

# 13-23 GIBBONS STREET

## REDFERN, SYDNEY

### LANDSCAPE DA REPORT

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ISSUE D

Prepared for:



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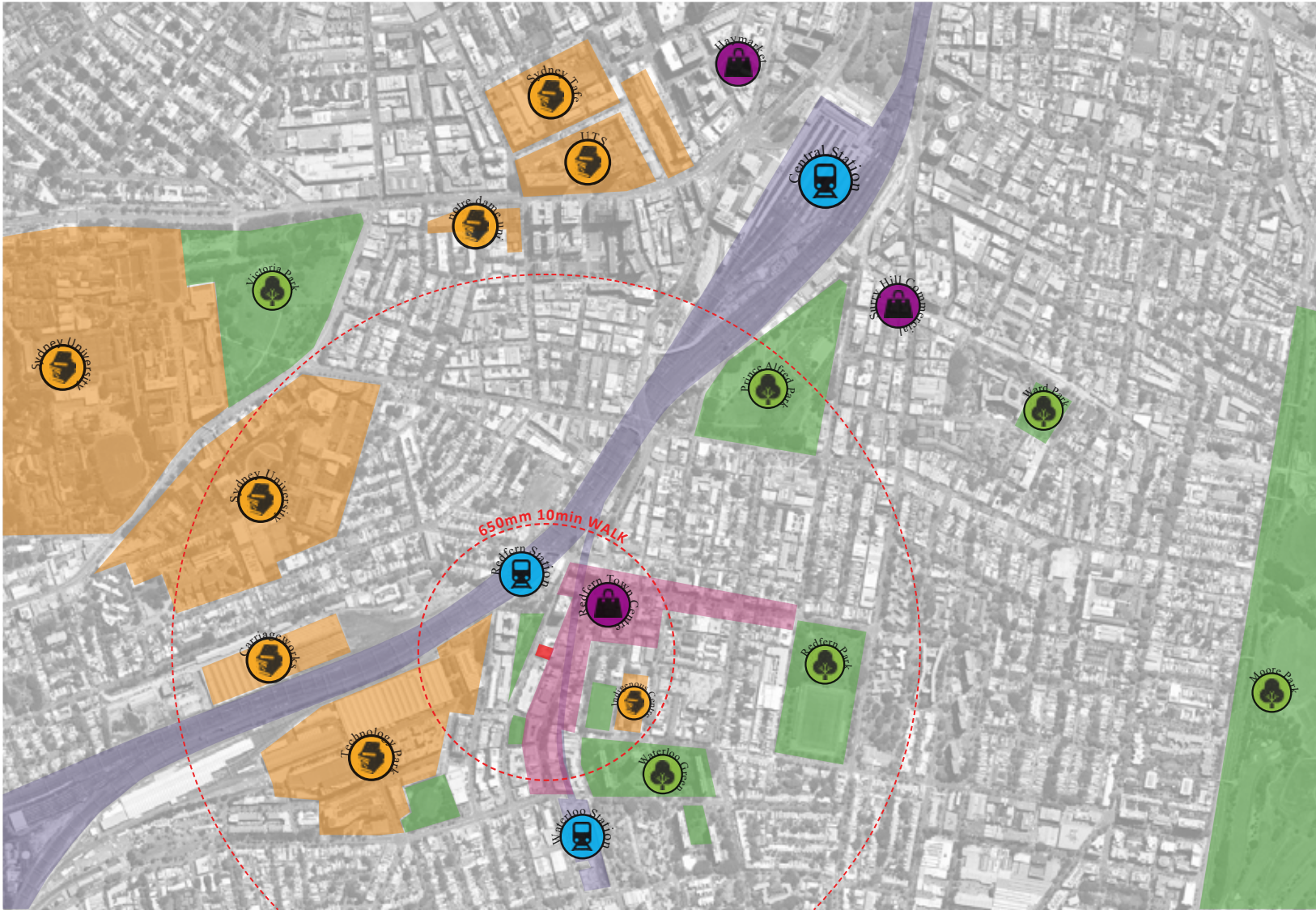
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SITE CONTEXT AND ANALYSIS

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

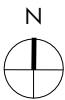
- The site is located within the suburb of Redfern, nearby Redfern Station
- The development area totals 1,365.5m2

CONTEXT

There are many major parklands, urban precincts and transport hubs located within walking distance of the site. There is a range of public transport options connecting the site to the CBD, local context and beyond. 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



### PUBLIC TRANSPORT

The site lies within walking distance of major transport interchanges, notably Redfern Station. The range of public transport adjacent to the site provide access to the CBD, Sydney Airport and beyond.

### RAIL CONNECTIONS

The site is approximately 150m from Redfern Station. Redfern Station is a key interchange, with 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

The cycle connections surrounding the site lead to and from Redfern Station via major road connections. There are no dedicated cycle paths, only shared vehicular and pedestrian paths.

### PEDESTRIAN CONNECTIONS

Surrounding major roads have adequate footpaths. Footpaths leading to and from the station are generally wide and well kept, surrounding footpaths are relatively narrow and unkept.

### LEGEND

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



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SITE CONTEXT AND ANALYSIS

URBAN FRAMEWORK



OPEN SPACE

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

The most significant of which is Redfern Park, which is approximately 600m East of the site. Redfern Oval sits next to Redfern Park. The Park and Ovals combined area is 4.8ha. 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 the site is Gibbons Street Reserve. The reserve offers shaded walkways to and from Redfern Station. To the south of the site is Daniel Dawson Playground. The playground provides play equipment, seating and shelter for the local community.

The National Centre for Indigenous Excellence is located on Regent Street. The Centre hires out their facilities located on Cope Street. The facilities 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 fields,a 25m heated undercover pool and a small and large group activity rooms

LEGEND

Landscape Precinct

Site Location

N

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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.

The William Lane 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.

The 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.

Public art will be incorporated into the laneway.

Local Indigenous artist 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 provides a westward 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 by cascading plant species spilling over the walls edge. These cascading species will also spill across the external facade offering visual greening of the building from external view points.

The opportunity for communal gatherings is supported by 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 has also 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 the day and night.

ACCESSIBILITY

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 designed 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. The design utilises low water and low maintenance plant species in all areas to reduce water 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 Local and imported soil types. For native vegetation, soil profiles will be provided which have modest nutrient levels

and low levels of phosphorus. 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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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

### LEGEND

- Existing trees to be removed due to building construction.  
(19 Trees)
- Proposed trees in current landscape design.  
21 Trees in total.
- GF  
14 trees proposed at ground level.
- LVL 4  
7 small trees at Level 4.

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DESIGN RESPONSE

# LANDSCAPE PLAN -GROUND FLOOR -STRUCTURE PLAN



#### LEGEND

- P1 Through site link - HydroSTON permeable pavement
- P2 Honed Concrete Special Aggregate
- P3 Concrete footpath with broom finish. To be in accordance with Cos Standard.
- SF1 Concrete stair flight to match P2. Includes stainless steel handrail, stair nosing and TGS1 to AS 1428
- AW Accessible walkway. SS handrail on outer concrete wall hob. Return into stair flight.
- Um1 Proposed garden bed - Understory planting Mix 1.
- F Filterra garden bed system - Refer to Civil Engineer drawings
- BIO Bioretention - Refer to Civil Engineer drawings
- Proposed Roadside Verge Lawn
- TP Proposed Tree Pits - to COS Standard.
- VS Swale - Min 700mm wide vegetated swale along entire eastern driveway boundary.
- Proposed Timber Furniture (Seating, benches and tables)
- Indicative of people
- +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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L-DA-12

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DESIGN RESPONSE

# LANDSCAPE PLAN -GROUND FLOOR -TREE PLANTING OVERLAY



LEGEND



Proposed trees. Refer planting schedule on L-DA-15 & 16

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L-DA-13

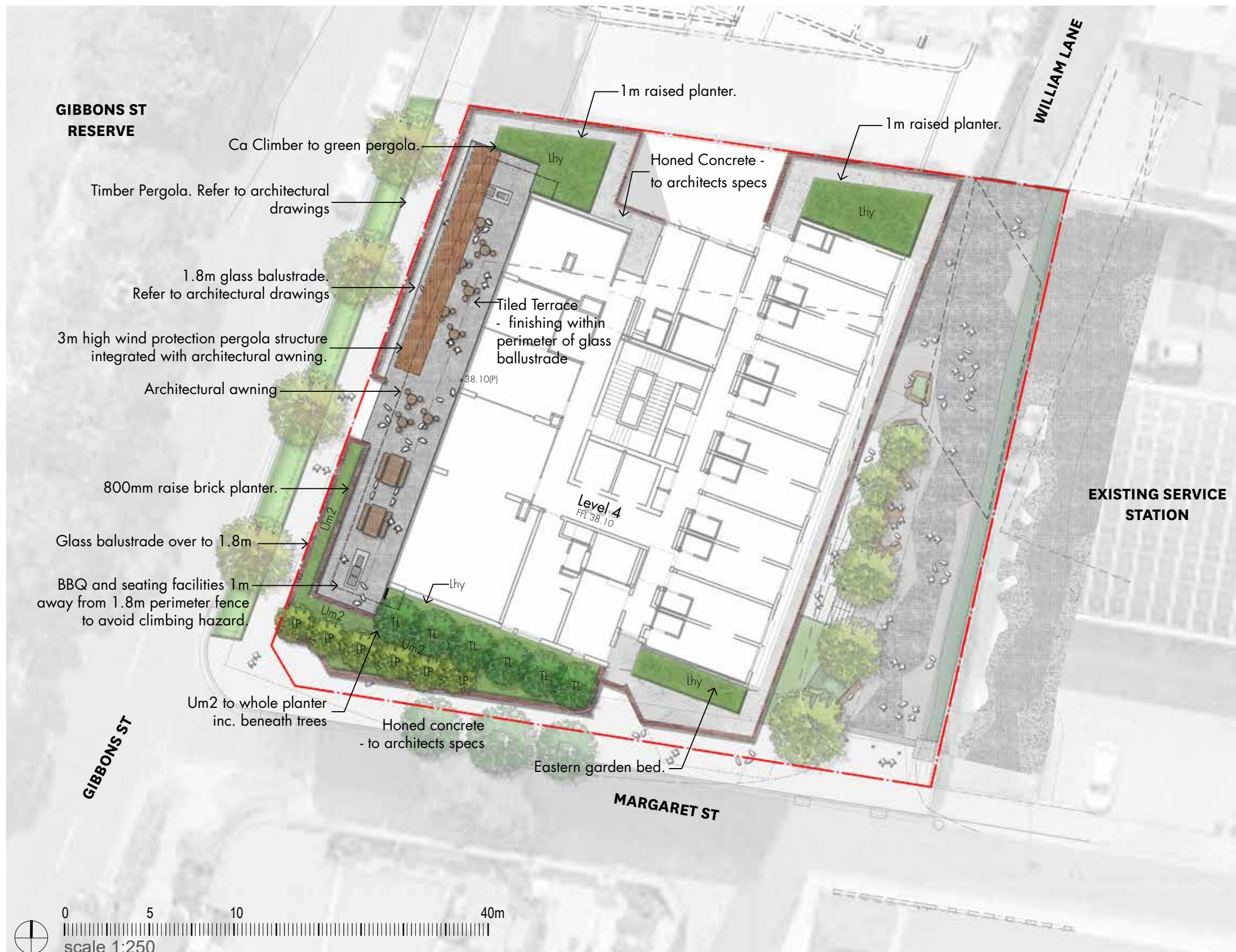
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DESIGN RESPONSE

# LANDSCAPE PLAN - LEVEL 4 COMMUNAL TERRACE



## LEGEND

- Glass balustrade
- Honed Concrete Special Aggregate
- Brick planter walls and Brick Facade
- Dark grey concrete planter edge. Colour to match architectural facade.
- Timber Furniture (Seating, benches and tables)
- Masonary tiling units - coordinated within internal architectural finishes
- Um2 Proposed garden bed.
- Proposed trees. Refer planting schedule on L-DA-15 & 16
- Proposed finish paving levels.

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DESIGN RESPONSE

# HARDSCAPE - MATERIAL PALETTE

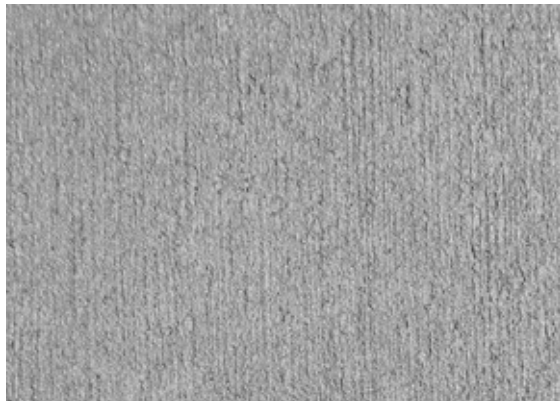
PAVING



THROUGH SITE LINK - HYDROSTON PERMEABLE PAVEMENT



THROUGH SITE LINK - SPECIAL AGGREGATE, HONED, P5 SLIP RESISTANCE CONCRETE PAVING



THROUGH SITE LINK - CONCRETE FOOTPATH



PODIUM TERRACE - MASONRY TILING UNITS (COORDINATED WITHIN INTERNAL ARCHITECTURAL FINISHES).

RAISED PLANTER - GROUND



THROUGH SITE LINK - DARK GREY CONCRETE RAISED PLANTER

FURNITURE & FIXTURES - GROUND



BOUNDARY GREEN SCREEN



STEEL FRAME TIMBER BATTEN BENCH

RAISED PLANTER - PODIUM TERRACE



LEVEL 4 COMMUNAL TERRACE - DARK GREY STEEL RAISED PLANTER

FURNITURE & FIXTURES - PODIUM TERRACE



LEVEL 4 COMMUNAL COURTYARD - BBQ



LEVEL 4 COMMUNAL COURTYARD - SEATING

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TREE PALETTE

Code	Botanical Name	Common Name	Pot Size	Indicative GL Size (HxW)
AE	Acacia elata	Cedar Wattle	75L	15m x 6m
FB	Flindersia bennettiana	Bennett's Ash	100L	10m x 4m
FS	Flindersia schottiana	Cudgerie	200L	10m x 4m
HF	Hymenosporum flavum	Native Frangipani	100L	10m x 6m
PA	Platanus x acerifolia	London Plane	400L	20m x 15m
TL	Tristaniopsis laurina	Water Gum	200L	8m x 6m
WF	Waterhousea floribunda	Weeping Lilli Pilli	800L	12m x 7m



Acacia Elata



Flindersia bennettiana



Flindersia schottiana



Hymenosporum flavum



Tristaniopsis laurina



Waterhousea floribunda

UNDERSTOREY PALETTE

Code	Botanical Name	Common Name	Pot Size	Spacing	Mature Size (HxW)
Ba	Banksia spinulosa	Hairpin Banksia	200mm	400mm	1m x 2m
Um1	Understorey Mix 1				
	Blechnum cartilagineum	Soft Water Fern	300mm	600mm	1m x 1m
	Davallia pyxidata	Hare's Foot Fern	300mm	600mm	0.5m x 1m
	Dianella revoluta	Blueberry Lily	300mm	600mm	1m x 1.5m
	Dietes robinsoniana	Wedding Lily	300mm	600mm	1.5m x 2m
	Eugenia zeyheri	Dune Myrtle	200mm	400mm	1m x 1m
	Ficinia nodosa	Knobby Club-rush	150mm	300mm	1.5m x 2m
	Plectranthus parviflorus	Spur Flower	150mm	300mm	0.5m x 0.5m
	Polia crispata	Polia	150mm	300mm	0.5m x 0.5m
	Scaevola 'Summertime Blue'	Fan Flower	150mm	300mm	0.3m x 0.4m
	Tetragonia tetragonioides	New Zealand Spinach	150mm	300mm	0.2m x 1m
	Viola hederacea	Native Violet	150mm	300mm	0.2m x 1m
BIO	Bioretention Planting				
	Ficinia nodosa	Knobby club-rush	150mm	600mm	1m x 1m
VS	Vegetated Swale				
	Carex appressa	Tall sedge	150mm	400mm	0.8m x 0.8m



Banksia spinulosa



Lomandra hystrix



Blechnum cartilagineum



Davallia pyxidata



Dianella revoluta



Dietes robinsoniana



Eugenia zeyheri



Ficinia nodosa



Plectranthus parviflorus



Polia crispata



Scaevola 'Summertime Blue'



Tetragonia tetragonioides



Viola hederacea



Carex appressa

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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SOFTSCAPE - LEVEL 4 COMMUNAL TERRACE

TREE PALETTE

Code	Botanical Name	Common Name	Pot Size	Indicative Level 4 Size (HxW)
LP	Leptospermum petersonii	Tea Tree	300mm	3m x 2m
TL	Tristaniopsis laurina	Water Gum	100Ltr	4m x 3m



Leptospermum petersonii



Tristaniopsis laurina

UNDERSTOREY PALETTE

Code	Botanical Name	Common Name	Pot Size	Spacing	Mature Size (HXW)
lhy	Lomandra hystrix	Creek Mat Rush	200mm	300mm	1m x 1m
Lt	Lomandra tanika	Mat Rush	200mm	300mm	0.6m x 0.6m
Um2	Understorey Mix 2				
	Acmena Allyn Magic	Allyn Magic	200mm	300mm	1m x 1m
	Gardenia florida	Gardenia	200mm	300mm	1m x 1m
	Hymenosporum 'Gold Nugget'	Native Frangipani	200mm	300mm	1m x 1m
	Raphiolepis 'Oriental Pearl'	Indian Hawthorn	200mm	300mm	1m x 1m
	Lomandra 'Crackerjack'	Lomandra	200mm	300mm	1m x 1m
	Crassula ovata 'Gollum'	Gollum Jade	200mm	300mm	1m x 1m



Lomandra hystrix



Lomandra tanika



Acmena Allyn Magic



Gardenia florida



Hymenosporum 'Gold Nugget'



Raphiolepis 'Oriental Pearl'



Lomandra 'Crackerjack'



Crassula ovata 'Gollum'

CLIMBERS

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

Cissus antarctica



**NOTE:**  
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DESIGN RESPONSE  
RENDER -THRU -LINK



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DESIGN RESPONSE

RENDER - BUILDING ENTRY SURROUNDS



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DESIGN RESPONSE

# RENDER - COFFEE KIOSK ACTIVATION



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DESIGN RESPONSE

# RENDER - CRANKED SEATING SURROUNDS



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RENDER - BIKE STORAGE SURROUNDS



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C	LANDSCAPE REPORT	16/04/20	SI
D	LANDSCAPE REPORT	06/07/20	SI