



Pemulwuy Precinct 3

Public Domain + Public Art Strategy

**LANDSCAPE DESIGN STATEMENT + DEVELOPMENT
APPLICATION DRAWINGS [REV D]**

02 May 2018
REFERENCE: 20170005-LR-DA000

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Prepared for

Aboriginal Housing Company
Level 1, 29 Botany Road, WATERLOO NSW 2017
T +61 (02) 9319 1824

Submission Status

Development Application - Landscape Design Statement

02/05/2018

This statement should be read in conjunction with Scott Carver Landscape Development Application drawings 20170005_LD_DA

The purpose of this Design Statement is to illustrate the intent for the public realm and private open space of Precinct 3 - Col James Student Accommodation. The report provides an explanation that verifies how the development addresses design quality principles and demonstrates, in terms of relevant planning policies how the objectives and relevant sections have been achieved.

Georgia Jezeph = [Senior Landscape Architect]
Andrew Turnbull = [Director | RLA RUD 673]

Scott Carver Pty Ltd

Level One, One Chifley Square,
Sydney NSW 2000 Australia
+61 2 9957 3988
www.scottcarver.com.au

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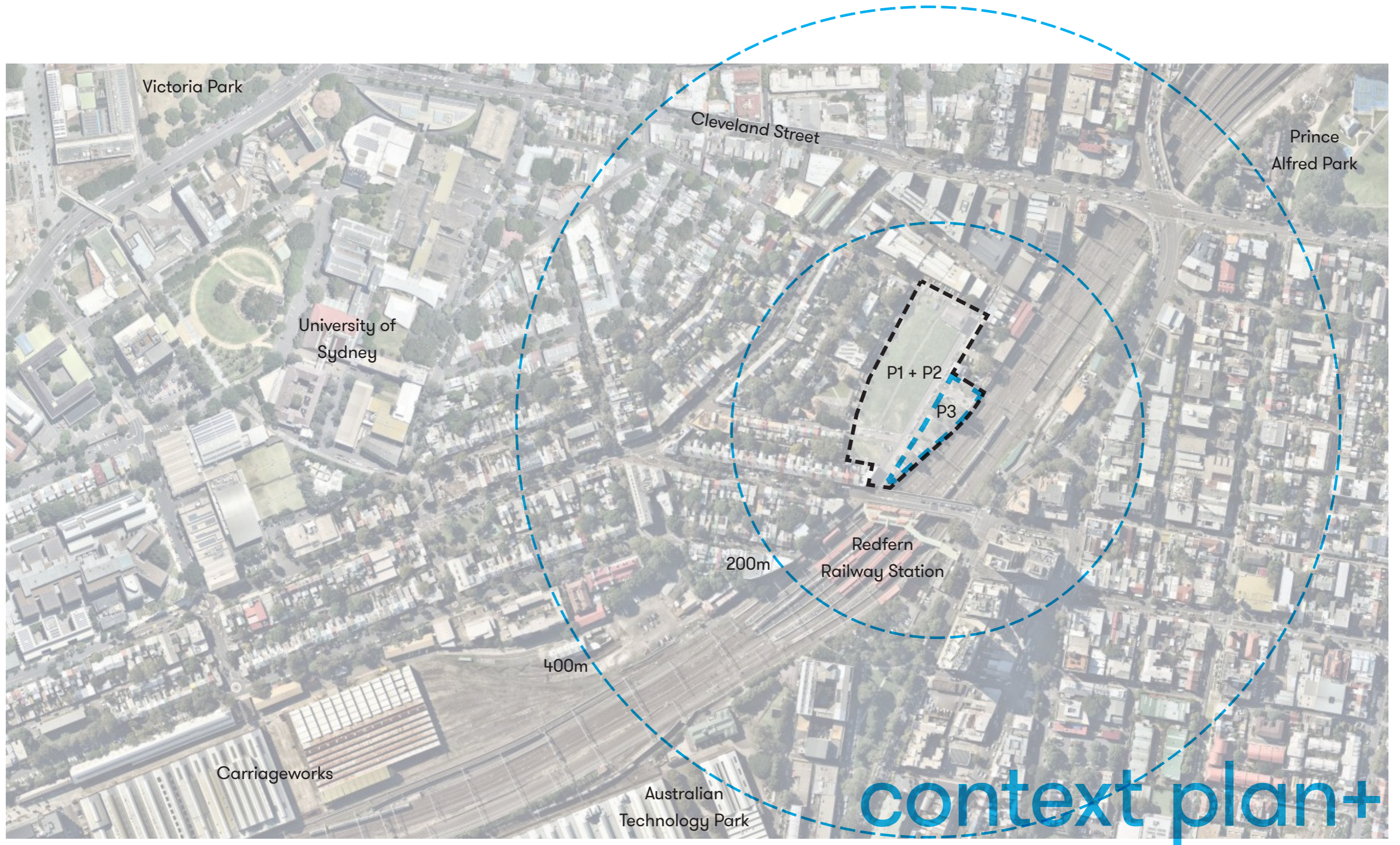
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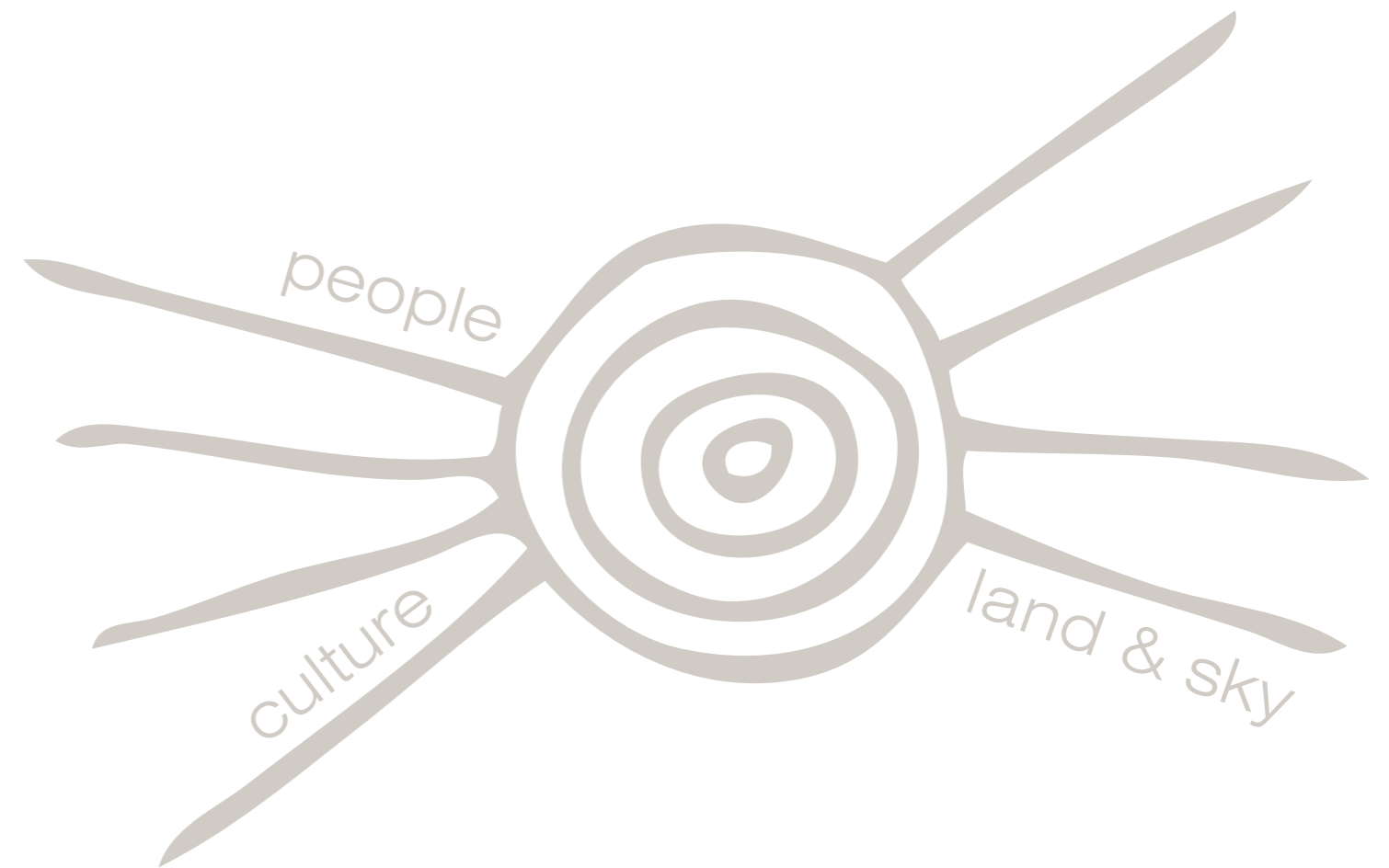
Introduction + Context

1.0

1.1 Local Context



1.2 Background + Overview



In 2011 a Concept Plan was prepared to develop an integrated landscape and public domain plan for the Pemulwuy Project. This amassed of three urban precincts across the site:-

Precinct 1 - Affordable housing, ground floor retail, Gallery & Gym

Precinct 2 - Ground floor retail, commercial space & childcare

Precinct 3 - Student accommodation

The design was to acknowledge the social and cultural heritage of “The Block” and Aboriginal Community whilst creating a robust urban environment with a cultural heart - the Meeting Place. Re-branding and creating a distinct urban identity for the project was a key objective whilst acknowledging the broader urban context.

The three buildings across the site offer a mix of functional uses, that together define the urban space, circulation patterns and environmental amenity. Active street interfaces are encouraged including residential, commercial, gallery, gymnasium and retail uses.

The inclusion of public art opportunities and symbolic representation of aboriginal history and culture provide a deep sense of meaning and ‘spirit of place’. These elements will be developed through a structured and collaborative Public Art Strategy which will evolve beyond this stage.

This document details the landscape and public domain proposals for Precinct 3 only in the context of the rest of the Precinct. It includes the philosophy, functioning, material elements and visual character of the proposal.

This Landscape Design Statement and the Development Application Drawings

DEVELOPMENT DESCRIPTION

The Development Application reflects the development as described below:

1. Precinct 3 - Col James Student Accommodation - 522 rooms
2. 23 storeys of student accommodation
3. Public open space to the south of the building
4. Upgraded streetscape to Eveleigh Street & Caroline Street
5. Ground level student courtyard
6. Extensive green eco roof to Level 2 rooftop
7. Landscape landing to Level 17 [refer to Architect]
8. Communal student roof terrace to Level 21
9. Integrated public art strategy

The “Pemulwuy” project is named after the heroic Aboriginal warrior - one of the earliest Aboriginal men to lead in the resistance of British invasion of Sydney. The design considers: Symbolism, Lighting, Safety Through Surveillance, Artwork, Street Tree Planting, Plant Selection, Pedestrian and Vehicular Movement, Material Selection and Elements, Sustainability.

1.3 Landscape Specifics + Compliance

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, coordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks.

Optimising usability, providing privacy and opportunities for social interaction, equitable access and respect for neighbours' amenity, provides for practical establishment, long term management and will determine the overall success of a space.

PUBLIC DOMAIN GUIDELINES

Pemulwuy is located within a planning area of State Significance within Redfern. The site is adjacent to areas governed by Redfern-Waterloo Authority and City of Sydney.

Scott Carver recognises the public domain guidelines for City of Sydney provided by City of Sydney Council and Redfern Waterloo Authority's Draft Urban Design Principles for Redfern.

The following documentation has been prepared in reference with the following:

- Sydney Streets Code 2013
- Sydney Development Control Plan 2012
- Street Tree Master Plan 2011
- DRAFT Urban Design Principles Redfern Centre [2009]
- Archaeological Assessment European Archaeology - Cultural Resources Management [2009]
- Archaeological Assessment Aboriginal Archaeology - Cultural Resources Management [2009]

The landscape proposals for Pemulwuy recognises and incorporates the following objectives outlined in the DRAFT Urban Design Principles Redfern Centre [2009]. These reflect the aspirations of City of Sydney in line with their documentation:

- To recognise and **celebrate the heritage** elements and significance of Redfern-Waterloo and surrounds.
- To create a **cohesive and consistent** public domain for Redfern-Waterloo.
- To create an **identifiable character** and **appropriate urban scale** for the Centre as the civic heart of Redfern.
- To achieve **high quality public domain** with, furniture, materials, tree planting, lighting, landscaping and good urban design to all public places.
- To provide a **vibrant public focal point** for Redfern.
- To provide a **safe, high quality and pleasant** public domain.
- To achieve a **high quality pedestrian environment** within the public domain.
- To achieve a **high level of connectivity** and design for different transport modes i.e. bus and rail.
- To provide **pedestrian and cycle movement** in the design of the public domain.
- To ensure a **high level of solar access** to public open spaces.



**Vision +
Concept**

2.0

2.1 Vision Principles

‘a meeting place’

.... a welcoming space for passers by and the local community to come together



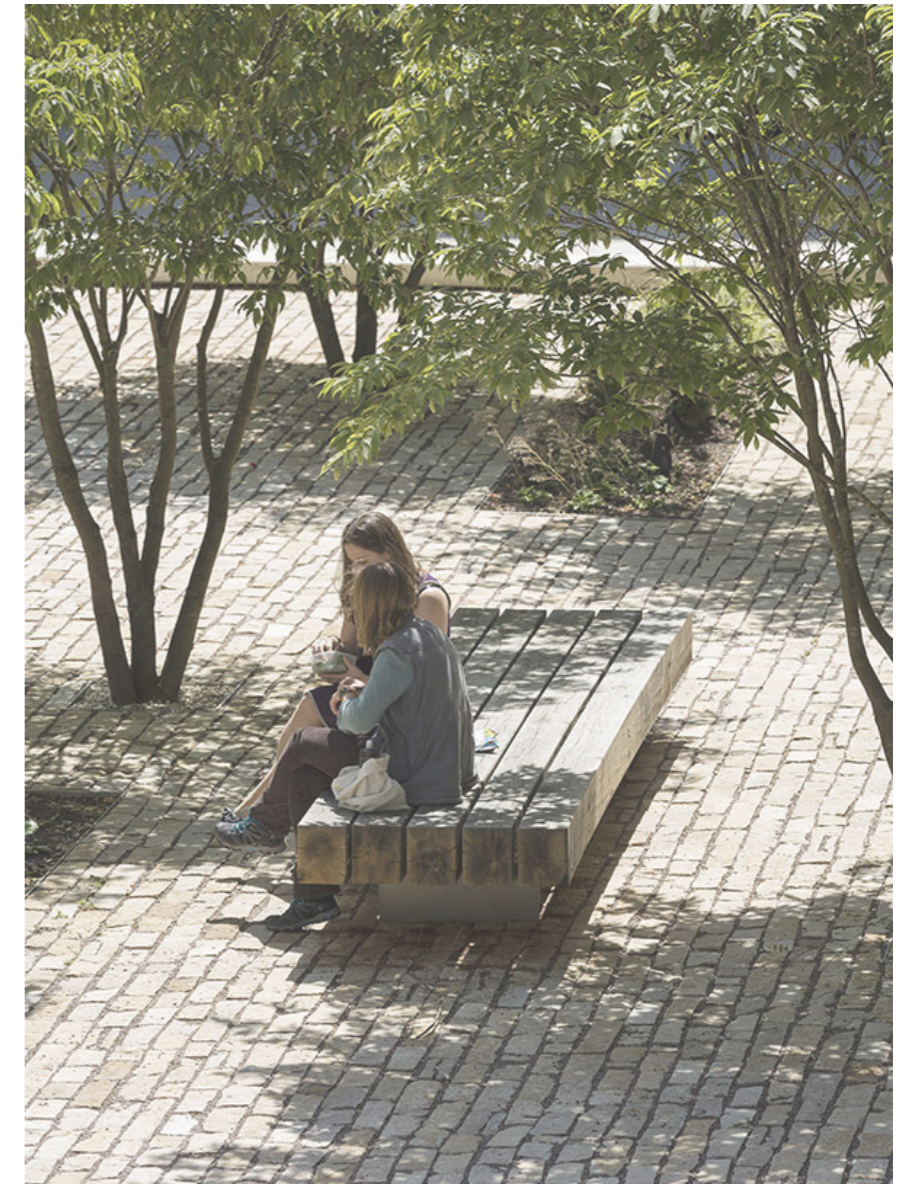
‘an engaging landscape’

.... a highly visual landscape rich with stories and recognition of the local site heritage



‘an immersive space’

.... an urban retreat from the surrounding buildings to gather and dwell



2.2 Concept Layers



Pemulwuy will be a place which knits together communities and invites and engages different ages, races, faiths and other demographics within one shared and cherished community.

Pemulwuy will provide a thriving area for Redfern which is tightly integrated into the urban fabric of its surroundings. The linkages and connections between the Community Centre, the park, Redfern Railway Station, the University and beyond are what will enable the success of the space.



People will gather in Pemulwuy, they will pass by, retreat, meet each other planned and incidentally; they will enjoy the sun and escape the sun; children will play and people will feel safe and relaxed. Pemulwuy will be a vibrant hub within Redfern full of life, soul and spirit.

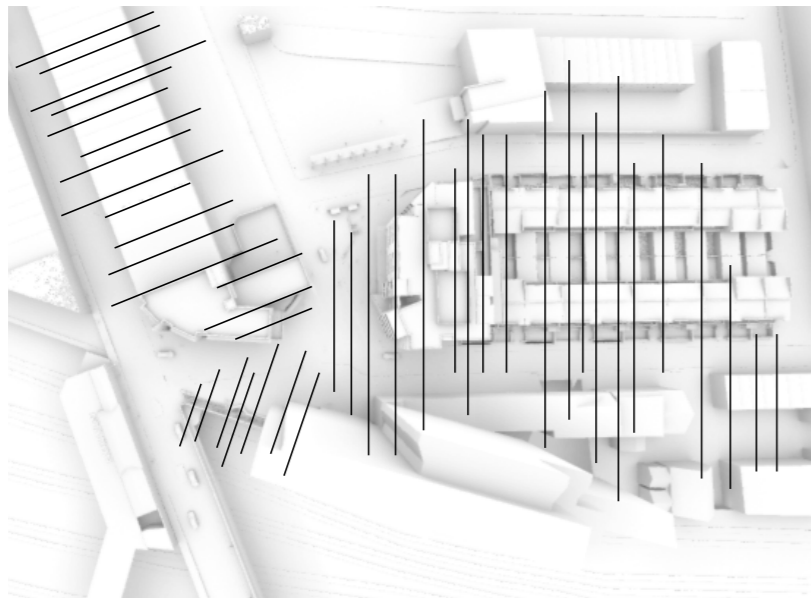
The identified themes that run through the materiality and forms of the space will allow users understand and celebrate the rich place they are in. Pemulwuy will be the heart of Redfern exhibiting connections to land and sky, people and culture.



Concept Layers

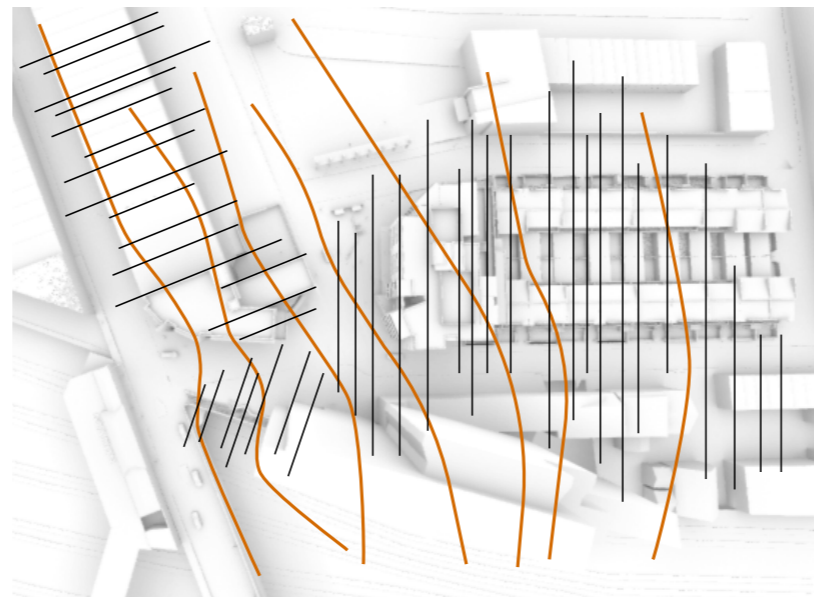
The Pemulwuy precinct has a strong sense of place and has done for many years. It will continue to be a place of strong significance and character.

The Concept Layers that have been forged across the Pemulwuy Precinct draw on three key themes.



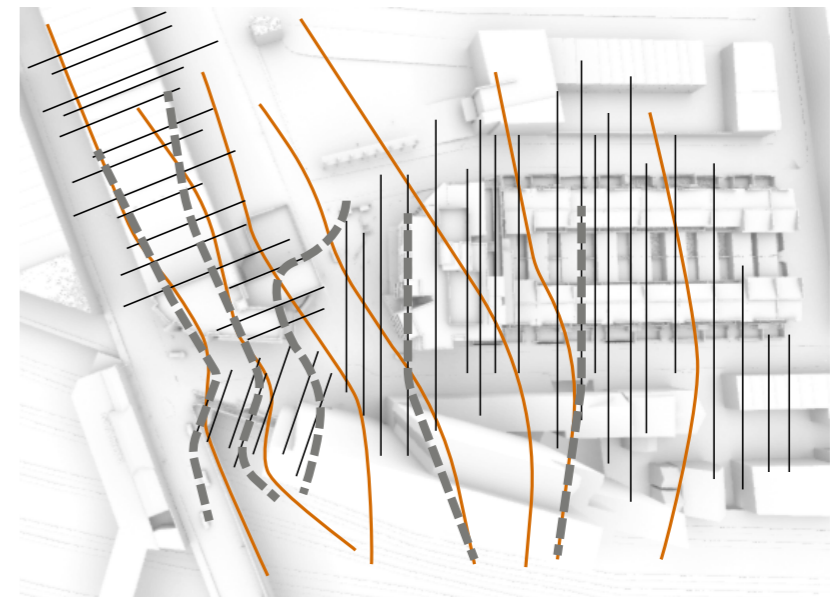
URBAN GRAIN

The fine rhythmical urban grain of the surrounding context; built form of the streets and housing types; will be drawn upon as a regular rhythm across the site. It will continue through the site and emerge in the articulation of the new architecture and the patterning in the ground plane.



GEOLOGICAL STRATA

The geographical location of Redfern atop the Sydney Basin Bioregion forms a fundamental element that runs across the whole Precinct. The concept explores the notion of carving through the existing 1:15 fall of the land and exposing the underlying geological strata beneath.



INTERPRETATION

The overlay of the Urban Grain with the Geological Strata informs a series of lines which flow through the site, and twist with the interaction of the adjacent line. The interpretation lines converge and buckle in the epicenter of the three precincts creating a sense of direction towards the middle of the site.



Design Objectives + Principles

3.0

3.1 Landscape Objectives

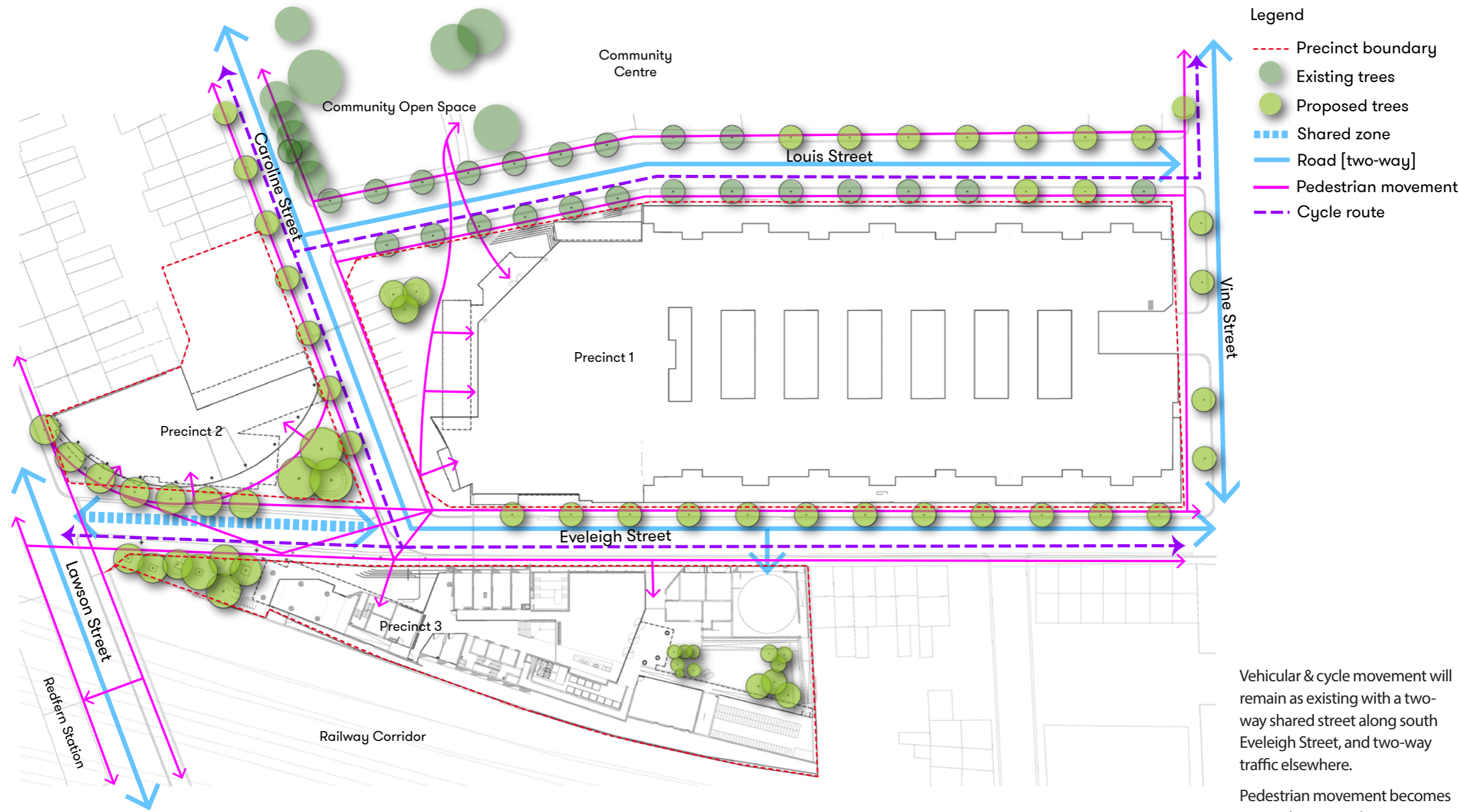
LANDSCAPE OBJECTIVES / PRINCIPLES

The landscape masterplan will address the following design objectives:

- Enhance the appearance and amenity of the proposed development by sensitively integrating architecture and landscape through effective site planning and landscape design.
 - Create an identifiable student accommodation development and public domain with range of inviting and safe accessible open spaces and linkages.
 - Take forward the landscape principles and urban design principles established by Redfern-Waterloo Authority and City of Sydney.
 - Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
 - Capitalise on the location of the Pemulwuy Precinct by creating an effective, safe, and inviting transportation node due its close proximity to Redfern Railway Station.
 - Assimilate the development into the surrounding urban context through the development of an integrated and permeable landscape and open space environment
- Incorporate water sensitive urban design principles and environmentally sensitive design to create a low maintenance, environmentally sensitive landscape that has a distinctive tree canopy with diverse low shrub groundcover and expanses of lawn.
 - Create a variety of high quality public & private open spaces which can accommodate a range of active and passive recreational and social activities.
 - Ensure accessibility for all within a safe and secure urban domain whilst accommodating a range of passive recreational and social activities within the public domain.

The Landscape planting for the site will have a extensive native canopy and compliment the existing City of Sydney Street Tree Masterplan 2011. The landscape planting for the site will have 100% of indigenous / water sensitive planting species to the ground plane, including the public domain and the courtyard, and minimum of 70% elsewhere in the roof gardens where appropriate solar access is available.

3.2 Pedestrian + Vehicular Movement



- Legend**
- - - Precinct boundary
 - Existing trees
 - Proposed trees
 - ▒ Shared zone
 - Road [two-way]
 - Pedestrian movement
 - - - Cycle route

Vehicular & cycle movement will remain as existing with a two-way shared street along south Eveleigh Street, and two-way traffic elsewhere.

Pedestrian movement becomes a complex network connecting building entries and the wider context.

3.3 Public Domain + Connections



The movement diagrams exhibit key areas across the Precinct that are less trodden and non-trafficked. These areas become the 'spaces' in which people pull over and stop to enjoy the site and all of its activity. Three distinctive spaces are associated with the three individual precincts.

3.4 Materials Strategy



The high profile and well utilized space that interlinks all of the buildings becomes a high-quality carpet of which the three precincts sit upon. Most importantly the edges of Pemulwuy Precinct will interface seamlessly with any future, planned upgrades.

3.5 Programme + Activation



3.6 Public Art Strategy



The public art locations are illustrated in this plan. They overlay all of the proposals and will evolve in collaboration with the AHC and local artist to ensure a strong sense of place runs through the veins of the Precinct. Refer to Chapter 5.0.

3.7 Precinct 3 - Private Open Space



- Legend**
- - - Precinct boundary
 - Existing trees
 - Proposed trees
 - Existing public open space
 - Proposed public open space
 - Private open space

Col James Student Accommodation contains three green spaces within its envelope. Two are accessible by students and have a variety of activities associated with them, and one is inaccessible; Level 2 Eco Roof.

3.8 Land Previously Dedicated to Council

Original Development Application



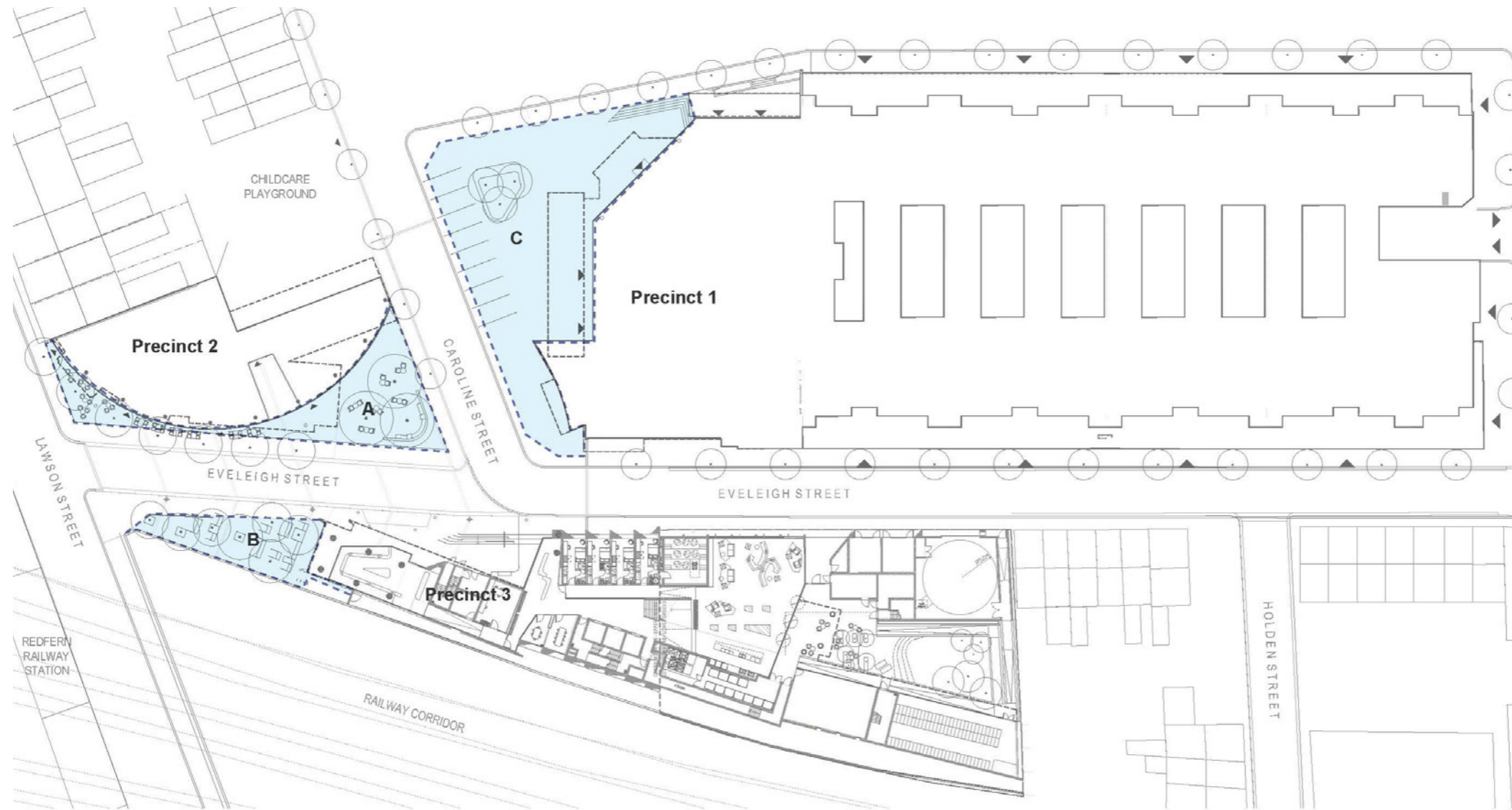
The land bridge [Zone C] that was part of the original Development Application has been removed in the current scheme on the basis that it will become part of the future redevelopment of Redfern Railway Station Precinct.

| Legend Public / Private Open Space | |
|------------------------------------|---|
| | Denotes Public Open Space Owned By AHC. |
| | Denotes Land Given To City Of Sydney By AHC. |
| | Denotes Roadways Owned By City Of Sydney |
| | Denotes Public Open Space Owned By City Of Sydney |
| | Denotes Private Open Space Owned By AHC. |


| | | |
|--------------|-------------------------------|----------------|
| Zone A | Precinct 2 Public Domain Area | 235 sqm |
| Zone B | Precinct 3 Public Domain Area | 230 sqm |
| Zone C | Proposed New Bridge Widening | 235 sqm |
| Total | | 700 sqm |

3.9 Land Dedicated to Council

Precinct 3 Development Application



The Precinct 3 modification acknowledges an offset of Public Domain to be dedicated to City of Sydney within the Pemulwuy Precinct. This land totals 1138sqm which is an increase of 63% from the original DA.

| | | |
|---|--|---------|
|  | Denotes land given to City of Sydney by AHC | |
| Zone A | | |
| Precinct 2 Public Domain Area | | 235 sqm |
| Zone B | | |
| Precinct 3 Public Domain Area | | 150sqm |
| Zone C | | |
| Precinct 1 Public Domain Area | | 753 sqm |



Masterplan + Design Proposals

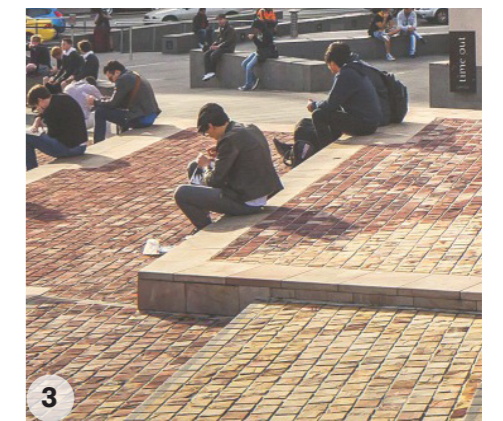
4.0

4.1 Precinct 3 - Public Domain



KEY AREAS

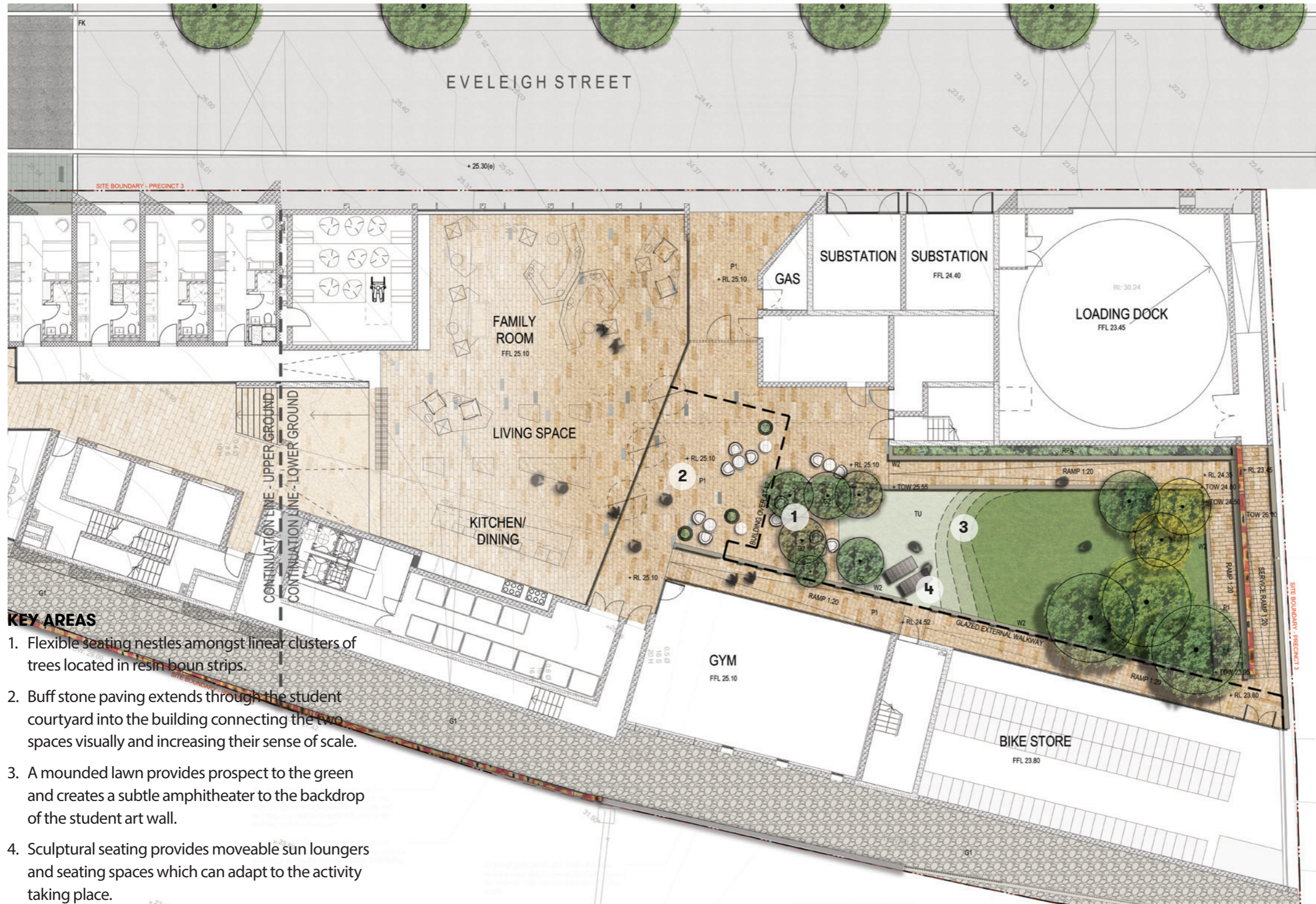
1. A shared surface extends across the southern end of Eveleigh Street with flush kerb lines, rumble strips, and a seamless material palette
2. Indigenous tree planting creates an urban retreat and refuge from the sun
3. Shallow sandstone platforms jut out of the sloping land and create large, flat seating areas beneath the trees
4. The existing Art Wall will be maintain and celebrated along the eastern edge of Precinct 3. It's treatment is subject to the Public Art Strategy



4.2 Pemulwuy Precinct - The Wider Masterplan



4.3 Precinct 3 - Student Courtyard



KEY AREAS

1. Flexible seating nestles amongst linear clusters of trees located in resin boun strips.
2. Buff stone paving extends through the student courtyard into the building connecting the two spaces visually and increasing their sense of scale.
3. A mounded lawn provides prospect to the green and creates a subtle amphitheater to the backdrop of the student art wall.
4. Sculptural seating provides moveable sun loungers and seating spaces which can adapt to the activity taking place.

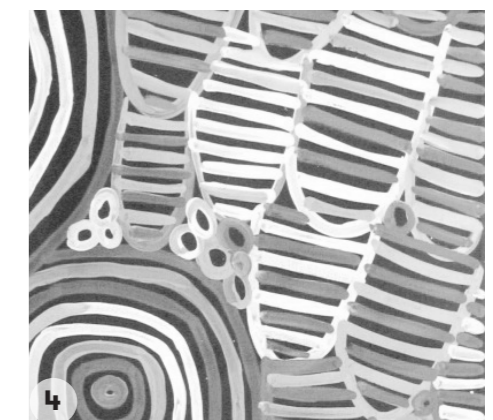
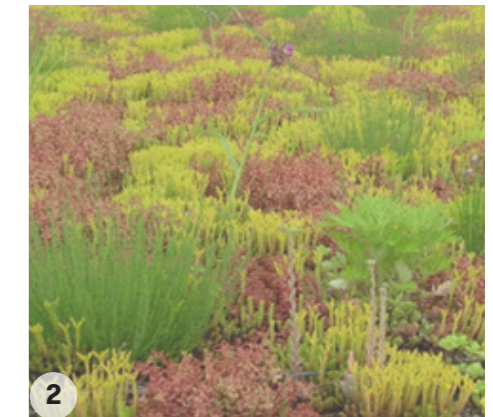


4.4 Precinct 3 - Level 2 Eco Roof



KEY AREAS

1. Steel edges infilled with white gravel form the bold graphic for the Level 2 Eco Roof which takes reference from traditional aboriginal symbolism of arable fields (image 4).
2. Sedum, grasses, herbs and succulents create richly coloured 'fields' within the gravel linework.
3. Recycled brick and terracotta tiles subtly extend the blades of the building into the horizontal plane of the roof.
4. Aboriginal drawing symbolises arable field patterns in the land.

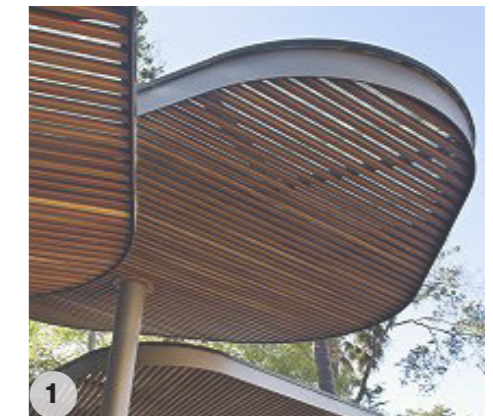


4.5 Precinct 3 - Level 21 Student Roof



KEY AREAS

1. An outdoor living and dining space with flexible seating and fixed BBQ is located under a weatherproof shade canopy.
2. Bold surfacing pattern creates a distinctive space for students and an identity for the roof terrace.
3. Curvilinear steel planters provide raised plant beds to support dense shrub and tree planting and provide a green buffer edge to the rooftop.
4. A 'pop up' cinema space takes advantage of the solid building wall adjacent and makes space for a flexible timber deck.





Public Art Strategy

5.0

5.1 Overview + Approach



CONTEXT

The Pemulwuy Project has a rich history founded on its Aboriginal and non-Aboriginal heritage; the people, culture and association to land and sky. The Pemulwuy project is a key project that will help define the transformation of central Redfern at a critical time in its history and ongoing development. The Public Art Framework is an integral part of this transformation; built around mutual respect and coming together. It defines a vision and a series of interpretative art elements that draw reference from central Redfern urban aboriginal culture, geology and built heritage.

OFFER

The public art proposed is an inherent part of the Public Domain design for the Pemulwuy project. The design adopts a sectional datum or ground plane that references the local Sydney stratum geology. This plane unites three precincts—Redfern Railway Station, Pemulwuy and Redfern Community Centre—by way of a series of public spaces that act as a ‘bracelet’ linking together these spaces enable a diversity of uses and experiences. A landscape strategy overlays the three precincts, with a plant palette referencing Aboriginal landscape.

The Public Art Framework proposes eight distinctive art works within the public domain and architecture.

The Aboriginal Housing Company has been integral in defining the reference themes, symbolism and site selection for the art works. The Company sees the Public Art Framework as a visible means of acknowledging the site’s contextual history and of indicating that history to future generations and the broader Redfern Community.

ELEMENTS

The Pemulwuy Precinct proposition is to locate the majority of interpretive art works on AHC land to ensure absolute control of diversity, design, procurement and ongoing management. The art works will be integral to the architectural fabric and landscape of the project. The conceptual intention and scope of each work will be defined and framed in relation to the overall urban proposition, with distinctive drivers and different models for collaboration, procurement and management.

THE TEAM

The AHC has appointed Scott Carver to prepare the Public Art Framework. With endorsement of the Design Excellence Panel, Professor Michael Tawa [University of Sydney] will provide advice on the overall Public Art Framework and individual projects. A collaborative relationship is required between the project team, architects and artists to ensure a timely and coordinated programme is delivered. For each art project, the team will develop a design brief, performance criteria, and a procurement and management process.

VISION

Provide cultural and natural references that engage the central Redfern and broader indigenous and non-indigenous communities within a shared public domain

Bequeath a gift and legacy for future generations around themes of history and imagination, remembering, storytelling, teaching and learning

OBJECTIVES

1. Develop a Public Art Framework that incorporates key themes of people, culture, land and sky
2. Integrate art and architecture within one built urban fabric
3. Reinforce Pemulwuy as a ‘meeting place’ for the Redfern Community
4. Provide opportunities for contemporary and future artists to participate in a ‘living canvas’ Adopt a collaborative design and procurement process appropriate to each art work and setting
5. AHC manages the Public Art Framework; themes, interpretive elements, design, delivery and management
6. Implement forward management plans for the interpretive elements

5.2 Art Elements

1 Landscape Garden

| | |
|------------|---|
| Location | Precinct 1 – Public Domain - Landscape Element |
| Theme | Land: ecology, geology, hydrology, flora |
| Design | Scott Carver & Artist |
| Brief | Educational and interpretative experience exploring the symbolic nature of the flora Archaeology of place, communicating the many historical layers of the site Capacity building in landscape design, construction, maintenance and management Links Redfern Station and Redfern Community Centre |
| Management | AHC |

2 Pemulwuy - Meeting Place logo [Gym]

| | |
|------------|---|
| Location | Precinct 1 – Gymnasium Façade – fixed element |
| Theme | Pemulwuy -The Meeting Place |
| Design | Nordon Jago & Artist |
| Brief | Graphic/architectural element Integrated into the architecture Communicating local cultural history Material and lighting to be considered |
| Management | AHC |

3 Flag Pole

| | |
|------------|---|
| Location | Precinct 2 – to intersection of Eveleigh street and Lawson Street |
| Theme | Urban Aboriginal identity |
| Design | Nordon Jago & Artist |
| Brief | Architectural element Aboriginal flag to be flown permanently Recognition and respect for founders and contributors of Redfern Community Highly visible marker and symbol of Redfern Community |
| Management | AHC |

4 Hands of Reconciliation

| | |
|------------|---|
| Location | Precinct 2 – fixed element |
| Theme | Reconciliation |
| Design | Nordon Jago & Artist |
| Brief | Architectural element Recognition of the multiple nations that contributed to Redfern Community Integrated into column, column capital & soffit Referencing hand stencil and petroglyphs local to the region |
| Management | AHC |

5 Wall of NSW Aboriginal Nations

| | |
|------------|---|
| Location | Precinct 2 – Child Care Facility – Western facade fixed element |
| Theme | Wall of Aboriginal nations – generational education |
| Design | Landscape Architect & Artist |
| Brief | Referencing the Aboriginal language map of New South Wales Educational and interpretative experience accessible to young children Featuring pattern and shape, colour and text Designed to communicate to young children |
| Management | AHC |

6 Living Canvas

| | |
|------------|--|
| Location | Precinct 3 – Existing Art Wall – Railway interface |
| Theme | Living culture/ Living canvas |
| Design | Artist Danny Eastwood [original artist] |
| Brief | Retain and restore the existing wall without relocation Touch up Aboriginal face on chamfered wall to south of Precinct 3 & new mural to length of wall Wall to have a fresh image every 5 years Possible ceremonial function of maintaining and repainting the mural Possible capacity building in art practice for children to young adult |
| Management | AHC |

7 Galaxy Soffit

| | |
|--------------------|--|
| Location | Col James Student Accommodation - Soffit |
| Theme | Galaxy – Aboriginal astronomy |
| Design | Turner & Artist Danny Eastwood |
| Brief in astronomy | Celebration of Aboriginal knowledge and science |
| | Referencing culturally sophisticated understandings of earth/and sky relationships |
| | Potential educational use as a star map and planetarium |
| | Ceiling element integrated into the architecture |
| Lighting | |
| Management | AHC |

8 Family of Turtles

| | |
|------------|---|
| Location | Precinct 3 – Col James Student Accommodation – Eastern Facade |
| Theme | The family journey – Aboriginal connection to place |
| Design | Turner & Artist |
| Brief | Architectural element |
| | Cast/etch into facade elements |
| | Metaphorically connecting water, earth and sky |
| Management | AHC |





Indicative Materials + Planting Palette

6.0

6.1 Indicative Materials Palette

The materials palette has been prepared in conjunction with the following appendices:

Sydney Development Control Plan 2012

Sydney Streets Code 2013

A fundamental premise of the landscape master plan is the selection of materials for the public domain. The Pemulwuy site materials include a blend of granite paving, sandstone seating and timber surfaces. These materials are recommended as they reflect the regional and cultural setting of the area and deliver the aspirations of the Concept Layers to reflect the geological strata underlying the site.

The material selection provides a simple and robust palette which will ensure a long and low maintenance lifespan for the development. It also takes account of the plans for the surrounding areas and ensures it adjoins the context of the neighbouring public domain.

Materials are used for their inherent qualities like texture and their ability to represent an authentic contact with nature, enhancing the experience of the space.

CEPTED principles have been employed to deliver a considered outcome that is intended for 24 hour public access.

The fundamental objectives of the proposed materiality is to:

- Design for Pedestrian Priority
- Emphasise and Enhance Activation
- Improve Public Domain Quality



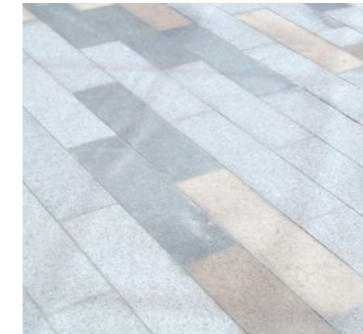
Indicative Materials Palette

Materials + Finishes + Furniture

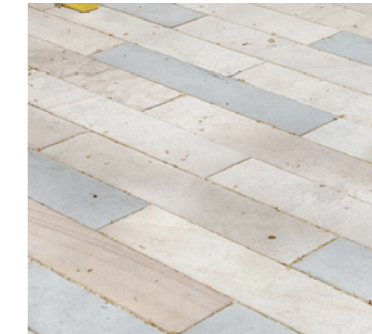
| ITEM | SPECIFICATION |
|---|--|
| Paving Type 1: Granite paving to footpath, building forecourt and Courtyard | Size: All sizes to be 600 x 300 x 30mm Colour: Dark-grey, mid-grey, light-grey, buff Finish: Exfoliated Laid in stretcher bond. To council standards |
| Paving Type 2: Granite paving to roadways | Size: All sizes to be 300 x 150 x 40mm Colour: Dark-grey, mid-grey, light-grey, buff Finish: Exfoliated Laid in stretcher bond. To Engineers specification |
| Paving Type 3: Granite rumble strip to roadway | Size: All sizes to be 100 x 100 x 40mm Colour: Mid-grey Finish: Spilt face Laid in stack bond. To Engineers specification |
| Paving Type 4: Road surface treatment | Asphalt surface with white chip aggregate To Engineers specification |
| Gravel Type 1: To land between building and wall | Recycled gravel source tbc |
| Gravel Type 2: To base of Courtyard trees | Resin bound gravel* Colour: buff *permeable construction |
| Wall type 1: Insitu off white formed concrete walls | Size: 400mm wide x variable height Finish: White concrete off formed class 2 Applications: LED strip lighting + timber clad seating elements + integrated signage element |
| Wall type 2: Insitu off white formed concrete walls | Size: 200mm wide x variable height Finish: White/grey concrete off formed class 2 to match Architecture panels |
| Seat type 1: Sandstone platforms to forecourt | Size: min. height: 250mm, max. height: 450mm, variable width Finish: Tumbled to vertical face, honed to horizontal face Applications: LED strip lighting + timber clad seating elements with backrests |
| Timber Decking Type 1: To Student Roof Terrace | Composite timber decking Colour: Natural |
| Timber Decking Type 2: To Student Roof Terrace | Composite timber decking Colour: Dark-grey and white |
| Bollard: To shared surface along Eveleigh Street | Granite bollard Size: Approx 300mm high Colour: Dark-grey To Engineers specification |
| Lighting column | Columnar lighting column Material: Powdercoated steel to match Architecture facade details To Lighting Engineer specification |
| Bike Stands | Slim Hoop Finish: Brushed stainless steel |



Paving Type 1: Public Domain blend



Paving Type 1: Public Domain blend



Paving Type 1: Courtyard blend



Paving Type 3



Paving Type 4



Gravel Type 2



Wall Type 1



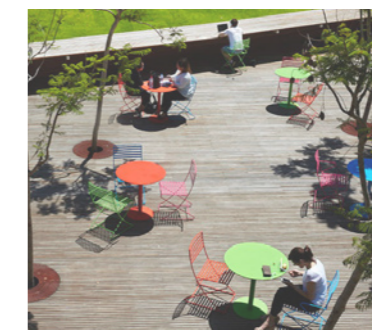
Wall Type 1



Seat Type 1



Seat Type 1



Flexible Seating



Bollards



Lighting



Bike Stands

6.2 Indicative Planting Palette

LANDSCAPE SPECIFICS

The plant palette used for the site should reinforce all the themes as previously discussed and forge the connection to land, country and flora. The environmental theme requires that the planting palette draw from the existing local vegetation communities.

In general;

Street trees should respond to the street hierarchy and reflect the local context **Council's street tree list Sydney Development Control Plan 2012+ Public Domain Guidelines.**

The following list outlines the signature planting for the site and has been established with reference to the **Sydney Development Control Plan 2012 + Street Tree Masterplan**

OBJECTIVES:

To increase the number of indigenous species planted in Sydney

To eliminate the use of noxious weeds of potentially invasive species in developments

To use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling

To reduce maintenance and water consumption through appropriate species selection

To create buffer zones and add to existing areas of remanent vegetation with locally indigenous species

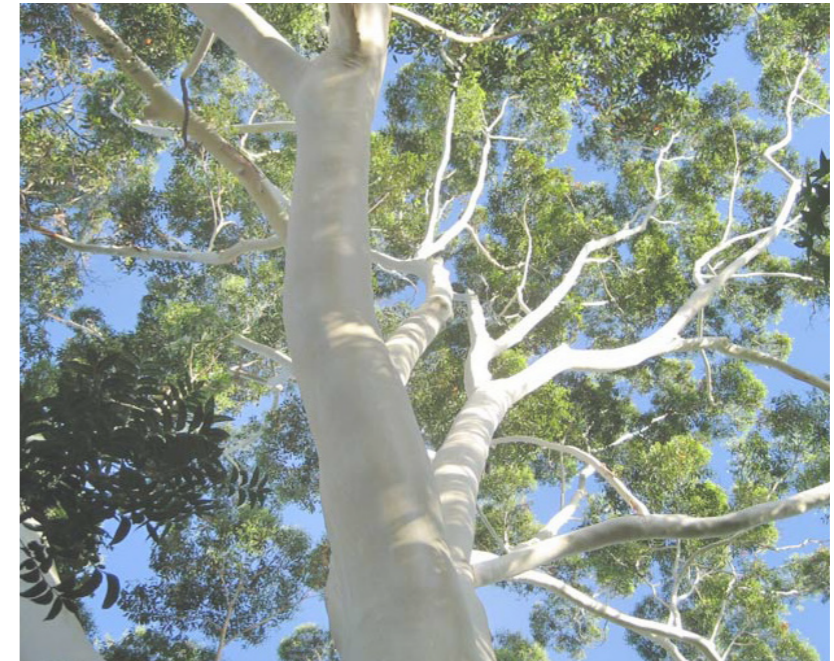
To increase the number of trees planted in the city to provide, shade, habitat, aesthetic improvements and dust control

The proposed planting will have all year round colour, variation, and strong defined forms

To improve the provision for improved safety and security

The landscape design for the wider masterplan site incorporates water sensitive design principles and environmentally sensitive design such as a WSUD shrubs + groundcovers to create a low maintenance, environmentally sensitive landscape that has a distinctive tree canopy with diverse low shrub groundcover.

The Landscape planting for the site will have a minimum of 100% of indigenous species across the ground plane and and minimum of 70% across the roof gardens where appropriate solar access is available.



Indicative Planting Palette

Public Domain + Student Courtyard

| Botanic Name | Common Name | Native/ Exotic | Size |
|---------------------------------------|----------------------------|----------------|-------|
| Trees | | | |
| Callistemon viminalis | Weeping bottlebrush | Native | 100L |
| Cupaniopsis anacardioides | Tuckeroo | Native | 45L |
| Corymbia citriodora | Lemon Scented Gum | Native | 200L |
| Elaeocarpus reticulatus | Blueberry Ash | Native | 100L |
| Eucalyptus polyanthemos | Red Box | Native | 100L |
| Lophostemon confertus | Brush Box | Native | 200L |
| Tristaniopsis laurina | Water Gum | Native | 100L |
| Waterhousia floribunda 'Green Avenue' | Weeping Lilly Pilly | Native | 100L |
| Shrubs and Grasses | | | |
| Anigozanthos hybrid 'Gold Velvet' | Kangaroo Paw 'Gold Velvet' | Native | 150mm |
| Banksia ericifolia | Heath-leaved Banksia | Native | 300mm |
| Carpobrotus glaucescens | Pigface | Native | 150mm |
| Dianella caerulea | Blue Flax Lily | Native | 150mm |
| Grevillea rosmarinifolia | Crimson Villea | Native | 300mm |
| Lomandra longifolia 'Verday' | Mat-rush | Native | 150mm |
| Lomandra hystrix | Mat-rush | Native | 150mm |
| Poa labillardieri 'Eskdale' | Tussock Grass | Native | 150mm |
| Viola hederacea | Viola | | 150mm |
| Syzygium australe 'Pinnacle' | Lilly Pilly | Native | 300mm |
| Ricinocarpos pinifolius | Wedding Bush | Native | 150mm |
| Westringia fruticosa | Coastal Rosemary | Native | 200mm |

Eco Roof - Level 2

The eco roof plant species will be established with a local green roof specialist to ensure maximised success for the rooftop.

The overarching aspirations for the rooftop will be to provide a colourful carpet of hardy succulents, grasses and herbs, maximise the use of native plant species and local plant communities and allow minimal maintenance with no requirement for irrigation.

Communal Rooftop Terrace - Level 21

| Botanic Name | Common Name | Native/ Exotic | Size |
|---------------------------------------|----------------------------|----------------|--------|
| Trees | | | |
| Citrus x meyeri | Meyer lemon | Exotic | 100L |
| Magnolia grandiflora 'Little Gem' | Magnolia 'Litte Gem' | Exotic | 100L |
| Tristaniopsis laurina | Water Gum | Native | 100L |
| Low Shrubs & Ground Covers | | | |
| Acmena smithii | Acmena Sublime | Native | 150mm |
| Agave attenuata | Fox Tail Agave | Exotic | 150mm |
| Anigozanthos hybrid 'Gold Velvet' | Kangaroo Paw 'Gold Velvet' | Native | 150mm |
| Banksia ericifolia | Heath-leaved Banksia | Native | 300mm |
| Boronia floribunda | Pink Boronia | Native | Exotic |
| Carpobrotus glaucescens | Pigface | Native | 150mm |
| Cistus monspeliensis | Rockrose | Exotic | 150mm |
| Correa alba | White Correa | Native | 150mm |
| Cycas revoluta | Cycad | Exotic | 200mm |
| Dianella caerulea | Blue Flax-lily | Native | 150mm |
| Dichondra repens | Kidney Weed | Native | 150mm |
| Grevillea linearifolia | White spider flower | Native | 150mm |
| Grevillea rosmarinifolia | Crimson Villea | Native | 300mm |
| Hardenbergia violacea | False sarsaparilla | Native | 200mm |
| Liriope 'Evergreen Giant' | Evergreen Giant | Exotic | 150mm |
| Lomandra longifolia | Mat Rush | Native | 200mm |
| Philadendron xanadu | Xanadu | Exotic | 150mm |
| Pandorea pandorana | Wonga wonga vine | Native | 150mm |
| Poa | Tussock grass | Native | 150mm |
| Ricinocarpos pinifolius | Wedding Bush | Native | 150mm |
| Syzygium australe 'Pinnacle' | Lilly Pilly | Native | 150mm |
| Trachelospermum jasminoides | Star Jasmine | Exotic | 200mm |
| Westringia fruticosa | Coastal Rosemary | Native | 200mm |



Corymbia citriodora



Lophostemon confertus



Tristaniopsis laurina



Waterhousia floribunda



Waterhousia floribunda



Dichondra repens



Eucalyptus polyanthemos



Dianella caerulea



Banksia ericifolia



Poa labillardieri 'Eskdale'



Carpobrotus glaucescens



Philadendron xanadu



Lomandra longifolia 'Verday'



Callistemon viminalis



Cupaniopsis anacardioides



Syzygium australe 'Pinnacle'



Correa alba



Trachelospermum jasminoides



Magnolia grandiflora 'Little Gem'



Citrus x meyeri



Grevillea rosmarinifolia



Cistus monspeliensis



Agave attenuata



Cycas revoluta



**Appendices: DA
Drawing Set**

7.0

PEMULWUY PRECINCT 3 PUBLIC REALM

Col James Student Accommodation
Eveleigh Street, Pemulwuy, Redfern, NSW

LANDSCAPE - DEVELOPMENT APPLICATION

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Andrew Turnbull
RLA | RUD #673

[File] 20170005-LD-DA100.DWG

[Print Date] 02 February 2018

History

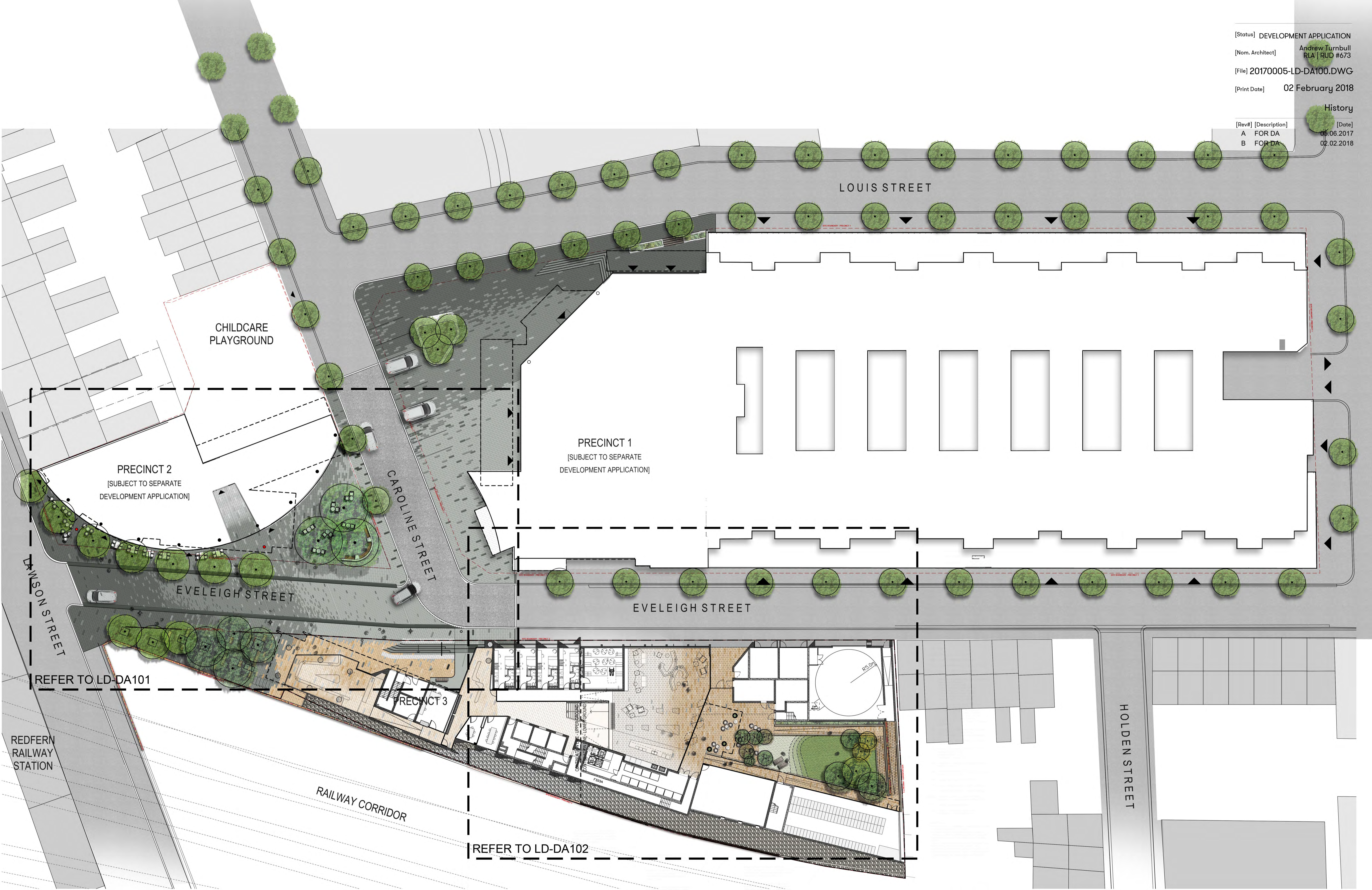
| [Rev#] | [Description] | [Date] |
|--------|---------------|------------|
| A | FOR DA | 05.06.2017 |
| B | FOR DA | 02.02.2018 |

| LANDSCAPE DRAWING REGISTER | | |
|----------------------------|-------------------------------------|----------|
| SHEET | SHEET NAME | REVISION |
| LD-DA000 | COVER SHEET | B |
| LD-DA100 | ILLUSTRATIVE LANDSCAPE MASTERPLAN | B |
| LD-DA101 | GROUND FLOOR PUBLIC DOMAIN | B |
| LD-DA102 | GROUND FLOOR PUBLIC DOMAIN | A |
| LD-DA130 | LEVEL 2 ECO ROOF | A |
| LD-DA140 | LEVEL 21 STUDENT ROOF TERRACE | A |
| LD-DA200 | SECTION AA - PRECINCT 3 FORECOURT | A |
| LD-DA201 | SECTION BB - EVELEIGH SHARED ZONE | A |
| LD-DA202 | SECTION CC - GROUND FLOOR COURTYARD | A |



Site Reference N.T.S

* PLEASE NOTE PLANS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DA
DESIGN REPORT PREPARED BY SCOTT CARVER
20170005-LR-DA000 LANDSCAPE DA DESIGN REPORT



| History | | |
|---------|---------------|------------|
| [Rev#] | [Description] | [Date] |
| A | FOR DA | 05.06.2017 |
| B | FOR DA | 02.02.2018 |

- LEGEND:
- Site Boundary
 - Existing tree to be retained and protected
 - Proposed trees
 - Proposed earth mounding
 - RPA
Proposed planting and raised planter area 450mm min.
 - TU Turf
 - +81.50 (e) Existing Levels : based on survey
 - +99.50 Proposed level
 - 99.50 Proposed nominal design levels: refer to engineers drawings.
 - P1 Paving type 1: Granite paving to footpath, building forecourt and Courtyard.
To be a mix of the following:
- Colour: Dark-grey, Finish: Exfoliated
- Colour: Mid-grey, Finish: Exfoliated
- Colour: Buff mix, Finish: Exfoliated
All sizes to be 600 x 300 x 30mm
 - P2 Paving type 2: Granite paving to roadways.
To be a mix of the following:
- Colour: Dark-grey, Finish: Exfoliated
- Colour: Mid-grey, Finish: Exfoliated
- Colour: Light-grey, Finish: Exfoliated
All sizes to be 300 x 150 x 40mm. To Engineers specification
 - P3 Paving type 3: Granite rumble strip to roadway.
Colour: Mid-grey, Finish: Split face
Size: 100 x 100 x 40mm
300mm wide laid flush with adjacent surfaces.
 - P4 Asphalt surface with white chip aggregate. To Engineers specification.
 - G1 Gravel Type 1: Recycled gravel to land between building and wall
 - G2 Gravel Type 2: To base of Courtyard trees. Resin bound gravel, buff colour
 - W1 Wall Type 1: 400mm wide x variable height, white concrete off formed class 2 with LED strip lighting + timber clad seating elements + integrated signage element
 - W2 Wall Type 2: 200mm wide x variable height, white/grey concrete off formed class 2 to match Architecture panels
 - S1 Seat type 1: Sandstone platforms to forecourt. 250mm, max. height: 450mm, variable width
Finish: Tumbled to vertical face, honed to horizontal face
 - BS Bicycle racks. Refer to specification
 - FP Flagpole locations. Refer to Public Art Strategy
 - PA Public art location. Refer to Public Art Strategy
 - Granite steps, mid-grey colour with tactile indicators. To be in accordance with AS 1428.1
 - o B Bollards. Refer to specification.
 - ⊕ Light pole. Indicative location. Refer to specification.

- General Notes:**
- For Site levels and Architectural information refer to Civil and Architects drawings respectively.
 - For drainage refer to Hydraulic engineers drawings.
 - All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.
 - External Lighting and electrical: refer to Engineers details.
 - Contractor to protect all landscape works during construction including but not exclusive to existing verge.
 - Levels general: Contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.



RETAIL
FFL 30.525

A cluster of *Liriodendron tulipifera* create a distinctive public realm element which represents the present day and future generations of the area. It combines with fixed and flexible seating for the public.

Outdoor dining space along the facade of Precinct 2 retail activates the western edge of Eveleigh Street.

RETAIL
FFL 30.025

RETAIL
FFL 29.525

RETAIL
FFL 28.725

Three *Lophostemon confertus* announce a sense of arrival into Eveleigh Street whilst providing a visual link to the street tree planting in Precinct 2.

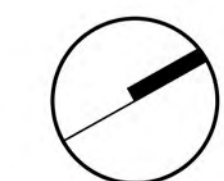
Sandstone platform seating with integrated timber cladding and back rest elements create seating and gathering opportunities away from the main pedestrian thoroughfare, and provide a space to appreciate the Art Wall.

A cluster of *Corymbia citriodora* define an immersive forecourt to Precinct 3. The indigenous planting selection reflects site history whilst providing visual interest from Precinct 3 and Eveleigh Street and creating a harmonious foreground to the building. WSUD in-ground shrub planting enables stormwater soakaway into the ground.

Stainless steel bike stands for on street visitor parking

Building undercroft to Architects details. Public Art element to be incorporated into building soffit in collaboration with nominated Artist. Refer to Public Art Strategy.

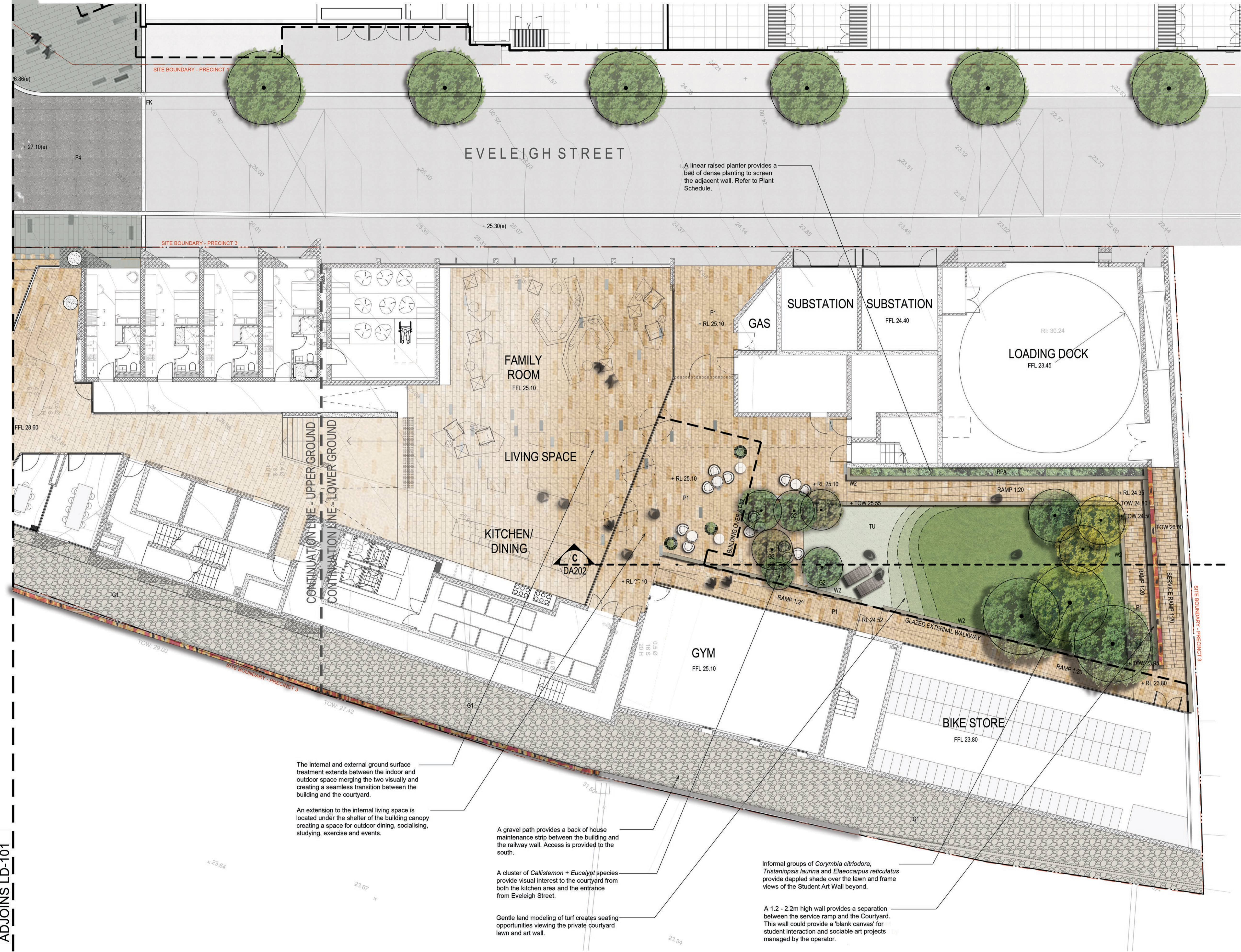
ADJOINS LD-102



- LEGEND:
- Site Boundary
 - Existing tree to be retained and protected
 - Proposed trees
 - Proposed earth mounding
 - RPA Proposed planting and raised planter area 450mm min.
 - Turf
 - + 81.50 (e) Existing Levels : based on survey
 - + 99.50 Proposed level
 - 99.50 Proposed nominal design levels: refer to engineers drawings.
 - P1 Paving type 1: Granite paving to footpath, building forecourt and Courtyard
 To be a mix of the following:
 - Colour: Dark-grey, Finish: Exfoliated
 - Colour: Mid-grey, Finish: Exfoliated
 - Colour: Light-grey, Finish: Exfoliated
 - Colour: Buff mix, Finish: Exfoliated
 All sizes to be 600 x 300 x 30mm
 - P2 Paving type 2: Granite paving to roadways.
 To be a mix of the following:
 - Colour: Dark-grey, Finish: Exfoliated
 - Colour: Mid-grey, Finish: Exfoliated
 - Colour: Light-grey, Finish: Exfoliated
 - Colour: Buff, Finish: Exfoliated
 All sizes to be 300 x 150 x 40mm. To Engineers specification
 - P3 Paving type 3: Granite rumble strip to roadway.
 Colour: Mid-grey, Finish: Spill face
 Size: 100 x 100 x 40mm
 300mm wide laid flush with adjacent surfaces.
 - P4 Asphalt surface with white chip aggregate. To Engineers specification.
 - G1 Gravel Type 1: Recycled gravel to land between building and wall
 - G2 Gravel Type 2: To base of Courtyard trees. Resin bound gravel, buff colour
 - W1 Wall Type 1: 400mm wide x variable height, white concrete off formed class 2 with LED strip lighting + timber clad seating elements + integrated signage element
 - W2 Wall Type 2: 200mm wide x variable height, white/grey concrete off formed class 2 to match Architecture panels
 - S1 Seat type 1: Sandstone platforms for forecourt. 250mm, max. height: 450mm, variable width
 Finish: Tumbled to vertical face, honed to horizontal face
 - BS Bicycle racks. Refer to specification
 - FP Flagpole locations. Refer to Public Art Strategy
 - PA Public art location. Refer to Public Art Strategy
 - Granite steps, mid-grey colour with tactile indicators. To be in accordance with AS 1428.1
 - Bollards. Refer to specification.
 - Light pole. Indicative location. Refer to specification.

General Notes:

- For Site levels and Architectural information refer to Civil and Architects drawings respectively.
- For drainage refer to Hydraulic engineers drawings.
- All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.
- External Lighting and electrical: refer to Engineers details.
- Contractor to protect all landscape works during construction including but not exclusive to existing verge.
- Levels general: Contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.



A linear raised planter provides a bed of dense planting to screen the adjacent wall. Refer to Plant Schedule.

The internal and external ground surface treatment extends between the indoor and outdoor space merging the two visually and creating a seamless transition between the building and the courtyard.

An extension to the internal living space is located under the shelter of the building canopy creating a space for outdoor dining, socialising, studying, exercise and events.

A gravel path provides a back of house maintenance strip between the building and the railway wall. Access is provided to the south.

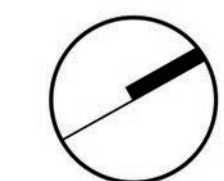
A cluster of *Callistemon* + *Eucalypt* species provide visual interest to the courtyard from both the kitchen area and the entrance from Eveleigh Street.

Gentle land modeling of turf creates seating opportunities viewing the private courtyard lawn and art wall.





Informal groups of *Corymbia citridora*, *Tristaniopsis laurina* and *Elaeocarpus reticulatus* provide dappled shade over the lawn and frame views of the Student Art Wall beyond.

A 1.2 - 2.2m high wall provides a separation between the service ramp and the Courtyard. This wall could provide a 'blank canvas' for student interaction and sociable art projects managed by the operator.

ADJOINS LD-101

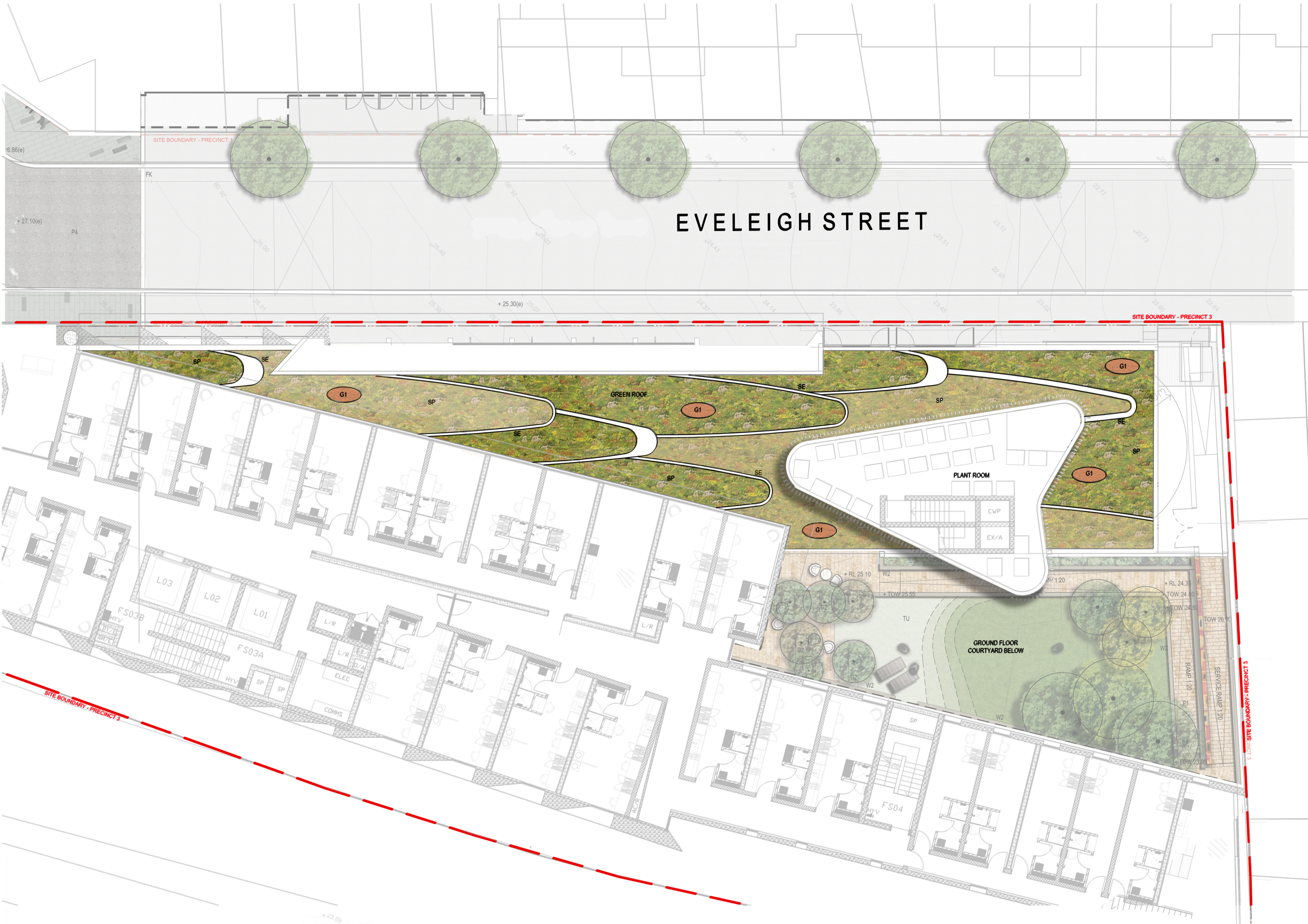


LEGEND:

-  Site boundary
-  G1 Recycled brick/terracotta tiles. Opportunity to re-use materials from site demolition.
-  SP Sedum planting in 300mm deep drainage cell.
-  SE Steel Edge. 5mm thick steel edge with white gravel inset.

General Notes:

- For Site levels and Architectural information refer to Civil and Architects drawings respectively.
- For drainage refer to Hydraulic engineers drawings.
- All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.
- External Lighting and electrical: refer to Engineers details.
- Contractor to protect all landscape works during construction including but not exclusive to existing verge.
- Levels general: Contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.



LEGEND:

- Site boundary
- +600 Proposed nominal design levels
- Proposed trees with mounding
- RPA Raised planter area
- Edge treatment to Architects details
- RPA Raised planter area 600mm min with max 1:3 graded mounding to achieve depth.
- W1 Wall type 1: Insitu off white formed concrete walls, 200mm wide grade 2 finish
- SE Steel edge: 600mm high, 12mm thick raised steel edge, powdercoated to Client specification.
- T1 Composite timber decking placed on pedestals. Dark grey and white colour
- T2 Composite timber decking placed on pedestals. Natural colour
- S1 Seat type 1: Outdoor dining bench seating. To be moveable.
- S2 Seat type 2: Minimum 450mm high, 450mm wide hardwood timber seat integrated into adjacent wall/planter
- BBQ Outdoor barbecue area
- CW Cinema Wall
- Moveable GRP planters
- Moveable informal seating

General Notes:

- For Site levels and Architectural information refer to Civil and Architects drawings respectively.
- For drainage refer to Hydraulic engineers drawings.
- All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.
- External Lighting and electrical: refer to Engineers details.
- Contractor to protect all landscape works during construction including but not exclusive to existing verge.
- Levels general: Contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.



Flexible dining area with moveable timber tables and bench seating

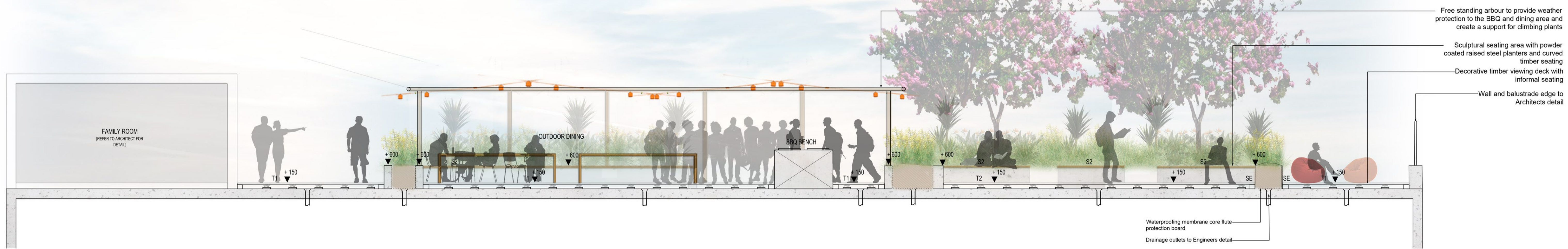
Free standing arbour to provide weather protection to the BBQ and dining area and create a support for climbing plants

Sculptural seating area with powder coated raised steel planters and curved timber seating

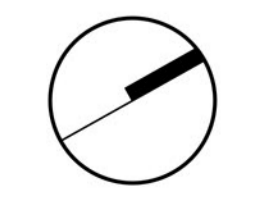
Decorative timber viewing deck with informal seating and outlook to Sydney CBD

Wall and balustrade edge to Architects detail

Open deck area with flexible seating and opportunity for rooftop cinema screening to solid building wall adjacent



1 SECTION A
1:50

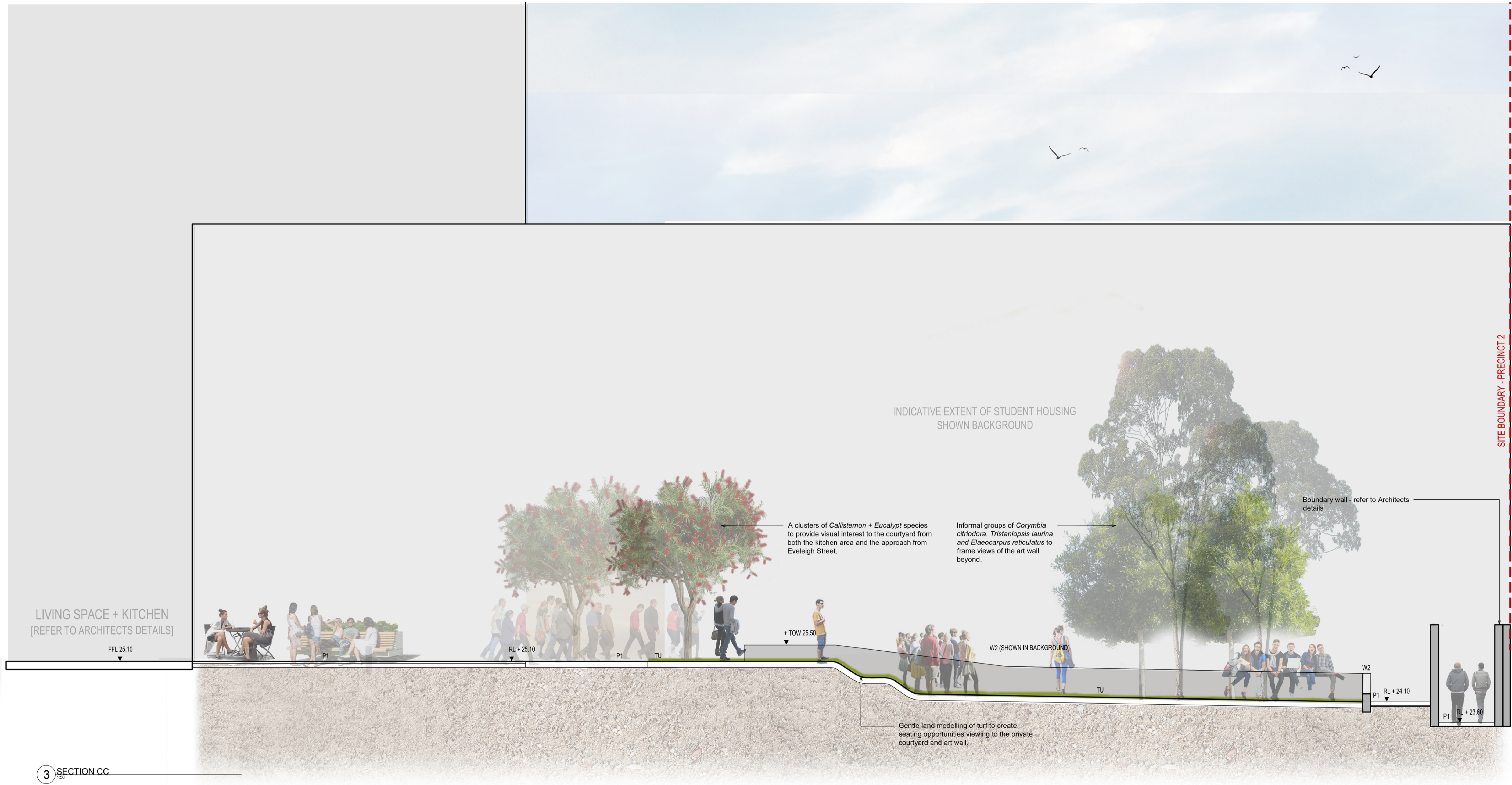




1 SECTION AA



2 SECTION BB



3 SECTION CC