

THE GLOBE
LANDSCAPE MASTERPLAN
4 NOVEMBER 2024



ACKNOWLEDGEMENT TO COUNTRY

‘In the spirit of reconciliation Taylor Brammer Landscape Architects acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community.

We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.’

ISSUE AUTHORISATION

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Prepared: BH
Reviewed: JH

DOCUMENT/STATUS REGISTER

Issue	Date	Purpose Written	Approved
01	14.04.2023	W.I.P	IB
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05	02.08.2024	For Review	JH
06	04.11.2024	DA Submission	JH

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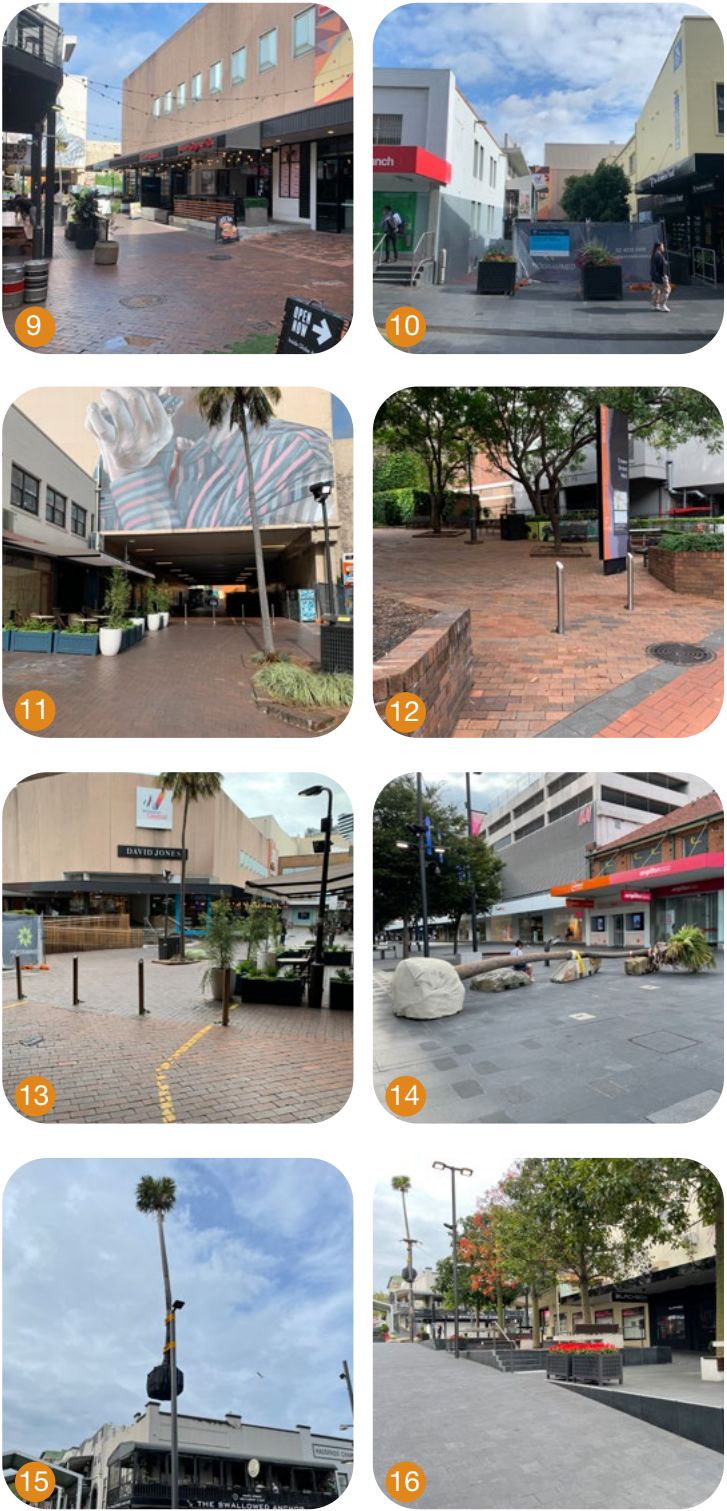
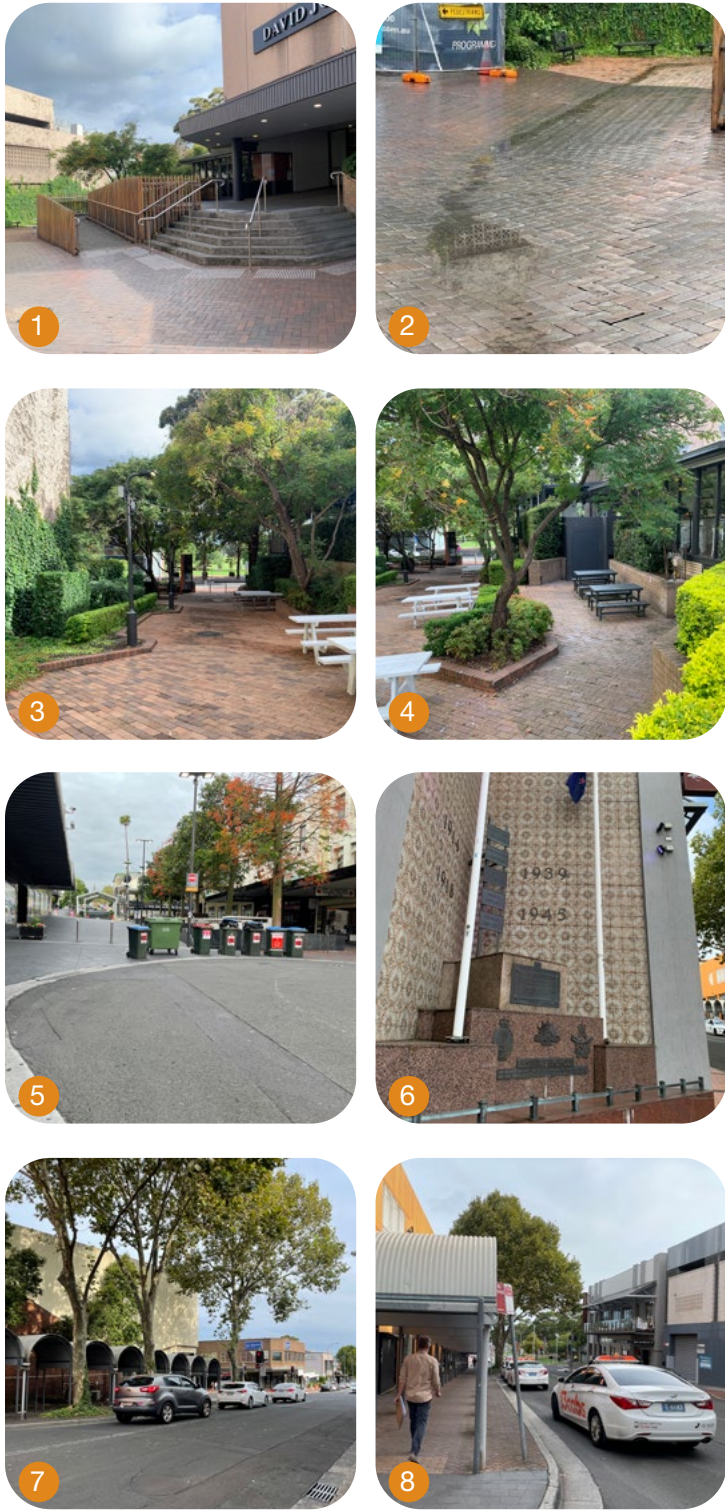
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Local



CBD



The following principles are consistent with the Connecting with Country Report, as prepared by Fellingham Consultancy and Design (May 2023). They establish a framework for integration of Aboriginal stories into the fabric of the place.

1RESILIENCE

- Leaving Country better than we found her
- Water features and notions of the land pre-colonisation
- Environmental management and stewardship
- Culturally safe spaces and a landscape inclusive for all



Medicinal plants and “water” that meanders through the place.

2OPTIMISM

- Welcoming a site that is safe for natural fauna
- Relationship between the built and natural environment
- Recognition of the endemic species to the Illawarra region



Integration of natural materials Use of the Cabbage Tree Palm



Rainforest planting to reinforce the relationship with the Illawarra escarpment

3EXCELLENCE

- Creating excitement throughout the journey
- Honour stories, narratives and artwork of the Traditional Owners
- Integrate traditional stories of place centric to the site at - “The Starfish and the Whale”
- A destination activated at night
- Landscape activated in all weather, exposing patterns in ground treatment



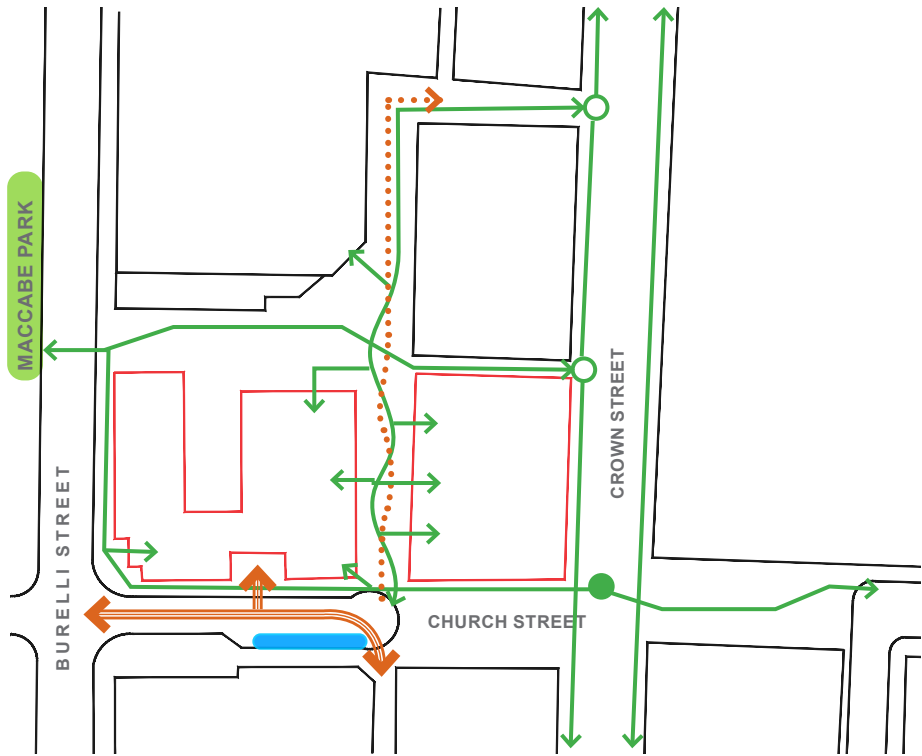
Wall art by local Aboriginal artist

4INCLUSION

- Working with seasonal colours, context and integration throughout the site
- Collaborating with Elders, designers and collaborators
- Engagement and facilitation throughout the design process
- Acknowledgement to the traditional language of the area “Dharawal”
- Ensuring that the knowledge shared is a privilege

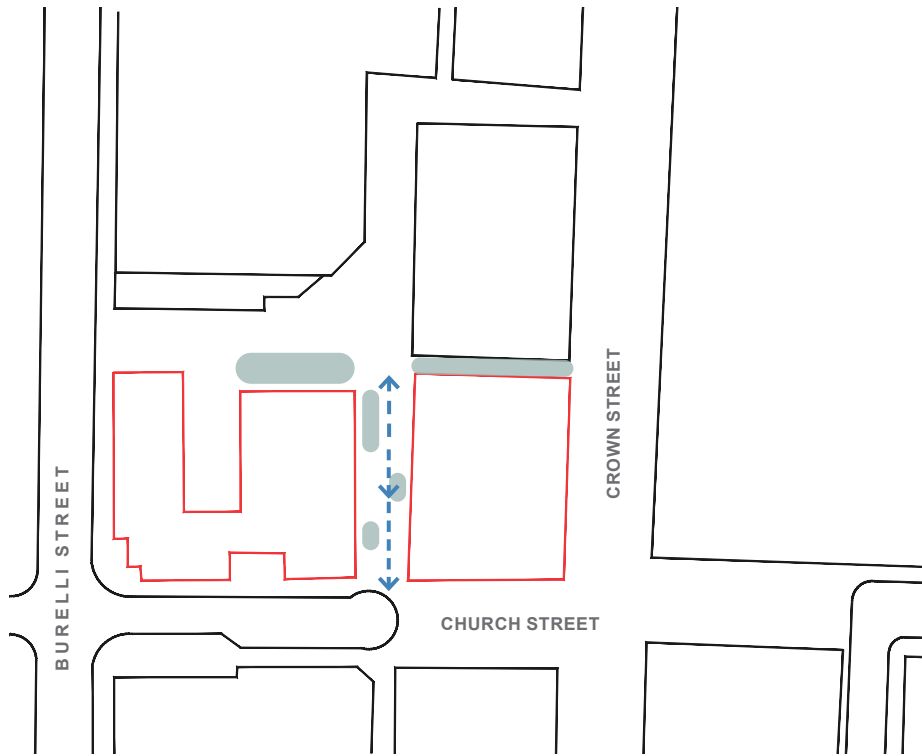


Integration of Stories within the landscape



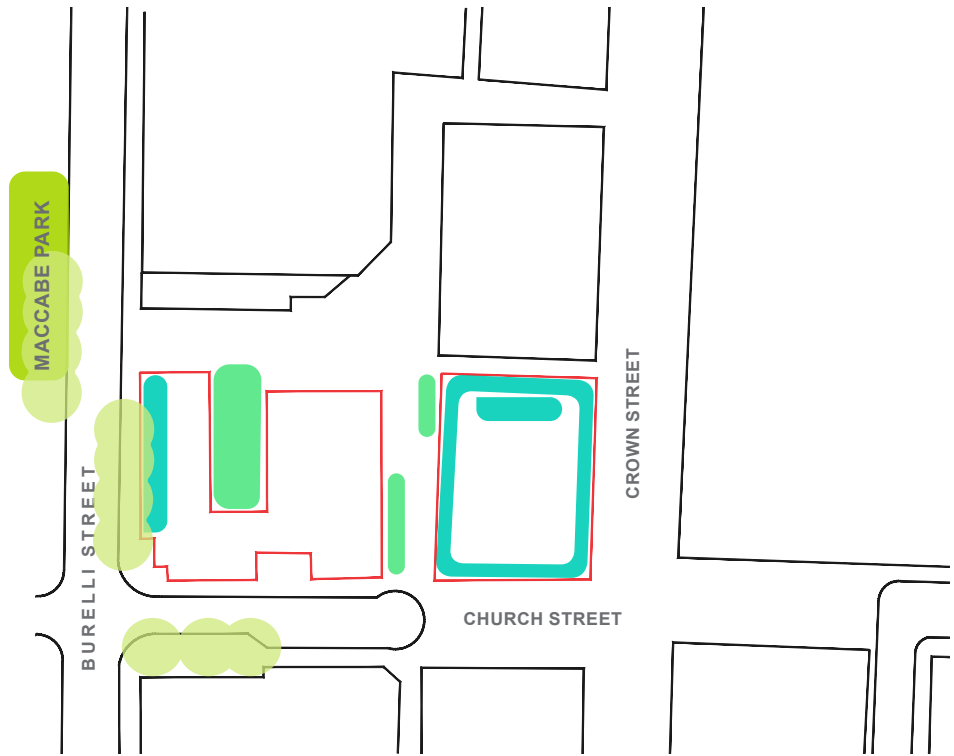
Movement

- PEDESTRIANS
- SERVICE VEHICLE
- VEHICLE
- TAXI
- MACCABE PARK



Spaces & Drainage

- SURFACE FLOW
- RAIN GARDEN
- PEDESTRIAN SPACES



Nature

- EXISTING TREES
- NEW PLANTING
- ROOFTOP PLANTING
- MACCABE PARK



NOTE: PLEASE REFER TO THE ARBORIST REPORT (AS PREPARED BY DJD TREE CONSULTANCY DATED 13TH FEBRUARY 203) FOR FURTHER DETAIL IN REGARDS TO EXISTING TREES.

THE NUMBERS SHOWN ON THE ADJACENT PLAN FOR EACH TREE ARE CONSISTENT WITH THE NUMBERS SHOWN IN THE ARBORIST REPORT.



RAINFOREST GARDEN

- Rainforest species celebrate and reinforce the relationship to the Illawarra escarpment
- Mixture of palms and understory plantings allow light into the buildings

GREEN ROOF

- Mixture of succulent plants and cascading groundcovers spill over creating a green edge to the building
- Creation of pattern making with species and low mounds in the landscape

CHURCH STREET

- New street tree planting to soften the building façade and define pedestrian
- Existing trees retained
- Taxi rank retained

GLOBE LANE

- Extension of paving patterning that builds on the Connection with Country stories
- Pockets of planting with palms and seating define sitting areas and separate vehicular service

NEW LINK

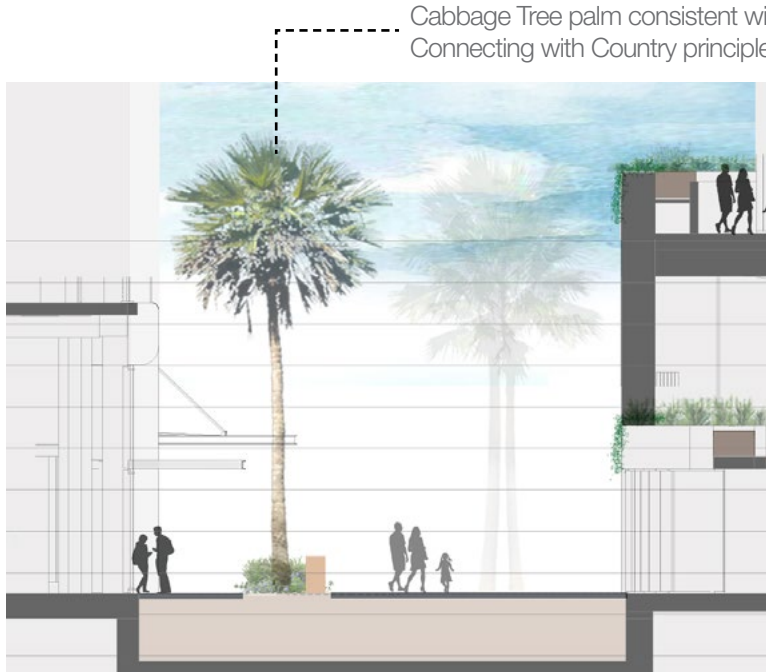
- Opportunities to showcase local Aboriginal Artist with wall art
- Pedestrian connection extended from Globe Lane through to Crown Street Mall with view corridor to MacCabe Park

SKY SUITE TERRACE

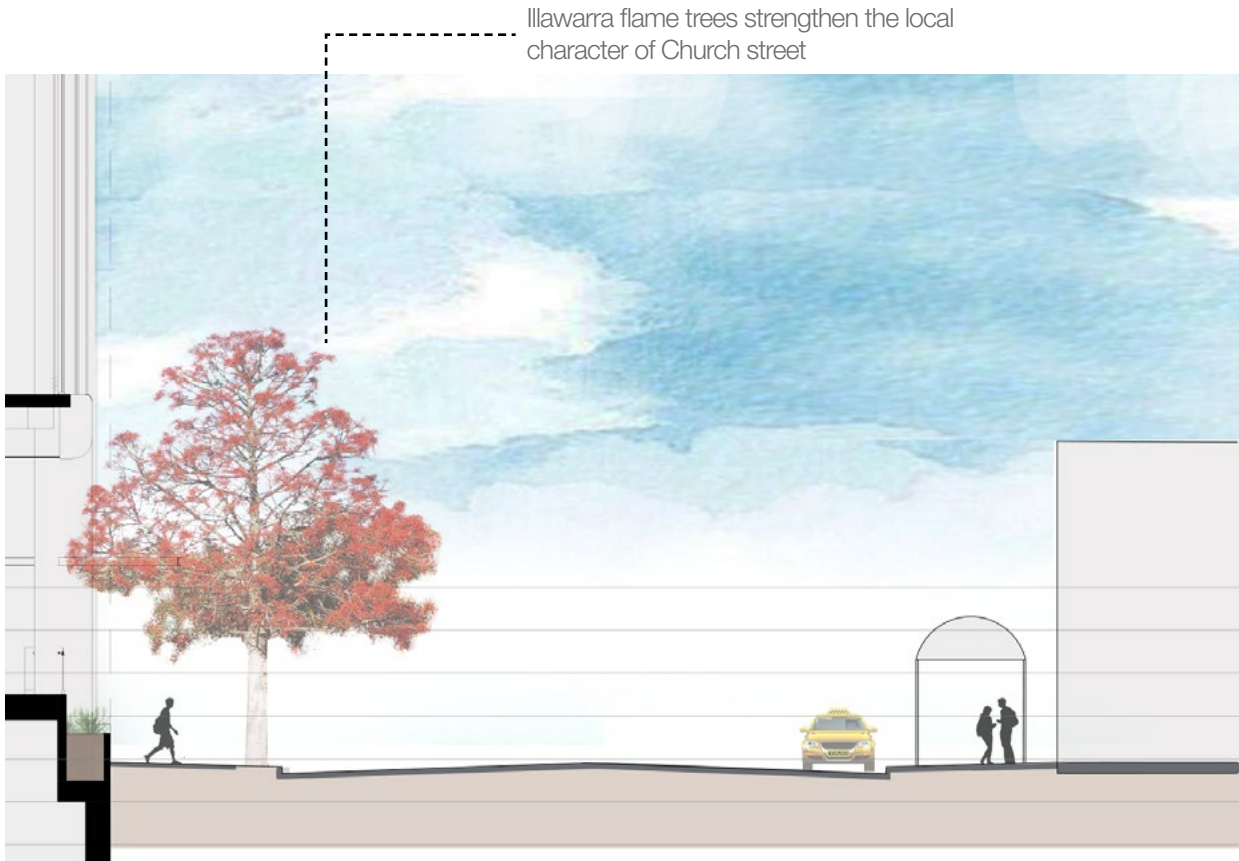
- Breakout space for guests set amongst a series of raised landscape beds
- Views are celebrated to the escarpment

TERRACE GARDENS

- Plantings bring nature into the building and provide strong visual connection



SECTION/ ELEVATION AA



SECTION/ ELEVATION BB



KEY PLAN





A sandstone retaining wall facing Globe Way features cascading plants spilling over the top, complemented by buffer planting at the base. The sandstone finish highlights local materials, seamlessly blending with the landscape elements

Colonnade to the ground floor foyer provides outdoor dining experience celebrating the existing Globe way Landscape precinct with potential for undercover cafes and outdoor entertainment.

Rainforest Walk with stairs and native Illawarra planting with an emphasis on planting important to the local Aboriginal peoples.

RAINFOREST GARDEN

Raised planter reinforces relationship to the Illawarra. Planting design permits light to windows while creating a dense vegetation when viewed from above

DIALOGUE

- 1 External dining space.
- 2 Terraces to Rainforest Garden.
- 3 Egress Path.
- 4 Sitting edge to planter.
- 5 Rainforest Garden.
- 6 Access to Office.
- 7 Pedestrian access.
- 8 Skylight to Club below.



SECTION/ ELEVATION AA



KEY PLAN

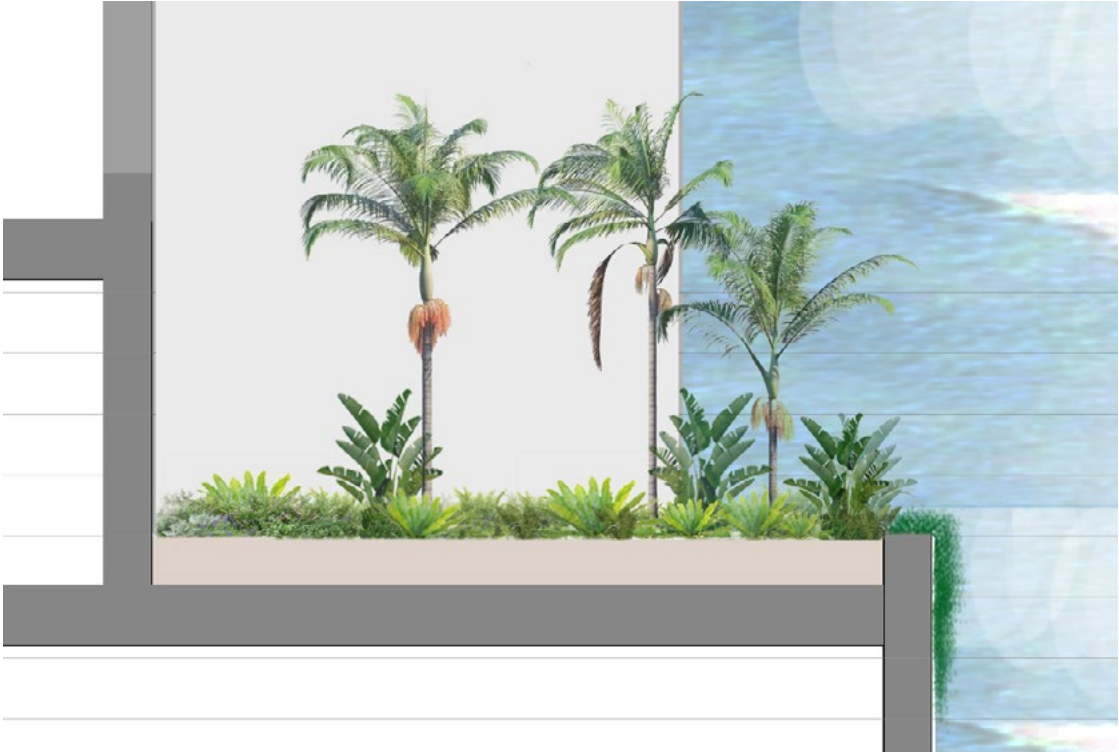
DIALOGUE

- 1

Open paved terrace overlooking Church Street.
- 2

Rainforest intrudes into the building.
- 3

Raised planter edge providing a green base.

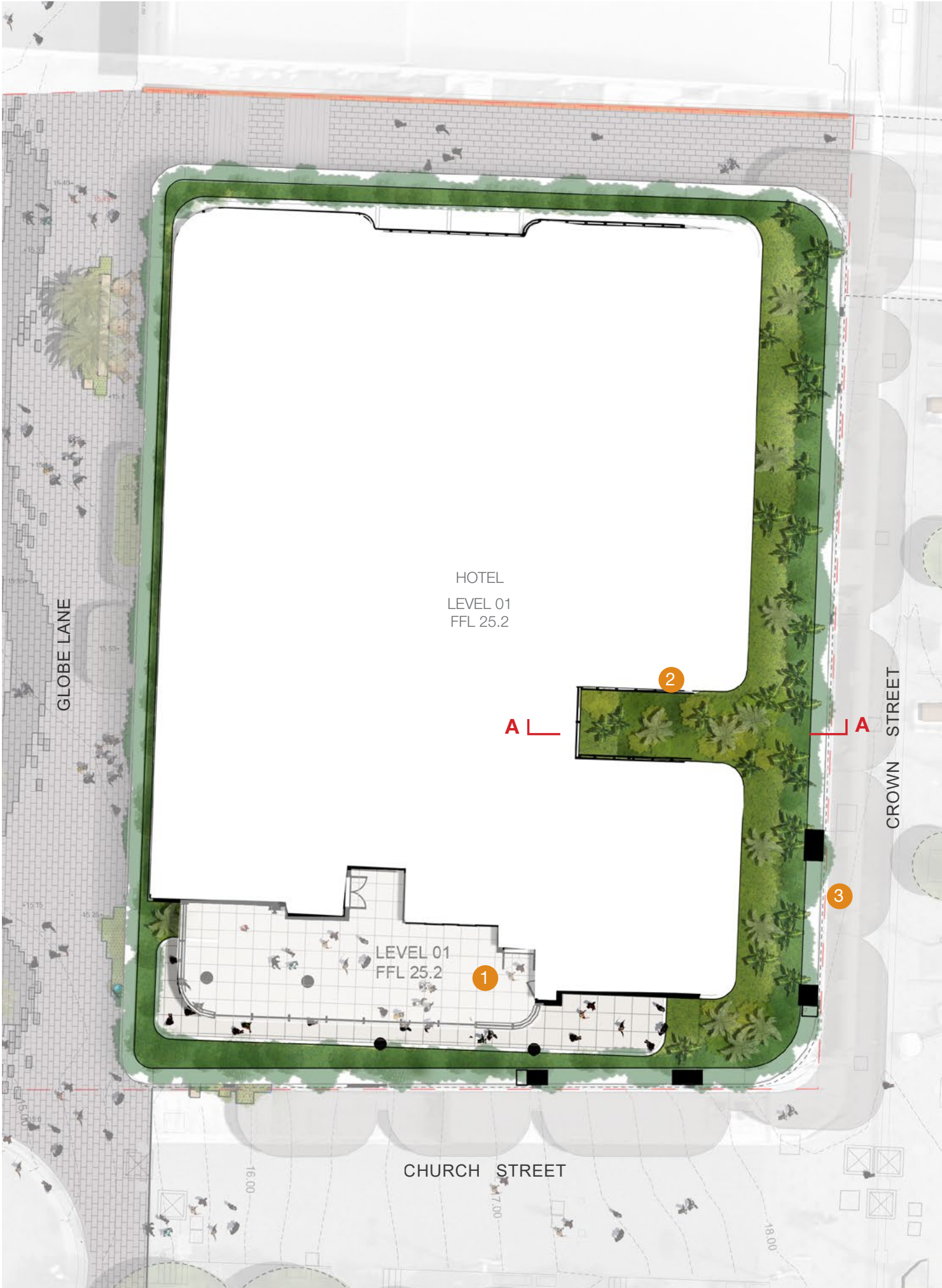


SECTION ELEVATION AA



KEY PLAN

List of changes:
04.11.2024 Terrace plan and section updated.



DIALOGUE

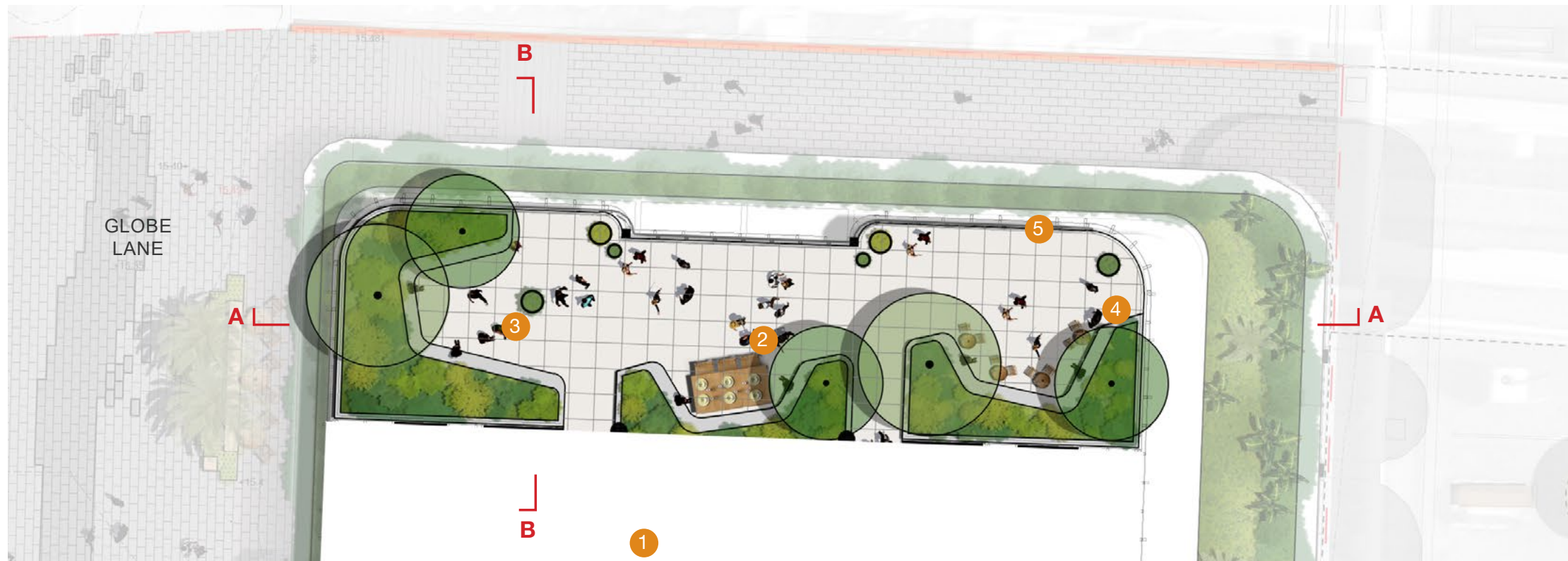
- 1 Burelli streetscape upgraded with paving and trees retained.
- 2 Green roof provides nature to built form and assist with thermal cooling.



KEY PLAN

SECTION AA

List of changes:
04.11.2024 Plan updated to exclude the upgrade works on Globe way.



PLAN



SECTION ELEVATION AA



SECTION ELEVATION BB

Level 12 Hotel Sky Suite Terrace 12

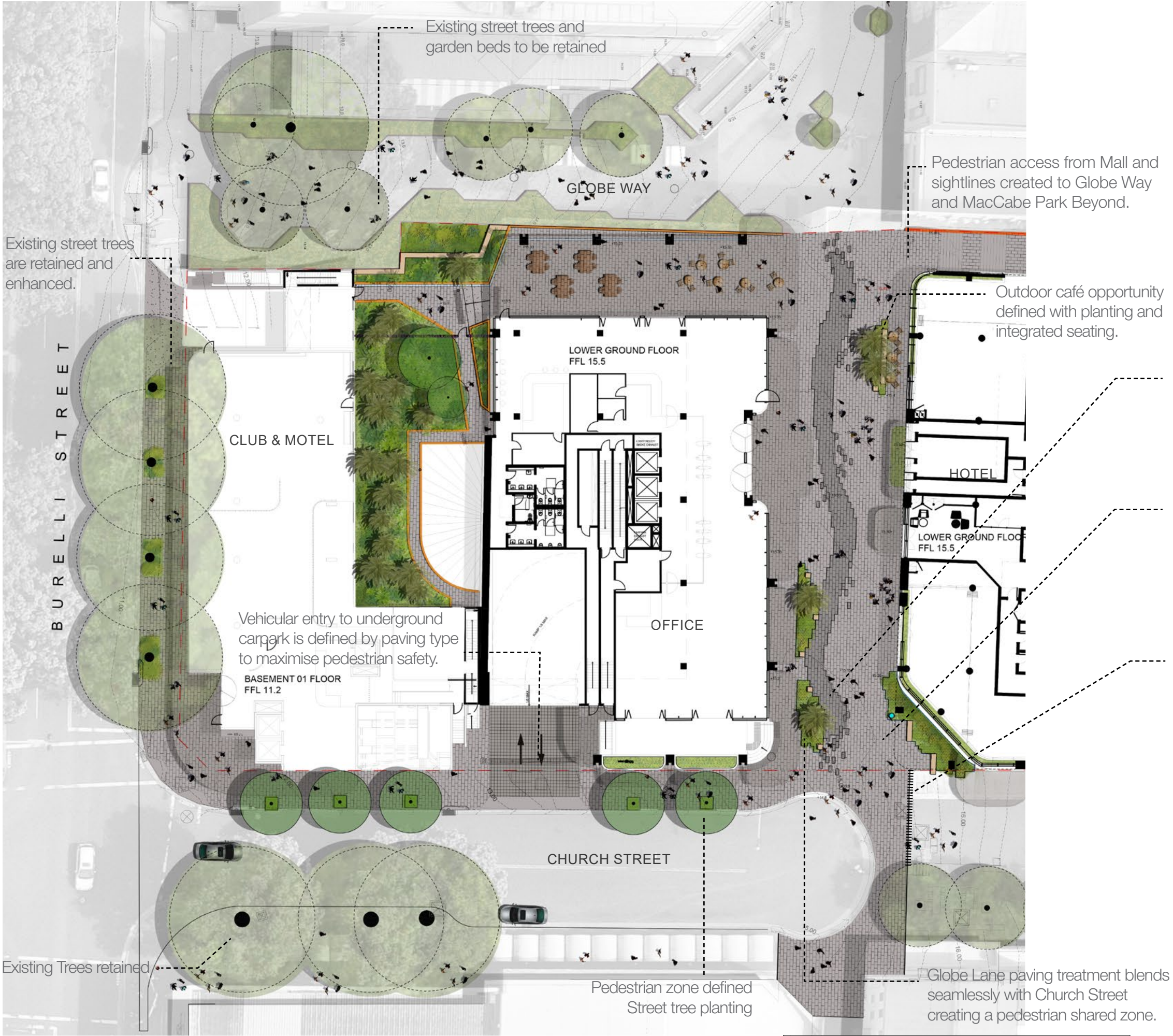
DIALOGUE

- 1 Entry to common space.
- 2 Outdoor Communal dining.
- 3 Communal quiet area sheltered from the south.
- 4 Meeting place with views to the escarpment.
- 5 Terrace edge kept clear to maintain views to the Escarpment and Cityscape.

IMAGERY



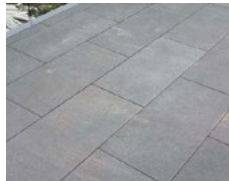
KEY PLAN



INSPIRATION - PAVING PATTERN



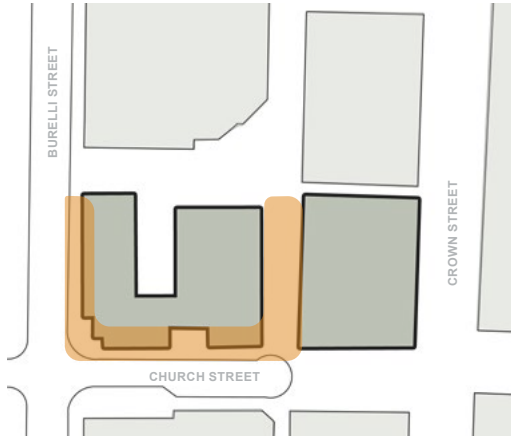
PAVING TYPE 1
FINISH: exfoliated finish
COLOUR:basalt dark
SIZE: 600 x 300x40mm
SUPPLIER: Nustone



PAVING TYPE 2
FINISH: exfoliated finish
COLOUR:dark grey basalt
SIZE: 600 x 300x40mm
SUPPLIER: Nustone



PAVING TYPE 3
(EXISTING PAVING AND TACTILE INDICATOR)
FINISH: honed finish
COLOUR:dark grey basalt
SIZE: 300 X 300 X 50mm
SUPPLIER: Adbri Masonry Pty Ltd



KEY PLAN

List of changes:
02.08.2024 Paving pattern, extent, and landscape layout to Church street updated.
04.11.2024 Plan updated to exclude the upgrade works on Globe way.



Render by Jackson Teece



List of changes:
04.11.2024 Rendering image updated to reflect the current design.

TaylorBrammer



HARDSCAPE

PAVING

Paving type 1



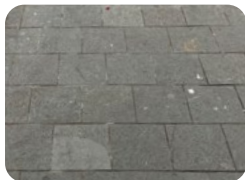
Type: Basalt paving
Finish: Exfoliated finish
Colour: basalt dark
Dimension: 600 x 300 x 40mm

Paving type 2



Type: Basalt paving
Finish: Exfoliated finish
Colour: dark grey basalt
Dimension: 600 x 300 x 40mm

Paving type 3



Type: Concrete unit paving
Finish: Honed finish
Colour: dark grey basalt
Dimension: 300 x 300 x 50mm

FURNITURE AND FIXTURES

SEATING

Seating type 1



Type: Sandstone log
Finish: Saw cut
Colour: Natural
Dimension: 2000 x 500 x 500mm

Balustrade



Type: Flat top balustrade
Finish: Powder coated
Colour: Monument grey
Dimension: 1200mm High

Bollard



Type: Removable Bollard
Product: Grade 316 stainless steel
Model: no. BG-BCL140-SS
Installation: Subsurface mounted

Bin



Type: Perforated aluminium
Finish: powder coated and charcoal metallic gloss
Colour: C0198
Size: 120L or 240L














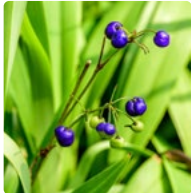


Tactile Indicator



Type: PFSA SST Concentric Circle
Size: 35mm diameter x 5mm
Finish: 316 Marine grade solid stainless steel

INDICATIVE PLANTING LIST

GLOBE LANE, BURELLI STREET AND CHURCH STREET

Botanical Name	Common Name	Height x Width	Illawarra Endemic	Aboriginal Significance				
TREES/PALMS								
<i>Brachychiton acerfolius</i>	Flame Bottle Tree	20 – 30m	Y	Y				
<i>Cyathea australis</i>	Rough Tree-fern	6 x 5m	Y	Y	<i>Cyathea australis</i>	<i>Cyathea cooperi</i>	<i>Doryanthes excelsa</i>	<i>Alpinia caerulea 'Red Back'</i>
<i>Cyathea cooperi</i>	Lacey Tree-fern	5 – 6 x 3 – 4m	Y	N				
<i>Livistona australis</i>	Cabbage Tree Palm	20 x 5m	Y	Y				
SHRUBS								
<i>Doryanthes excelsa</i>	Gynea Lily	2 – 4 x 2 – 3m	Y	Y				
<i>Alpinia caerulea 'Red Back'</i>	Native Ginger	2 x 0.5m	Y	Y	<i>Myoporum parvifolium purpurea</i>	<i>Viola hederacea</i>	<i>Carex appressa</i>	<i>Lomandra longifolia</i>
<i>Asplenium australasicum</i>	Bird's Nest Fern	1 x 1m	Y	N				
GROUNDCOVERS								
<i>Myoporum parvifolium purpurea</i>	Boobialla	0.1 x 1 – 3m	Y	Y				
<i>Rhagodia candolleana</i>	Coastal Saltbush	1 x 2m	Y	Y	<i>Livistona australis</i>	<i>Brachychiton acerfolius</i>	<i>Asplenium australasicum</i>	<i>Pandorea pandorana</i>
<i>Tetragonia tetragonioides</i>	Warrigal Spinach	0.2 x 0.6m	Y	Y				
<i>Viola hederacea</i>	Native Violet	0.1 x 0.3 – 1m	Y	Y				
GRASSES								
<i>Carex appressa</i>	Tall Sedge	1 x 1m	Y	N				
<i>Dianella tasmanica 'Tiny Tas'</i>	Dwarf Blue Flax Lily	0.3 x 0.4m	Y	Y	<i>Rhagodia candolleana</i>	<i>Dianella tasmanica</i>	<i>Lomandra longifolia</i>	<i>Eustrephus latifolius</i>
<i>Lomandra longifolia Variegated Tanika</i>	Lomandra	0.6 x 0.65m	N	Y				
<i>Themeda australis 'Mingo' v</i>	Prostrate Kangaroo Grass	0.2 x 0.5m	N	Y				
CLIMBERS								
<i>Pandorea pandorana</i>	Wonga Wonga Vine	0.2 x 2m	Y	N				
<i>Eustrephus latifolius</i>	Wombat Berry	0.3 x 1m	Y	Y				

PLANTING APPROACH

Illawarra natives and complimentary exotic species have been selected to provide a range of functions with tactile and visual experience. In the public domain, iconic Illawarra trees including the Flame Tree, Cabbage Palm and fern trees blend with native and exotics while strengthening the indigenous connection to the town centre. Underplantings of local provenance as well as interesting cultivars of our illawarra species such as the variegated slim-leaved *lomandra* and *prostrate Kangaroo Grass* add a touch of interest. Most of the selected palette for the public domain is edible, encouraging engagement with Dharawal heritage and culture. More exotics are introduced on the upper level plantings for colour, architectural form, and suitability to microclimate.









KEY PLAN

LEVEL 01 TERRACE, GREEN ROOF AND OFFICE TERRACE

Botanical Name	Common Name	Height x Width	Illawarra Endemic					
TREES/PALMS								
<i>Archontoppheonix cunninghamiana</i>	Bangalow Palm	6 –10m	Y					
<i>Plumeria acutifolia ‘Tricolour’</i>	Frangipani	5m x 4m		<i>Archontoppheonix cunninghamiana</i>	<i>Plumeria rubra</i>	<i>Rhapis Excelsor</i>	<i>Strelitzia nicolai</i>	<i>Waterhousea floribunda</i>
<i>Rhapis Excelsor</i>	Lady palm	3 x 2m	Y					
<i>Strelitzia nicolai</i>	Giant Bird of Paradise	6 x 3m						
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	10 x 8m						
SHRUBS								
<i>Alcantarea imperialis rubra</i>	Giant Bromeliad	0.4 x 0.8m						
<i>Atriplex nummularia</i>	Old Man Saltbush	2 x 1m		<i>Alcantarea imperialis rubra</i>	<i>Atriplex nummularia</i>	<i>Cycas revoluta</i>	<i>Pittosporum Tobira</i>	<i>Rhagodia candolleana ssp. candolleana</i>
<i>Cycas revoluta</i>	Sago Palm	3 x 2m	Y					
<i>Pittosporum Tobira</i>	Miss Muffet	1 x 1m	Y					
<i>Rhagodia candolleana ssp. candolleana</i>	Seaberry Saltbush	2 x 2m	Y					
<i>Russelia ruby falls</i>	Firecracker Plant	1 x 0.6m						
				<i>Russelia ruby falls</i>	<i>Dichondra argentea ‘Silver Falls’</i>	<i>Carex appressa</i>	<i>Lomandra longifolia</i>	
GROUNDCOVERS								
<i>Dichondra argentea ‘Silver Falls’</i>	Silver Nickel Vine	0.07– 0.1 x 0.9 –1.2m						
GRASSES								
<i>Carex appressa</i>	Tall Sedge	1 x 1m						
<i>Lomandra longifolia</i>	Lomandra	0.5 x 0.65m						



LEVEL 12 SKY SUITE

Botanical Name	Common Name	Height x Width	Illawarra Endemic				
TREES							
<i>Olea europaea</i>	European Olive	7 x 6m	N				
<i>Plumeria acutifolia ‘Tricolour’</i>	Frangipani	5m x 4m	N	<i>Plumeria acutifolia</i>	<i>Agave ‘Blue Glow’</i>	<i>Crinum pedunculatum</i>	<i>Curio repens</i>
			Y				
GROUNDCOVERS							
<i>Agave ‘Blue Glow’</i>	Agave ‘Blue Glow’	0.5 x 0.6m	N				
<i>Crinum pedunculatum</i>	Swamp Lily	1 x 0.8m	Y	<i>Myoporum parvifolium</i>	<i>Festuca glauca</i>	<i>Phormium ‘Blazing Red’</i>	<i>Themeda triandra ‘mingo’</i>
<i>Curio repens</i>	Blue Chalk Sticks	0.1 x 0.5	N				
<i>Dichondra argentea ‘Silver Falls’</i>	Silver Falls	0.1 x 0.6m	N				
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.30.3 x 2m	Y				
<i>Russelia equisitifformis ‘Tangerine Falls’</i>	Firecracker plant	0.6 x 1m	N				
GRASSES							
<i>Festuca glauca</i> “	Blue fescue	0.3 X 0.3	N				
<i>Phormium ‘Blazing Red’</i>	New Zealand Flax	1m x 1.5m	N	<i>Dichondra argentea ‘Silver Falls’</i>	<i>Archontoppheonix cunninghamiana</i>	<i>Russelia ruby falls</i>	
<i>Themeda triandra ‘mingo’</i>	Blue kangaroo grass	0.2 x 0.5m	N				



Wollongong Design Review Panel held in Council’s Administration Building and via MS Teams
Meeting minutes and recommendations (12 December 2022) DE number DE-2022/96

Requirement		Taylor Brammer's Response
Built Form and Scale	<p>Arcade connecting Crown Street to Globe Lane</p> <p>This modest proportioned (4m wide) alley will play an important role in developing a permeable city center. The active edge proposed to the alley is commended, the applicant is encouraged to ensure that points of entry and a high level of activation is maintained, as more detailed fit outs of the hospitality uses fronting the alley are developed. In particular, access from the alley to the terrace off the speciality restaurant needs to be clarified.</p>	<ul style="list-style-type: none">A 4m wide arcade is provided to connect Globe Way and Crown Street for pedestrians. The Aboriginal culture and history could be incorporated into wall art on an existing wall along the new alley link.
	<p>Globe Way</p> <p>The applicant has outlined a design intent to develop a direct visual (green) connection from Crown Street across Globe Way to Mac Cabe Park. This is a commendable strategy that will require further detailed finessing if the design intent is to be realized. The Panel questions whether a combination of site topography, the height of office building undercroft, placement of columns within the Hospitality terrace, and tree plantings will prevent a meaningful (if attainable) visual connection between Crown Street and MacCabe Park. A view analysis is required to assist in developing the proposal to realize this design intent. Perhaps a longer-term solution for this area would be to develop a flexible scheme for the proposed new alley link between Crown Street and Globe Lane that could be adapted / further developed when the neighbouring site to the west is developed. A wider laneway (8m) could be provided linking Crown Street to Globe Lane, opening up lines of sight between MacCabe Park and Crown Street via Globe Way. This strategy would provide greater scope for developing steps that align with the lane to provide access to Crown Street and a clear visual connection with the park.</p>	<ul style="list-style-type: none">The upgrade works on Globe Way have been excluded from this DA proposalA 4m wide new alley link is provided to connect Globe Way and Crown Street for pedestrians.
	<p>The War Memorial could be a terrace accessed from the central pathway and the steps up to the commercial building’s terrace may be better utilised as an extension of the terrace that relates better to the internal garden of the motel.</p>	<ul style="list-style-type: none">The Way Memorial will be remained as where it currently is as the upgrade works on Globe Way have been excluded from this DA proposal
	<p>Analysis should clearly indicate all property boundaries and all openings accessing or egressing Globe way.</p>	<ul style="list-style-type: none">This has been included as part of the landscape Master Plan.
	<p>The relocated memorial is now connected to a more spacious area of public open space. The applicant is encouraged to liaise with the RSL to better establish how the memorial could potentially be used. Will its relocation provide the opportunities for activities and services to held around the memorial? if so, what are the nature of these gatherings and how should the space be developed to better accommodate them? The proposed universal access to the War Memorial across a turfed area is poor. A continuous, hardstand path of travel should be provided.</p>	<ul style="list-style-type: none">The Way Memorial will be remained as where it currently is as the upgrade works on Globe Way have been excluded from this DA proposal
	<p>Globe Lane</p> <p>The potential to provide a small piazza where Globe Lane intersects with Globe Way should be further explored. For this space to function as a flexible piazza it should be as open, level and as barrier free as possible.</p>	<ul style="list-style-type: none">An open paved plan has been incorporate at this intersection that allows flexibility in terms on future use. Paved gradients are set at a maximum cross fall of 1:40 to accommodate overland flow of water.
	<p>The applicant has advised that the intention is to incorporate public art into the public domain.</p>	<ul style="list-style-type: none">This will be developed further with the client and Connection with Country Consultation. A suggested location is to include wall art to the new alley link with potential for sculpture in the paved plaza at the Globe Lane and Globe Way Intersection.
	<p>Western courtyard</p> <p>This area should be secured / made non-accessible to the public, to secure the motel and limit potential for anti-social behaviour. As noted above, the western end of the courtyard could be better related to Globe Way and the commercial hospitality terrace if the stairs were deleted.</p>	<ul style="list-style-type: none">This courtyard has been developed as a transition space with adjacent rainforest plantings that relate to the native species of the Illawarra escarpment. Large format steps are required that connect from the courtyard to the commercial terrace, which help provide some separation between public and private spaces.

Requirement	Taylor Brammer's Response	
	<p>Street interfaces</p> <p>The resultant street interface is largely inactivated. Every consideration should be given to addressing this including:</p> <ul style="list-style-type: none">- Developing the lower ground floor hospitality terrace of the commercial building to provide a strong visual connection to the street. Detail sections through the terrace should be provided.	<ul style="list-style-type: none">New street trees fronting the motel and office buildings have been included along the southern end of Church street.
Sustainability	<p>Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use.</p>	<ul style="list-style-type: none">Plant selections are composed primarily of endemic plants to accommodate local weather conditions and increase biodiversity.
Landscape	<p>Many of the issues raised under Built form and Scale relate directly to the landscape design; they are not revisited in detail here but should be considered as part of the landscape response to this report.</p> <p>Crown Street</p> <ul style="list-style-type: none">- How will access from the carpark west - The proposed new link (alley) needs further development as discussed above. A concept of how a more generous link may work under the development of the Wollongong Central site should be prepared. (It may be that an alleyway provides a more interesting option despite its lack of strong visual connectivity to MacCabe Park.)	<ul style="list-style-type: none">The new alley is activated with the connection to commercial spaces as part of the new Hotel building. This link promotes pedestrian movement that allows sight lines down to MacCabe Park in the south. An activated art wall that lines this space will also become a place of interest to the public whilst also referencing Connection with Country principle.
	<p>Church Street</p> <p>The Panel remains of the view that Church Street is extremely unlikely to ever be re-opened as a through-street to the north across Crown Street mall. The recognition of its important role in circulation between Burelli Street, Crown Street Mall and Globe Lane by the applicant is noted. See Built form and Scale for key issues that need to be addressed.</p> <p>Its role in linking Globe Lane to the Mall will be increased under this development and it is therefore important that the design team liaise with Council to understand how the design should relate to the public domain of Church Street’s closed off end. The deletion of the hotel drop-off is an excellent step, but more work needs to be done on the frontages of the hotel and the commercial buildings at the intersection between Globe Lane, Church Street and Crown Street Mall.</p>	<ul style="list-style-type: none">New street trees fronting the motel and office buildings have been included along the southern end of Church street.The existing service functions will be retained on Church Street, including the taxi waiting bay and the turning circle with evidently different paving extents, signs, and bollards to define vehicular movement.
Landscape	<p>Globe Way</p> <p>Most of the comments relating to Globe Way are included under Built form and Scale. It is anticipated that the scheme will significantly change in response to those comments. The key points of concern are:</p> <ul style="list-style-type: none">- Access paths up Globe Way between Burelli Street and Globe Lane / Crown Street Mall need considerable further work- The War Memorial relocation and associated space needs further development, in consultation with the Diggers Club members- The concept of three terraces within Globe Way is supported but its realisation needs further work- The interface between the motel terrace garden, the hospitality terrace of the commercial building and Globe Way needs further work- The piazza (upper terrace of Globe Way and a section of Globe Lane) needs further development and needs to take into account the entrance to the Wollongong Central building and be better integrated with the hospitality terrace.- Tree plantings should be carefully located to ensure they provide maximum amenity without breaking up the spaciousness of the piazza or impeding sightlines / internal views	<ul style="list-style-type: none">The upgrade works on Globe Way have been excluded from this DA proposal.
Landscape	<p>Globe Lane</p> <p>In addition to the above comments, it as agreed with the design team that Globe Lane warrants particular design measures due to its complex role as a service vehicle access, link between Church Street and Globe Way, frontage to the hotel and the commercial building and potential for special event uses. Some of the images included in the package show substantial plantings in it. The Panel questions the merits / feasibility of this and considers that the approach should be to explore how interfaces with different components of the buildings can relate to the lane and what finishes, furniture, fixtures would best be used to ensure a high quality public domain is achieved.</p> <p>As previously noted, Globe Way occupies part of what was once a local park and wall plaques commemorate this. It is unclear how the design has been informed by this history. Has a thorough historical analysis been conducted? This should be done before any public art decisions are taken and the interpretation / relocation of plaques will be important.</p>	<ul style="list-style-type: none">A series of garden beds are provided to the edges of Globe Lane to soften the hardscape and keep 6m clear for service vehicles, with native plants, including cabbage trees (tall and clear trunks) and other low plants, providing an open visual view throughout Globe Lane.The consistent paving pattern will be maintained throughout Globe Lane. Proposed spot levels will be coordinated with the Civil design.
	<p>Sky Pool</p> <p>The Sky Pool, as discussed below, needs considerable further development. It will require privacy (from the bar patrons), shelter / shade, amenity plantings and consideration of outlook / views. The Panel questions the location of substantial, separate toilet blocks that block prime views from the pool area to the south-west.</p>	<ul style="list-style-type: none">The upgrade works on Sky Pool have been excluded from this DA proposal.
	<p>Consideration must be given to how a comfortable environment is provided to sky bar terrace and pool, given its elevated location and exposure to high winds. The input of an expert consultant is recommended.</p>	<ul style="list-style-type: none">The upgrade works on Sky Pool have been excluded from this DA proposal.

Comments		Taylor Brammer's Response
Landscape Matters	This application has been assessed by Council's Landscape Architects with regard to the requirements of Chapters B1 and E6 of Wollongong DCP 2009 and the City Centre Public Domain Technical Manual. The landscaping proposal was found to be unacceptable; the following matters need to be addressed:-	
	WCC does not support the introduction of a new pavement patterning described as ‘ meandering paving pattern’ in Globe Lane. It is recommended that the paving patterns and paving formats utilised within the Mall be adopted in the amended design for consistency. The ‘Connection with Country’ elements is recommended to be reflected in planting selection and the integration of stories from engagement and collaboration with Elders and designer in Artwork and /or sculpture.	<ul style="list-style-type: none">• The paving type is consistent with the use at the Mall, featuring Basalt pavers (600 x 300mm) in two colours(Basalt dark and grey basalt) to create a water stream pattern. Smaller size of same type of pavers branching out from this pattern reflect the paving designs within the Mall.• The ‘Connection with Country’ principles are embodied in the meandering pavement pattern, which is integrated into the hardscape. The selection of planting species in the softscape aspect further reflects the importance and interpretation of Country.
	Further detail is required on the design and construction detailing of the Church Street shared pavement and treatment of the Burelli and Church Street intersection to ensure that the pavement is not difficult or costly to replace or have a significant impact on the aesthetics, function and long-term maintenance costs of Council asset.	<ul style="list-style-type: none">• The proposed shared zone in the existing turning circle on Church street has been removed. New paving patterns will be confined to the area around the new building footprint and the existing kerb and join the existing paving on Church street.
	Further detail is required on the drainage design and pavement levels within Globe Lane.	<ul style="list-style-type: none">• The consistent paving pattern will be maintained throughout Globe Lane. Proposed spot levels will be coordinated with the Civil design.
	It is recommended that additional seating options which have backs and armrests are provided within Globe Way and Globe Lane. All bollards, bins, seats, raised planters, streetlights etc. should be selected from the existing street furniture palette utilised in the Mall to ensure the design materials, finishes and performance standards are used in the Public Domain. Please adjust the plans accordingly to reflect these requirements.	<ul style="list-style-type: none">• The upgrade works on Globe Way have been excluded from this DA proposal. The Globe Lane landscape layout has been revised to include rationalised seating opportunity.
Globe Way	Although the overall look and feel of the design for Globe Way is well conceived, two issues of concern are raised:	
	<div>The space no longer appears to provide space for staying for the general public, aside from the small seating adjacent the War Memorial. Globe Way was previously part of Rest Park (prior to the construction of Wollongong Central), and provided a landscaped area which was flexible enough to allow for a range of movement and activity. The current geometry of the space (narrower and steep) doesn't lend itself to the same flexibility, but the area does currently provide several areas for staying that are well used. This does not appear to have been considered in the design. As more intimate urban space in the City Centre, Globe Way offers the potential to provide an important location for workers, visitors and locals to stop and spend time, without necessarily having to spend money.</div> <div>The lift, level changes, meandering stepped terraces, and planting will all make sight lines difficult. Planting will need to be designed to maintain sightlines at eye level. No lightning is evident throughout the space. Understanding how this space will work in low light conditions is important to ensure the space feels safe for all.</div>	<ul style="list-style-type: none">• The Way Memorial will be remained as where it currently is as the upgrade works on Globe Way have been excluded from this DA proposal. The Globe Lane landscape layout has been revised to rationalise seating opportunity.• The upgrade works on Globe Way have been excluded from this DA proposal.• The selection of native tree species, particularly Cabbage Tree Palms with high and clear trunks, maintains visual clarity throughout Globe Lane, creating an open and inviting atmosphere.