

100 MOUNT STREET, NORTH SYDNEY

Prepared on behalf of
Laing O'Rourke & Delmege

PUBLIC DOMAIN DESIGN REPORT

Revision C
14 July 2009

OCULUS

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1.1 INTRODUCTION

This report has been prepared to describe the public domain associated with the proposed development of 100 Mount Street, North Sydney. In particular, it seeks to address Key Issue 5 - Public Domain of the Director General's requirements, 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);
- Relationship to and impact upon existing public domain; and
- Provision of linkages with and between other public domain spaces including access rights, openness to sky, legibility and "safer by design" (CPTED) issues.

Other relevant issues identified in the Director General's requirements include Key Issue 2 which requires that the design of the 100 Mount Street development relate to the proposed design of the adjoining development at 88 Walker and 77-81 Berry Street in order to ensure a "coordination of outcomes to the public domain are achieved", and Key Issue 3 which requires the Environmental Assessment to demonstrate that the property to the west at 80-84 Mount Street can be integrated into the development in the future.

1.2 OVERVIEW

The 100 Mount 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 itself is bounded by Spring Street to the north, Mount Street to the south, Walker Street to the east, and an existing commercial building at 80-84 Mount St which fronts onto Denison Street to the west.

The streets and laneways surrounding the site form an important part of the local vehicular and pedestrian movement network. Walker Street is an important sub-arterial road which connects to the Pacific Highway to the south. Mount Street forms a major pedestrian link between Walker Street to the east and Miller Street / Pacific Highway to the west. In addition, pedestrians use Spring Street to move between Walker Street and Denison Street / the MLC Centre / Tower Square / Mount Street. Denison Street is used as a north-south link between Mount Street and Spring Street, and beyond to Berry Street. There are also a series of diagonal pedestrian movements which use these laneways and through-site links. The pedestrianised section of Mount Street between Denison Street and Miller Street / Pacific Highway forms an important public domain space within the North Sydney CBD.

Levels are a significant issue with a general change in level across the site from west to east and to a lesser extent from north to south. Thus Mount Street and Spring Street slope quite steeply west-east from Denison Street to Walker Street. Spring Street itself rises steeply from the intersection with Little Spring Street to Denison Street. There is currently a high 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: Spring Street east-west, Denison Street north-south and Mount Street west-east. There is an existing 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.

Mount Street has short-term car parking along both sides: 45 degree parking on the north side and parallel parking on the south. There is also motorcycle parking along the south side of Denison Street between Spring Street and Mount Street.

Mount Street forms an important east-west pedestrian link and is highly activated, especially at the beginning and end of working days and at lunchtime. Mount Street Plaza (the pedestrianised section) between Denison Street and Miller Street / Pacific Highway forms an important public domain space and is particularly well used at lunchtime by local workers. The laneways of Spring Street and Denison Street 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, Spring Street is dominated by traffic with a resultant poor quality public domain. Footpath widths are narrow in places and considerable lengths of street frontage on the south side 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 and subject to wind tunnelling and down-draughts. Mount Street does receive morning and afternoon sun and has the most amenable microclimate of the streets and laneways surrounding the site.

Existing vegetation is predominantly limited to street trees. Mount Street has street tree planting of Plane Trees on both sides. There are large mature specimens on the north side, one near the corner with Denison Street (approx 25m high x 15m spread), and another near Walker Street (approx 25m high x 12m spread). Between these, the Plane trees are smaller, less mature and somewhat affected by being located between awnings and the road kerb. There are two existing mature Plane trees on Spring Street, one near the corner with Little Spring Street (approximately 20m high x 10m 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. There is also another semi-mature Plane tree located along the Walker Street frontage between Mount Street and Spring Street.

1.3 DESIGN APPROACH

The design of the public domain needs to work on a number of levels:

1. The public domain works to the footpaths surrounding the site and within the site boundary from the building to the kerb line on Mount, Walker & Spring Streets;
2. The interface with the wider public domain of the local area, including Walker, Spring, Denison and Mount Streets as a whole ie. an indicative public domain master plan; and
3. The linkages with and between other public domain spaces and the pedestrian network of North Sydney based upon the principles, approach and strategies contained in the North Sydney Centre Public Domain Strategy.

The public domain plan submitted as part of this planning submission shows only the first level of public domain works ie. between the building line and the existing kerb line immediately adjacent to the site. However, it is recognised that it is necessary to consider the interface with the wider public domain as noted in the DG's requirements, and that there may be public domain works over and above this implemented as part of the development at the discretion of Council and covered by a S94 contribution.

It is intended that the new/improved public domain associated with the development of 100 Mount Street will be well defined, integrated and accessible. It will comprise a variety of urban spaces both within the site boundary and the adjacent public domain footpaths. The public domain will provide ample opportunities for people to interact by creating spaces that reflect different uses, whether they are areas for outdoor seating associated with retail uses, gathering areas associated with the commercial lobby, transitional spaces or areas to simply sit and watch. The key public domain spaces and interfaces associated with the development are discussed in more detail below.

1.4 MOUNT STREET

Mount Street forms an important part of the public domain network within North Sydney being both a major east-west pedestrian link and at its western end (Mount Street Plaza) a key pedestrianised public space. As part of the development, it is intended to re-pave the footpath adjacent to the site either in sandstone to Council's standard or a similar looking granite. This is will be extended back to the building line of 100 Mount Street which is set back at ground level to provide a seamless integration of public and private space.

At-grade access will be provided to the commercial lobby and retail tenancies from the street to the maximum extent possible. Where the existing slope of the street will not permit this, walls with a frameless glass balustrade will be used to deal with the change in level. The changes in level between the frontage of 80-84 Mount Street and the western-most retail tenancy and between this retail frontage and that of the commercial lobby will be accommodated by two planters perpendicular to the building. These will have dense evergreen hedge planting with a frameless glass balustrade as edge restraint. The two best of the existing Plane trees on the north side near the corners with Denison Street and Walker Street respectively would be retained. The other four existing Plane trees between these adjacent to the site are proposed to be removed as part of the development and replaced with four new trees in the footpath.

1.5 SPRING STREET

The eastern section of Spring Street will remain largely as a laneway catering for pedestrian and vehicle movement / servicing. Vehicle access and loading requirements will be consolidated into one single car park entry/exit and one loading dock, well separated from each other. The footpath would be paved in concrete reflecting the secondary nature of the laneway and to deal with vehicle crossings. Additional street trees (Hills Weeping Fig) are proposed on the south side of the street near the corner with Walker Street and near the loading dock entry. The western section of Spring Street will be maintained as a shared zone with a raised carriageway defined by bollards and flush kerbs. Vehicle access to the existing car park entry, loading dock and substation of 80-84 Mount Street on the south side of the street will be maintained.

1.7 WALKER STREET

The public domain frontage to the site on Walker Street will be treated as part of the overall boulevard street character of Walker Street. The one existing Plane tree in the footpath will be retained and supplemented by three new trees to improve the amenity of the street and provide greater wind protection. The setback of the building at ground level and active retail uses will provide the opportunity for outdoor seating. The public footpath will be re-paved in sandstone in accordance with Council's public domain guidelines. This is will be extended back to the building line within the property boundary for continuity.

1.8 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. The frontage to Walker Street would be re-paved in sandstone in accordance with Council's public domain guidelines. Elsewhere, a hierarchy of paving treatments will be adopted with stone used for the key public domain footpaths such as Mount Street. This would either be sandstone in accordance with Council's public domain guidelines for major streets or granite of a colour that will complement this. Spring Street would have insitu concrete paving for the footpaths reflecting its nature as a secondary public domain laneway.

1.9 STEPS AND WALLS

The steps at the main entry to the commercial lobby off Mount Street will typically be of stone to match the adjacent paving. Stainless steel handrails and tactile ground surface indicators will be provided to all steps in accordance with Australian Standards.

Landscape walls such as the raised planters on the Mount Street frontage will consist of robust materials such as off-form concrete.

1.10 TREES AND PLANTING

Street trees will be used to provide visual amenity, improved microclimate (particularly wind protection), and a foil and sense of scale to the adjacent buildings.

Platanus orientalis 'Digitata' or Oriental Plane (a deciduous exotic species) will continue to be used along Walker Street and Mount Street to permit solar access whilst providing seasonal colour, form and texture to the streets / spaces. In Spring Street, solar access is less of benefit as the street is largely shaded by buildings, however, wind is an issue. New street tree planting will be the dense evergreen native tree species *Ficus hillii* (Hills Weeping Fig).

Opportunities for mass planting will be limited, but where it is used it will provide colour and texture, whilst being robust and low maintenance. Two projecting raised planters with dense evergreen hedge planting are proposed on the south side of the building to deal with level changes between retail tenancies.

1.11 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 functionality 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.

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 handrails, bollards, bike racks and litter bins.

1.12 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 external areas associated with the new building, incorporated into 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.

1.13 PUBLIC ART

Public art forms an important constituent of the public domain and is a key strategy of the North Sydney Centre Public Domain Strategy. One of the principles which should 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 all of the people 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.

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.

1.14 LEVEL 8 ROOF TERRACE

The roof terrace located on level 8 of the building is associated with the upper retail situated on level 7. The roof terrace is intended for use as an outdoor seating area for the retail (possibly a bar or restaurant) and is accessed from the level below via stair or lift which emerge as a simple glass box. The terrace will be enclosed by a 1.5m high glass balustrade that will provide an edge restraint and protection from wind.

Whilst largely open for tables and chairs, planting will be used to provide partial enclosure, shelter and visual amenity, as well as announcing the terrace to the street below. A number of oval-shaped planters are proposed forming organic elements within the space and also functioning as seats. These will be constructed of steel and/or concrete with timber seats. Planting will consist of small evergreen trees with low ground cover below. The ground plane will consist of hardwood timber deck.

1.15 LEVEL 20 SKY GARDEN

The level 20 sky garden is accessed from the adjacent office space and is intended for use as an outdoor seating area. The proposed design will use a similar design language to the level 8 terrace with a timber deck and raised planters with seating edges planted with small evergreen trees and low ground cover. In this case, the edge of the deck and glass balustrade will be set back from the building edge with the zone between paved in pebbles.

On both the level 8 and level 20 roof terraces, 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.

1.16 POTENTIAL WIDER PUBLIC DOMAIN IMPROVEMENTS

It is important that there is a future vision for the public domain surrounding the site based upon the principles, approach and strategies contained in the North Sydney Centre Public Domain Strategy. This will include how this links with other spaces and fits into the wider pedestrian network of North Sydney, as well as considering the adjacent development at 88 Walker and 77-81 Berry Street, and the future integration with the property at 80-84 Mount Street. It is acknowledged that achieving such an extent of public domain improvements will involve a staged approach over time.

The public domain strategy needs to work in conjunction with the traffic strategy for the local area in order to improve the quality of the public domain. The key potential moves in this regard include:

- to make the section of Mount Street between Denison Street and Walker Street a shared zone as a continuation of the existing shared zone in Denison Street;
- to replace the existing 45 degree parking on the north side of Mount Street with parallel parking and remove the existing parallel parking from the south side, thereby increasing footpath widths on both sides;
- to centre the carriageway of the section of Spring Street between Walker and Little Spring Streets between the buildings so that the footpath on the north side can be widened; and
- to retain the existing shared zones in the section of Spring Street between Little Spring and Denison Streets and in Denison Street between Spring and Mount Streets.

These potential changes to the current traffic planning have been driven by the desire to improve the quality of the public domain, particularly in Mount Street, by removing some of the on-street parking, widening the footpaths on both sides, and extending the existing shared zones in Spring Street and Denison Street into Mount Street. These shared zones would have flush kerbs and a higher quality paving treatment with the vehicle route defined by bollards. This will provide the opportunity to increase the public use, activation and amenity of the section of Mount Street between Denison and Walker Streets, and further enhance Mount Street as a key public domain space in North Sydney.

The south section of Denison Street receives some afternoon sun resulting in a more amenable microclimate than the other public domain footpaths surrounding the site. It is also less impacted upon by loading requirements than other sections of laneway and connects to the south to the existing pedestrian plaza and the possible future shared zone in Mount Street. It also has the potential to be activated by ground level retail on the east side should the property at 80-84 Mount Street be developed in the future, including possible outdoor seating associated with cafes or restaurants.

The potential future upgrade to Denison Street would 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. These potential public domain improvements may include re-paving, removal of the existing 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.

Spring Street west of Little Spring Street through into the southern section of Denison Street would likely remain as a shared zone to reinforce pedestrian use. 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. However, the potential future integration of the development of 100 Mount Street with the property at 80-84 Mount Street, may enable the creation of active frontage on this corner with potential outdoor seating and associated public domain improvements. The eastern section of Spring Street will remain largely as a laneway catering for pedestrian and vehicle movement and servicing.

The potential public domain improvements to the section of Mount Street between Denison and Walker Streets would include removing some of the on-street parking, widening the footpaths on both sides, and making this section of street a shared zone. Whilst it is not possible to fully pedestrianise this section of Mount Street and Mount Street Plaza further west would remain the primary public domain space, the creation of a shared zone and widening of the footpaths would have significant public domain benefits in terms of providing greater opportunities for activation and more intense / diverse use. It is proposed that the street, once made into a shared zone, would have a reduced carriageway width defined by bollards and flush kerbs, and would be paved in stone setts to emphasise pedestrian use and slow vehicle speeds.

There would also be the opportunity for further public domain improvements in the future to Mount Street Plaza to the west and Elizabeth Street Plaza to the south. This may include repaving in stone to match the paving used further east, additional tree planting, replacement street furniture and public art.

As requested by the Department of Planning, the public domain strategy for the development at 100 Mount Street needs to demonstrate a coordinated approach with the proposed development at 88 Walker Street and 77-81 Berry Street. As such, an indicative public domain plan has been prepared showing the potential public domain improvements and the linkages associated with both developments.

2.1 INDICATIVE MATERIALS SCHEDULE

<u>Location</u>	<u>Element</u>	<u>Material</u>	<u>Finish</u>
PAVING			
Walker Street	footpath paving	sandstone	sawn
Mount Street	footpath paving	granite or sandstone	flamed sawn
Spring Street	footpath paving	insitu concrete	washed aggregate
STEPS & WALLS			
Generally	steps	granite or sandstone	flamed sawn
	tactile ground indicators	stainless steel	polished
	walls	insitu concrete	class 2
FURNITURE			
Generally	bench seats	hardwood timber galvanised mild steel	sawn, clear oil painted
	handrails	stainless steel	polished
	bollards	stainless steel	linished
	litter bins	stainless steel	linished
	bike racks	stainless steel	linished

2.2 INDICATIVE PLANT SCHEDULE

Location	Botanic Name	Common Name	Size at Planting	Mature Size
STREET TREES				
Walker Street	Platanus orientalis 'Digitata'	Oriental Plane	400L, 4.5x2.0m	25x15m
Mount Street	Platanus orientalis 'Digitata'	Oriental Plane	400L, 4.5x2.0m	25x15m
Spring Street	Ficus hillii	Hills Weeping Fig	400L, 4.5x2.0m	20x10m
GROUND LEVEL SHRUBS				
Raised planters	Syzygium cv	Lillypilly	45L, 750x300mm	1.2x0.5m
LEVEL 8 ROOF TERRACE & LEVEL 20 SKY GARDEN TREES				
Level 8 Roof Terrace	Magnolia 'Little Gem'	Magnolia cv.	200L, 2.0x1.0m	5x2m
	Elaeocarpus reticulatus	Blueberry Ash	200L, 2.5x1.0m	6x2m
Level 20 Sky Garden	Cupaniopsis anarcardioides	Tuckeroo	200L, 2.5x1.5m	7x3m
LEVEL 8 ROOF TERRACE & LEVEL 20 SKY GARDEN SHRUBS				
Level 8 Roof Terrace	Cordyline australis cv	Cordyline	25L, 900x300mm	1.5x0.5m
	Cycas revoluta	Cycad	25L, 600x450mm	1.2x1.5m
	Liriope 'Royal Purple'	Liriope cv.	2.5L, 250x200mm	0.3x0.3m
	Phormium tenax	NZ Flax	25L, 750x600mm	1.2x1.5m
	Trachelospermum jasminoides	Star Jasmine	5L, 200x300mm	0.4x0.5m
Level 20 Sky Garden	Carpobrotus glaucescens	Giant Pigface	2.5L, 200x150mm	0.15x0.3m
	Convolvulus cneorum	Silverbush	2.5L, 300x200mm	0.3x0.5m
	Gazania tomentosa	Gazania	2.5L, 200x150mm	0.2x0.4m
	Osteoseprum cv.	Cape Marigold	2.5L, 250x200mm	0.3x0.5m

Public Domain Plan (100 Mount Street)

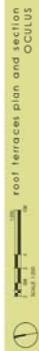
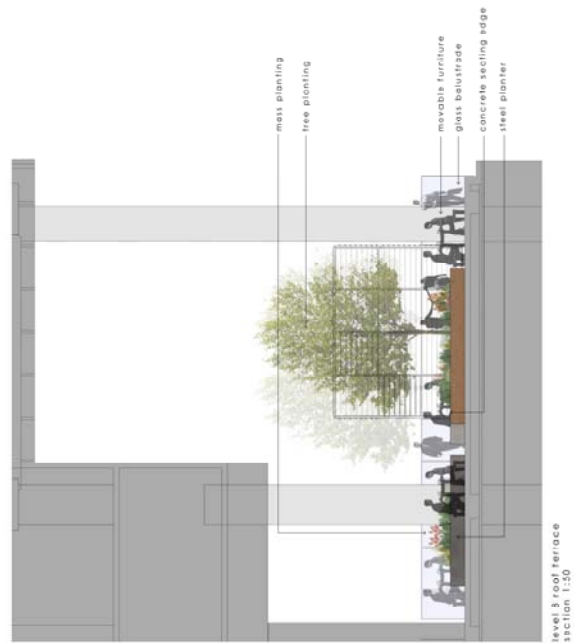
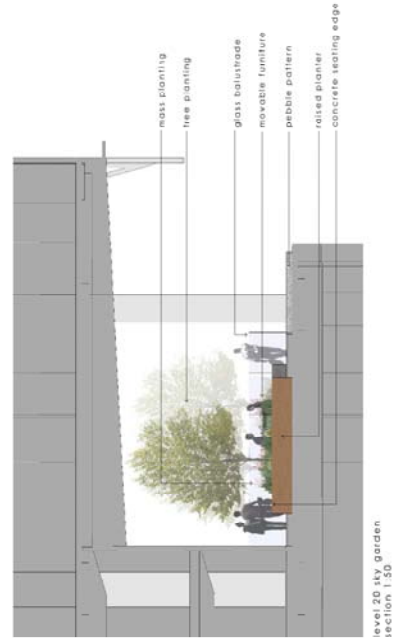
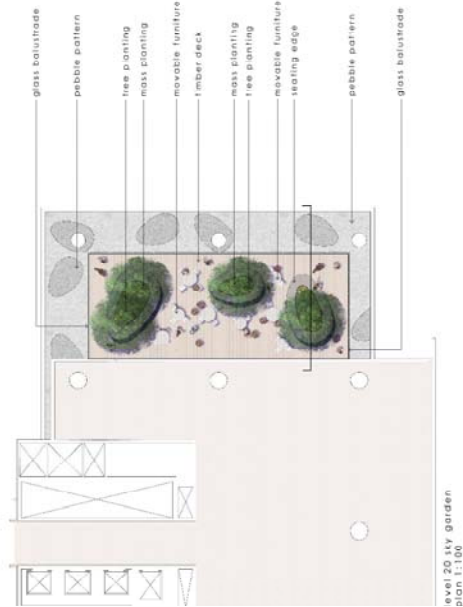


public domain plan
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100 mount street
NORTH SYDNEY

Level 8 Roof Terrace & Level 20 Sky Garden Landscape Plans & Sections



Public Domain Sections (100 Mount Street)



Indicative Public Domain Strategy Plan (100 Mount Street & 88 Walker/77-81 Berry Streets)



berry street

denison street

little spring street

77-81 berry street

88 walker street

spring street

100 mount street

mount street

walker street

pacific hwy

