

ARCADIA

NEXTDC

S5 - NEXTDC DATA AND INNOVATION CENTRE SSDA LANDSCAPE REPORT

Prepared for NEXTDC
March 2026



We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A	Issued 18th April 2024	MB
Rev B	Issued 30th May 2024	MB
Rev C	Issued 19th February 2025	MB
Rev D	Issued 12th March 2025	MB
Rev E	Issued 31st March 2025	MB
Rev F	Issued 3rd October 2025	MB
Rev G	Issued 8th October 2025	MB
Rev H	Issued 27th February 2026	MB
Rev I	Issued 04th March 2026	MB

Arcadia Sydney
Jones Bay Wharf, Lower Deck, Suite 70
26-32 Pirrama Road, Pyrmont NSW 2009
T 02 8571 2900
E sydney@arcadiala.com.au
arcadiala.com.au
[@arcadialandarch](https://www.instagram.com/arcadialandarch)
Arcadia Landscape Architecture Pty Ltd
ABN 83 148 994 870

Contents

00

EXECUTIVE SUMMARY	04
INTRODUCTION	05
THE SITE	06
DETAILED PROJECT DESCRIPTION	07

03

PRECEDENTS	31
------------	----

01

CONTEXT	09
THE PRECINCT	10
THE STREET	11
KEY PRECEDENTS	12
WHAT MAKES A SUCCESSFUL PLAZA?	13
EXEMPLAR PROJECTS	14
EXISTING SYSTEMS	19
HISTORY	20
ECOLOGY	21
SIGNIFICANT TREES AND TREES TO BE REMOVED	22
PROJECT SITE BOUNDARIES	23
OPPORTUNITIES AND CONSTRAINTS	24

04

LANDSCAPE SITE MASTERPLAN	34
/ ACCESS	35
/ MATERIALS STRATEGY	37
/ TREES REMOVED BY SCOPE OF WORKS	38
/ PROPOSED DEEP SOIL COVERAGE	39
LANDSCAPE PLAZA MASTERPLAN	40
/ ACCESS - PLAZA	41
/ PUBLIC ART OPPORTUNITIES	42
LANDSCAPE SECTIONS	43
PERSPECTIVES	46

02

VISION - EXISTING	26
VISION - LANDSCAPE	27
PLACE OBJECTIVES	28
PRINCIPLES	29

05

PLANTING PALETTE	51
/ PLANTING TYPOLOGIES	52

EXECUTIVE SUMMARY

This NEXTDC S5 Data Centre and Innovation Hub Landscape Design Report has been prepared by Arcadia Landscape Architecture on behalf of NEXTDC Limited to accompany a detailed State Significant Development Application (SSDA) for the data centre development at 269 Lane Cove Road. The legal description of the site is Lot 3 in Deposited Plan (DP) 1129811.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-63168959).

This report concludes that the proposed data centre development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- / Replacement trees for high value trees as investigated within the Arborist report;
- / Alignment with the Waterloo Road Masterplan with the proposal of an Urban Dwell Zone.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.



Figure 1 Aerial Perspective from Lane Cove Road.
Source: HDR and Doug and Wolf 2025

INTRODUCTION

This report has been prepared to accompany a detailed SSDA for the proposed data centre development at 269 Lane Cove Road, Macquarie Park (SSD-63168959).

The application seeks consent for the demolition of existing structures, site preparation works (including bulk earthworks), and the staged construction and operation of two connected data centre buildings with ancillary office, retail, and innovation space. The proposal also includes delivery of public domain works, landscaping, utilities infrastructure, and an urban plaza adjacent to the Macquarie Park Metro Station entrance.

Specifically, the Project comprises the redevelopment of the site as summarised below:

- / Site preparation works including demolition and removal of existing structures, tree removal, bulk earthworks and construction of retaining walls.
- / Staged construction and operation of two connected data centre buildings (Building A and Building B), each with a maximum height of 65 metres and 60 meters respectively and a combined total gross floor area (GFA) of 47,285m² comprising 33,142m² of technical data hall floor space and 10,631m² of office, retail and innovation hub floor space.
- / Building A will be delivered in Stage 1, comprising:
 - Basement parking for 51 cars including two accessible spaces and 10 EV spaces.
 - Two retail tenancies at ground level: 326m².
 - Lobby and innovation hub including auditorium and training rooms: 3,186m²
 - NEXTDC office floor space: 10,631m².
 - Seven storeys of technical data floor space accommodating seven data houses: 16,571m².
 - Utilities including diesel generators (3MWe), above-ground water tanks for industrial water (600kL each), above-ground diesel storage tanks (100kL each) and an above-ground water tank for fire water (400kL each).
 - Business identification signage facing Waterloo Road and Lane Cove Road.

- / Building B will also be delivered in Stage 1, comprising:
 - Seven storeys of technical data floor space accommodating seven data halls: 16,571m².
 - Utilities including diesel generators (3MWe), above-ground water tanks for industrial water (600kL each), above-ground diesel storage tanks (100kL each) and one aboveground water tank for fire water (400kL), common between Building A and B.
 - Business identification signage on the western and southern building facades.

- / Landscaping across the site in accordance with the project staging, delivering a mix of native and endemic plant species, shrubs and grasses, including 139 additional and 90 retained trees within a total area of 4,959m² deep soil and a resultant tree canopy cover of 5,707m².
- / Staged delivery of public domain works, including:
 - Stage 1: construction of the northern extent of Road 13 from Waterloo Road and urban plaza between Building A and Waterloo Road.
 - Stage 2: construction of the remaining southern extent of Road 13, together with half of Road 6 within the subject site, including provision for the future pedestrian/ cycle overbridge (to be delivered by others).

- / Delivery of 90 megawatts of power with a 33kV switching station to be accommodated on site, as well as other site services, including stormwater infrastructure.



Figure 2 Front of House view from Waterloo Road.
Source: HDR and Doug and Wolf 2025

THE SITE

The site is located at 269 Lane Cove Road, Macquarie Park and is legally described at Lot 3 in Deposited Plan (DP) 1129811. It is located on the corner of Lane Cove Road and Waterloo Road and is made up of a single rectangular lot and is approximately 22,381m² in size. An aerial photograph of the site is provided at Figure 3.

The site is located in the City of Ryde Local Government Area (LGA) within the Macquarie Park corridor, an established employment precinct with a particular focus on innovation. Macquarie Park is a nationally significant research and employment centre and includes the head offices for some of Australia's leading companies including Foxtel, Optus and Siemens. The site is approximately 2km southeast of Macquarie University, and 1.5km southeast of Macquarie Shopping Centre.

Existing development includes a two-storey office furniture store (Work Arena) at the northern end of the site and offices and studios associated with Foxtel in the southern portion of the site. Scattered trees exist along the site boundaries, particularly within the western setback to Lane Cove Road, along the southern boundary and the eastern boundary.

Vehicle access to the site is currently provided from Waterloo Road with an internal driveway providing access to several at-grade parking areas. A further vehicle crossover has been constructed along the Lane Cove Road frontage; however, it is not currently in use and barriers have been installed prohibiting access.

The site is well serviced by public transport with several bus routes operating along Lane Cove Road and Waterloo Road. The entrance to Macquarie Park Metro Station is immediately to the north of the site. The site includes a lengthy frontage to Lane Cove Road which provides access to the M2 Hills Motorway and Epping Road.



DETAILED PROJECT DESCRIPTION

DESCRIPTOR	PROJECT DETAILS
Project Area	The site has a total area of approximately 22,381m2. The entire site area will be disturbed as a result of the Project. The site does not contain any environmental constraints.
Proposed Use	Data centre with ancillary office and innovation space. Two retail premises at ground level.
Project Description	/ Demolition of existing buildings and structures. / Site preparation works including tree removal, bulk earthworks, excavation / and construction of retaining walls. / Staged construction of the data centre buildings including technical data / hall floor space, ancillary office and innovation space and two ground floor / retail premises. / Vehicle access via Waterloo Road with on-site car parking and loading within the building footprint. / Associated landscaping including extensive trees, shrubs and grasses. / Business identification signage. / Staged delivery of public domain works via a Planning Agreement, / Provision of required utilities, including an on-site switching station.
Gross Floor Area	Total GFA of 47,285m2, broken down as follows: / Data halls/technical: 33,142m2 / Lobby and Innovation hub: 3,186m2 / Office: 10,631m2 / Retail including BOH 326m2 / Total number of data houses: 14 data houses
Building Height	/ Building A: office and innovation hub – 49 metres over 10-storeys / Building A: data centre – 65 metres over nine-storeys / Building B: data centre – 60 metres over nine-storeys
Proposed Floor Space	2.1:1

DESCRIPTOR	PROJECT DETAILS
Deep Soil Area	4,959m2 of deep soil area (22.16% of site area or 35.6% of developable site area)
Car Parking	51 Parking spaces, including 10 EV's and 2 Acessible spaces
Motorbike Spaces	17 spaces
Bicycle Spaces	20 spaces
Utilities	Provision of required utilities, combined for both buildings, including: 48 x diesel generators (3MWe). / 16 x above-ground diesel storage tanks (100kL each). / Eight above-ground water tanks for industrial water (600kL each). / One above-ground water tanks for fire water 400kL each). / One 33kV switching station
Power Consumption	90 megawatts
Operations and Management	The facility will be constructed and operated by NEXTDC. The site will be operated on a 24-hour, 7 day a week basis.
Existing Services and Infrastructure	The site is fully serviced; however, existing services and infrastructure will be extended, adapted and augmented to meet the demands of the Project. A new 33kV switching station will be required to provide power to the site in the event of an emergency blackout to facilitate power to the generators.
Staging/Phasing	The Project will be constructed in two stages: / Stage 1 will include the early works for the entire site, construction of Building A, the urban plaza and the northern section of Road 13. / Stage 2 will include the construction of the remaining southern extent of Road 13, together with half of Road 6 within the subject site, including provision for the future pedestrian/cycle overbridge (to be delivered by others).

ONE SITE APPRECIATION

CONTEXT

Macquarie Park, situated in the northern part of Sydney, NSW, is a bustling suburb known for its dynamic blend of commercial and residential spaces. Characterized by sleek, modern architecture, the area is dominated by contemporary office buildings and apartment complexes. Home to Macquarie University, the suburb exudes an intellectual atmosphere. With excellent public transport links and refreshing green spaces, Macquarie Park stands as a vibrant growing and well-connected community.

The project site is surrounded by future projects which illustrates the growth in Macquarie Park.

Surrounding Developments

- 1. Ryde Garden
- 2. Centrale
- 3. NBH Lachlan’s Line
- 4. Dexus Business Park
- 5. 45-61 Waterloo Rd
- 6. 396 Lane Cove Rd
- 7. Starin Macquarie Park
- 8. 44 Waterloo Rd
- 9. NEXTDC S2 Data Centre
- 10. Stockland Techology Hub
- 11. Macquarie Corporate Centre
- 12. Macquarie Centre Redelopment
- 13. Prime Macquarie
- 14. Park One
- 15. Natura
- 16. Cottonwood Cress
- 17. Monika Macquarie Park
- 18. Ivanhoe Estate Redevelopment
- 19. Neue Macquarie Park
- 20. One Twenty Macquarie
- 21. Macquarie Park Village
- 22. Goodman Commerical Office Development
- 23. Build to Rent Appartments
- 24. Future School Precinct

Regional



Macquarie Park

- / 20 mins from Sydney CBD
- / 6.8km2
- / Pop. 8,932
- / 45,000 employees

Local



Takeaways from precedents:

- / Bicycle infrastructure integration,
- / Continuation of tree grids

Figure 4 Aerial Photograph of Site
Source: SIX Maps, NSW Gov

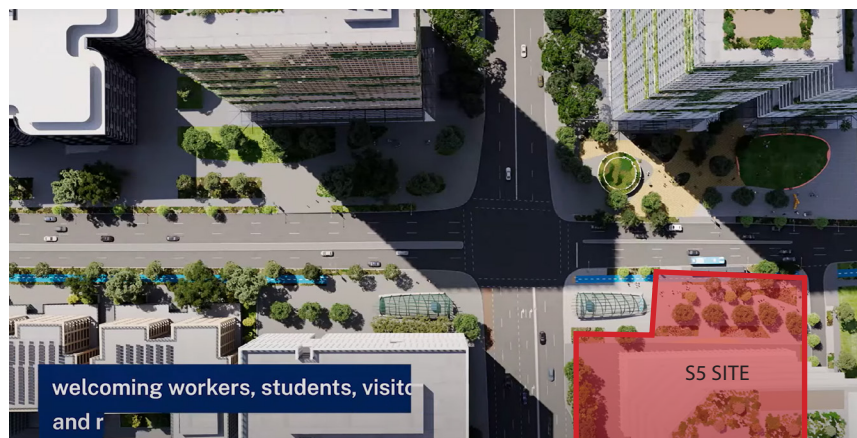
THE PRECINCT

Macquarie Innovation Precinct



Figure 5 Aerial Photograph of Site
Source: SIX Maps, NSW Gov

Snapshot of proposed concepts for precinct conveying the overarching vision of the area. Note our site in the bottom right.



3 neighbourhoods: Gari Nawi (Saltwater Canoe) Bubtbut (Heart) / Waragal Birrung (Evening Star), Note our site sits within Gari Nawi neighbourhood.



Takeaways from precedents:

- / Bicycle infrastructure integration
- / Continuation of tree grids to highlight the feature of Waterloo Road Corridor within the precinct
- / Out site sits within one of the important neighbourhoods (Gari Nawi)

Bicycle infrastructure to be incorporated with precinct. (Part of separate scope)



Waterloo Road Corridor to be treated as a Continuous Linear Park.



THE STREET

Key Precedents Along Waterloo Road and Lane Cove Road

Takeaways from precedents:

- / Welcoming entry from Waterloo Rd,
- / Open but shielded from traffic along Waterloo Rd,
- / Small broken up swathes of planting.



Macquarie Centre



35 Waterloo Road - Future BTR



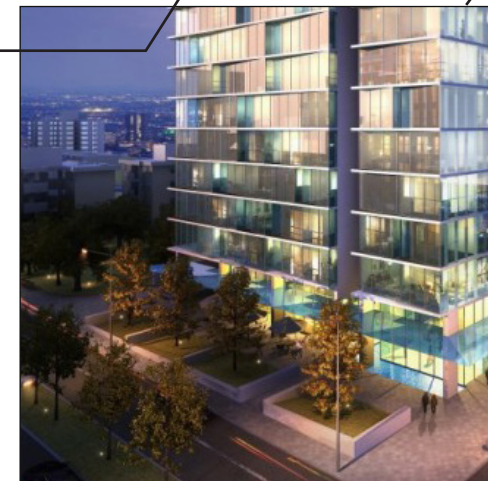
'Park One' and 'Natura' Residential Towers



MQX - Macquarie Exchange



Macquarie Square



'Starin' 388 Lane Cove Road



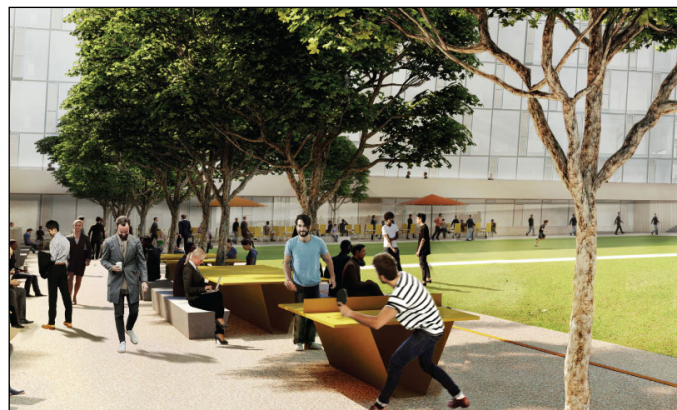
'City View' 67-71 Epping Road



Planned New Open Space 'Wicks Road Park'

KEY PRECEDENTS

Macquarie Square - Catherine Hamlin Park



Takeaways from Precedents:

- / Emphasise central lawn and activity space
- / Tree Grid
- / Public Amenities
 - Gym
 - Ping pong
 - Hillside seating
- / Mixed use central green hub



MQX - Macquarie Exchange



Takeaways from Precedents:

- / Incorporating water and dynamic elements
- / Seating and street furniture
- / Tree grid and shade maximisation
- / Cohesive paving with adjacent developments



WHAT MAKES A SUCCESSFUL PLAZA?

Visual interest...



Adelaide Festival Plaza, SA

Activation...



University of Melbourne, VIC

Seamless accessibility...



Yagan Plaza, WA

Intimate spaces...



Merrylands Civic Square, NSW

Flexible movement....



Friedlander Place, NSW

Varied experiences...



Westpac Place, NSW

EXEMPLAR PROJECTS

Successful Projects of Similar Scope and Scale in Australia

- Chippendale Green, Sydney
- / The site has been broken up into a variety of scaled spaces through extrusion and protrusion of the ground plane, changes in materiality, and placement of natural amenity,
 - / Variety of space typologies caters to the wide variety of user groups that interact with this space daily,
 - / Less prescriptively defined space leaves room for community events like markets.

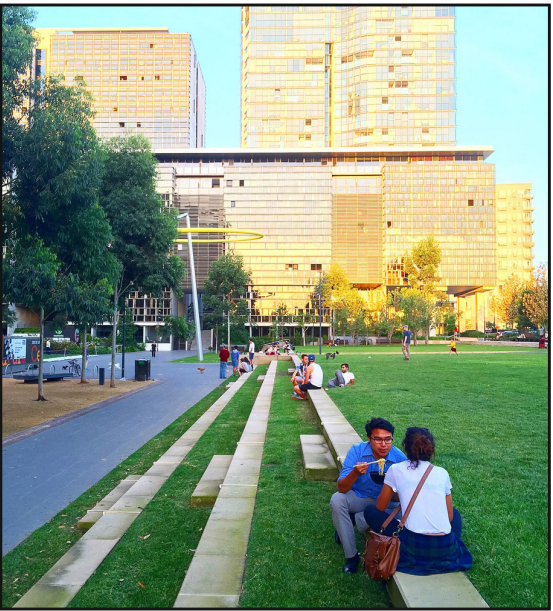
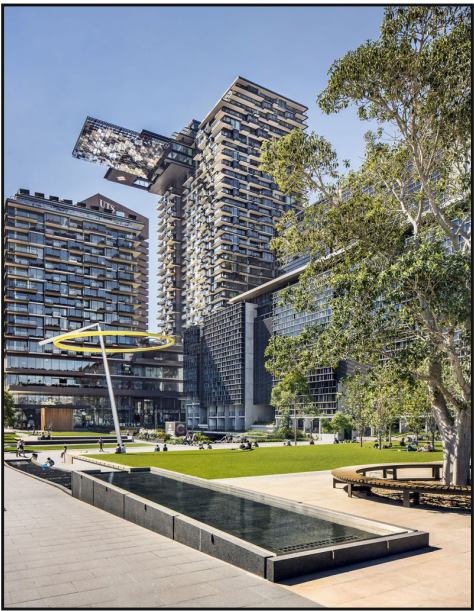
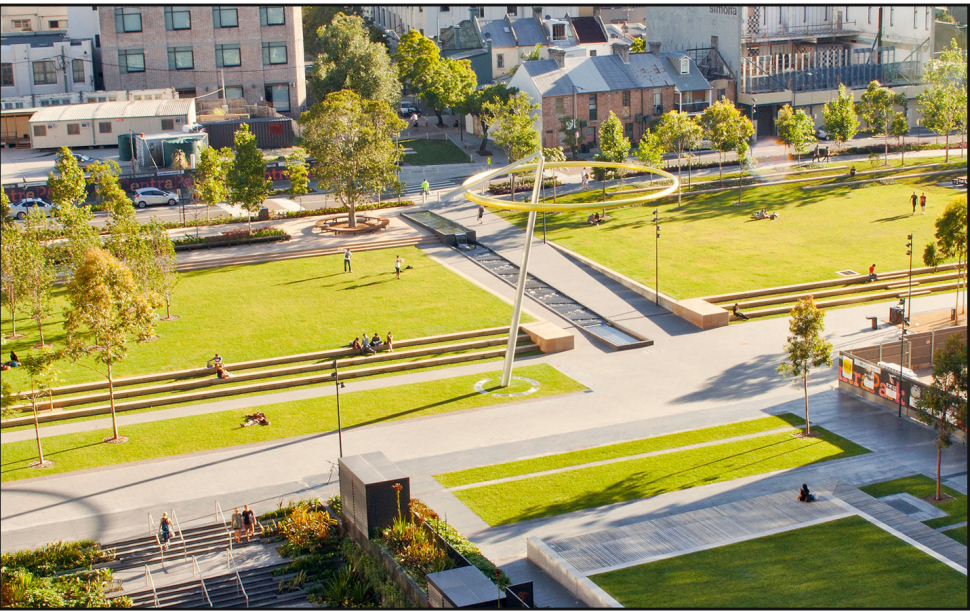
Project Scale Comparison



Chippendale Green Site



Project Site (Forecourt Plaza)



EXEMPLAR PROJECTS

Successful Projects of Similar Scope and Scale in Australia

The Goods Line, Sydney

- / Linear urban plaza with pockets of activation via 'Social Infrastructure' along its trajectory,
- / Use of groundplane extrusions to create seating edges and terracing to negotiate need for amenity and changing interfaces with its context,
- / Use of iconic bespoke furniture and geometries to help solidify its identity and sense of place.

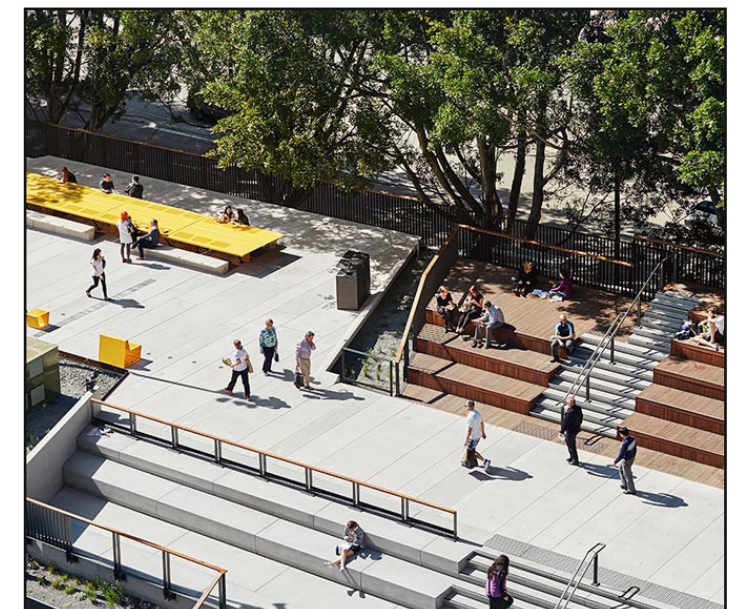
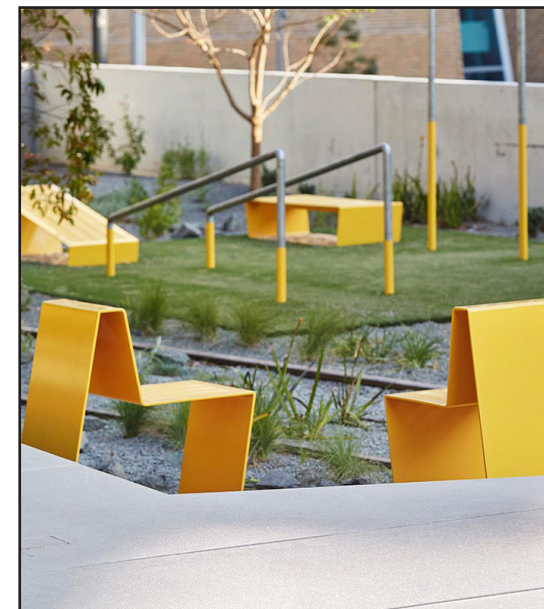
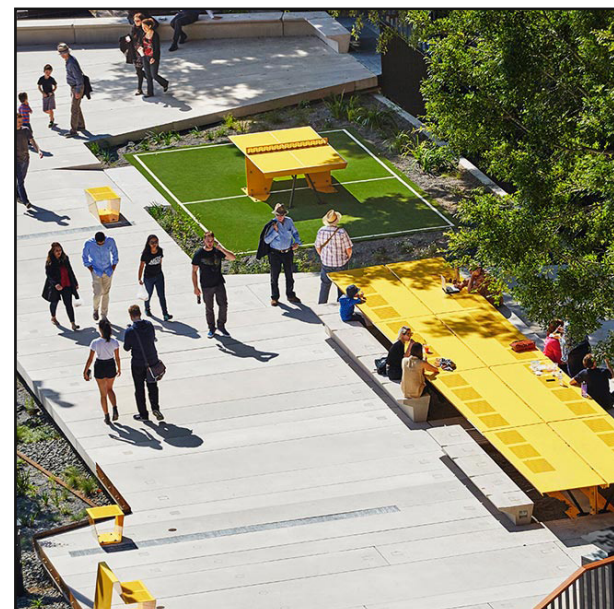
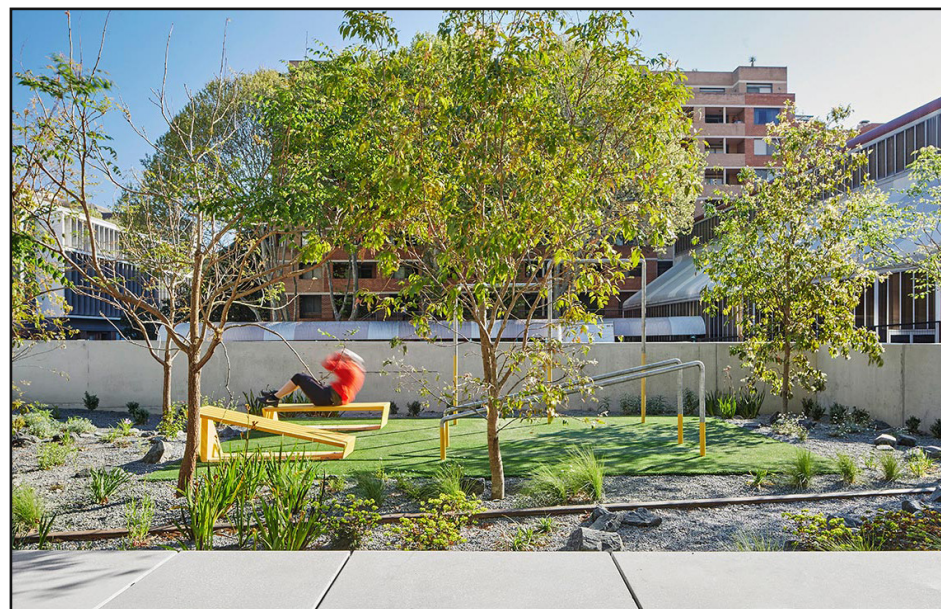
Project Scale Comparison



The Goods Line Site



Project Site (Forecourt Plaza)

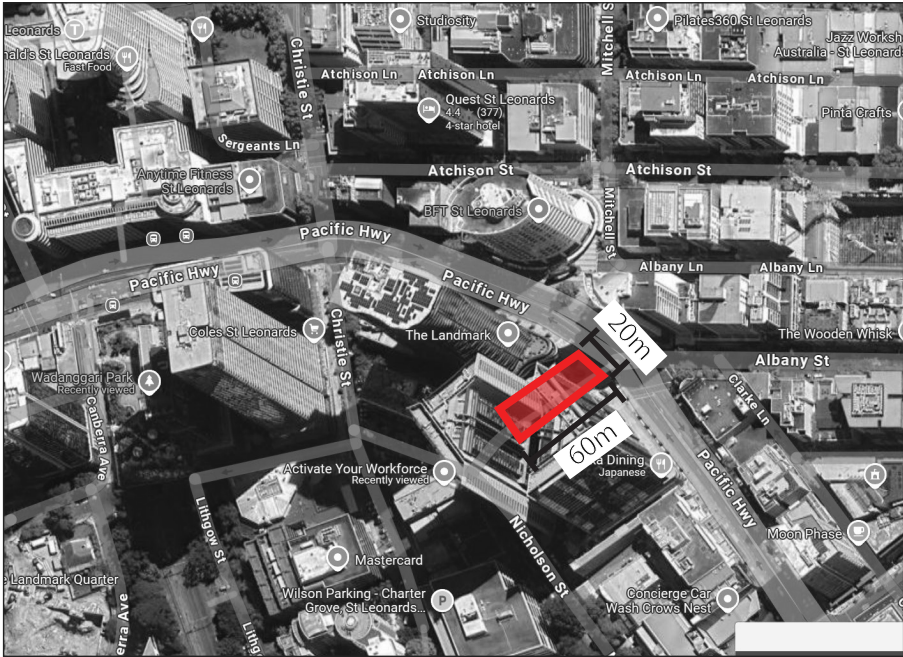


EXEMPLAR PROJECTS

Arcadia Produced Projects with Similar Context

- Friedlander Place, St Leonards
- / Adjacent to Pacific Highway, project negotiates the busy thoroughfare and a popular community space,
 - / Use of natural materials and tones to create warmth in a cold CBD context,
 - / Public amenity sheltered by leaf-like structures with integrated artworks.

Project Scale Comparison



Friedlander Place Site



Project Site (Forecourt Plaza)

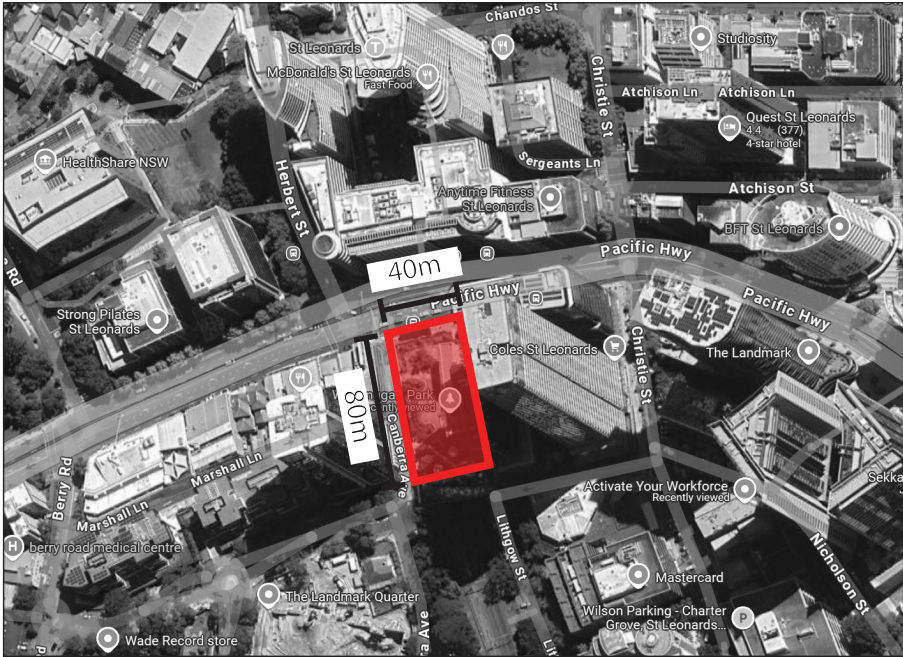


EXEMPLAR PROJECTS

Arcadia Produced Projects with Similar Context

- Wadanggari Park, St Leonards
- / Designed to support the needs of the new residential and commercial communities through the provision of a range of sheltered garden rooms, open lawns, alfresco dining, and play,
 - / Continued use of sandstone and warm finishes surrounded by mixed native and endemic planting,
 - / Space is a connector between residences, retail spaces, and adjacent infrastructure and community hubs.

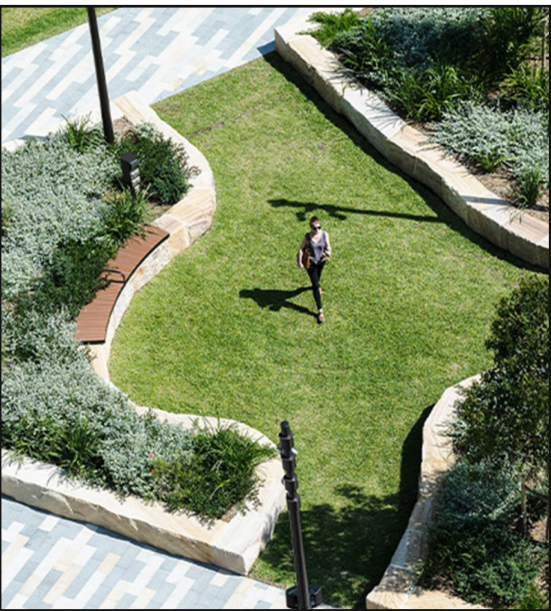
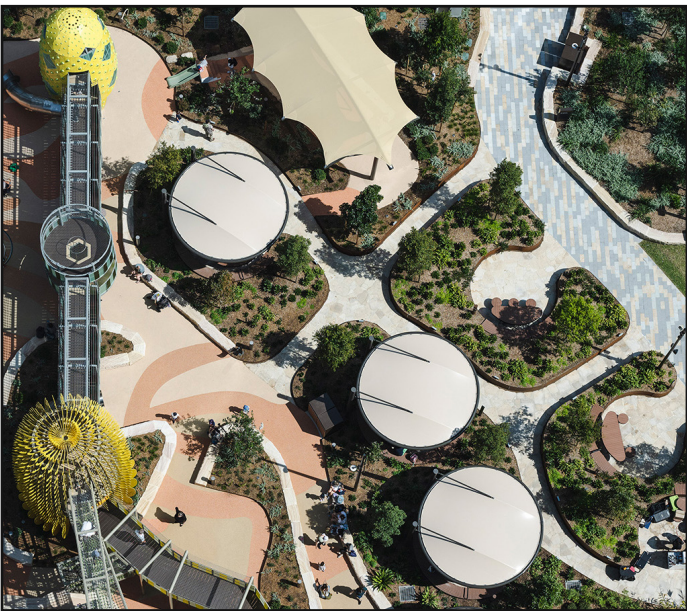
Project Scale Comparison



Wadanggari Park Site



Project Site (Forecourt Plaza)



EXEMPLAR PROJECTS

Arcadia Produced Projects with Similar Context

- Newmarket Dining, Randwick
- / Linear urban plaza space situated between two towers,
 - / Amenity has been provided in the form of smaller interventions, pockets of seating nestled amongst lush planting, accompanied by a variety of furniture for different user groups,
 - / Space is sheltered above by bespoke structures with heritage character interwoven in their design, hankering back to the sites prior use.

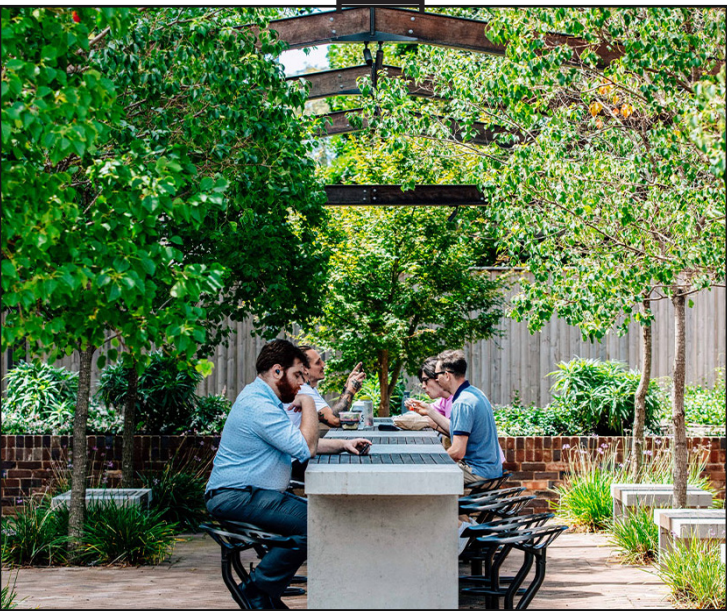
Project Scale Comparison



Newmarket Dining Site

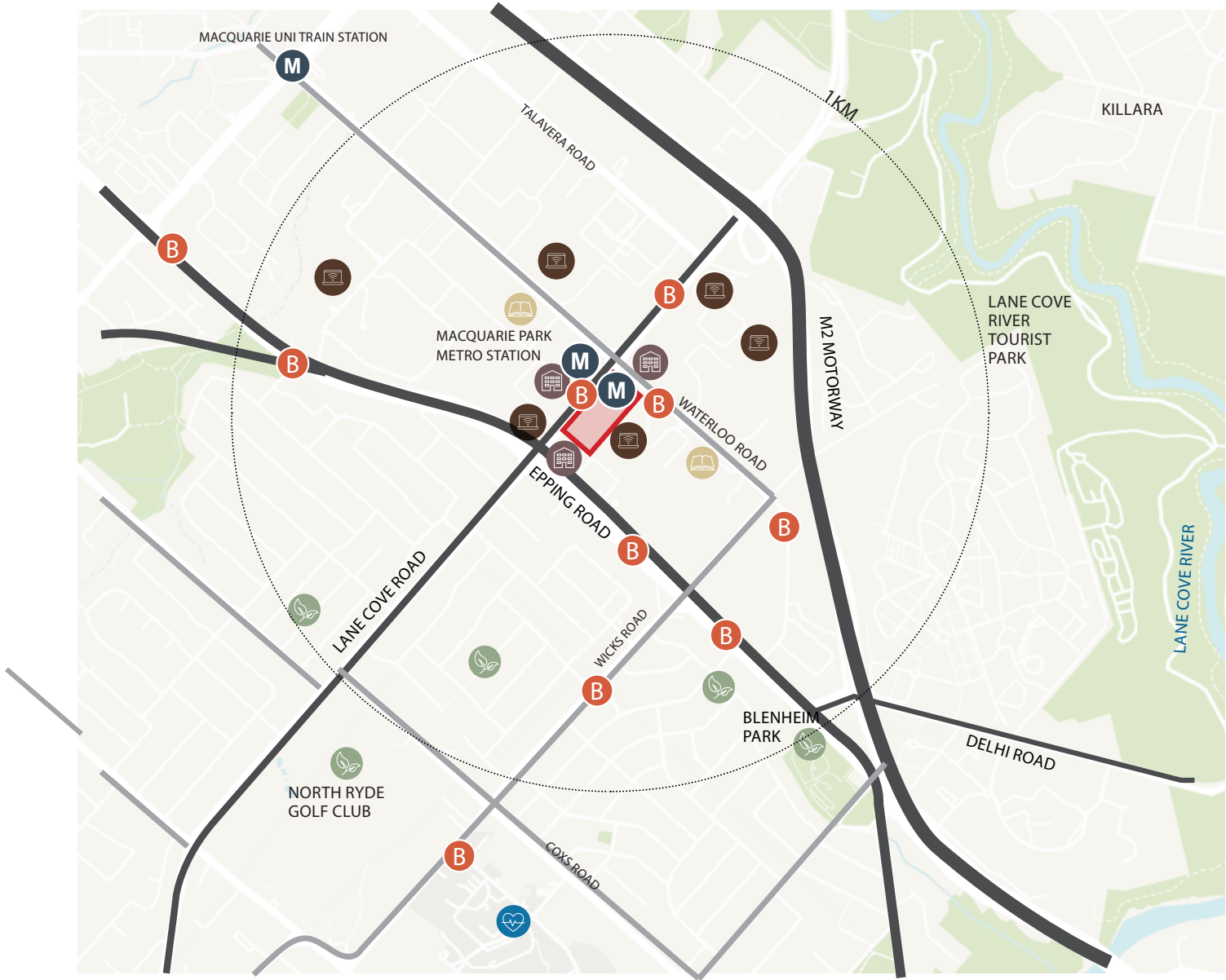


Project Site (Forecourt Plaza)



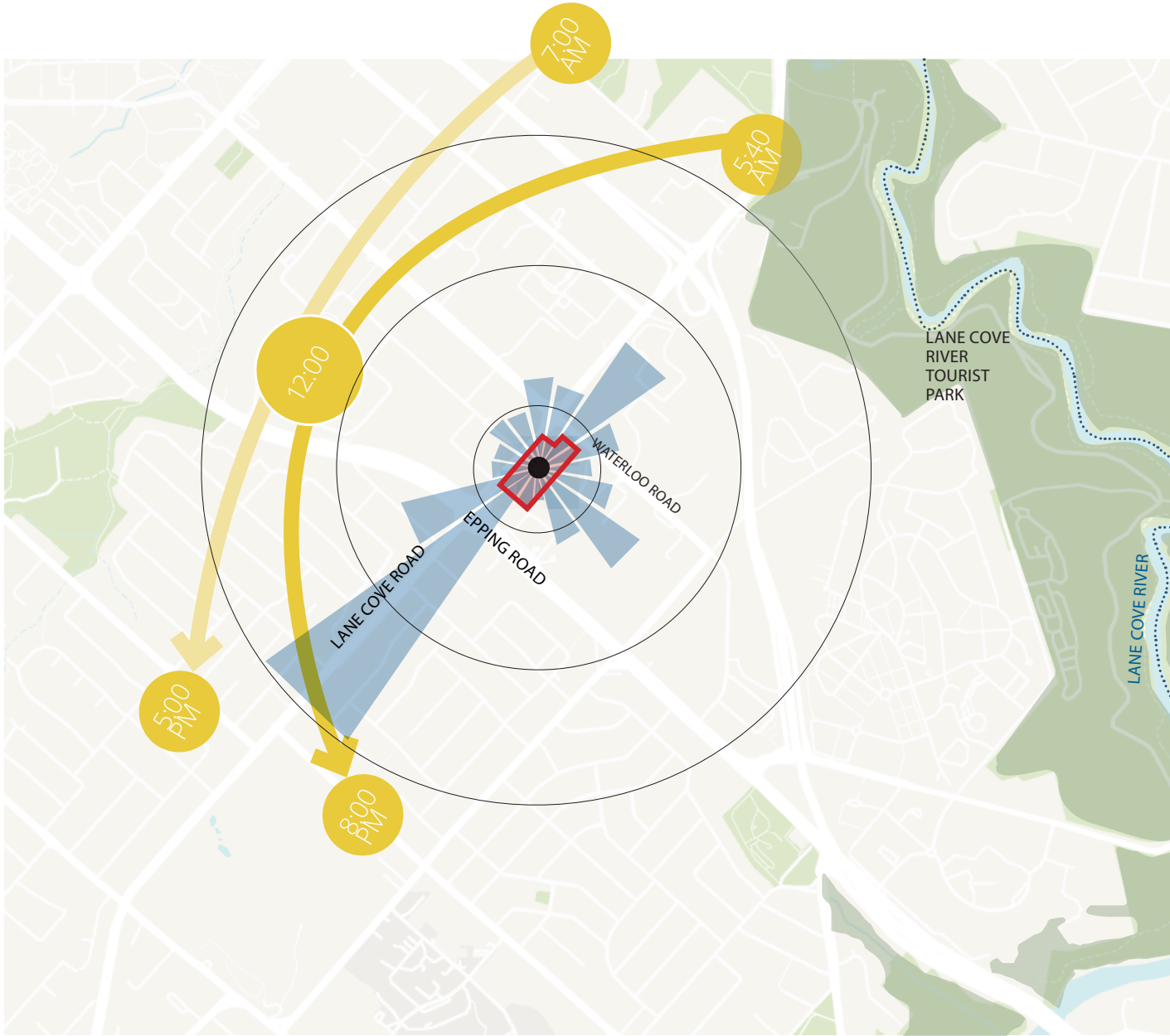
EXISTING SYSTEMS

Urban Systems



- KEY
- | | | | |
|--|-----------------------------|--|---------------------|
| | CORPORATE OFFICE | | MAJOR ARTERIAL ROAD |
| | HEALTH CARE | | METRO STATION |
| | EDUCATION | | BUS STOP |
| | PARK | | SITE |
| | COMMERCIAL OFFICES/SERVICES | | |

Natural Systems



- KEY
- | | |
|--|------------|
| | SOLAR |
| | WIND |
| | VEGETATION |
| | WATER WAY |
| | SITE |

HISTORY

Ancient Geological Context

The site is situated on the Hornsby plateau, a sedimentary sandstone plateau formed following the continental uplift of the late Triassic period. Millions of years of erosion from ancient Jurassic rivers formed the jagged, ventricular landscape characteristic of Sydney's ridge-lines, before draining into the vast and deep canyons we now call Sydney Harbour. Following the last ice age (approximately 12,000 years ago), glacial melt caused the sea levels to rise, flooding drainage canyons and forming Sydney Harbour and its tributary river system - including as Lane Cove river.

Dreaming stories tell of the migration of our first people following the last ice age, from the flooding canyons to higher ground, where clan groups lived and cared for Country for thousands of years.

Wallumedegal

The Wallumedegal clan of the Dharug Nation are the traditional custodians of the land where Macquarie Park now stands.

The totem for the Wallumedegal is the Snapper, 'Wallumai' in Dharug language. The clan likely named themselves after the Wallumai, which was once plentiful around the area and considered a great delicacy.

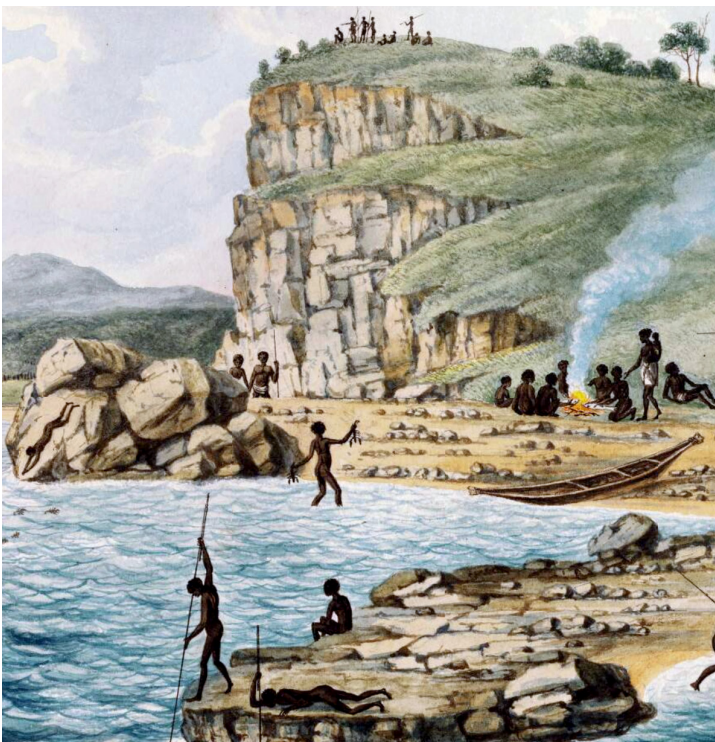
12,000BP - 1788

At the time of European arrival, the Wallumedegal clan of the Dharug Nation occupied the lands around Ryde and Lane Cove River, including the land upon which Macquarie Park now stands. The Wallumedegal clans were great trackers, fisher-people and hunters, and created a system of murus (pathways) along the ridge-lines, connecting to other clan groups and beyond. During the early years of colonisation, many of the clans that made up the Dharug Nation, including the Wallumedegal were decimated by small pox and became unable to maintain control of their ancestral lands.

Settlement - Present

Located North of the centre of the City of Ryde LGA, Macquarie Park once formed the greater North Ryde area. In 1792, much of the areas were granted to British service-men and was renamed the 'Field of Mars', owing to the Roman God of War. During the early years of the 1800s, further land grants were awarded to emancipated convicts as the colony expanded in search of raw materials and fertile farming lands.

Macquarie Park's historical development is characterized by several key milestones. The establishment of Macquarie University in 1964 laid the groundwork for the area's transformation into a thriving educational and research hub. Subsequently, Macquarie Park evolved into a major business and technology center, attracting multinational corporations and fostering innovation. The late 1990s saw the enhancement of accessibility with the construction of the M2 motorway, further contributing to its appeal for businesses and residents. The surge in residential development, including housing estates and apartment complexes, addressed the growing demand for housing near educational and employment opportunities. The area also witnessed the creation of retail and recreational facilities to meet the needs of its expanding population. In recent years, a focus on urban renewal and master planning has underscored efforts to develop a more integrated and sustainable community, emphasizing public spaces, green initiatives, and thoughtful urban design.



Art Work depicting Wallumedega Clan, 2020



Glades Bay rock art, 2020



Students at Macquarie University, 1968



Previously Lucknow road (now Epping Road), 1938

ECOLOGY



KEY

STUDY AREA

VEGETATION (SVTM, DPE 2022)

PCT3259: SYDNEY VOATSL SHALE-SANDSTONE FOREST

PCT3262: SYDNEY TURPENTINE IRONBARK FOREST

PCT3586: NORTHERN SYDNEY SCRIBBLY GUM WOODLAND

PCT3592: SYDNEY COASTAL ENRICHED SANDSTONE FOREST

PCT3595: SYDNEY COASTAL SANDSTONE GULLY FOREST

PCT0: NOT CLASSIFIED

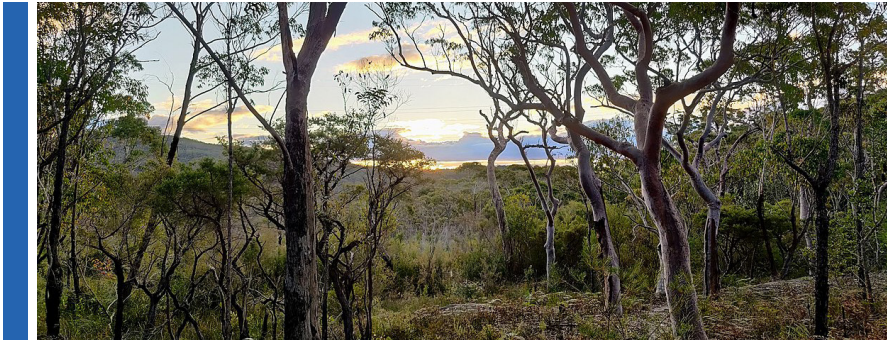
Source: Ecological Australia- BDAR waiver request letter - Mapped vegetation pg. 6

Macquarie Park

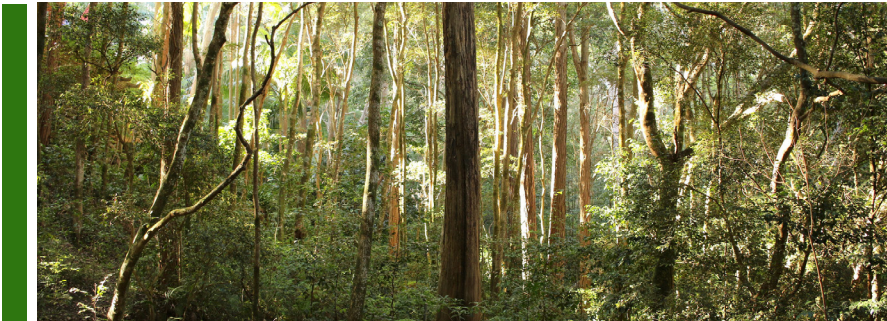
The suburb of Macquarie Park shares its eastern boarder with Lane Cove National Park. The park extends from Pennant Hills down to Sydney harbour by a flowing river and range of lush forest typologies and ecologies.

The project site does not directly connect with the national park but has the opportunity to extend features of the forest into the busy area and create a canopy experience.

Shale - Sandstone Forest



Turpentine-Ironbark Forest



Scribbly Gum Woodland



Sydney Sandstone Gully Forest



Local Fauna



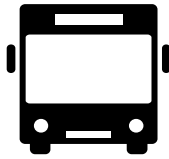
SIGNIFICANT TREES AND TREES TO BE REMOVED

An initial assessment of the sites existing trees and their condition was made by an Ecologist. Some high value trees were identified and some were deemed fit for removal due to either their sencecence or their species.



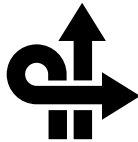
PROJECT SITE BOUNDARIES

Waterloo Road

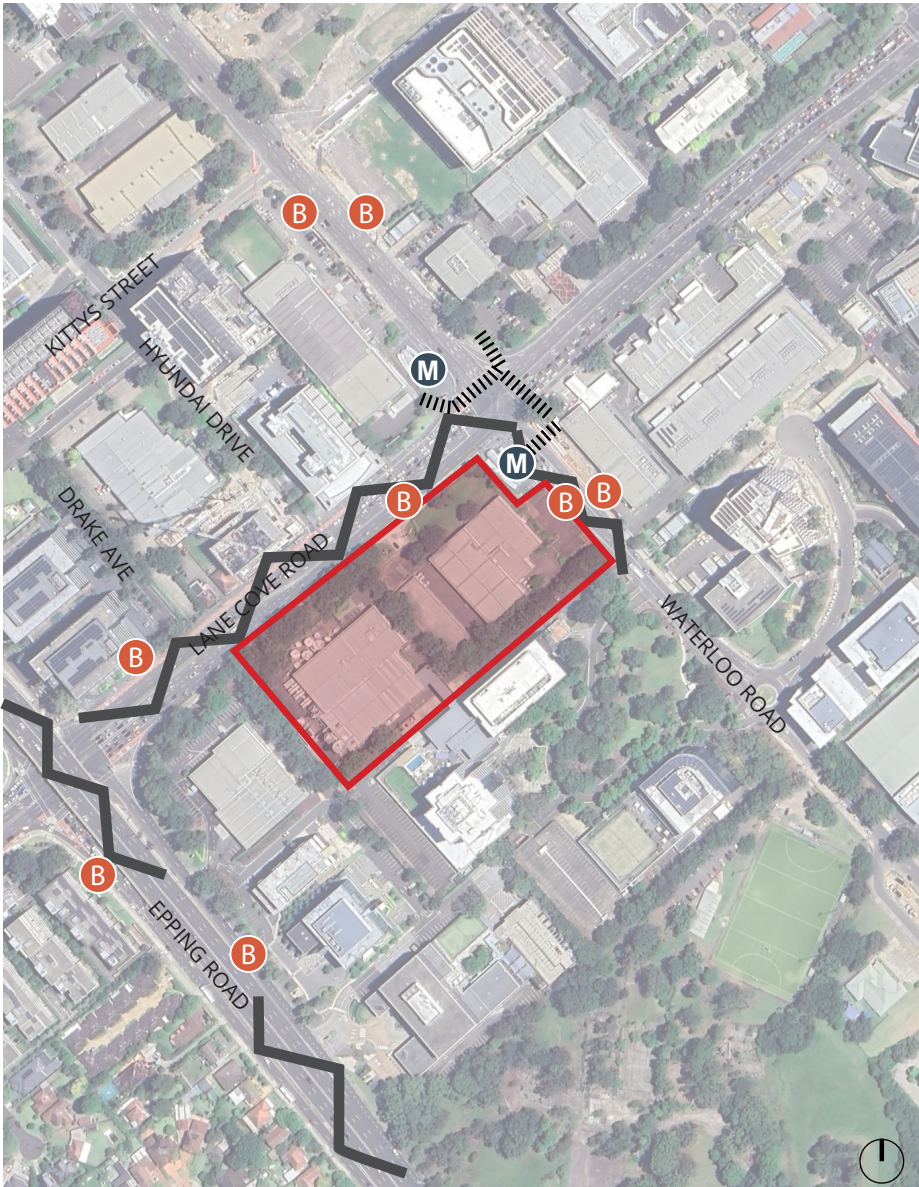


- / 5 lane interface with site
- / Moderate vehicle noise
- / Buses and Vehicles often use Road
- / No off road cycle provisions only on road
- / Pedestrian crossing points adjacent to site
- / Pedestrian and vehicle separation along footpaths limited
- / Medium level of lighting
- / Bus stop in front of site
- / Medium level of passive surveillance

Lane Cove Road



- / 8 lane motorway along site boundry
- / Loud vehicle noise and possible high pollution levels
- / Trucks, Buses and Large Vehicles often use Road
- / No off road cycle provisions only on road
- / 1 Pedestrian crossing points adjacent to site
- / Pedestrian and vehicle separation along footpaths limited



KEY

- ROAD CROSSING
- METRO STATION
- BUS STOP
- SITE

OPPORTUNITIES AND CONSTRAINTS

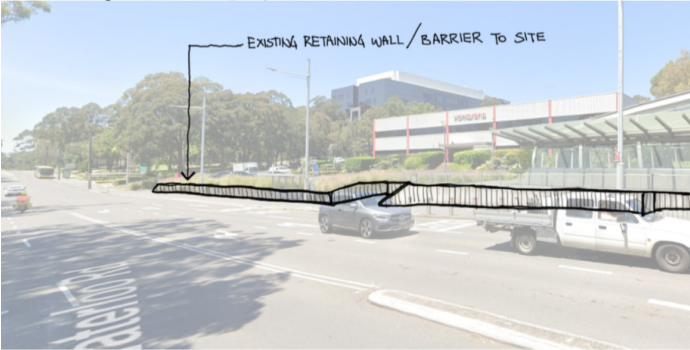
Opportunities

- / Connection to existing public transport
- / Introduce community culture and history narratives throughout the site with art with story telling
- / Provide a plaza amenities and experience for nearby workers and residence to utilise
- / Retain existing trees to maintain a visual buffer to Lane Cove Road
- / Improve street interface along Waterloo Road
- / Respond to possible future surrounding connections with new throughsite links
- / Improve pedestrian experience on Lane Cove Road

Constraints

- / 2 sides of the site boundaries are on major multi lane roads.
- / Very little endemic vegetation connections surrounding the immediate site.
- / Slope changes from SW to NE ends of site
- / Steep interface with level difference along Waterloo Road boundry
- / Existing level difference and retaining wall with trees along SE boundry with adjacent site
- / High security fencing around building A and B will restrict density trees along fence line

APE - WATERLOO RD INTERFACE

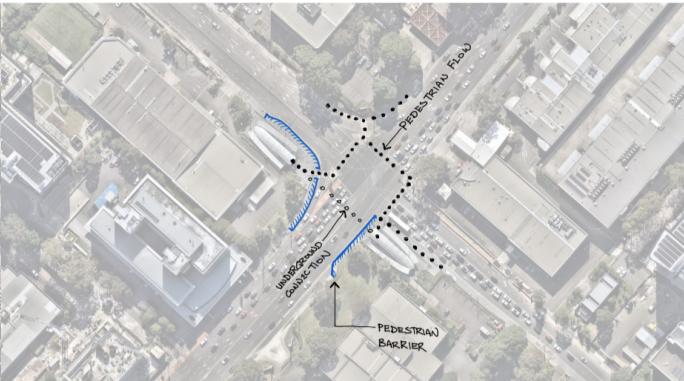


SECTION BTW SITE AND PEDESTRIANS

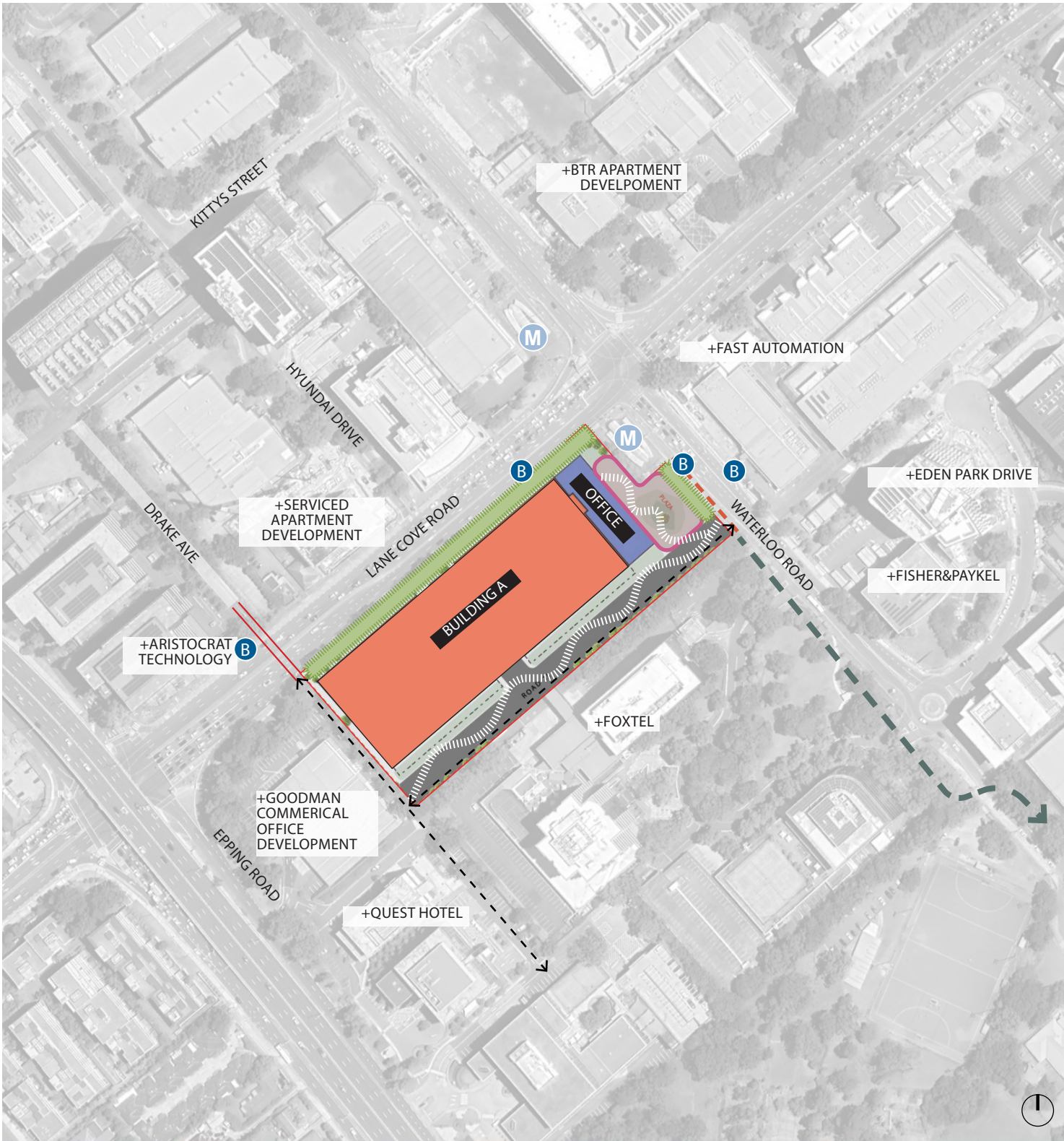
WATERLOO RD → CAR PARKS → BUILDING



PEDESTRIAN FLOW



OF PEDESTRIAN INTERFACE ALONG WATERLOO RD
WATERLOO ROAD INTERFACE



SITE PLAN - NTS

TWO VISION

VISION - EXISTING

What are the collective visions for Macquarie Park that can help distinguish the role and purpose of NEXTDC Shiraz?

"The Macquarie Park Corridor is envisioned to mature into a premium location for globally competitive businesses with an **enhanced sense of identity and strong links to the university and research institutions.**"

[PAGE 9, "CITY OF RYDE PUBLIC DOMAIN MANUAL", CITY OF RYDE, 2016]

"The Waterloo Road Linear Park will transform a car dominated movement corridor into a vibrant street of community, connection and cohesion. It will provide multiple benefits for the local community and **elevate the identity of Macquarie Park as an ecologically rich and diverse CBD.**"

[PAGE 8, "ACTIVE STREETS MASTERPLAN", HASSELL, 2020]

"Macquarie Park will mature into a premium location for globally competitive businesses with strong links to the university and research institutions and an **enhanced sense of identity.**
The Corridor will be characterised by a **high-quality, well designed, safe and livable environment** that reflects the natural setting, with three accessible and vibrant railway station areas providing focal points.
Residential and business areas will be **better integrated and an improved lifestyle** will be forged for all those who live, work and study in the area."

[5.7 RAIL STATION PLAZAS, PAGE 35, "DEVELOPMENT CONTROL PLAN", CITY OF RYDE, 2014]

VISION - LANDSCAPE

A vibrant local plaza for urban dwellers offering a welcoming civic experience that accommodates local needs, celebrates culture, inclusivity, and practical amenity.



What makes a great Place?



PRINCIPLES



BUFFER THE EDGE

Landform and Vegetation

- / Waterloo Road Masterplan
- / Linear Park
- / Sydney Green Grid
- / Urban Forest



OLD WAYS NEW

Reimagining the Hardscape

- / Seamless public domain
- / Robust and durable materials
- / High-quality Cyclist interfacing
- / Lighting and signage



A PEOPLE PLACE

Placemaking, Activation and Community

- / Prioritising pedestrian amenity
- / Visual interest through public art
- / Improve amenity and safety
- / Equitable access

THREE PRECEDENTS

PRECEDENTS

Public Plaza



Street Interface



PRECEDENTS

Urban Dwell Zone



Outdoor Meeting Rooms



FOUR
LANDSCAPE
DESIGN

LANDSCAPE SITE MASTERPLAN

- KEY
- 1

EXISTING METRO WEST STATION ENTRY

2

REINSTATED PLANTING TO LANE COVE RD

3

RETAINED EXISTING TREES

4

ROAD 13 PUBLIC AMENITY
- 5

SHARED PEDESTRIAN/BICYCLE PATH LINE MARKING AS PER WATERLOO RD MASTERPLAN

6

CAFE KIOSK

7

RELOCATED SERVICE KIOSK
- 8

URBAN DWELL ZONE ACCOMPANIED BY TREE GRID AND FIXED SEATING

9

OUTDOOR MEETING ROOMS AND GATHERING SPACES WITH FIXED FURNITURE

10

OPEN PROGRAMMABLE PUBLIC PLAZA SPACE
- 11

ACCESSIBLE PATHWAYS CONNECTING TO THE METRO STATION AND MAJOR PEDESTRIAN CROSSING

12

PROPOSED FEATURED TREES

13

NATIVE PLANTING PALETTES TO SITE PERIMETERS AND PLAZA SPACES
- 14

COUNCIL APPROVED BUS STOP SHELTER

15

FLEXIBLE PLAY

16

TERRACED SEATING

17

CAFE / RETAIL SPILLOUT



LANDSCAPE SITE MASTERPLAN

Access

KEY

PEDESTRIAN ACCESS

MAINTENANCE ACCESS

WHEELCHAIR ACCESS

FUTURE CYCLEWAY LINK (SEPARATE SCOPE)

VEHICLE ACCESS

FOOD TRUCK ACCESS

SERVICE ACCESS

MAIN BUILDING ENTRY

VEHICULAR ENTRY

CAR PARKING
ROAD 13 = 19 SPACES

VIEWS

The diagram is a detailed site plan for a landscape masterplan. It features two main rectangular buildings, 'BUILDING B' on the left and 'BUILDING A' on the right, both containing numerous parking spaces. A large, irregularly shaped area on the right side of the plan is designated for 'CAR PARKING ROAD 13 = 19 SPACES'. The plan is overlaid with various colored lines and arrows representing different types of access: red dotted lines for pedestrian access, dark grey dashed lines for maintenance access, teal dashed lines for wheelchair access, and a thick blue double line for a future cycleway link. Blue arrows indicate vehicle access, while orange arrows point to the main building entries. A network of paths connects these different areas, including a prominent path along the top and bottom edges. The plan also shows some landscaping elements like trees and shrubs, and a north arrow is located in the bottom right corner.

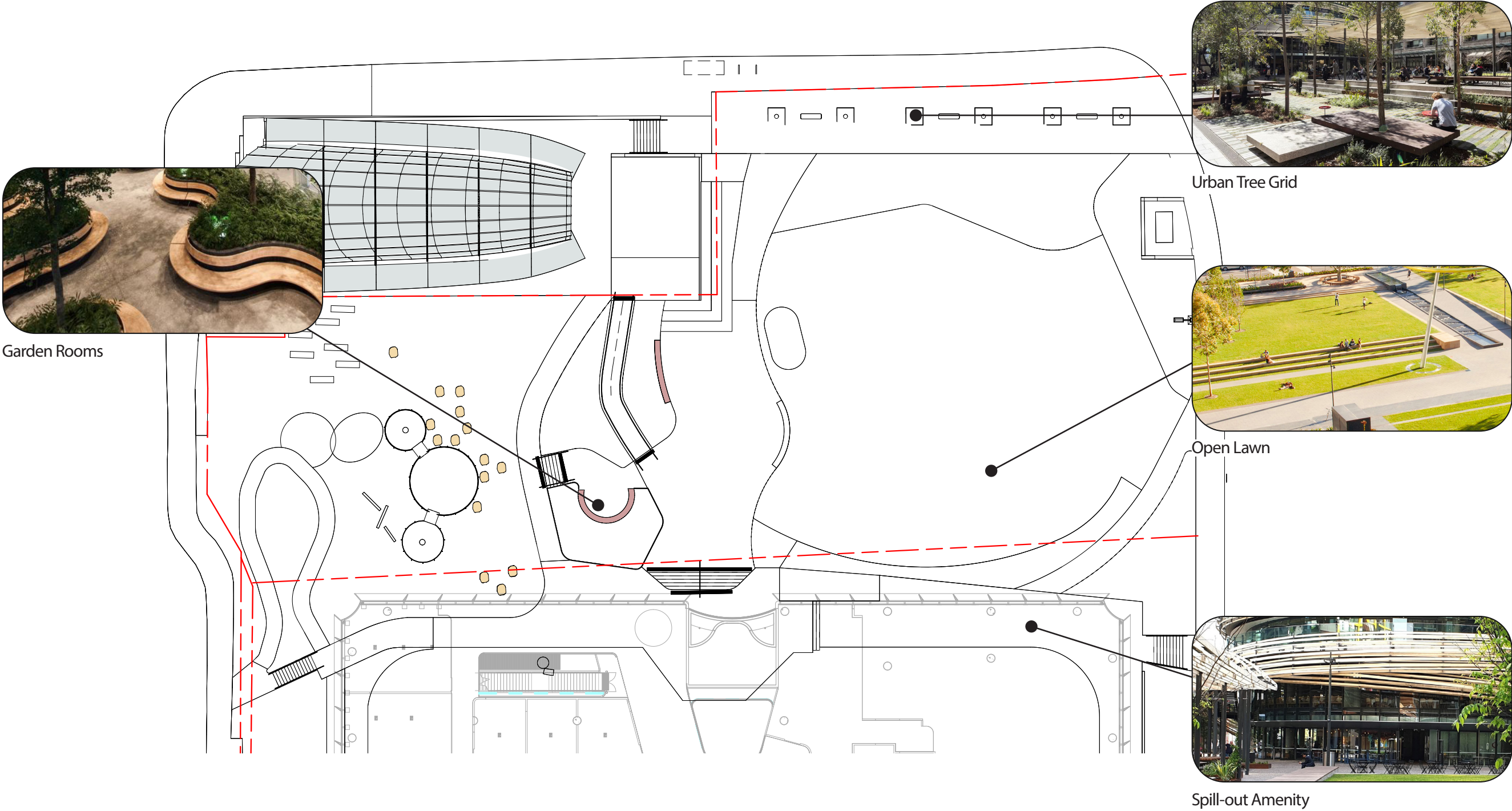
35 NEXTDC S5 | Landscape SSDA | Project No. 24-1002

1:500 @ A3 0 2 5 10 15 20m

ARCADIA

LANDSCAPE SITE MASTERPLAN

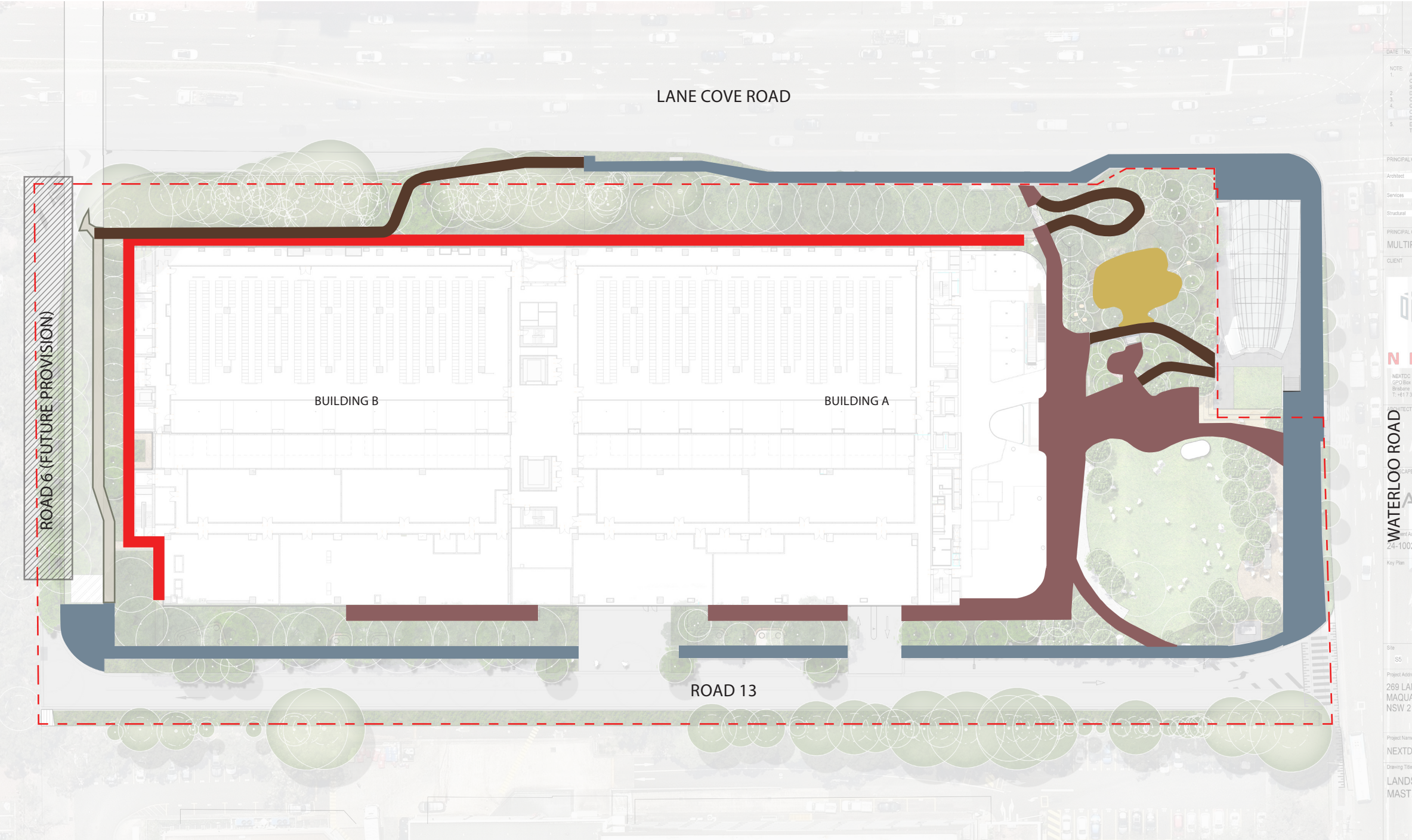
Access



LANDSCAPE SITE MASTERPLAN

Materials Strategy

KEY		ITEM			
	FULL WIDTH GRANITE PAVING		GRAVEL		PLAYGROUND MULCH
	PERMEABLE PAVING		FRP BOARD WALK		PLAZA PAVING



GRANITE PAVING TO COUNCIL SPECIFICATION
BLACK - FLAME EXFOLIATED
600MMX300MMX60MM TO PATHS
150MMX100MMX60MM TO DRIVEWAYS



MAIN PLAZA PAVING



PLAYGROUND MULCH



ELEVATED WALKWAY (FRP)

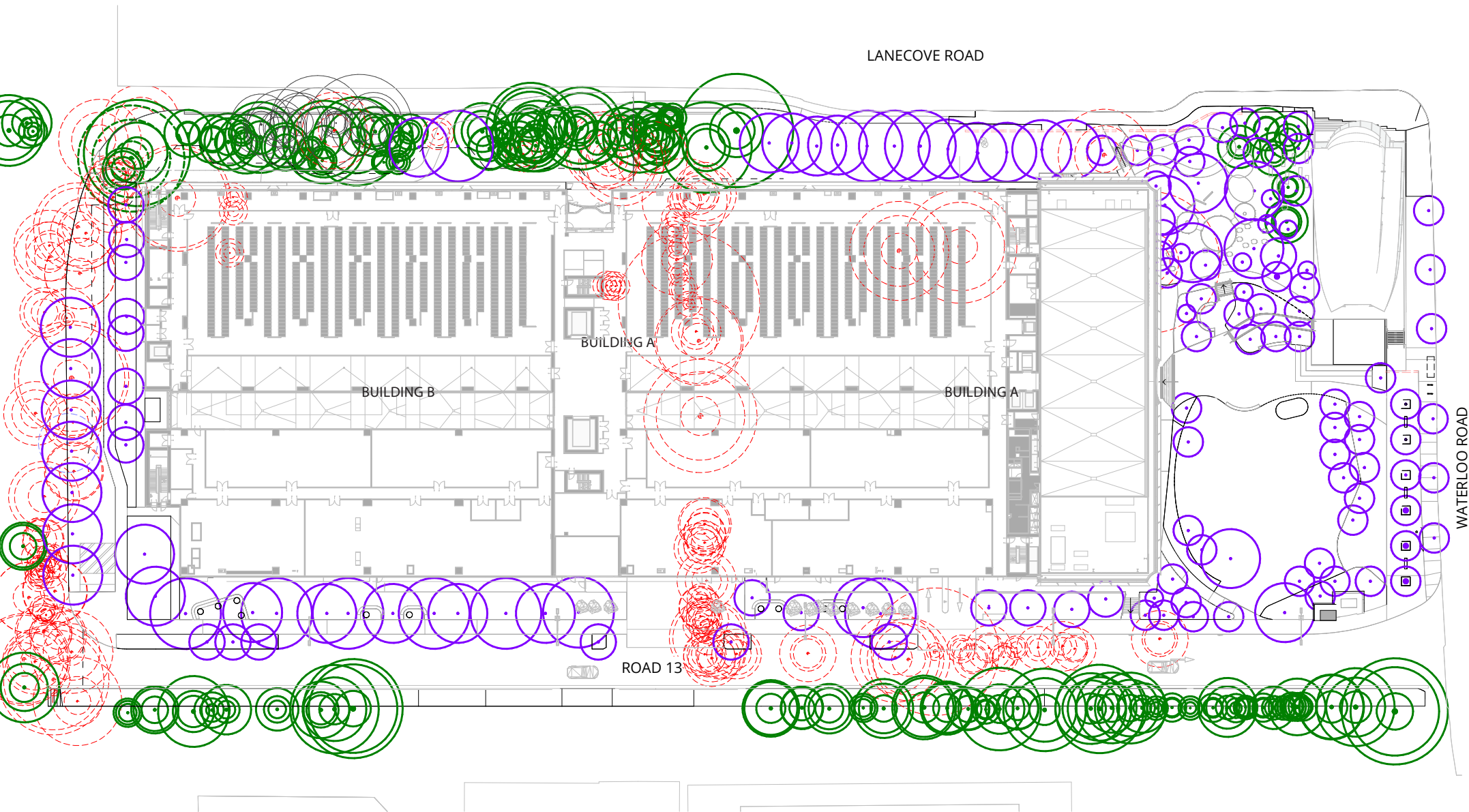


MAINTENANCE ONLY PATHWAYS

DATE: 10/10/2024
NOTE: 1. ALL PAVING TO BE DONE IN ACCORDANCE WITH THE COUNCIL SPECIFICATION.
2. ALL PAVING TO BE DONE IN ACCORDANCE WITH THE COUNCIL SPECIFICATION.
3. ALL PAVING TO BE DONE IN ACCORDANCE WITH THE COUNCIL SPECIFICATION.
4. ALL PAVING TO BE DONE IN ACCORDANCE WITH THE COUNCIL SPECIFICATION.
5. ALL PAVING TO BE DONE IN ACCORDANCE WITH THE COUNCIL SPECIFICATION.
PRINCIPAL: ARCHITECT
ARCHITECT: SERVICES
STRUCTURAL: MULTIPLE
CLIENT: NEXTDC
NEXTDC: 269 LAKE MAQUARIE NSW 2108
T: +61 2 9111 1111
F: +61 2 9111 1111
E: info@nextdc.com.au
W: www.nextdc.com.au
Key Plan
Site: S5
Project Address: 269 LAKE MAQUARIE NSW 2108
Project Name: NEXTDC
Drawing Title: LANDSCAPE SITE MASTERPLAN

LANDSCAPE SITE MASTERPLAN

Trees Removed by Scope of Works

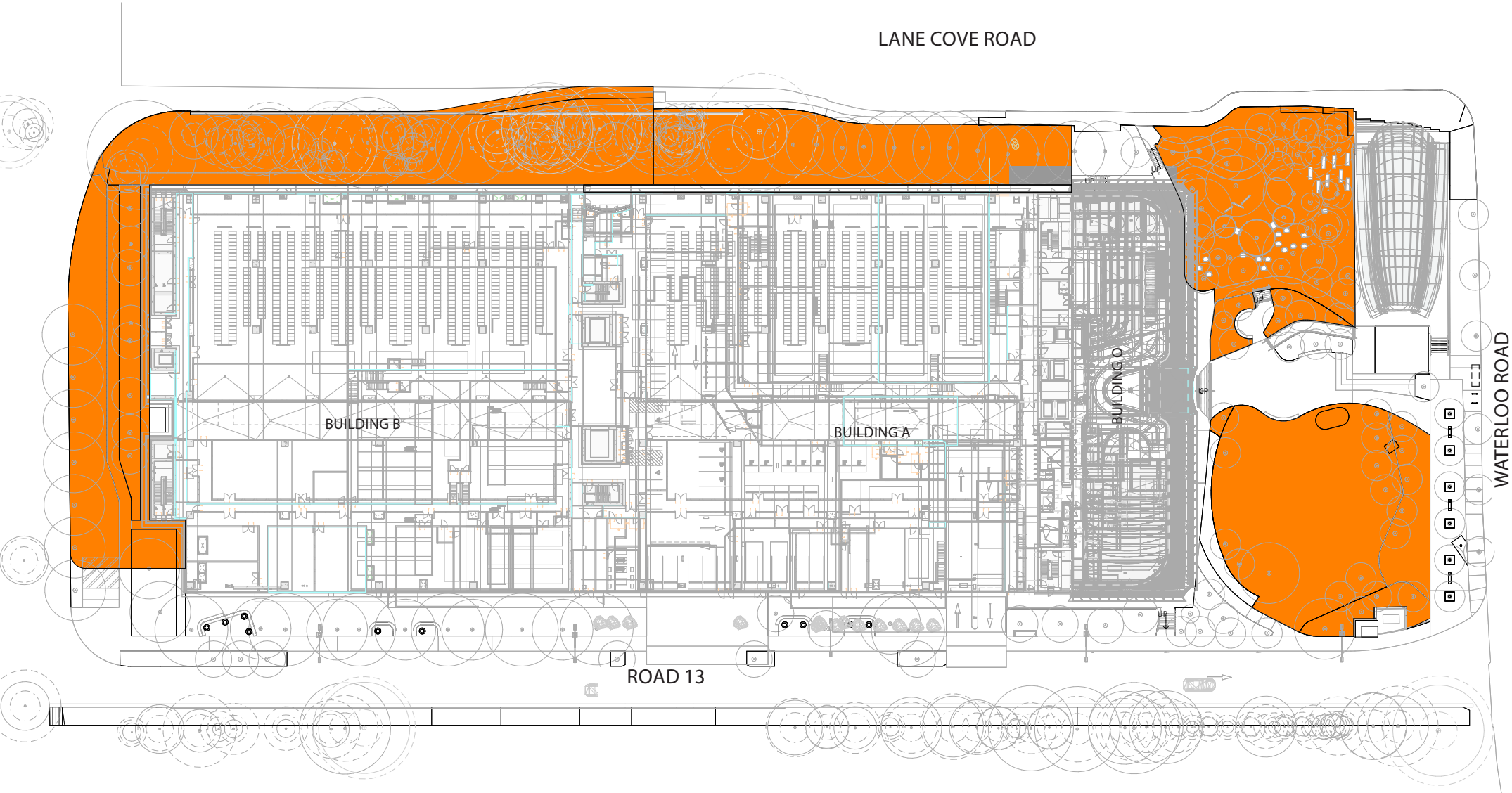


LANDSCAPE AREA CALCULATIONS	
EXISTING SITE AREA	22381M ²
EXISTING CANOPY AREA	4512M ²
PROPOSED CANOPY AREA	4096M ²
RETAINED CANOPY AREA	1618M ²
TOTAL CANOPY AREA	5714M ²
CANOPY COVER PERCENTAGE	25.5%

- PROPOSED TREES
- EXISTING TO BE RETAINED
- REMOVED TREES

LANDSCAPE SITE MASTERPLAN

Proposed Deep Soil Coverage



LANDSCAPE AREA CALCULATIONS

EXISTING SITE AREA	22381M ²	
DEEP SOIL	4959M ²	22.16%

/ 20% deep soil area requirement based on required minimum areas of 20x10m areas to be included in calculation, in accordance with clause 8.2, Part 4.5 of the City of Ryde Development Control Plan 2014. (Macquarie Park Corridor DCP)

LANDSCAPE PLAZA MASTERPLAN

- KEY
- 1

EXISTING METRO WEST STATION ENTRY

2

REINSTATED PLANTING TO LANE COVE RD

3

COUNCIL APPROVED BUS STOP SHELTER WITH ADVERTISING

4

WATERLOO ROAD VERGE PLANTING AND STREET TREES

5

ACCESSIBLE EGRESS FROM LANE COVE ROAD TO THE PLAZA

6

CAFE KIOSK

7

OPEN TURF SPACE

8

RETAIL AND CAFE SPILLOUT

9

WHEELCHAIR ACCESSIBLE RAMP LEADING TO STATION ENTRY

10

OUTDOOR MEETING ROOMS AND GATHERING SPACES WITH FIXED FURNITURE

11

OPEN PROGRAMMABLE PUBLIC PLAZA SPACE

12

SHARED PATH LINE MARKING AS PER WATERLOO RD MASTERPLAN

13

PROPOSED FEATURED TREES

14

NATIVE PLANTING PALETTES TO SITE PERIMETERS AND PLAZA SPACES

15

TERRACE SEATING

16

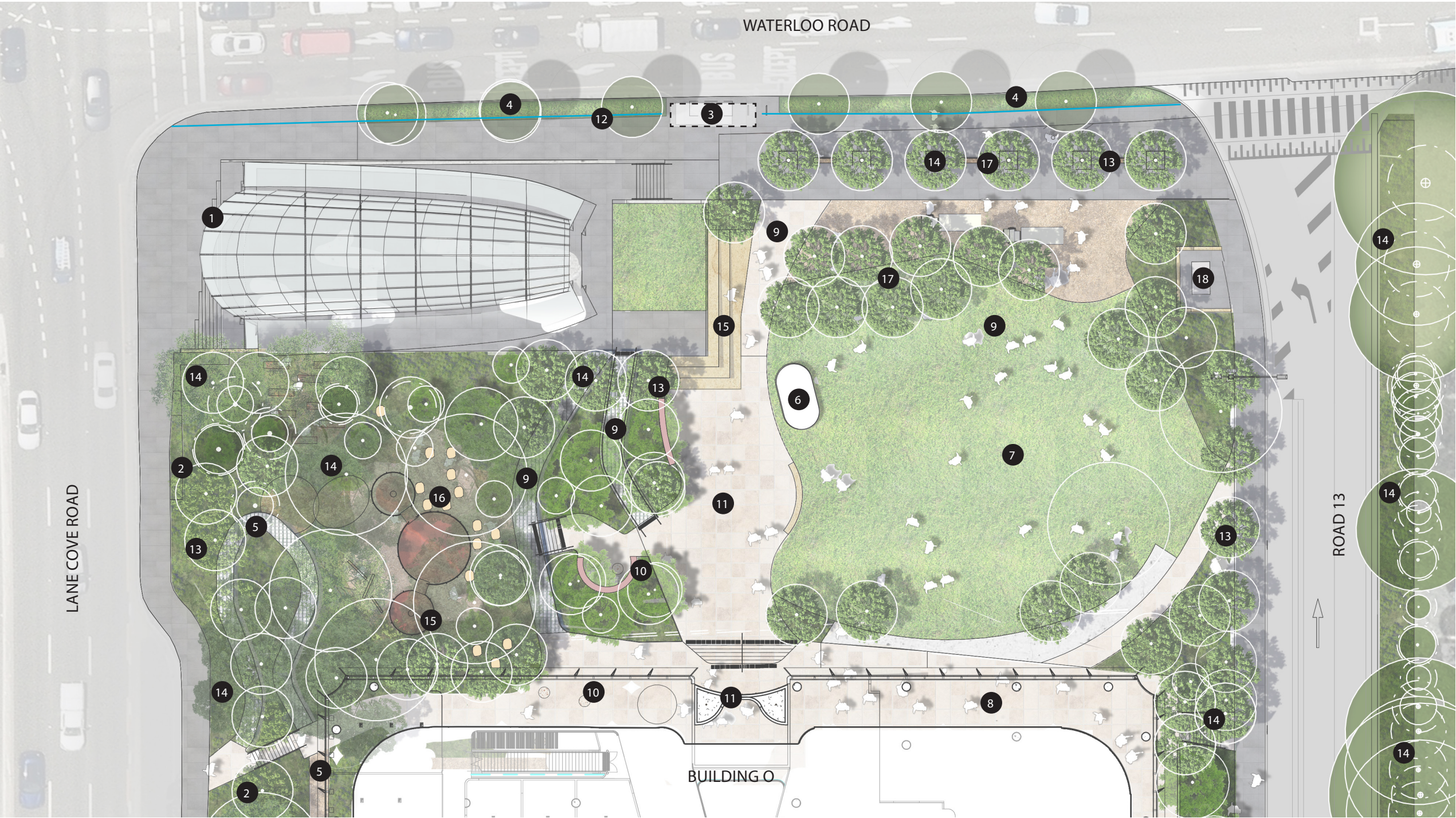
FLEXIBLE PLAY

17

NATIVE TREE GRID WITH FIXED PUBLIC AMENITY

18

RELOCATED SERVICE KIOSK

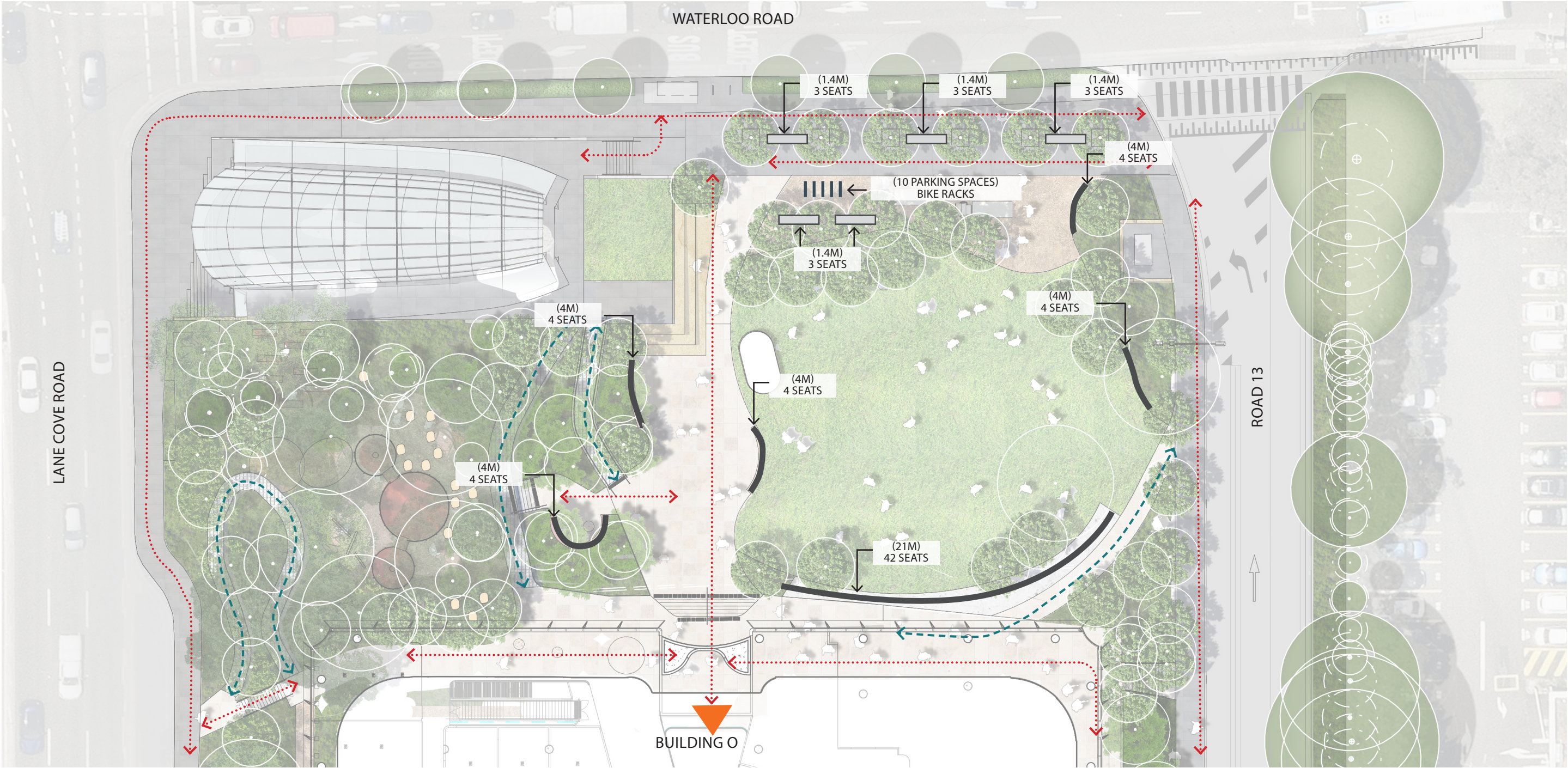


/ A gradual stepping down of the plaza from the building level down to Waterloo Road presents an opportunity for more delineated zones of activation whilst still being open for future larger events. The grid starts to frame the lawn and play area and the combination of level changes provides clear views from the retail and main entry. Meanwhile BBQ gathering rooms are nestled amongst the existing levels and trees.

LANDSCAPE PLAZA MASTERPLAN

Access - Plaza

- KEY
- PEDESTRIAN ACCESS
-
- MAINTENANCE ACCESS



LANDSCAPE SITE MASTERPLAN

Public Art Opportunities

- KEY

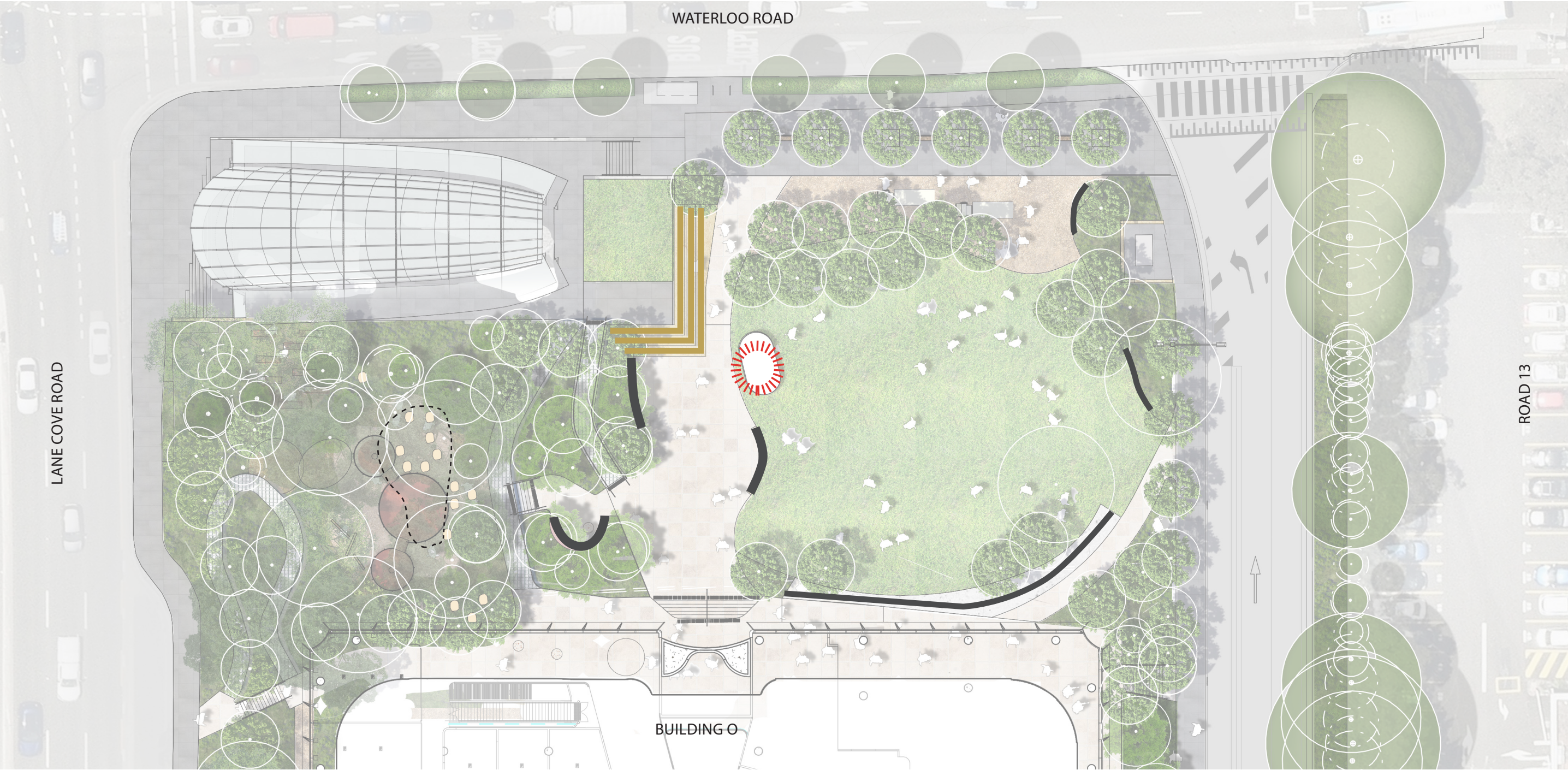
ITEM
- 

PROPOSED KIOSK
- 

TERRACED SEATING
- 

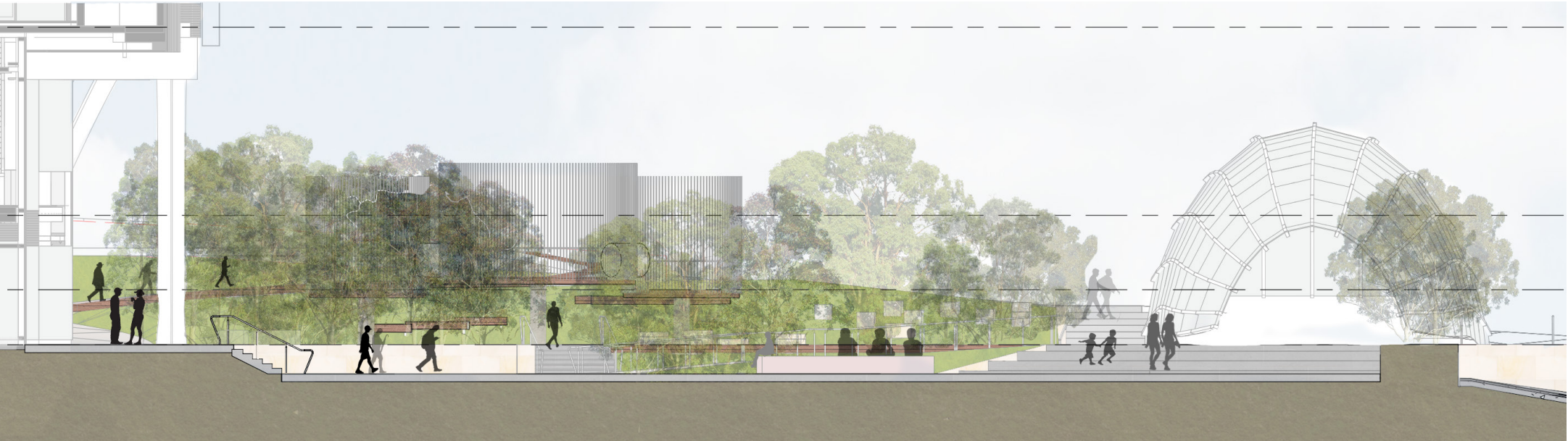
MULCHED PLAY SURFACE
- 

BENCH



LANDSCAPE SECTIONS

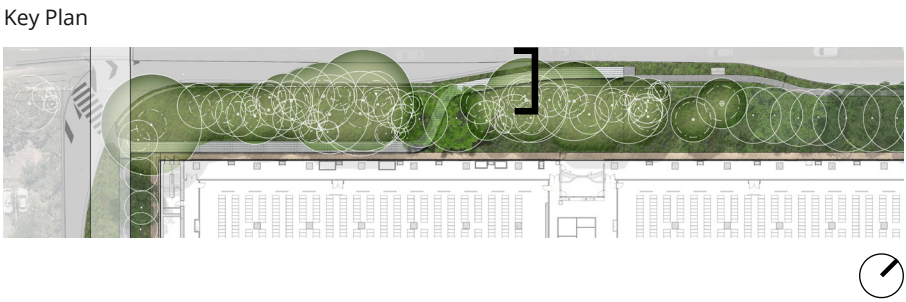
Lower Park - Long Sections



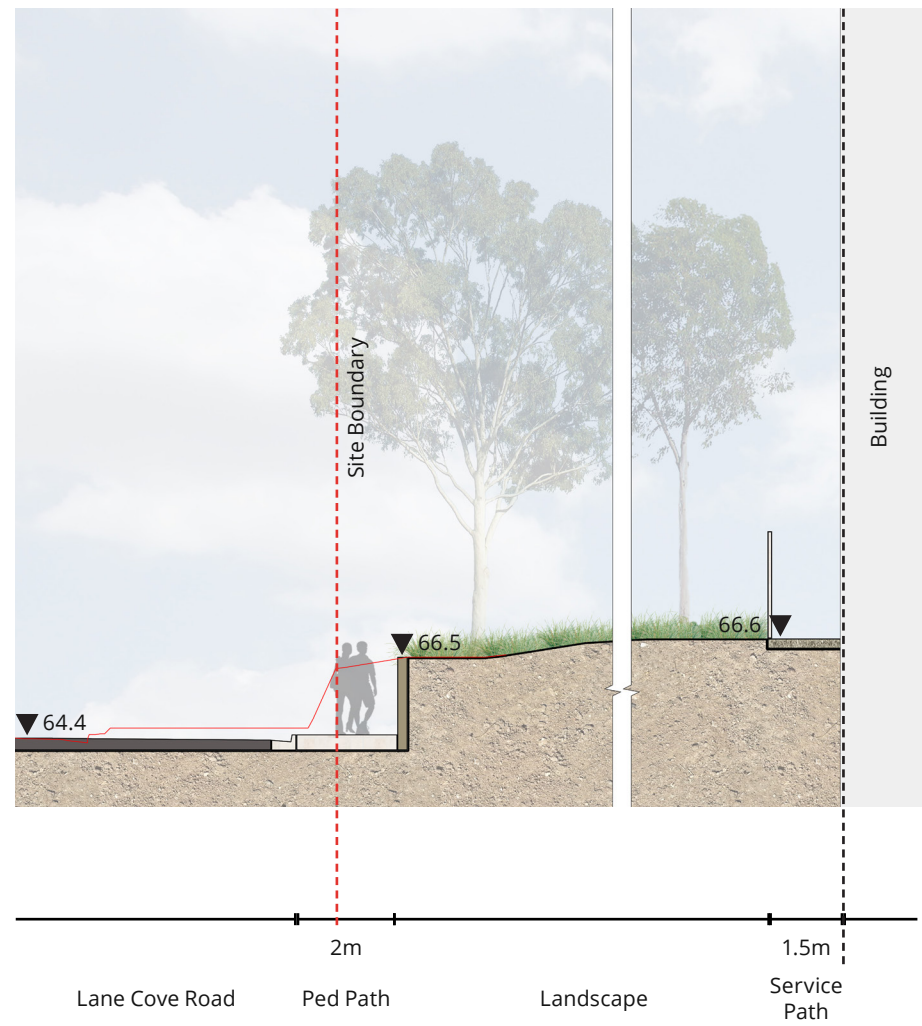
SECTION B - BUILDING O THROUGH TO WATERLOO ROAD VIA METRO STATION

Building O Equal Access Pathway Outdoor Meeting Rooms Equal Access Pathway Metro Station

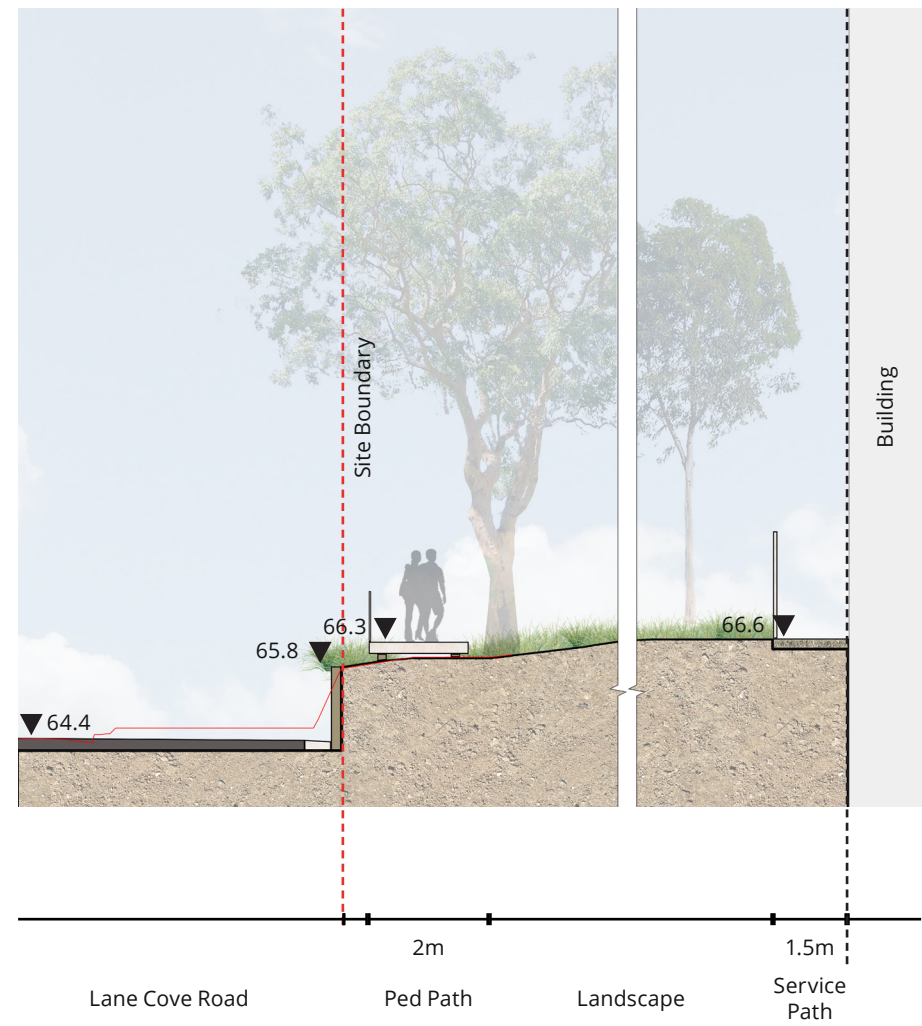
LANDSCAPE SECTIONS
Lane Cove Road



Option 1 - Pathway Lower



Option 2 - Pathway Upper



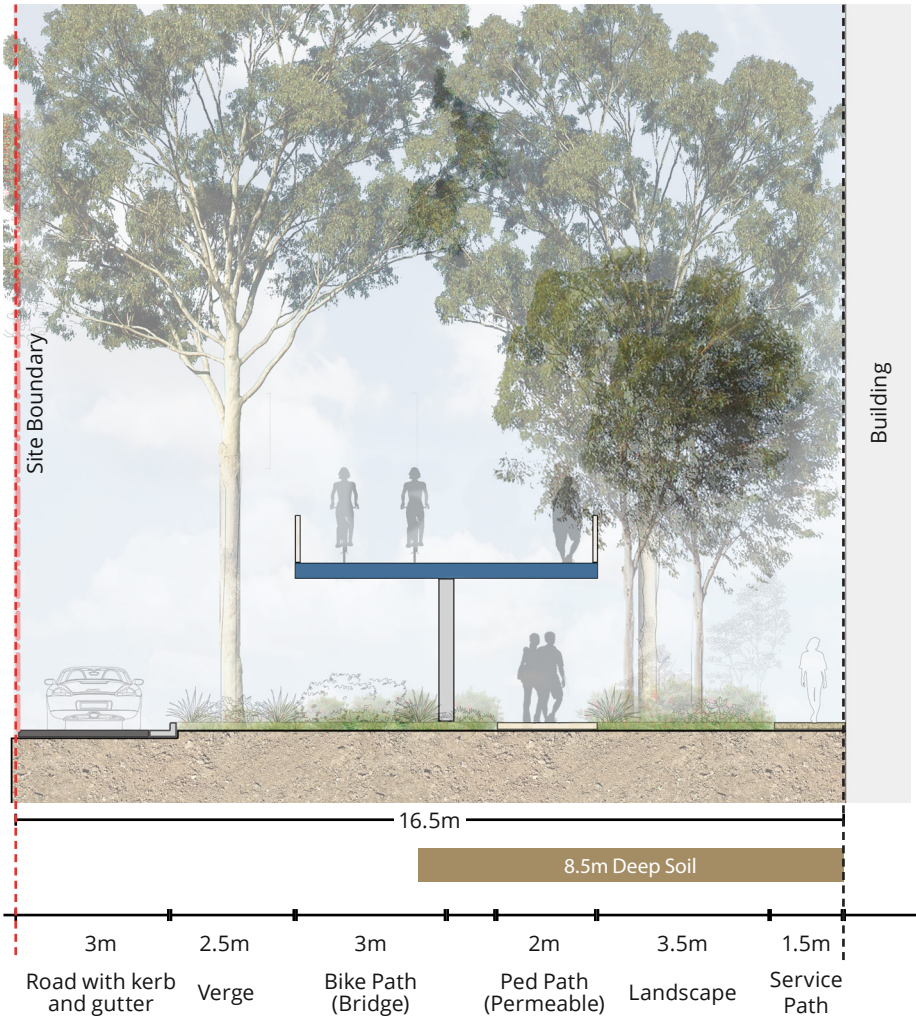
Section A 1:150 @ A3

LANDSCAPE SECTIONS

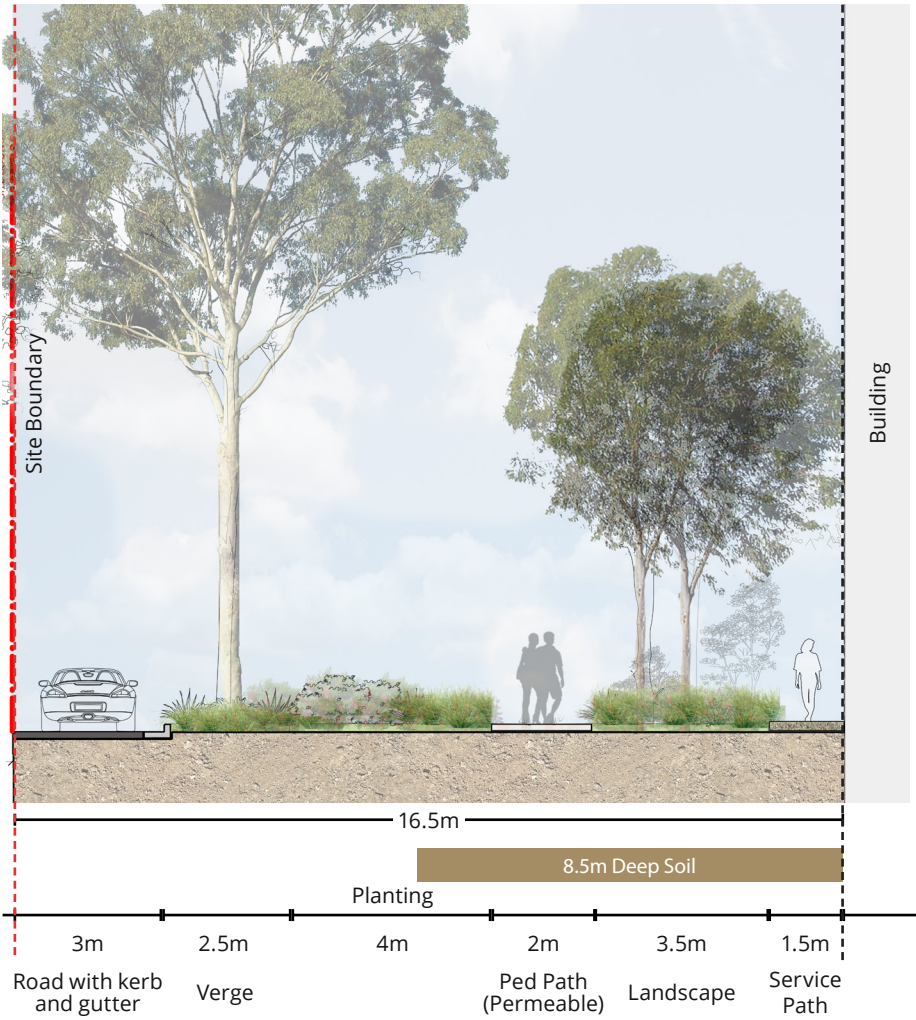
Road 6



Section A



Section B



Section A 1:150 @ A3

PERSPECTIVES

Lower Park - View 1 - Waterloo Road



FIVE PLANTING STRATEGY

PLANTING PALETTE

Grasses



Lomandra longifolia

"Drought-tolerant species such as *Lomandra Longifolia* or *Dianella cacerulea*"



Themeda australis



Poa labillardieri



Dianella cacerulea

Trees



Angophora costata

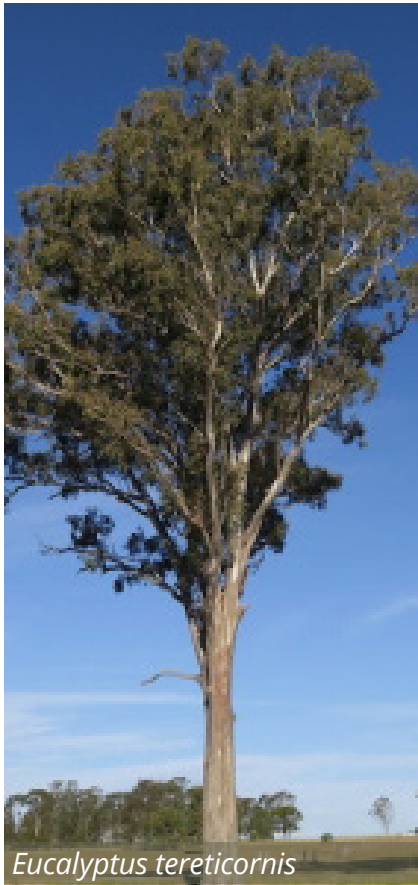


Eucalyptus globulus

"Smooth-barked native tree species such as Sydney Red Gum, Spotted Gum, and Forest Red Gum"



Corymbia maculata



Eucalyptus tereticornis

Shrubs, Groundcovers and Climbers



Bursaria spinosa



Banksia spinulosa

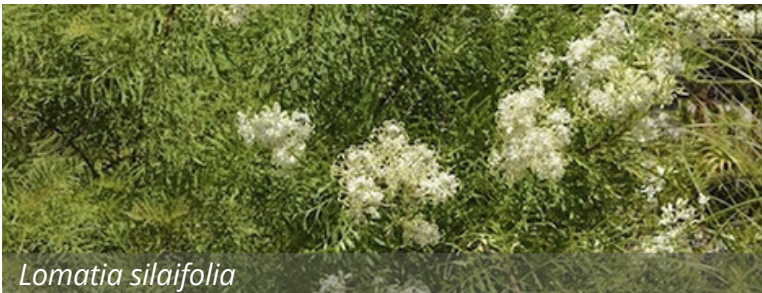
"Endemic species to street edge"



Persoonia linearis



Bracteata bracteantha



Lomatia silaifolia



Ozothamnus diosmifolius



Pultenaea villosa



Leptospermum trinervium

[“City of Ryde Public Domain Manual”, City of Ryde, 2016]

PLANTING PALETTE

Planting Typologies

KEY

PLANTING PALETTE

SUN/EXPOSED

SWALE

STREETScape

SHADED/SHELTERED

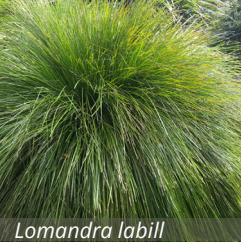
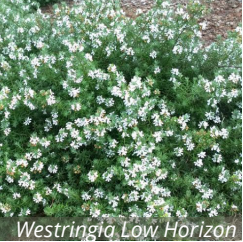
MODERATE

/ 6.14 TREE EXCLUSION ZONE (SYDNEY METRO REQUIREMENT)
The Developer shall submit a landscape plan with the DA submission. No trees are to be planted within the Rail Corridor Protection Zone without the approval of SMA. Trees with a full-ground height less than 5m may be permitted and shall only be located within the second reserve zone.



PLANTING PALETTE

Planting Typologies

Swale	 <i>Lomandra labill</i>	 <i>Callistemon viminalis</i>	 <i>Lomandra hystrix (Katie Belles)</i>	 <i>Gahnia filum</i>	 <i>Carex appressa</i>
Moderate Sun	 <i>Austrodanthonia</i>	 <i>Themeda australis</i>	 <i>Lomandra labill</i>	 <i>Callistemon viminalis</i>	 <i>Persoonia linearis</i>
	 <i>Lomandra longifolia</i>	 <i>Poa labillardieri</i>	 <i>Wahlenbergia gracilis</i>	 <i>Liriope muscari</i>	 <i>Grevillea juniperina</i>
	 <i>Banksia spinulosa</i>	 <i>Leptospermum trinervium</i>	 <i>Callistemon viminalis</i>	 <i>Pennisetum 'Nafray'</i>	
	 <i>Grevillea bipinnatifida</i>	 <i>Bracteata bracteantha</i>	 <i>Lomandra hystrix (Katie Belles)</i>	 <i>Lomandra labill</i>	 <i>Westringia Low Horizon</i>
Full Sun		 <i>Wahlenbergia gracilis</i>			
Shade	 <i>Dicksonia australis</i>	 <i>Helmholtzia glaberrima</i>	 <i>Blechnum cartilagineum</i>	 <i>Blechnum nudum</i>	 <i>Adiantum aethiopicum</i>
		 <i>Cyathea cooperi</i>	 <i>Asplenium australasicum</i>	 <i>Liriope muscari</i>	 <i>Lomandra hystrix (Katie Belles)</i>
				 <i>Dichondra repens</i>	

Streetscape	 <i>Lomandra tanika</i>	 <i>Dianella caerulea</i>
	 <i>Wahlenbergia gracilis</i>	 <i>Carex appressa</i>

ARCADIA