

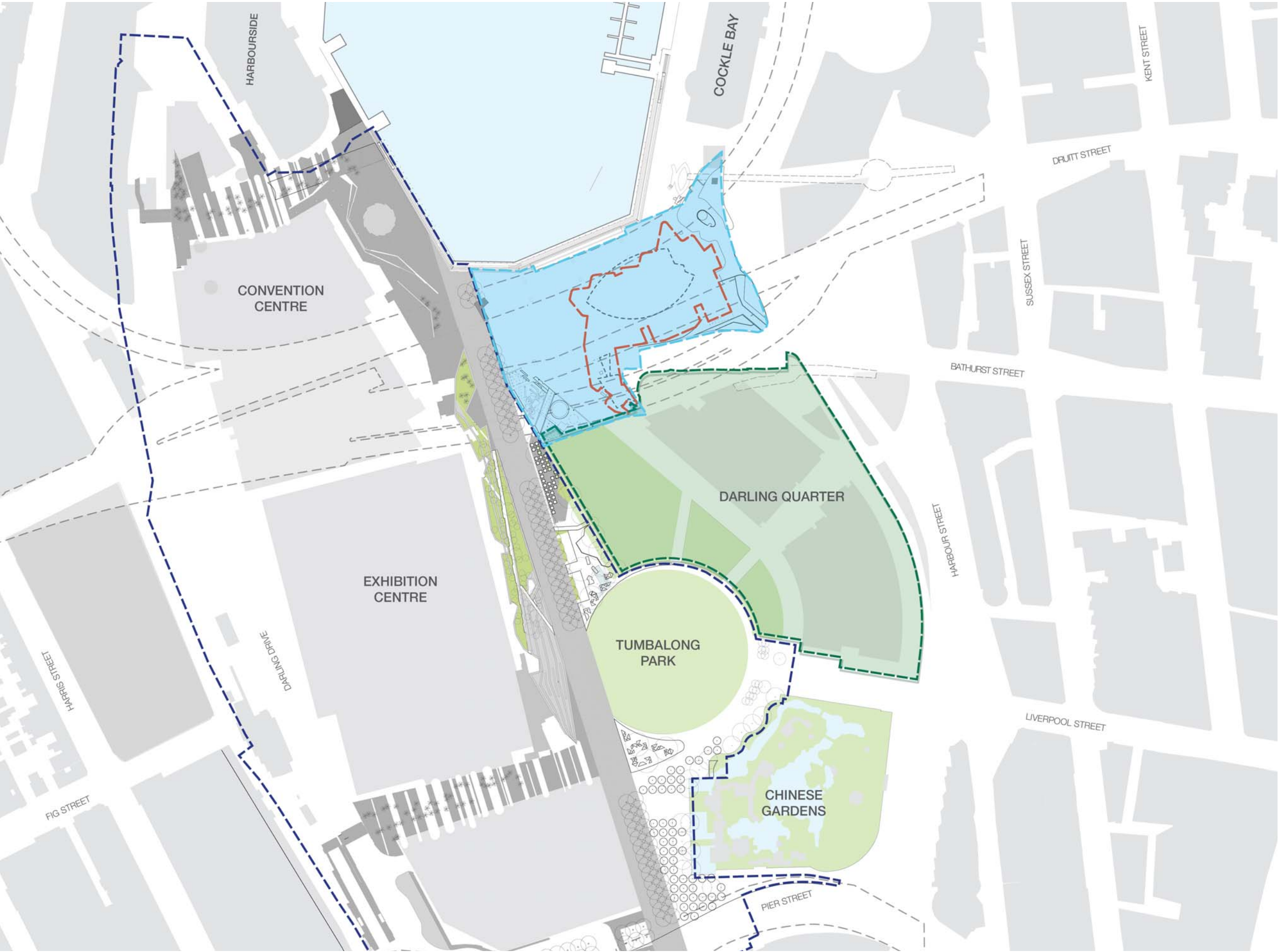
31 Wheat Rd

Sydney

Development Application Drawing List - LANDSCAPE

12023-LDA01	Public Domain Context Plan
12023-LDA02	Public Domain Plan
12023-LDA03	Public Domain Sections
12023-LDA04	Detail Playground Plan
12023-LDA05	Detail Eastern Public Domain Plan and Section
12023-LDA06	Public Domain Planting Plan

Date: 05.05.2016 [Rev G]

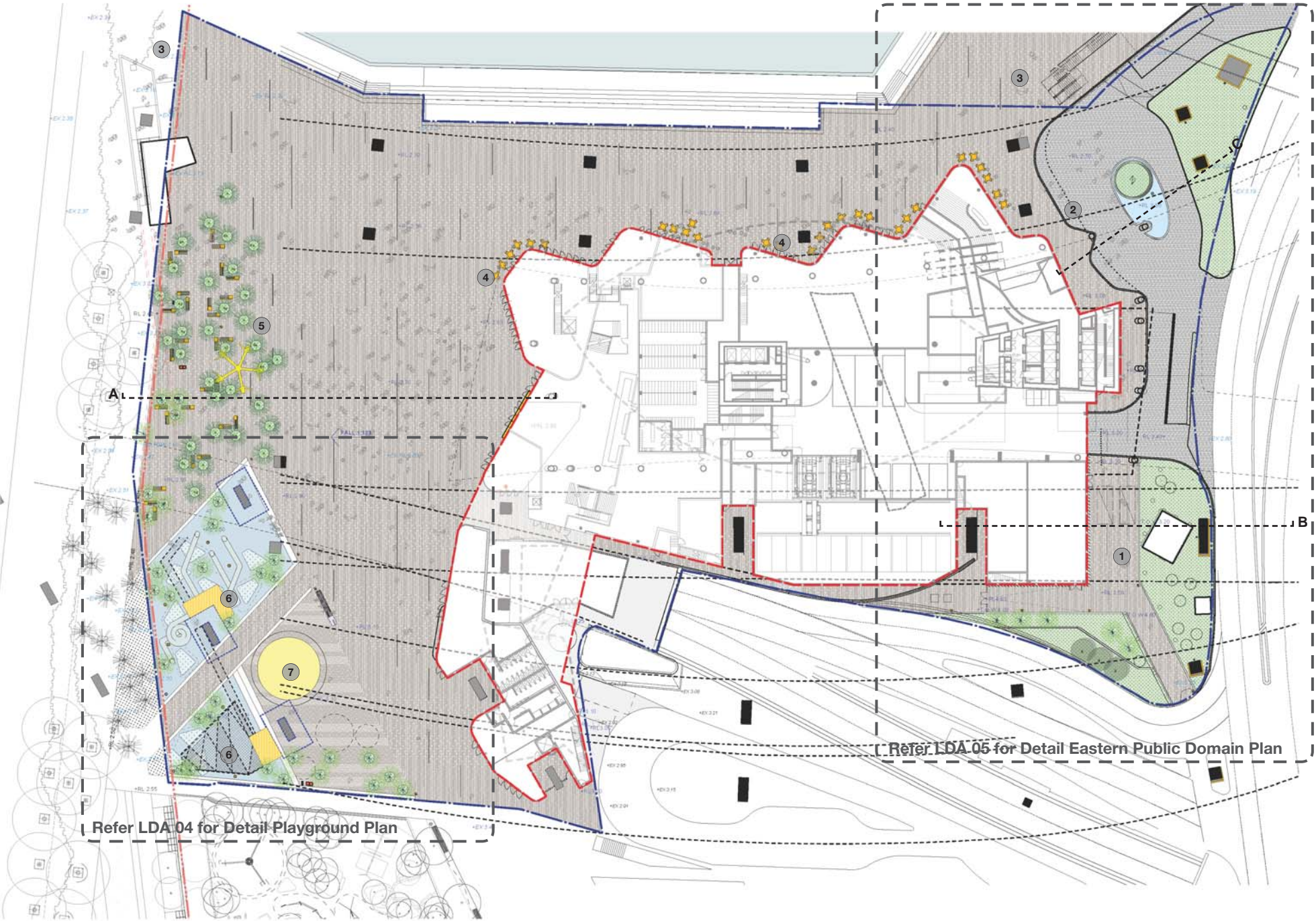


LEGEND

- PROPOSED LEASE LINE
- SICEEP BOUNDARY
- DARLING QUARTER (approx 28,200m²)
- IMAX THEATRE FOOTPRINT
- ZONE OF INFLUENCE (approx 17000m²)



Public Domain Plan

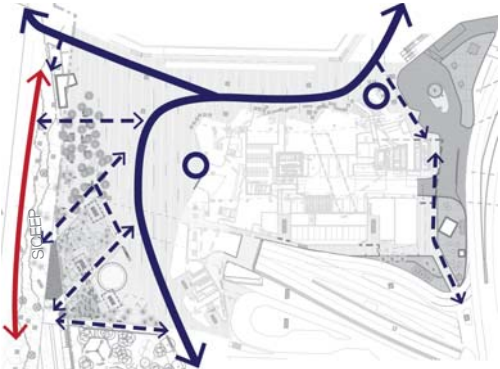


Key

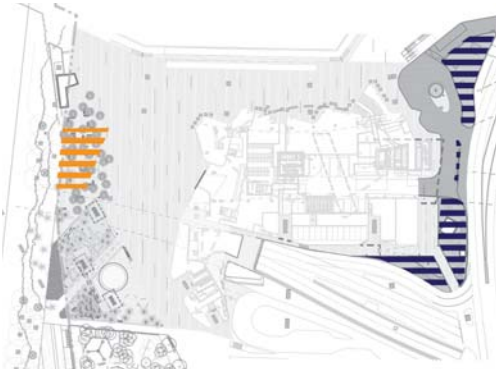
- 1. Harbour Street pedestrian link**
Paved footpath with pedestrian lighting and / or opportunity for public art with heritage interpretation. The existing substation and freeway pylon will sit amongst a field of low rainforest planting. Along the western side of the path is a taller urban rainforest (with Kentia, Livistona palm and various fern species).
- 2. Harbour St/ Wheat Road porte cochere & building entries**
The port cochere and drop off will be realigned and upgraded to create a new street address for the hotel and serviced apartment lobbies. It has been designed to be a pedestrian oriented environment with unit paving on both the roadway and footpaths, flush kerbs along the drop off lane and bollards which demarcate the two. Located at the centre of the drop off is a water feature with incorporated lighting and lush rainforest planting.
- 3. Cockle Bay/ Darling Harbour public domain interface**
New high quality unit paving, in accordance with Darling Harbour Public Domain Manual, will be integrated with the existing Darling Harbour precinct paver in a harmonious way. The proposed new paving will feature a number of well crafted slotted drains to provide improved site drainage.
- 4. Ground floor retail interfaces**
The public domain will be activated along the building edge by new retail, IMAX lobby, and an outdoor 'city screen'. Outdoor seating areas will be provided adjacent the retail tenancies.

- 5. Western edge (relocated Palm Grove and event spaces)**
The proposed revitalisation of the western public domain and existing palm grove aims to create a strong pedestrian link between Darling Quarter and Cockle Bay, and provide for improved access to the waterfront from the south. This area will be rationalised to allow for a large and permeable gathering space. The space will be activated on the building edge by the new IMAX lobby, and an outdoor 'city screen' which is located on the building facade. The screen will create a lively atmosphere when in event mode. A series of custom seats are to be provided under the grove of palm trees.
- 6. New playground and Darling Quarter public domain interface**
A new playground is proposed, aligning with the existing Darling Quarter edge which further strengthens the existing playground and pedestrian boulevard. The overhead freeways and pylons provides an ideal framework for the location of a giant layered climbing net structure and integrated slide-scape. These items will extend the play opportunities currently provided at the Darling Quarter playground and provide an exciting destination for young adults.
- 7. Relocated existing carousel**
The existing carousel has been relocated and is now incorporated within the playground extension of Darling Quarter playground.

Design Diagrams



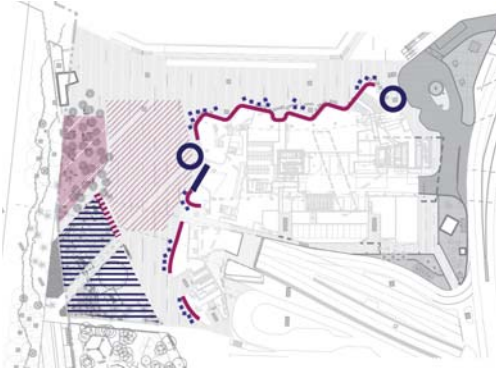
- Pedestrian Circulation**
- Main circulation path
 - Cross site connections
 - Main building entrances
 - SICEEP boulevard



- Planting Habitats**
- Solar access through freeway over - suitable for lawn
 - Shaded habitat - suitable for rainforest species



- Spatial zoning**
- Relocated palm grove and furniture
 - Large event space
 - Playground extension
 - Eastern pedestrian entry
 - Wheat Road drop off



- Activation**
- Active Seating edge
 - Outdoor dining
 - Active Building Edge
 - City screen
 - Playground
 - Main building entrances
 - Large gathering space
 - Small gathering space

Precedents

Palm Grove

Grove of Livistona Australis, Australia

Custom Seats

Bonn Square, England

Darling Quarter Playground Extension

Playful edges, Malmö, Denmark

Eastern Public Domain

Large play nets, Hasselt, Belgium

Eastern Public Domain

Large slides, Tate Modern, London, UK

Eastern Public Domain

Net bridge, Osdorp Oever, Amsterdam, Netherlands

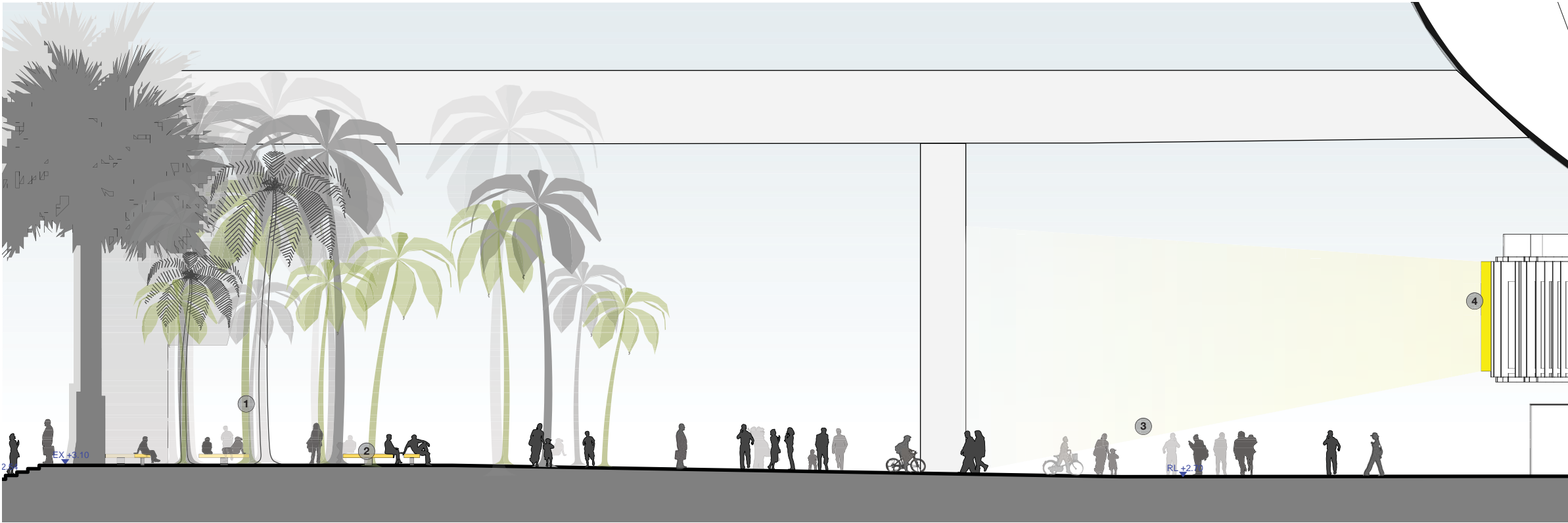
Eastern Public Domain

Shareway with high quality paving, New Road, Brighton, UK

Eastern Public Domain

Post lighting/ totem installation

Section A | Western Public Domain



Key

- 1. Palm grove revitalisation
- 2. Custom seats
- 3. Large event space
- 4. City screen



Palm grove, Darling Quarter, Sydney

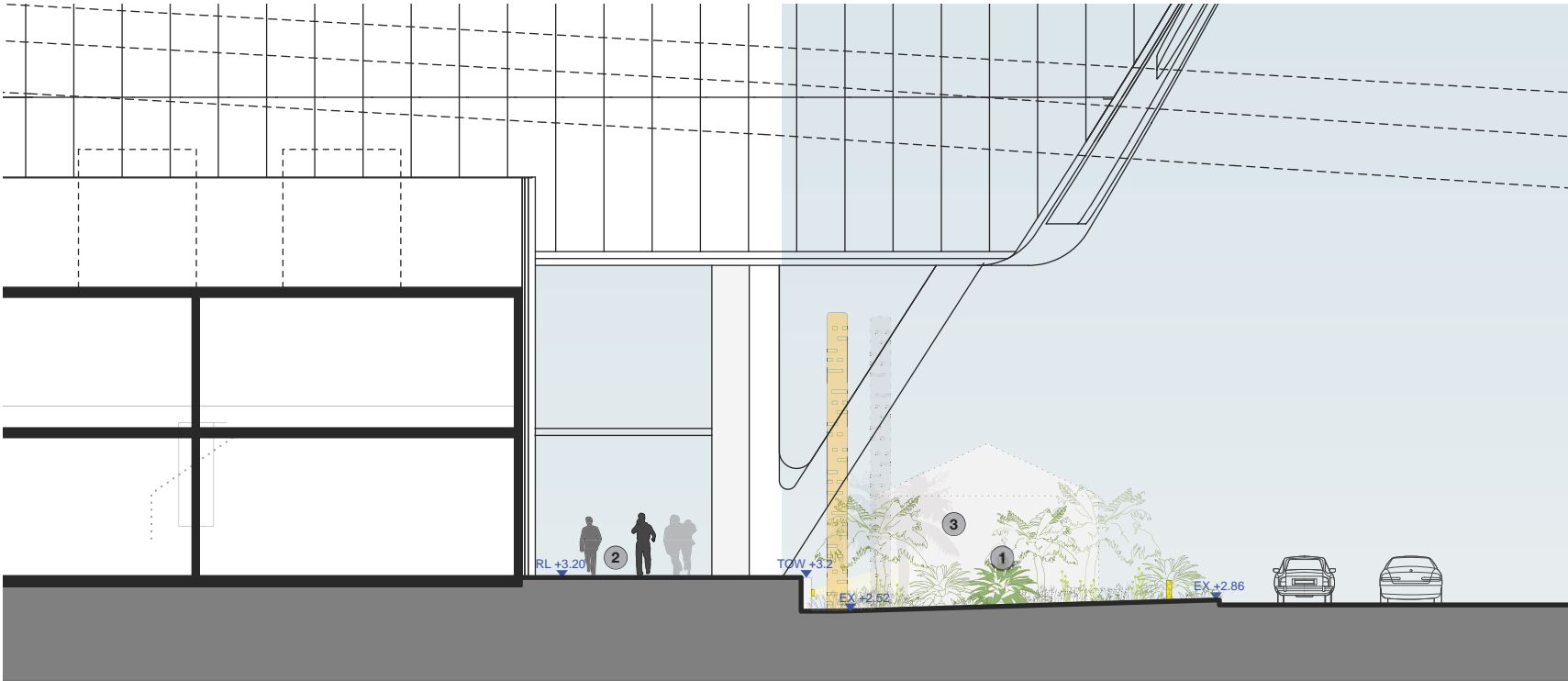


City screen, Federation Square, Melbourne



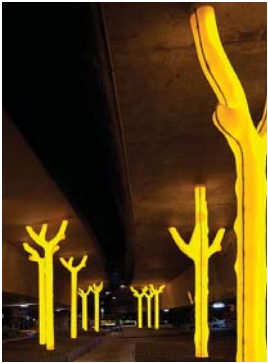
Evening event plaza, King's Cross, London, UK

Section B | Harbour Street/ Wheat Road and Eastern Public Domain



Key

- 1. Urban rainforest
- 2. Pedestrian walk (with pedestrian lighting)
- 3. Possible interpretation to heritage substation



Under freeway art installation, Ultimo

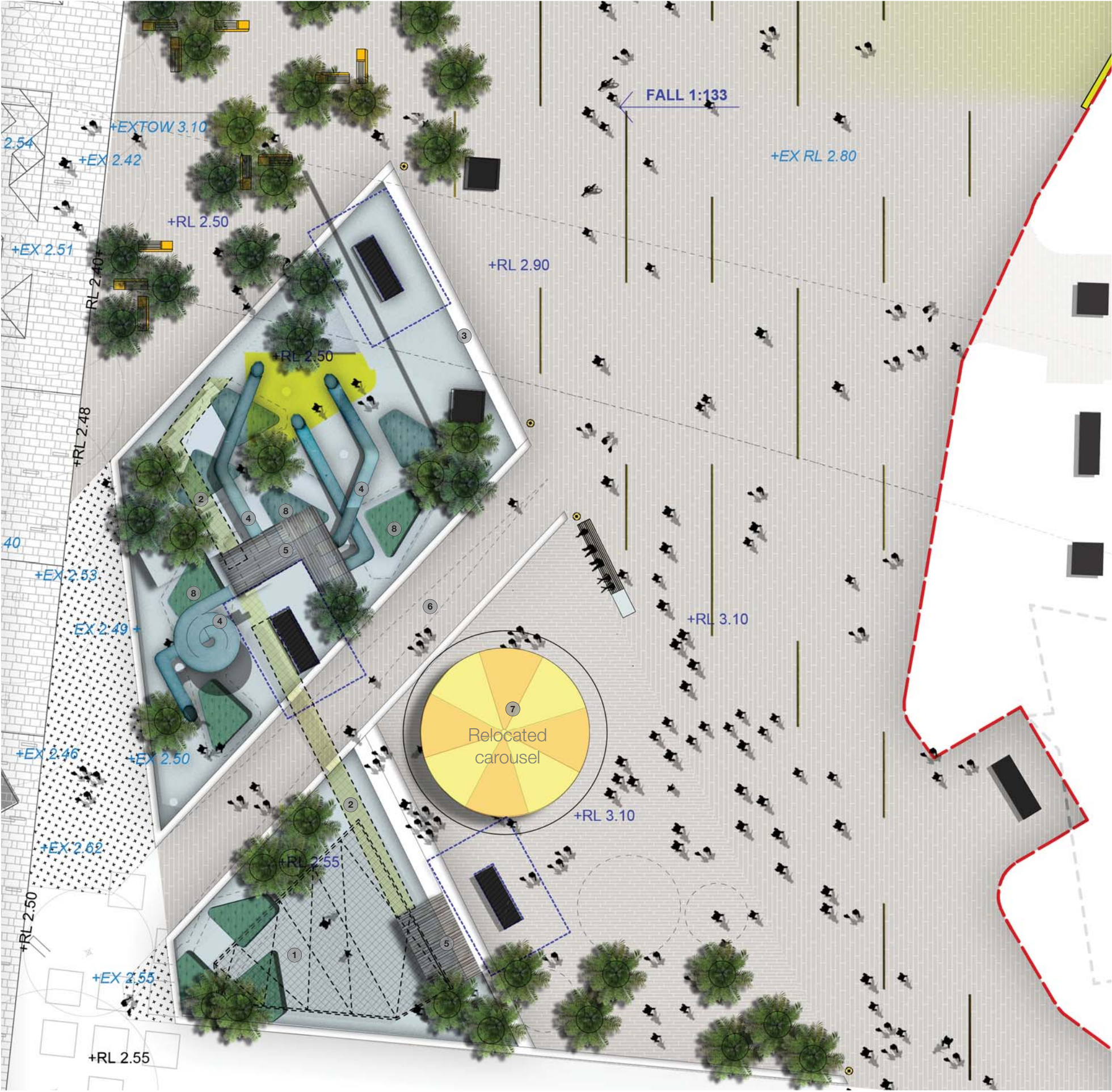


Rainforest garden, Capita Centre, Sydney



Heritage interpretation, Glebe

Playground Detail Plan



Key

- 1. Getting Up/ Climbing**

 - Giant nets
 - Climbing walls
- 2. Moving Through**

 - Moving from lookout platforms via high level net passages and rope tunnels
- 3. Seating Edge**

 - Terraced down to playground level.
- 4. Slide-Scape**

 - Giant slides
 - Twisted forms
- 5. Lookouts**

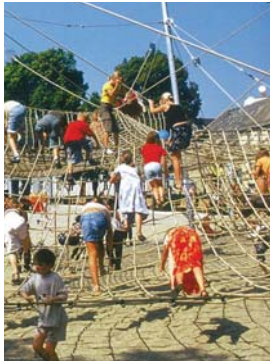
 - Accessed by climbing up giant nets and climbing walls
 - Possible use of freeway pylons for support
- 6. Through Link**

 - On grade west-east connection
- 7. Relocated carousel**

 - Carousel relocated in line with Darling Quarter play ground extension. Ample surrounding space provided for circulation, queuing, ticket booth and alternative rides.
- 8. Sculptural Land Form + In Ground Trampolines**

 - 3d concrete terrain sculpted for parkour with in ground trampolines flush to concrete
- Please note: Public domain material and fixture selection will be specified in accordance with the requirements of the Darling Harbour Public Domain Manual.

Getting Up/ Climbing



Giant climbing nets



Bespoke elements



Climbing rope course



Climbing walls to freeway pylons

Slide-Scape



Giant slides



Twisting forms



Lookouts

Moving Through



High level net passages between platforms

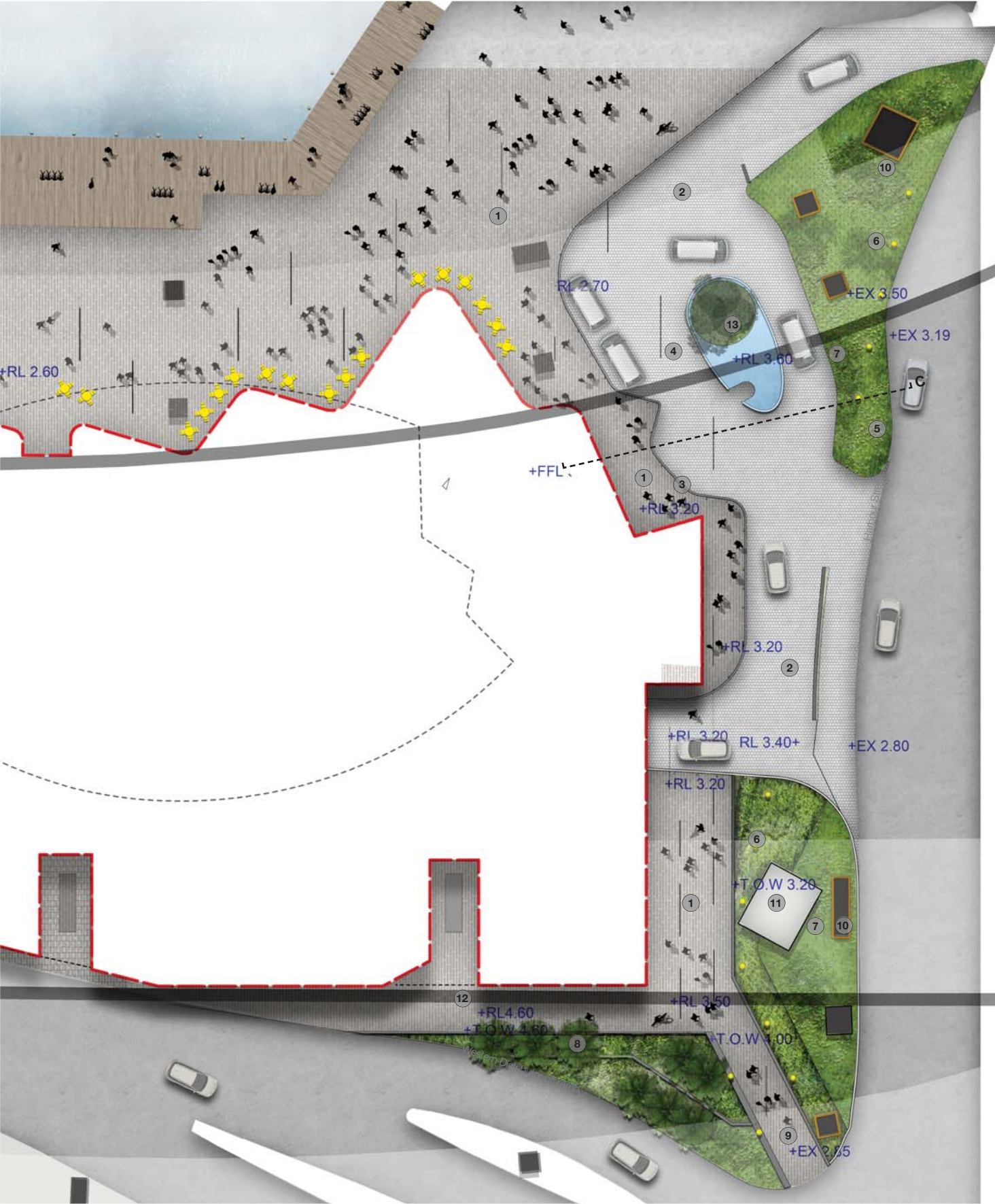
Playful Forms



Sculptural Landforms



Top. Sculpted concrete Bottom. Land trampolines

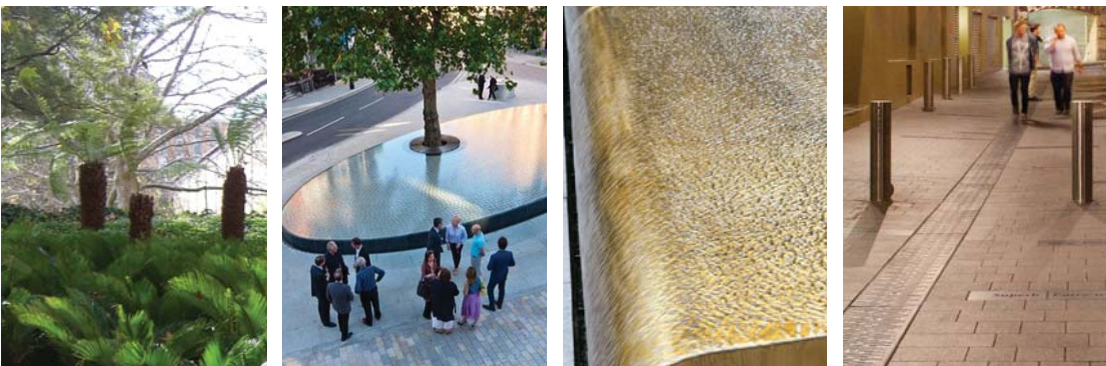


Key

- 1. Paving finish 1 - pedestrian areas
- 2. Paving finish 2 - carriageway
- 3. Bollards
- 4. Port cochoere and taxi zone
- 5. Median with new flood barrier wall along Harbour St (TOW 3.50)
- 6. Repetitious upright elements - possible public art installation with heritage interpretation, lighting, or flag poles
- 7. Low rainforest planting - allowing views through
- 8. Rainforest planting - including taller palm species
- 9. Pedestrian light walk - sculptural upright elements drawing pedestrians into the site. Angled walls/edges. Paving high point at RL3.50 provides flood barrier
- 10. Cladding to freeway pylons
- 11. Possible interpretation to heritage substation
- 12. Access for cable vault (existing infrastructure)
- 13. Raised water feature with edge overflow incorporating lighting, rainforest planting and large feature tree of Ficus benjamina.

Please note: Public domain material and fixture selection will be specified in accordance with the requirements of the Darling Harbour Public Domain Manual.

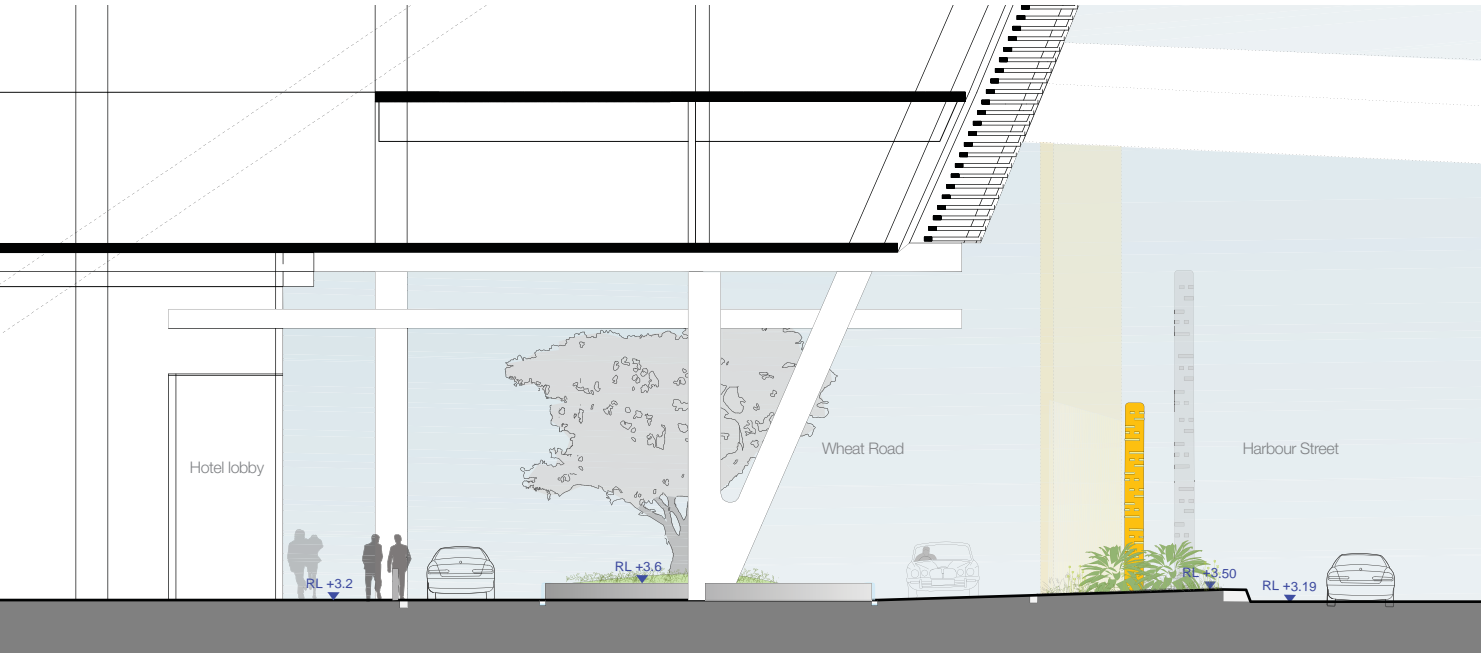
Precedent images

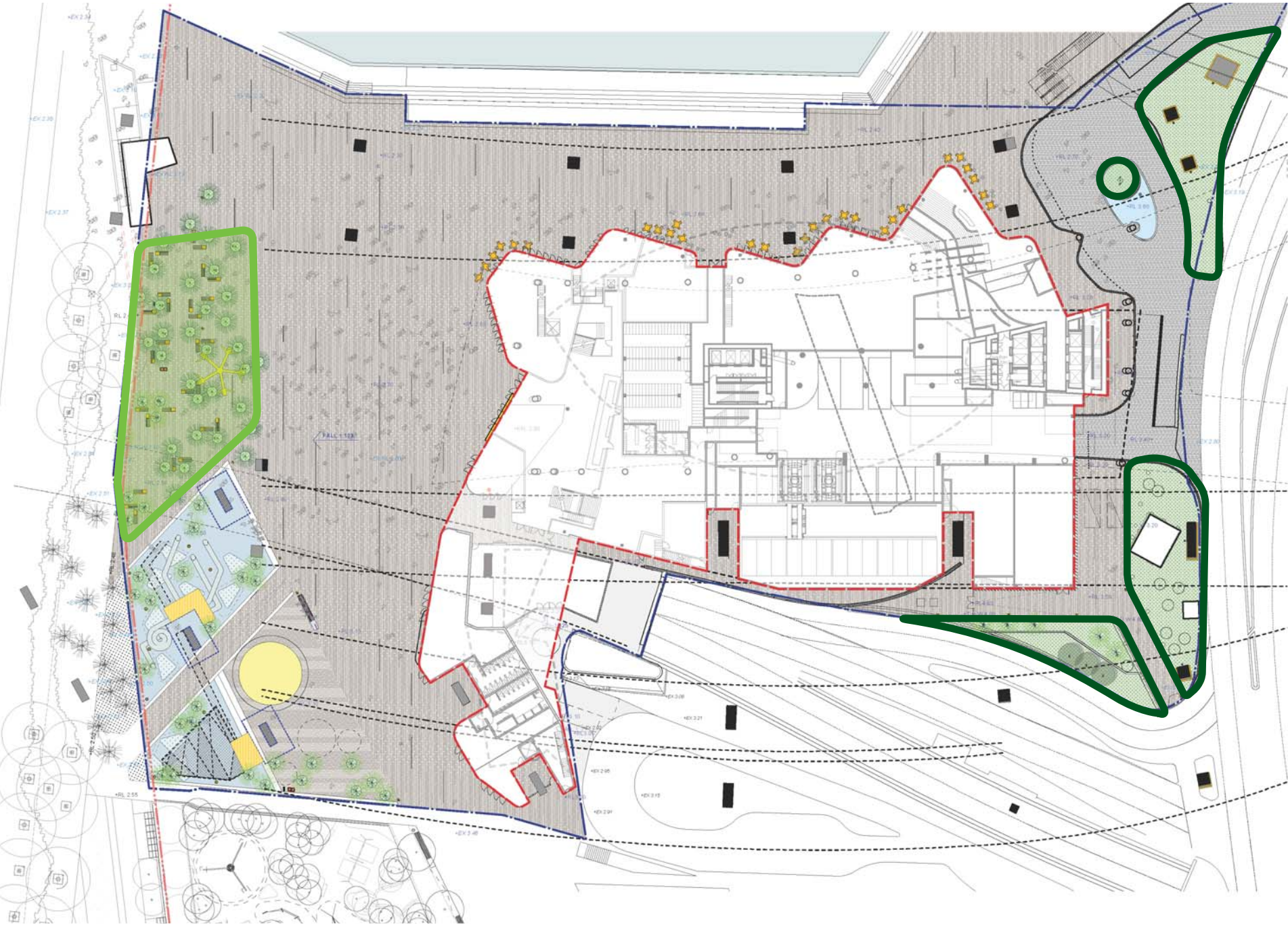


Underpass Opportunities



Eastern public domain detail section C 1:100





Planting Schedules

Palm Grove (relocated)

Botanic Name	Common Name	Pot Size
Trees		
<i>Livistona australis</i>	Cabbage Tree Palm	Existing on site to be relocated
<i>Phoenix canariensis</i>	Phoenix Palm	Existing on site to be retained
<i>Howea forsteriana</i>	Kentia Palm	Forest salvaged, 6-12m

Rainforest Entry Gardens

Botanic Name	Common Name	Pot Size
Trees and Ferns		
<i>Livistona australis</i>	Cabbage Tree Palm	Existing on site to be relocated
<i>Cyathea cooperi</i>	Coin Spot Tree Fern	2m high
<i>Dicksonia antarctica</i>	Soft Tree Fern	2m high
<i>Asplenium australasicum</i>	Birds Nest Fern	300mm
<i>Blechnum cartilagenum</i>	Gristle Fern	200mm
<i>Microsorium punctatum</i>	Fishtail Strap Fern	200mm
<i>Ficus benjamina</i>	Weeping Fig	4m high
Groundcovers / Flowering Plants		
<i>Aspidistra eliator</i>	Cast Iron Plant	200mm
<i>Clivea miniata</i>	Clivea	200mm
<i>Liriope muscari</i> 'Evergreen Giant'	'Evergreen Giant' Lily Turf	200mm
<i>Philodendron</i> 'Xanadu'	'Xanadu' Philodendron	200mm
<i>Ajuga reptans</i> 'Giant Catlins'	Giant Catlins' Ajuga	150mm
<i>Anthropodium cirrhatum</i>	Renga Renga Lily	150mm
<i>Cycas revoluta</i>	Cycad	100L
<i>Ophiopogon japonica</i>	Mondo Grass	150mm
<i>Pachysandra terminalis</i>	Japanese Spurge	150mm
<i>Sanservieria trifasciata</i>	Monther In Law's Tongue	200mm
<i>Viola hederacea</i>	Native Violet	150mm

West. Lawn and Palm Grove



Existing Cabbage Palms (49) to be relocated within the site
Existing Phoenix palms to be retained along the western edge
Seating lawn, Darling Quarter, Sydney

East. Harbour St and Wheat Rd pedestrian link and median rainforest planting



Microsorium punctatum
Cyathea cooperi
Rainforest garden, Capita Centre, Sydney
Blechnum cartilagenum
Dicksonia antarctica and *Cycas revoluta*
Low mass planting, Darling Quarter