

The Store | Development Application

Moir Landscape Architecture

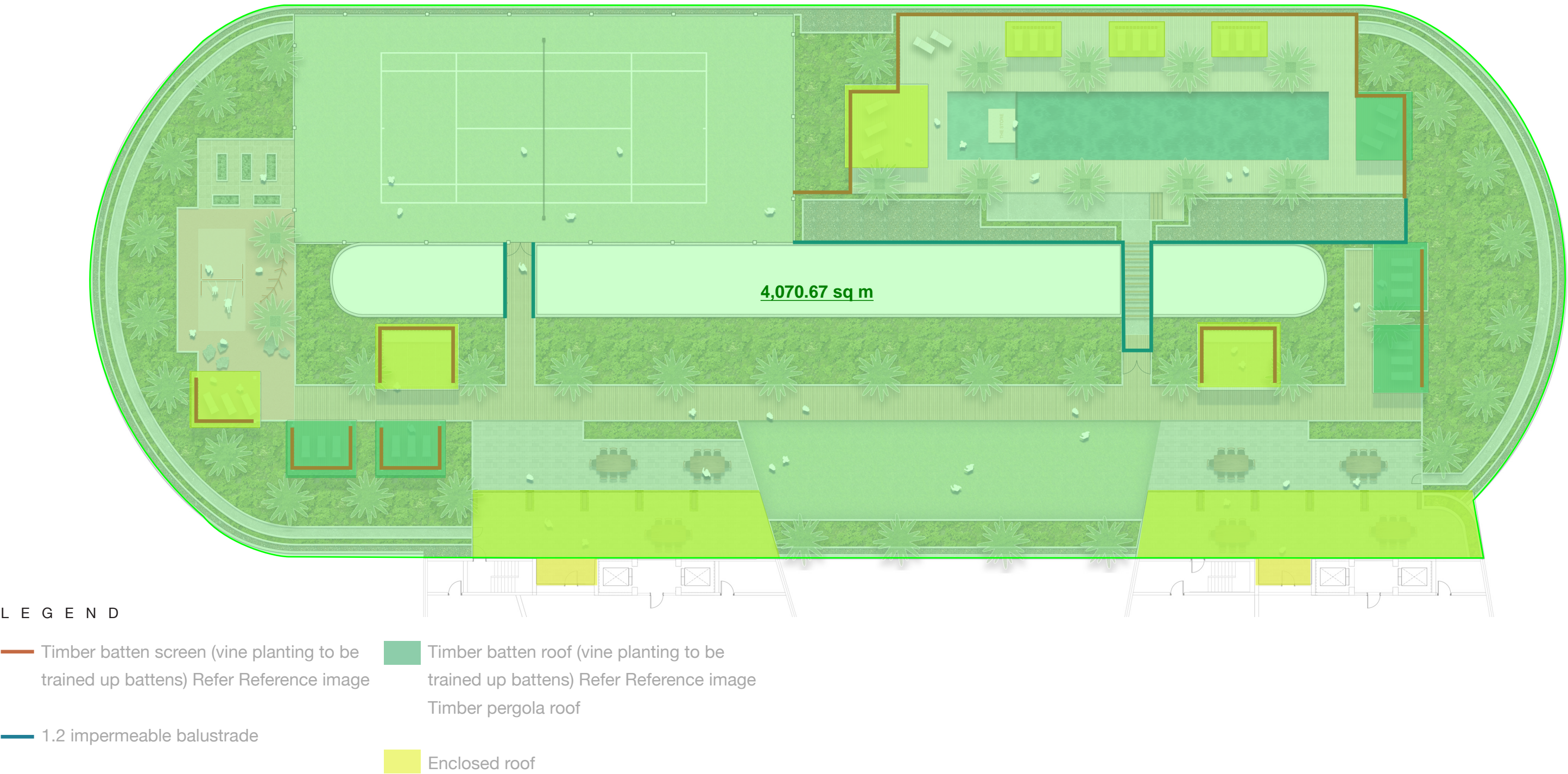
Prepared for DOMA

REV D 25.03.22

LP00

Wind Mitigation Elements

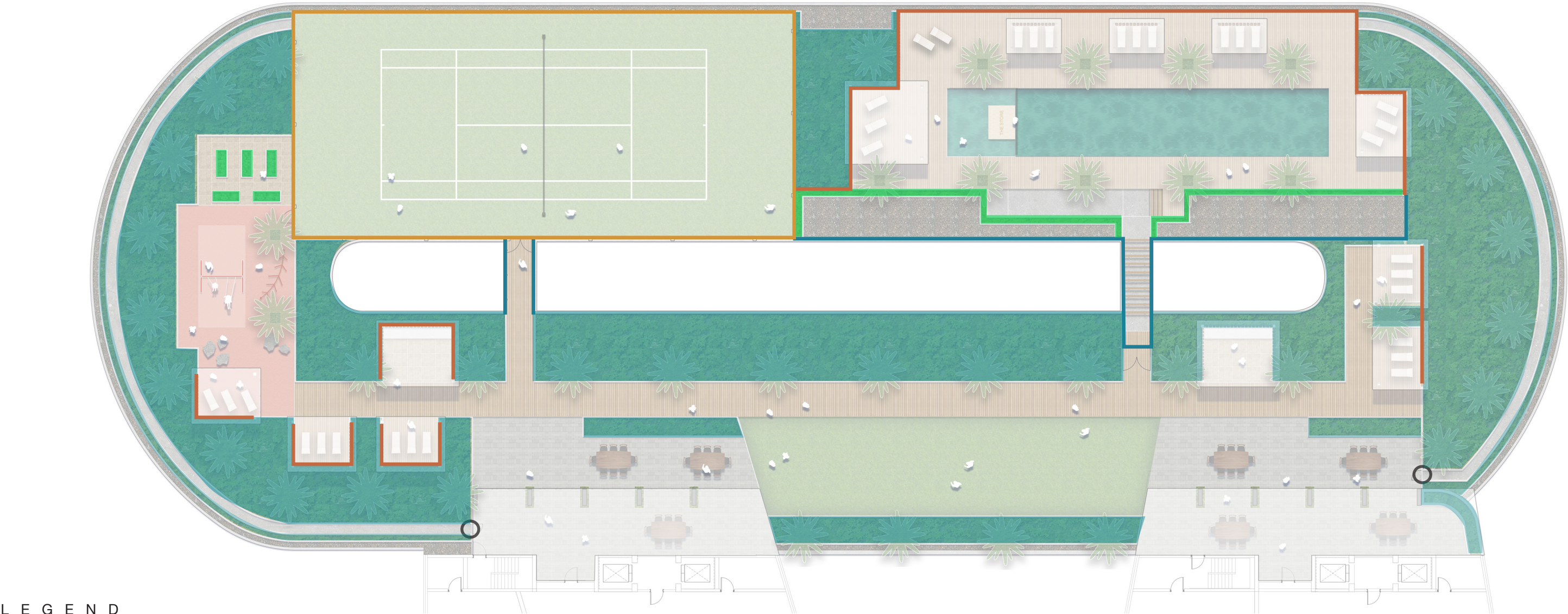
The below diagram shows the locations in which wind mitigation elements have been introduced to the landscape proposal to ensure safe and comfortable amenity for residents.



Planters and Barriers

The landscape approach intends to use landscape features where possible, to prohibit entry to non-accessible areas, as well as act as safety barriers, ensuring the podium space is a safe and protected environment for all.

The design will use raised planter beds, elevated 1200mm above the adjacent surface level to act as a balustrade required across the podium level. In addition to raised planters, the design proposes a number of different safety fencing types to certain areas throughout the podium, to ensure maximum safety for users of the site, and complimentary use of materiality.



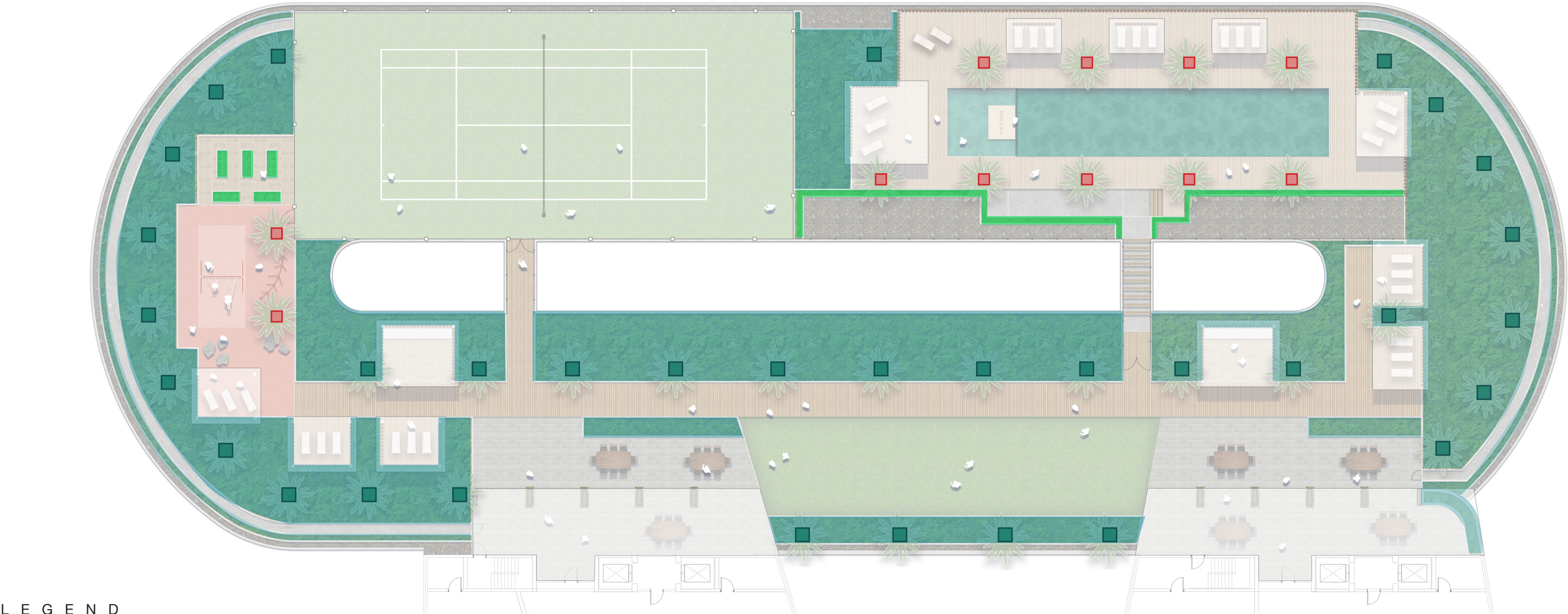
LEGEND

- Low planter areas (600mm above podium level)
- High planter areas (1200mm above podium level)
- 1m³ (1x1x1m) planter within garden for palm trees
- 0.64m³ (0.8x0.8x1m deep) planter within deck and softfall areas for palm trees

- Tennis Fence 3500mm above podium level
- 1.2 impermeable balustrade
- Timber batten non-climbable fencing
- Maintenance access gates

Soil Depth

The proposed tree layout utilises the location of structural columns below to bear the load of trees and soil volume. Within the 1200mm high planter areas, each tree will occupy a 1m x 1m x 1m deep zone, providing a soil volume of 1m³. Within the pool deck and play areas, the trees will occupy a 0.8m x 0.8m x 1m deep zone, providing a soil volume of 0.64m³. The palm tree species, *Archontophoenix alexandrae* and *Archontophoenix cunninghamiana*, were selected for their small root ball that can be accommodated by the proposed soil volumes. The surrounding planter areas will have a soil depth of 300mm with lightweight fill below to further minimise the overall structural load.

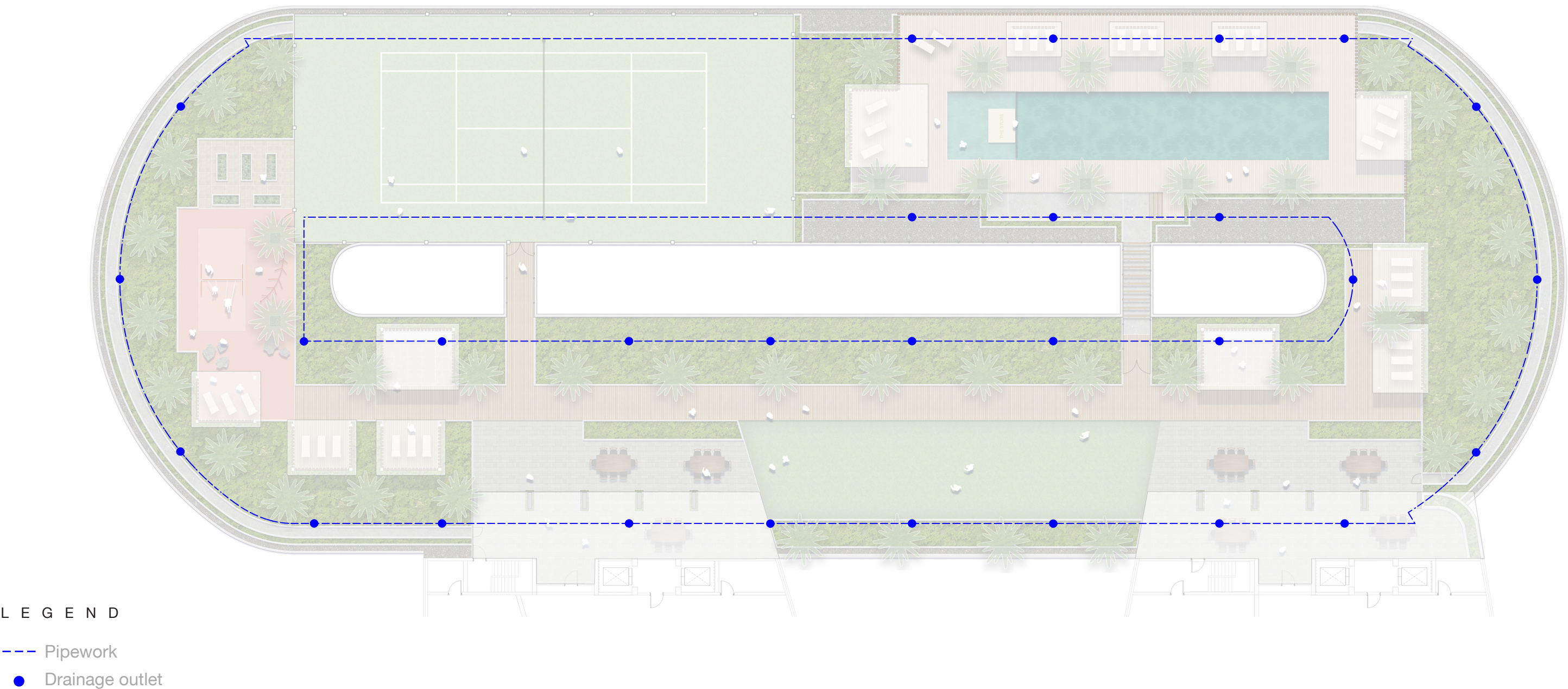


LEGEND

- Low planter areas (600mm above podium level / 300mm soil depth)
- High planter areas (1200mm above podium level / 300mm soil depth)
- 1m³ (1x1x1m) planter within garden for palm trees
- 0.64m³ (0.8x0.8x1m deep) planter within deck and softfall areas for palm trees

Drainage

The siphonic drainage system shown has been provided by Bates Smart Architects and is indicative only. The location of drainage outlet points will be managed to ensure that stormwater capture is not obstructed and that adequate access for maintenance is provided. The requirements will vary according to conditions at different locations, whether it be planting, hard surfaces or elevated structures. Where a drainage outlet is located within a planting area, removable planting tubs will ensure easy acces for maintenance purposes.



Project:
1730 - The Store
848 Hunter Street, Newcastle

Drawing Name.
Recreational Level - Drainage
Drawing No.
LP35



Scale: 1:300 @ A3



Rev.	Date.	Status.
A	14.07.21	For Coordination
B	23.07.21	For Coordination
C	19.08.21	For Coordination
D	25.03.22	For Submission



Schedule of Areas

Ground Floor Public Domain (within project scope)

Space type	Area	
Turf with deep soil for shade trees	60m ²> No. of shade trees = approx. 6
Brewery Lane	145m ²	
Cooper Street Plaza	225m ²	
Hunter Street Footpath	290m ²> No. of street trees = approx. 5
Total open space	720m ²	

L5 Recreational Deck

Space type	Area	
Deck walkway and lounge	315m ²	
Pool circulation	45m ²	
Lawn	210m ²	
Play Area	125m ²	
Pool Deck	345m ²> Total pool volume = approx. 145m ³
Pool	140m ²	
Tennis Court	610m ²	
Community Garden / BBQ	80m ²	
Outdoor dining terrace	405m ²	
Total open space	2,275m ²	

Planter type	Planting area (exc. trees)	No. of trees	Planting soil volume (300mm depth)	Tree soil volume (1000mm min. depth)
Low (600mm high)	20m ²	0	6m ³	0m ³
High (1200mm high)	1,020m ²	33	305m ³	33m ³
Community garden (600mm high)	8m ²	0	5m ³	0m ³
Treesindeck/softfall(800Wx800Lmm)	-	11	-	7m ³

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Total soil volume = approx. 356m³

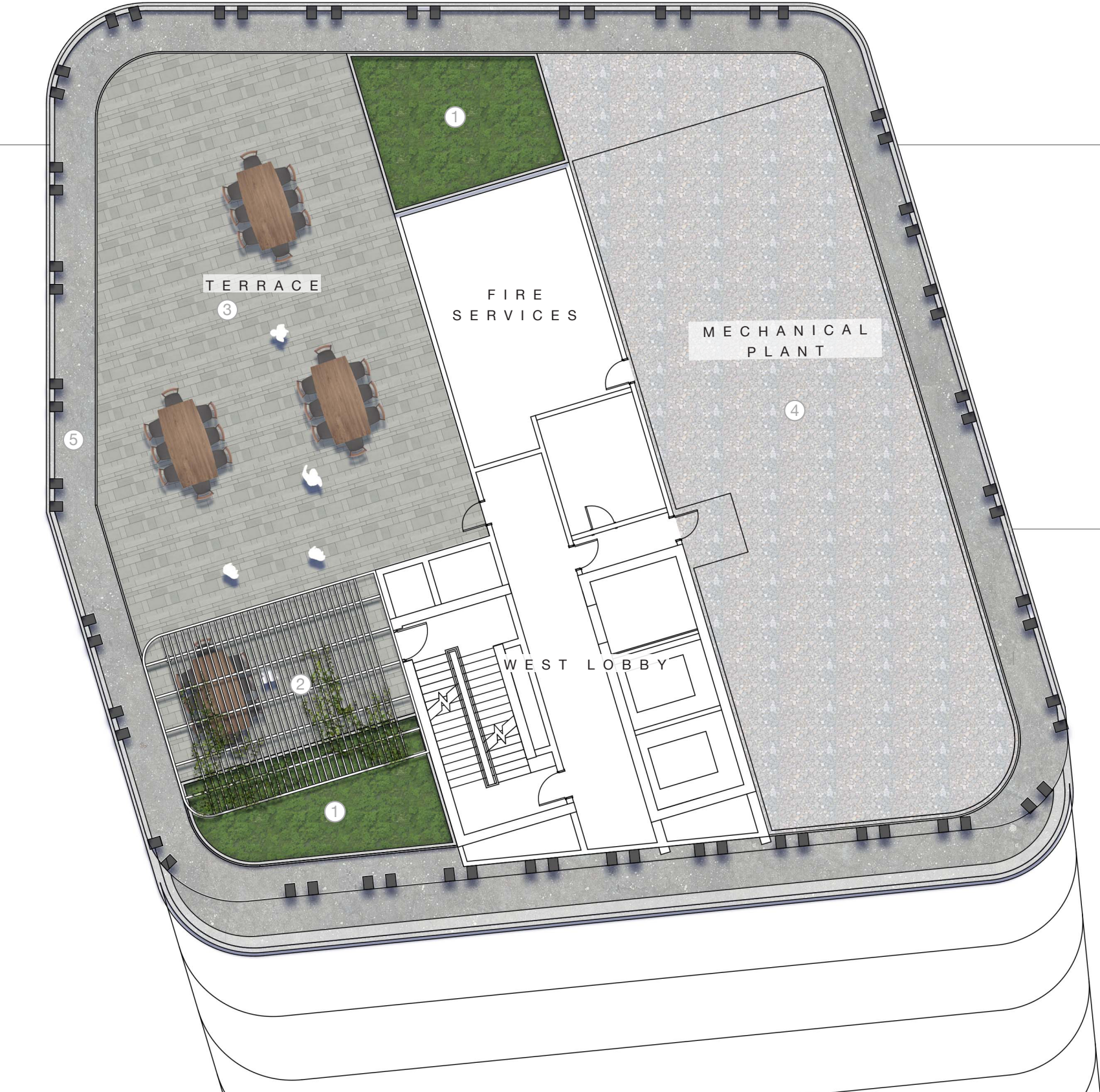
Level 28 Communal Terrace

Level 28 will provide a communal rooftop space for the residents of the western tower. An open paved area provides opportunity for outdoor dining and relaxation. The area is partly shaded by a permeable pergola structure, covered with climber plants growing from the adjacent garden bed. The space is softened by 400mm high garden beds that contain hardy, wind tolerant plants, ensuring minimal maintenance is required. A pathway runs around the perimeter of the rooftop to provide maintenance access, including upkeep of the garden beds and adjacent plant services area.

LEGEND

- ① 400mm high planter beds
- ② Permeable pergola structure with climber plants
- ③ Open paved terrace
- ④ Plant services area
- ⑤ Maintenance track

KEY PLAN



Project:
1730 - The Store
848 Hunter Street, Newcastle

Drawing Name.
Level 4 - Plan
Drawing No.
LP37



Scale: 1:150 @ A3



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A	14.07.21	For Coordination
B	23.07.21	For Coordination
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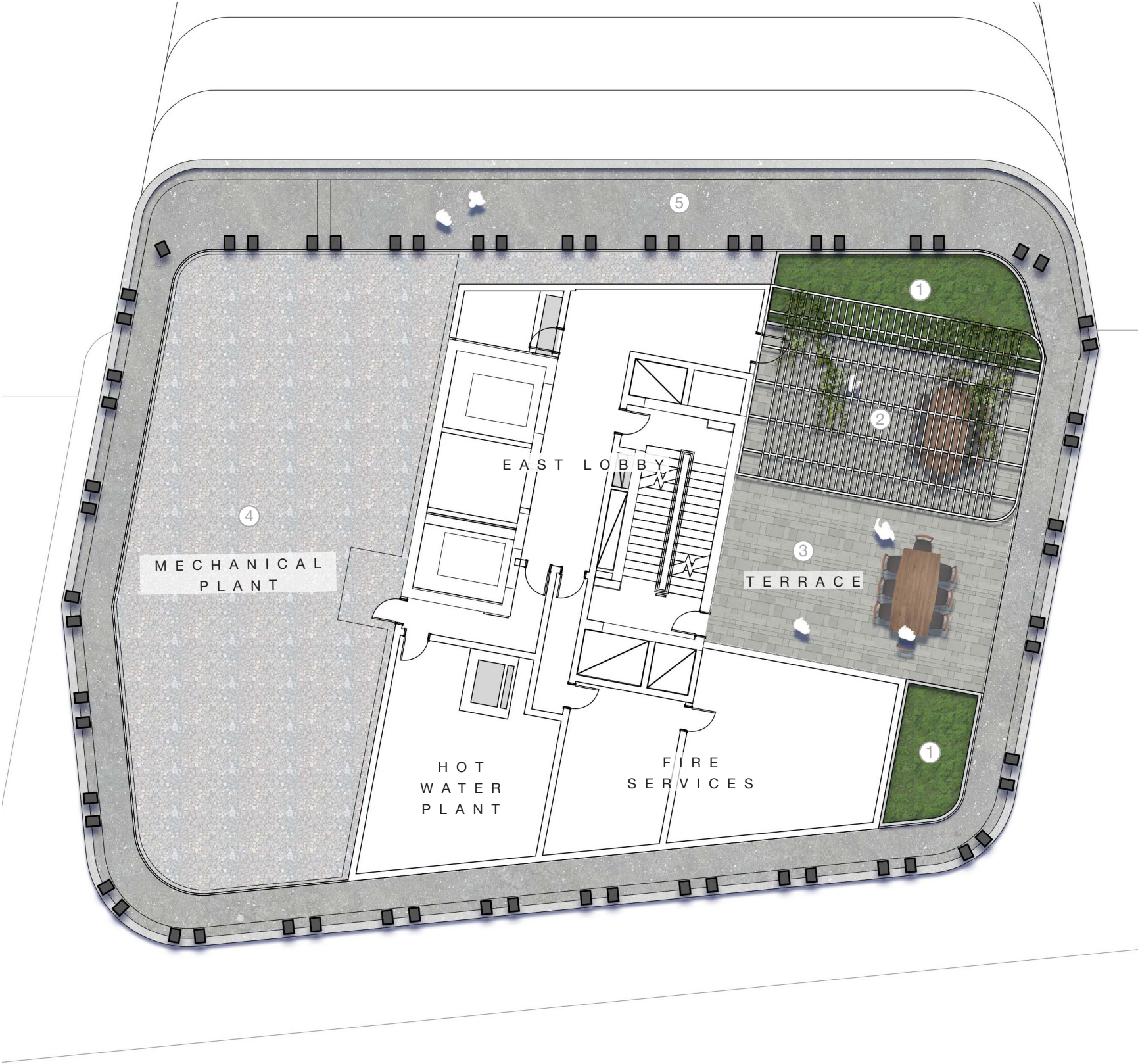
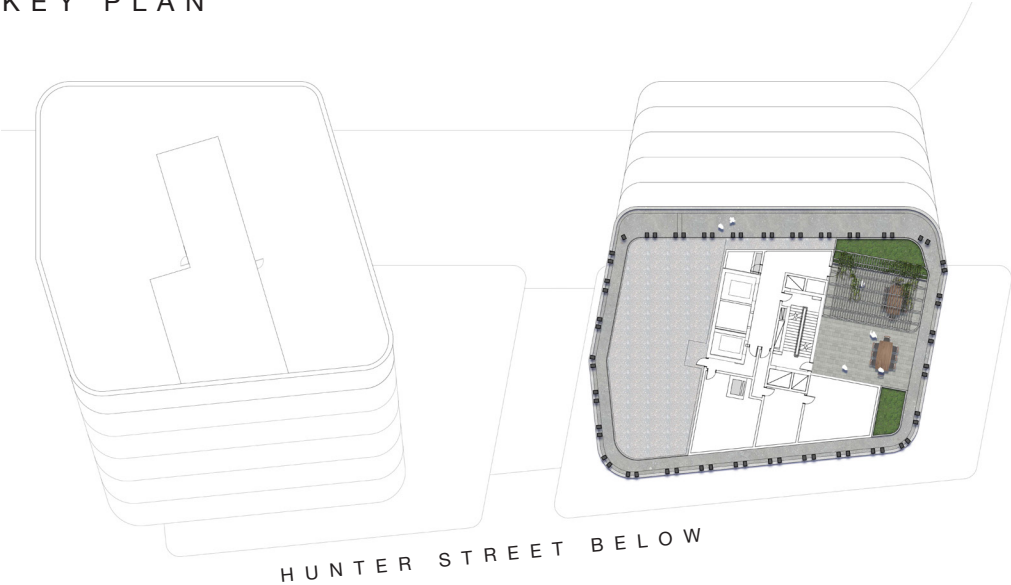
Level 30 Communal Terrace

Level 30 will provide a communal rooftop space for the residents of the eastern tower. An open paved area provides opportunity for outdoor dining and relaxation. The area is partly shaded by a permeable pergola structure, covered with climber plants growing from the adjacent garden bed. The space is softened by 400mm high garden beds that contain hardy, wind tolerant plants, ensuring minimal maintenance is required. A pathway runs around the perimeter of the rooftop to provide maintenance access, including upkeep of the garden beds and adjacent plant services area.

LEGEND

- ① 400mm high planter beds
- ② Permeable pergola structure with climber plants
- ③ Open paved terrace
- ④ Plant services area
- ⑤ Maintenance track

KEY PLAN



Project:
1730 - The Store
848 Hunter Street, Newcastle

Drawing Name.
Level 4 - Plan
Drawing No.
LP38



Scale: 1:150 @ A3



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A	14.07.21	For Coordination
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Communal Terrace Planting

The planting palette for the communal terrace levels prioritise low maintenance and durability, while providing visual interest and an enhanced rooftop setting for residents. The selected species are suitable for the harsh conditions of the high level rooftop close to the coast, including full sun exposure, wind and salt tolerance. Formal built elements are softened and juxtaposed by the lush greenery that includes trailing and climber plants.



Pergola structure with climbers



Agave 'Blue Glow'



Furcraea foetida



Rosmarinus officinalis 'Prostratus'



Senecio serpens



Hibbertia scandens

Project:
1730 - The Store
848 Hunter Street, Newcastle

Drawing Name:
Recreation Level Entry - Planting
Drawing No:
LP39

Rev.	Date.	Status.
A	14.07.21	For Coordination
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C	19.08.21	For Coordination
D	25.03.22	For Submission