

8-10 New Mclean St, Edgecliff Planning Proposal - Landscape

< Mount St 4 Ptf Ltd >

July 2023, REV 01

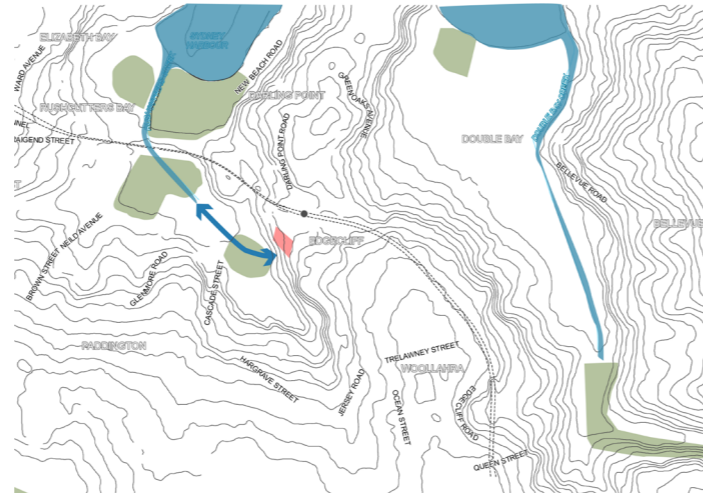
Background / Visions

The landscape proposal is to create a seamless pedestrian permeable groundplane as a compelling community focussed destination. A range of diverse activated spaces, each with a unique character and experience creating a strong sense of place and amenity. The landscape site analysis provides an understanding of the particular landform and vegetation characteristics of the site cooper park and the broader context.

Harbour + Terrain Linkage

The landscape proposal reflects on the memory of the lost streams that once run through the site down to Rushcutters Bay.

This fresh water streams through the topography was a food source for the first nations



Geographic location - link the lost Wests creek, Rushcutters Bay



Historical photo of Sydney Harbour



Trails linkage

Vegetated corridors

The area of Edgecliff is either reclaimed land or has been stripped of existing vegetation, however it is important to piece together the landscape quality and layering of vegetation that once occupied the site to incorporate into the landscape proposal as a healing of the land.

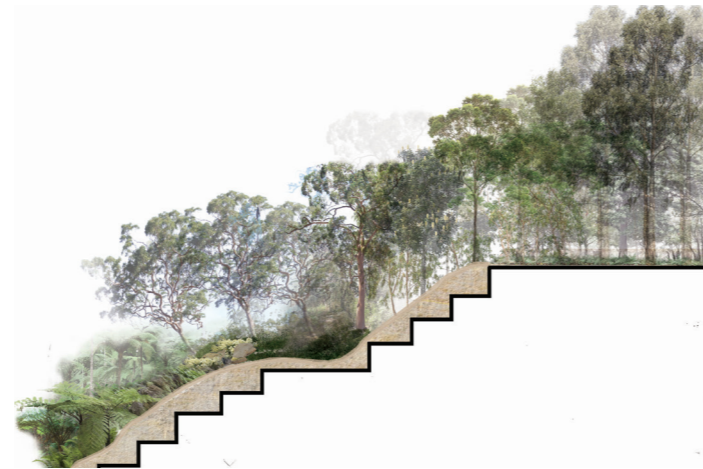
The vegetation communities that would have been there, based on geological and early depictions, include:

Elevated Sandstone Plateau and Ridge Sydney Peppermint, Smooth-barked Apple, Scribbly Gum, Red Bloodwood.

Coachwood and Water Gum, Lillypilly. A small grove of Cabbage Trees

Sheleter Gullies

Pittosporum, Blackwattle, Cyathea australis and Dicksonia antarctica, with occasional Cabbage Tree Palms (Livistona australis).



Vegetation Communities



Site Context - green corridor



Green Spaces/Rainforest Connections

Sandstone Platform

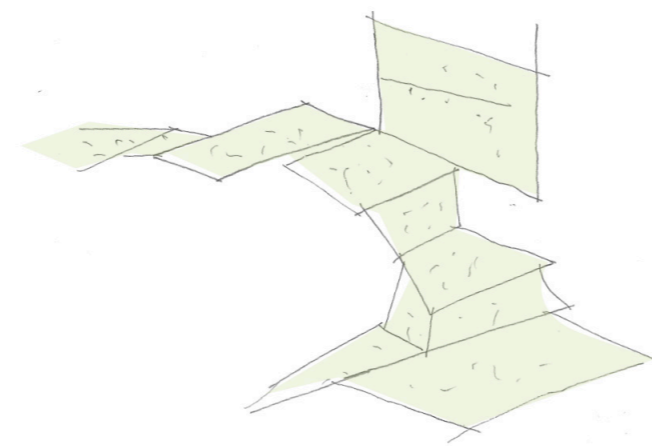
Referencing the elevated sandstone ridge landscapes that are integral to the edcliff

Erosion by coastal streams, swamps, marshland, has created a landscape of deep cliffs and remnant plateaus

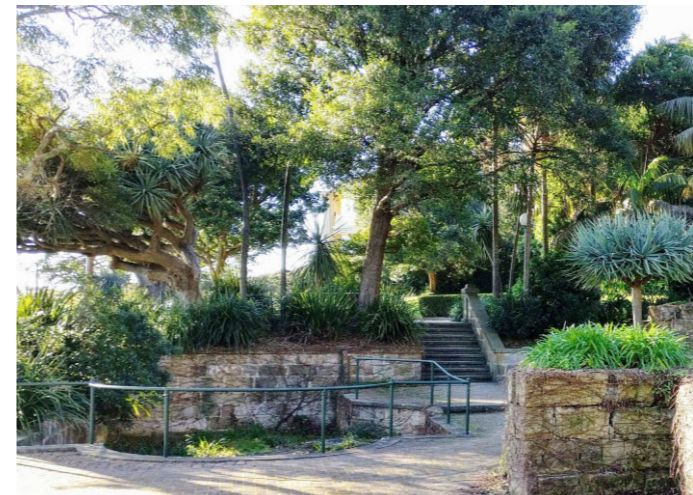
Opportunity to create areas of open space sheltered by landform.

The topography was characterised by harbour edges and platforms harbour Stream that ran through to Rushcutters Bay.

Urban Forestation is developed through a folding plane of shade trees and landscape bending gently down from the streetfront to the Trumper Oval. This green plane also folds up in the form of a treed and landscaped winter garden, green terraces and active retail shopfronts.



Folding Green Plane: Urban Forestation



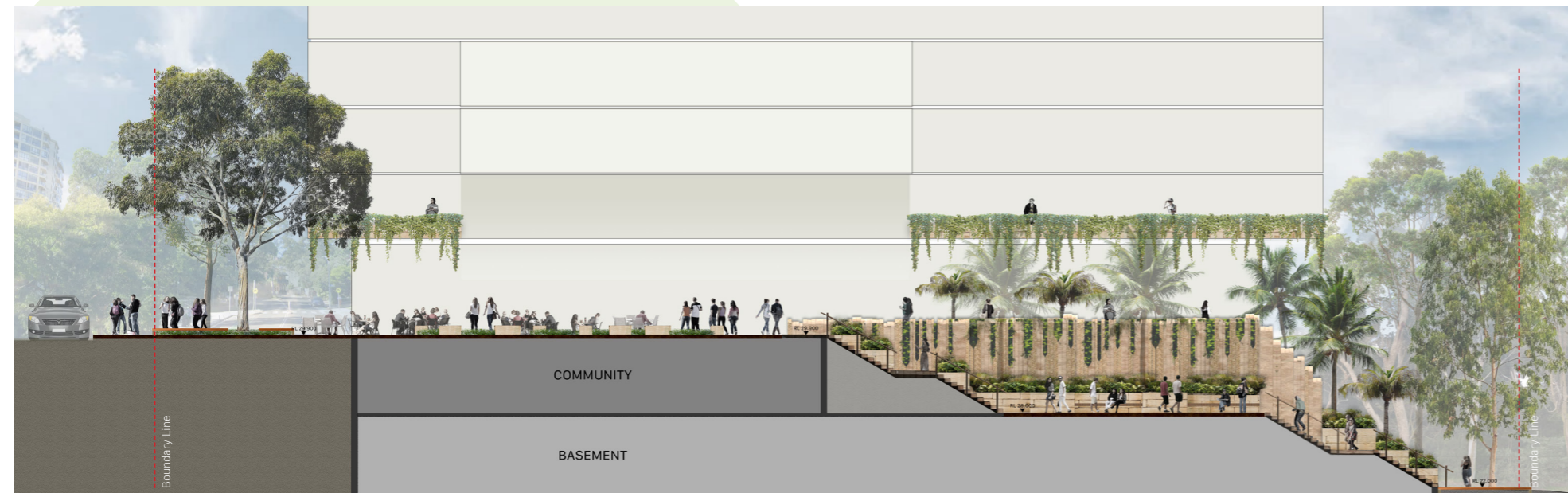
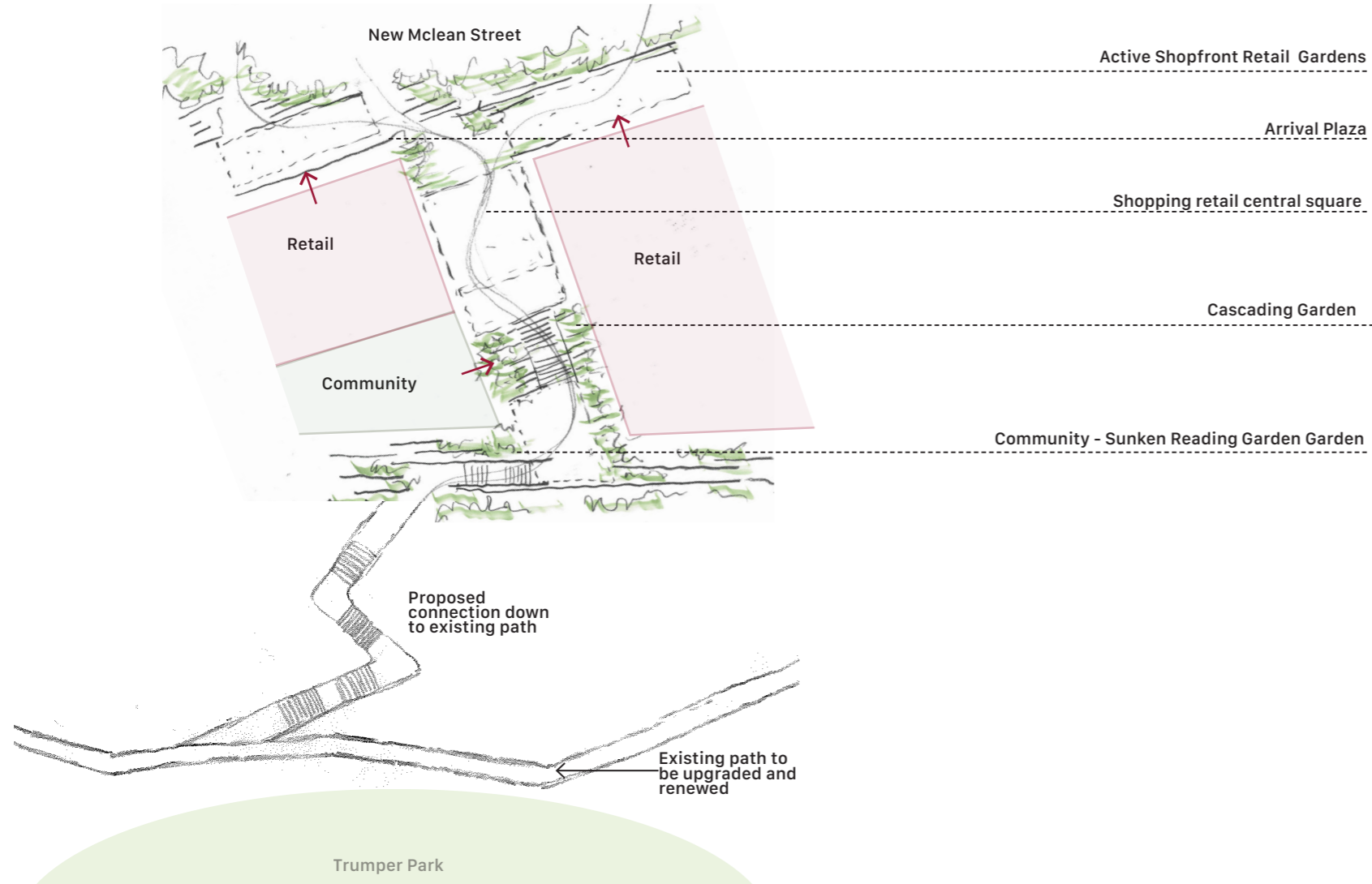
From landscape set into sandstone topography



Movement/Circulation

Garden + Terrace + Courtyard

The journey down the vegetated escarpment from high side of New McClean street to the bushland park and track through sandstone cliffs and retaining walls, with sandstone steps and terraces carved into the escarpments creating secluded outdoor spaces nestled into the topography.



Arrival Plaza



Activated Street Frontage



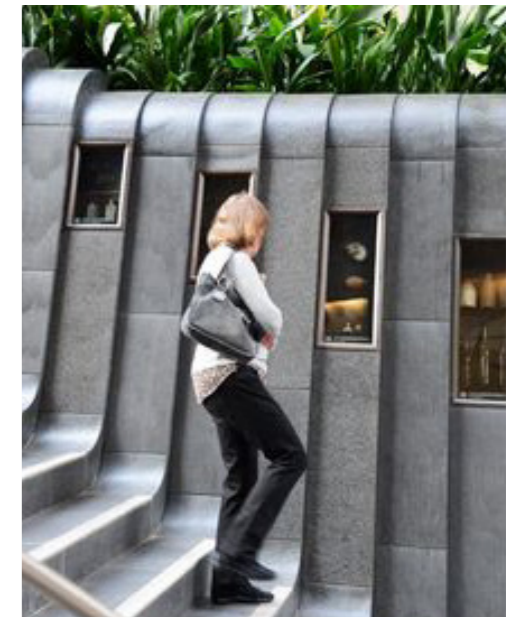
Retail Gardens



Shopping retail and Central Square



Through site link - source: FJC Harrington



Through site link - source: FJC 200 George St



Communal/Reading space



Elevated Sandstone Terraces

Zones



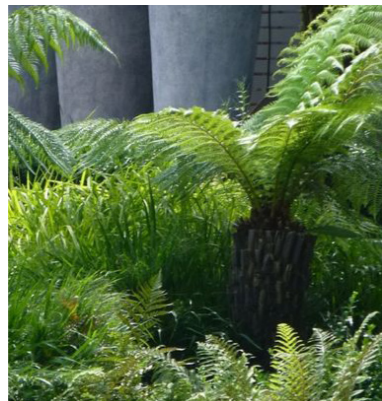
- LEGEND**
- - - SITE BOUNDARY
 -  EXISTING TREES TO BE RETAINED
 -  PROPOSED TREES
 -  GRANITE PAVEMENT
 -  TIMBER DECK
 -  BENCH SEATING
 -  MASS PLANTING
 -  WATER FEATURE

- Legend**
1. Timber deck
 2. Shopfront edge
 3. Undercover green/water feature
 4. Terrace garden
 5. Cascade Green
 6. Courtyard + Lookout
 7. Terrace Stairs
 8. Linear seating/meeting space
 9. Pocket Park
 10. Suspended Timber Deck connecting to existing trail
 11. Existing Concrete Path
 12. Rainforest/green buffer
 13. Existing Path to be upgraded and renewed
 14. Existing Tree Zone (To be retained)

Material



Steppers and groundcover planting



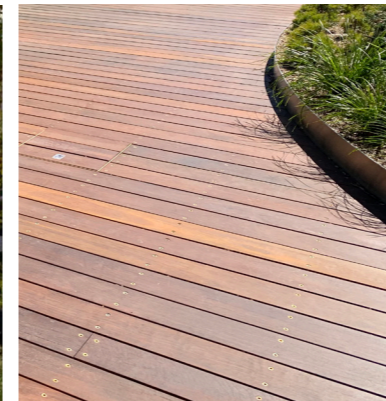
Ferns



Amphitheatre



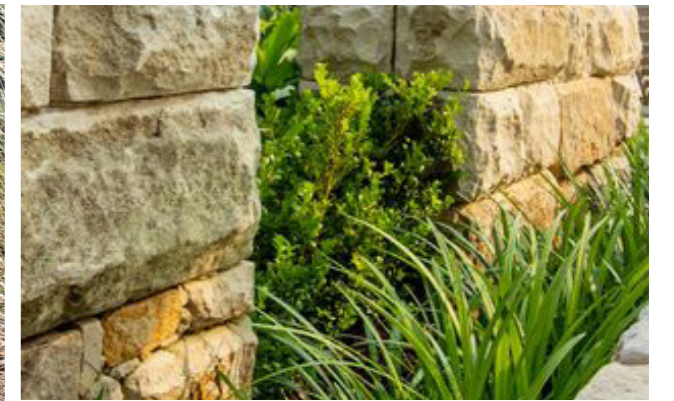
Roof terrace



Timber Deck



Pavement



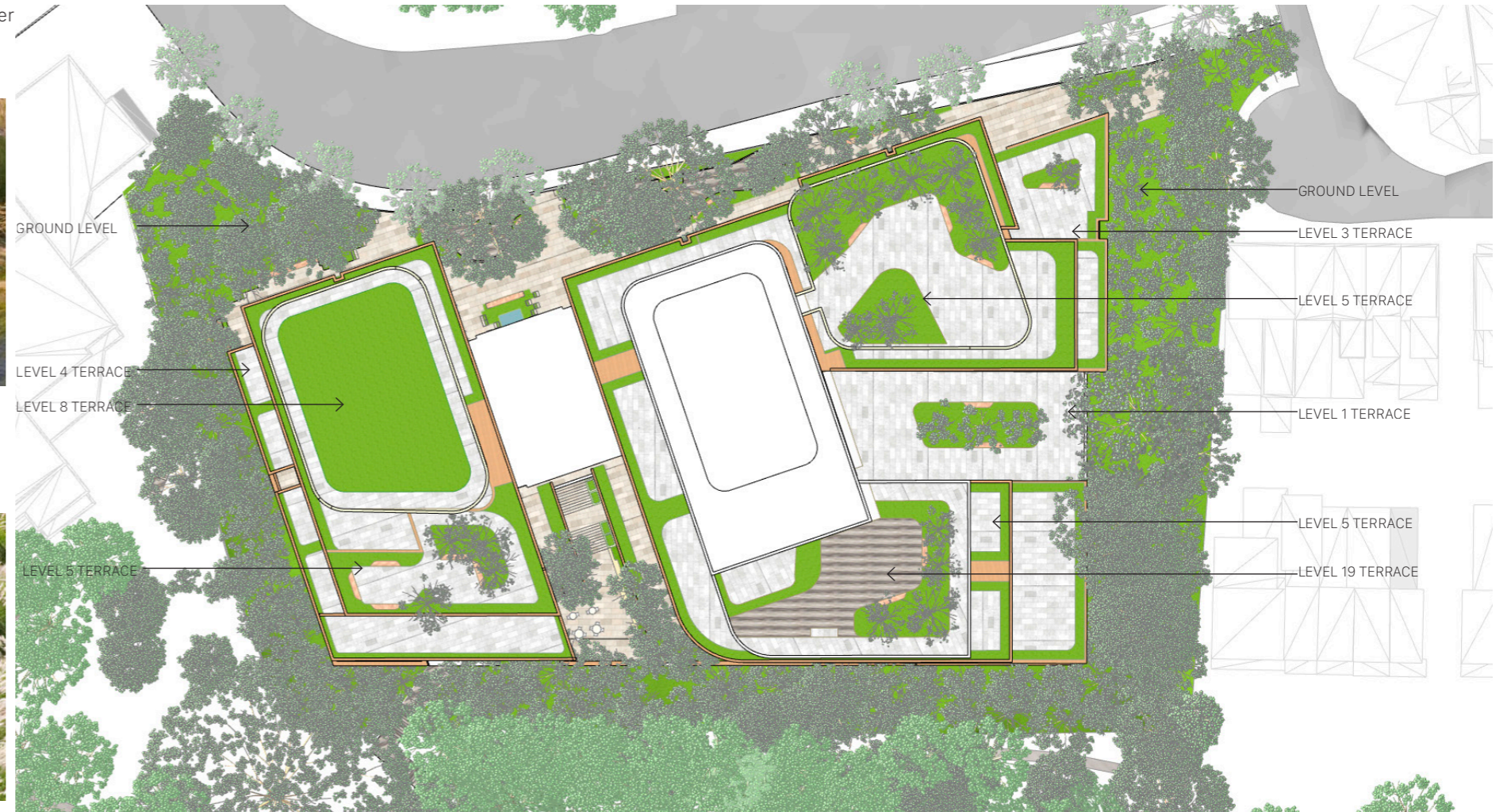
Sydney Sandstone

Green roofs and Communal gardens

The communal space provides a variety of mixed mode gatherings from contemplative integrated planter seating and larger deck areas for outdoor dining with elevated views. The design has an emphasis on buffering between the street and surrounding neighbours.



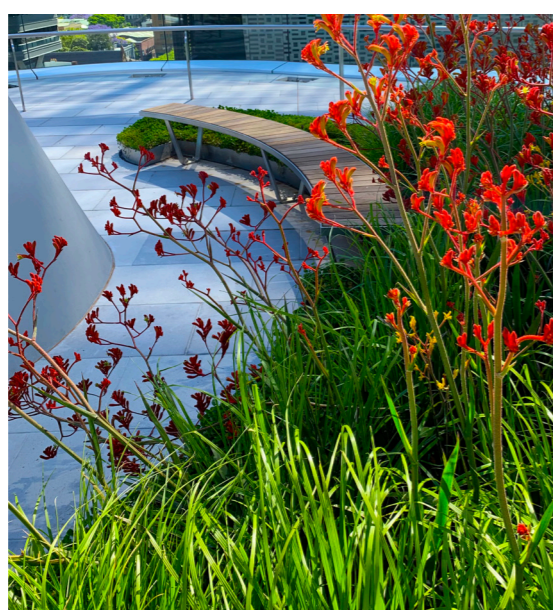
The roof terrace concept includes a series of mounded swaths of native grasses, site salvaged timber decks with dense mass planting that define a range of separate areas that can be used for lunchtime, Yoga, Thai Chi, reflection activities and passive recreation.



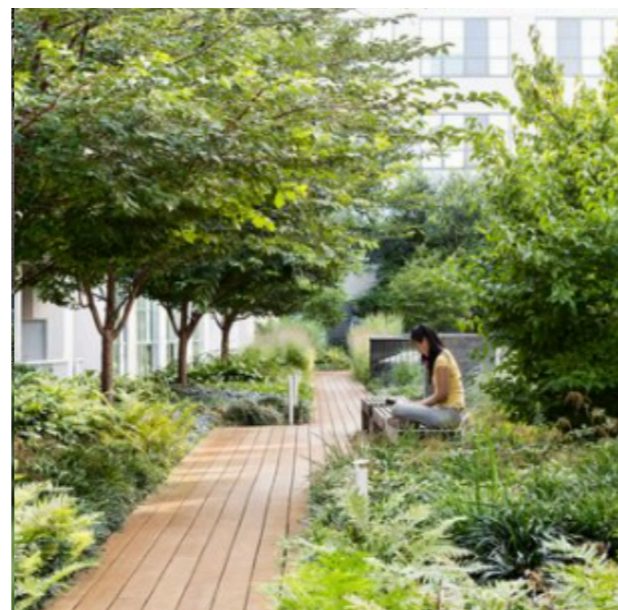
Overall Roof Plan



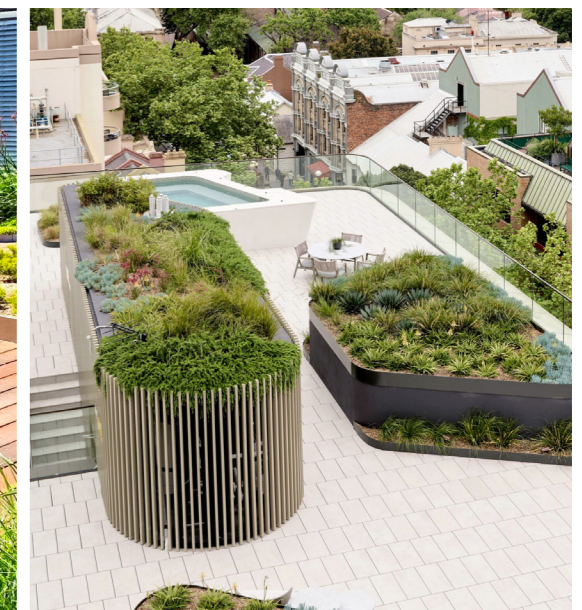
Integrated seating / planters



Timber deck areas soft edges maximise permeable surfaces



Organic form planters to Penthouse



Tree Canopy Coverage / Planting



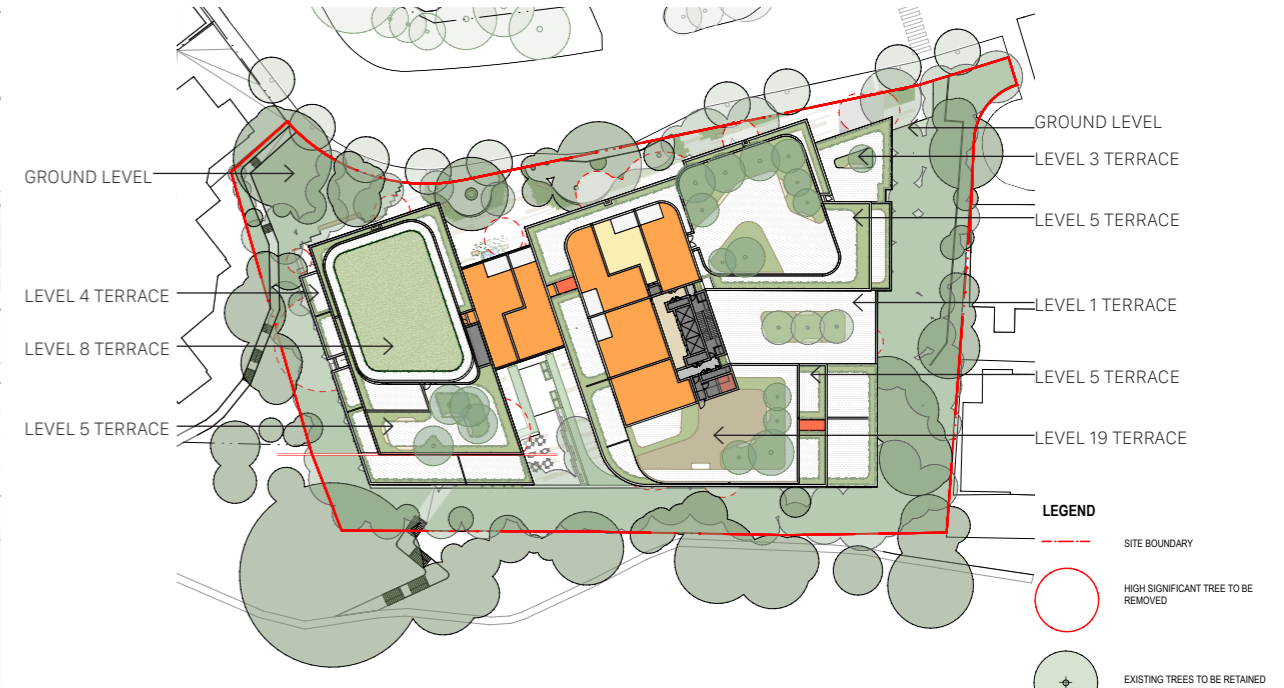
Existing Tree Canopy Coverage - 37%



Proposed Lower Ground Tree Canopy Coverage - 41%

[Site Area = 7,226m²]

Existing Canopy Cover		
Ground Level Trees (High Significant and Significant Trees)	2667m ²	37%
Proposed Canopy		
Ground Level Trees	2981m ²	41%



Landscape Planting Area

Landscape Planting Area	
Ground Floor	1412m ²
L1	62m ²
L3	89m ²
L4	37m ²
L5	389m ²
L8	230m ²
L8 Green Roof	338m ²
L19	110m ²

Planting Strategy

The planting strategy is to create a cohesive design through the use of carefully selected species that demonstrate a connection to the concept of place making and link to the three landscape community types, Ridge, Escarpment Gully.

The preference is for endemic plants to the Sydney area however the selection will also address the following:

Suitable for the existing micro climatic conditions (wind, access to sunlight); Low water use plant species; Maintenance requirements (such as watering regime, fertilising and pruning replacement); Wind breaks to mitigate microclimate conditions; Crime prevention through design; Privacy and screening
Selected plants provide visual interest through form, texture and variations in seasonal colour. A diverse planting scheme comprising mass planting of native plant species and a selection of drought tolerant species is proposed for the podium terrace.

The plant palette takes into account the potential impact of wind that may affect the plants at upper levels. The use of diverse shrubs and understory layer in various forms helps creates spaces, achieve accents to the various gardens that are experienced by the tenants and guests.

Ridge Top Community space



Basket Grass *Oplismenus* spp. Blueberry Ash *Elaeocarpus reticulatus* Christmas Bush *Ceratopetalum gummiferum* Coastal Banksia *Banksia integrifolia*



Sydney Peppermint *Eucalyptus piperita* Flannel Flower *Actinotus helianthi* Grey Gum *Eucalyptus punctata* Kangaroo Grass *Themeda triandra australis*



Native Fuschia *Epacris longiflora* Old Man Banksia *Banksia serrata* Pinnate Boronia *Boronia pinnata* Weeping Grass *Microlaena stipoides*

Escarpment stair and amphitheater



Kidney Weed *Dichondra repens* Rasp Fern *Doodia aspera* Sydney Red Gum *Angophora costata* Sydney Rock Orchid *Dendrobium Speciosum*

Gully Walk



Bird's Nest Fern *Asplenium australasicum* False Bracken Fern *Calochlaena dubia* Gristle Fern *Blechnum cartalagineum* Rough Treefern *Cyathea australis*

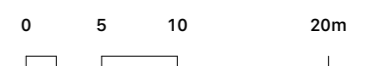


LEGEND

- - - SITE BOUNDARY
- +RL.XXX PROPOSED LEVELS
- +EX.XXX EXISTING LEVELS
- AUSTRALIAN HARDWOOD TIMBER BATTEN INTEGRATED BENCH
- SANDSTONE LOG
- GRANITE PAVEMENT
- TIMBER DECK
- INTEGRATED SANDSTONE SEATING/WALL
- MASS PLANTING
- EXISTING TREES TO BE RETAINED
- PROPOSED TREES

800 — Ground Floor Plan
 <Landmark> — 8-10 New McLean Street, Edgecliff

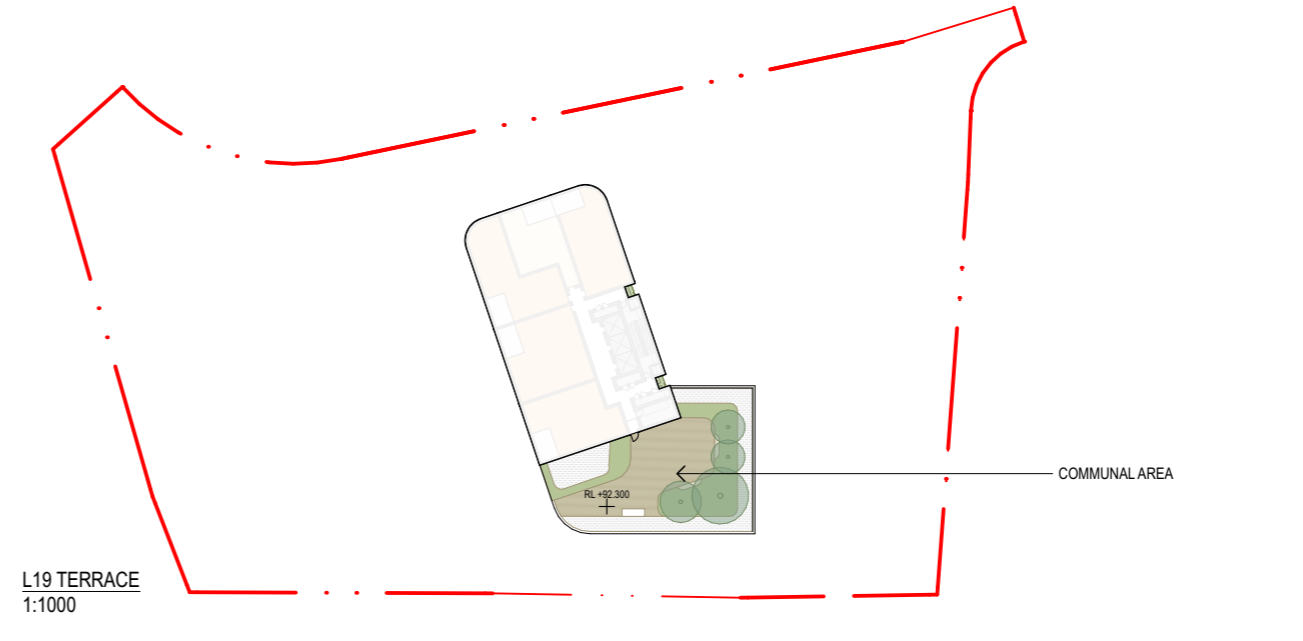
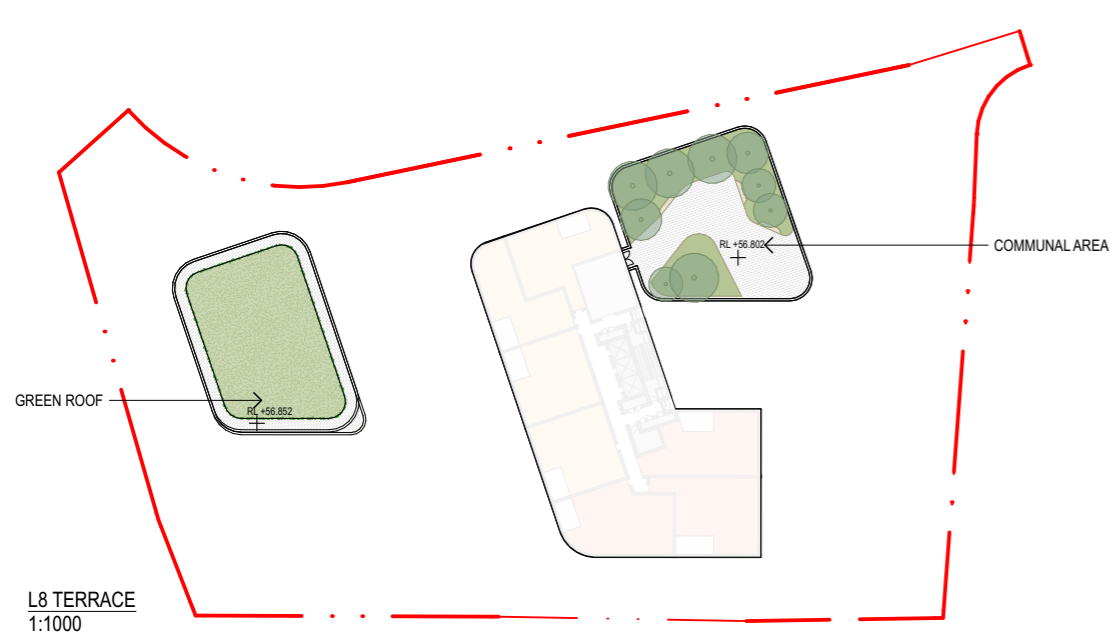
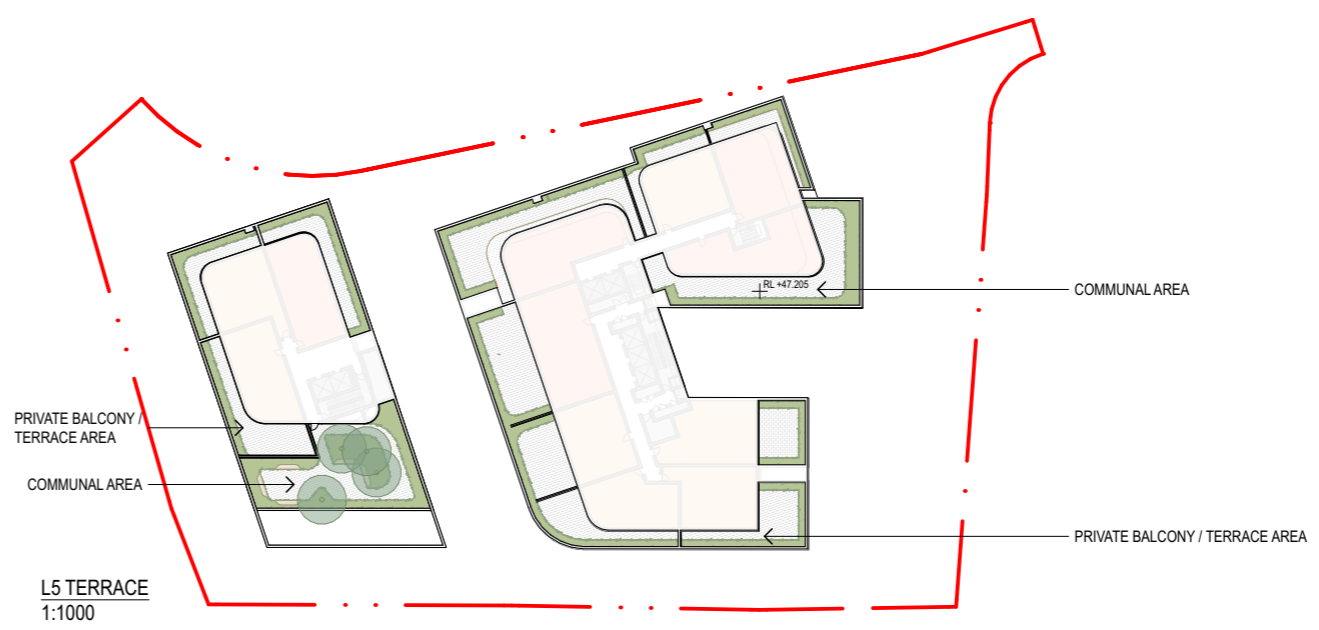
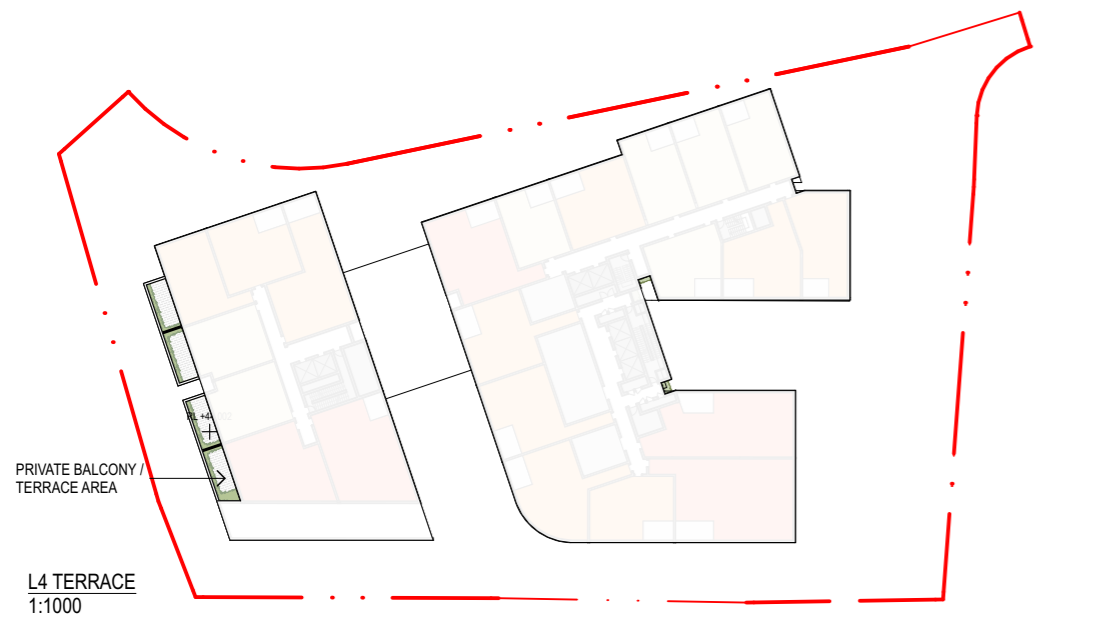
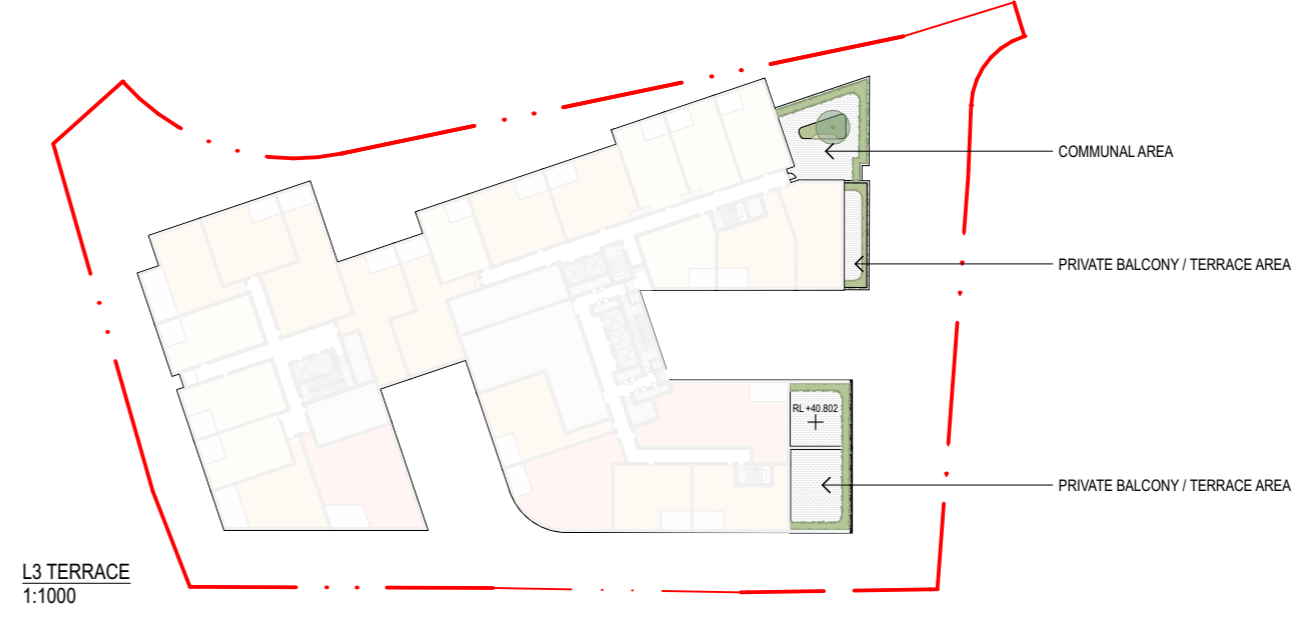
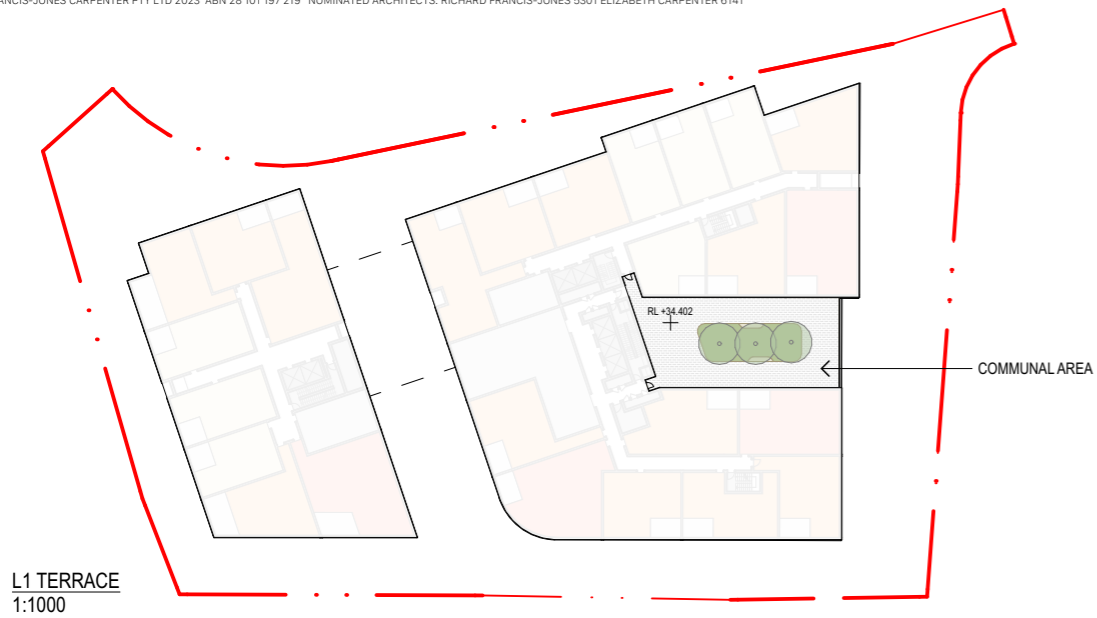
Scale
 1:500 @ A3





- SITE BOUNDARY
- PROPOSED BASEMENT OUTLINE
- RL XXXX PROPOSED LEVELS
- EX XXXX EXISTING LEVELS
- STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE
- SIGNIFICANT TREE TO BE REMOVED
- HIGH SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED
- HIGH SIGNIFICANT TREE TO BE RETAINED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREES





LEGEND

- - - SITE BOUNDARY
- + RL.XXXX PROPOSED LEVELS
- PROPOSED TREES
- GRANITE PAVEMENT
- TIMBER DECK
- BENCH SEATING
- PLANTING AREA

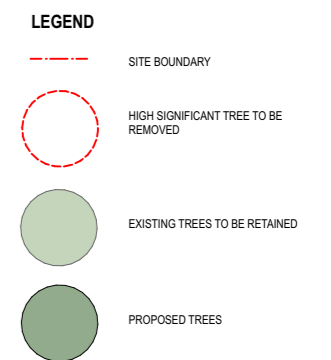
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