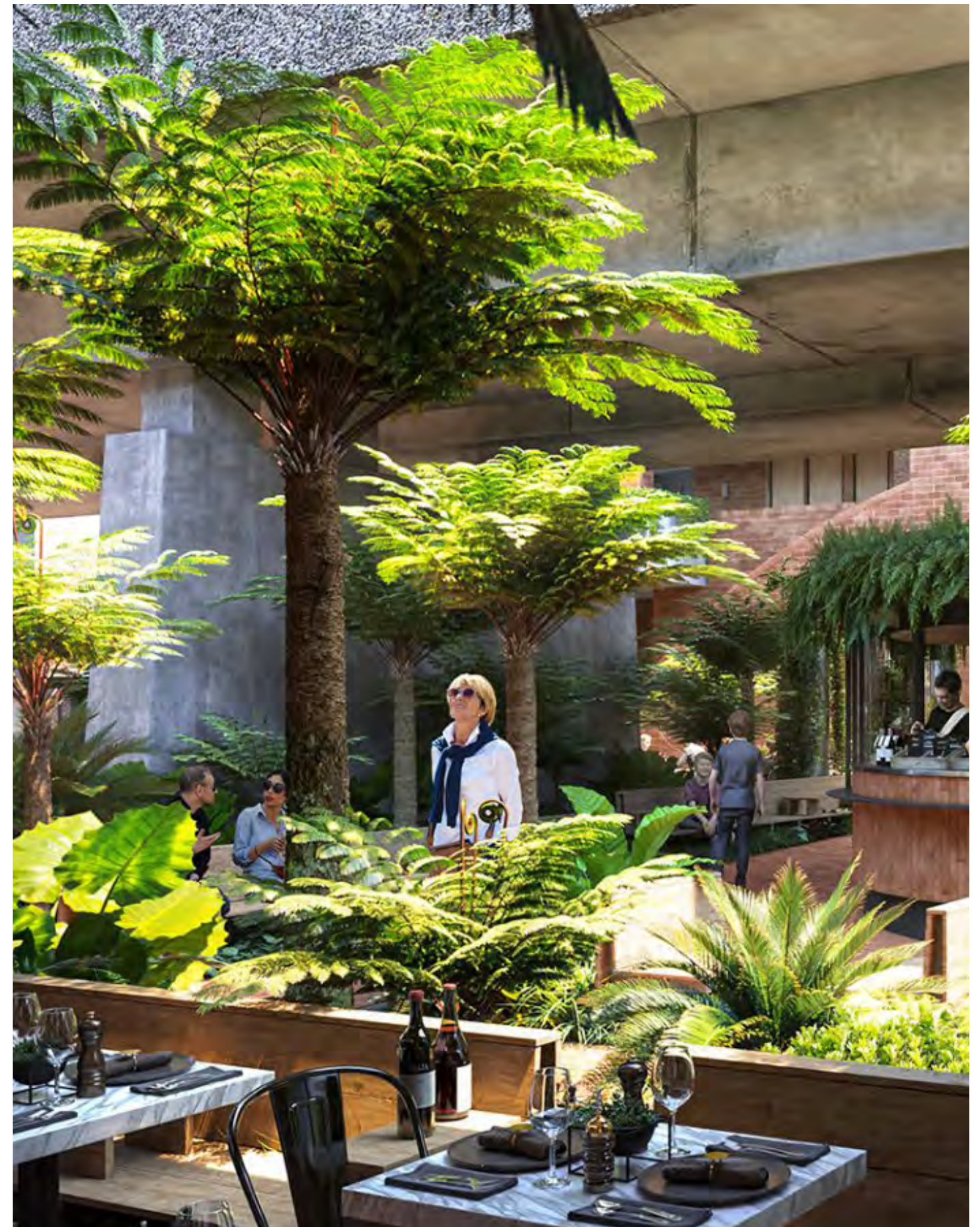
Harmony With Nature

Biophilic design principles influence the urban design to balance built form with natural landscape. Supported by generous open spaces vegetated corridors and selective tree-planting to enhance the beauty of the site. We aim to create a Green Heart to the development with an emphasis on tree Canopy , natural materials and sustainability.



A Healthy Lifestyle

A site designed for a healthy, positive lifestyle with public spaces, active linkages, sporting facilities and nearby access to township amenities and transport. We aim to enhance the existing site with connections to existing reserves and the wider context

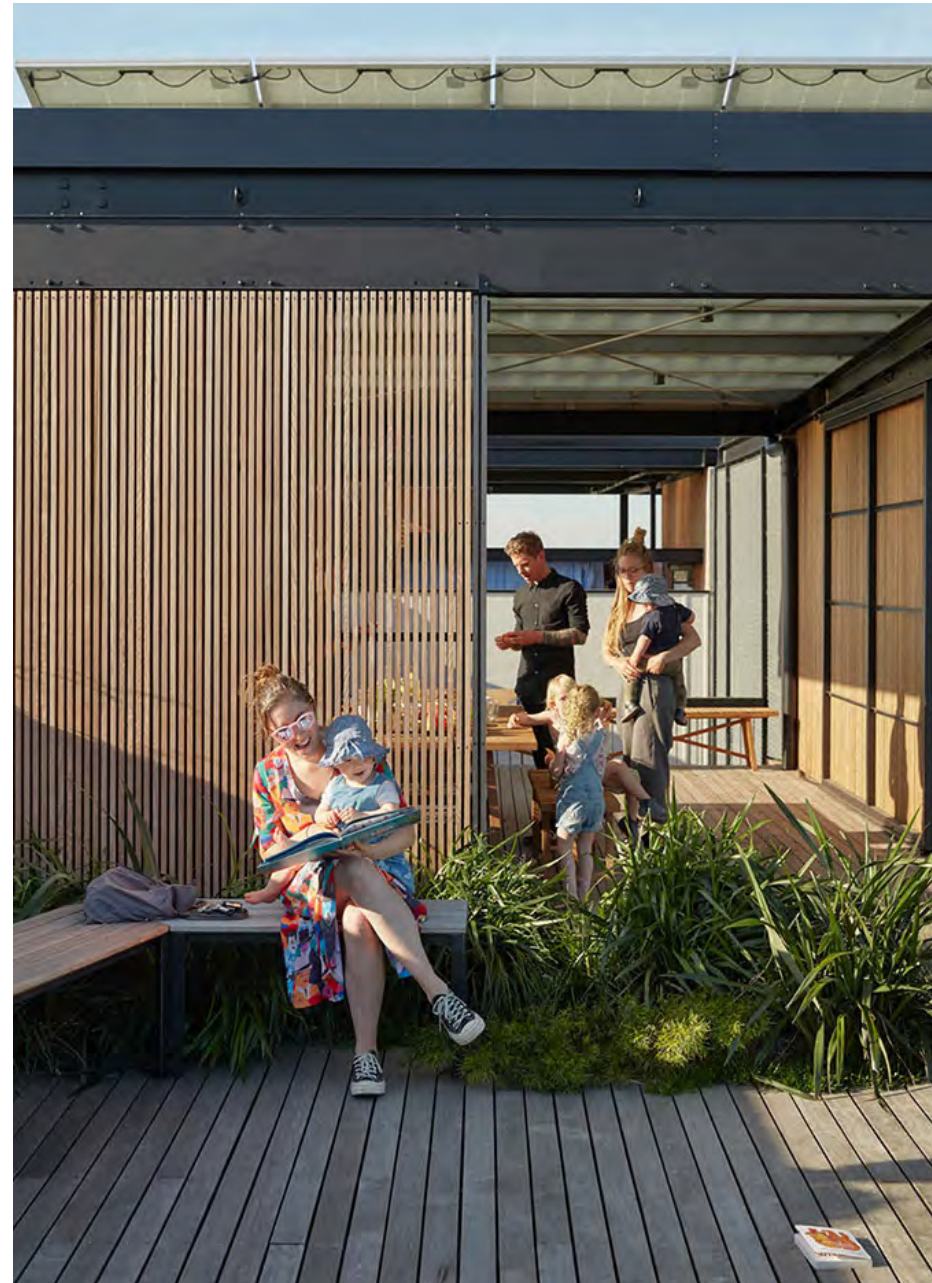


Design Principles



Connection with Nature and Biodiversity

The proposal seeks to not only strengthen the connection between people and nature through a series of integrated & diverse landscape spaces where people and nature come together in an interactive manner. All communal spaces have a strong component of soft native landscaping



Community and Social Connection

The communal open spaces promote connection, engagement and care between neighbours and visitors

The spaces have been designed to encourage social connectedness and in turn build the resilience of the community so they can come together during times of duress and bounce back effectively and quickly. In addition, this connectedness will also enable the sharing of stories and memories instilling a strong sense of place and ownership over their land and homes.



Place and Identity

To create a high quality 'green' development creating a sense and community identity and sense of ownership.

Connections to streets, public spaces & communal areas allow a new neighbourhood to thrive and stay connected which forges a strong sense of place and identity for the precinct

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Design Vison

TO CREATE A LANDSCAPE SANCTUARY, AN
IMMERSIVE NATURAL EXPERIENCE THAT SETS
A BENCHMARK FOR BIOPHILIC DESIGN

Design Statement

Public Domain & Streetscapes

An upgrade and make-good of the public domain and associated streetscapes is included as part of the development offer to ensure seamless transitions throughout the ground plane. The ground plane is publicly accessible and offers a high quality civic environment with active frontages to Alexander St, Falcon St and Pacific Hwy

The pedestrian link act as the primary connectivity spines with finer grain permeability promoted throughout the ground plane maximising access and circulation. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

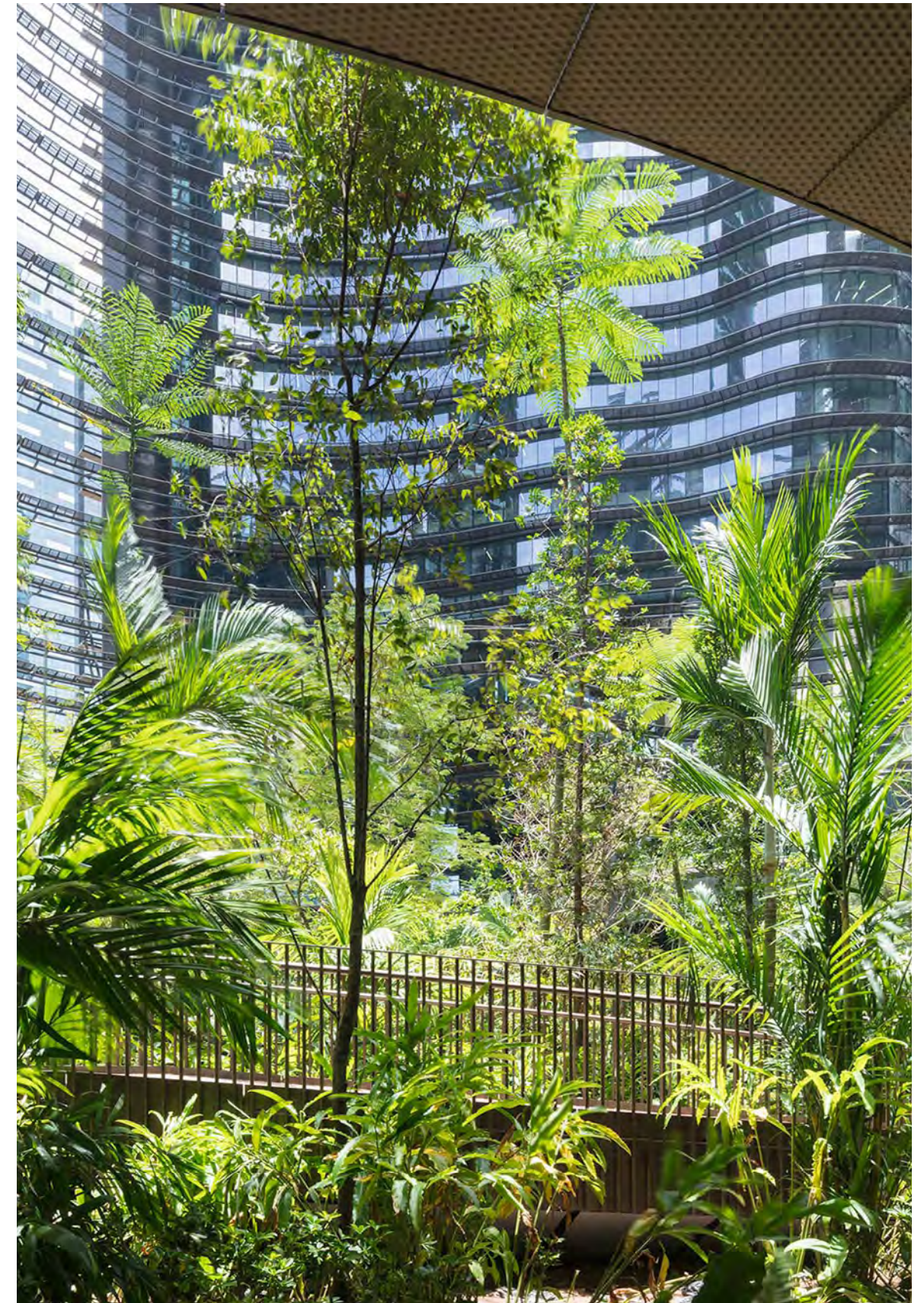
The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:21 grades reducing the amount of handrails and clutter in the public realm.

Deep Soil, Soil Depths on Podiums & Permanent Planting

All planting area with 500mm slab setback achieved throughout all landscaped areas in the development. This allows planter walls to be at seating height with additional 1:3 mounding to achieve soil depths for small trees where shown on plan. All noted planted areas in the design is permanent planting.

Community & Placemaking

The DA design process enabled Land and Form Studios and TURNER Architects to workshop the site's capability for placemaking, community events and day and night activation particularly to Podium communal open space. Subject to further conversations with authorities



Existing Site Conditions & Greenlinks Opportunities



EXISTING TREES CONDITIONS

FALCON ST



ALEXANDER ST



PACIFIC HIGHWAY



Designing with Country Considerations

Australia's First Nations peoples have lived and shaped this country for thousands of years. Our Design team is committed to the principles established by the NSW Government Architect's Connecting with Country Framework for understanding the value of First Nations knowledge in the design of the built environment.

Our team acknowledges the Traditional Custodians, the First Peoples of Australia. We acknowledge their many Countries, knowledges and cultures. We acknowledge their evolving, living cultures and dynamic relationships with Country. We pay our respects to their Elders – past, present, and future. We also pay our respects to the cultural knowledge-holders who will guide us in the development of this project.

The project team is committed to the integration of "Connecting with Country" principles within the proposed development and understands the importance of considering the aboriginal cultural values and perspectives that encompass the site and project.

Project objectives and considerations include:

- We aim to Preserve visual connections between landforms and ridgelines and work with contextual topography.
- Draw inspiration from and sit harmoniously within the natural landscape.& Consider the site through a landscape lens, which can help to capture the context of the site within its broader cultural landscape.
- Creating a place expression that is unique and relevant to the location and site. Open communal spaces provide a canvas for a meaningful , culturally layered outcomes.
- Creating outcomes that are contextual and representative of the community they serve. The focus will be on spaces of inclusion and comfort that relate to social aspects of Country. This could be the interpretation of landscape experience and meeting points.
- Creating spaces that are legible for both First Nations and non-First Nations people.
- Incorporating Wayfinding elements and locally sourced finishes and materials.and Create spaces that are welcoming, accessibleand culturally safe.
- Indigenous plants contribute to holding cultural stories and are of great cultural and ecological importance.The design captures the retention of significant native trees and placement of additional native trees and understorey. We aim to Protect existing habitat and native vegetation and ecologies.
- Recognising shared heritage to create a shared future and ensure Aboriginal voices are heard throughout discussions.



● DESIGN WITH COUNTRY INTERVENTIONS



SURFACE INTERPRETATIONS



ENDEMIC PLANTING AND SCULPTURE
INTERPRETATION

The Design

Public Domain Plan



- ① KEY PEDESTRIAN LINKS
- ② RETAIL ACTIVATION & SPILL-OUT
- ③ GREEN WALL TO IMPROVE AMENITY AND SCREEN THE FIRE ESCAPE BLANK WALL
- ④ FLOATING ISLAND FOR ENTRY POINT
- ⑤ PROPOSED SMALL STREET TREES AND PAVING UPGRADE IN COORDINATE WITH COUNCIL GUIDELINE
- ⑥ STEEL PLANTERS ALONG PEDESTRIAN LINKAGE

Scale 1:400 @ A3
0 4 6 8 10 12

Public Domain Character

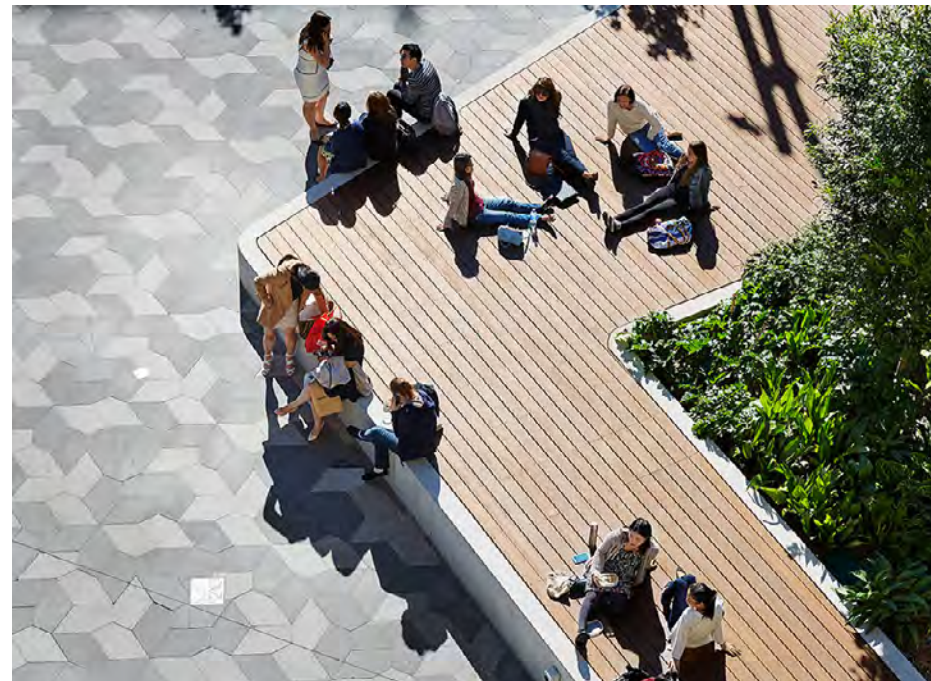
STREETSCAPES / PUBLIC DOMAIN



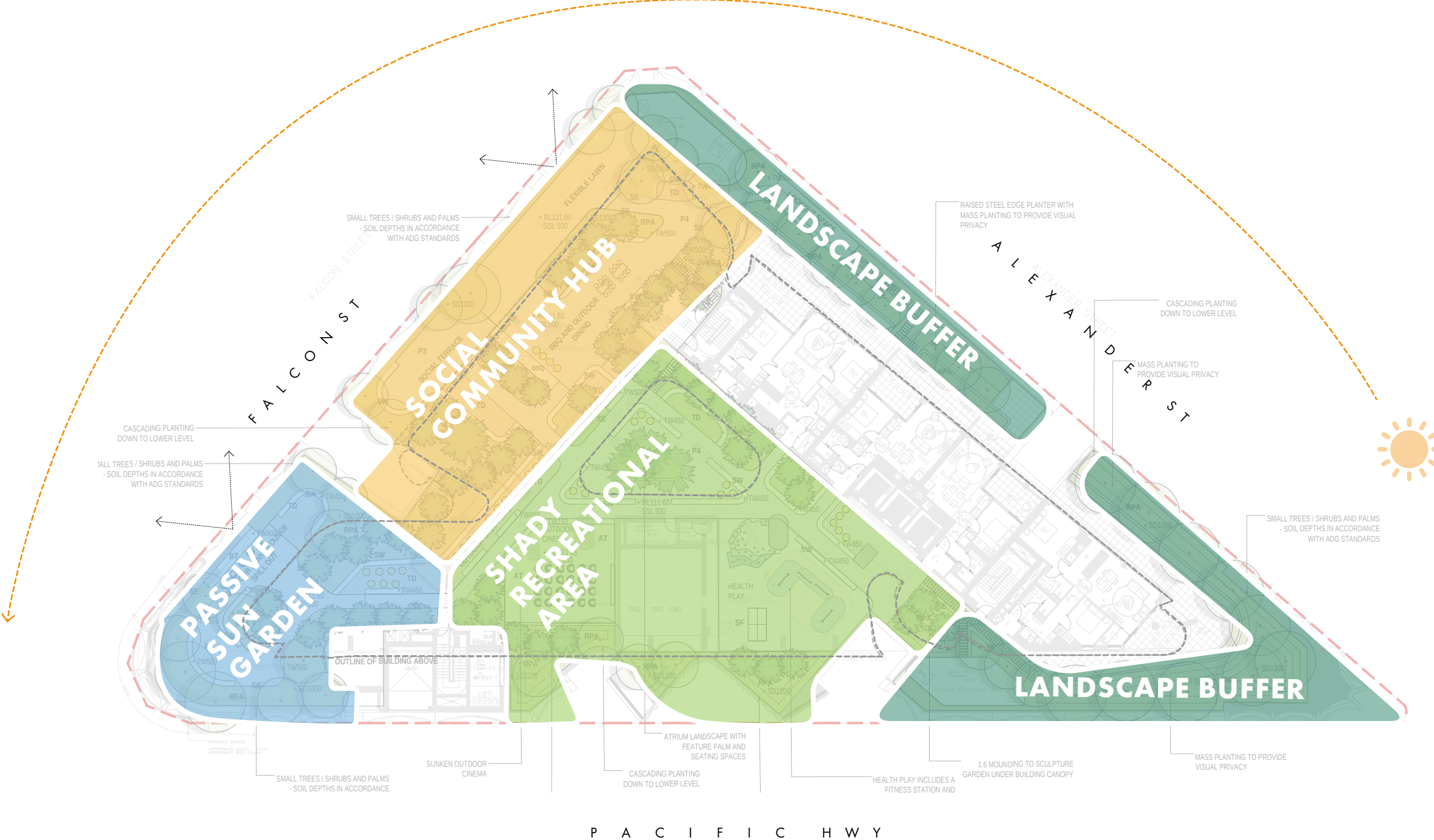
RETAIL SPILL-OUT / STREET ACTIVATION



LANEWAYS / WIRE TRELLIS GREEN WALL



Podium Plan Program Diagram

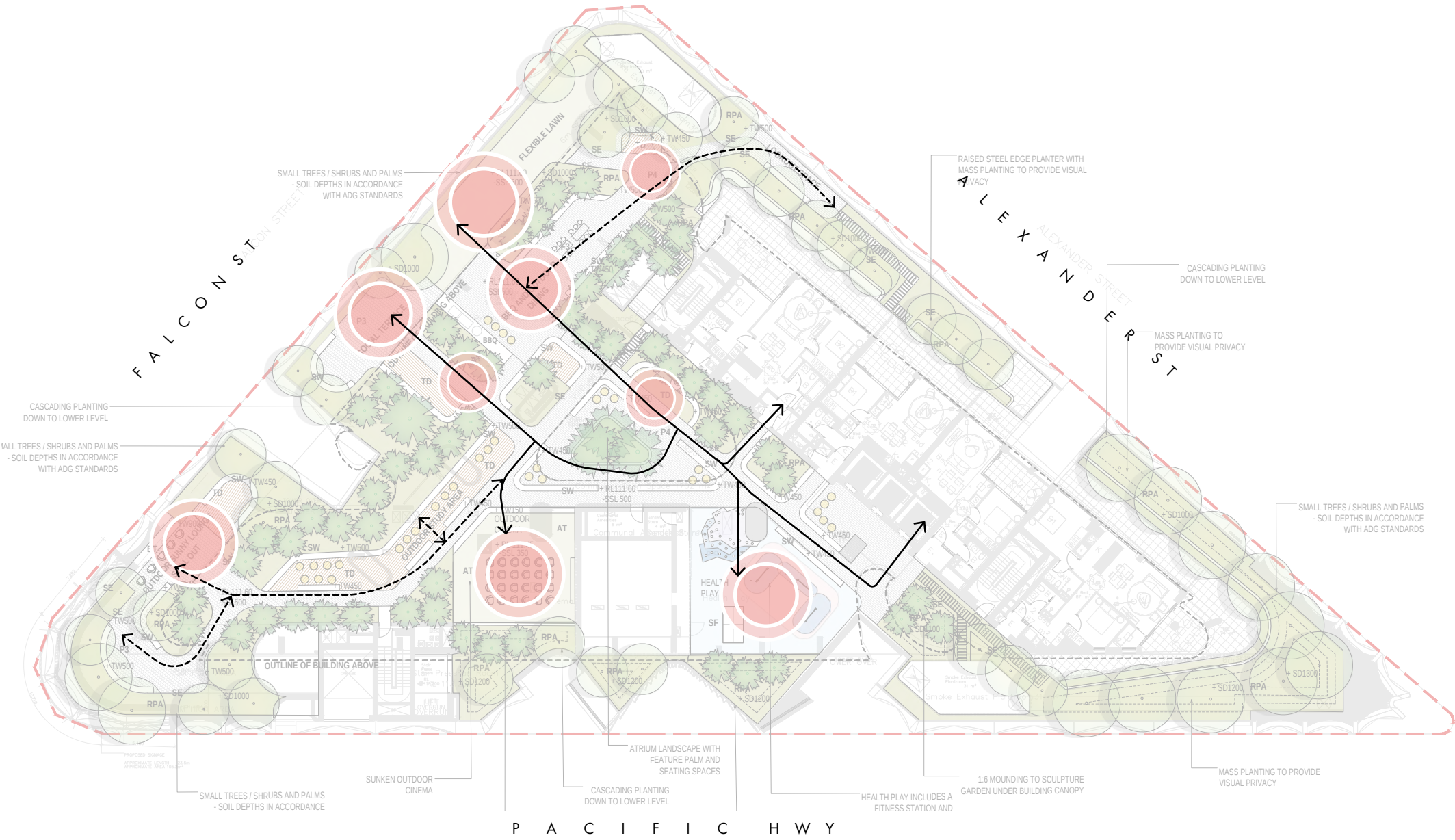


OUTLINE OF BUILDING ABOVE



Scale 1:400 @ A3
0 4 6 8 10 12

Podium Plan Circulation Diagram



-  GATHERING SOCIAL HUB
-  PRIMARY CIRCULATION
-  RECREATIONAL WALK

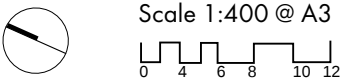


Scale 1:400 @ A3
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Podium Plan



- ① SOCIAL COMMUNITY HUB
- ② PASSIVE SUN GARDEN
- ③ SHADY RECREATIONAL AREA
- ④ LANDSCAPE BUFFER



Podium Detail Plan - Social Community Hub

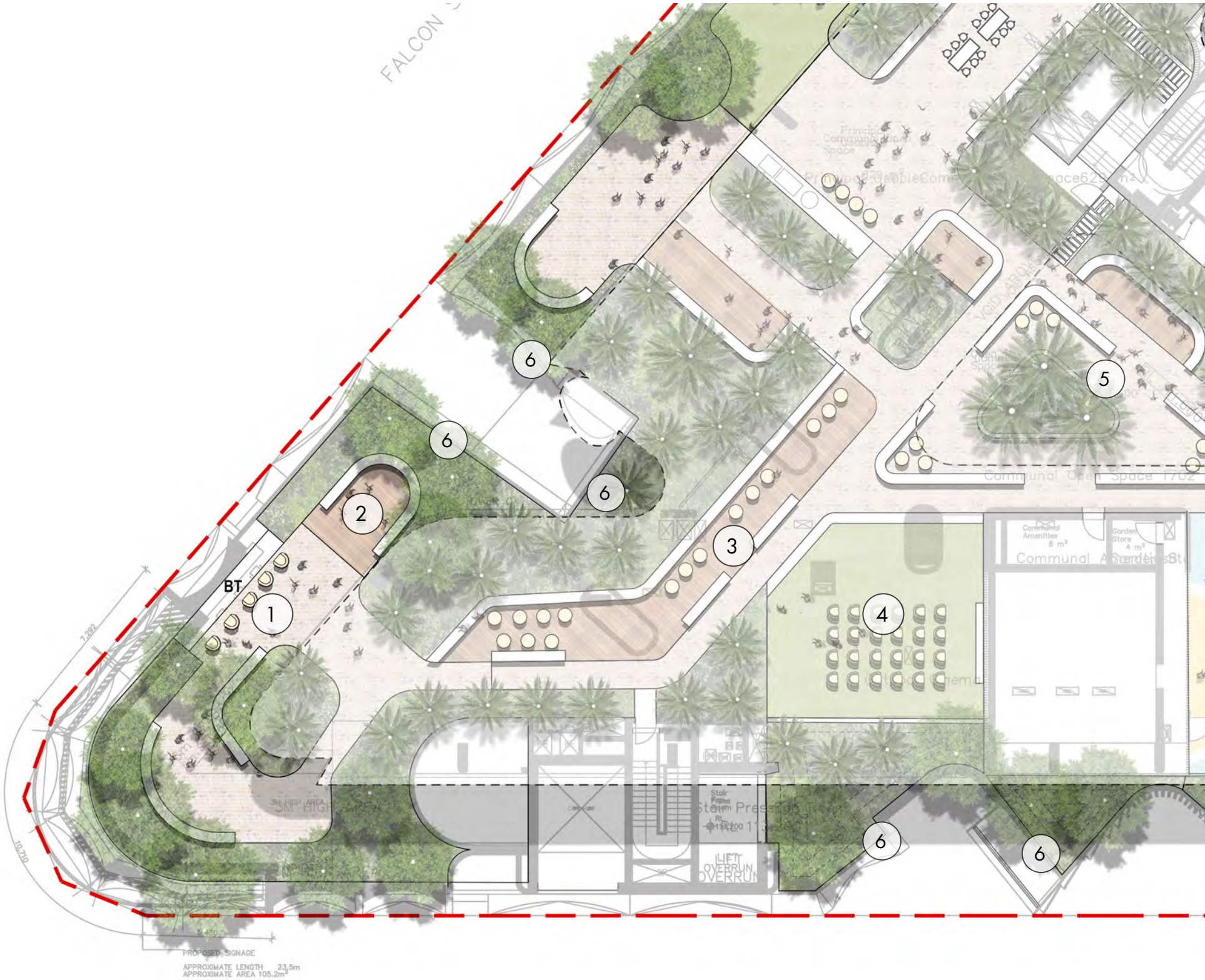
Scale 1:200 @ A3
0 2 4 6 8 10

- 1 NORTH FACING FLEXIBLE LAWN
- 2 GATHERING SPACE/VIEWING DECK
- 3 BBQ AND OUTDOOR DINING UNDER THE BUILDING STRUCTURE
- 4 SOCIAL SEATING NOOK WITH NATIVE PALMS AND FERNS
- 5 ATRIUM LANDSCAPE WITH FEATURE PALM AND SEATING SPACES
- 6 CASCADING PLANTING DOWN TO LOWER LEVEL
- 7 STEPPING STONE ACCESS TO THE APARTMENT



Podium Detail Plan - Passive Sun Garden

- 1 NORTH FACING LOOKOUT BAR
- 2 GATHERING SPACE/VIEWING DECK
- 3 OUTDOOR STUDY AREA
- 4 SUNKEN OUTDOOR CINEMA WITH SEATING EDGE
- 5 LARGE PALMS TO CENTRAL TOWER VOID
- 6 CASCADING PLANTING DOWN TO LOWER LEVEL

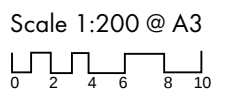


Scale 1:200 @ A3
0 2 4 6 8 10

The architectural site plan shows a multi-story residential building with various rooms labeled, including 'Bed', 'K' (kitchen), 'B' (bathroom), 'HALL', 'STAIR', 'LIFT', 'SMOKE EXHAUST PLANT ROOM', 'COMMUNAL AMENITIES', and 'COMMUNAL STAIRS'. The building is surrounded by landscaping features indicated by numbered circles 1 through 6. A red dashed line runs along the right side of the building, and a red solid line runs along the bottom. The plan also shows a 'TOWER OVER' area and a 'Smoke Exhaust Plant Room'.

- 1 EXTENSIVE URBAN CANOPY
- 2 ENTRY POINT WITH SEATING
- 3 HEALTH PLAY INCLUDES A
- 4 RAISED STEEL EDGE PLANT
- 5 LARGE PALMS TO CENTRAL
- 6 CASCADING PLANTING D

- PACIFIC HIGHWAY



Podium Plan Character

CASCADING LANDSCAPE



BREAK OUT



SHADY RECREATIONAL AREA



Planting & Materials

Planting Palette



Fraxinus excelsior



Elaeocarpus reticulatus



Lagerstroemia indica



Tristaniaopsis laurina 'luscious'



Waterhousea floribunda



Archontophoenix alexandrae



Cyathea cooperi



Licuala ramsayi



Phoenix roebelenii



Magnolia grandiflora

MIX TYPE 1 - FULL SUN/PART SHSADE



Acmena smithii



Banksia spinulosa



Lomandra tanika



Westringia fruiticosa



Pennisetum 'nafray'



Hibbertia scandens

MIX TYPE 2 - PART SHADE/SHADE TOLERANT



Alpinia caerulea



Gardenia jasminoides



Rhapis excelsa



Clivia miniata



Strelitzia reginae



Philodendron xanadu

MIX TYPE 3 - EDGE PLANTING



Poa poiformis



Themeda triandra



Dictyhlis distochophylla



Spinifex sericeus

Tree Planting Strategy - Ground Floor



Tristaniopsis laurina
'luscious'



Lagerstroemia indica



Fraxinus excelsior



Archontophoenix
alexandreae

Tree Planting Strategy - Podium



Hymenosporum flavum

Elaeocarpus reticulatus

Lagerstroemia indica

Magnolia grandiflora

Tristaniopsis laurina 'luscious'

Lophostemon confertus



Waterhousea floribunda

Licuala ramsayi

Phoenix roebelenii



Archontophoenix alexandrae

Cyathea cooperi

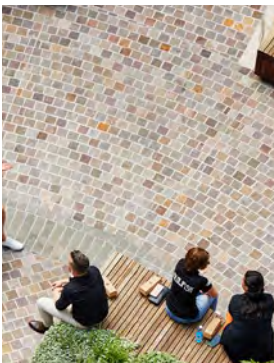
Materials Palette



SW: Insitu concrete class 2 with timber seating battens and led light strip



SE: Steel Edge



P1: Porphyry paving



P2: Paving to Council Standards



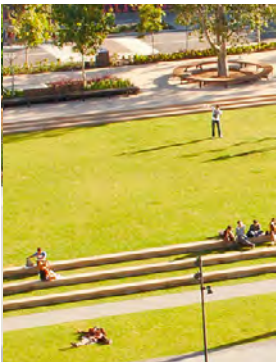
P3: Feature stone paving



P4: Mix of stone paving



TD: Timber Decking



TU: Natural Turf



F1: Cafe table

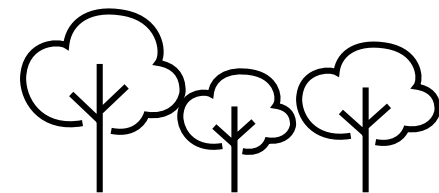


F2: Cafe table



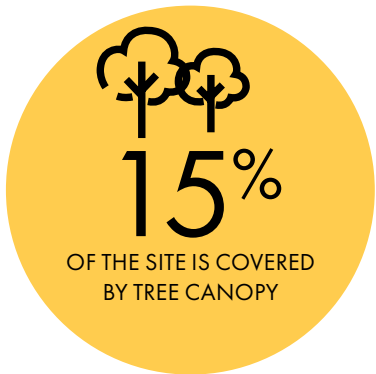
F3: Outdoor dining table

Project Aims/Target Outcomes



INCREASED TREE CANOPY

The retention of key existing trees and the provision of new public domain spaces will enable the site to increase it's current tree canopy coverage to 15% to further mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.



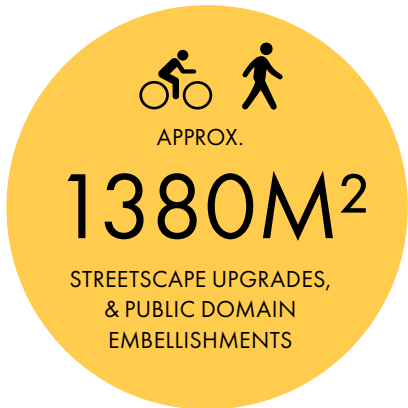
PROMOTING BIOPHILIC DESIGN

The proposal will promote biophilic design by creating extensive street tree canopy & rooftop gardens to contribute to local flora and fauna systems



IMPROVED PUBLIC DOMAIN

The site provides a number of public domain spaces , which enrich both leisure and recreational opportunity across the site.



A CATALYST FOR HEALTHY LIVING

The project will activate the precinct and become a catalyst for the area with outdoor fitness and well-being spaces for people of all abilities and ages

*Note figures indicative only and are subject to design development.



APPENDIX A

Landscape DA Drawings

LAND AND FORM