

An aerial perspective of a large, paved plaza with a grid of palm trees and people walking. The plaza is bordered by modern buildings with large windows and columns. The scene is brightly lit, suggesting a sunny day. The TOGA logo is overlaid in the top left, and the ARCADIA logo is in the top right. The main title is in the bottom left, and the preparation date is below it.

 TOGA

ARCADIA

# TOGA Central, Henry Deane Plaza, Sydney Landscape RTS Submission

Prepared for TOGA  
December 2022

**We recognise the First Nations People of Australia and celebrate their continuing cultural practice and connection to Country.**

**We acknowledge the Traditional Custodians of the land on which we live and work, and pay our respect to Elders of the past, present and emerging.**

**We are proud that we live in the country with the world's oldest continuous living cultures, and we are working on playing our part as allies to First Nations people across Australia.**

**Always was, always will be.**

Issue A  
December 2022

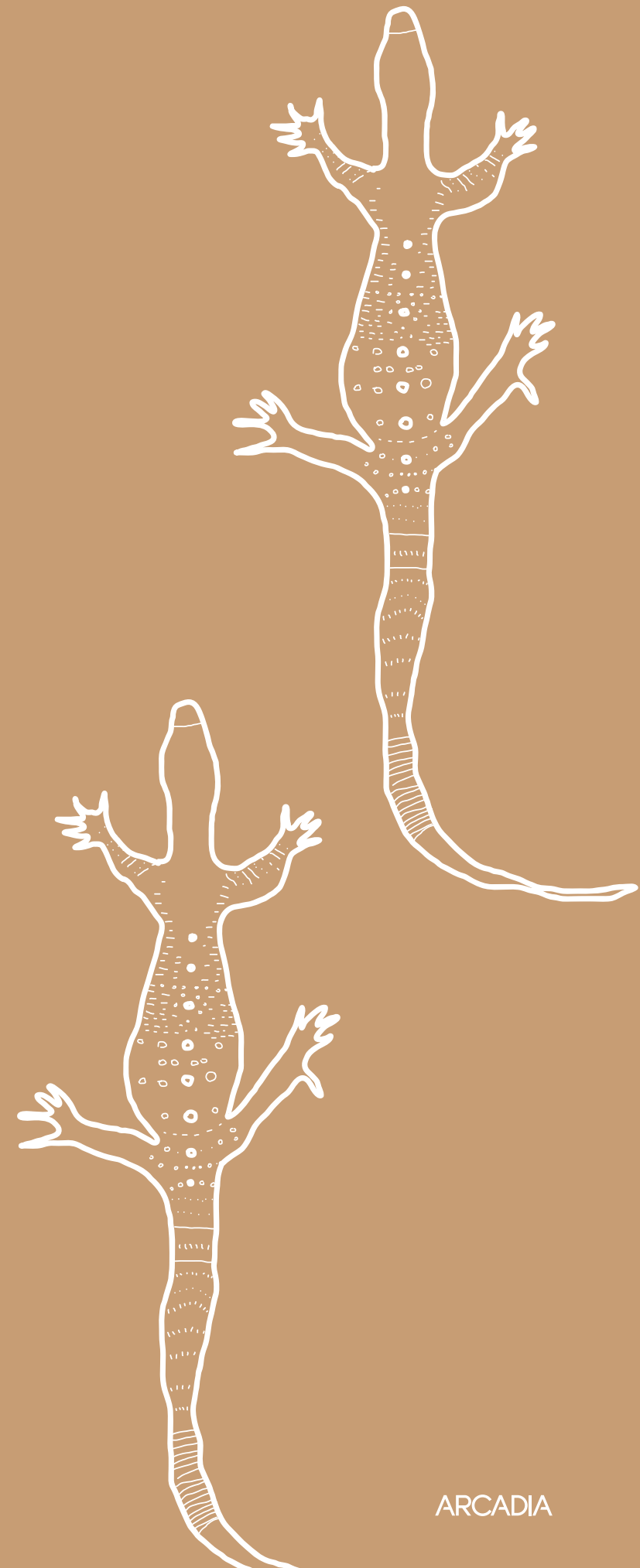
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# Introduction/ Response to submission

This report has been prepared in response to the to the NSW Department of Planning and Environment and the City of Sydney comment the TOGA Central, Henry Deane Plaza, Sydney Development application submission. The Table outlines the comment relating the landscape section and provides response addressing the comments.



Response to submission

Item	Description of Requirement	Response
1	<p>Public Domain and Landscaping</p> <p>12. Provide a revised public domain package that provides a comprehensive and integrated design to the CPS site at interim and final stages of the development of the site including:</p> <p>a) integrated levels between the design of the upper ground floor public domain treatment within the site and adjoining proposed CPS development</p> <p>b) equitable access from Lee Street to the upper and lower ground floor levels</p> <p>c) details of materials and finishes that create a consistent design throughout Henry Deane Plaza.</p> <p>d) resolution of the proposed dead spaces located between the Henry Deane Plaza stairs fronting Lee Street and the glazed tower atrium and between the eastern and southern ‘pill’ buildings (Figure 2).</p>	<p>Weekly Coordination meeting have occurred between TOGA Central and CPS teams between October to November to ensure that a coordinated design between the sites is achieved and a cohesive Henry Deane plaza public domain design has been achieved including levels, paving, materials and urban elements which have in principle been agreed to by the adjoining owners.</p>
	<p>15. Confirm the existing and proposed site tree canopy coverage (in sqm and as a percentage of the site area), including how the proposal aligns with the 15% tree canopy site coverage recommendation of the NSW Government’s draft Greener Places Design Guide 2020.</p> <p>16. To ensure appropriate trees and tree canopy coverage is provided within the site:</p> <p>a) consider replacing the proposed tree species (<i>Livistona australis</i>) with a suitable native alternative of a similar height and that presents a broader tree crown / canopy</p> <p>b) retain the two existing Lee Street street-trees located outside the fPPb.</p> <p>c) investigate options for the planting of additional trees of a suitable species within Henry Deane Plaza.</p>	<p>15. 16.a) - Due to the urban nature of our site and the building footprint, the canopy coverage has been maximised to provide shade and keep with the design intent of Western Gateway Sub Precinct Design strategies.</p> <p>There has been a loss in canopy coverage which is primarily due to the change in site constraints which has impacts the ability to proposed large canopy trees. The existing Henry Deane Plaza is located on deep soil which has allowed the growth or large canopy trees noting that the shade trees within the plaza are not native species. The proposed Henry Deane Plaza design is located on structure which limits the location of large canopy trees due to contrasts including head height constraints to the level below and the structural contains of proposing large trees on structure and comply with with the soil depth required (150m3/per Tree) outlined in the CoS Landscape design codes.</p> <p>Henry Deane Plaza is located on the southern side of the site with the tower overshadowing the plaza for the majority of the day in the middle of summer from 9am-12pm with 58% of Henry Deane Plaza being in shade at 12pm on the summer solstice refer to Page 52 for shadow analysis.</p> <p>The updated RTS Scheme in this report has substituted Cabbage Tree Palms in key locations to enhance canopy coverage where building overshadowing does not currently assist to enhance the shading/canopy coverage of the site.</p> <p>16 b) - The two existing tree on Lee street have been updated to be retained.</p> <p>16 c) Due to the constraints of the site being on structure and the required head heights below providing additional trees and complying the CoS landscape code additional trees within the plaza cannot be achieved.</p>
	<p>/ 18. Provide a comparison of usable public open space (in sqm and excluding stair, lift, escalator and planter beds) within the existing and proposed Henry Deane Plaza.</p>	<p>The proposed HDP is slightly larger in size (70.9m2) than the exisitng plaza. refer to page 53</p>

Introduction/ Response to submission

2	<p>2.Design of the public domain</p> <p>Several issues are identified regarding the design and coordination of the public domain. It is noted that given the complexities of the issues raised below in terms of design and materiality, the City recommends that the public domain for the entire Western Gateway and the future over station development, should become a single design task and preferably assessed by the City.</p>	<p>Arcadia has been engaged by both CPS and TOGA Central to ensure a Cohesive/coordinated design is achieved for Henry Deane Plaza. Since the DA Submission Weekly Design/Coordination workshops have occurred ensure a cohesive public domains is achieved across the Western Gate. From these workshops design principles, approach to levels, finishes and planting that has been substantially agreed with adjoining owners. Refer to page 19 for coordinated Western Gateway Public domain masterplan.</p>
	<ul style="list-style-type: none"><li>• 2.1 Accessibility</li><li>• One of the principles identified for Henry Deane Plaza in the Landscaping and Public Domain Report is to ‘Create a space that is welcoming with equitable access and has a cohesive composition of elements.’</li><li>• In direct conflict with this principle, one of the fundamental issues with the proposed design of the public domain is that it fails to provide inclusive, universal, and dignified access for all people.</li><li>• The documents accompanying the EIS identify the east-west connection between Lee Street and the over station development as a key people movement corridor. However, the frontage along Lee Street is defined by a large extent of stairs, which only caters for able bodied people. This is outlined in Figure 1 below.</li><li>• This is an extremely poor outcome for such a vital transport hub and pedestrian thoroughfare and is not supported by the City.</li><li>• The design must be amended to provide allowance for a ramp to ensure an equitable and universal access route at this key east-west movement corridor and also provide clear wayfinding from Lee Street to the public space above.</li><li>• Recommendations:</li><li>• The proposal must be amended to provide allowance for a ramp on the Lee Street frontage and include clear wayfinding. Any amended design must meet the requirements of the</li><li>• City’s Inclusive and Accessible Public Domain Guidelines.</li></ul>	<p>The design incorporates a Holistic approach to the accessibility of the Plaza and the lower plaza level which considers the full extent of the western gateway precinct. In coordination with CPS, the design incorporates a public accessible lift connecting the upper and lower plaza levels and the Lee St level. The public lift will be complemented by accessible (on-grade) access provided by CPS to the south of the CPS site. Collectively the precinct designs offer multiple points of accessible access and redundancy in case of lift maintenance.</p>

Introduction/ Response to submission

	<ul style="list-style-type: none"><li>• 2.2 Coordination of Henry Deane Plaza</li><li>•</li><li>• The EIS acknowledges Henry Deane Plaza as the ‘missing piece’ that will complete the composition between the Atlassian, Central Place Sydney and Toga Central developments within the existing Central Station precinct.</li><li>•</li><li>• However, there is a lack of coordination and consistency between the Landscape Plans submitted for Toga Central and those submitted for the Central Place Sydney DA (D/2021/251) which is currently under assessment by the City, despite both sets of Landscape Plans being prepared by the same Landscape Architect.</li><li>•</li><li>• The Landscape Plans accompanying the EIS are conceptual and incomplete, and the levels do not match those shown on the Landscape Plans for Central Place Sydney.</li><li>•</li><li>• It is essential that the design of Henry Deane Plaza is fully coordinated between the Toga and Dexu Frasers proposals.</li><li>•</li><li>• Recommendations:<ul style="list-style-type: none"><li>• The Landscape Plans for Henry Deane Plaza must be updated so that the design and detailing are consistent with the Central Place Sydney Landscape Plans. As submitted, these plans vary significantly. The Landscape Plans submitted with the SSD are conceptual, incomplete and have insufficient detail to properly assess the proposed landscaping and public domain works at lower and upper ground levels.</li><li>•</li><li>• The levels on the Toga Central Landscape Plans and those shown on the Central Place Sydney Landscape Plans do not match. The plans must be updated to ensure the correct levels are shown across the development.</li><li>•</li><li>• The Architectural and Landscape Plans for Toga Central must clearly indicate the design and detail for the Day 2 stage of Henry Deane Plaza.</li></ul></li></ul>	<p>Since the submissions of both Toga’s SSDA and CPS’s revised DA, Toga and CPS have engaged in regular design coordination meetings to achieve further alignment design for Henry Deane Plaza. The collaboration between Toga and CPS design teams have significantly resolved an approach to the interfaces between the two development sites.</p> <p>This RTS includes a revised public domain design for Henry Deane Plaza that represents the outcome of coordinated and agreed design. Refer to Page 19, 37-45</p>
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	<p>2.3 Urban Design issues</p> <p>The proposed public domain lacks the gravitas of the former Parcel Post Building (fPPB) and the tower in terms of scale, materiality, detailing and generosity. It does not read as a grand public space or square, which is a missed opportunity in this central location. Specifically, the following issues are raised:</p> <p>Geometry of primary forms - The geometry of the primary forms, including the stairs and lift structures, is aligned to Lee Street and its orthogonal form does not relate to any of the adjacent buildings. The geometry should be revised to be less formal and attempt to reconcile the varying geometries of the buildings which form the enclosure of the plaza.</p> <p>Geometry of the stairs - The geometry of the stairs from Lee Street up to RL 21 do not respond to pedestrian desire lines and peak flow. The principal issue is the width and generosity of the stairs along Lee Street and the protrusion/ break caused by the vertical elements (walls enclosing the BOH functions of Basement level 1). These vertical walls create dead ends at both the upper (RL 21) and lower (RL 17) levels. The extent of floor space on the RL 16 level is excessive and contributes to this issue. Redesigning the stairs to be in an east-west direction (and the inclusion of a ramp as noted above) would improve the visibility of the upper level and offer a clear sight-line to the future over station development connection.</p> <p>Wayfinding - There is an issue with wayfinding for pedestrians in the Devonshire Tunnel trying to navigate their way out to Lee Street. When travelling west through the tunnel, the exit to Lee Street requires a left hand turn with no direct line of sight to the street, which is significantly poorer outcome when compared to the existing condition. This is a fundamental problem for such a key pedestrian movement thoroughfare and must be adequately resolved.</p> <p>Materiality - The paving treatment between adjoining sites must be resolved to ensure consistency. The Landscape and Public Domain report is not specific regarding the proposed materials for the public domain. The report provides a choice of 15 different granite paving options and 3 different wall options (brick, granite and concrete). The use of red brick should be reconsidered to avoid using the same material as the fPPB.</p> <p>Recommendations:</p> <ul style="list-style-type: none"><li>• The extent of the BOH at RL 16 from the Lee Street entry should be reduced to elongate the stair further east and to allow inclusion of a ramp. This will increase views into the plaza and make the stair more generous and easier to access.</li><li>• The hard vertical edges should be reduced to be no more than 1 metre in height and landscaped terraces and informal seating areas should be added instead.</li><li>• The visual aperture from Lee Street up to the plaza level must be increased through the removal of vertical walls.</li><li>• The geometry should be relaxed to respond to the varying building and street alignments within the context.</li></ul> <p>• A direct line of sight is to be created to the future OSD walkway.</p>	<p>The materiality of the Henry Deane plaza has been reviewed and coordinated with the adjoining site to ensure a cohesive material palette across Henry Deane plaza. The granite paving has been refined to 4 granite pavers including the CoS Austral black which will be developed into a cohesive paving pattern through the design development process for Henry Deane Plaza.</p> <p>Lee Street frontage wall have agree by the Toga and CPS to be brick connecting with the proposed built form and the heritage of the site.</p> <p>Internal seating/planter wall will be made from Granite to connect with the public domain and ground plan creating a cohesive public domain palette</p>
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	<p>2.4 Public domain plan detail</p> <p>The submitted public domain plan does not include information that would ordinarily be expected to be represented. The following recommendations are provided.</p> <p>Recommendations:</p> <ul style="list-style-type: none"><li>• Details regarding the extent of new paving treatments and transitions between public and private land, or transitions to different paving treatment are required.</li><li>• Although a section of bike racks is shown, very little other street furniture is indicated. Further details are to be provided.</li><li>• No new street trees are proposed on the public domain plans, in contrast to the adjacent developments, which would lead to an inconsistent street frontage. The proposed removal of street trees are not supported, as discussed in Section 5 below.</li><li>• Details regarding the pedestrianised treatment on the northern side of Toga Central are required.</li><li>• The stairs that lead up to Henry Deane Plaza have been built to the edge of the property boundary. This does not allow for the installation of tactiles and handrails inside the property boundary. The steps must be set back to allow for these items.</li><li>• More generally, the public domain needs to demonstrate compliance with the City of Sydney Street Design Code and technical specifications.</li></ul>	<p>The design has been updated to use the built from elements to transition between the CoS Lee street Austral Black and the Private land treatment, including the building line, Stairs up to Henry Deane Plaza and down the retail in RL 16. Refer to page 41</p> <p>The design has been updated to increase the quantity urban elements including seating nodes under the trees integrated seating into planter walls and bins at key locations and smart poles thought the plaza. Refer to page 42-44 and Drawings number 002 -Masterplan - General Arrangement Plan.</p> <p>The 2 existing Platanus acerifolia have been updated to be retained.</p> <p>Revised design allows a further setback of stair on lee street therefore tactile and handrails (where required) will be within the subject boundary.</p> <p>The City of Sydney Street Design Code have been complied with Lee street using the City Centre &amp; Gateway Street Palette. Refer to Page 42-44 for urban elements and page 41 for paving treatments</p>
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	<p>4.1 Greening of the site</p> <p>The City has adopted a vision for a sustainable future, known as 'Sustainable Sydney 2030- 2050'. One of the key elements of this vision is to achieve a minimum overall green cover of 40% (which is the NSW Government's own target), including 27% tree canopy cover by 2050.</p> <p>The EIS identifies a key development objective as combatting urban heat island effects. However, this is not reflected in the design, which comprises extensive pavements and minimal new canopy trees that are suitable for this location.</p> <p>The proposed canopy cover is limited to palms and three <i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig) in planters located on structure. The palms in particular are not considered efficient in providing meaningful tree canopy in accordance with the required targets.</p> <p>Further, the Hills Weeping Figs are not appropriate for this location. These trees are a very large species with an extensive buttress root system and are more suitable for planting in open parkland areas where there are fewer limitations to the development of good root architecture and less potential for damage to structures and pavements. The use of this species is not supported by the City.</p> <p>A more appropriate selection of broad canopy trees that are suitable for growing on structure are to be provided. The expansive plaza space could readily achieve inclusion of several broad canopy trees that are suitable for growing in planters, set down in the slab with sufficient soil volume to meet the requirements of the Sydney Landscape Code. Broad canopy trees can significantly improve the amenity of a civic space by providing shade and relief, help clean the air, cool the ambient temperatures and improve biodiversity. The inclusion of broad canopy trees in this new location, being Sydney's major transport hub, would also aid wayfinding, create a place to gather and meet and provide vital health and wellbeing benefits for people.</p> <p>The proposed tower does not include any integrated biophilic greening and green roofs that could contribute to greening. There is no landscaping within the building and no communal amenity shown on the Level 7 rooftop terrace. This outcome is not supported for such a highly prominent and significant development. The City strongly recommends that the development be required to contribute greening in both the plaza and the tower itself.</p> <p>It is also noted that the hotel pool and wellness centre plans suggest there are tower columns running through the pool and no amenity is shown in this area. This is to be clarified. It is queried whether having tower columns running through the pool is an appropriate outcome for the amenity and useability of this space for all people. Recommendations</p> <ul style="list-style-type: none"> <li>• A canopy cover plan is to be provided that clearly shows the percentage of proposed canopy target.</li> <li>• The use of palms and Hills Weeping Figs are not appropriate in this location and not supported by the City. The proposal should introduce broad canopy tree plantings that are more suitable in the proposed conditions.</li> <li>• Integrated greening and green roofs are to be provided to the tower. The Level 7 rooftop terrace must also include adequate landscaping.</li> <li>• Clarification is required regarding the design and amenity of the proposed pool. It is queried whether having tower columns running through the pool is appropriate and useable for all people.</li> </ul> <p>Further details on the proposed tree removal and replacement planting are provided under Point 5.</p>	<p>Due to the urban nature of our site and the building footprint, the canopy coverage has been maximised to provide shade and keep with the design intent of Western Gateway Sub Precinct Design strategies.</p> <p>There has been a loss in canopy coverage which is primarily due to the change in site constraints which has impacts the ability to proposed large canopy trees. The existing Henry Deane Plaza is located on deep soil which has allowed the growth or large canopy trees noting that the shade trees within the plaza are not native species. The proposed Henry Deane Plaza design is located on structure which limits the location of large canopy trees due to contrasts including head height constraints to the level below and the structural contains of proposing large trees on structure and comply with with the soil depth required (150m3/per Tree) outlined in the CoS Landscape design codes.</p> <p>Henry Deane Plaza is located on the southern side of the site with the tower overshadowing the plaza for the majority of the day in the middle of summer from 9am-12pm with 58% of Henry Deane Plaza being in shade at 12pm on the summer solstice refer to Page 52 for shadow analysis.</p> <p>The updated RTS Scheme in this report has substituted Cabbage Tree Palms in key locations to enhance canopy coverage where building overshadowing does not currently assist to enhance the shading/canopy coverage of the site.</p> <p>Refer to page 51 for canopy Coverage diagrams.</p> <p>The <i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig) have been removed from the planting design.</p>
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	<p>4.2 Landscape drawings</p> <p>The Landscape Drawings do not include sufficient detail and appear to be conceptual only. They do not show adequate detail relating to planting design, surface finishes, levels and grading or lighting. The soil depths and volumes also appear to be insufficient.</p> <p>Recommendations:</p> <ul style="list-style-type: none"><li>• The Landscape Plans must show the full Plaza extent and must include legends, levels, (RL, SSL, TW), grading, surface finishes, lighting, planting design and all other elements to demonstrate a coordinated and complete design.</li><li>• While the Landscape and Public Domain Report includes details of the proposed landscaping and describes aspects of the Plaza design, this information needs to be captured in the Landscape Plans. A comprehensive landscape drawing set for the whole development proposal is needed to confirm that the landscape design is feasible, buildable, that plaza levels work, and to allow the City to provide relevant landscape conditions.</li><li>• All planting in steps and planters set down in the plaza slab are to be designed with soil depth and soil volume to support the healthy growth of trees and comply with the Landscape Code.</li><li>• A full review of the upper ground level grading must be undertaken to ensure equitable access is provided for all users to pavements and plaza that comply with AS1428 and the City's Inclusive and Accessible Public Domain Policy and Guidelines.</li><li>• Resolution of the levels in the publicly accessible plaza and provision of an equitable and dignified access from the street to the precinct and towers is required.</li><li>• Details of the design of the Devonshire Street tunnel entry are required.</li></ul>	<p>An updated drawings set has been provided to address these comments, including urban element planting and trees locations and schedules. please refer to drawings number 000-701</p> <p>Details have been provided on page 53-54</p> <p>All plant soil depths will conform to the CoS landscape code.</p>
	<p>4.3 Wind</p> <p>The Wind report prepared by RWDI discusses wind tunnel test results that were carried out at 1.5m above pedestrian accessible areas. A reliance on landscaping on the podium, tower and rooftop levels to mitigate winds is not supported, as trees and landscape on upper levels that are wind impacted can fail and are difficult to replace post construction. Any mitigation measures should be completely integrated into the architectural design of the building and wind tunnel testing should be provided to confirm the design is safe for use. Additionally, it is noted that the tower awning at ground level appears to dissect proposed palm canopies, suggesting that the building design is not coordinated with the landscape.</p> <p>Recommendations:</p> <ul style="list-style-type: none"><li>• Wind mitigation methods must not rely on trees and landscape. If wind mitigation measures are required, this is to be integrated into the building design and further wind tunnel testing is to be provided.</li><li>• The tower awning is to be designed having regard to the landscape design.</li></ul>	<p>Palm Trees have been coordinated with the awning, refer to landscape plans on page 20-24</p>

	<p>The City has no objections to the removal of Trees 1-17 as these trees will be directly impacted by the footprint of the proposed development.</p> <p>However, the City does not support the removal of Trees 18-22 (<i>Platanus x acerifolius</i> - London Plane Trees), which are noted as being of high retention value in the AIA.</p> <p>Trees 18-20 are located adjacent to the Lee Street frontage in an area that is to be retained as public domain. The location of the trees adjacent to a site boundary generally makes tree retention more feasible than trees located centrally within the site.</p> <p>Trees 21 and 22 are street trees located within the Lee Street road reserve. The Landscape Report outlines that these trees are proposed for removal as they will limit construction access and are not a suitable species due to being constrained between the heritage facade and the road. The City does not agree with these assertions. The trees have developed a slight phototropic lean away from the building and have been pruned early in their development for building and pedestrian clearances. With additional pruning works and protection, construction access is achievable. The crowns of the trees are not restricted on the roadside, and it is commonplace for street trees to have an asymmetrical crown form to accommodate a building on one side. Therefore, the removal of these large, healthy community assets is not supported by the City.</p> <p>Further, the AIA does not provide an adequate assessment of the impacts on Trees 21 and 22. The Report notes that Trees 21 will be subject to a 'medium impact' and Tree 22 will be subject to a 'high impact' with no further details provided on what these impacts are. A more detailed assessment of impacts (noting that the existing heritage building within the Tree Protection Zones is to be retained) is required.</p> <p>Trees 21 and 22 are street trees and together with Trees 18-20, they form a row of single species along the Lee Street frontage which provides significant shade and amenity to the site. They also provide the existing context for the frontage of the heritage building behind. It should also be noted that the existing street trees (also <i>Platanus x acerifolius</i> - London Plane Trees) adjacent to the Dexu Frasers site are proposed to be retained, maintaining the continuous row of healthy, mature trees along the Lee Street frontage.</p> <p>The removal of high Retention Value trees should be avoided wherever possible, particularly where their location does not substantially restrict development. Design modifications are recommended to allow for the retention of Trees 18-22.</p>	<p>Trees 21 to 22 have been updated to be retained. Refer to page 47</p> <p>Trees 18-20 however are located within the subject site and (similar to trees 1-17) will be directly impacted by the footprint of the proposed development.</p> <p>The proposed development cannot be feasibly set back from the boundary to enable the trees to be retained in place without very significant impact to the layout and efficiency of the basement design</p> <p>The dense canopy of the existing trees 18-20 will pose a obstruction to view lines and connectivity between Lee St, the plaza and the future over station development</p> <p>Replacing these trees will facilitate a strategic placement of tree canopy and will open the opportunity to select tree species that are endemic to place and aligns with a broader vision to connect landscape to country.]</p>
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	<p>Replacement tree planting is proposed within the site to compensate for the loss of amenity and canopy resulting from the removal of these trees. However, no details of proposed soil volumes have been provided. Based on a review of the soil depths provided in the Soil Zone Plan and species selection within the Soft Works Plan, the soils depths and volumes appear to be significantly insufficient.</p> <p>To ensure the successful establishment and longevity of new trees, on structure planting must adhere to the minimum soil depths and soil volumes outlined within City of Sydney Landscape Code Volume 2 (pg 37). This will be critical to the success of providing sufficient greening and canopy cover to this precinct.</p> <p>As mentioned under Point 4 above, the use of Hills Weeping Figs is not supported in this location as they are unsuitable for planting on structure.</p> <p>Recommendations:</p> <ul style="list-style-type: none"><li>• The removal of Trees 18-22 are not supported by the City. Design modifications are recommended to allow for their retention.</li><li>• A more detailed assessment of impacts to Trees 21 and 22 is required. Reference should be made to Clauses 3.3.4 of Australian Standard 4970 Protection of trees on development sites (2009).</li><li>• An increase in the soil volume on the site is required. The Arborist Report and the Landscape Plans need to be modified to ensure sufficient soil depth and volume is provided.</li><li>• The Landscape Report is to be updated to clearly show the percentage of proposed canopy coverage and outline adequate soil volumes.</li></ul>	<p>Trees 21 to 22 have been updated to be retained. Refer to page 47</p> <p>Soil volumes have been increased, Refer to page 38 for soil volumes and page XX for details on soil volumes</p>
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## SECTION 02 - PLACE VISION & PRINCIPLES

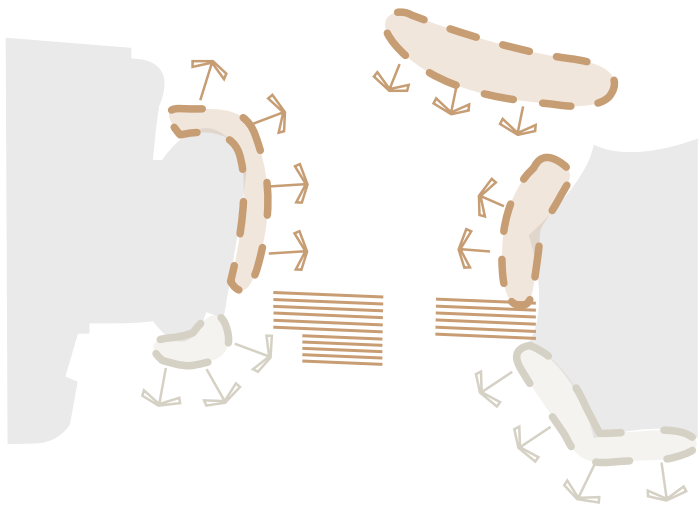


## Place Vision

Henry Deane Plaza is the missing puzzle piece that will complete the composition between three major developments, creating an intuitive, vibrant and cohesive public domain with a strong focus on Country that responds to the current, medium and long term conditions of the surrounding precinct.

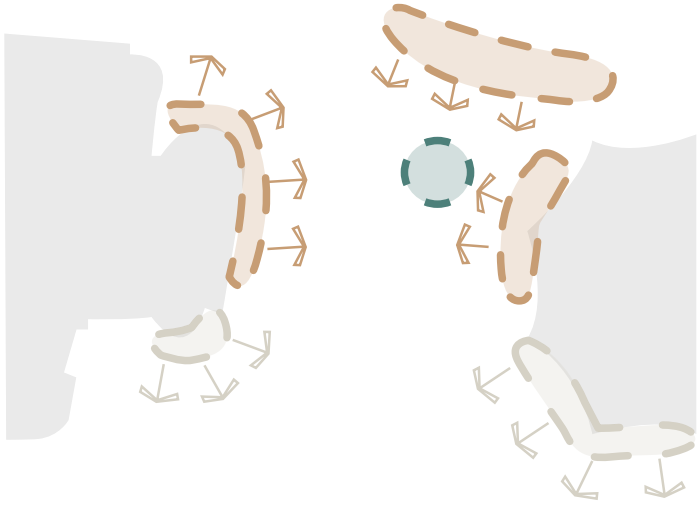


# Principles



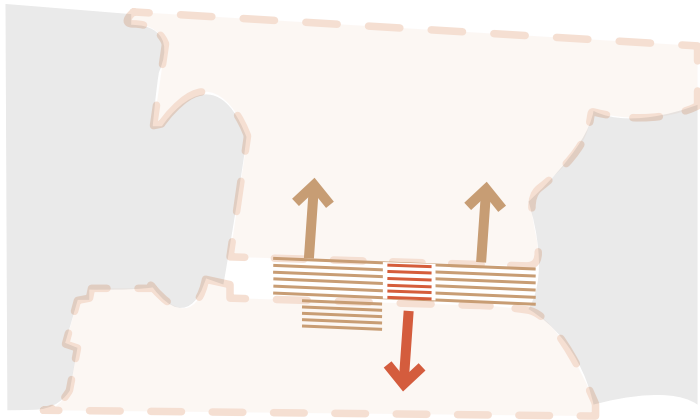
## Plaza Edges + Active Steps

Henry Deane Plaza as a Forecourt to Magnificent Public Buildings



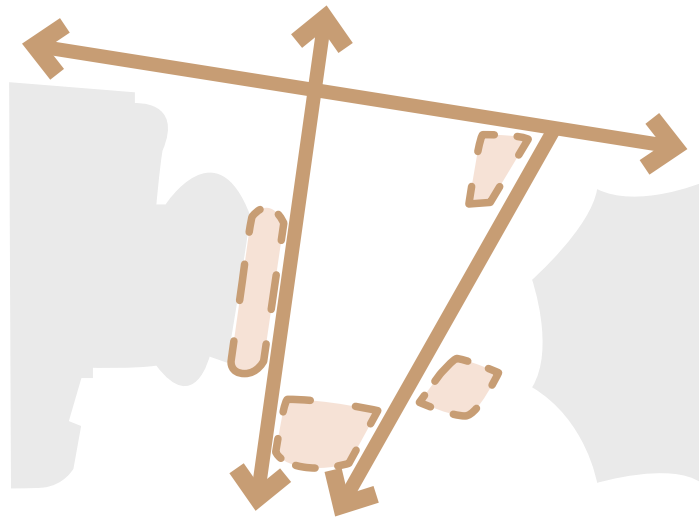
## The Opportunity for Light, Movement & People

Expose people where possible to Biophilia and Environment



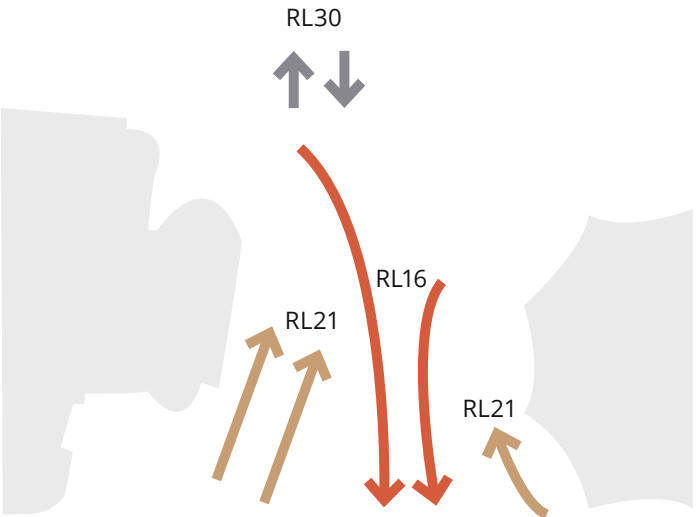
## Public, Transistional & Cohesive

Create a space that is welcoming with equitable access and has a cohesive composition of elements.



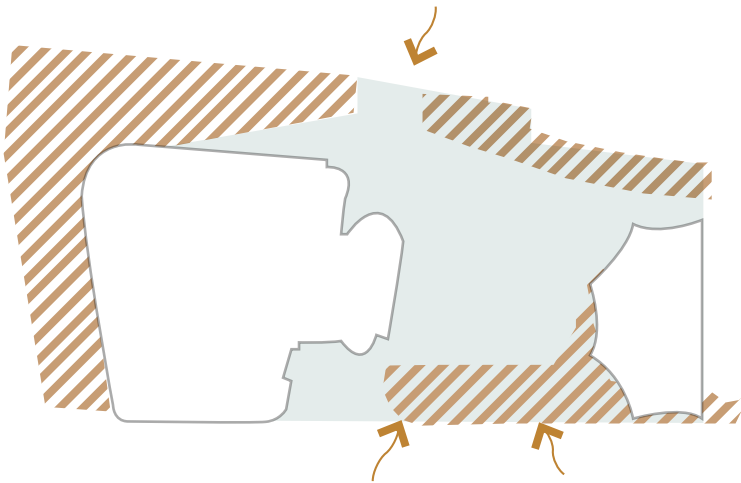
## Activated by Movement + Program

Celebrating Function



## Legibility & Ease of Access

Create intuitive movement at both RL 16 and Henry Deane Plaza's RL 21



## Micro-climate

Wind, Sun, Shade all need to be considered

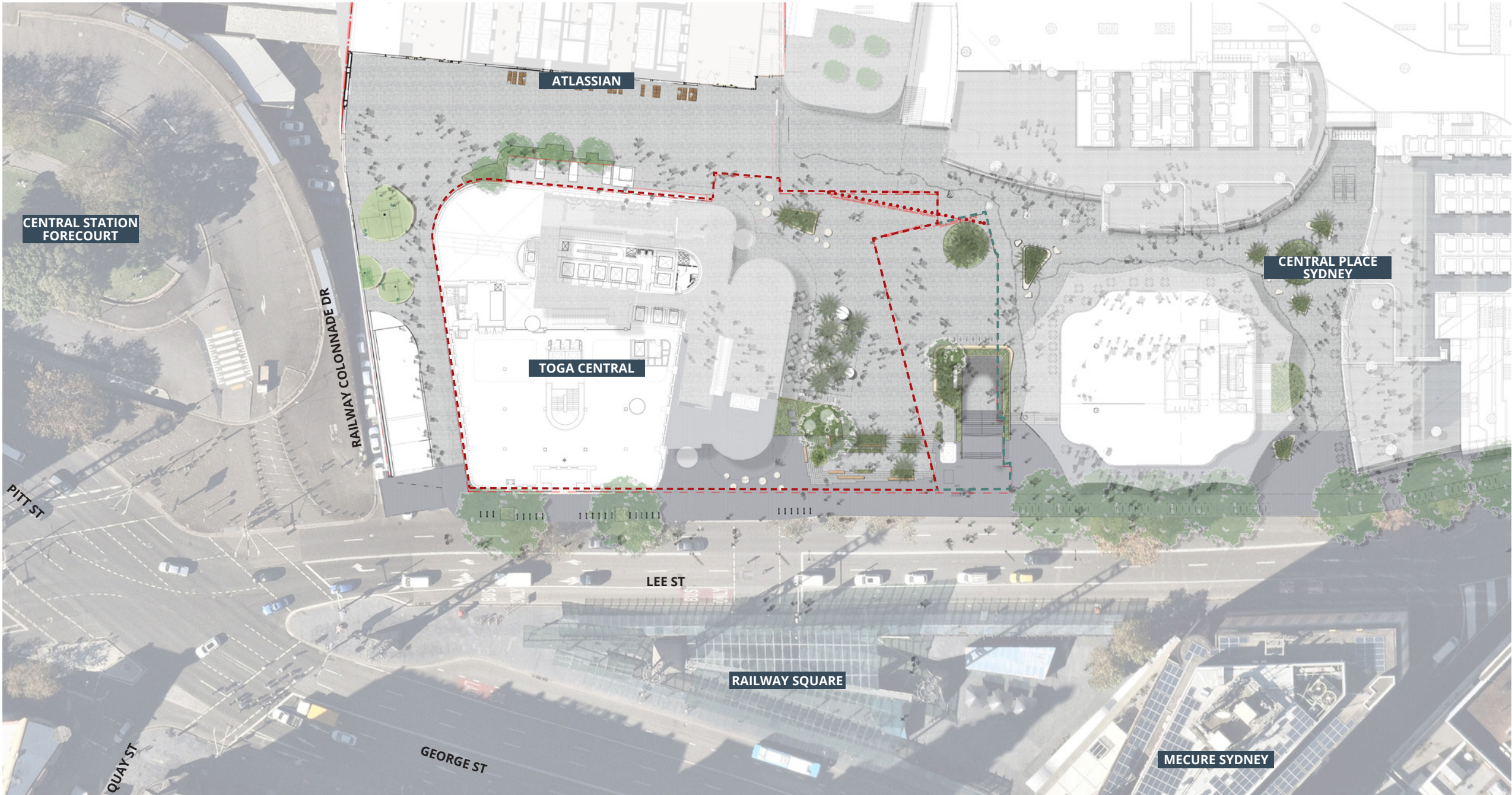




SECTION 02 - LANDSCAPE MASTERPLAN

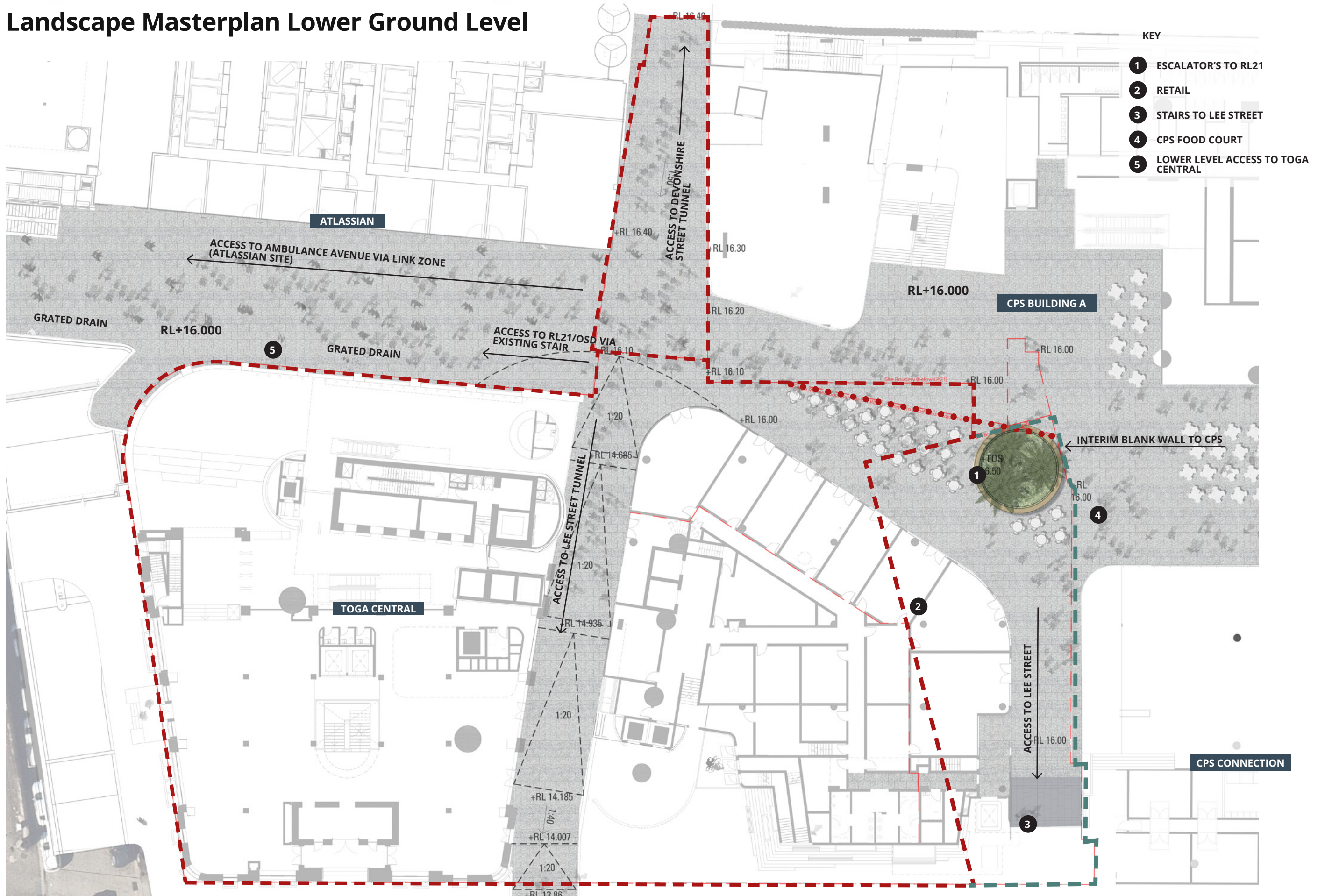


# Landscape Masterplan Expanded



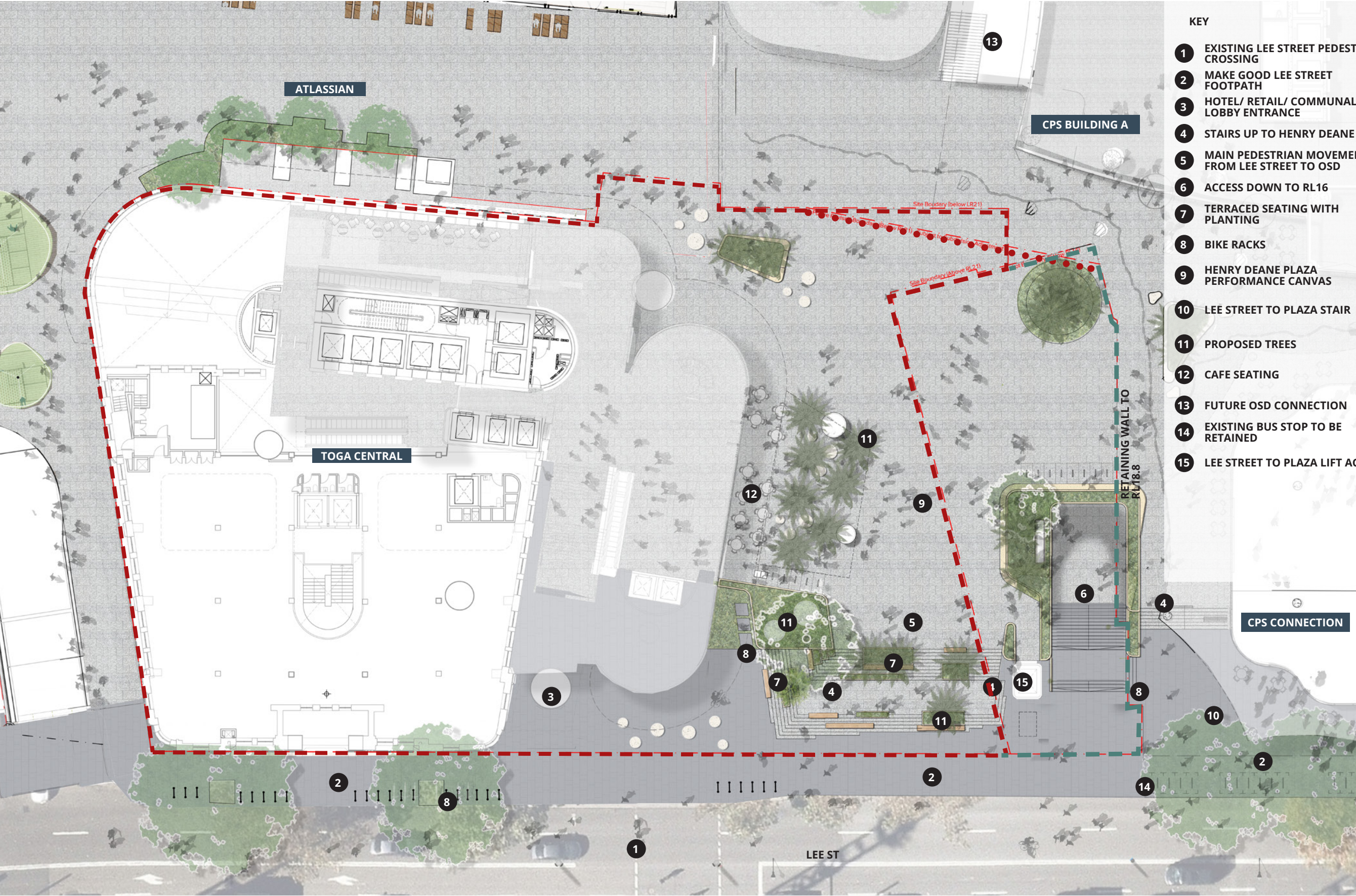


## Landscape Masterplan Lower Ground Level



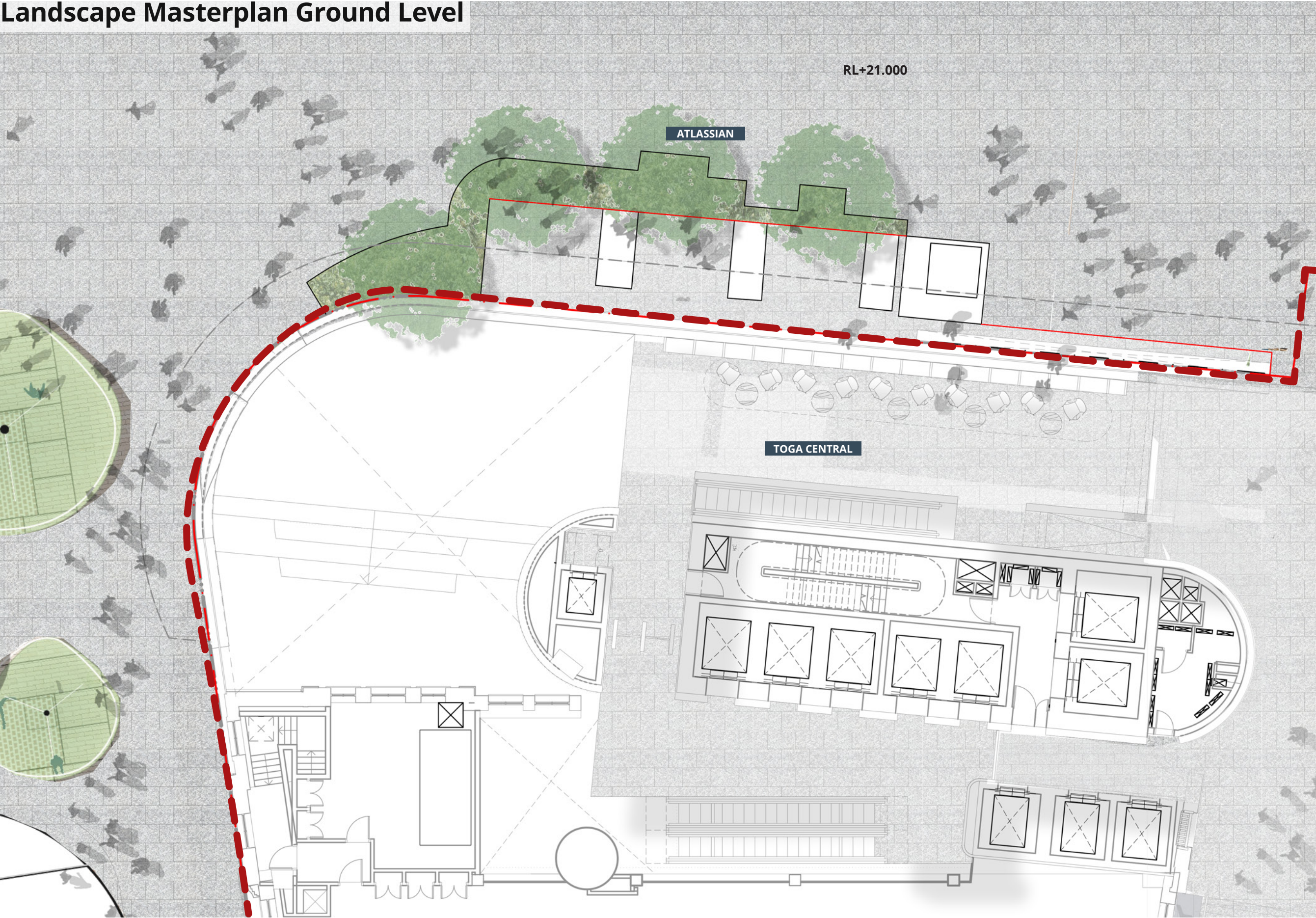


# Landscape Masterplan Ground Level



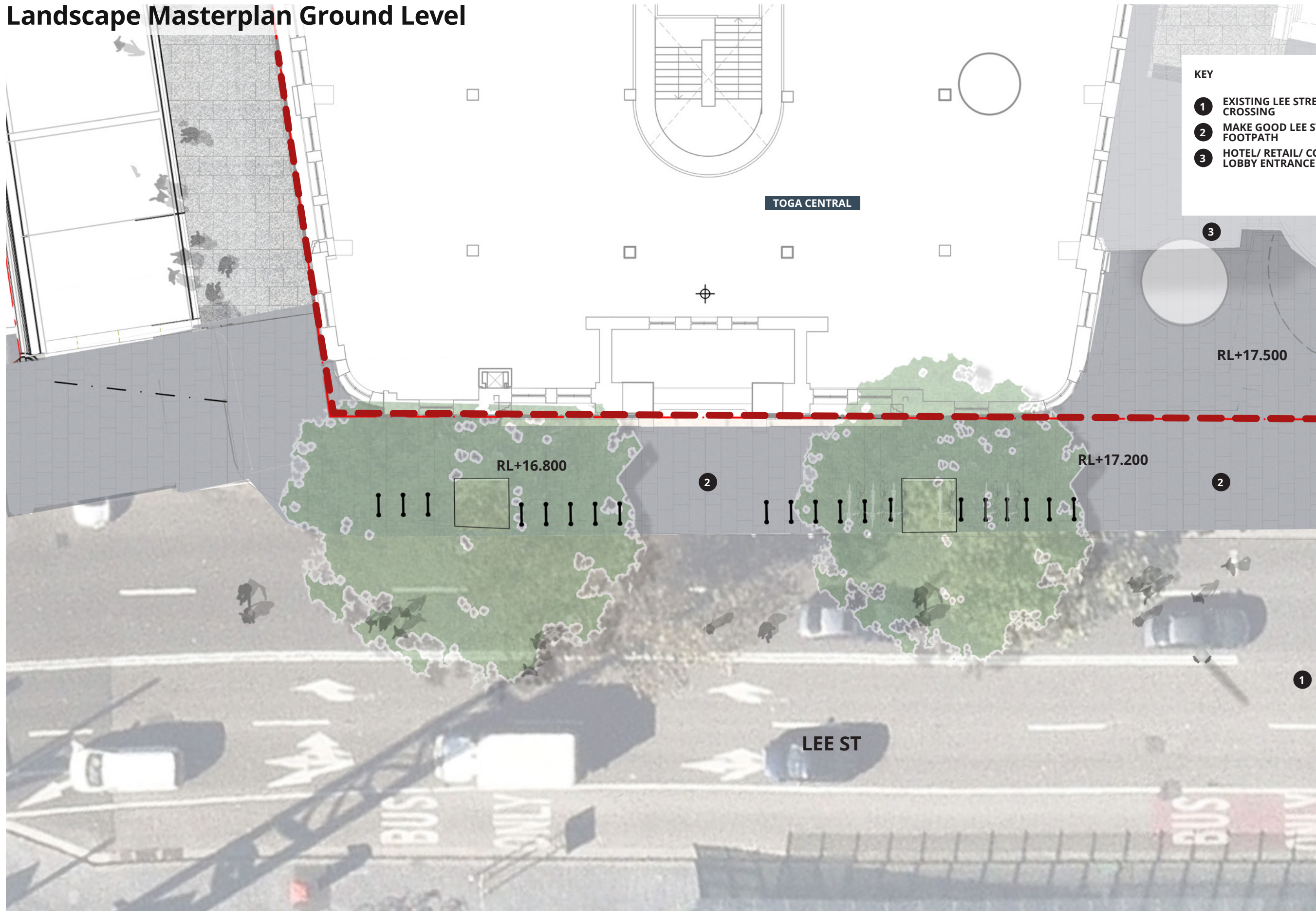


Landscape Masterplan Ground Level



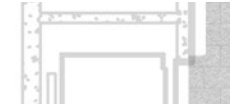
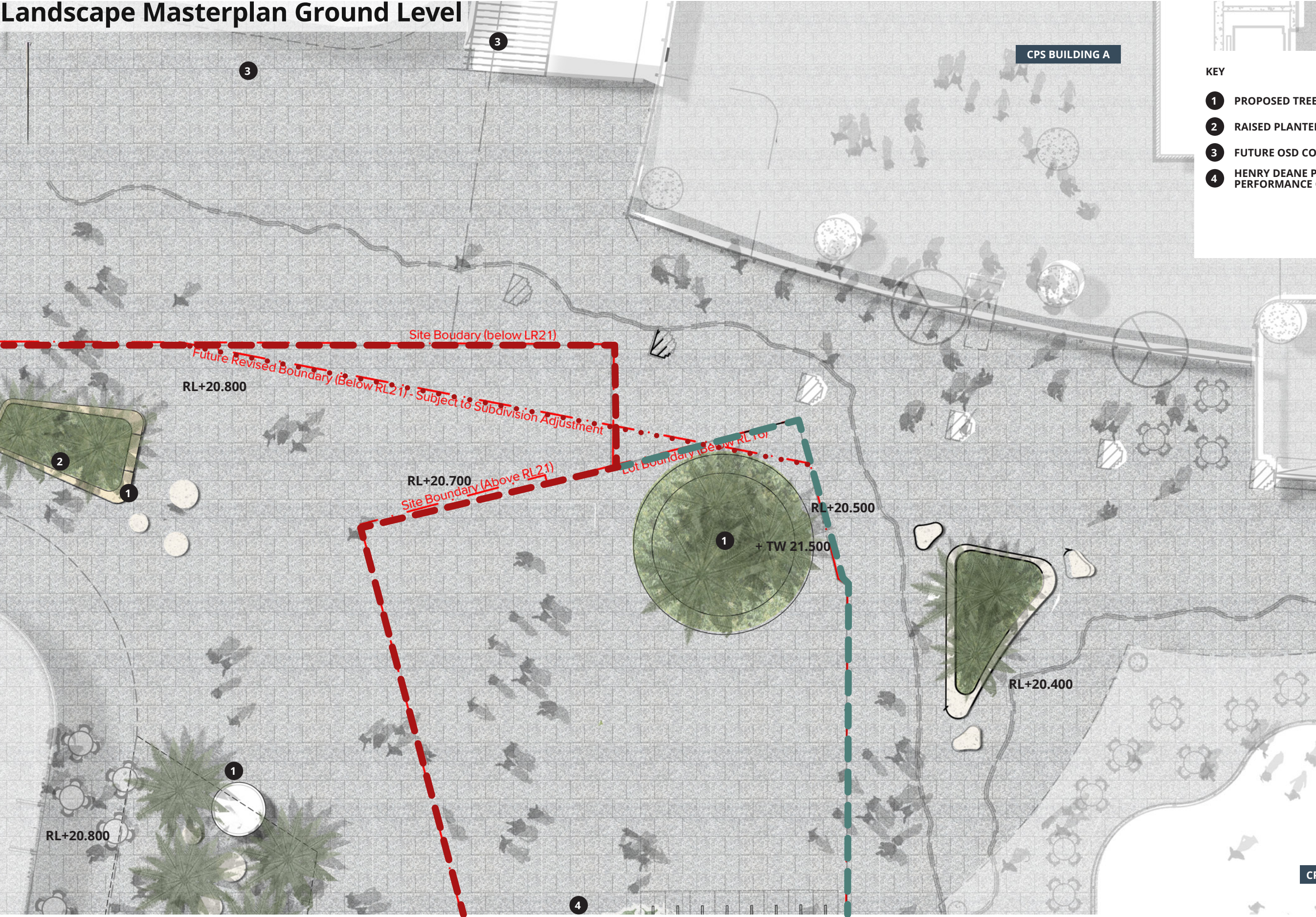


## Landscape Masterplan Ground Level





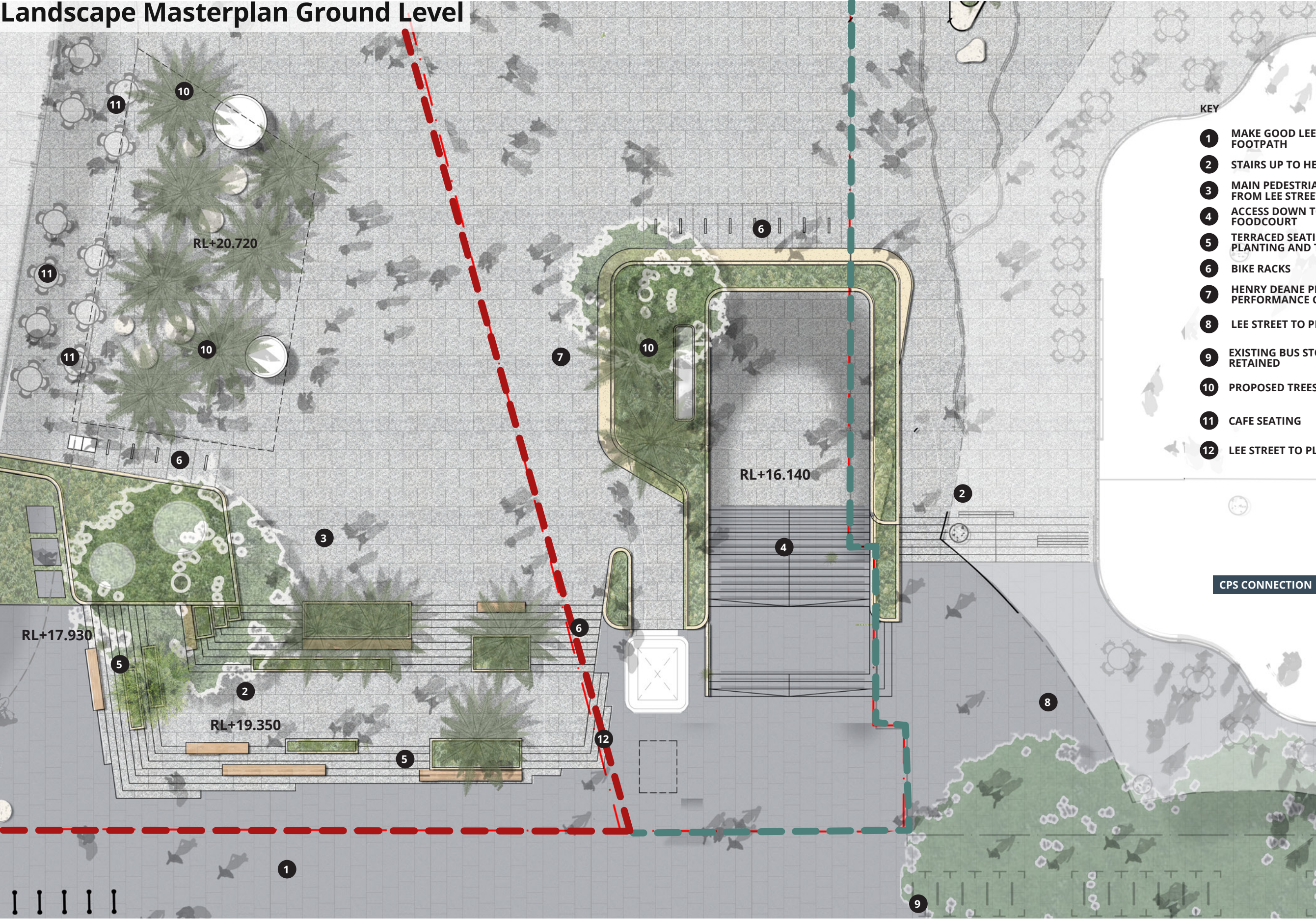
Landscape Masterplan Ground Level



- KEY
- 1 PROPOSED TREES
  - 2 RAISED PLANTER
  - 3 FUTURE OSD CONNECTION
  - 4 HENRY DEANE PLAZA PERFORMANCE CANVAS



Landscape Masterplan Ground Level



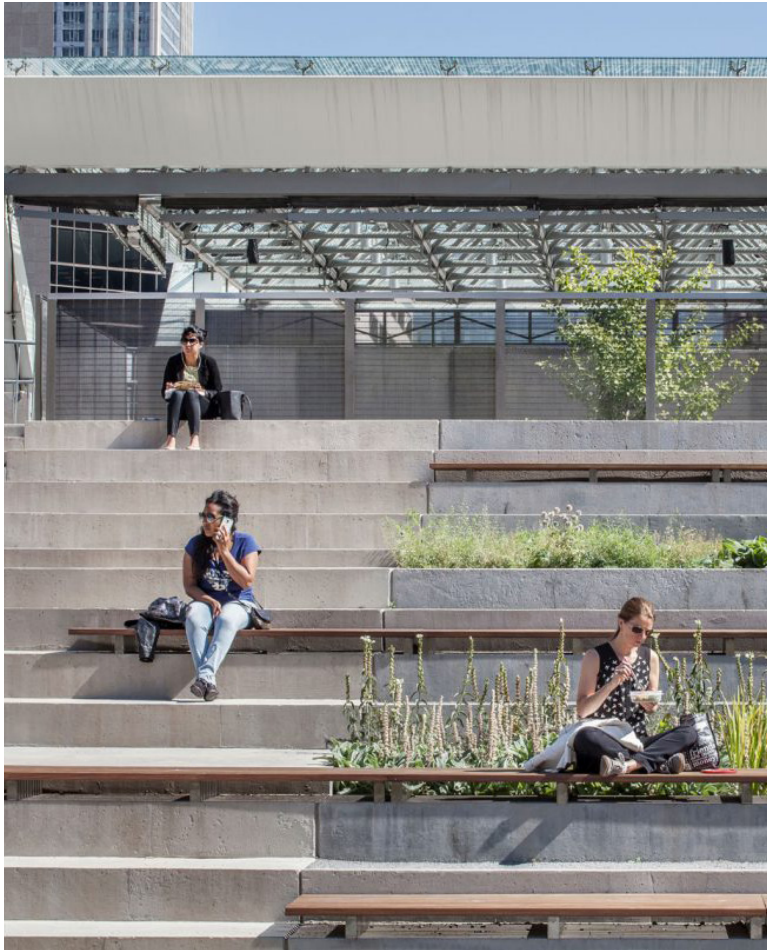
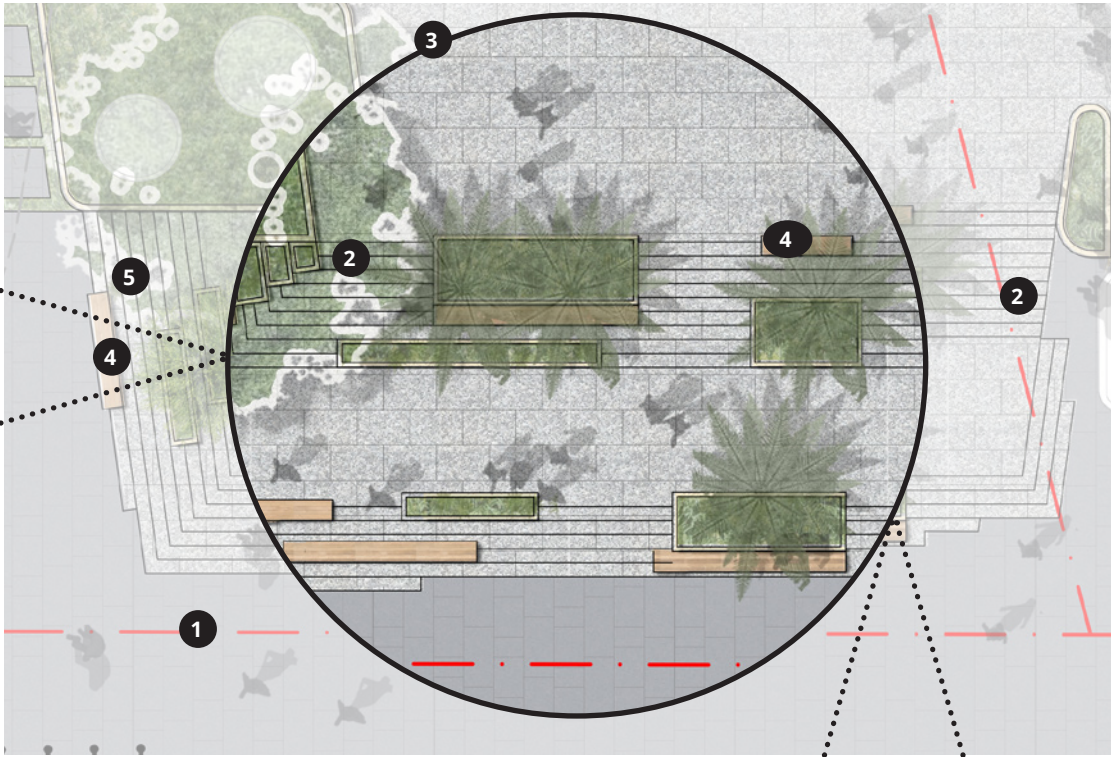
- KEY
- 1 MAKE GOOD LEE STREET FOOTPATH
  - 2 STAIRS UP TO HENRY DEANE PLAZA
  - 3 MAIN PEDESTRIAN MOVEMENT FROM LEE STREET TO OSD
  - 4 ACCESS DOWN TO RL 16 FOODCOURT
  - 5 TERRACED SEATING WITH PLANTING AND TREES
  - 6 BIKE RACKS
  - 7 HENRY DEANE PLAZA PERFORMANCE CANVAS
  - 8 LEE STREET TO PLAZA STAIRS
  - 9 EXISTING BUS STOP TO BE RETAINED
  - 10 PROPOSED TREES
  - 11 CAFE SEATING
  - 12 LEE STREET TO PLAZA LIFT ACCESS

CPS CONNECTION



# Lee Street Stairs

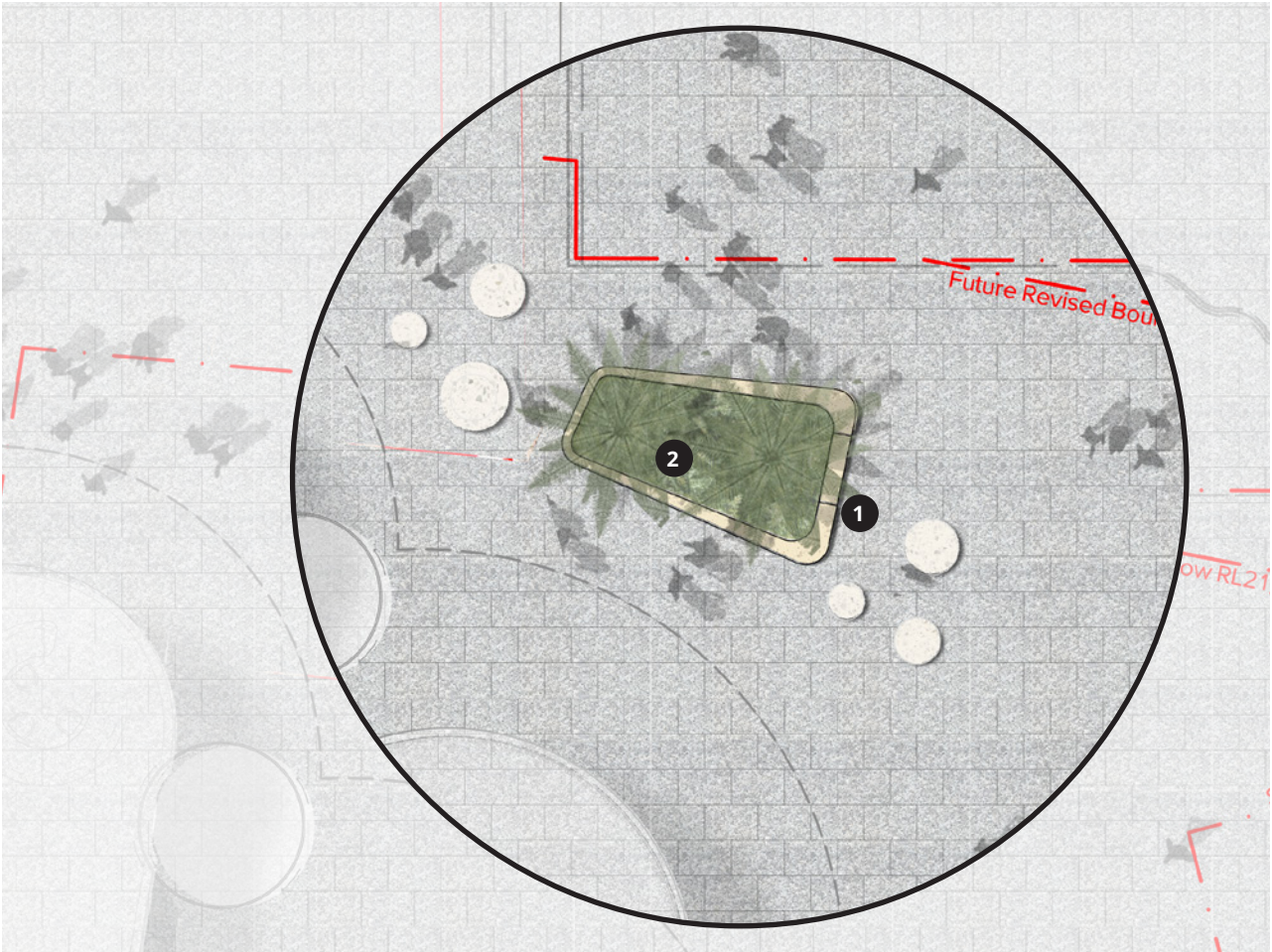
- 1 MAKE GOOD LEE STREET FOOTPATH
- 2 STAIRS AND SEATING UP TO HENRY DEANE PLAZA
- 3 MAIN PEDESTRIAN MOVEMENT FROM LEE STREET TO OSD
- 4 SEATING AREAS
- 5 TERRACED SEATING WITH PLANTING AND TREES





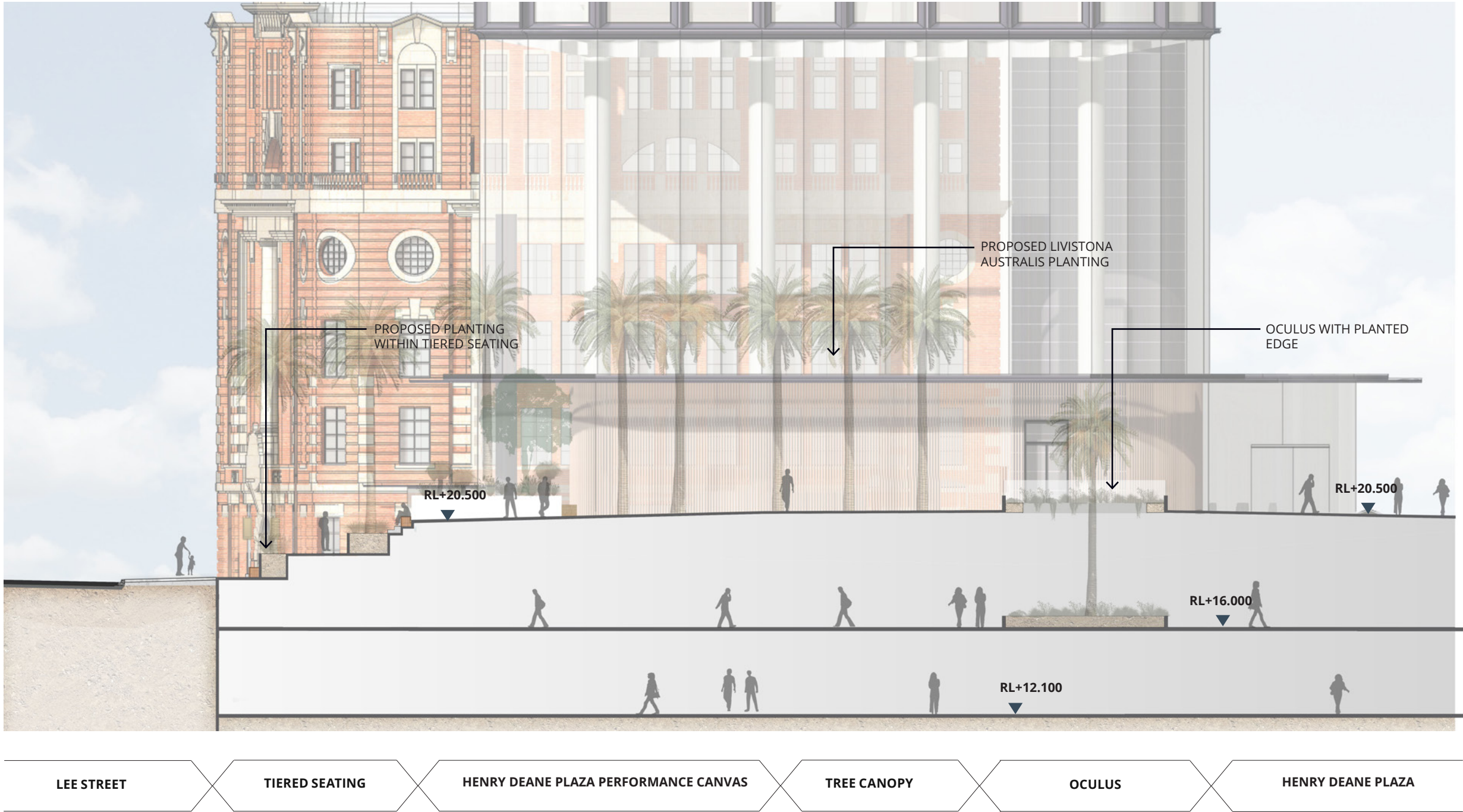
# The Plaza Raised Seating Edge / Elements

- 1 PROPOSED TREES
- 2 NATIVE SHRUBS AND GROUNDCOVERS



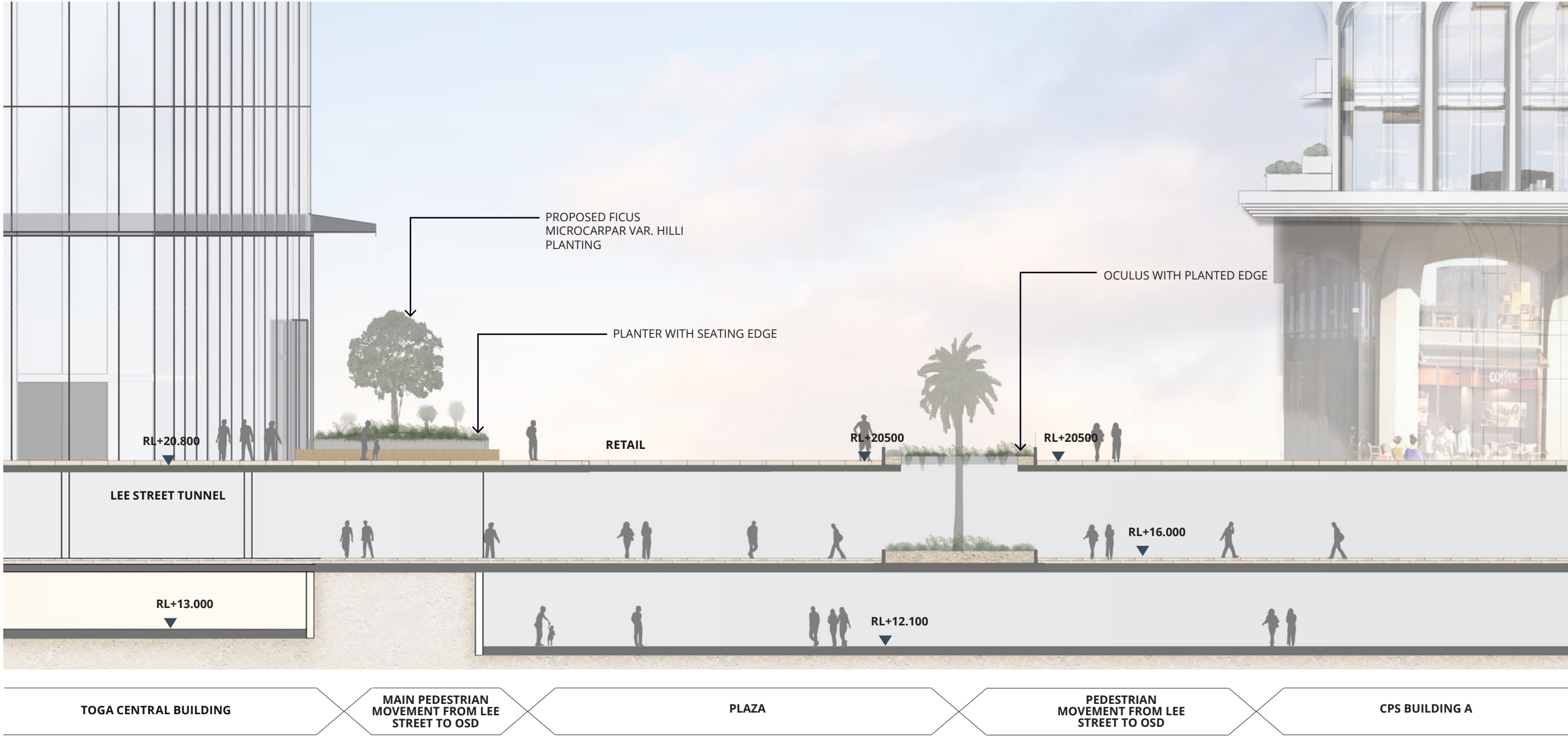


Sections



Section AA

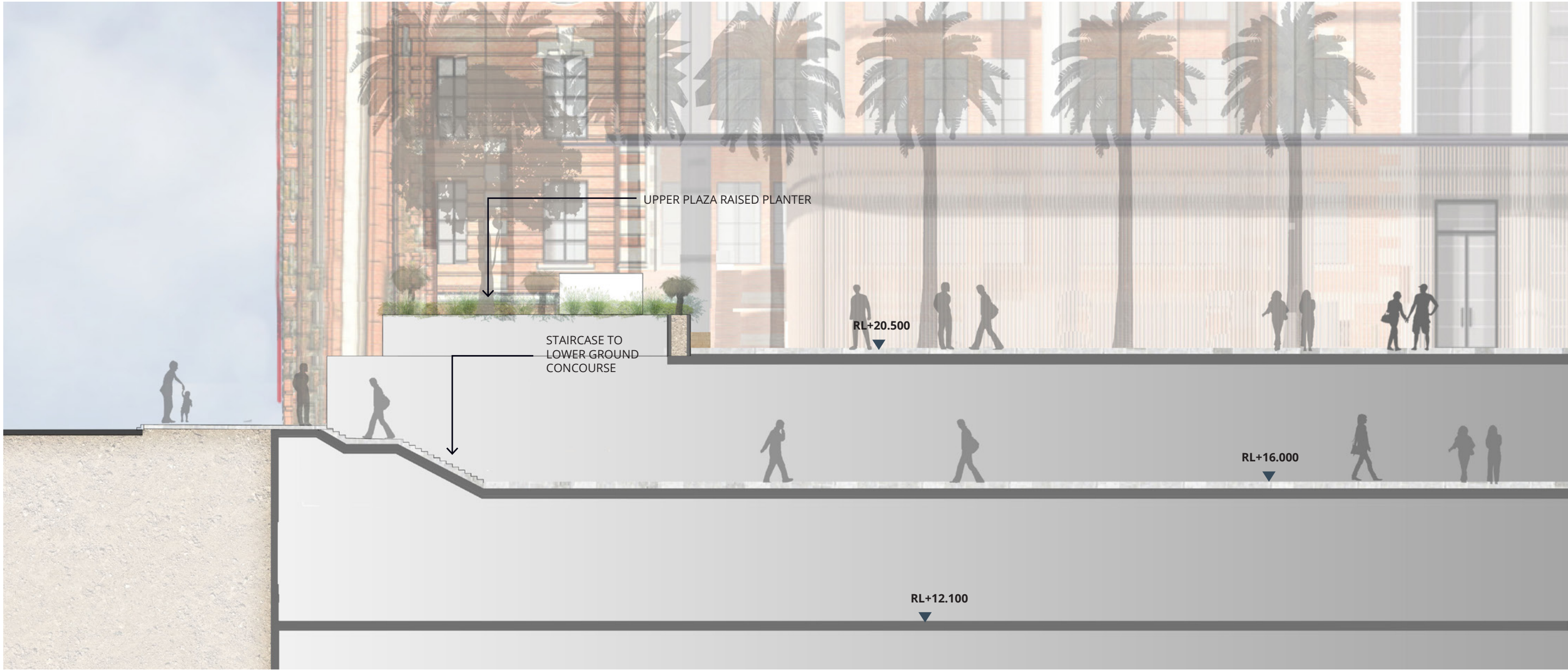
Sections



Section BB

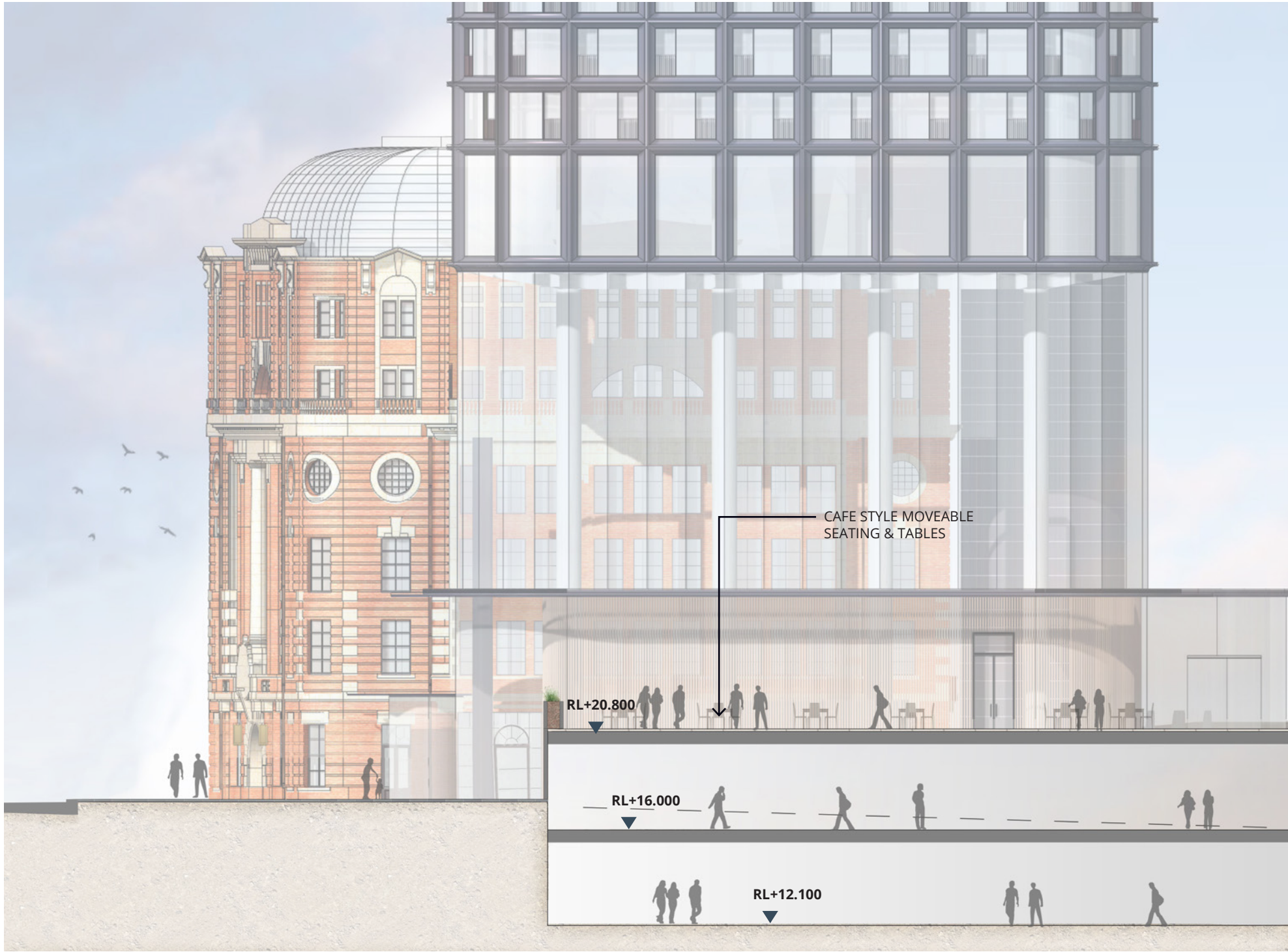


Sections



Section CC

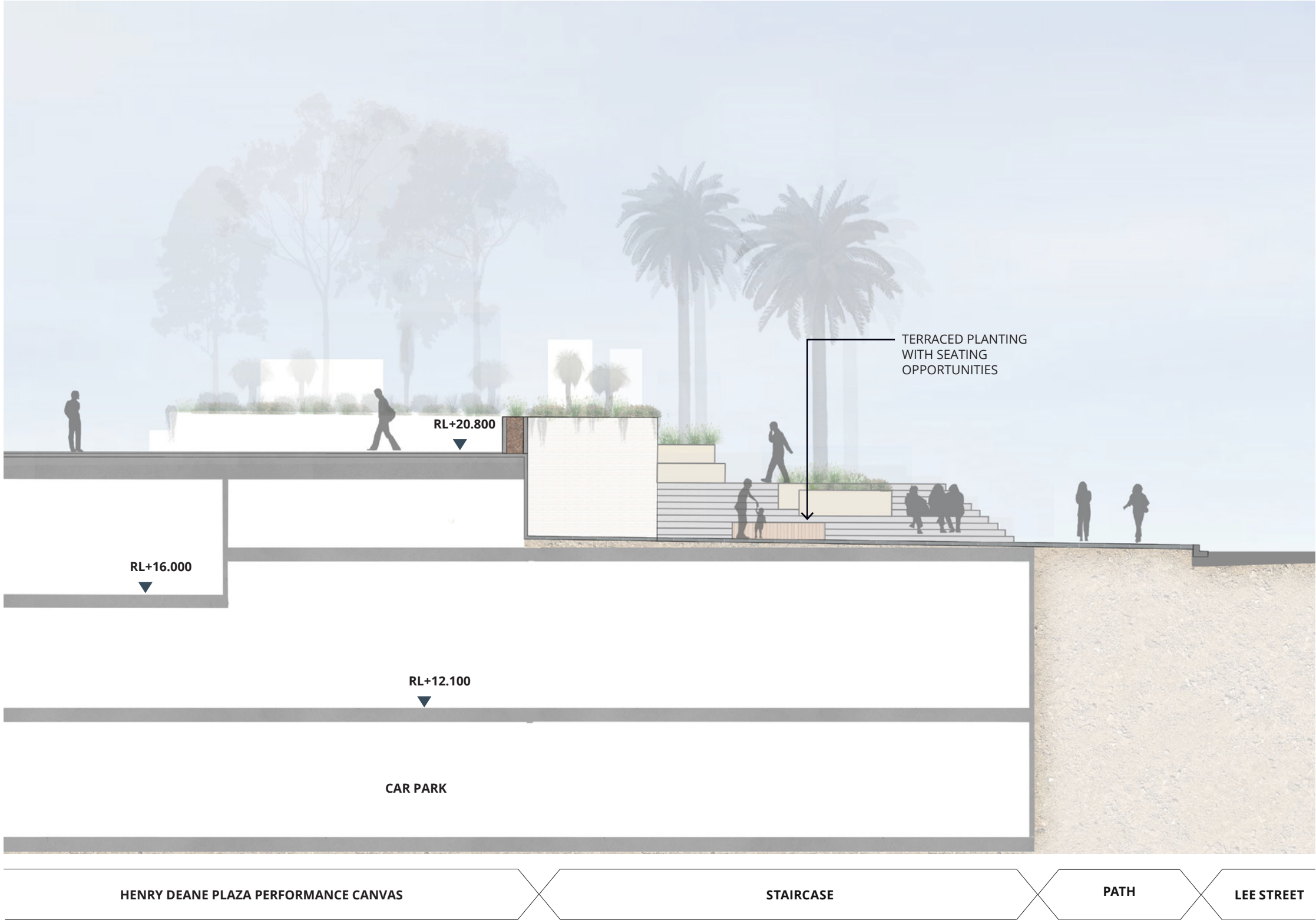
Sections



Section DD



Sections



Section EE

Sections



Section FF



Section GG





SECTION 06 - DESIGN STRATEGY



# Connecting with Country

The public realm and landscape proposal specifically for TOGA Central draws on the below documents:

- / Aboriginal Cultural Heritage Assessment Report
- / TOGA Cultural Values Report
- / Transport for New South Wales Western Gateway
- / Development – Indigenous Engagement Report

The opportunities have been carefully considered:

- / Re-interpret movement and meeting in the ground plane, public realm and landscape materiality.
- / Provide an endemic tree and plant palette that is predominately selected from the remanent ecologies of the site.
- / Possible location for language interpretation in the glazed oculus structure
- / Consider possible location for interpretation in the Lee Street Stair

For further information please refer to the Aboriginal Cultural Heritage Assessment Report, TOGA Cultural Values Report, Architectural and Urban Design SSDA Reports and Heritage Interpretation by Freeman Ryan Design.



## KEY

- DEVELOPMENT BOUNDARY (ABOVE +RL21)
- - - DEVELOPMENT BOUNDARY (BELOW + RL21)
- ... REVISED BOUNDARY (BELOW + RL21)
- MOVEMENT & MEETING
- LANDSCAPE & PLANTS



# Programme & Uses

The public realm and landscape proposal's opportunity is to create a place that facilitates several memorable experiences.

From the arrival up through native and endemic planting intergrated into the stairs off Lee Street. Up into Henry Deane Plaza and the canopy of Cabbage-Tree Palms. While still allowing for a free flow of people movement there is still opportunities to dwell. Moveable cafe style seating sits along the southern edge of the building inviting people to sit and observe. The terraced seating just off Lee Street also allows for this and with the future aspirations of the City of Sydney to pedestrianise Lee Street. There becomes an opportunity for this area to act as seating for a potential stage. Somewhere to celebrate the innovation of the Tech Precinct and other surrounding creative industries.

The event canvas is considered as a space that could allow for medium to large gatherings of people to witness and take part in different cultural events happening throughout the year. These could include smoking ceremonies, sporting events displayed within the Plaza, fesitivals, outdoor cinema nights, night markets, Vivid lighting displays and other community events.



## KEY

- |  |   |
|--|---|
| <span style="color: red;">---</span> DEVELOPMENT BOUNDARY (ABOVE +RL21)    | <span style="background-color: orange; border: 1px solid orange; display: inline-block; width: 15px; height: 10px;"></span> URBAN CANOPY                      |
| <span style="color: green;">---</span> DEVELOPMENT BOUNDARY (BELOW + RL21) | <span style="background-color: yellow; border: 1px solid yellow; display: inline-block; width: 15px; height: 10px;"></span> EVENT CANVAS                      |
| <span style="color: red;">...</span> REVISED BOUNDARY (BELOW + RL21)       | <span style="background-color: lightgreen; border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px;"></span> CELEBRATE AND PERFORMANCE |
| <span style="color: blue;">---</span> ARRIVAL                              |   |



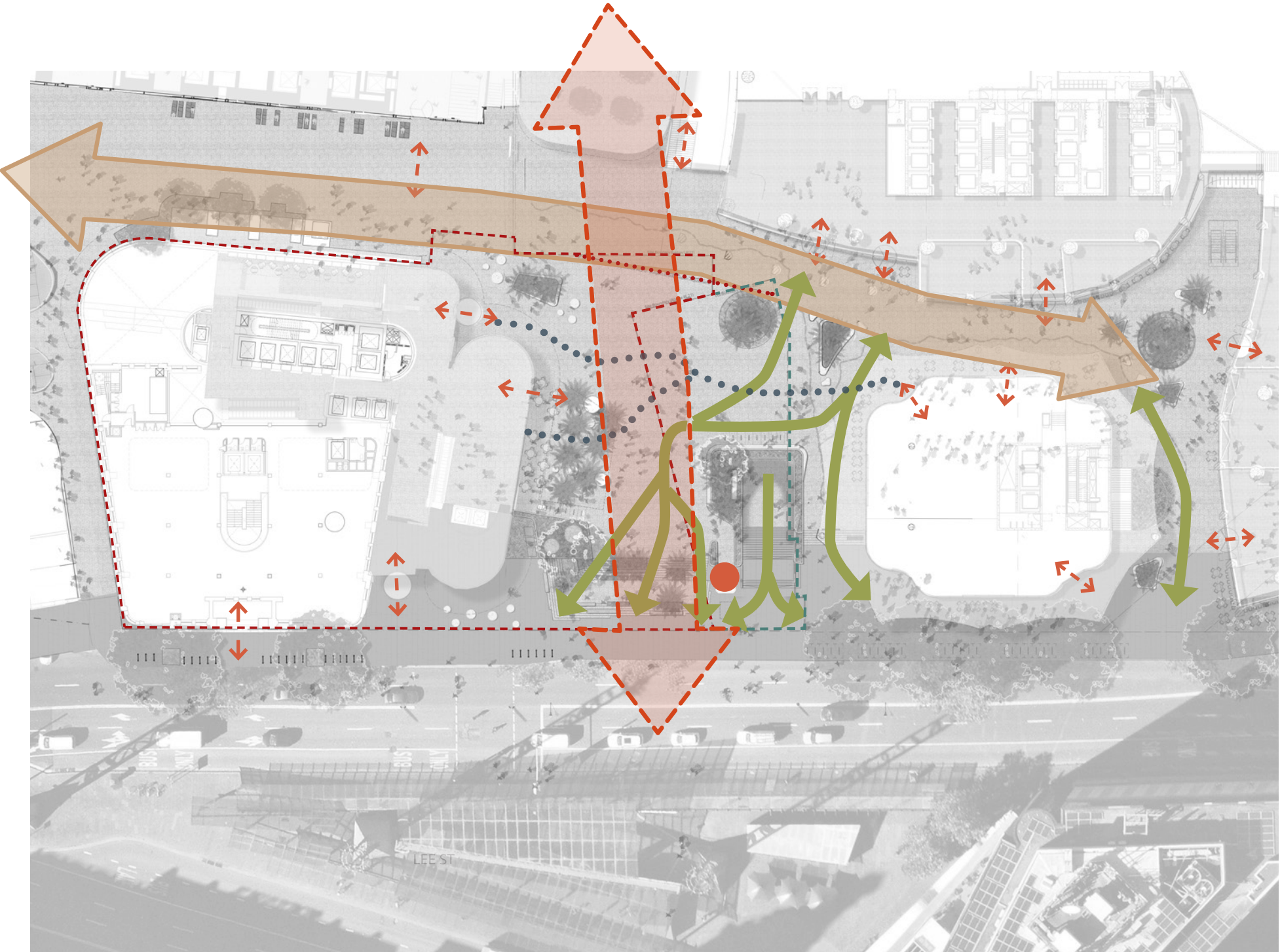
# Access & Movement

The public realm and landscape proposal for TOGA Central considers the strategic North - South connection from Central Station to the Dexu/ Frasers (Central Place Sydney) and the East - West connection from Lee Street to the Over Station Development (OSD).

The design incorporates a substantially developed approach to the accessibility of the Plaza and the lower plaza level. In coordination with Central Place Sydney, the design incorporates a public accessible lift connecting the upper and lower plaza levels and the Lee St level. The public lift will be complemented by accessible (on-grade) access provided by Central Place Sydney to the south of the Central Place Sydney site. Collectively the precinct designs offer multiple points of accessible access and redundancy in case of lift maintenance.

There are several key secondary connections and building entry points. When proposing a public realm and landscape design it is important to facilitate key points of building entry and ensure key views and sightlines are maintained.

For further information please refer to the Pedestrian Movement Study, Architectural and Urban Design SSDA Reports.



- KEY**
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW + RL21)
  - ... REVISED BOUNDARY (BELOW + RL21)
  - FUTURE MAIN EAST/WEST CONNECTION TO OSD
  - MAIN NORTH/SOUTH ACCESS FROM CENTRAL STATION
  - - - BUILDING DOOR ACCESS
  - PRIMARY MOVEMENTS
  - PUBLIC ACCESSIBLE LIFT CONNECTING UPPER AND LOWER PLAZA LEVELS AND THE LEE ST LEVEL
  - ... SECONDARY MOVEMENTS



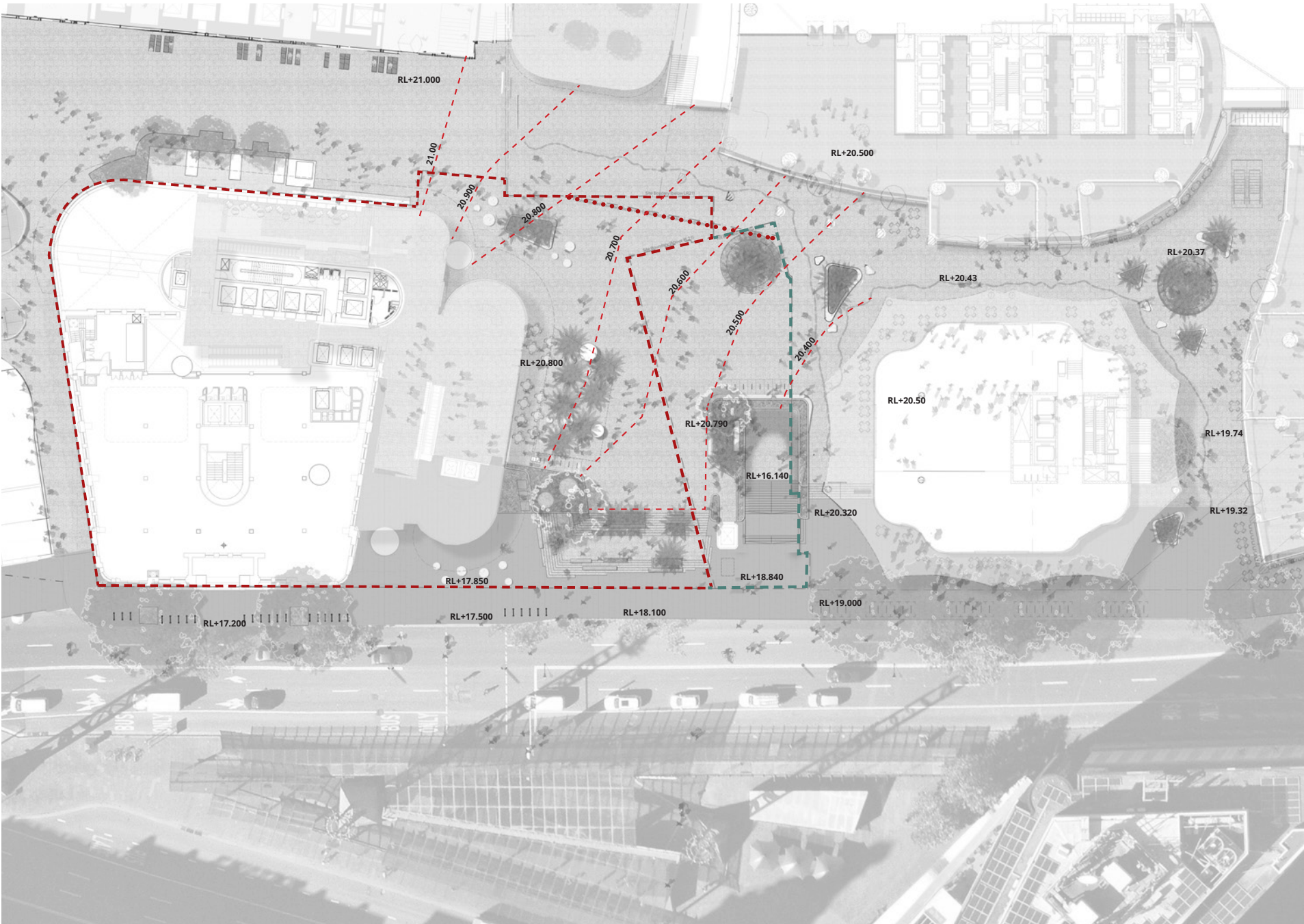
# Levels

The public realm and landscape proposal is designed to use the existing topography of Lee Street and the future Henry Deane Plaza Level of RL 21 to its advantage.

Large generous planted steps facing northwest are a key public realm and landscape feature.

An accessible lift is proposed to take people from RL 16 Lower Henry Deane Plaza to Lee Street RL 18 and then up to Henry Deane Plaza at RL 21.

The entry to lower Henry Deane Plaza is located to ensure an intuitive wayfinding not only from Lee Street down but from Devonshire Tunnel to Lee Street.



KEY

— —

DEVELOPMENT BOUNDARY (ABOVE +RL21)

— —

DEVELOPMENT BOUNDARY (BELOW + RL21)

• • •

REVISED BOUNDARY (BELOW + RL21)

RL+00

PROPOSED CPS LEVELS

RL+00

TOGA CENTRAL LEVELS

LEE ST



# Soil Zone

The public realm and landscape proposal has many opportunities. All the planting is on structure – either it is in the steps or on structural slab. Planting depth is generally provided in raised planter beds or in stepped areas.

For further information please refer to the Architectural, Urban Design and Structural SSDA Reports.



- KEY
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW + RL21)
  - ... REVISED BOUNDARY (BELOW + RL21)
  - SOIL DEPTH 1000MM (MAX 1200 WITH MOUNDING)
  - SOIL VAULT SYSTEM
  - DEEP SOIL



# Activation

The public realm and landscape proposal considers temporary activation.

As part of the Community Strategic Plan Delivering Sustainable Sydney 2030-2050 there are 10 strategic directions – three of them are resilient and diverse communities, a thriving cultural and creative life and transformed and innovative economy.

The design allows for tenants to bring their outdoor furniture out into Henry Deane Plaza. With a unique and contextually appropriate seating wall to accommodate people.

The northwest facing Lee Street steps will act as a space for the public to meet, greet and have conversations. This planted stair will become an important public feature within the city within the western gateway especially when Railway Square and Lee Street are pedestrianised, which has been considered when providing the public realm and landscape proposal.



- KEY**
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW + RL21)
  - REVISED BOUNDARY (BELOW + RL21)
  - TOGA CENTRAL OUTDOOR DINING
  - ||||| LANDSCAPE WALLS & EDGES
  - ▨ STAIRS/BLEACHERS FOR SEATING



Park Patrons, Paley Park



MLC Centre



# Lighting

Lighting plays a huge part in creating the ambiance, experience, and general feel of the precinct at night.

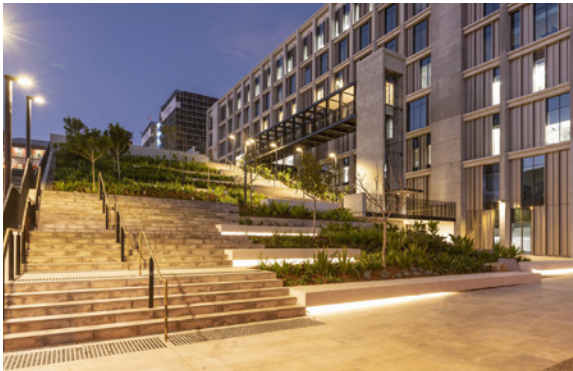
As part of the public realm and landscape design the lighting will comply with all relevant Australian Standards – Pedestrian, cycle, and public areas based on an AS/NZS 1158.3.1.

The aesthetic and enhanced visual appearance at night-time, by having concealed luminaires illuminating key features, such as trees, foliage and boulders and the northwest facing Lee Street steps. This lighting technique relies on concealing directional spotlights mounted at ground level, aimed up to graze the trunk and illuminate the canopy. The Lee Street steps proposed to have concealed LEDs within shadow and linear gaps can also make elements float.

For further information please refer to the Architectural, Urban Design and Lighting SSDA Reports.



- KEY**
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW + RL21)
  - ... REVISED BOUNDARY (BELOW + RL21)
  - EDGE STRIP LIGHTING
  - POST MOUNTED LIGHTS
  - FEATURE UP-LIGHTING



Surgical, Treatment and Rehabilitation Service (STARS), Herston Health Precinct, Fredon



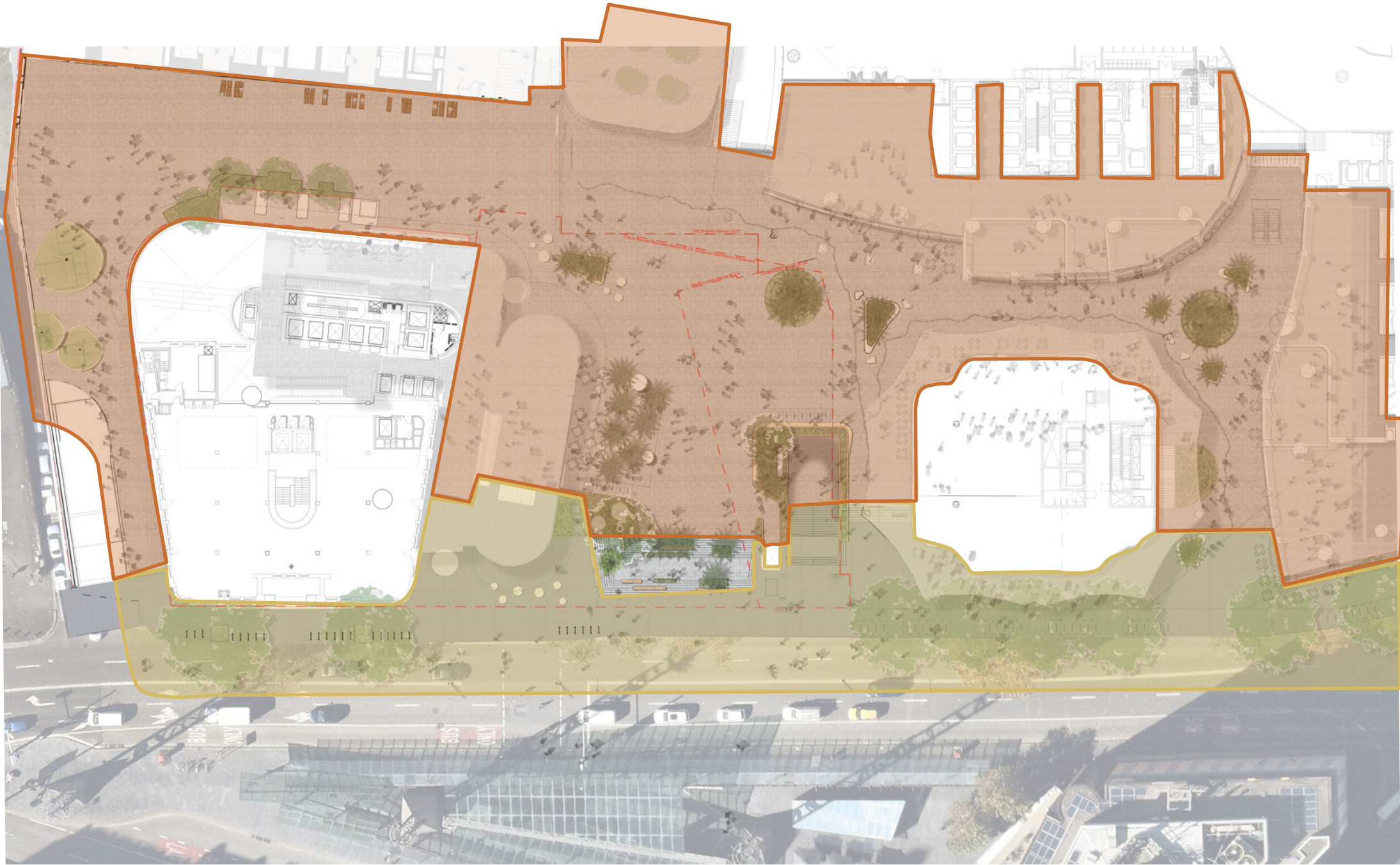
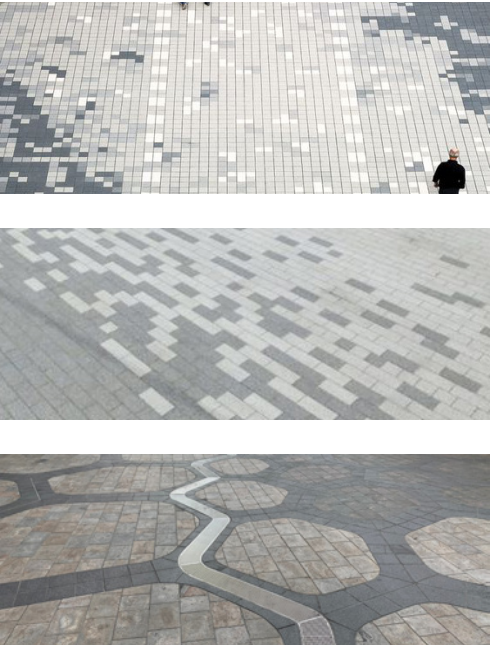
One Central Park, Good Design Australia



# Paving Materiality

The public realm, landscape proposal and the material palette is strongly driven by the site’s pre-colonial history while complimenting the wider western gateway. It is important for the stakeholders and adjoining landowners including the City of Sydney to provide a coordinated materials palette.

Within the public realm’s material canvas, interpretation inlays in the ground plan that echo the heritage and cultural values of the site are a key objective of the project.



- KEY
- COS STREETSCAPE PAVING
  - SPECIAL GRANITE PAVING



AUSTRAL VERDE



AUSTRAL COFFEE



HARCOURT

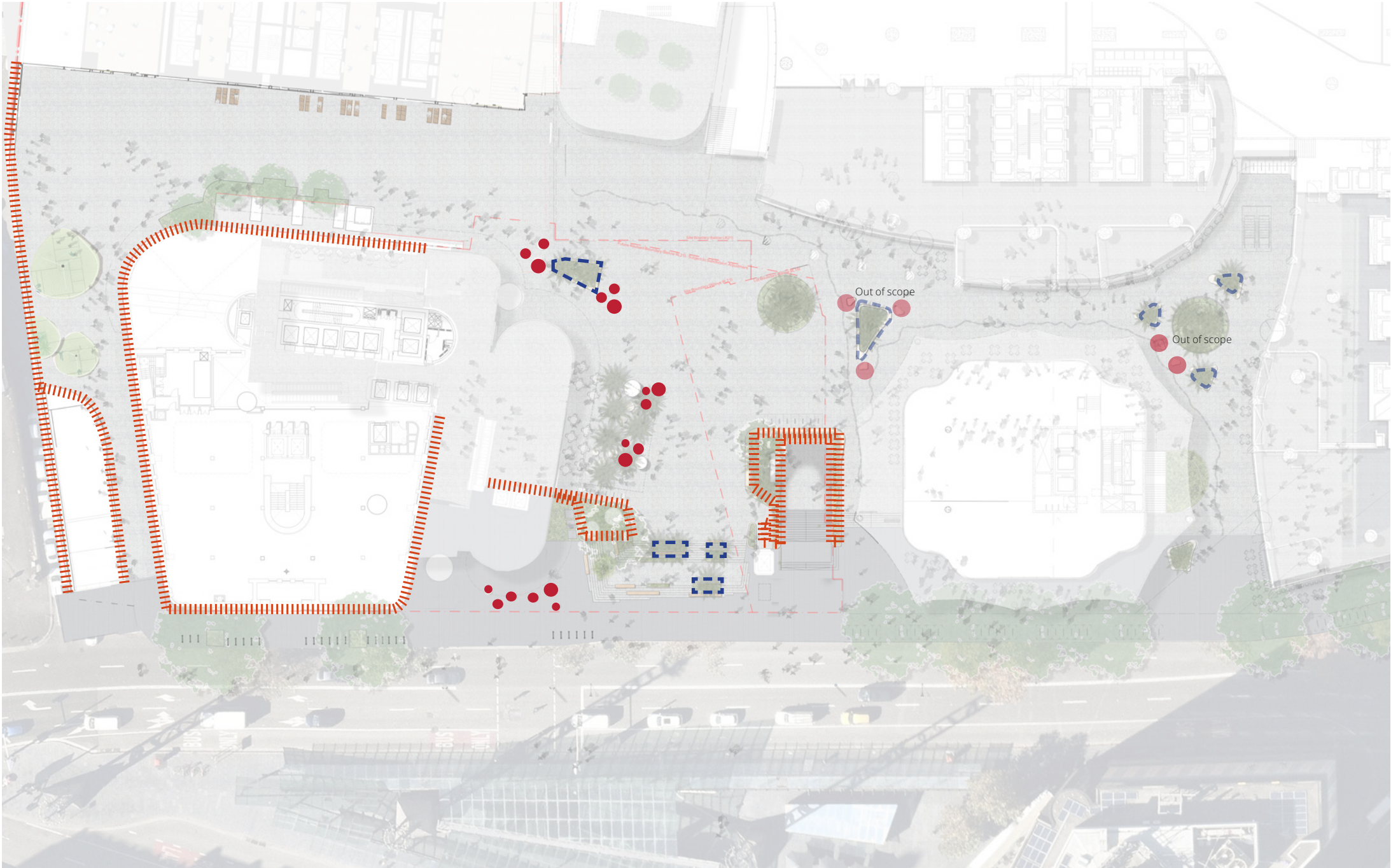


AUSTRAL BLACK (COS)



# Walls & Seating Materiality

The landscape walls and edges will look to tie into the existing heritage materials of the Parcel Post Office building while also having a distinctive difference about them as not to try and replicate that past style. The palette will take on a cohesive approach to the precinct and allow for the landscape design to tie together adjoining sites.



- KEY
- — GRANITE WALLING
  - ||||| BRICK WALLING
  - STONE SEAT



Stone seat



Brick Wall



Granite Wall



# Urban Elements

Bike parking is required to accomodate up to 71 visitor bike spaces within the public domain. These are mostly provided for within the TOGA Central site boundary on Lee Street. This is to meet the 2% travel mode share based on the estimated future building population.

For further information please refer to Stantec's Transport Assessment (2022).



Semi Hoop Bicycle parking (CoS Palette)



Linea Bicycle Stand



Escola E Bins



- KEY
- HOOP BICYCLE PARKING
  - LINEA BICYCLE PARKING
  - ESCOLA E BINS



Linea Bicycle Stand



Semi Hoop Bicycle parking

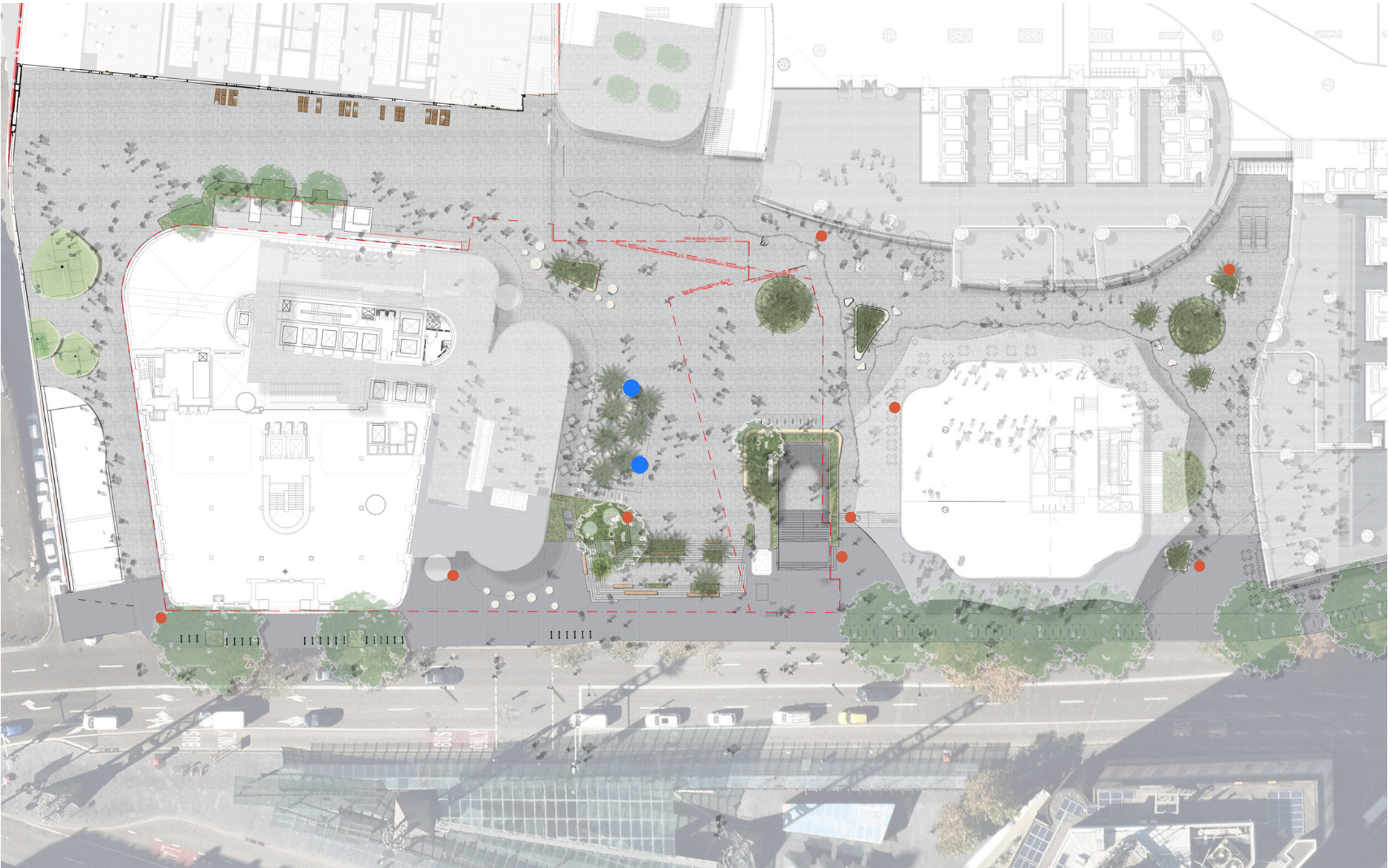


# Signage & Wayfinding

As part of the public realm and landscape design the proposal will deliver wayfinding, interpretation, and signage branding solutions in line with the wider stakeholder strategies.

The designs will embody the spirit and aspirations of the project and how this supports the community. Our designs will stand the test of time while being versatile, robust, and practical, thereby supporting all stakeholders marketing and maintenance requirements.

There is an opportunity to include First Nations language in the signage and wayfinding around the Western Gateway site.



- KEY
- WAYFINDING SIGNS
  - INFORMATION PILLER



Tacoma Art Museum - USA ●



● Harvard Plaza, Stoss Landscape Urbanism



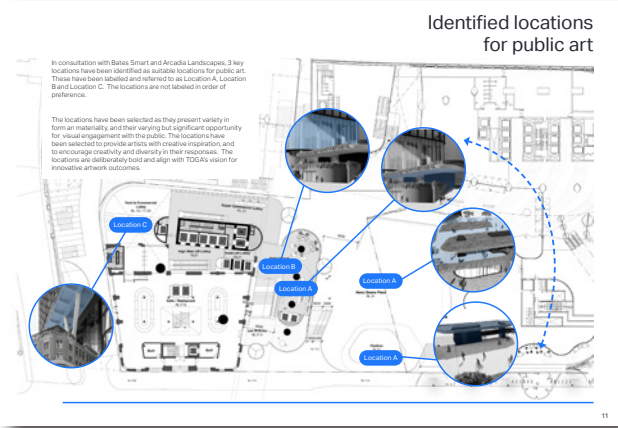
● 161 Collins Street, Studio Ongarato



# Public Art

The public art strategy has been prepared by Tilt. There is key opportunities within the precinct to tell a story of Country while also communicating a story of heritage and movement.

See Tilt's SSDA report for further information.



TILT DRAFT PUBLIC ART STRATEGY (2022)

- KEY**
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW +RL21)
  - ... REVISED BOUNDARY (BELOW +RL21)
  - 1 PUBLIC ART OPPORTUNITY: STEPS
  - 2 PUBLIC ART OPPORTUNITY: PAVING
  - 3 PUBLIC ART OPPORTUNITY: SEATING WALL
  - 4 ABOVE LIFT



# Heritage Interpretation

All heritage interpretation will be subtle and well considered and will aim to fit seamlessly into the architectural proposition.

For further information please refer to the Heritage Interpretation SSDA Report prepared by Freeman Ryan Design.

- 1 Indicative location of heritage interpretation to sit within the window bays of the toga lower commercial lobby. Heritage interpretation to be visible from atlassian site as well. Potential for a combination of double sided graphics and small scale showcases. Thematic content for this area to be site specific to parcel post building and it's relationship to the parcels shed. 3 Bays required at a minimum.
- 2 Indicative location of heritage interpretation to glazed roof of oculus. Potential for language and Site specific response to show shadows.
- 3 The paving of the ground plain of the public domain. Opportunity for heritage interpretation about site wide themes to be told here. The Interpretation is to be subtle, lean and allow for clarity of journey for the pedestrians moving through



- KEY
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW + RL21)
  - ... REVISED BOUNDARY (BELOW + RL21)
  - INDICATIVE LOCATION OF HERITAGE INTERPRETATION



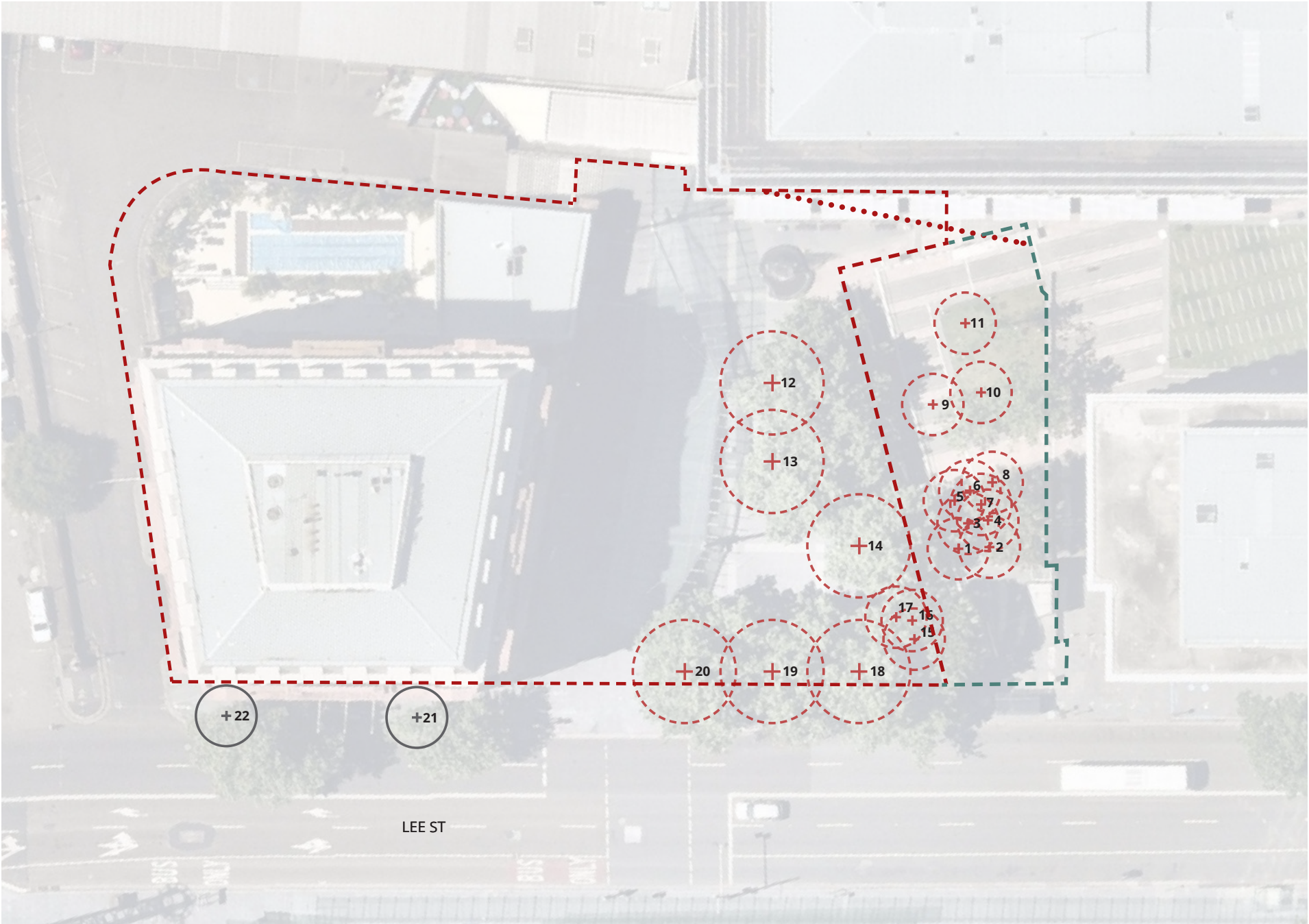
TOGA CENTRAL HERITAGE  
INTERPRETATION  
STRATEGY (2022)



# Tree Removal

All 19 existing trees are to be removed to facilitate the TOGA Central development. There is an opportunity to try and store some of those removed Cabbage-tree Palms on site and replant them in new locations at the appropriate time.

With regard to the two London Plane trees that sit within the footpath area (21 & 22) these have been marked as to be retained.



- KEY
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW + RL21)
  - ... REVISED BOUNDARY (BELOW + RL21)
  - TREES TO BE REMOVED
  - TREES TO BE RETAINED

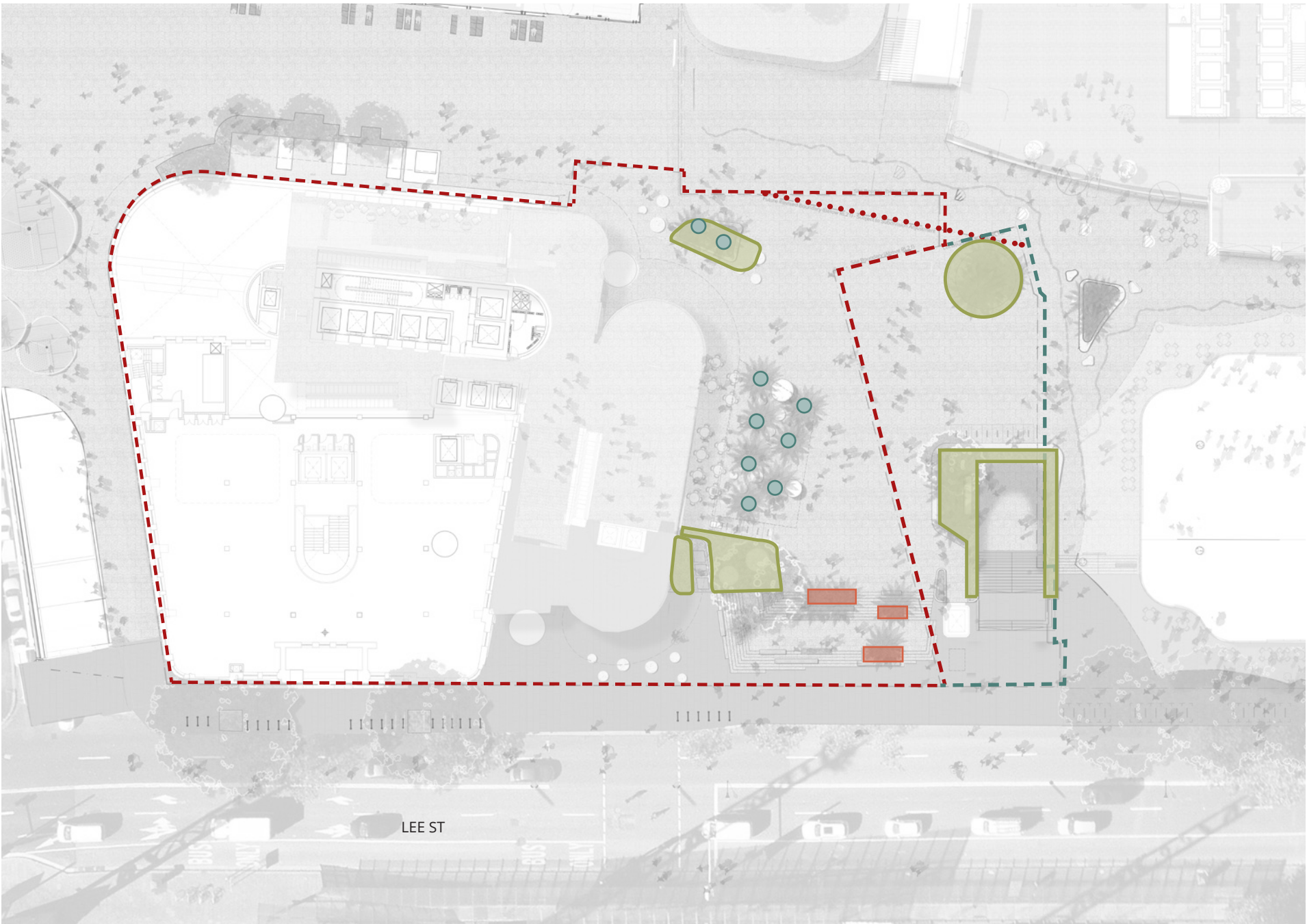




# Planting Character Zones

The public realm and landscape proposal has three planting character zones all based on an endemic tree and plant species palette. The planting looks to maximise opportunities for green infrastructure, consistent with Greener Places.

The proposal would contribute to long term landscape setting in respect of the site and streetscape and mitigate the urban heat island effect and ensure appropriate comfort levels on-site.



- KEY**
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW + RL21)
  - ... REVISED BOUNDARY (BELOW + RL21)
  - URBAN FOREST
  - STEEP PLANTING
  - TERRACED PLANTING
  - SCATTERED LINKING TREES



Place de la République, Clément Guillaume

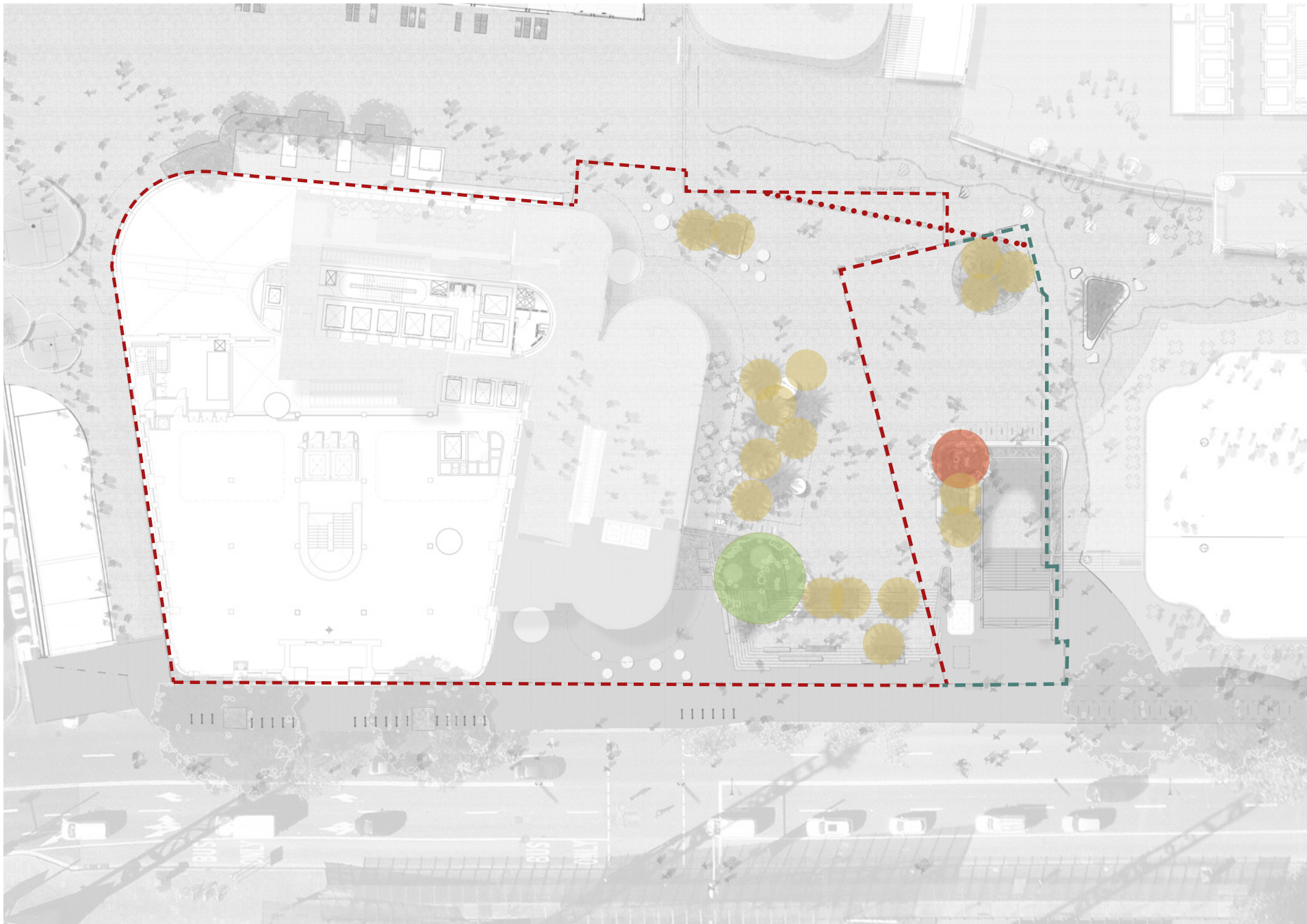


Waller Park by Meyer Studio Land Architects, Landezine



# Tree Planting

The public realm and landscape proposal will contribute to the objective of increased urban tree canopy cover. Henry Deane Plaza and the Lee Street steps have 22 new trees being planted.



- KEY
- DEVELOPMENT BOUNDARY (ABOVE +RL21)
  - DEVELOPMENT BOUNDARY (BELOW + RL21)
  - ... REVISED BOUNDARY (BELOW + RL21)
  - LIVISTONA AUSTRALIS
  - ANGOPHORA COSTATA
  - EUCALYPTUS PARRAMATTENSIS



Macquarie University Central Courtyard by Hassell, Landezine



Darling Harbour Public Realm, Sydney. Hassell Studio, Simon Wood



# Planting Palette



Trees



Angophora costata



eucalyptus parramattensis



Livistona australis



Xanthorrhoea resinifera

Shrubs & Accents



Banksia oblongifolia



Telopea speciosissima



Correa reflex



Crowea sligna



Grevillea sericea



Pultenaea flexilis



Zieria smithii

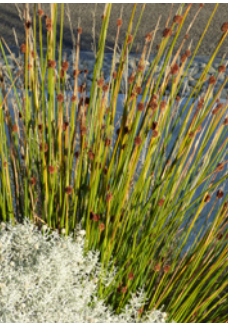
Grasses & groundcovers



Carex appressa



Dianella cerulea



Ficina nodosa



Lomandra longifolia



Pennisetum alopecuroides



Poa poidormis



Casuarina glauca



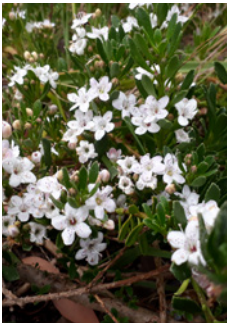
Dichondra argentea



Distichlis distichophylla



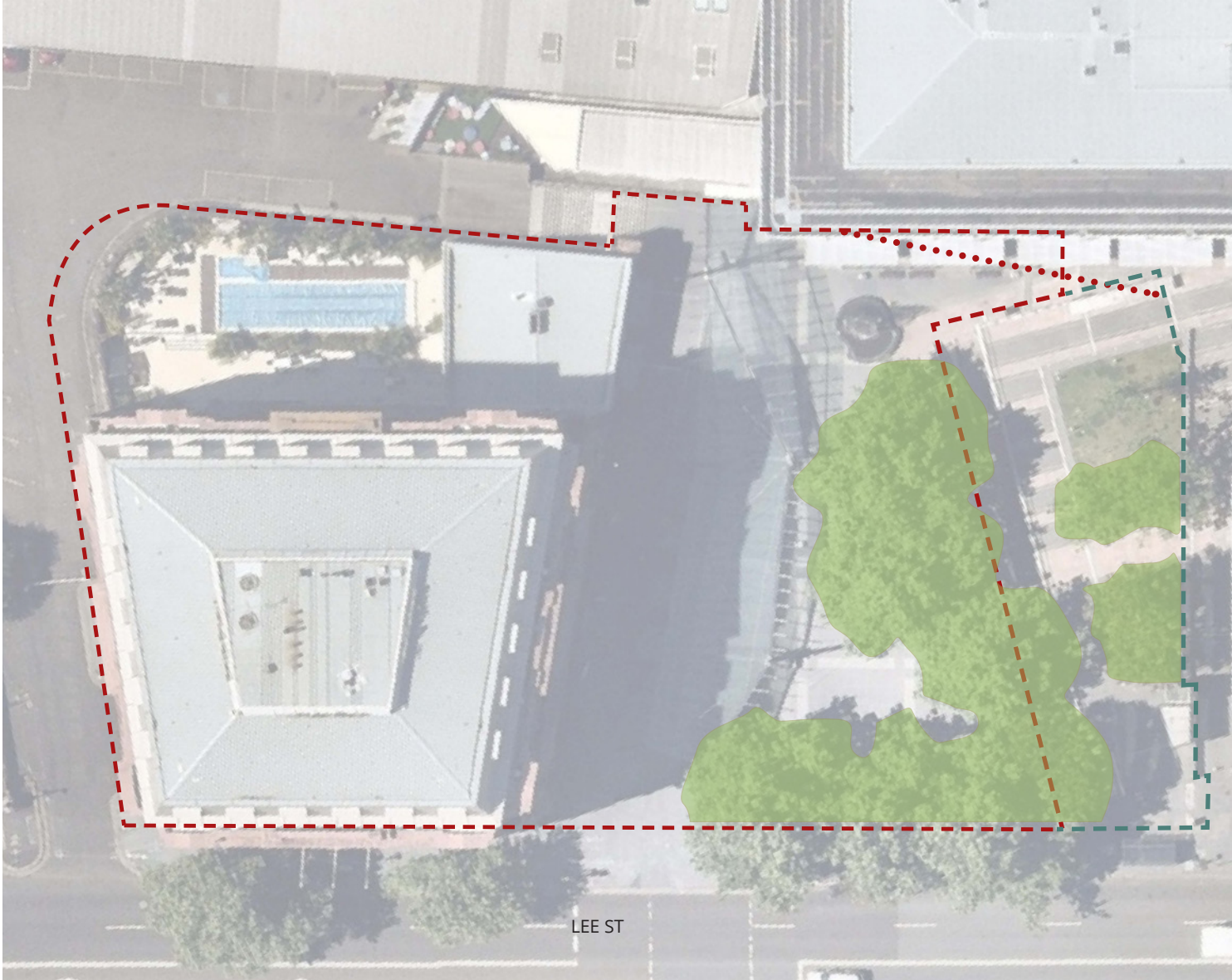
Viola hederacea



Myoporum parvifolium



# Canopy Coverage



KEY

EXISTING CANOPY COVERAGE 707M2 (16.9%)

SITE AREA 4162.7M2

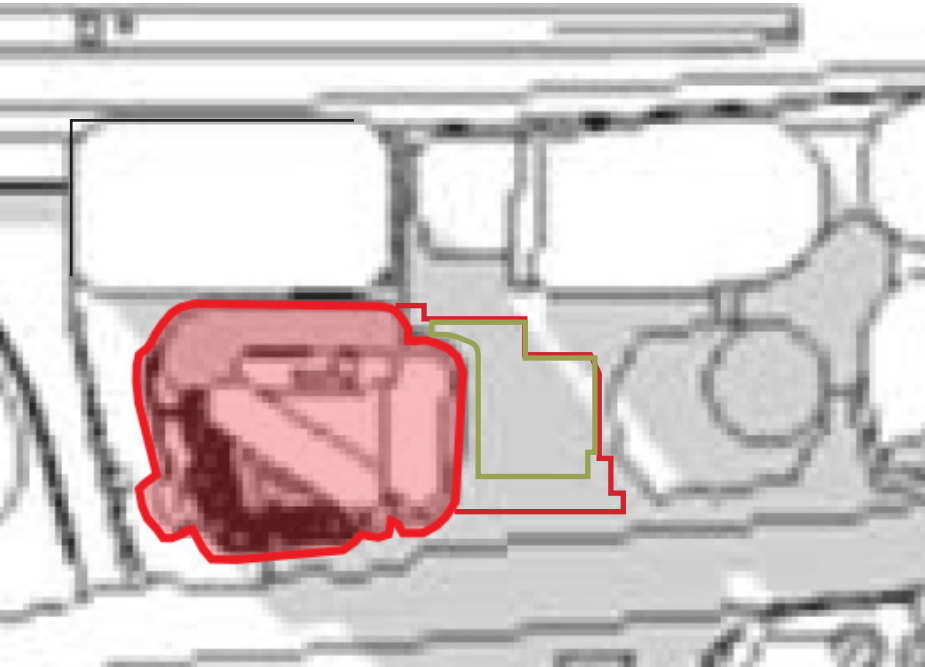


KEY

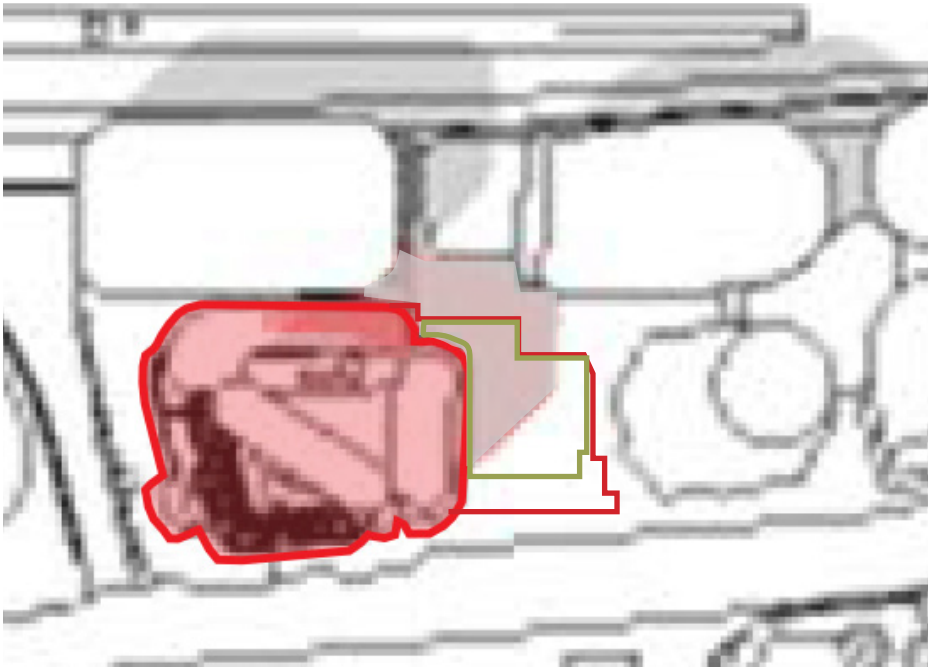
PROPOSED CANOPY COVERAGE 266M2 (6.4%)



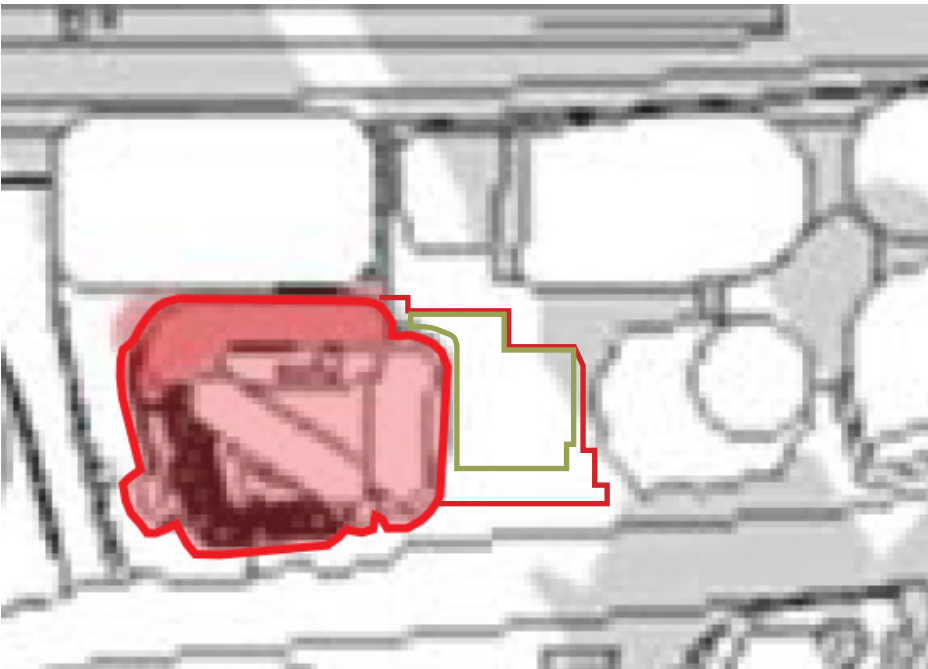
# Solar Studies - (mid Summer)



December - 9am  
 - Site Areas - 1473m2 Shaded (35%)  
 - Henry Deane Plaza 981m2 Shaded (84%)



December - 12pm  
 - Site Areas - 669m2 Shaded (16%)  
 - Henry Deane Plaza 669m2 Shaded (58%)

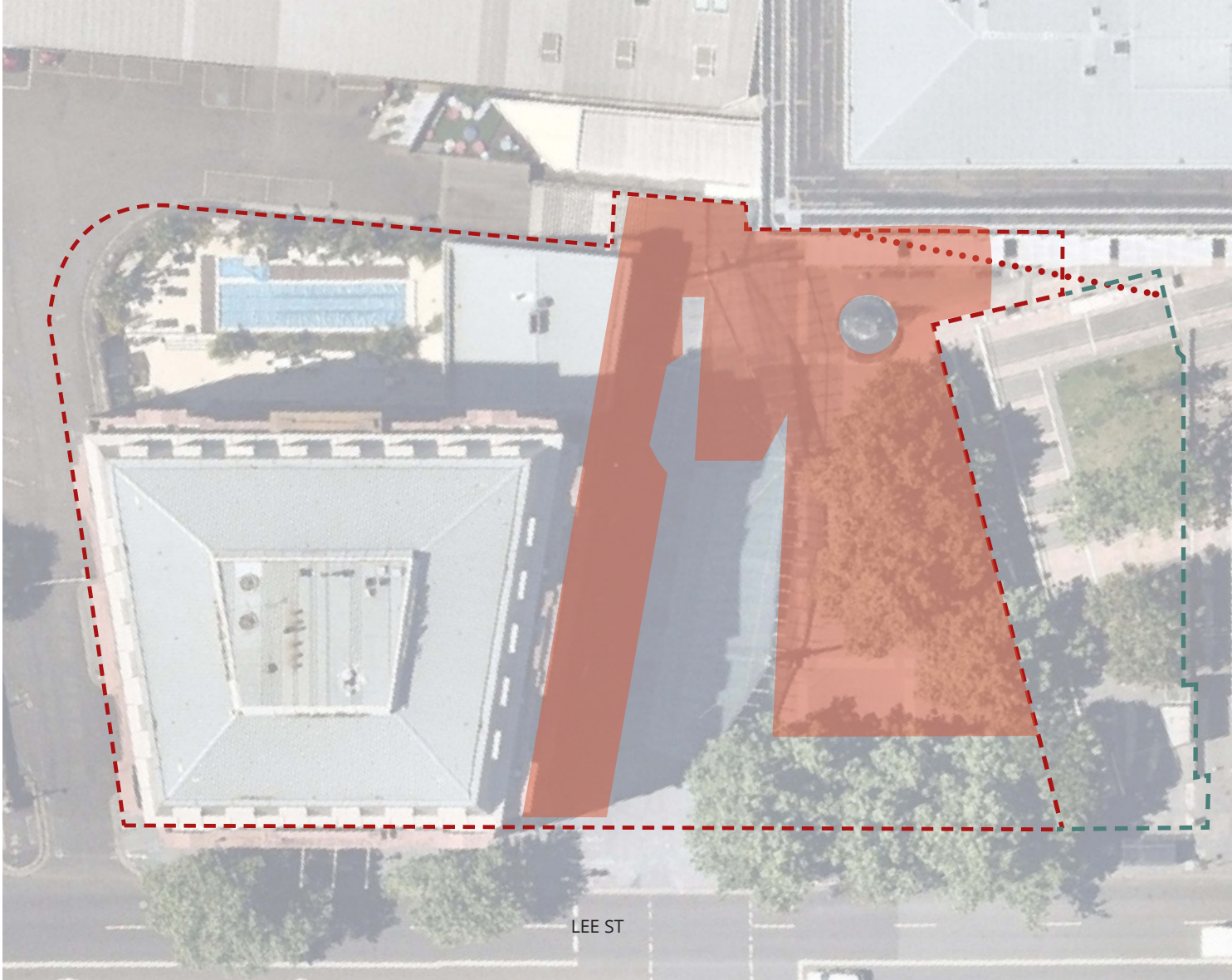


December - 3pm 186m2 Shaded (4%)  
 - Site Areas - 186m2 Shaded (4%)  
 - Henry Deane Plaza 186m2 Shaded (16%)

— SITE AREA 4162.7M2  
 — HENRY DEANE PLAZA SIZE 1141M2



# Henry Deane Plaza size Comparison



KEY  
EXISTING PLAZA SIZE 1058.9M2

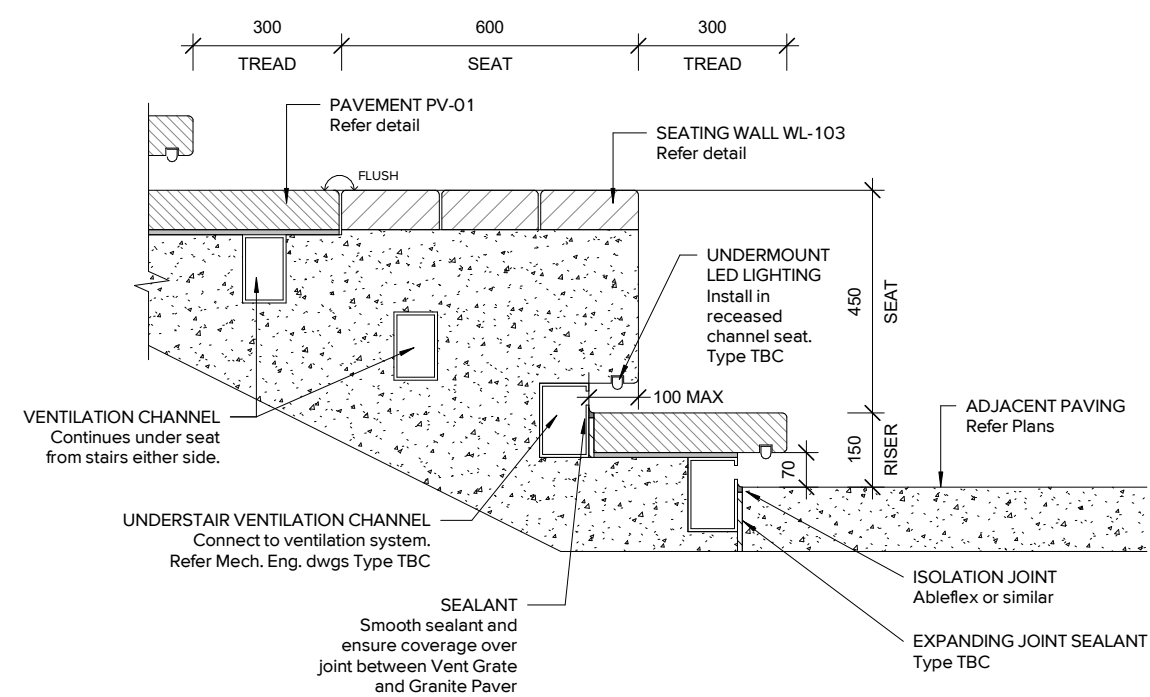
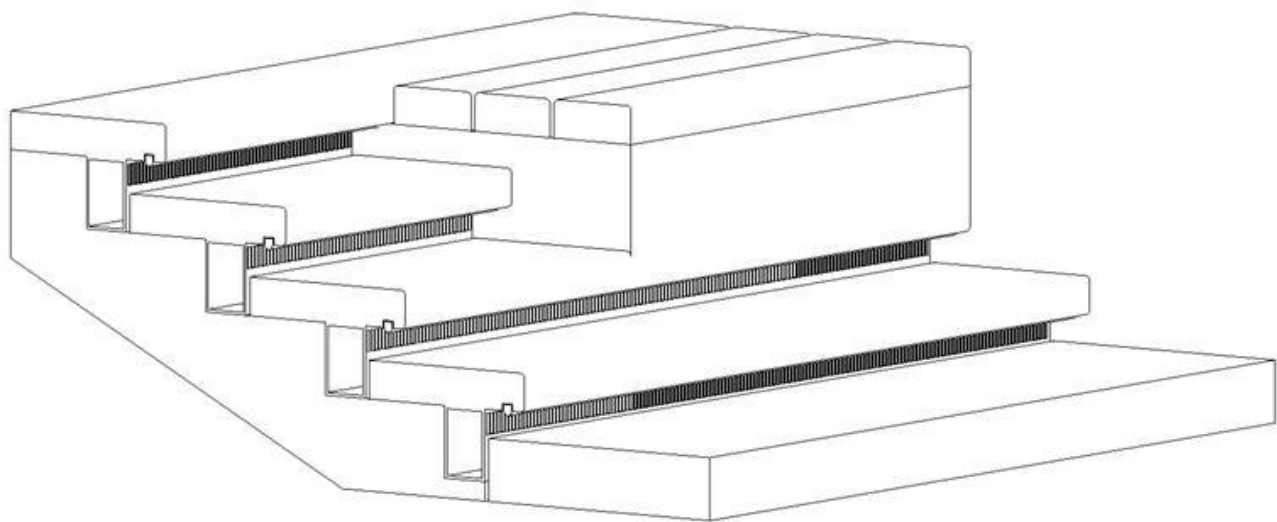


KEY  
PROPOSED PLAZA SIZE 1129.8M2



# Typical Landscape Details

## Typical Stair Detail

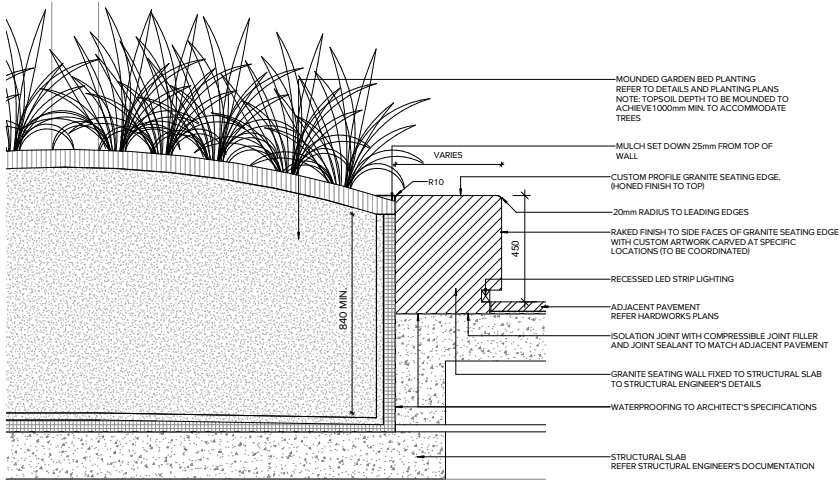


5 STAIR - WITH SEAT AND VENTILATION  
1 : 10

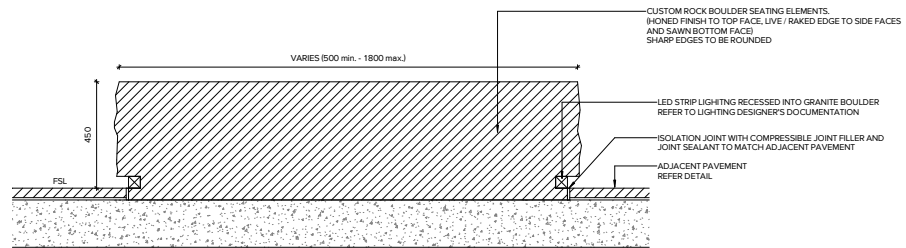


# Typical Landscape Details

## Typical Planter Wall Detail



1 FX-01 GRANITE SEAT \_DETAIL PLAN  
1 : 10

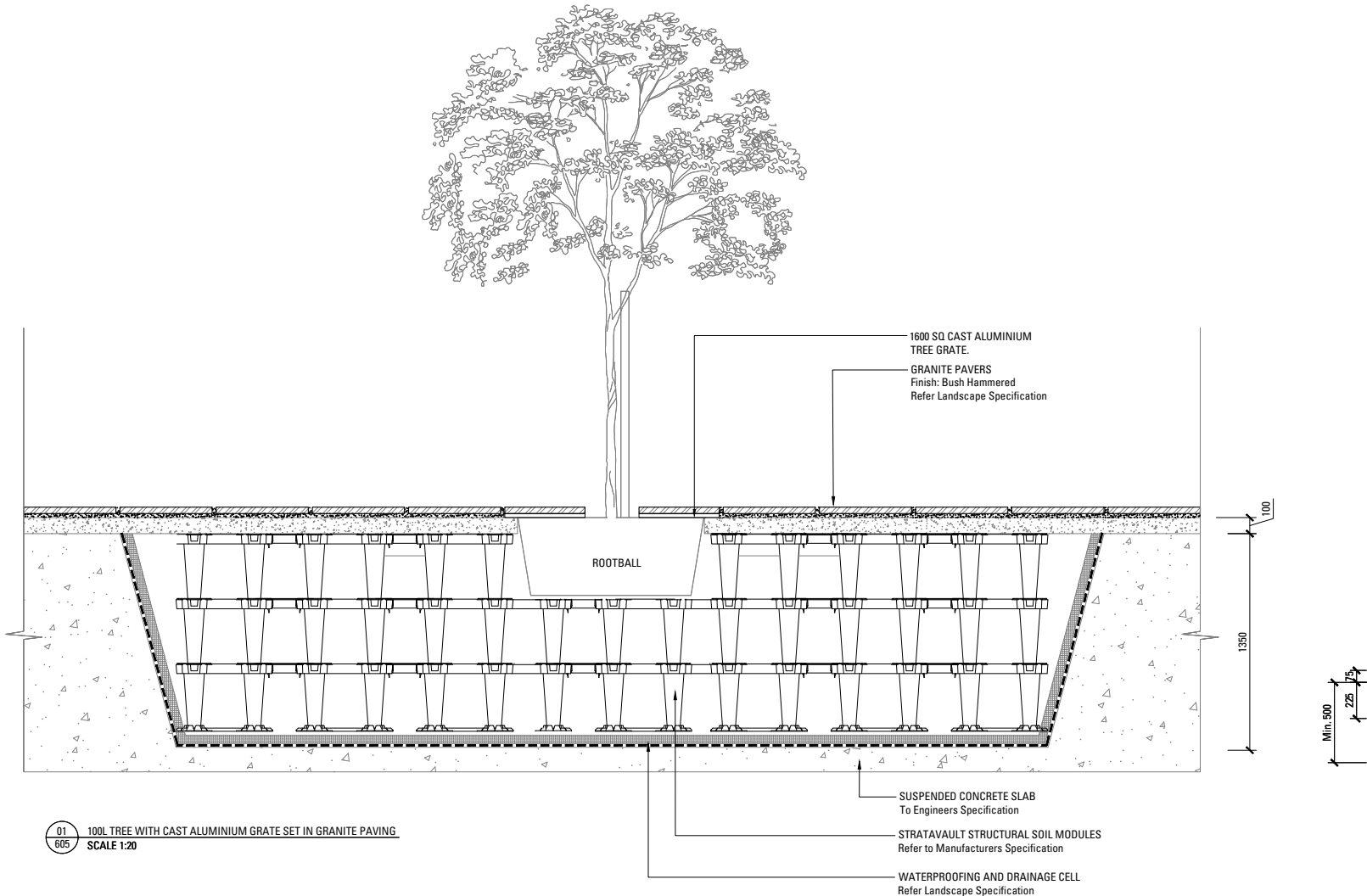


6 FX-01 GRANITE SEAT \_TYPICAL SECTION  
1 : 10

1 : 10

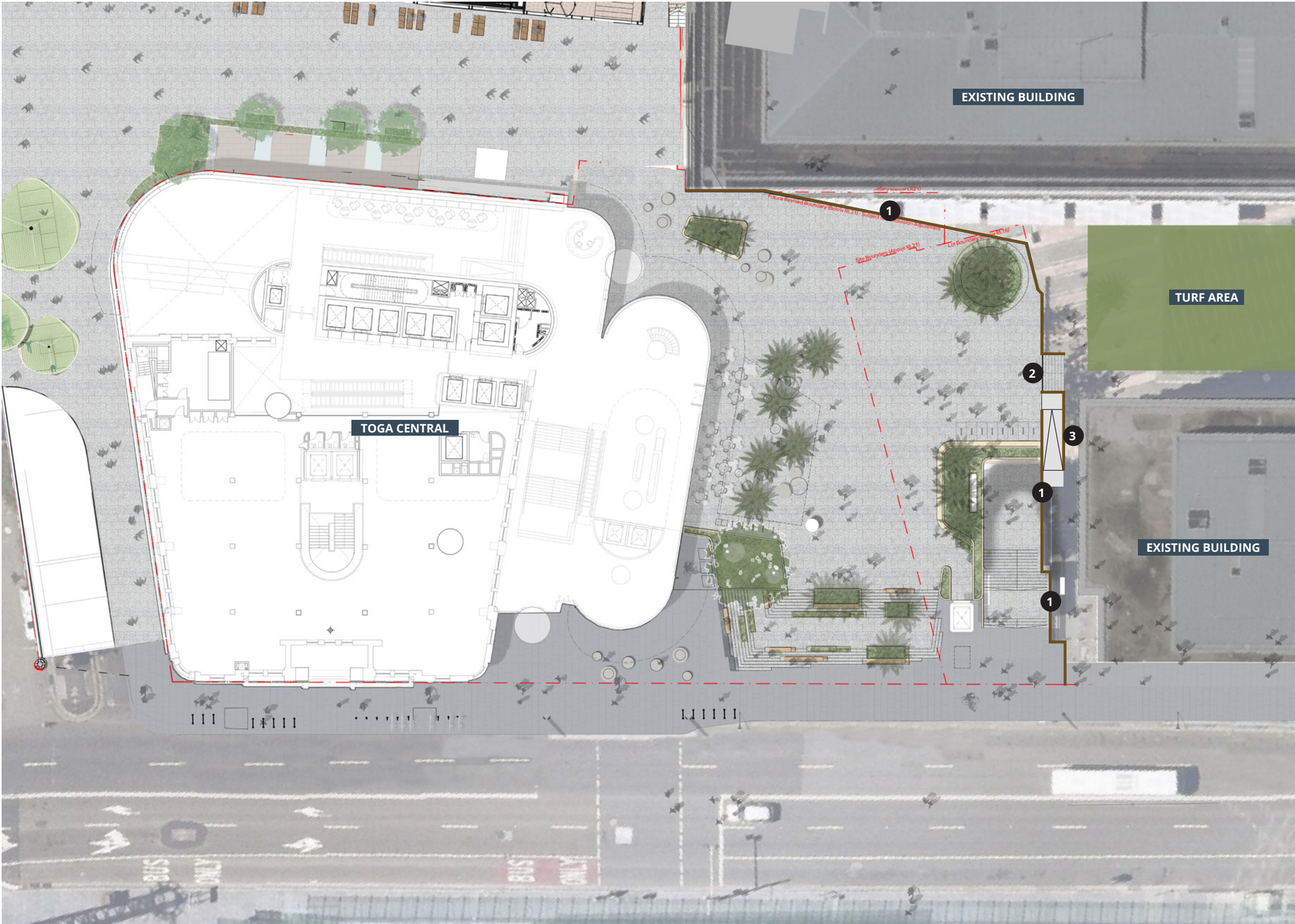
2 W-01 GRANITE SEATING WALL - TYPICAL SECTION  
1 : 10

1 : 10





# Landscape Masterplan - TOGA First Built



- KEY
- 1 INTERIM BRICK WALL WITH VERTICAL FACE AND SAFETY BALUSTRADE
  - 2 INTERIM STAIRS TO UPPER PLAZA
  - 3 INTERIM RAMP TO UPPER PLAZA



ARCADIA