

LANDSCAPE DESIGN STATEMENT

RACHEL FORSTER APARTMENTS

134 PITT STREET, REDFERN



FOR DEVELOPMENT APPLICATION
JUNE 2017

PREPARED BY;

LANDSCAPE DESIGN STATEMENT

1.0 Project details

Project: Rachel Forster Apartments

The Site: 134-144 Pitt Street, Redfern, NSW 2016

Client: KAYMET P/L
Architect: TONY OWEN PARTNERS

This Landscape design statement, along with the accompanying Landscape drawing set, is provided as part of the submission by Tony Owen Partners for the proposed residential/mixed use development.
This document outlines design intent and general landscape objectives for the proposed development and is to be read in conjunction with the Landscape works plans;
FG 16 432- drawings: L_100-105 Issue [D]

Site overview

The site (formerly the Rachel Forster Hospital) currently houses a derelict ward building and consists of a main street frontage addressing Pitt Street and a secondary frontage along Albert Street.
To the North (Albert Street), the predominant building form is terrace/row housing. To the South and West, sites currently sustain multi-residential developments of varying age and style.
Currently, the site sustains 3 advanced trees that will be retained and incorporated into the new landscape proposal in keeping with the previous development application for the site.

Landscape Design Intent

The Landscape proposal seeks to retain elements of the previous DA scheme for the site and to make improvements in amenity and useability for residents and visitors in two main ways:

- Increased amounts of accessible open space for public use within the Pitt Street public domain
- Providing additional communal recreation spaces for residents across the site and on roof terraces

The below outlines the general objectives and key landscape elements for the site

Public Communal Space

Streetscape and Entry gardens (Pitt & Albert Street frontages)

A major element of the development is the extensive, and publicly accessible, open space being created along the main site frontage. The landscape opens the Pitt Street setback to the public with a sweeping link path referencing the existing driveway to the old hospital buildings. This arc forms a spine to the new park space connecting communal lawns, plaza spaces, neighbourhood retail and the residential entries of the development.

Centrally, a courtyard space of decomposed granite will be able to cater for through site passage, passive recreation, and a mix of ephemeral and temporary uses. Adjacent open lawns and low mass planting displays beneath new and existing canopy trees will allow for surveillance through the space and strong visual connection to the Pitt St footway. The ‘open’ nature of the design invites the visitor into the space and creates points of focus and rest within.

The new public space will lend itself to dedication and interpretative detailing based on the former site usage and history of the Rachel Forster Hospital. This will be coordinated with City of Sydney and community groups at future stages of the development in order to bolster a sense of identity, community ownership, and connection to the new public asset.

As part of the proposed development, both site frontages will be provided with upgrades and additions to the public domain with significant improvements to the urban interface. Theses are outlined as follows:

- Creation of a new public space within the Pitt St frontage providing a public asset for a variety of community uses (Market stalls/ small events/community programmes)
- Retention/integration of existing canopy trees with a mix of open lawn spaces and mass planting displays
- New canopy and flowering tree specimens in deep soil to soften the built form, provide summer shade and offer seasonal interest and identity
- Referencing of the historical site usage through interpretive installations, retention and incorporation of remnant built elements (both on neighbouring and on site), and a materials palette connecting the architecture to the streetscape
- Unobtrusive lighting schemes for safe access and extended use of the site
- Remediation of the existing public footways with new surfacing (Pitt & Albert) and new street trees (Albert St)
- New neighbourhood retail and park spaces between the proposed development and the streetscape
- Connection of the site into the pedestrian footway and to the existing local surrounds



Residential Communal space

Residential outdoor amenity is well catered for within the private landscape with a focus on community, and creating both intimate and communal spaces for social interaction and enjoyment. A mix of small scale and large open areas are designed to provide a positive and functional amenity to the residents. These open spaces are provided across the site from the Ground and lower ground floor gardens and entertaining spaces up to the roof terraces located on Buildings B, C & D.

Lower ground floor

Set amongst a hierarchy of mass planting displays ranging from canopy trees down to lawn spaces, residential communal open space is provided across the Lower ground floor and outlined as follows:

- Entertaining areas (x2) beneath pergola structures with cooking and dining facilities
- Accessible boardwalk link paths through to building lobbies, communal areas and to the public domain and site surrounds
- Deep soil planterboxes to sustain a selection of hardy and proven canopy and lower scale plantings creating passive screening between buildings and a ‘garden feel’ at the human scale
- Open lawn sections with seating throughout the communal gardens and link paths as meeting and rest points
- Specimen flowering trees at lobbies for identity and seasonal interest
- Hard wearing materials palette to suit the site conditions and usage requirement, integrated with the architectural finishes
- Boundary screen planting as buffer between neighbouring residences

Roof terraces

To maximise communal outdoor usage potential of the site, Buildings B, C & D are designed to include accessible and functional terraces allowing residents to engage, entertain and relax in elevated spaces taking in the locality and site surrounds. The spaces will cater for a range of uses, offer an large increase in planted area, and further add to a sense of community by creating on-site facilities for residents and their guests to enjoy the outdoors

Buildings B & C

Both central buildings within the architectural scheme are afforded roof terraces to the south side of each block. These will cater for the residents of each respective building and offer:

- Entertaining areas beneath vine covered pergola structures with cooking and dining facilities
- Deep soil planterboxes to perimeters to sustain resilient, and low maintenance screen plantings to enclose the spaces
- Mix of built-in and freestanding furniture for flexibility of use
- Timber sun decks for casual gathering
- Viewing spaces to enjoy locality and site vistas

Building D

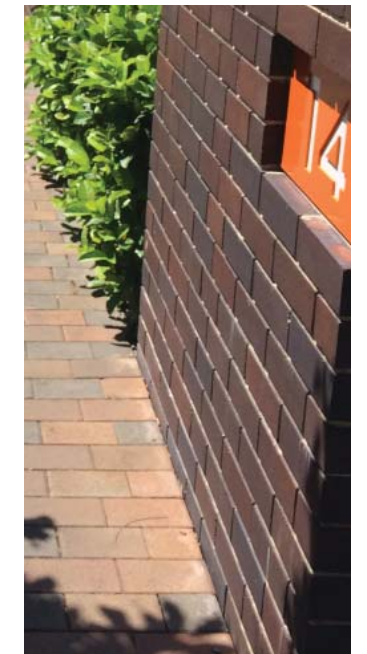
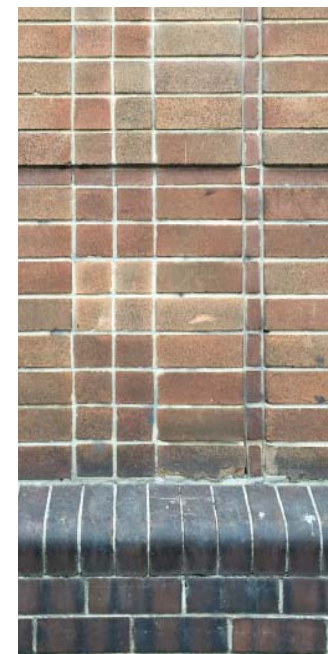
A generous terrace (over 600m2) is created on the roof of Building D to provide additional opportunity for on-site recreation and relaxation. The terrace will become a rooftop park offering a range of facilities from entertaining and relaxing

Key elements will include:

- Open lawns with seating and mass planting displays
- Cooking and dining facilities with an emphasis on interaction between groups
- Pergola structures overhead for a mix of open and shaded areas
- Secondary, intimate gathering spaces for small groups
- Generously proportioned spaces catering for expected waves of use
- Small native specimen trees to create a ‘scaled down’ park feel to the rooftop spaces. Deep soil planters designed to create adequate soil volumes for ongoing sustainable strategies for healthy plant growth
- Privacy screen planting to prevent any overlooking issues and to create a buffer between public and private outdoor open spaces
- Planting of native heath and grassland species suited to the elevated position and of low maintenance requirements post establishment
- Open sun decks and boardwalks linking the key spaces and allowing ease of movement between the different zones
- Integrated palette of hard wearing materials designed with maintenance and longevity as a driving force
- Creation of zones within the overall park space to service the variety of needs and desires for future residents

Conclusion

The location and nature of the site requires recognition of the needs of all shareholders involved. The landscape design responds to the mixed needs and patterns of the existing locality by creating an inclusive, flexible and activated public space to the urban interface. The integration of this space to the existing streetscape, along with acknowledgement and interpretation of the history of the site, offers invitation, promoting community engagement and a placemaking typology. The design responds to the landscape amenity requirements of future residents within the development and finds a desirable balance between the public and private realm.
By providing a setting in which the needs of all parties are met, the outcome will be a positive addition to the future form of the locality that achieves functional and inviting recreation and green space within the urban environment.



INDICATIVE TREE PLANTINGS



Corymbia maculata-
Spotted Gum



Corymbia gummifera-
Red Bloodwood



Eucalyptus hemaestoma-
Scribbly Gum



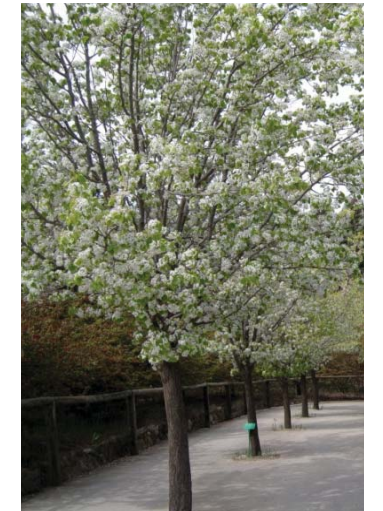
Jacaranda mimosifolia-
Jacaranda



Lagerstroemia 'Natchez'-
Crepe Myrtle



Pyrus 'Capital' -
Callery Pear



Pyrus nivalis- Snow Pear



Banksia integrifolia-
Coastal Banksia



Elaeocarpus eumundii-
Quandong



Elaeocarpus reticulatus-
Blueberry Ash



Callicoma serratifolia-
Blackwattle



Malus 'Sutyzam' - Crab apple



Plumeria rubra- Frangipani



Ceratopetalum gummiferum-
NSW Christmas bush



Brachychiton rupestris-
Bottle Tree



Eucalyptus 'Summer Beauty'-
Dwarf Flowering Gum



Tristaniopsis laurina-
Water Gum



Archotophoenix alexandrae-
Alexandra Palm



Cyathea australis -Tree fern



Cordyline petiolaris -
Palm lily



Banksia aemulea- Wallum Banksia



Doryanthes sp. Gynea Lily



Westringea fruticosa- Coastal Rosmary



Grevillea iaspicula- Wee Jasper Grevillea



Lomandra 'Lime Tuff'- Dwarf Matt Rush



Pennisetum 'Nafray'- Foxtail Grass



Acacia fimbriata- Dwarf Wattle



Backhosea myrtifolia- Grey Myrtle



Banksia ericifolia- Heath Banksia



Cordyline petiolaris- Palm Lily



Alpinia caerulea- Native Ginger



Asplenium nidus- Birds Nest Fern



Ozothamnus diosmifolius- Rice flower



Billardiera scandens- Apple-Berry



Lomandra longifolia- Matt Rush



Hibbertia dentata- Climbing Guinea flower



Kennedia rubicunda- Dusky Coral pea



Blechnum cartilagineum- Gristle Fern