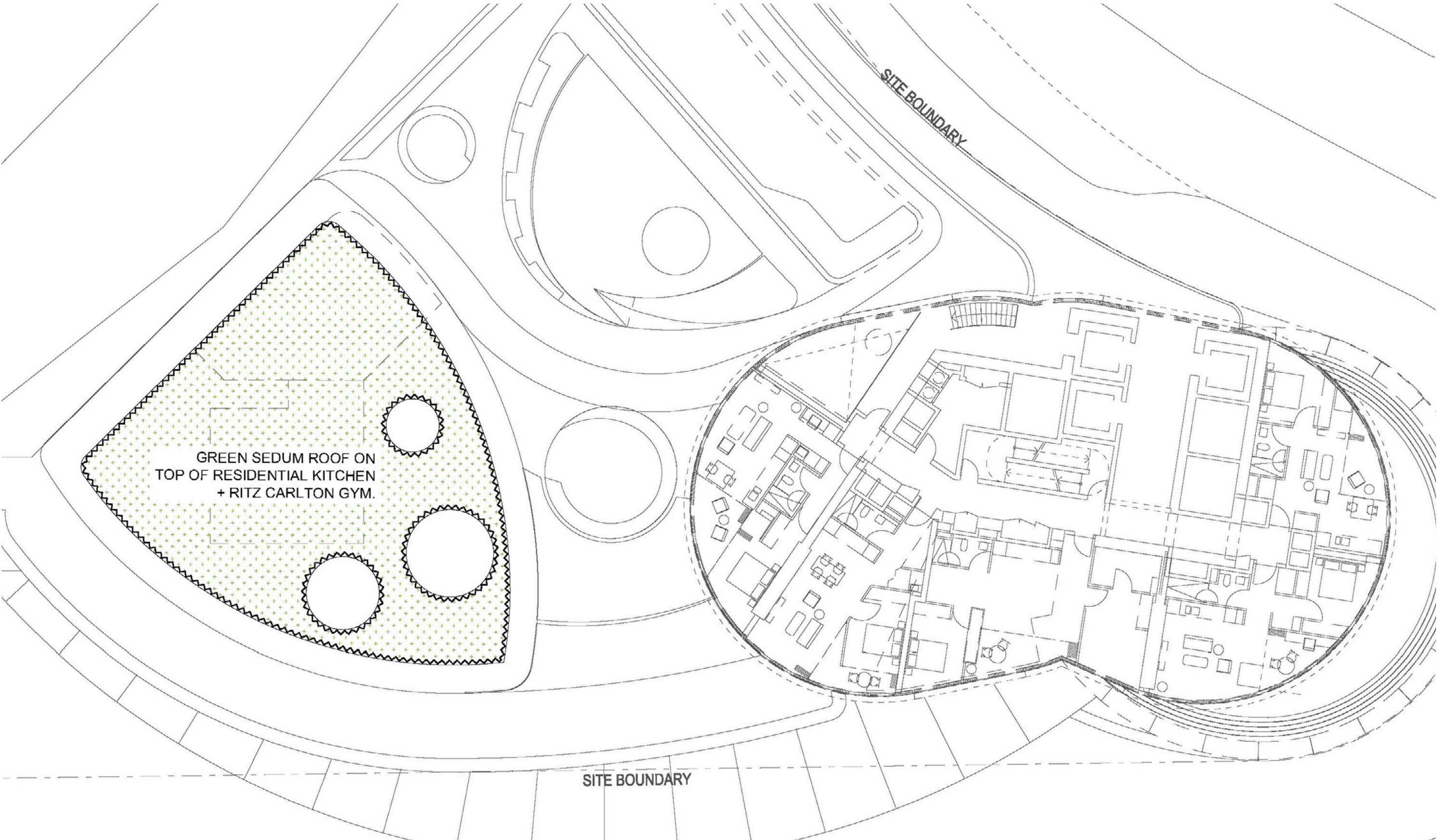


LEVEL 8 - SEDUM ROOF

Environmental Impacts to Level 8 Sedum Roof

Currently there is no approved level 8 rooftop. The sedum roof species will soften the space visually from above as well as the general benefits of a green roof. These landscape works will be an improved environmental outcome.



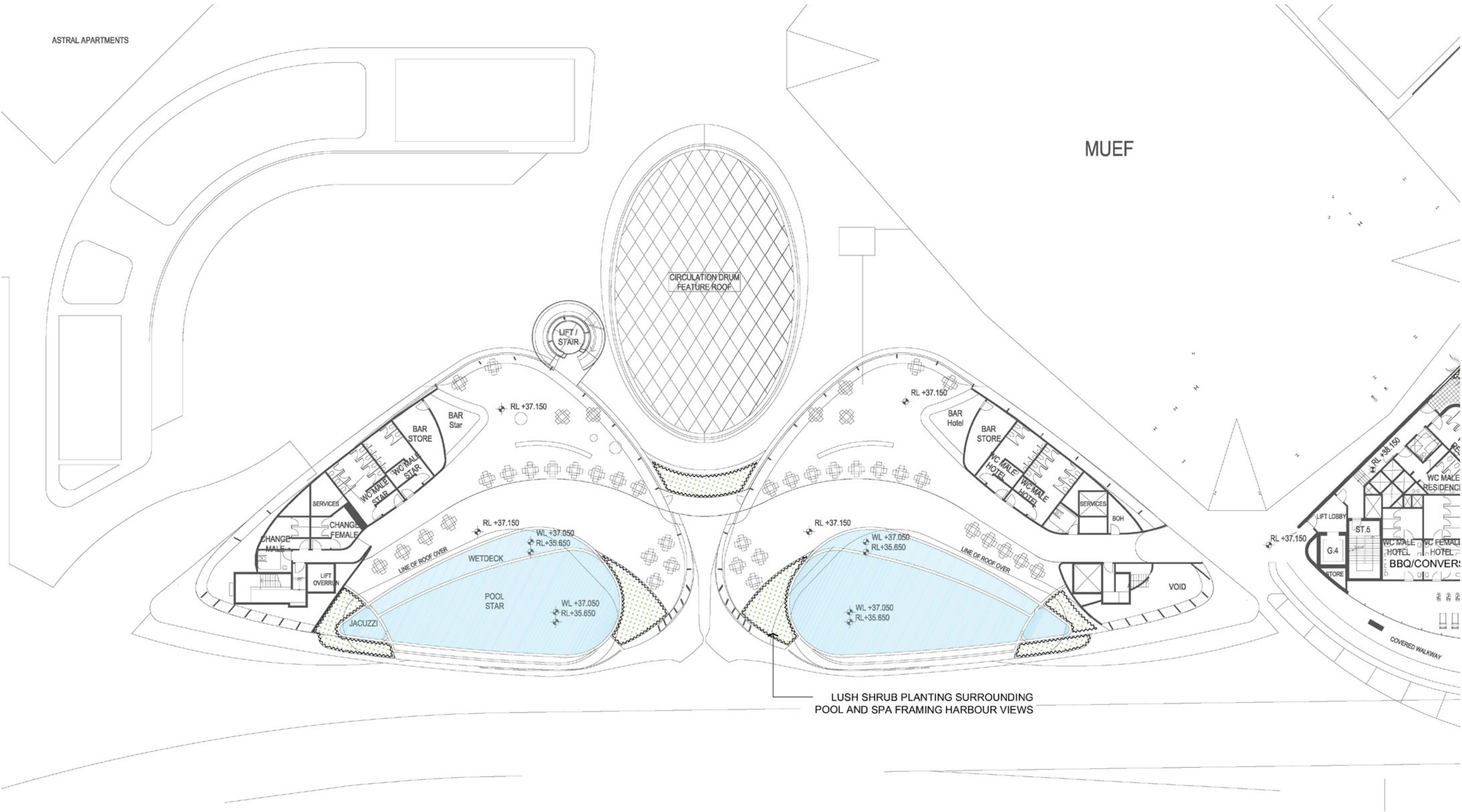
1:200 @ A3

0 2 4 6 8 10

LEVEL 7 - RIBBON

Environmental Impacts to level 7 Ribbon

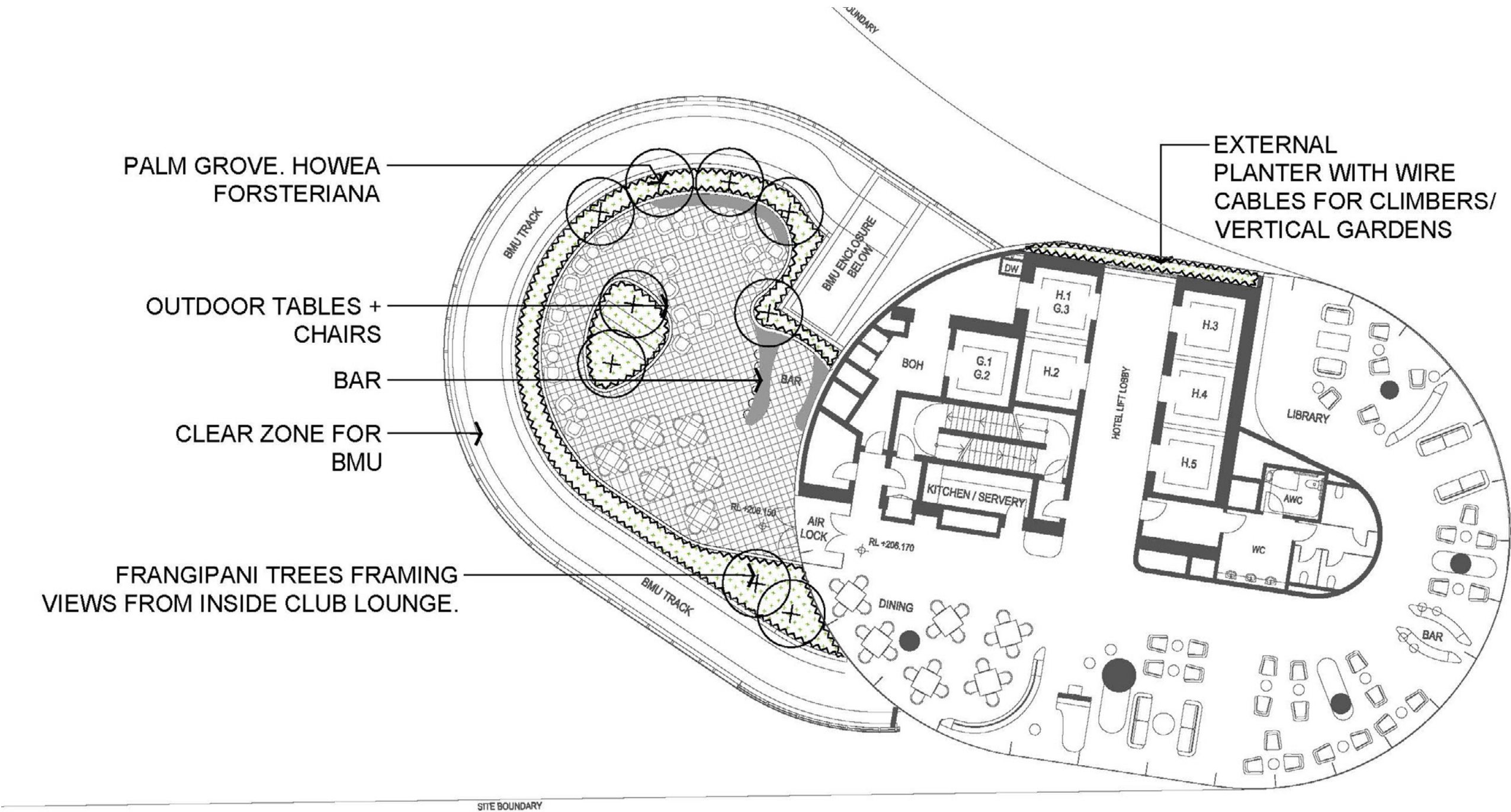
As this is a new addition to the site the landscape impacts are minimal. The 2 new pools surrounded by beds of lush planting allow for a diverse use of space which frames views of Darling Harbour.



ROOF TOP - CLUB LOUNGE

Environmental Impacts to Club Lounge

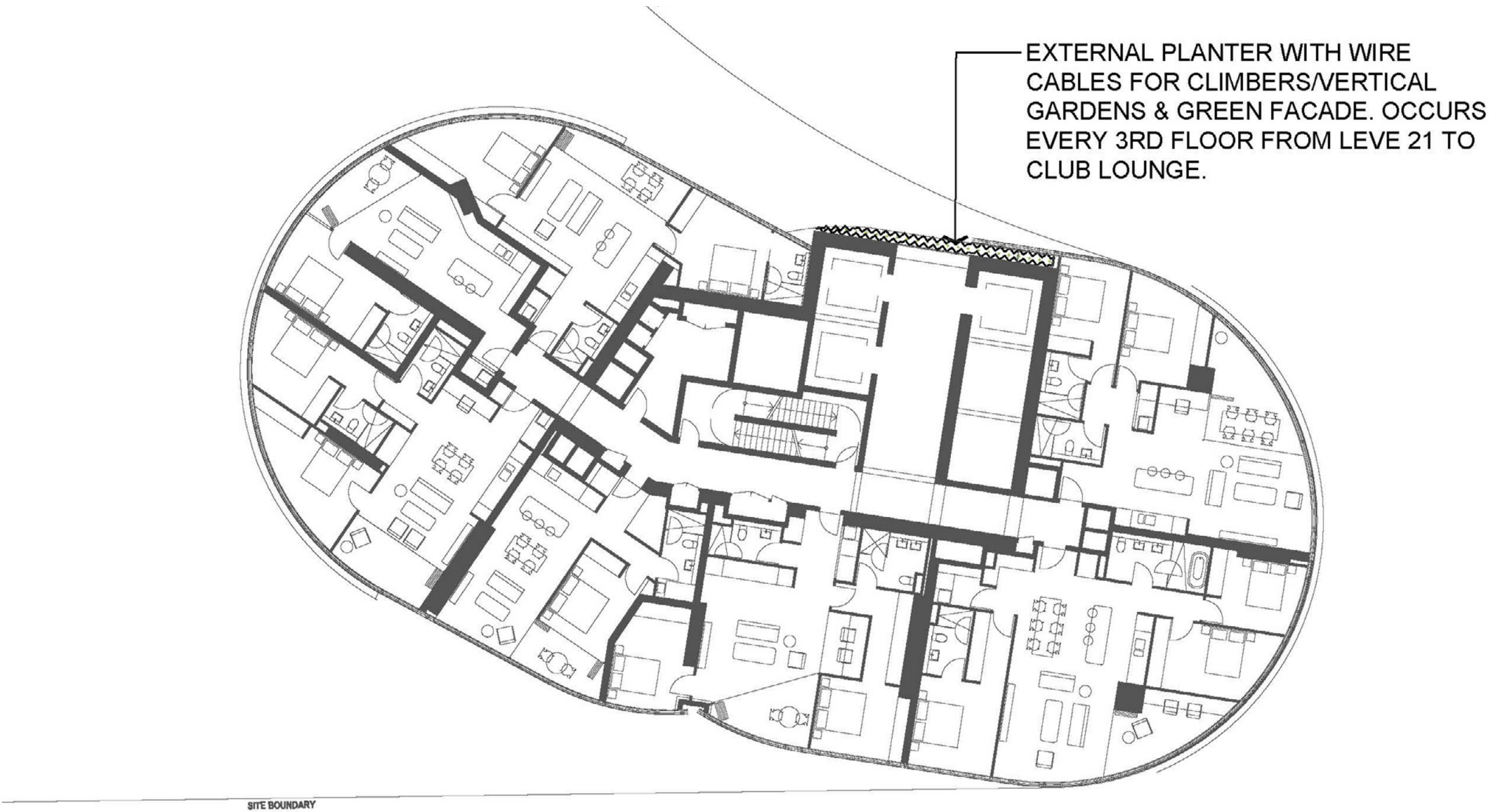
Currently there is no approved rooftop space, the rooftop will have minimal impacts environmentally. It provides users with a passive space to dine and take in elevated views over Darling Harbour. 9 x small trees in raised planter beds will soften the space visually and provide shade to the outdoor areas.



GREEN SPINE - TYPICAL FLOOR PLAN

Environmental Impacts to Green Spine

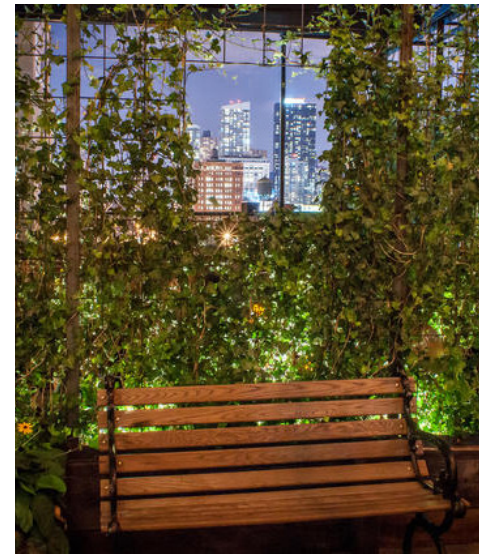
The green spine is a series of vertical gardens that extends from level 21 to 59 of the proposed tower. The gardens will consist of climbing species that will grow up tensile wires to create a 'spine' effect on the side of the tower. The benefits of this treatment allows natural insulation to the tower and a decreased carbon footprint. The environmental impacts of this are minimal.



PRECEDENT IMAGES



PRECEDENT IMAGES

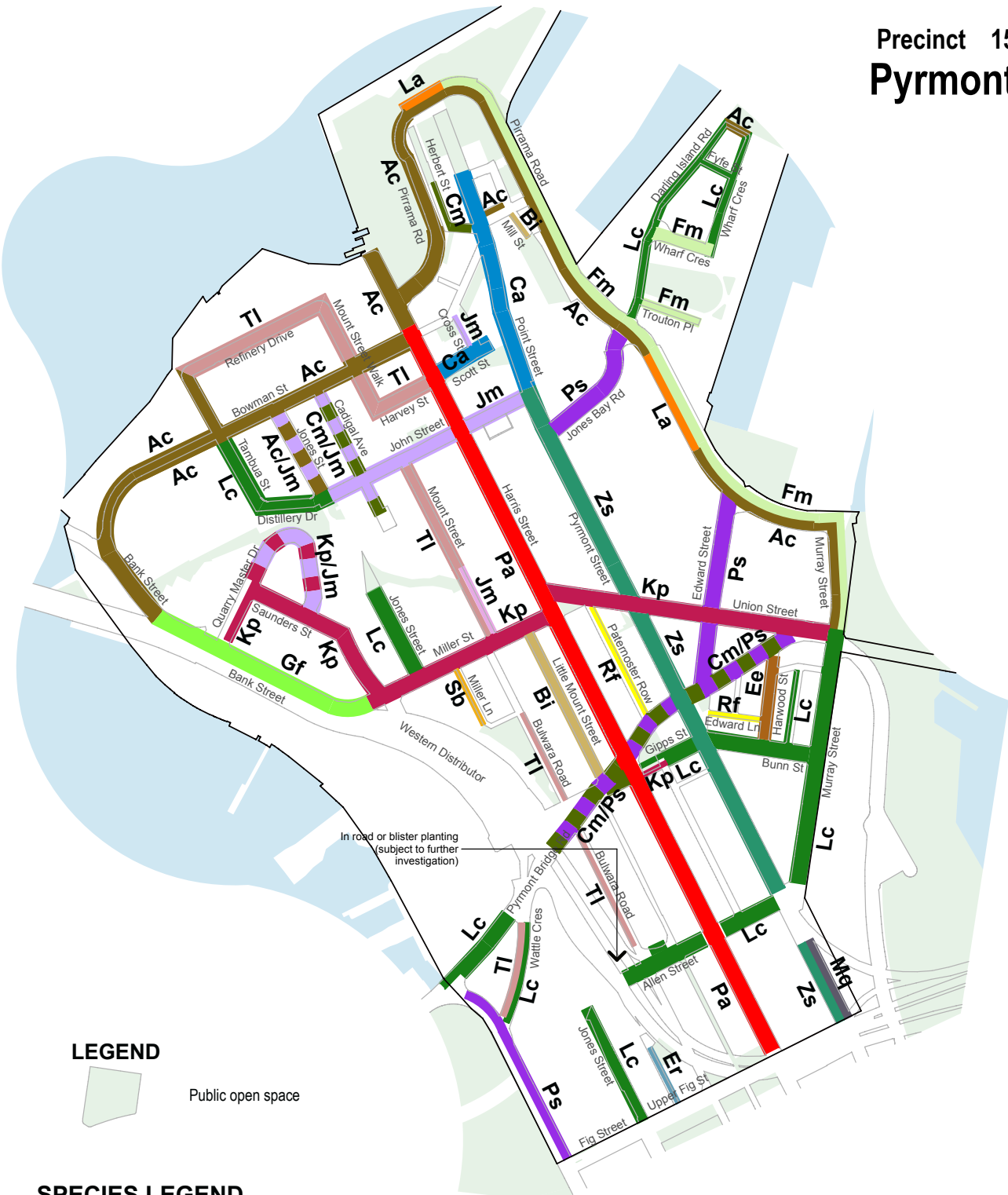


INDICATIVE PLANTING STRATEGY

- Plant species have been carefully chosen to form a rich pallet of size, form, colour and texture. The planting design compliments the architecture and the natural landscape. Planting will be design to define spaces; direct site lines; provide privacy and screening; shade during summer and light during the winter; and without compromise beautiful and interesting garden spaces.
- Street trees species have been chose based on CoS tree strategy.

Public Domain		
Street Trees	Common Name	Mature Height x Spread (m)
Angophora costata	Smooth Barked Apple	20 x 12m
Livistona australis	Cabbage Tree palm	8-10 x 3m
Private Gardens		
Trees	Common Name	Mature Height x Spread (m)
Cupaniopsis anacardiodes	Tuckeroo	8 x 5
Howea forsteriana	Kentia Palm	10 x 6
Olea europaea	Olive Tree	6 x 3
Plumeria species	Frangipani	8 x 5
Pyrus callyrana	Ornamental Pear	11 x 4
Ulmus parvidolia	Chinese elm	10 x 11
Magnolia grandiflora 'Little Gem'	Evergreen Magnolia	6 x 4
Washingtonia robusta	Washington palm	10 x 4
Shrubs		
Agave attenuata	Agave	2 x 1
Alocasia macrorrhizos	Elephants Ear	1.5 x 1.5
Doryanthes excelsa	Gynea lily	2 x 1.5
Hymenocallis littoralis	Spider lily	0.7 x 0.7
Muraya paniculata	Mock Orange	3x 1
Monstera deliciosa	Swiss Cheese Plant	3 x 3
Philodendron Xanadu	Xanadu	1 x 1
Phormium tenax	New Zealand Flax	1.5 x 1
Strelizia juncea	Bird of Paradise	6 x 3.5
Grasses + Groundcovers		
Agapanthus africanus	African Lily	0.6 x 0.6
Aspidistra elatior	Cast Iron Plant	0.4 x 0.6
Casurina 'cousin it'	Cousin it	0.3 x 1
Dianella longifolia	Blueberry Lily	1 x 0.5
Dichondra argenta	Silver falls	Ground cover
Diets grandiflora	Pale Flax Lily	1.5 x 1
Pandorea jasminoides	Bower of beauty	Climber
Sedum species	Stonecrop	Ground Cover
Trachelospermum jasminoides	Chinese Star Jasmine	Ground Cover/climber
Corpobrotus rossii	Pig Face	Ground Cover
Zoyzia sp	No-mow grass	Ground Cover

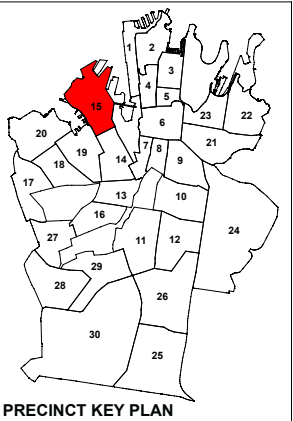
Precinct 15
Pymmont



LEGEND

SPECIES LEGEND

Evergreen		Deciduous	
Ac	Angophora costata (Smooth-barked Apple)	Ca	Celtis australis (Southern Hackberry)
Bi	Banksia integrifolia (Coast Banksia)	Jm	Jacaranda mimosifolia (Jacaranda)
Cm	Corymbia maculata (Spotted Gum)	Kp	Koelreutaria paniculata (Golden Rain Tree)
Ee	Elaeocarpus eumundi (Eumundi Quondong)	Pa	Platanus acerifolia (London Plane)
Er	Elaeocarpus reticulatus (Blueberry Ash)	Ps	Populus simonii (Simons Poplar)
Fm	Ficus microcarpa var. hillii (Hill's Weeping Fig)	Pc	Pyrus calleryana 'Chanticleer' (Callery Pear)
Gf	Glochidion ferdinandi (Cheese Tree)	Rf	Robinia pseudoacacia 'Frisia' (Golden Robinia)
Lc	Lophostemon confertus (Brush Box)	Sb	Sapium sebiferum (Chinese Tallow Tree)
Mq	Melaleuca quinquenervia (Broad-Leaf Paperbark)	Zs	Zelkova serrata 'Green Vase' (Japanese Zelkova)
Ti	Tristanopsis laurina (Water Gum)	Palms	
		La	Livistona australis / Washingtonia robusta (Cabbage Tree Palm/ Mexican Fan Palm)

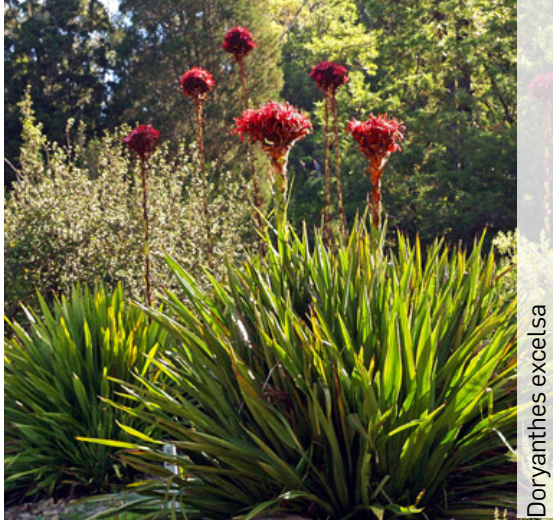
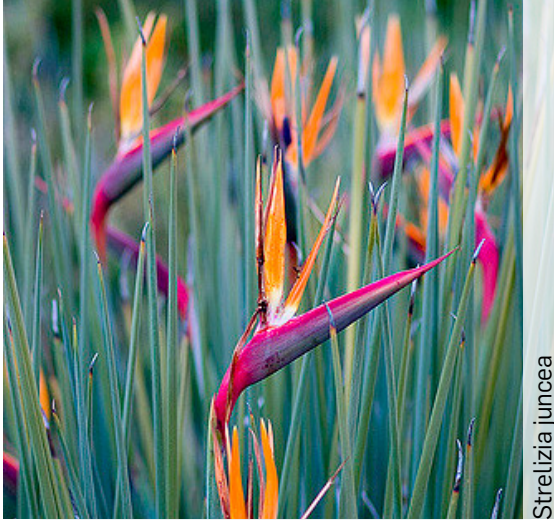


INDICATIVE PLANTING PALETTE

TREES



SHRUBS + GRASSES + GROUND COVERS



MATERIALS STRATEGY

All paving materials and street furniture would be subject to relevant Australian Standards and comply with Council's guidelines.

Paving will consist of contrasting finishes, textures and materials (concrete, stone and gravel). Paving sizes and textures will delineate public and private spaces and accentuate common entrance points and pedestrian linkages.

Street lighting will be provided as per Australian standards and CoS Council's requirements. Pedestrian lighting in common spaces will be designed to compliment the landscape design, direct pedestrian movement through spaces, and create bright and friendly night time spaces. Uplighting to feature trees will be provided where possible.

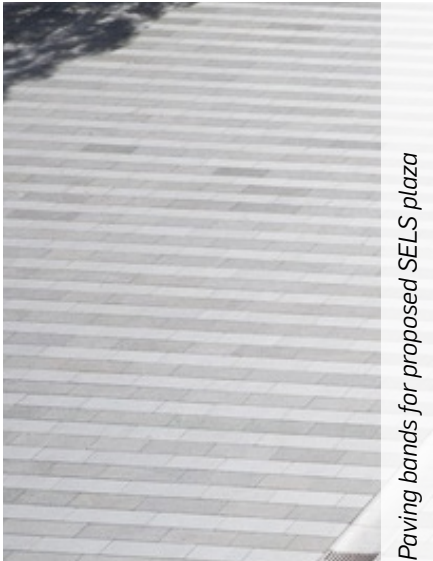
PAVING



Small linear paving to match existing on Pirrama Rd



Asphalt reinstated on Street frontage



Paving bands for proposed SELS plaza



Granite driveway crossovers + footpath upgrades

FURNITURE



Sculptural seating elements



Bike racks for private and communal use



Typical City of Sydney Street Furniture

LIGHTING



Uplighting to feature trees

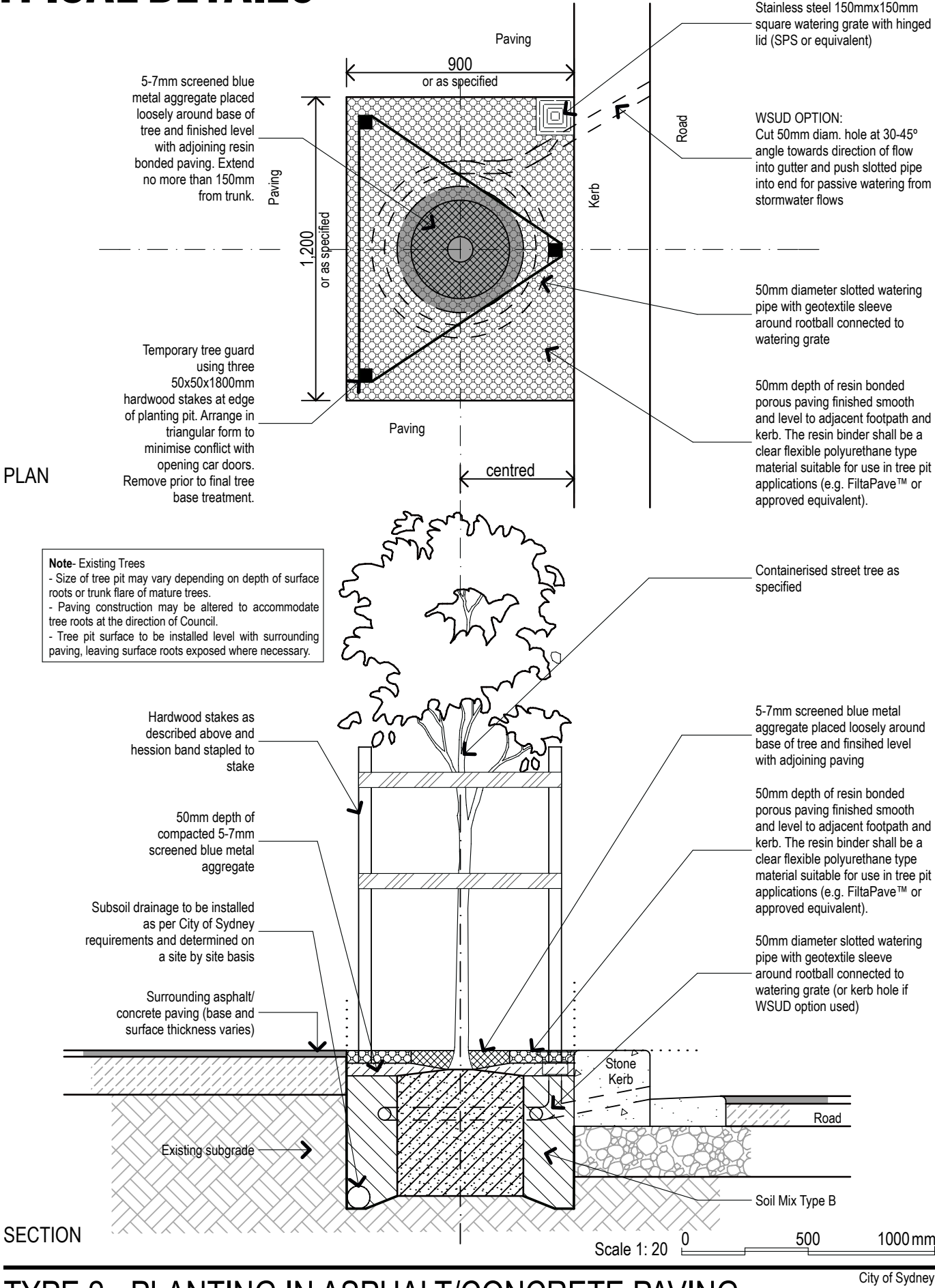


Integrated lighting elements in walls + furniture

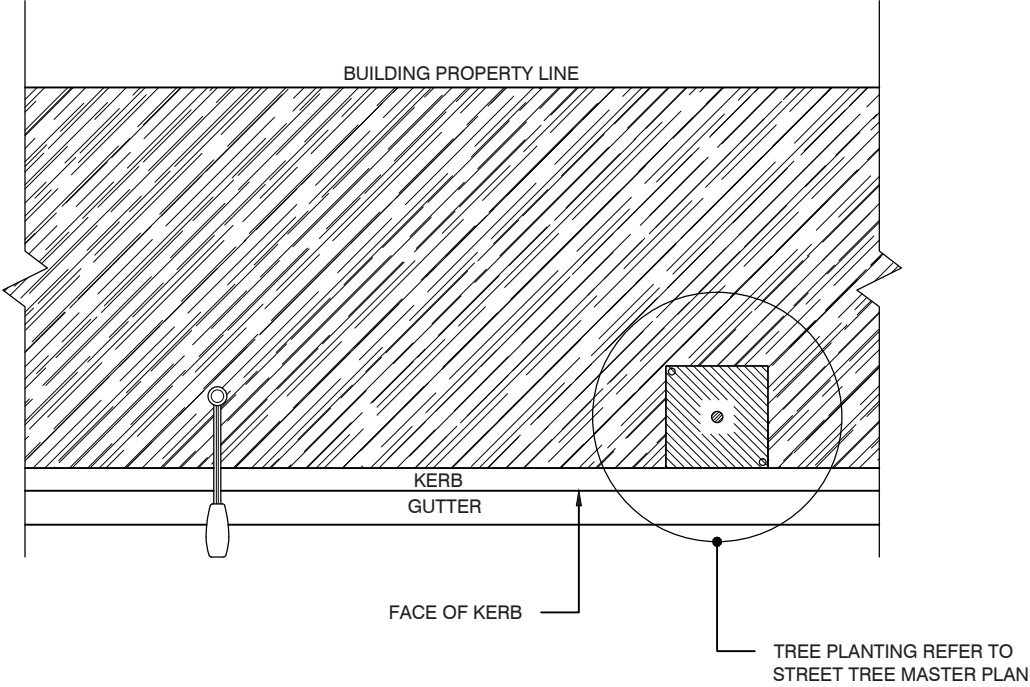


Overhead Catenary Lighting

TYPICAL DETAILS



TYPE 2 - PLANTING IN ASPHALT/CONCRETE PAVING



PLAN 1:100

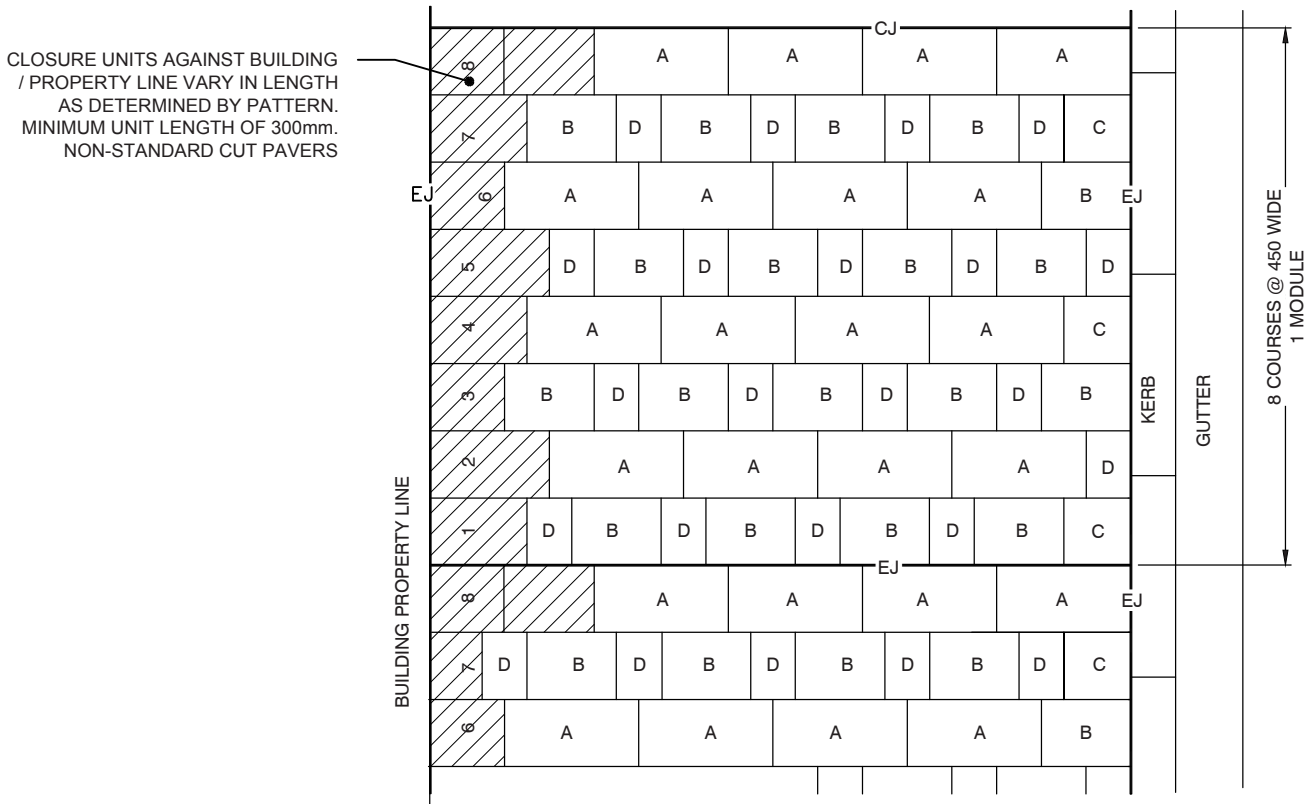
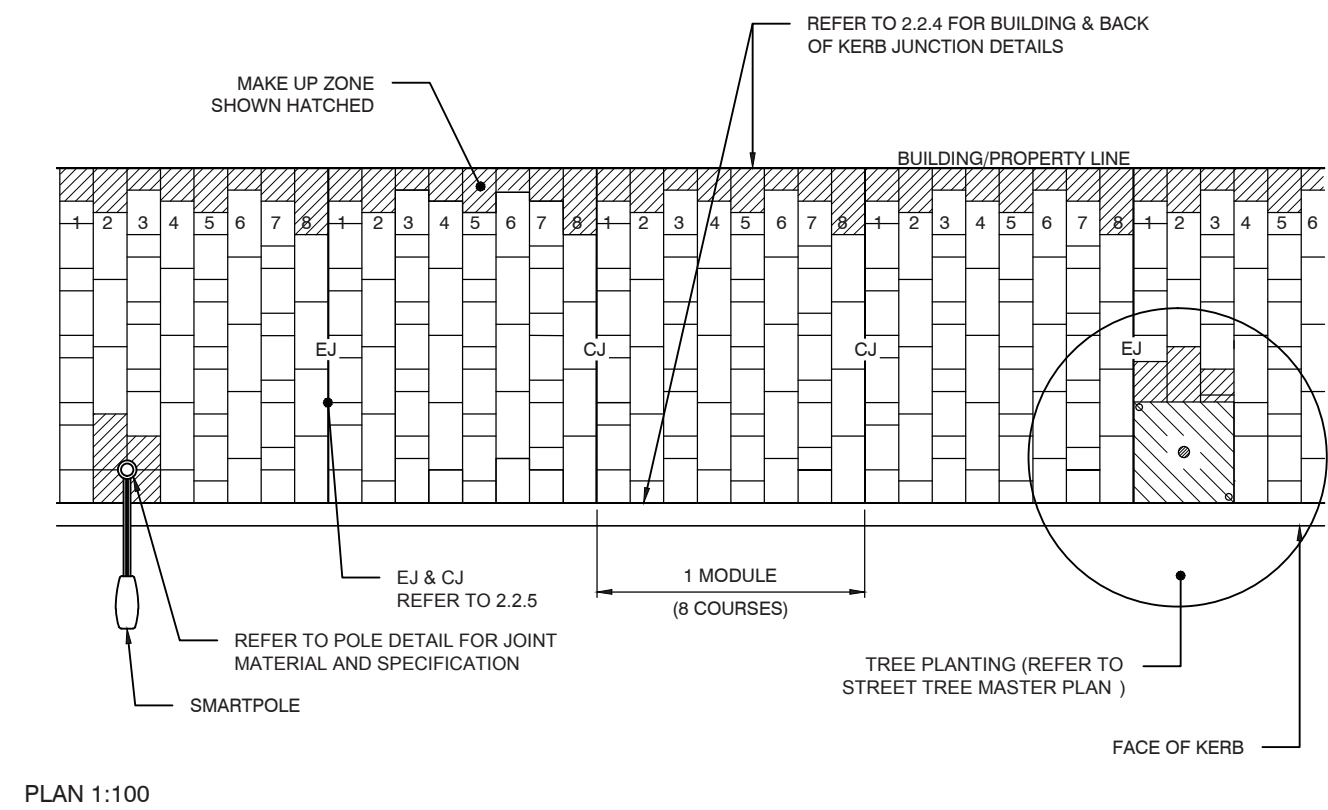
NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED



ASPHALT PAVING
GENERAL ARRANGEMENT PLAN

Rev		Dwg No.	
Date	B	22.03.13	
Approved	P S	2.5.1	

TYPICAL DETAILS



NOTE:

1. MAINTAIN PAVER BAND WIDTH OF 450mm EXCEPT WHERE REQUIRED TO ADJUST PAVERS TO SUIT SITE CONDITIONS, THEN MIN 400mm BAND WIDTH OVER MIN 5 COURSES IS ACCEPTABLE.
2. 1-3mm GAP REQUIRED BETWEEN PAVERS.
3. 60MM THICK PAVERS WILL BE REQUIRED IN DISTINCTIVE PLACES AS SPECIFIED (REFER TO FOOTWAYS SPECIFICATION FOR FURTHER DETAILS)

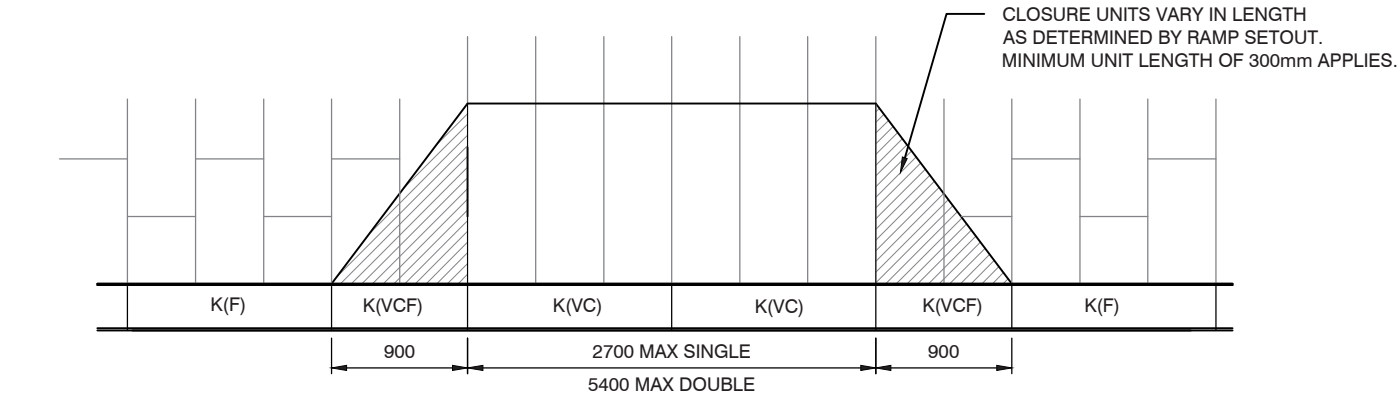
STONE SIZES:

TYPE A: 900 x 450 x 50mm
TYPE B: 600 x 450 x 50mm
TYPE C: 450 x 450 x 50mm
TYPE D: 300 x 450 x 50mm

CJ: CONTRACTION JOINT
EJ: EXPANSION JOINT

TYPICAL PAVING MODULE 1:50

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED



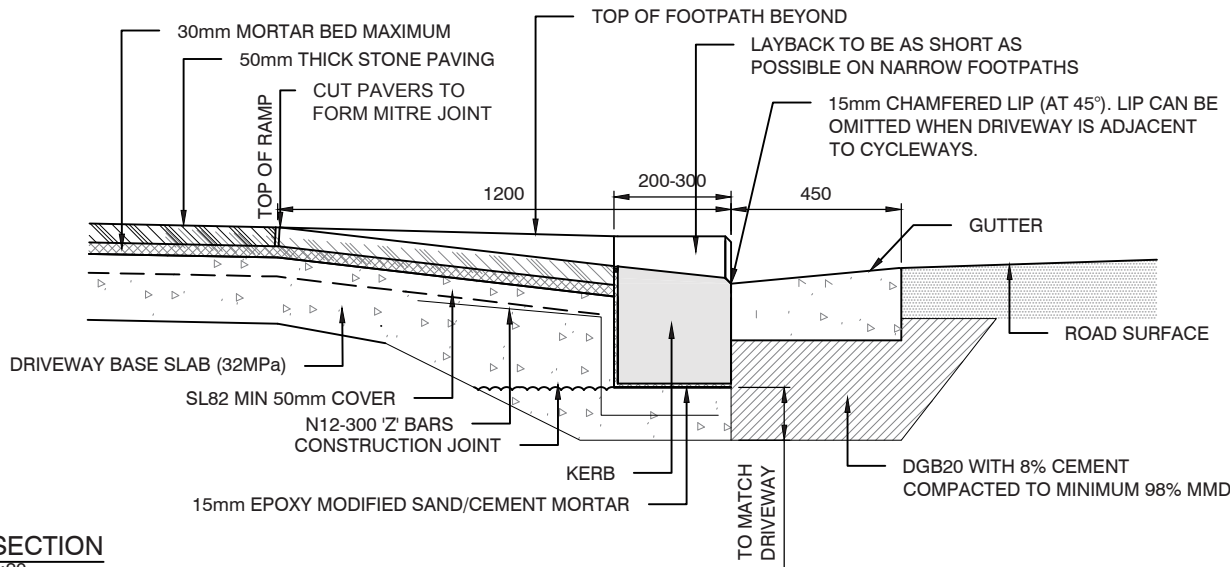
PLAN
1:50

NOTES:

1. ALIGN CENTRE OF DRIVEWAY WITH ENTRY.
2. DRIVEWAY TO BE GENERALLY PERPENDICULAR TO KERB LINE UNLESS APPROVED OTHERWISE.
3. FOR NARROW FOOTPATHS, LENGTH OF RAMP TO BE REDUCED TO 900mm.
4. VERTICAL AND HORIZONTAL CLEARANCE SHALL BE CHECKED BY THE DESIGNER IN ACCORDANCE WITH AS2890.1.

KERB PROFILES

TYPE K(F): FULL HEIGHT
TYPE K(VCF): VEHICULAR CHAMFERED TO FALL
TYPE K(VC): VEHICULAR CROSSOVER



SECTION
1:20

DRIVEWAY SPECIFICATIONS			
DRIVEWAY USE	CONCRETE STRENGTH	THICKNESS	REINFORCEMENT
SINGLE RESIDENTIAL	32MPa	150mm	SL82
MULTI RESIDENTIAL	32MPa	200mm	SL82
COMMERCIAL/ INDUSTRIAL	32MPa	250mm	TWO LAYERS SL82

NOTE:

1. 60MM THICK PAVERS WILL BE REQUIRED IN DISTINCTIVE PLACES AS SPECIFIED (REFER TO FOOTWAYS SPECIFICATION FOR FURTHER DETAILS)

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED



GRANITE PAVING
GENERAL ARRANGEMENT PLAN

Rev B
Date 22.03.13
Approved P S
Dwg No. 2.2.1

FOOTWAYS



GRANITE PAVING
VEHICULAR CROSSING

Rev D
Date 10.06.16
Approved P S
Dwg No. 2.2.10

FOOTWAYS

CONCLUSION

Environmental Impacts of the Landscape Design

The landscape design proposal for this modification will significantly improve the existing public domain appearance, pedestrian experiences, amenity, access arrangements and the public interface with The Star & light rail station. Overall, the proposed landscaping will provide high amenity to a mixture of users including hotel guests, residents, staff, patrons, commuters and the general public

Pedestrian experiences will be improved in the public and private domain relative to the current arrangements as previously assessed. Most notably to the Pirrama road and Jones Bay Road frontages, where sight lines, safety, wayfinding and surface finishes are being improved in the public realm and within the site to the existing light rail stop.

The existing and proposed upper level/podium landscape areas are being increased with this modification. The currently approved non accessible green roof will be replaced with a high use multi functional space, giving improved usability for a diverse mix of patrons. Green roofs and vertical gardens will be incorporated into this modification across the site for improved biodiversity, lower energy consumption and improved aesthetics.

There will be a number of immediate impacts within the public domain with the removal of street trees. However their replacement with species aligned with council's STMP will provide improved consistency and longevity in the area. They will also provide increased amenity to the public realm as many will be larger canopy trees than the existing condition as last assessed.

Overall, the proposed landscaping and public domain improvements will have a significant improvement of the amenity on site and surrounding the site. The environmental impact of modifying these spaces, with the addition of new spaces, will bring many benefits for the site and the local environment. Any environmental impacts relative to the existing conditions as previously assessed and approved will be limited.

