

EXPLORER STREET, EVELEIGH

LANDSCAPE DESIGN REPORT STATE-LED REZONING INVESTIGATION

**PREPARED FOR
DEPARTMENT OF PLANNING AND ENVIRONMENT
12 SEPTEMBER 2023**

ACKNOWLEDGEMENT OF COUNTRY

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society. We acknowledge their unique ability to care for Country and their deep spiritual connection to it.

We acknowledge the Traditional Owners of the Land, Water, and Sky of the Gadigal peoples of the Eora Nation. We recognise and respect their culture, heritage, beliefs, and continuing relationship with the land and that they are the proud survivors of more than two hundred years of dispossession. We honour Elders past and present whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

We respectfully acknowledge the Traditional Custodians of the lands on where we work, the Gadigal People of the Eora Nation. We acknowledge the custodianship of its people and the privilege and responsibility to Connect and Design with Country.





ISSUE AUTHORISATION

Director: Mark Kuhne
Project Team: Yen Vu / Rachel Fong
Project Code: P0045403
Reference: Explorer Street Landscape Design Report
Prepared for: Department of Planning and Environment
Version: Rev D
Report Status: FINAL ISSUE
Date: 12 September 2023

Rev	Date	Purpose	Prepared	Reviewed
A	13.06.23	FIRST DRAFT	RF	YV
B	28.06.23	FINAL DRAFT	RF	YV
C	07.08.23	FINAL DRAFT	RF	YV
D	12.09.23	FINAL ISSUE	RF	YV

We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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The following chapter introduces the proposal for the site, a brief description of its locality and a Boundary line showing the extent of the state-led rezoning investigation. A list of Guiding Documents are provided to illustrate how the design response considers these strategies guidelines.

INTRODUCTION



1.1 PURPOSE OF THE PROJECT

This report has been prepared to build upon previous work by the Land and Housing Corporation (LAHC) and to examine current site conditions which will inform the development of a new Landscape Masterplan for the site.

This state-led rezoning investigation will include:

- An overview of current site conditions
- Analysis of the site context considering both existing and future local character
- An understanding of the site-specific opportunities and constraints
- A public domain and landscape plan as a leading solution

1.2 OUR APPROACH

Urbis has developed a Landscape State-led rezoning investigation to provide a future vision and Landscape Masterplan for the site. Our approach to developing a public domain plan is guided by a comprehensive and inclusive process which will ensure an integrated, future-thinking masterplan for the precinct. The outcomes of previous rezoning plans and consultation are also incorporated.

The tasks that will be undertaken includes:

- Background document reviews,
- Site Inspections,
- Site analysis,
- Identification of opportunities and constraints,
- Precedent study research,
- Development of a vision for the site, and
- Landscape design options development and testing.

The current master planning process has involved a multidisciplinary team comprising of town planners, designers, civil engineers, ecologists, heritage advisors, arborists, traffic, public art and sustainability experts, and more. Urbis has also received input gathered from Aboriginal knowledge holders and worked to reflect this input in the Landscape Masterplan to ensure that the design begins with Country.

By engaging with the community, enhancing social inclusivity, prioritising sustainability, and preserving cultural heritage, the aim is to create a space that embraces the needs and aspirations of present and future generations, whilst respecting the unique local character of the area.

1.3 SITE DESCRIPTION

The proposed state-led rezoning investigation of Explorer Street, South Eveleigh is located approximately 2km South of Central Sydney and within the City of Sydney (COS) Local Government Area.

Explorer Street, South Eveleigh is accessed from Henderson Road, a major link between Erskineville and the Redfern/Waterloo area, via Progress Road. The southern side of Henderson Road features a mix of residential terrace houses and cottages, small businesses, and light industry. The streets to the south are also well landscaped with mature street trees.

The subject site is bound to the north by the rail corridor and Eveleigh Railway Workshops, to the south by low density housing on Henderson Road and Railway Parade, to the east by medium density mixed use development, and to the west by railway workshops and Erskineville Station.

The park is located above a 16-metre easement for the Eastern Suburbs railway tunnel. Existing facilities within the park includes a small children's playground, an outdoor gym, a community ceramic mural integrated along a low concrete block retaining wall along the north-western walkway, and a large lawn area encircled by a pedestrian footpath.

1.4 SITE OVERVIEW



Figure 1 Site Context

1:2500 @ A1



1 Sydney South Rotary Park



2 Eveleigh Green



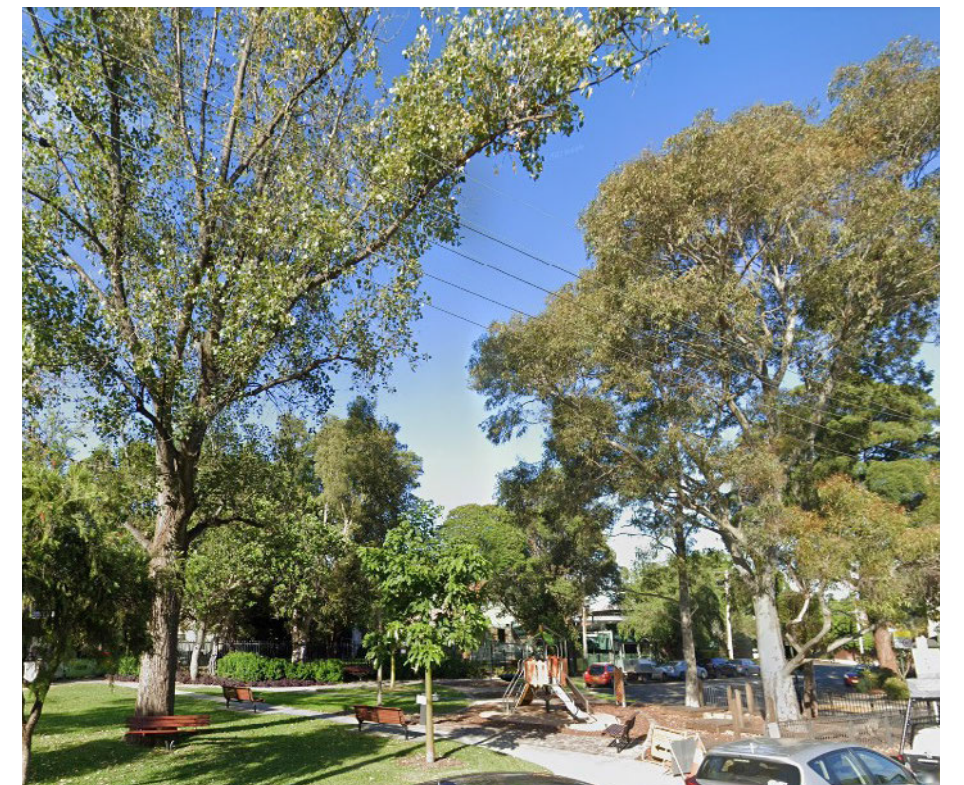
3 Ethel Street Playground



4 Solander Park



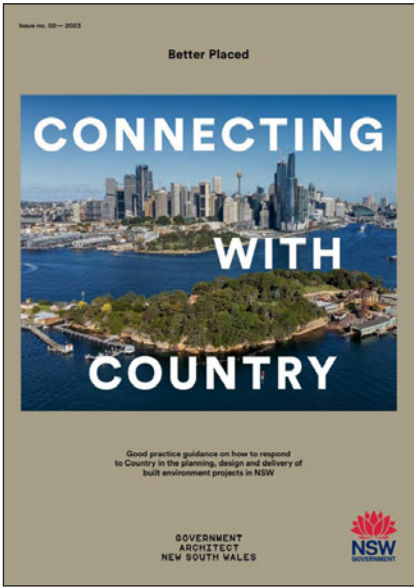
5 Dibbs Street Reserve



6 The Jack Shuttleworth Reserve

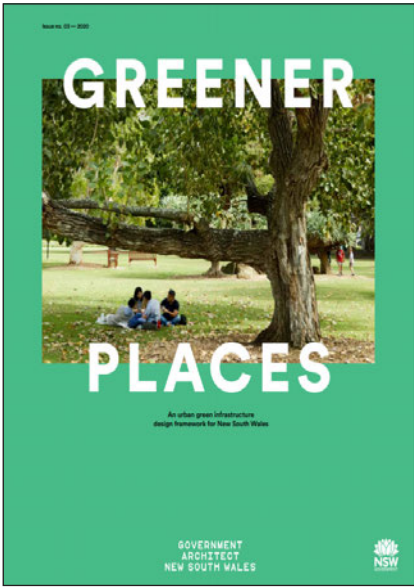
1.5 GUIDING DOCUMENTS

The following Documents were used to inform and guide the Analysis, Design Process and Response to the site. Urbis has also participated in the collaborative process of working with updated inputs from current consultants.



CONNECTING WITH COUNTRY DESIGN GUIDE

In July 2023, the Hon Minister for Planning and Public Spaces launched the Connecting with Country Framework. This is a framework for developing connections with Country that can inform the planning, design and delivery of built environment projects in NSW. The framework offers guidance and suggestions rather than a comprehensive checklist for how to connect with Country, and is ambitious for all NSW built environment projects to be developed with a Country-centred approach.



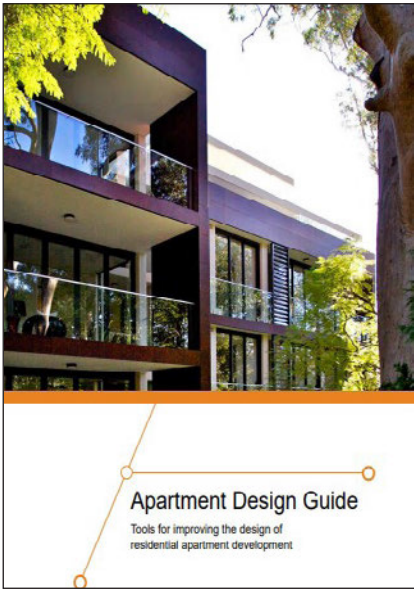
GREENER PLACES

In 2020, the Government Architect New South Wales (GANSW) released the Greener Places Design Guide to provide information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The guide provides strategies, performance criteria and recommendations to assist planning authorities, and design and development communities to deliver green infrastructure.



URBAN FOREST STRATEGY

This strategy outlines how tree canopies will be managed for the benefit of the entire community and for future generations. It outlines targets to increase the canopy of trees (in streets, parks, and properties) and maximise the economic, social and environmental benefits they can provide.



APARTMENT DESIGN GUIDE

In 2015, the NSW Department of Planning and Environment released the Apartment Design Guide to provide consistent planning and design standards for apartments across the state using design criteria.



CITY OF SYDNEY - GREENING SYDNEY STRATEGY

In 2021, the City of Sydney released the Greening Sydney Strategy which outlines how Sydney will be a cool, calm and resilient city by implementing urban greening programs and supporting actions.



CITY OF SYDNEY - OPEN SPACE, SPORT AND RECREATION NEEDS STUDY 2016

In 2016, the City of Sydney released the Open space. Sport and Recreation Needs Study to provide a series of directions and recommendations for future planning, provision, development and management of public open space and recreation facilities located within the City of Sydney.



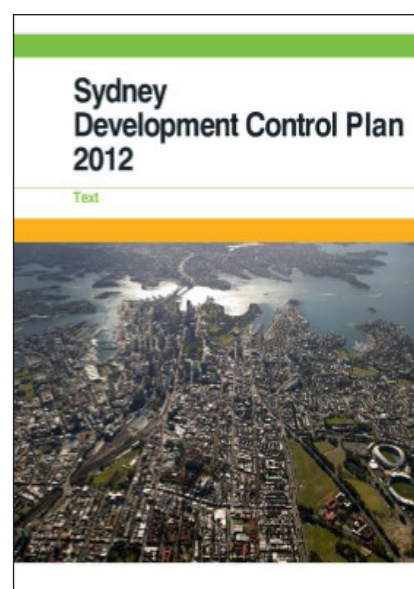
CITY OF SYDNEY - PUBLIC DOMAIN CODE: SYDNEY STREETS

In March 2018, the Greater Sydney Commission (GSC) released the Greater Sydney Region Plan (the Region Plan) articulating a 40-year vision to transform Greater Sydney into 'A Metropolis of Three Cities' - the Western Parkland City, The Central River City and the Eastern Harbour City. It is built upon a vision where most residents live within 30-minutes of their jobs, education and health facilities, services and great places.



CITY OF SYDNEY - STREET TREE MASTERPLAN

In 2023, the City of Sydney released the Street Tree Masterplan which provides a coordinated and strategic approach to future planting and managing street trees across the city to provide a green and resilient future. The plan is intended to assist developers select and plant trees appropriate to the sites context and character.



CITY OF SYDNEY - DEVELOPMENT CONTROL PLANS

In 2012, the City of Sydney released the Development Control Plan which provides detailed planning and design guidelines to support the planning controls in the local environmental plans.



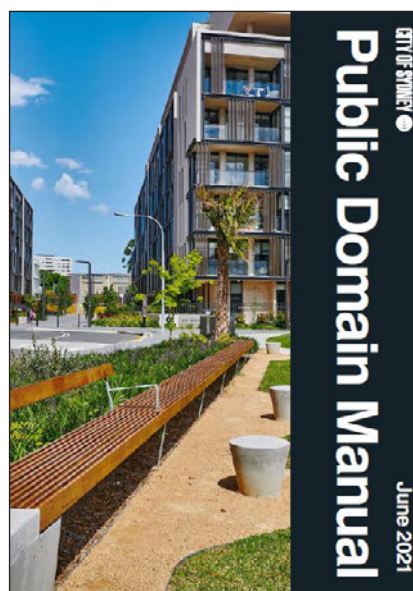
CITY OF SYDNEY - SYDNEY LANDSCAPE CODE

In November 2016, the City of Sydney released the Landscape Code to guide the creation of high quality, sustainable landscape spaces. It provides practical advice and guidelines for landscape elements that must be addressed in development applications.



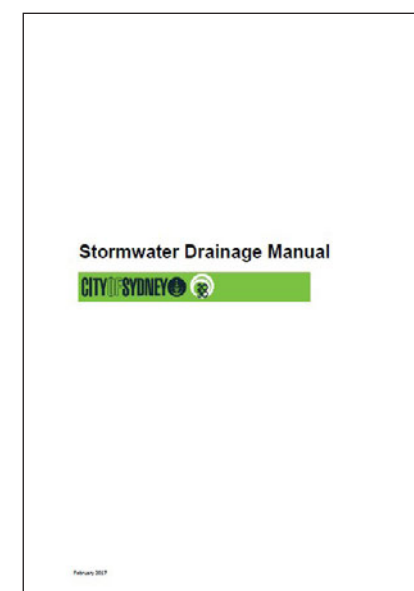
CITY OF SYDNEY - SYDNEY STREETS - TECHNICAL SPECIFICATIONS

In 2016, the City of Sydney released their Landscape Code to "guide the creation of high quality, sustainable landscape spaces within private developments. The Landscape Code provides practical advice and guidelines to assist land owners to contribute to the greening of the City of Sydney. It specifies council guidelines for the preparation of landscape plans required for Development Application submissions."



CITY OF SYDNEY - PUBLIC DOMAIN MANUAL

In March 2018, the Greater Sydney Commission (GSC) released the Greater Sydney Region Plan (the Region Plan) articulating a 40-year vision to transform Greater Sydney into 'A Metropolis of Three Cities' - the Western Parkland City, The Central River City and the Eastern Harbour City. It is built upon a vision where most residents live within 30-minutes of their jobs, education and health facilities, services and great places.



CITY OF SYDNEY - STORMWATER DRAINAGE MANUAL

The Stormwater Drainage Manual released in February 2017 set out stormwater and flooding requirements relevant to private developments. It details what should be considered with regard to stormwater and flooding when making a Development Application and issues to consider in addressing conditions of consent for stormwater drainage work.



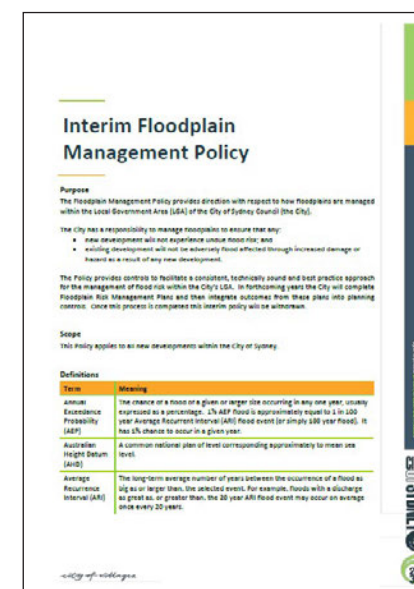
CITY OF SYDNEY - ADAPTING FOR CLIMATE CHANGE

In June 2017, the City of Sydney released a long term strategy for adapting to climate change. It sets out the impacts the changing climate will have on our city, the risks these pose and the actions the City of Sydney, businesses and communities must take now and in the decades to come.



CITY OF SYDNEY - ENVIRONMENTAL STRATEGY 2021 - 2025

In July 2021, the City of Sydney released the Environmental Strategy to outline the most important measures to help make Sydney a sustainable and resilient city.



INTERIM FLOODPLAIN MANAGEMENT POLICY

The Floodplain Management Policy released in May 2014, provides direction and controls to facilitate a consistent, technically sound and best practice approach for the management of flood risk within the City of Sydney Council's (the City) Local Government Area (LGA).

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1.6 SITE HISTORY & APPRECIATION

The following information is referenced from:

- Djinjama's reading of Country, observations and recommendations from site visit.
- Heritage Impact Assessment (Urbis, 2023)

to guide the Landscape Masterplan.

ABOUT THE SYDNEY FIRST NATIONS COMMUNITY

About the Sydney First Nations Community

Elders have shared that in 1788 there were at least 36 linguistic groups in the Sydney area.

The Sydney Basin is home to a number of First Nations groups. It has long been a destination and a space of movement as peoples from the north, west and south travel to the area, undertaking cultural care of Country obligations, staying with kin on the way. These groups maintain enduring connections with and responsibilities towards the Sydney area, and have differing names and languages, which originated from oral traditions with multiple dialects.

With colonisation and urbanisation many of the original tribes were dispossessed, displaced, overlooked, and presumed to have been wiped out. However, their presence is well recorded both in colonial records and in bloodlines and stories of the contemporary peoples from the Sydney Basin. As colonial processes systemically impacted First Nations peoples from across the continent, Sydney attracted an influx of First Nations peoples, creating a new Sydney First Nations community that included both those with bloodline heritage from Sydney, and those who relocated to Sydney.

Systemic colonial practices of erasure and assimilation have caused complicated contestations between some of these groups, triggering power struggles that dissociates those with long connections and belonging to place. As such, while it is acknowledged that Sydney is a contested space, it is also a shared space.

It is important to note that in First Nations knowledge systems and worldviews there are many ways of knowing, many truths, and diverse perspectives. Likewise, there are many truths about places containing diversity in the knowledges, stories, histories, names, and understandings of that place. All are acknowledged and respected in our work.

POST - 1788 SITE HISTORY

EXECUTIVE SUMMARY

The subject site is not a heritage item listed under Schedule 5, Part 1 of the Sydney LEP 2012. However, the site is located alongside the southern boundary of the State significant 'Eveleigh Railway Workshops' (SHR Item No. 01140) heritage item, listed on the State Heritage Register (SHR) under the Heritage Act 1977. The site is also located north of the Kingsclear Road Heritage Conservation Area (HCA) (C3) listed under Schedule 5, Part 2 of the Sydney LEP 2012.

The HIA prepared for the site finds that the site does not meet the requisite thresholds for listing as a heritage item of local significance.

In 2019, Urbis undertook a HIA to understand the potential heritage significance of the place in the context of rezoning plans being developed at that time; these plans were not pursued.

The updated HIA assesses the potential impacts of the revised proposal and in-principle redevelopment of the site on the significance of the site and vicinity heritage items, with reference to the proposed design set out in the Master Plan.

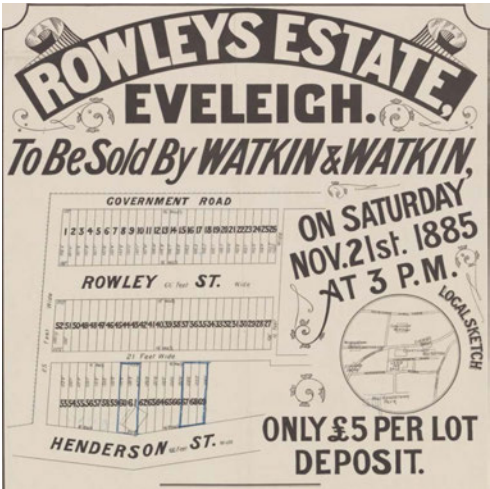
This HIA determined that the proposed rezoning and the in-principle redevelopment of the subject site described in the Master Plan would not result in adverse impacts to the identified heritage significance of the vicinity heritage items.

KEY EVENTS

- 1794 - John King receives a grant of 30 acres in the then 'District of Bulanaming'. The grant becomes known as 'King's Farm' or 'King's Clear'. In accordance with the grant conditions, King clears the land and drains any extant waterholes/swamps and utilises the area for agricultural pursuits.
- 1836 - King's Clear is sold to Spence and in turn to Archibald Bell. Bell sells 20 acres to William Miller and John Robert Anderson.
- 1838 - Robert Henderson purchases 14 acres of King's Clear to establish the Camellia Grove Nursery, specialising in a wide range of roses, geraniums, camellias, orchids and dahlias as well as fruit trees. The Camellia Grove Nursery was in operation from 1838 until 1890.
- 1855- Government resumed land just north of the subject site for the Sydney to Parramatta Junction railway line.
- 1879-1880 - Further land north of the subject site resumed for a locomotive and rolling stock workshop, later known as the Eveleigh Railway Workshops.
- 1880s - Subdivisions develop south of the railway line and Eveleigh Railway Workshops, with a network of east-west roads (Rowley Street and Pickup Street) and north-south roads (Brandling, Kingsclear, Alexandra, Phillip and Gerard Streets) emerging. Houses at the subject site along Henderson road included brick and weatherboard cottages and groups of terraces.
- 1912 - Land between the Eveleigh Railway Workshops and Henderson Road was purchased by the Railway Commissioners to facilitate the construction of the Alexandria Goods Yard. A total of 230 cottages were demolished for the construction of the yard, which stored the goods and produce transported around the state via rail.
- 1912- 1916 - Alexandria Goods Yard constructed, with buildings including a foundry, yard and a large goods shed running parallel to Henderson Road with platforms for loading and unloading. The shed had a capacity of 200 trucks undercover.
- 1952 - Further land along Henderson Road resumed by the Railway Commissioners to expand the Alexandria Goods Yard.
- 1960s - Land adjacent to Henderson Road purchased in 1952 eventually utilised for the for the construction of the Eastern Suburbs Railway Lane. This underground development included the demolition of 103 cottages fronting Henderson Road in 1967 and the creation of a 16-metre easement extending east/west along the edge of the subject site.
- 1979 - Eveleigh Railway Workshops decentralised and Alexandria Goods Yard leased to TNT and Brambles as a storage and goods terminal.
- 1980 - In 1980, the Housing Commission of New South Wales undertook a feasibility study for the Alexandria Goods Yard. The study recommended a 'mixed development of residential, community and recreational uses would be of benefit to the local community and to Commission applicants desiring housing in the inner suburbs' subject to improvements on the land to minimise potential noise and dust pollution from the railway.
- 1984 - The Housing Commission of New South Wales invited public registrations of interest for the development of three major inner-city sites

using an architect-management arrangement. This included the proposed development of the former Alexandria Goods Yard site, designated site 8875.

- 1985 - The sheds, tracks and foundry at the Alexandria Goods Yard were demolished.
- 1986 - Travis Partners Pty Ltd prepared a response to the consultancy brief for the former Alexandria Goods Yard site, designated site 8875. The response outlined in detail the housing design, and housing form and appearance.
- 1987 - Development Application for a large area of land along the railway line, including the former Alexandria Goods Yard site, was finalised by the Housing Department of New South Wales (former Housing Commission) and submitted. This plan envisaged the construction of 264 dwellings of various types on the 8.46-hectare site with a population of about 725 people. In this plan, the site was divided into two sections with landscaped space to the south and housing development to the north.
- 1987 - On 13 March 1987, the New South Wales Government Gazette announced the resumption of land at Alexandria, Lot 1 DP 705647, from the State Rail Authority of New South Wales.
- 1990 - Construction of the subject site, as Stage 1 of the Alexandria Housing Project, completed.
- 1994 - Following a pause in subsequent stages of the Alexandria Housing Project caused by the declaration of part of the land as an Advanced Technology Park (ATP), construction begins on the adjacent Rowley Street Precinct.
- 1996 - Construction of the Rowley Street Precinct and Garden apartments completed.



Source: Draft Heritage Impact Assessment (Urbis, 2023)

02

The following chapter explores the relationship of the site to its broader context. This section examines the existing conditions of the landscape and its character to provide design opportunities.



CONTEXT & ANALYSIS



2.1 EXISTING SITE CONDITIONS

The following site photographic audit provides an overview of the existing site conditions and identifies key qualities of place within the site to inform the preparation of the Landscape Design Report



Figure 2 View of Park from Monks Lane highlights the end of a view corridor and trees that are endemic and part of the succession plan.



Figure 3 Existing bicycle lane on Henderson Road increases public accessibility to Park.



Figure 4 Existing playground equipment installed where existing stormwater basin is located.



Figure 5 Existing Park landform exhibits noticeable level changes.



Figure 6 Access to Park from Henderson Road has an unwelcoming entrance.



Figure 7 Existing Park circulation is not accessible for people in wheelchairs.



Figure 8 End of Explorer Street and garage access to social housing developments.



Figure 9 View of existing Social Housing on Explorer Street facing Park.

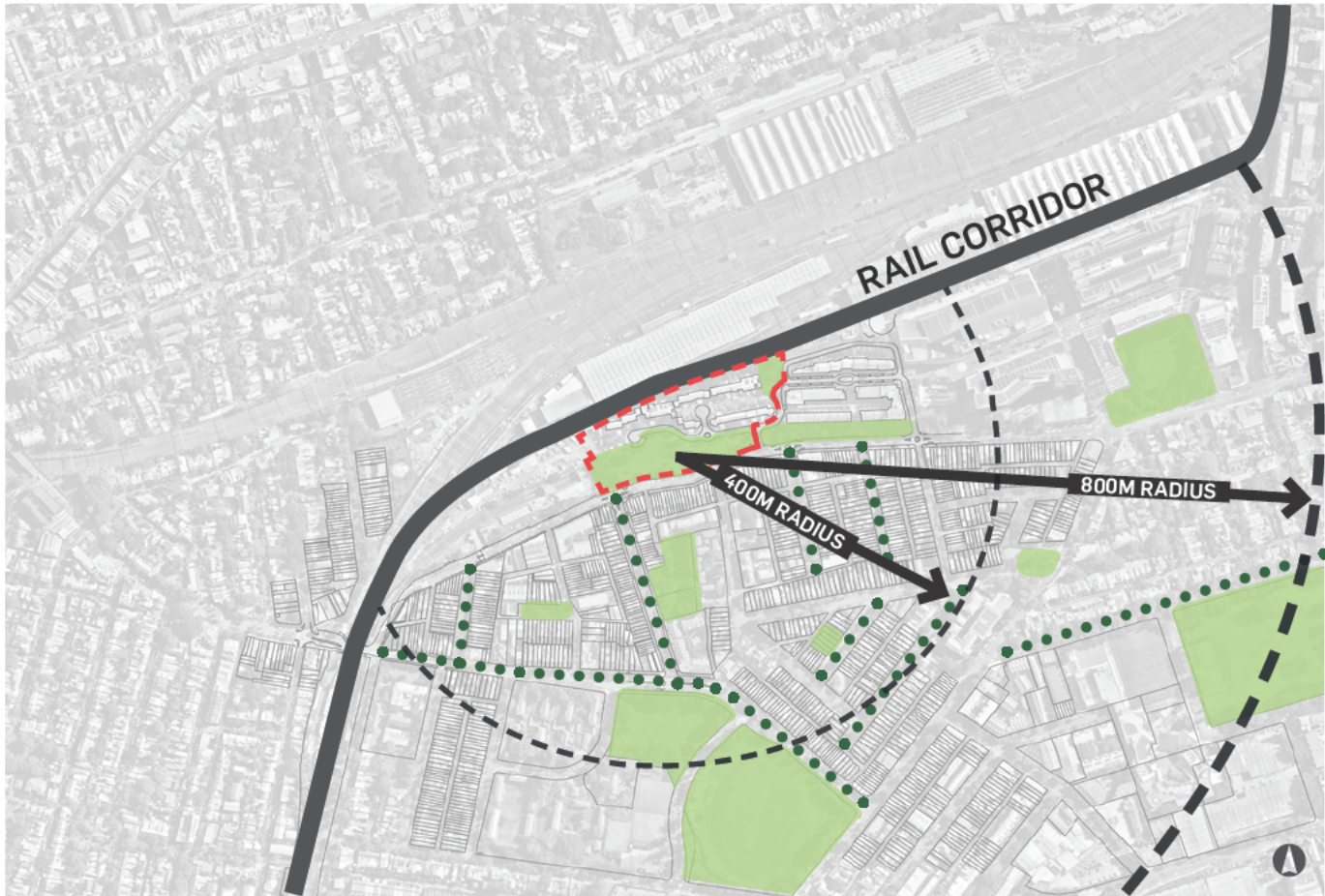


Figure 10 Existing Explorer Street roundabout



Figure 11 Existing Aurora Place Social housing development

2.2 SITE ANALYSIS



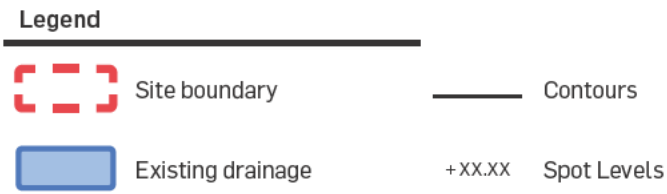
OPEN SPACE NETWORK

The Explorer Street precinct is currently well served with a variety of Local, Neighbourhood and District scaled parks located within a 10-minute walk. The number of open spaces are generally situated to the south of the railway corridor where the subject site sits. This includes Eveleigh Green, Ethel Street Playground, Solander Park, Dibbs Street Reserve, The Jack Shuttleworth Reserve, Harry Noble Reserve, Erskinevill Oval and Alexandria Park. The subject site is part of a longer linear open space network that extends along Henderson Road, to the East.



TOPOGRAPHY AND FLOODING

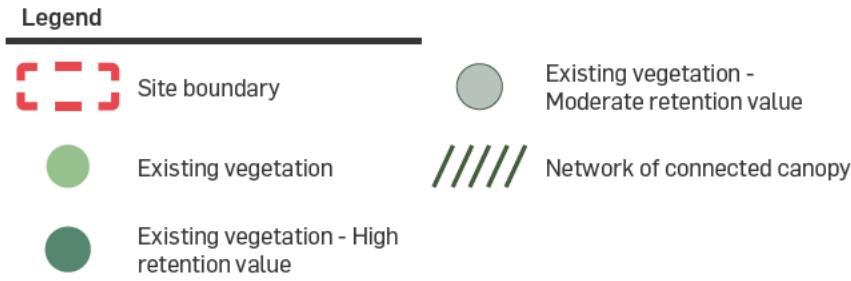
The existing park landform exhibits significant level changes, with a relative fall north to south and a generally flat landscape east to west, engineered to facilitate the local stormwater detention basin. There is a series of undulations along Henderson Road and an existing overland flow path that dissects the park from north to south.





EXISTING VEGETATION & ECOLOGY

The existing tree canopy is heavily concentrated within edges of the park site, with relatively few trees rated with a high retention value. There are no public street trees along Explorer Street, and those in private areas are typically located in very confined and restrictive locations. The streets south of Henderson Road offer a well landscaped environment with mature street trees leading towards the subject site. The existing vegetation within the site is highly modified, does not contain any recorded threatened species or ecological communities and is not likely to reflect the vegetation that would have occurred prior to clearing. Current conditions of the Precinct show potential of several species to be present.

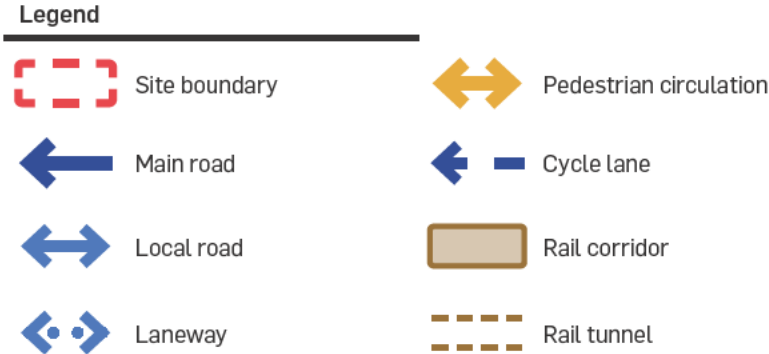


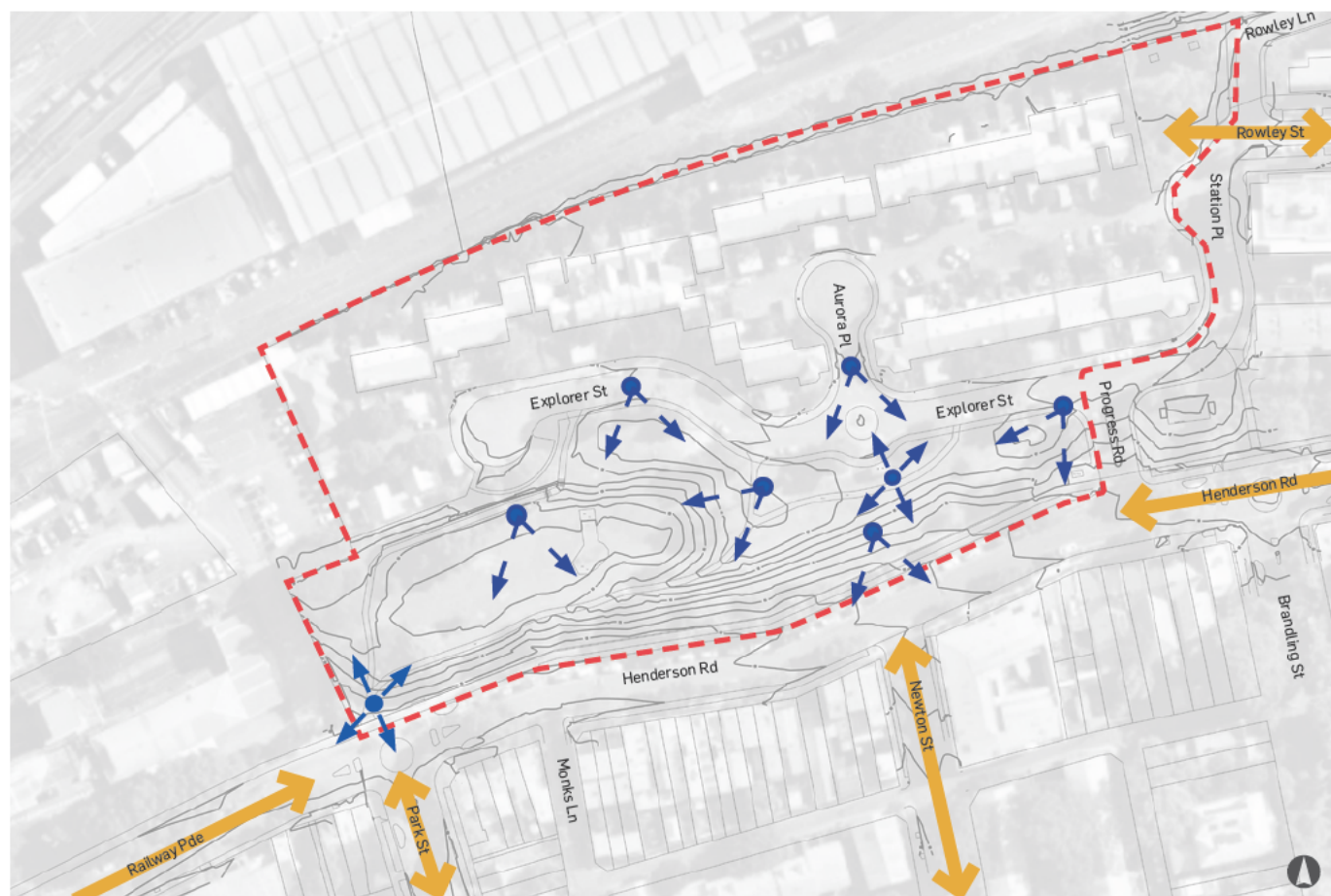
Source: Explorer Street Eveleigh Masterplan and Rezoning - Biodiversity Report (Eco Logical Australia, 2023)



MOVEMENT AND ACCESS

Explorer Street is currently accessible from Henderson Road via Progress Road. The existing vehicular access on Henderson Road is a major link between Erskineville and the Redfern/Waterloo area. It also serves as a two-way bicycle lane and main pedestrian connection route. Within the park, a pedestrian footpath surrounds the open lawn area and slopes down to meet the public pedestrian footpath. The site is bound to the north by the rail corridor and the Eastern Suburbs Rail line currently runs through a tunnel under the northern edge of the park.





VIEWS AND VISTAS

The curvature of Henderson Road and the existing development presents the park as a primary visual element within the whole subject site. Though the undulating landscape to the south presents some surveillance issues from the public pedestrian footpath and neighbouring residential terrace houses along Henderson Road into the site, there are internal vistas that explore the park within and look onto adjacent roads.

Legend

 Site boundary

 Sight lines

 Views

2.3 SITE SWOT ANALYSIS

The table adjacent summaries the site's strengths, weaknesses, opportunities, and threats (SWOT) from our existing site conditions and analysis that were presented in Section 2.1 to Section 2.2.

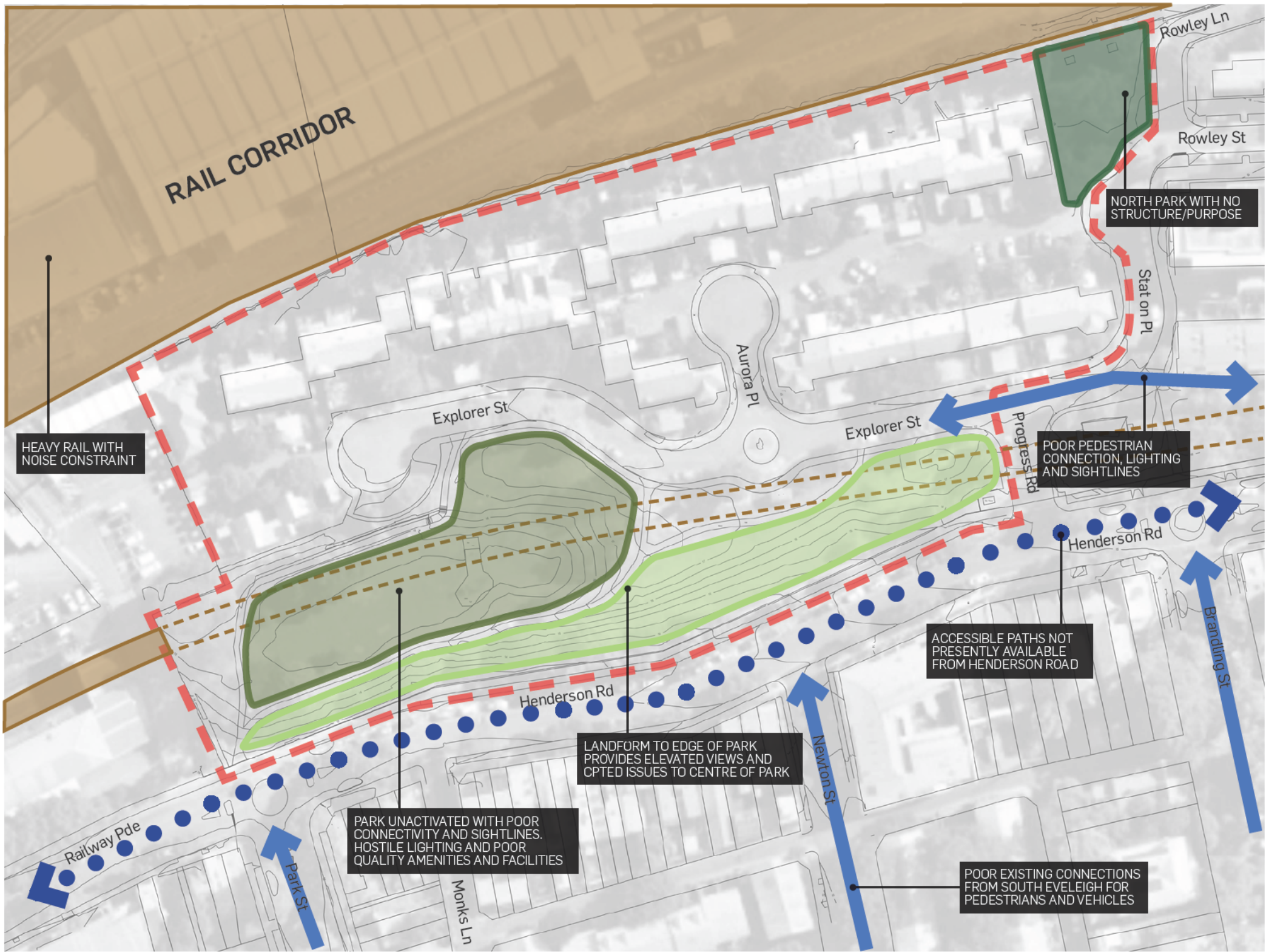
The items of consideration include Topography and flooding, Local character, Heritage, Views and vistas, Public domain and open space, Existing vegetation and ecology, Connectivity and transport and Engineering and rail consideration.

The key opportunities and constraints drawn for these have also been illustrated on the following two diagrams.

Consideration	Strengths	Weaknesses	Opportunities	Threats
Topography	<ul style="list-style-type: none"> Relatively flat along the road way within the site boundary 	<ul style="list-style-type: none"> Accessible paths not presently available from Henderson Road Significant level change from rail corridor along the northern site boundary Currently inaccessible to people with a disability (not DDA compliant) 	<ul style="list-style-type: none"> Elevated views of the park and surrounding neighbourhood streets Activate the park with programs such as amphitheatre 	<ul style="list-style-type: none"> Restricted views into site may create CPTED issues associated with safety and security.
Flooding	<ul style="list-style-type: none"> Not a low-lying flood prone area 	<ul style="list-style-type: none"> Concern for Northern Boundary overland flow from railway corridor 	<ul style="list-style-type: none"> Potential for the park to retain and celebrate it's water capture and storage function Potential for integration of WSUD intervention, swales and raingardens 	<ul style="list-style-type: none"> Increased overland flow from proposed development may not be accommodated in current park.
Local Character	<ul style="list-style-type: none"> Fine grain development to the south of the site Village feel and activation of development surrounding Erskineville Station to the west First Nations history and significance in the area 	<ul style="list-style-type: none"> Railway corridor to the northern boundary that segments the site 	<ul style="list-style-type: none"> Better integrate the development and site into the broader area context Enhance the surrounding character and reinvigorate the development 	
Heritage	<ul style="list-style-type: none"> A site rich in it's pre settlement and post settlement history 	<ul style="list-style-type: none"> Heritage items to the north currently inaccessible Lack of heritage interpretation across the site 	<ul style="list-style-type: none"> Celebrate and acknowledge historical significance of the site 	
Views and Vistas	<ul style="list-style-type: none"> Views from the residential development on site face existing green open space 	<ul style="list-style-type: none"> Views into the site from Henderson Road are limited in areas due to park landform and mounding Views to the north directed at railway corridor 	<ul style="list-style-type: none"> Improve and extend views into site from Henderson Road and adjacent roads 	
Public Domain and Open Space	<ul style="list-style-type: none"> Extensive park frontage interfacing along Henderson Road Located within close proximity of other local parks with a diverse range of programs and uses 	<ul style="list-style-type: none"> Poor quality amenities, furniture and facilities Poor passive surveillance from Henderson Road Poor lighting and CPTED issues 	<ul style="list-style-type: none"> Improve lighting strategy Strengthen linkage between surrounding open spaces 	<ul style="list-style-type: none"> Solar access as a result of higher development to the north.
Existing Vegetation and Ecology	<ul style="list-style-type: none"> Several mature trees of high value and significance on site Significant trees framing connections from the south 	<ul style="list-style-type: none"> Inconsistent mix of species currently found on site No existing trees found within current internal road layout 	<ul style="list-style-type: none"> Provide additional understorey and garden style planting Unify and enhance tree canopy across site 	
Connectivity and Transport	<ul style="list-style-type: none"> Well connected to public transport, Erskineville and Redfern station in close proximity Dedicated cycle lane along Henderson Road 	<ul style="list-style-type: none"> Single access off Henderson Road Poor existing lane way connections from South Eveleigh for pedestrians and vehicles Poor lighting and CPTED issues 	<ul style="list-style-type: none"> Create stronger physical and visual connections from Henderson Road Enhance pedestrian connections into and through site 	

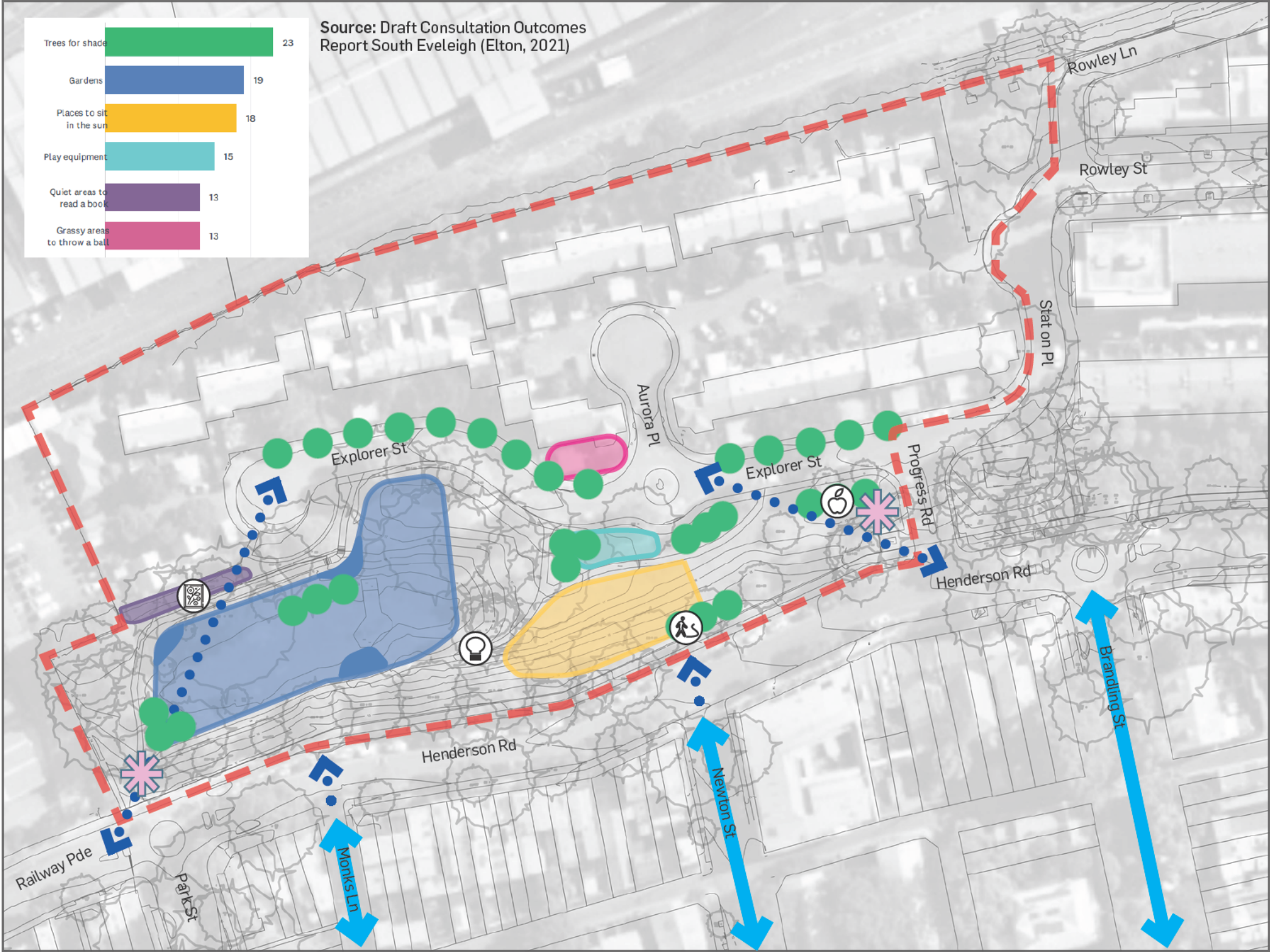
2.4 KEY OPPORTUNITIES AND CONSTRAINTS

SITE CONSTRAINTS - A FRAGMENTED PARK



- Legend
- Site boundary
 - Fragmented park
 - Park landform
 - Unactivated park
 - Rail corridor
 - Bicycle lane to the South of the park
 - Poor existing connection

SITE OPPORTUNITIES - COMMUNITY ENGAGED



- Legend
- Site boundary
 - Integration of WSUD interventions, swales and raingardens
 - Open lawn space: provide opportunities for passive recreation and informal community experiences
 - Play space
 - Gathering Space
 - Existing trees for shade
 - Proposed trees for shade
 - Improved lighting strategy
 - Community garden for food production
 - Proposed pedestrian entry
 - Existing public art
 - Proposed seating
 - Existing internal pathway
 - Green street linkage to enhance pedestrian connection into site
 - Stronger physical and visual connection
 - Accessible entry

2.5 TREE RETENTION PLAN

TREE RETENTION VALUE PLAN

EXECUTIVE SUMMARY - TREE ASSESSMENT

Abel Ecology carried out a tree assessment survey at Explorer Street, South Eveleigh, NSW 2015 (53A Henderson Road) on behalf of Urbis, to assess the condition of one-hundred-and-ninety-eight (198) trees in total. The trees observed are located within the public areas comprising of fifty-eight (58) trees within the park and fifty (50) trees along the roads. A further fifty-eight (58) trees are located within the residential area as well as thirty-two (32) on the rail line, which were not accessible, and estimates were calculated for the purpose of this assessment.

The purpose of this report is to review the existing arborist report and update site details for trees on the land and consequent recommendations made by the previous report.

The trees on site are in good condition and of average health. Some trees show signs of deteriorating health within the public areas.

This report does not authorise tree removal on the site or on the neighbouring properties.

Refer to Abel Ecology Arboricultural Impact Assessment Review for Key Recommendations and detail notes on assessment.



Source: Arboricultural Impact Assessment (Abel Ecology, 2023)

EXISTING CANOPY COVERAGE PLAN

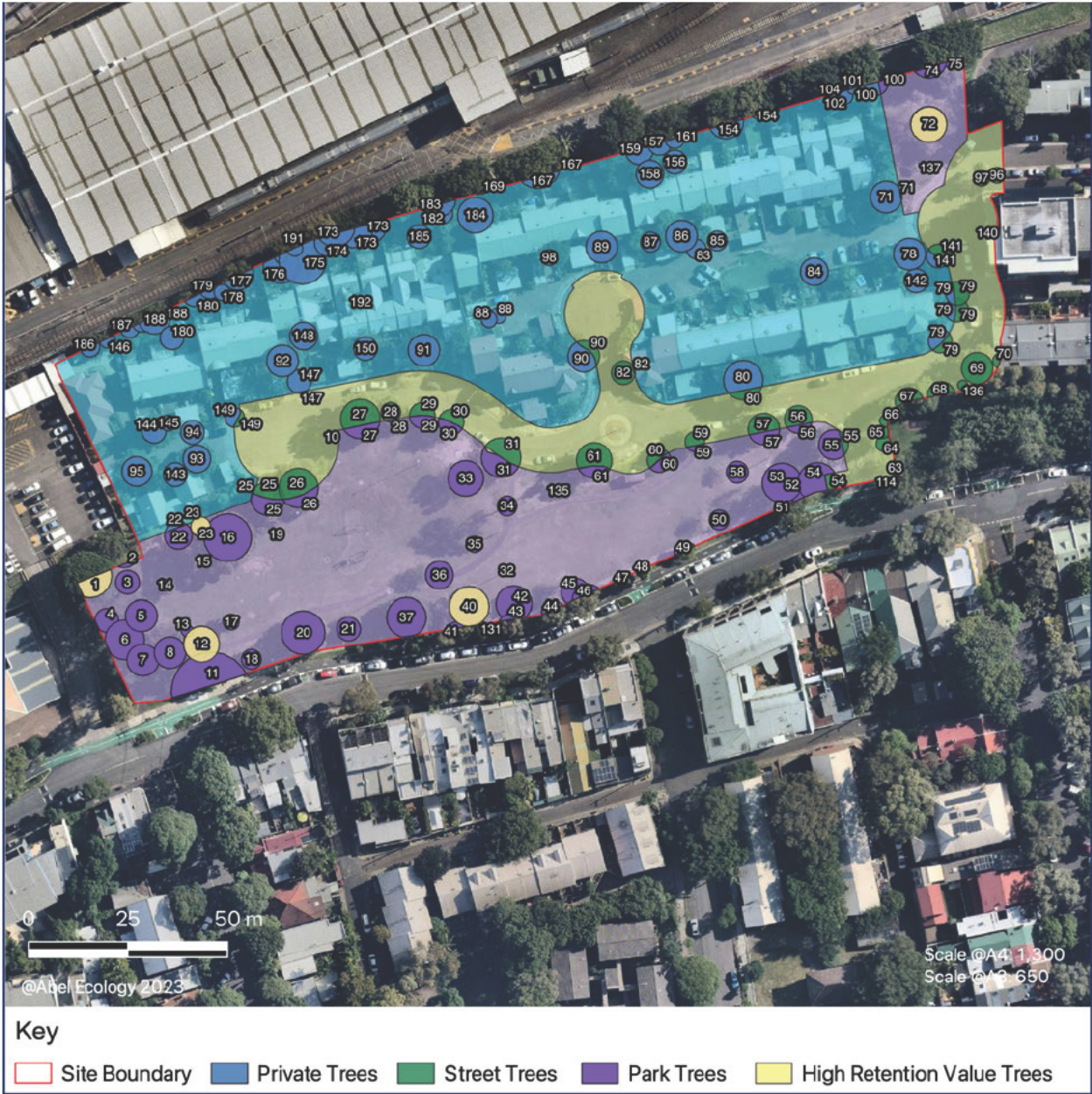


Figure 7. Existing Canopy Coverage Plan

Position	Count of Canopy Type	Sum of Canopy Cover Area (m2)	Total Area (m2)	% Relative Area
Park	63	1860	7368	25
Private	37	1680	11139	15
Street	73	656	4101	16
Grand Total	173	4196	22608	19

Source: Arboricultural Impact Assessment (Abel Ecology, 2023)

TREES TO BE RETAINED & REMOVED

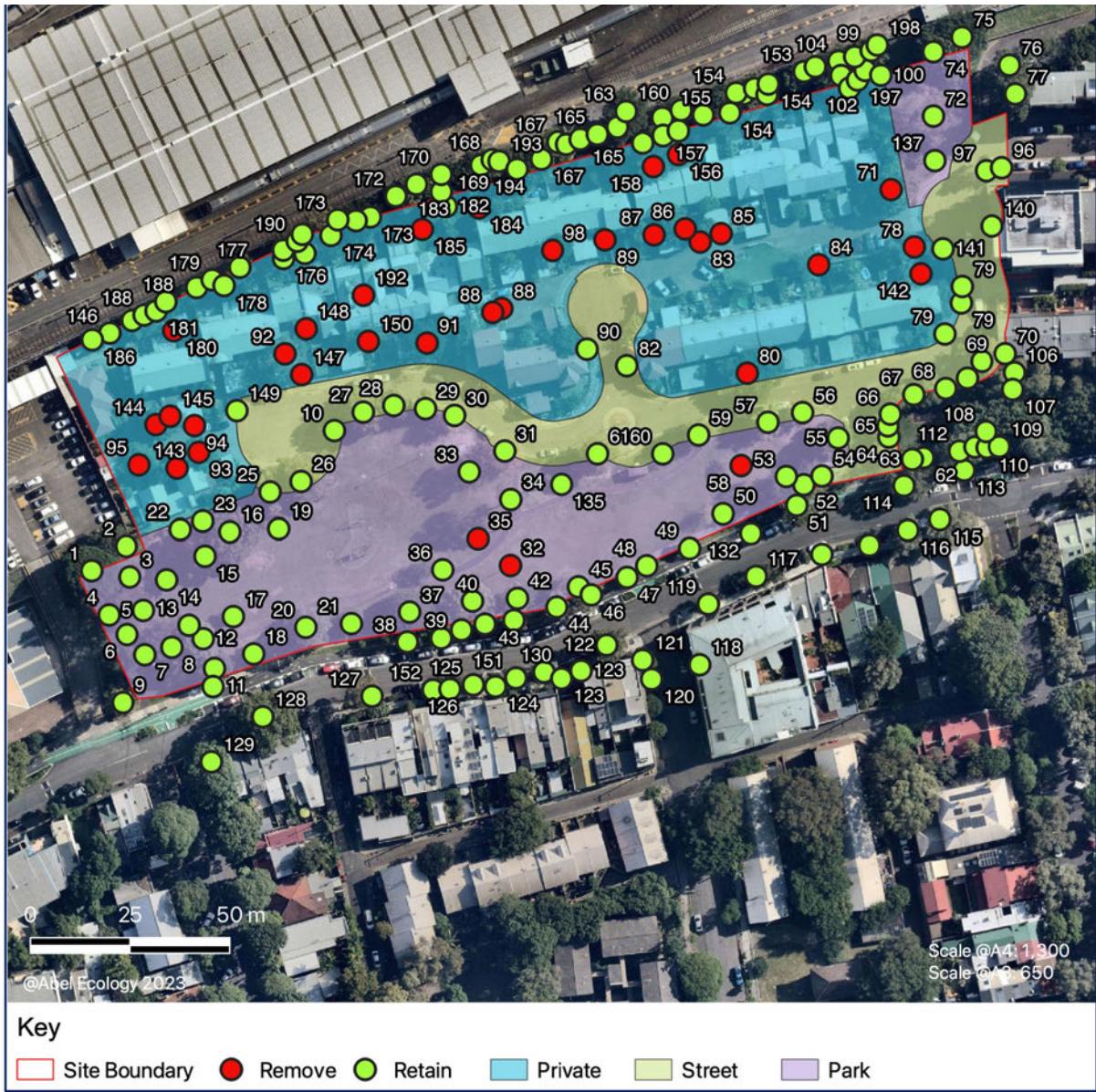


Figure 8. Trees to be Retained and Removed

Source: Arboricultural Impact Assessment (Abel Ecology, 2023)

2.6 PROPOSED TREE PLANTING



	Count of Canopy Type	Sum of Canopy Cover Area (m2)	Total Area (m2)	% Relative Area
Proposed Trees	85	3103	22737	14

The Landscape Masterplan ensures that tree canopy cover is considered in all development and is provided appropriately within each development.

The percentage of proposed canopy cover is based on the Landscape Masterplan and aims to achieve canopy targets outlined in the Design Guide.

Refer to Explorer Street Design Guide for recommended canopy targets.

Source: Arboricultural Impact Assessment (Abel Ecology, 2023)

2.7 EXISTING STREET SECTIONS

SECTION A - AURORA PLACE

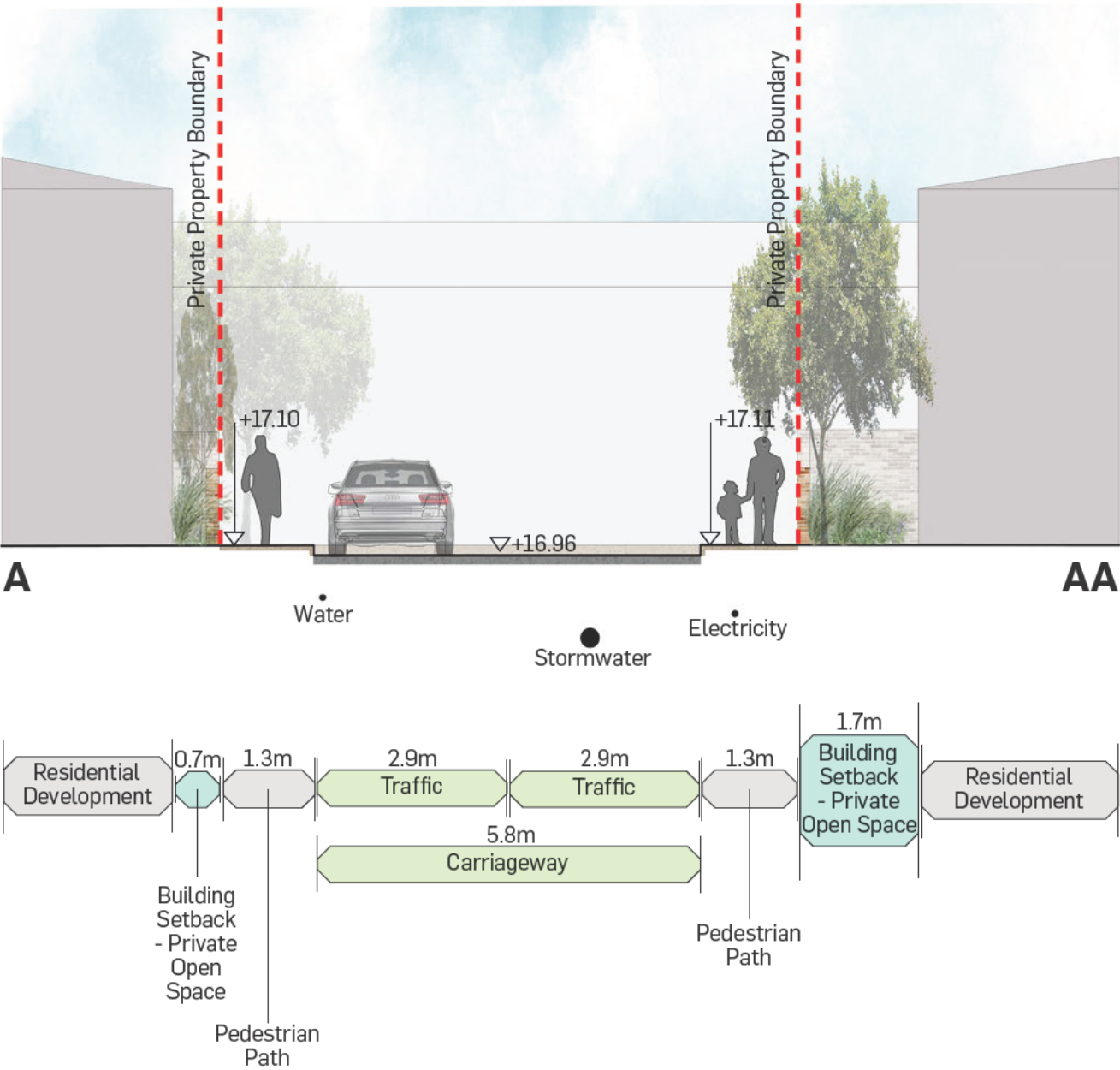
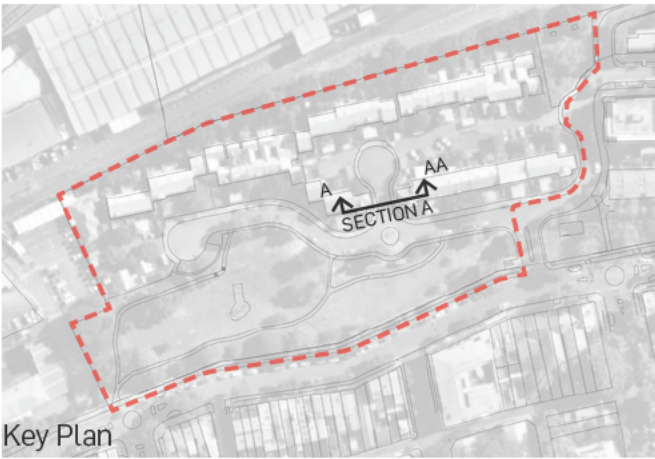


Figure 12 Section A

*Exact location of services to be confirmed

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SECTION B - EXPLORER STREET

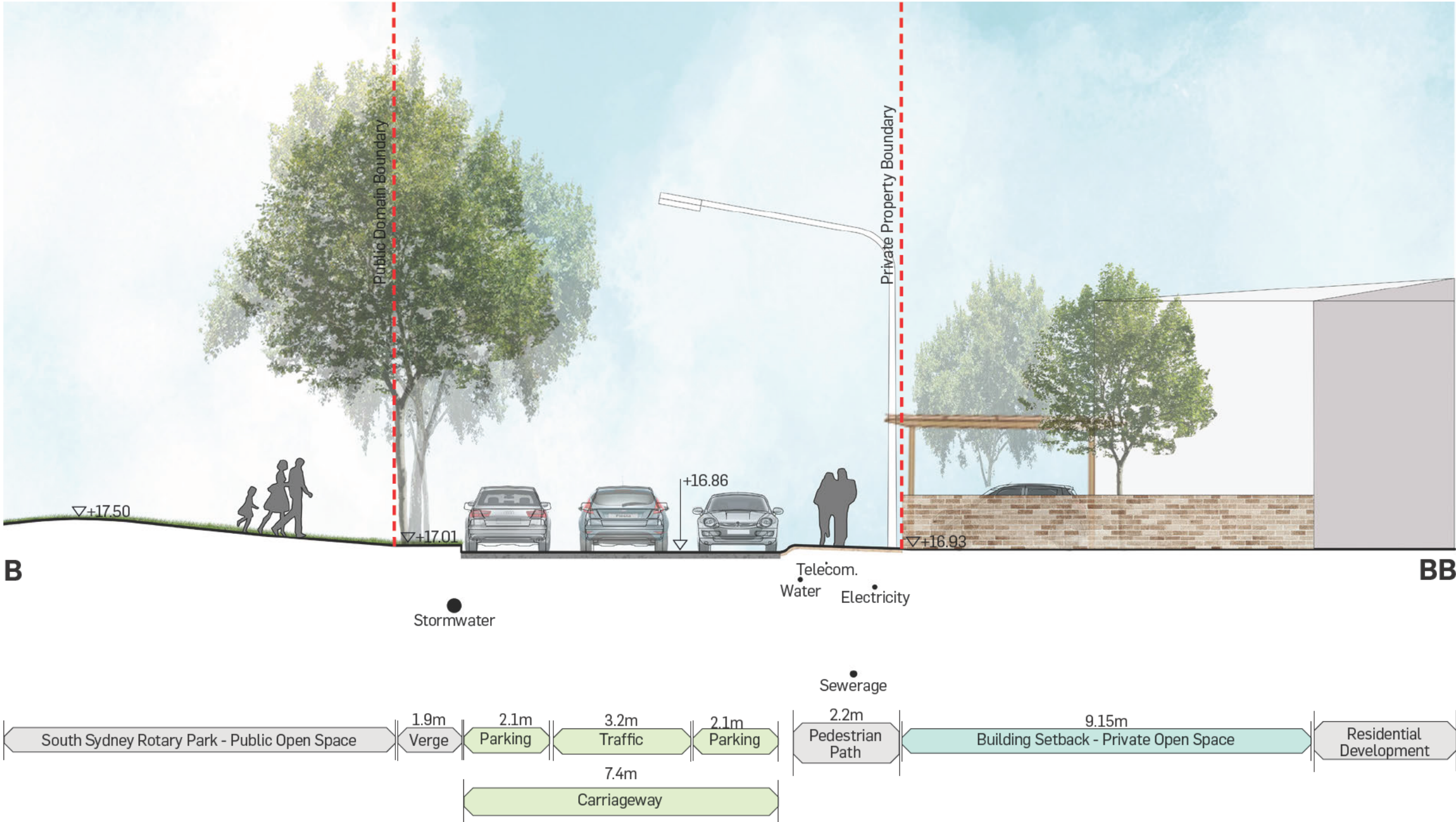
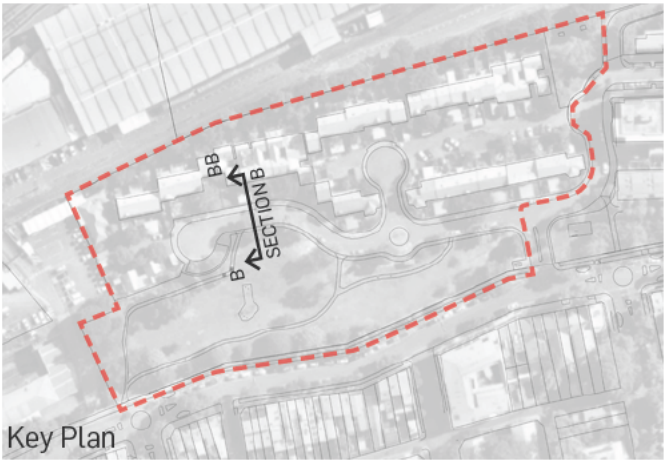


Figure 13 Section B

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*Exact location of services to be confirmed

03

Our Vision and Strategy for the site is to foster a design approach which reflects the sites needs and provide a framework for the final design resolution.





VISION & STRATEGY

3.1 PROJECT PRINCIPLES

01

NET INCREASE OF
AFFORDABLE AND
SOCIAL HOUSING

02

INDISTINGUISHABLE
MARKET
AND SOCIAL
DEVELOPMENT

03

FEASIBLE
DEVELOPMENT

04

NO LOSS OF PUBLIC
OPEN SPACE

05

ADDRESS
NOISE IMPACTS
FROM THE RAIL
CORRIDOR

06

CREATE ENGAGING
VISUAL AND
PHYSICAL
CONNECTIONS
BETWEEN THE
SITE AND THE
SURROUNDING
STREET NETWORK

07

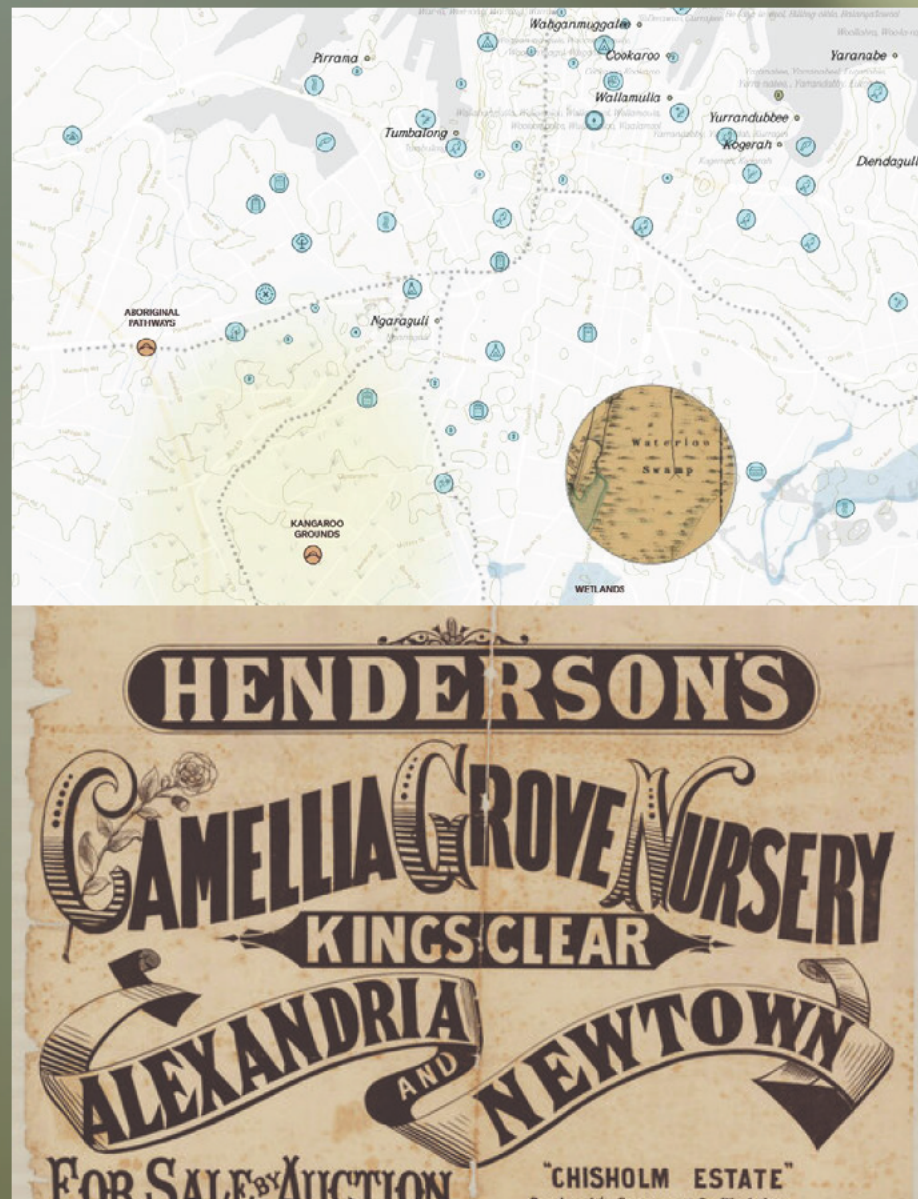
IMPROVE THE
USABILITY OF
PUBLIC OPEN
SPACE FOR
THE LOCAL
COMMUNITY
AND ENHANCE
BIODIVERSITY

08

ENVIRONMENTALLY
SUSTAINABLE,
COUNTRY-CENTRED
DEVELOPMENT

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3.2 VISION BIG IDEAS



CELEBRATE THE PAST

To create inclusive spaces that celebrates and acknowledges the site's post-1788, social and industrial history, whilst preserving the local character. The landscape design draws inspiration from the original ecologies of the area. Through the integration of artwork and interpretation, the landscape design will provide visitors with engaging and educational experiences.



LOOK TO THE FUTURE

To develop a landscape design that embraces innovation, creativity and sustainable practice, while anticipating the needs and aspirations of future generations. The proposed masterplan will build upon the strengths and unique qualities of the existing site and will continue the legacy of the current development.



DIVERSITY OF PLACE

To design a series of landscape spaces that provides a diverse range of distinct and vibrant offerings that inspire and engage all visitors, as well as residents of the proposed development.

3.3 VISION THEMES

01 CONNECTION WITH COUNTRY



- Celebrate our Indigenous and Post-Occupation heritage
- Integrate elements that evoke a sense of connection with Country and provide meaningful opportunities for learning and appreciation
- Create an inclusive space that serves as a source of inspiration, understanding, healing and care

02 IMPROVE CONNECTIVITY



- Celebrate Henderson Road address
- An accessible neighbourhood park for everyone
- Create engaging visual and physical connections between the site and the surrounding street network
- Improve usability of public open space for the local community

03 DIVERSITY OF DESTINATIONS



- Provide a diverse range of programs that bring people together
- Utilise the existing topography to design and develop versatile gathering spaces of small, medium and large sizes
- Create a park that incorporates public art and sculptural installations to inspire and engage visitors

04 ACTIVATION



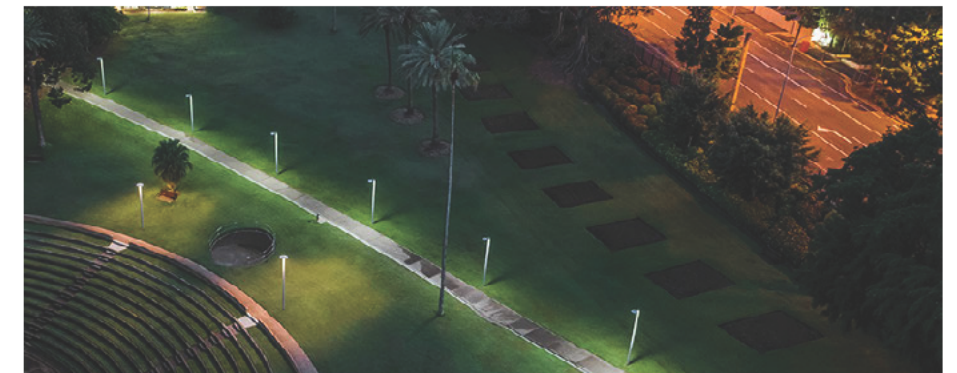
- Enhance opportunities for recreation, education and cultural enrichment
- Provide a range of programs to encourage visitors to engage with their surroundings, feel inspired and connected
- Integrate public art into the public domain and open green spaces

05 ENHANCE BIODIVERSITY



- Enhance and strengthen biodiversity by prioritising the retention of high value trees, increasing tree canopy coverage and incorporating endemic plant materials
- Actively work to reconstruct and restore the Eastern Suburbs Banksia Scrub (ESBS) plant community, and integrate species from Sydney Turpentine Ironbark Forest (Wet Sclerophyll Forest).
- No loss of public open space

06 SAFE COMMUNITY



- Welcome All and enhance the comfort of visitors
- Address noise impacts from the rail corridor
- Improve usability of public open space for the local community

3.4 CONNECTING WITH COUNTRY

LANDSCAPE OPPORTUNITIES



01 REALM OF COUNTRY

- Informing Gathering Spaces and Ways of Learning
- Connection to Land, Water and Sky
- Trees and topography
- Water flows, WSUD
- Views of sky, from land and buildings



02 FAMILY OF TREES

- Relationship with Country
- Trees a part of a family. They support each other and other species.
- Connection to endemic plant communities
- Encourage biodiversity
- Marry in natives to increase canopy cover and recolonise Country



03 REAWAKENING OF COUNTRY

- Connect with Country by Engaging with, and Responding to, Cultural Practices
- Healing and Caring for Country
- Cool burnings
- Healthy landscapes
- Bush tuc ker Gardens



04 SPACES FOR MEETING AND GATHERING

- Learning from Country
- Meeting circles
- Play
- Collaboration



05 CONNECTIONS

- Pathways for Connecting to Country
- Tracks, moving through spaces
- Views to land, water and sky
- Connection between camps



06 COUNTRY GIVES LANGUAGE

- Connect with Country through First Languages
- When we speak language, we reawaken and heal Country
- Gardens/learning spaces may consider dividing the design into six discrete locales to adopt this seasonality
- Incorporating language, plants and animals

PRINCIPLES AND VALUES FROM COUNTRY

Principles and Values from Country

These principles and values from Country have been developed via the Designing with Country process, which included yarning with key Elders related to this place.

To ensure genuine inclusion of these principles and values, as well as recommendations, design and spatial directions, further actions with the community, and innovations have been detailed.

It includes some understandings of how to manifest these principles through a design and planning process. Also outlined are colours, materials and textures from Country.

Importantly are included measurements of success, and ways of addressing some of the key strategic policies and frameworks.

Restore Country

1

This principle requires those working on Explorer Street in Eveleigh to **start with Country**, and whenever a question arises, **return to Country**. It asks for the memory embedded into this place is given space to share the layered narratives of this place. Importantly to restore Country here diversity must be integrated, both in the people involved in the design and planning and those who will live here, as well as the biodiversity in the plants and animals who are given space here. One aspect of restoring this Country is recognising this is a watery place, and as such integrating water in sensitive ways.



Boundary Conditions

2

This principle recognises **this place sits in-between**; it has always been a place people have come to, move through, gathered in. It is a place that sits between two cultural resources—the Kangaroo Grounds and Wetlands. The site also is located between two geological landscapes—Sandstone and Shale which hold two plant communities along with the related key kin species and habitats also. As such, those working at Explorer Street Eveleigh need to mind these **diverse shared spaces**, and how all can flourish here.



Custodial Care

3

This principle reminds all working at Explorer Street Eveleigh to **always touch the ground lightly**; it is a place that has been severely impacted by colonial processes so needs **extra care**. Responses to this principle will ensure there are ample **spaces on Country for culture to express and be practiced**, both in open space and indoors. Those working on this project will ensure the designs are inclusive, for all bodies and abilities to access, for humans, non-humans and more-than-humans equally.



3.5 RESPONDING TO COUNTRY

The landscape design proposal has integrated a series of ideas and opportunities which have been discussed with the Traditional Owners on Country. This approach highlights the following opportunities.



Source: Djinjama, 2023

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The background of the page is a close-up photograph of green foliage, likely leaves with serrated edges, creating a bokeh effect. A large, bold, black number '04' is centered in the upper half of the page. Below the number, there is a block of text in a smaller, black, sans-serif font. The text is arranged in two paragraphs, with the first paragraph being slightly indented from the left.

04

An exploration into the Landscape Concept Design is explored in the following chapter and illustrates how the Landscape Vision and Principles are realised.

An overall illustrative masterplan is provided to visualise the spaces created for the site.



LANDSCAPE CONCEPT DESIGN

4.1 DESIGN VISION - KEY DRIVERS



1. ENHANCED BIODIVERSITY

The Proposal includes principles and vision that encourage a Country centred approach to the consideration of biodiversity on the Site, key themes include:

- **Family of Trees:** Trees are a part of a family, they support each other.
- **Existing Tree Canopy:** protect and retain existing trees.
- **Proposed Tree Canopy and Shrub Planting:** Including Sydney Turpentine Ironbark Forest and Eastern Suburbs Banksia Scrub to re-establish and increase biodiversity.
- **Re-establish an endemic and native green frame** to the site.
- **Provide for habitat** to attract a range of urban native fauna, including invertebrates, smaller birds and mammals.

LEGEND:

- Existing Trees
- Proposed Trees including Sydney Turpentine Ironbark Forest
- Eastern Suburbs Banksia Scrub Planting
- Endemic and Native Plant Community Green Frame

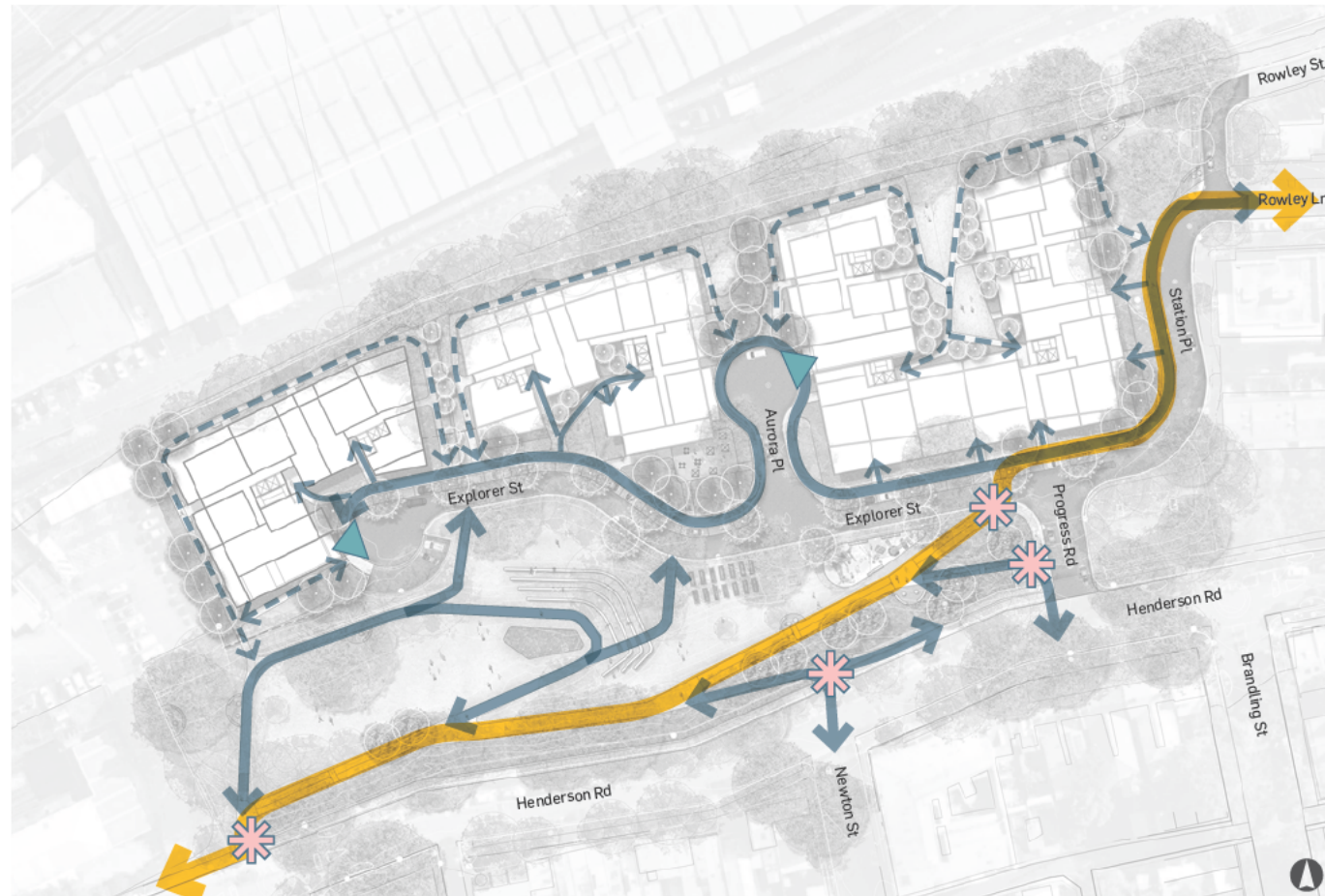


2. CELEBRATE WATER MOVEMENT ACROSS THE SITE

- Provide connection to water.
- Retain existing typography and celebrate water movement across the land.
- Integrate WSUD principles including swales and Gilgai into the landscape.
- Celebrate "Sweetwater, Bitterwater and Freshwater" through story telling and signage and wayfinding

LEGEND:


- Water Movement
- Swale Planting
- Gilgai
- Raingarden



3. IMPROVE ENGAGING VISUAL AND PHYSICAL CONNECTION

- Ensure people can move safely through the site.
- Provide a hierarchy of pathways to increase pedestrianisation through the site
- Provide a path network that adheres to DDA standards and ensures accessibility for people with a disability
- Clearly define the arrival points to the precinct and residential buildings
- The path network will also provide an opportunity for people to come together and to share stories and reflect on Country.

LEGEND:

- | | |
|--|--|
|  Primary (Shared) Path |  Arrival Paths to Buildings |
|  Secondary Path |  Main Pedestrian and Cycle Arrival Points into the Park |
|  Tertiary (Private) Paths |  Carpark Entrance |










*Further design refinement and investigation of footpath to south side of Explorer Street will occur post-exhibition.

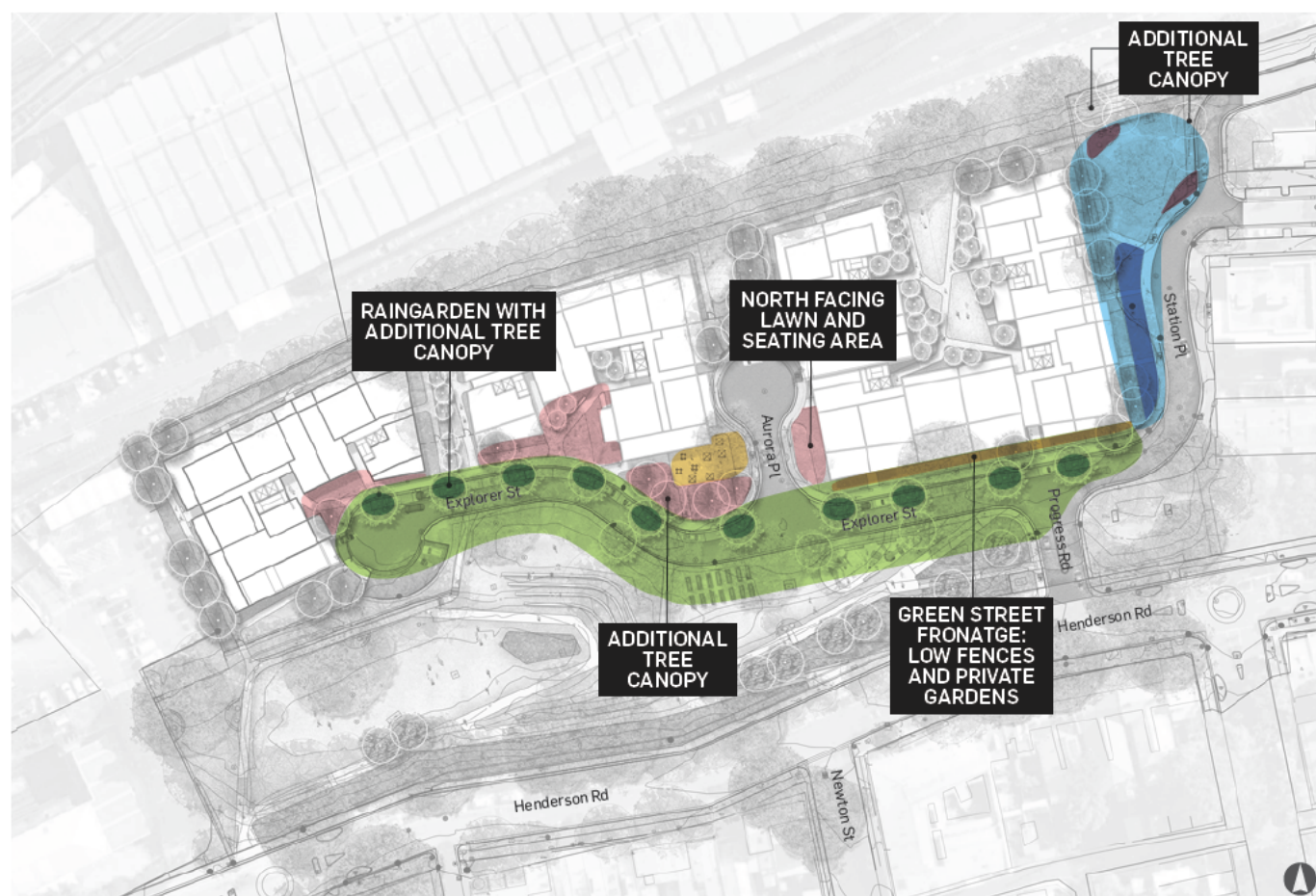


4. IMPROVE AND ACTIVATE OPEN SPACE

- The Explore Street Precinct aims to bring people together and provide a welcoming, inclusive place for all.
- There is an opportunity to incorporate First Nations naming to acknowledge the rich history of the precinct and to tell stories of the site through the integration of public art.
- Provide a range of programs to encourage visitors to engage with their surroundings, feel inspired and connected
- Provide a hierarchy of Small, Medium and Large Gathering Spaces
- Restore the health and wellbeing of Country.

LEGEND:

- | | |
|--|--|
|  Open Lawn and Free Play |  Shaded Lawn |
|  Outdoor Amphitheatre |  Small Social Space |
|  Productive Garden |  Retail Space |
|  Play Equipment |  Private Communal Space |
|  Eastern Suburbs Banksia Scrub Planting | |

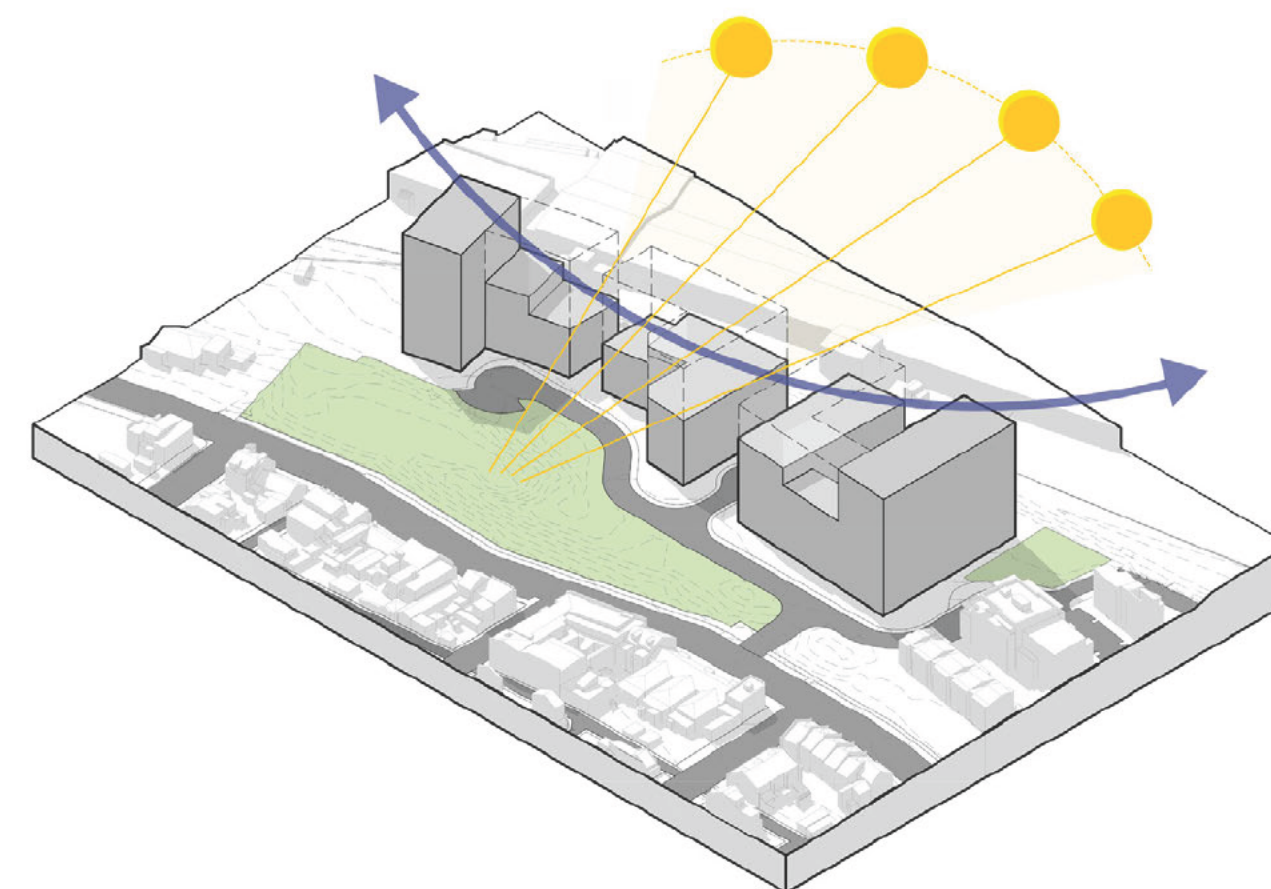


5. PARK INTERFACE WITH PRIVATE OPEN SPACE

- A proposed Community Meeting Place is located west of Aurora Place opposite to the productive garden in the park to capture the northern aspect.
- Green street frontages are proposed in front of the private terraces and are publicly accessible with proposed additional street tree planting
- Private terraces with low front fences are proposed to encourage community engagement and passive surveillance of the street.
- Proposed street tree blister planting with integrated raingardens to Explorer Street
- Existing and proposed trees are shown to the northern park edge

LEGEND:

	Green Street		Small Gathering Spaces
	Integrated Raingardens		Community Meeting Place
	Enhanced Pocket Park		Publicly Accessible Lawn and Seating Area
	Pocket Park Lawn Extension		Private Open Space



6. SOLAR ACCESS

South Sydney Rotary Park:

Rigorous testing was undertaken to determine the most appropriate building forms to provide a feasible yield with minimal overshadowing to the South Sydney Rotary Park and the terrace houses across Henderson street. The South Sydney Rotary Park should achieve a minimum of 4 hours of direct sunlight to at least 55% of the usable areas of the park at the winter solstice.

The design proposal strategically positioned buildings and incorporated design features to minimize shade and maximize sunlight reaching the park, creating a sunlit and inviting open space for visitors to enjoy.

Henderson Road Residential:

Further testing was dedicated to ensuring minimal solar loss for the southern residential buildings along Henderson Road. Detailed analysis of the sun's trajectory was conducted in 5-minute intervals to determine the optimal building envelope to ensure that the solar access of surrounding residents was not reduced below minimum requirements defined by the ADG.






























Future developments should ensure no neighbouring units are adversely affected by overshadowing.

Source: Explorer Street Eveleigh Design Report Final Draft (WMK Architecture, 2023)

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4.2 ILLUSTRATIVE LANDSCAPE PLAN

PUBLIC DOMAIN AND STREETSCAPE

LEGEND:	
	Site Boundary
	Basement Boundary
	Rail Corridor
	Existing Trees
	Proposed ESBS Trees
	Proposed Street Trees
	Proposed Deep Soil Trees within Private Lot
	Proposed Trees on Structure within Private Lot
	Gilgai
	ESBS Shrub Planting
	Swale Planting
	Garden Bed Planting
	Raingarden
	Open Flexible Lawn
	Shaded Lawn
	Shared 3m wide Accessible Path
	Proposed Park Path Network
	Private Lot Path Network
	Private Fence / Gate Access
	Lobby Entrance
	Community Meeting Place
	Blister Car Parking
	Carpark Entrance
	Existing Public Art
	Private Communal Open Space
	Gathering Space
	Outdoor Amphitheatre
	Productive Garden
	Play Space



PRIVATE LOTS

LEGEND:

- Site Boundary
- Basement Boundary
- Rail Corridor
- Existing Trees
- Proposed ESBS Trees
- Proposed Street Trees
- Proposed Deep Soil Trees within Private Lot
- Proposed Trees on Structure within Private Lot
- ESBS Shrub Planting
- Swale Planting
- Garden Bed Planting
- Raingarden
- Open Flexible Lawn
- Shared 3m wide Accessible Path
- Proposed Park Path Network
- Private Lot Path Network
- Private Fence / Gate Access
- Lobby Entrance
- Private Terrace Entrance
- Community Meeting Place
- Blister Car Parking
- Carpark Entrance
- Existing Public Art
- Private Communal Open Space
- Gathering Space
- Seating
- Outdoor Amphitheatre
- Productive Garden
- Play Space

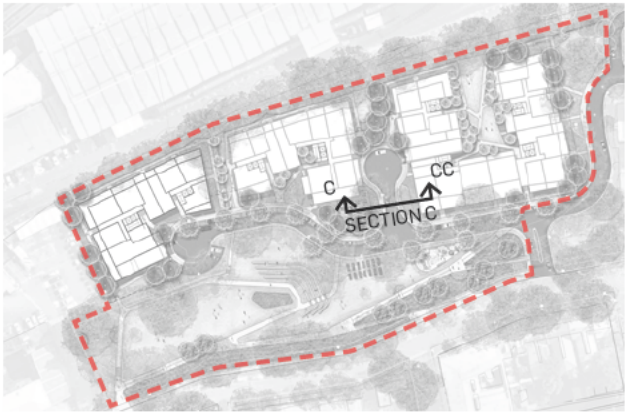
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4.3 PROPOSED STREET SECTIONS

SECTION C - AURORA PLACE



Key Plan

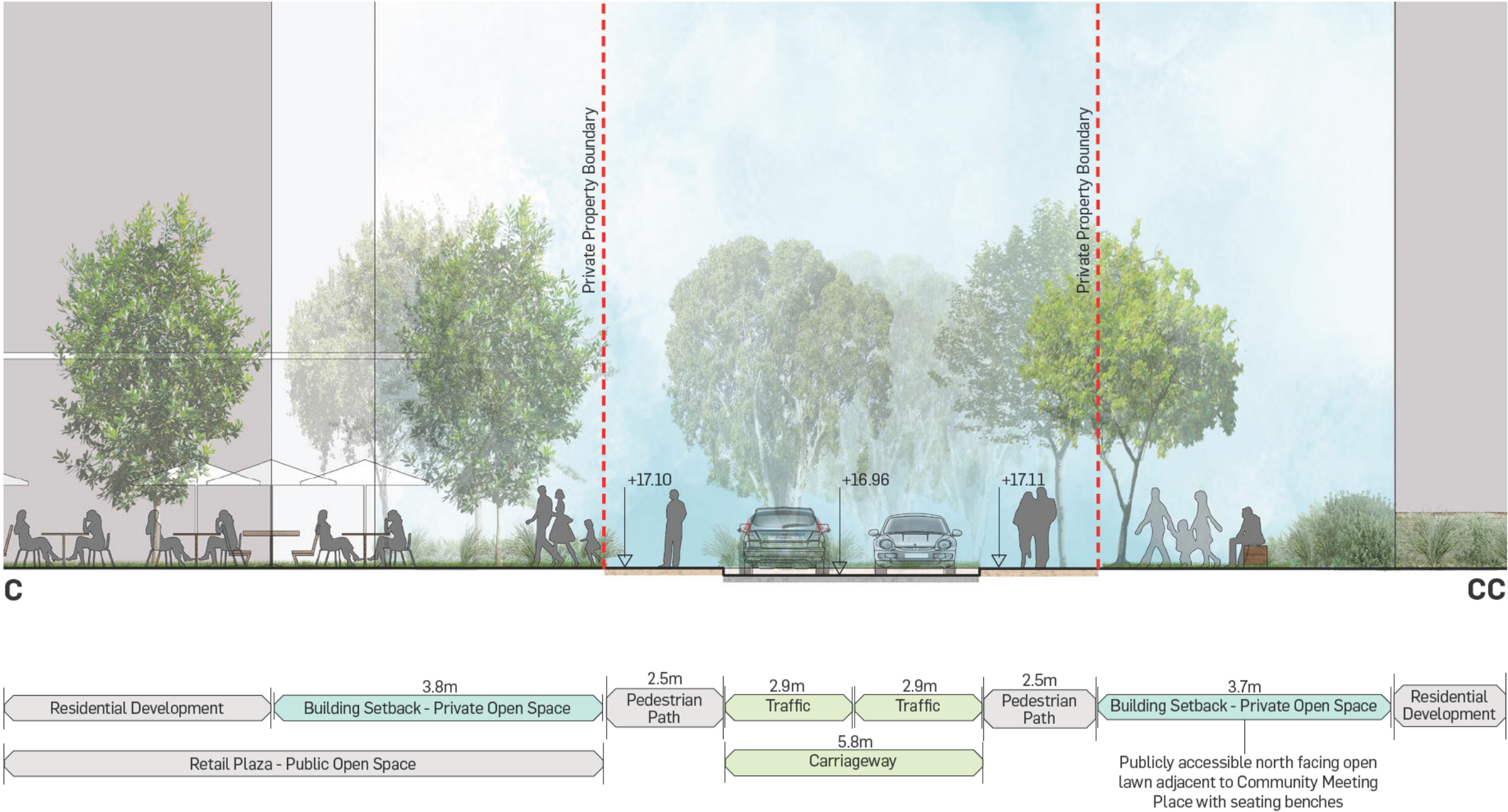
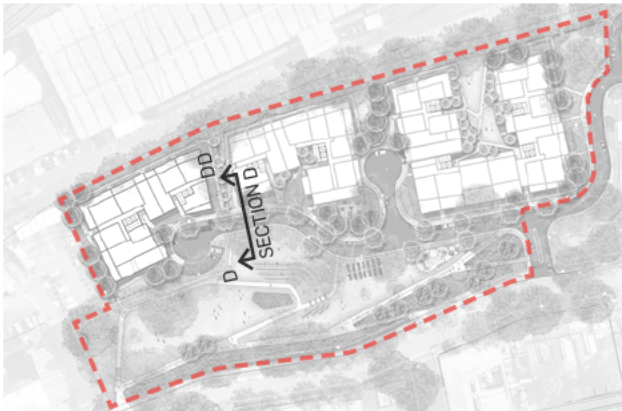


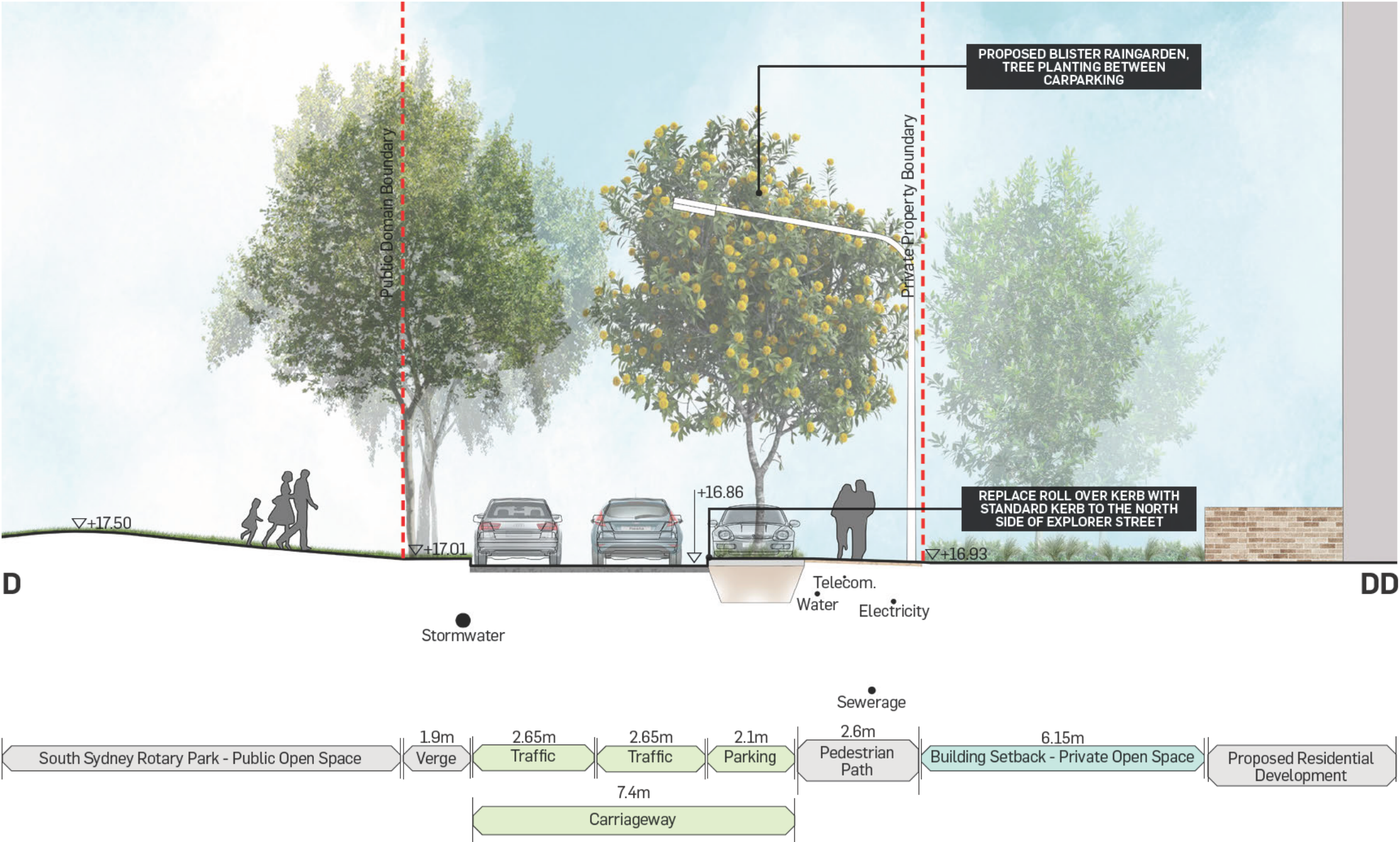
Figure 14 Section C

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SECTION D - EXPLORER STREET



Key Plan



*Exact location of services to be confirmed.

Further design refinement and investigation of footpath to south side of Explorer Street will occur post-exhibition.

Figure 15 Section D

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4.4 ECOLOGICAL

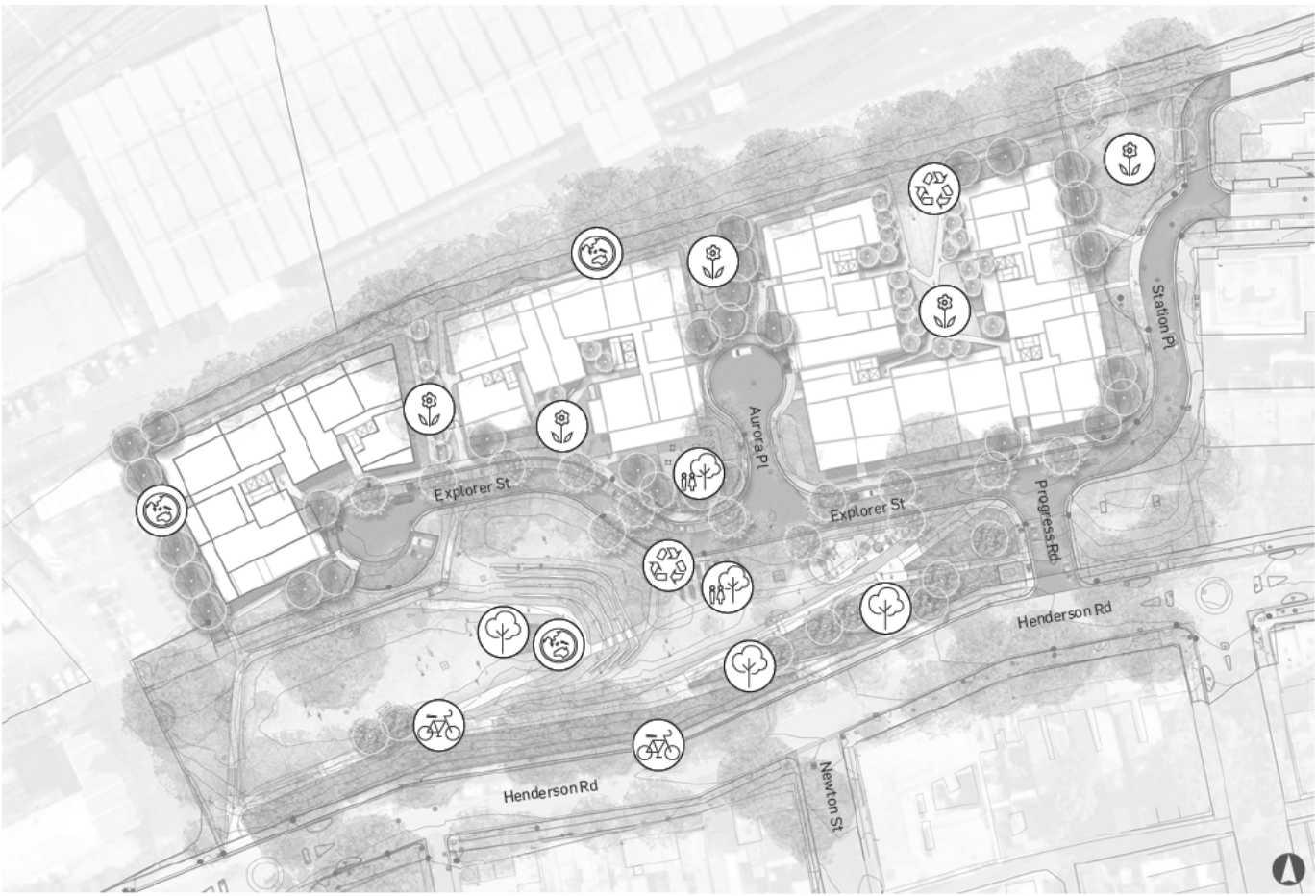


LEGEND:

- Biodiversity Opportunities:**
 - Key vision themes relating to biodiversity are: Connection with Country, Improve connectivity and Enhance biodiversity. The opportunities below achieve these themes, align with the planning principles, and assist in achieving the City of Sydney's environmental targets.
- Re-establishing Eastern Suburbs Banksia Scrub (ESBS):**
 - The Site is identified as containing suitable conditions for the ESBS threatened ecological community (TEC). There is an opportunity to draw on this TEC and re-establish it to increase biodiversity within the Site.
 - There is an opportunity for parts of this Site to be established as an ecological steppingstone and contribute to habitat connectivity within the local area.
- Creation of a Gilgai:**
 - Opportunities to create a 'light touch' solution in the Park to manage surface water arising from stormwater originating within the residential dwellings.
 - The alternate solution to an engineered raingarden could incorporate a lower lying depression in the Park, consistent with its low point. The depression could mimic a 'Gilgai', which are naturally occurring depressions in the landscape, containing a different suite of species to the surrounding vegetation.
 - The Gilgai would not result in ponding or require level changes and would increase the opportunities to improve biodiversity through the introduction of a range of native plants.

Source: Explorer Street Eveleigh Masterplan and Rezoning - Biodiversity Report (Eco Logical Australia, 2023)
Explorer Street, Eveleigh Landscape Design Report - State-led Rezoning Investigation

4.5 SUSTAINABILITY

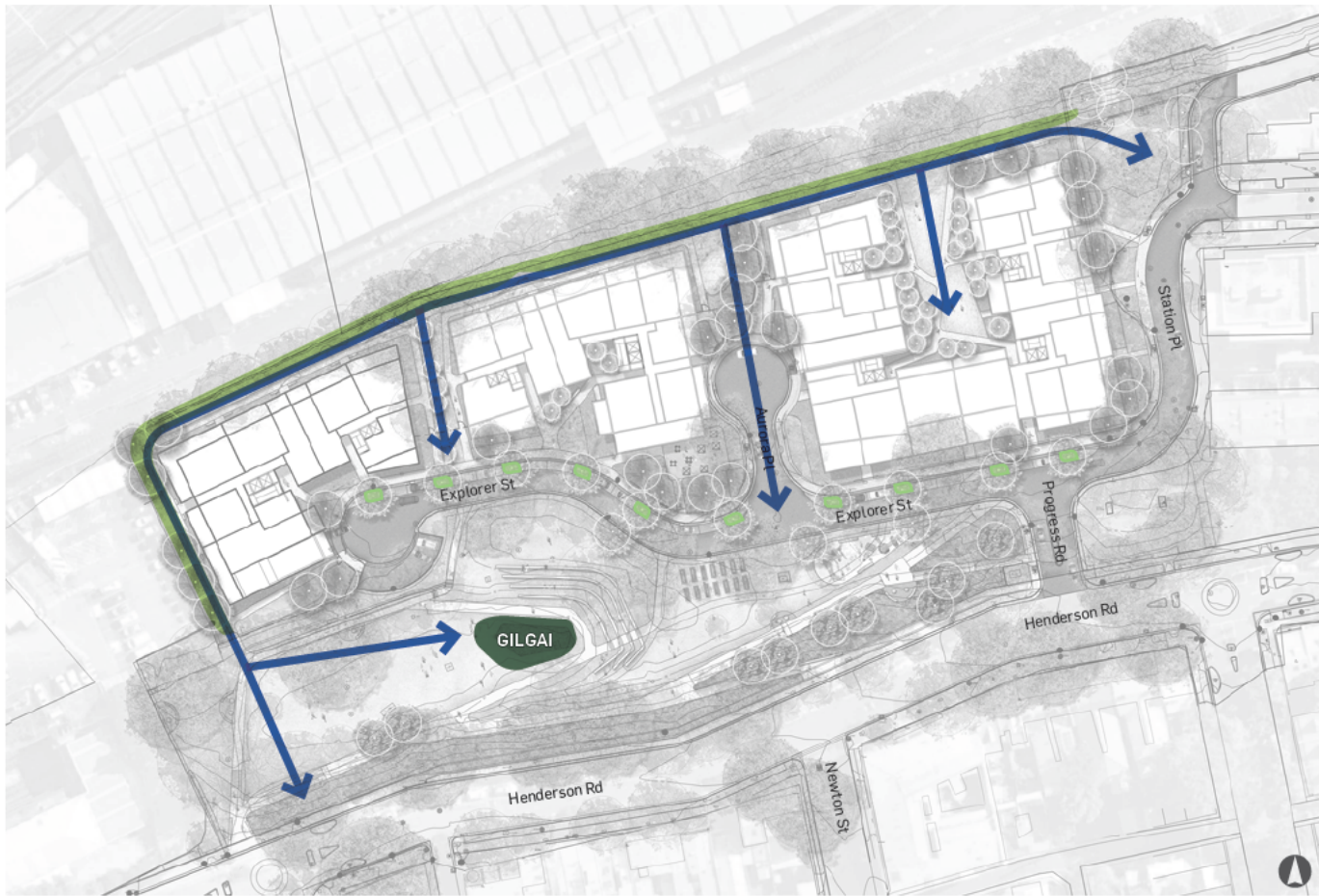


LEGEND:

- Climate Action:**
 - Implementation of water conservation and reuse strategies, such as rainwater harvesting and greywater systems.
- Waste Reduction:**
 - Sustainable waste management practices, such as recycling programs and composting facilities.
 - Responsible and efficient consumption and production of materials and resources
- Climate Adaptation:**
 - Drought-resistant landscaping to reduce water consumption.
- Biodiversity and Ecology:**
 - Consider habitat, nature-based solutions, and ecosystem services
 - Sustainable materials and green infrastructure, such as green roofs and walls, to reduce energy consumption and promote biodiversity.
 - Open space that enables ecosystems and people to thrive
 - Public green spaces that provide opportunities for nature engagement and outdoor recreation, e.g. playful urban furniture
- Transport:**
 - Design for active and public transportation
- Social Sustainability:**
 - Creation of public spaces, such as parks and community gardens, to improve air quality, promote health and wellbeing, and foster a sense of community.
- Assurance:**
 - Use of third-party sustainability ratings to measure and verify sustainability performance such as BREEAM Excellent rating, Passivhaus standard, Green Star rating, NatHERS rating.

Source: Sustainability Framework (Atelier Ten, 2023)

4.6 CIVIL / STORMWATER



Key Findings:

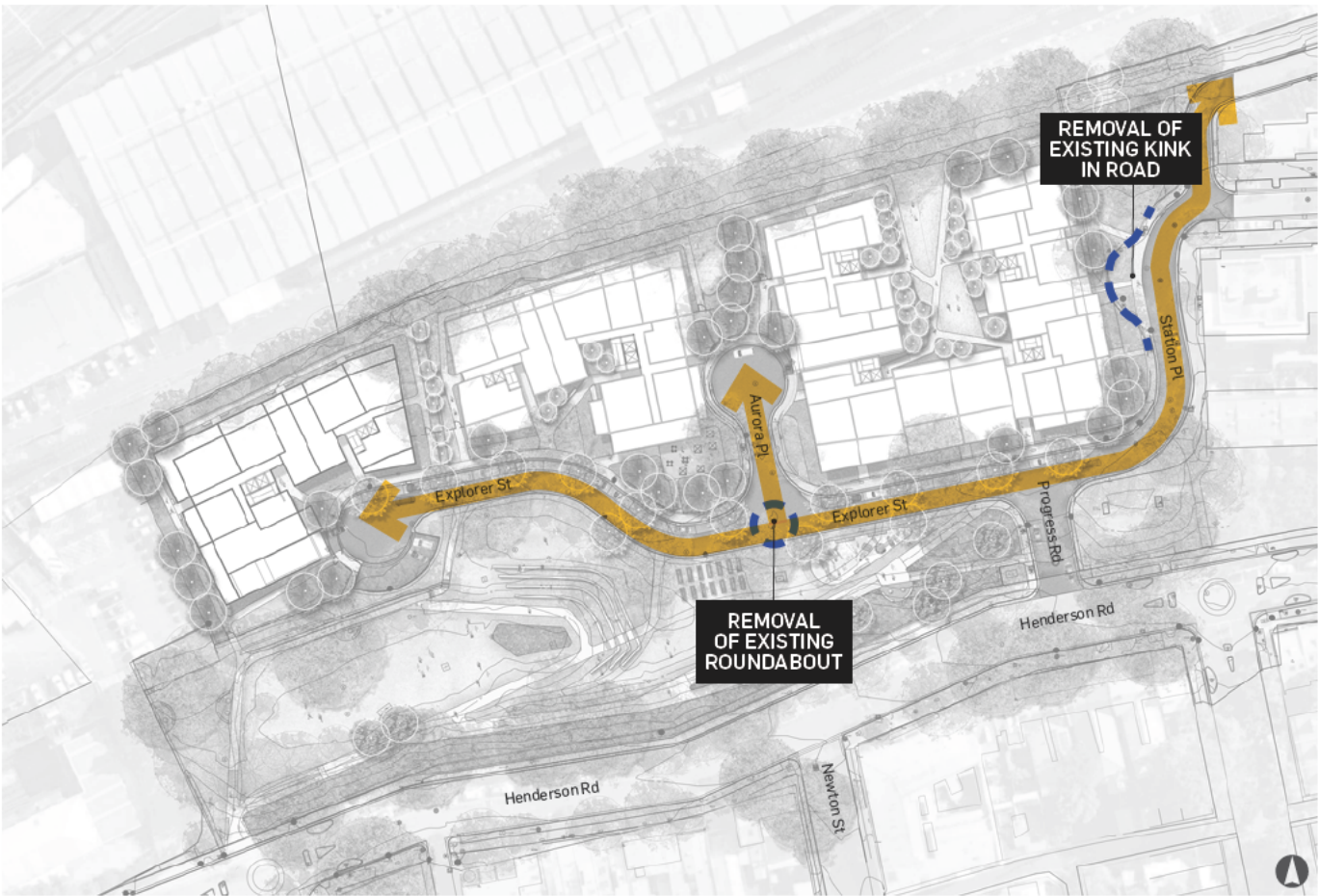
- The development site has a total area of 12,618m². It is noted that, post-development, the percentage of impervious area within the site will increase due to additional public spaces, which are assumed to be comprised of fully impervious spaces. This will result in higher runoff volumes when compared to the runoff flows in the pre-development scenario. To mitigate against the impacts of greater runoff volumes, Sydney Water provides specific guidance regarding stormwater management for all potential development across the catchment.
- The floor levels of the proposed development and integration with the public domain grading are to ensure that water drains away from the site and towards the road reserve (Explorer Street) during any blockage of the pit inlet capacity.
- A safe overland flow path will be provided to accommodate the 1% Annual Exceedance Probability (AEP) storm event. Overland flow hazard within the road reserve will be limited to a depth velocity product 0.4m²/s.
- Depth and location of existing pits and underground utilities, and existing rail tunnel easement are to be further investigated in future design stages

LEGEND:

-  Swale Planting
-  Gilgai
-  Raingarden
-  Overland flow path

Source: Explorer Street Memorandum - Geotechnical Review (Mott MacDonald, 2023)

4.7 TRAFFIC / TRANSPORT





Key Findings:

- The existing road network and public and active transport infrastructure network surrounding the site is adequate to be able to cater for the increased number of trips because of the proposed development, for all transport modes. No infrastructure upgrades to the road network are therefore proposed.
- The land use change would facilitate development which would promote sustainable transport by reducing the amount of residential parking, reflecting the higher level of public transport services. The best approach to facilitate/influence reduced car use and to minimise additional congestion to the surrounding road network is to restrain parking provision.

Recommendations on alterations to existing Explorer Street road reserve include:

- Removing roundabout to Aurora Place
- Removing kink to Station Place

LEGEND:

-  Existing Road Reserve and Network
-  Alterations to existing roads

Source: Explorer Street Transport Impact Assessment Draft (SCT Consulting, 2023)
Prepared by Urbis for DPE

4.8 PUBLIC ART STRATEGY

The following Public Art strategy has been coordinated with Milne and Stonehouse, and builds on relevant approaches to public art across the site.



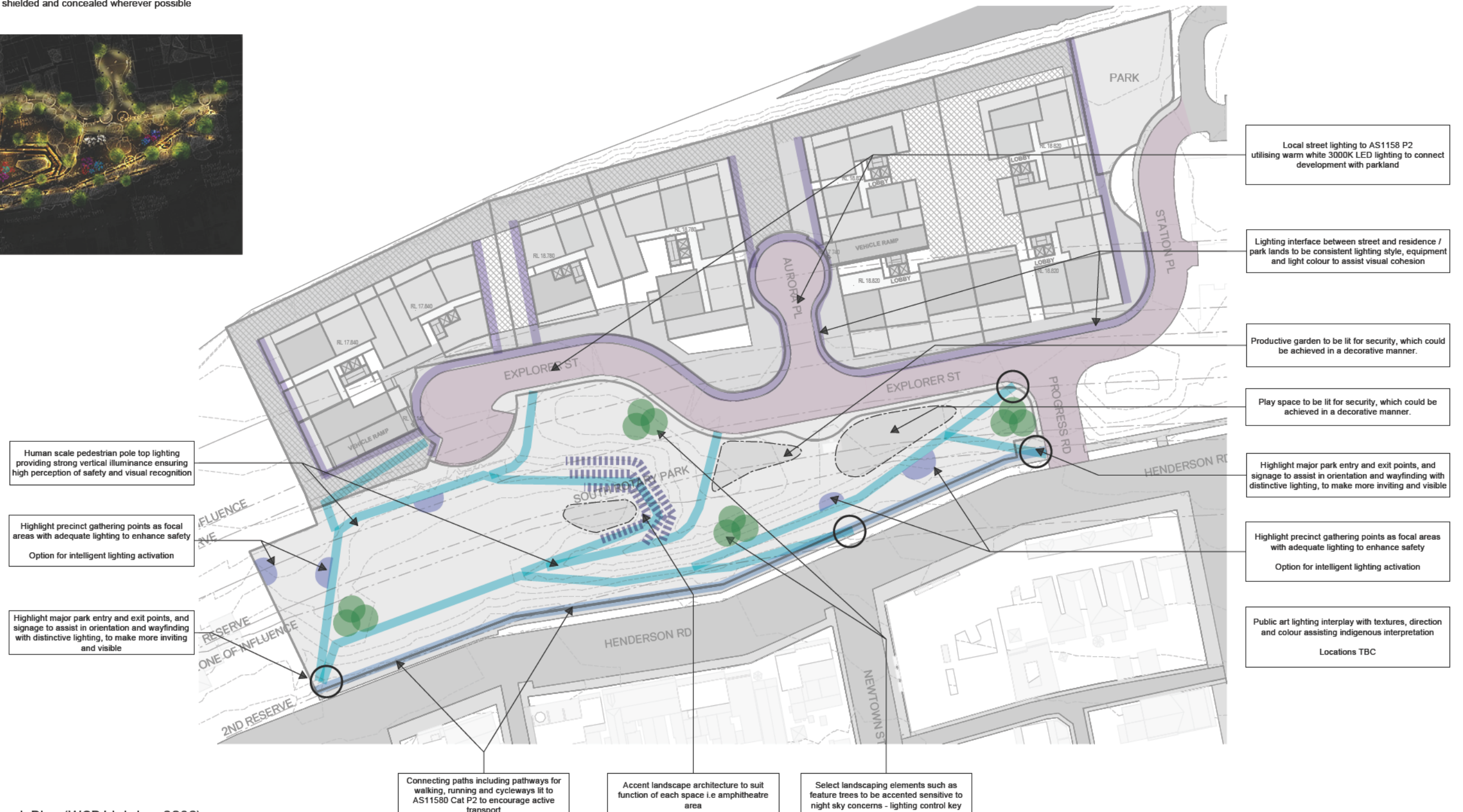
- Local Connections**
Art/design with iterative logic supports circulation, desire lines. Local participation builds the character of local pathways, responds to pedestrian and cycle flows
- Art in Streetscapes**
Art celebrates the everyday. Lighting, digital interactions, mixed media, ephemeral and integrated projects help activate these spaces and define ingress points and pathway intersections
- Art in the Landscape**
Art integrates with the open and active spaces, pathways and infrastructure as playground elements, seating, walls, shelters and screens. It can be located as a response to Country
- Subterranean WSUD**
The exploration of the stormwater detention acknowledges the underground passage of water in the landscape with its occasional surface retention. An opportunity to allude to the train tunnel running east west using light is a specific opportunity
- Art Corners**
A cultural anchor. Art may reinforce corners as gathering paces and identify the communal pauses. Art with a social context can be a powerful framework in these places with First Nation thresholds
- Existing Public Art**
Mosaic tiles play out along the retaining wall. It is proposed to retain and repair the current tiles and create new tiles at the same scale with a local communal co-creation.
- Public Art integration with Building**
As a sight line up Progress Road and as a junction point with Explorer Street, an art integration with the building announces the arrival to the development from varying perspectives

4.9 LIGHTING STRATEGY

Lighting Infrastructure plays an integral part within the design of the Precinct. The following Lighting Strategy has been coordinated with WSP Lighting and presents strategies that improve the lighting interface between the streets, residence and park.

Overall lighting design principles

- Provide an ambience with high visual appeal that compliments the architectural and urban design of the precinct
- Ensure that the precinct facilitates orientation and wayfinding to enable safe passage through the precinct
- Lighting infrastructure should be considered within the design of the precinct and as such form an integral part of the urban design
- Lighting that works in harmony between the buildings and natural environment of the precinct
- Light sources should be shielded and concealed wherever possible
- The selection of luminaires in consideration with architectural design and human scale for visual appropriateness, longevity and maintenance for life cycle costing, resource management and sustainability
- To increase the perception of a safe and inviting nocturnal environment, the atmosphere needs to promote a welcoming, warm and safe surrounding. All Lighting to be of warm colour temperature
- Minimise obtrusive light impacts on the natural environment

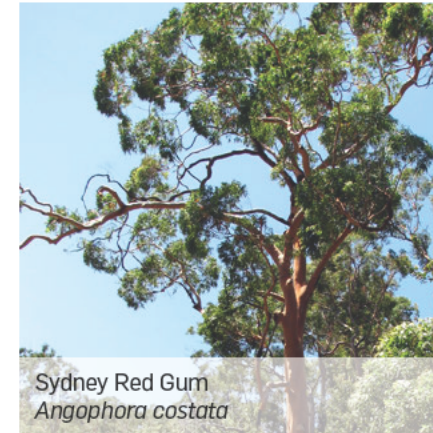
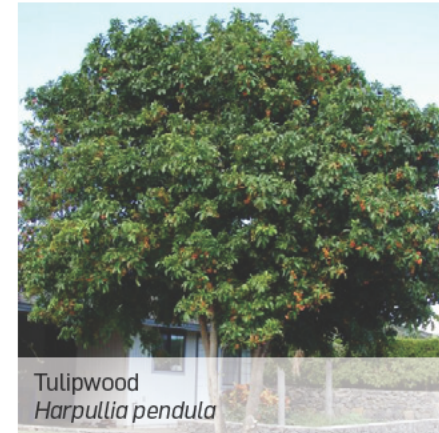
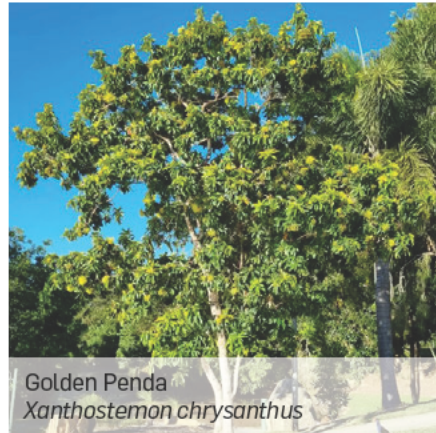


Source: Lighting Framework Plan (WSP Lighting, 2023)

4.10 INDICATIVE PLANTING PALETTE

PUBLIC DOMAIN

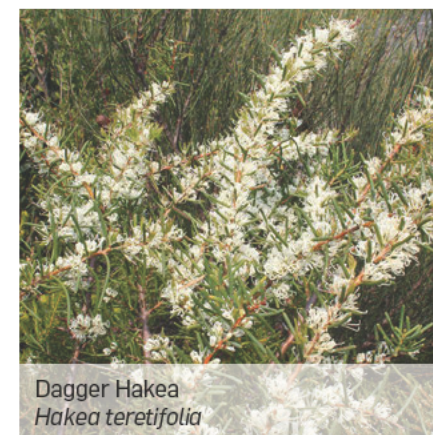
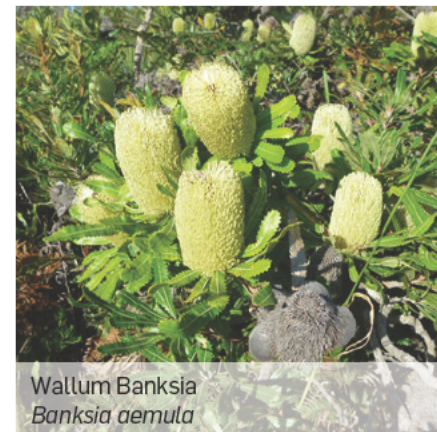
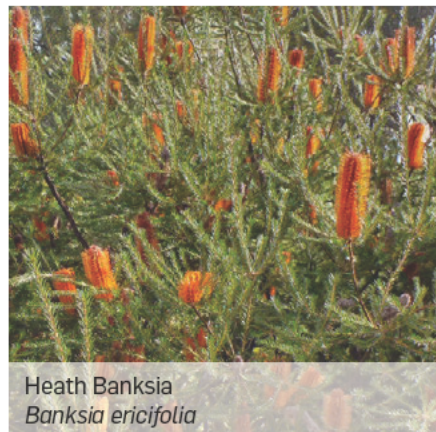
STREET TREES



*Note: Tree species taken from City Of Sydney Street Tree Master Plan

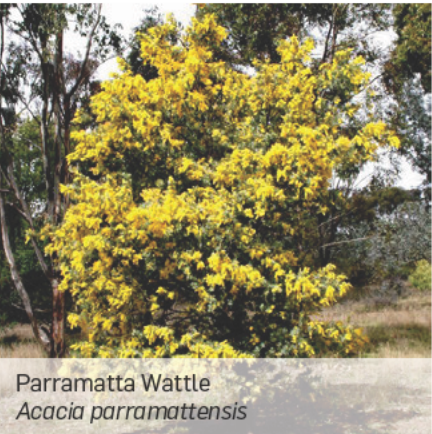
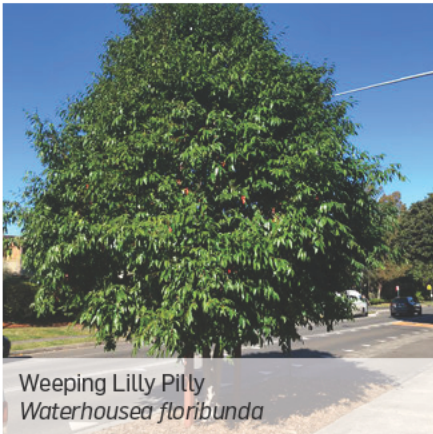
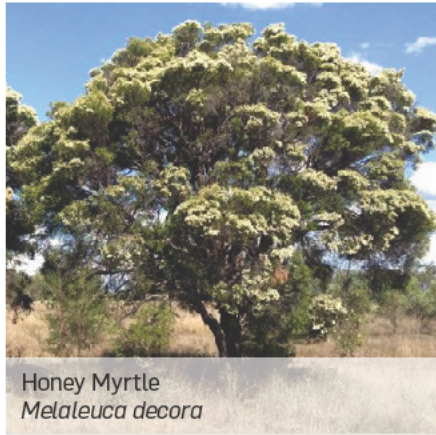
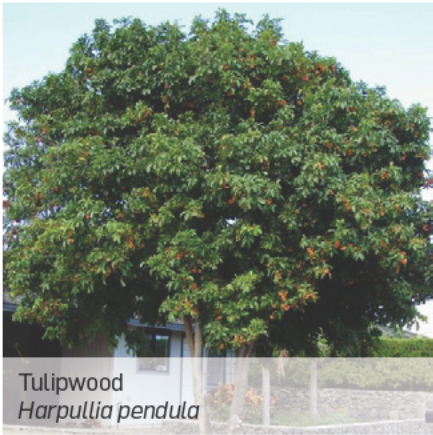
TREES

EASTERN SUBURBS BANKSIA SCRUB (ESBS)

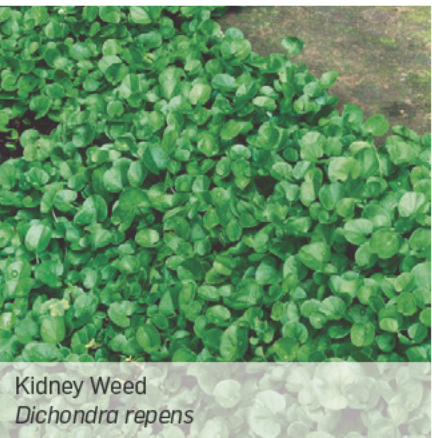
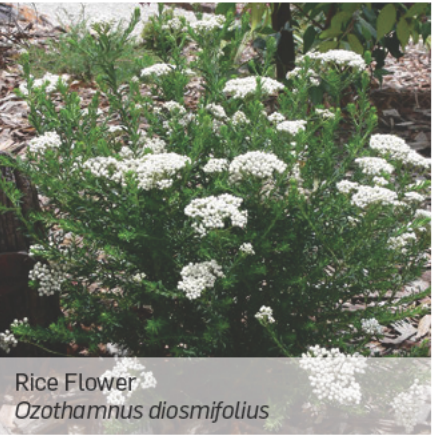


PRIVATE COMMUNAL OPEN SPACE

TREES



SHRUBS AND GROUNDCOVERS



WSUD AND SWALE



Climbing Guinea Flower
Hibbertia scandens



Swamp Banksia
Banksia robur



Bottlebrush
Callistemon viminalis 'Little John'



Climbing Guinea Flower
Dianella longifolia



Pigface
Carpobrotus glaucescens



Grey Tussock Grass
Poa sieberiana



Common Tussock Grass
Poa labillardierei



Clustered Rush
Juncus vaginatus



Swamp club-rush
Isolopis inundata

05

Appendices:

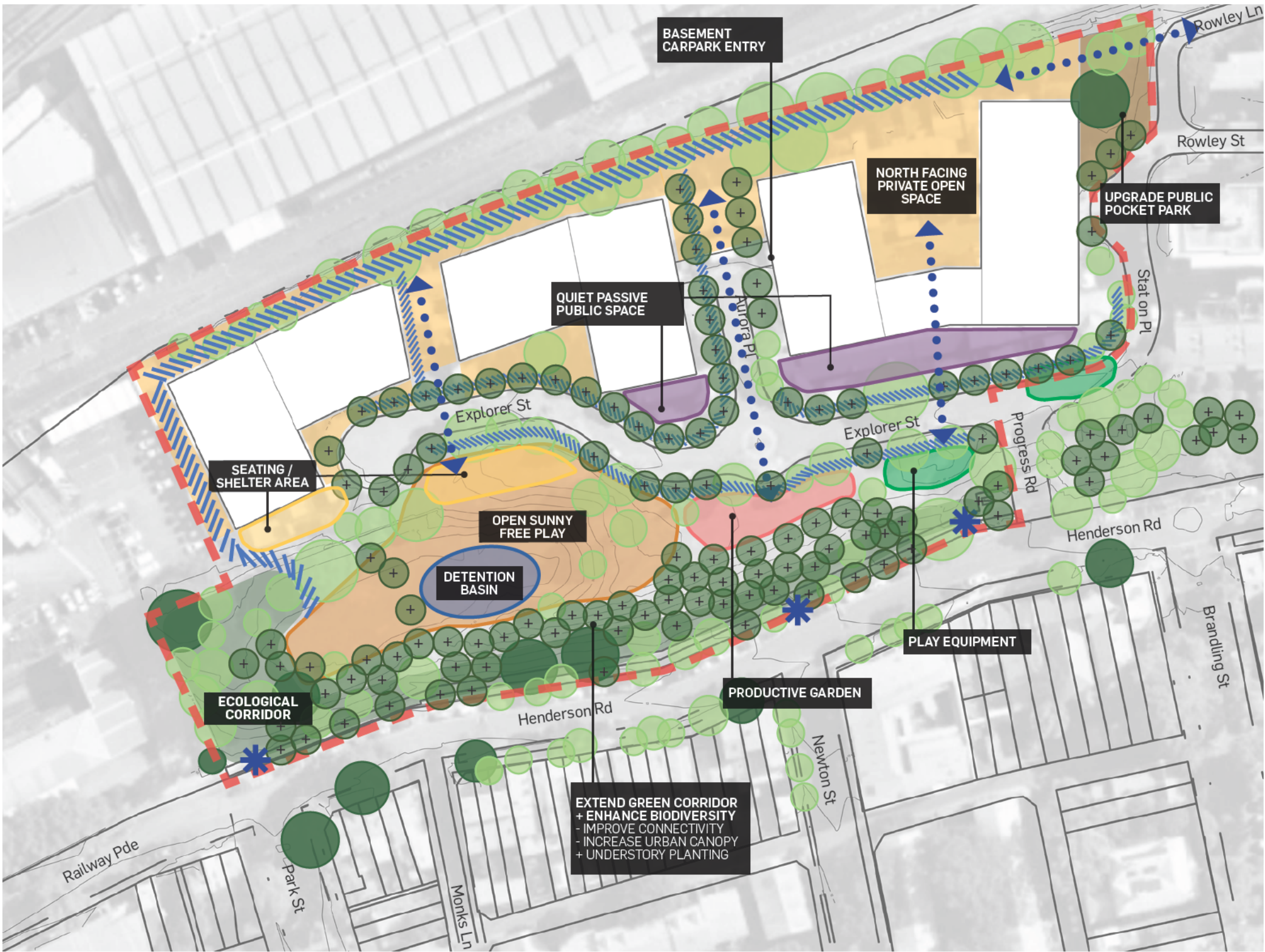
- Appendix A: 5.1 Landscape Concept Opportunities
- Appendix B: 5.2 Precedent Studies
- Appendix C: 5.3 Landscape Sketch Concept Options
- Appendix D: 5.4 Landscape Sketch Preferred Concept

APPENDICES



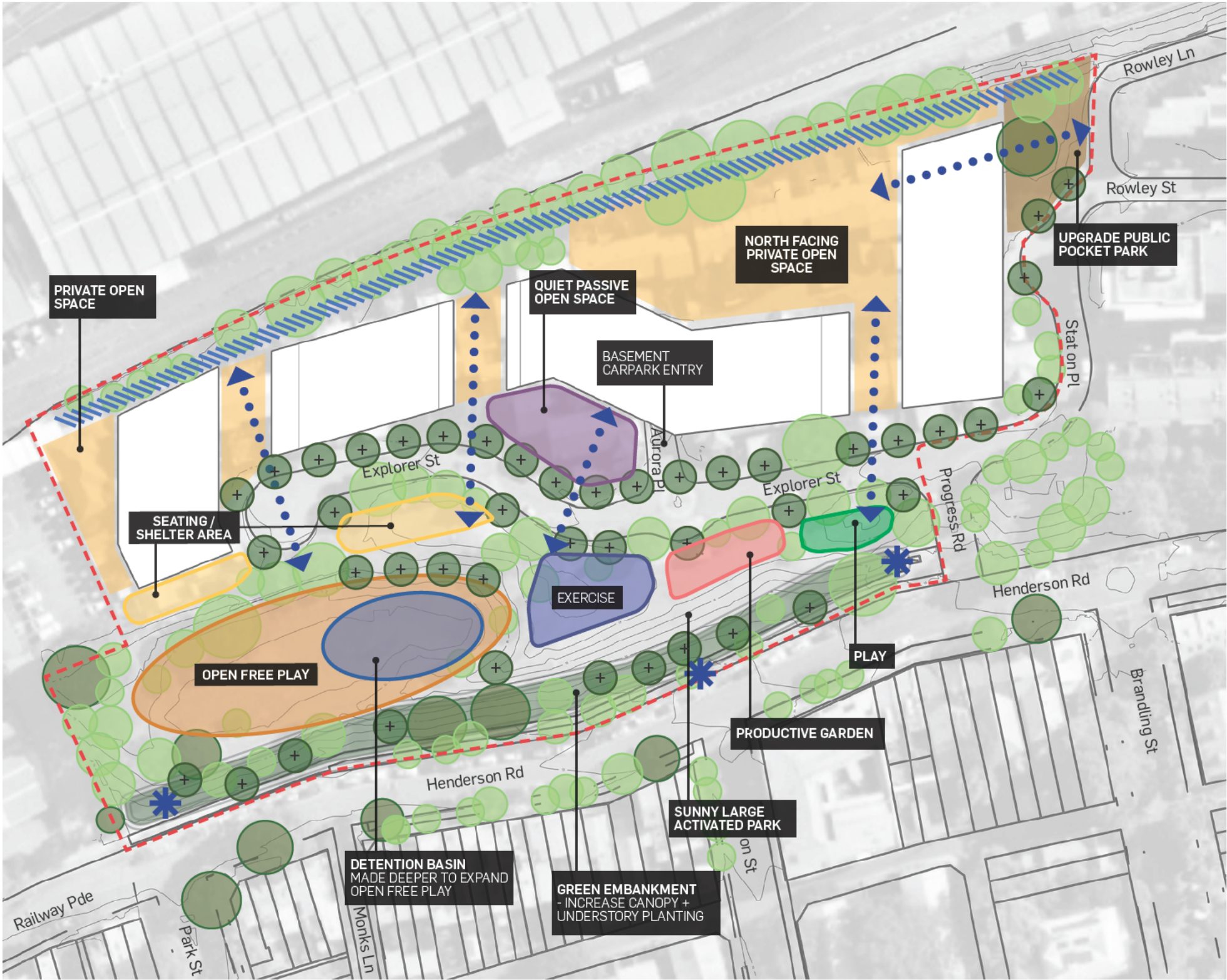
5.1 LANDSCAPE CONCEPT OPPORTUNITIES

SITE OPPORTUNITIES - WMK OPTION 6 (URBIS ECOLOGICAL PARK OPTION)



- Legend
- Site boundary
 - Integration of WSUD interventions, swales and raingardens
 - Desire lines
 - Understorey planting
 - Private open space
 - Public open space
 - Existing trees
 - Existing trees of high retention value
 - Proposed trees
 - Detention Basin
 - Proposed pedestrian entry / accessible entry

SITE OPPORTUNITIES - WMK OPTION 7 (URBIS ACTIVATED PARK OPTION)



- Legend
- Site boundary
 - Integration of WSUD interventions, swales and raingardens
 - Desire lines
 - Understorey planting
 - Private open space
 - Public open space
 - Existing trees
 - Existing trees of high retention value
 - Proposed trees
 - Detention Basin
 - Proposed pedestrian entry / accessible entry

5.2 PRECEDENT STUDIES

The following parks represent a collection of precedent studies that serve as valuable references and examples:

- Birrung Park - tree and shrub elements in an informal setting
- Walter Gors Park - Amenity features and embryonic mass planting; it also has lots going on from play equipment and other smaller built features. It has the benefit of building off the existing large trees.
- Sydney Park, Alexandria - Reconstructed Eastern Suburbs Banksia Scrub (ESBS) Plant Community in the Southwestern portion
- Centennial Parklands, Sydney - Reconstructed Eastern Suburbs Banksia Scrub (ESBS) Plant Community
- Queens Park, Sydney - Remnant Eastern Suburbs Banksia Scrub (ESBS)
- North Head, Manly - Remnant Eastern Suburbs Banksia Scrub (ESBS)



Birrung Park, Balmain



Birrung Park, Balmain



Walter Gors Park, Dee Why



Sydney Park, Alexandria



Sydney Park, Alexandria



Centennial Parklands, Sydney



Centennial Parklands, Sydney



North Head, Manly



North Head, Manly

OPTION 6 DETAIL (NTS)



Private Lots:

Incorporate CoS Landscape design principles:

1. Promote responsive landscape environments
2. Promote sustainability
3. Create beautiful and comfortable places for people
4. Contribute to and enhance the natural environment and urban ecology
5. Promote and improve water quality

This State-led rezoning investigation proposes to create:

- A series of high quality communal open spaces at ground level. These spaces include BBQ facilities, free play areas, picnic and gathering spaces, play and fitness equipment, and community gardens.
- Clearly defined arrival paths that provide direct connections to the existing street network.
- The communal landscape will incorporate sculptural mounding to allow greater soil depth over basement carparking. Planting on site will reflect the value of healing Country and act as an ecological connection to improve biodiversity and habitat.
- To the Northern edge of the site we have proposed an ecological green frame which integrates an overland swale to mitigate the existing flood conditions.

OPTION 7 - PUBLIC DOMAIN AND STREETSCAPE



Public Domain and Streetscape:

Responding to South Sydney Rotary Park rich character and driven by a vision of an immersive landscape, the revitalisation of the public domain will draw on its unique character and context to create a distinctive landscape destination for the surrounding residents.

The public domain and streetscape will align with Councils guidelines, while also integrating the private and communal ground level of the residential building with the public domain interface.

Key landscape design moves include:

- Integrated elements that evoke a sense of connection with Country and provide meaningful opportunities for learning and appreciation.
- Create an inclusive space that serves as a source of inspiration, understanding, healing and care.
- Improve visual and physical connections between the site and southern street network.
- Provide a diverse range of programs that activate the park and bring people together.
- Enhance and strengthen biodiversity by prioritising the retention of high value trees, increasing tree canopy coverage, and incorporating endemic plant materials.
- Retain the existing topography and celebrate water movement across the site.
- Actively work to reconstruct and restore the Eastern Suburbs Banksia Scrub (ESBS) plant community.
- Integrate public art and improve lighting to provide a safe and welcoming public open space.

OPTION 7 DETAIL (NTS)



Private Lots:

Incorporate CoS Landscape design principles:

1. Promote responsive landscape environments
2. Promote sustainability
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- To the Northern edge of the site we have proposed an ecological green frame which integrates an overland swale to mitigate the existing flood conditions.

5.4 LANDSCAPE SKETCH PREFERRED CONCEPT

PREFERRED PUBLIC DOMAIN AND STREETSCAPE



Public Domain and Streetscape:

Responding to South Sydney Rotary Park rich character and driven by a vision of an immersive landscape, the revitalisation of the public domain will draw on its unique character and context to create a distinctive landscape destination for the surrounding residents.

The public domain and streetscape will align with Councils guidelines, while also integrating the private and communal ground level of the residential building with the public domain interface.

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- Retain the existing topography and celebrate water movement across the site.
- Actively work to reconstruct and restore the Eastern Suburbs Banksia Scrub (ESBS) plant community.
- Integrate public art and improve lighting to provide a safe and welcoming public open space.

1:500 @ A1 OR 1:1000 @ A3

PREFERRED DETAIL (NTS)



Private Lots:

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