



104-116 REGENT STREET REDFERN

LANDSCAPE
CONCEPT REPORT

SEPTEMBER 2022
ISSUE DA [D]
PR148070

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[D]	14/09/22	RW/JM	SH
[C]	05/09/22	ML/LD	SH
[B]	31/05/22	ML	MD
[A]	08/12/21	ML	MD



Prepared for:

The Trust Company (Australia) Limited
ATF WH Redfern Trust

Site Location:

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1.0 DESIGN INTENT

1.1 VISION STATEMENT

**104-116 REGENT ST, REDFERN WILL CELEBRATE THE INDIGENOUS LANDSCAPE,
UNEARTHING A LOST COUNTRY THAT ONCE PROVIDED MEETING PLACES, FOOD
SOURCES AND BUILDING MATERIALS FOR THE TRADITIONAL LAND OWNERS .**

**A NEW PUBLIC SPACE WILL PROVIDE A CONNECTION TO WATER AND HELP CONNECT
PEOPLE THROUGH THESE IMPORTANT PRODUCTIVE LANDSCAPES.**

**THIS DOCUMENT ACKNOWLEDGES THE ELDERS, PAST AND PRESENT, OF THE DARUG
AND EORA PEOPLE AS THE TRADITIONAL CUSTODIANS OF THE LAND AND ITS KNOWLEDGE**

1.2 COUNTRY CONNECTIONS

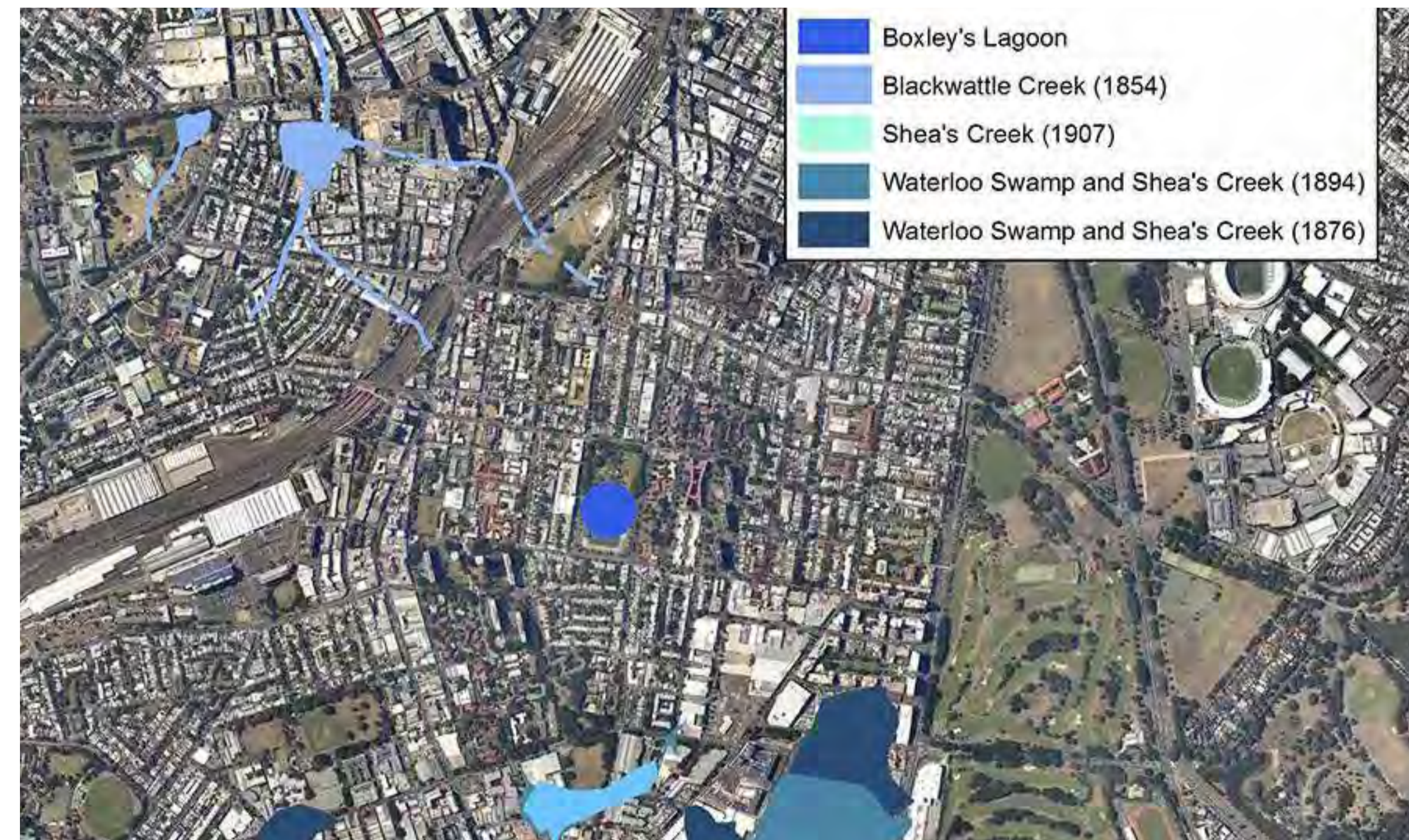
A number of swamps and small waterlines were located within the low-lying areas of the undulating dune landform in the region surrounding the development site.

Historical sources suggest there was a large swamp to the east, where Redfern Park is today, known as Boxley's Lagoon. Blackwattle Creek and Blackwattle Swamp were also located to the northwest of the site.

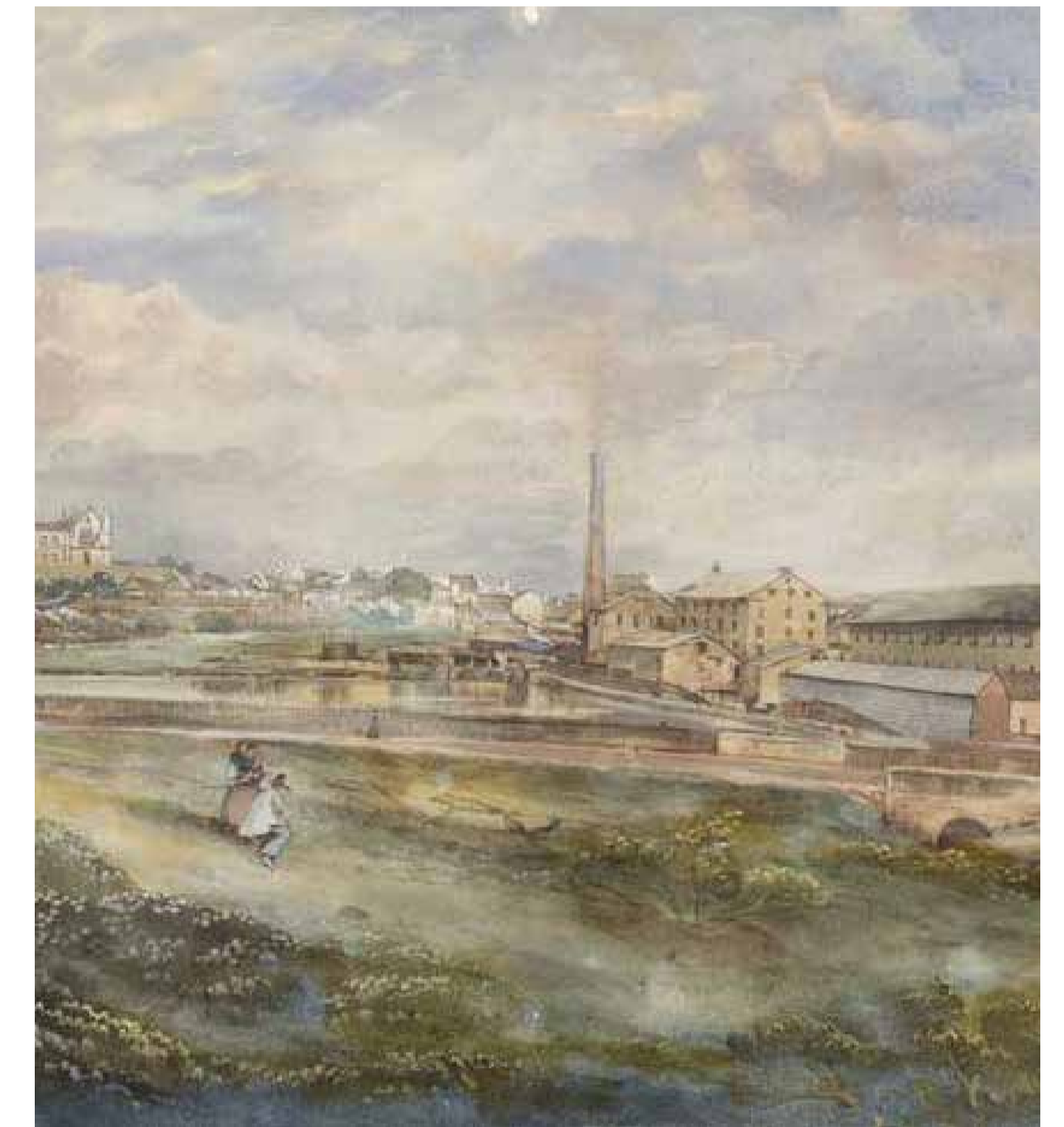
Many of the swamps in the area would have fed into Shea's Creek (Alexandra Canal) approximately 1.8 kilometres (km) to the southwest of the site, which is a tributary to Cooks River.

Gadi land extends from Burrawara (South Head) through to Warrane (Sydney Cove), Gomora (Cockle Bay-Darling Harbour) and possibly to Blackwattle Creek, taking in the wetland sand and dunes now known as Redfern, Erskineville, Surry Hills and Paddington, down to the Cook's River.

The Gadigal (Cadigal) are a harbour-dwelling saltwater people. The suffix 'gal' denotes 'people of', and Cadi (gadi) may be the name of the grass trees (Xanthorrhoea species), the flower stalks being used as spear shafts. Another theory is that Cadi is the name of the freshwater creek at Camp Cove, others suggest that it may be Kutti the traditional name of what is now called Watson's Bay.



<https://eveleighstories.com.au/stories/indigenous-place/indigenous-connections>



Coopers Distillery on Black Wattle Swamp Creek, 1868



Sydney Parkland



Balga / Xanthorrhoea



Lost Waterways



Fishing Tools

1.3 DESIGNING WITH COUNTRY



AWAKENING LOST LANDSCAPES



LEARNING FROM COUNTRY

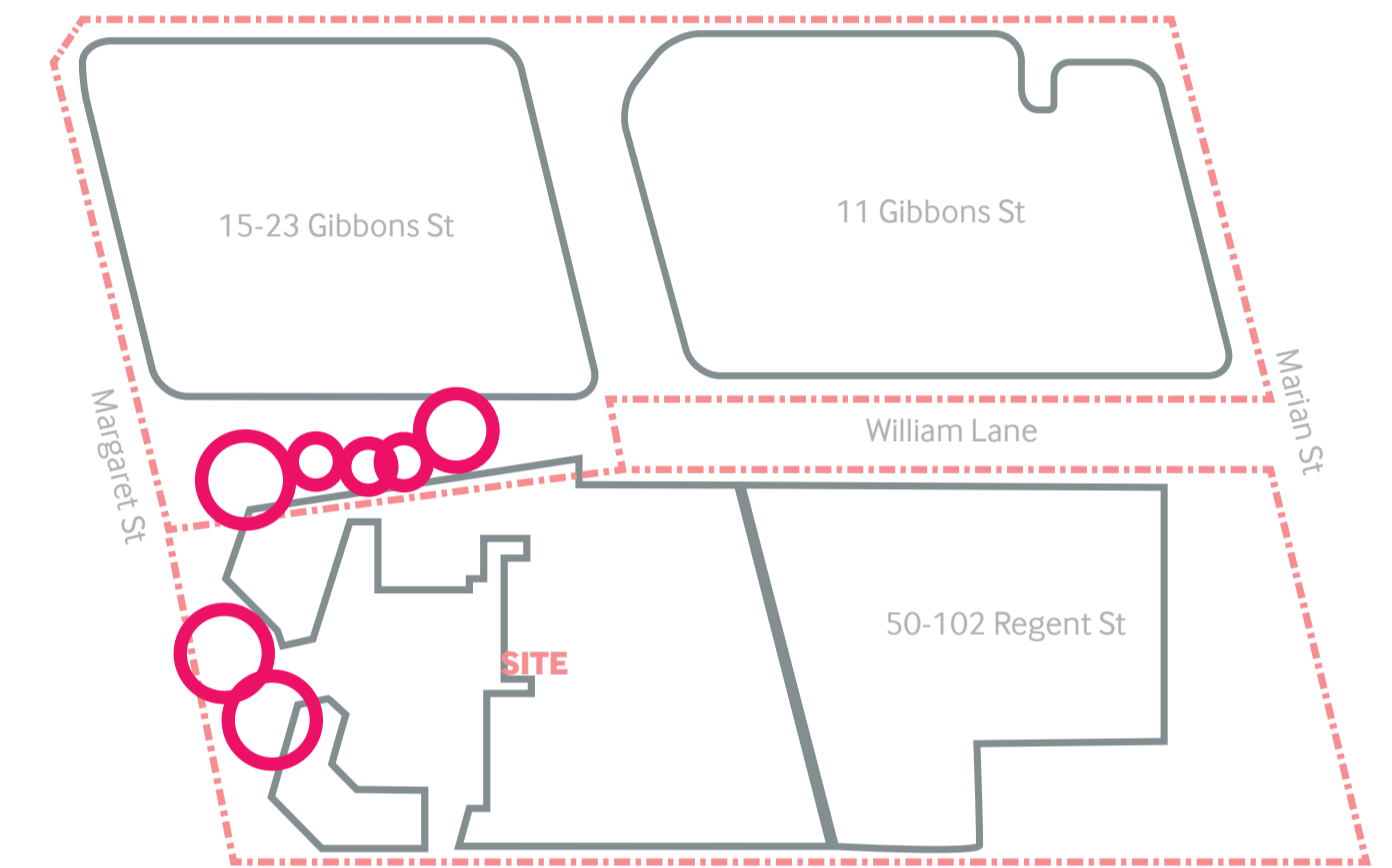
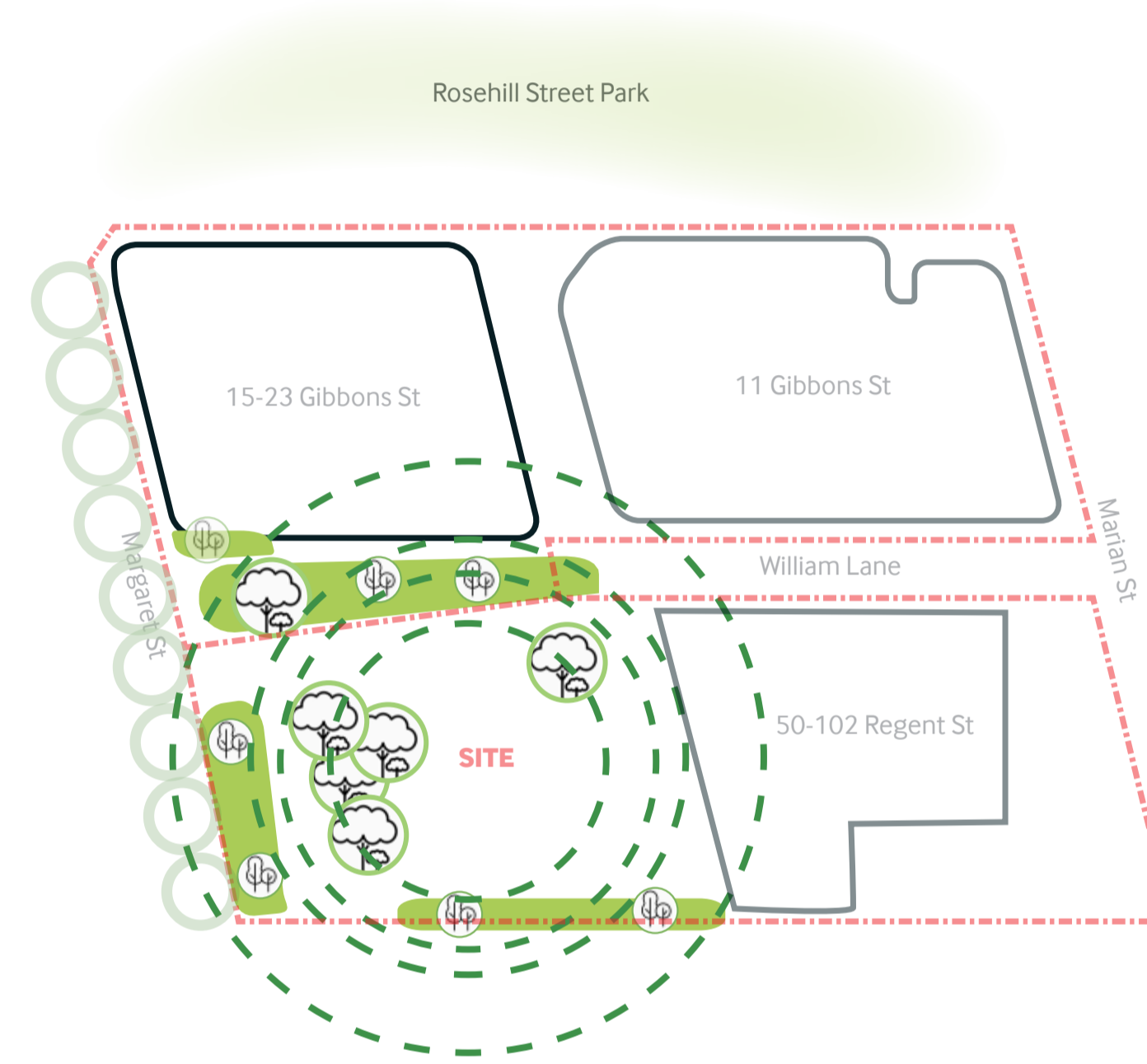
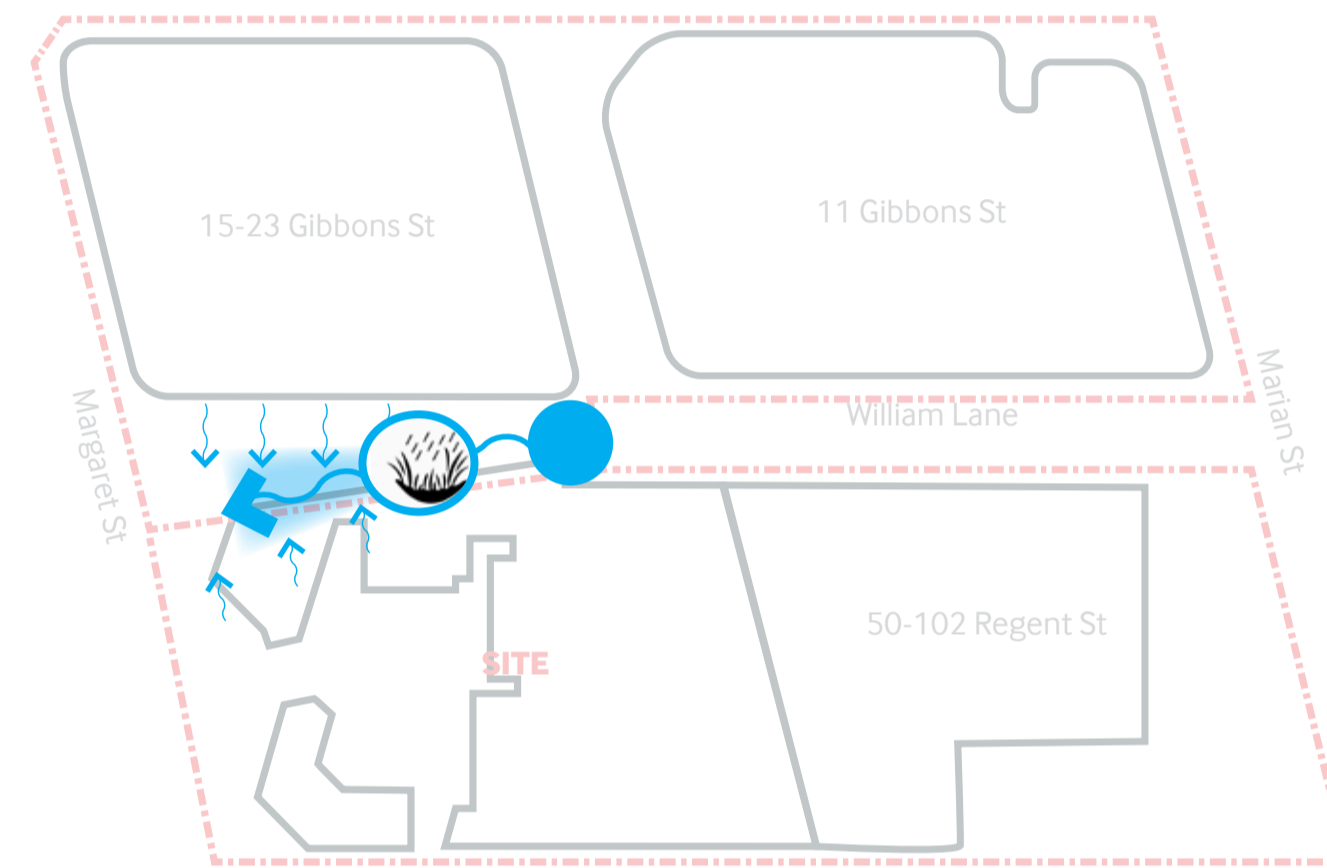
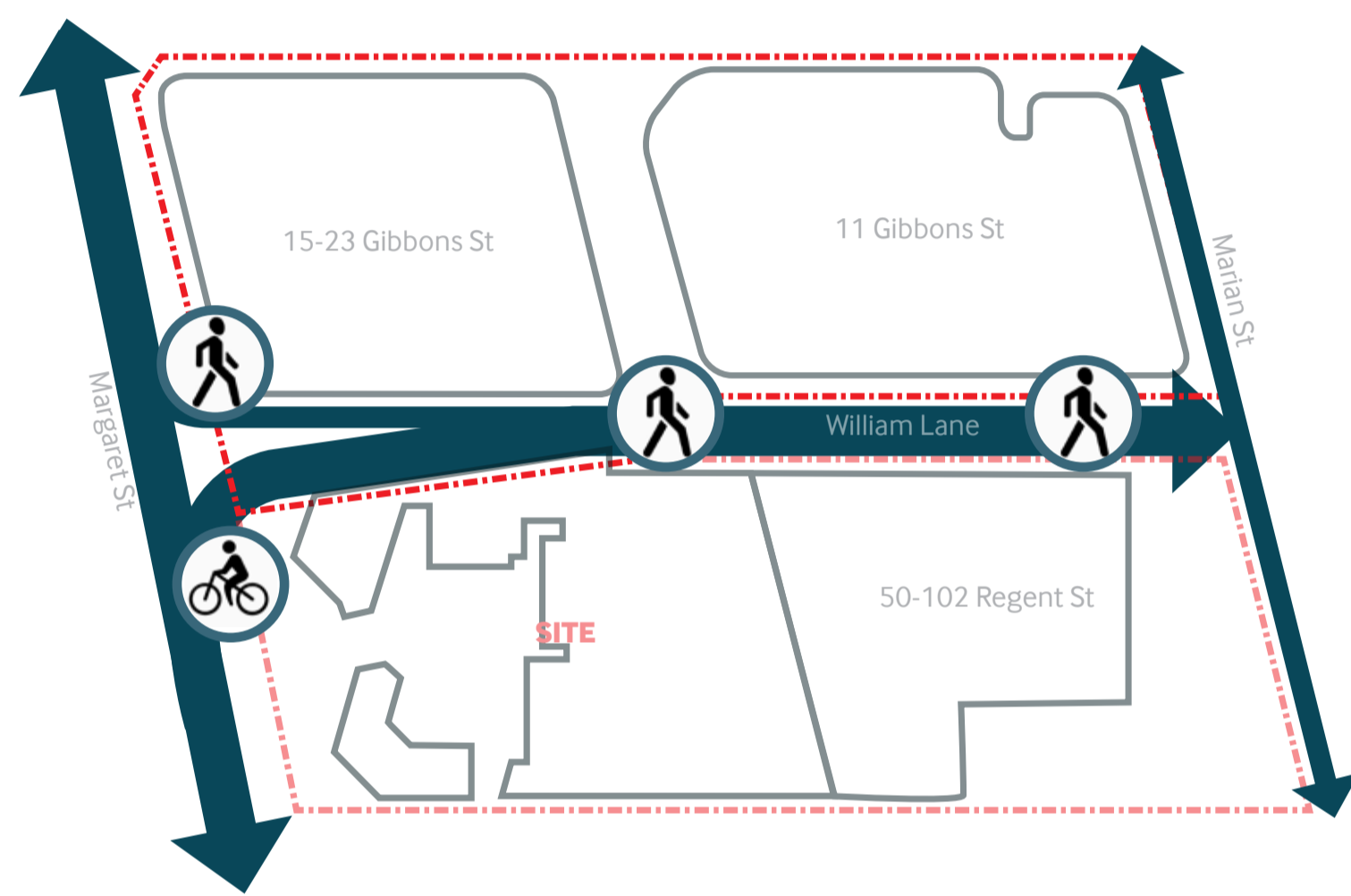


BUILDING RELATIONSHIPS WITH WATER



PLACES FOR SHARING & MEETING

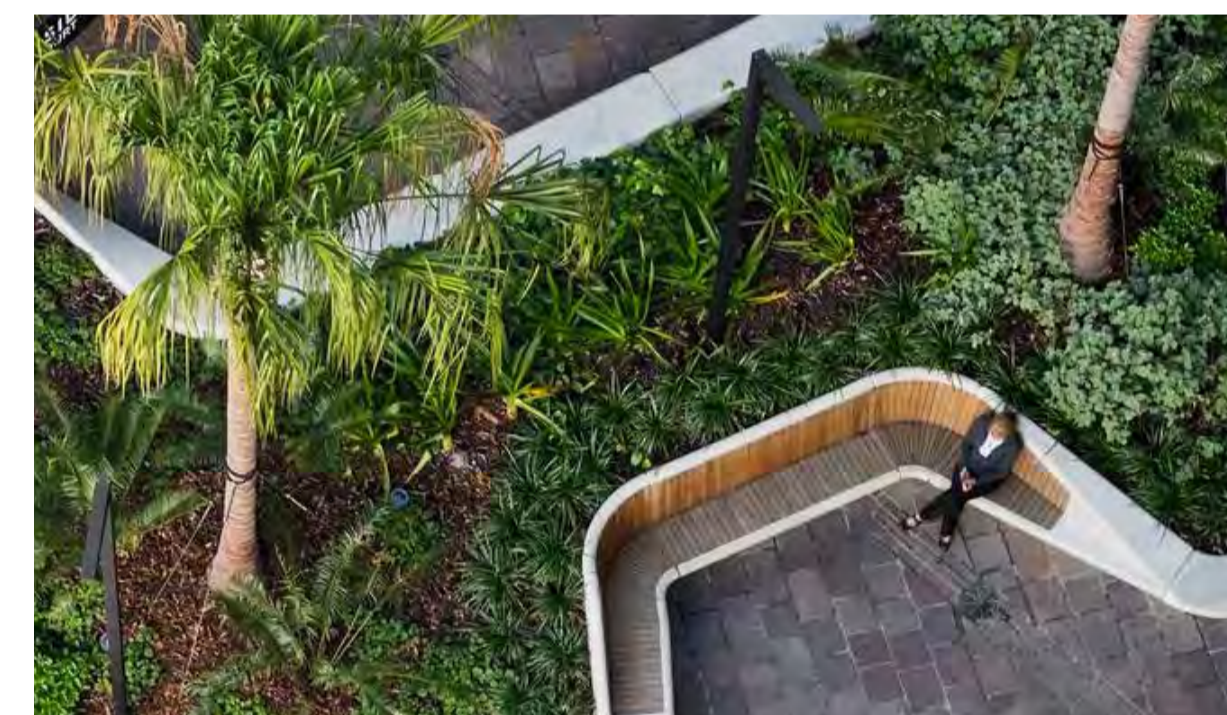
1.4 SITE DESIGN DRIVERS



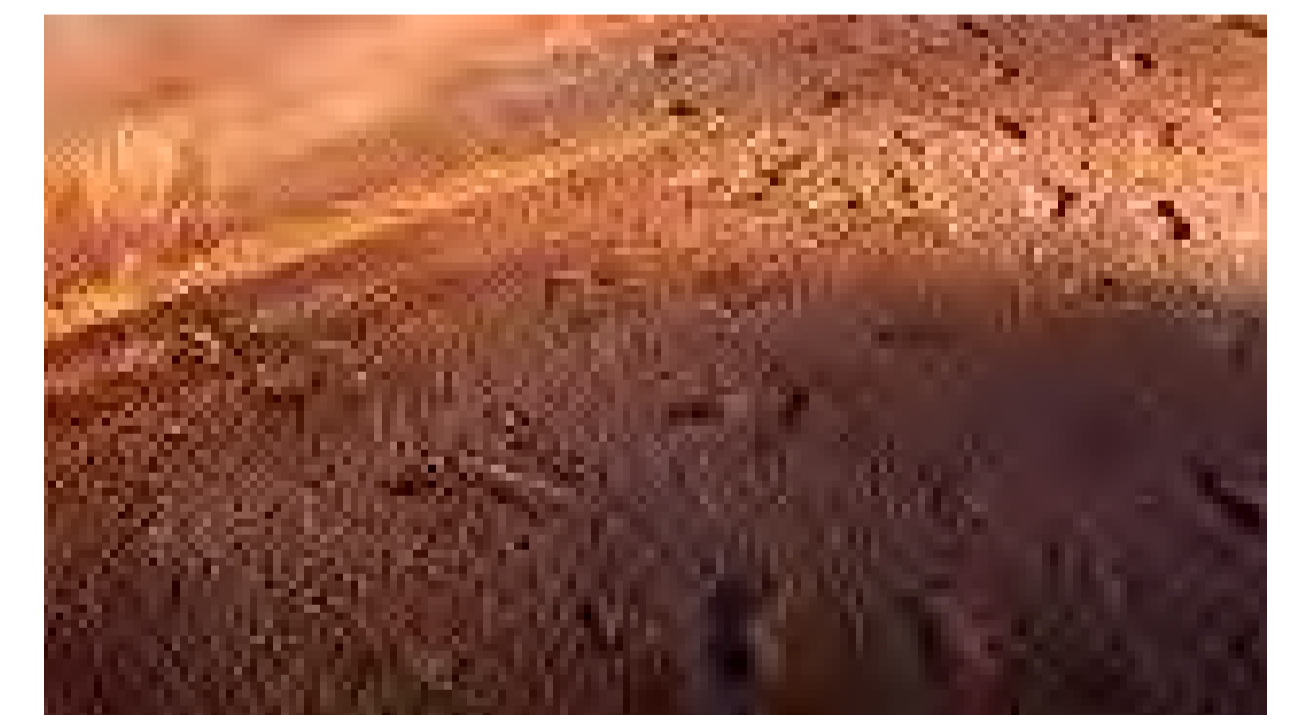
ACCESSIBILITY



SUSTAINABLE SYSTEMS



GREENER PLACES



INTEGRATED ART

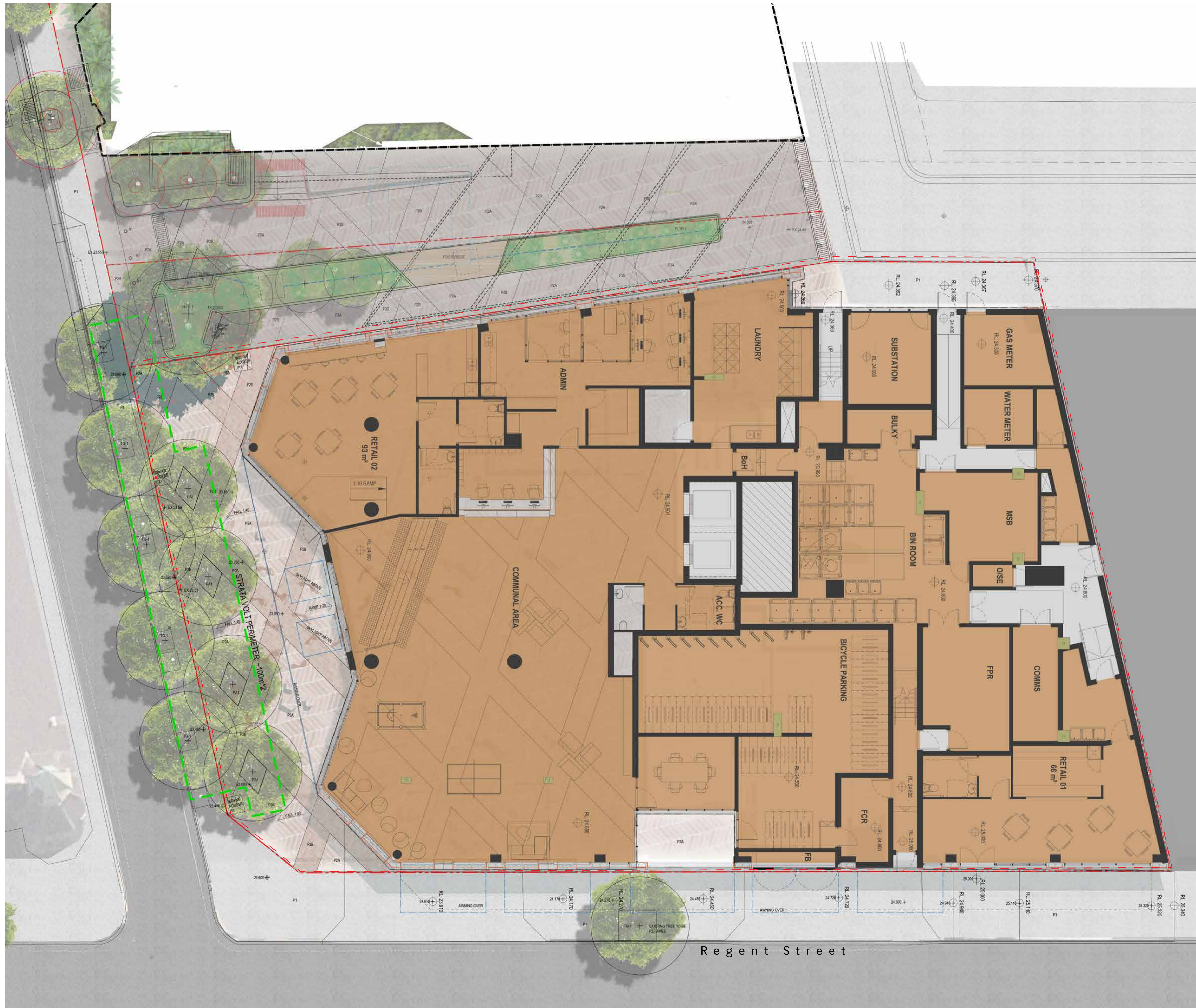


2.0 LANDSCAPE DRAWINGS

2.0 15-23 GIBBONS ST - APPROVED PLANS



2.1 PROPOSED GROUND PLAN



General

- Extent of works
 - Property boundary
 - Basement extent
- ### Grading
- + EX 0.000 Existing surface level
 - + 0.000 Relative surface level
 - + TW 0.000 Top of wall
 - + TK 0.000 Top of kerb
 - + IL 0.000 Invert level
 - + SL 0.000 Invert level
 - + TS 0.000 Invert level
- 1:14 → Indicates direction of inclining gradient on ramp
 ← 1:50 Indicates direction of declining gradient

Softscape

- ⊕ Existing tree To be retained
- ⊗ Existing tree To be removed
- ⊕ Existing tree To be relocated
- ⊕ Tree
- ⊕ Shrub
- PLTR-1 Planting area On Grade
- PLTR-2 Planting area On Slab

Lighting

- L1 Light Type 1
- L2 Light Uplight

Drainage/hydraulics

- Surface drain
- Planter drain
- HC Hosecock
- Irrigation conduit 90mm pvc sleeve
- ⋯ Subsoil drainage

Pavement

- P1 Pavement type 1 City of Sydney Pavement
- P2a Pavement type 2a Brick Herringbone
- P2b Pavement type 2b Sandstone Inlay
- P3 Pavement type 3 Unit Pavers on Poly Pads
- P4 Mod Wood Timber Decking
- GV-1 Gravel type 1
- T1 Tactile ground surface indicator type 1

Fences/handrails

- F1 Fence type 1

Furniture

- S1 Seat type 1 Sandstone Boulder Seat
- S2 Seat type 2 Insitu Concrete Seat
- S3 Seat type 3 Wall Mounted Timber Batten Seat
- ⊕ Timber bollards as specified

- PT1 Planter type 1 GRC 2000x2000x1000
- PT2 Planter type 2 GRC 2000x600x1000
- PT3 Planter type 3 GRC 2200x1000x1000
- PT4 Planter type 4 GRC 1500x500x1000
- PT5 Planter type 5 GRC 2400x600x600mm
- PT6 Planter type 6 GRC 2200x500x1000
- PT7 Planter type 7 GRC 2400x600x600mm with custom er

- TBL-1 Table type 1 GRC Table
- T1 Trellis type 1

Walls

- W1 Wall type 1 Insitu Concrete Wall
- BBQ-1 BBQ-1 Insitu Concrete Bench Hot Plate and Sink

Edges

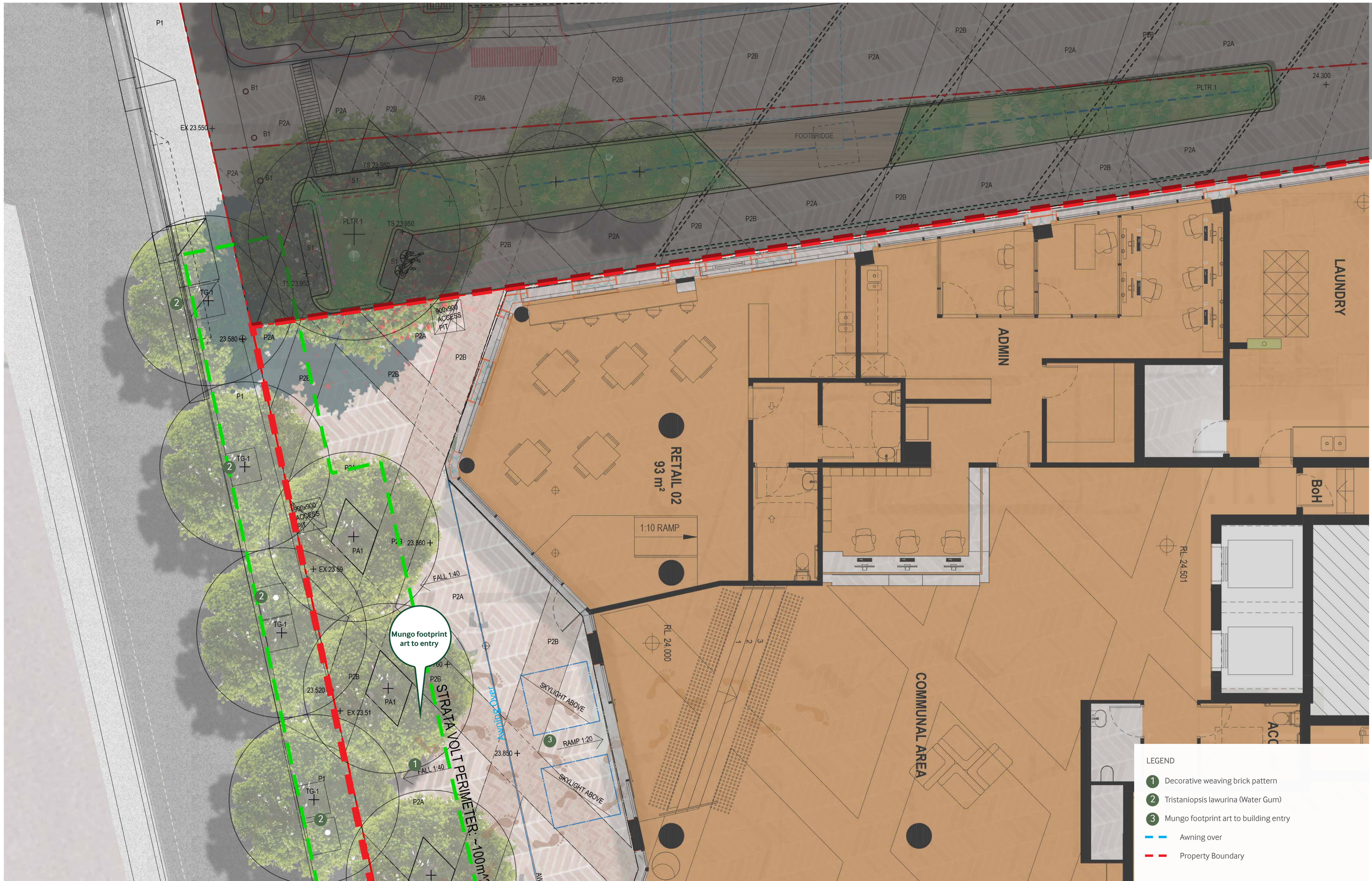
- E1 Edge Type 1 Steel Edge

Handrails and balustrades

- B1 Balustrade type 1
- H1 Handrail type 1

Regent Street

2.2 PROPOSED GROUND PLAN - PUBLIC DOMAIN



- LEGEND**
- 1 Decorative weaving brick pattern
 - 2 Tristaniopsis lawurina (Water Gum)
 - 3 Mungo footprint art to building entry
 - Awning over
 - Property Boundary



2.3 LEVEL 2 - RECREATIONAL DECK



General

- Extent of works
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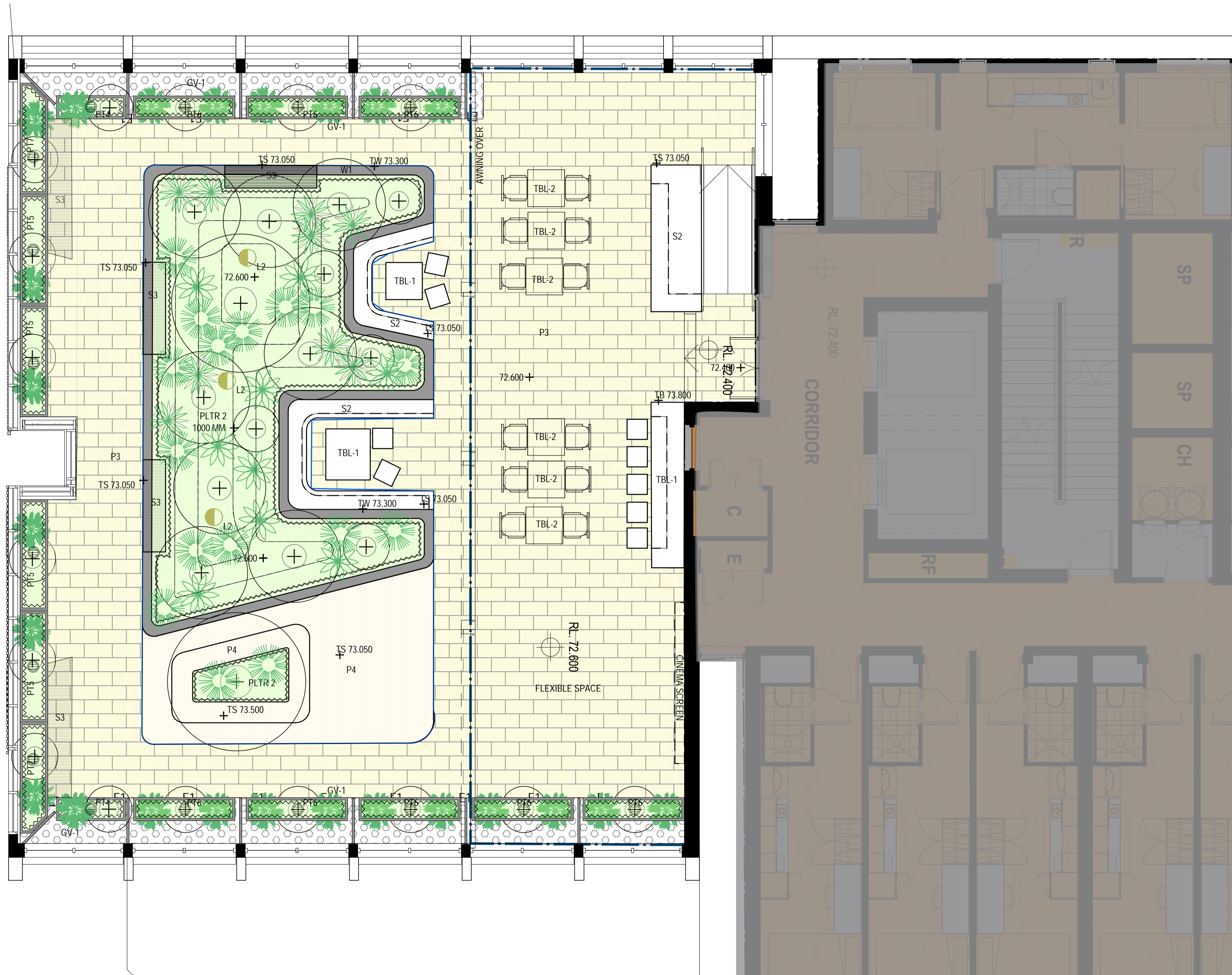
Edges

- E1 Edge Type 1 Steel Edge

Handrails and balustrades

- B1 Balustrade type 1
- H1 Handrail type 1

2.6 LEVEL 16 SKY PARK



General

- Extent of works
 - Property boundary
 - Basement extent
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 - + 0.000 Relative surface level
 - + TW 0.000 Top of wall
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- PT6 Planter type 6 GRC 2200x500x1000
- PT7 Planter type 7 GRC 2400x600x600mm with custom er
- TBL-1 Table type 1 GRC Table
- TBL-2 Table type 2 GRC Table
- T1 Trellis type 1

Walls

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- BBQ-1 BBQ-1 In situ Concrete Bench Hot Plate and Sink

Edges

- E1 Edge Type 1 Steel Edge

Handrails and balustrades

- B1 Balustrade type 1
- H1 Handrail type 1



2.8 INDICATIVE ILLUSTRATION - P1



2.9 FACADE GREENING

- GRC Planter 800mm Wide X 650mm Deep Sitting Behind brick facade
- Drip irrigation to be installed and integrated drainage
- Maintenance can be achieved within building

WILLIAM LANE ELEVATION 1:100



FACADE DETAIL 1:25



SPECIES



Dianella revoluta
Blueberry Lily



Viola hederacea
Native Violet



Hardenbergia violacea
Happy Wanderer"



Cissus antarctica
Kangaroo Vine



Carpobrotus glaucescens
Pig face



GRC Fyto Green Planter

2.10 PLANTING PALETTE

The planting palette celebrates the native landscapes of Sydney. Species proposed are either used as tools such as weaving, provide a food source or provide environmental benefits with waterways and attracting native birds and insects

Trees / Ferns



Tristaniopsis laurina
kanooka



Brachychiton acerifolius
Flame bottle tree



Cyathea cooperi
Lacy Tree Fern



Elaeocarpus eumundii
Quandong



Elaeocarpus reticulatus
Blueberry ash

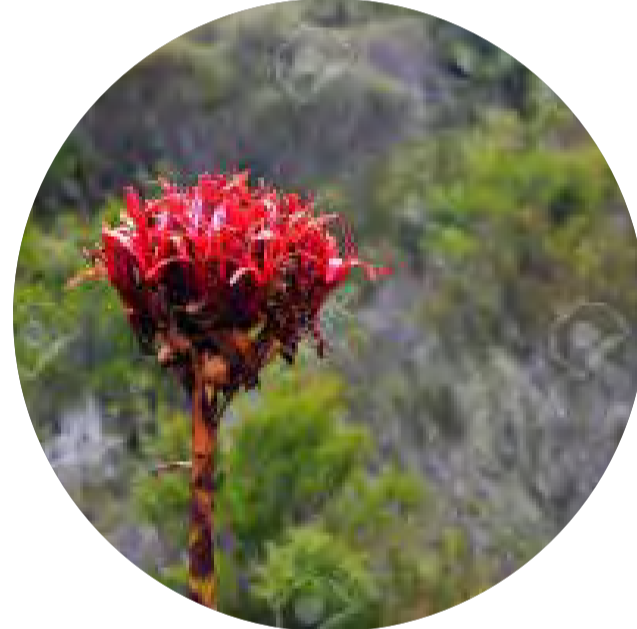


Cupaniopsis anacardioides
Tuckeroo



Waterhousea floribunda
weeping lillypilly

Shrubs & Grasses



Doryanthes excelsa
Gynea lily



Xanthorrhoea australis
Grass tree



Dianella revoluta
Blueberry Lily



Lomandra longifolia
spiny-head mat-rush



Blechnum gibbum
silver lady



Alpinia nutans
Dwarf Cardamon



Banksia spinulosa
Hairpin Banksia

Climbers & Groundcovers



Viola hederacea
Native Violet



Goodenia paniculata
branched goodenia



Isolepis nodosa
Knobby Club Rush



Hardenbergia violacea
Happy Wanderer™



Cissus antarctica
Kangaroo Vine



Ajuga reptans
bugle weed

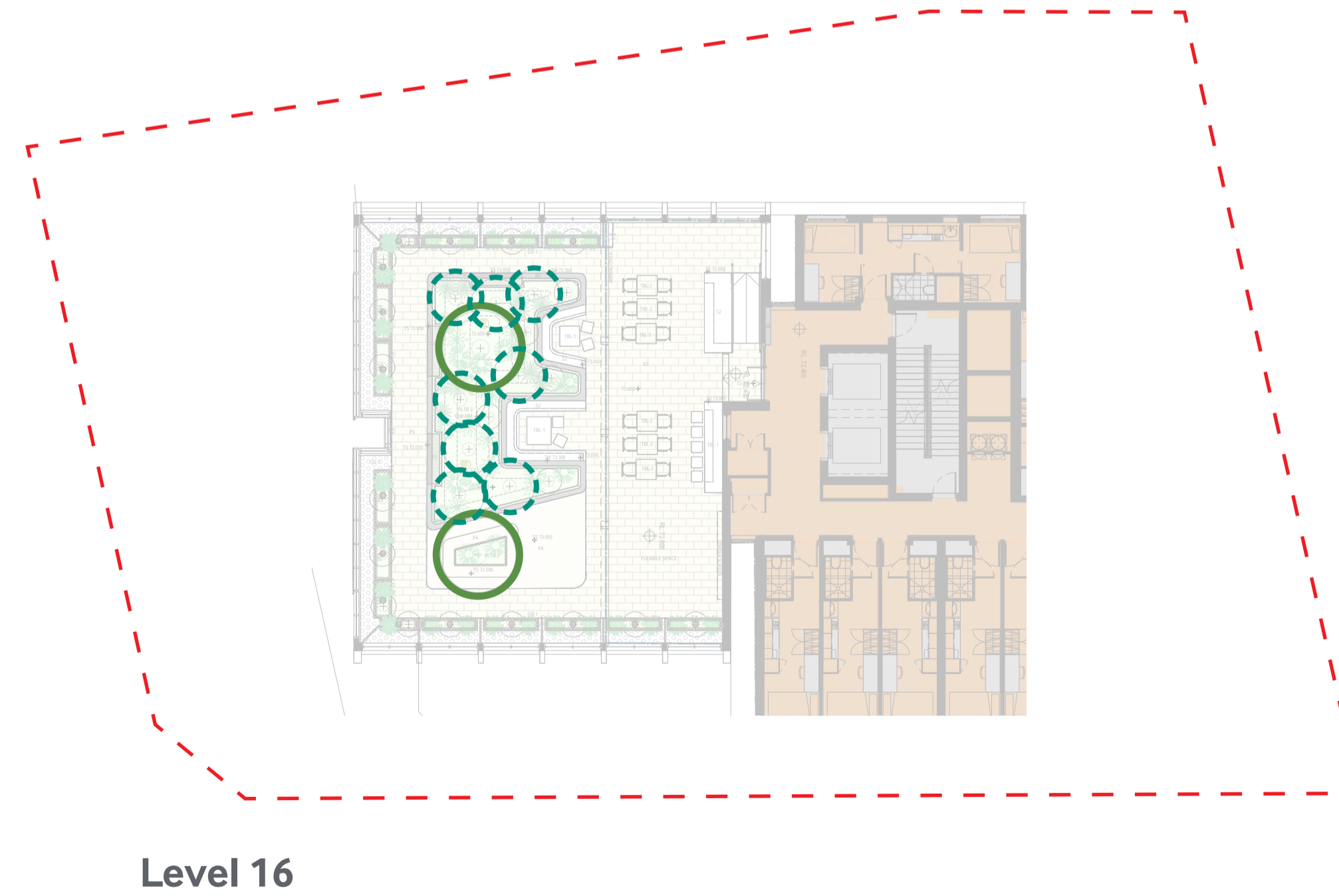
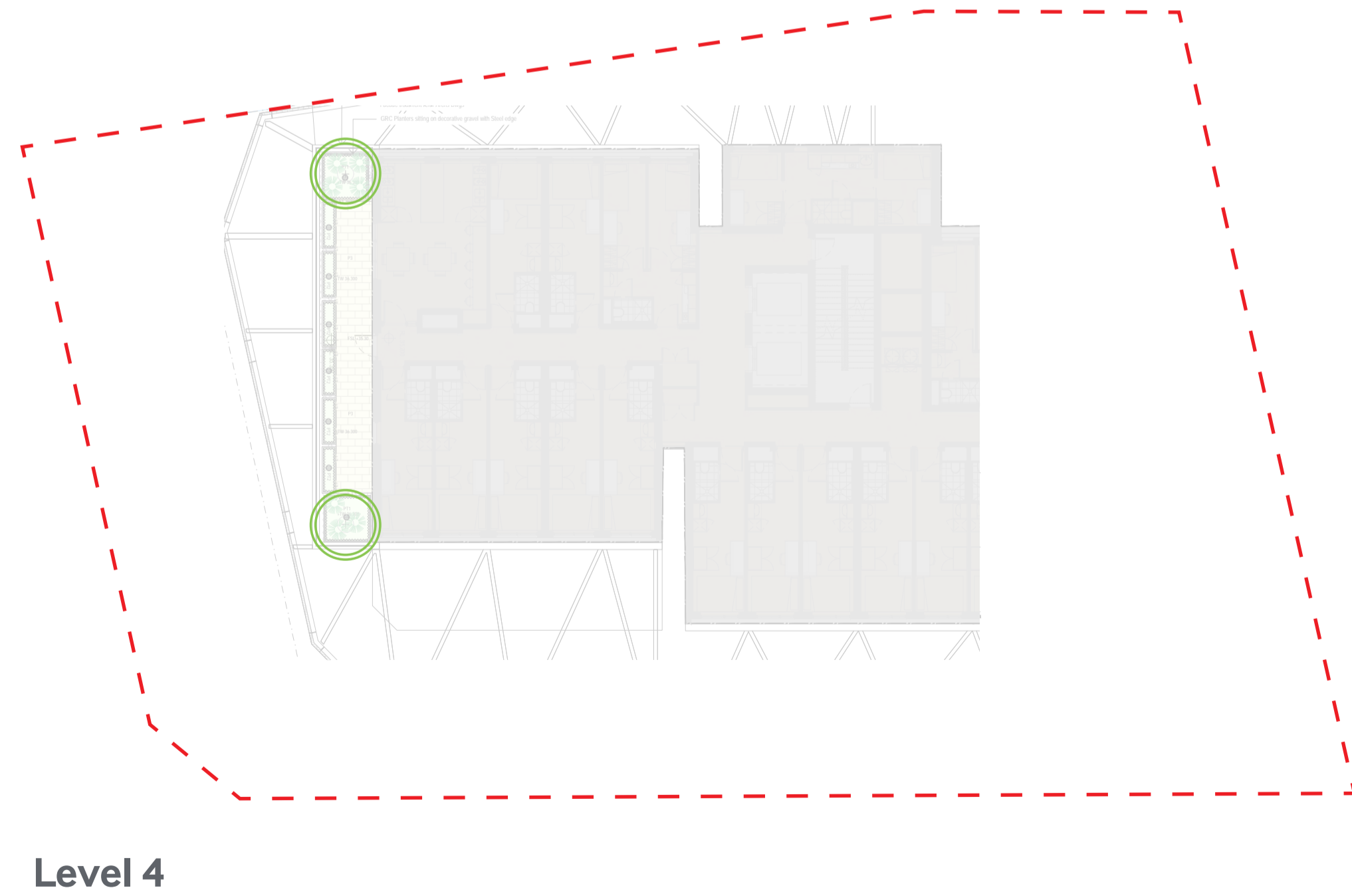




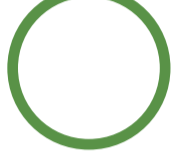





Carpobrotus glaucescens
Pig face

2.10 PLANTING PALETTE

Code	Botanical Name	Common Name	Native	Minimum Potsize	Minimum Install	Estimated Mature	QTY	Ground	Level 2 & 4	Level 16 Sky Park
Trees										
CUP ana	CUPANIOPSIS anacardioides	Tuckeroo	NSW Native	200L	3.5m x 1.5m	15m x 5m	4			
BRA ace	BRACHYCHITON acerifolius	Flame Tree	NSW Native	600L	5.5m x 3.5m	25m x 15m	1	*		
TRI lau	TRISTANIOPSIS laurina	Kanooka	NSW Native	200L	3.5m x 1.5m	15m x 7m	3	*		
CYA coo	CYATHEA cooperi	Lacy tree Fern	NSW Native	200L	2.5m x 1.5m	8m x 4m	4			
LIV aus	LIVISTONA australis	Cabbage Palm	NSW Native	400L	5m clear trunk	15m x 7m	3	*		
ELA ret	ELAEOCARPUS reticulatus	Blue Berry Ash	NSW Native	200L	3.5m x 1.5m	8m x 4m	17		*	
ELA eum	ELAEOCARPUS eumundi	Smooth Leafed Quandong	NSW Native	200L	3.5m x 1.5m	7m x 2m	16		*	
WAT flo	WATERHOUSEA floribunda	Weeping Lilly Pilly	NSW Native	200L	3.5m x 1m	15m x 9m	1		*	*
Shrubs										
DOR exc	DORYANTHES excelsa	Gynea lily	NSW Native	300mm	0.5m high	1m x 1m	1 Per sqM	*	*	*
XAN aus	XANTHORRHOEA australis	Grass tree	NSW Native	200mm	0.3m high	0.8m x 0.5m	1 Per sqM	*		
LOM lon	LOMANDRA longifolia	Spiny-head mat-rush	NSW Native	140mm	0.5m high	2m x 1m	2 Per sqM	*		
RHA exc	RHAPIS excelsa	Lady Palm	Exotic	45L	0.5m high	4m x 2m	1 Per sqM		*	*
BLE gib	BLECHNUM gibbum	Silver Lady	Exotic	200mm	1.0m high	0.8m x 0.5m	2 Per sqM	*	*	
ALP nut	ALPINIA nutans	Dwarf Cardamon	NSW Native	200mm	0.5m high	2m x 1m	1 Per sqM	*	*	*
BAN spi	BANKSIA spinulosa	Hairpin Banksia	NSW Native	200mm	0.5m high	2m x 1m	2 Per sqM		*	*
STR nic	STRELITZIA nicolai	Giant Bird of Paradise	Exotic	45L	1.5m x 0.6m	5m x 4.5m	1 Per sqM		*	*
Groundcovers										
AJU rep	AJUGA reptans	bugleweed	Exotic	140mm	0.2m high	0.6m x 0.5m	5 Per sqM	*		
ANI BR	ANIGOZANTHOS 'Big Red'	Red Kangaroo Paw	Australian Native	200mm	0.3m high	2m x 1.5m	6 Per sqM		*	*
APT cor	APTENIA cordifolia	Heartleaf Iceplant	Exotic	140mm	0.1m high	0.2m x 0.6m	5 Per sqM		*	
CAR gla	CARPOBROTUS glaucescens	Pig face	Australian Native	140mm	0.45m high	1m x 1m	5 Per sqM		*	*
PEN NA	PENNISSETUM alopecuroides 'Nafray'	Fountain Grass	NSW Native	140mm	0.25m high	0.60m x 0.65m	5 Per sqM			*
PHI xan	PHILODENDRON xanadu	Xanadu	Exotic	140mm	0.45m high	0.8m x 1m	4 Per sqM		*	
DIA rev	DIANELLA revoluta	Blueberry Lily	NSW Native	140mm	0.1m high	0.3m x 0.5m	6 Per sqM	*	*	*
VIO hed	VIOLA hederacea	Native Violet	NSW Native	140mm	0.1m high	0.3m x 0.5m	6 Per sqM	*	*	*
GOO pan	GOODENIA paniculata	Branched goodenia	NSW Native	140mm	0.1m high	0.3m x 0.5m	6 Per sqM			*
ISO nod	ISOLEPIS nodosa	Knobby Club Rush	NSW Native	140mm	0.1m high	0.3m x 0.5m	6 Per sqM	*		
HAR vio	HARDENBERGIA violacea	Happy Wanderer	NSW Native	140mm	0.45m high	0.2m x 1m	6 Per sqM	*	*	*
Climbers										
CIS ant	CISSUS antarctica	Kangaroo Vine	Sydney Area Native	200mm	0.9m Length	4m x 6m	6 Per sqM		*	*
EPI aur	EPIPHEMNUM aureum	Devil's Ivy	Exotic	200mm	0.25m high	0.3m x 2m	6 Per sqM		*	*
PAN RB	PANDOREA pandorana 'Ruby Belle'	Wonga Wonga Vine	Sydney Area Native	200mm	0.9m Length	15m x 9m	6 Per sqM		*	*

2.11 TREE PLAN



- 
Brachychiton acerifolius
 Flame tree
 15m H x 10m W
- 
Cyathea cooperi
 Lacy Tree Fern
 7m H x 5m W
- 
Tristaniopsis laurina
 kanooka
 15m H x 7m W
- 
Cupaniopsis anacardioides
 tuckeroo
 15m H x 10m W
- 
Eleocarpus eumundii
 Eumundi quandong
 15m H x 7m W
- 
Waterhousea floribundas
 weeping lilly pilly
 15m H x 10m W
- 
Elaeocarpus reticulatus
 blueberry ash
 15m H x 10m W
- 
Livistona australis
 cabbage palm
 15m H x 7m W

2.12 MATERIALITY STRATEGY



Pavement Type 2A
Sandstone - Larger format
Herringbone



Pavement Type 2B
Brick Herringbone



Pavement Type 2
City Sydney Bridge



Pavement Type 3
Pavers on Poly Pads



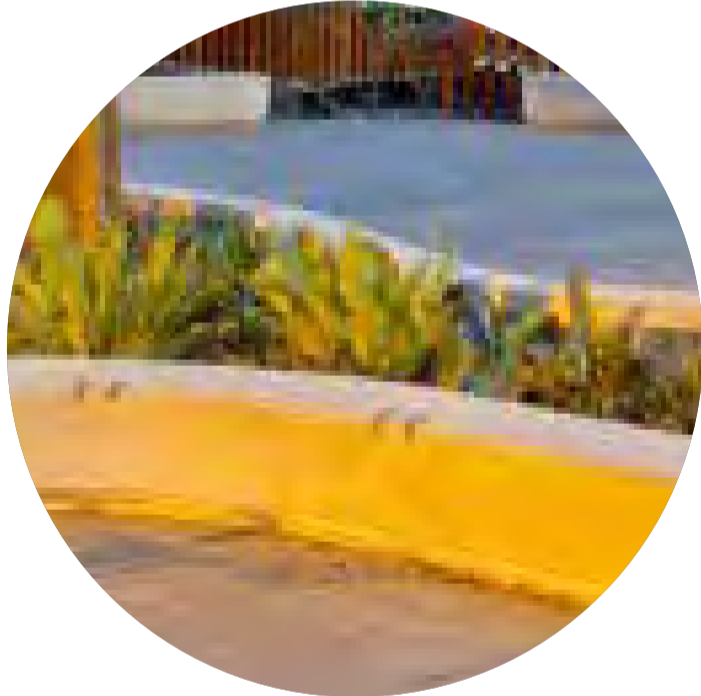
Pavement Type 1
City Sydney Footpath



Pavement Type 4
Modwood



PLTR 3
GRC Facade Planter



Wall Type 1
Insitu Concrete Wall



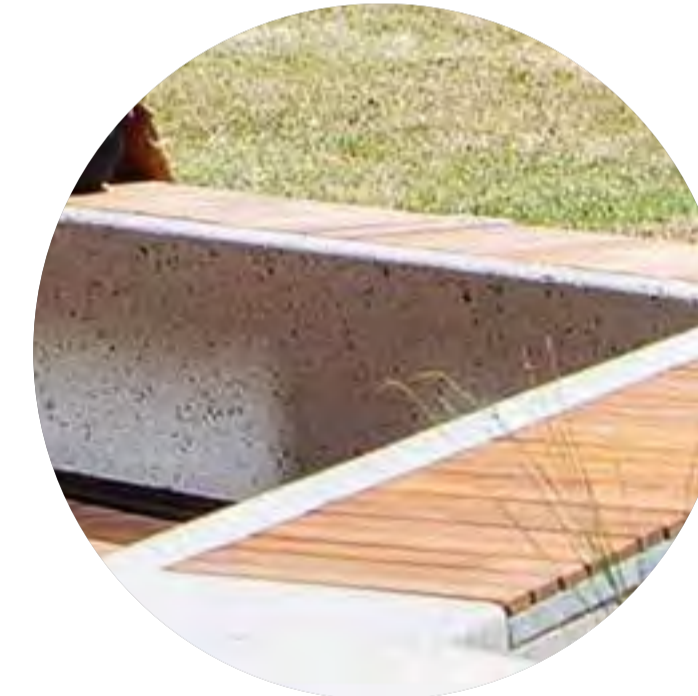
B1 - Bollard
City Sydney Bollard



TG-1
City Sydney Tree Grate

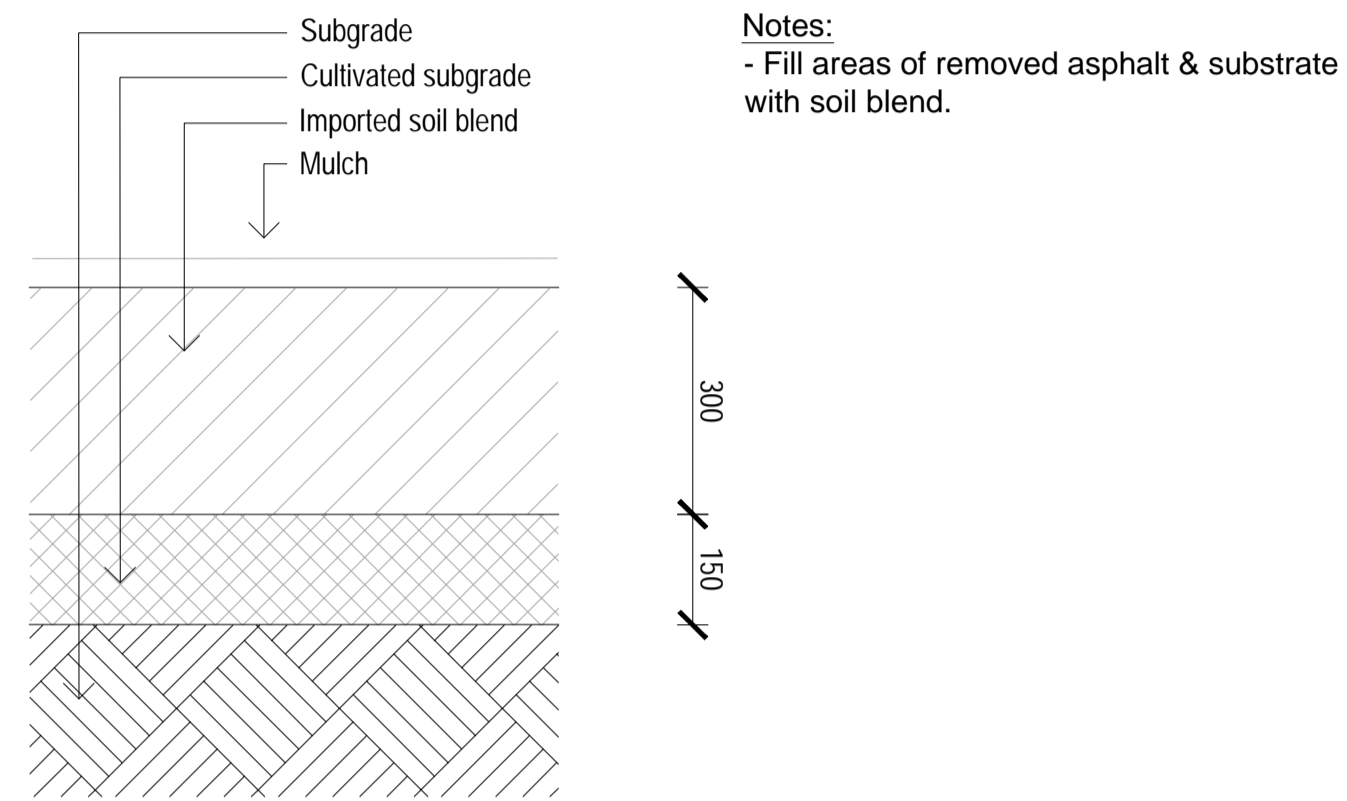


Seat Type 1
Sandstone Seating

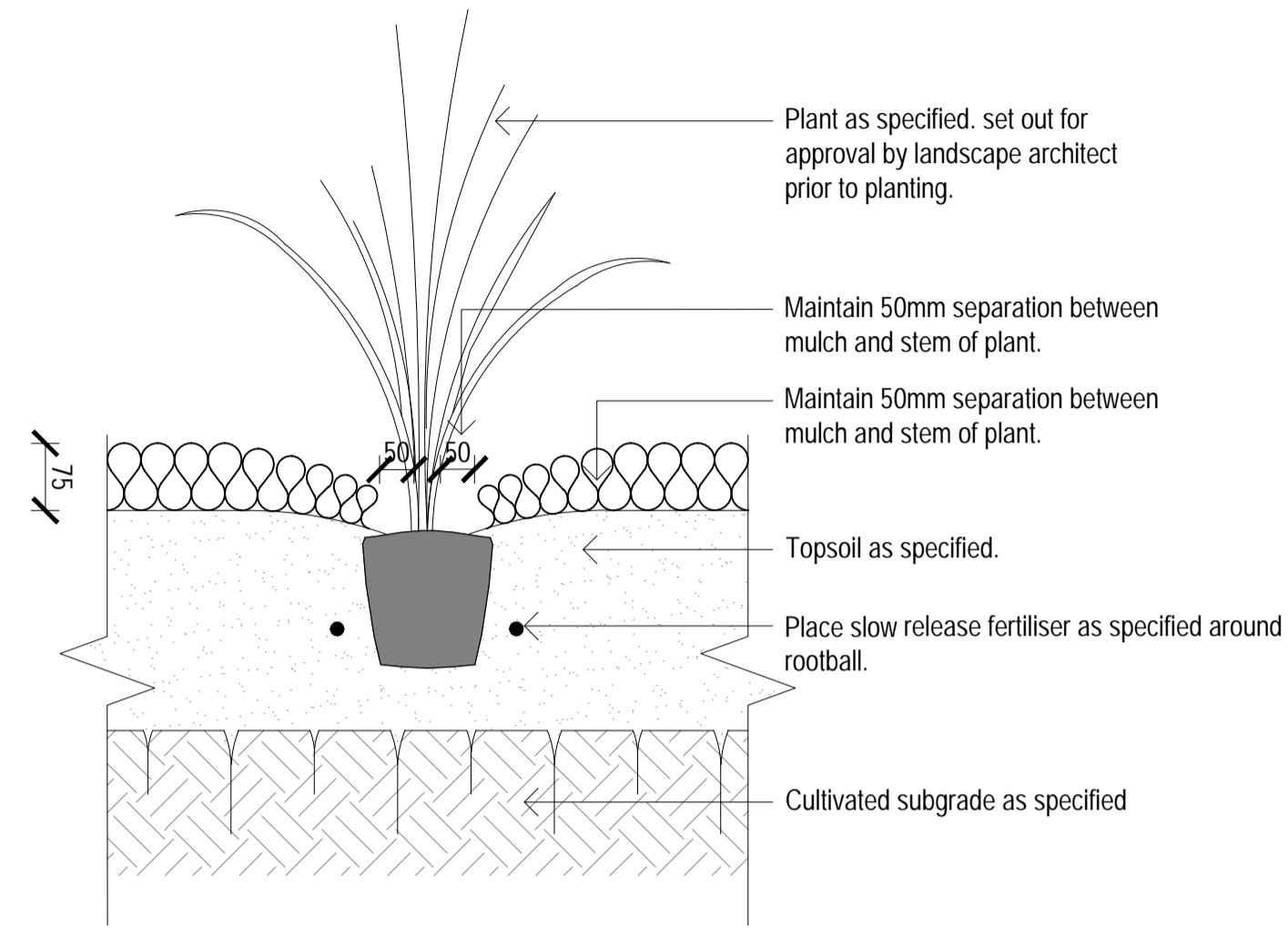


Seat Type 2
Integrated Concrete Seating

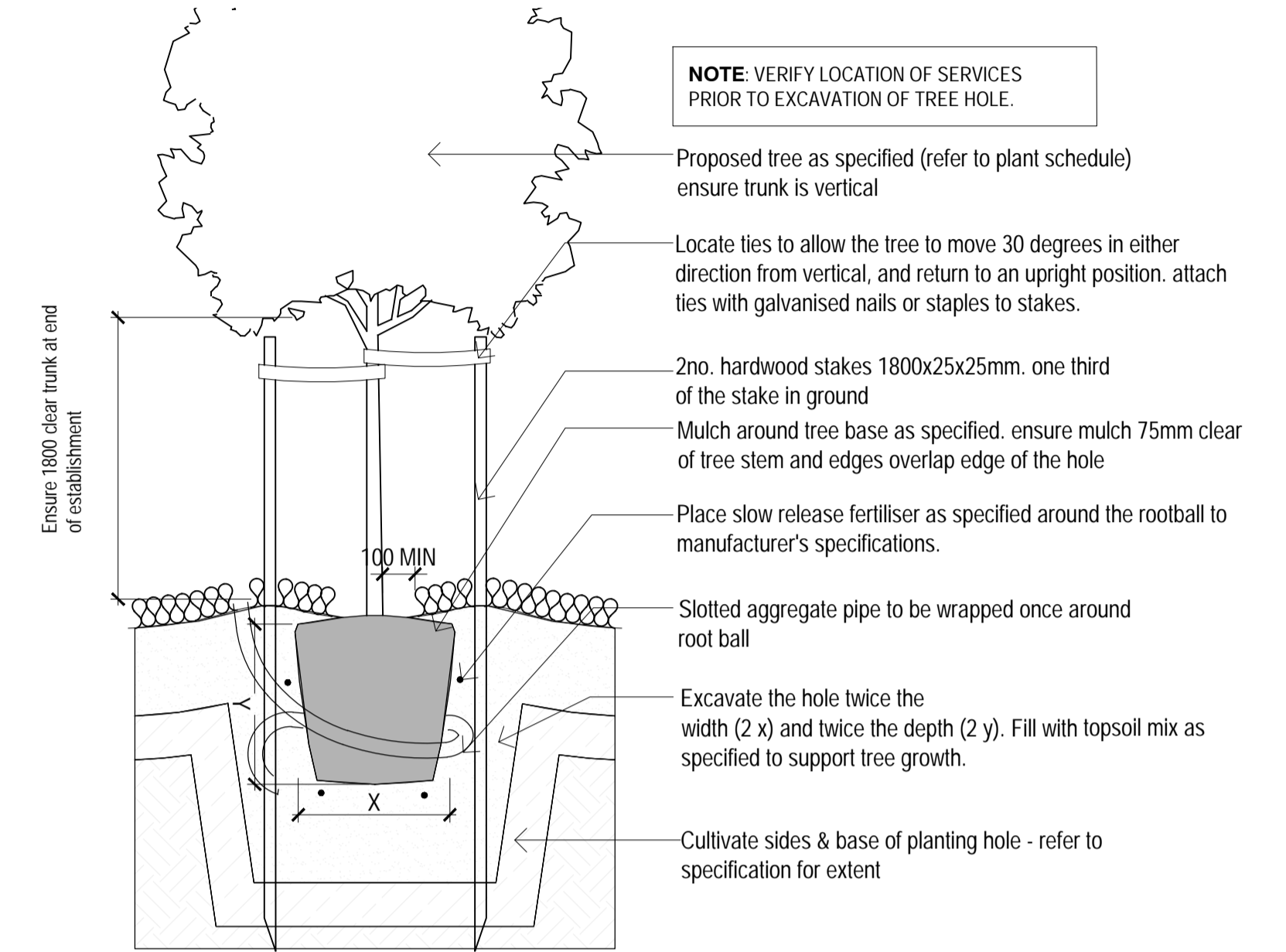
2.13 TYPICAL DETAILS



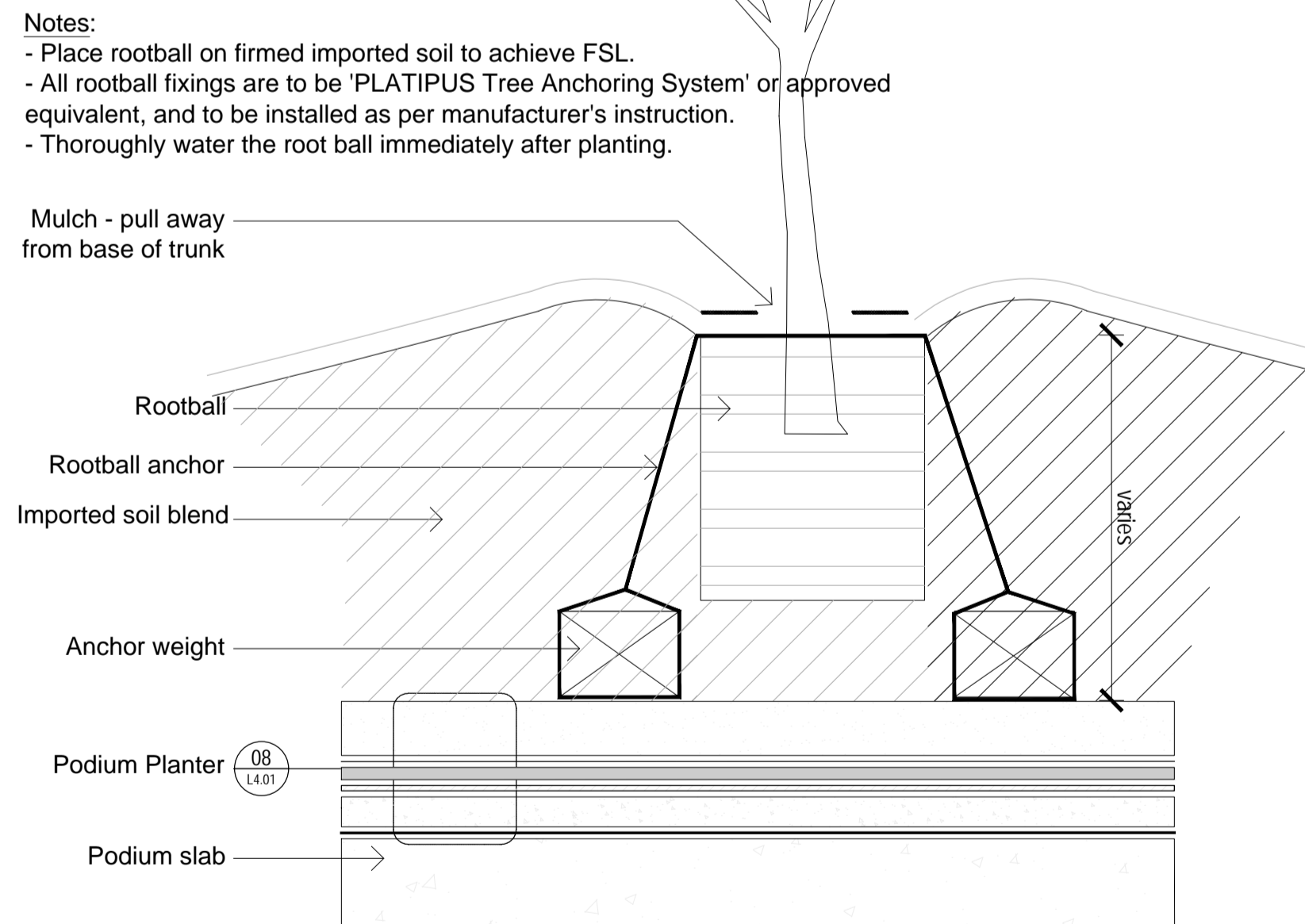
01 TYPICAL PLANTING DETAIL ON GROUND
SCALE 1:10



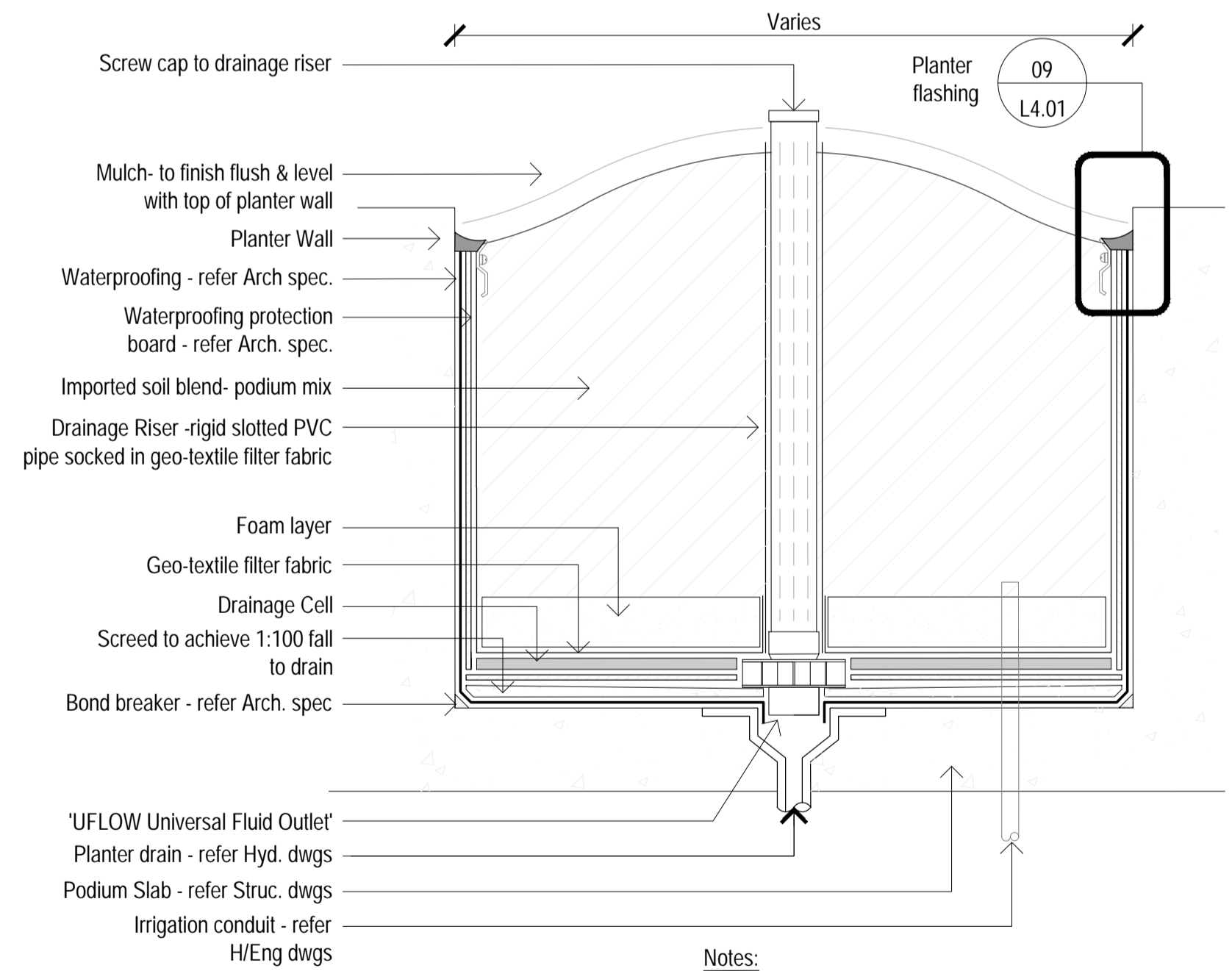
02 TYPICAL PLANTING DETAIL
SCALE 1:10



03 TYPICAL TREE PLANTING IN PLANTING AREA
SCALE 1:20

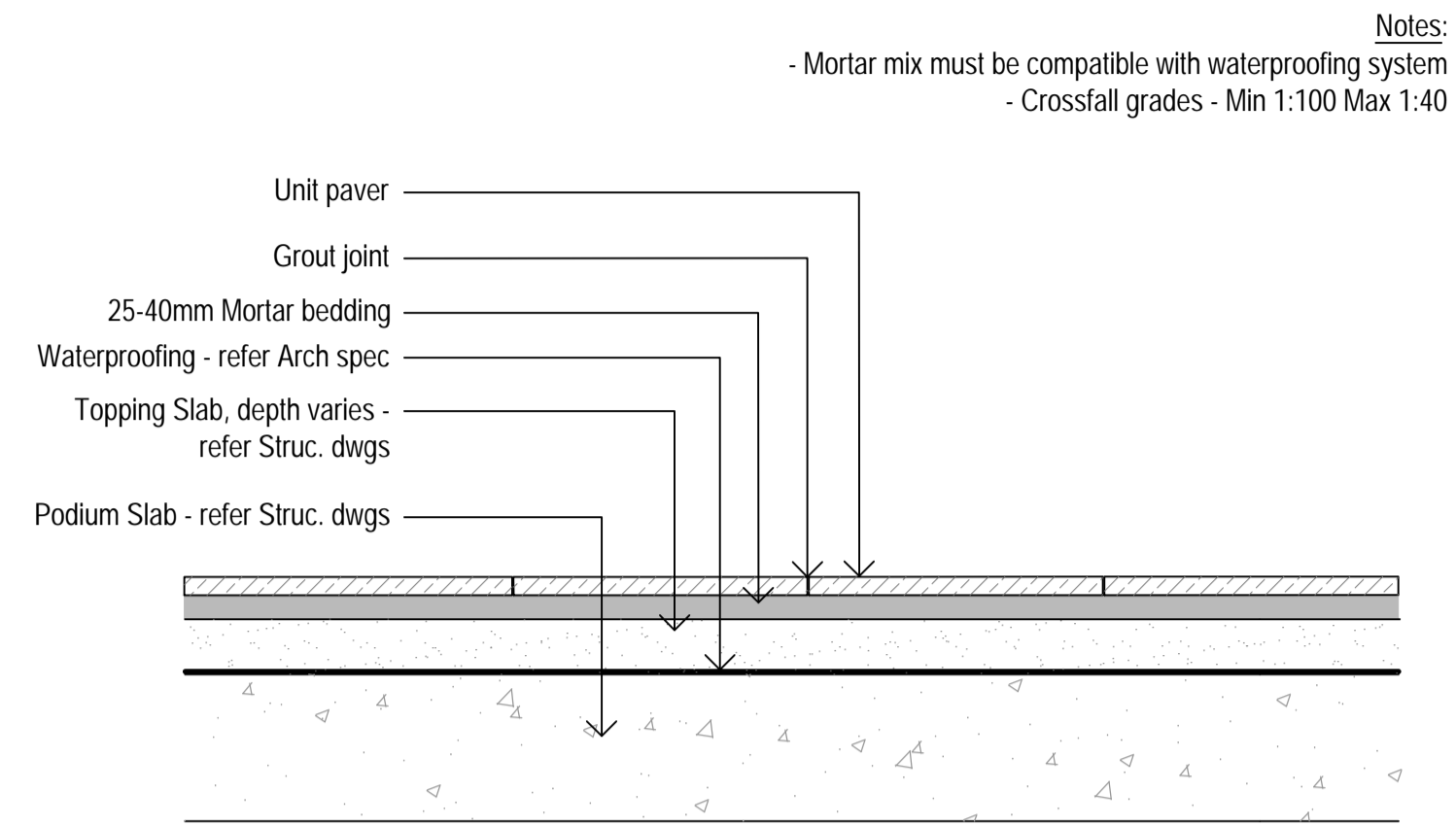


07 PODIUM TREE TYPICAL PLANTING DETAIL
SCALE 1:10

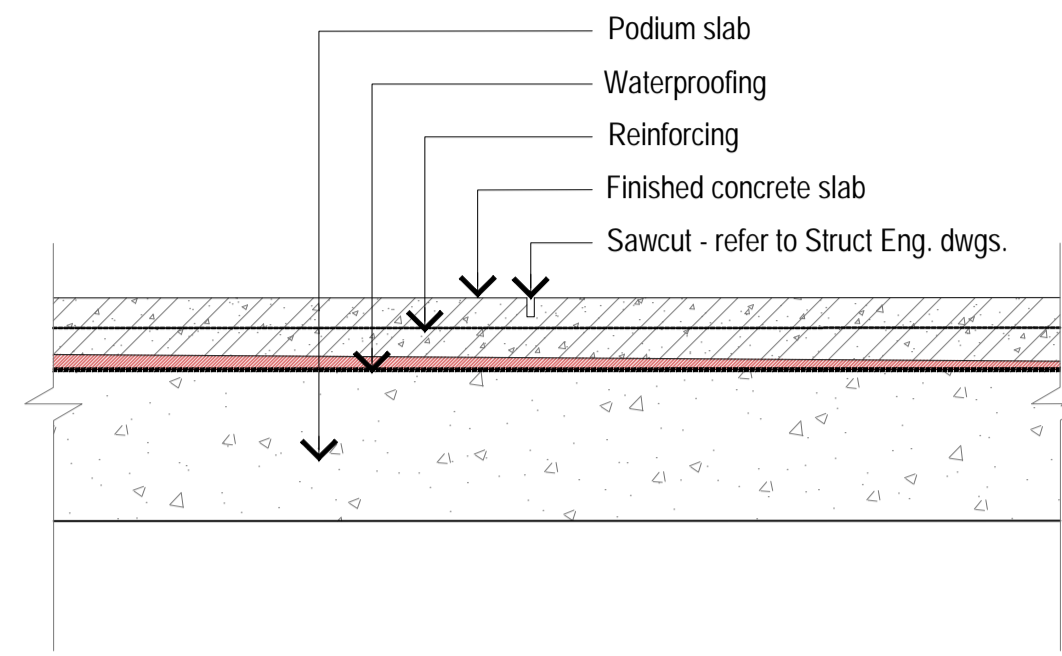


08 PODIUM PLANTER
SCALE 1:10

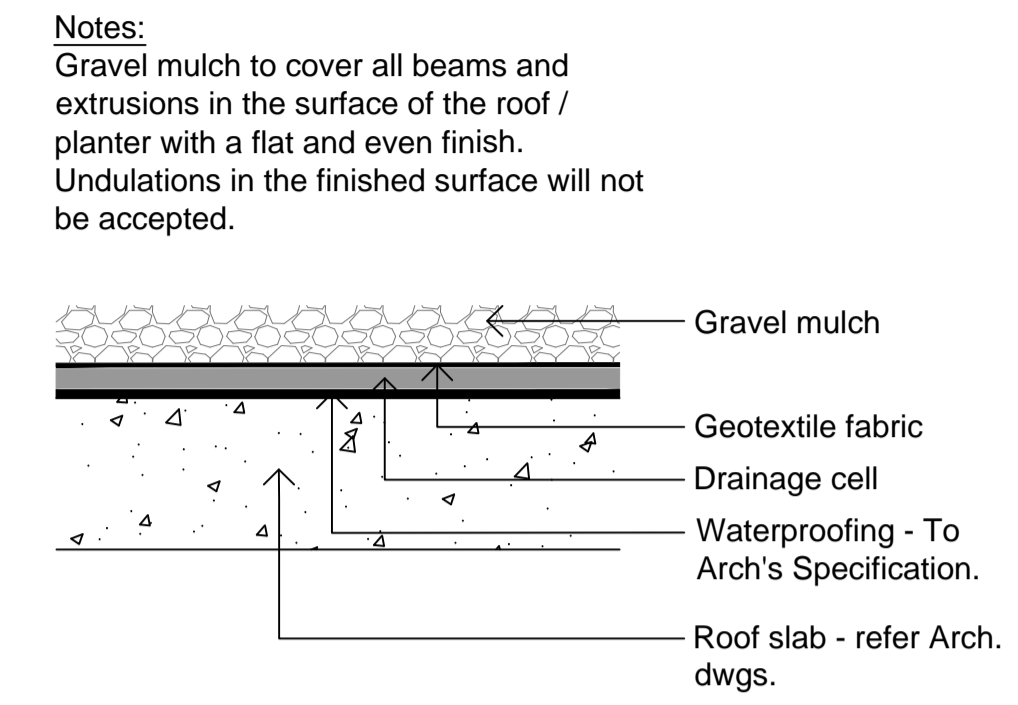
Notes:
- Install 'UFLOW Universal Fluid Outlet' or similar approved to Manufacturer's requirements.



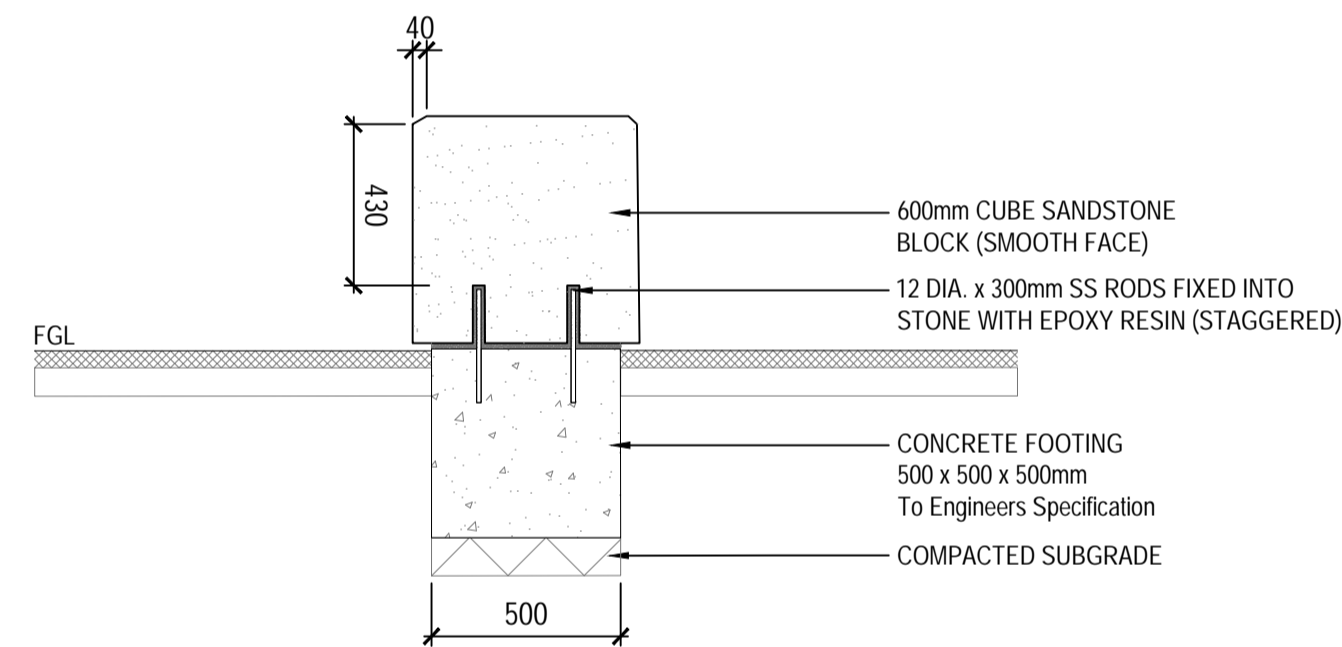
01 UNIT PAVING - ON PODIUM
 SCALE 1:10



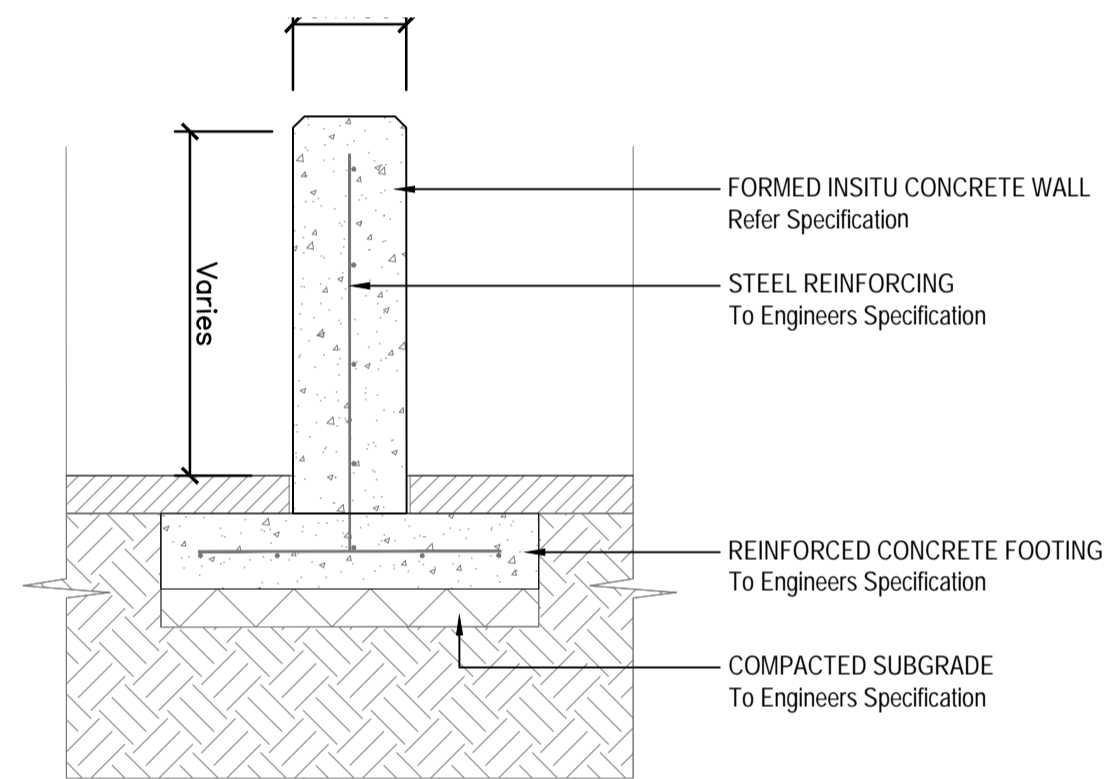
02 INSITU CONCRETE - ON PODIUM
 SCALE 1:10



03 GV1 - GRAVEL MULCH ON PODIUM
 SCALE 1:10

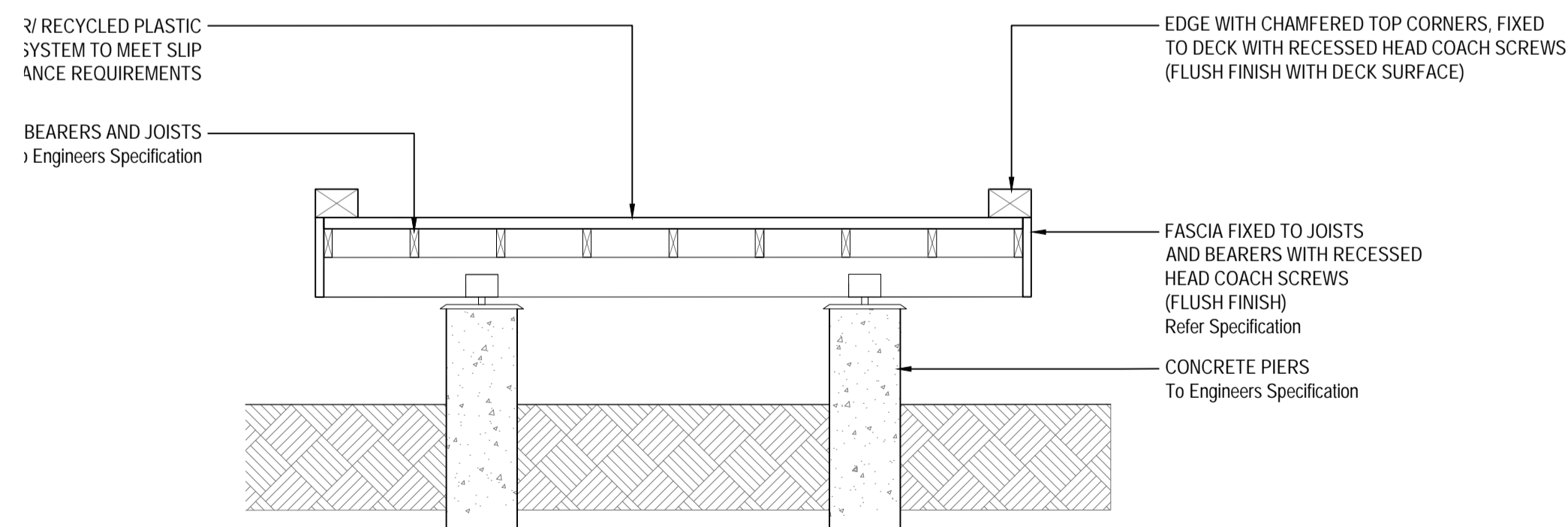


04 SANDSTONE CUBE SEAT
 SCALE 1:20



07 TYPICAL WALL
 SCALE 1:20

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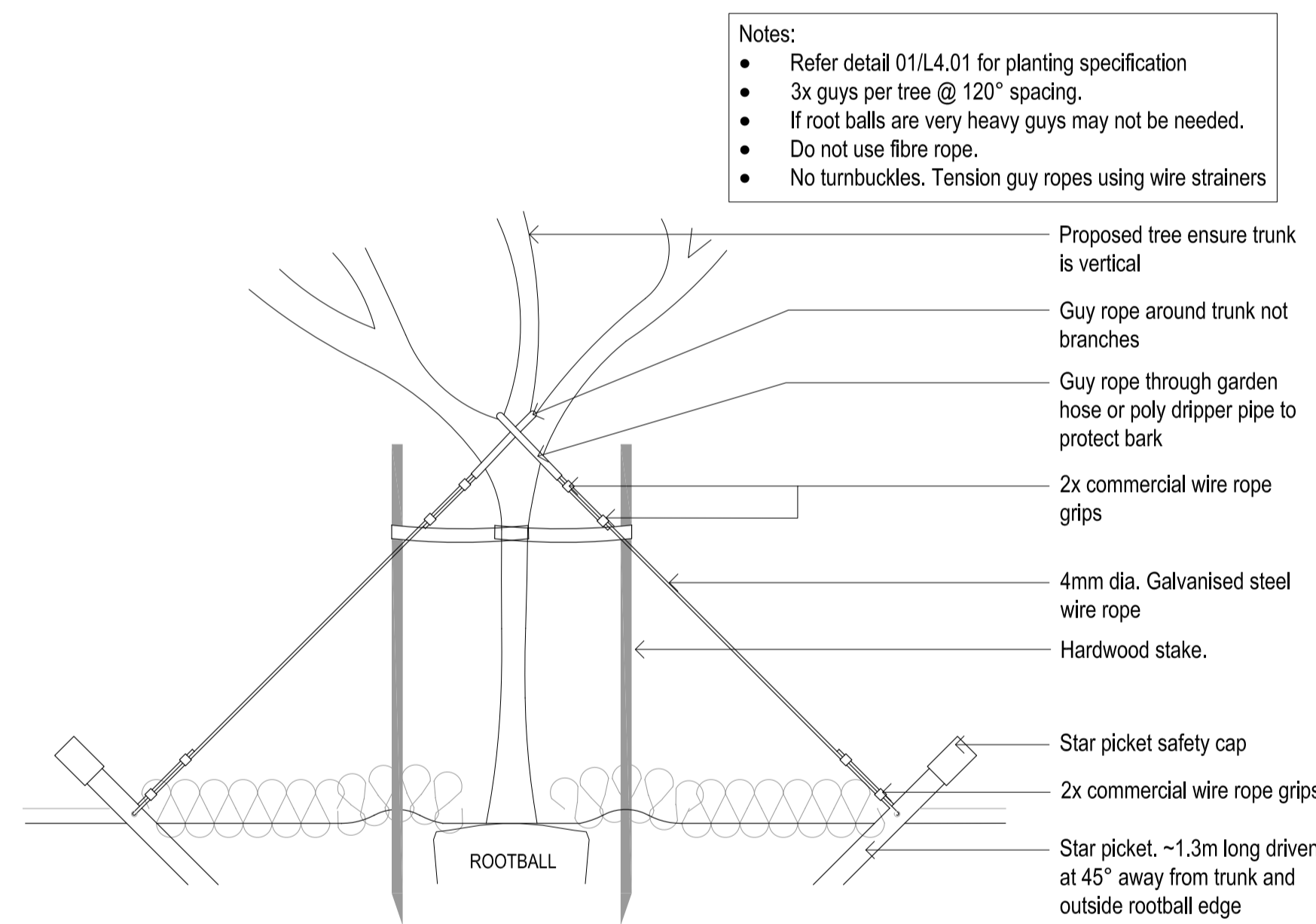


08 TIMBER BOARDWALK
 SCALE 1:20

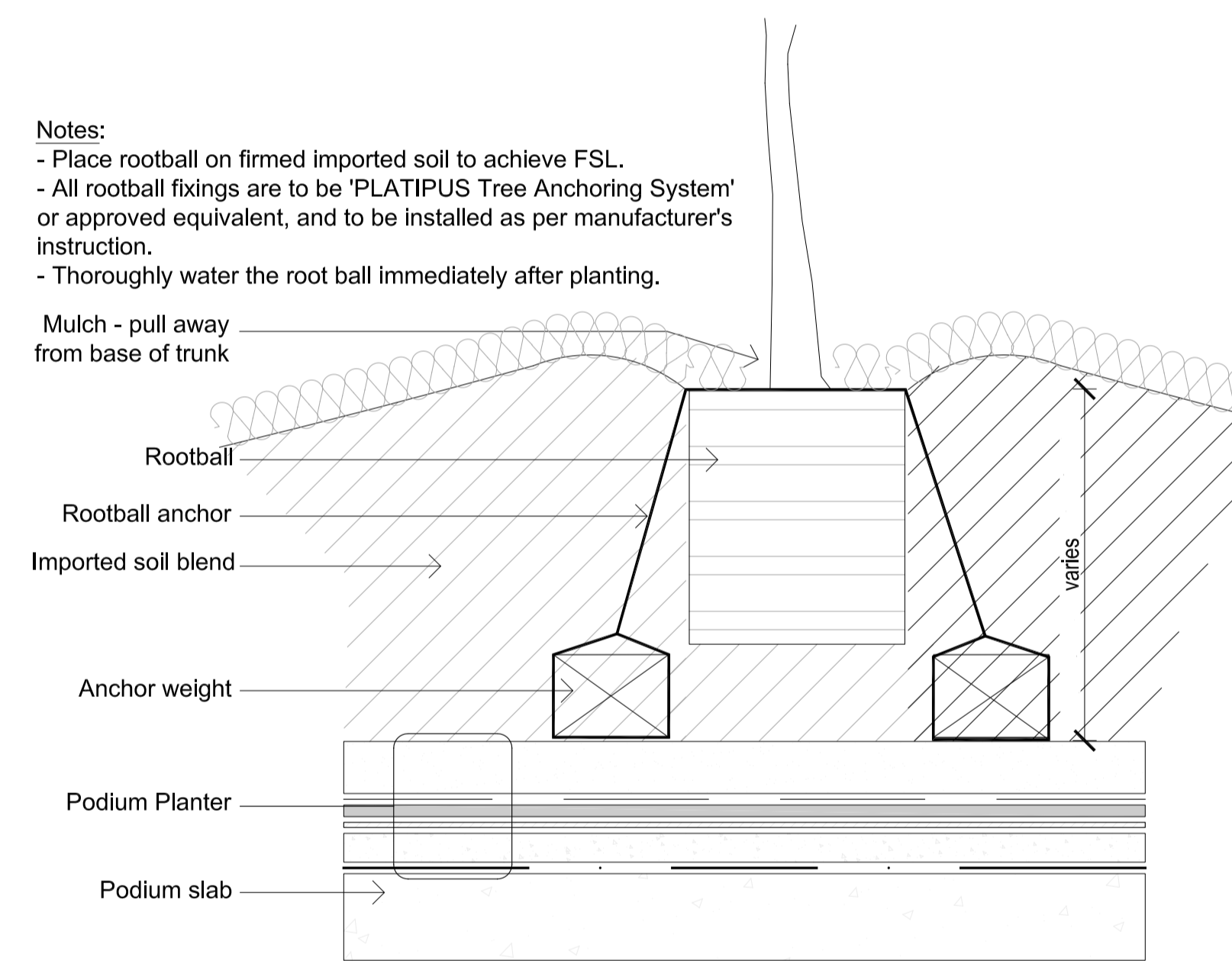
2.14 WIND DETAILS

LANDSCAPE STRATEGY - WIND PROTECTION

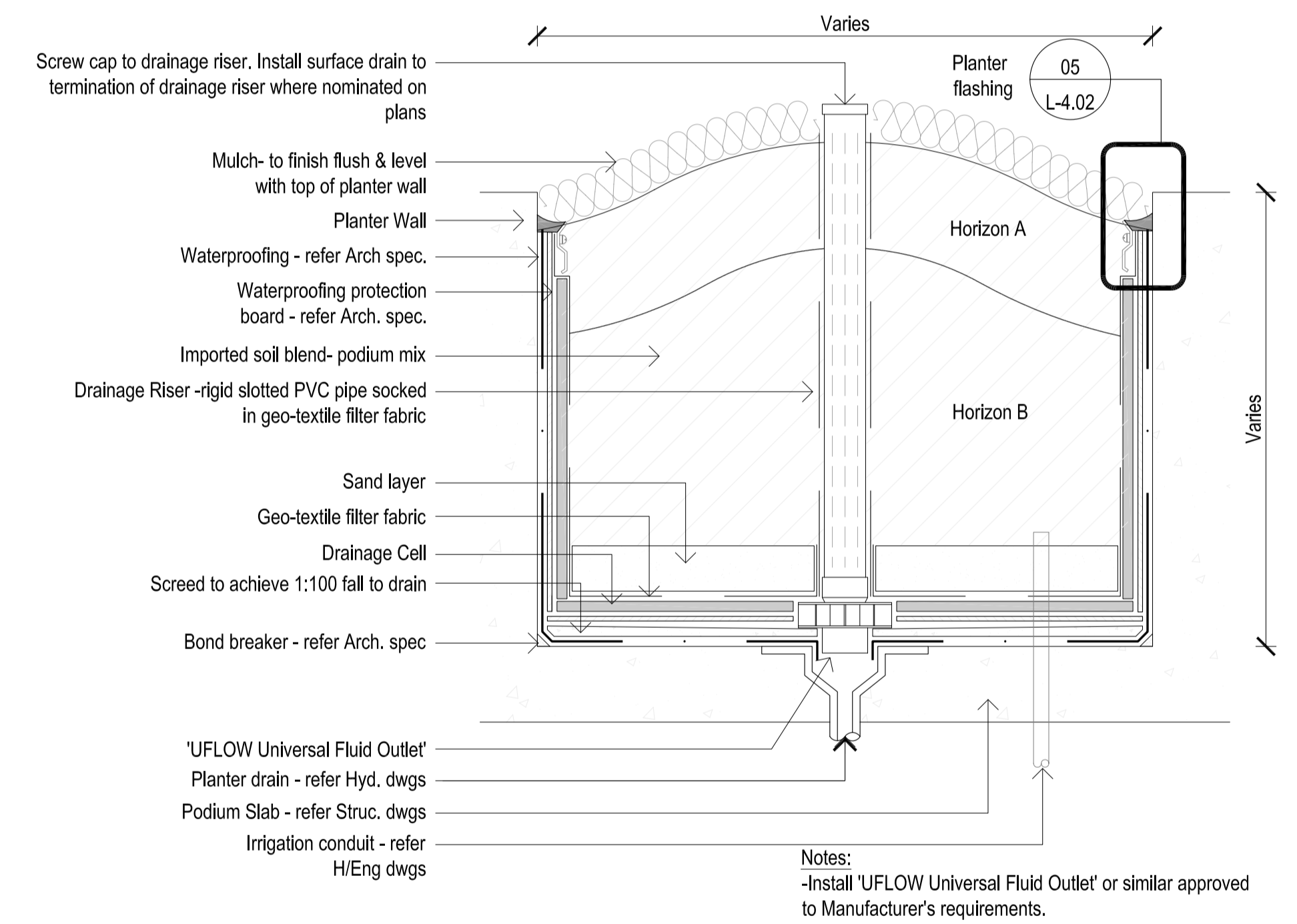
Canopy cover is extremely important in helping reduce temperatures and helping increase biodiversity. New developments often create wind tunnels that effect landscapes on podium spaces which can damage tree species in storm conditions. A series of details including guying, rootball anchoring and deep soil podium planters can help provide trees the infrastructure and stability during early establishment periods and ensuing mature vegetation will not be damaged in high wind conditions.



TREE GUYING DETAIL -SCALE 1: 20@A1



ROOT BALL ANCHOR TYPICAL -SCALE 1:10 @A1



TYPICAL PODIUM PLANTER DETAIL -SCALE 1:10

2.15 MAINTENANCE GUIDELINES



MINIMISING MAINTENANCE NEEDS

The maintenance of the landscape will be important to its success both in the critical establishment phase (the first 12 months) and ongoing for its life span. The reduction and practicality of ongoing maintenance requirements has been intrinsic in the design with key considerations as follows:

- Use of endemic and native species and those known to do well in the local area.
- Selection of species by their size and habit, which do not require frequent pruning to maintain their form as a hedge or to contain them within the desired planting zone.
- Species selected for each area determined based on the micro-climatic conditions, particularly in respect to sun and shade conditions.
- Selection of low water plants to reduce the need for additional watering.
- Roof water to be collected for use in irrigation to reduce the need for the use of potable water for this purpose. Automatic irrigation provided throughout the landscape areas.



MAINTENANCE SCHEDULE

The maintenance of the landscape will be undertaken by the contractor for the first 12 months to ensure successful establishment. Following this the maintenance will be taken over by a maintenance contractor.

The maintenance to be undertaken will be detailed in the landscape specification in the form of a Landscape Maintenance Plan. The Landscape Maintenance Plan will ensure the necessary scope and level of maintenance is achieved to ensure the plants remain healthy and other landscape elements are maintained in a safe, functional and attractive condition and will include the following:



SHRUB PRUNING & TRIMMING

- Tip prune shrubs and ground covers to encourage density in spring and winter. Length removed depending on vigor of previous plant growth.
- Pruning should reflect the natural growth, flowering and regrowth habit of the individual species. Generally prune after flowering. Inspect for failed or dying plants requiring replacement monthly and record probable cause.
- All plants that have died or failed (lost more than 50% of their normal foliage cover) shall be replaced with the same species and commercially available size as the plant to be replaced.
- Generally plant material shall be uniformly high quality stock equal to best available for 'retail sale'. The root systems shall be balanced in relation to the size of the plant.
- Plants shall be healthy well grown, hardened off specimens of good shape and free from pests and diseases and in accordance with 'Specifying Trees: a guide to assessment of tree quality' (Clark 2006). Should the contractor believe that alternative species should be utilised a proposal is to be put to SHMH for approval. Inspect climbers, trailing plants monthly, train leaders onto supports as required. Prune long leaders which cannot be reattached to climbing frame or mesh supports in summer.



TREE MAINTENANCE

- Inspect trees monthly during the first 12 months and annually thereafter. Ensure trees are not showing any signs of stress, adjust watering as required to ensure good health and top up mulch to specified depths as required.
- Avoid unnecessary pruning during the first three years. Prune only critical branches and remove damaged or dead wood. Remove branches that limit public access or present a safety risk.
- Lift the crown of the trees to maintain clear site lines where required to a level of 2.5m.
- Structural tree work including the removal of large branches should be undertaken by a qualified arborist with appropriate applications for the works made to Council.



TURF MAINTENANCE

- Mow turf every 2 weeks in summer, 3 weeks in Spring / Autumn and 4 weeks in winter. Mow at heights of between 40 to 60mm & remove no more than 1/3 of the leaf blade at any one time. Do not mow under wet conditions.
- Apply fertiliser at rates as recommended by manufacturer in Spring and Autumn. Apply fertiliser at rates as recommended by manufacturer
- Inspect for compaction and thatching in Spring. Carry out aeration treatment if required using dethatching or verticutting equipment
- Inspect for failed turf requiring replacement and record probable cause in Winter. Remove failed turf, prepare surface & lay new turf in accordance with original turf specified.



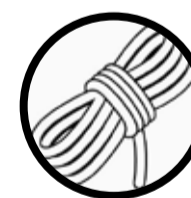
FERTILISING, SOIL IMPROVEMENT & PEST CONTROL

- Soil testing is to be undertaken at the commencement of the maintenance contract and shall include taking samples from a cross section of planting areas. Slow release fertiliser selected to take into account the soil testing results and the insitu plants should be applied annually in spring and in accordance with the manufacturer's recommended rate. Prior approval required for fertiliser use.
- Check for incidence of fungal and insect attack monthly.
- Apply appropriate treatment for fungal and insect attack if necessary subject to approval.
- Avoid use of chemical sprays. If chemical control is considered necessary, these should be mixed and applied in strict accordance with manufacturer's directions. Do not spray in windy or extreme weather. Prior approval required of chemical to be applied.
- Do not remove leaf litter from planted areas unless depth of litter is impacting on plant growth.



MULCHING & WEEDING

- Prevent reproduction of weeds by removal of seedlings and established weeds before seed set. This work should be carried out regularly so that the planted and mulched areas are weed free when observed at monthly intervals.
- Weed garden areas manually or with approved herbicide monthly. Prior approval required for Herbicide use. Approved Herbicide use to be in accordance with regulation rates and manufacturer's recommendation. Protect plants from overspray and avoid if rain is likely within 12 hour period
- Surface mulch is to be replenished as required, at least annually in spring, to maintain a consistent depth as specified at installation. Mulching materials to be consistent with those specified at installation.
- Plant and other litter to be removed from paths and garden areas where required.



ADJUSTMENT OF TREE STAKES & TIES

- Inspect stakes and ties monthly, replace as required. Check the straps during spring and autumn, ensuring they are loose around the tree to prevent damage to the trunk.
- Remove all stakes and ties at the completion of the 12 month establishment period.

