



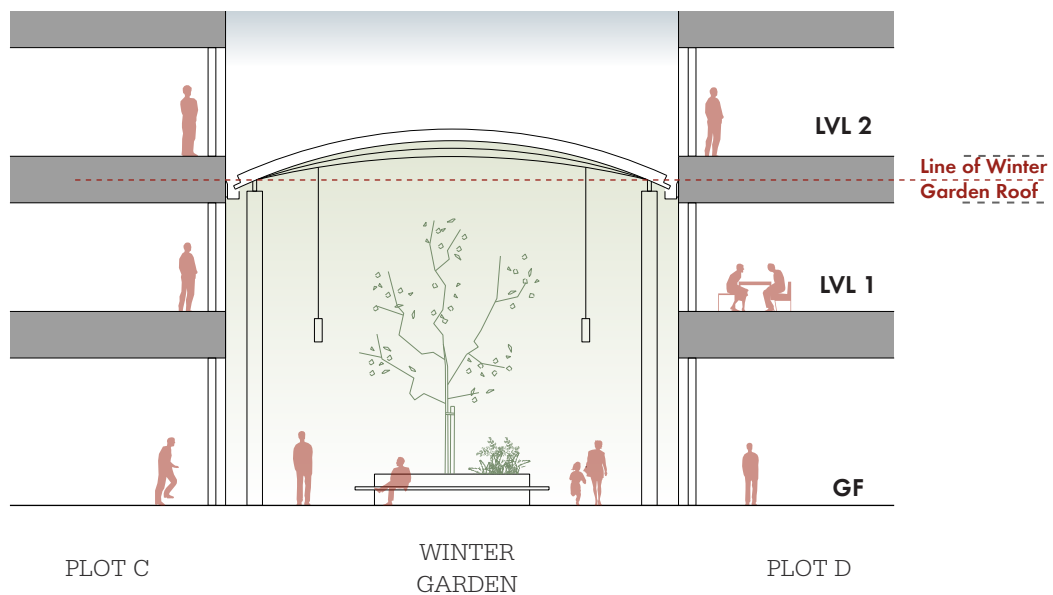


# **KEY:**

- Parallel to context: 
- Glazed Enclosure: 
- Potential building entrance: 
- Minimum offset to proposed context: 



Note: The junction between the wintergarden roof and facades of block C & D should be located within the structural build up between between the ceiling of the first level and the finished floor level of the second level.

**Illustrative Section : relationship between the Winter Garden roof and facades of block C & D**

## 7 WINTER GARDEN

### 7.1 DESCRIPTION

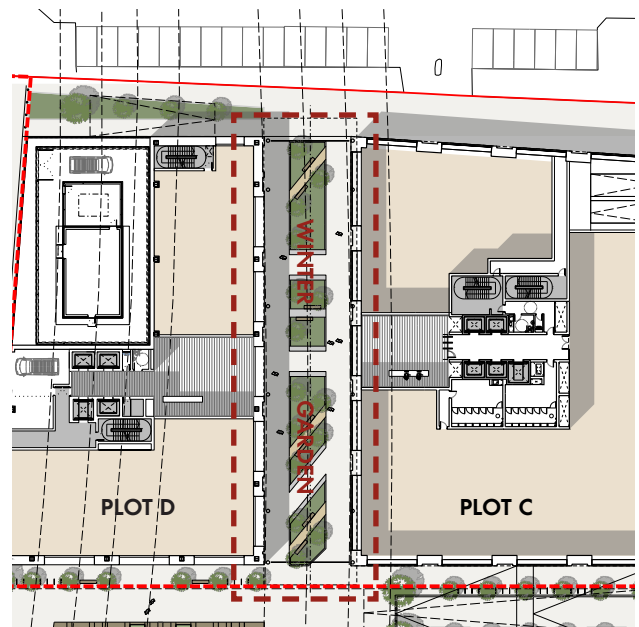
- 7.1.1 The purpose of the Winter Garden is to provide a covered public space between Plots C and D. It will also provide a public green space acting as a connection to the potential future development sites to the north of it.
- 7.1.2 The structure shall be independent from Plot C and Plot D so that it is not reliant on the development of the buildings on either side.
- 7.1.3 The roof may be dressed into the façades of the buildings on either side in order to complete the weathering of the roof structure.
- 7.1.4 The roof shall be made from predominantly transparent materials save for the structural framing and supports.
- 7.1.5 Each end shall be transparent and may be enclosed by glazing in order to temper the internal environmental conditions.
- 7.1.6 The interior design shall incorporate hard and soft landscape features in accordance with its function as a Winter Garden.

### 7.2 LAYOUT

- 7.2.1 Refer to the Parameter Plans for the maximum permissible horizontal deviations. The layout and size of the Winter Garden is reflected in the illustrative proposal.
- 7.2.2 The northern edge of the winter garden should generally align with the buildings on Plots C and D.
- 7.2.3 The southern edge should be parallel to Edmund Street.
- 7.2.4 Note: All building edges shown on the diagrams are for illustration only.

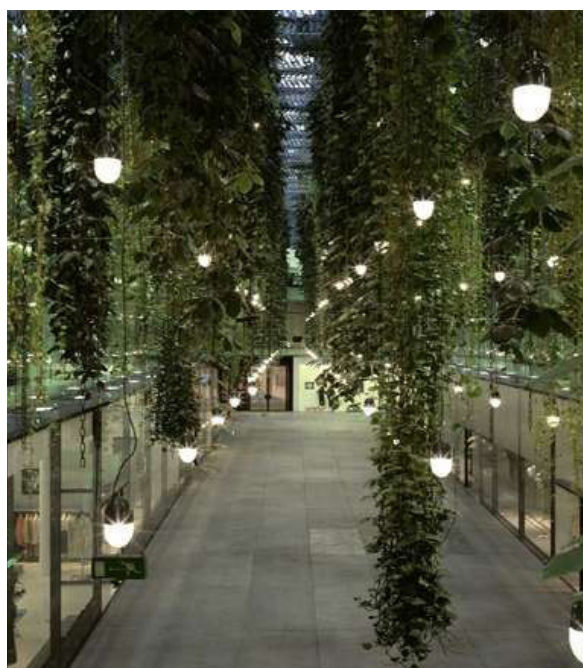
### 7.3 SCALE

- 7.3.1 Refer to the Parameter Plans for maximum permissible vertical deviations.



Illustrative diagram for design parameters of the Winter Garden





## 7.4 APPEARANCE

### Principles

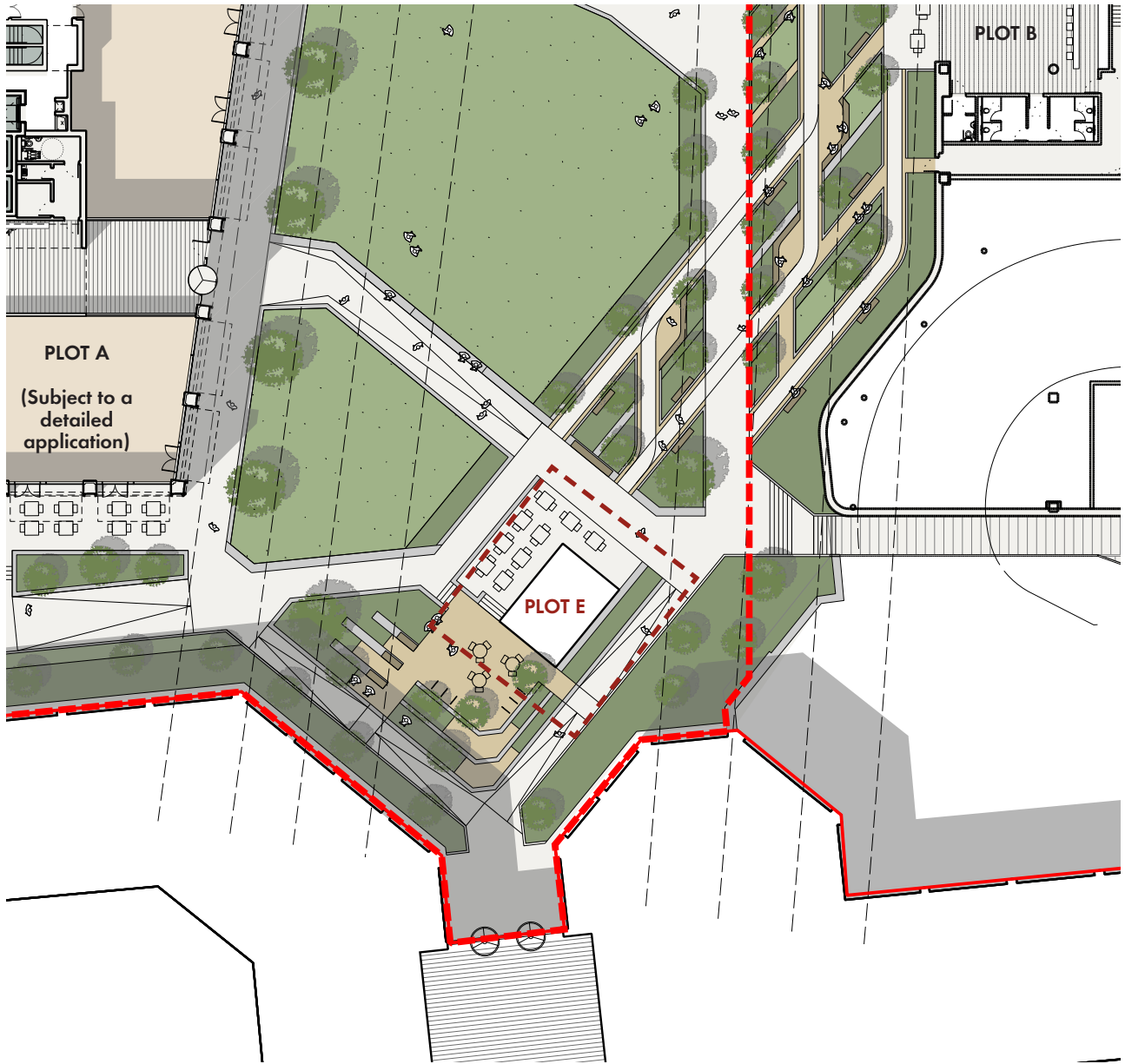
- 7.4.1 All external materials should be of the highest quality in terms of durability, robustness, alignment, spacing, junctions and workmanship.
- 7.4.2 Mock-ups of all relevant typical elevations should be considered carefully to ensure the quality of the overall appearance of the building from the outset.
- 7.4.3 The façade design should be simple and elegant.
- 7.4.4 The façade design should achieve visual interest through refined detailing and choice of materials rather than extravagant formal gestures.
- 7.4.5 The façades should be designed to avoid drainage of rainwater onto the walkways below and avoid staining of the façade elements due to poor drainage.
- 7.4.6 The image of the building should reflect the emerging character of the Central Business District of the City.

### Materials

- 7.4.7 The durability and robustness of the materials used, their adjacencies to each other, and detailing shall be carefully considered to ensure the quality of the overall appearance of the building from the outset.
- 7.4.8 The following list of materials could be considered:
  - Anodised aluminium
  - Polyester powder coated aluminium
  - Glass
  - Steel

### Fenestration

- 7.4.9 Regular fenestration patterns are encouraged





## 8 PLOT E BUILDING

### 8.1 DESCRIPTION

Plot E Building is a building consisting of A1, A2, A3 uses on the ground and first floors. It is located within and is intended to provide an architectural focal point to The Gardens.

### 8.2 LAYOUT

- 8.2.1 Refer to the Parameter Plans for the maximum permissible horizontal deviations. The layout and size of Plot E is reflected in the illustrative proposal.
- 8.2.2 These deviations have been set up to enable the footprint to relate to the adjacent buildings and footpaths while providing flexibility to allow development of the building's structural and façade construction.

Note: All building edges shown on the diagrams are for illustration only.

### 8.3 SCALE

Refer to the Parameter Plans for maximum permissible vertical deviations.  
The façade massing should be appropriate to the functions within it

Note: the maximum heights are based on a typical storey height of 3.5m



## 8.4 APPEARANCE

### Principles

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### Materials

- 8.4.7 The durability and robustness of the materials used, their adjacencies to each other, and detailing shall be carefully considered to ensure the quality of the overall appearance of the building from the outset.
- 8.4.8 The following list of materials could be considered:
  - Anodised aluminium
  - Polyester powder coated aluminium
  - Glass
  - Steel

### Fenestration

- 8.4.9 Regular fenestration patterns are encouraged