

BRIDGE PLACE

HIGH DENSITY RESIDENTIAL DEVELOPMENT

93 Bridge Road Westmead NSW

**Landscape Architectural Report SSDA**

SEPTEMBER 2025

REVISION	DATE	PREPARED BY	CHECKED BY
B	31.03.25	CX	MS
C	11.04.25	CX	MS
D	15.04.25	CX	MS
E	17.04.25	CX	MS
F	16.09.25	PD	MS

**Prepared For:**

Bridge Road Unit Trust c/o Town Square Consultants

**Site Location:**

93 Bridge Road, Westmead NSW

**Prepared By:**

**distinctive Living Design**

Landscape Architecture - Design - Consultancy

56 John St, Camden NSW, Australia 2570

[www.distinctive.net.au](http://www.distinctive.net.au)

Ph:02 4655 1881

*"we respectfully acknowledge the traditional custodians of the lands we work on, the dharawal people and pay our respects to their elders past, present and emerging"*



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# 1.0 SITE UNDERSTANDING



## BRIDGE PLACE

Bridge Place is located within the epicenter of the Westmead Precinct – the health and innovation sub-precinct. Identified by the Strategy as Westmead’s ‘engine room’, key outcomes for this Sub-precinct include excellence in supporting health and innovation; permeability and wayfinding; high quality public domain; activity spines and nodes; green grid connections; and, rail crossings. The Strategy identifies Bridge Place as one of only three residential sites within the Sub-precinct, and by-default signals a clear intent for the Project to have a significant role in diversifying housing choice and deliver on Council’s LSPS housing target of an additional 8,000 dwellings by 2036.

## DESIGN EXTENT

The Development Application reflects the development as described below:

- Public Communal Open space on ground floor
- Public Park
- Public Street interfaces

## REFERENCE DOCUMENTS

The following Development Application has been prepared with reference to the following documents:

### Site Level

- Parramatta Council DCP 2023
- Draft 91-93 Bridge Road, Westmead Site Specific Development Control Plan
- Westmead Place Strategy 2036 Health & Innovation Sub-precinct 2
- Bridge Place 4.0 Amended Planning Proposal In Response To Rezoning Review (Hatch, 13/12/2024)
- Landscape Open Space & Recreatino Facilities Report (Distinctive Living Design, 16/12/2025)

### Local Level

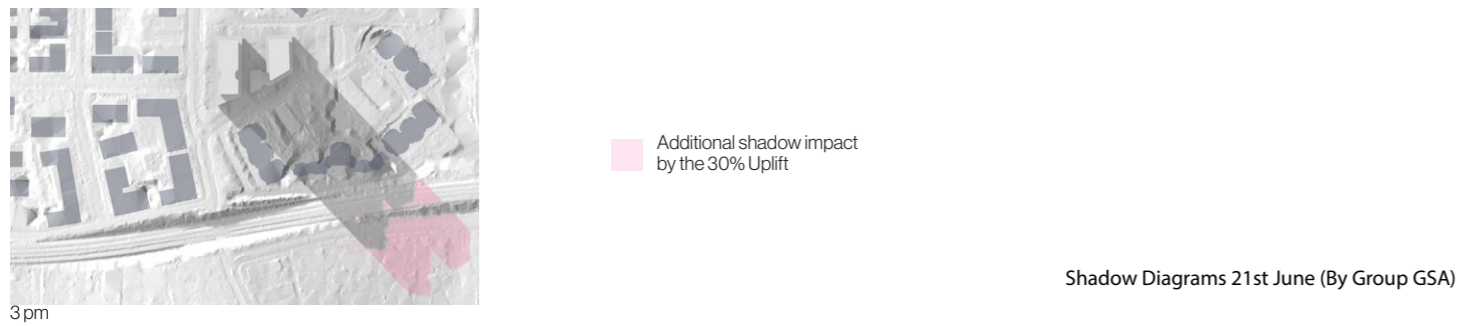
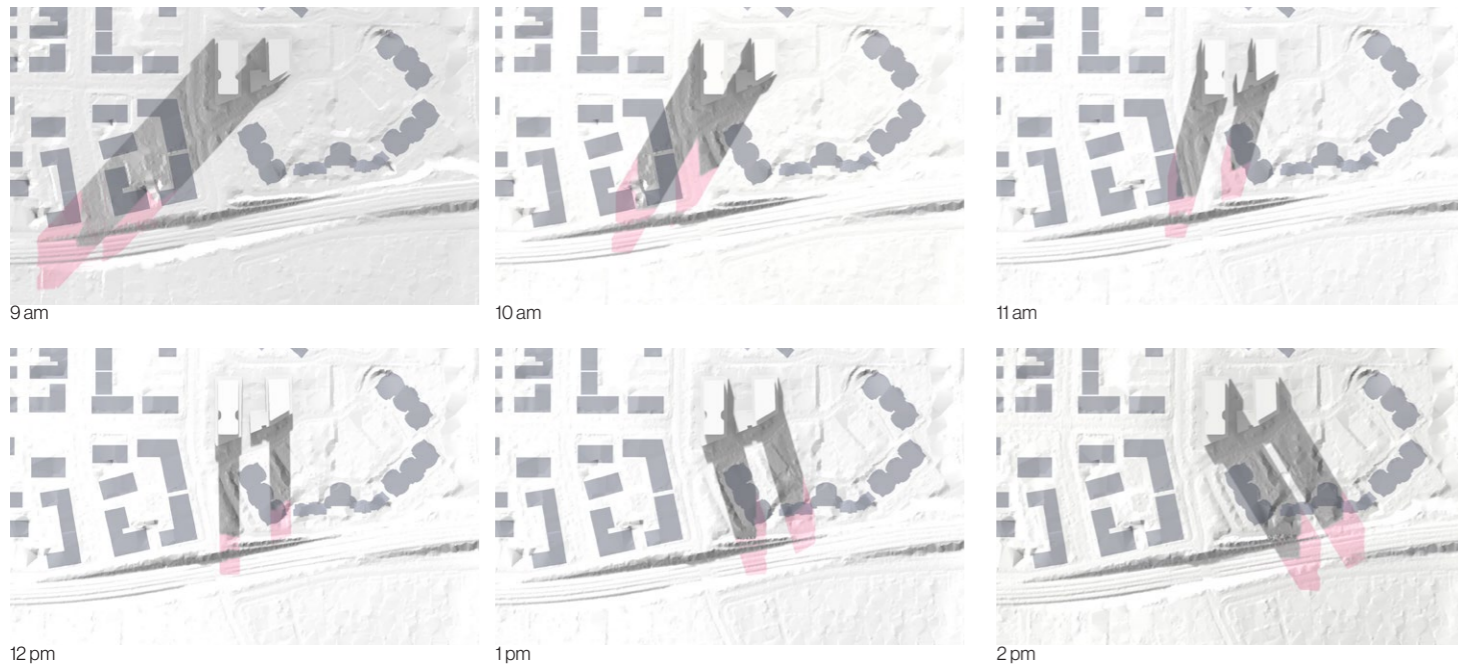
- Parramatta Local Environmental Plan (LEP) 2023
- Parramatta Local Housing Strategy (2020)
- Parramatta Local Strategic Planning Statement: City Plan 2036, 2038 Community Strategic Plan

### State Level

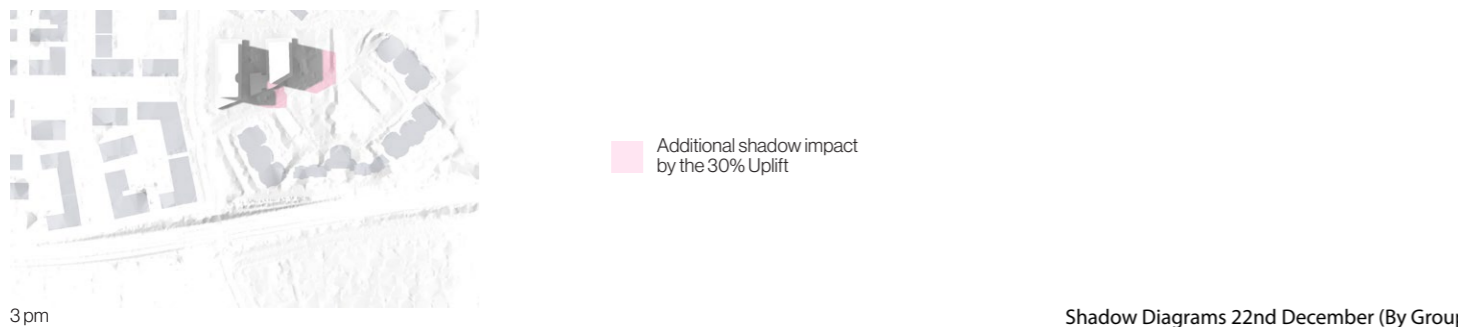
- Apartment Design Guidelines
- State Environmental Planning Policy (Housing) 2021 NSW



Reference: A Metropolis of three cities by Greater Cities Commission



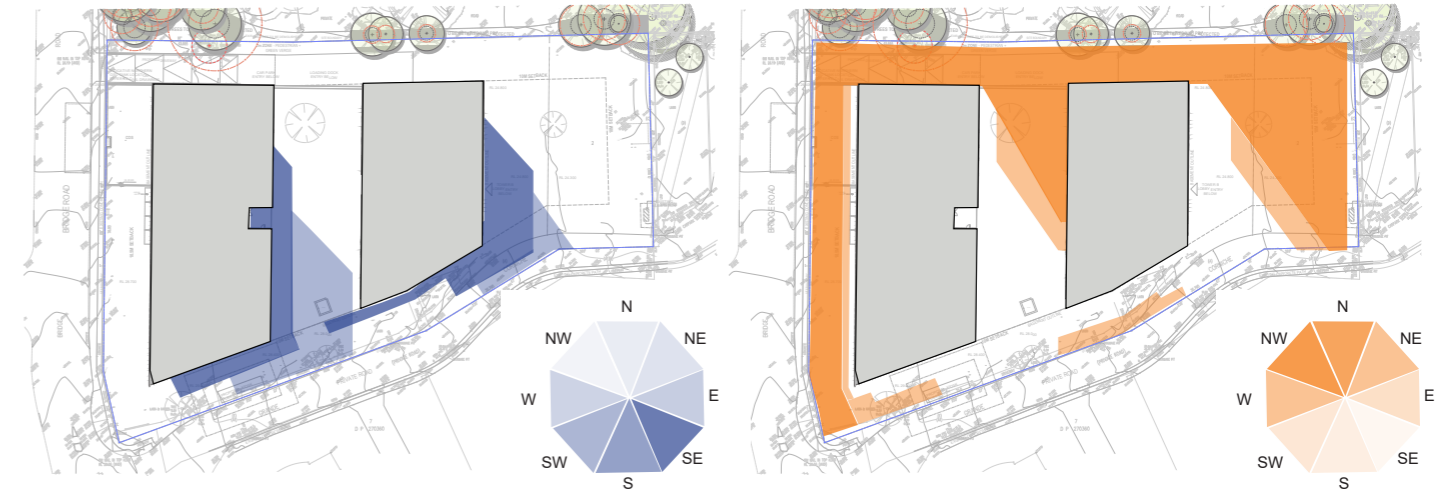
Shadow Diagrams 21st June (By Group GSA)



Shadow Diagrams 22nd December (By Group GSA)

Client:  
**BRIDGE ROAD UNIT TRUST**

Architect:  
**GROUP GSA**

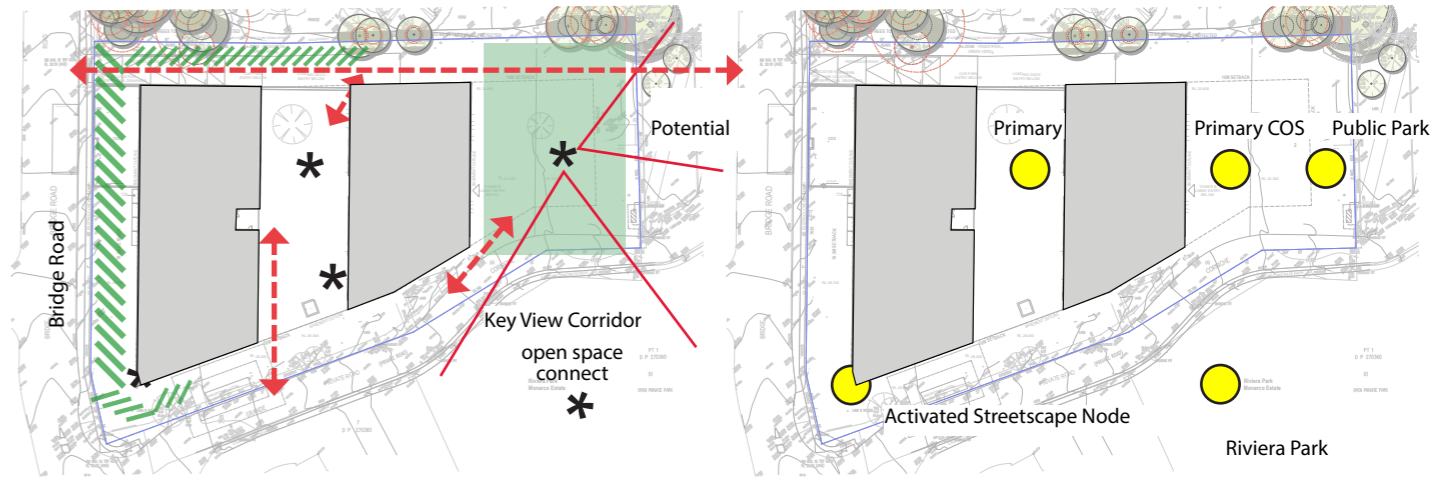


Average Shade Cover\* / Lower Temp Zones

Average Sun Exposure\* / Higher Temp Zones

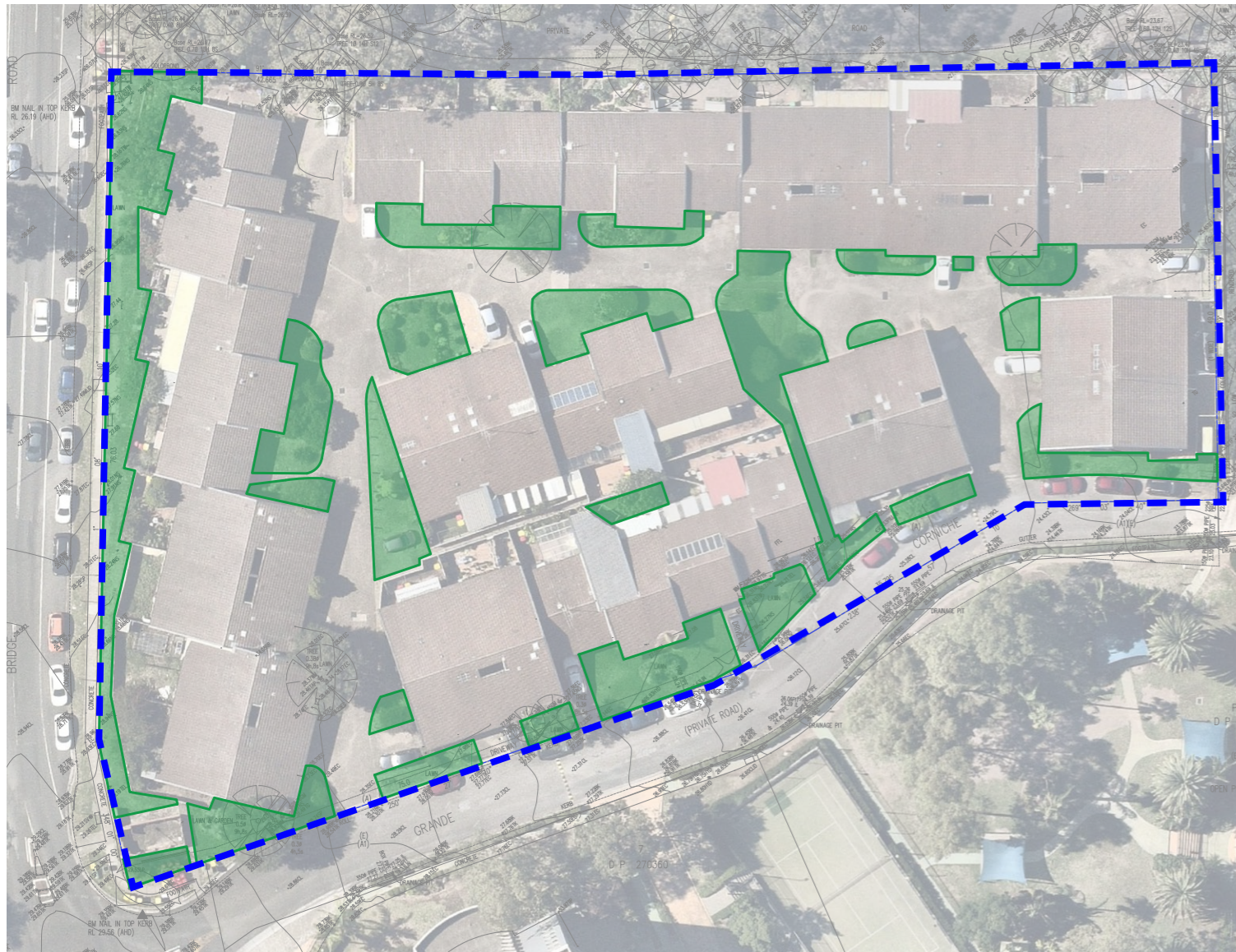
\*artifical; excludes new tree canopy cover

\*natural; excludes new tree canopy cover



Opportunity for High Order Streetscape Treatments on activated frontages

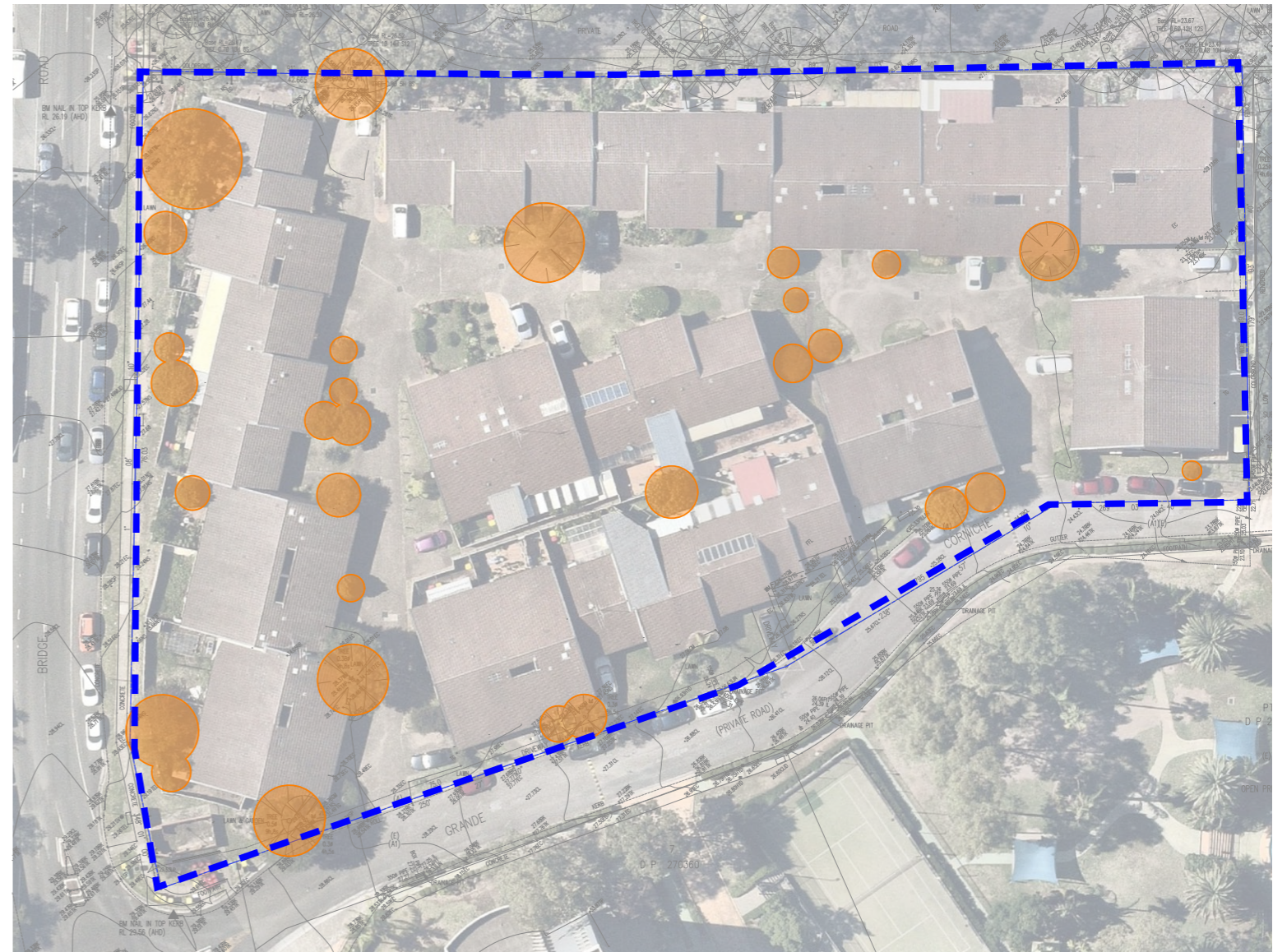
Key Landmark Locations



**LEGEND**

- PROPERTY BOUNDARY
- DEEP SOIL AREA

TOTAL SITE AREA = 8663 M2  
 EXISTING DEEP SOIL AREA = 1473 M2  
 PERCENTAGE = 17.00%



**LEGEND**

- PROPERTY BOUNDARY
- TREE CANOPY

TOTAL SITE AREA = 8663 M2  
 EXISTING CANOPY COVER = 686.81 M2  
 PERCENTAGE = 7.93%

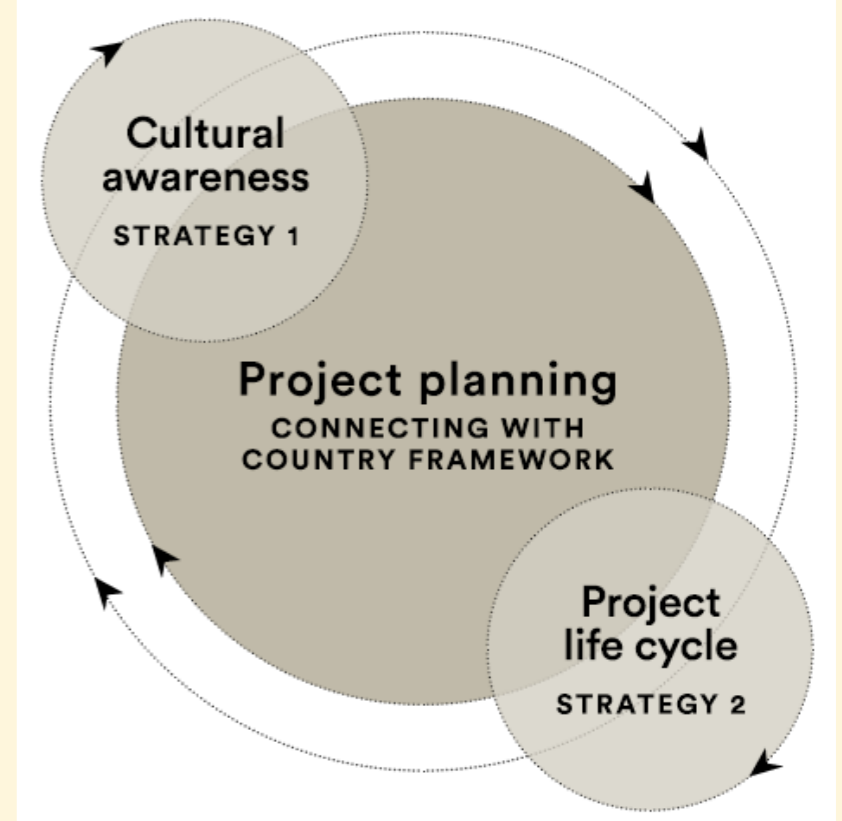
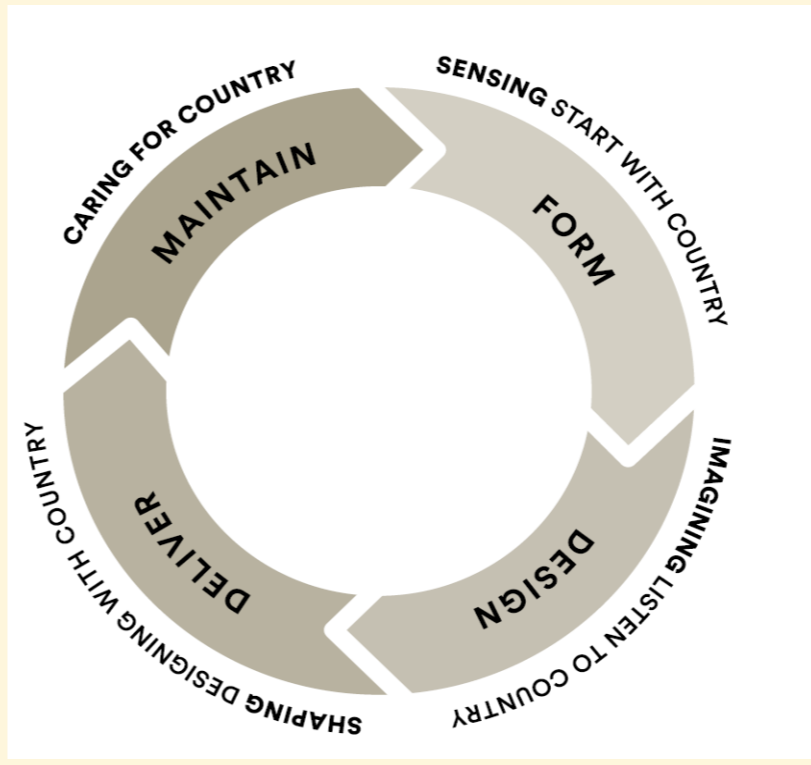
# 2.0 DESIGN RESPONSE

# STRATEGIES FOR CONNECTING WITH COUNTRY

## CONNECTION TO NATURE & A CELEBRATION OF COUNTRY

- 1.** We will respect the rights of Aboriginal peoples to Indigenous cultural intellectual property, and we will support the **right of Country to be cared for.**
- 2.** We will prioritise Aboriginal people's relationship to Country, and their **cultural protocols**, through education and enterprise by and for Aboriginal people.
- 3.** We will prioritise **financial and economic benefits** to the Country where we are working, and by extension to the Traditional Custodians of that Country.
- 4.** We will share **tangible and intangible benefits** with the Country where we are working, and by extension the Traditional Custodians of that Country, including current and future generations.

- 5.** We will respect the diversity of Aboriginal cultures, but we will prioritise the local, place-specific **cultural identity of the Country** we're working on.  
  
Aboriginal people will determine the representation of their cultural materials, customs, and knowledge.
- 6.** We will prioritise recognition and **responsibility of Aboriginal people**, supporting capacity building across Aboriginal and non-Aboriginal communities, and across government project teams.
- 7.** We will support Aboriginal people to continue their practices of managing land, water, and air through their ongoing **reciprocal relationships with Country.**  
  
We will create opportunities for traditional first cultures to flourish.



**Figure 7:** Connecting with Country Draft Framework supports the cyclical nature of projects and relationship building in project planning – Strategy 1 supports cultural awareness, and Strategy 2 supports an Aboriginal perspective on project life cycles.

**KEY LEARNINGS:**

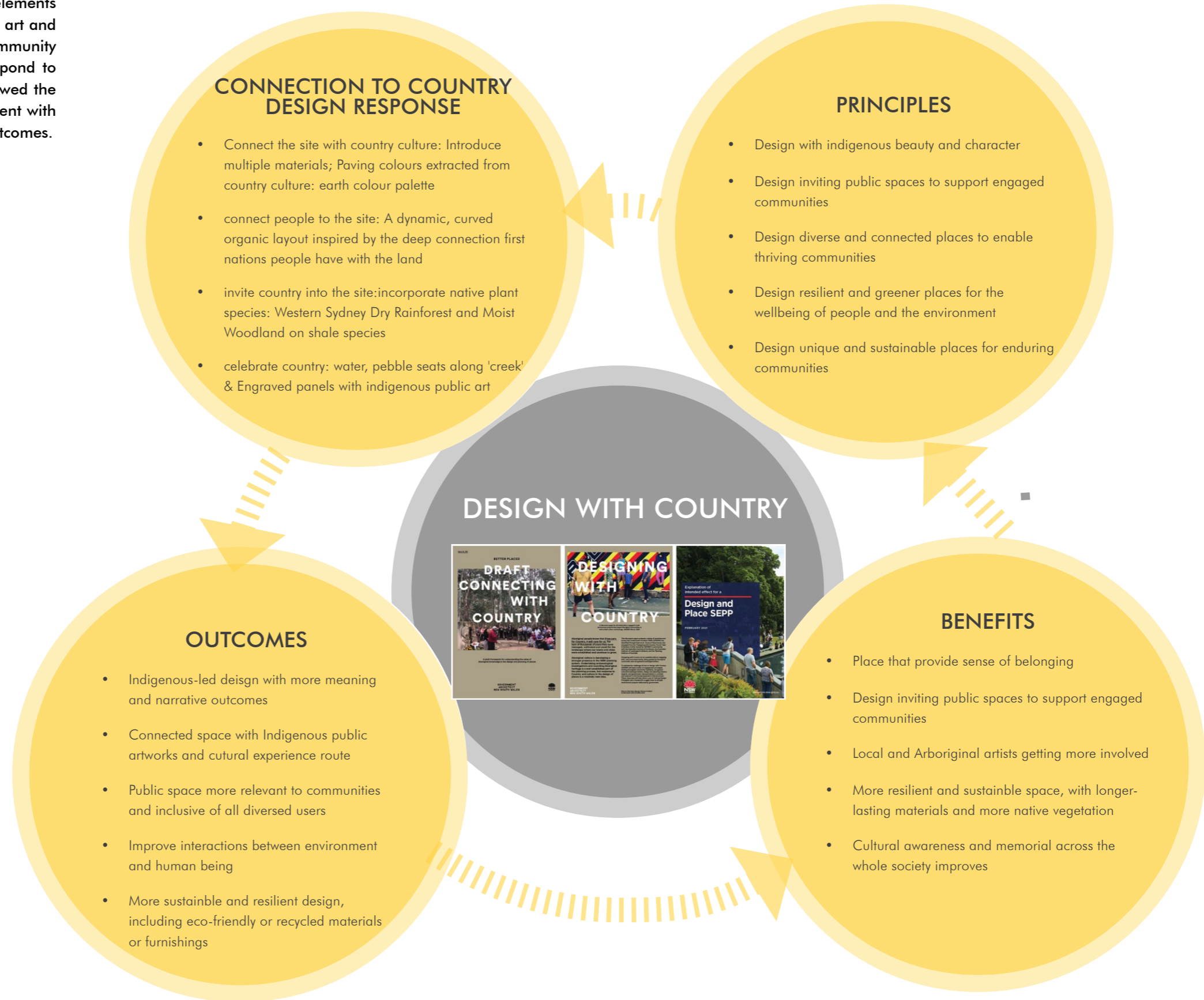
Together, the strategies for connecting will help to apply cultural awareness and knowledge of Country to projects.

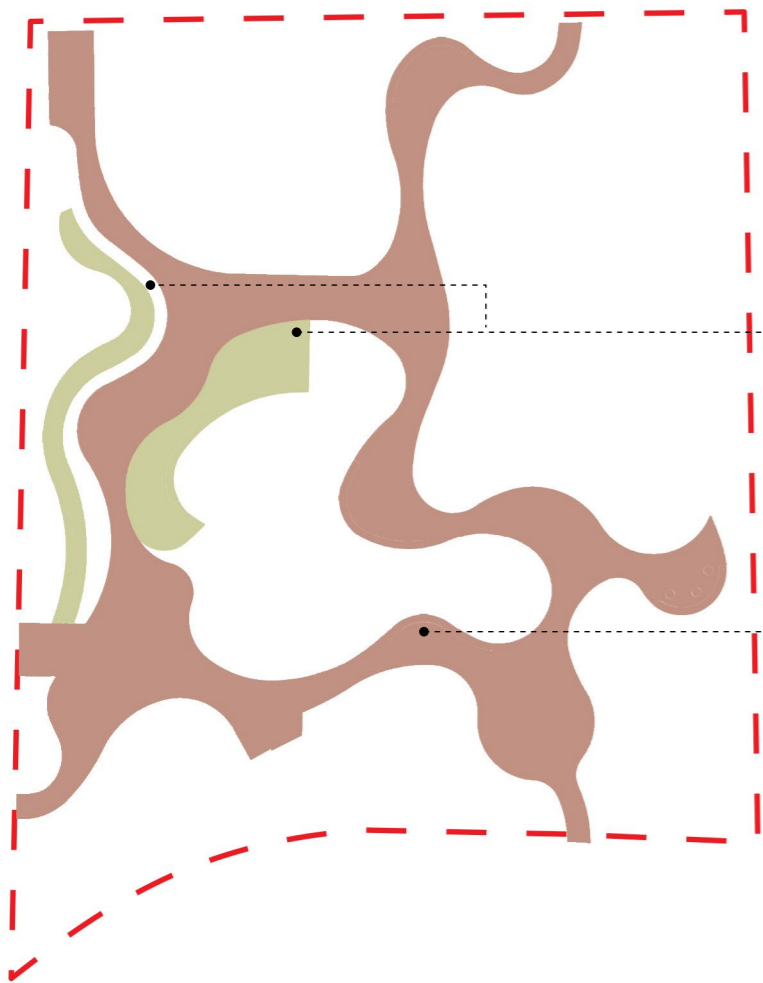
Through cultural awareness all project team members can begin to follow these pathways:

- learning from first languages and placenames
- developing mutually beneficial relationships with Country
- reawakening memories of cultural landscapes
- finding common ground.

# DESIGN WITH COUNTRY STATEMENT

The principles of a Design With Country approach are embedded into the landscape architectural philosophy, drawing on the references, connections and relationship to the surrounding ecological elements within the design response, and, through potential public art and informative, educational active engagement with the community within the proposed landscape. The philosophy is to respond to and connect visitors with Country. This approach has allowed the process to evolve and respond to a consultative engagement with Aboriginal Community Members through direction and outcomes.





**PRINCIPLE 01**

CONNECT THE SITE WITH COUNTRY CULTURE

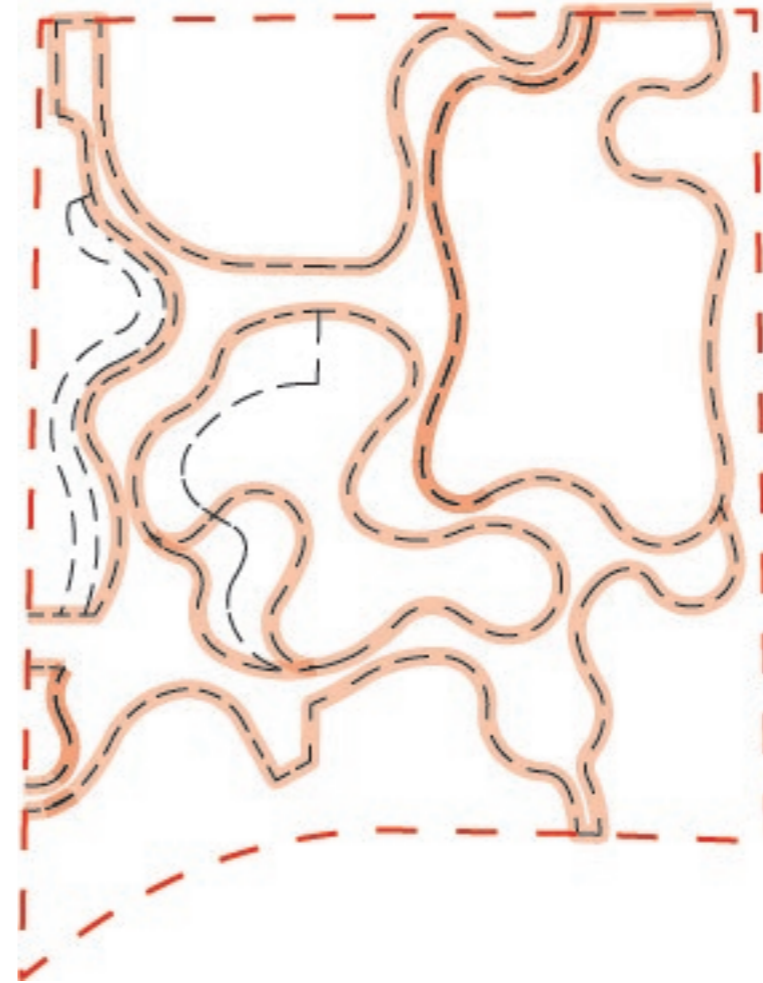
- INTRODUCE MULTIPLE MATERIALS:
- PAVING COLOURS EXTRACTED FROM COUNTRY CULTURE: EARTH COLOUR PALETTE



Permeable paving: Gravel



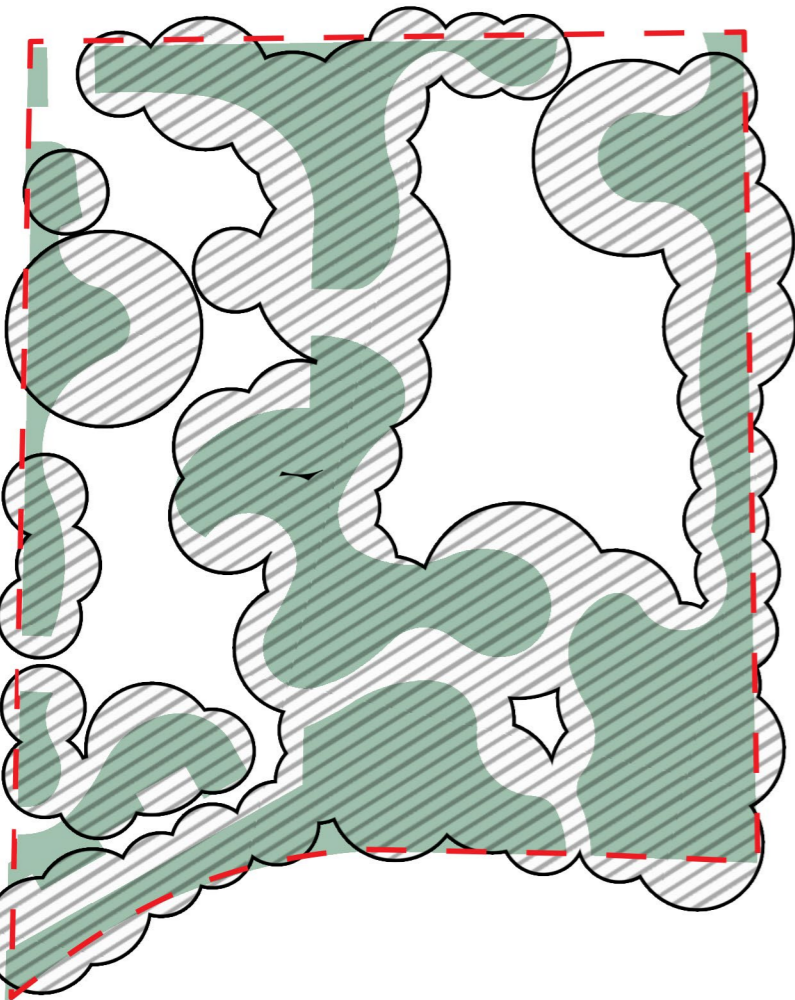
Indicative paving colours



**PRINCIPLE 02**

CONNECT PEOPLE TO THE SITE

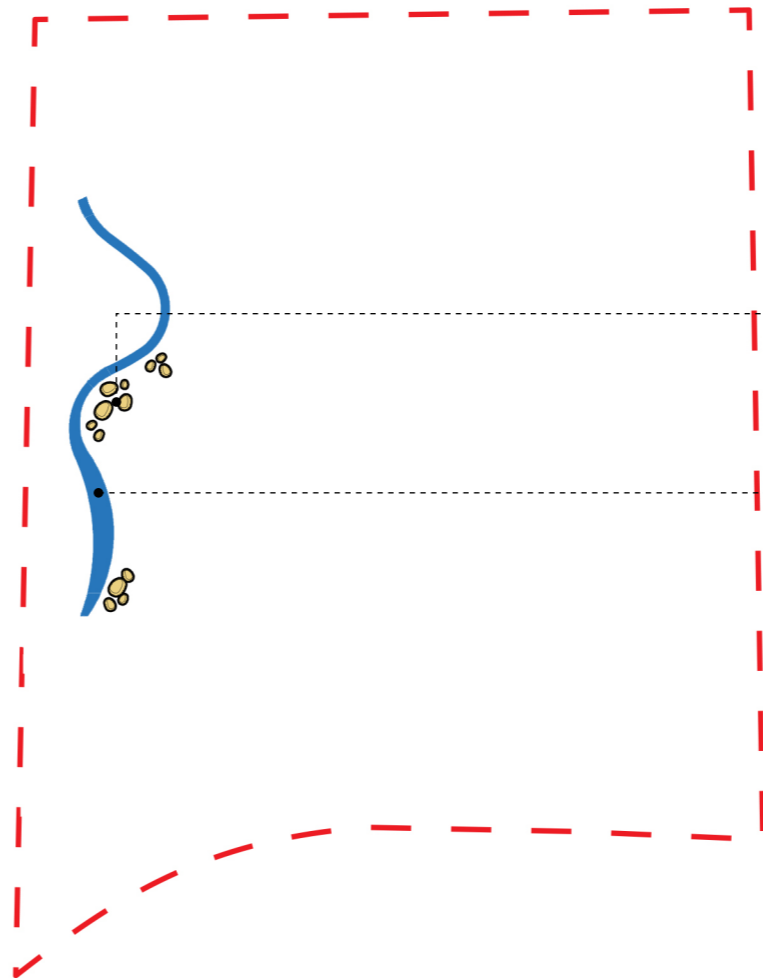
- A DYNAMIC, CURVED ORGANIC LAYOUT INSPIRED BY THE DEEP CONNECTION FIRST NATIONS PEOPLE HAVE WITH THE LAND
- THE ORGANIC GROUND PLANE PATTERN FORMS A SENSE OF THE NATURAL LANDSCAPE
- A PARK THAT CREATES A SENSE OF MOVEMENT AND DISCOVERY
- A PARK WITH CULTURAL CHARACTER AND AESTHETIC APPEAL



**PRINCIPLE 03**

INVITE COUNTRY INTO THE SITE

- INCORPORATE NATIVE PLANT SPECIES: WESTERN SYDNEY DRY RAINFOREST AND MOIST WOODLAND SPECIES
- SUPPORT LOCAL ECOSYSTEMS
- INTENSIVE CANOPY COVER TO CREATE URBAN FOREST



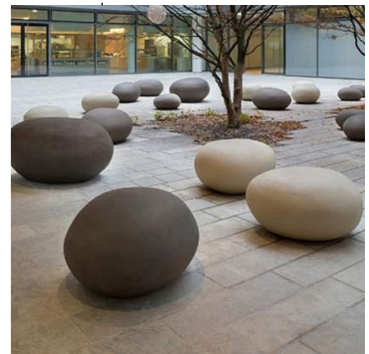
**PRINCIPLE 04**

CELEBRATE COUNTRY

- WATER - CHANNEL TO CELEBRATE LOCAL WATERWAYS
- PEBBLE SEATS ALONG 'CREEK'
- ENGRAVED INDIGENOUS PUBLIC ART ON PANELS ALONG THE CHANNEL



Channel & Panels with indigenous artwork



Pebble seating



SHADE & COOLING



IDENTITY



ACTIVE FACILITIES

HIGH AMENITY

COMMUNAL OPEN SPACE



GATHERING



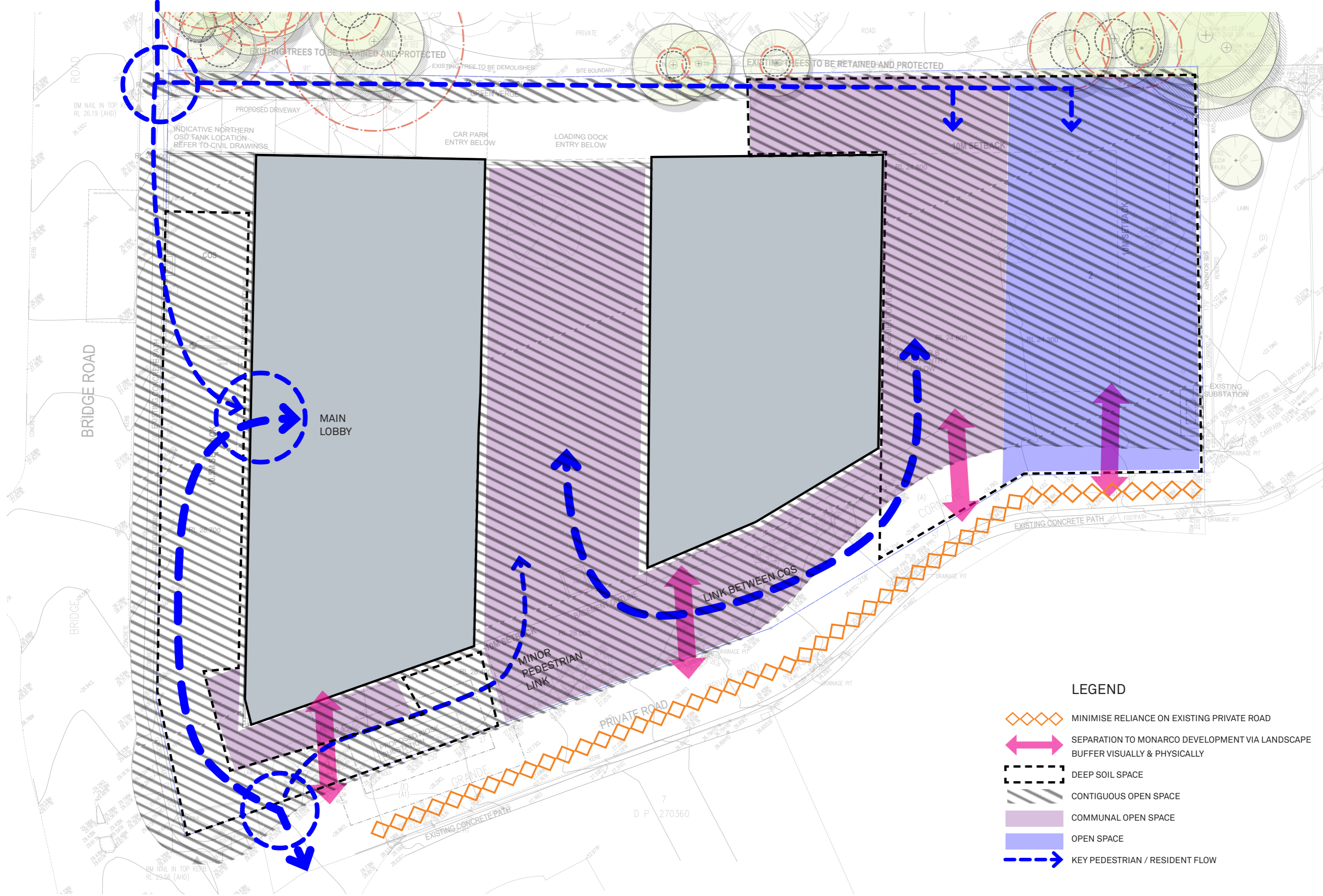
DIVERSE OPPORTUNITIES



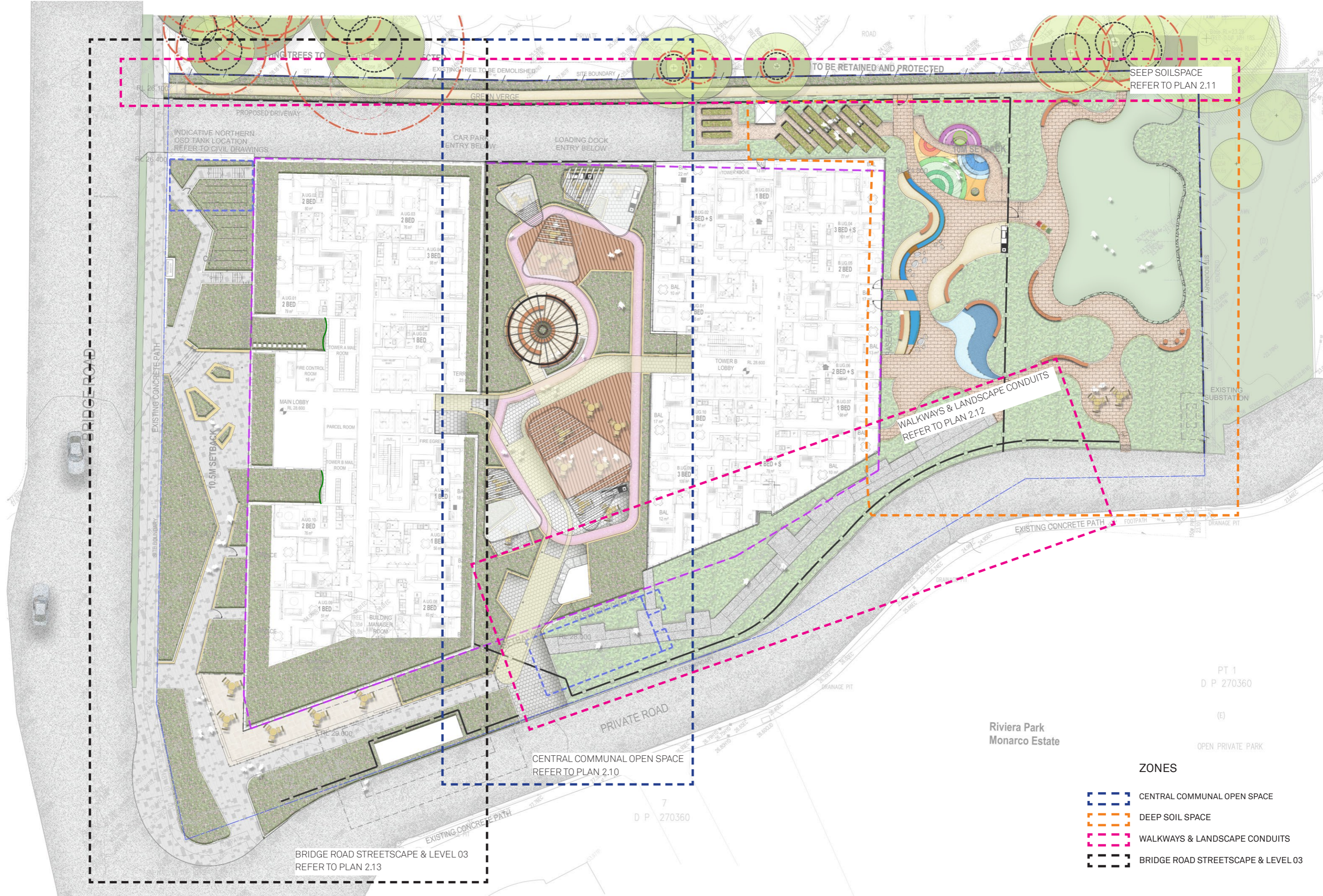
COMMUNITY GARDENS



HIGH AMENITY  
PUBLIC OPEN SPACE







SEEP SOILSPACE  
 REFER TO PLAN 2.11

WALKWAYS & LANDSCAPE CONDUITS  
 REFER TO PLAN 2.12

CENTRAL COMMUNAL OPEN SPACE  
 REFER TO PLAN 2.10

BRIDGE ROAD STREETSCAPE & LEVEL 03  
 REFER TO PLAN 2.13

- ZONES**
- CENTRAL COMMUNAL OPEN SPACE
  - DEEP SOIL SPACE
  - WALKWAYS & LANDSCAPE CONDUITS
  - BRIDGE ROAD STREETSCAPE & LEVEL 03

PT 1  
 D P 270360  
 (E)  
 OPEN PRIVATE PARK

Riviera Park  
 Monaco Estate



## REQUIREMENTS

### COMMUNAL OPEN SPACE

- ADG OBJECTIVE 3D-1  
MINIMUM 25% OF THE SITE AREA
- PARRAMATTA DCP  
MINIMUM 30% OF THE SITE AREA

### DEEP SOIL AREA

- ADG OBJECTIVE 3E-1  
MINIMUM 7% OF SITE AREA  
MINIMUM 6 X 6M OF DEEP SOIL ZONE
- State Environmental Planning Policy (Housing) 2021 NSW  
MINIMUM 15% OF THE SITE AREA  
MINIMUM 3 X 3M OF DEEP SOIL ZONE

## DEEP SOIL AREA CALCULATION

SITE AREA = 8663m<sup>2</sup>

### CALCULATION OF REAL DEEP SOIL AREA (WITHOUT MIN DIMENSION)

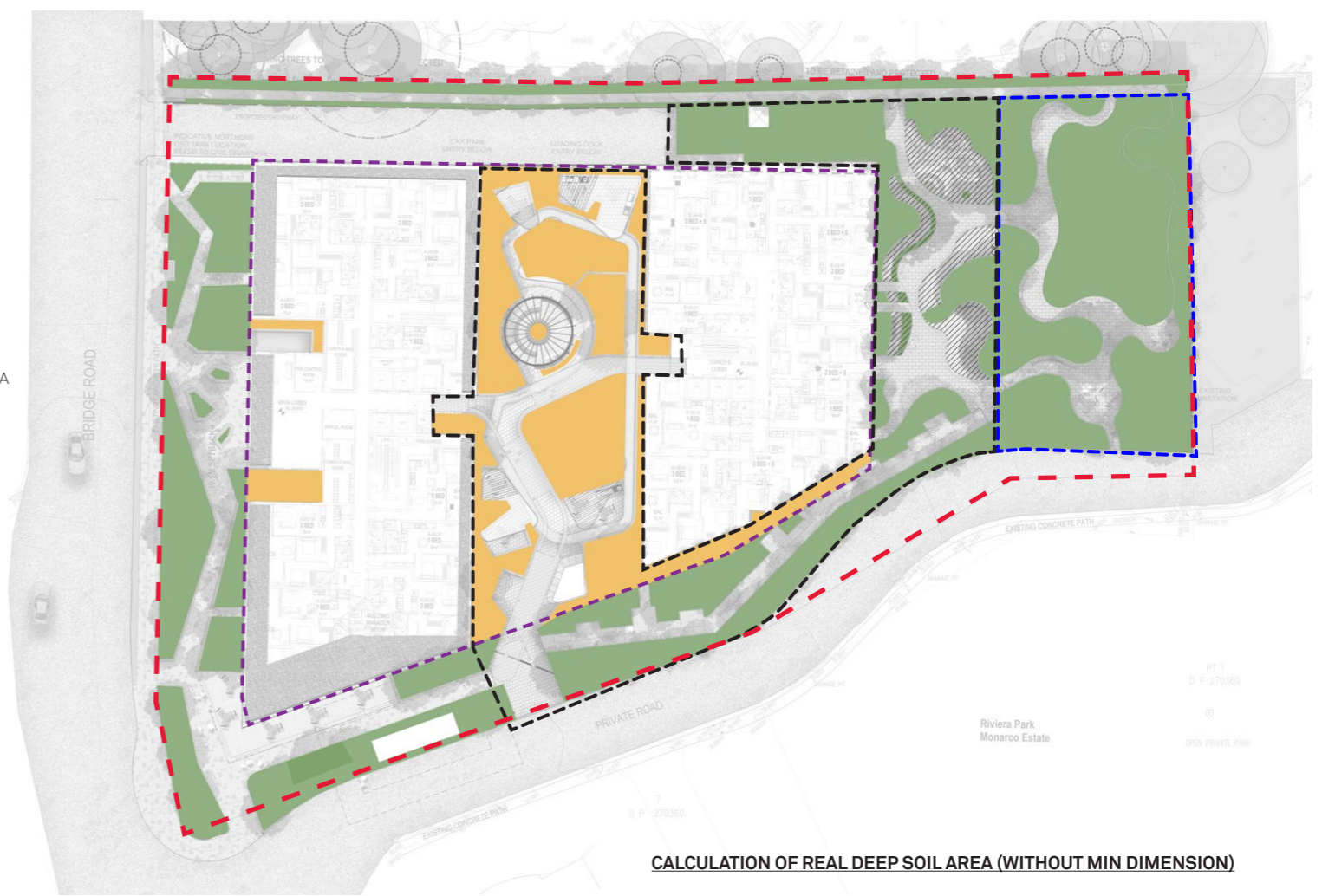
AREA	PERCENTAGE
LANDSCAPE PODIUM AREA = 731.83 m <sup>2</sup>	<b>8.45% OF SITE</b>
PERMEABLE PAVING AREA = 199.37 m <sup>2</sup>	<b>7.80% OF DSZ</b>
TOTAL DEEP SOIL AREA = 1893.93 m <sup>2</sup>	<b>21.86% OF SITE</b>

### CALCULATION OF PRIVATE & PUBLIC LANDSCAPE (COMMON SPACE & PUBLIC PARK)

AREA	PERCENTAGE
MIN 6 x 6m DEEP SOIL AREA (ADG COMPLIANT) = 1118.36 m <sup>2</sup>	<b>13.14% OF SITE</b>
MIN 3 x 3m DEEP SOIL AREA (SEPP COMPLIANT) = 1661.19 m <sup>2</sup>	<b>20.34% OF SITE</b>
PERMEABLE PAVING AREA = 107.64 m <sup>2</sup>	<b>9.62% OF TOTAL DSZ</b>
LANDSCAPE AREA (COMMON SPACE & PUBLIC PARK) = 3289.77 m <sup>2</sup>	<b>37.97% OF SITE</b>
LANDSCAPE AREA (COMMON SPACE ONLY) = 24467.30 m <sup>2</sup>	<b>28.48% OF SITE</b>

## LEGEND

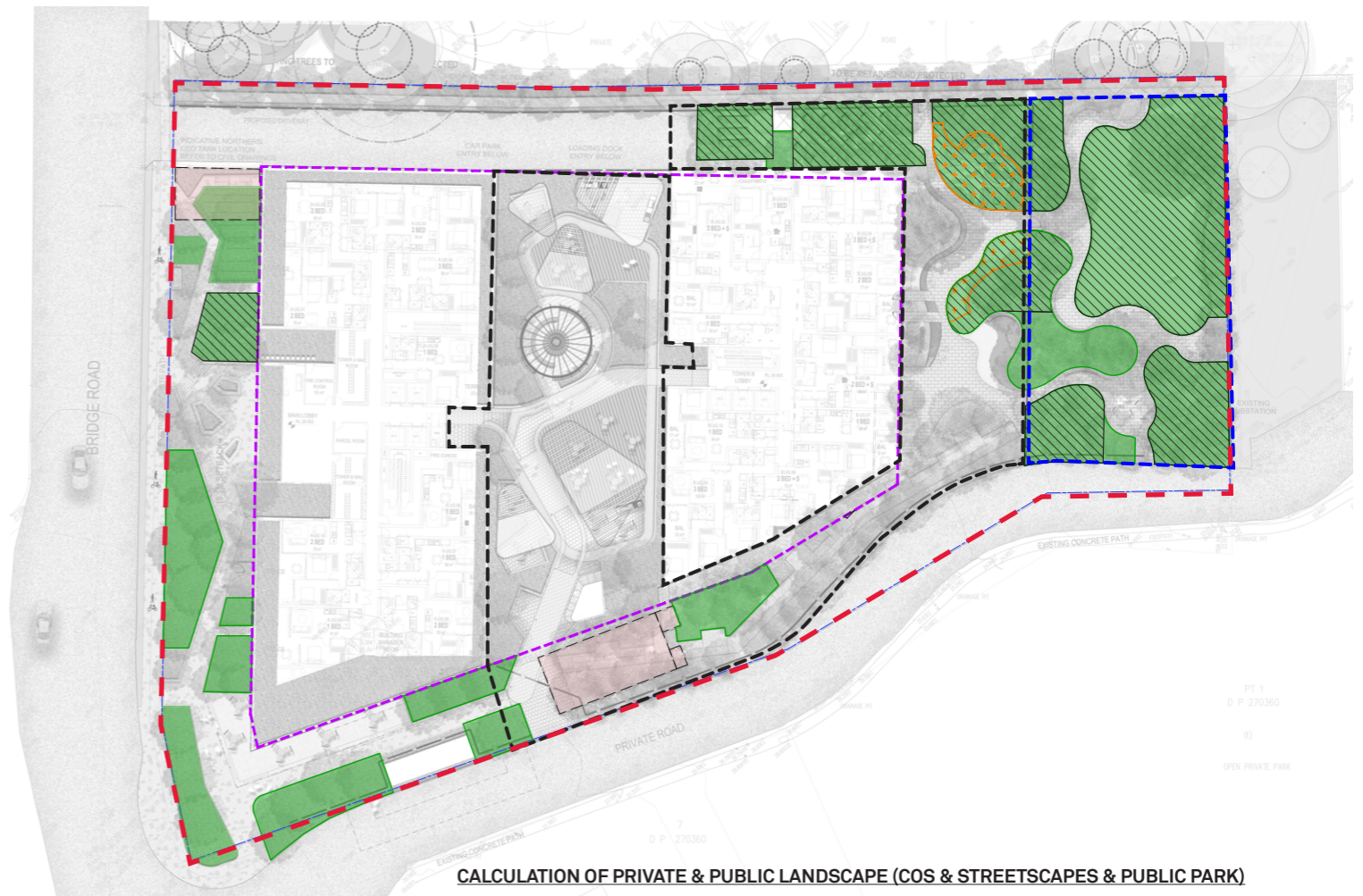
- PROPERTY BOUNDARY
- EXTENT OF BASEMENT
- COMMUNAL OPEN SPACE
- PUBLIC PARK
- DEEP SOIL AREA
- LANDSCAPE PODIUM AREA
- PERMEABLE PAVING



CALCULATION OF REAL DEEP SOIL AREA (WITHOUT MIN DIMENSION)

## LEGEND

- PROPERTY BOUNDARY
- EXTENT OF BASEMENT
- COMMUNAL OPEN SPACE
- PUBLIC PARK
- MIN 6M X 6M DSZ
- MIN 3M X 3M DSZ
- PERMEABLE PAVING
- OSD BY CIVIL



CALCULATION OF PRIVATE & PUBLIC LANDSCAPE (COS & STREETSCAPES & PUBLIC PARK)

Bridge Place High Density Mixed Use Westmead  
**2.8 CANOPY DIAGRAM**

Client:  
**BRIDGE ROAD UNIT TRUST**

Architect:  
**GROUP USA**

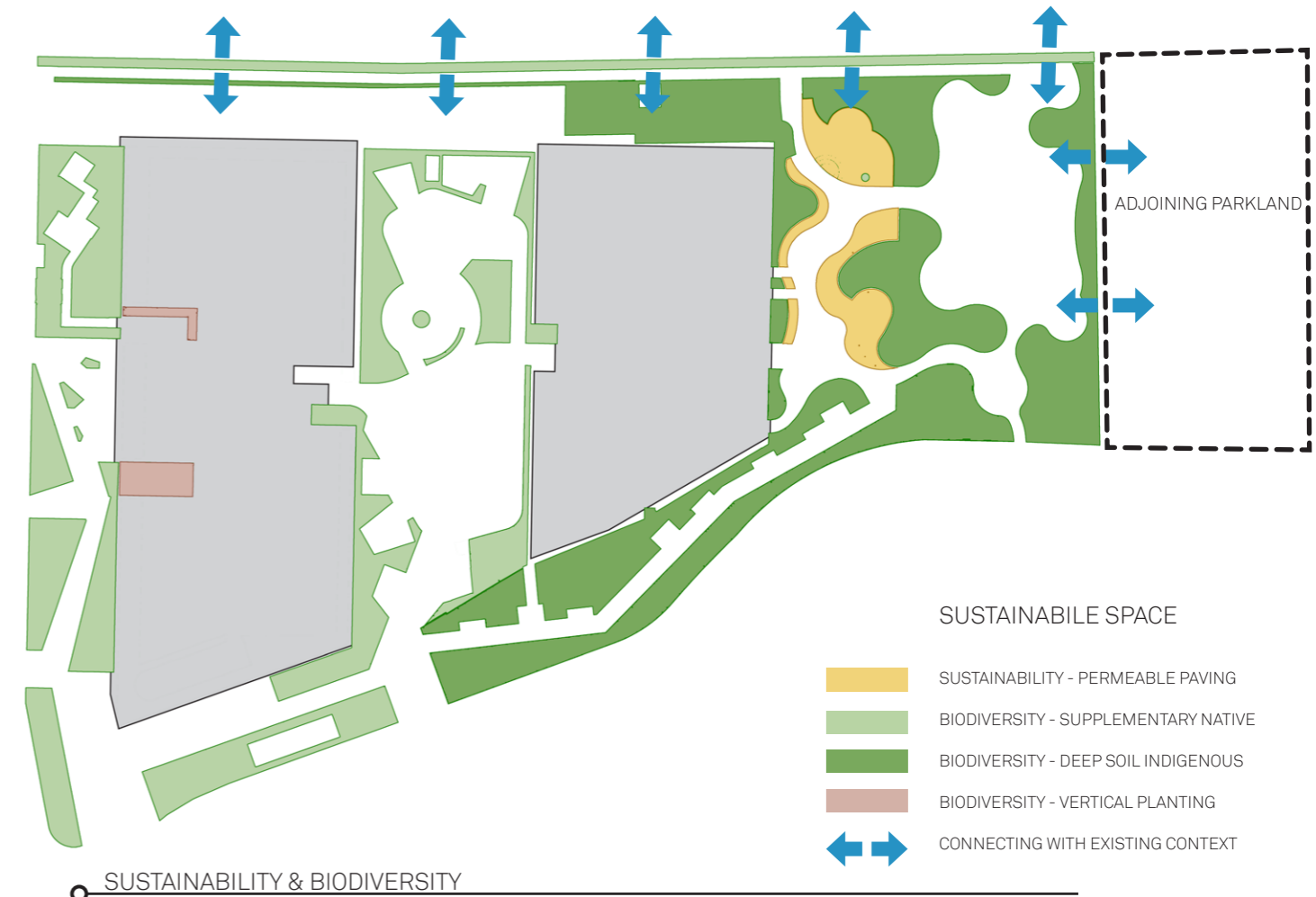
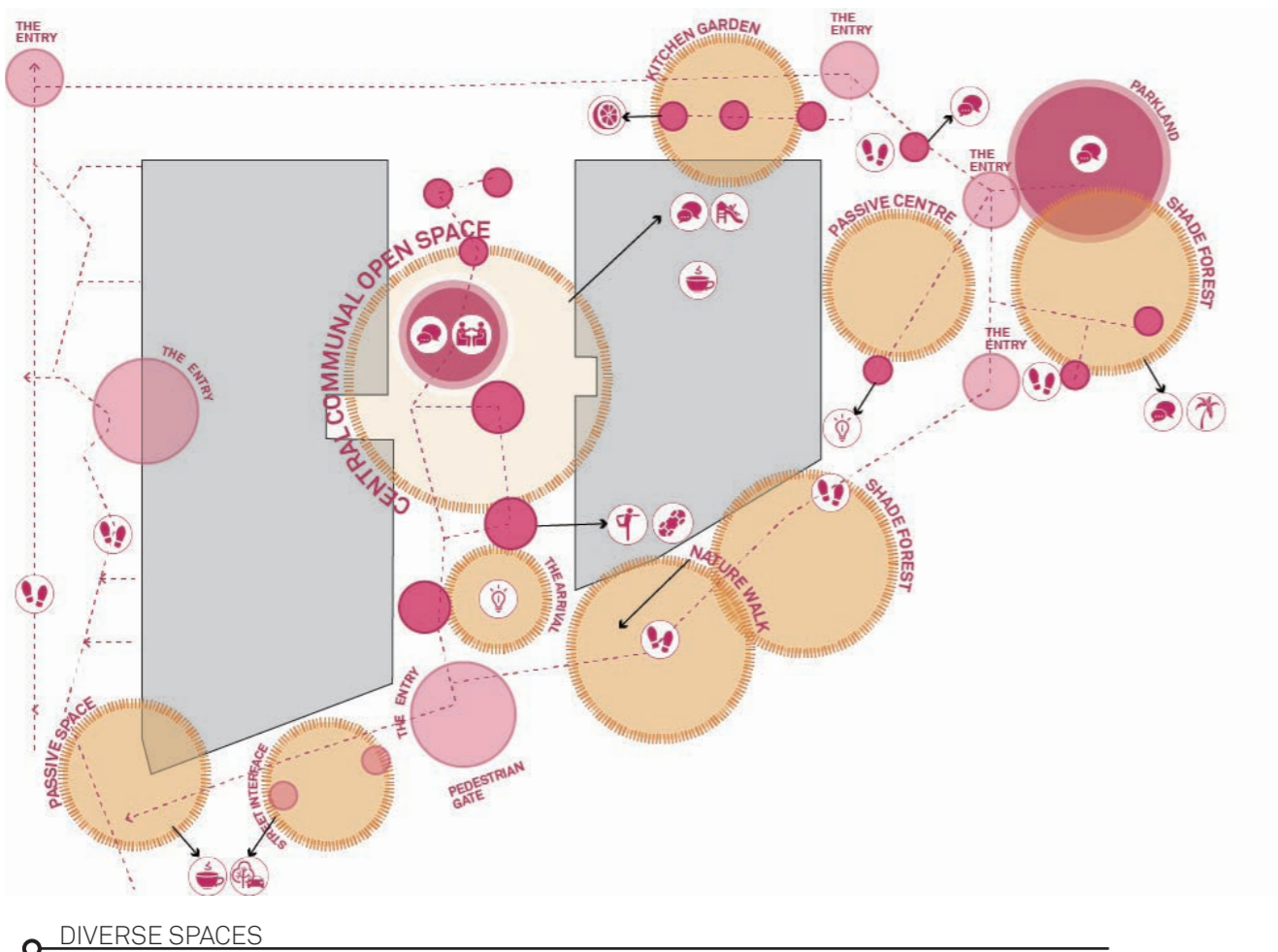
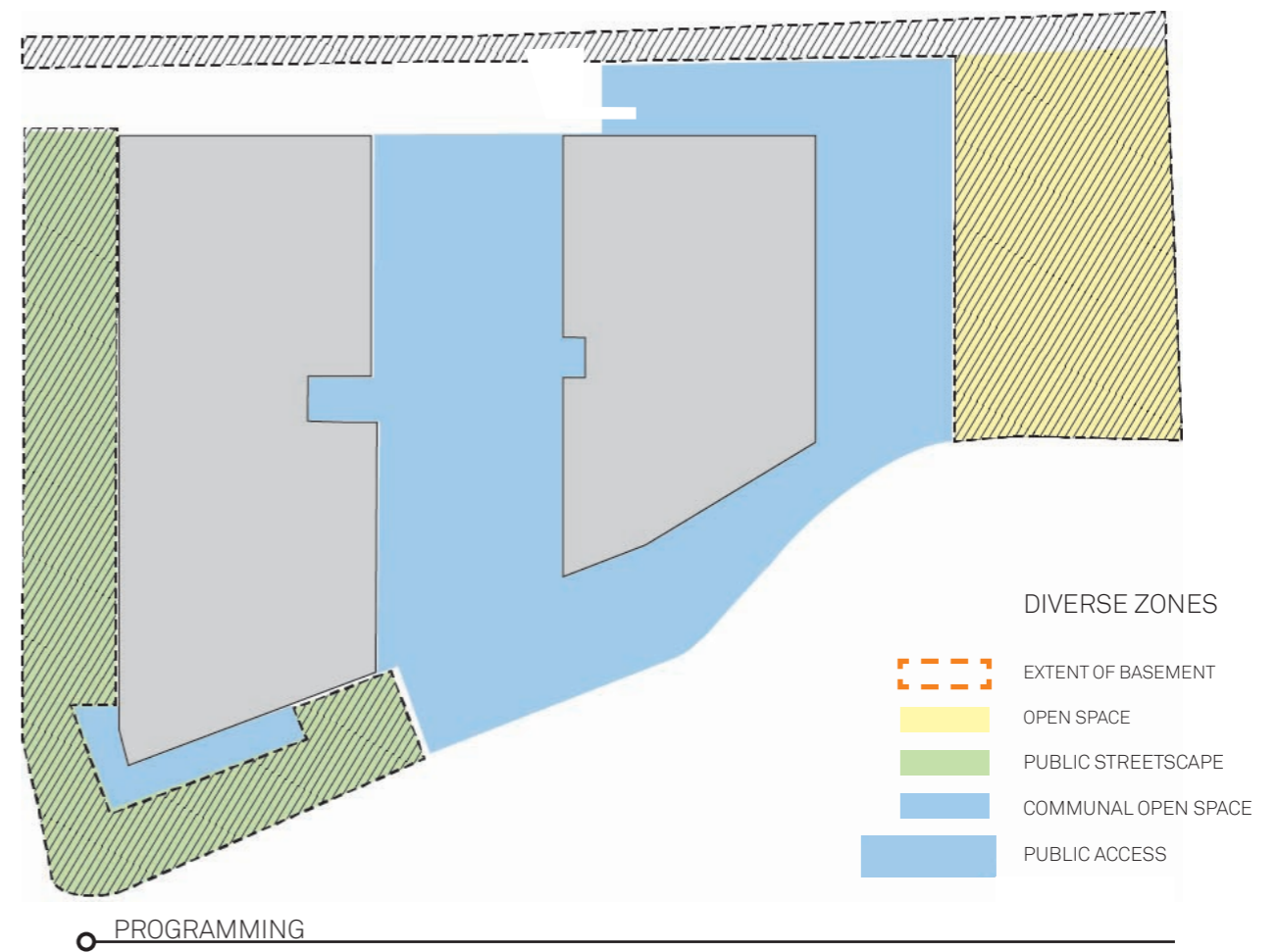
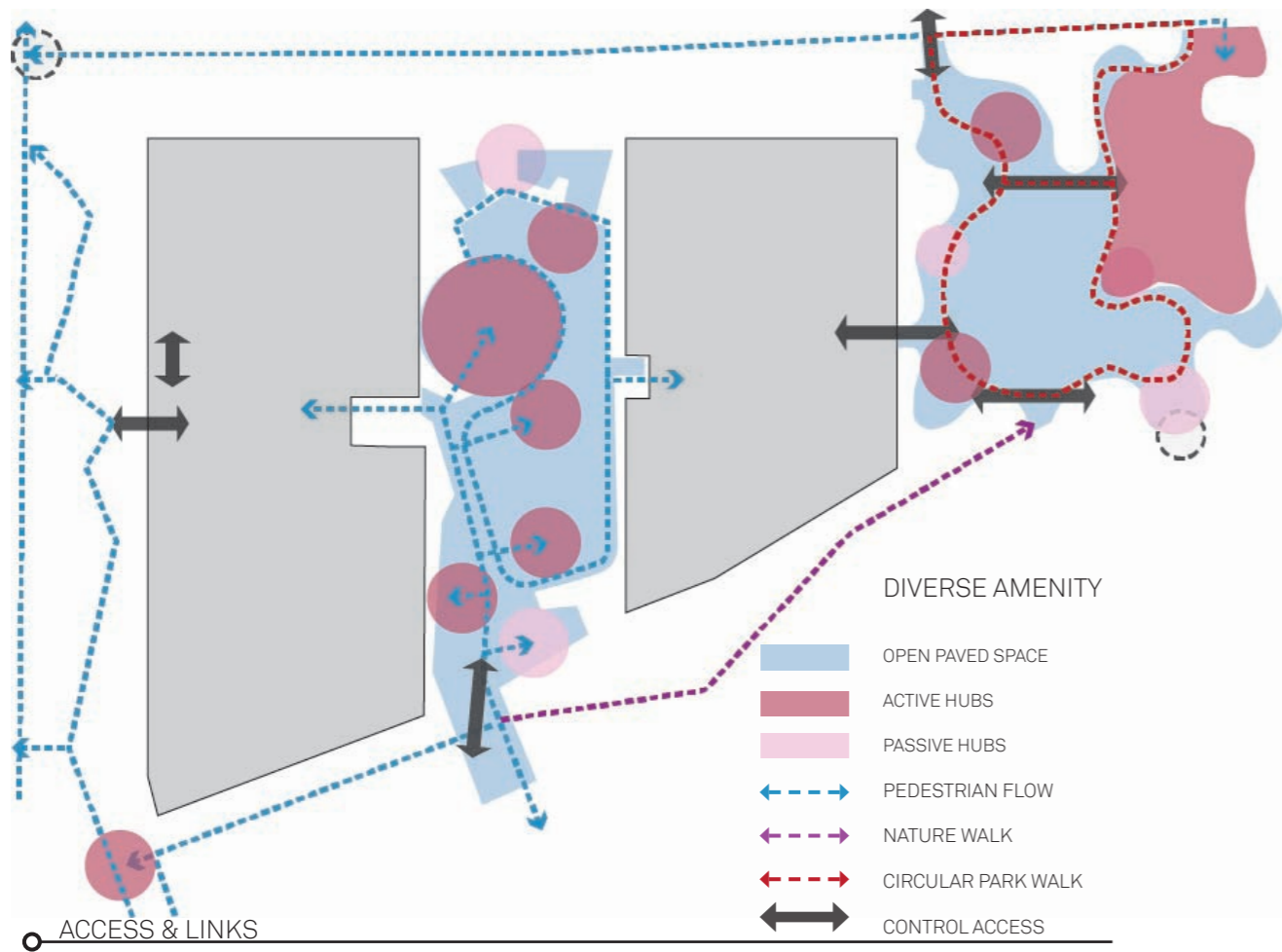
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 Revision: F  
 Date: 16.09.25

**distinctive**



**ESD PRINCIPLES ADDRESSED**

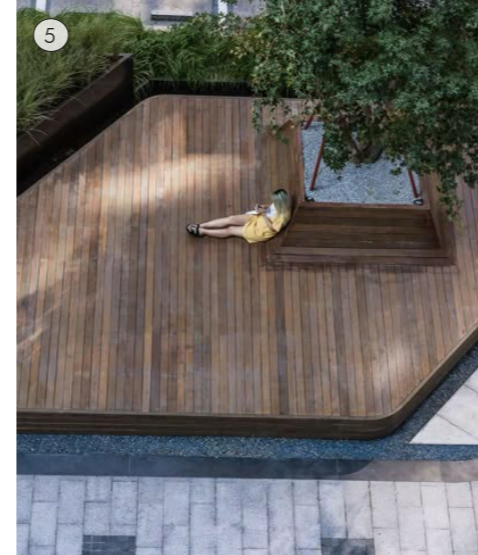
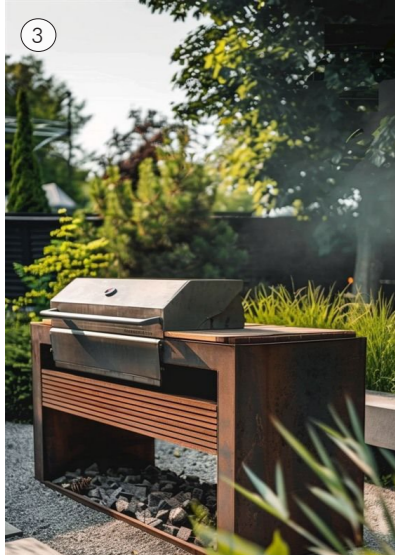
- Urban Heat Sink Providing 40.08% (3472.22m<sup>2</sup>) total site canopy coverage.
- Permeability (WSUD) Proposed Permeable Paver used within the Public Domain to enhance deep soil planting zones
- Indigenous Species (WSUD) Low maintenance & Low water use species (Refer Planting Palette)





Curved seating and planting box for community passive activities

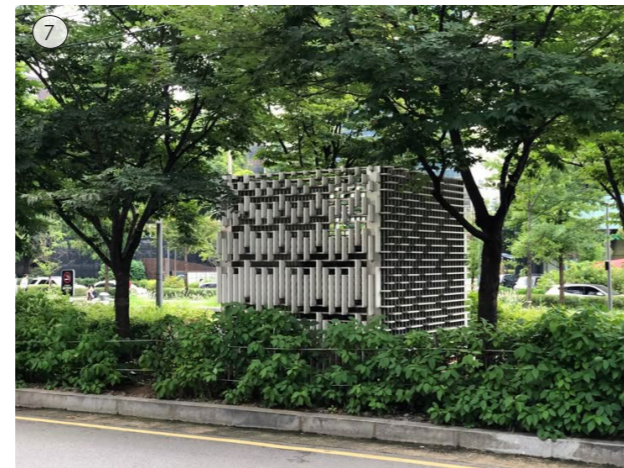
Circular pergola



Covered BBQ facilities

Covered walkway to link building lobbies

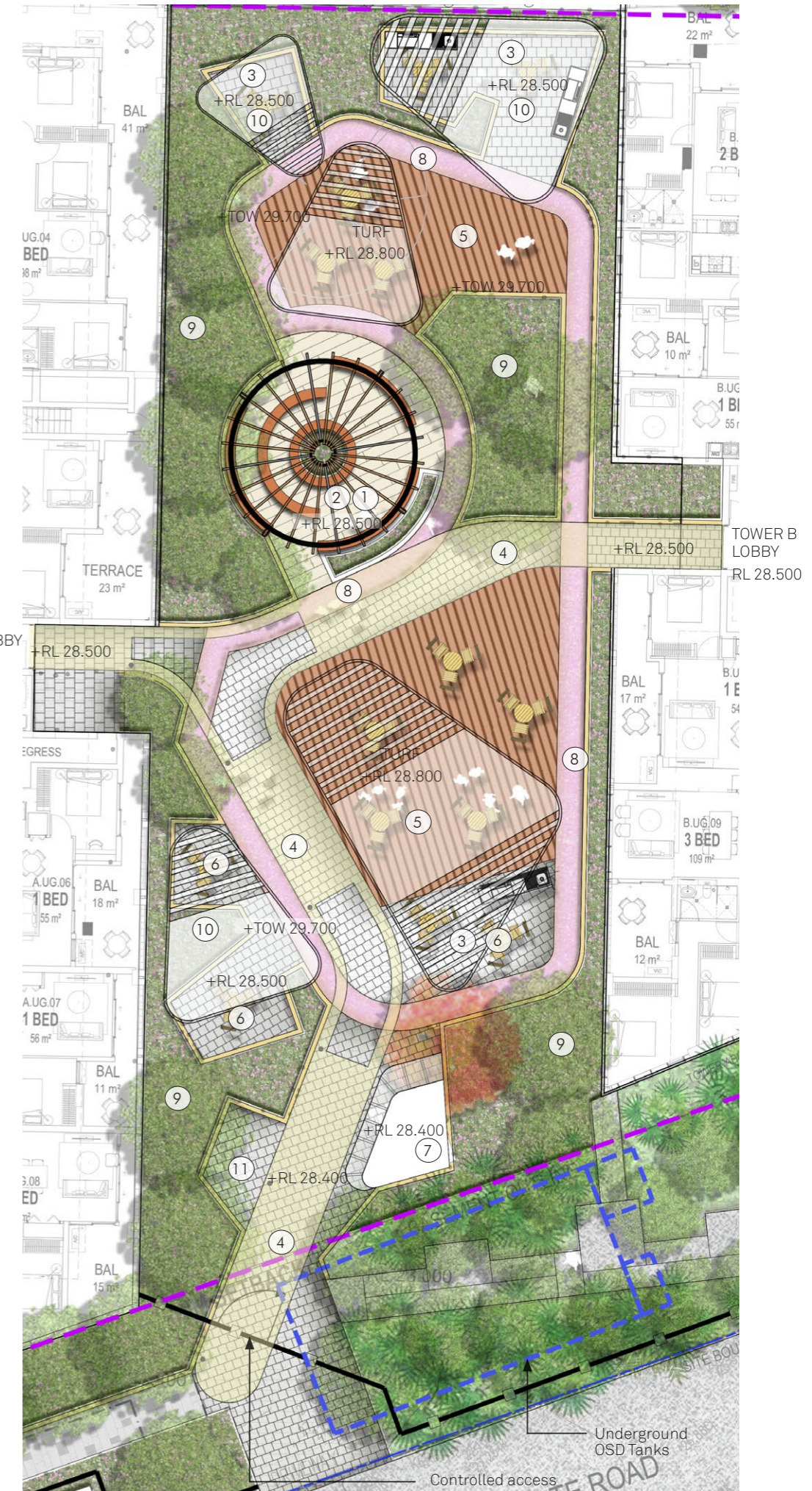
Timber Decking



Intimate Space formed by concave planter box

Sculptural box of carpark exhaust amongst landscape

- ① Curved Seating
- ② Circular pergola
- ③ BBQ Facilities
- ④ Covered Pathway
- ⑤ Timber Decking
- ⑥ Intimate Space
- ⑦ Carpark Exhaust
- ⑧ Circuit Pathway
- ⑨ Planter Box
- ⑩ Shade Over Amenities
- ⑪ Bike / Scooter Parking
- Separation Fencing 1.8m H
- Balustrade 1.2m H

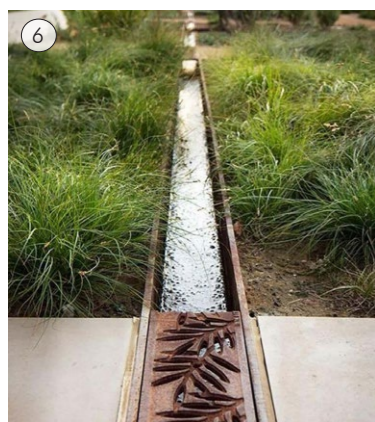




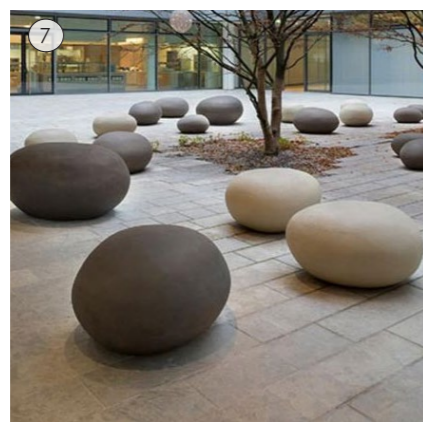
Communal kitchen garden



Outdoor gym



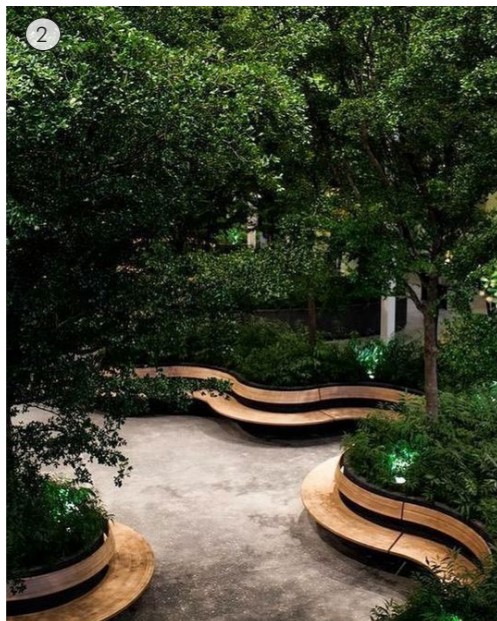
Water Channel



Pebble seats



Play space



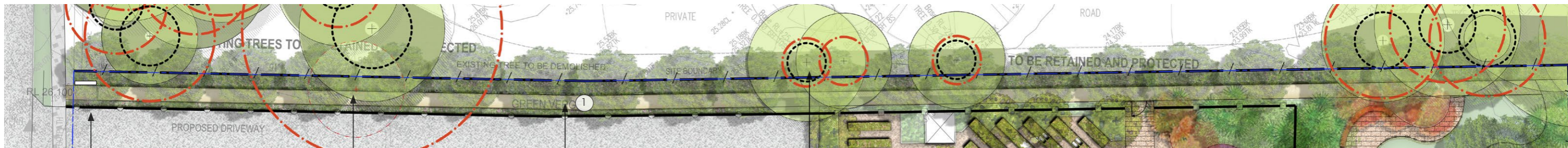
Urban forest in Deep Soil Zone



Open Turf



- ① Communal Kitchen Garden
- ② Urban Forest
- ③ Outdoor Gym
- ④ Paved Pathway
- ⑤ Open Turf
- ⑥ Water Channel
- ⑦ Pebble Seating
- ⑧ Play Space
- ⑨ Gravel
- ⑩ Edge Seating
- ⑪ Stairs
- ⑫ Controlled Access
- ⑬ Gathering Space
- ⑭ BBQ Facilities

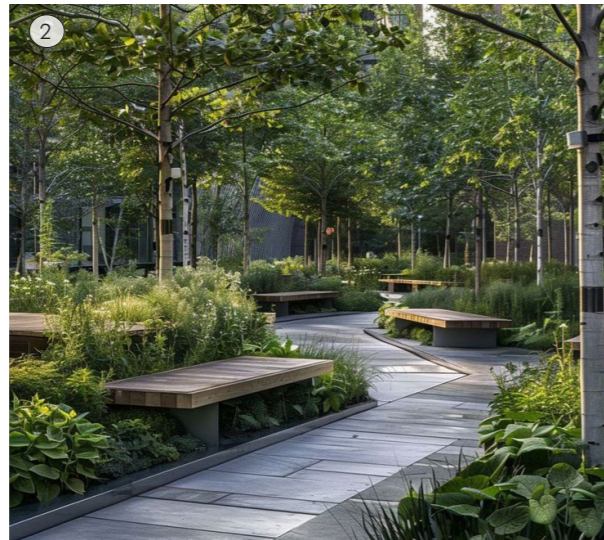


Pavement band across driveway & Signage to link pedestrian access and promote wayfinding

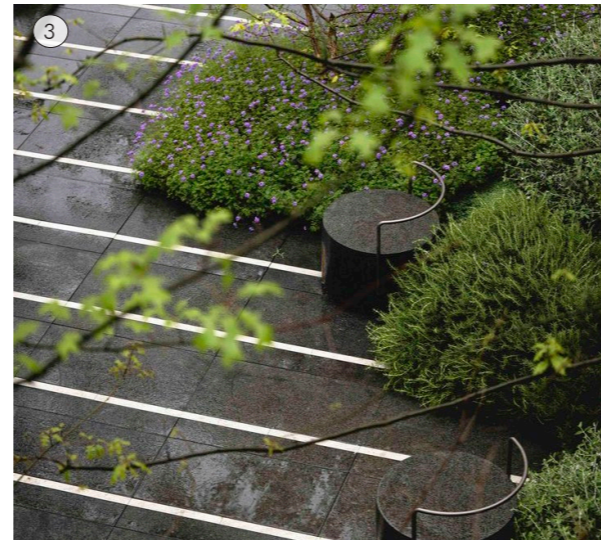
Existing tree to be removed

Permeable Pathway. Refer to AIA

Existing tree to be retained. Refer to Arborist Arboricultural Impact Assessment



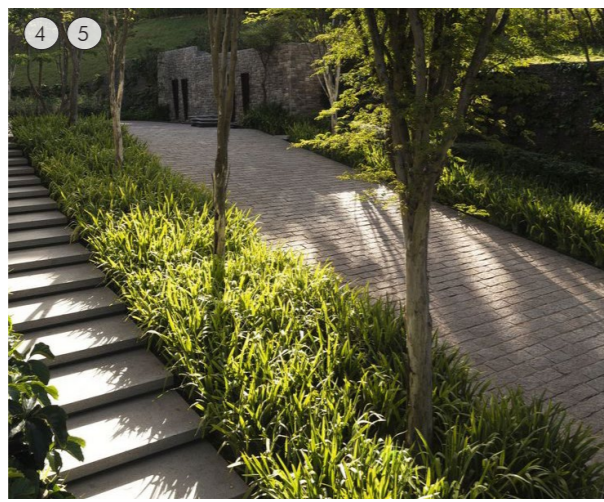
Landscape buffer to South boundary



Steps bleeding into landscape



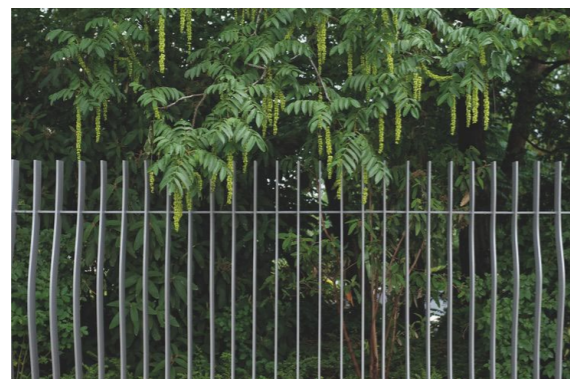
High visibility park accessway



Stairs & Ramp encased by landscape buffer



Fencing receding into landscape

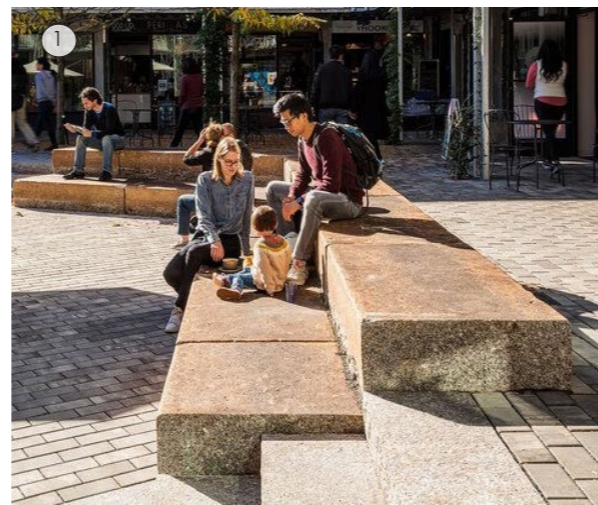


Separation fencing: 1.8m h open palisade

- ① Landscaped Pathway to Public Park
- ② landscape Buffer
- ③ Intermittant Stops
- ④ Ramps at 1:16
- ⑤ Stairs
- ⑥ Separation Fencing
- ⑦ Controlled Access

- Separation Fencing 1.8m H
- Balustrade 1.2m H
- Structural Root Zone (SRZ)
- Tree Protection Zone (TPZ)



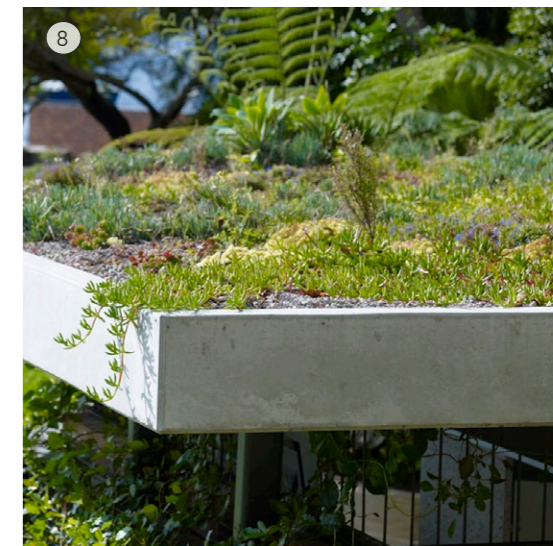


**Sunken Public Interface**

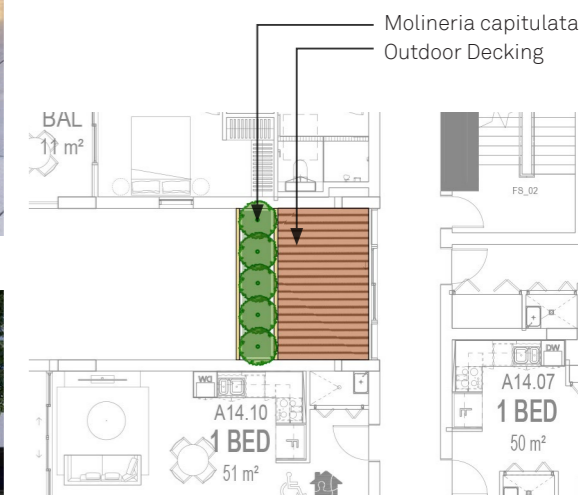
- Ambiguous Demarcation Between Indoor And Outdoor
- Seating Wall
- Utilisation Of Level Difference



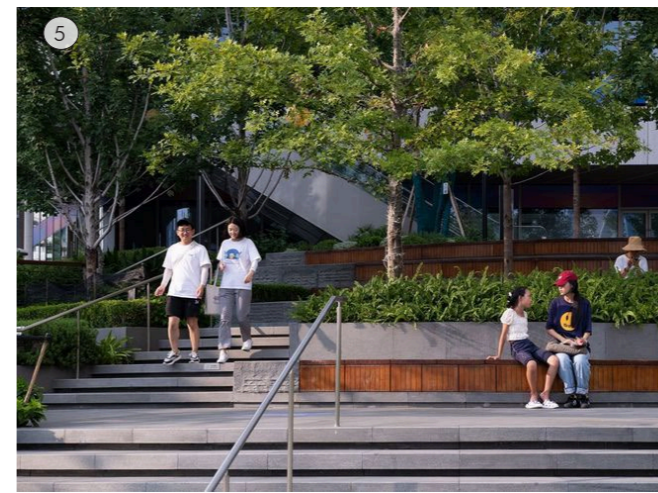
**Layered planter box**



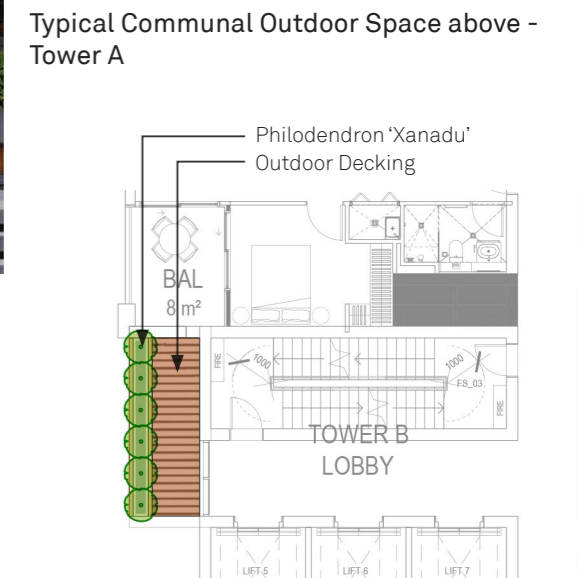
**Green roof**



**Planting Facade up building**



**Grand stairs & Landscape buffer along building**



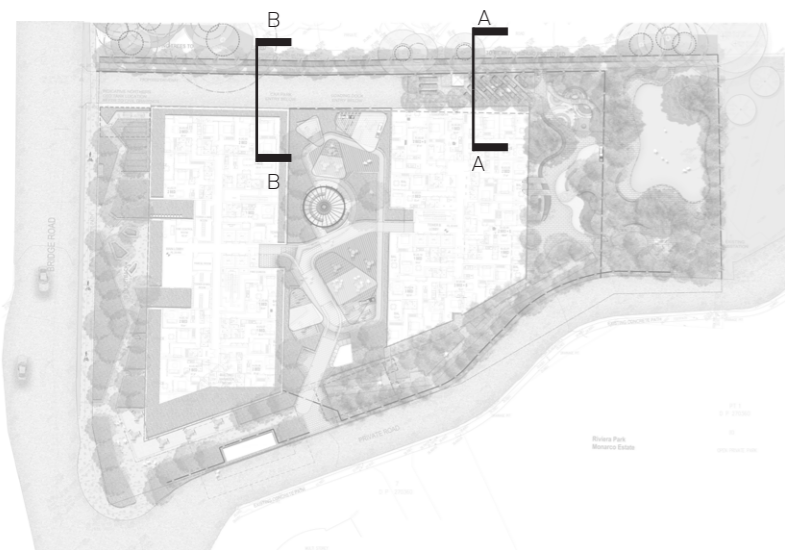
**Typical Communal Outdoor Space above - Tower B**



**Planting with Seating wall to define the entrance**

- ① Sunken Public Interface
- ② Planting Facade
- ③ Seating Wall
- ④ Retained Terraces
- ⑤ Landscape Buffer
- ⑥ Feature Trees
- ⑦ Grand Stairs to Building Entrance
- ⑧ Green Roof
- ⑨ Shared path 2.5m
- ⑩ Street strip

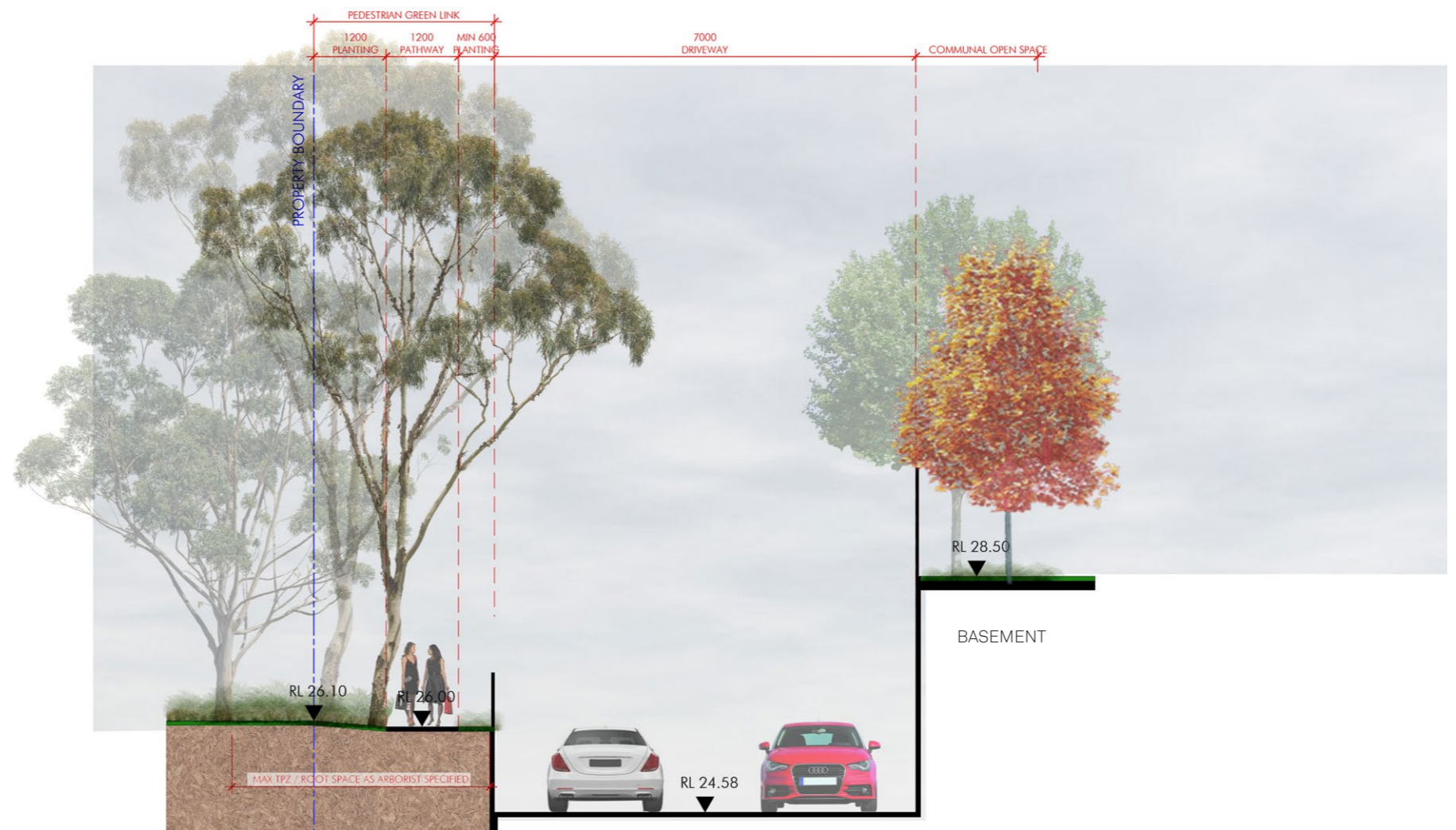
- Separation Fencing
- Balustrade
- Level 03 Terraces



KEY PLAN



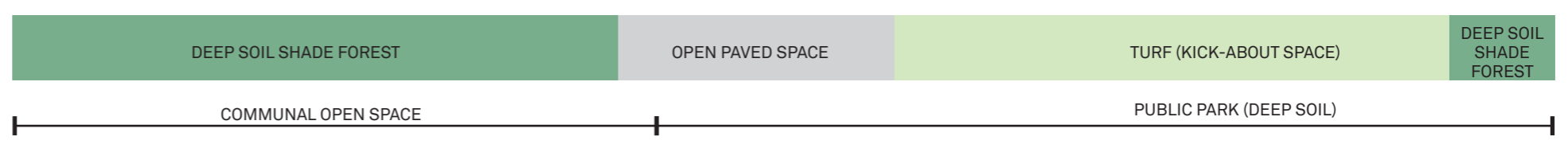
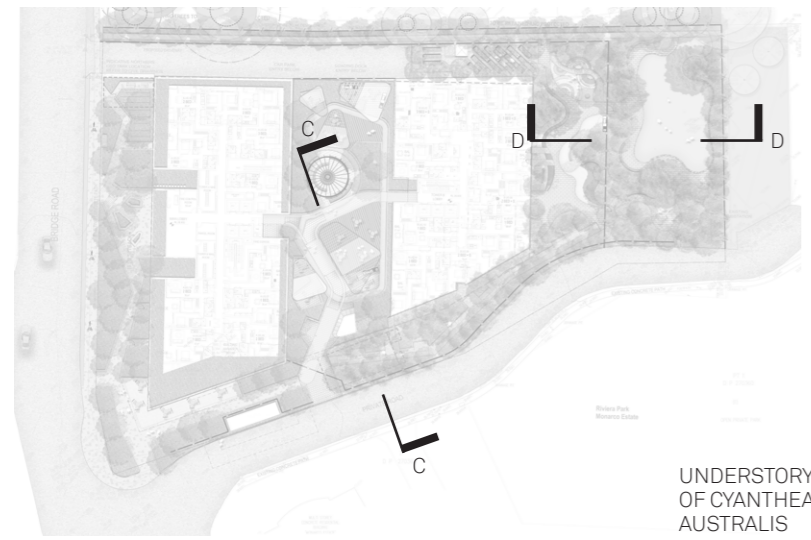
SECTION A-A SCALE: 1:100



SECTION B-B SCALE: 1:100



SECTION C-C SCALE: 1:150



SECTION D-D SCALE: 1:150

# 3.0 GREEN INFRASTRUCTURE

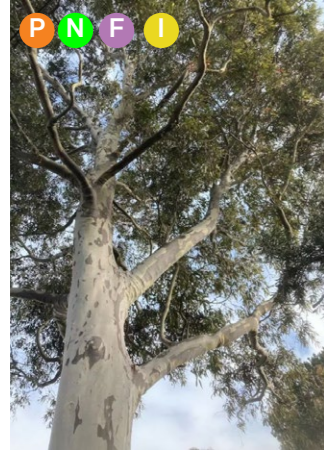
# SYDNEY GULLY FOREST TYPE COMMUNITY



P POLLINATORS N AUSTRALIAN NATIVE F FRAGRANCE I LOCALLY INDIGENOUS

Western Sydney Dry Rainforest and Moist Woodland on Shale Profile and supporting species

EMERGENT TREES



Corymbia maculata



Melaleuca stypheloides



Melicope micrococca



Brachychiton populneus



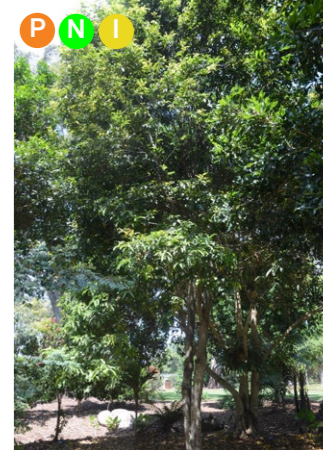
Streblus brunonianus



Acacia implexa



Eucalyptus tereticornis



Alectryon subcinereus

UNDERSTOREY



Cyanthea australis



Elaeocarpus reticulatus



Syzygium australe



Backhousia myrtifolia



Pittosporum revolutum



Ceratopetalum gummiferum



Breynea oblongifolia



Elaeocarpus eumundii

SUPPORT SHRUBS



Asplenium australasicum



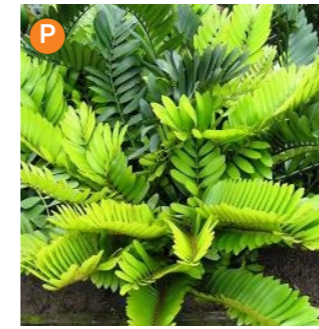
Macrozamia communis



Philodendron 'Xanadu'



Blechnum cartilagineum  
'Dwarf Tree Fern'



Zamia furfuracea



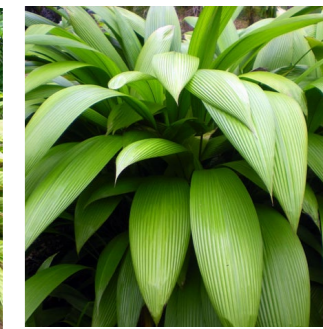
Ctenanthe setosa 'Never Never Plant'



Alocasia macrorrhiza 'Giant Taro'

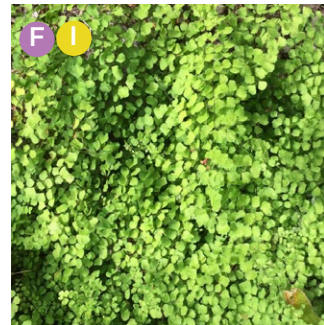


Alpinia zerumbet variegata



Molineria capitulata

GROUNDCOVERS



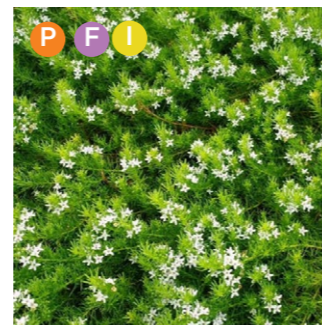
Adiantum aethiopicum



Calochlaena 'Dubra Fern'



Asplenium flabellifolium



Myoporum parvifolium



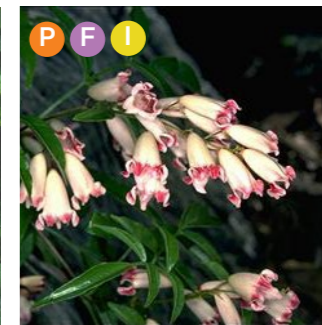
Dichondra repens



Lomandra longifolia



Cissus antartica



Pandorea pandorana



Aphanopetalum resinatum

CLIMBERS

# INDICATIVE MATERIALITY



Curvilinear Ground & Overhead Forms



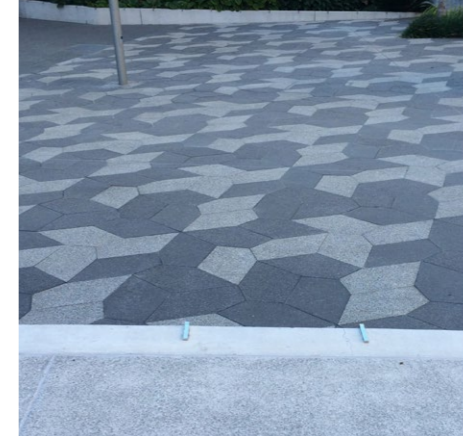
Curvilinear Ground & Overhead Forms



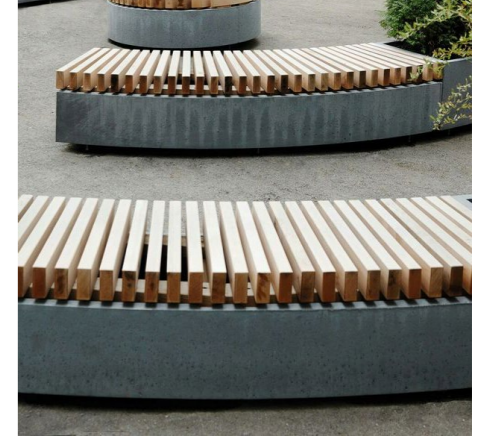
Feature Paving Band



Brick Seating Walls



Urban Paving



Timber Deck Platforms



Turf



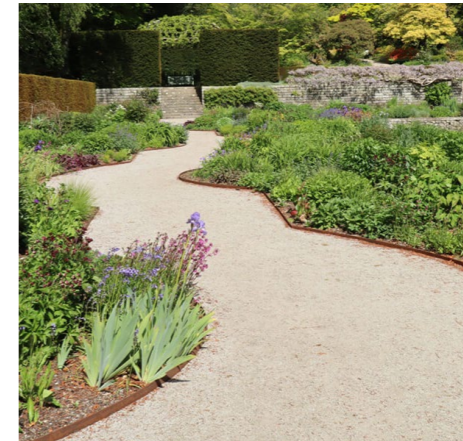
Bench Seating / Casual Seating



Dining / Picnic Tables



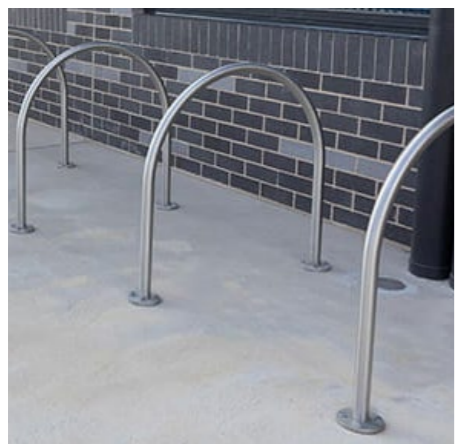
Flexible Furnishings



Gravel



Dynamic Planting



Bike Rack



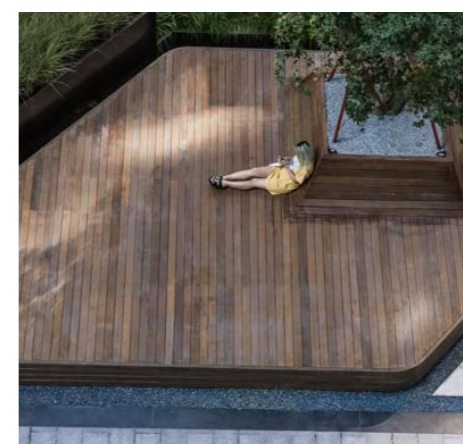
Drinking Fountain



Covered Walkway



Shade Over Amenities



Timber Decking

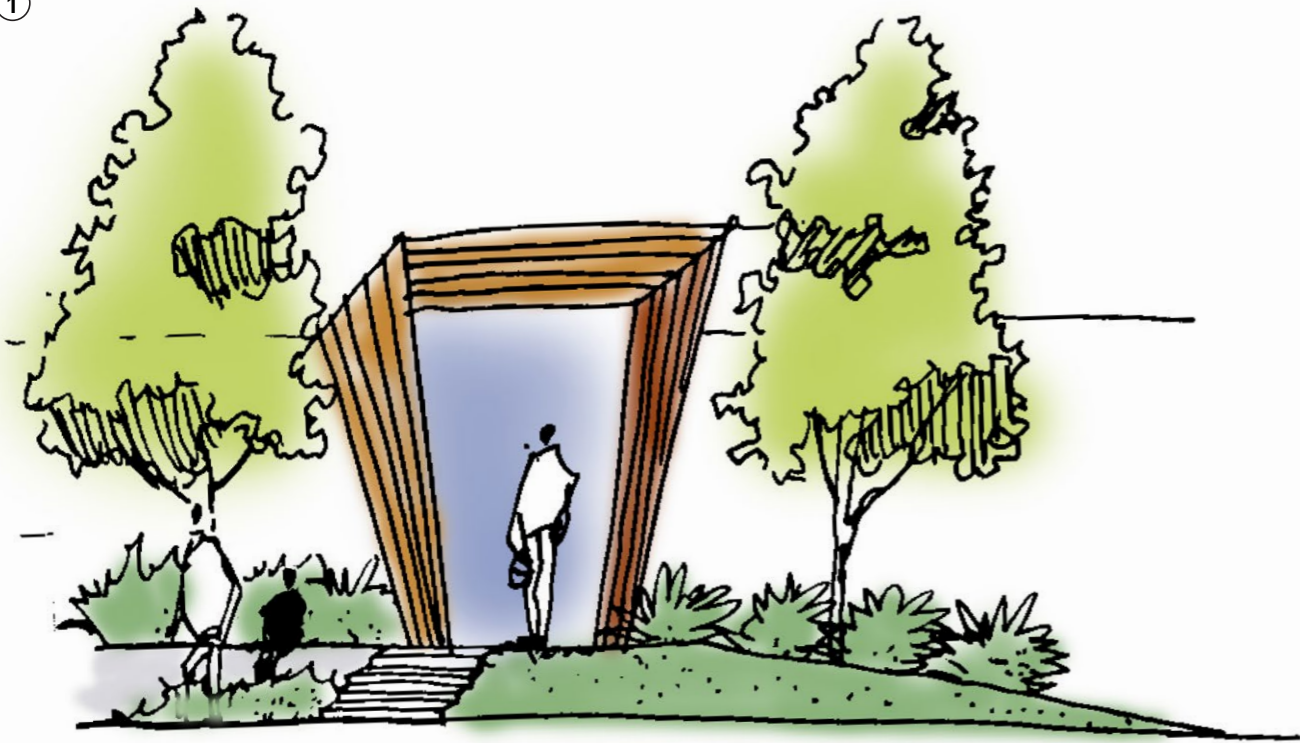
# 4.0 APPENDIX

03-24 Plant Schedule by distinctive										
Code	Genus	species	Hybrids/Cultivars	Common Name	Pot Size	Height	Width	Spacing	Australian Native	Locally Indigenous
<b>Emergant Trees</b>										
Ac im	Acacia	implexa		Lightwood	75L	15	5	As Shown	✓	✓
Al su	Alectryon	subcinereus		Native Quince	75L	8	6	As Shown	✓	✓
Br po	Brachychiton	populneus		Kurrajong	75L	15	12	As Shown	✓	✓
Co ma	Corymbia	maculata		Spotted Gum	75L	30	16	As Shown	✓	✓
Eu te	Eucalyptus	tereticornis		Red Forest Gum	75L	25	16	As Shown	✓	✓
Me mi	Melaleuca	micrococca		White Euodia	75L	27	12	As Shown	✓	✓
Me st	Melaleuca	stypeloides		Paperback	75L	10	8	As Shown	✓	✓
St br	Streblus	brunonianus		Whalebone Tree	75L	15	6	As Shown	✓	✓
<b>Understorey Trees</b>										
Ba my	Backhousia	myrtifolia		Grey Myrtle	45L	3	3	As Shown		✓
Br ob	Breynia	oblongifolia		Coffe Bush	45L	3	3	As Shown		✓
Ce gu	Ceratopetalum	gummiferum		NSW Christmas Bush	75L	5	4	As Shown		✓
Cy au	Cyathea	australis		Rough Tree Fern	300mm	8	4	As Shown		✓
El eu	Elaeocarpus	eumundii		Quondong	75L	8	5	As Shown	✓	
El re	Elaeocarpus	reticulatus		Blueberry Ash	75L	10	7	As Shown		✓
Pi re	Pittosporum	revolutum		Rough -fruited Pittosporum	45L	3	2	As Shown		✓
Sy au	Syzygium	australe		Lily Pilly Tree	45L	8	6	As Shown		✓
<b>Support Shrubs</b>										
Al ma	Alocasia	macrorrhiza		Elephant Ears	300mm	2	2.5	As shown		
As au	Asplenium	australasicum	'Birds Nest'	Birds Nest Fern	300mm	1.5	2	As Shown	✓	
Bl ca	Blechnum	cartilaginea	'Dwarf Tree Fern'	Gristle Fern	200mm	1.5	1.5	As shown	✓	
Ct GS	Ctenanthe	setosa	'Grey Star'	Grey Star Ctenanthe	200mm	1.2	0.6	As Shown		
Ma co	Macrozamia	communis		Burrawang	200mm	1.8	0.8	As Shown	✓	
Mo ca	Molinieria	capitulata		Palm Grass	140mm	1	0.5	As shown		
Ph Xa	Philodendron		'Xanadu'	Xanadu	200mm	0.8	0.8	3/m3		
Za fu	Zamia	furfuraceae		Cardbord Palm	300mm	1	2	As Shown		
<b>Groundcovers</b>										
Ad ae	Adiantum	aethiopicum		Common Maidenhair	140mm	0.4	0.2	5/m2		✓
As fl	Asplenium	flabellifolium		Necklace Fern	140mm	0.2	0.5	3/m2		✓
Ca du	Calochlaena	dubia	'Dubra Fern'	Bracken Fern	140mm	1.5	1.5	2/m2	✓	✓
Di re	Dichondra	repens		Kidney Weed	140mm	0.1	0.5	5/m <sup>2</sup>		✓
Lo lo	Lomandra	longifolia		Spiny-headed Mat Rush	200mm	1	1	2/m <sup>2</sup>		✓
My pa	Myoporum	parvifolium		Creeping Boobialla	140mm	0.2	1.5	3/m <sup>2</sup>		✓
<b>Climbers</b>										
Ap re	Aphanopetalum	resinosum		Gum Vine	140mm	0.2	0.2	As shown		✓
Ci an	Cissus	Antartica			200mm	0.2	0.2	As shown		✓
Pa pa	Pandorea	pandorana		Wonga Wonga Vine	140mm	0.3	5	1/m2		✓

superseed pages



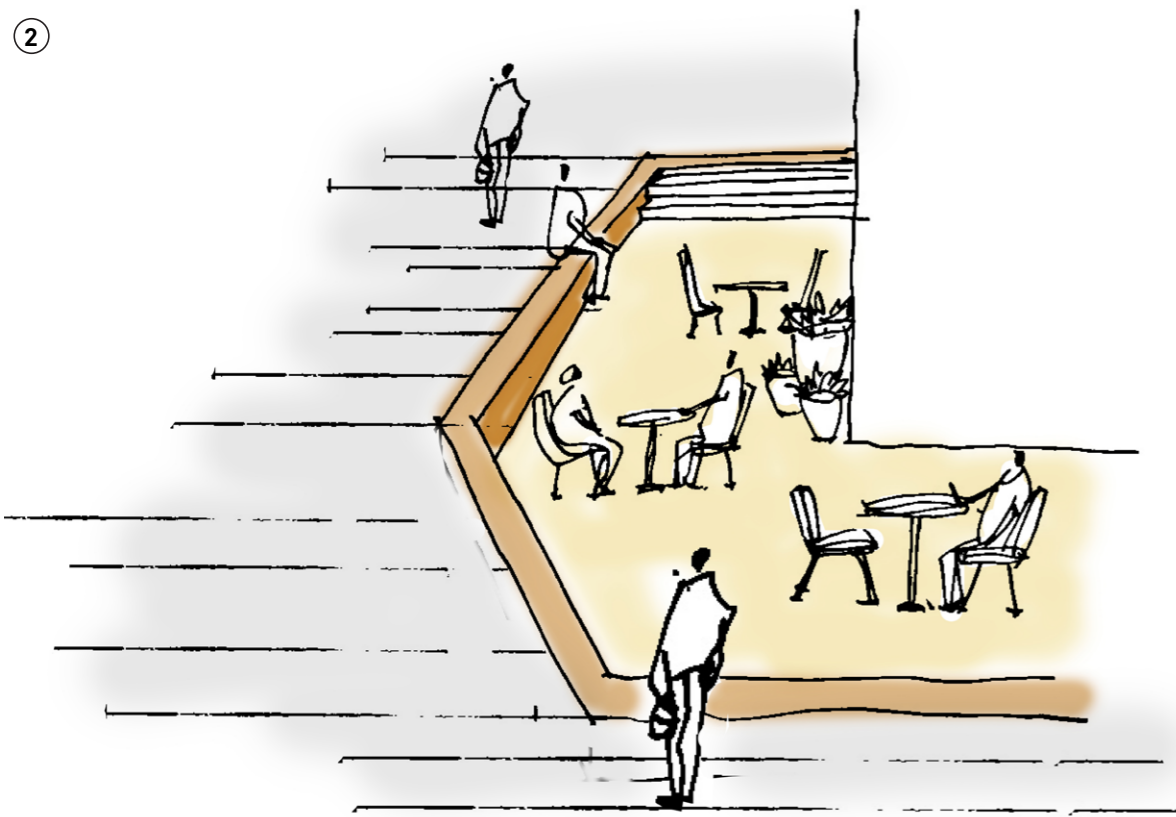
①



**ENTRY OF MAIN LOBBY**

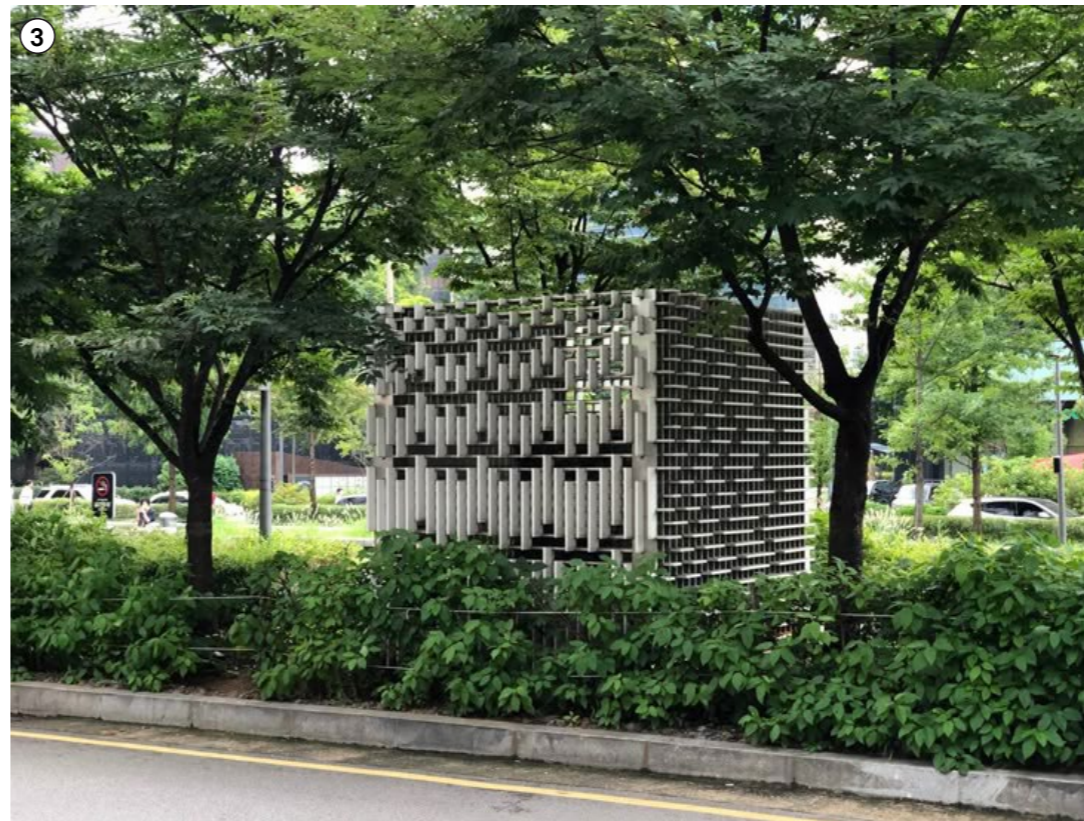
- Landscaped portal arbor structure
- Feature trees
- Highlight entrance for wayfinding
- Elevated position

②



**SUNKEN PUBLIC INTERFACE**

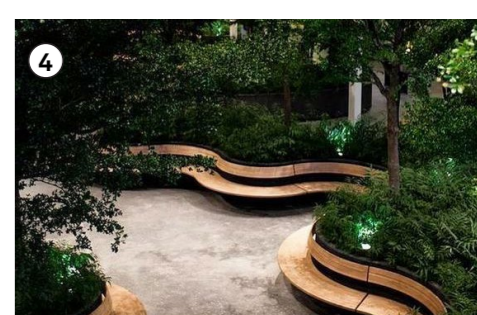
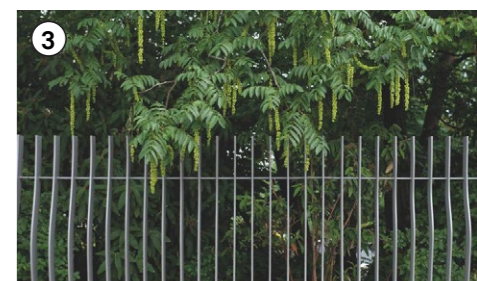
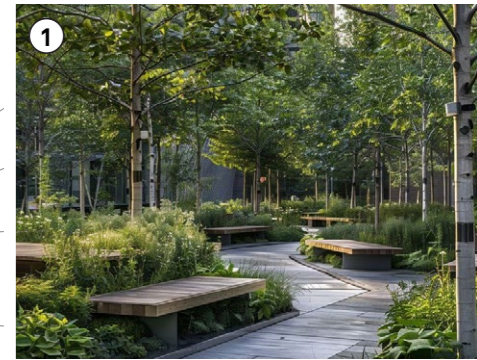
- Ambiguous demarcation between indoor and outdoor
- Seating wall
- Utilisation of level difference



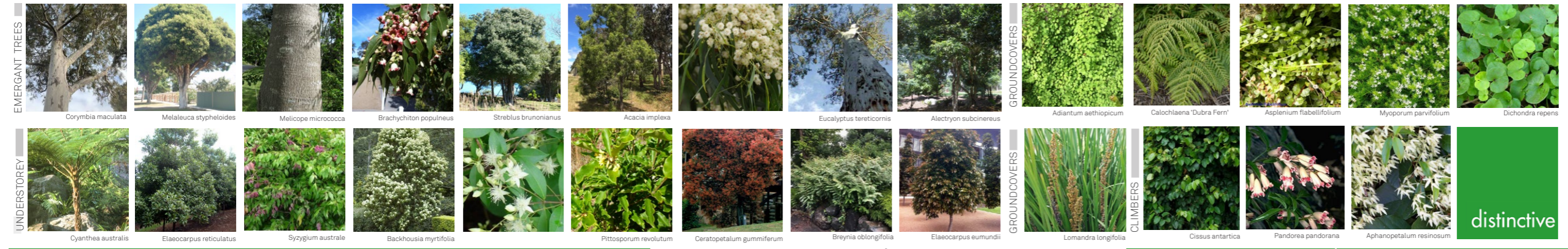
③

**KEY**

- ① LANDSCAPE BUFFER TO SOUTH BOUNDARY
  - ② STAIRS & RAMP AT ENCASED BY LANDSCAPE
  - ③ SEPARATION FENCING
  - ④ URBAN FOREST IN DEEP SOIL ZONE
  - ⑤ COVERED WALKWAY
  - ⑥ STAIRS / CONTROLLED ACCESS TO LINK COMMUNAL OPEN SPACE & PUBLIC PARK
  - ⑦ FEATURE PAVERS ON ACTIVE STREET INTERFACE
  - ⑧ LANDSCAPE SETBACK & STREETSCAPE TO BRIDGE ROAD
  - ⑨ SUKEN PUBLIC INTERFACE LINKING COMMUNAL SPACE
  - ⑩ COVERED PASSIVE ACTIVITY SPACE
  - ⑪ RAISED PLANTER BOX
  - ⑫ PLAY SPACE
  - ⑬ COMMUNITY GARDEN
  - ⑭ OUTDOOR GYM
- COMMUNAL OPEN SPACE
  - PUBLIC PARK
  - ➡ MAIN ENTRY TO BUILDING
  - ➡ MAIN ENTRY TO PARK
  - ➡ ACCESS MINOR POINT TO PRIVATE ROAD (SOUTH)
  - SEPARATION FENCING



**SYDNEY GULLY FOREST TYPE COMMUNITY**



Urban forest in deep soil zone

Covered Walkway

Riviera Park  
Monarco Estate