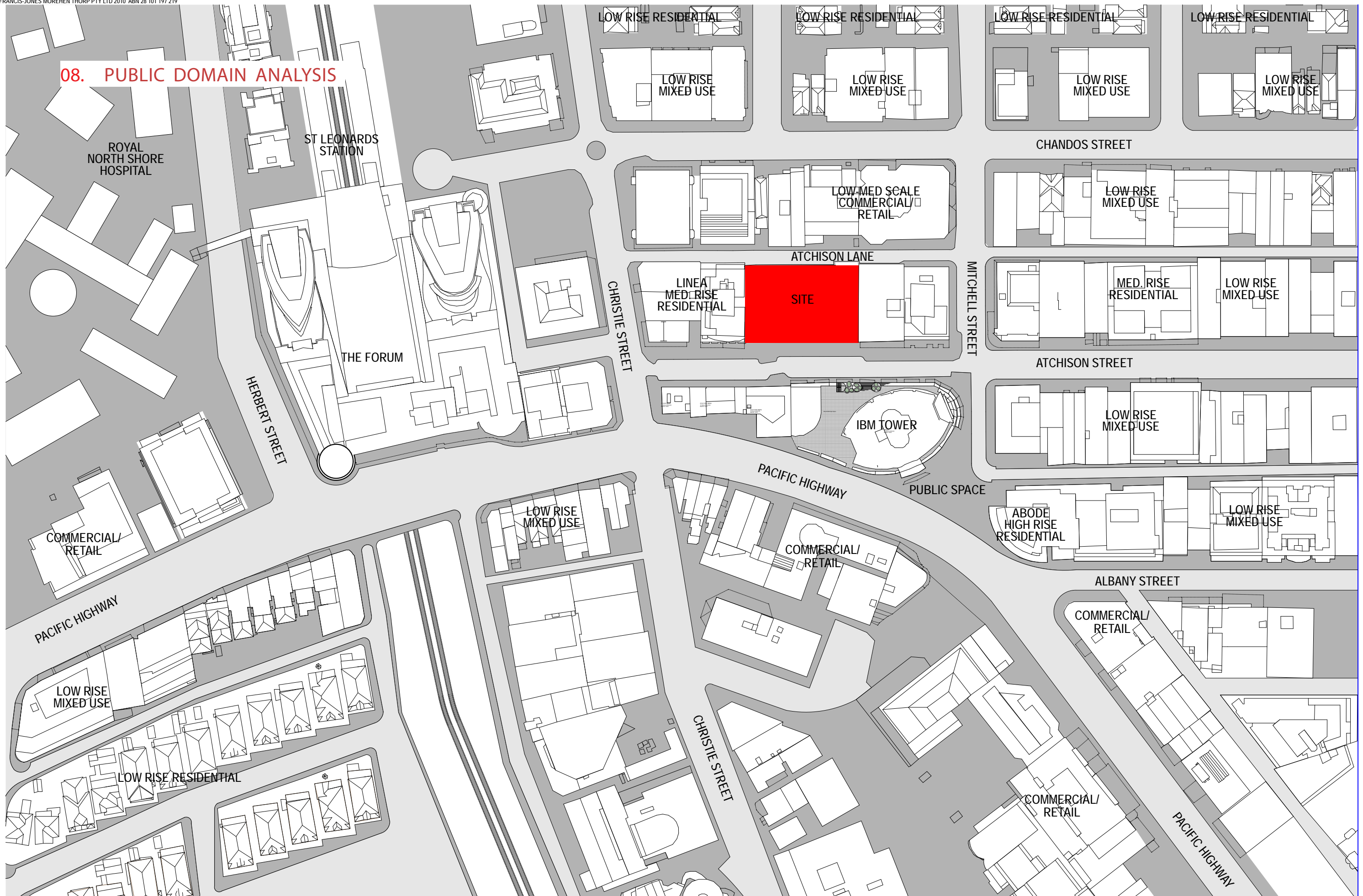
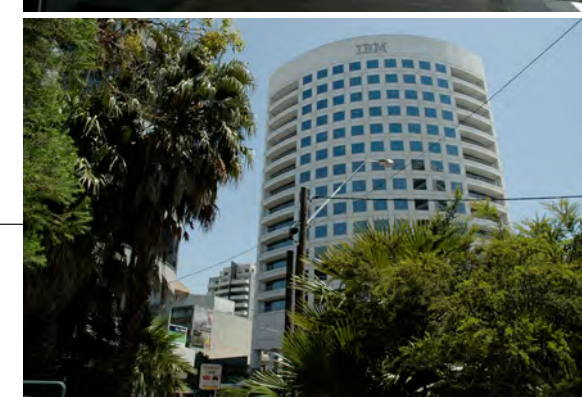
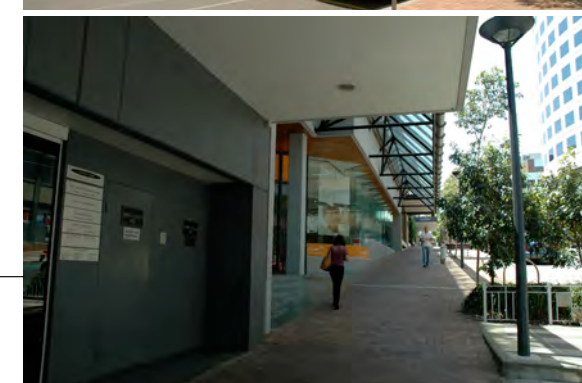
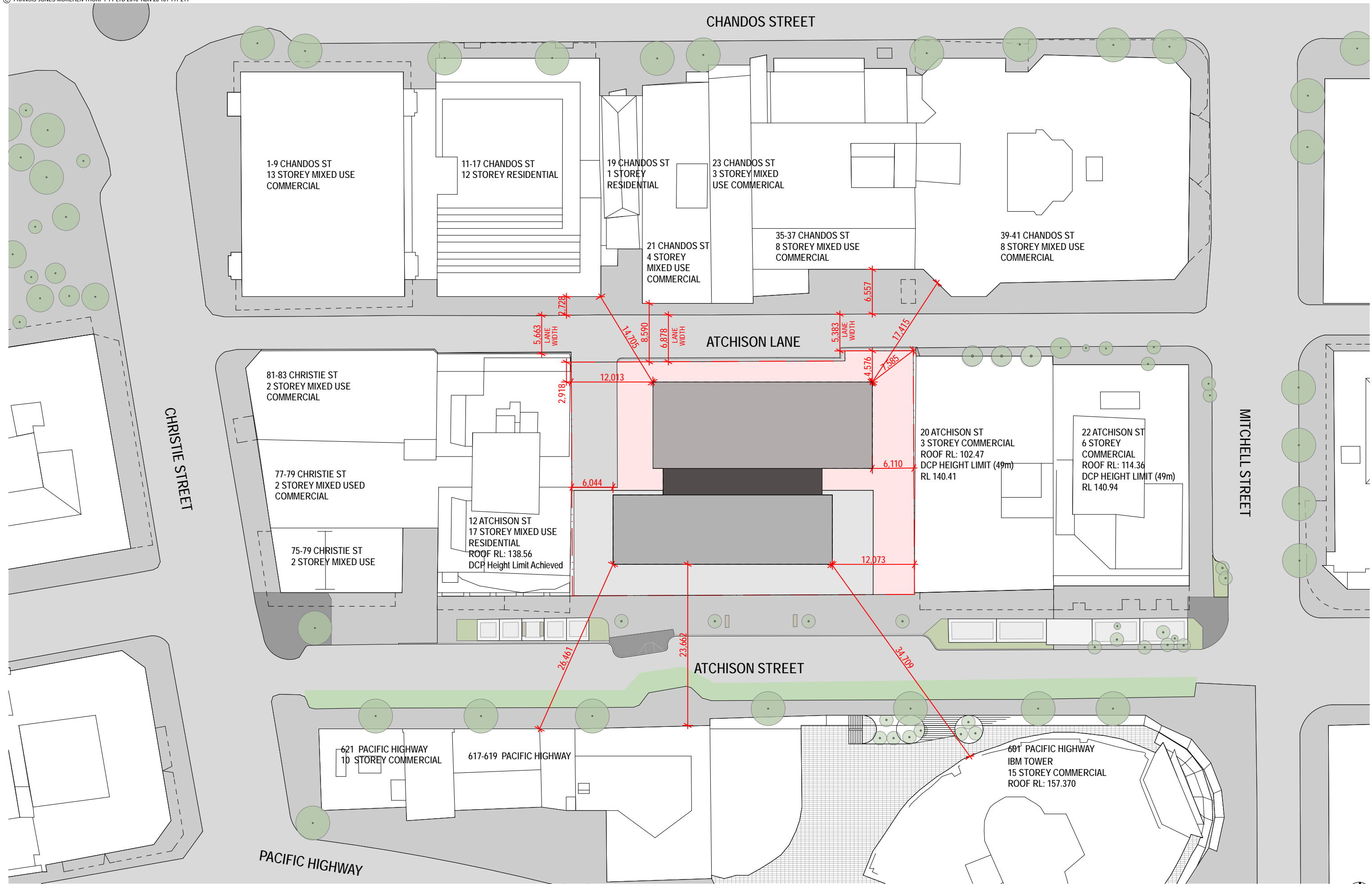
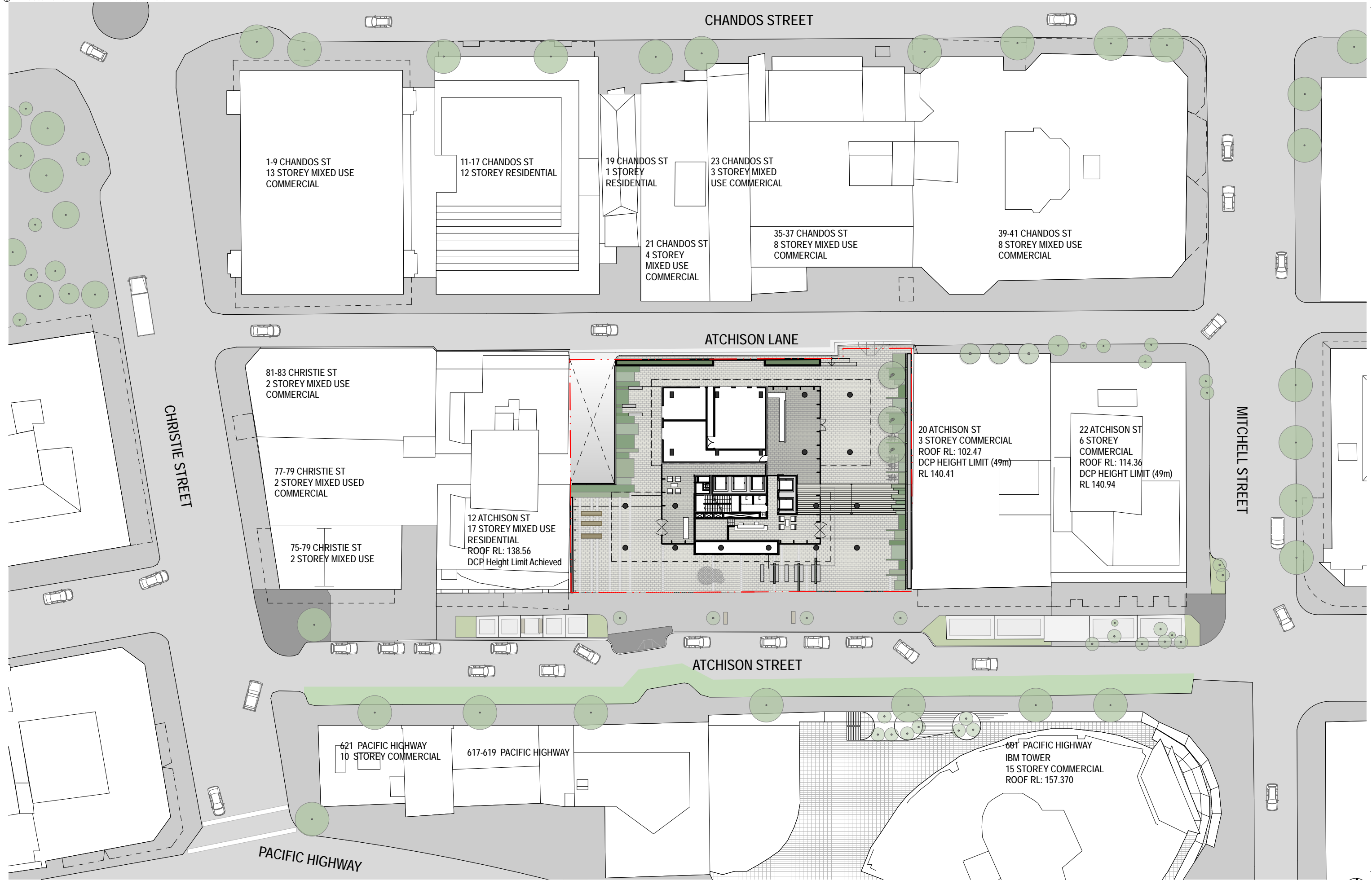


08. PUBLIC DOMAIN ANALYSIS









SITE PLAN

1:500 @ A3

SEPTEMBER 2010

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

ATCHISON STREET MIXED-USE DEVELOPMENT - ENVIRONMENTAL ASSESSMENT REPORT

PA-110-01

ATCHISON STREET WEST MASTERPLAN DESIGN PRINCIPLES

The proposed development has adopted the masterplan design principles in the treatment of the public open space and precinct upgarde. The mixed use function of the proposal revises the use of the site from that of a typical mid block walled low rise commercial development, to a residential and retail use which will be a recreation and entertainment destination. This proposal is in keeping with the objectives of the masterplan.

The following extract from the masterplan articulates the characteristics, objectives and aspirations for the precinct:

“Sense of Place - The treatment of Atchison Street West will provide and enhance a sense of place. In its current form Atchison Street West is wide, open and lacking intimacy or enclosure of any sort. It is primarily a street for vehicles and a thoroughfare for pedestrians

Gateway - Gateways are boundary markers that help identify this distinct neighbourhood. They are the point where people first observe and experience the “sense of arrival” in St Leonards. The locations of the gateways into Atchison Street were based on where the largest traffic volumes pass by and access into the area. The gateways will reinforce the existing distinct identity with strong visual elements in an attractive setting

Visual Amenity - Improve the visual amenity in Atchison Street though the replacement of pavement, service rationalisation, new furniture and planting of street trees.

Footpath extension - Widened footpaths along the entire length of Atchison Street West will improve the pedestrian movement; provide outdoor dining and increased tree planting.

Outdoor Dining - Activities that encourage people to socialise and spend time in the public domain are encouraged. Allowances for outdoor dining has been catered for in dining bays in the form of platforms. The dining bays create separate spaces away from the ordinary pedestrian flow. This will provide cultural ‘heart’ or focal point for Atchison Street and engender a sense of community ownership

Connectivity - Atchison Street West will provide visual connectivity and a continuous pedestrian circulation network through St Leonards. The design principle will ensure that all areas have open surveillance and be accessible to pedestrians of all abilities.

Passive Recreation - Spaces within Atchison Street West will be designed to attract users for gathering and general passive recreational activities. Two mini-plaza areas will be designed to maximizes solar aspect, whilst also providing shade, shelter from prevailing winds, a quiet retreat from a busy lifestyle and a pleasant place to sit and enjoy.

Improved Pedestrian Environment - Encouraging pedestrian access assists in the reduction of car dependency, promotes equal access and increases the opportunity for social exchange and community life. To ensure the pedestrian environment is safe and secure design elements were included through traffic calming, footpath widening, appropriate landscape treatments and improved lighting and visibility.

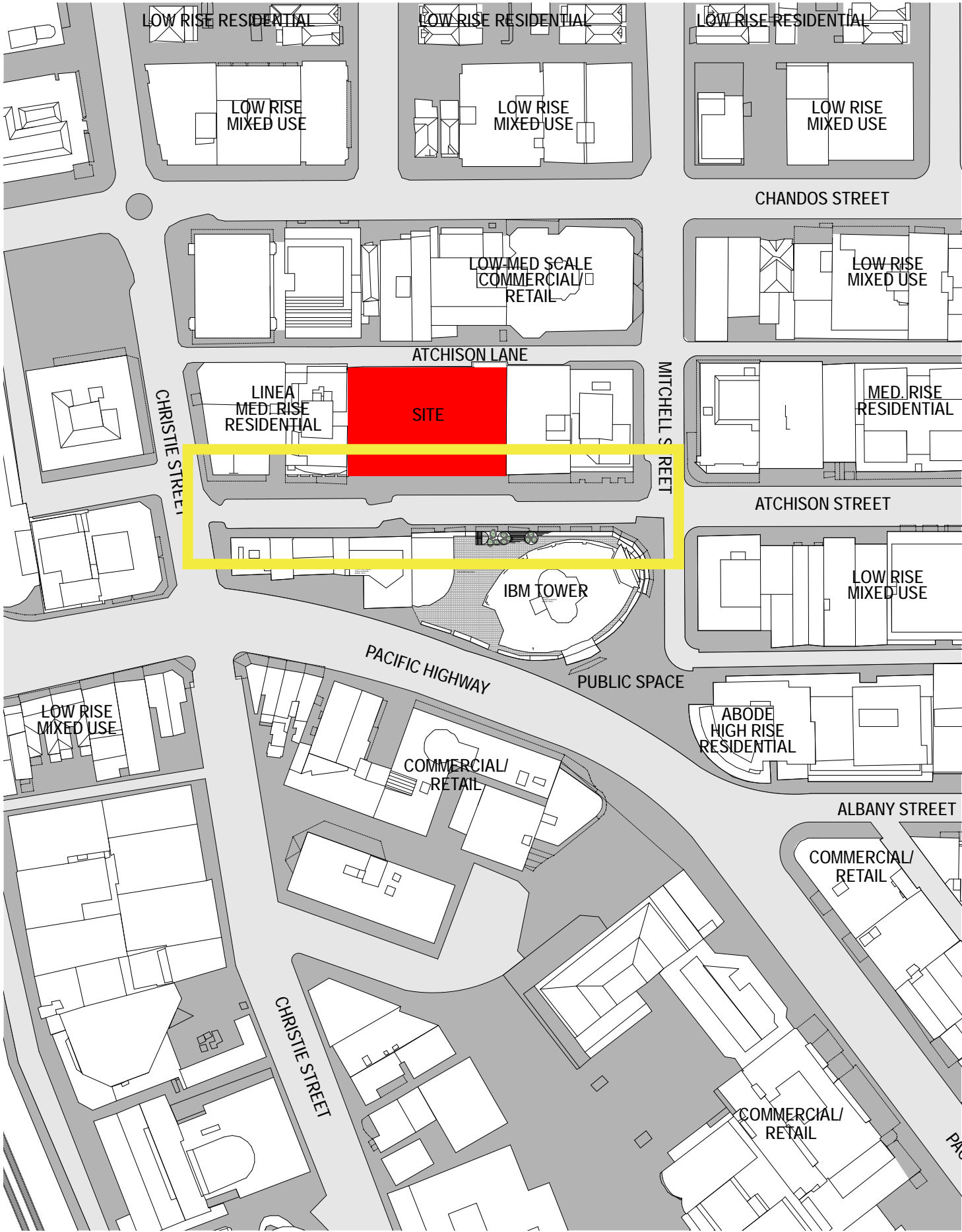
Bicycle Routes - Bicycles will be encouraged as an alternative means of transport and will compliment and link with the existing regional cycle network. The bicycle lane will be

marked appropriately, precinct site sections

Vehicle Movement - Vehicle movement should be considered in terms of road function hierarchy, pedestrian activity patterns and safety. By undertaking traffic calming on Atchison Street it will encourage vehicles to reduce speeds and provide a pleasant and safe pedestrian environment.

New Lighting - Lighting adds another dimension to the experience of a place. The manipulation of light and darkness can transform the place into a new environment. As more residents enter St Leonards, the activity at night will increase in line with the opening of new restaurants/ cafes in the street. The new lighting will assist in providing for a safe environment, without causing an excess of light spill into residential properties. The lighting design will provide an atmosphere that will make people want to use public spaces and also must prove synergy with the design vision

Public Art - Public art will form an integral part of the environment in the streetscape it will entertain and engage. Art will be in the form of a vine sculpture on the corner of Christie Street and Atchison Street. An additional art form will be found on the corner of Atchison and Mitchell Street and may be in the form of sculpture, mosaics or light. The art will also provide a gateway into Atchison Street.”²



² http://www.northsydney.nsw.gov.au/resources/documents/Masterplan_Atchison_Street_West.pdf

