

DRAWING LIST

13-108_DA_01 site context
13-108_DA_02 concept diagrams
13-108_DA_03 materials strategy
13-108_DA_04 planting strategy
13-108_DA_05 landscape precedents
13-108_DA_06 ground floor landscape design
13-108_DA_07 roof terrace detail design
13-108_DA_08 landscape sections
13-108_DA_09 indicative plant palette
13-108_DA_10 indicative plant palette
13-108_DA_11 planting plan_ground floor
13-108_DA_12 planting plan_roof terrace
13-108_DA_13 planting details + specifications

Arcadia
LANDSCAPE ARCHITECTURE

nth eveleigh residential

AFFORDABLE HOUSING_STAGE ONE

development application

march 2013



REGIONAL CONTEXT



SITE CONTEXT

Location

Located 3 km south west of Sydney's CBD along the rail network, the Eveleigh Carriage Workshops sit 200m from Redfern Station. In close proximity are the University of Sydney and the Australian Technology Park. This site is important to a regional community that regularly commute to and from the city in a southerly direction as well as a very active local community that has established a healthy, cultural neighbourhood for all to be involved.

Context

The Eveleigh Rail Yards are a major landmark in the Sydney landscape and define views to and from the site. The site has important physical, visual and social connections with the surrounding suburbs. The site also defines the entrance or exit of a railway journey to and from the city to the broader community. The site and rail corridor provides a barrier between the suburbs of Alexandria and Darlingtown.

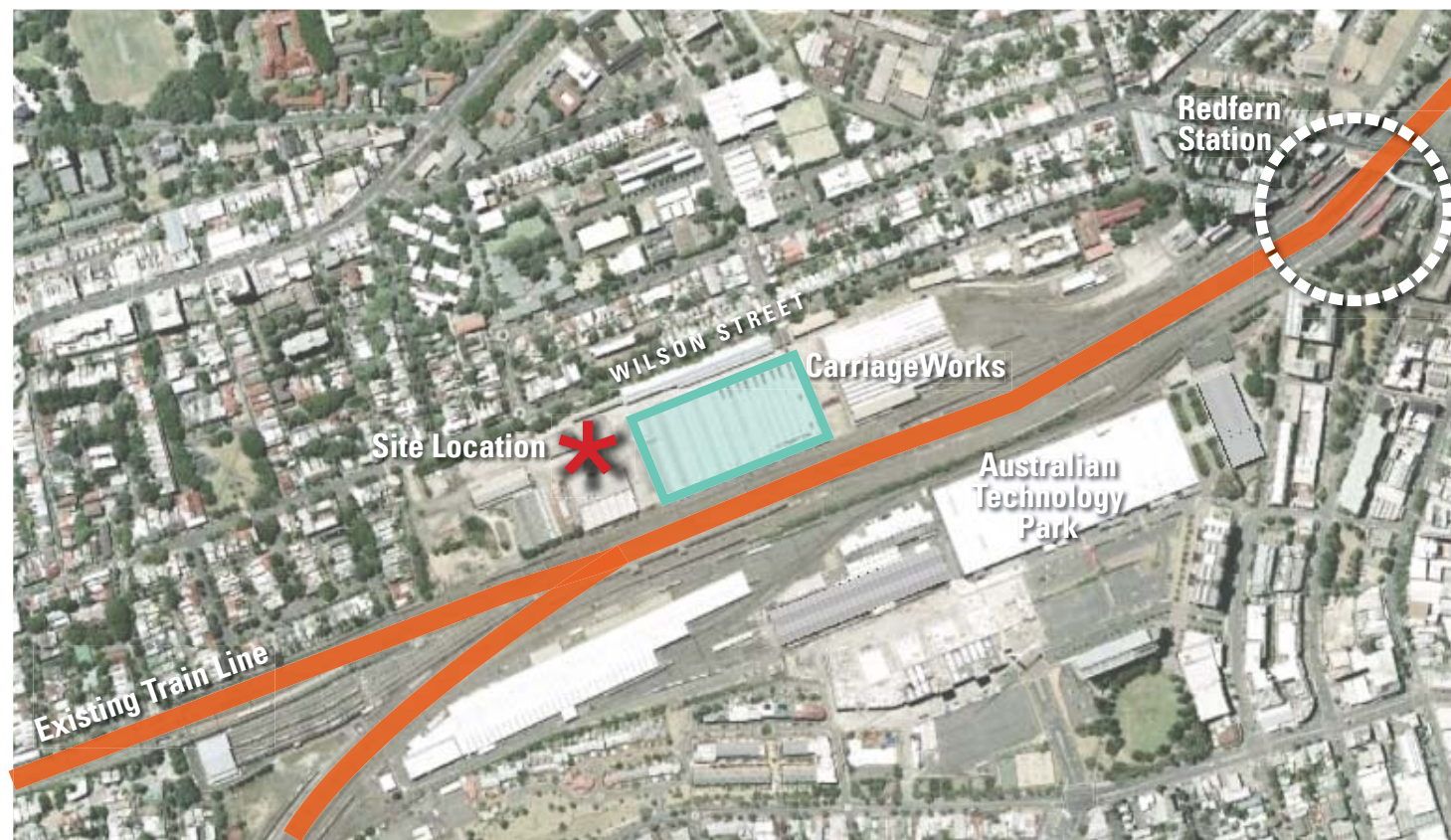
The site sits next to the CarriageWorks, a contemporary performance space which provides a significant cultural asset to the area. The adaptive reuse of the Blacksmiths' Shop for markets and arts space in 2008 has reinforced the cultural development of the area whilst reinforcing a dynamic, urban, community environment.

The areas immediately to the north, west and east of the site consist of predominantly residential Victorian terraces, reflecting the period in which the area was developed.

Heritage

The North Eveleigh Carriage Workshops site is of high historic, aesthetic and technological significance at a state level, and also retains significance at a local level. The late Victorian buildings distinguish it from other industrial sites in the vicinity and within the state.

A Heritage Impact Statement and Report of the Nth Eveleigh Affordable Housing site has been undertaken (Weir Phillips-July 2012) that aids in the understanding of the area and it's significance. This proposal intends to interpret these findings and reflect site histories.



SITE LOCATION



air tank

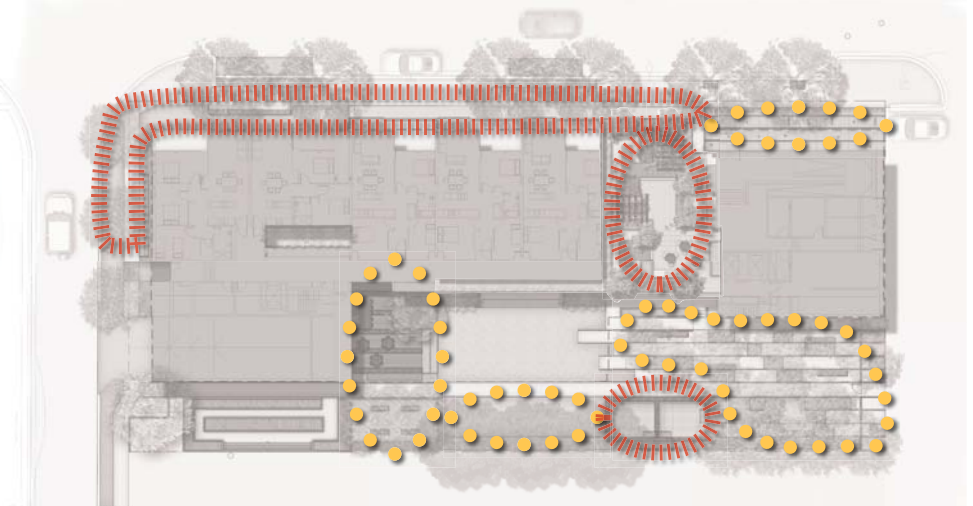
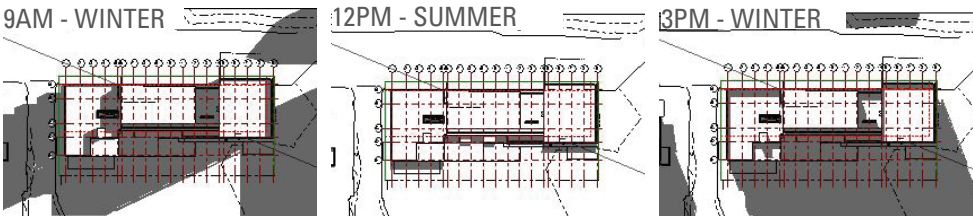


steel fittings



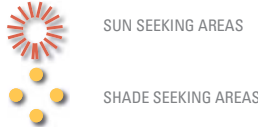
steel rail ticket stamps

MATERIALS FOR REUSE



MICROCLIMATE

LEGEND

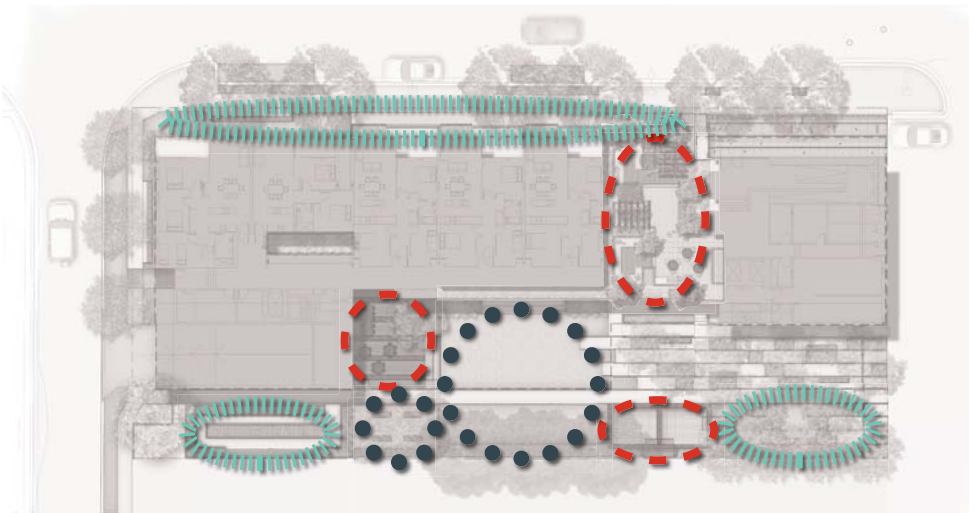


KEY PRINCIPLES

A variety of microclimatic zones will be created to ensure residents are provided with comfortable spaces to inhabit throughout the day and year.

Orientation of the site results in a rear courtyard that is well protected from the sun for most of the year. Solar access areas are limited to the northern and western street frontages where the design seeks to provide amenity for residents at the public realm interface.

The roof terrace will provide an additional breakout space that will offer year round amenity. Efficient use of this space is important to maximise potential functions. Furniture and shade structures will allow for adaptability and localised climate control.



SOCIAL FUNCTIONS

LEGEND



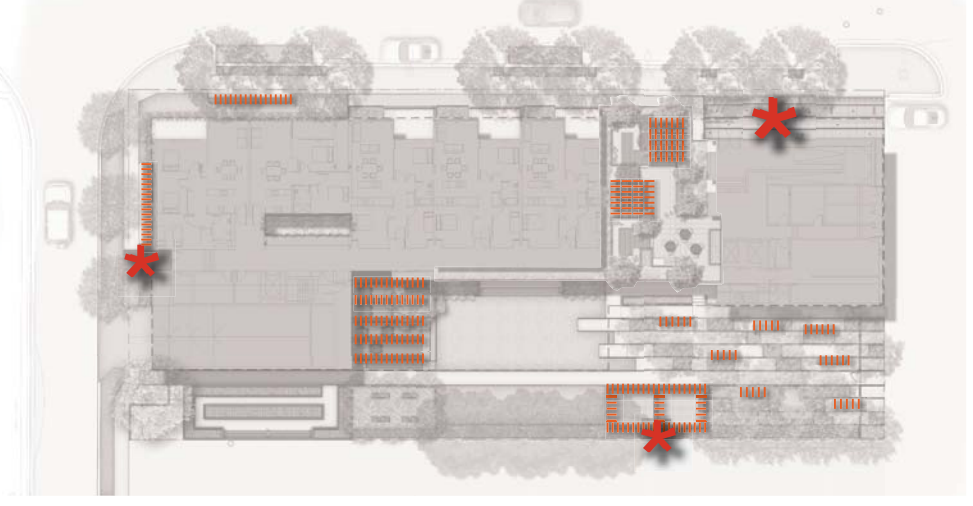
KEY PRINCIPLES

Communities and Neighbourhoods

An emphasis has been placed on the amount of available space for residents to gather and interact. The involvement of a Community Liaison Officer for the area has encouraged the inclusion of a variety of spaces that can be utilised for sharing and engagement - including larger gatherings. This engagement will lead to a healthier, happier internal community and aligns with the desire to create a dynamic, cultural area for all to enjoy.

Spaces provided are intended to be adaptable and with room for passive play, exercise or simply relaxing. Some programming of spaces will encourage activities such as gardening / growing vegetables and herbs.

The interface with the public realm is proposed as an area where interactions may occur. Seating and turf areas have been provided to capitalise on the northern and western aspect and provide further usable space for residents.



INTERPRETATION / HERITAGE

LEGEND



KEY PRINCIPLES

Interpretation / Heritage

In an attempt to retain the heritage and culture of the workshops at the forefront of the design, an extensive reuse of the materials from the site have been incorporated into the design.

Whilst the materials used may be of the original era, they will be incorporated in an interpretive sense to create a new and vibrant place for people to explore.

There have been recent projects in the area that have added to the vibrance and spirit of the community including the contemporary performance space, The Carriageworks, as well as the adaptive reuse of the Blacksmiths' Shop for markets and arts space opened in 2008, which sits directly adjacent to the site. The design aims at complementing the work achieved here and extending the heritage of the area into a new and dynamic space.

The built form typology is such that no landscape was provided to soften building edges. This is to be interpreted in the design with strategies proposed that will bring the post industrial landscape character into landscaped zones.



rail infrastructure



carriage transverser



brick construction



air tank



remnant maintenance tracks



long ironbark and tallowood beams

CONTEXT MATERIALITY

The setting for this development is rich in context, surrounded with adaptive reuse and heritage built form. The predominance of brick, concrete and weathered steel reflects the prior functions of the site and situates it within the continuum of urban development in Sydney.

The built form typologies also characterise the landscape and provide a situation that lends itself to interpretation.

POST INDUSTRIAL CHARACTER

The reclamation and conservation of post-industrial landscapes constitutes an important cultural objective. These landscapes are environmentally impaired assets that need to be returned to productive uses, and reintegrated into the surrounding community.

Adaptive reuse of other buildings on site has changed the negative public perception of The Yards. The landscape and material qualities inherent in the site provides an opportunity to influence the layout and character of the scheme to integrate the proposed development into this environment. The design will embrace the post-industrial character with special attention given to the interface / transition, ensuring the boundary of the development provides a 'seam' as opposed to an 'edge'.

SUSTAINABILITY AND REUSE

One of the other key drivers for the reuse and recycling of materials and elements for the site is to produce a scheme that is environmentally sensitive with sustainable initiatives embodied. In addition to re-use, other principles will include sourcing of materials locally and from sustainable sources, selection of materials that have low embodied energy, water reuse for irrigation, stormwater reduction through garden bed biofiltration / infiltration and utilisation of low water use vegetation that improves biodiversity and provides wildlife habitat.

MATERIAL INTERPRETATION

Materiality is another way this proposal intends to connect with the site context and heritage. A series of design moves aim to capitalise on this unique setting for a residential development, to reflect the industrial heritage as a point of difference that enhances the site experience.

Materials are to be simple and robust - reflective of the contextual material palette without encroaching on nostalgia. Authenticity will be evident through the reuse / recycling of a number of specific elements that have been salvaged from decommissioned buildings and stockpiled. The long Tallowood and Ironbark beams (shown above) will be repurposed for bench seating, deck construction and pergola structures.

The maintenance shed tracks that once crossed this site will be interpreted, in line with Master Plan principles, through a combination of concrete and steel edging to create a courtyard that draws the character of the surrounds into the site from the east. At entries, the paving will host a series of round steel ticket stamps (Refer DA-01) embedded into the surface.

Decking and Planters

Construction of the decking will involve utilising the large hardwood beams as structural members that are also expressed in the surface. This would require dressing of the top edge and removal of any dangerous fixings that remain.

The planters around this area will be faced with recycled brick and will but into insitu concrete elements. A vertical stacked bond will provide a contemporary feel while drawing on the material palette of the surrounding landscape.

Pergola, Water Feature & Interpretive Paths

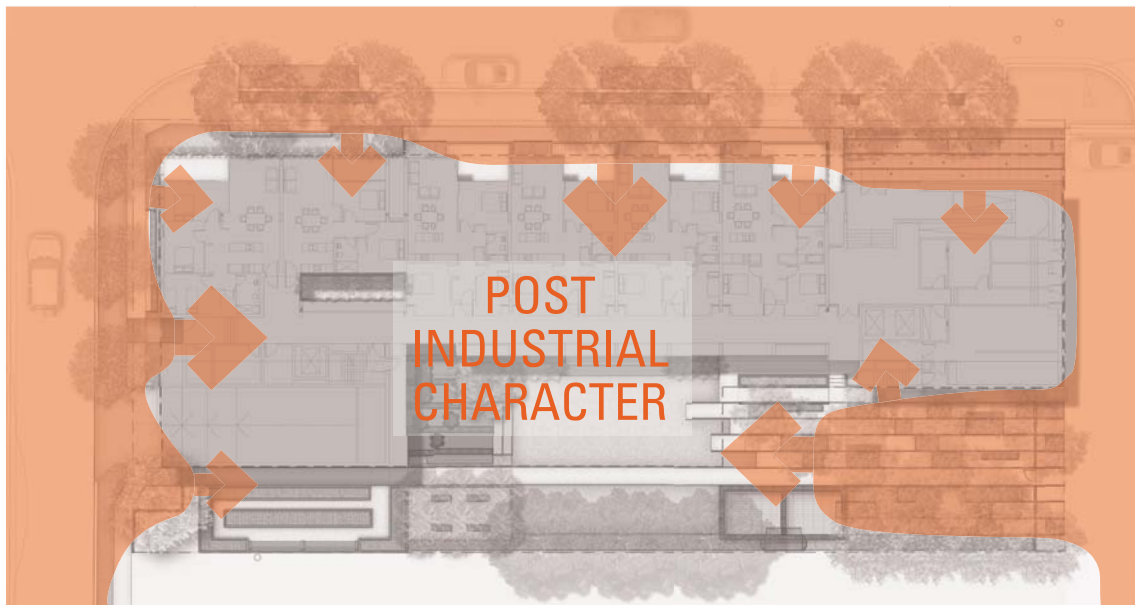
Recycled hardwood beams (or potentially recycled steel I-beams) will be utilised to form the structure of the pergola. This will frame the space while still allowing good solar access.

The water feature will be integrated into the re-used air tank, which will retain its current patina but be re-sealed with maintenance access only. Reticulation will pass through the tank and out a spout into a steel in-ground trough.

Seating Elements

Seating elements through out the site will retain a cohesive language through reuse of hardwood beams. These will be dressed and fixed to common base structures.

The full length of these beams will be used for the streetscape application with rusted steel plates, also stockpiled, proposed for reuse as end capping.



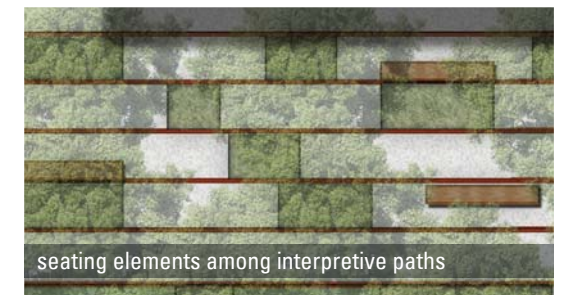
decking and planters



pergola, water feature and interpretive paths



seating elements at streetscape

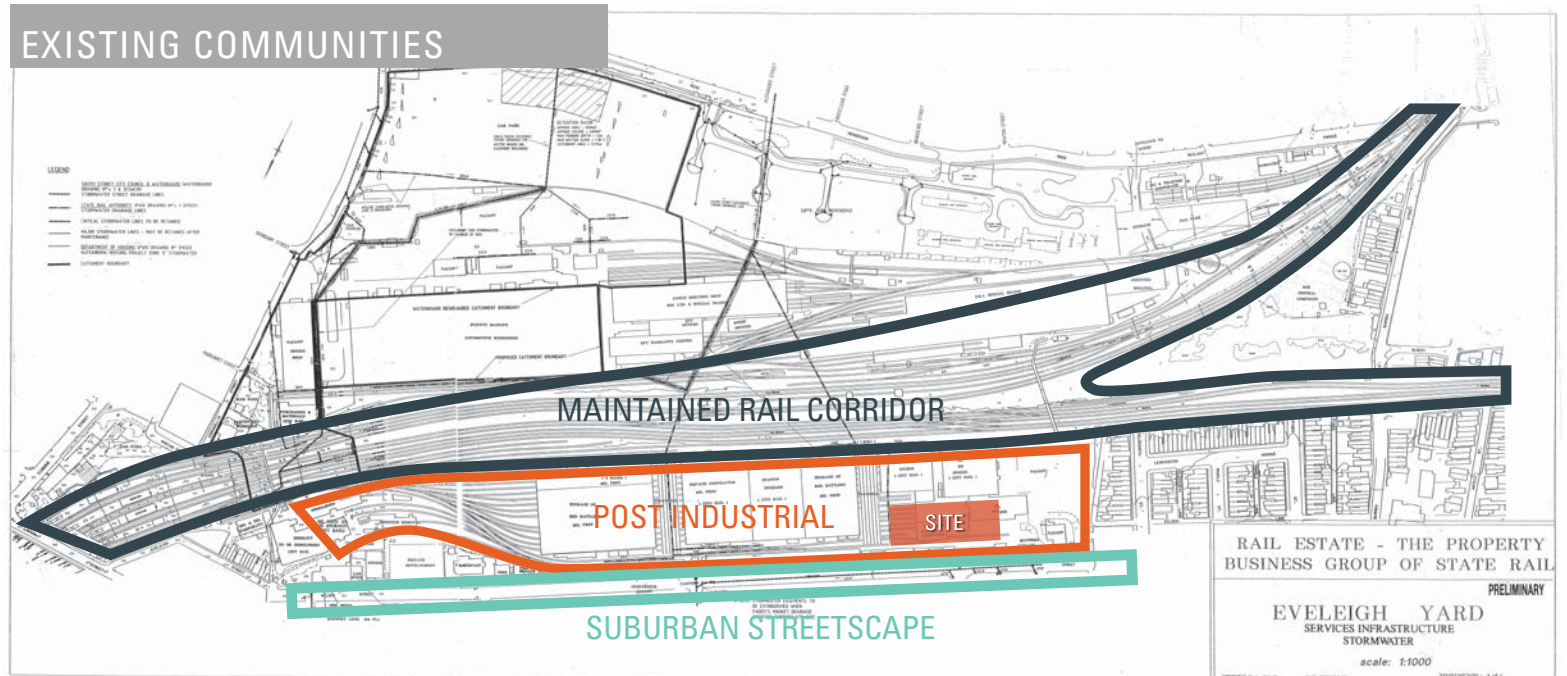


seating elements among interpretive paths

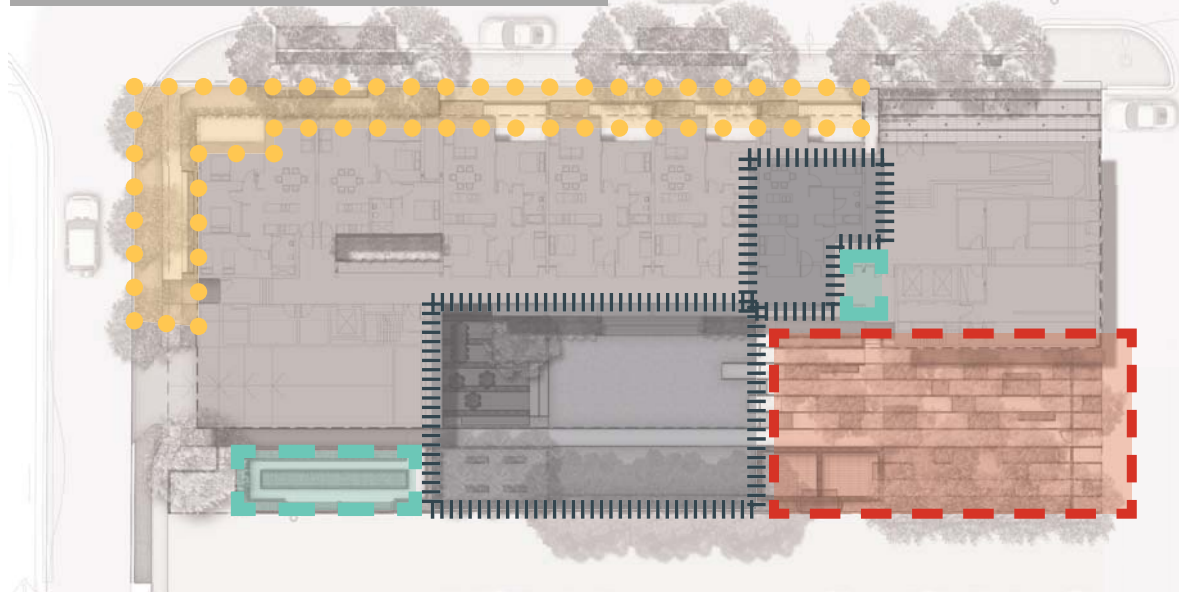


CONTEXTUAL ECOLOGICAL COMMUNITIES

The site is located in a unique situation where existing ecological communities have evolved opportunistically following widespread disturbance. A majority of the spaces within the rail corridor to the south are maintained with flora denied the opportunity to regenerate. Those species that succeed are particularly resilient and have adapted to their environment and are to be interpreted in the scheme. Post-industrial enhancements of the Carriageworks facility has seen little change to the site ecology with hard surfaces continuing all the way to building edges. Shade is provided by built structures and where vegetation does occur it is predominately weedy and unintentional. The streetscapes surrounding the site are populated by a variety of native and exotic street trees, typically with a grass verge understorey. This provides a distinct contrast to The Yards and rail corridor beyond.



PLANTING TYPOLOGIES



PLANTING TYPOLOGIES

In response to site context and existing vegetation communities, a planting strategy has been developed to enhance the landscape perception and experience.

PUBLIC REALM

In an attempt to connect the site with the adjacent suburban condition, planting of *Fraxinus pennsylvanica* (Green Ash) is proposed to the eastern streetscape. This will align the development with the City of Sydney Street Tree Masterplan (Precinct 16 - Darling), effectively extending the planting situation of Golden Grove Street across Wilson Street. The northern edge of the site will receive a gravel mulch treatment to the building edge. Opportunist grasses and sedums are to be dotted throughout for interest but the intention is to continue the hardness of the adjacent surfaces and their built form relationships.

URBAN FOREST

Urban trees, shrubs and wildlife help people maintain their connection with nature. This precinct will be characterised by the mixed native tree canopy and defined ground cover beds, populated by a range of Australian natives and perennials. The species have been chosen to contribute to local wildlife habitat and provide stormwater filtration during storm events. The canopy will help to moderate the local climate - slowing wind and reducing the urban heat island effect during the summer months.

AMENITY ZONE

Planting within this area responds to microclimate and growing conditions. A mixture of native and exotic species provide shade / solar access as necessary throughout the year. Garden beds will be layered, providing a vivid mixture of colours, textures and forms which will enhance visual amenity and complement the built forms.

PRODUCTIVE LANDSCAPE

Two zones have been identified for use as productive landscapes - one on the ground floor and the other on the roof terrace. These spaces will provide amenity for residents with garden bed planting, tending and harvesting offering collective cooperation and social interaction opportunities. These will operate in addition to any individual cultivation undertaken on private balconies.

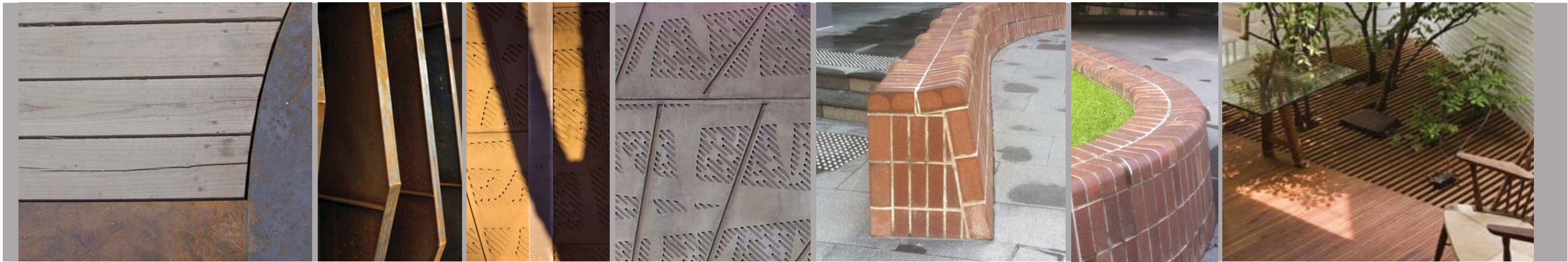
OTHER CONSIDERATIONS

The landscape spaces will be experienced from both the horizontal and vertical plane. The landscape will provide a 'mosaic relief' from the surrounding buildings and adjacent streets. Tree planting will consist of exotic deciduous species mixed with exotic and native evergreen species. The native tree species have been selected from the council indigenous tree species list. The deciduous trees have been selected to provide colour and seasonal change with plenty of shade during the summer months. Medium and large trees reduce the overall scale of the built form.





CHARACTER



HARDSCAPE



INTERPRETATION



SOFTWORKS



KEY

- 01/ Primary Building entry
- 02/ Car park ramp
- 03/ Secondary access directly to open space (accessible)
- 04/ Communal vegetable garden with raised beds and clothesline above OSD tank
- 05/ Raised timber deck at FFL with structural recycled timber beams
- 06/ Layered garden bed planting on podium
- 07/ Wide steps provide permeable edge to built form
- 08/ Potential recycled seating elements
- 09/ Native trees provide green screen to edge
- 10/ Gravel court with ornamental shade bosque

- 11/ Gathering courtyard with movable furniture and recycled hardwood
- 12/ Layered garden bed planting with ferns
- 13/ Reuse of tank as feature element with water feature
- 14/ Interpretive paving with native / perennial patches of ground cover and urban forest overhead
- 15/ Feature pavement treatment with interpretive elements
- 16/ Public realm engagement areas
- 17/ Private balcony landscapes
- 18/ Turf open space on podium with sloping terrace
- 19/ Feature void planting bed with ferns and groundcovers
- 20/ Streetscape and WSUD planting by others



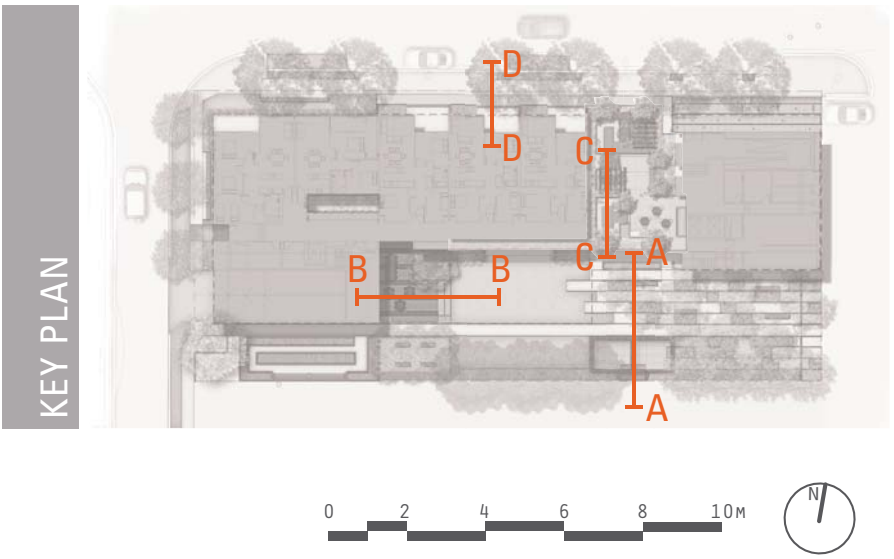
KEY

- 01/ Gathering tables with pergola and climbers overhead
- 02/ Entry courtyard with moveable tables and chairs
- 03/ Outdoor kitchen facilities and recycled timber partition
- 04/ Steps up to raised timber deck surface
- 05/ Layered garden bed planting to buffer walls and edges
- 06/ Daybed / lounge structures with removable cushions
- 07/ Mixed herbs / vegetable garden bed
- 08/ Feature shade trees

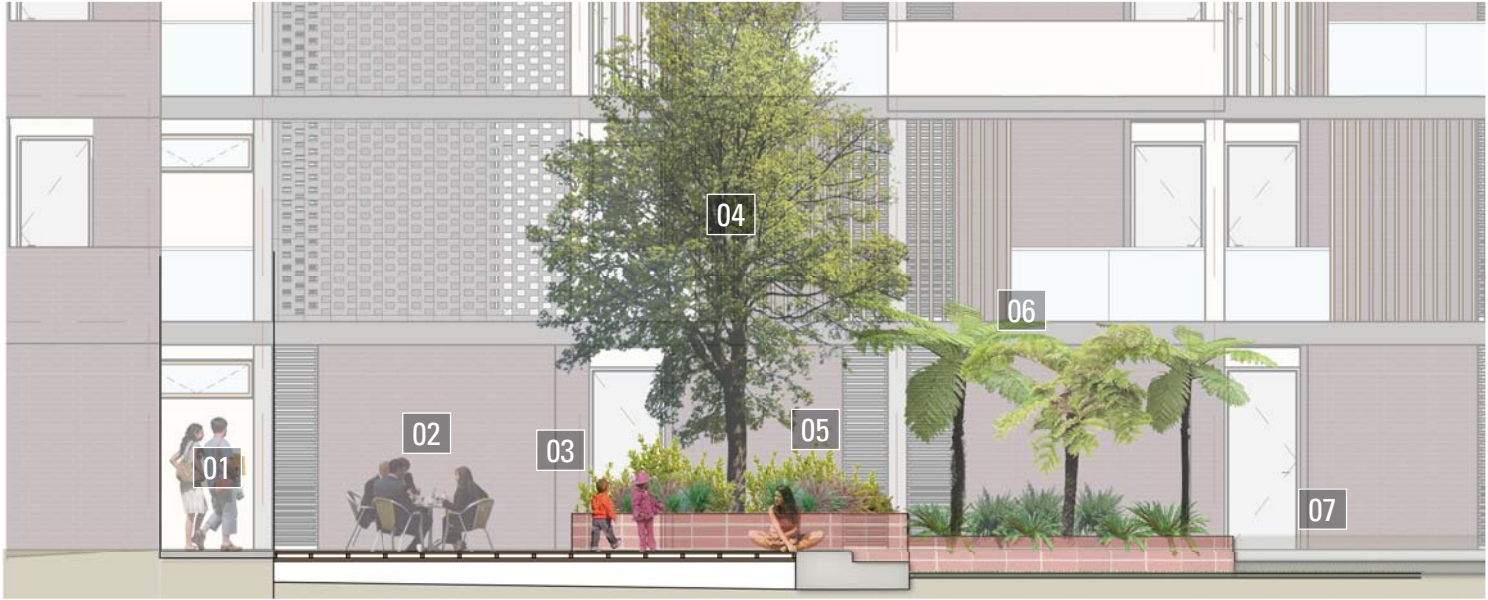
SECTION A-A



- KEY
- 01/ Accessible ramp
 - 02/ Feature planter bed
 - 03/ Recycled timber beam seating element
 - 04/ Mixed native 'Urban Forest'
 - 05/ Native and perennial mass planting beds
 - 06/ Access path through site
 - 07/ Recycled timber beam pergola element
 - 08/ Movable seats and tables
 - 09/ In ground water feature
 - 10/ Re-use of tank to border space

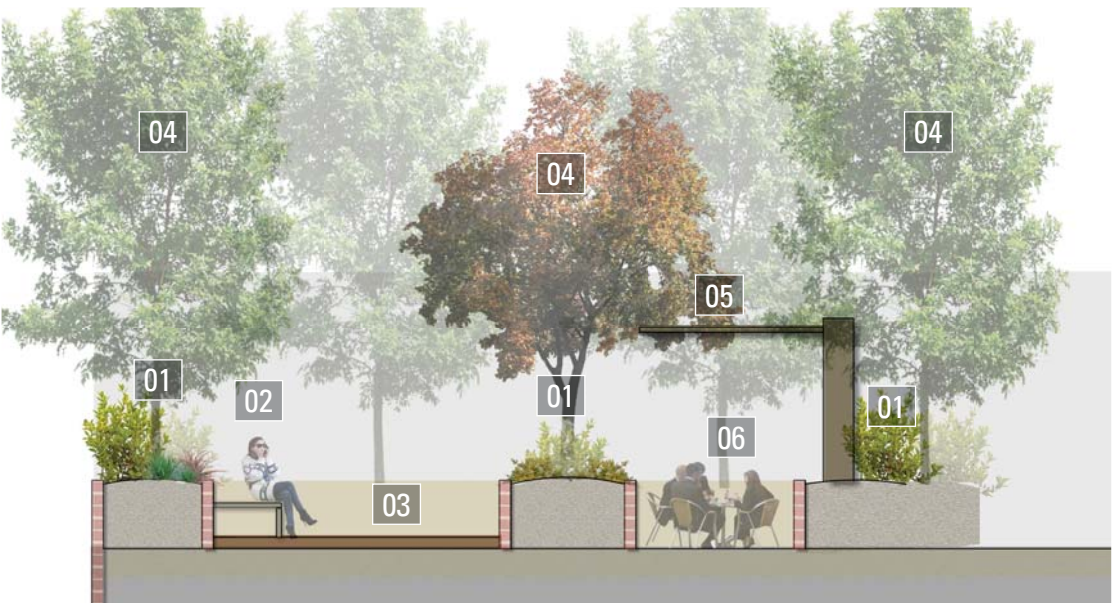


SECTION B-B



- KEY
- 01/ Concrete access path
 - 02/ Outdoor furniture on raised timber decking with recycled beams
 - 03/ Raised brick and concrete planter with incidental seating edge
 - 04/ Ornamental deciduous shade tree
 - 05/ Layered garden bed planting with accent species
 - 06/ Lush fern canopy to building edge with understorey in planter
 - 07/ Turf open space with concrete access steps to decking and to building

SECTION C-C



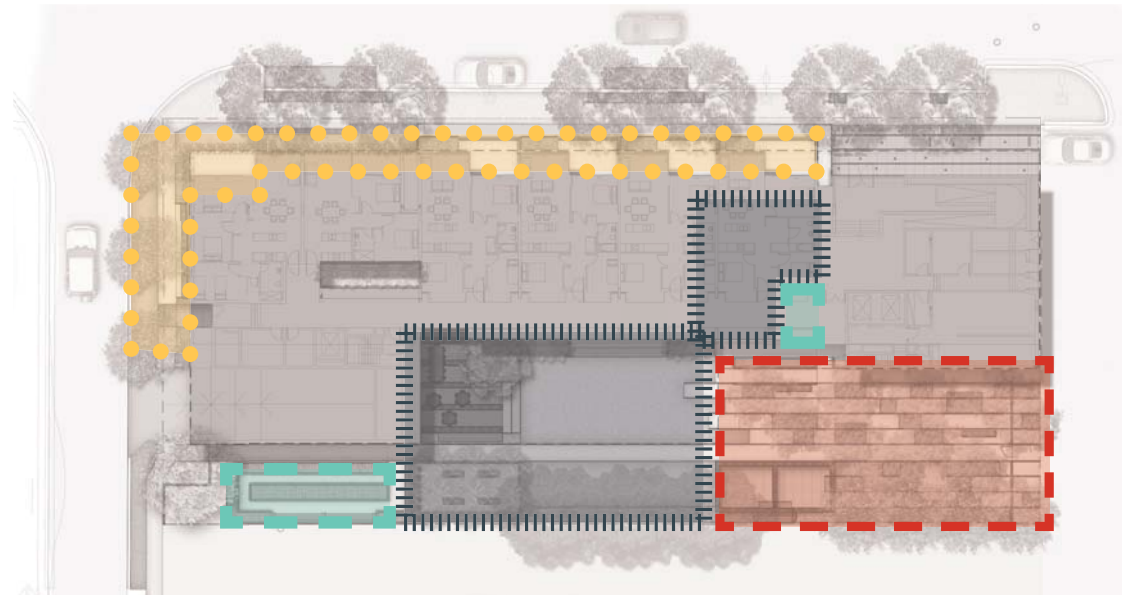
- KEY
- 01/ Layered garden bed planting to buffer walls and edges
 - 02/ Timber daybed / seating elements with removable cushions
 - 03/ Raised timber deck surface
 - 04/ Ornamental deciduous shade tree
 - 05/ Recycled timber pergola with climbers
 - 06/ Gathering space with tables and chairs

SECTION D-D



- KEY
- 01/ Road and parallel parking
 - 02/ Footpath and street tree / WSUD planting by others
 - 03/ Hard edge to building with stone mulch and opportunist style plant palette
 - 04/ Private balcony space with step access to lower terrace planting

PRODUCTIVE LANDSCAPE



AMENITY ZONE



PUBLIC REALM



Sedum rupestre



Sedum rupestre 'Blue Spruce'



Fraxinus pennsylvanica



S. 'Pure Joy'



Festuca glauca



C. citriodora



Sedum 'Pure Joy'



Sedum spectabilis 'Neon'



Angophora costata



Lomandra 'Tanika'

PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY ground	QUANTITY terraces+roof
TREES & PALMS						
Ar	Acer rubrum	October Glory	10 x 6	200L		2
Ap	Acer palmatum 'Sentaki'	Japanese Maple	5 x 6	200L		3
Af	Agonis flexuosa 'After Dark'	Purple Leafed Willow Myrtle	5 x 3	100L	3	
Ac	Angophora costata	Smooth Barked Apple	20 x 10	200L	4	
Cc	Corymbia citriodora	Lemon Scented Gum	20 x 10	200L	8	
Em	Eucalyptus microcorys	Tallowood	15 x 10	100L	3	
Es	Eucalyptus sideroxylon	Ironbark	15 x 10	100L	3	
Fo	Fraxinus oxycarpa 'Raywoodii'	Claret Ash	15 x 8	200L	1	
Fr	Fraxinus pennsylvanica	Green Ash	15 x 8	200L	4	
Mq	Melaleuca quinquenervia	Broad Leaved Paperbark	15 x 10	100L	4	
Sa	Sapum sebiferum	Chinese Tallow	6 x 4	200L	6	
Tl	Tristaniopsis laurina	Water Gum	10 x 5	100L	3	
SHRUBS & ACCENTS						
Am	Acanthus mollis	Oyster Plant	1.5 x 1.5	200mm	18	
Ag	Agave attenuata	Agave	1 x 1	300mm	13	
Abm	Alcacia 'Black Magic'	Elephant Ears	1.5 x 1.5	300mm	17	
Bs	Banksia spinulosa 'Giant Candles'	Giant Candles Banksia	1.5 x 1	300mm		19
Ccc	Callistemon 'Captain Cook'	Captain Cook	2 x 1.5	300mm	2	
Cg	Callistemon 'Great Balls of Fire'	Great Balls of Fire	1.75 x 1.75	300mm	2	
Ct	Ctenanthe setosa 'Gray Star'	Gray Star	1.5 x 1.5	300mm	16	
Co	Cordylina australis 'Red Sensation'	Cabbage Palm	3 x 1.5	300mm	19	
De	Doryanthes excelsa	Gymea Lily	3 x 1.5	300mm	8	
Ep	Euphorbia pithyusa 'Grey Hedgehog'	Euphorbia	0.4 x 0.4	200mm	32	
Gs	Grevillea sericea	Pink Spider Flower	2 x 2	150mm	10	
Px	Philodendron 'Xanadu'	Xanadu	1 x 1	200mm	6	
Pd	Phormium Dark Delight	Dark Delight	1.5 x 1.5	300mm	11	
Ptg	Pittosporum 'Silver Sheen'	Silver Sheen	3 x 2	300mm	6	
Ptg	Pittosporum tenuifolium Golf Ball PBR	Golf Ball	1.2 x 1.2	300mm		18
Sal	Salvia 'Amistad'	Amistad	1 x 1	200mm	36	
Se	Syzygium 'Elite'	Dwarf Magenta Cherry	3 x 1.5	200mm	6	
Ww	Westringia 'Wynabbie Gem'	Wynabbie Gem	1.2 x 1.2	200mm	14	
GRASSES & RUSHES						
Lis	Liriope 'Isabella'	Isabella	0.4 x 0.4	200mm	210	77
Lm	Liriope muscari	Lilyturf	0.6 x 0.6	200mm	9	111
Lt	Lomandra 'Tanika'	Mat Rush	1 x 1	150mm	156	
Ps	Pennisetum alopecuroides 'Purple Lea'	Fountain Grass	1 x 1	150mm	110	
Pla	Poa labillardieri 'Eskdale'	Eskdale	1 x 1	150mm	34	
FERNS & CYCADS						
Aa	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	300mm	6	6
Ca	Cyathea australis	Scaly Tree Fern	5 x 3	300mm	3	
Cc	Cyathea cooperii	Scaly Tree Fern	5 x 3	300mm	6	
Da	Dicksonia antarctica	Soft Tree Fern	7 x 3	300mm	4	
GROUNDCOVERS & CLIMBERS						
Abr	Anigozanthos 'Big Red'	Kangaroo Paw Big Red	1.5 x 1.5	200mm	15	26
Dc	Dianella caerulea	Blue Flax Lily	0.6 x 0.6	150mm	30	67
Dr	Dianella revoluta	Mauve Flax Lily	0.4 x 0.4	150mm		12
Ds	Dichondra 'Silver Falls'	Silver Falls	0.25 x 1	150mm		109
Db	Dietes bicolor	Dietes	1 x 1	150mm	26	1
Sp	Sedum 'Pure Joy'	Sedum	0.5 x 0.5	150mm	52	34
Sb	Sedum rupestre 'Blue Spruce'	Sedum	0.3 x 0.5	150mm	7	140
Sn	Sedum spectabilis 'Neon'	Sedum	0.5 x 0.5	150mm	7	114
Ss	Senecio saepens	Blue Chalk Sticks	0.3 x 0.5	150mm	42	
Wf	Wisteria floribunda	Wisteria	4 x 0.3	150mm	6	
Vh	Viola hederacea	Native Violet	0.25 x 1	150mm	71	

URBAN FOREST



Eucalyptus microcorys



Eucalyptus sideroxylon



Euphorbia pithyusa 'Grey Hedgehog'



Melaleuca quinquenervia



Pennisetum alopecuroides 'Purple Lea'



Salvia 'Amistad'



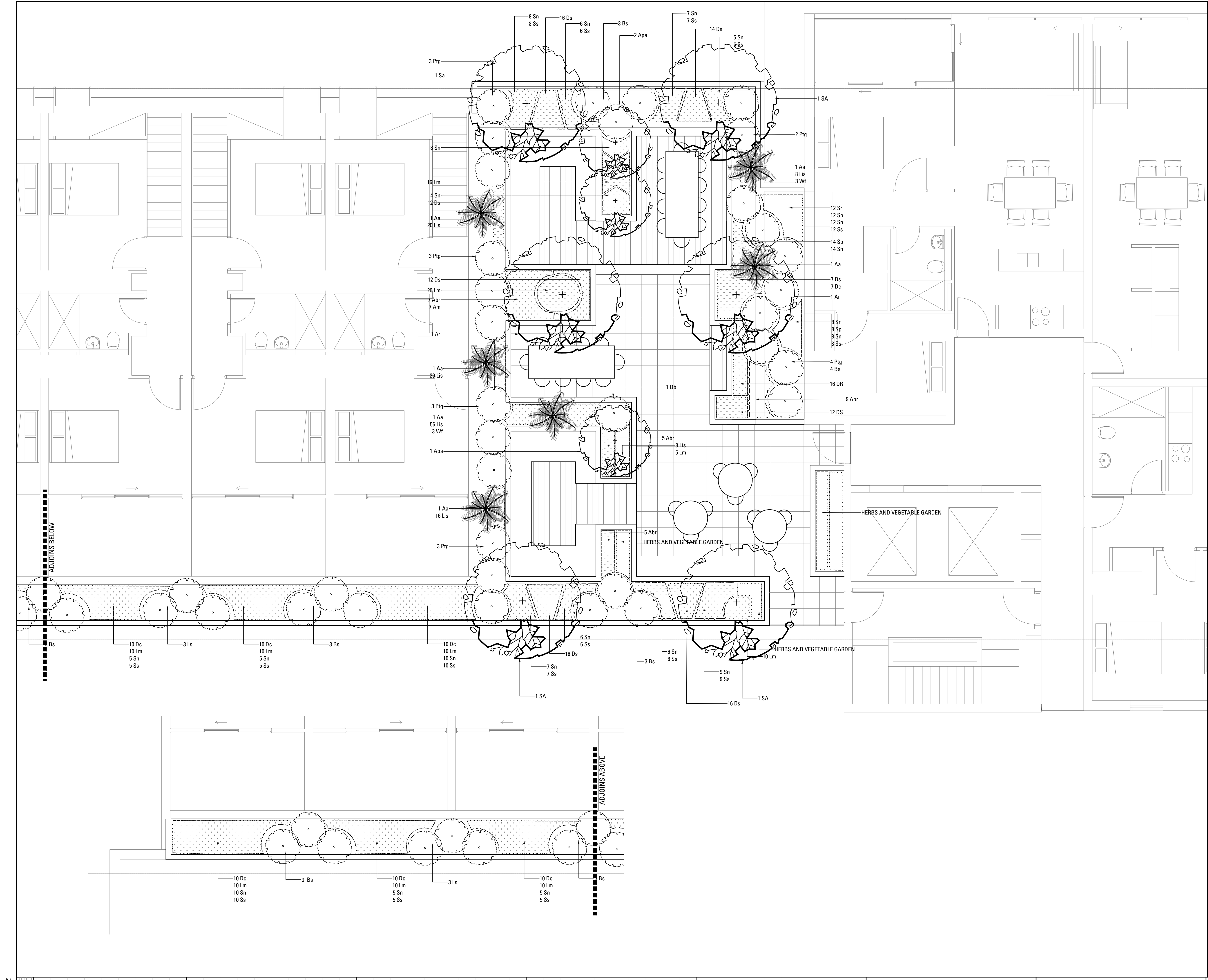
Dianella caerulea



Corymbia citriodora



Corymbia citriodora



Issue	Revision Description	Drawn	Check	Date
A	DEVELOPMENT APPLICATION	MB	MB	21.03.2013
1				
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LEGEND

- EXISTING TREES TO BE RETAINED
- PROPOSED FEATURE TREE PLANTING
- PROPOSED SHRUB AND ACCENT PLANTING
- PROPOSED FERN PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED PERENNIAL PLANTING
- RETAINING WALL
Refer Architects Drawings
- PROPOSED STEEL EDGING
- PROPOSED STONE MULCH
- TIMBER DECK
- PAVING
- TIMBER PERGOLA

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Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority Requirements.



Client:
CITYWEST HOUSING

Landscape Architect:
Arcadia
LANDSCAPE ARCHITECTURE
lower deck jones bay wharf suite 123 / 26-32 pirrama rd
pyrmont 2009 nsw p 61 2 9571 6259 f 61 2 9571 7930

Project:
NORTH EVELEIGH AFFORDABLE
HOUSING

Stage of works:
DEVELOPMENT APPLICATION

Drawing Name:
LANDSCAPE
ROOF TERRACE

Scale: 1:50 @ A1
Job Number: 13-108
Drawing Number: DA_12
Issue: A

