104-116 REGENT STREET REDFERN

LANDSCAPE

CONCEPT REPORT

DEC 2021
[ISSUE DA A]
PR148070

MAKING COMPLEX EASY

REVISION	DATE	PREPARED BY	APPROVED BY
[A]	08/12/21	ML	MD

MAKING COMPLEX EASY

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 THORUGH 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

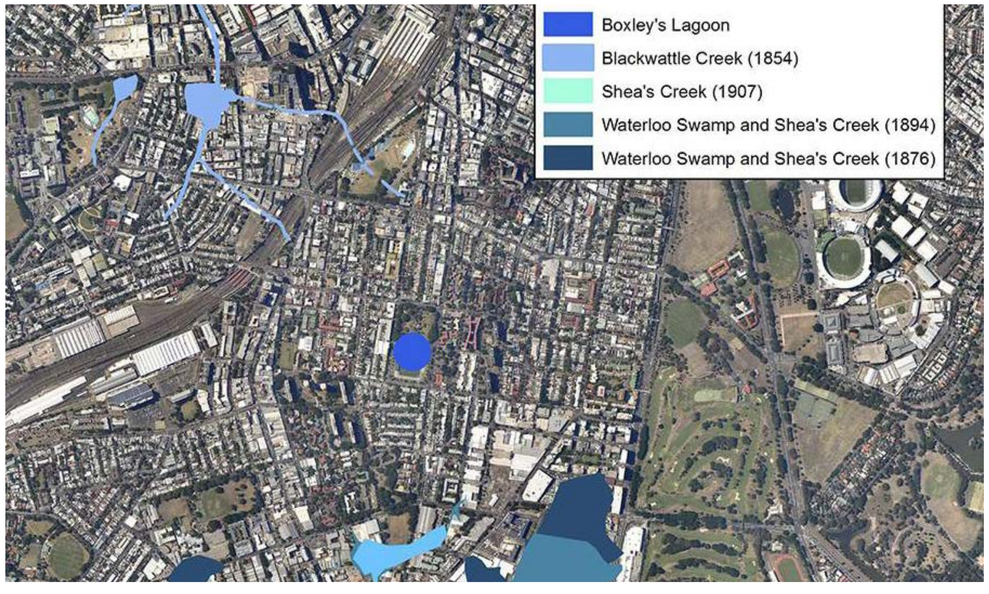
A number of swamps and small waterlines were located within the low-lying areas of the undulating dune landform in the region surrounding the development site.

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.

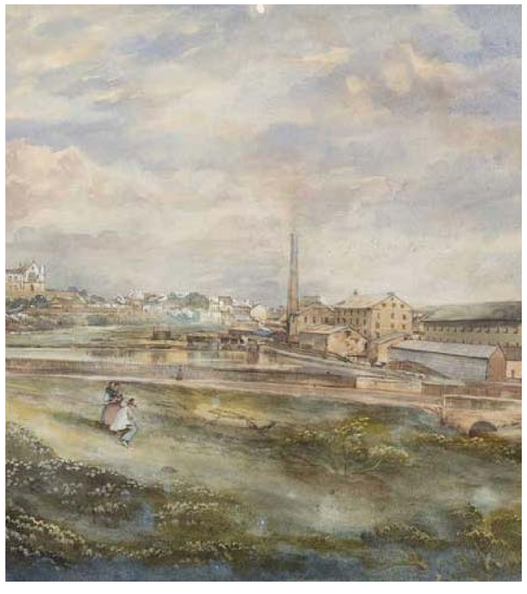
Many of the swamps in the area would have fed into Shea's Creek (Alexandra Canal) approximately 1.8 kilometres (km) to the southwest of the site, which is a tributary to Cooks River.

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

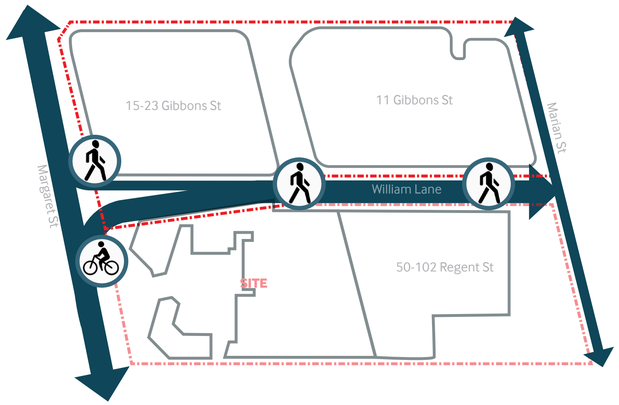
AWAKENING LOST LANDSCAPES

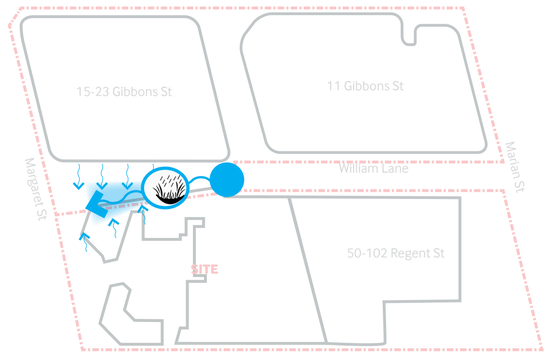
LEARNING FROM COUNTRY

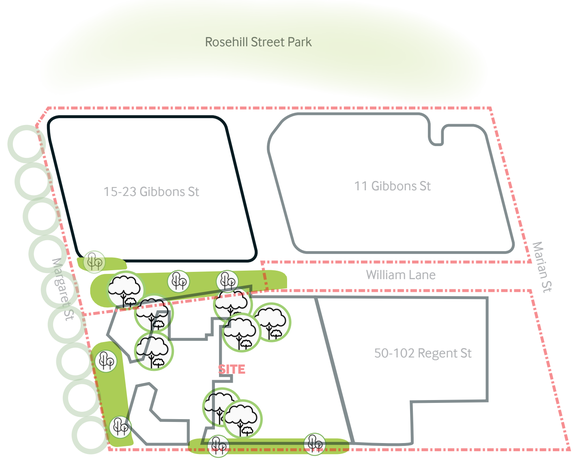
BUILDING RELATIONSHIPS WITH WATER

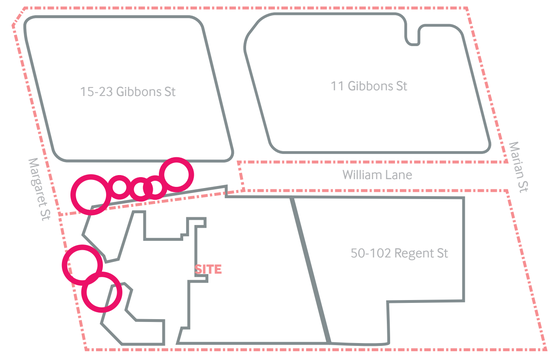
PLACES FOR SHARING & MEETING

1.4 SITE DESIGN DRIVERS



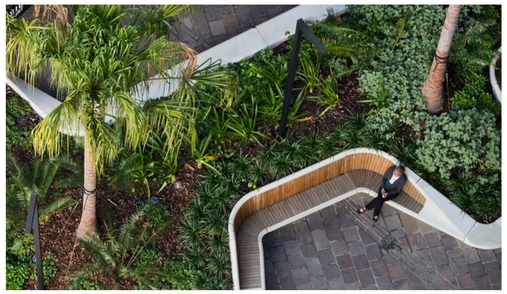






ACCESSIBILITY

SUSTAINABLE SYSTEMS



GREENER PLACES

INTEGRATED ART

2.0 LANDSCAPE DRAWINGS

2.0 15-23 GIBBONS ST - APPROVED PLANS

2.1 PROPOSED GROUND PLAN

General

- Awning Over
- Property boundary

Grading

+ EX 0.000	Existing surface level
+ 0.000	Relative surface level
+ TW 0.000	Top of wall
+ TS 0.000	Top of seat
1:14	Indicates direction of Inclining gradient on ramp
1:50	Indicates direction of declining gratient

Softscape

T01	Existing tree To be removed
	Tree
PLTR 1	Planting area On Grade
PLTR 2	Planting area 2 On Slab
GR	Gravel to Planting area

Walls

W1	Wall type 1 Insity Concrete Wall

Pavement

P1	Pavement type 1 Brick Decorative Pavement
P1A	Pavement type 1A Sandstone Inlay
P2	Pavement type 2 City Of Sydney Bridge Detail
P3	Pavement type 3 Brick Pavers on Slab
P4	Pavement type 4 City of Sydney Footpath

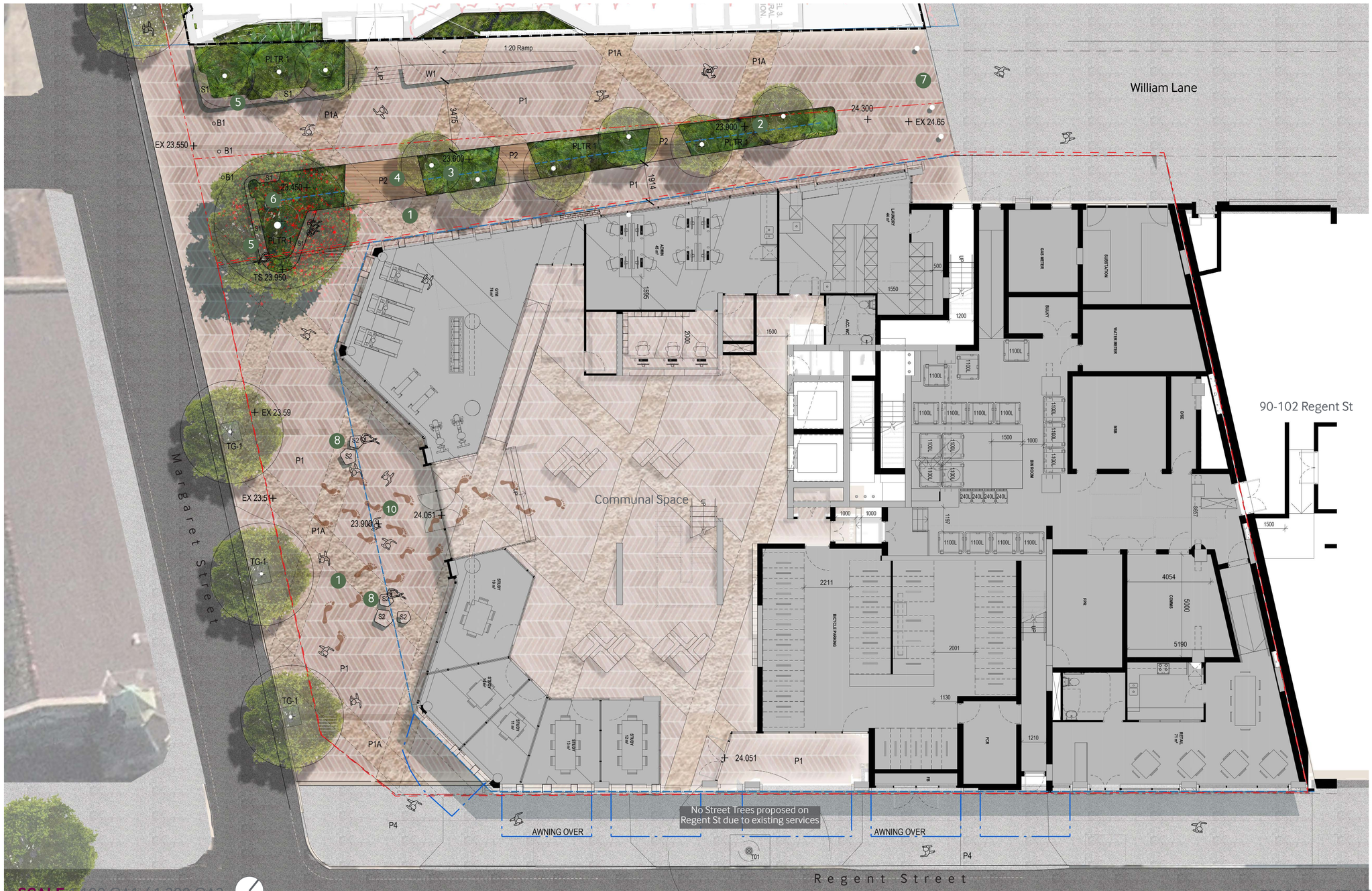
Furniture

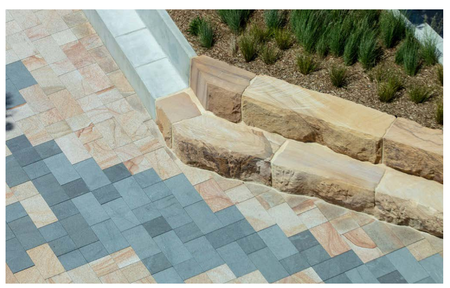
S1	Sandstone Seat type 1 Seating
S2	Integrated Concrete Seat
B1	Bollard Type 1
TG-1	City of Sydney Tree Grate
TBL	Table type 1
T1	Trellis type 1

1. Decorative weaving brick pattern
2. Native WSUD planting
3. Bio-Swale as per City Sydney Details
4. Timber Bridge as per City Sydney Details
5. Seating Edges
6. Hero Focal Tree - Semi Decidious - Brachychiton acerifolia
7. Removable bollards as per City Sydney Details
8. Informal Sandstone seating
9. Tristaniopsis laurina (Water Gum)
10. New Street Tree platanus x acerifolius
10. Mungo footprint art to building entry

Awning over

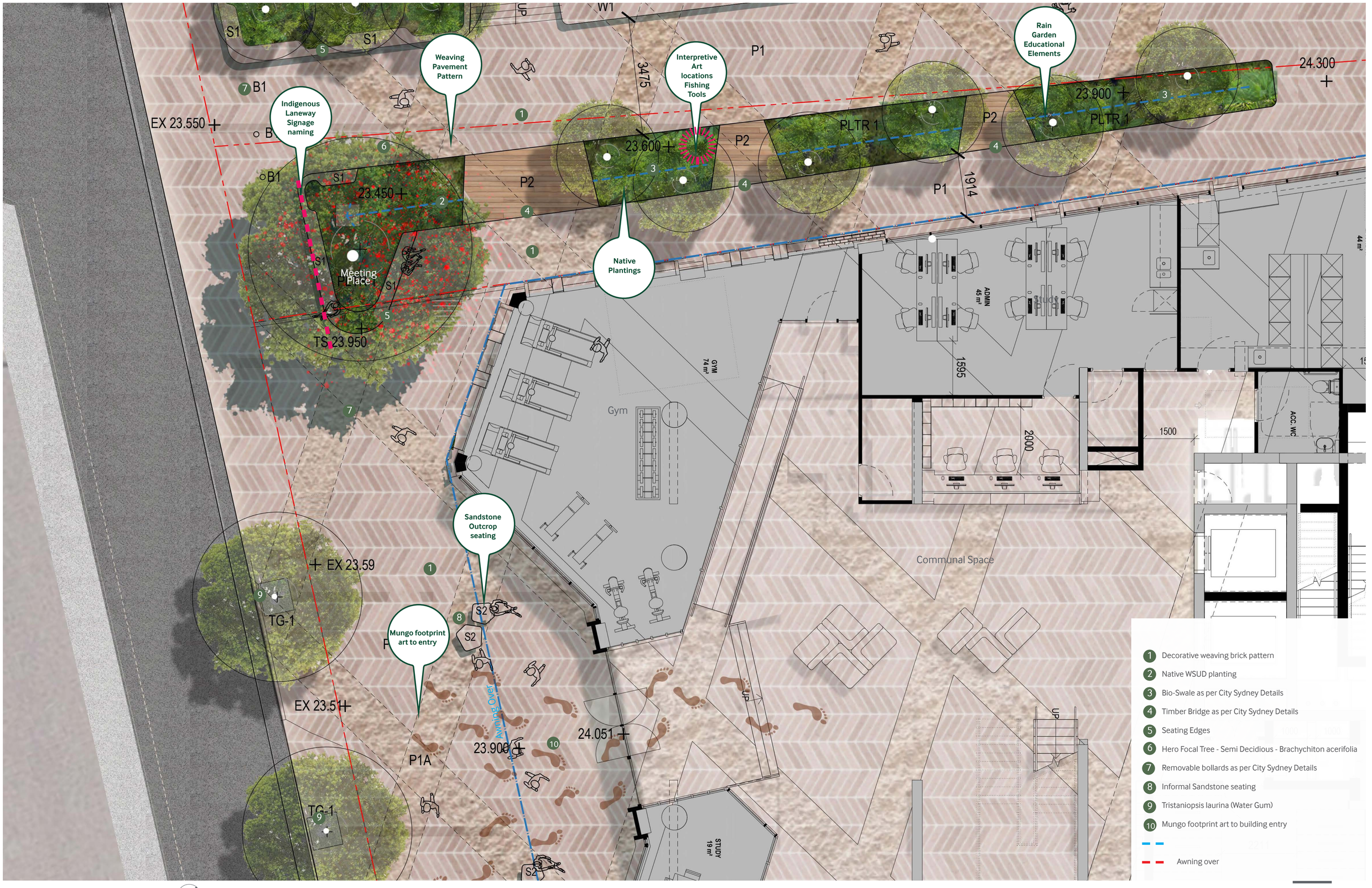
Property Boundary





2.2 PROPOSED GROUND PLAN - PUBLIC DOMAIN

15-23 Gibbons St -



SCALE 1:50 @A1 / 1:100 @A3

2.3 LEVEL 2 - RECREATIONAL DECK

General

Awning Over

Property boundary

Grading

EX 0.000 Existing surface level

0.000 Relative surface level

TW 0.000 Top of wall

TS 0.000 Top of seat

1:14 Indicates direction of Inclining gradient on ramp

1:50 Indicates direction of declining gratient

Softscape

T01 Existing tree To be removed

Tree

PLTR 1 Planting area On Grade

PLTR 2 Planting area 2 On Slab

GR Gravel to Planting area

Walls

W1 Wall type 1 Insity Concrete Wall

Pavement

P1 Pavement type 1 Brick Decorative Pavement

P1A Pavement type 1A Sandstone Inlay

P2 Pavement type 2 City Of Sydney Bridge Detail

P3 Pavement type 3 Brick Pavers on Slab

P4 Pavement type 4 City of Sydney Footpath

Furniture

S1 Sandstone Seat type 1 Seating

S2 Integrated Concrete Seat

B1 Bollard Type 1

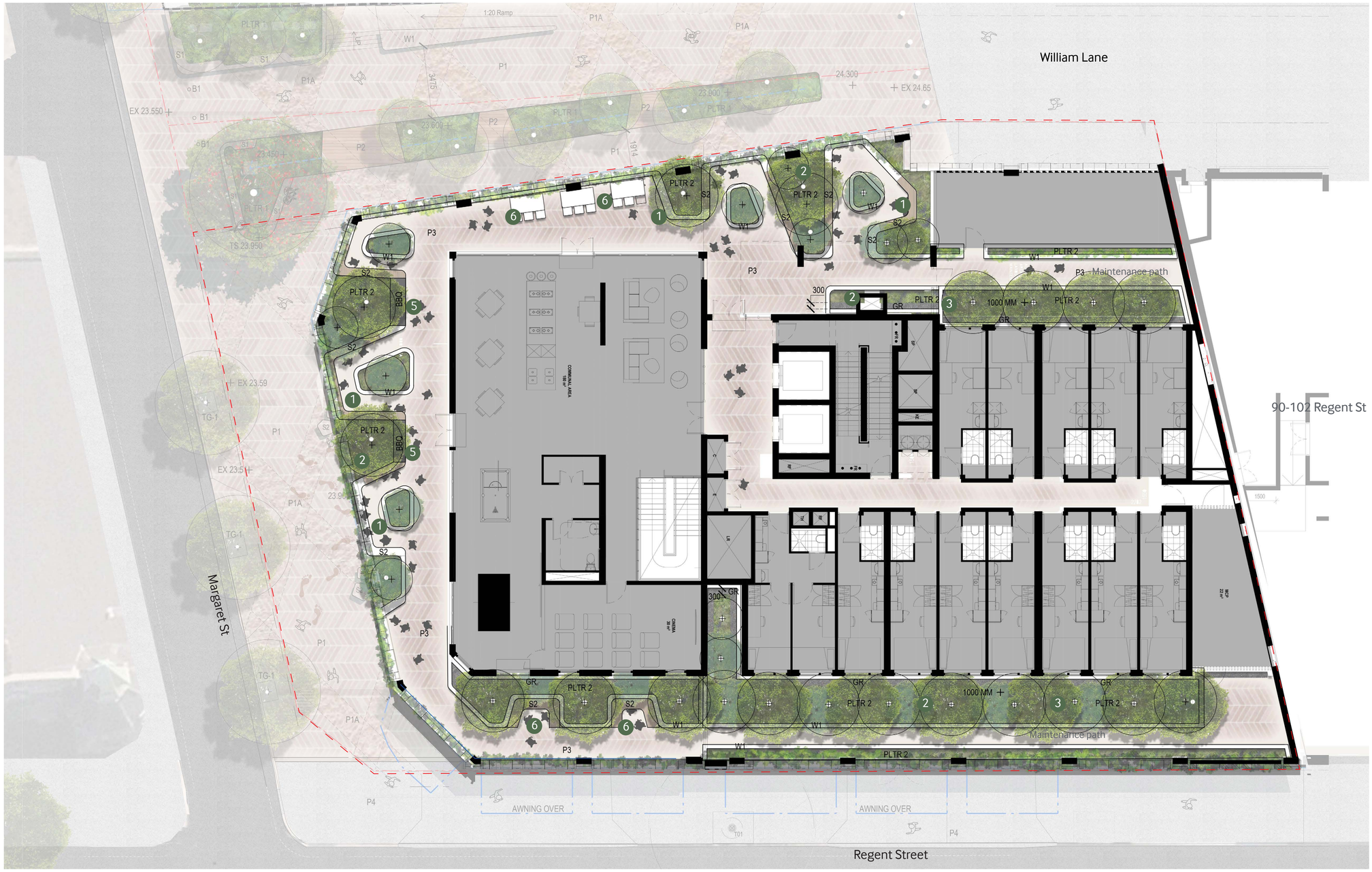
TG-1 City of Sydney Tree Grate

TBL Table type 1

T1 Trellis type 1

1. S2 - Seating edges and sun lounges
2. PLTR-2 Podium planter - 1000mm depth
3. Screen planting / small trees
4. W1 - Concrete planter wall
5. BBQ bench with sink and hotplate
6. Dinning Areas

Property Boundary



2.5 LEVEL 4

General

Awning Over

Property boundary

Grading

EX 0.000 Existing surface level

0.000 Relative surface level

TW 0.000 Top of wall

TS 0.000 Top of seat

1:14 Indicates direction of Inclining gradient on ramp

1:50 Indicates direction of declining gratient

Softscape

T01 Existing tree To be removed

Tree

PLTR 1 Planting area On Grade

PLTR 2 Planting area 2 On Slab

GR Gravel to Planting area

Walls

W1 Wall type 1 Insity Concrete Wall

Pavement

P1 Pavement type 1 Brick Decorative Pavement

P1A Pavement type 1A Sandstone Inlay

P2 Pavement type 2 City Of Sydney Bridge Detail

P3 Pavement type 3 Brick Pavers on Slab

P4 Pavement type 4 City of Sydney Footpath

Furniture

S1 Sandstone Seat type 1 Seating

S2 Integrated Concrete Seat

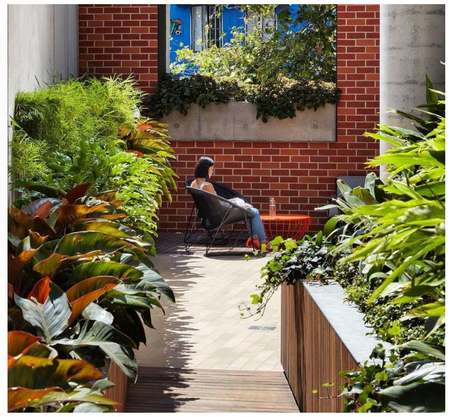
B1 Bollard Type 1

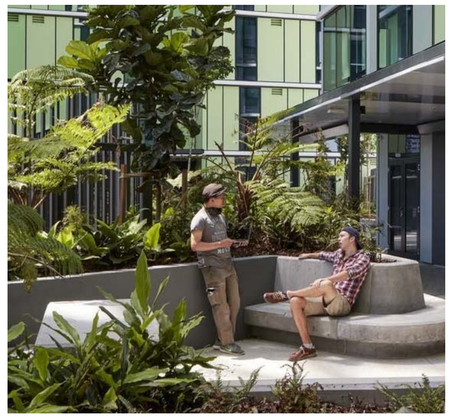
TG-1 City of Sydney Tree Grate

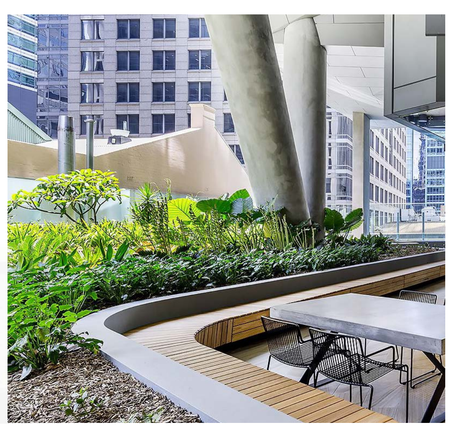
TBL Table type 1

T1 Trellis type 1

1. S2 - Seating edges and sun lounges
2. PLTR-2 Podium planter - 1000mm depth







SCALE 1:100 @A1 / 1:200 @A3

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2. 6 LEVEL 16 SKY PARK

General

Awning Over

Property boundary

Grading

EX 0.000 Existing surface level

0.000 Relative surface level

TW 0.000 Top of wall

TS 0.000 Top of seat

1:14 Indicates direction of Inclining gradient on ramp

1:50 Indicates direction of declining gratient

Softscape

TD1 Existing tree To be removed

Tree

PLTR 1 Planting area On Grade

PLTR 2 Planting area 2 On Slab

GR Gravel to Planting area

Walls

W1 Wall type 1 Insity Concrete Wall

Pavement

P1 Pavement type 1 Brick Decorative Pavement

P1A Pavement type 1A Sandstone Inlay

P2 Pavement type 2 City Of Sydney Bridge Detail

P3 Pavement type 3 Brick Pavers on Slab

P4 Pavement type 4 City of Sydney Footpath

Furniture

S1 Sandstone Seat type 1 Seating

S2 Integrated Concrete Seat

B1 Bollard Type 1

TG-1 City of Sydney Tree Grate

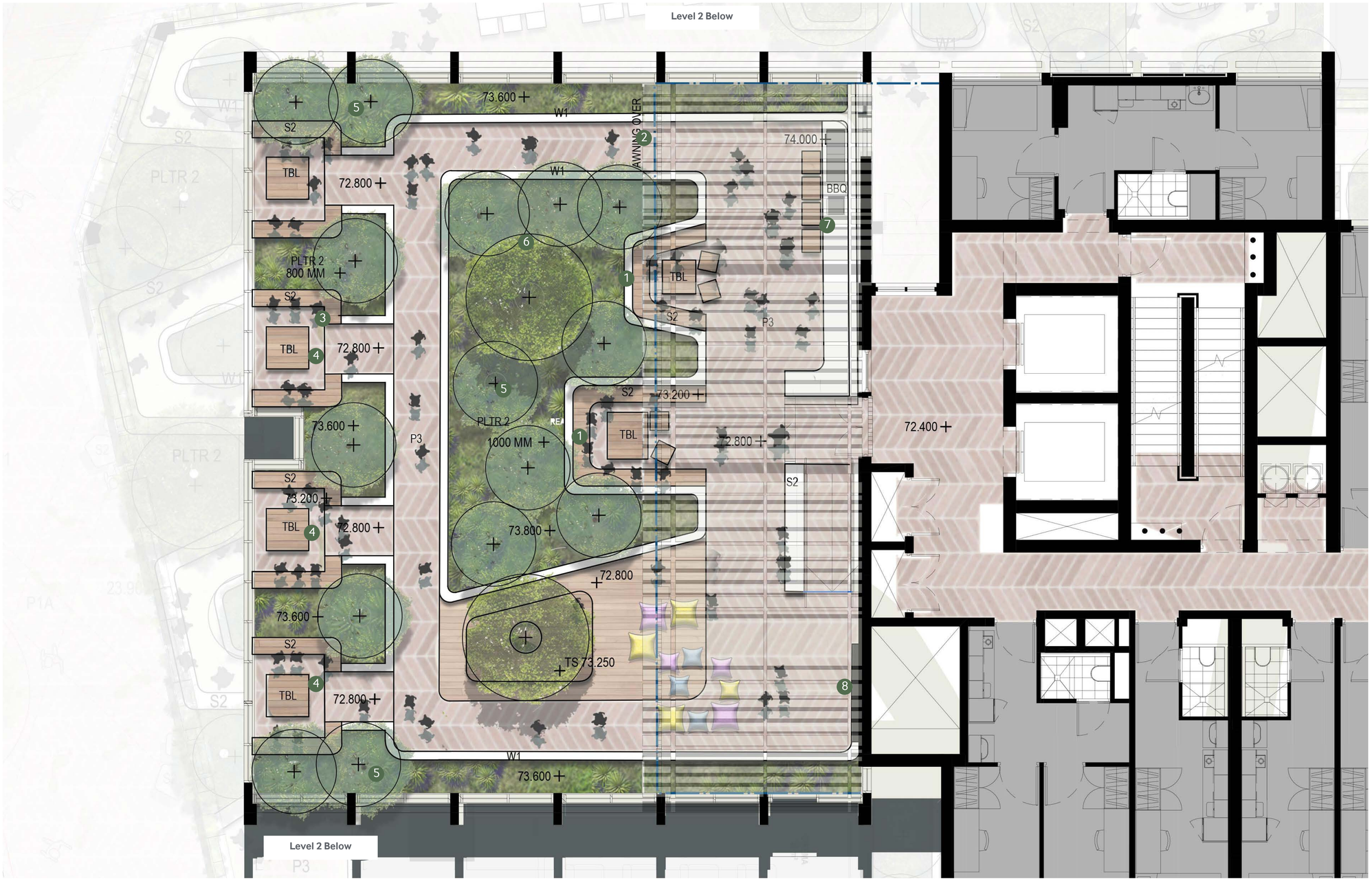
TBL Table type 1

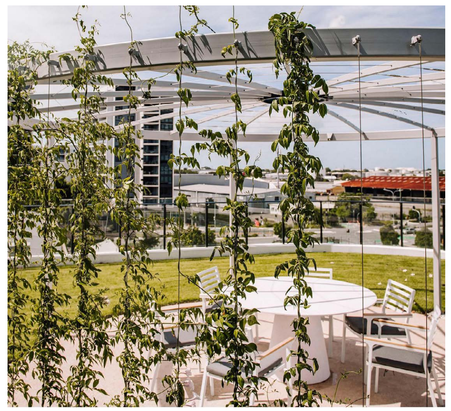
T1 Trellis type 1

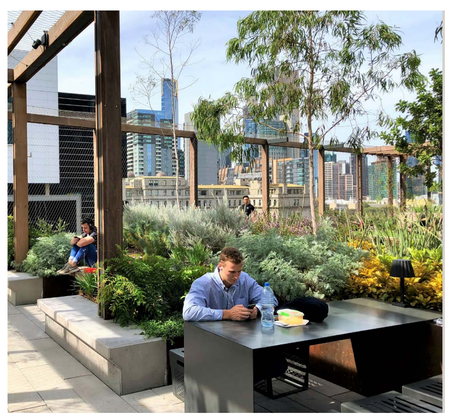
1. TBL - Outdoor tables fixed
2. Arbour above with climbers
3. s2 - Seating edges and sun lounges
4. Garden Lounge
5. PLTR-2 Podium planter
6. Small Shade Trees
7. BBQ bench
8. Outdoor cinema

Property Boundary

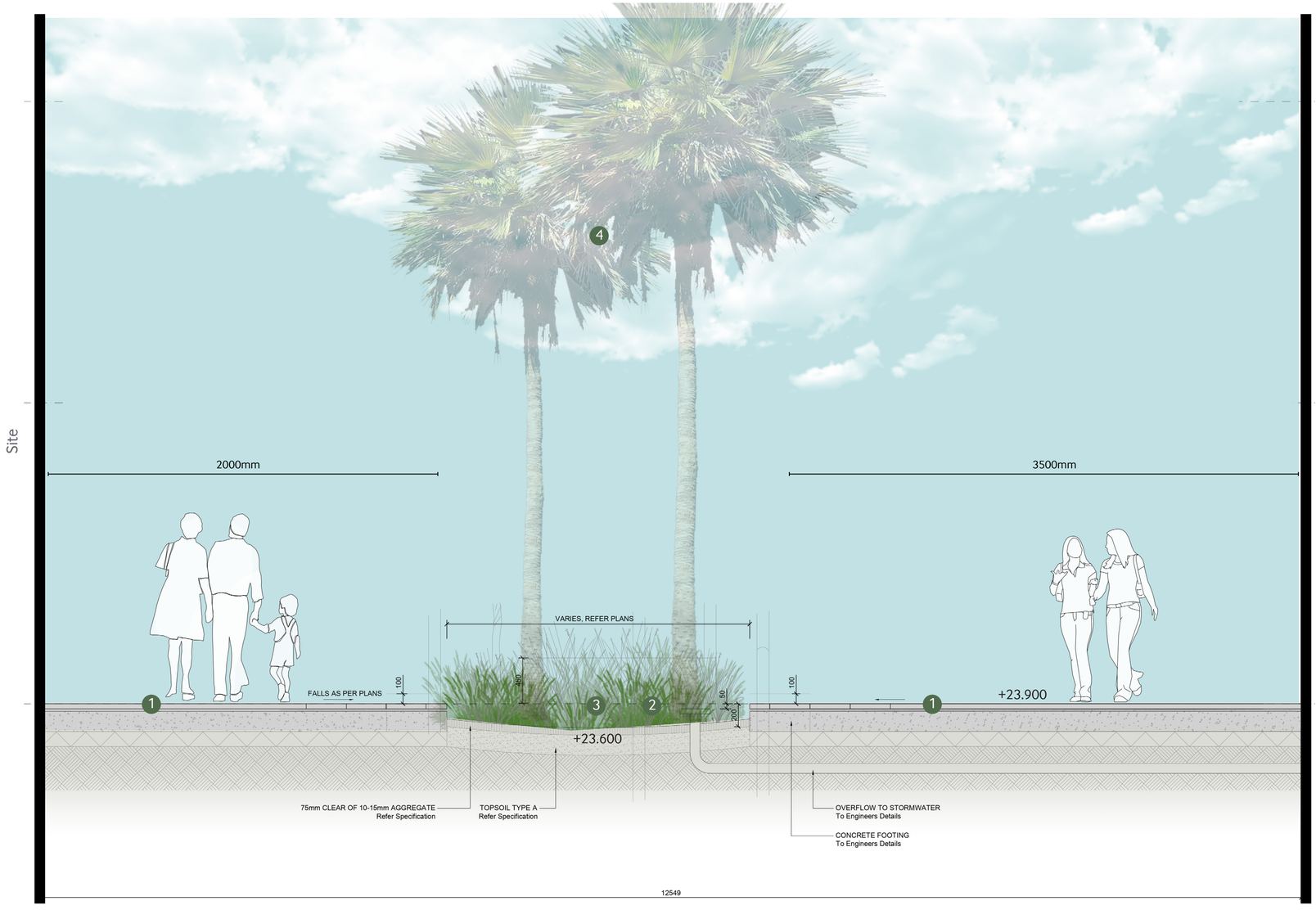
Awning Over







2.7 THOUGH SITE SECTION



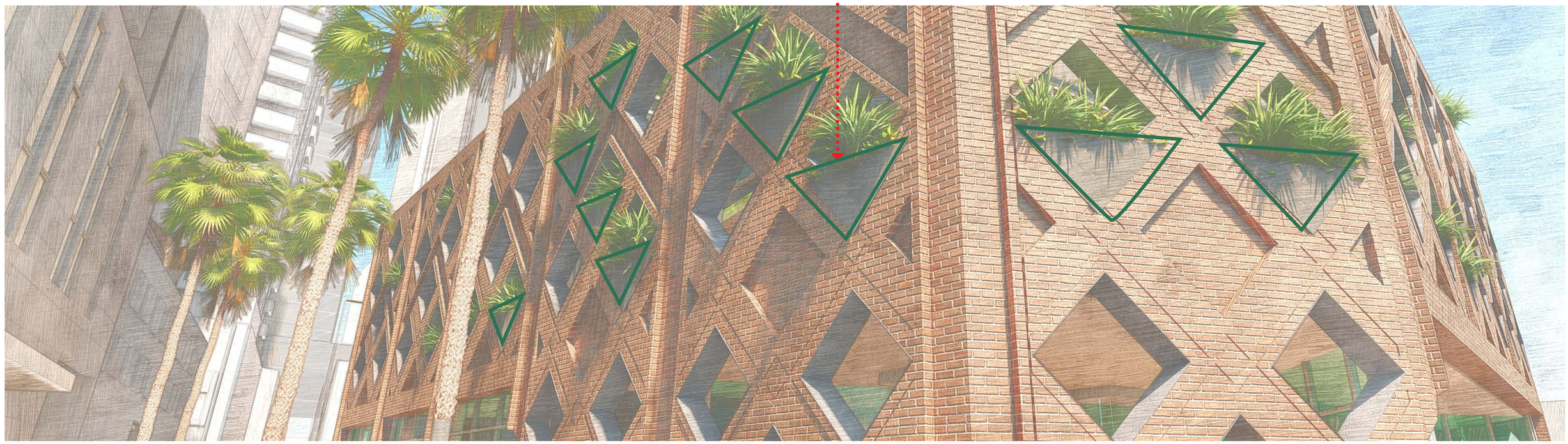
1. Decorative weaving brick pattern
2. Native WSUD planting
3. Bio-Swale as per City Sydney Details
4. Livistona Palm

SCALE 1:50 @A1 / 1:100 @A3

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 or outside in public realm with a cherry picker



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 bottletree

Cyathea cooperi
Lacy Tree Fern

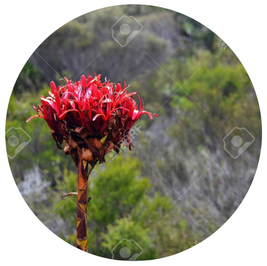
Elaeocarpus eumundii
Quandong

Elaeocarpus reticulatus
Blueberry ash

Cupaniopsis anacardioides
Tuckeroo

Waterhousea floribunda
weeping lillypilly

Shrubs & Grasses



Doryanthes excelsa
Gymea 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

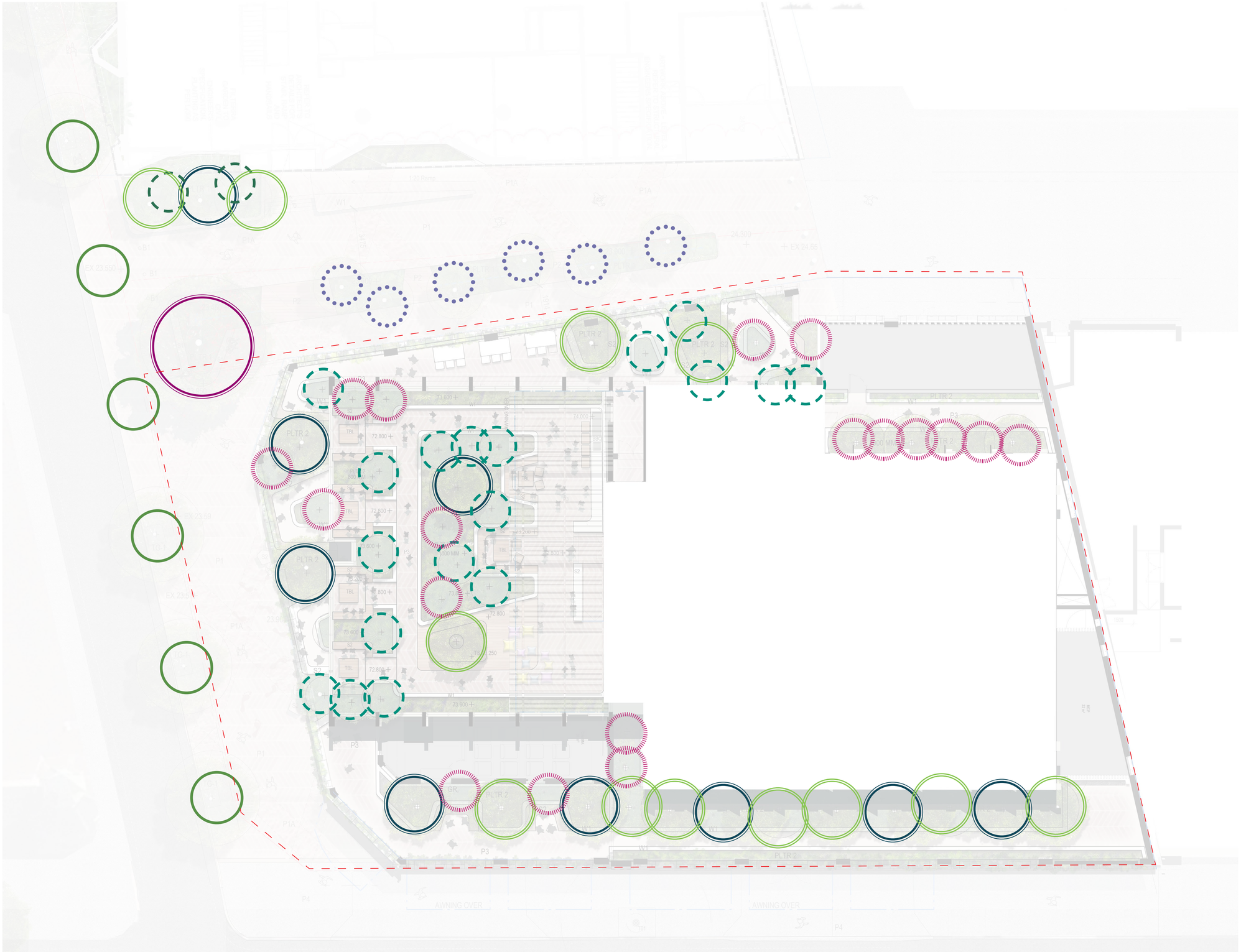
Hardenbergia Violacea
Happy Wanderer"

Cissus antarctica
Kangaroo Vine

Ajuga reptans
bugle weed

Carpobrotus glaucescens
Pig face

2.11 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

SCALE 1:100 @A1 / 1:200 @A3

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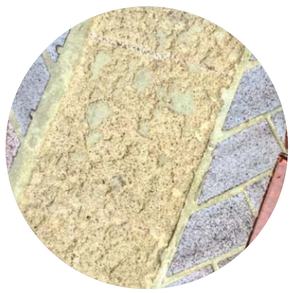
2.12 MATERIALITY STRATEGY

Pavement Type 1
Brick Decorative Pavement



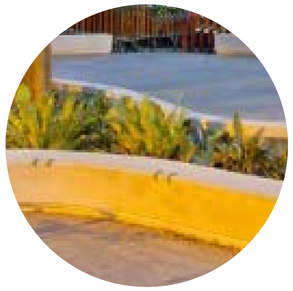
Pavement Type 1A
Sandstone inlay

Pavement Type 2
City Sydney Bridge

Pavement Type 3
Brick Pavement on Slab

Pavement Type 4
City Sydney Footpath

PLTR 3
GRC Facade Planter



Wall Type 1
Insitu Concrete Wall

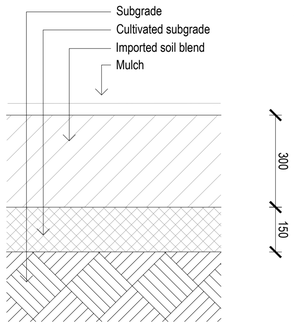
B1 - Bollard
City Sydney Bollard

TG-1
City SydneyTree Grate

Seat Type 1
Sandstone Seating

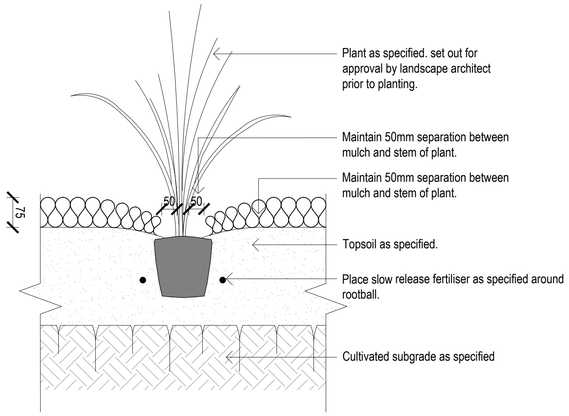
Seat Type 2
Integrated Concrete Seating

2.13 TYPICAL DETAILS

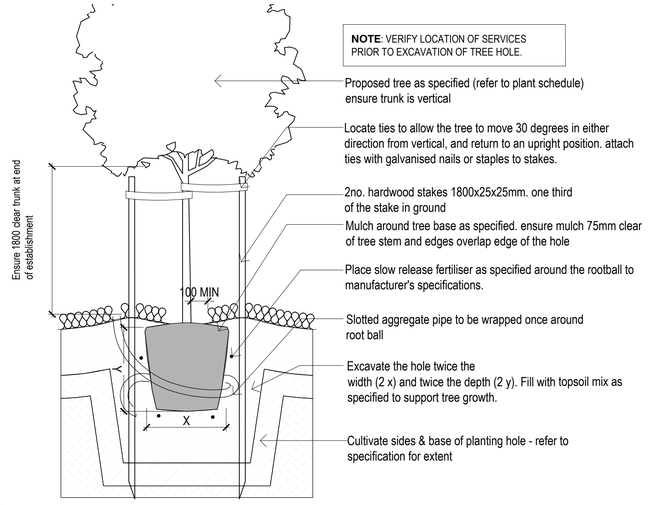


Notes:
- Fill areas of removed asphalt & substrate with soil blend.

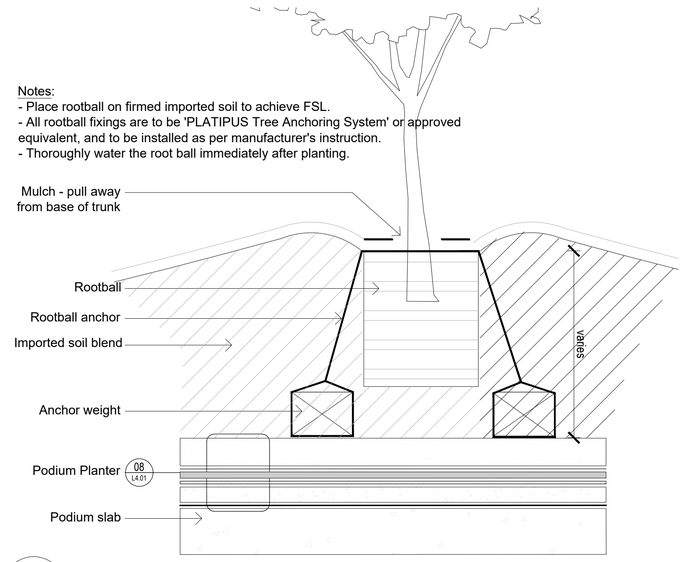
01 TYPICAL PLANTING DETAIL ON GROUND
SCALE 1:10



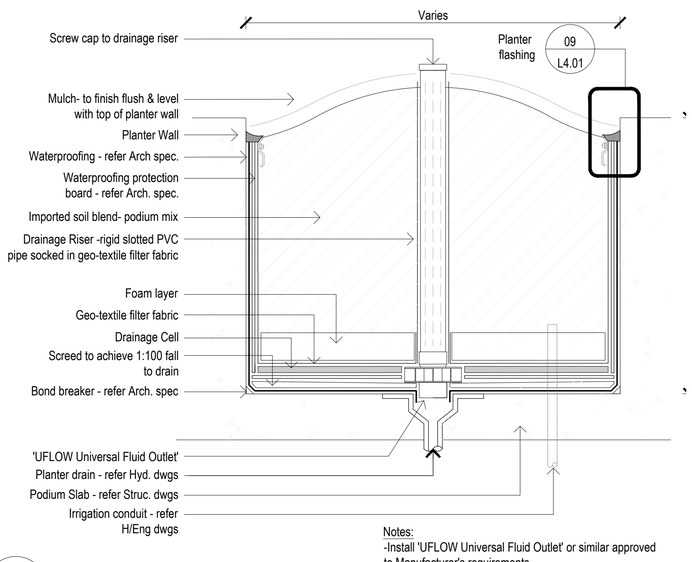
02 TYPICAL PLANTING DETAIL
SCALE 1:10



03 TYPICAL TREE PLANTING IN PLANTING AREA
SCALE 1:20

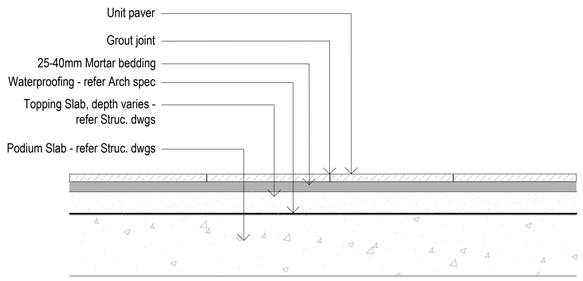


07 PODIUM TREE TYPICAL PLANTING DETAIL
SCALE 1:10

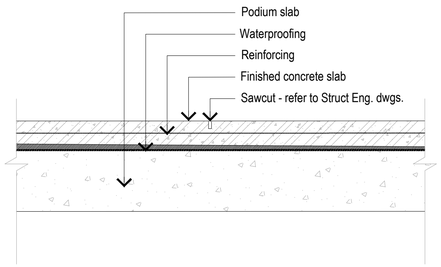


08 PODIUM PLANTER
SCALE 1:10

Notes:
- Mortar mix must be compatible with waterproofing system
- Crossfall grades - Min 1:100 Max 1:40

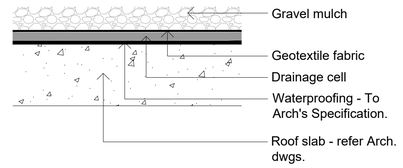


01 UNIT PAVING - ON PODIUM
SCALE 1:10

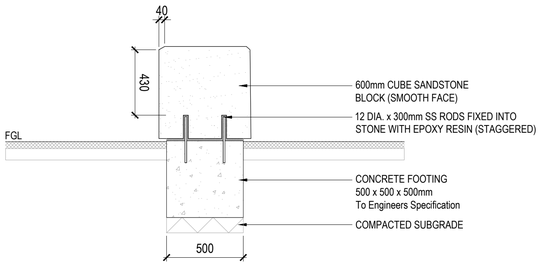


02 INSITU CONCRETE - ON PODIUM
SCALE 1:10

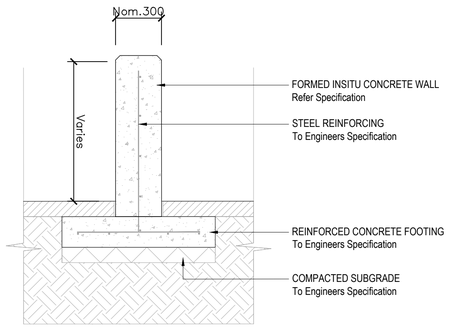
Notes:
Gravel mulch to cover all beams and extrusions in the surface of the roof / planter with a flat and even finish. Undulations in the finished surface will not be accepted.



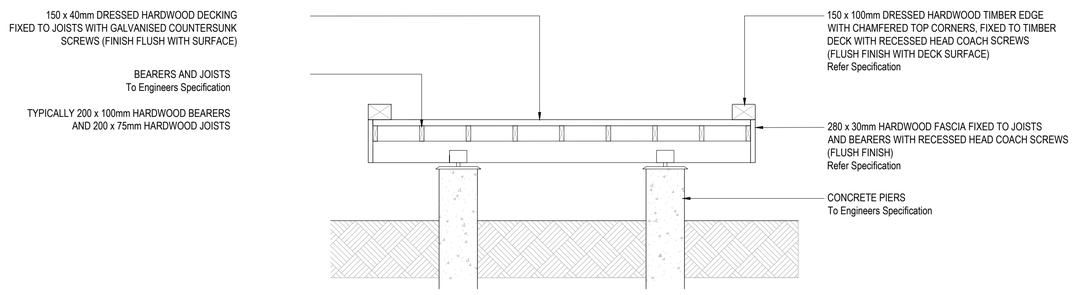
03 GV1 - GRAVEL MULCH ON PODIUM
SCALE 1:10



04 SANDSTONE CUBE SEAT
SCALE 1:20



07 TYPICAL WALL
SCALE 1:20

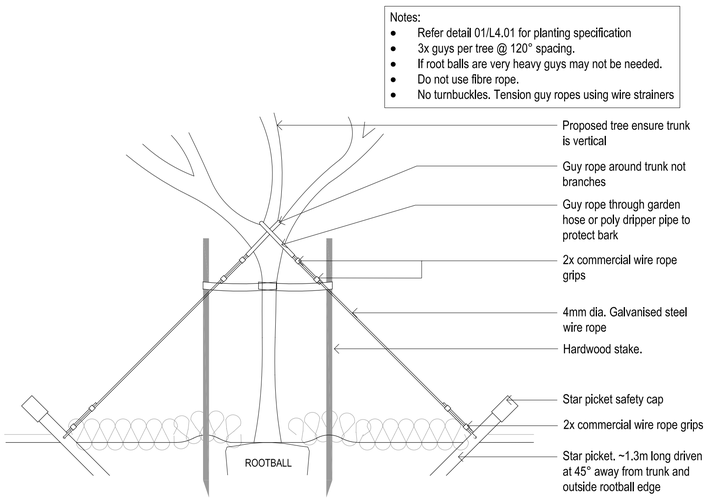


08 TIMBER BOARDWALK
SCALE 1:20

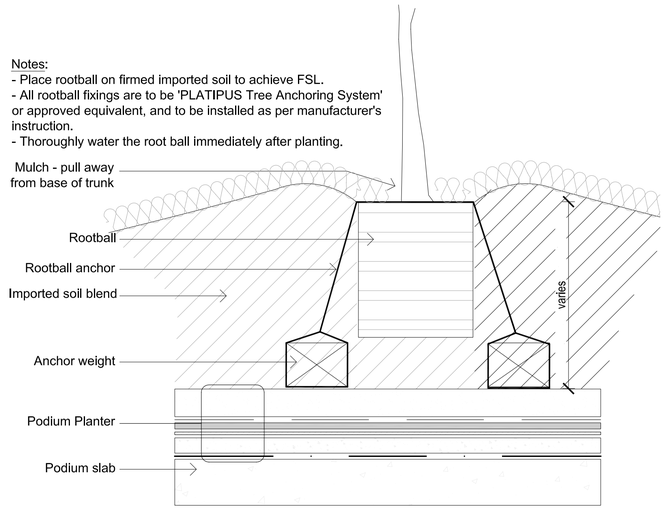
2.14 WIND DETAILS

LANDSCAPE STRATEGY - WIND PROTECTION

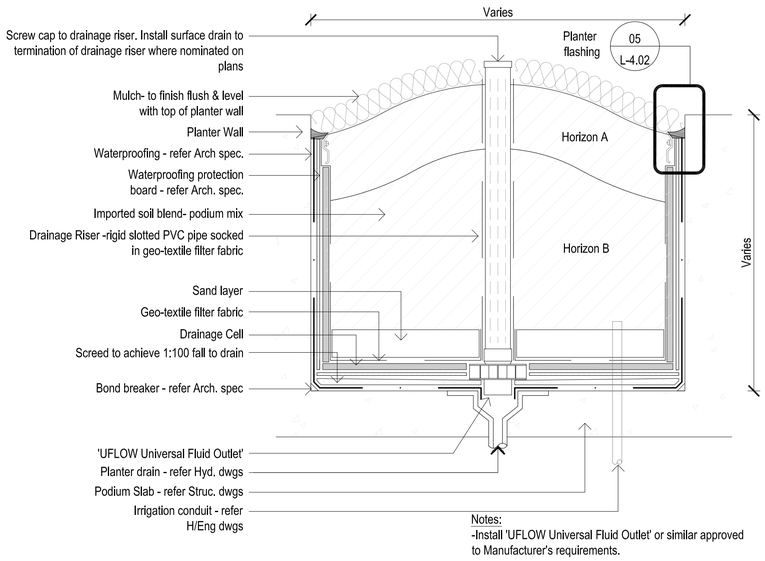
Canopy cover is extremely important in helping reduce temperatures and helping increase biodiversity. New developments often create wind tunnels that effect landscapes on podium spaces which can damage tree species in storm conditions. A series of details including guying, rootball anchoring and deep 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 GUILDELINES

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 then 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.