



Indigenous Acknowledgement

We acknowledge the Traditional Custodians of Country throughout Australia and abroad, and their continuing connection to culture, community, land, sea and sky. We pay our respect to Elders past, present and future, whose wisdom ensures the perpetuation of Indigenous culture now and forever.

Any Cultural Intellectual Property “ICIP” arising out of this work remains that of the Traditional Custodians contributing and Indigenous Design Team, and is only to be used in relation to this project and the purposes as described.

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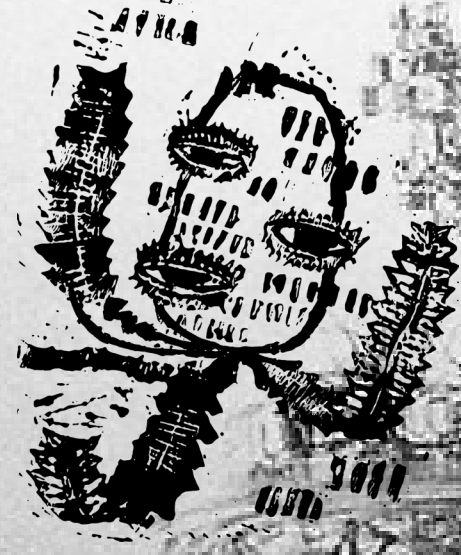
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A Note on Language

Aboriginal, Indigenous, First Peoples, First Nations

When we use the above terms, we refer to an Aboriginal or Torres Strait Islander person or community. Throughout this document, these terms are used interchangeably.

An Aboriginal or Torres Strait Islander is a person of Aboriginal or Torres Strait Islander descent who identifies themselves as an Aboriginal or Torres Strait Islander, and is accepted as such by the community in which they live. The term Aboriginal refers to people Indigenous to mainland Australia, while Torres Strait Islander refers to people Indigenous to those islands.

As is the case with all other proper nouns - such as English or Australian - all references to Aboriginal people (whichever term used) should be capitalised.

Acknowledgement of Country

Refers to the practice of showing respect to the Traditional Custodians of place and their ongoing connection and sovereignty over land. It differs from a Welcome to Country, which is given by Traditional Custodians to welcome others to Country.

British Invasion, British occupation, colonisation, colonists

We emphatically reject the softening of language when referring to British Invasion and forcible colonisation of land, and ongoing processes of colonisation. The propensity for these processes to be referred to as ‘arrived’ and ‘settled’ denies our history, perpetuating violent myths of *terra nullius* and the trauma this continues to inflict on our communities.

Caring for Country

This refers to the reciprocal obligations Indigenous people have to care for the systems embedded within cultural landscapes to ensure balance and continuity. Based on traditional practices, it includes landscape management techniques such as totemic relationships and knowledge systems, fire farming, forage farming and the like. Given cultural practices adapt to new technologies and contemporary limitations, Caring for Country has many contemporary iterations where Traditional Custodians continue to express and perform their cultural obligations to care.

Country

This encompasses Indigenous cultural understanding of the lands, seas, waters and skies to which they have ancestral connections with. See opposite page for a more nuanced description of Country.

Dreaming/Dreamtime/Lore

The Dreaming is an English translation adopted to describe complex cultural knowledge systems embedded within the landscape and passed down through cultural expressions such as art, dance and story telling. It encompasses the creation of things to the explanation of why and how things have come to be. It is for all places and for all times, and has different meanings for the different Indigenous groups across the continent.

Elder(s), Knowledge Holders and Lore-people

Elders are the custodians of knowledge who have been chosen and accepted by Indigenous communities for their services and role to community in the perpetuation of Indigenous culture and knowledge. They are highly respected individuals who play a large role in the health and leadership of community. Knowledge Holders and Lore-people are respected people who have learned and are learning traditional cultural knowledge, including performing and teaching dance, art and ceremony.

Nations, clans, language groups

These are terms that have been adopted to describe the social organisation of Aboriginal groups. Nations generally refers to a group of people connected by lands and language, with clans describing the smaller sub-groups within a nation or language group, for example, the Mulgoa clan of the Dharug Nation.

Songlines

Routes through the landscape understood as travelled during the Dreaming, as well as often being migratory routes of animals. The stories describe the landscape and events that happened during the Dreaming, can be songs as mnemonic devices. They are passed from Elder to Elder over thousands of years. Many of todays roads and highways are built over ancient songlines.

Totems

Objects, plants or animals prescribed to people and the landscape as spiritual connection. They transfer obligations, roles and characteristics to each other.

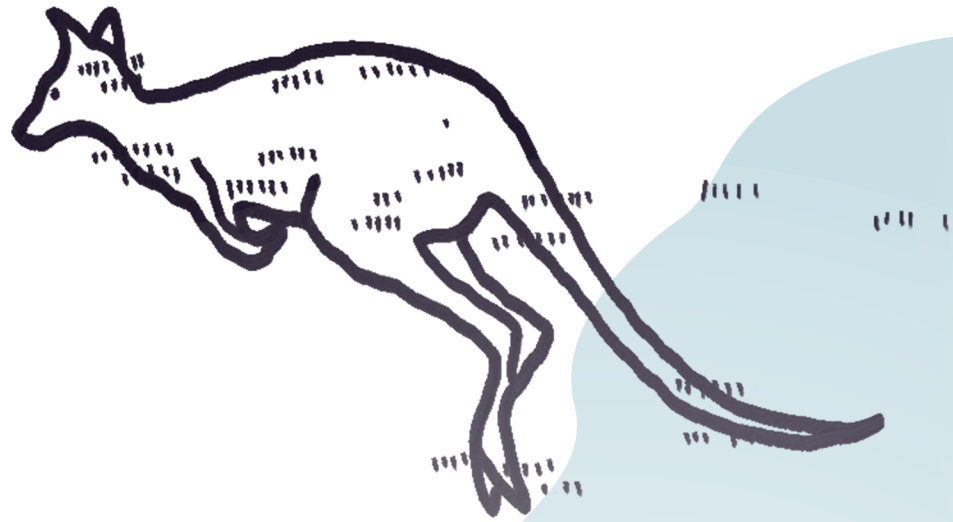
Traditional Custodians

Our preferred term over Traditional Owners, as it more succinctly describes the reciprocal relationship and obligations to Country. This term describes Indigenous people with Ancestral connection to specific geographical locations.



01_ About Country *Mulubinba*

01 About Country **Mulubinba**



Understanding of Place

Mulubinba / Newcastle

The place of sea ferns

Long before this place became Newcastle, before the Coal Harbour and Hunter Street, before the wharves, shipyards, freight and steel, this place was Mulubinba.

Underneath the colonial veneer of sandstone, steel and concrete, it is still Mulubinba - Her sandy silty soils speaking to her identity as a place of confluence, shaped by water and wind.

The Mulubinba clans lived around this area, extending to Merewether. This is a place of nourishment, good fishing, hunting, refuge and prospect. A warm sunny hill to watch over the river and seas, campfires dotting the hill side, twinkling like the night sky above.

Country has been caring for the Awabakal and Worimi people, plants and animals who have loved and cared for her in return since the beginning of time. Their footsteps shaped this land, their voices singing to Mulubinba as she provided and cared for them.

Mulubinba has been built upon, excavated, mined and quarried, dredged.

Today we set out to build upon Country again, but this time we seek to honour Country whilst doing so. We seek to respect the Traditional Custodians of place and amplify their voices in this process of design. We respect Elders by learning their teachings and unlearning the damaging processes that have harmed Country in the past.

Sensing Place

When we think about built form connecting with Country, we talk about the materials being of place, allowing for light, air, for visual connection to the sky and prominent landscape features, to plant the plants of place, to allow for the animals that belong to place, to allow for water.

This allows Aboriginal experience of place to be supported - we are able to connect to the sky and know our direction, feel light and air; smell water, eucalyptus, earth, smoke; feel the textures of place, hear the songs of Country through the chirping insects and bird song. To feel welcome and seen in a place that we are a part of, a place that is a part of us.

Mulubinba has been forged by volcanic activity and tectonic forces, shaped by water and wind, cared for with hands and fire.

Soft sensuous forms of the river meet the rugged coast of the saltwater, soft silt meets the salt and sand of the sea.

Monumental sandstone cliffs bow down to the river, pockets of casuarinas, eucalyptus, figs and tea tree hugging the hills, hinting at Mulubinbas pre-colonial presence.

For Eons, Awabakal and Worimi have shaped this place, finding camp in her hills, fishing her waters, shaping the forests and plains. Smoke wafting through the air, carried with the sound of bird song and insects chirping. The colours are vivid coastal blues, oranges of sandstone and deep greens of the coastal forests.

There is opportunity to speak to this process of sensing place, supporting Indigenous experience of place and invite non-Indigenous people to sense place in the design via:

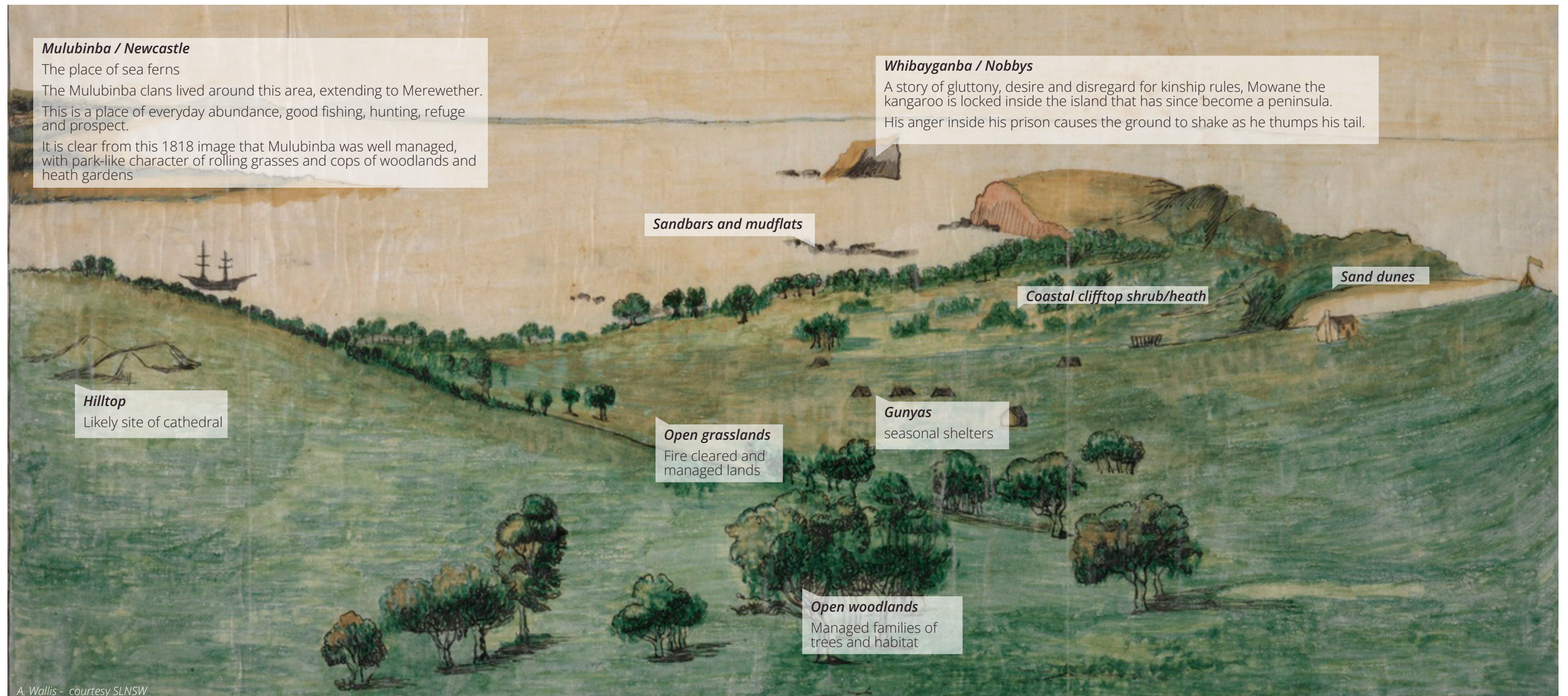
- + Blurring the thresholds between indoors and outdoors
- + Use of natural materials from place
- + Creation of culturally safe environments for Indigenous people
- + Maintaining visual and physical access to the river, hill crest and other important landscape elements
- + Use of native endemic planting to support local systems, encourage local wildlife and support sensory experience + smells of local eucalypts, melaleucas, sounds of local birdsong, chirping of insects
- + Access to sky, light, water

This is still Aboriginal Country - the Worimi and Awabakal still have presence here at Mulubinba. There is opportunity to facilitate ongoing custodianship and cultural practice through design, to connect with Mulubinba through a collaborative process with local Traditional Custodians.



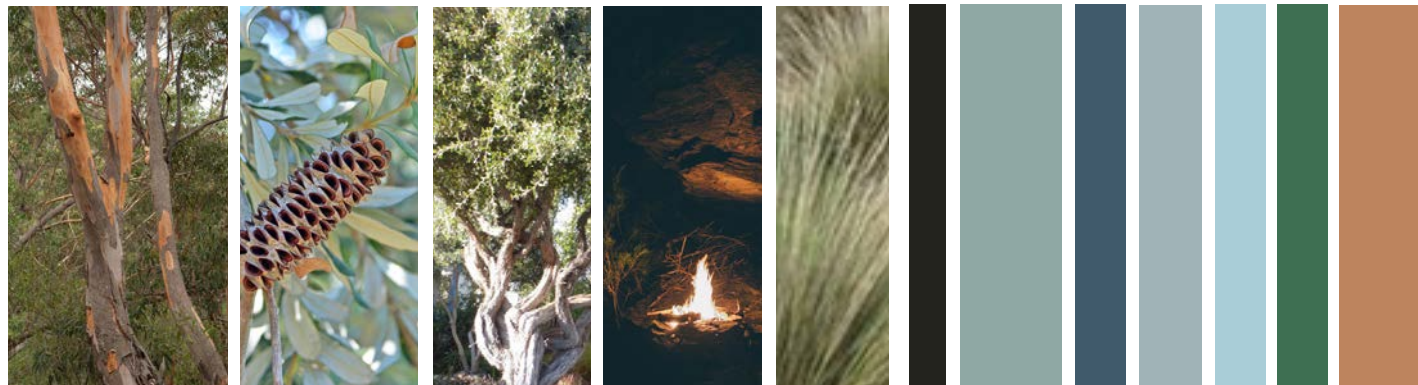
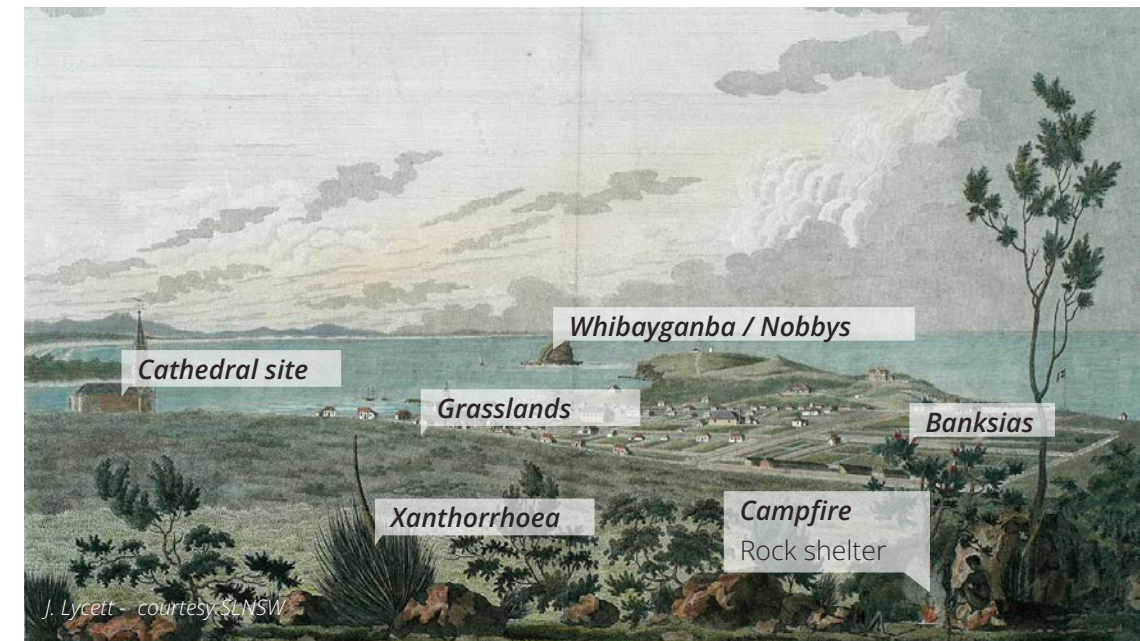
01 About Country *Mulubinba*

Remembering Country

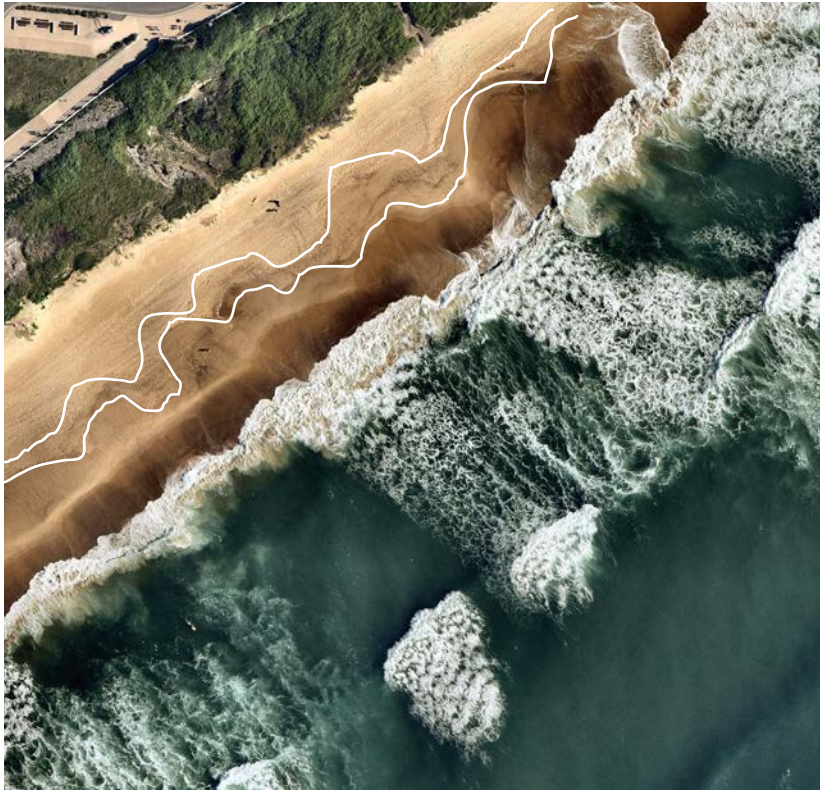


01 About Country *Mulubinba*

Remembering Country



Textures of Country: Shoreline



Textures of Country: Themeda grasslands



01 About Country **Mulubinba**

River / rock pool



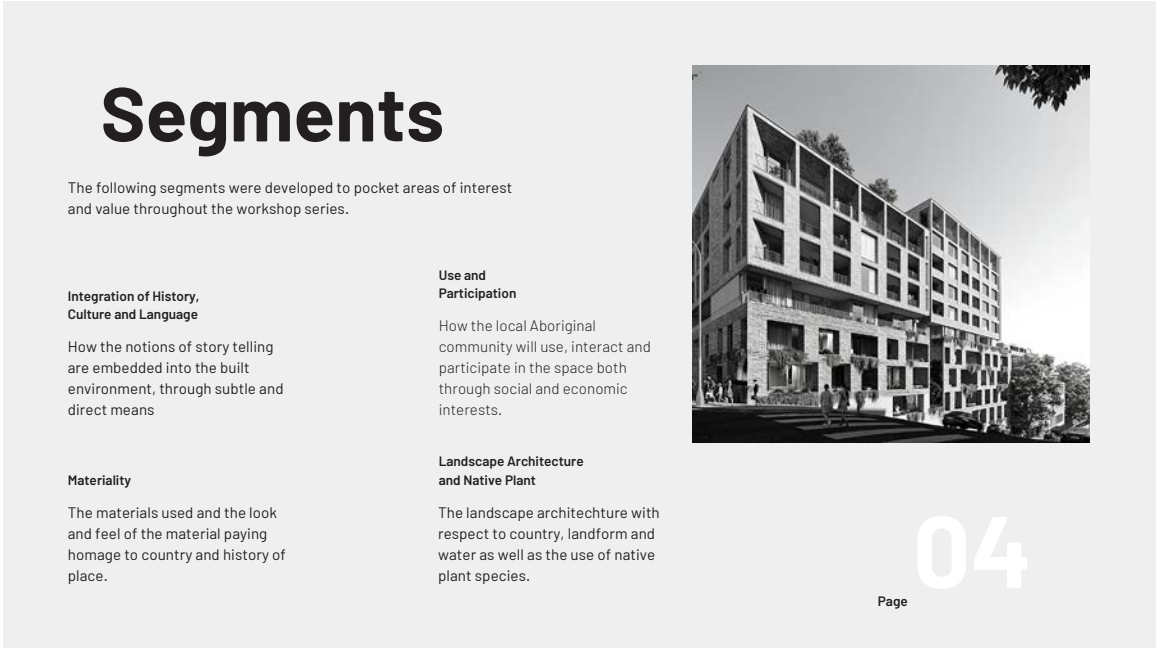


Image excerpt courtesy Djirra

Designing with Country Process

Led by Djirra, in collaboration with SJB and COLA, the design team has embarked on a collaborative process of engagement to strengthen the design response and ensure we are respecting the protocol of Country.

In addition to walking Country and the culturally led research as presented in the preceeding pages, the team was involved in sixl workshops led by Djirra in collaboration with local Indigenous community members.

During this time, discussions on the site heritage and character, protocol and aspirations for Country were discussed. Four key themes arose:

- 1. Integration of history, culture and language
 - 2. Materiality and material responsibility
 - 3. The use of place and Aboriginal participation in the life of the project
 - 4. Landscape architecture and native plant specification
- The recommendations for landscape design specifically referenced:
- The use of Native plant species over exotic plant species
 - A lush, non-harsh environment rich in plant to soften the harsh built environment
 - Creative use of all material to reference water and water play including the proposed 'water feature/stage'
 - Integration of sharpening grooves in stone and/or integration of an interactive education tool (refer Awabakal Local Aboriginal Land Council educational tool)





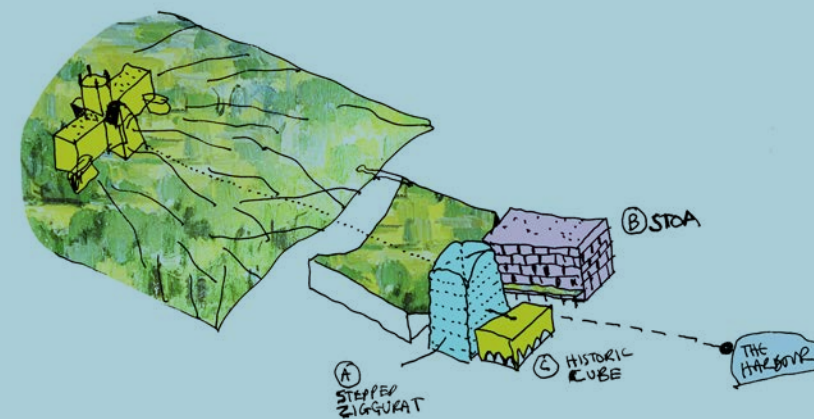
02_ Project Understanding

02 Project Understanding

Project Understanding

East End Newcastle sits within a verdant coastal landscape textured by a mish mash of colonial, post modern and contemporary architecture. Her topography is felt as you traverse along the contours or brave the steep climb of Newcommen street. The hill, the cathedral, sit as sentinel to the change this place undergoes, like the river, constantly changing, an ebb and flow of life and activity.

The SJB, DBJ and Curious Practice proposal intuitively taps into this framework - extending arms to the river and making space for the hill and cathedral to breathe, embraced by greenery that serves as connection to place, to time. Public right to the city is celebrated, with the creation of a new market square, while the active, coastal lifestyle of Mulubinba/Newcastle is proclaimed exuberantly through a series of garden courtyards, rooftop gardens, lobbies, balconies - this is a place for living.



Sketches courtesy SJB/DBJ/Curious Practice



02 Project Understanding

Competition Scheme

SJB, DBJ and Curios Practice submitted the competition landscape scheme with view to develop the scheme further by a landscape architect once engaged. Their scheme focused on creating a vibrant central plaza and landscaped terraces, nooks and pathways to glue the builtform together.

This report specifically addresses the key issues relevant to the design panels feedback highlighted in the Architectural Design Competition Report and subsequent 5 DIP presentations as tabled below:

Jury Recommendation / Comment	Response
<p>Design elements strongly supported in the scheme that should be re-tained in order to achieve design excellence:</p> <ul style="list-style-type: none">- The arrangement of Market Square and the perimeter colonnade- new view lines towards the Christ Church Cathedral- creation of a more generous and convincing public domain. This initiative has significantly improved the way people will experience the urban space and is complemented by the circular fountain in Market Square.- the design of the Market Square as a plaza rather than a stairway was also commended by the Jury- the diversity of Market Square given it had good width for activation and could easily be used by a variety of public uses such as markets, long-lunches, and an open-air cinema	<p>The elements of the plaza from the competition scheme have been largely retained and refined.</p> <p>The landscape has developed in response to feedback from the jury, as well as feed-back from community.</p>
<p>For further consideration:</p> <ul style="list-style-type: none">- level change between the public domain of Hunter Street and Market Square was proposed to be addressed with stairs. The Jury found that the relationship between Hunter Street and Market Square requires further consideration and recommend that this interface requires an at-grade solution- the overall response would be more successful with an integrated landscape approach.- In addition to continuing to inform the design through the Indigenous design team member, as the design is developed, further First Nations community consultation and response as outlined in the Connecting with Country Draft Framework s should be pursued. <p>The landscaping and planting indicated in the public domain and on buildings requires further consideration. Adequate soil volumes, sufficient structure to support landscape loads and drainage penetrations, safe and practical access for maintenance, and automatic watering should incorporated.</p> <ul style="list-style-type: none">- Stage 4 South building success of the internal courtyard and internal circulation is critical	<ul style="list-style-type: none">- At grade solution presented on Hunter St interface, with stair/amphitheatre to Laing St interface and lift to Morgan inter-face to navigate levels.- The landscape approach softens the interface with Hunter street with the addition of lawn and planting, as well as planting in key areas to fram views and provide shade. The water feature has become a zero depth at grade water play area, programmable for events.- Indigenous design / Country centred design led by Djirra who have conducted a series of workshops, along with Country centred analysis- Landscape set downs and allowances have been catered for- Stage 4 South internal courtyards have been developed and welcomed by the DIP

NSWGA Draft Framework Principles for Action

1.

We will respect the rights of Aboriginal peoples to Indigenous cultural intellectual property, and we will support the **right of Country to be cared for.**

2.

We will prioritise Aboriginal people's relationship to Country, and their **cultural protocols**, through education and enterprise by and for Aboriginal people.

3.

We will prioritise **financial and economic benefits** to the Country where we are working, and by extension to the Traditional Custodians of that Country.

4.

We will **share tangible and intangible benefits** with the Country where we are working, and by extension the Traditional Custodians of that Country, including current and future generations.

5.

We will respect the diversity of Aboriginal cultures, but we will prioritise the local, place specific **cultural identity of the Country** we're working on.

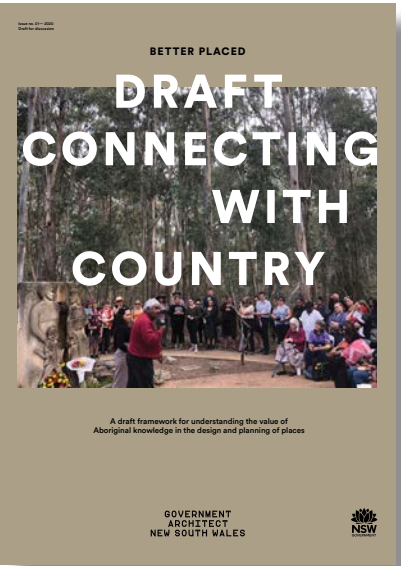
Aboriginal people will determine the representation of their cultural materials, customs, and knowledge.

6.

We will prioritise recognition and **responsibility of Aboriginal people**, supporting capacity building across Aboriginal and non-Aboriginal communities, and across government project teams.

7.

We will support Aboriginal people to continue their practices of managing land, water, and air through their ongoing **reciprocal relationships with Country**. We will create opportunities for traditional first cultures to flourish.



02 Project Understanding

Contextual Analysis



The site sits on the Northern face of the Newcastle city peninsula, between Hunter top the North and King Street to the South. Newcomment and Thorn Street for the East and West boundaries, respectively. The site is subject to significant change in Grades, from RL 3.8 at its lowest to RL 23 at its highest, grading from the South East to the North West generally.

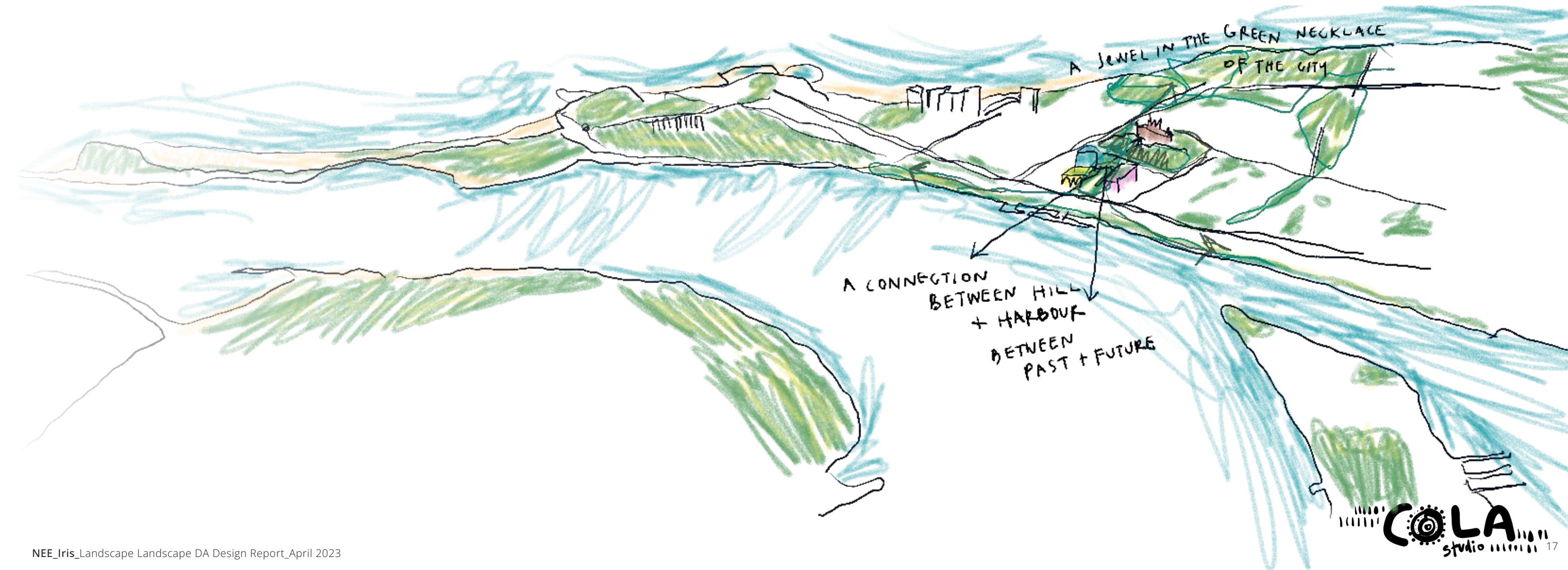
Aspect Studios developed a Public Domain masterplan in 2017. The competition winning scheme departs from the scheme, namely through the creation of a central market plaza, opening up the view corridor from the river to the hill and cathedral.

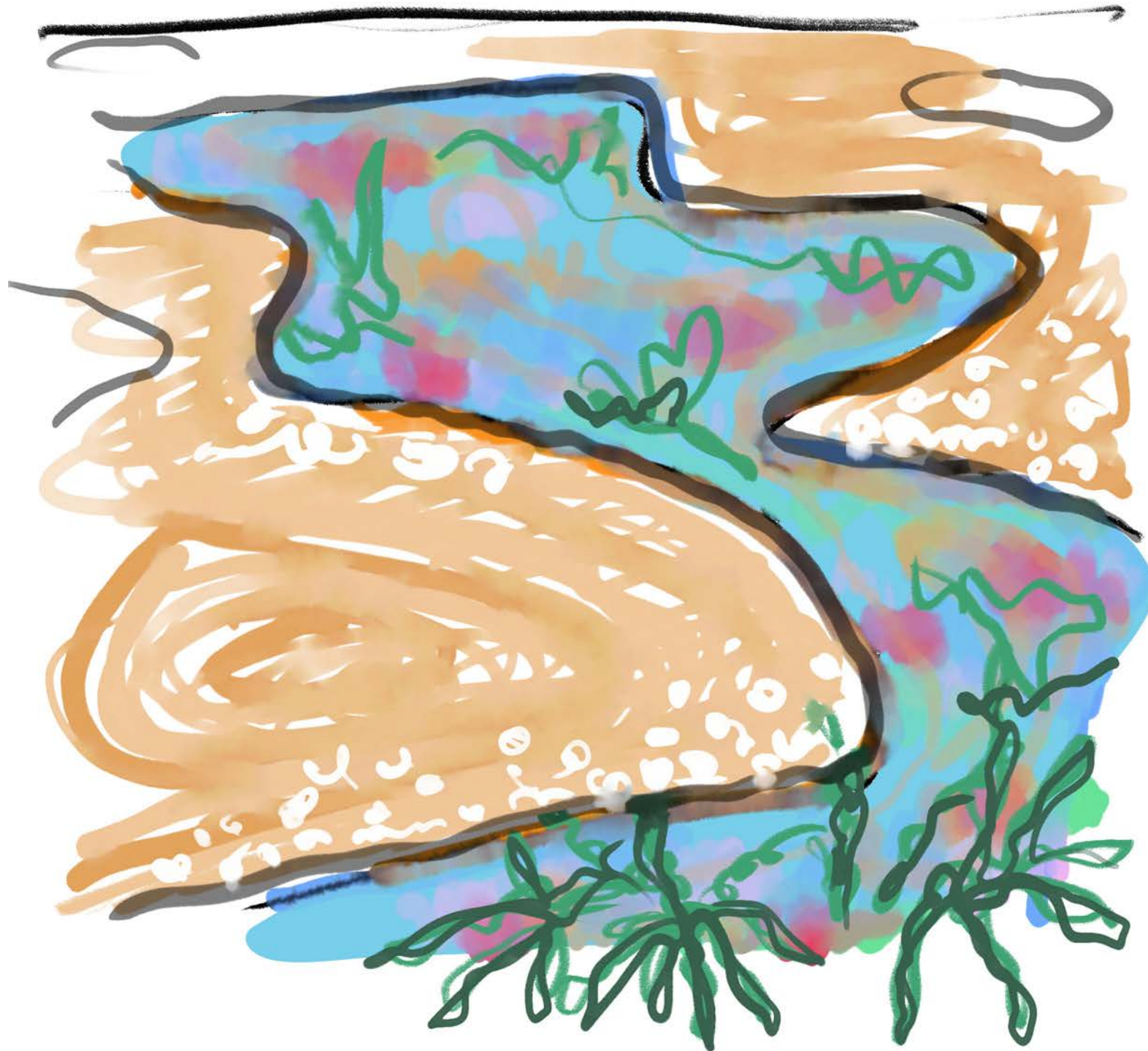
02 Project Understanding

Site Character

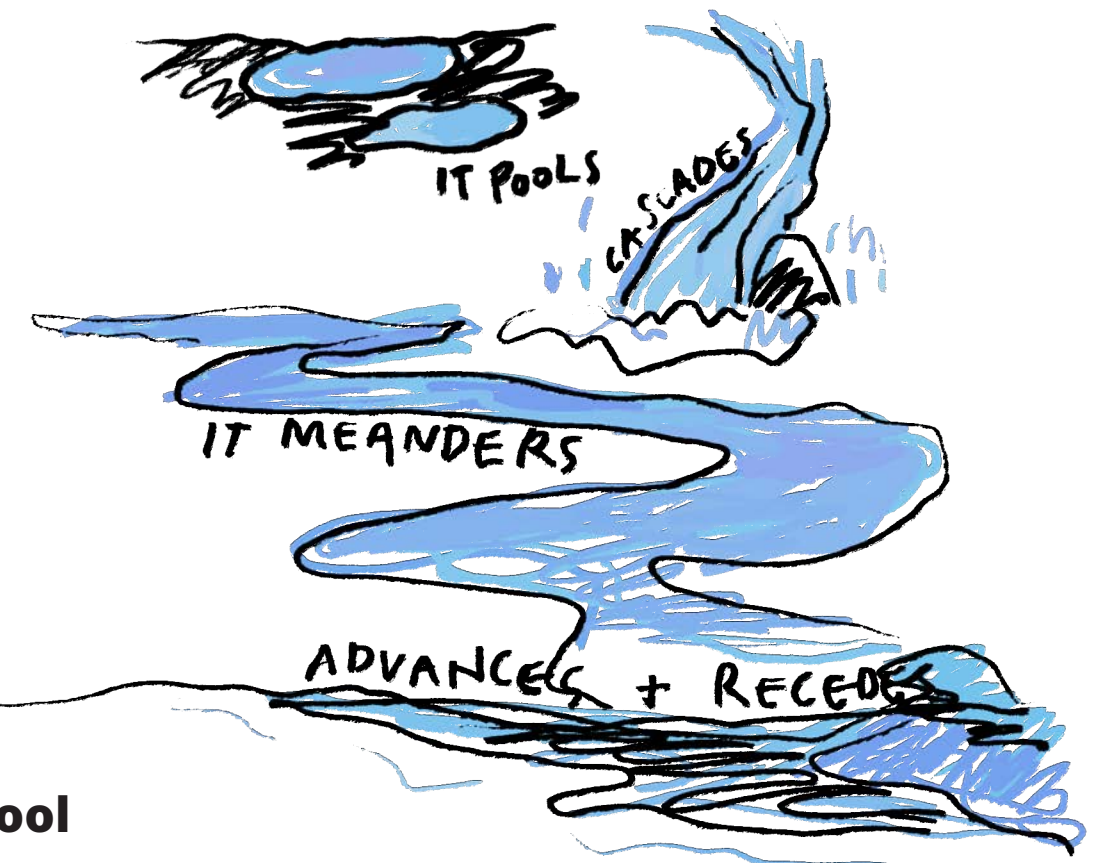


03_ Vision *Gunyalungyalung*





HOW DOES WATER
MOVE THROUGH
SPACE?



Rockpool

Vibrant, complex ecosystems teeming with life, the vision for the landscape story is to distill the qualities of the rockpools that litter the shorelines of Newcastle, from ancient pools carved by water and women, to the colonial pools carved by convicts to the contemporary pools today - the alluring rockpool is vibrant, filled with life day and night, ever-changing, sensuous, revitalising - a place to explore and arouse curiosity.

Process diagrams

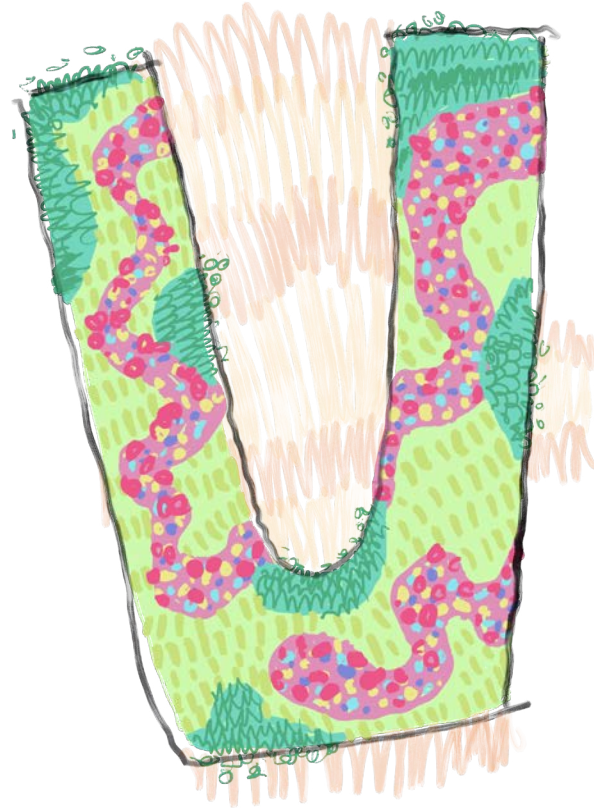


Market Plaza

River - Rockpool - Hill

Inspired by Country, the Market Plaza draws upon the memory of Mulubinba and her water story - that the river king tides once extended all the way to Hunter Street, where the grassy hills met the brackish water before making its way out to sea along the rock shelves.

Like the rockpools dotting the coast, the landscape design is to draw users in - reflective surfaces of water, seasonal flashes of colour, interesting textures and moments - a fascinating jewel within the green necklace of the city, moments of intrigue and delight in abundance.

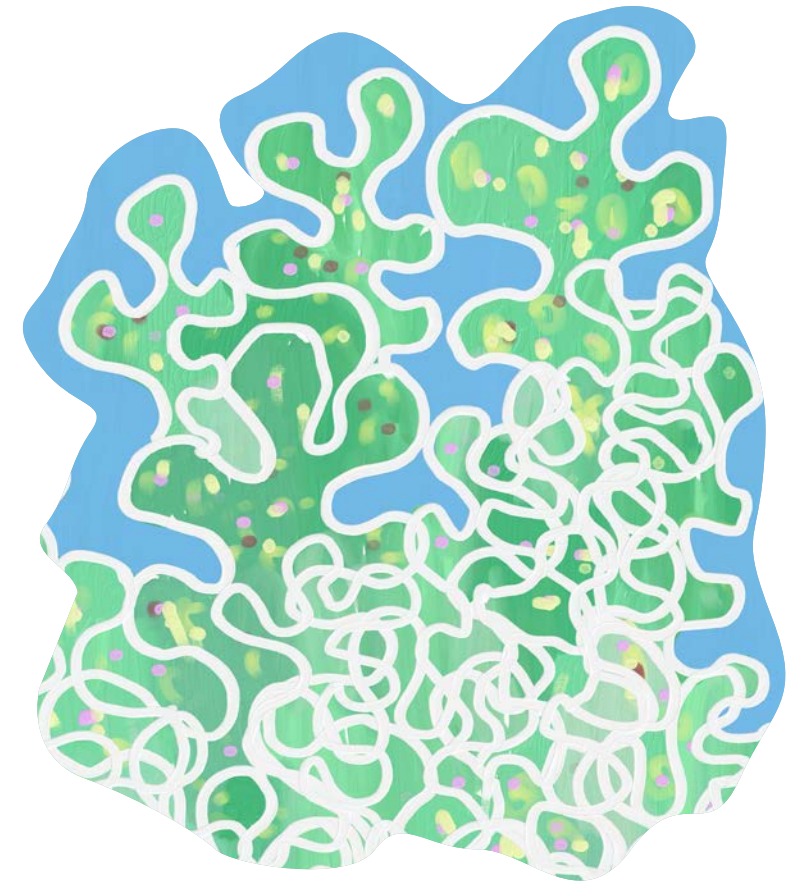


The arbour

Rockpool - Hill

An inverted hanging rockpool, the planting palette for the colonnades showcases the rich textures of Mulubinba's native planting palettes, paying homage to the colours, texture and forms of rockshelf rockpools.

Whether viewed from the ground, cascading vines and glimpses of colour hinting at the diversity above, or viewed from above, an artful distillation and exclamation of the beauty of Country.



Rooftops and courtyards

Hanging heath - Rooftops

Drawing on the hanging clifftop coastal ecologies, the rooftop gardens should ooze coastal relief, texture and colour. Rugged textures and layering, a crunchy yet luxurious, fresh and laid back sequence of gardens calling to one and other across the rooftops.

Sea fern and forest floor - Courtyards / internal gardens

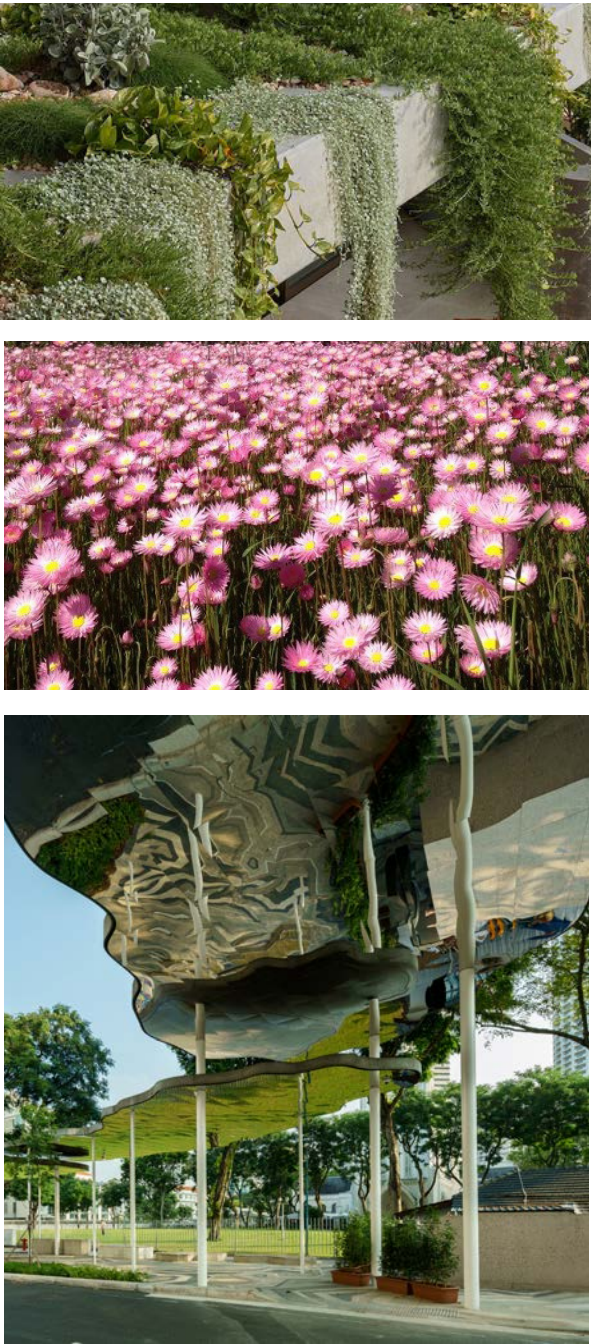
The internal and sunken courtyards of stage 4 take their cues from the sea fern and local rainforests as seen around the coastline. Lush, textured and evocative, the gardens are soaked in green, with playful geometries inspired by the movement of sea ferns.

03 Vision **Gunyalungyalung**

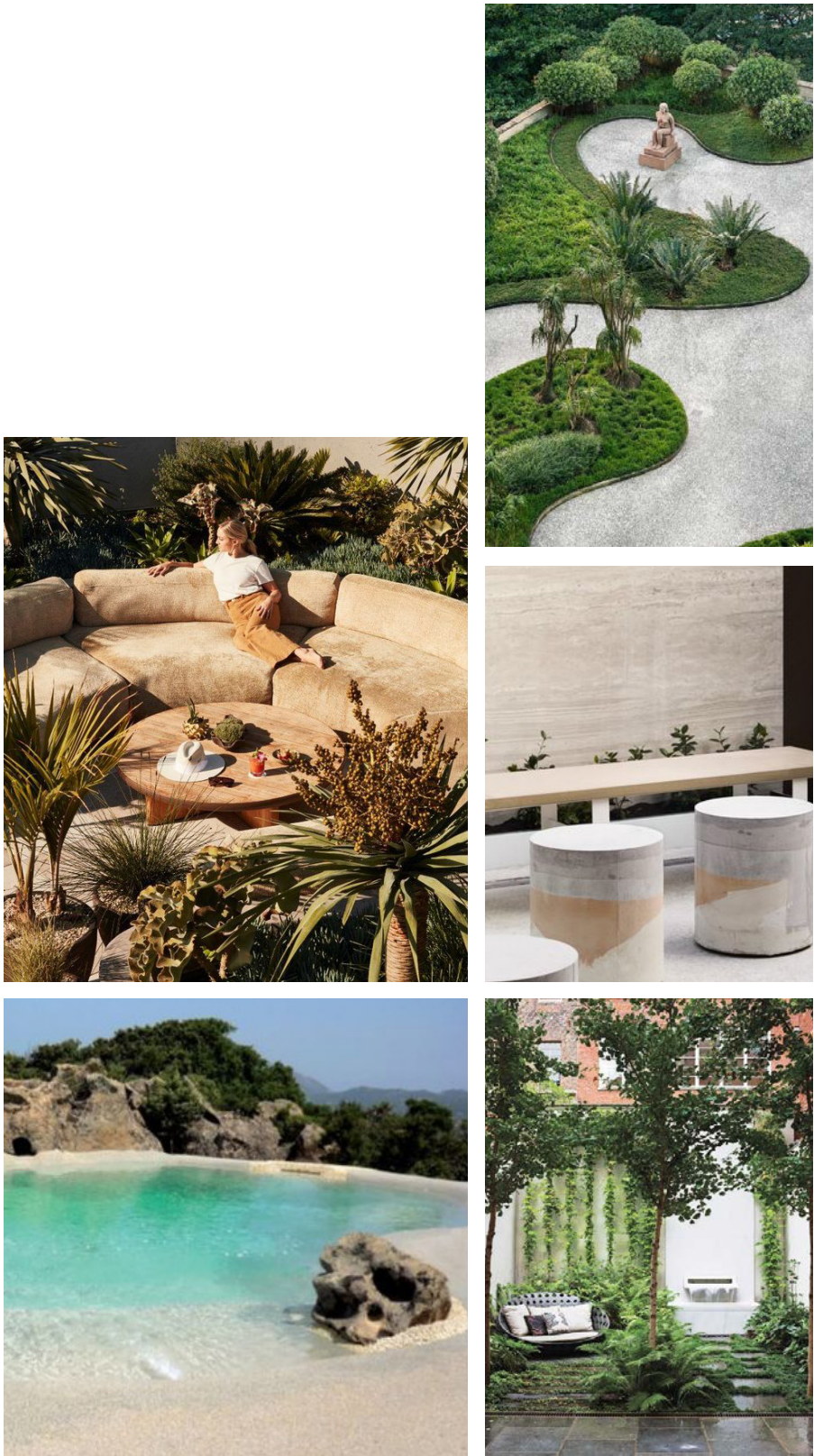
Precedent imagery



Market Plaza - integrated steps, seating and walkways; banded paving; programmable water play



The Arbour - reflective soffit, seasonal flowering, cascading planting



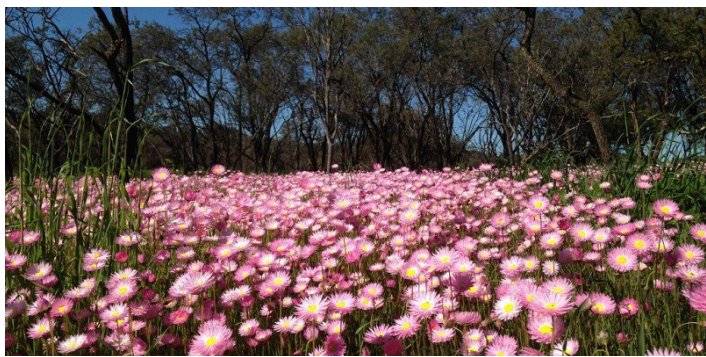
Rooftops and courtyards - Sand pool, communal seating, organic geometries, layered materials, immersive gardens

Planting Vision

Showcasing the diversity of local native coastal communities

Drawing upon the local endemic vegetation, the planting palette draws upon the tension between native and colonial planting seen further East at Pacific Park, where the plane tree street planting gives way to beautiful Banksias, fig trees and tea trees.

Balancing between Iris's desire for lush planting and the local endemic landscape, the planting emphasises the diversity of our beautiful native plants - whether that be rainforest species for lush courtyards, hardy hanging heath on rooftops or playful wildflowers and textured understorey.



02 Vision ***Gunyalungyalung***

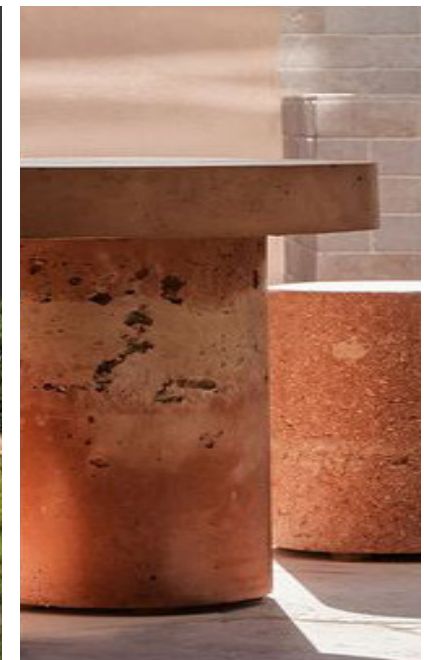
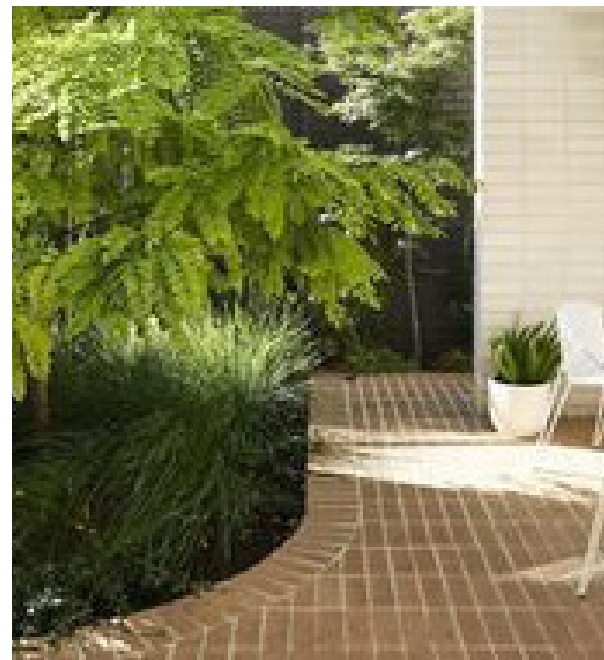
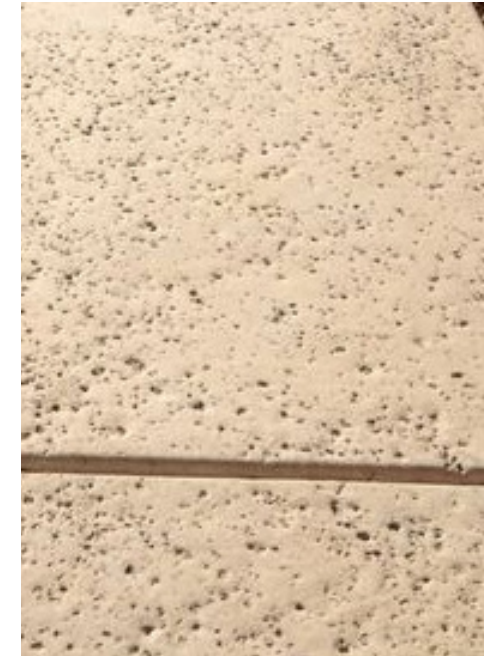
Design direction - Material

Sand, salt, midden + silt

+ Distilling the movement of water, the creation processes encapsulated in tidal and fluvial movement

+ Use of salt to texture surfaces

+ Variation and gradient, textural



THORN STREET

THORN STREET

MORGAN STREET

NEWCOMEN STREET

NEWCOMEN STREET

LAING STREET

04_ Design Concept *Bangawarra*

CN LAND - TO FUTURE DESIGN



04 Design Concept **Bangawarra**

Precinct Masterplan

A vibrant, coastal mixed use precinct

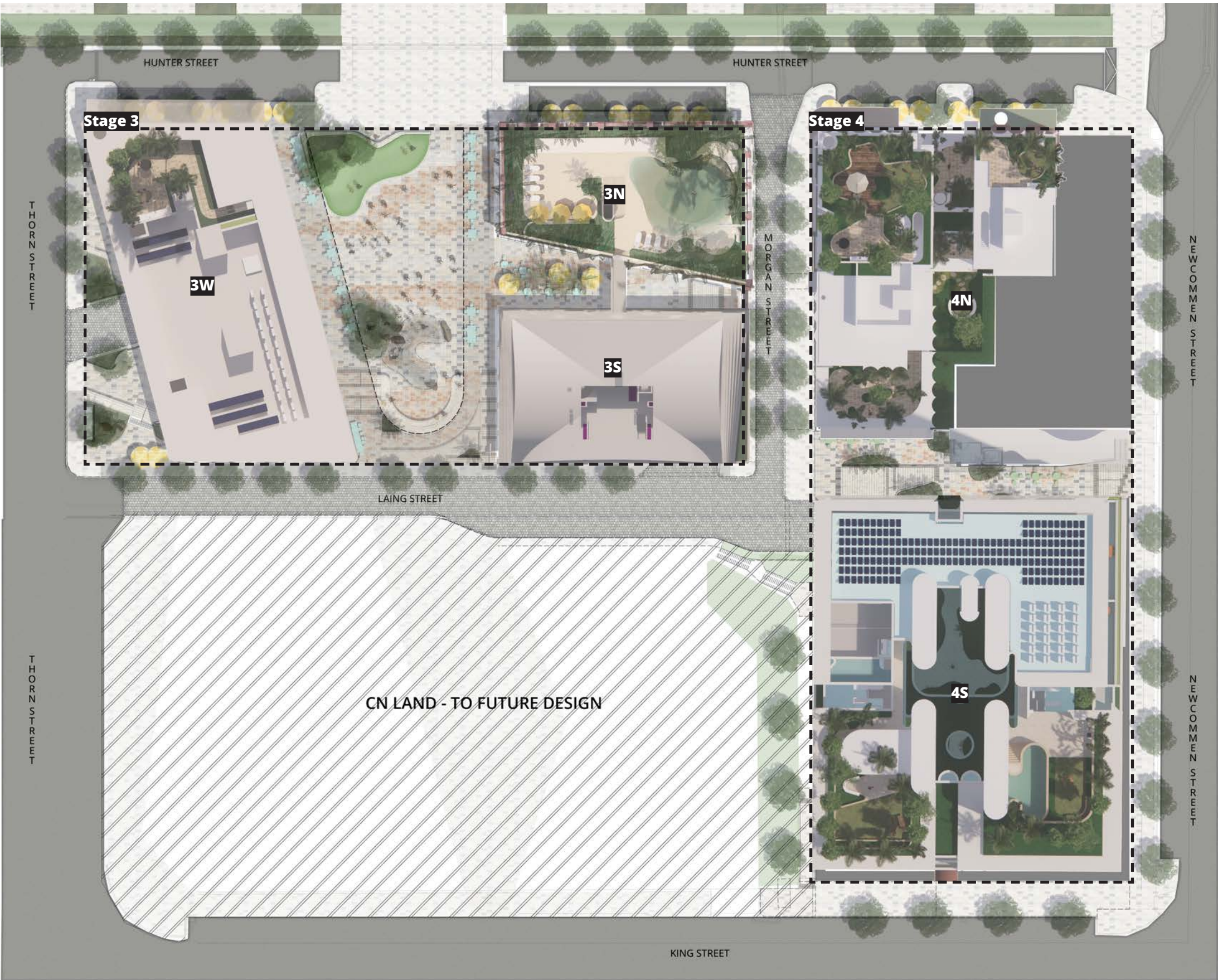
The landscape approach to the precinct aims to ground the built form in Country, strengthening the relationship between the architecture and the coastal character of Mulubinba / Newcastle.

Drawing from the king tides, the sea fern, the grassy hills and rock pools, the landscape creates a distinctly coastal feel, reminiscent of the sandy shorelines that hug the peninsula.

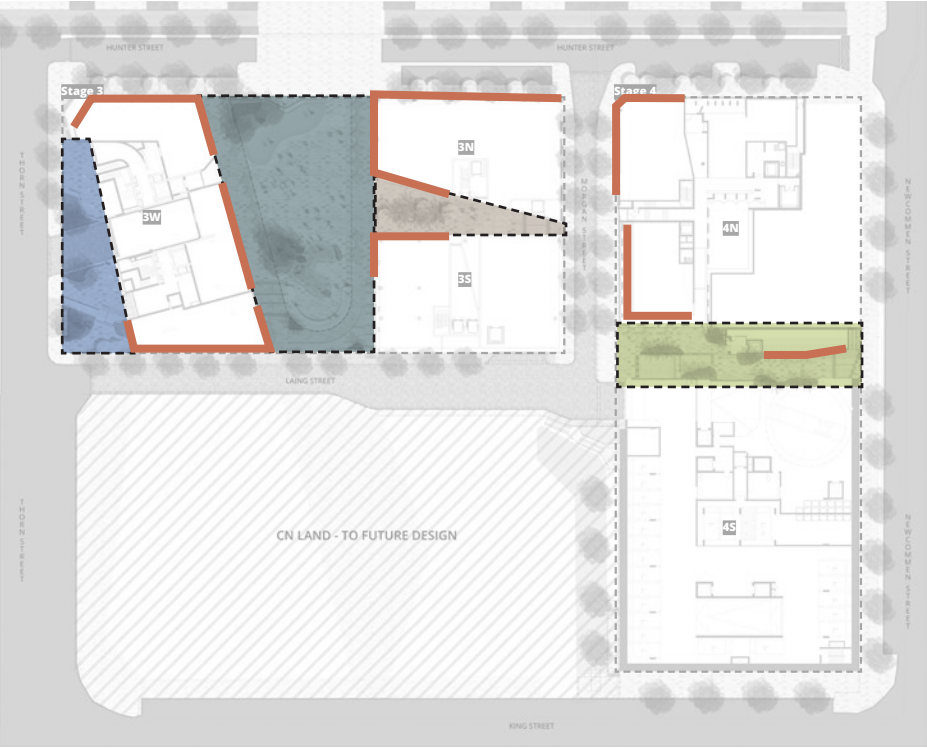
Flowing geometries, verdant planting, swathes of texture and colour, with relaxed places to gather and people watch create an active public domain, while the verdant rooftops and internal courtyards provide a biophilic connection to Country for the residents and visitors.

Key moves:

- + Distilling the movement of water, the creation processes encapsulated in tidal and fluvial movement
- + Use of playful geometries distilling water movement
- + Grassy areas speaking to the grassy hills of Mulubinba
- + Variation and gradient, textural, colourful, soft form evoked throughout the material palette
- + Ephemeral water feature evocative of local rock pools
- + Verdant coastal planting showcasing local native species



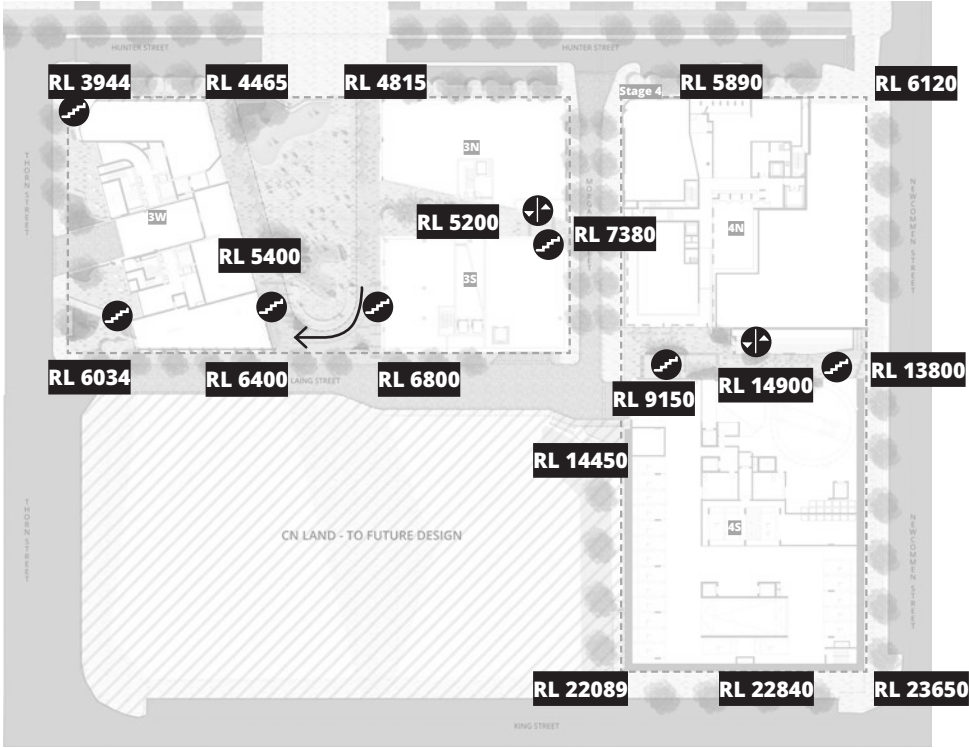
Precinct Diagrams



Program

- Thorn St Forecourt
- Market Plaza
- Market laneway
- Newcommen through link
- Active frontages

The massed form defines the public domain programs of the development. With an emphasis on civic activity, the site features active shop fronts to the plaza and Hunter Street, as well as to the through links.



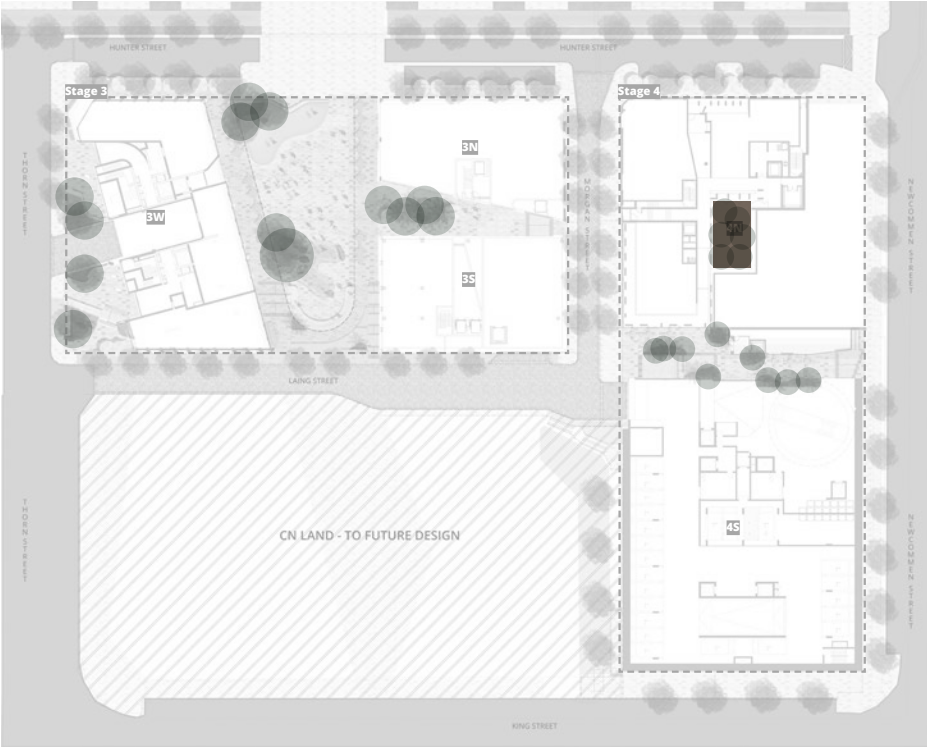
Circulation + Accessibility

- DDA compliant steps
- Max 1:20 grade walkway access
- Lifts

The site canvasses steep changes in level from King street to Hunter st, with these levels at their steepest along Morgan Street South and Newcommen Street - at times a 1:5 grade. to navigate these steep level changes, the architecture hold much of the level change and provides lift access from Morgan to the Newcommen through site entry.

The level change and natural grade become shallower between Laing and Hunter, at approx. 1500mm level change between the two streets.

To maximise the flexible use of the Market plaza and accessibility, the landscape maintains a maximum 1:40 grade from North to South, with an 1:20 walkway integrated into the amphitheatre seating.



Deep Soil + Canopy Coverage

The minimum deep soil requirements are not achieved, however as outlined in the checklist achieving the design criteria may not be possible on some sites including where:

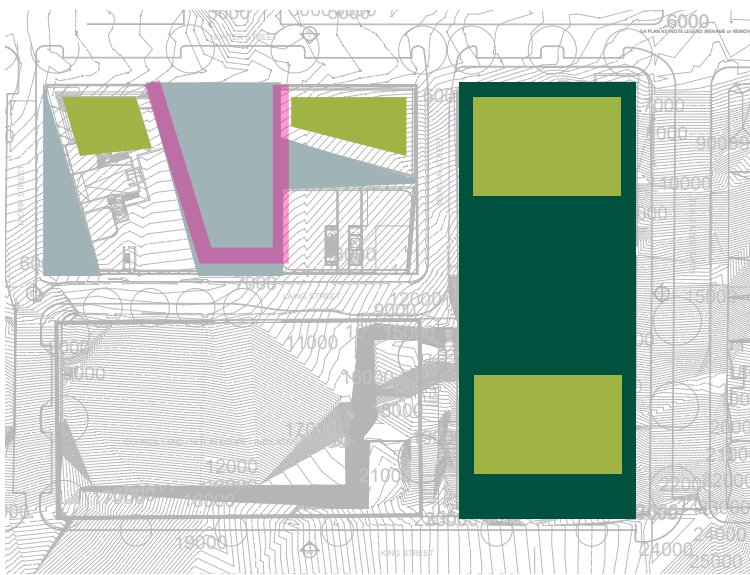
- The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres)
- There is 100% site coverage or non-residential uses at ground floor level
- Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure

The site is located in the city which is a dense urban environment. The project proposes extensive urban landscape, tree canopy, rooftop landscape and public space. Deep soil is associated with 4N to provide a buffer between developments.

STAGE 3 SITE AREA: 3393m2	STAGE 4 SITE AREA: 3141m2	STAGE 3+4 SITE AREA: 6534m2
STAGE 3 DEEP SOIL (min 6m) 0m2	STAGE 4 DEEP SOIL (min 6m) 98m2	STAGE 3+4 DEEP SOIL (min 6m) 98m2
STAGE 3 DEEP SOIL % 0%	STAGE 4 DEEP SOIL % 3.1%	STAGE 3+4 DEEP SOIL % 1.5%

04 Design Concept **Bangawarra**
Overall Precinct Planting Strategy

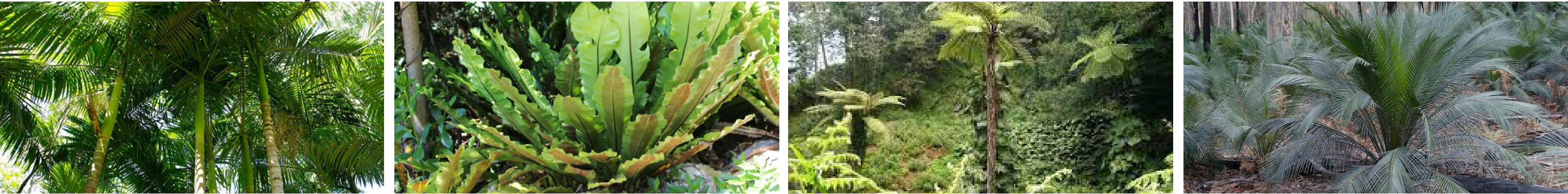
Native plaza - local native species that play with the civic character



Themeda - flowering arbor

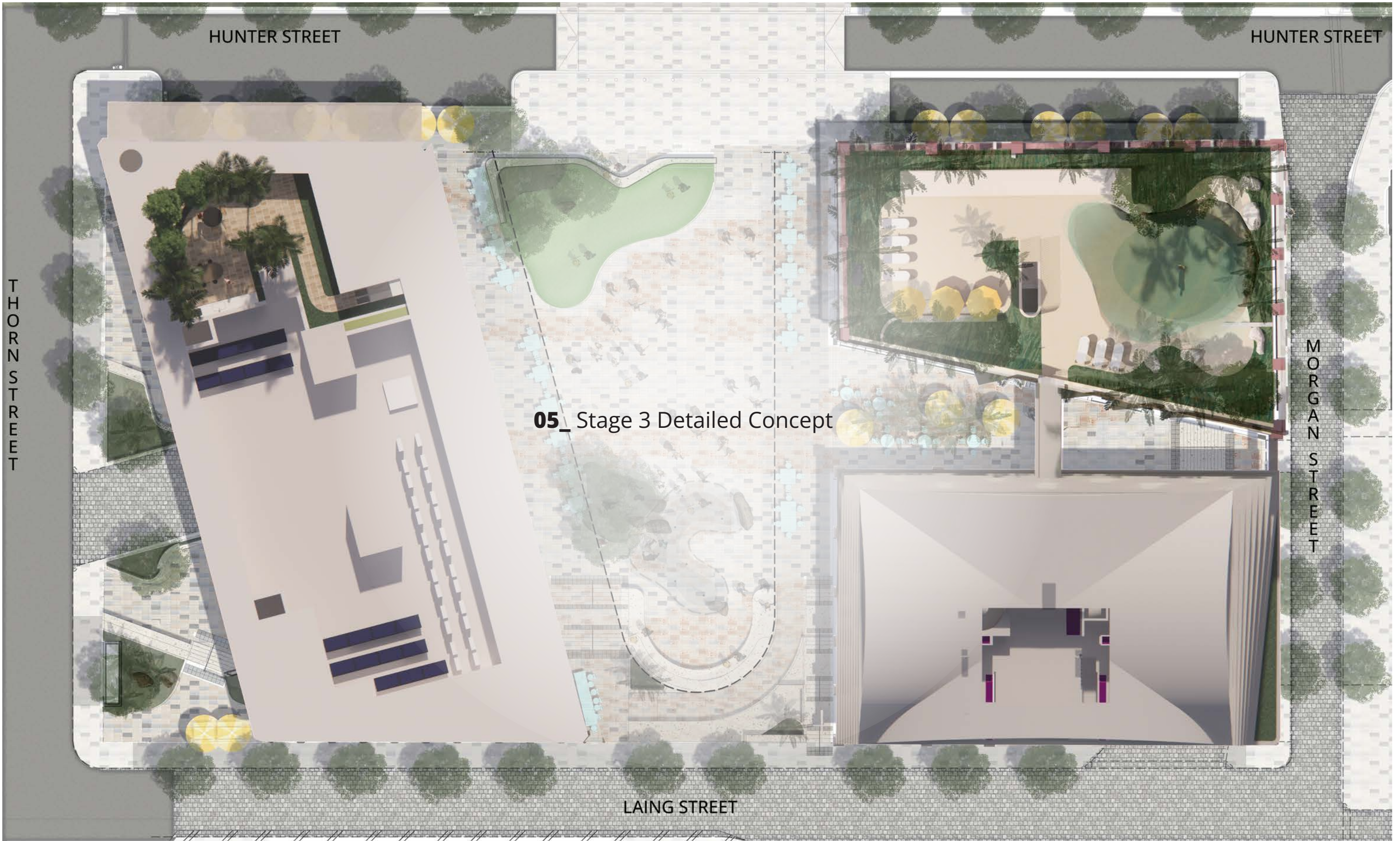


Ferns + Palms - lowlight courtyards



Coastal native rooftops





05 Stage 3 Detailed Concept

Market Plaza: Detailed Plan

Rockpool meets hill

Once the ephemeral shoreline of the river, banks of the grassy hills gave way to river and sea. A short walk to clamber across the sandstone platforms and glimpse into the worlds of the rockpools. Tiny complex, vibrant ecosystems dependent on the daily drama of the tidal wash. Ever changing, fascinating.

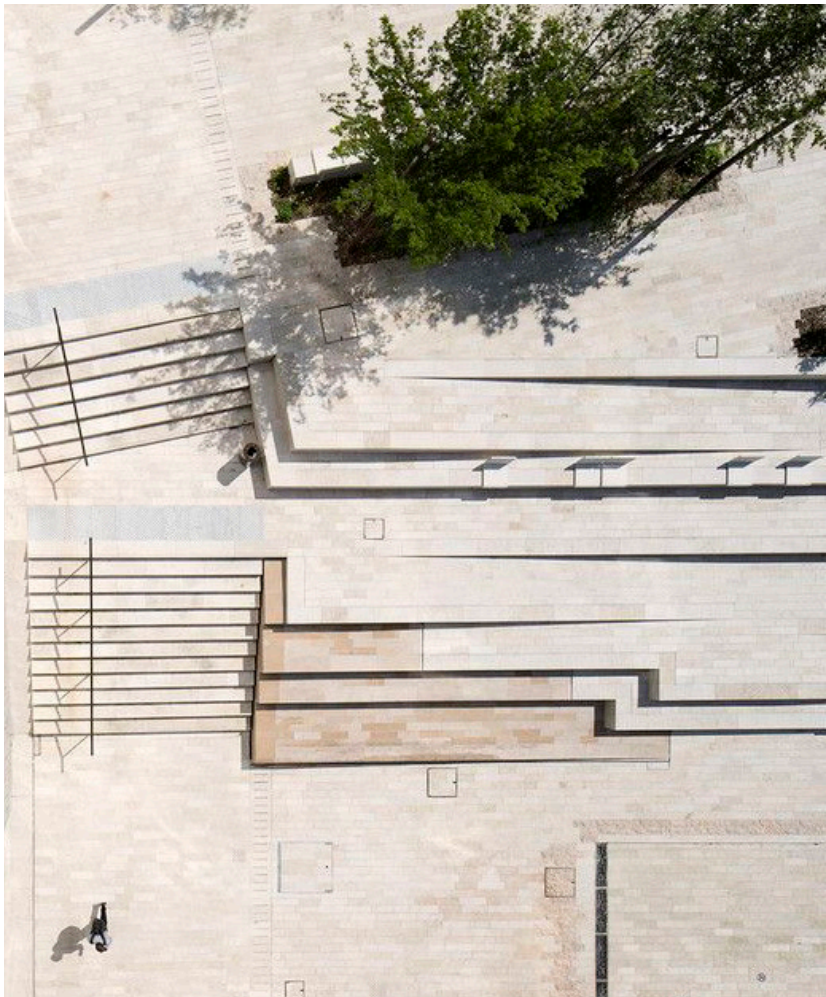
- + Ephemeral low depth water feature to speak to tidal fluctuations of rockpools, respond to programing, organic form
- + Northern interface with Hunter Street sees a wash of lawn, speaking to the tidal movement, the grassy hill, providing for daily activation and informal seating/lounging.
- + Organic geometries meet classical geometries of architecture, playful reference to the negative space of sea fern foliage, movement of water and pooling, responding to arch of awning
- + Interplay with soffit of awning to be explored, complement narrative
- + Accessible grades maintained throughout, 1:40 grade maximum through plaza to maximise flexible use and spillout.
- +DDA compliant walkway held in amphitheatre to Southern interface of plaza, geometries respond to awning, sandstone rockshelves
- + Thorn Street interface continues soft forms to guide circulation and hold levels, open corner to Hunter Street Corner, mini plaza to Laing and Thorn
- + Laneway to Morgan street to maintain civic character and flexibility, steps and lift to Morgan street interface



05 Stage 3 Detailed Concept

Market Plaza: Precedents

The landscape draws upon the deep history of tidal ebb and flow, of silt, sand, stone and salt, of the grassy hill bowing to the river. Drawing upon the the alluring rockpool, the landscape vision is vibrant, filled with life day and night, ever-changing, sensuous, revitalising - a place to explore and arouse curiosity, where story unfolds.

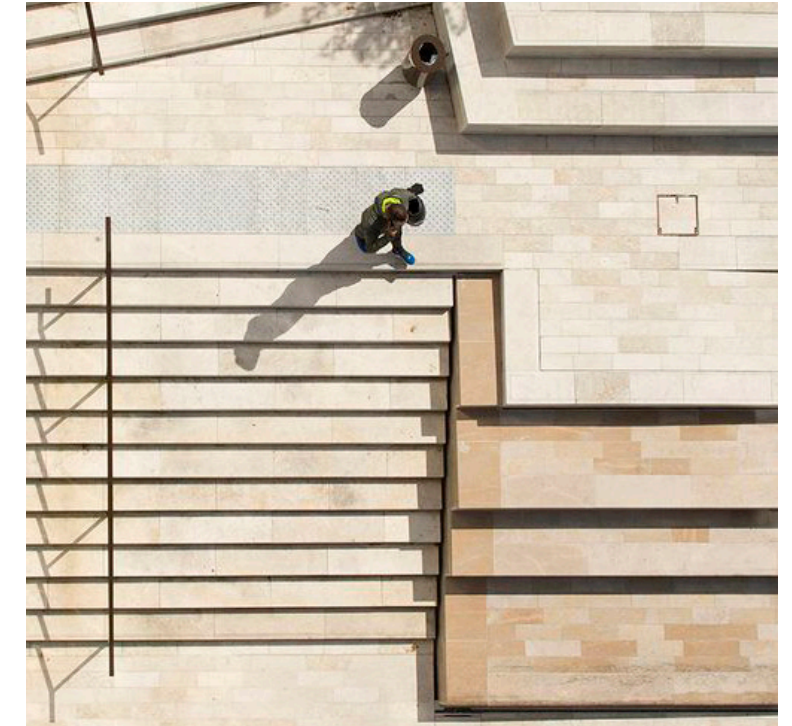


05 Stage 3 Detailed Concept

Market Plaza: Materials

Material selection

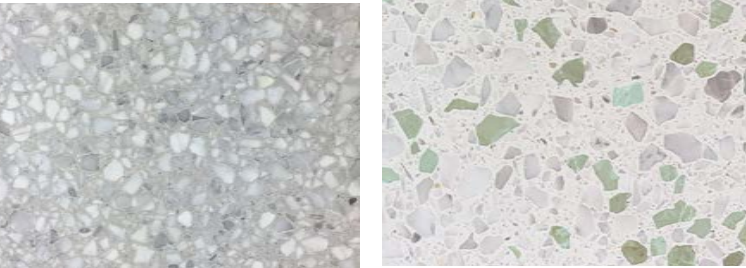
- + Banded paving speaking to tidal movement and geology
- + opportunities for paving units to integrate elements from Country - i.e. cut material, local shell and the like
- + Formed elements such as walls and seating to speak to local geologies and soils, middens
- + Use of colours and textures that speak to local elements



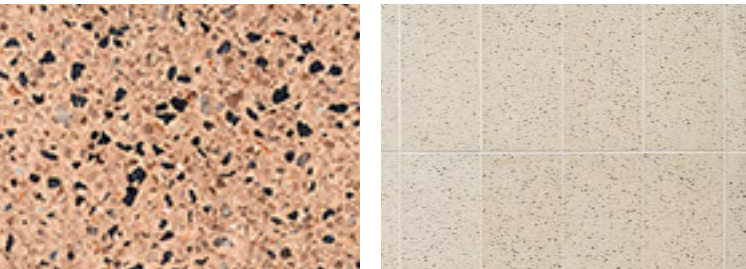
05 Stage 3 Detailed Concept

Material Narrative

Surface treatments



Paving Type A - sea foam, salt



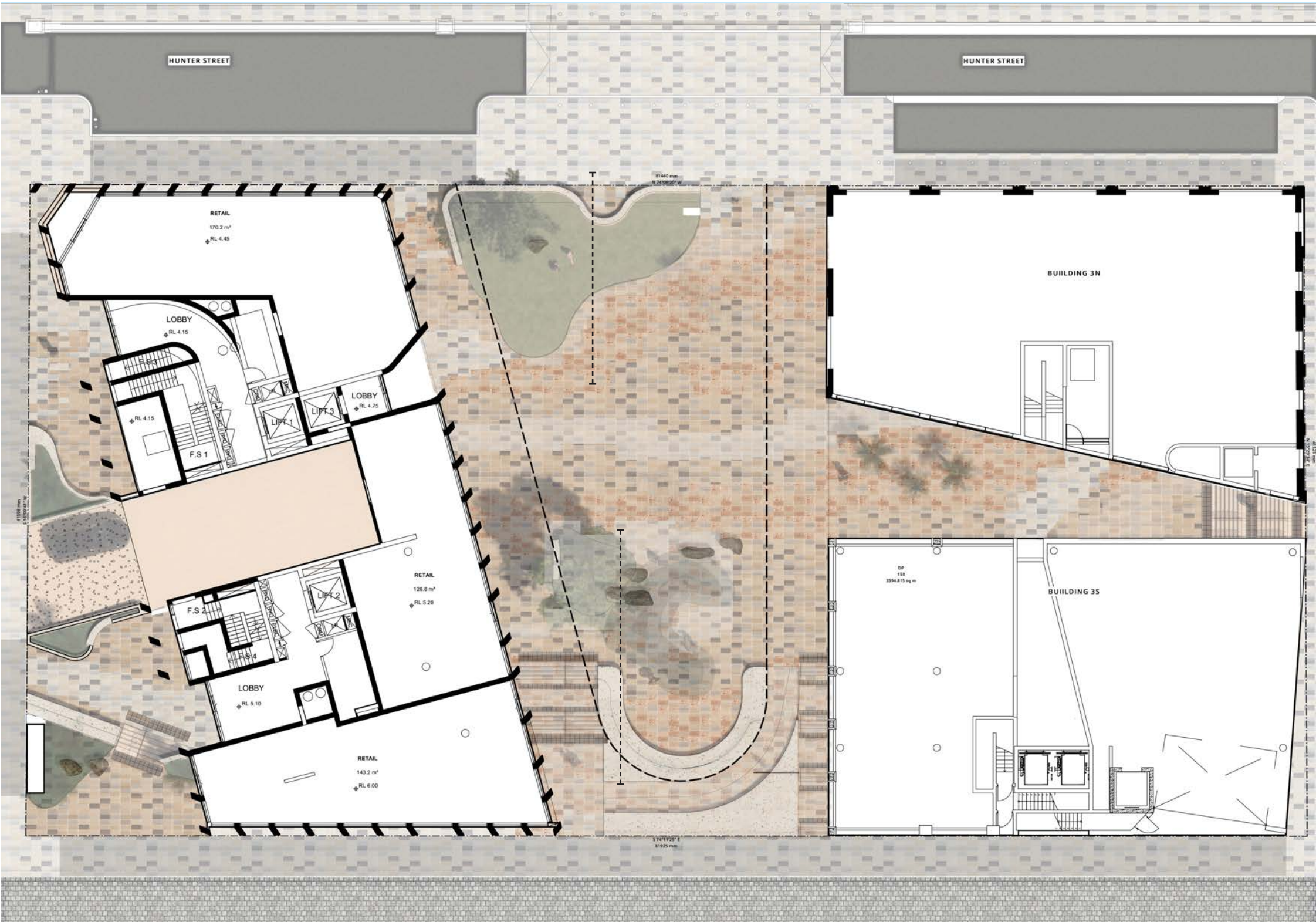
Paving type B - sand



Paving Type C - silt + midden

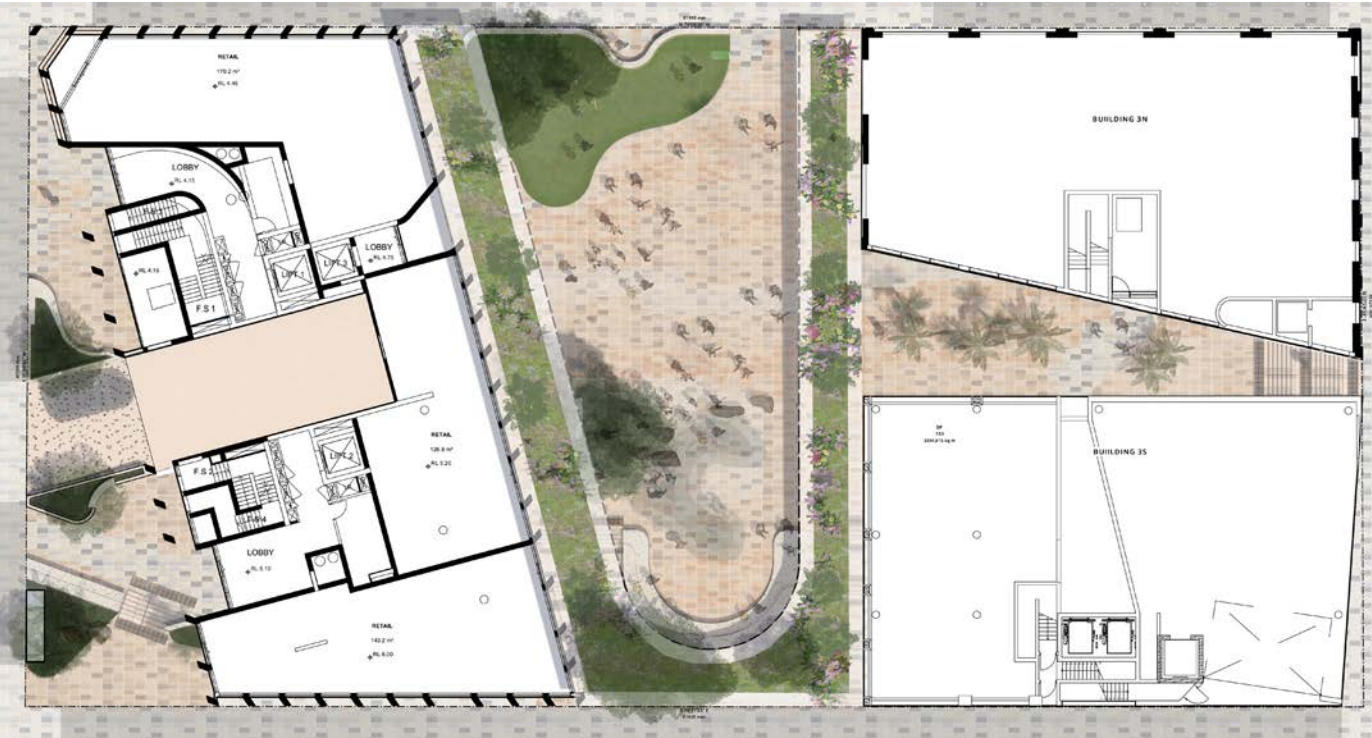


Concrete treatment - salt rock finish, pigment, rock



05 Stage 3 Detailed Concept

Planting Palette



Ground Level

- Archontophoenix c.
- Angophora costata
- Banksia ssp
- Hymenosporum flavum
- Howea fosteriana
- Tristaniopsis laurina

- Babingtonia virgata
- Banksia spinulosa
- Carpobrotus glaucescens
- Casuarina glauca
- Chrysocephalum apiculatum
- Cycas media
- Dendrobium speciosum
- Doryanthes excelsa
- Grevillea ssp
- Goodenia ovata
- isopogon anemonifolius
- Lepidozamia peroffskyana
- Melaleuca thymifolia
- Micromyrtus cilitata
- Macrozamia communis
- Scaevola ssp.
- Zoysia sp.

Awning

- Leptospermum laevigatum
- Hibiscus ssp.

- Brachyscome ssp
- Commelina cyanea
- Doryanthes excelsa
- Glycine clandestina
- Hibbertia scandens
- Isolepsis nodosa
- Kennedia rubicunda
- Lepidosperma ssp
- Pimelea linifolia
- Poa poiiformis
- polymeria calycina
- Rutidosia helichrysoides
- Sennecio pinnatifolius
- Themeda Australis
- Westriungia fruticosa
- Xerochrysum braceatum
- Zieria prostata

Ground Level



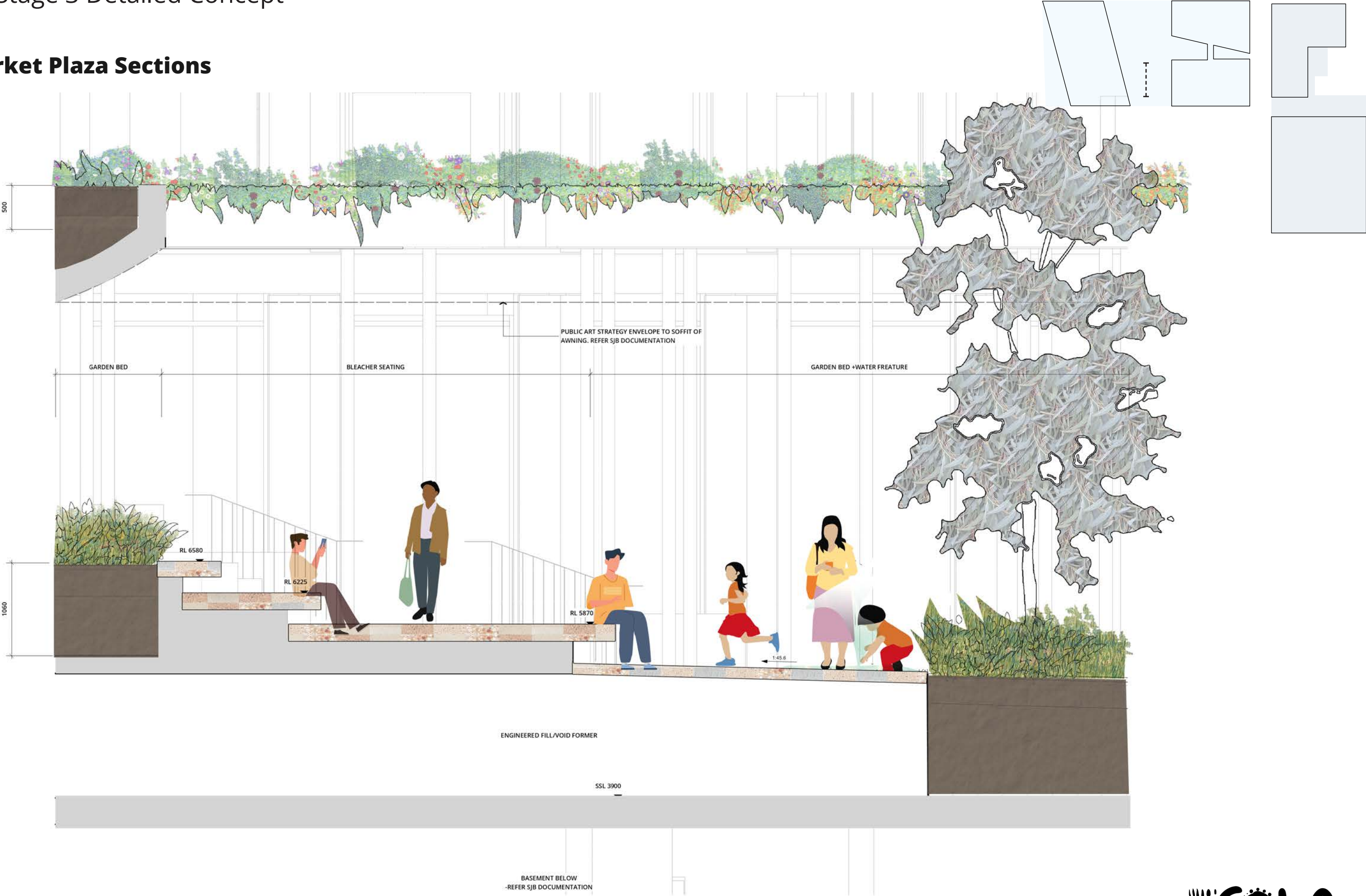
Awning



Market Plaza Sections



Market Plaza Sections



05 Stage 3 Detailed Concept

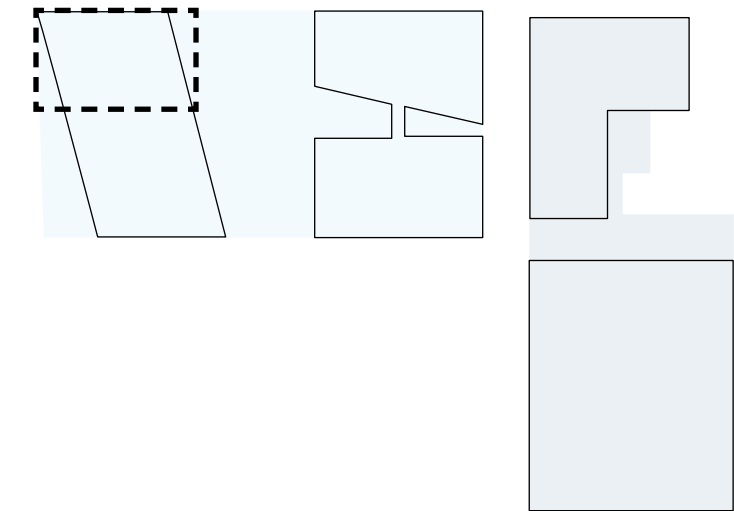
3W Rooftop: Detailed Plan

Reveal and Retreat

The landscape design for the 3W rooftop plays upon moments of retreat and reveal: as the user climbs the stairs, they are greeted with cascading planting and a winding path, with moments of views to the river, and a sheltered patio for balmy evenings with friends, a stretch in the sun or moments to connect with the sea breeze, elevated from the street below.

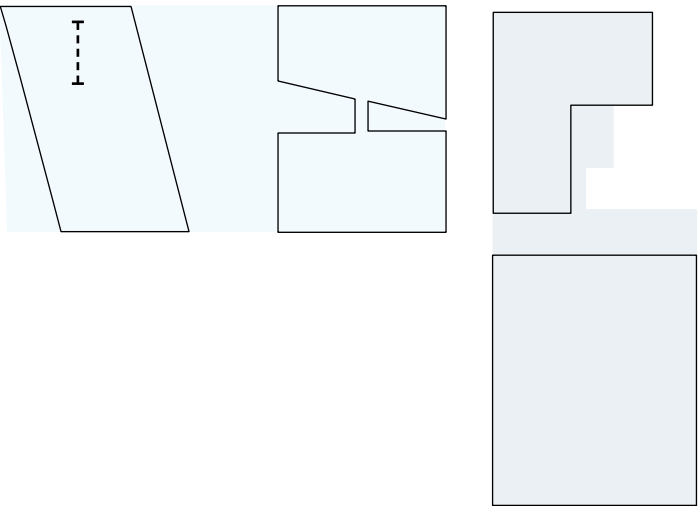
The materials speak to the rivermouth story, while the native plant palette showcases the lush, sculptural and textural plants of the Mulubinba coastline.

- 1. Feature tree island - Coastal tea tree
- 2. Winding garden path
- 3. Alfresco / lounge space
- 4. Outdoor kitchen
- 5. Perimeter planting / planted balustrade



05 Stage 3 Detailed Concept

3W Rooftop Detail Section



Reveal / retreat rooftop

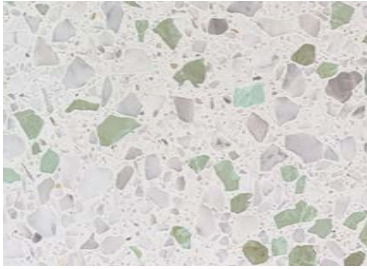
- 1. Feature tree island - Coastal tea tree
- 2. Winding garden path
- 3. Alfresco / lounge space
- 4. Perimeter planting / planted balustrade

05 Stage 3 Detailed Concept

3W Rooftop: Look and feel

Material selection

- + Pebble cobble paving inspired by sedimentation of river mouth geology
- + Natural materials and soft furnishings
- + Tiled planters inspired by midden walls with cascading planting
- + Balustrade to architects specification



05 Stage 3 Detailed Concept

3W Planting Palette



Trees

Leptospermum laevigatum
Cupaniospis anarcardioides
Hibiscus ssp.
Banksia ericifolia

Ground cover

Banksia spinulosa
Carpobrotus glaucescens
Casuarina glauca
Goodenia ovata
Hibbertia scandens
Pimelea linifolia
polymeria calycina
Rutidosia helichrysoides
Sennecio pinnatifolius
Themeda Australis-mingo
Xerochrysum braceatum
Zieria prostrata

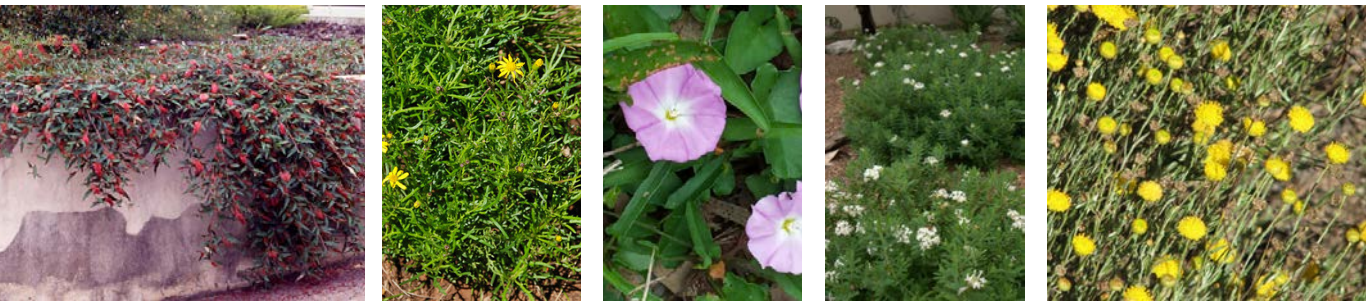
Shrubs

Babingtonia virgata
Grevillea ssp
Melaleuca thymifolia
Micromyrtus cilitata
Westringia fruticosa

Trees



Shrubs



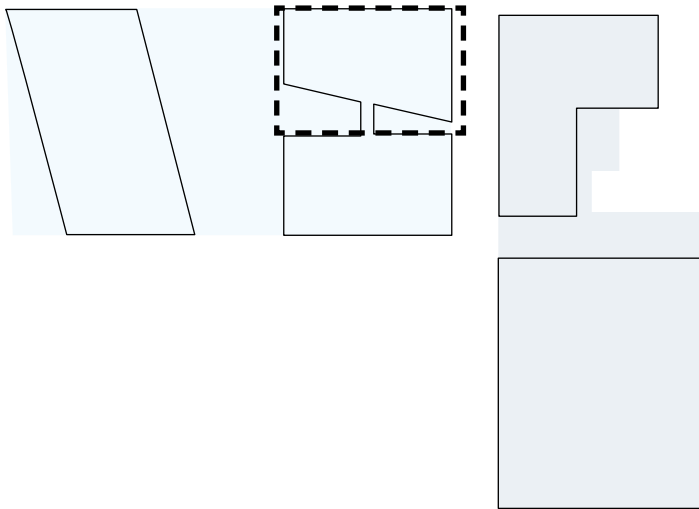
05 Stage 3 Detailed Concept

3E Rooftop: Detailed Plan

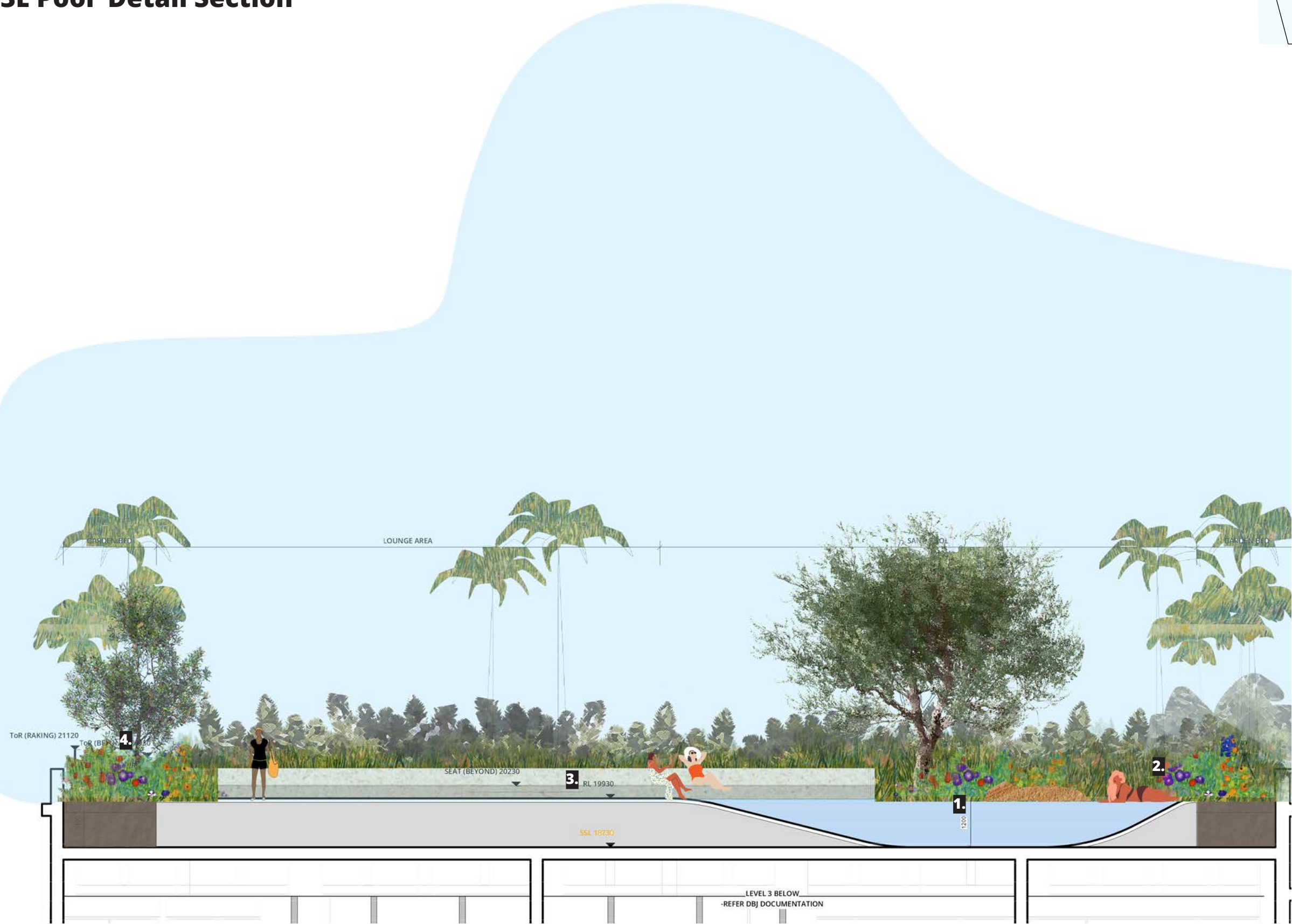
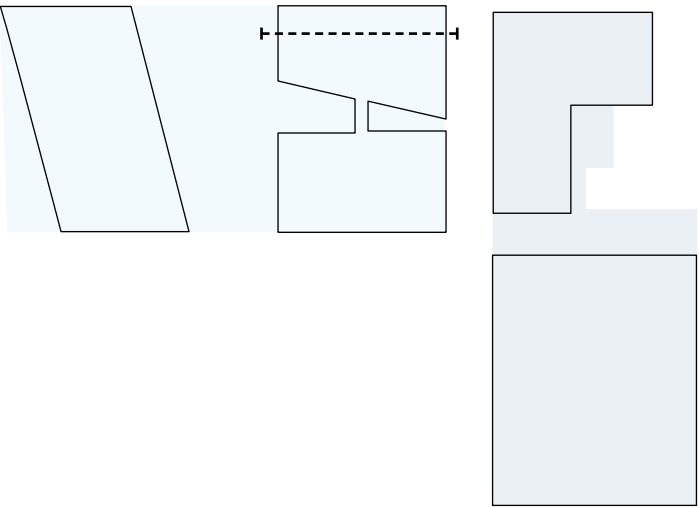
Sand Pool

The 3E roof terrace and pool draws heavily from the landscape surrounding the coastline - the amorphous rockpools with their tidal sandbars, shelves and platforms, nooks for lazing and gazing, surrounded by a lush backdrop of native palms, tea trees and scrambling flora.

- 1. Sand pool
- 2. Beach nooks
- 3. Communal sun lounge
- 4. Patio area
- 5. Egress



3E Pool Detail Section



Sand Pool

The 3E roof terrace and pool draws heavily from the landscape surrounding the coastline - the amorphous rockpools with their tidal sandbars, shelves and platforms, nooks for lazing and gazing, surrounded by a lush backdrop of native palms, tea trees and scrambling flora.

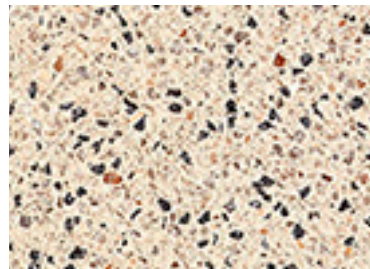
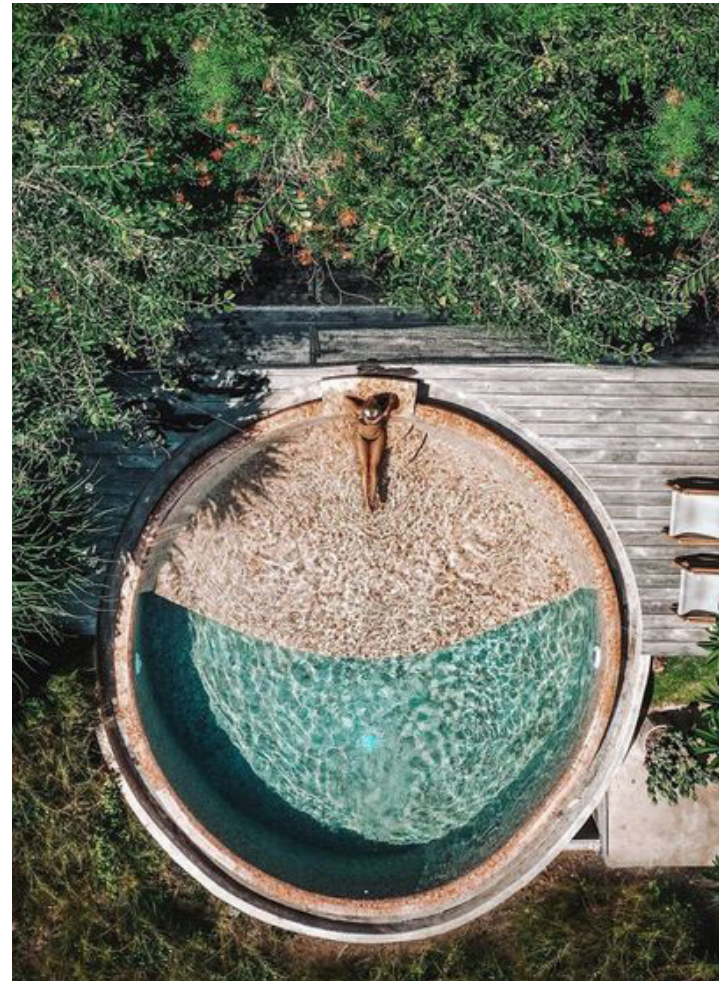
- 1. Sand pool
- 2. Beach nooks
- 3. Communal sun lounge
- 4. Perimeter planting and balustrade

05 Stage 3 Detailed Concept

3E Rooftop: Look and feel

Material selection

- + large format crazy paving inspired by rock platform shelves
- + Sand pool with beach entry, swim over sun spots
- + predominantly at grade planting with in-set lounging areas
- + formed communal sunlounge sculptural elements
- + Balustrade to architects specification



05 Stage 3 Detailed Concept

3E Planting Palette



Trees

Leptospermum laevigatum
Lepiderma pulchella
Backhousia citriodora
Hibiscus ssp.
Ptychosperma elegans
Howea fosteriana

Shrubs

Macrozamia communis
Lepidozamia peroffskyana
Doryanthes excelsa
Banksia spinulosa
Crowea exalata

Ground cover

Kennedia
Carpobrotus glaucescens
Casuarina glauca
Goodenia ovata
Hibbertia scandens
Pimelea linifolia
polymeria calycina
Rutidosia helichrysoides
Zieria prostata
Zoysia

Trees



Shrubs



Ground cover



05 Stage 3 Detailed Concept

3E Pool Vignette



THORN STREET

THORN STREET

LAING STREET

MORGAN STREET

NEWCOMEN STREET

NEWCOMEN STREET

06_ Stage 4 Detailed Concepts

CN LAND - TO FUTURE DESIGN

06 Stage 4 Detailed Concept

Stage 4 Public Domain

The crevasse

Like the cut shelves surrounding the cliffs of Mulubinba, the through site link between Stage 4 N and Stage 4 S rouses curiosity and intrigue - inviting the user to climb the topography and find out what lies above - or below.

Fine scaled, lush and inviting, the through link is perfect for laneway activation, installations, a quiet coffee date or catch up with a friend at your favourite secret spot.

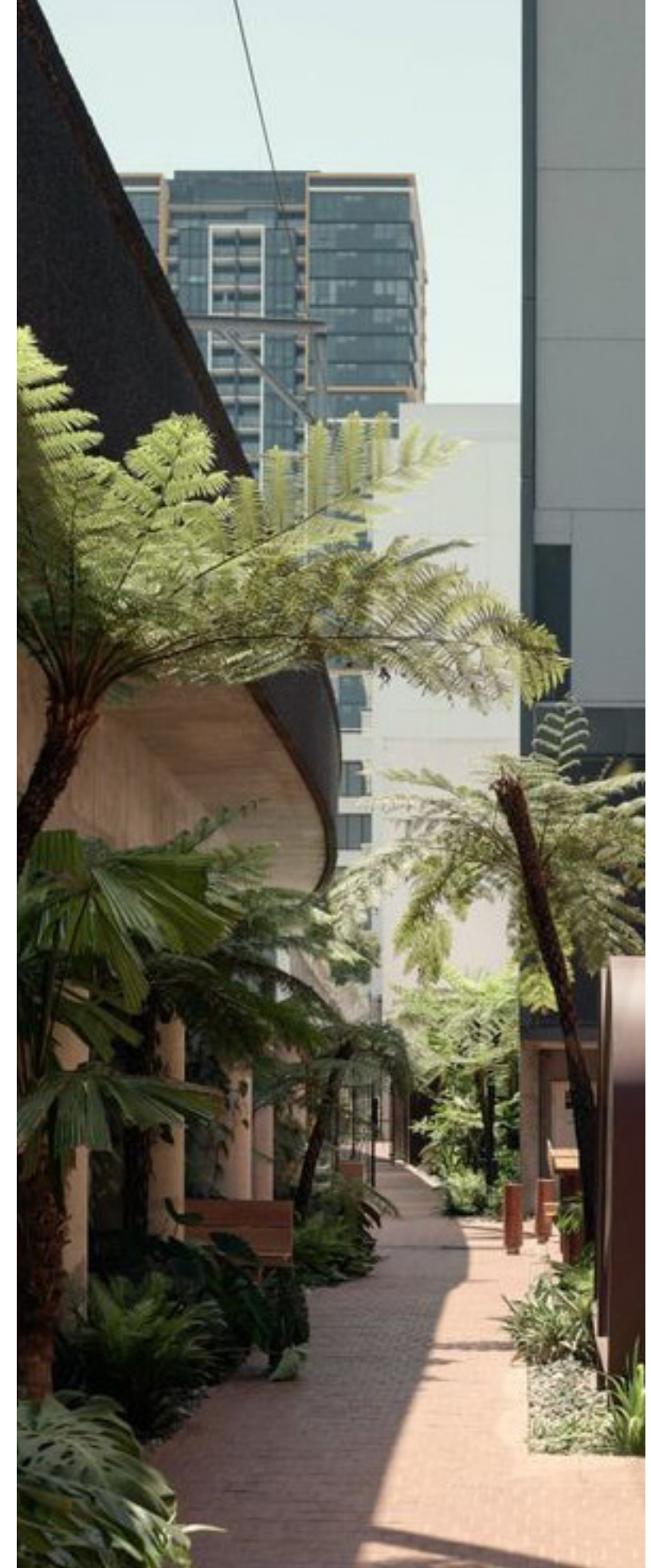
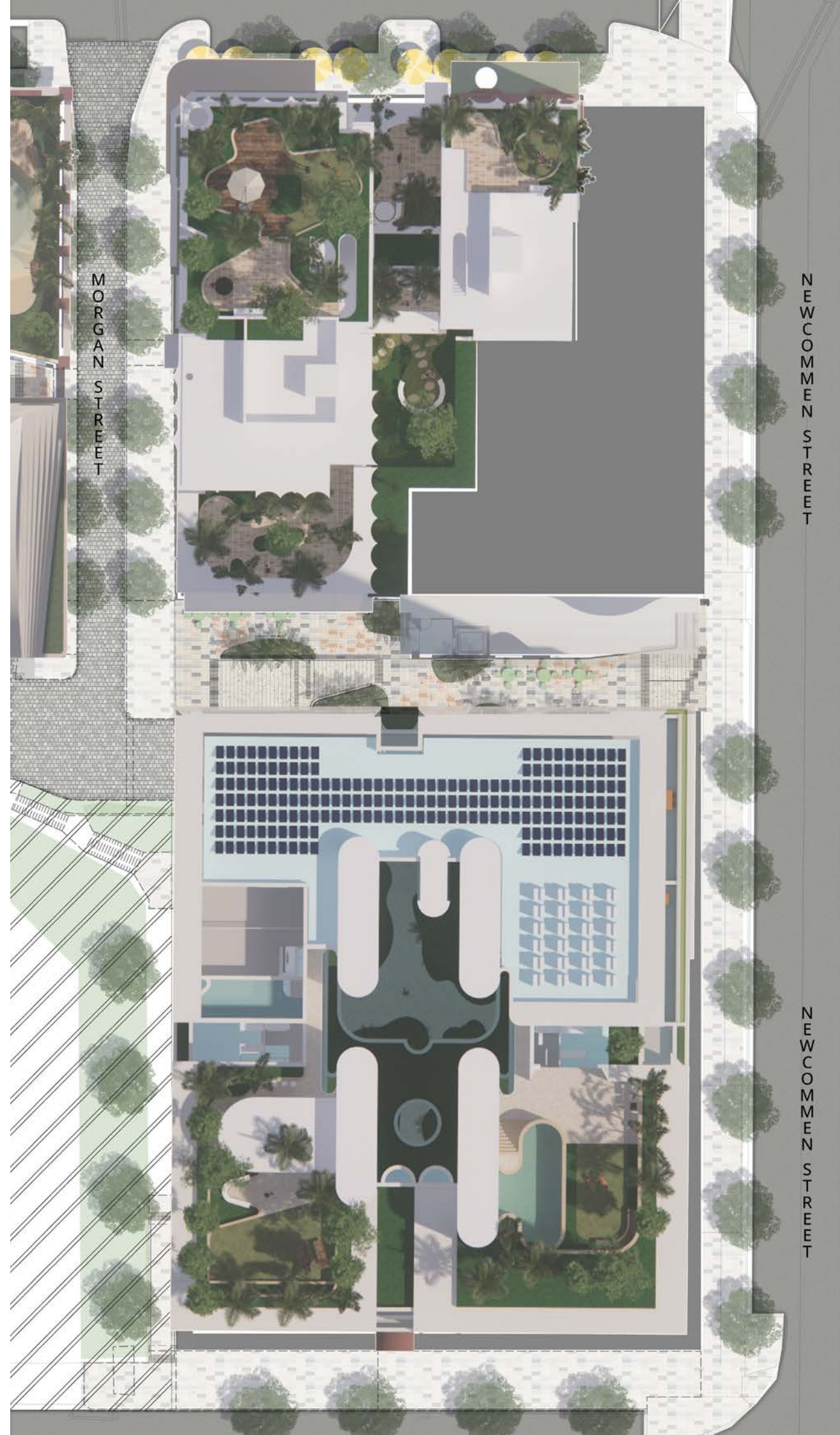
+ Organic geometries meet classical geometries of architecture, playful reference to the cliffs of Mulubinba and the forest floor, evoking the movement of water and cascades, responding to the steep topography

+ Laneway to Morgan street to maintain civic character and flexibility, steps and lift to Morgan street interface to allow for DDA access to the through link and wellness centre - note, performance solution to Newcommen is under development, in consideration of the 1:5 natural grade of Newcommen St

King + Morgan Street 4S interface:

+ At grade solution proposed to King st under DIP guidance

+ Make good scenario proposed to Morgan street interface in lieu of "stairway to Heaven"

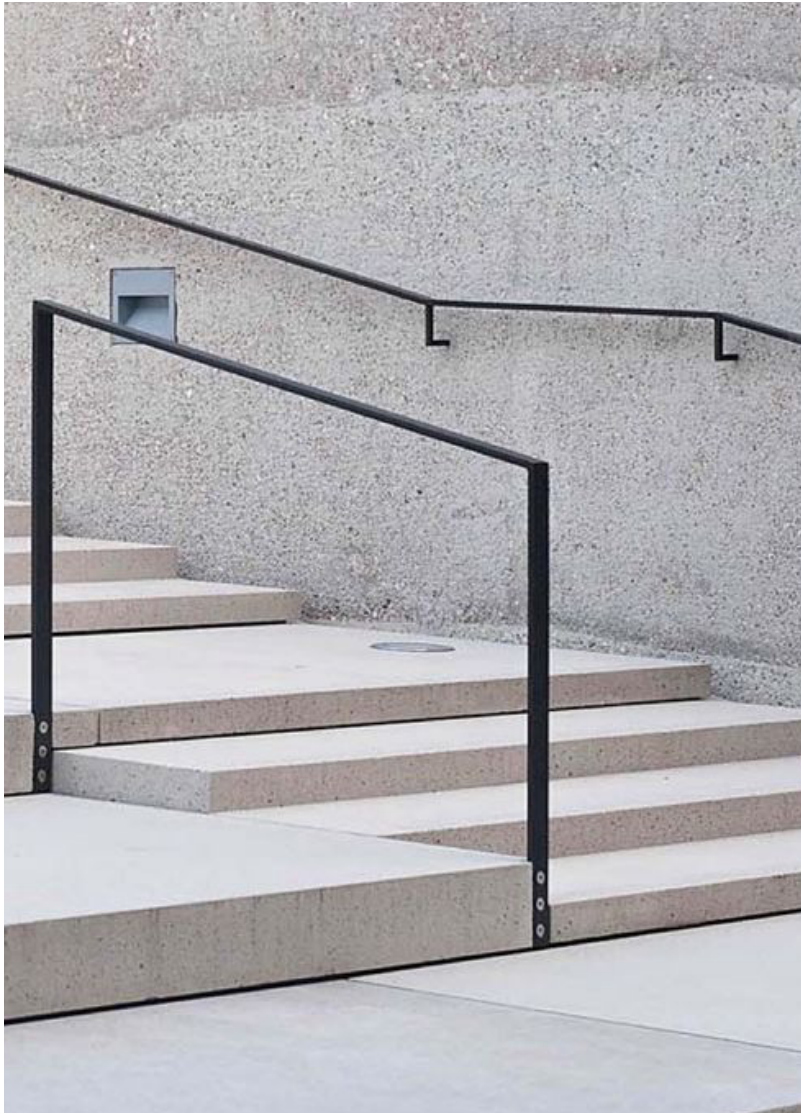
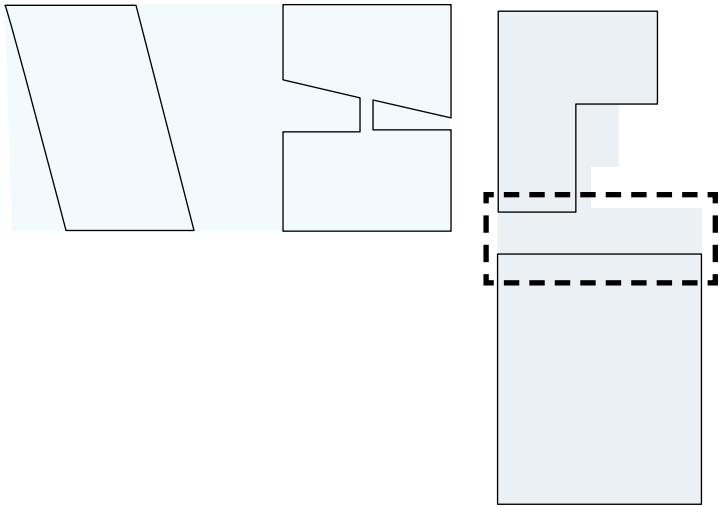


06 Stage 4 Detailed Concept

Laneway: form, materials

Material selection

- + Banded paving speaking to tidal movement and geology
- + opportunities for paving units to integrate elements from Country - i.e. cut material, local shell and the like
- + Formed elements such as walls and seating to speak to local geologies and soils, middens
- + Use of colours and textures that speak to local elements



06 Stage 4 Detailed Concept

Stage 4 Through link: Planting Palette



Trees

Archontophoenix c.
Cyathea cooperi
Dicksonia antarctica
Diploglottis australis
Howea fosteriana
Tristaniopsis laurina
Syzigium ssp.

Shrubs + Ferns

Asplenium nidus
Alpinia Caerulea
Crinum pendunculatum
Cycas media
Hymenosp[orum] flavum gold nugget
Doryanthes excelsa
Macrozamia communis

Ground Covers

Goodenia ovata
Dichondra repens
Viola hederacea
Mentha australis
Oplismenus aemulus

Trees



Shrubs



Ground cover



06 Stage 4 Detailed Concept

4N Landscape

Sea fern

The 4N landscape draws its inspiration from Mulubuinba’s name sake, the sea fern.

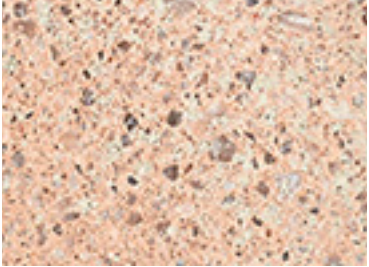
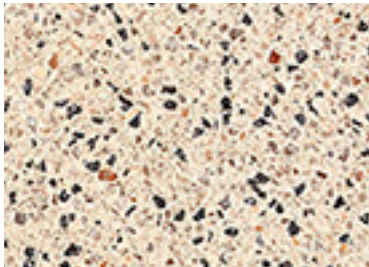
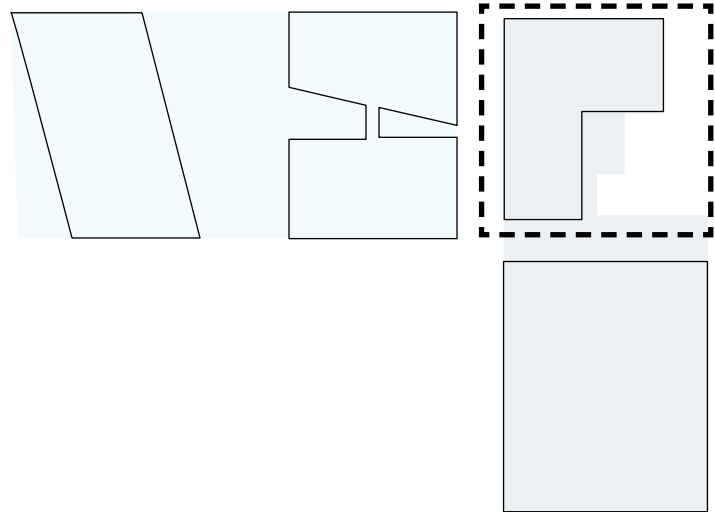
Starting at the ground floor, the sunken garden on deep soil evokes the sea floor with masses of ground covers, ferns and tall palms stretching to the sky, like fronds of ferns swaying in the sea.

As we move up the levels, the playful geometries evoke the negative space of the sea fern, swirls and nooks holding pockets of activity and lush native low light planting. The unit paving contrasts with the organic elements to play on the geomtries, with swathes of colour connecting back to the water story that grounds the design.

The communal areas on the ground floor and level 4 provide quiet refuge, places for a spot of outdoor work, lounging within the forested nooks or an informal bite to eat.

The private terraces on levels 5, 8 and 9 offer luxurious immersion in a lush landscape, with areas for retreat, lounging, entertaining, yoga, al fresco dining, a game of hide and seek with the kids or a furry friend.

The landscape zones all equipped with generous set downs, low walls and mounding where necessary, as well as misted irrigation to ensure a verdant landscape setting.



06 Stage 4 Detailed Concept

4N Planting Palette



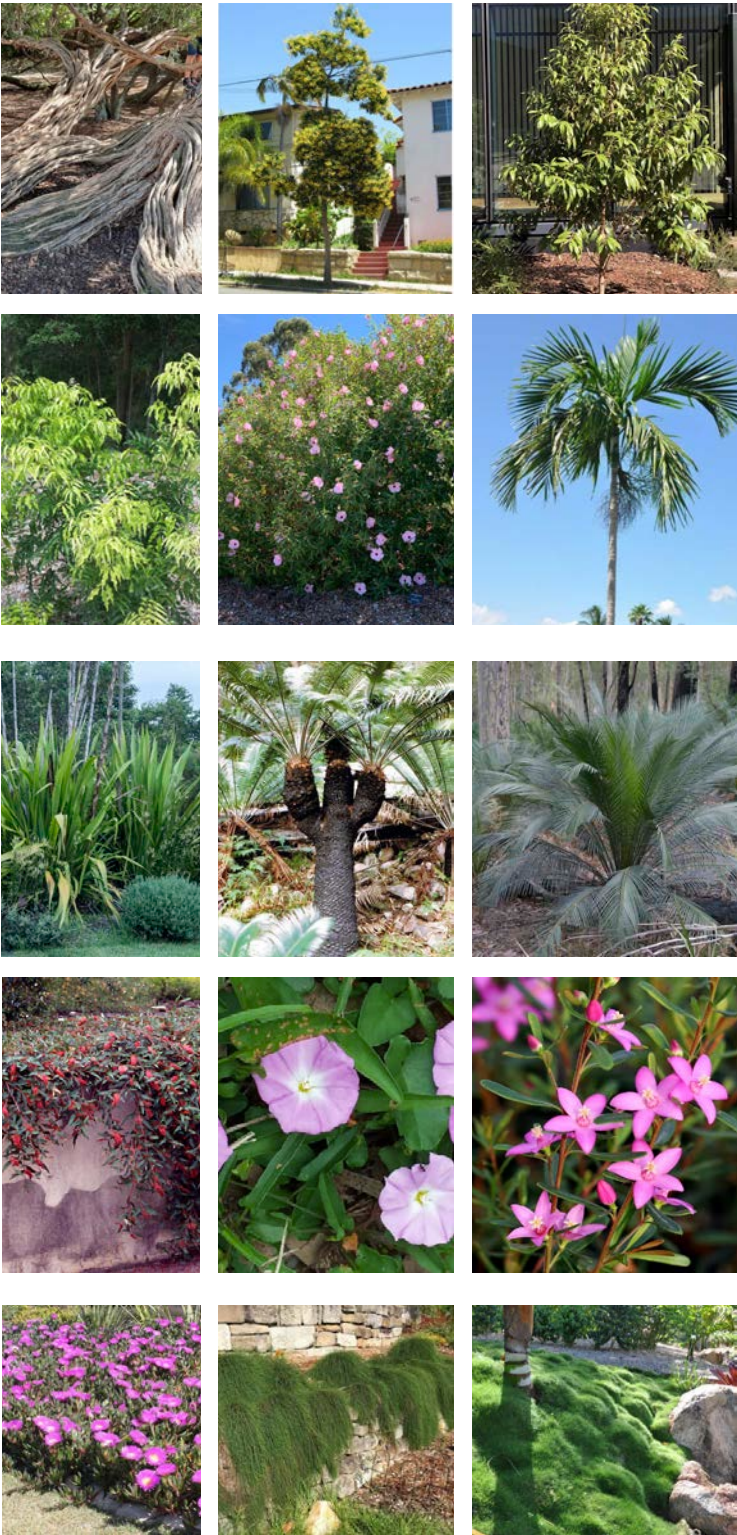
Levels GF - 5

- Archontophoenix c.
- Cyathea cooperi
- Dicksonia antarctica
- Diploglottis australis
- Howea fosteriana
- Hymenosporum flavum
- Tristaniopsis laurina
- Syzigium ssp.
- Asplenium nidus
- Alpinia Caerulea
- Crinum pendunculatum
- Cycas media
- Hymenosp[orum flavum gold nugget
- Doryanthes excelsa
- Lepidosperma ssp
- Macrozamia communis
- Goodenia ovata
- Dichondra repens
- Viola hederacea
- Mentha australis
- Oplismenus aemulus

Levels 8 - 9

- Leptospermum laevigatum
- Hibiscus ssp.
- Hymenosporum Flavum
- Backhopusia citriodora
- Banksia ssp
- Brachyscome ssp
- Commelina cyanea
- Doryanthes excelsa
- Glycine clandestina
- Hibbertia scandens
- Isolepsis nodosa
- Kennedia rubicunda
- Lepidosperma ssp
- Pimelea linifolia
- Poa poiiformis
- polymeria calycina
- Rutidosis helichrysoides
- Sennecio pinnatifolius
- Themeda Australis
- Westriungia fruticosa
- Xerochrysum braceatum
- Zieria prostrata

Levels 8 - 9



GF - Level 5



06 Stage 4 Detailed Concept

4N GF Detail Plan

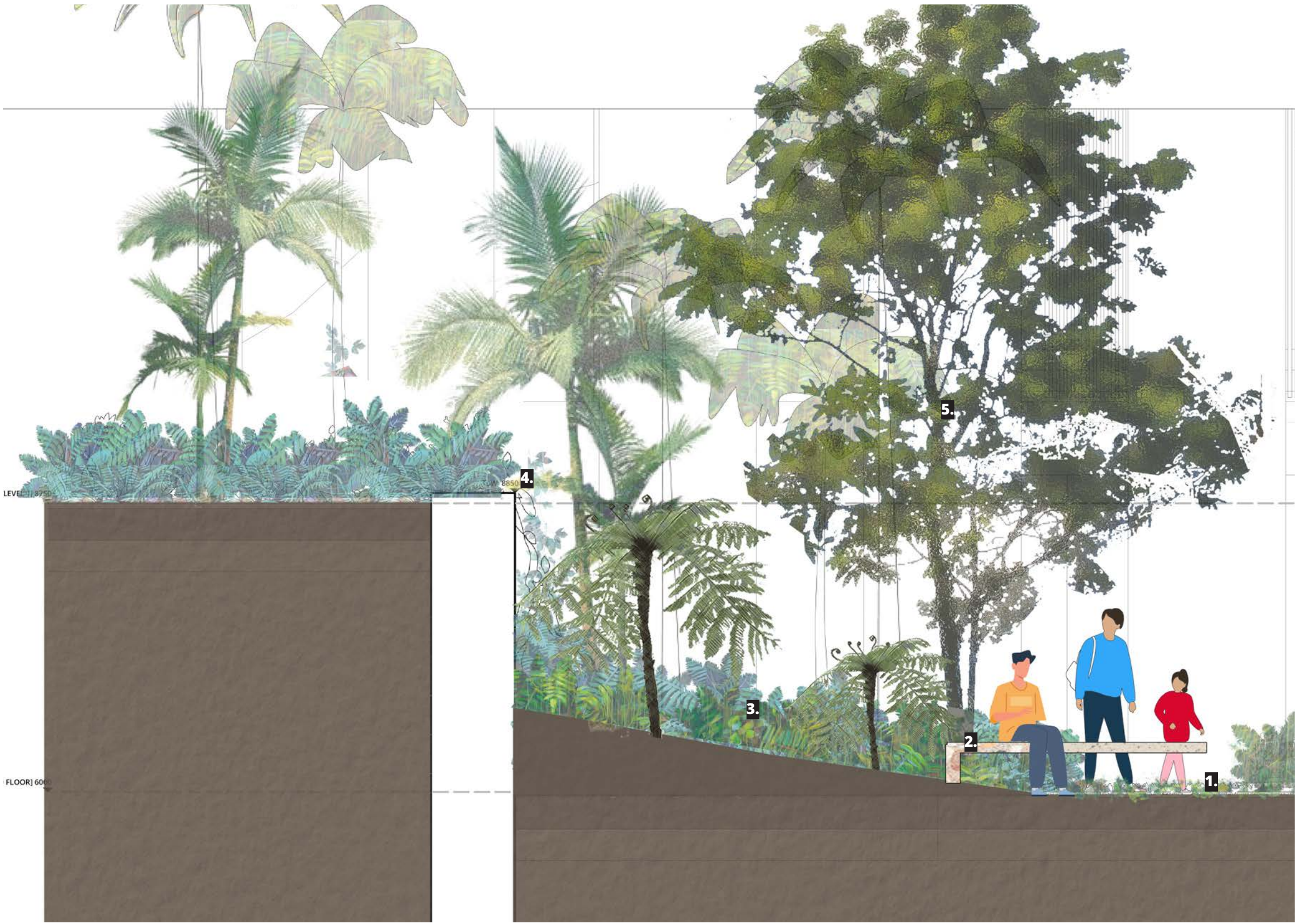
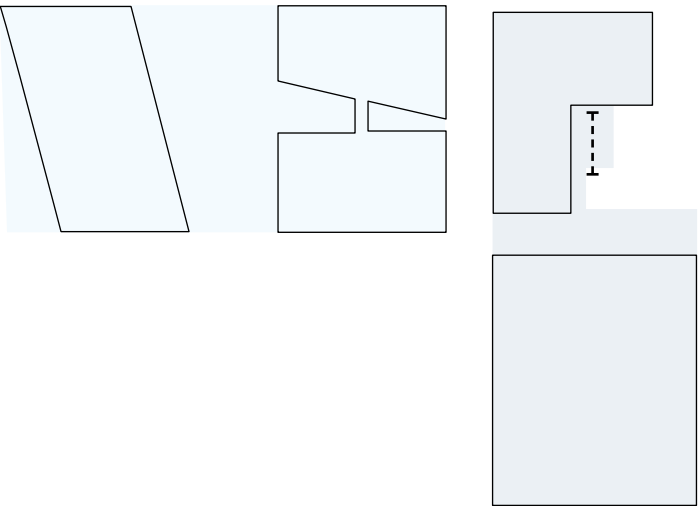
River floor / Sunken Garden

- 1. steppers through lush ground covers - mosses, basket grass, native violet
- 2. Seated nook
- 3. Ground cover “lawn” - trafficable ground covers, mosses, basket grass
- 4. Mounded lush planting - ferns, ground covers, inset salvaged boulders
- 5. Cascading vines from lvl 1 planter
- 6. Tall tree planting capitalises on deep soil - bangalow palms, tree ferns, dipoglottis.



06 Stage 4 Detailed Concept

4N GF Detail Section



River floor / Sunken Garden

- 1. steppers through lush ground covers - mosses, basket grass, native violet
- 2. Seated nook
- 3. Mounded lush planting - ferns, ground covers, inset salvaged boulders
- 4. Cascading vines from lvl 1 planter
- 5. Tall tree planting capitalises on deep soil - bangalow palms, tree ferns, dipoglottis.

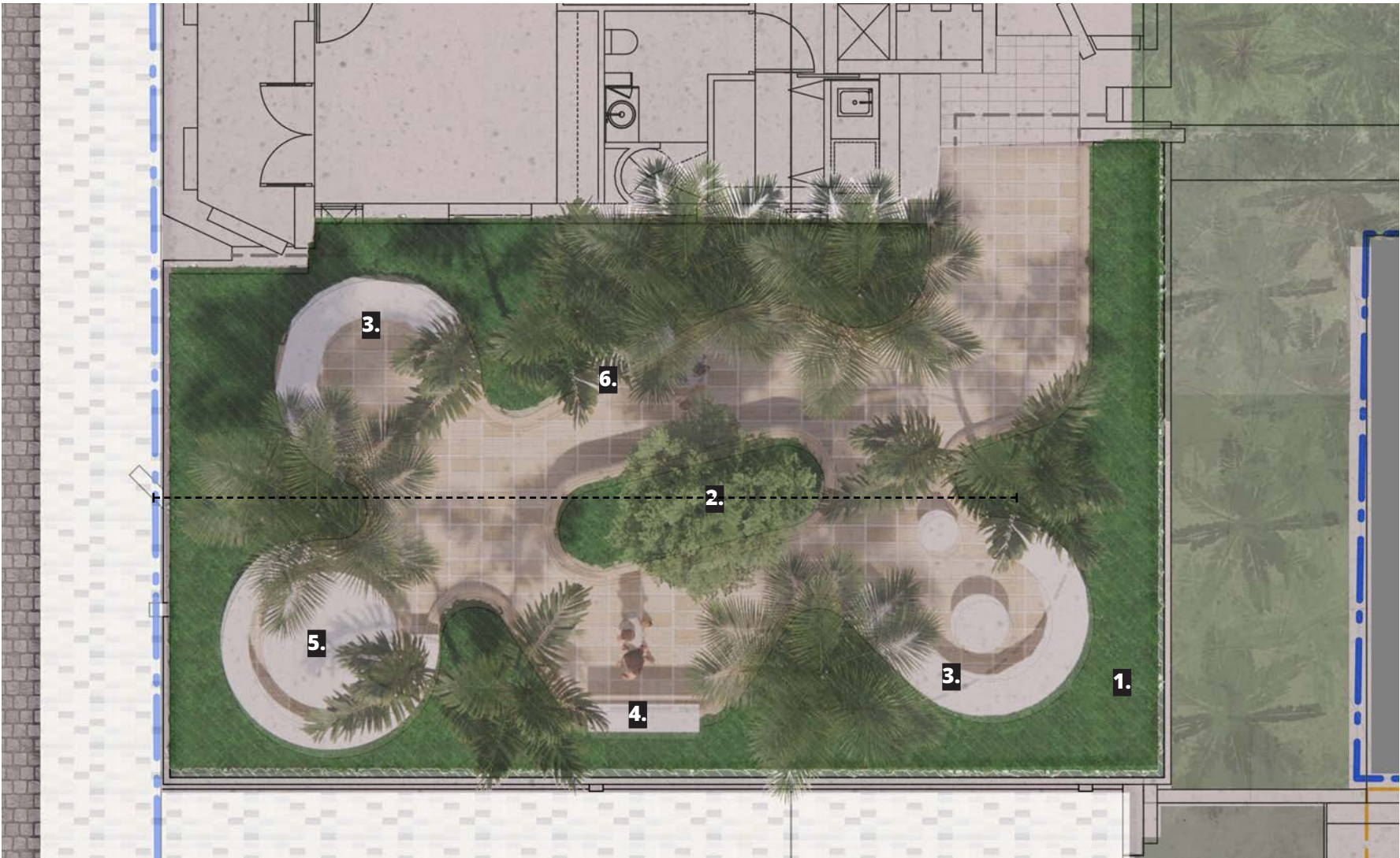
06 Stage 4 Detailed Concept

4N L4 Detail Plan

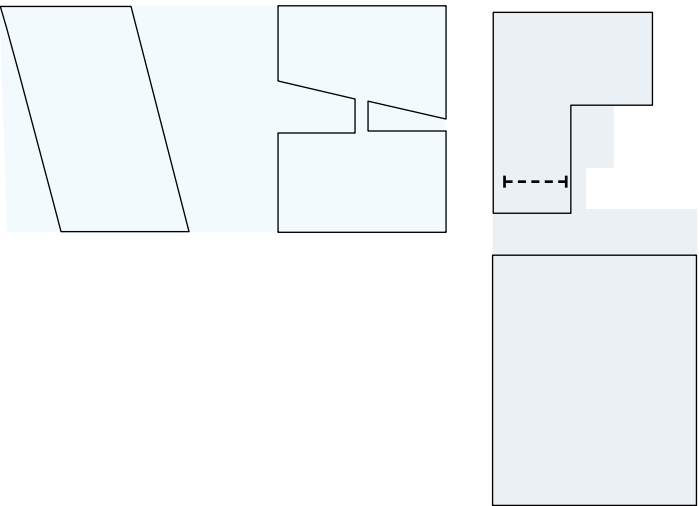
Sitting within the sea fern

A lush and playful communal terrace that offers a sequence of verdant garden rooms to work, relax and eat.

- 1. Organic planter bed featuring verdant low light native species
- 2. Central island with feature Dipoglottis / Native tamarind
- 3. Lounge nooks
- 4. Work / Bar table
- 5. Round booth dining table and bench
- 6. Bench seat



4N L4 Detail Section



Sitting within the sea fern

A lush and playful communal terrace that offers a sequence of verdant garden rooms to work, relax and eat.

- 1. Organic planter bed featuring verdant low light native species
- 2. Central island with feature tall planting

06 Stage 4 Detailed Concept

4N L5 Detail Plan

Sitting within the sea fern

A lush, tranquil yet playful terrace that offers a sequence of verdant garden rooms entertaining and relaxing.

- 1. Outdoor kitchen
- 2. Alfresco dining
- 3. Lounge nooks
- 4. Sculptural walls and seating
- 5. Verdant organic formed planter beds



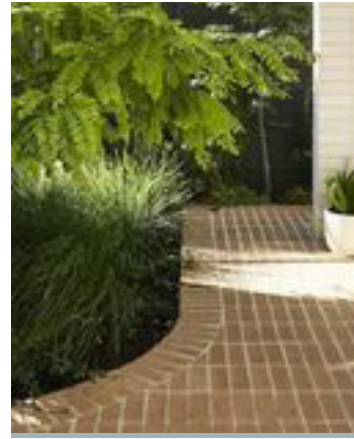
06 Stage 4 Detailed Concept

4N L8 Detail Plan

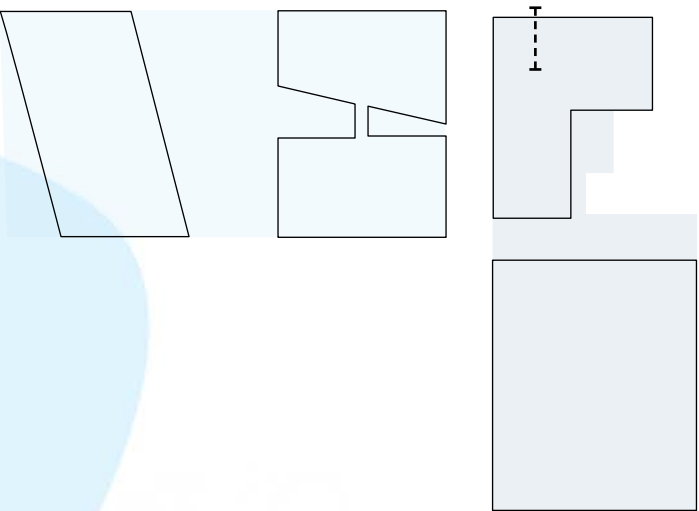
Sitting within the sea fern

A lush, playful, sculptural and luxurious roof terrace that offers a sequence of verdant garden rooms, outdoor kitchen patio, entertaining deck and lawn set amongst playful swirls of lush native landscapes and framed views to the river and city.

1. Outdoor kitchen
2. Alfresco dining
3. Lounge nooks /entertaining deck
4. Sculptural walls and seating
5. Verdant organic formed planter beds
6. Organic form lawn



4N L8 Detail Section



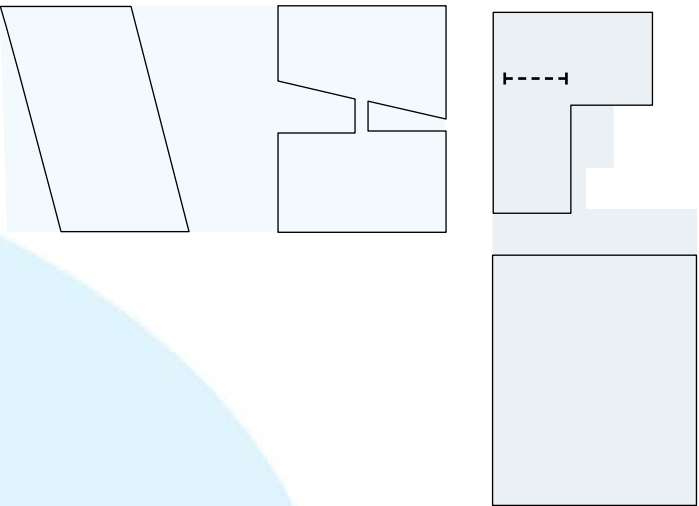
Sitting within the sea fern

A lush, playful, sculptural and luxurious roof terrace that offers a sequence of verdant garden rooms, outdoor kitchen patio, entertaining deck and lawn set amongst playful swirls of lush native landscapes and framed views to the river and city.

- 1. Entertaining deck
- 2. Sculptural walls and seating
- 3. Verdant organic formed planter beds with isolated mounding
- 4. Organic form lawn (background)



4N L8 Detail Section



Sitting within the sea fern

A lush, playful, sculptural and luxurious roof terrace that offers a sequence of verdant garden rooms, outdoor kitchen patio, entertaining deck and lawn set amongst playful swirls of lush native landscapes and framed views to the river and city.

- 1. Entertaining deck
- 2. Sculptural walls
- 3. Verdant organic formed planter beds with isolated mounding
- 4. Balustrade inset within garden bed



06 Stage 4 Detailed Concept

4N L9 Detail Plan

Sitting within the sea fern

A lush, tranquil yet playful terrace that offers a dining patio, lounging nook and lawn. Perfect for entertaining, exercise, play and relaxation.

- 1. Outdoor kitchen
- 2. Alfresco dining
- 3. Lounge nook
- 4. Sculptural walls and seating
- 5. Verdant organic formed planter beds
- 6. Circular lawn



06 Stage 4 Detailed Concept

4S Landscape

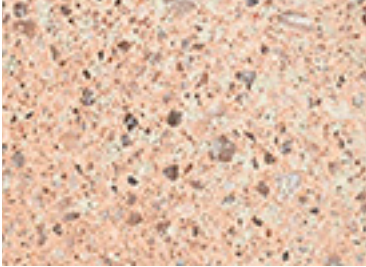
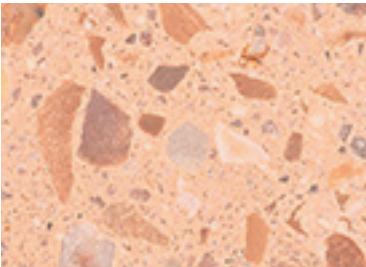
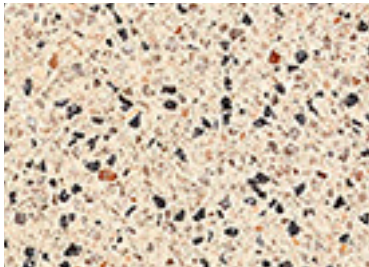
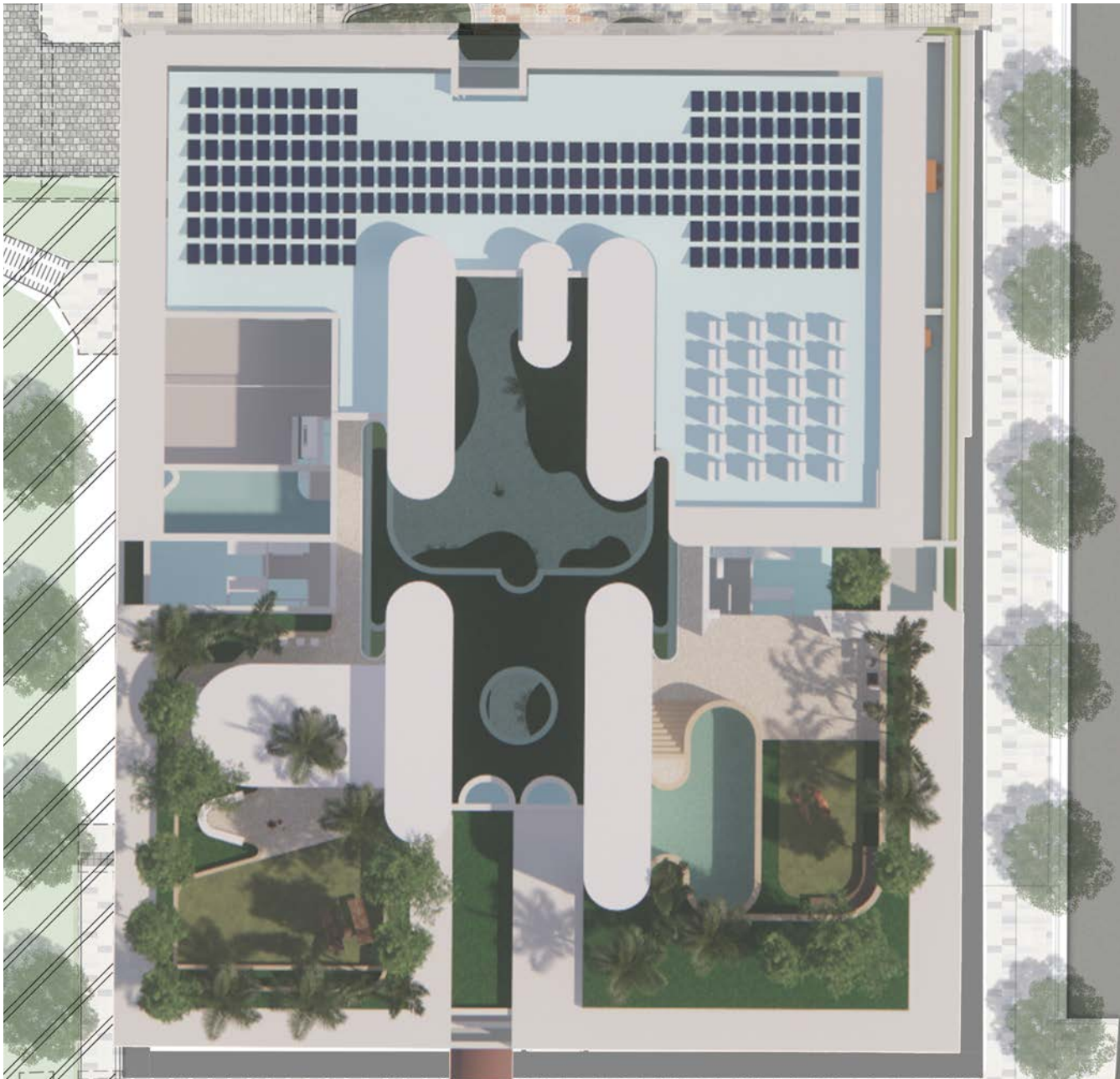
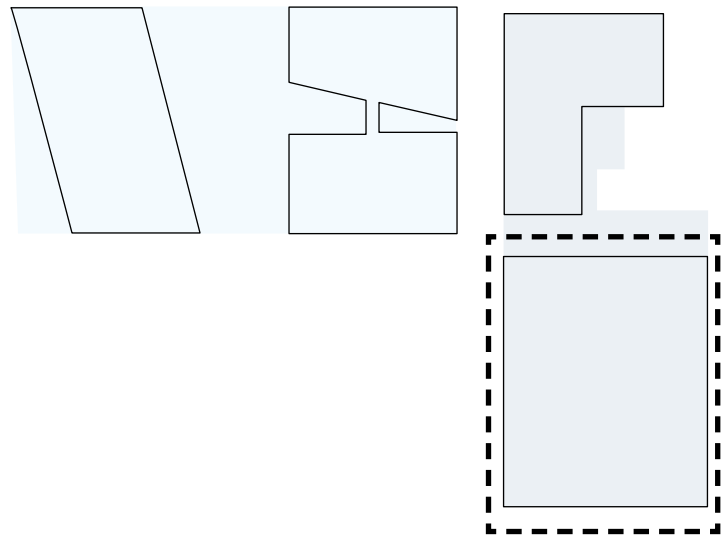
Forest Floor

The 4S landscape draws its inspiration from the rainforests around the Awabakal coastline and evokes the feeling of a forest floor. Soaked in vines, ferns and palms, arranged in organic tidal-esque geometries, the landscape meets the geomtric arches and curves of the architecture, grounding them further in the landscape: a building grown from the forest floor itself.

Starting at the ground floor, the sunken garden on (structural) deep soil sets the building in greenery as it climbs the internal stairway, cascading from planters above. The mezzanine and planter beds throughout the building emphasise the vertical green connections and interplay between nature and building, whilst the user experience throughout the internal gardens provides quiet moments of rest and connection - a sanctuary.

As we move through the levels and up to the roof terraces, the geometries become more purposeful, classic - an abstraction of the leaves and trees that shelter the forest floor below. On the communal terrace, arched planter walls make space for gathering, connecting and dining, with a communal lawn for lazing, exercise and picnicking.

The private roof terrace offer luxurious immersion in a lush landscape, with areas for retreat, lounging, entertaining, yoga, al fresco dining, a game of hide and seek with the kids or a furry friend.



06 Stage 4 Detailed Concept

4N Planting Palette



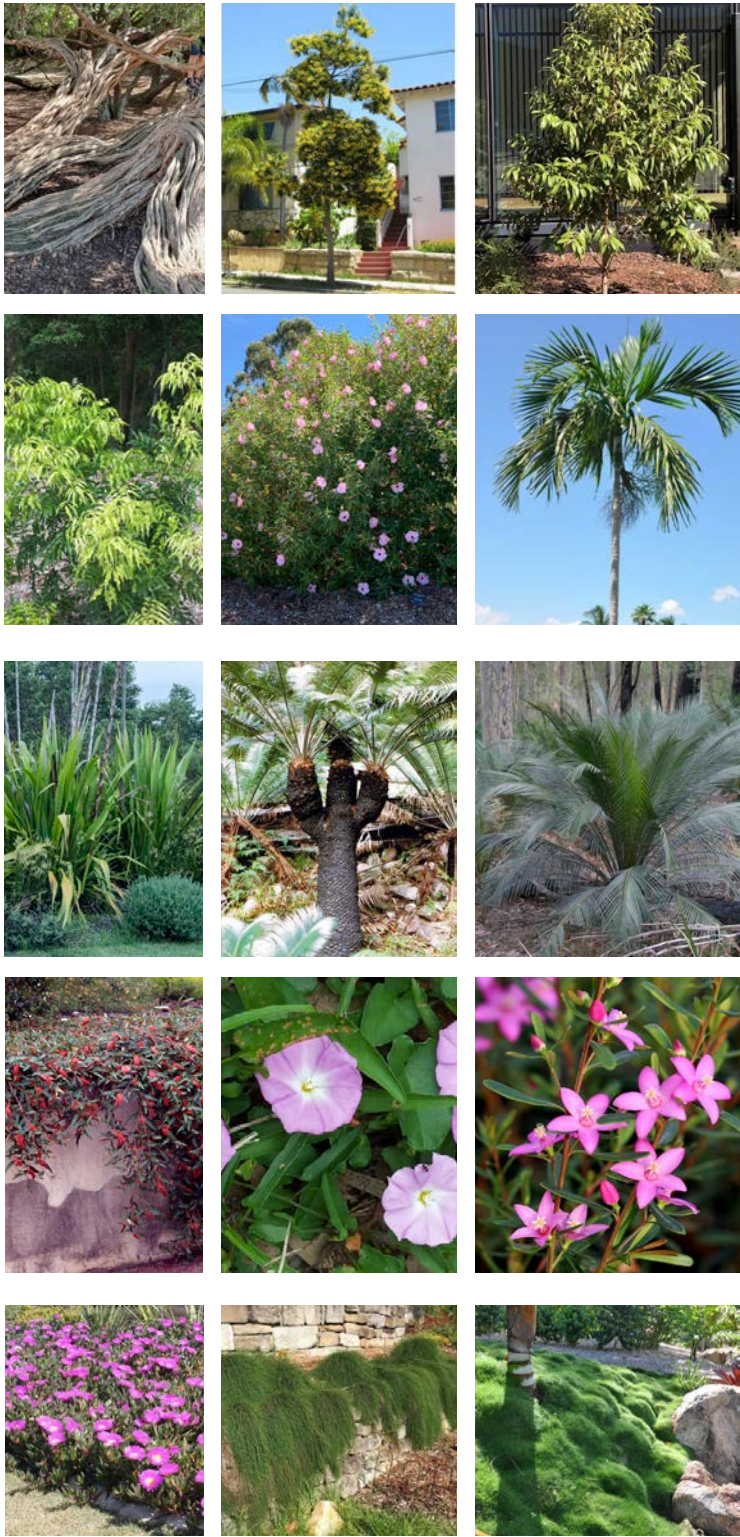
Levels GF - 5

- Archontophoenix c.
- Cyathea cooperi
- Dicksonia antarctica
- Diploglottis australis
- Howea fosteriana
- Hymenosporum flavum
- Tristaniopsis laurina
- Syzigium ssp.
- Asplenium nidus
- Alpinia Caerulea
- Crinum pendunculatum
- Cycas media
- Hymenosp[orum flavum gold nugget
- Doryanthes excelsa
- Lepidosperma ssp
- Macrozamia communis
- Goodenia ovata
- Dichondra repens
- Viola hederacea
- Mentha australis
- Oplismenus aemulus
- Cissus Antarctica
- Kennedia
- Hardenbergia violacea
- Glycine clandestina

Levels 8 - 9

- Leptospermum laevigatum
- Hibiscus ssp.
- Hymenosporum Flavum
- Backhopusia citriodora
- Banksia ssp
- Brachyscome ssp
- Commelina cyanea
- Doryanthes excelsa
- Glycine clandestina
- Hibbertia scandens
- Isolepsis nodosa
- Kennedia rubicunda
- Lepidosperma ssp
- Pimelea linifolia
- Poa poiiformis
- polymeria calycina
- Rutidosis helichrysoides
- Sennecio pinnatifolius
- Themeda Australis
- Westriungia fruticosa
- Xerochrysum braceatum
- Zieria prostrata

Levels 8 - 9



LG - L5



06 Stage 4 Detailed Concept

4S UG Detail Plan

The Forest Floor

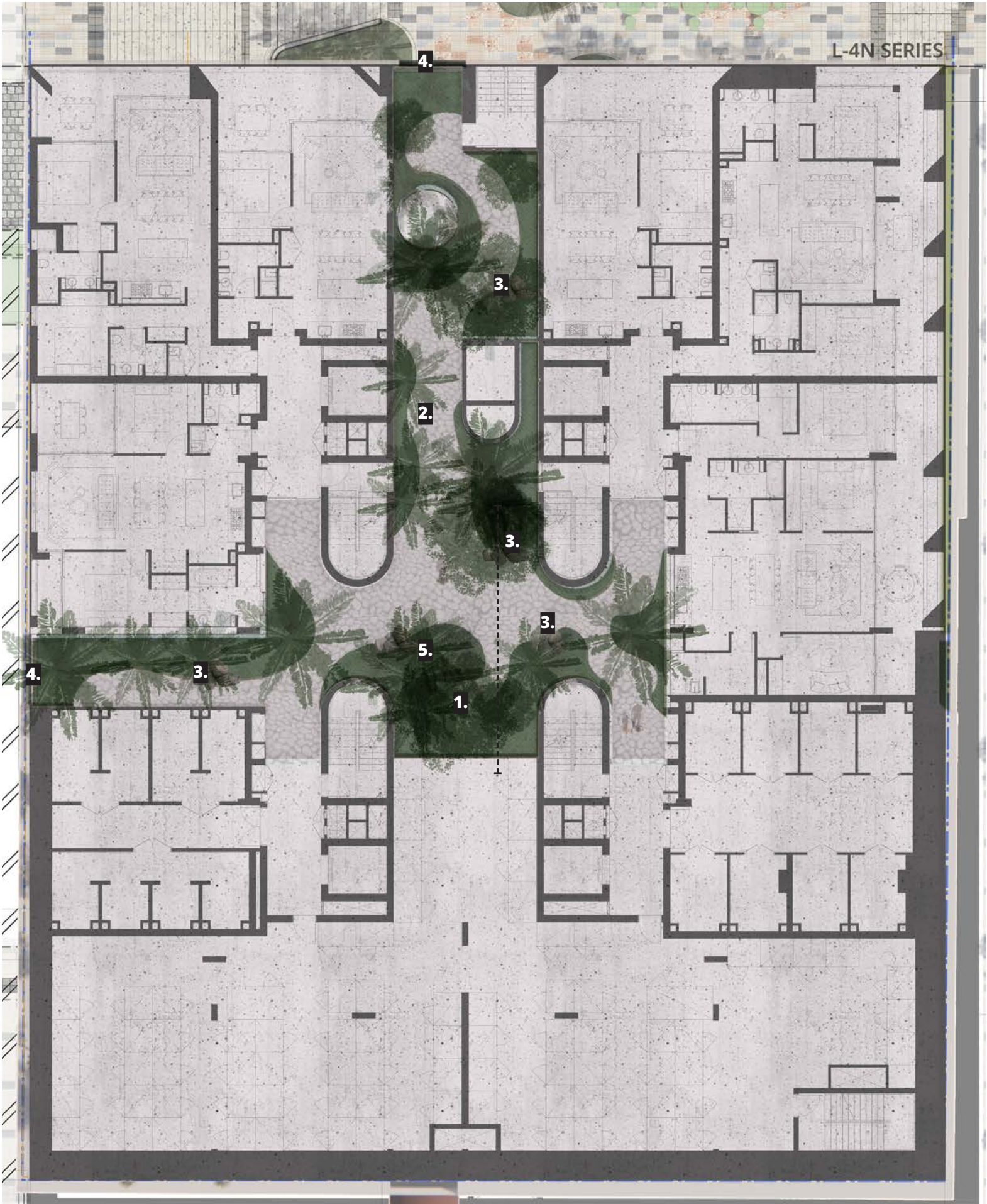
The 4S lower landscape areas draw inspiration from the rainforests, evoking the feeling of a forest floor. Soaked in vines, ferns and palms, arranged in organic tidal-esque geometries, the landscape meets the geomtric arches and curves of the architecture, grounding them further in the landscape: a building grown from the forest floor itself. 1. Vine covered spiral stair case to GF

2. Meandering path - pebble cobble with opportunities for green grout to garden bed edges / dissolving edge

3. boulder “seats” incidental waiting areas

4. View ports to through link, Morgan street

6. Tall tree planting capitalises on deep soil - bangalow palms, tree ferns, dipoglottis.



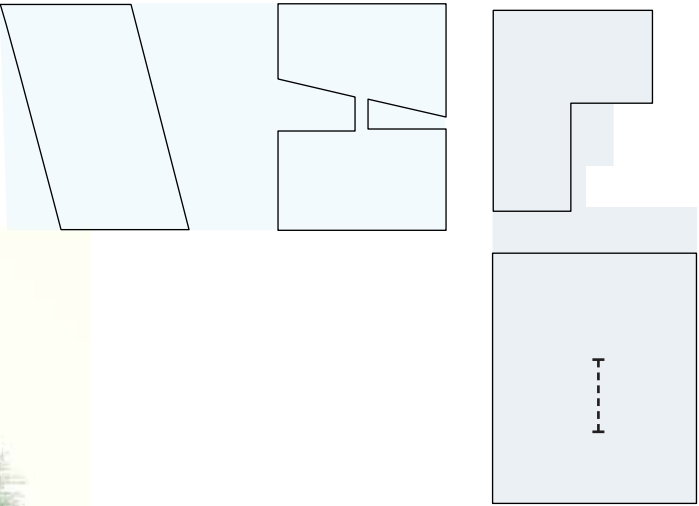
06 Stage 4 Detailed Concept

4S UG Visuliasation



06 Stage 4 Detailed Concept

4S UG Section



The Forest Floor

- 1. Vine covered spiral stair case to GF
- 2. Meandering path - pebble cobble with opportunities for green grout to garden bed edges / dissolving edge
- 3. Tall tree planting capitalises on deep soil - bangalow palms, tree ferns, dipoglottis.

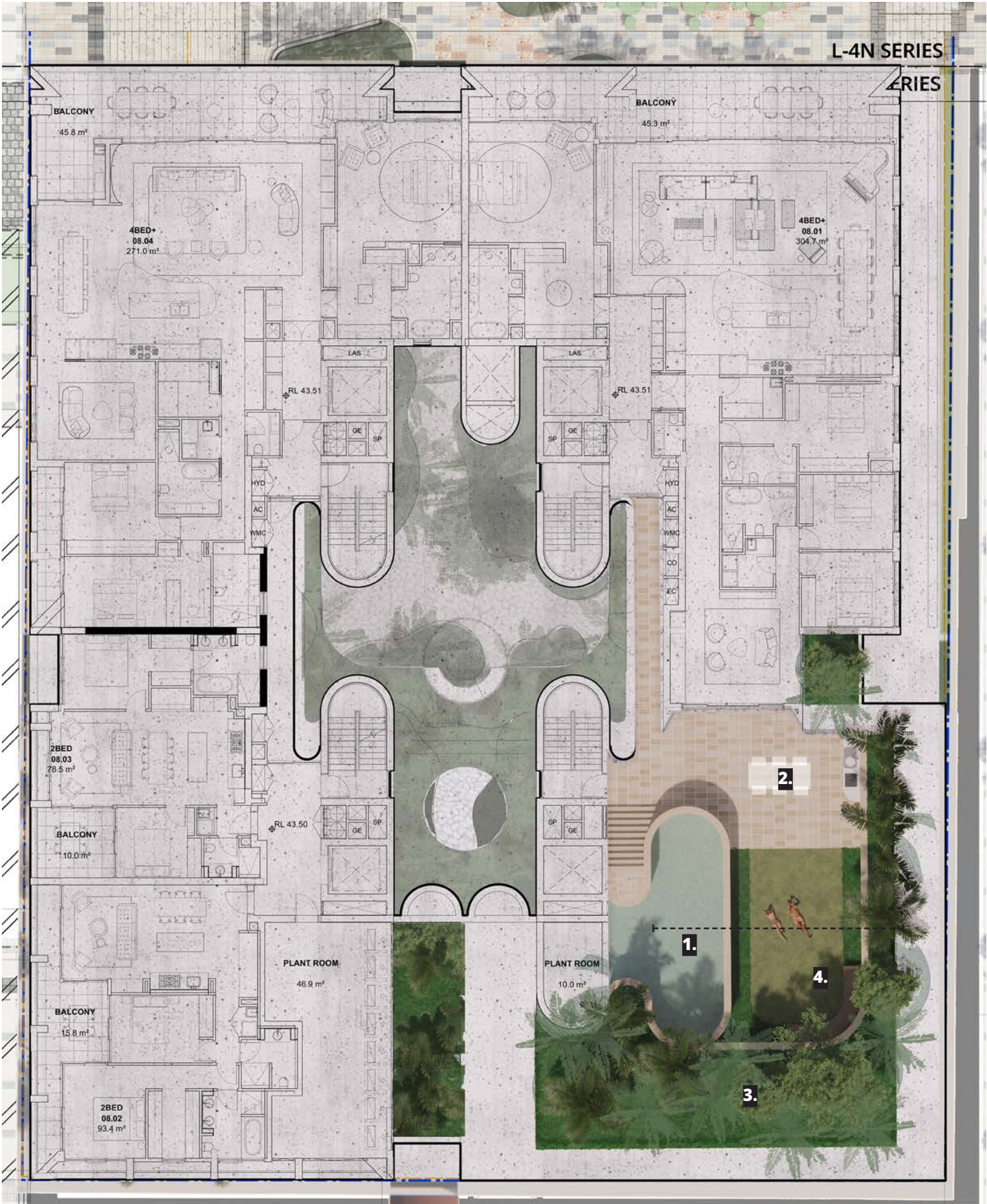
06 Stage 4 Detailed Concept

4S L8 Detail Plan

The Forest Canopy

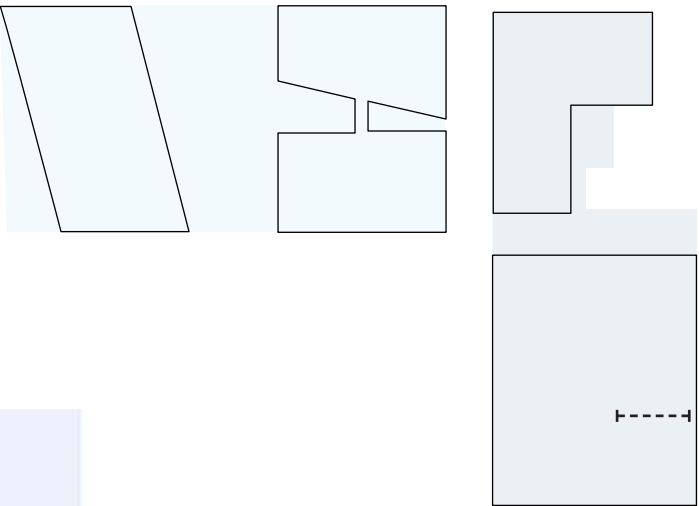
A luxurious retreat and entertaining rooftop terrace equipped with a plunge pool, lawn, patio and lush planting.

- 1. Above ground pool
- 2. Patio / al fresco
- 3. Lush perimeter planting
- 4. Lawn with seating nook



06 Stage 4 Detailed Concept

4S L8 Section



The Forest Canopy

A luxurious retreat and entertaining rooftop terrace equipped with a plunge pool, lawn, patio and lush planting.

- 1. Above ground pool
- 2. Patio / al fresco
- 3. Lush perimeter planting, balustrade to perimeter
- 4. Lawn with seating nook

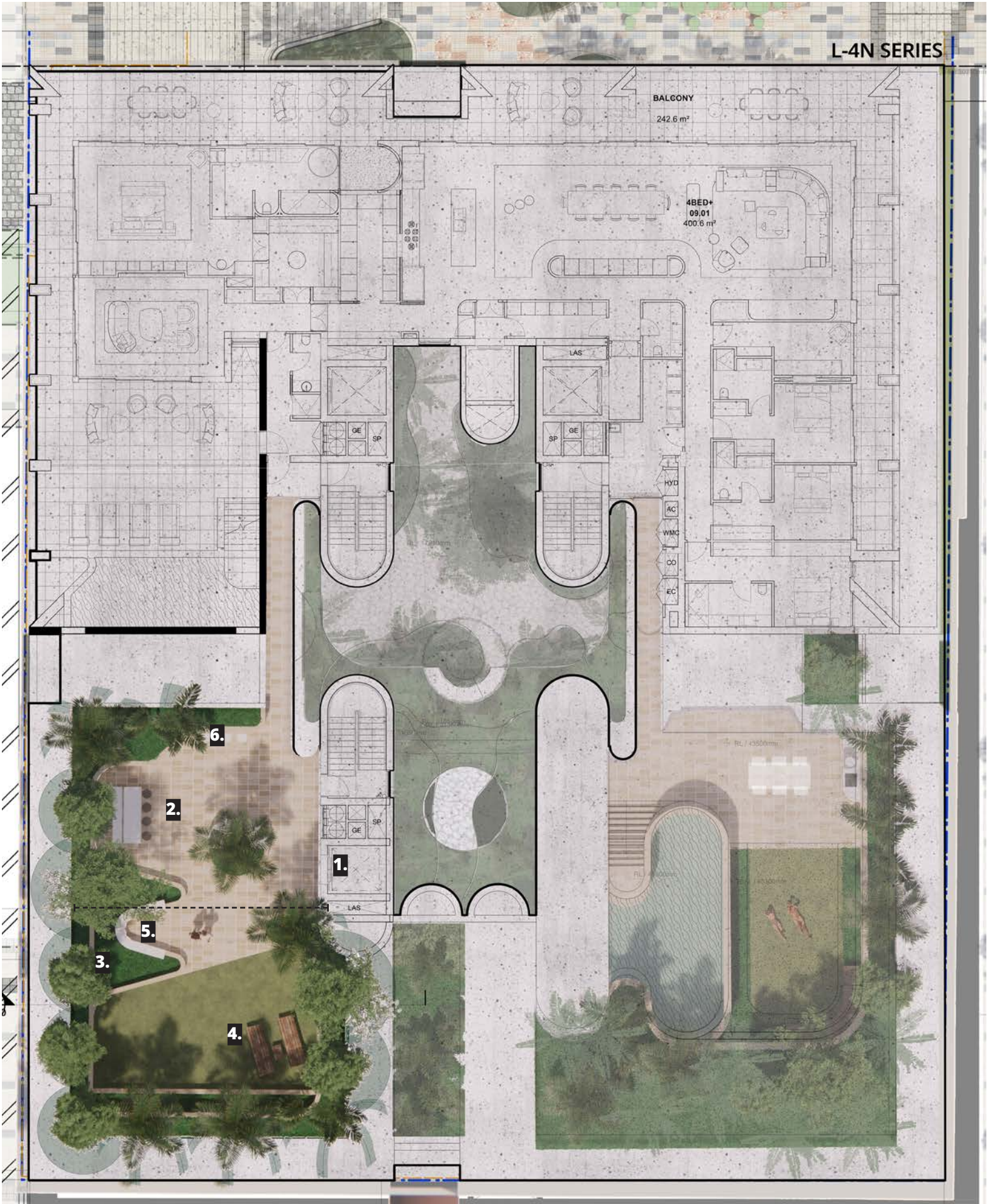
06 Stage 4 Detailed Concept

4S L9 Detail Plan

The Forest Canopy

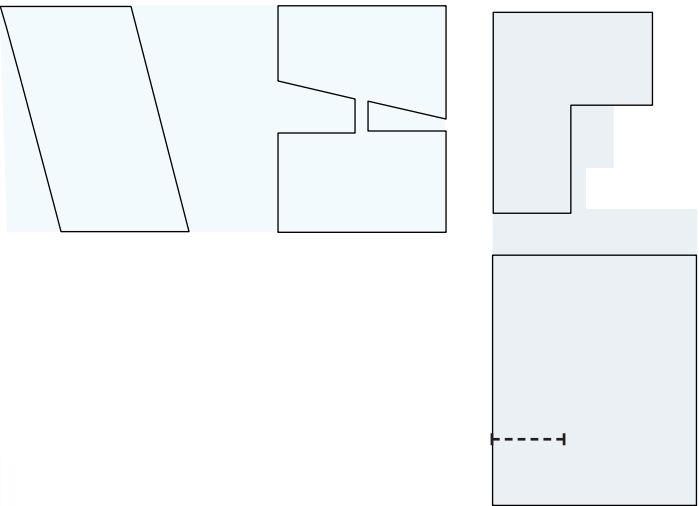
An inviting and playful communal terrace equipped with communal patio and kitchen, bar table, communal dining, lounge nooks and lawn area for exercise, sun lounging, playing with the kids or furry friends.

- 1. Lift access
- 2. Patio / al fresco
- 3. Lush perimeter planting
- 4. Lawn with seating nooks
- 5. Lounge nook
- 6. Bar table



06 Stage 4 Detailed Concept

4S L9 Section



The Forest Canopy

An inviting and playful communal terrace equipped with communal patio and kitchen, bar table, communal dining, lounge nooks and lawn area for exercise, sun lounging, playing with the kids or furry friends.

- 1. Lift access
- 2. Patio / al fresco under awning
- 3. Lush perimeter planting
- 4. Lounge nook

Thank you **Didgerigura**

