

William Street, Leichhardt SSDA Landscape Design Report

40-76 William Street, Leichhardt, NSW 2040



SITE IMAGE
Landscape Architects

Anprisa

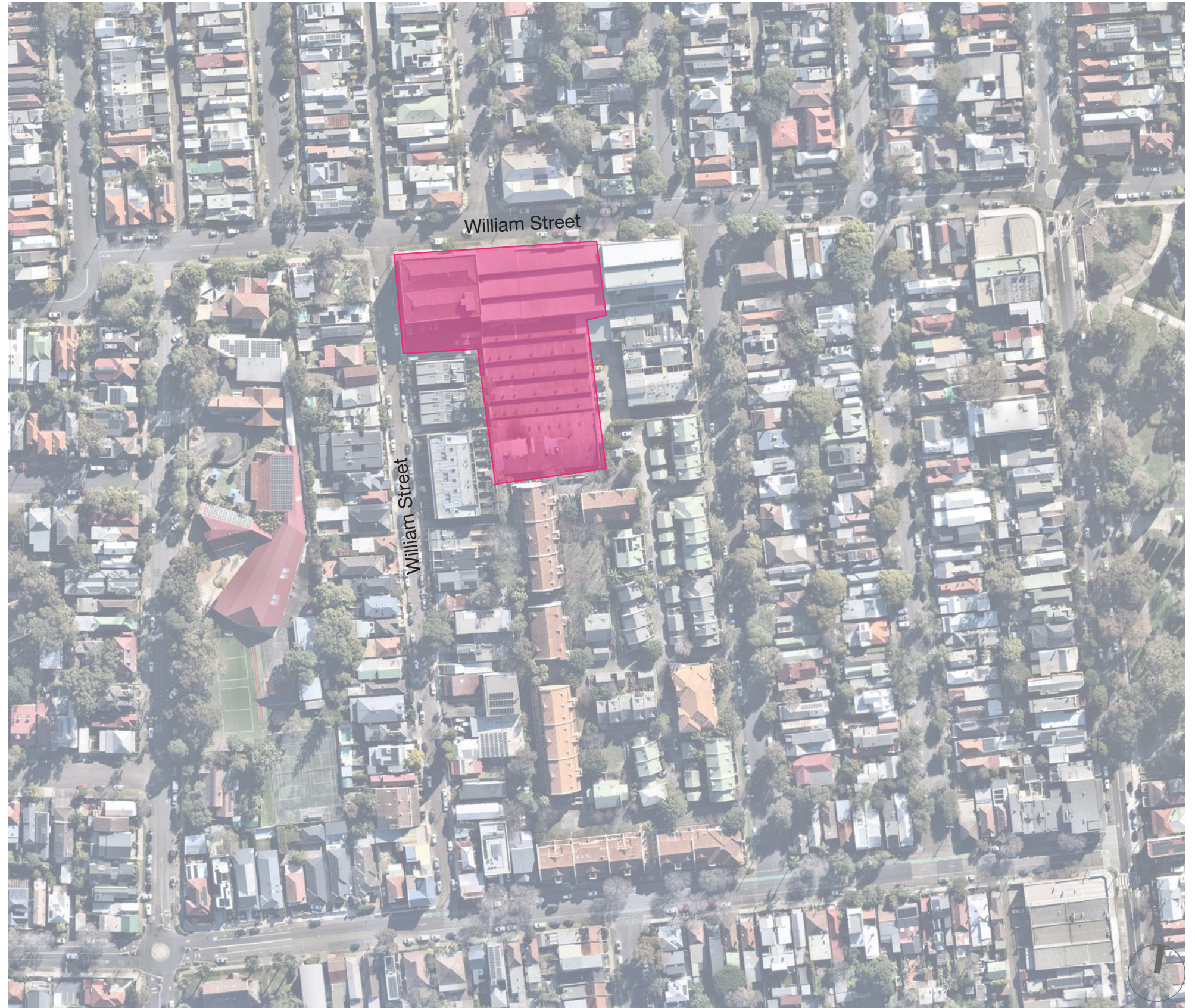
W-B
WOODS BAGOT

Introduction and Site

This proposal seeks to enhance and expand upon the vision and objectives of the inner west local strategic plan and local housing strategy. Considering the neighboring architectural style, landscape, and natural surroundings, it focuses on a pivotal area within this precinct.

The proposed development expands connectivity to public transport, walking paths, and cycling routes, ensuring a convenient and connected lifestyle for residents. It aims to increase the vibrancy of the surrounding context through well designed, contemporary buildings that define and compliment the history of place.

The key drivers of the development are connected and diverse community integrated into sustainable urban life. This is achieved through the creation of spaces that integrate promote social interaction and economic activity, along with the incorporation of green spaces and sustainable living. By aligning with the strategic goals of the Inner West Council, this development strives to create a balanced and vibrant urban precinct that meets the diverse needs of its residents while fostering a sense of place and community identity.



Planning and Framework Documents

The following planning and Framework documents have been cited and complied with in the Landscape Design.

Leichhardt Development Control Plan, 2013 - Inner West Council

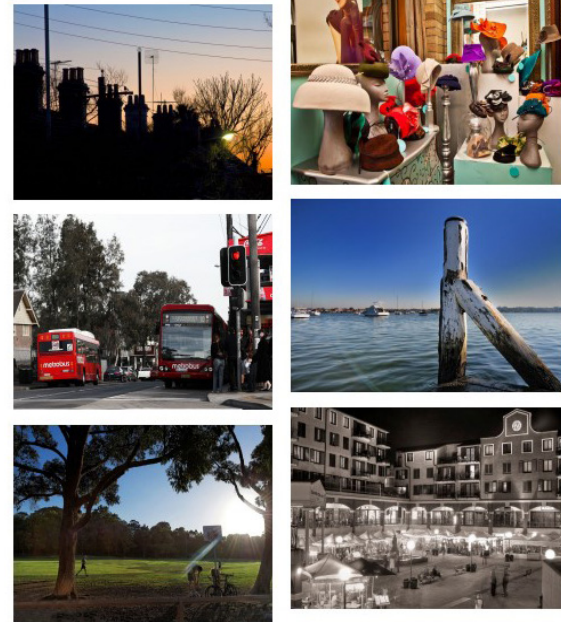
Better Placed - Government Architect New South Wales

Apartment Design Guide - NSW Government

Connecting With Country - Government Architect New South Wales

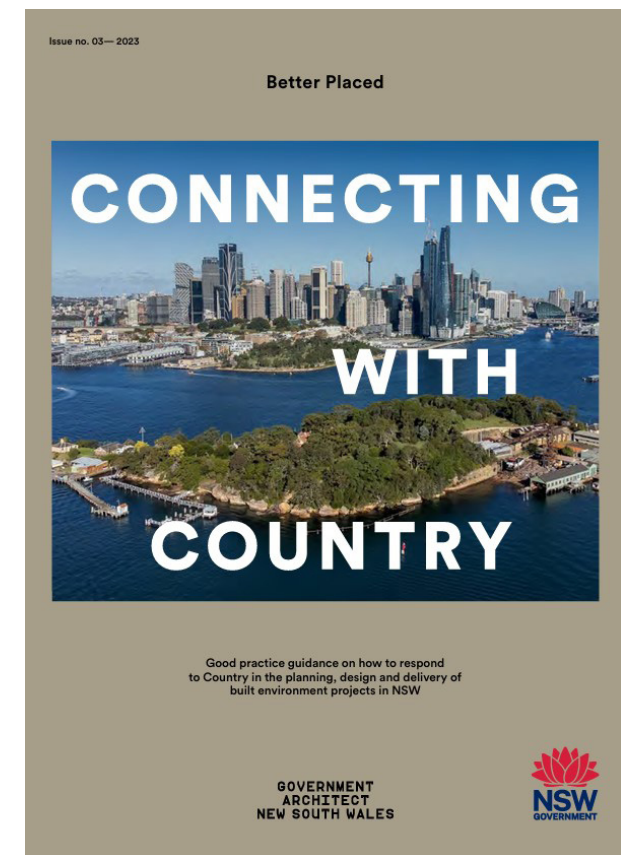
INNER WEST

Leichhardt Development Control Plan 2013
(Amendment No. 18)



Apartment Design Guide

Tools for improving the design of
residential apartment development

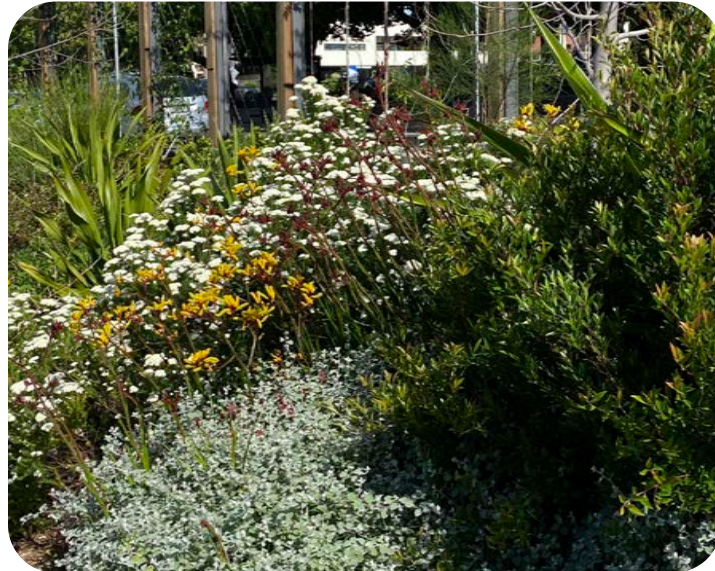


Ground Floor Masterplan

The Landscape Masterplan for 40-76 William Street, Leichhardt seeks to provide articulated, green spines through the central axis of the site along the ground floor communal open space. The landscape will be made up of accessible open spaces closely interwoven with the proposed built form.

A variety of common open spaces on the ground floor will provide connectivity through the site and opportunity for passive recreation for residents with some pockets for communal dining and play.

The scheme balances passive seating areas, open lawns that make use of solar access, deep soil pockets and dense vegetated areas for privacy. The integration of steel structures, recycled brick, concrete and recycled timber, references the post industrial nature of the original site whilst also layering the themes of Connection with Country.



Connecting with Country

Connection with Country and, a designing with Country approach, has been undertaken for this development. Artefact Heritage and Environment have helped to facilitate a Walk on Country followed by a workshop, on May 19th, to collaborate and start the conversation for the co design process.

The Walk on Country and workshop was attended by Aboriginal stakeholders, as well as representatives from Artefact, Ceerose and the project team.

Key discussion points from the day have been developed into design recommendations in the Connection with Country Design report, Developed by Artefact. The opportunities for integration of Connection with Country are as follows:

Key Applicable Discussion Points:

Landscape

- The group were struck by the steep slopes and undulating hills of the landscape of Leichhardt and the obvious hollow that the site at 40 William St sits in.
- The discussion led onto ways of respecting and interpreting the natural landscape, ensuring that the designs work with the landscape and keep the natural shape.

Flora and Fauna

- The group discussed using colours that reflect Country – the colours of flora, fauna, rock and water.
- Ash recommended including native species in landscaping – and not just native plants to Australia but plants endemic to Leichhardt

Natural and Industrial

- Aunty Pamela noted that the residents would be coming from a variety of places and so elements of heritage and natural heritage could appeal to different people and bring the community together.
- The group talked about the potential reuse of timber and steelwork from the site – in adaptive reuses as seating or in landscaped areas.

Noise

- The group spent some time discussing the impacts of aeroplane noise on the community in Leichhardt. Open space areas will help to mitigate noise.

Soils

- Considerations for development: soils
- Uncle Bob asked about reusing soils within the development which led to a discussion about soil quality. For cost as well as a desire to recycle, Ceerose noted that the preference is to reuse materials on site
- Site Image noted that for previous industrial sites, new topsoil will likely be required



Connecting with Country

Opportunities for Design Realisations



Landscape geometry and plantings

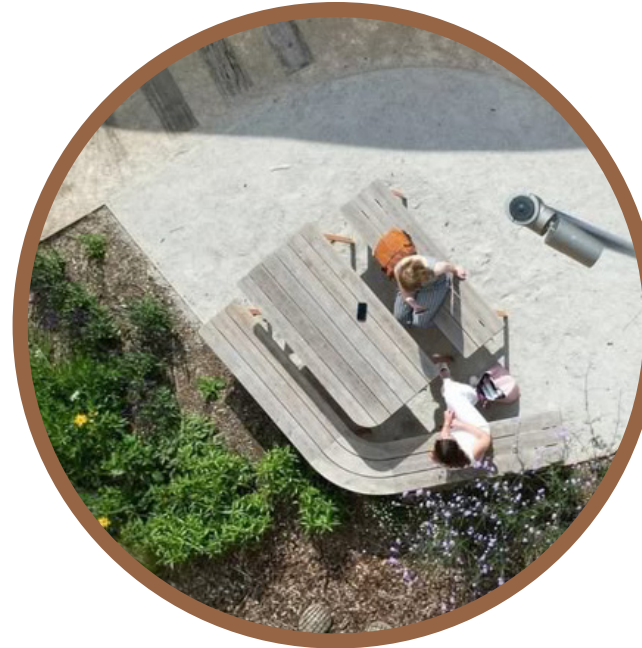
Planting patterns, where trees and understory plants were clumped rather than planted in lines, are preferred to enhance the naturalistic feel and to echo Country.

Plantings of species that were in the area prior to European arrival



Ground plane elements

Embedding Aboriginal design elements into the ground plane of a site can connect a new development directly to Country
Waterway motifs



Gathering spaces and seating

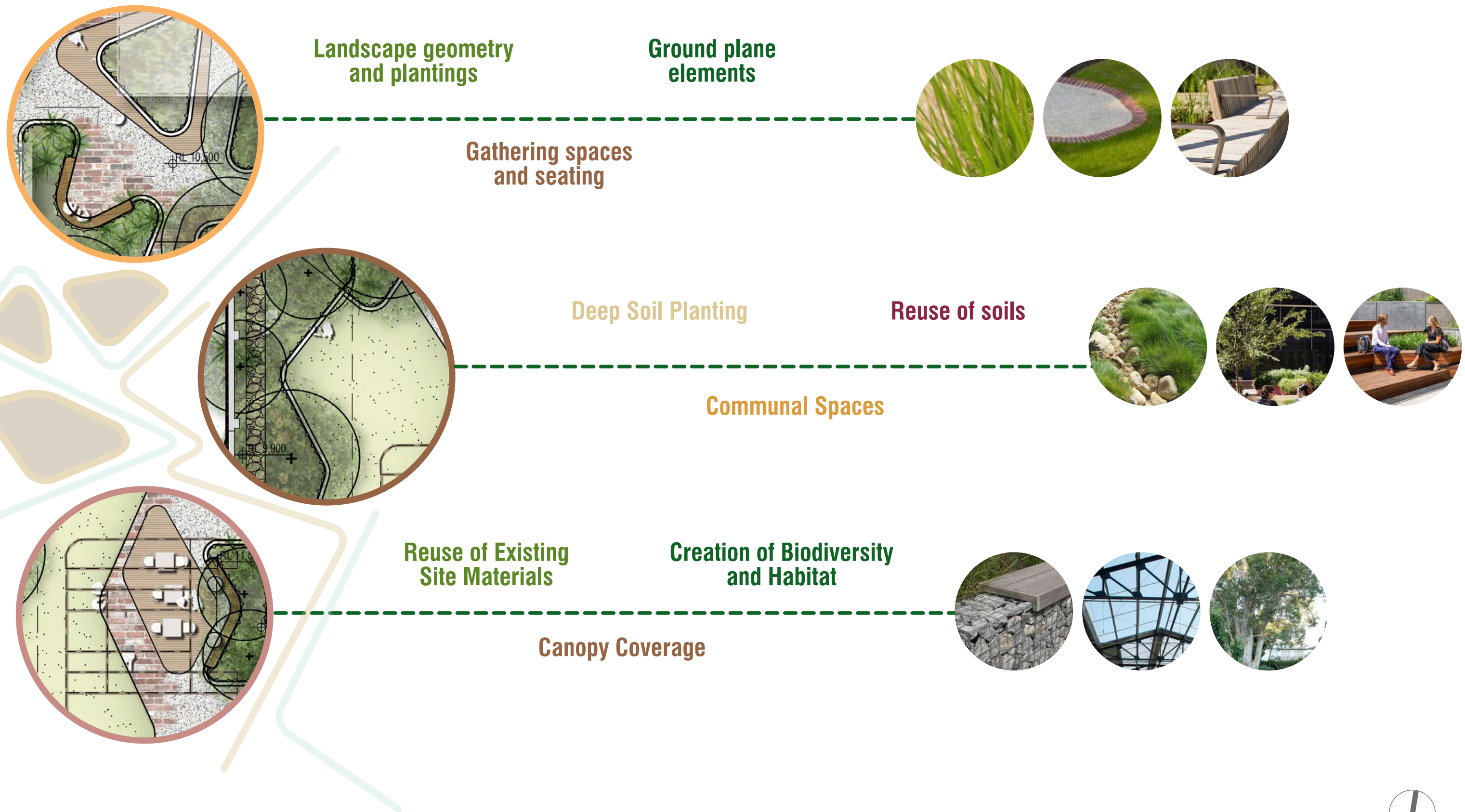
Seating and shade structures in gathering spaces provides a rich context and points of engagement and conversation



Naming/ Use of Language

Using Aboriginal words or phrases through art, the ground plane, interpretative panels

Connection with Country



Ground Floor



KEY PLAN

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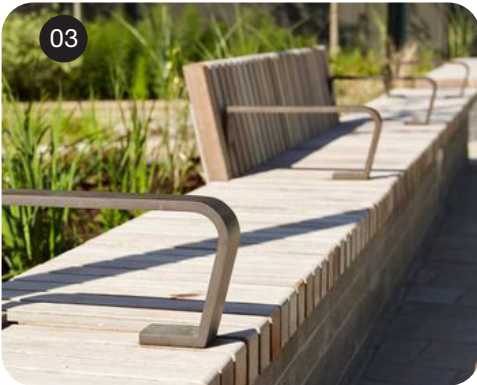
Design Precedents



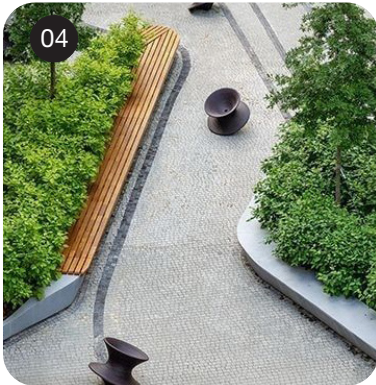
Entry feature planting



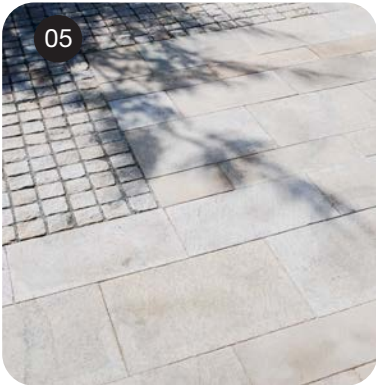
Entry stairs



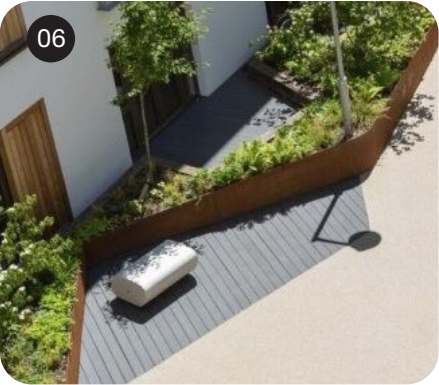
Seating to entry under croft



Island planters



Feature paving with recycled materials & feature inlays - opportunity to integrate naming and language



Sculptural planters to create privacy to apartments

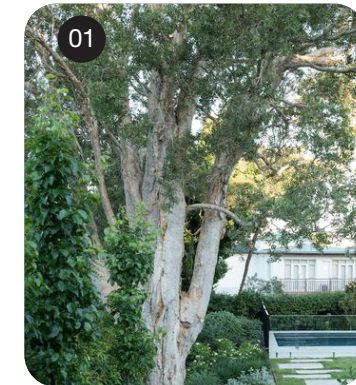


Ground Floor

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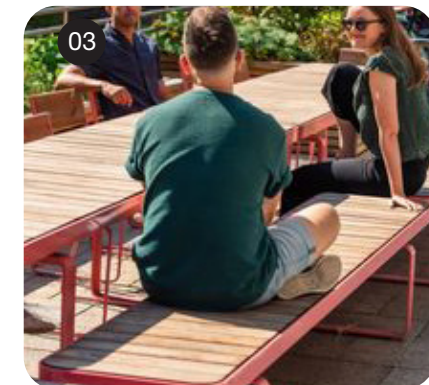
Design Precedents



Deep soil planting



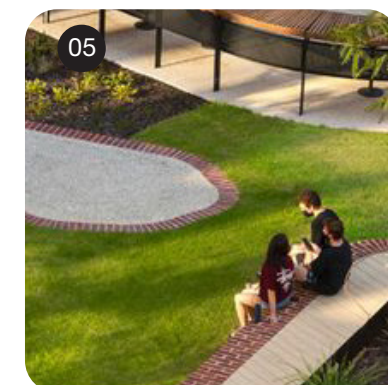
Swale/ dry creek bed



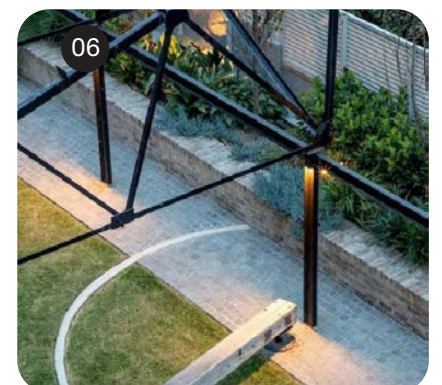
BBQ and dining



Reuse of site material in walls and seating



Passive spaces with forms and hues inspired by Country

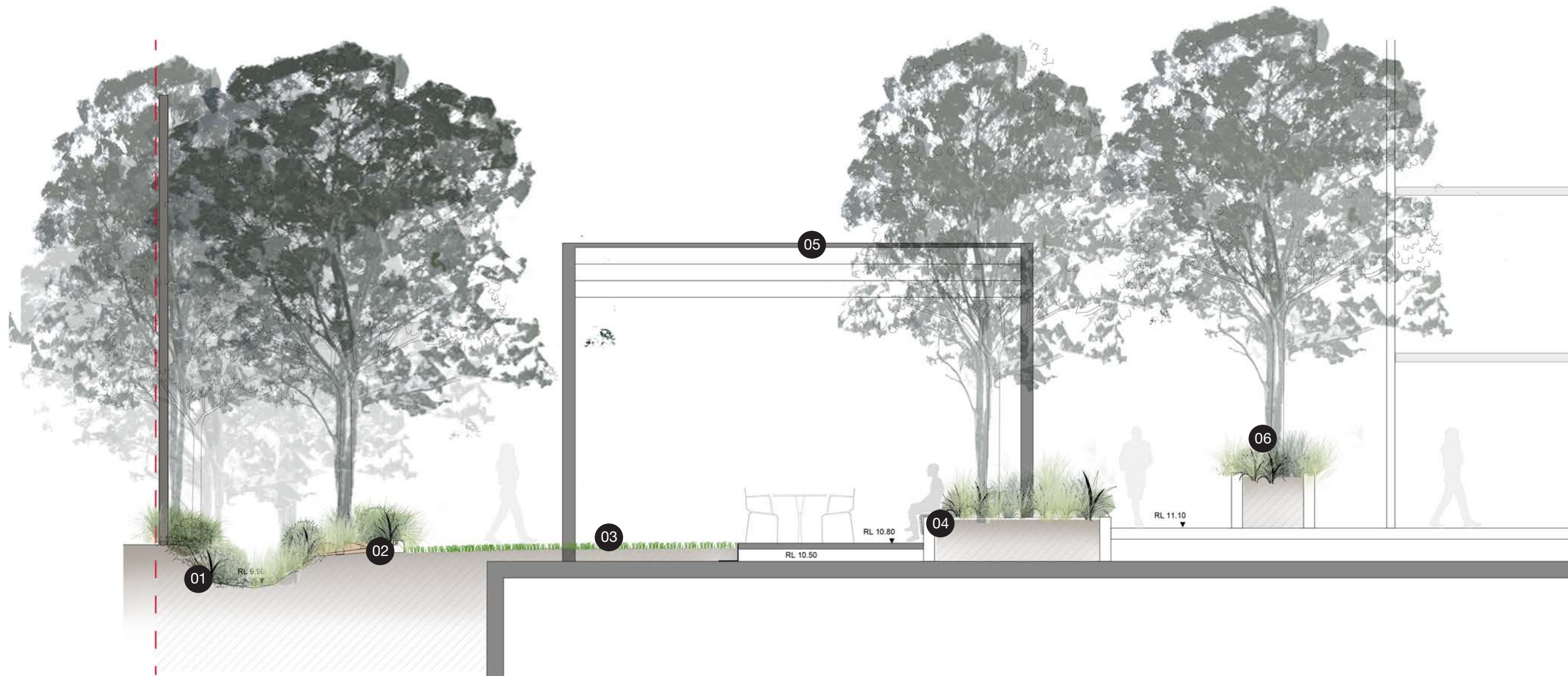


Shade structure (post industrial style) potential for reuse of site material

Ground Floor



KEY PLAN



- 01 Swale with rock boulders and bioswale planting
- 02 Deep soil planting
- 03 Turf above concrete slab to finish flush with adjacent paving
- 04 Integrated seating along large planting
- 05 Pergola structure
- 06 Planting buffer along accessway to apartments



Deep Soil



Deep Soil Zone Definition
An area “capable of deep planting”, which contains soil , is water permeable and there is no structure below within 3 metres of the natural ground surface, and which is capable of supporting large tree growth.

Source: ‘Chapter G - Definitions’ from *Comprehensive Inner West DCP 2016*

Pre Lodgement Advice:
Minimum 15% of the total site area should be provided as deep soil zone, distributed throughout the site and certainly within the communal open space. This will provide visual amenity, privacy, tree planting, shade and water infiltration for the site while also supporting local biodiversity.

Required Deep Soil for site: 7%

Site Area	6930	sqm	
 Deep Soil	612	sqm	8.8%



Canopy Coverage



The Greener Places Strategic Framework by the NSW Government Architect outlines the canopy targets for urban centres over the coming years. For a mixed use development such as this one, Targets are Greater than 25 per cent tree canopy cover in urban residential (medium- to high-density) and light commercial areas. The calculation is based on the assumption that the proposed trees will reach 70% maturity in 10-15 years.

Pre Lodgement Advice:

The proposal should improve the urban forest values on the site and, in accordance with Council’s Tree Management Controls, achieve a minimum of 25% tree canopy cover across the site.

Legend

- Site Boundary
- Building Over
Refer Architectural Drawings
- Proposed Tree
Refer Plant Schedule

Canopy Coverage Target
(10 years growth)

Canopy Coverage Area (m2): 1151m2
Total Site Area (m2): 6930m2
Canopy Coverage Area (%): 16.6%

Planting Strategy

Communal Open Space

Botanical Name	Common Name	Mature Size	
Lophostemon confertus	Queensland Brush Box	10 x 15	
Lagerstreomia indica 'Nachez'	Crepe Myrtle	4 x 6	
Angophora hispida	Dwarf Apple	6 x 8	
Banksia integrifolia	Coast Banksia	6 x 3	
Syzygium paniculatum	"	Lilly Pilly"	6 x 9
Tristaniopsis laurina Luscious	Water gum	5 x 12	
Melaleuca decora	White Feather Honey Myrtle	6 x 7	
Syncarpia glomulifera	Turpentine	18 x 20	
Waterhousea floribunda 'Green Avenue'	Weeping Lilly Pilly	9 x 15	
Eucalyptus robusta	Swamp Mahogany	10 x 15	
Zelkova serrata 'Green Vase'	Green Vase Japanese Elm	9 x 15	
Asplenium australasicum	Birds Nest Fern	1.0 x 1.0	
Blechnum gibbum 'Silver Lady'	Silver Lady Fern	0.8 x 0.8	
Correa alba	White Correa	1 x 2	
Cycas revoluta	Sago Palm	2 x 3.5	
Grevillea buxifolia	Grey Spider Flower	2 x 1.5	
Philodendron Xanadu	Xanadu	1 x 0.8	
Raphiolepis indica 'Snow Maiden'	Indian Hawthorn	0.8 x 1	
Rosmarinus officinalis	Rosemary	1.5 x 1.5	
Viburnum odoratissimum	Sweet Viburnum	3.5 x 5	
Westringia fruticosa	Coastal Rosemary	1.5 x 1.5	
Adiantum raddianum	Delta Maidenhair	0.5 x 0.5	
Carpobrotus glaucescens	Pig Face	0.2 x spreading	
Dichondra repens	Kidney Weed	0.3 x 0.1	
Lomandra longifolia	Mat Rush	1 x 0.8	
Dianella 'Silver Streak'	Dianella	0.5 x 0.5	
Hibbertia scandens	Snake vine	0.2 x spreading	
Lavandula dentata	French Lavender	1 x 1.2	
Wahlenbergia gracilis	Australian Bluebell	0.4 x 0.5	
Poa 'Eskdale'	Tussock Grass	0.5x 0.8	
Rosmarinus Irene	Trailing Rosemary	0.2 x spreading	
Salvia officinalis	Common Sage	1 x 0.8	
Viola hederacea	Native Violet	2.0 x 0.15	

Pre Lodgement Advice:

Site Landscaping

- It is recommended that the proposal be supported by development controls that provide for the use of a mix of local native provenance plant species from the relevant native vegetation community that once occurred in this locality (rather than non-local native or exotic species) to improve local biodiversity as part of site landscaping.



Planting Strategy

Deep Soil Areas

Botanical Name	Common Name	Mature Size
Asplenium australasicum	Birds Nest Fern	1.0 x 1.0
Bursaria spinosa	Sweet Bursaria	2 x 1.5
Blechnum gibbum 'Silver Lady'	Silver Lady Fern	0.8 x 0.8
Correa alba	White Correa	1 x 2
Cyathea cooperi	Australian Tree Fern	3.5 x 5.0
Cymbopogon citratus	Lemon Grass	0.9 x 0.9
Cycas revoluta	Sago Palm	2 x 3.5
Dodonaea triquetra	Hop Bush	2 x 1.5
Grevillea buxifolia	Grey Spider Flower	2 x 1.5
Rhapis excelsa	Rhapis Palm	2 x 3.5

Adiantum raddianum	Delta Maidenhair	0.5 x 0.5
Carpobrotus glaucescens	Pig Face	0.2 x spreading
Dichondra repens	Kidney Weed	0.3 x 0.1
Lomandra longifolia	Mat Rush	1 x 0.8
Dianella 'Silver Streak'	Dianella	0.5 x 0.5
Hibbertia scandens	Snake vine	0.2 x spreading
Lavandula dentata	French Lavender	1 x 1.2
Wahlenbergia gracilis	Australian Bluebell	0.4 x 0.5
Poa 'Eskdale'	Tussock Grass	0.5x 0.8
Rosmarinus Irene	Trailing Rosemary	0.2 x spreading
Salvia officinalis	Common Sage	1 x 0.8
Viola hederacea	Native Violet	2.0 x 0.15
Dianella caerulea	Blue Flax Lily	0.5 x 0.5
Westringia fruticosa Zena	Zena Coastal Rosemary	1 x 1

Groundcovers		
Clematis aristata	Australian Clematis	6 x 2
Carpobrotus glaucescens	Pigface	0.2 x 1
Chlorophytum comosum	Spider Plant	0.6 x 0.6
Cissus antatrica	Kangaroo Vine	.1 x 1
Dichondra 'Silver Falls'		0.1 x Spreading
Dianella caerulea	Flax Lily	0.5 x 1
Grevillea Bronze Rambler	Bronze Rambler Grevillea	1 x 1
Hibbertia scandens	Snake Vine	0.2 x 2
Imperata cylindrica	Cogon grass	1.5 x 0.6
Lomandra longifolia	Spiny head mat rush	0.7 x 1m
Juncus usiatus	Tussock Rush	1m h
Myoporum parvifolium	Creeping boobialla	0.2 x 1.5
Poa labillarderi 'Eskdale'	Poa labillarderi	0.8 x 0.4
Pandorea pandorana	Wonga Wonga Vine	2 x 1
Themeda australis	Kangaroo Grass	1 x 0.5
Hibbertia scandens	Snake Vine	0.2 x 2
Trachelospermum jasminoides	Star Jasmine	0.3 x 1.5
Viola hederacea	Native Violet	0.2 x 0.5

