

# The Clothing Store

Troy Daly, Program Director





# Proposed approach

- Create **unique cultural identities** for each precinct based on existing strengths (heritage contemporary innovation)
- **Place making approach** – embedded through all elements of design
- **Public art and heritage embedded** through landscape and building design
- **Activate** as you go



# Restoration

## September 2015

- Re-wire building, replace switchboard and light fittings
- Install new plumbing service
- Remove health risks (lead paint, asbestos doors)
- Replace broken roof panels

## Planned future works

- Replace broken windows
- Create disability access (lift and ramp)



# Heart of the new neighbourhood

- Active – integrated with park
- Community focus
- Sustainable
- Local scale retail downstairs – arts and cultural activities upstairs
- Early temp uses





## To consider...

**Over the long term, what sort of community facilities or creative uses could be put in the restored Clothing Store?**

# New neighbourhood park

## Justine Kinch, AECOM



# Community Consultation North Eveleigh Parks





# Community Consultation 2012/2013

## Comments

A word cloud of comments from the 2012/2013 community consultation. The words are arranged in a roughly rectangular shape, with varying sizes and colors (black, orange, blue, and yellow). The most prominent words are 'PLAY', 'social interaction', 'AMENITY', 'Quiet and peaceful', and 'ALL AGES'. Other visible words include 'picnic tables', 'fruit trees', 'convenience', 'seating', 'natural feel', 'community garden', 'gatherings', 'BBQs', 'multiple activities', 'aesthetics', 'ease of access', and 'shade'.

**PLAY** picnic tables fruit trees  
convenience seating **social interaction**  
natural feel **AMENITY**  
community garden **Quiet and peaceful** gatherings  
BBQs **ALL AGES** aesthetics ease of access  
multiple activities **shade**

# Previous Approved Development Application



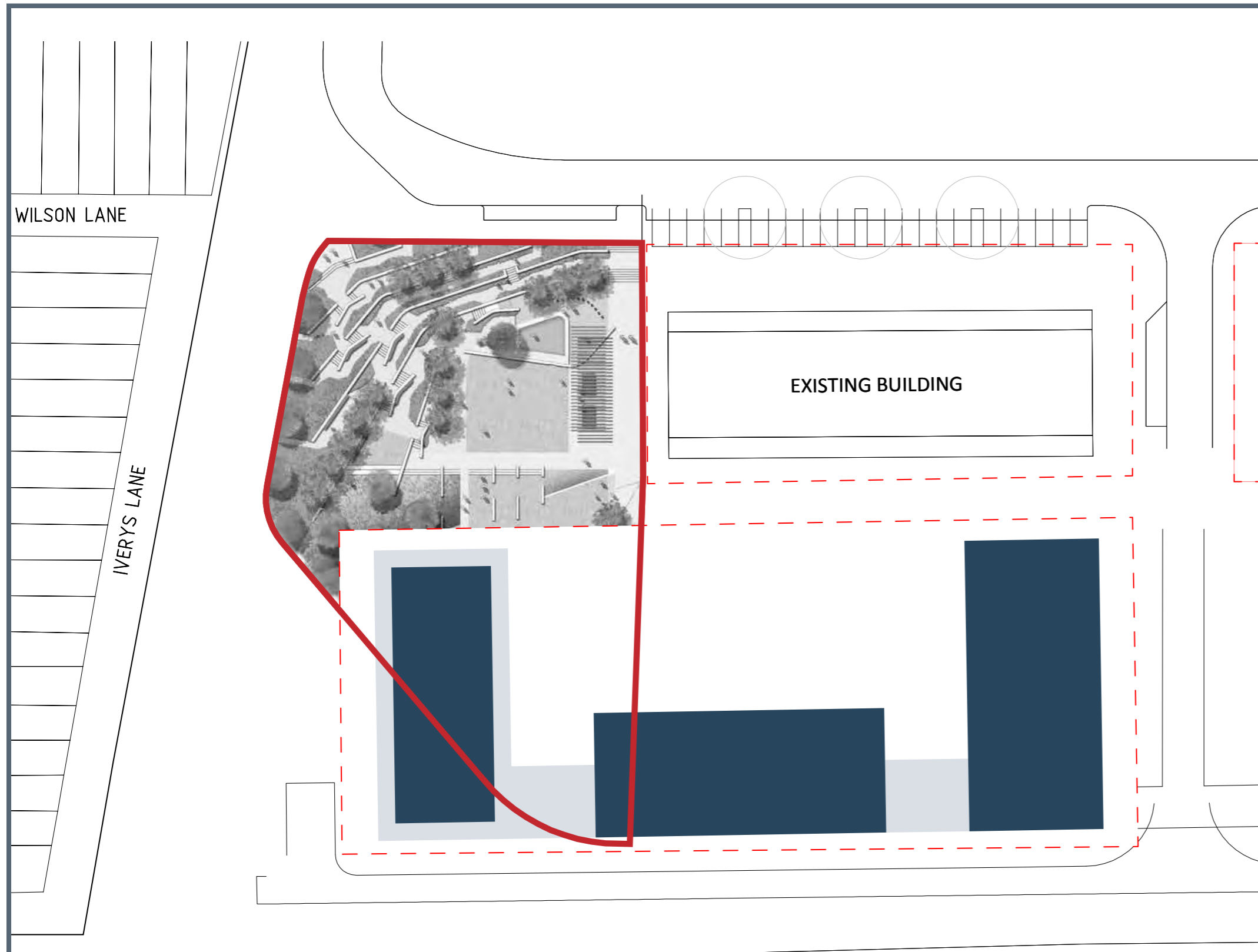
# Site Comparison

Previous Park Area - 3,350m<sup>2</sup> 



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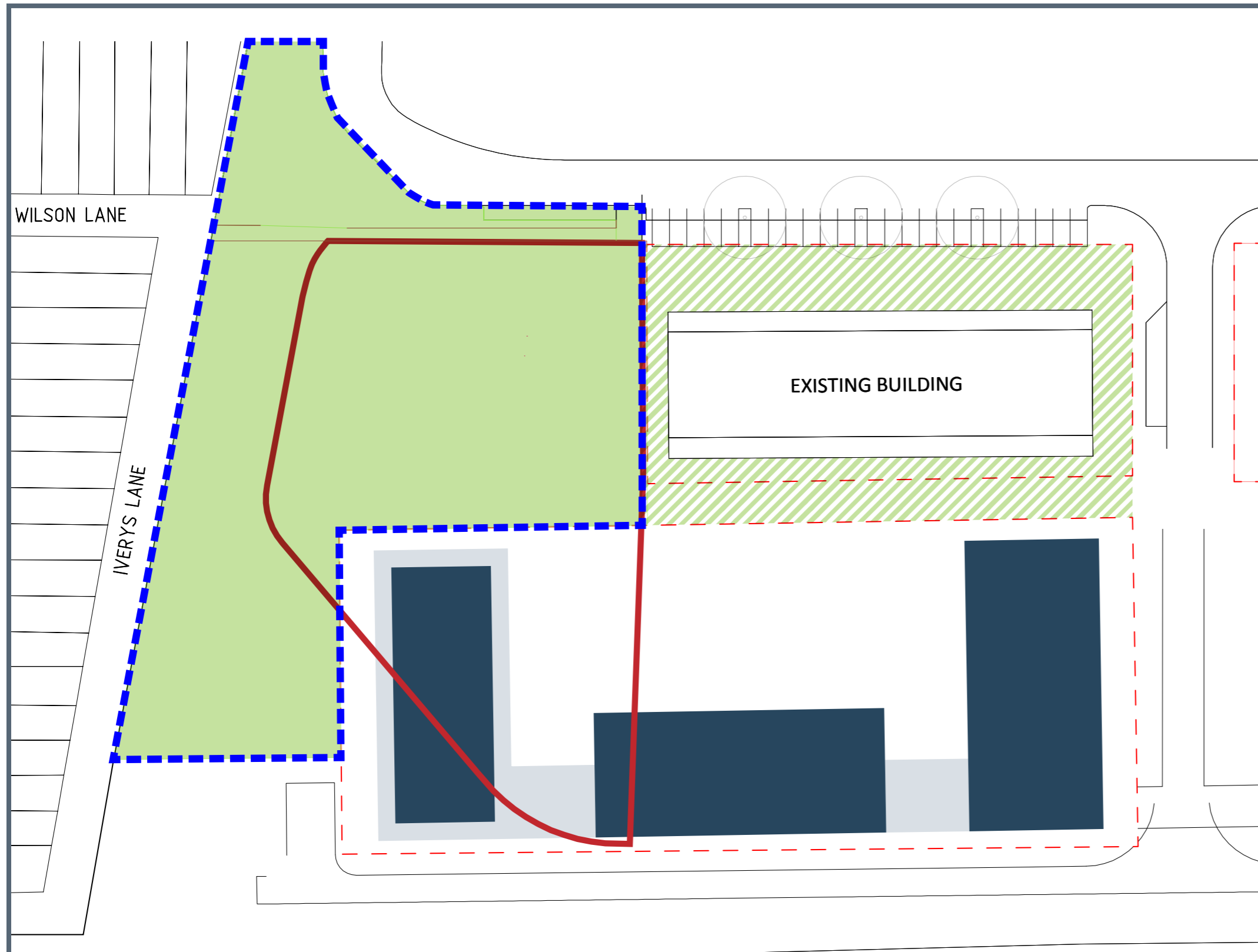


# Site Comparison

Previous Park Area - 3,350m<sup>2</sup> 

New Park Area - 4,479m<sup>2</sup> 

New Park Area + Clothing Store surrounds (1,212m<sup>2</sup>) = 5,691m<sup>2</sup>



# Park Size Comparison Study

## Hollis Park, Wilson Street Newtown | 4,830m<sup>2</sup>

### Site Characteristics

Hollis Park is located approximately 170m west of North Eveleigh Park.

- Informal turf kick-about space
- Formal tree planting in turf
- All ages playground with shade sails
- Changes in level/terracing to create flat usable areas



Hollis Park | 4,830m<sup>2</sup>



North Eveleigh | 4,479m<sup>2</sup>



Level changes



Kids play



Kick-about space

# Park Size Comparison Study

Charles Kernan Reserve, Abercrombie Street, Darlington | 1,850m<sup>2</sup>

## Site Characteristics

Charles Kernan Reserve is located approximately 0.7km northeast of North Eveleigh Park

- Informal turf kick-about space
- Fenced community gardens
- All ages playground with shade structure
- Short retaining walls take up level differences to maximise usable space
- Informal seating under shade trees



Charles Kernan Reserve | 1,850m<sup>2</sup>



North Eveleigh | 4,479m<sup>2</sup>



Fenced community gardens



Kids play with unique shade structure



Informal seating under shade trees

# Park Size Comparison Study

## Tote Park, Joynton Ave Zetland | 3,960m<sup>2</sup>

### Site Characteristics

Tote Park is located approximately 2.5km south of Central Station. Features of this park include:

- Turf kick-about space
- Deciduous tree planting
- Shaded seating areas
- Children's playground and informal play space
- Existing heritage building retained and re-used.
- Surrounding residential buildings address park frontage
- Public toilet



Tote Park | 3,960m<sup>2</sup>



North Eveleigh | 4,479m<sup>2</sup>



Existing built form retained and re-used



Kick-about area

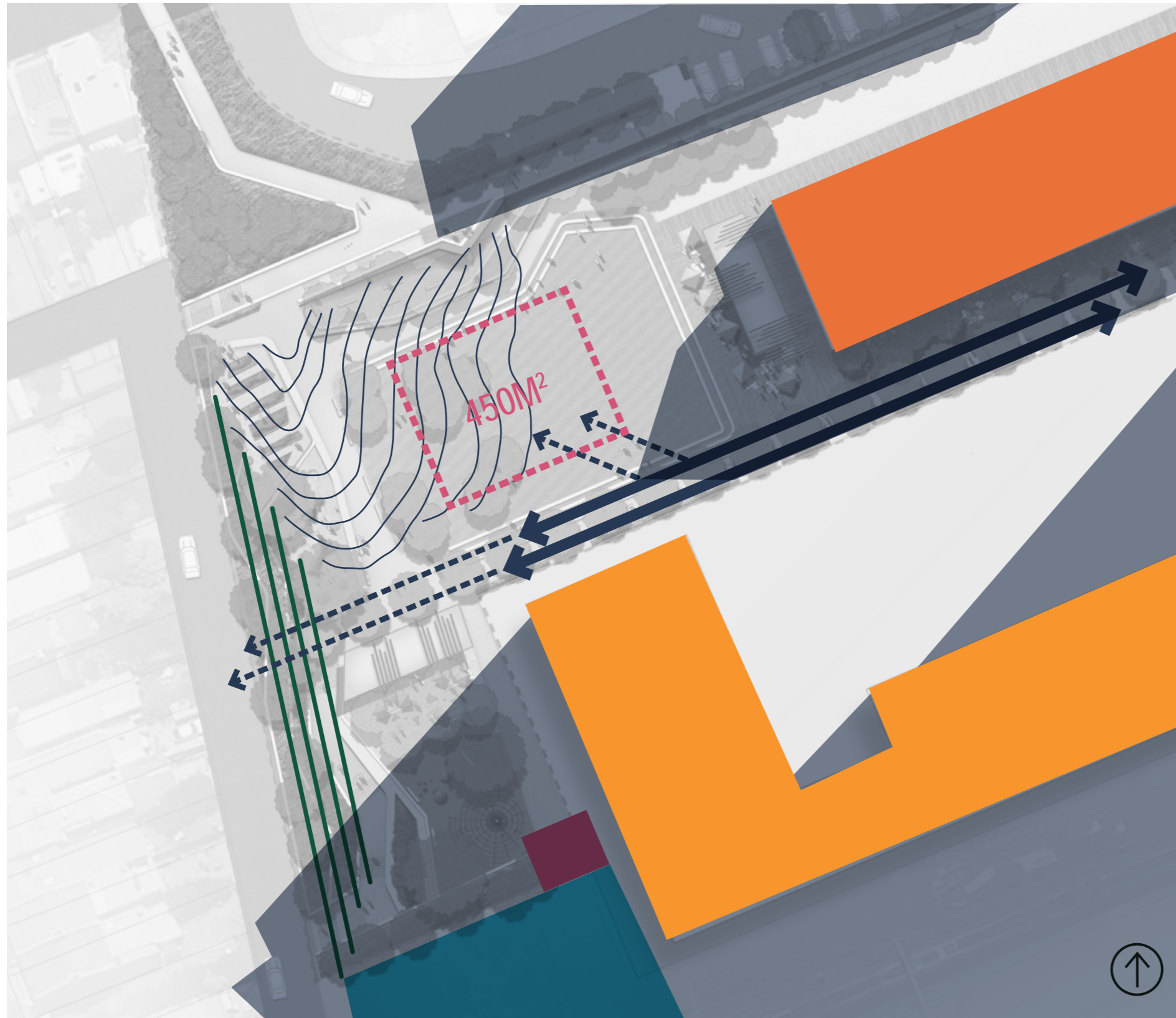


Kids play



# Site Analysis

## Constraints

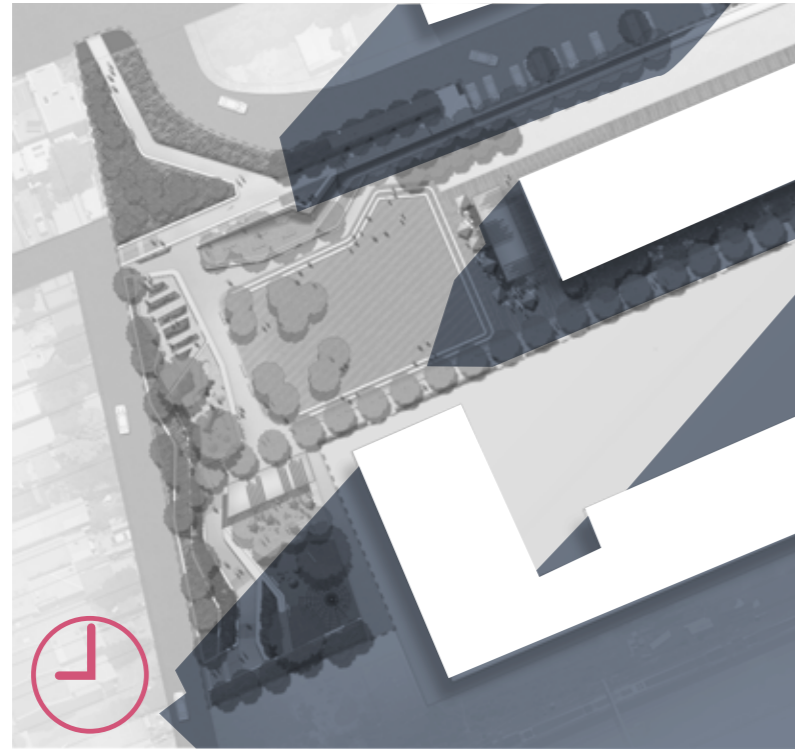


- Existing building to be retained
- On site detention requirement (minimum 450m<sup>2</sup>)
- Overland flow path
- Steep topography high point
- Provision for future pedestrian bridge connection
- Retaining required to Iverys Lane
- 9:00am building over shadowing
- Proposed built form
- Rail Corp land

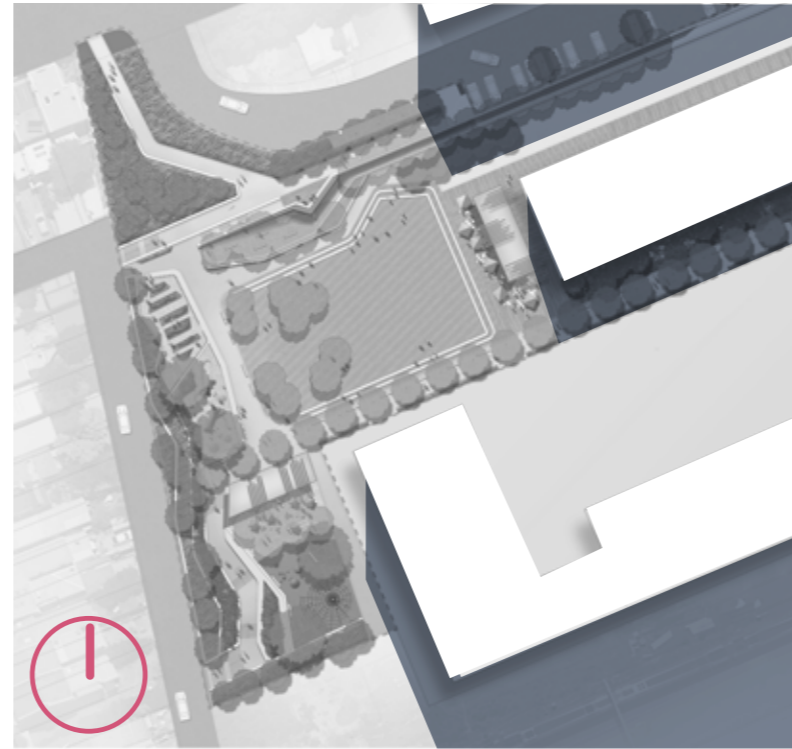
# Site Analysis

## Shadowing

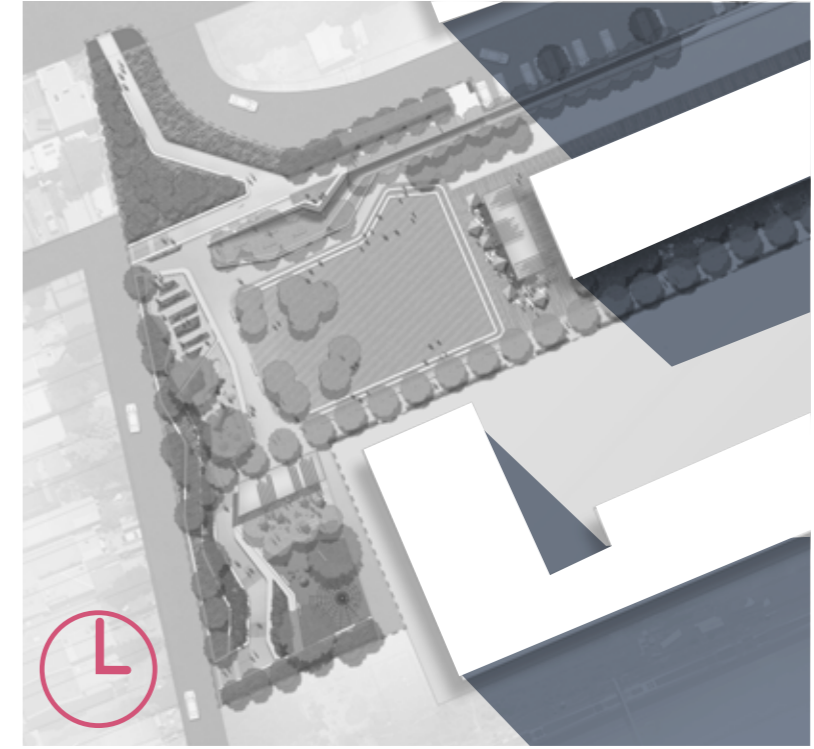
Winter



9.00am

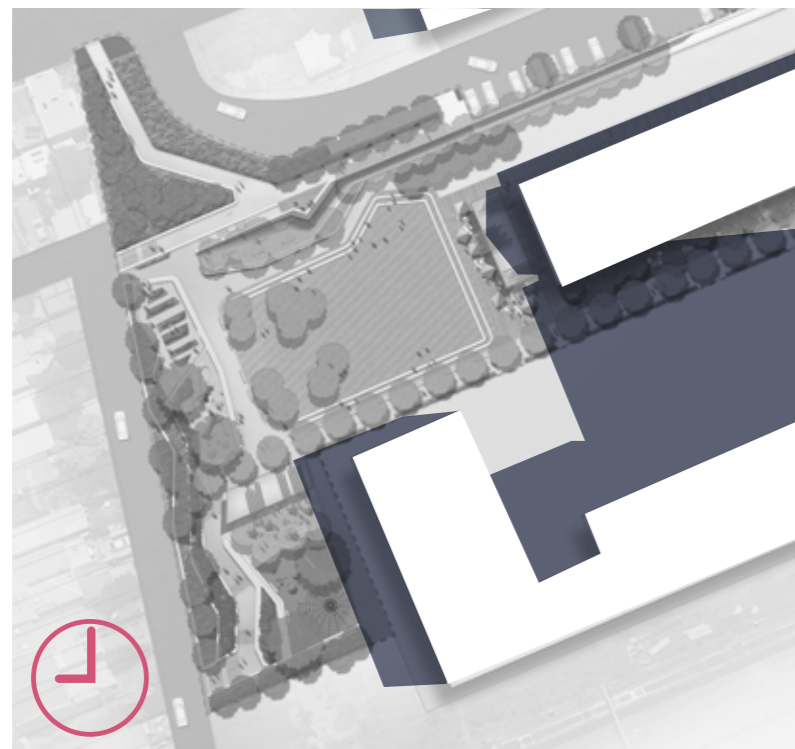


12.00pm

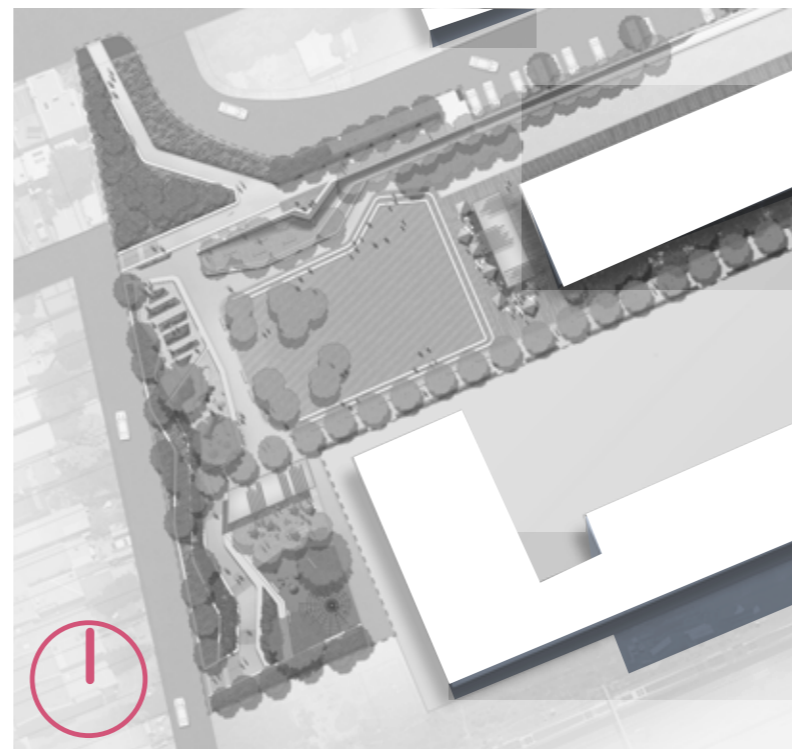


3.00pm

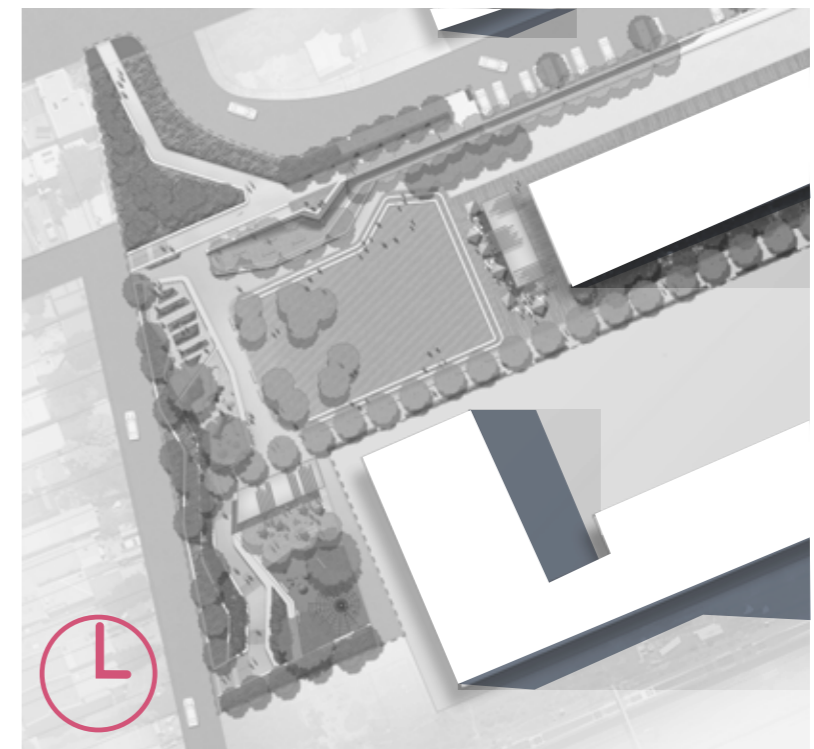
Summer



9.00am

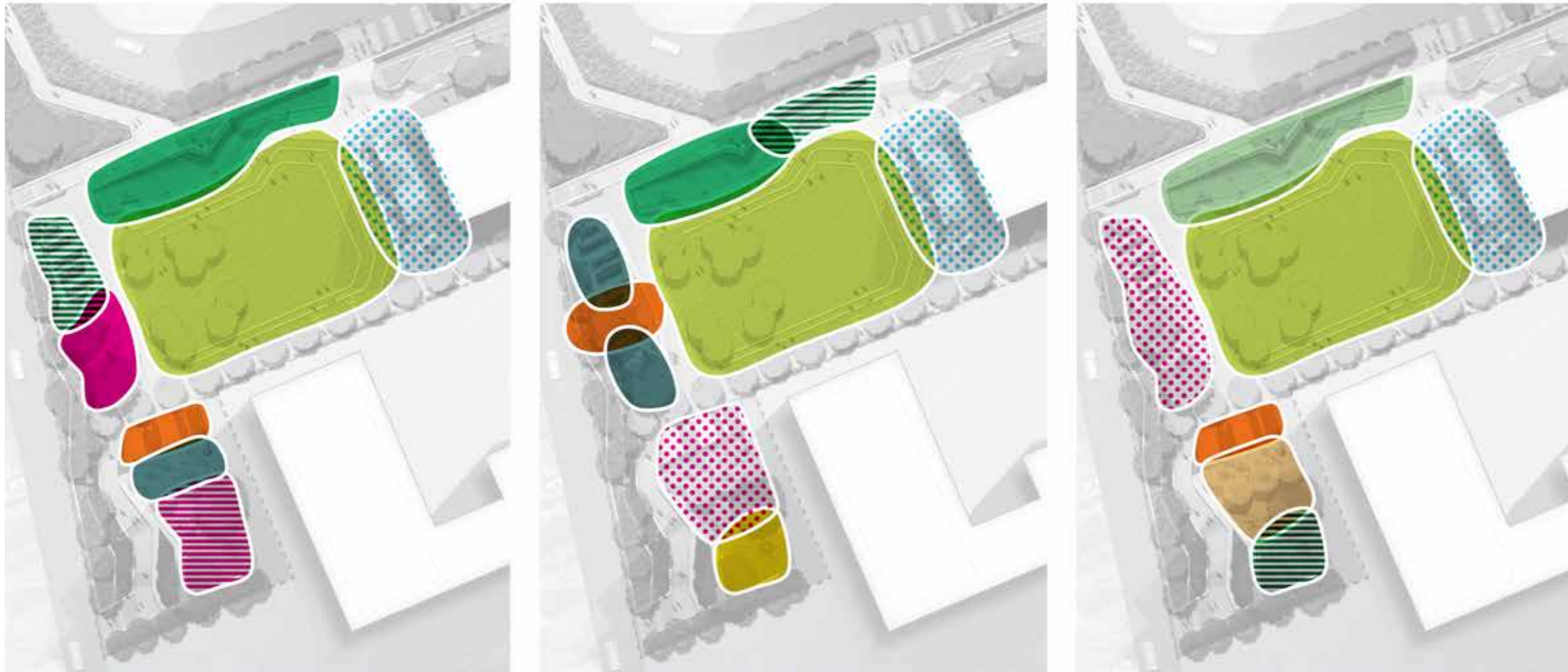


12.00pm



3.00pm

# Potential Spatial Arrangement



## SPATIAL ARRANGEMENT KEY

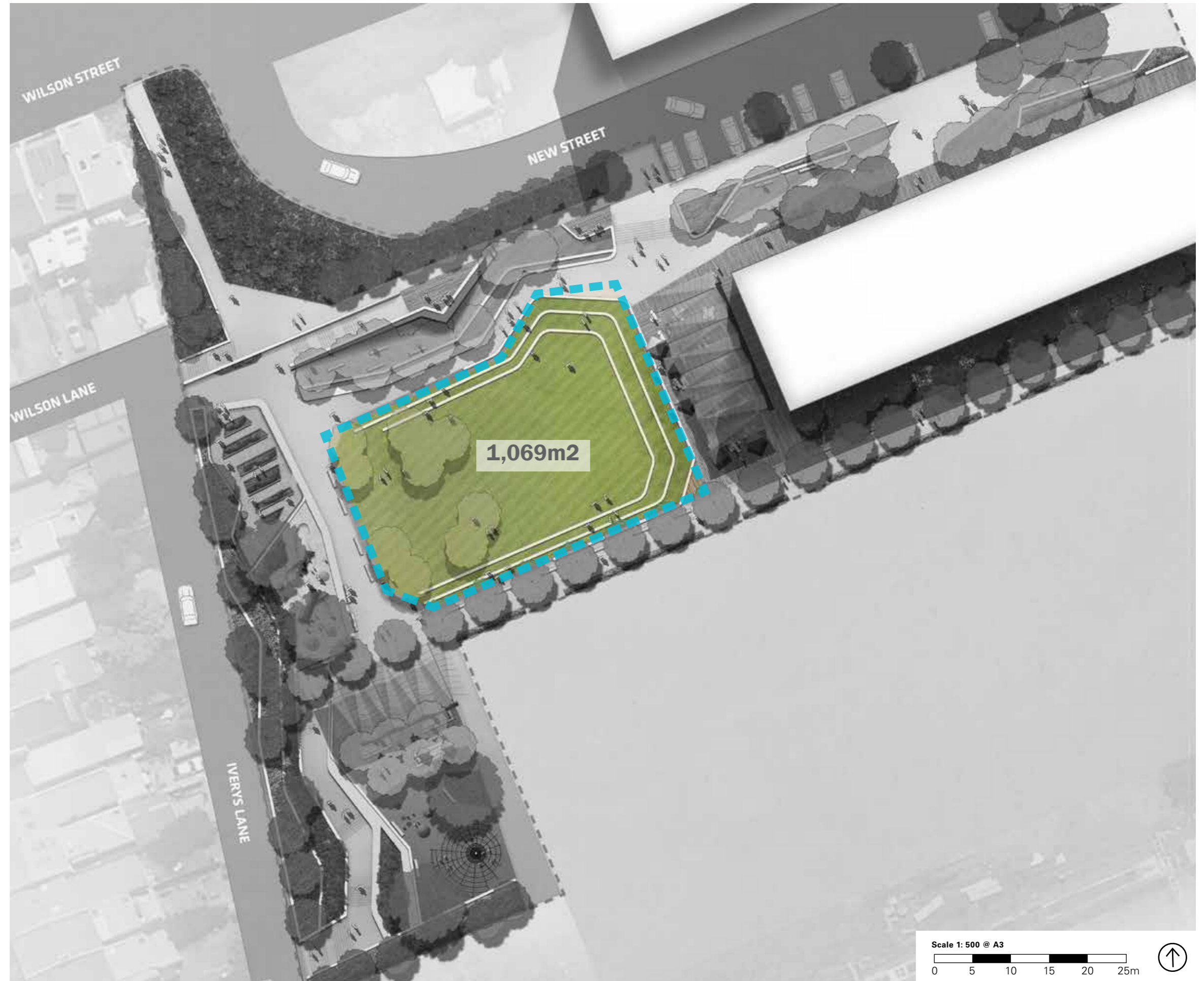
	Kick-about lawn		Picnic area		Playground (all ages)
	Passive seating area		Sculpture garden		Kids nature trail
	Temporary seating / event space		Recreation area (e.g. table tennis/basketball)		
	BBQ area		Playground (ages 5-12)		
	Community gardens		Playground (ages 1-4)		

# Design Option 1



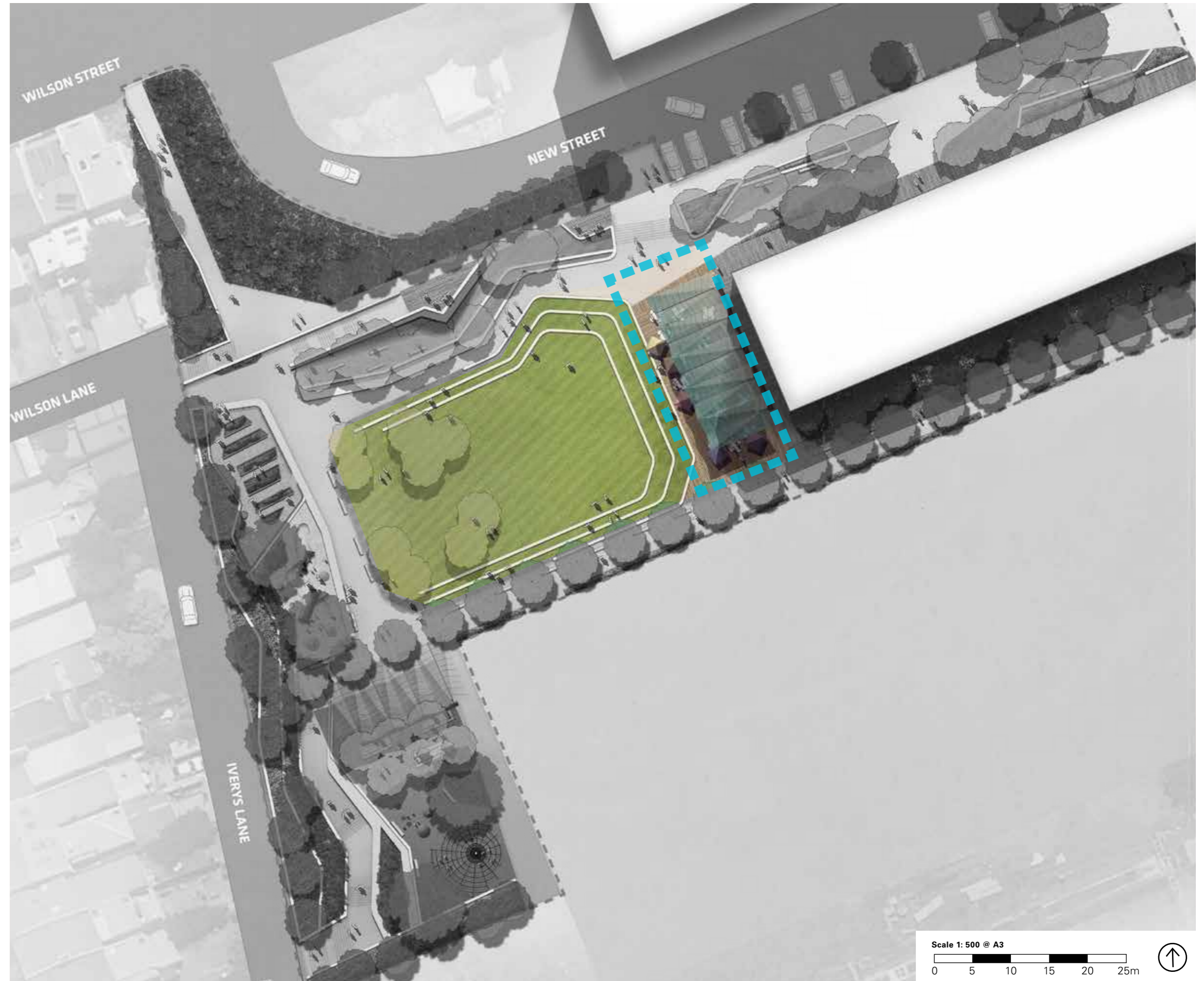
# Design Option 1

Kick-about lawn



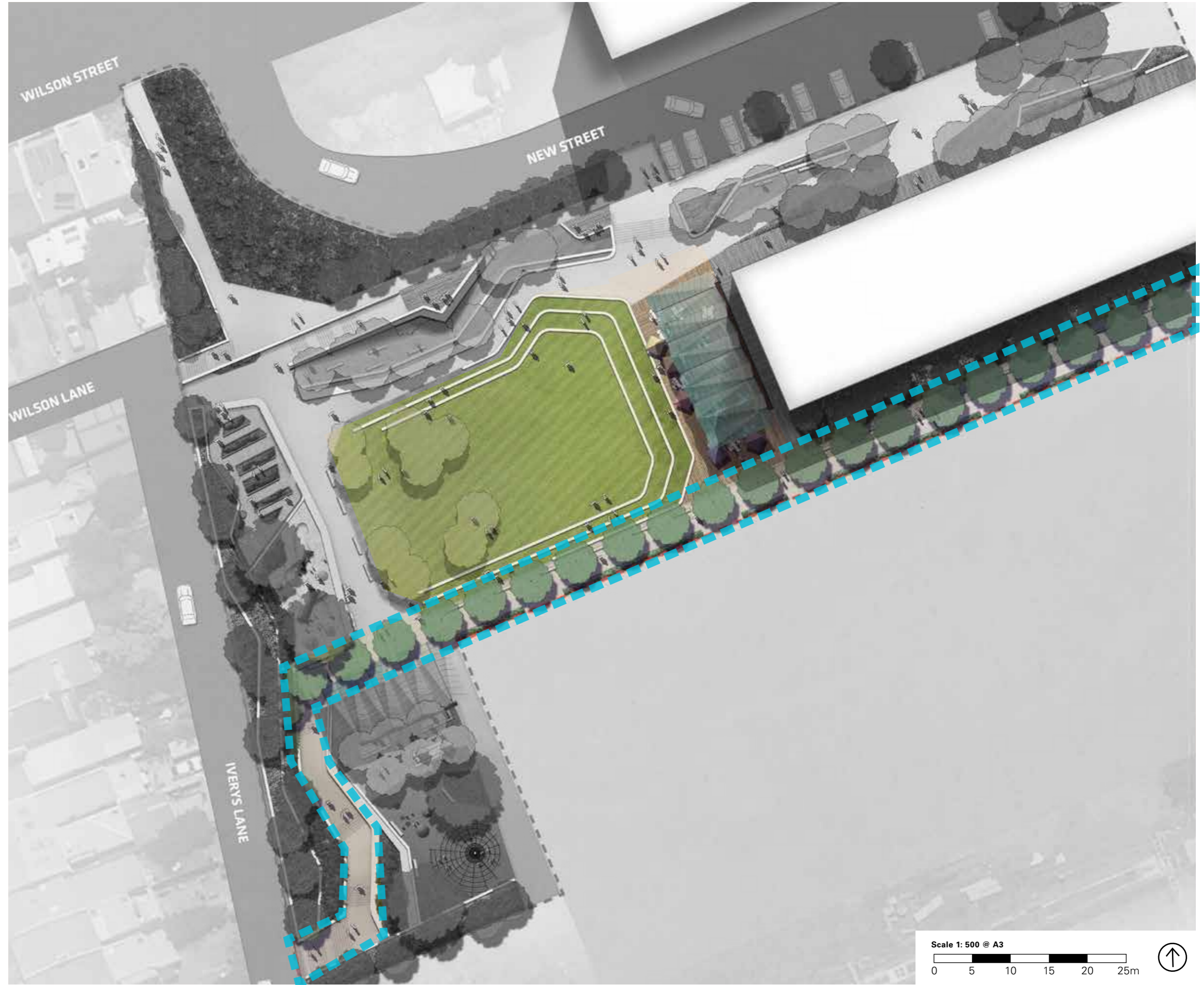
# Design Option 1

Flexible seating / event space



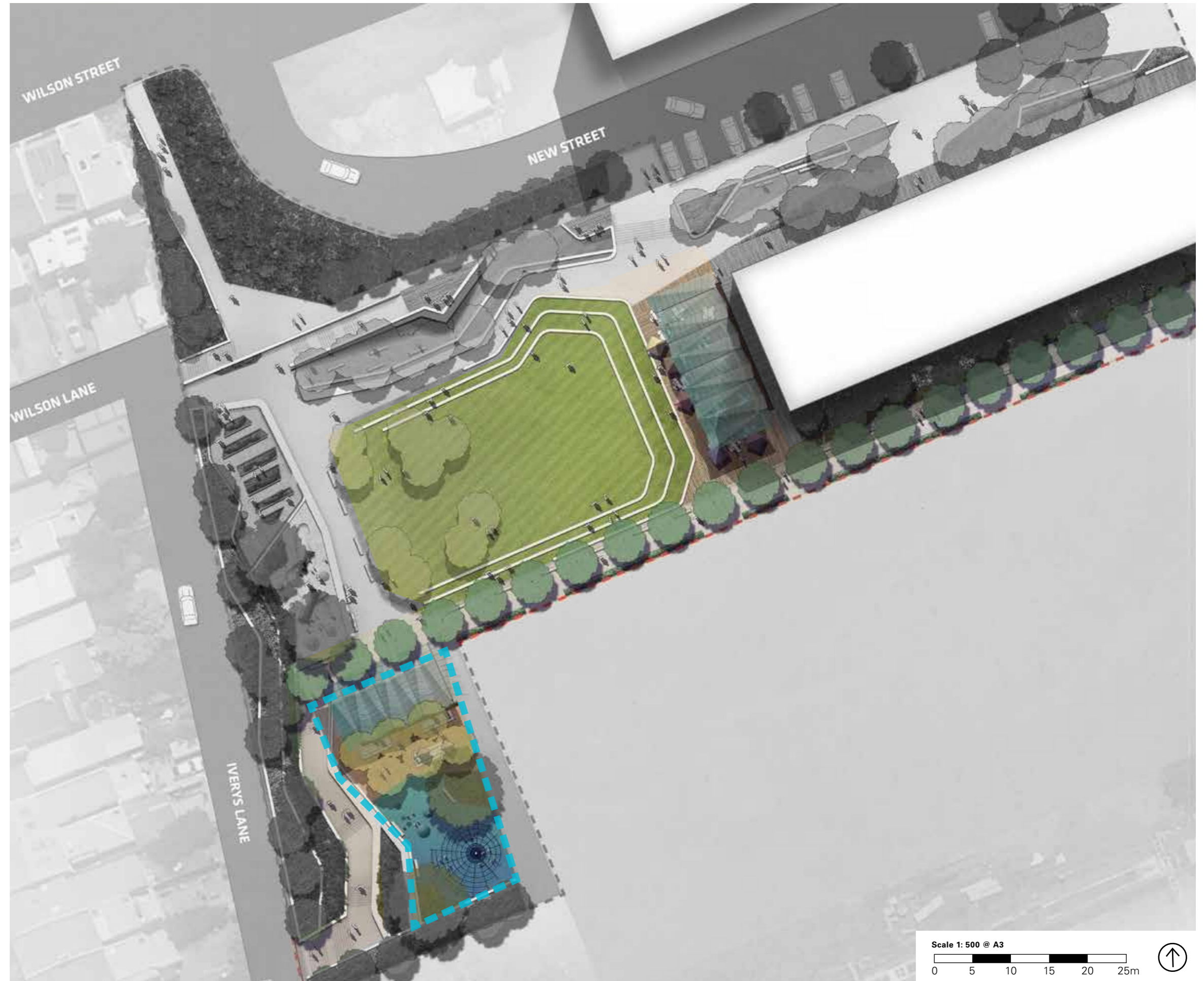
# Design Option 1

Central movement spine



# Design Option 1

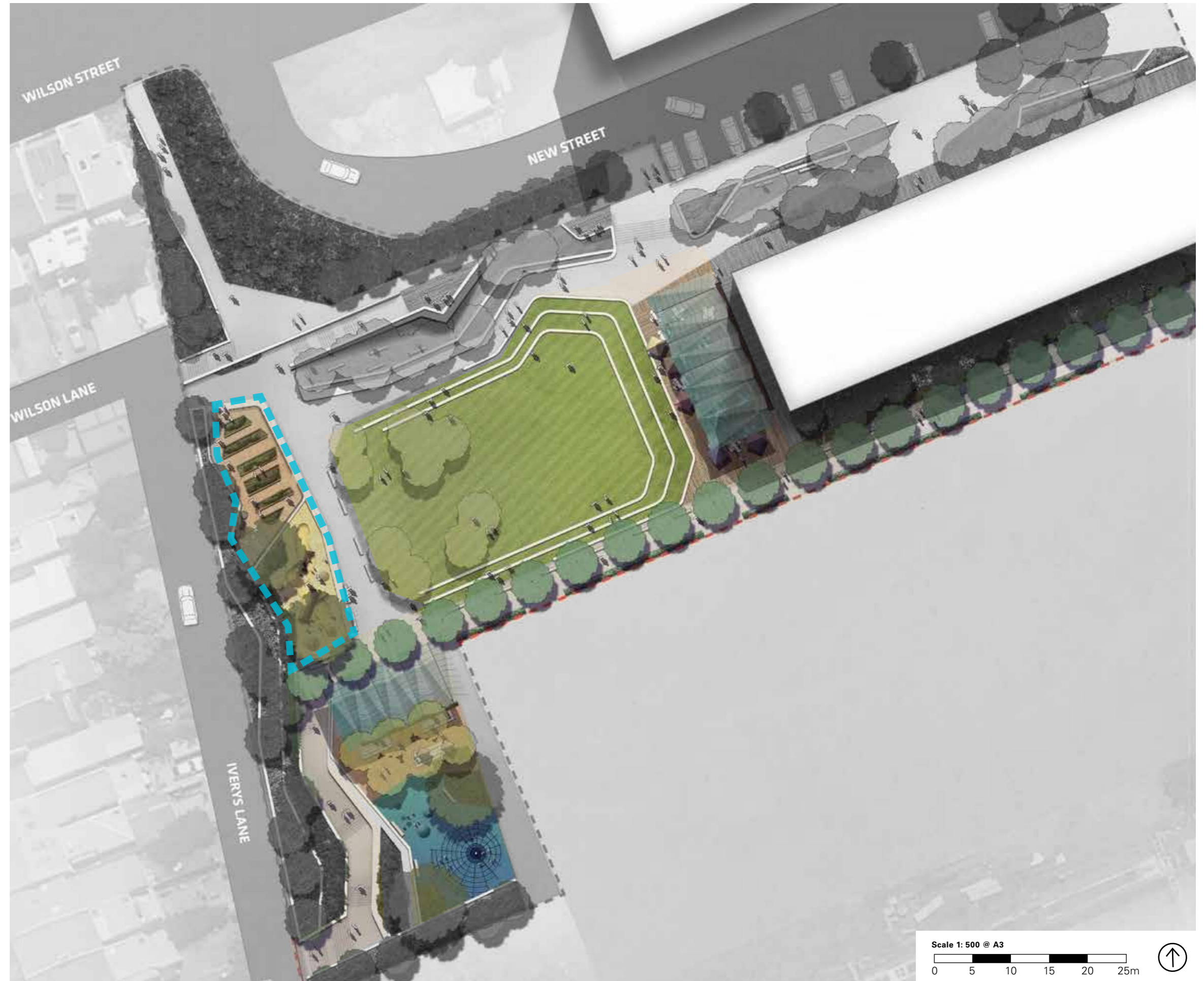
Kids playground and BBQ / picnic area





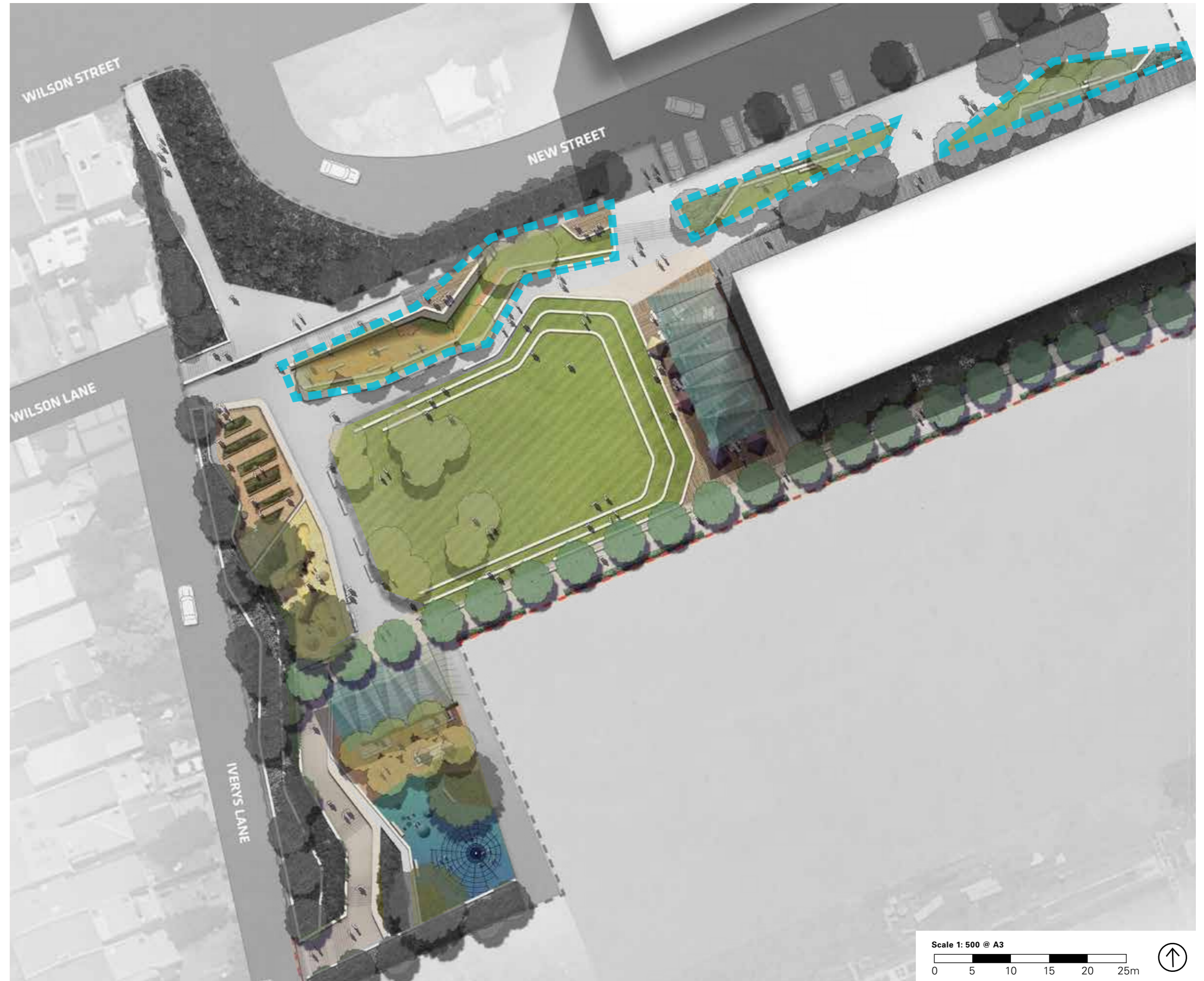
# Design Option 1

Community gardens and toddlers playground



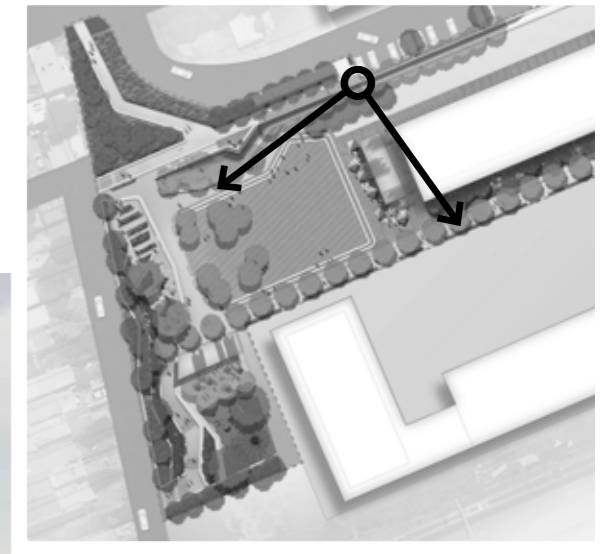
# Design Option 1

Passive seating



# Design Option 1

## Photomontage



# Design Option 1

## Photomontage



# Design Option 2



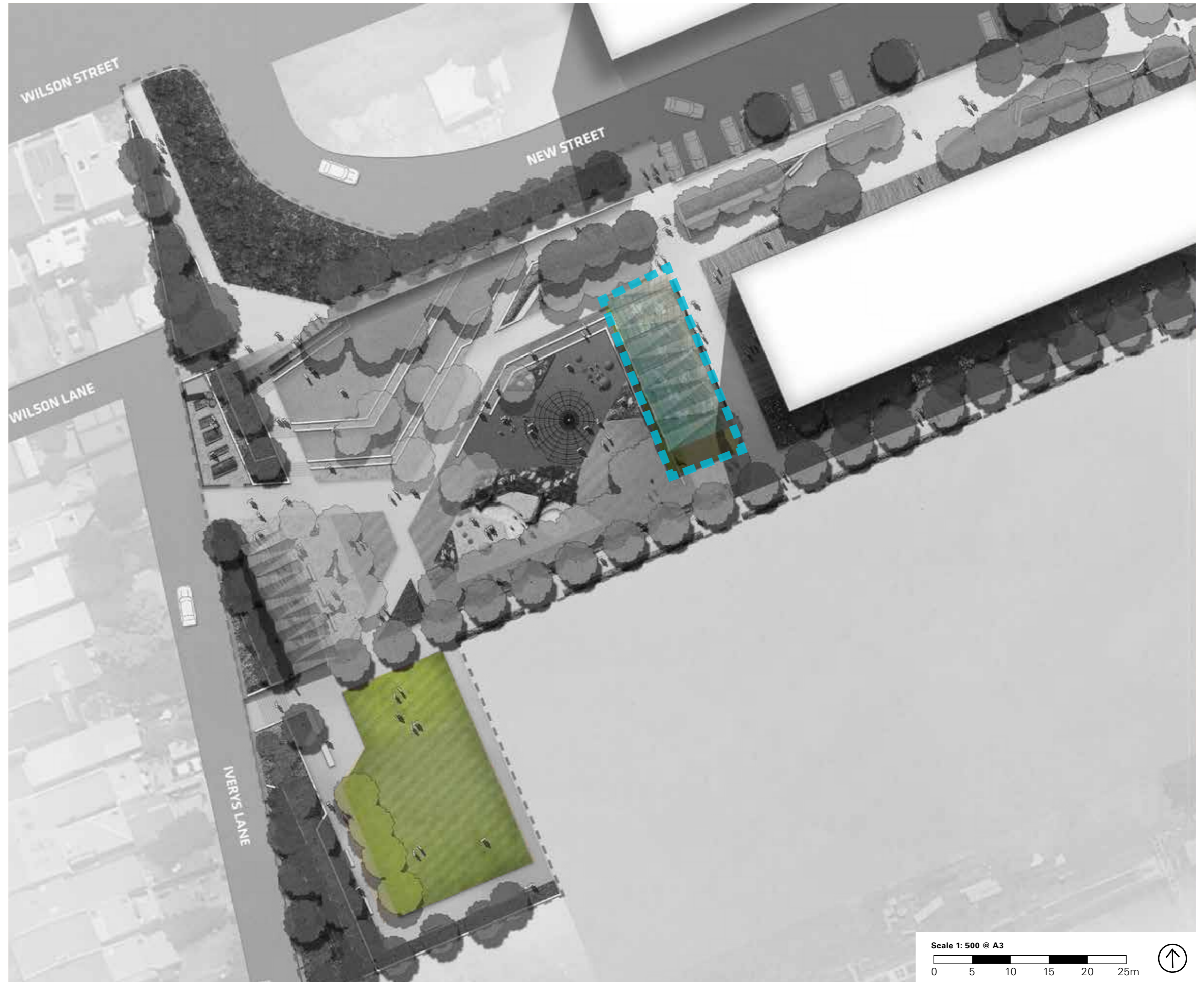
# Design Option 2

Kick-about lawn



# Design Option 2

Flexible seating



# Design Option 2

Kids playground, toddlers playground and lawn





# Design Option 2

Passive seating



# Design Option 2

Passive seating



# Design Option 2

Community garden and BBQ / picnic seating



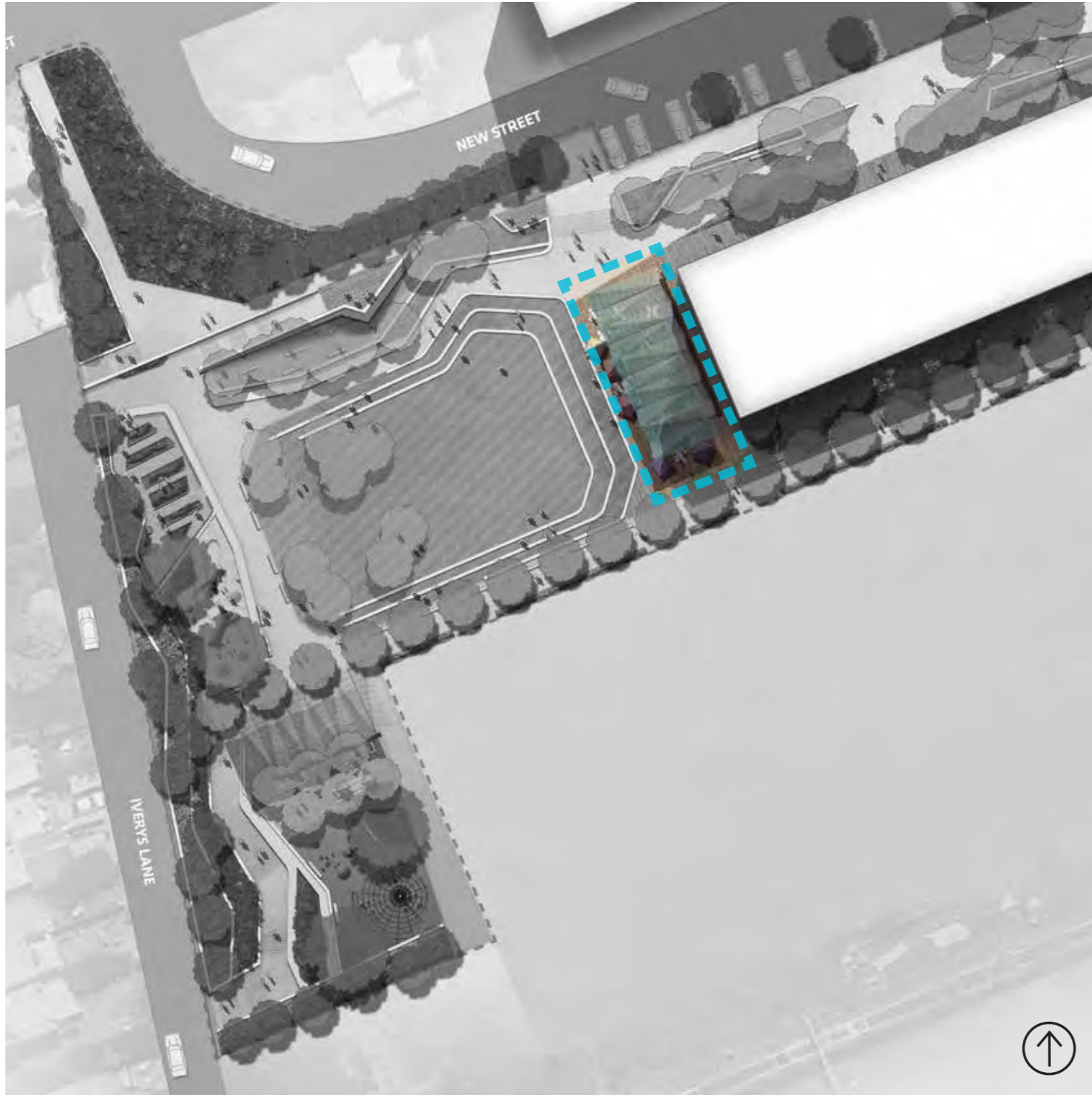
# Design Option 1

## Central lawn / kick-about space



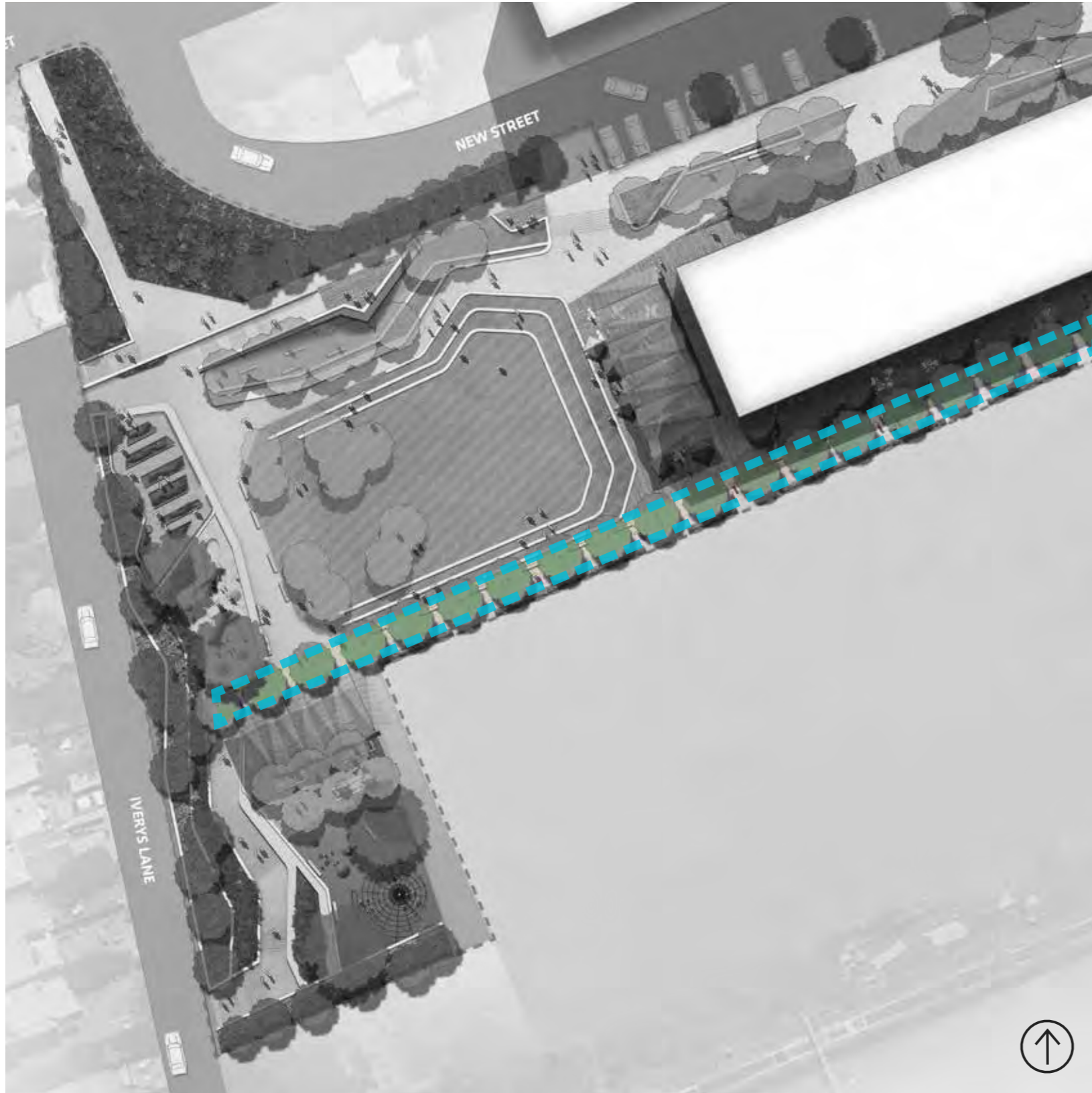
# Design Option 1

## Flexible seating / event space



# Design Option 1

## Central spine



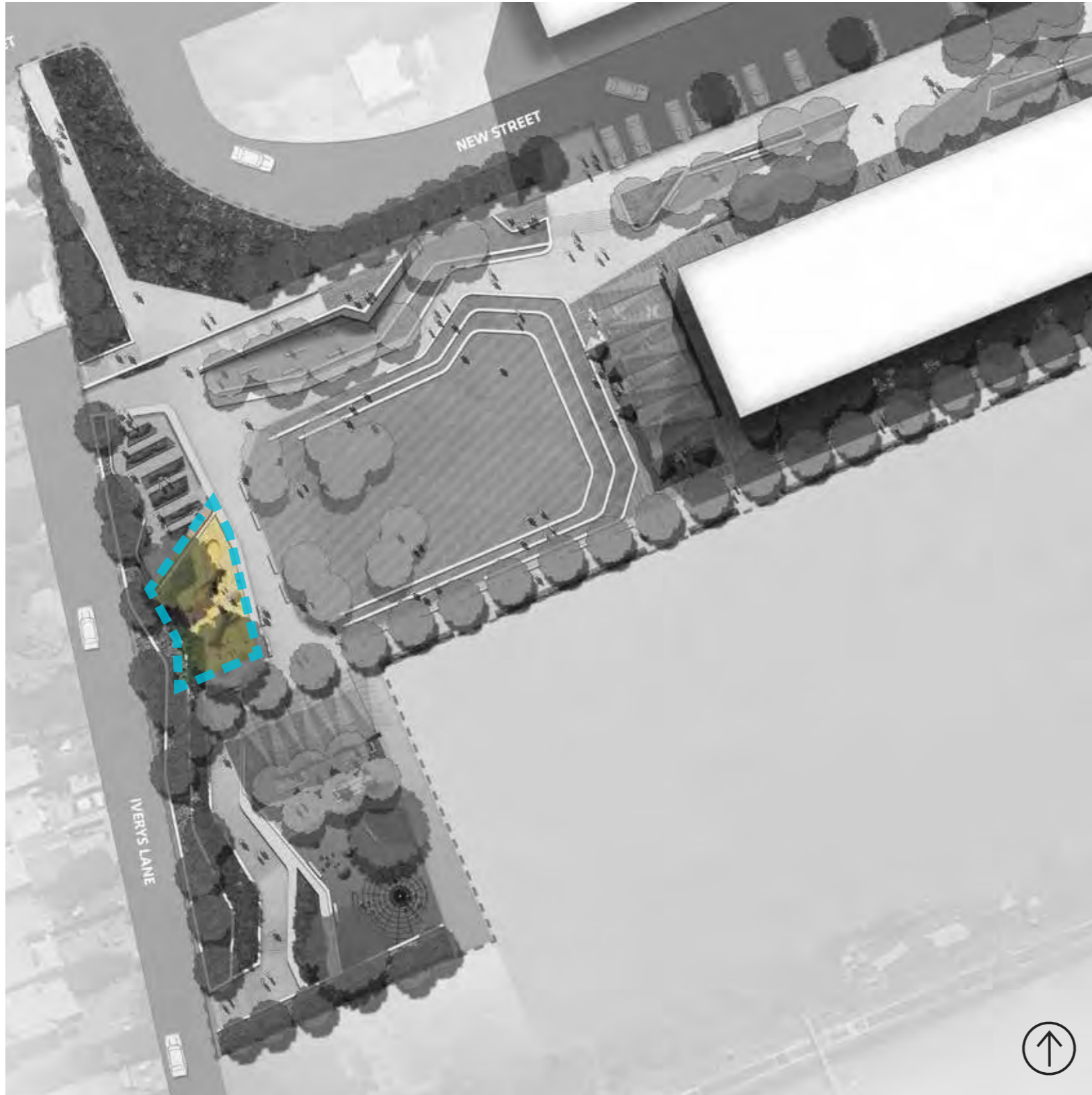
# Design Option 1

## Community Gardens



# Design Option 1

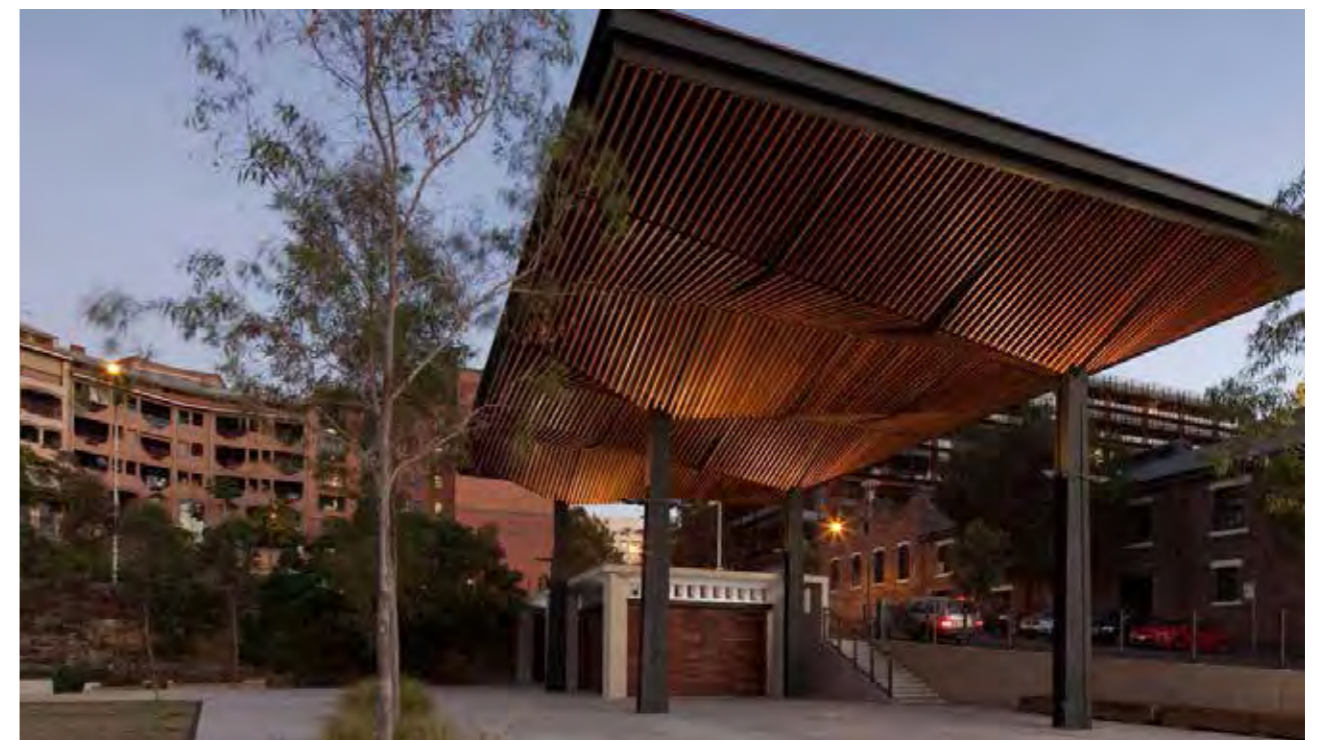
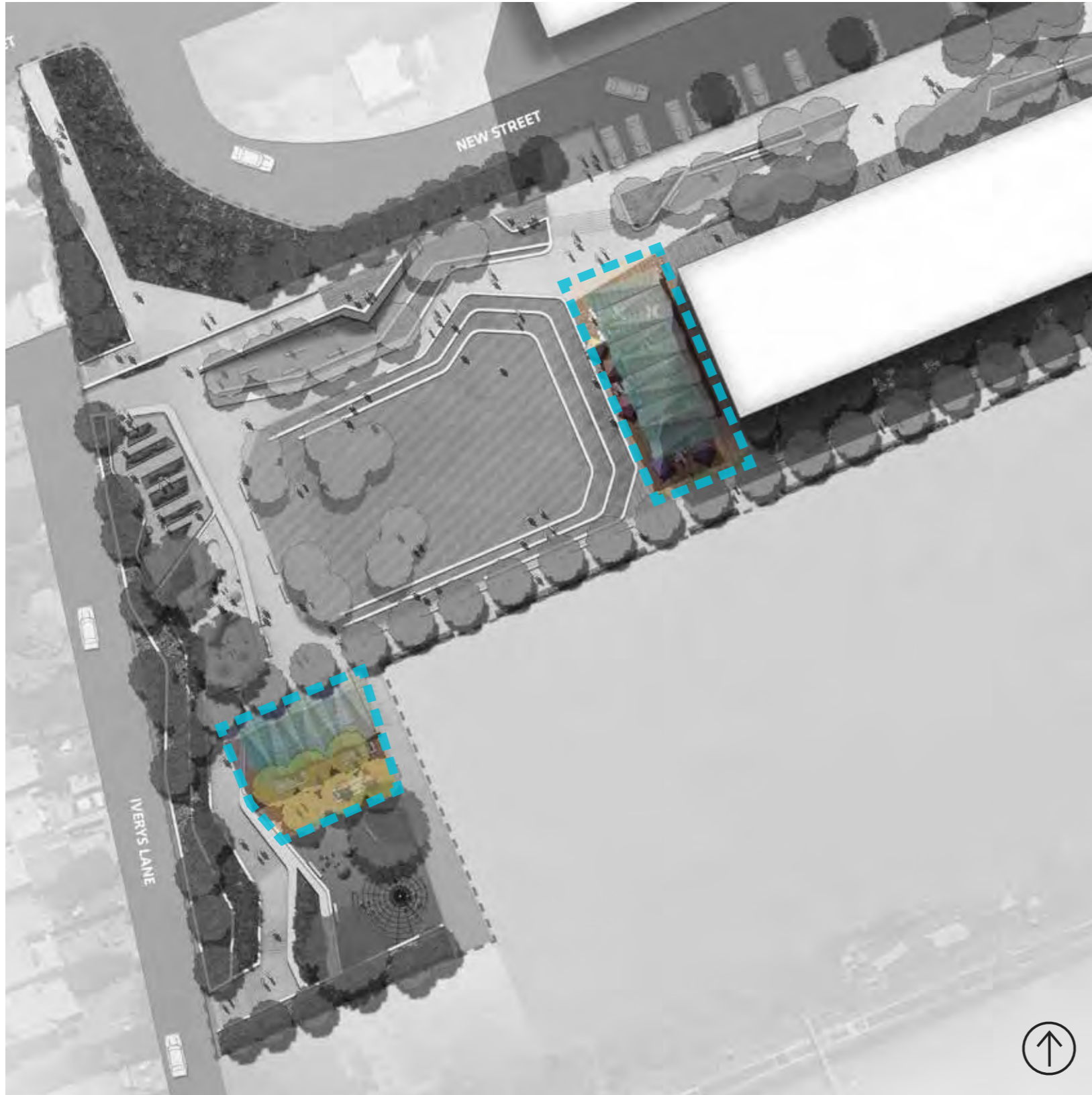
## Toddler Play 1-4





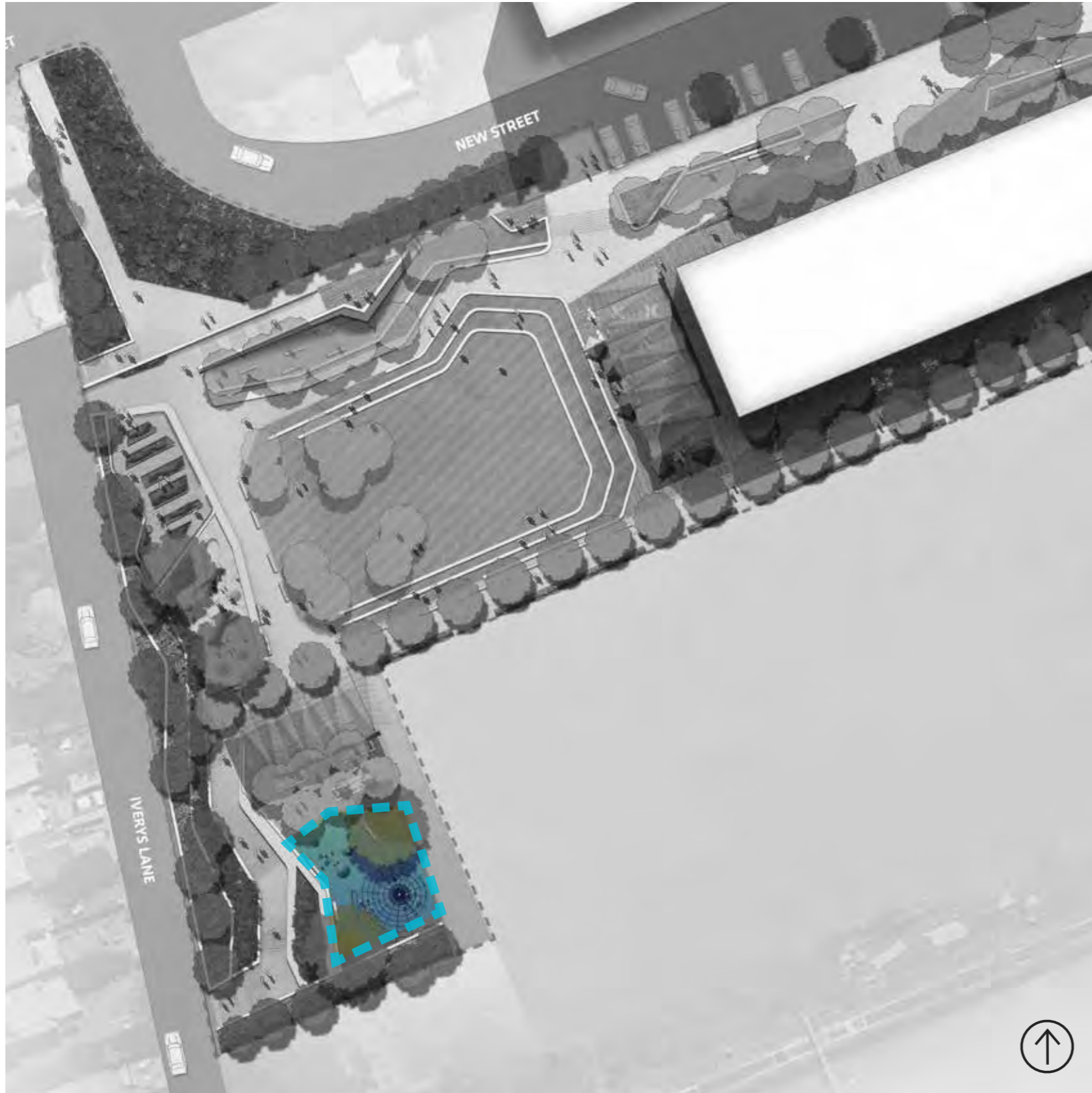
# Design Option 1

## BBQ, picnic area and shade structures



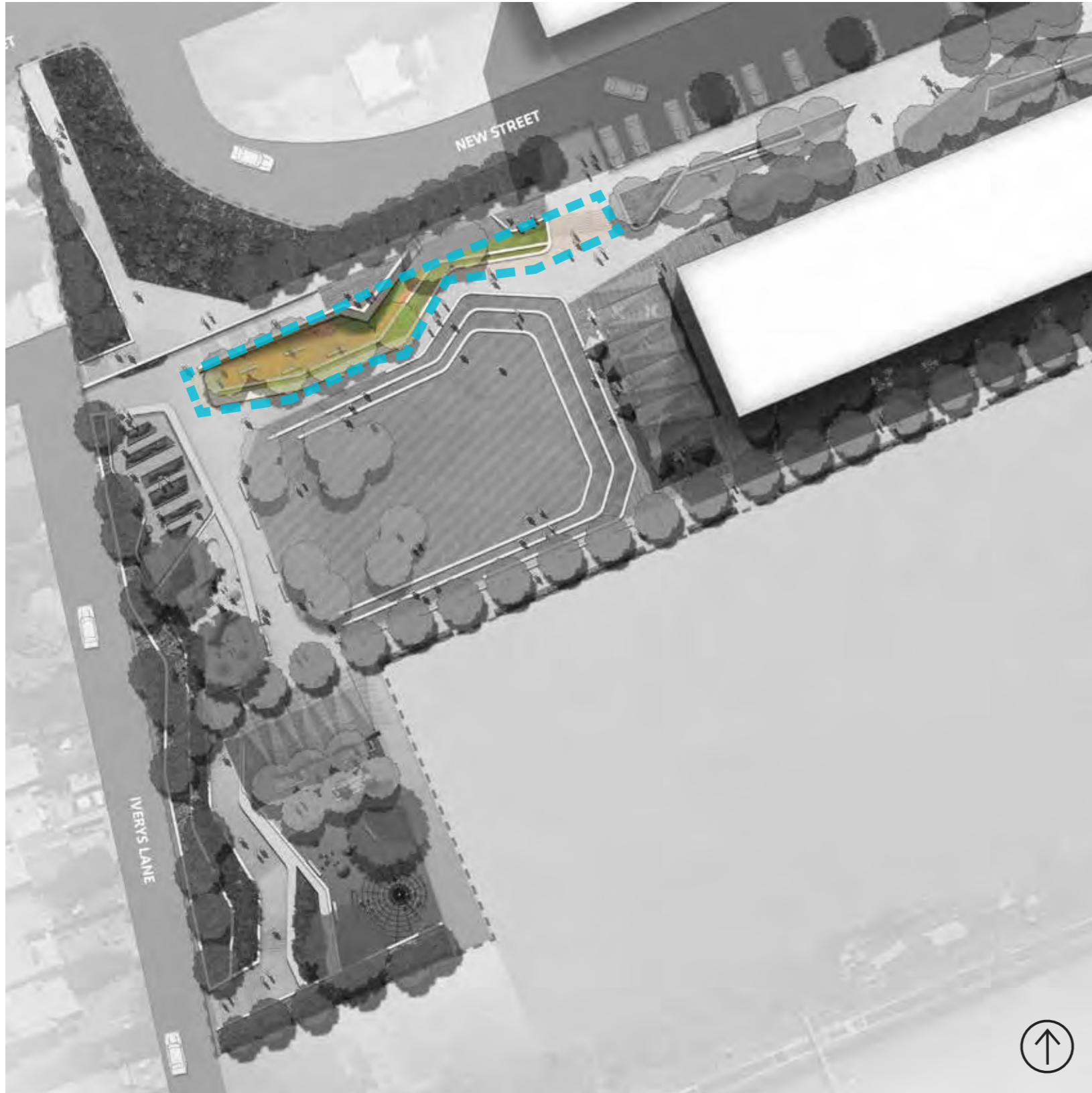
# Design Option 1

## Kids Play 5-12



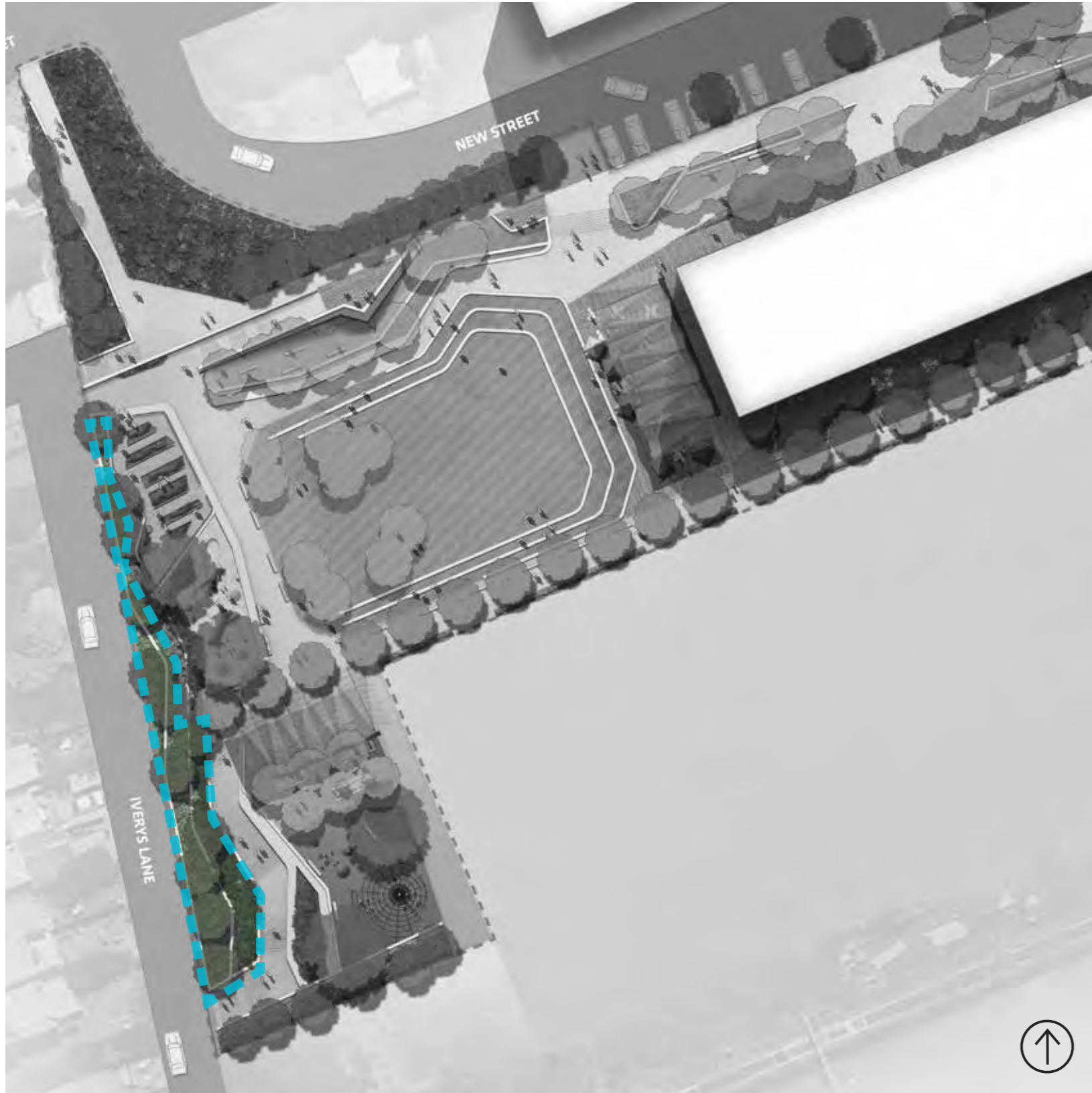
# Design Option 1

## Informal terraced seating



# Design Option 1

## Ivery's Lane edge



# Public Art and Interpretation

- Heritage remnants
- Community stories - rail, diverse community, industry and Aboriginal
- Embedded through public domain - works that act as signposts and more subtle work part of the landscape fabric



# Group Discussion

## Option 1



## Option 2



# COFFEE BREAK



# To consider...



- 1. What do you like about the park designs?**
- 2. Is there anything you would like to see included or changed in the park designs?**
- 3. What preferences do you have for:**
  - Play spaces?**
  - Landscaping and materials?**



# Planning pathway

## New planning framework needed

- Adjustment to development yield – 2.15:1 FSR
- Redistribution of built form to deliver improved amenity
- Increase building heights

## Amendment to State planning controls (SEPP)

Supporting Development Application for subdivision, roads and infrastructure and open space

# Next steps

- What to expect in 2016
- What will be delivered by UrbanGrowth NSW?
- How will design excellence be ensured?



Got more to say?

Online forum

Until 22 November

[www.centraltoeveleigh.com.au](http://www.centraltoeveleigh.com.au)



# Evaluation and Thank you

