

31 Wheat Rd

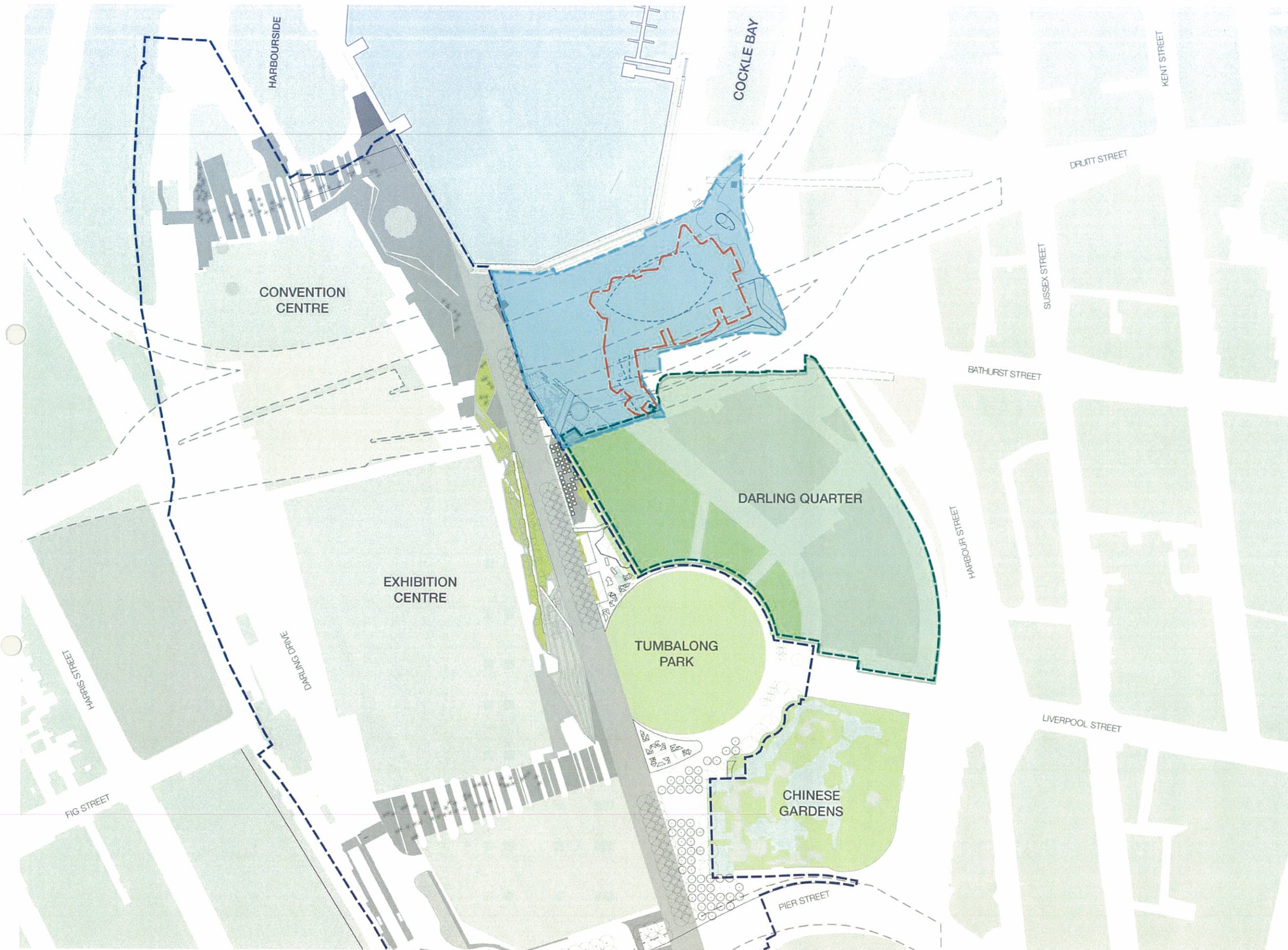
Sydney

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]

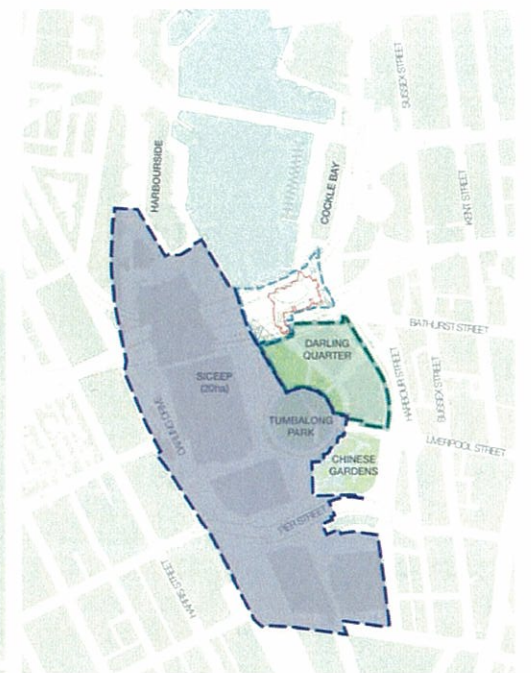
Public Domain Context Plan



LEGEND

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

KEY PLAN



12023 - 31 Wheat Road | Darling Harbour, Sydney



Team:



Drawn: KB/EC
Checked: SB/SC

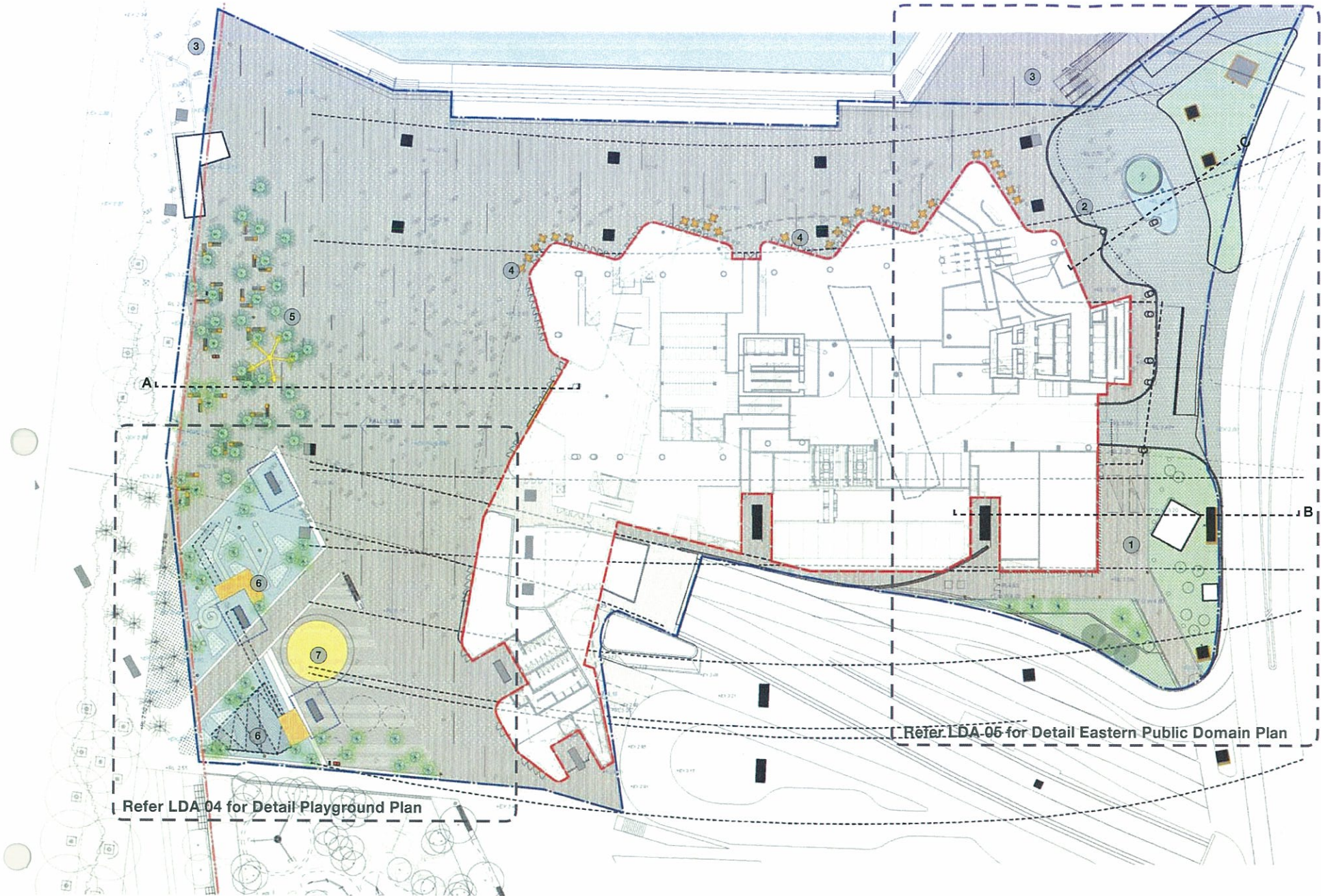
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Date: May 2016

Public Domain Context Plan



Dwg no.: 12023-LDA 01
Rev: G

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.

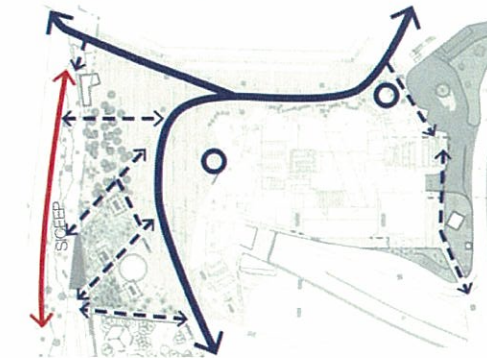
5. Western edge (relocated Palm Grove and event spaces)
The proposed revitalisation of the western public domain and existing palm grove aims to create a strong pedestrian link between Darling Quarter and Cockle Bay, and provide for improved access to the waterfront from the south. This area will be 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.

The existing grove of palm trees (*Livistona australis*) are to be relocated towards the western edge of the site in order to unclutter the public realm, maximising pedestrian circulation and views to the harbour. The inclusion of the relocated public artwork 'Jay Flowers' from the Harbour Street frontage to this more prominent location will allow stronger public engagement with this piece.

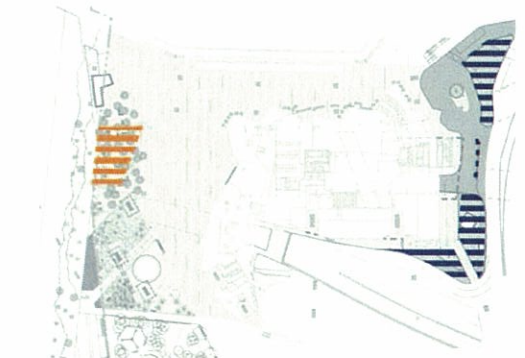
6. New playground and Darling Quarter public domain interface
A new playground is proposed, aligning with the existing Darling Quarter edge which further strengthens the existing playground and pedestrian boulevard. The overhead freeways and pylons provides an ideal framework for the location of a giant layered climbing net structure and integrated side-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



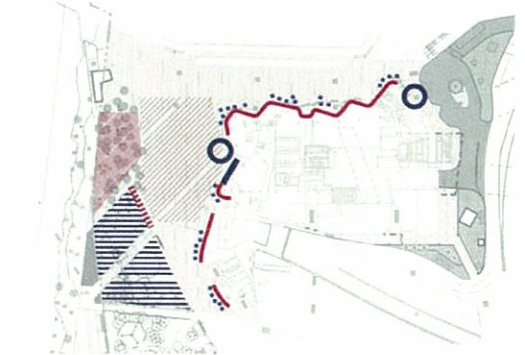
- Pedestrian Circulation**
- Main circulation path
 - Cross site connections
 - Main building entrances
 - SICEEP boulevard



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

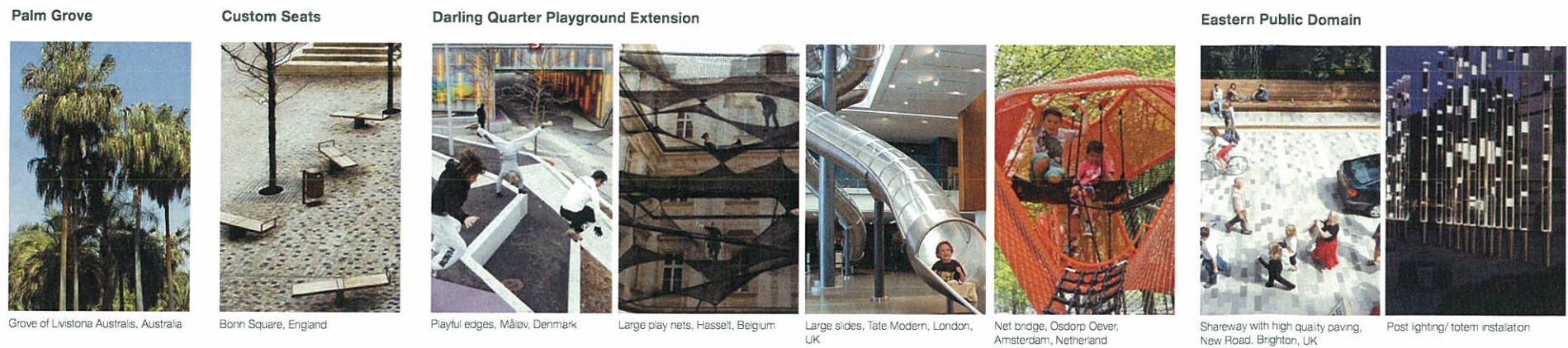


- Spatial zoning**
- Relocated palm grove and furniture
 - Large event space
 - Playground extension
 - Eastern pedestrian entry
 - Wheat Road drop off



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

Precedents



12023 - 31 Wheat Road | Darling Harbour, Sydney



Team:

HASSELL pmdl

RUSSELL & GEORGE

Client:

Grocon

Drawn: KB/EC
Checked: SB/SC

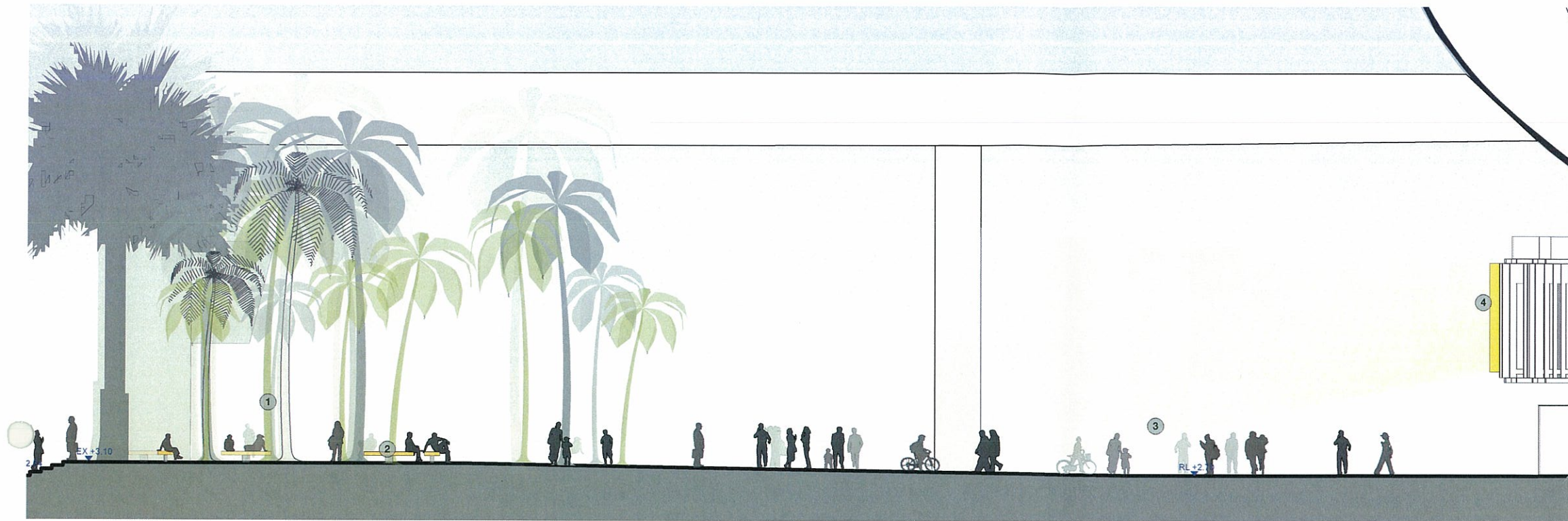
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Date: May 2016



Dwg no.: 12023-LDA 02
Rev: G

Public Domain Plan

Section A | Western Public Domain

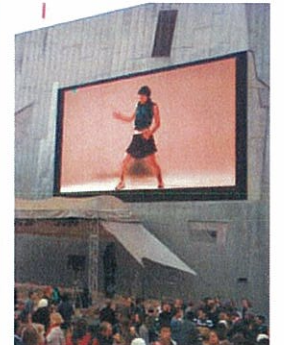


Key

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



Palm grove, Darling Quarter, Sydney

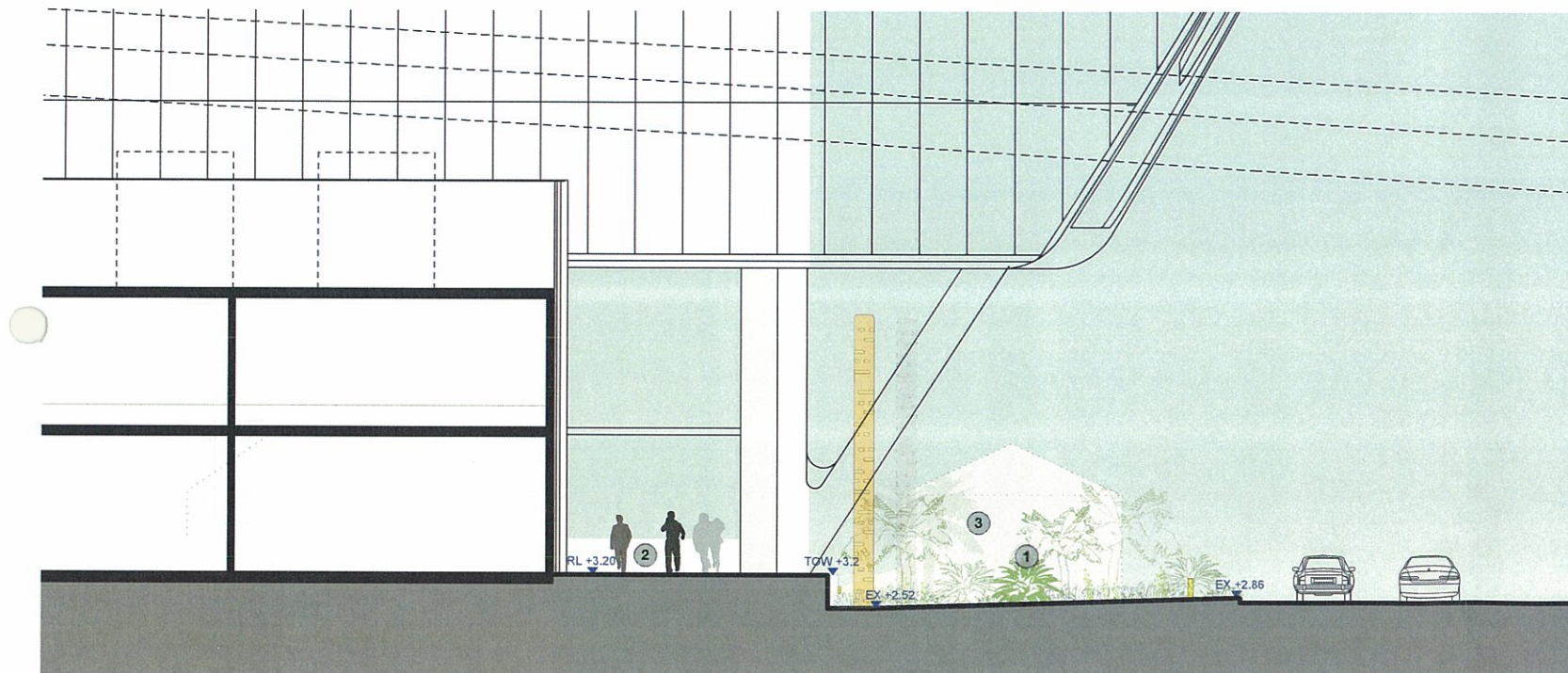


City screen, Federation Square, Melbourne



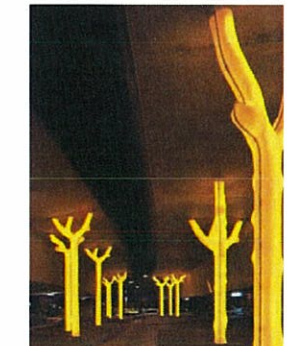
Evening event plaza, King's Cross, London, UK

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

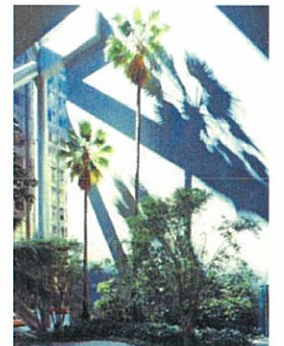


Key

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



Under freeway art installation, Ultimo

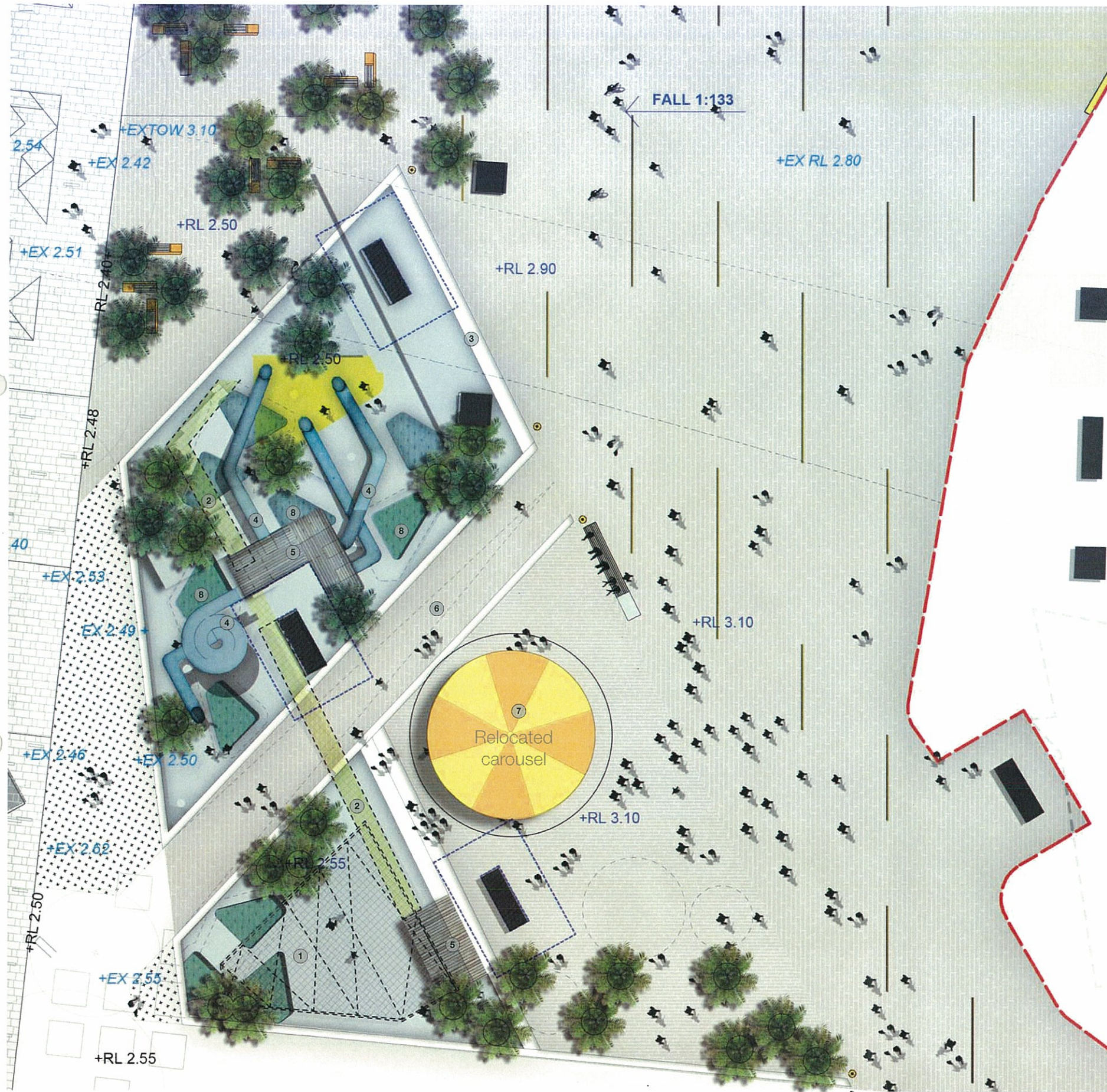


Rainforest garden, Capita Centre, Sydney



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

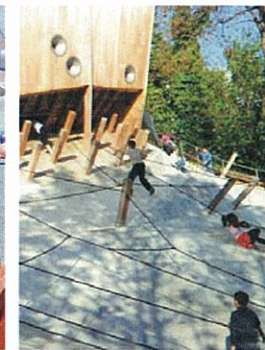
Getting Up/ Climbing



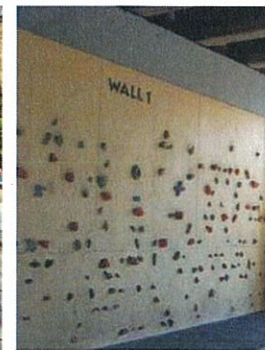
Giant climbing nets



Bespoke elements



Climbing rope course



Climbing walls to freeway pylons

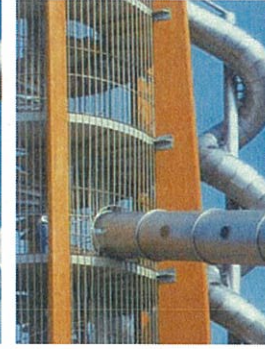
Slide-Scape



Giant slides



Twisting forms



Lookouts

Moving Through

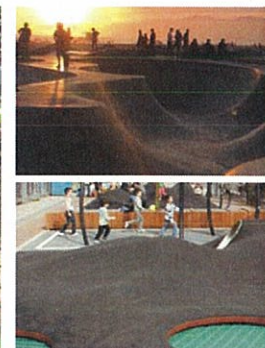


High level net passages between platforms

Playful Forms



Sculptural Landforms



Top: Sculpted concrete Bottom: Land trampolines

6. Through Link

- On grade west-east connection

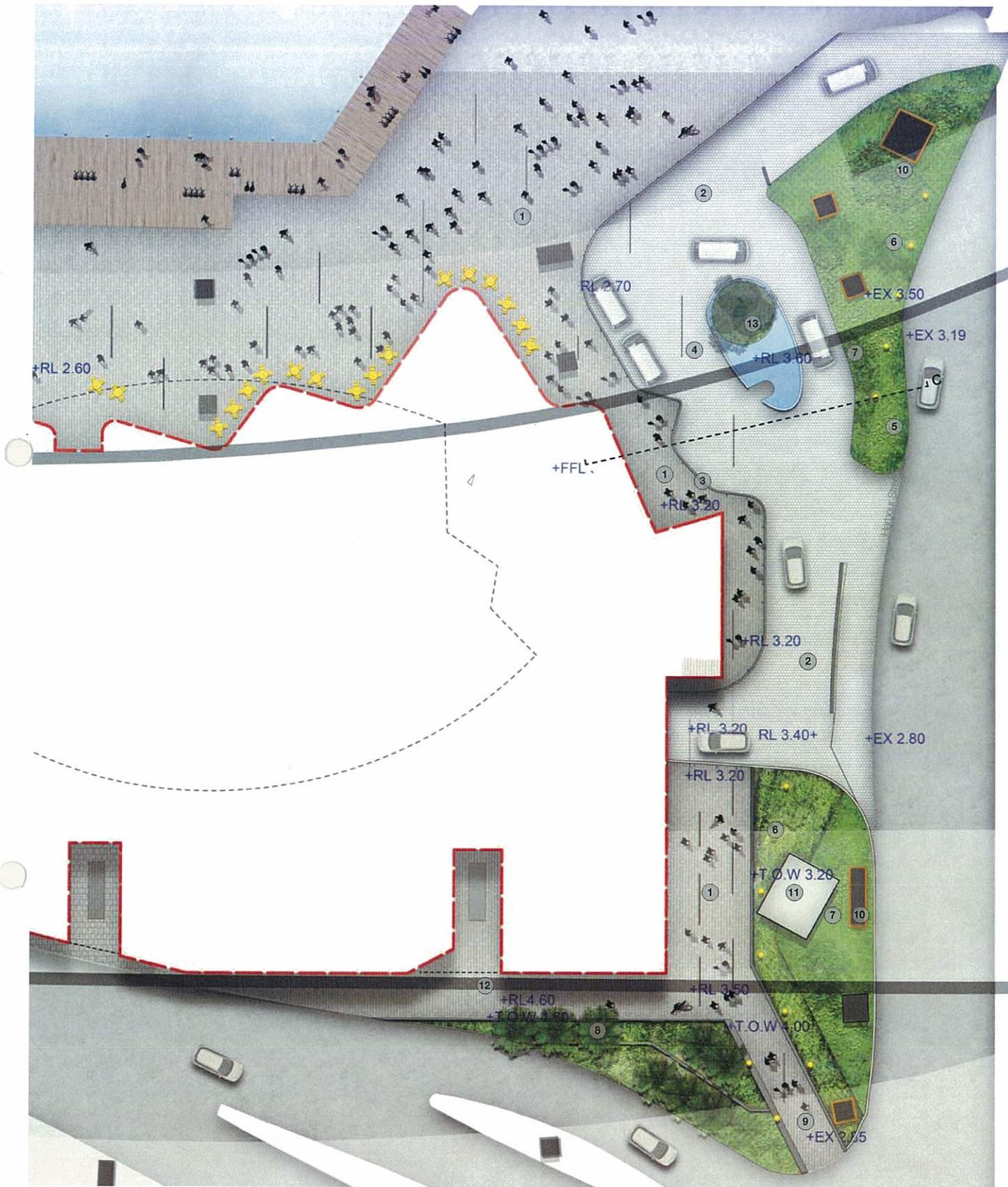
7. Relocated carousel

- 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.

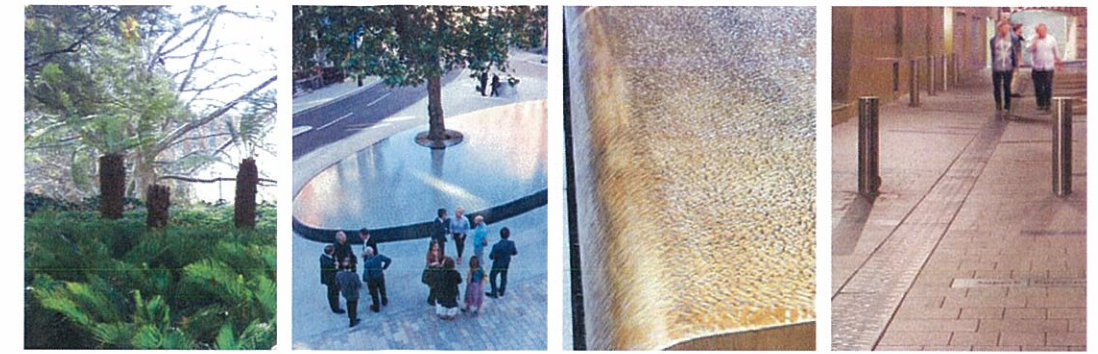


Key

1. Paving finish 1 - pedestrian areas
2. Paving finish 2 - carriageway
3. Bollards
4. Port cocher 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.

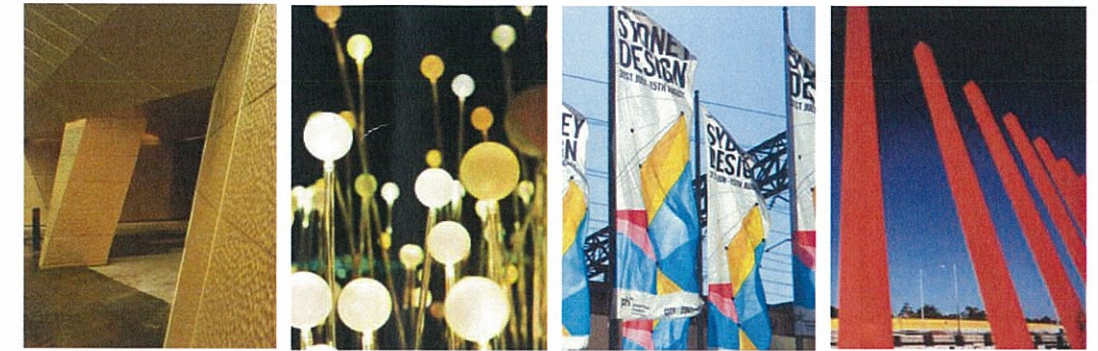
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Precedent images



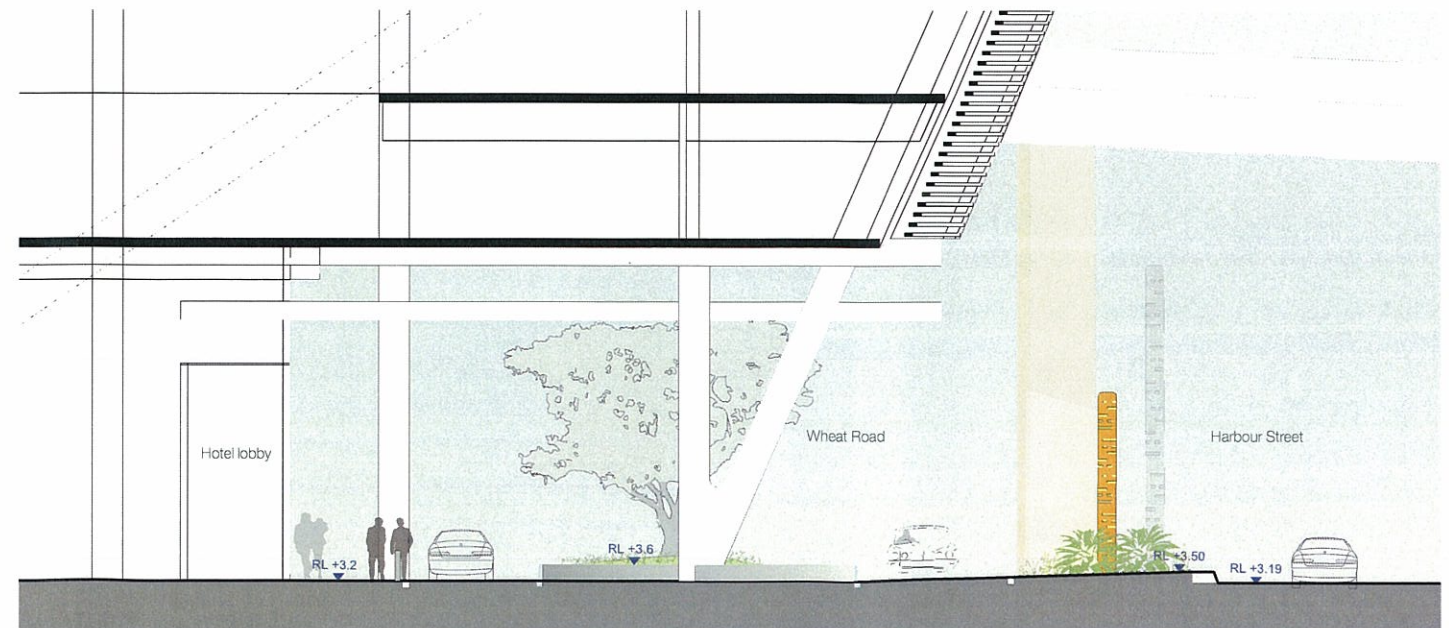
Shade tolerant mass planting Raised water feature incorporating planting and lighting Raised water feature with edge overflow Flush paving with bollards

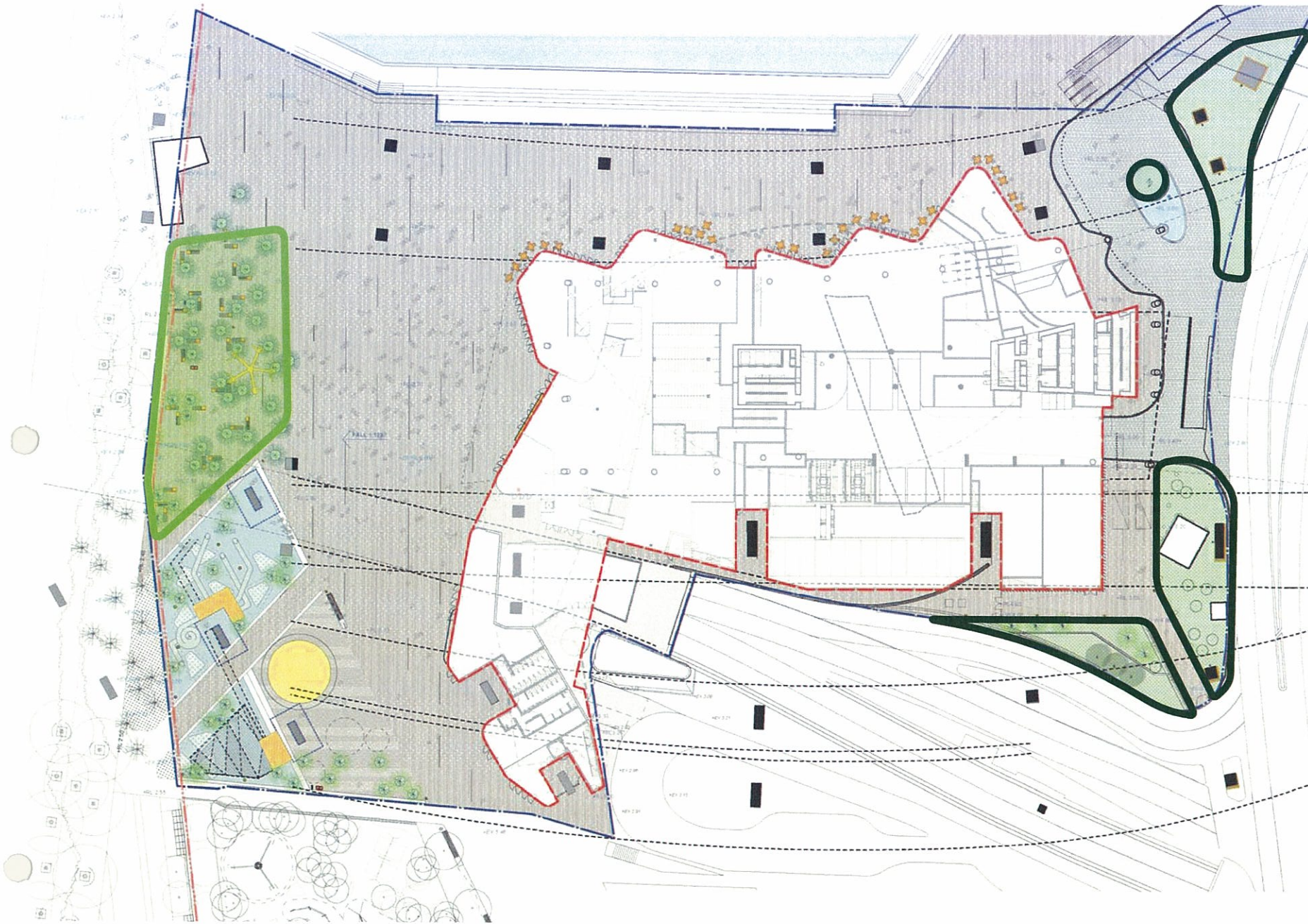
Underpass Opportunities



Cladding of freeway infrastructure Subtle light sculpture within planting Accentuate building address Repetitive totem structures

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 'Xanadu'</i>	'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>Sanserveria trifasciata</i>	Monther In Law's Tongue	200mm
<i>Viola hederacea</i>	Native Violet	150mm

West. Lawn and Palm Grove

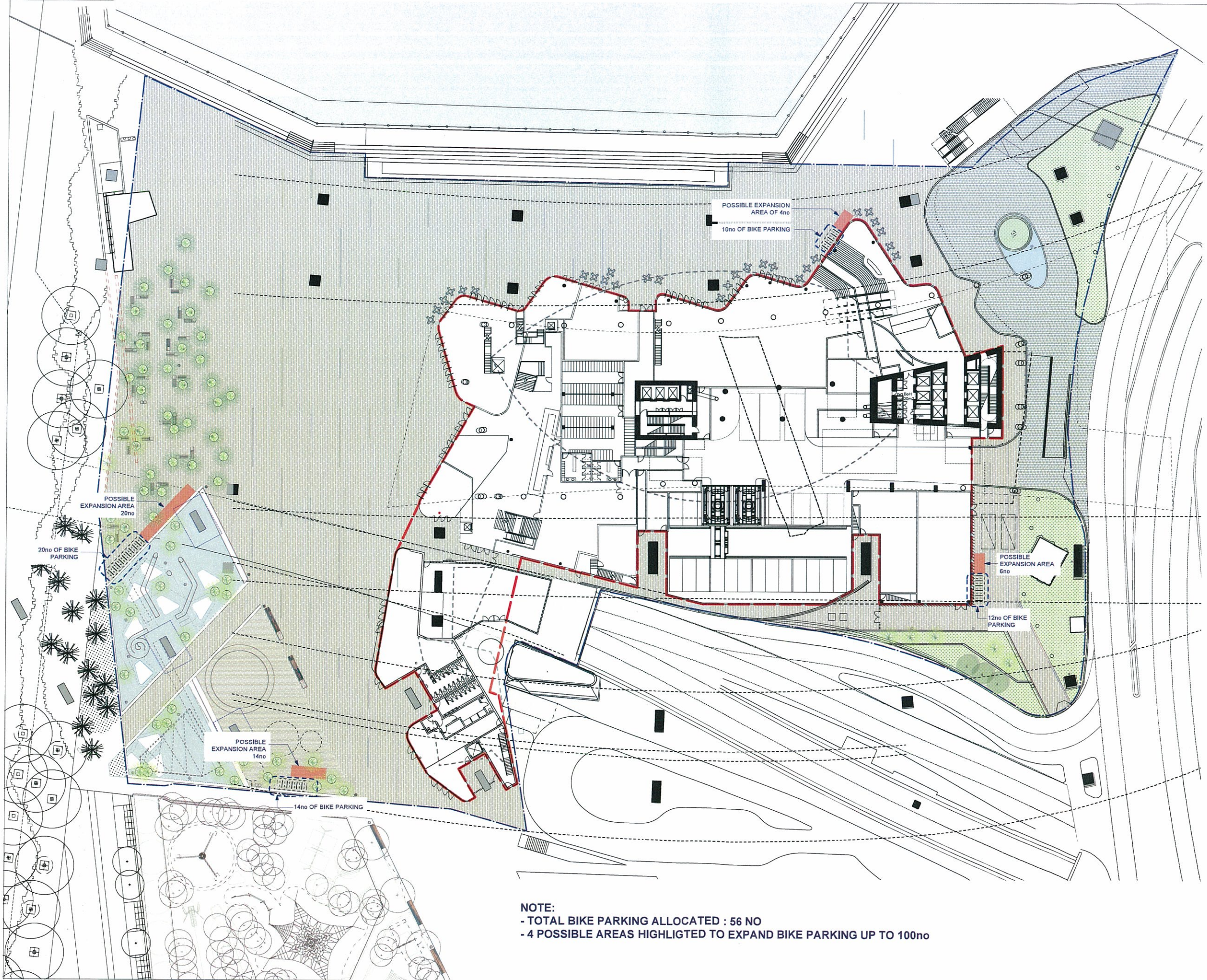


Existing Cabbage Palms (49) to be relocated within the site
Existing Phoenix palms to be retained along the western edge
Seating lawn, Darling Quarter, Sydney

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



NOTE:
 - TOTAL BIKE PARKING ALLOCATED : 56 NO
 - 4 POSSIBLE AREAS HIGHLIGHTED TO EXPAND BIKE PARKING UP TO 100no

STATUS

FOR INFORMATION

NOTES

Check all dimensions and site conditions prior to commencement of any work, the purchasing or ordering of any materials, fitting, plant services or equipment and the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the landscape architect for clarification.

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REV	DATE	AMENDMENTS
A	22.03.2016	FOR INFORMATION
B	24.03.2016	FOR INFORMATION

CONSULTANTS

ARCHITECTS
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 T +612 9101 2000

NOTE:
 REFER TO THE TECHNICAL SPECIFICATION +
 DETAILS FOR DETAILED SELECTION
 INFORMATION.

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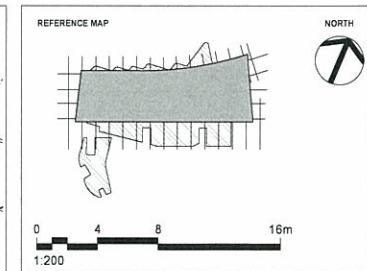
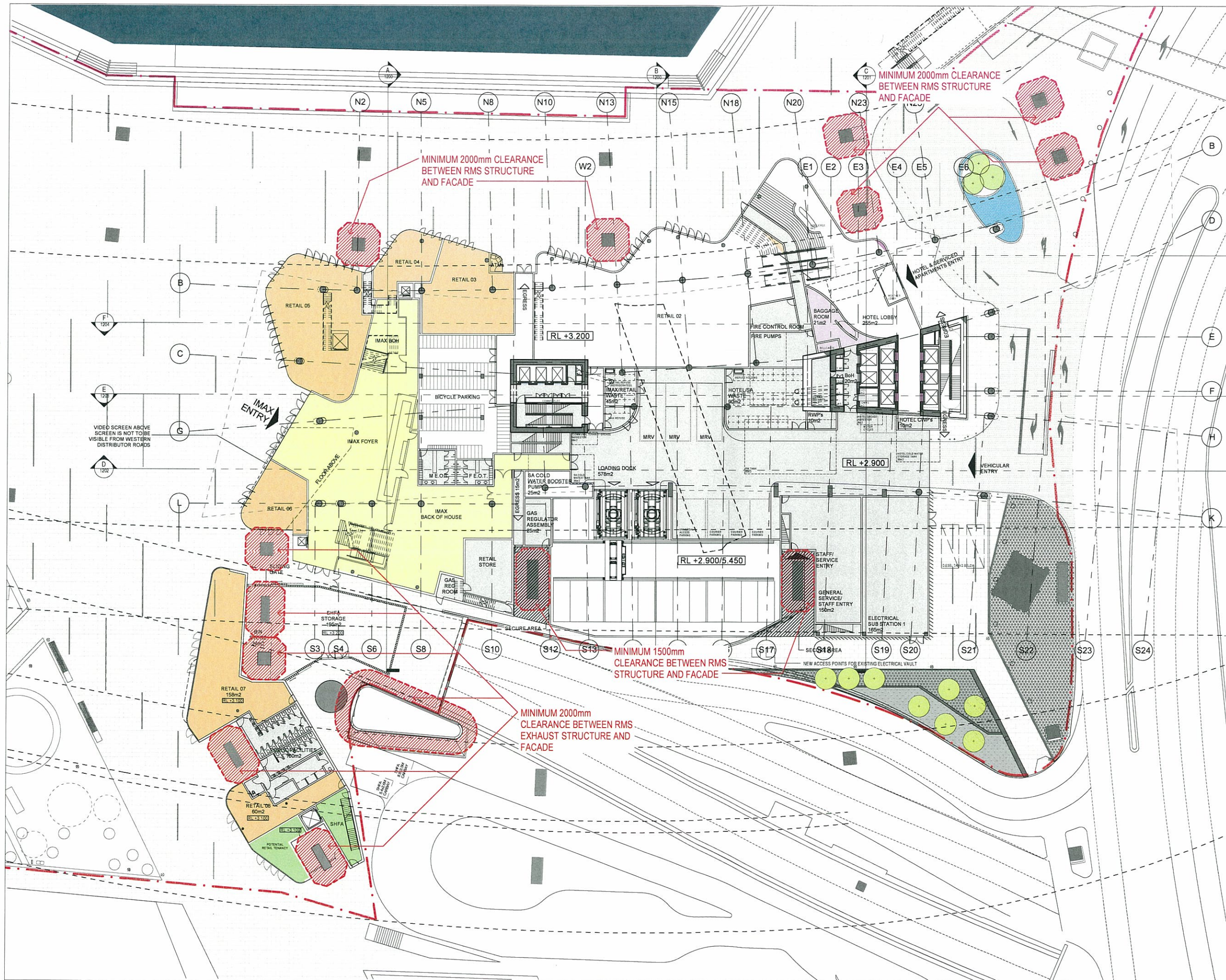
PROJECT

Project Zac

DRAWING

Allocated Bike Parking

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DRAWING NO.	REVISION	
12023-LA-105	B	



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F	AMENDED DEVELOPMENT APPLICATION	01.04.16
E	AMENDED DEVELOPMENT APPLICATION	30.03.16
D	AMENDED DEVELOPMENT APPLICATION	16.12.13
C	AMENDED DEVELOPMENT APPLICATION	15.12.15
B	AMENDED DEVELOPMENT APPLICATION	23.10.15
A	DEVELOPMENT APPLICATION	20.06.13
-	ISSUED FOR INFORMATION	23.07.13

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RUSSELL & GEORGE **pmcl**

CLIENT
Grocon

PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

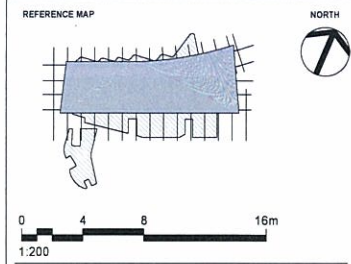
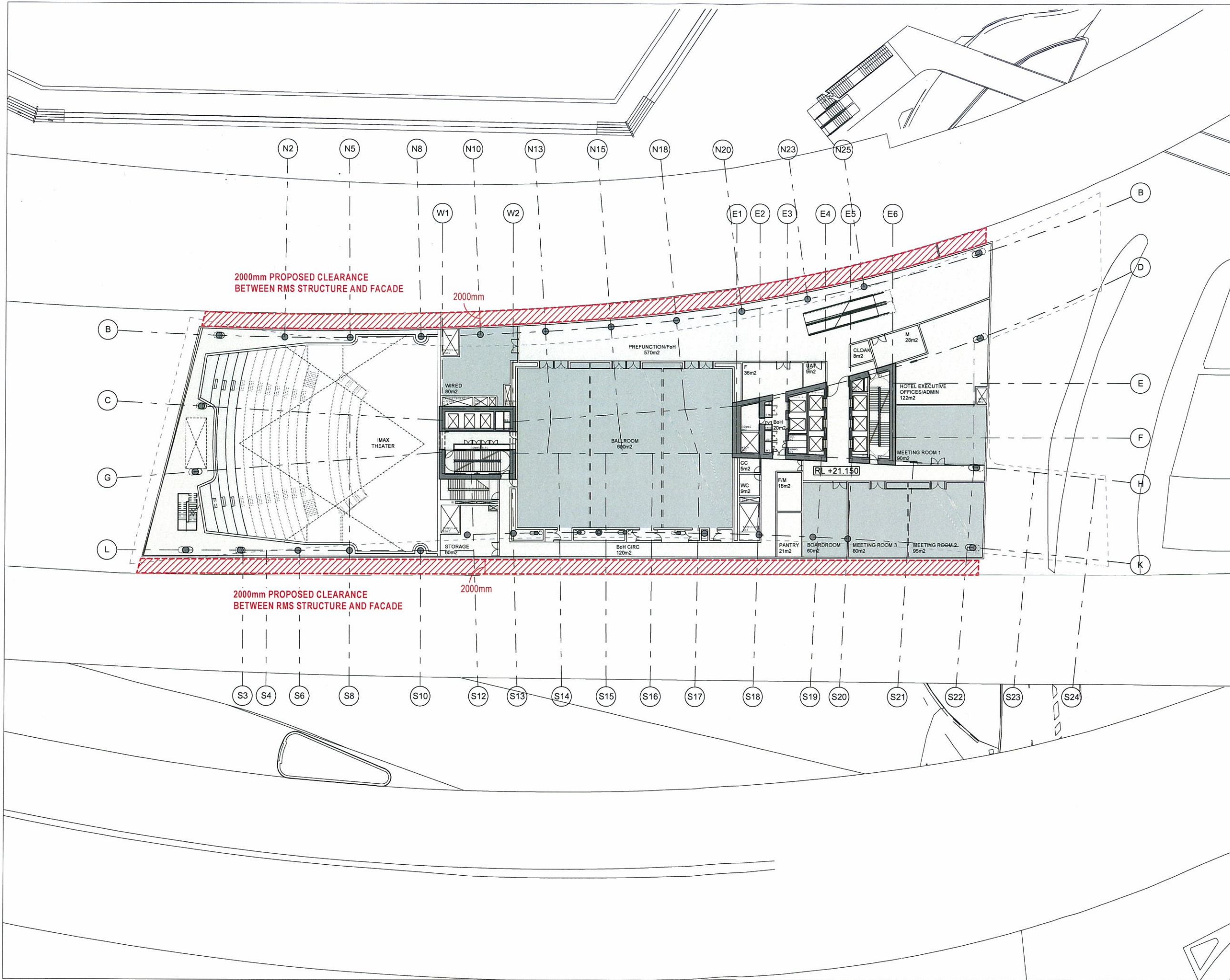
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GROUND FLOOR PROPOSED
CLEARANCES TO RMS ROADWAY
STRUCTURES

STATUS
FOR APPROVAL

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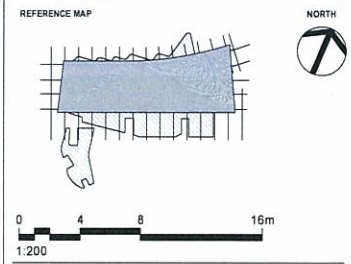
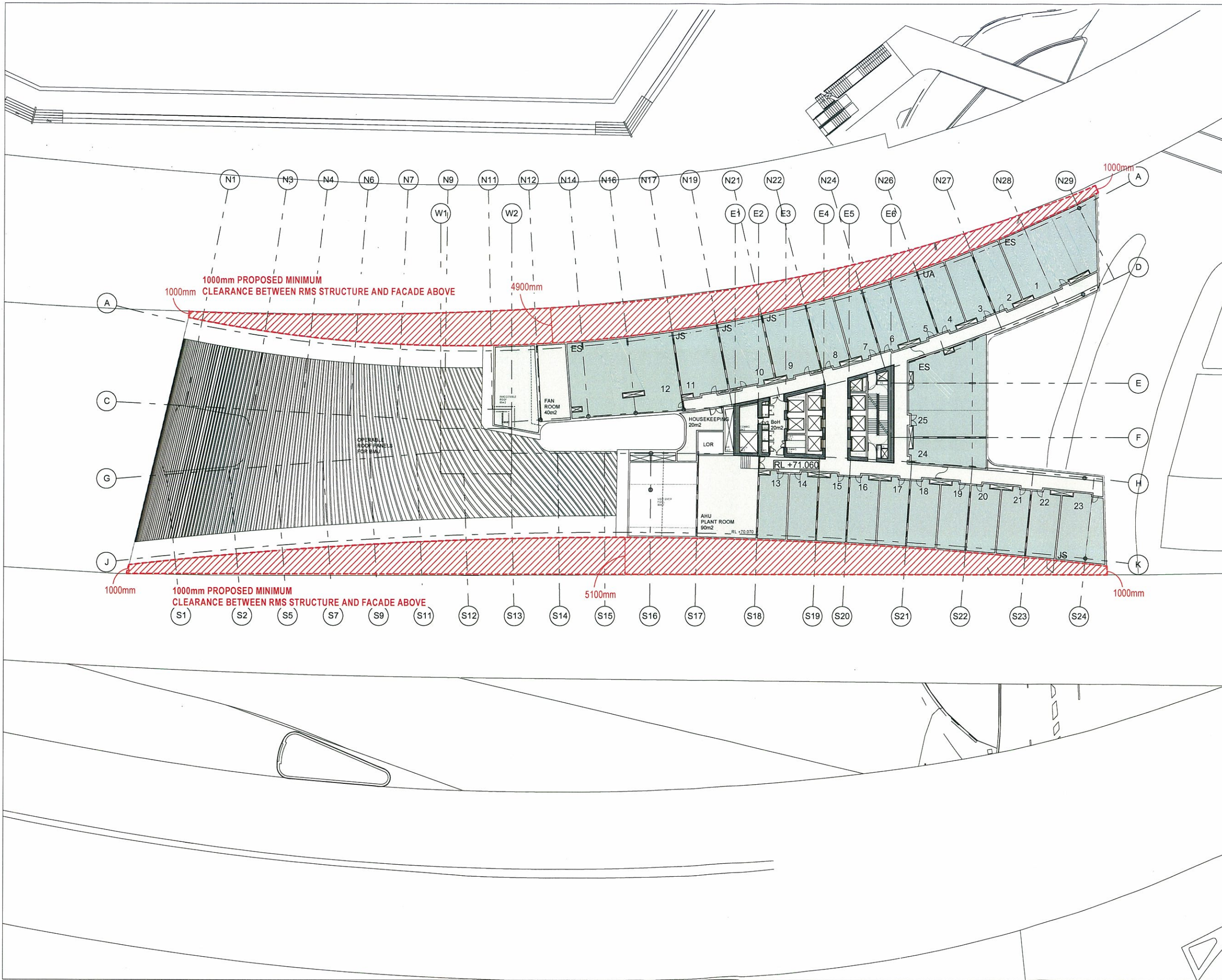
PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE
PODIUM LEVEL PROPOSED
CLEARANCES TO RMS ROADWAY
STRUCTURES

STATUS
FOR APPROVAL

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PROJECT
 THE RIBBON HOTEL,
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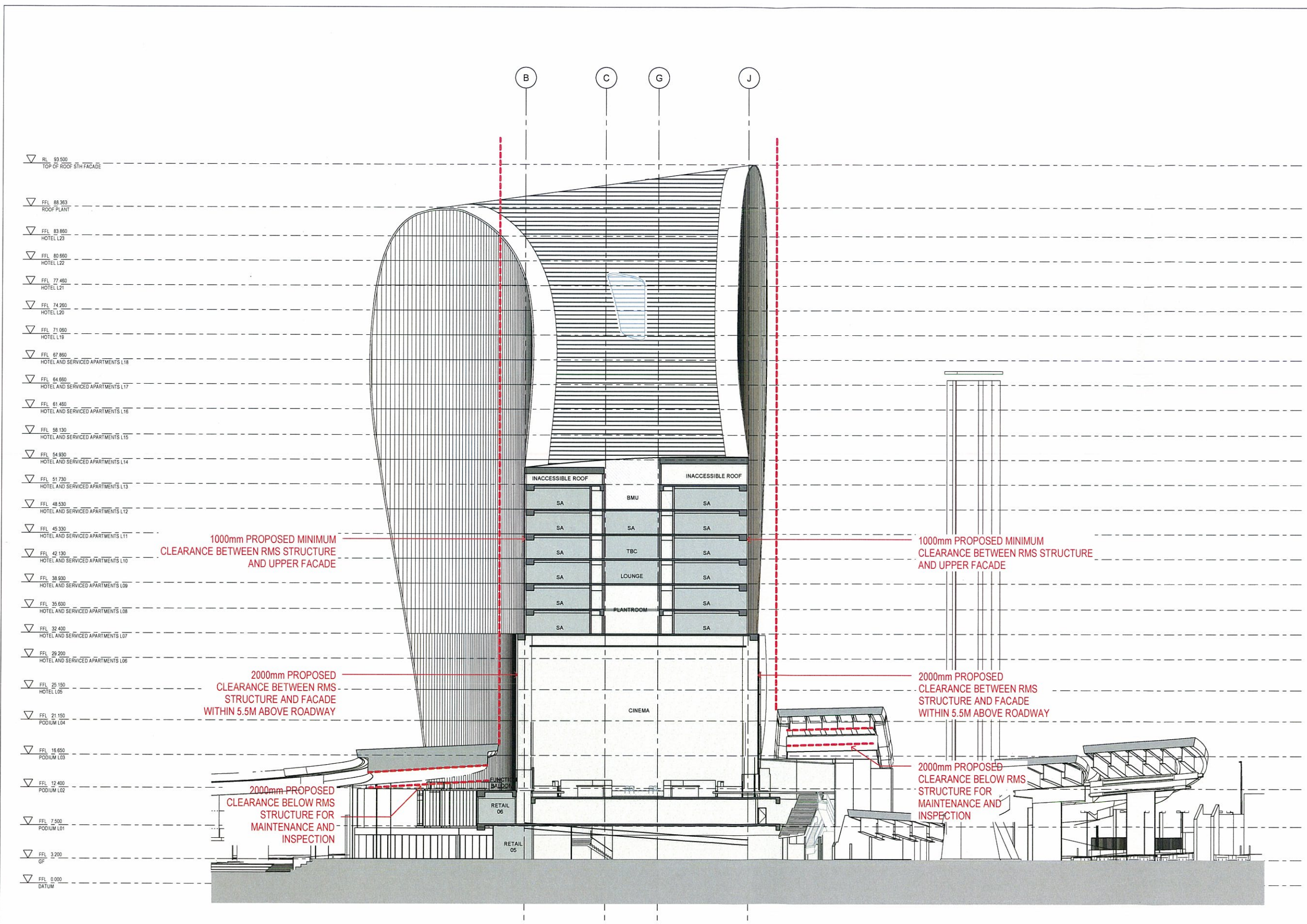
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 HOTEL LEVEL PROPOSED
 CLEARANCES TO RMS ROADWAY
 STRUCTURES

STATUS
 FOR APPROVAL

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- ▽ FFL 88.953
ROOF PLANT
- ▽ FFL 83.850
HOTEL L23
- ▽ FFL 80.650
HOTEL L22
- ▽ FFL 77.450
HOTEL L21
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HOTEL L20
- ▽ FFL 71.050
HOTEL L19
- ▽ FFL 67.850
HOTEL AND SERVICED APARTMENTS L18
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HOTEL AND SERVICED APARTMENTS L17
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GF
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DATUM

1000mm PROPOSED MINIMUM
CLEARANCE BETWEEN RMS STRUCTURE
AND UPPER FACADE

2000mm PROPOSED
CLEARANCE BETWEEN RMS
STRUCTURE AND FACADE
WITHIN 5.5M ABOVE ROADWAY

2000mm PROPOSED
CLEARANCE BELOW RMS
STRUCTURE FOR
MAINTENANCE AND
INSPECTION

1000mm PROPOSED MINIMUM
CLEARANCE BETWEEN RMS STRUCTURE
AND UPPER FACADE

2000mm PROPOSED
CLEARANCE BETWEEN RMS
STRUCTURE AND FACADE
WITHIN 5.5M ABOVE ROADWAY

2000mm PROPOSED
CLEARANCE BELOW RMS
STRUCTURE FOR
MAINTENANCE AND
INSPECTION

REFERENCE MAP

0 4 8 16m
1:200

NOTES

- 1 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- 2 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 3 ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. HASSELL SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- 4 THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

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REV	DESCRIPTION	DATE
C	AMENDED DEVELOPMENT APPLICATION	15 12 15
B	AMENDED DEVELOPMENT APPLICATION	23 10 15
A	DEVELOPMENT APPLICATION	20 06 13
-	ISSUED FOR INFORMATION	23 07 13

ARCHITECT

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HASSELL

RUSSELL & GEORGE pmcl

CLIENT

Grocon

PROJECT

THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE

PROPOSED CLEARANCES TO RMS
ROADWAY STRUCTURES

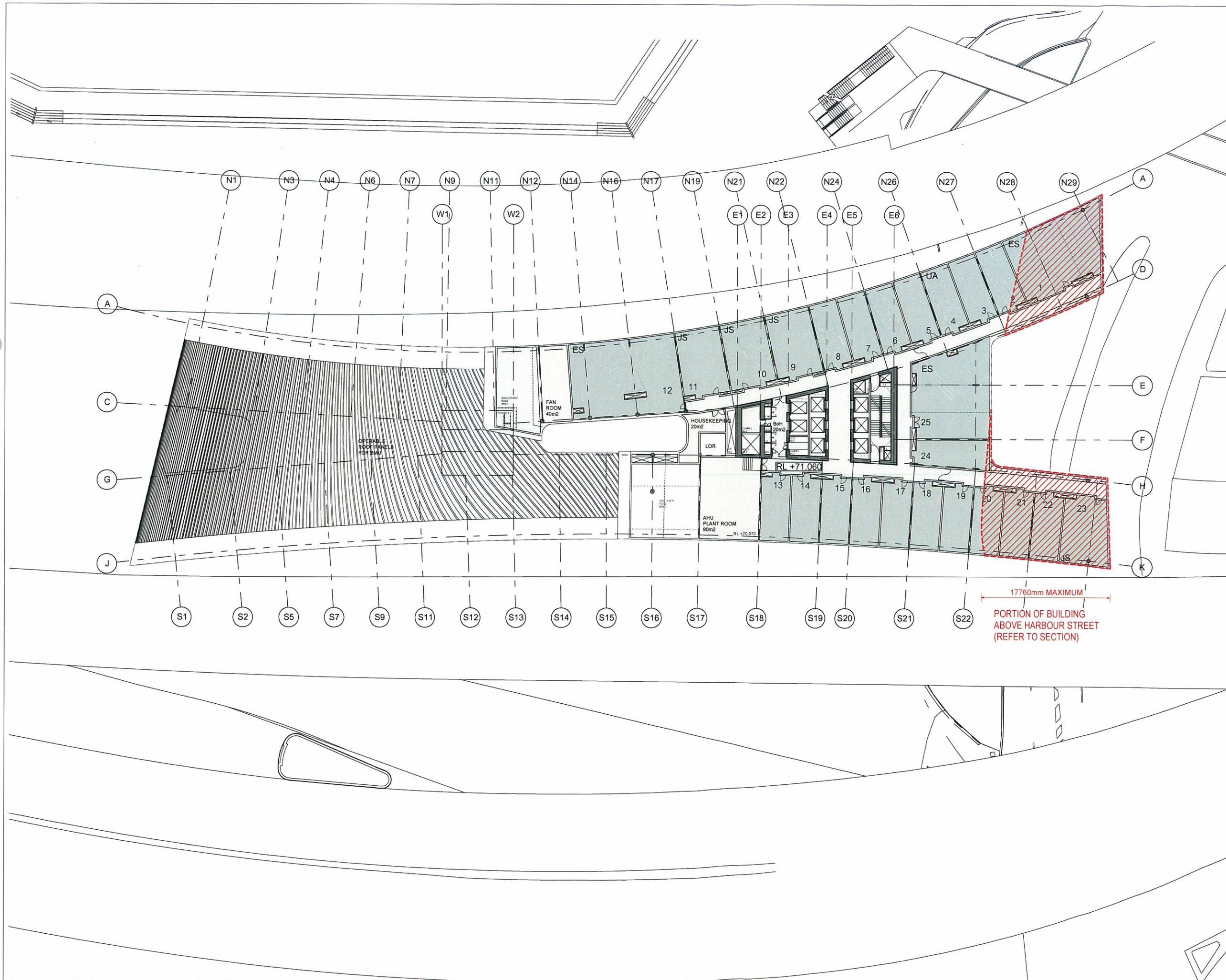
STATUS

FOR APPROVAL

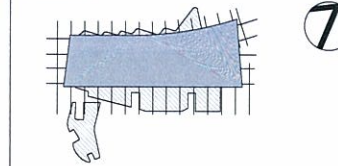
SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW

PROJECT NUMBER	DRAWING NUMBER	REV
A004409	ARC-HSL-DD-1073	C

Original Sheet Size B1-1000 x 707mm



REFERENCE MAP



NORTH



- 1:200
- NOTES
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REV	DESCRIPTION	DATE
C	AMENDED DEVELOPMENT APPLICATION	15.12.15
B	AMENDED DEVELOPMENT APPLICATION	23.10.15
A	DEVELOPMENT APPLICATION	20.08.13
-	ISSUED FOR INFORMATION	23.07.13

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HASSELL

17760mm MAXIMUM
PORTION OF BUILDING
ABOVE HARBOUR STREET
(REFER TO SECTION)

RUSSELL & GEORGE

pmdl

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PROJECT
THE RIBBON HOTEL,
SERVICED APARTMENTS AND RETAIL
31 WHEAT ROAD, SYDNEY

DRAWING TITLE
UPPER HOTEL LEVELS CANTILEVER
OVER RMS ROADWAY

STATUS
FOR APPROVAL

SCALE @ B1	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	RT	JO	JO	CW
PROJECT NUMBER	DRAWING NUMBER	REV		
A004409	ARC-HSL-DD-1076	C		