

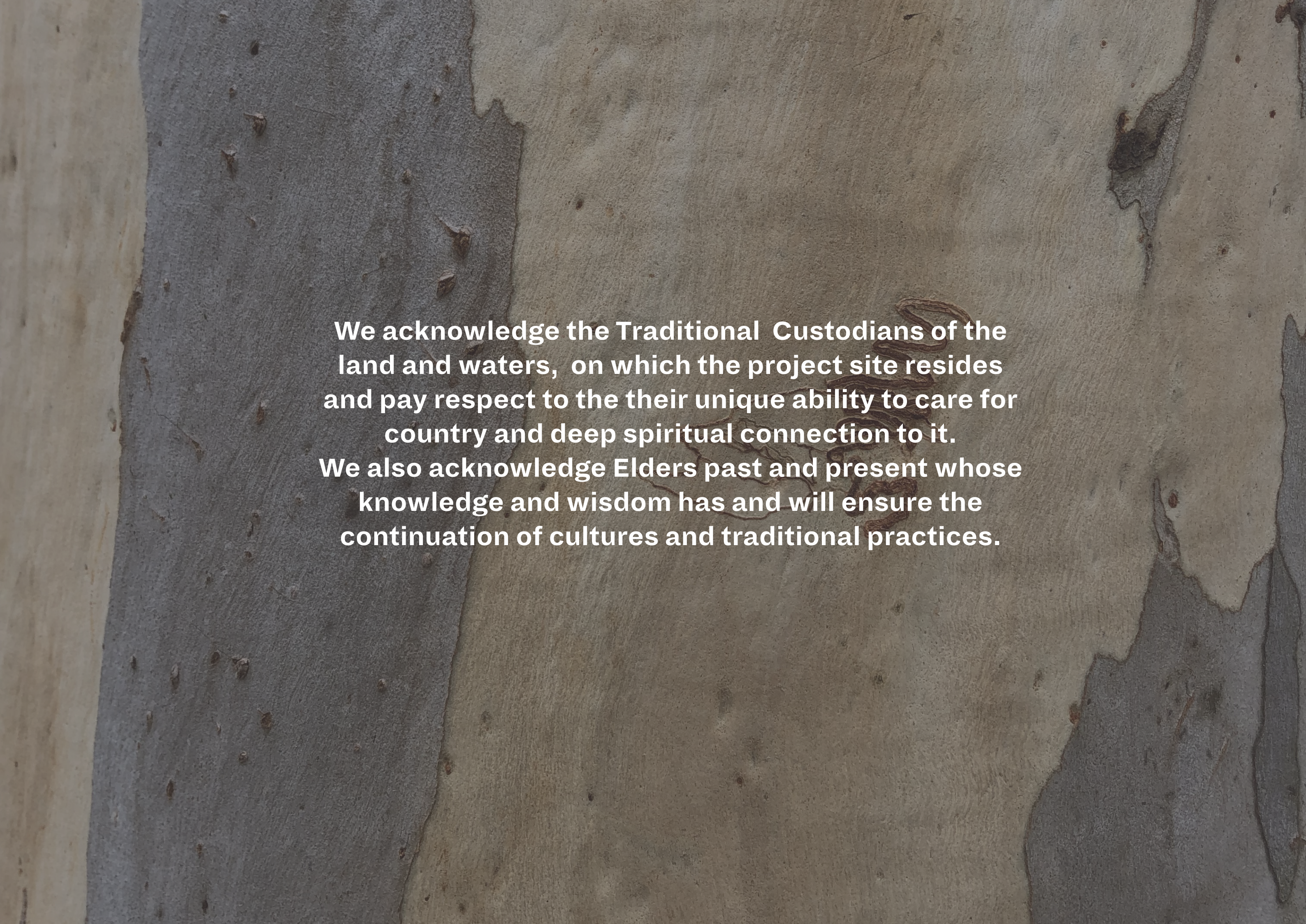


524-542 PACIFIC HIGHWAY
ST LEONARDS

DESIGN EXCELLENCE
PUBLIC SPACE PLAN AND LANDSCAPE DESIGN REPORT
OCTOBER 2023 - REVISION F

homej
OCULUS
DKO

FCAD
Fellingham Consultancy and Design

The background of the image is a close-up photograph of tree bark. The bark is light-colored, possibly grey or off-white, and shows signs of weathering and peeling. There are several dark, irregular patches where the bark has chipped away, revealing a darker, reddish-brown inner layer. The texture of the bark is rough and uneven. The text is overlaid in the center of the image in a white, sans-serif font.

We acknowledge the Traditional Custodians of the land and waters, on which the project site resides and pay respect to the their unique ability to care for country and deep spiritual connection to it. We also acknowledge Elders past and present whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

PUBLIC SPACE PLAN AND LANDSCAPE DESIGN REPORT
PREPARED BY

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ISSUE	DATE	PREPARED BY	REVIEWED BY	COMMENT
A	26.09.2022	AS	RJ	For Coordination
B	30.09.22	AS	RJ	For DA Submission
C	16.12.22	AS	RJ	For DA Submission
D	14.09.23	AS	RJ	For DA Submission
E	22.09.23	AS	RJ	For DA Submission
F	30.10.23	AS	RJ	For DA Submission



01 PUBLIC SPACE PLAN

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- Rooftop Amenity
- Combined Landscape Plan

01. PUBLIC SPACE PLAN

Project Description

This Landscape Design Report is submitted to the Department of Planning and Environment (DPE) in support of a concurrent State Led Rezoning and State Significant Development Application (SSDA) for a new mixed-use development, comprising build-to-rent housing, affordable housing and short term accommodation uses at the Telstra Exchange Site at 524-542 Pacific Highway, St Leonards (the site).

The proposed development will specifically comprise the following:

- Site preparation and excavation.
- Retention and integration of the existing Telstra Exchange Building;
- Construction of a new 42-storey mixed-use development, comprising:
 - 21,472m² of build-to-rent housing across 31 storeys, including 272 dwellings;
 - 3,840m² of non-residential space within an 8 storey podium used for the purposes of short stay accommodation, including;
 - 721m² of affordable housing across 1 level, within the podium, delivering a total 10 dwellings to be managed as part of the build to rent development
 - 2,014m² of community amenity facilities throughout the building.
- Residential lobby accessed via Christie Street and separate commercial use lobby accessed via Pacific Highway;
- Podium car parking and loading area with vehicular access via Christie Street, comprising a 48 space car stacker;
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities services as required.

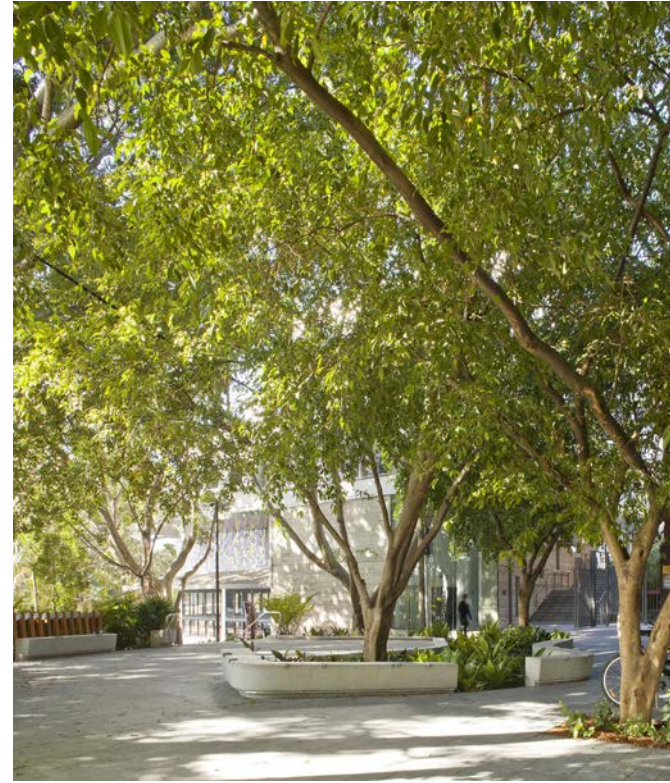
It is noted that to facilitate the abovementioned development, amendments to the Lane Cove Local Environmental Plan 2013 are proposed via a concurrent State Led Rezoning to rezone the site from B3 Commercial Core to B4 Mixed Use and to increase the maximum building height of 72m to 155m. The maximum FSR of the site will remain as per existing at 17.1:1.





EMBEDDING STORIES OF PLACE

Listening to, and working with First Nations Peoples to incorporate and communicate the honest history of place and site.



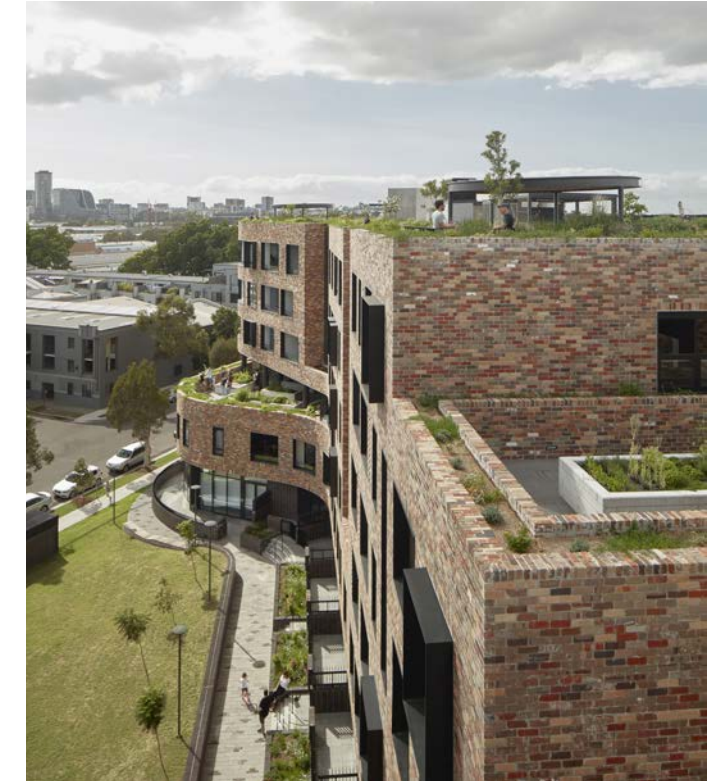
PRIORITISE GREEN

Building on the existing green amenity on site, additional vegetation should be used to create diverse spaces and micro climates to enhance habitat and biodiversity.



FINE GRAIN

Ensuring the built form and public domain response is appropriate and varied in it's form, scale and material to encourage activation.



VARIETY OF LANDSCAPE SPACES

Provide well considered and diverse communal open space opportunities for residents across the built form of the building.



Purpose of the Report

This Public Space Plan and Landscape Design Report have been prepared in support for the State Significant Development Application (SSDA) for the proposed Build to Rent (BTR) and commercial office space with ground floor retail for the HOME at 524 - 542 Pacific Highway at St Leonards. The site's existing use of the Telstra Exchange will be maintained throughout the life of the project into the foreseeable future.

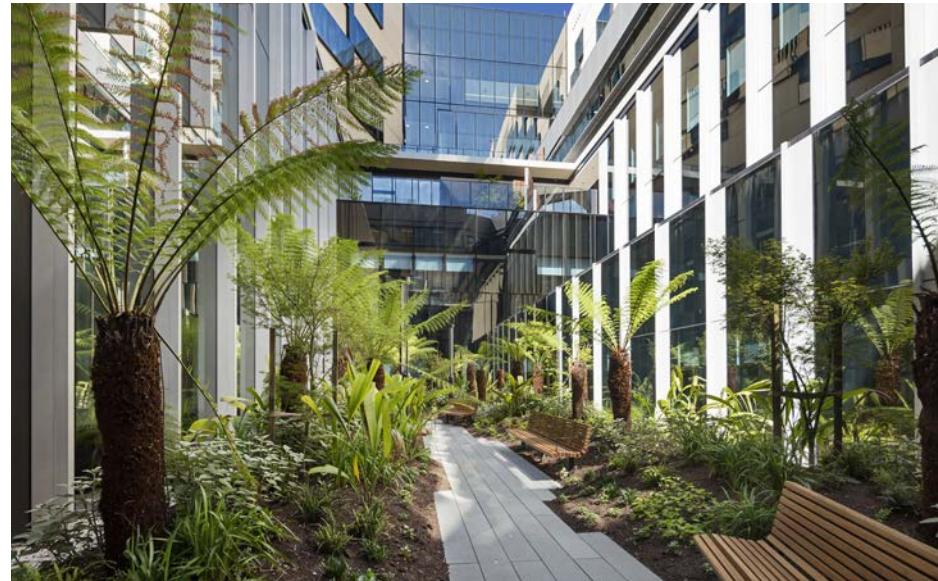
The project is located on the corner of the Pacific Highway and Christie Street and is in close proximity to St Leonards Rail Station and the new Crows Nest Metro Station currently being constructed to the east of the site.

The building design and public domain will deliver a high quality development that has connections to the surrounding open spaces as well as reinforcing active transport connections, activated ground plane and good design in accordance with the seven objectives implementing Good Design in Better Placed.

It has also had a rigorous design critique with the NSW Government Architects SDRP and Lane Cove Council.

This report has been prepared in close collaboration with DKO Architects and Ethos Urban planners as well as First Nations advisor Matthew Fellingham (FCAD) and local Elders. This collaboration provides a richer understanding of Country and offers the potential to inform richer and more place responsive design solutions. Engagement with the local Aboriginal community has also been undertaken in order to form relationships and seek input into the design.

Connecting with Country concepts have been integral to the project to inform the built response on a micro climatic level and through naming, materiality, plant species selection, framing of views, circulation and wayfinding, and proposed opportunities for integrated art.



Vision

The Lane Cove and St Leonards area has a rich diversity of natural, cultural and scenic landscapes. Of particular importance to the local community is the natural heritage that includes remnant indigenous trees and the corridors of bushland along the valleys and escarpments of the Lane Cove River and tributary creeks. An understanding of Country is essential and Designing with Country must be embedded in the design process from the outset.

An understanding of Country also offers the potential to inform richer and more place responsive solutions. Therefore engagement with the local Aboriginal community has been central to the concepts of 'communication' and 'connection' to establish an Aboriginal narrative to the project. These themes have informed the design of the built form, the planning and the landscape.

The redevelopment of the 524 - 542 Pacific Highway at St Leonards site is an opportunity to improve the public domain interface along the Pacific Highway and Christie Street.

The aim of the landscape design for the public domain is to enhance the way the site relates to critical public spaces at its boundary through the activation and greening of these spaces.

The revised ground-level plan further activates the Pacific Highway and Christie Street with the introduction of additional retail spaces, building entries and foyers and the removal of driveways off the Pacific Highway.

This section of the public domain report addresses item 4.1.4.1 of the Attachment A - Assessment of planning report against study requirements - 524-542 Pacific Highway, St Leonards (Telstra Exchange) document.



Site Context

Ideally located in a rapidly evolving neighbourhood, and nominated by Council as one of the key sites 524 -542 Pacific Highway has a critical role to play in defining the future direction of the precinct. The highly visible and well connected site, located near St Leonards Station is an excellent opportunity to achieve the place making goals nominated in the St Leonards Public Domain Master Plan:

- To provide public space that contributes to the identity and enjoyment of an area;
- To provide street furniture, landscaping works, water features, utilities, etc that contribute to the community's enjoyment of the public domain, but does not impede pedestrian movement and safety or reduce visual quality;
- To provide venues for public entertainment and expression of community identity;
- To provide areas for public art that contributes to the cultural life and enjoyment of the centre, and allows for community self expression; and



To provide pedestrian surfaces that are safe for all users, clearly demarcated and constructed from materials that provide continuity and consistency of streetscape.

The introduction of residential and commercial entries along both the Pacific Highway and Christie Street create an opportunity for a public domain to be activated by retail and enhanced by landscape, achieving a green streets as envisioned by Council.

Friedlander Place to the east of the site has recently been upgraded with the Landmark development and a new rail interchange and civic plaza is currently under construction to the west of the site that will connect with the St Leonards South Precinct. This provides the great opportunity to reinforce a safe and pleasant pedestrian connection off the busy Pacific Highway while still maintaining its importance as a high street.



Open Space Context

The local open space context includes the following areas of existing open space in close proximity to the site:

- Gore Hill Oval (3.3 Ha): a sports oval surrounded by mature trees which is subject to a potential upgrade by Willoughby Council including play area, half court, fitness equipment, picnic shelter and possible indoor multi-use sports facility;
- Newlands Park (1 Ha): including open lawn areas and a playground within a setting of mature trees;
- Propsting Reserve (0.09 Ha): a pocket park with small playground and mature trees; and
- Smoothey Park (2.1 Ha): a bushland reserve which includes a pedestrian pathway to Wollstonecraft Station.

There is also a new civic plaza currently being constructed over the rail line on the southern side of the Pacific Highway at St Leonards which will provide pedestrian connection to the St Leonards South Precinct.

These areas of open space need to be considered in terms of recreational opportunities as well as active transport

LEGEND

- Park/Green Space
- Plaza/Pedestrian Connection







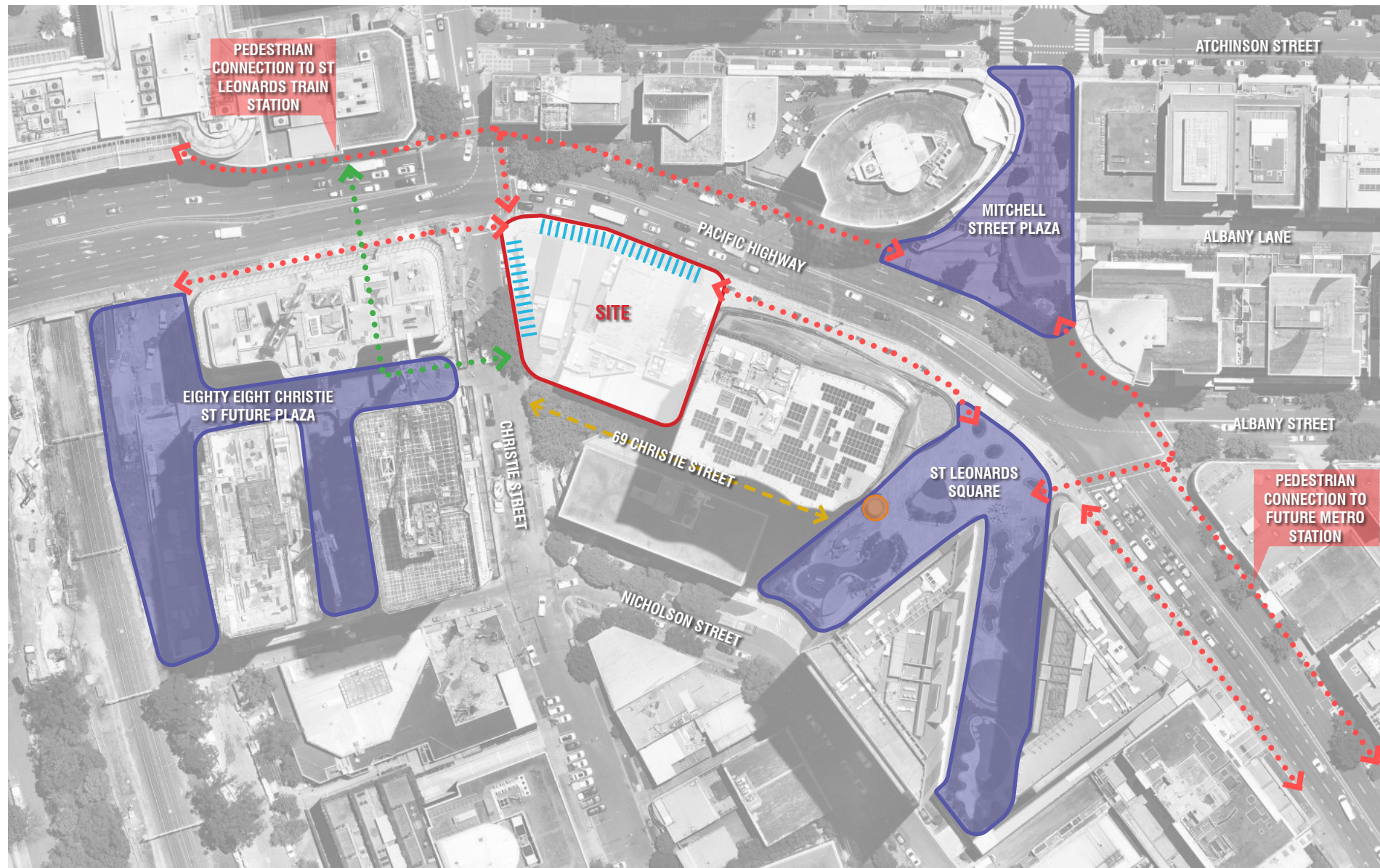
Public Transport

The site is well served by both active and public transport being only a short walk to St Leonards rail station on the northern side of the Pacific Highway. The new civic plaza currently being constructed on the southern side of the Highway over the rail lines will connect directly to the station without the need to cross the busy Highway.

The proposed Crows Nest Metro Station to the east is also a short walk from the site and the Pacific Highway is well serviced by buses.

LEGEND

-  Heavy Rail & Station
-  Metro Rail & Station
-  Pacific Highway
-  Bus Stop



Site Connections

Although the Pacific Highway is a major arterial road there are a number of well connected public plaza and squares including Mitchell Street Plaza and the recently completed St Leonards Square which is activated by ground floor retail and commercial suites.

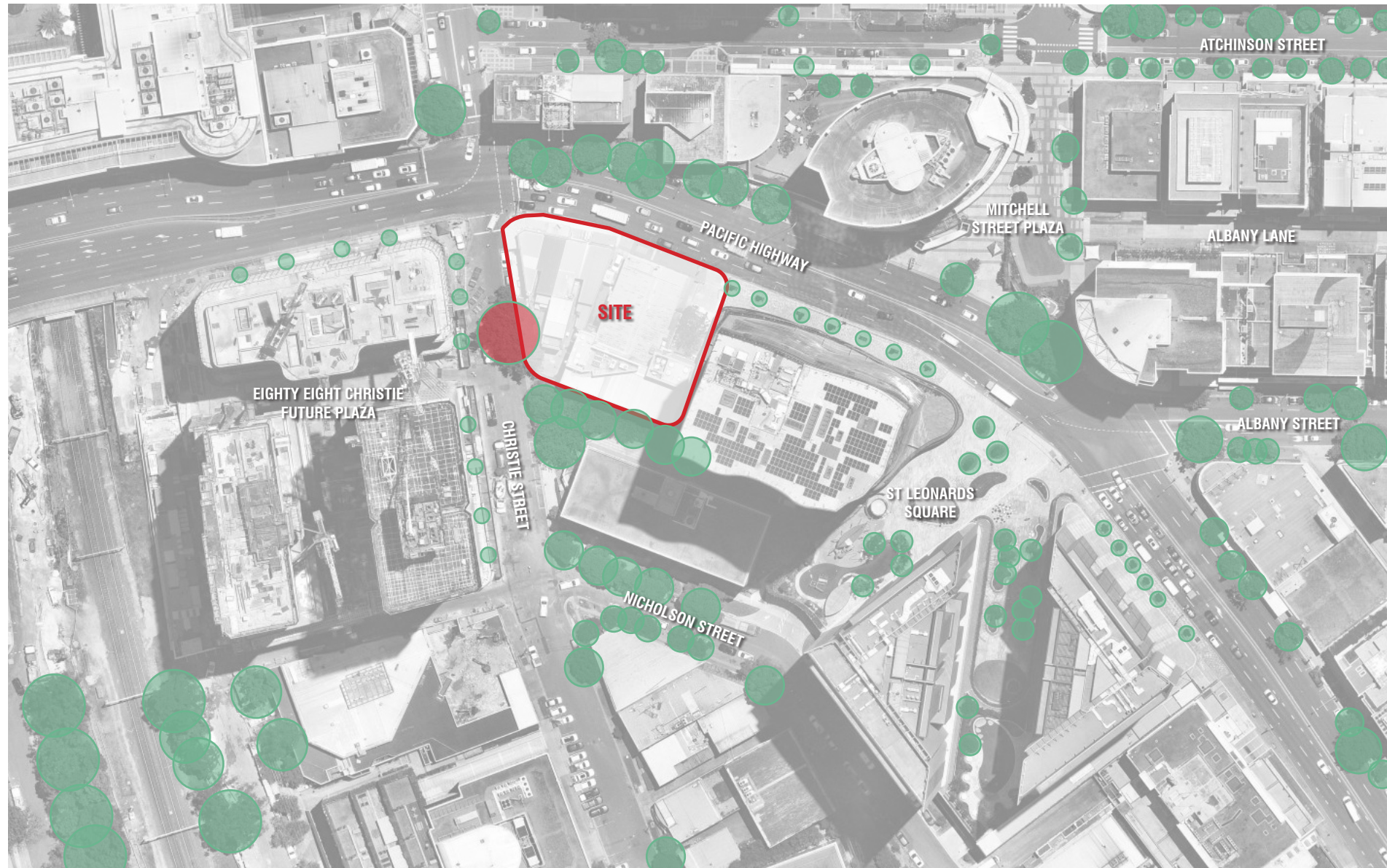
Pedestrian access is provided along both sides of the Pacific Highway as well as Nicholson Street to the Crows Nest Metro Station.

This all combines to increase pedestrian permeability throughout the precinct.

This section of the public domain report addresses item 4.1.4.3 of the *Attachment A – Assessment of planning report against study requirements - 524-542 Pacific Highway, St Leonards (Telstra Exchange) document*.

LEGEND

- Pedestrian Movement
- Secondary Pedestrian Connection
- Proposed Activated Frontage
- 69 Christie Street pedestrian service pathway
- Surrounding Plaza/Squares
- Existing Stair Connection to Friedlander Place



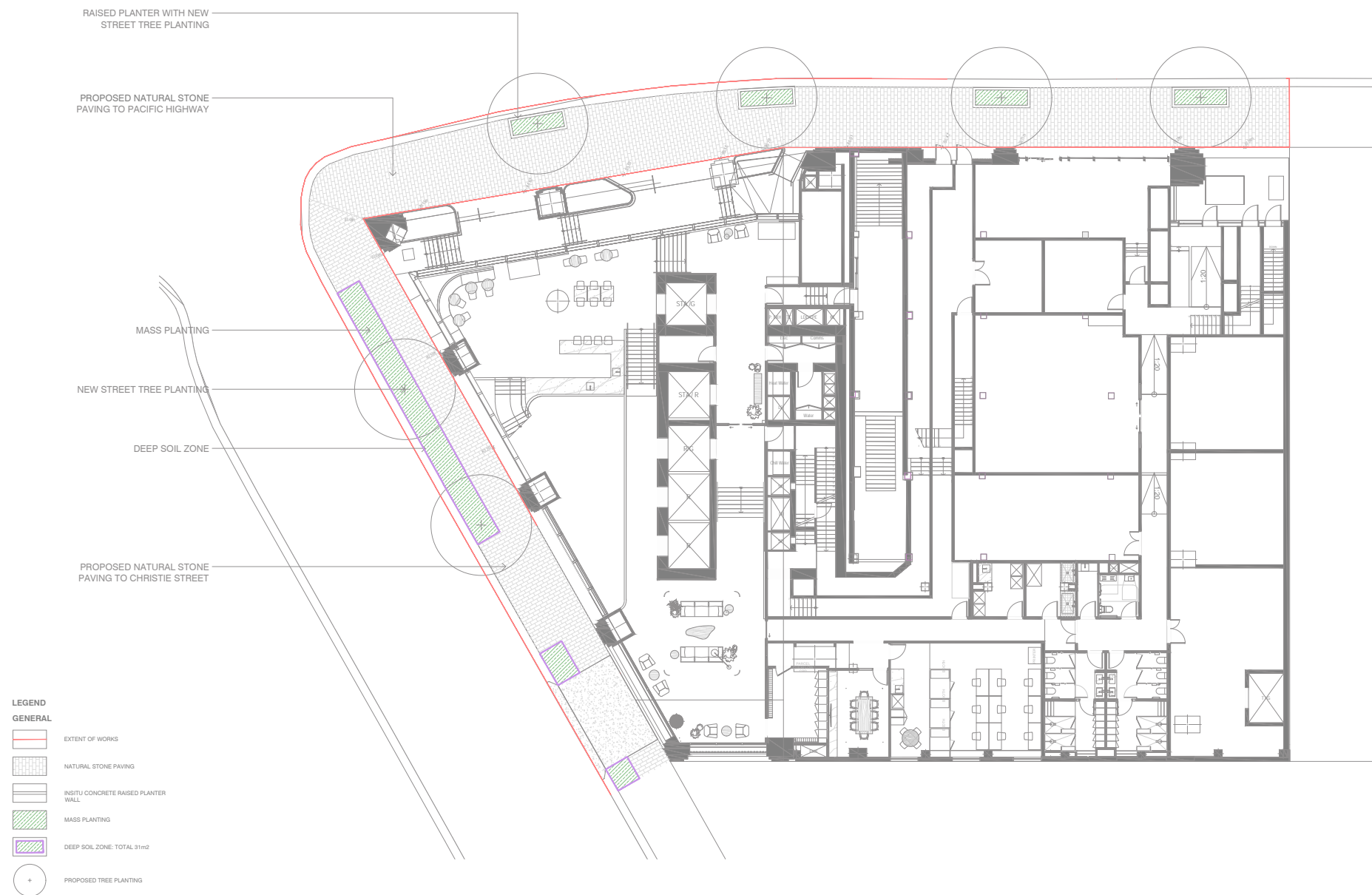
Tree Canopy

The existing tree canopy cover is largely provided through existing street tree planting of Plane trees (*Platanus orientalis*) along the northern side of the Pacific Highway and Nicholson Street which has a mix of Brushbox (*Lophostemon confertus*) and new Weeping Lilly Pilly (*Waterhousia floribunda*).

New Water Gums (*Tristaniopsis laurina*) street trees have recently been planted along the southern side of the Pacific Highway with an assortment of native Cabbage Tree Palms (*Livisona australis*) and evergreen Spotted Gums (*Corymbia maculata*) in St Leonards Square and Friedlander Place. The western side of Christie Street has also been recently planted with new Weeping Lilly Pilly (*Waterhousia floribunda*).

LEGEND

- Existing Canopy
- Tree to be removed



Public Domain Upgrades

New natural stone paving is to be introduced along Pacific Highway and Christie Street streetscapes. Raised insitu concrete planters along Pacific Highway with 4 x *Tristaniopsis laurina* 'Luscious' street tree planting, continuing the design language of the new developments both to the east and west of the project site.

New deep soil/mass planting strip along Christie Street with proposed 2 x *Waterhousia floribunda* 'Green Avenue' street tree planting implemented, providing additional greening and amenity to the public domain.

Increased amenity is offered through proposed awnings along Pacific Highway and Christie Street with direct access to a collenade with cafe spill-out building lobby access.

This section of the public domain report addresses the following items of the Attachment A – Assessment of planning report against study requirements - 524-542 Pacific Highway, St Leonards (Telstra Exchange) document:

- 4.1.4.2
- 4.1.4.5
- 4.1.5.2
- 4.1.5.3

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02. LANDSCAPE DESIGN



Introduction

The redevelopment of the 524 - 542 Pacific Highway at St Leonards site is an opportunity to improve the public domain interface along the Pacific Highway and Christie Street.

The aim of the landscape design for the public domain is to enhance the way the site relates to critical public spaces at its boundary through the activation and greening of these spaces. The revised ground-level plan further activates the Pacific Highway and Christie Street with the introduction of additional retail spaces and the removal of the driveway onto Pacific Highway

The indicative built form concept design offers considered urban design initiatives that aim to make a significant contribution to the vibrancy and attractiveness of St Leonards and the ground plane around the building.

This combined with the intention to shape the building form to capture city views, allow solar access to the apartments and prevent overshadowing of Newlands Park.

Landscape Concept Design

The Landscape Design is based on the commitment to provide high amenity community facilities for residents in a series of community spaces that are both programmed and unprogrammed for different uses. All will be accessible by the residents and there will be a range of spaces that can be used for BBQ's, function spaces for small gatherings, communal kitchen, gym and indoor pool, outdoor pilates and yoga, children's games room, cinema room, and community gardens.

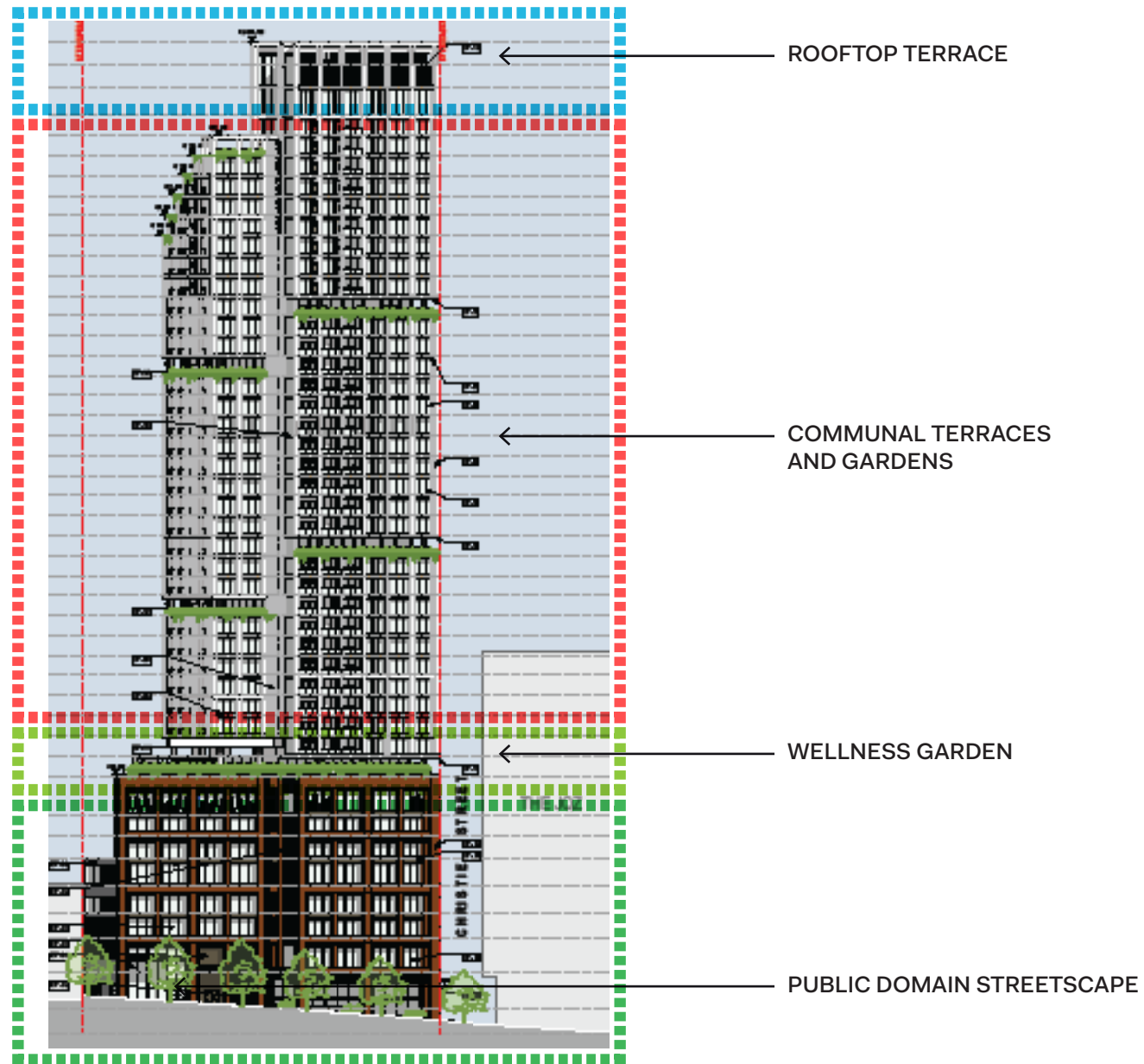
All the community spaces enjoy panoramic district

views with those located on the south and east of the buildings having water views of the harbour.

The commercial levels will have an address of the Pacific Highway while the residential will have a separate address from Christie Street. Residents will have a secondary access off the Pacific Highway and will have access to meeting rooms and break out spaces.

The public domain around the site will be generally paved, with feature inlays and materials responding to the distinctive character of the individual spaces and as a continuation of the existing paving treatments on adjacent sites along the Pacific Highway. Street trees will be planted to continue the street tree palette along the Pacific Highway.





Communicating to Country

For thousands of years, First Nations peoples have had an ongoing and deep connection with their land and Country. Through the cyclical changes in temperatures, the ripening of fruits, the migration of animals and the flowing of native flora, the Cammeragyl people identified a number of seasons that communicated to them what to hunt, what to gather, when to travel and how to thrive.

The narrative of these seasons, colour and plant flowering times is an integral theme within the story of the site, from ground plain to sky. This themeing allows culture to continue, like it has since the beginning of the dreaming, embedding the Cammeragyl and surrounding clan group's DNA into the project.

— Inhabit	Ground Floor and Lobby	Coast Rosemary
— Active	Level 9 - Wellness	Spider Flower
— Escape	Level 17 - Cinema Room	Native Violet
— Venture	Level 20 - Children's Play	Bottlebrush
— Engage	Level 29 - Games Room	Waxflower
— Connect	Level 32 - Communal Kitchen	Boobialla
— Garden	Levels 36 - 40 Terraces	Heath Banksia
— Gather	Level 42 - Rooftop Amenity	Bush Pea

DESIGNING WITH COUNTRY

A discussion paper for all stakeholders engaged in built environment projects that impact Aboriginal communities as well as their culture and heritage. GANSW March, 2020

Aboriginal people know that if we care for Country, it will care for us. For tens of thousands of years they have managed, cultivated and cared for the landscape where our towns and cities were established and continue to grow.

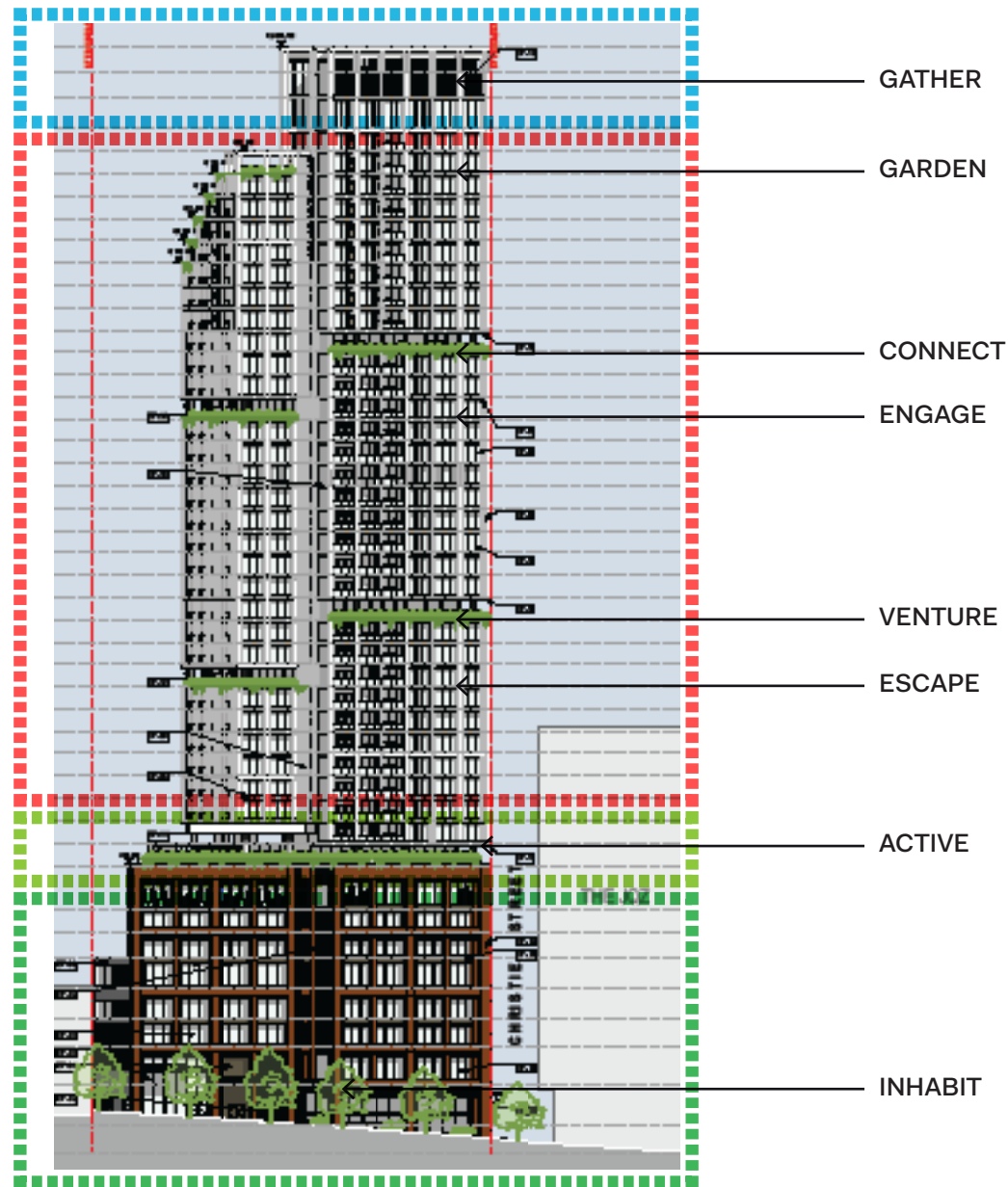
This discussion paper presents a series of questions and issues that Government Architect NSW (GANSW) has identified through their work. Some of these issues also emerged from the "Designing with Country Forum" held in Sydney in 2018, hosted by GANSW in partnership with the Australian Institute of Architects, the Australian Institute of Landscape Architects, and the Planning Institute of Australia.

Designing with Country is not possible without engaging with, and more importantly, being guided by Aboriginal community and recognised knowledge holders.

To address the challenge of how to 'design with Country' GANSW will lead a series of engagement processes inviting Aboriginal community members, recognised cultural knowledge holders, design and planning industry experts, and government representatives to consider and respond to the themes explored in this document. These responses will help inform a set of Cultural Design Principles and a framework to apply them to all built environment projects delivered by government.

GOVERNMENT ARCHITECT NEW SOUTH WALES

Photos by Olivia Hyde, featuring 'Welcome to Redfern' by Reko Rennie and local Redfern artists



LANDSCAPE DESIGN REPORT
INDICATIVE PLANTING SCHEDULE

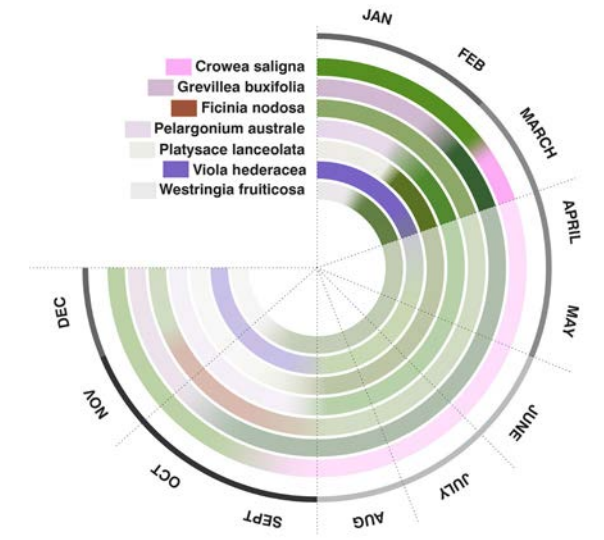
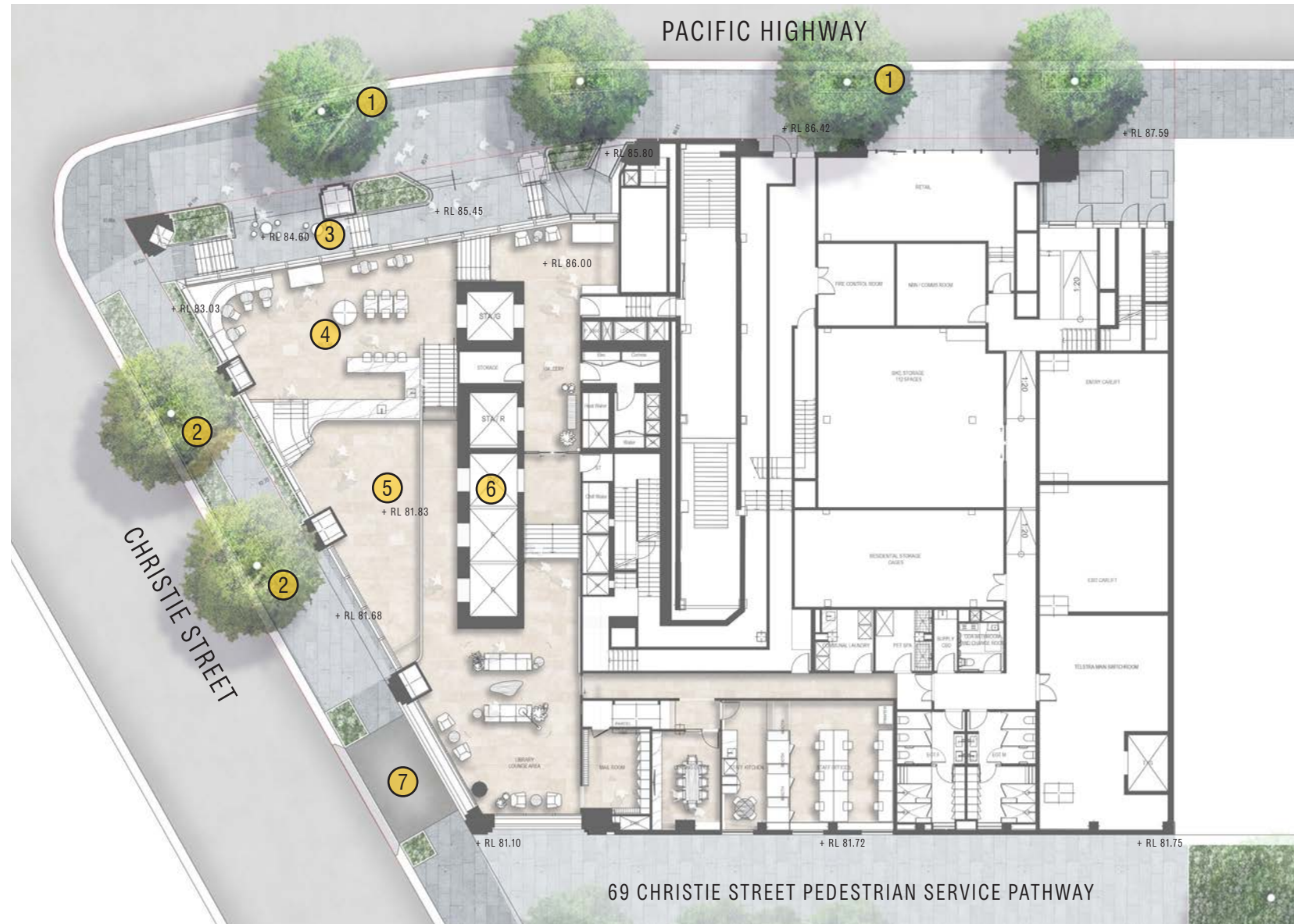
INHABIT	JANUARY - MARCH	COLOUR	GARDEN	JULY - AUGUST	COLOUR	Platylobium formosum	Handsome Flat-pea	Yellow
Crowea saligna	Pink Crowea	Pink	Acacia ulicifolia	Prickly Moses	Yellow	Pomaderris ferruginea	Rusty Pomaderris	Yellow
Ficinia nodosa	Knobby Club Rush	Brown	Banksia ericifolia	Heath Banksia	Red	Pultenaea daphnoides	Large-leaf Bush-pea	Yellow
Grevillea buxifolia	Grey Spider Flower	Grey Pink	Callistemon linearis	Narrow-leaved Bottlebrush	Red	Westringia fruticosa	Coastal Rosemary	White
Pelargonium australe	Native Geranium	White	Ficinia nodosa	Knobby Club Rush	Brown			
Platysace lanceolata	Native Parsnip	White	Grevillea buxifolia	Grey Spider Flower	Grey Pink	VENTURE	NOVEMBER - DECEMBER	COLOUR
Viola hederacea	Native Violet	Purple	Grevillea linearifolia	White Spider Flower	White	Ceratopetalum gummiferum	NSW Christmas Bush	Red
Westringia fruticosa	Coastal Rosemary	White	Grevillea speciosa	Red Spider Flower	Red	Grevillea buxifolia	Grey Spider Flower	Grey Pink
			Hakea sericea	Bushy Needlebush	White	Pelargonium australe	Native Geranium	White
ENGAGE	APRIL - JUNE	COLOUR	Lomandra longifolia	Mat Rush	Yellow	Platysace lanceolata	Native Parsnip	White
Acacia ulicifolia	Prickly Moses	Yellow	Ozothamnus diosmifolius	Everlasting	White	Pratia purpurascens	White Root	White
Crowea saligna	Pink Crowea	Pink	Platysace lanceolata	Native Parsnip	White	Viola hederacea	Native Violet	Purple
Hakea sericea	Bushy Needlebush	White	Pratia purpurascens	White Root	White	Westringia fruticosa	Coastal Rosemary	White
Viola hederacea	Native Violet	Purple	Pultenaea daphnoides	Large-leaf Bush-pea	Yellow			
Westringia fruticosa	Coastal Rosemary	White	Viola hederacea	Native Violet	Purple			
			Westringia fruticosa	Coastal Rosemary	White			
ESCAPE	JUNE - JULY	COLOUR	CONNECT	SEPTEMBER - OCTOBER	COLOUR			
Acacia ulicifolia	Prickly Moses	Yellow	Acacia ulicifolia	Prickly Moses	Yellow			
Banksia ericifolia	Heath Banksia	Red	Dianella caerulea	Blue Flax Lily	Blue-Purple			
Hakea sericea	Bushy Needlebush	White	Grevillea speciosa	Red Spider Flower	Red			
Viola hederacea	Native Violet	Purple	Ozothamnus diosmifolius	Everlasting	White			
Westringia fruticosa	Coastal Rosemary	White						

LEGEND

1. New street tree planting - *Tristaniopsis laurina* 'Luscious' to Pacific Highway
2. New street tree planting - *Waterhousia floribunda* 'Green Avenue' to Christie Street
3. Stepped level street frontage to Pacific Highway with F & B spillout
4. Upper lobby entry
5. Lower lobby entry
6. Common lobby and lift core
7. Vehicular building entry

PLANT PALETTE

- Crocea saligna*
- Grevillea buxifolia*
- Ficinia nodosa*
- Pelargonium australe*
- Platysace lanceolata*
- Viola hederacea*
- Westringia fruticosa*



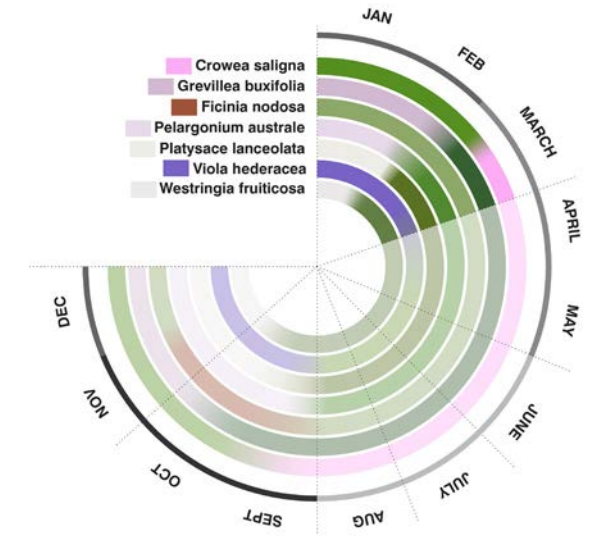
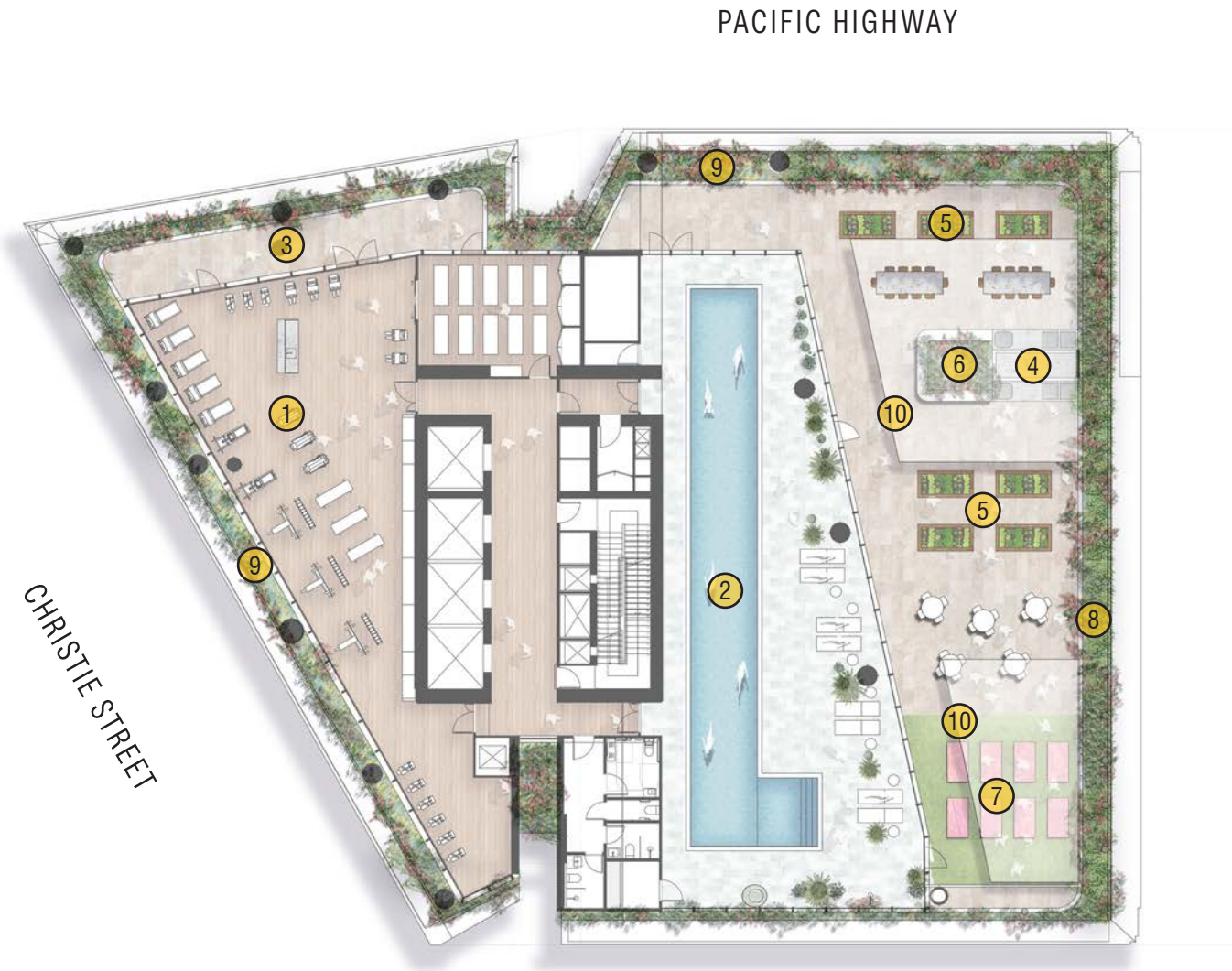


LEGEND

1. Communal gym
2. 25m lap pool
3. External balcony
4. Communal BBQ's with outdoor dining facilities
5. Communal vegetable gardens
6. Raised planter with seating edge
7. Flexible outdoor exercise area for pilates or yoga etc
8. Screen planting to adjacent development
9. Boundary planting
10. Pergola shelter

PLANT PALETTE

- Alpinia nutans
- Asplenium australasicum
- Callistemon 'Better John'
- Casuarina glauca 'Cousin It'
- Crocea saligna
- Grevillea buxifolia
- Grevillea poorinda 'Royal Mantle'
- Ficinia nodosa
- Lomandra 'Tanika'
- Pelargonium australe
- Philodendron 'Xanadu'
- Platysace lanceolata
- Viola hederacea
- Westringia fruticosa



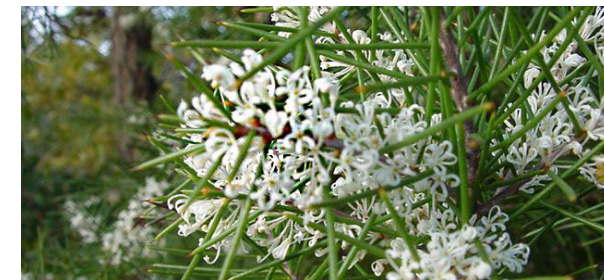
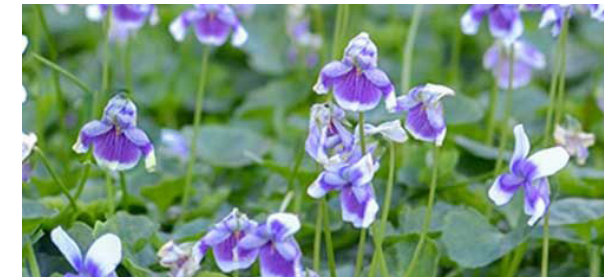
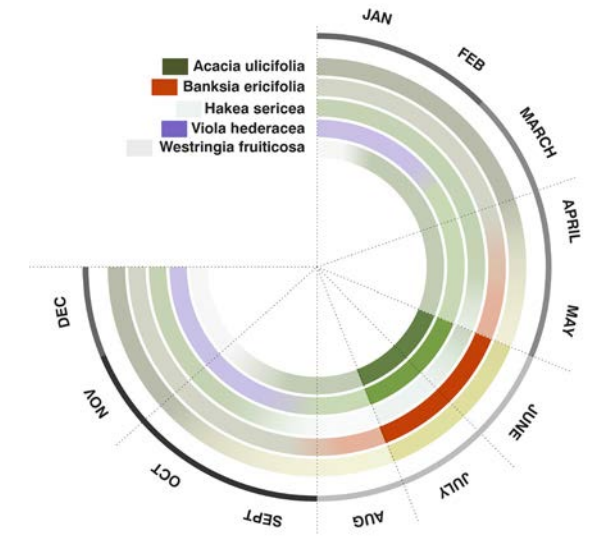


LEGEND

1. Residential terrace balcony
2. Residential lift core
3. Communal cinema room
4. Boundary planting

PLANT PALETTE

- Acacia longifolia
- Acacia ulicifolia
- Alpinia nutans
- Aspidistra elatior
- Banksia ericifolia
- Casuarina glauca 'Cousin It'
- Grevillea poorinda 'Royal Mantle'
- Hakea sericea
- Philodendron 'Xanadu'
- Viola hederacea
- Westringia fruticosa



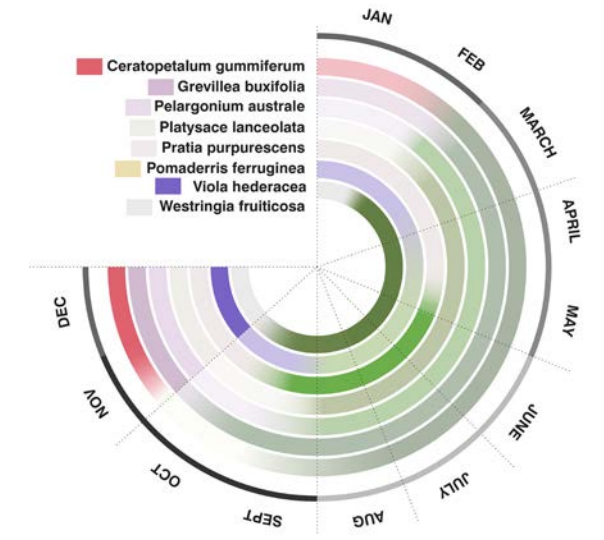
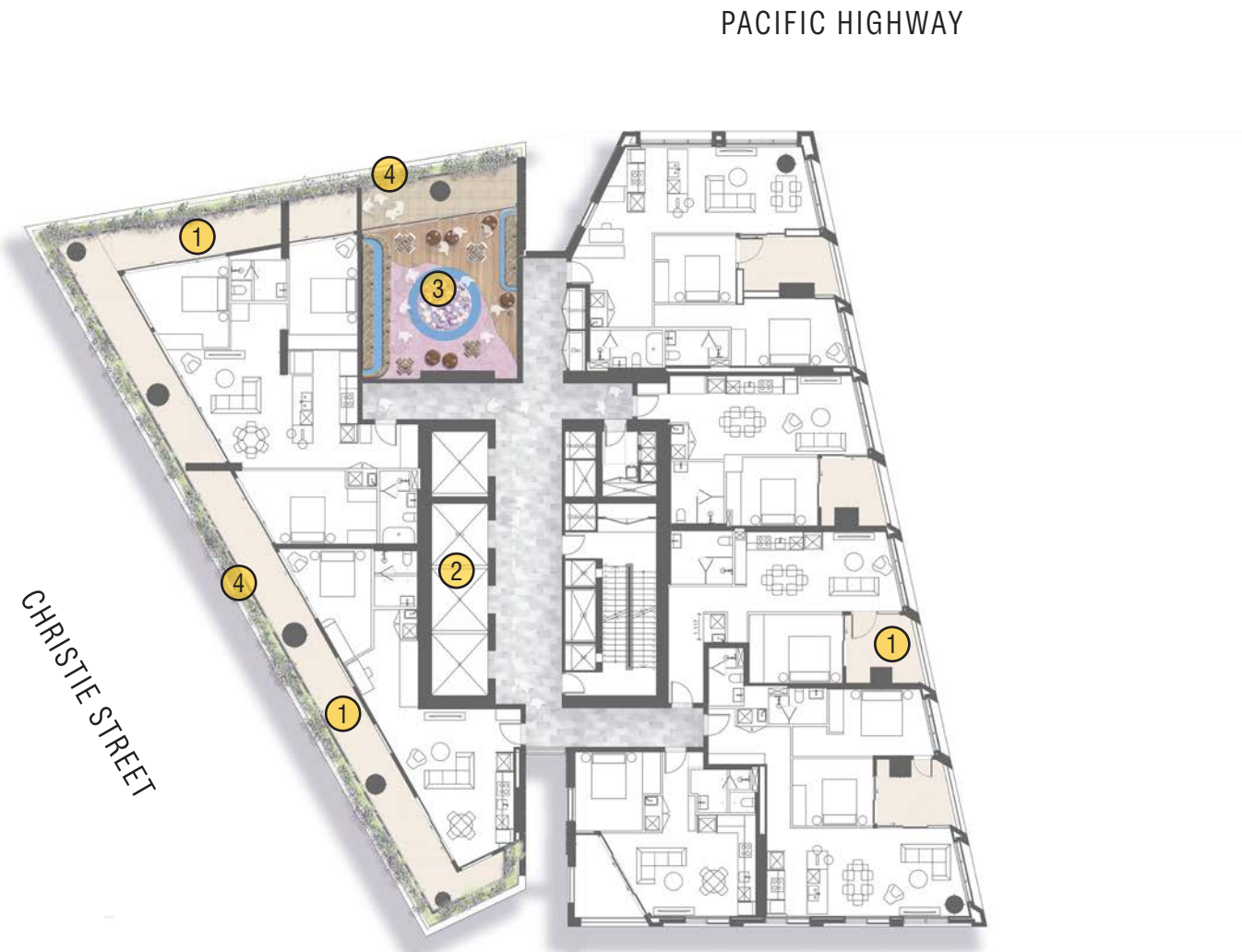


LEGEND

- 1. Residential terrace balcony
- 2. Residential lift core
- 3. Children's playspace
- 4. Boundary planting

PLANT PALETTE

- Callistemon 'Better John'
- Casuarina glauca 'Cousin It'
- Ceratopetalum gummiferum
- Grevillea buxifolia
- Lomandra 'Tanika'
- Myoporum parvifolium 'Yareena'
- Pelargonium australe
- Platysace lanceolata
- Pratia purpurescens
- Pomaderris ferruginea
- Viola hederacea
- Westringia fruticosa



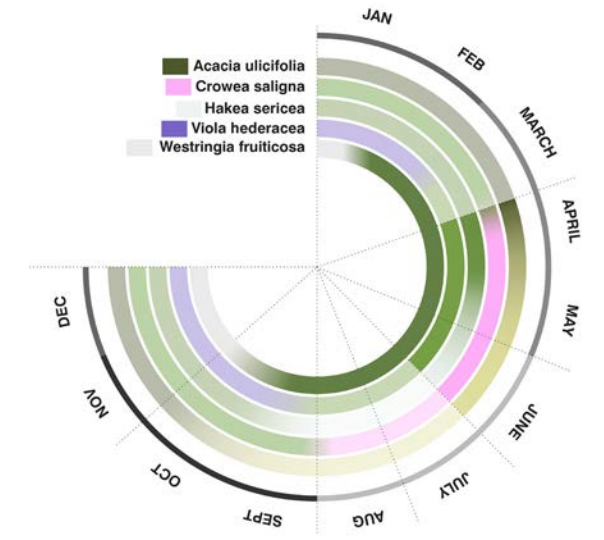


LEGEND

1. Residential terrace balcony
2. Residential lift core
3. Communal games room
4. Boundary planting

PLANT PALETTE

- Acacia ulicifolia
- Alpinia nutans
- Aspidistra elatior
- Crocea saligna
- Hakea sericea
- Myoporum parvifolium 'Yareena'
- Philodendron 'Xanadu'
- Viola hederacea
- Westringia fruticosa



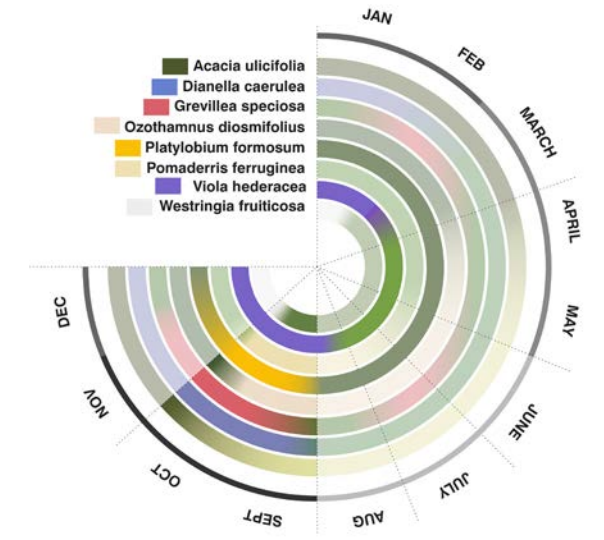


LEGEND

- 1. Residential terrace balcony
- 2. Residential lift core
- 3. Communal kitchen & dining
- 4. Boundary planting

PLANT PALETTE

- Acacia ulicifolia*
- Callistemon 'Better John'*
- Casuarina glauca 'Cousin It'*
- Dianella caerulea*
- Grevillea speciosa*
- Lomandra 'Tanika'*
- Myoporum parvifolium 'Yareena'*
- Ozothamnus diosmifolius*
- Platylobium formosum*
- Pomaderris ferruginea*
- Viola hederacea*
- Westringia fruticosa*



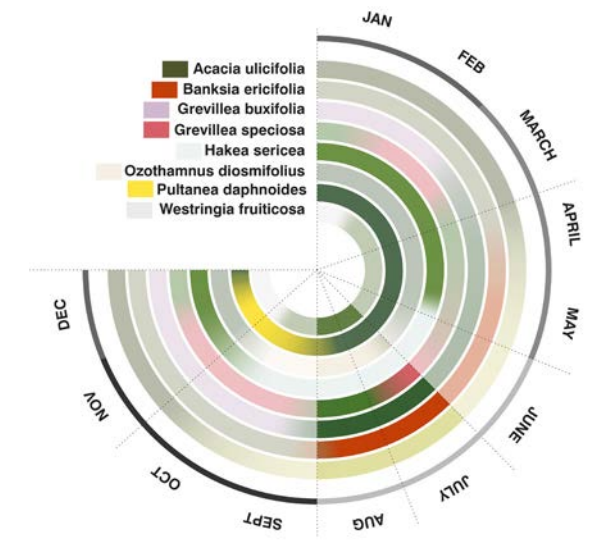
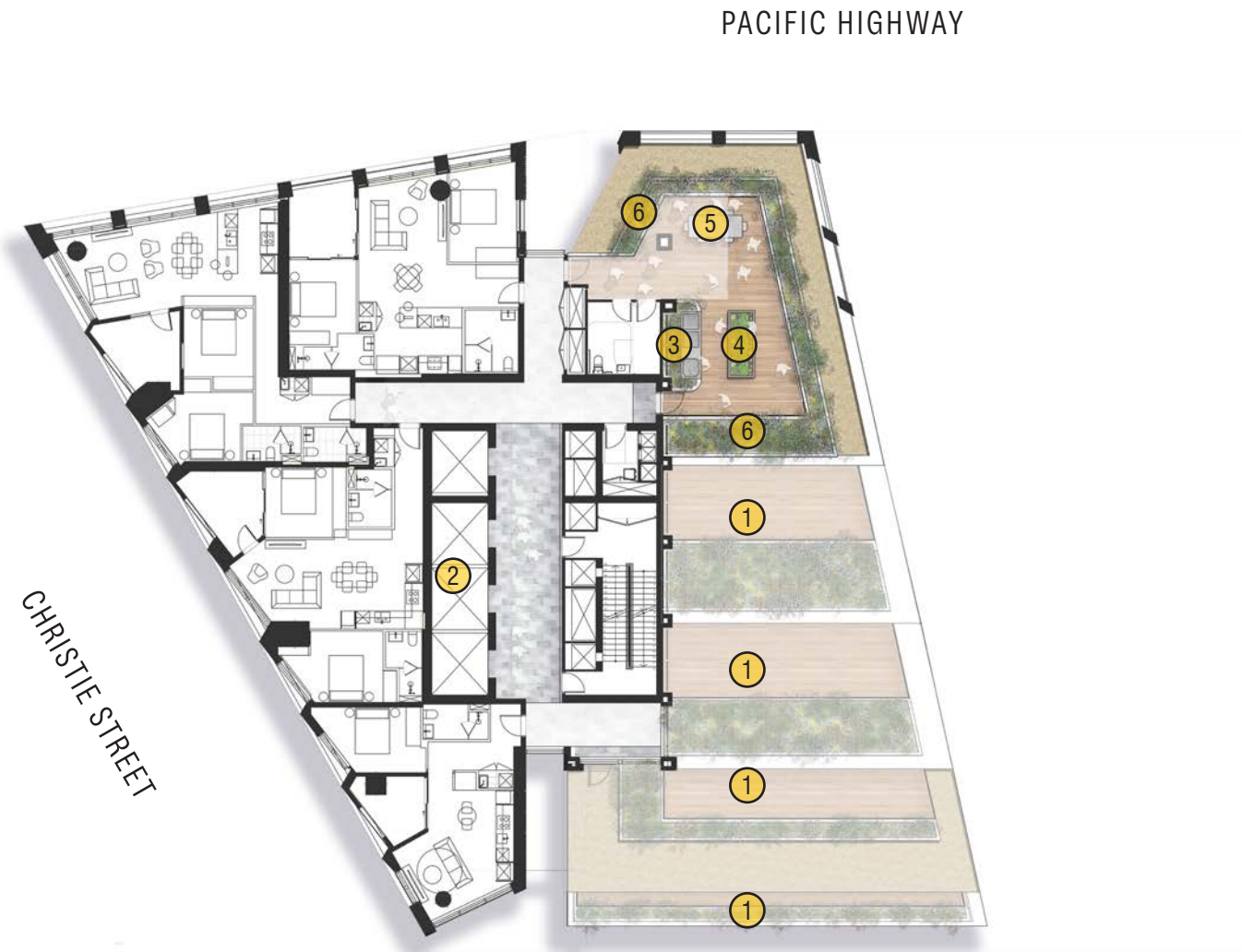


LEGEND

1. Residential terrace balcony
2. Residential lift core
3. Communal BBQ facilities
4. Communal vegetable gardens
5. External dining setting
6. Boundary planting

PLANT PALETTE

- Acacia ulicifolia
- Alpinia nutans
- Asplenium australasicum
- Banksia ericifolia
- Callistemon 'Better John'
- Casuarina glauca 'Cousin It'
- Grevillea buxifolia
- Grevillea poorinda 'Royal Mantle'
- Grevillea speciosa
- Hakea sericea
- Lomandra 'Tanika'
- Ozothamnus diosmifolius
- Philodendron 'Xanadu'
- Pultanea daphnoides
- Westringia fruticosa



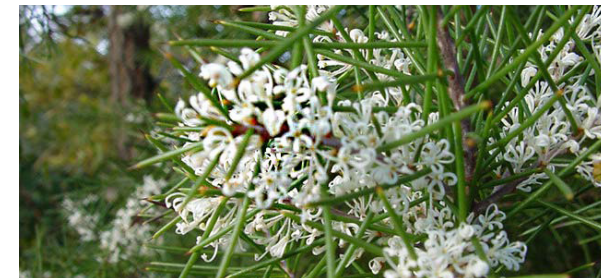
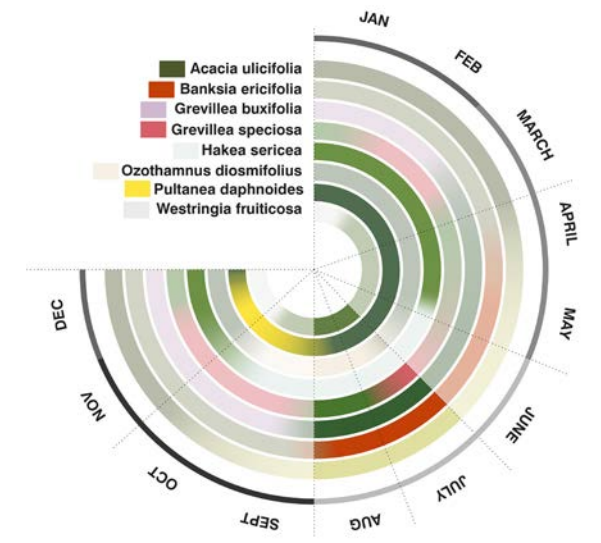


LEGEND

- 1. Communal lounge area
- 2. Residential lift core
- 3. Communal kitchen facilities
- 4. Pot planting

PLANT PALETTE

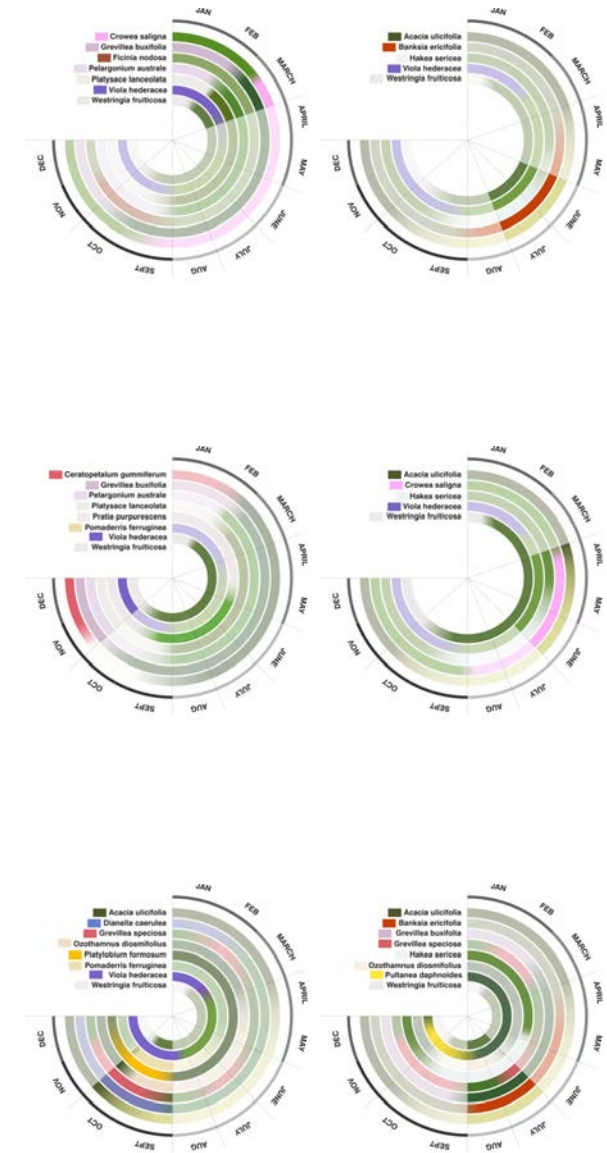
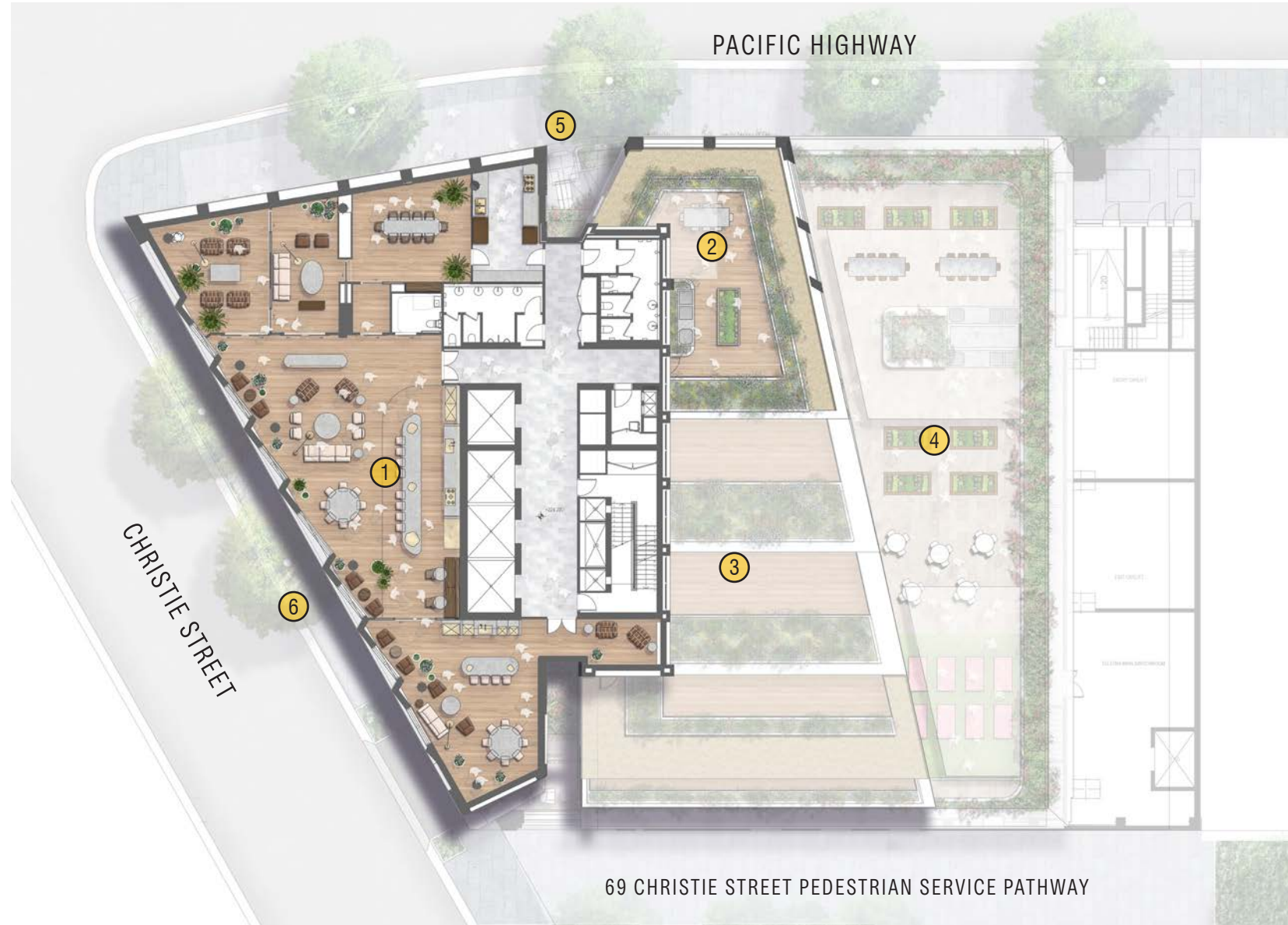
- Acacia ulicifolia
- Asplenium australasicum
- Banksia ericifolia
- Grevillea buxifolia
- Grevillea speciosa
- Hakea sericea
- Ozothamnus diosmifolius
- Pultanea daphnoides
- Westringia fruticosa





LEGEND

1. Level 42 Sky Terrace
2. Level 40 communal garden
3. Residential terrace balconies
4. Level 9 Wellness terrace
5. Lobby Level 1 Pacific Highway
6. Ground Floor Christie Street





Cammera

Gayamay

Warringá

Burrabru

Kay-ye-my

Kayoo-may

Garun
Car-ran-ah

umetta

Boroge

Kuba Kaba

TurránBurrac

Taliangy

Mooocooboola

Tar-ral-be
Burrawa-ra

Yerroulbine

Goram
bullagong
Wurru-birri
Kurrábá

Koreé

Mit-ta-la

Gong-ul

Warrá-mah

Yerroulbin

Warrungarea

Quibéréé

Kiarabilli

Wéyé Wéyé

Wudyong

Wulworrá-
jeung

Kutti

Móring

Ar-ra-te-agon

Me-mil

Booragy

Burrowwo

Wann

Coodye

Tar-ra

Warrane

Mat-te-wan-ye

Bo-a-millie

Lirrabirra

home
OCULUS
DKO

Tumbulong

Tubowgule

Wahganmuggalee

Yu-ron

Ba-ing-hoe

Billong-ololah

Derawun

Carraginn

Yaranabe

Pannerong

Jerrowan
Yarrandabby

Kogerah

FCAD
Fellingham Consultancy and Design