

Australian Technology Park Public Artwork Strategy

Mirvac

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sydney

melbourne

oxford

london

Level 5, 70 King Street, Sydney NSW 2000 Australia **t** +61 2 9251 7077

Level 2, 56 Hardware Lane, Melbourne VIC 3000 Australia **t** +61 3 9604 2500

Belsyre Court, 57 Woodstock Road, Oxford OX2 6HJ United Kingdom **t** +44 1865 29 2042

42–43 Upper Berkeley Street, London W1H 5PW United Kingdom **t** +44 2037 52 6762

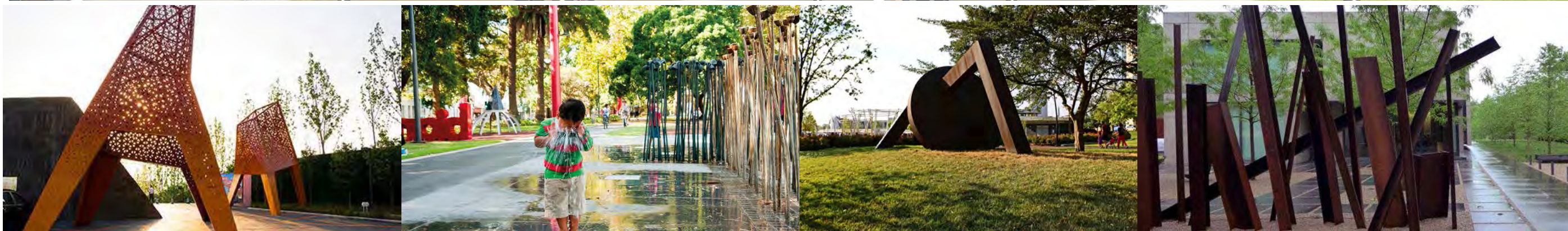
w

fjmtstudio.com

Francis-Jones Morehen Thorp Pty Ltd ABN 28 101 197 219
Nominated architect Richard Francis-Jones ARBNSW 5301
Registered architect Richard Francis-Jones
Francis-Jones Morehen Thorp Ltd Company no 7384142 ARB 078103G

Contents

- 1.0 Introduction 6
- 2.0 Site Specifity 8
- 3.0 Architectural Context 10
- 4.0 Guiding Principles 12
- 5.0 Process 13
- 6.0 Public Art Opportunities 14



Building 2 - view from west looking along Locomotive Street, with Village Square to right



1. Channel 7 building



2. Locomotive Shed



2. Locomotive Shed



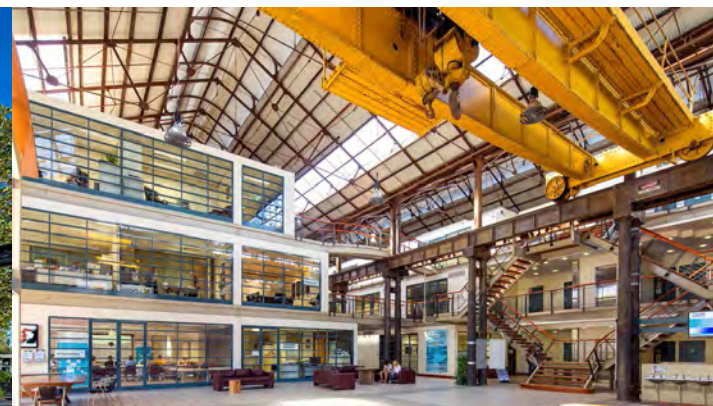
3. Biomedical building (1 Central Avenue) - to right



4. Nicta building (25 Garden Street) - in distance



5. National Innovation Centre, 4 Cornwalls Street



5. National Innovation Centre, 4 Cornwalls Street



6. Innovation Plaza

1.0 Introduction

Precincts are enhanced by public art and cultural activity and in turn they benefit socially and economically from engaged participation and the creation of shared visions. Public art helps us relate to buildings and the landscape and gives energy to the public realm. It helps us imagine and dream, lifts our gaze from the ordinary and brings us together. It is available to everyone.

To support the revitalisation, redevelopment and regeneration of the Australian Technology Park (ATP) site, an integrated public art strategy is proposed to identify a series of opportunities and approaches to providing public artworks in four key nodes of the site.

The proposed artwork strategy builds on the existing site structure and responds to both the unique history of the site and the new design proposed to create a layered and vibrant public offering for the commercial and local populations.

Developed alongside city-wide urban strategies including the City of Sydney Cultural Plan, Sustainable Sydney 2030 and City of Sydney Public Art Strategy, the proposed artwork strategy seeks to promote high quality art and support local artists and art community.

1.1 Background and Site

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Mirvac Projects Pty Ltd (Mirvac) is seeking to secure approval for the urban regeneration of the Australian Technology Park (ATP), including the redevelopment of three car parking lots within ATP for the purposes of commercial, retail and community purposes, along with an extensive upgrade to the existing public domain within ATP. Building heights of 4, 7 and 9 storeys are proposed across the 3 development lots.

Australian Technology Park (ATP) has been continuously developed since its establishment in 1996, but has been under-utilised as a technology and business precinct for quite some time. UrbanGrowth NSW Development Corporation (UGDC) has actively encouraged new development and employment opportunities at the Park for the past 15 years, and Mirvac intends to continue upon this and deliver upon the precinct's full potential, with the development of circa 107,400sqm for employment uses, which will facilitate the employment homes of an extra 10,000 staff everyday within ATP by development completion.

1.1.1 Background

Mirvac has been announced by UrbanGrowth NSW as the successful party in securing ownership and redevelopment rights for the ATP precinct, following an Expression of Interest (EOI) and an Invitation to Tender (ITT) process which commenced in 2014. Mirvac has also secured the Commonwealth Bank of Australia (CBA) as an anchor tenant for the development and intends to immediately commence the urban regeneration of this precinct through the lodgement of this SSDA. CBA's commitment to the precinct is in the form of one of the largest commercial leasing pre-commitments in Australian history, occupying circa 95,000 square metres of commercial, retail, community and childcare NLA, which will house circa 10,000 technology focused staff by 2019 and 2020. Mirvac's redevelopment goes well beyond the development on the 3 development lots, as it includes the regeneration of the public domain within ATP, the addition of retail to activate the precinct and also the provision of community facilities such as a community centre, a gym and 2 x 90 child childcare facilities.

1.1.2 Site Description

The ATP site is strategically located approximately 5km south of the Sydney CBD, 8km north of Sydney airport and within 200m of Redfern Railway Station. The site, with an overall area of some 13.2 hectares, is located within the City of Sydney local government area (LGA). Refer to Figure 1 below for a graphic representation of the site location and context.

Three key sites remain undeveloped within the ATP site and are presently used for at-grade worker and special event car parking. These sites are:

- Lot 8 in DP 1136859 – site area circa 1,937m²;
- Lot 9 in DP 1136859 – site area circa 8,299m²; and
- Lot 12 in DP 1136859 – site area circa 11,850m².

Figure 2 provides an aerial image of the ATP site along with identifying the three development sites.

The SSDA works boundary excludes the Locomotive Workshop. Future development associated with the adaptive re-use of the Locomotive Workshop will be the subject of separate future applications.

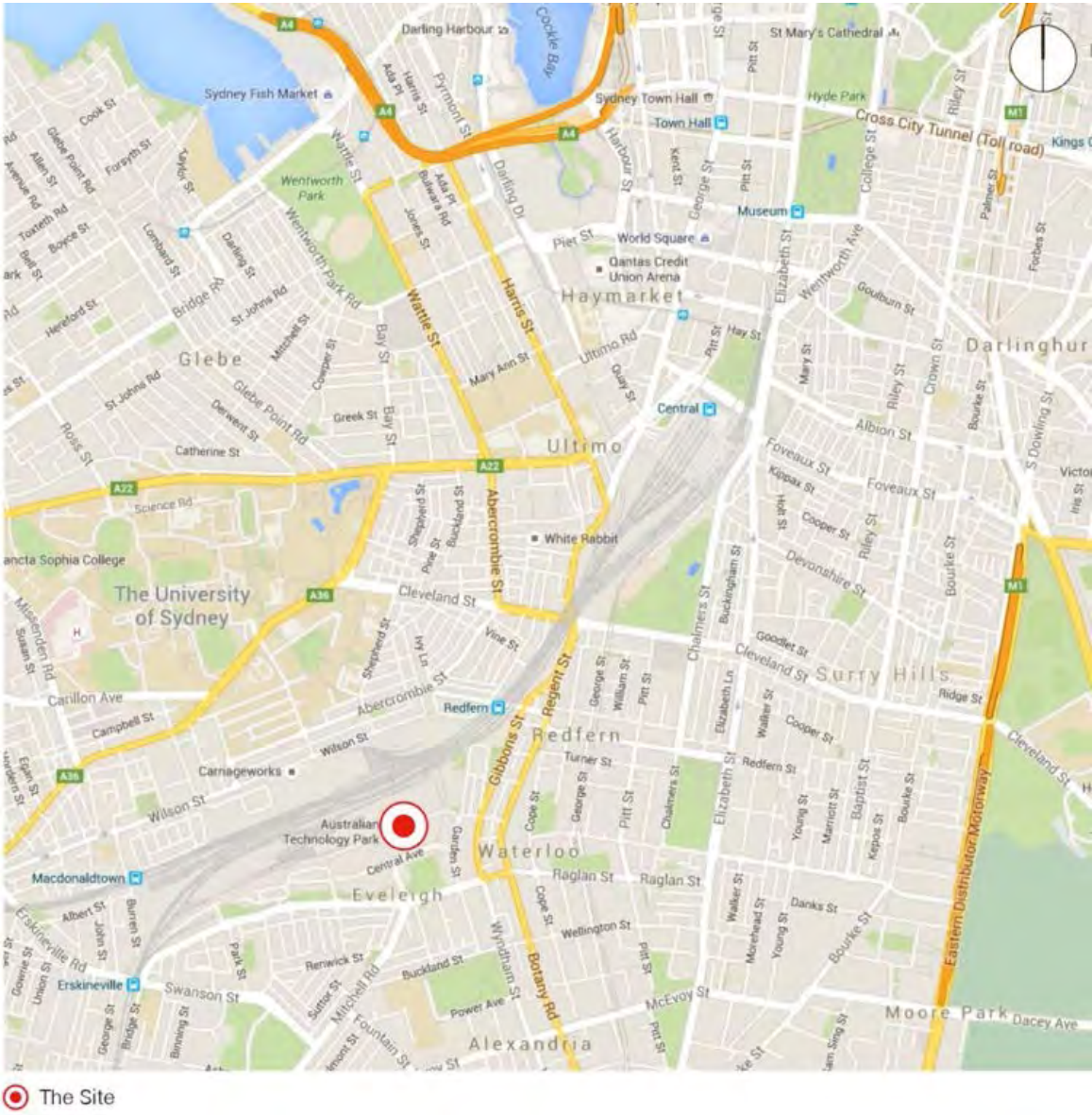


Figure 1

1.2 Development Overview

1.2.1 Overview of proposed development

The development application seeks approval for the following components of the development:

- Site preparation works, including demolition and clearance of the existing car parking areas/ancillary facilities and excavation;
- Construction and use of a 9 storey building within Lot 9 (Building 1), comprising of parking, retail, commercial and childcare uses;
- Construction and use of a 7 storey building within Lot 12 (Building 2) comprising of parking, retail and commercial uses;
- Construction and use of a 4 storey community building within Lot 8 (Community Building) comprising of gym, retail, community, commercial and childcare uses;
- Extensive landscaping and public domain improvements throughout the precinct for the benefit of the local community; and
- Extension and augmentation of physical infrastructure/ utilities as required.

A more detailed and comprehensive description of the proposal is contained in the Environmental Impact Statement (EIS) prepared by JBA.

1.2.2 Planning framework

State Environmental Planning Policy (SEPP) Major Development 2005 is the principal environmental planning instrument applying to the ATP. Schedule 3, Part 5 of the Major Development SEPP sets out the zoning, land use and development controls that apply to development on the Site.

As the development has a capital investment value of more than \$10 million it is identified as State Significant Development under the State Environmental Planning Policy (State and Regional Development) 2011, with the Minister for Planning the consent authority for the project.



ATP Site
Key Development Sites

Figure 2

2.0 Site Specifity

2.1 Site Overview

2.1.1 Local Environment - Relationship to Key Urban Spaces

The Australian Technology Park, located approximately 4 kilometres south of Sydney’s Central Business district is in close proximity to key commercial and business zones and important urban spaces including:

- tertiary educational campuses (University of Sydney, University of Technology, Sydney Institute of Technology)
- health facilities (Royal Prince Alfred Hospital)
- local open space (Prince Alfred Park, Redfern Park, Waterloo Park and Alexandria Park)
- transport infrastructure (rail and bus networks, major road networks including regional roads linking to the Sydney CBD, Sydney Airport and Port Botany)
- residential and commercial developments proposed at Green Square and the Carlton United Brewery site

The proposal celebrate the opportunity to facilitate links and connectivity between the site, the key commercial and business zones and the wider community through a series of defined public spaces, including pedestrian boulevards, parklands, gateways, children’s playground, community facilities and activated edges lined with cafés and restaurants and importantly public art.

Developed alongside city-wide urban strategies including the City of Sydney Cultural Plan, Sustainable Sydney 2030 and City of Sydney Public Art Strategy, the following proposed artwork strategy seeks to promote high quality art, complementing and responding to the existing cultural fabric and public art initiatives of the broader precinct and various surrounding communities. the public art initiatives in surrounding areas and support local artists and art community.

Public Art - Key Urban Spaces and Immediate Context



2.1.2 Local Context - Relationship to Immediate Context

The area surrounding the site contains a mix of residential, educational and railway uses.

New landscape areas, streetscaping and public art initiatives and installations are envisaged as part of the development. The measures will activate the ATP site through addressing the immediate context, to ensure the proposed built forms align with the overall character and fabric of ATP. The site is bounded by Henderson Road to the south; Garden and Cornwallis Streets to the east; the railway corridor (including Redfern Station) to the north and Department of Housing properties and State Rail operational facilities to the west.

Integration of the ATP site with the immediate context is described as below:

East and West of ATP are primarily residential zones. The residential areas are characterised by fine grained subdivision pattern featuring narrow frontages (ie. 5-6m) and deep lots (ie. 30m) with streets to the front and laneways to the rear. Typical of many inner city areas of Sydney, the built form is a mixture of terrace housing, small single storey cottages, and two to three storey commercial and retail buildings.

The proposed streetscape development within the precinct aims to improve pedestrian amenity, walkability and increased surveillance.

The north of the site is defined by the railway corridor and more specifically Redfern Station. The station is considered one of the most significant assets of the Redfern-Waterloo precinct. Currently, \$25 million is being invested by the Redfern-Waterloo Authority and Railcorp in a concept design study for the redevelopment of Redfern Railway station. The objective is for a town centre to form around Redfern Railway Station and create a civic space that connects the station to the ATP through well defined pedestrian and cycle linkages.

In alignment with the upgrade of Redfern Railway station, the proposal includes landscape and streetscape areas to facilitates public domain improvements along linkages and increase open space provision. Increased connectivity of public spaces will also contribute to increased public surveillance in areas frequently compromised by crime and intimidating behavior.

2.1.3 Immediate Site - Public Art Opportunities

A rich mix of historical, geographical, cultural and social influences has shaped the Australian Technology Park precinct. For public art to be site-responsive, site specific and enhance the future character of the site it is essential to understand how these various influences form the context for individual projects and programs.

There are four areas that have been identified for public art initiatives and installations on the ATP site. These have been selected to best reflect the unique history of the site, the relationship of the site to the immediate context and wider key urban spaces, to build upon the existing site structure, and to respond to both the unique heritage of the site and the new design proposed.

The locations chosen complement the proposed landscape architecture works and the heritage offerings on the site - particularly the moveable heritage items to ultimately create a layered and vibrant public offering.

The conservation and adaptive reuse of the large heritage buildings on the site provides a focus and establishes the unique character and point of difference for the ATP. The site contains the Locomotive Workshops which is a large heritage listed masonry and steel former railway. The Locomotive Workshops were the hub of locomotive manufacture form the 1880s to the 1930s. By the 960s, the Workshops had begun to wind down as the NSW Railways changed technology to diesel from steam. The Workshops closed in 1988 and were converted to the Australian technology Park in the mid 1990s, at this time it was readapted to to house a community of researchers, entrepreneurs, start-up and mature technology companies and educational organisations.

The integration of public art, interpretation and cultural programs within the landscape, architecture and other design elements will be critical in establishing the public’s connection with ATP. Works will be developed that respond to its past, present and future and can illuminate its significance.

Public Art - Existing site



Village Square



Innovation Plaza



Entry Garden



Vice Chancellors Oval



3.0 Architectural Context

The proposed urban regeneration of the Australian Technology Park (ATP) , including the redevelopment of three car parking lots for commercial, retail and community purposes, along with extensive upgrade to the existing public domain is a true integration of urban design, architecture, and landscape architecture toward the creation an innovative technology and business precinct within Sydney.

The Australian Technology Park, located approximately 4 kilometres south of Sydney's Central Business district is in close proximity to key commercial and business zones and important urban spaces including:

- tertiary educational campuses (University of Sydney, University of Technology, Sydney Institute of Technology)
- health facilities (Royal Prince Alfred Hospital)
- local open space (Prince Alfred Park, Redfern Park, Waterloo Park and Alexandria Park)
- transport infrastructure (rail and bus networks, major road networks including regional roads linking to the Sydney CBD, Sydney Airport and Port Botany)
- residential and commercial developments proposed at Green Square and the Carlton United Brewery site

We redevelopment of the precinct will create a significant 21st century workplace as well as a destination for the surrounding communities, in a way that imbues it with a sense of quality and permanence.

The precint will be enhanced through a series of defined public spaces, including pedestrian boulevards, parklands, gateways, children's playground, community facilities and activated edges lined with cafés and restaurants. It is to be a place for everyone, for city workers at lunchtime and in the evenings, families, children, the young and old, visitors and locals.

The propsoed buildings will establish a different type of workplace. The architecture is a direct reflection of the evolution of CBA's strategy to create a state of the art workplace for a unique creative open technology-enabled and interconnected environment. One that respects the diversity of people, their ideas, work styles and perspectives.

It is an architecture of human scale, with materials and a warmth of character appropriate to create a precinct of excellent amenity for business and leisure. The long gently curving façade of Building 1 defines and enhances the public realm with a warmth and transparency unusual in commercial buildings. The new buildings frame and define new pedestrian streets, that link the precinct to the wider community.

Above the retail, restaurants, cafés, bars and promenades are the work environments of the building, centred around day-lit atriums. Lobbies on Locomotive Street, Davy Road and escalators bring visitors and workers to the dramatic atrium floors. The asymmetry of the workplace floors and atriums, large flexible

floor plates, edged with stairs, bridges, breakout areas and glazed lifts, creates a stimulating and collaborative campus environment.

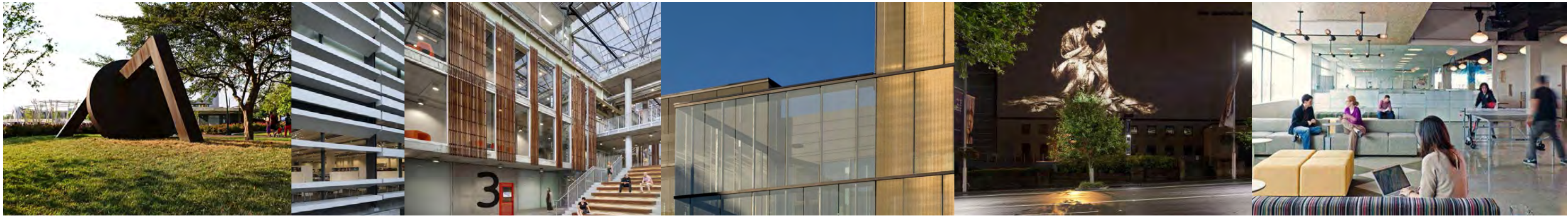
These campus-style buildings offer vertical and horizontal connectivity supporting a best-practice contemporary workplace and reflects the new dynamic the CBA will bring to the precinct with the addition of 10,000 staff to the precinct.

The community facilities aim to establish a contemporary sense of place, providing an open and inviting public facility with a strong connection to its setting, and the community values it embodies - accessible to all.

An important aspect of the project's design innovation focuses on a promotion of occupant well being and the creation of an enabling, supportive, human and ultimately inspiring place to work, generate, and exchange ideas.

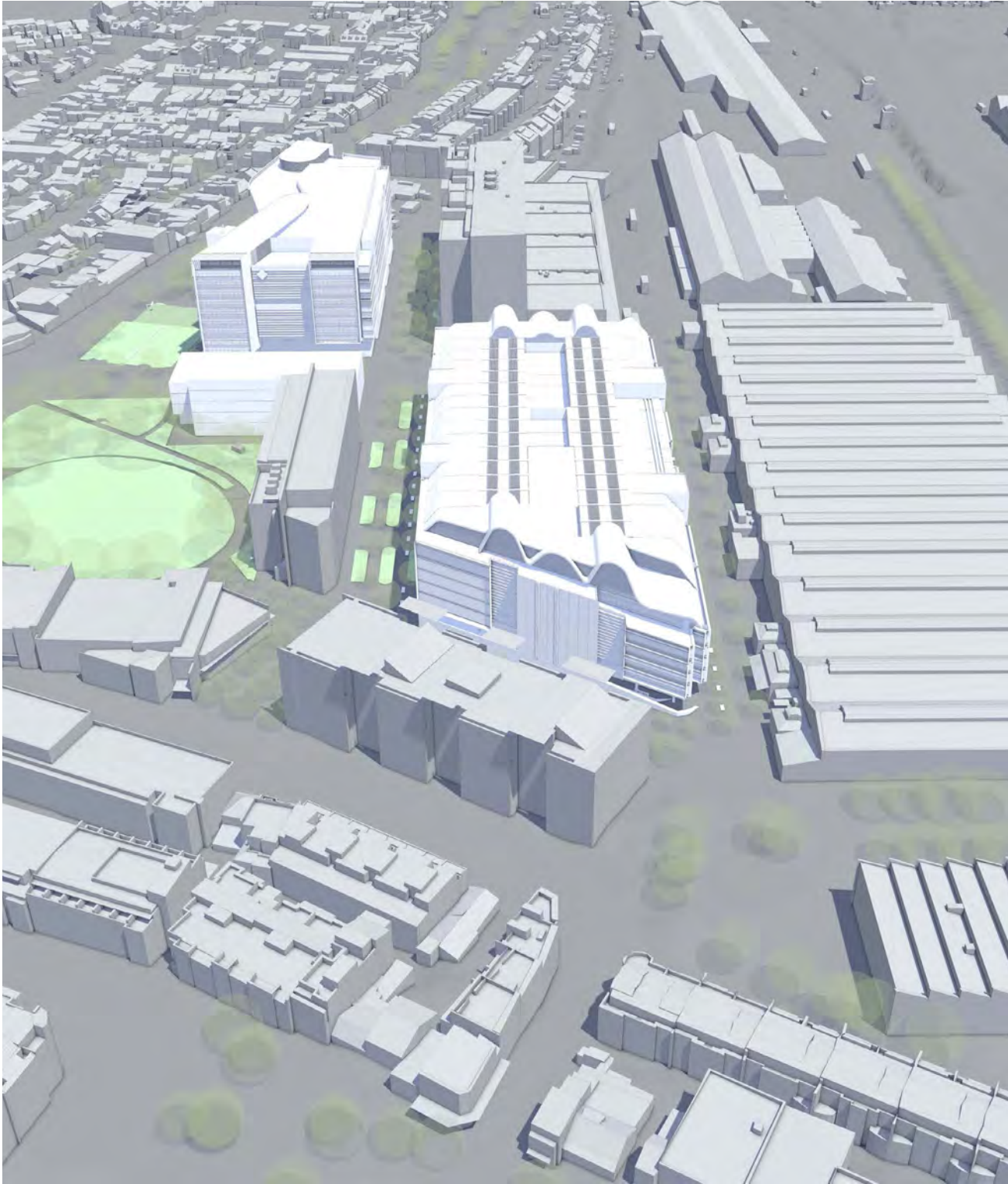
This is complemented in the public domain - with external spaces designed to facilitate an extension of the workplace with flexible and adaptable spaces for either external workplace or public gatherings, and a unique range of opportunities for recreation and work activities thus further fostering occupant well being.

Public art initiatives are proposed to create a layered and vibrant public offering - a brilliant connected future of people, space, technology, and innovation.





top: building 3
 left: building 2 - from Locomotive Street
 bottom: building 1 - from south



4.0 Guiding Principles

This public art strategy consists of a series of guiding principles to help identify opportunities and approaches to providing public art, ranging from community based local works to iconic new major art projects at the Australian Technology Park (ATP).

These guiding principles provide instruction for developing projects, shaping briefs, selecting artists and implementing projects. They build on the legacy of the past, while responding to new ideas about art, story telling, interpretation and cultural expression and ensure a balance between the site, historical significance, audience and identity.

These guiding principles reference the key relevant objectives from the City of Sydney's artwork policies.

1. Excellence

To become a distinctive exciting and engaging destination, excellence is critical in commissioning works of art, interpretation and programming.

A rigorous process and appropriate budget will allow the selection of high quality artists and artwork of high artistic merit. Artist briefs will provide a clear framework to inspire the fullest creative input. We believe that quality is not perceived as materials and objects, but instead is defined by the creative thought process and the integral involvement of the artist throughout the entire project.

The scope of the artwork strategy and the process proposed will allow opportunities for new and emerging as well as established artists.

2. Diversity of Projects

The public art will have conceptual strength, and contribute to ongoing dialogues that shape the character of ATP over time.

Public art at ATP will explore and be open to the full range of media used by contemporary artists. Artists and developers will need to consider diverse audiences including workers and families, children younger people, older people, visitors and locals. As audiences engage in different ways, it is important to create a range of spaces and works, from the monumental and immediately noticeable, to the discrete and discoverable. Some projects may require active audience involvement and participation, whereas others may satisfy a desire for passive reflection. Audiences will range from those with no time constraints and a desire for a sense of discovery, while others may only fleetingly experience the precinct, so this needs to be considered.

Public art will play a significant role in bringing multiple voices, responses and debate, resulting in a living, rich, dynamic, multi-faceted and evolving place.

3. Historical interpretation

The site has a significant history. Artwork should assist in the community's understanding of the history of the site and its environs and enhance the everyday experience for visitors. This strategy should identify opportunities for integrated heritage interpretation and site specific public art and to potentially integrate existing heritage artefacts within the precinct into the public domain design.

4. Aboriginal heritage

The history of the site includes the Cadigal people of the Eora nation prior to European settlement. Artwork should assist in the community's understanding of this history and relate to the larger Eora Dreaming project.

5. Creative collaborations

To ensure ATP is a vibrant destination, it must demonstrate multiple voices and viewpoints, as opposed to one singular vision.

This strategy establishes platforms for collaborations on major permanent works and temporary programming. Collaborative design and program development is critical, as art that is integrated into the physical and social fabric of the landscapes and buildings will bring a distinctive character to ATP.

Great public art will be realised by engaging great artists and artistic teams in collaborative relationships with architects, designers, curators, managers and the community.

ATP presents countless opportunities for artists to work in collaboration with a broad range of other professions. Public art will be memorable, inspirational, exciting, intriguing and challenging, in some cases embracing new technologies and modes of practice. Public artworks will be held in the same regard as the architecture and landscape architecture that define the built and 'natural' forms of ATP.

6. Sustainable Sydney 2030

The city of Sydney's artwork Policy and Strategy sets out the framework for public art with Sustainable Sydney 2030. The design proposal for the Australian Technology Park offers opportunity for implementation of the Sustainable Sydney 2030 vision and alignment with the City of Sydney policies and other major art projects in the area and city.

Integration of sustainable art practices throughout the site will be pursued - artworks may reference environmental, social and economic sustainability. Artists will be encouraged to demonstrate these concepts, for example via utilisation of renewable power sources, or through using materials and processes in their work to reflect the importance of ecological sustainability.

The lifecycle of artworks will be considered at the brief development and commissioning stage with the expectation that major permanent public art works will have longevity and ongoing relevance.

7. Landmark projects

To reflect ATP's status as a world class technology and business precinct demands artwork of scale and artistic significance. Landmark pieces are iconic artworks that provide enduring and memorable experiences. They can also feature as a landmark or monument that provides familiarity for someone wanting to establish their location. They are magnetic, and effortlessly attract audiences into public space. "I'll meet you at the..." Commissioning of this type of work at ATP will ensure the creation of important new civic places, where individual and collective memories are created. The transformative impact of these types of artworks will encourage people to revisit the site and bring other people to experience the same wonder. Landmark works are generally, although not exclusively, larger signature projects.

8. Integrated projects

Within an urban context, the integration of public art and interpretation into the surrounding environment is key. When applied successfully, integration can begin to break down the barrier between the artwork and the environment, and barriers between the audience and the artist.

By providing these methods of engagement, the experience can be surprising as well as functional or aesthetic. The low-impact nature of an integrated artwork can also encourage a greater interest in the site and the elements within it. Integrated art works closely with significant architectural and landscape works. Through the use of technology, these works might also weave throughout the fabric and function of ATP.

This strategy is particularly relevant to the moveable heritage artefacts to be displayed. There is the potential to integrate these existing heritage artefacts within the precinct into the public domain design to encourage engagement and education of the sites history.



5.0 Public Art Opportunities

The Australian Technology Park (ATP) public domain design provides the opportunity to take a multi-layered approach to delivering the public art and cultural offering. The artwork strategy for the site seeks to offer a range of public art contributions to ensure that dynamic experiences of different engagement levels are offered to a variety of audiences.

Four public art projects including 'landmark' art projects and 'integrated' projects will create moments of pause across the precinct with some becoming meeting places and destinations in their own right, others will breathe life into the precinct through innovative and lively cultural programming and partnerships.

Opportunities such as the following are envisioned:

1. Interpretive artwork: Entry Garden

A site-specific commissioned artwork in the 'Entry Garden' to reinforce the primary gateway to ATP. The proposed artwork should reference the surrounding heritage artifacts (primarily the water tower) in a meaningful way and create a conceptual link to its industrial past.

Reinterpreting the existing site character in an accessible contemporary manner will encourage engagement and education of the sites history.

For example; A hyper-stylised bronze sculpture would compliment the sites heritage material palette whilst celebrating the craftsmanship of past and current blacksmiths. This type of work would represent the social significance of the development of the work practices of the blacksmithing trade.

2. Innovative artwork: Innovation Plaza

Innovation Plaza is considered the most significant existing public open space within ATP. Artwork focusing on innovation and technology to reflect the evolution of the site and its function - in the mid-1990s ATP was a venue for incubating high technology businesses and research enterprises.

With a focus on innovation and technology, this artwork can aim to add a dimension of fun and vitality to the public space. The artwork would compliment and amplify the existing heritage artifacts within this area.

For example; the use of light could enhance the plaza and act to draw people into the space, provide ambience and safety light levels at night.

3. Contemporary artwork: Village Square

A major commissioned artwork would be placed near or in the 'Village Square', a people focused village centre for Eveleigh /Redfern. Taking into consideration the variety of scales of spaces within the Village Square, the artwork should integrate seamlessly with public amenities, contributing to the creation of a strong sense of place. An engaging contemporary artwork that is universally accessible to all those inhabiting the space would be ideal.

4. Sustainable local community artwork: Vice Chancellors Oval

Positioned close to the Vice Chancellors Oval and Sports Court, a sustainable artwork created by an emerging local artist would be ideal in this space. Commissioning a local artist will support emerging artistic talent and allow the character of the space to be defined and shaped with the support of the local creative community.

For example; A local artist may garner the support of the local community and create a sustainable piece of art created from the reuse and recycling of materials.





- 28. Bike racks
- 29. Outdoor cafe seating zone
- 30. Existing lighting relocated to new street alignment
- 31. Localised regrading of roadway to finish pit lid flush with surfaces

Village Square

- 32. Existing brick paving retained
- 33. Existing trees in raised planters retained
- 34. Existing raised turf with concrete edge retained. New seating provided
- 35. New raised concrete planters with tree and mass planting
- 36. Communal/ work station seating within garden
- 37. Terraced gardens; timber platforms and bench seating within timber clad and concrete raised planters
- 38. New canopy trees; type xx, in mass planting
- 39. Raised timber deck with communal bench seating and terraced seating edge for informal events/ gathering
- 40. New feature tree type xx
- 41. Grove tree planting, type xx, in flush gravel surface
- 42. Existing lighting to be retained (to be confirmed)
- 43. Relocated heritage items to form water feature within garden
- 44. Cafe spillout zone with seating and umbrellas

Central Avenue

- 45. Existing kerbline maintained
- 46. Existing brick pavement maintained
- 47. New brick pavement as consistent footpath treatment. New street furniture; bike racks and street benches.
- 48. Existing blisters removed and replaced with new, smaller, more regularly spaced blisters between parking bays. New street trees; type xx, in mass planting
- 49. Existing central blister extended as continuous verge. Existing Lophostemon confertus trees retained. Interplanting of trees type xx, in new mass planting. Existing palms relocated to Everleigh Green playspace
- 50. Existing lighting retained (tbc)
- 51. Raised pedestrian threshold for shareway crossing. Porphyry edges and updated brick. Type of crossing TBC

Davy Road

- 52. Existing kerbline maintained
- 53. Existing brick pavement footpath maintained with new street furniture; bike racks and street benches
- 54. Existing Lophostemon confertus street trees to be retained in new mass planting
- 55. New blisters within parking lane; mass planted
- 56. Existing lighting retained
- 57. New tree planting and understory to central verge, tye xx

Everleigh Green

- 58. Existing path and bridge retained
- 59. All existing trees to be retained and protected
- 60. Minor underpruning of Casaurinas to improve sight lines in park (tbc)
- 61. New turf and planted terraces with concrete seating edge and picnic benches
- 62. New brick path connection to park
- 63. New nature playspace with mass planted garden with relocated palms.
- 64. Relocated heritage items to form water feature/ play elements within garden
- 65. New paved plaza with grove tree planting in gravel. Regraded to finish flush with upper terrace, and marry in with existing park paths
- 66. New informal path at top of bank within new mass planted buffer to street
- 67. New lighting (tbc)

Sports Courts

- 68. Existing courts, walls, lighting and edges retained. New surface and linemarking for multi-purpose courts
- 69. Existing planted buffer to street retained

Key:

Entry Garden

- 1. Existing paved threshold and brick stair retained
- 2. Existing heritage water tower retained and protected
- 3. Existing trees retained and protected
- 4. Existing brick pavement retained and relaid. Additional brick reused in gabion walls.
- 5. New 1:14 grade ramp to enable all access from Innovation Plaza to Redefern Station. Elevated to protect existing tree roots.
- 6. New gabion walls filled with reused brick from site works
- 7. Existing walls removed and replaced with mass planting/ seating area with new feature tree (type xx)
- 8. New gravel spill out zone with seating and planting
- 9. Existing interpretative rail lines and carriage retained
- 10. New canopy trees (type xx) in mass planting

Innvoation Plaza

- 11. Existing brick paving and banding retained
- 12. Existing Platanus x hybrida trees retained and protected
- 13. Existing interpretative rail lines and carriage retained; carriage relocated slightly west of existing location
- 14. Existing heritage structure relocated
- 15. Existing light poles to be retained
- 16. New gravel spillout/ seating area under trees with feature planting
- 17. New garden rooms under existing trees with large tables for gatherings/ external working including wifi and power outlets
- 18. Interpretive inlay in pavement
- 19. Heritage items relocated as features within garden. Potential for incorporation into water feature
- 20. New bike racks

Locomotive Street

- 21. Updated brick paving for raised pedestrian threshold. Type of crossing TBC
- 22. Building threshold retained (outside of scope of works)
- 23. Upgraded street regraded to achieve flush, shared surface finish. 2 way carriageway; porphyry cobble paving
- 24. New footpath, flush with roadway; porphry unit paving
- 25. Strip drain flush with surfaces
- 26. New tree planting (type xx) in mass planting
- 27. Heritage items located as public furniture



architecture
interiors
urban
landscape

Sydney
Melbourne
Oxford
London