

STATE SIGNIFICANT DEVELOPMENT APPLICATION
LANDSCAPE ARCHITECTURE DESIGN REPORT

1 BARRACK LN & 81-83 GEORGE ST PARRAMATTA

RTS SUBMISSION

Land+Form[®]



Prepared for

Freecity Parramatta Development No 1 Pty Ltd

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State Significant Development Application [SSD-79439459]

This report 2025047-LR-DA000 [1] should be read in conjunction with 2025047-LD-DA000 [1] Landscape Development Application drawings (Appendix A) Prepared by Land and Form.

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This document has been prepared in collaboration with:





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Introduction & Context

Project Overview

1 Barrack Lane and 81-83 George Street, Parramatta. Freecity Parramatta Development No 1 Pty Ltd (the proponent). The proposed development seeks approval for the demolition of existing site structures and the construction of a 40 storey mixed use development including build to rent (BTR) housing.

The SSDA seeks development consent for the demolition of existing structures and the construction of a 40 storey mixed use development with ground floor retail and a build-to-rent (BTR) tower. Specifically, the proposal comprises the following:

- The demolition of existing site structures and the removal of two trees,
- The construction of a forty storey mixed-use development comprising:
 - ◇ Site preparation works including preparatory earthworks.
 - ◇ A three storey podium including:
 - » Ground floor: a flexible retail area and a retail tenancy, a build-to-rent lobby and management area, services and waste rooms, separate vehicle entries for residential use and service use, 4 parking spaces for service vehicles, bike repair facilities and 40 bicycle parking spaces,
 - » First level: 32 car parking spaces, inclusive of 2 accessible spaces, 214 bicycle parking spaces, 7 motorcycle parking spaces, a residential storage area and services,
 - » Second level: 39 car parking spaces, inclusive of 2 accessible spaces, 170 bicycle parking spaces, 7 motorcycle parking spaces, a residential storage area and services,
 - » Upper podium level providing communal open space and amenities.
 - ◇ A thirty-seven (37) storey residential tower incorporating 383 BTR units
 - » Installation of a new substation and infrastructure connections as required.
 - » Associated landscaping and public domain works.
 - » Extended hours of construction.

Design Process

Land and Form Studios in collaboration with FK were the successful design team to win the design competition undertaken for the project. Since winning the competition, the project has gone through the Design Integrity Panel (DIP).

This document provides an outline of the context, the brief, concepts, and principles that have played a role in the preparation of the overall design.

This submission has been updated to address the comments and responses from the RTS; refer to the summary table on page 6.



Response To Submission

Ref.	Summary of Matters Raised	Response / Direction to address
City of Parramatta		
COP-52	Planting is not supported within the tree protection area of the <i>Ficus macrophylla</i> in order to avoid root injury and soil disturbance.	<p>Whilst Council has indicated that landscape planting within the TPZ of the fig is not supported, we believe that, if undertaken carefully and in accordance with arboricultural guidance, this work can proceed without adverse impact. Sensitive understorey planting would help establish a soft buffer around the base of the tree, discouraging pedestrian access and reducing the risk of compaction and disturbance to the exposed buttress roots.</p> <p>In addition, the introduction of low-impact, surface-laid irrigation within the landscape area may provide supplementary moisture to the root zone, offering some ancillary benefit to the ongoing health and vitality of the fig. Refer to Arborist advice for more information.</p>
COP-53	All proposed on-slab planters shall be sufficiently sized to ensure that proposed planting will thrive in the location. Planter box sizing shall be in accordance with the ADG guidelines for planting on structure.	Podium planters have been revised to increase the width, enabling greater soil volumes and mounding. This provides increased soil depth and improved growing conditions, ensuring alignment with ADG guidelines and supporting the long-term health and performance of the proposed planting.
COP-54	Tree locations shall be suitably spaced within the planter beds to avoid future conflicts with structures. Overplanting of tree species is to be avoided to allow for full canopy growth.	<p>Trees have been positioned to maintain key views while allowing for areas of denser planting where appropriate. Spacing ensures no future structural conflicts and supports healthy canopy development.</p> <p>Understorey planting has been included to provide additional screening and wind buffering where required.</p>

Strategic Context

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 Environmental Planning & Assessment (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 EP&A Act 1979 amendments to include the promotion of good design and amenity of the built environment.

Apartment Design Guide

Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design

Part 4: 4P Planting on structures

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



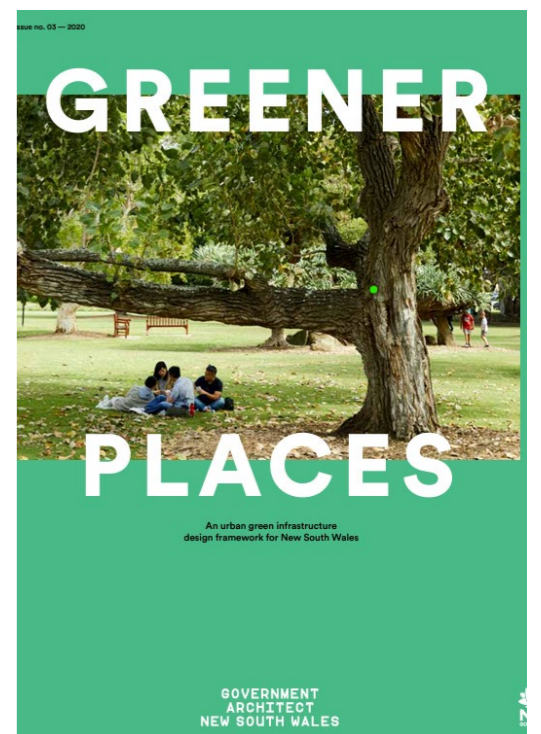
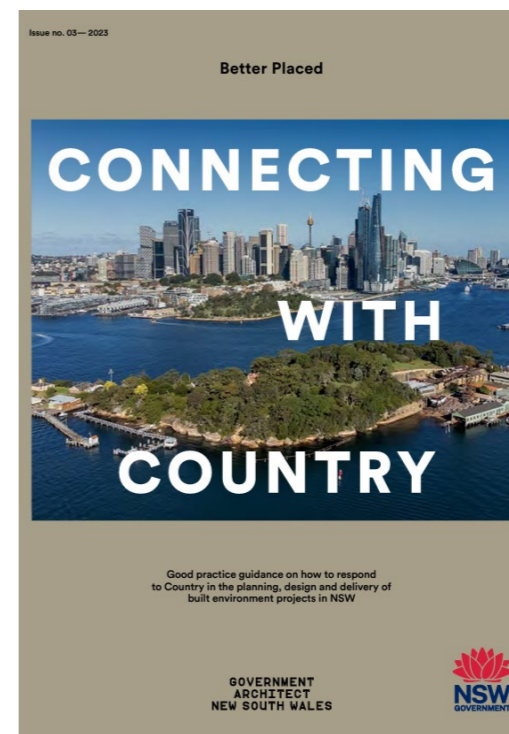
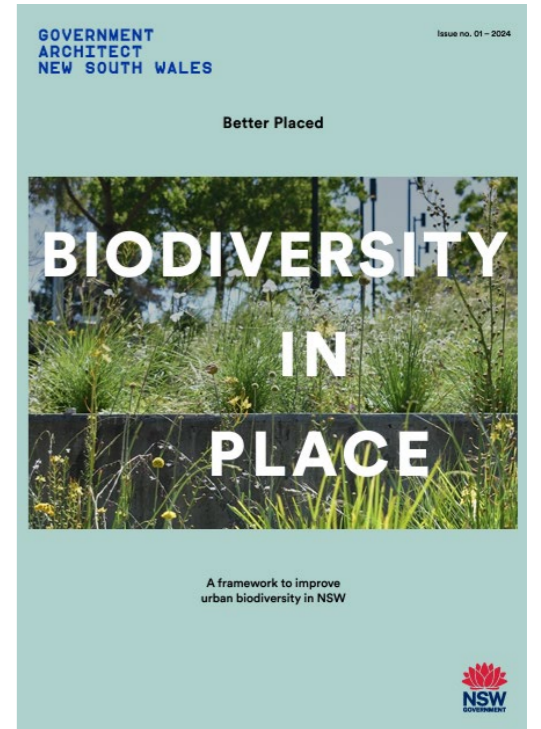
OBJECTIVE 6.

Better value
creating and
adding value



OBJECTIVE 7.

Better look and feel
engaging,
inviting and
attractive



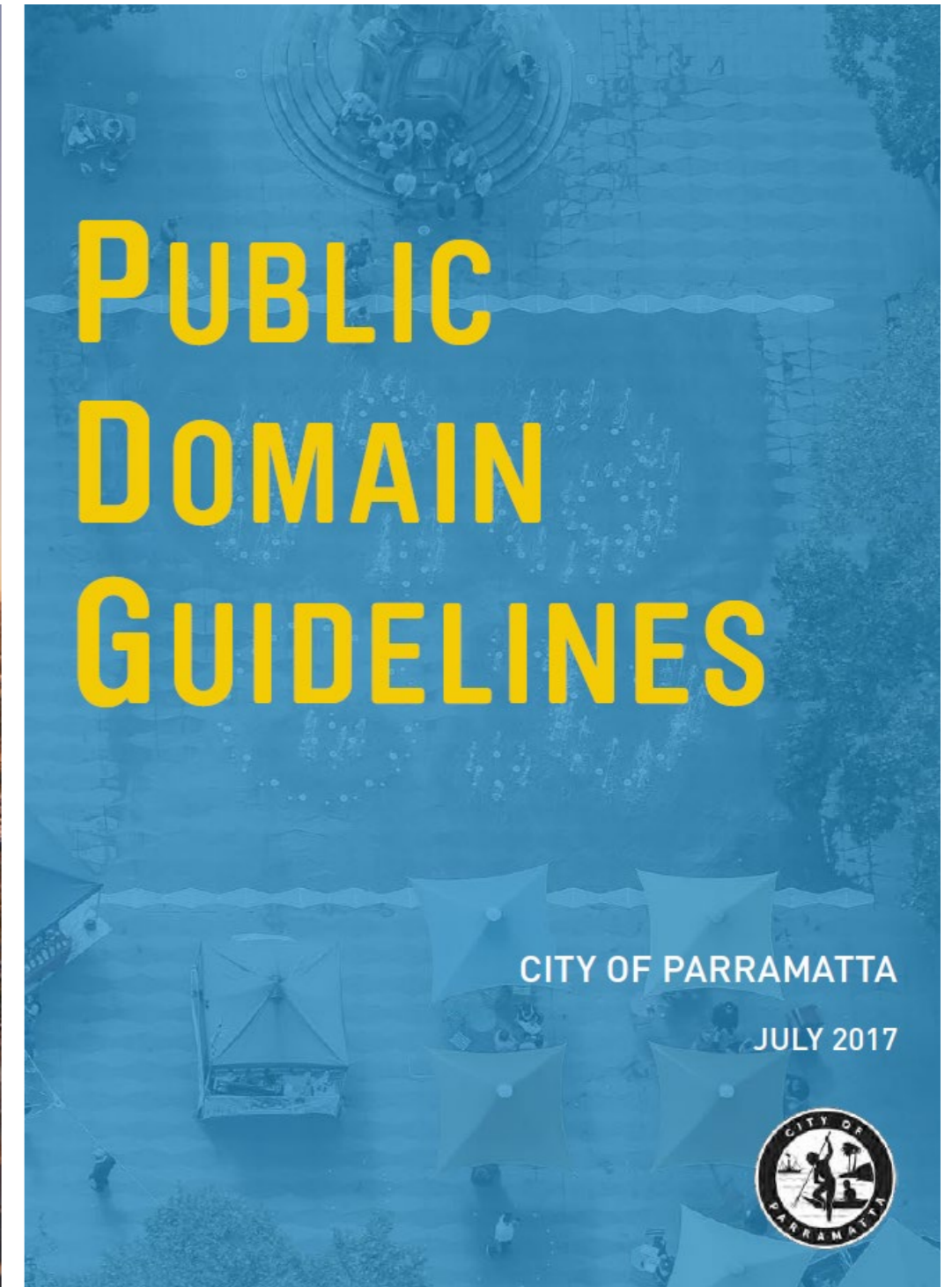
This SSDA relates to the site located at 1 Barrack Lane and 81-83 George St. The site is located in the Parramatta Central Business District/City Centre.

Parramatta City Centre Development Control Plan 2023

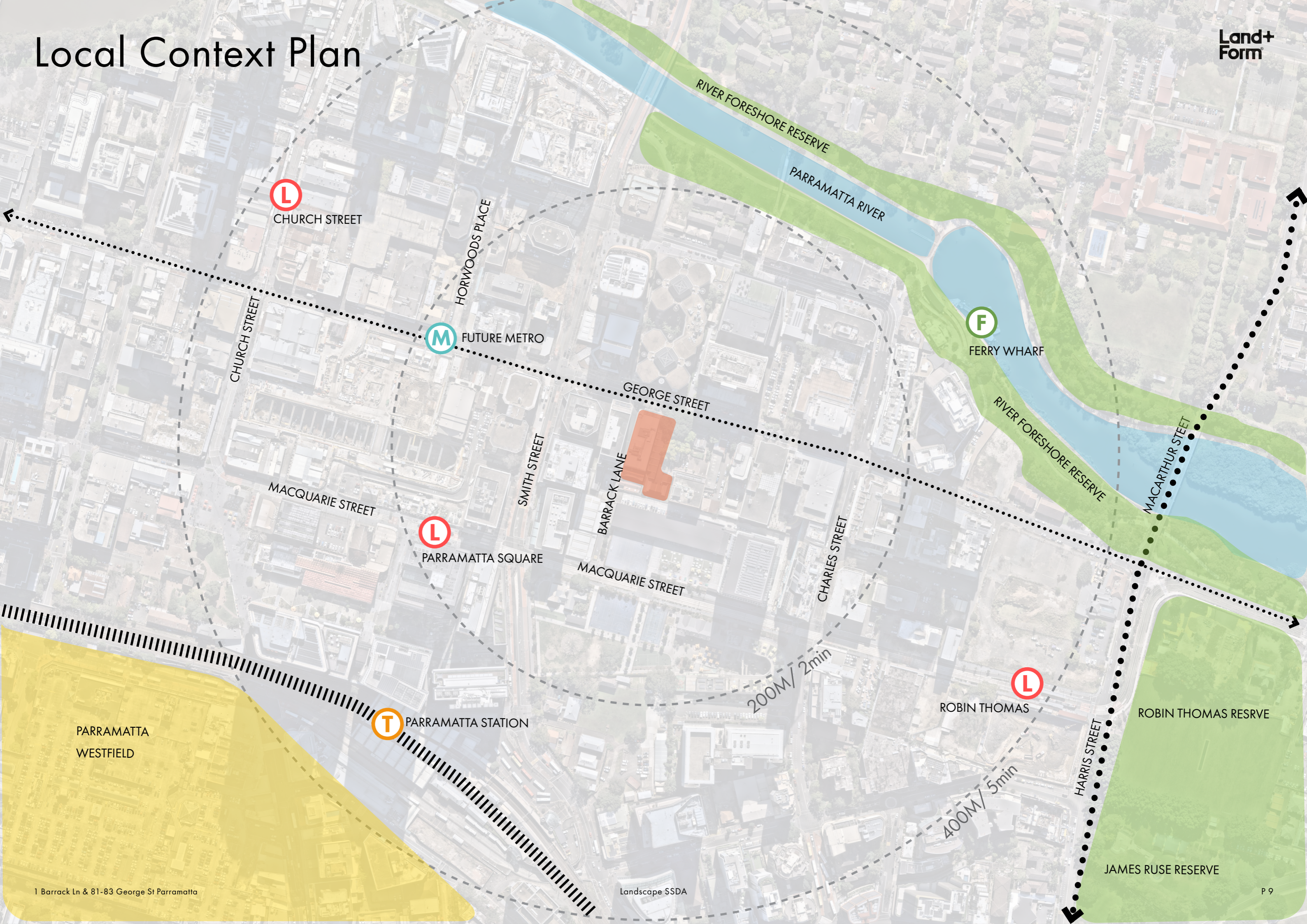
Although Development Control Plan's do not apply to SSDA, the proposed landscape design has considered the general objectives outlined in Section 9.1.2 of the Parramatta City Centre DCP 2023, which are excerpted below:

General Objectives

- *Create a legible, coherent and attractive City Centre characterised by lively streets of human scale and detail, and a distinctive skyline of tall, slender towers set back from the streets.*
- *Ensure that the spaces of the public domain - streets, squares and parks - are of high quality and amenity.*
- *Contribute to a thriving City Centre at street level with a well-designed interface at active frontages.*
- *Prioritise pedestrian movements to enhance pedestrian safety and enjoyment of the city.*
- *Promote urban and architectural design quality through planning procedures that foster design excellence.*
- *Protect public parks and places from undue environmental impacts from development.*
- *Reinforce the distinctive attributes and qualities of Special Areas in the City Centre.*
- *Protect and celebrate heritage and provide for its conservation and interpretation.*
- *Manage flood waters to protect and enhance the quality of the public domain and private property in the City Centre.*
- *Limit the impact of growth and development on the City Centre environment with reduced energy and water use, greenhouse gas emissions and urban heat.*
- *Protect and improve the natural environment.*



Local Context Plan



Journey to the River

The site sits in a unique position, equidistant between the river, and the station. It currently sits on a prominent desire line to access the river directly from Parramatta Square until the Civic Link is realised.



Existing Site Character



Perth House From George Street



The Fig Tree viewed from George Street



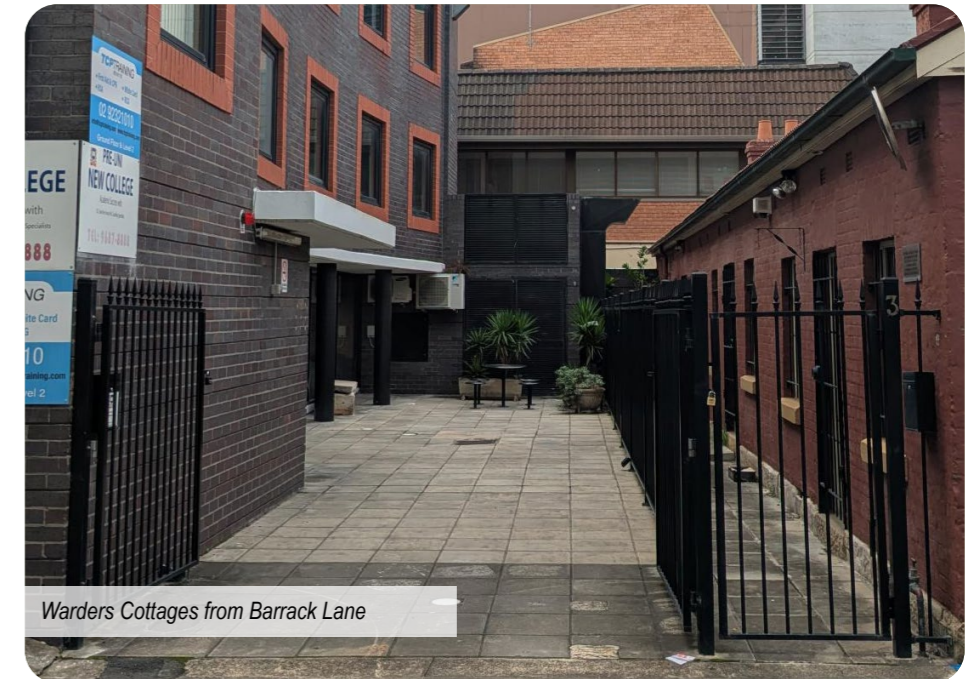
The Stables and surrounding setting



Scale of significant Fig Tree



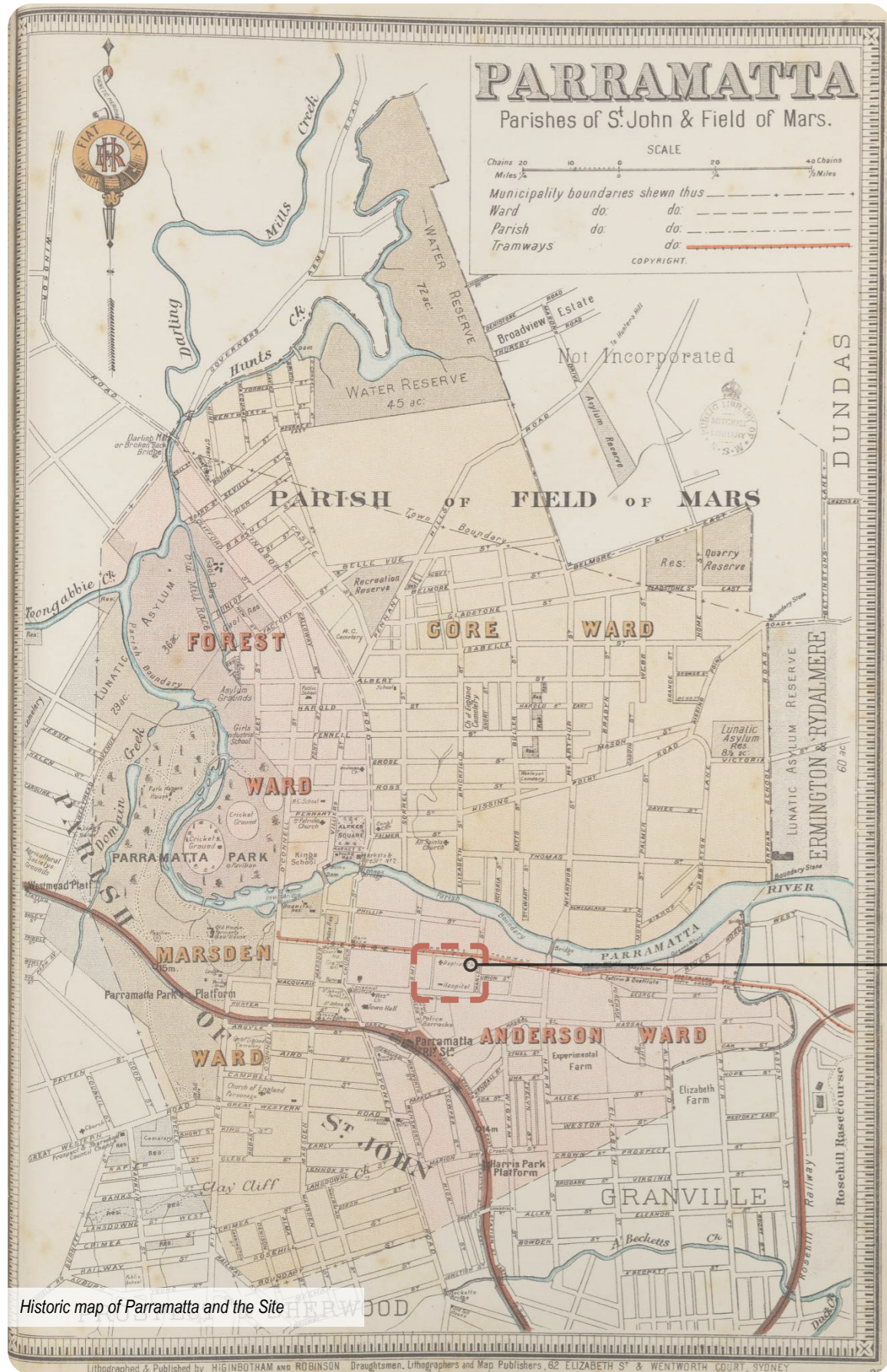
Large roots of Fig Tree and historic interpretation signage



Warders Cottages from Barrack Lane

* Not within the SSDA project boundary but adjoining it

Site Heritage



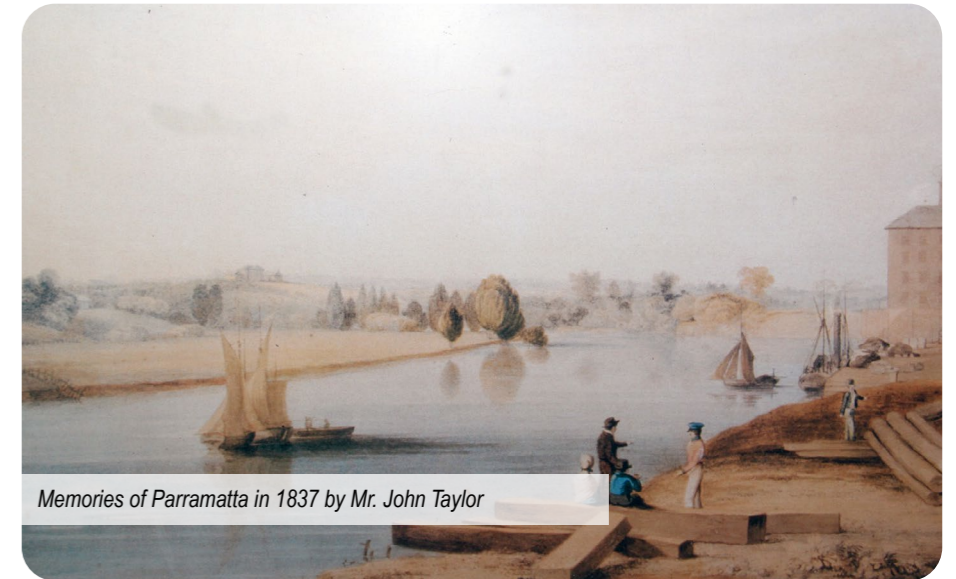
Historic map of Parramatta and the Site



Roots of the 200 year old Fig Tree



Exposed historic drain north of the Site



Memories of Parramatta in 1837 by Mr. John Taylor



Historic map of Parramatta and the Site



Sandstone character of Perth House

Mapping Ecological Communities



Map taken from NSW Government website Trees Near Me NSW

Sydney Coastal Sandstone Gully Forest

Formation:
Dry Sclerophyll Forests
(Shrubby sub-formation)
Vegetation Class:
Sydney Coastal Dry
Sclerophyll Forests



Grey Mangrove-River Mangrove Forest

Formation:
Saline Wetlands
Vegetation Class:
Mangrove Swamps



Sapphire Saltmarsh

Formation:
Saline Wetlands
Vegetation Class:
Saltmarshes



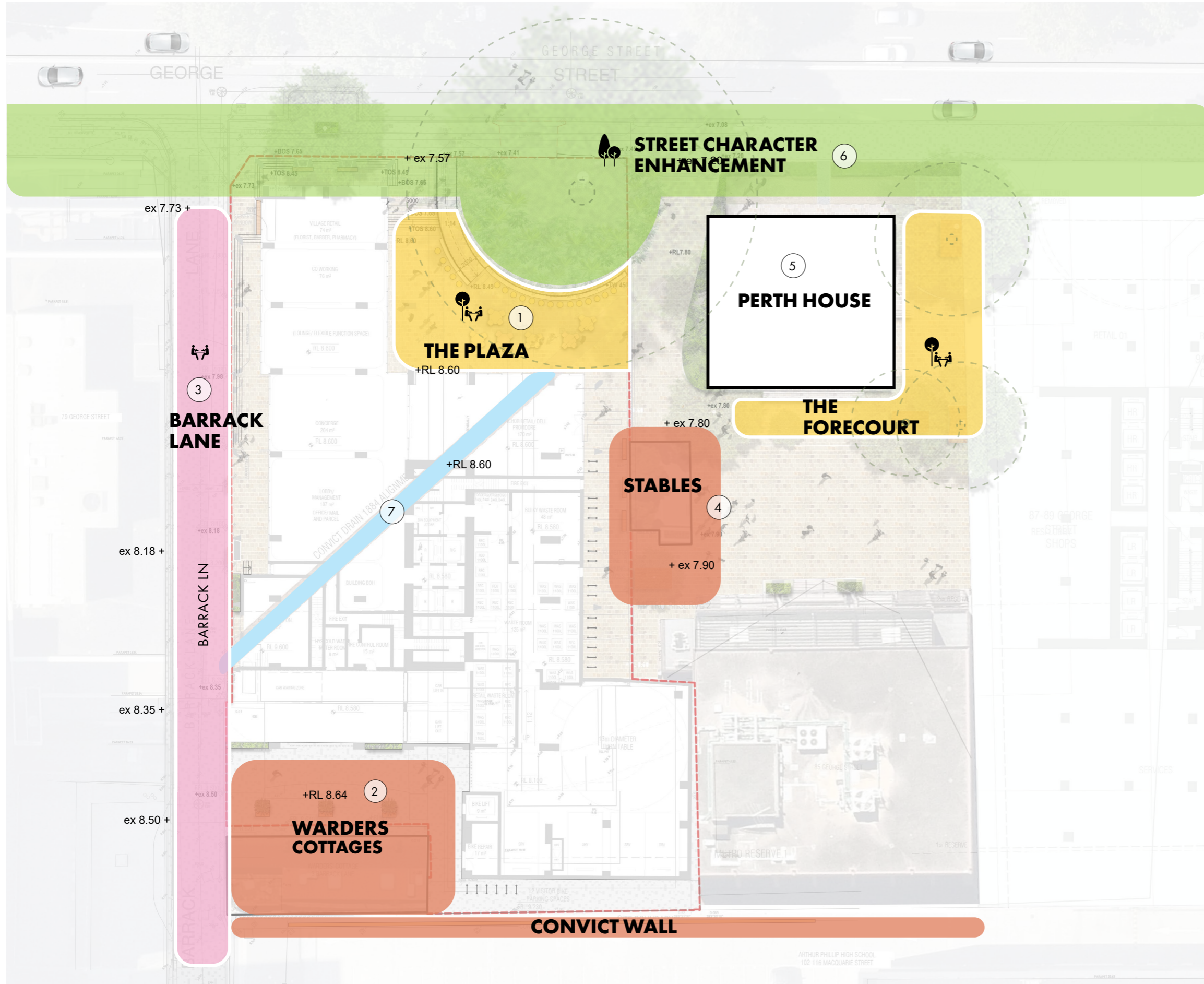
Forested Wetlands

Formation:
Forested Wetlands
Vegetation Class:
Coastal Floodplain Wetlands



Precinct Strategy

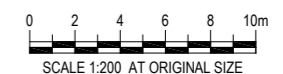
Precinct Plan Activation Strategy



- ① FIG PLAZA - PAVED AREA CONNECTING PERTH HOUSE
- ② ACTIVATION OF THE WARDERS COTTAGES
- ③ LANEWAY ACTIVATION
- ④ ACTIVATION OF THE STABLES
- ⑤ ACTIVATION OF PERTH HOUSE
- ⑥ IMPROVED STREETSCAPE PLANTING AND TREES
- ⑦ EXISTING HISTORICAL DRAINS TO BE REFERENCED IN LANDSCAPE DESIGN

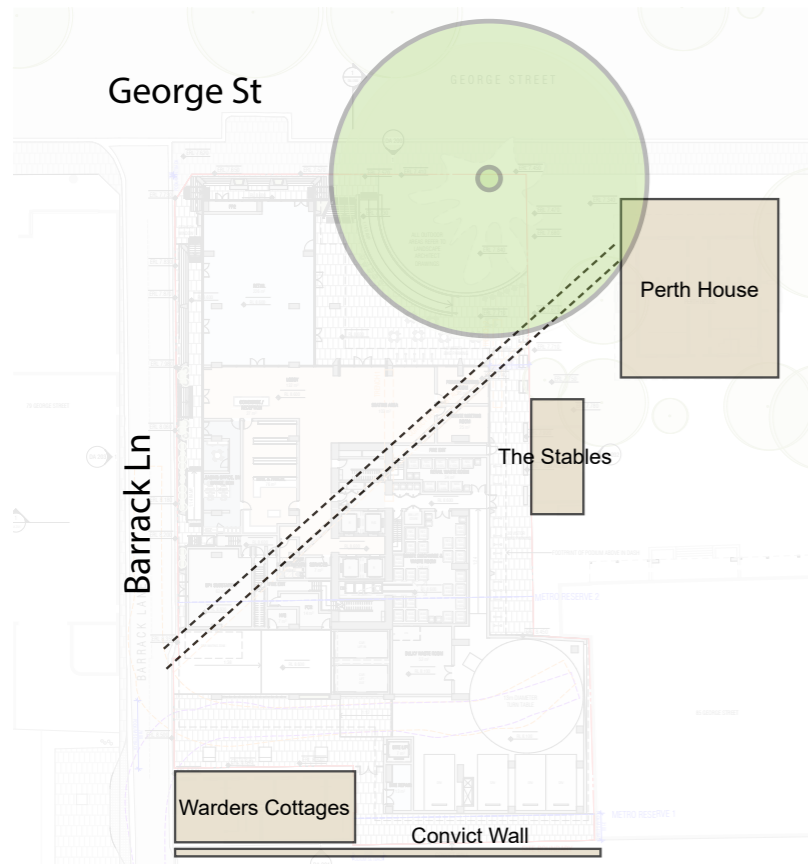
○ EXISTING TREE TO BE RETAINED

***For more information refer to PP&P Placemaking and Place Strategy Report.

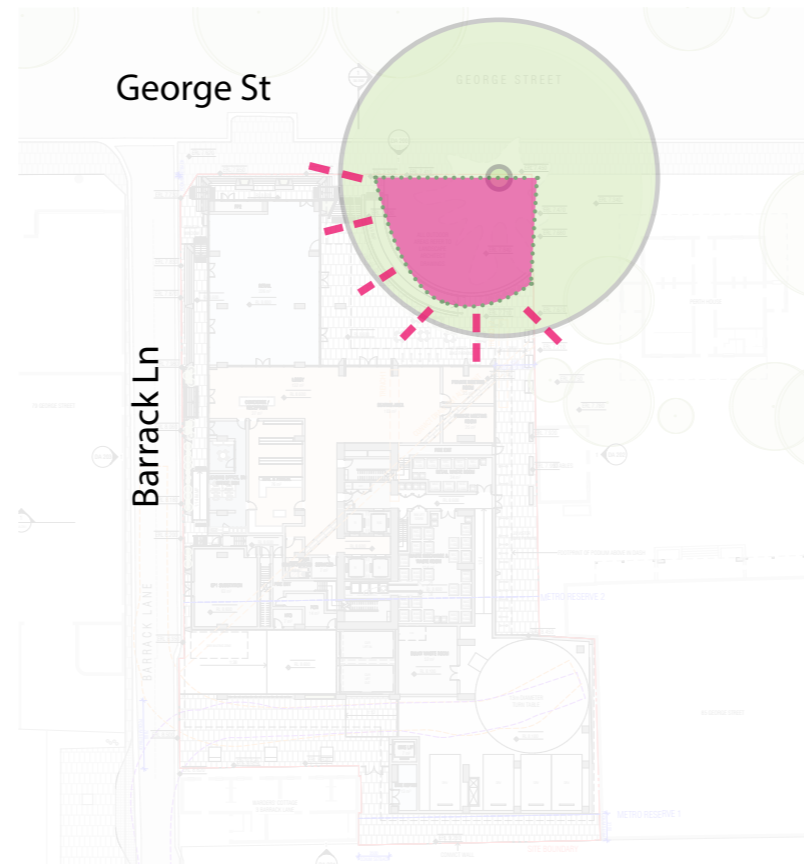


The Landscape Design

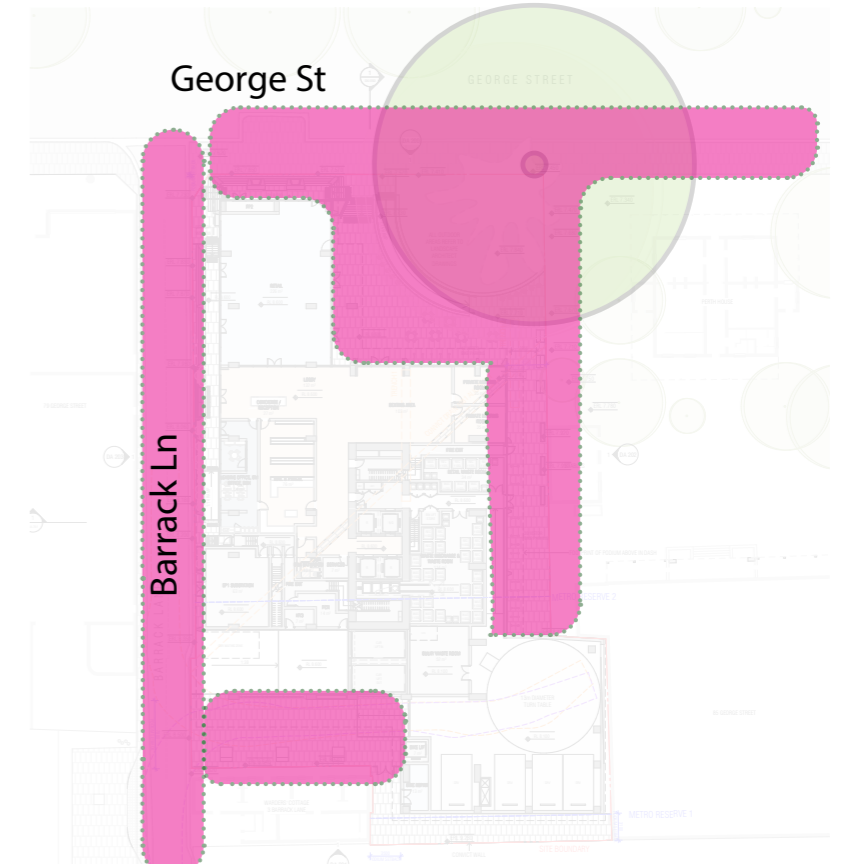
Landscape Key Moves



CELEBRATION OF HERITAGE



AN ICONIC MOMENT ON GEORGE STREET



CONNECTED PUBLIC DOMAIN



A place that celebrates movement, experience, and sense of place, some of the defining rhythms of a growing CBD, while offering a healing counterpoint through deep connection to the oldest and most celebrated Fig Tree in Parramatta

Design Statement

Ground Floor & Streetscapes

The landscape design activates the ground plane through a series of light-touch, meaningful interventions that celebrate movement, experience and change - qualities essential to a vibrant and evolving city centre. These interventions enrich the public domain with a legible and human-scaled environment, encouraging pedestrian comfort, safety and engagement. The design highlights Parramatta's rich cultural and environmental heritage, celebrating the city's oldest Fig Tree - a living landmark that offers shade, identity, and a place of healing connection with Country.

Green Podium & Facade

The podium landscape forms a generous communal open space that provides a diverse range of amenities and facilities catering to all ages and abilities. Spaces for play, gathering, rest, and reflection are integrated within a lush planting palette that enhances wellbeing, biodiversity, and microclimate comfort. The planted façade extends this greening vertically, promoting biophilic connection, improving air quality, and softening the building's urban presence. These interventions strengthen the visual continuity between public and private domains, contributing to a more resilient city centre.

Access & Connectivity

A clear hierarchy of pedestrian pathways provides safe and intuitive connections between key destinations, surrounding streets, and public spaces. The ground plane prioritises pedestrian movement and universal accessibility, fostering an inclusive and well-connected public domain that supports city life at a human scale.

Soil Depths on Podiums

Generous soil volumes are provided across planters on the podiums (600–800mm including mounding) to support long-term planting health and tree growth in accordance with ADG guidance.

CPTED, Safety & Visibility

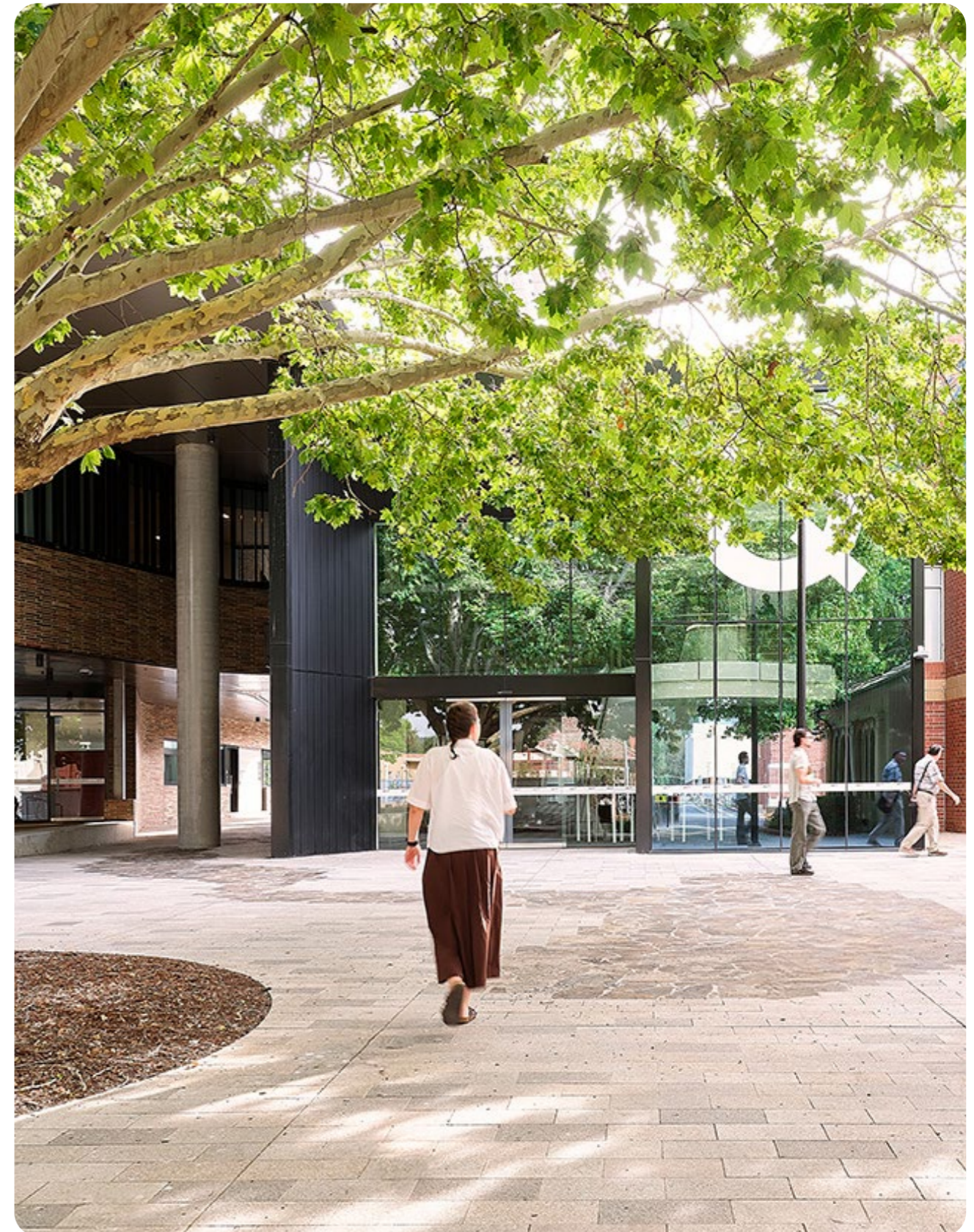
Planter walls and raised edges are designed at seating height or lower, maintaining open sight lines and passive surveillance throughout the site. Tree placement frames views and defines spaces while preserving visibility to and from the streetscape, reinforcing perceptions of safety and openness in the public domain. Thoughtful lighting highlights key pathways, seating areas, and landscape features, further enhancing visibility and creating a safe, welcoming environment after dark.

Celebration of Heritage and Country

The design highlights and celebrates the site's significant heritage, including Perth House, the Stables, the Warders Cottages, and Parramatta's oldest Fig Tree. Each of these elements is opened and connected through paths, plaza, and garden, allowing the public to engage with the site's layered history and cultural significance. The Fig Tree stands as the enduring centrepiece - a place of reflection and connection with history of George St.

Planting

The landscape planting strategy prioritises locally indigenous species to extend remnant vegetation and support biodiversity. Trees and vegetation soften building scale and enhance microclimate comfort. Communal open space is framed by lush planting, creating visual, environmental, and social amenity throughout the site.

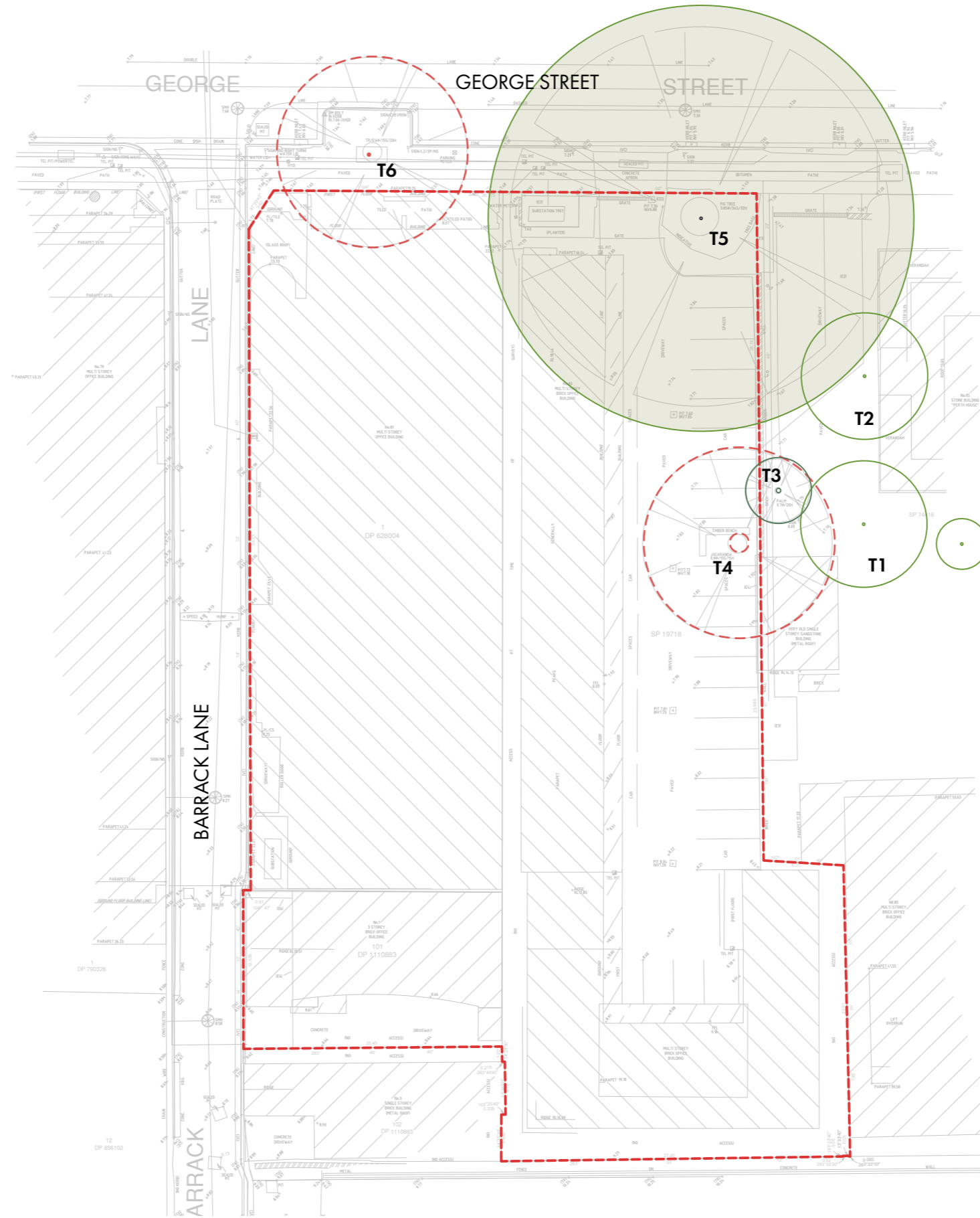





Tree Management

The site contains six mature trees of varying species and significance, all generally in good health and condition. Jacaranda mimosifolia specimens (Trees 1, 2, and 4) display epicormic growth from prior pruning, with Trees 1 and 2 situated near the boundary and expected to remain unaffected by the proposed works, while Tree 4, located wholly within the site, will be significantly impacted and is proposed for removal. Washingtonia robusta (Tree 3) is healthy and largely unaffected.

The Ficus macrophylla (Tree 5), a state significant heritage tree associated with Perth House, has a substantial canopy and roots affecting surrounding paving, it will be retained with protective measures and selective pruning. Platanus x acerifolia (Tree 6) is situated within the construction vehicle path and is proposed for removal. Overall, Trees 1, 2, 3, and 5 are to be retained, with management strategies in place to protect them, while Trees 4 and 6 are identified for removal to accommodate the proposed development.

Please refer to Arboricultural Impact Assessment and Tree Protection Specification prepared by All Arbor Solutions for Arborist report.



-  EXISTING FIG TO BE RETAINED
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED

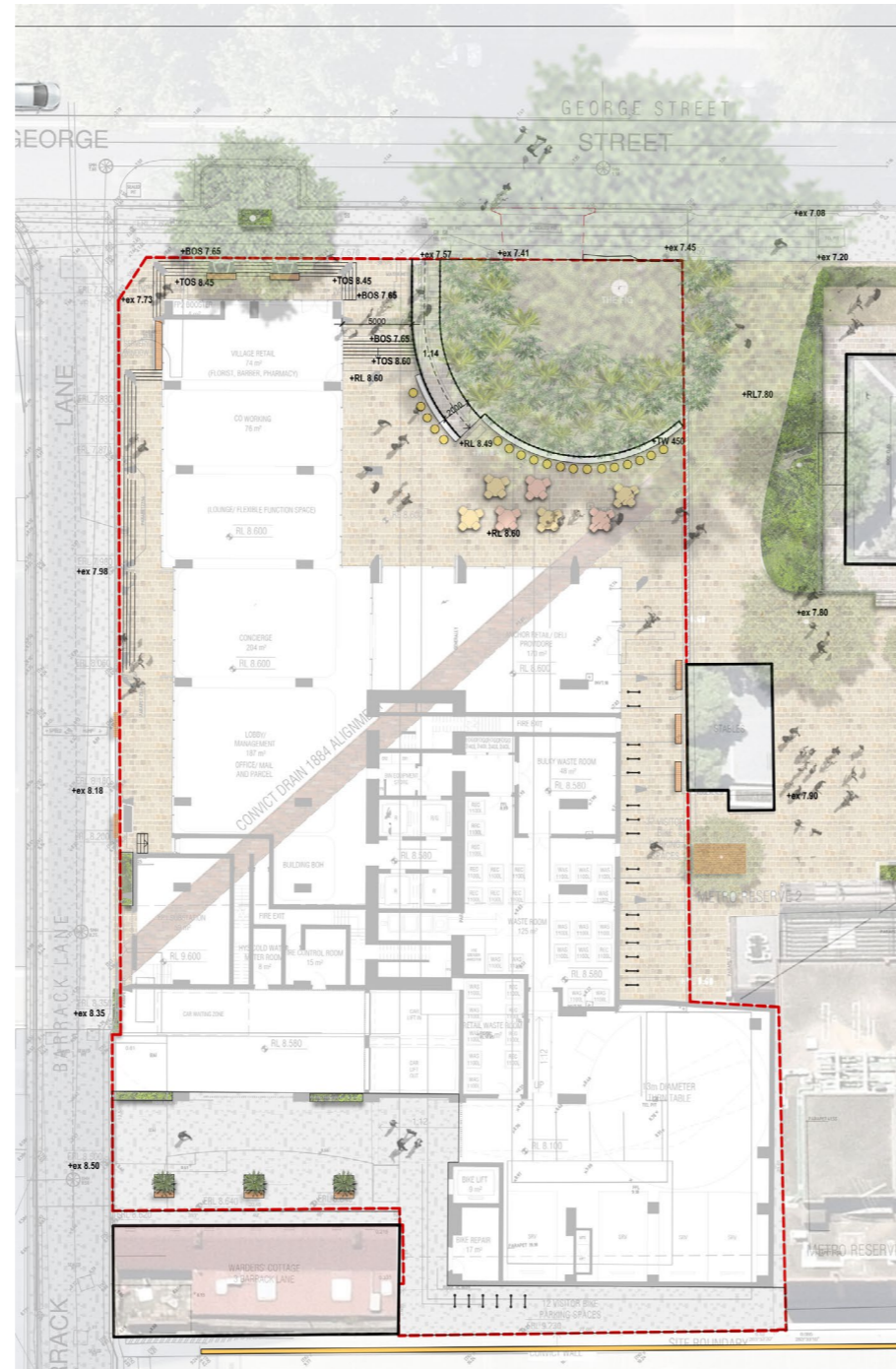
Design Evolution - DIP Feedback

Jury Report Recommendations

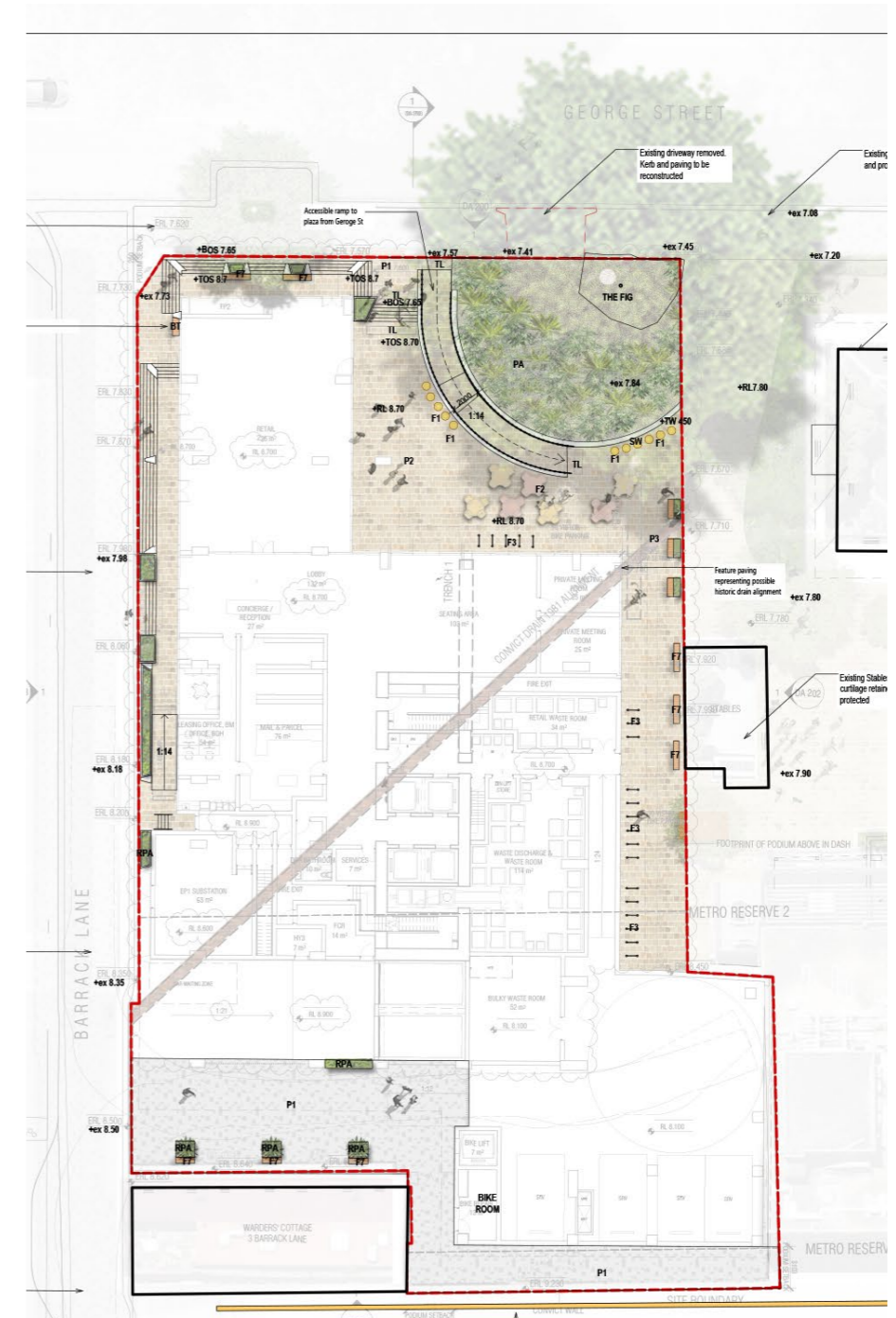
- Ensure that reasonable and equitable access is provided from George Street to the residential lobby.
- Improve the development's relationship with the Warders Cottages. This could involve refining the treatment of the interface, reconfiguring the vehicular servicing arrangements, and incorporating Crime Prevention Through Environmental Design (CPTED) strategies to mitigate the risk of antisocial behaviour at the end of the laneway.
- An accessible path from George Street to the residential lobby needs to be provided within the property boundary.
- Further consideration of levels around the site to reduce the stairs fronting George Street and Barrack Lane.

Design Responses / Key Updates

- Universal and equitable access has been provided from George St to the lobby via a 1:14 walkway which is flanked by soft landscaping and public plaza space.
- A shared space is provided around the Warders Cottages, improving sight lines between the building and the Cottages. Seating and planting are incorporated to activate the area and enhance its visual appeal
- Flush kerbs and a raised threshold as well as a drop kerb for the Barrack Lane DDA ramp to enhance pedestrian movement and access whilst further minimising level changes to the built form.
- This submission has been updated to address the comments and responses from the RTS; refer to the summary table on page 6.



Developed Concept Design

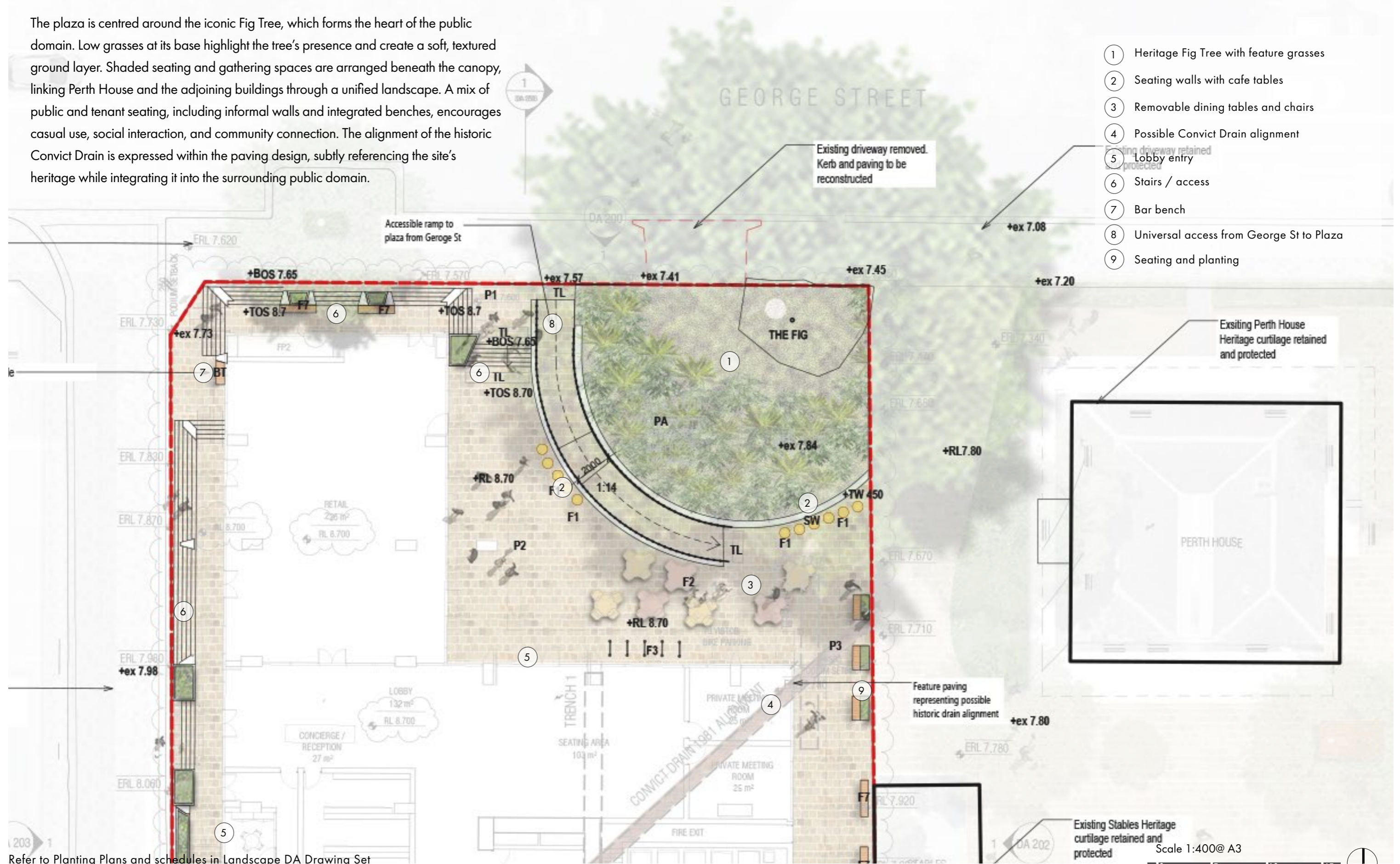


Developed SSSA RTS

Ground Floor Plan - Plaza

The plaza is centred around the iconic Fig Tree, which forms the heart of the public domain. Low grasses at its base highlight the tree's presence and create a soft, textured ground layer. Shaded seating and gathering spaces are arranged beneath the canopy, linking Perth House and the adjoining buildings through a unified landscape. A mix of public and tenant seating, including informal walls and integrated benches, encourages casual use, social interaction, and community connection. The alignment of the historic Convict Drain is expressed within the paving design, subtly referencing the site's heritage while integrating it into the surrounding public domain.

- ① Heritage Fig Tree with feature grasses
- ② Seating walls with cafe tables
- ③ Removable dining tables and chairs
- ④ Possible Convict Drain alignment
- ⑤ Lobby entry
- ⑥ Stairs / access
- ⑦ Bar bench
- ⑧ Universal access from George St to Plaza
- ⑨ Seating and planting

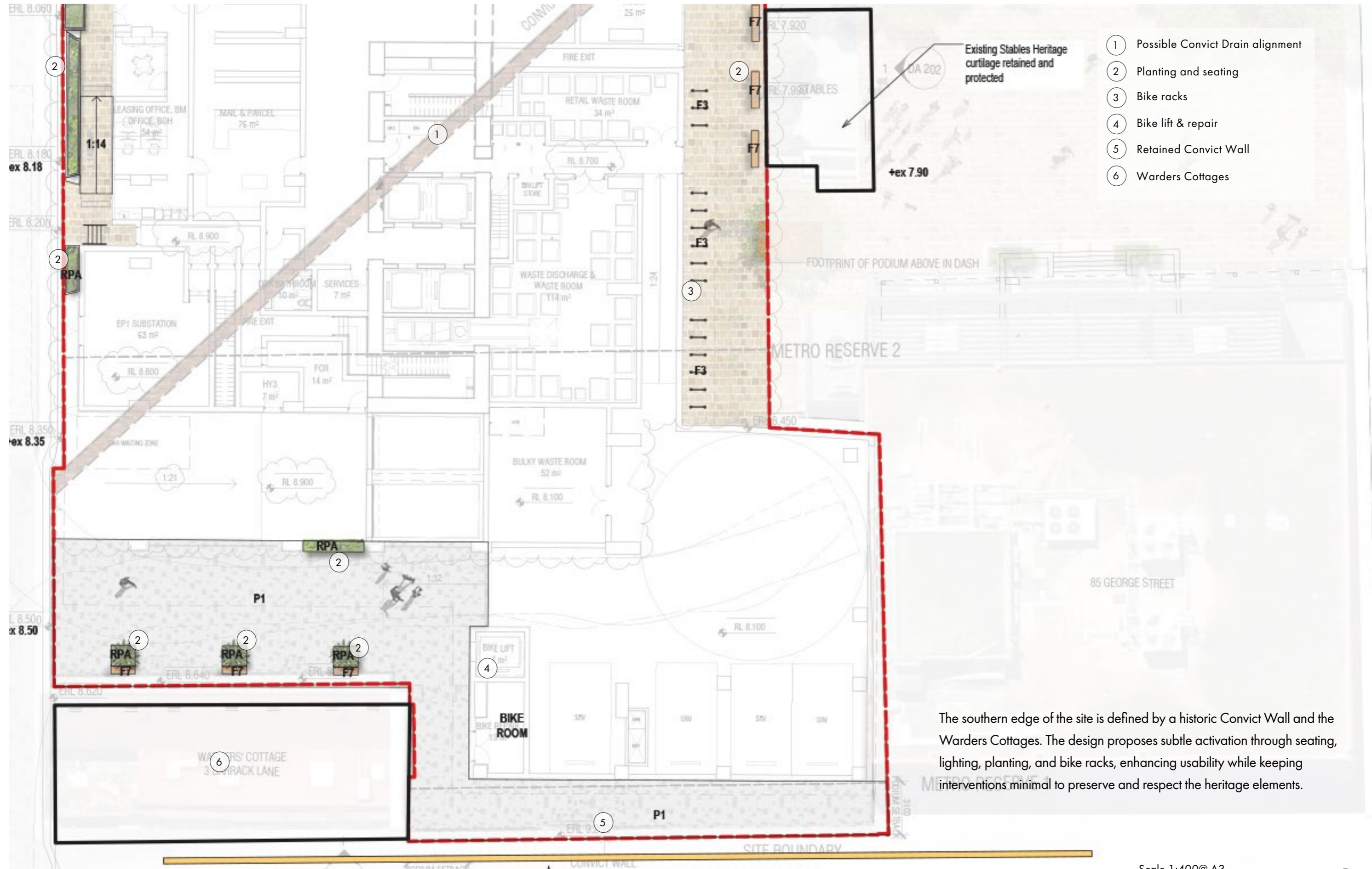


Refer to Planting Plans and schedules in Landscape DA Drawing Set

Existing Stables Heritage curtilage retained and protected
Scale 1:400@ A3



Ground Floor Plan - Warders Cottages



- ① Possible Convict Drain alignment
- ② Planting and seating
- ③ Bike racks
- ④ Bike lift & repair
- ⑤ Retained Convict Wall
- ⑥ Warders Cottages

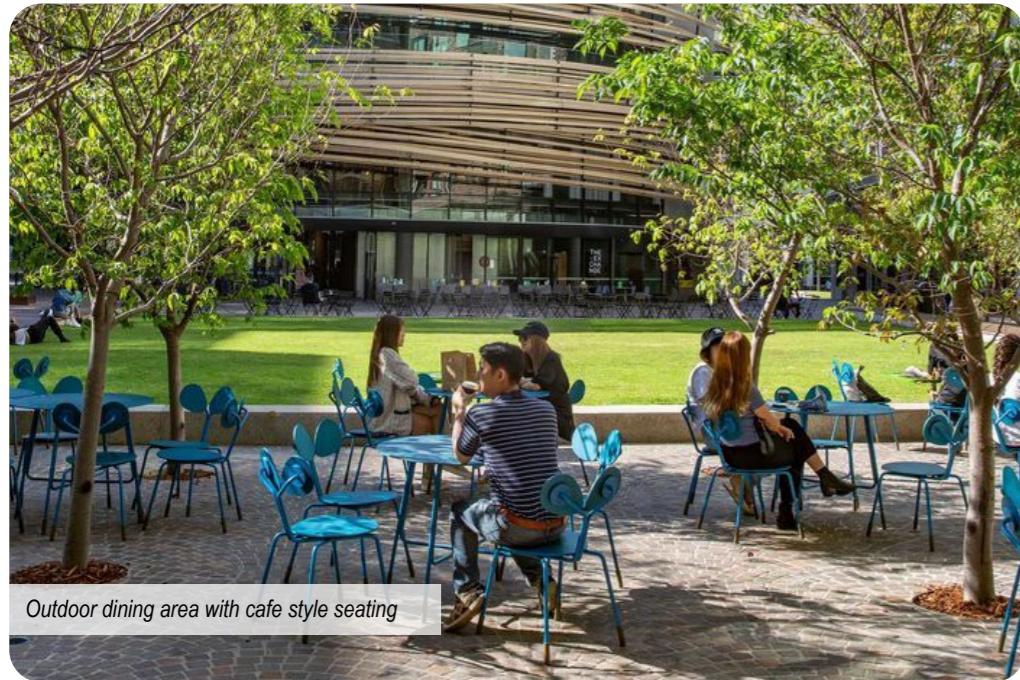
The southern edge of the site is defined by a historic Convict Wall and the Warders Cottages. The design proposes subtle activation through seating, lighting, planting, and bike racks, enhancing usability while keeping interventions minimal to preserve and respect the heritage elements.

Refer to Planting Plans and schedules in Landscape DA Drawing Set



Ground Plane Character

The ground plane is defined by the central historic Fig Tree and feature paving, creating areas for gathering, seating, and quiet reflection. The following imagery provides a glimpse into the character and atmosphere of the plaza, helping to communicate how the space may look and feel.



Outdoor dining area with cafe style seating



Informal seating around feature tree



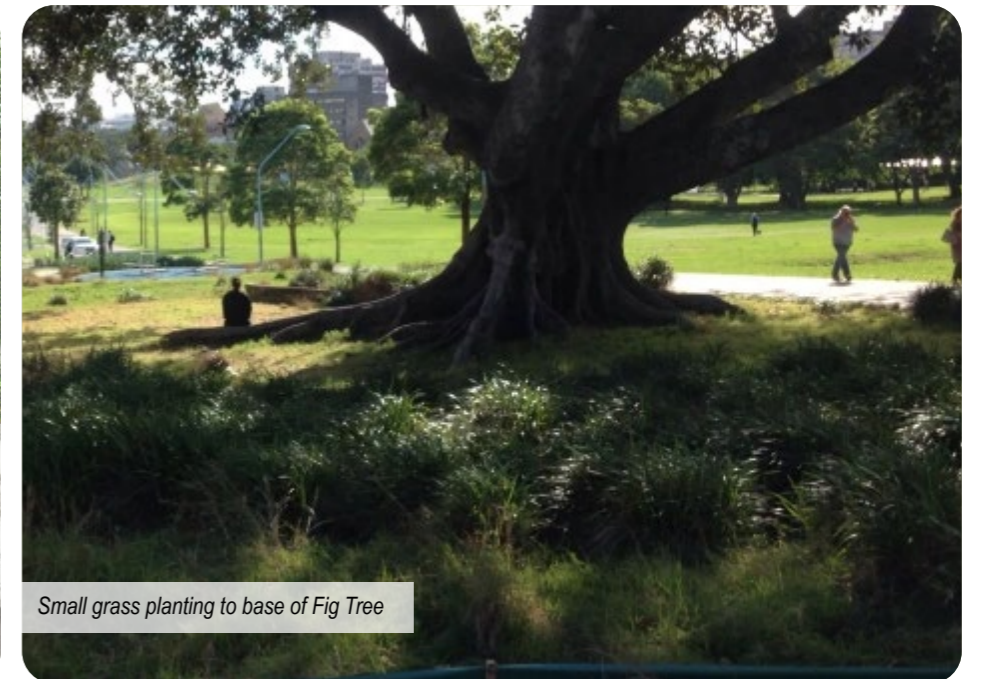
Feature paving for possible Convict Drain



Planting and seating to Warders Cottages from Barrack Lane



Seating wall to outskirts of Fig Tree



Small grass planting to base of Fig Tree

Precedent Projects - Plaza

St James Plaza, Melbourne



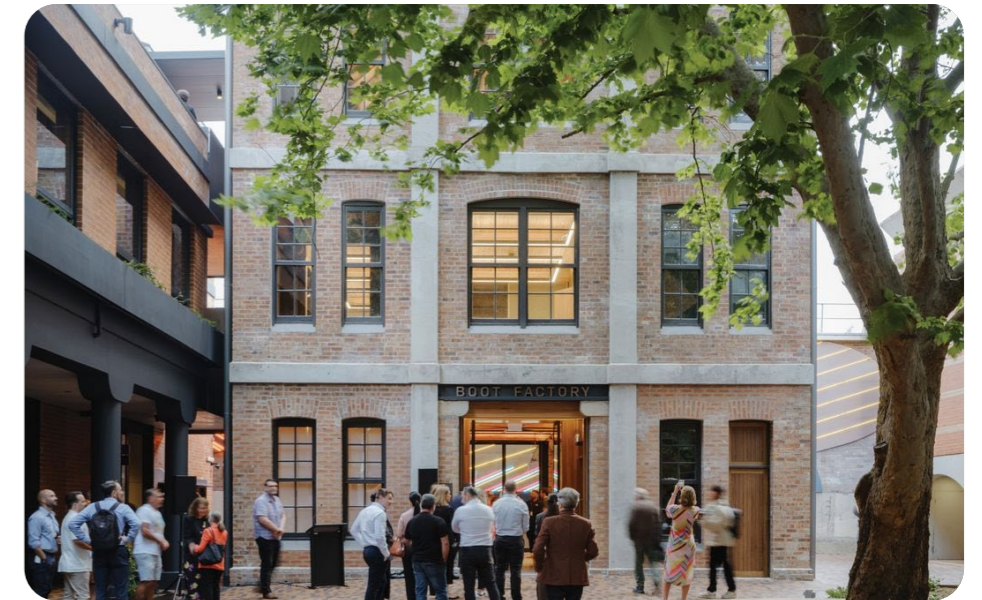
- Revitalises 1960s building, reinstates historic paving patterns
- Design & materials: Minimalist/brutalist style; stone, timber, planting
- Mature Magnolias provide visual focus and shade
- Mix of formal and informal areas promoting social interaction
- Supports retail and commercial engagement

Berry Square, North Sydney



- Radial layout with porphyry cobblestone paving
- Integrated canopy structures providing shade
- Fixed and flexible seating for social interaction
- Sunlit spaces designed for community use
- Activates local businesses and reinforces community identity

Boot Factory Courtyard, Bondi Junction



- Adaptive reuse of a 1892 heritage-listed building
- Flexible workspaces, public meeting rooms, and co-working areas
- Courtyard designed with new seating, a stage, and greenery
- Preservation of existing trees and integration of sustainable design
- Focus on community engagement and innovation

Artist Impression of the Plaza

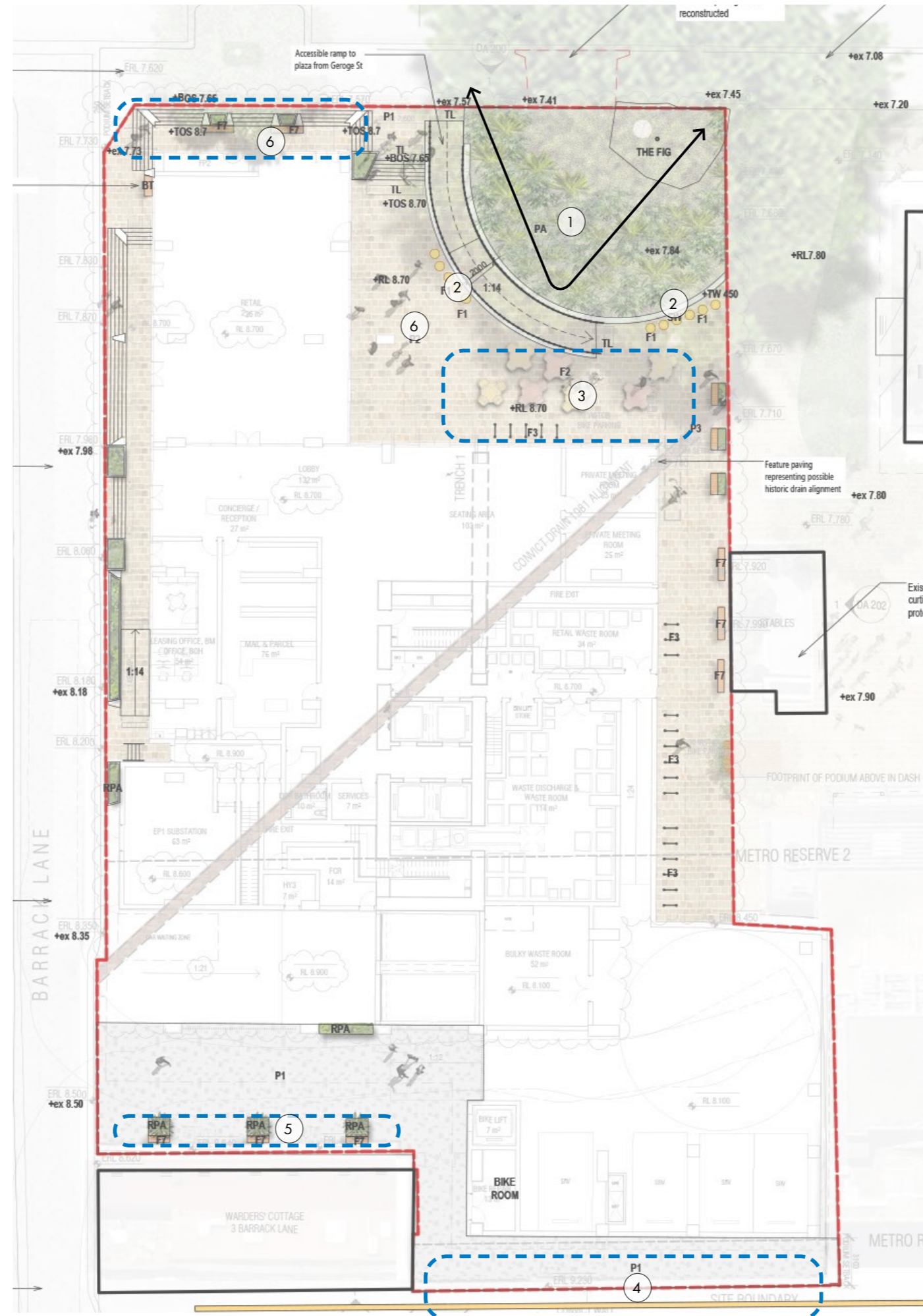


CPTED Measures

The ground floor landscape has been designed in accordance with CPTED principles to create a safe, welcoming, and well-activated public environment. Such interventions include:

- Low-lying planting beneath the Fig Tree maintains clear sight lines, supporting passive surveillance between the plaza and George Street.
- Carefully positioned lighting throughout the space, particularly the Convict Wall enhances visibility, comfort, and legibility during evening hours.
- Active frontages, seating, bike racks, and landscaped edges encourage movement, gathering, and casual observation, helping to establish a lively and inclusive atmosphere.
- Activated edges through formal and informal seating, such as stairs, bench seating, seating walls with cafe tables and dining tables help activate the surrounding edges of the site and draw people in.
- High-efficiency LED lighting is strategically placed to enhance visibility, safety, and comfort throughout the plaza. Motion sensors, daylight sensors, timers, and zoned controls ensure energy is used only when needed, supporting a sustainable and well-activated public environment. Noting that all public spaces will have lighting strategy in further design development stages.

Together, these measures foster a strong sense of ownership, comfort, and safety across the ground plane, ensuring the space feels both open and cared for throughout the day and night.



- 1 Clear visibility through low lying planting
- 2 Seating walls and edges with LED lighting to allow for passive surveillance
- 3 Activated central plaza
- 4 Proposed lighting to existing Convict Wall
- 5 Planting and seating for passive surveillance
- 6 Proposed lighting to stairs and central plaza

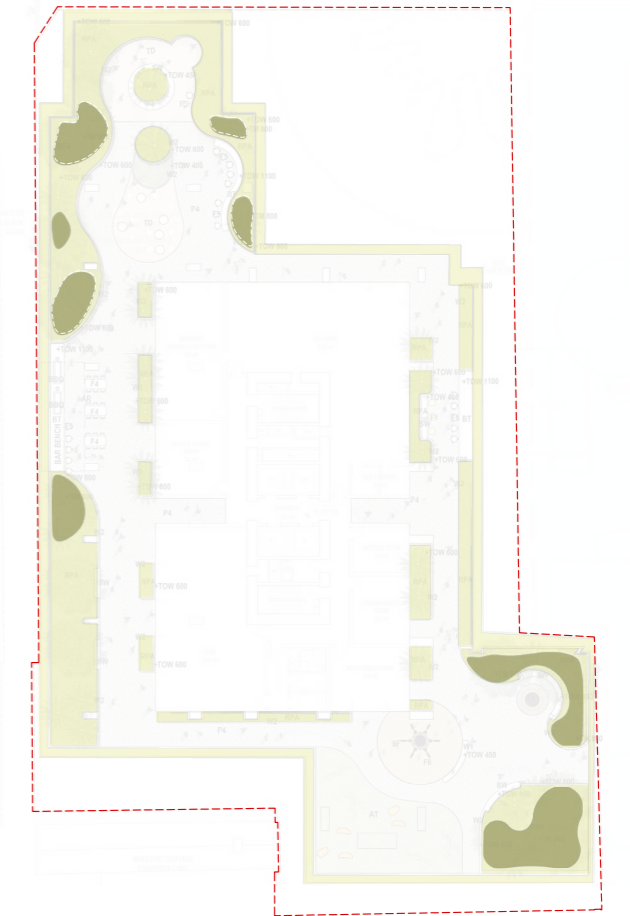


Level 3 Landscape Podium



The Level 3 podium offers a diverse range of amenities, including BBQ areas, outdoor yoga space, and a flexible astro-turf zone. Garden nooks and lounge seating are integrated with raised planters featuring 600 mm high walls, creating intimate, sheltered spaces that help buffer wind and reduce noise. Multiple bar with stool seating provides elevated views of the ground floor and the canopy of the iconic Fig Tree.

In the south-eastern corner, where structural constraints limit planting opportunities, a children's outdoor play area has been introduced, complemented by surrounding planting to soften acoustics and provide filtered shade, ensuring the space remains comfortable, engaging, and functional.

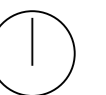


Podium Soil Depths

- Soil depth 800mm
- Soil depth 600mm

- ① Outdoor deck and viewing place
- ② Bar bench with stool seating and outdoor dining
- ③ Raised planters with mounding
- ④ Seating nooks and outdoor working pods
- ⑤ Softfall area with play equipment and seating wall
- ⑥ Turf pet play area
- ⑦ Outdoor flexible deck and lounge area
- ⑧ Buffer planters

Refer to Planting Plans and schedules in Landscape DA Drawing Set



Level 3 Landscape Podium Character

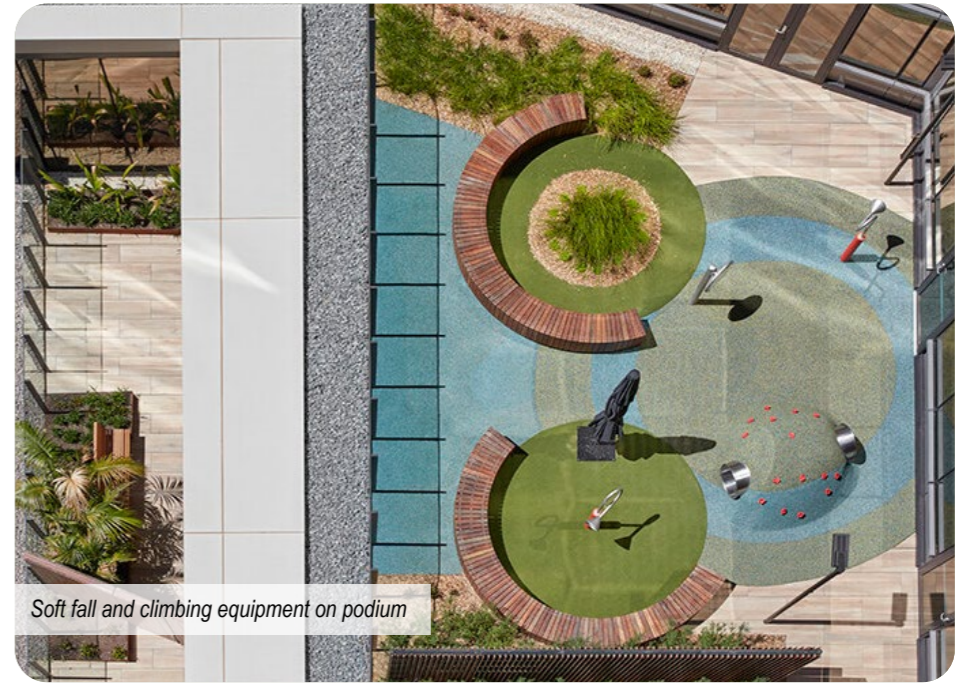
The podium level is defined by a mix of raised garden nooks, lounge seating, and active zones, creating spaces for socialising, relaxation, and play. The following imagery provides a glimpse into the character and atmosphere of the space, conveying how it may look and feel.



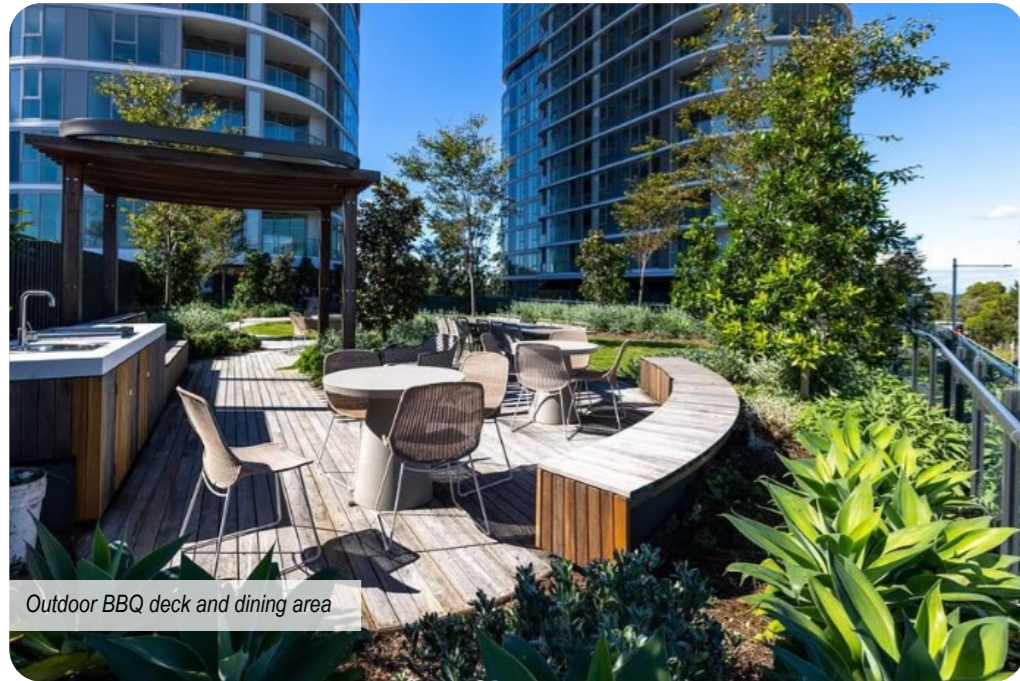
Raised planters with native planting



Garden seating nooks



Soft fall and climbing equipment on podium



Outdoor BBQ deck and dining area

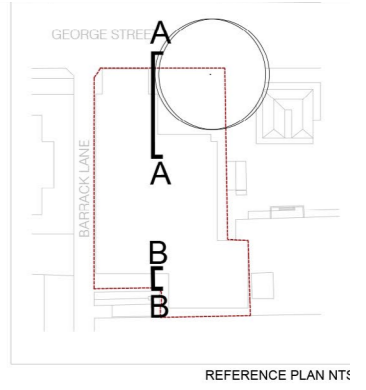
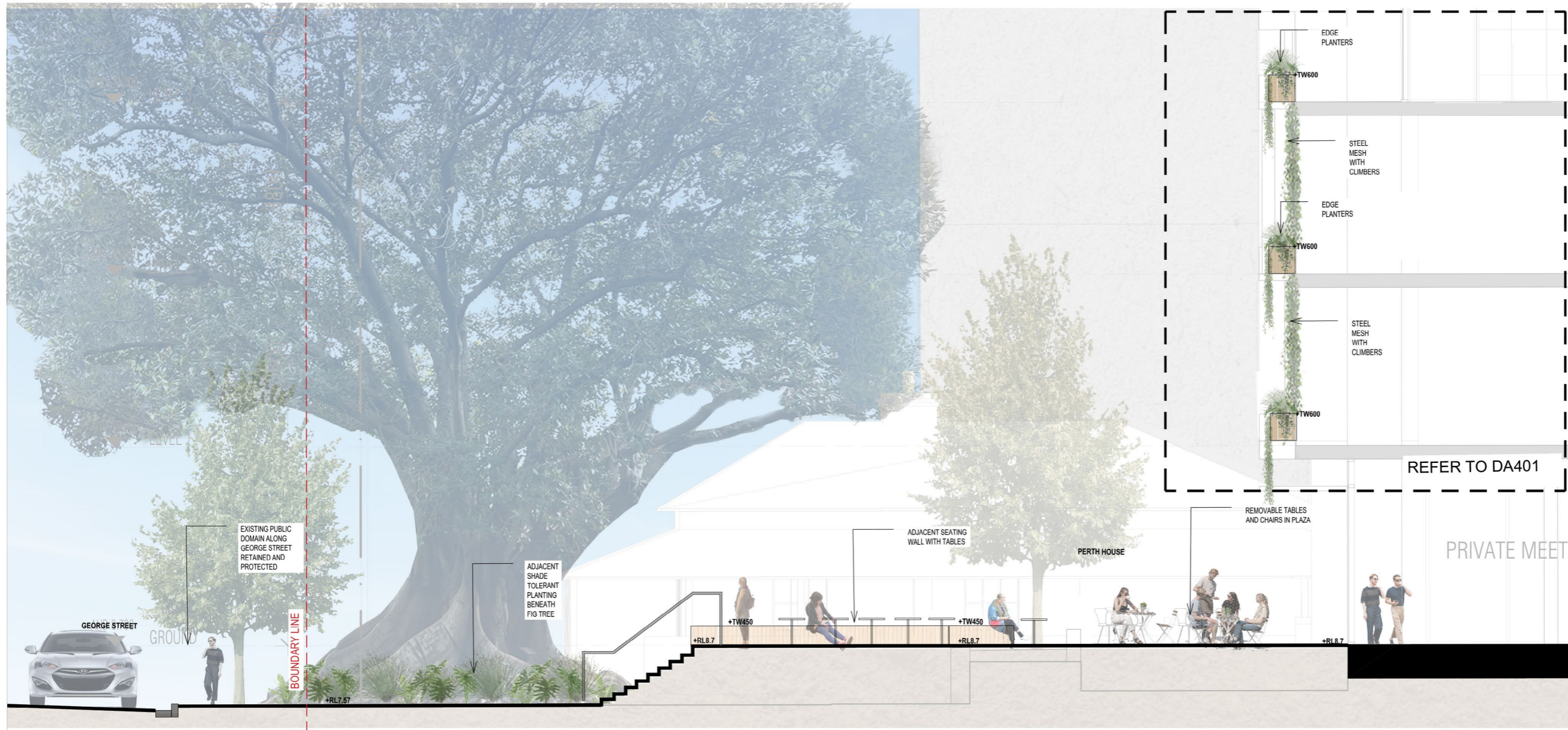


Astro turf for flexible use - outdoor gym

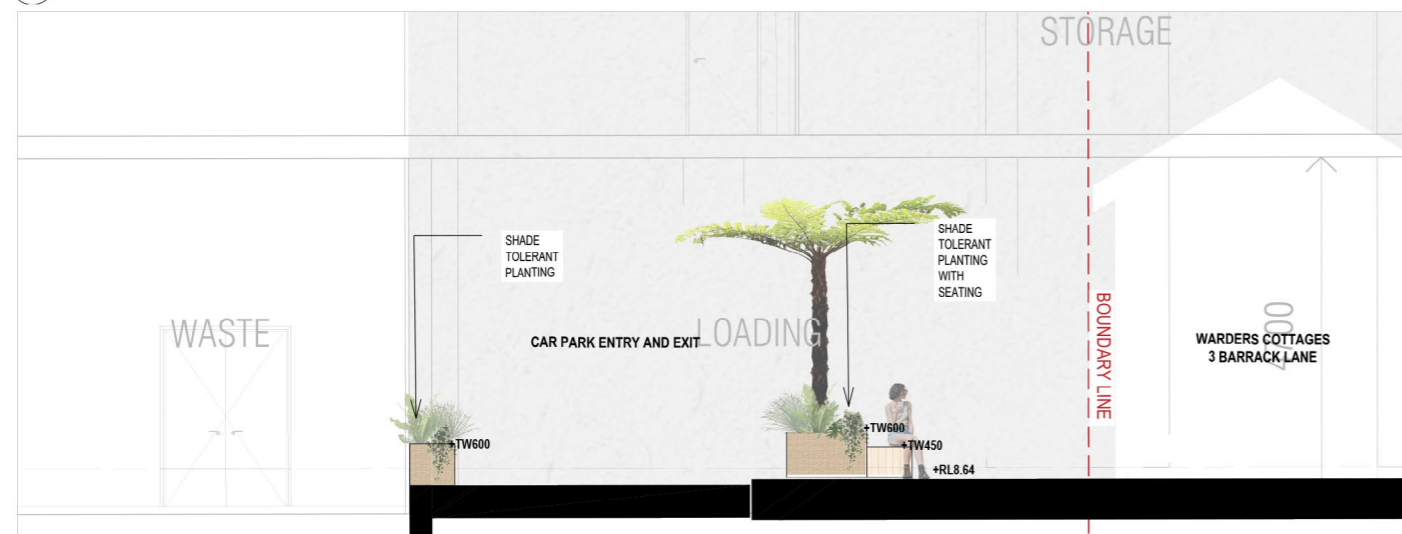


Sensory elements for play

Landscape Site Sections



1 SECTION AA GEORGE STREET FRONTAGE THROUGH PLAZA
1:50

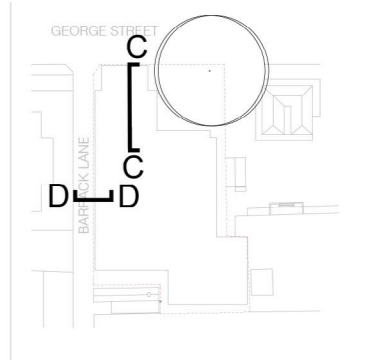


2 SECTION BB INTERFACE TO WARDERS COTTAGES
1:50

Landscape Site Sections



1 SECTION CC PODIUM LEVEL 3
1:50

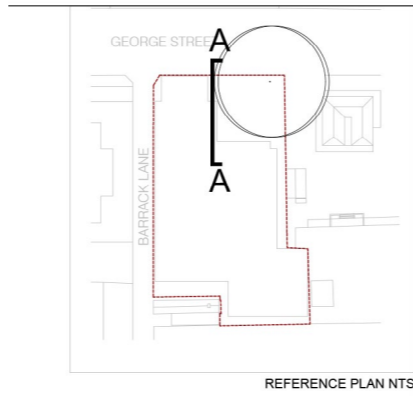
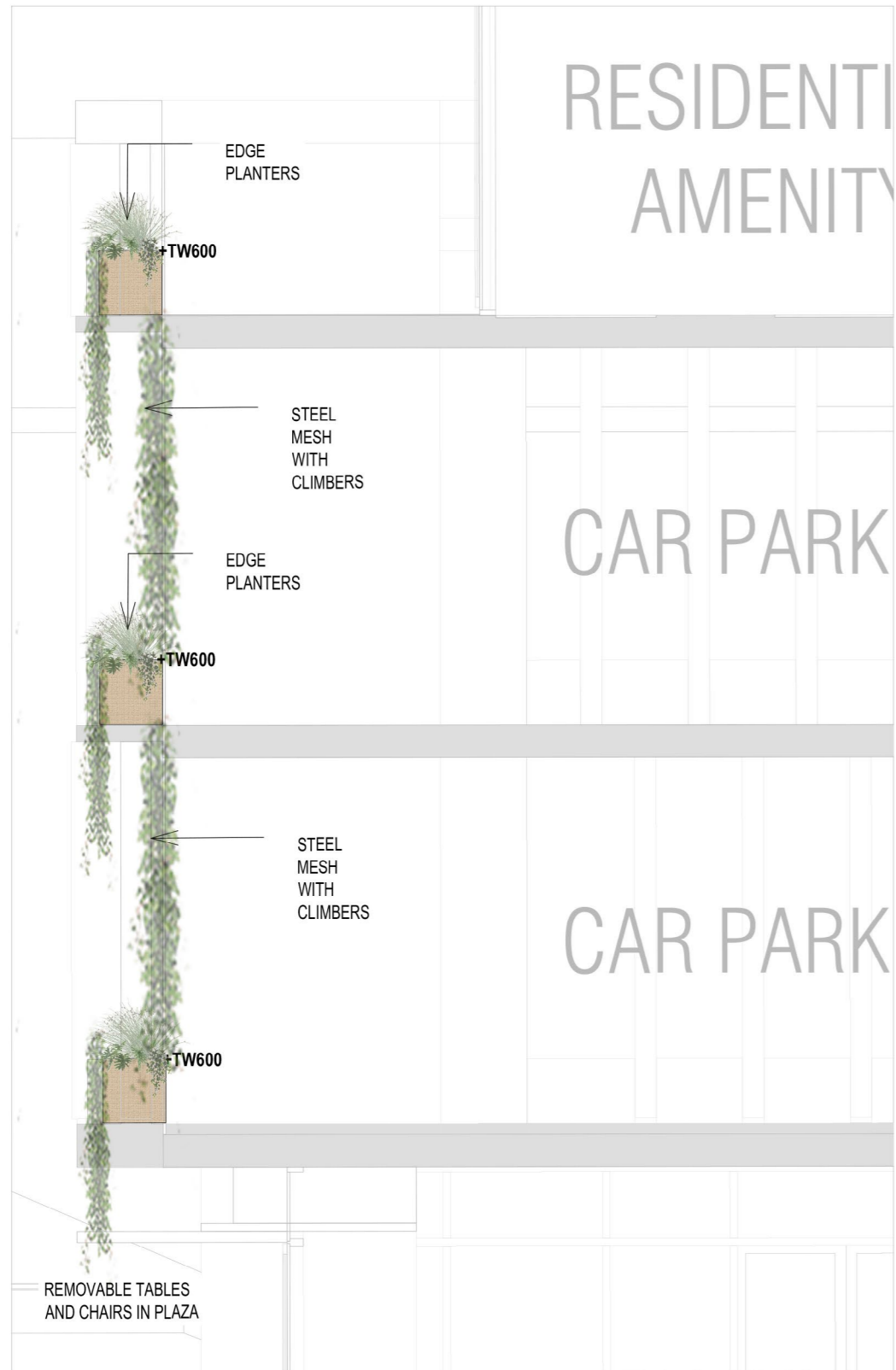


REFERENCE PLAN NT



2 SECTION DD BARRACK LANE AND PODIUM LEVEL 3
1:50

Podium Facade Planting



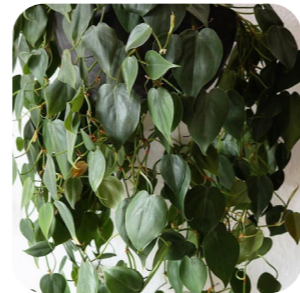
FACADE PLANTER PLANTING MIX



DICHONDRA REPENS



HELICHRYSUM PETIOLARE



PHILODENDRON 'SCANDENS'



MYOPORUM 'FINE LEAF'



1 DETAIL SECTION AA CAR PARK FACADE
1:30

Plantings & Material Palette

Planting Palette - Trees



Backhousia citriodora



Cyathea cooperii



Dicksonia antarctica



Elaeocarpus reticulatus



Waterhousea floribunda

PLANT SCHEDULE				
CODE	SPECIES	COMMON NAME	POT SIZE	EST. MATURE SIZE HT X W
PROPOSED TREES				
BAC cit	Backhousia citriodora	Lemon myrtle	45L	8m x 5m
CYA coo	Cyathea cooperii	Australian Tree Fern	45L	6m x 3m
DIC ant	Dicksonia antarctica	Soft Tree Fern	45L	5m x 3m
ELA ret	Elaeocarpus reticulatus	Blueberry Ash	45L	10m x 4m
WAT flo	Waterhousea floribunda	Weeping Lilly Pilly	45L	15m x 10m

Refer to Planting Plans LD-DA200 and LD-DA210 and schedule LD-DA001 in Landscape SSDA RTS Drawing Set

Planting Palette - Understorey

Mix type 1 - full sun



Adenanthos sericeus



Banksia marginata



Dodonaea triquetra



Grevillea juniperina



Olearia axillaris



Westringia fruticosa



Chrysocephalum apiculatum



Myoporum parvifolium



Rosmarinus officinalis



Viola hederacea

PLANT SCHEDULE			
MIX TYPE 1 - FULL SUN			
SPECIES	COMMON NAME	POT SIZE	EST. MATURE SIZE HT X W
Adenanthos sericeus	Woolly Bush	200mm	2m x 1.5m
Banksia marginata	Silver Banksia	200mm	2m x 1.5m
Dodonaea triquetra	Hop Bush	200mm	1m x 1m
Olearia axillaris	Coastal Daisy-Bush	200mm	2m x 1.5m
Westringia fruticosa	Coastal rosemary	200mm	1m x 1m
Chrysocephalum apiculatum	Yellow Buttons	150mm	0.3m x 1m
Grevillea juniperina	Carpet Queen	150mm	0.3m x 1.5m
Myoporum parvifolium	Creeping boobialla	150mm	10cm x 1m
Rosmarinus officinalis	Creeping Rosemary	150mm	0.3m x 1m
Viola hederacea	Native Violet	150mm	0.3m x 1m

Refer to Planting Plans LD-DA200 and LD-DA210 and schedule LD-DA001 in Landscape SSDA RTS Drawing Set

Planting Palette - Understorey

Mix type 2 - shade / part shade



Banksia spinulosa



Calochlaena dubia



Carpobrotus glaucescens 'CAR10'



Lomandra longifolia 'Tanika'



Poa labillardierei



Themeda triandra



Daviesia ulicifolia



Goodenia ovata



Spinifex sericeus



Casuarina glauca



Dichondra repens



Myoporum parvifolium 'yareena'



Arthropodium milleflorum



Clivia miniata



Crowea exalata



Pandorea pandorana



Sarcopetalum harveanum

PLANT SCHEDULE			
MIX TYPE 2 - SHADE / PART SHADE			
SPECIES	COMMON NAME	POT SIZE	EST. MATURE SIZE HT X W
Banksia spinulosa	Hairpin Banksia	300mm	1-3m
Calochlaena dubia	Soft Bracken	150mm	0.4m x 1m
Carpobrotus glaucescens 'CAR10'	Aussie Rambler	150mm	200mm
Daviesia ulicifolia	Gorse bitter-pea	150mm	2m x 1m
Goodenia ovata	Hop goodenia	150mm	0.2m x 0.6m
Spinifex sericeus	Hairy Spinifex	150mm	0.2m x 0.6m
Arthropodium milleflorum	Vanilla Lily	150mm	60cm x 60cm
Clivia miniata	Clivia	150mm	60cm x 60cm
Crowea exalata	Waxflower	150mm	0.3m x 0.7m
Lomandra longifolia 'Tanika'	Matt Rush	150mm	60cm x 60cm
Poa labillardierei	Common Tussock-grass	150mm	100cm x 60cm
Themeda triandra	Kangaroo Grass	150mm	0.2m x 0.6m
Casuarina glauca	Cousin it	150mm	0.3m x 1m
Cissus antarctica	Kangaroo vine	150mm	0.2m x 0.6m
Dichondra repens	Kidneyweed	150mm	0.2m x 0.6m
Myoporum parvifolium 'yareena'	Creeping Boobialla	150mm	0.2m x 5m
Pandorea pandorana	Wonga Wonga Vine	150mm	0.2m x 5m
Sarcopetalum harveanum	The Pearl Vine	150mm	0.3m x 1m

Species under The Fig



Banksia spinulosa



Calochlaena dubia



Myoporum parvifolium 'yareena'



Lomandra longifolia 'Tanika'



Poa labillardierei



Myoporum parvifolium 'yareena'



Sarcopetalum harveanum



Arthropodium milleflorum

Refer to Planting Plans LD-DA200 and LD-DA210 and schedule LD-DA001 in Landscape SSDA RTS Drawing Set

Planting Palette - Understorey

Mix type 3 - part shade



Alpinia caerulea



Asplenium nidus



Carpobrotus glaucescens 'CAR10'



Dactyloctenium aegyptium



Philodendron xanadu



Themeda triandra



Clivia miniata



Dianella caerulea



Lomandra longifolia 'Tanika'



Myoporum parvifolium



Viola hederacea

PLANT SCHEDULE			
MIX TYPE 3 - PART SHADE			
SPECIES	COMMON NAME	POT SIZE	EST. MATURE SIZE HT X W
Alpinia caerulea	Native Ginger	200mm	1-3m
Asplenium nidus	Bird's nest fern	200mm	1-1.5m
Carpobrotus glaucescens 'CAR10'	Pig face	150mm	200mm
Dactyloctenium aegyptium	Australian Salt-Grass	150mm	0.2m x 0.6m
Philodendron xanadu	Xanadu Philodendron	200mm	1m x 1m
Themeda triandra	Kangaroo Grass	150mm	0.2m x 0.6m
Clivia miniata	Bush lily	150mm	60cm x 60cm
Dianella caerulea	Blue flax-lily	150mm	60cm x 60cm
Lomandra longifolia 'Tanika'	Matt Rush	150mm	60cm x 60cm
Myoporum parvifolium 'yareena'	Creeping Boobiella	150mm	0.2m x 5m
Viola hederacea	Native Violet	150mm	0.2m x 0.5m

Refer to Planting Plans LD-DA200 and LD-DA210 and schedule LD-DA001 in Landscape SSDA RTS Drawing Set

Materials Palette

Flood Resilience and Design Response

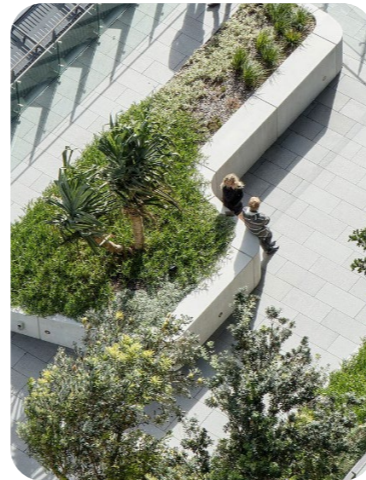
The landscape has been designed with full awareness of the site's flood context and the requirements of the Flood Impact and Risk Assessment (FIRA). All paving, planting, and furniture elements are specified for durability and safe performance under short duration inundation events.

Materials have been selected to withstand immersion, minimise displacement, and allow rapid recovery following flood events. Planting within lower areas incorporates species tolerant of periodic inundation, while surface levels, edges, and drainage alignments ensure that water flows are directed safely through the site without compromising accessibility or tree health.

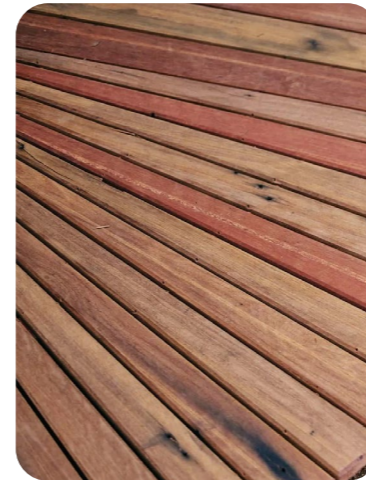
This approach provides a robust and adaptable public domain that maintains function and visual quality in all flood conditions, including up to the Probable Maximum Flood scenario.



SW - Concrete seating wall



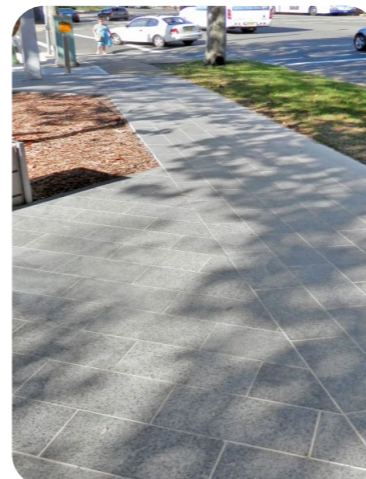
W1: Insitu Concrete wall



TD: Timber Decking



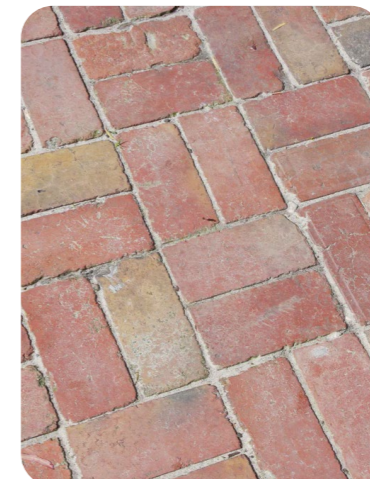
SE: Raised steel edge



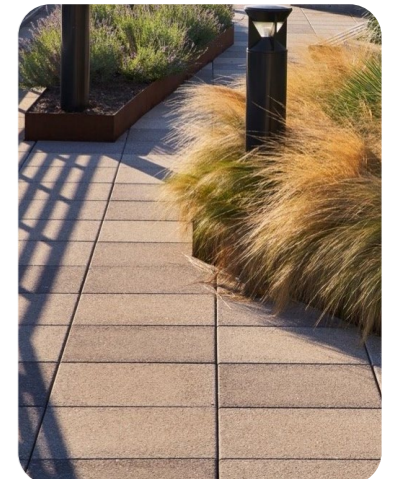
P1: Granite Pavers to council standards



P2: Local Stone Paving



P3: Feature Brick Paving



P4: Stone Pavers on Pedestals

Landscape Performance

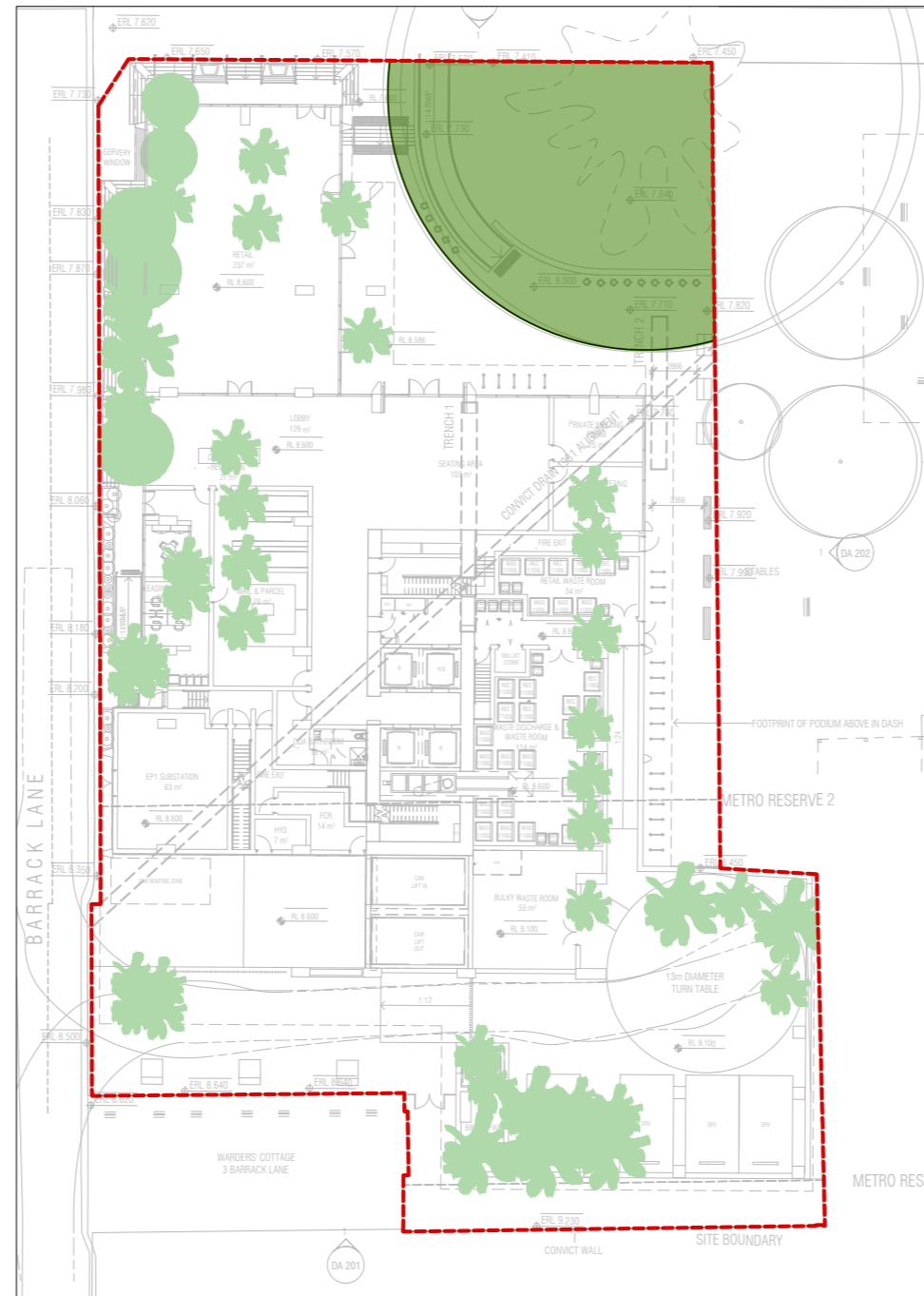
Tree Canopy Coverage

In accordance with the Apartment Design Guide (ADG) guidance, developments are encouraged to provide sufficient tree canopy coverage to improve amenity, provide shading, and contribute to local biodiversity.

The landscape strategy achieves this through a combination of new planting and retention of existing significant trees:

- Podium Level Planting: New trees and landscaping on the podium contribute approximately 10% canopy coverage.
- Retained Fig Tree: The existing iconic Fig Tree provides an additional 11% canopy coverage.

Together, these elements achieve a total canopy coverage of 21%, exceeding the ADG guidance and enhancing shade, visual amenity, and environmental performance across the site.



Total Tree Canopy Coverage = 657.02m² = 21%

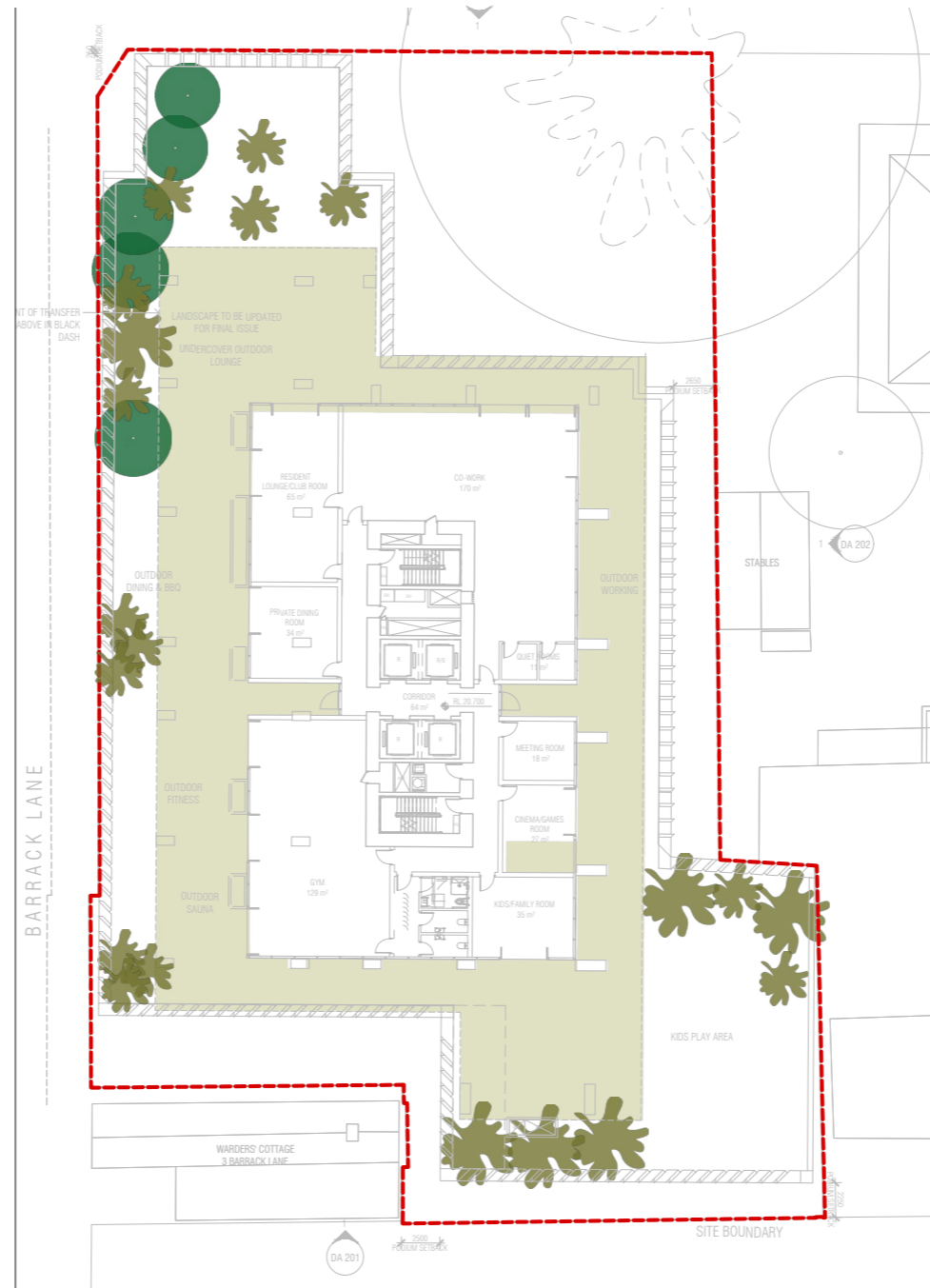
- Proposed Tree Canopy on Level 3 = 315.12m² = 10%
- Retained Canopy Coverage = 341.90m² = 11%

To support heat resilience and achieve compliance with the Parramatta Development Control Plan (DCP), developments are encouraged to implement strategies that reduce heat gain and improve thermal comfort for occupants. Key requirements include ensuring at least 50% of accessible roof areas are shaded or vegetated.

The design responds directly to these objectives. As shown in the accompanying diagram, over 50% of the podium level is shaded through a combination of landscaped planters, tree canopies, and seating zones, demonstrating a commitment to heat resilience and sustainable landscape outcomes.

Landscape Irrigation and Water Efficiency

Efficient irrigation will be provided through sub-surface drip systems and moisture sensors, with planting prioritised to suit local conditions. Native and climate-resilient species are favoured to reduce water demand and enhance long-term survivability under predicted drought conditions. Rainwater will be captured and stored on-site for reuse in landscape irrigation, reducing reliance on mains supply. Final tank sizing, collection, and pumping infrastructure will be confirmed during detailed design.



- Shaded area under proposed trees
- Shaded area under proposed structure / awning
- Shaded area under vegetation



Land+ Form®

Appendix A

Landscape

RTS Drawings