

SYDNEY ONE SYDNEY

LANDSCAPE DESIGN REPORT

TOWER B

AMENDED DEVELOPMENT APPLICATION

MARCH 2016



O C U L U S

landscape architecture | urban design
level 1/5 wilson street | po box 307 | newtown | nsw | 2042
p. 02 9557 5533 | f. 02.9519.8323 | australia@oculus.com.au
www.oculus.info

CLIENT



ENGINEER

ARUP

ARCHITECTS

PTW

CRONE

ARCHI

TECTS

KENGO KUMA AND ASSOCIATES
隈研吾建築都市設計事務所

Kerry Hill Architects Pty Ltd

LANDSCAPE ARCHITECT

O C U L U S

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level 1/5 wilson street | po box 307 | newtown | nsw | 2042
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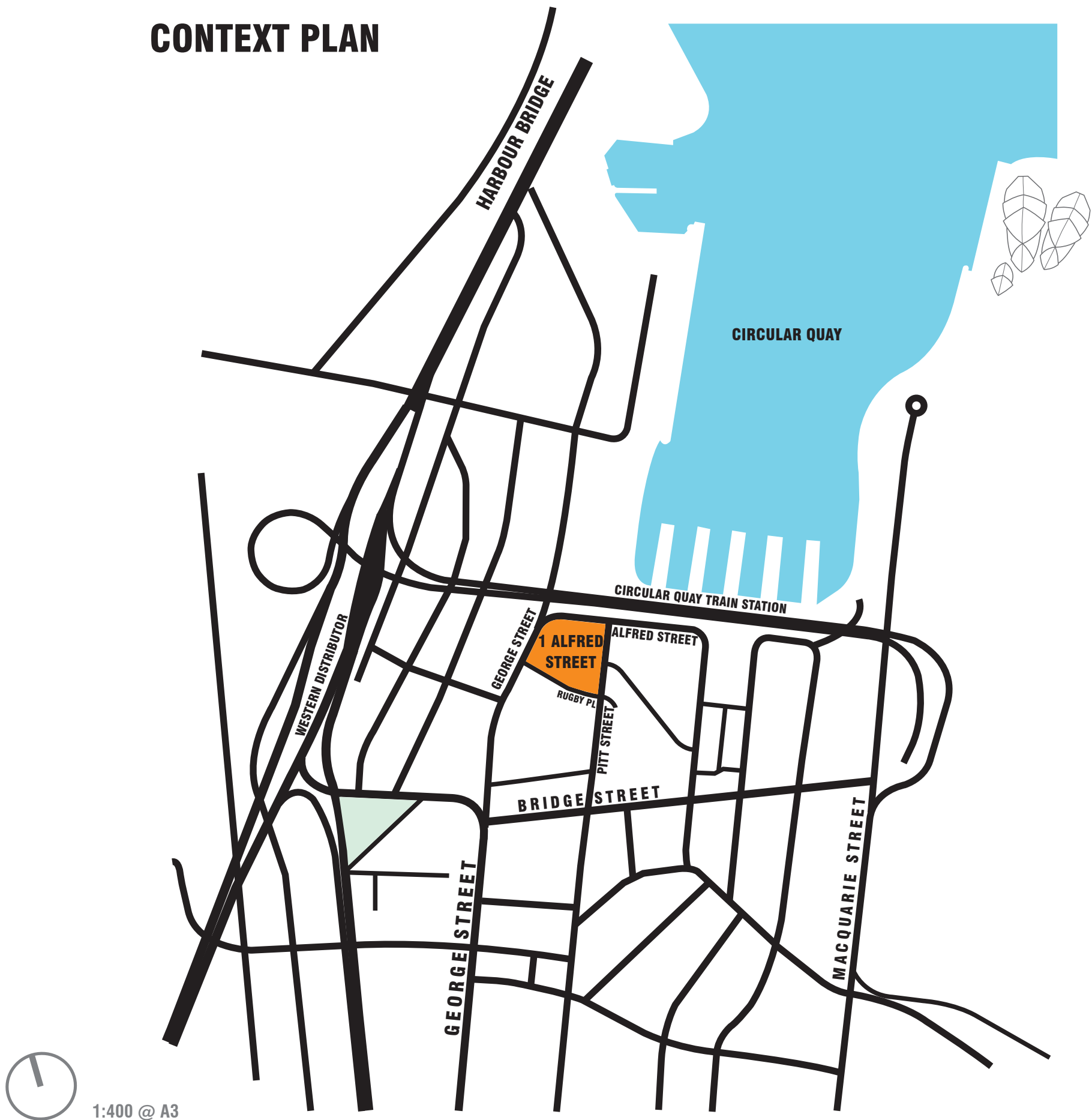
INTRODUCTION & APPROACH

This Landscape Design Report has been prepared by OCULUS Landscape Architecture and Urban Design. This document sets forth the guiding principles for the landscape design of external public & private spaces for the development of 1 Alfred Street, Sydney. The proposal outlined within this report is intended to create a high quality, functional, attractive landscape for the amenity of the public, residents, and hotel guests alike.

The site is arranged by two buildings (Tower A & Tower B) creating a central link 12m wide x 40m long, which feeds people in and out of the site from the adjoining Herald Square and Rugby Place. The proposal aims to create a seamless transition between the public and private realm through it's materiality and ground plane articulation.

Through the use of vegetation, natural spaces are created defining pedestrian circulation and retail spillout zones allowing for moveable furniture to occupy the spaces without restricting movement.

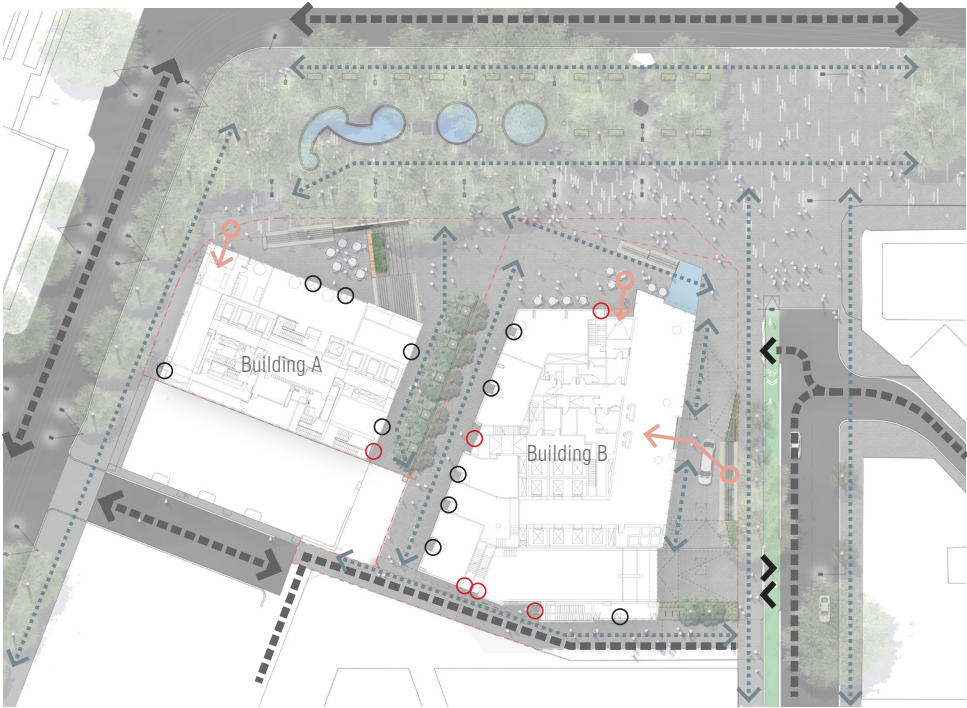
CONTEXT PLAN



SITE PRINCIPLES

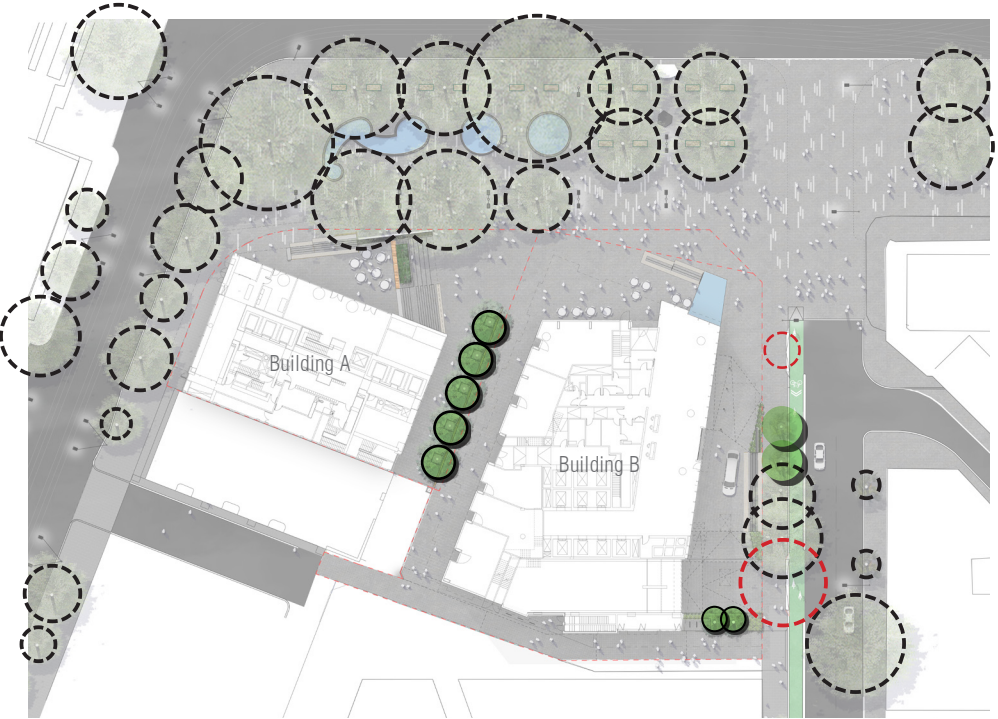
The following set of principles help to define the spatial qualities which underpin the design. The strategy ensures that pedestrian movement is unencumbered and flows between private and public interfaces. The public domain is intended as a flexible space which function can change from morning to night, through the use of moveable furniture.

- Key Principles:
- Unencumbered pedestrian circulation
 - Min 1:20 ramps to avoid handrails where possible
 - Flexible spaces
 - Carry out CoS standard pavement treatment throughout site
 - Small material embellishments in landscape walls to reference the Architecture
 - Planting is lush, shade / sun tolerant & low maintenance species



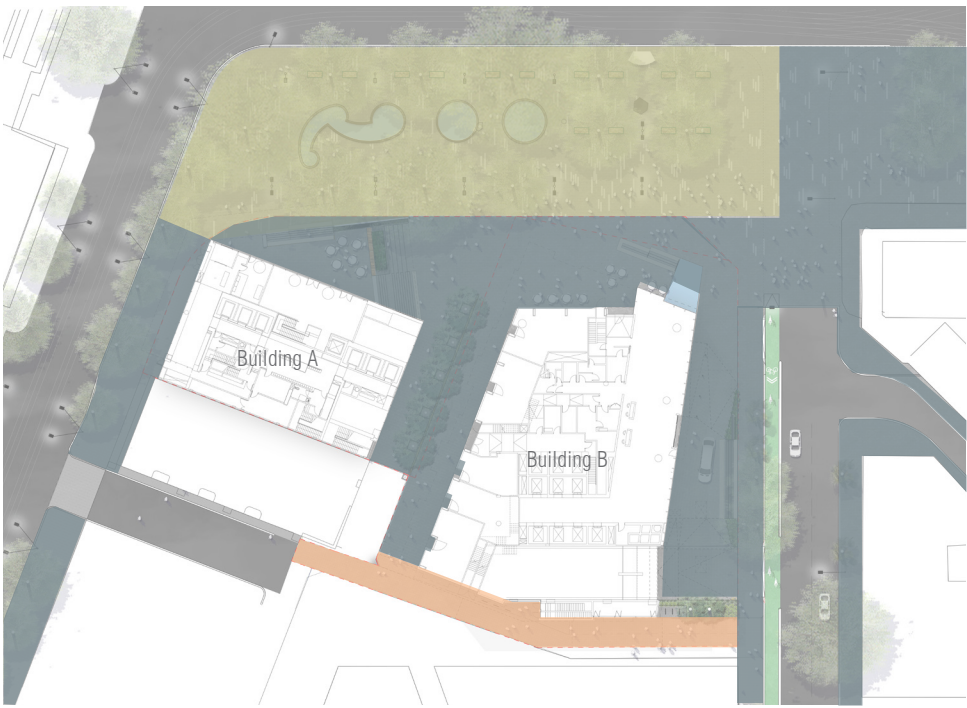
01 Circulation

→	Main Building Entries	○	Building Egress
↔	Pedestrian Movement	←	Vehicle Entries
○	Building Access	↔	Vehicle Movement



02 Vegetation

●	Proposed Trees	○	Existing Trees to be Retained
		○	Trees to be Removed



03 Pavement

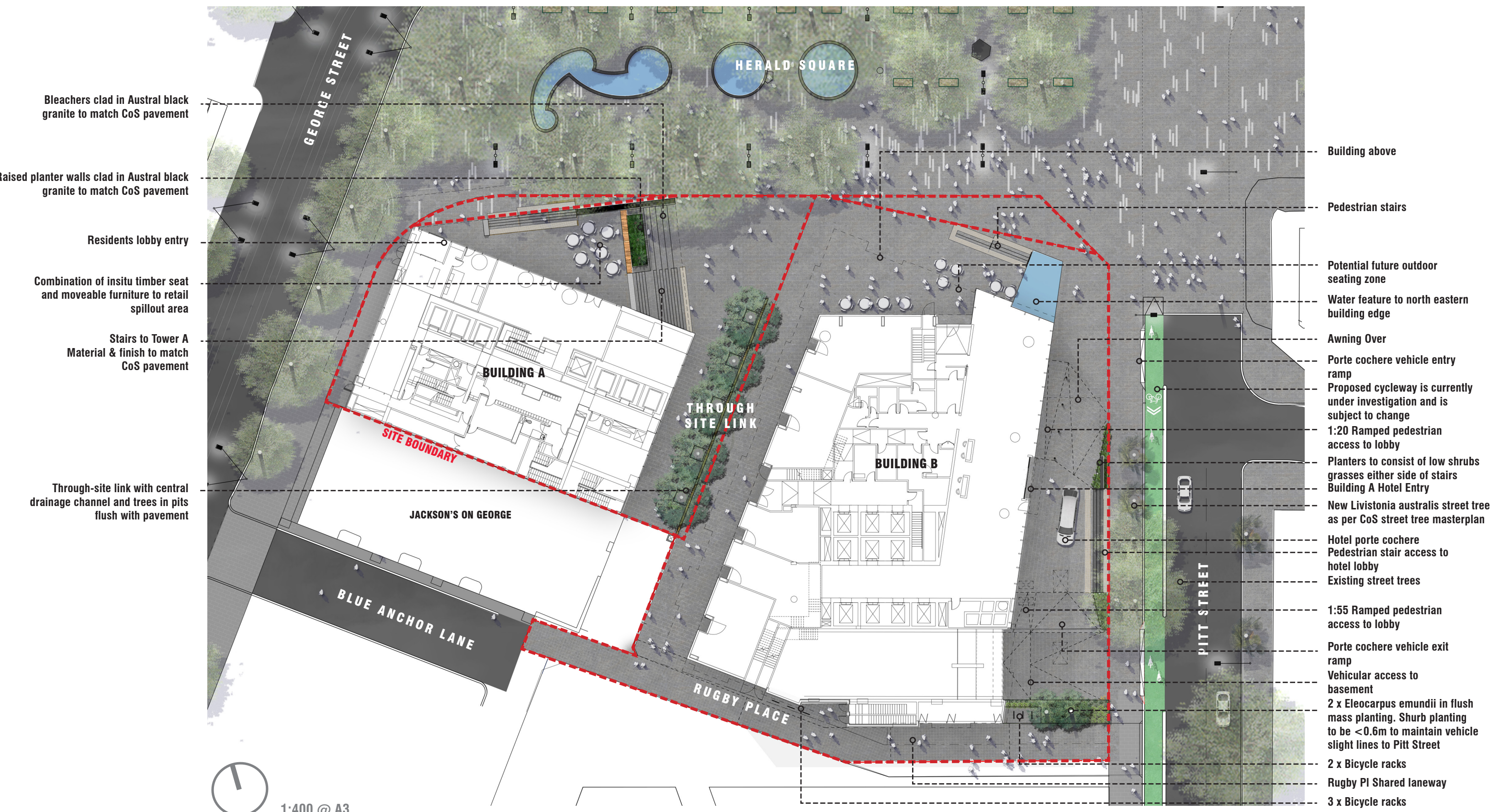
Dark Grey	CoS Austral Black Granite Pavement
Light Green	CoS Herald Square Paving (Existing)
Orange	Austral Black Cobble



04 Furniture Zones

Orange	Potential Moveable Furniture Zones
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PUBLIC DOMAIN CONCEPT PLAN



PUBLIC DOMAIN LEVELS PLAN INTERIM SCENARIO

- LEGEND
- + EX 3.700

+ RL 3.700

+ RL 3.700

EXISTING LEVELS TO BE MAINTAINED

PROPOSED LEVELS

PROPOSED LEVELS (PRE-CQT DEVELOPMENT)

- GENERAL NOTES
- All levels to maintained along southern boundary as shown in green
 - All doorways to have a minimum crossfall of 1:40 as per AS 1428.1-2009 Design for access and mobility

NOTE:

- Levels represented in red are representative of the proposed interim situation, prior to the development of the property to the south. This assumes adjoining property boundary levels are maintained as existing. These levels are basis of the interim flooding design scenario.

PUBLIC DOMAIN LEVELS PLAN ULTIMATE SCENARIO

- LEGEND

+ EX 3.700

+ RL 3.700

+ RL 3.700

EXISTING LEVELS TO BE MAINTAINED

PROPOSED LEVELS

PROPOSED LEVELS (POST-CQT DEVELOPMENT)

- GENERAL NOTES

- All levels to maintained along southern boundary as shown in green

- All doorways to have a minimum crossfall of 1:40 as per AS 1428.1-2009 Design for access and mobility

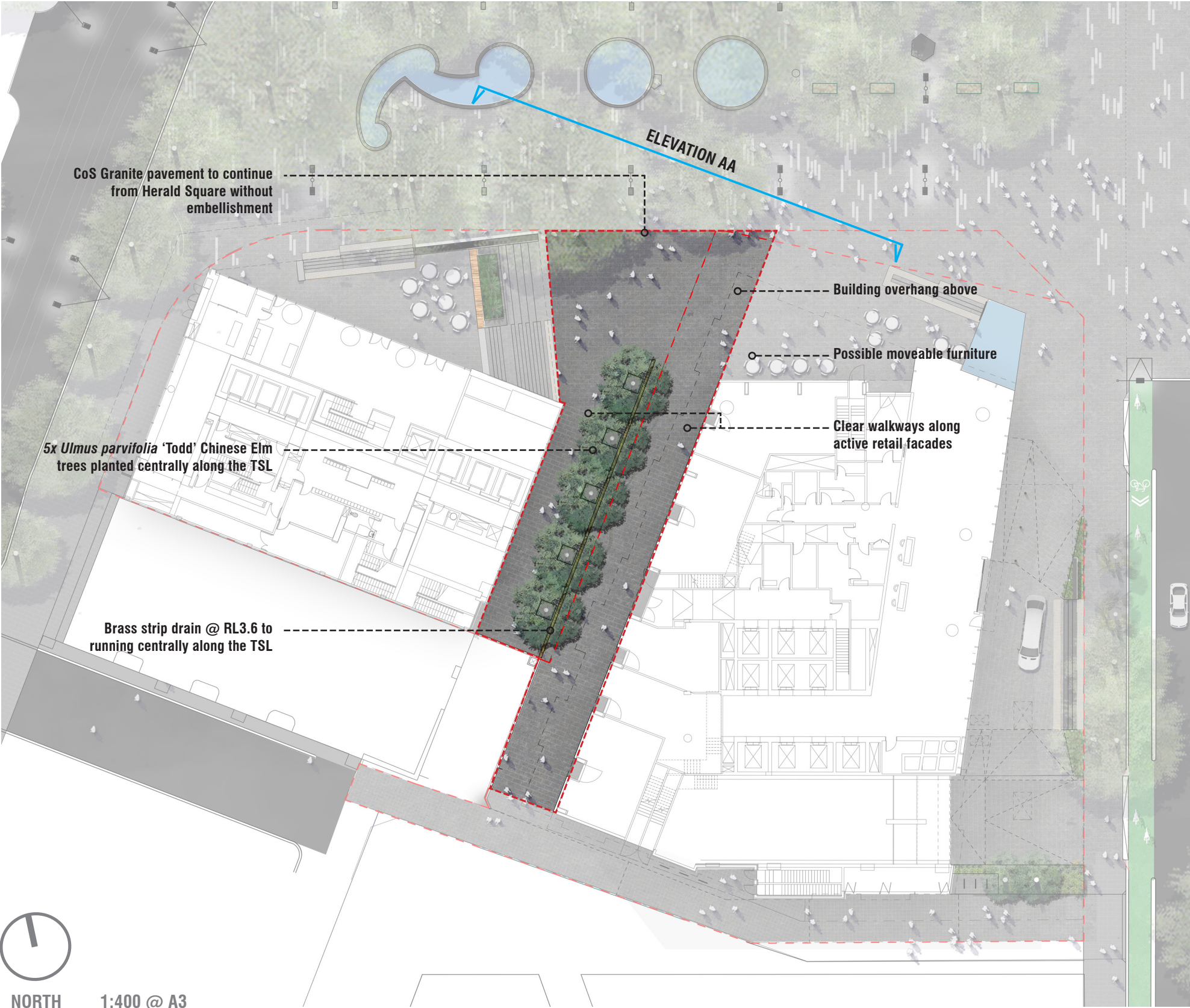
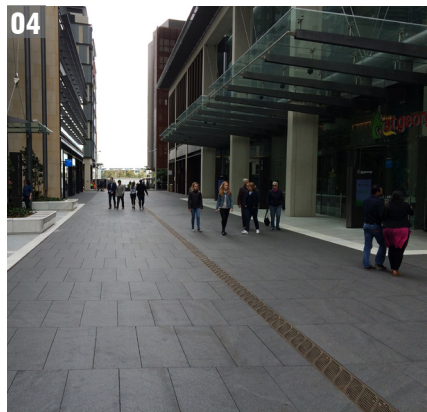
NOTE:

- Levels represented in red are representative of future precinct vision, subject to adjoining property adoption of adjusted boundary levels. These levels are the basis of the ultimate flooding design scenario.

THROUGH SITE LINK (TSL) CONCEPT PLAN & CHARACTER IMAGES

The TSL is designed as a permeable link allowing for free unencumbered pedestrian movement.
Ficus trees break up the space delineating two separate walkways along the building edge.

- 1. Retail space along pedestrian link
- 2. Pedestrian link with flush tree planting
- 3. Moveable furniture
- 4. Unobstructed pedestrian link



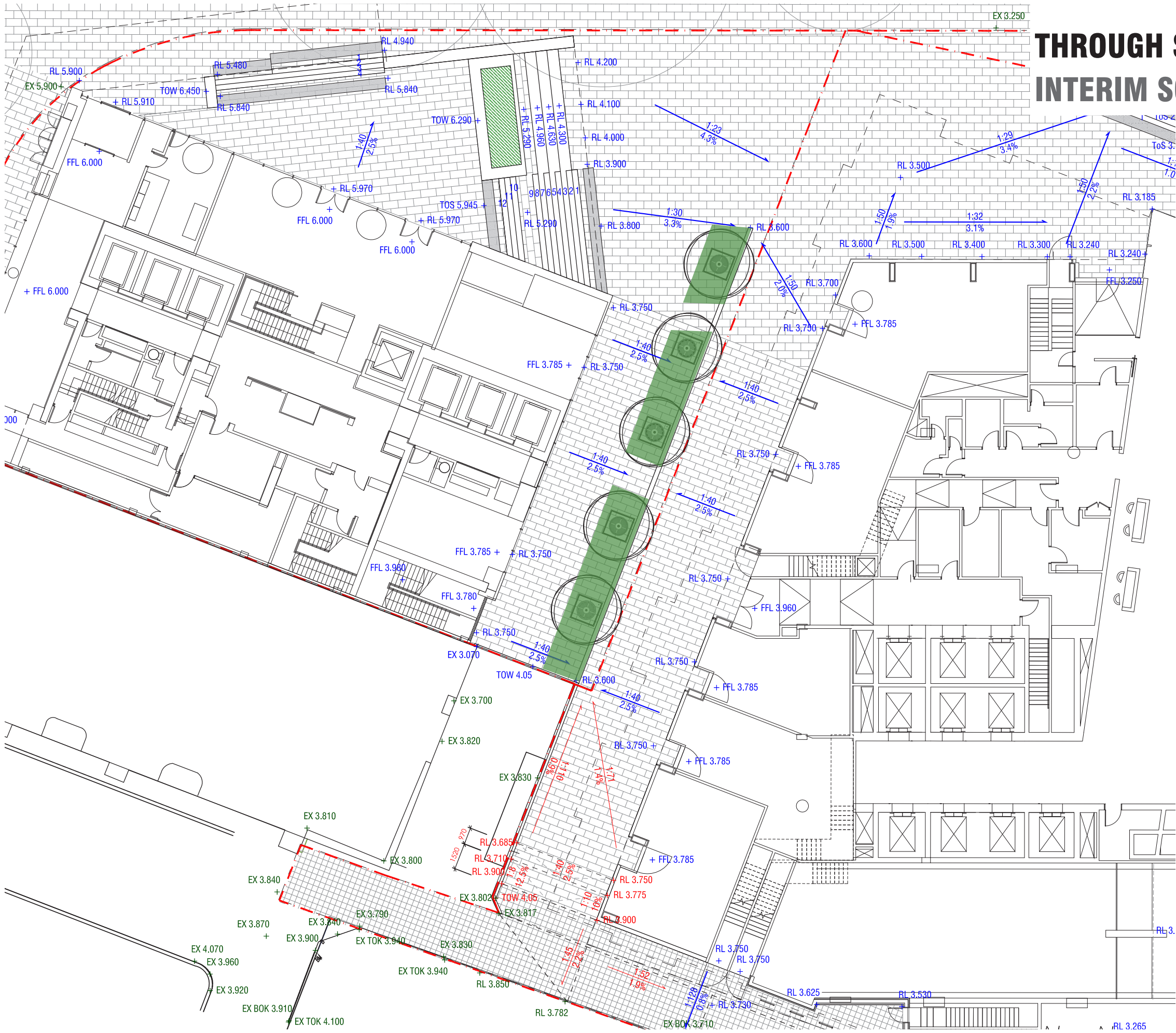
THROUGH SITE LINK (TSL) LEVELS PLAN INTERIM SCENARIO

LEGEND

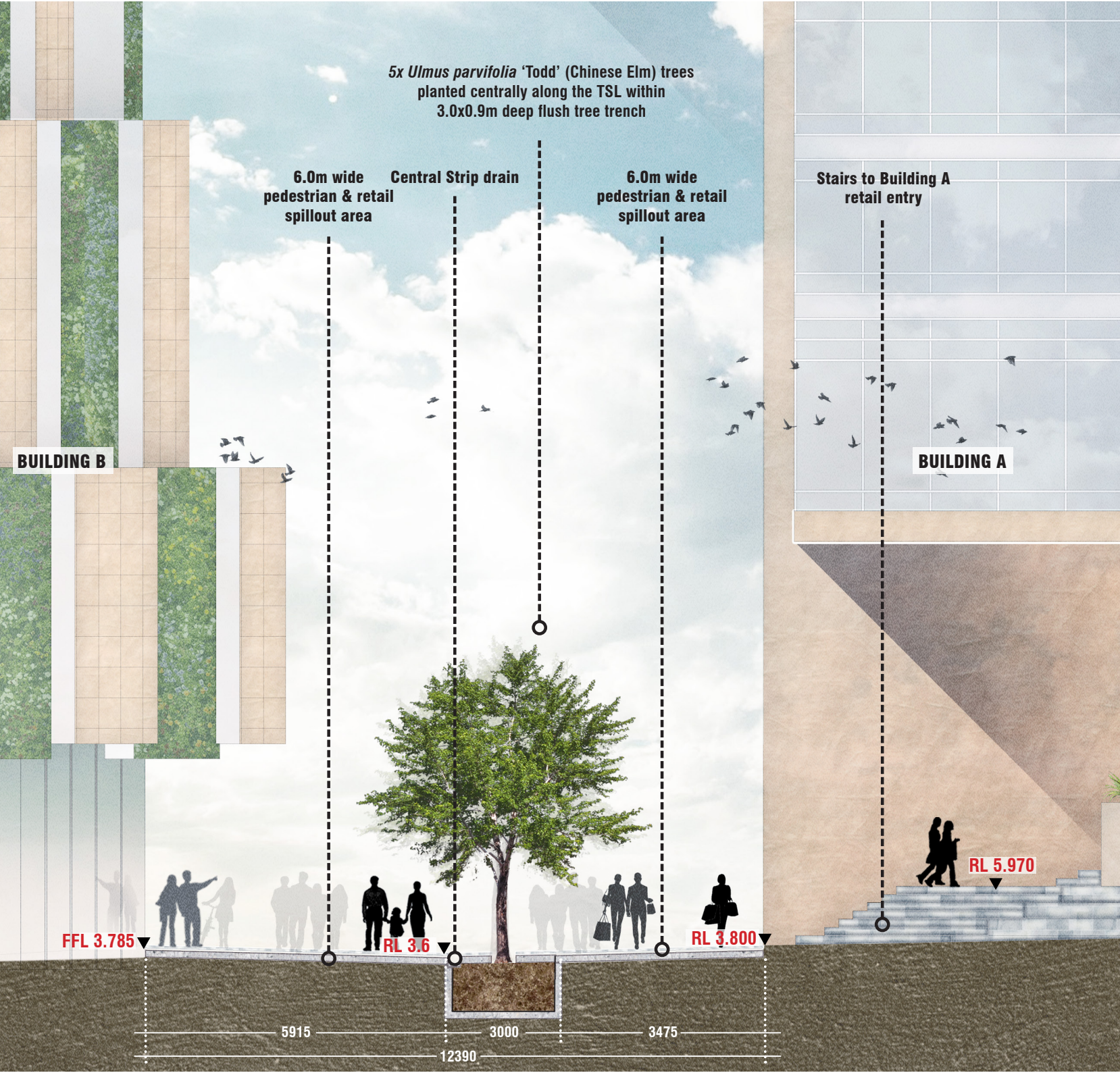
- 0.9m SLAB SETDOWNS FOR TREES
- + EX 3.700 EXISTING LEVELS TO BE MAINTAINED
- + RL 3.700 PROPOSED LEVELS
- + RL 3.700 PROPOSED LEVELS (PRE-CQT DEVELOPMENT)

NOTE:

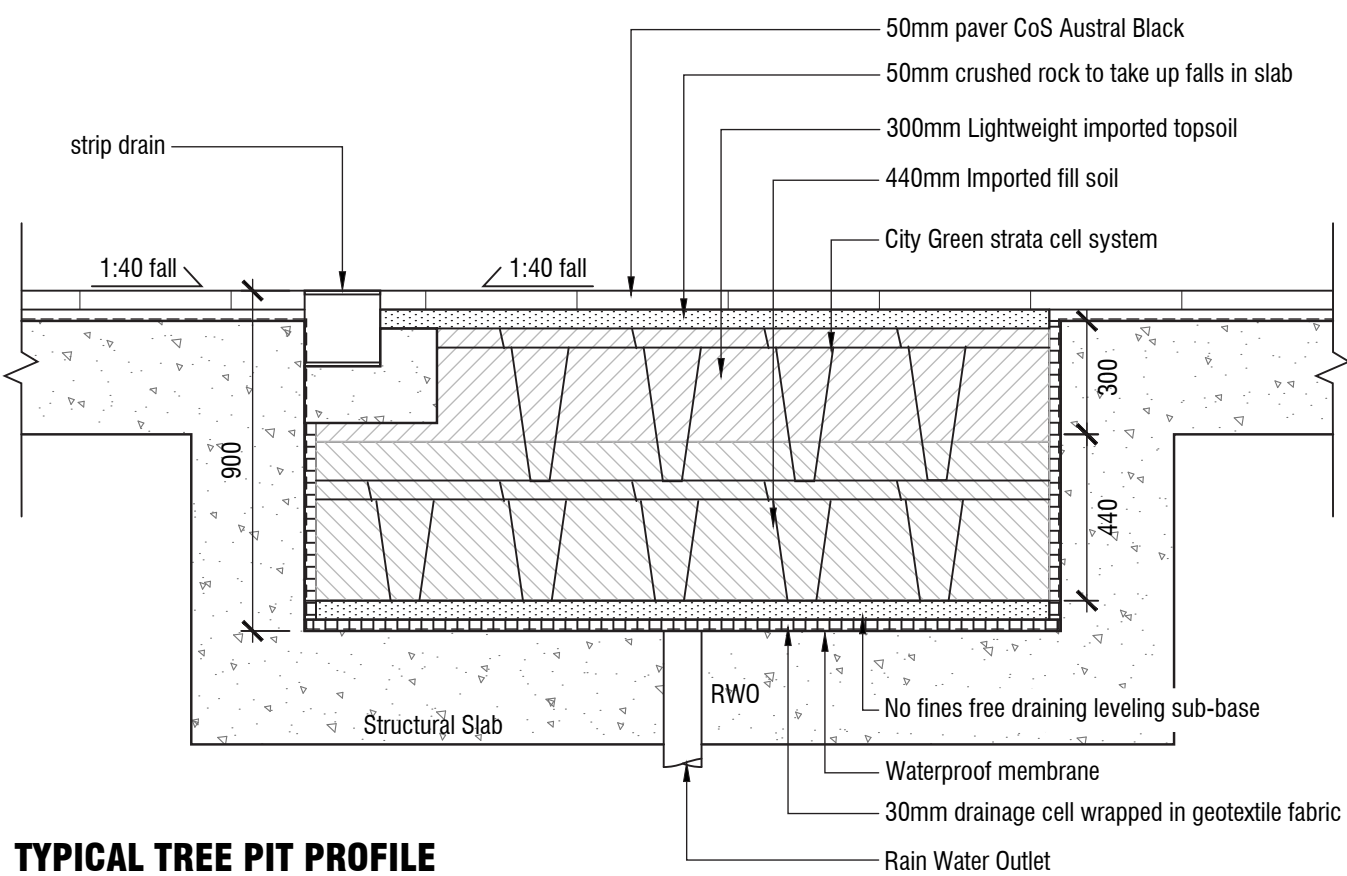
- Levels represented in red are representative of the proposed interim situation, prior to the development of the property to the south. This assumes adjoining property boundary levels are maintained as existing. These levels are basis of the interim flooding design scenario.



THROUGH SITE LINK (TSL) SECTION & TYPICAL TREE PIT DETAIL



ELEVATION AA
1:20 @ A3



TYPICAL TREE PIT PROFILE
1:20 @ A3