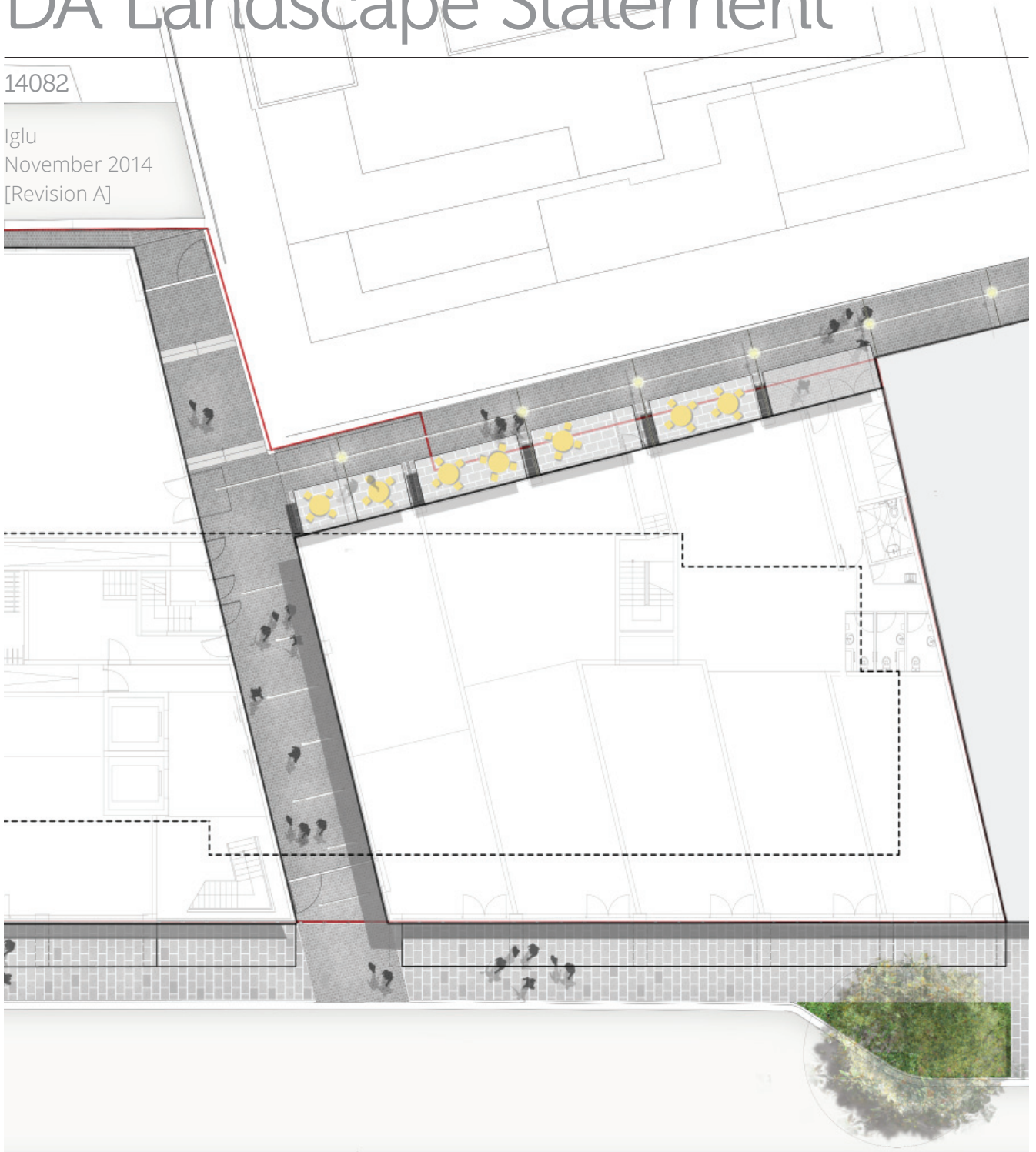


60-78 Regent St, Redfern

DA Landscape Statement

14082

Iglu
November 2014
[Revision A]



Landscape Overview and Context

This statement should be read in conjunction with ASPECT Studios Development Application drawings LDA01-LDA06, dated November 2014.

ASPECT Studios were commissioned by Iglu to prepare a landscape Development Application for the proposed student housing project at 60-78 Regent Street, Redfern. The building architecture is being carried out by Bates Smart Architects - please refer to the architectural DA drawing set for further information regarding the proposed building.

The site is located on Regent St in Redfern. Approximately 1427m² in size, the site is bounded by number 80 Regent St to the south, the Railz on Regent pub to the north and William Lane to the west. It is proposed that the existing brick facade shop fronts are retained, with student housing built (and set back) behind the parapet. An upgrade to the laneway will provide a rejuvenated public connection between the pedestrianised area of Redfern St and William Lane.

The local area around 60-78 Regent Street is characterised by retail dwellings, the busy Regent Street streetscape and multi storey commercial and residential buildings. The site sits directly across the road from a bus stop and the recently upgraded park.

The site has zero green spaces, and only one tree which is located outside of the site boundary.

The site is east facing, with approximately a 2m fall east-west across the site, from Regent Street to the laneway, and approximately 2m level change across the street frontage (north-south).



Project site (view north Regent St)



Aerial view [Nearmaps]

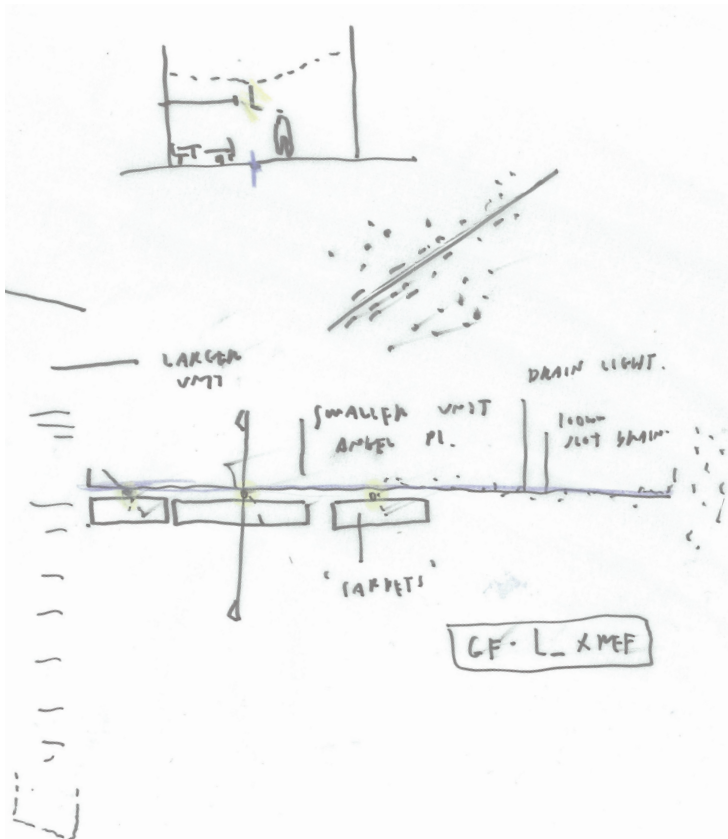
Design Statement

The architectural proposal and associated landscape design for 60-78 Regent Street, Redfern creates a building which is integrated into the surrounding streetscape. The ground floor spaces have been designed to encourage the public into the laneway whilst the level one terrace provides a retreat and outlook space for the building inhabitants.

Design Principles

The proposed public and private domain areas within the site have been designed with regard to the general design principles listed below:

- Creation of a series of ground floor spaces inviting to the general public
- Establish a relationship between the built form and ground plane which ties in with the surrounding streetscape
- Provision of high quality landscape spaces that cater for different user groups
- Use (on the ground floor) of high quality, low maintenance, robust materials which are in accordance with City of Sydney's guidelines and material palette
- Use of high quality, low maintenance and robust materials on the level one courtyards
- Shade tolerant, low water usage level one planting which helps build a sense of respite from the busy streetscape below



GF Sketch design

Design Statement

Landscape Areas

The Ground Floor contains the Regent Street retail frontages and associated footpath. The building entry is located at the centre of the retail strip and provides access to both the student housing and publicly accessible laneway. Steps running west connect Regent Street with William Lane. Further access is provided to the upgraded laneway via the pedestrianised section of Redfern Street.

The level one living areas spill out to two distinctive courtyards. The main communal courtyard overlooks the neighbourhood and provides for medium sized outdoor gathering spaces whilst the active level one space has been designed as an extension to the games room.

1. Regent Street and building entry
2. Laneways
3. (Level one) Main communal courtyard
4. (Level one) Active courtyard



Site Plans showing landscape areas

Design Statement

Ground Floor //

Regent Street and building entry

Public domain upgrades along Regent street include new paving and improvements to the existing understorey planting to the base of the existing *Platinus x hybrida* (tree to be retained). We have used the City of Sydney's street's design code to inform us of the paving palette, thus propose concrete unit paving along Regent St. A standard City of Sydney size large format paver (eg 600 x 400mm) is shown along Regent Street, and reduces in scale to announce the building and laneway entries. This paving change (down to a 100 x 100mm cobble paver) also helps provide intimacy once entering into the building proper. The smaller unit paver is carried through to the laneway, denoting a singular, flowing space between Regent Street and the pedestrianised section of Redfern St.

A series of slot drains help deal with run off across the site, and the language of this north south running slot drains (at the Regent Street entry) is picked up also in the laneway, but changed slightly to provide some distinction between the two spaces.

Laneway

A defining feature of the laneway is a central, integrated slot drain located within the cobble paving. The drain serves a dual purpose, dealing with run off whilst also providing a directional cue when entering the laneway off Redfern Street. Above this central line a series of feature lighting hung from a catenary structure helps to frame the retail outdoor seating areas below. These seating areas sit on 'carpets' of large format pavers (size to match the street paving), which helps to define the areas.

An opportunity exists for an 'art wall' or public art work along the laneways edges, focused predominantly on the Club Redfern wall.

The smaller cobble paving (at the southern end of the laneway) then continues both north and south, continuing down to William Lane and out to Regent Street.

Level One //

Main communal courtyard

The main communal courtyard is located off the Level 1 lounge space. Timber decking set flush from the internal floor level provides a seamless connection between the internal and external spaces. At

the heart of the courtyard communal picnic tables provide for places to gather and eat al fresco, with an integrated bbq adjacent this space promoting social activity. Flanking the space to the north is a planted edge, raised 300-400mm above the decking level so as to achieve adequate planting depth. The planting for the level one is sub tropical in look, due to the shaded nature of the space.

To the east of the lounge area are more contemplative, garden room spaces, designed for outdoor study. Moveable furniture will dictate how these spaces are used by the students, with overhead catenary lighting providing for safe night time use. The eastern edge has not been planted so as to provide access to the brick parapet, which has cut outs affording district views. Planters will hang from these cut outs and feature spill over planting, further greening the space.

A slightly hidden garden space has been designed for the western side of the media and meeting/ reception rooms. A linear bench provides for a place for contemplation, amongst the large area of planting adjacent (which is also viewed internally).

Active courtyard

The active (southern) courtyard flows directly out from the games room. We have taken this as a cue to design an external version of a games room, which includes astro turf and line marking for different games such as handball, mini badminton and futsal. To the south of the space a linear timber 'bleacher' has been designed as a spectator area and place for students to leave their gear.

Planting (general) //

The proposed planting strategy includes a mix of native, indigenous and exotic species. Several sources have been used in determining the plant species appropriate for the site. Species have been selected due to the shaded nature of the level one courtyard and this has been reflected in the palette which contains shade tolerant, sub tropical planting.

The planting will be robust and low maintenance (and low water after establishment), and also help build biodiversity across the site. Please refer to the planting strategy on LDA-05 for further information regarding the planting selections.



Site Elevations