

13-23 GIBBONS STREET

REDFERN, SYDNEY

LANDSCAPE DA REPORT

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ISSUE B

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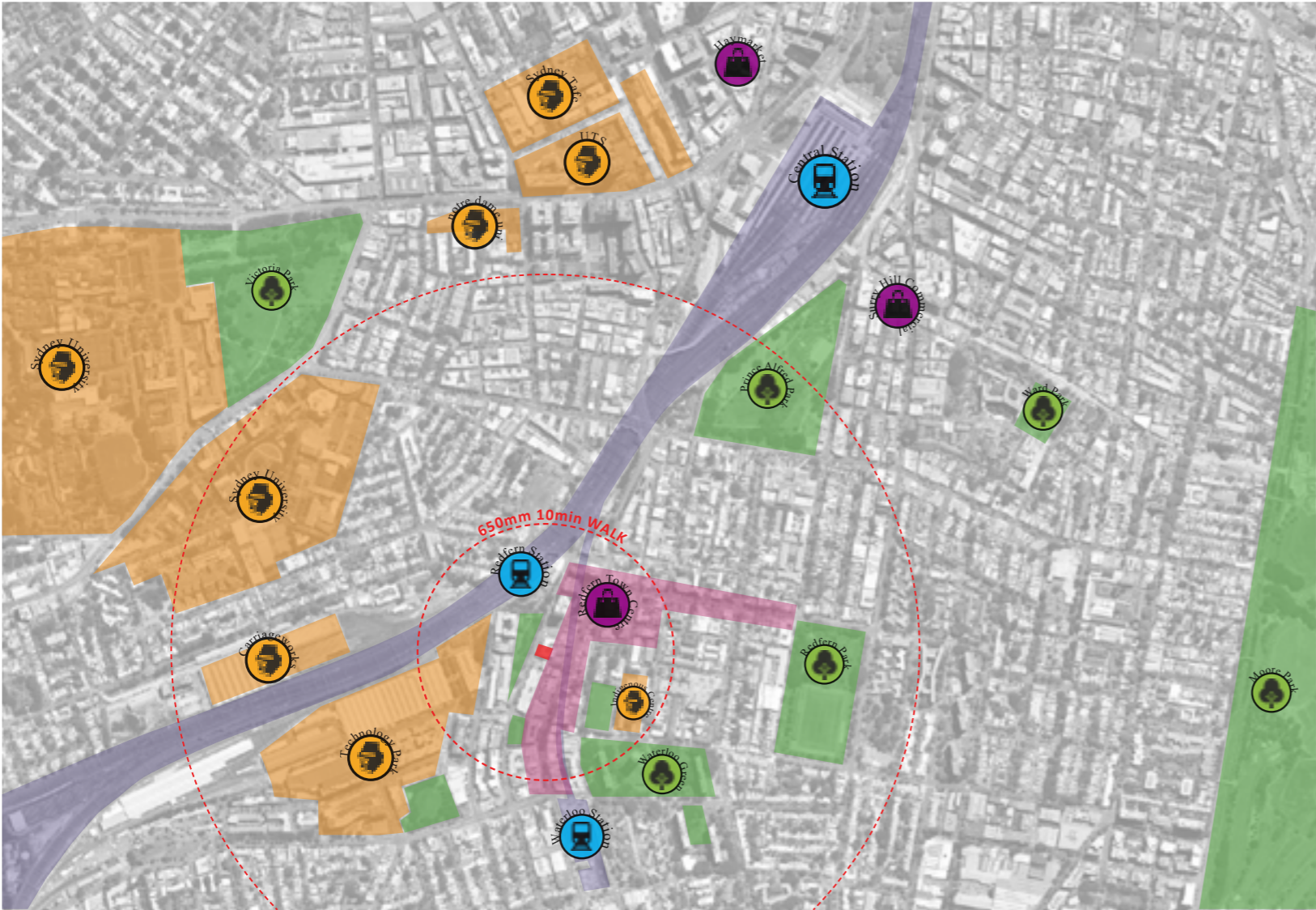
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SITE CONTEXT AND ANALYSIS

SITE CONTEXT



INTRODUCTION

The development of 13-23 Gibbons Street, Redfern provides an opportunity to create an accessible, public and vibrant community corridor.

SITE LOCATION

- The site is located within the suburb of Redfern, nearby Redfern Station
- The development area totals 1,365.5m²

CONTEXT

There are many major parklands, urban precincts and transport hubs either within walking distance or easily accessed by public transport options of the site. The surrounding urban context is undergoing major redevelopment, particularly neighbouring Waterloo Estate. The Estate redevelopment will coincide with the opening of a new Metro Station, connecting the precinct to the North West, South West and CBD.

LEGEND

- Educational Precinct
- Landscape Precinct
- Metro Precinct
- Commercial Precinct
- Site Location

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SITE CONTEXT AND ANALYSIS

TRANSPORT AND CONNECTIVITY



330m FROM SITE

PUBLIC TRANSPORT

The site lies within walking distance of major transport interchanges, notably Redfern Station. The public transport available allows the site to easily connect itself with the immediate surrounding suburbs, Sydney CBD and Sydney Airport.

RAIL CONNECTIONS

The site is approximately 150m from Redfern Station. Redfern Station is a key interchange desintation,with easy connections to Sydney City Central, Eastern, Inner City, Western and Southern Line Trains.

BUS CONNECTIONS

There are four buses that regularly stop on both sides of Gibbons St. The bus routes connect Redfern to Central Station and the International Airport.






CYCLE CONNECTIONS

Most of the cycle connections surrounding the site are leading to and from Redfern Station via major road connections. There are no dedicated off road cycle paths, either they are shared with vehicular or pedestrian traffic. Cycleways that do exist do not work well to connect to one another and form a single, safe cycleway.

PEDESTRIAN CONNECTIONS

Surrounding major roads have adequate footpaths available for movement. Most clear and wide paths are available leading to and from the station, otherwise they are relatively narrow and unkept. Street trees provide shade amenity along major roads.

LEGEND

-  Landscape Precinct
-  Train Station
-  Site Location
-  Bus Stop
-  Cycle Connection

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SITE CONTEXT AND ANALYSIS

URBAN FRAMEWORK



OPEN SPACE

There are a variety of open space facilities within walking distance of the site.

The most significant of which is Redfern Park, which is approximately 600m from site. The park adjoins Redfern Oval, covering 4.8ha total. The Park has important connections to the history of reconciliation and is internationally recognised as one of the top parks in the world for recreation and relaxation by the Parks Forum.


Directly opposite is Gibbons Street Reserve. The reserve offers shaded walkways to and from Redfern Station. Further south is Daniel Dawson Playground. The playground provides play equipment, seating and shelter for users.

The National Centre for Indigenous Excellence nearby has Fitness Centre facilities that are hired by a large range of groups for basketball, netball and soccer, swimming carnivals, children’s birthdays, workshops and seminars, fitness classes, and creative and educational group activities.

Their sporting and recreation facilities available for hire include:

- Indoor stadium
- Outdoor training areas
- Sports Field
- 25m heated undercover pool
- Small and large group activity rooms

LEGEND

-  Landscape Precinct
-  Site Location

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SITE CONTEXT AND ANALYSIS

EXISTING STREETS & TREES

STREET TREES

Tree planting is most extensive and consistent along Gibbons Street. Though, both the western and eastern edge of this street have different street tree character. The trees along the Park edge are not restricted in growth, whilst the urban street edge has power-lines, lighting and buildings to compete with. Back lanes and side streets have minimal planting.



1. Margaret Street



2. Gibbons Street



3. Marian Street



4. Williams Lane



5. Street tree character - Gibbons Street



6. Tree in verge - Gibbons Street



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SITE CONTEXT AND ANALYSIS
EXISTING STREET CONDITIONS



1. View to Gibbons St Reserve



2. View to Margaret St and existing church



3. View from BP Service Station



4. Gibbons St Elevation - View from Gibbons St Reserve

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DESIGN RESPONSE
KEY PRINCIPLES

CREATE USABLE EXTERNAL SPACES FOR STUDENTS



RESPECT AND CONNECT WITH INDIGENOUS HERITAGE



IMPROVE WALKABILITY AND CONNECTIVITY



ACTIVE NIGHT



CONNECT WITH REDFERN'S LANEWAY SCENE



PROVIDE PUBLIC / COMMUNITY OFFERING



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PUBLIC DOMAIN AND WILLIAM LANE CONNECTION

The street frontages and footpath will be upgraded in accord with Council standards. Existing mature street trees will be retained.

William Lane connection will provide a publicly accessible recreation space incorporating landscape to green the space, a temporary 'green screen' to mask the adjacent architecturally crude petrol station and spill lighting, and a new public art offering by a local aboriginal artist connecting with local cultural heritage.

The laneway design creates a clear sight line between Margaret St and William Lane, addressing CPTED considerations. The lane accommodates vehicular movement with a 3.5m wide clear path for services and building maintenance.

William Lane Art - Artists Statement:

"... In Australia, the evidence suggests early Aboriginal people observed the stars and composed stories handed down by their ancestors through songs and dance and images of the sky recorded on bark and rocks... From the East to West coast across Australia different language groups have their own interpretation and stories that have different meanings, the rising of the celestial emu at dusk can inform the observers about the bird's breeding behaviour (when to collect emu eggs) to that of culture heroes.

The "emu in the sky", consists of dark clouds in the Milky Way, stretching from Scorpius to the Southern Cross, features in many Aboriginal cultures and storytelling for thousands of years right across Australia.

... The 'STARS SKY' Artwork looks at the shape and form of the milky way, the local story and connection of this place across Australia and world, creating community, unity and strength with connected knowledge and storytelling.



BEAMS Festival, Chippendale.



Vibrant Laneways Project, Brisbane.

LEVEL 4 - COMMUNAL TERRACE

The communal terrace enjoys elevated westward views across Gibbons St Reserve.

Greening of the space will be provided via a series of raised planters at varying levels. Planters will be visually masked through the inclusion of cascading plant species spilling over the walls. These cascading species will also spill across the external facade offering visual greening of the building from external view points.

Communal gathering is provided through the inclusion of alfresco seating and BBQ space.



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URBAN ELEMENTS

Elements such as paving, BBQ facilities, seating furniture and lighting will be developed further during detailed design. Refer to page 14 for proposed materials and finishes.

AMENITY

Solar access and natural ventilation have been maximised by selecting a variety of planting species to suit varying requirements throughout the site.

Visual privacy needs have been addressed in the planting design. The desire for an outlook to public areas is balanced with the need for privacy internally and externally, during day and night.

ACCESSIBILITY

All residents of the new development can access and enjoy the communal areas. Universal access has been incorporated into communal spaces, connecting walkways and building entries without compromising design quality. Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that residents can access site amenities comfortably. Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building entries and service areas.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of the communal open spaces will ensure safe levels of illumination for movement, whilst considering impact on private residences. Unobtrusive lighting will be incorporated where appropriate to enable early evening use of key spaces. All external lighting will be deisgned to meet relevant Australian lighting standards.

DRAINAGE AND IRRIGATION

The detailed design will specify planter drainage and drainage cell to all soft landscape zones on structure.

Where possible storm water runoff will be directed to the lawn and garden beds. Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water. A proprietary subsurface drip irrigation system will be provided to all soft landscape areas.

SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species. For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Specified material will equal Barangaroo Type C mixture. In areas where exotic species are to be planted an industry standard organic soil mixture will be provided.

PLANT ESTABLISHMENT AND MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour for a period of 52 weeks after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include 'works to date' information with all progress payment invoices. Works will include, but not be limited to:

- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- Replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- Suppression of weed growth and weed removal
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements.
- Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.

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DESIGN RESPONSE



TREE MANAGEMENT PLAN



Number	Botanical Name	TPZ Radius (m)
1	Platanus x acerifolia	3.7
2	Platanus x acerifolia	3.2
3	Platanus x acerifolia	4.4
4	Syzygium luehmannii	2.0
5	Syzygium luehmannii	2.0
6	Syzygium luehmannii	2.0
7	Syzygium luehmannii	2.5
8	Celtis sinensis	2.0
9	Triadica sebifera	2.0
10	Acmena smithii	2.0
11	Syzygium luehmannii	2.2
12	Murraya paniculata	2.0
13	Murraya paniculata	2.0
14	Murraya paniculata	2.0
15	Murraya paniculata	2.0
16	Murraya paniculata	2.0
17	Murraya paniculata	2.2
18	Archontophoenix cunninghamiana	2.0
19	Archontophoenix cunninghamiana	2.0

Refer Arborist Report by Urban Arbor, July 2019, for further information on tree management and protection measures required for existing trees retained.

LEGEND

-  Existing trees to be removed due to building construction. (19 Trees)
-  Proposed trees in current landscape design. 26 Trees in total, 10 proposed trees at ground level, 16 proposed small trees at Level 4 communal courtyard.

DESIGN RESPONSE

LANDSCAPE PLAN - GROUND



LEGEND

- Existing grass verge to be retained.
- Existing street trees to be retained.
- Through site link - eco-trihex permeable pavement
- Concrete footpath with broom finish. To be in accordance with Cos Standard.
- Proposed garden bed
- Filtterra garden bed system
- Proposed trees

TL / Lh Planting codes. Refer planting schedule on L-DA-15 & 16

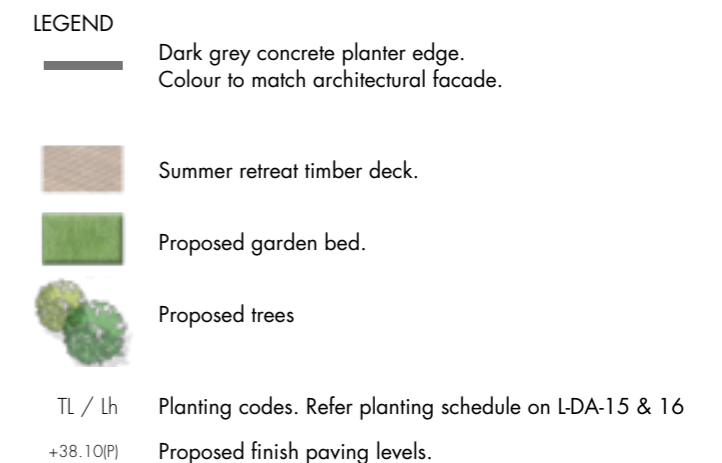
+24.05(e) Existing finish paving levels.

+38.10(P) Proposed finish paving levels.

1:40 Proposed grades.

- Notes:
- Street frontage and footpath within Council's boundary to be upgraded/installed in accordance with Council standards.
 - Refer to Civil report for levels and flood provisions

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DESIGN RESPONSE

HARDSCAPE - MATERIAL PALETTE

PAVING



THROUGH SITE LINK - ECO-TRIHEX PERMEABLE PAVEMENT



PODIUM TERRACES - DECKING

RAISED PLANTER



LEVEL 4 COMMUNAL TERRACE - DARK GREY CONCRETE RAISED PLANTER

FURNITURE & FIXTURES - GROUND



BOUNDARY GREEN SCREEN

FURNITURE & FIXTURES - PODIUM TERRACE



LEVEL 4 COMMUNAL COURTYARD - BBQ



LEVEL 4 COMMUNAL COURTYARD - SEATING

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INDICATIVE TREE PALETTE

Code	Botanical Name	Common Name	Pot Size	Mature Size
HF	Hymenosporum flavum	Native Frangipani	100Ltr	8m (H) x 6m (S)
PA	Platanus acerifolia	London Plane	200Ltr	15-20m (H)
TL	Tristaniopsis laurina	Water Gum	200Ltr	7m (H) x 6m (S)



Hymenosporum flavum



Platanus acerifolia



Tristaniopsis laurina

INDICATIVE UNDERSTOREY PALETTE

Code	Botanical Name	Common Name	Pot Size	Spacing	Mature Size
Ba	Banksia spinulosa	Hairpin Banksia	200mm	400mm	0.4m (H)
Cs	Cordyline stricta	Narrow-leaved Palm Lily	200mm	As shown	2.5m (H) x 1-2m (S)
PM1	Understorey Mix 1				
	Blechnum cartilagineum	Soft Water Fern	300mm	600mm	1m (H)
	Davallia pyxidata	Hare's Foot Fern	300mm	600mm	0.5m (H) x 1m (S)
	Dianella revoluta	Blueberry Lily	300mm	600mm	1m (H) x 1.5m (S)
	Dietes robinsoniana	Wedding Lily	300mm	600mm	1.5m (H) x 2m (S)
	Eugenia zeyheri	Dune Myrtle	200mm	400mm	1m (H)
	Ficinia nodosa	Knobby Club-rush	150mm	300mm	1.5m (H) x 2m (S)
	Plectranthus parviflorus	Spur Flower	150mm	300mm	0.8m (H)
	Pollia crispata	Pollia	150mm	300mm	0.6-1m (H)
	Scaevola 'Summertime Blue'	Fan Flower	150mm	300mm	0.3m (H) x 0.4m (S)
	Tetragonia tetragonioides	New Zealand Spinach	150mm	300mm	2m (S)
	Viola hederacea	Native Violet	150mm	300mm	0.2m (H) x 1m (S)



Banksia spinulosa



Cordyline stricta



Blechnum cartilagineum



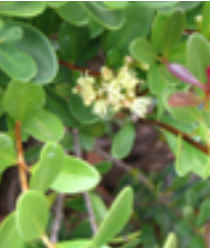
Davallia pyxidata



Dianella revoluta



Dietes robinsoniana



Eugenia zeyheri



Ficinia nodosa



Plectranthus parviflorus



Pollia crispata



Scaevola 'Summertime Blue'



Tetragonia tetragonioides



Viola hederacea

INDICATIVE CLIMBERS

Code	Botanical Name	Common Name	Pot Size	Spacing
Ca	Cissus antarctica	Kangeroo Vine	200mm	1200mm



Cissus antarctica

NOTE:
Planting quantities to be provided during DD/ Tender

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DESIGN RESPONSE

SOFTSCAPE - LEVEL 4 COMMUNAL TERRACE

INDICATIVE TREE PALETTE

Code	Botanical Name	Common Name	Pot Size	Mature Size
LP	Leptospermum petersonii	Tea Tree	300mm	5m (H) x 2m (S)
TL	Tristaniopsis laurina	Water Gum	100Ltr	7m (H) x 6m (S)



Leptospermum petersonii



Tristaniopsis laurina

INDICATIVE UNDERSTOREY PALETTE

Code	Botanical Name	Common Name	Pot Size	Spacing	Mature Size
Cg	Carpobrotus (Yellow)	Pig Face	150mm	300mm	0.15m (H) x 1.5-3m (S)
Lh	Lomandra hystrix	Creek Mat Rush	200mm	300mm	1m (H) x 1m (S)
Lt	Lomandra tanika	Mat Rush	200mm	300mm	0.6m (H) x 0.6m (S)
PM2	Understorey Mix 2				
	Banksia 'Pygmy Possum'	Banksia	200mm	400mm	0.6m (H) x 2-3m (S)
	Banksia 'Roller Coaster'	Coast Banksia	200mm	400mm	1.5-2.5m (S)
	Casuarina 'Cousin It'	Sheoak	200mm	400mm	0.5m (H) x 3m (S)



Carpobrotus (Yellow)



Lomandra hystrix



Lomandra tanika



Banksia 'Pygmy Possum'



Banksia 'Roller Coaster'



Casuarina 'Cousin It'

NOTE:
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