



LANDSCAPE SSDA- REV2
OCT 2025

16-24 LORD STREET & 21-27
ROSEVILLE AVENUE, ROSEVILLE,
NSW

LAND
AND
FORM

Prepared for

HYECORP

Hyecorp Property Group

SSDA REV 2

OCT 2025

This Design Report provides an explanation that verifies how the development address-
es how design quality principles are achieved, and demonstrates compliance against
the relevant landscape planning and public domain guidelines and policies.

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This document has been prepared in collaboration with:



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Introduction

Executive Summary

This Landscape Design report has been prepared by Land & Form Studios to accompany a detailed State Significant Development Application (SSDA) for a residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. The site consists of 9 detached dwellings and has been consolidated into an area of approximately 0.94ha

The Site

The site is located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville within the Ku-ring-gai Local Government Area. The site has a site area of 0.94ha and is legally described as:

Lot 9 DP1046734
Lot 64-66 Section B DP3277
Lot 14-17 Section B DP3277
Lot 1 DP104781
Lot 18 DP1173328

The urban context surrounding the site is characterised by low-density residential development and Roseville Centre. The surrounding locality is described as:

To the north the site is bounded by Roseville Avenue. Existing development consists of low-density residential uses, beyond which is Roseville Park and the suburb of Lindfield.

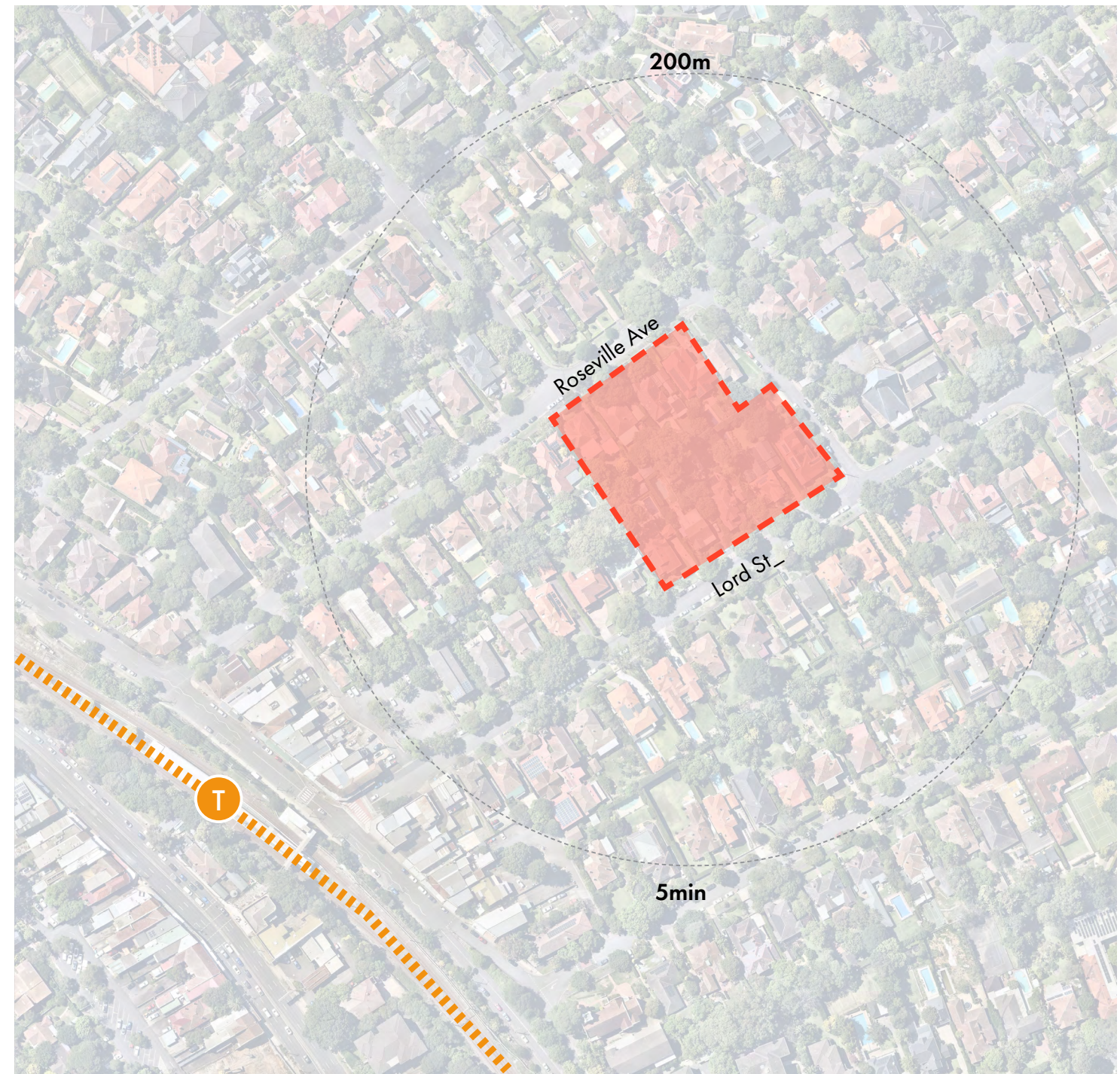
To the east the site is bounded by Martin Lane which separates the site from low density residential development consisting of detached single and two storey dwellings beyond which is the Roseville Presbyterian Church.

To the south the site is bounded by Lord Street. Development consists of low-density residential uses, beyond which is Roseville College, Bancroft Park and Roseville Lawn Tennis Club. Boundary Street is situated approximately 450 m to the south.

To the west of the site are low and medium residential uses including three storey walk up flat buildings, beyond which is Roseville Local Centre (Hill Street Precinct) which accommodates a mixture of local scale commercial, retail and health care facilities as well as Roseville train station.

The site is situated within convenient walk distance of Roseville Railway Station (200m), with existing pedestrian access to the station available from Roseville Avenue and Lord Street. Regular, train services are available to North Sydney, Chatswood and Sydney CBD to the south, and Hornsby to the north with a direct connection to the Sydney Metro available at Chatswood Station. Bus services are also available on Pacific Highway providing services to Chatswood and Sydney CBDs and the wider Kur-ring gai locality.

The existing development consists of 9 detached residential dwellings. There are several large trees and vegetation located throughout the site.



Strategic Context (GANSW)

RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

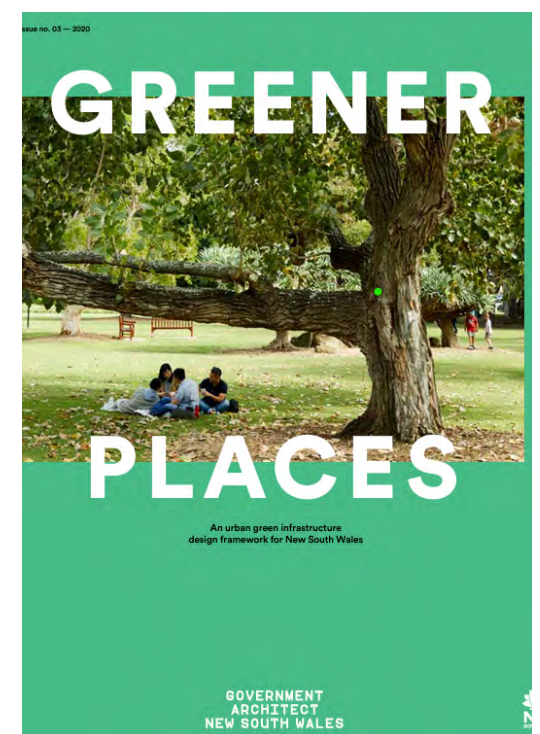
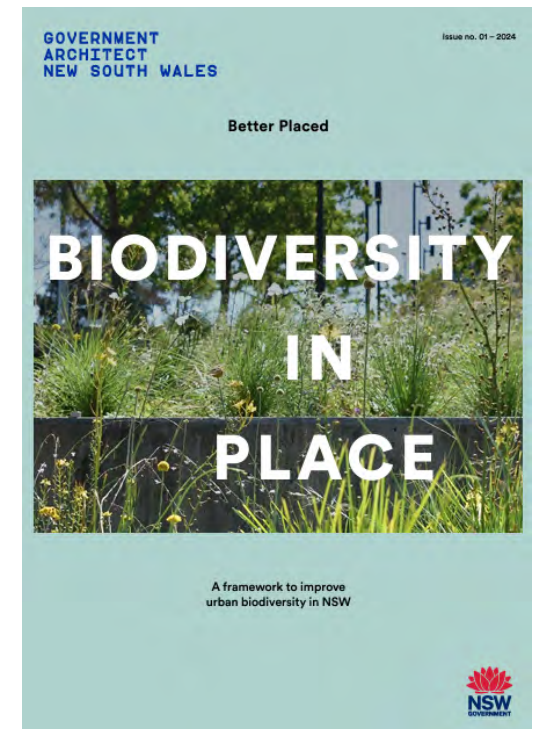
Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

OBJECTIVES FOR GOOD DESIGN (GANSW)

 OBJECTIVE 1. Better fit contextual, local and of its place	 OBJECTIVE 2. Better performance sustainable, adaptable and durable
 OBJECTIVE 3. Better for community inclusive, connected and diverse	 OBJECTIVE 4. Better for people safe, comfortable and liveable
 OBJECTIVE 5. Better working functional, efficient and fit for purpose	 OBJECTIVE 6. Better value creating and adding value
 OBJECTIVE 7. Better look and feel engaging, inviting and attractive	



3D: COMMUNAL AND PUBLIC OPEN SPACE

Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents, connection to the natural environment and valuable 'breathing space' between apartment buildings. It also contributes to the appeal of a development and the wellbeing of residents. Some communal open space is accessible and usable by the general public. The size, location and design of communal or public open space will vary depending on the site context and the scale of development. The function of open space is to provide amenity in the form of:

- landscape character and design
- opportunities for group and individual recreation and activities
- opportunities for social interaction
- environmental and water cycle management
- opportunities to modify microclimate
- amenity and outlook for residents.

The useable part of the communal open space area may be supplemented by:

- additional landscape area, circulation space and areas for passive use and outlook
- public land used for open space and vested in or under the control of a public authority.
- High quality open space is particularly important and beneficial in higher density developments (for private open space requirements see section 4E Private open space and balconies).

3E: DEEP SOIL ZONES

Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas. Deep soil zones have important environmental benefits, such as allowing infiltration of rain water to the water table and reducing stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees which assist with temperature reduction in urban environments.

Deep soil zones may be constrained by the size of the lot or the location of a proposed development. To provide shade and amenity for residents they can be co-located with communal open space.

3F: VISUAL PRIVACY

Visual privacy allows residents within an apartment development and on adjacent properties to use their private spaces without being overlooked. It balances the need for views and outlook with the need for privacy. In higher density developments it also assists to increase overall amenity.

Visual privacy balances site and context specific design solutions with views, outlook, ventilation and solar access. The adjacent context, site configuration, topography, the scale of the development and the apartment layout all need to be considered.

Degrees of privacy are also influenced by a number of factors including the activities of each of the spaces where overlooking may occur, the times and frequency these spaces are being used, the expectations of occupants for privacy and their ability to control overlooking with screening devices.



Apartment Design Guide

Tools for improving the design of residential apartment development

3G: PEDESTRIAN ACCESS AND ENTRIES

Good pedestrian access delivers high quality, equitable, safe and pleasant walking environments along the street, into the development and to individual apartments. Pedestrian access and entries must be priorities over vehicle access.

Building entries provide a connection with the public space and an address for a building or group of buildings. The design of building entries and their integration with the building and landscape design contributes to the identity of the building and the character of the streetscape. Building entries may lead into a common entry or directly into the private space of an apartment.

4O LANDSCAPE DESIGN:

Successful landscape design complements the existing natural and cultural features of a site and contributes to the building’s setting. Landscape design includes the planning, design, construction and maintenance of all external spaces.

Incorporating landscape design early in the design process provides optimal outcomes for residential apartments. It needs to be coordinated with other disciplines to ensure the building design and service locations complement the landscape and public domain.

4P: PLANTING ON STRUCTURES

Planting on structures is where plants are on top of built structures such as basement car parks, podiums, roofs and walls. Planting on structures can provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff. It can also supplement deep soil planting on sites where opportunities for this are limited or restricted, e.g. in high density areas.

Common ways of planting on structures include green roofs, green walls, raised planters and roof top gardens. Plants grown in these situations are subject to a range of environmental stressors that affect both the health and vigour of the plants. Designing soil profiles, irrigation and systems that provide adequate oxygen, water and nutrients is crucial for plant survival.

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Figure 4P.1 Green walls and facades make positive contributions to the environment and to urban amenity more generally. They can also improve the sustainability performance of a building

Table 5 Minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	

Note: The above has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths

Table 4 Recommended tree planting in deep soil zones

Site area	Recommended tree planting
Up to 850m²	1 medium tree per 50m² of deep soil zone
Between 850 - 1,500m²	1 large tree or 2 medium trees per 50m² of deep soil zone
Greater than 1,500m²	1 large tree or 2 medium trees per 80m² of deep soil zone



Figure 4O.4 Shading trees improve the microclimate and are particularly effective along the eastern and western elevations of buildings

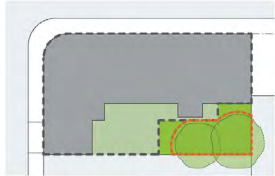


Figure 4O.5 Where trees are retained, tree protection zones need to be established during construction to protect the canopy and roots

Objective 4O-1
Landscape design is viable and sustainable

Design guidance

Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:

- diverse and appropriate planting
- bio-filtration gardens
- appropriately planted shading trees
- areas for residents to plant vegetables and herbs
- composting
- green roofs or walls

Ongoing maintenance plans should be prepared

Microclimate is enhanced by:

- appropriately scaled trees near the eastern and western elevations for shade
- a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter
- shade structures such as pergolas for balconies and courtyards

Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)

Objective 4O-2
Landscape design contributes to the streetscape and amenity

Design guidance

Landscape design responds to the existing site conditions including:

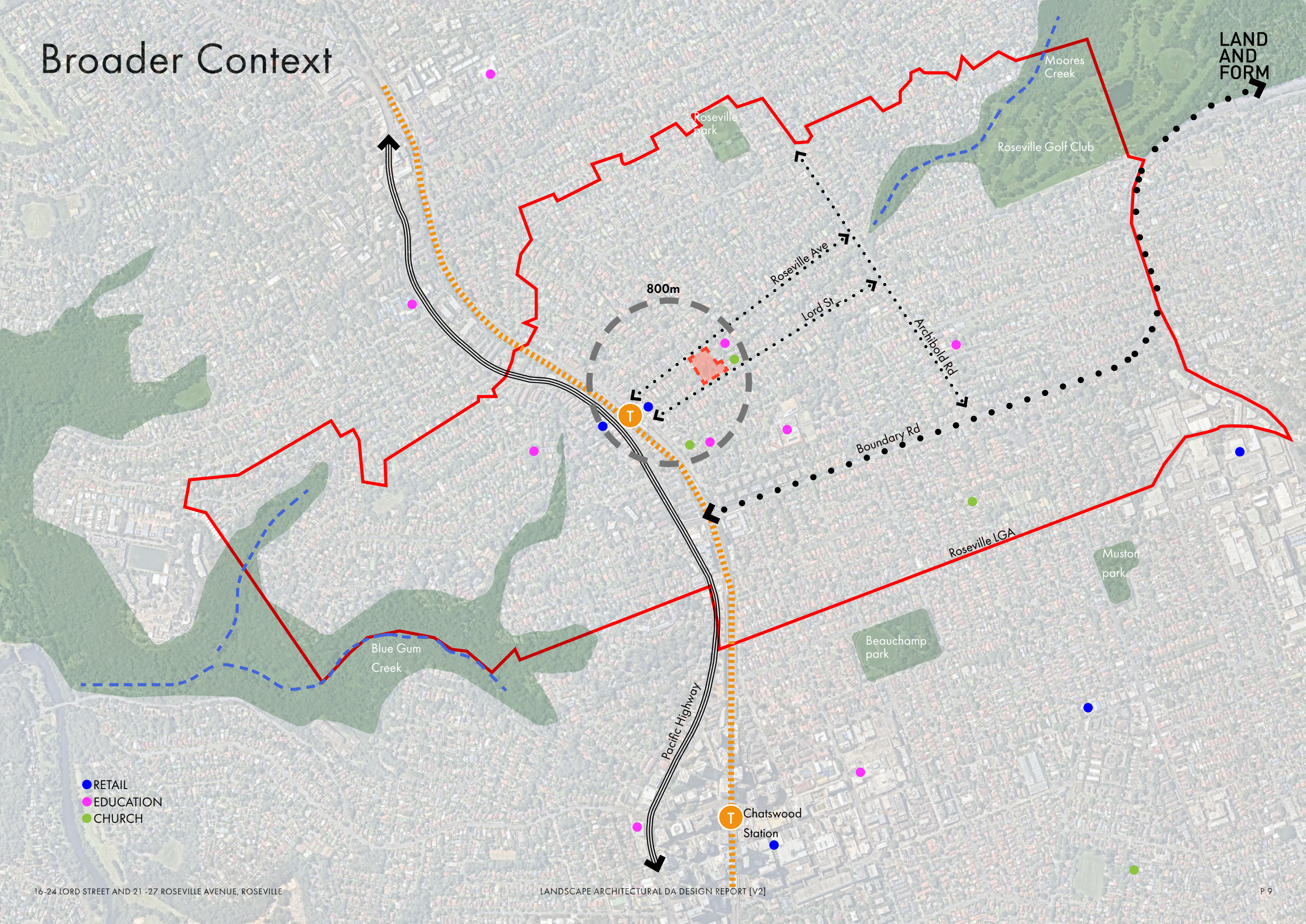
- changes of levels
- views
- significant landscape features including trees and rock outcrops

Significant landscape features should be protected by:

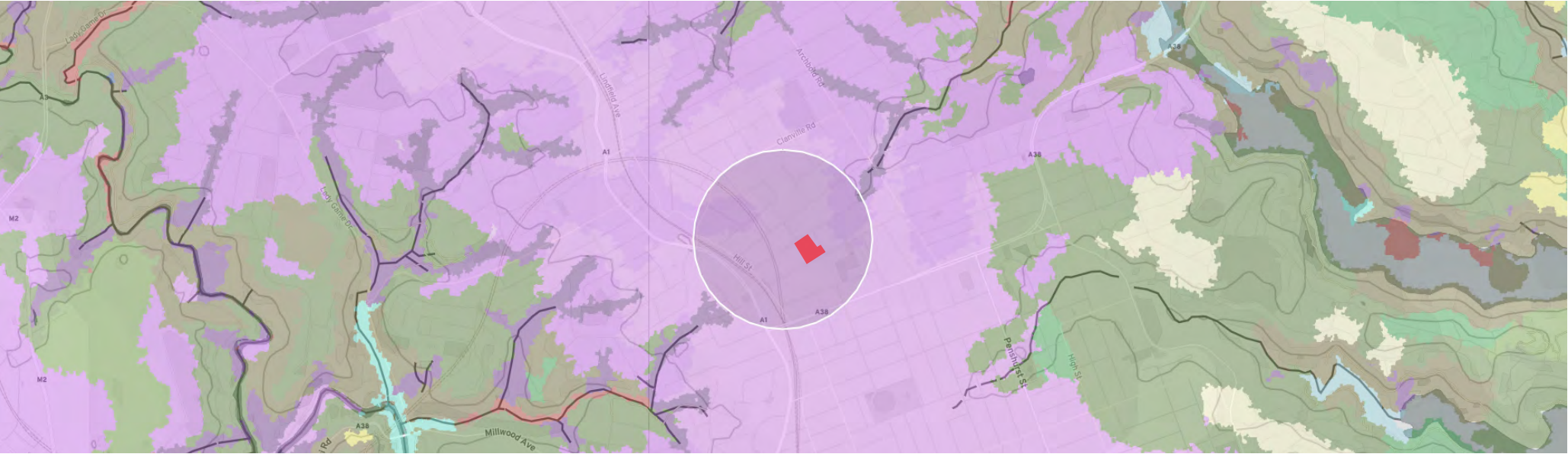
- tree protection zones (see figure 4O.5)
- appropriate signage and fencing during construction

Plants selected should be endemic to the region and reflect the local ecology

Broader Context



Local Plant Communities



Site boundary



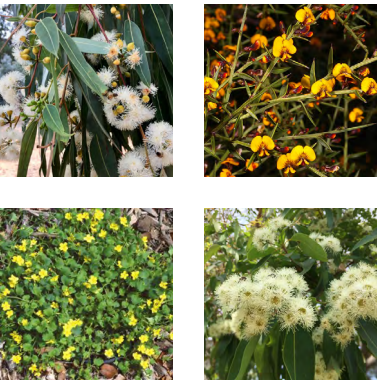
Sydney Enriched Sandstone Moist Forest

Formation:
Wet Sclerophyll Forests
(Shrubby sub-formation)
Vegetation Class:
North Coast Wet Sclerophyll Forests



Sydney Turpentine Ironbark Forest

Formation:
Wet Sclerophyll Forests
(Grassy sub-formation)
Vegetation Class:
Northern Hinterland Wet Sclerophyll Forests



Blue Gum High Forest - (surrounding)

Formation:
Wet Sclerophyll Forests
(Shrubby sub-formation)
Vegetation Class:
North Coast Wet Sclerophyll Forests



This report has been prepared with reference to the key principles outlined in the Connecting with Country report (prepared by Artefact) which accompanies the SSDA.

Our Landscape team attended a Cultural Awareness Workshop, and Walk on Country, 14 January 2025. Some examples of design realisations noted by Artefact have been reflected in the landscape design.

Landscape geometry and plantings : Interpretive landscaping is an effective approach to evoke past structures, gardens and landscapes within public and private developments. Landscaping devices, including use of turf and hardstand, geometry and shapes, use of water and planting certain species, can create an immersive space for site users that gives a feeling of being surrounded by environment and heritage.

Gathering spaces and seating : Embedding elements within the seating, ground plane, and shade structures within gathering spaces provides a rich context and points of engagement and conversation. Patterning, text, or graphic image-based seating inserts are effective forms of interpretation, strategically positioned to engage people who have some time to pause, read and reflect absorbing messages and stories about the site.

Ground plane elements: Ground plane elements embedded in public domain areas are a subtly effective heritage interpretation medium. Paving colours, metal inlays or sandblasted patterns may be installed into ground planes. Embedding Aboriginal design elements into the ground plane of a site can connect a new development directly to Country, providing a tangible aesthetic reference to significant physical, social, or spiritual features of the land.

Landscape Response:

- Native trees are retained and will be supplemented by the introduction of endemic planting species.
- Reuse of trees removed for nature play
- Promoting gathering spaces and seating to engage people who have some time to pause, read and reflect absorbing messages and stories about the site.
- Landscaping around the periphery of the site is arranged in a linear reminiscent of the site's European heritage, whilst in the central courtyard there is an opportunity for landscaping to be clumped.
- Landscaped swales are provided in place of hard engineered solutions.
- Sandstone elements feature prominently throughout the development.



Site photos from our Cultural Awareness Workshop, and Walk on Country, 14 January 2025.

Site Character

Significant trees



① Chinese Elm, Roseville Ave
(South facing)



② Flooded Gum



③ Central Angophora costata



④ English Oak, Martin Lane
(South-West facing)

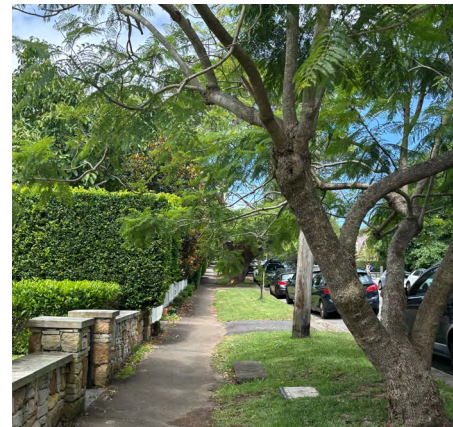
Path to street interface



⑤ Council street tree,
Lophostemon confertus

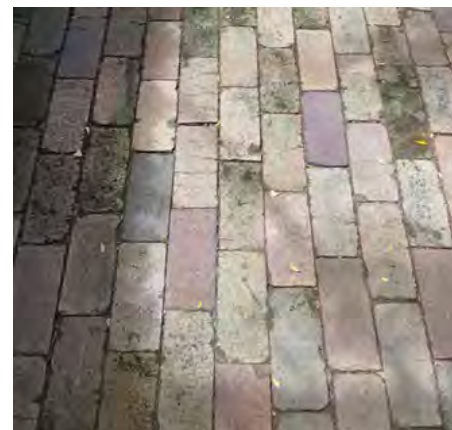


⑥ Lord street to Martin Lane
topographic shift

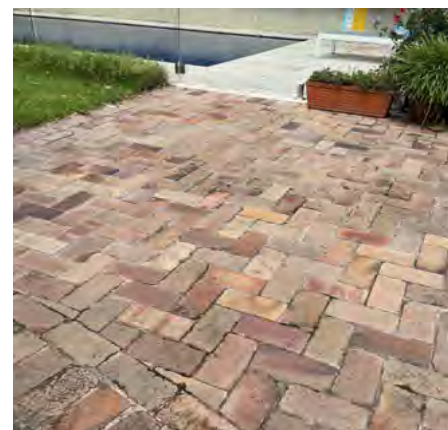


⑦ Existing Jacarandas on
Roseville Ave

Paving



⑧ Driveway brick paving



⑨ Driveway brick paving



Reference Plan - NTS

LAND AND FORM

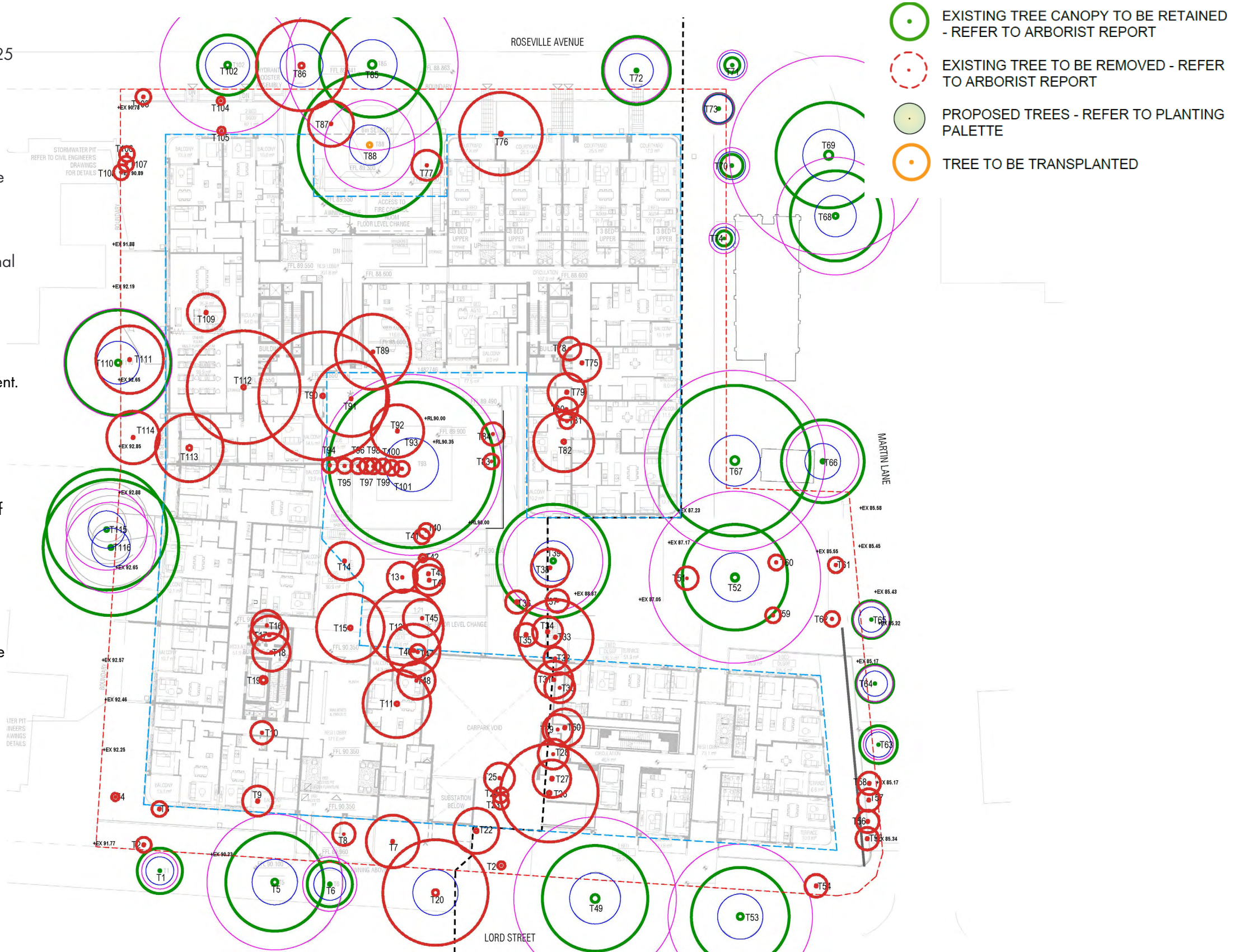
The proposal would result in the following impacts to existing trees:

Removal of ninety (90) trees, including:

Retention and protection of six (6) site trees within the site boundary:

- Three (3) trees which are be subject to 'Major' (>20%) encroachment to their respective Notional Root Zones as a result of the proposed seating walls, retaining walls, pathways or building/basement footprint;
- Six (6) trees which are be subject to 'moderate (11-20%) encroachment to their respective Notional Root Zones as a result of the proposed pathways, driveway retaining walls, stormwater infrastructure or building/basement footprint;
- Five (5) trees which are to be subjected to 'Minor' and sustainable encroachment to their respective Notional Root Zones;
- Twelve (12) trees which are generally located away from the proposed construction works and are to have nil encroachment to their respective Notional Root Zones;

The Landscape Design proposes the planting of 105 additional trees



Design Objectives



A BIOPHYLIC
LIFESTYLE AND



UNIQUE LANDSCAPE
AND NATURAL



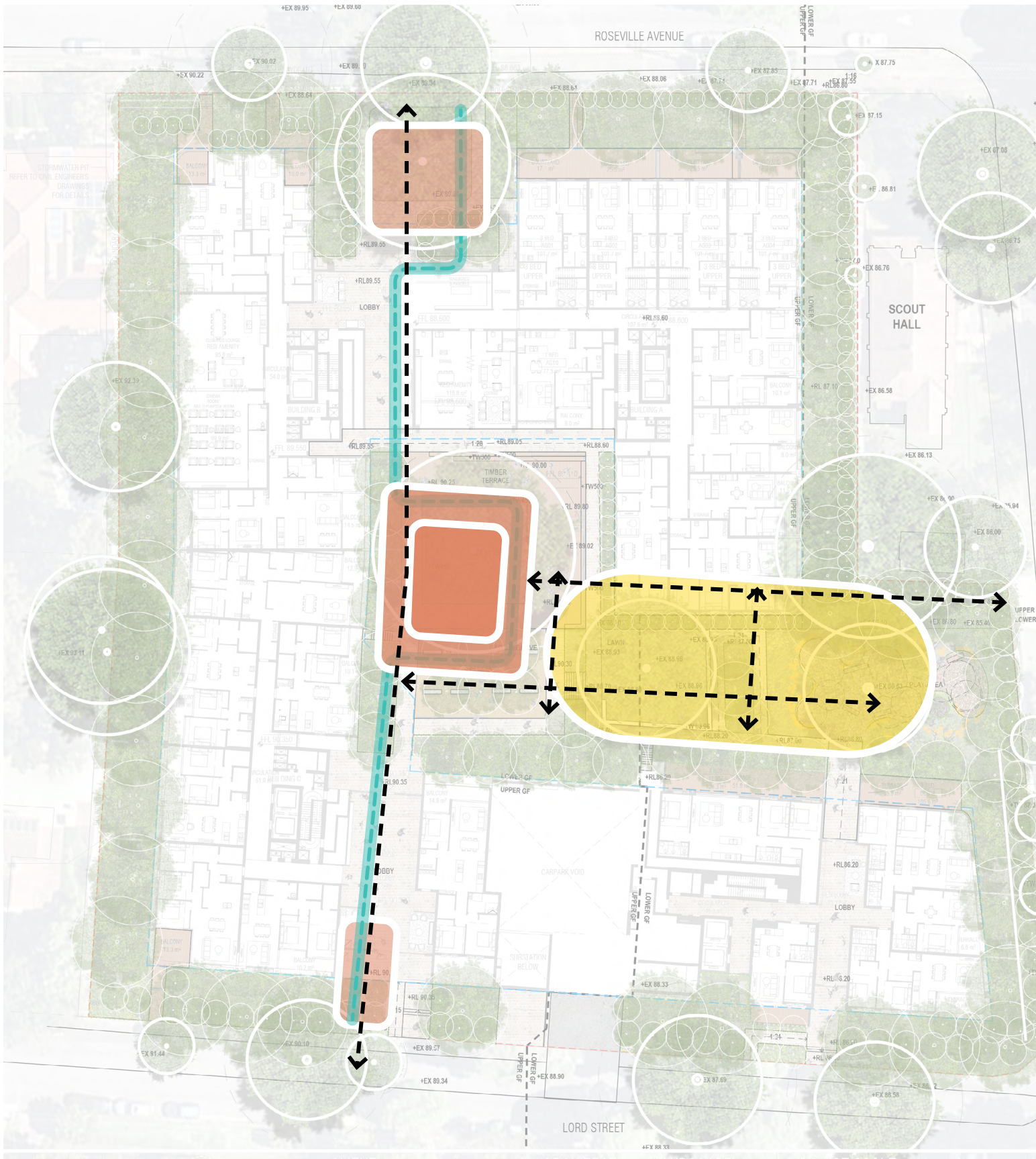
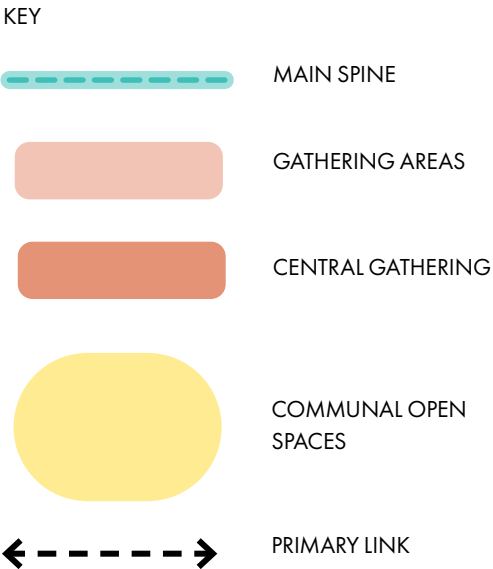
CLEAR THROUGH
SITE LINKS



CO LOCATED
COMMUNAL OPEN



KEY NATIVE TREE
RETENTION & DEEP SOIL



Landscape Vision

LAND
AND
FORM

The Creation of a generous central residential common space which pays homage to the existing significant native trees on site and acts as the primary communal area.

The landscape design retains key significant trees and celebrates their retention by opening the building mass to provide sightliness to the existing trees. Communal entries and common facilities are programmed around the key open spaces.



The Design

Landscape Ground Plan



- 1 The Entry Forecourt with seating
- 2 Rill Water Feature
- 3 Suspended Deck Area to TPZ
- 4 Central Courtyard with Existing Blue
- 5 Communal Grove
- 6 Landscape Buffer for Privacy
- 7 Nature Play
- 8 Social Terrace
- 9 Vegetated swale Treatment
- 10 Private Balcony Terraces
- 11 Existing Streetscape to be retained
- 12 Extensive Landscape buffer to set
- 13 Central shade tolerant lawn

The Central Common

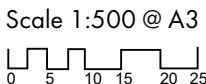
We have proposed a sophisticated, classic, and contemporary design response to the primary communal areas through the inclusion of a water rill running through the central link, enhancing the forecourt experience and celebrating the central courtyard and the suspended decked area under the existing gum trees and deep soil zone.

Residents and visitors are immersed in nature and native tree canopy and encouraged to interact.

Informal nature play are co-located with the Communal Open space to create a village feel and sense of community.

Significant native trees are also retained throughout , including the eastern edge of the site where a informal nature play area is proposed appealing to the anticipated demographics , including young families. The play area also has the capacity to integrate into the future scout hall.

Set backs to Roseville Avenue and Lord Street have been embraced through proposed tree canopy providing private open space amenity and buffer



Central Courtyard

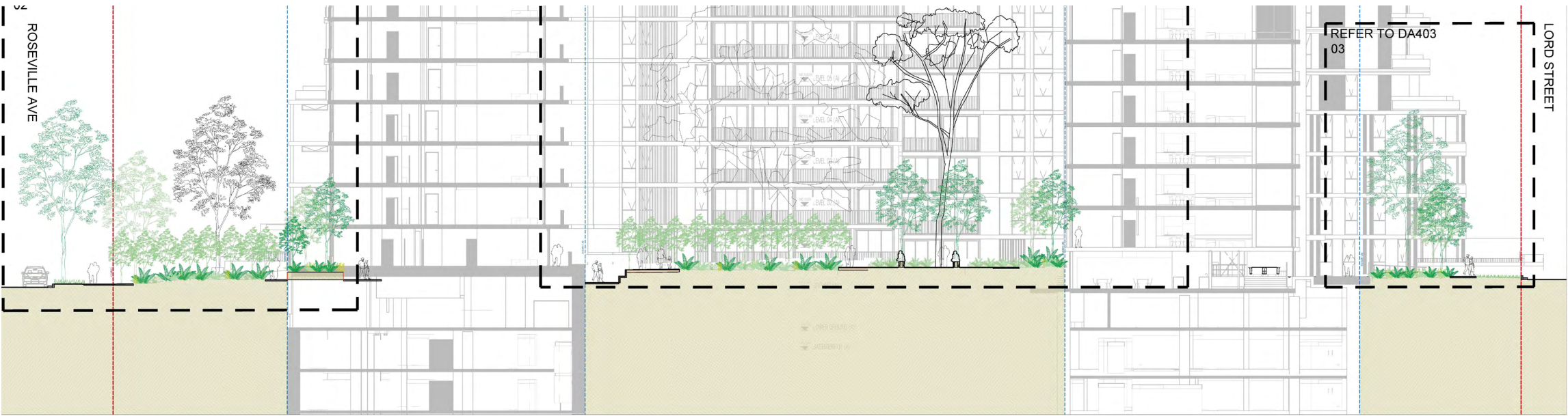
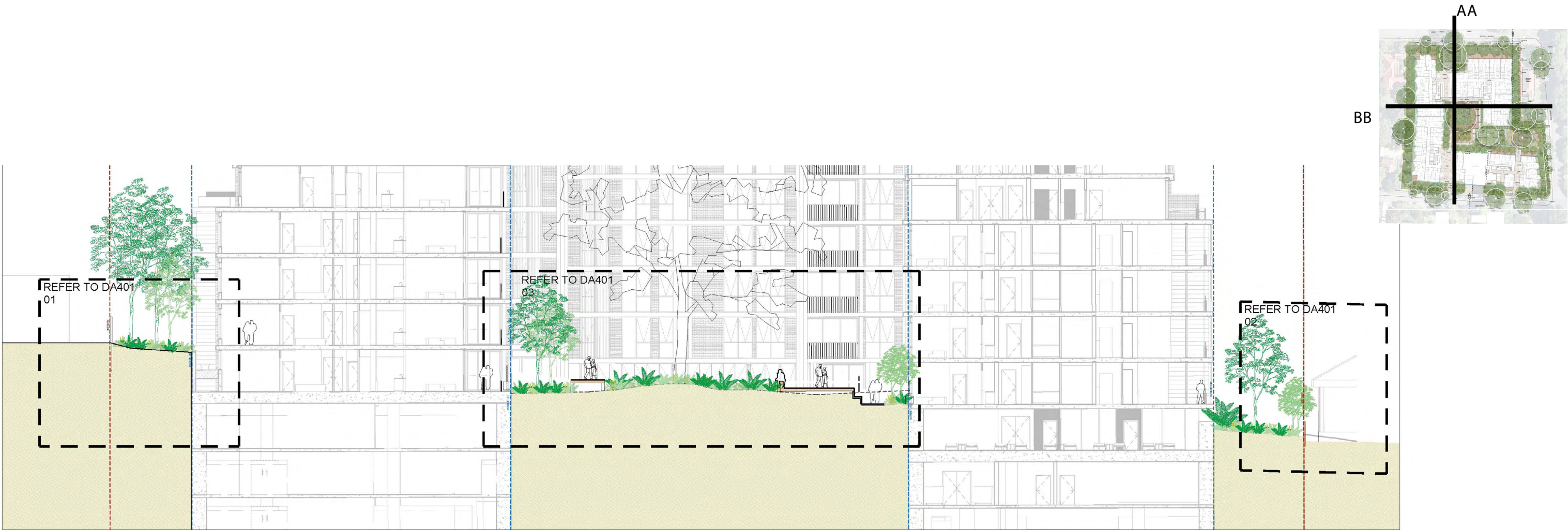


- 1 Extensive planting buffer to Private courtyard edges – refer to planting
- 2 Existing Flooded Gum to be retained with suspended decking beneath
- 3 Central shade tolerant lawn with existing Angophora to be retained
- 4 Proposed Nature themed play beneath exiting trees to be retained.
- 5 Entry Arbours to create since of privacy
- 6 Deciduous Grove

Ground Floor Character

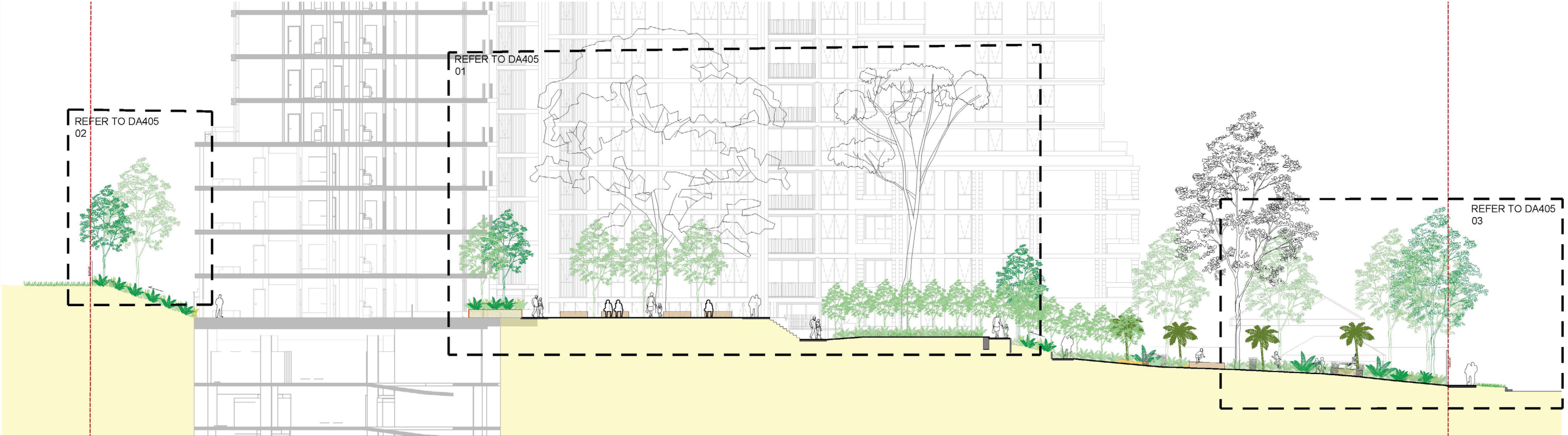


Site Sections



01 TYPICAL SECTION BB
1:200

Site Sections



01 TYPICAL SECTION CC
1:200

Design Statement

The Landscape design has been updated to specifically address the matters raised by DPHI, the SDRP and council in their respective issues letters DPHI RFI Letter - SSD-78996460

Key summary below:

- The landscape design specifically responds to Ku-ring-gai Council's character by reflecting the local planting and materiality and also creating formal garden spaces with recycled brick paving a mix of native and exotic and high tree canopy. Please refer to arborist report and page 13 of landscape report for tree management.
- Flood walls and suspended private open spaces decks have been removed to allow for improved deep soil and tree canopy.
- Improved and increased Deep soil areas to set backs
- Increased COS - with additional space on rooftops
- Improved entry off Roseville Avenue
- The Landscape Design proposes the planting of 105 additional trees- a net gain from trees removed
- Proposed Tree canopy coverage is 39% of the site
- Proposed landscape area is 3,222m² - approx 34% of the total site area - of which approx 70% is proposed as native to achieve ESD and /basix low water use.
- The site achieves a 30% deep soil allocation on the ground floor and co-locates deep soil with COS in accordance with the ADG guidelines. Hardstand areas have been removed.
- The landscape design and planting selection responds to the building massing and climatic conditions.
- The landscape has been updated and the COS as in accordance with relevant ADG guidelines. The site achieves a 27% allocation on the ground floor and rooftops and co-locates deep soil with COS in accordance with the ADG guidelines.
- Updated plant schedule and plan which includes location, quantity and pot size.

Objectives

To provide additional amenity and recreational opportunities within the private domain for the residents of the Precinct.

Controls

Communal open space is to be provided in the form of private areas at podium, rooftop and ground level in accordance with the Apartment Design Guide.

Communal open space is to be primarily at grade and read as a continuation of the adjacent public domain character in planting and materiality. The materiality is to compliment the adjacent public domain and may include additional materials such as brick and/ or stone paving. Small trees suitable for the landscaped area provided are encouraged.

External (outside) communal open space areas are to be located and designed to:

- Be seen from the street between buildings (where possible)
- Provide for active and passive recreation needs of all residents
- Provide landscaping
- Present as a private area for use by residents only
- Include passive surveillance from adjacent internal living areas and/ or pathways
- Have a northerly aspect (where possible)
- Be in addition to any public thoroughfares.

Communal open space is to provide a range of uses including seating, picnic facilities, play spaces, productive gardens and lawn areas amongst generous planting.

Communal open space is to incorporate a minimum of 70% native planting for local character, however this may be supplemented with exotics for colour and variation, and edible species as part of vegetable or herb gardens.

The design of exterior communal open space areas are to achieve amenity by addressing visual and acoustic privacy, safety, security and wind effects.

In accordance with ADG. The location and design of communal open space is to achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm at the winter solstice

Streetscapes

Subject to ongoing discussions and design development, upgrades and make-good of the Public domain streetscapes has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and Communal spaces areas at maximum 1:20 grades reducing the amount of handrails and clutter in the public realm. Ramps, Stairs and handrails proposed only where necessary.

Deep Soil, Soil Depths on Podiums & Permanent Planting

Deep soil areas have been maximised with mass native tree planting where feasible throughout the project. Planting area on ground floor have a minimum depth of 500mm including slab setdowns.

This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved throughout

A minimum 1.5m planter width have been provided to private open spaces to provide a privacy buffer

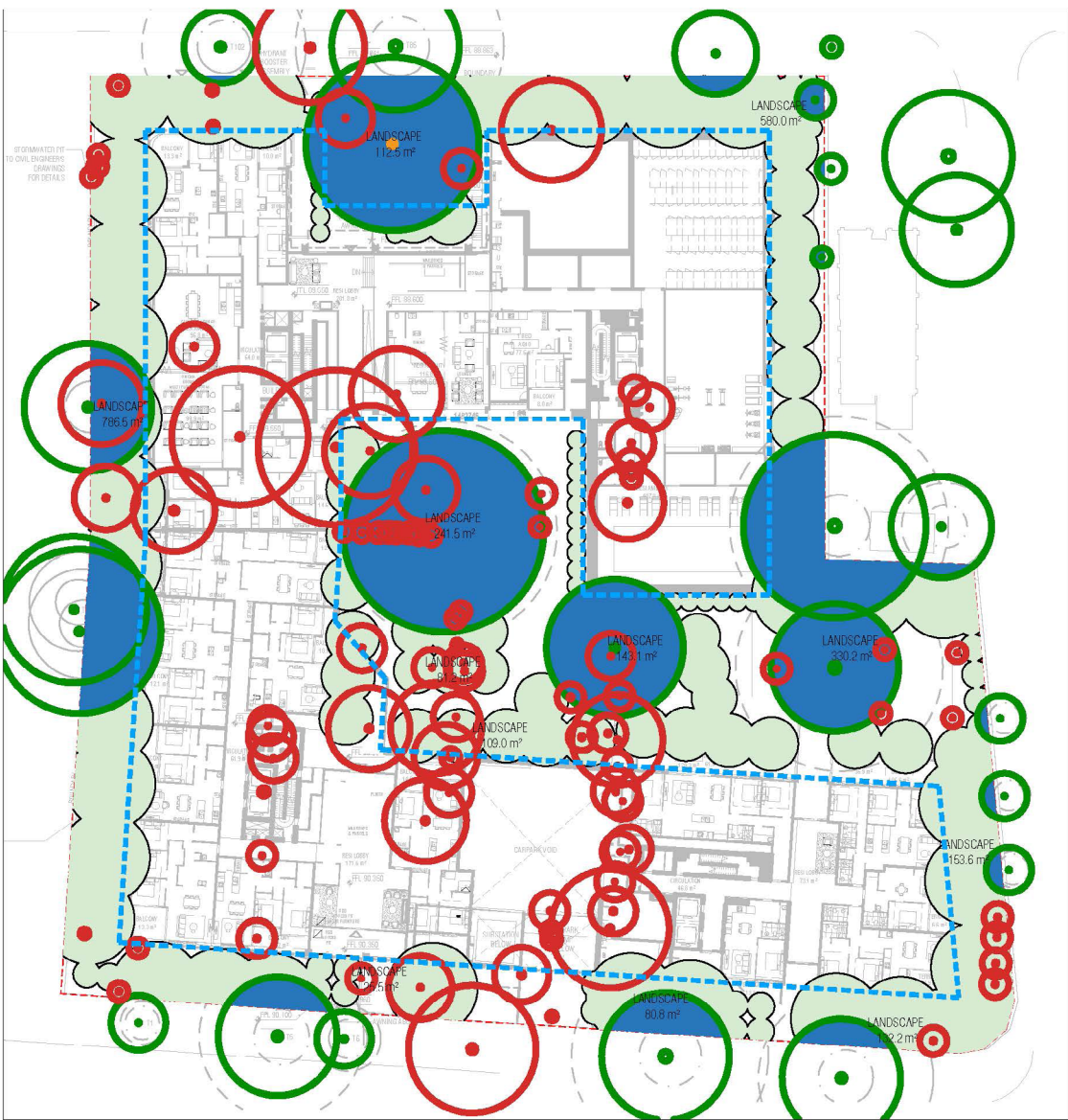
RFI Responses

DPHI RFI Letter - SSD-78996460

Item no		Response
12	Recalculate the area of COS considering the useable and functional parts, as recommended by the ADG. Walkways, entry points and buffer zones with landscaping should not be included in the calculation of the principal COS area.	The landscape has been updated and the COS as in accordance with relevant ADG guidelines.[3D-2 Communal open space minimum area of 25% and excludes walkways and buffer zones. The site achieves a 25% allocation on the ground floor and rooftops and co-locates deep soil with COS in accordance with the ADG guidelines. Please refer to compliance Diagrams.
18	Provide tree root mapping as recommended by the Arboricultural Assessment Report and demonstrate how the investigations have informed any necessary design changes or construction methods to ensure the trees retention and protection.	Please refer to arborist report.
19	Provide a response to Council's concerns about the proposed works within the TPZ and SRZ of Tree 93, including updated landscaped plans as necessary to ensure the long term retention value of this ecologically significant Sydney Blue Gum tree.	Please refer to arborist report . The Central Eucalyptus grandis T93 has an extended landscaped area underneath to further mitigate any concerns in the TPZ - suspended timber decking has also been proposed outside the SRZ
20	Provide updated landscape plans which demonstrate how the proposed landscape strategy is compatible with the landscaped 'garden' character of Lindfield. In addition, the landscape plan must address the following: Clarify the number of trees to be retained and removed within the site. The Arboricultural Assessment Report outlines that 26 trees are to be retained on the site, however the Department notes that the majority of these trees are located outside of the site boundary. a. incorporate additional tree planting to demonstrate no net loss in trees on the site (excluding trees outside of the site boundary) b. provide an updated plant schedule and plan which includes location, quantity and pot size. c. all proposed trees are annotated with species name, including the 1430.4m2 of indigenous, low water use planting in common areas referenced in the BASIX certificate.	Ku-ring-gai Council's garden character is defined by its large residential properties with extensive, well-manicured private gardens, alongside significant public spaces which feature a mix of native and exotic plants. The suburb is known for its high tree canopy, which creates a leafy environment, and a strong connection to nature due to the proximity of national parkland. The design proposes townhouse formats which contributes to the garden character. The ground floor units have access from the street which contributes to garden character. The landscape design specifically responds to this character by reflecting the local planting and materiality and also creating formal garden spaces with recycled brick paving a mix of native and exotic and high tree canopy. Please refer to arborist report and page 13 of landscape report for tree management. Key summary Removal of 90 trees Retention and protection of twenty-six (26) existing trees Retention and protection of six (6) site trees within the site boundary The Landscape Design proposes the planting of 105 additional trees Proposed Tree canopy coverage is 39% of the site which is significantly higher than the Government architects Greener Places Design Guide / Urban tree canopy of 25% Proposed landscape area is 3,222m2 - approx 34% of the total site area - of which approx 70% is proposed as native to achieve ESD and /basix low water use
30k	A revised plan which clearly sets out how the deep soil zones have been calculated, ensuring hardstand areas and structures are not included and it reflects the current landscape plans	The landscape Deep soil zones exceed ADG guidelines 3E Deep soil zones [15% of the site, is pervious & a minimum dimension of 6m] The site achieves a 30% allocation on the ground floor and co-locates deep soil with COS in accordance with the ADG guidelines. Hardstand areas have been removed. Please refer to compliance Diagrams.
SDRP Advice Letter - 20 June 2025		

Item no		Response
6	Develop the Roseville Avenue entry to provide spaces for seating or informal gathering.	The Roseville Avenue entry provides a generous entry space with an existing elm tree to be relocated and a 125m2 deep soil planted area and entry seating as a welcoming space on arrival
7	Provide direct street access to ground floor dwellings to support activation and convenience.	Direct street access to ground floor dwellings is provided.
11	Ensure passive surveillance of public areas is maximised for safety and amenity.	All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.
12	Where ramps and common areas are located near ground level bedrooms, introduce landscape buffers to protect privacy and amenity.	Landscape buffers of a minimum of 1.5m deep is provided adjacent to dwellings and courtyards . Buffers are also provided for ramps
	Test massing options to improve and optimise sunlight penetration into the central courtyard. Demonstrate that the solar access to communal open spaces has been optimised in accordance with the ADG, and that landscape species will thrive in the solar and wind conditions	The landscape design and planting selection responds to the building massing and climatic conditions - Planting mixes for Full sun part shade / Part Shade and Full sun / Rooftops have all been provided and considered. Please refer to architects details for Sunlight diagrams
30k	A revised plan which clearly sets out how the deep soil zones have been calculated, ensuring hardstand areas and structures are not included and it reflects the current landscape plans	The landscape Deep soil zones exceed ADG guidelines. The site achieves a 30% allocation on the ground floor and co-locates deep soil with COS in accordance with the ADG guidelines. Hardstand areas have been removed. Please refer to compliance Diagrams.

TREE CANOPY



TOTAL SITE AREA = 9370.9 m²

TREE CANOPY COVERAGE = 39.7%

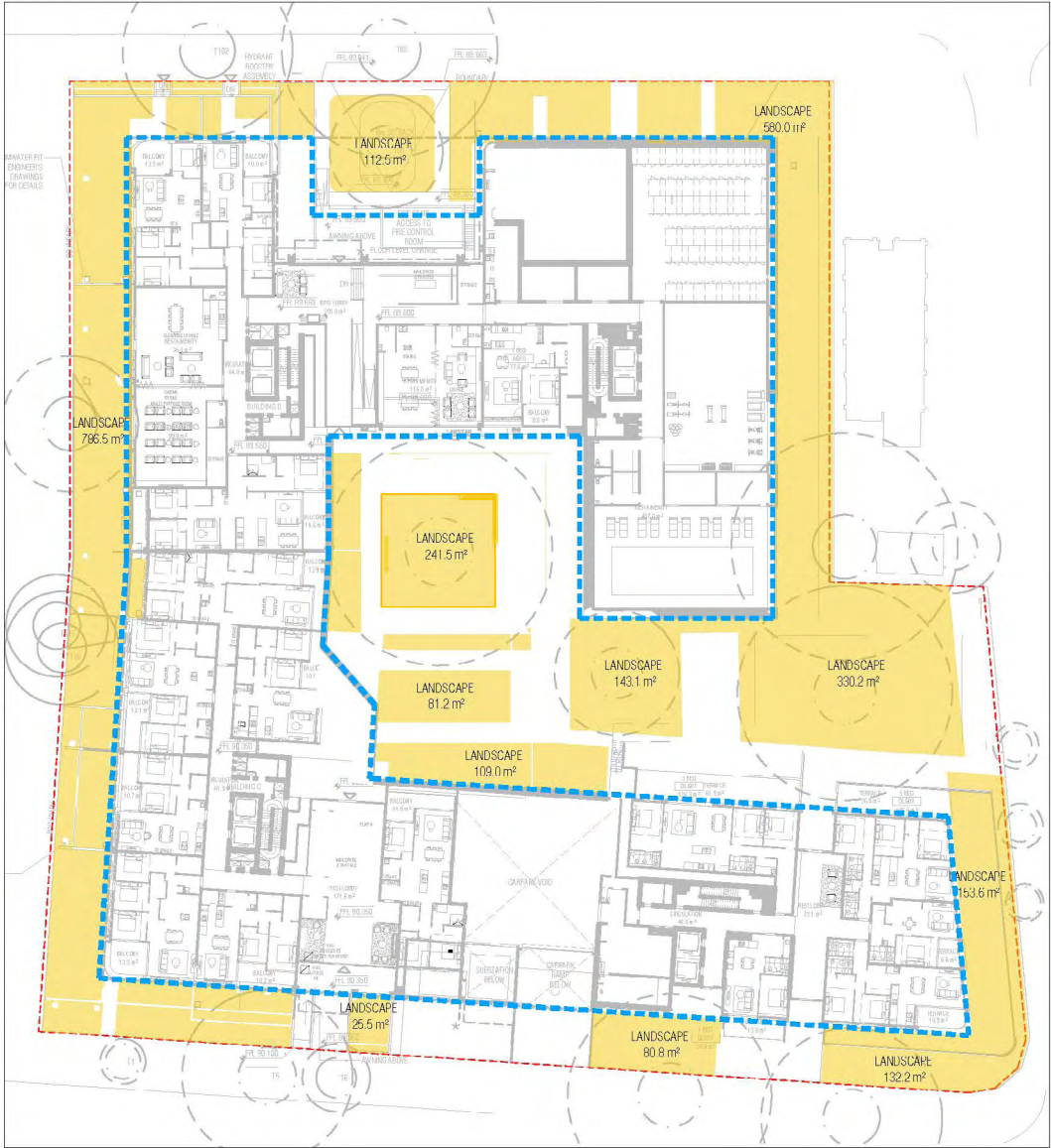
- EXISTING TREES TO BE RETAINED = 1,487.66m²
- PROPOSED TREE CANOPY = 2,181m²
- TREES REMOVED

COMMUNAL OPEN SPACE: GROUND FLOOR AND LEVEL 8



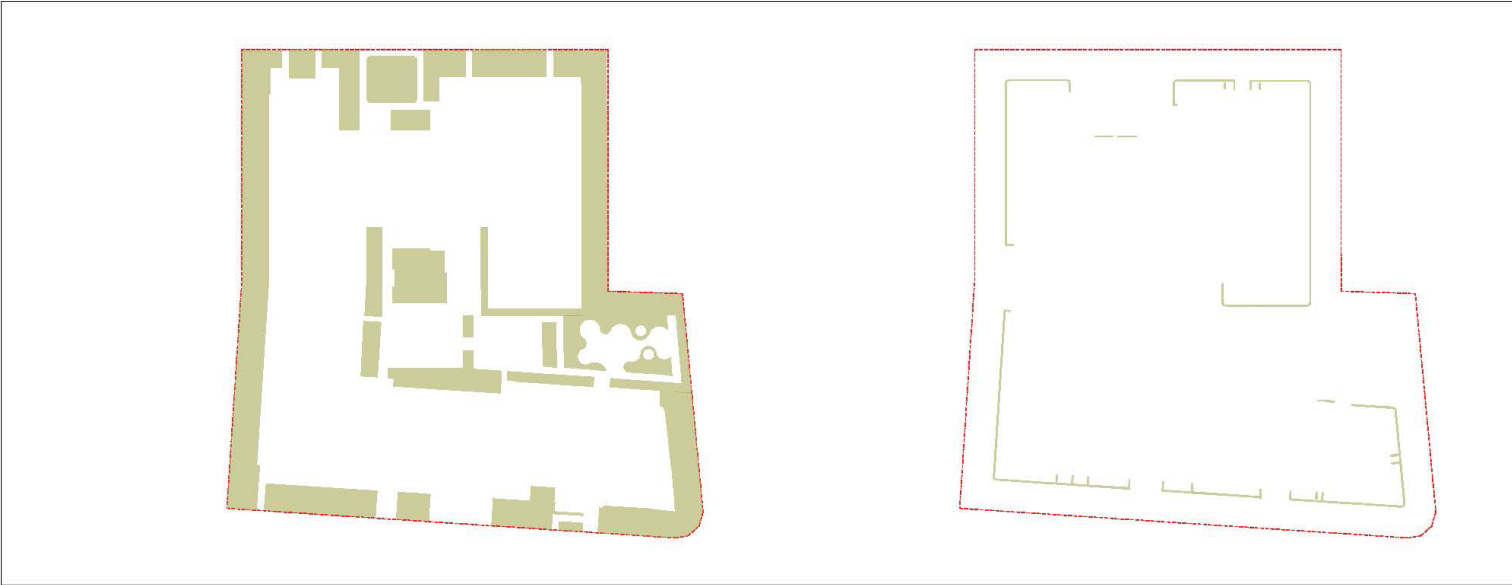
● COS = 2353.8m²
25%

DEEP SOIL



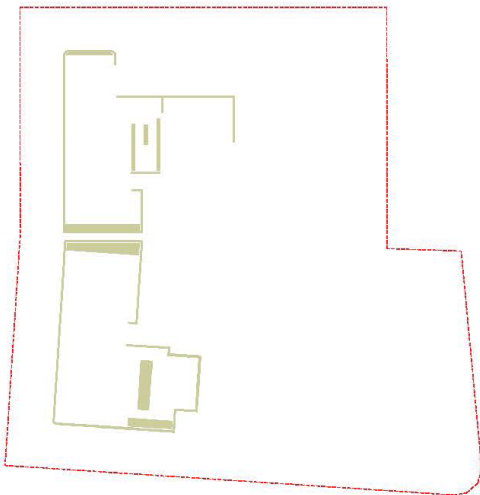
● DEEP SOIL = 2,773.3m²
30%

PLANTING TOTAL AREA= 3,222.67m² = 34%



GROUND FLOOR: 2,843.96m²

LEVEL 4: 136.65m²



LEVEL 8: 242.06m²

Planting & Materials

Planting Palette

The planting strategy employs an exclusively native, endemic approach to species selection to support local ecosystem and connect to the story of Country.

Informed by the microclimatic conditions of each landscaped area, the planting palette varies from low light gully conditions through the Lobby and the Southern interface; through to open forest woodlands and sandstone heath on sunny, exposed conditions to the North and rooftop, respectively.

The native palette is a feature element of the design proposal with the intention of creating a natural haven for the local community. The species selection is made up of endemic and important vegetation to the local regions and has been cross referenced with council’s native planting list.

- Large tree / Australian native/ Evergreen Mature height at least 15-20m/ 10m mature canopy spread and provide a unique character and promote diversity

- Lophostemon Confertus (Brush Box)
- Eucalyptus moluccana (Grey Box)
- Tristaniopsis laurina ‘Luscious’ (Kanooka Gum)

Tree selection should be based on the performance matrix below for Community Open Space

- Small size tree/ Australian native or exotic /Evergreen or deciduous & Mature height approximately 5-8m

The following species are recommended for Open spaces and pedestrian corridors.

- Elaeocarpus reticulatus (Blueberry Ash)
- Syncarpia Glomulifera (Turpentine)



Eucalyptus saligna



Eucalyptus sideroxylon



Lophostemon confertus



Livistona australis



Casuarina



Archontophoenix alexandrae



Elaeocarpus reticulatus



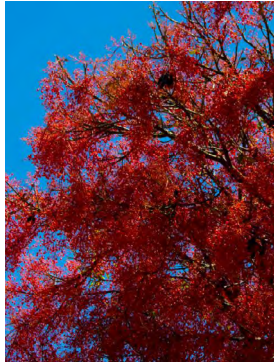
Cupaniopsis anacardioides



Syncarpia glomulifera



Tristaniopsis laurina



Brachychiton acerifolius



Citrus x sinensis



Gompholobium grandiflorum



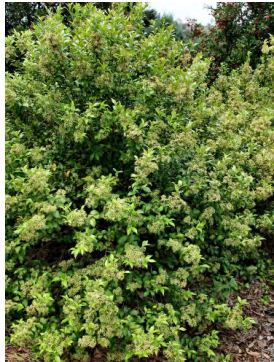
Leucopogon appressus



Cyathea cooperi



Howea forsteriana



Backhousia myrtifolia



Pittosporum revolutum



Pimelia linifolia



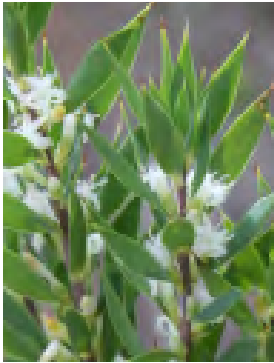
Persoonia linearis



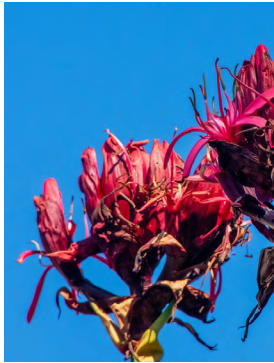
Dillwynia rudis



Grevillea speciosa



Leucopogon esquamatus



Doryanthes excelsa,



Helichrysum scorpioides



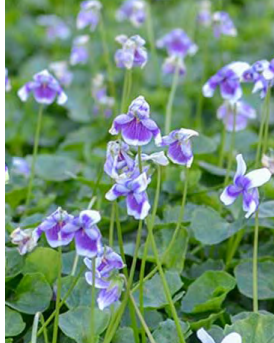
Hardenbergia violacea



Dichondra repens



Banksia spinulosa



Viola hederacea



Kennedia rubicunda

TREES

SHRUBS

GROUNDCOVERS

LAND AND FORM

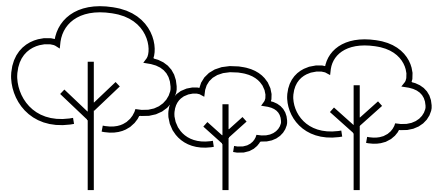
Materials Selection

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. Recycled materials such as the existing brick paving, bulding elements and trees to be removed.

A high quality set of finishes are proposed throughout the public domain and new park for longevity of use for the local community.



Key Project Outcomes



PROTECTED TREE CANOPY

The retention of key existing trees and the provision of new communal spaces will enable the site to mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain. The retention and planting of native trees addresses connection to country.



IMPROVED STREET INTERFACE

The site provides a number of through site links and communal spaces, which enrich both leisure and recreational opportunity across the site. The site responds to the proximity to Roseville Station.



*Note figures indicative only and are subject to design development.



PROMOTING BIOPHILIC DESIGN

The proposal will promote biophilic design by creating extensive street tree canopy & rooftop gardens to contribute to local flora and fauna systems



A CATALYST FOR HEALTHY LIVING

The project will provide opportunities for active living with well-being spaces for future residents of all abilities and ages.



MANAGING FLOOD & STORMWATER

The response to the flood constraints is through a natural landscaped design with Permeable surfaces, planted swales and overland flow.



A photograph of a lush garden path. Two people are walking away from the camera on a paved path that curves through a garden. The garden is filled with various plants, including tall grasses, shrubs, and trees with dense green foliage. The scene is brightly lit, suggesting a sunny day. The text "LAND AND FORM" is overlaid in the center of the image.

LAND
AND
FORM

DEVELOPMENT APPLICATION

Sheet Number	Sheet Name	Revision
LD-DA000	COVER SHEET & DESIGN STATEMENT	2
LD-DA001	PLANTING SCHEDULE & LEGENDS	2
LD-DA002	TREE MANAGEMENT PLAN	2
LD-DA003	COMPLIANCE DIAGRAM	2
LD-DA100	SITE PLAN	2
LD-DA101	DETAIL PLAN 1	2
LD-DA102	DETAIL PLAN 2	2
LD-DA103	LEVEL 4	2
LD-DA104	LEVEL 8	2
LD-DA200	GROUND FLOOR PLANTING PLAN 1	2
LD-DA201	GROUND FLOOR PLANTING PLAN 2	2
LD-DA400	SECTION AA	2
LD-DA401	DETAIL SECTIONS AA	2
LD-DA402	SECTION BB	2
LD-DA403	DETAIL SECTIONS BB	2
LD-DA404	SECTION CC	2
LD-DA405	DETAIL SECTIONS CC	2
LD-DA900	TYPICAL DETAILS & OUTLINE SPECIFICATION & MAINTENANCE	2

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.
- ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES
- ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION
- INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.
- DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES



Objectives:

- to increase the number of indigenous species planted in the Ku-ring-gai region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above and below.
- Take forward the landscape principles and urban design principles established by the DCP by Ku-ring-gai Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a vibrant Community Open Space with both integrated seating areas & engaging social gathering spaces

Subject to ongoing discussions and design development, associated streetscapes has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

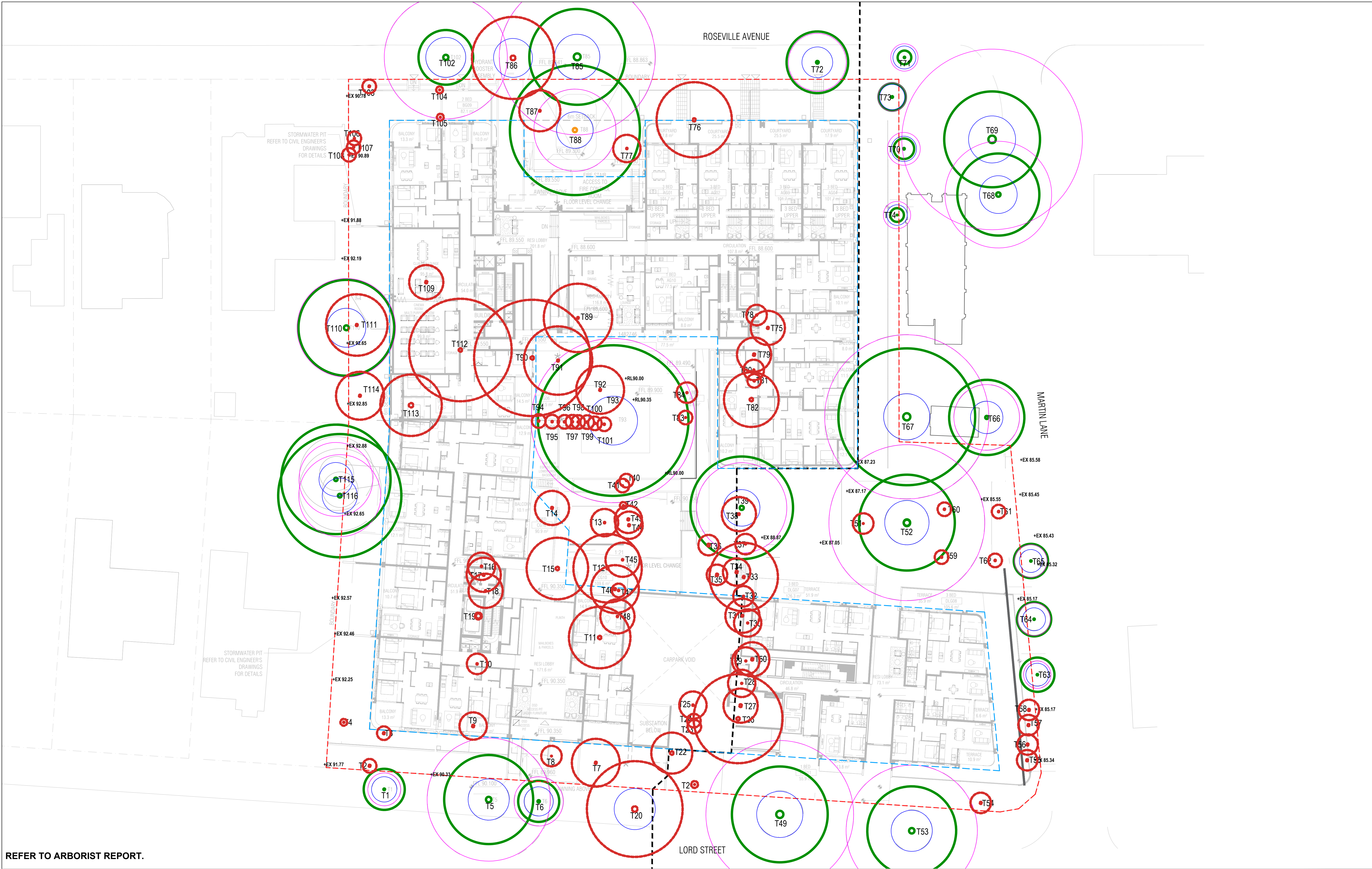
All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

The ground plane offers full universal accessibility to all reception and lobby at maximum 1:14 and 1:20 grades have been implemented to ensure access for all is achieved.

Deep soil areas have been maximised with mass native tree planting where feasible throughout the project. Planting area on ground floor have a minimum 150mm including slab setdowns. All planters on podiums have a minimum soil depth of 200mm including slab setdowns. This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved through additional 1:3 mounding to raised planter beds

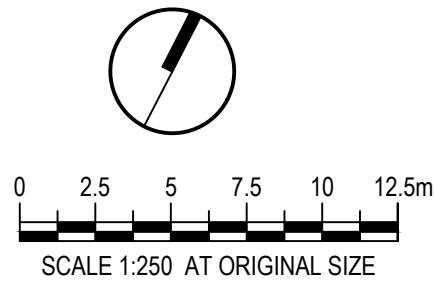
NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

[illegible]



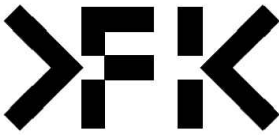
REFER TO ARBORIST REPORT.

2	DEVELOPMENT APPLICATION	JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION	JM	CR	CR	31.03.25
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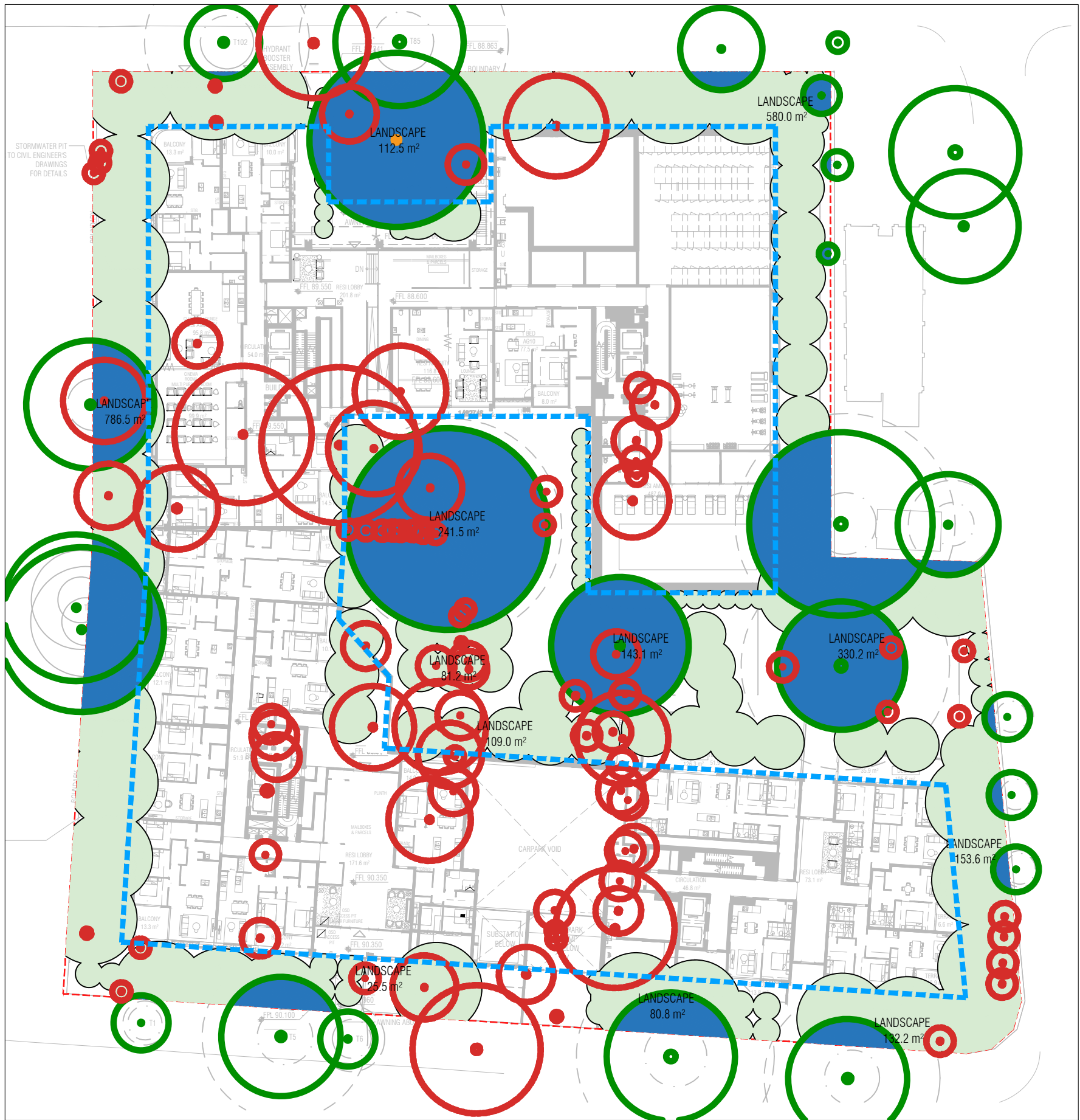
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	Approved (Project Director) Date	
	Scale AS SHOWN	This Drawing must not be used for Construction unless signed as Approved

Client	HYECORP
Project	16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE
Title	TREE MANAGEMENT PLAN
Original Size	A1
Drawing No:	LD-DA002
Rev:	2

TREE CANOPY

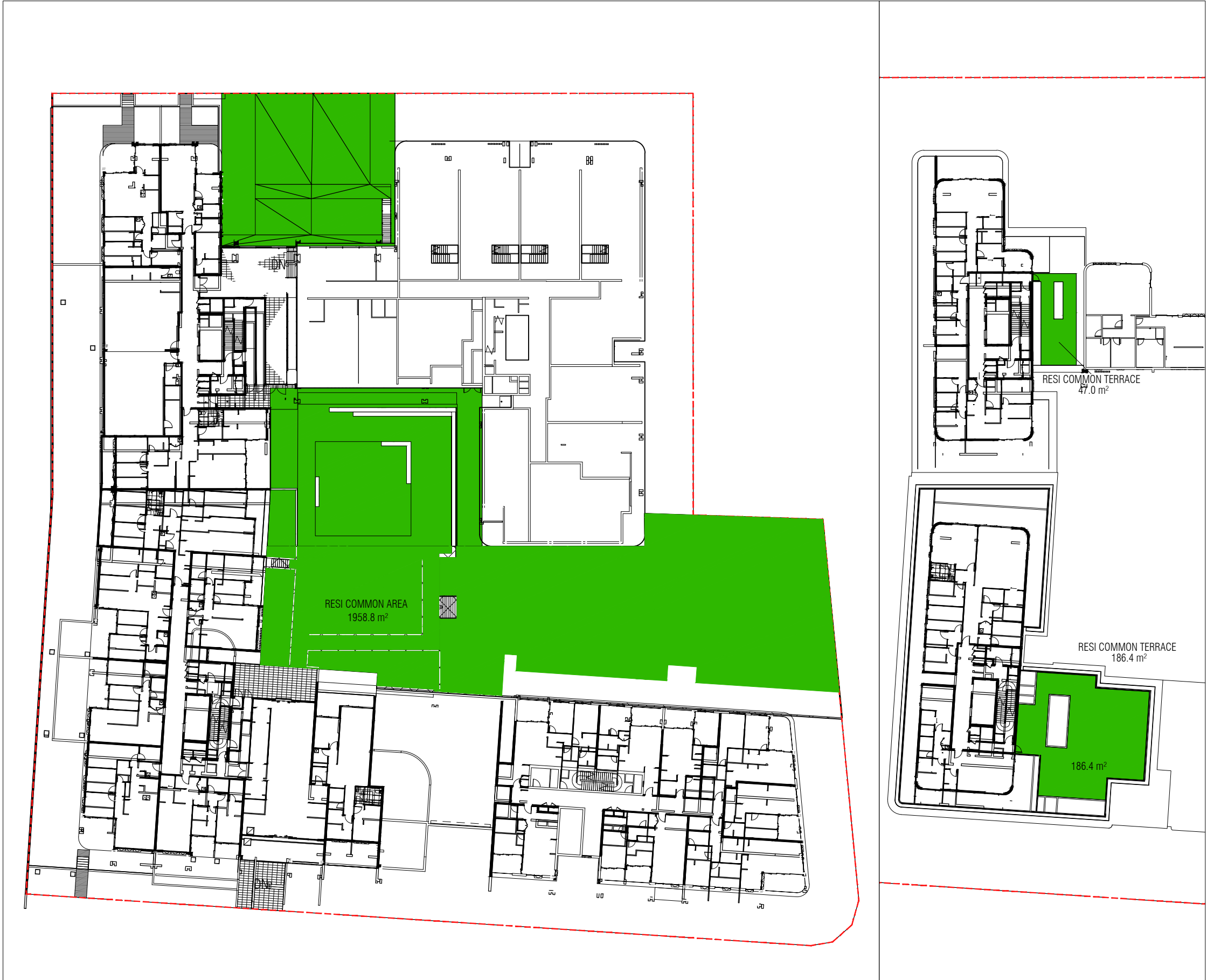


TOTAL SITE AREA = 9370.9 m²

TREE CANOPY COVERAGE = 39.7%

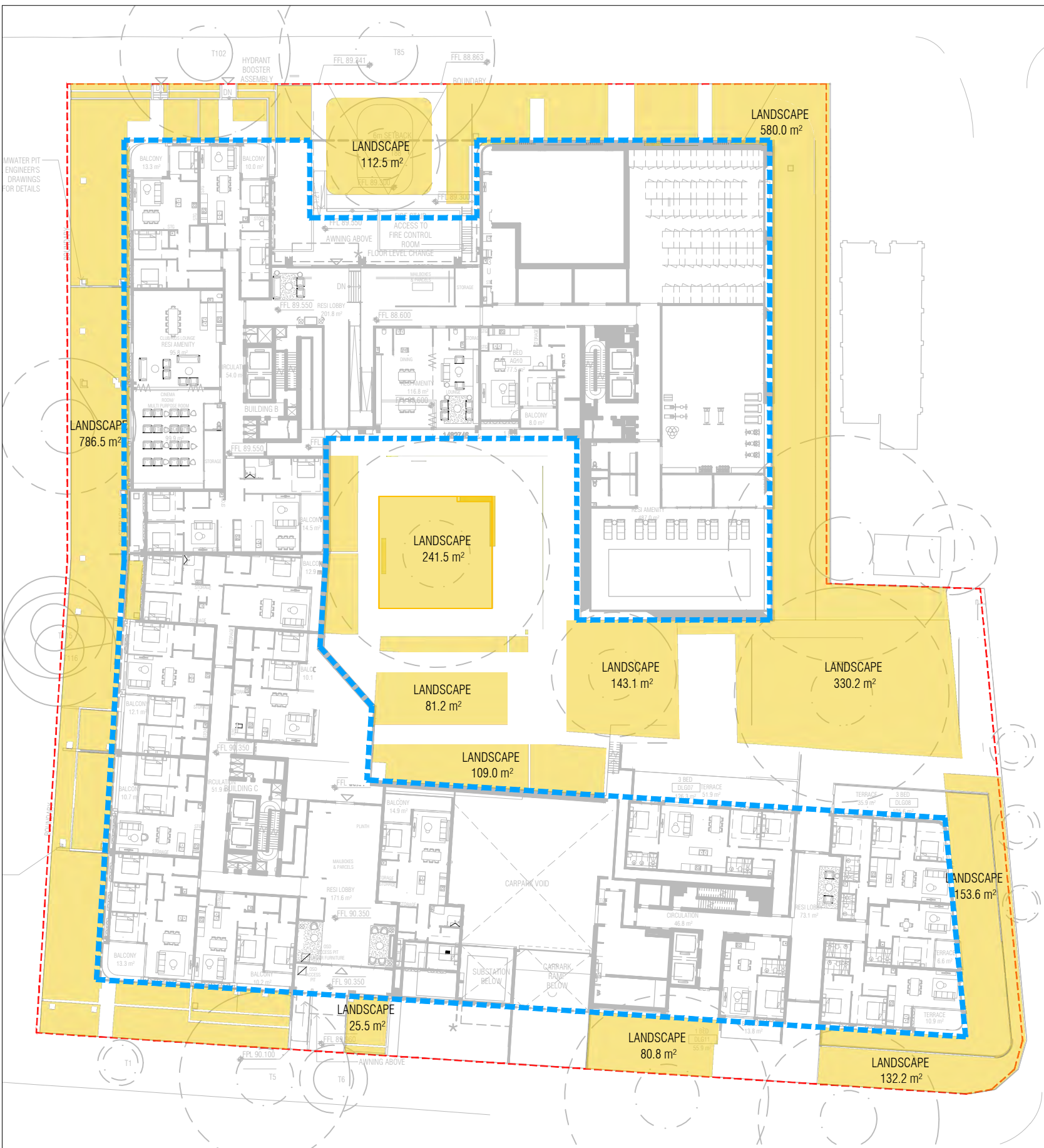
- EXISTING TREES TO BE RETAINED = 1,487.66m²
- PROPOSED TREE CANOPY = 2,181m²
- TREES REMOVED

COMMUNAL OPEN SPACE: GROUND FLOOR AND LEVEL 8



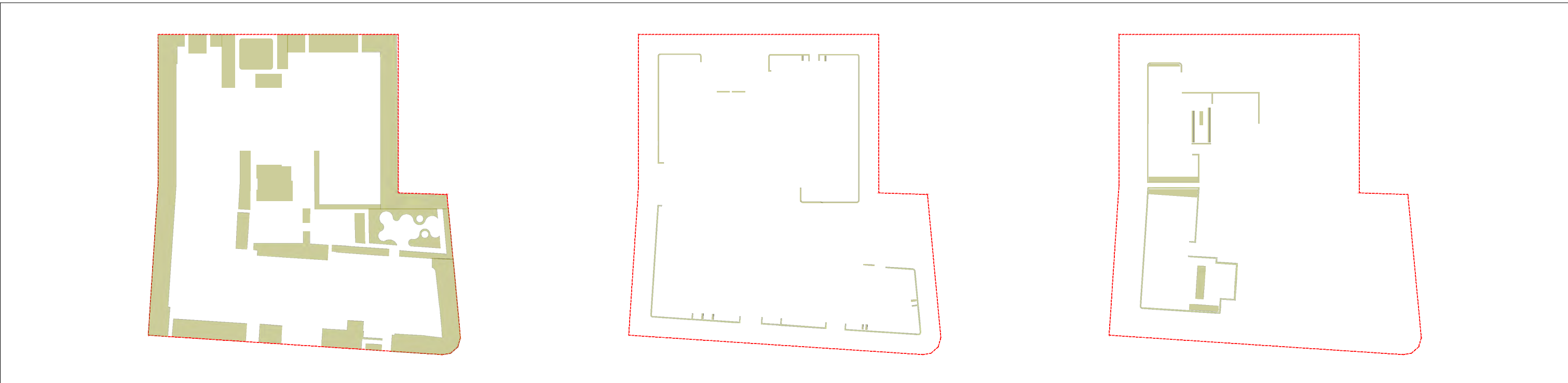
COS = 2353.8m²
25%

DEEP SOIL



DEEP SOIL = 2,773.3m²
30%

PLANTING TOTAL AREA= 3,222.67m² = 34%



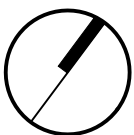
GROUND FLOOR: 2,843.96m²

LEVEL 4: 136.65m²

LEVEL 8: 242.06m²

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1	DEVELOPMENT APPLICATION		JM	CR	CR	31.03.25



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Approved (Project Director) Date	Scale 1:250	This Drawing must not be used for Construction unless signed as Approved

Client	HYECORP
Project	16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE
Title	COMPLIANCE DIAGRAM
Original Size	A1
Drawing No:	LD-DA003
Rev:	2

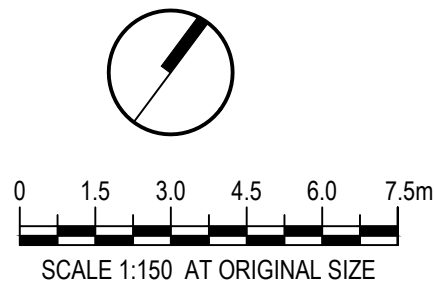


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					Date

Plot Date: 24 October 2025 - 1:35 PM Plotted by: Charlie Robinson

Cad File No: Z:\2024\2024074 21-27 Roseville Ave., Roseville DA\Drawings\CAD\2024074-LD-DA100.dwg



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Approved (Project Director)	Date		
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Client
Project
Title
HYECORP
16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE
GROUND FLOOR DETAIL PLAN 2

Original Size
A1 Drawing No: **LD-DA102**

Rev: 2



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SCALE 1:200 AT ORIGINAL SIZE

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Drafting	CR	Design	CR
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Approved (Project Director)			
Date			
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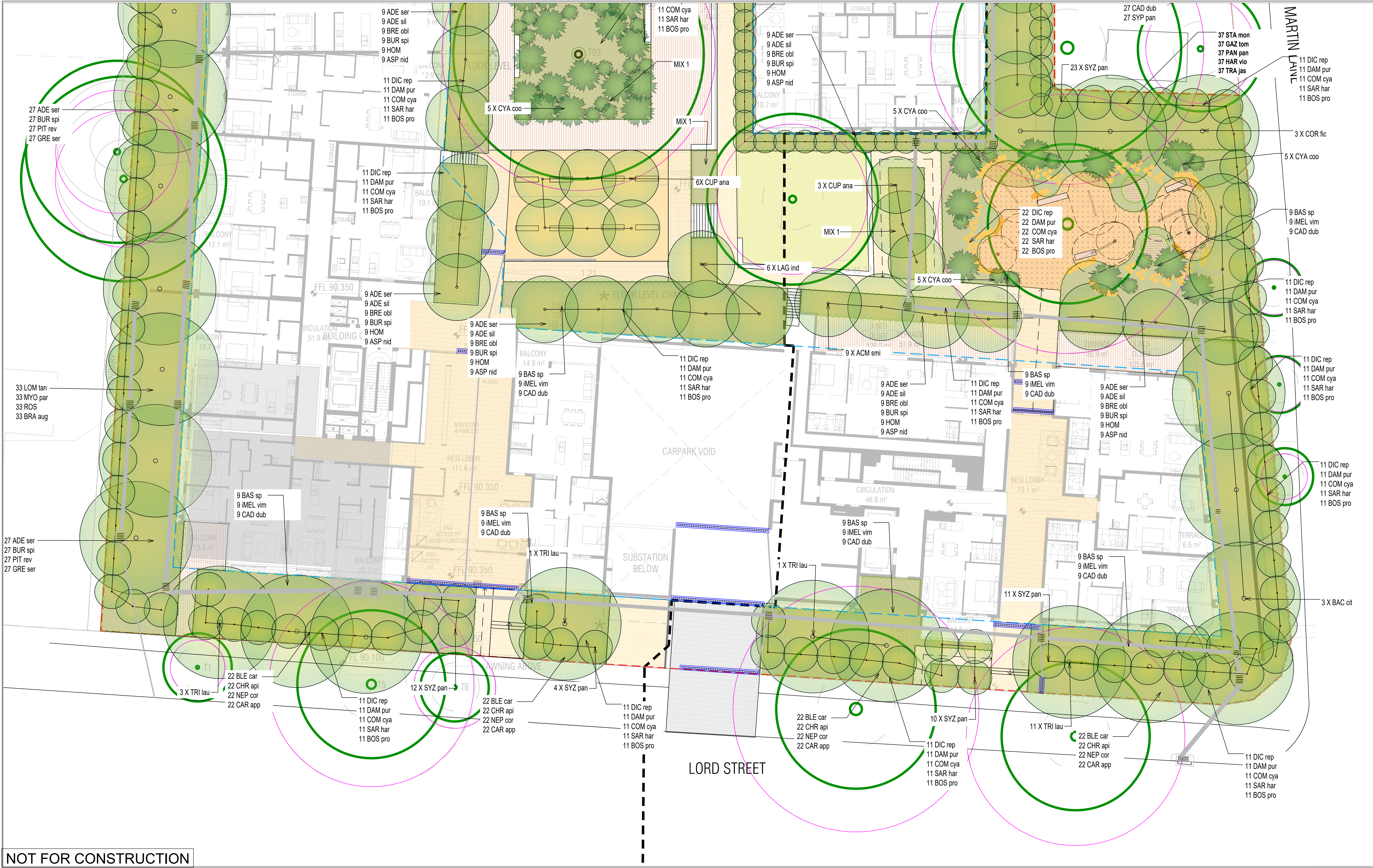
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Project	16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE		
Title	LEVEL 4		
Original Size			
A1	Drawing No:	LD-DA103	

Rev: 2

Plot Date: 20 November 2025 - 2:06 PM

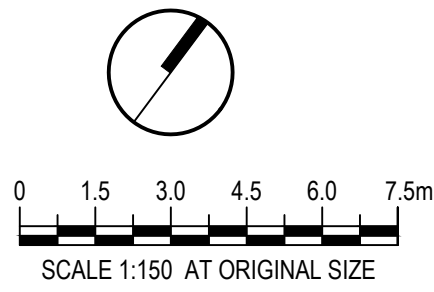
Plotted by: Charlie Robinson

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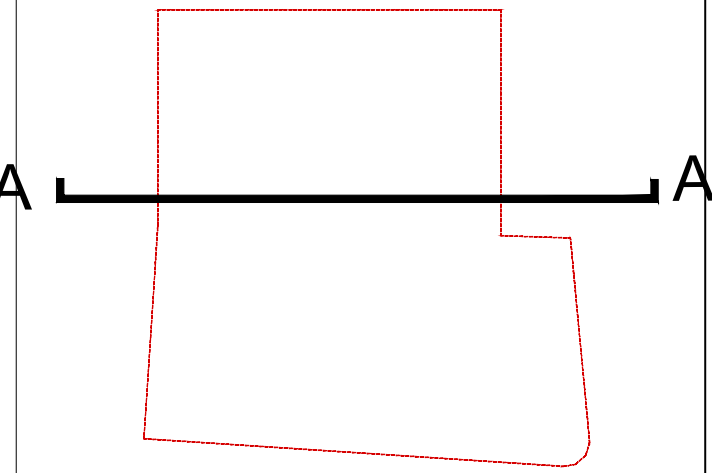
Client
HYECORP

Project
16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE

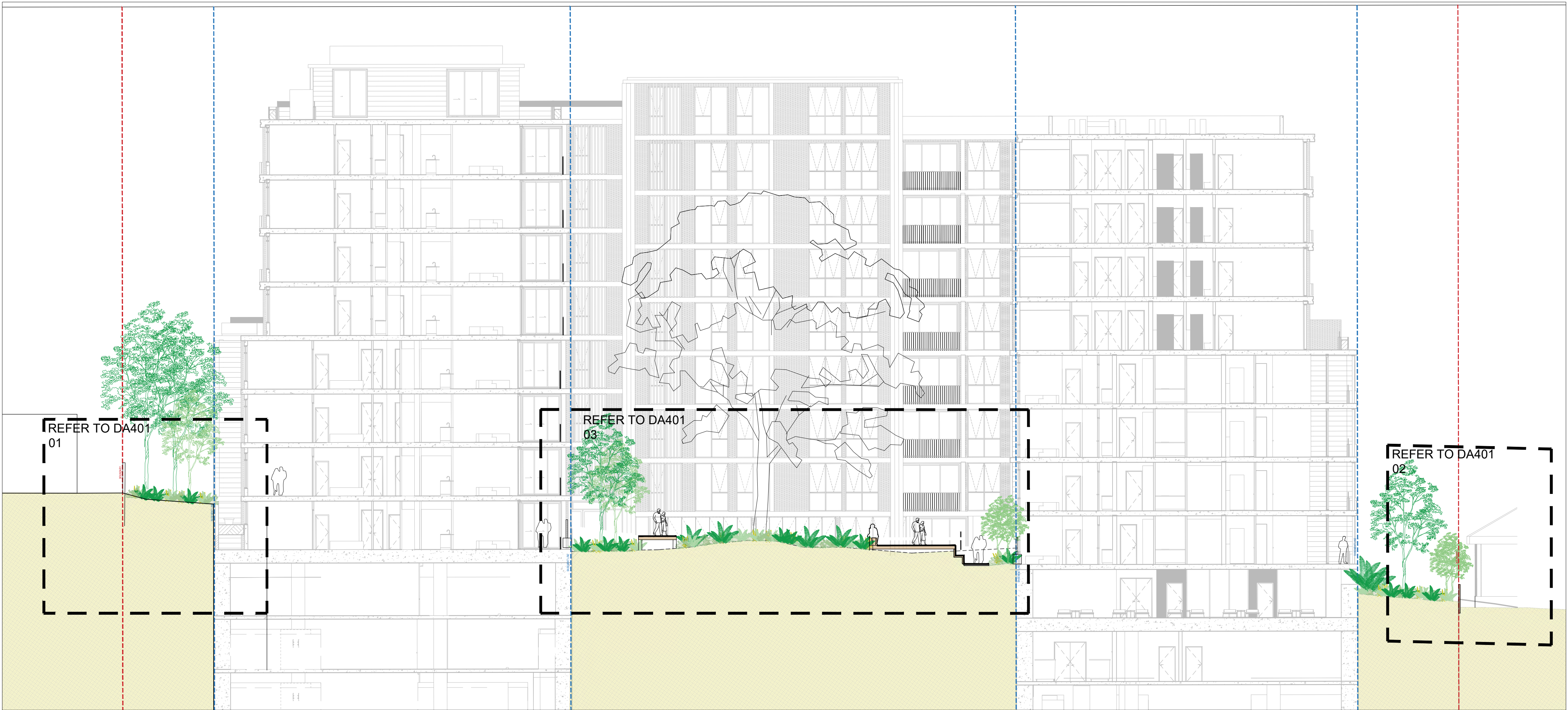
Title
GROUND FLOOR DETAIL PLANTING PLAN 2

Drawing No: **LD-DA201**

Rev: 2



REFERENCE PLAN NTS



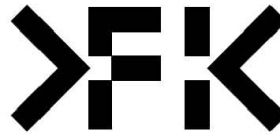
1 TYPICAL SECTION AA
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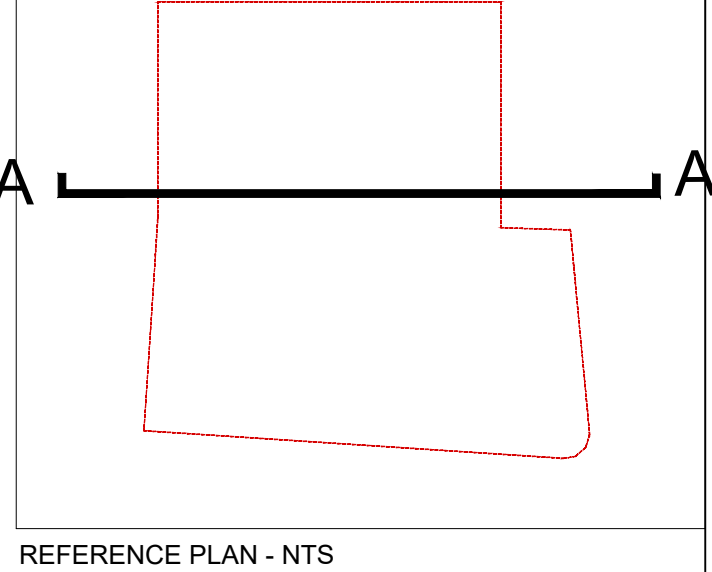
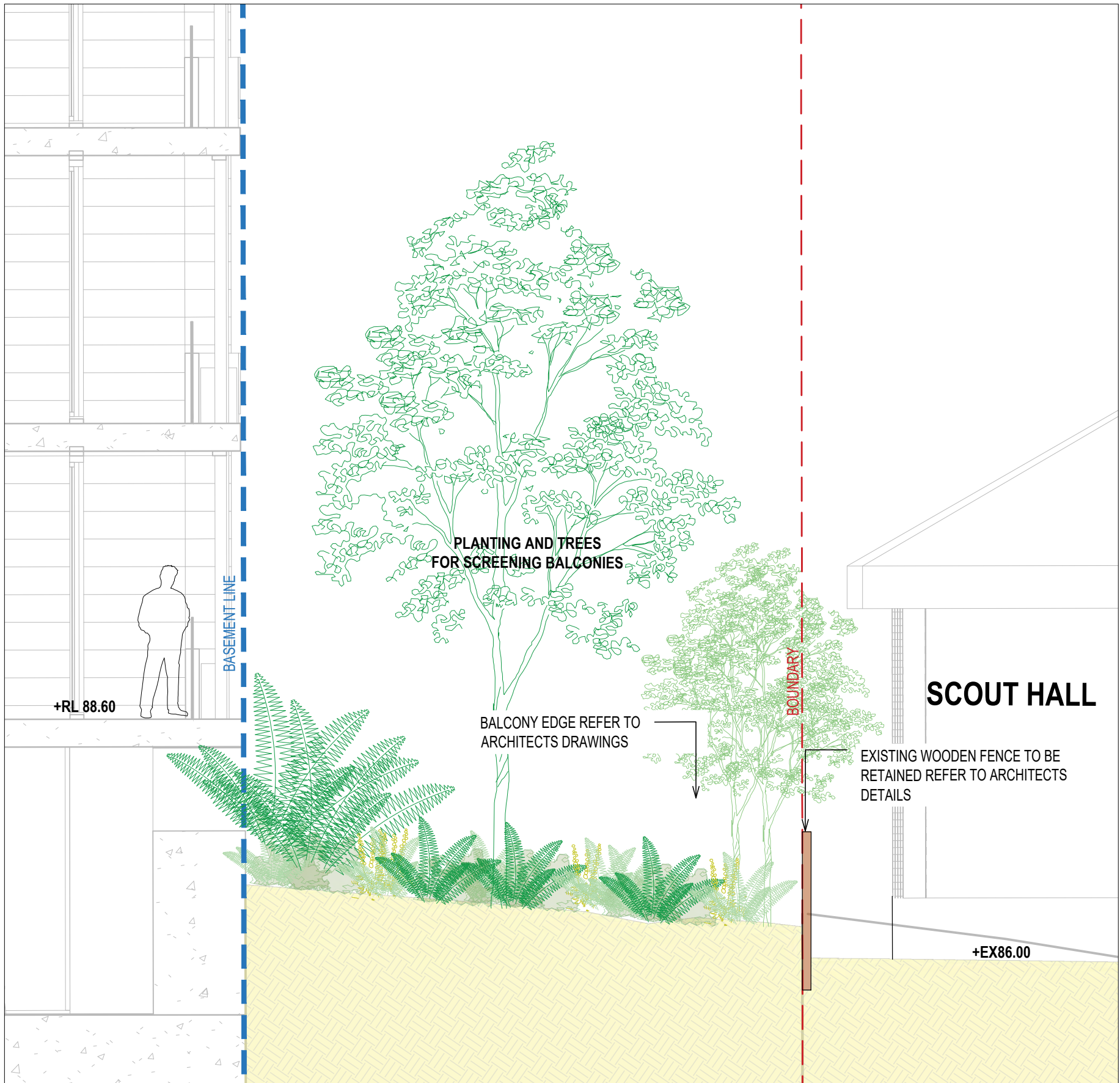
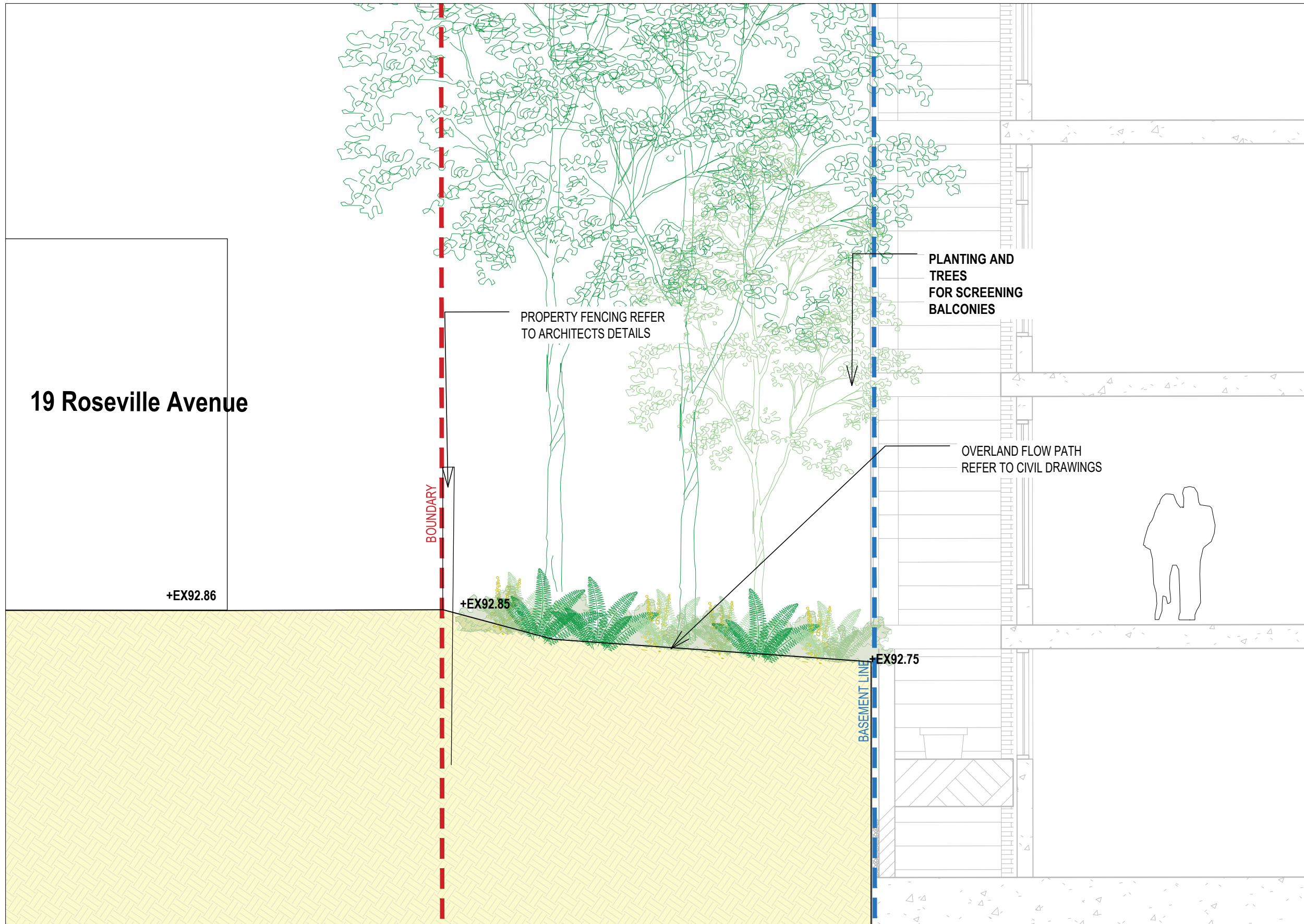
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Check		Check	
Approved	(Project Director)		
Date			
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Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27**
Title **ROSEVILLE AVENUE, ROSEVILLE**
SECTION AA

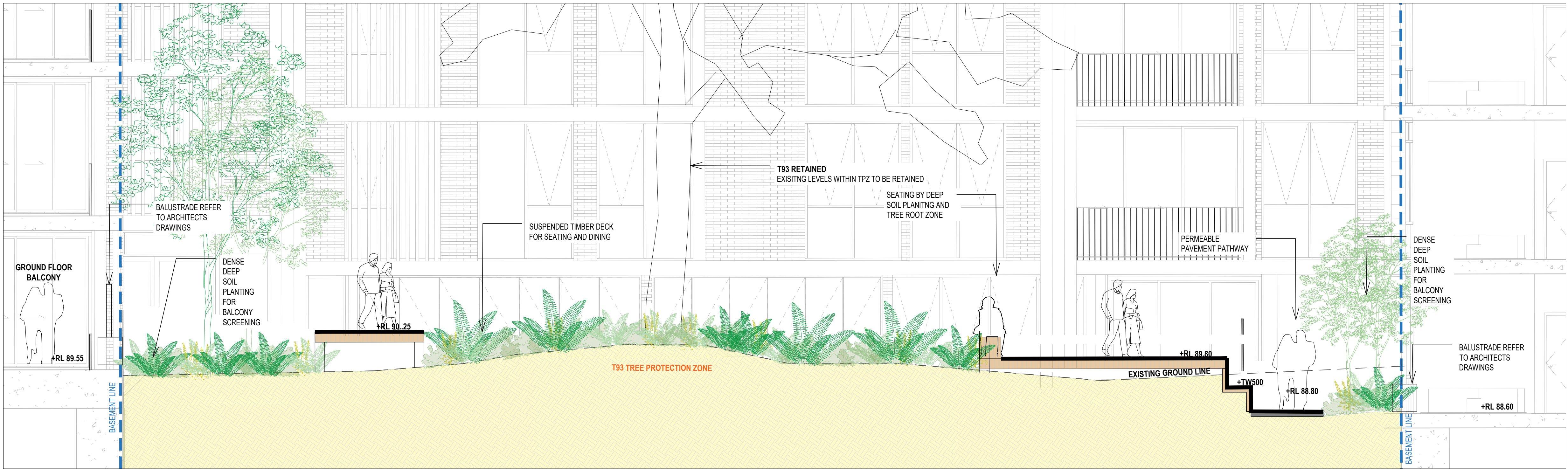
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Rev: 2



01 DETAIL SECTION 1
1:50

02 DETAIL SECTION 2
1:50



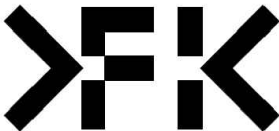
03 DETAIL SECTION 3
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					Date

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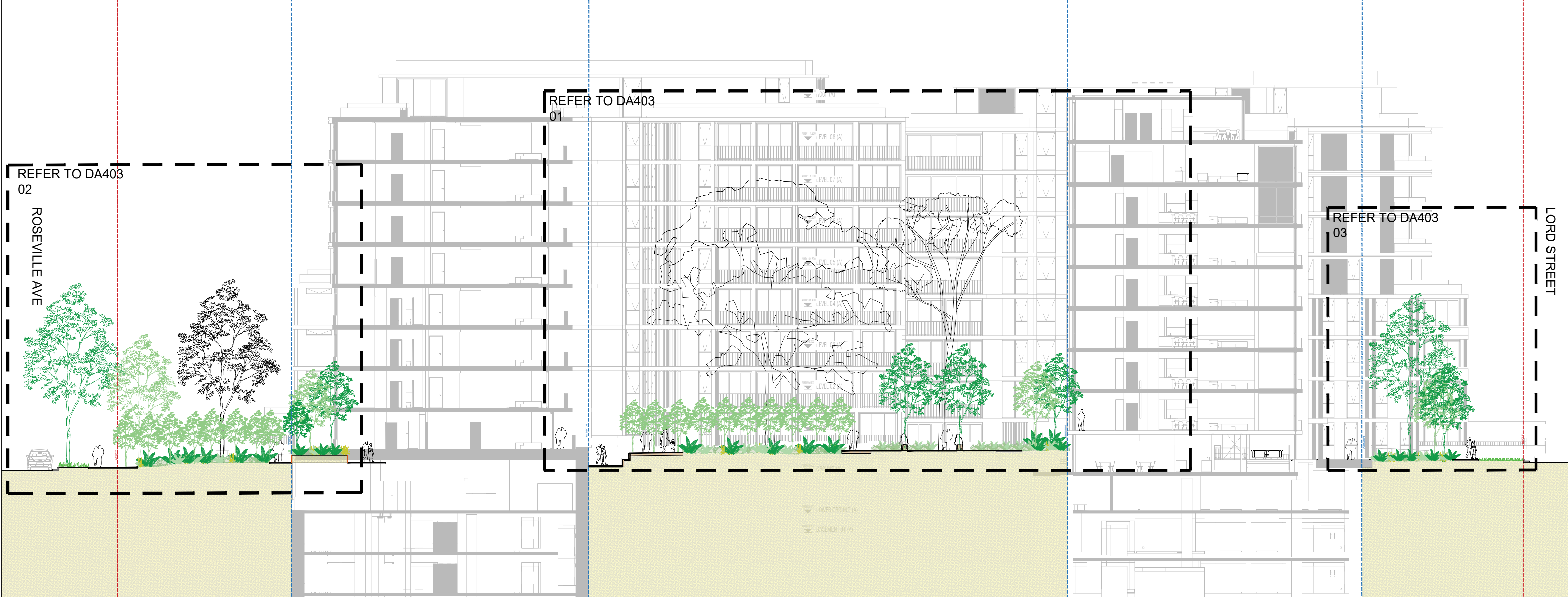
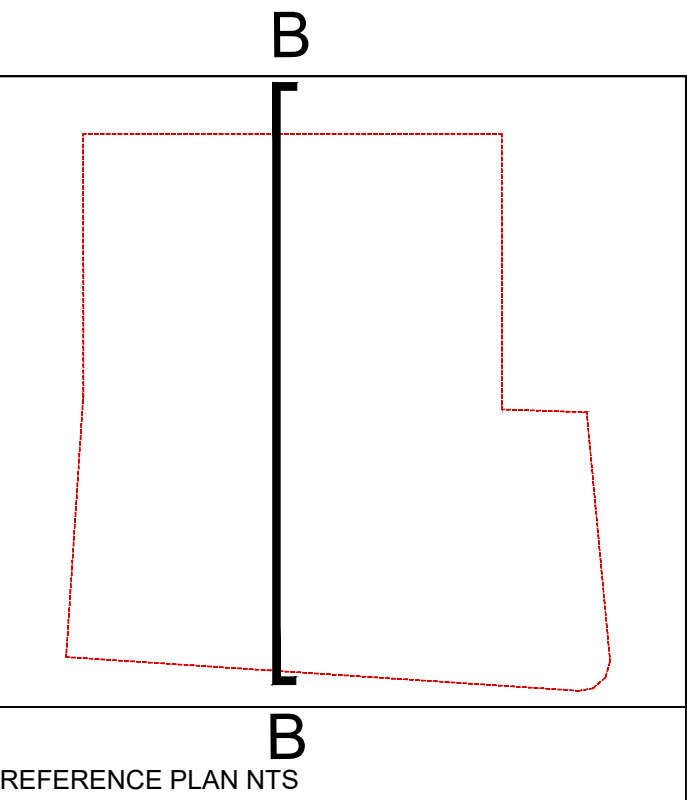
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Drafting Check	CR	Design Check	CR
Approved (Project Director)			
Date			
Scale	AS SHOWN		

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Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **DETAIL SECTIONS AA**

Original Size **A1** Drawing No: **LD-DA401**

Rev: 2



01 TYPICAL SECTION BB
1:200

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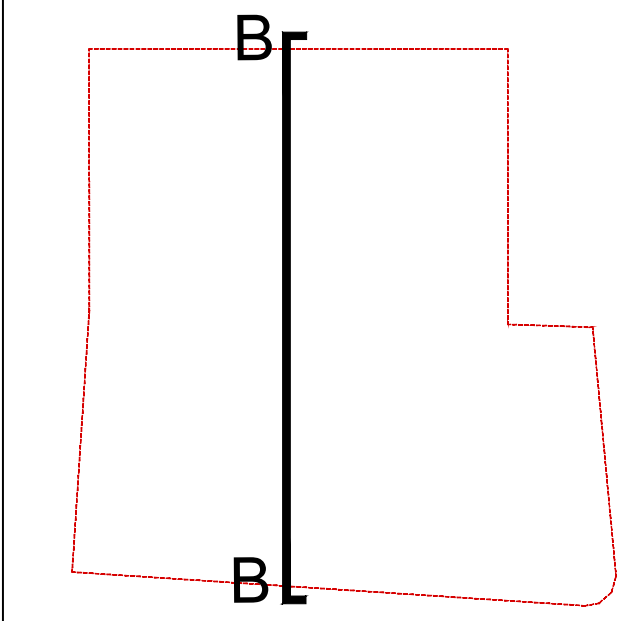
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ARCHITECT LANDSCAPE
FK Land+Form

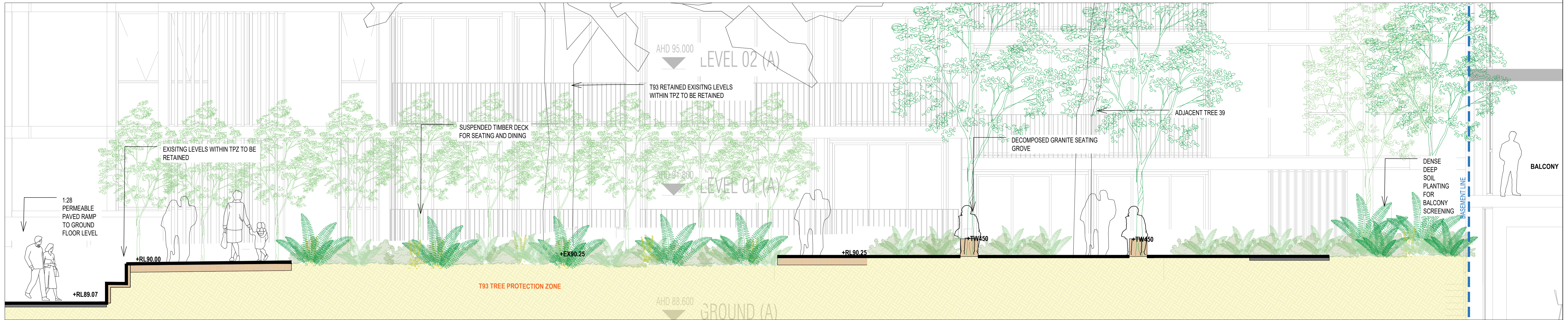
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Drafting Check	CR	Design Check	CR
Approved (Project Director)	Date	This Drawing must not be used for Construction unless signed as Approved	
Scale	AS SHOWN		

Client	HYECORP
Project	16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE
Title	SECTION BB
Original Size	A1
Drawing No:	LD-DA402
Rev:	2



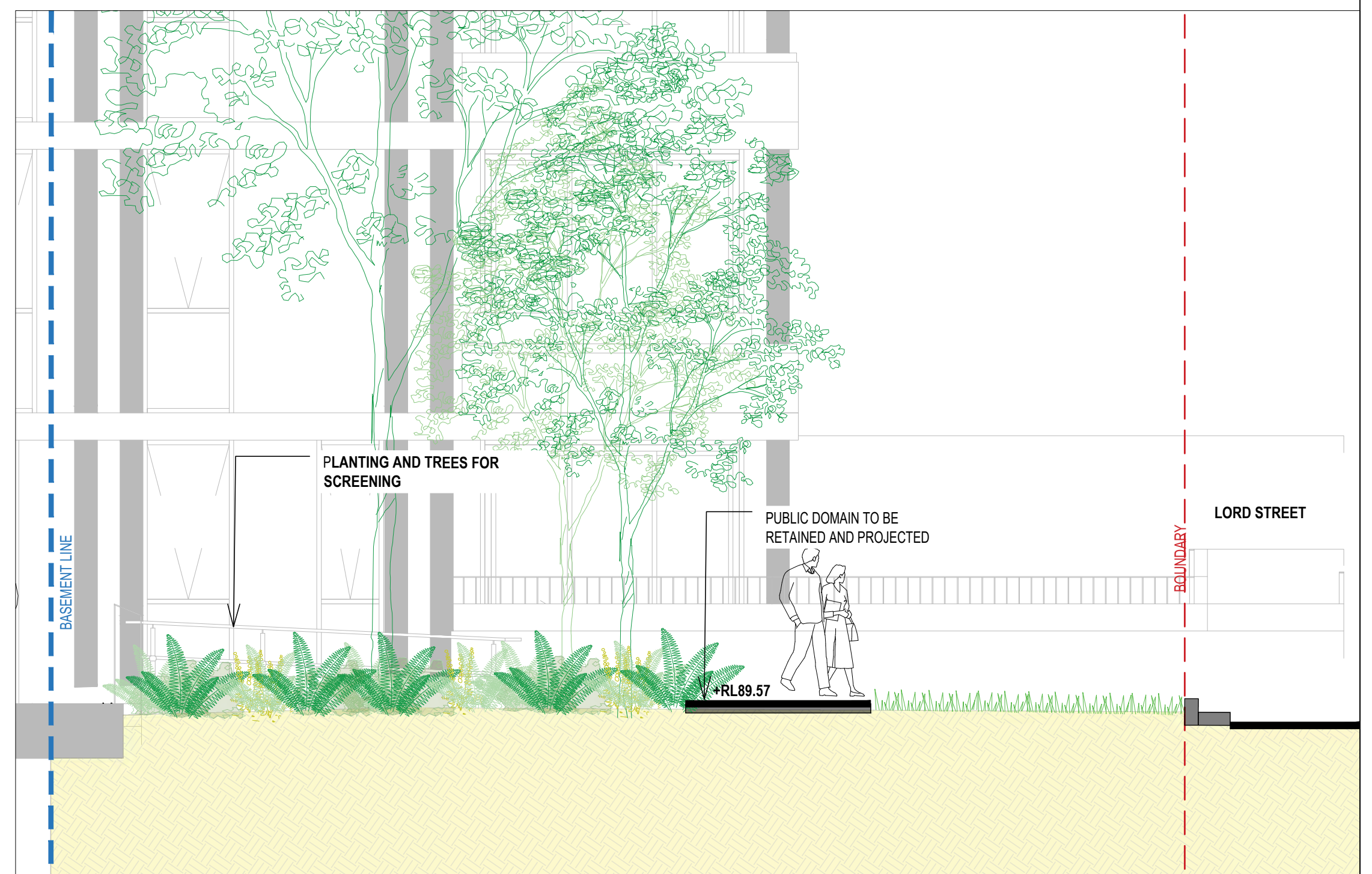
REFERENCE PLAN - NTS



01 DETAIL SECTION 4
1:50



02 DETAIL SECTION 5
1:50



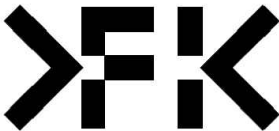
03 DETAIL SECTION 6
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2	DEVELOPMENT APPLICATION	JM	CR	CR	14.10.25
1	DEVELOPMENT APPLICATION	JM	CR	CR	31.03.25
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director

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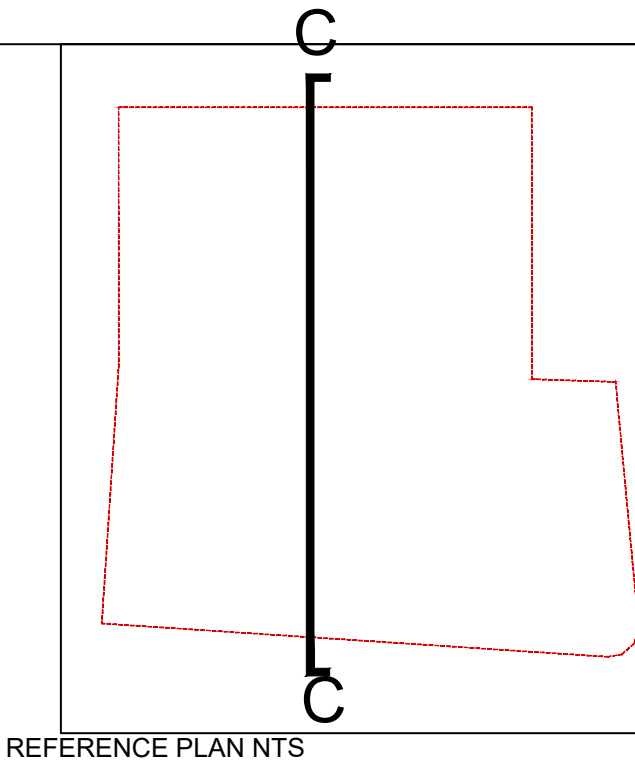
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Drafting	CR	Design	CR
Check		Check	
Approved	(Project Director)		
Date			
Scale	AS SHOWN		

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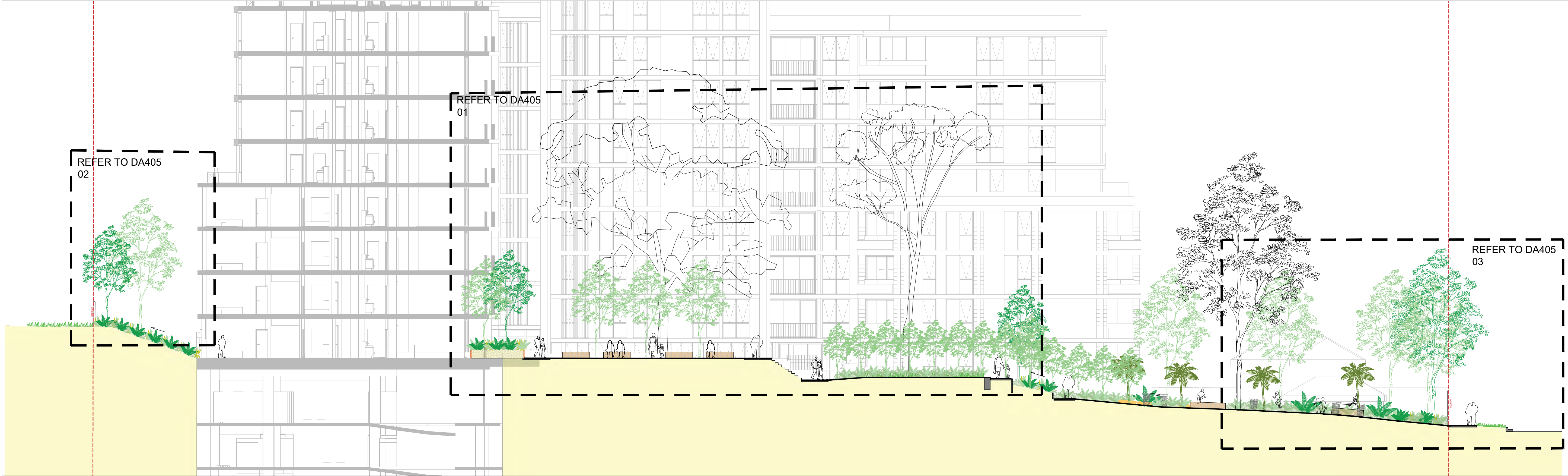
Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **DETAIL SECTIONS BB**

Original Size **A1** Drawing No: **LD-DA403**

Rev: 2



REFERENCE PLAN NTS



01 TYPICAL SECTION CC
1:200

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1	DEVELOPMENT APPLICATION	JM	CR	CR	31.03.25
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Drafting Check	CR	Design Check	CR
Approved (Project Director) Date			
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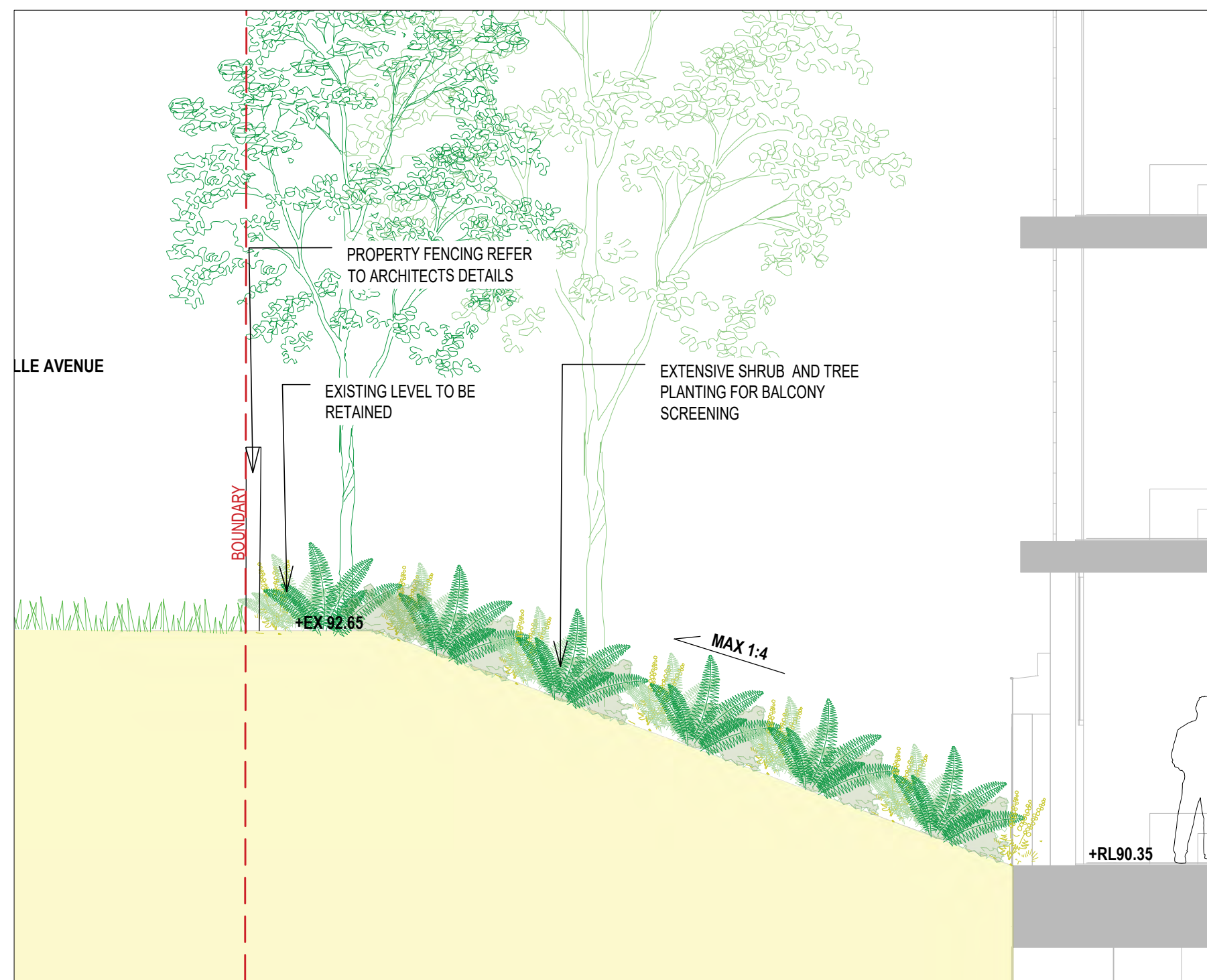
Client **HYECORP**
Project **16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE**
Title **SECTION CC**

Original Size **A1** Drawing No: **LD-DA404**

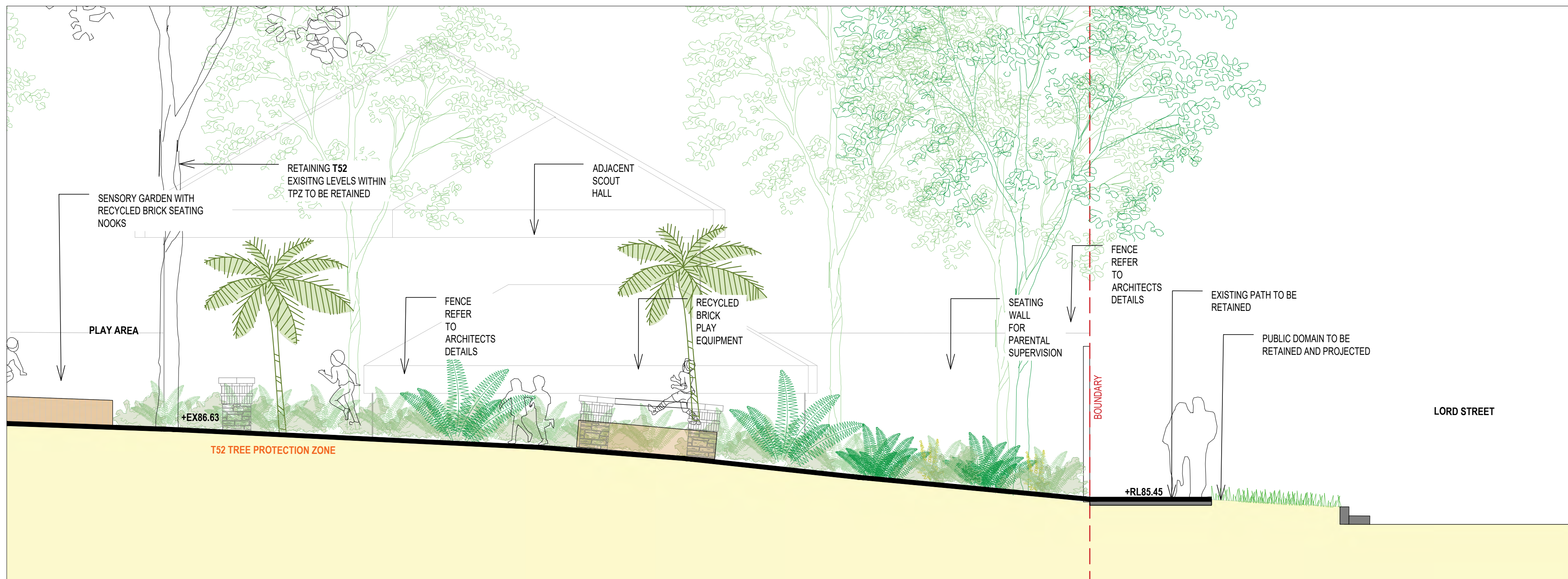
Rev: 2



01 DETAIL SECTION 4
1:50



02 DETAIL SECTION 6
1:50



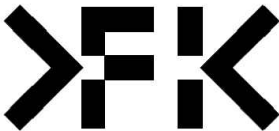
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1	DEVELOPMENT APPLICATION	JM	CR	CR	31.03.25
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director Date

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Client	HYECORP		
Project	16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE		
Title	DETAIL SECTIONS CC		
Original Size	A1	Drawing No:	LD-DA405
Rev:	2		

LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:

Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION

The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT

The contractor shall establish site access and compound in position agreed with the Superintendent. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE

Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:

All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:

The Contractor is to protect all pit lids during earthworks preparation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:

Modular Pavement Systems - Pedestrian: Stone paving product
Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS

Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.
The pavements shall comply with Council and Australian Standards

LIGHTING

Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:

Imported Soil Mix:

All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:

The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:

Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly identified and referenced to the test data, prepared by an independent soil laboratory.

Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Organic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:

Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a **guide only** for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:

Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to

landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General

Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialised by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

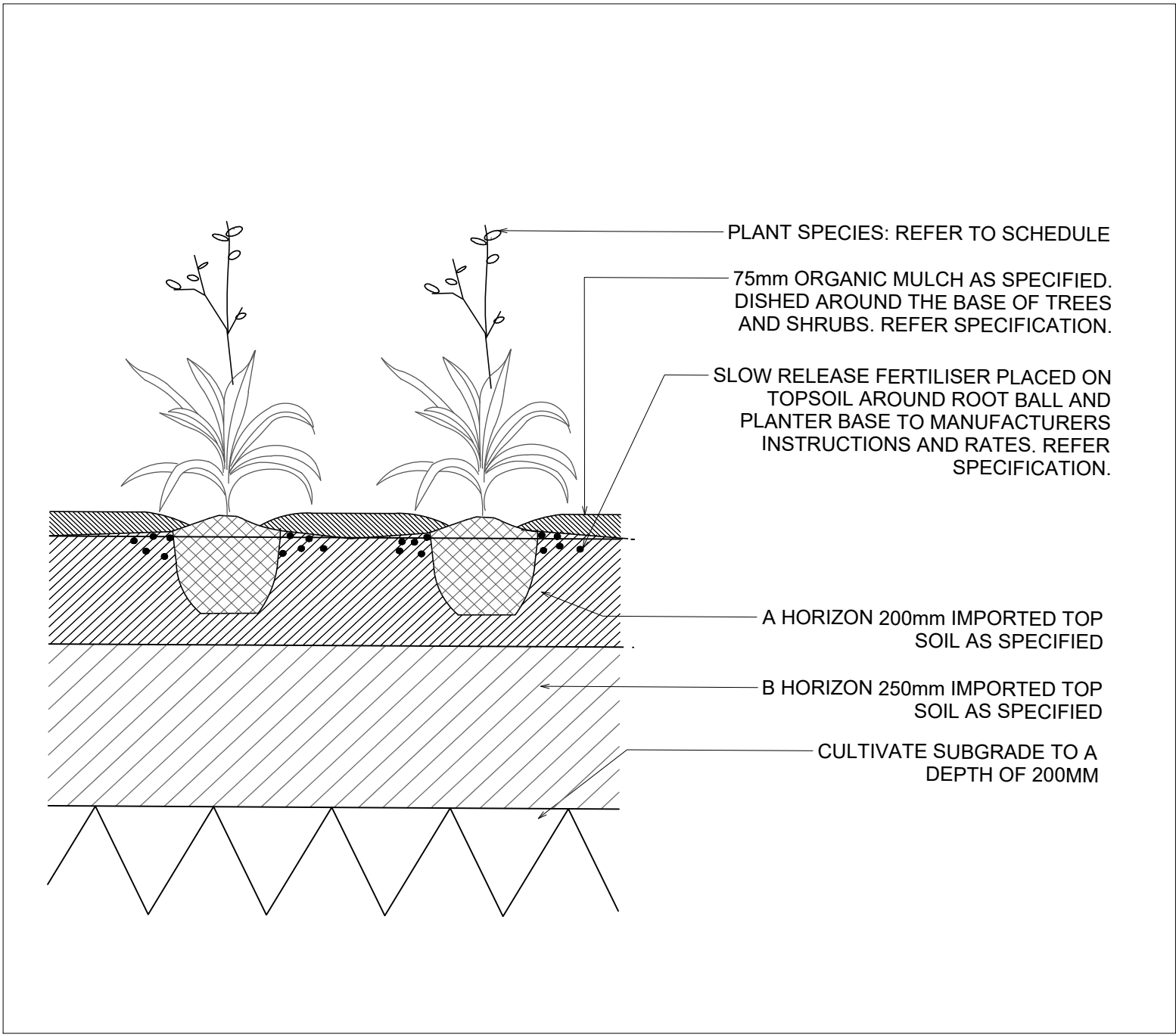
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

**** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH Ku-ring-gai COUNCIL SPECIFICATION AND DETAILS**

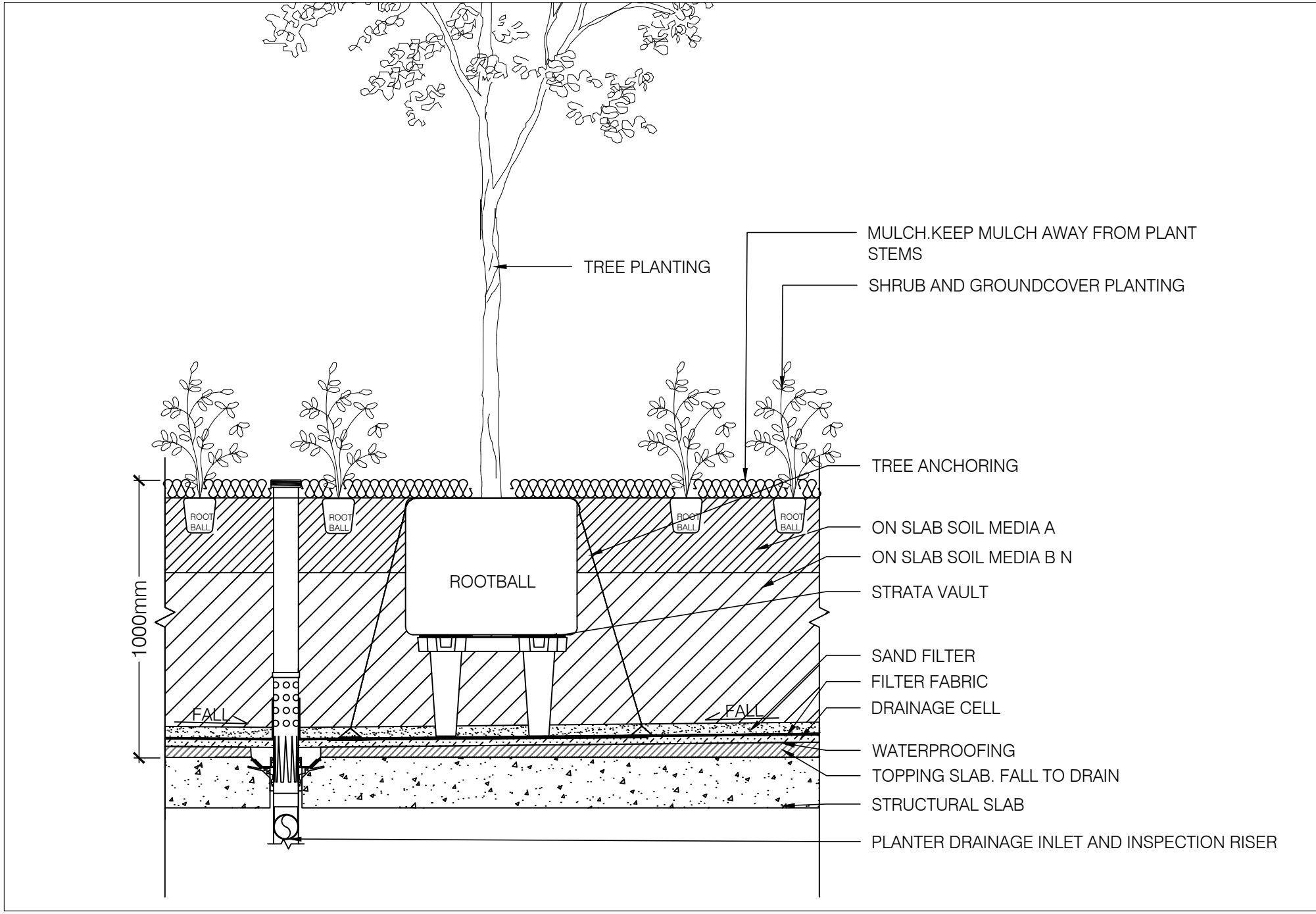
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

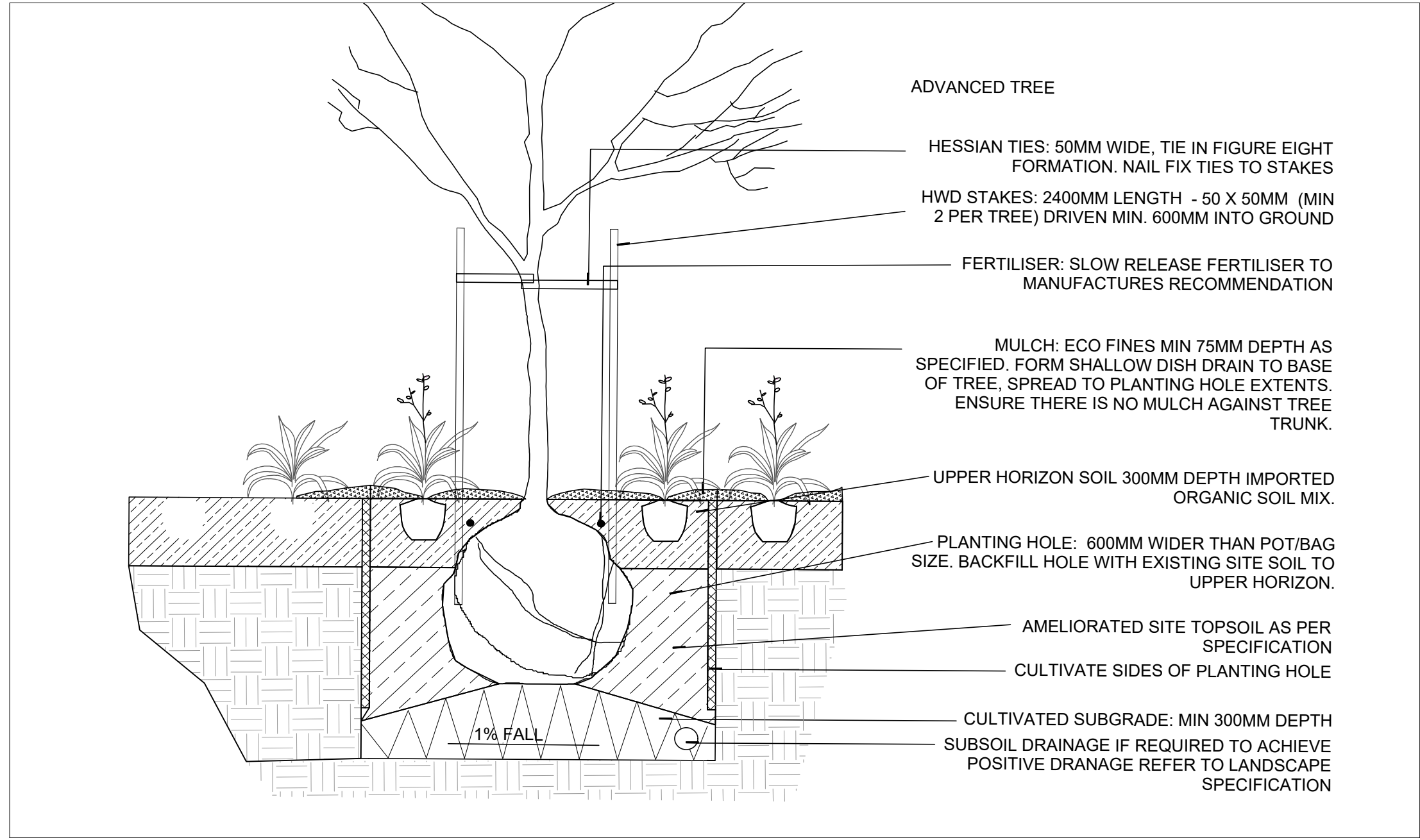
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL DETAIL: PLANTER ON GRADE
1:10



2 TYPICAL DETAIL: PLANTER ON SLAB
1:20



3 TYPICAL TREE DETAIL IN DEEP SOIL
1:20

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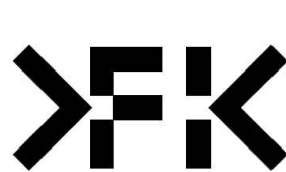
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Date

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Designer CR/ RI

Design CR

Check

Signature

Scale AS SHOWN

Client HYECORP

Project

Title

Original Size

A1

16-24 LORD STREET AND 21 -27 ROSEVILLE AVENUE, ROSEVILLE

TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION

Drawing No: LD-DA900

Rev: 2