

8.15. Holtermann Street Carpark Redevelopment - Public Exhibition of Concept Designs

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ATTACHMENTS:

1. Community Engagement Strategy - Holtermann Street Park - Final [8.15.1 - 7 pages]
2. Holtermann Street Carpark Concept Design Options Presentation [8.15.2 - 98 pages]
 1. Community Engagement Strategy
 2. Holtermann Street Carpark Concept Design Options Presentation

PURPOSE:

This report is to provide Council with an update on the development of the concept design options for the Holtermann Street Carpark Redevelopment, Crow's Nest and to seek Council's endorsement for the public exhibition of these options to obtain community input into the development of a preferred option.

EXECUTIVE SUMMARY:

The adoption of the St Leonards'/Crow's Nest 2036 Plan ("2036 Plan") by the NSW Government in August 2020, included an initiative to underground the Holtermann Street Carpark to create a new at-grade public park including a funding plan.

Cox Architecture was awarded the Tender for the design of the Holtermann Park project after Council's endorsement at its meeting in April 2021.

The Tender required that two (2) x design concept options be prepared for the purposes of public consultation. The consultants have prepared three (3) x options for consideration by Council. This report outlines the design options developed and seeks Council endorsement to go out to public exhibition on the options.

A Councillor Briefing session on this project was held 11 October 2021.

FINANCIAL IMPLICATIONS:

The design component of this project is 100% funded from the Department of Planning, Industry & Environment (DPIE) under a Funding Agreement. The funding agreement was executed on 26 March 2021.

The estimated cost of the consultation process will be approximately \$40,000 including promotional materials, mail outs, advertising and staff time.

The cost of the concept options varies depending on several factors including the volume of excavation for the underground car park (three levels compared to 4 levels if the excavation can be expanded under Hospital Lane as opposed to deeper excavation to achieve the required number of car spaces), the degree of intervention to the Crows Nest Community Centre façade and the amount of hardscape compared with soft landscaping within the park.

RECOMMENDATION:

- 1. THAT** this report on the Holtermann Street Carpark Redevelopment Concept Design Options be noted.
- 2. THAT** the Holtermann Street Carpark Redevelopment Concept Design Options be placed on public exhibition for a minimum of 60 days in accordance with the project-specific Engagement Strategy.
- 3. THAT** a report on the outcomes of the community consultation be prepared and brought back to Council for consideration at the end of the exhibition and consultation period.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment
 - 1.3 Quality urban greenspaces
 - 1.4 Public open space and recreation facilities and services meet community needs
2. Our Built Infrastructure
 - 2.2 Vibrant centres, public domain, villages and streetscapes

BACKGROUND

In response to strong criticism that the 2036 Plan was lacking in public open space to support the amount of growth proposed, DPIE proposed the funding of a new park at the Holtermann Street Carpark site, by forwarding State Infrastructure Contributions (SIC) funds and accelerating the funding of such project.

The new park would be created by replicating the existing number of car parking spaces (207) in an underground basement format, thereby providing the surface to be utilised as public open space.

Cox Architecture, in collaboration with Turf Design was awarded the Tender for the design of the Holtermann Park project after Council's endorsement at its meeting in April 2021. A Project Control Group (PCG) representing all areas of Council has been meeting since late 2020 to prepare for the commencement of this project. Since May 2021, the PCG has met on a regular basis with Cox and their sub consultants to provide feedback regarding the design options as they were being developed.

The key project objective included in the consultant design brief and reported to Council in the April 2021 Tender Report are as follows:

- new 207 space (minimum) multi story underground carpark
- new 1500m² (minimum) public park
- new children's (All abilities playground)
- new kiosk / café and outdoor dining area incorporated into the park
- new building interface and facade design to the north face of the Crows Nest Centre
- refreshed and upgraded public amenities within the Crows Nest Centre
- incorporation of the existing Crows Nest Centre's Community facilities, services and operations within the overall design.
- new pedestrian through site link between, Holtermann Street, the new park and Ernest Plaza.
- new opportunity for a public art space and heritage / historical interpretive elements within the design

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

The site area available for a new park is relatively limited with only approximately 1,600sqm of space is available (excluding adjacent lanes). The contextual fit adjacent to the Crows Nest Community Centre, Ernest Place, the Willoughby Road "high street" and the Metro are all significant local components that the design team have taken into consideration in preparing the design options.

The other defining characteristics of the site include:

- a south/north fall of almost 3 metres;
- access being required to be maintained for premises along both Hospital Lane and Willoughby Lane;
- creation of a strong and welcoming frontage to Holtermann Street;
- strong visual and access relationship between the Crows Nest Centre and the new park; and
- a desire to create a strong visual and access relationship between Ernest Place and the new park.

The design brief required that two design concept options be prepared for the purposes of public consultation. The consultants have prepared three options for consideration by Council which are detailed in the plans attached to this report and summarised below .

Option 1

This option seeks to provide a relatively flat area of open space relative to the Holtermann Street frontage. The site slope is picked up along the edges in "bleacher" treatment which would provide for both seating and landscaping.

- construction of an underground car park extending underneath the existing carpark site and including the adjacent Hospital Lane to the east providing:
 - 212 car spaces
 - 4 disabled spaces
 - 18 motorcycle spaces
 - 48 Bicycle spaces
 - 4 levels of basement parking
 - 25,400m³ of excavation
- shared zones in all laneways surrounding the site
- widened footpath and shared zone in Holtermann Street
- new park with the following features

- park plaza at Holtermann Street level
- two raised lawns (450m²) with seating edges
- water play with integrated public art
- extensive bleacher seating
- park size = 1640m²
- lawn area = 450m²
- landscaped area = 320m²
- total hardscape/paving = 870m²
- accessible green roof/belvedere above the carpark entrance structure with roof canopy to provide additional landscaped area
- kiosk and public amenities on the eastern side at park level with the carpark entrance structure
- access to the Community Centre from the park via the lift or stairs only
- continuing the lift from the carpark above ground to provide access to the existing Community Centre
- installation of landscaped canopies to level 2 of the Centre to improve the scale of the façade of the building
- opening up the ground floor façade of the Community Centre to better connect the park and building
- providing additional solar protection to the northern façade of the Community Centre for those levels of the building that will now be exposed to the sun where they were previously shaded by the carpark structure



Option 1 – Aerial view of new park



Artists Impression - Option 1 – view looking east from Holtermann Street towards Willoughby Lane



Artists Impression - Option 1 – view looking east towards kiosk and carpark entry from Holtermann Street



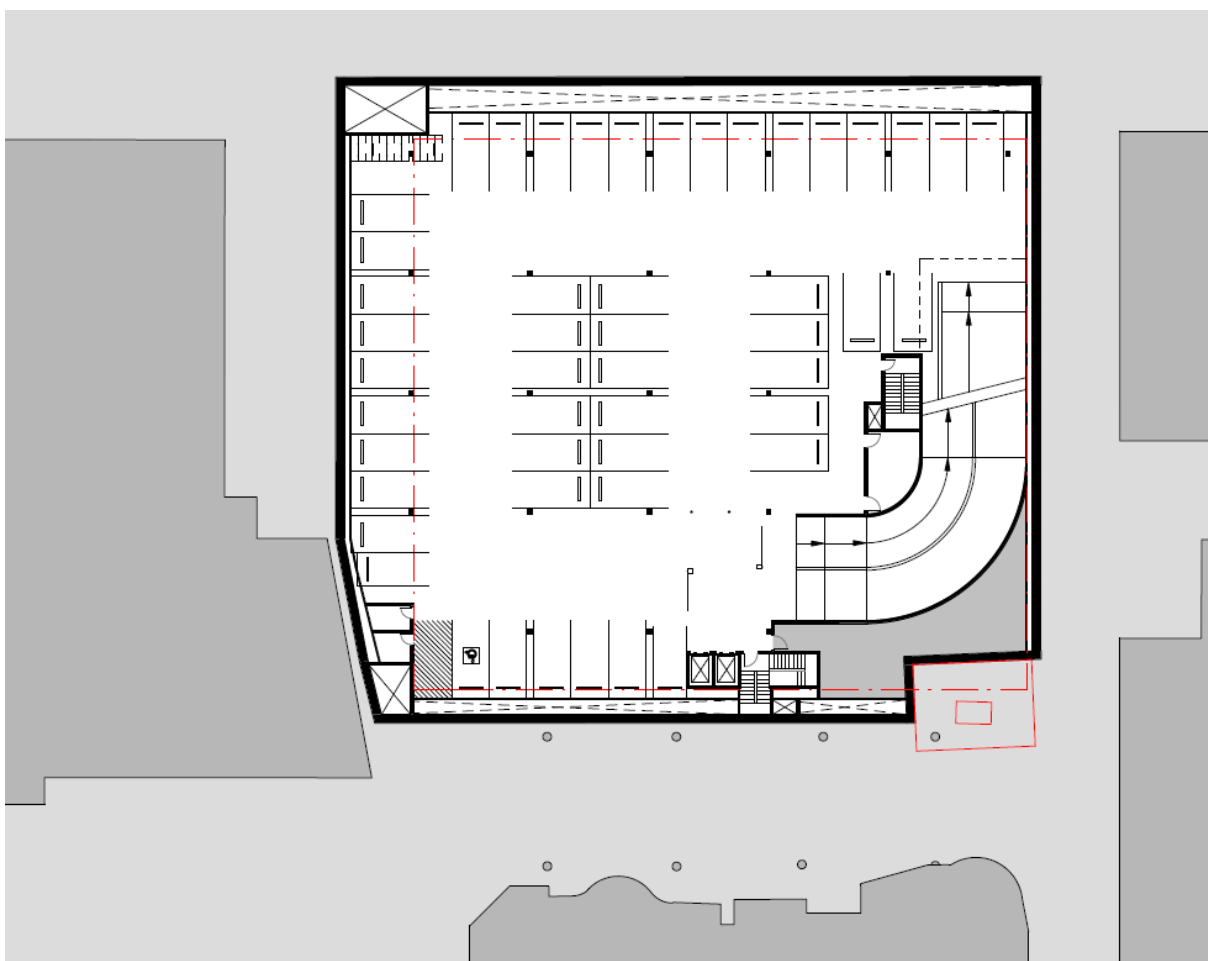
Artists Impression - Option 1 – view looking north over new park and children’s “all abilities” water play area



Artists Impression - Option 1 – view looking at northern façade treatment of the Crows Nest Centre and new lift connections from all levels of underground carpark to all levels of the Crows Nest Community Centre



Artists Impression - Option 1 – view looking at northern façade treatment of the Crows Nest Centre showing new lift connection and fire stairs



Option 1 – view showing typical underground carpark detail with carpark extending west underneath Hospital Lane

Option 2

This option seeks to utilise the existing slope of the site to provide gentle fall from south to north. To achieve universal access across the site , a series of paths are proposed.

- construction of an underground car park extending underneath the existing carpark site providing:
 - 215 car spaces
 - 5 disabled spaces
 - 24 motorcycle spaces
 - 60 Bicycle spaces
 - 5 levels of basement parking
 - 28,000m³ of excavation
- shared zones in all laneways surrounding the site
- widened footpath and shared zone in Holtermann Street
- new park with the following features
 - raised central terrace with moveable furniture, trees and bleacher seating walls
 - sloping lawn area
 - extensive seating walls
 - park size = 1640m²
 - lawn area = 350m²
 - landscaped area = 320m²
 - total hardscape/paving = 970m²
- public amenities on the eastern side at park level with the carpark entrance structure
- kiosk on the upper level of the park above the carpark entrance structure
- direct access to the Community Centre from the park
- continuing the lift from the carpark above ground to provide access to the existing Community Centre
- installation of landscaped canopies/balcony to level 2 of the Centre to improve the scale of the façade of the building
- new timber clad façade to the ground floor of the Community Centre to better connect the park and building
- providing additional solar protection to the northern façade of the Community Centre for those levels of the building that will now be exposed to the sun where they were previously shaded by the carpark structure



Option 2 – Aerial view



Artists Impression - Option 2 – view looking northeast towards carpark entry from Hospital Lane showing sloping lawn area



Artists Impression - Option 2 – view looking east towards carpark entry from Hospital Lane showing raised central terrace



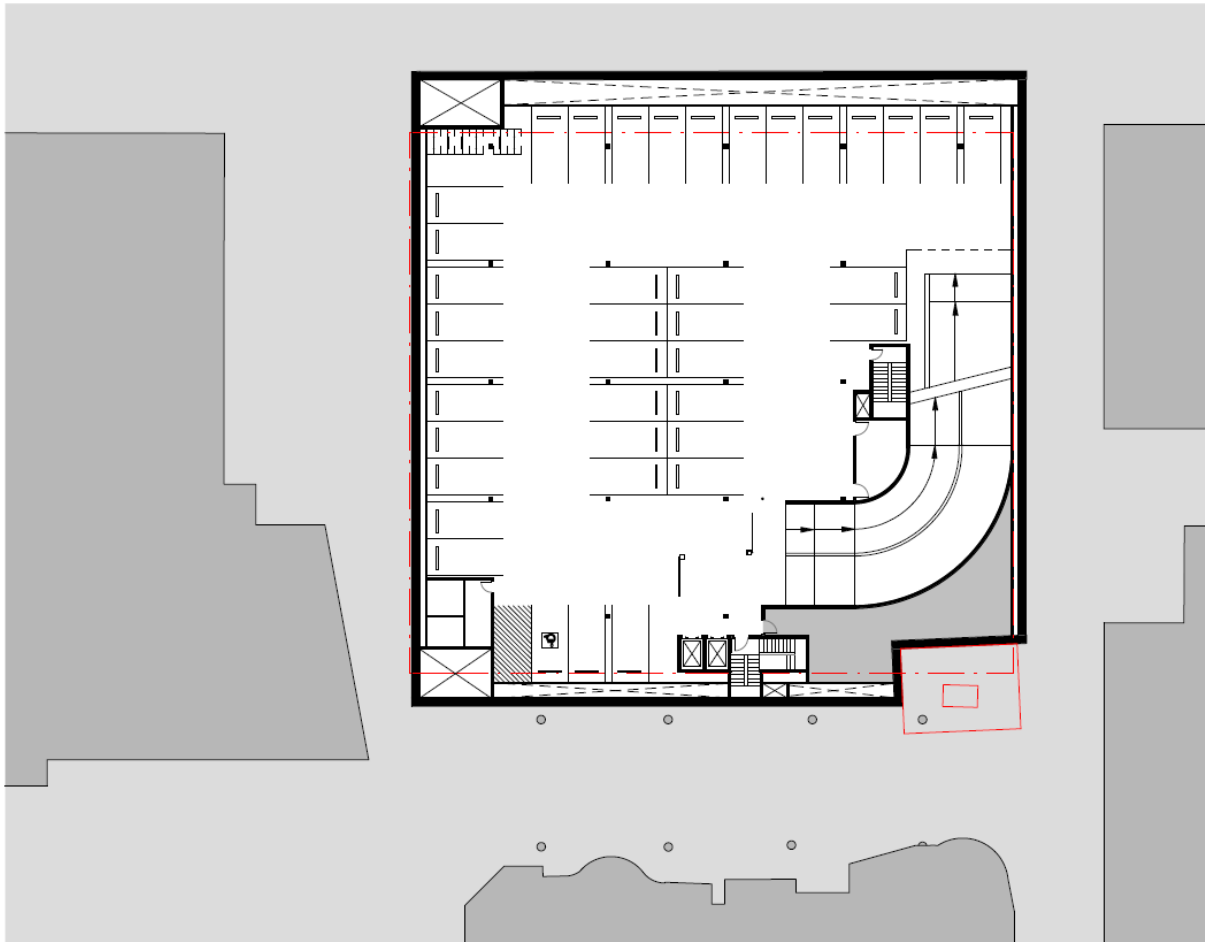
Artists Impression - Option 2 – aerial view looking south over the new park showing accessible green roof/belvedere and kiosk above carpark entrance structure



Artists Impression - Option 2 – view looking at northern and western façade treatment of the Crows Nest Centre and landscaped balcony and canopy to level 2 of the Crows Nest Community Centre



Artists Impression - Option 2 – view looking at northern façade treatment of the Crows Nest Centre showing new lift connection and fire stairs and balcony to Crows Nest Community Centre



Option 2 – view showing typical underground carpark detail with carpark under the existing carpark site

Option 3

This option seeks to use the existing slope of the site to create a park that has a large open grassed area with some landscaping around the edges of the site in one plane . Universal access is provided from Holtermann Street through to the Community Centre via a series of ramps along the eastern side of the park.

- construction of an underground car park extending underneath the existing carpark site and including the adjacent Hospital Lane to the east providing:
 - 210 car spaces
 - 4 disabled spaces
 - 21 motorcycle spaces
 - 48 Bicycle spaces
 - 4 levels of basement parking
 - 25,400m³ of excavation
- shared zones in all laneways surrounding the site
- new park with the following features
 - central sloped lawn area with paved edges
 - pergola over walkway with seating and tables

- avenue of trees with sloped pathway and seating
- lift access from car park to central lawn on eastern side
- opportunity for play space
- park size = 1640m²
- lawn area = 650m²
- landscaped area = 165m²
- total hardscape/paving = 825m²
- non-accessible green roof/belvedere above the carpark entrance structure to provide additional landscaped area
- public amenities on the eastern side at park level with the carpark entrance structure
- direct access to the Community Centre from the park
- access to the Community Centre via external fire stairs or internal lift of the Community Centre
- installation of landscaped canopies to level 2 of the Centre to improve the scale of the façade of the building
- opening up the ground floor façade of the Community Centre to better connect the park and building
- providing additional solar protection to the northern façade of the Community Centre for those levels of the building that will now be exposed to the sun where they were previously shaded by the carpark structure



Option 3 – Aerial view of new park



Artists Impression - Option 3 – view looking east towards carpark entry from Hospital Lane near the Community Centre showing sloping lawn area and children's play equipment



Artists Impression - Option 3 – view looking south from Holtermann Street showing lift from underground carpark and timber pergola



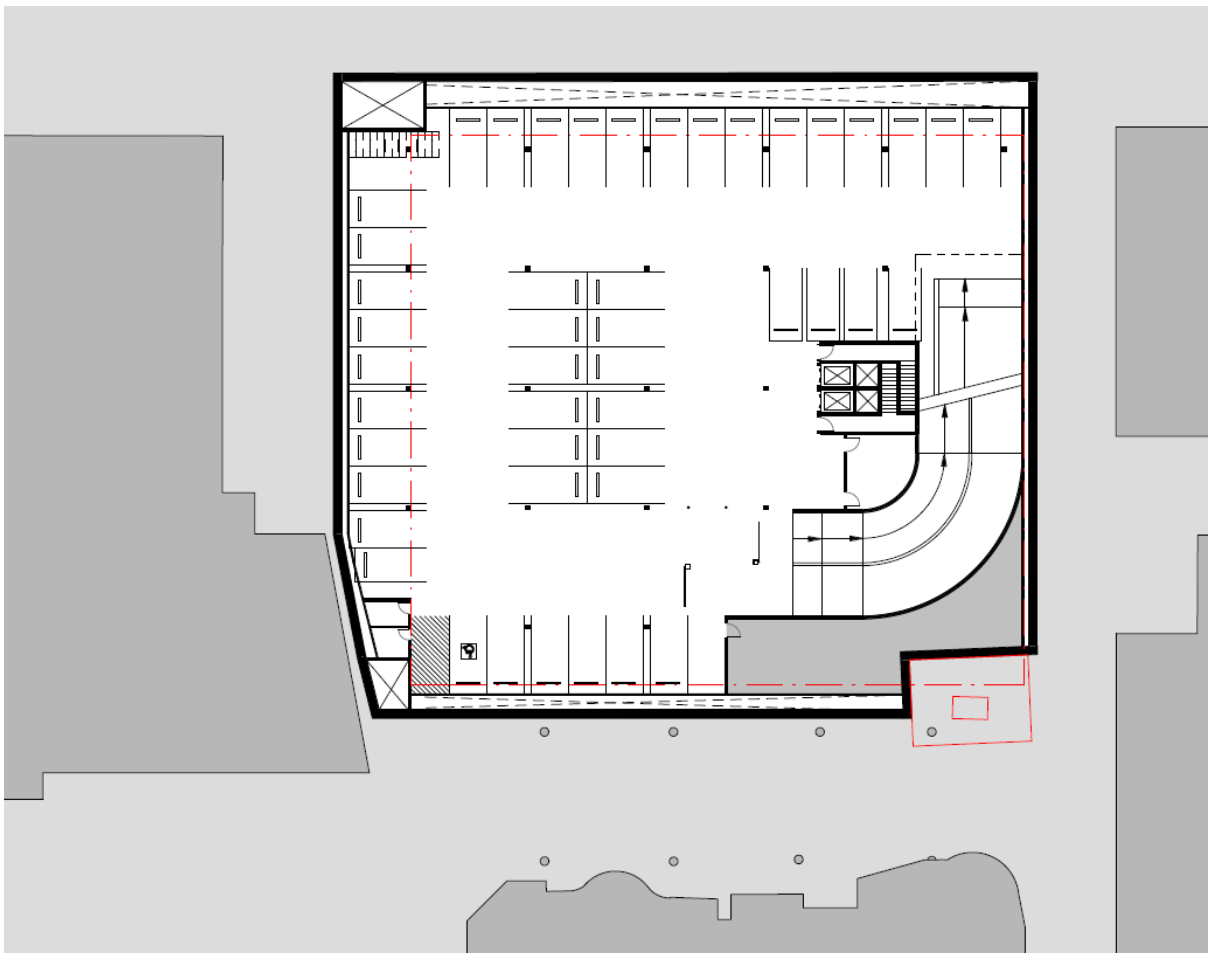
Artists Impression - Option 3 – aerial view looking south over the new park showing carpark entrance structure with green roof above and lift from the underground carpark



Artists Impression - Option 3 – view looking at northern and western façade treatment of the Crows Nest Centre and landscaped balcony without the lift connection to the Crows Nest Community Centre



Artists Impression - Option 3 – view looking at northern façade treatment of the Crows Nest Centre and fire stairs to the Crows Nest Community Centre



Option 3 – view showing typical underground carpark detail with carpark extending west underneath Hospital Lane and lift on the eastern side

Public Exhibition

The project's draft Engagement Strategy is attached. This Strategy identifies the main stakeholders and how we propose to engage with them, as well as the main communication messaging and consultation timing. The current COVID-19 Public Health Order restrictions currently limits the scope of engagement methods that can be utilised, however a comprehensive engagement process can be undertaken. A key component of the exhibition will be clear and accessible materials outlining the options, making it easy for the community to understand what is proposed (including the pros and cons of each option) and to provide feedback on the different design options. In summary, the following will constitute the methods of reaching out to the community:

- Council's Your Say North Sydney site will be the central repository for information relevant to the project, it will house the draft options including 3D renders and fly through videos;
- signage/large scale corflutes (including QR code) will be displayed on site, as well as other prominent locations in St Leonard's and Crow Nest;
- key stakeholders will be directly notified (consistent with Phase 1) and invited to an exclusive online briefing which will be complemented by an open online information session;
- a wide residential radius will be letterboxed a DL size notice;
- advertising including social media including Facebook, Twitter and Instagram; and
- promotion via existing e-newsletters and information networks.

Given the significance of this project, more than the minimum 28 days exhibition period is required to ensure widespread awareness of the proposed project and the opportunity to provide feedback. A 60-day minimum exhibition period is recommended.

Program

The following lists the proposed timeframe for the delivery of the Holtermann Street Carpark Program project:

- public exhibition of concept options - November 2021 to January 2022
- adoption of preferred concept - February 2022
- preparation of DA documentation - February 2022 to April 2022
- DA assessment and approval - May 2022 to October 2022
- preparation of Tender/Construction documentation - November 2022 to March 2023
- construction Tender and assessment - April 2023 to June 2023
- construction - July 2023 to September 2024

Conclusion

It is felt that the three options presented provide a good basis for the community to provide feedback about the elements that are desirable in quite different design approaches to a future park. This approach will also assist Council in developing a preferred option that can form the basis of a future Development Application where the Community will again have an opportunity to comment on the design.

COMMUNITY ENGAGEMENT STRATEGY

Holtermann Street Park



Prepared November 2020

Updated October 2021

Councils are required under the *Local Government Act 1993* to inform the community of particular issues that potentially affect their way of life. North Sydney Council is committed both in principle and in practice, to engaging on matters affecting the North Sydney community.

1. Introduction

The purpose of this project-specific Community Engagement Strategy is to outline the ways stakeholders can be involved in the decision-making process regarding the re-development of the Holtermann Street Carpark, by undergrounding it to make way for increased public open space, by way of Holtermann Place, a new public park.

1.1 Council's Community Engagement Protocol

This Strategy has been prepared in accordance with Council's *Community Engagement Protocol*. Community engagement opportunities will be provided across a range of 'engagement' levels. The Protocol is used to determine the level of 'level(s) of impact' applicable to this project/decision (proposal). This proposal has been determined as:

LEVEL OF IMPACT	LEVEL OF ENGAGEMENT
High - LGA wide	Inform, Consult

Council used the framework shown below in Table 1.1 to select the most appropriate 'level(s) of engagement' for this proposal to ensure an appropriate range of engagement 'levels' and methods are offered:

LEVEL	DESCRIPTION
Inform	Providing balanced and objective information to help the community understand problems, alternatives, opportunities and/or solutions
Consult	Obtain public feedback on alternatives and/or decisions
Involve	Work directly with the community throughout the process to ensure that public concerns and aspirations are consistently understood and considered
Collaborate	Partner with the public in each aspect of the decision including the development of alternatives and identification of the preferred solution

Table 1.1 Derived from the IAP2 Public Participation Spectrum

2. Background

The Holtermann Street Carpark is located at 13-25 Holtermann Street, Crows Nest, at the intersection of Holtermann Street and Willoughby Lane. The Carpark was built in 1983 as part of the Crows Nest Community Centre development. An additional parking level and lift

Holtermann Street Park Community Engagement Strategy

was installed in 2008. Since that time there has been no significant additions or alterations to the carpark.

The Crows Nest Village (commercial area) which surrounds the Holtermann Street Carpark is a medium scale commercial village centre that is comprised generally of 19th Century, two storey shopfront parapets along Willoughby Road, Pacific Highway and Burlington Street. The village services the daily needs of residents and visitors, as well as having a lively dining district. Traffic is managed so pedestrians can move freely across Willoughby Road and through Ernest Place which is the current main public plaza and pedestrian thoroughfare located immediately adjacent to the Crows Nest Centre.

This project has been enabled through the *St Leonards/Crows Nest 2036 Plan* announced in August 2020, which included an initiative to underground the Holtermann Street Carpark, to create a new at-grade public park/more open space.

The funding of a new park in an area that is earmarked for significant growth is an initiative that meets both Council's and the community's open space requirements for the St Leonards/Crows Nest Precinct that will accommodate in the order of 16,500 additional jobs and 6,700 new homes by 2036.

The lack of public open space in Crows Nest is acknowledged in the 2036 Plan which identifies 12.7 hectares of public open space of various types in the precinct. The expected population within this precinct is approximately 30,000 people. This approximates to a relationship of 0.4ha per 1,000 people which is well below the standard ratio and provision for open space in Sydney, which is 2.83ha/1,000 people. It is clear that the precinct falls well short of this and is in need of more public open space given the significant growth planned.

Project Overview

The re-development of the Carpark site, that adjoins the Crows Nest Community Centre, is to deliver a new contemporary multi-storey underground carpark accompanied by a new public park, located on top of the carpark. A key objective is to create a new building interface to the northern facade of the Community Centre, which faces the new park along with a generous through-site link that connects Holtermann Street, the new park and Ernest Place.

The key elements to be included in the project design are:

- new 207 space (minimum) multi storey underground carpark;
- new 1,500m² (minimum) public park;
- new children's (all abilities) playground;
- new kiosk/café and outdoor dining area incorporated into the park;
- new building interface and facade design to the north face of the Crows Nest Centre;
- refreshed and upgraded public amenities within the Crows Nest Centre;

Holtermann Street Park Community Engagement Strategy

- incorporation of the existing Crows Nest Centre's community facilities, services and operations within the overall design;
- new pedestrian through site link between, Holtermann Street, the new park and Ernest Place; and
- new opportunity for a public art space and heritage/historical interpretive elements within the design.

3. Community Engagement Strategy

3.1 Who are our community stakeholders?

The Community Engagement Strategy identifies the following groups to engage with in the local community:

- Residents/ratepayers
- Businesses/ratepayers and their customers
- Current carpark users and long-term tenants
- Crows Nest Community Centre tenants and customers
- Crows Nest Mainstreet Inc.
- Crows Nest Streetscape Committee
- Northside Baptist Church
- Visitors
- Precinct Committees
- Council staff
- Councillors

3.2 Key Communication Messages

- The NSW Department of Planning, Industry & Environment is providing an initial funding grant of \$2.5 million to enable Council to design this new facility and develop its supporting business case.
- The re-development will involve:
 - a) creation of a new high quality contemporary public park on top of the underground carpark that is a minimum size of 1,500m². The new park is to include contemporary landscaping, paving, park furniture, public and decorative lighting elements, space for public art, a contemporary all abilities children's playground as well as a contemporary kiosk structure suitable for commercial leasing, accompanied by an outdoor dining area.
 - b) demolition and construction of a new modern multi-level underground carpark on the site, that contains no less than 207 car spaces (including designated disability parking), internal lifts, ramps and all associated services for a multi-story underground carpark.
 - c) create a new complimentary building façade to the northern face of the Crows Nest Centre that faces the new park, along with new building interface

Holtermann Street Park Community Engagement Strategy

and entry connections into the park that visually and physically link the park and building together. Refresh and upgrade the existing ground floor public amenities within the Crows Nest Centre; ensuring that the existing Centre's community facilities, services and operations are incorporated and maintained within the overall design.

- d) relocation of the existing sub-station in Ernest Place into the new underground carpark. The sub-station within the existing carpark is to be retained within the carpark or amalgamated with the other sub-station.
- e) upgraded streetscape around the site in Holtermann Street, Willoughby Lane, Zig Zag and Hospital Lanes in accordance with Council's *Public Domain Style Manual* and
- f) undergrounding of powerlines around the site in Holtermann Street and Willoughby Lane.
- Stakeholder engagement will occur in three stages - the first will involve preliminary consultation to identify the functional needs of key stakeholders to inform the scope of the Design Tender and the second stage will include public exhibition of concept schemes seeking feedback as to the preferred scheme. The final stage of engagement will be during the advertising of the Development Application; and
- Construction is anticipated to commence in mid-2023 and is expected to be completed by late 2024.

3.3 Timetable

Three stages of stakeholder engagement will occur during this three-year project as outlined in the following table:

Phase	Timing
Functional Needs Analysis to inform Design Brief (Stage 1)/ Prepare Design Tender documentation	November 2020 - March 2021
Award Design Tender to prepare concept schemes for public exhibition	April 2021
Prepare concept schemes for exhibition	May - October 2021
Public exhibition of concept schemes (Stage 2)	November 2021 - January 2022
Prepare Development Application	February - April 2022
Development Application assessment/approval - including public notification (Stage 3)	May - October 2022
Prepare Construction Tender documentation	November 2022 - March 2023
Award Construction Tender	June 2023
Construction	July 2023 - September 2024

3.3.1 Stage 1 - Functional Needs Analysis to inform Design Brief

Between November 2020 to March 2021, Council will conduct analysis, by inviting properties adjacent to the site to identify their functional needs to inform the Design Brief.

Holtermann Street Park Community Engagement Strategy

Method	Target Stakeholders	Engagement Level	Purpose
Direct letter	Key stakeholder adjacent to the site: <ul style="list-style-type: none"> • Residents • Businesses • Current carpark tenants • Crows Nest Community Centre tenants • Crows Nest Mainstreet Inc. • Northside Baptist Church 	Inform	Provide information about the project and invite adjacent properties to identify their functional needs. For example: how do you use the streets and laneways adjacent to the existing carpark? Do you use the carpark itself? Do you have a service entry onto the laneway etc.
Submissions	All	Consult	Feedback accepted by email/letter.

3.3.2 Stage 2 - Public Exhibition of Concept schemes

Between November 2021 and January 2022, Council will offer various methods by which stakeholders can provide feedback on the Design Concept Schemes. Not listed in priority order:

Method	Target Stakeholders	Engagement Level	Purpose
Webpage - includes 3D concept plans/fly through per option	All	Inform	Provide information about the project and direct people to how they can have a say i.e. promote the Stage 2 consultation opportunities.
Media release			
Signage - large scale corflute panels per option displayed in the Community Centre forecourt and a location in Cammeray			
Signage - bus shelters, car parks ¹ and community noticeboards			
Information Sheets - about the project, and per design option			
Direct letter	Key stakeholders adjacent to the site per Stage 1		
DL card	Letterbox drop wider area		
Social Media -	All, including existing		

¹ Holtermann Street, Hume Street and Alexander Street car parks

Holtermann Street Park Community Engagement Strategy

Method	Target Stakeholders	Engagement Level	Purpose
Facebook, Twitter and Instagram	followers and local groups with social media accounts		
Existing e-newsletters	Subscribers of Council's various newsletters including North Sydney E-news, Business E-news and Precincts E-news		
Drop-in Information Sessions (onsite) TBC ²	All	Inform	Promote/explain the draft concepts and encourage feedback on preferred scheme.
Online Briefings x2 sessions ³	Key stakeholders adjacent to the site per Stage 1 ⁴	Inform/Consult	Promote/explain the draft concepts and encourage feedback on preferred scheme.
Online Information Session - via Facebook Live ⁵	All	Inform/Consult	Promote/explain the draft concepts and encourage feedback on preferred scheme.
Precinct System	All active Precinct Committees		Encourage Precinct Committees to promote consultation opportunity to members/invite to make a submission.
Submissions	All	Consult	Feedback accepted by email or posted letter as well as via online form. ⁶

3.3.3 Stage 3 - Notice of Development Application (Exhibition Period)

The Development Application will be notified/exhibited in accordance with Council's Community Engagement Protocol. Submissions are invited during the exhibition period. Formal comments in support of, or objection to a DA currently on exhibition must be made in writing by the expiry date, preferably using the online DA Submission Form.

Submissions should relate directly to the work proposed and its possible impact on surrounding property, or the locality. In the interests of public transparency, please note that submissions in their entirety will be available to the applicant and the public via

² Pending COVID-19 Public Health Order restrictions preventing face-to-face engagement.

³ To be held 2 weeks after letters/emails go out

⁴ Representatives from Community Centre and its tenants, immediately adjacent property owners, Northside Baptist Church, Crows Nest Mainstreet Inc. and current long term carpark tenants

⁵ To be held minimum of 3 to 4 weeks after the public exhibition period commences

⁶ For more information about how to make a written submission refer to Council's [Information Sheet: Making a Written Submission to Council](#).

Holtermann Street Park Community Engagement Strategy

Council's Application Tracking software. Requests to withhold information from publication, which is considered confidential or privileged (including address or contact details), should be made by way of a cover document specifically indicating the reason/s why such information should not be made publicly available.

4. Opportunity Cost/Rationale

Engaging the community in this proposal may entail financial costs to Council to achieve a high-quality engagement process. If the process is robust, community ownership of the decisions made will ensure efficient outcomes. Insufficient or poor-quality engagement can result in poor long-term decisions requiring further resources to rectify. The aim of a high-quality community engagement process is to make sustainable decisions. The engagement process will help Council staff and/or Councillors to understand the related recommendations rationale.

5. Further Information

For more information contact Council's Engineering Project Manager, Robert Esdaile - Engineering & Property Services Division:

Phone: 9936 8100
Email: yoursay@northsydney.nsw.gov.au
Website: www.northsydney.nsw.gov.au

October 2021

C O X

Holtermann Street Park

turf

Context

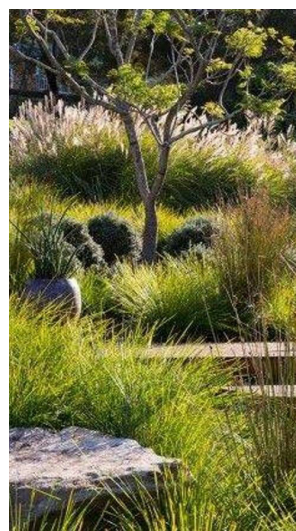
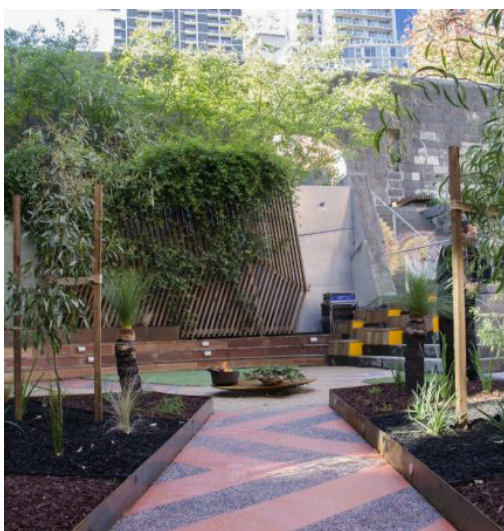
Context

Indigenous & Cultural Heritage

Ernest Place sits in and on **Cammeraygal and Wallumedegal Country**. The Cammeraygal and Wallumedegal people are part of the larger **Kuringgai Nation**.

Since settlement Cammeraygal and Wallumedegal people have constantly been displaced resulting in a loss of identity, language, culture and connection with Country. Although few, if any of the local community trace their ancestry to the Cammeraygal or Wallumedegal tribes, the area is home to Aboriginal people of many nations who know this Country as their home.

An urban park is an **opportunity to enrich Indigenous Culture and rekindle a relationship and connection with Country**. Presence and recognition of indigenous culture within the urban realm builds upon the cultural and urban life of the local community revealing the layers of history, memory and place.



C O X

Context

Overall Analysis



- Green Spaces
- Public Transport
- Main Roads
- Car Parks

C O X

Context

Overall Analysis



COX

Site

Site

Existing Holtermann Car Park



C O X

Site

Crows Nest Centre & Ernest Place



C O X

Site

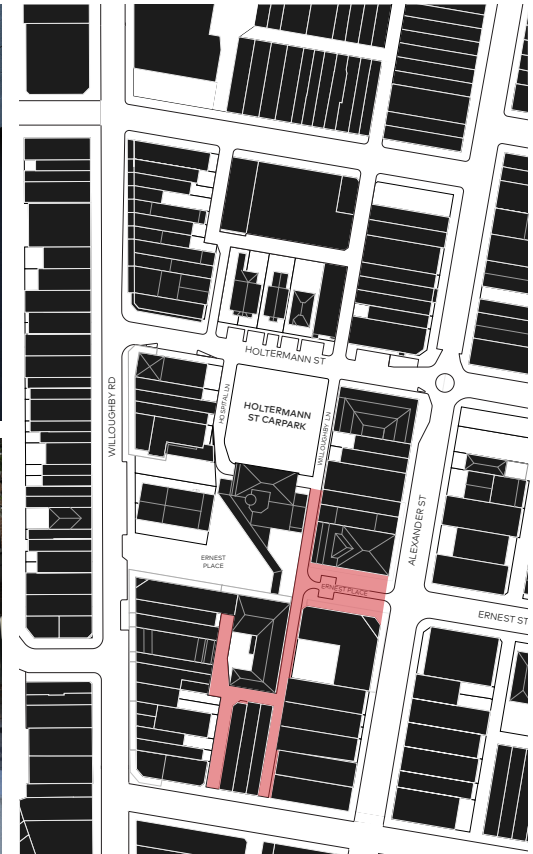
Holtermann Street



C O X

Site

Zig Zag Lane & Ernest Lane



C O X

Design Ideas

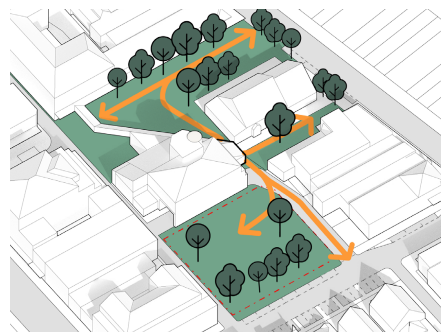
Design Ideas

Site Opportunities



A new public / green space

The car park site has the potential to become a much needed green space in the Crows Nest area.



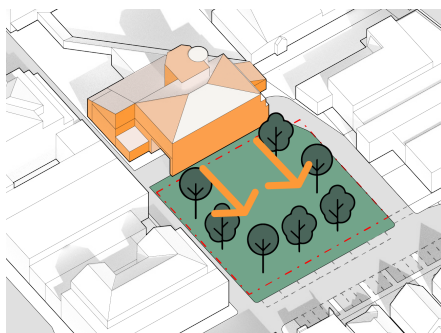
Activate link to Ernest Place

The link to Ernest Place can be pedestrianised creating a singular space and complementing the existing green spaces.



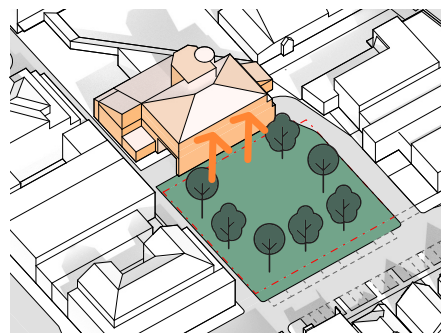
Reduce vehicular traffic

The adequate location of entry and exit from the car park can reduce significantly the traffic movements around the park



Frontage to Crows Nest Centre

The park can be utilised by the neighbouring Crows Nest Centre.



Vertical connection

The project is an opportunity to create a better accessible connexion between the car park, park and Crows Nest Centre



Rear of shops open to park

The restaurants situated along Willoughby Road that back onto Hospital Lane have the opportunity to open towards the new park.

Design Ideas

Social Opportunities

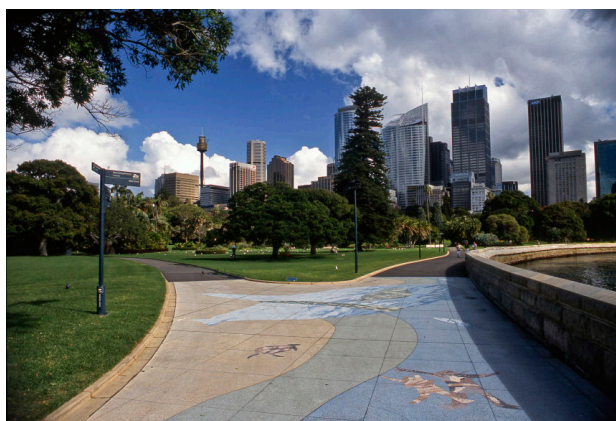
Indigenous Engagement

+

Public Art

+

Sustainable Design



**SUSTAINABLE
DEVELOPMENT
GOALS**

C O X

Design Ideas

Place Opportunities

Brief Area: 1500 sqm

Holtermann Street Shared
Zone: 900 sqm

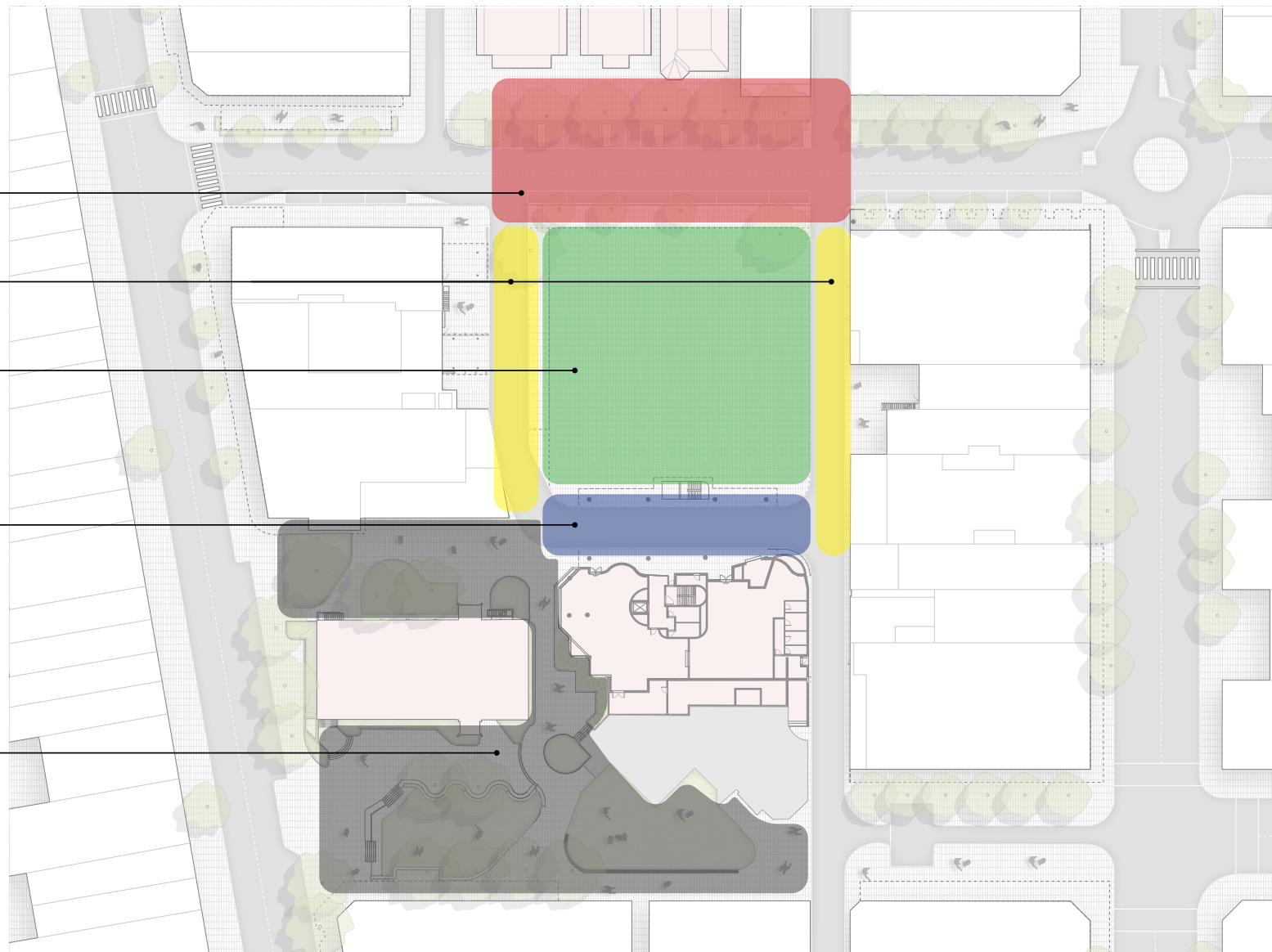
Shared Lanes: 570 sqm

Park site area: 1640 sqm

Porte Cochere: 450 sqm

Holtermann Park Total Public
Domain Area: 3560 sqm

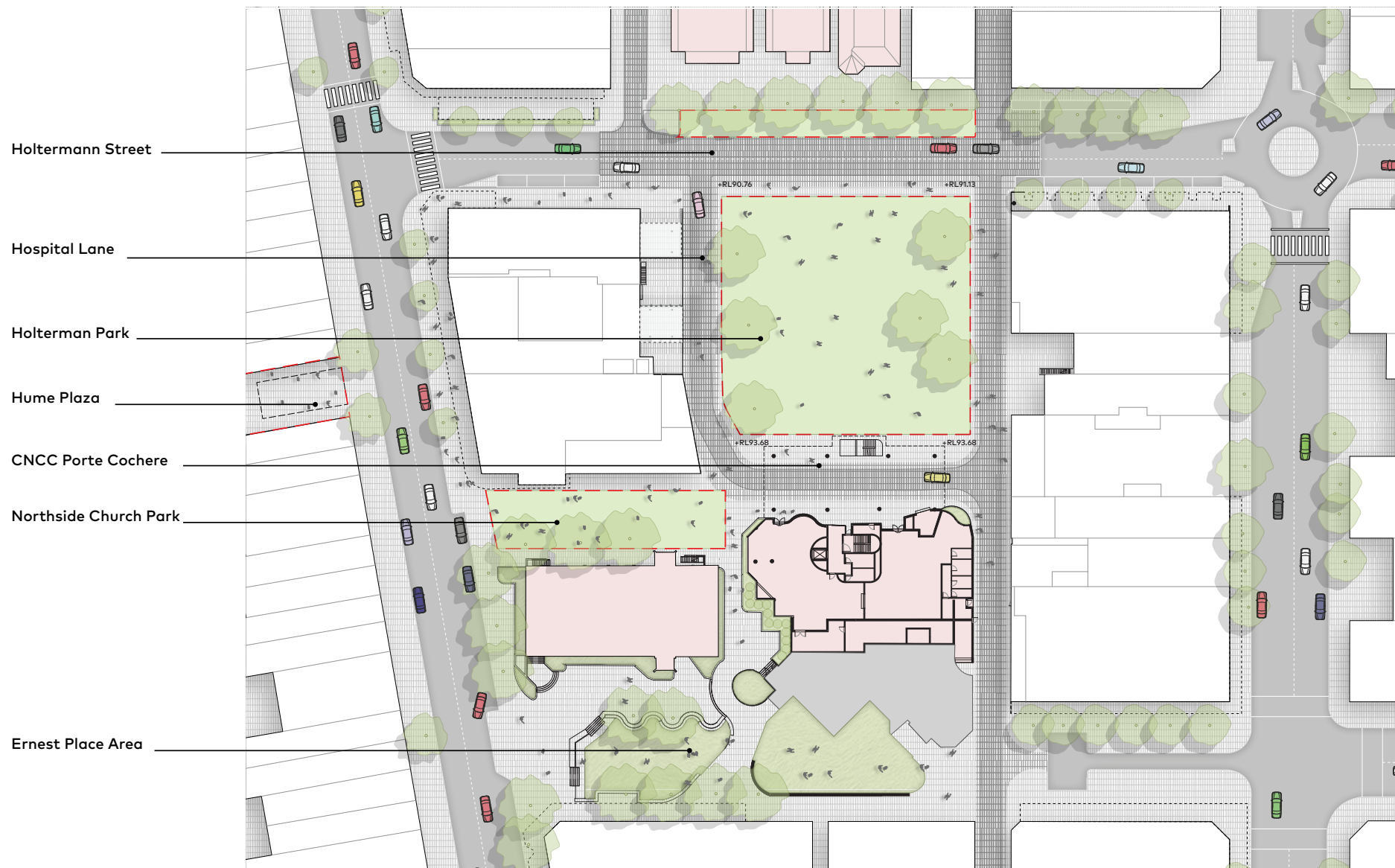
Ernest Place Area: 2115 sqm

Total Precinct Public Domain
Area: 5675 sqm

C O X

Design Ideas

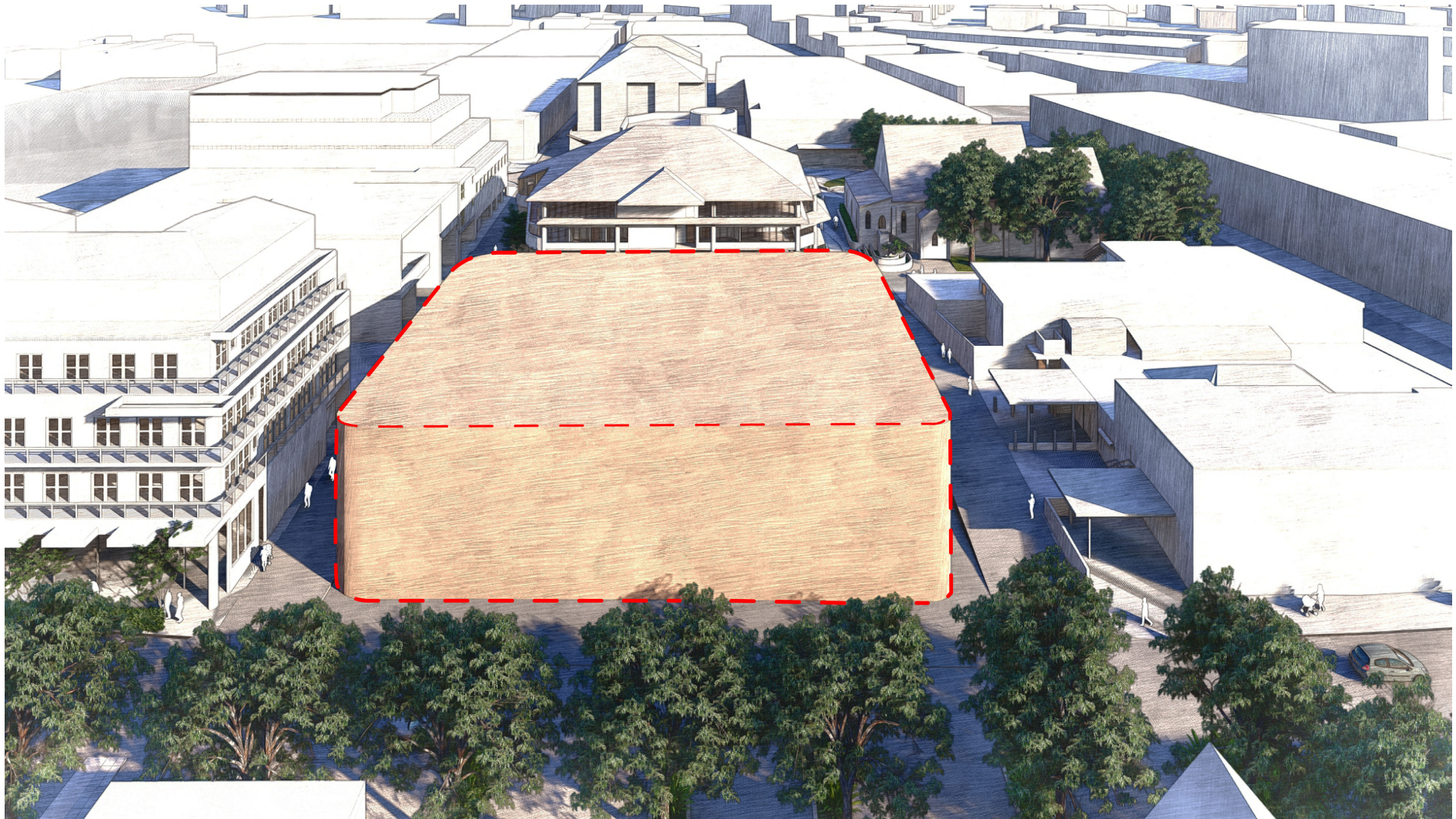
Place Opportunities



C O X

Design Ideas

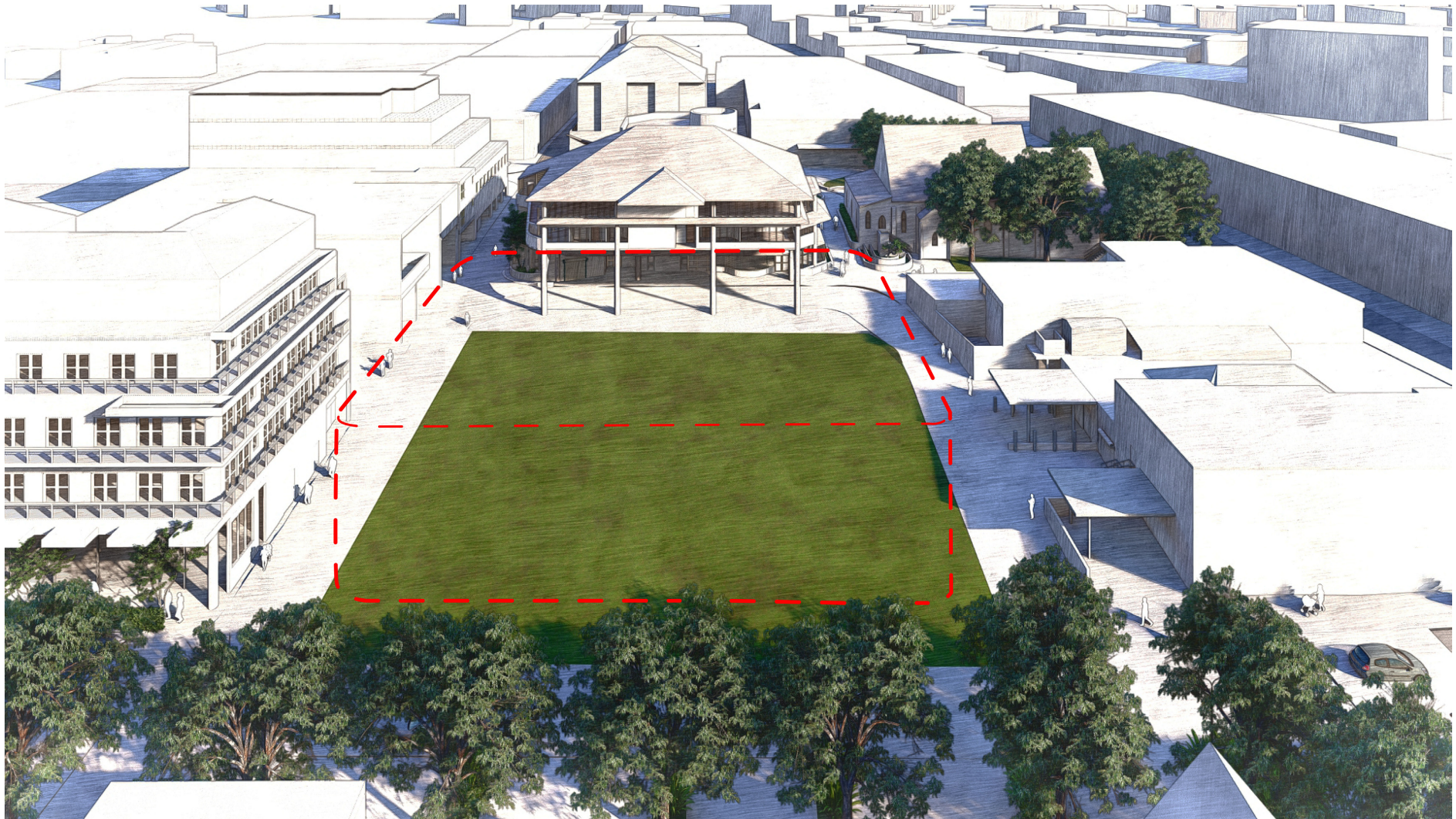
Key Moves



C O X

Design Ideas

Key Moves



C O X

Design Ideas

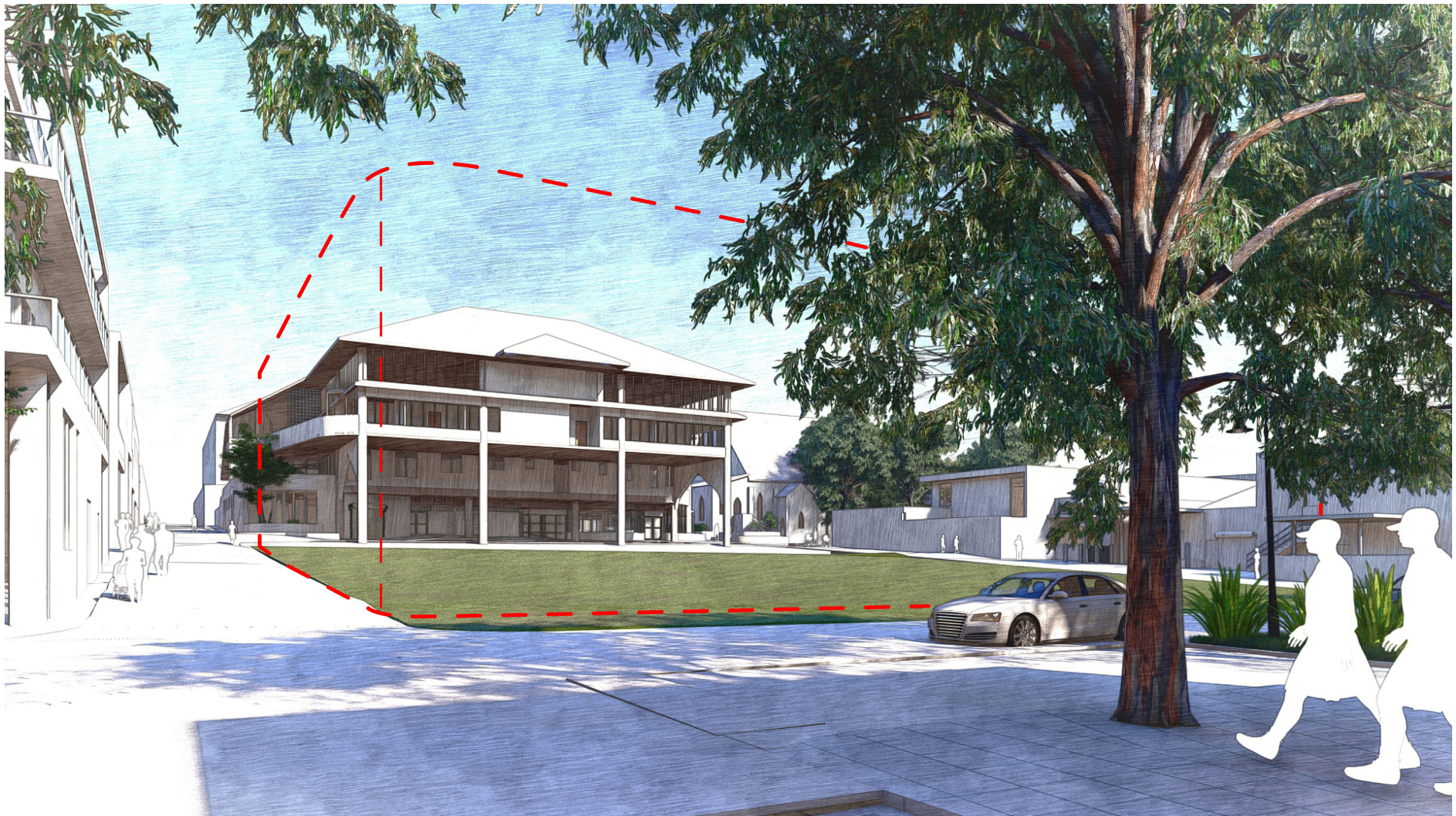
Key Moves



C O X

Design Ideas

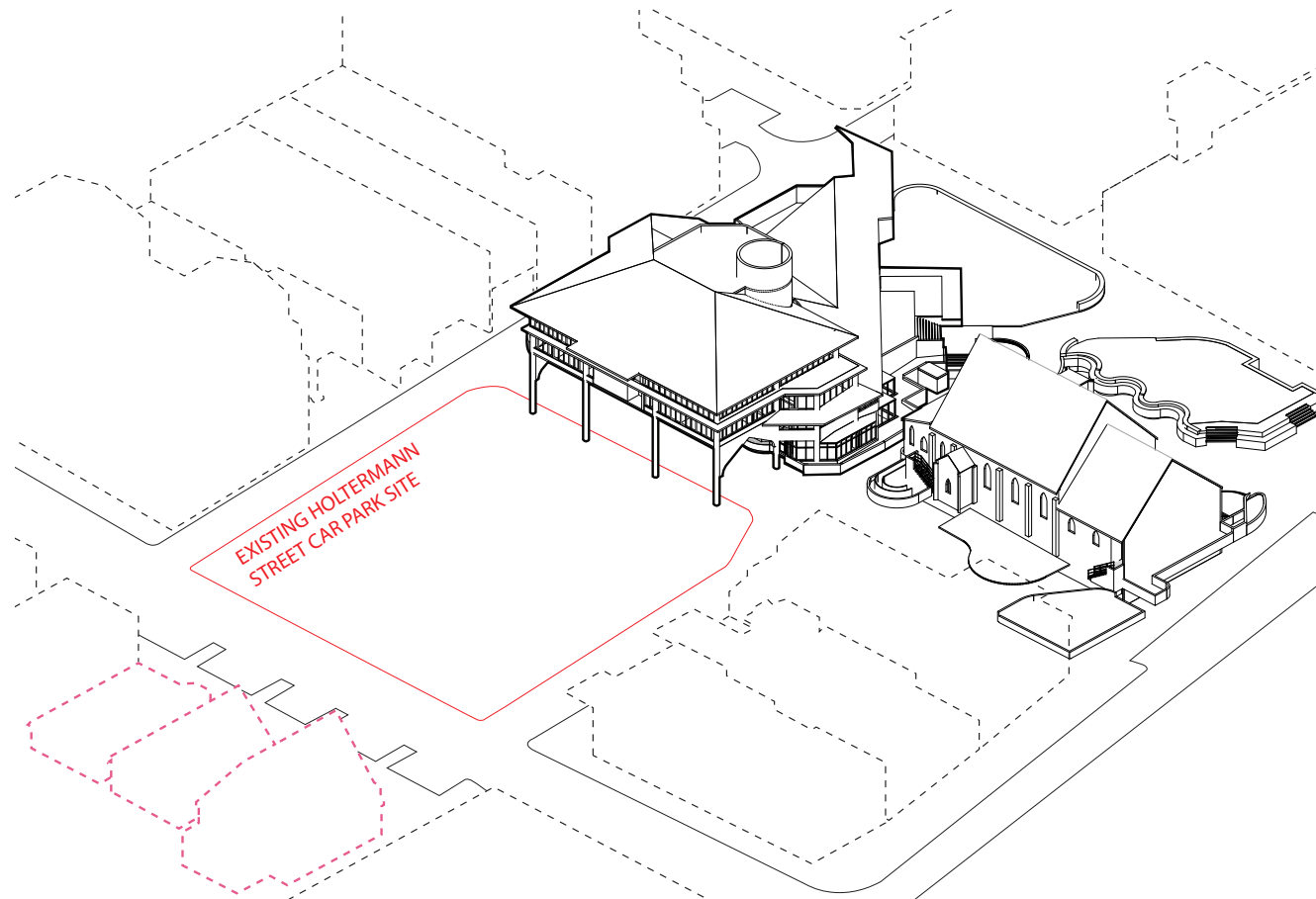
Key Moves



C O X

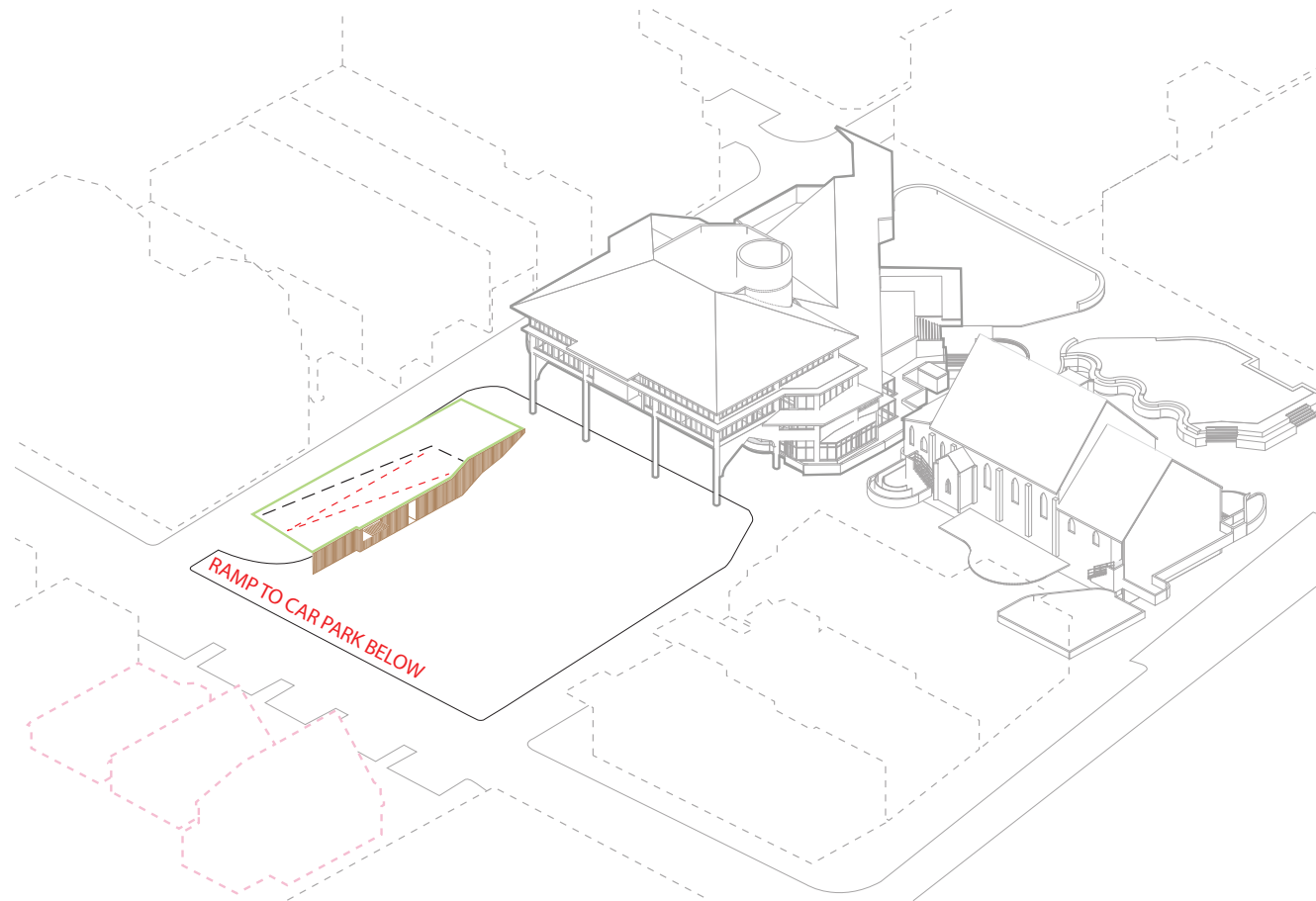
Design Ideas

Key Moves



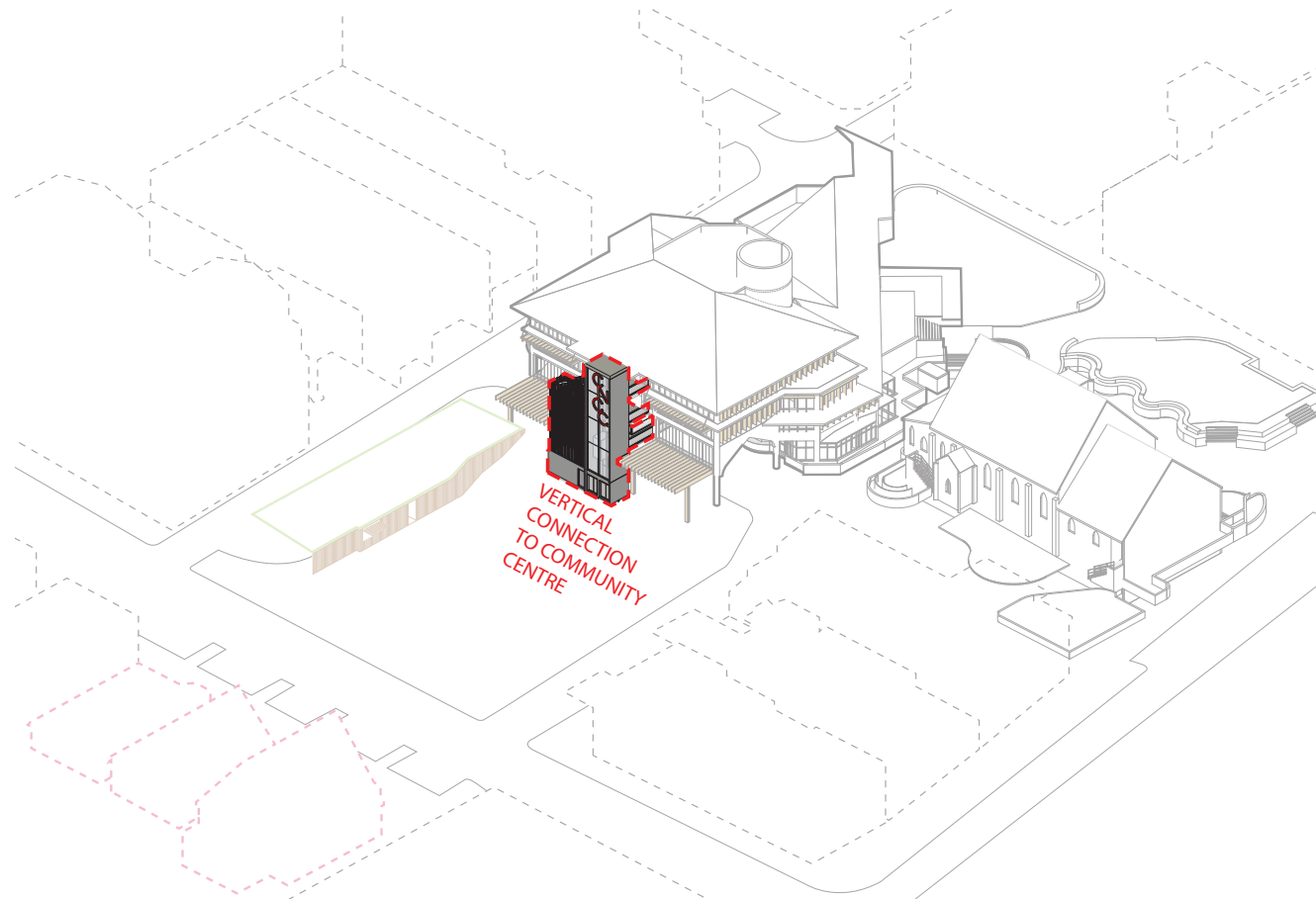
Design Ideas

Key Moves



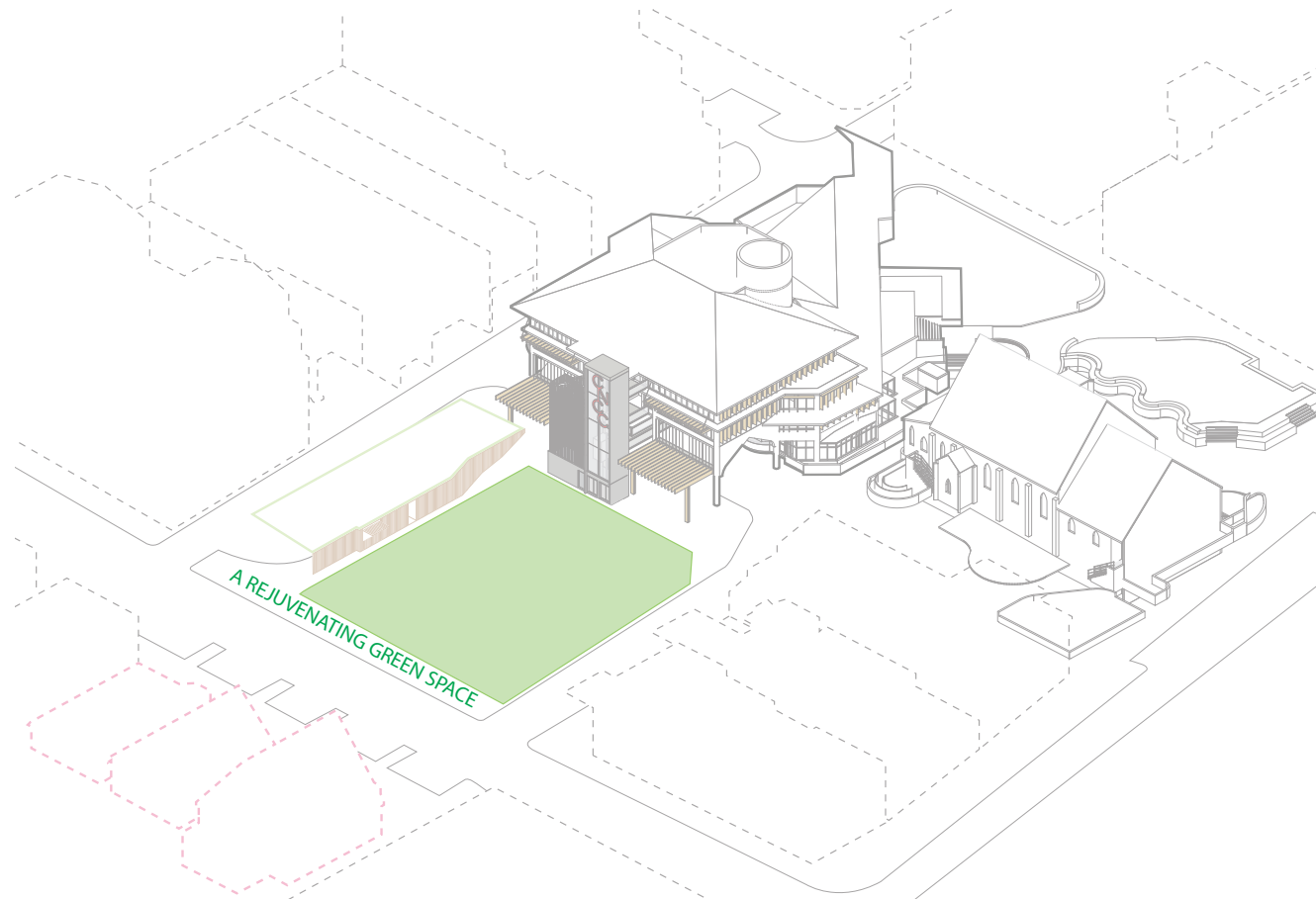
Design Ideas

Key Moves



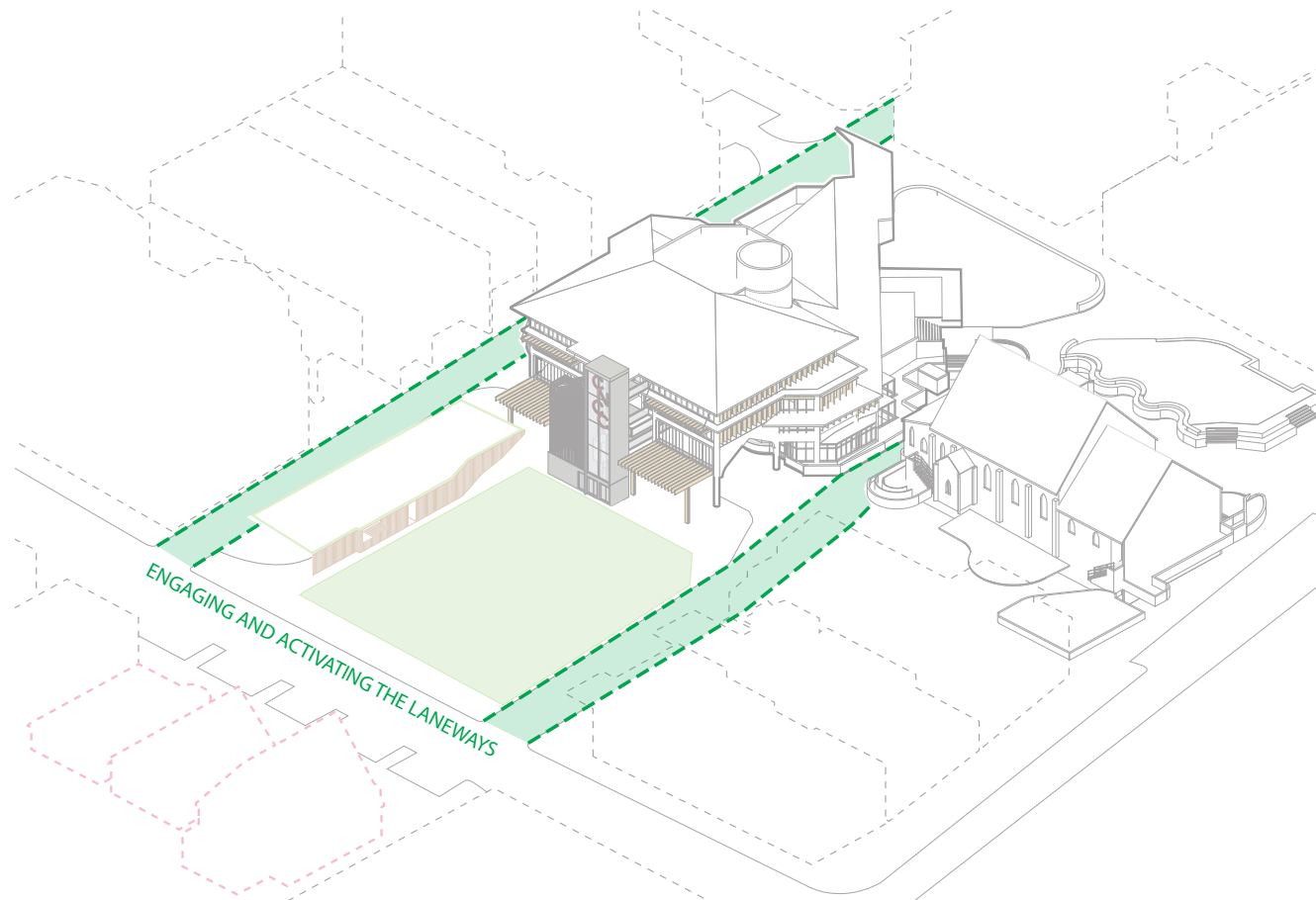
Design Ideas

Key Moves



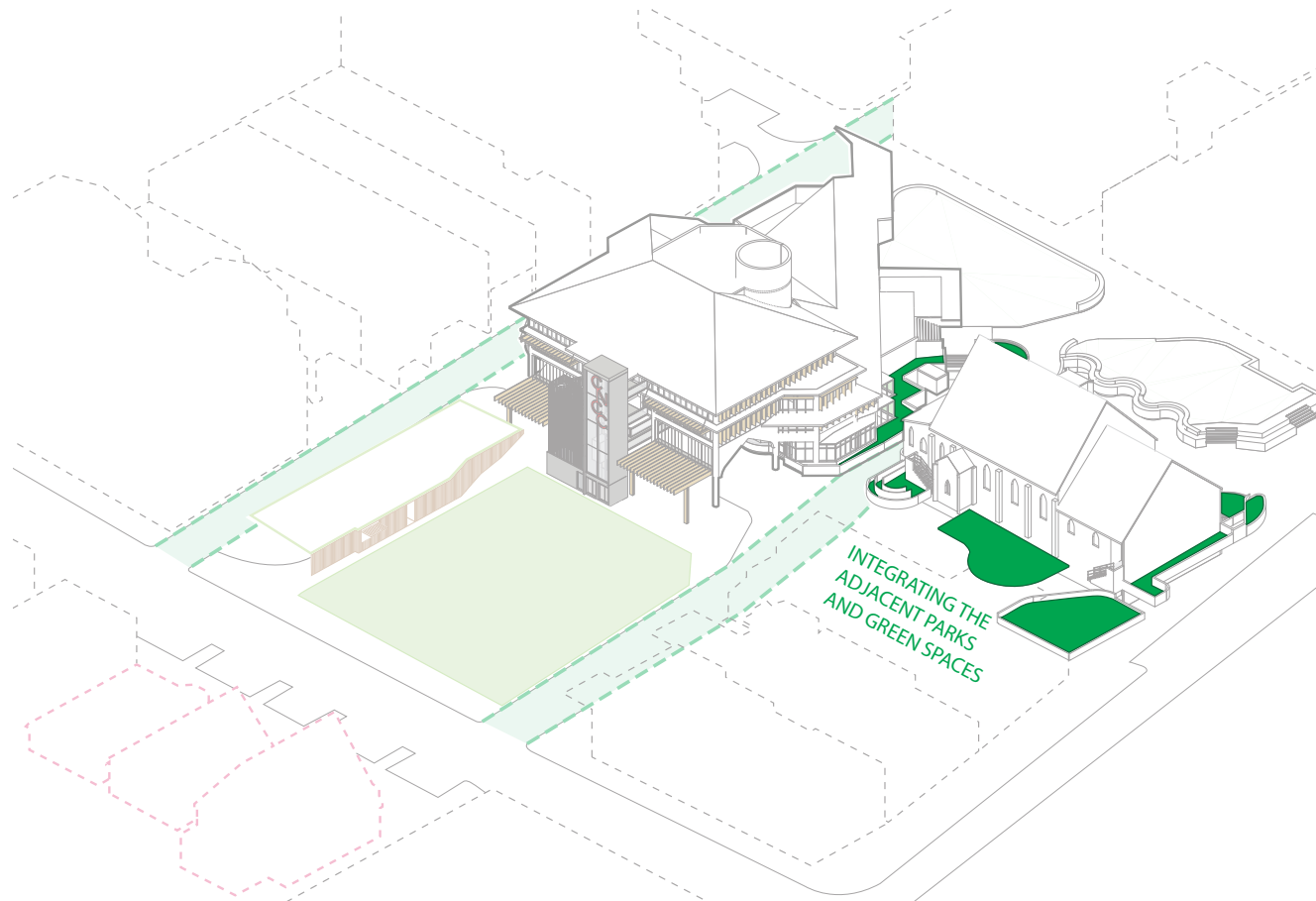
Design Ideas

Key Moves



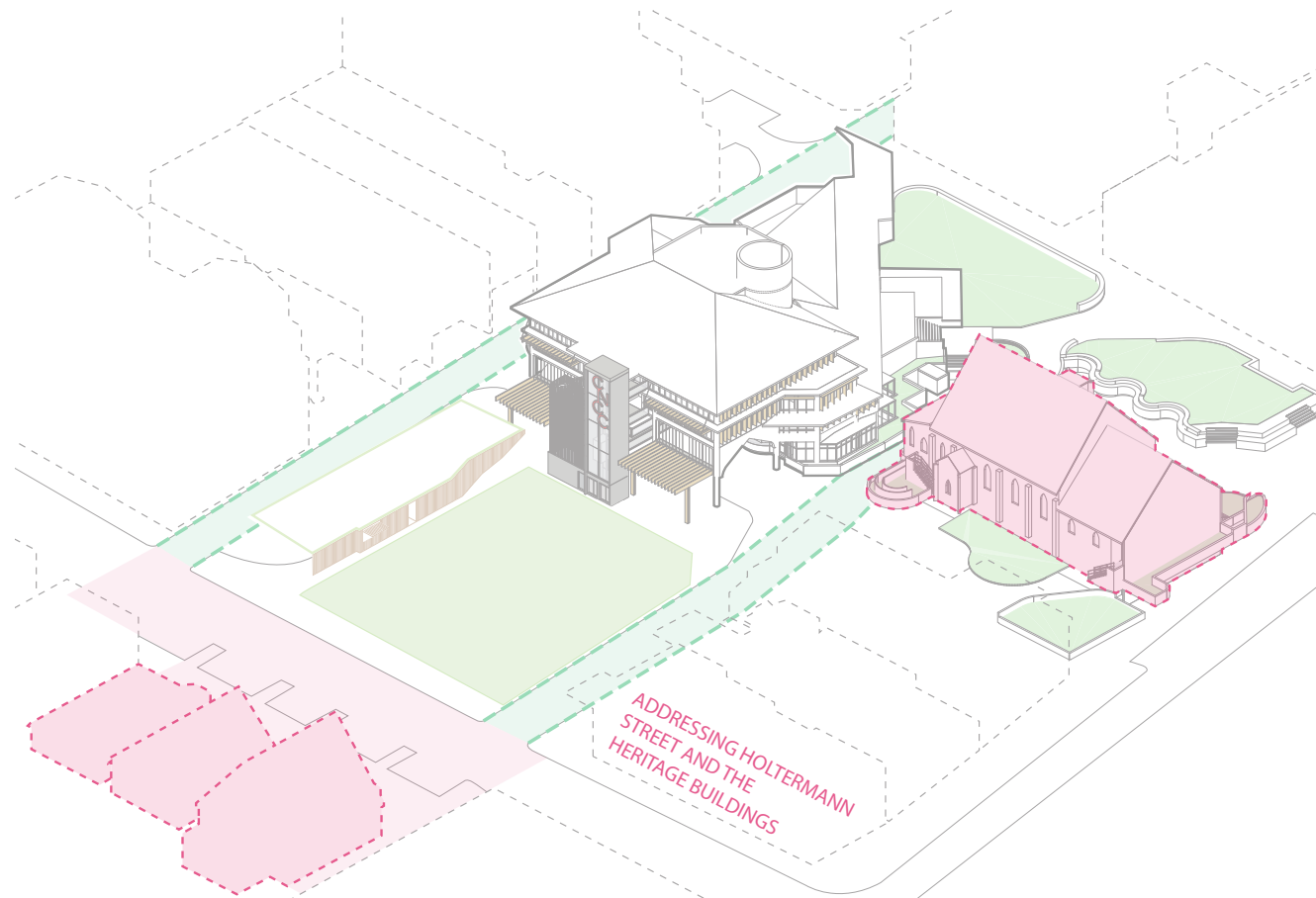
Design Ideas

Key Moves



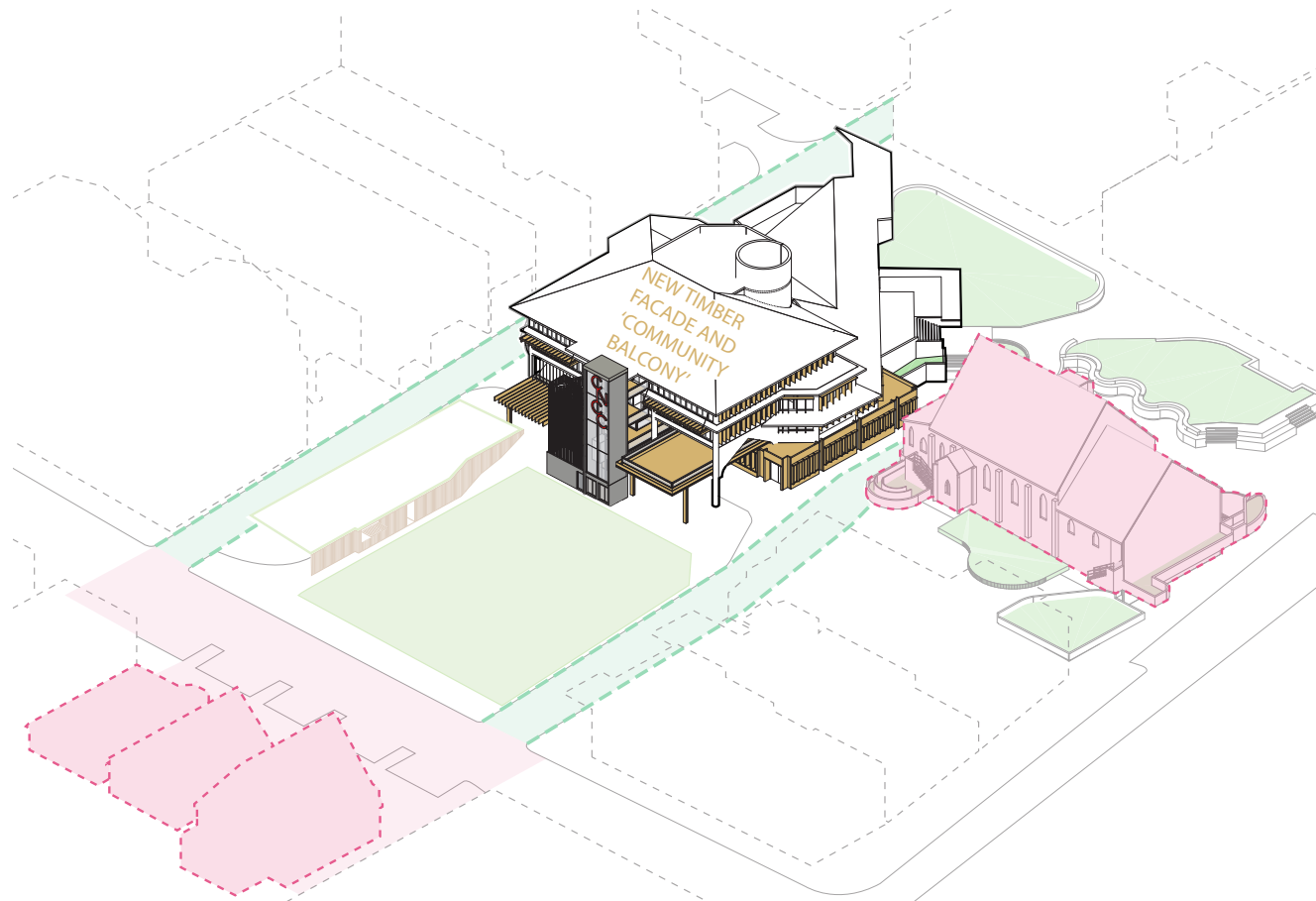
Design Ideas

Key Moves



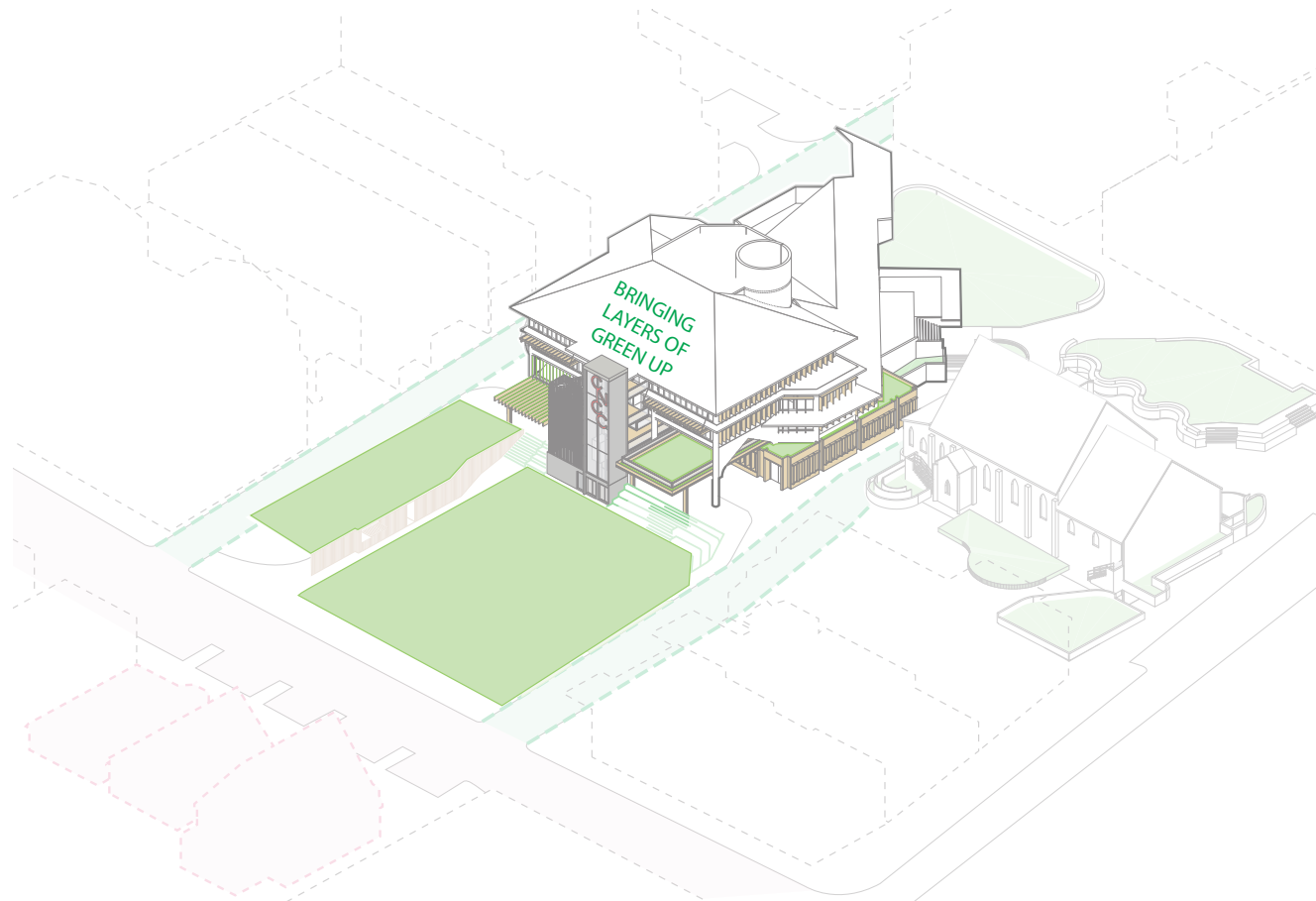
Design Ideas

Key Moves



Design Ideas

Key Moves



Amenities, Traffic & Car Parking

Amenities, Traffic & Car Parking

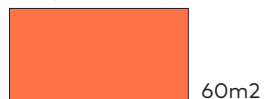
Amenities & Services

Proposed Traffic

Alternative Traffic

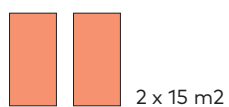
Circulation

Entry/Exit Ramp



60m2

Fire Stairs x 2



2 x 15 m2

Lifts x 2



2 x 5m2

Amenities + Facilities

W/C's x 2



2 x 5m2

Kiosk/Cafe + Roof



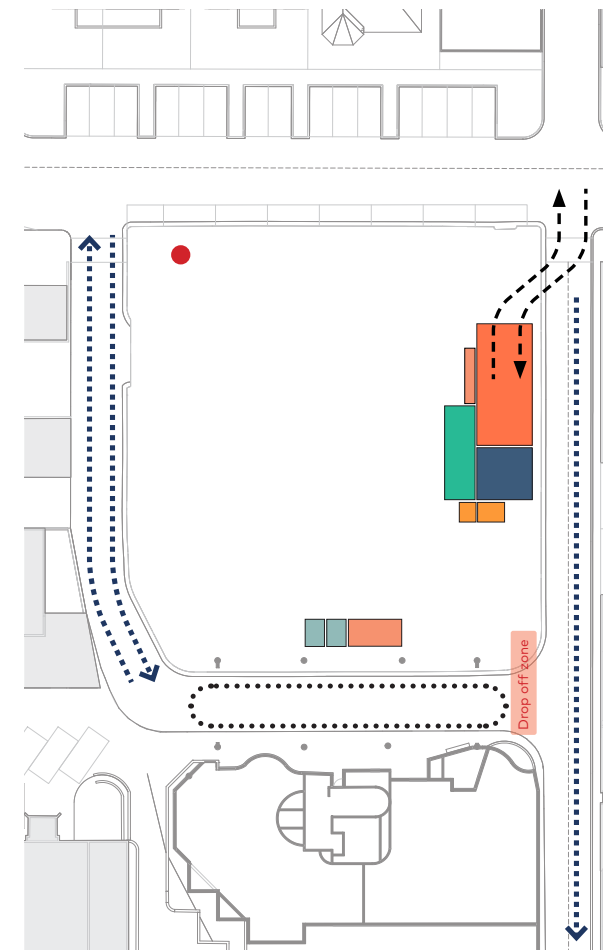
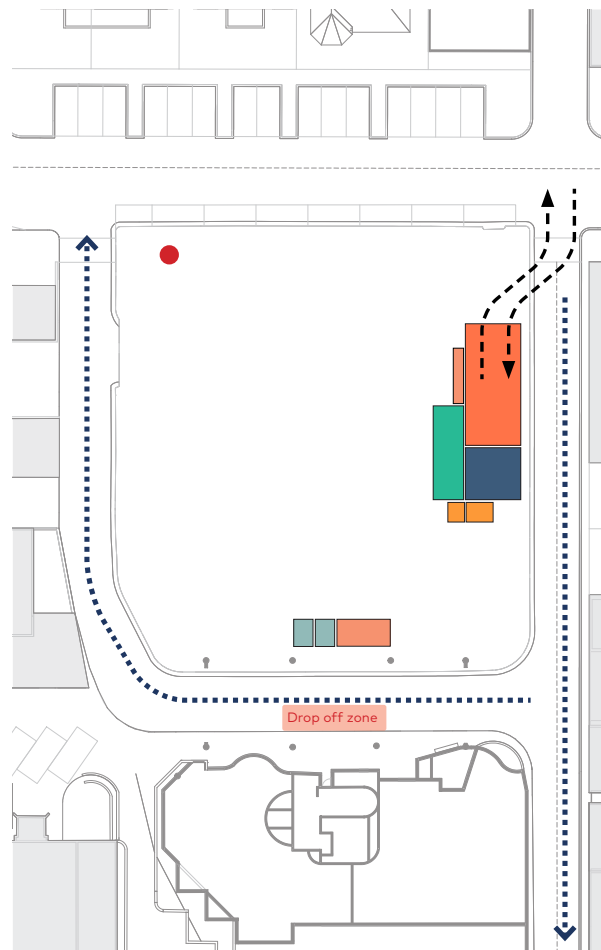
Services

Substation



30m2

Air Intake / Exhaust



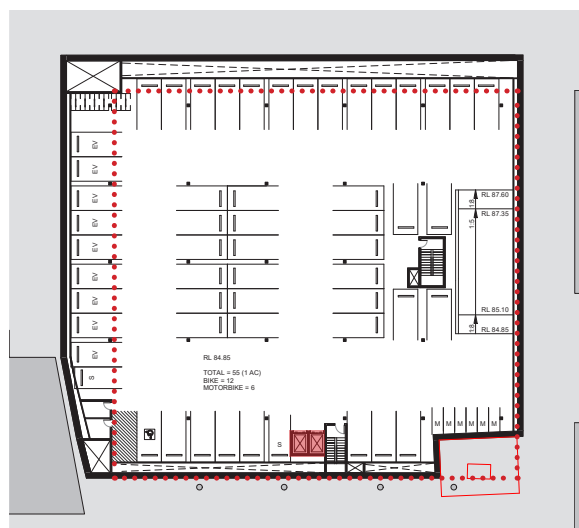
2

C O X

Amenities, Traffic & Car Parking

Car Parking

Car Option 01



Basement Level 02 - 04

- 4 levels of basement
- 212 Car parking (4 disable)
- 18 Motorbike parking
- 48 Bicycle Parking

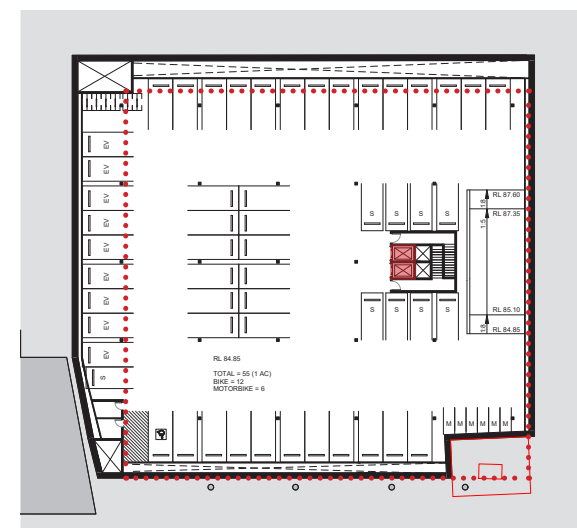
Car Option 02



Basement Level 02 - 05

- 5 levels of basement
- 215 Car parking (5 disable)
- 24 Motorbike parking
- 60 Bicycle Parking

Car Option 03



Basement Level 02 - 04

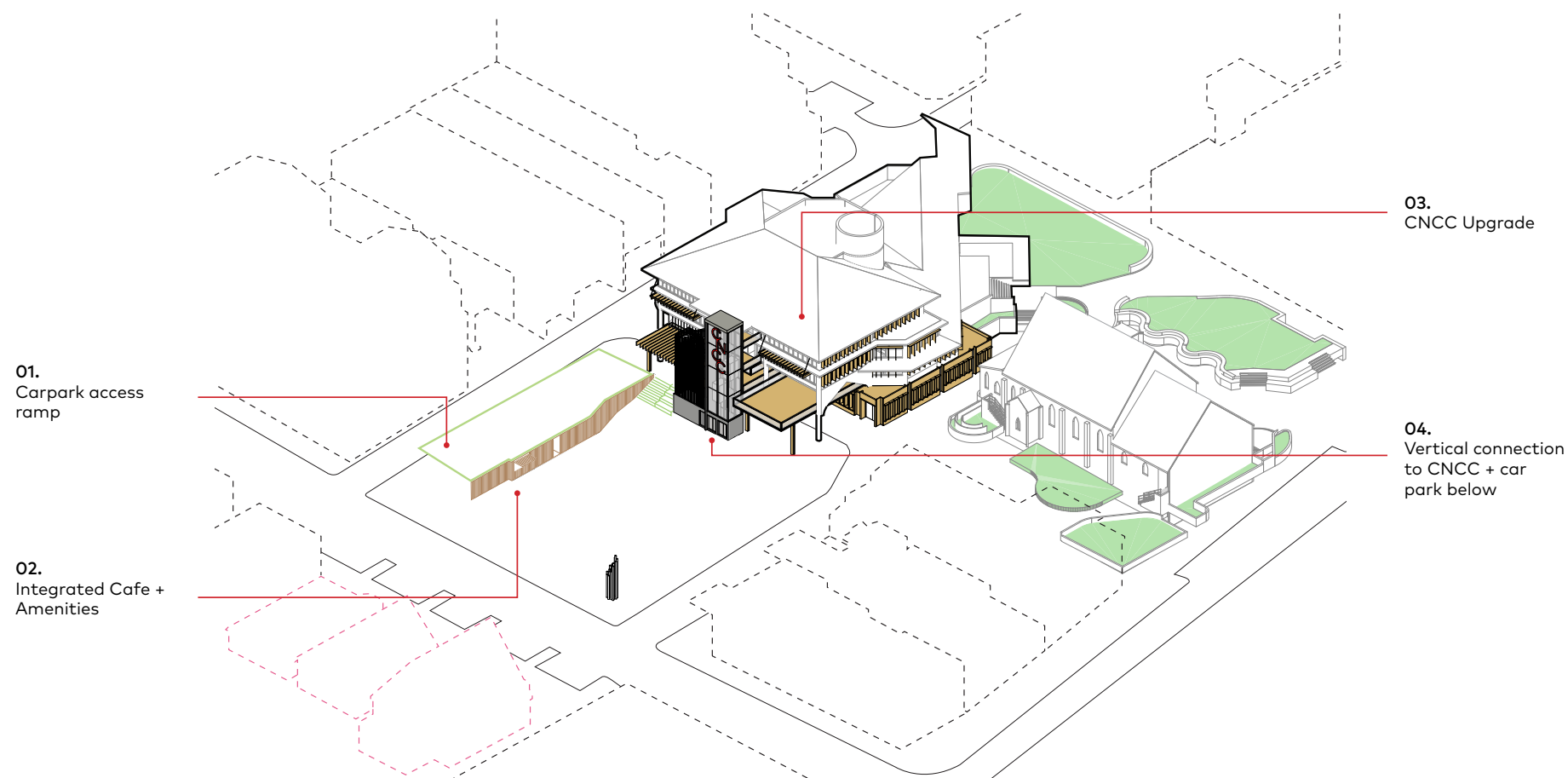
- 4 levels of basement
- 210 Car parking (4 disable)
- 21 Motorbike parking
- 48 Bicycle Parking



Amenities & Crows Nest Community Centre

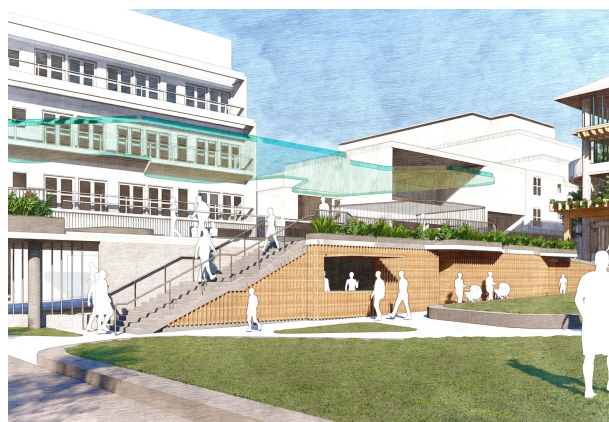
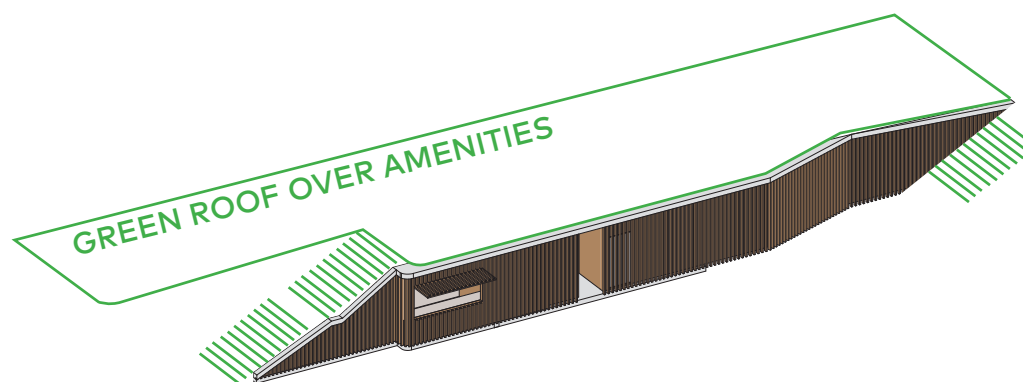
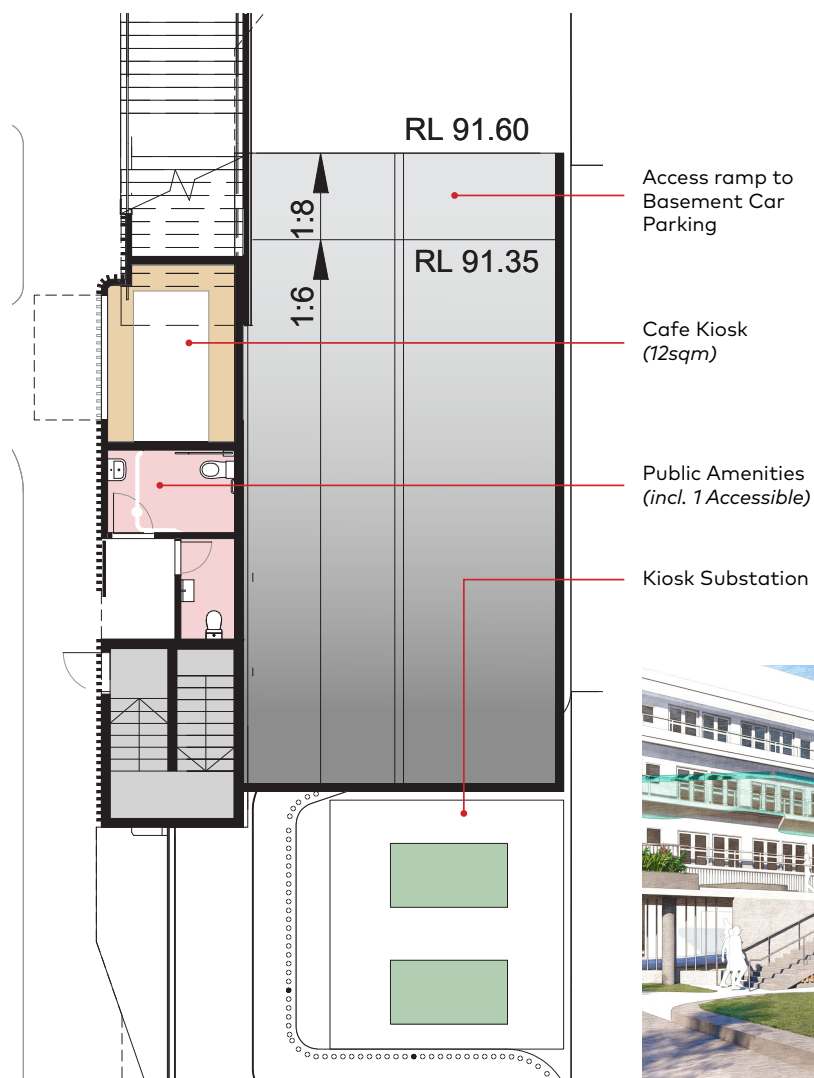
Amenities & Crows Nest Community Centre

Concept Overview



Amenities & Crows Nest Community Centre

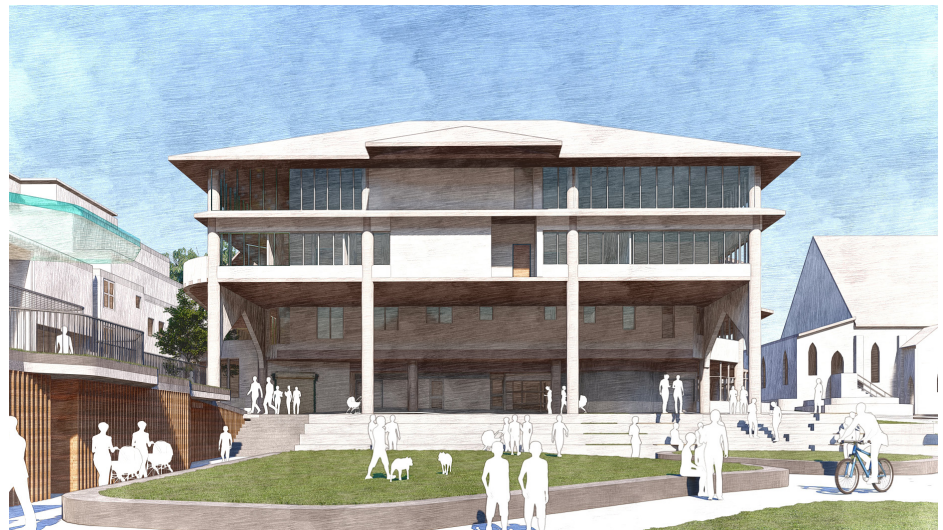
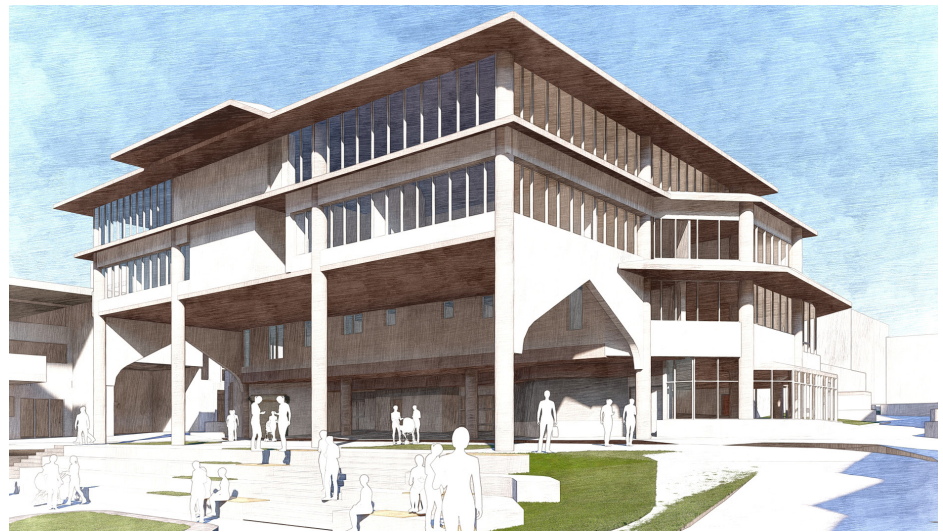
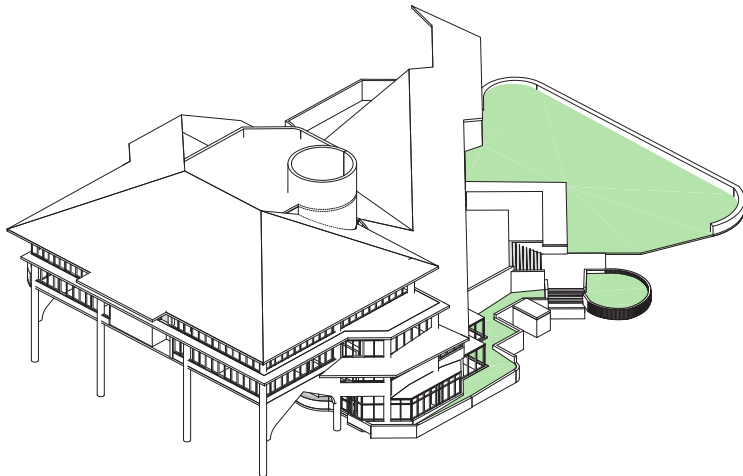
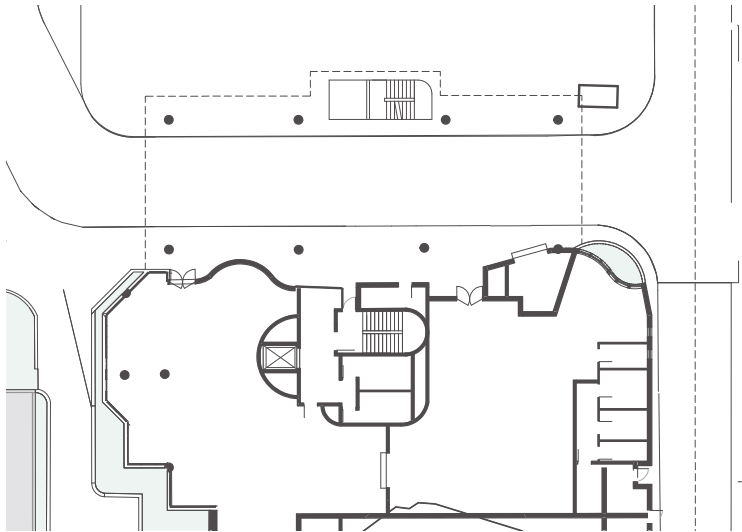
Carpark Access and Park Amenities Overview



C O X

Amenities & Crows Nest
Community Centre

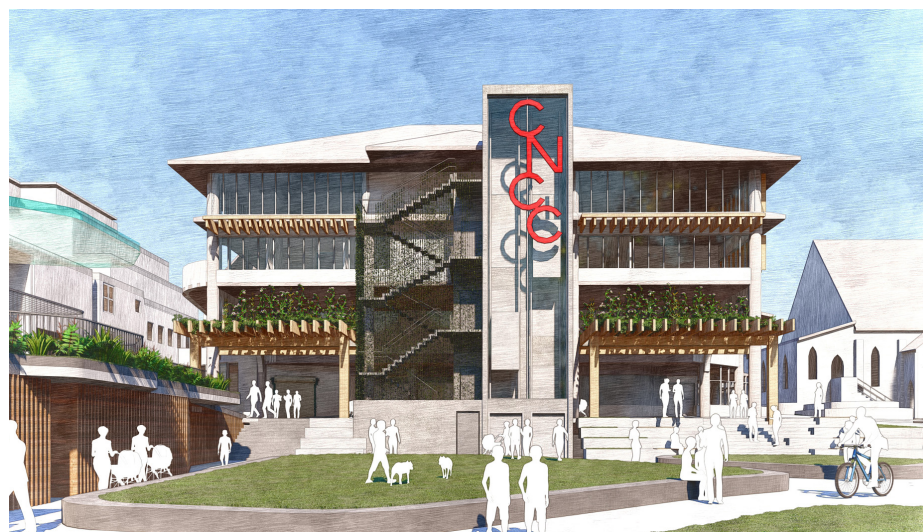
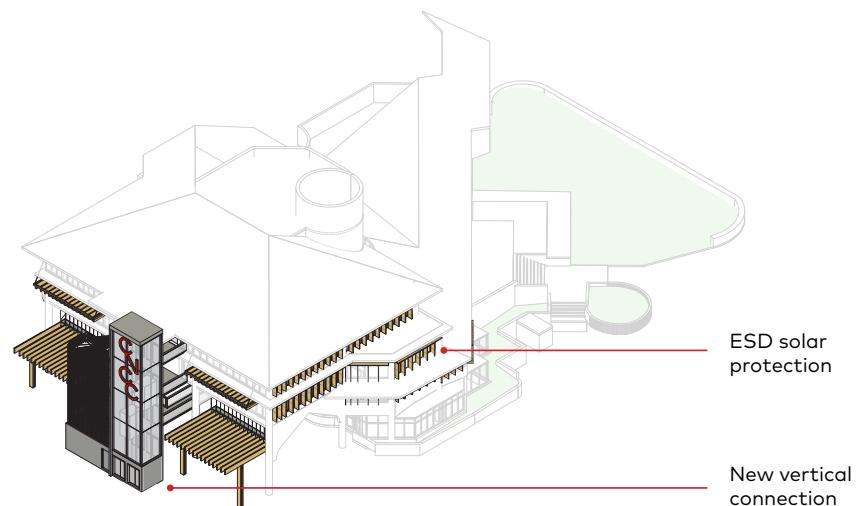
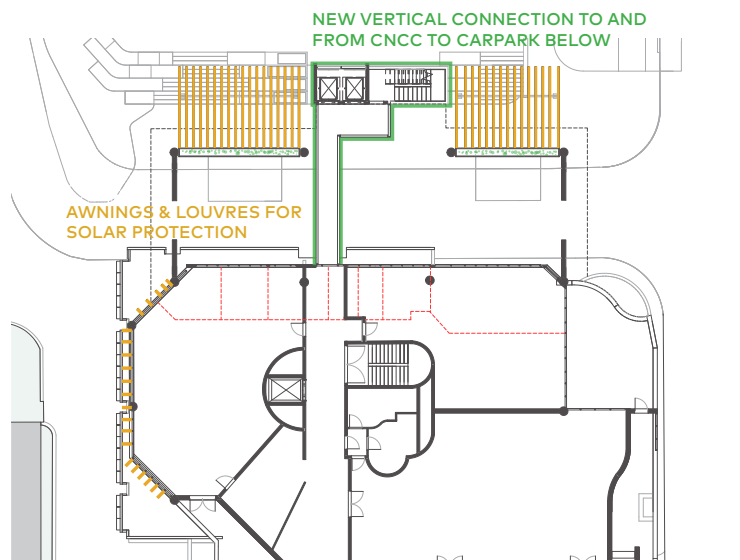
CNCC Existing



C O X

Amenities & Crows Nest
Community Centre

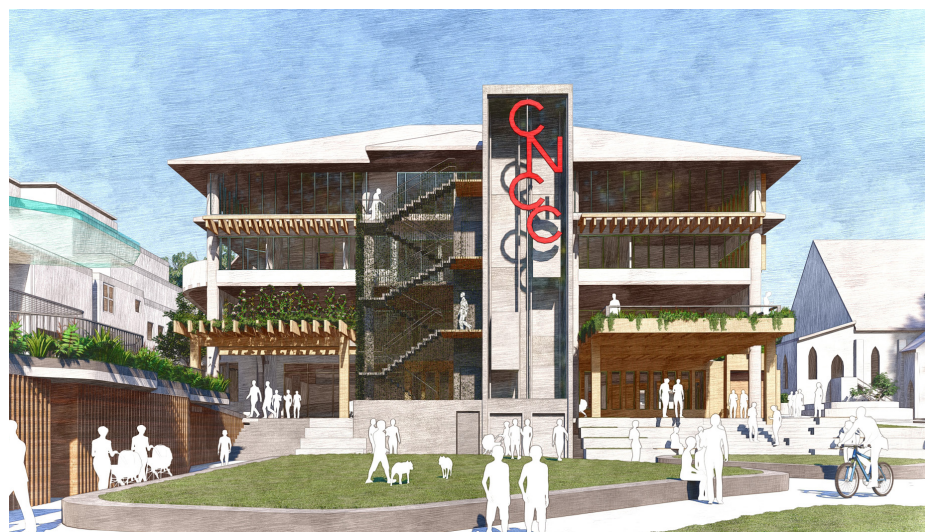
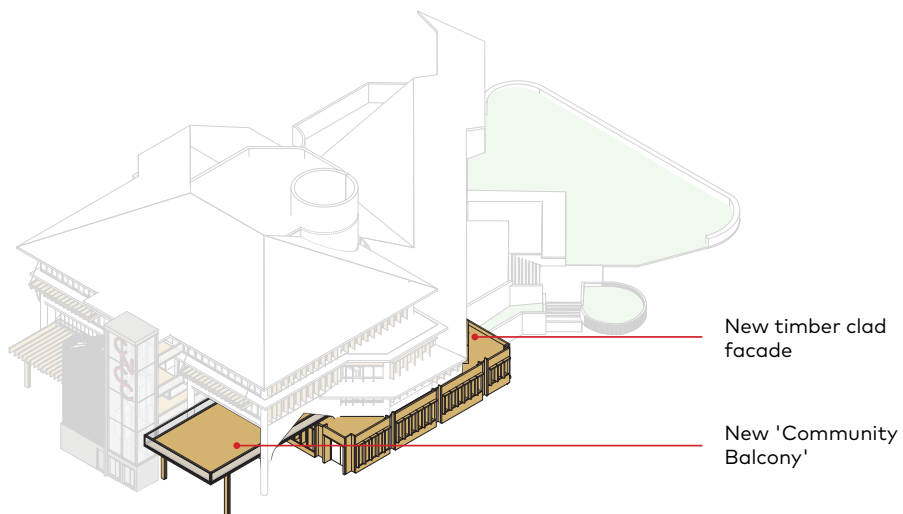
CNCC Stage 1 Intervention



C O X

Amenities & Crows Nest
Community Centre

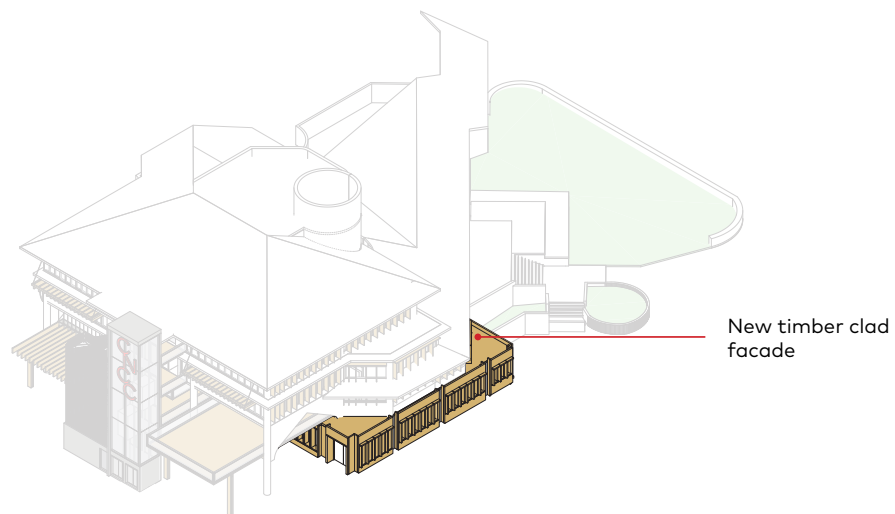
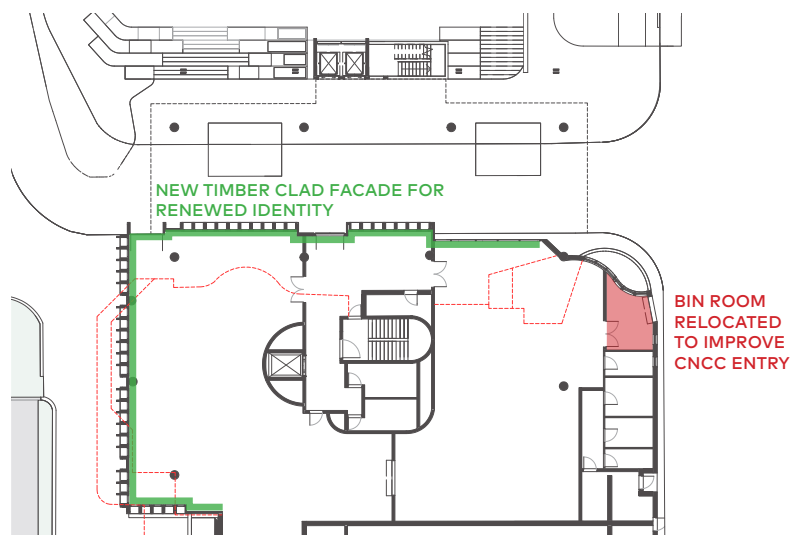
CNCC Stage 2 Intervention



C O X

Amenities & Crows Nest
Community Centre

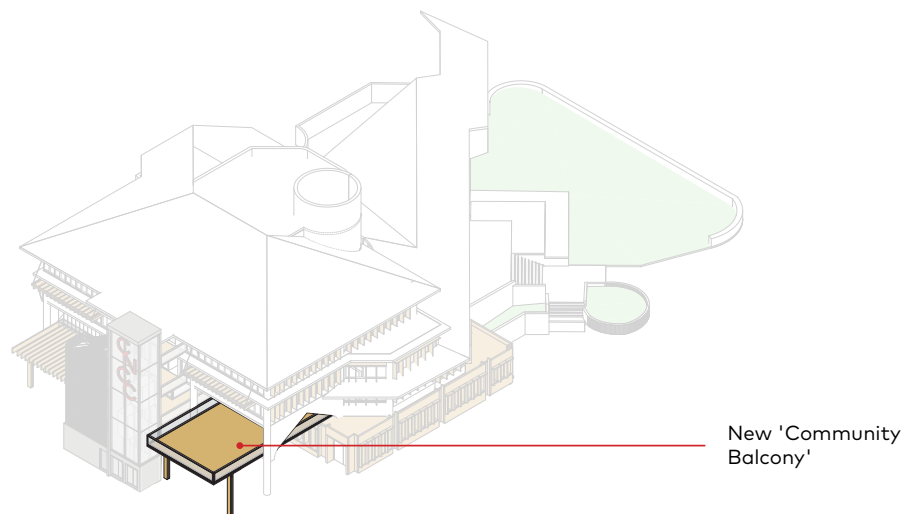
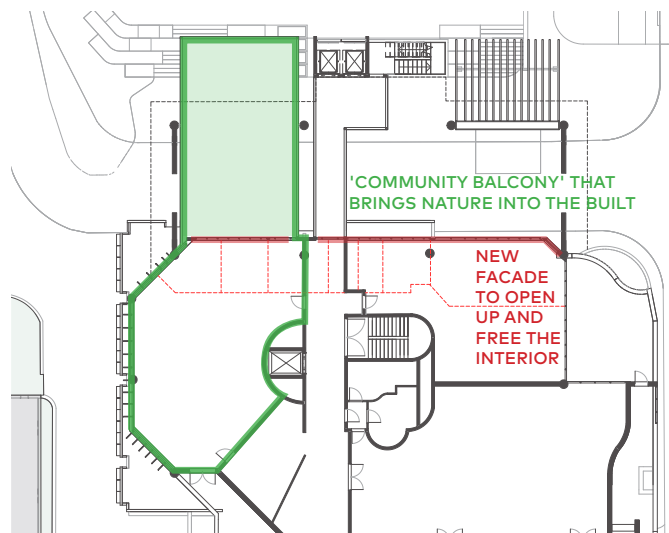
CNCC Stage 2 Intervention (Dining Room Level)



C O X

Amenities & Crows Nest
Community Centre

CNCC Stage 2 Intervention (Entry Level)



C O X

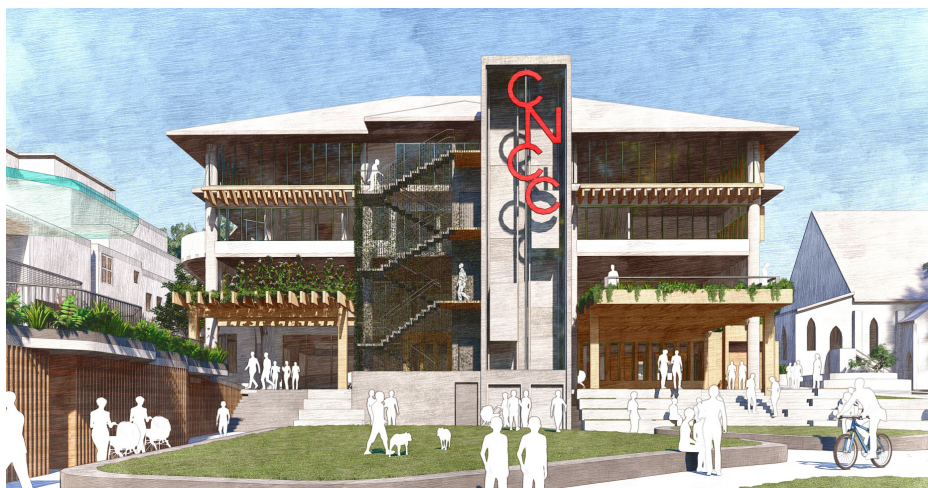
Amenities & Crows Nest
Community Centre

CNCC Stage 2 Summary

Option 01 / 02



Option 03



C O X

The Park

The Park

Design Options

01. Holtermann Street Park



02. Terraced Park with Accessible Walkway



03. Sloping 'Green'



C O X



LANDSCAPE CONCEPT DESIGN

Holtermann Street Park

11 OCTOBER 2021

3752nd Council Meeting - 25 October 2021 Agenda

PREPARED FOR



PREPARED BY

turf

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123

KEY ISSUES & PROVISIONS

- Universal access

2.7m level change requires 60m 1:20 walkway

- Green vs plaza space

Distinct lack of greenspace and access to nature in Crows Nest. Further demand with projected population increase.

- All abilities play

- Cafe and dining area

- Integration of carpark within the park (175m²)



DESIGN OPTION 1 | HOLTERMANN STREET PARK

Key Provisions

- Park plaza at Holtermann Street level
- Two raised lawns (450m²) with seating edges
- Water play with integrated public art
- Extensive bleacher seating
- Upper level / belvedere
- Lift access from Holtermann Street level to Community Centre and car park
- Increased public space and greenery on Holtermann Street

Metrics

Park size = 1640m²

Lawn area = 450m²

Total softscape = 770m²

Total hardscape = 870m²



DESIGN OPTION 2 | TERRACED PARK WITH ACCESSIBLE WALKWAY

Key Provisions

- Accessible 1:20 through-site walkway
- Raised central terrace with moveable furniture, trees and bleacher seating walls
- Sloped lawn area (350m²)
- Upper level / belvedere with cafe kiosk
- Lift access from car park to Community Centre.
- Increased public space and greenery on Holtermann Street

Metrics

Park size = 1640m²

Lawn area = 350m²

Total softscape = 670m²

Total hardscape = 970m²



DESIGN OPTION 3 | SLOPING 'GREEN'

Key Provisions

- Accessible route with 1:14 ramps and 1:33 walkway
- Central sloped lawn area (650m²) with paved edges
- Pergola over walkway with seating and tables
- Avenue of trees with sloped pathway (1:17) and seating
- Lift access from car park to central lawn
- Opportunity for playspace
- Retained parking layout on Holtermann Street with slow shared street environment.

Metrics

Park size = 1640m²

Lawn area = 650m²

Total softscape = 815m²

Total hardscape = 825m²



SUMMARY

1 - HOLTERMANN STREET PARK



Key Provisions

- Park plaza at Holtermann Street level
- Two raised lawns with seating edges
- Water play with integrated public art
- Extensive bleacher seating
- Upper level / belvedere
- Lift access from Holtermann Street level to Community Centre and car park
- Increased public space and greenery on Holtermann Street

Metrics

Park size = 1640m²
 Lawn area = 450m²
 Total softscape = 770m² (47%)
 Total hardscape = 870m² (53%)

2 - TERRACED PARK WITH SLOPED LAWN



Key Provisions

- Accessible 1:20 through-site walkway
- Raised central terrace with moveable furniture, trees and bleacher seating walls
- Sloped lawn area
- Upper level / belvedere with cafe kiosk
- Lift access from car park to Community Centre.
- Increased public space and greenery on Holtermann Street

Metrics

Park size = 1640m²
 Lawn area = 350m²
 Total softscape = 670m² (40%)
 Total hardscape = 970m² (60%)

3 - SLOPING 'GREEN'



Key Provisions

- Accessible route with 1:14 ramps and 1:33 walkway
- Central sloped lawn area with paved edges
- Pergola over walkway with seating and tables
- Avenue of trees with sloped pathway (1:17) and seating
- Lift access from car park to central lawn
- Opportunity for playspace
- Retained parking layout on Holtermann Street with slow shared street environment.

Metrics

Park size = 1640m²
 Lawn area = 650m²
 Car park ramp = 180m² (10%)
 Total softscape = 815m² (49%)
 Total hardscape = 825m² (51%)

PARK VIEWS

DESIGN OPTION 1 | HOLTERMANN STREET PARK

Key Provisions

- Park plaza at Holtermann Street level
- Two raised lawns (450m²) with seating edges
- Water play with integrated public art
- Extensive bleacher seating
- Upper level / belvedere
- Lift access from Holtermann Street level to Community Centre and car park
- Increased public space and greenery on Holtermann Street

Metrics

Park size = 1640m²

Lawn area = 450m²

Total softscape = 770m²

Total hardscape = 870m²



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



PARK OPTION 1



DESIGN OPTION 2 | TERRACED PARK WITH ACCESSIBLE WALKWAY

Key Provisions

- Accessible 1:20 through-site walkway
- Raised central terrace with moveable furniture, trees and bleacher seating walls
- Sloped lawn area (350m²)
- Upper level / belvedere with cafe kiosk
- Lift access from car park to Community Centre.
- Increased public space and greenery on Holtermann Street

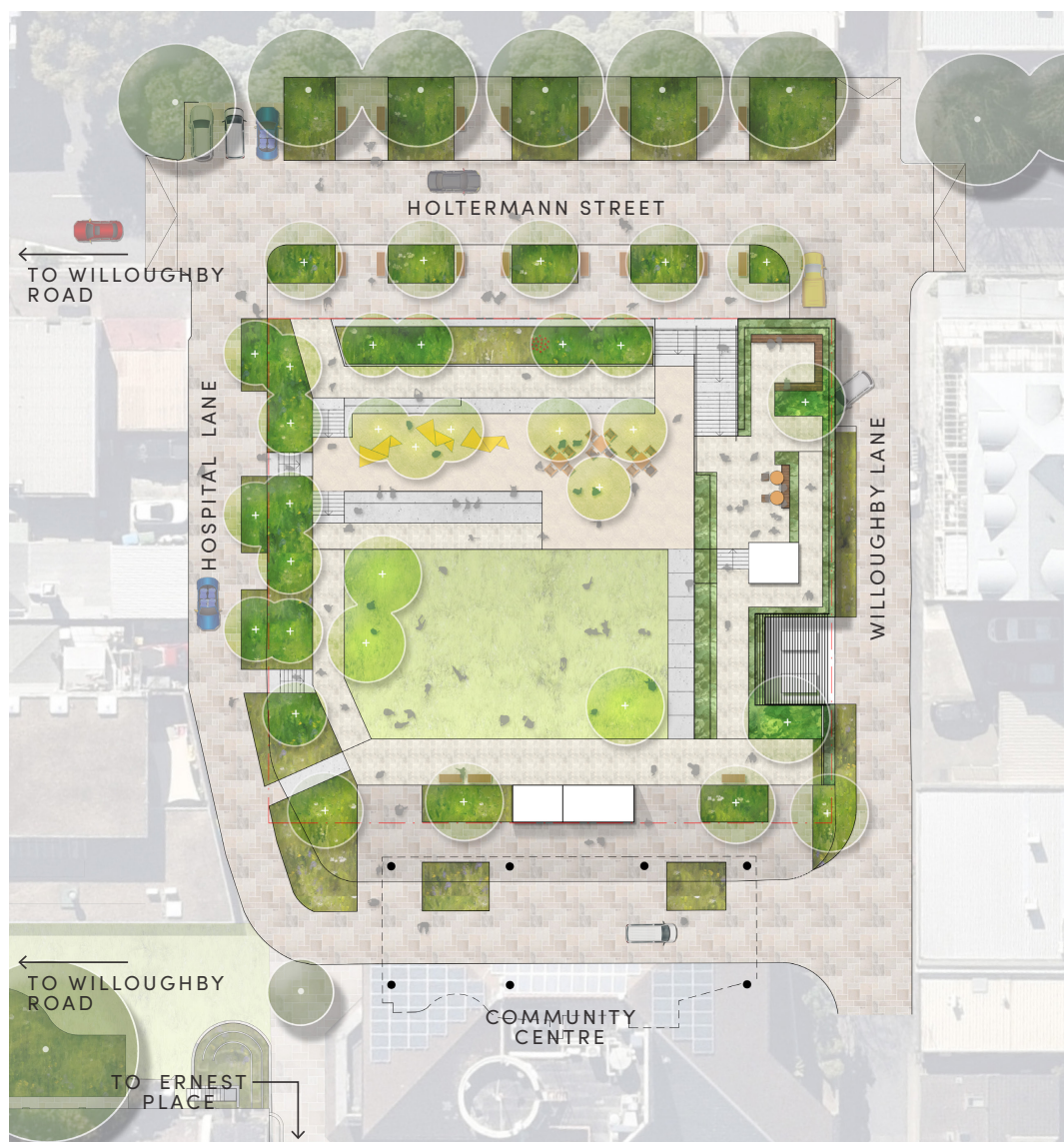
Metrics

Park size = 1640m²

Lawn area = 350m²

Total softscape = 670m²

Total hardscape = 970m²



PARK OPTION 2



PARK OPTION 2



PARK OPTION 2



PARK OPTION 2



PARK OPTION 2



PARK OPTION 2



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PARK OPTION 2



PARK OPTION 2



PARK OPTION 2



PARK OPTION 2



PARK OPTION 2



PARK OPTION 2



DESIGN OPTION 3 | SLOPING 'GREEN'

Key Provisions

- Accessible route with 1:14 ramps and 1:33 walkway
- Central sloped lawn area (XXm²) with paved edges
- Pergola over walkway with seating and tables
- Avenue of trees with sloped pathway (1:17) and seating
- Lift access from car park to central lawn
- Opportunity for playspace
- Retained parking layout on Holtermann Street with slow shared street environment.

Metrics

Park size = 1640m²

Paved area =

Lawn area = XXm²



PARK OPTION 3



PARK OPTION 3



PARK OPTION 3



PARK OPTION 3



PARK OPTION 3



PARK OPTION 3



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PARK OPTION 3





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