



Level 3 private communal area

A Turner Architects building required a private communal area on level 3 and an outdoor dining facility on level 6 that can cater to 3 separate large groups.

Shown here above is the level 3 private communal area. At approximately 800m<sup>2</sup> this expansive green leisure area takes views from surrounding areas and back to the city.

Starting at the east end where one steps out to open sky a small bar area addresses a spacious deck adjoining a large lawn area. The lawn is bounded by dense groves of native grasses containing 'recluse pods.' Enabling residents to recline and watch the clouds while partly enclosed in a screen of flowering native climbing plants and utilising the Wi Fi facilities.

An equal access timber path grades up the southern edge of the site to an elevated 'island in the sky' pool platform, set amongst accent planting and native palm trees with colourful shade structures providing additional amenity from western sun.

The western tip of the park beyond the pool is planted with native grasses and large sculptural specimens of Agave to add interest not only to users but as viewed from the streets below. The southern path terminates at a breathtaking lookout platform.



*Ginkgo biloba*



Coloured timber elements to shade pergolas



Level 6 private communal areas

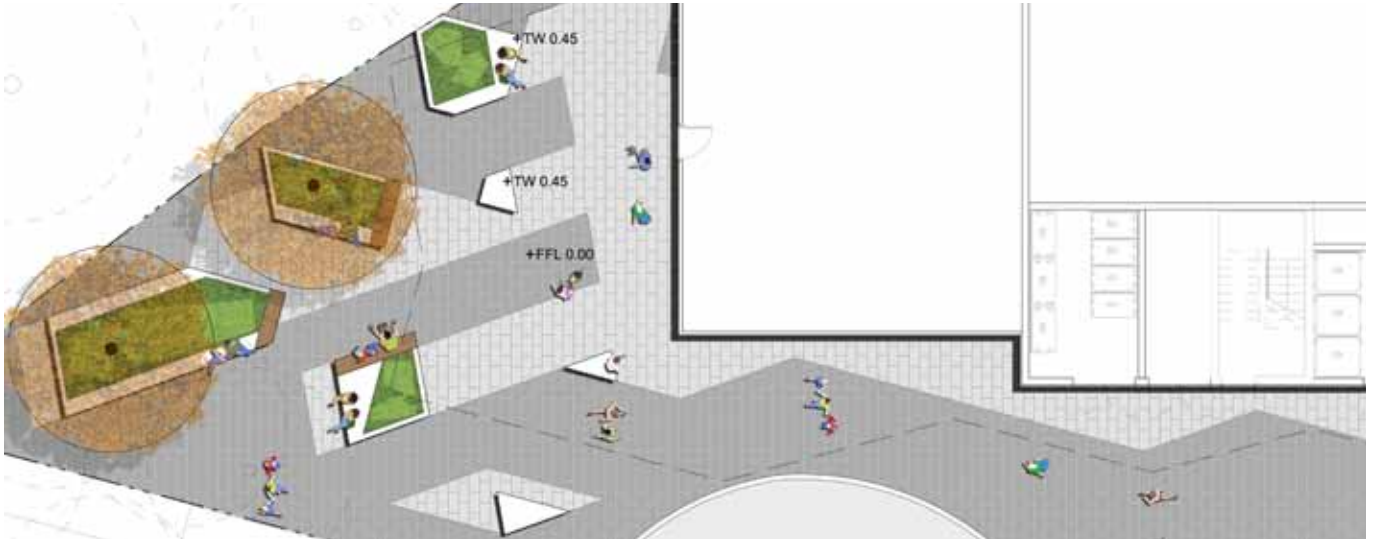
Complementing the level 3 outdoor leisure areas the level 6 area adds a private dining experience. Three fully separated large party dining areas each with their own cooking and outdoor kitchen facilities. Each designed to bring a different experience and set of views. A ground plane defined with textured concrete and flush timber landings, framed by fine curving in situ concrete walls layered and filled with interesting planting. A combination of raised planters, planting and timber panels ensures each area is completely separated from the next while maintaining a view experience for each area. A balustrade system is set out to fulfil safety requirements while bringing interest and accommodating a 'cascade planting' of native Pigface over the side of the building. Large sculptural 'cloud wing' pergolas are arranged to maximise protection from summer afternoon sun. With the cross elements being brightly painted coloured stripes that can be up lit at night and also viewed from the streets below. Anchoring the experience and bringing seasonal drama as well as amenity is the large specimen of *Quercus palustris* located towards the centre of the spaces within a generous two tiered planter. Like the pergolas this specimen is intended to add interest as viewed from the surrounding streets.



Timber screening



*Quercus palustris*



Western public plaza areas

Public domain treatment was required to the entire boundary of this prominent site. The addition of a through site pedestrian link from Bourke St at the terminus of McEvoy Street across to Thread Lane and the network of newly developed parks, streetscapes and residential developments.

A zig zag two tone paving layout of Sydney palette paving units melds the irregular building form into the ground plane and forms a setting for street furniture such as seating, bins and bicycle racks. Street and paving stormwater from the Thread Lane areas are directed into a dedicated WSUD system where native reed beds are set out in conjunction with proposed street trees to maximise potential water infiltration to deep soil.

At the western and eastern ends of the site small plazas are set out to accommodate passive recreation and or to compliment adjoining retail areas with casual opportunity seating. In situ raised concrete planters provide some wind buffering and ample seating edge at 450mm high. Timber elements are combined into these seating edges. Feature trees are proposed to the bigger beds to provide shelter, seasonal change and scale against the building. Understorey planting is selected to allow completely open site lines when standing.



Street furniture



*Liriodendron tulipifera*