

Precinct 75 Mary Street, St Peters

Landscape Report to support Planning Proposal

September 2015



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1. Project Overview

1.1 Purpose of the Report

This is the Landscape Report that accompanies the Planning Proposal, prepared on behalf of Caliph Pty Ltd.

This document is structured in two parts:

1. An analysis of the site, which has informed the architectural response.
2. An assessment of the overall design response.

1.2 Project Description

St Peters is an area in transition, evolving from its industrial past into a thriving and creative urban village. Strategically located within future employment zones, in close proximity to Sydney Airport and the CBD, as well as the local centres of Marrickville and Newtown, it is an area with endless potential for urban renewal.

The vision for Precinct 75 is an environment that embraces its industrial past, as a means of generating a viable future. The rich character of the site is defined by a compelling confluence of robust industrial infrastructure and a diverse population of local creative industries. It is this unique sense of place that Precinct 75 seeks to nurture and engage.

Using a long term, coordinated approach to the site allows the development to establish a fundamental set of urban principles. As a result, the public domain will be significantly enhanced with a series of new pedestrian through site links, publicly accessible landscaping and pocket parks, which will become the heart and gathering space of the local community of residents, artists and workers.

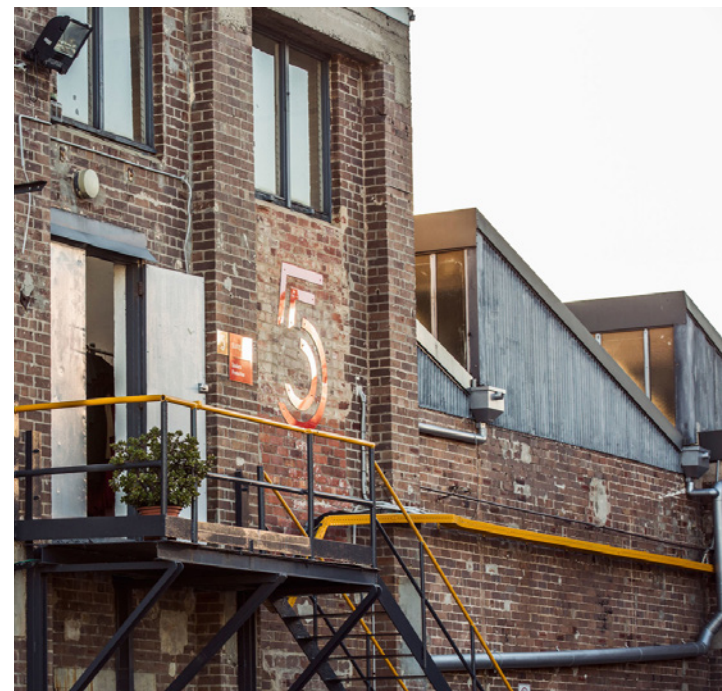
The rich heritage and industrial strength of the site is extended into the landscape armature by accentuating the street grid pattern through long site links. Pocket parks and gardens that stem off these main spines reinterpret former work yards.



St Peters 1943



Precinct 75, St Mary St, St Peters



Precinct 75, St Mary St, St Peters



Current site aerial

2. Analysis

2.1 Existing Trees

There are few existing trees within the site boundary. The small area with prominent trees is on the existing property situated at the end of Robert Street. A large pine in their front yard marks the end of this currently closed off street.

Bordering the site, there are a few small street trees that run along the eastern end of Edith and Mary St footpaths. There are also three recently planted trees in the Mary Street verge south of building 1.

There are a number of large existing trees in the yards of residential blocks flanking the eastern and western boundary.

Given the general lack of trees within the site, tree planting to screen adjacent properties and provide shade would be of value.

A more detailed analysis of existing tree health will be prepared to accompany the Development Application.

- Existing trees within site boundary ●
- Surrounding site street trees ●
- Surrounding site trees in residential properties ●



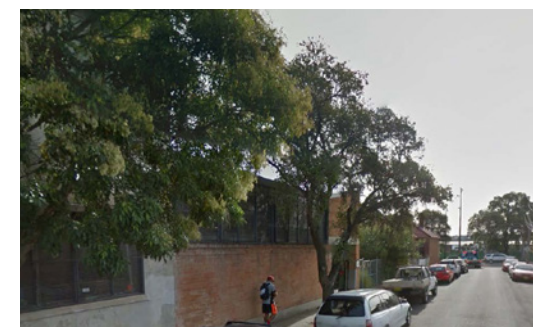
1 Pine at end of Roberts St



2 Pine along Mary St



Mary St trees



Edith St trees

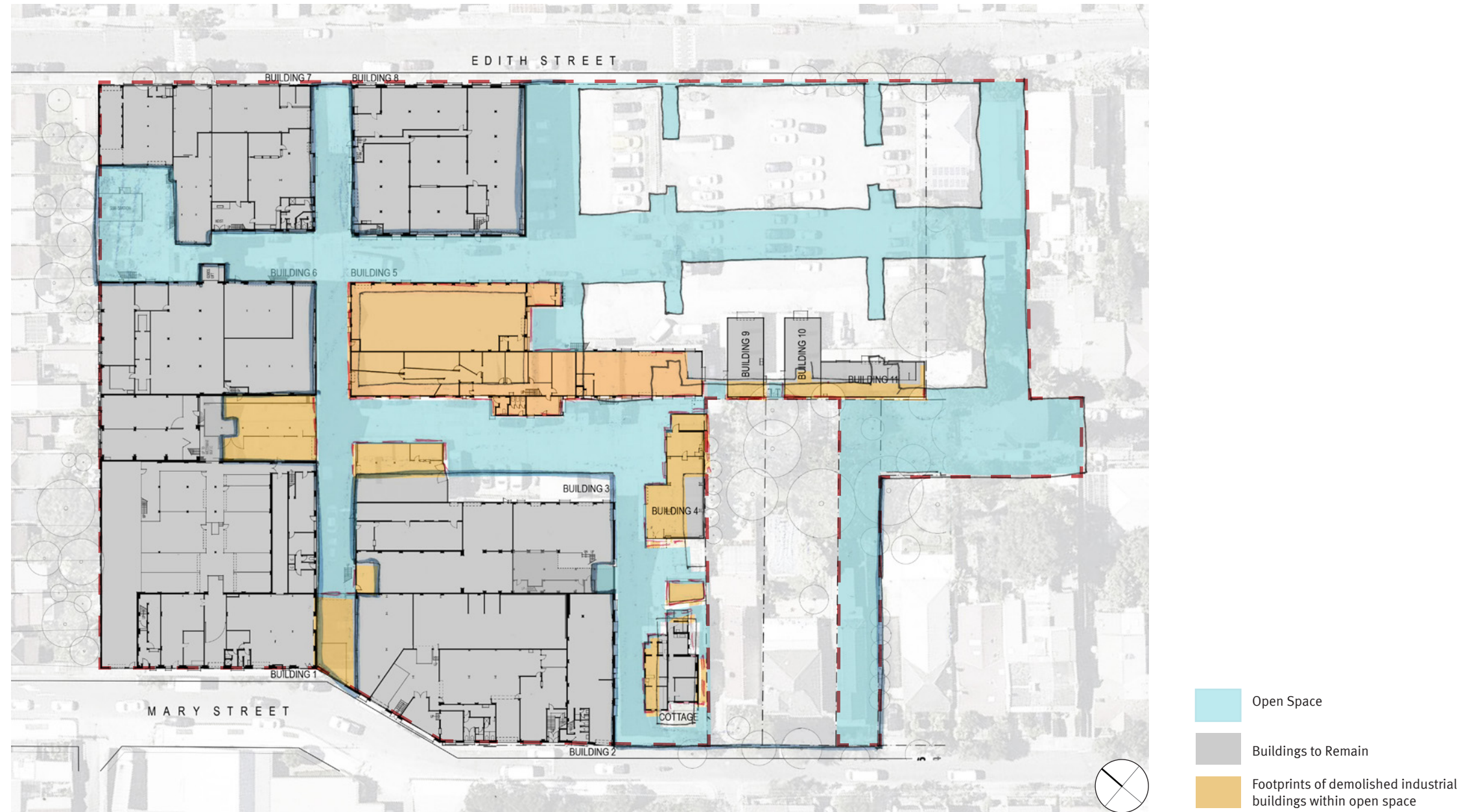
2.2 Heritage

The site has a rich industrial heritage dating back to the early 1900's.

Although it's former use as the Taubmans paint factory is barely evident in the current fabric, there is opportunity to express heritage layers in the new landscape design.

Footprints of demolished buildings or locations of elements to be salvaged may be cues for material change or new plantings. Any remnants to be salvaged within the new open space could remain and be adapted into a new function.

A more detailed salvaging strategy will be prepared to accompany the Development Application.



2.3 Soil Availability

The car park footprint overlaid onto the new open space determines the areas where tree planting can occur.

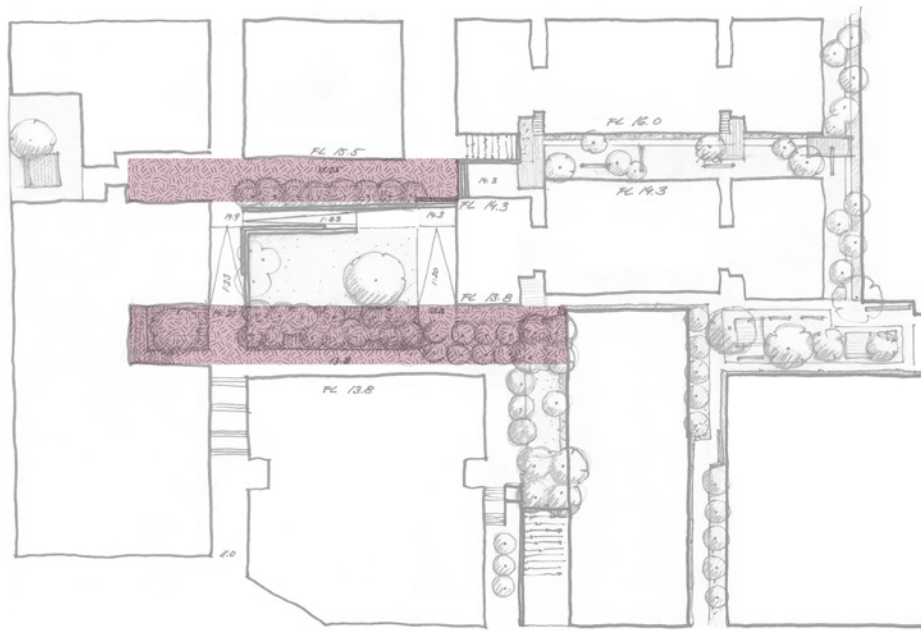
Much of the site has the opportunity for deep soil planting shown in yellow in the diagrams. Areas with over 1m soil availability over the carpark are shown in blue in the diagram which is sufficient for medium sized tree planting. Areas with less soil will need raised planters.



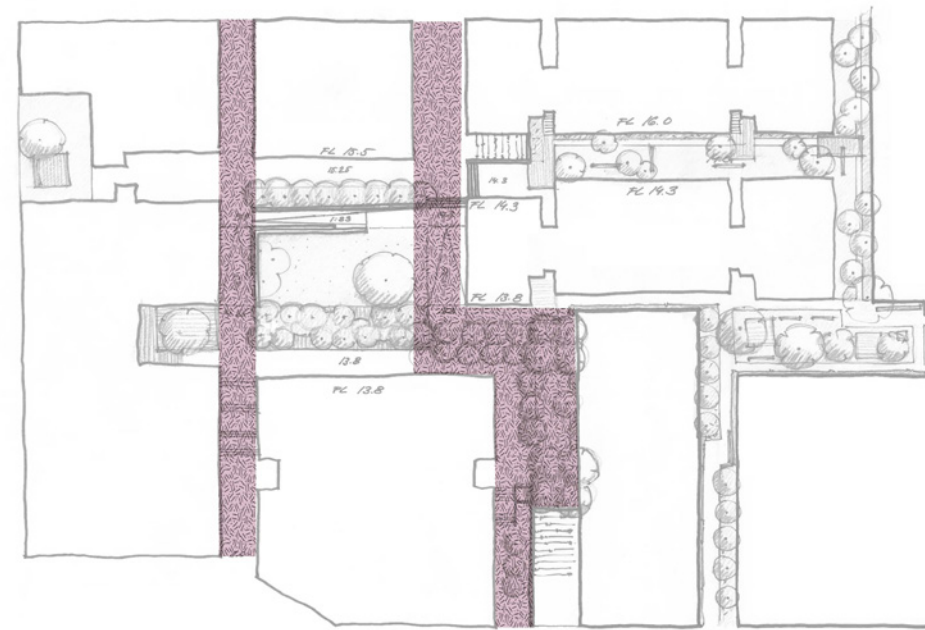
3. Spatial hierarchy diagrams

3.1 Paving Options

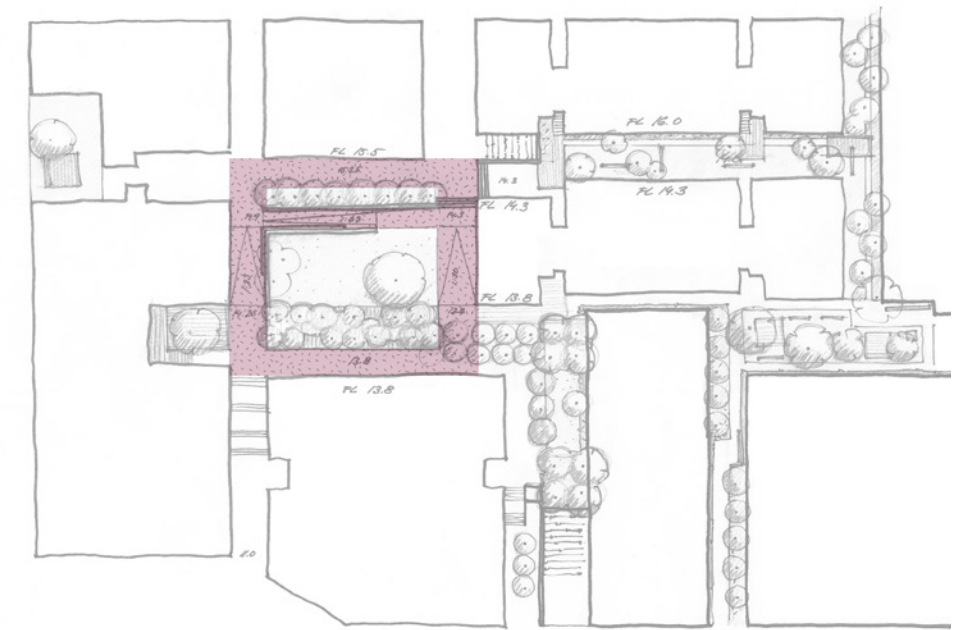
Special paving for areas adjacent to Central Lawn will underline the perception of central community space as public space and determine the area of “public plaza”- a space for public events, gatherings, meeting and socializing.



Emphasise Internal Streets



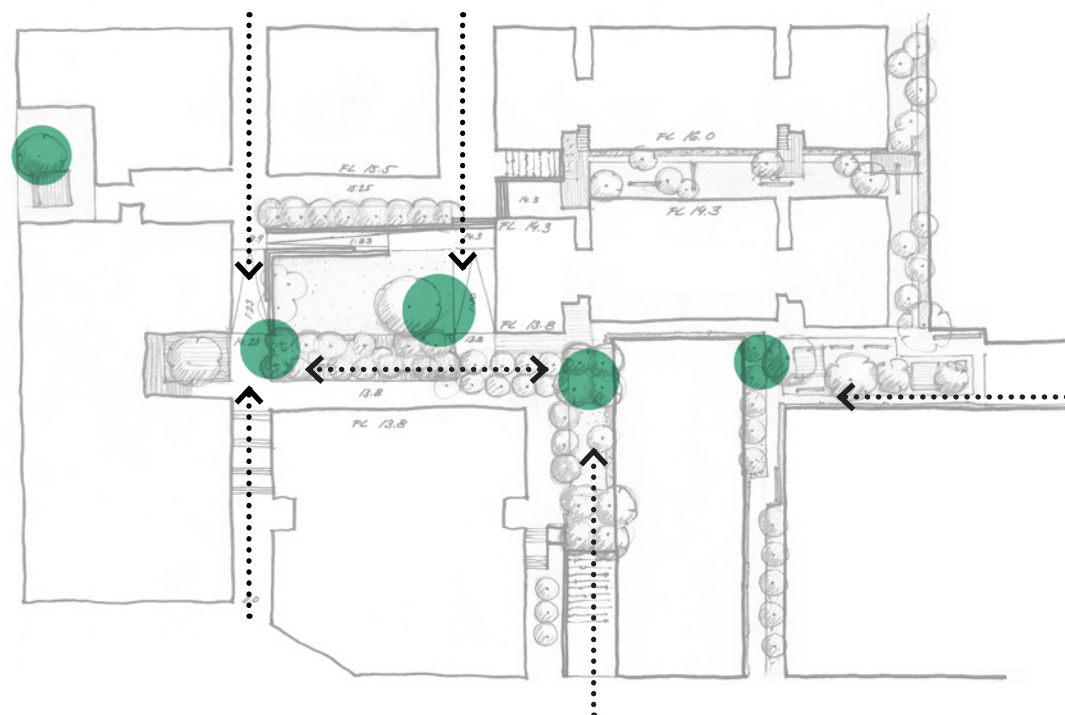
Emphasise Internal Links



Combined option - Emphasise Central Plaza

3.2 Visual Corridors

Views from surrounding streets terminating with feature trees as focal points.



4. Concept Plan

JMD design



5. Elements

5.1 Green Axis

The green axis is formed by a grid of trees providing a canopy of much needed shade. The ground plane surface varies, made up of both hard and soft materials to allow various functions to occur under the canopy.



Plaza under Canopy of Trees



Patio de los Naranjos, Sevilla



Patio de los Naranjos, Sevilla



Placa Reial, Barcelona

5.2 Central Public Space

The central public space adjoins the green axis. It consists of a leveled lawn with seating walls and market / cafe plaza along the cantilevered building. Pergola structures are wrapped around two sides. The space is kept open to allow for a variety of uses.



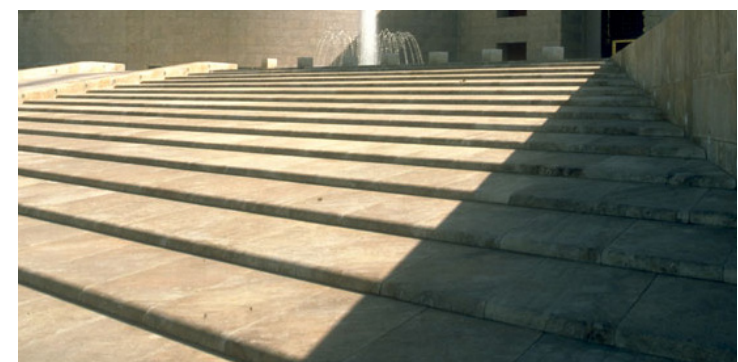
Central Public Space



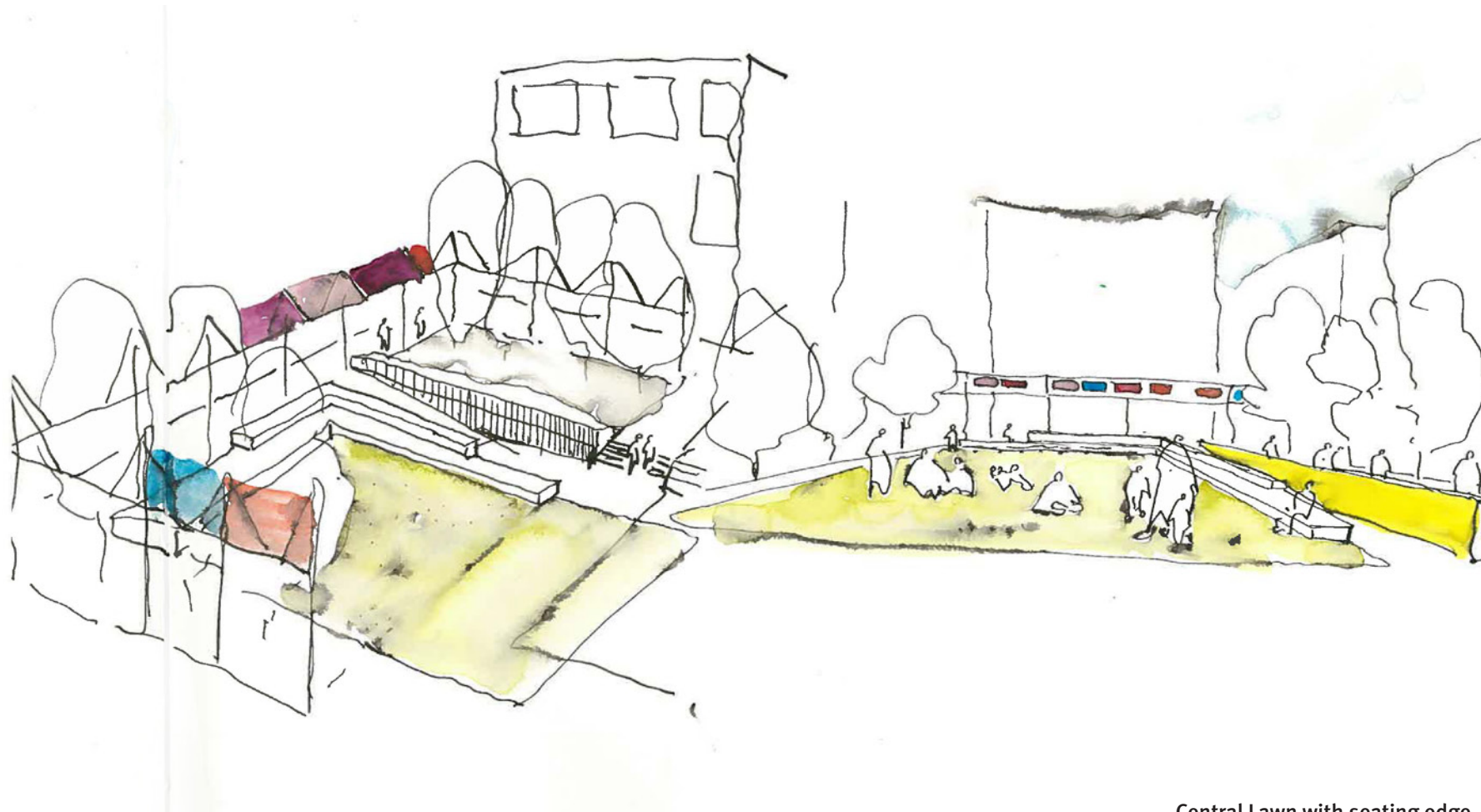
Rhine Park, Duisburg by Atelier LOIDL



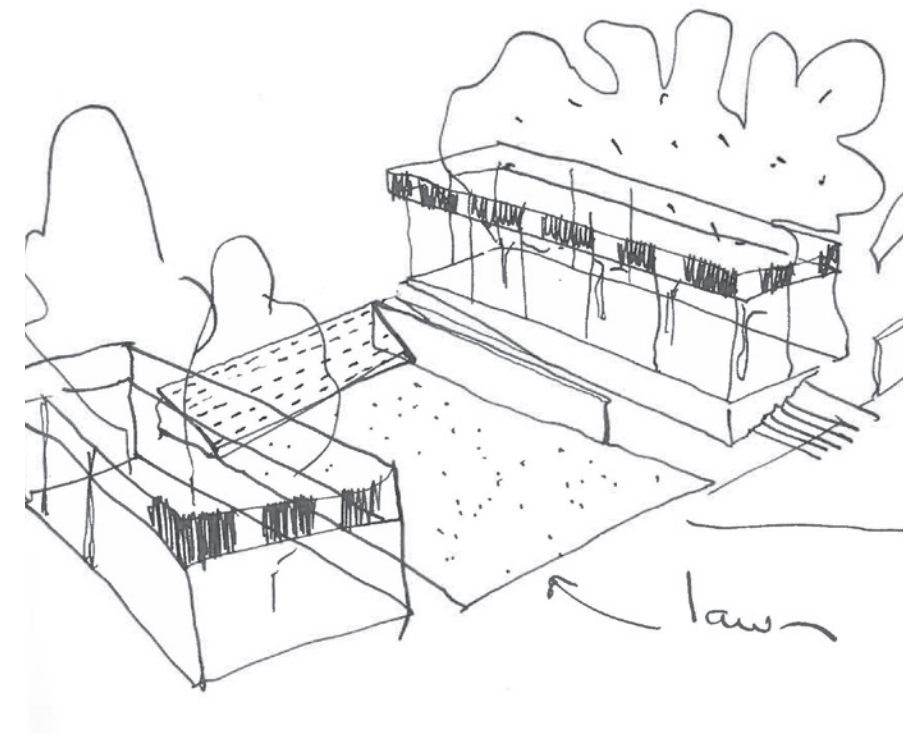
Fossar de les Moreres, Barcelona by Arriola & Fiol



Ministry of foreign affairs, Riyadh by Henning Larsen

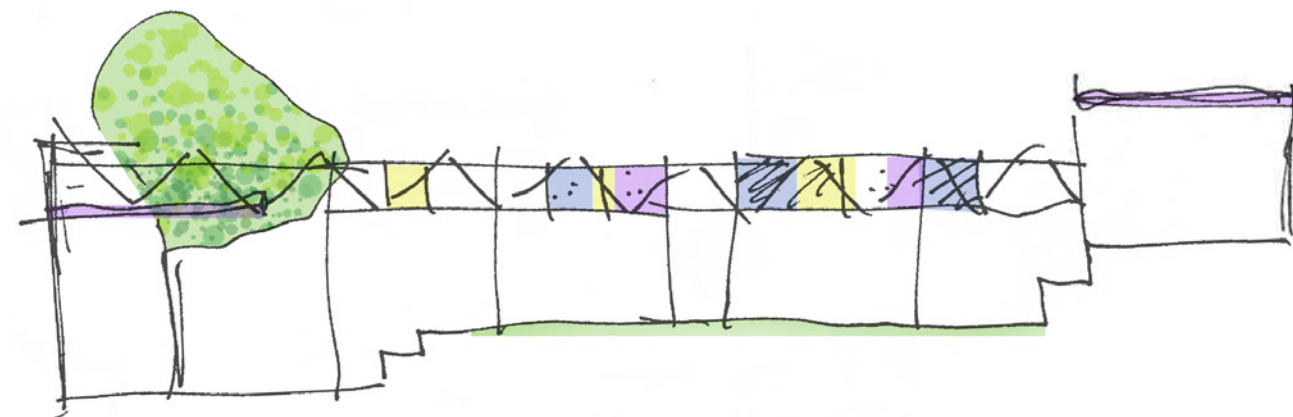


Central Lawn with seating edge



Pergolas wrapped around Central Lawn

The pergola structure creates an opportunity to reflect the former industrial past of the precinct - Taubmans paint factory - through varying colours of the pergola panels.



Pergola panels - sketch section

5.3 Courtyards

Courtyards nestled between buildings provide an intimate scale for smaller functions. The finer grain is reflected in the detailing of materials.



Courtyard View



Siza Pavilion, Hombroich, Alvaro Siza & Rudolf Fisterwalder



Patio de los Naranjos, Sevilla



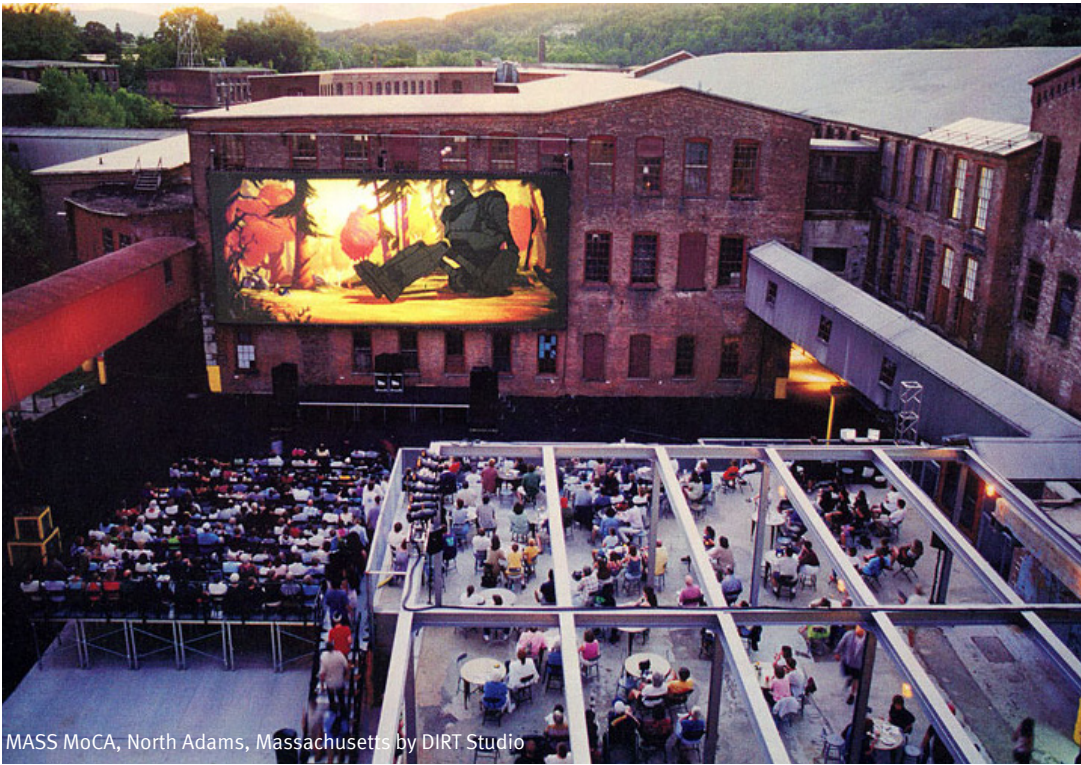
The Amazing Rolling Picture Show, Market Row laneway, Sydney

6. References

6.1 Activity and Events

Former work yards will become public venues for music, film and market events, revitalising the community experience and enriching a network of art institutions.

Garden rooms and courtyards will provide for passive use and social interaction.



MASS MoCA, North Adams, Massachusetts by DIRT Studio

Cultural Events



Maaskade, Cuijk, Netherlands by Buro Lubbers



Skatepark, Five Dock, NSW

Activity



Plaza Poitier, France

Outdoor Dining



Luxembourg Gardens, France

Social

6.2 Materials Palette

The design acknowledges the industrial history of the site and proposes appropriate finishes and treatments that reflect its past use.

Elements within the demolished areas that relate to the former light industrial use may be salvaged and reused within the landscape.

A salvaging strategy overlaid with demolition plans will reveal possibilities of debris for reuse within its existing location.



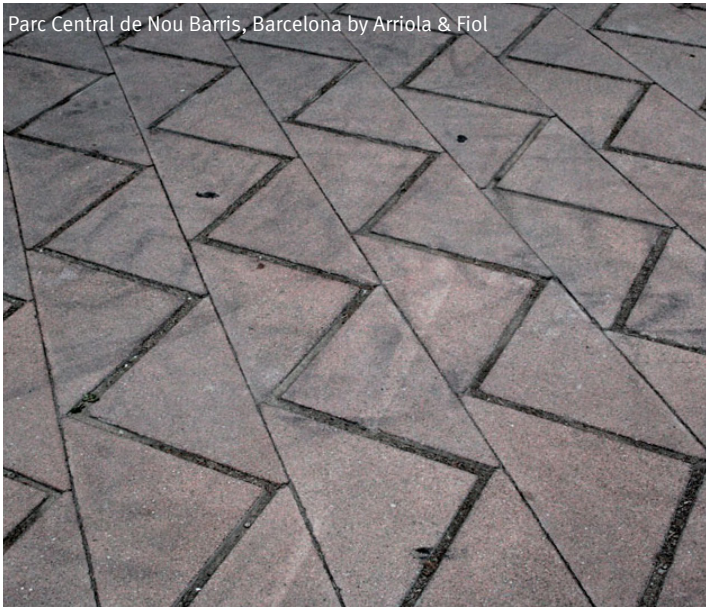
Paddington Reservoir, Sydney, JMDdesign



Patio de los Naranjos, Sevilla



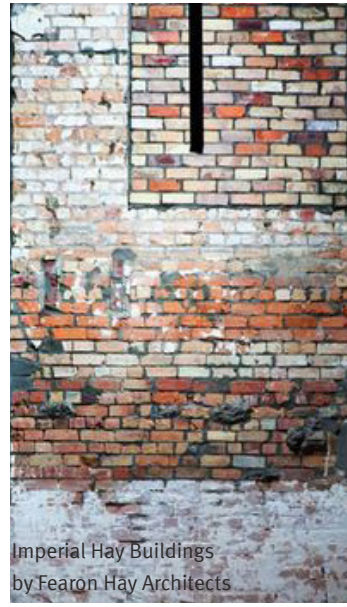
Carlsberg Brewery, Copenhagen Jeppe Aagaard Andersen



Parc Central de Nou Barris, Barcelona by Arriola & Fiol



The Coal Loader, Sydney by HASSELL



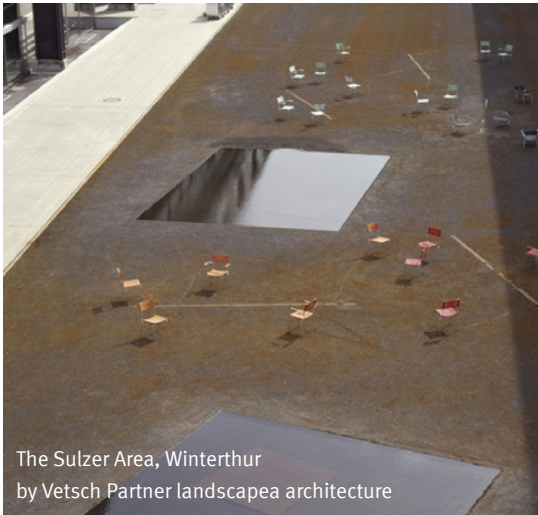
Imperial Hay Buildings
by Fearon Hay Architects



Choorstraat Papenhulst,
Hertogenbosch, Netherlands by Buro Lubbers



Genk C Mine, Belgium by Hosper architects



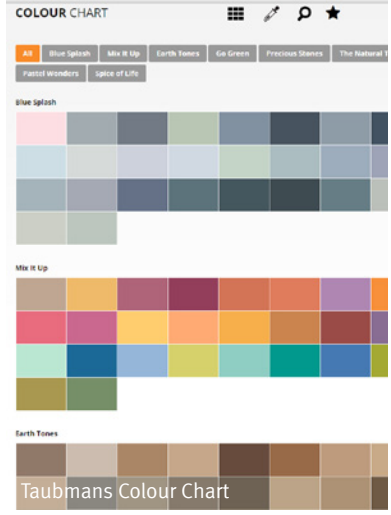
The Sulzer Area, Winterthur
by Vetsch Partner landscape architecture



Islands Brygge, Copenhagen

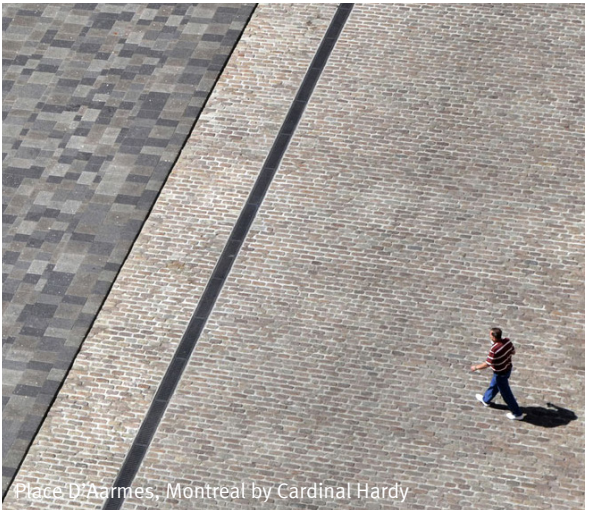


Post Industrial Park, Germany by Studio Hanns Joosten



COLOUR CHART

Blue Splish
Mix it Up
Earth Tones
Ice Greens
Precious Stones
The Natural
Earth Tones
Taubmans Colour Chart



Place D'Armes, Montreal by Cardinal Hardy