

REDFERN PLACE

600-660 Elizabeth Street, Redfern
PUBLIC DOMAIN DESIGN REPORT

Rev A
19.06.2024

DOCUMENT CONTROL	
REVISION	DATE
A	19.06.2024

SYD19001_06_CP_SSDA Report.ML

ASPECT Studios acknowledges the traditional owners of the land we work on and travel through and we pay our respects to elders past, present and emerging.

We acknowledge Country and pay our respects to the Bidjigal (Bedegal) and Gadigal people as the Traditional Custodians of the lands of Redfern.

We recognise their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, songs, dances, storytelling and caring for the natural and cultural landscape of the area.

We acknowledge all the people, Indigenous and migrant, who contributed stories that we have incorporated into this document. We thank them for the knowledge of the broader Eora nation and the links of their stories to Redfern.

Contents

Introduction	4
SEARs	5
Background Documents & Research	7
1.0 Strategy	
Design Review Process (DRP)	9
Site Context Country	10
Site Context Development Design Guide	11
Site Context Urban	12
Community Response	13
Design Objectives	14
Design Principles	15
Landscape Master Plan General Arrangement	16
Landscape Master Plan Grading	17
Access & Circulation	18
Access & Circulation	19
Amenity & Function Zones	20
Building Interface	21
Lighting Strategy	22
Green Infrastructure	23
Tree Retention	24

2.0 Ground Level

Landscape General Arrangement	26
Site Sections	27
Site Sections	28
Site Sections	29
Landscape General Arrangement	30
Site Sections	31
Site Sections	32

3.0 Roof Terraces

Design Objectives	34
Building S3 & S4 Level 4 Terraces	35
Building S2 Level 10 Terraces	36

4.0 Palettes

Material Strategy	38
Material Palette	39
Planting Strategy	40
Planting Palette Ground Level	41
Planting Palette Roof Terraces	42
Material Palette Streetscape	43
Planting Strategy Streetscape	44

Appendix

Deep Soil	46
Sun & Shade	47
Photo Documentary Existing Site Condition	48

Introduction

This report accompanies a detailed State Significant Development Application that seeks approval for a mixed-use development at 600-660 Elizabeth Street, Redfern (Redfern Place). The development proposes four buildings comprising community facilities, commercial/office, affordable/social/specialist disability housing apartments and new public links and landscaping.

The project site comprises Lot 1 in DP 1249145. It has an area of approximately 10,834m². Part of the site currently accommodates the existing Police Citizens Youth Club (PCYC) (to be demolished and replaced). The remaining portion of the site is vacant with remnant vegetation.

The SSDA seeks approval for redevelopment of the site, including:

- Demolition of existing buildings.
- Tree removal.
- Bulk earthworks including excavation.
- Construction of a community facility building known as Building S1.
- Construction of two residential flat buildings (known as Buildings S2 and S3) up to 14 and 10 storeys respectively, for social and affordable housing.
- Construction of a five-storey mixed use building (known as Building S4) comprising commercial uses on the ground level, and social and specialist disability housing above.
- Construction of one basement level below Buildings S2, S3 and part of S4 with vehicle access from Kettle Street.
- Site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.



SEARs

The following are the responses to assessment criteria specific to public realm and landscape design.

	Requirements	Relevant document	Page	Response
7.1	Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.	<ul style="list-style-type: none"> Landscape general arrangement plans of ground level and roof terraces; Diagrams of open space, vegetated area, accessible area, tree canopy, and deep soil 	14,31,32 15-19	<p>The development provides the following public open spaces in square metres and percentage of the site area:</p> <ul style="list-style-type: none"> Open space: 5722.1 m²; 52.7% Vegetated area: 2258 m²; 20.8% Tree canopy: 1961 m²; 18% Public accessible area: 1422 m²; 13.1% Deep soil: 1794 m²; 16.5% <p>The key design components and public amenities include:</p> <ul style="list-style-type: none"> Public through links Communal courtyards Courtyard plaza Gathering and seating areas Trees and gardens Vegetated swales Seated furniture Activated building frontage Widened and resurfaced footpath New street trees
7.2	Ensure that public space is welcoming, attractive and accessible for all.	Landscape general arrangement plans of ground level and roof terraces	14,31,32	<p>The design has been developed with insights from an extensive community engagement process, ensuring it captures the community needs and aspirations.</p> <p>The design integrates a range of public amenities, seamlessly blends spaces for social interaction and moments of repose on both ground level areas and roof terraces.</p>
7.3	Maximises permeability and connectivity.	Diagram of Access & Circulation	15,16,	<p>At the neighbourhood level, the proposed north-south and east-west through links serve as important public routes, seamlessly connecting adjacent streets.</p> <p>Within the block, each building features primary access points linking directly to the public street and through-ways, while secondary entrances are strategically positioned to enhance accessibility from communal spaces.</p>
7.4	Maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.	Landscape general arrangement plans of ground level and roof terraces ; diagram of Function Zones	14,17,31,32	<p>Situated throughout the courtyard plaza, communal courtyards, and rooftop terraces are a series of garden spaces designed for both group gatherings and individual passive recreation.</p> <p>To enhance the visual appeal and create a serene ambiance, tree canopies and sculpted ground cover plants adorn the ground plane, offering protection from the wind and sun.</p> <p>Rooftop terraces are provided on S2, S3 and S4 for residents' use. The rooftop terraces enjoy more access to sunlight, providing an abundance of seating choices and serve as communal hubs for gardening and harvesting activities, fostering a sense of togetherness and connection.</p>
7.5	Maximises street activation.	Landscape ground level general arrangement plan; diagram of Building Interfaces		<p>Elizabeth Street and Phillip Street (Connecting Main Streets) are activated by placing primary building entrances directly along their edges. Along the glazed façade, indoor activities are visible from street level, featuring multifunctional community rooms, versatile sports courts, meeting areas, and office spaces.</p> <p>In areas where the streets meet residential zones, balconies are positioned to enhance passive surveillance and enliven the street. The addition of lush greenery and new street trees further improve the overall street amenity.</p>
7.6	Minimises potential vehicle, bicycle and pedestrian conflicts	Context diagram; Landscape ground level general arrangement plan		<p>Vehicular access to the buildings is consolidated to a single basement entry, located on the perimeter of Kettle St through S2, to minimise overlapping with the footpath and potential conflicts between pedestrians and vehicles.</p> <p>The site has excellent connectivity to a network of cycling facilities. Identified by the City of Sydney's Liveable Green Network, both Elizabeth Street and Phillip Street are designated as priority routes for pedestrians and cyclists. Additionally, Kettle Street is recognized as a low-traffic street for cycling.</p>

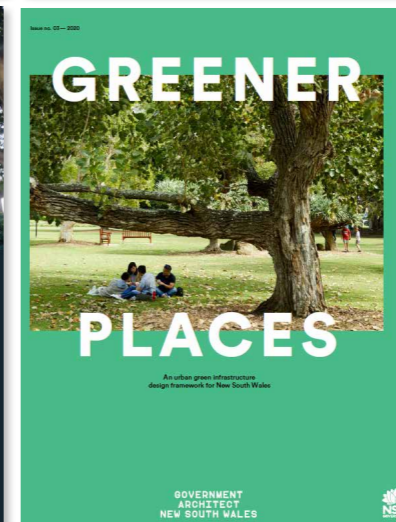
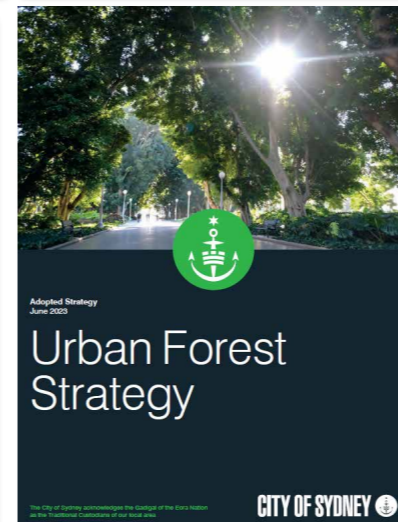
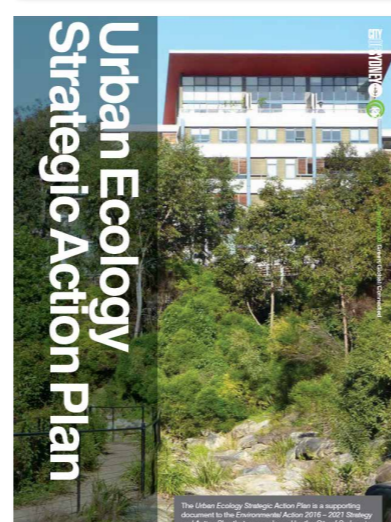
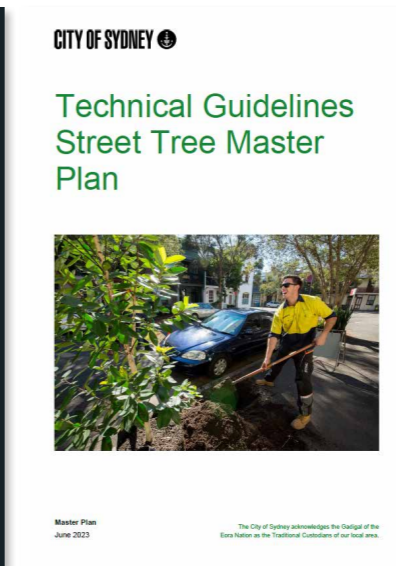
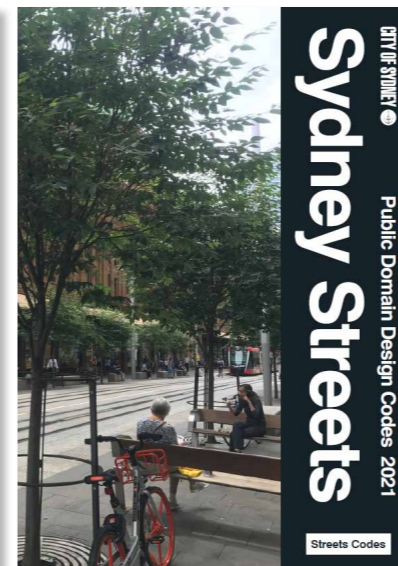
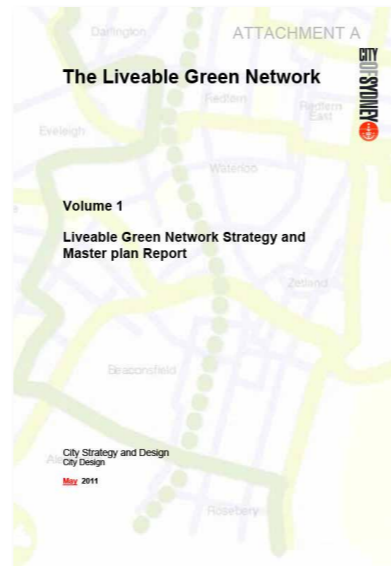
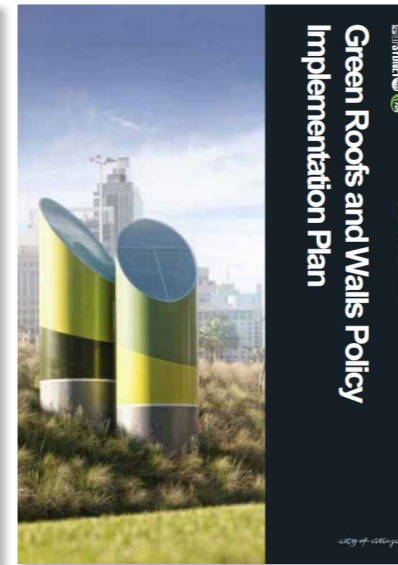
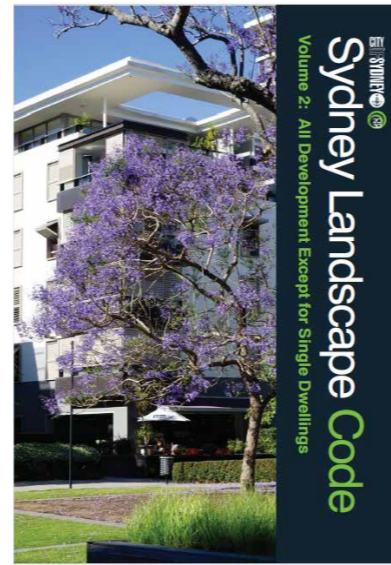
SEARs

	Requirements	Relevant document	Page	Response
7.7	Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines	Landscape ground level general arrangement plan; Crime Prevention Through Environmental Design Report by Ethos Urban	14	<p>CPTED principles are employed in the design through the following aspects:</p> <ul style="list-style-type: none"> Ensuring effective passive surveillance across movement and gathering areas through holistic planning of building functions and open spaces. To maintain clear sight lines, planting is kept low with no sharp turns in movement spaces or concealed corners. Landscape configuration to support access control and create clear boundaries to delineate public, communal, and private zones, fostering a sense of ownership and accountability among residents. Vegetated landscape buffers along private balconies to regulate access. Promote legitimate activities in public spaces through thoughtful spatial planning and programming, facilitating community gatherings, spill-out seating from community rooms, access to buildings and sports courts. Provide sufficient lighting to support safe use in the evenings. <p>Further details can be found in the Crime Prevention Through Environmental Design Report prepared by Ethos Urban.</p>
8.1	Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.	Arboricultural Impact Assessment prepared by EcoLogical; diagrams of Tree Retention	20	The existing trees have been assessed by the arborist, findings are recorded in the Tree Assessment Report.
8.2	Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).	Planting Palette and Schedule; diagram of tree canopy	19,37-40	Details of planting design and canopy coverage are included in this report.
8.3	Provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.	Arboricultural Impact Assessment prepared by EcoLogical; diagrams of Tree Retention	19	The project has diligently explored all avenues to preserve as many trees as possible while optimizing the Gross Floor Area for housing properties. The landscape design along the street interface adopts a minimalist approach, aiming to minimize disruption to the tree protection zone.
8.4	Contribute to long term landscape setting in respect of the site and streetscape.	Planting Strategy; Streetscape Planting Strategy	36,40	<p>The proposed design contributes to the site and streetscape from the following aspects:</p> <ul style="list-style-type: none"> Optimising urban tree canopy and greenery throughout the site to improve public amenity and urban ecology. Establish generous planting area along the interface between buildings and streets, contributing to the amenity of the streetscape and preserving the neighbourhood's leafy character.
8.5	Mitigate the urban heat island effect and ensure appropriate comfort levels on-site	Diagrams of open space, vegetated area, accessible area, tree canopy, and deep soil	15-19	<p>The landscape elements contributing to mitigate urban heat effect include:</p> <ul style="list-style-type: none"> Tree canopy Green space on deep soil and structural slabs. Roof terrace with vegetation and tree canopy Minimise dark coloured surface treatment
8.6	Contribute to the objective of increased urban tree canopy cover	Diagram of existing tree canopy and propose tree canopy cover	20	The proposed design contributes 1961 m ² ; 18% of the site area, to tree canopy cover.
8.7	Maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.			<p>The proposed green infrastructure includes:</p> <ul style="list-style-type: none"> Courtyard plaza, communal courtyards and roof terraces for public and community recreation. 18% of the site to urban tree canopy. Increased biodiversity by introducing a wide range of native plant species. Bio swale along the north-south deep soil corridor.

Background Documents & Research

Consideration has been given to the following strategy documents:

- City Of Sydney Landscape Code
- City Of Sydney Green Roofs and Walls Policy
- City Of Sydney Inclusive and Accessible Public Domain Guidelines
- City Of Sydney the Liveable Green Network
- City Of Sydney Streets Code
- City Of Sydney Street Tree Master Plan
- City Of Sydney Urban Forest Strategy Canopy
- City Of Sydney Urban Ecology Strategic Action Plan
- Greener Places
- Design Guide - 600-660 Elizabeth Street, Redfern





1.0 Strategy

Design Review Process (DRP)

Prior to this submission, four design review sessions were conducted. The landscape design has evolved significantly in response to the panels' comments. Below are the key pieces of feedback regarding the public realm that have been incorporated into the current design concept.

Further details of the design review process can be found in the report prepared by Ethos Urban.

Below is a summary of key activities and panel advice related to the landscape design.

DRP 1 key activities:

- Investigate the pros and cons of various basement layouts in relation to deep soil configurations to inform the overall site layout.
- Benchmark and precedent projects study to inform the vision of public realm.

Panel advice:

- Define site-wide principles and landscape characters.
- Study solar access in relation to functionality of communal open space, including Phillip Street park.
- Delineate public and communal space.
- Requirement of private open space for residential tenants.

DRP2 key activities:

- Establish design objectives and principles for public realm.
- Establish the landscape framework, intended user experience, characters and functionality of each landscape zones
- Develop preliminary concept layout and grading design.
- Develop interface with the streetscape.

Panel advices:

- Commended the development in the landscape character.
- Further develop the strategy to delineate public and communal areas.
- Further develop access to communal areas.
- Recommend integration of water narrative with landscape elements.
- Develop interface with Elizabeth Street.
- Rationalise the number of retaining walls and pathways to minimise obstruction to deep soil.
- Safe use of communal space.
- Concern of the useability of Phillip Street park.
- Develop lighting strategy.

DRP3 key activities:

- Realign the public through links to provide more direct access route and greater legibility.
- Remove Phillip Street park.
- Introduce swale to integrate water narrative with functional landscape element.
- Enhance buffer between public and communal space for delineation.
- Develop streetscape concept of the surrounding streetscapes.
- Develop material and planting palettes.

Panel advices:

- Support of realignment of public through links, removal of Phillip Street park and delineation of landscape zones.
- Further investigate reducing impact of deep soil by rationalise retaining walls and pathways.
- Further delineate public and communal areas.
- Ensure biodiversity in planting design.
- Undertake sun and shade study in the courtyards.
- Prepare sections to show the relationship between the basement and landscape.
- Consider CPTED principles.
- A coordinated approach to all streetscape.

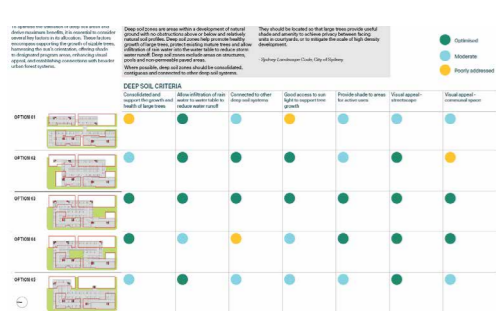
DRP4 key activities:

- Refine landscape layout and grading.
- To minimize the impact on deep soil, remove most of the private access pathways and the retaining wall along the perimeter.
- Reduce access points to the communal courtyards to improve delineation of public and communal areas.
- Refine material and planting palette.
- Develop roof terraces on S2, S3 and S4.
- Develop section studies of the relationship between basement and landscape.

Panel advices:

- Support the principles of landscape design.
- Further explore sun, shade and wind conditions.
- Align canopy trees and deep soil zones, ensure soil volume is provided, including the feature tree in the central plaza.
- Request details on the selection of plant species.
- Explore alternatives of retaining wall on street frontage of S3 to minimise fragment to the deep soil.
- Rationalise the varying width of the public through link as this impact deep soil.
- Further explore delineation between the communal areas, breezeways and low level balconies.

DRP 1 deep soil analysis



DRP 2 landscape framework and concept



DRP 3 landscape framework and concept



DRP 4 landscape framework and concept



The following design refinements are incorporated in the current design to address the panel advices:

- Develop details around planting selection in response to the microclimate conditions.
- Refine tree locations in relation to soil volume.
- Further reduce the extent of retaining walls on the street frontage.
- Rationalise the varied width of the public through links to reduce impact on deep soil.
- Refine interface with breezeways and low level balcony to improve a sense of privacy.

Site Context | Country

Indigenous landscape

“Water Country is the connective tissue, the circulatory system, the confluences, and paths within and between Country. The meeting of salt and fresh water, where one drop forms setting a path through Country, connecting with story and landscape.

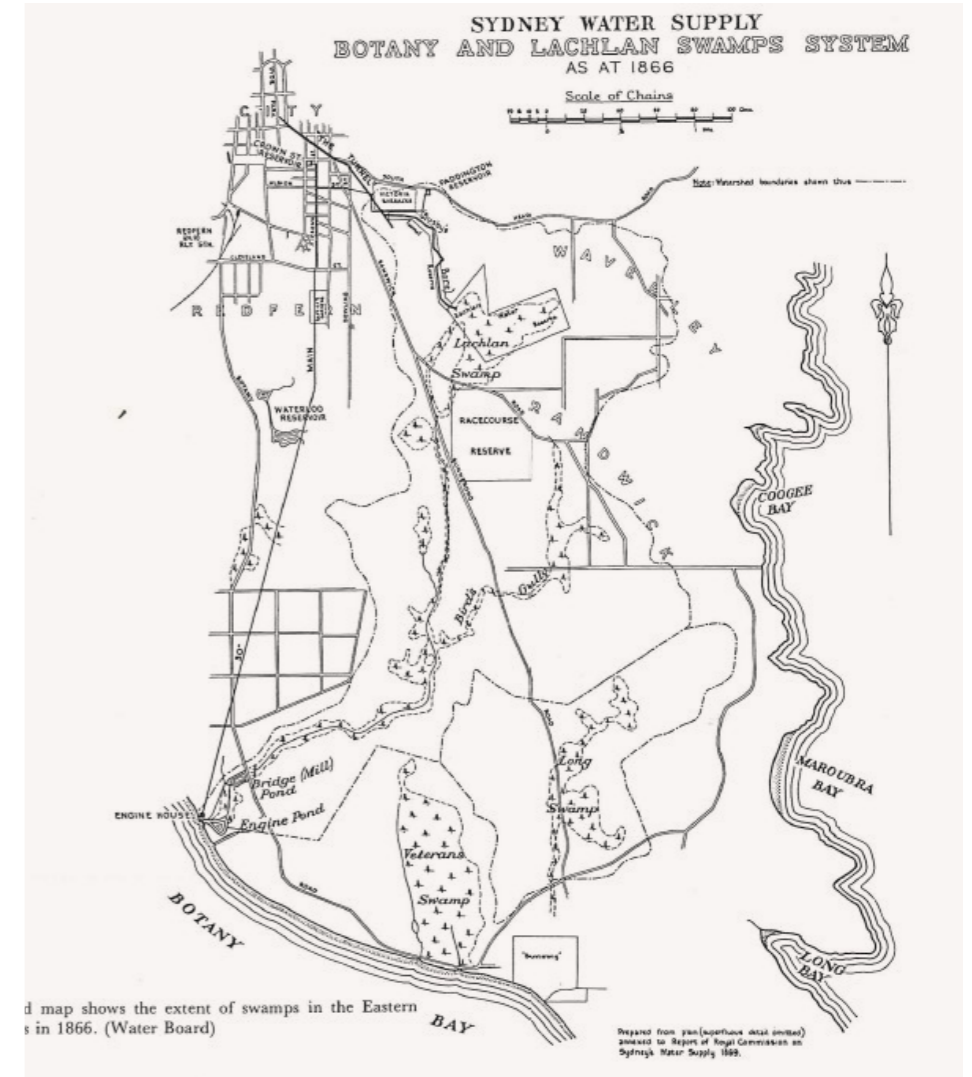
There were numerous freshwater streams originating in, or traversing, the area and feeding swamps and lagoons, such as Boxley’s Lagoon which was adjacent to the development site at Redfern Park. To the south of Redfern, where the land falls away to lower levels, was a large number of swamps, creeks and wetlands that formed a connected freshwater system from Botany Bay to the Centennial Parklands. This area is variously known as Waterloo Swamps, Lachlan Swamps or Botany Wetlands.

The Lagoon at Redfern Park would have been frequented by Gadi people for freshwater, hunting and food collection. “

- Yerrabingin, Redfern Masterplan Connecting With Country Research Report

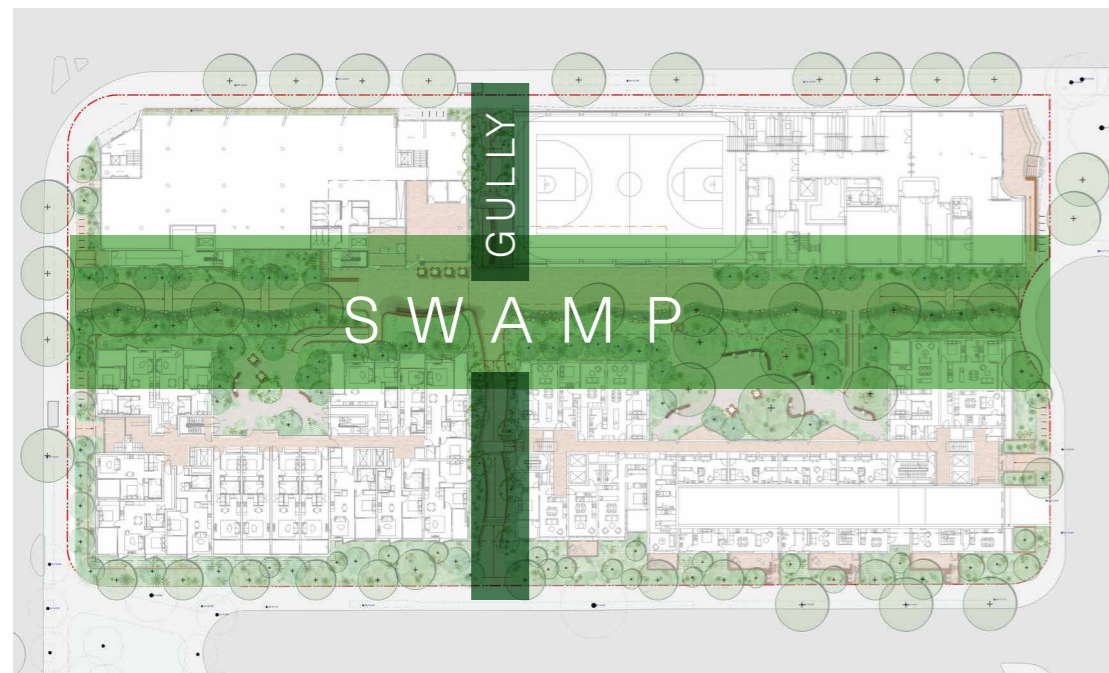


Lachlan Swamp, Centennial Park



This map shows the extent of swamps in the Eastern Suburbs in 1866. (Water Board)

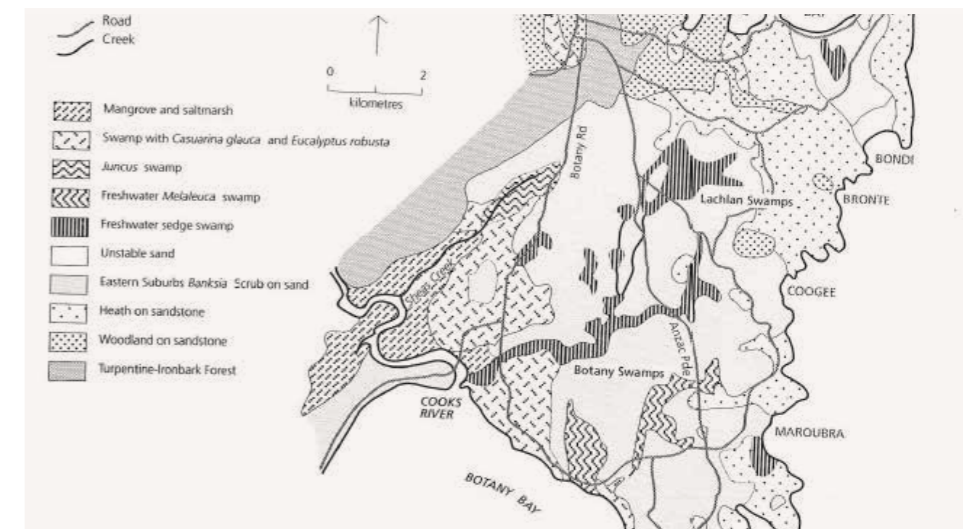
1866 Map of swamp land, Sydney Water Board



Landscape Narrative

The landscape narrative draws inspiration from the indigenous landscape that once thrived in this region, characterized by abundant watercourses that manifested in diverse forms, shaping the landforms over time.

This theme of water finds expression through two distinct landscape character zones: the swamp and the gully. These zones correspond to the two axes of the site, establishing the foundational framework of the open space.



Extract from 'Taken for Granted', Benson and Howell, 1990

Site Context | Development Design Guide

The landscape design has been developed in accordance with the Design Guide of 600-660 Elizabeth Street, Redfern.

This page offers an overview of the key development requirements for the landscape design.

Desired future character

The Guide states the desired future character of the site having 'a rich landscape setting with substantial tree canopy cover and landscaping that screens walls that protect the interiors of buildings from flooding', and 'a permeable pattern of walking connections through the site that also provide on-site at grade servicing'

Uses and flooding

According to the Guide, dense planting is incorporate along S4 to screen views to high flood resistant walks at ground level along Elizabeth Street.



Local infrastructure

Public access easements and private access routes are incorporated to create a legible and permeable pattern in the development.

Elizabeth and Phillip Street footpath are widened with 2m and 1.2 respectively.

Easements for public access are incorporated in north-south and west-east direction, with a minimum width of 10-12m and 6m respectively.

Streetscape design are indicatively shown in the current plan, detail requirements to be negotiated with City of Sydney.

Deviation in design:

The Guide requires all access connections to be design step free with maximum 1 in 20 gradients. Due the constraints of existing street level and basement level, 1 in 14 ramps are introduced on the east-west public access link.

Figure 4: Local Infrastructure

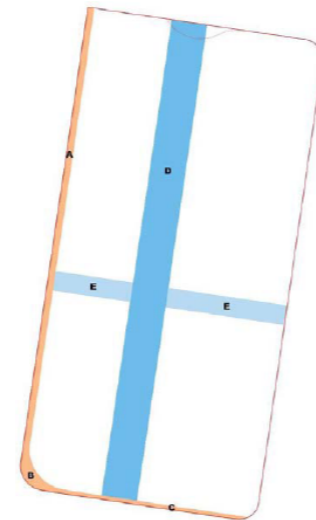


Figure 4 – Key

Dedicate land to the City of Sydney for footpath widening:

A – 2m width on Elizabeth Street

B – land at the intersection of Elizabeth and Phillip Streets having a maximum internal radius of 12.5m with a minimum dimension at the corner of 4.3m

C – 1.2m on Phillip Street

Dedicate easements for public access generally in the locations show covering Access Connections with dimensions of:

D – 10-12m wide north-south Access Connection from Phillip Street to Kettle Street

E – minimum 6m wide east-west Access Connections from Elizabeth Street to Walker Street

Tree canopy cover, landscape, deep soil, vehicular access, loading and servicing

The design has maximised the tree canopy and deep soil provision and achieved the targets. Refer to diagrams of green infrastructure on page 22.

Basement accesses are consolidated to a single entry on Kettle Street to minimise pedestrian and vehicular conflict.

Best effort is made to retain the existing trees through minimise building footprint and built elements in the landscaped areas. Details of tree assessment and retention can be found in the Arboricultural Impact Assessment prepared by EcoLogical and Tree Retention diagram on page 24.

Figure 5: Landscape Areas

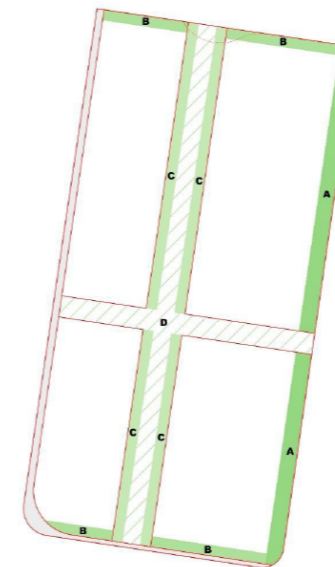


Figure 5 – Key

Provide Landscape Areas:

A – minimum 4.5m wide or where it can be demonstrated that development will not result in removal of major structural branches of street trees with trunks more than 1m from the boundary as demonstrated by a Lidar survey) – minimum 3m wide

B – minimum 3m wide

C – combined minimum of half the width of the north-south access connection, i.e. minimum 2.5m-3m on either side

A, B, C and D – soil that has no structures above or below in accordance with (2) and (3) and medium to large trees in accordance with (4).

Site Context | Urban

The location of the site is nestled in the heart of the vibrant Redfern neighbourhood, boasting great connectivity to the city-wide pedestrian and cycling network. With buses and the metro just a short stroll away, residents enjoy convenient access to transportation options. Adjacent to the site lies Redfern Park, a large urban park providing diverse recreational amenities suitable for all ages.

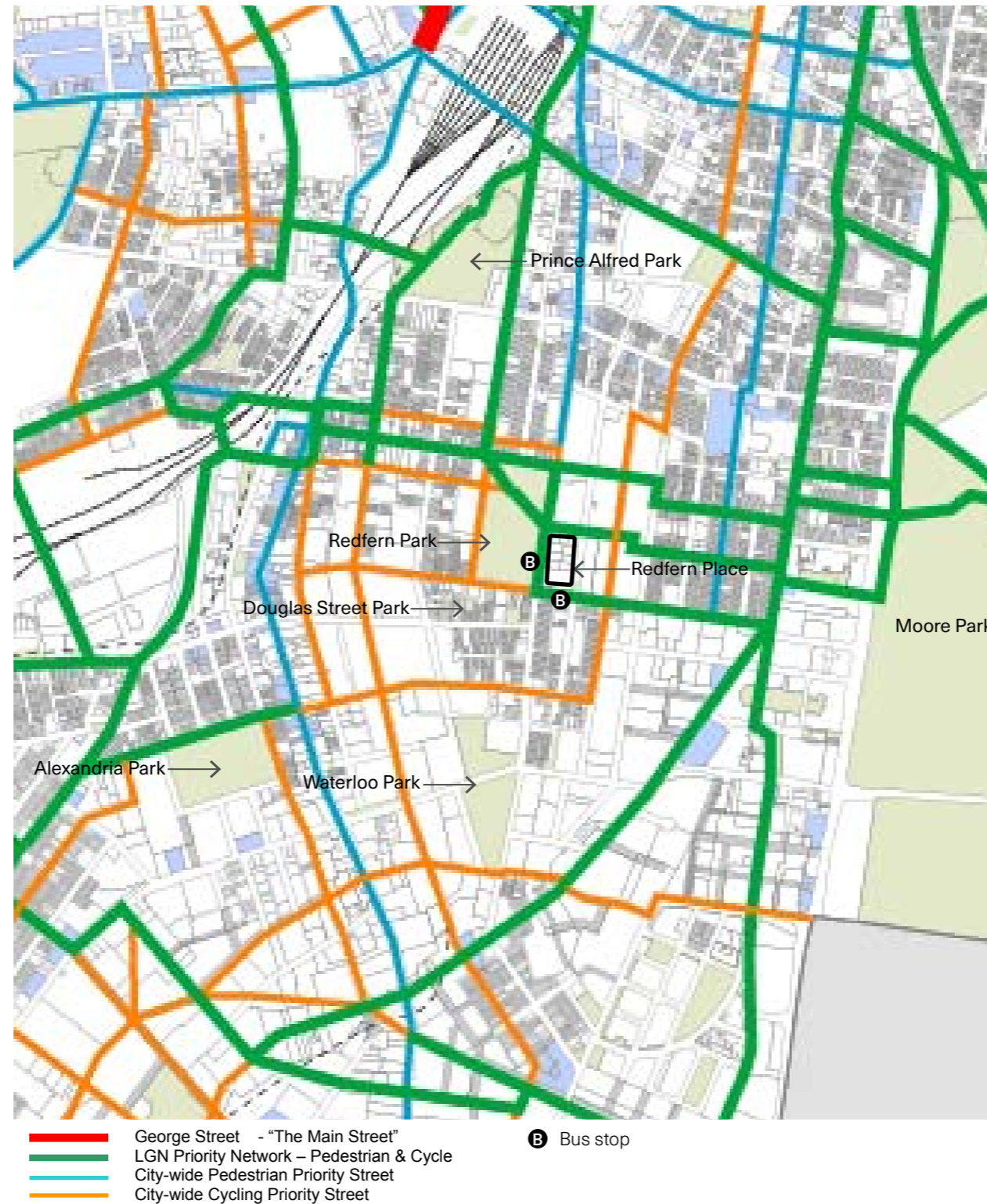


Figure 5 City-wide Liveable Green Network Overlay
 Note: Detailed planning may result in some re-alignment to route selections.

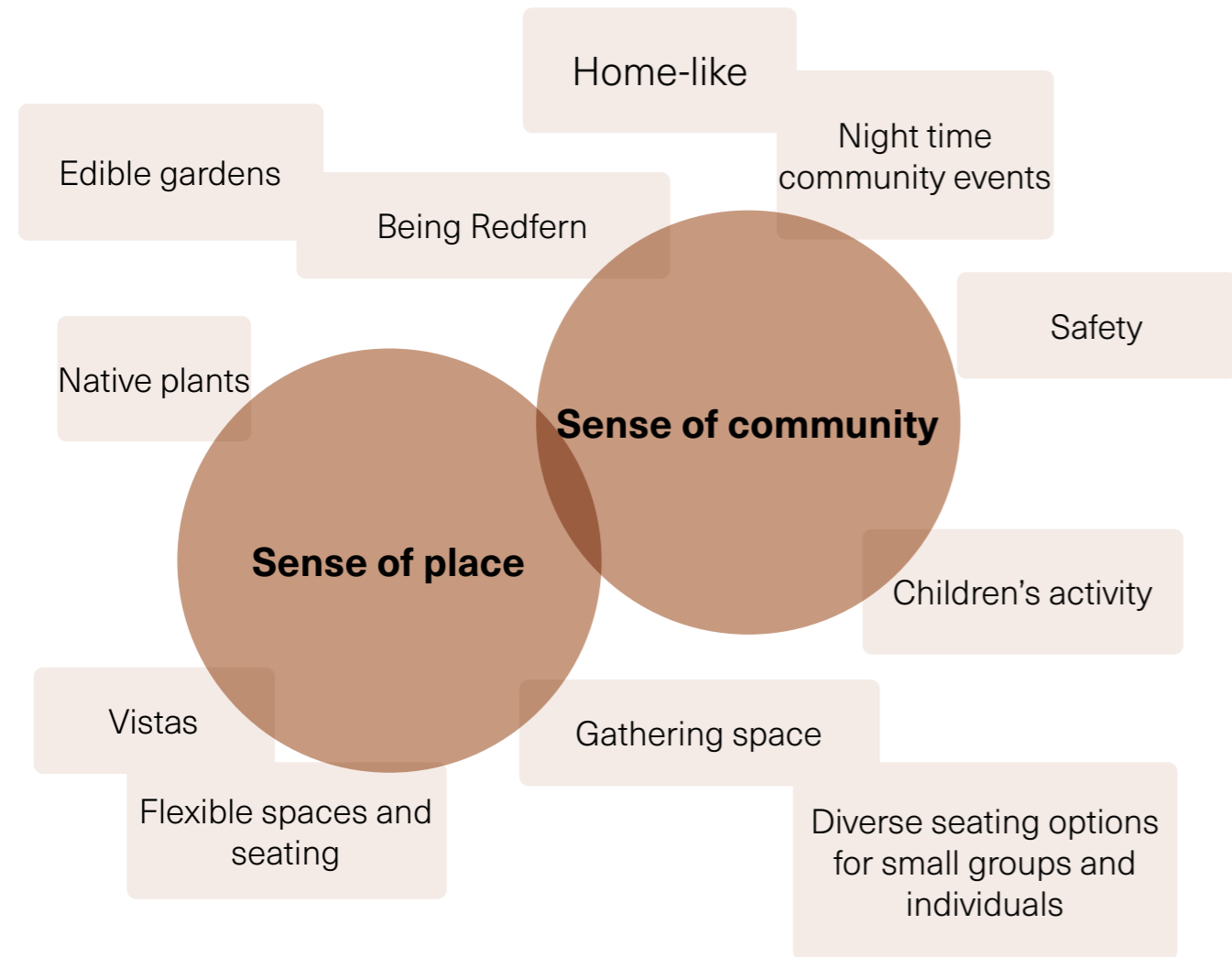
Source: City of Sydney the Liveable Green Network, 2011



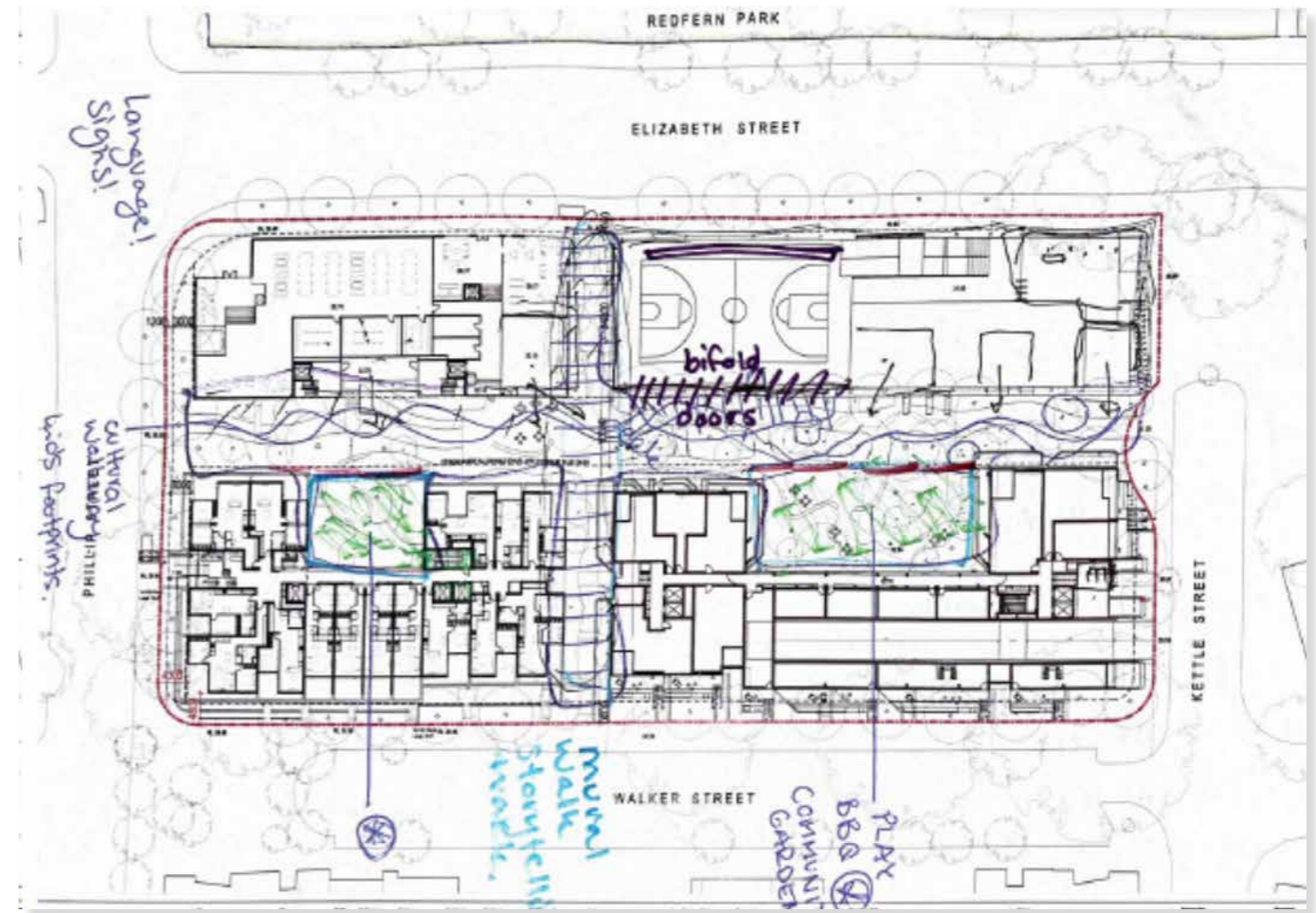
Redfern Park, situated just across Elizabeth Street, offers a variety of recreational activities suitable for all ages.

Community Response

Yerrabingin facilitated three Design Jam workshops engaging local Aboriginal community members in site walks, brainstorming sessions, and deep conversations. These sessions illuminated strong themes of fostering a sense of place, Connecting to Country, and uniting the community, fostering aspirations for the future.



The community and design team participating in the discussion in Design James



Community discussion recorded in sketches

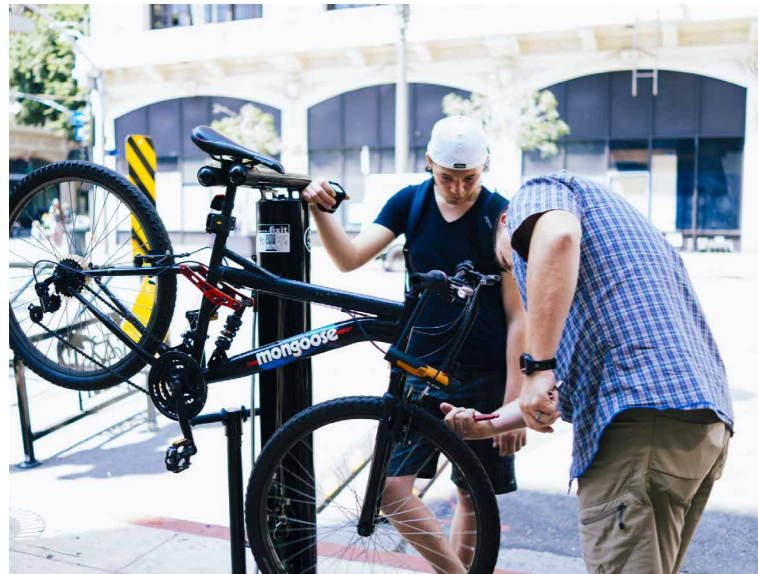
Design Objectives

The design objectives revolve around three key aspects, community, place and environment, each stemming from the aspirations of the community.

COMMUNITY

Connect People

Foster meaningful interpersonal connections, provide a space for individuals to meet, interact, and experience a sense of community.



Legible space

Create a clear hierarchy of movement and open space network for public and communal uses.



PLACE

Connect to Country

Offer avenues for individuals to gain a richer understanding of the land. Integrate narratives of the land into the design to foster a profound connection to the landscape.

Being Redfern

Sensitively attuned to the indigenous flora, architectural vernacular, and communal dynamics, seamlessly integrate the site within its wider urban fabric.

ENVIRONMENT

Urban Oasis

Create an urban oasis that serves aesthetic and ecological functions alike.

SUSTAINABLE DESIGN

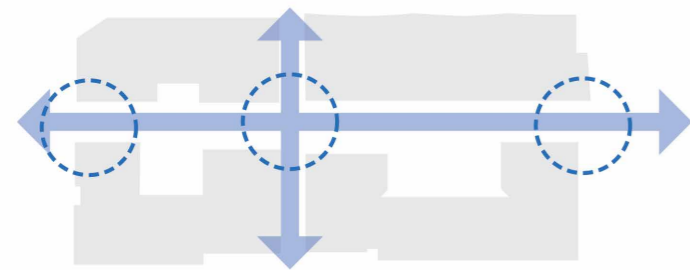
Embed sustainable practices within all aspects of design.

Urban Wildlife

Recognizing the significance of non-human kin, making their needs just as important as those of humans.

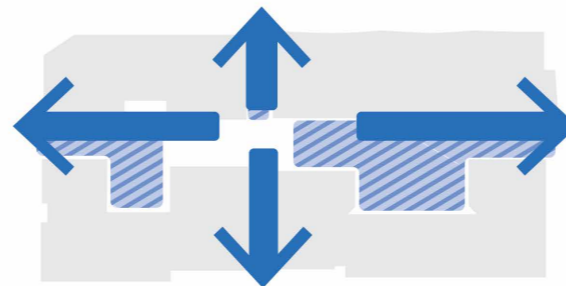


Design Principles



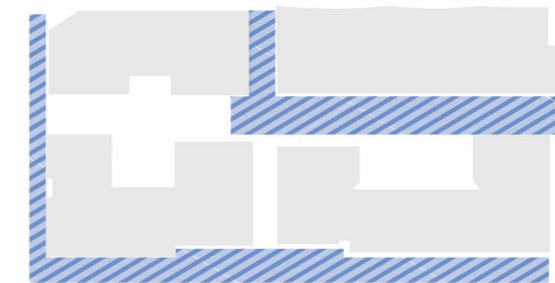
Legible spaces

Establish a clear spatial structure with a hierarchy of movement networks, public and communal space



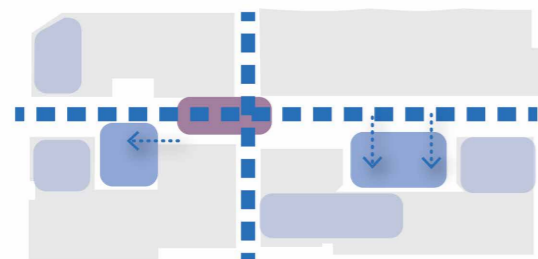
Urban oasis

Create robust green connections that define the framework of open spaces, and optimise the extent of tree canopy



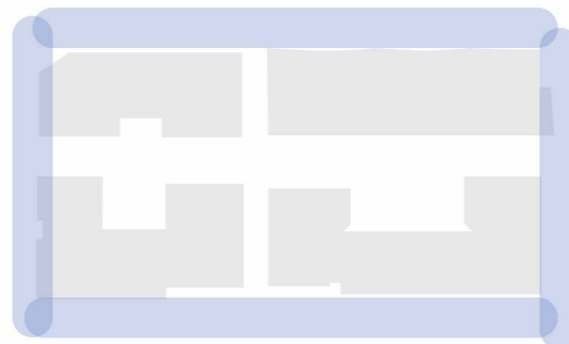
Deep soil

Consolidate the deep soil zones to enhance environmental and social benefits



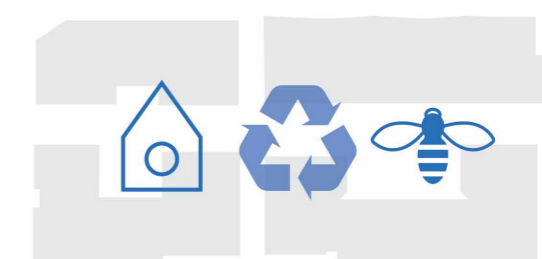
Public and private interface

Craft seamless transitions between public areas, communal spaces and private domains



Enhance streetscapes

Foster a green presence along neighbouring streets, enhancing the leafy character of the local neighbourhood.



Sustainable & home for all

Employ recycled and reclaimed materials whenever feasible. Create habitat for local fauna

Landscape Master Plan | General Arrangement

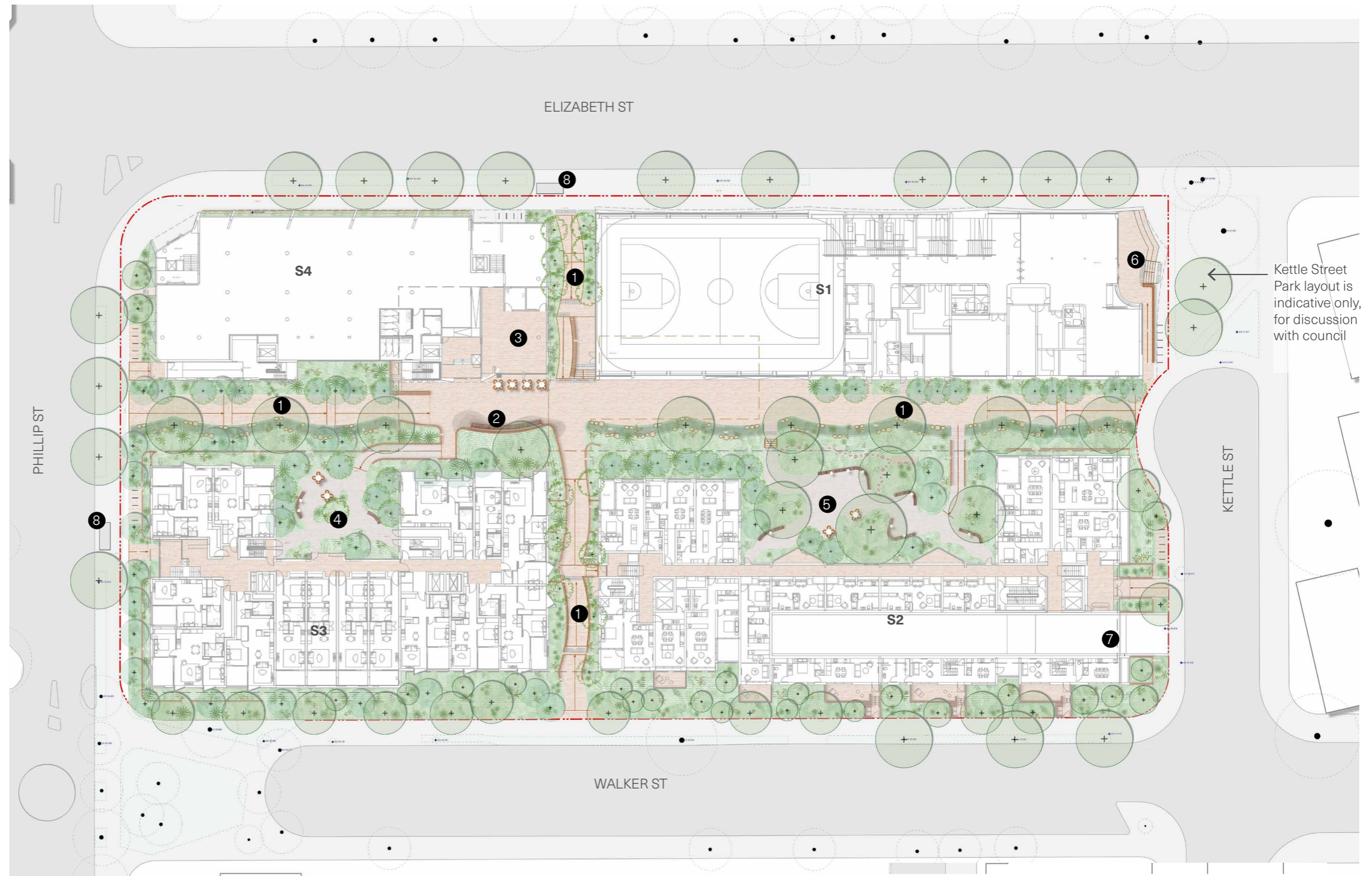
Nestled within the Redfern neighbourhood, the site boasts a strong existing identity. Beyond the selection of hard and soft materials that draw from its context, the character of the area will be further enhanced by offering a variety of public and private amenities to foster a sense of community.

The landscape framework is defined by two linking axes, where the water narrative and landscape function align. The scallop pattern evokes images of watercourses and resonates with the architectural language of the PCYC building.

The swale and thick band of planting zone also serves as buffers, delineating the public through-link and communal courtyards dedicated to the residents.

The planting responds to critical site issues, ensuring optimal rain water infiltration through careful use of 'Swamp' planting. Further, the use of low light planting in the East-West link ensures the development retains a green heart.

- Key**
- 1 Public through links
 - 2 Courtyard plaza
 - 3 Community room
 - 4 S3 communal courtyard
 - 5 S2 communal courtyard
 - 6 Main entry to PCYC
 - 7 Basement entry
 - 8 Existing Bus stop
-
- Existing trees
 - + Proposed trees
 - Project boundary

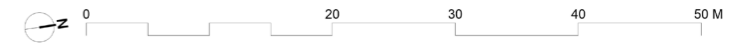


Kettle Street Park layout is indicative only, for discussion with council

Landscape Master Plan | Grading

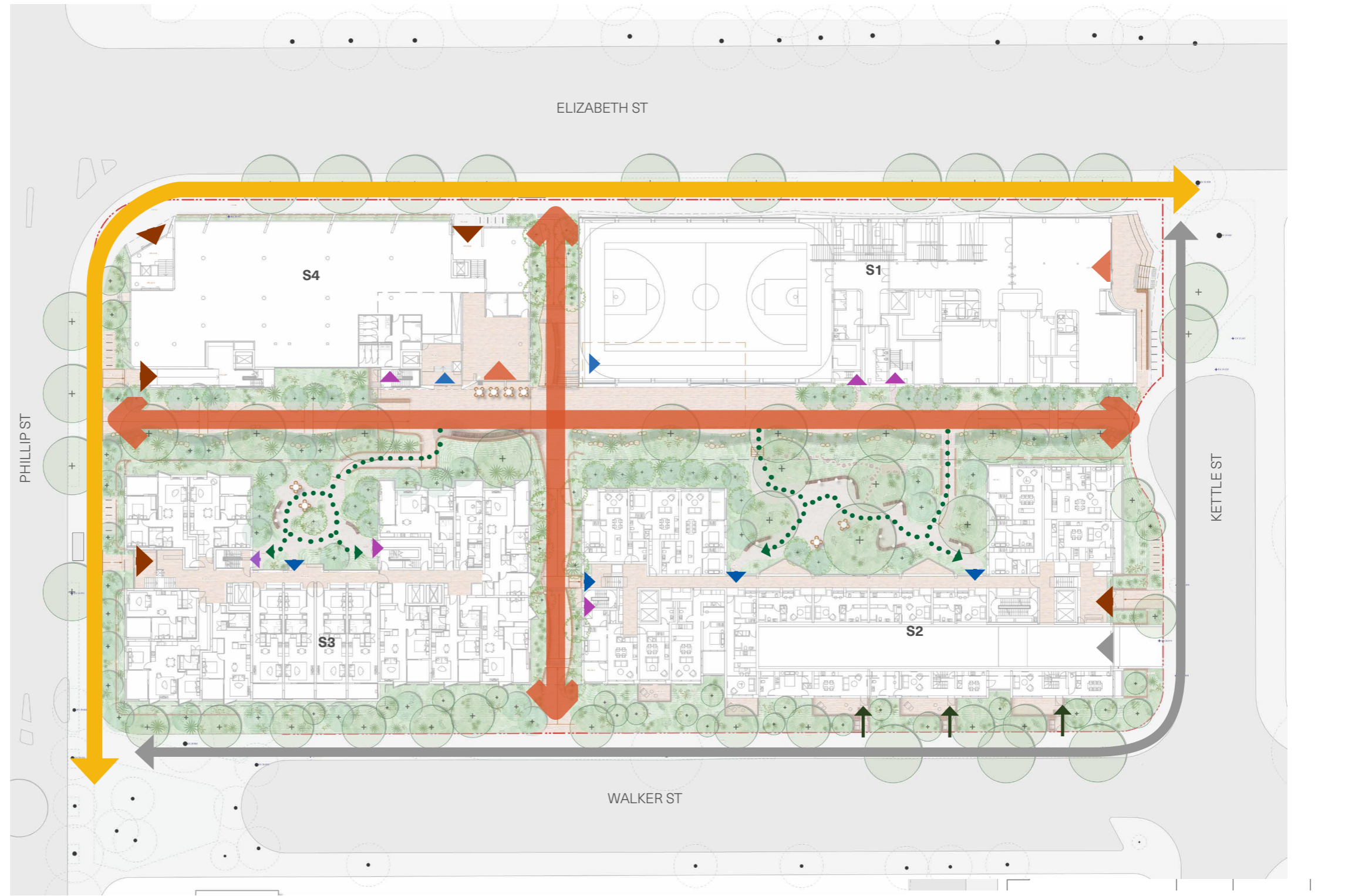


Key	
+RL xx.xx	Finished ground level
+ FFL xx.xx	Finished floor level
+(xx.xx)	Existing Level (As per Survey)
1:14	Slope gradient
→	Ramp up
•	Existing trees
+	Proposed trees
- - -	Project boundary



Access & Circulation

Movement through the space is critical to ensure the diverse users groups arrive seamlessly and efficiently to their destination, Footpath widening to Phillip and Elizabeth Street will accommodate foot traffic, allowing for plenty of circulation space around bus shelters and building entries.







- Public through link
- Connecting main street
- Local street
- Semi-private access path
- Private access
- Main Building Entry
- Secondary Building Entry
- Community / Commercial Entry
- Egress
- Vehicular Access

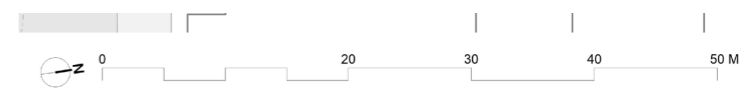
Access & Circulation

Equitable access through the site is a key focus area and one with some challenges.

Building entries are located such that flush access is obvious and primary. 1:14 ramps have been minimised where possible, opting instead for 1:21 ramps to allow for a more gentle incline. Where stairs are required, ramped access points are nearby and equally obvious.



-  Pedestrian building entry
-  1:21 walkway
-  1:14 accessible ramp
-  Stairs












Amenity & Function Zones

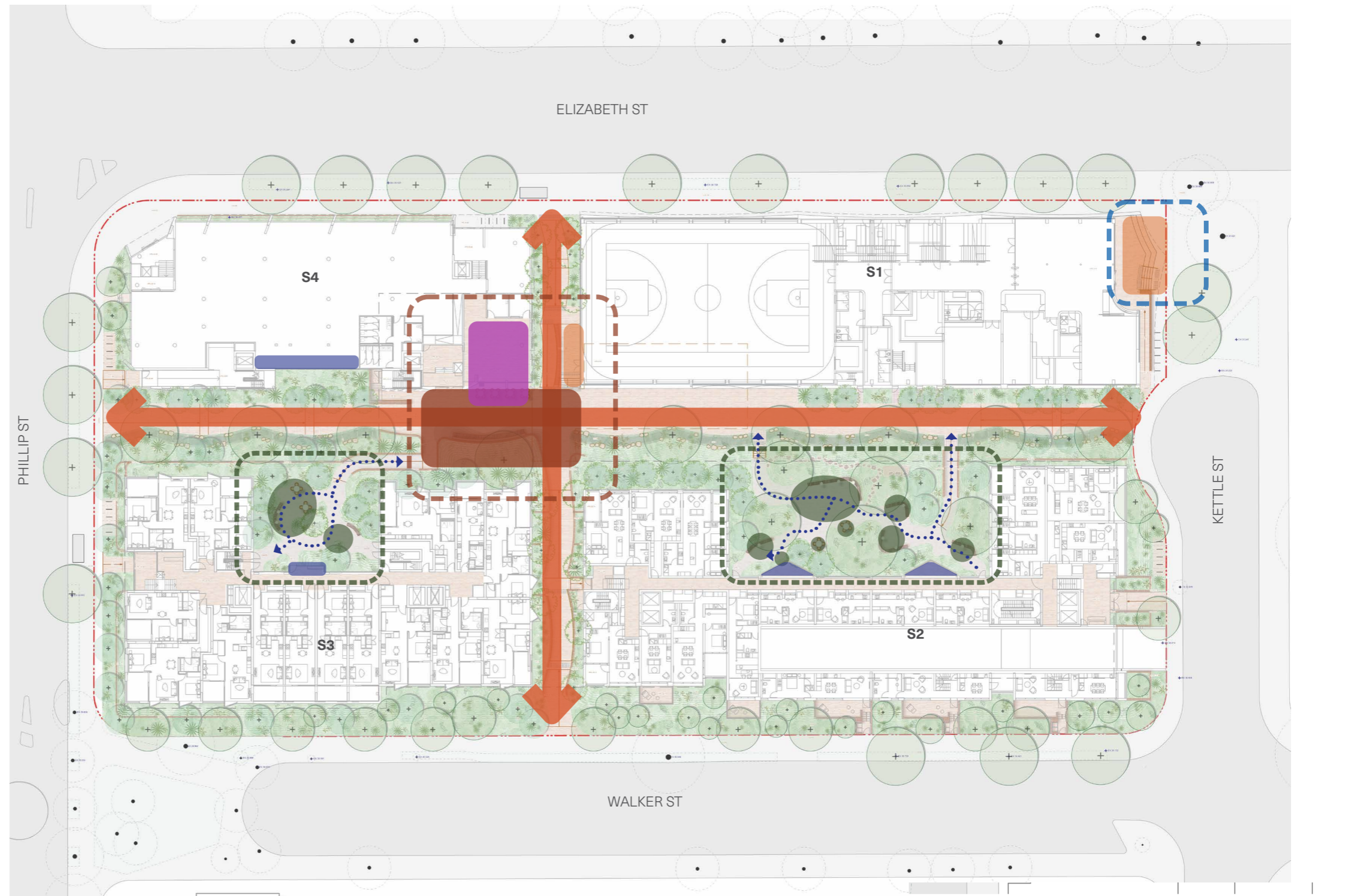
The internal landscape consists of three distinct zones, one central plaza and two courtyard spaces.

The central plaza is located at the intersection of the two site through link axes, and allows for spill out from the community room in S4 and from the multi-purpose court in S1. The space is anchored by a hero tree and a generous lounge / bench seat. This will ultimately allow the community to imprint their own sense of place.

Design of the interface between PCYC entry and Kettle Street Park will be subject to the future discussions with City of Sydney. The design intent for Kettle Street park will be re-established with some bleacher seating and space to gather to ensure the PCYC has a clear 'Front Door'.

The two internalised courtyards are positioned to encourage residential use, through narrow paths and acute angled entries. The courtyards provide leisure amenity for the residents and allow for a sense of ownership over the space. They will be embellished with casual seating and tables to allow for passive recreation.

-  Central public gathering area
-  Communal courtyard
-  PCYC entry gathering area
-  Community room and spill-out seating area
-  Courtyard plaza
-  Informal gathering space outside multifunctional sport courts and PCYC entry
-  Informal gathering space with fixed furniture for residents' use
-  Breezeway seating area with views to the courtyard
-  Garden path



Building Interface

Building functions are articulated through a considered approach to permeability and access.

S1 allows for passive observation in and out through a large glazed facade around the multi-purpose court and Elizabeth St, transitioning into a semi-permeable facade to the North East. This ensures both clear marking of the buildings use as well as establishing an on-site identity.

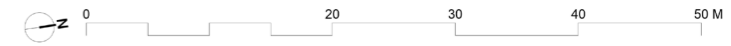
S2 takes a more privatised approach with a large number of apartment terraces and glazed façades. Landscape will be mounded in key locations to ensure privacy for residents, while utilising key breezeway space to make the building feel light and permeable.

S3 will follow a similar approach through consistent materiality and function, seeing visual access to open space maximised where appropriate.

S4 Ground floor will function for commercial use, with a community space adjoining the landscape courtyard. These spaces are reinforced through the landscape design with large areas for gathering where permitted and green buffer in semi-permeable spaces to bring the outside in.



- Breezeway
- Private Building Entries
- Glazing / Permeable facade
- Semi-Permeable facade
- Apartment Terraces
- Service Access / Egress
- Vehicular access
- Public access Entry



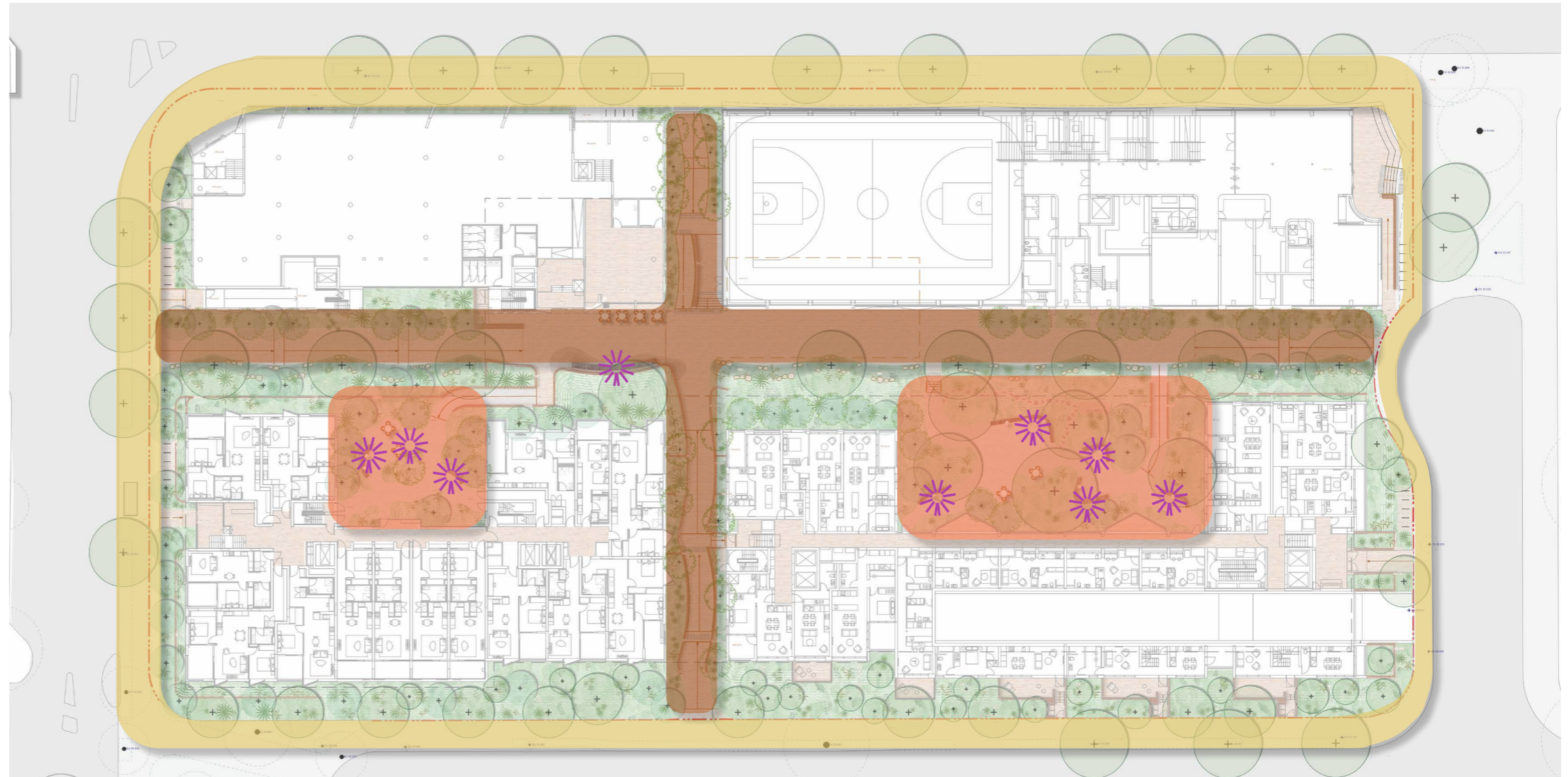
Lighting Strategy





The Landscape strategy will be underpinned by a carefully considered lighting approach, ensuring the site is safe and pleasant to use at all hours.

A coherent lighting palette will be developed during the detailed design stage in collaboration with architects and engineers. The design intent is to create a complementary suite of lighting fixtures that unify the site's appearance in the evening while distinguishing different functional zones.

The public through links will see a regular alignment of pole mounted luminaires emphasising the continuity of the movement space, and supporting safe and clear passage through the site 24/7.

Courtyards will receive a more focused approach, maintaining pole mounted fittings for the primary light source, ensuring that these fittings are focused away from adjacent apartments. The courtyards will also see feature lighting integral to the landscape elements to visually sculpt the space.

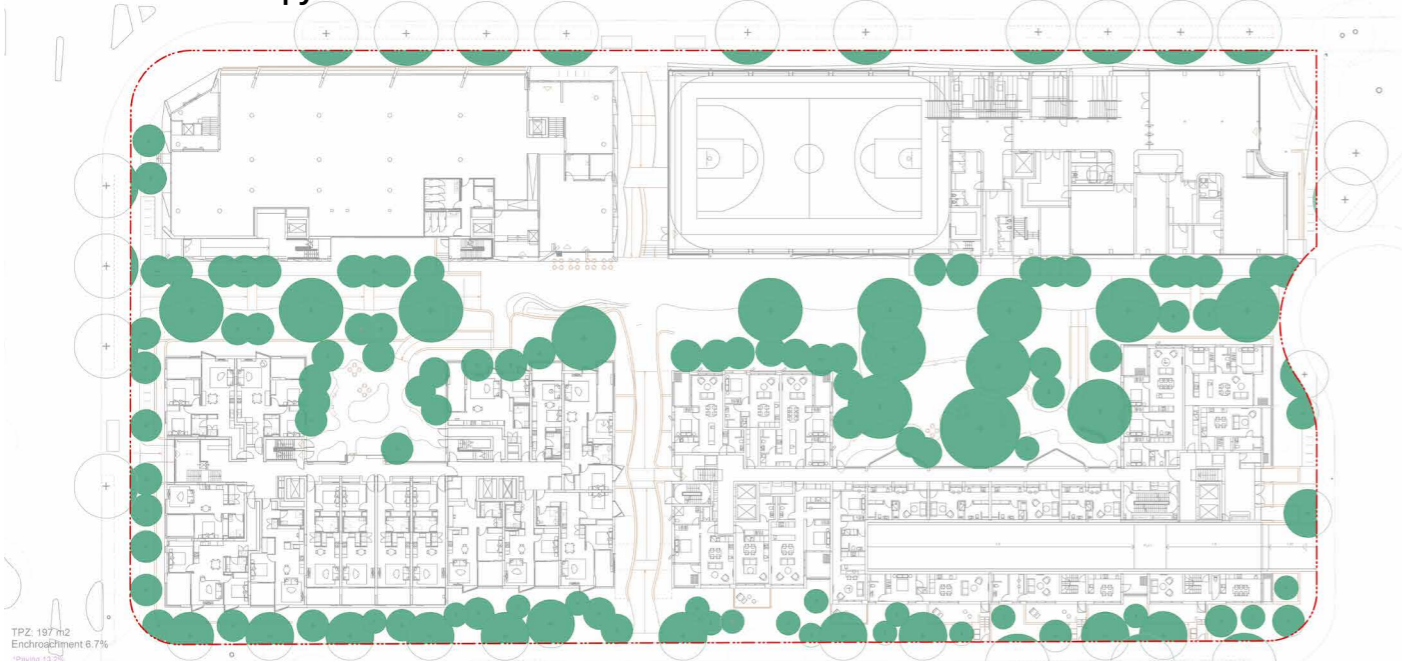


-  Pole mounted luminaires - public through link
-  Pole mounted luminaires - communal gardens
-  Feature lighting integral to furniture and landscape elements
-  City of Sydney lighting



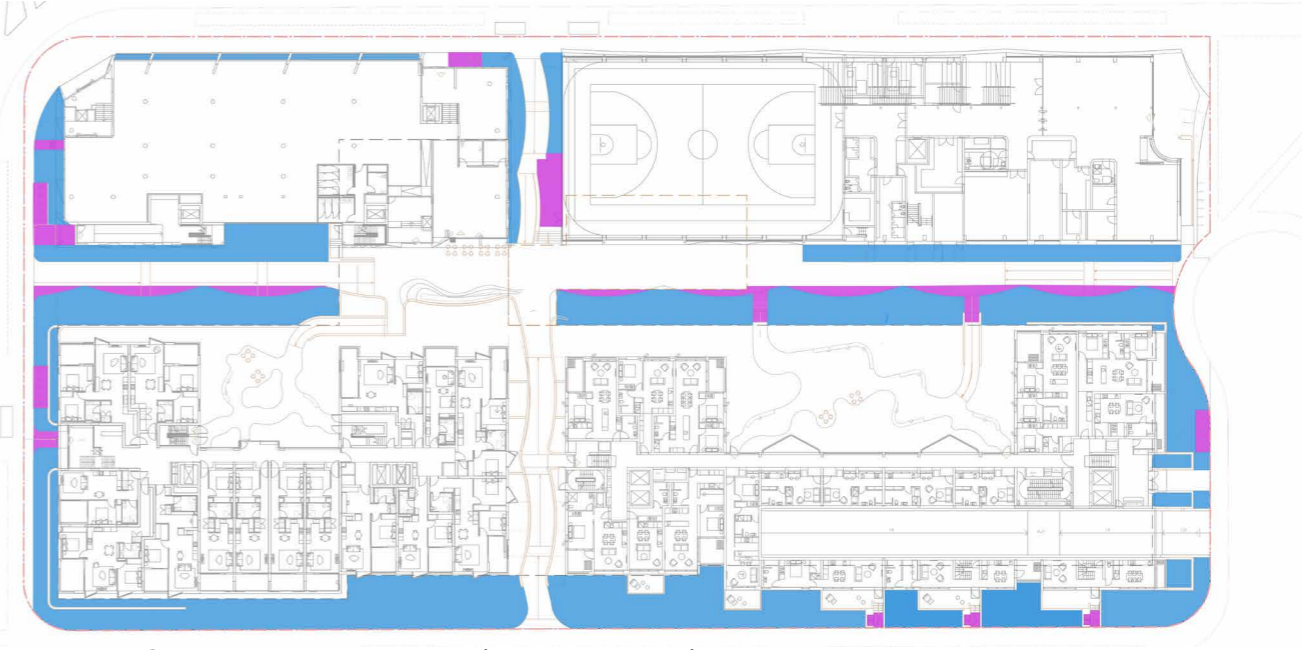
Green Infrastructure

Urban Tree Canopy



Proposed Canopy area: 1961 m² (18% of Site area)

Deep Soil

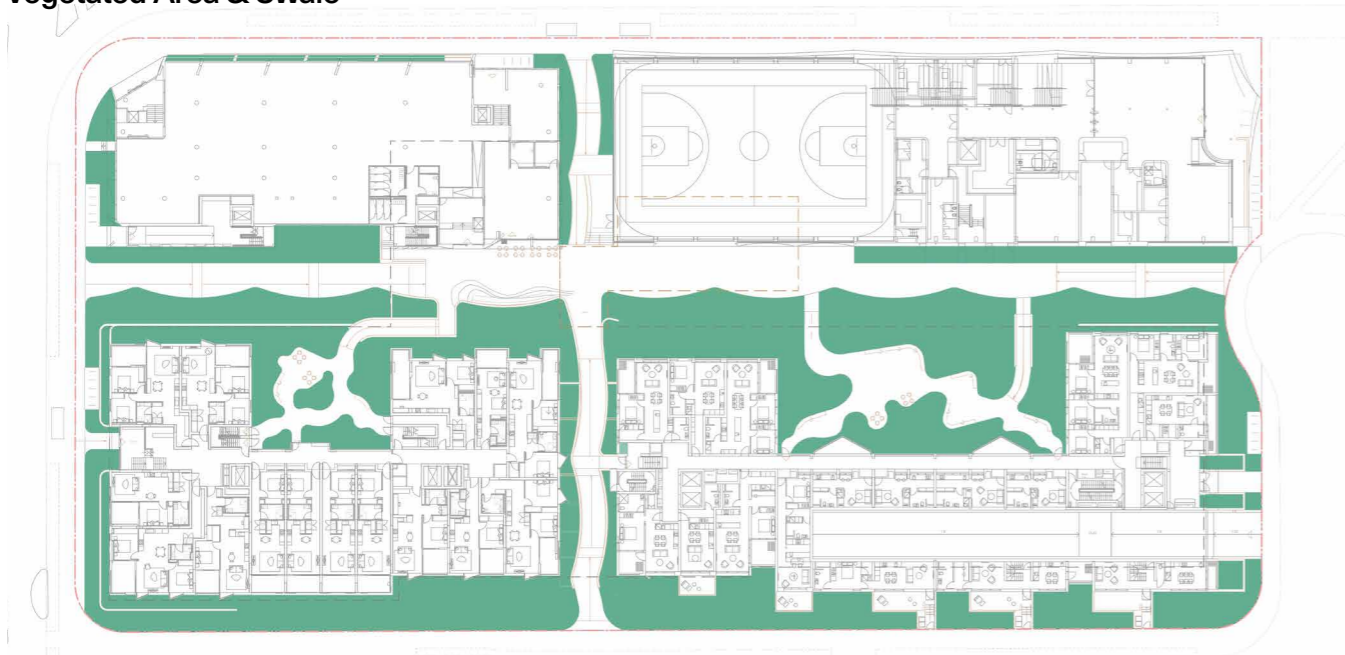


Deep Soil requirement: 1650m² (15% of site area)

Total Deep Soil achieved: 1794 m² (16.5% of site area), consisting of:

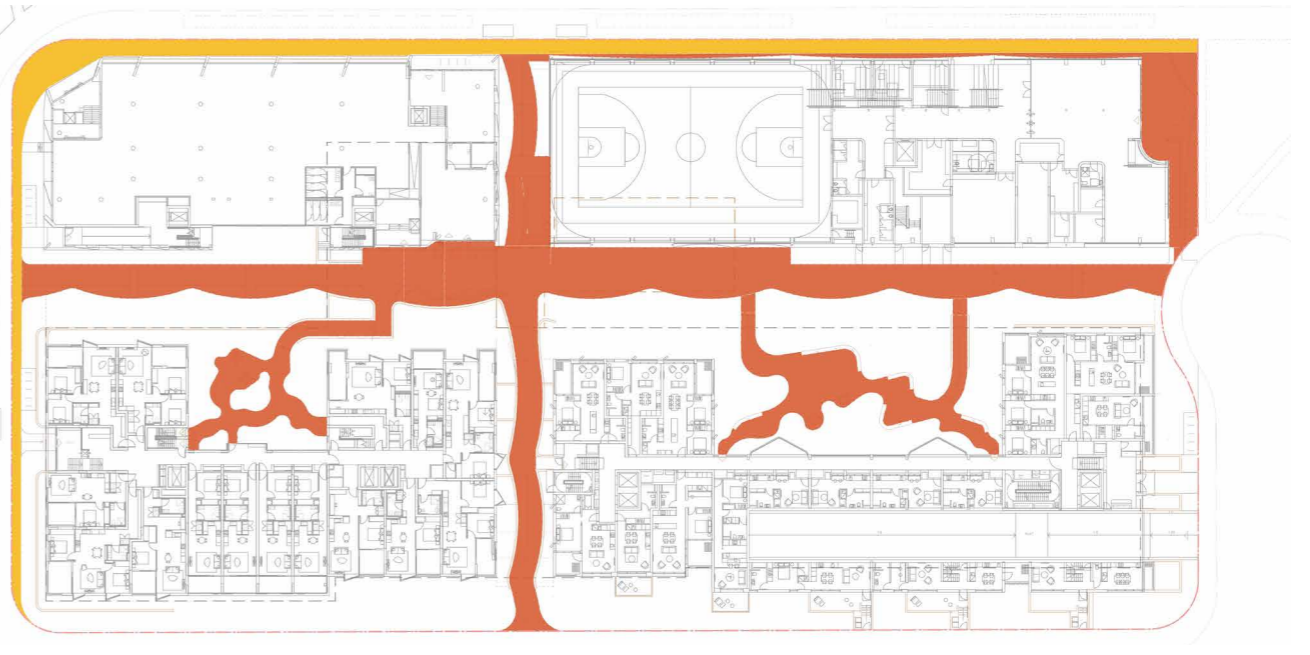
- Proposed Deep soil area: 1597m²
- Proposed Permeable pavement: 197 m²

Vegetated Area & Swale



Total vegetated area: 2258 m² (20.8% of Site area)

Accessible Area



Accessible area for movement and recreation: 1041 m² (9.6% of Site area)

Contribution to city streetscape through footpath widening: 381 m² (3.51% of Site area)

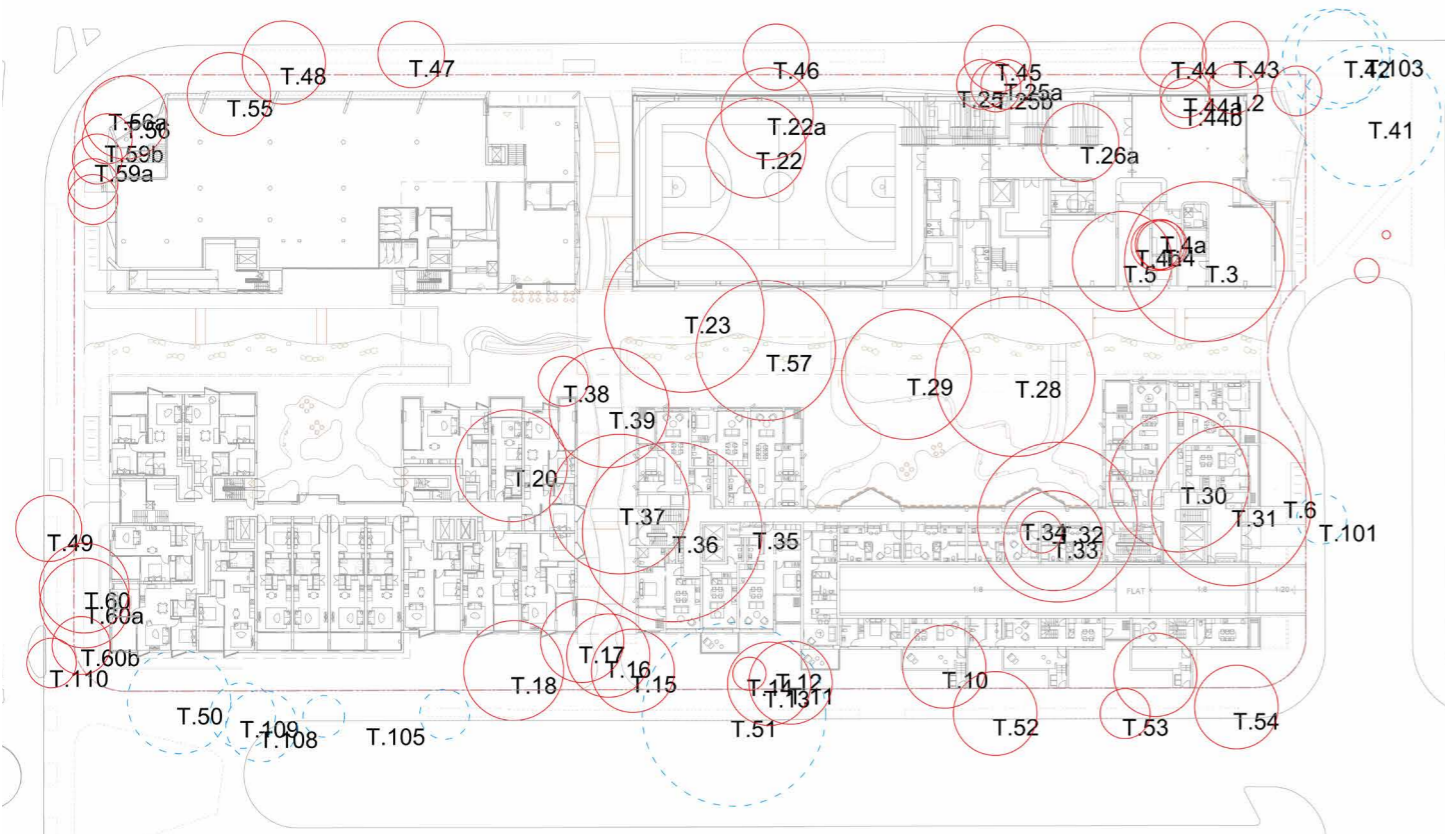
Tree Retention

The Design Guide requires the retention of all street trees. The retention of street trees was a priority through the design process, however, there are a number of key factors affecting the ability to retain 10 street trees, including:

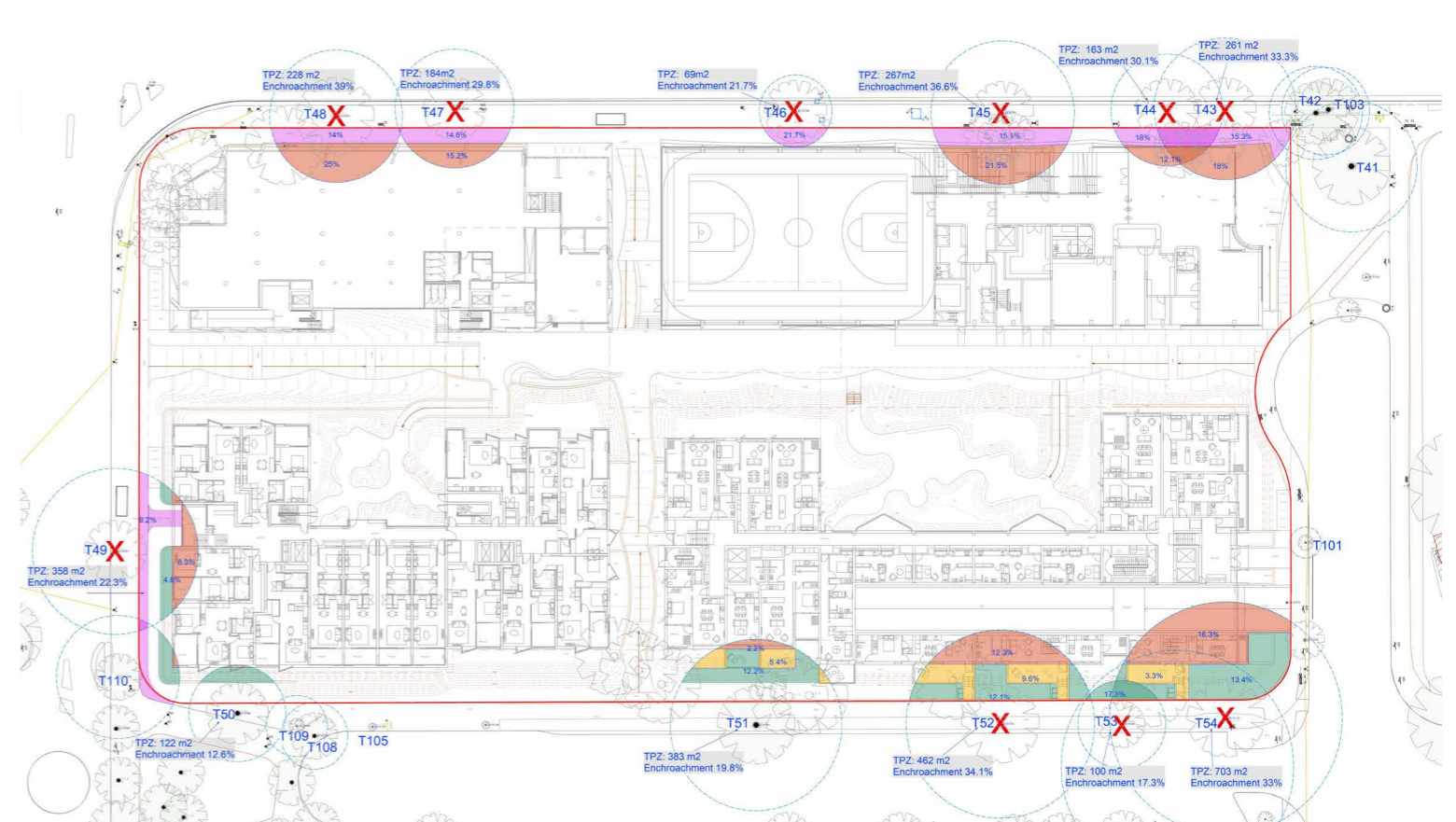
- The required footpath widening along Elizabeth and Phillips Streets contribute to the overall impact on the Tree Protection Zones (TPZs) (shown in pink in the TPZ Encroachment diagram).
 - The site levels require regrading and battering from the footpath to the ground level and planting to deliver a transition from public to private domain which impact the TPZs (shown in green in the TPZ Encroachment diagram).
 - The buildings comply with the Design Guide's building setbacks and building footprints and if the buildings were setback further it would significantly impact on the potential for the site to maximise the delivery of social and affordable housing, and the community facility.
- A new street tree planting strategy is proposed, to replace all removed trees.

- TPZ - Existing tree to be Removed
 - TPZ - Existing tree to be retained
 - TPZ Impacted by building envelope
 - TPZ Impacted by apartment terraces
 - TPZ Impacted by landscape works
 - TPZ Impacted by footpath widening works
- *Tree 110 identified by council for removal

Tree retention



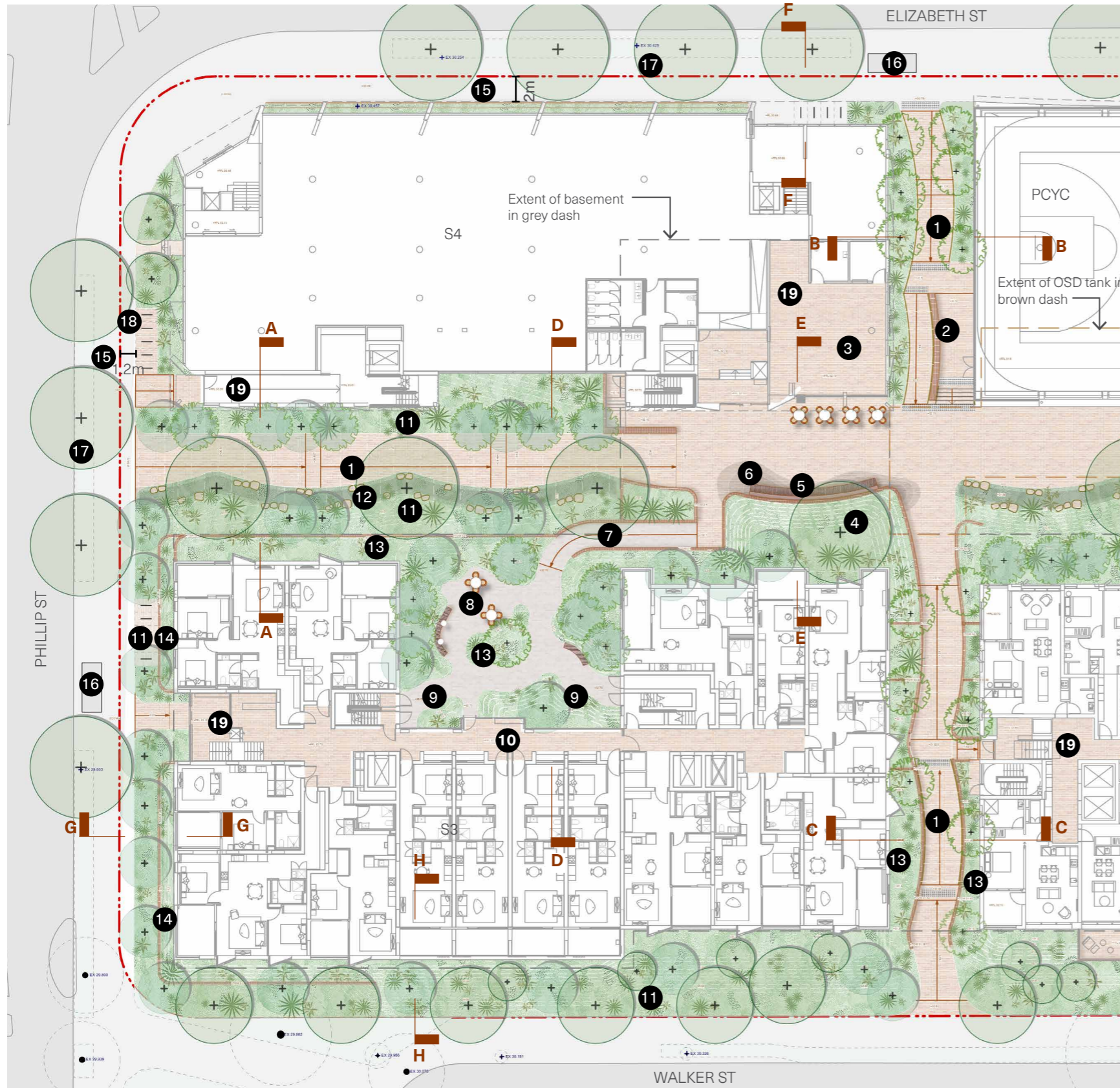
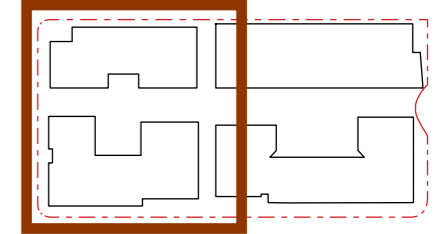
TPZ Encroachment





2.0 Ground Level

Landscape General Arrangement



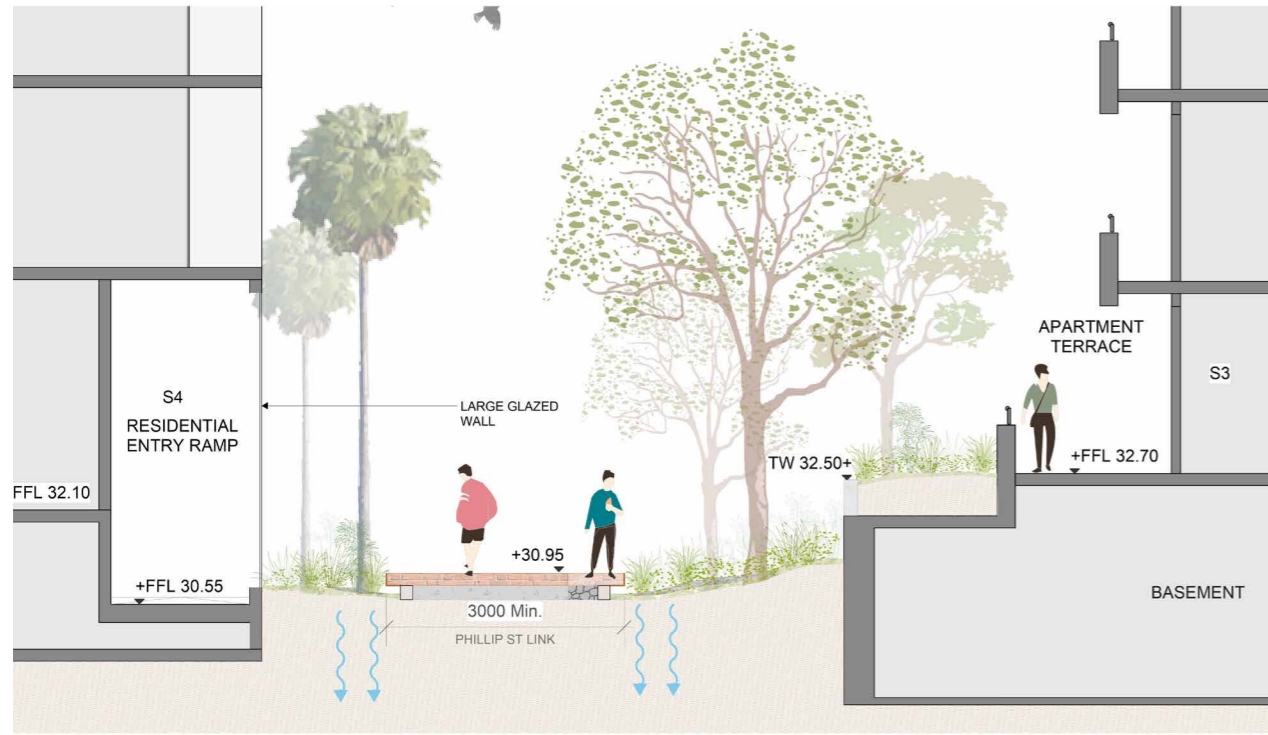
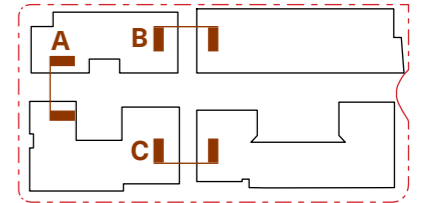
Key

1	Public through link
2	Landing and small gathering space outside the entry to PCYC multifunctional courts for occasional event use
3	Community room and spill out seating area
4	Courtyard plaza with a feature tree (Tree Waratah) planted in deep soil
5	Custom bench seat
6	Feature paving to interpret water narrative
7	Semi-private path to communal courtyard
8	Small gathering space with fixed seating furniture
9	Egress
10	Breezeway with seating nook and views towards the courtyard
11	Planting on deep soil
12	Swale on deep soil
13	Planting on slab with localised mounding
14	Retaining wall and raised planter in deep soil
15	Footpath widening and streetscape upgrade (Elizabeth St: 2m; Phillip St: 1.2m)
16	Existing bus stop
17	New street trees
18	Bike Hoops
19	Interior pavement matching external area to enhance indoor and outdoor connection

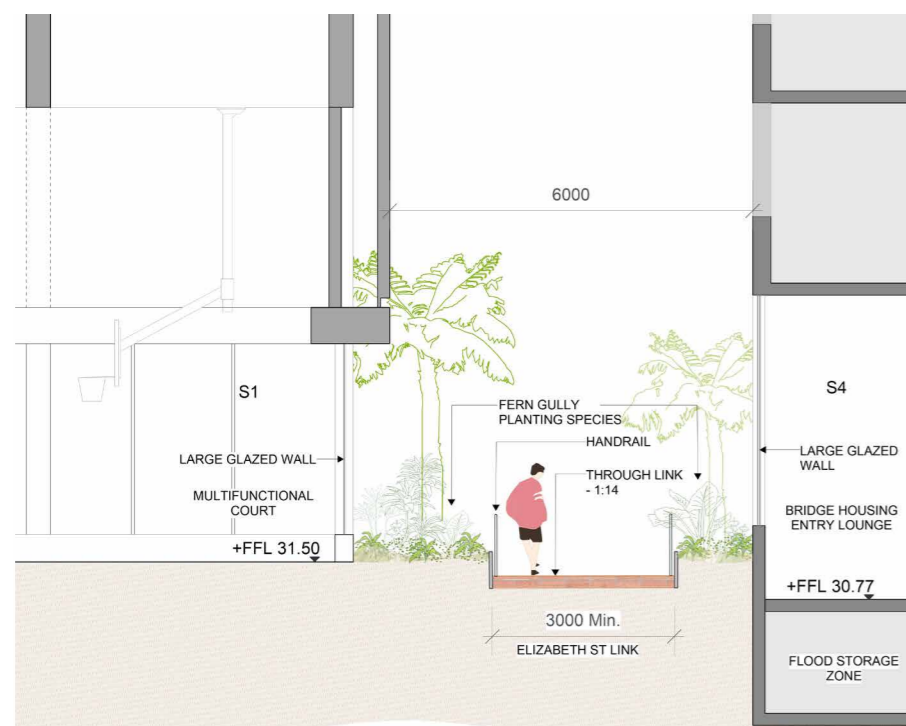
•	Existing trees
+	Proposed trees



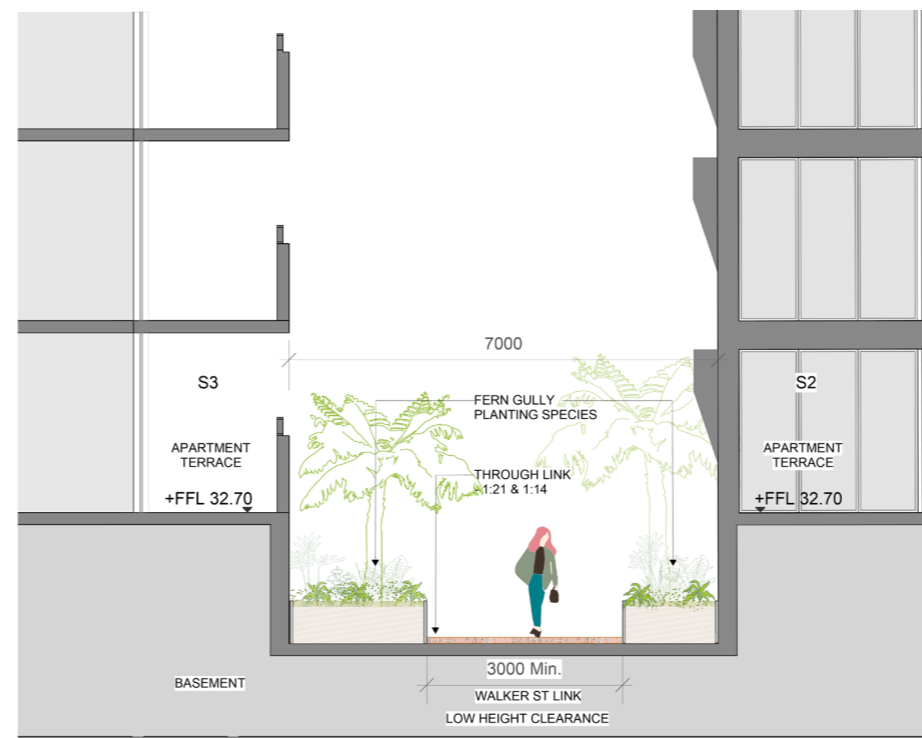
Site Sections



SECTION A-A



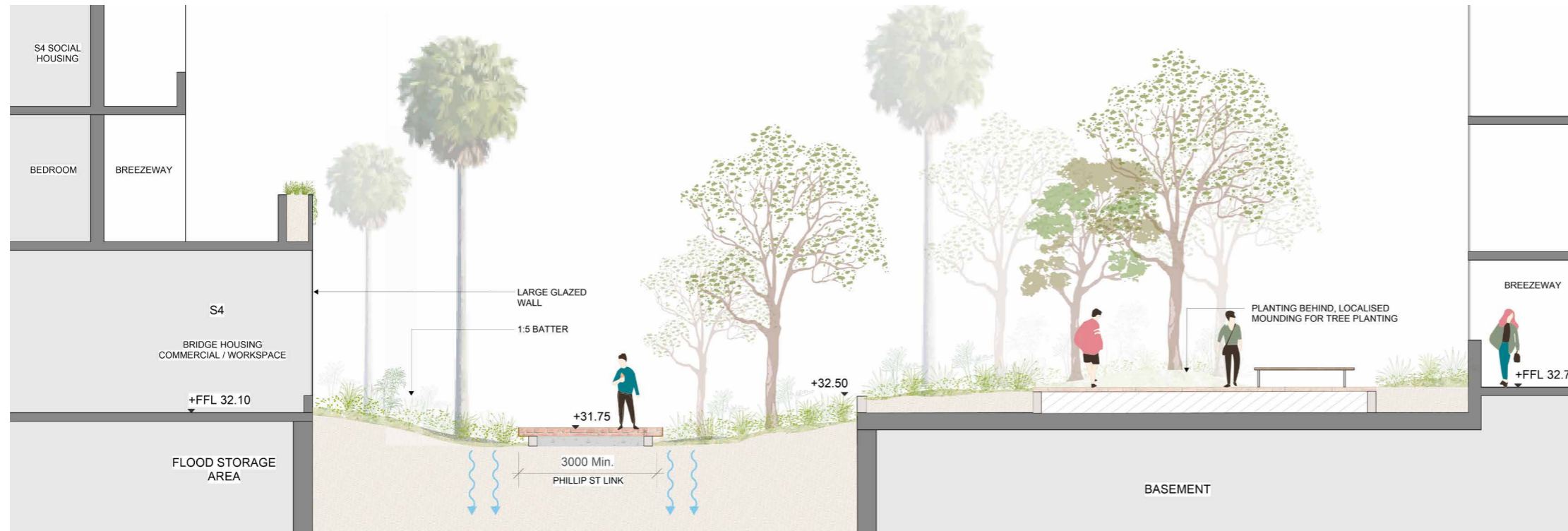
SECTION B-B



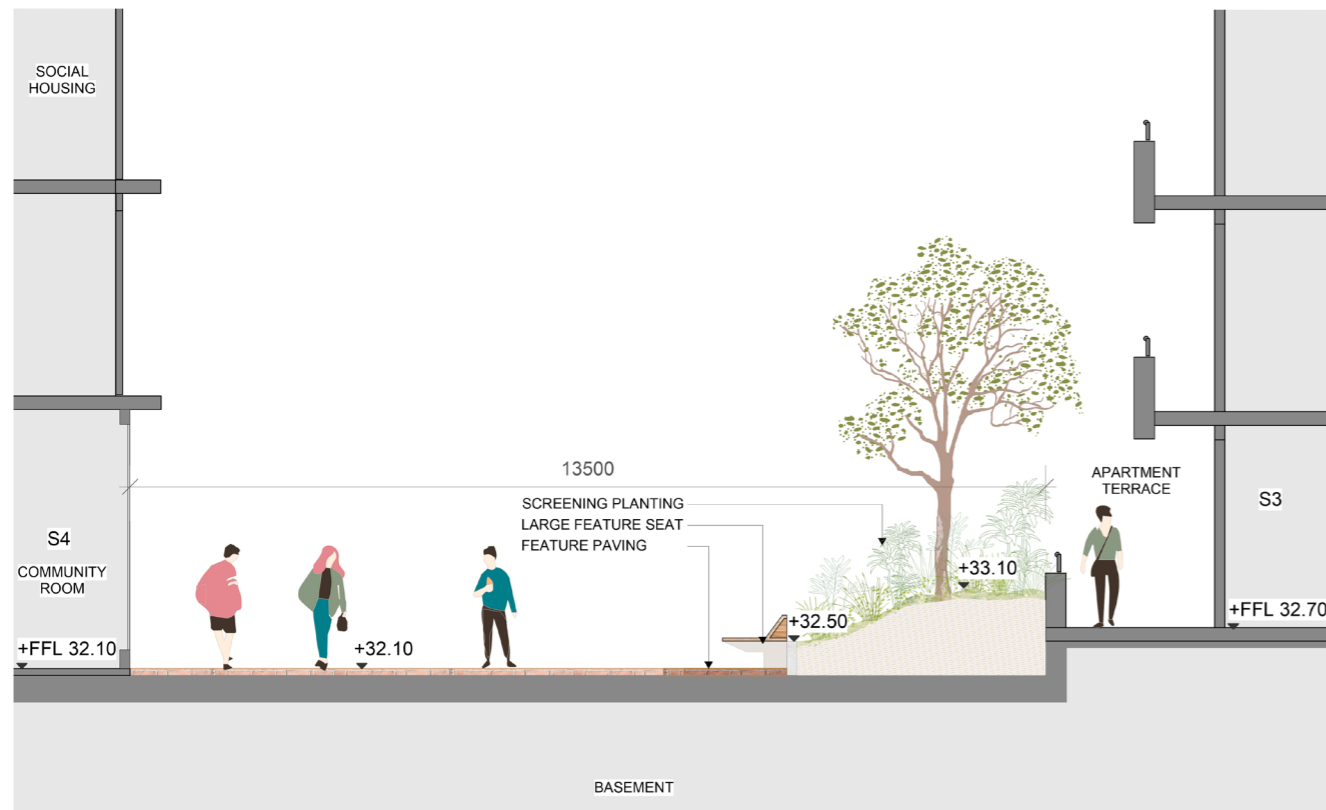
SECTION C-C



Site Sections



SECTION D-D



SECTION E-E

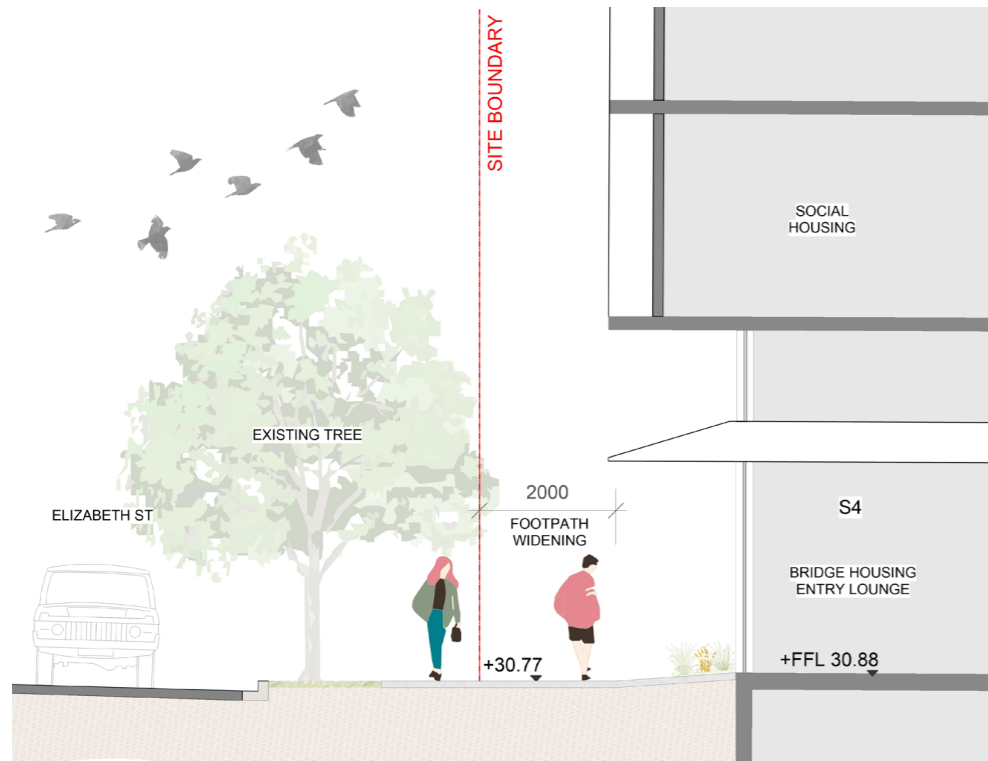
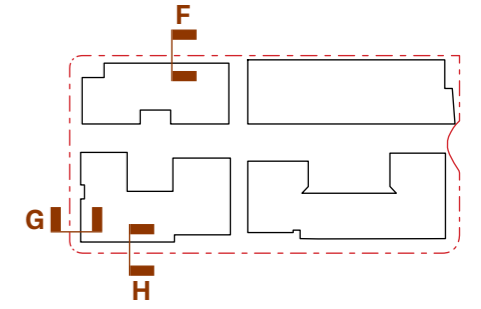


The plaza at the crossroads of the public through links serving as a central gathering point where various routes intersect

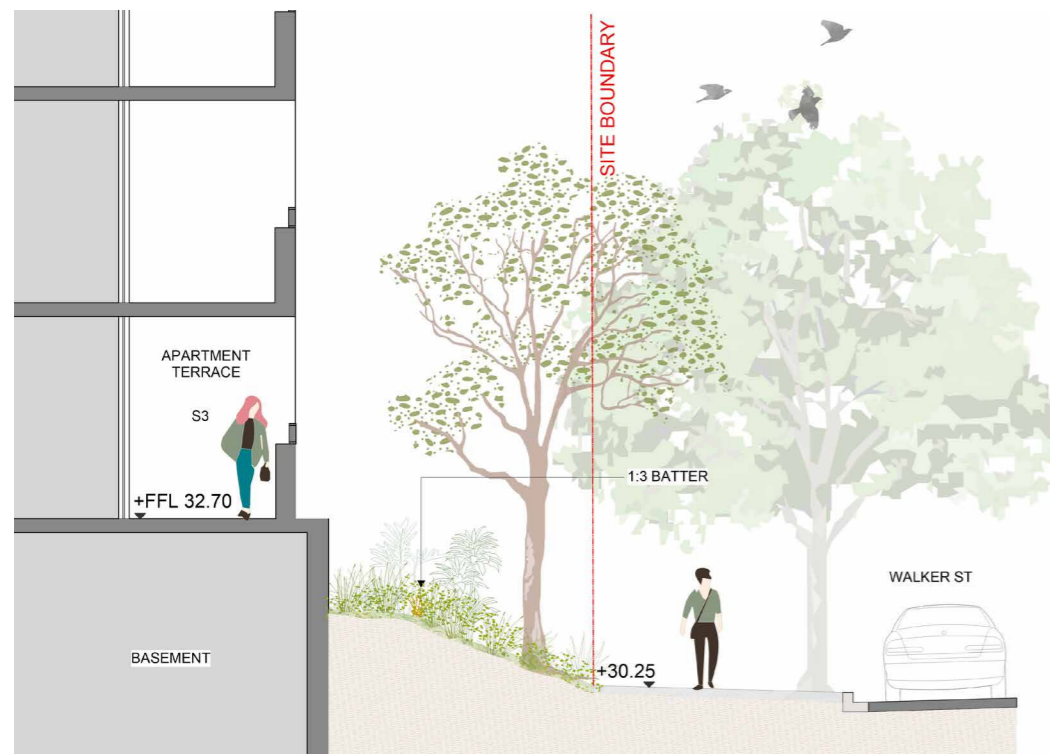


The intimate gardens and meandering pathways, nestled close to the residential buildings, enhance a sense of homely comfort

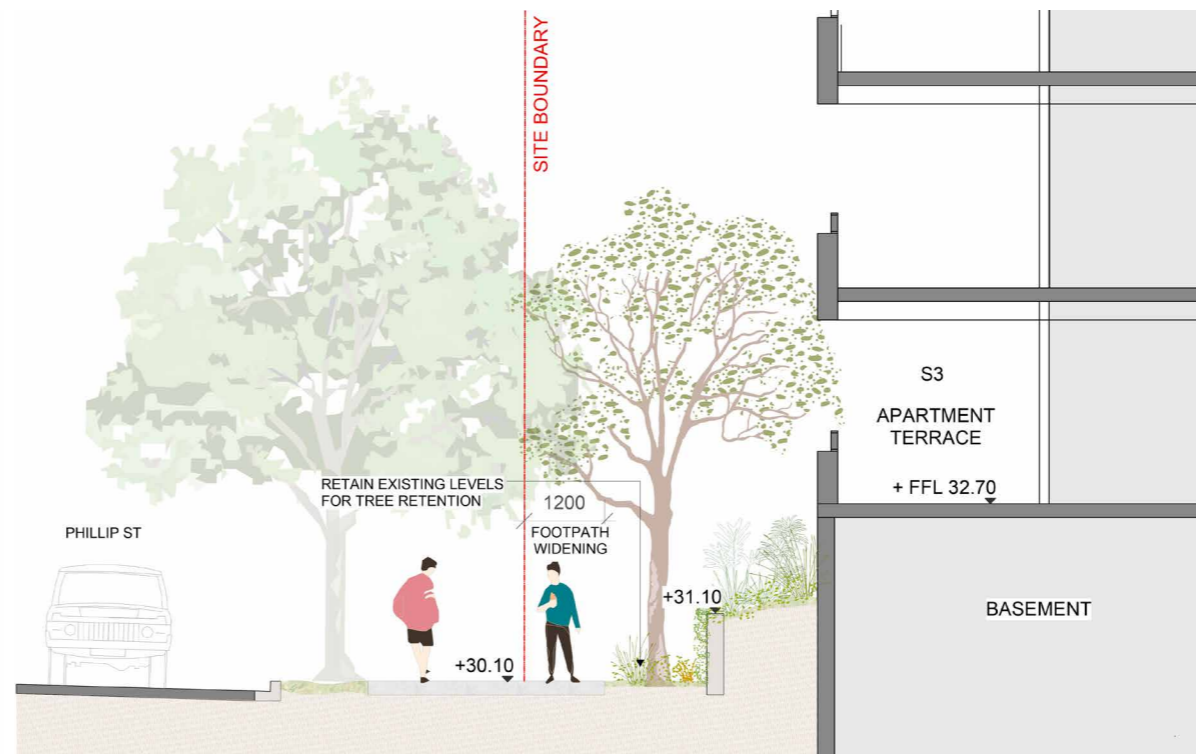
Site Sections



SECTION F-F

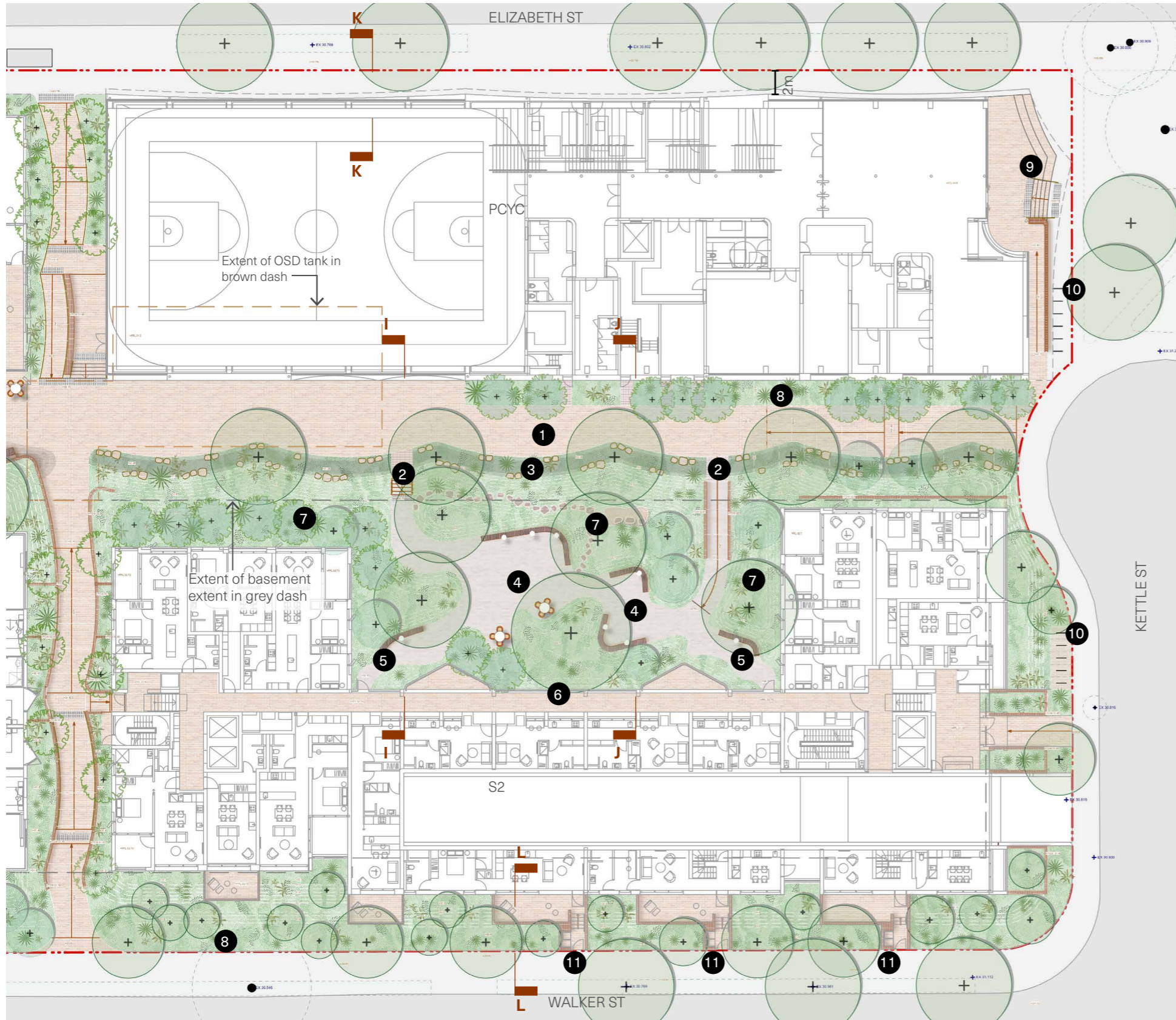
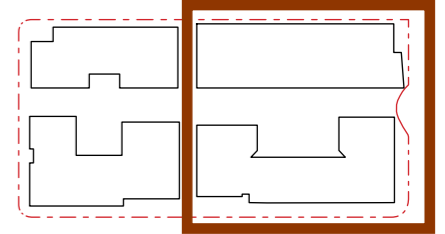


SECTION H-H



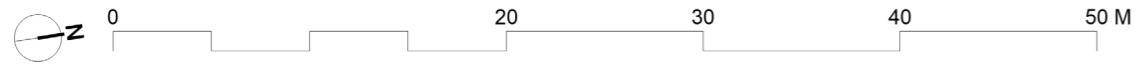
SECTION G-G

Landscape General Arrangement

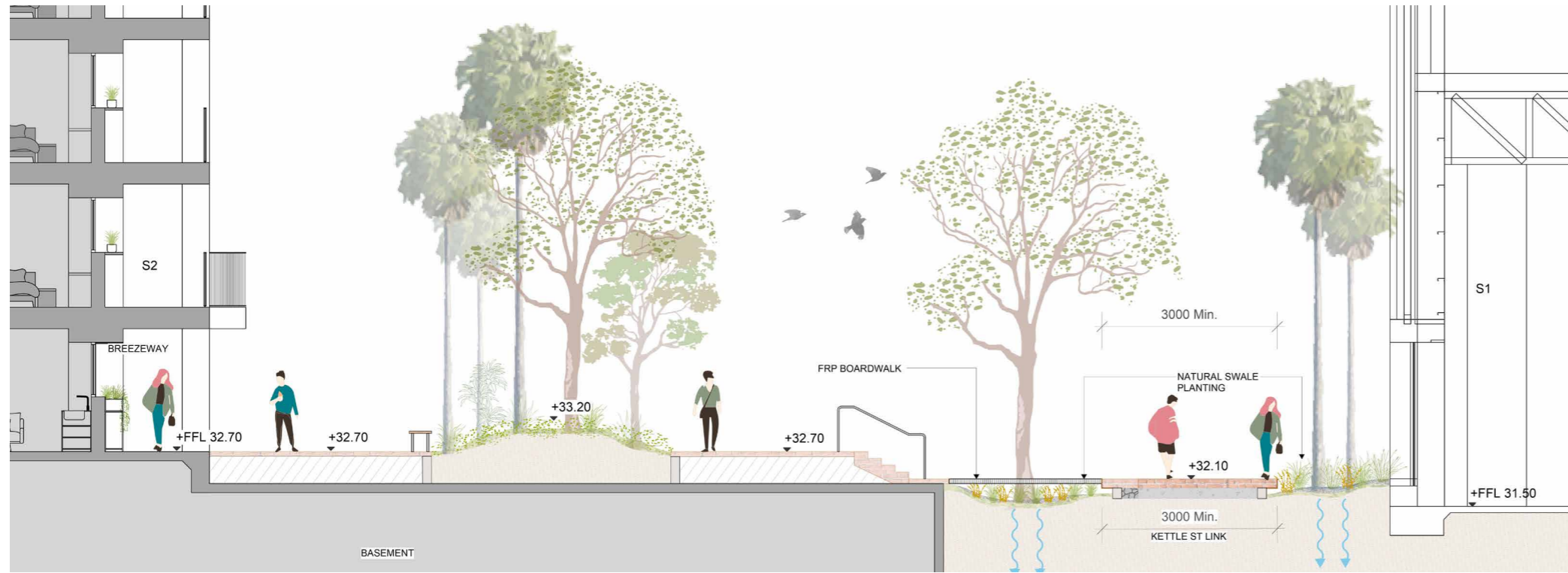
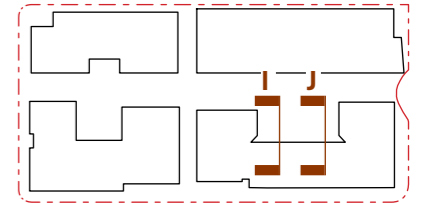


Key

1	Public through link
2	Bridge over swale
3	Swale on deep soil
4	Communal courtyard gathering space iwth fixed seating furniture
5	Garden path to secondary building entry
6	Breezway with seating nook and views towards the courtyard
7	Planting on slab with localised mounding
8	Planting on deep soil
9	Entry to PCYC with seating bleachers
10	Bike hoops
11	Primary entry to Walker Street units, including bin space



Site Sections



SECTION I-I



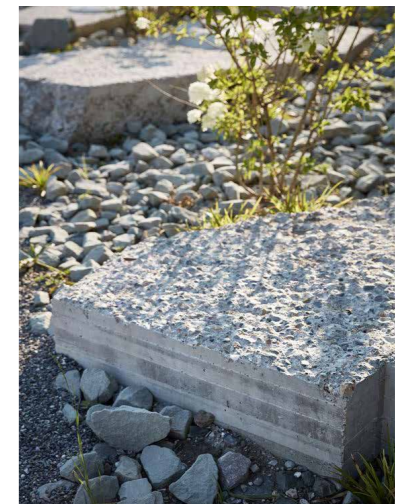
SECTION J-J



Bridge over the swale to facilitate unimpeded water movement and increase permeability of the surface. The bridges also serves as controlled access points, delineating public through link while providing connections to communal gardens.

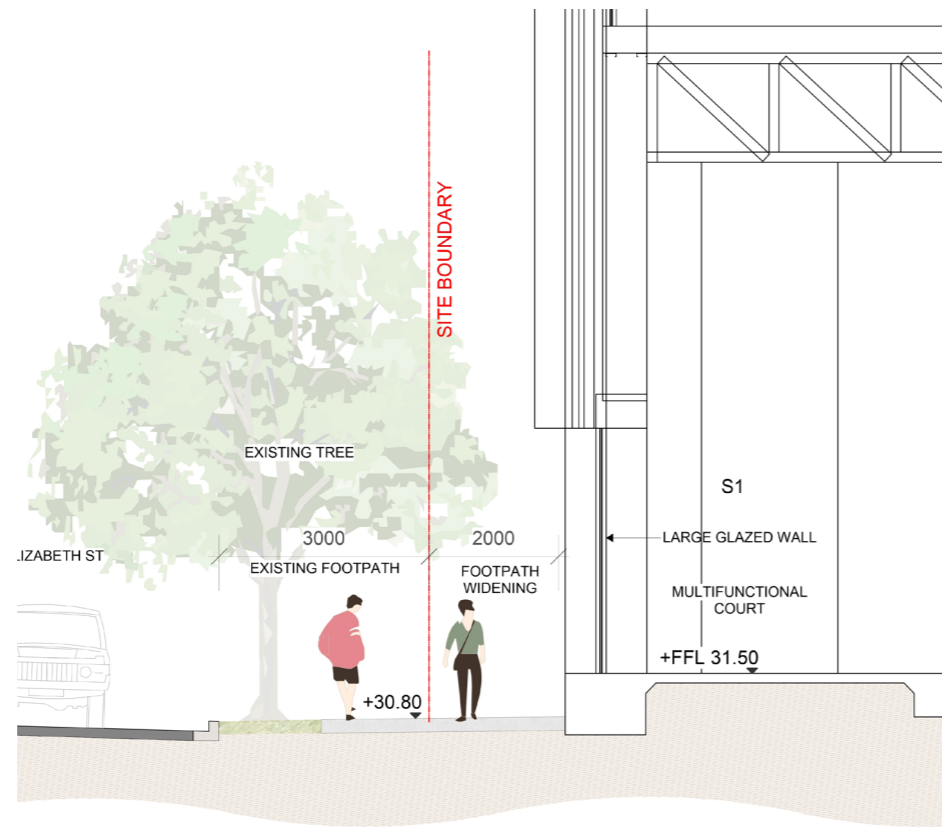
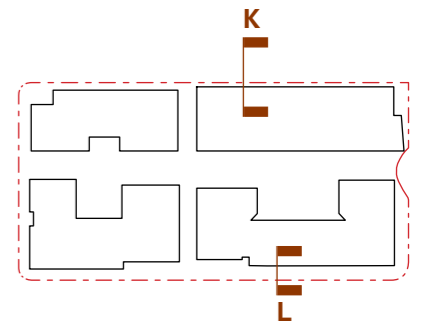


Nested within vibrant foliage, a series of seating areas invite residents to unwind and feel at home.

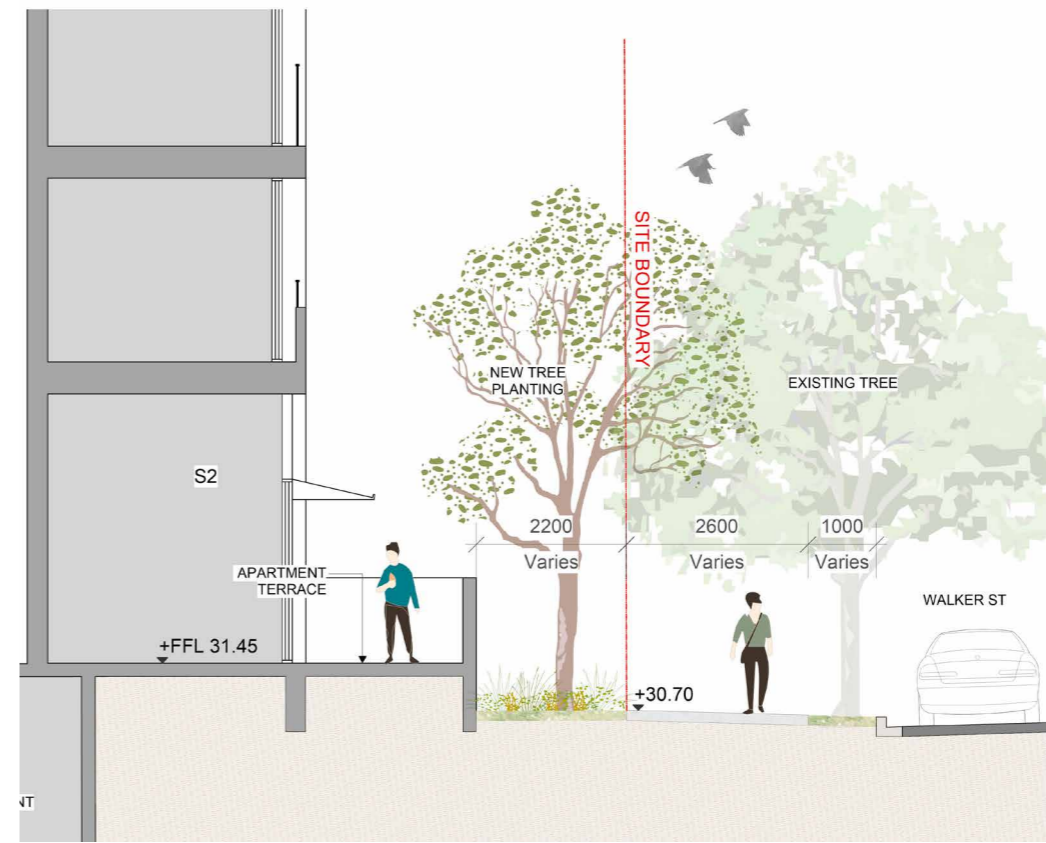


Sandstone or recycled construction materials within the site to establish nesting habitats for lizards and insects.

Site Sections



SECTION K-K



SECTION L-L

3.0 Roof Terraces

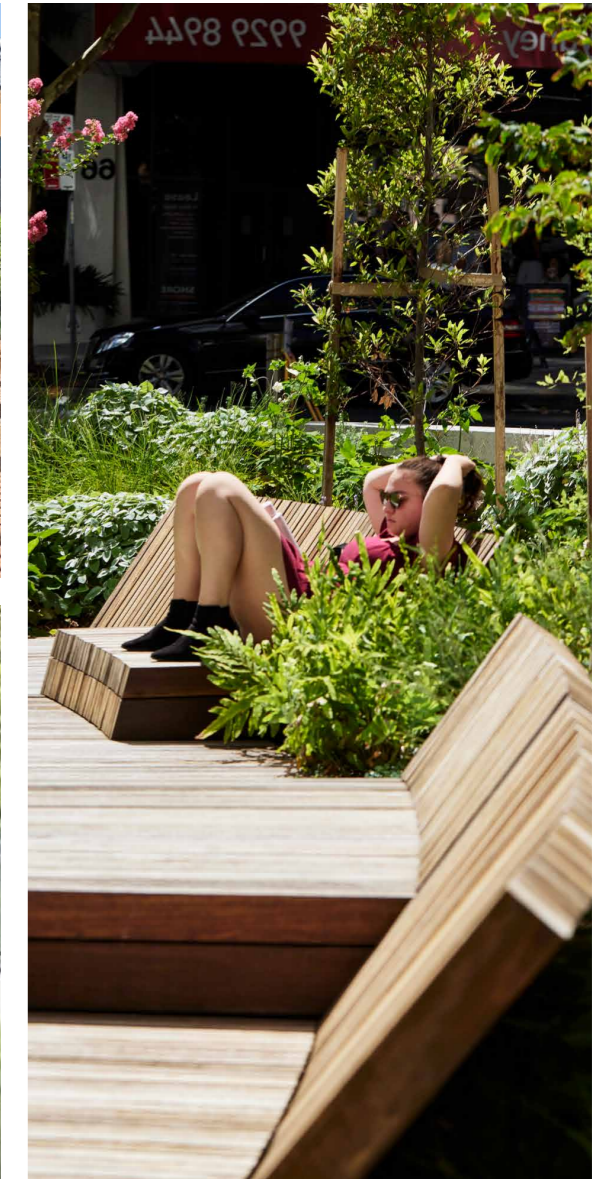
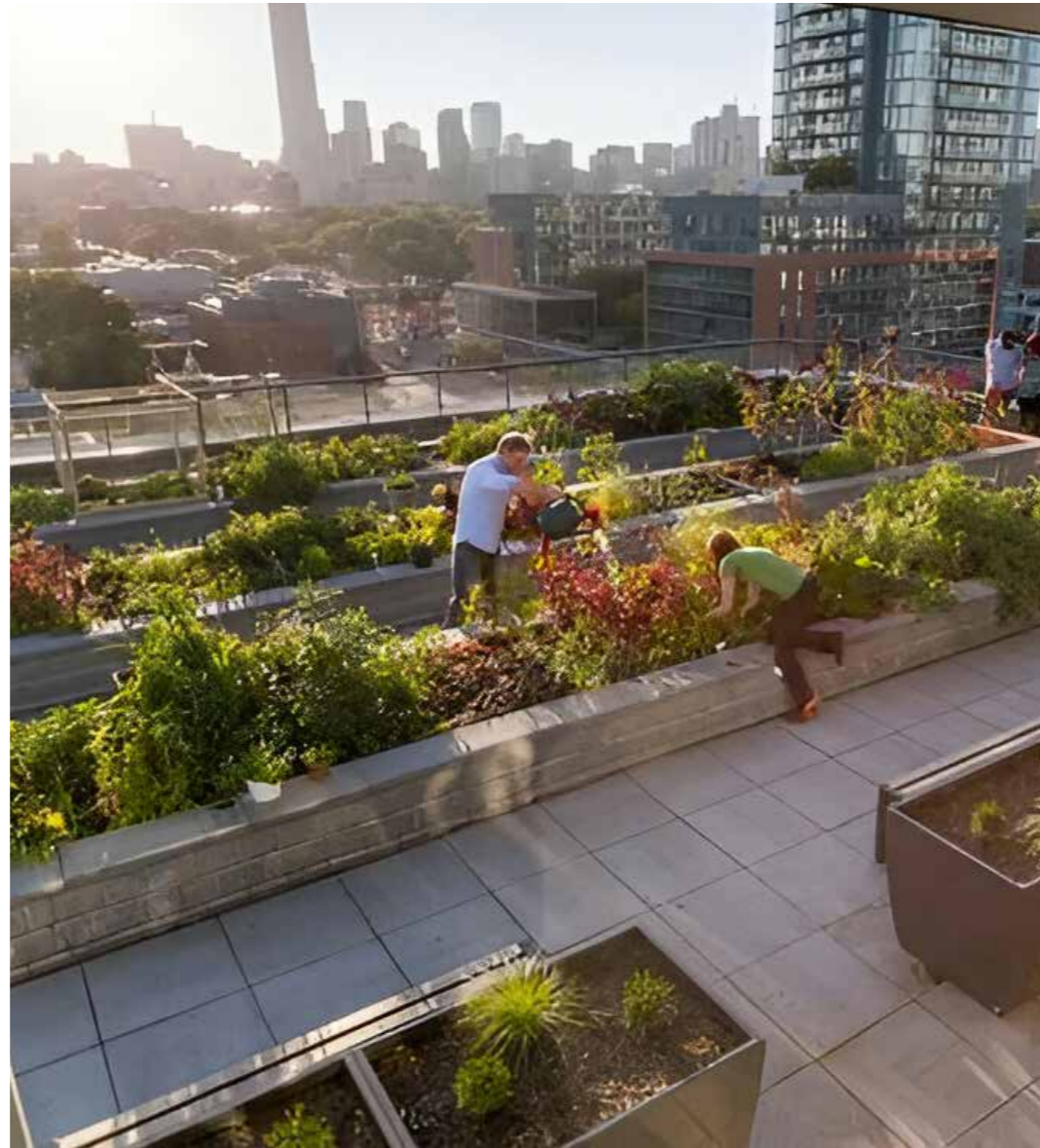


Design Objectives

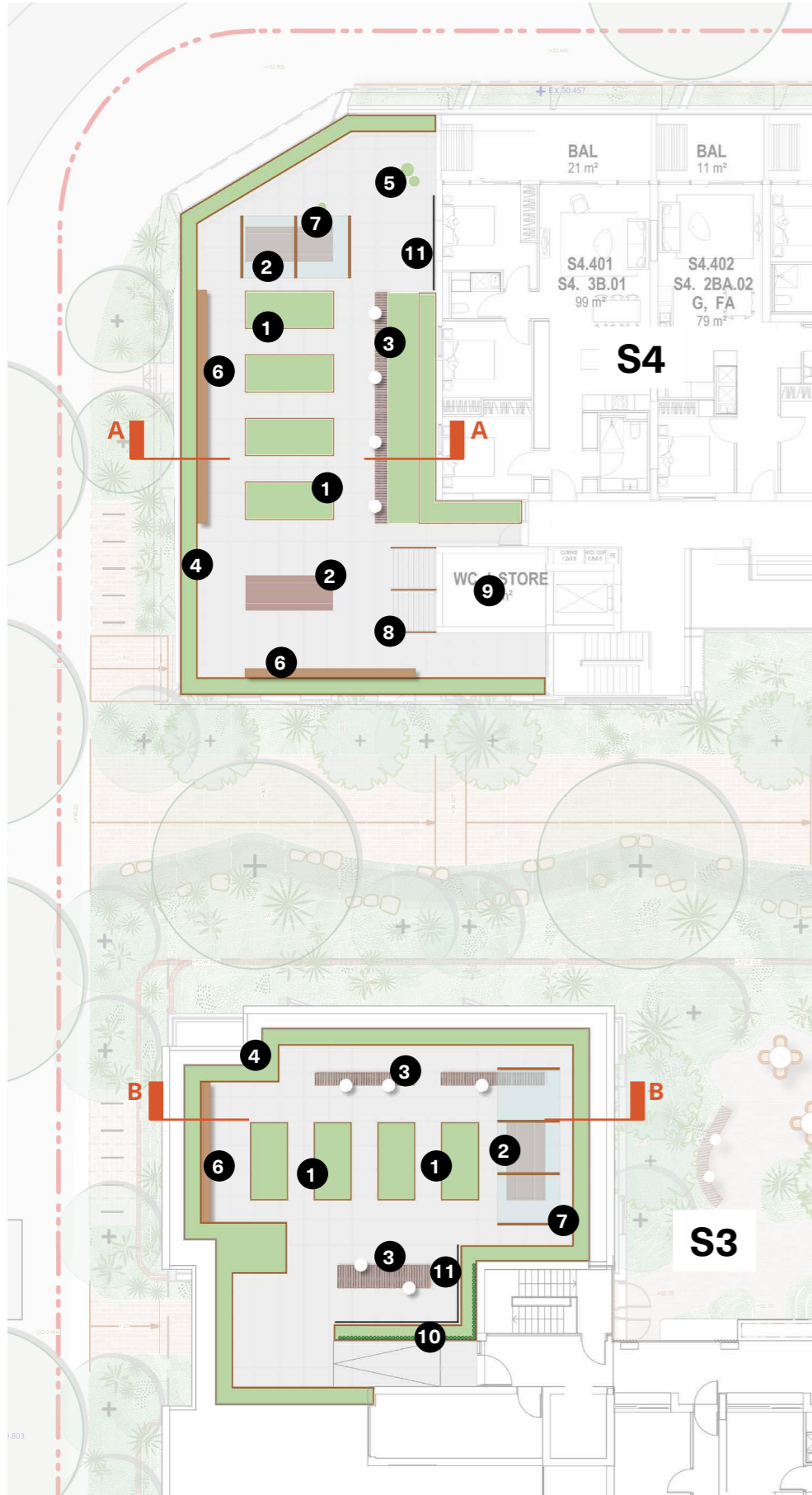
Roof terraces are provided on S2, S3 and S4 buildings, and accessible by the residents in each building. They will offer a diverse range of uses ensuring residents have access to private open space and a place in which they can experience a sense of custodianship over.

The space should;

- Feel homely and inviting
- Bring people together
- Safe and secure
- Be easy to maintain
- Ensure equitable access is prioritised.



Building S3 & S4 Level 4 Terraces



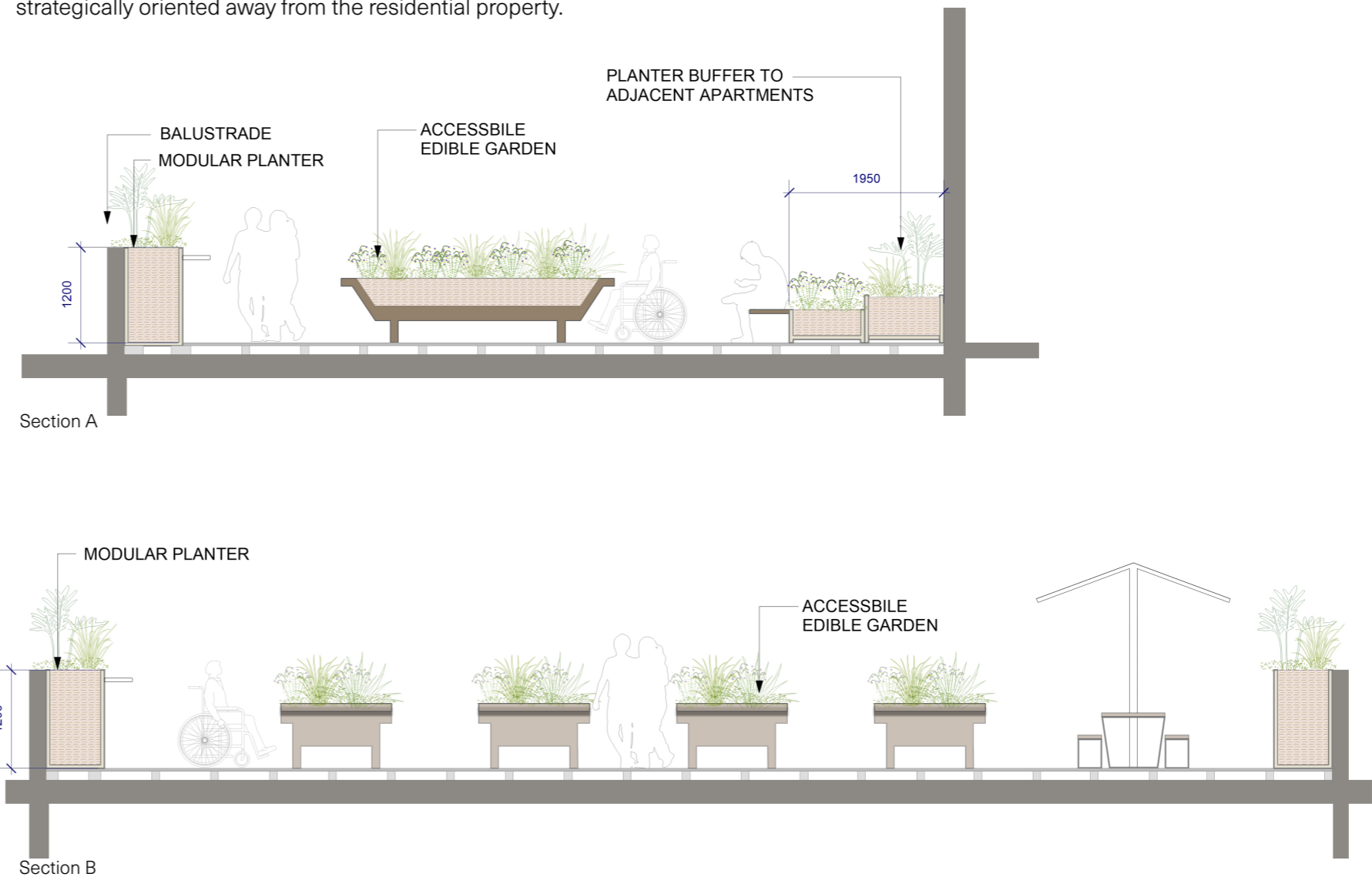
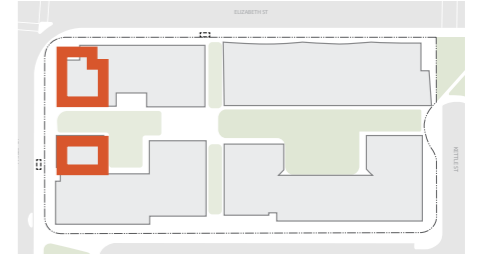
The S3 and S4 roof terraces are designed to support communal activities for the residents of each building. Various seating options are incorporated to cater to both personal relaxation and social gathering.

Accessibility is a key design consideration, ensuring that individuals with limited mobility can equally enjoy the terrace and participate in gardening and community gatherings. Both terraces feature wheelchair-accessible edible gardens and seating furniture. Additionally, standing-height bench tables are integrated with the planters to facilitate information gathering and serve as workstations for gardening.

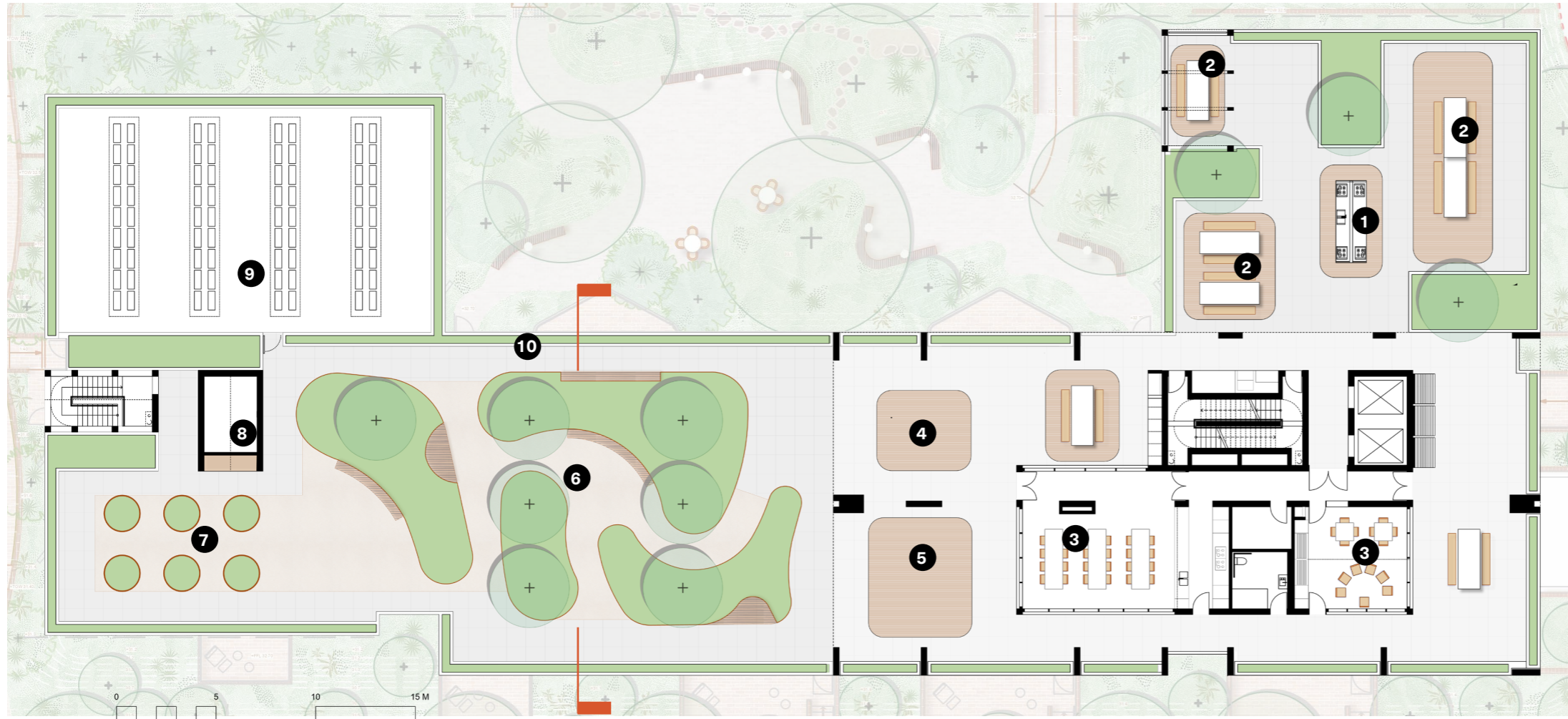
To protect the privacy of the adjoining apartments, a thickened planter buffer is provided on S4 in areas where apartment windows face the terrace. Seating furniture is strategically oriented away from the residential property.

Key

1. Accessible edible gardens
2. Fixed table set include DDA accessible seat
3. Fixed seating bench and tables
4. High planter along the perimeter
5. Plants in pots
6. Standing height bar table (above climbable height)
7. Shade shelter
8. Communal clothesline
9. Toilet
10. Trellis Planting
11. Blackboard / Kids art station

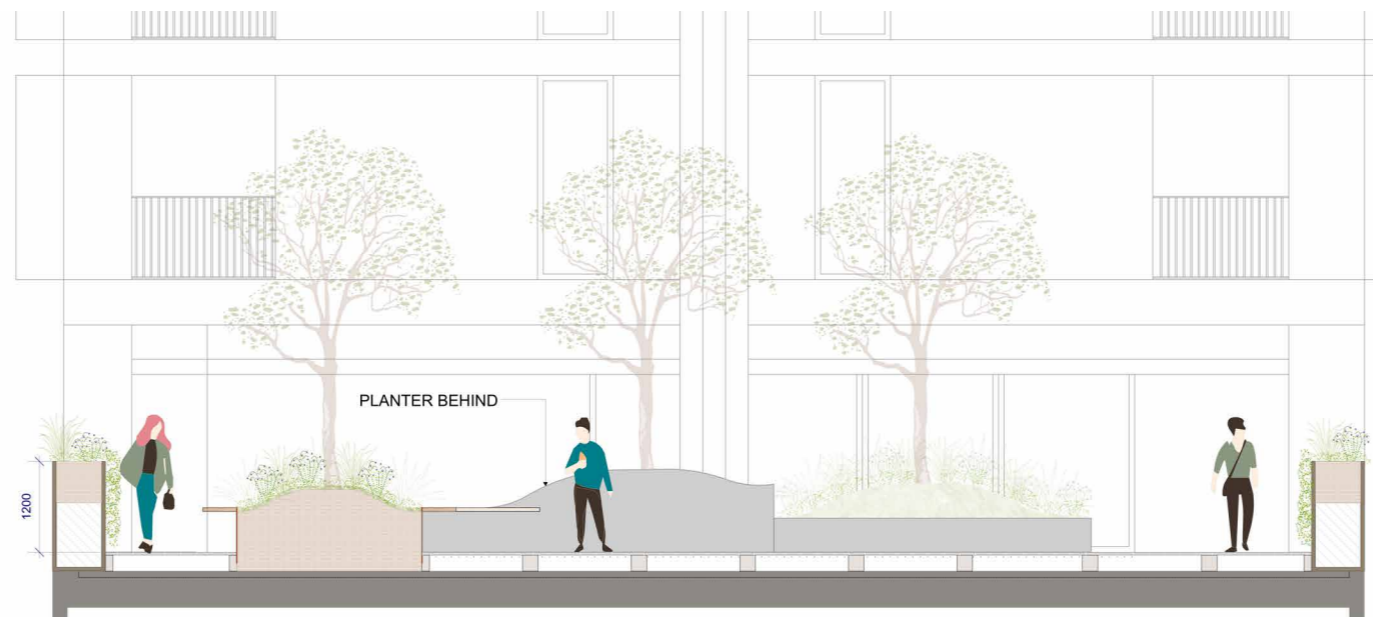


Building S2 Level 10 Terraces



Key

1. BBQ
2. Fixed table set for group gathering
3. Multi-functional community rooms
4. Children's play area undercover
5. Flexible gathering space undercover
6. Tree grove with integrated seating areas for group and individual uses
7. Edible garden
8. Garden shed & workbench
9. A/C plant
10. High planters and visually permeable barrier



TYPICAL SECTION

A spacious roof terrace is incorporated on level 10, adjoining multifunctional community rooms. The terrace features a variety of distinct functional zones, including an outdoor dining and BBQ area, a weather-protected flexible gathering space, edible gardens, and a family park set amidst lush greenery.



Spacious planters featuring different soil depths to support the growth of trees and shrubs



Provide large table sets for communal gathering and dining



Seating nooks amidst greenery for secluded relaxation and /or social gathering



4.0 Palettes

Material Strategy

Objectives of material design

- Contextualised - Integrate the site seamlessly into the neighborhood's distinctive character.
- Coherent - blend seamlessly with architectural finishes and unify the ground plane
- Minimalism - create a tranquil and calm ambiance
- Sustainable - low carbon emission, easy maintenance, recycle
- Meaningful - design the materials to enrich the design narrative
- Functional - employ hues and textures to demarcate functional zones, as well as public and communal space



Sketch showing indicative architectural exterior palette

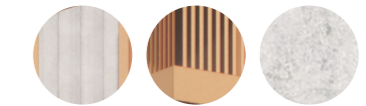
S1 Materials



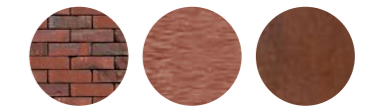
S2 Materials



S3 Materials



S4 Materials



Rhythm



Movement



Comfort



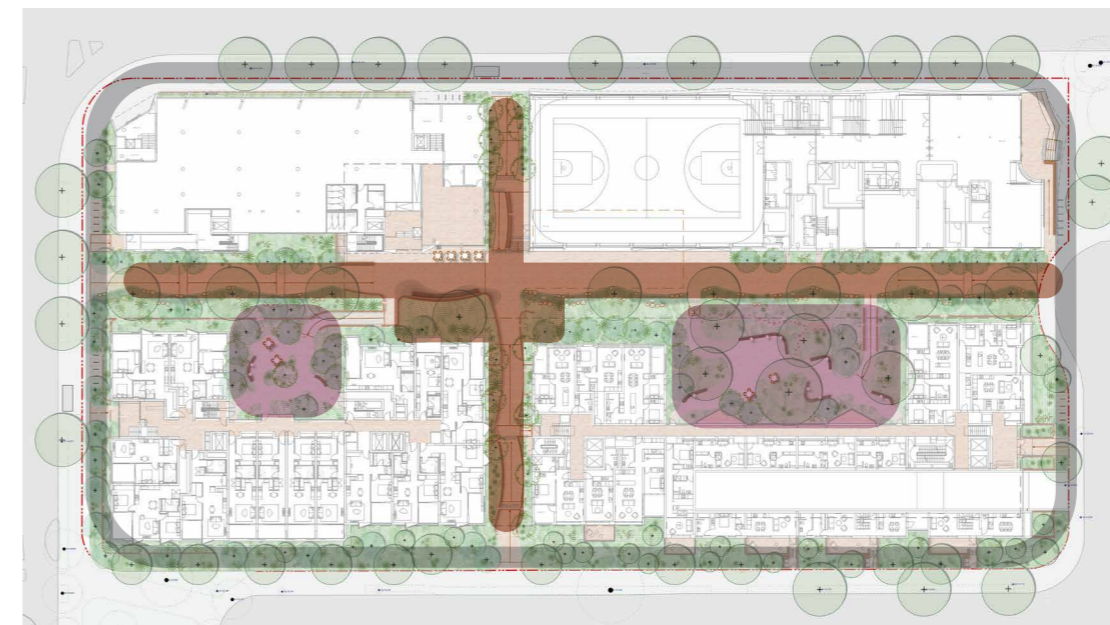
Ambiance



Water



Sustainability



Different hues and textures are used to demarcate functional zones, as well as public and communal space

- Swamp character zone
- Gully character zone
- Perimeter

Material Palette

Paving and Surface Finishes | Fixtures and Furniture



Brick pavers - main colour



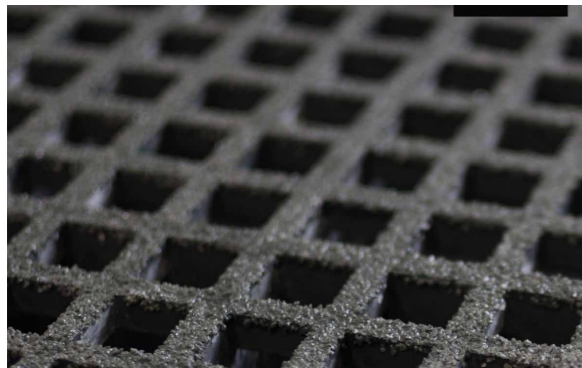
Brick Pavers - Secondary Colour



Recycled brick to be integrated in surface treatment



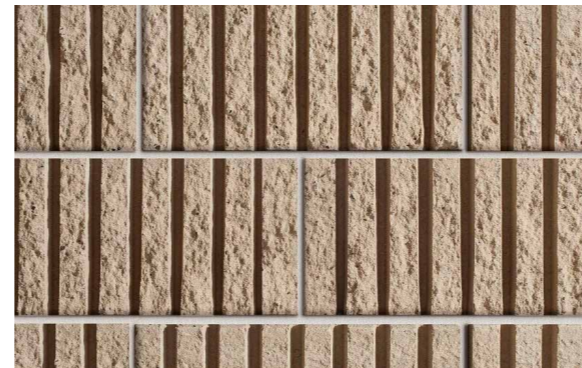
Recycled brick to be integrated in surface treatment



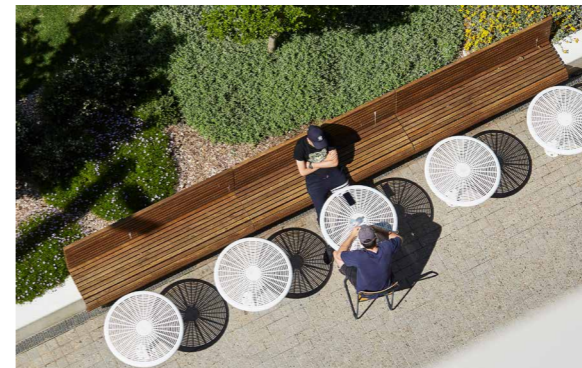
Frp mesh boardwalk



Stone steppers



Retaining walling



Fixed seating and tables



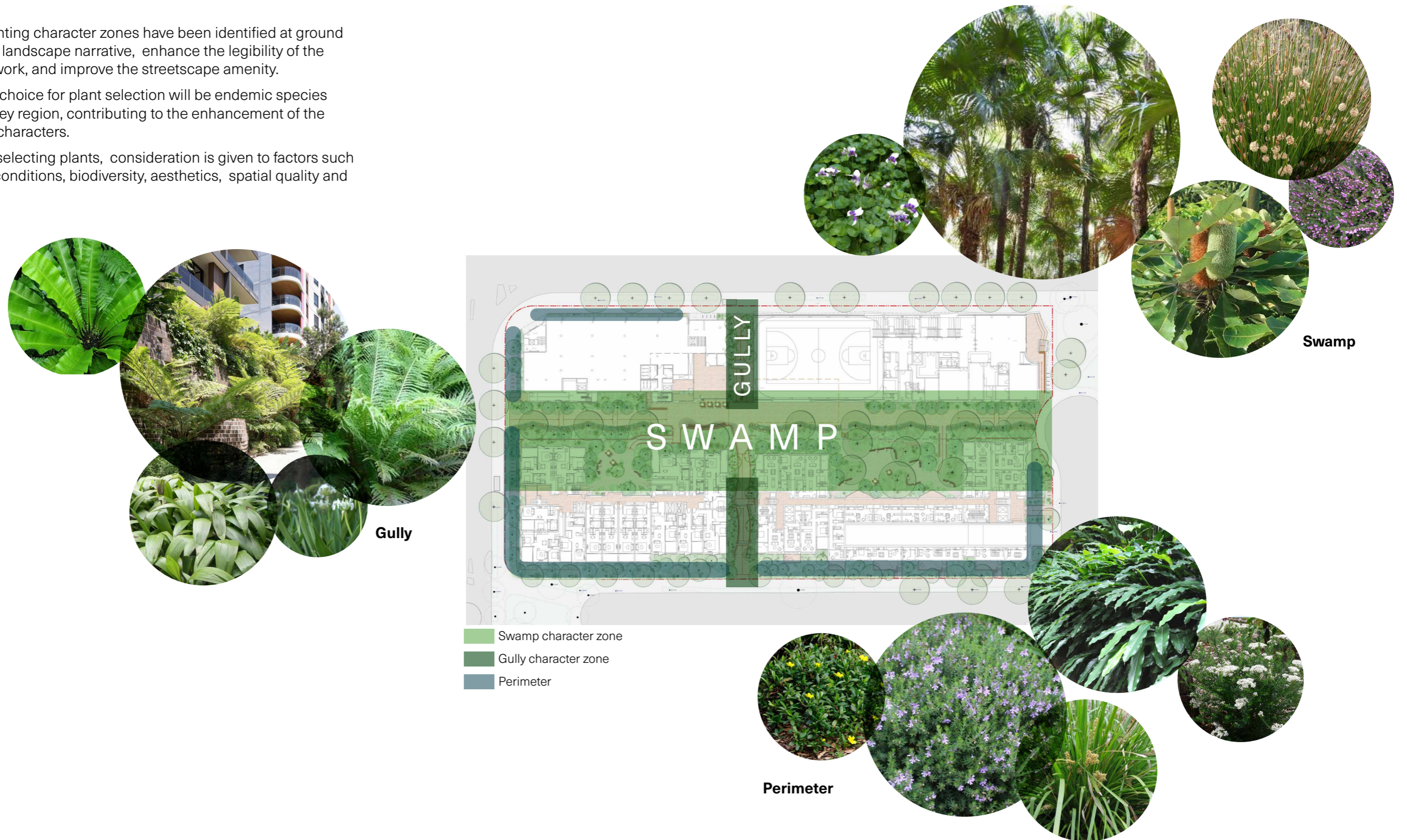
Timber benches with backrests

Planting Strategy

Three distinct planting character zones have been identified at ground level to enrich the landscape narrative, enhance the legibility of the landscape framework, and improve the streetscape amenity.

The predominant choice for plant selection will be endemic species native to the Sydney region, contributing to the enhancement of the swamp and gully characters.

In the process of selecting plants, consideration is given to factors such as micro climate conditions, biodiversity, aesthetics, spatial quality and maintenance.



Planting Palette | Ground Level

TREE

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Alf	Alloxylon flammeum	Tree Waratah	20m	7m	Native	NA	1
Cya	Cyathea australis	Rough Tree Fern	9m	7m	Native	NA	9
Dian	Dicksonia antarctica	Man Fern	5m	5m	Native	NA	4
Elr	Elaeocarpus reticulatus	Blueberry Ash	10m	4m	Native	NA	29
Lia	Livistona australis	Cabbage Tree Palm	25m	0.5m	Native	NA	31
Trl	Tristaniopsis laurina	Water gum	15m	6m	Native	NA	24
Waf	Waterhousea floribunda 'Green Avenue'	Weeping lilly pilly	15m	10m	Native	NA	14
Wafa	Waterhousia floribunda 'Amaroo'	Weeping Lilly Pilly	15m	10m	Native	NA	13

SHRUB

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Alc	Alpinia caerulea	Native Ginger	1.5m	1m	Native	1	89
Alm	Alocasia macrorrhiza	Giant Taro	1.5m	0.9m	Native	1	89
Aln	Alpinia nutans	Dwarf Cardamom	1.5m	0.8m	Exotic	1	89
Asa	Asplenium australasicum	Birds Nest Fern	1m	1m	Native	2	179
Aus	Austrostipa spp.	Rough Spear Grass	1m	1m	Native	2	123
Bar	Banksia robur	Swamp Banksia	3m	2m	Native	1	62
Baru	Bauera rubioides	River Rose	1.5m	1.5m	Native	2	123
Bav	Baeckea virgata 'Dwarf'	Twiggy Myrtle	0.75m	1m	Native	1	62
Blg	Blechnum gibbum 'Silver lady'	Dwarf Tree Fern	1m	1m	Native	1	89
Cad	Calochlaena dubia	Bracken Fern	1.2m	1.5m	Native	2	179
Cag	Casuarina glauca 'Cousin It'	Cousin It	0.5m	1m	Native	3	185
Chs	Chamaedorea seifrizii	Bamboo palm	4m	1.5m	Exotic	1	89
Cob	Correa baeuerlenii	Chef's-hat Correa	2m	2m	Native	1	62
Crp	Crinum pedunculatum	Swamp Lily	1.5m	1.5m	Native	1	62
Cuc	Curculigo capitulata	Palm Grass	1.5m	1m	Exotic	2	123
Dir	Dietes robinsoniana	Wedding Lily	1.5m	1m	Exotic	1	62
Dot	Dodonea triquetra	Common Hop Bush	2.5m	2m	Native	2	123
Doe	Doryanthes excelsa	Gynea Lily	5m	2m	Native	1	89
Eul	Eupomatia laurina	Bolwarra	5m	3m	Native	1	89
Fin	Ficinia nodosa	Club rush	0.8m	1m	Native	3	185
Juu	Juncus ustiatus	Common Rush	0.8m	0.5m	Native	3	185
Lov	Lomandra longifolia 'Verday'	Lomandra	0.75m	1m	Native	2	123
Phm	Philotheca myoporoides	Long leaf wax flower	2m	1.5m	Native	1	62
Pla	Plectranthus argentatus	Silver spurflower	1m	1m	Native	1	62
Stv	Styphelia viridis	Green Five Corners	1.5m	1.5m	Native	1	62
Wef	Westringia fruticosa	Coastal Rosemary	2m	5m	Native	1	62

GROUNDCOVER / GRASSES / CLIMBERS

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Neg	Neomarica gracilis	Wandering Iris	0.5m	0.4m	Exotic	2	524
Sos	Soleirolia soleirolii	Babys Tears	0.15m	1m	Native	2	524
Vih	Viola hederacea	Common Violet	0.15m	2m	Native	2	804
Vio	Viola odorata	Wood Violet	0.2m	0.3m	Exotic	2	804

TOTAL PLANT QTY **5489**



Alloxylon flammeum (Tree waratah) - feature tree



Cyathea australis (Rough Tree Fern)



Elaeocarpus reticulatus (Blueberry Ash)



Livistona australis (Cabbage Tree Palm)



Tristaniopsis laurina (Water gum)



Alpinia caerulea (Native Ginger)



Alocasia macrorrhiza (Giant Taro)



Asplenium australasicum (Birds Nest Fern)



Austrostipa spp. (Rough Spear Grass)



Bauera rubioides (River Rose)



Blechnum gibbum 'Silver lady' (Dward Tree Fern)



Crinum pedunculatum (Swamp Lily)



Doryanthes excelsa (Gynea Lily)



Ficinia nodosa (Club Rush)



Juncus ustiatus (Common Rush)



Lomandra longifolia 'Verday' (Lomandra)



Styphelia viridis (Green Five Corners)



Neomarica gracilis (Wandering Iris)



Soleirolia soleirolii (Babys Tears)



Viola hederacea (Common Violet)

Planting Palette | Roof Terraces

TREE

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Bai	Banksia Integrifolia	Coast Banksia	10m	3m	Native	NA	5
Caa	Citrus australis	Australian Lime Tree	10m	5m	Native	NA	2
Cil	Citrus limon	Lemon Tree	5m	3m	Exotic	NA	2

SHRUB

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Baa	Banksia aemula	Wallum Banksia	4m	4m	Native	1	65
Bae	Banksia ericifolia	Lantern Banksia	4m	4m	Native	1	65
Bas	Banksia serrata	Saw Tooth Banksia	4m	2m	Native	1	65
Dic	Dianella caerulea	Blue Flax Lily	1m	2m	Native	2	131
Lel	Leptospermum laevigatum	Coastal Tea Tree	4m	1m	Native	2	131
Pea	Pennisetum alopecuroides	Fountain Grass	1.5m	1m	Native	1	65

GROUNDCOVER / GRASSES / CLIMBERS

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Aust	Austrodanthonia setacea	Wallaby Grass	0.4m	0.4m	Native	2	65
Cag	Carpobrotus glaucescens	Pigface	0.35m	1m	Native	4	131
Cag	Casuarina glauca 'Cousin It'	Cousin It	0.5m	1m	Native	3	98
Cha	Chrysocephalum apiculatum	Yellow Buttons	0.3m	1.5m	Native	3	98
Cos	Convolvulus sabatius	Blue Morning Glory	0.15m	1m	Native	2	65
Dia	Dichondra argentea	Silver Falls	0.1m	0.8m	Native	3	98
Fin	Ficinia nodosa	Club rush	0.8m	1m	Native	2	65
Myp	Myoporum parvifolium	Creeping Boobialla	0.15m	1.5m	Native	3	98
Pap	Pandorea pandorana	Wonga wonga vine	3m	3m	Native	2	65
Ses	Senecio serpens	Blue Chalksticks	0.75m	0.6m	Exotic	4	131
Vih	Viola hederacea	Common Violet	0.15m	2m	Native	4	131
Vio	Viola odorata	Wood Violet	0.2m	0.3m	Exotic	3	98

PRODUCTIVE GARDENS

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Als	Allium stivum	Garlic	0.5m	0.15m	Exotic	2	10
Alf	Allium fistulosum	Green Onion	0.5m	0.3m	Exotic	3	10
Aso	Asparagus officinalis	Asparagus	1m	0.8m	Exotic	2	6
Cag	Carpobrotus glaucescens	Pigface	0.35m	1m	Native	3	10
Cha	Chrysocephalum apiculatum	Yellow Buttons	0.3m	1.5m	Exotic	2	6
Fra	Fragaria x ananassa	Strawberry	0.3m	0.75m	Exotic	2	6
Laa	Lavandula angustifolia	English Lavender	0.4m	0.4m	Exotic	2	6
Las	Lactuca sativa	Lettuce	0.3m	0.3m	Exotic	2	6
Mes	Mentha spicata	Spearmint	0.4m	0.4m	Exotic	3	10
Ocb	Ocimum basilicum	Basil	0.5m	0.5m	Exotic	2	6
Pec	Petroselinum crispum	Parsley	0.2m	0.2m	Exotic	3	10
Roo	Rosmarinus officinalis	Rosemary	1m	1m	Exotic	2	6
Sol	Solanum lycopersicum	Truss Tomato	1m	0.75m	Exotic	2	6
Thv	Thymus vulagris	Common Thyme	0.2m	0.2m	Exotic	2	6
Vih	Viola hederacea	Native violet	0.2m	0.2m	Native	2	6
Zio	Zingiber officinale	Ginger	0.2m	0.1m	Exotic	2	6



Banksia Integrifolia (Coast Banksia)



Citrus limon (Lemon Tree)



Dianella caerulea (Blue Flax Lily)



Leptospermum laevigatum (Coastal Tea Tree)



Pennisetum alopecuroides (Fountain Grass)



Banksia aemula (Wallum Banksia)



Carpobrotus glaucescens (Pigface)



Casuarina glauca 'Cousin It'



Chrysocephalum apiculatum (Yellow Buttons)



Convolvulus sabatius 'Blue Cascade'



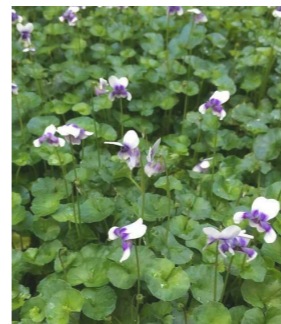
Dichondra argentea (Silver Falls)



Myoporum parvifolium (Creeping Boobialla)



Pandorea pandorana (Wonga Wonga Vine)



Viola hederacea (Common Violet)



Ocimum basilicum (Basil)



Rosmarinus officinalis (Rosemary)



Solanum lycopersicum (Truss Tomato)

Material Palette | Streetscape

The streetscape material palette will be driven by the City of Sydney's Street Design Code to create connectivity and consistency with the surrounding precinct. The palette is made up of a number of hardscape furnitures and fixtures that are time tested and durable.



- Connecting Main Street
- Local Street



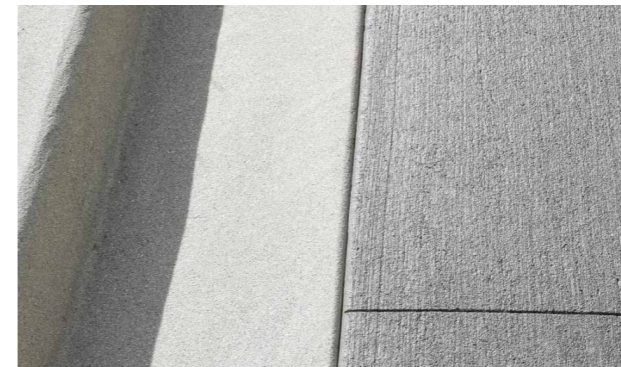
CoS Tree Guard



CoS Lightpole



CoS Unit Paving



CoS insitu concrete paving

Planting Strategy | Streetscape

Street Interface

The Street interface planting will align to standard City of Sydney planting palettes with simple, hardy shrubs and groundcovers proven to thrive in the local climate. The tree palette aligns to the *City of Sydney Street tree Master Plan 2023*, except for Walker Street, which will replace the existing *Melaleuca quinquenervia* identified in the Arboricultural Impact Assessment report as needing to be removed.

Street Trees

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Loc	<i>Lophostemon confertus</i>	Queensland Brush Box	15m	9m	Native	NA	10
Meq	<i>Melaleuca quinquenervia</i>	Broad-leafed Paperbark	15m	8m	Native	NA	3
Pic	<i>Pistacia chinensis</i>	Chinese Pistachio	20m	12m	Exotic	NA	0
Rop	<i>Robinia pseudoacacia Frisia</i>	Golden Robinia	9m	6m	Exotic	NA	4

Building Perimeter Planting

TREE

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Meq	<i>Melaleuca quinquenervia</i>	Broad-leafed Paperbark	15m	8m	Native	NA	8
Trl	<i>Tristanopsis laurina</i>	Water gum	15m	6m	NA	NA	18
Waf	<i>Waterhousea floribunda 'Green'</i>	Weeping lilly pilly	15m	10m	NA	NA	20

SHRUB

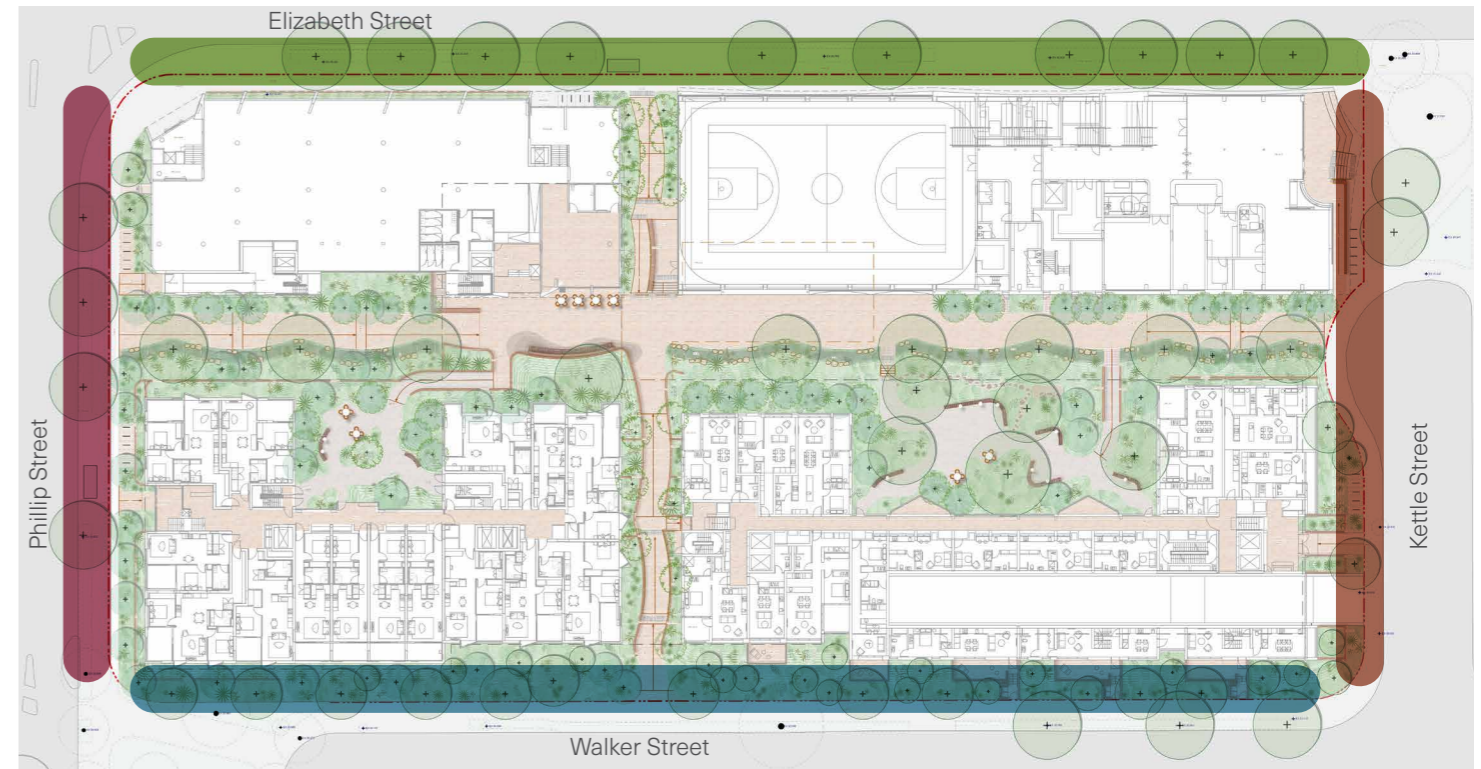
Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Alc	<i>Alpinia caerulea</i>	Native Ginger	1.5m	1m	Native	2	224
Bar	<i>Banksia robur</i>	Swamp Banksia	3m	2m	Native	2	224
Baru	<i>Bauera rubioides</i>	River Rose	1.5m	1.5m	Native	2	224
Dic	<i>Dianella caerulea</i>	Blue Flax Lily	1m	2m	Native	2	224
Doe	<i>Doryanthes excelsa</i>	Gynea Lily	5m	2m	Native	2	224
Fin	<i>Ficinia nodosa</i>	Club rush	0.8m	1m	Native	2	224
Lot	<i>Lomandra 'Tanika'</i>	Dwarf Lomandra	0.5m	0.6m	Native	2	224
Phx	<i>Philodendron 'Xanadu'</i>	Xanadu	1m	1.5m	Exotic	2	224

GROUNDCOVER / GRASSES / CLIMBERS

Code	Botanical Name	Common Name	Mature Ht	Mature Spr	Native	Density (m2)	QTY
Neg	<i>Neomarica gracilis</i>	Wandering Iris	0.5m	0.4m	Exotic	2	448
Sos	<i>Soleirolia soleirolii</i>	Baby Tears	0.1m	2m	Exotic	2	448
Vih	<i>Viola hederacea</i>	Common Violet	0.15m	2m	Native	3	671
Vio	<i>Viola odorata</i>	Wood Violet	0.2m	0.3m	Exotic	2	448



Lophostemon confertus (Queensland Brush Box) Melaleuca quinquenervia (Broad-leafed Paperbark) Pistacia chinensis (Chinese Pistachio) Robinia pseudoacacia friscia (Golden Robinia)



Street Tree Palette (As per City of Sydney Street Tree Master plan) 2023)

- Melaleuca quinquenervia
- Robinia pseudoacacia friscia
- Lophostemon confertus
- Pistacia chinensis



Appendix

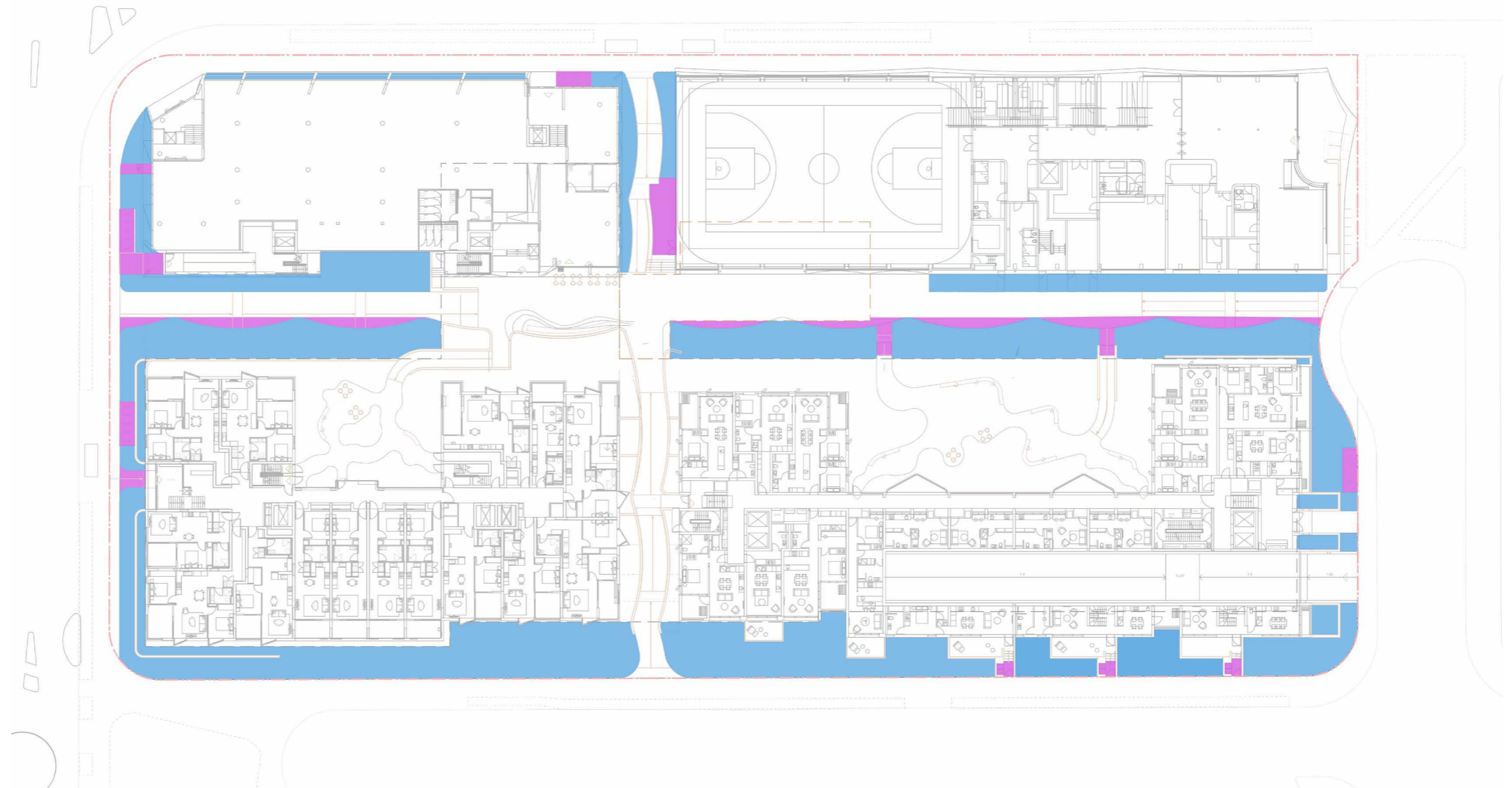
Deep Soil



Requirement of Deep soil on site = **1650m² (15% of site area)**

Total deep soil achieved: **1794m² (16.5% of site area)**, consisting of:

Deep Soil Planting achieved :1597m²

Permeable pavement achieved:197m²



-  Deep Soil planting areas
-  Deep Soil - Permeable pavement areas

Sun & Shade



Summer Solstice



9AM



12PM



3PM

Winter Solstice



9AM



12PM



3PM

Photo Documentary | Existing Site Condition

Adjacent residential building with brick facade

Quiet cul-de-sac, used mainly as a through link to Redfern park and beyond.

Pocket park on Kettle St, well maintained, vegetation in good health, comfortable, well shaded place to rest

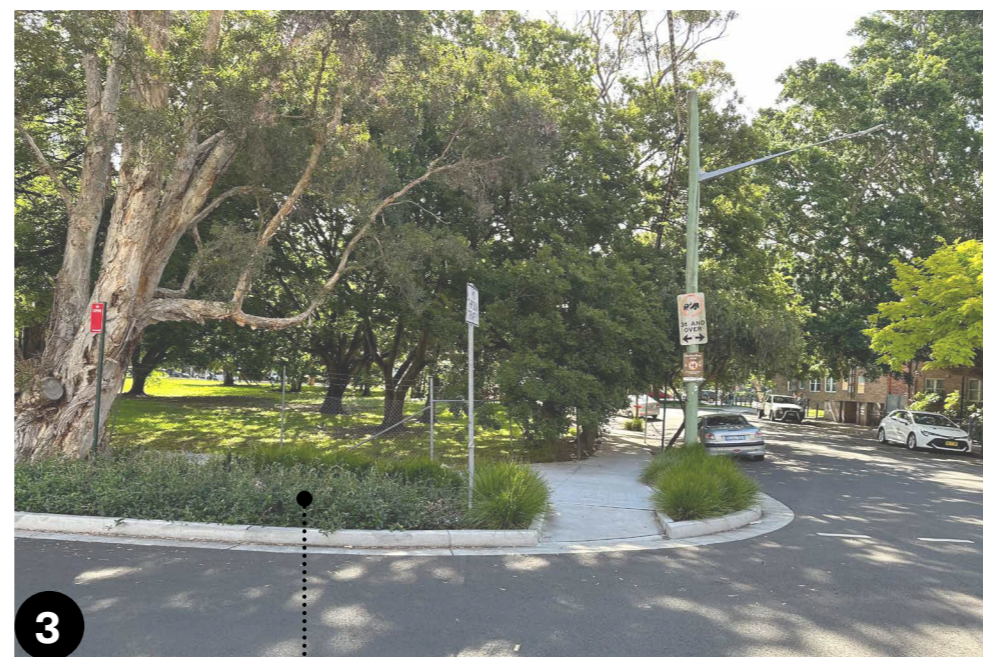


1



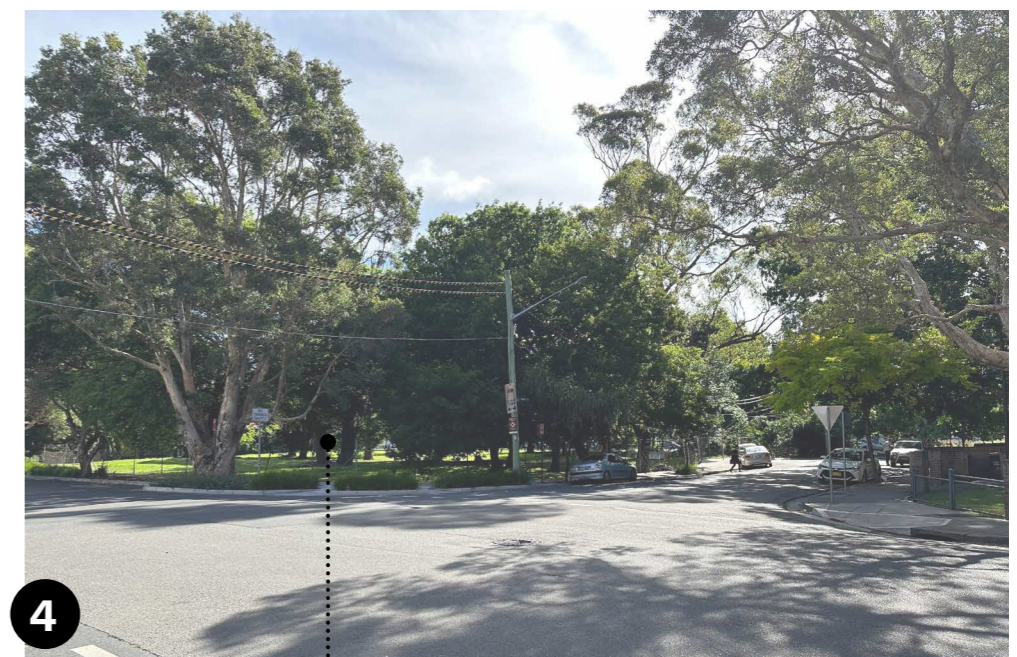
2

Kettle St trees, mostly paperbarks, well established, offer generous shade to the street



3

Verge planting on corner of Kettle and Walker St, creates comfortable pedestrian experience. Planted within the last 3 years.



4

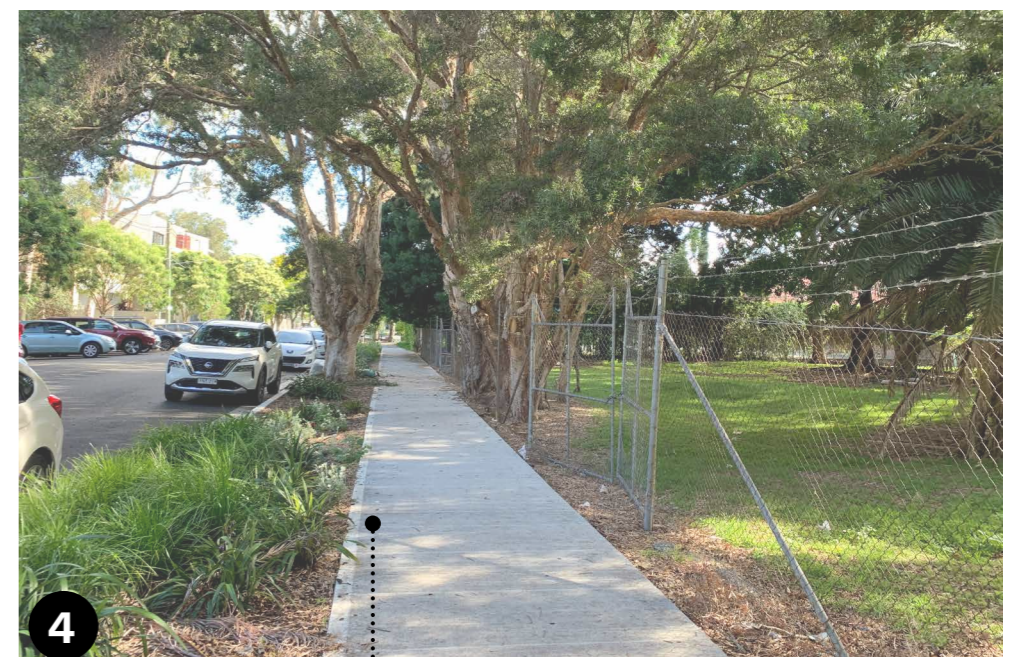
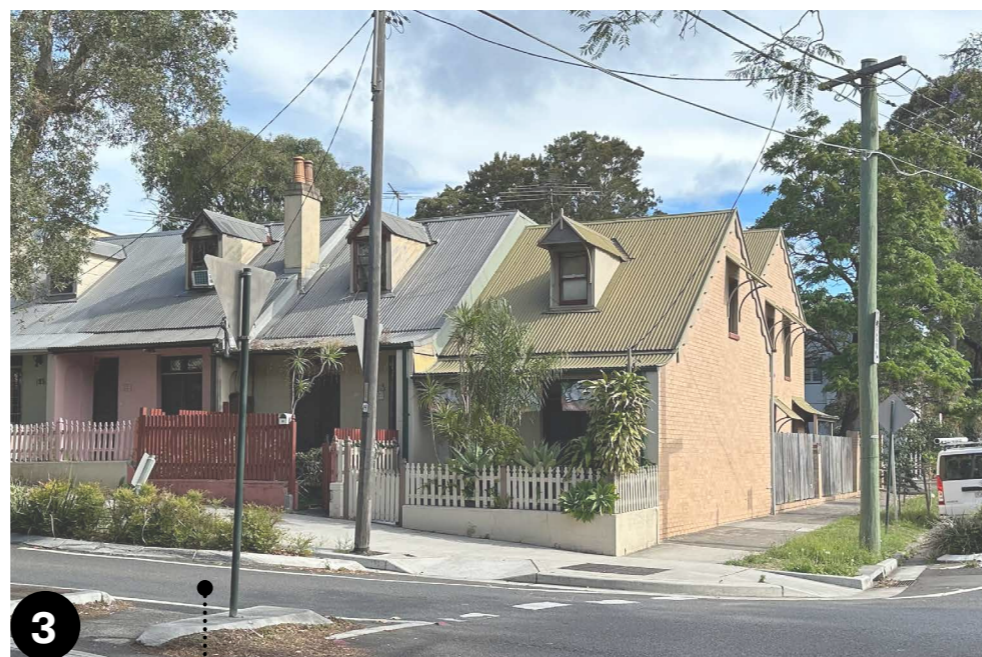
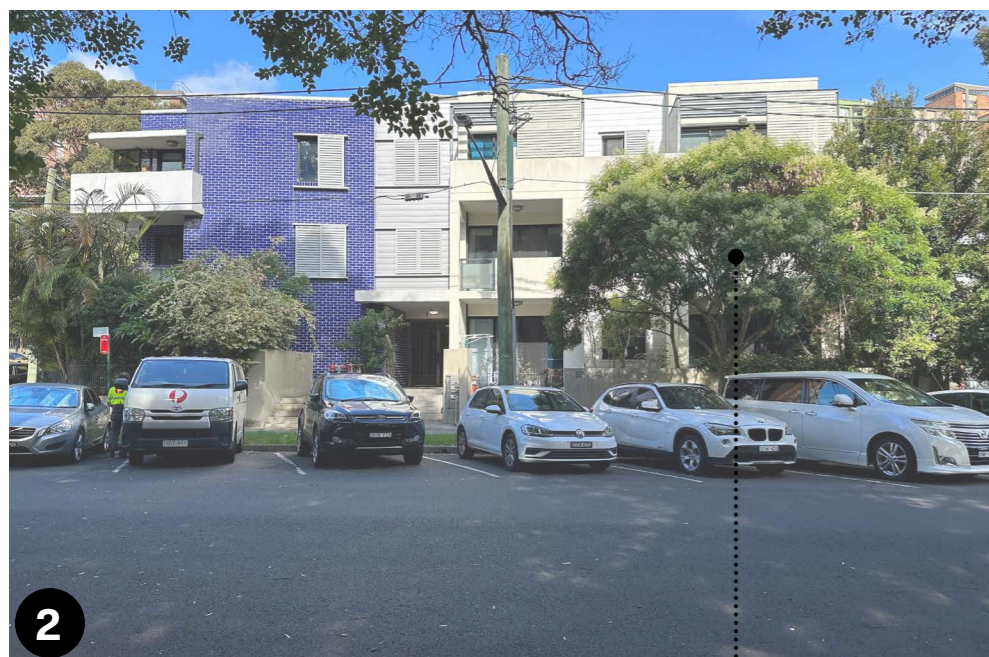
Large amount of remnant vegetation in vacant lot, some large shade trees, some in poor health & Exotic

Photo Documentary | Existing Site Condition

Pocket park on Walker St, Significant undulation to footpaths and grass lawn.

Paperbark grove, highly shaded compared to adjacent streetscape

Heavy bird presence with adjacent bins on streets, waste management systems to be thoughtfully considered



Three storey residential buildings along Walker St, people out using balconies and occupying the street creating natural surveillance

Phillip street traffic busier than walker and Kettle, links to Waterloo Supermarkets and Moore Park. Residential building scale is smaller and older, with great local character

Existing footpath along Walker St, planting in good health, well shaded comfortable pedestrian experience

Photo Documentary | Existing Site Condition

Existing PCYC building, frequent pedestrian interaction

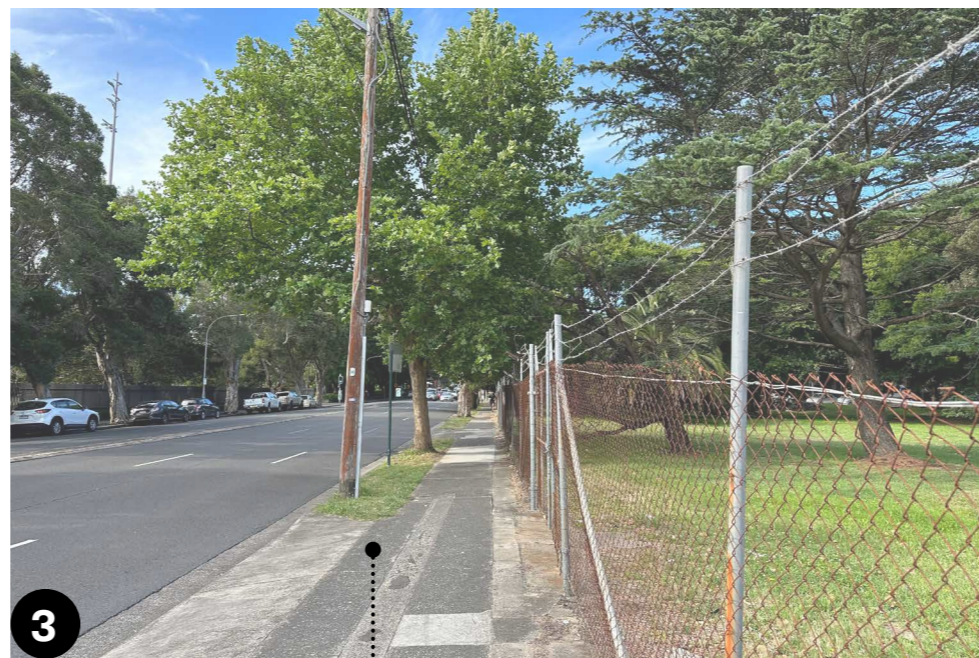


Existing brick mural, potentially salvagable for inclusion in landscape design

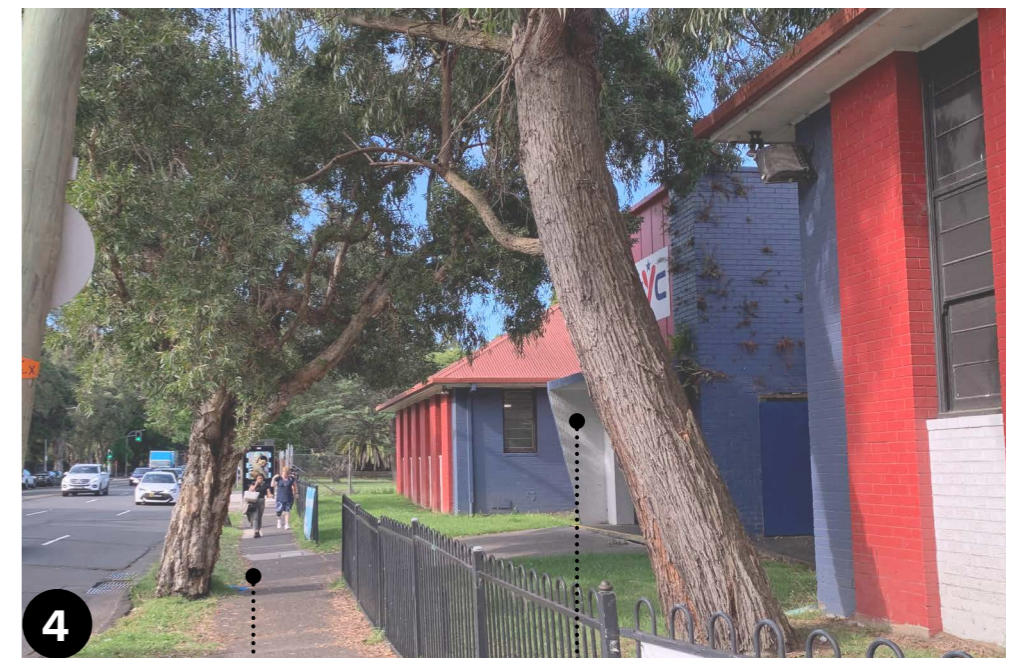
Phillip Street Bus stop, medium use



Adjacent vacant lot, mature remnant vegetation, evidence of community use (Litter)



Existing footpath condition along Elizabeth St, quite narrow, street far louder and busier, yet less pedestrian friendly



Elizabeth St, narrow footpath, poor quality surface

Entry to PCYC building on Elizabeth St

