

LANDSCAPE DESIGN REPORT AMENDED SSDA
SUBMISSION

MARCH 2026

40 MEMORIAL AVE BELLA VISTA

Land+Form[®]



Prepared for



SSDA
MARCH 2026

This Design Report provides an explanation that verifies how the development addresses 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:

TURNER





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Strategic Context (GANSW)

RELEVANT POLICIES, GUIDELINES & CONTROLS








BETTER PLACED & GREENER PLACES (GANSW)

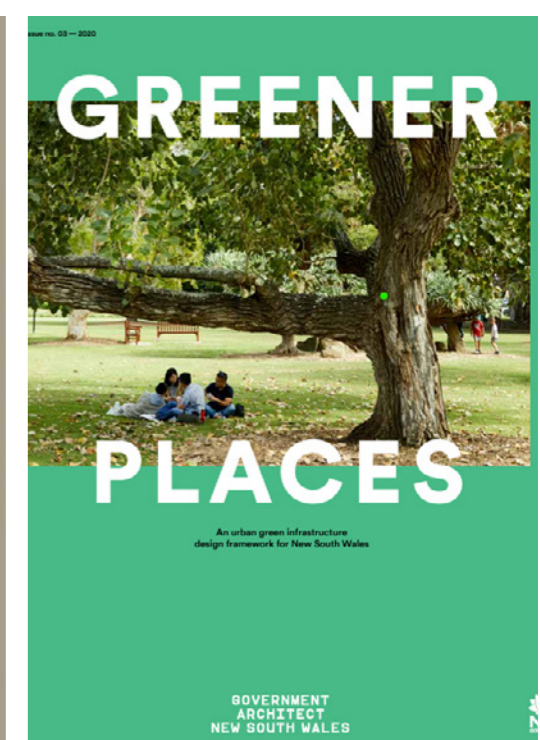
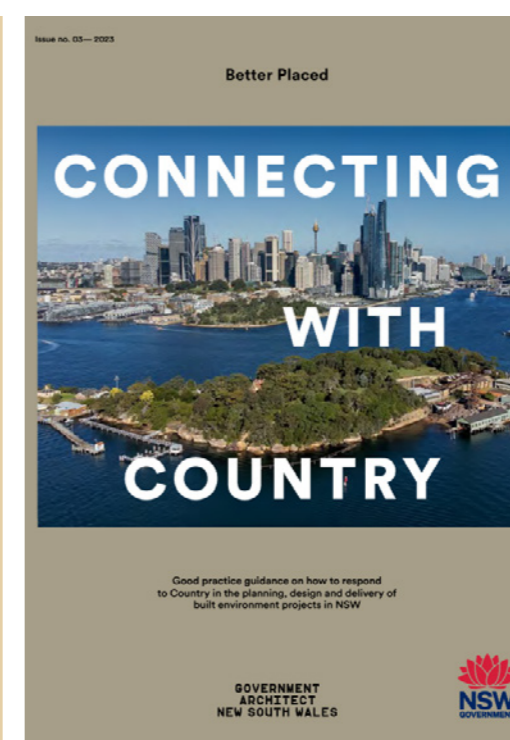
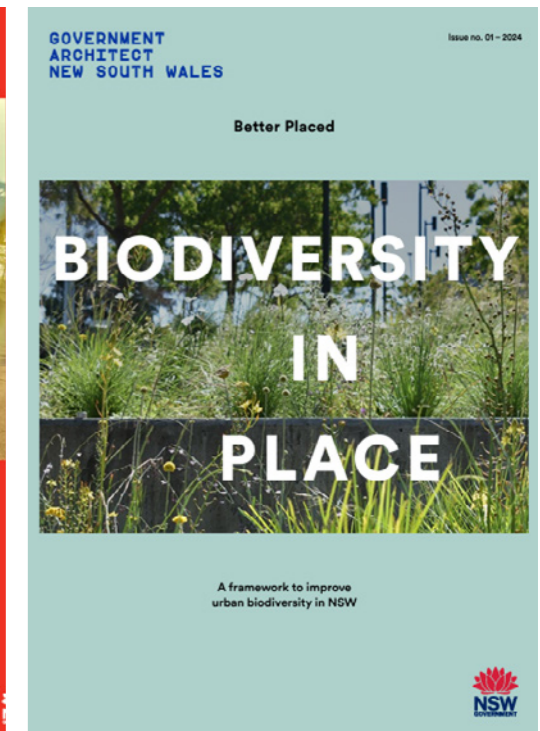
Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

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



The Concept Design

Local Context

STANHOPE
GARDENS

 KELLYVILLE STATION

MEMORIAL AVE

20MIN

RUTHERFORD AVENUE
RESERVE

SUNNYHOLT RD

SITE

FUTURE OPEN
SPACES

ELIZABETH MACARTHUR CREEK

BALMORAL RD
RESERVE

PARKLEA MARKETS

OLD WINDSOR RD

5MIN

FUTURE OPEN
SPACES

20MIN

GLENWOOD
LAKE

Connecting with Country

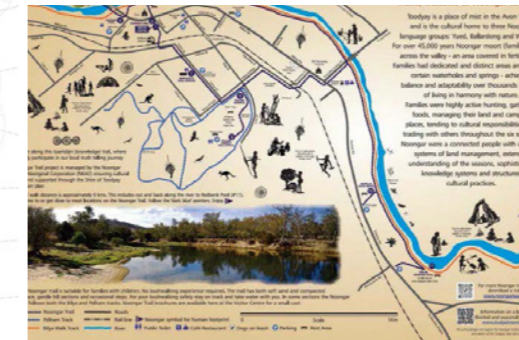


↔ Ground plane elements



--- Walks and Trails

● Landscape Markers



○ Interpretive Panels

Landscape geometry and ground plane elements

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.

Interpretive panels

Well-designed and written interpretive panels are an excellent media for conveying key stories and rich narratives in an effective, accessible manner. If integrated into the design of a site, they can be strategically located to gain appropriate exposure.

Walks and trails

The Elizabeth Macarthur Creek walk offers significant opportunities for public art, movable heritage displays or signage explaining points of interest along the way; both along the walk itself and along access pathways between the buildings.

Artworks

Eye-catching, large-scale artworks are an effective method of interpreting and expressing Aboriginal heritage values. Public art is a powerful tool of cultural expression, with strong graphics able to tell stories and visually communicate cultural messages to a large audience. This type of interpretive media creates a visual statement about the cultural heritage of an area and is important in place-making.



*Refer to Connecting with Country Report by Artefact Heritage and Environment for details

Designing with Country - Materials & Planting

Incorporating materials into the building and broader domain design which are prevalent in the Bella Vista area, including sandstone, timber and quartz, can help connect the new development to the natural landscape and cultural heritage of the region.



Eucalyptus fibrosa



Eucalyptus saligna



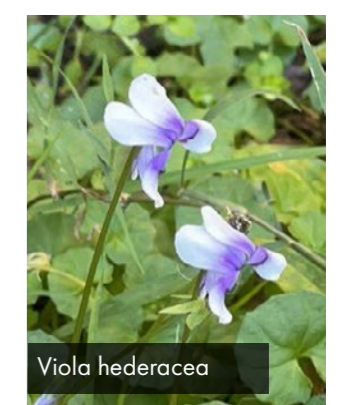
Grevillea sericea



Acacia binervia



Juncus continuus



Viola hederacea



Pimelea linifolia



Lissanthe strigosa



Natural Stone Paving



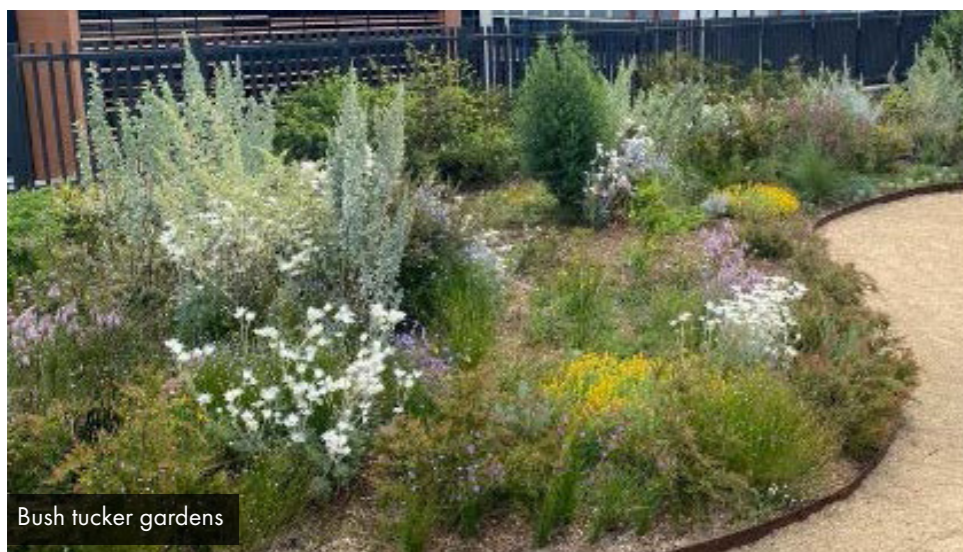
Decomposed granite



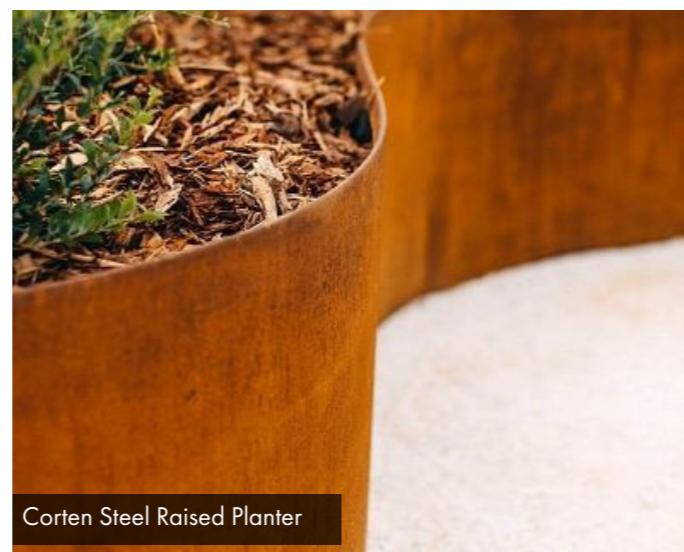
Recycled Timber



Banksia varieties



Bush tucker gardens



Corten Steel Raised Planter

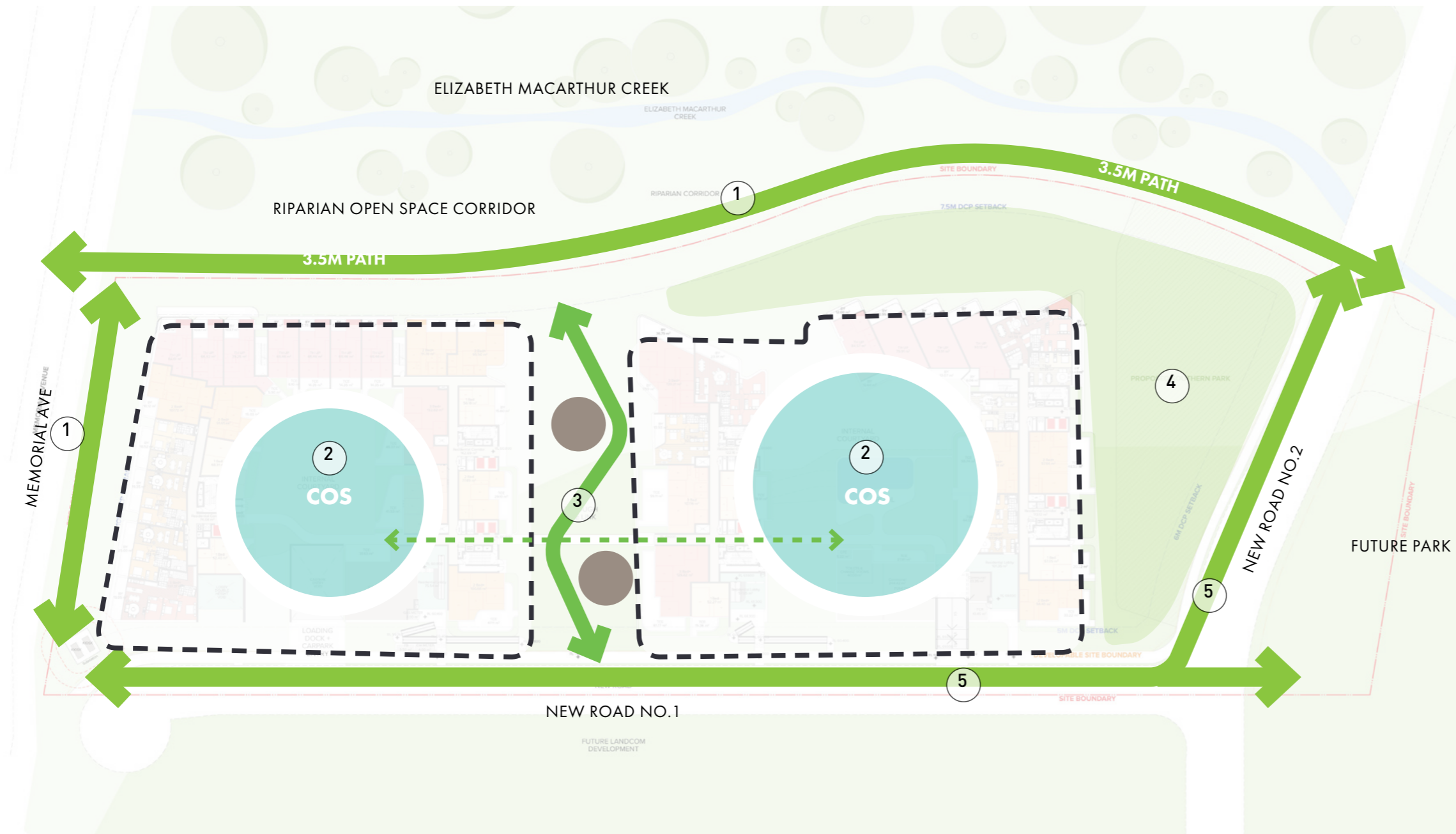


Quartz



Local Sourced Sandstone

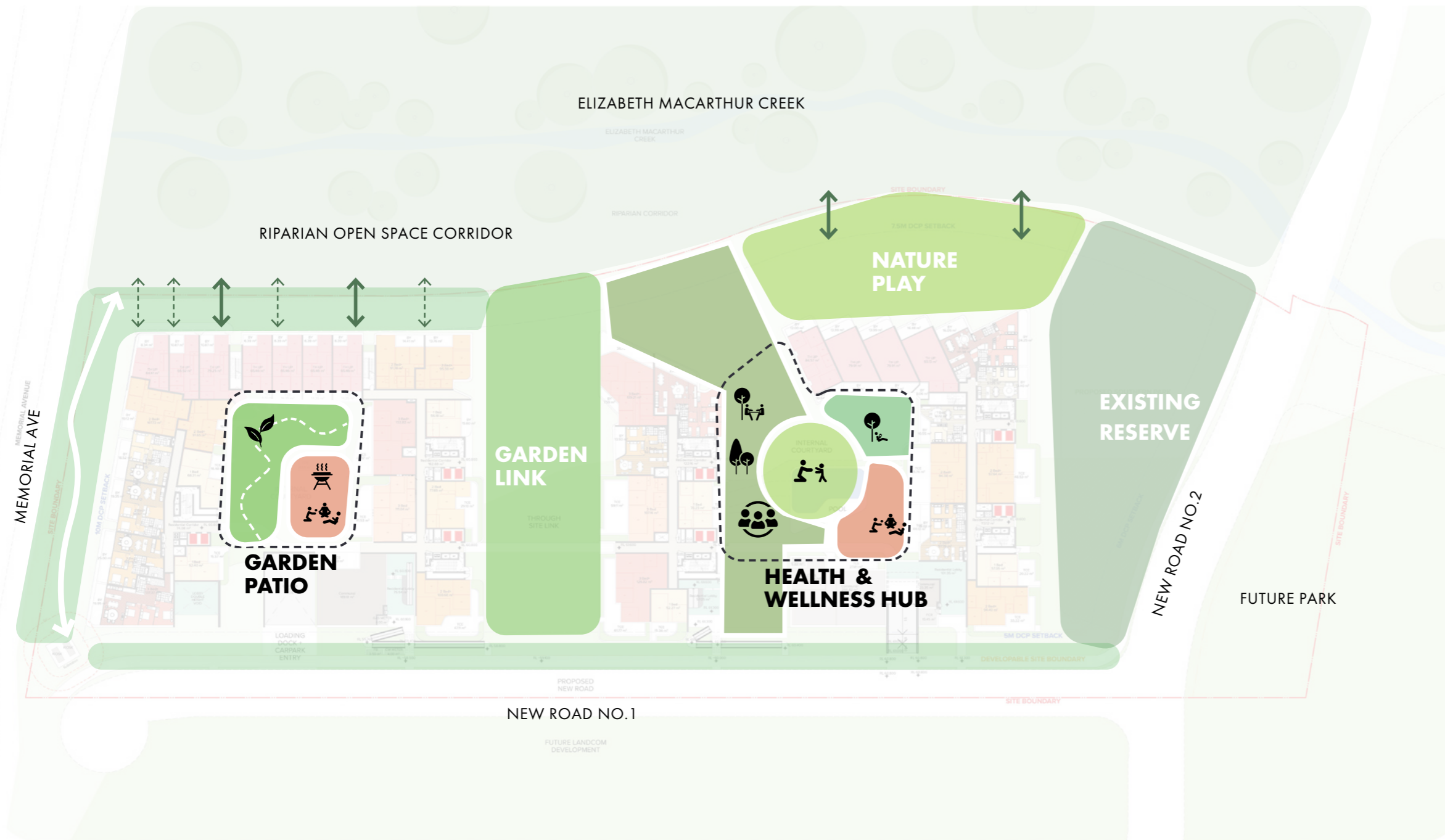
Design Strategy



- ① **Movement & Access** - facilitate and promote precinct wide movement & access both north south towards bella vista station and the future district park to be provided by landcom as well as incidental access across and along the creek and riparian parklands
- ② **Shared Communal Amenity** - Create a series of landscaped spaces with shared facilities, flowing through the site and blending with its topography and riparian corridor in a sculptural, fluid design
- ③ **Through-Site Link** - A shared public through-site link that creates a high-quality series of landscaped spaces, providing connectivity between Elizabeth Macarthur Creek and the Metro line at the center of the site.
- ④ **Nature Reserve & Existing Biodiversity** - The protection of a light-touched nature reserve area, where the proposal aims to retain existing trees, protect local biodiversity
- ⑤ **Creating Shaded & WSUD Streets**- Creation of new streets with a focus on maximising tree canopy and promoting WSUD and filtration of water resulting in comfortable shaded streets which improve the existing water quality of the creekline corridor

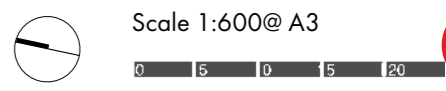
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Key Areas



Lower GL + GL Design

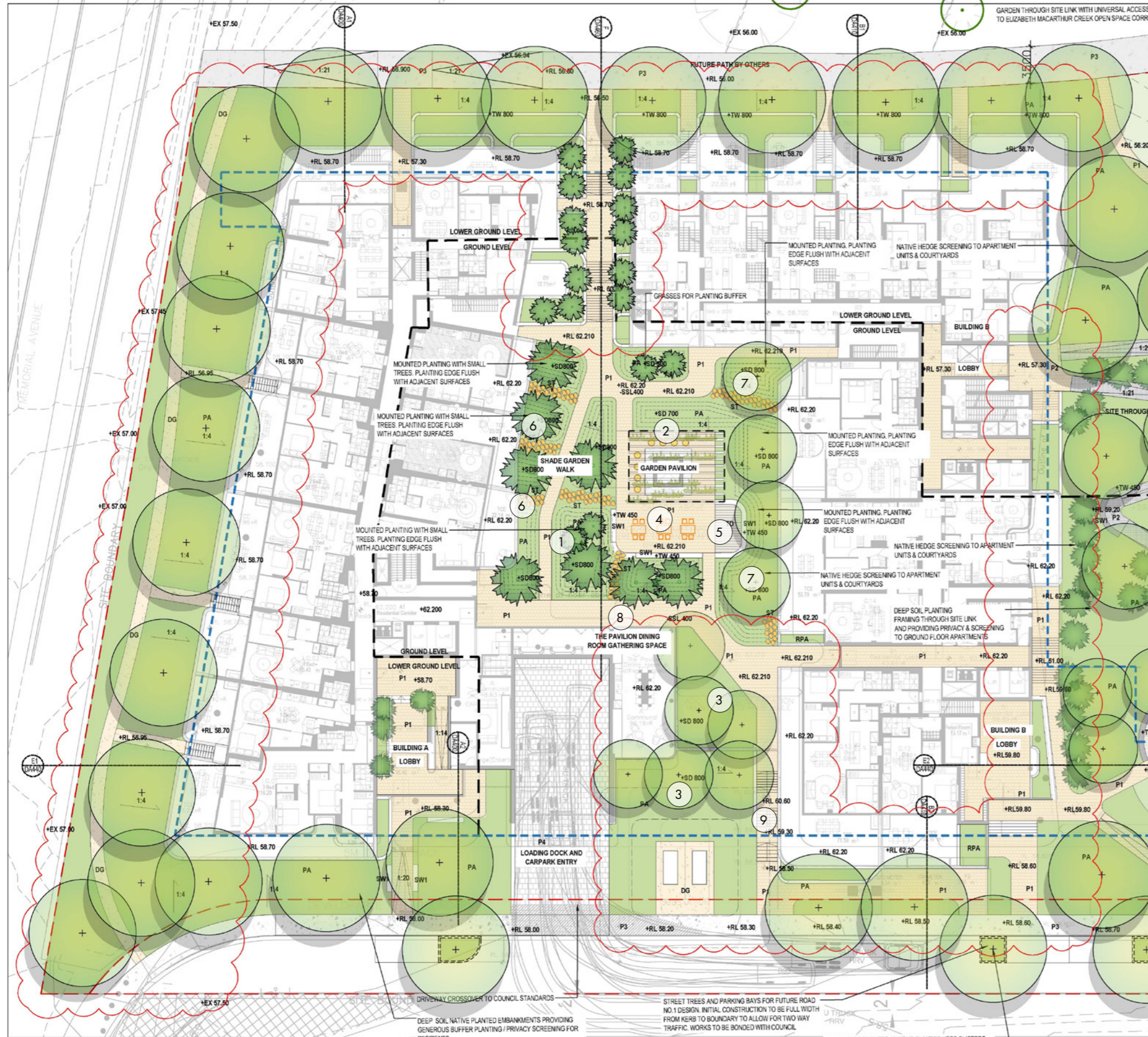
Landscape Masterplan



Overall Circulation



Garden Patio - Building A & B Courtyard

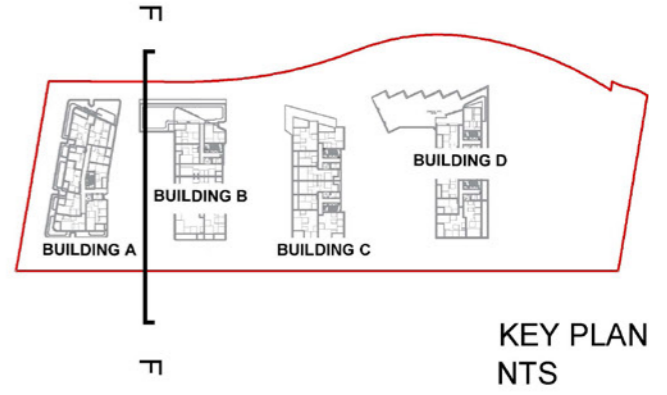
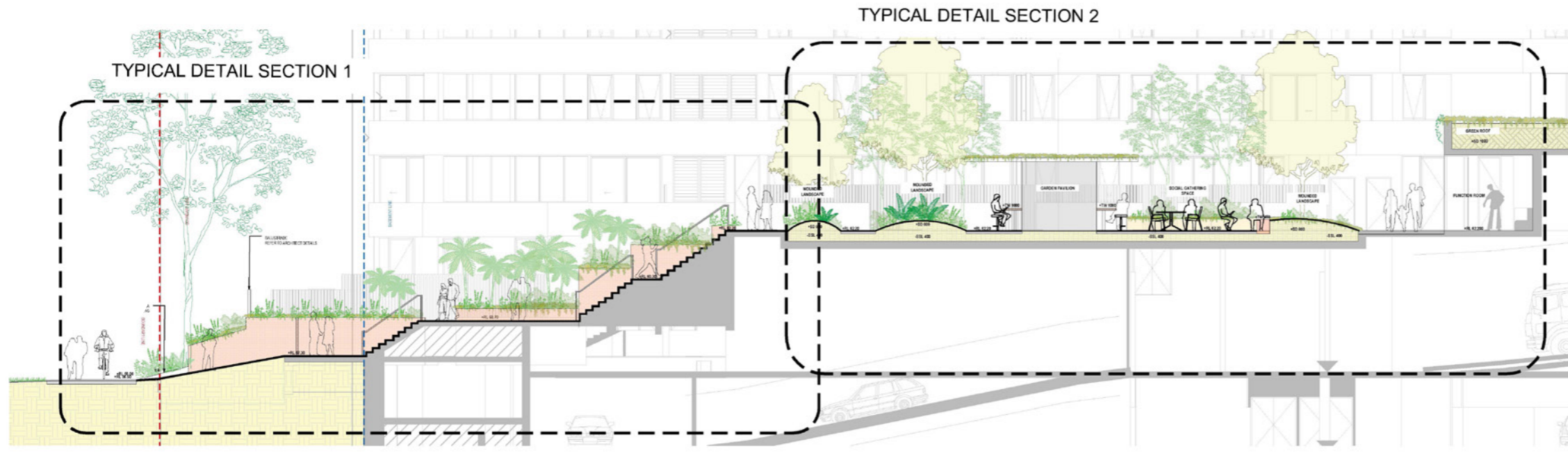


KEY MAP

- ① SHADE GARDEN WITH A MEANDERING PATH FOR A TRANQUIL AND IMMERSIVE EXPERIENCE.
- ② GARDEN PAVILION - UTILISE EXHAUST AS PART OF SHELTER STRUCTURE
- ③ EXTENSIVE PLANTING BUFFER
- ④ OUTDOOR SOCIAL HUB WITH FLEXIBLE SEATING
- ⑤ IMMERSIVE GARDEN SETTING WITH SEATING NOOKS
- ⑥ INFORMAL STEPPERS PROVIDING ACCESS TO THE APARTMENT
- ⑦ DENSE LANDSCAPE BUFFER IS PROVIDED FOR PRIVACY
- ⑧ SITE THROUGH LINK TO COS
- ⑨ ACCESS FROM STREET TO COS

Scale 1:400@ A3

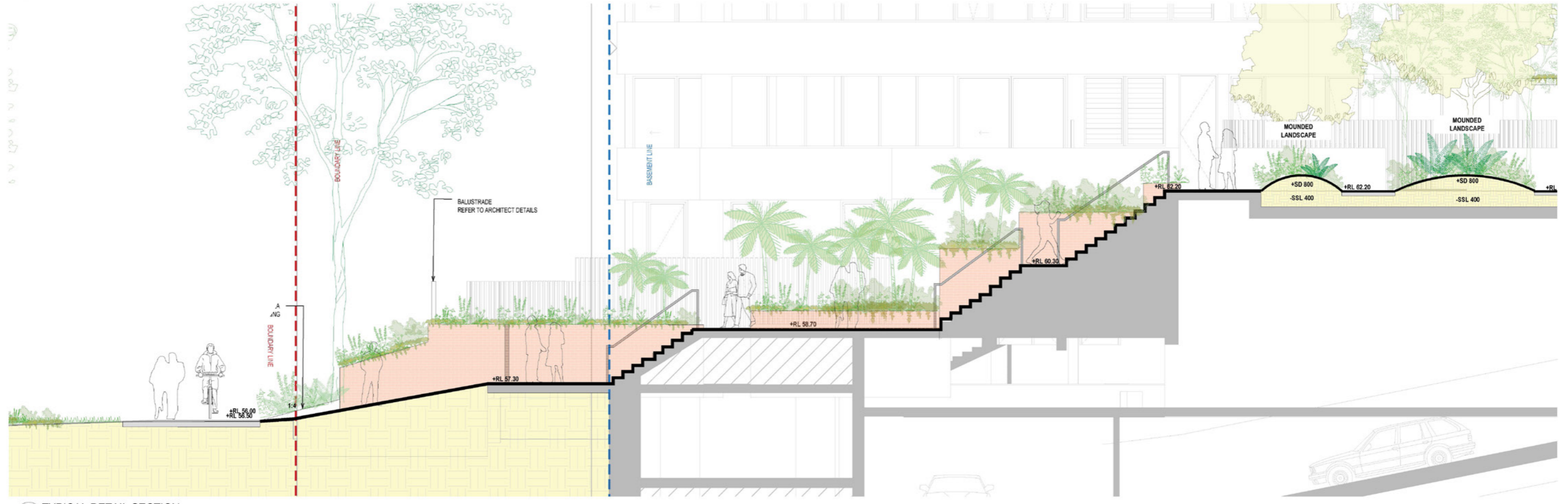
Garden Patio - Building A & B Courtyard Sections



Scale 1:200@ A3



01 TYPICAL SECTION F 1:100

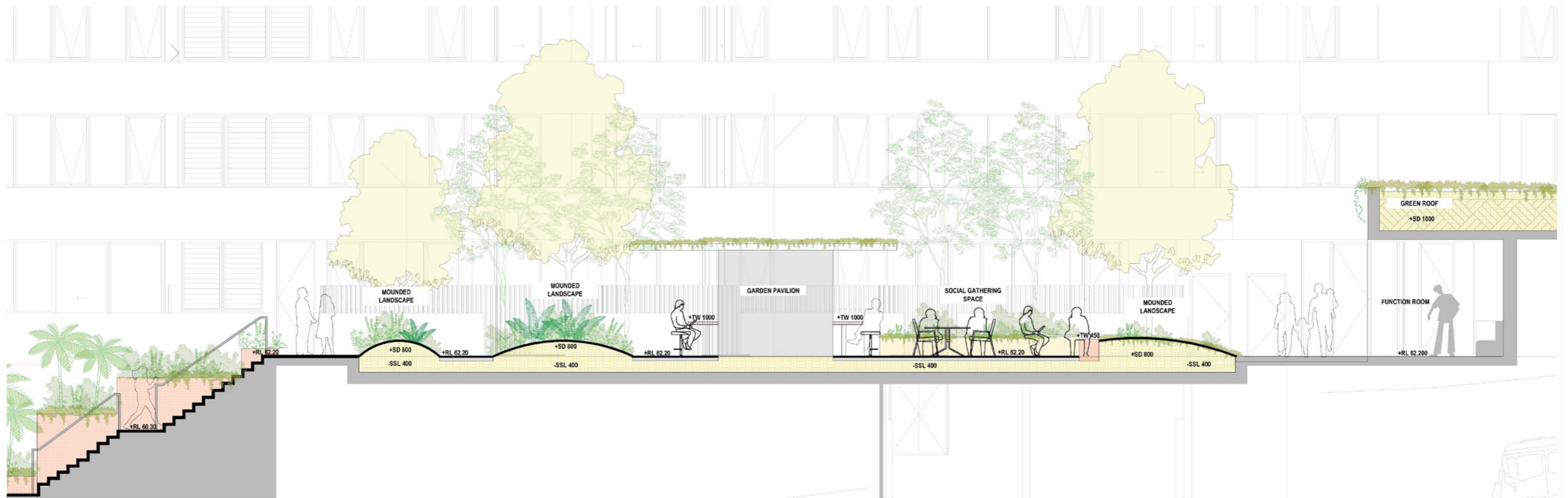
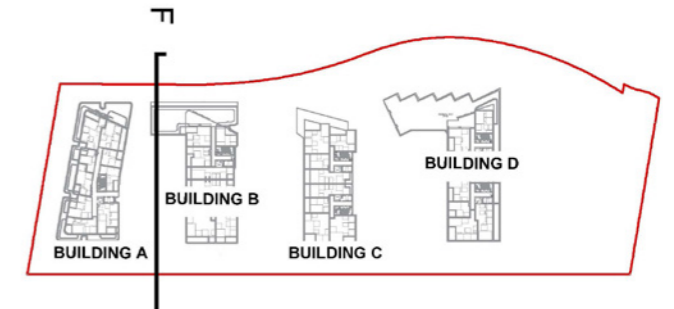


02 TYPICAL DETAIL SECTION 1:100

Scale 1:100@ A3



Garden Patio - Building A & B Courtyard Sections



01 TYPICAL DETAIL SECTION
1:50

Scale 1:100@ A3
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Garden Patio Character

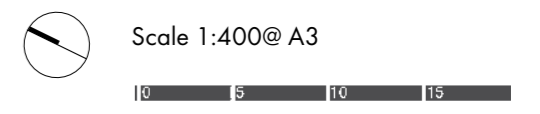


Garden Link Design

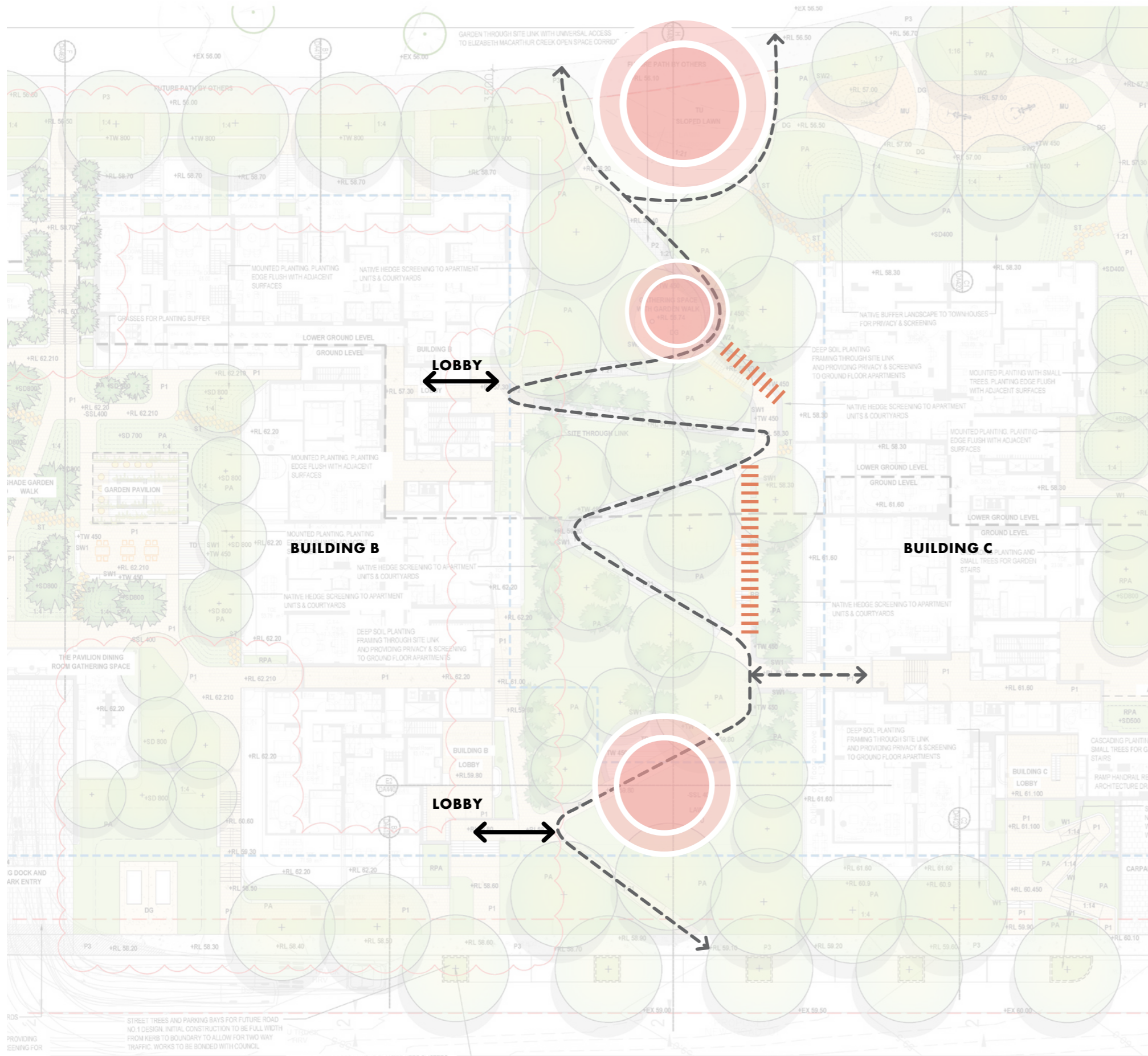






KEY MAP

- ① FUTURE PATH BY OTHERS
 - ② FLEXIBLE SLOPE LAWN/ BREAK OUT SPACES
 - ③ TERRACE GARDEN WITH NATIVE PLANTING
 - ④ FLEXIBLE LAWN WITH TIMBER DECKED GATHERING SPACE
 - ⑤ ACCESS TO BUILDING C
 - ⑥ EXTENSIVE PLANTING FOR PRIVACY
 - ⑦ DIRECT STEPS ACCESS
- BASEMENT LINE

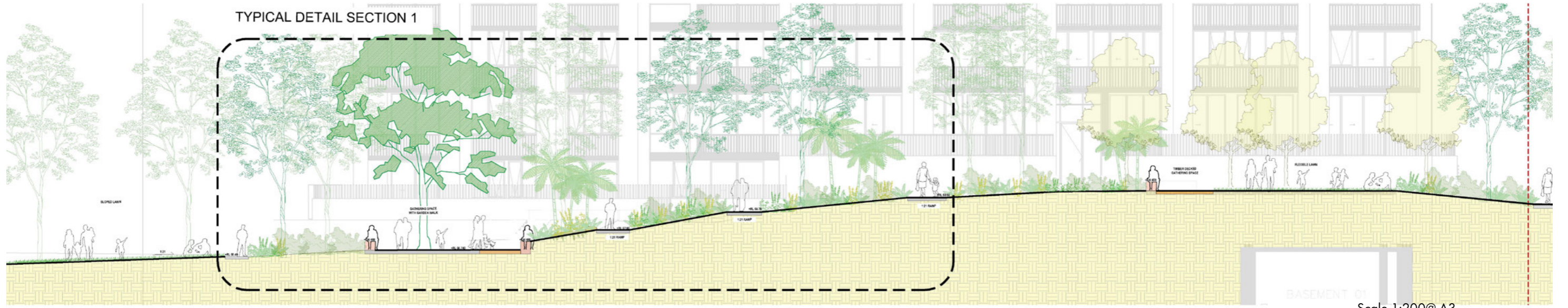
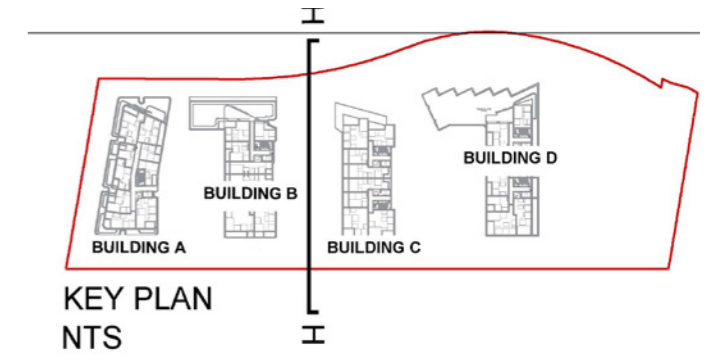


Garden Link Circulation



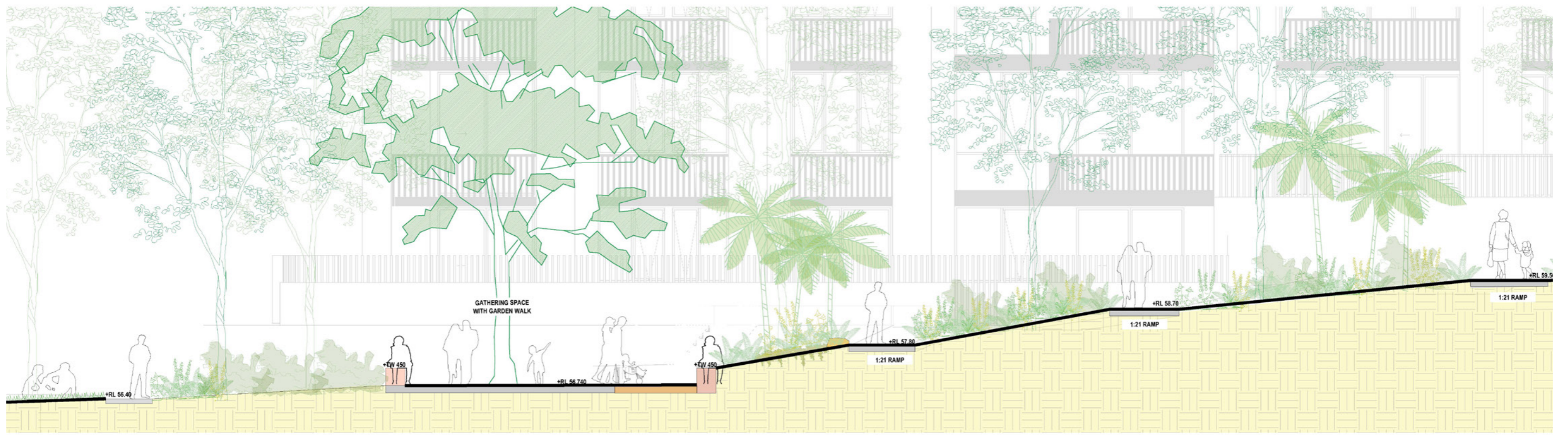
-  GATHERING SPACES
-  LOBBY ENTRANCE
-  UNIVERSAL ACCESS
-  STEPS ACCESS

Garden Link Sections



01 TYPICAL SECTION H
1:100

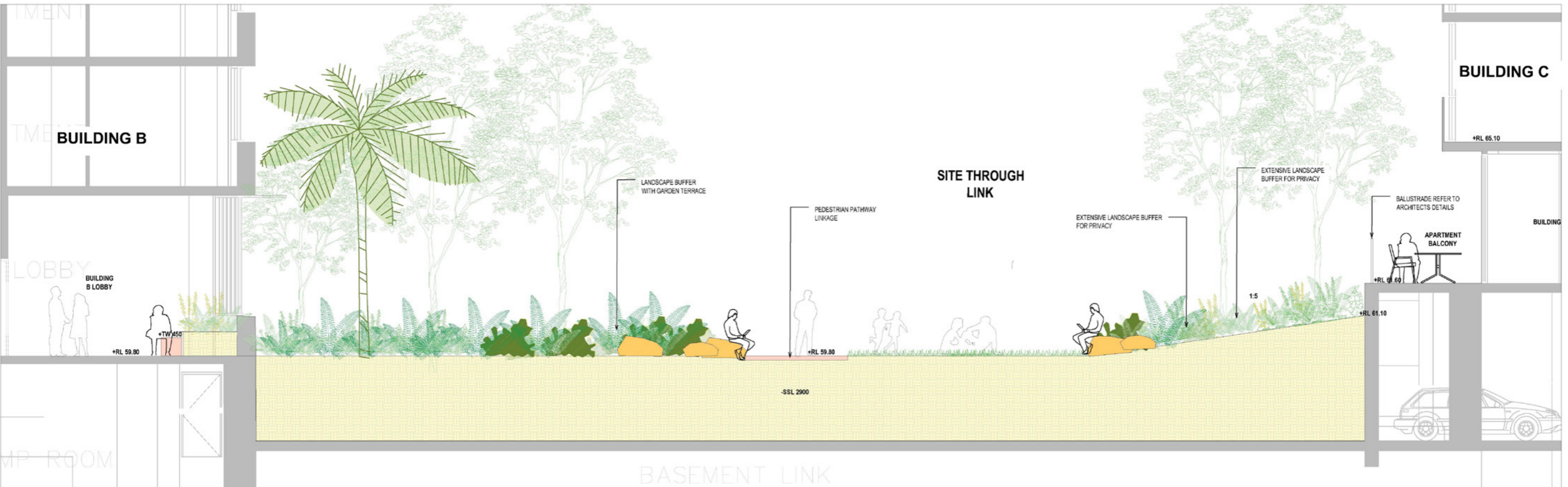
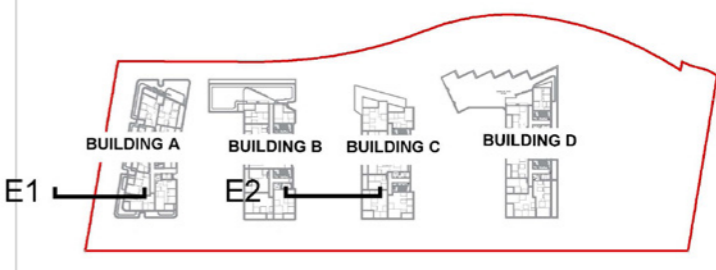
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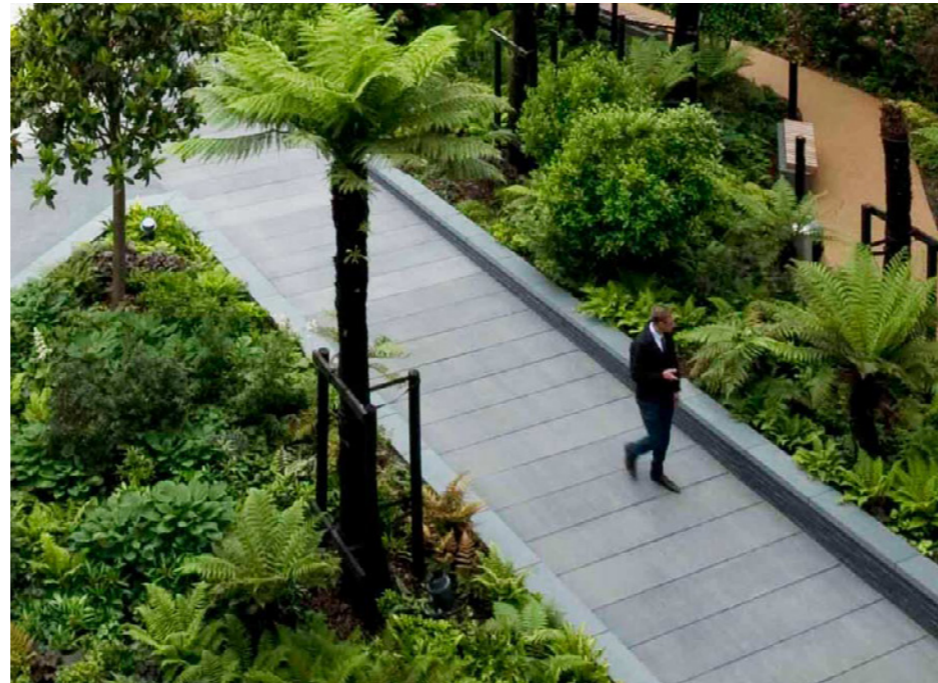


Garden Link Sections

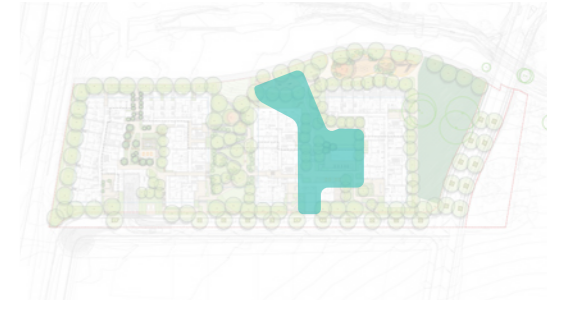
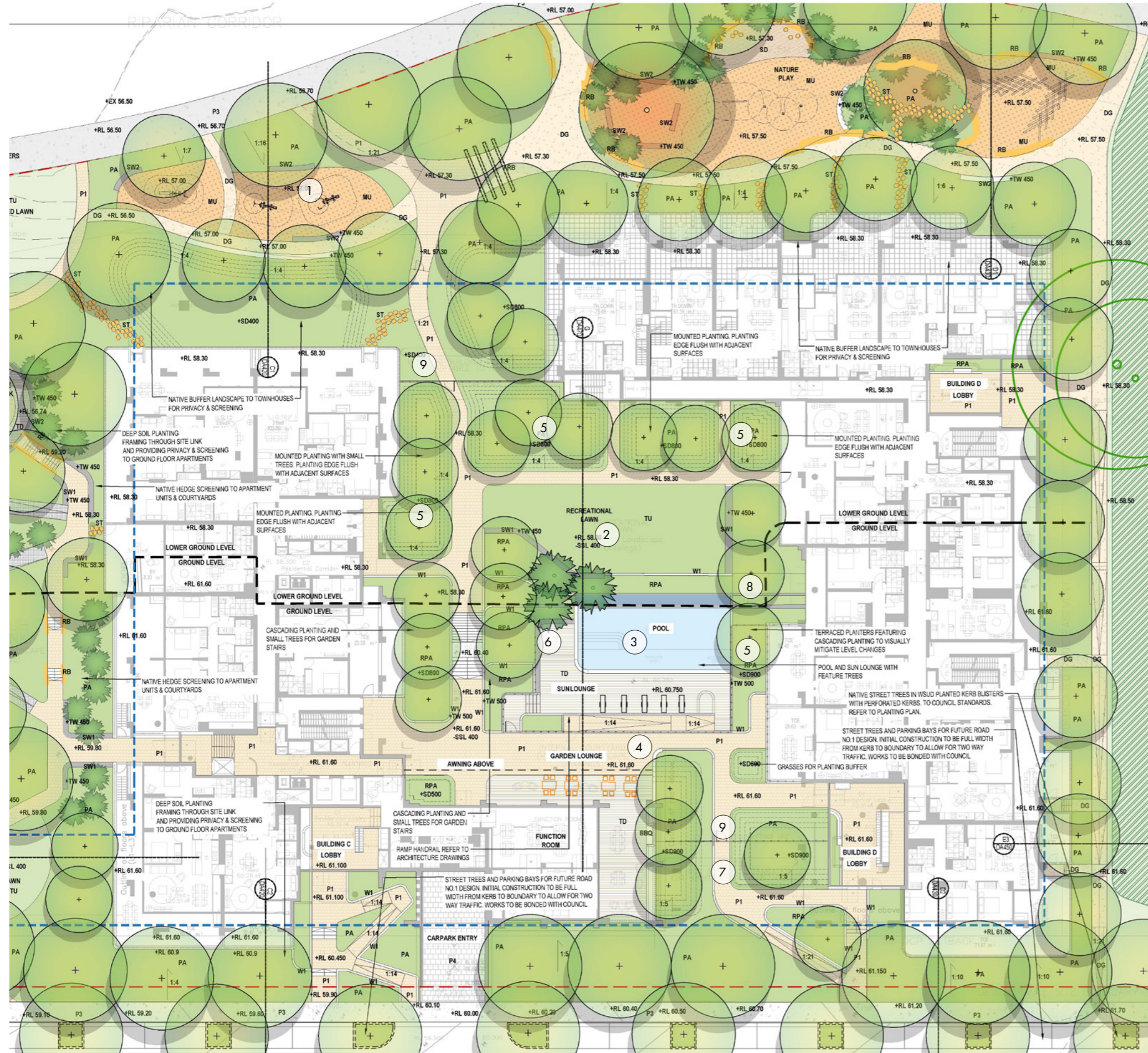


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Garden Link Character



Health + Wellness - Building C & D Courtyard



KEY MAP

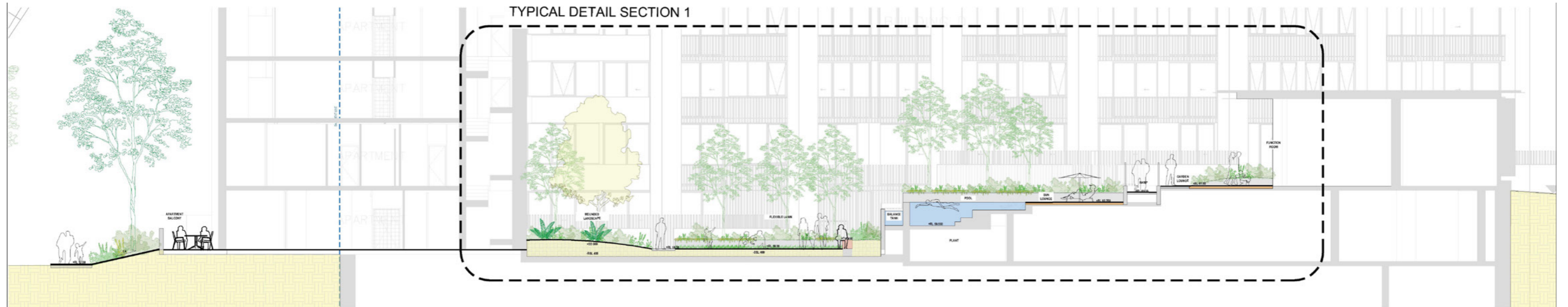
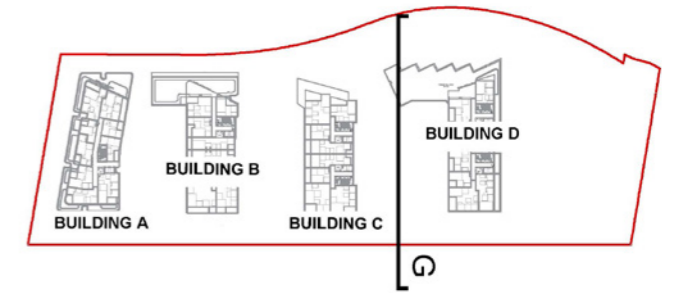
- ① PUBLICLY ACCESSIBLE EXERCISE/FITNESS SPACES
- ② RECREATIONAL FLEXIBLE LAWN
- ③ POOL WITH SUN LOUNGE
- ④ GARDEN LOUNGE
- ⑤ EXTENSIVE PLANTING FOR PRIVACY
- ⑥ SEATING POCKET
- ⑦ ENTRY COURTYARD WITH FEATURED TREES
- ⑧ TERRACE GARDEN
- ⑨ INDICATIVE LOCATION FOR FENCE AND GATE

--- BASEMENT LINE

Scale 1:400@ A3

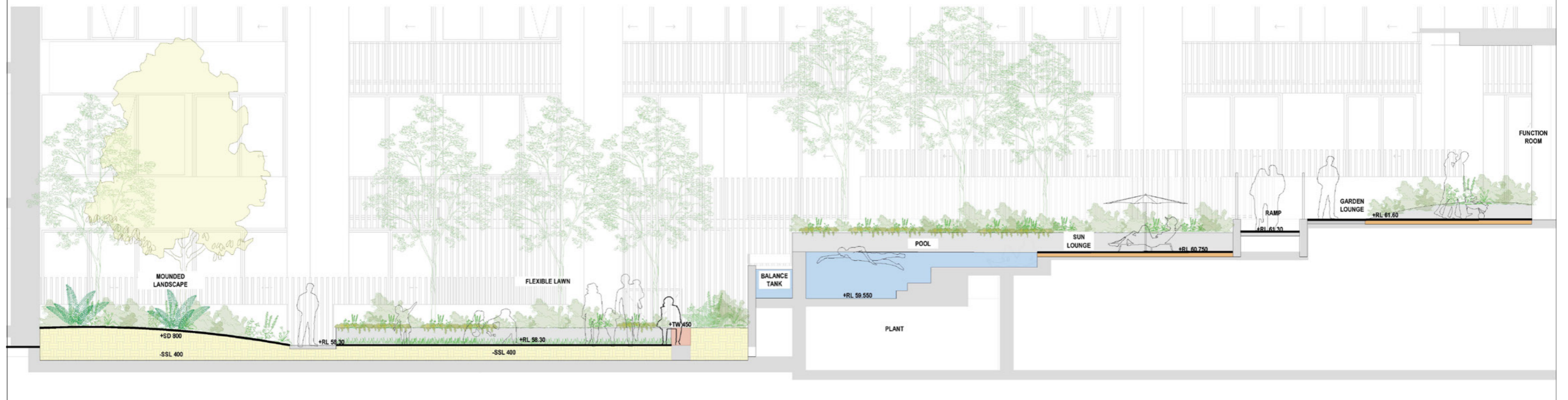


Health + Wellness - Building C & D Courtyard Sections



01 TYPICAL SECTION G
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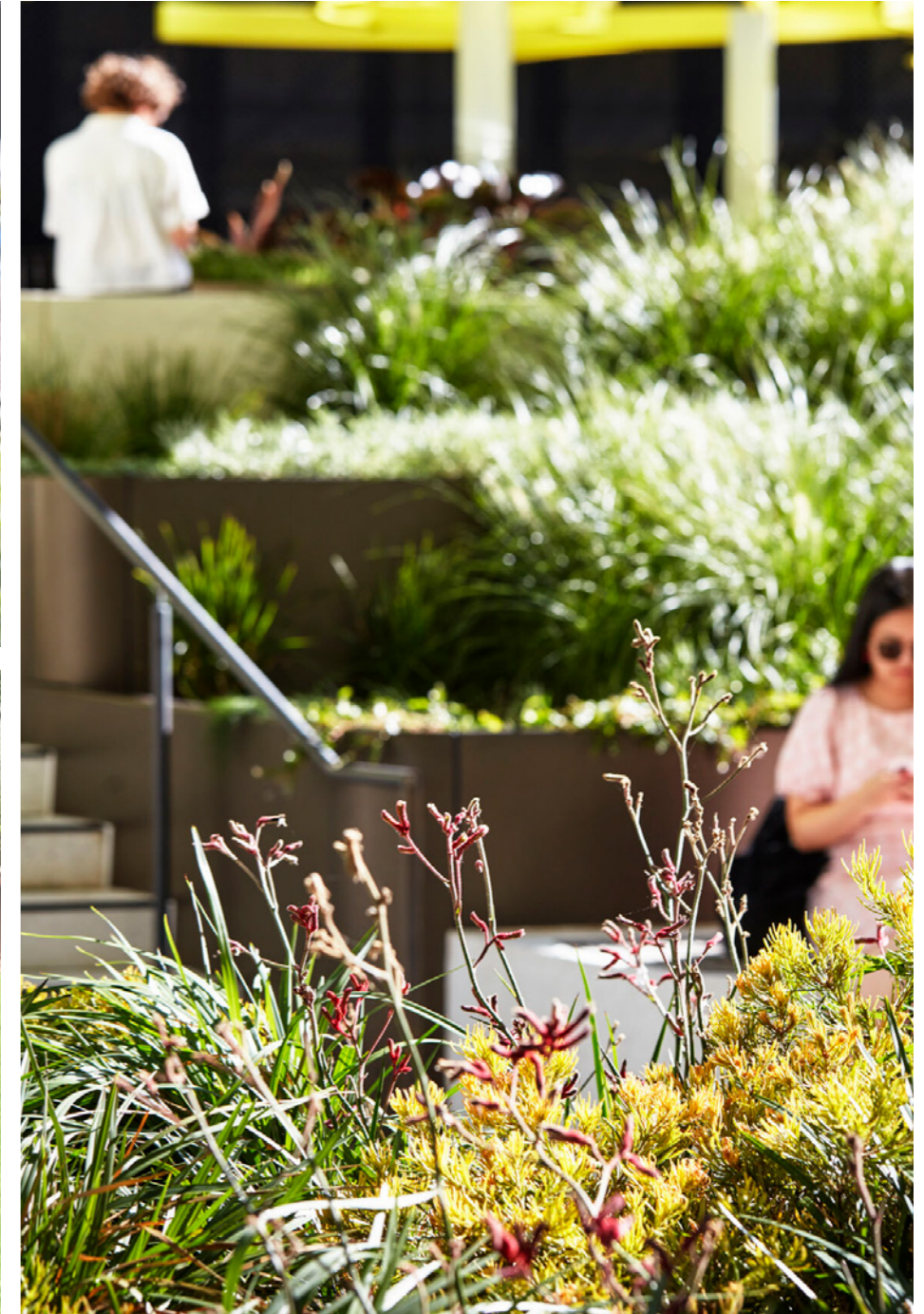
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Scale 1:100@ A3



Health + Wellness Hub Character



Nature Play + Nature Reserve

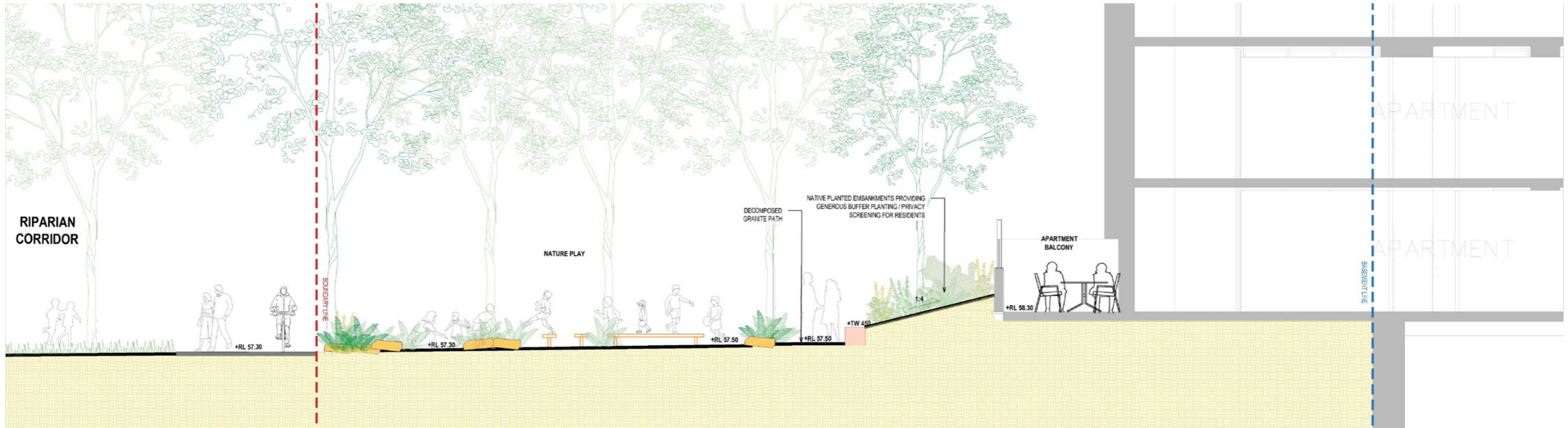


KEY MAP

- ① STEPPERS TO PRIVATE BALCONY
 - ② NATURE PLAY WITH RECYCLED TREES BARKS
 - ③ SENSORY GARDEN
 - ④ BUILDING LOBBY ENTRANCE
 - ⑤ EXISTING GRASSES AND UNDERSTORY TO BE RETAINED AND PROTECTED
 - ⑥ EXISTING GRADES TO BE RETAINED
 - ⑦ RETAINING WALL REFER TO CIVIL DRAWINGS
- BASEMENT LINE

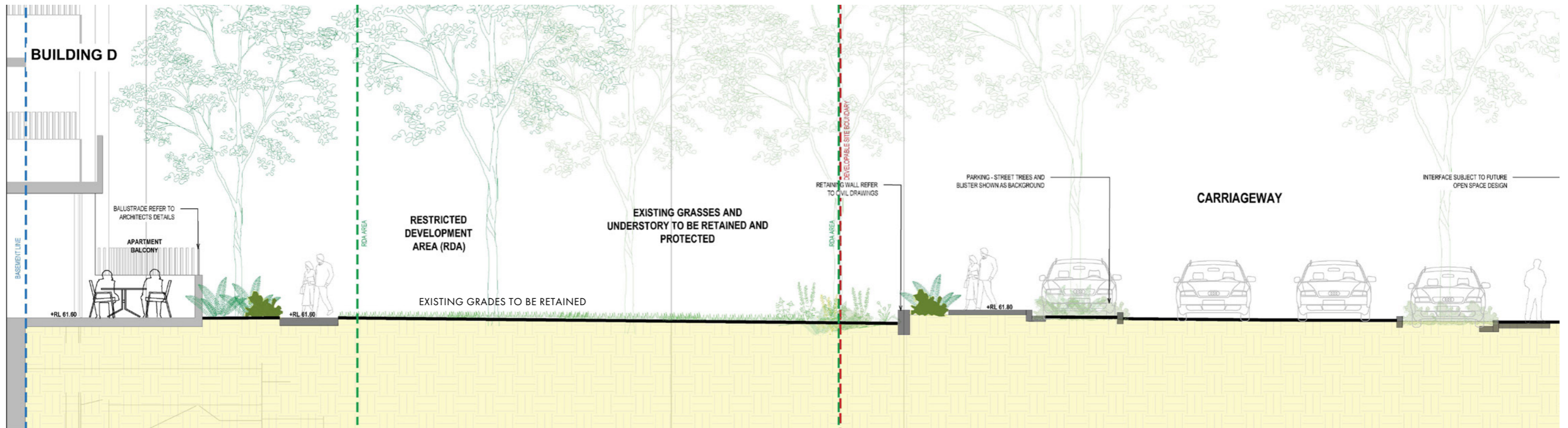
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Nature Play + Nature Reserve Sections



NATURE PLAY SECTION

Scale 1:100@ A3



SOUTHERN PARK RESERVE SECTION

Scale 1:100@ A3



Nature Play + Nature Reserve Character



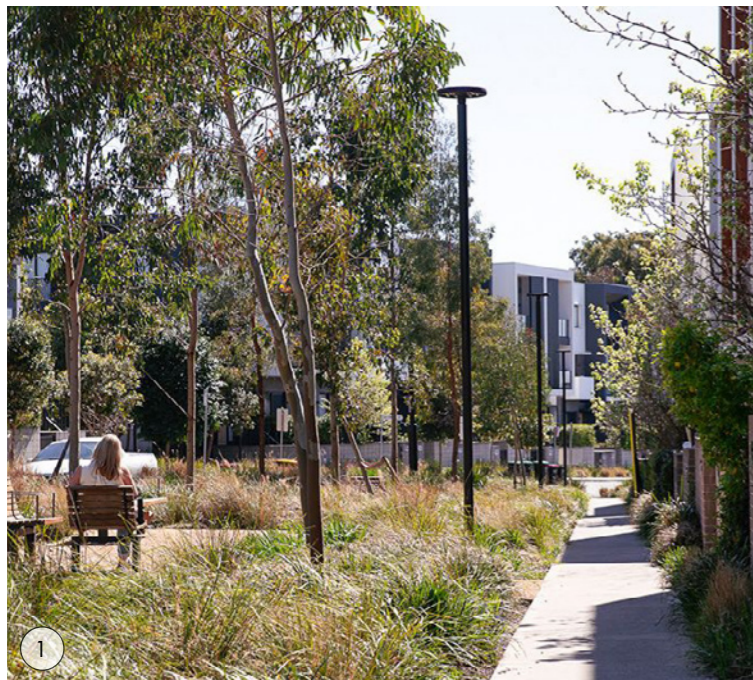
Streetscapes Strategy



KEY MAP



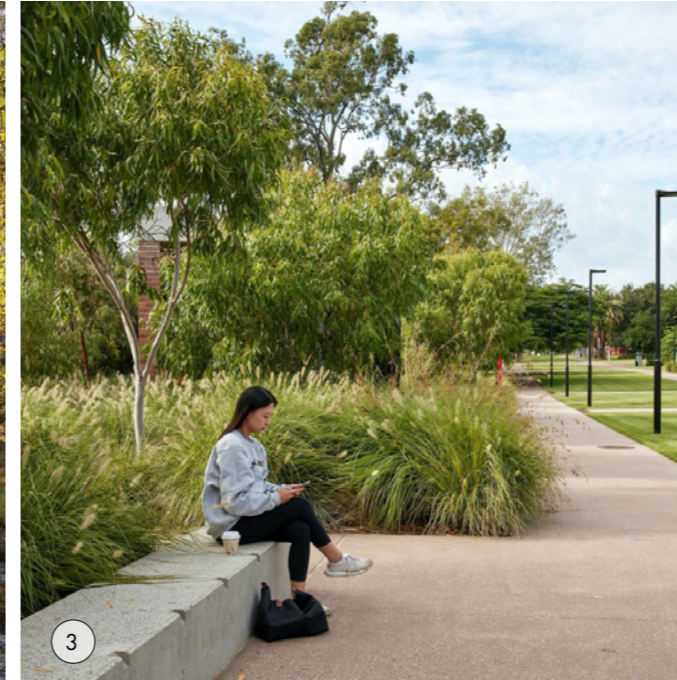
- ① OVERLAND FLOW PERMEABLE PATH
- ② NATIVE TREE BUFFER TREATMENT TO MEMORIAL AVENUE INTERFACE FOR SCREENING & PRIVACY FOR RESIDENTS
- ③ INFORMAL ACCESS FROM BALCONIES
- ④ STREET TREES, WSUD DERB BLISTERS AND PARKING BAYS FOR NEW ROAD 1 AND 2. MINIMUM 40% TREE CANOPY COVER TARGET IN ALL NEW STREETSAPES
- ⑤ 3.5M PATH



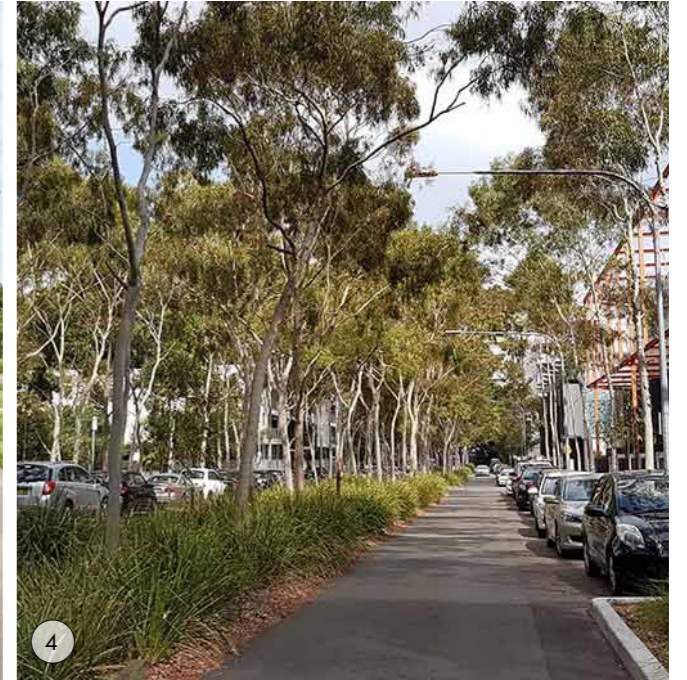
①



②

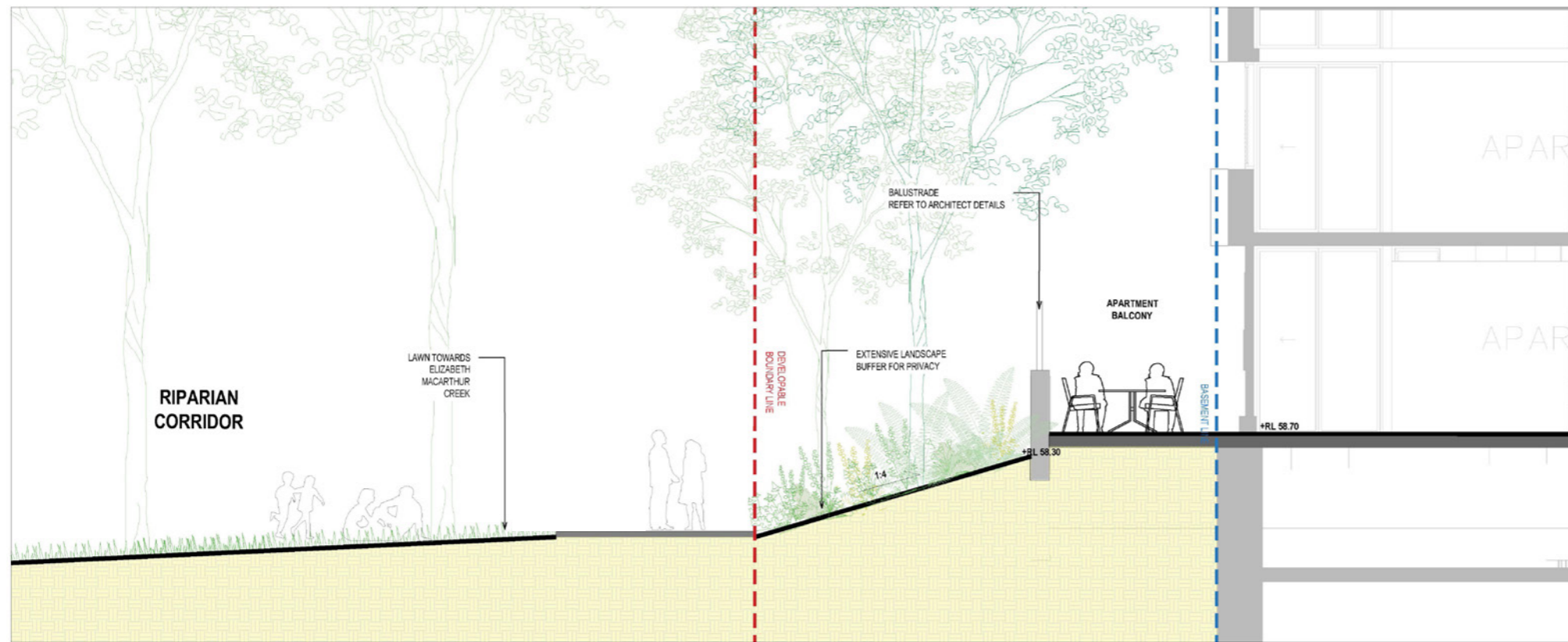


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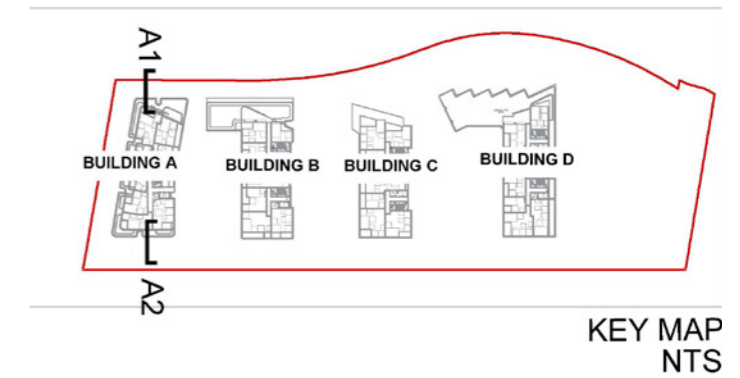


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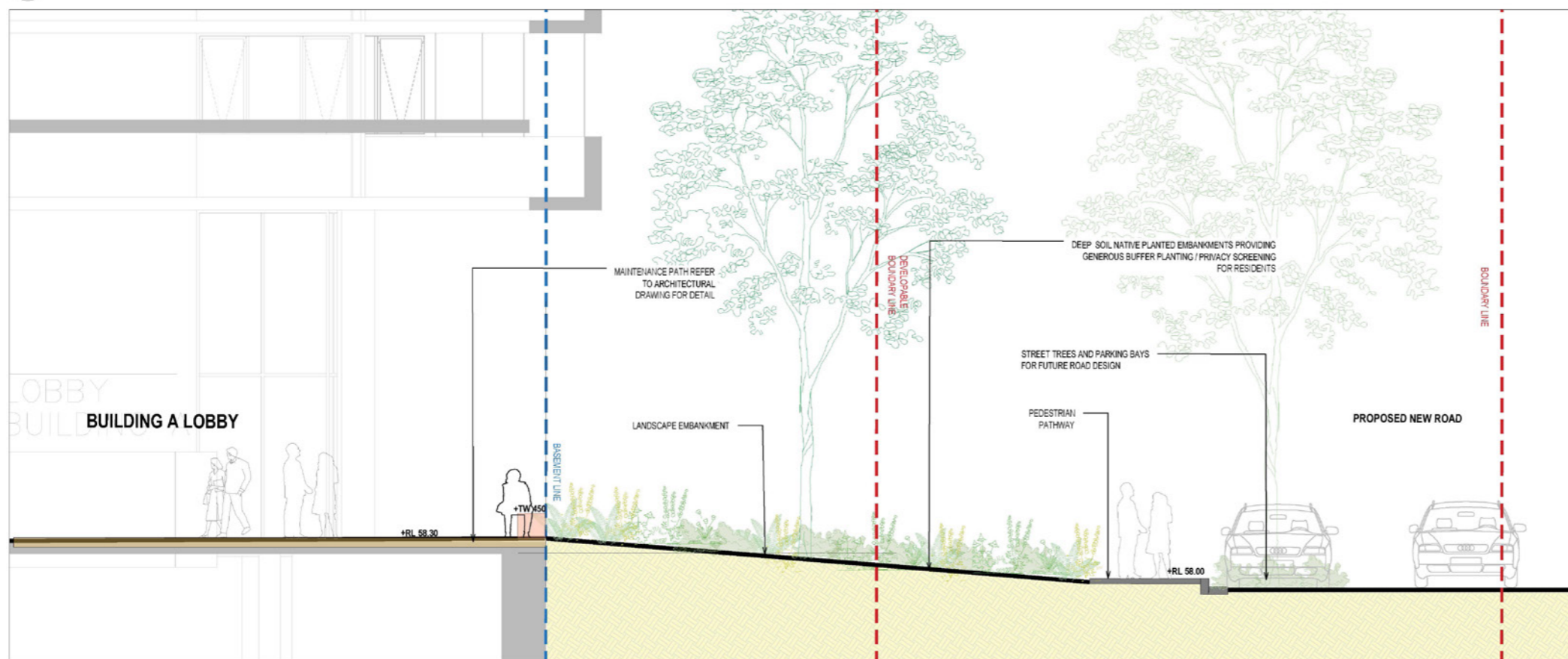
Building A Interfaces Sections



01 TYPICAL SECTION A1



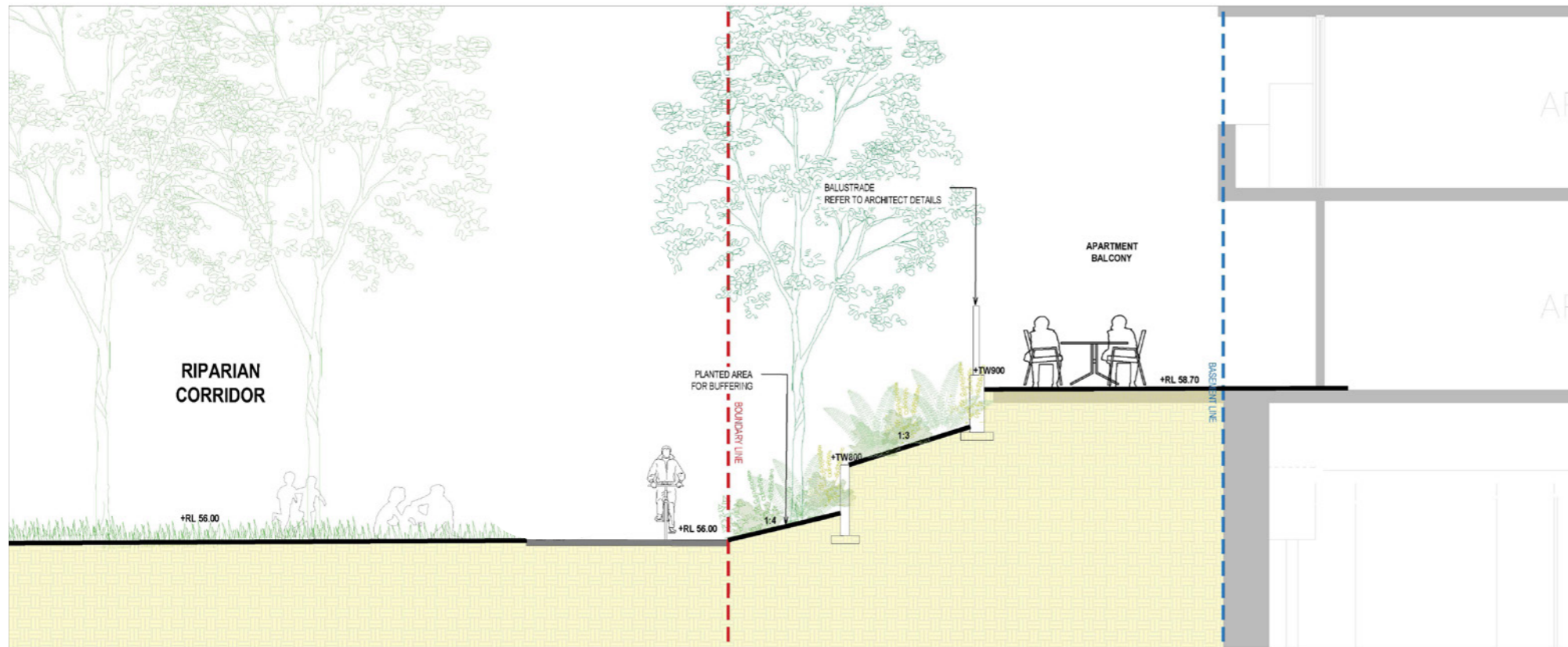
KEY MAP
NTS



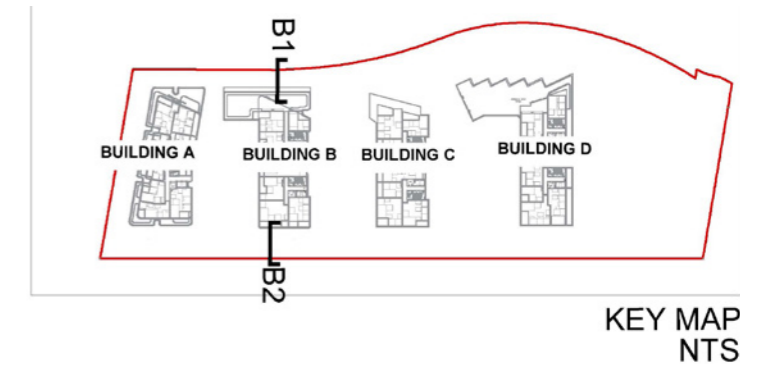
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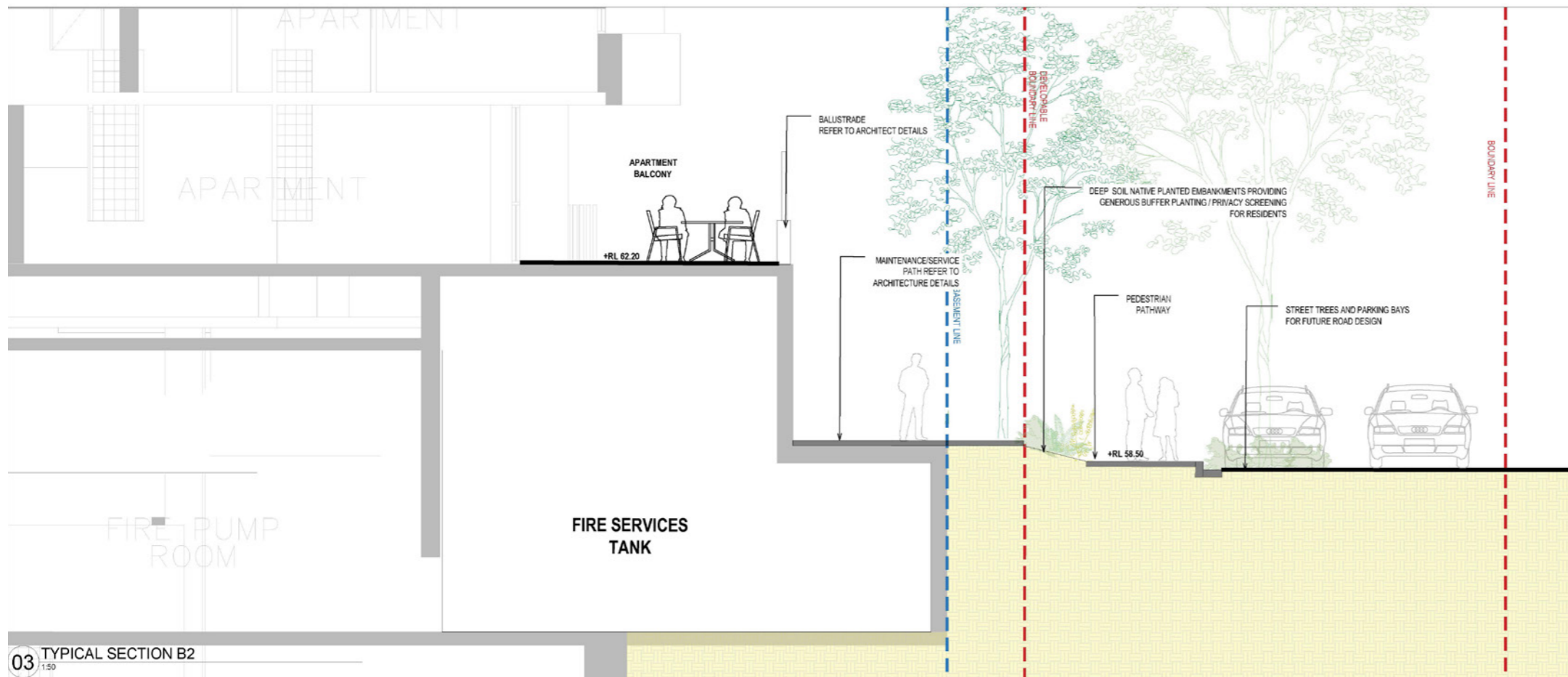
Building B Interfaces Sections



01 TYPICAL SECTION B1
1:50



KEY MAP
NTS

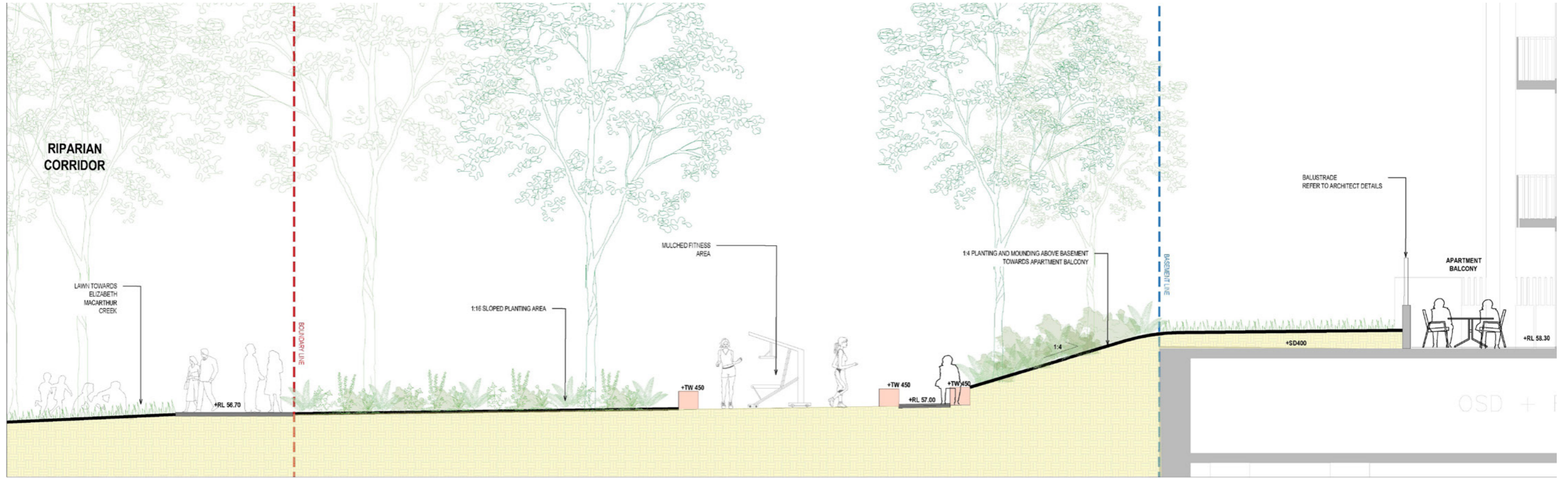


03 TYPICAL SECTION B2
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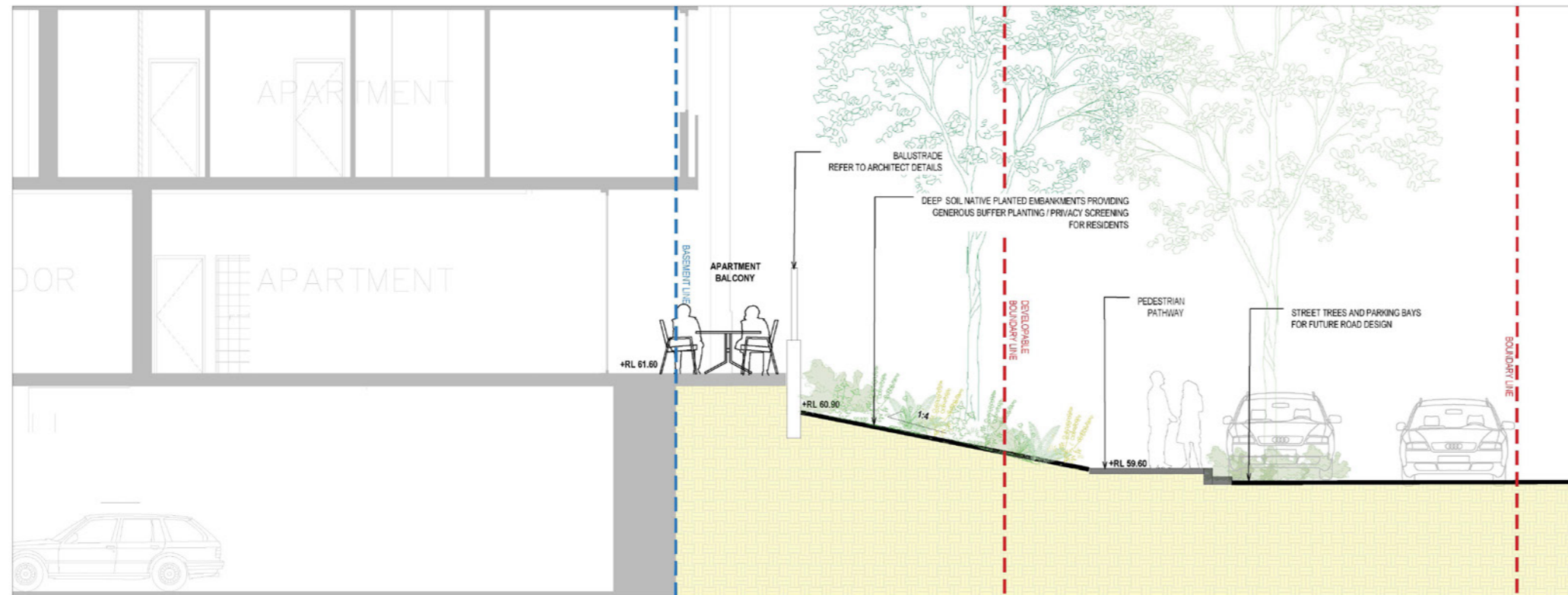
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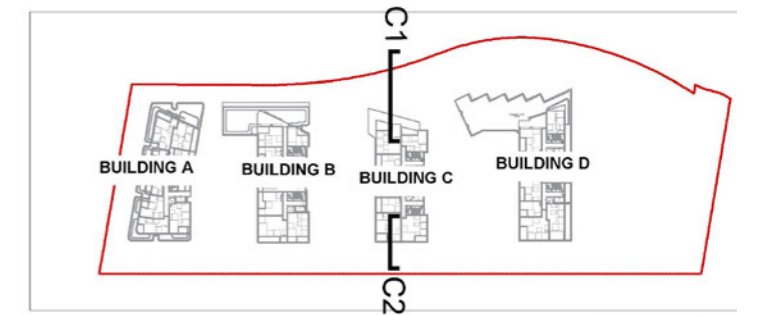
Building C Interfaces Sections



01 TYPICAL SECTION C1
1:50



02 TYPICAL SECTION F
1:20

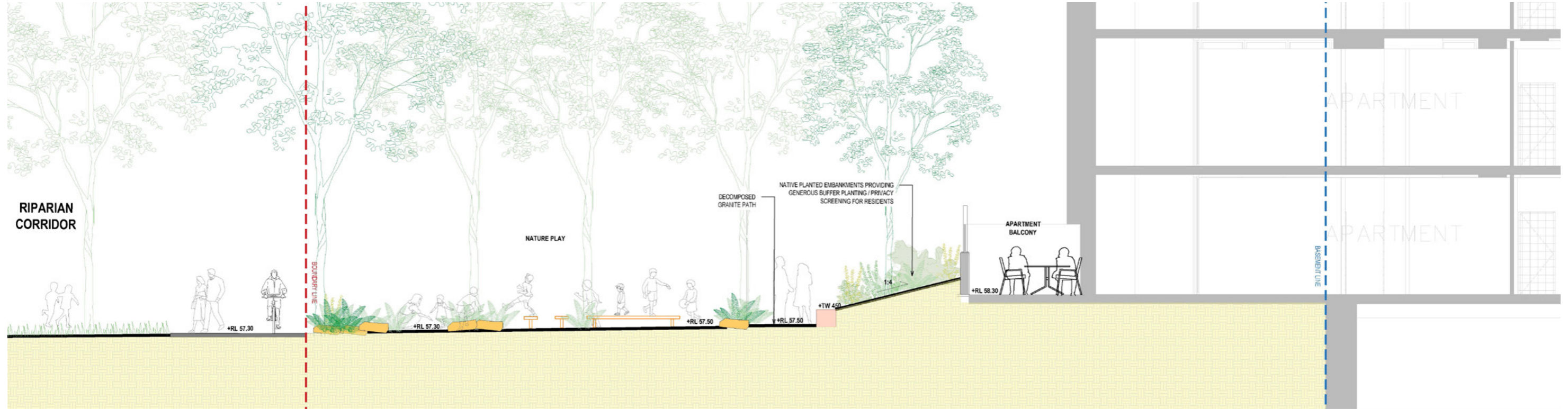


KEY MAP
NTS

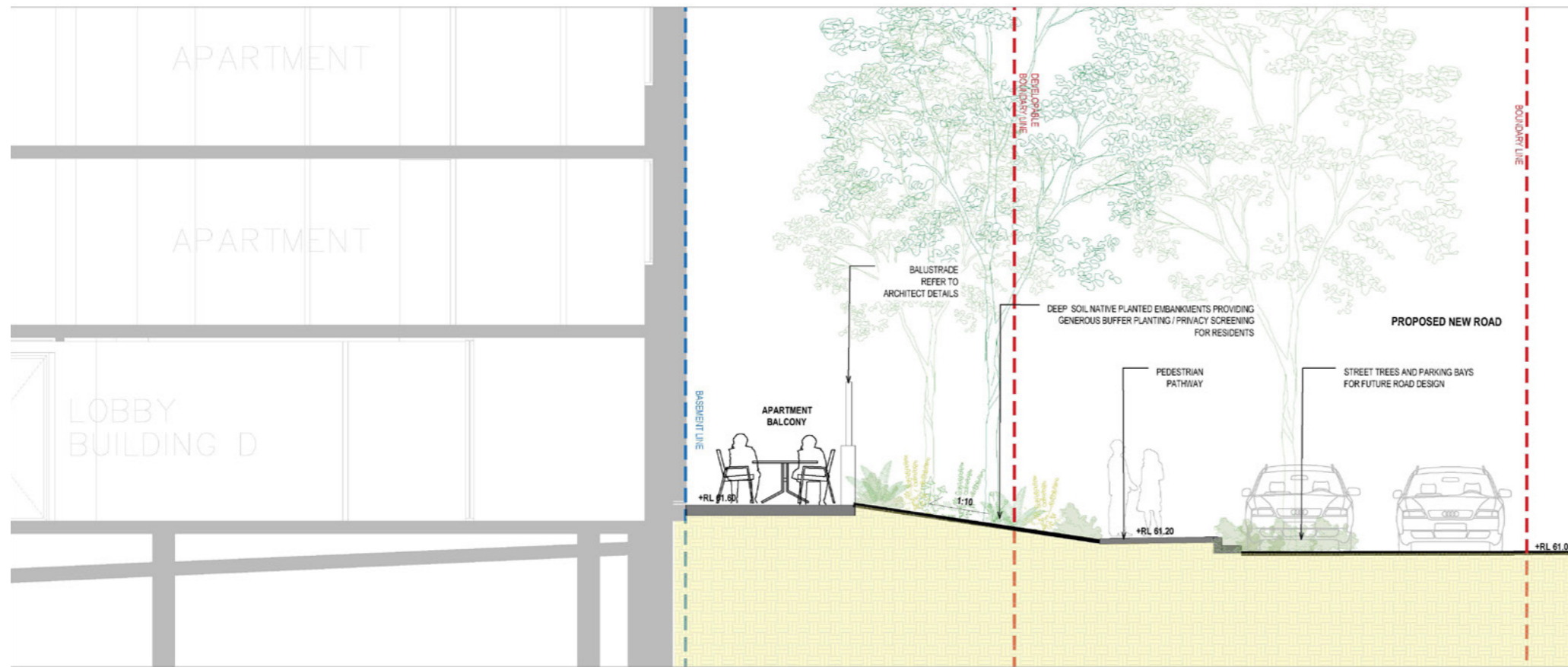
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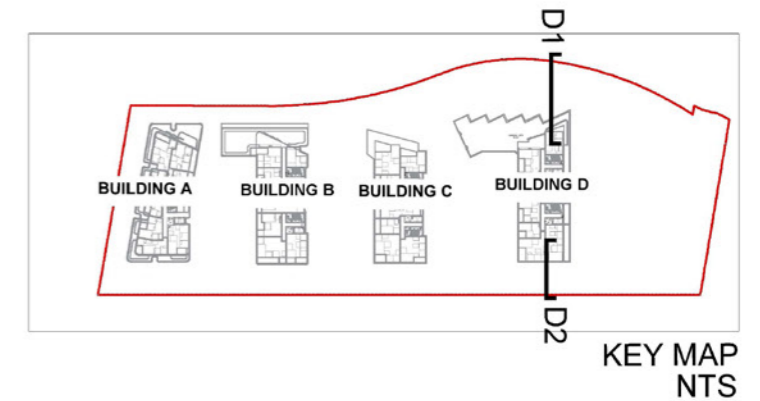
Building D Interfaces Sections



01 TYPICAL SECTION D1
1:50



02 TYPICAL SECTION D2
1:50

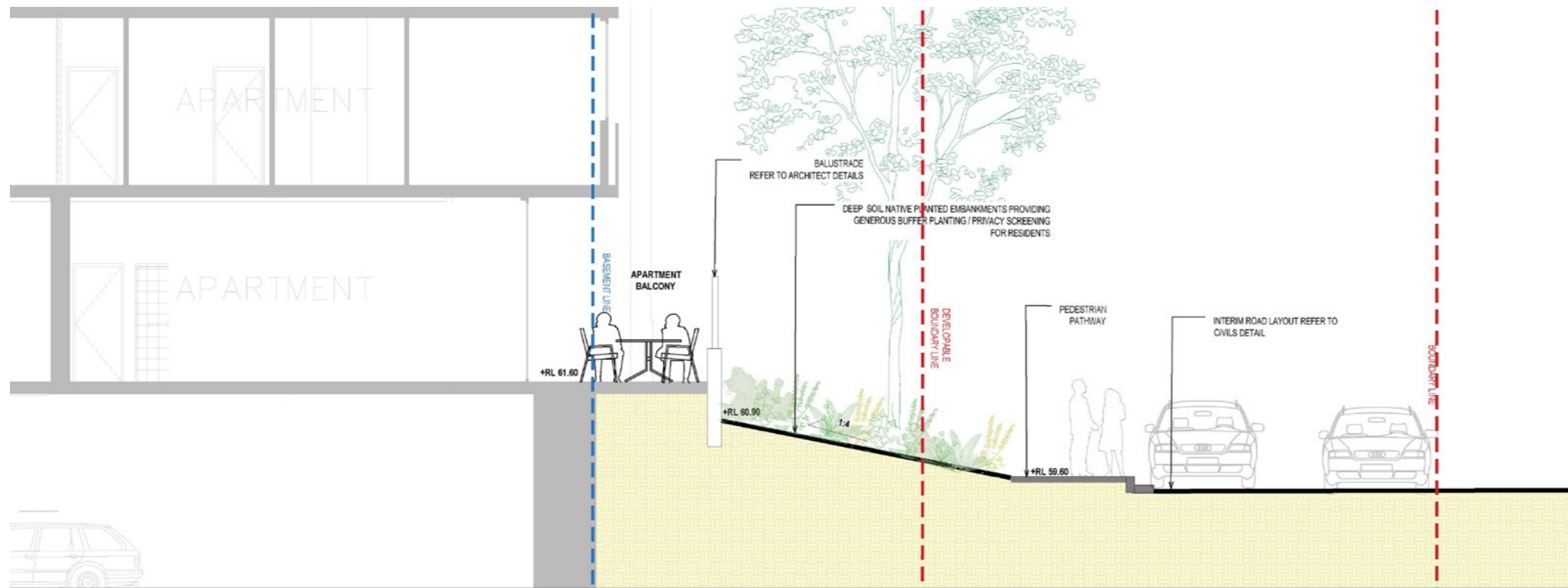


KEY MAP
NTS

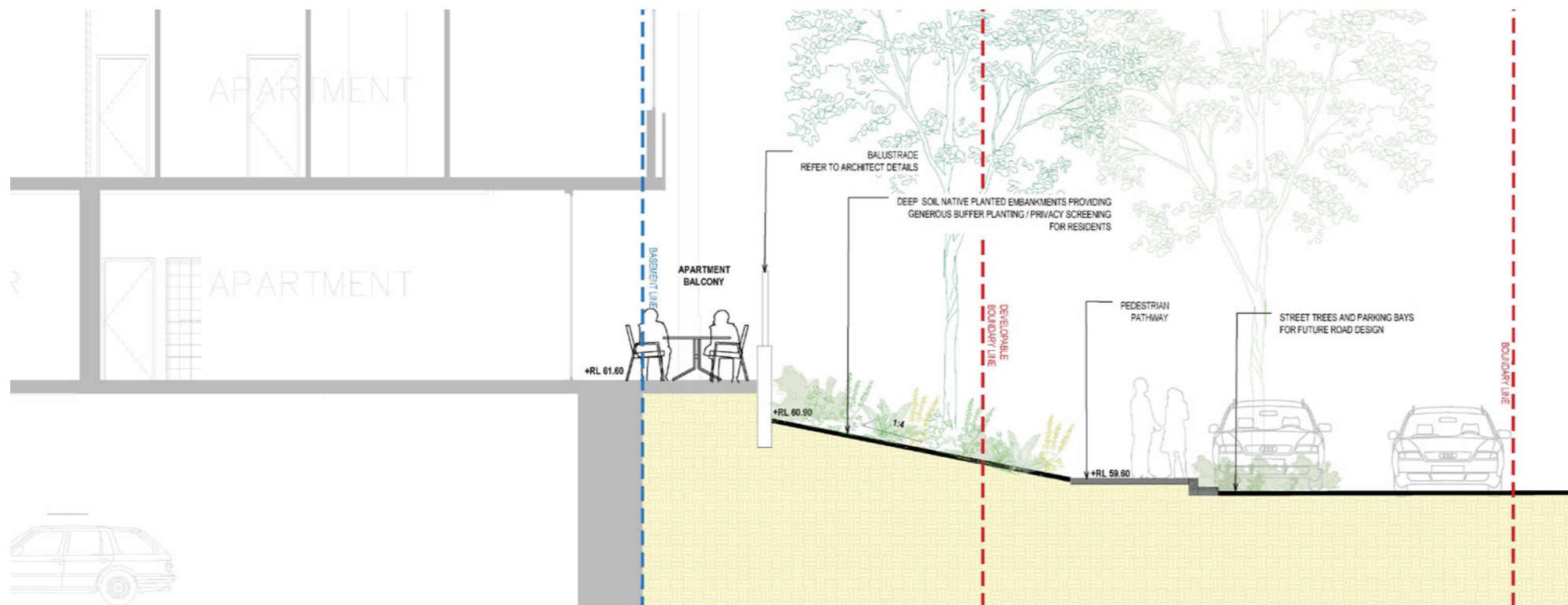
Scale 1:100@ A3



The Interim Road No.1 and Future Road No.1 Section



The interim Road No.1 Layout



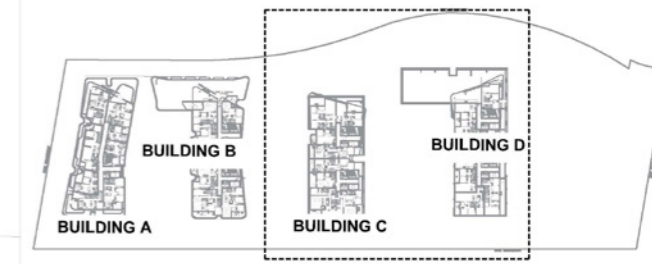
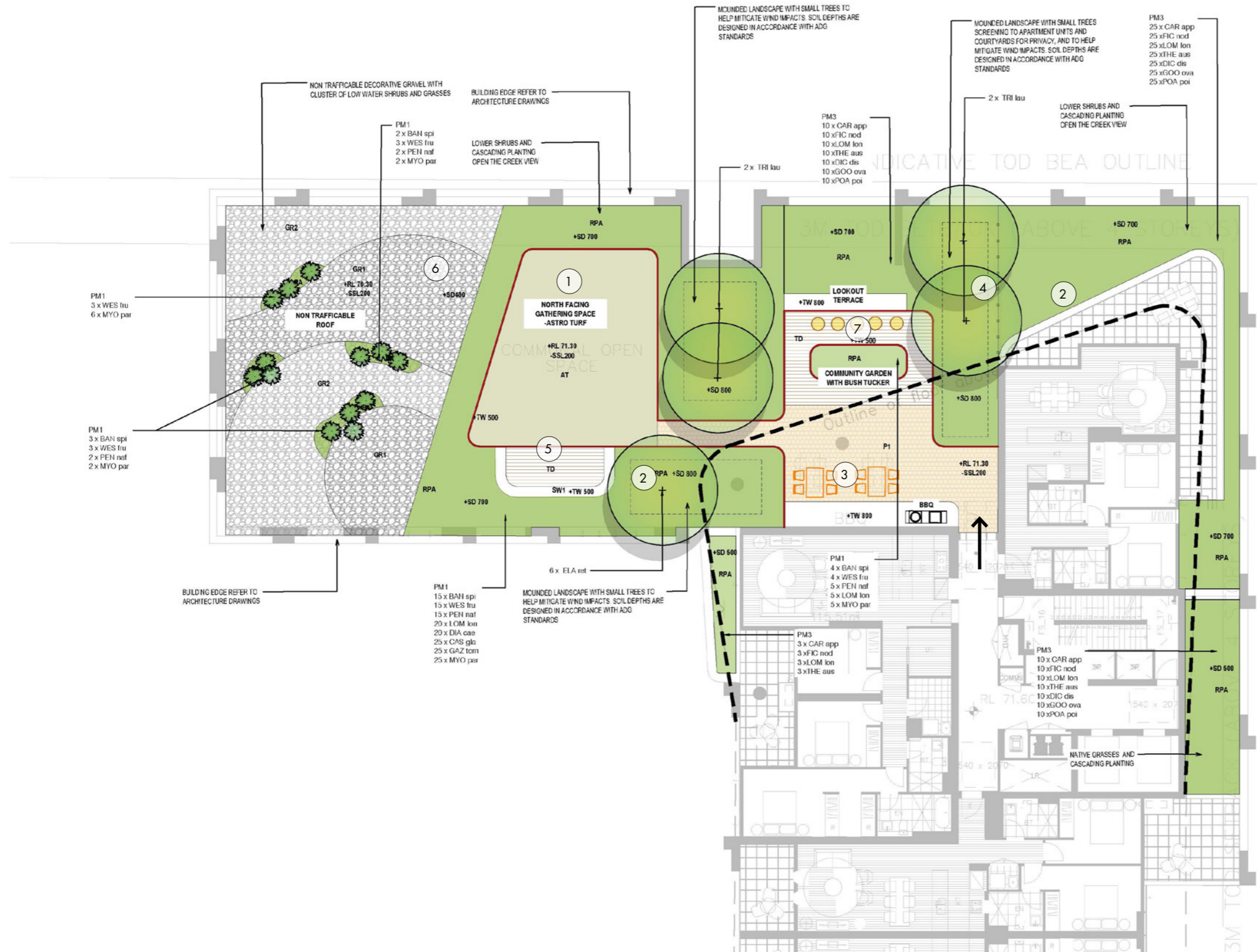
Future Road No.1 Layout

Scale 1:100@ A3



Rooftops and Terraces

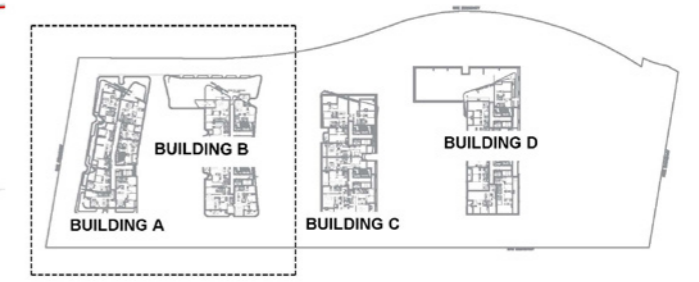
Level 3 Building D Terraces



KEY PLAN
NTS

- ① NORTH FACING FLEXIBLE GATHERING SPACE
- ② EXTENSIVE PLANTING TO MITIGATE THE EFFECTS OF WIND
- ③ BBQ/OUTDOOR KITCHEN WITH PICNIC TABLES
- ④ MOUNDED PLANTING WITH SMALL TREES
- ⑤ TIMBER DECKED SEATING NOOKS
- ⑥ NON- TRAFFICABLE ROOF
- ⑦ ROOFTOP LOOKOUT TERRACE TO CREEK
- ➔ ACCESS PATH

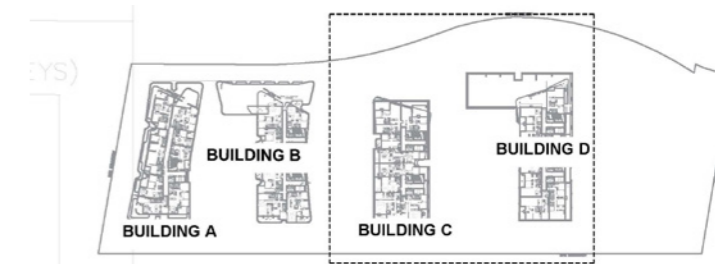
Level 8 Building A Terraces



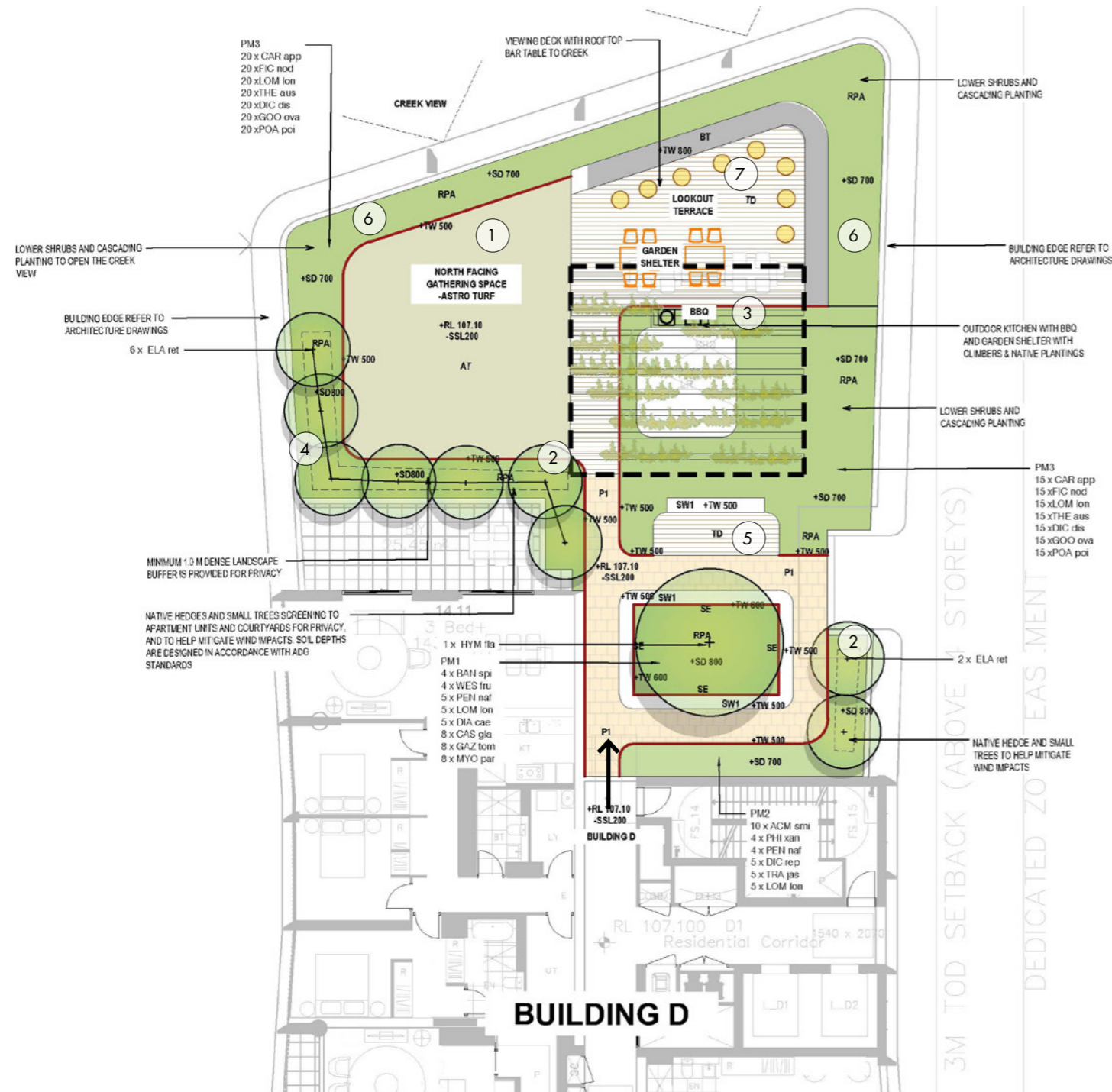
KEY PLAN
NTS

- ① NORTH FACING FLEXIBLE GATHERING SPACE
 - ② EXTENSIVE PLANTING TO MITIGATE THE EFFECTS OF WIND
 - ③ BBQ/OUTDOOR KITCHEN WITH PICNIC TABLES AND GARDEN PAVILION
 - ④ MOUNDED PLANTING WITH SMALL TREES
 - ⑤ ROOFTOP LOOKOUT TERRACE TO CREEK
 - ⑥ NON- TRAFFICABLE ROOF
 - ⑦ NATIVE GRASSES WITH CASCADING PLANTING
 - ⑧ SOCIAL TERRACE SURROUNDED BY RAISED PLANTERS AND LOWER SHRUBS
- ➔ ACCESS PATH

Level 14 Building D Terraces



KEY PLAN
NTS



- ① NORTH FACING FLEXIBLE GATHERING SPACE
- ② EXTENSIVE PLANTING TO MITIGATE THE EFFECTS OF WIND
- ③ BBQ WITH GARDEN PAVILION
- ④ MOUNDED PLANTING WITH SMALL TREES
- ⑤ TIMBER DECKED SEATING NOOKS
- ⑥ NATIVE GRASSES WITH CASCADING PLANTING
- ⑦ ROOFTOP LOOKOUT TERRACE TO CREEK
- ➔ ACCESS PATH

Communal Rooftop Character



Planting Palette

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.

TREES



Eucalyptus saligna



Eucalyptus sideroxylon



Lophostemon confertus



Lagerstroemia indica



Olea europaea



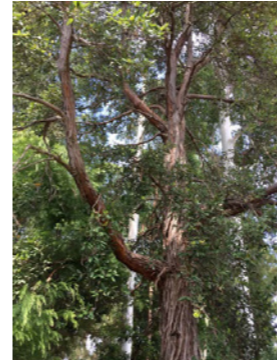
Archontophoenix alexandrae



Elaeocarpus reticulatus



Cupaniopsis anacardioides



Syncarpia glomulifera



Tristaniopsis laurina



Citrus x meyeri Lemon



Citrus x sinensis

SHRUBS



Gompholobium grandiflorum



Leucopogon appressus



Cyathea cooperi



Howea forsteriana



Backhousia myrtifolia



Pittosporum revolutum



Pimelia linifolia



Persoonia linearis



Dillwynia rudis



Grevillea speciosa



Leucopogon esquamatus



Styphelia triflora

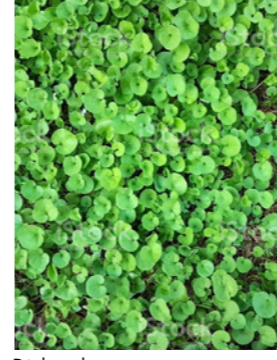
GROUNDCOVERS



Helichrysum scorpioides



Hardenbergia violacea



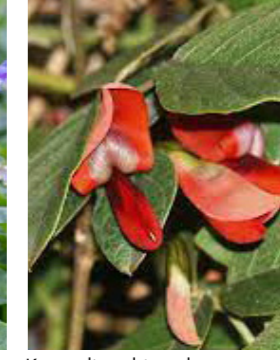
Dichondra repens



Banksia spinulosa



Viola hederacea

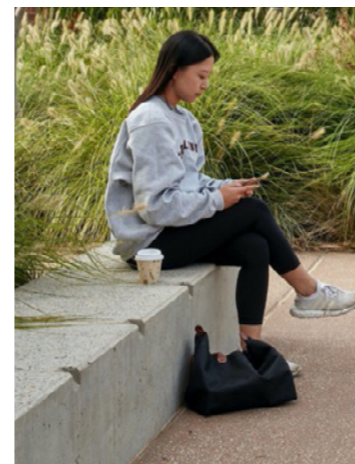


Kennedia rubicunda

Materials Selection

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A high quality set of finishes are proposed throughout the public domain and new park for longevity of use for the local community.

As the proposal goes through the development approval process the team will work closely with Hills Shire Council to ensure the public domain aligns with Council's ambitions, standards and guidelines.



An architectural rendering of a modern, multi-story residential or commercial building. The building features a prominent corner with rounded balconies and a facade of dark grey panels and windows. The ground floor is a large, open space with glass walls and columns, possibly a public area or entrance. The building is surrounded by lush green trees and a well-maintained street with pedestrians, cars, and a dog. The sky is blue with scattered white clouds. The text "Land+Form" is overlaid in the center of the image.

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