

Hassell

TELOPEA URBAN RENEWAL

STAGE 1A LANDSCAPE CONCEPT PLAN





Client



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Acknowledgment of Country

We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, 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.

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BACKGROUND

This report supports the Stage 1A Development Application for the Telopea Concept Plan, a State Significant Development (SSD) submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This Development Application has been prepared by Hassell for Frasers Property Australia on behalf of NSW Land and Housing Corporation.

Project Background

The Telopea CPA forms part of the Telopea Precinct Master Plan (endorsed by City of Parramatta Council in March 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct gazetted in December 2018. The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC’s social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities – and to capitalise on access to the new Parramatta Light Rail network.

The Telopea CPA is the land identified in Figure 1 and is currently owned by LAHC, City of Parramatta Council and Telopea Christian Church. The proposed redevelopment of the

CPA is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing with good access to transport, employment, improved community facilities and open space. The program seeks to leverage the expertise and capacity of the private and non-government sectors.

In December 2019, the NSW Government announced that a consortium, comprising Frasers and Hume Community Housing, were awarded the contract to redevelop the Telopea CPA. The SSDA represents the first step in the delivery of the planned redevelopment of the Telopea CPA and the Stage 1A works will provide the first market housing development on the site, as well as a new arrival plaza for the Parramatta Light Rail.

Ownership Context

The Proponent has engaged in detailed discussions with landowners of the existing church and library sites within the core. Acquisition of these sites has been assumed in the proposal described in this design report.

The acquisition of the church and library sites allows their facilities to be consolidated into the upper core community hub adjacent to the station. The Evans Road retail strip does not form part of the master plan proposal, but the intent is to allow for its eventual consolidation into the renewed neighbourhood through future development (subject to landowner intent).

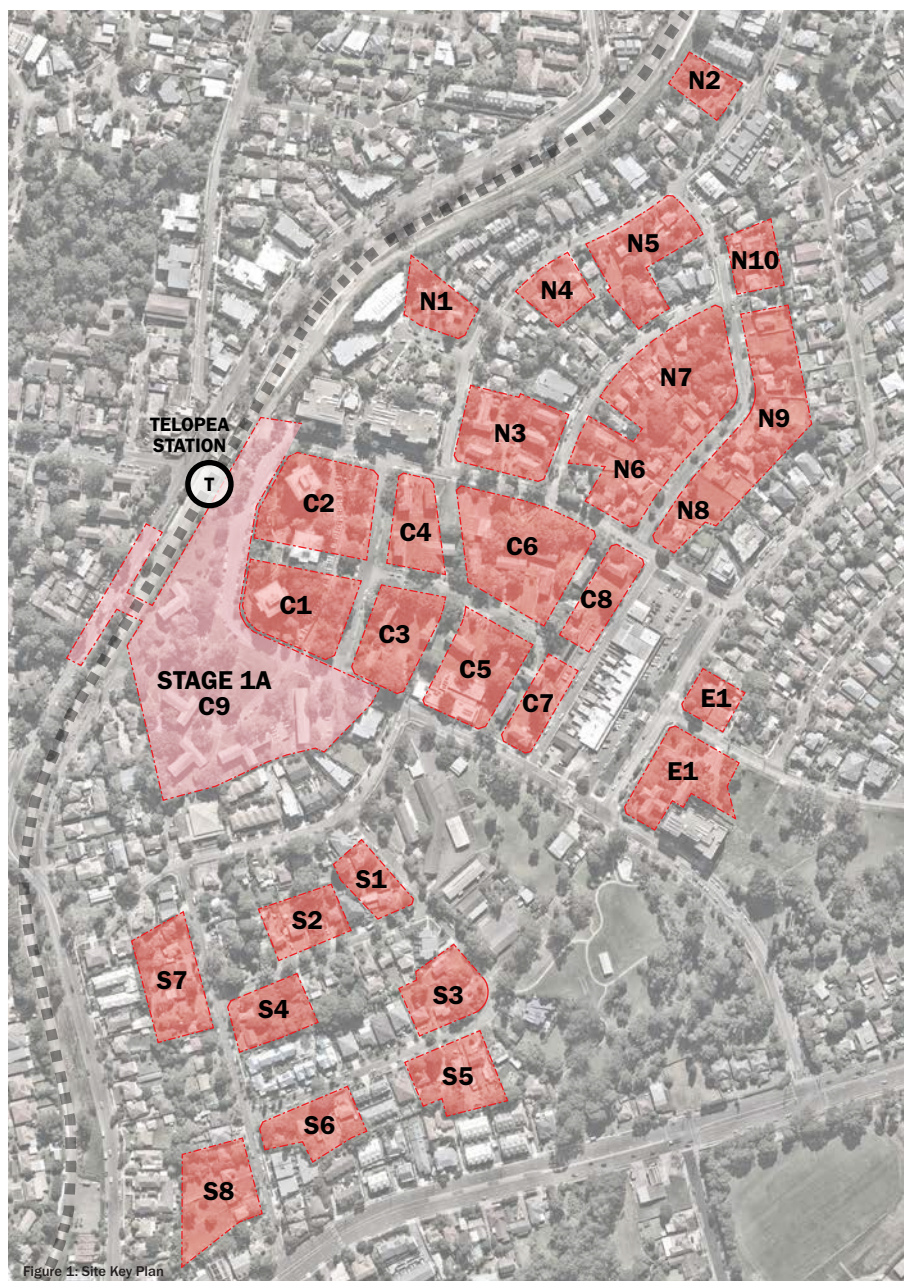
THE PROPOSAL

Site Description

Teloepa is located in the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 17km from Sydney CBD.

The Teloepa CPA site is approximately 13.4 (ha) and comprises 99 individual allotments (refer figure 1). It currently accommodates 486 social housing dwellings, across a mix of single dwelling, townhouse, and 3-9 storey residential flat buildings, as well as the Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect church, and Teloepa Christian Centre.

The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Teloepa Public School, a neighbourhood centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park



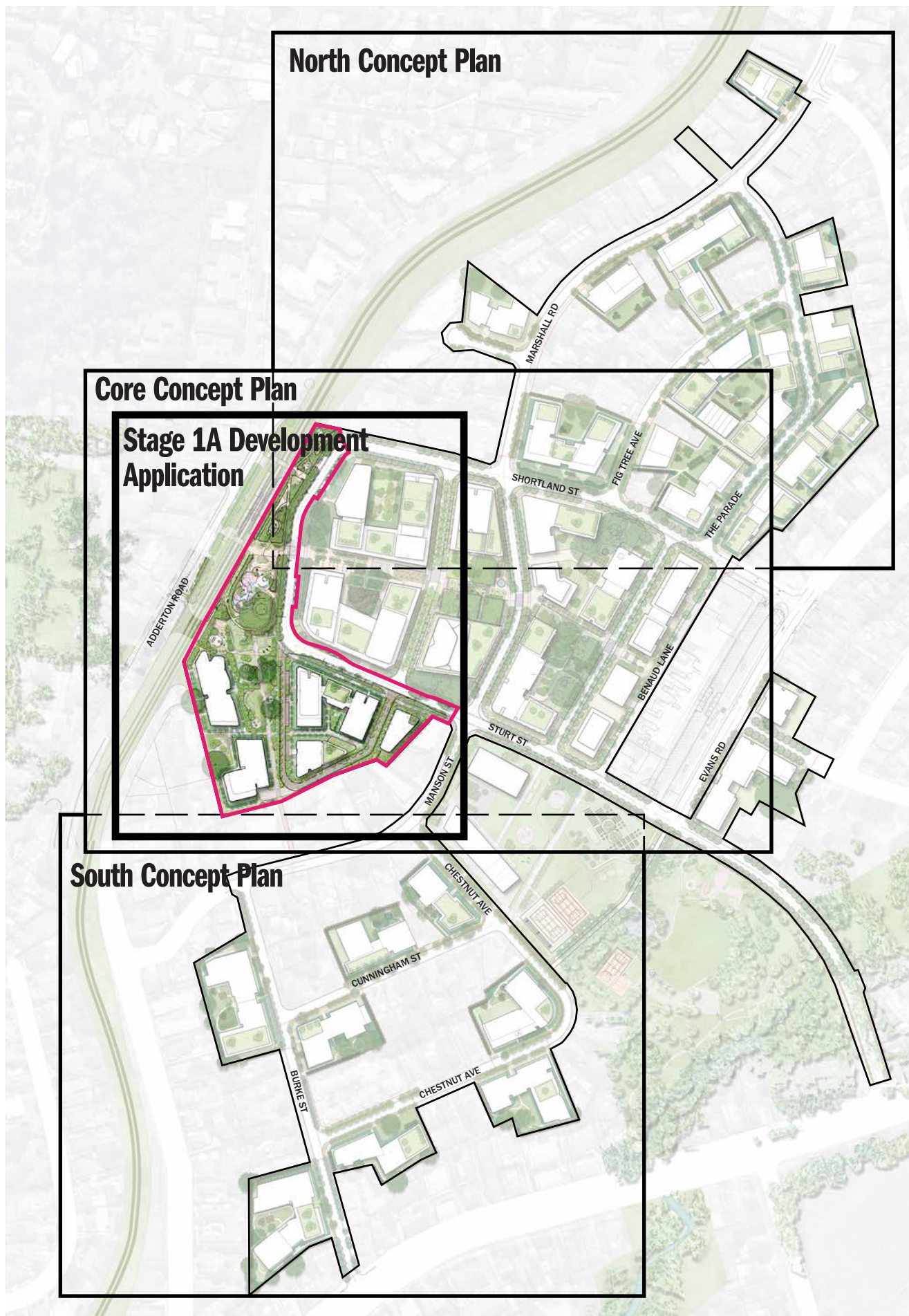
THIS DOCUMENT

Overview of the Proposed Development

The SSDA seeks Concept Approval for the staged redevelopment of the project area, as well as a detailed proposal for the first stage of development. The Concept Proposal sets out the maximum building envelopes and GFA that can be accommodated across the project area, and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework from which any future development application will be assessed against.

The Concept Proposal comprises:

- A mixed-use development with a maximum gross floor area (GFA) of 394,898m², including:
 - Approximately 4700 dwellings, including a mix of social, affordable and market dwellings
 - Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
 - Childcare facility
 - Combined regional library and community centre
 - Combined Church, Residential Aged Care Facility and Independent living unit facility
- Delivery of new public open space, including:
 - A new light rail plaza
 - Neighbourhood park
 - Elyes pedestrian link
- Retention of existing significant trees
- Road and intersection upgrades
- Cycle way upgrades
- Upgrade of utility services



SITE CONTEXT & ANALYSIS

A design response that contributes to the evolving setting of Telopea. To do this, we begin by understanding the special stories unique to place.



LOCAL, CONTEXTUAL AND OF ITS PLACE

Recognition for the Darug people

We respectfully recognise the Traditional Owners and Custodians of the land and waters of Telopea, the Darug peoples.

Our design approach is aligned with the City of Parramatta's 'A Great City Grows Better Every Day' goals and pathways. We are committed to working respectfully with the environment to create the same sense of belonging, connection and harmony that has been felt by Aboriginal people for over 60,000 years.

We understand Parramatta has always been an important meeting place for Burramattagal, Darug and Aboriginal peoples. The Burramattagal have a close connection with the river and the land.¹ Our design aims to continue this harmonious connection between people, land and waters.

We recognise the two registered Aboriginal cultural heritage sites within the wider Telopea precinct. The design acknowledges the importance of these sites for both physical and spiritual community connection.

Orchards and the 'cradle of the colony'

The Parramatta region is celebrated as the 'cradle of the colony', a place where waves of migration have helped shape its rich history. Parramatta's arable lands gave convict settlers the opportunity to create new lives for themselves through farming - eventually forging Australia's identity as an agricultural nation.

We were inspired by the lives of two early European settlers who lived in the Telopea area and used the fertile Wianamatta Shale soils to build new lives for themselves in agriculture - William Mobbs and Joseph Eyles.

After arriving in Sydney in 1798, William Mobbs (1764-1839) was employed in a government garden before establishing his own 700 acre orchard named 'Orange Grove', found west of Mardsen Road.² By 1828 Mobbs was renowned in the colony for having the best the quality apples and citrus fruit.

A diary entry from Felton Matthews records the success of Mobbs, "Old Mobbs was among the first convicts who arrived in the country and was for years employed in the government garden, from whence he obtained a cutting from the first orange tree brought from Rio: this tree he showed with pride as being the parent of his whole orchard, either by cuttings, layers or seedlings...He was the first possessor of peaches."³

Fellow orchardist, Joseph Eyles (1773 - 1856) successfully grew his orchard from a 15 acre leased landholding to 25 acre peach orchard which we was granted the land holding to after twenty-five years of farming. He would later be appointed Constable at Parramatta.⁴

Today, the Telopea Community Garden is a much loved facility which brings people together while supplying residents with nutritious foods.

Our design response is informed by and derives from Telopea's stories of people connecting harmoniously with natural and productive landscapes.

References:

1. City of Parramatta (2017) 'A Great City Grows Better'
2. Parramatta Heritage Centre, (2016) 'Carlingford - A Brief History'
3. Pollon, Frances (1923) 'The Book of Sydney Suburbs'
4. Parramatta Heritage Centre, (2016) 'Carlingford - A Brief History'



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.

Images:

1. Telopea speciosissima 'Waratah' stamp. Date of Issue: 10 July 1968
2. The Orange Orchard of Mr. Pye, Parramatta Artist: Unknown
Source: National Library Australia
3. Vineyard Creek Reserve (2018) Photography: ParraParentsy
4. #STREETGYM YMCA's youth program with Telopea Public School (2018) Photography: YMCA twitter
5. Sydney Blue Gum High Forest (circa. 1910-1962) Photography: Frank Hurley
6. Telopea Community garden. Photography: Hassell
7. Peach orchard
8. Significant trees on site
9. Parramatta fruit and vegetable hawker (1895) Photographer: Unknown Source: National Library Australia
10. Quarry Road, Dundas. (1951) Artist: Herbert Gallop
Source: National Library Australia

CONCEPT PLAN CONTEXT

The Existing Site

A suburb of Greater Western Sydney, Telopea is 23 kilometres north-west of Central Sydney within the City of Parramatta. The suburb is bounded by Evans Road and Kissing Point Road to the east, Vineyard Creek to the west and Pennant Hills Road to the north. It sits to the east of the suburb of Oatlands. Telopea's name is derived from the Telopea speciosissima plant (Waratah) once abundant in the area. Transitioning over the last century from farming and orchards to a multicultural suburb, roughly half the residents are overseas born. The traditional custodians of the land are the Wallamettagul clan

Surrounding Urban Context

Telopea is bordered by Dundas Valley and Eastwood to the east, Dundas and Rydalmere to the south, Oatlands and North Parramatta to the west and North Rocks and Carlingford to the north. It sits roughly 5 kilometres northeast of the Parramatta CBD.

Key features of the surrounding area include tertiary education institutions; (Charles Sturt University Parramatta, Western Sydney University, University of New England, Parramatta and Swinburne University of Technology), large parklands including Lake Parramatta/Hunts Creek reserve, Marri Badoo Reserve, Meadowbank Park, George Kendal Riverside Park and Vinyard Creek Reserve. The nearest significant waterbody is the Parramatta River roughly 2 km to the south accessible via the Vineyard Creek Trail. Telopea sits roughly equidistant between the Eastwood commercial district and Parramatta CBD

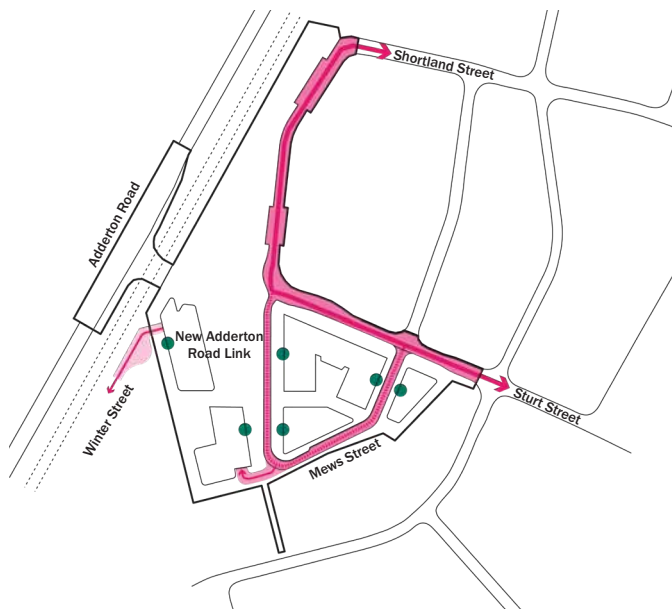


LANDSCAPE CONCEPT PLAN

Teloepa will become a place of enhanced wellbeing: where natural systems are rehabilitated, where communities connect and where people have access to a range of opportunities.

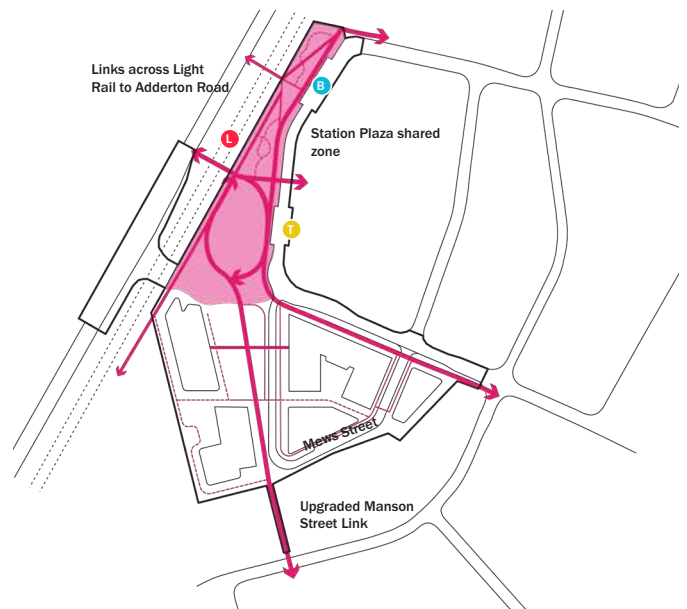


PUBLIC DOMAIN FRAMEWORK



Street network & connectivity

Upgraded streets, new Adderton Road Link, Mews loop road and Winter Street access stitch the Telopea's core into surrounding residential areas - creating a sense of connectivity and cohesion between new and existing residential areas.



An accessible place

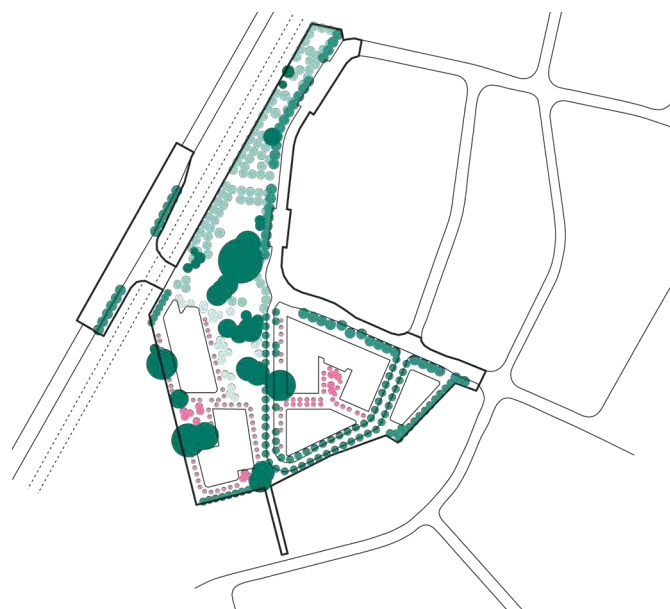
A highly connected and safe pedestrian & cycle network connects to regional (light rail) and bus services to provide a well integrated accessible transport system. A collection of pedestrian crossings will provide safe movement across intersections to primary open spaces.



Open spaces

Telopea Station Plaza, Neighbourhood Park, communal open space gardens and green rooftops are distributed across the Telopea Stage 1A precinct, with pedestrian linkages creating an integrated and connected network.

- Public Open Space - Telopea Station Plaza
- Public Open Space - Neighbourhood Park
- Communal Open Space
- Rooftop



Tree planting approach

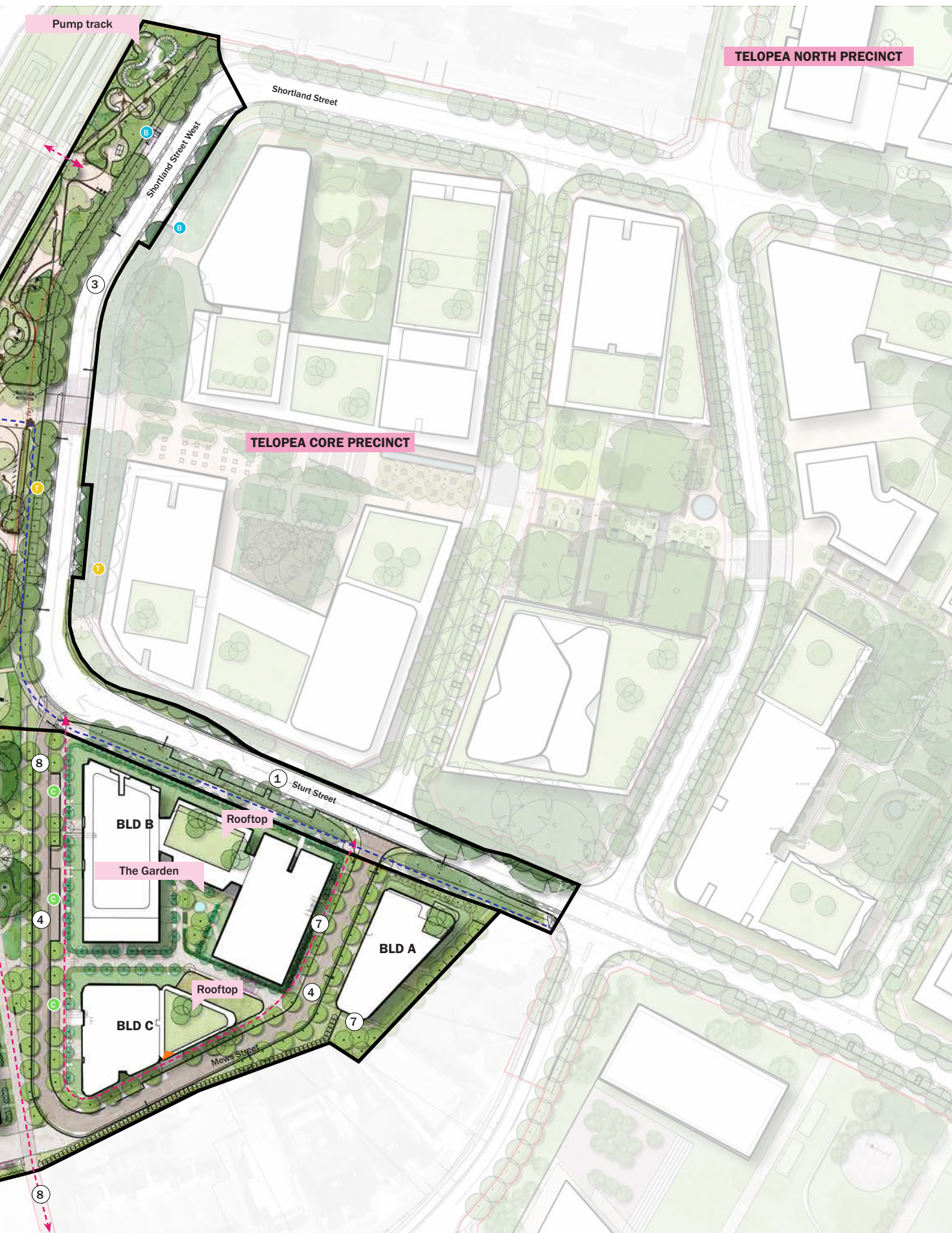
Tree planting reinforces the legibility of open spaces. Public domain streets and open spaces are characterised by grids, rows and avenues along key pedestrian connections. In the communal open spaces, playful clusters of trees create garden rooms to discover.

- Existing trees retained
- Street tree plantings
- Public Domain (Plaza, Neighbourhood Park & Public Link)
- Communal open spaces
- Private open spaces

STAGE 1A CONCEPT PLAN

1. Upgraded perimeter Sturt and Shortland Streets remain key vehicular circulation routes for vehicles, buses and on-road cycle links. Streetscapes are upgraded with new intersections, footpaths and street tree and groundcover planting.
2. A new link road from Sturt Street to Adderton Road ties into Telopea West
3. Realigned Sturt Street (opposite Telopea Station Plaza) allows for increased street tree planting, upgraded bus stops and new taxi and kiss and ride drop off. A new pedestrian crossing connects to Telopea Square.
4. Mews Street for residential drop-off, pick-up and deliveries
5. Make-good & tie in works to Adderton Road
6. New pedestrian/ cycle link from Winter Street to Adderton Road and Station Plaza
7. Public link to Sturt Street
8. Mason Street pedestrian link connects directly through the site to the Neighbourhood Park, Sturt Street and Telopea Plaza
9. A local neighbourhood park includes kick-about lawn, picnic amenities and passive seating areas.
10. Existing trees are retained at the entry into the site.
11. Existing trees retained in Shared Backyard
12. Cycle path connection to Parramatta Light Rail separated cycleway





TELOPEA STATION PLAZA

A welcoming entry into Telopea that celebrates the local landscape character. It is an attractive place to move through and dwell within.

- Simple & intuitive
- Layering of spaces
- Attractive & immersive
- Open & permeable

Telopea Station Plaza will be a destination of vibrant community activity.

The design aims to balance the needs of commuters to easily move around while ensuring we create an attractive place community gathering place.

Set beneath a bosque of Sydney Blue Gums, Telopea Station Plaza is a civic place which has been designed for a diversity of uses, including; peak-hour daily commuter movement, passive activities including watching native bird life between tree canopies on shaded benches or grabbing a coffee from the a pop-up cart before the weekend market event.

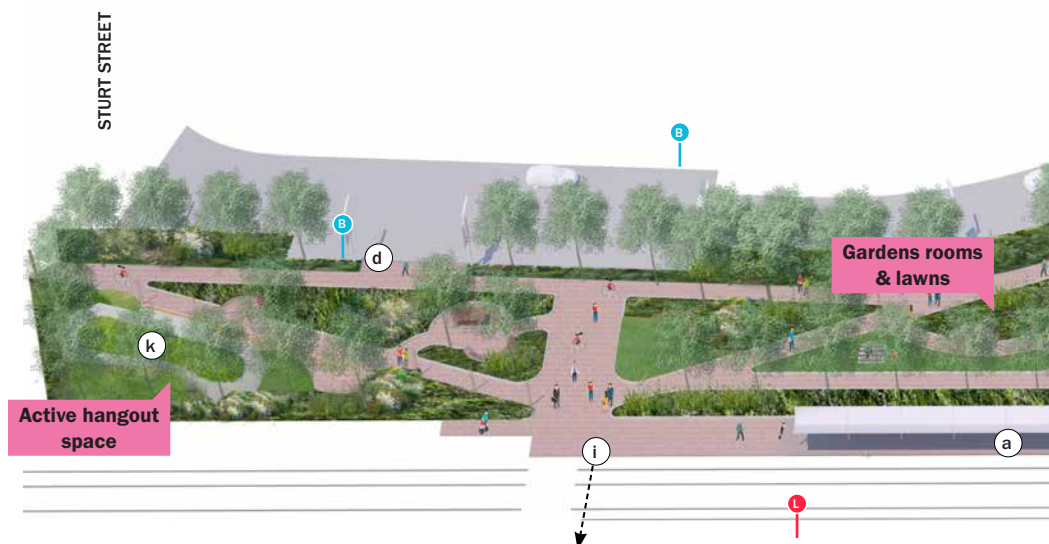
At the south of the plaza a vibrant, community recreation area. This space facilitates a range of activities for individuals, as well as small and large groups. The area includes a locally accessible play space for the new community including multi-use court, kick-about lawn, shade structure and multi-level playground.

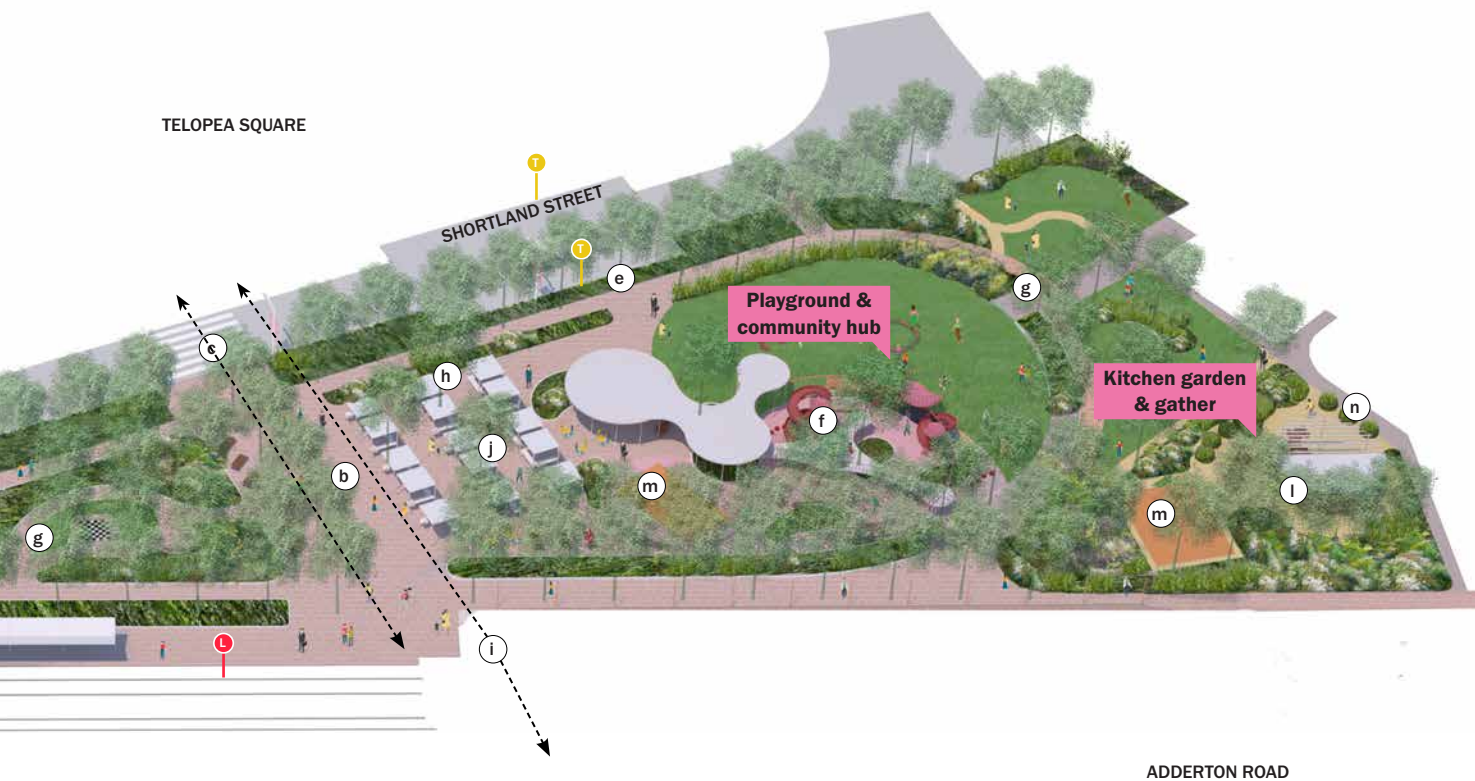
Key elements

- a. Telopea light rail station
- b. Arrival plaza
- c. Sturt street pedestrian crossing
- d. Bus stop & bus shelter
- e. Taxi, kiss & ride, ride share pickup
- f. Playground & community hub
- g. Park gardens & lawns
- h. Bicycle parking
- i. Pedestrian connection to Adderton Road
- j. Multifunction plaza
- k. Pumptrack and hangout space
- l. BBQ and shaded gather space
- m. Multi-use court
- n. Community herb garden

Images:

- 1. The Barbican Centre, London, UK
- 2. Pumptrack Heatley Park, Australia.
- 3. Cifi Fuzhou Kids Playground.





TELOPEA STATION PLAZA COMMUNITY HUB

A community hub at the heart of the Telopea Station Plaza is a welcoming a destination for the whole neighbourhood.

- A vibrant, active community space
- Foster a healthy community
- Create an engaging place for all

The multilevel playground will be the focal point for the Station Plaza. The open space is designed as an open and flexible community hub which allows for a diversity of activity.

A sculptural playground shade structure includes a playground for young children, seating and a small amenities block.

The multi-layered playground is designed for children of all ages and various abilities. The space is wrapped in a vertical screen that integrates safety with playground elements.

Biodiversity and ecology is at the core of the community hub, visitors are invited onto the playground and open space to be immersed amongst garden beds and within tree canopies for bird and pollinator watching.

Key elements

- a. Shade canopy with seating and shaded equipment for young children
- b. Kick-about lawn
- c. Multi-use half court with screen to back of court
- d. Multi-level playground including edge fencing with integrated portals, swings, rope ladders and climbing walls. Second level includes slides, net bridges, cubby houses and platforms.



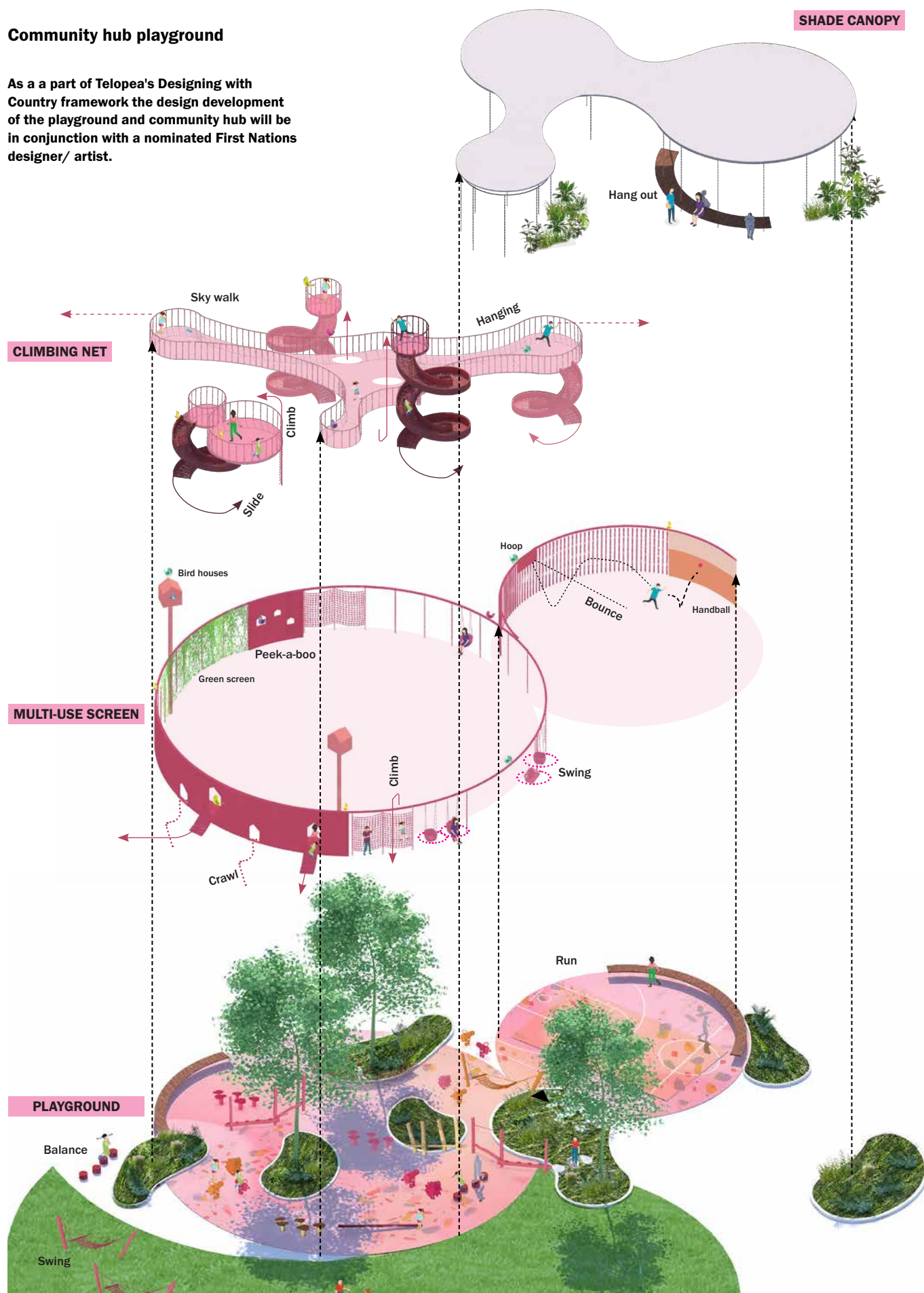
Images:

1. Cifi Fuzhou Kids Playground.
2. Jerry House, Thailand.
3. Katrien Vanderlinden court, Belgium.
4. Frederiksvej Kindergarten, Denmark.
5. Portsoken Pavilion, London, UK



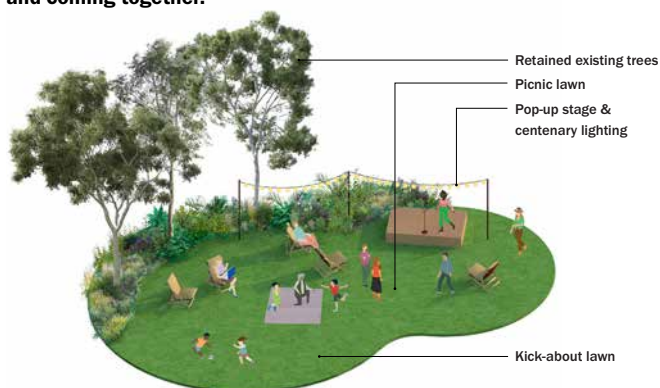
Community hub playground

As a part of Telopea's Designing with Country framework the design development of the playground and community hub will be in conjunction with a nominated First Nations designer/ artist.



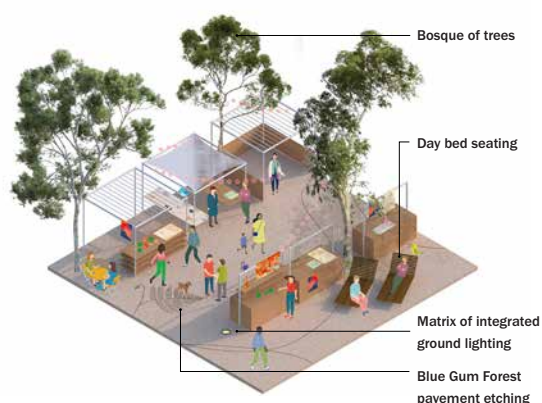
TELOPEA STATION PLAZA OUTDOOR ROOMS

A collection of plaza rooms for play, relaxation and coming together.



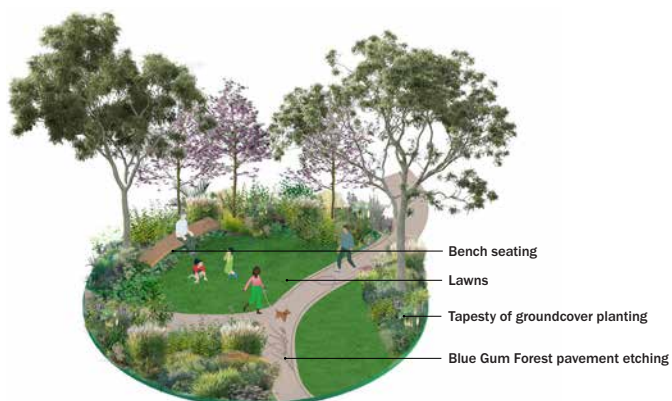
Community Lawn

A 550m² community lawn for both day-to-day and evening events



Market Plaza

A 300m² flexible plaza space for events such as markets & festivals



Park Lawns

A series of four park lawns to dwell within



Active Hangout Space

The active hangout space includes pump track, sun benches, lawns table tennis tables.



Sculpture Room

Opportunities for public art sculpture walk



Play Space - Table Tennis

Table tennis, opportunity for play for young and old



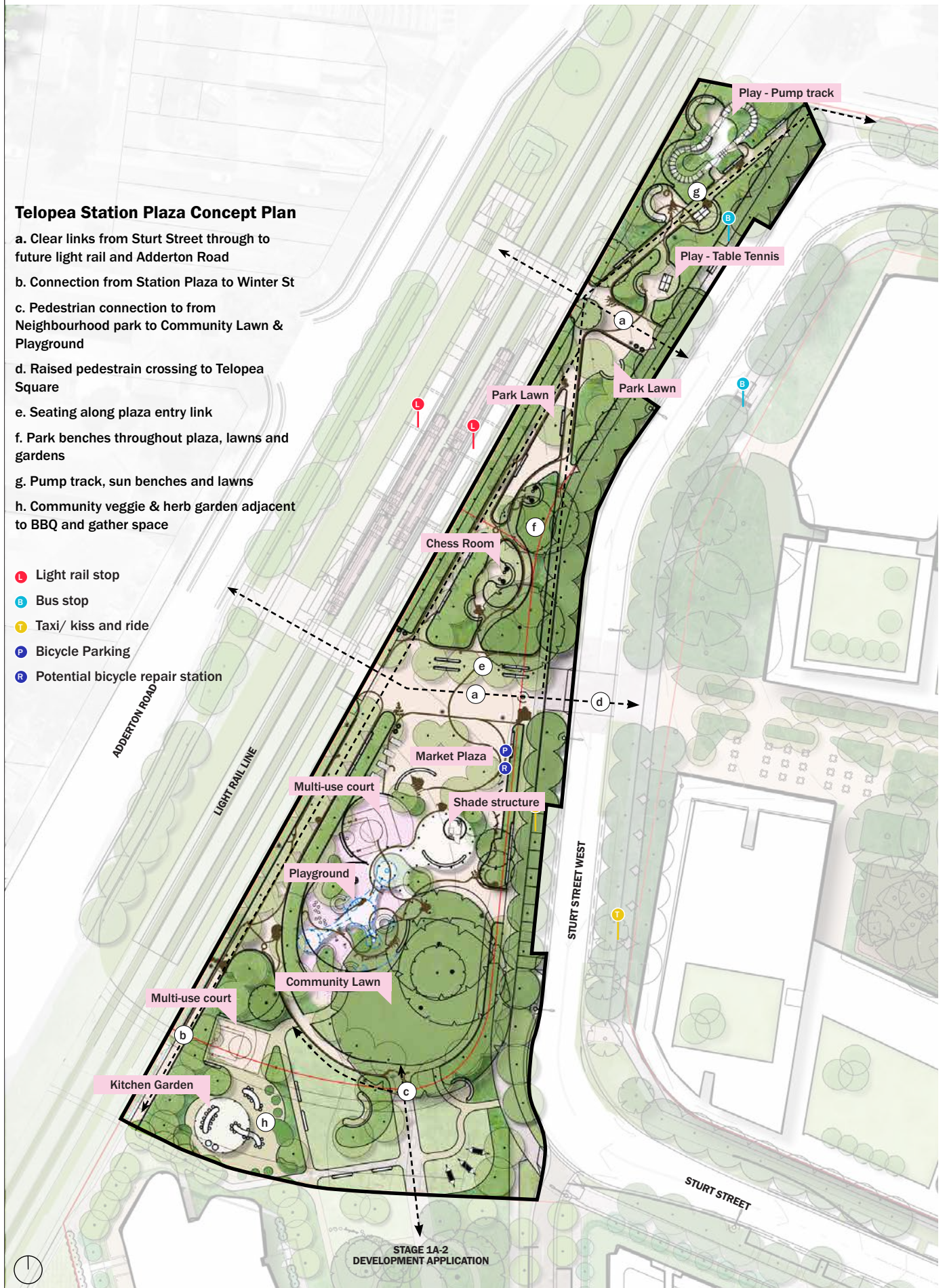
Play Spaces - Swing & Bounce

A playground located adjacent community pavilion

Teloepa Station Plaza Concept Plan

- a. Clear links from Sturt Street through to future light rail and Adderton Road
- b. Connection from Station Plaza to Winter St
- c. Pedestrian connection to from Neighbourhood park to Community Lawn & Playground
- d. Raised pedestrian crossing to Teloepa Square
- e. Seating along plaza entry link
- f. Park benches throughout plaza, lawns and gardens
- g. Pump track, sun benches and lawns
- h. Community veggie & herb garden adjacent to BBQ and gather space

- L Light rail stop
- B Bus stop
- T Taxi/ kiss and ride
- P Bicycle Parking
- R Potential bicycle repair station







NEIGHBOURHOOD PARK

At the entry to Telopea, the park is a place for the community to meet, gather and play.

- Tranquil and immersive
- A place for respite
- Garden gatherings
- Connect with seasonal nature

The Neighbourhood Park is created around stands of existing trees, forming a neighbourhood-scale public open space for both passive and active recreation.

The park is a green and welcoming edge to the centre. Three main entry points into the park are designed at key nodes into the park, ensuring connectivity to the centre and light rail station.

Key elements

- a. Public access links from Telopea Plaza to Mason Street
- b. Picnic lawns
- c. Paths and seating between existing trees
- d. Existing trees retained
- e. Shade canopy
- f. Gathering area with BBQ and picnic seating



Images:

- 1. Turruwull Park, Sydney, Australia
- 2. Central Park, New York, USA
- 3. A Park of Encounter, Xantern, Germany





THE GARDEN

A garden destination of neighbouring residents. The verdant garden is a place for respite and quiet reflection.

- Tranquil and immersive
- A place for respite
- Garden gatherings
- Connect with seasonal nature

The Garden provides opportunity for residents to connect with nature and find open space respite. The garden is comprised of seasonal planting create dynamic places to connect with nature.

Garden beds and integrated seating create a spaces for residents to gather individually or in small groups.

Key elements

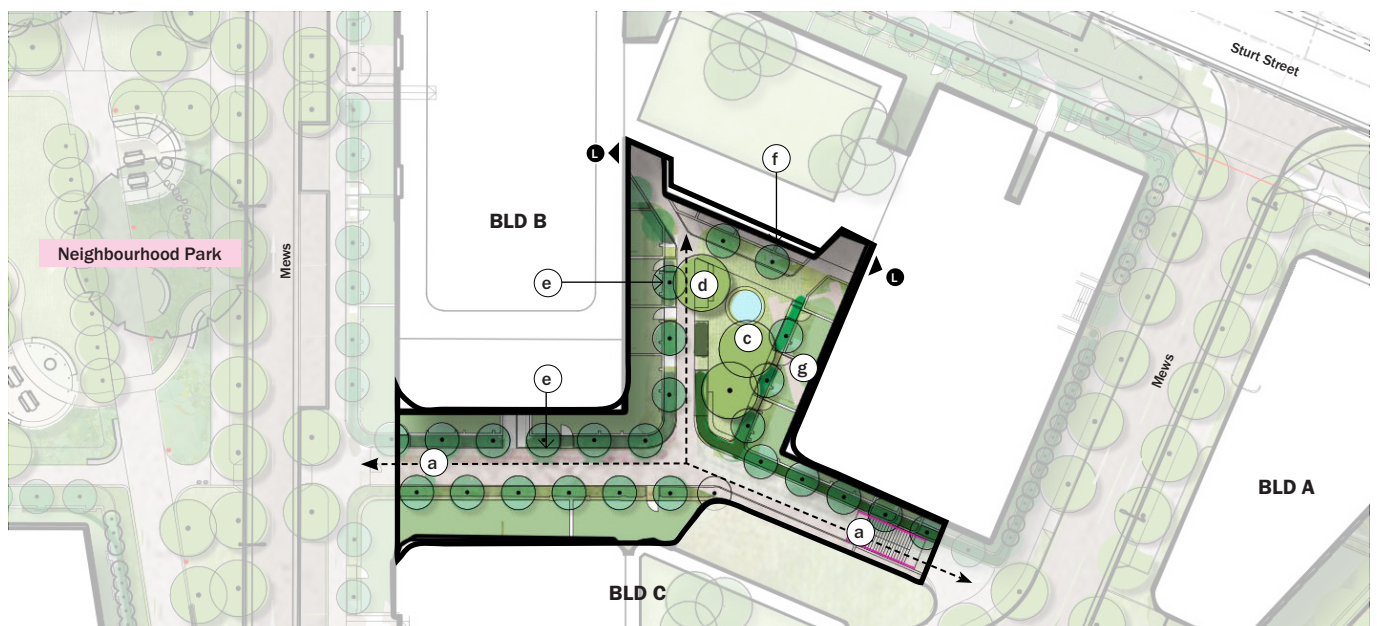
- a. Communal open space gates
- b. Circulation path from entry to lobbies
- c. Central gathering space with seating and water feature
- d. Buffer planting and integrated seating
- e. Private open space trees
- f. Communal open space trees
- g. Private open spaces screened by buffer planting

● Lobby entry



Images:

- 1. Private garden. Image from Made By Tait
- 2. Chelsea Gardens 2014. Photographer Unknown.
- 3. Felicity Jones Garden. Photography by Georgina Reed



THE BACKYARD

A shared backyard for residents, a multifunctional space where people can come together in nature.

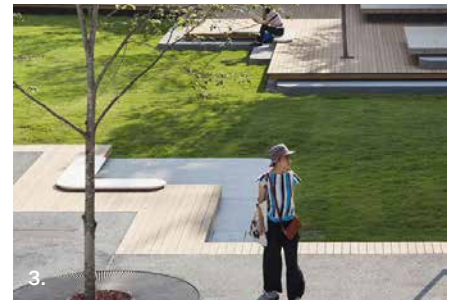
- Open and inclusive
- Versatile and multifunctional
- Residential gatherings
- Connect with nature

The Backyard communal open space support connections between people. The open space facilitates gathering through outdoor kitchen amenity, amphitheatre seating, water feature and informal seating.

Local biodiversity is supported through the retention of existing trees and new planting. This open space provides residents access to nature's respite.

Key elements

- a. Existing trees retained
- b. Tall shrub planting to edges
- c. Circulation paths to lobbies and connected open spaces
- d. Amphitheatre seating
- e. Central open space with water feature
- f. Outdoor kitchen
- g. Private open spaces screened by buffer planting



Images:

- 1. Eve Street Apartments, Sydney, Australia
- 2. M Central, Sydney, Australia
- 3. Eve Street Apartments, Sydney, Australia



BIODIVERSITY ROOFTOPS

The rooftop gardens across the Telopea Stage 1A site provide open space and visual amenity, support local biodiversity and assist in the amelioration of urban heat island effect.

- Functional habitats
- Sustainable living
- Outdoor recreation
- Connection to nature

A combination of accessible and inaccessible rooftop gardens are distributed across fifty percent of the new Telopea rooftops.

These rooftop spaces include a mix of community, edible and ornamental gardens as well as orchard style planting.

Key elements

- a. Raised planter beds with flowering grass and groundcover species suitable for low-growing media profile
- b. Gathering zones beneath lightweight pergolas for wind, rain and solar protection
- c. Play lawns
- d. Tree species suitable for wind conditions such as olives and bottle-brush



Images:

- 1. Eve Street Apartments, Sydney, Australia
- 2. M Central, Sydney, Australia
- 3. Eve Street Apartments, Sydney, Australia



STREETSCAPE TYPOLOGIES

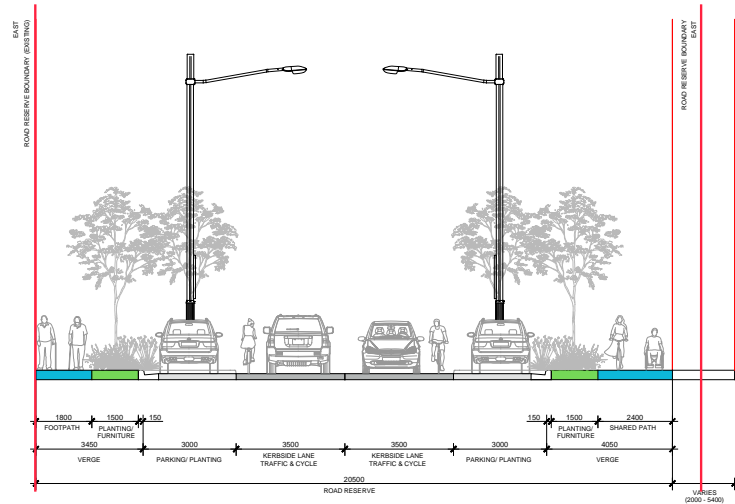
The streets of the Telopea are where the daily life of the residents of will play out. The streets have been designed to allow easy access through and around the neighbourhood while providing generous tree and understorey planting, but also to allow incidental moments to occur. Street furniture will be carefully curated to take advantage of views, adjacent building uses and to allow for conversation, gathering and individual use.

SHORTLAND & STURT STREET

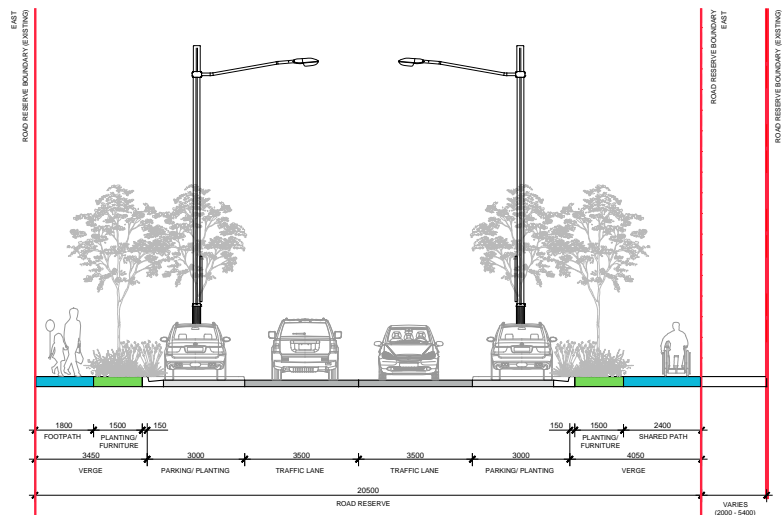
Existing Shortland and Sturt Streets are the key perimeter roads linking the site, and provide the vehicular link to Telopea light-rail station plaza. These existing streets are upgraded to balance vehicular movement with the movement needs of pedestrians and cyclists to create a safe, permeable and attractive streetscape.

Key elements

- Pedestrians are prioritised for increased safety and improved journey experience and public domain increased by reducing carriageway to the east.
- Carriageways and parking designed at dimensions suitable for buses, taxis, kiss & ride and ride share.
- Generous street tree planting along verges for connected canopies and shade
- Telopea light-rail plaza a shared space for pedestrians and cyclists
- Where the existing carriageway allows, on-street parking has been provided.



Typical Sturt Street



Typical Shortland Street



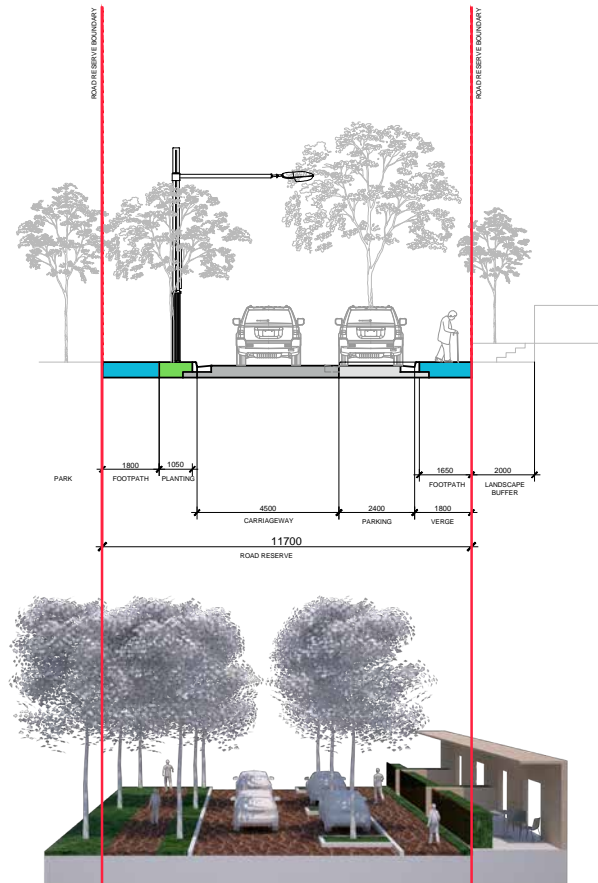
Note: Road widths vary according to existing road reserve widths.

MEWS STREET

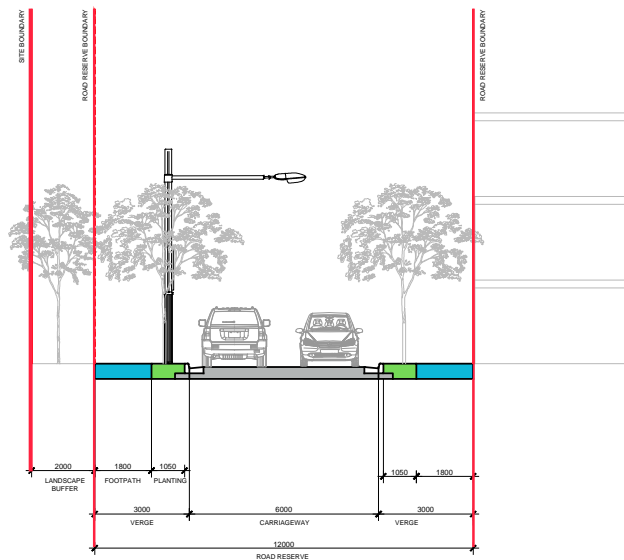
The mews make neighbourhood laneway connections, allowing for low-speed vehicle movement, parking for residential visitors, access to car park and lobby entries.

Key elements

- A combination of one-way and two-way carriageways are configured to allow for vehicle access as required while prioritising pedestrian circulation and open space.
- Street verges are designed for comfortable, walkable and safe pedestrian connectivity.
- Street verges are designed for comfortable, walkable and safe pedestrian connectivity.
- On-street vehicular parking and driveway access is balanced with regular street trees and landscaped blisters between sets of parking bays for a positive environmental outcome.



Mews Type A - One-way carriageway



Mews Type A - Two-way carriageway

APPENDIX



APPENDIX A: PLANTING PALETTES

The collection of open spaces are planted out with palettes which reinforce their use. The Neighbourhood and Pocket parks are planted out with distinctly native species. Eyles link is comprised of robust species suitable for the high intensity use with lots of textural variation and interest, while gardens and communal open spaces are adorned with pops of colour and seasonal delight.

Appendix A: Planting Palettes

Planting Mix 01 A & B Sturt & Shortland Street

TREES

- 01. Callistemon salignus
- 02. Eucalyptus reticulatus 'Prima Donna'
- 03. Eucalyptus saligna
- 04. Waterhousia floribunda 'Amaroo'
- 05. Lophostemon confertus
- 06. Tristaniopsis laurina
- 07. Corymbia citriodora 'Scentuous'
- 08. Syncarpia glomulifera

SHRUBS & GROUNDCOVERS

- 01. Dianella caerulea 'Cassa Blue'
- 02. Dianella revoluta 'Little Rev'
- 03. Grevillea x Gaudichaudii
- 04. Liriope muscari 'Amethyst'
- 05. Liriope muscari 'Isabella'
- 06. Liriope spicata
- 07. Lomandra longifolia 'Verday'
- 08. Lomandra confertifolia 'Wingarra'
- 09. Lomandra longifolia 'Tanika'
- 10. Lomandra longifolia 'Katrinus'
- 11. Myoporum parvifolium 'Yareena'
- 12. Ophiopogon japonicus
- 13. Pennisetum alopecuroides 'Nafray'
- 14. Poa labillardieri
- 15. Pratia pedunculata
- 16. Trachelospermum jasminoides

TREES



SHRUBS & GROUNDCOVERS



Planting Mix 02 Light Rail Plaza

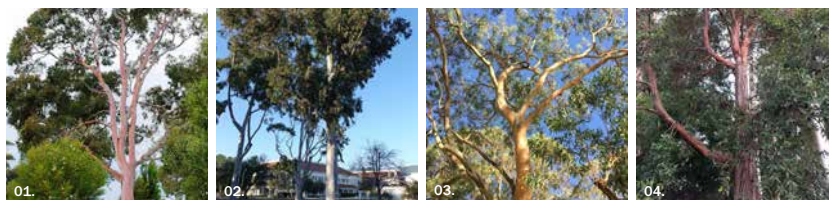
TREES

01. *Angophora costata*
02. *Eucalyptus saligna*
03. *Eucalyptus punctata*
04. *Syncarpia glomulifera*
05. *Eucalyptus grandis*
06. *Corymbia citriodora* 'Scentuous'
07. *Laurus nobilis* 'Bay Tree'
08. *Corymbia ficifolia* fairy floss

SHRUBS & GROUNDCOVERS

01. *Libertia paniculata* 'Flag Grass'
02. *Conostylis* 'Silver Sunrise'
03. *Festuca glauca* 'Blue Mountain Grass'
04. *Miscanthus Sinesis* 'Male partus'
05. *Panicum virgatum* shenandoah 'Switch grass'
06. *Poa labillardierei* 'Tussock grass'
07. *Pennisetum* 'Purple Fountain Grass'
08. *Calamagrostis acutiflor* 'karl foerster grass'
09. *Pachystegia insignis* 'Rock Daisy'
10. *Kniphofia sarmentosa* 'Red hot pocker'
11. *Austromyrtus* 'Copper tops'
12. *Festuca glauca* 'Blue fescue'
13. *Stipa Gigantic* 'Golden Oats
14. *Miscanthus sinensis* 'Japanese Silver Grass'
15. *Pennisetum alopecuroides* 'Little Bunny'
16. *Phlomis fruticosa* 'Amazone'
17. *Meeboldina* 'Velvet Rush'
18. *Sedum* 'Autumn Joy'
19. *Acanthus Mollis* 'Oyster Plant'
20. *Pycnosorus globosus* 'Billy Buttons'
21. *Veronicastrum Birginicum* 'Diane'
22. *Dichondra repens* 'Kidney mat'
23. Allegheny stonecrop 'Sedum'
24. *Acacia* 'Limelight'

TREES



SHRUBS & GROUNDCOVERS



Appendix A: Planting Palettes

Planting Mix 03 Neighbourhood Park

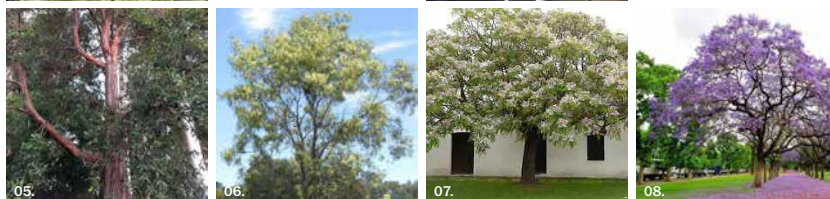
TREES

01. Grevillea 'Moonlight'
02. Angophora costata
03. Eucalyptus saligna
04. Eucalyptus punctata
05. Syncarpia glomulifera
06. Acacia implexa 'Hickory Wattle'
07. Melia azedarach 'White Cedar'
08. Jacaranda mimosifolia

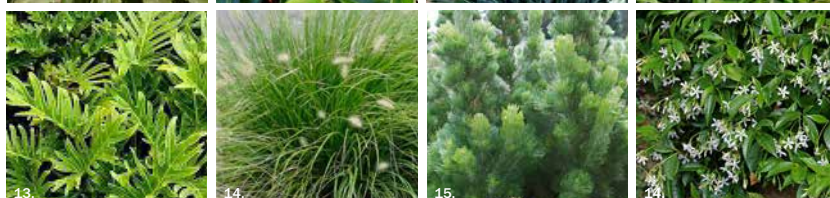
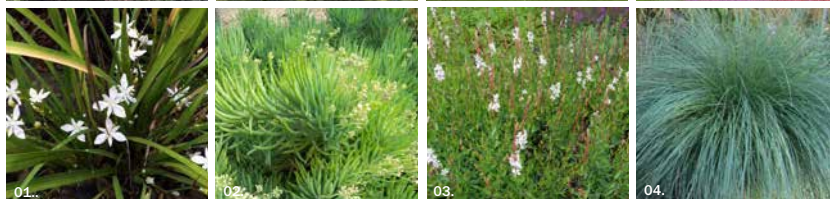
SHRUBS & GROUNDCOVERS

01. Libertia paniculata 'Flag grass'
02. Senecio serpens 'Blue chalk'
03. Gaura lindheimeri
04. Poa Labillardierei 'Tussock grass'
05. Darwinia citriodora
06. Lomandra Tanika
07. Persicaria affinis
08. Leucospermum 'Scarlet Ribbon'
09. Telopea Speciosissima 'Waratah'
10. Sarcococca confusa
11. Festuca Glauca 'Blue Mountain grass'
12. Austromyrtus 'Copper Tops'
13. Philodendron Xandadu
14. Pennisetum nafray 'Fountain grass'
15. Adenanthos sericeus 'Silver Lining'
16. Acmena smithii minor
17. Trachelospermum asiaticum
08. Darwinia citriodora

TREES



SHRUBS & GROUNDCOVERS



Appendix

Planting Mix 04 Communal Open Space (General)

TREES

01. Angophora costata
02. Brachychiton populneus x acerifolius 'Bella Pink'
03. Corymbia citriodora 'Dwarf'
04. Cotinus coggygia 'Royal Purple'
05. Eucalyptus saligna
06. Eucalyptus punctata
07. Laurus nobilis 'Bay Tree'
08. Waterhousia floribunda

SHRUBS & GROUNDCOVERS

01. Brachyscome multifida 'Cut-leaf daisy'
02. Scaevola 'Mauve Clusters'
03. Kniphofia sarmentosa 'Red hot pocker'
04. Poa labillardierei 'Tussock grass'
05. Panicum virgatum 'Heavy Metal'
06. Michelia figo 'Port wine magnolia'
07. Allegheny stonecrop 'Sedum'
08. Gaura lindheimeri
09. Acacia 'Limelight'
11. Plectranthus 'Mona Lavender'
12. Leucospermum 'Scarlet Ribbon'
13. Sarcococca confusa
14. Persicaria affinis
15. Sedum 'Autumn Joy'
16. Philodendron 'Xanadu'

TREES



SHRUBS & GROUNDCOVERS



Appendix A: Planting Palettes

Planting Mix 05 The Backyard

TREES

01. Angophora costata
02. Corymbia ficifolia fairy floss
03. Corymbia citriodora 'Dwarf'
04. Pyrus calleryana 'Aristocrat'
05. Eucalyptus saligna
06. Eucalyptus punctata
07. Laurus nobilis 'Bay Tree'
08. Plumeria Acutifolia 'Frangipani'

SCREENING

04. Michelia fig 'Port wine magnolia'
05. Buxus sempervirens 'Boxwood'

SHRUBS & GROUNDCOVERS

02. Rhaps excels 'Lady palm'
03. Philodendron Xandadu
04. Strelitzia nicolai 'Bird of paradise'
05. Liriope muscari 'Evergreen giant'
06. Dichondra argentea 'Silver falls'
07. Crassula ovata 'Baby jade'
08. Ophiopogon japonicus 'Mondo grass'
09. Adiantum aethiopicum 'Maidenhair fern'
10. Libertia paniculata 'Fig Grass'
11. Calathea Zebrina 'Zebra Plant'
12. Ligularia designer 'Traktor seat'
13. Lomandra longifolia 'Mat rush'
14. Blechnum cartilagineum 'Gristle fern'
15. Aspidistra elatior 'Cast iron plant'
16. Calochlaena dubia 'Bracken Fern'
17. Dianella caerulea 'Blue Flax lily'
18. Lomandra Tanika
19. Plectranthus 'Mona Lavender'

TREES



SCREENING



SHRUBS & GROUNDCOVERS



Appendix

Planting Mix 06 The Garden

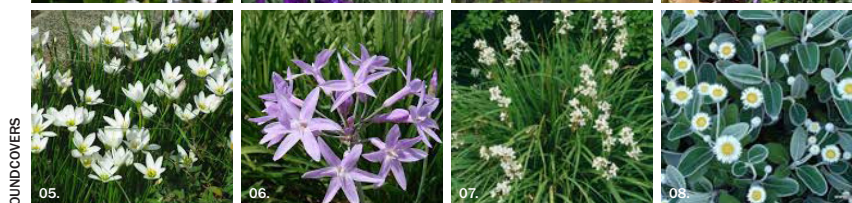
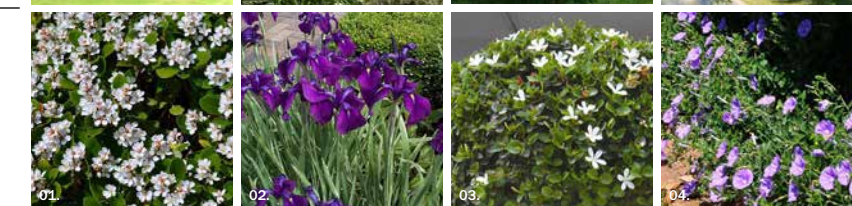
TREES

Cercis canadensis 'Forest Pansy'
Corymbia citriodora 'Dwarf'
Malus 'Sutyzam' 'Sugar Thyme'
Pyrus betulaefolia 'Southworth Dancer'

SHRUBS & GROUNDCOVERS

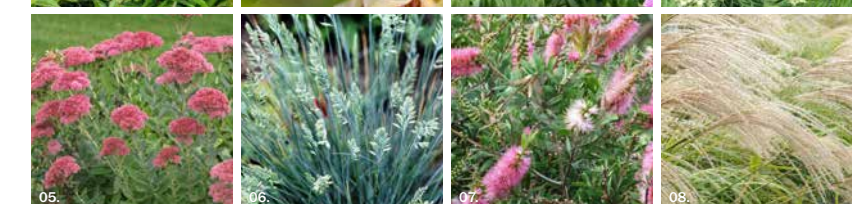
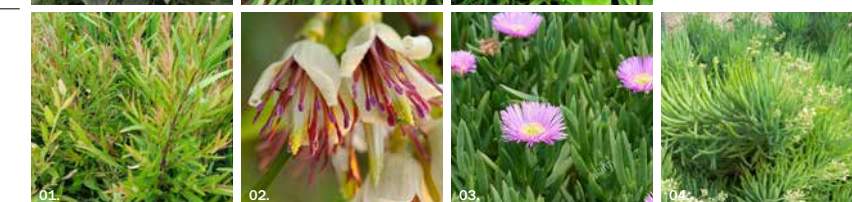
01. *Raphiolepis indica* 'Snow maiden'
 02. *Iris sibirica* 'Siberian iris'
 03. *Carissa macrocarpa* 'Natal plum'
 04. *Convolvulus mauritanicus* 'Blue rock bindweed'
 05. *Zephyranthes candida* 'White windflower'
 06. *Tulbaghia violacea*
 07. *Libertia paniculata* 'Flag Grass'
 08. *Pachystegia insignis* 'Rock daisy'
 09. *Sedum* 'Autumn Joy'
 10. *Buxus sempervirens* 'Boxwood'
 11. *Ophiopogon japonicus* 'Mondo grass'
 12. *Veronicastrum virginicum* 'Diane'
 13. *Stachys byzantina*
 14. *Liriope muscari*
 15. *Arthropodium cirratum*

TREES



Planting Mix 07 Roof Terraces

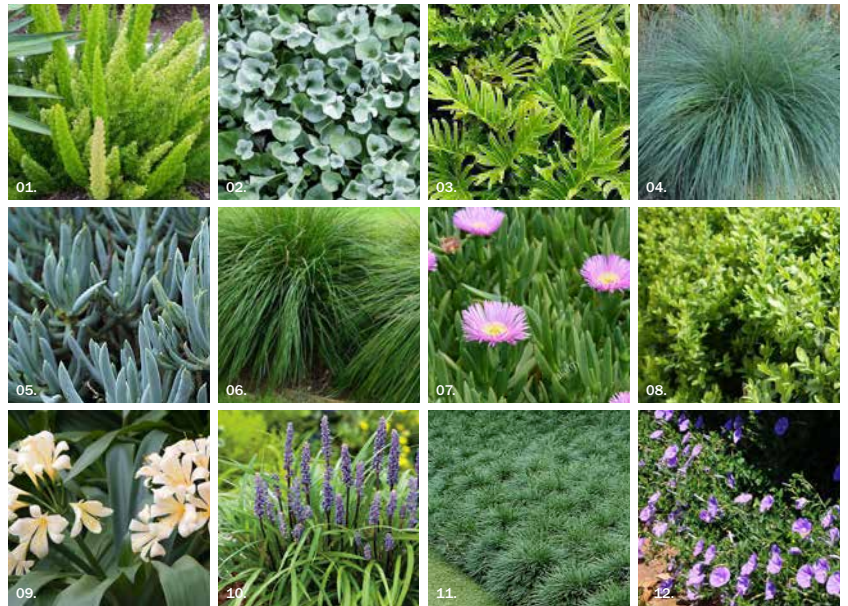
01. *Austromyrtus* 'Copper tops'
 02. *Clematis napautensis*
 03. *Carpobrotus glauca* 'Pig face'
 04. *Senecio vitalis*
 05. *Sedum* 'Autumn Joy'
 06. *Festuca glauca* 'Blue Mountain grass'
 07. *Callistemon* 'Pink alma' 'Bottlebrush'
 08. *Miscanthus sinensis* 'Japanese silver grass'
 09. *Raphiolepis indica* 'Snow maiden'
 10. *Clematis aristata* 'Traveller's Joy'
 11. *Myoporum parvifolium*
 12. *Gazania Silver Leaf*
 13. *Lomandra fluviatilis* 'Shara'
 14. *Trachelospermum asiaticum*
 15. *Casuarina glauca* Cousin It
 16. *Echinacea purpurea* 'Razzmatazz'



Appendix A: Planting Palettes

Planting Mix 09 Private Open Space

- 01. *Asparagus densiflorus* 'Myers fern'
- 02. *Dichondra argentea* 'Silver falls'
- 03. *Philodendron* Xanadu
- 04. *Poa Labillardierei* 'Tussock grass'
- 05. *Senecio serpens* 'Blue chalk'
- 06. *Lomandra* Tanika
- 07. *Carpobrotus glaucescens* 'Pig face'
- 08. *Buxus sempervirens* 'Boxwood'
- 09. *Clivia miniata*
- 10. *Liriope muscari*



APPENDIX B: SCHEDULE OF EXTERIOR FINISHES

The materials and finishes of the public domain draw from the existing landscape character of Telopea. Warm tones in paving, walls and detailing compliment the surrounding Sydney Blue Gum High Forest – picking up on the colours cream, bronze and burgundy in tree trunks and leaf foliage.

Appendix B: Schedule of exterior finishes

WA - WALLS

WA01



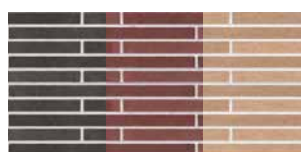
DESCRIPTION	RETAINING WALL
MATERIAL	FACED STONE
LOCATION	ADDERTON ROAD LINK

WA02



DESCRIPTION	RETAINING WALL
MATERIAL	IN-SITU CONCRETE
LOCATION	COMMUNAL & NEIGHBOURHOOD SPACES

WA03B



DESCRIPTION	RESIDENTIAL GARDEN WALLS
MATERIAL	BRICK
LOCATION	PRIVATE OPEN SPACE
	BROWN - NEIGHBOURHOOD PARK TAN - CENTRAL OPEN SPACE CREAM - BACKYARD

WA04



DESCRIPTION	RAISED GARDEN EDGES
MATERIAL	STEEL EDGES
LOCATION	COMMUNAL OPEN SPACE ROOFTOPS

NOTES

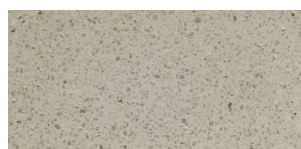
PV - PAVEMENTS

PV01



DESCRIPTION	STONE PAVING (2m) SEALED
MATERIAL	GRANITE
LOCATION	PUBLIC CIRCULATION LINKS

PV02



DESCRIPTION	PAVING (1.5m)
MATERIAL	CONCRETE
LOCATION	RESIDENTIAL CIRCULATION LINKS

PV - PAVEMENTS CONTINUED

PV03



DESCRIPTION	STONE PAVING (1.5m)
MATERIAL	INFORMAL PAVING
LOCATION	COMMUNAL OPEN SPACE

PV04/ PV13



DESCRIPTION	PORPHYRY SET
MATERIAL	GRANITE
LOCATION	LOBBIES MEWS

PV07



DESCRIPTION	GRAVEL
MATERIAL	'WILD HONEY'
LOCATION	GARDEN PATH (COMMUNAL OPEN SPACE)

PV08



DESCRIPTION	SOFTFALL
MATERIAL	TAN RUBBER SOFTFALL
LOCATION	NEIGHBOURHOOD PARK

PV09



DESCRIPTION	CONCRETE FOOTPATH
MATERIAL	EXPOSED AGGREGATE FOOTPATH
LOCATION	FOOTPATH - STAGE 1A-1 SITE

PV10



DESCRIPTION	STONE PAVING (2m)
MATERIAL	GRANITE
LOCATION	STATION PLAZA
NOTES	SHADES BETWEEN TAN & GREY WHITES ETCHING REFERENCE IMAGES INDICATE DESIGN INTENT

PV11



DESCRIPTION	STONE PAVING (1.5m)
MATERIAL	GRANITE
LOCATION	PUBLIC FOOTPATHS

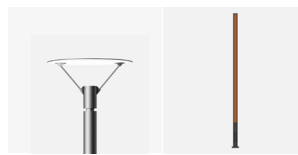
PV12



DESCRIPTION	STEPPING STONES
MATERIAL	SANDSTONE
LOCATION	NEIGHBOURHOOD PARK

FN - FURNITURE, FIXTURES & LIGHTING

FN01



DESCRIPTION	IN-DIRECT POLE-TOP LUMINAIRE
MATERIAL	TIMBER POST/ BRASS TOP
LOCATION	PUBLIC DOMAIN

FN03



DESCRIPTION	SEAT WITH BACKREST & ARMREST
MATERIAL	TIMBER & HYDRO CIRCAL RECYCLED ALUMINIUM
LOCATION	PUBLIC DOMAIN
	STREET FURNITURE AUSTRALIA 'LINEAR RANGE' PROPRIETARY ITEM. FINAL SELECTION TO BE REVIEWED AND APPROVED BY CITY OF PARRAMATTA.

FN04



DESCRIPTION	PICNIC TABLE SETTING
MATERIAL	TIMBER & HYDRO CIRCAL RECYCLED ALUMINIUM
LOCATION	PUBLIC DOMAIN
	STREET FURNITURE AUSTRALIA 'LINEAR RANGE' PROPRIETARY ITEM. FINAL SELECTION TO BE REVIEWED AND APPROVED BY CITY OF PARRAMATTA.

FN06



DESCRIPTION	BICYCLE HOOP
MATERIAL	HYDRO CIRCAL RECYCLED ALUMINIUM
LOCATION	PUBLIC DOMAIN
	STREET FURNITURE AUSTRALIA 'LINEAR RANGE' PROPRIETARY ITEM. FINAL SELECTION TO BE REVIEWED AND APPROVED BY CITY OF PARRAMATTA.

FN07



DESCRIPTION	BIN
MATERIAL	STAINLESS STEEL
LOCATION	PUBLIC DOMAIN
	STREET FURNITURE AUSTRALIA 'MONSOON RANGE' PROPRIETARY ITEM. FINAL SELECTION TO BE REVIEWED AND APPROVED BY CITY OF PARRAMATTA.

FN09



DESCRIPTION	BUS SHELTER
MATERIAL	
LOCATION	STREETSCAPE
	STREET FURNITURE AUSTRALIA 'MONSOON RANGE' PROPRIETARY ITEM. FINAL SELECTION TO BE REVIEWED AND APPROVED BY CITY OF PARRAMATTA.

FN10



DESCRIPTION	CURVED SEAT WITH BACKREST & ARMREST
MATERIAL	TIMBER & HYDRO CIRCAL RECYCLED ALUMINIUM
LOCATION	PUBLIC DOMAIN
	CUSTOMISED PROPRIETARY ITEM INDICATIVE PRODUCT: STREET FURNITURE AUSTRALIA LINEAR PLATFORM

FN11/ 14



DESCRIPTION	SUN BENCH WITH BACKREST
MATERIAL	TIMBER & HYDRO CIRCAL RECYCLED ALUMINIUM
LOCATION	STATION PLAZA
	CUSTOMISED PROPRIETARY ITEM INDICATIVE PRODUCT: STREET FURNITURE AUSTRALIA LINEAR PLATFORM

FN15



DESCRIPTION	SHELTER
MATERIAL	HARDWOOD BATTENS, GALVANISE POWDER COAT FRAME
LOCATION	NEIGHBOURHOOD PARK
	STREET FURNITURE AUSTRALIA 'MONSOON RANGE' PROPRIETARY ITEM. FINAL SELECTION TO BE REVIEWED AND APPROVED BY CITY OF PARRAMATTA.

FN - FURNITURE, FIXTURES & LIGHTING CONTINUED

FN13



DESCRIPTION	DRINKING FOUNTAIN
MATERIAL	
LOCATION	COMMUNAL OPEN SPACE
	DRINKING FOUNTAIN INCLUDES BOTTLE REFILL, DOG WATER BOWL AND INFORMATION PLAQUES

RF - ROOFTOP & COMMUNAL OPEN SPACE FIXTURES

RF01



DESCRIPTION	BENCH & TABLE
MATERIAL	CONCRETE & STAINLESS STEEL
LOCATION	COMMUNAL OPEN SPACE - ROOFTOP

RF02



DESCRIPTION	BENCH - DAYBED
MATERIAL	TIMBER
LOCATION	COMMUNAL OPEN SPACE - ROOFTOP

RF03



DESCRIPTION	PERGOLA
MATERIAL	TIMBER & STEEL FRAME
LOCATION	COMMUNAL OPEN SPACE - ROOFTOP

WF01



DESCRIPTION	WATER FEATURE
MATERIAL	
LOCATION	COMMUNAL OPEN SPACE

Appendix B: Schedule of exterior finishes

PE - PLAYGROUND EQUIPMENT

(INDICATIVE ONLY, SUBJECT TO DESIGN DEVELOPMENT)

AS A PART OF TELOPEA'S DESIGNING WITH COUNTRY FRAMEWORK THE DESIGN DEVELOPMENT OF THE PLAYGROUND AND COMMUNITY HUB WILL BE IN CONJUNCTION WITH A NOMINATED FIRST NATIONS DESIGNER/ARTIST.

PE01



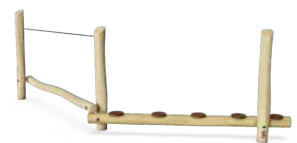
DESCRIPTION	SINGLE SPRINGER
MATERIAL	HOT-DIP GALVANISED STEEL POWDERCOATED
LOCATION	STATION PLAZA
NOTES	SUITABLE FOR 3+ YEARS

PE02



DESCRIPTION	ELEVATED PLAY - NET, SLIDES & TURRETS
MATERIAL	
LOCATION	PUBLIC STATION PLAZA
NOTES	

PE03



DESCRIPTION	PARKOUR BALANCE BEAMS
MATERIAL	HOT-DIP GALVANISED STEEL POWDERCOATED
LOCATION	STATION PLAZA
NOTES	SUITABLE FOR 4+ YEARS

PE03



DESCRIPTION	PARKOUR BALANCE BEAMS
MATERIAL	HOT-DIP GALVANISED STEEL POWDERCOATED
LOCATION	STATION PLAZA
NOTES	SUITABLE FOR 4+ YEARS

PE04



DESCRIPTION	CANOPY
MATERIAL	-
LOCATION	STATION PLAZA
NOTES	

PE05



DESCRIPTION	ARGO BALANCE
MATERIAL	PUR RUBBER, HOT-DIP GALVANISED STEEL
LOCATION	NEIGHBOURHOOD PARK
NOTES	

PE05



DESCRIPTION	WATER LILIES BALANCE POST
MATERIAL	HOT-DIP GALVANISED STEEL POWDERCOATED
LOCATION	STATION PLAZA
NOTES	SUITABLE FOR 3+ YEARS

PE06



DESCRIPTION	STEPPING PODS
MATERIAL	HOT-DIP GALVANISED STEEL POWDERCOATED
LOCATION	NEIGHBOURHOOD PARK
NOTES	SUITABLE FOR 3+ YEARS

PE07



DESCRIPTION	OUTDOOR BARBECUE
MATERIAL	STAINLESS STEEL
LOCATION	NEIGHBOURHOOD PARK
NOTES	DESIGNED FOR EXTERNAL USE

PE - PLAYGROUND EQUIPMENT (continued)

PE07



DESCRIPTION	HAMMOCK - PLAY
MATERIAL	HOT-DIP GALVANISED STEEL POWDERCOATED
LOCATION	STATION PLAZA

PE08



DESCRIPTION	FENCE
MATERIAL	-
LOCATION	STATION PLAZA
NOTES	

PE09



DESCRIPTION	SPINNER
MATERIAL	HOT-DIP GALVANISED STEEL POWDERCOATED
LOCATION	STATION PLAZA

PE10



DESCRIPTION	TABLE TENNIS TABLE
MATERIAL	GALVANISED STEEL POWDERCOATED
LOCATION	STATION PLAZA

POPP' PROPRIETARY ITEM WITH INTEGRATED INTERPRETATION/ PUBLIC ART. FINAL SELECTION TO BE REVIEWED AND APPROVED BY CITY OF PARRAMATTA.

PE11



DESCRIPTION	CHESS TABLE & CHAIR SETTING
MATERIAL	TIMBER & HYDRO CIRCAL RECYCLED ALUMINIUM
LOCATION	STATION PLAZA

STREET FURNITURE AUSTRALIA 'MONSOON RANGE' PROPRIETARY ITEM. FINAL SELECTION TO BE REVIEWED AND APPROVED BY CITY OF PARRAMATTA.

