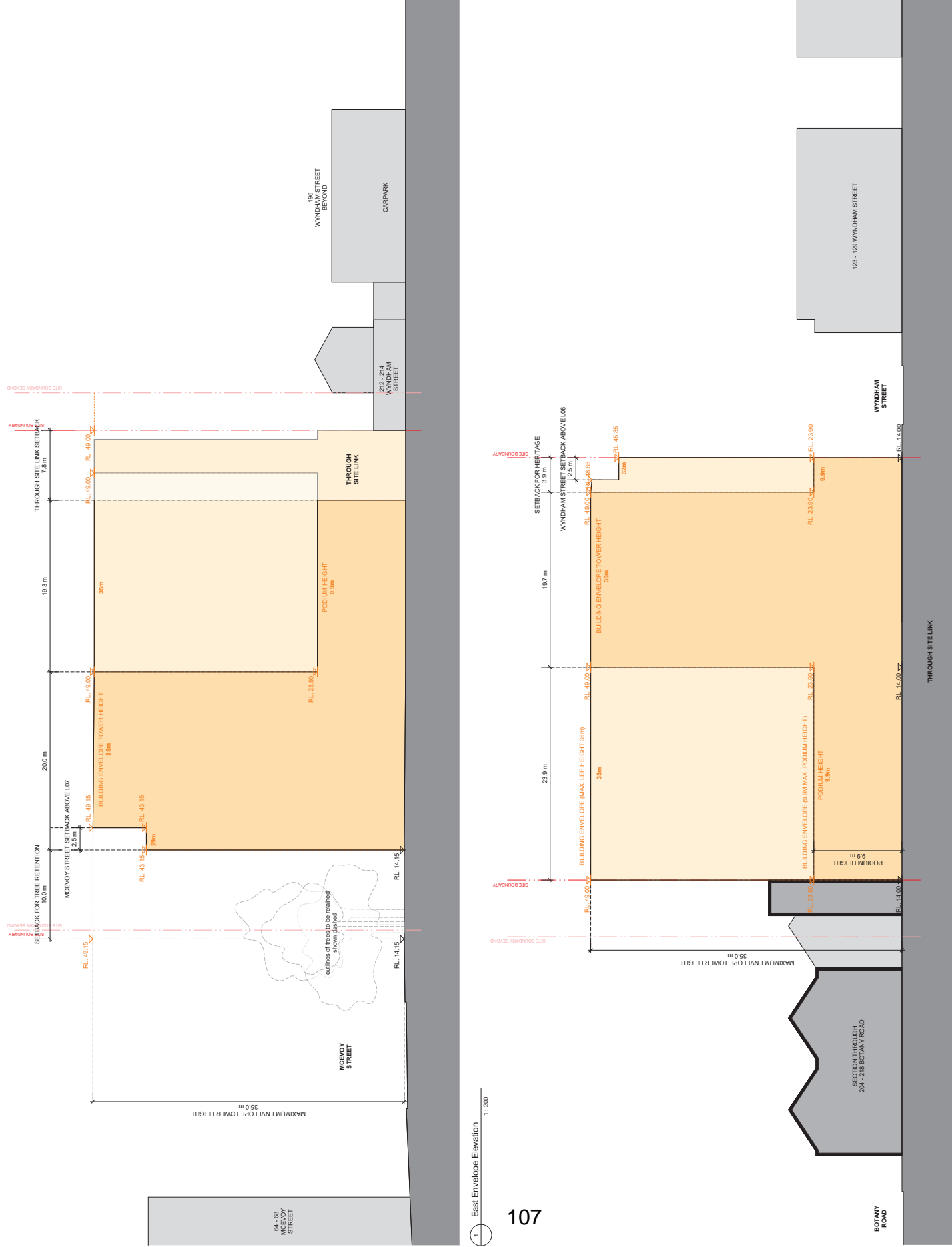


Attachment B

Envelope Drawings

Check all dimensions and site conditions prior to commencement of any work. The contractor is responsible for ensuring that all dimensions and site conditions are correct. Do not scale drawings - refer to tagged dimensions only. Any discrepancies shall immediately be referred to the architect for clarification. All drawings may not be reproduced or distributed without prior permission from the architect.



1 East Envelope Elevation 1:200

2 Through Site Link / North Envelope Elevation 1:200

B 0910 28 Revised Concept Development for RFP
 Row DMB Date/Revision Initial Checked



Bangalay
 216-220 Wyndham Street

East & North Envelope Elevations

Status	Concept DA
Scale	1:200 @ A1
Drawn	SO
Project No.	S12752
Proj. Date	11/02/2018 06:37 AM
BM	

Drawing No.	Revision
A02.003	B
Melbourne 1 Nicholson Street Sydney NSW 2017 Australia email: info@batesmart.com.au http://www.batesmart.com.au	
Bates Smart Architects Pty Ltd ABN 68 094 740 888 20/11 Victoria Road, Pyrmont NSW 1580	

LANDSCAPE CONCEPT DA

Design Requirements

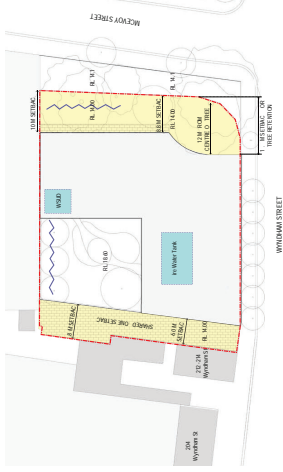


DEEP SOIL
TOTAL DEEP SOIL: 400 m² (14.7% OF SITE AREA)

Deep Soil & Canopy Coverage

As per the City of Sydney DCP 2012 (the DCP):

- Deep soil to be a minimum of 10% of the site area.
- Canopy coverage to be a minimum of 15% of the site area.
- Existing trees are to be retained along McEvoy Street. According to the DCP, 10% of the site area (with minimum of 3m width) should be provided with an unimpeded deep soil zone which can also act as an opportunity for landscape buffer and storm water management. This zone should be planted with native species to facilitate water infiltration and achieving a higher canopy coverage. If tree planting to be included within the communal space.



Setbacks & Sustainable Development

The landscape setback along McEvoy Street provides opportunities for well designed and integrated green patios and landscape areas. The setback along northern-western facade of the building is designated for site through link. The Preliminary Public Art Plan for the site recommends integrating sculptural artworks within landscaping, seating, shade structures, water features or cultural planting along McEvoy Street.

Sustainable initiatives are to be included such as: the capture, reuse and filtration of storm water through WSUD techniques (e.g. tree pits, rain gardens and permeable paving); maximising native planting and deep soil zones; reducing embodied carbon in the material selection and construction techniques; and solar through lighting and potentially furniture.



Communal Open Space & Sunlight

The proposed communal spaces should meet a minimum area requirement of 25% of the site. The proposed communal spaces should be well integrated with the architecture and present a range of amenities such as shared spaces, seating pods, a shaded gathering space, accessible patios and gardening opportunities. The proposed design should also include a minimum of 20% of the site area to be planted with native species to facilitate water infiltration and storm water management. There are also opportunities for screen planting along the communal space boundary for privacy and canopy trees throughout the site to provide shade in summer.

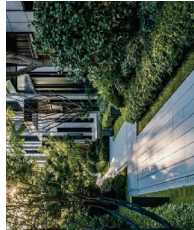
Precedents



Communal Seating Space
Private seating spaces amidst indigenous plant garden for culminating into a sensory experience facilitating rejuvenation



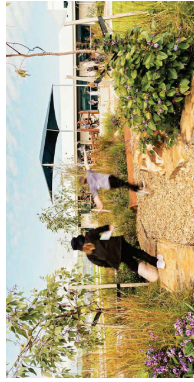
Shade Structure
Shade structure and seating pods for smaller group seating and picnics. The shade structure offers protection from sun exposure throughout the day.



Landscape Buffer and WSUD
Landscape frontage to McEvoy Street and WSUD planting creates a strong landscape character. The landscape planting acts as a buffer to minimise the traffic noise. This also maximises the use of the deep soil zone. Rain gardens shall be provided as per the grading across the site. Provision of permeable surfaces would help increase water infiltration and reduce of storm water runoff from urban infrastructure.



Through Site Link
The publicly accessible through site link is to facilitate pedestrian, cyclist and vehicular circulation from Wyndham Street. The through site link shall provide access 24 x 7 and open to sky. Pedestrian access should be safe, efficient and accessible across the site and to connect to building entrances.



Gathering Space
Gathering spaces encourage communal get-together, sharing and learning opportunities which in turn nurtures a sense of belonging among the users.

Site Plan



- 1 Through site link with vehicular access to car park
- 2 WSUD opportunity
- 3 City of Sydney Public Domain
- 4 Podium communal open space
- 5 Tree canopy and screening
- 6 Street level communal space
- 7 Mounding for additional soil depth
- 8 Replace existing trees with new street trees