

# EDGECLIFF COMMERCIAL CENTRE

# PUBLIC DOMAIN PLAN



Draft  
May 2021

### **Acknowledgement of Country**

Woollahra Council acknowledges the Gadigal and Birrabirragal people who are the traditional custodians of this land and pay respects to Elders past, present and emerging.



# Contents

<b>INTRODUCTION</b>	<b>4</b>
1.1 Background	5
1.2 Purpose of this study	5
1.3 Study area	6
1.4 Constraints	6
1.5 Opportunities	6
<b>STRUCTURE PLAN</b>	<b>7</b>
2.1 Vision and urban design principles	8
2.2 Public domain structure plan	9
<b>PRECINCT PLANS</b>	<b>10</b>
3.1 Western Gateway Precinct	11
3.2 Mixed Use and Paddington Gateway Precincts	16
3.3 Commercial Core Precinct	26
3.4 Eastern Gateway Precinct	32
<b>DETAILS</b>	<b>36</b>
4.1 Urban furniture	37
4.2 Footway characteristics	40
4.3 Planting palette	41



This chapter provides the background of the project, introduces the study area, identifies the key opportunities and constraints and outlines the structure of this report.

# 1.0

# INTRODUCTION

## 1.1 Background

The Edgecliff Commercial Centre (ECC) is a major gateway to the Eastern Suburbs and the Woollahra Local Government Area (LGA). It is in close proximity to the Sydney CBD, has good access to public transport, and there are a range of community and recreational facilities within and around the ECC. This provides an opportunity to promote transit oriented development (TOD) with an appropriate density and high quality public domain.

Council has prepared the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy* (ECC Strategy), which identifies potential future development opportunities in the ECC. The ECC Strategy provides a guide for future character, built form and land use in the area. It aims to:

- Create a high quality and liveable urban environment.
- Update the current planning controls to help facilitate increased development potential along the corridor consistent with the strategic policy framework.
- Identify opportunities and potential enhancements of the streetscape and public domain.

This *Draft Edgecliff Commercial Centre Public Domain Plan* (this Plan) has been prepared in response to the ECC Strategy's aim to enhance the streetscape and public domain of the ECC.

It should be noted that the urban design analysis prepared by SJB (September 2018) which informed the preparation of the ECC Strategy was used as a baseline to develop this report.

## 1.2 Purpose of this study

This Plan provides guidelines and recommendations to help develop the ECC's public domain elements.

The Plan establishes a vision and key design principles creating a holistic public domain structure for the ECC. It responds to the specific characteristics of each precinct, providing detailed plans and recommendations, including a range of short to long term projects on public and private land.

This Plan is consistent with the aims and objectives of the ECC Strategy and other Council policies and plans including:

- *Woollahra Local Strategic Planning Statement* (March 2020)
- *Woollahra Local Environment Plan 2014* (Woollahra LEP 2014)
- *Woollahra Development Control Plan 2015* (Woollahra DCP 2015)
- *Woollahra Community Facilities Study* (adopted September 2020)
- *Woollahra Public Art Policy* (Adopted October 2009)
- *Woollahra Social and Cultural Plan* (November 2018)
- *Woollahra Disability Inclusion Action Plan* (Adopted June 2017)
- *Woollahra Street Tree Master Plan* (April 2014)
- *Woollahra Integrated Transport Strategy* (Draft)
- *Woollahra Libraries Strategic Plan* (in progress – due June 2021);

It is noted that Council is currently preparing an Active Transport Plan for the Woollahra LGA. The outcomes of the Plan will be incorporated into this Plan as the concepts are progressed.

### **Woollahra Community Facilities Study**

The *Woollahra Community Facilities Study* was adopted by Council in September 2020. The study identifies current and future gaps in the provision of Council community facilities and provides recommendations on the location and type of future community facilities.

The study identifies that the ECC is a "key transport hub in the LGA and a locality where new development is planned. The characteristics of this locality highlight the potential to deliver a library or other facilities as an integrated component of any new mixed-use development of a sufficient scale" (Page 65).

The study identifies that future uplift and development in this location will increase pressure on local community facilities and increase the need for a new integrated multipurpose facility.

## 1.3 Study area

The ECC is located along New South Head Road, between New Beach Road and Ocean Avenue (see Figure 1). The Edgecliff bus and rail interchange is located in the ECC's core at the high point on New South Head Road. Under the Woollahra LEP 2014, the core is zoned B2 Local Centre whilst most of the ECC corridor is zoned B4 Mixed Use.

The ECC is well positioned with proximity to the Sydney CBD and to major entertainment precincts and recreational areas. The Greater Sydney Regional Plan *A Metropolis of Three Cities* (March 2018) and the Eastern City District Plan set out numerous directions, objectives and actions which seek to promote the economic and residential vitality of local centres such as Edgecliff. A common feature of these centres is their relationship to existing public transport nodes.

## 1.4 Constraints

The nature of New South Head Road, a busy and important arterial connection, constrains the quality of the public domain. There are also other constraints along New South Head Road that have been identified through the urban design analysis of the ECC. These include:

- Narrow footway on the northern side of the road.
- Lack of urban greening on the northern side of the road.
- Sloping topography, which constrains walkability for less mobile pedestrian.
- Heritage and contributory items, which requires a sensitive approach while planning public domain improvements.
- Lack of activation nodes to attract people to spend time and linger in the public domain.
- Minimal street furniture and inconsistent awning pattern.
- Minimal connections between the two sides of the road.

## 1.5 Opportunities

The ECC Strategy identifies potential opportunities for redevelopment of the sites along New South Head Road. This will potentially enhance the character of the existing public domain and provide opportunities to create new public spaces through new development.

In addition, Council aims to improve the existing open spaces consistent with the desired future character of ECC. The key opportunities include:

- Enhance the character of New South Head Road as a green corridor and provide a better connections to the significant green amenities of the surrounding area such as Rushcutters Bay and Trumper Park.
- Respond to the potential future higher density commercial and residential development in the ECC by creating a range of pedestrian oriented facilities.
- Enhance the ECC's character as a gateway to Sydney's Eastern Suburbs and the Woollahra LGA.
- Improve the active transport network within the ECC.



Figure 1. The Edgecliff Commercial Centre study area (SJB 2018)

This chapter provides an overarching framework for the public domain of the Edgecliff Commercial Centre and identifies the key strategies for the character precincts.

# 2.0

# STRUCTURE PLAN

## 2.1 Vision and urban design principles

ACTIVE  
& ATTRACTIVE



GREEN



WALKABLE



CONNECTED



SUSTAINABLE



INCLUSIVE



This *Draft Edgecliff Commercial Centre Public Domain Plan* seeks to:

- Reinforce the characteristics of gateway locations through high quality public art.
- Facilitate vibrant and inclusive public spaces that enhance the mixed use and civic characteristics of the ECC.
- Support walking in the ECC by providing high quality pathways and urban furniture.
- Enhance active transport connections along New South Head Road.
- Encourage pedestrians to spend time in the ECC by creating opportunities for activation.
- Enhance the green character of the ECC through high quality landscaping and urban tree canopy.
- Encourage environmental sustainability through Smart City features including Electric Vehicle charging infrastructure.
- Enhance the amenity of existing parks and provide better connections to green open spaces.

The aims and principles are reflected in the public domain structure plan in Figure 2.

## 2.2 Public domain structure plan

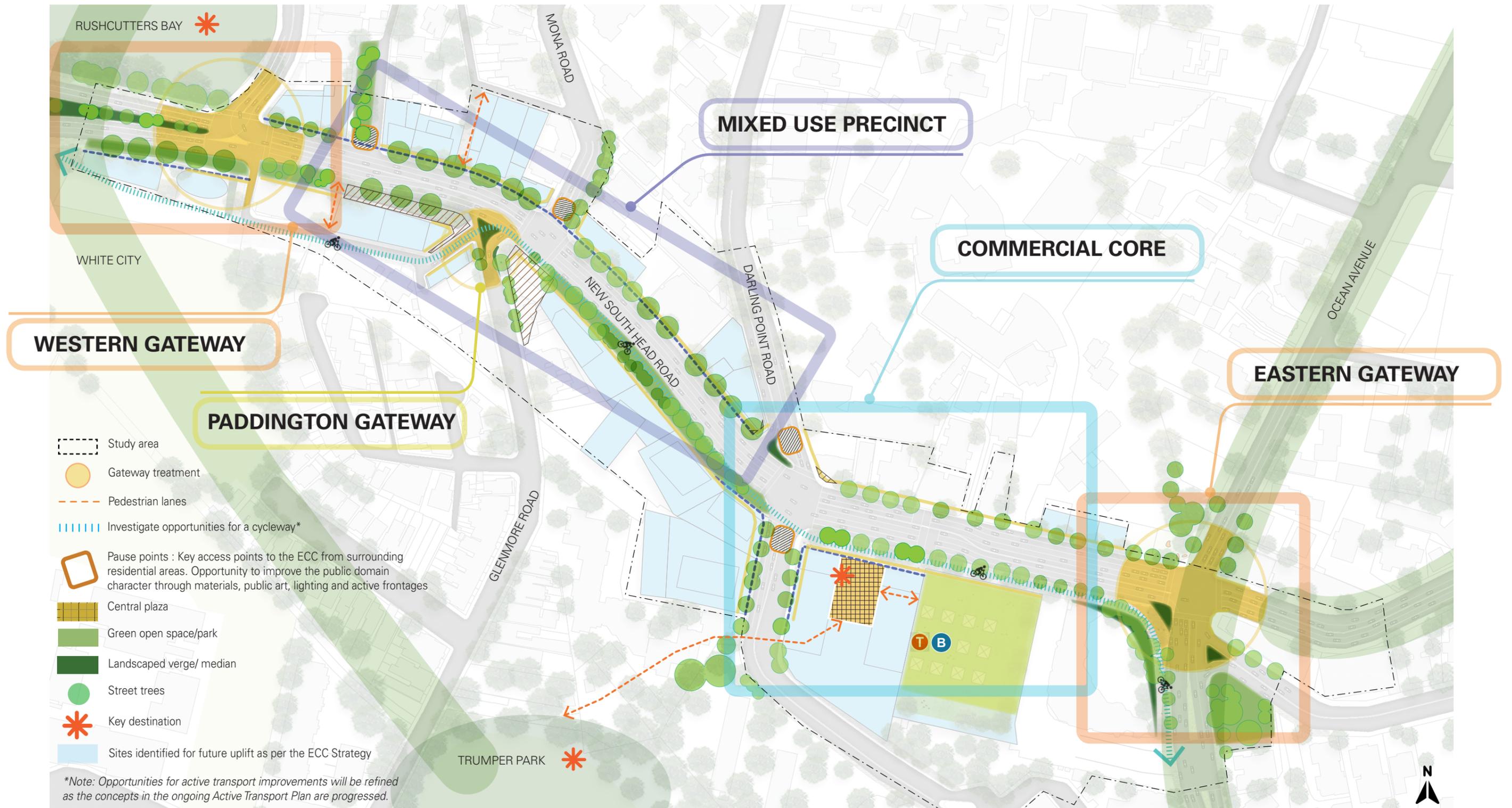


Figure 2. Public Domain Structure Plan

This chapter provides public domain concept plans for each precinct in the ECC and further information on selected site-specific projects.

# 03

# PRECINCT PLANS

### 3.1 Western Gateway Precinct

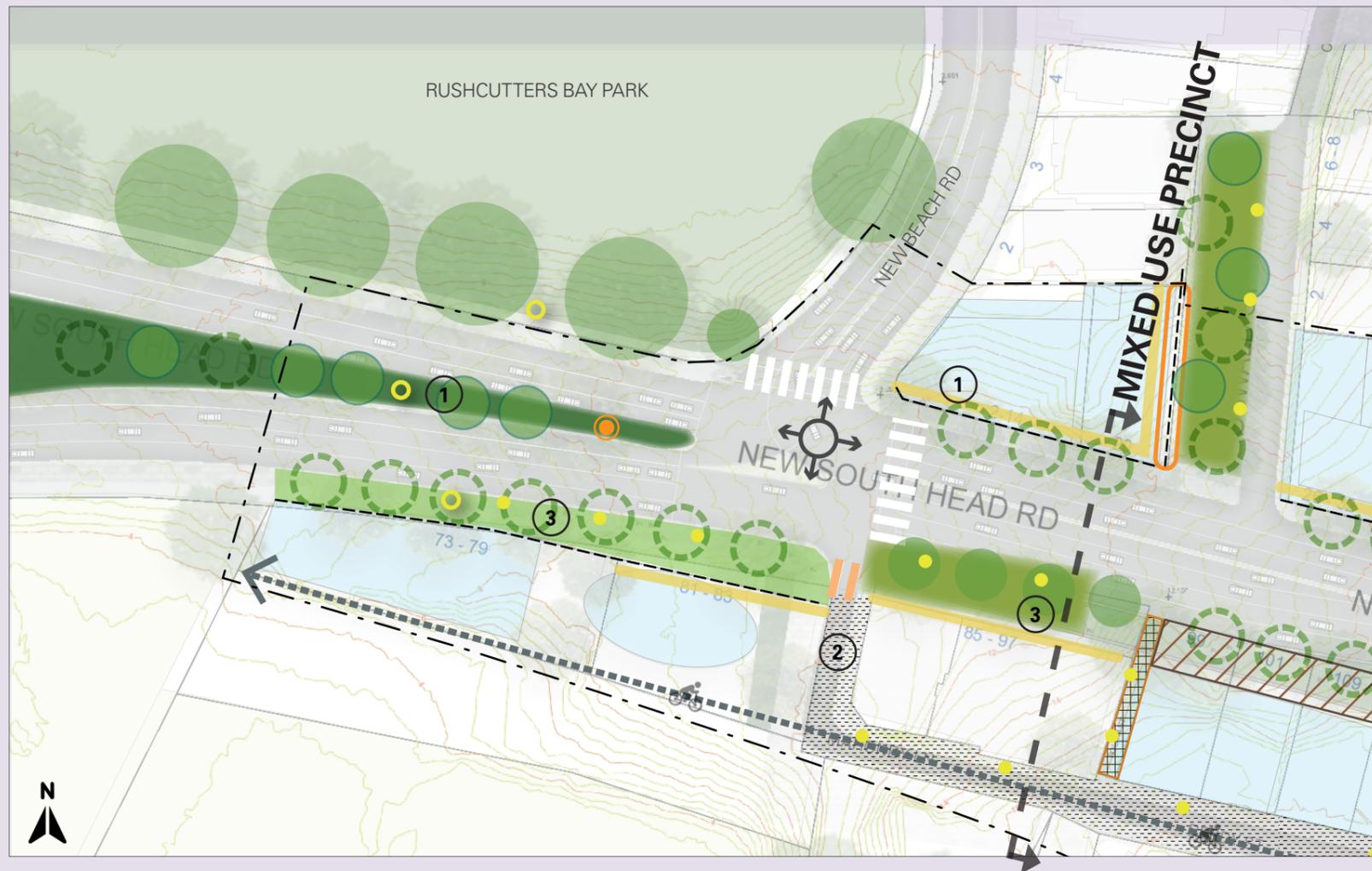
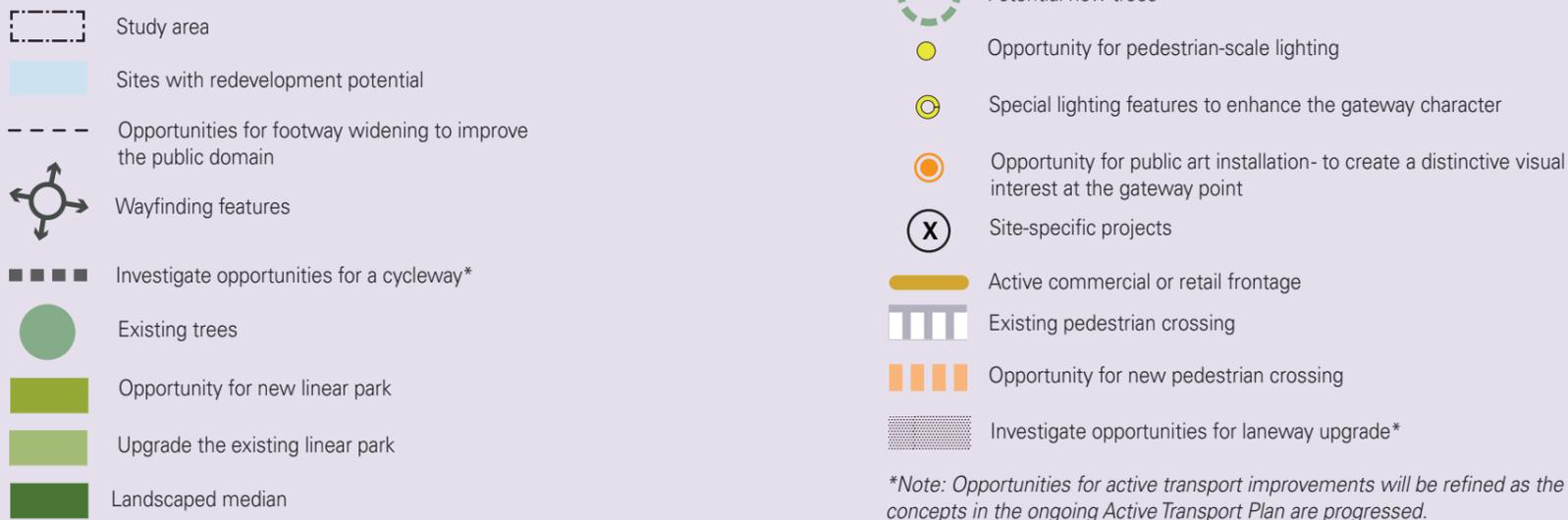


Figure 3. Public domain concept plan - Western Gateway Precinct



#### Desired future character of the precinct

The precinct serves as the main entrance to the Woollahra LGA from the Sydney CBD. The future built form and landscape characteristics of this precinct reinforce its gateway quality. The public domain design principles are to:

- Enhance the streetscape through public art and/or lighting features to reinforce the precinct’s visual attraction as an arrival point to the ECC.
- Respond to the existing Moreton Bay Fig Trees which line the southern edge of the Rushcutters Bay Park.
- Enhance urban greening in the precinct via a linear park along the southern side of New South Head Road.
- Investigate opportunities for active transport connections.
- Enhance the pedestrian amenity through improved footways and high quality street furniture.
- Promote the use of wayfinding elements to enhance legibility.

The site specific projects identified on Figure 3 are discussed on pages 12 to 15 of this report.

It is noted that Council is working on the Paddington Greenway project, an active transport corridor that is proposed to run from Rushcutters Bay Park to Centennial Park. Opportunities to integrate the proposed Paddington Greenway with the projects identified in this Plan will be investigated.

## Western Gateway Precinct - Site specific projects

### 1 Landscape upgrades

The state-listed heritage item Rushcutters Bay Park is located to the north of New South Head Road at the western entrance to the ECC.

While the Moreton Bay Fig Trees lining the edge of the Park provide a significant contribution to the gateway character of this precinct, the landscaping of the central reservation along New South Head Road (see Figure 4) does not enhance the visual character of the western arrival point.

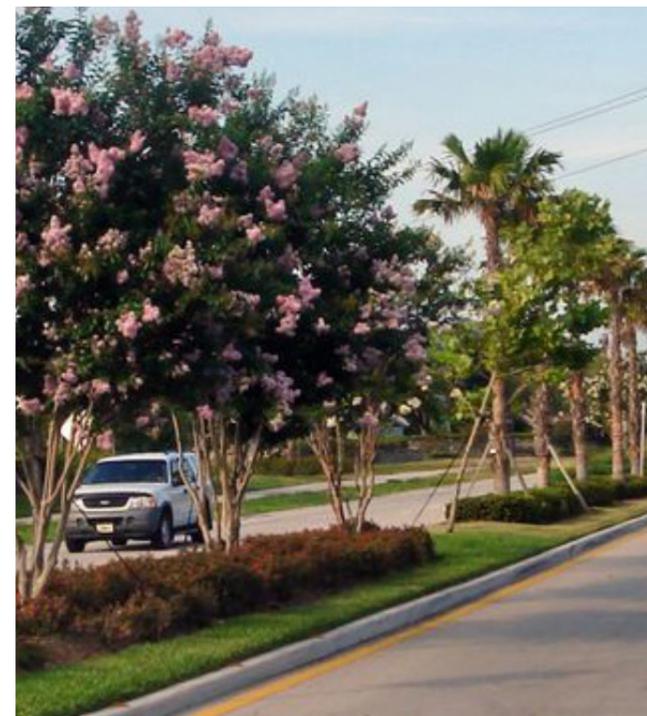
The existing footway on the northern side of New South Head Road is inactive with low quality paving and no street trees. This negatively impacts pedestrian amenity at this gateway point. Additionally, the footway is relatively narrow (approx 3m). Potential redevelopment of the sites along this stretch may result in conflict between the street trees and potential facade awnings.



Figure 4. Aerial image and street view of the Western gateway precinct (Source: Google Maps 2020 modified by Council staff)

### Opportunities and recommendations

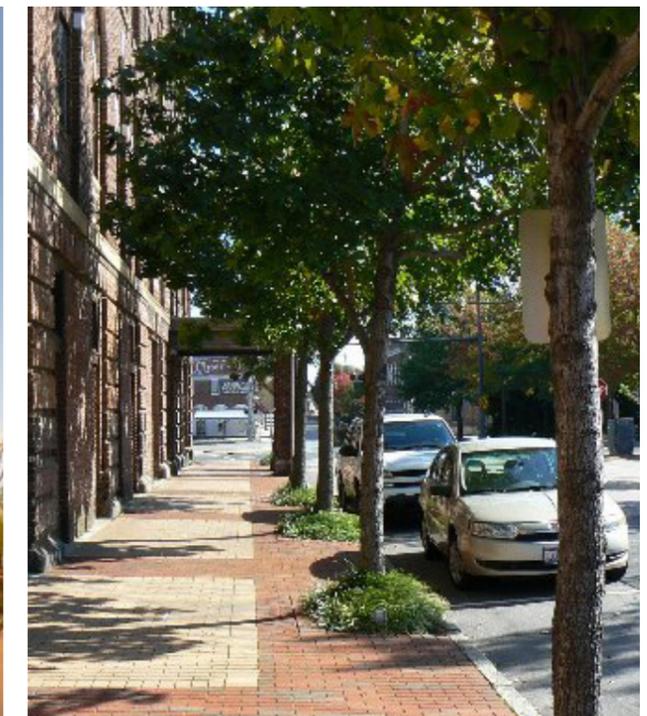
- Opportunity for public art installation and special lighting features to emphasise the gateway character of the precinct.
- Opportunity for footway upgrades.
- Opportunity for street furniture.
- Investigate existing deep soil conditions for growth of mature trees.
- Investigate opportunities for landscape upgrades through additional street trees and urban greening.
- Investigate opportunities for footway widening to minimise potential conflict between awnings and street trees
- Investigate public art and wayfinding concepts.
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.



Concept image of a landscaped median strip (Source: Gentile Glas Holloway O'Mahoney & Associates, Inc., 2021)



Concept image of a lighting feature (Source: Gilles Di Nallo)



Concept image of street tree planting along footways (Source: The Echo 2021)

## 2 Reddy Street Upgrade

Reddy Street currently serves as a rear laneway with on-street parking on both sides servicing the adjacent residential and commercial uses.

It has narrow footways, asphalt paving and no urban greening.

The laneway has the opportunity to incorporate a cycleway.

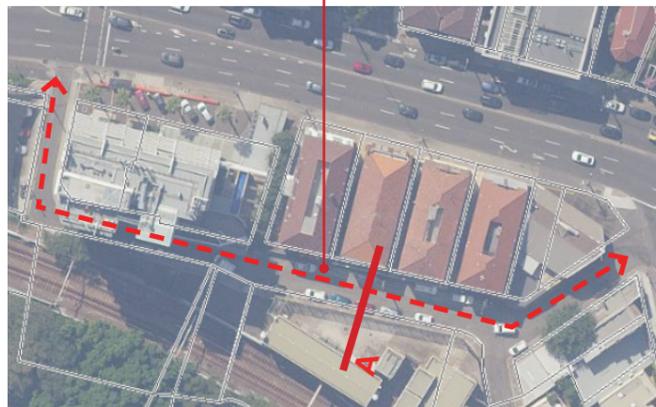


Figure 5. Aerial image and street view of Mahoney Lane, Edgecliff  
(Source: Google Maps 2020 modified by Council staff)

### Opportunities and recommendations

- Opportunity for streetscape upgrades to accommodate a 10km/hour shared zone.
- Opportunity to install signage and traffic calming elements
- Opportunity to install pedestrian scale lighting to enhance the amenity and safety
- Investigate opportunities to upgrade the existing fence of the electric substation by urban greening such as a green wall.
- Investigate opportunities for a cycleway along Reddy Street.  
*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed*
- Investigate opportunities to remove parking from one side of the lane to facilitate walking and cycling in this street.



Concept image of screen planting (green wall)  
(Source: ID 74303853 © Milkos | Dreamstime.com)

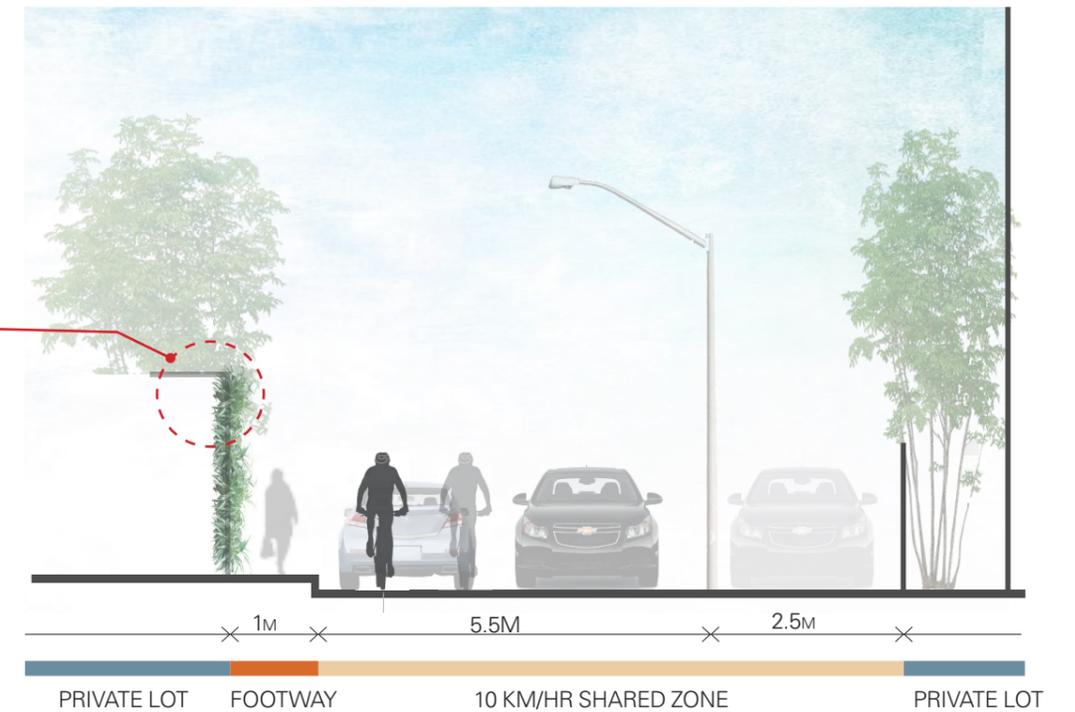


Figure 6. Indicative street section for Manhoney Lane upgrade

Note: Street parking will be removed in the narrow section of the road

### 3 Linear park

The existing linear park in front of the site at 85-97 New South Head Road lacks adequate soft landscaping. It has poor paving with no urban furniture such as seating areas.

The heritage listed railway viaduct (under Section 170 of the Heritage Act 1977) is visible from this stretch along New South Head Road when looking south. There is an opportunity to enhance the visual quality of the railway viaduct.

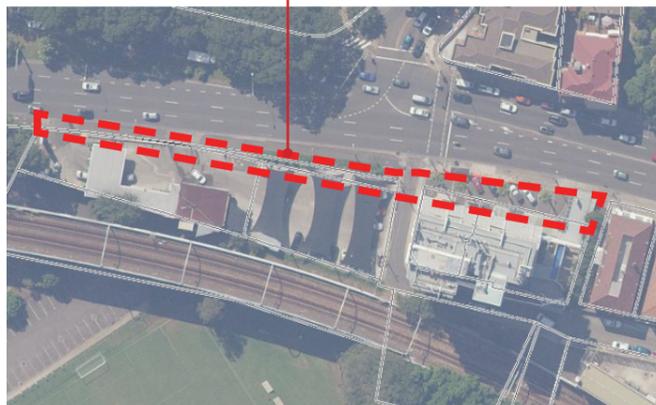
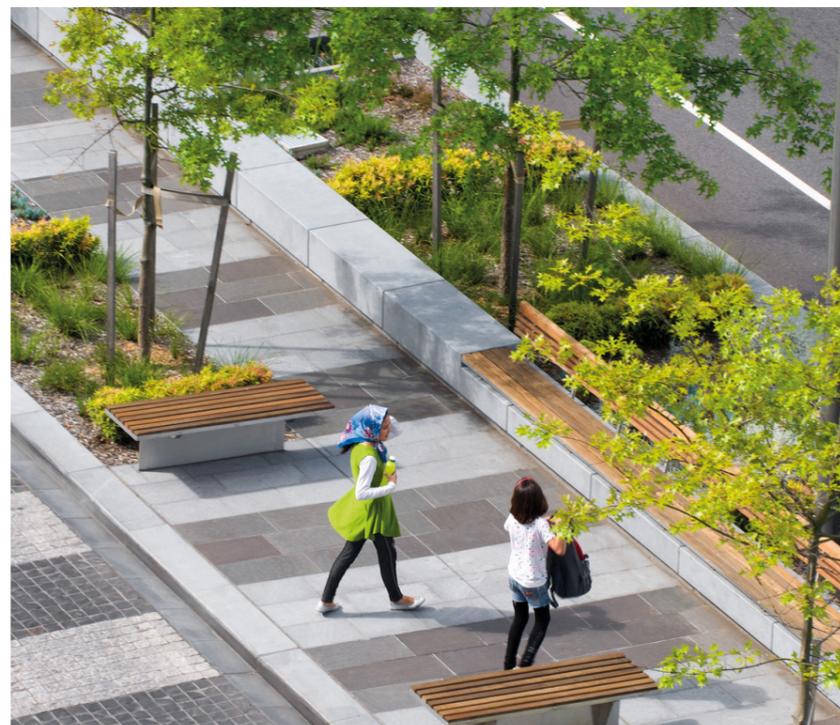


Figure 7 Aerial image and street view of 85-97 New South Head Road (Source: Google Maps 2020 modified by Council staff)

### Opportunities and recommendations

- Opportunity to upgrade the existing linear park at 85-97 New South Head Road with additional street trees, urban greening and urban furniture.
- Opportunity for a new linear park along the southern side of New South Head Road to the east of Reddy Street.
- Opportunity for urban furniture with inclusive seating for all ages and abilities.
- Opportunity for pedestrian-scale lighting to enhance the visual quality of the precinct especially at night time.
- Opportunity for wayfinding elements in the linear park.
- Investigate opportunities for special lighting features to enhance the gateway character of the precinct.
- Investigate opportunities to minimise the paved surfaces along the existing linear park.
- Investigate appropriate tree species for the existing and future linear park.
- Investigate opportunities to enhance the visual character of the railway viaduct via public art and/ or landscaping.



Green elements in linear parks (Source: John Gollings | Arch Daily 2011)



Lighting features to emphasis its green character and add visual interest (Source: Hendrick Manufacturing | Archello 2021)



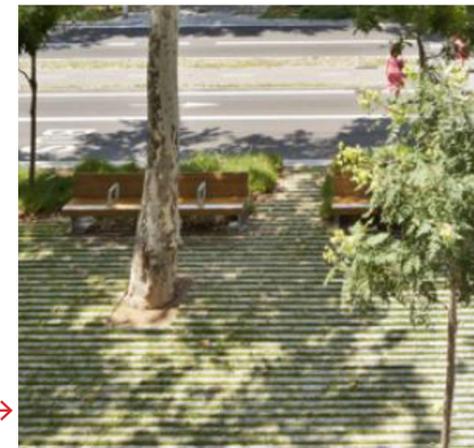
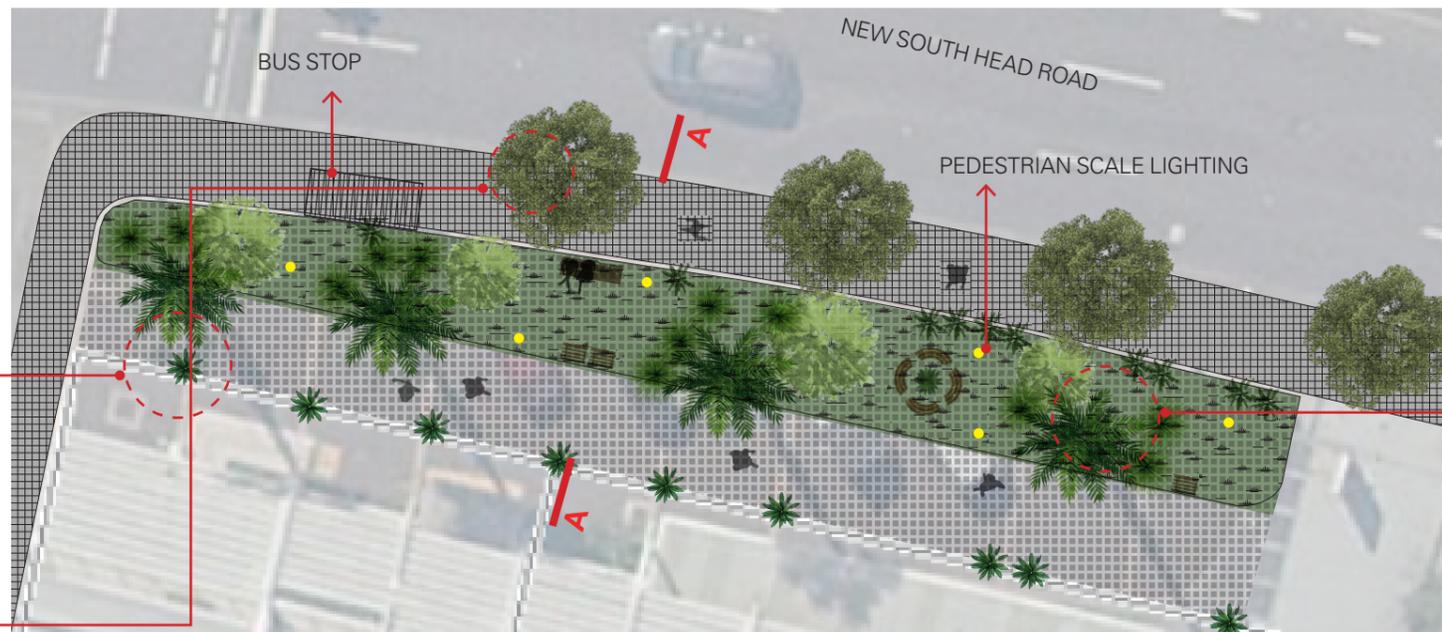
Green elements in variety of forms  
(Source: Inspiration Decoration Material Co. Ltd)



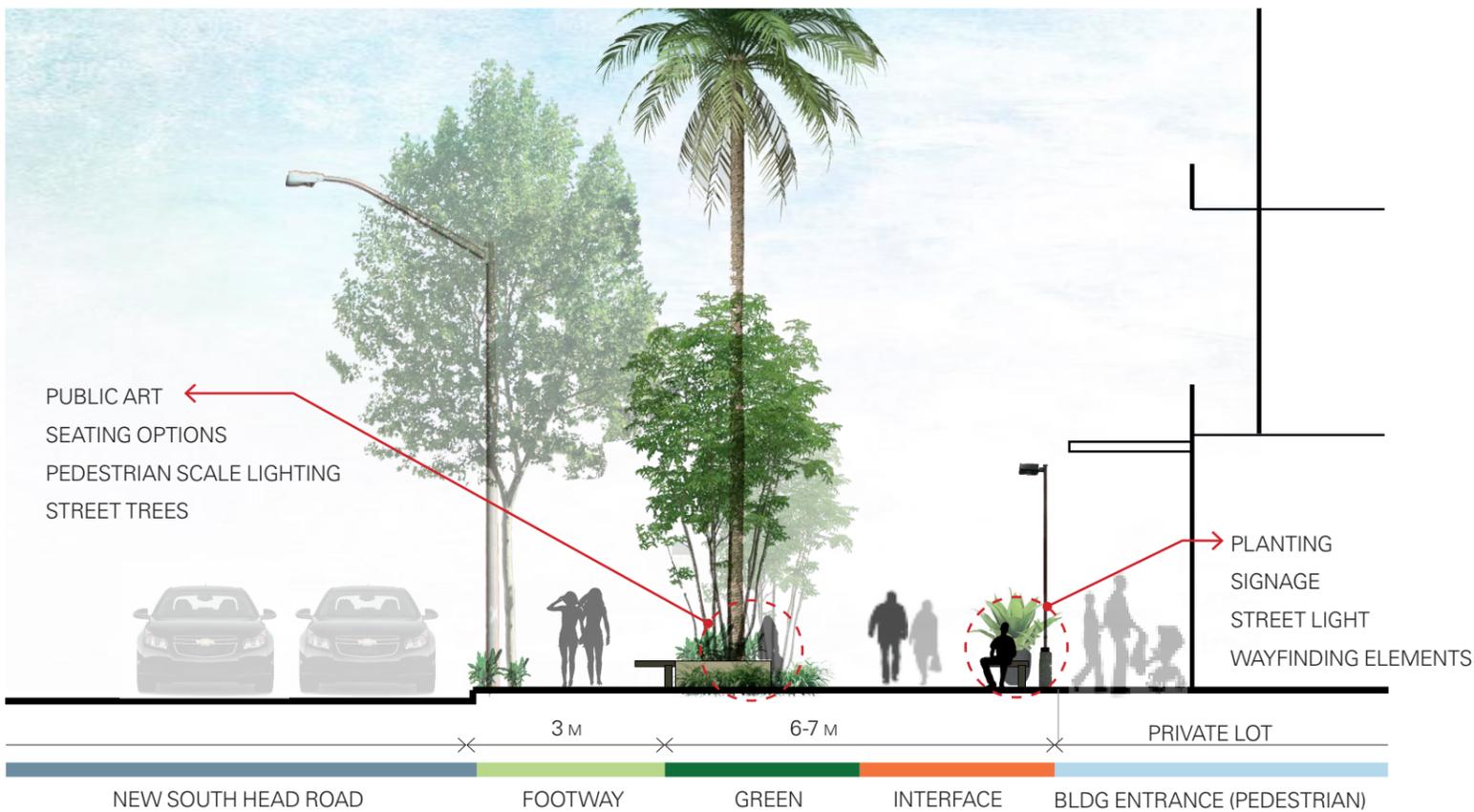
Street tree grates - permeable and consistent with the paving characteristics of the centre  
(Source: Jean & Etienne Belondrade and Aréa photo library)



Urban furniture combined with landscape  
(Source: Rovinj, CR 2014)



Opportunity for previous paving (Source: SJB 018)



Wayfinding elements (Source: Yanni van Zigt)

Figure 8. Indicative public domain plan and street section of linear park in front of 85-97 New South Head Road Edgecliff

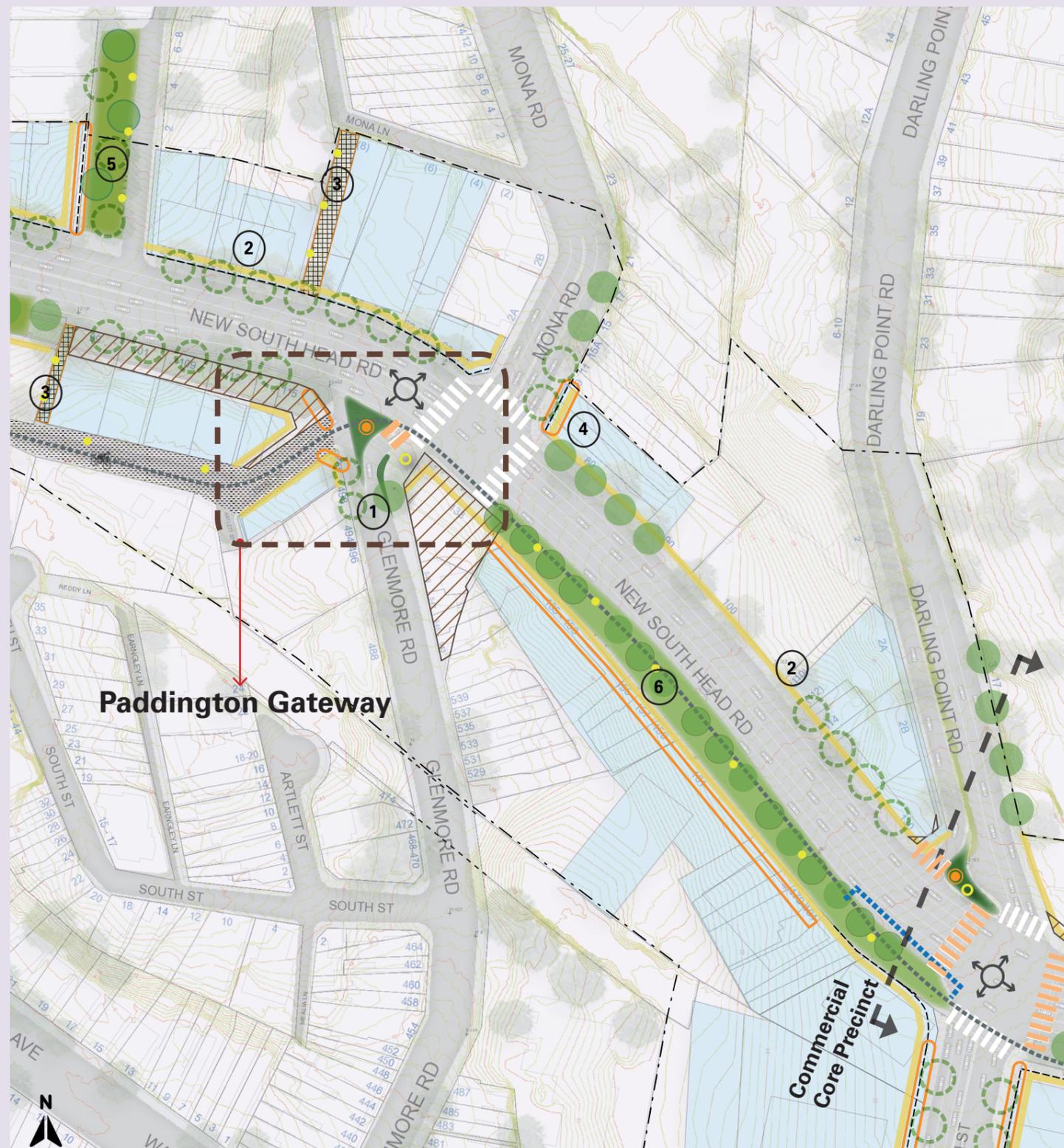
## 3.2 Mixed Use and Paddington Gateway Precincts

### Desired future character of the precincts

These precincts include a range of retail, non-residential and residential developments. The Mixed Use Precinct provides access to residential areas and the Mona Road Heritage Conservation Area (HCA) while the Paddington Gateway Precinct marks the entry to the Paddington HCA via Glenmore Road. The precincts are expected to serve the needs of current and future residents and workers by providing a safe, activated and accessible public domain.

The key design principles to enhance the public domain in these precincts are to:

- Provide activation nodes to enhance the precinct's vibrancy. New South Head Road constrains pedestrian amenity due to the heavy vehicular traffic and consequential noise. Narrow footways on the northern side of the road also constrain the opportunities for outdoor dining. However, residential streets intersecting New South Head Road, as well as linear and pocket parks in the precinct (supported by landscape buffers), offer opportunities to provide outdoor dining.
- Enhance the landscape character of the precinct through additional street trees, footway and furniture upgrade, public art and/or lighting features.
- Upgrade the existing linear park on the southern frontage of the New South Head Road between New McLean Street and Glenmore Road to provide opportunities for a range of pedestrian oriented activities in combination with potential outdoor dining spots.
- Investigate opportunities for a cycleway on New South Head Road.
- Use way-finding elements to enhance the precinct's legibility.
- Enhance the gateway character of Glenmore Road to the Paddington HCA through footway upgrade, public art, special lighting features and wayfinding elements.



- Study area
- Sites with redevelopment potential
- Opportunities for footway widening to improve the public domain
- Wayfinding features
- Investigate opportunities for a cycleway\*
- Existing trees
- Opportunity for new linear park
- Upgrade the existing linear park
- Landscaped median
- Potential new trees
- Opportunity for pedestrian-scale lighting
- Special lighting features-Enhanced gateway character
- Opportunity for public art installation - to create a distinctive visual interest at the gateway point
- Site-specific projects
- Active commercial or retail frontage
- Existing pedestrian crossing
- Opportunity for new pedestrian crossing
- Laneway upgrade
- Opportunities for outdoor dining
- Pedestrian lane upgrade
- Land reservation
- Road widening

\*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed.

Figure 9. Public domain concept plan - Mixed Use Precinct

## Paddington Gateway Precinct - Site specific project

### 1 Streetscape upgrade

The site at 133 New South Head Road (popularly known as the Cadry's building) is a contributory building in the Paddington HCA and marks the entrance to the Paddington HCA from Glenmore Road.

However, the streetscape at the intersection of New South Head Road with Glenmore Road currently does not contribute towards the gateway character of this precinct as it lacks landscaping, urban furniture or public art.

### Opportunities and recommendations

- Investigate opportunities for public art, wayfinding features and special lighting elements to enhance the gateway character of Glenmore Road.
- Investigate opportunities for footway widening to incorporate outdoor dining at the intersection with Reddy Street.
- Opportunity to upgrade the existing pedestrian island with green landscape.
- Investigate opportunities for a potential cycleway from New South Head Road to Reddy Street.  
*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed.*
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.

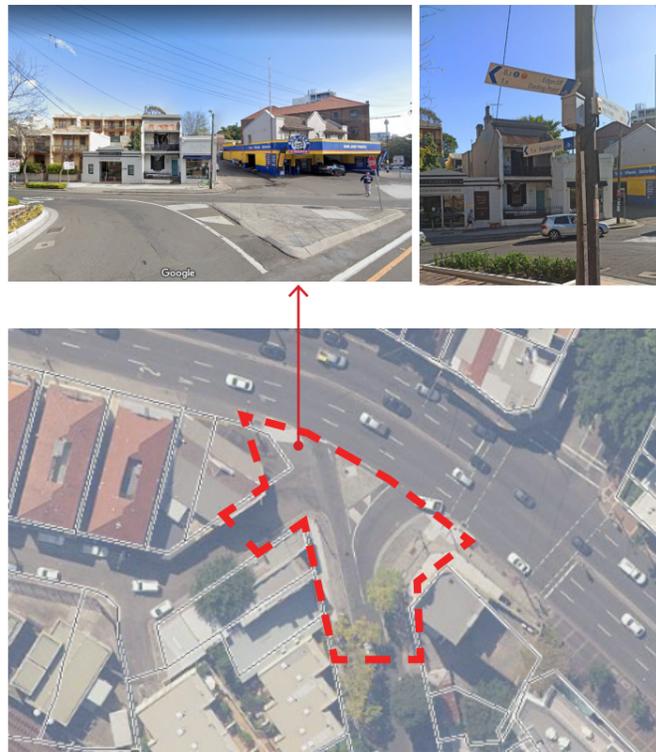


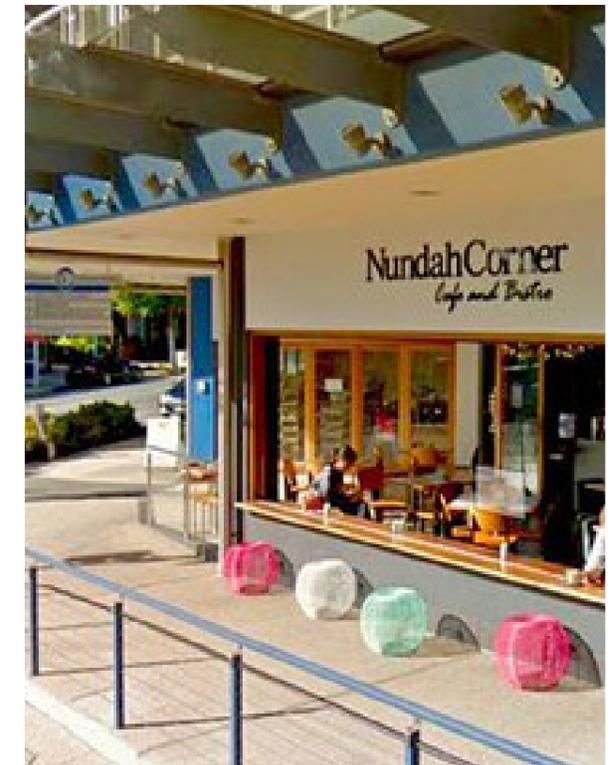
Figure 10. Aerial image and street view of Glenmore Road- New South Head Road intersection (Source: Google Maps 2020 modified by Council staff)



Concept image of wayfinding element (Totem pole) (Source: SJB 2018)



Concept image for paving differentiation through decorative public art (Source: Accurate Pavement Striping 2019)



Concept image for gateway activation through outdoor dining (Source: Nundah Corner Cafe 2018)

## Mixed Use Precinct - Site specific projects

### 2 Streetscape upgrade

The existing footway on the north side of New South Head Road is inactive, with low quality paving and no street trees.

There are also currently inconsistent awning patterns in this section. As the footway is currently narrow along this stretch of the road, the existing or potential future awnings may conflict with street trees. The existing planter boxes further reduce space for walking. Due to the existing insufficient deep soil in this section, these planter boxes are required for the growth of street trees.

A majority of the sites on the north side of New South Head Road are identified for potential redevelopment in the ECC Strategy. This provides opportunities to enhance the public domain character, including facade activation.

### Opportunities and recommendations

- Opportunity for footway upgrades.
- Opportunity for signage and wayfinding upgrades.
- Opportunity for urban greening through low-height shrubs to minimise conflict with the existing/future awnings.
- Opportunity to upgrade the existing planter boxes.
- Investigate opportunities for a new awning strategy to ensure consistent awning patterns along the road.
- Investigate opportunities to widen the existing footway.
- Investigate innovative solutions to accommodate additional street trees despite the limited space for deep soil landscaped area.
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.

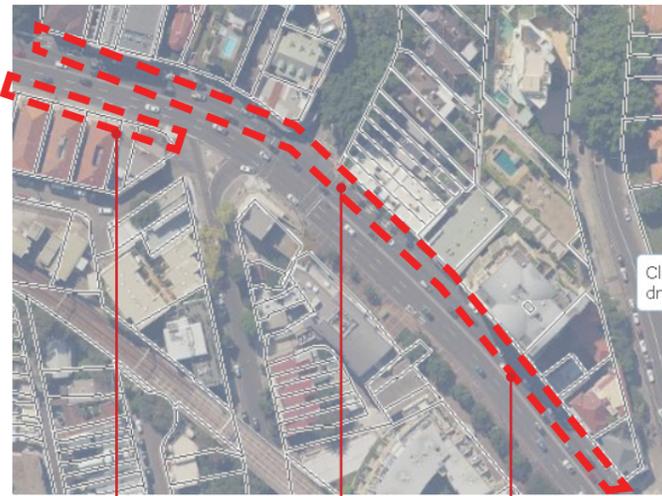


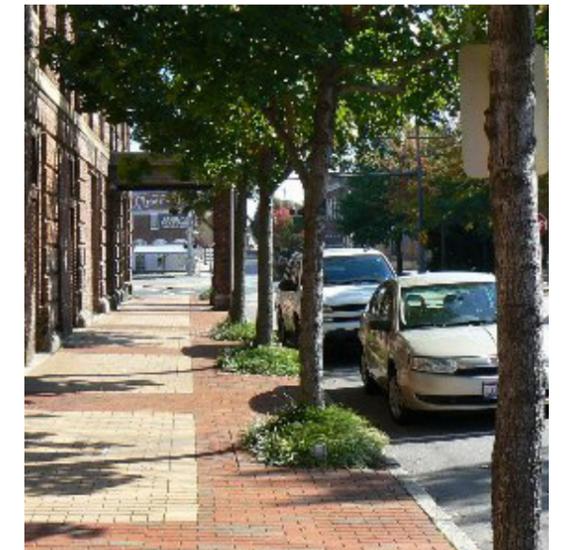
Figure 11. Aerial image and street views of the north side of New South Head Road, Edgecliff (Source: Google Maps 2020 modified by Council staff)



Concept image of a planter box as a public art element (Source: Sean Martindale 2011)



Concept image of a linear planter box for areas where mature trees cannot be planted (Source: Yard Couture 2021)



Concept image of footway integrated with street trees (Source: The Echo 2021)

### 3 Pedestrian Lane Upgrade

There are a number of existing pedestrian lanes that connect residential precincts to New South Head Road. They require landscape upgrades to better integrate with the ECC's public domain structure.



Figure 12. Aerial image and street view of existing pedestrian lanes (Source: Google Maps 2020 modified by Council staff)

#### Opportunities and recommendations

- Opportunity for footway upgrades.
- Opportunity for signage and wayfinding upgrades.
- Opportunity for pedestrian scale lighting.
- Opportunity for active street frontages on adjacent lots as part of their future potential redevelopment.
- Opportunity for urban greening including street trees and low-height shrubs.
- Investigate opportunities for a new lighting strategy for the ECC.
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.



Concept image of laneway lighting to enhance safety (Source: Tom Brill | Leccor Leuchten GmbH)



Concept image of streetscape upgrade through planting (Source: Adrià Goula | Territori 24)



Concept image of public art integration with paving design (Source: Great Magazine)

## 4 Activation node - Outdoor dining area

Mona Road is a key street that provides access to the ECC from the surrounding residential areas. However, the street's interface with New South Head Road currently lacks public domain elements such as street furniture, street trees or landscaping.

This intersection presents an opportunity to celebrate the arrival to the ECC from the surrounding residential areas.



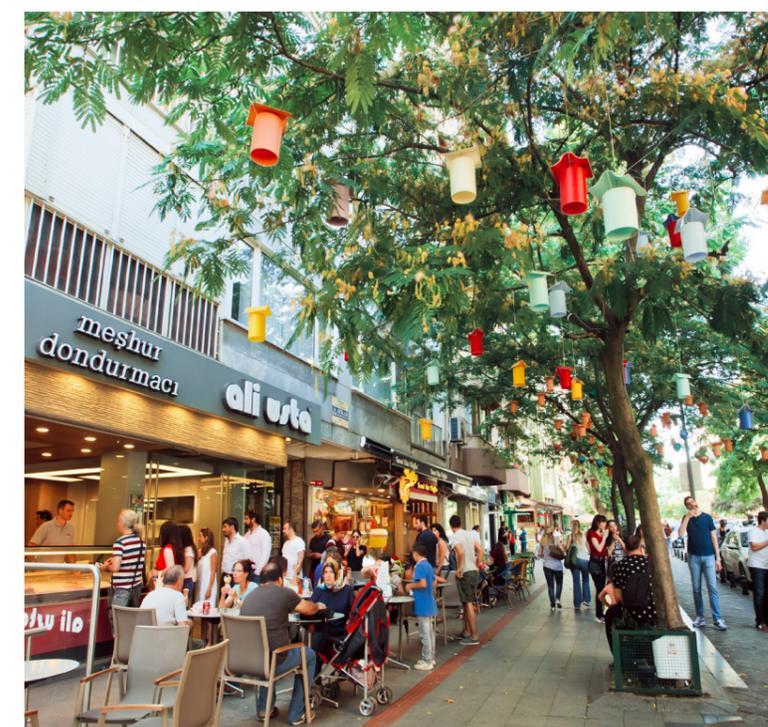
Figure 13. Aerial image and street view of 80-84 New South Head Road (Source: Google Maps 2020 modified by Council staff)

### Opportunities and recommendations

- Opportunity for active street frontages with outdoor dining.
- Opportunity for streetscape upgrade through paving, street trees and high quality urban furniture.
- Opportunity for footway upgrades to improve pedestrian amenity.
- Opportunity for urban greening through low-height shrubs to minimise conflict with the existing/future awnings.
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.



Concept image of potential landscape arrangements to accommodate outdoor dining (Source: Foz do Iguacu City Hall)



Concept image of potential landscape arrangements to accommodate outdoor dining (Source: Marko S. | TV Exploded 2020)

## 5 Pocket park at Oswald Avenue

The existing open space at Oswald Avenue is currently underutilised and does not contribute effectively to the amenity of the surrounding residential and mixed use areas.

The buildings adjacent to the west and east of Oswald Avenue along New South Head Road are identified in the ECC Strategy as having potential for redevelopment.



Figure 14. Aerial image and street view of Oswald Avenue, Edgecliff  
(Source: Google Maps 2020 modified by Council staff)

## Opportunities and recommendations

- Opportunity for footway upgrades.
- Opportunity for a variety of inclusive urban furniture.
- Opportunity for pedestrian scale light features.
- Opportunity for new child-friendly spaces.
- Investigate opportunities for streetscape upgrade including a 10km/hour shared zone, a well-designed pocket park and vibrant active street frontages (see figure 15).
- Opportunity for child-friendly spaces in accordance with the *Child Safe Standards* prepared by the NSW Office of the Children's Guardian.
- Investigate opportunities for outdoor dining outside 18-20 New South Head Road.
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.

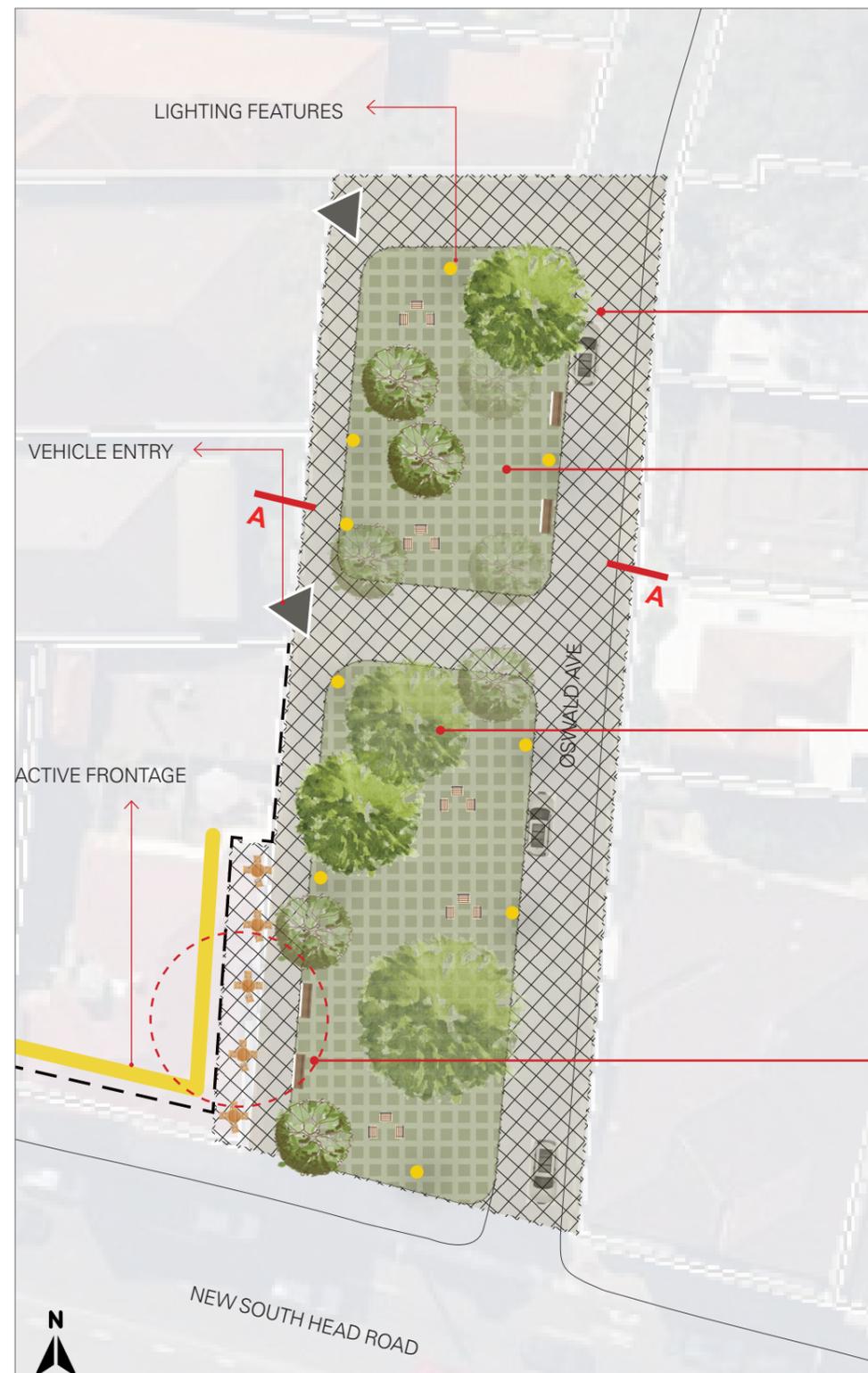


Concept image of laneway activation  
(Source: Avia-all.ru 2019)



Concept image of green and urban outdoor space  
(Source: Tinnaphop Chawatin, Chakkraphob Sermphasit | Panoramic Studio)

URBAN DESIGN CONSIDERATION



Oswald Avenue as a shared street  
(Source: Gehl)



Open paving patterns  
(Source: Amar Sjauw En Wa | Atelier Groenblauw)



An example of seating furniture  
(Source: id created, Inc. 2019)



Urban furniture for interaction  
(Source: Valeria Kalcheva 2018)



Outdoor cafe integrates with the park (Source: Avia-all.ru 2019)

Figure 15. Indicative public domain plan for Oswald Avenue, Edgecliff

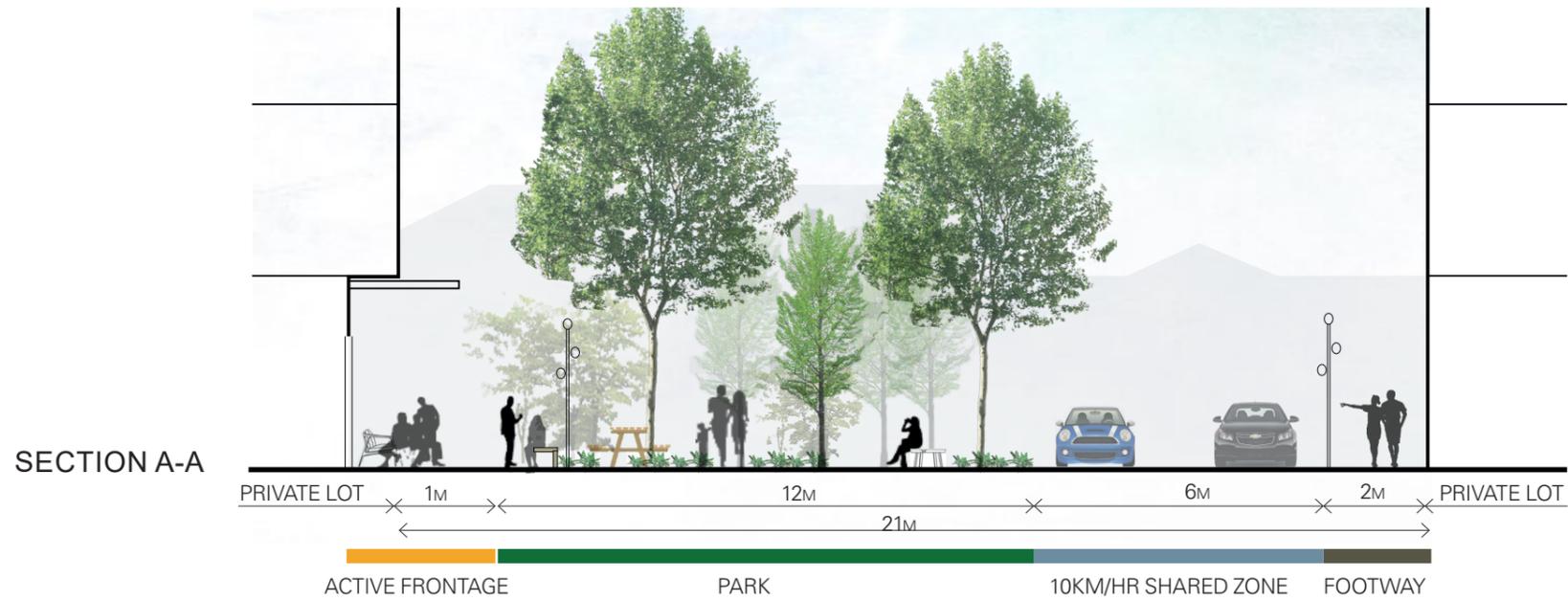


Figure 16. Indicative section through Oswald Avenue, Edgecliff

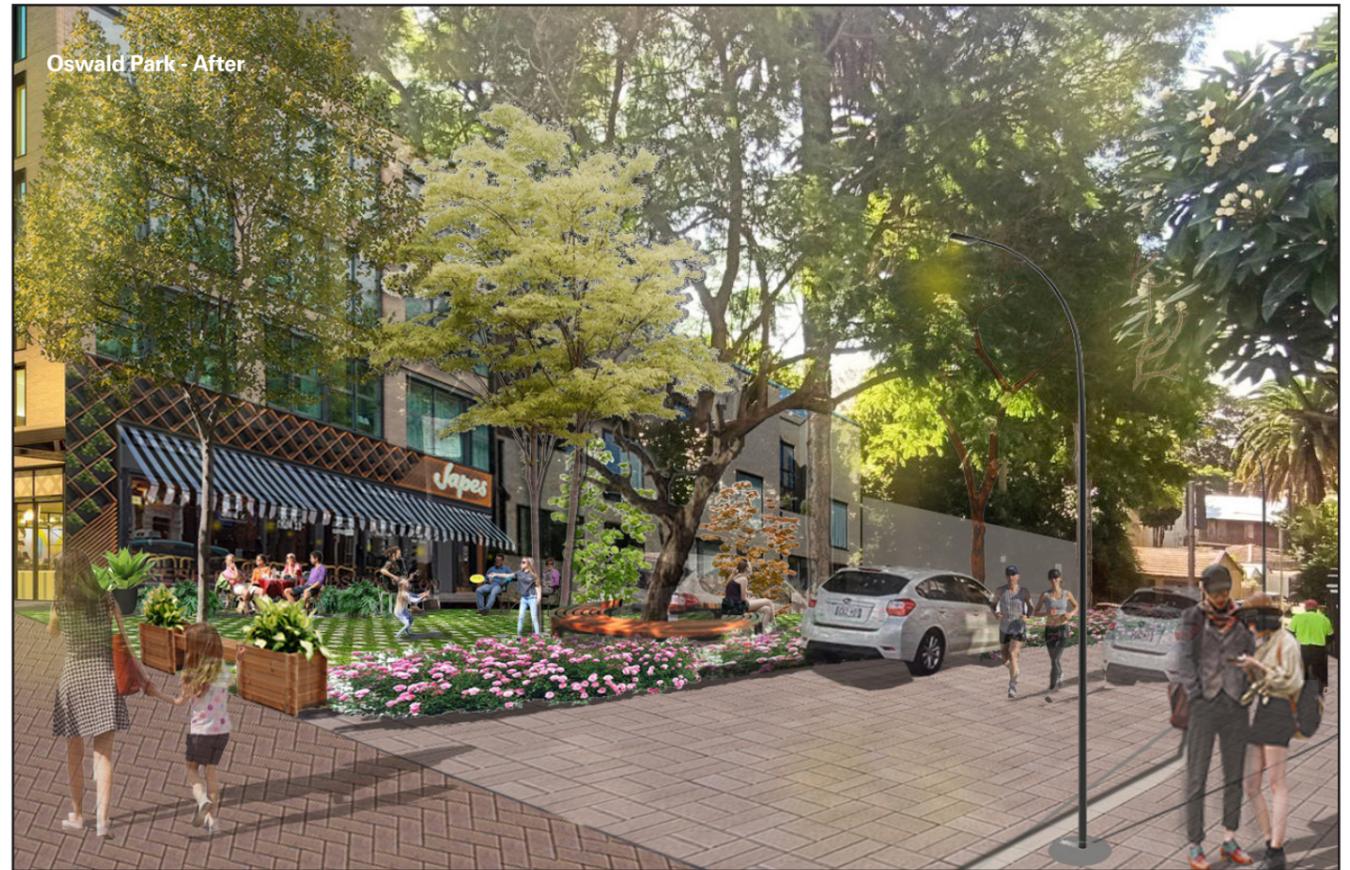
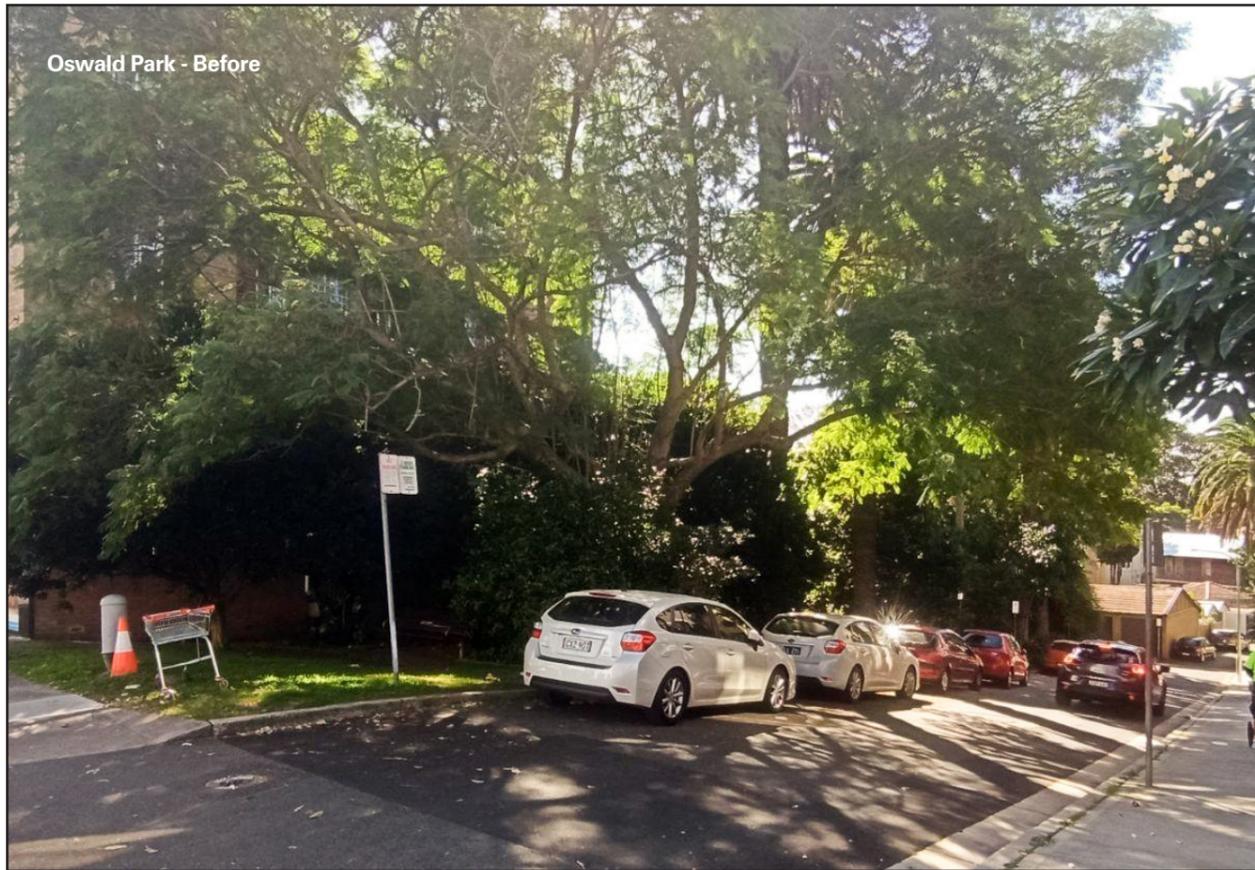


Figure 17. Before and after views of the potential pocket park at Oswald Avenue

## 6 Linear park

The existing character of the linear park along the southern side of New South Head Road provides minimal urban furniture and the existing benches are outdated. The existing planter boxes constrain the area for pedestrian activities.

Further, the linear park does not incorporate facilities for a potential active transport upgrades.

It is noted that the contributory character of the existing building at the intersection of Glenmore Road also constrains the continuity of the linear park.

The existing electricity boxes have negative impacts on the public domain character.



Figure 18. Aerial image and street view of the south side of New South Head Road (Source: Google Maps 2020 modified by Council staff)

### Opportunities and recommendations

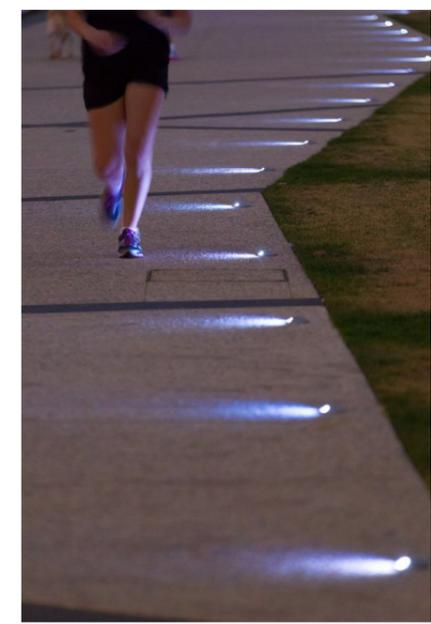
- Opportunity to replace the existing planter boxes with at grade landscape strips combined with large canopy trees to increase space for pedestrian activities and active transport.
- Opportunity to create spaces for passive recreation (such as spaces to have lunch) and pedestrian-scale lighting.
- Opportunity for urban furniture with inclusive seating for all ages and abilities.
- Opportunity for additional canopy trees to increase shading.
- Investigate opportunities for improved storm-water management and Water Sensitive Urban Design (WSUD) through pervious paving and deep soil landscape area.
- Investigate opportunities for active street frontages with outdoor seating as part of future development in this area.
- Investigate opportunities for a cycleway on New South Head Road.  
*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed.*
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.



Concept image of outdoor seating (Source: jag9889 2013 via Flickr)



Concept image of planter boxes as seating areas (Source: X Craft 2021)



Concept image of outdoor lighting (Source: Lighting Options Australia 2021)



Figure 20. Before and after views of the potential linear park along 161-177 New South Head Road, Edgecliff

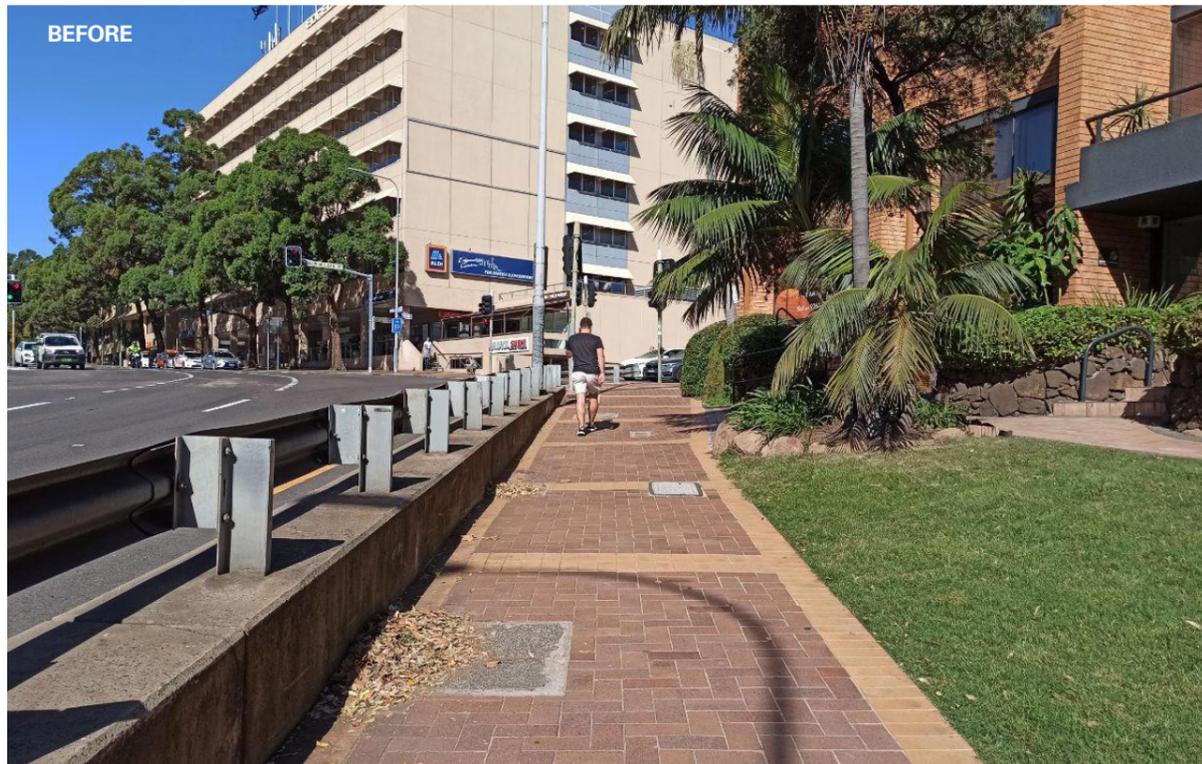
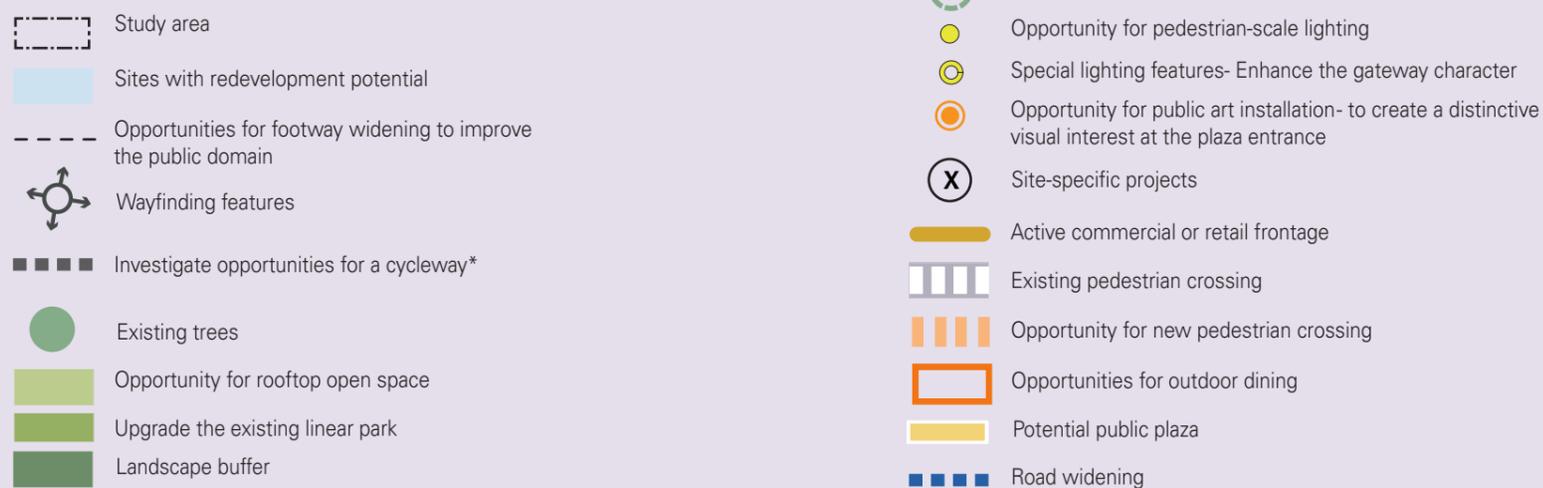


Figure 19. Before and after views of the potential linear park along the south side of New South Head Road.

### 3.3 Commercial Core Precinct



Figure 21. Public domain concept plan - Commercial Core Precinct



#### Desired future character of the precinct

The Commercial Core Precinct is the focal point for employment, retail, community services and high density residential accommodation in the ECC. The Edgecliff Train Station continues to support the broader context. The main public domain design principles aim to:

- Maximise opportunities for a variety of inclusive outdoor open spaces.
- Encourage outdoor life with active retail frontages and outdoor dining areas.
- Enhance the green character of the precinct.
- Upgrade the quality of public domain through high quality furniture, lighting and public art.
- Use way-finding elements to enhance legibility.
- Maximise opportunities for child-friendly spaces.
- Encourage environmental sustainability through Smart City features including Electric Vehicle charging infrastructure.

\*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed.

## Commercial Core Precinct - Site specific projects

### 1 Streetscape upgrade

Darling point Road is a key local street linking the ECC to the Darling Point Peninsula.

The existing median island has a retaining wall which is highly visible due to the steep rise in topography in this area. The concrete balustrade on the retaining wall is listed as a local heritage item under the Woollahra LEP 2014.



Figure 22. Aerial image and street view of the Darling Point Road island (Source: Google Maps 2020 modified by Council staff)

### 2 Rooftop green public space

This project is identified to work with TfNSW to investigate opportunities to utilise the roof area of the existing bus interchange above the Edgecliff Station with a view to improve the corridor's public domain characteristics.

This is an opportunity for a distinctive green public space.



Figure 23. Aerial image of the existing bus interchange at Edgecliff Station (Source: Google Maps 2020 modified by Council staff)

#### Opportunities and recommendations

- Opportunity for gateway public art at the entrance to the ECC from the surrounding residential area.
- Opportunity to combine public art with lighting features to further enhance the key intersection.
- Opportunity for urban greening including a potential green wall.

#### Opportunities and recommendations

- Opportunity for an accessible and inclusive public green space.
- Opportunity for urban greening.
- Opportunity for a range of recreational and social activities.
- Opportunity for outdoor events or seasonal markets.
- Opportunity to create interactive spaces for all ages and abilities.



Concept image of a green wall (Source: Atlantis Aurora 2019)



Concept image of public art and lighting feature (Source: Richard Glover)



Concept image of passive green public spaces (Source: SJB 2018)



Concept image of active green public spaces (Source: SJB 2018)

### 3 Activation node - Outdoor dining area

New McLean Street currently serves a servicing role. It has potential to contribute towards the activation of the precinct through transformation to a more lively street. Further, the potential future development of the Edgecliff Centre building (203-233 New South Head Road) can contribute towards the activation of the eastern edge of the street.

The existing pedestrian access from Trumper Park to the Edgecliff Centre building is through this street.

The existing buildings at the western edge of the street (at 1-2 New McLean Street) are also identified as having potential for future redevelopment in the ECC Strategy. This provides an opportunity for public domain enhancements as a key design response of any redevelopment proposal.



Figure 24. Aerial image and street view of New McLean Street (Source: Google Maps 2020 modified by Council staff)

### Opportunities and recommendations

- Opportunity for active street frontages with outdoor dining to improve pedestrian amenity.
- Opportunity for streetscape upgrade through improved footways, street trees and high quality urban furniture.
- Opportunity to narrow the roadway at this intersection through extension of the kerb. This will allow additional pedestrian activation on the street.
- Opportunity for feature lighting and public art.
- Opportunity for urban greening including new garden beds and additional street trees.
- Investigate opportunities to continue the potential cycleway along New South Head Road through this section via raised crossings.
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.



Concept image of potential landscape arrangements to accommodate outdoor dining (Source: Foz do Iguaçu City Hall)



Concept image of potential landscape arrangements to accommodate outdoor dining (Source: Marko S. | TV Exploded 2020)

## 4 Edgecliff Centre Plaza

The Edgecliff Centre building (203-233 New South Head Road) has been identified in the ECC Strategy as an opportunity site with future redevelopment potential. Furthermore, the ECC Strategy has identified an opportunity for a public plaza as part of the redevelopment potential of this site.

A public plaza at this location will provide a much-needed community space as well as an inviting arrival point away from the noise and congestion of New South Head Road. This concept provides a significant opportunity to activate the ECC through an equitable and inclusive design that allows people to gather, linger and interact.

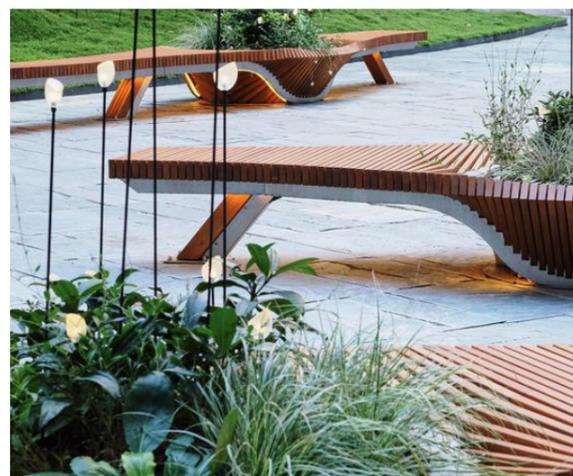
There is also an opportunity to provide accessible links from this public plaza to the potential rooftop green public space which is detailed on Page 27.



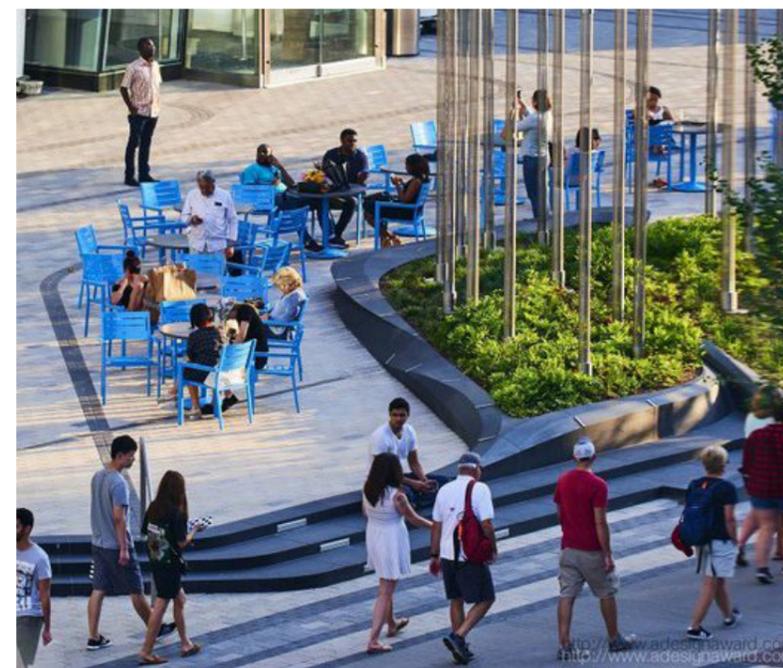
Figure 25. Aerial image and street view of 203-233 New South Head Road Edgecliff (Source: Google Maps 2020 modified by Council staff)

### Opportunities and recommendations

- Opportunity for a vibrant public space to allow people to gather in the ECC.
- Opportunity for active street frontages with outdoor dining facilities to improve pedestrian amenity.
- Opportunity for urban greening.
- Opportunity for a range of seating spaces for all ages and abilities.
- Opportunity for child-friendly spaces in accordance with the *Child Safe Standards* prepared by the NSW Office of the Children's Guardian.
- Opportunity for a library vending machine.
- Investigate opportunities for public domain elements such as play areas, lighting features and water elements to enhance the urban design quality of the public space.
- Investigate innovative solutions to accommodate trees in the public plaza despite the limited space for deep soil.
- Investigate opportunities to provide community facilities consistent with the *Woollahra Community Facilities Study*.
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.



(Source: Tôlerie Forézienne 2018)



Desired future character of the Edgecliff Centre Plaza (Source: Mikyoung kim design 2021)



(Source: Urban\_light 2014 | Depositphotos)

**Indicative forms**

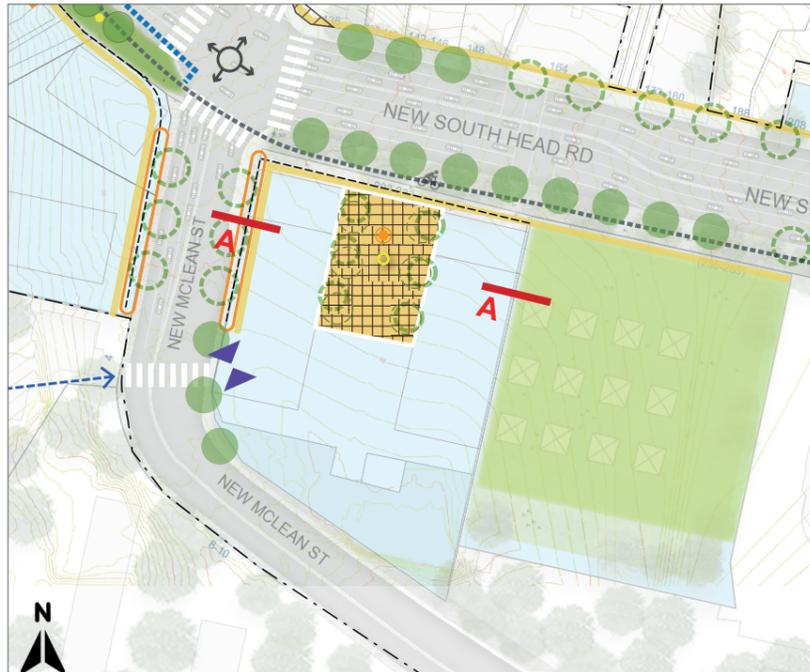


Figure 26. Concept plan of the preferred option



Figure 27. Concept plan of the alternate option

- sites with redevelopment potential
- Potential street front setback- footway widening
- Wayfinding features
- Investigate opportunities for a cycleway\*
- Existing trees
- Potential new trees
- Opportunity for pedestrian-scale lighting
- Special lighting features- Enhance the gateway character
- Rooftop green public space
- Opportunity for PUBLIC ART
- Opportunities for outdoor dining
- Active commercial or retail frontage
- Pedestrian link
- Potential Pedestrian access
- Road widening
- Existing and proposed pedestrian crossing

*\*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed.*

**Preferred option**

This option has been tested as part of the ECC Strategy with regards to built form, solar access to the plaza and internal plan configuration.

In this option, the public plaza has a shorter frontage to New South Head Road to reduce noise impacts from vehicular traffic. The configuration of the plaza encourages activation along three edges, and provides an opportunity for a through-site link to New McLean Street.

**Alternate option**

This option is more visible from New South Head Road and provides an opportunity for a direct connection to the potential rooftop green public space.

The orientation of the plaza in this option provides an opportunity for increased solar access as the longer frontage faces North. However, the interface with New South Head Road may serve as a source of noise and traffic.

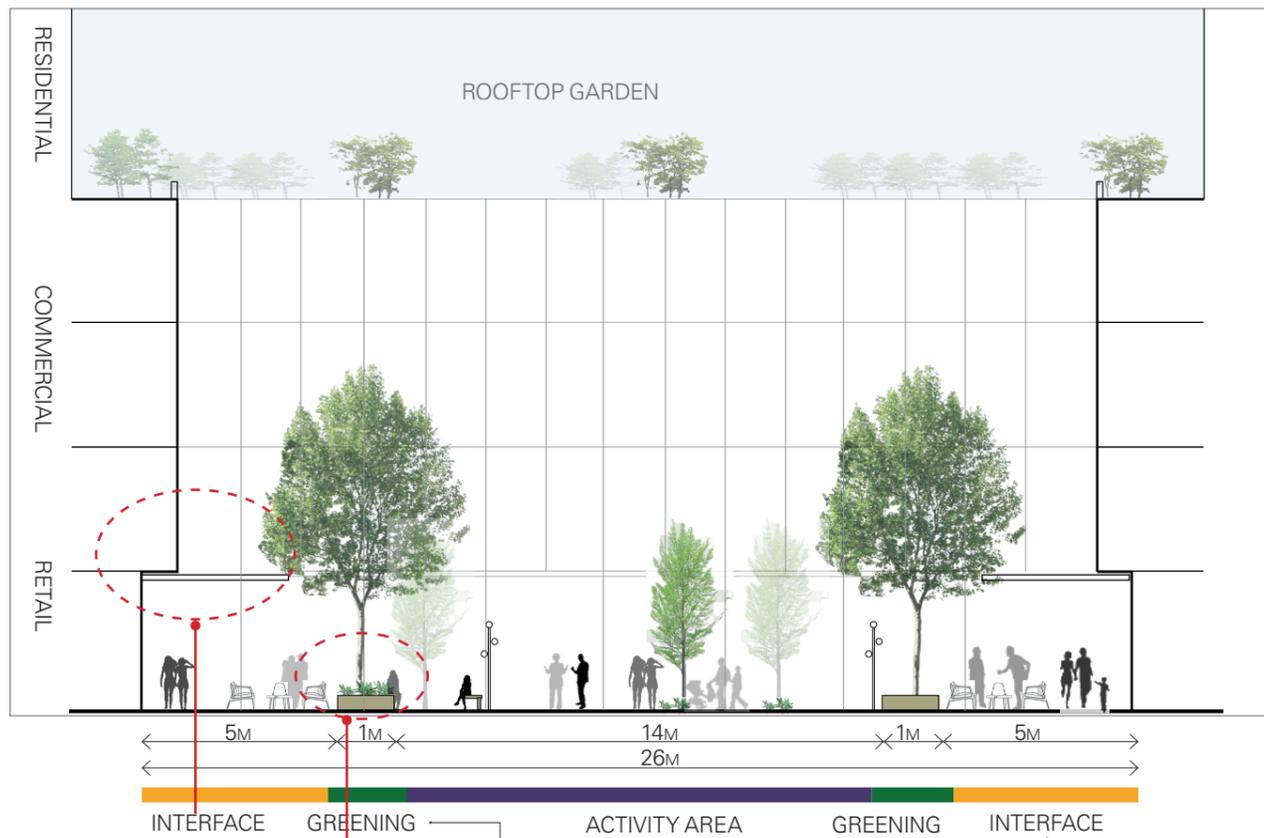


Figure 28. Indicative section of the alternate option

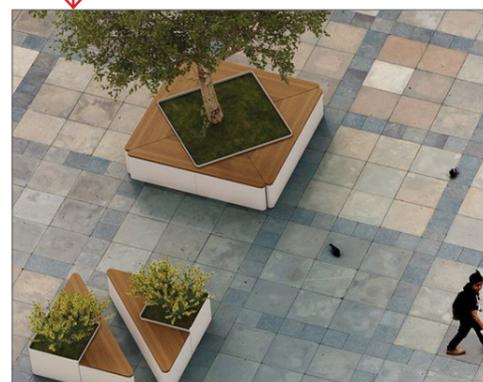
- MATURE TREES
- SEATING AREAS
- LIGHTING FEATURES-COMBINED WITH-TREES
- PUBLIC ART
- RANGE OF SEATING OPTIONS
- SPECIAL LIGHTING FEATURES
- WATER ELEMENTS
- GREEN ELEMENTS
- ACTIVE FRONTAGES
- OUTDOOR DINING
- LIGHTING



Artist's impression of the preferred option (Source: SJB 2018)



An example of awning as a public art element (Source: Just Burgeff Architekten via a3lab)



An example of creative planting and seating (Source: Artform Urban 2021)



An example of creative paving (Source: Shiratski 2008 via Flickr)



An example of paving and seating (Source: Vaia 2012 via Interiorzie)



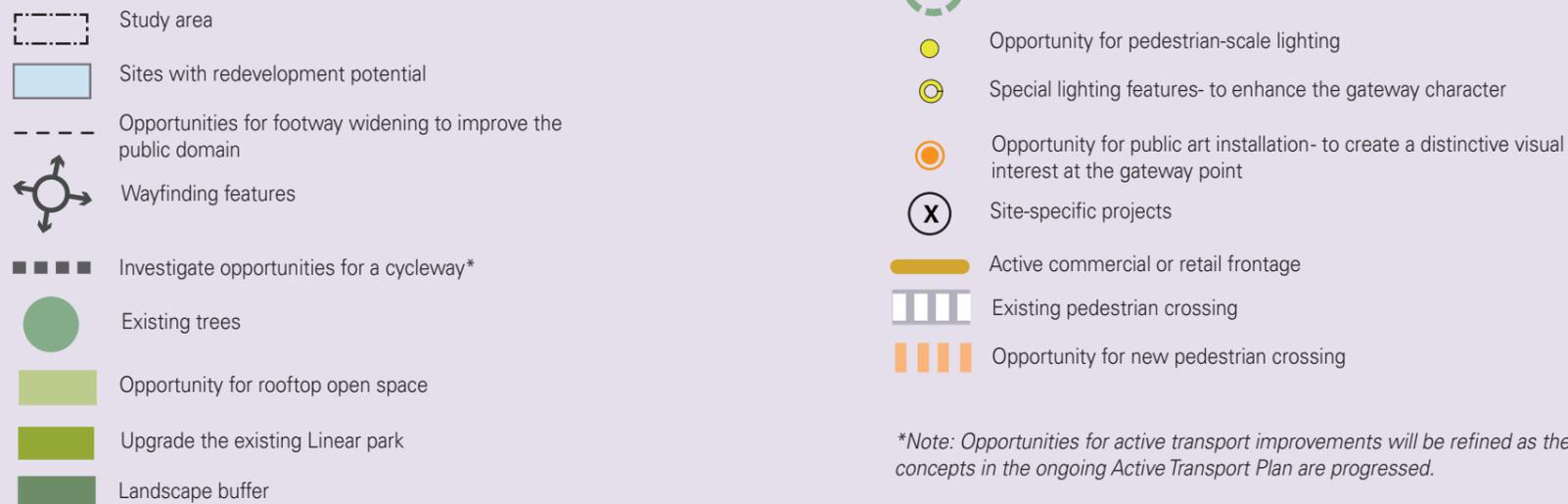
Range of seating options (Source: SJB 2018)



### 3.4 Eastern Gateway Precinct



Figure 29. Public domain concept plan - Eastern Gateway Precinct



\*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed.

#### Desired future character of the precinct

Located at the intersection of New South Head Road and Ocean Street, the Eastern Gateway Precinct provides access to surrounding residential neighbourhoods. Despite limited redevelopment potential in this precinct, there are opportunities to improve the existing public domain to reinforce the gateway character of this precinct. The main design principles for this precinct are to:

- Enhance urban greening in combination with the green corridor strategies in the Double Bay Public Domain Strategy.
- Footway upgrades.
- Enhance the visual quality of public domain through high quality furniture, lighting and public art
- Use way-finding elements to enhance legibility.
- Upgrade the existing pocket park.

## Eastern Gateway Precinct - site specific projects

### 1 Edgecliff Square Reserve

The Edgecliff Square Reserve is a valuable public domain element in the Eastern Gateway Precinct as it provides opportunities for an activated neighbourhood park.

The area is currently underutilised and partially dedicated to ventilation units for the bus tunnel to the Edgecliff bus interchange.



Figure 30. Aerial image and street view of the Edgecliff Square Reserve (Source: Google Maps 2020 modified by Council staff)

### Opportunities and recommendations

- Opportunity for landscape upgrades with enhanced urban greening and integrated urban furniture.
- Opportunity for pedestrian scale lighting to enhance the area's safety and attraction in the evening hours.
- Opportunity for a range of passive and active recreational activities to enhance the vibrancy and liveability of the ECC.
- Investigate opportunities to enhance the urban infrastructure in the park (better integrate the ventilation units for the bus tunnel).



An example of creative uses in a public green space (Source: SJB 2018)



An example of casual seating in a public green space (Source: Simon Vine)



An example of pedestrian scale public green space (Source: Florian Groehn)

## 2 Streetscape upgrade

The existing footway on the northern side of New South Head Road within this precinct does not include any street trees.

The median islands between New South Head Road, Ocean Street and Edgecliff Road do not have any landscape features.

The intersection lacks landscape features/elements that could emphasise its gateway character.

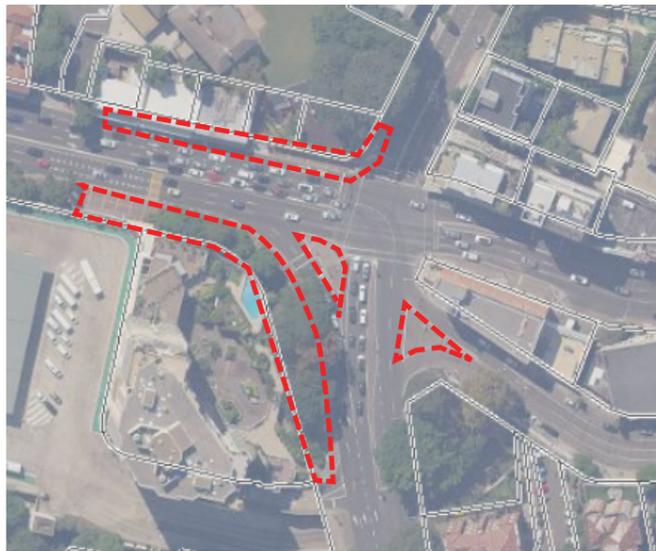


Figure 31. Aerial image and street view of the corner of New South Head Road and Ocean St/ Ave (Source: Google Maps 2020 modified by Council staff)

## Opportunities and recommendations

- Opportunity to enhance the landscape character of the existing median islands through urban greening including low-height shrubs where possible.

*Note: Detailed analysis of sight distances will be undertaken to ensure that the proposed landscaping does not affect visibility and safety of pedestrians and drivers.*

Opportunity for gateway public art in combination with lighting features to enhance the visual character of the precinct.

- Opportunity for additional street trees on both sides of New South Head Road to provide shade and enhance pedestrian amenity.
- Opportunity for signage and way finding elements.

- Investigate opportunities for footway upgrades on the southern side of New South Head Road including a potential active transport route.
- Investigate opportunities for collaboration with future development applicants to fund public infrastructure.



An example of gateway public art (Source: Romildo Campos 2016 via Flickr)



Concept image of tree lighting to emphasise the landscape character of the precinct during dark hours (Source: Sham/ Alamy)



Concept image of median island landscaping (Source: The City of New York 2020)

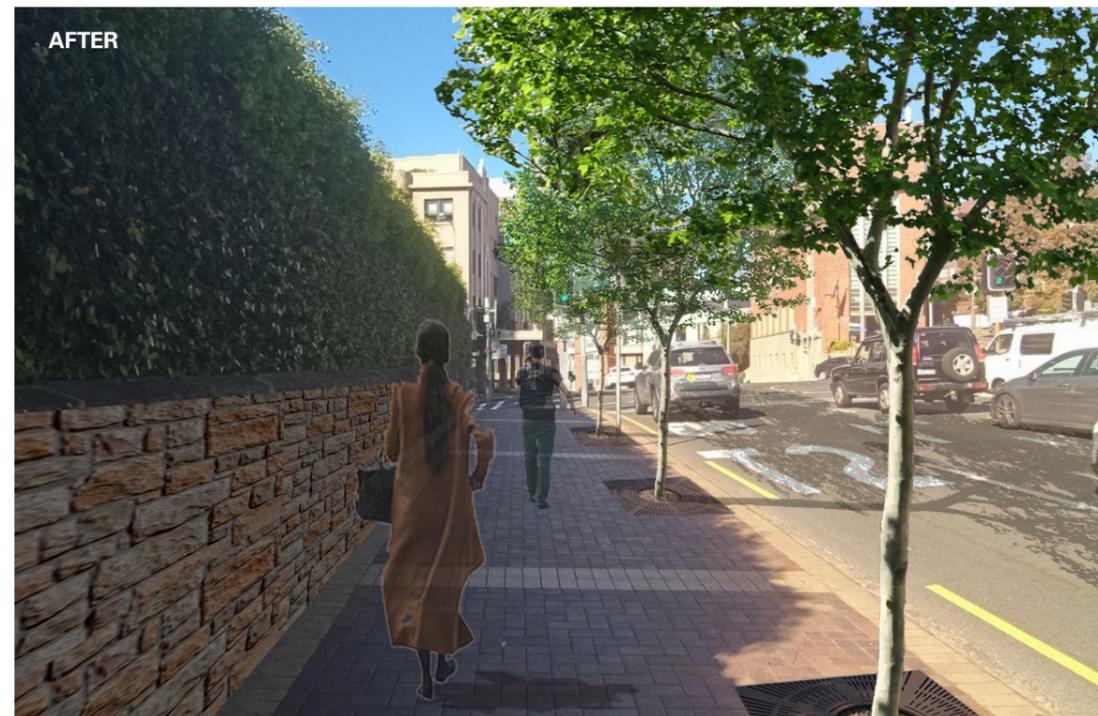
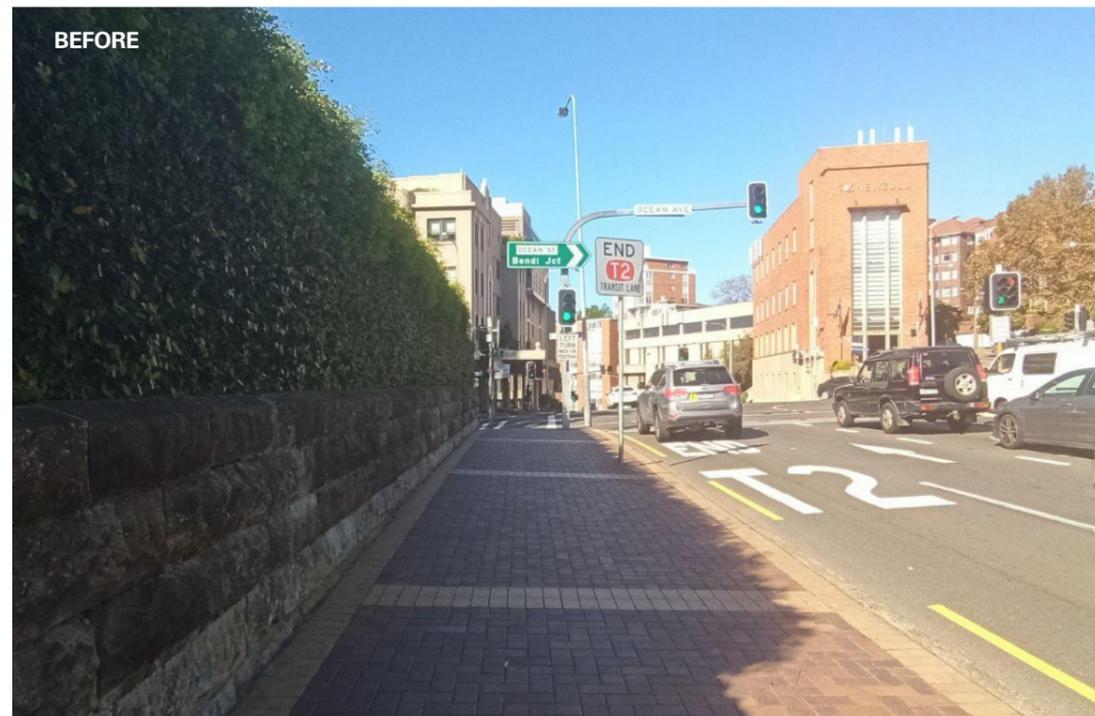


Figure 32. Before and after views of the potential footway upgrade along the route from Double Bay to Edgecliff

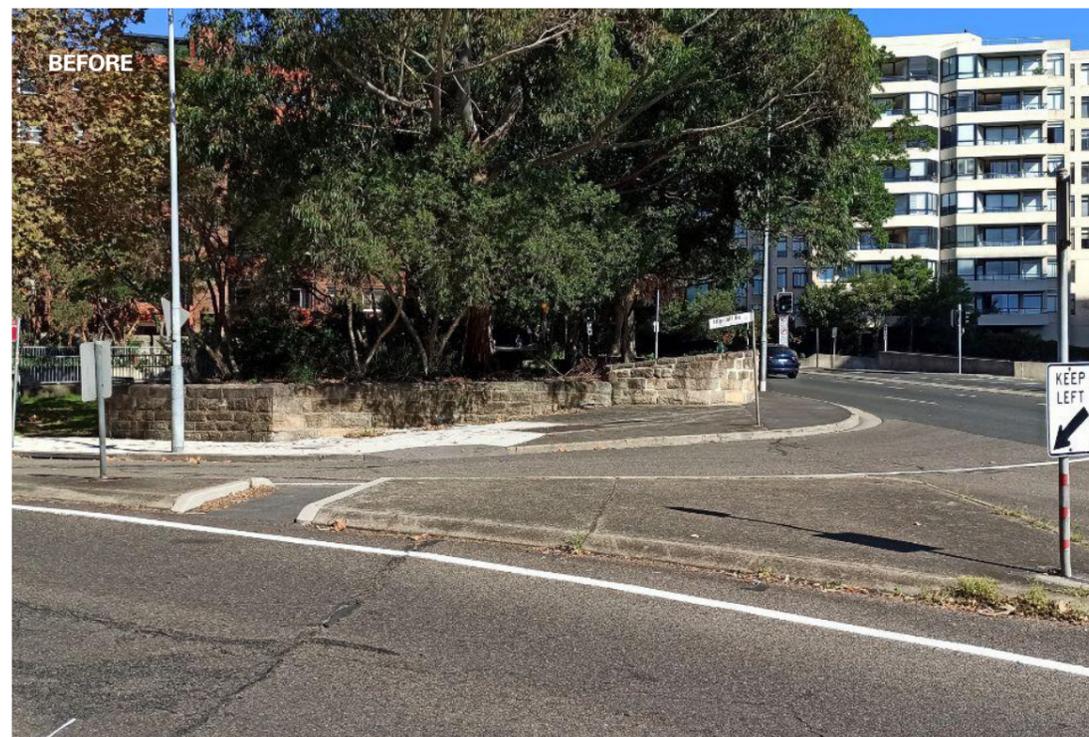


Figure 33. Before and after views of the potential pedestrian crossing across Ocean Street

The chapter provides suggestions for urban furniture and material styles to help ensure a consistent palate of high quality and sustainable open spaces is delivered.

# 04

# DETAILS

# 4.1 Urban furniture

## Opportunities and recommendations

- Encourage a range of seating options in open spaces in addition to Council’s standard seating type.
- Increase activation of retail frontages with outdoor dining furniture, where possible.
- Encourage a variety of high-quality sustainable materials
- Integrate seating options with green elements such as planter boxes as benches or seating areas under the tree canopies for shading.
- Establish seating styles that suit all age groups and needs.
- Consider customised furniture in specific areas.
- Encourage environmental sustainability through Smart City features such as Wifi, USB charging ports and powerpoints and Electric Vehicle charging infrastructure.
- Encourage movable furniture and discourage fixed furniture
- Encourage consistency with Council’s Footpath Dining Guidelines and Footway Dining Policy.



(Source: Metalco srl 2021)

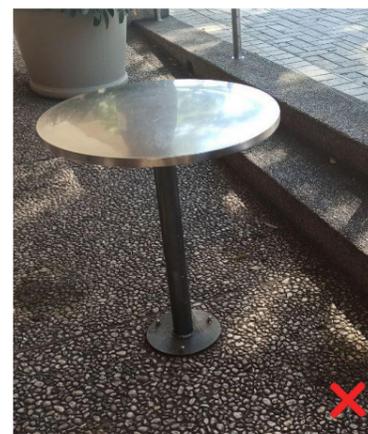


(Source: Zano Miroslaw Zarotyński 2021)

Council’s *Disability Inclusion Action Plan 2017* recommends better integrating planning and public domain outcomes across Council to improve accessibility, adhere to universal design principles and provide adequate seating, shade, rest stops and public toilets.



Outdated furniture



Fixed furniture

Council’s *Footpath Dining Guidelines* and *Footway Dining Policy* provide high-level guidelines on furniture style and characteristics. The document also refers to other guidelines such as the *Double Bay Public Domain Strategy* for detailed public domain requirements.



Removable (Source: Dan Hocking)



Classic (Source: Anne Street Studio Inc)



Variety (Source: Angie Silvy)



Benches (Source: Farah Nosh)



Colourful (Source: Civitas Inc)



Smart (Source: Sezgin Mesut)



Natural (Earthworks Natural Stone 2021)



Minimalistic (Source: Scott Burrows)



Multi-purpose



Combined with green (Source: SJB 2018)



Innovative (Source: Rose Bay Parked Benches Consultation 2021)

Outdoor dining

Open spaces

## Wayfinding elements



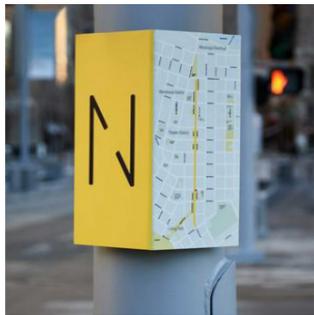
Totem pole  
(Source: SJB 2018)



Interactive (Source: Thomas.Matthews Communication Design 2021)



Informative and sustainable (Source: Design Communications Ltd. 2021)



Small scale  
(Source: Pentagram 2021)



Distance time to locations  
(Source: Urban and Public 2021)

## Lighting features



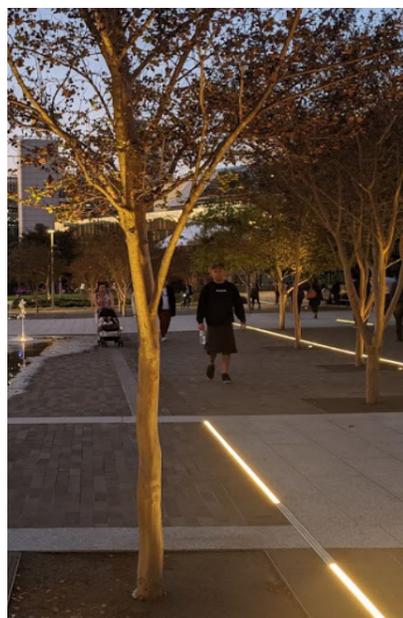
Distinctive  
(Source: A' Design Awards)



Sustainable  
(Source: Mathieu Lehanneur)



Staircase lighting for wayfinding and safety



Street tree lighting to emphasize places

## Opportunities and recommendations

- Enhance the legibility and attractiveness of outdoor spaces through high quality and inviting urban furniture during the day and night.
- Encourage a range of urban furniture in or close to pedestrian oriented destinations such as pocket parks or plazas.
- Locate wayfinding elements at key destination points
- Encourage custom furniture in special areas in addition to Council's standard furniture to create a distinctive character.
- Use multi functional urban furniture such as banners/ poles as wayfinding elements or planter boxes as seating areas.
- Minimise urban furniture that divides or separate sections of public domain such as bollards or fences.
- Encourage sustainability and Smart City features such as Wifi, USB charging ports and powerpoints.
- Discourage unnecessary urban furniture such as bollards and fences that clutter the public domain.

## Waste bins



Woollahra's standard furniture  
(Source: Draffin 2021)



Smart litter bin  
(Source: Conduct Hq Pty Ltd)

## Bollards



Innovative (Source: Richard Carter via Flickr)



Multi-functional



Artistic (Source: Designer 2021)

## Bicycle racks



Small scale



Multifunction



Public art element

## Tree grate



(Source: Street + Garden 2021)



(Source: Commercial Systems Australia 2021)

Tree grates are to be simple and designed to consider the needs of water infiltration, maintenance access, future tree growth and the footwear types of street users.

The material, shape and color should be consistent with the rest of landscape.

## Multi functional urban furniture



Bicycle rack and seating (Source: Addi)



Street signage (Source: Andrew Rankin 2019)



Street bollard (Source: Faro Barcelona 2021)



Creative planter and seating (Source: Artform Urban 2021)



Casual seating/ smart charging (Source: Street Furniture Australia Pty Ltd. 2021)



Multi functional street lighting (Source: Yangzhou Langxu Lighting Technology Co. Ltd.)

## Public art



Colourful (Source: SJB 2018)



Pedestrian-scale (Source: SJB 2018)



Abstract (Source: SJB 2018)

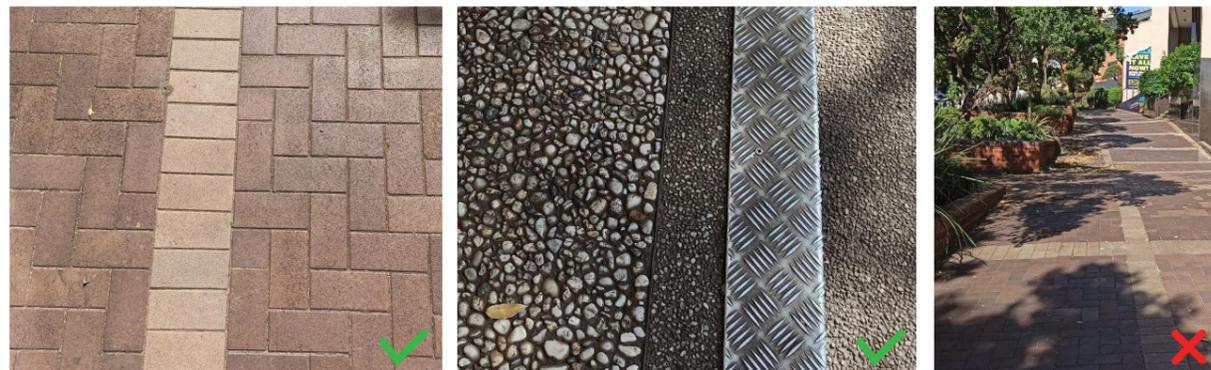
Public art can be stand-alone or integrated with other urban infrastructure. Integration can be facilitated by engaging with artists while designing urban furniture, wayfinding, lighting and urban greening elements. This approach is also recommended in the policy objectives of Council's *Public Art Policy*.

## 4.2 Footway characteristics

### Opportunities and recommendations

- Apply a consistent paving palette across the Centre
- The existing paving pattern in front of the Edgecliff Centre building could be continued along the New South Head Road corridor as a consistent paving pattern.
- There are also opportunities for other pavement types to be used in open spaces, pocket parks and urban plazas to differentiate the characters of the precincts.
- Separate any cycleway through paving patterns
- Emphasise special areas such as gateway locations
- Create high quality edges at the interface with planting
- Prioritise natural materials with earthy tones
- Maximise deep soil area through permeable paving.

### Existing context



Natural tone

Neat joins

Dry and impermeable



No tree grate

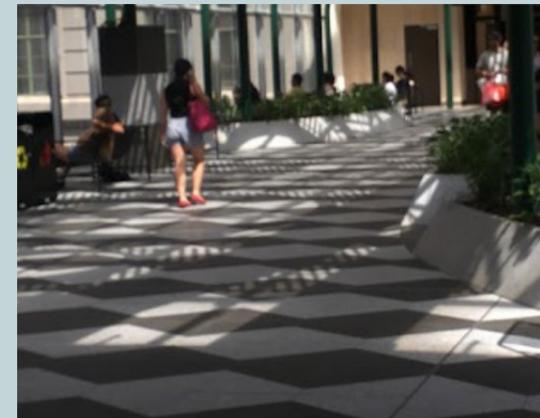


No paving



Asphalt

### Potential future paving characteristics



Contrast



Edge detail (Source: Woollahra Development Control Plan 2015)



Inclusive (Source: Visul Systems 2020)



Seamless integration with tree grate (Source: Batiproducts)



Green and permeable (SJB 2018)



Seamless integration with cycleway (Source: National Association of City Transportation Officials, New York 2014)

## 4.3 Planting palette

### Opportunities and recommendations

- Select a range of trees consistent with the Woollahra Street Tree Masterplan 2014.
- Select street tree species that can provide seasonal interest such as autumn colours and flower displays to reflect the seasonal changes in the year.
- Select and locate trees to ensure that there are no impacts on road safety.
- Provide a range of deciduous and evergreen trees in public open spaces and plazas to create visual interest as well as maximise winter sunlight.
- Select trees with taller trunks and higher canopies to allow more space for pedestrian movement at street level and enhance visual connectivity in the public domain.
- Plant large canopy trees to provide shading to pedestrian oriented spaces.
- Provide a range of shrubs and ground cover planting in addition to street trees to facilitate diversity and maximise urban greening.
- Enhance sustainability through planting species that require less or no irrigation through best practice underground watering solutions.
- Encourage sustainable storm water management through landscaped verges, rain gardens and deep soil areas.
- Select trees with wide canopies for areas with high volume of pedestrian such as pocket parks or areas with potential outdoor dining spaces.
- Plant additional street trees along footways. Where street trees conflict with existing awnings and there is no opportunity for building setbacks in short to medium time-frame, alternative shrubs and planter boxes are recommended.

### Canopy trees in Woollahra Street Tree Masterplan 2014



Caesalpinia Ferrea



Harpullia Pendula

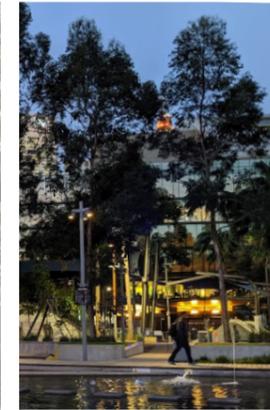


Flindersia Australis

### Canopy trees in areas with high pedestrian interaction



Canopy trees (Source: Ben Gooden 2020 via CityGreen)



Higher trunk



Deciduous trees - seasonal interest and winter sun (Source: Arnold Associates 2021)

### Street trees



Native (Source: Knox City Council 2019)



Small tree on narrow footway (Source: Woollahra Street Tree Masterplan 2014)



Seasonal interest (Source: John Gollings)

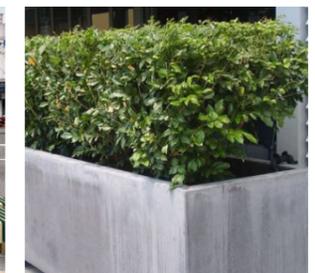
### Shrubs and Cover plants plants



Median islands (Source: Garden Style 2021)



Combined with urban furniture (Source: Rose Bay Parked Benches Consultation 2021)



Planter box in narrow footway (Source: Adam Christopher Design Ltd)

Woollahra  
Municipal  
Council



536 New South Head Road,  
Double Bay NSW 2028  
[woollahra.nsw.gov.au](http://woollahra.nsw.gov.au)  
T: 02 9391 7000  
F: 02 9391 7044  
E: [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au)