





106 JONSON ST
BYRON BAY, NEW SOUTH WALES

SUSTAINABILITY: THE ESSENCE OF BYRON

INSPIRED BY THE GREAT AMERICAN ARCHITECT LOUIS KAHN WHOSE USE OF LARGE ARCHES CREATED MEMORABLE IMAGES, ESSENCE ON BYRON REINTERPRETS THE ARCH IN A BEACH TOWN SETTING. HOWEVER THE IMAGERY ALSO CONJURES UP THE FEEL OF 60' / 70'S RESIDENTIAL PROJECTS. THE DEVELOPMENT IS A WELCOME ADDITION TO JONSON STREET AND IS A 3 STOREY X 146 ROOM HOTEL WITH THE ROOMS HAVING EITHER STREET VISTAS, PARK VISTAS OR VIEWS TO THE INTERNAL COURTYARD.

A RESTAURANT AND OUTDOOR DINING TERRACE FRONTS JONSON STREET WHILST THE HOTEL ENTRY OPENS TO A LARGE INTERNAL LANDSCAPED COURTYARD. THIS COURTYARD ALSO SERVES A VISTA FOR SOME OF THE HOTEL ROOMS. LANDSCAPING FEATURES EXTEND TO THE ROOF WHICH HAS A POOL DECK AND EXTENSIVE LANDSCAPED OUTDOOR SEATING AREAS LOOKING TO JONSON STREET. THIS LANDSCAPED MEDITATION / WEDDING GARDEN CAN HOST PRIVATE FUNCTIONS OR SIMPLY PROVIDED A CALM RETREAT FOR GUESTS. ALL SERVICE VEHICLE FUNCTIONS ARE AT THE REAR OF THE SITE AWAY FROM JONSON STREET.

TRANSPORTATION

- SOLAR ELECTRIC BIKES AND BIKES FOR GUESTS
- ELECTRIC CAR CHARGERS IN THE BASEMENT

MATERIALS

- RECYCLE DEMOLITION MATERIALS FROM THE EXISTING BUILDING AND USE RECYCLED TIMBER AND / OR PLANTATION GROWN TIMBER WHERE POSSIBLE
- WATER EFFICIENT PLUMBING FITTINGS WILL BE USED
- NO PLASTIC BOTTLES WILL BE USED AND WASTE RECYCLED
- NON TOXIC MATERIALS WILL BE USED FOR THE CONSTRUCTION

WATER

- WASTE WATER WILL BE RECYCLED
- RAINWATER TANKS IN THE BASEMENT USED FOR IRRIGATION

COMMUNITY

- USE LOCAL ORGANIC PRODUCE FROM SUPPLIERS WITH HIGH ENVIRONMENTAL STANDARDS
- USE SUBSTANTIAL INDIGENOUS LANDSCAPE SPECIES AS WELL AS EDIBLE SPECIES
- THE BYRON ETHOS THE INTERIOR SPACES AND EXTERIOR WILL BE VISUALLY APPEALING

ECOSYSTEM

- NATURAL CROSS VENTILATION IS PROVIDED TO CORRIDORS
- HOTELS ROOMS ARE PROVIDED WITH INDUCED CROSS VENTILATION VIA LOUVRES OVER ENTRY DOORS
- NATURAL VENTILATION VIA THE SUNKEN COURTYARD IS USED TO REDUCE BASEMENT VENTILATION
- ALL WINDOWS WILL HAVE SUN PROTECTION
- GUESTS WILL BE PROVIDED WITH ADJUSTABLE COMFORT SHADING LOUVRES TO HOTEL ROOMS

ENERGY

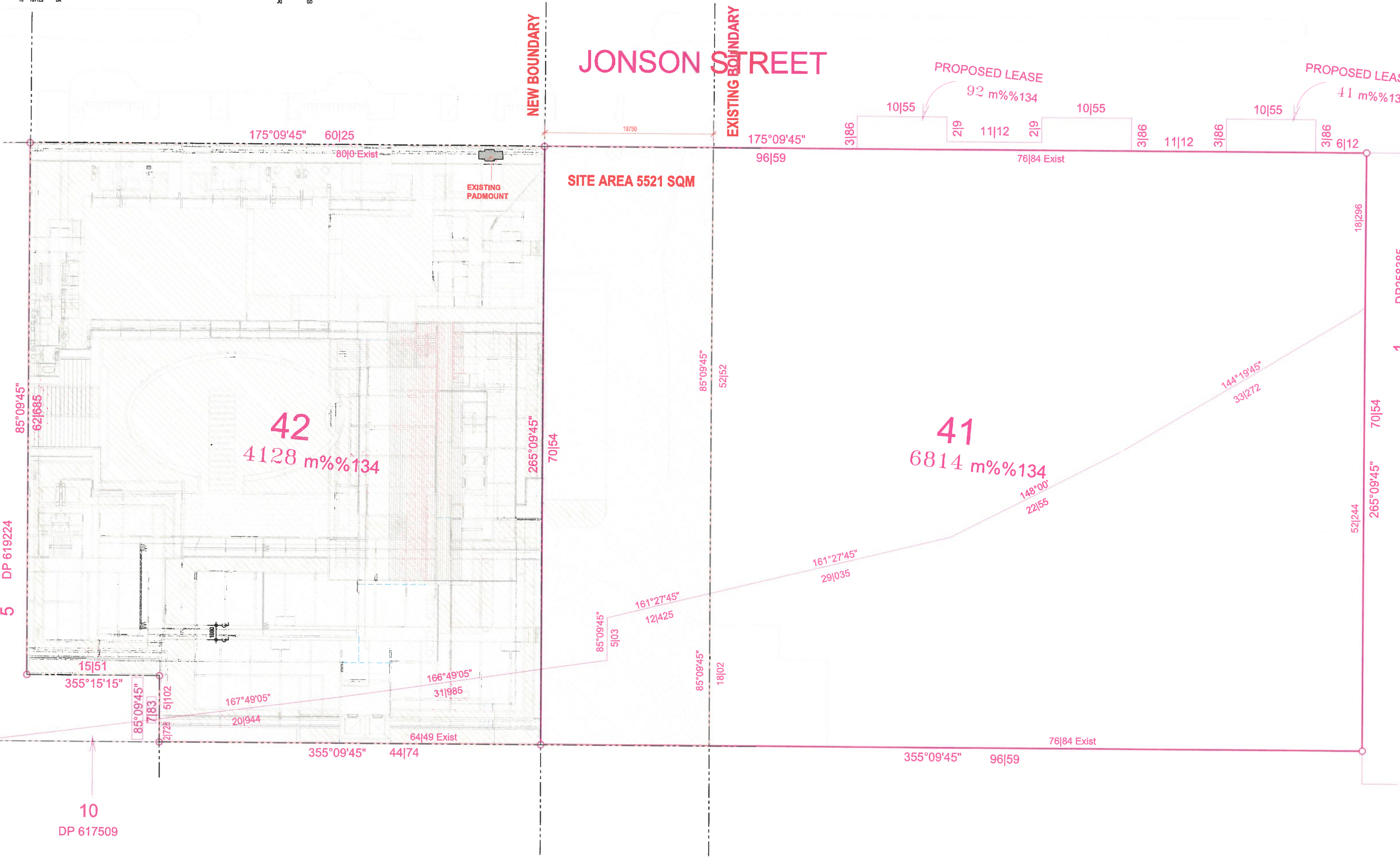
- A SOLAR ARRAY PANEL TO ONE WING OF THE ROOF WILL PROVIDE DAILY POWER AND A BACKUP BATTERY SYSTEM WILL BE PROVIDED.
- HEAT SINKS WILL BE REDUCED WITH LANDSCAPING TO HORIZONTAL SURFACES
- CONNECTING STAIRS NEAR THE ENTRY REDUCE USE OF THE LIFTS AND HENCE POWER REQUIREMENTS

WELLBEING

- THE HEALTH SPA IS DESIGNED FOR RELAXATION AND REJUVENATION, CHILLING OUT AND RELAXING
- ALL HOTEL AREAS ARE WHEELCHAIR ACCESSIBLE FOR GUESTS.
- SLOW DOWN CHILL OUT RELAX

WE AIM TO ACHIEVE ZERO EMISSION...

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
12	18/11/15	Preliminary	JG	GD
14	18/11/15	DA	JG	GD
15	18/11/20	DA	JG	GD



REV. DATE
15 18/12/18 DA

DESCRIPTION

DRAWN CHECKED
JG GD



REV.	DATE	DESCRIPTION	DRAWN	CHECKED
8	181101	Preliminary	JG	GD
9	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



GFA BY LEVELS

Comments	Level	Name	Area
EXISTING MERCATO	Basement Level 1	GFA MGR	18 m ²
EXISTING MERCATO	Basement Level 1	GFA TOILET	49 m ²
EXISTING MERCATO	Level 1	GFA GALLERY	145 m ²
EXISTING MERCATO	Level 1	GFA TOILET	41 m ²
			253 m ²

PROPOSED HOTEL	Basement Level 1	GFA COMMERCIAL	120 m ²
PROPOSED HOTEL	Basement Level 1	GFA STAFF	116 m ²
PROPOSED HOTEL	Ground Level	GFA COMMERCIAL	1410 m ²
PROPOSED HOTEL	Ground Level	GFA HOUSE KEEPING	97 m ²
PROPOSED HOTEL	Ground Level	GFA RETAIL	47 m ²
PROPOSED HOTEL	Ground Level	GFA STAFF	439 m ²
PROPOSED HOTEL	Ground Level	GFA STORAGE	57 m ²
PROPOSED HOTEL	Level 1	GFA COMMERCIAL	2228 m ²
PROPOSED HOTEL	Level 1	GFA CORRIDOR	308 m ²
PROPOSED HOTEL	Level 1	GFA HOUSE KEEPING	39 m ²
PROPOSED HOTEL	Level 2	GFA COMMERCIAL	2228 m ²
PROPOSED HOTEL	Level 2	GFA CORRIDOR	310 m ²
PROPOSED HOTEL	Level 2	GFA HOUSE KEEPING	45 m ²
PROPOSED HOTEL	POOL DECK	GFA COMMERCIAL	46 m ²
PROPOSED HOTEL	POOL DECK	GFA STORAGE	24 m ²
			7515 m ²

GENERAL NOTES:

GFA COMMERCIAL INCLUDING RESTAURANT, CONFERENCE, HOTEL ROOMS AND ETC.
GFA STAFF INCLUDING FRONT OFFICE, LOCKER, TOILETS AND OTHER STAFF FACILITIES.

GFA OTHER INCLUDING VERTICAL CIRCULATION, BASEMENT STORAGE, MECHANICAL SERVICES AND ETC, WHICH WILL BE EXCLUDED FROM GFA CALCULATION.

GFA AREA IS MEASURED BY INTERNAL LINE OF EXTERIOR WALL AND INTERNAL LINE OF SEPARATING WALL.

SITE AREA: 5521m²
GFA: 7515m²
FSR: 1.36

NUMBER OF PARKING SPACES

Mark	Level	Count
CARPARK	Basement Level 1	96
CARPARK PWD	Basement Level 1	4
CARPARK SMALL	Basement Level 1	1
CARPARK VAN	Basement Level 1	2

103 CARPARK SPACES, 5 MOTOR BIKE, 40 BIKES

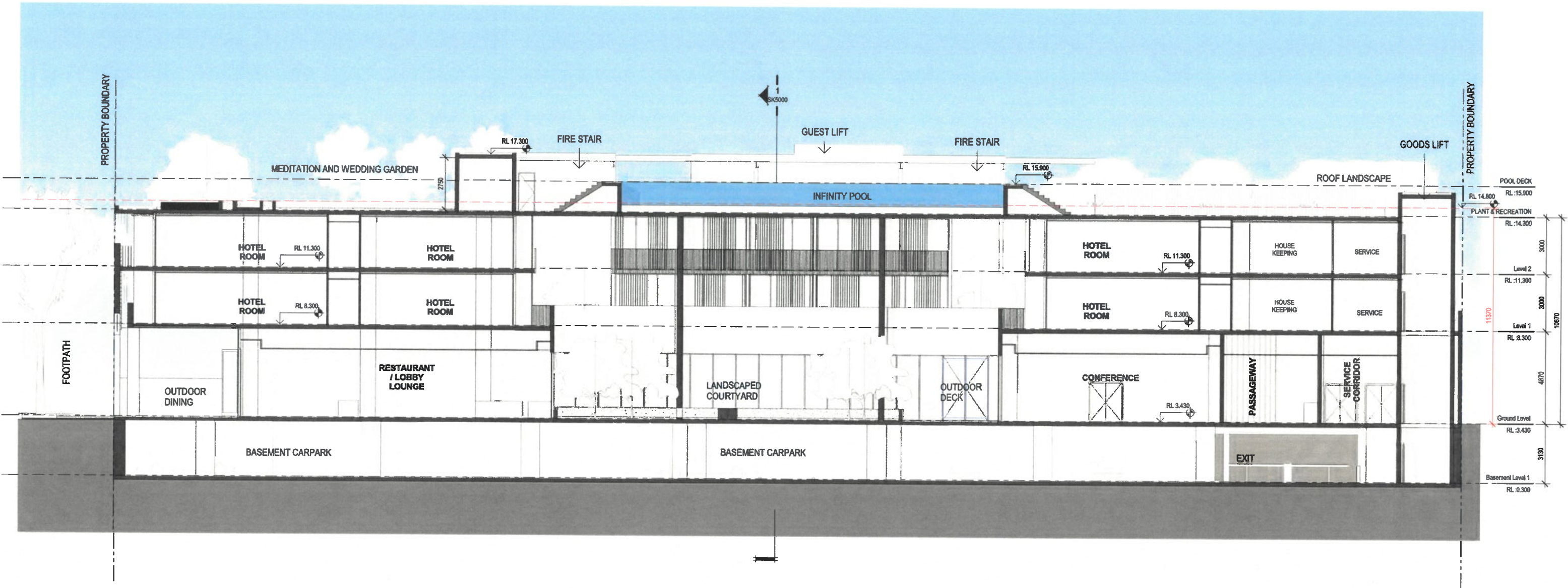
SCHEDULE OF ROOMS

Occupancy	Count	Comments
TYPE A	6	25m ²
TYPE B	30	26m ²
TYPE C	31	27m ²
TYPE D	7	26-27m ²
TYPE E	20	29m ²
TYPE F	46	30m ²
TYPE G	2	37m ²
TYPE H	2	39m ²
TYPE I	2	45m ²

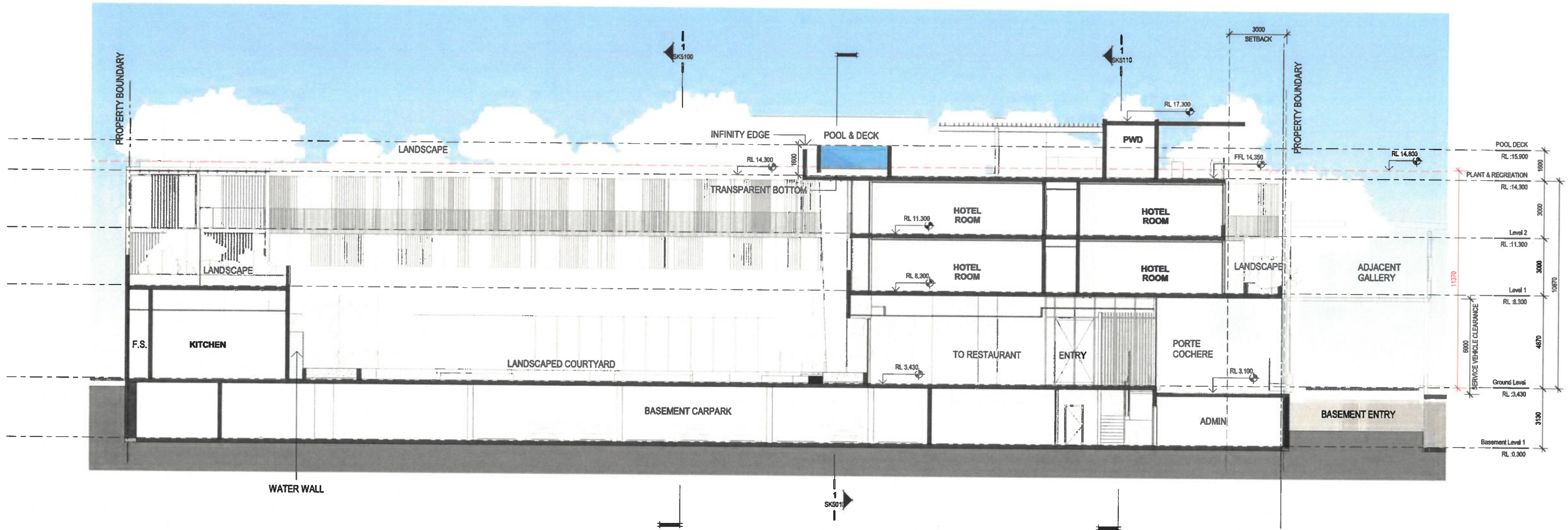
TOTAL HOTEL ROOMS: 146

1 | Site
SK4000 | 1 : 500

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
9	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
13	181119	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



REV.	DATE	DESCRIPTION	DRAWN	CHECKED
9	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
13	181118	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



SITE CONTEXT

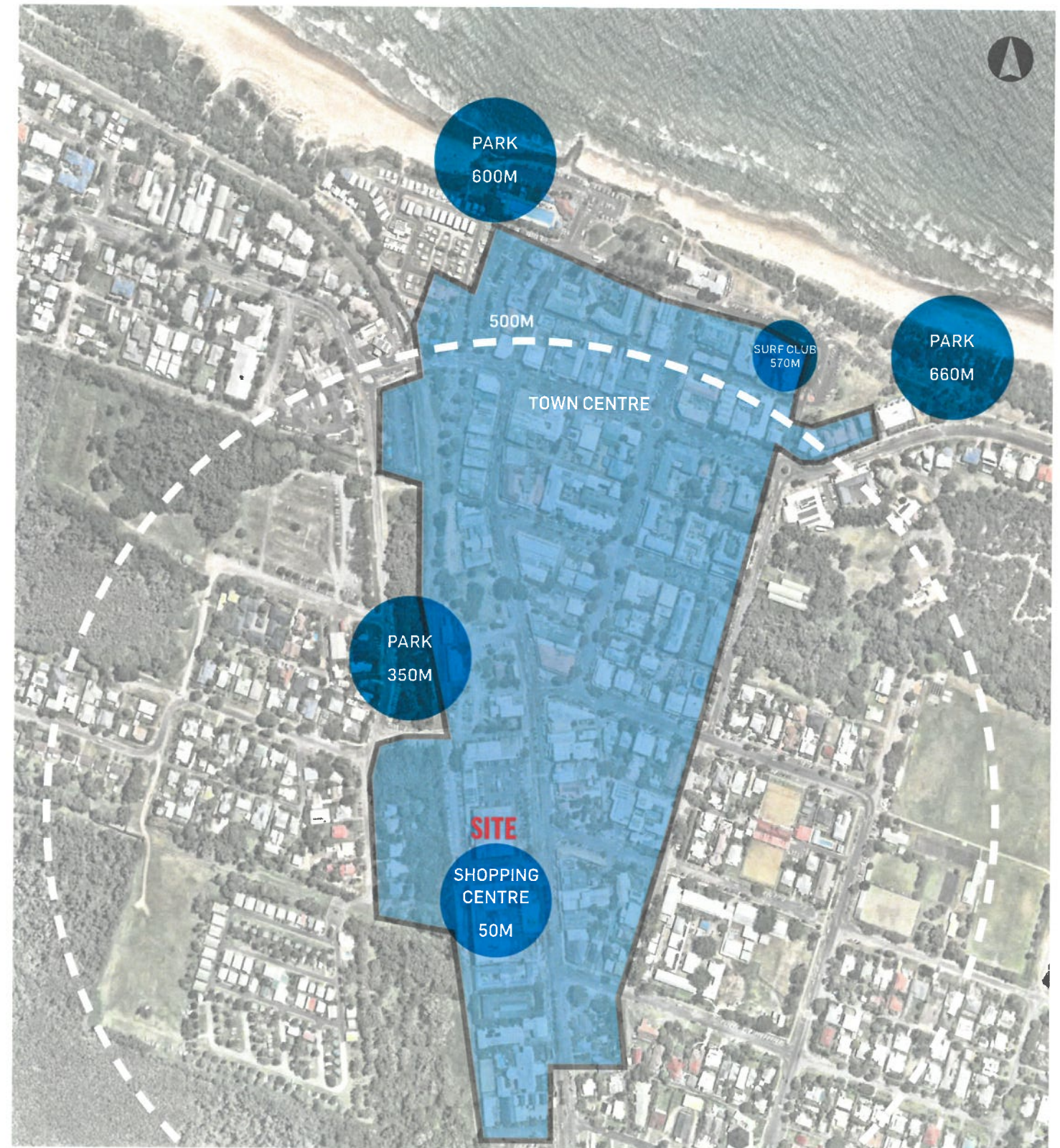
The Essence of Byron Hotel development sits on the north western edge of the township of Byron Bay adjacent shopping centre (south), Heavily vegetated single lot dwellings (West) and overlooks a carpark (north). The site's northern elevation orientates itself to Byron Bay (680m) while the east looks to the eastern Cape Bryon Lighthouse (2500m).

The site itself is surrounded by unique amenities and Facilities; in addition to a direct elevated line of sight to Byron Bay and being physical located on the edge of the town centre within walking distance of the parks, cafes, shopping precincts and natural features such as the beach, bay and Cape Byron



SITE CONTEXT PLAN: LP01

SCALE - NTS



SITE ANALYSIS

SIGHT LINES

Views from the development will be enhanced with elevation. The Pool Deck and Recreational Terrace will have superior views to the township, Byron Bay and Cape Byron Lighthouse with a mix of openness and frame views through strategic planting.

PREVAILING WINDS

Coastal exposure is a beautiful and unique thing. The salty prevailing South Westerly winds will strongly influence the external landscape design.

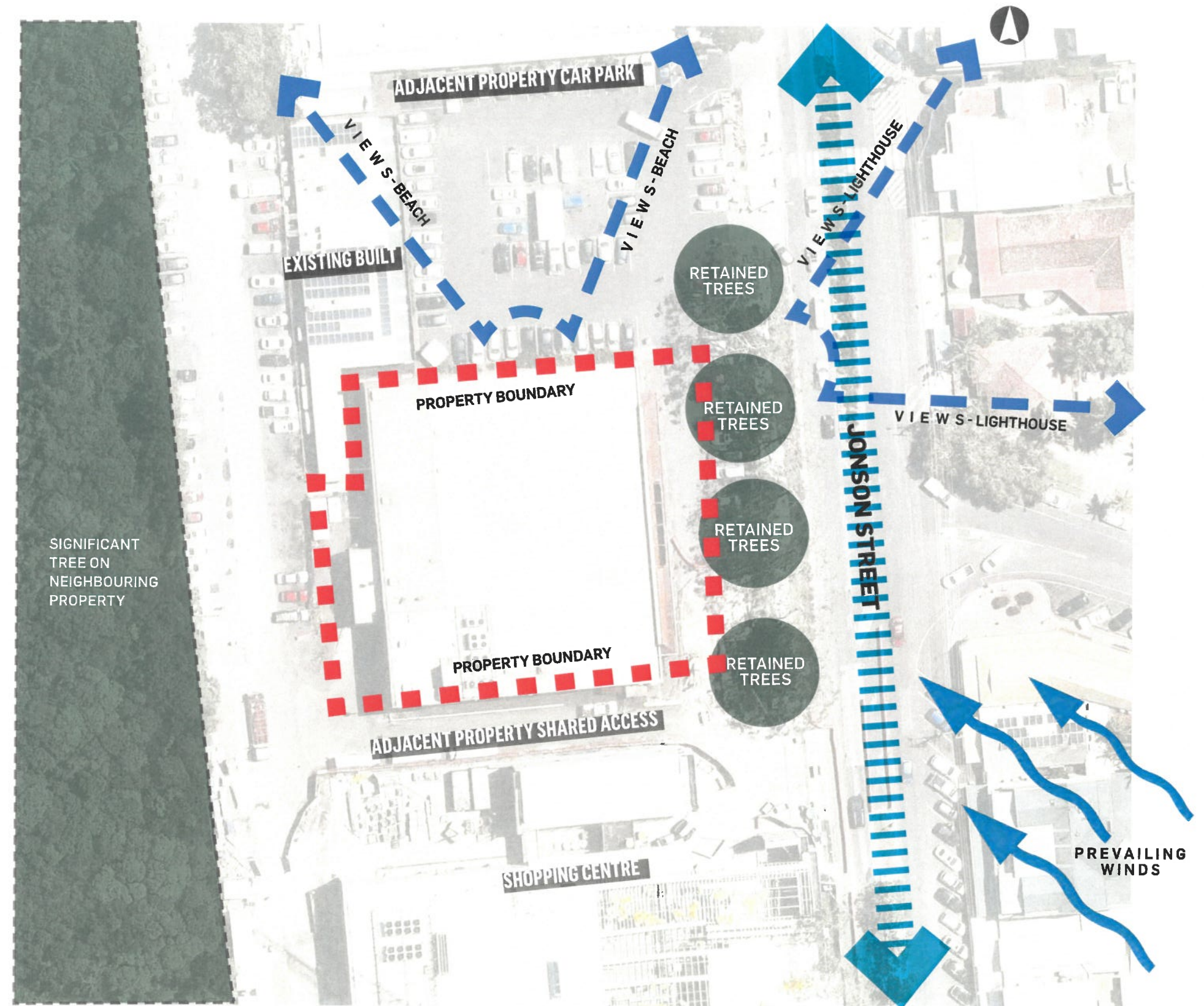
EXISTING VEGETATION

No significant vegetation is identified on site.

Significant tree is evident on neighbouring property to the West. This will provide a green backdrop to the development and provide an opportunity to take advantage of view corridors from the site.

A row of existing mature Eucalyptus Trees line to footpath. These trees are to be retained pending arborcultural assessment and appropriateness (ie. leaf & branch drop).

Urbis notes that establishing understorey planting beneath these trees may be difficult and new evergreen shade tree species may be considered at a later date.



LANDSCAPE SITE ANALYSIS PLAN: LP02

SCALE - NTS

LANDSCAPE DESIGN VISION

DESIGN VISION

The central driver behind the design of The Essence of Byron Hotel is 'Lifestyle' and connection with the township of Byron Bay.

The proposed development, built form and supporting landscape treatments aim to achieve a harmonious balance between Architecture, landscape design, public access, access, climate and local character while providing a new wedding venue. The development will create a highly accessible, relaxed, yet vibrant atmosphere that is enhanced by a lush coastal sub-tropical planting palette and spatial quality.

The Landscape design shall address both public and privatespaces; ensuring a sense of continuity across the project. The public spaces shall include the streetscape frontage and the porte cochere entry while private spaces will include the central courtyard, rooftop pool deck and recreational activity zone / wedding event lawn.

Each space is looked at individually and holistically to create intimate, flexible space that will sit within the greater context of not only the hotel but the Byron Bay Township. These spaces will be vibrant, healthy micro-climatic that contribute to social fabric of Byron Bay while providing spaces such as the courtyard, event lawns and seating niches for private events.

SUB-TROPICAL DESIGN

The landscape is intended to be integrated into the built form, creating a synergy between built-form and public realm, which offers a sub-tropical feel, that is climatically responsive and site-sensitive.

ACTIVATION

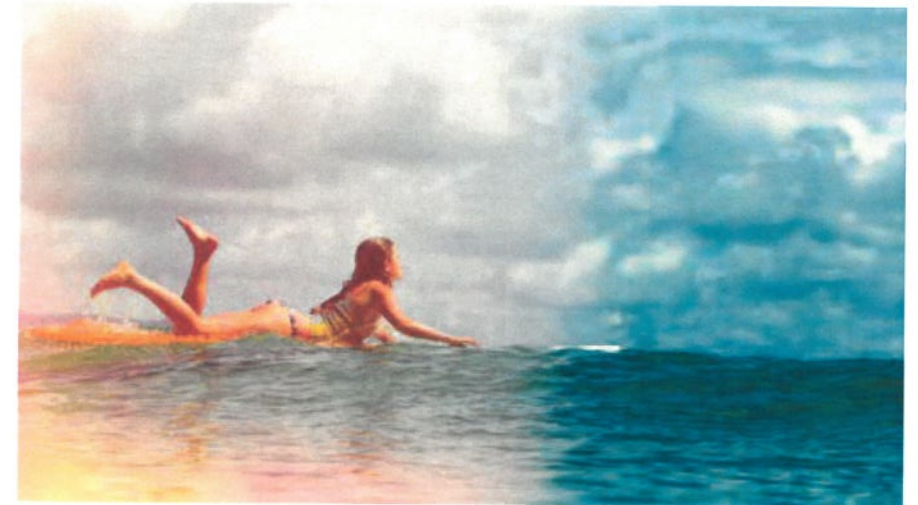
The landscape component of the development will encourage and support ground plane activation through a high accessible, high quality spaces such as the central courtyard, porte cochere arrival zone and streetscape frontage.

COASTAL FEEL

An underlying coastal character and feel will be evident from the salty outdoor air, down to the materials and planting selections.

WEDDING

The orientation, sightlines and facilities make the Mercato Hotel a ideal wedding destination with outstanding views to Byron Bay from the recreational deck. The flexible courtyard and recreational terrace allow these spaces to be easily





EXPERIENCE



WEDDING



VIBRANT



LIFESTYLE

GREEN



LUSH



INSPIRE



INTIMATE SPACE

LANDSCAPE PLAN

GROUND FLOOR

The courtyard, porte cochere and streetscape will create their own microclimates through built form, lush landscaping orientation; enhancing useability and promoting activation of these important spaces.

The landscape treatments for Essence on Byron Hotel present a soft landscaped veil of lush green vegetation; providing privacy to the development while allowing sufficient passive surveillance to the street.

The courtyard is public retreat that is open to the weather / sky; acting as a light well and passive climate control space. The area is visible from the restaurant, lobby and conference /wedding / reception facilities. This space can be booked for private events.

The planting will be lush, dense and sub-tropical; accentuated by the electronic water wall that can be programmed to display time, messages or images. An additional water feature, cantenary lighting & feature art piece will provide the visual interest within the space and can be viewed from Wedding / Conference / Porte cochere / Restaurant.

The lobby shall be softened via a series of green walls, pots and amenity planting while the streetscape present a shady green oasis to the porte cochere and street that will help with the passive cooling of these spaces.



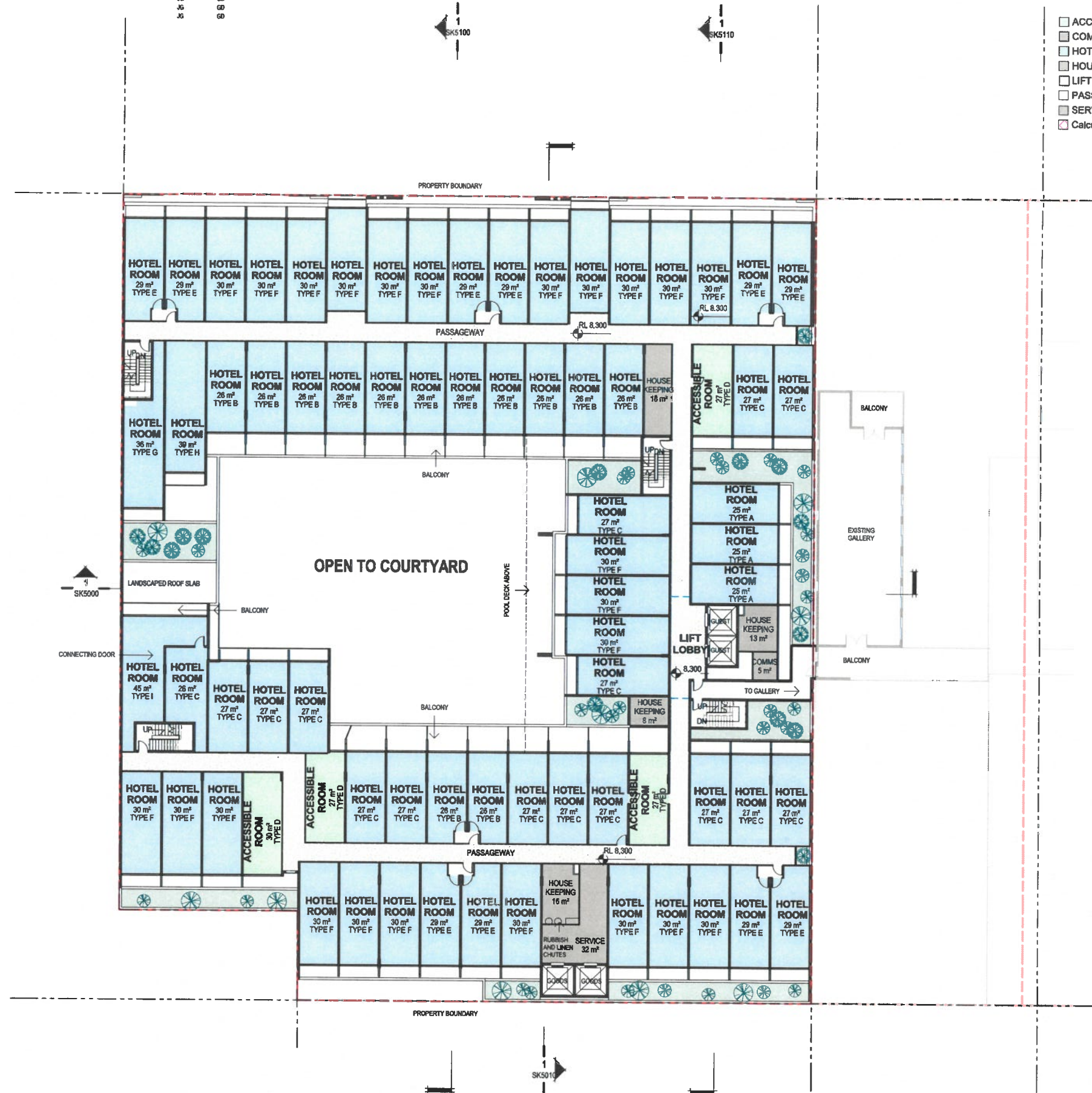
CODE	DUAL CODE	ROOM TYPE	Bedding Units				ROOM SIZE (m2)	Dual Room SIZE (m2)	Spa Bath	FIXTURES			Basemt	Ground	Roof Top			Total Room Keys	Comments
			K	Q	King Zipper	Queen Sofa Bed				Bath	Shw	Shw			1	2	3		
			A		Standard King Room	8						25							
B		Standard King Room	28			26							14	14		28			
C		Executive King Room + Sofa bed	28			28	27						14	14		28			
D		Special Needs King Room	7			27									7				
E		Superior King Zipper Room				20	29								4	3		7	
F		Luxury King Zipper Room + Sofa bed				49	49	30							10	10		20	
G		Deluxe King Zipper Room + Sofa bed				2	2	37							24	25		49	
H		Deluxe King Zipper Room + Sofa bed				2	2	39							1	1		2	
I		Honeymoon Suite / connecting to A type room	2			2	45								1	1		2	
			73	*	**73	83									1	1		2	
			73												73	73		146	

B	B	Dual Key Superior Rooms													1	1		
B	D	Dual Key Superior & Special Needs													1	1		
E	E	Dual Key Luxury Rooms													5	5		
I	A	Suite with connecting A type room													1	1		
															8	8		16

Dual key rooms are a back up for more suite requirements and mostly to secure family rooms
 * Operators like Marriott do no longer use Queen bed configuration
 ** King Zipper will increase the capacity for family/conference/weddings



REV.	DATE	DESCRIPTION	DRAWN	CHECKED
8	181101	Preliminary	JG	GD
9	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



- ACCESSIBLE ROOM
- COMMS
- HOTEL ROOM
- HOUSE KEEPING
- LIFT LOBBY
- PASSAGEWAY
- SERVICE
- Calculating...

L01 SCHEDULE OF AREA			
Level	Name	Count	Area
Level 1	COMMS	1	5 m ²
Level 1	HOUSE KEEPING	4	56 m ²
Level 1	LIFT LOBBY	1	23 m ²
Level 1	PASSAGEWAY	2	266 m ²
Level 1	SERVICE	1	32 m ²

L01 SCHEDULE OF ROOMS			
Level	Occupancy	Count	Comments
Level 1	TYPE A	3	25m ²
Level 1	TYPE B	13	26m ²
Level 1	TYPE C	16	27m ²
Level 1	TYPE D	4	26-27m ²
Level 1	TYPE E	10	29m ²
Level 1	TYPE F	24	30m ²
Level 1	TYPE G	1	37m ²
Level 1	TYPE H	1	39m ²
Level 1	TYPE I	1	45m ²

**TOTAL HOTEL ROOMS: 73
INCLUDING 7 DUAL KEY ROOMS**

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
8	181101	Preliminary	JG	GD
9	181105	Preliminary	JG	GD
10	181106	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



- ACCESSIBLE ROOM
- COMMS
- HOTEL ROOM
- HOUSE KEEPING
- LIFT LOBBY
- PASSAGEWAY
- SERVICE
- STORAGE
- Calculating...

L02 SCHEDULE OF AREA			
Level	Name	Count	Area

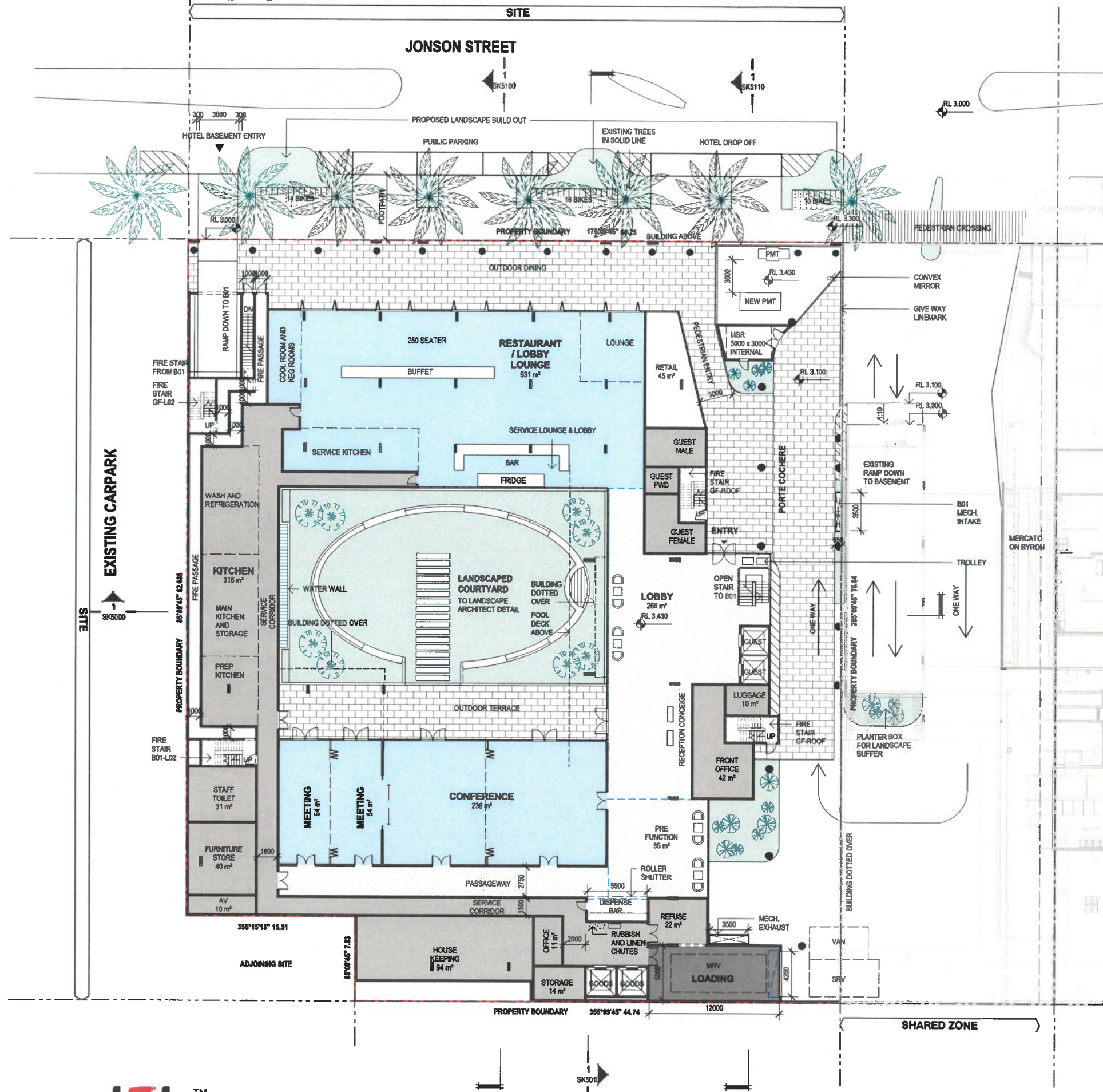
Level 2	COMMS	1	8 m²
Level 2	HOUSE KEEPING	4	55 m²
Level 2	LIFT LOBBY	1	25 m²
Level 2	PASSAGEWAY	2	286 m²
Level 2	SERVICE	1	32 m²
Level 2	STORAGE	1	12 m²

L02 SCHEDULE OF ROOMS			
Level	Occupancy	Count	Comments

Level 2	TYPE A	3	25m²
Level 2	TYPE B	17	26m²
Level 2	TYPE C	15	27m²
Level 2	TYPE D	3	28-27m²
Level 2	TYPE E	10	29m²
Level 2	TYPE F	22	30m²
Level 2	TYPE G	1	37m²
Level 2	TYPE H	1	39m²
Level 2	TYPE I	1	45m²

**TOTAL HOTEL ROOMS: 73
INCLUDING 7 DUAL KEY ROOMS**

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
8	181101	Preliminary	JG	GD
9	181105	Preliminary	JG	GD
10	181109	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181116	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



- AV
- CONFERENCE
- DISPENSE BAR
- FRONT OFFICE
- FURNITURE STORE
- GUEST FEMALE
- GUEST MALE
- GUEST PWD
- HOUSE KEEPING
- KITCHEN
- LIFT LOBBY
- LOADING
- LOBBY
- LUGGAGE
- MEETING
- OFFICE
- PASSAGEWAY
- PRE FUNCTION
- REFUSE
- RESTAURANT / LOBBY LOUNGE
- RETAIL
- SERVICE
- SERVICE CORRIDOR
- STAFF TOILET
- STORAGE
- Calculating...

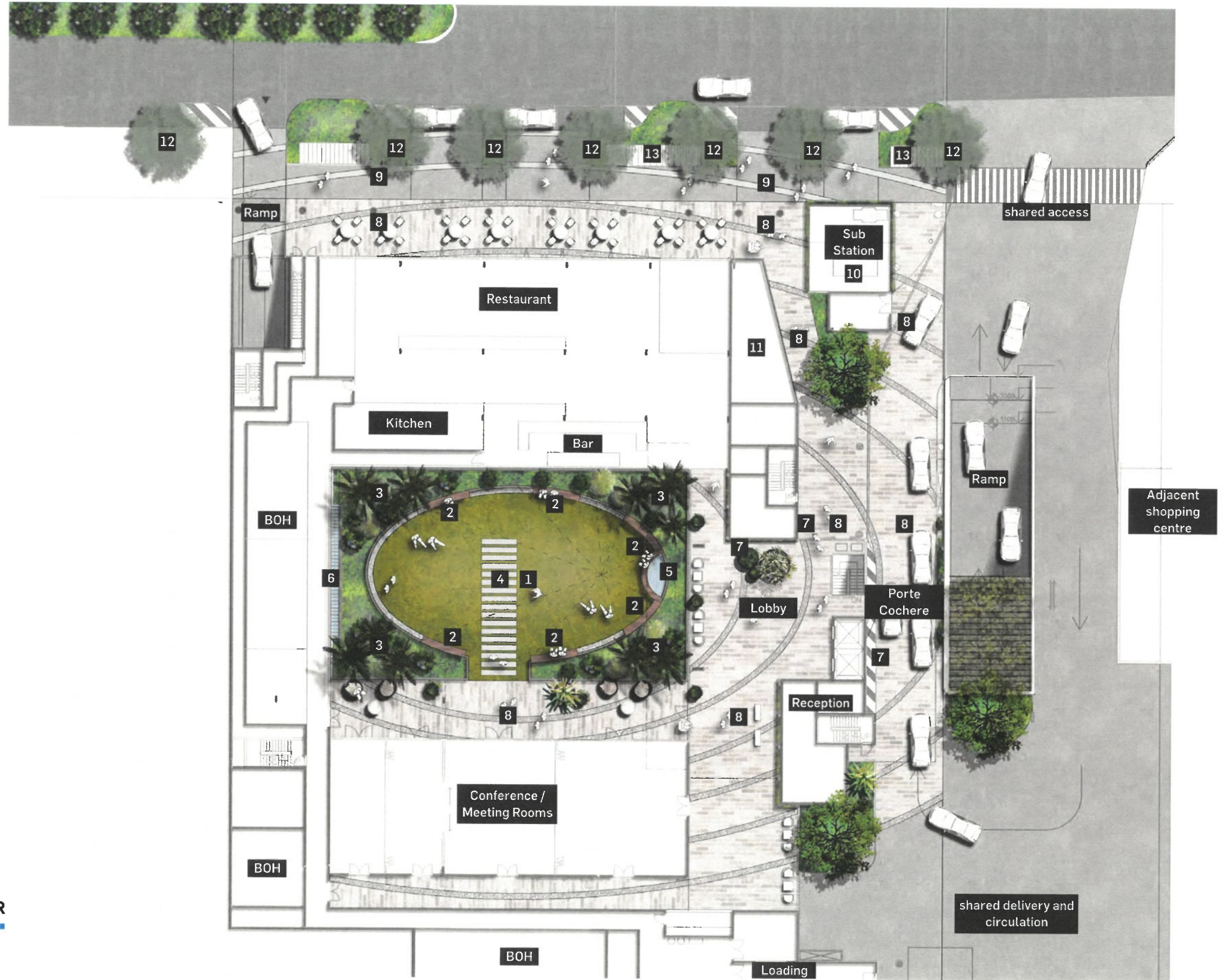
GROUND FLOOR SCHEDULE OF AREA			
Level	Name	Area	Count
Ground Level	AV	10 m ²	1
Ground Level	CONFERENCE	236 m ²	1
Ground Level	DISPENSE BAR	11 m ²	1
Ground Level	FRONT OFFICE	42 m ²	1
Ground Level	FURNITURE STORE	40 m ²	1
Ground Level	GUEST FEMALE	23 m ²	1
Ground Level	GUEST MALE	19 m ²	1
Ground Level	GUEST PWD	7 m ²	1
Ground Level	HOUSE KEEPING	94 m ²	1
Ground Level	KITCHEN	316 m ²	1
Ground Level	LOADING	60 m ²	1
Ground Level	LOBBY	266 m ²	1
Ground Level	LUGGAGE	10 m ²	1
Ground Level	MEETING	108 m ²	2
Ground Level	OFFICE	11 m ²	1
Ground Level	PASSAGEWAY	84 m ²	1
Ground Level	PRE FUNCTION	85 m ²	1
Ground Level	REFUSE	22 m ²	1
Ground Level	RESTAURANT / LOBBY LOUNGE	531 m ²	1
Ground Level	RETAIL	45 m ²	1
Ground Level	SERVICE CORRIDOR	0 m ²	1
Ground Level	STAFF TOILET	31 m ²	1
Ground Level	STORAGE	14 m ²	1

LEGEND

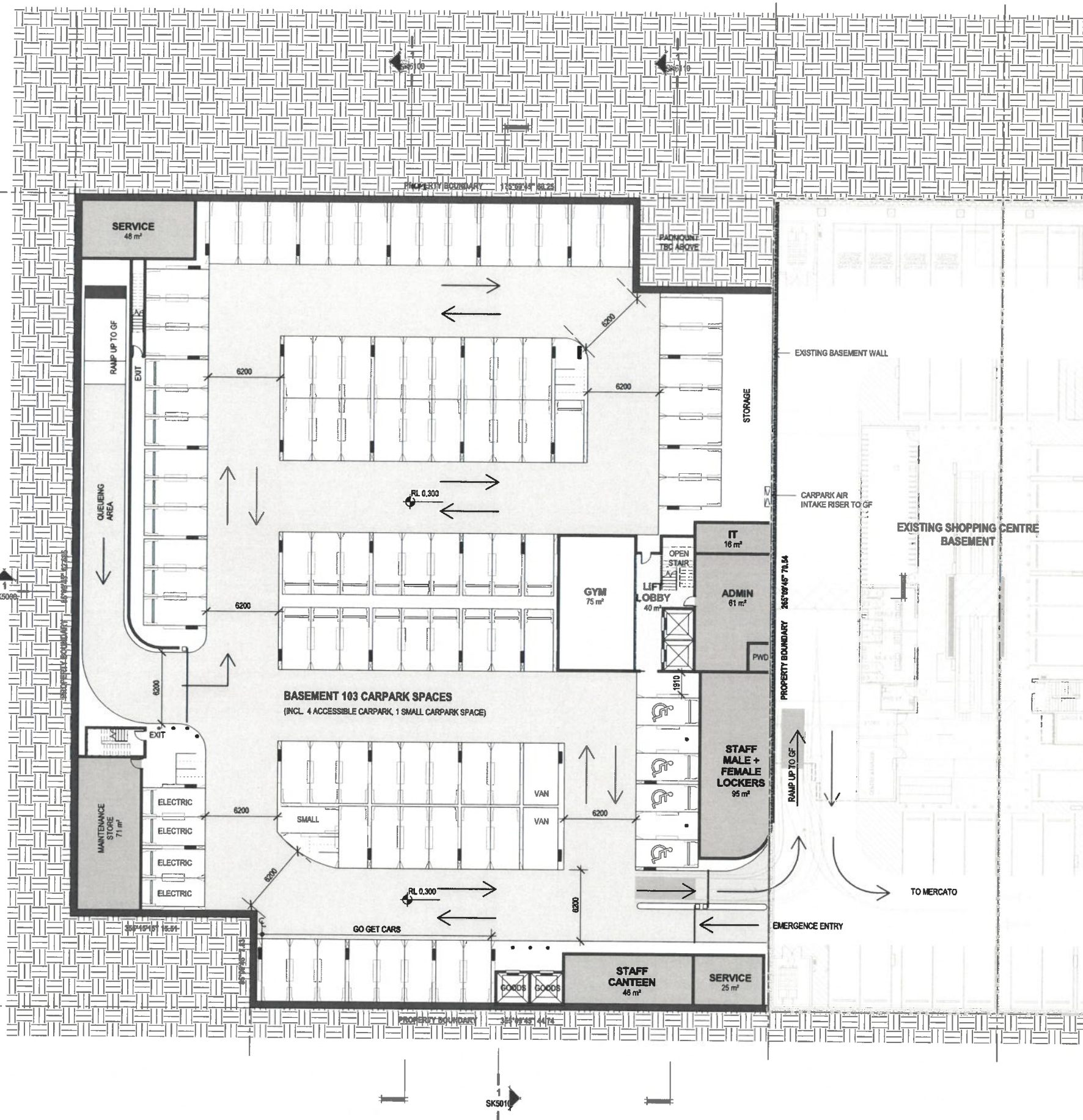
1. Central Courtyard with feature Electronic Water Wall, Cantenary Lighting, Focal Sculpture and Communal Seating,
2. Elliptical Communal gathering zone with bench seating and lush planting,
3. Sub-tropical plantings of tree ferns and shrub planting,
4. Stone steppers leading into Courtyard from Conference / Wedding Facilities,
5. Water Feature with water jet & misting sprays,
6. Electronic Waterfeature,
7. Green walls & groups of pots to soften build form & create a relaxed ambience.
8. Paving patterns generate from elliptical courtyard form; delineating the courtyard as the central focal point. This space is visible from the arrival porte cochere, restaurant, conference / meeting rooms and roof terrace.
9. Concrete patterns to pavement utilising approved BSC concrete finish with sandblast pattern.
10. Feature Greenwall, timber & structural elements to mitigate visual impact of substation.
11. Retail space
12. Retained Eucalyptus trees
13. Bike parks

LANDSCAPE PLAN - GROUND FLOOR

SCALE - 1:400 (A3)



REV.	DATE	DESCRIPTION	DRAWN	CHECKED
8	181101	Preliminary	JG	GD
9	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



- ADMIN
- GOODS LIFT
- GYM
- IT
- LIFT LOBBY
- MAINTENANCE STORE
- PWD
- SERVICE
- STAFF CANTEEN
- STAFF MALE + FEMALE LOCKERS
- Calculating...

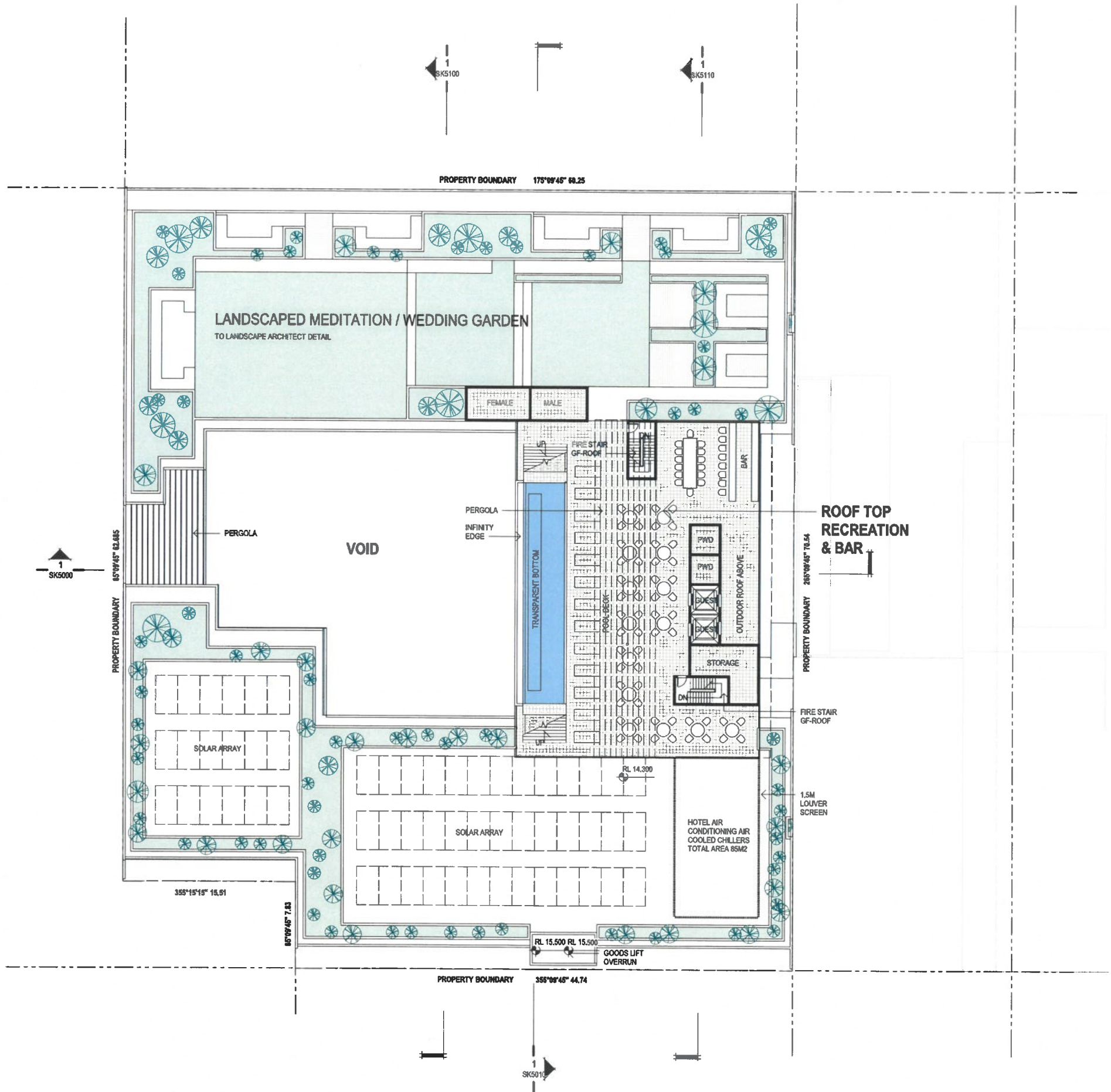
B01 SCHEDULE OF AREA			
Level	Name	Area	Count
Basement Level 1	ADMIN	61 m ²	1
Basement Level 1	GOODS LIFT	7 m ²	1
Basement Level 1	GYM	75 m ²	1
Basement Level 1	IT	16 m ²	1
Basement Level 1	LIFT LOBBY	40 m ²	1
Basement Level 1	MAINTENANCE STORE	71 m ²	1
Basement Level 1	PWD	4 m ²	1
Basement Level 1	SERVICE	72 m ²	2
Basement Level 1	STAFF CANTEEN	46 m ²	1
Basement Level 1	STAFF MALE + FEMALE LOCKERS	95 m ²	1

NUMBER OF PARKING SPACES		
Mark	Level	Count
CARPARK	Basement Level 1	96
CARPARK PWD	Basement Level 1	4
CARPARK SMALL	Basement Level 1	1
CARPARK VAN	Basement Level 1	2

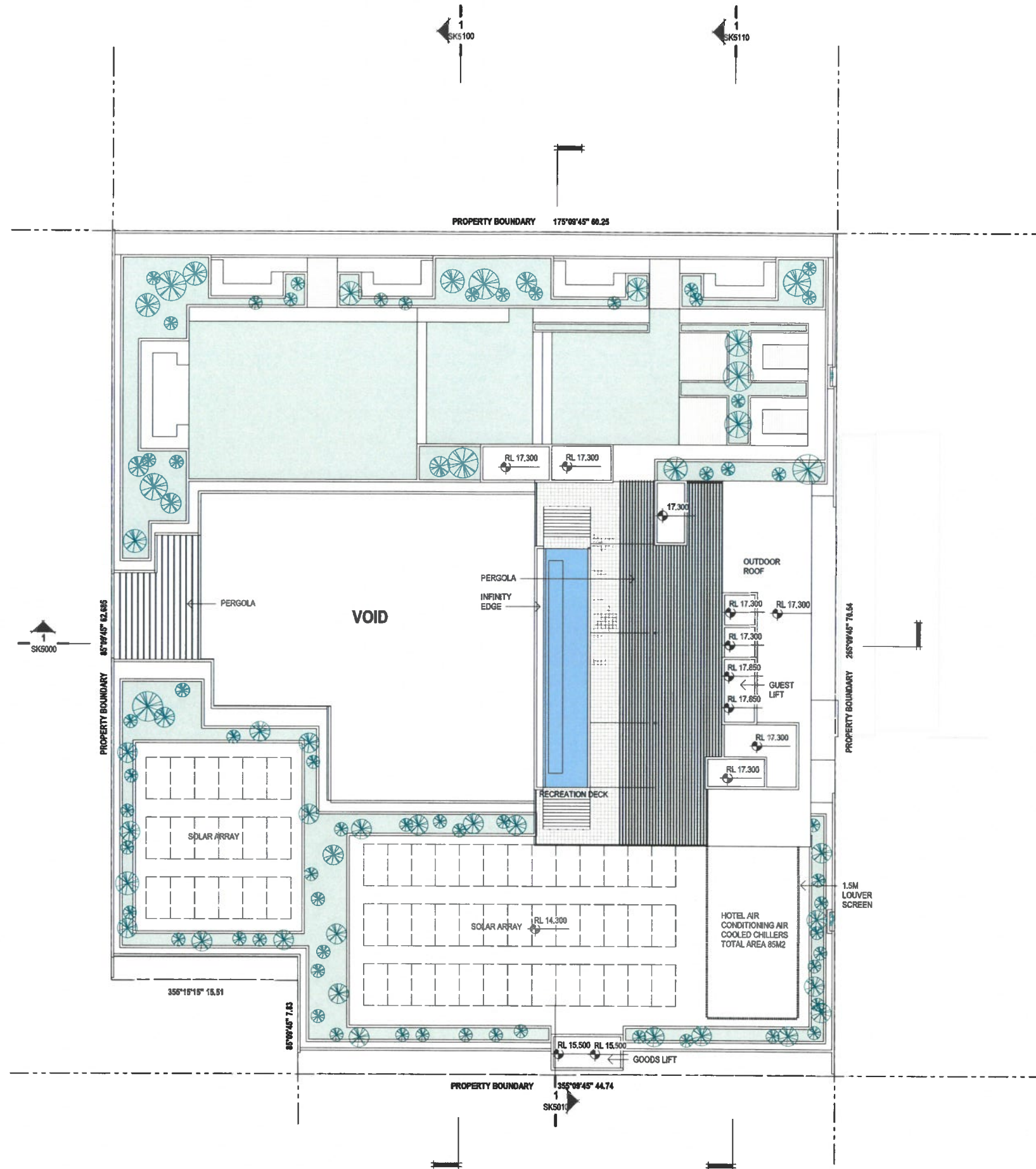
BASEMENT CARPARK SPACES: 103

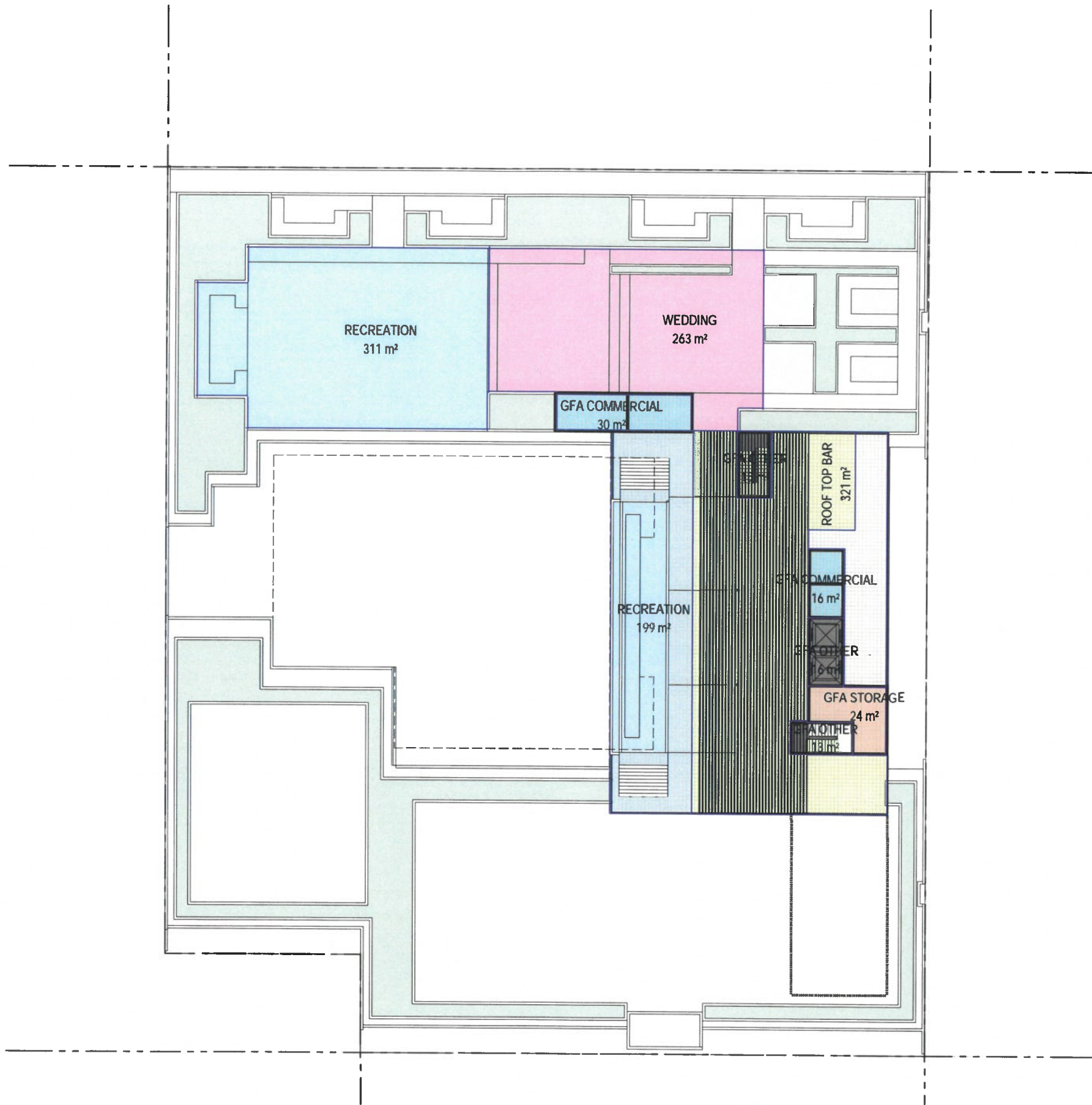
BASEMENT MOTOR BIKE PARKING SPACES: 5

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
1	180911	Concept	JG	GD
2	181023	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



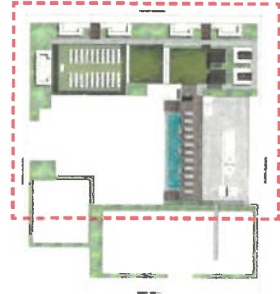
REV.	DATE	DESCRIPTION	DRAWN	CHECKED
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
13	181119	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD





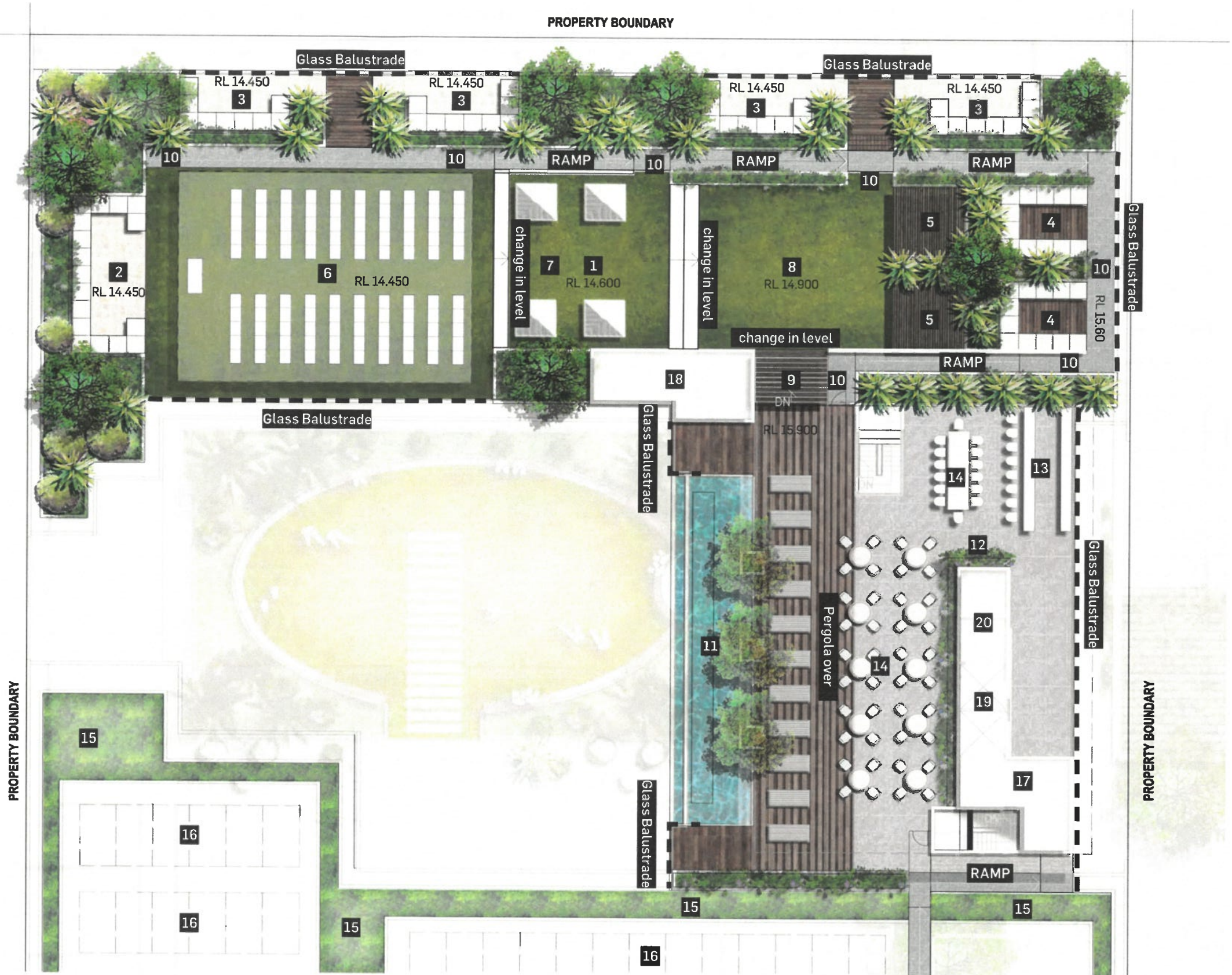
- GFA COMMERCIAL
- GFA OTHER
- GFA STORAGE
- RECREATION
- ROOF TOP BAR
- WEDDING

KEY PLAN



LEGEND

1. Recreational Terrace with terraced turf zones, private seating niches and timber daybeds with amenity planting to screen & frame views.
2. Large Seating Niche with framed view to beach. Approx 12-16 people.
3. Medium Seating Niche with framed view to Byron Township & Lighthouse Glass balustrade to edge. Approx 9 - 12 people.
4. Small Seating Niche with framed view to southern coastline. Glass balustrade to edge. Approx 8 - 10 people.
5. Timber portal frame daybeds with view to medium sized event lawn. Capacity of 4-6 people.
6. Large event lawn for Wedding / Reception - temporary Marque capacity of 100 people.
7. Small event lawn with seating & umbrella. Capacity of 4-9 tables.
8. Medium event lawn for group events such as Yoga.
9. Timber Portal frame with stair access to Recreational Terrace.
10. DDA Compliant access to Recreational Terrace (incl 1:21 ramp).
11. Pool with built in bench seat & planters with Frangipani plantings.
12. Greenwall to lift shaft & BOH to soften built form.
13. Pool Deck Bar
14. Pool Deck dining facilities
15. Low sedum green roof planting adjacent solar panels.
16. Gravel surface with Solar Panels.
17. BOH Facilities
18. Change Rooms
19. Lifts
20. COmmunal Toilets



LANDSCAPE PLAN - ROOF TERRACE & POOL DECK

SCALE - 1:200 (A3)



LANDSCAPE PLAN

ROOF TERRACE & POOL DECK

The courtyard and pool-side spaces will become comfortable, micro-climatic spaces, whilst flexible to enable communal engagement.

The lap pool is granted immaculate ocean and coastal views in this iconic location. Softening of landscape as well as adding in the verticality of feature planting. This offers a considered sense of scale, with a hint of luxury, all whilst retaining the horizon views.

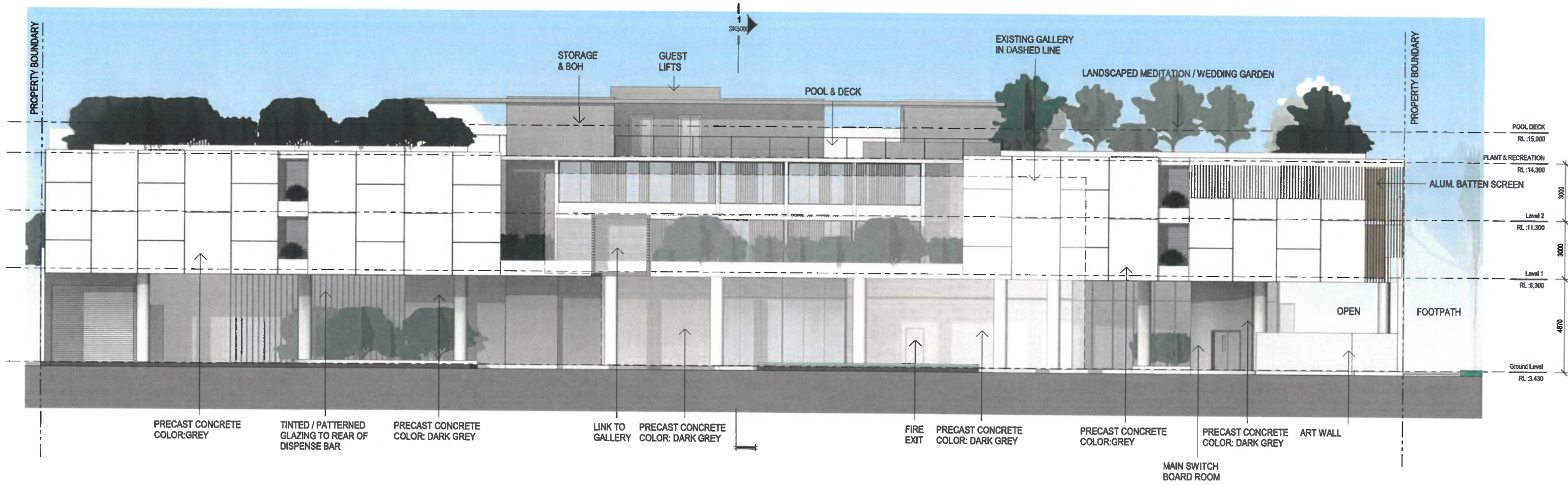
Level 19 landscape intent allows for additional amenity planting to the Southern and Eastern edges. These pots (nominal 2000 x 500 x 1000mm high or equal) and planter boxes (min. 1000mm high) shall to help soften this space while also providing views to the ocean and surrounding Gold Coast coastline.

Feature planting offers a better sense of scale, filtered shade and an iconic coastal sub-tropic character.

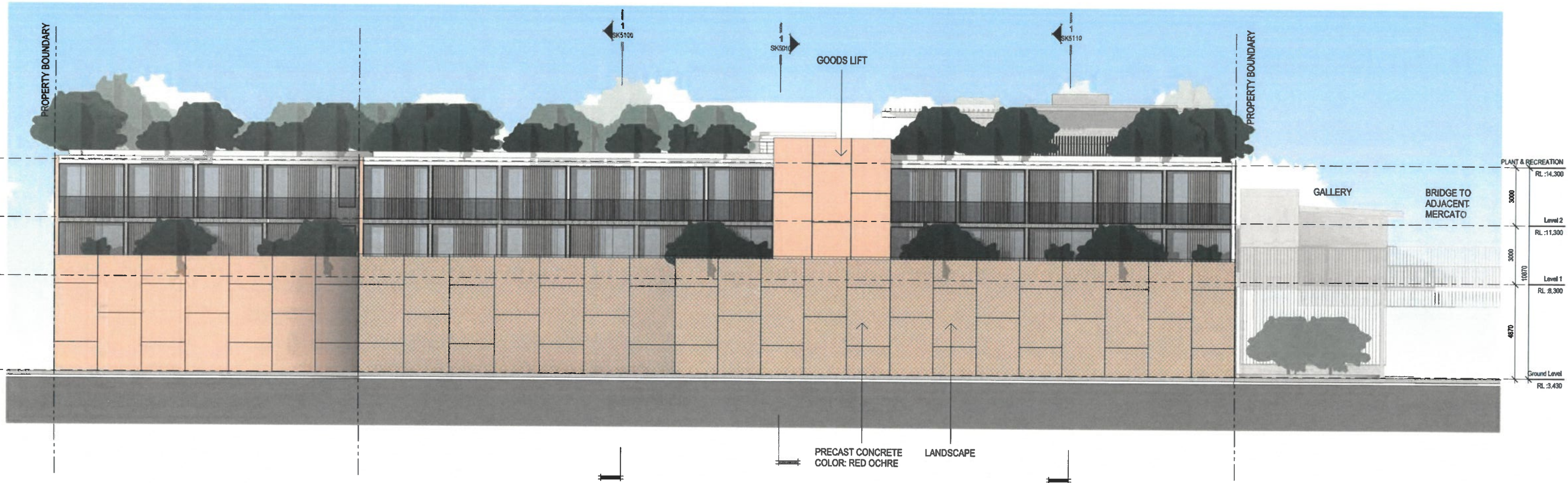
This planting will assist with buffering views between adjacent



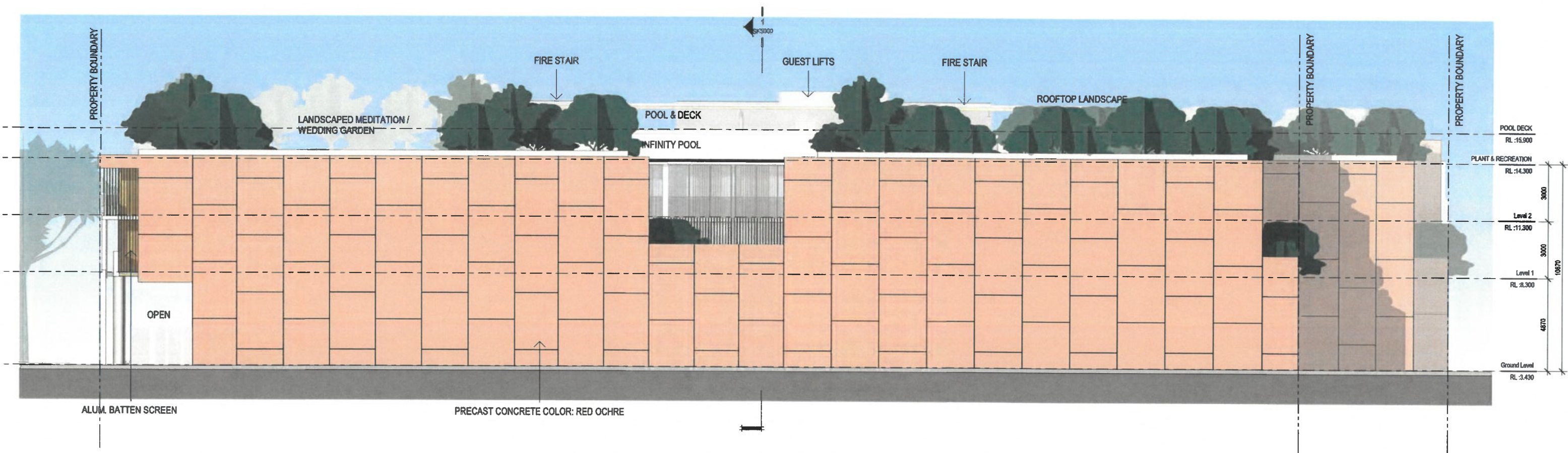
REV.	DATE	DESCRIPTION	DRAWN	CHECKED
9	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
13	181116	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



REV.	DATE	DESCRIPTION	DRAWN	CHECKED
7	181030	Preliminary (total consultant)	JG	GD
9	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
14	181121	DA	JG	GD
15	181129	DA	JG	GD



REV.	DATE	DESCRIPTION	DRAWN	CHECKED
9	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181116	Preliminary	JG	GD
13	181119	Preliminary	JG	GD
14	181221	DA	JG	GD
15	181229	DA	JG	GD



REV.	DATE	DESCRIPTION	DRAWN	CHECKED
7	181030	Preliminary (total consultant)	JG	GD
8	181105	Preliminary	JG	GD
10	181108	Preliminary	JG	GD
11	181113	Preliminary	JG	GD
12	181115	Preliminary	JG	GD
14	181121	DA	JG	GD
15	191129	DA	JG	GD

