

88 WALKER ST & 77-81 BERRY ST, NORTH SYDNEY

Prepared on behalf of
Eastmark Holdings Pty Ltd

PUBLIC DOMAIN DESIGN REPORT

Revision C
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1.1 INTRODUCTION

This report has been prepared to describe the public domain associated with the proposed development of 88 Walker Street and 77-81 Berry Street, North Sydney. In particular, it seeks to address section 4 Public Domain of the Director General's requirements dated 27.01.09, including the following:

- Potential improvements to the existing public domain including local streets, footpaths and shared zones and identify any proposed road closures and re-alignments;
- Interface of proposed development and public domain (where applicable); and
- Relationship to and impact upon existing public domain.

1.2 OVERVIEW

The site of the 88 Walker and 77-81 Berry Street development lies in the heart of North Sydney CBD, located between Walker Street and Miller Street, just to the north of the Pacific Highway and North Sydney Station.

The site and the laneways surrounding it form an important part of the local pedestrian movement network. Denison Street and Little Spring Street are used as north-south links between Berry Street and Mount Street and beyond. There are also two key east-west routes through the site; firstly along Spring Street from Walker Street to connect to Denison Street and the MLC Centre / Tower Square / Mount Street (or vice versa); and secondly the pedestrian walkway from Walker Street (midway between Mount and Berry Streets), across Little Spring Street, through the existing shopping centre, across Denison Street and through Tower Square Shopping Centre (or vice versa). There are also a series of diagonal pedestrian movements which use these laneways and through-site links.

Levels are a significant issue with a general change in level across the site from north to south and west to east. Thus Little Spring Street and Denison Street slope quite steeply north-south from Berry Street to Spring Street. Spring Street itself rises steeply from the intersection with Little Spring Street to Denison Street. There is currently a low point on Denison Street just north of the intersection with Spring Street.

The existing traffic use of the laneways surrounding the site has a strong impact upon the use and quality of the public domain by pedestrians. Currently these laneways are all one-way as follows: Little Spring Street north-south, Spring Street east-west and Denison Street south-north. There is a shared zone on Spring Street from the intersection with Little Spring Street which continues into the section of Denison Street that connects to Mount Street.

Both Little Spring Street and Denison Street have short-term car parking along one side, which is well used and helps to activate these laneways. There is also motorcycle parking along the south side of Denison Street between Spring Street and Mount Street.

The laneways adjacent to the site are currently fairly active during business hours, through the pedestrian movements outlined above, and vehicle movement, including on-street parking and loading/servicing. The existing Berry Square shopping centre provides some activation to Spring Street and the MLC Centre has some outdoor seating along the section of Denison Street between Spring Street and Mount Street. However, generally the activation of the existing laneways is characterised by through-movements and short-term use rather than longer stays, varied activity and extended use out of business hours.

Currently, these laneways are dominated by traffic with a resultant poor quality public domain. Footpath widths are narrow in places, particularly along Little Spring Street, and considerable lengths of street frontage on all three laneways are occupied by loading zones/docks. The adjacent buildings have a significant impact upon microclimate, with much of the public domain being shaded for most or all of the day, particularly Little Spring Street, and subject to wind tunnelling and down-draughts. The section of Denison Street between the MLC Centre and Tower Square does receive afternoon sun and has the most amenable microclimate of the laneways surrounding the site.

Existing vegetation is predominantly limited to street trees. There are two existing mature Plane trees on Spring Street, one near the corner with Little Spring Street (approximately 20m high x 9m spread) and the other near the corner with Denison Street (approx 25m high x 15m spread), both of which contribute significantly to the amenity of the street. The raised planters on Spring Street near the corner with Denison Street also contain a number of other smaller trees and shrubs. Street tree planting has been carried out fairly recently along both Little Spring Street and Denison Street in blisters in the parking lane, however, these are immature and have yet to make a major contribution to the amenity of these laneways. There are also three semi-mature Plane trees located along Walker Street between the frontage of No. 88 and the entry to Spring Street.

1.3 DESIGN APPROACH

The design approach has been to look not just at those laneways surrounding the site but to look at the wider context and consider the public domain of the whole area. In particular, there is a need to take account of the local pedestrian network, the routes through the site and the connections to surrounding areas, particularly to the major streets and North Sydney Station.

The public domain strategy needs to work in conjunction with the traffic strategy for the site in order to improve the quality of the public domain. The key moves in this regard are:

- to provide an east-west cross street for both vehicles and pedestrians as a shared zone connecting with the existing pedestrian link from Walker Street and the entrance to Tower Square shopping centre;
- to make the section of Little Spring Street between Spring Street and the new cross street two-way to traffic;
- to extend the existing shared zone in Spring Street into Little Spring Street; and
- to make the section of Denison Street between Spring Street and the new cross street a pedestrian zone with vehicle access only in the northern part for existing loading requirements.

The sections of both Little Spring Street and Denison Street north of the new cross street would remain as one-way to vehicular traffic north-south. Traffic coming up Spring Street from Walker Street would be able to either turn right onto Little Spring Street or to continue on up Spring Street and then turn left onto Denison Street and right onto Mount Street. It is proposed that the current shared zone on Spring Street west of Little Spring Street through into the southern section of Denison Street would remain.

The new east-west cross street is proposed to be made into a shared zone. This street will have generous footpath widths, flush kerbs and a consistent paving treatment across both carriageway and footpaths to reinforce it as a shared zone and major pedestrian link. A new pedestrian crossing will be provided across Little Spring Street to connect to the pedestrian walkway to Walker Street to the east. The shared zone will serve to provide pedestrian access across the street to connect the lobbies of the new buildings on either side and to Tower Square to the west across Denison Street.

These changes to the current traffic planning have been driven by the desire to improve the quality of the public domain, particularly by creating a pedestrian zone on Denison Street immediately north of Little Spring Street, extending the existing shared zone in Spring Street into the southern part of Little Spring Street, and providing a new east-west cross street (also a shared zone) for both vehicles and pedestrians through the site.

As mentioned above, the section of Denison Street proposed as a pedestrian zone receives afternoon sun and has the most amenable microclimate of any of the laneways adjacent to the site. It is less impacted upon by loading requirements than other sections of laneway and connects to the south to Mount Street Plaza. It is also able to be activated by the proposed ground level retail of the new building, including the potential for outdoor seating associated with cafes or restaurants. This, along with the proposed improvements to the south section of Denison Street that connects with Mount Street, will also provide benefits to the existing retail on the ground level of the MLC Centre on the west side, hopefully providing the stimulus to upgrade the retail and its associated outdoor seating area.

As a result of making the section of Little Spring Street between Spring Street and the new cross street two-way to traffic, the existing on-street parking will be removed to provide a wide enough carriageway. The southern part of this street will be made into a shared zone across the frontage of the hotel with raised carriageway and flush kerbs. The remaining sections of laneway are more constrained by traffic and loading requirements and microclimate. The northern sections of both Little Spring Street and Denison Street will remain as largely service streets, with existing traffic movements, on-street parking and loading unchanged. Proposed public domain improvements to these sections of laneway will involve footpath widening, re-paving of footpaths and new street tree planting where possible.

Spring Street west of Little Spring Street through into the southern section of Denison Street that connects with Mount Street Plaza would remain as a shared zone to reinforce pedestrian use. It is intended that these sections of laneway would have flush kerbs and a higher quality paving treatment with the vehicle route defined by bollards. Further public domain improvements to Spring Street are limited by the need to maintain existing vehicle access to the loading zones on the south side of the road and by level constraints which together largely preclude any realignment of the existing carriageway.

More extensive public domain improvements are proposed for the southern section of Denison Street, including re-paving, removal of some motorcycle parking, new street tree planting, and replacement of the existing planter/walls to the MLC Centre outdoor seating area with steps to promote greater activation and treat the space in a more unified way. The proposed removal by Council of the existing 45 degree parking and replacement with parallel parking on the section of Mount Street between Denison and Walker Streets will provide the opportunity to further enhance Mount Street as a key public domain space in North Sydney.

It is intended that the new/improved public domain associated with the development of 88 Walker Street and 78-81 Berry Street will be well defined, integrated and accessible. It will comprise a hierarchy and variety of urban spaces for a diverse range of activities with pedestrian connections within the site and beyond. The public domain will be clearly identified and delineated from the private domain. It will provide ample opportunities for people to interact by creating spaces that reflect different uses, whether they are areas for outdoor seating associated with restaurants and cafes, gathering areas associated with the new commercial uses, transitional spaces or areas to simply sit and watch.

The extent of public domain improvements proposed includes the following:

- the whole of Little Spring Street from Berry St to Spring Street;
- the whole of Denison Street from Berry Street to Mount Street;
- the section of Spring Street from Little Spring Street to Denison Street;
- the new east-west cross street running between Little Spring Street and Denison Street; and
- the 77-81 Walker Street frontage.

The main public domain spaces are discussed in more detail below.

1.4 DENISON STREET PLAZA

The proposed Denison Street plaza will occupy the section of Denison Street between the new east-west cross street and Spring Street. This section of laneway has the greatest potential of any adjacent to the site for creating a highly activated pedestrian space due to its location adjacent to existing and new active frontages and lunchtime / afternoon sun penetration. It is intended to make this a pedestrian zone with outdoor seating associated with the proposed ground floor retail on the west side of the new building. The plaza space will extend into the southern section of Denison Street, which is a shared zone with outdoor seating on its western side associated with the existing MLC Centre retail, which in turn connects into Mount Street Plaza. There will be opportunities for outdoor seating along the east side of the space, partly under the new building overhang, as well as along the west side as an extension of the existing MLC Centre outdoor seating.

A consistent, high quality paving treatment is proposed throughout this space, using stone in a banded 'bar code' pattern, along with a strong line of street trees which extend into the southern section of the laneway described below. The southern part of Denison Street Plaza would have two raised lawn platforms, providing valuable green space and a place for informal outdoor seating, particularly at lunchtime when this space is in full sun. These raised lawns would step down to the main paved area to the south and would be defined by low seating walls at either end. The lawns would have informal tree planting of Spotted Gums, which with their clear stems and light canopy will provide light shade and act as a foil to the existing buildings to the west whilst still allowing freedom of movement on the ground plane.

The northern part of this space is required to continue to provide access to the existing loading docks of the MLC Centre and will therefore act as a shared zone with no kerbs and service vehicle access defined by bollards. The paving treatment of this area will be consistent with the southern part so that the whole reads as one integrated space.

1.5 DENISON STREET SOUTH

The southern section of Denison Street is essentially a continuation of the Plaza space. It will remain as a shared zone with one-way vehicle access from Spring Street into Mount Street. The carriageway will be reduced in width and some of the existing motorbike parking removed to provide more space for pedestrians. The current treatment with no raised kerbs and bollards to define the vehicle route will be continued. However, the paving treatment will be extended into this space for continuity.

New trees along the east side of the street would be Plane trees, continuing the treatment used in Mount Street, and being deciduous, providing shade in summer whilst allowing solar access in winter. The existing walls and planter, which currently separate the outdoor seating on the west side of the laneway from the main pedestrian walkway will be replaced with steps. This will help to unify and activate the space as well as providing opportunities for informal seating.

1.6 NEW CROSS STREET

The new east-west cross street running between Little Spring Street and Denison Street will form an important new connection in the wider public domain network, currently only possible during certain hours through the existing shopping centre on site.

It is proposed to make this street a shared zone with generous footpath widths, flush kerbs and a consistent paving treatment throughout to reinforce it as a major pedestrian link. The shared zone will serve to provide pedestrian access across the street to connect the lobbies of the new buildings on either side and to Tower Square to the west across Denison Street. A pedestrian crossing will be provided across Little Spring Street to the east connecting with the pedestrian walkway to Walker Street to further reinforce this pedestrian route.

It is intended that the carriageway will be raised up to footpath level with flush kerbs and a consistent paving treatment of stone setts will be used across the whole space to emphasise that this is a shared zone with high pedestrian use, and to promote slow driving speeds. The pedestrian crossing on Little Spring Street would be raised up to footpath level as 'wombat' type crossings to further reinforce pedestrian priority. Two short-term drop-off bays would be provided along the south side of the carriageway either side of the pedestrian crossing with easy access into the building lobbies.

1.7 SPRING STREET

The main entry to the commercial building will be off Little Spring Street, with the lobby accessed via a grand staircase located partly under the building overhang. The area between the stair and the carriageway will be treated as a simple paved space to reflect the scale of the stair and building and provide ample room for pedestrian movement. The lobby runs through the building from south to north providing pedestrian access through the building to the new cross street further north.

Spring Street will be maintained as a shared zone with a raised carriageway paved in stone setts with flush kerbs and defined by bollards. Vehicle access to the existing loading docks on the south side of the street will be maintained.

The existing planters on the corner with Denison Street will also be retained to deal with the level changes in this area, with new planter walls constructed where necessary. The existing mature Plane tree on the corner with Denison Street is proposed to be retained (subject to more detailed arboricultural investigations). The other existing Plane tree on the corner with Little Spring Street is proposed to be removed to permit construction access to the site and will be replaced. Additional street trees (Hills Weeping Fig) will be provided in the paved area between the carriageway and the steps up to the commercial building. Provision will be made for bike racks located between the new trees for 24 bikes.

1.8 DENISON STREET NORTH

The north section of Denison Street between the new cross street and Berry Street will largely retain its current arrangement with one-way traffic south to north, parking on the east side and existing car park access points and kerb lines retained. Proposed public domain improvements will be limited to repaving of footpaths and new street tree planting in the parking lane, with the aim of reinforcing the continuity with the rest of Denison Street to the south.

1.9 LITTLE SPRING STREET

Little Spring Street is primarily seen as a street for local vehicle and pedestrian movement and vehicle servicing/parking.

The southern section of Little Spring Street between the new east-west cross street and Spring Street is intended to be turned into a two-way street as part of the overall traffic planning for the development. This will require the removal of the existing on-street parking on this section of street. However, the new hotel lobby will open out onto Little Spring Street providing activation with a direct pedestrian bridge between the hotel and commercial building on level 1. A taxi drop-off bay is proposed for the hotel immediately outside the lobby on the east side of the street, which will require some alteration to the existing kerb lines.

The existing shared zone in Spring Street will be extended into Little Spring St past the hotel frontage. The carriageway will be raised up to footpath level, defined by bollards and paved in stone setts to reinforce pedestrian use of this area and the link at ground level between the new hotel and commercial buildings. Whilst opportunities for footpath widening are limited by vehicle turning / movement requirements, where possible the footpath on the west side of the street will be widened to provide greater pedestrian comfort and permit new street tree planting.

As above, the north section of Little Spring Street between the new cross street and Berry Street will largely retain its current arrangement with one-way traffic north to south, parking on the west side and existing loading access zones and kerb lines retained. Repaving of footpaths and new street tree planting in the parking lane are proposed to improve public domain amenity.

1.10 77-81 WALKER STREET FRONTAGE

The public domain frontage to the hotel on 77-81 Walker Street will be treated as part of the overall boulevard street character of Walker Street. One existing Plane tree in front of the hotel will require to be removed to permit construction access, however, this will be replaced as part of the public domain works. The other street trees along this section of street will not be impacted by the works and are proposed to be retained. The public footpath will be re-paved in sandstone in accordance with Council's public domain guidelines.

1.11 PAVING

The paving materials selected for the public domain will be simple and robust. All paving materials and workmanship will comply with all the relevant standards issued by the Standards Association of Australia, the Building Code of Australia and Policy Documents where relevant.

A hierarchy of paving treatments will be adopted with granite flagstones used for the key pedestrian spaces such as Denison Street Plaza, and the footpaths of the new east-west cross street, Spring Street and Denison Street south. Carriageways in shared zones (eg. the new cross street, Spring Street, the southern section of Little Spring Street and Denison Street south) are proposed to be paved in granite setts to match the material of the adjacent pedestrian areas. The proposed granite colour will complement the sandstone paving being used on major streets throughout North Sydney by Council. The flush kerbs used in shared zones would also be granite to be consistent with the paving.

Other laneways (Little Spring Street and Denison Street north) would have insitu concrete paving for the footpaths, concrete kerbs (new or existing) and asphalt (new or existing) for the carriageways and parking lanes.

The frontage to 77-81 Walker Street would be re-paved in sandstone in accordance with Council's public domain guidelines.

1.12 STEPS AND WALLS

Steps, whether at the main building entry staircase on Spring Street or to the raised lawn areas in Denison Street, will typically be of granite to match the adjacent paving. The oversize seating steps at the corner of Spring and Little Spring Streets are proposed as a special element as part of the public art strategy and will be of cut sandstone from the new building basement. Stainless steel handrails and tactile ground surface indicators will be provided to all steps in accordance with Australian Standards.

Landscape walls will consist of robust materials such as off-form concrete. Where possible, walls (eg. to the raised lawn areas in Denison Street Plaza) will be designed to have a dual use such as seating walls as well as retaining structures.

1.13 TREES AND PLANTING

Street trees will be used to provide visual amenity, improved microclimate, and a foil and sense of scale to the adjacent buildings. Opportunities for mass planting will be limited, but where it is used it will provide colour and texture, whilst being robust and low maintenance. The raised lawn areas in Denison Street Plaza will provide valuable green space and a place for informal outdoor seating.

The tree planting in Denison Street Plaza will be *Corymbia maculata* (Spotted Gum), an evergreen native tree with light foliage, a straight trunk and clear stem. *Platanus orientalis* 'Digitata' or Oriental Plane (a deciduous exotic species) will be used on the east side of Denison Street south to permit solar access whilst providing seasonal colour, form and texture to the space. In Spring Street, new street tree planting will be the dense evergreen native tree species *Ficus hillii* (Hills Weeping Fig). The new street tree planting in Denison Street North and Little Spring Street is proposed as *Tristaniaopsis laurina* 'Luscious' (Water Gum), a small to medium sized evergreen native tree.

1.13 FURNITURE

Proposed outdoor furniture will consist of a suite of elements that complement each other and have multiple of uses. By incorporating multi-purpose design elements for people with specific and varied needs, designed urban furnishings will bring style, practicality and increased range of motion to everyday life. Benches will be designed to become elements that are accessible, varied in form to suit a range of user types from children to the elderly, and promote social interaction. Landscape elements such as steps and walls will also be used to provide informal seating, especially for larger groups where bench seating is of limited use. Finally, the raised lawn areas in Denison Street Plaza will create different opportunities for sitting and gathering (eg. for workers at lunchtime), and possibly even for small-scale events.

Furniture elements will be robust and low maintenance, with timber used on seats for comfort combined with steel supports/frame, and stainless steel for more utilitarian furniture items such as bollards, bike racks and litter bins.

1.14 LIGHTING

Pedestrian lighting will be of sufficient levels to facilitate safe movement and meet the relevant standards. The lighting of the public streets will comply with the requirements of North Sydney Council, including compliance with the parameters shown in AS/NZS1158.1.1-1997.

Specialist feature lighting will be provided to light the various public spaces, incorporated into the design of the buildings, steps, walls, paving or other landscape elements. A major component will be the experience that various lighting effects will bring to provide feature and accent as well storytelling and information dispersal.

1.15 PUBLIC ART

One of the principles which will underlie the design of the Public Domain is the understanding that in our time, we must *actively make* our culture on a daily basis. This is a time in which we must re-write our contemporary mythologies, constructing and imbuing meanings consciously in everything we do and make, rather than “telling the same tale” in a tired way about our multiple cultures and our past as we give form to our human environment. We also approach this with the principle that culture is the work of whole peoples rather than the preserve of the anointed few, and that the residents and daily workers of North Sydney must have an active rather than a passive part to play in the giving of identity and content to the new cultural change.

Other principles which will provide the foundation for the development of the Public Domain include the effective utilisation of commissioned works of art to:

- contribute towards the wider public realm of the North Sydney CBD and form multiple, rich itineraries in streets, along pedestrian paths and within key public spaces;
- encourage social interaction among residents and workers;
- create visual focal points or “icons” which function as visual destinations and identity points; and
- respond to past and contemporary social and cultural history of the North Sydney area, preserving and amplifying the identity of this part of the city arising from its cultural history.

Public art is perceived to be part of the landscape or architecture rather than simply being placed objects. The opportunities for art fall into two broad categories: firstly, larger installation pieces located on or in the built form and secondly, more informal pieces integrated into the public domain. Refer to the Art Strategy Statement for 88 Walker Street and 77-81 Berry Street for further details.

1.16 ROOF GARDENS

There will be two roof garden spaces associated with the new commercial building, both located on the second floor (RL 68.90). The first of these located in the northern part of the building and is associated with the food court below. The roof garden is intended for use as an outdoor seating area and is accessed via stair or lift from the level below. A skylight will provide a visual connection and light down to the food court.

Whilst largely paved and open for tables and seats, planting will be used to provide enclosure, shelter and visual amenity. A planter will run along the northern edge of the roof terrace between the two stairs to provide privacy to the existing office behind. A maintenance walkway will be provided between the back of the planter and the offices. Planters will also be provided along the east and west sides of the roof garden providing enclosure and shelter for the outdoor seating, as well as announcing the roof garden to the street below.

The second roof garden is located on the western side of the commercial building and is associated with the adjacent conference rooms. It will provide a valuable outdoor space and amenity for tenants, and will receive late afternoon sun.

The roof garden will be accessed via stairs or ramp from the meeting rooms which will lead out onto a paved area with opportunities for outdoor seating. There will be a planter along the western edge of the garden, again to provide some shade and shelter, as well as amenity. The southern area of this roof garden will be more extensively planted as a green roof with no public access.

Planters will be raised up to provide adequate soil depths for both trees and shrubs. Species selected will be suited to growing in limited soil depths, exposure to wind, occasional periods of shade and sun, and will be both low water-use and low maintenance.

2.1 INDICATIVE MATERIALS SCHEDULE

Location	Element	Material	Finish
PAVING			
Denison Street Plaza	paving	granite flagstones	flamed
Denison Street south/ Spring Street/ Little Spring Street south/ new cross street	footpath paving kerbs (flush) carriageway	granite flagstones granite granite setts	flamed flamed flamed
Denison Street north/ Little Spring Street north	footpath paving kerbs (raised) carriageway	insitu concrete insitu concrete asphalt	washed aggregate extruded AC14 DG
Walker Street	footpath paving	sandstone	sawn
STEPS & WALLS			
Denison Street Plaza/ Spring Street	steps tactile ground indicators	granite stainless steel	flamed polished
Denison Street Plaza	walls	insitu concrete	class 2
FURNITURE			
Denison Street Plaza/ Spring Street/ new cross street	seat seat frame handrails bollards litter bins bike racks	hardwood timber galvanised, steel stainless steel stainless steel stainless steel stainless steel	sawn, clear oil painted polished linished linished linished

2.2 INDICATIVE PLANT SCHEDULE

Location	Botanic Name	Common Name	Size at Planting	Mature Size
STREET TREES				
Denison Street Plaza	Corymbia maculata	Spotted Gum	400L, 5.0x1.5m	20x5m
Denison Street south	Platanus orientalis 'Digitata'	Oriental Plane	400L, 4.5x2.0m	25x15m
Spring Street	Ficus hillii	Hills Weeping Fig	400L, 4.5x2.0m	20x10m
Denison Street north/ Little Spring Street	Tristanopsis laurina 'Luscious'	Water Gum	200L, 3.5x1.5m	8x3m
Walker Street	Platanus orientalis 'Digitata'	Oriental Plane	400L, 4.5x2.0m	25x15m
ROOF GARDEN TREES				
Food Court /	Magnolia 'Exmouth'	Bull Bay Magnolia	400L, 3.5x1.5m	8x4m
Conference Room	Elaeocarpus reticulatus	Blueberry Ash	200L, 2.5x1.0m	6x3m
ROOF GARDEN SHRUBS				
Food Court /	Phormium tenax	NZ Flax	25L, 750x600mm	1.2x1.5m
Conference Room	Dietes grandiflora	Wild Iris	5L, 400x300mm	0.8x0.5m
	Lomandra 'Tanika'	Mat Rush	5L, 400x300mm	0.6x0.5m
	Dianella cv	Dianella	5L, 400x300mm	0.5x0.4m
	Cordyline australis cv	Cordyline	25L, 900x300mm	1.5x0.5m



Indicative Landscape Public Domain Plan



VPA Public Domain Plan

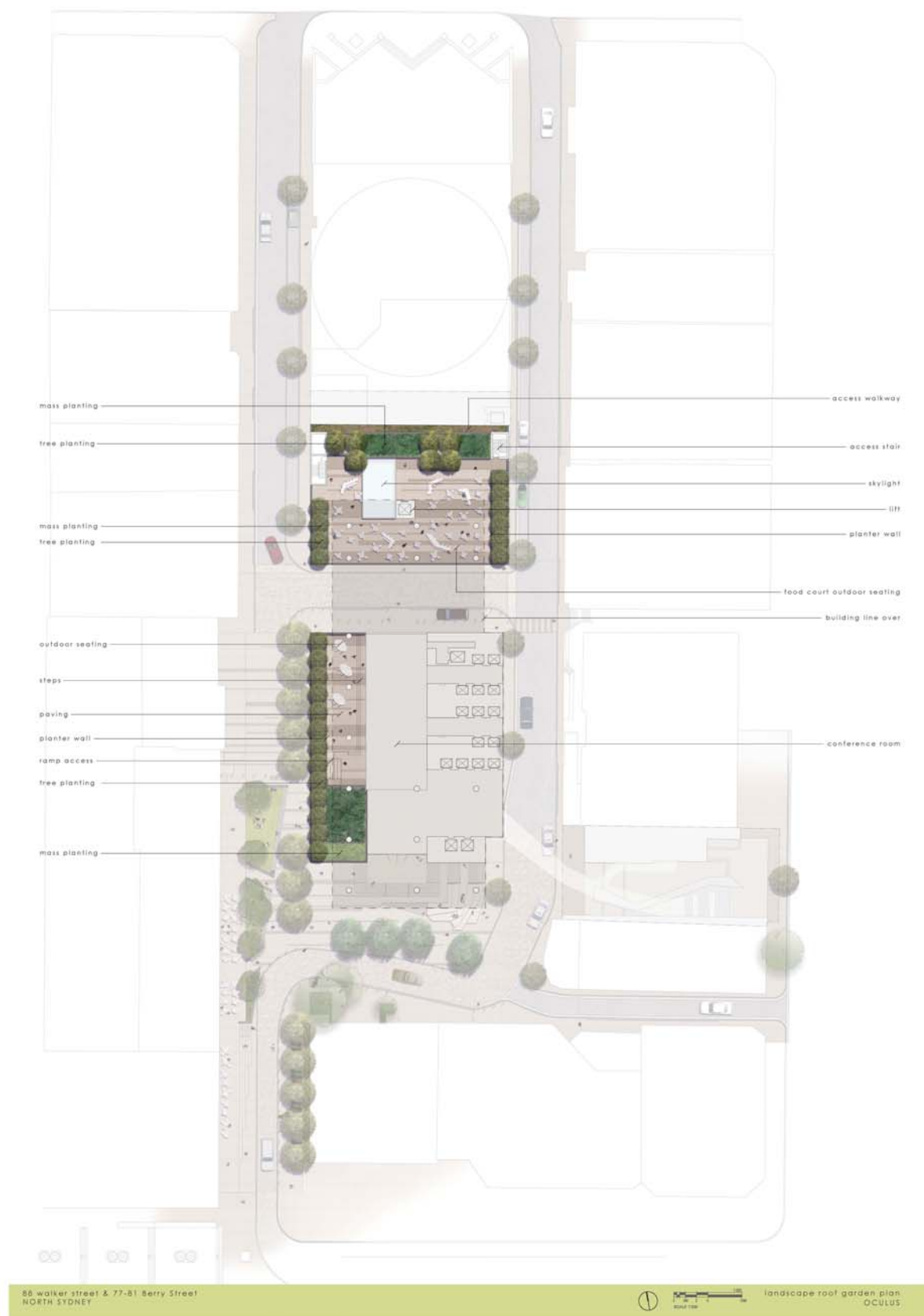


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NORTH SYDNEY



landscape sections
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Landscape Sections



Landscape Roof Garden Plan