

3.0 PUBLIC REALM & LANDSCAPE

3.7 SOFT LANDSCAPE

3.7.1 Soft landscape generally consists of trees and planting. The strategy for soft landscape is to deliver a diversity of planting and green spaces across the site that will provide visual amenity, create character and enhance wildlife and improve biodiversity.

3.7.2 A multi-layered planting strategy that includes trees and general planting such as ground cover, grasses, climbers and lawn is fundamental to the success of the public realm.

3.7.3 Final location and species selection will be made and assessed against a number of criteria that must include:

- The area's character and use.
- Natural light levels.
- Height and spread of the tree.
- Seasonal variation and flowering
- The likely growing conditions available
- Pest and disease resistance.



Fig. 3.7.2 - Feature Trees



Fig. 3.7.2 - Ground Cover



Fig. 3.7.2 - Grasses



Fig. 3.7.2 - Feature Trees



Fig. 3.7.2 - Climbers



Fig. 3.7.2 - Lawn

3.0 PUBLIC REALM & LANDSCAPE

3.8 ECOLOGY & ENVIRONMENT

3.8.1 The proposals brought forward will encourage a healthy diverse wildlife ecosystem.

3.8.2 The landscape proposals shall create the following range of habitats which have educational and amenity value:

- Wild flower rich grassland
- Woodland and woodland scrub
- Areas of continuous ground vegetation
- Varied vegetation and habitat features;
- Habitat integration

3.8.3 Biodiverse roofs shall form a significant amount of new habitats at roof level. The roofs shall include substrate of varying depths seeded or turfed with locally appropriate green roof wild flower mix.

3.8.4 Bird nesting, bat boxes and hibernacula features shall be installed on site.

3.8.5 Green walls and other vertical greening opportunities will be incorporated wherever feasibly possible as alternatives to blank walls. These can provide important habitats for the wildlife.



Fig. 3.8.1 - Insect Hotel



Fig. 3.8.1 - Insect Hotel



Fig. 3.8.4 - Bat Hotel



Fig. 3.8.4 - Species That Encourage Pollinators

3.0 PUBLIC REALM & LANDSCAPE

3.9 PLAY & RECREATION

- 3.9.1 Play components shall be integrated, imaginative and responsive to the context and uses brought forward.
- 3.9.2 Play shall be provided through incidental and dedicated playable space.
- 3.9.3 Play shall include elements such as walls, seats and natural play such as log piles, stepping logs and mounds.
- 3.9.4 Provision for education and knowledge based play shall be provided
- 3.9.5 Play shall be accessible for all abilities.



Fig. 3.9.2 - Incidental Play



Fig. 3.9.3 - Lawn



Fig. 3.9.3 - Scrambling Edges



Fig. 3.9.3 - Wayfinding, Art Sculpture & Play



Fig. 3.9.3 - Play To Bench Edges



Fig. 3.9.3 - Play To Bench Edges



4.0 THE PLOTS

4.0 PLOTS

4.1 PLOT A - LAND USES & AREAS

- 4.1.1 Plot A will be predominantly Residential (C3) and/or Residential Institutions (C2) and/or Hotel (C1), and or Office (B1) on the upper levels.
- 4.1.2 In addition to the uses above (C1,C2,C3 & B1) the Street and Plaza Levels could also consist of Flexible Retail & Leisure uses (A1, A2, A3, A4, A5, D1 & D2).
- 4.1.3 Basement and Podium uses will be predominantly parking, back of house, and servicing.

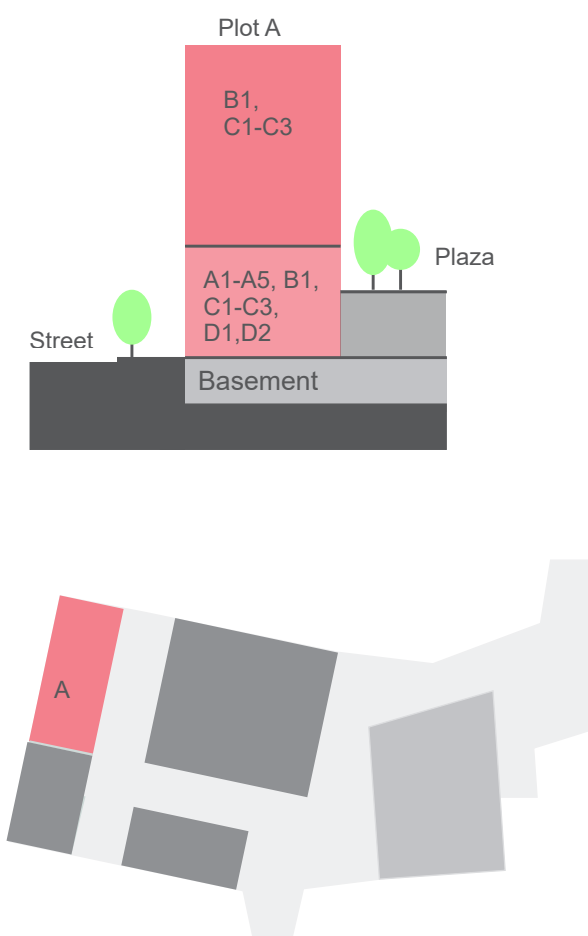


Fig. 4.1.2

4.2 PLOT A - MASSING

- 4.2.1 Plot A must comply with the parameter plans and sit within the Maximum Plot Parameter envelope. Parapets, lift overruns, and plant may extend beyond the max parameter - refer to point 2.21.1 for details and allowances
- 4.2.2 Plot A has a maximum permissible height of +126.5 AOD.
- 4.2.3 Regardless of the maximum permissible height, the building on Plot A will reinforce the Townscape Strategy and be a minimum of 12 meters lower than Plot C.
- 4.2.4 Plot A must be grounded, with the podium expressed as the space between the buildings.
- 4.2.5 Plot A will step to reduce the height from north to south to break down the mass vertically.

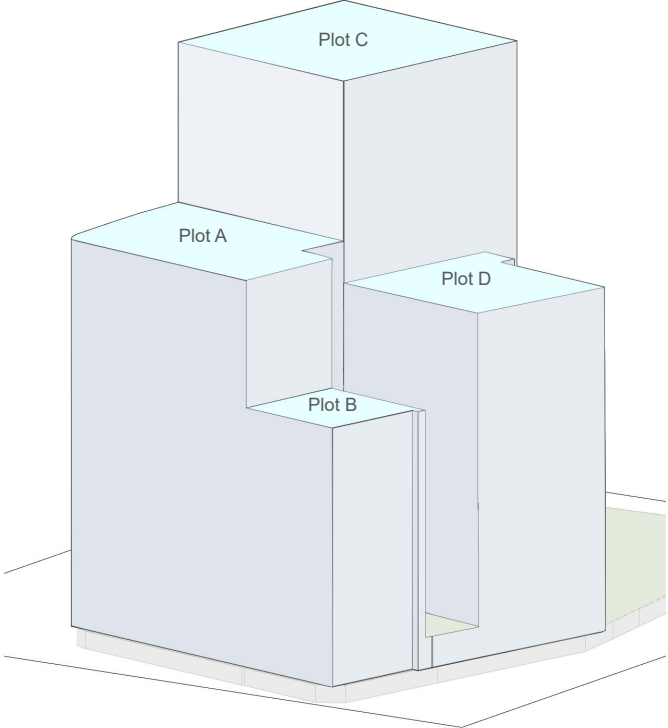


Fig. 4.2.1 - Outline Scheme - Above Ground Maximum Parameters

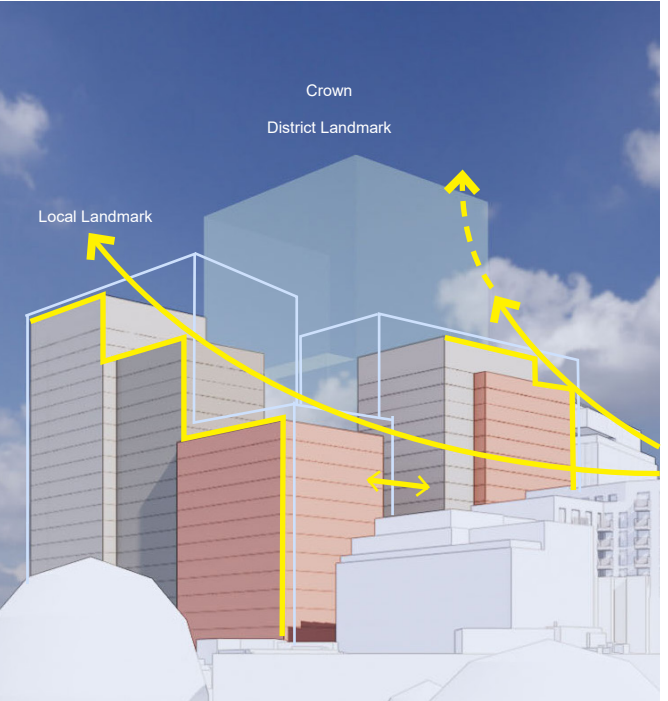


Fig. 4.2.5 - Gradual building step



4.0 PLOTS

4.3 PLOT A - SETBACKS

- 4.3.1 At Plaza level and Plaza Level + 1 of all schemes, Plot A building façades will be a minimum of 18 meters from the facing façades of buildings on Plot C.(Fig. 4.3.1)
- 4.3.2 In a mixed use scheme, at levels Plaza + 2 and above, Plot A building façades above the core public realm, and all activated façades, will be a minimum of 18 meters from the facing façades of buildings on Plot C.(Fig. 4.3.2)
- 4.3.3 In a mixed use scheme, at levels Plaza + 2 and above, non-activated Plot A building façades at threshold areas will be a minimum of 12 meters from the facing façades of buildings on Plot C.(Fig. 4.3.3).
- 4.3.4 In an all commercial scheme, at levels Plaza + 2 and above, Plot A building façades above core public realm will be a minimum of 12 meters from the facing façades of buildings on Plot C.(Fig. 4.3.4)
- 4.3.5 In an all commercial scheme, at levels Plaza + 2 and above, Plot A building façades at threshold areas as defined in the Parameter Plans will be a minimum of 9 meters from the facing façades of buildings on Plot C.(Fig. 4.3.5)
- 4.3.6 Public access is to be provided from the core public realm to Garrard Street via a gap between plot B and D. Provided a common use class occurs between buildings on Plot B and adjacent Plot A, buildings on Plot A or B may connect without interruption as one building (Fig. 4.3.6)

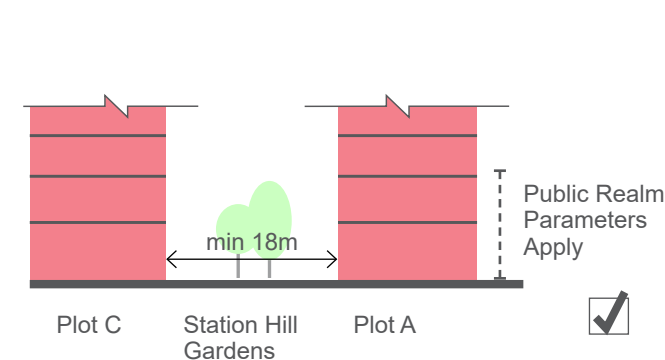
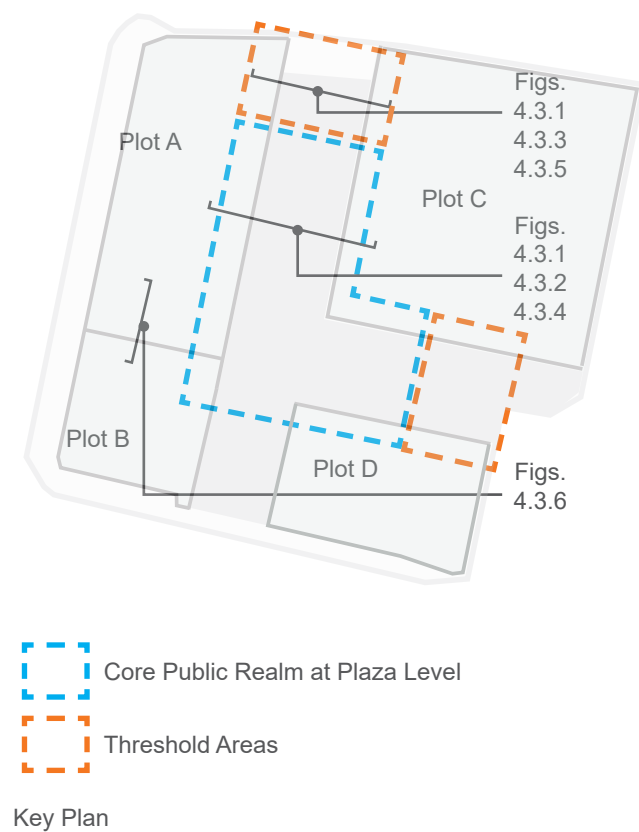


Fig 4.3.1 - Diagrammatic Section at Mixed Use Scheme Public Realm - 18meter Width

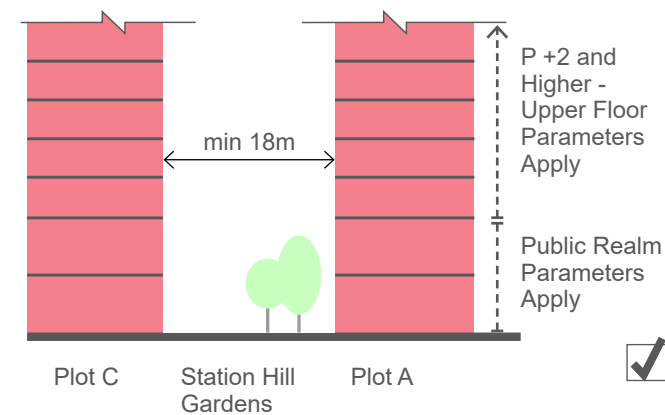


Fig. 4.3.2 - Diagrammatic Section - Distance between buildings at core public realm - Mixed Use Schemes.

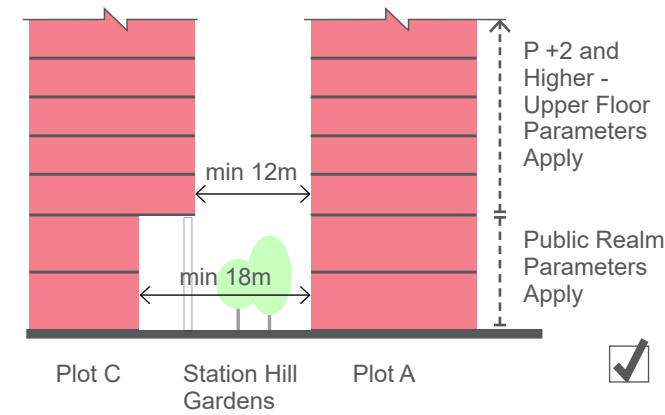


Fig. 4.3.3 - Diagrammatic Section - Distance between buildings at thresholds to core public realm - Mixed Use Schemes.

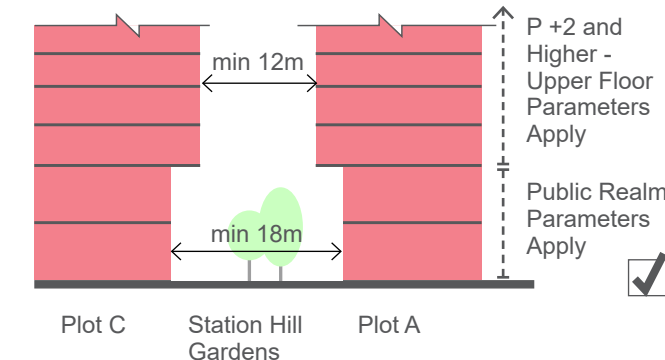


Fig. 4.3.4 - Diagrammatic Section- Distance between buildings at core public realm - All-Commercial Schemes

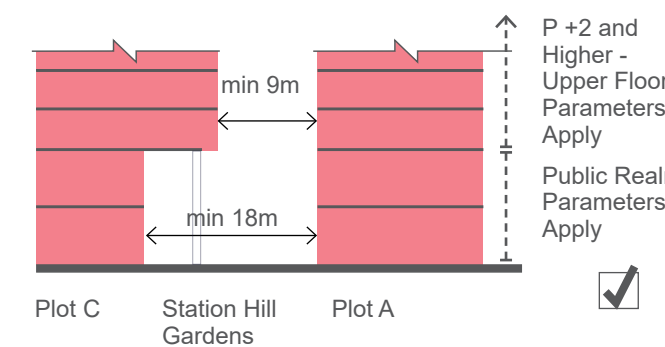


Fig. 4.3.5 - Diagrammatic Section - Distance between buildings at thresholds - All-Commercial Schemes

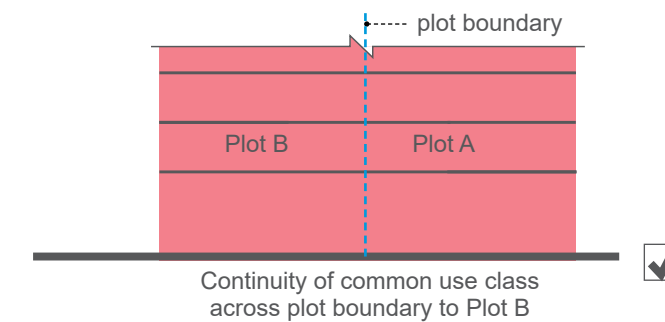


Fig. 4.3.6 - Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

4.0 PLOTS

4.4 PLOT B - LAND USES & AREAS

- 4.4.1 Plot B will be predominantly Residential (C3) and/or Residential Institutions (C2) and/or Hotel (C1), and or Office (B1) on the upper levels.
- 4.4.2 In addition to the uses above (C1,C2,C3 & B1) the Street and Plaza Levels could also consist of Flexible Retail & Leisure uses (A1, A2, A3, A4, A5, D1& D2).
- 4.4.3 Basement and Podium uses will be predominantly parking, back of house, and servicing.

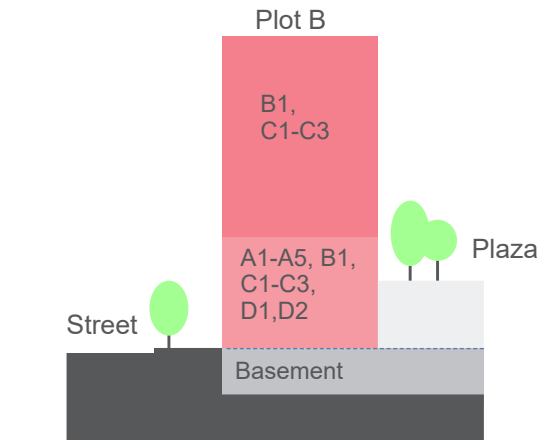


Fig. 4.4.1

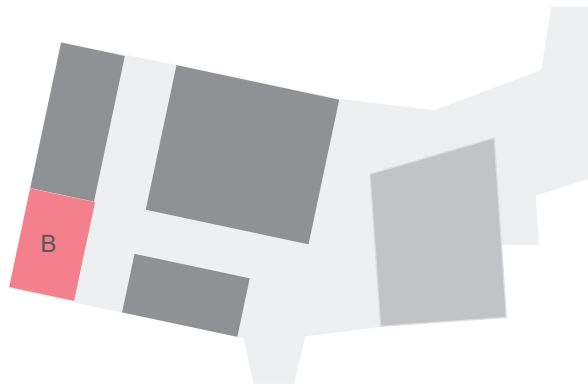


Fig. 4.4.2

4.5 PLOT B - MASSING

- 4.2.1 Plot B must comply with the parameter plans and sit within the Maximum Plot Parameter envelope. Parapets, lift overruns, and plant may extend beyond the max parameter - refer to point 2.21.1 for details and allowances
- 4.5.2 Plot B has a maximum permissible height of +97.4 meters AOD.
- 4.5.3 Plot B must be grounded with the podium expressed as the space between the buildings. All cantilevers such as balconies and canopies must sit entirely within the parameter envelope with exception for those facing Greyfriars Road and public realm podium (Station Hill Gardens)

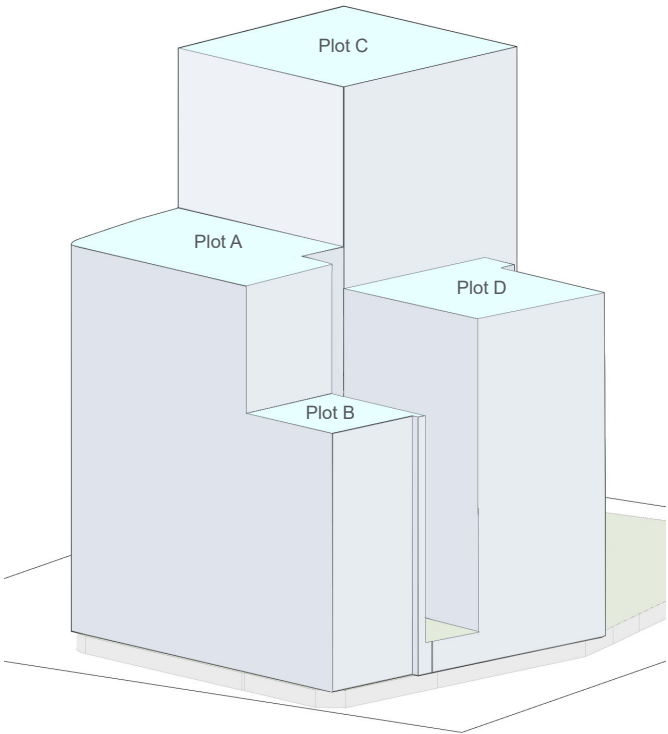


Fig. 4.5.1 - Outline Scheme - Above Ground Maximum Parameters

4.0 PLOTS

4.6 PLOT B - SETBACKS

- 4.6.1 Where a building on Plot B is of the same use class as the building on Plot A, the buildings may connect across the plot boundary without interruption as one building or have a party wall condition at the boundary (Figs. 4.6.1.1, 4.6.1.2).
- 4.6.2 Where a building on Plot B does not connect to a building on Plots A or D, the space between Plot B and Plots A or D will be considered a threshold condition with 12 meters minimum between facing building façades (Figs. 4.6.2.1, 4.6.2.2).
- 4.6.3 Activated façades on Plot B will be a minimum of 18 meters from facing façades on Plots A and D.

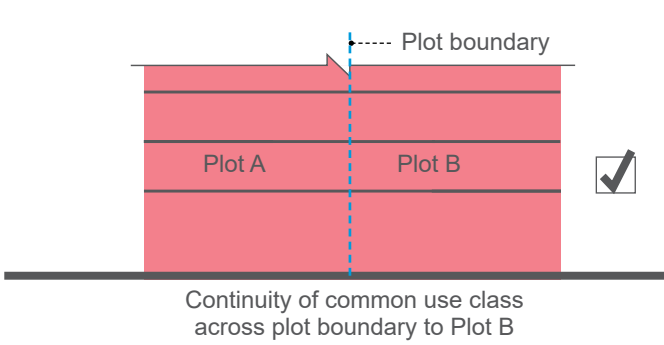
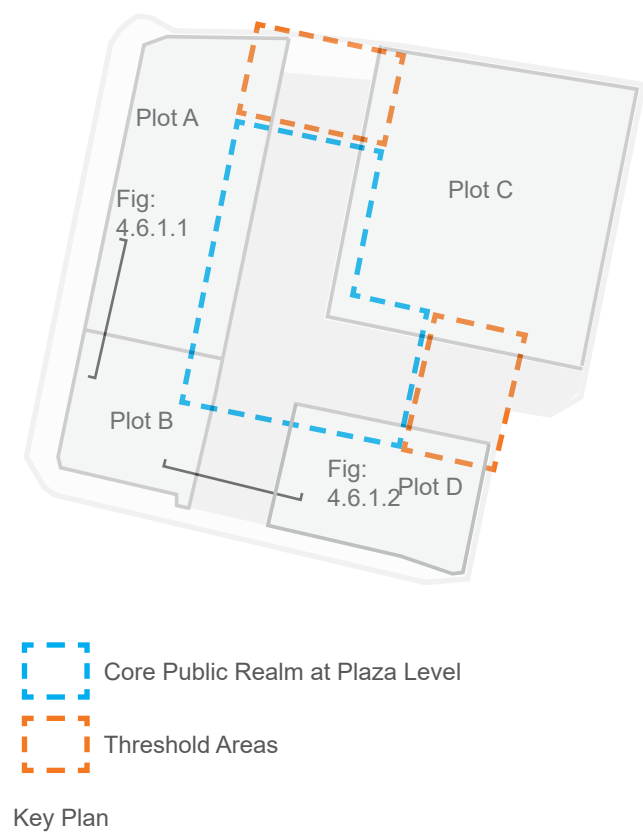


Fig. 4.6.1.1 - Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

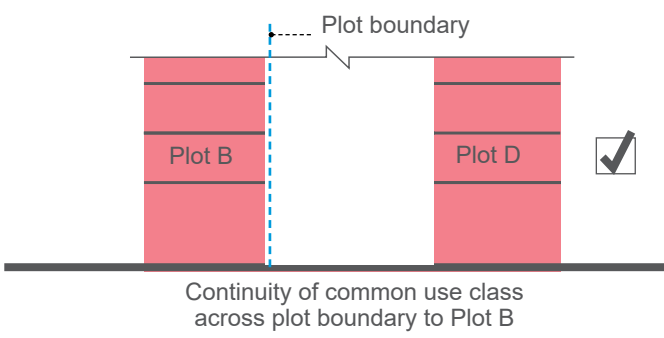


Fig. 4.6.1.2 - Diagrammatic Section - Allowance for a gap between building on Plot B and Plot D

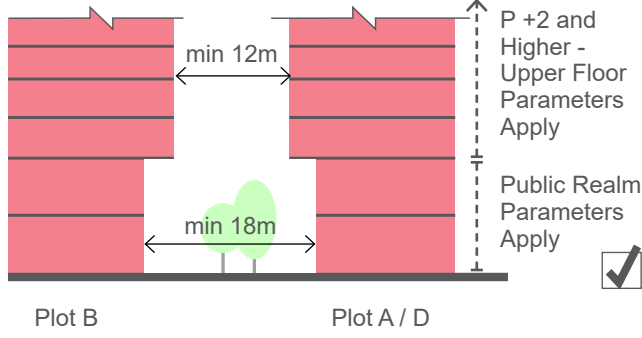


Fig. 4.6.2.1 - Diagrammatic Section- Distance between buildings at core public realm - All-Commercial Schemes

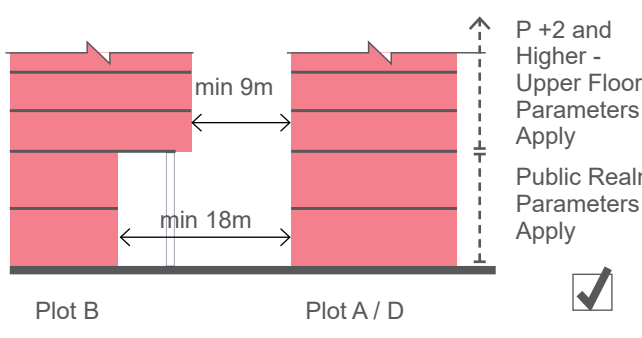


Fig. 4.6.2.2 - Diagrammatic Section - Distance between buildings at thresholds - All-Commercial Schemes

4.0 PLOTS

4.7 PLOT C - LAND USES & AREAS

- 4.7.1 Plot C will be predominantly Office (B1) on the upper levels.
- 4.7.2 In addition to the uses above the Street and Plaza Levels could also consist of Flexible Retail & Leisure uses (A1, A2, A3, A4, A5, D1 & D2).
- 4.7.3 Basement and Podium uses will be predominantly parking, back of house, and servicing.

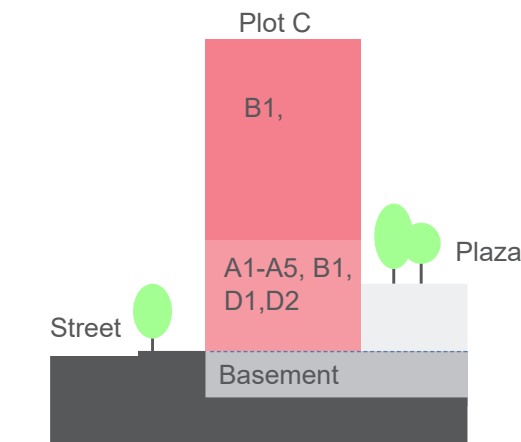


Figure - 4.7.1

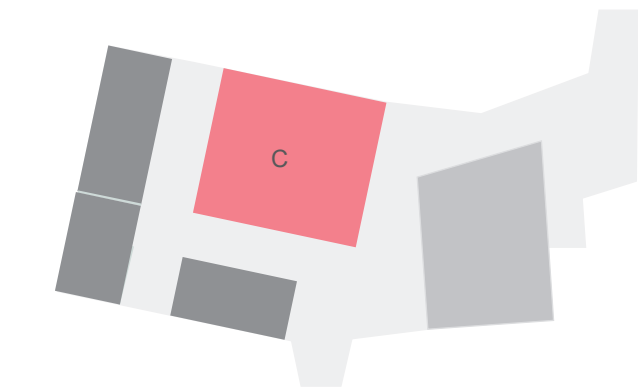


Figure - 4.7.2

4.8 PLOT C - MASSING

- 4.8.1 Plot C must comply with the parameter plans and sit within the Maximum Plot Parameter envelope. This includes all parapets, lift overruns, and plant zone
- 4.8.2 Plot C has a maximum permissible height of +163.0 meters AOD.
- 4.8.3 As per the Townscape Strategy Plot C will have the tallest building on the North Site.
- 4.8.4 The tallest part of any buildings on Plot C must be to the east of the plot.
- 4.8.5 If the building steps in height it must step down from east to west.
- 4.8.6 Plot C must be grounded with the podium expressed as the space between the buildings. All cantilevers such as balconies and canopies must sit entirely within the parameter envelope.
- 4.8.7 Setbacks apply to the massing of Plot C when above +120.0 meters AOD. See Section 4.9: Plot C setbacks.

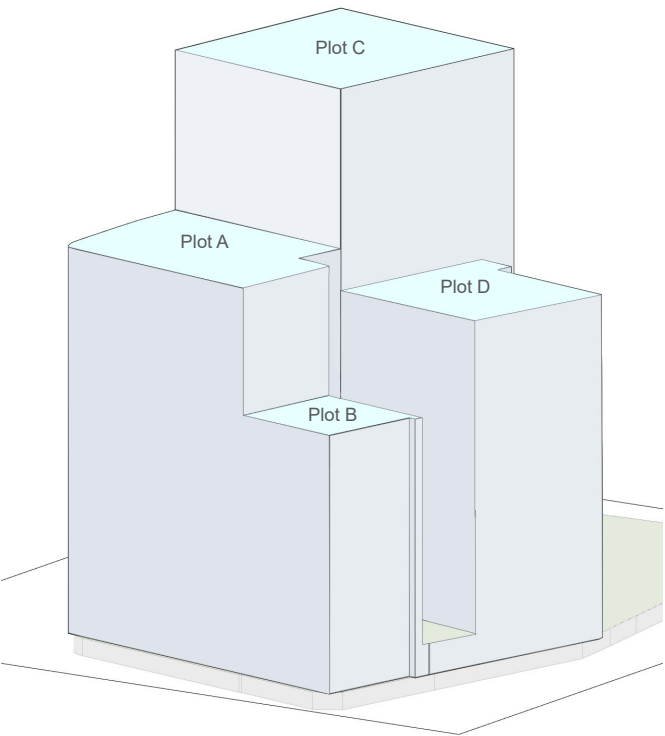


Fig. 4.8.1 - Outline Scheme - Above Ground Maximum Plot Parameters

4.0 PLOTS

4.9 PLOT C - SETBACKS

- 4.9.1 At Plaza level and Plaza Level + 1 of all schemes, Plot C building façades will be a minimum of 18 meters from the facing façades of buildings on Plots A and D.(Fig. 4.9.1)
- 4.9.2 In a mixed use scheme, at levels Plaza + 2 and above, Plot C building façades above the core public realm, and all activated façades, will be a minimum of 18 meters from the facing façades of buildings on Plots A and D.(Fig. 4.9.2)
- 4.9.3 In a mixed use scheme, at levels Plaza + 2 and above, non-activated Plot C building façades at threshold areas will be a minimum of 12 meters from the facing façades of buildings on Plots A and D.(Fig. 4.9.3).
- 4.9.4 In an all commercial scheme, at levels Plaza + 2 and above, Plot C building façades above core public realm will be a minimum of 12 meters from the facing façades of buildings on Plots A and D.(Fig. 4.9.4)
- 4.9.5 In an all commercial scheme, at levels Plaza + 2 and above, Plot C building façades at threshold areas as defined in the Parameter Plans will be a minimum of 9 meters from the facing façades of buildings on Plots A and C.(Fig. 4.9.5)

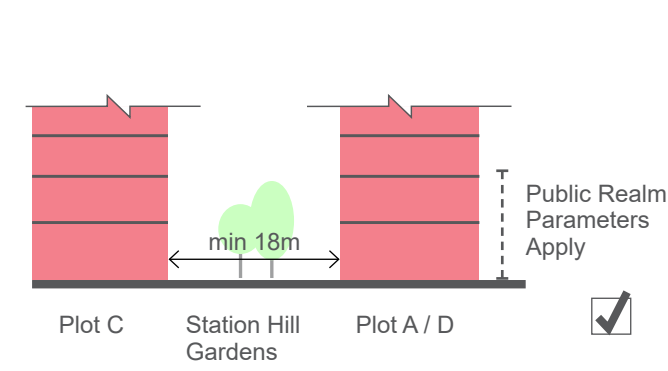
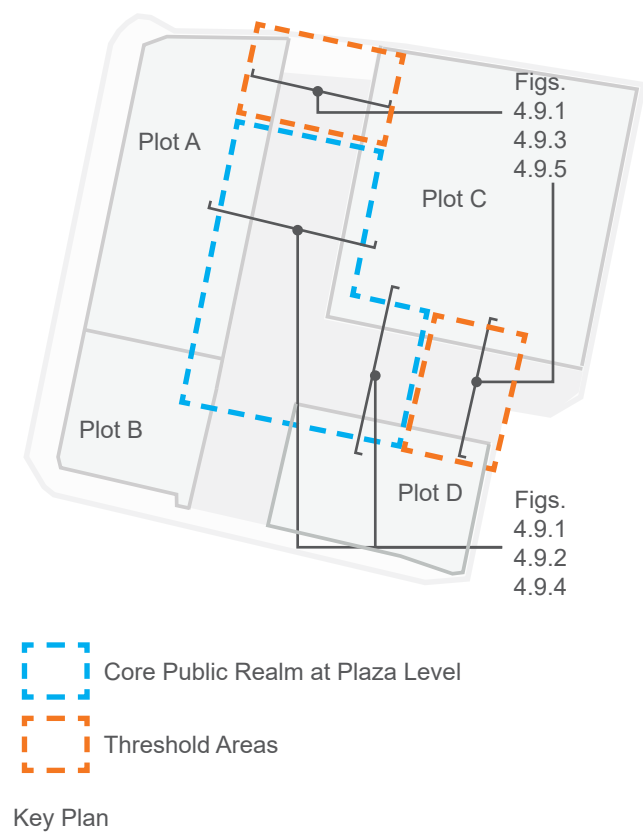


Fig 4.9.1 - Diagrammatic Section at Mixed Use Scheme Public Realm - 18meter Width

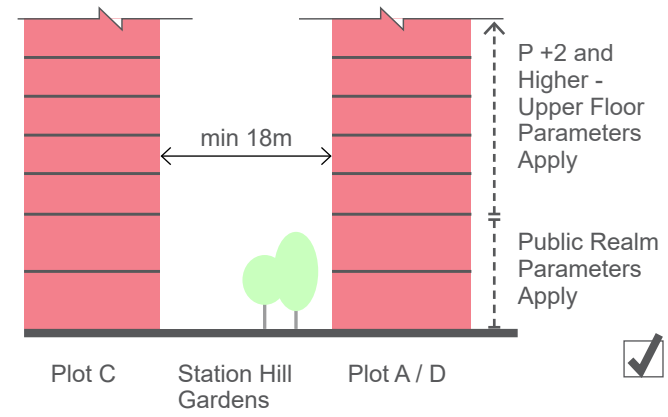


Fig. 4.9.2 - Diagrammatic Section - Distance between buildings at core public realm - Mixed Use Schemes.

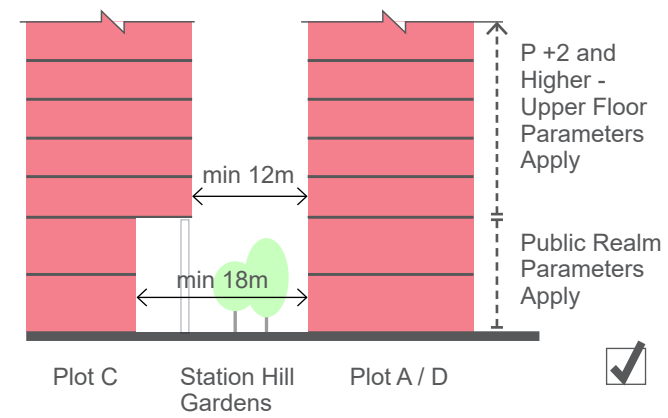


Fig. 4.9.3 - Diagrammatic Section - Distance between buildings at thresholds to core public realm - Mixed Use Schemes.

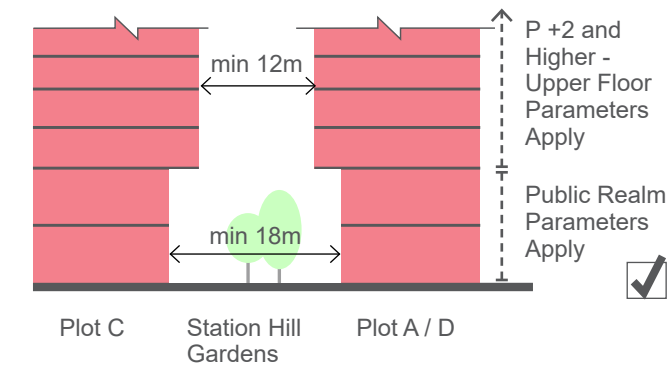


Fig. 4.9.4 - Diagrammatic Section- Distance between buildings at core public realm - All-Commercial Schemes

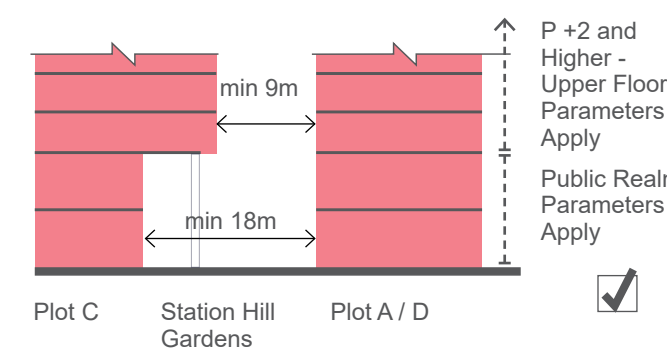


Fig. 4.9.5 - Diagrammatic Section - Distance between buildings at thresholds - All-Commercial Schemes

4.0 PLOTS

4.9 PLOT C - SETBACKS

- 4.9.6 Setbacks between Plots A and C: Above 120 meters AOD, the western facade of a building on Plot C may be no greater than 42 meters from the eastern boundary of Plot C (Fig. 4.9.6.1, 4.9.6.2).
- 4.9.7 Setbacks between Plots A and C: No setback to the western facade of Plot C is required if the western facade of Plot C is equal to or less than 42 meters from the eastern boundary of Plot C (Fig.4.9.7).

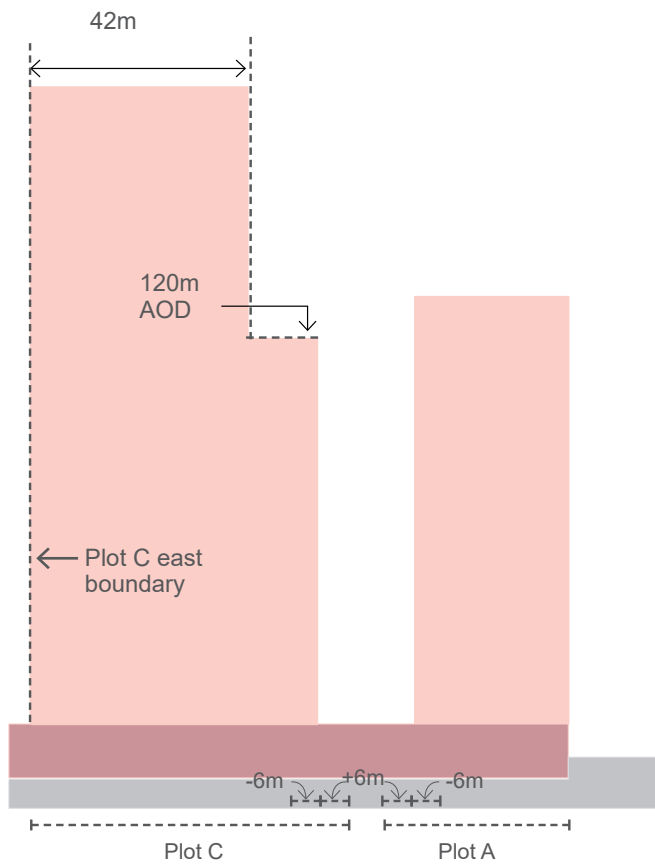


Fig. 4.9.6.1 - Gaps between buildings Mixed Use Schemes

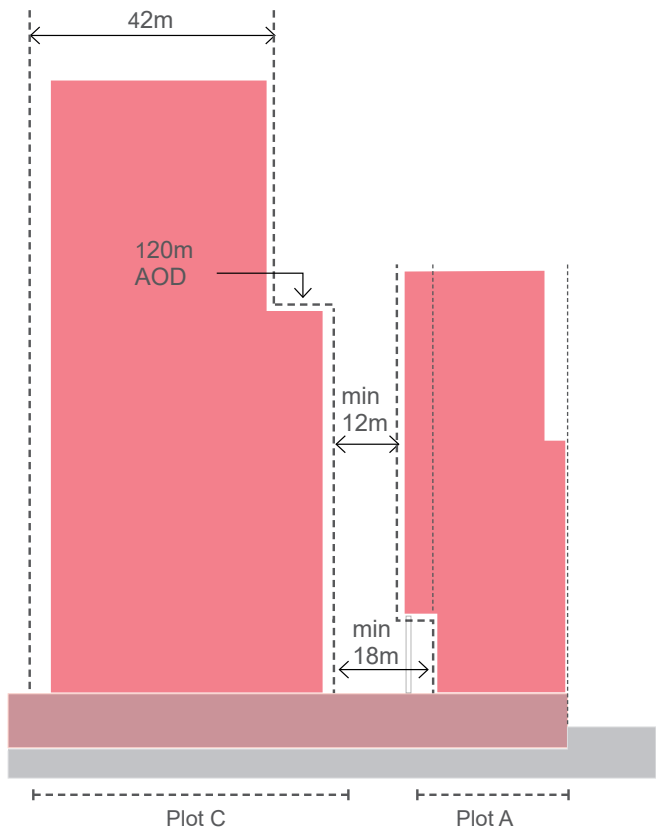


Fig. 4.9.6.2 - Gaps between buildings - Mixed Use Schemes

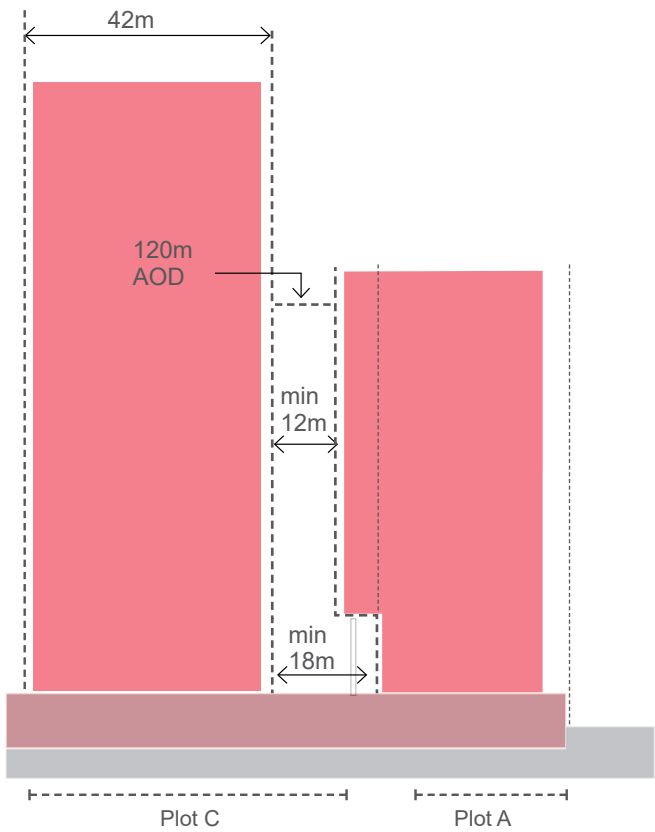
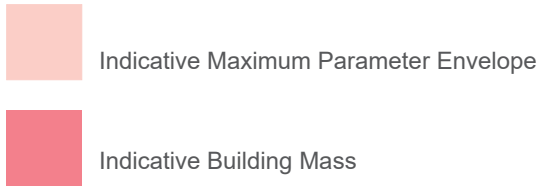
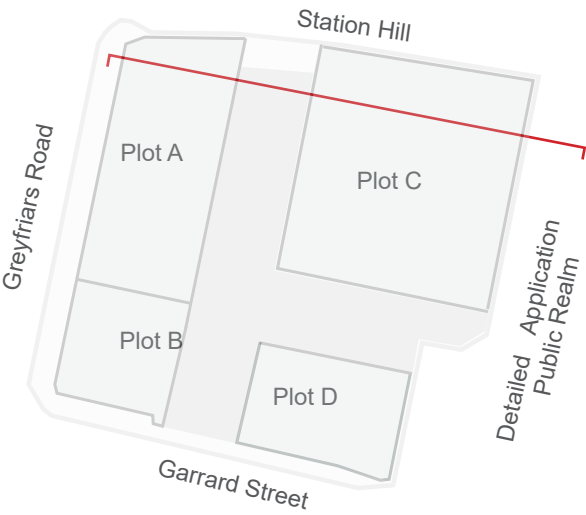


Fig. 4.9.7 - Gaps between buildings - Mixed Use Schemes



Key Plan: Figs 4.9.6, 4.9.6.1, 4.9.7

4.0 PLOTS

4.10 PLOT D - LAND USES & AREAS

- 4.10.1 Plot D will be predominantly Residential (C3) and/or Residential Institutions (C2) and/or Hotel (C1), and or Office (B1) on the upper levels.
- 4.10.2 In addition to the uses above (C1,C2,C3 & B1) the Street and Plaza Levels could also consist of Flexible Retail & Leisure uses (A1, A2, A3, A4, A5, D1 & D2).
- 4.10.3 Basement and Podium uses will be predominantly parking, back of house, and servicing.

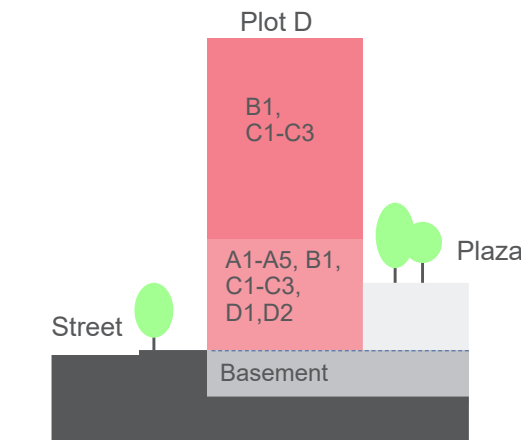


Fig. 4.10.1

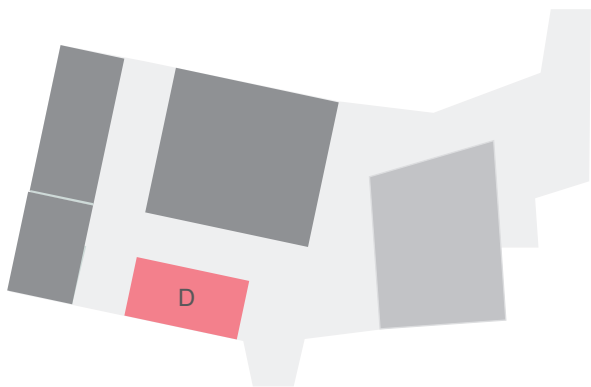


Fig. 4.10.2

4.11 PLOT D - MASSING

- 4.2.1 Plot D must comply with the parameter plans and sit within the Maximum Plot Parameter envelope. Parapets, lift overruns, and plant may extend beyond the max parameter - refer to point 2.21.1 for details and allowances
- 4.11.2 Plot D has a maximum permissible height of +116.5 meters AOD
- 4.5.3 Plot D must be grounded with the podium expressed as the space between the buildings. All cantilevers such as balconies and canopies must sit entirely within the parameter envelope with exception for those facing Greyfriars Road and public realm podium (Station Hill Gardens).

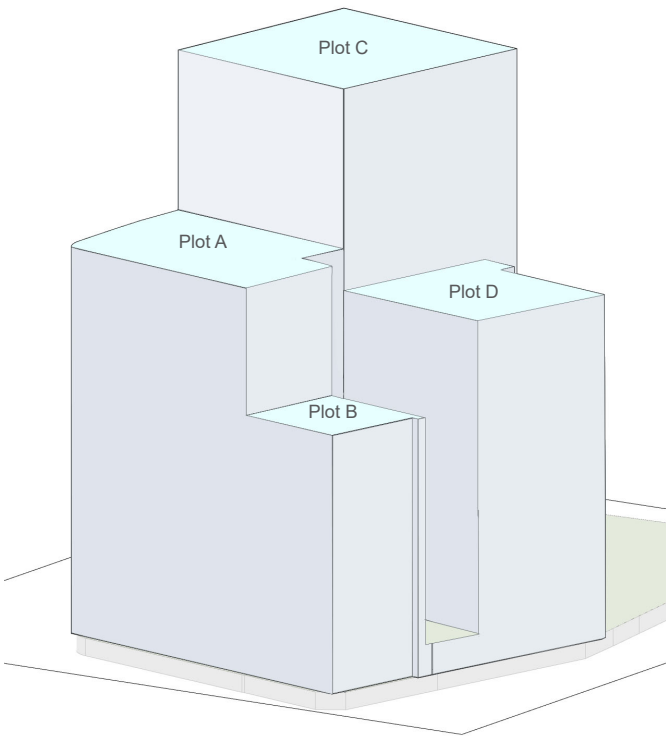


Fig. 4.11.1 - Outline Scheme - Above Ground Maximum Parameters

4.0 PLOTS

4.12 PLOT D - SETBACKS

- 4.12.1 At Plaza level and Plaza Level + 1 of all schemes, Plot A building façades will be a minimum of 18 meters from the facing façades of buildings on Plot C.(Fig. 4.12.1)
- 4.12.2 In a mixed use scheme, at levels Plaza + 2 and above, Plot D building façades above the core public realm, and all activated façades, will be a minimum of 18 meters from the facing façades of buildings on Plot C.(Fig. 4.12.2)
- 4.12.3 In a mixed use scheme, at levels Plaza + 2 and above, non-activated Plot D building façades at threshold areas will be a minimum of 12 meters from the facing façades of buildings on Plot C.(Fig. 4.12.3).
- 4.12.4 In an all commercial scheme, at levels Plaza + 2 and above, Plot D building façades above core public realm will be a minimum of 12 meters from the facing façades of buildings on Plot C.(Fig. 4.12.4)
- 4.12.5 In an all commercial scheme, at levels Plaza + 2 and above, Plot D building façades at threshold areas as defined in the Parameter Plans will be a minimum of 9 meters from the facing façades of buildings on Plot C.(Fig. 4.12.5)
- 4.12.6 Where buildings on Plots A and B are of the same use class the buildings may connect without interruption as one building (Fig. 4.12.6). The maximum height of this connection is limited by the Maximum Plot Parameter of Plot B.

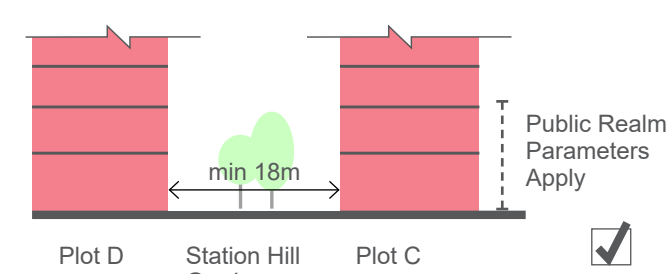
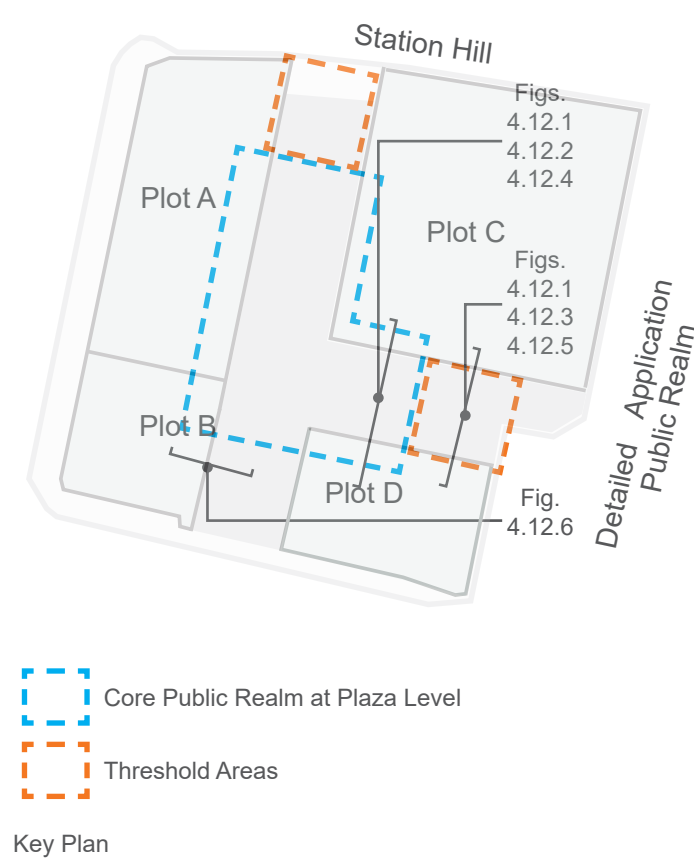


Fig 4.12.1 - Diagrammatic Section at Mixed Use Scheme Public Realm - 18meter Width

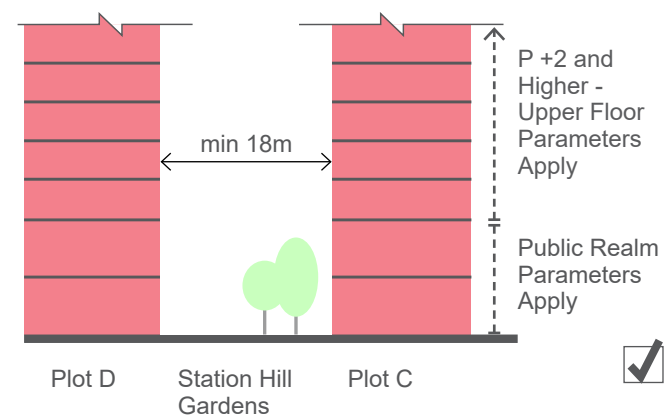


Fig. 4.12.2 - Diagrammatic Section - Distance between buildings at core public realm - Mixed Use Schemes.

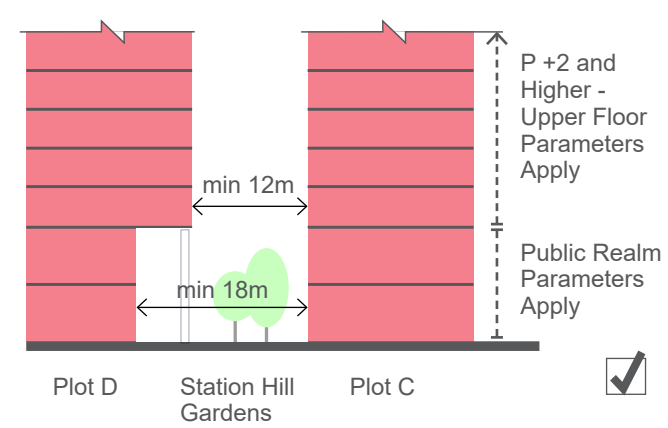


Fig. 4.12.3 - Diagrammatic Section - Distance between buildings at thresholds to core public realm - Mixed Use Schemes.

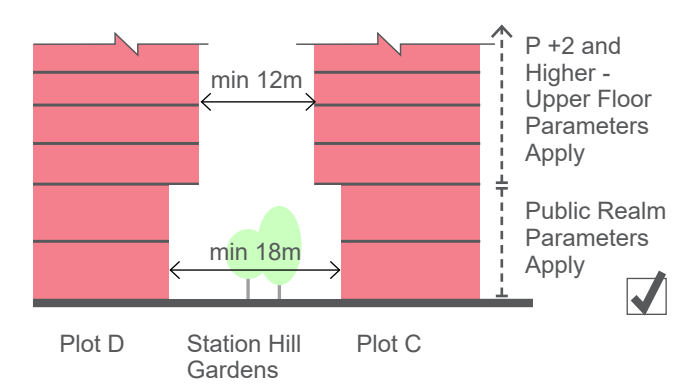


Fig. 4.12.4 - Diagrammatic Section- Distance between buildings at core public realm - All-Commercial Schemes

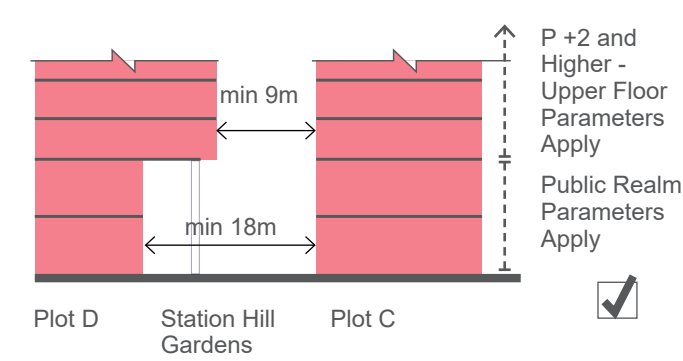


Fig. 4.12.5 - Diagrammatic Section - Distance between buildings at thresholds - All-Commercial Schemes

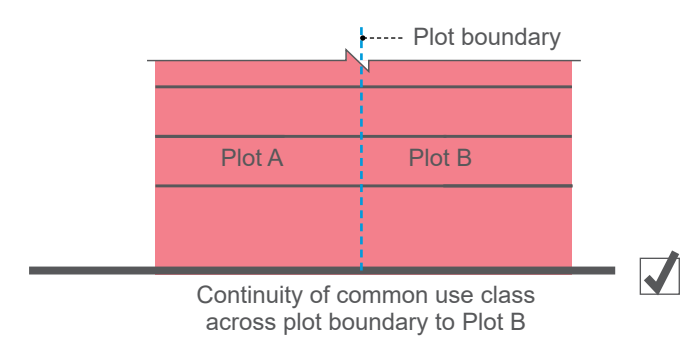


Fig. 4.12.6 - Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

