

LANDSCAPE ARCHITECTURE
DEVELOPMENT APPLICATION DESIGN REPORT
SSD-71687208
13.03.2025

618-624 Mowbray Road Lane Cove, NSW

Prepared For Homes NSW

Cammeraygal Country
Lane Cove, NSW

LAND
AND
FORM



Prepared for

Homes NSW
<https://www.nsw.gov.au/departments-and-agencies/homes-nsw>

Development Application
01/10/2024

This report 2024029-LD-DA000[1] should be read in conjunction with
Land and Form Studios Landscape Development Application drawings
(Appendix A) Prepared by Land and Form Studios

This Design Report provides an explanation that verifies how the development addresses
how design quality principles are achieved, and demonstrates, in terms of the DCP
for Lane Cove Council Public Domain Guidelines and how the objectives and relevant
sections have been achieved.

Land and Form Studios
3 Gladstone St, Newtown

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Introduction & Context

Introduction

Project Overview

The project involves the re-development of 618-624 Mowbray Road, Lane Cove NSW for Development Application (SSD-71687208).

Design Process

Land and Form Studios and DKO have gone through a series of collaborative workshops with Homes NSW and Government Architects Office as well as Pre-DA workshops with Lane Cove Council with further refinement and improvements made as a result of this iterative process

Landscape Design

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. Access and placemaking to and from the site has also been a significant consideration in which the overall design solution aims to improve the promotion of a highly useable environment within the nominated extent of works.

The redevelopment of 618-624 Mowbray Rd is an important design challenge in itself and this design report expresses the carefully considered principles + solutions to some of the site's key challenges and what we believe provides a significant offering for the future residents.

The Overall Offer

- Communal open spaces with active and passive uses
- Total 40% canopy coverage to the site with new trees to be planted to the precinct
- 55% Landscaped Area
- 39% deep soil area



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 EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.


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



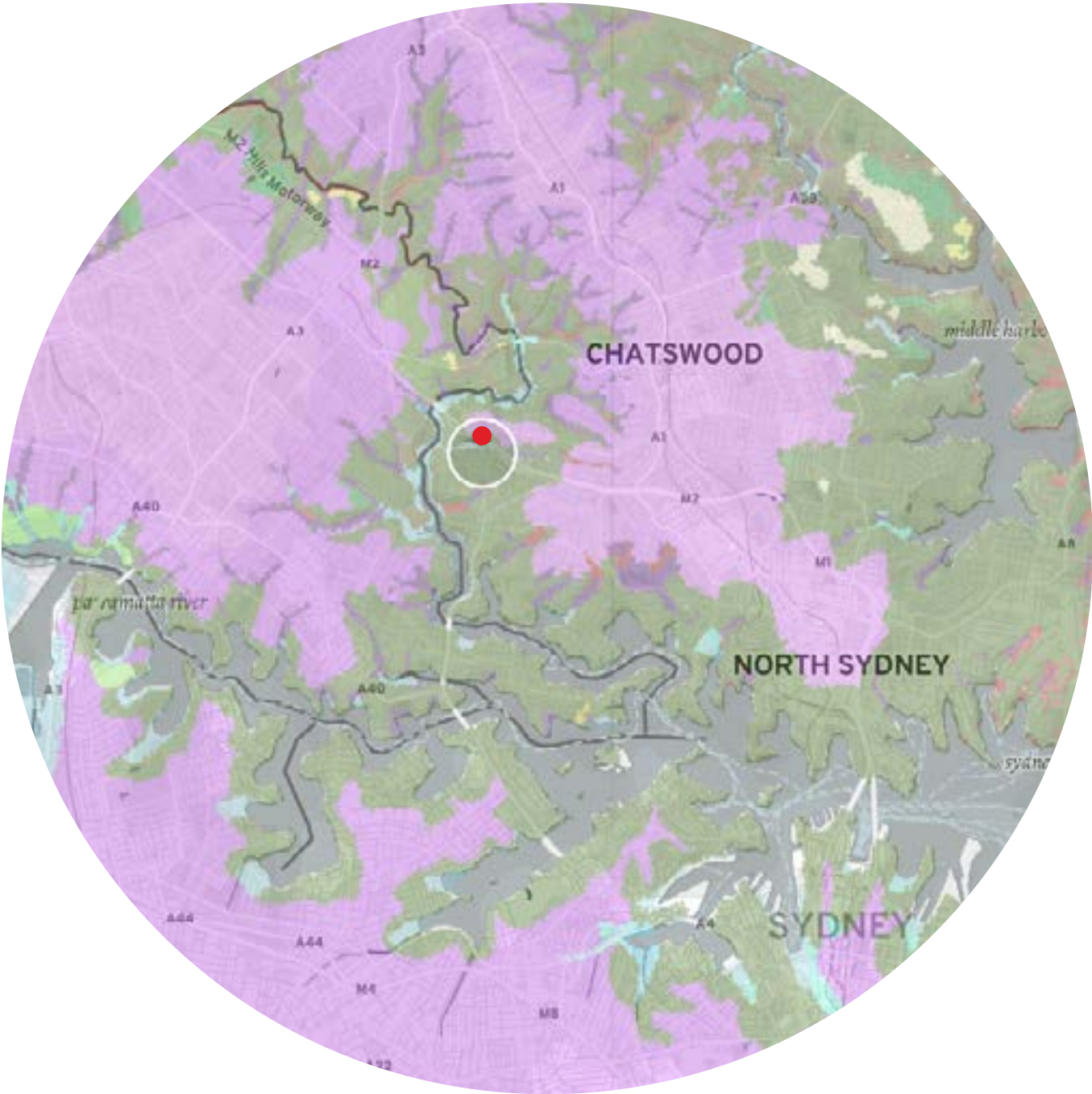
OBJECTIVE 6.
Better value
creating and adding value



OBJECTIVE 7.
Better look and feel
engaging, inviting and attractive



Mapping Country



- SYDNEY COASTAL SANDSTONE FORESHORES FOREST
- GREY MANGROVE-RIVER MANGROVE FOREST
- SYDNEY COASTAL ENRICHED SANDSTONE FOREST
- ESTUARINE SWAMP OAK TWIG-RUSH FOREST
- BLUE GUM HIGH FOREST
- SYDNEY ENRICHED SANDSTONE MOIST FOREST



SYDNEY COASTAL SANDSTONE FORESHORES FOREST



ESTUARINE SWAMP OAK TWIG-RUSH FOREST



GREY MANGROVE-RIVER MANGROVE FOREST



BLUE GUM HIGH FOREST



SYDNEY COASTAL ENRICHED SANDSTONE FOREST



SYDNEY ENRICHED SANDSTONE MOIST FOREST

Designing With Country



We acknowledge the Traditional Custodians and pay respect to Elders past, present and future.

Australia's First Nations peoples have lived and shaped this country for thousands of years. Our Design team is committed to the principles established by the NSW Government Architect's Connecting with Country Framework for understanding the value of First Nations knowledge in the design of the built environment.

Our team acknowledges the Traditional Custodians Cammeraygal, the First Peoples of Australia. We acknowledge their many Countries, knowledges and cultures. We acknowledge their evolving, living cultures and dynamic relationships with Country. We pay our respects to their Elders – past, present, and future. We also pay our respects to the cultural knowledge-holders who will guide us in the development of this project.

It recognises the significance of the Aboriginal Community - Cammeraygal. The project team is committed to the integration of "Connecting with Country" principles within the proposed development and understands the importance of considering the aboriginal cultural values and perspectives that encompass the site and project.

ACKNOWLEDGE COUNTRY

HEAL THE LANDSCAPE

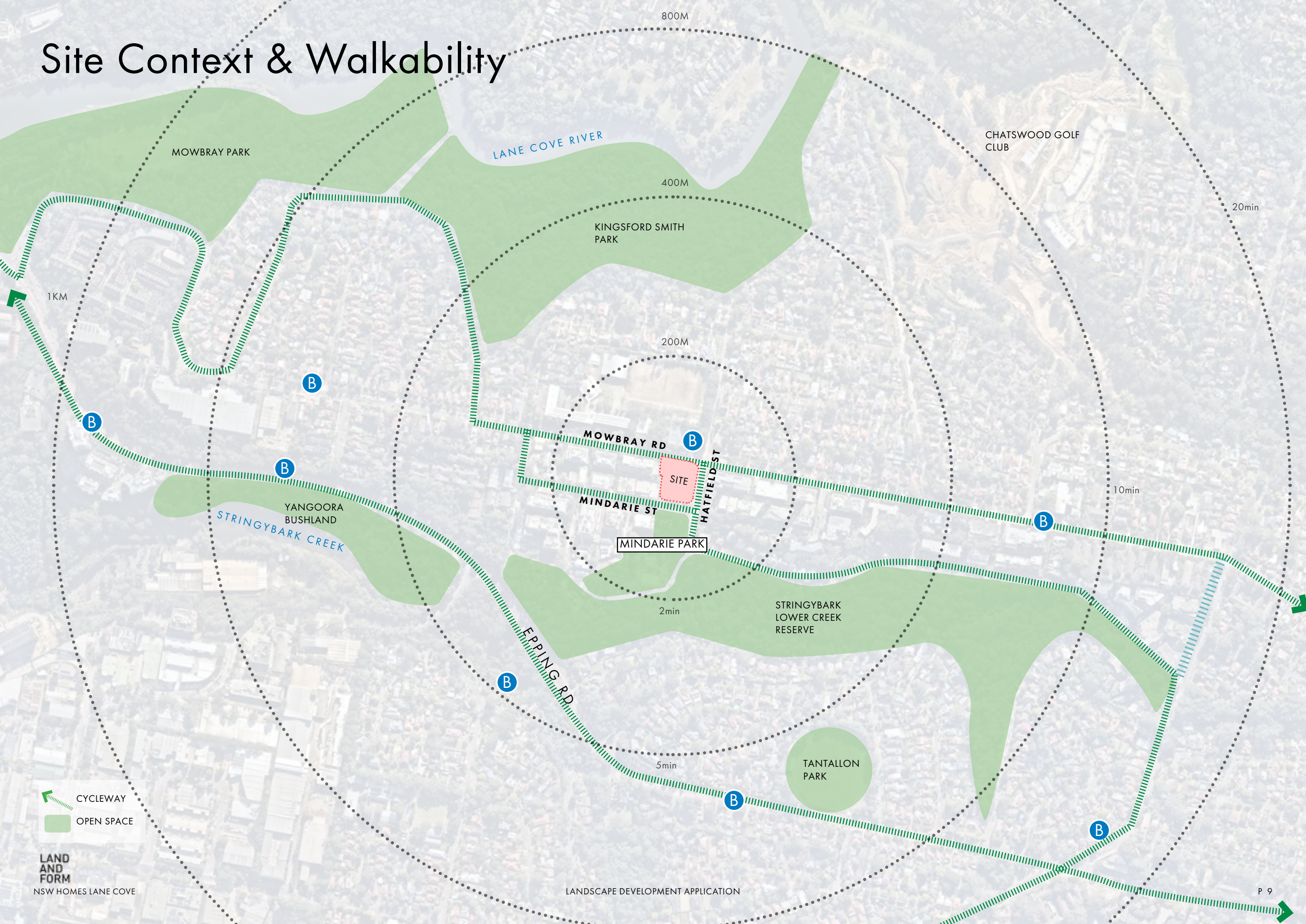
CONNECT WITH COUNTRY

CONSIDER MAINTENANCE

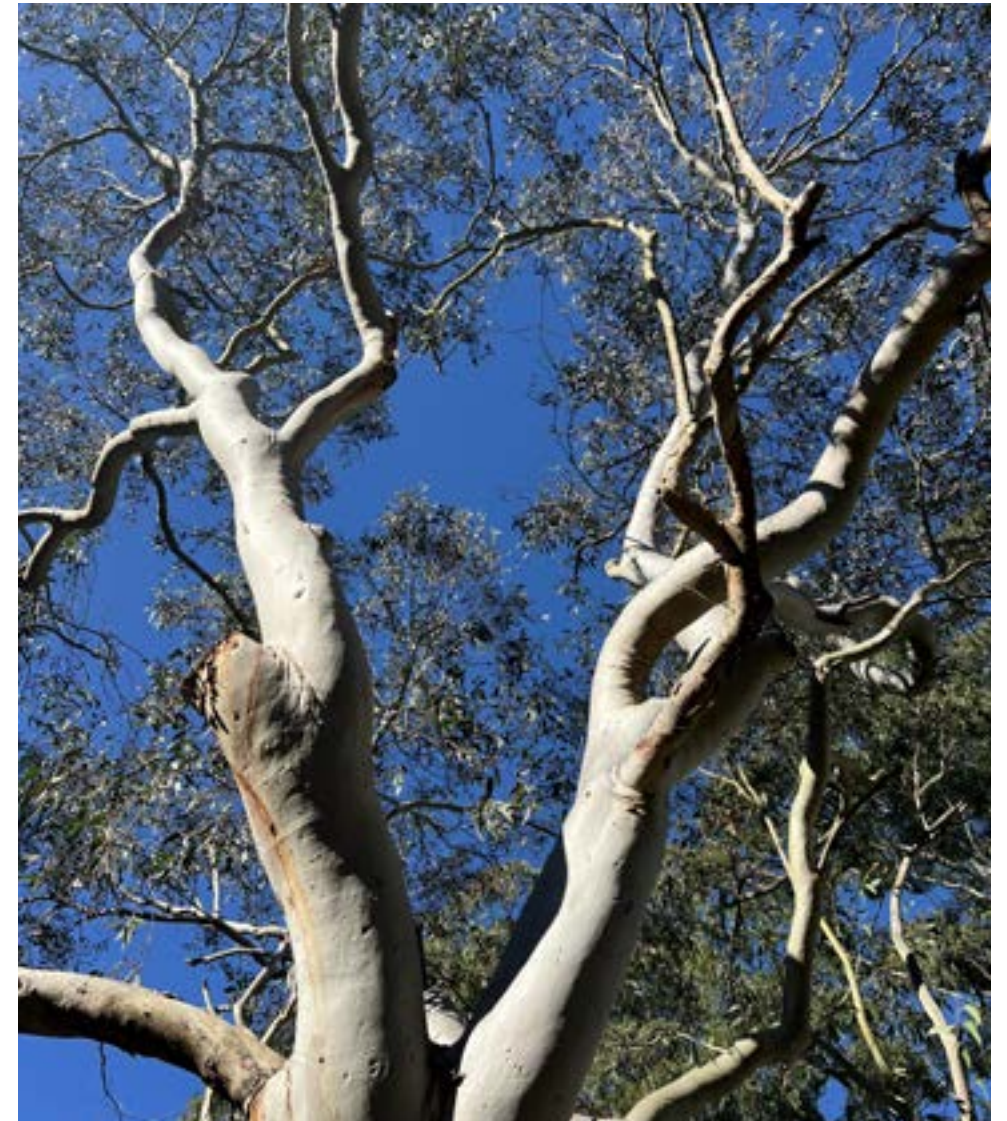
Developed alongside Artefact, our project objectives and considerations include:

- To preserve visual connections between landforms and ridgelines and work with contextural topography.
- Restore and protect waterflow through WSUD measures such as site permeability to integrate with broader water systems and work to heal Country.
- Draw inspiration from and sit harmoniously within the natural landscape.& Consider the site through a landscape lens, which can help understand the site within it's broader cultural landscape.
- Creating a place expression that is unique and relevant to the location and site. Open communal spaces provide a canvas for a meaningful , culturally layered outcomes.
- Creating outcomes that are contextual and representative of the community they serve. The focus will be on spaces of inclusion and comfort that relate to social aspects of Country. This could be the interpretation of landscape experience and meeting points.
- Designing spaces that are legible for both First Nations and non-First Nations people.
- Incorporating wayfinding elements and locally sourced finishes and materials. Create spaces that are welcoming, accessibleand culturally safe.
- Endemic plants contribute to holding cultural stories and are of great cultural and ecological importance. The design captures the retention of significant native trees and placement of additional native trees and understorey. We aim to protect existing habitat and native vegetation and ecologies.
- Integrating local Aboriginal place names to reinforce a connection with Country, , where this is considered appropriate by the Traditional Owners. This can contribute to the specific local identity, culture, and the overall identity of the land.
- Recognising shared heritage to create a shared future and ensure Aboriginal voices are heard throughout discussions.

Site Context & Walkability



Existing Site & Surrounds



The Design

Landscape Vision



// TO CREATE A LANDSCAPE THAT NURTURES
COMMUNITY, FOSTERING A SENSE OF BELONGING
AND CONNECTION TO COUNTRY. //

Design Statement

Ground floor & Streetscapes

Extensive ground floor communal open space creates a continuous green link to nearby reserves and parks. Centrally located, it enhances the built form, while streetscape improvements boost canopy coverage and support local wildlife habitats.

Communal Landscape on Roof

A communal open space is proposed on the level 03 roof to expand landscape areas and communal zones, while maximising views to the existing reserve. Ideal in the midwinter sun to promote communal activity all year round. The rooftop landscape enhances urban habitat and boosts biodiversity in the area.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape, while buffer planting near private apartments provides privacy.

Deep Soil, Soil Depths on Podiums & Permanent Planting

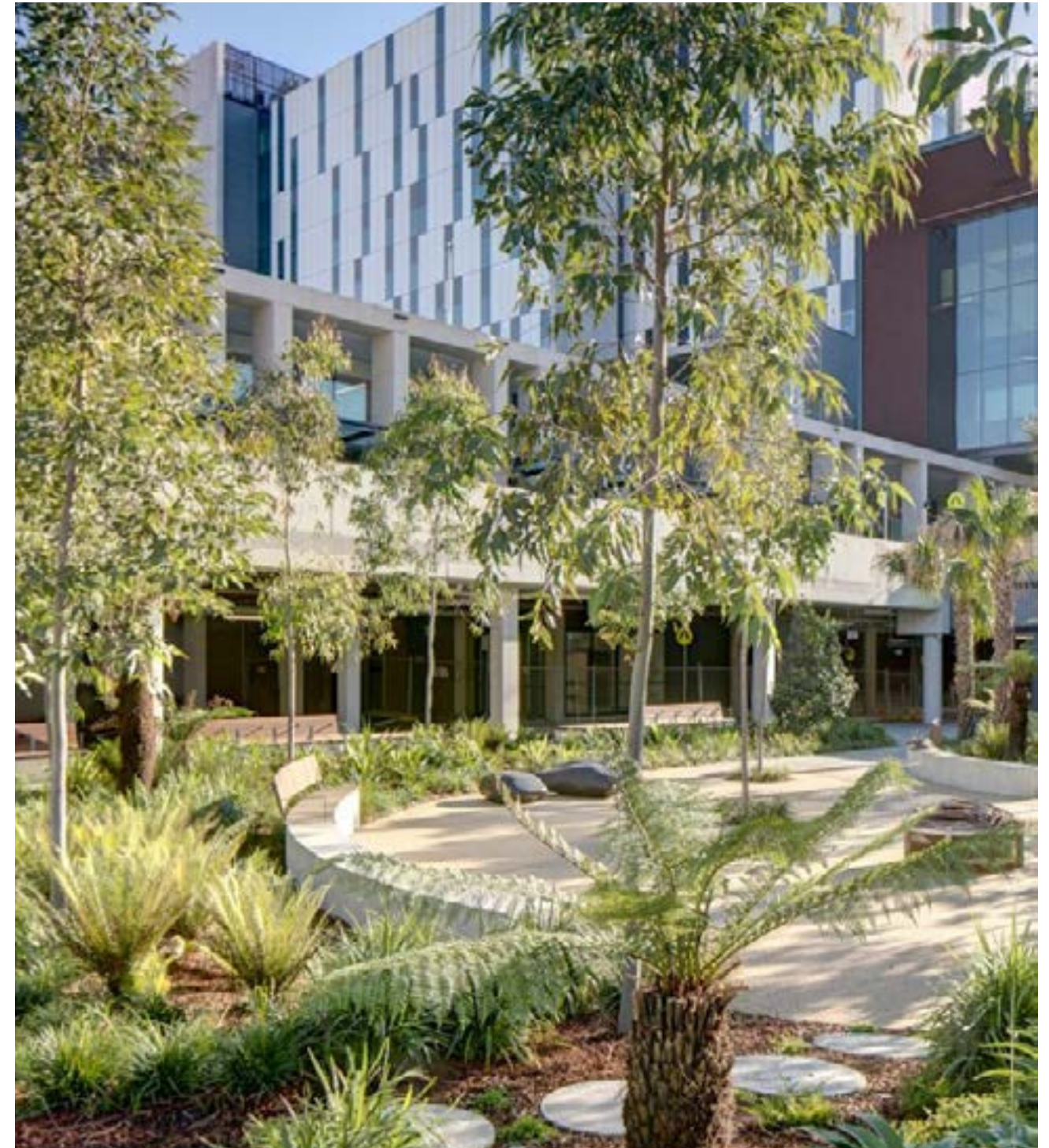
All planters have a minimum soil depth of 800-1000mm including slab setdowns. This enables low planter walls for better visual permeability and meets ADG soil depth requirements for trees.

Healing Country

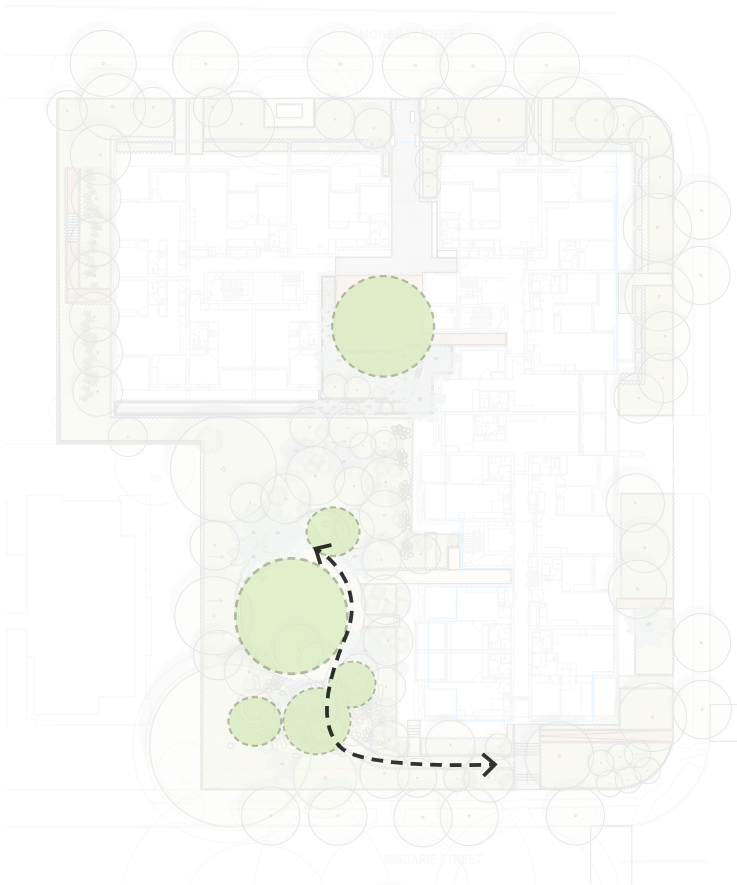
This design weaves together elements that pay homage to the site's rich heritage. Using existing materials as well as materials that resonate with the local landscape. Incorporating endemic plant species, encouraging an enhancement of biodiversity and creates vibrant habitats through carefully selected plants that respond to the seasons, enriching the ecosystem.

Celebrating Country

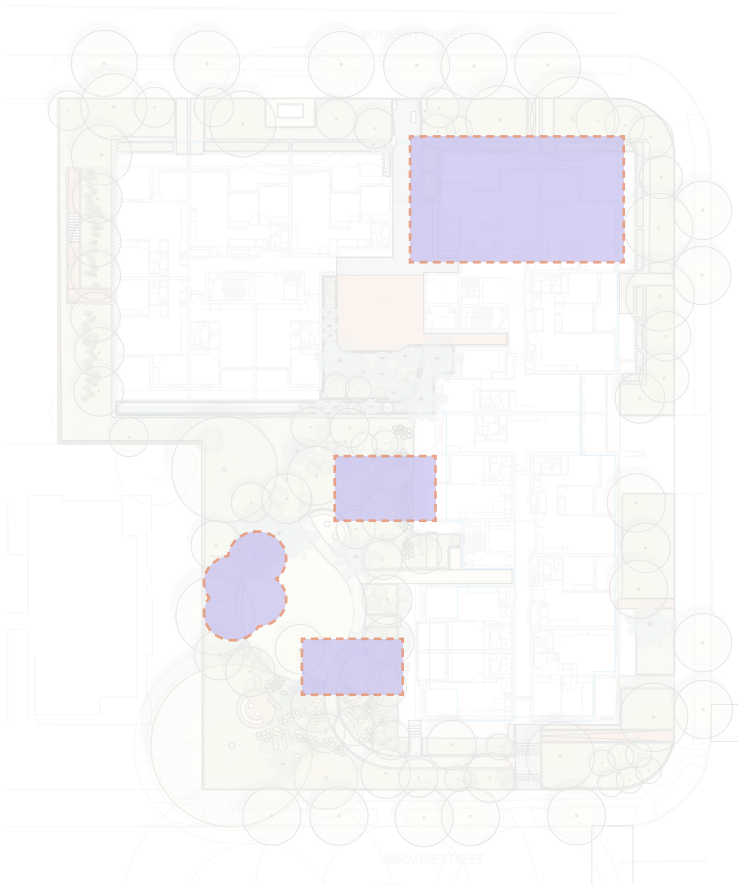
The design beautifully integrates ample opportunities for gathering at yarning circles under the refuge of native trees, fostering connection and storytelling. Additionally, it features a nature play area that invites children to engage in sensory and experiential activities, deepening their relationship with Country. Nestled beneath the shade of existing trees, including the iconic Scribbly Gum, creating a serene environment for exploration and learning.



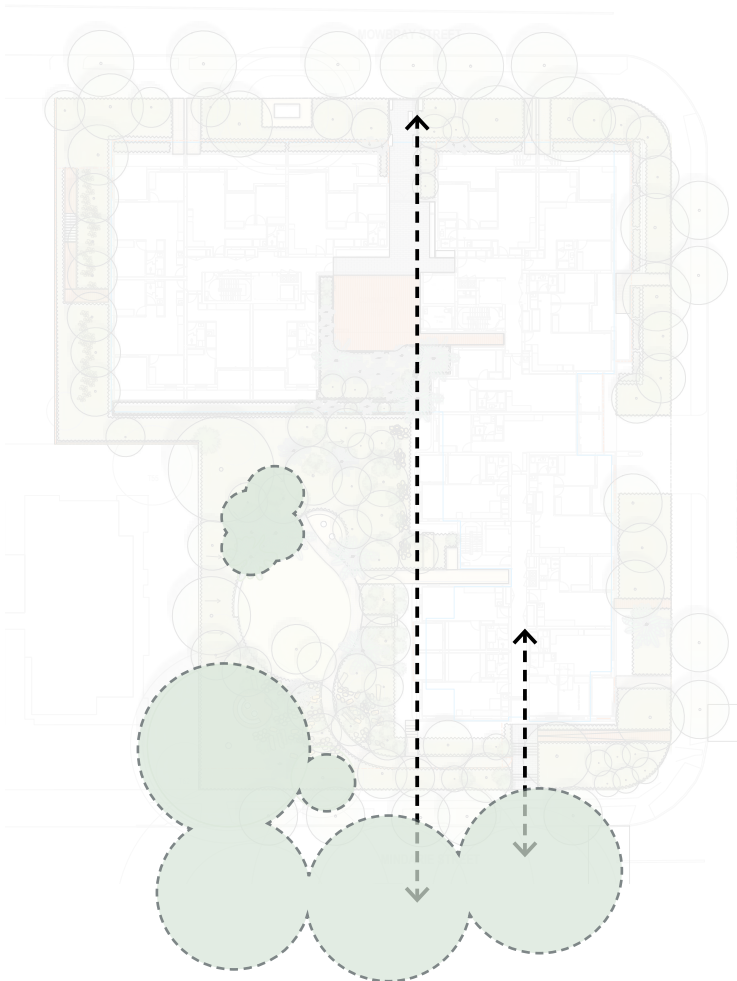
Design Principles & Key Moves



A SERIES OF SENSORY LANDSCAPES



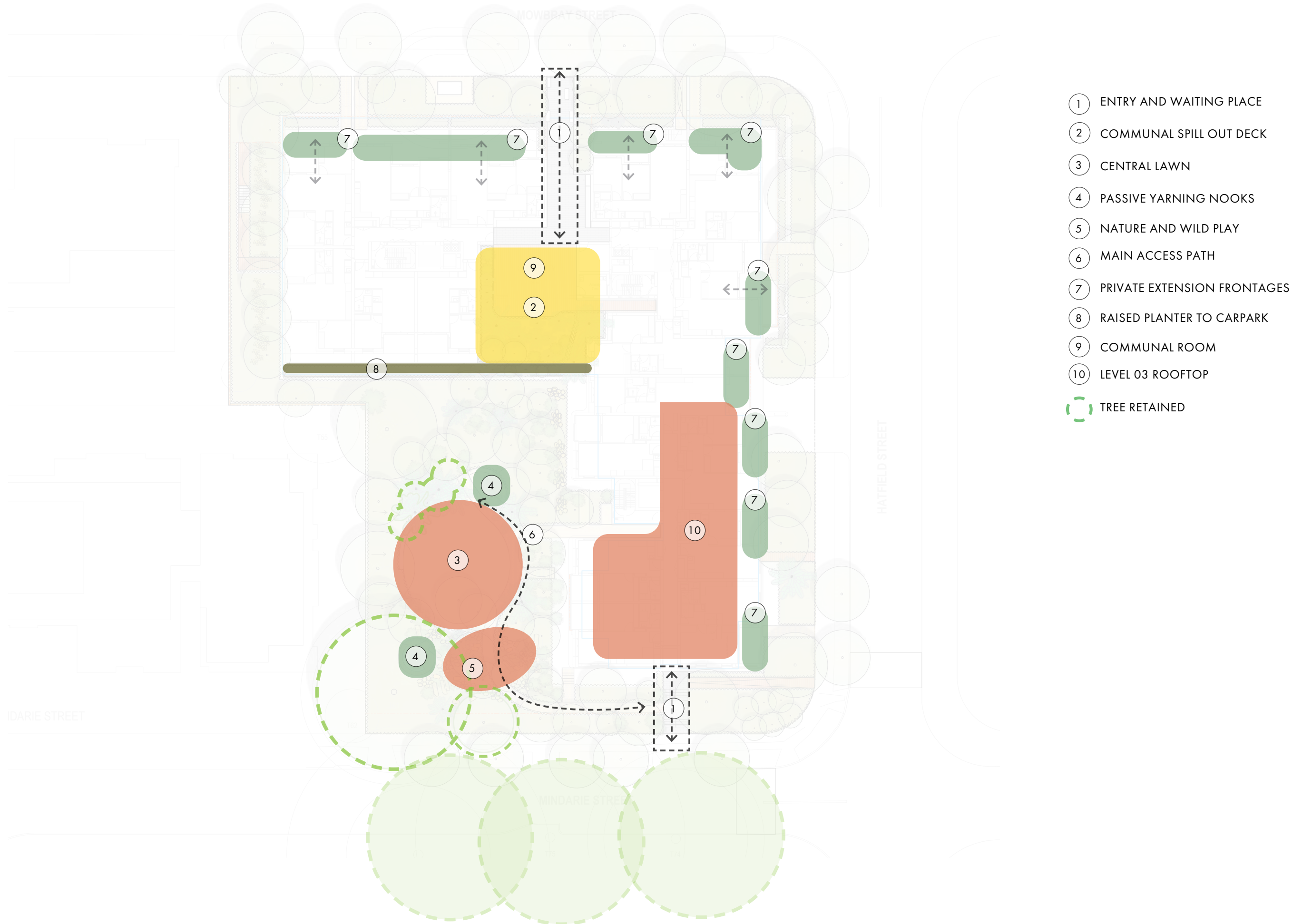
REUSE AND RECYCLE EXISTING MATERIALS



EMBRACING THE SITE AS A NATURAL REFUGE

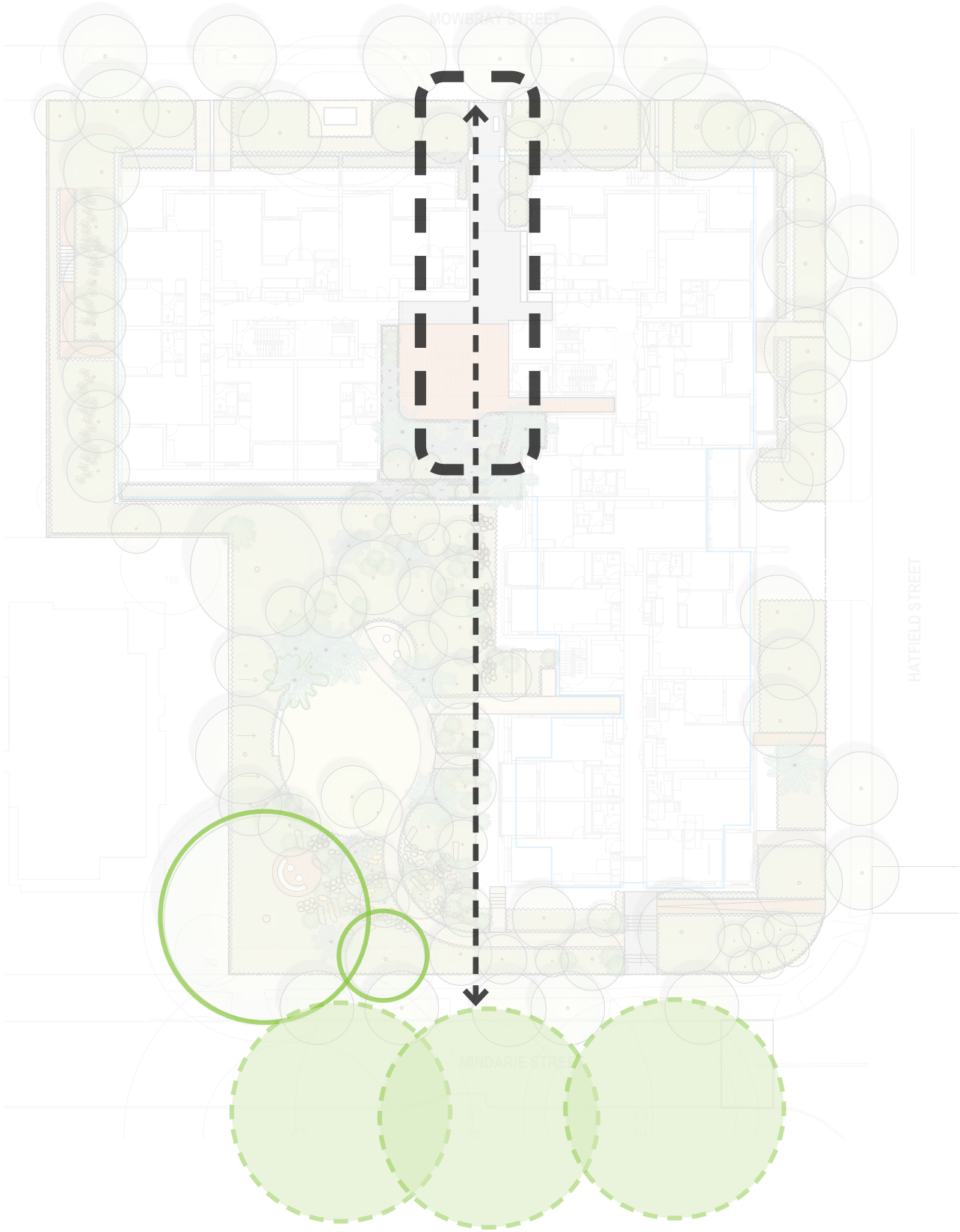


Key Zones & Program



Visual connections to Canopy

UPPER GROUND FLOOR PLAN



Upper Ground Floor Plan




- ① ENTRY AND WAITING PLACE
- ② PRIVATE EXTENSION TO FRONTAGES
- ③ OUTDOOR GARDEN AND COMMUNAL DECK
- ④ COMMUNAL MAIL ROOM
- ⑤ RAISED PLANTER EDGE TO CAR PARK
- ⑥ BUFFER PLANTING FOR PRIVACY
- ⑦ ACCESS STAIRS AND RAMP TO CAR PARK
- ⑧ VEGETATED OVERLAND FLOW PATH WITH RIPRAP

SCALE 1:100

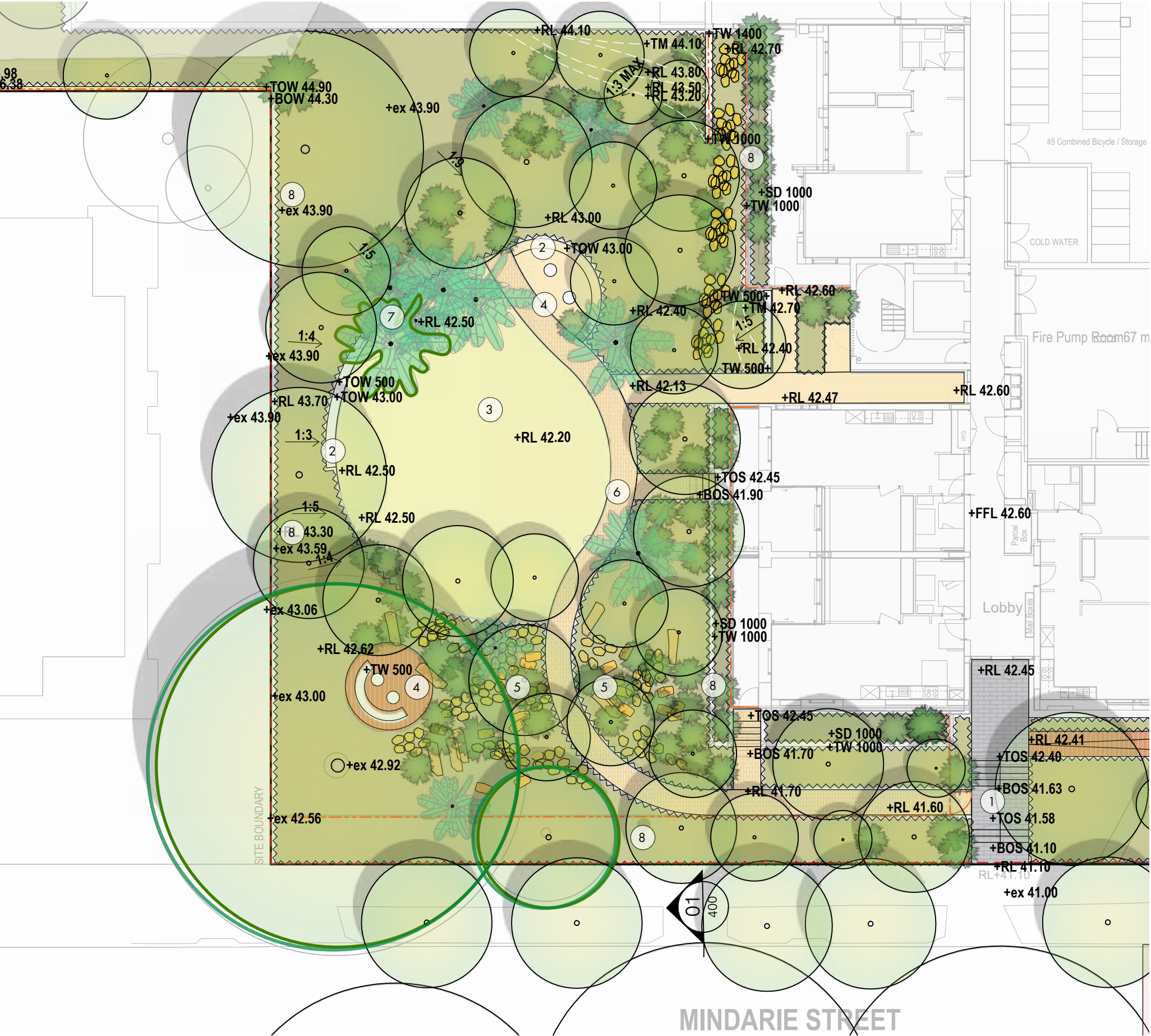


Lower Ground Floor Plan



- 1 ENTRY STAIR AND ACCESS RAMP
- 2 SECONDARY PATH
- 3 CENTRAL LAWN
- 4 PASSIVE YARNING NOOKS
- 5 NATURE AND WILD PLAY
- 6 MAIN ACCESS PATH
- 7 PRIVATE EXTENSION TO FRONTAGES
- 8 TRANSPLANTED PALM IN PROPOSED PALM GROVE
- 9 BUFFER PLANTING FOR PRIVACY
- 10 MOUNDED PLANTING WITH RETAINING WALL TO DIRECT WATER SOUTH
-  TREE RETAINED

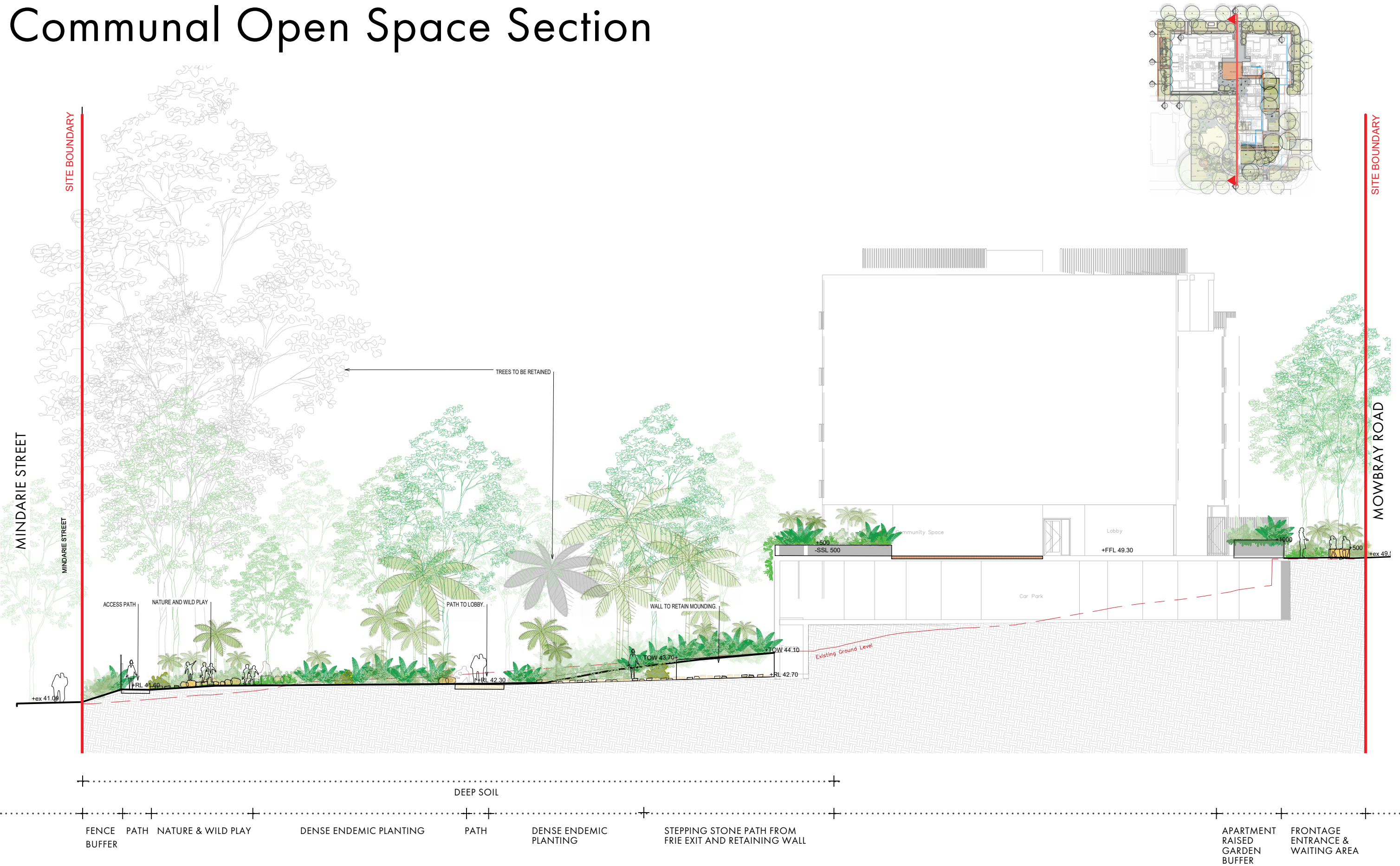
Detailed Ground Floor Plan



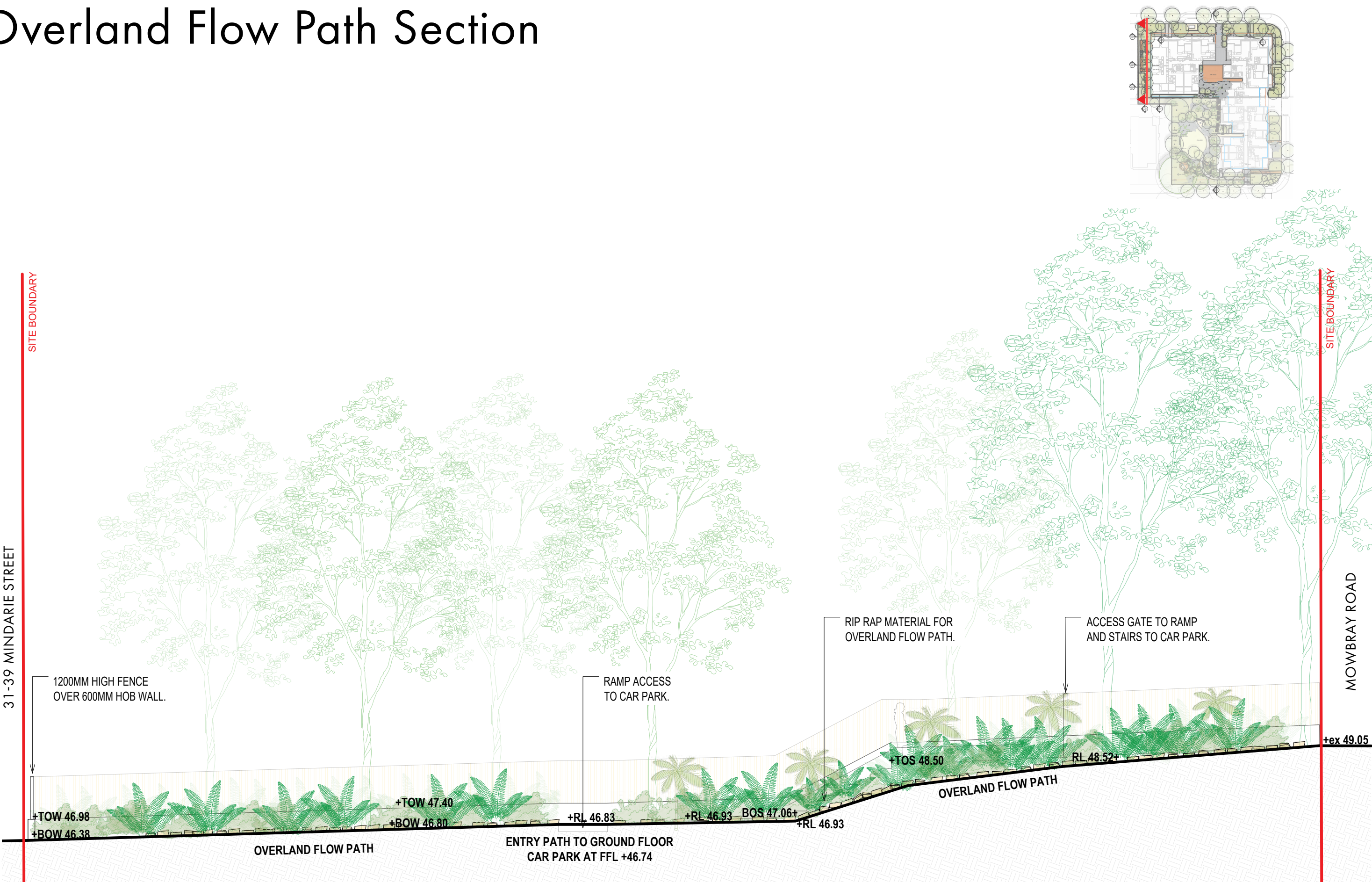
- 1 ENTRY STAIR AND ACCESS RAMP
- 2 RETAINING SEATING WALL
- 3 CENTRAL LAWN
- 4 PASSIVE YARNING NOOKS
- 5 NATURE AND WILD PLAY
- 6 MAIN ACCESS PATH
- 7 TRANSPLANTED PALM IN PROPOSED PALM GROVE
- 8 BUFFER PLANTING FOR PRIVACY
- TREE RETAINED



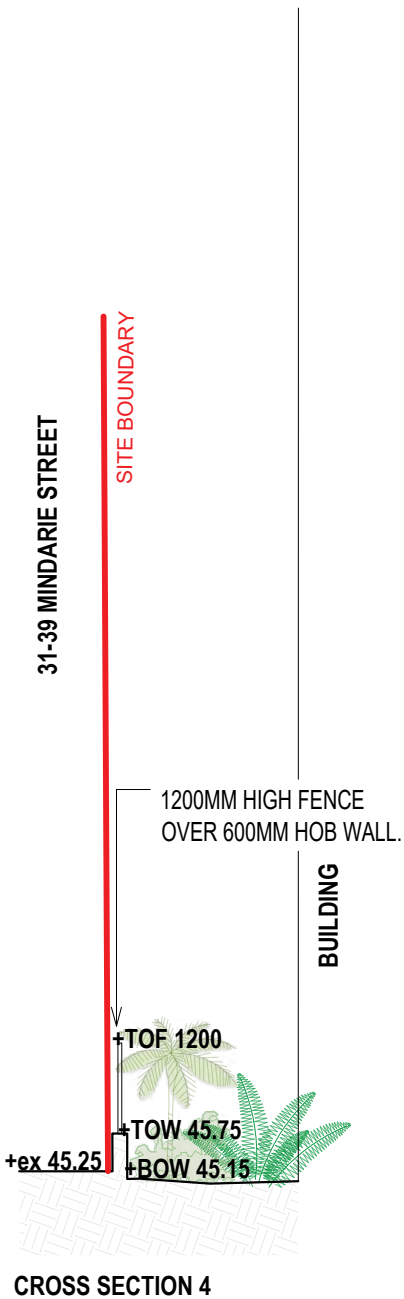
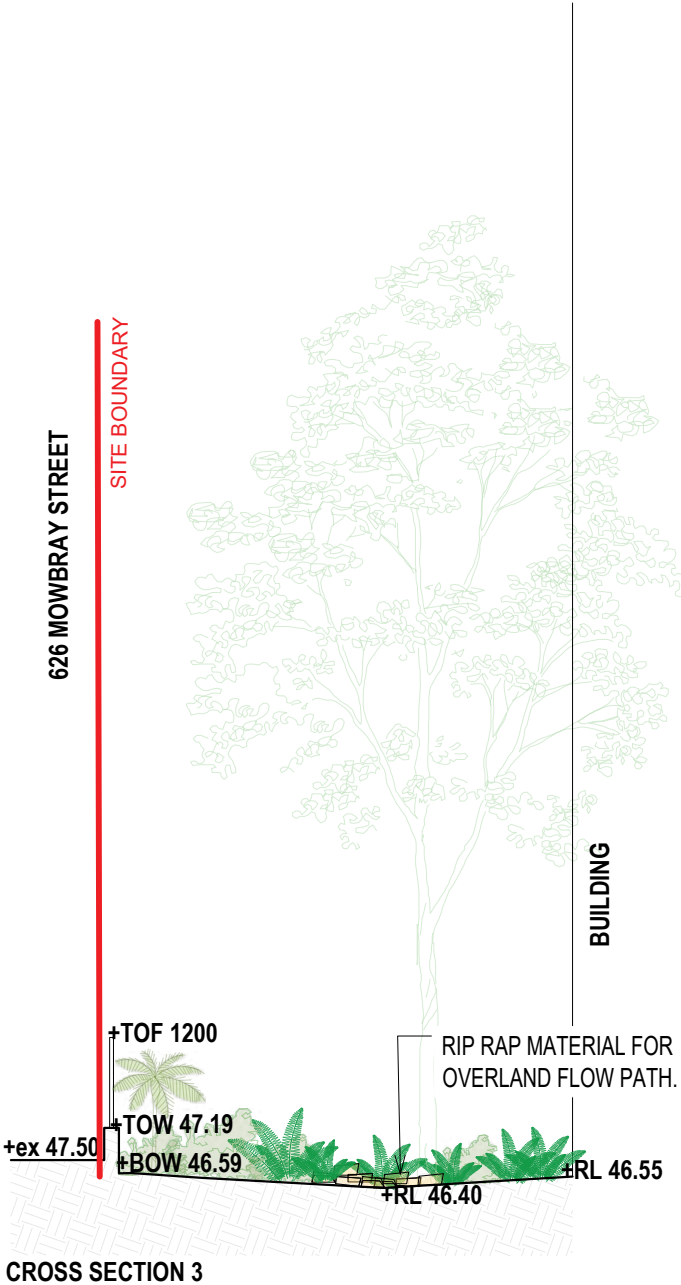
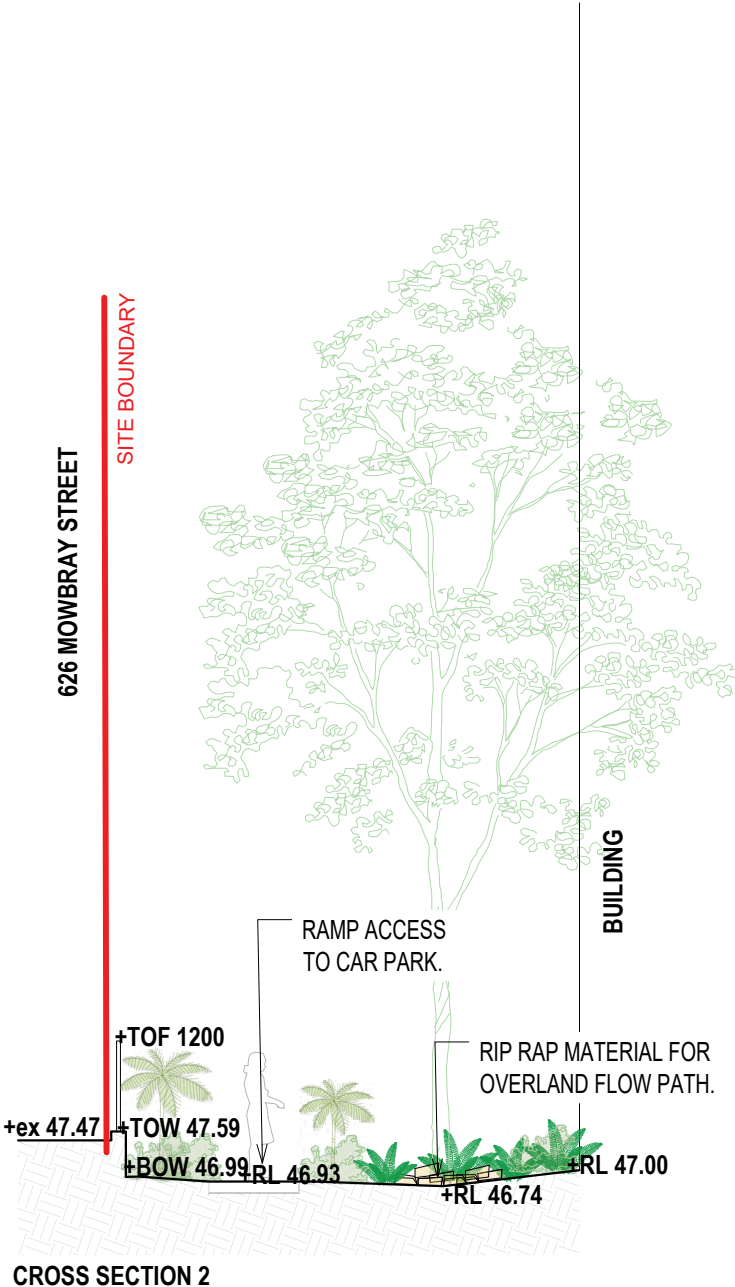
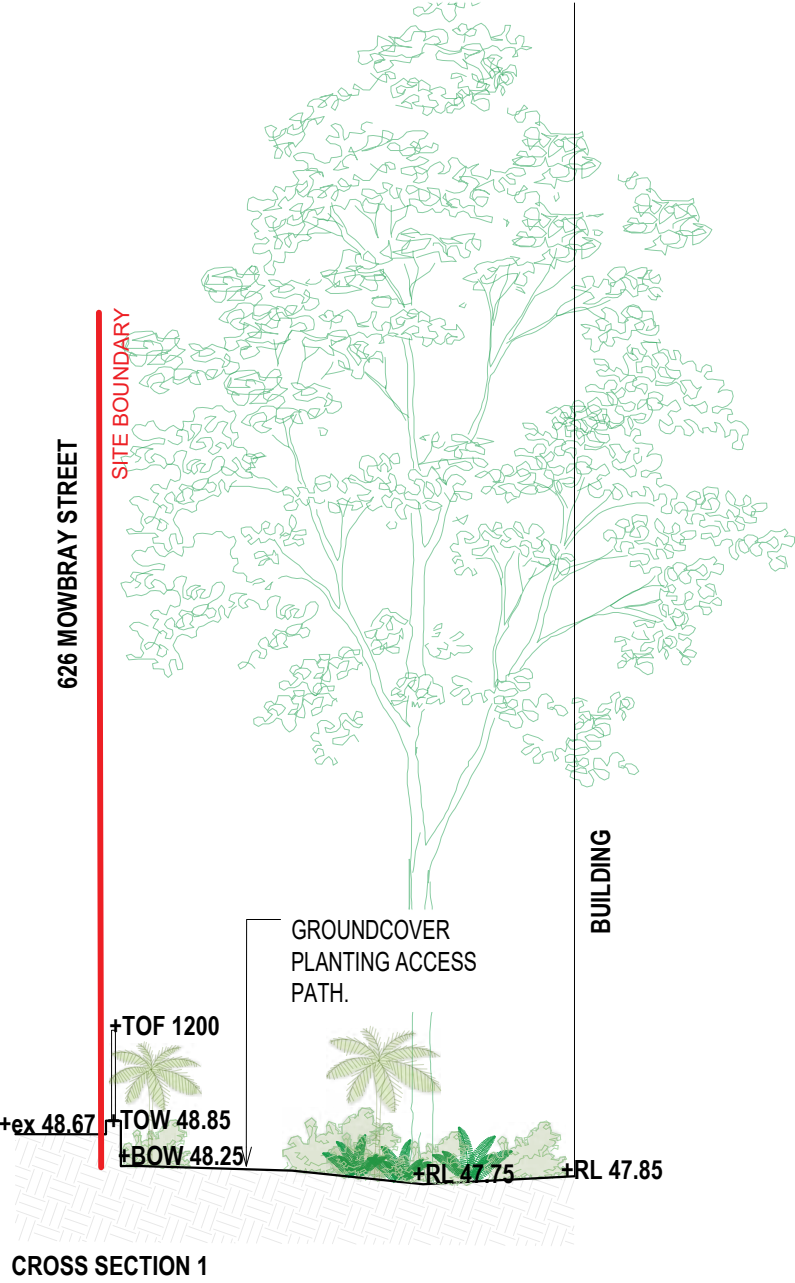
Communal Open Space Section



Overland Flow Path Section



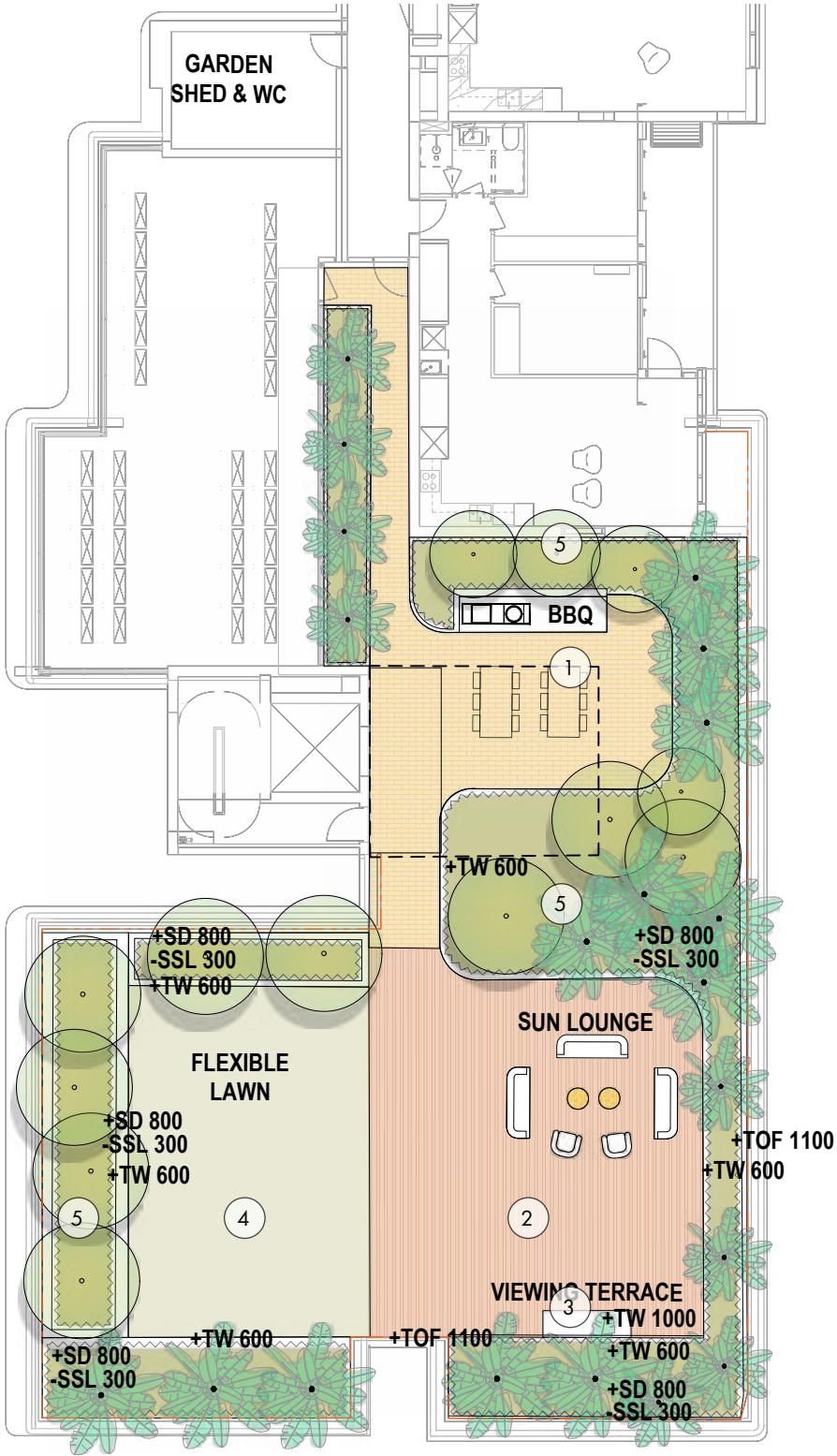
Overland Flow Path Sections



Landscape Character

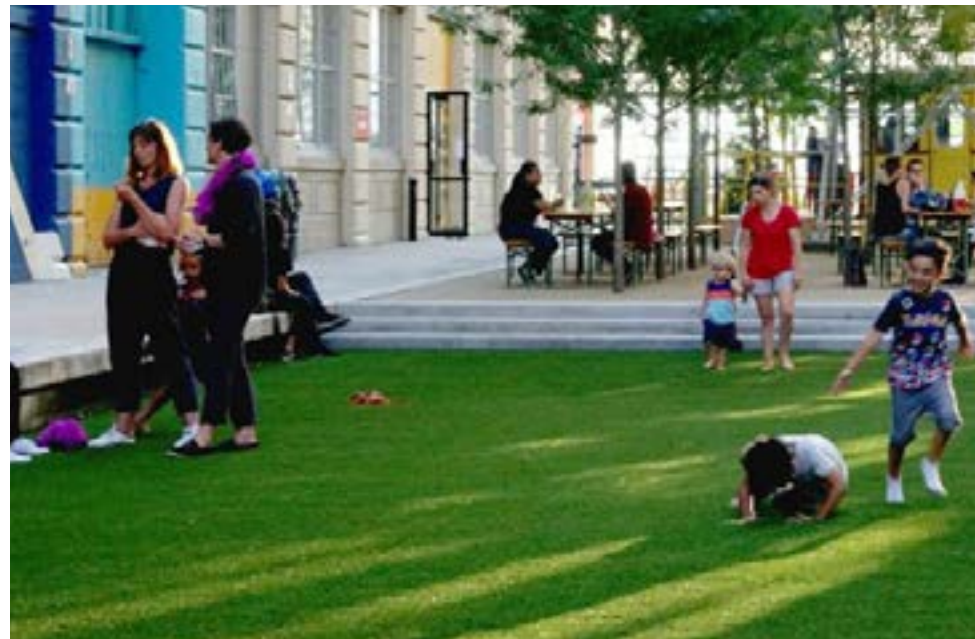


Communal Rooftop Plan



- 1 OUTDOOR KITCHEN/ PAVILION
- 2 SUN LOUNGE
- 3 VIEWING TERRACE STANDING BAR
- 4 ZOYSIA LAWN
- 5 FEATURE TREES

Rooftop Character



Planting & Materials palette

Planting Palette - Trees



Corymbia gummifera



Cyathea cooperi



Elaeocarpus reticulatus



Tristaniopsis laurina



Acacia retinodes



Old man banksia



Bauera rubioides



Acacia falcata



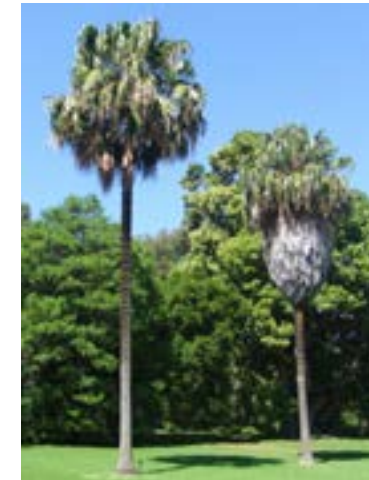
Syzygium paniculatum



Acacia retinodes



Dicksonia antarctica



Livistona australis



Banksia integrifolia



Banksia robur

Planting Palette - Understorey

MIX TYPE 1 - FULL SUN/PART SHSADE



Pultenaea daphnoides



Banksia spinulosa



Lomandra longifolia



Hakea sericea



Ozothamnus diosmifolius



Myoporum parvifolium



Hovea longifolia



Casuarina glauca



Pomaderris lanigera

MIX TYPE 2 - PART SHADE/SHADE TOLERANT



Sarcopetalum harvevanum



Calochlaena dubia



Synoum glandulosum



Pittosporum revolutum



Lomandra Longfolia LM400



Eupomatia laurina



Pandorea pandorana



Dichondra repens



Zoysia tenuifolia

MIX TYPE 3 - LOW WATER



Crowea exalata



Themeda australis



Dianella revoluta

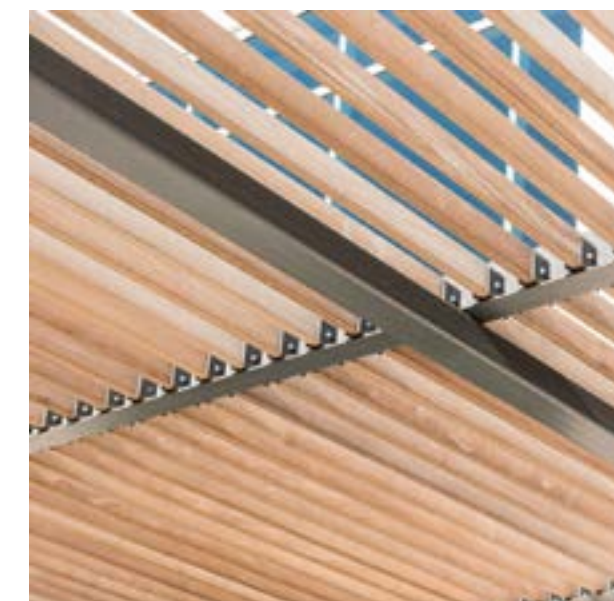
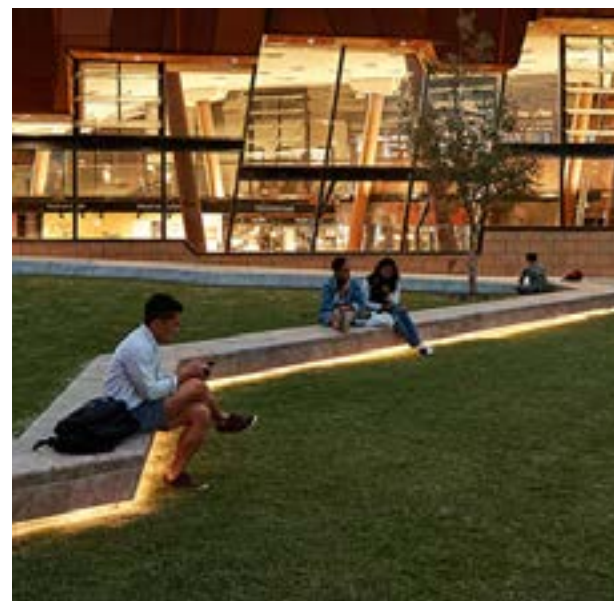
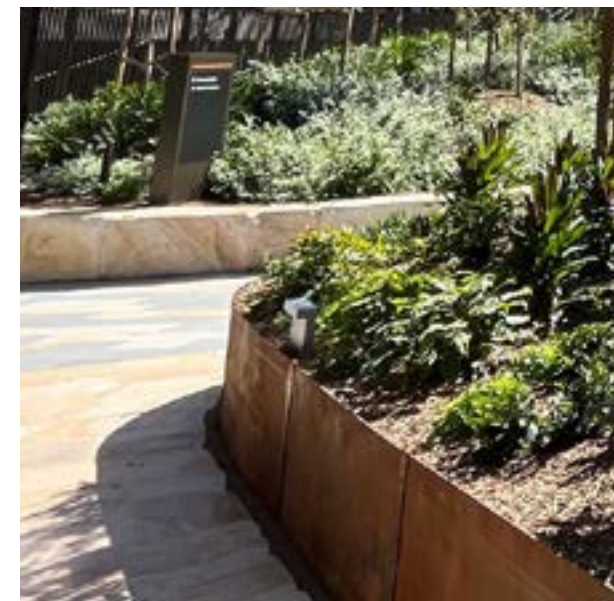


Dichelachne crinita

Materials Palette

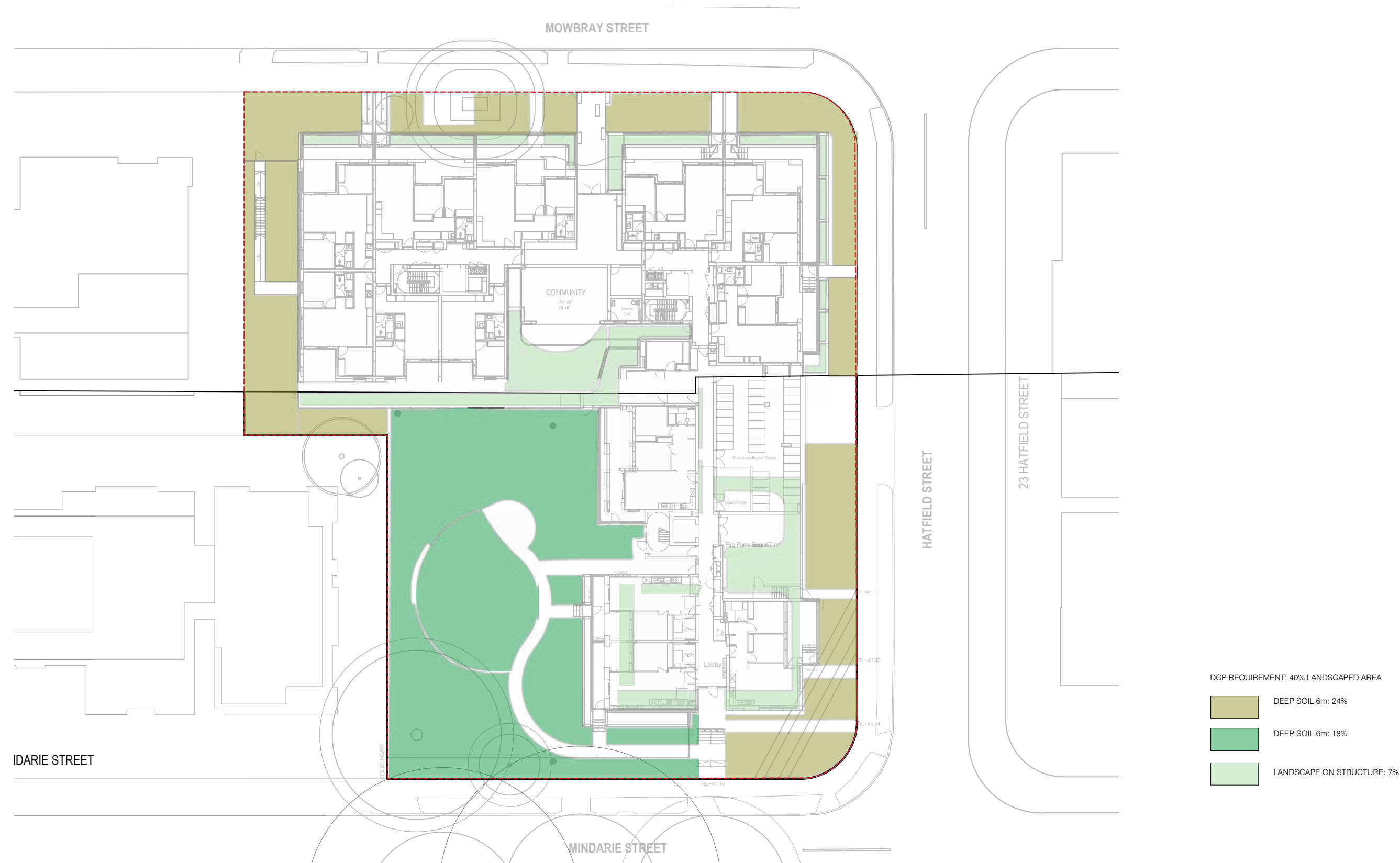
The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A robust set of finishes are proposed throughout the site for longevity of use.

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

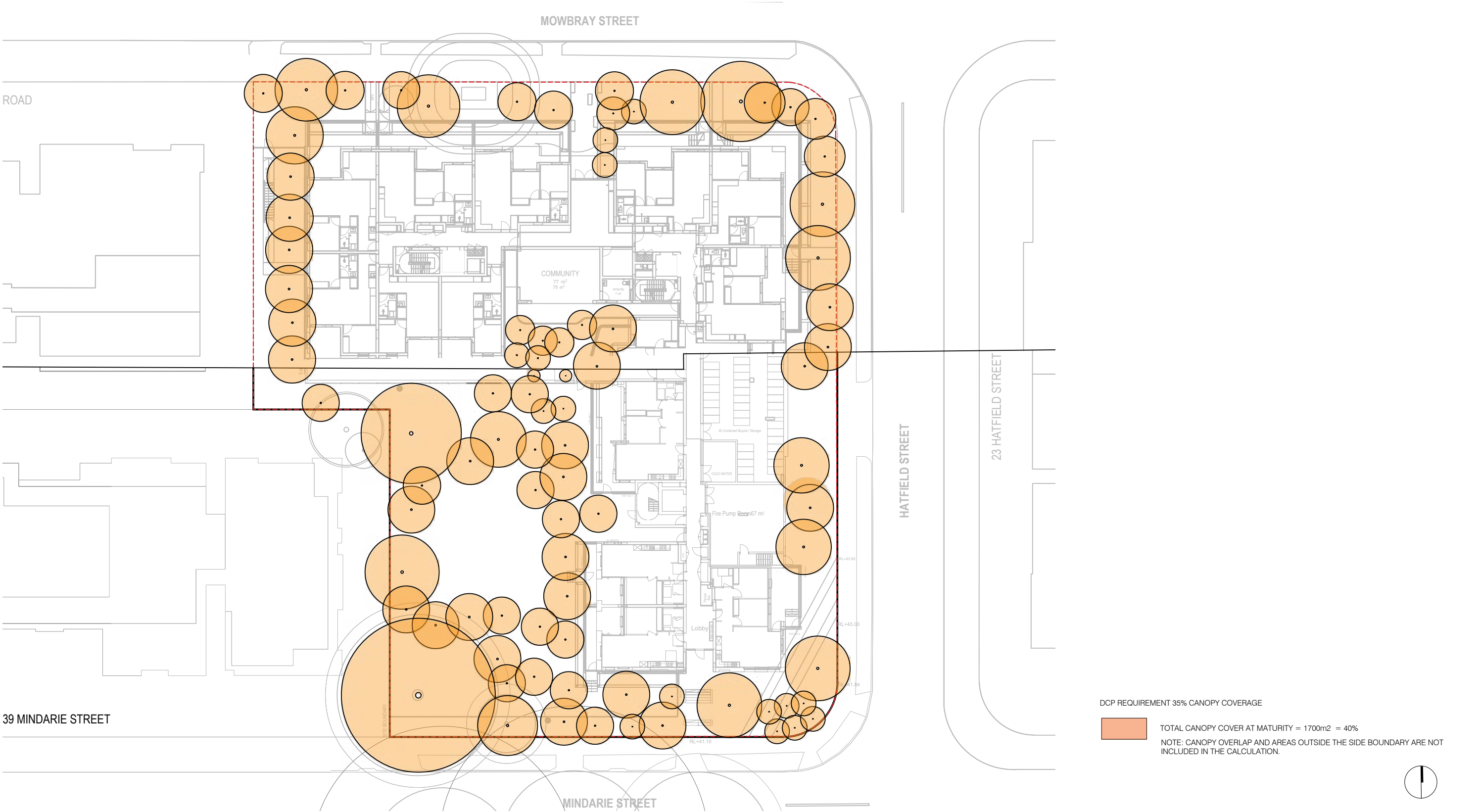


Landscape Performance

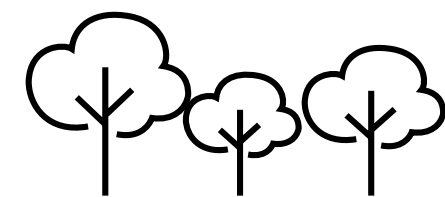
Landscape Soil Depths



Tree Canopy Coverage



Design Outcomes



ENHANCED TREE CANOPY

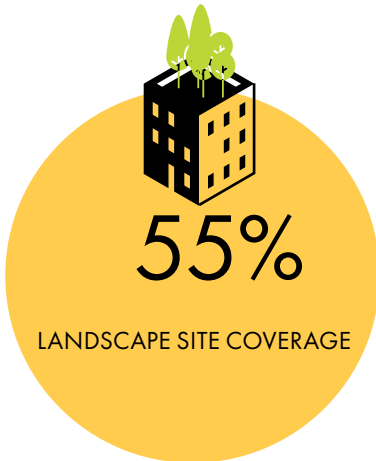
The retention of key existing trees and the provision of new trees in the communal open spaces will enable the site to retain it's current tree canopy and further mitigate Urban Heat Island effect and enhance the local canopy character.



CREATING URBAN HABITATS

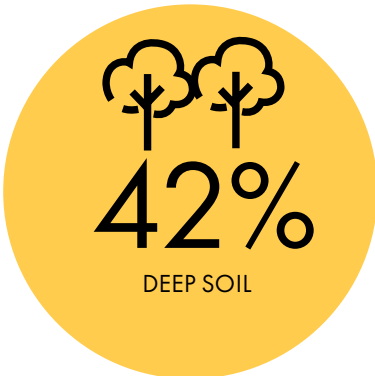
The open space will encourage and support habitat corridors for local wildlife and feature a generous 55% coverage of soft and hard landscaping.

*Note figures indicative only and are subject to design development.



DEEP SOIL LANDSCAPE

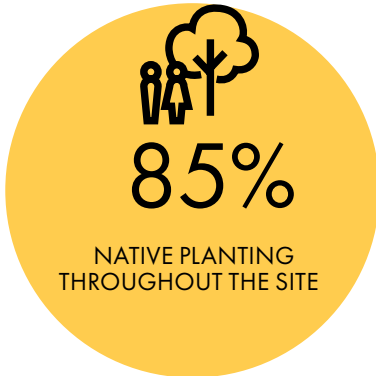
The proposal features a central deep soil zone that allows for a series of green spaces, and a main communal area, effectively buffering the building and its urban surroundings with dense and native planting.



PROMOTING BIOPHILIC DESIGN

The planting typologies in the communal open space will promote biophilic design by creating extensive tree canopy & gardens to for humans to encounter and contribute to the continuation of the local flora and fauna systems.

*Note figures indicative only and are subject to design development.



LAND AND FORM

Appendix A

Landscape

DA Drawings