



100 Edinburgh Road, Castlecrag
Mixed Use Development

Landscape SSDA Design Report
Lot 11 DP 611594 & Lot 1 DP 43691

Prepared for: Conquest
By: Site Image Landscape Architects
Date : 18.11.2025
Issue: B



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Introduction



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Mixed Use Development

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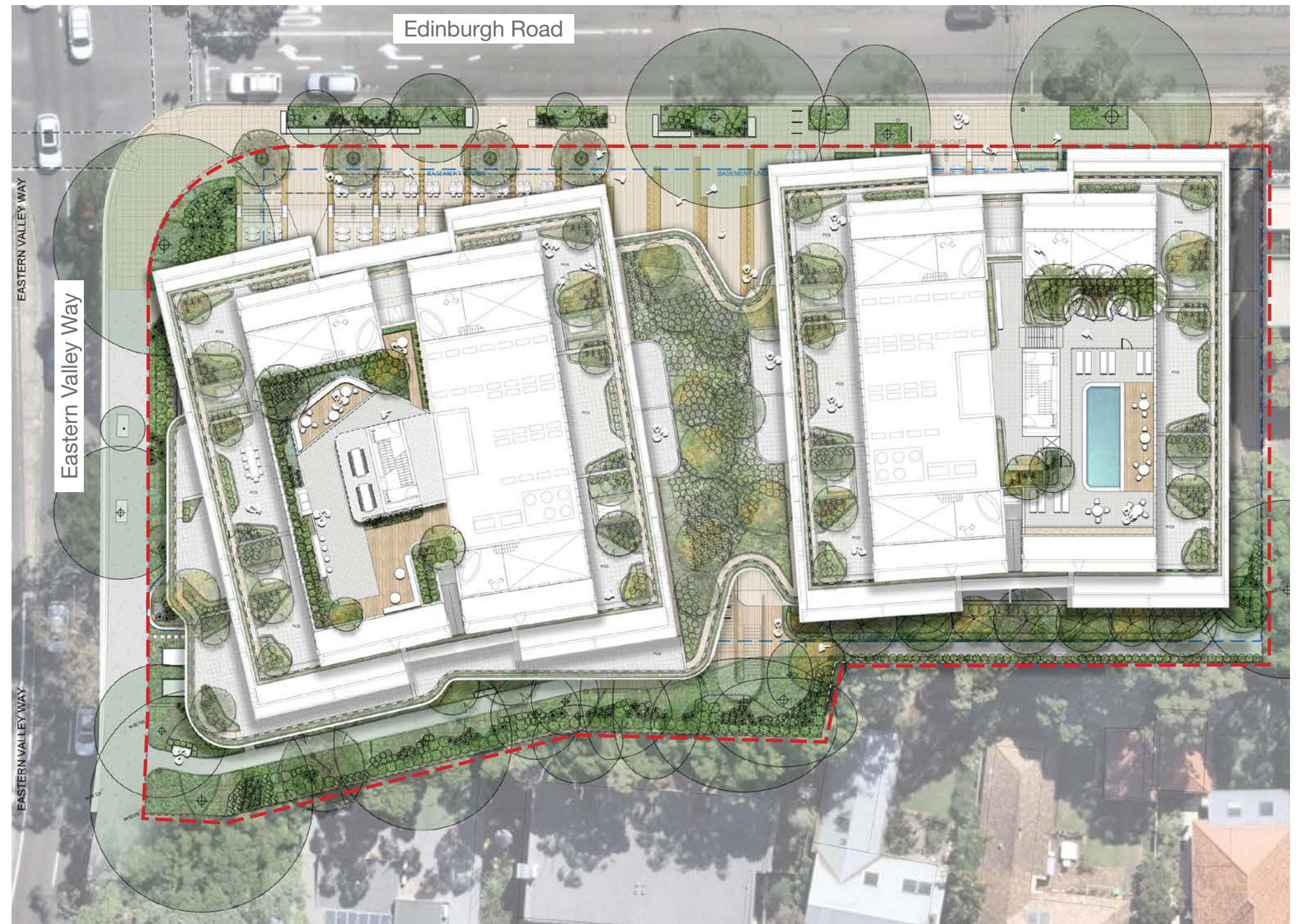


Project Overview

Site Image have been engaged by Conquest to work in conjunction with the project team to design the landscape and public domain setting for a significant mixed use development with retail activation at ground level occupying the corner site at 100 Edinburgh Road, Castlecrag.

The project consists of:

- Site amalgamation of two lots and strata subdivision at 100 Edinburgh Road, Castlecrag
- Site preparation works, excavation and tree removal
- Construction of 150 residential units across two 11 storey development envelopes
- Construction of a retail precinct which occupies both the lower ground and ground floors
- 4-storey landscaped podium
- Construction of five (5) levels of basement car parks
- Landscaping and tree planting
- Communal open space to rooftops on both residential towers
- Maintain and extend the site link on the southern boundary connecting The Postern to Eastern Valley Way including seating opportunities, lighting and equal access
- Through site link equal access connection to the new retail development at lower ground and ground floors.
- Retaining and protection of existing mature trees to the south-western boundary
- Creation of a significant landscape buffer to the southern site boundary for adjoining residents



Site Plan - Ground Floor

--- Site Boundary

SEAR’s Requirements

The project is being submitted as a State Significant Development Application to the Department of Planning, Housing and Infrastructure (DPHI) with the following details

Project Name: 100 Edinburgh Road Castlecrag
Location: Lot 11 DP 611594 & Lot 1 DP 43691
Site Area: 5168m2

This Landscape SSDA Design Report addresses and responds to the following SEAR’s requirements:

SEARS ITEM 1 Statutory Context

Itemise key public domain, town centre guidelines, landscape and tree codes, ADG guidelines, and summarise confirmance / non-compliances with suitable explanation / illustration

Assist EIS responses re landscape, visual impact , trees discussion text

SEARS ITEM 3 Demonstrate Contributions and Public Benefit

Main forecourt plaza streetscape / precinct contrinbution; amenity provided and integration with town centre

Demonstrate plaza opportunities for event overlays

Assist client with determining public domain works scope as part of VPA (costings by QS)

SEARS ITEM 5 Design Quality

Demonstrate ‘good design’ for landscape against relevant objectives for good design in Better Placed”

SEARS ITEM 8 Visual Impact

Assist with markups / input to photomontages to suitably render existing and proposed landscape

SEARS ITEM 14 Trees and Landscaping

Generally covered by updates to landscape documents in item 1.8 below. Specific SEARS tasks include:

Canopy Cover % diagram and outcome

Support Arborists re design commentary / illustrations re tree retention opportunities investigated & outcomes

- Edinburgh Road frontage and EVW corner tree, and plaza design / paving adjustments
- EVW western frontage trees, showing substation and services, built form and tree protection / removal
- Southern frontage boundary trees, and in particular courtyard trees where re terrace levels conflicts exist

SEARS ITEM 23 Public Space

If public space is proposed as part of the development, demonstrate how the development:

- maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/ plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.
- provides accessible public space.
- maximises permeability and connectivity.
- maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection
- maximises street activation.
- minimises potential vehicle, bicycle and pedestrian conflicts.



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The Existing Site



Site Context

The site is located in the suburb of Castlecrag in the Willoughby Local Government Area. It occupies a prominent corner location addressing Edinburgh Road to the north and Eastern Valley Way to the west. Residential development occurs along its southern boundary and low level mixed use development occurs immiediately east of the site. Vehicle access occurs from Edinburgh Road.

The site is currently zoned B1 Neighbourhood Centre and adjoins a number of residential blocks with addresses along The Postern to the south. The area offers a number of both public and private schools located in close proximity. The area is served by regional bus routes which connect to both Chatswood Train and Metro Stations to the west and St Leonards Train Station to the south. The Royal North Shore Hospital is a 3.4 km car trip from the site and also occurs along a dedicated bus route.

In general the Castlecrag area consists of a mix of large residential lots located on a finger-like peninsula with Edinburgh Road as the central spine along the ridegline. It is surrounded by intricate waterways fringed by natural vegetation. Griffin heritage is a prominent feature of the suburb which contributes strongly to its informal bushland character and use of local sandstone.

The site is identified as being a part of the Castlecrag Centre in the Willoughby Local Centres Strategy to 2036 (2019) and as a focus centre in the Willoughby City Local Strategic Planning Statement (LSPS) (2020).



Current Aerial View - Dated 2023



Castlecrag bushland character



The Quadrangle Shopping Village



Historic WB Griffin Castlecrag Subdivision Plan



Griffin Residential Architecture - Castlecrag

The Existing Site

The site has undergone recent demolition of all buildings and infrastructure such as carparks and driveways. The local retail centre which occupied the corner since the late 1970's has now been demolished revealing the natural site gradient sloping towards the south over some 2 metres in height typically.

Being on the corner, the site addresses two streets. Edinburgh Road occurs on the northern site boundary and creates a level, north facing street verge across the length of the site. By contrast, the busier Eastern Valley Way which carries a higher volume of traffic on the western side of the site slopes considerably. Historically, there has been no pedestrian access provided along this frontage to the site. Regional bus routes run the length of Edinburgh Road, connecting southwards to the commercial precinct of St Leonards, the Royal North Shore Hospital and St Leonards Train Station and westwards towards Chatswood. A bus stop is conveniently located on Edinburgh Road adjoining the site.



Previous development - The Quadrangle Shopping Centre



Previous site development - corner of Edinburgh Rd and Eastern Valley Way looking north



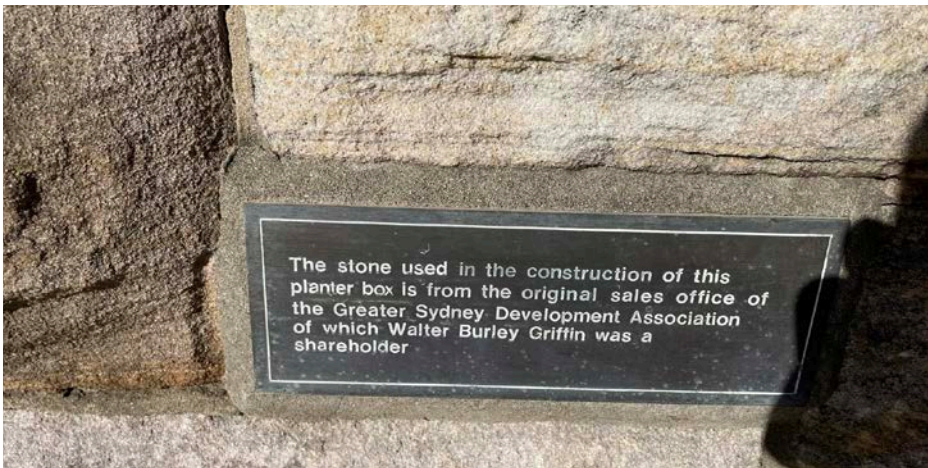
Previous development - The Quadrangle Shopping Centre



Existing pedestrian path from The Postern leading to the rear of the site



Tree protection along Edinburgh Rd and site hoardings



Existing plaque on site which links the stonework to the legacy of Walter Burley Griffin on the suburb of Castlecrag

Edinburgh Road Streetfront

The Edinburgh Road streetfront consists of a number of existing eucalypt trees, most of which are mature and in good health. These are supplemented by more recent immature infill tree planting. As the more active streetfront, the verge contains a variety of street furniture including custom timber seating to trees, bicycle hoops, bins, bus stop infrastructure and signage.

The verge is paved in accordance with Willoughby Councils public domain concrete unit paver. The existing driveway will be retained and upgraded as part of development proposals.



C2 View showing existing condition of public domain including street furniture, tree planting and outdoor dining

D Edinburgh Rd and Eastern Valley Way junction looking south showing large spotted gum to the corner

E View of neighbourhood shops across Edinburgh Road

Eastern Valley Way Streetfront

The Eastern Valley Way streetfront consists of a narrower concrete verge with no formal pedestrian connection into the site. The road slopes substantially southwards. A number of large mature euclaypts occur along the road with a particularly large specimen dominating the prominent corner position.



A1 View looking north along Eastern Valley Way showing trees to boundary and narrow concrete path



A2 View highlights gradient to corner



B View indicates how previous development was set down below street level to accommodate carparking



C1 View at signalised junction of Eastern Valley Way and Edinburgh Rd.



C2 Eastern Valley Way pavement condition.



C3 Eastren Valley way looking south.

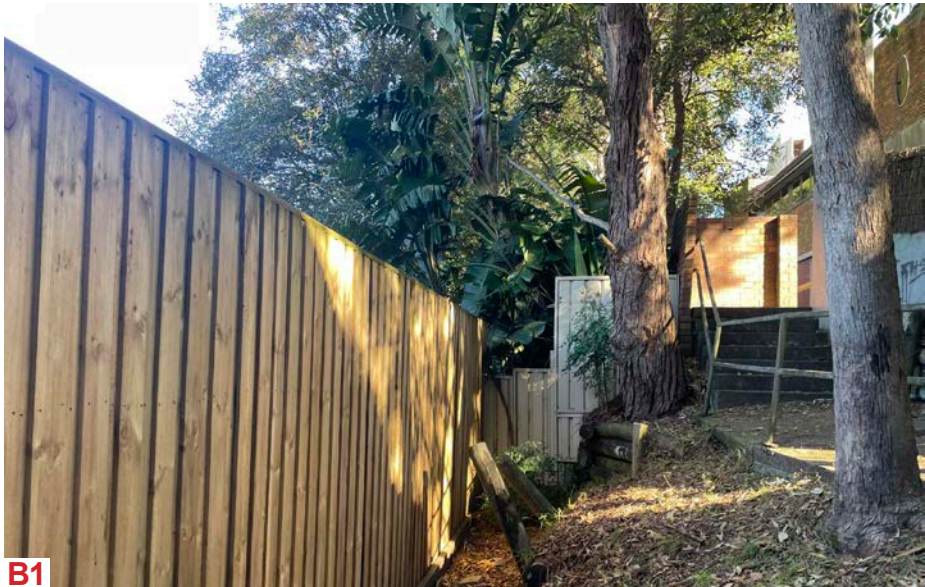
Southern Site Boundary

The southern site boundary adjoins low density residential development and historically consisted of carparking and “back of house” functions. It contains a number of large mature native trees which are informally planted along this boundary and offer a substantive vegetative buffer to adjoining residents along this boundary.

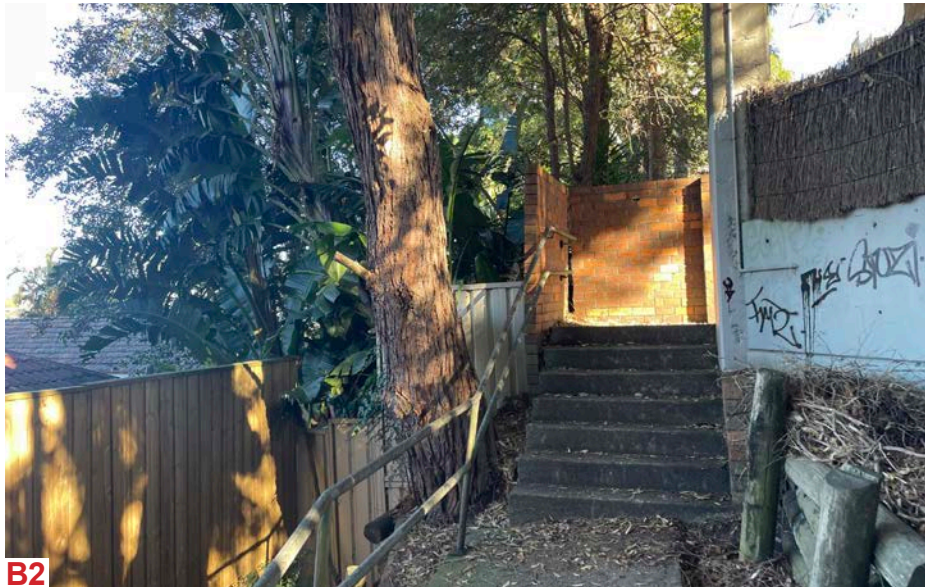
The residential lots occupy land at a much lower level with the boundary condition in a various state of disrepair. Different fencing, walling and pavements in variable condition and levels occur throughout. Historically, the small narrow connection path from The Postern negotiated steps and the carpark to gain entry to the local shopping centre.



A
View showing carparking at rear of site



B1
View along southern boundary indicating steep level change and fence interface



B2
View indicating previous stair connection to shops



B3
View showing southern boundary condition - fencing, level changes retaining walls and existng trees



B4
Southern boundary edge condition



C
Pedestrian path to The Postern

Landscape Master Plan



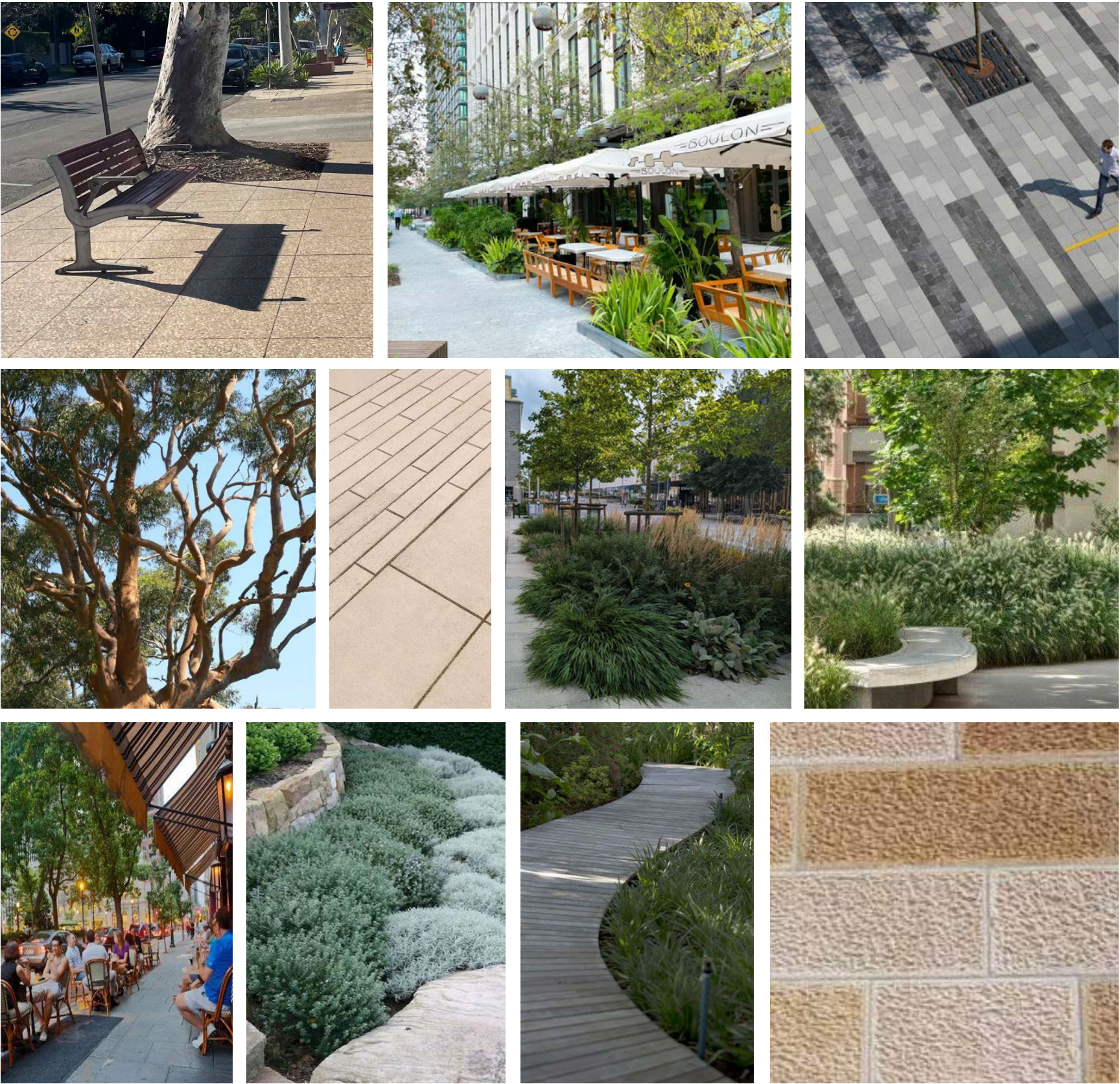
Landscape Strategy

The site’s landscape creates a connected and cohesive setting that grounds the development and supports the functions of the built form and proposed community for the site.

The landscape draws upon the local character of Castlecrag, taking its cue from its ridgetop position and the local landform. The landscape balances the need to tie into the existing street scape and public address of Edinburgh Road while creating an activated, comfortable and attractive urban space for community use. The site landscape incorporates arrival points, new amenity spaces, a southern through-site link, circulation areas, seating and resting areas with key existing features retained for their local importance, function and connection to place.

The Landscape Strategy is to:

- Build upon the local suburban heritage in particular the legacy of the Griffins and their vision for Castlecrag
- Extend and reinforce the existing vegetation character including the endemic ridgetop planting community
- Create a sense of place through design language including selection of materials and planting
- Seamlessly integrate the public domain with communal zones to develop highly permeable, activated and inclusive spaces
- Offer a variety of outdoor spaces for visitors and the community which are flexible catering to a range of ages and groups
- Develop logical and accessible connections throughout for ease of movement
- Establish a substantial vegetative buffer to adjoining residents along the southern boundary



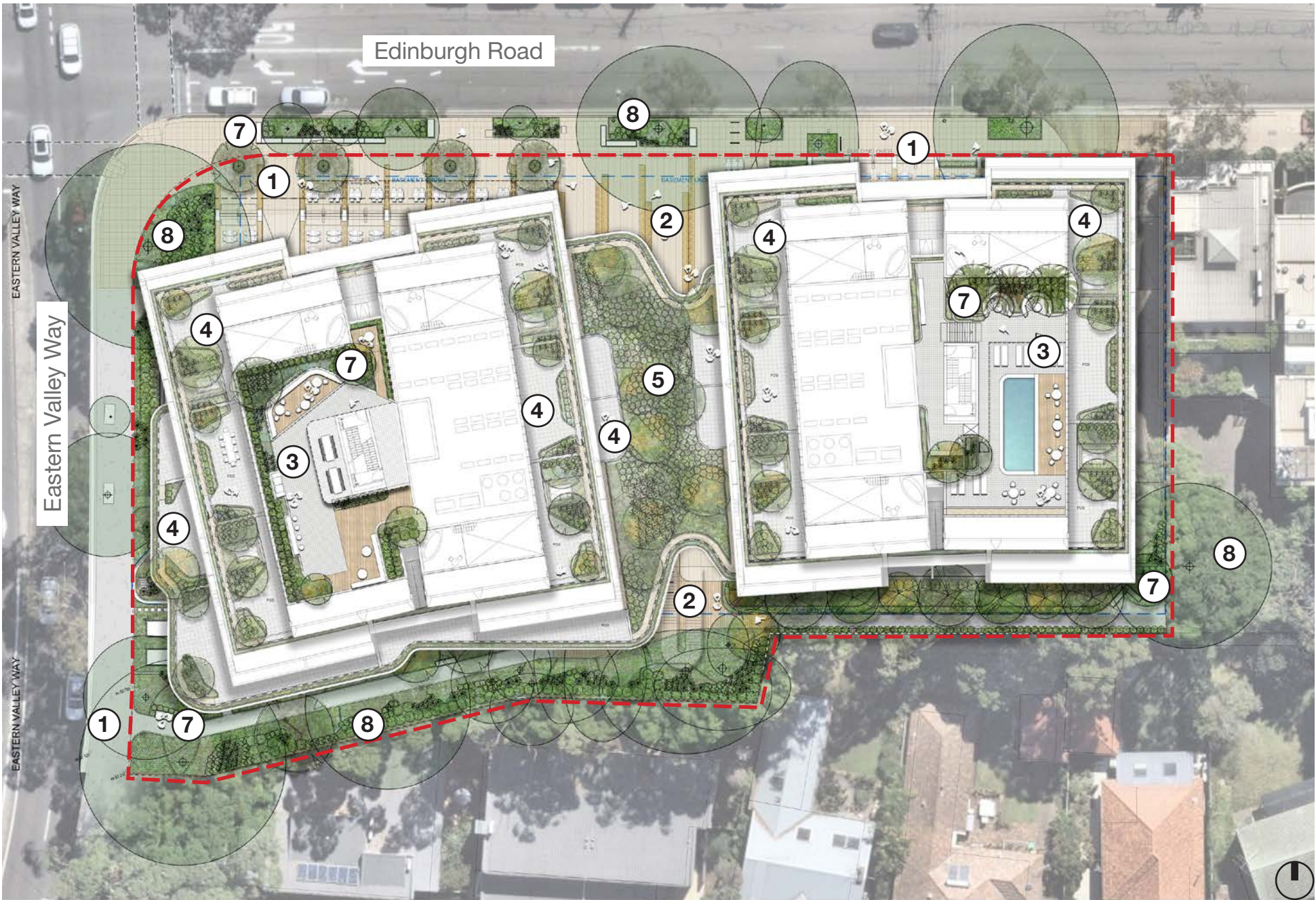
Landscape Master Plan

The site is to be redeveloped to provide ground floor retail activation, outdoor dining, commercial suites and a supermarket at lower ground. Residential apartments will occur above consisting of two towers of 12 storeys in height. The development will be supported by basement car parking and utilise the existing vehicular access from Edinburgh Road.

The landscape spaces around the buildings will create an informal green setting that provides a range of spaces and amenities for residents and visitors while seamlessly integrating into the existing streetscape.

The new landscape setting will consist of:

- ① Identifiable streetscape with level pedestrian entries to the site from the street
- ② A footpath network that includes central access points and through-site links
- ③ Communal open spaces to rooftops including outdoor dining facilities, seating areas, gathering spaces, pool and pool deck
- ④ Private open spaces
- ⑤ Landscaped podium
- ⑥ A substantial green buffer along the Souther Boundary
- ⑦ A variety of seating, resting spaces and garden areas
- ⑧ The retention of key existing trees

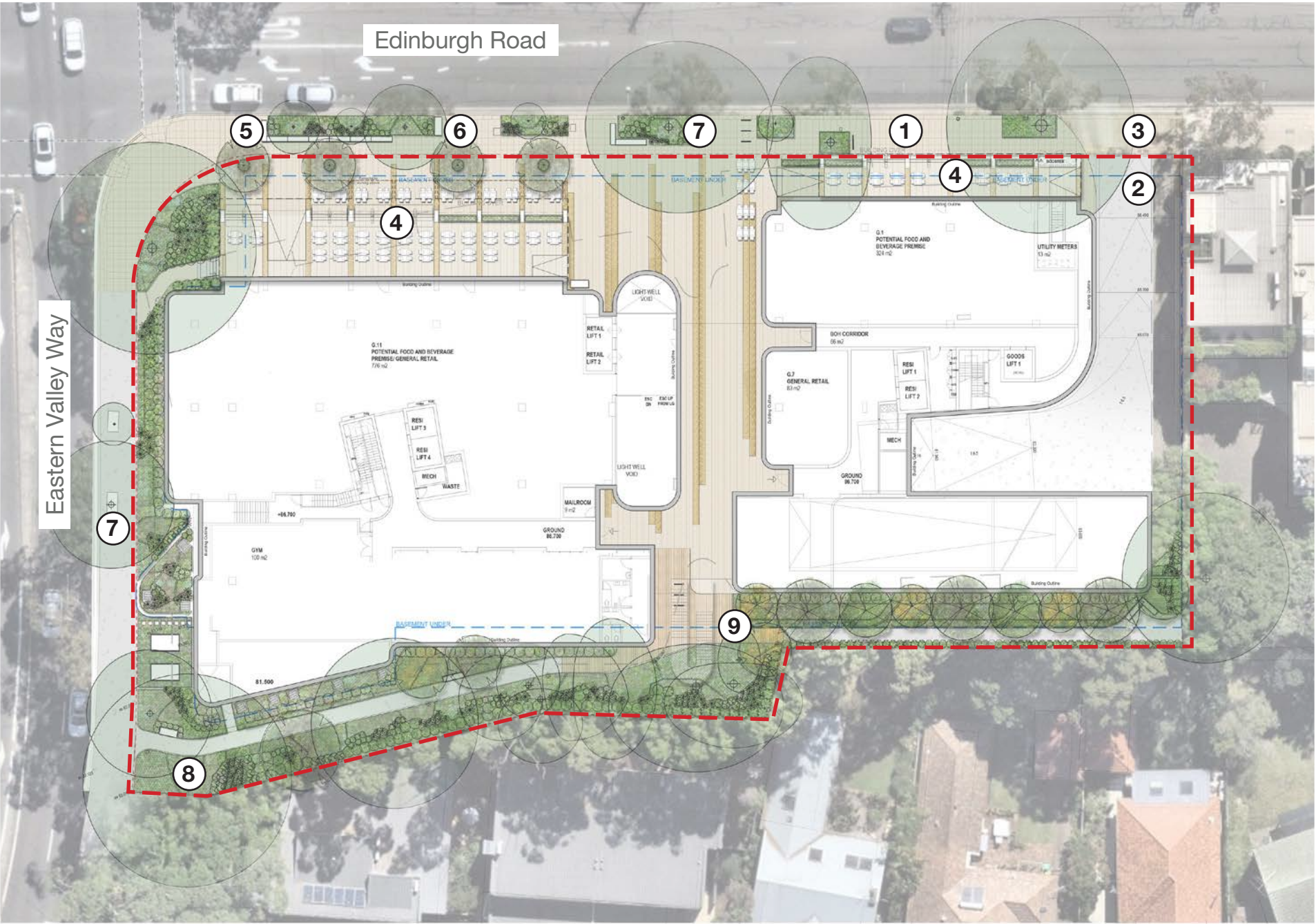


Combined Site Plan
--- Site Boundary

Landscape Master Plan - Public Domain

The public domain landscape will consist of:

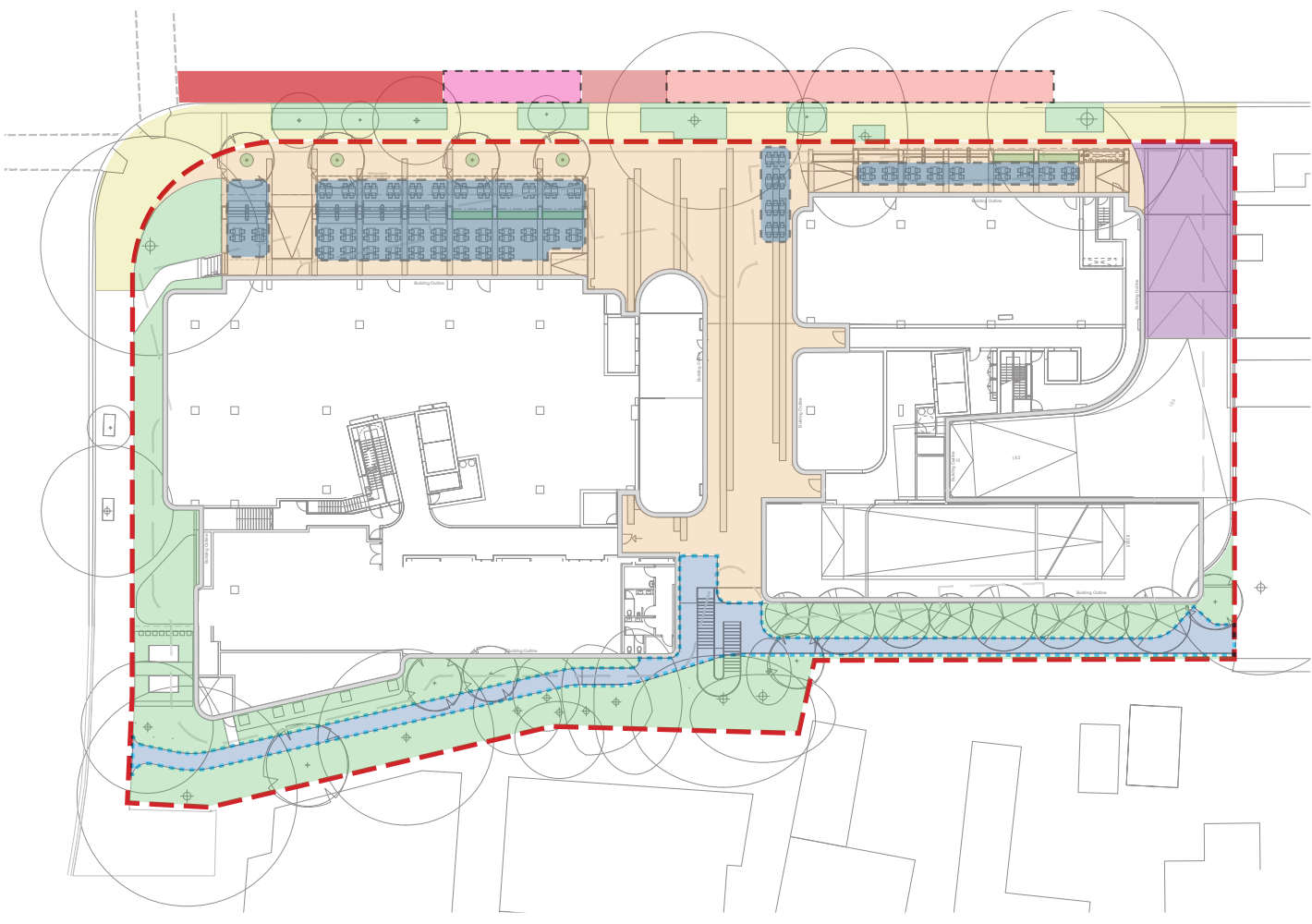
- ① Public domain streetscape with level integration to development
- ② Existing vehicle entry and egress retained in place
- ③ Pedestrian priority vehicular crossing
- ④ Opportunity for north facing street activation including outdoor dining with weather protection
- ⑤ Public domain seating
- ⑥ Existing bus stop retained in place
- ⑦ Existing street trees retained /shade protection
- ⑧ Existing trees to southern boundary retained
- ⑨ Proposed through site link and equal access to ground level retail



Public Domain Plan
--- Site Boundary

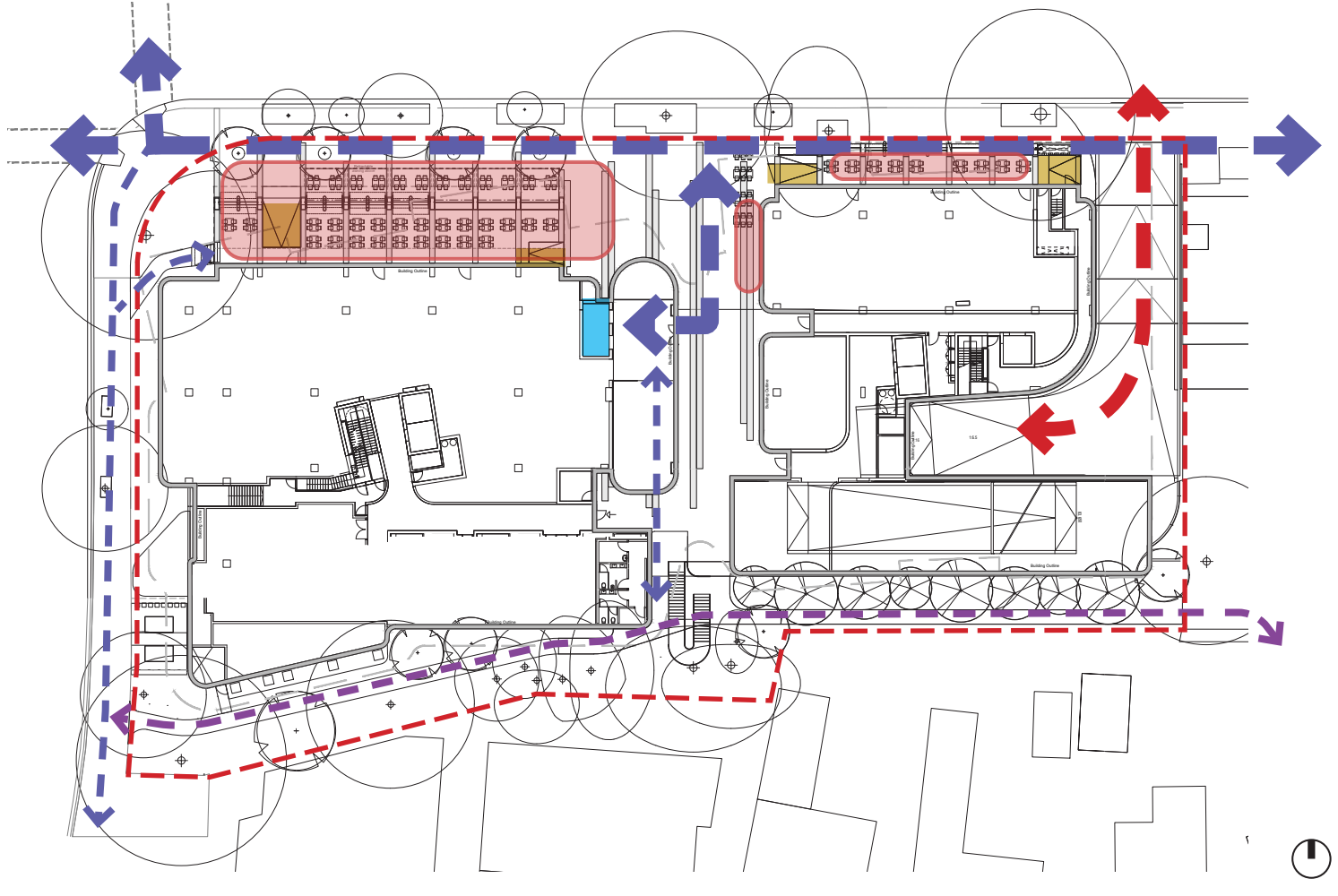
Landscape Diagrams

Public Domain



- Legend
- Site boundary
 - Parking zone
 - Mail zone
 - Bus stop zone
 - No stopping
 - Vehicular entry/exit
 - Public domain paving
 - Site paving
 - Through-site link
 - Outdoor activation/dining
 - Planted areas

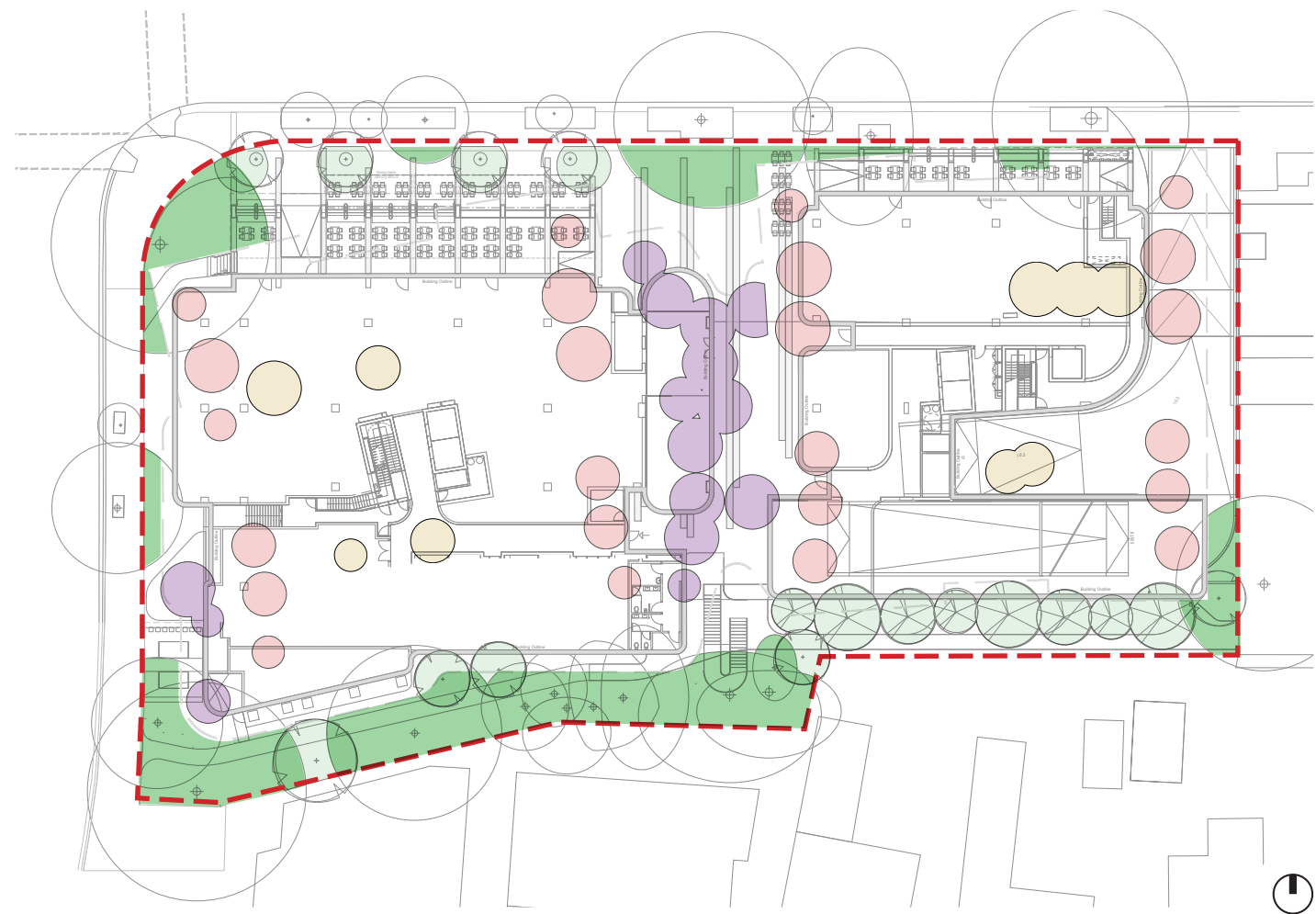
Connectivity



- Legend
- Boundary
 - Primary pedestrian movement
 - Secondary pedestrian movement
 - Through-site link
 - Lift access
 - Ramp access
 - Vehicular entry/egress
 - Outdoor activation zones

Landscape Diagrams

Tree Canopy Cover



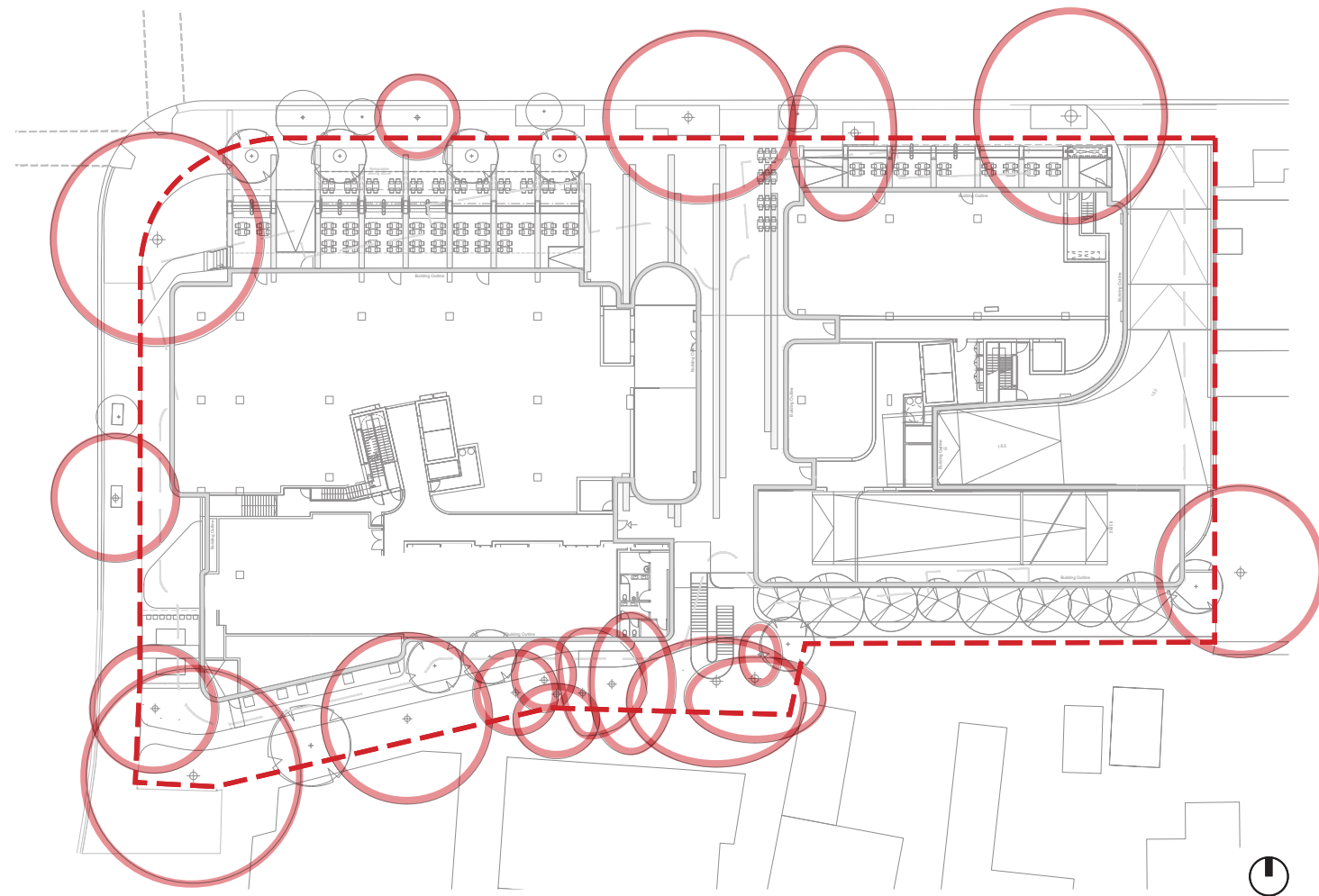
Canopy Calculation:

Site area:	5,168.00 m ²
Total tree canopy area:	1,453.05 m ²
Tree canopy as % of site area:	28.12%

Legend

- Existing Trees
- Retained Trees
- Proposed Trees:
- Ground Floor
- Level 1
- Level 4
- Level 11

Tree Retention



Legend

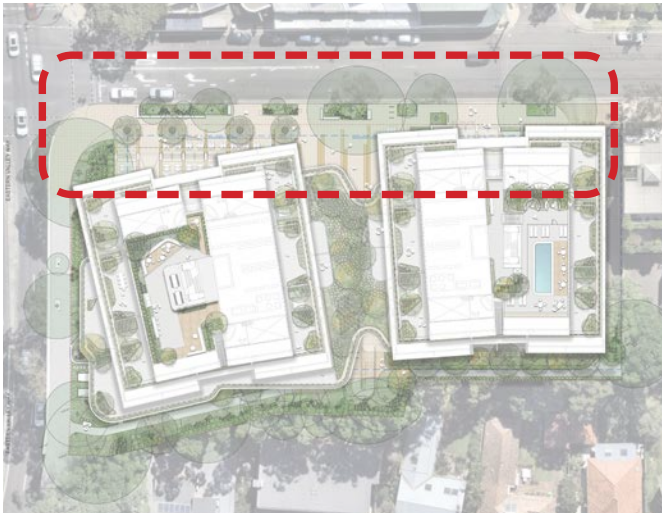
- Retained Trees

Detail Design Plans



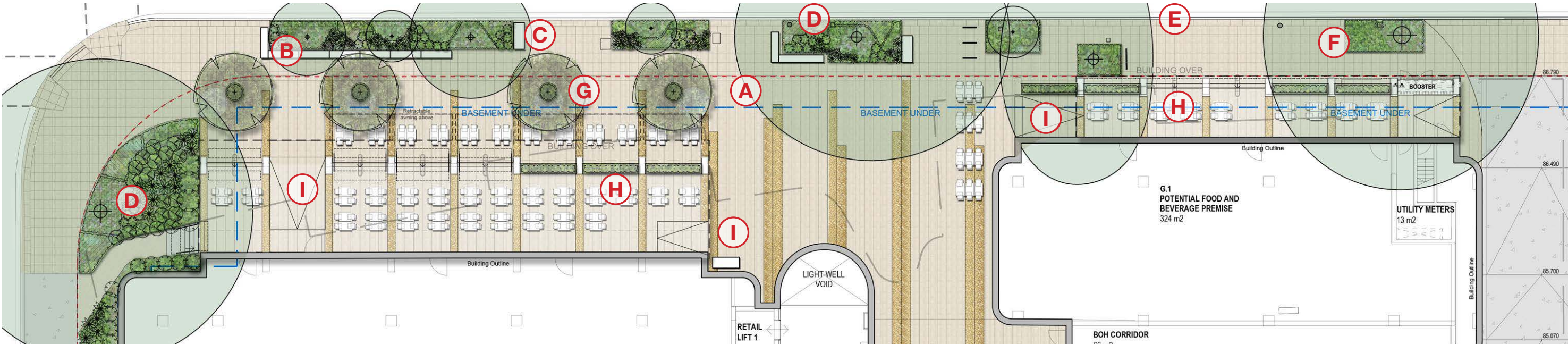
Detailed Design Plans

Activated Streetfront



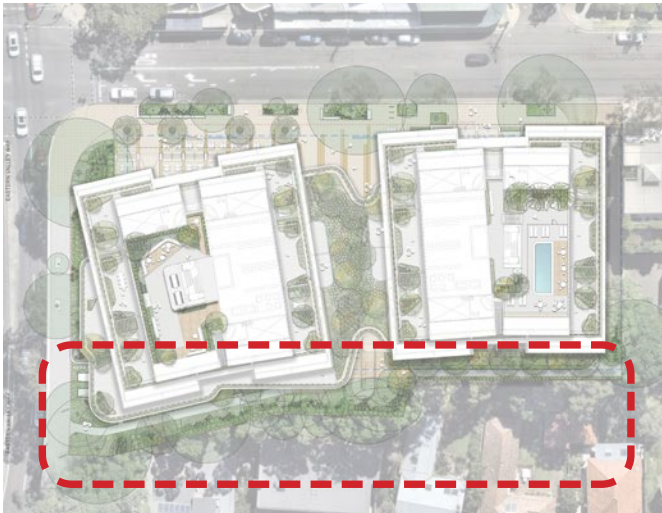
The retail streetfront is a north-facing, level welcoming space with existing trees retained along the length of Edinburgh Road. It provides shade, low planting beds, new tree planting and extensive seating for respite. Features include:

- A. Seamless transition from public domain paving to site paving by integrating paving pattern/dimensions with feature banding to site boundary.
- B. Public seating maintained along streetfront for rest and meeting with potential to incorporate sandstone
- C. Maintain bus stop in current location with seating included
- D. Generous low planting beds to street edge in conjunction with existing street trees where space permits. .
- E. Access from kerb to on street carparking zone
- F. Maximising shade with retained tree species along public domain
- G. Additional shade trees where space permits with access to deep soil
- H. Outdoor dining/retail activation with weather protection
- I. Ramp access to building entries



Detailed Design Plans

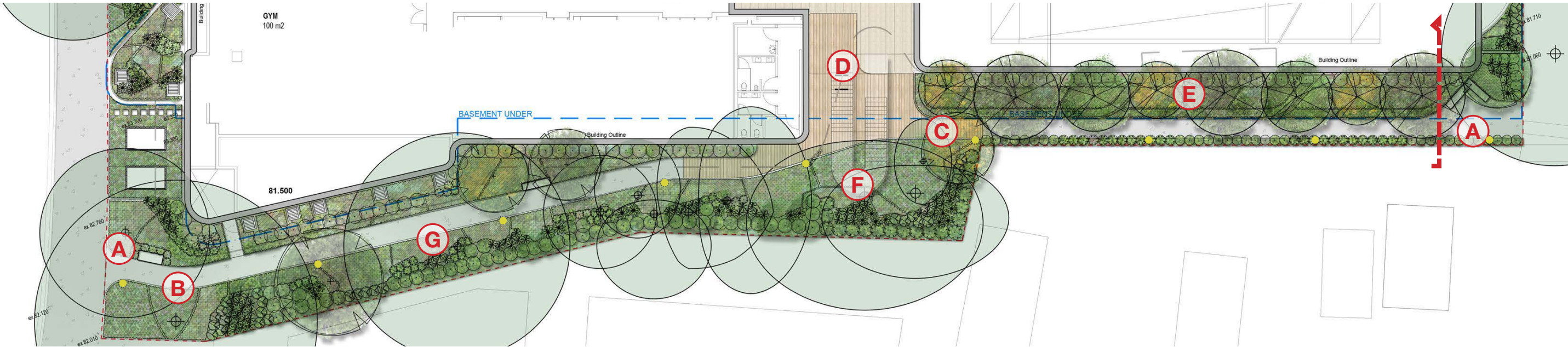
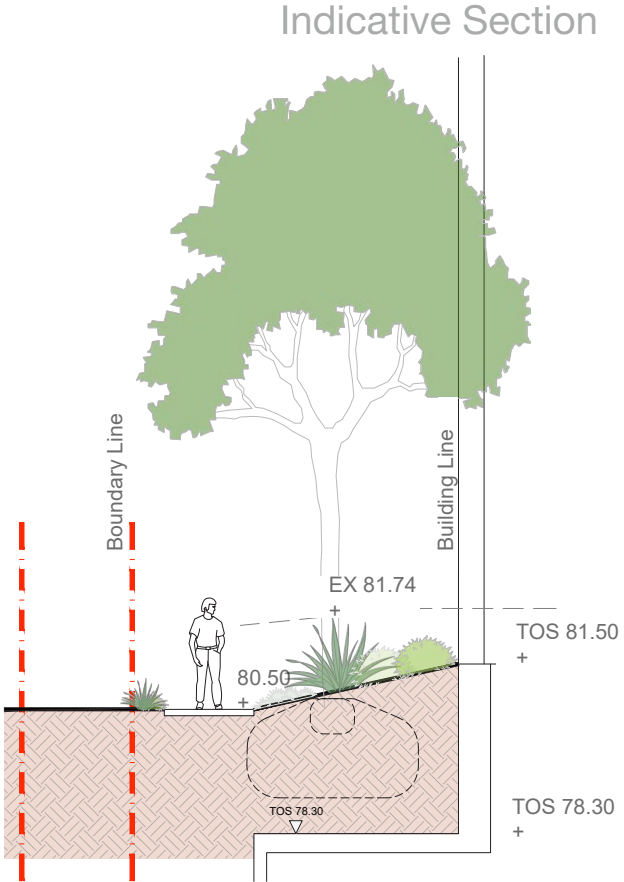
Through-Site Link (Southern Boundary)



On the southern site boundary, an existing pedestrian connection to the development from The Postern has been upgraded to achieve equal access and this has been extended through to Eastern Valley Way to create a new through site link which increases site permeability and broader local connectivity.

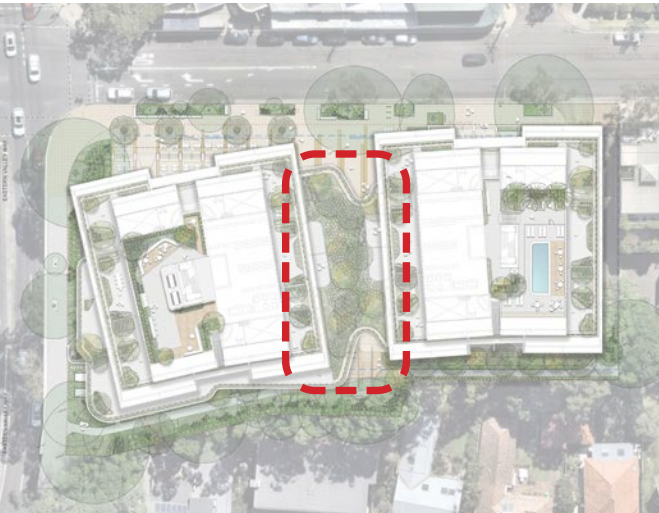
Features include:

- A. Seating to entry points of the path for respite
- B. Retention of existing mature trees to maintain a green buffer to adjoining residents where possible
- C. Path levels designed to minimise impact on existing trees
- D. Bike racks and seating at building entry
- E. Proposed trees along building edge to create a consistent green buffer
- F. Cantilevered stair connection to minimise ground impacts to existing trees
- G. Lighting along throughsite link



Detailed Design Plans

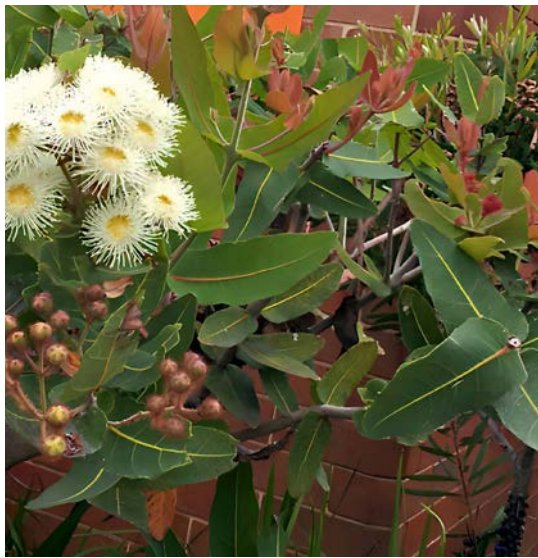
Level 1 Podium



The Podium space at level 1 is a communal open space area with visual appeal for residents. This zone provides a generous green buffer between private open spaces, tree canopy cover and creates a cascading green edge to both north and south building elevations.

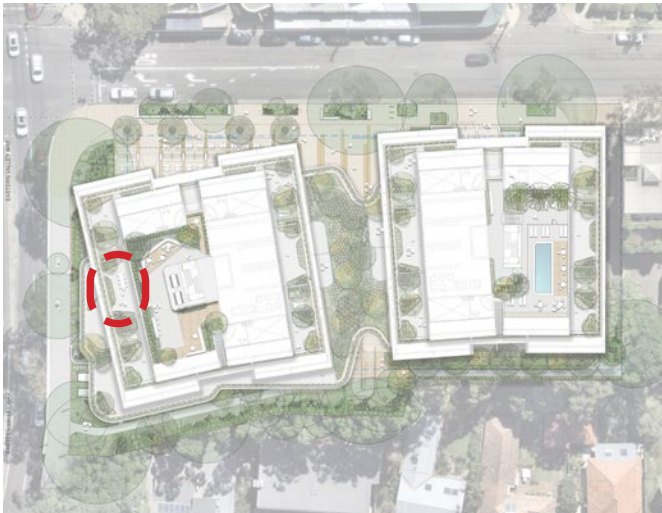
Features include:

- A. Dense planting of groundcovers, shrubs, and trees to provide green buffer and seasonal interest.
- B. Trailing plants to edge
- C. Maintenance path
- D. Paved private open space enveloped in communal garden with solar access



Detailed Design Plans

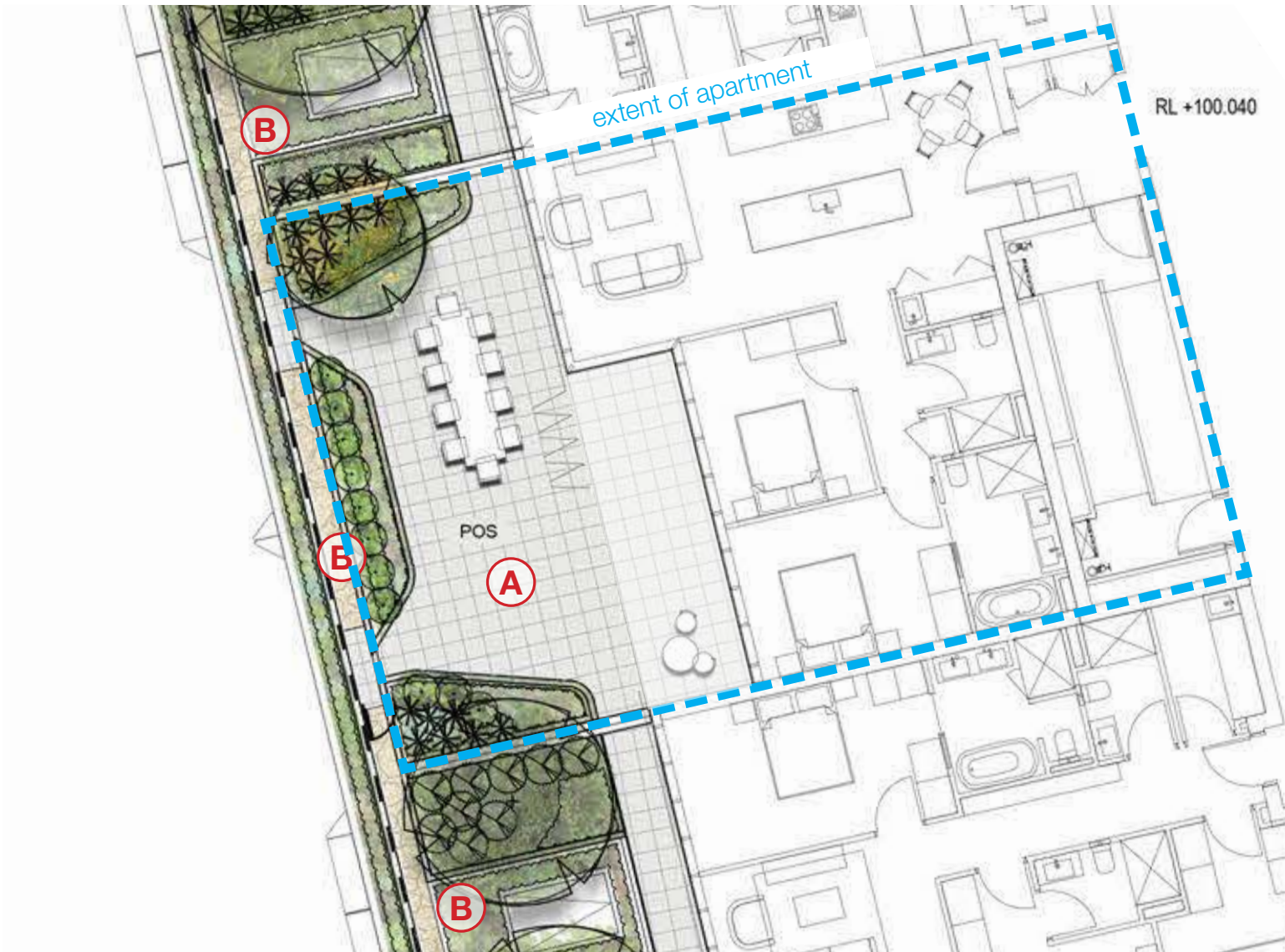
Typical Private Open Space



The private open spaces are extended to the building edge with maintenance strips and balustrades bounding the edge. Buffering the edge are planters to soften and enclose these private open spaces.

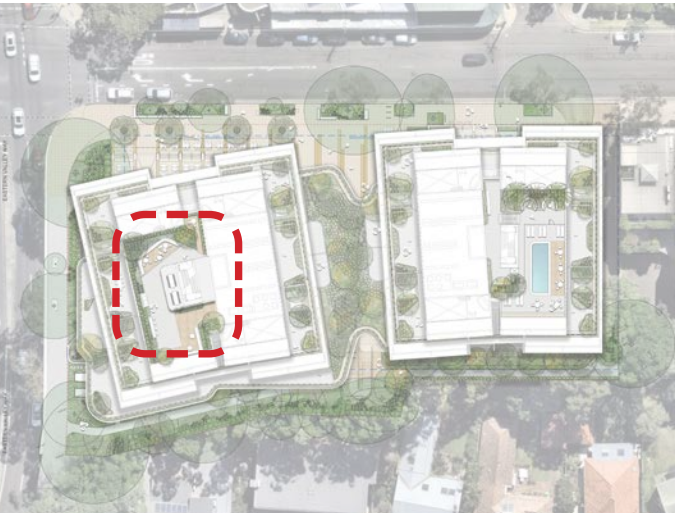
Features include:

- A. Private open space with dense raised planters to soften edge and create buffer.
- B. Path for access to skylight and for edge planter maintenance



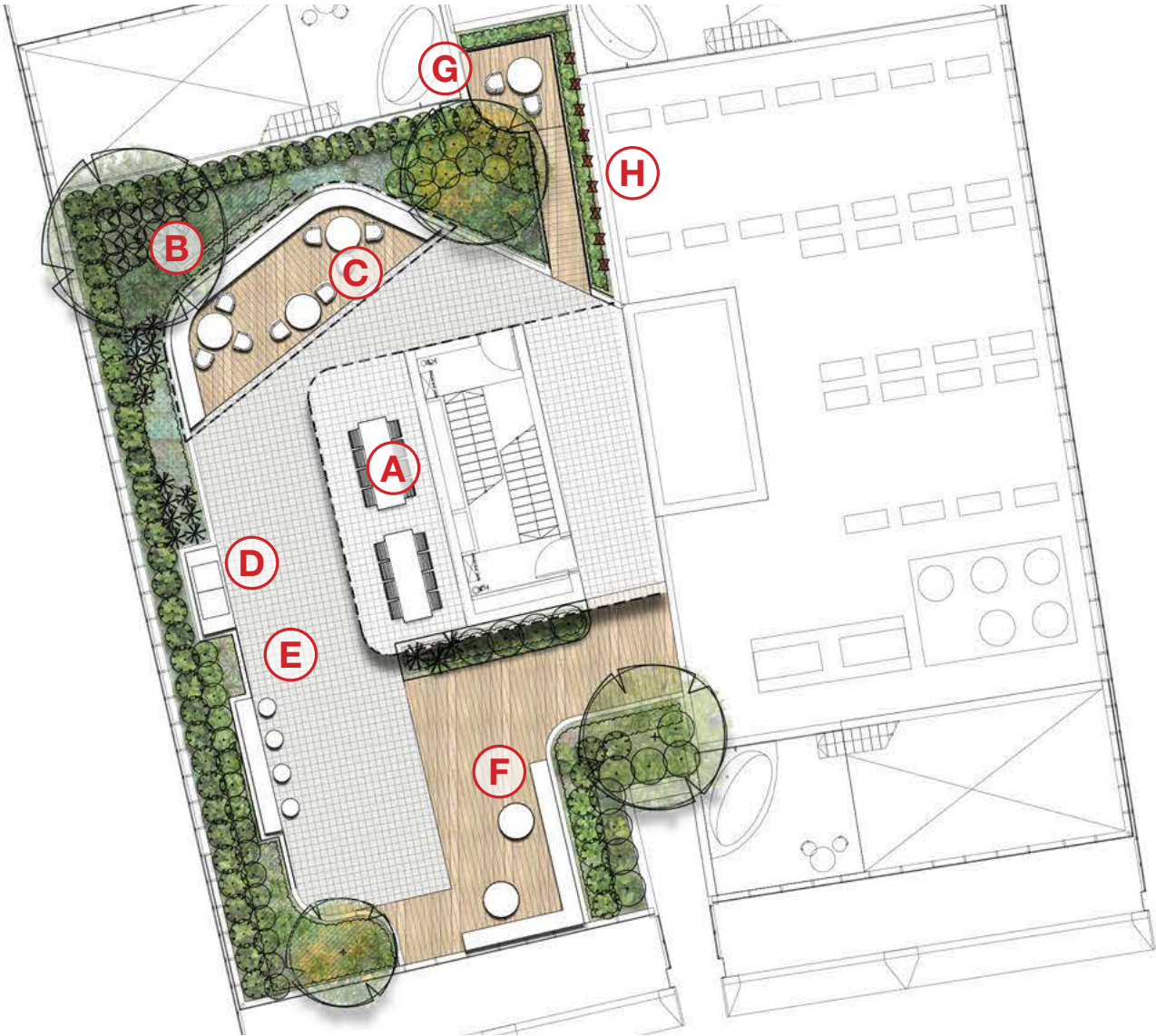
Detailed Design Plans

Western Rooftop



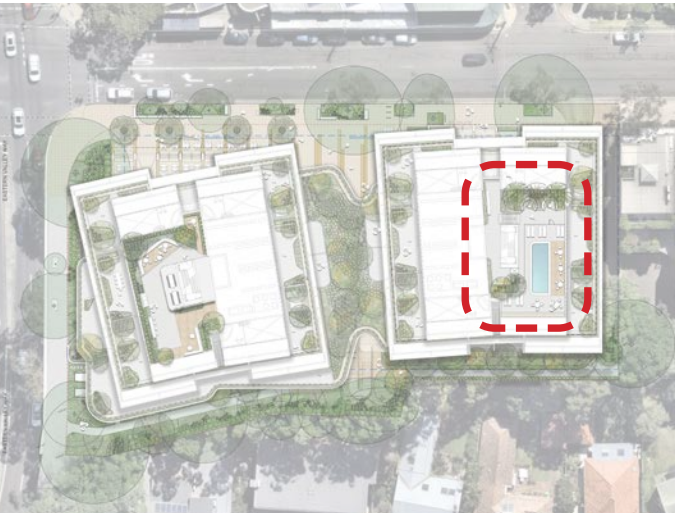
The western rooftop focusses on providing a range of outdoor spaces including:

- A. Outdoor communal dining with flexible furniture layout under roof
- B. Feature small tree in generous raised garden bed
- C. Gathering area with built-in seating with decking and roof over
- D. BBQ area with storage
- E. Bar stools and seating take in panoramic western views
- F. Quiet zone/Outdoor working/reading area
- G. North facing private seating nook surrounded in garden
- H. Trellis and climbers to wall



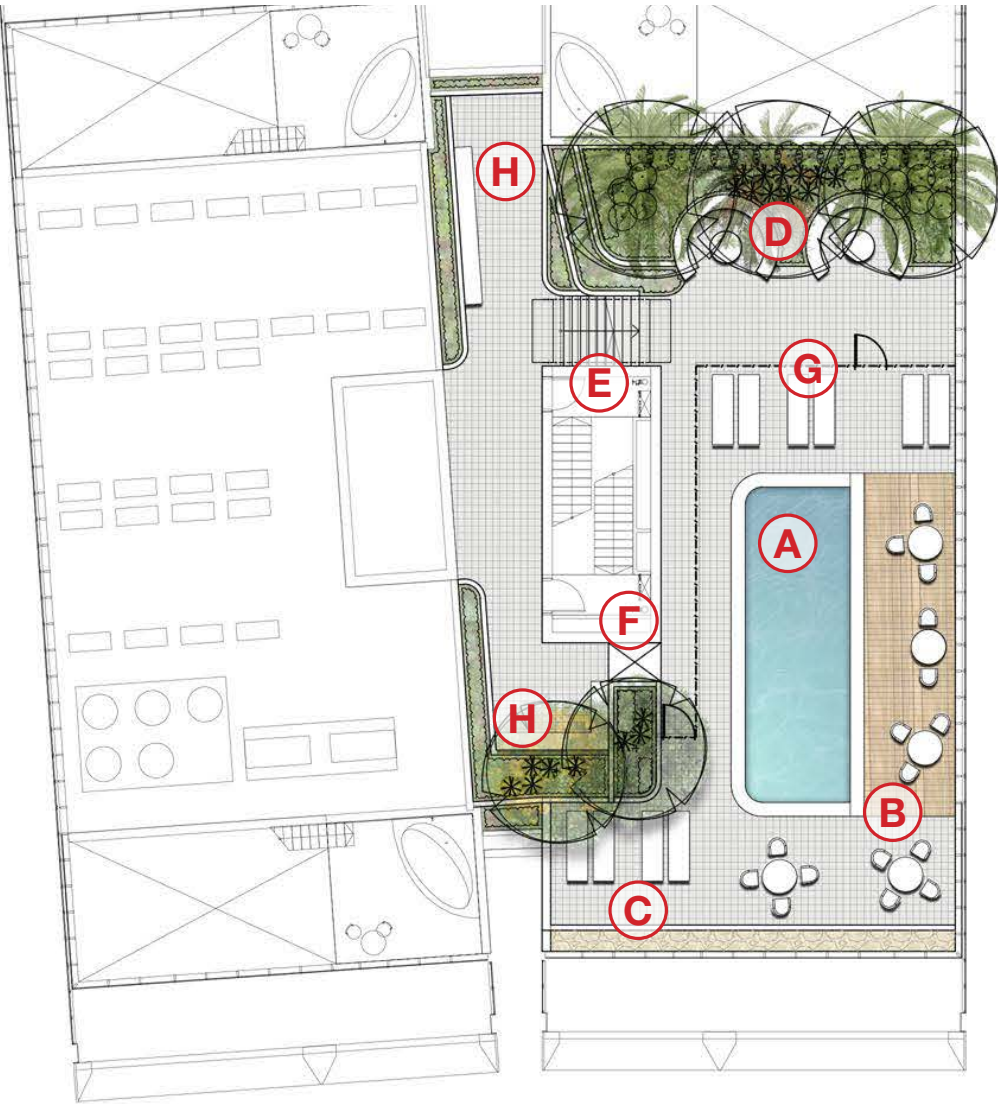
Detailed Design Plans

Eastern Rooftop



The eastern rooftop focusses on providing a pool, pool deck, eastern viewing platform and a range of seating areas as shown:

- A. Pool approximately 9mLx3mWx1.6mD
- B. Eastern viewing deck with flexible tables & chairs
- C. Sun lounges
- D. Social seating spaces defined by layered planting
- E. Stair access to pool area
- F. Lift access to pool area
- G. Pool fence and gates
- H. Lower seating areas



SEAR'S Responses



SEAR’s Responses

SEARS ITEM 3 Demonstrate Contributions and Public Benefit

Main forecourt plaza streetscape / precinct contrinbution; amenity provided and integration with town centre

Demonstrate plaza opportunities for event overlays

Assist client with determining public domain works scope as part of VPA (costings by QS)

Site Image Response

Site Image have prepared a Landscape Master Plan which includes all public domain areas to fully appreciate how the scheme integrates with the streetscape. The plans indicates opportunities for street activation whilst accommodating existing street infrastructure and retention of trees. The plan also indicates opportunities for activation/outdoor dining with furniture layouts and weather protection. Refer to Public Domain Master Plan (p15) and Sears Item 23 for further information.

SEARS ITEM 5 Design Quality

Demonstrate ‘good design’ for landscape against relevant objectives for good design in Better Placed”

Site Image Response

Following the ethos of the ‘Greener Places Design Guide’ (Draft) and “Better Placed” design framework, the project focuses on providing a development which complements the existing setting and incorporating the Greener Places and Better Places principles throughout the landscape design. The design has considered each of the four core principles in the following way:

Integration & Better for Community

Create inclusive welcoming and connected environments
Combine green infrastructure with urban development

The site planning has been developed to allow for an inviting, well presented and integrated street front. The built form at ground level has a high degree of permeability, inviting people into its retail precinct while accommodating all the regular functions of a street such as public transport (bus stop) public seating, bicycle hoops, bins and off street parking. All existing street trees to Edinburgh Rd and Eastern Valley Way have been retained, offering a good degree of shade for the north facing development. The existing natural shade combined with built weather protection contributes to climate comfortability, encouraging people to dwell. Refer to Detailed Design Plans - Activated Streetfront -(p19).

Tree planting extends to the southern boundary taking advantage of deep soil to ensure there is a substantial green buffer between the development and adjoining residents. Landscaped areas include diverse planting responding to both endemic and locally significant species. This strategy creates a fringe of green to the dedvelopment of a suitable scale to “ground” the building within its setting. Refer to Detailed Design Plans - Through-site Link (Southern Boundary) (p20).

Connectivity

Create an interconnected network of open space

Connectivity is achieved throughout the public and communal open spaces with the north facing ground floor retail and communal areas integrating into the street verge. Edinburgh Rd is reasonably level making access easy with flush level connections into the heart of the retail precinct.

On the southern site boundary, an existing pedestrian connection to the development from The Postern has been upgraded to achieve equal access and this has been extended through to Eastern Valley Way to increase site permeability and broader local connectivity. Refer to Connectivity Diagram (p16).

Better Fit & Multi Functionality

Contextual, local, of its place
Deliver multiple ecosystem services simultaneously

Culturally and locally significant materials and planting amplify the sense of place, whilst supporting local biodiversity or local flora and fauna. The selection of key materials such as sandstone along with signature tree and understorey species of the endemic ridgetop plant community reinforce local context. ensures

The landscape performs a variety of ecosystem services, including the provision of natural shade, climate regulating through minimising hardstand and increasing canopy cover. This approach ensures a level of sustainability and contributes to the broader green web.

Participation & Better Value

Involve stakeholders in development and implementation

Participation as a principle seeks to respond to the needs of the diverse parties in relation to site planning and design. Ongoing engagement across all user groups has informed the key design drivers and principles explained in this document. The look and feel of the landscape aims to represent elements, thematics, materials and the people that are local, and include opportunities for ongoing participation and evolution through time.



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SEAR’s Responses

SEARS ITEM 14 Trees and Landscaping Canopy Cover % diagram and outcome.

Site Image Response

Urban tree canopy

The landscape design proposes canopy cover across the extent of the ground and lower ground planes which will frame the site, supported by understorey planting with local and cultural significance. Where possible, existing canopy trees have been retained. Proposed canopy trees will occur on deep soil and podium areas where sufficient soil depth has been accommodated including tree planting to the podium at level 1. The trees will be primarily endemic and evergreen reflecting the local ridgetop plant community. Refer to Canopy Cover Diagram (p17).

Edinburgh Road frontage and EVW corner tree, and plaza design / paving adjustments

A large mature *Eucalyptus maculata* (Spotted Gum) T5 which is introduced occurs within the site boundary in a prominent corner location. The built form has been setback to accommodate the tree, with the arborist noting that “*actual root disturbance expected to be negligible as proposed Ground and Basement construction matches existing carpark building.*”

The landscape design response has been to ground the tree in a broad, low groundcovers to protect the root zone and increase surface permeability. A low key, permeable connecting path, clear of the tree root zone has been included for ease of access to building front.

EVW western frontage trees, showing substation and services, built form and tree protection / removal

Built form and building infrastructure including substations (2) and on-site stormwater detention acknowledge the close proximity to T10 *Eucalyptus scoparia* (Wallangara White Gum) noting that an existing substation will remain in place and a new substation introduced which will sit on the outer limit of the tree protection zone for T10. The arborist notes “*Minor TPZ encroachment from basement 1 excavation. Removal of bitumen will benefit the tree. Minor canopy pruning required.*”

The landscape design response looks to sensitively thread the through-site path connection to Eastern Valley Way between Trees 10 and 11 to minimise impact on both tree protection zones. In addition, the majority of the root protection zones will consist of a soft ground layer of low planting which will be benefit both trees.

Southern frontage boundary trees, and in particular courtyard trees where re terrace levels conflicts exist

Lower ground courtyards no longer occur along the southern boundary, removing the requirement for private open spaces and individual pedestrian connections at lower ground. This design change makes the southern boundary simpler in its articulation, with an emphasis on creating a through-site link from The Postern to Eastern Valley Way which also connects into the lower ground retail precinct. This link is proposed to be equal access

By keeping the path width at 1.5 metres, deep soil areas are maiximised, allowing for tree retention and protection along this boundary and supplementary tree planting where soil volume is available.

Areas on building slab have been design to accommodate trees on podium by the introduction of retaining walls to allow for a minimum soil depth of 1000mm for sustainable tree growth.

Where trees have been removed due to built form and basement extents, there are opportunities for new tree planting along the south- eastern end of the southern site boundary, The top of basement in this vicinity allows for a soil depth of 2000mm minimum. This soil connects to deep soil under the proposed pathway. Refer to the Detailed Plan - Through-site Link (Southern Boundary) indicative section on page 20.



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Landscape Architect

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Site Image

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SEAR’s Responses

SEARS ITEM 23 Public Space

If public space is proposed as part of the development, demonstrate how the development:

- *maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/ plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.*
- *provides accessible public space.*
- *maximises permeability and connectivity.*
- *maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection*
- *maximises street activation.*
- *minimises potential vehicle, bicycle and pedestrian conflicts.*

Site Image Response

maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.

The ground level communal landscape and public domain presents a visually cohesive street address. This is achieved by utilising a consistent palette of hard and soft landscape materials which blur the interface of public versus communal through a well-considered transition across both areas. Level connections at main entry points with a large forecourt entry contribute to the generosity of space. It is intended that the public domain area will reflect the Willoughby Local Centres Strategy 2036 (June 2020) and specific public domain street furniture guidelines.

provides accessible public space.

All public areas are accessible with appropriate widths for pedestrian movements while accommodating street furniture and outdoor dining spaces. Edinburgh Road is reasonably level making it work well in terms of accessability along its length with seamless transitions to main entries. Where the building sits above street level, 1:20 ramps have been provided. The Southern boundary through site link extends public accessible routes. Lower ground connections occur utilising lifts and stairs.

maximises permeability and connectivity.

- Permeability and connectivity have been maximised by the following approach:
- Level transitions from main street address into deveopment
 - Excellent sightlines to entry/exit points for ease of wayfinding and permeability
 - Use of compliant ramps and stair connections throughout supported by lifts and escalators
 - Creation of a through site link from The Postern to Eastern Valley Way along the southern site boundary
 - Creation of equal access connections into the development from the southern through site link

maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection

A carefully curated response has been developed in terms of the interface between public and communal spaces at street level. This enables all the usual activities along a street have been catered for such as pedestrian movement, bicycle storage, public seating, bin locations and pick-up/set-down areas for bus patrons.stop.

The north facing street address has been considered with mature tree retention along Edinburgh Road to provide ongoing summer shade.This is supplemented by year round weather protection from the deep building colonnade space along with flexible retractable awnings for well-defined, comfortable outdoor activiation.

maximises street activation.

Street activation has been maximised by the careful planning of the street frontage to accommodate pedestrian movements while providing a dedicated colonnade space for outdoor dining and/or retail activation. The use of complementary retractable awnings allows for additional shade and weather protection for further activation and spill out zones to encourage a lively public domain.

minimises potential vehicle, bicycle and pedestrian conflicts.

The streetscape has been designed to minimise conflicts between vehicles bicycles and pedestrians. The single entry/exit point for vehicles is maintained in place resulting in no changes to exitsing vehicular movements. Bicycle and pedestrian conflicts have been minimised through the allocation of bicycle hoops within the public domain and at the through site link to encourage riders to utilise the hoops for bike storage when visiting the retail precinct. Edinburgh Rd path widths have been maximised to accommodate pedestrians with a minimum width of 1600mm for limited distances where it’s necessary to retain an existing trees.



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