

NORTH EVELEIGH

Landscape Strategy Report

TDS+JAAA
Turf Design Studio + Jeppe Aagaard Andersen

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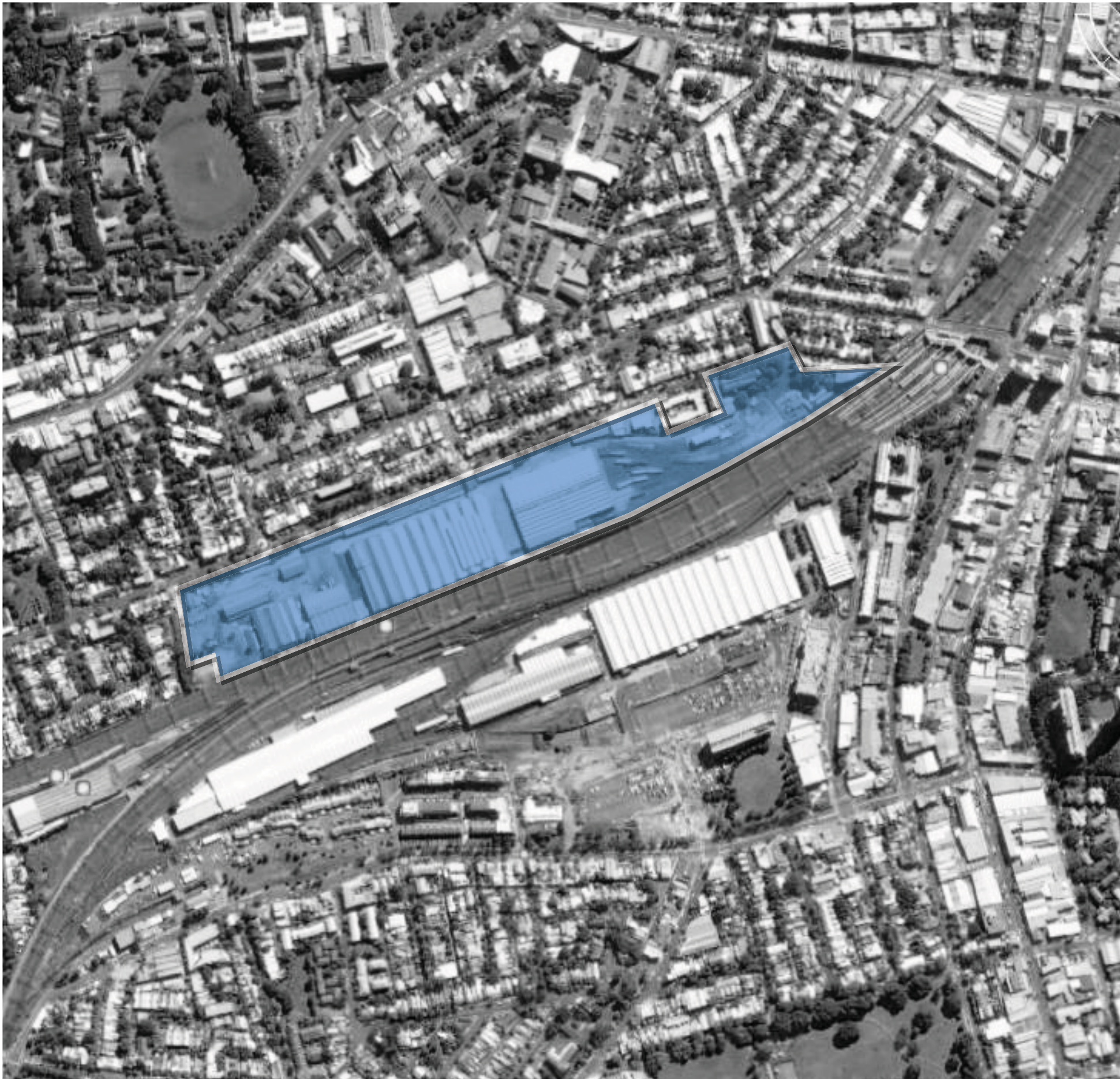
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Introduction

This report was commissioned by Bates Smart on behalf of the Redfern Waterloo Authority for the

- Redevelopment of the North Eveleigh Rail Yards public domain
- Streetscapes
- Publicly accessible privately owned courtyards
- Private courtyards

The report describes the intended public domain and open space outcomes for the redevelopment and forms part of stage 1 Development application.

The following Landscape master plan have been prepared by Turf Design Studio + Jeppe Aagaard Andersen.



Background

Comprising of approximately 11ha, the site is located between Redfern and MacDonalddtown Railway Stations, comprising the area bounded by Wilson Street to the north, Iverys Lane to the west and the rail corridor to the south.

The Eveleigh railway workshops were built between 1880 and 1886 and they continued to operate until 1989.

The site features a collection of nineteenth century buildings that consist of detailed brickwork, strong period character and elegantly defined facades to some of the longest runs of load bearing brickwork in Australia. North Eveleigh represents the importance of the place of railways in the development of NSW as one of the largest employers in the State.

Today the surrounding environment is characterised by a rich multicultural population, and has the fine grain qualities of an inner city suburb.

Client	 Redfern-Waterloo	Architect	 TDS+JAAA Turf Design Studio + Jeppe Aagaard Andersen P.O Box 419 Cronulla NSW 2230, 95 Kingsway, Cronulla 2230 Phone (+61 2) 9527 3380, Fax (+61 2) 9527 2307, Email: sydney@turfdesign.com jaaa@jaaa.dk	Project	North Eveleigh	Drawing Title			
						INTRODUCTION			
						Scale	1/100	Dwg No.	
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Landscape Masterplan



- COURT YARDS /GRASS
- GARDEN BEDS
- BIO SWALES
- GRAVEL
- TIMBER
- CONCRETE
- ALTERNATE CONCRETE BANDING
- RAIL TRACKS
- WATER ORNAMENTAL RECYCLED
- TREES PROPOSED
- TREES EXISTING

Initiative 1 - Maximise Site Memory

Cultural Values

The relationship of historical elements are fundamental to the cultural history and heritage of the site.

The design of open spaces will seek to interpret the site as follows:

- Delineate Rail track in the ground plane of open spaces using a contrasting paving material to highlight the railway memory.
- Reuse or reinterpret existing remnants within the public domain. For example, develop a suite of urban furnishings (lights, bollards, signage, seating) made from salvaged material in a manner that respects their intrinsic qualities and their past context.
- Integrate and interpret fan of tracks as a key element.

Initiative 2 - Integrate environmental infrastructure

Enhance environmental quality within the public domain with: a water management approach founded on water sensitive urban design principles

Initiative 3 - Provide a safe, legible public domain

The masterplan provides a legible series of open spaces - a main access street, with pedestrian squares, courts, corridors & pocket parks

Design of the open spaces will create a safe environment based on CPTED principles e.g. clear lines of site, maximised passive surveillance and effective night lighting.

Initiative 4 - Provide an accessible public domain

Pedestrian access will be provided across the site.

Bicycle access will be provided through the site (to be a shared pedestrian - bicycle space) linking to a pedestrian bridge at the east that connects both pedestrians and bicycles to Regent st and Redfern station.

Initiative 5 - Provide an amenable public domain

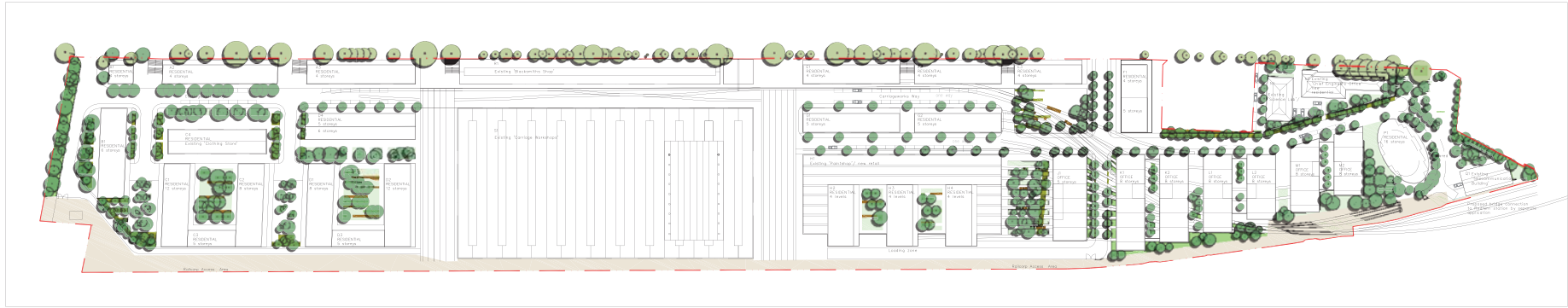
Provide winter sun, summer shade, seating and logical pedestrian connections within and between precincts to create an efficient and comfortable outdoor environment.

Initiative 6 - Provide a meaningful public domain

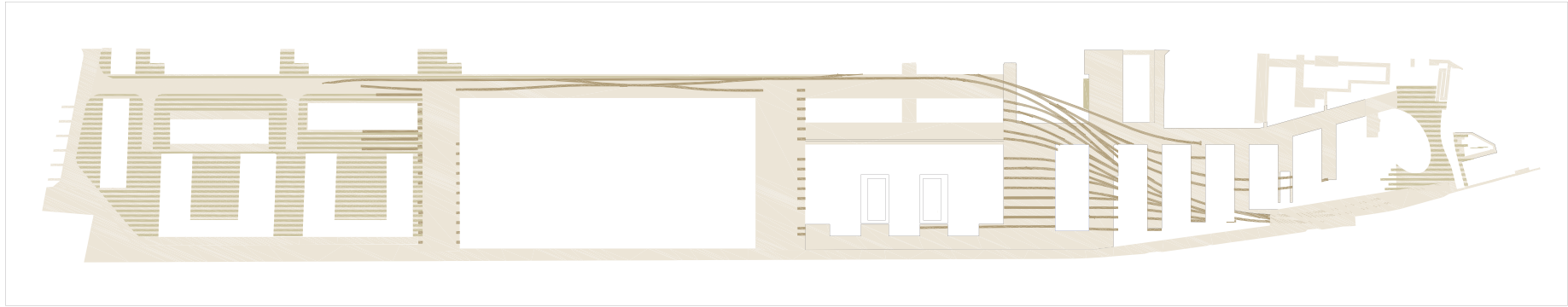
Reinforce site memory through interpretation of the existing rail tracks within the open spaces of the redevelopment. (e.g. ground plane treatments and urban furniture)

Enhance the feeling of connection to Environment e.g. provide an enhanced aesthetic experience of the WSUD initiatives.

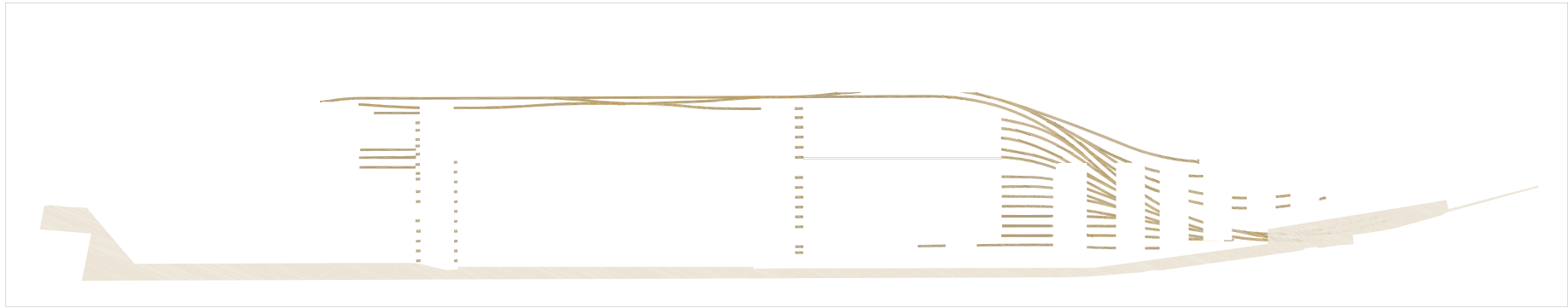
Enhance the feeling of connection to nature e.g. provide places to lie on grass looking up at the sky.



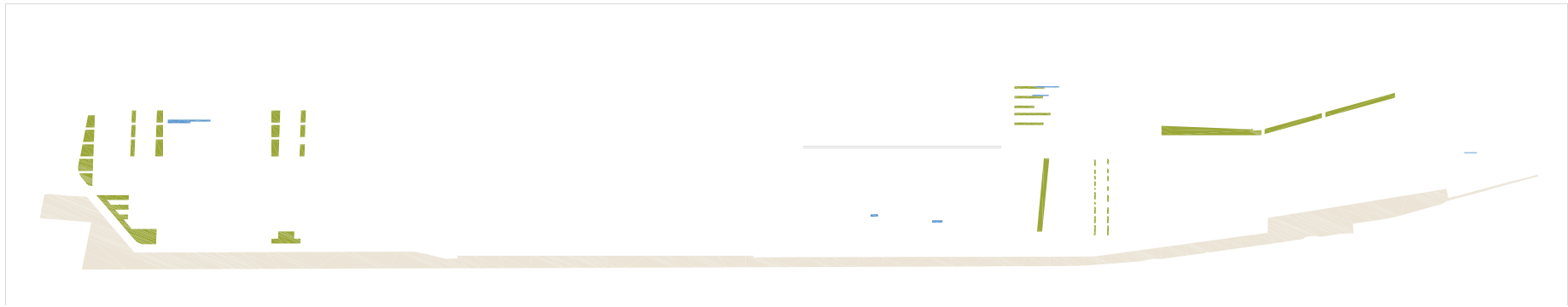
LANDSCAPE



HARDSCAPE



RAIL TRACKS - HERITAGE ELEMENT



WATER SENSITIVE URBAN DESIGN

GREEN LAYER

Greening introduces an important new layer to the future site;

The central square and park, the eastern plaza and all streets will feature tall, clean trunked Eucalypts forming a green canopy uniting the site, providing shade and visual amenity

Existing significant trees such as those within the Chief Engineers precinct will be protected and retained.

THE GROUND PLANE

The masterplan is made up of a simple ground plane of concrete that extends and reinforces the existing industrial character of the Carriageworks surrounds.

Key surfaces proposed are:

- simple concrete pavements in both pathways and roadways to match existing, with dish gutters and area drains as required.
- an alternate banding of concrete with exposed blue metal aggregate will be used in both the residential precincts and the eastern plaza. The banding pattern is dimensioned to the rail gauge at approx 1.5 wide, thereby reinforcing site character while suggesting a more intimate human scale.
- the central square will comprise a range of surfaces including grey unit paving, stabilised crushed gravel and timber to provide a robust and attractive groundplane that reinforces the heritage qualities of the site; in particular the fan of tracks.

RAIL HERITAGE (FAN OF TRACKS & TRAVERSES)

The fan of tracks is fundamental to the cultural history and heritage of the site.

Where feasible the tracks will retained as a key feature uniting the site; integrated with surrounding pavements in a manner that represents their intrinsic qualities and their past context.

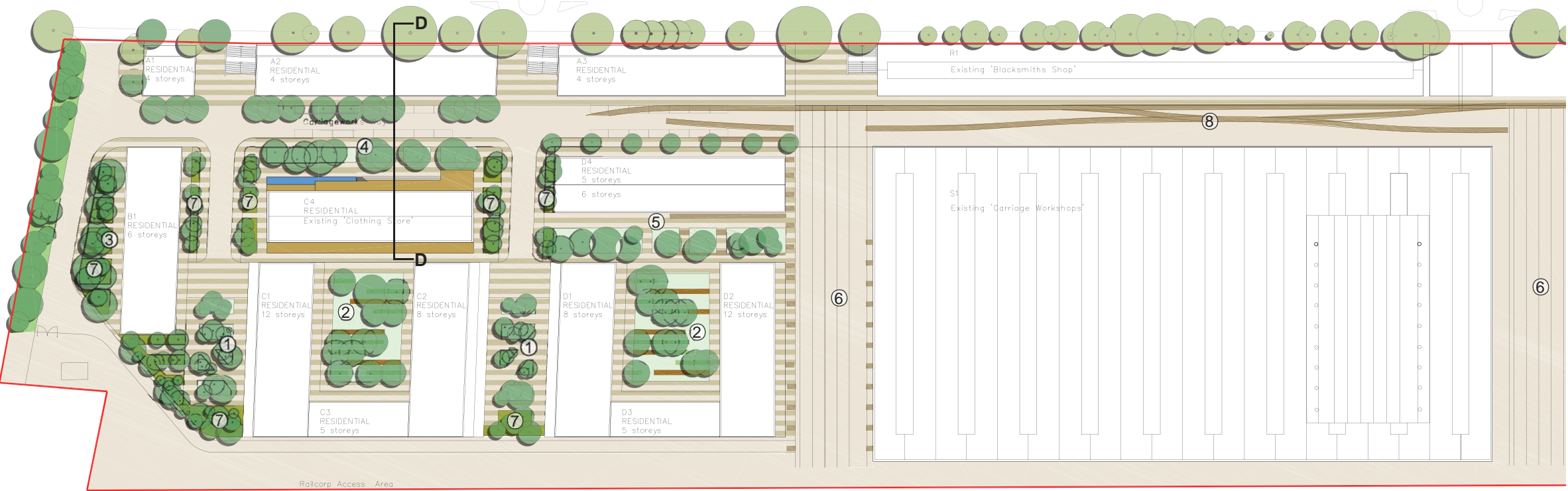
WATER SENSITIVE URBAN DESIGN

Water management is an integral component of the masterplan. Water will be harvested from buildings roofs and stored for reuse (e.g. irrigation).

Surface water will be harvested for reuse via both bio swales and conventional stormwater.

A series of bio swales will be recessed on site adjacent to the road. The bio swale will accept surface run off from the road surface and footpath and; act as a flood path in major storm events. The bio swale will be planted with lemon scented gums with low grass and sedge plantings within the swale.

Landscape Masterplan West



Private Courtyards

Key Components:

- Lawn areas in each court will provide for informal seating and lying.
- Planting will be native rainforest species that tolerate shade conditions, such as Frangipani and Lillipilli.
- Long bench seating
- Banded paving

Public Courts

Key Components:

- Raised lawn areas for informal seating and lying
- Gardens to screen adjacent railway
- Shade trees
- Removable bollards to allow emergency access
- Banded paving
- Planting to ameliorate adverse wind conditions

1. Public courtyard
2. Private courtyard
3. Entry plaza to B1
4. Entry plaza to C4 - existing timber platforms, new stairs, ramp and water feature
5. Entry plaza to D4
6. Traverser - existing heritage element
7. Bioretention areas
8. Shared zone

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