

## 10.5. Willoughby Road Consultation Outcome

**AUTHOR:** Paul Yang, Engineering Project Manager

**ENDORSED BY:** Jon Higlett, Acting Director Engineering and Property Services

### **ATTACHMENTS:**

1. Willoughby Rd design development rectangular option [**10.5.1** - 21 pages]
2. Shade Structure Options [**10.5.2** - 4 pages]

### **PURPOSE:**

The purpose of this report is to seek endorsement of the preferred concept design option for Willoughby Road Streetscape Upgrade in Crows Nest, following a review by Council's Open Space Team, Heritage Planner, Strategic Planning Team, and Property Team. The concept design has been updated to ensure the streetscape is cohesive and consistent with the public domain works at Hume Street Park and Holtermann Street Carpark.

### **EXECUTIVE SUMMARY:**

The Willoughby Road Streetscape Upgrade in Crows Nest is to be carried out over the next two financial years and is included in the 2022-23 and 2023-24 Capital Works Delivery Program.

Community consultation was undertaken from October to November in 2022 (42 days). The post-exhibition report was reported to Council of 12 December 2022.

Council resolved to note the submissions received, and to defer the matter for review of the preferred design to ensure consistency with Hume Street Park and Holtermann Street Carpark.

In response to Council's resolution on 12 December 2022, this report presents the revised design 'Option 1C', which was reviewed by Council's Open Space Team, the Strategic Planning Team, the Heritage Planner and the Property Team, to ensure the streetscape is cohesive and consistent with Hume Street Park and Holtermann Street Carpark.

The preferred design 'Option 1C' includes the following changes which are shown in Table 1 in this report:

- Curvilinear wall (between dining bays and the road) changed to rectilinear wall to respond to the buildings and Village Character of Crows Nest.
- Concrete wall material changed to sandstone and COR-TEN steel to be consistent with Hume Street Park.
- Sustainably sourced timber to be used in the public domain where possible to be consistent with the Holtermann Street Carpark façade.



- Continuous raised planter on natural ground to create a green edge to Willoughby Road and increase soil volume for street trees
- Street trees enhancements through re-design of planters to create more tree soil volume
- Undergrounding of power lines to create airspace for new street trees.
- Provisional 'alfresco' shade structures to replace dining umbrellas, subject to consultation with business operators and owner's consent for replacement. See Attachment 2.

It is recommended that the preferred design 'Option 1C' be endorsed so that detailed design and procurement can proceed.

### **FINANCIAL IMPLICATIONS:**

The re-design cost incurred to modify the landscape plans and artists impressions by Group GSA was \$14,250.

Funding for this project is included in the 2022-23 and 2023-24 Capital Works Delivery Program. At its 22 August 2022 meeting, Council resolved to fund the upgrade from Section 7.11 contributions for the Crows Nest Metro Station development, and the Crows Nest Mainstreet Levy.

The provisional 'alfresco' shade structures are estimated to cost \$400,000 and could be funded from the Crows Nest Mainstreet Levy which generates approximately \$300,000 per annum. It should be noted that the levy has been carried over for two financial years, and sufficient funds are available.

Ongoing maintenance of the shade structure, which could be funded from the Mainstreet Levy, would become the responsibility of Council and therefore provide a solution to the inconsistent cleaning of privately owned umbrellas on Willoughby Road.

### **RECOMMENDATION:**

- 1. THAT** Council note the input from Council's Open Space Team, Strategic Planning Team, Heritage Planner and Property Team.
- 2. THAT** Council adopt Option 1C for Willoughby Road as the preferred option, with inclusion of modified design elements as outlined in this report.
- 3. THAT** Council proceeds with detailed design and construction of Willoughby Road – Option 1C.
- 4. THAT** Council staff undertake further consultation with business operators on Willoughby Road for the potential replacement of umbrellas with 'Alfresco' shade structures and a further report come back to Council.
- 5. THAT** Council proceed with an early works tender for undergrounding power and drainage works on Willoughby Road to minimise impact on local businesses during the summer trading period.



## LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

### 2. Our Built Infrastructure

2.1 Infrastructure and assets meet diverse community needs

2.2 Vibrant public domains and villages

### 3. Our Innovative City

3.1 Our commercial centres are prosperous and vibrant

### 4. Our Social Vitality

4.1 North Sydney is connected, inclusive, healthy and safe

## BACKGROUND

The upgrade of Willoughby Road was identified as a priority project in the *Crows Nest Public Domain Masterplan* that was reported to Council in 2017. The Masterplan identified a vision of encouraging the growth of village life in Crows Nest to consolidate its role as a hub for independent retail, restaurants, and entertainment on the lower North Shore.

It is proposed to upgrade Willoughby Road in stages (refer to Figure 1 Staging Plan). The Community Consultation Outcome for Stage 2 was reported to Council on 12 December 2022 when Council resolved:

- 1. THAT Council note the submissions received for the Willoughby Road Streetscape Upgrade.*
- 2. THAT Council defer this matter until there is a review of the favoured option ensuring that the Willoughby Road Streetscape Upgrade is cohesive and consistent with the Public Domain works at Hume Street Park and Holtermann Street Carpark.*
- 3. THAT a further report come back to Council.*

This report presents the revised design 'Option 1C' for Stage 2 of Willoughby Road Streetscape Upgrade. The materiality and colours of the streetscape have been changed to be consistent with the earthy materials and contrasting greenery of Hume Street Park.

This report also recommends including sustainably sourced timber in the streetscape, to be consistent with the façade timber cladding proposed for the Holtermann Street Carpark.





Figure 1 Staging plan for Willoughby Road, Crows Nest Streetscape Upgrade

## CONSULTATION REQUIREMENTS







Community engagement has occurred in accordance with Council’s Community Engagement Protocol. The post-exhibition report, including submission summary, was presented to Council on 12 December 2022.

## DETAIL





Table 1: Key issues and design response

Key Issue	Design Response
<p><u>Open Space Team</u></p> <p>Consistency with Hume Street Park design principles - earthy materials contrasted with greenery.</p> 	<p>Inclusion of timber, sandstone and COR-TEN steel into Willoughby Road Streetscape.</p> 






Key Issue	Design Response
<p><u>Open Space Team</u></p> <p>Consistency with Hume Street Park design principles - earthy materials contrasted with greenery.</p> 	<p>Inclusion of timber, sandstone and COR-TEN steel into Willoughby Road Streetscape.</p> 
<p><u>Heritage Planner</u></p> <p>The building character of Willoughby Road is identified as interwar period in the Development Control Plan (DCP).</p> 	<p>Streetscape design to respond to significant buildings, and to building form. Wall design changed from curvilinear to rectilinear.</p> 
<p><u>Strategic Planning Team &amp; Property Team</u></p> <p>White umbrellas outside restaurants are ad-hoc and inconsistently maintained.</p>  <p><i>Photo 1 Existing umbrellas on Willoughby Road</i></p>	<p>Review outdoor dining policy for umbrellas. Install continuous alfresco shade structure to replace umbrellas. See ATTACHMENT 2. Installation and maintenance proposed to be funded from Crows Nest Mainstreet Levy. Estimated installation cost is \$400,000 including 30% contingency.</p>  <p><i>Potential 'alfresco' shade structure</i></p>







Key Issue	Design Response
<p><u>Holtermann Street Carpark</u></p> <p>Public domain elements include timber to façade, access ramps and seating walls.</p>   <p><i>Photo 2 Proposed Holtermann Street Carpark</i></p>	<p>Public domain element from Holtermann Street Carpark to be included for consistency.</p>   <p><i>Photo 3 Artist impression of Option 1C - Willoughby Road Streetscape Upgrade</i></p>

**Table 2 Changes incorporated into Option 1C - Willoughby Road as a result of Community and Council Staff feedback**

Criteria	Option 1B - Original Design	Option 1C - Preferred Design
Undertake heritage study to identify significant buildings Incorporate into design	Not included	<p>Interpretive signage can be included in the preferred design.</p> 
Concrete wall in public domain not consistent with Hume Street Park	<p>Concrete wall</p> 	<p>Sandstone and COR-TEN steel raised planter</p> 



Criteria	Option 1B - Original Design	Option 1C - Preferred Design
Curvilinear wall not consistent with Village character of Crows Nest	<p>Curvilinear shaped wall</p> 	<p>Rectangular shaped raised planters along road edge</p> 
Street trees for shade and greenery	<p>Undergrounding of power was included as a provisional item in the tender for Willoughby Road and will be subject to market prices and available budget.</p>	<p>Undergrounding of power will be included as a priority tender item for Willoughby Road and installed as part of an early works tender.</p> 
<p><u>Street trees</u> Existing London Plane trees trigger allergies in spring</p>	<p>An alternative non-allergenic street tree, Tulip tree (<i>Liriodendron tulipifera</i>) was included as part of the original design.</p>	<p>An alternative non-allergenic street tree, Tulip tree (<i>Liriodendron tulipifera</i>) will be planted in an avenue as part of the preferred design.</p> 



**Table 3. Benefits and improvements the project will bring to Crows Nest Village**

<b>Anticipated improvements</b>	<b>Anticipated impacts</b>
Refresh the mainstreet and make Willoughby Road a destination again	Disruption to business trade during construction
Enhance the 'Village feel' of Crows Nest	Temporary loss of parking during construction
Improve safety at pedestrian crossing by removing planter boxes which block sight lines	Temporary loss of mature greenery until new planting establishes
Increase tree canopy for improved amenity and walkable connections	None
Attract new businesses to the area by investing in the public domain	None
Upgrade lighting to stimulate night-time economy	Potential glare to residents on Willoughby Road to be carefully managed through glare shields and sympathetic lighting design
Improve energy efficiency with LED lighting and smart control lighting technology	None
Increase hospitality businesses' revenue with the increase of outdoor dining space	None
Increase visitor dwelling time by improving amenity and providing resting areas	None

### Existing Streetscape on Willoughby Road

The existing streetscape was designed and built in the mid 1990s and is looking increasingly tired and outdated. Some of the materials such as the masonry planters and paving have reached the end of their service life.



*Photo 4 Existing streetscape on Willoughby Road, Crows Nest*



## Option 1B – Original Design for Willoughby Road Streetscape Upgrade

The original design incorporated community feedback where possible to create an inviting 'Eat Street' precinct.



*Photo 5 Artist's impression of Option 1B Original design looking from the footpath, day view*



*Photo 6 Artist's impression of Option 1B Original design looking from the road, day view*

Key features included:

- curvilinear design that invites you into the space;
- keeping raised planters as a 'green edge' to road;
- keeping terrace level changes;
- terraces defined with contrast paver;
- simple robust materials, highlighting concrete as an organic element;
- informal, attractive planting to provides texture, colour and contrast while ensuring hardiness (low water use);
- tree planting and canopies for shade and scale;
- feature lighting to trees and furniture elements; and
- keeping current lease areas for outdoor dining, with additional seating wall.



## Option 1C – Preferred Design for Willoughby Road Streetscape Upgrade



*Photo 7 Artist's impression of Option 1C Preferred design looking from the footpath, day view*



*Photo 8 Artist's impression of Option 1C Preferred design looking from the road, day view*

Key features of the Option 1C preferred design include:

- rectilinear design with an emphasis on modular design and repetitive built elements to create a space-efficient, visually cohesive public domain;
- raised planters designed to be consistent with Hume Street Park materials through use of sandstone and COR-TEN steel;
- keeping raised planters - 'green edge' to road, considered unique to the street;
- modular planters to the end of terraces or between outdoor dining lease areas;
- planters with optional seating attached;
- opportunity to utilise vacant outdoor dining spaces for public seating or as temporary "pop-up" spaces;
- keeping terrace level changes;
- terraces defined with contrast paver;
- opportunity to incorporate art/local identity;



- feature lighting to trees and furniture elements; and
- keeping current lease areas for outdoor dining.

The full design is presented in Attachment 1.

## **Program**

### **Stage 1 Program**

Completed 2019-2020.

### **Stage 2 Program** (Refer to Figure 1 –Staging Plan)

**Table 4. Program**

<b>PHASE</b>	<b>TIMING</b>
1. Concept Design- starts	August to September 2022
2. Community Consultation	October to November 2022
3. Inclusion of feedback into preferred design	November 2022
4. Council meeting - Adoption of preferred design	12 December 2022 to 27 February 2023
5. Detailed Design	March to May 2023
6. Procurement- Tender	May to June 2023
Council meeting for Tender Award	July 2023
Construction	August 2023 to April 2024

## **Conclusion**

Given that Design Option 1C has been reviewed by Council’s Open Space Team, Strategic Planning Team, Heritage Planner and Property Team to ensure the streetscape is cohesive and consistent with Hume Street Park and Holtermann Street Carpark, it is recommended that Council adopts Option 1C as the preferred design option for the Willoughby Road Streetscape Upgrade.

It is recommended that Council staff undertake further consultation with business operators on Willoughby Road for the potential replacement of umbrellas with ‘alfresco’ shade structures, with a further report to come back to Council.



GROUPGSA



# **WILLOUGHBY ROAD**

**“EAT STREET”**

**DESIGN DEVELOPMENT**



# "EAT STREET" PRECINCT

## PROJECT BACKGROUND

Willoughby Road was identified in the Crows Nest Public Domain Master Plan that was formulated in 2015/16 after community consultation. The Master Plan identified a vision for the Commercial Centre of Crows Nest as well as a new contemporary palette of streetscape materials and finishes.

The 2015/16 Master Plan for Crows Nest has been progressively implemented since 2016 as funding has become available and is about 50% complete. The next major part of the Master Plan is the upgrade of the 'eat street precinct' of Willoughby Road between Albany and Burlington Streets, known as Stage 2.

The Commercial area along Willoughby Road from Falcon Street to Albany Street was last upgraded in the 1990s and is now in need of "refreshing". The public domain elements in the existing streetscape including paving, furniture, lighting, planting, and general arrangement of the outdoor dining bays are looking progressively outdated and tired. In addition, the existing planter boxes have reached the end of their service life.

North Sydney Council resolved, in August 2022 to undertake a full upgrade of Willoughby Road (Stage 2) so that it resonates with current contemporary Urban Design approaches for "Mainstreet Public Spaces" and makes Willoughby Road a destination again.

These works will complement the recently opened Hume Street Park link and connect Crows Nest Village with the new Metro station, opening in 2024.



Red box indicates the proposed extent of works



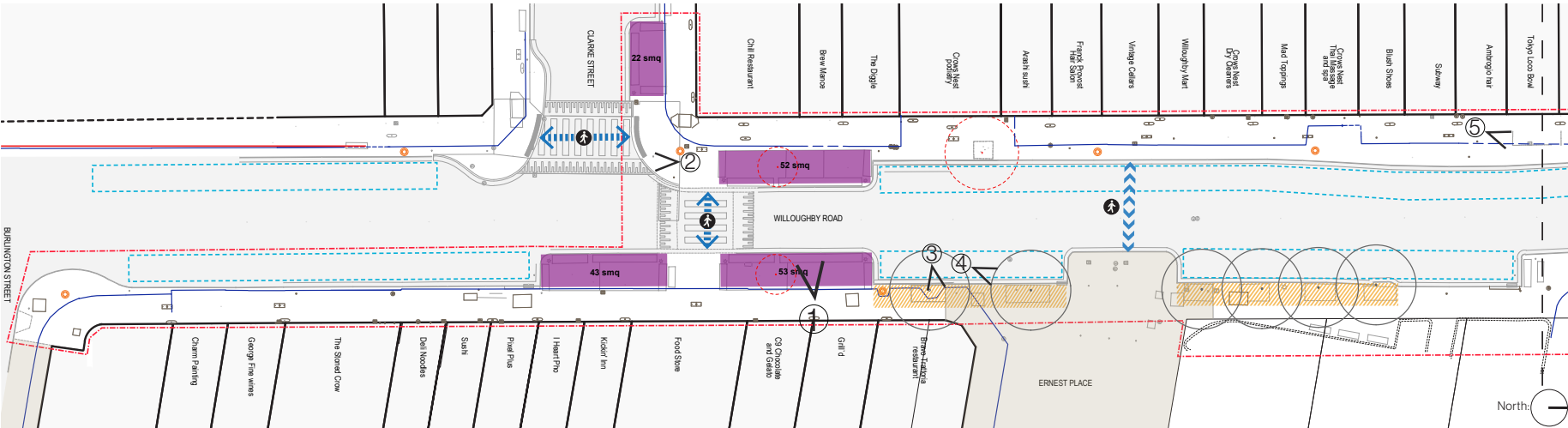
*"I like the diversity of restaurants and the fact that Crows Nest is well known for this fact. I would like to see Council encourage and assist the continued growth of this wonderful aspect of Crows Nest village life....."*

**Local resident, Community Engagement, November 2014.**





# PUBLIC DOMAIN ANALYSIS



- LEGEND:
- Extent of work
  - Trees to be retained
  - Trees to be removed
  - Awning line
  - 2P Car parking
  - Bus stop
  - Pedestrian Crossing
  - Informal pedestrian crossing
  - Existing power poles
  - Services
  - Dining terrace
  - Uneven ground due to mature trees
  - Pavement change



Photo1



Photo2



Photo3



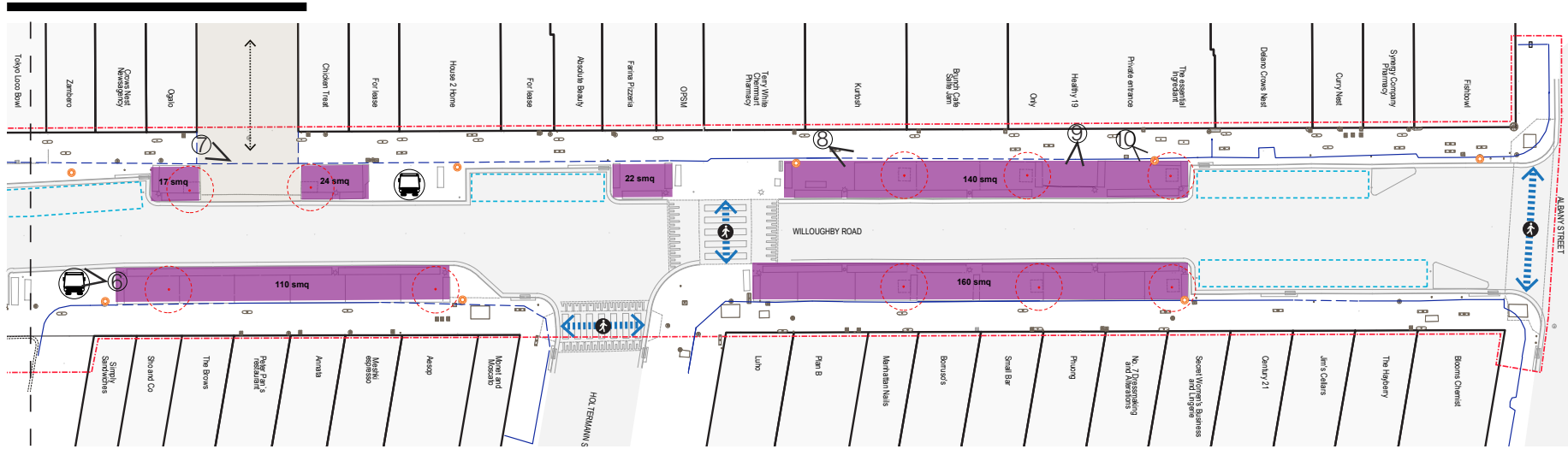
Photo4



Photo5



# PUBLIC DOMAIN ANALYSIS



- LEGEND:
- Extent of work
  - Trees to be retained
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Photo6



Photo7



Photo8



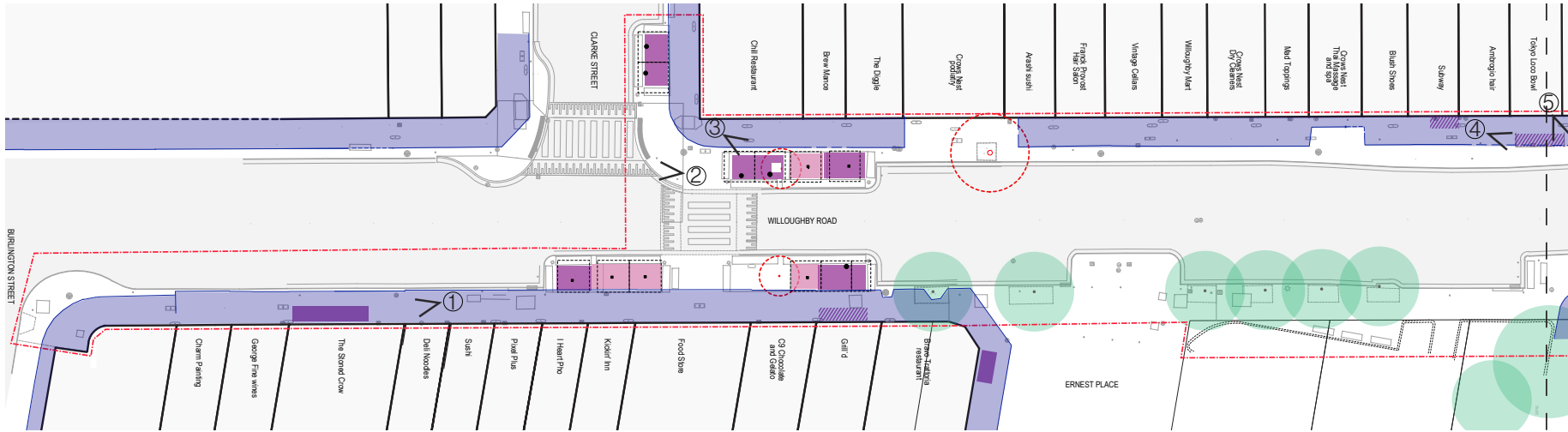
Photo9



Photo10



# OUTDOOR DINING ANALYSIS



- LEGEND:
- Extent of work
  - Trees to be retained
  - Trees to be removed
  - Awning line
  - Council nominated lease areas
  - Existing leased areas to be relocated
  - Areas currently utilised
  - Existing umbrella and column location (not surveyed)



Photo1



Photo2



Photo3



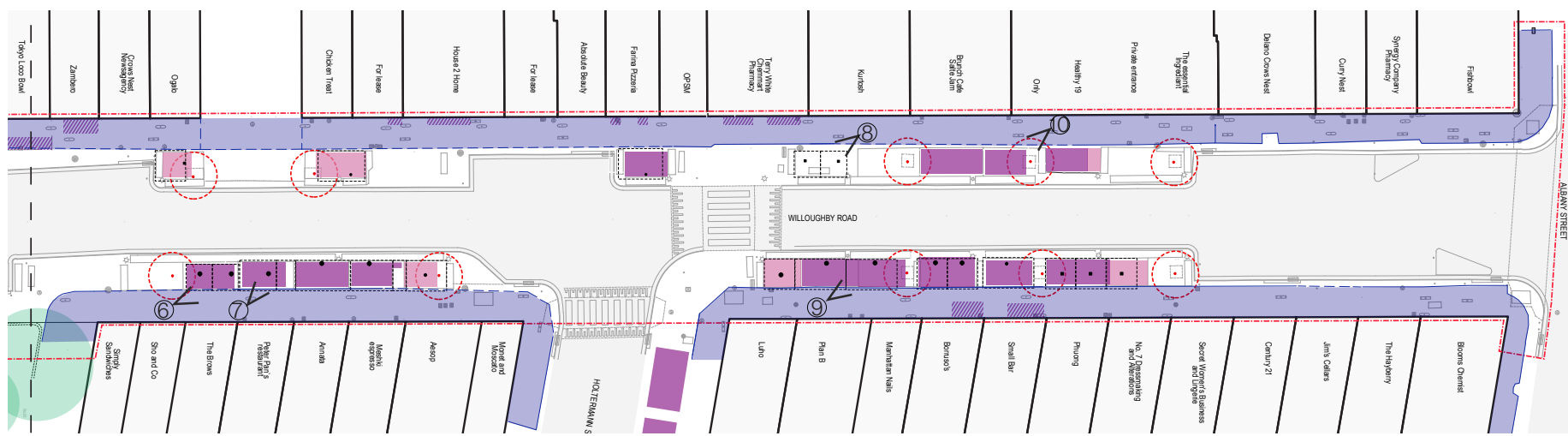
Photo4



Photo5



# OUTDOOR DINING ANALYSIS



- LEGEND:
- Extent of work
  - Trees to be retained
  - Trees to be removed
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  - Existing umbrella and column location (not surveyed)



Photo6



Photo7



Photo8



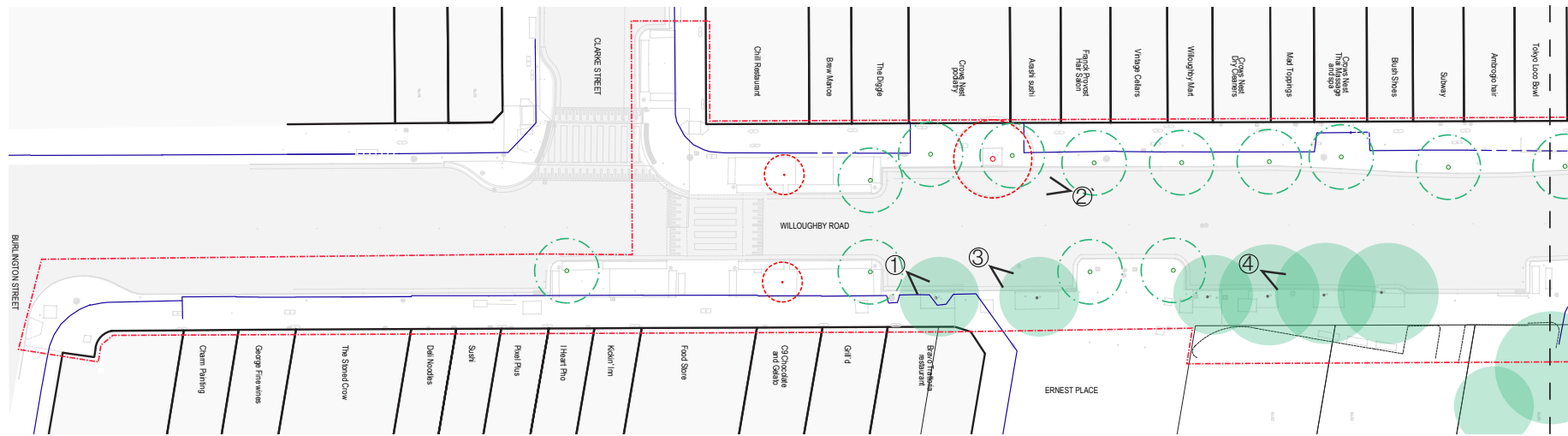
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Photo10



# TREE PLANTING OPPORTUNITIES



- LEGEND:
- Extent of work
  - Trees to be retained
  - Trees to be removed
  - Awning line
  - Proposed trees
  - Planting opportunity



Photo1



Photo2

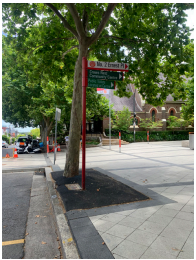


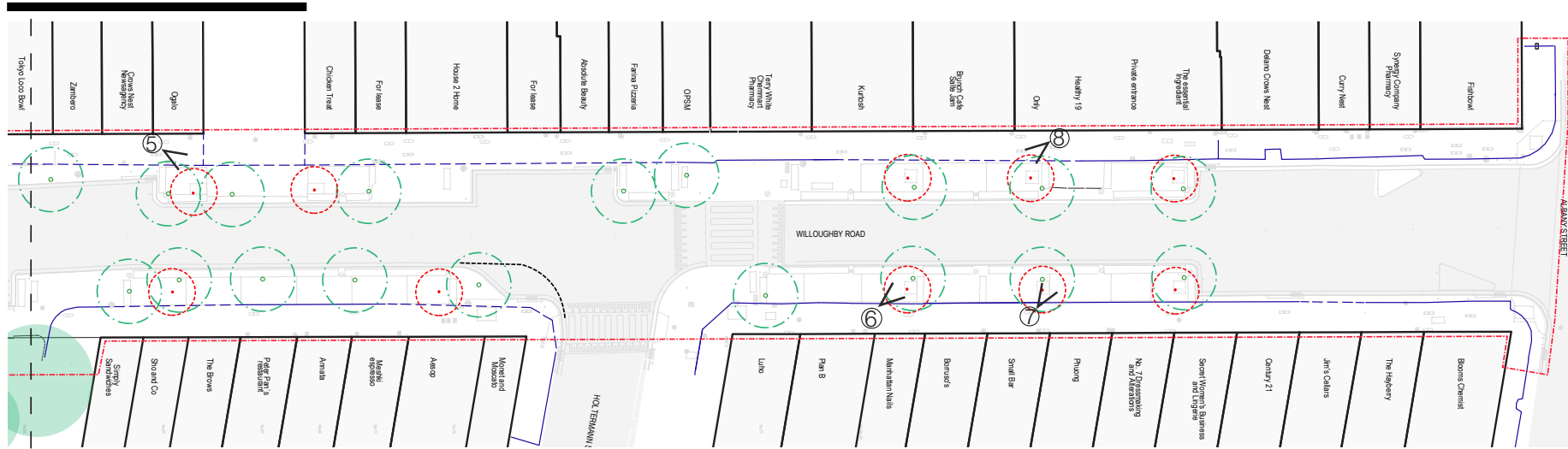
Photo3



Photo4



# TREE PLANTING OPPORTUNITIES



- LEGEND:
- Extent of work
  - Trees to be retained
  - Trees to be removed
  - Awning line
  - Proposed trees
  - Planting opportunity



Photo5



Photo6



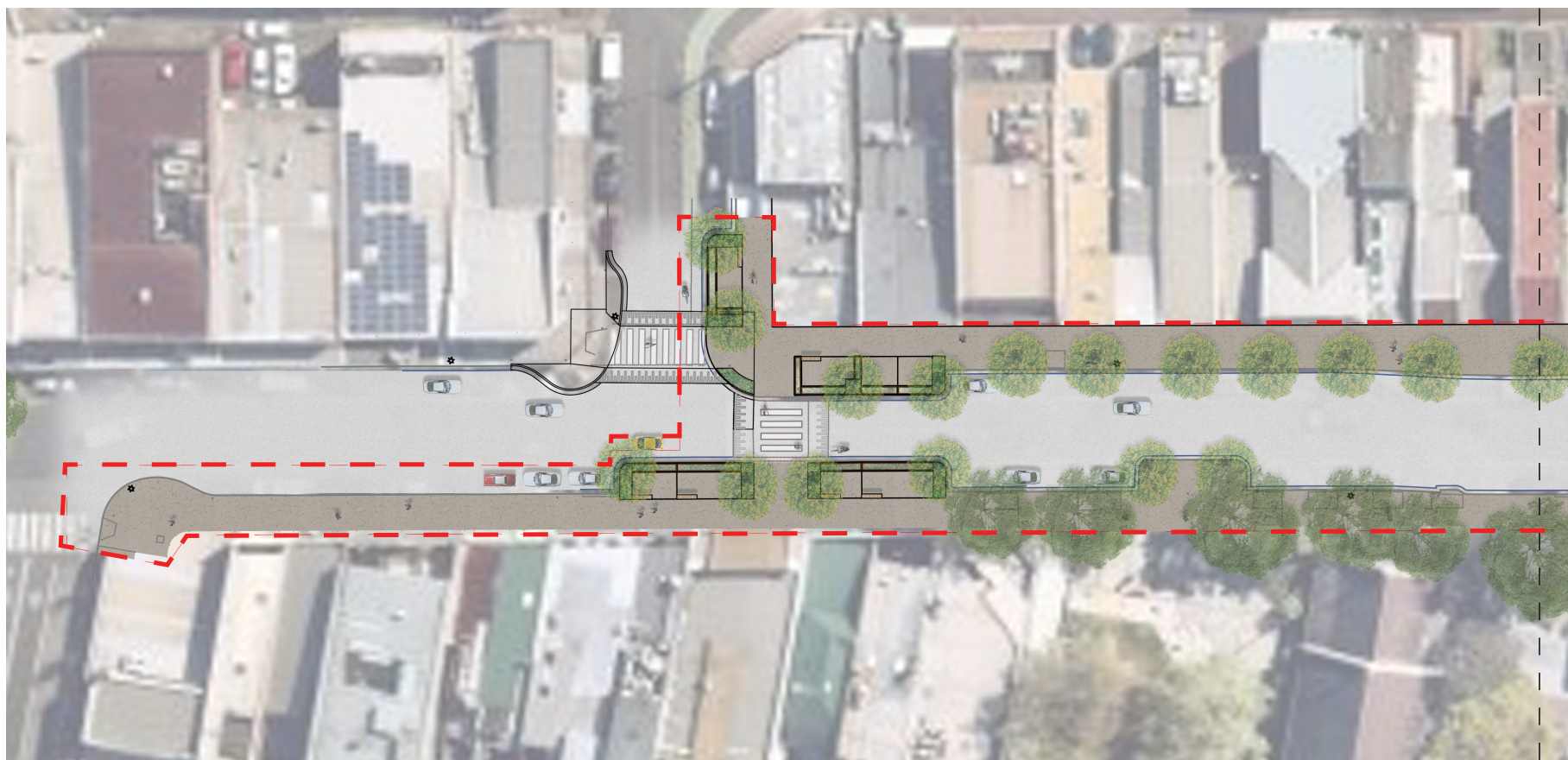
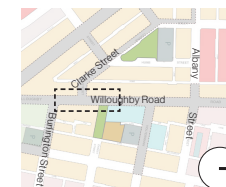
Photo7



Photo8



# MASTER PLAN







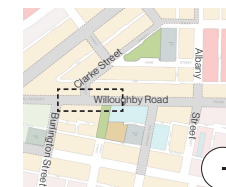
# MASTER PLAN

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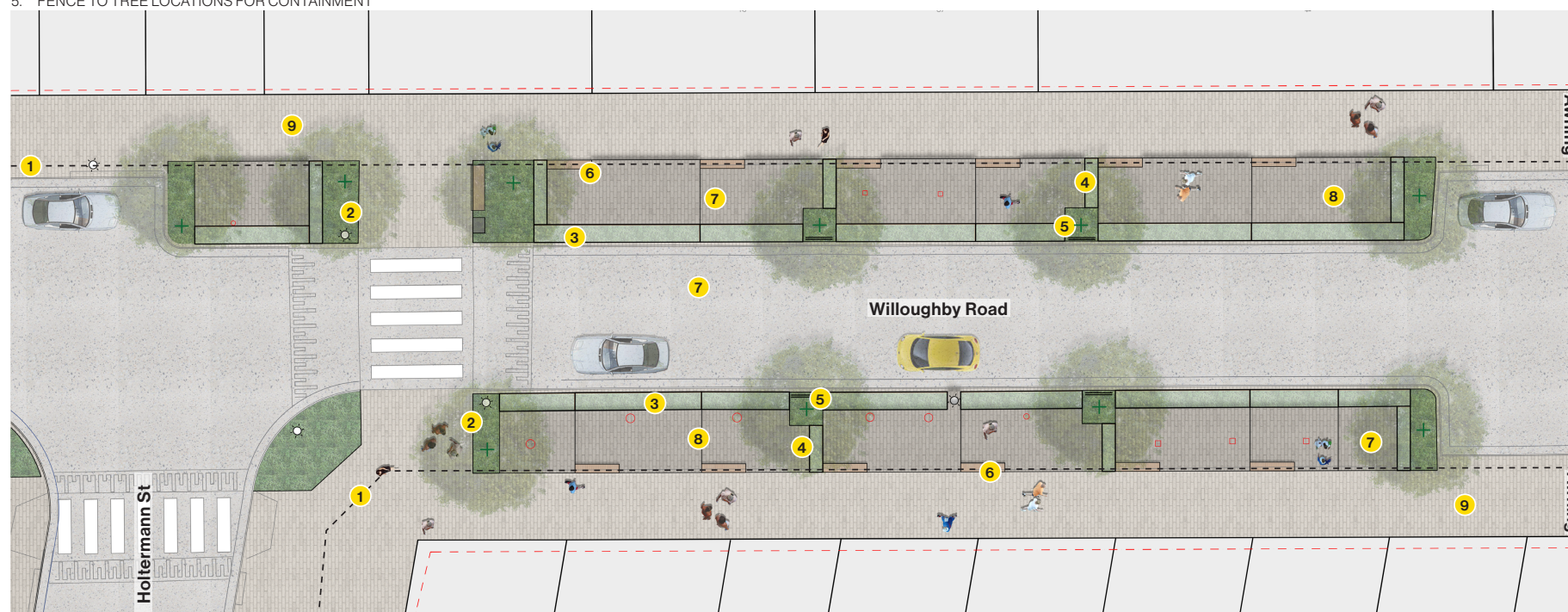




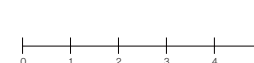
# DESIGN DEVELOPMENT TYPICAL



1. EXISTING AWNINGS MAINTAINED AND ACCOMMODATED
2. PROPOSED TREES ON GRADE FOR NATURAL SHADE
3. IN SITU RECTANGULAR PLANTERS, 800x800mm, POSITIONED 150mm FROM THE BACK OF KERB
4. IN SITU RECTANGULAR PLANTERS, 600x600mm, AT SELECT LEVEL CHANGES
5. FENCE TO TREE LOCATIONS FOR CONTAINMENT
6. SEATING AT THE LEVEL CHANGE BETWEEN TERRACES AND FOOTPATH (TRIP HAZARD REDUCTION)
7. OPPORTUNITY FOR UNLEASED SPACES TO BE UTILISED FOR PUBLIC SEATING/POP UP
8. DARKER PAVING ON DINING TERRACES
9. 3M WIDTH CLEAR PEDESTRIAN PATH OF MOVEMENT



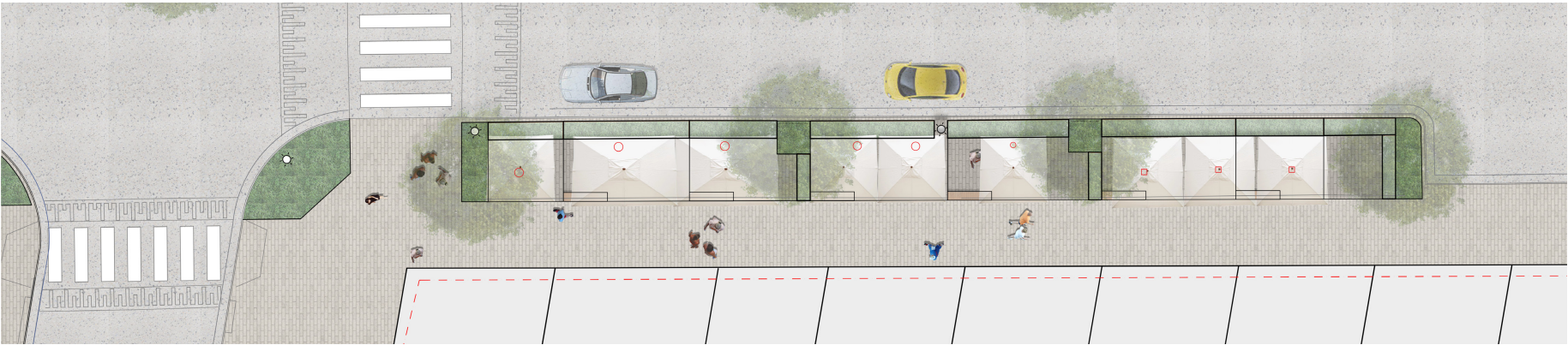
North:





# DESIGN DEVELOPMENT

EAST SIDE



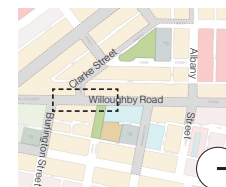
PLAN (TYPICAL)



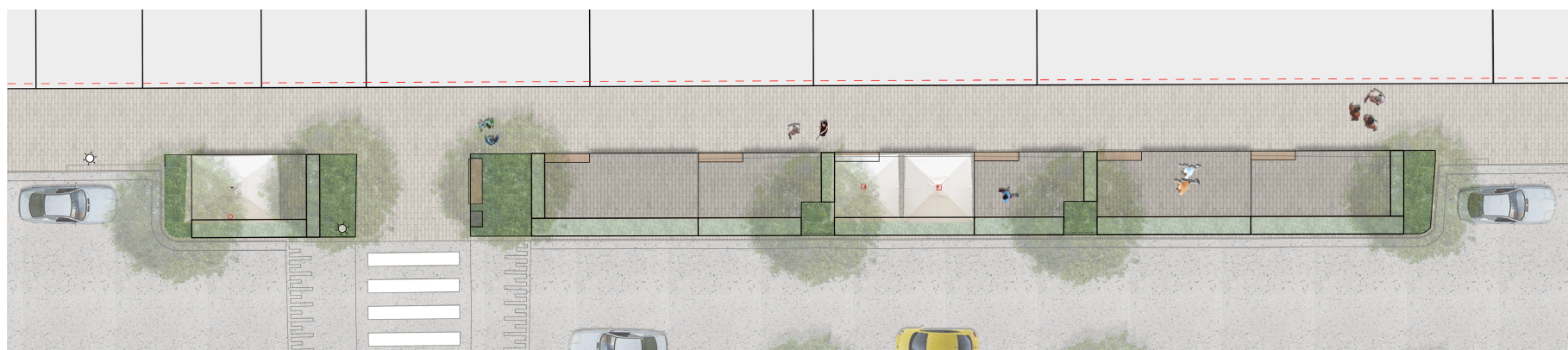
ELEVATION FROM SHOPFRONTS



# DESIGN DEVELOPMENT



## WEST SIDE



**PLAN** (TYPICAL)



**ELEVATION** FROM SHOPFRONTS



# DESIGN DEVELOPMENT

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**ARTISTIC IMPRESSION**



**EXISTING**



## DESIGN DEVELOPMENT

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NIGHT

**ARTISTIC IMPRESSION**



**EXISTING**



## DESIGN DEVELOPMENT



**EXISTING**



**DAY**



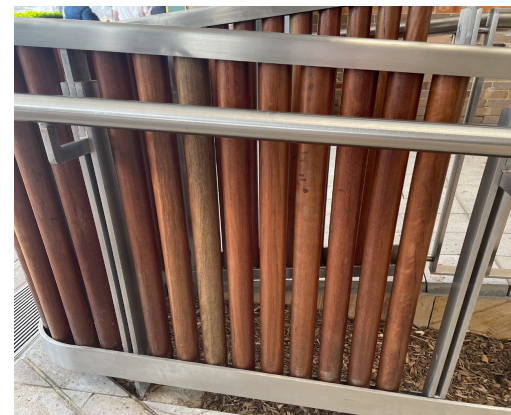
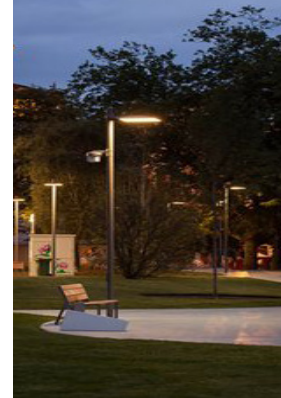
**NIGHT**

## ARTISTIC IMPRESSION



## MATERIAL PALETTE

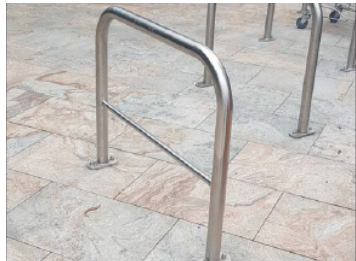
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## FURNITURE PALETTE

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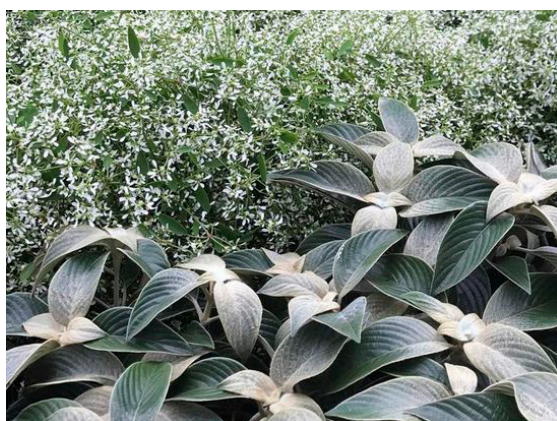


# PLANTING STRATEGY

- Planting uses a repetition of strong architectural plants to create a rhythm which is then contrasted by softer looser plant species
- Intermixed planting palette which builds in a level of resilience and repetition to provide visual cohesion
- Possible to utilise both native and exotic species which are hardy and drought tolerant with seasonal change
- Possible to utilise herb species such as rosemary and lavender
- Planters accessible from shopfront side for ease of maintenance

## Indicative Plant Species

- Rosemary species
- Lavander
- Santolina chamaecyparissus
- Lomandra Tanika
- Gaura "Siskyou White"
- Salvia species
- Strobilanthes species
- Astelia chathamica
- Agave sp





# PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT X WIDTH (M)	POT SIZE mm
<b>TREES</b>				
Lt	Liriodendron tuliperifa	Tulip Tree	20 x 8	200 Litre
L "N"	Lagerstroemia indica "Natchez"	White flowering crepe Myrtle	8 x 6	200 Litre
<b>MIX A TO RAISED PLANTERS ALONG ROAD</b>				
A "BB"	Agapanthus "Baby Blue"	Mini Agapanthus	0.4 x 0.4	140mm
Ac	Astelia chathamica	Silver Spear	1 x 0.8	200mm
As	Allium schoenoprasum	Chives	0.3 x 0.3	140mm
Bs	Buxus sempervirens	Japanese Box	0.5 x 0.5	200mm
Bm	Brachyscome multifida "Break of Day"	Cutleaf Daisy	0.3 x 0.3	140mm
Ct	Cerastium tomentosum	Snow in Summer	0.3 x 8	140mm
Dr	Dianella "Little Jess"	Dianella	0.3 x 0.3	140mm
G"SW"	Gaura "Siskyou White"	Butterfly Bush	0.5 x 0.3	140mm
L"A"	Lavandula "Avonview"	Avonview lavender	0.8 x 0.7	200mm
L"EB"	Lomandra "Evergreen Baby"	Lomandra variety	0.4 x 0.4	140mm
Pc	Perlargonium citratum	Lemon scented geranium	0.4 x 0.6	140mm
N	Nepeta "Walkers Low"	Catmint	0.5 x 0.3	140mm
Sa sp.	Salvia species	Ornamental Sage	0.4 x 0.5	140mm
Sl	Salvia leucantha	Mexican Sage	0.5 x 0.5	140mm
Sc	Santolina chamaecyparissus	Cotton lavender	0.5 x 0.5	200mm
S sp.	Sempervivum species	Hen & Chickens Succulent	0.2 x 0.3	200mm
Sg	Strobilanthes gossypinus	Persian shield	1.2 x 1	200mm
S"TT"	Syzygium "Tiny Trev"	Dwarf Lilly Pilly	1 x 1	200mm
R "TB"	Rosmarinus "Chefs Choice"	Rosemary	0.8 x 1	200mm
W"GB"	Westringia Grey Box	Dwarf coastal rosemary	0.5 x 0.5	200mm
<b>MIX B TO RAISED PLANTERS BETWEEN DINING TERRACES</b>				
Ag	Aechmea gamosepala	Matchstick bromeliad	0.3 x 0.3	140mm
Cmi	Clivea miniata cream	Cream flowering clivea	0.3 x 0.3	140mm
Lm	Liriope Muscari	Ribbon Plant	0.3 x 0.3	140mm
Ng	Neomarcia gracilis	Mexican Walking Iris	0.4 x 0.4	140mm
P"ML"	Plectranthus "Mona Lavender"	Spurflower	0.4 x 0.4	140mm



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**SYDNEY**

Level 7, 80 William Street  
East Sydney NSW 2011  
Australia

**MELBOURNE**

Level 4, 152 Elizabeth Street (by appointment only)  
Melbourne VIC 3000  
Australia

**BRISBANE**

Level 14, 100 Edward Street  
Brisbane QLD 4000  
Australia

**HO CHI MINH CITY**

19th Floor – Havana Tower, 132 Ham Nghi,  
Ben Thanh Ward, District 1, Ho Chi Minh City  
Vietnam







# Willoughby Road Streetscape upgrade

## SHADE STRUCTURE OPTIONS - NON RETRACTABLE SHADE STRUCTURE



### ARTISTIC IMPRESSION







# Willoughby Road Streetscape upgrade

## SHADE STRUCTURE OPTIONS - NON RETRACTABLE SHADE STRUCTURE



### ARTISTIC IMPRESSION







# Willoughby Road Streetscape upgrade

## SHADE STRUCTURE OPTIONS - RETRACTABLE SHADE STRUCTURE

### ARTISTIC IMPRESSION







# Willoughby Road Streetscape upgrade

## SHADE STRUCTURE OPTIONS - RETRACTABLE SHADE STRUCTURE



## ARTISTIC IMPRESSION

