

LANDSCAPE DESIGN REPORT

TRINITY STAGE 2 SSDA

39 Delhi Road, North Ryde, Wallumatta, NSW

SQ1

Square One Landscape Architects acknowledges the Wallumattagal people of the Dharug Nation as Traditional Custodians of the land and pays respect to Elders past, present and future.

We recognise their history and pay respect to their culture, connection to their lands, waterways, sky and surrounding clan groups.

Our recognition of these sovereign lands is expressed with deep reverence, connection and commitment to the protocols of old ways, as we tread gently in the footsteps of our ancestors to pave the way for a better future for all people.

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Development Details

Application number: SSD-55844212
 Project name: Triniti – Stage 2
 Location: 39 Delhi Road, North Ryde
 Applicant: Stockland Development Pty Limited

This Landscape Design Report is submitted to the Department of Planning and Environment (DPE) in support of a State Significant Development Application (SSDA) (SSD-55844212) for a new build-to-rent housing (BTR) development at 39 Delhi Road, North Ryde (the site).

The proposed development will specifically comprise the following:

- Site preparation and excavation.
- Construction of a new build-to-rent development comprising a shared podium with three new buildings ranging between 2 to 20 storeys specifically, the following is proposed:
 - 1,851 m² of non-residential floor area at ground level, including commercial and retail uses,
 - 39,031 m² of build-to-rent housing, including a total of 508 dwellings,
 - 1,518 m² of communal residential amenity facilities located throughout the building.
- Basement and Ground Floor carparking, comprising a total of 155 car parking spaces, 108 bicycle spaces, and 6 motorcycle spaces and 1 carwash bay.
- Vehicular access provided via Rivett Road for retail, services, loading and waste removal, and Rennie Street for residential use.
- Use of approximately 164 existing carparking spaces from adjacent Triniti basement as residential carparking.
- Activation and revitalisation of existing New Link Road to be used as a pedestrian through site link as per Letter of Offer to Council.
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

Relevant SEARs

This Landscape Design Report addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the Table 1 below.

Table 1 Secretary’s Environmental Assessment Requirements relevant to this Report

SEARs	Assessment Requirements	Location
Public Space	<ul style="list-style-type: none"> • Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. • Demonstrate how the development: <ul style="list-style-type: none"> • ensures that public space is welcoming, attractive and accessible for all. • maximises permeability and connectivity. • maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. • maximises street activation. • minimises potential vehicle, bicycle and pedestrian conflicts. • Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines. 	<p>Location in Report: 1.2 POLICY CONTEXT AND KEY APPLICATIONS 3.5 PROGRAMS AND DESTINATIONS - GROUND PLANE</p> <p>Location in Report: 3.2 KEY DESIGN PRINCIPLES AND DESIGN MOVES 3.5 PROGRAMS AND DESTINATIONS - GROUND PLANE 3.12 LANDSCAPE CONCEPT PLAN - GROUND PLANE 3.16 SECTION-ELEVATIONS 3.17 PERSPECTIVE RENDERS</p> <p>CPTED REPORT BY HARRIS CRIME PREVENTION SERVICES Location in Report: 3.5 PROGRAMS AND DESTINATIONS - GROUND PLANE 3.6 PERMEABILITY AND CONNECTIVITY - GROUND PLANE</p>
Trees and Landscaping	<ul style="list-style-type: none"> • Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. • Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> • details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). • provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. • demonstrates how the proposed development would: <ul style="list-style-type: none"> • Contribute to long term landscape setting in respect of the site and streetscape. • mitigate the urban heat island effect and ensure appropriate comfort levels on-site. • contribute to the objective of increased urban tree canopy cover. • maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. 	<p>Location in Report: 1.2 POLICY CONTEXT AND KEY APPLICATIONS 3.5 PROGRAMS AND DESTINATIONS - GROUND PLANE 3.6 PERMEABILITY AND CONNECTIVITY - GROUND PLANE 3.12 LANDSCAPE CONCEPT PLAN - GROUND PLANE 3.16 SECTION-ELEVATIONS 3.17 PERSPECTIVE RENDERS 3.18 INDICATIVE PLANT SCHEDULE 3.20 TREE MANAGEMENT PLAN 4.0 LANDSCAPE SKETCH PLAN - GROUND PLANE</p>

Location Trinit Stage 2

The site is located at 39 Delhi Road, North Ryde within the Ryde Local Government Area (LGA). The site is legally described as Lot 21 in DP 1003588 and has a total area of approximately 27,410m². The site currently comprises the existing Trinit Business Campus (Stage 1) on the northern portion of the site and the Trinit Stage 2 site on the southern portion of the site, which is currently vacant.

A summary of the surrounding development is provided below:

- **North:** The site is immediately bounded by Delhi Road to the north. Beyond Delhi Road, is the Macquarie Park Cemetery and Crematorium.
- **East:** The site is immediately bounded by Julius Avenue to the north-east and Rivett Road to the south-east. Beyond these roads, a range of industrial warehouses and business park centres are located to the east, housing major tenants, including CSIRO.
- **South:** The site is bounded by the former Microsoft Campus by Goodman to the immediate south. Beyond the Microsoft Campus is Epping Road and the M2 Motorway off ramp.
- **West:** The site is bounded by Rennie Street to the immediate west. Additionally, the North Ryde Metro Station is located approximately north-west of the site. A mix of uses are grouped around the metro station, including residential development. Particularly, the Ryde Gardens and Centrale are two residential developments located to the west of the site. Further and beyond the M2 Motorway, the Lachlan's Square Village is located northwest which is accessible via a pedestrian bridge and comprises a range of amenities and facilities, including a medical centre, gym, post office, beauty services, and food and drink premises.

A site aerial is provided at Figure 1.

Figure 1:



1.0
LANDSCAPE DESIGN APPROACH

Stockland Project Objectives

- Elevate the neighbourhood character of North Ryde and set a new benchmark for future development that builds on Stockland's legacy of long term investment and ownership in the area.
- Compliment the existing commercial uses on the site to provide an integrated, mixed-use precinct that is highly connected, amplifies amenity and improves quality of life.
- Design with a people first approach to create spaces across the development that respond to specific customer needs.
- In collaboration with Indigenous stakeholders and consultants, create a respectful, multi-layered and celebratory precinct that incorporates Connecting with Country design elements and native species throughout.
- Create an oasis from the surrounding built environment that takes inspiration from the Lane Cove National Park.
- Design to promote sustainability including optimising opportunities for ecologically sustainable design and practice
- Provide high quality, integrated landscaping across the public realm, semi private and private spaces including the ground plane, podium and rooftops.
- Retain as many of the existing native trees as practically possible, integrating these seamlessly into the new landscaping design.
- Design a low maintenance landscape that considers safe and cost effective maintenance methodologies and minimises irrigation demand.
- Support a resilient long term asset and that can adapt and respond to support ongoing tenancies and potential changing customer demands.

Architectural Vision

Taking this broader development vision on board, the architectural vision for the site is to provide a design that encourages tenants to feel they are renting the whole building, not just their apartment, to create a development that is an extension of their home.

"When people love where they live and who they live next to, they stay."

First Nations Objectives

The Trinita First Nations Working Group (FNWG) is the key advisory point for the Trinita project team in relation to how Country informs special designs and movements across the site. The landscape design is informed by this collaboration and aims to preserve the DNA of the place and restore the ecological and cultural values of the site.

The FNWG has been formed by Stockland to provide direct First Nations cultural guidance on the Trinita Project. The group is made up of Dharug Traditional Owners and First Nations community members with strong ties to North Ryde area under guidance from Ngurra Advisory. The group met on a regular basis with the Stockland Trinita team and various contractors, including the project's key design consultants.

The Trinita First Nations Working Group were consulted provides advice on the following matters:

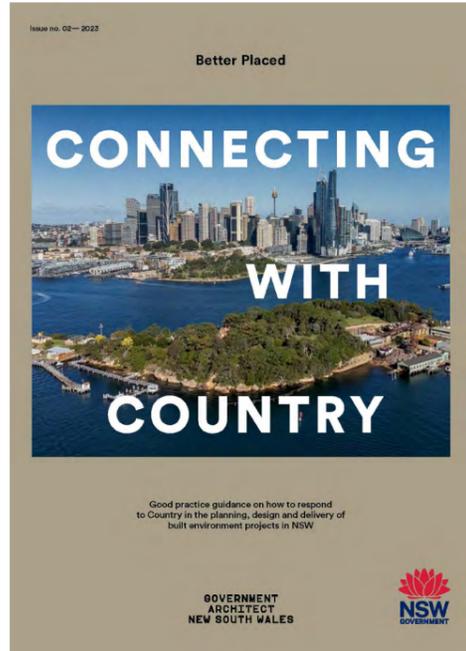
- Designing with Country: co-design Designing with Country principles and processes that are critical to Trinita being reflective of the many aspects of Country that make the site culturally, environmentally and historically unique to Dharug and the broader community.
- Cultural Heritage and Land Management: provide guidance on best practice for all matters that relate to First Nations cultural heritage across the site.

Square One were able to build on this collaboration to identify connections to Country and in particular, the Lane Cove River, its tributaries, and the National Park.

The Trinita site would originally have benefitted from close access to Pages Creek and Lane Cove River. These connections have been eroded by development and transport infrastructure over time. The FNWG noted that it would be important for the project to reference these connections through the design. Key spatial informants included:

- Embed Designing with Country principles throughout the landscape design such as equitable access to nature and the enhancement of urban microclimates.
- Include significant food, sensory and medicinal plants in the gardens.
- Represent the Wallumattagal people and their connections to Country, in particular, Pages Creek and the Lane Cove River.
- Slow, absorb and filter stormwater on the site to mitigate pollution and erosion of the river corridor.
- Promote urban ecologies that support the biodiversity of the National Park.
- Preserving or enhancing the natural features of the landscape including existing trees and geology.
- Acknowledge the sites location on a significant ridgeline that may have been linked to a Songline.
- Consider how the ridgeline influences how residents, visitors and the community move through the site.

By adopting this approach throughout the landscape design, we can create a place that acknowledges and celebrates its connection to Country while preserving and enhancing the ecological and cultural values of the site and reinforcing links with Pages Creek and the Lane Cove River basin.



Connecting With Country Framework

We worked with the FNWG to design for:

Better Fit: The Lane Cove River is referenced through the Geology, River, Trees, and Sky. This represents Wallumatta.

Better Performance: WSUD rain gardens across the ground plane and rooftop planting slows and filters stormwater before it reaches the river.

Better for People: Considered planting across the ground plane, podium and roofs provides opportunities for people to connect with each other in nature.

Better Working and Value: A broad range of amenity and leisure spaces have been provided across the development.

Better Look and Feel: The Lane Cove River design references have been integrated throughout the architecture and landscape.



Greener Places - GANSW (2020)

Integration and Multifunctionality: Rain gardens in Rennie Street and Rivett Road support stormwater management, enhance urban biodiversity and provide access to quality green amenity spaces. Existing trees are supplemented with new tree planting across the ground plane and podium to add to overall tree canopy.

Connectivity: Public spaces across the ground plane include: sunny and shaded green amphitheatres, a multifunctional recreation lawn, laneway seating and dining spaces and a nature play area. Street interfaces are designed for maximum accessibility and bike connectivity. Semi-private rooftop landscapes incorporate: play, work and exercise spaces, barbeque areas, outdoor dining and veggie gardens.

Participation: The First Nations Working Group (FNWG) are involved throughout the design process and have informed WSUD connections to the Lane Cove River, integration of urban greening throughout the project and the incorporation of significant native plant species.



Better Placed

The GANSW defines a well-designed built environment as being:

Healthy: Street interfaces and through site links are designed to promote a walkable neighbourhood. CPTED principles are incorporated throughout.

Responsive: Versatile, multifunctional spaces are provided to provide welcoming environments for individuals and communities to gather.

Integrated: We have worked with the architects and engineers to create a design that merges infrastructure and built form with the landscape.

Equitable: Accessible and sheltered routes have been provided to allow residents to move freely through the public domain and rooftops

Resilient: Planting is designed to mitigate wind and heat and contribute to the creation of urban biodiversity.



Urban Green Cover in NSW

The following elements have been included in accordance with the guidelines in this document.

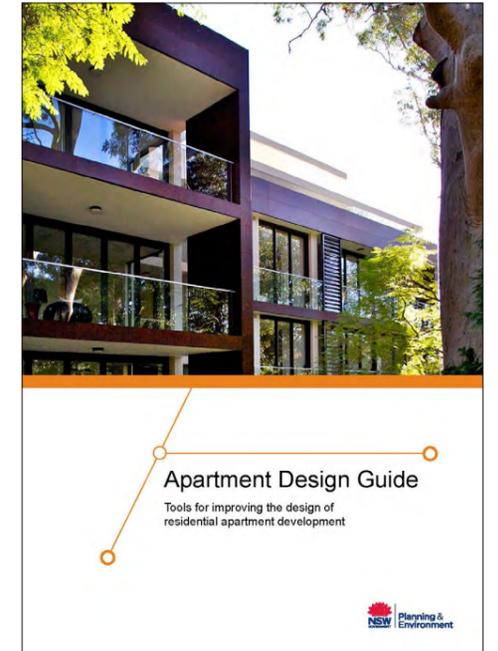
Green roofs with cascading plants, trees, shrubs, groundcovers and lawn are provided on top of the podium and buildings A, B and C.

Vertical greening is provided on trellises, pergolas and arbours.

Green streets are promoted around the site with tree planting, understorey mass planting, rain gardens and median planting. Large planters are included in the through-site link.

Permeable and light coloured, highly reflective surfaces have been specified on internal roads and pavements.

Green Open Space has been extended with canopy trees to hardscape areas.



Apartment Design Guide

The recommendations in the Landscape Design Guide section have been incorporated:

- Diverse and appropriate planting
- Bio-filtration gardens
- Appropriately planted shading trees
- Areas for residents to plant vegetables and herbs
- Composting
- Deepsoil
- Planted roofs and facades
- Shade structures such as pergolas for balconies and courtyards
- Appropriately scaled trees near the eastern and western elevations for shade
- A balance of evergreen and deciduous trees
- Landscape design responds to the existing site conditions including changes of levels and views
- Plants have been selected for site conditions, including: drought and wind tolerance, seasonal changes in solar access, substrate depths, diversity and longevity.

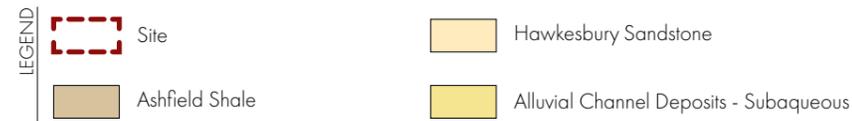
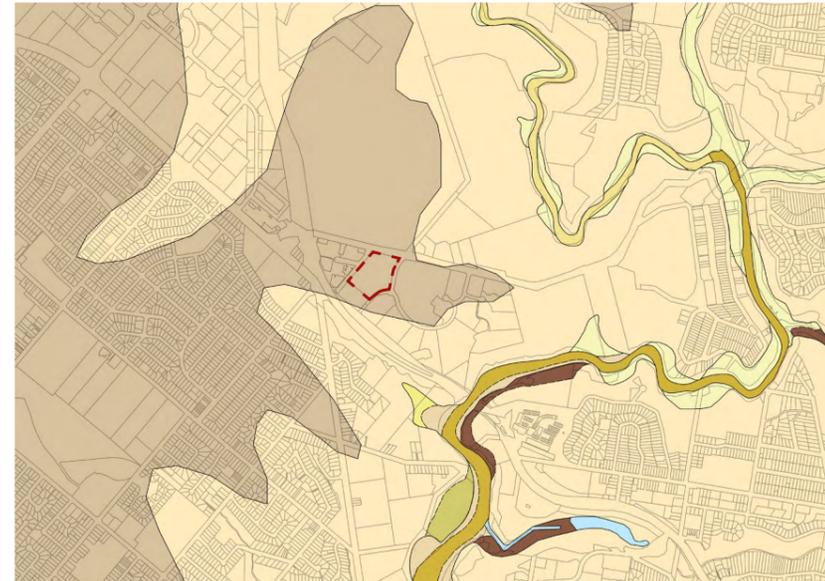
2.0 OPPORTUNITIES AND CONSTRAINTS

2.1 Mapping

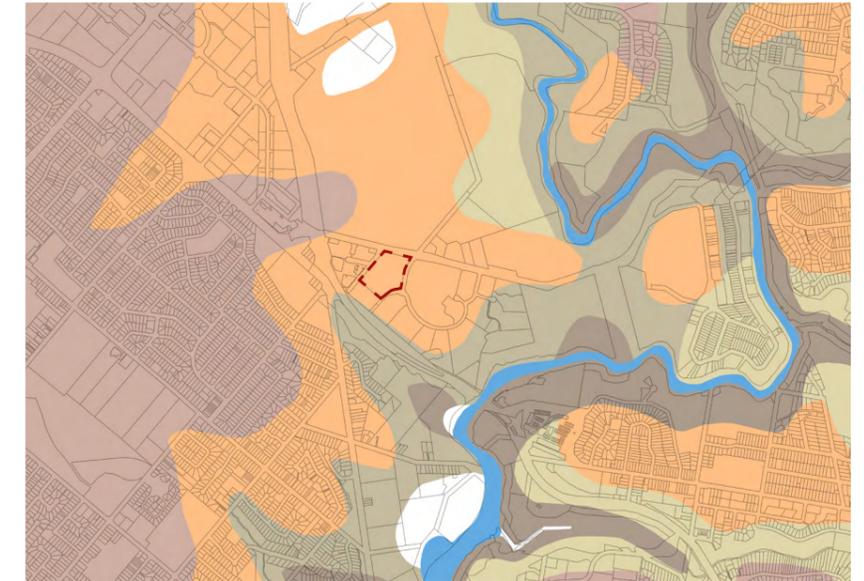
Contours



Geology



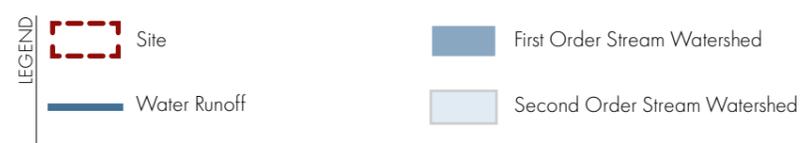
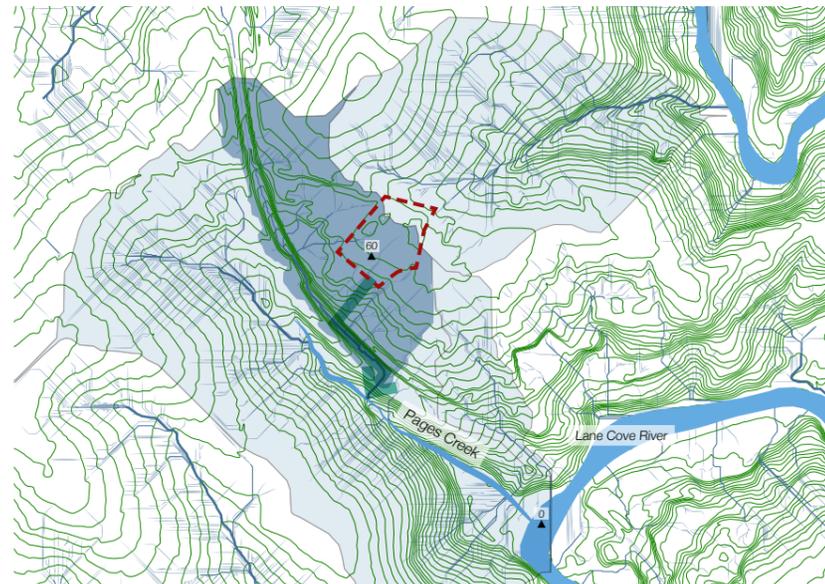
Soils



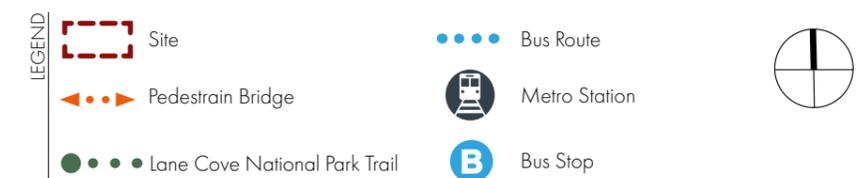
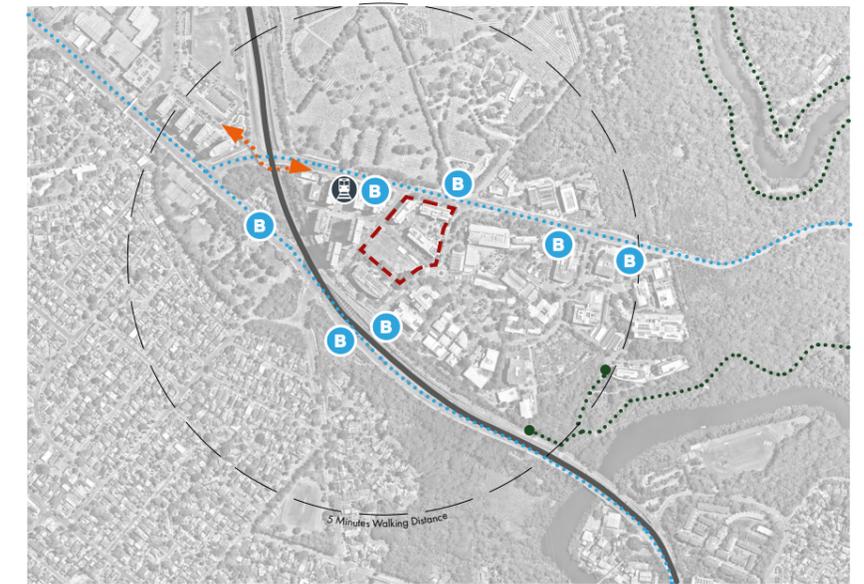
Vegetation



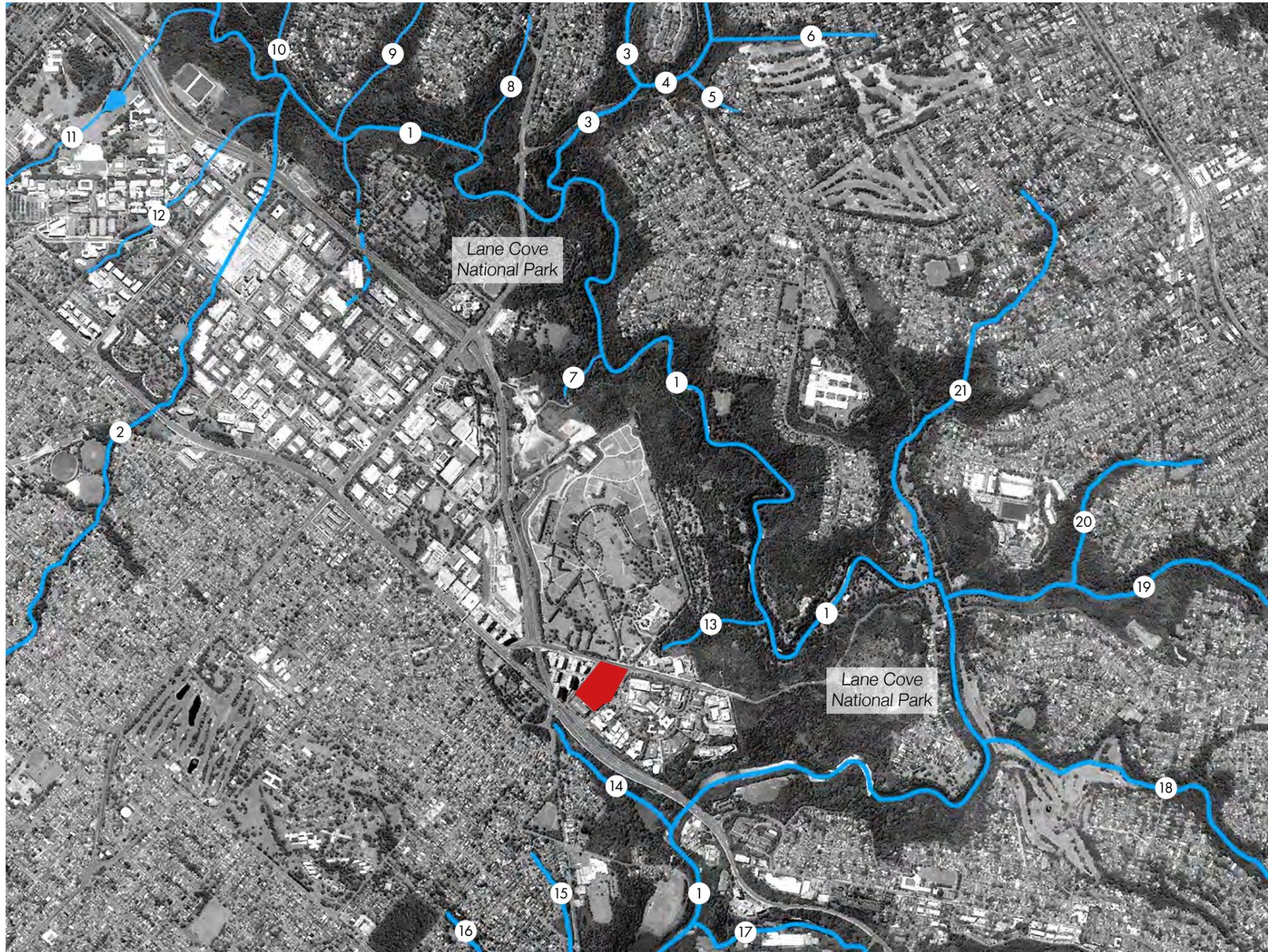
Watershed



Transportation



Square One prepared the following maps using GIS data (State Government of NSW and Department of Planning and Environment). These site were interpreted as informants for the landscape concept and the design of the softscape and hardscape components. The design works within the current urban context to reference the local sandstone and shale geology, reinforce connections to the Lane Cove River System and incorporate species from the preexisting native vegetation types.



- | | | | | |
|---------------------|------------------|------------------|----------------------|---------------------------------|
| 1 Lane Cove River | 6 Links Creek | 11 Mars Creek | 16 Kitty's Creek | 21 Little Blue Gum Creek |
| 2 Shrimptons Creek | 7 Porters Creek | 12 Kikkiya Creek | 17 Stringybark Creek | — Trinitii Stage 2 Project Site |
| 3 Blackbutt Creek | 8 Rudder Creek | 13 Carter Creek | 18 Swaines Creek | |
| 4 Falls Creek | 9 Quarry Creek | 14 Pages Creek | 19 Blue Gum Creek | |
| 5 Honeysuckle Creek | 10 Congham Creek | 15 Martins Creek | 20 Sugarbag Creek | |

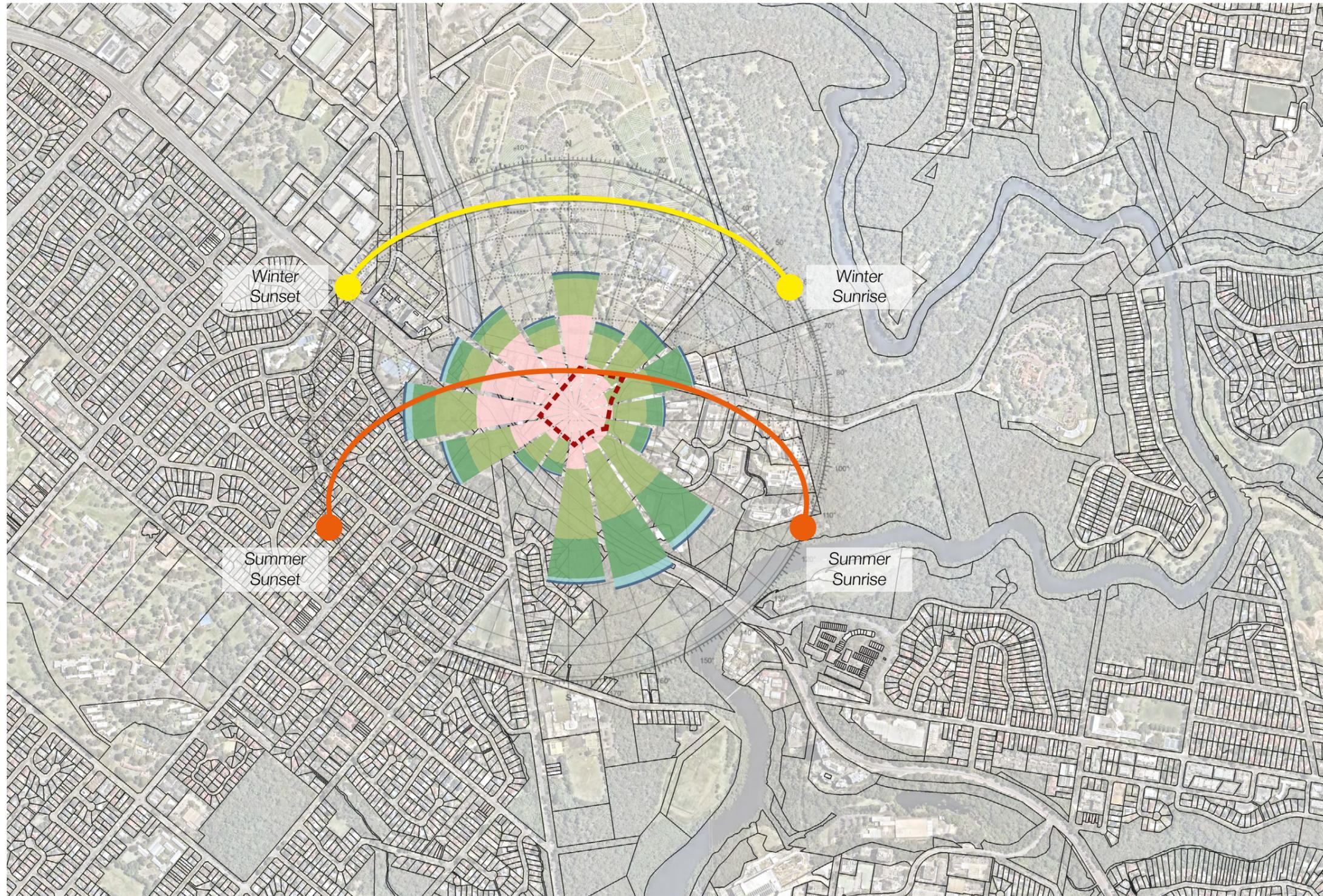
Opportunities and Constraints
2.3 Terrain Model



The terrain and hydrology of the area have been overlaid onto the aerial photograph to help understand the original and current relationship between the project site and its surrounding context. It is evident that the site's physical and hydrological connection to Pages Creek and Lane Cove River have been disrupted by major infrastructure development such as Delhi Road.

- 1 Trinitri Stage 2 Site Boundary
- 2 Wallumattagal Land Boundary
- 3 Pages Creek
- 4 Lane Cove River
- 5 Delhi Road

Opportunities and Contraints
 2.4.1 Site Analysis - Wind and Sun Path



LEGEND Site



DATA SOURCE: Ryde Wind Forecast, WillyWeather, <https://wind.willyweather.com.au/nsw/sydney/ryde.html>



Our initial microclimate analysis has been further interrogated through solar and wind modelling by specialists to determine optimal layouts and detailing for human comfort and selection of plant species.

Vegetation



Plant Community Types



LEGEND

- Site
- Sydney Coastal Enriched Sandstone Forest
- Sydney Coastal Coachwood Gallery Rainforest
- Illawarra North-Pittwater Bangalay Moist Forest
- Sydney Coastal Sandstone Gully Forest
- Sydney Turpentine Ironbark Forest
- Northern Sydney Scribbly Gum Woodland
- Blue Gum High Forest
- Sydney Coastal Shale-Sandstone Rainforest

Plant species have been selected from the local native plant communities and chosen for their appropriateness and adaptability to the site conditions of the proposed development.

DATA SOURCE: State Government of NSW and Department of Planning and Environment, SEED, <https://datasets.seed.nsw.gov.au/dataset/nsw-state-vegetation-type-map-pre-clearing>

Proposed species selected from the Sydney Coastal Enriched Sandstone Forest Native Vegetation Type:



Banksia serrata
Old-man Banksia



Elaeocarpus reticulatus
Blueberry Ash



Pittosporum undulatum
Sweet Pittosporum



Ceratopetalum gummiferum
Christmas Bush



Acacia suaveolens
Sweet Wattle



Acacia terminalis
Sunshine Wattle



Acacia ulicifolia
Prickly Moses



Banksia spinulosa
Hairpin Banksia



Dodonaea triquetra
Large-leaf Hop-bush



Leptospermum trinervium
Flaky-barked Tea-tree



Lomatia silaifolia
Crinkle Bush



Persoonia levis
Broad-leaved Geebunk



Dianella caerulea
Blue Flax-lily



Entolasia stricta
Wiry Panic



Lomandra longifolia
Spiny-headed mat-rush



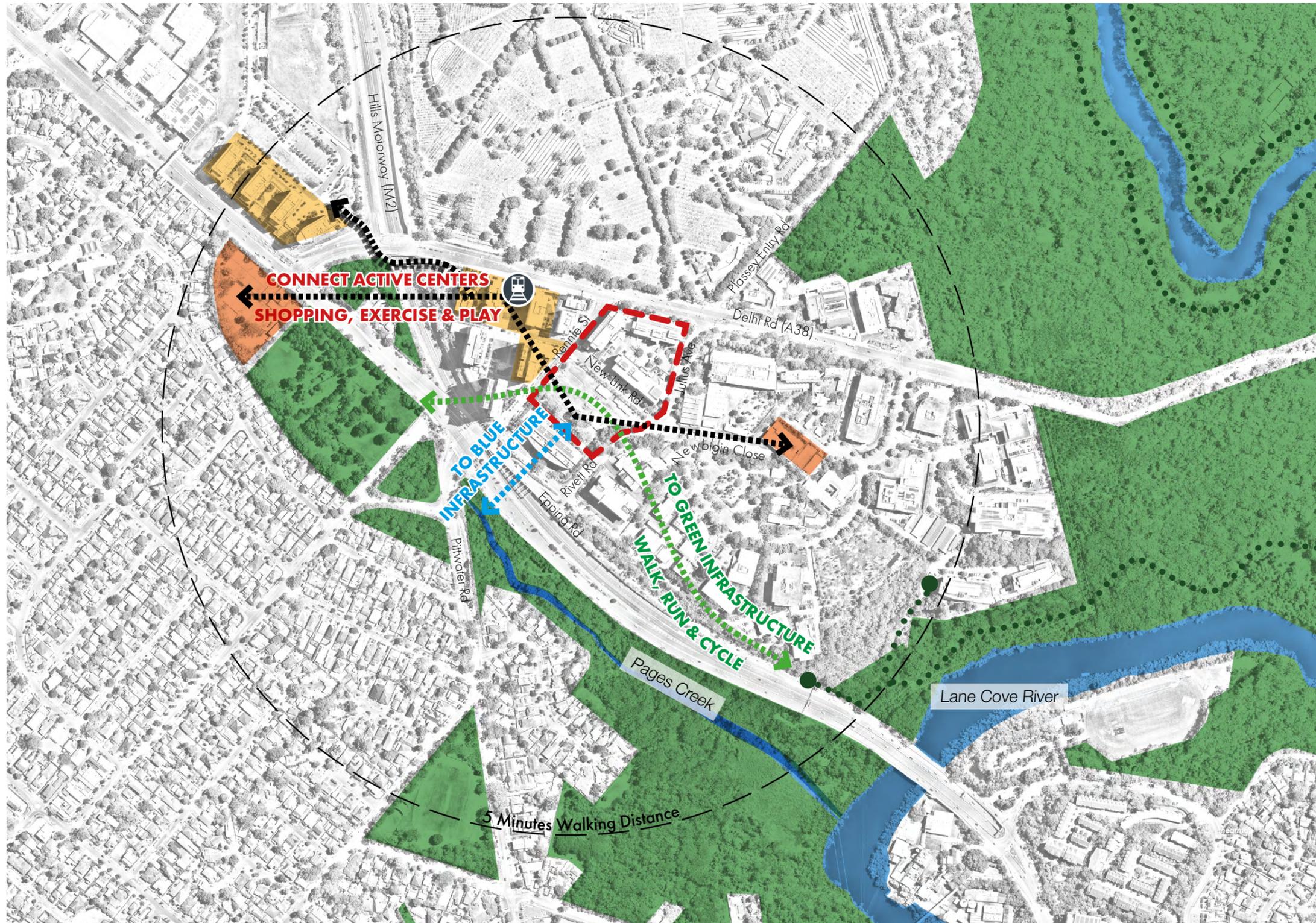
Pandorea pandorana
Wonga Wonga Vine

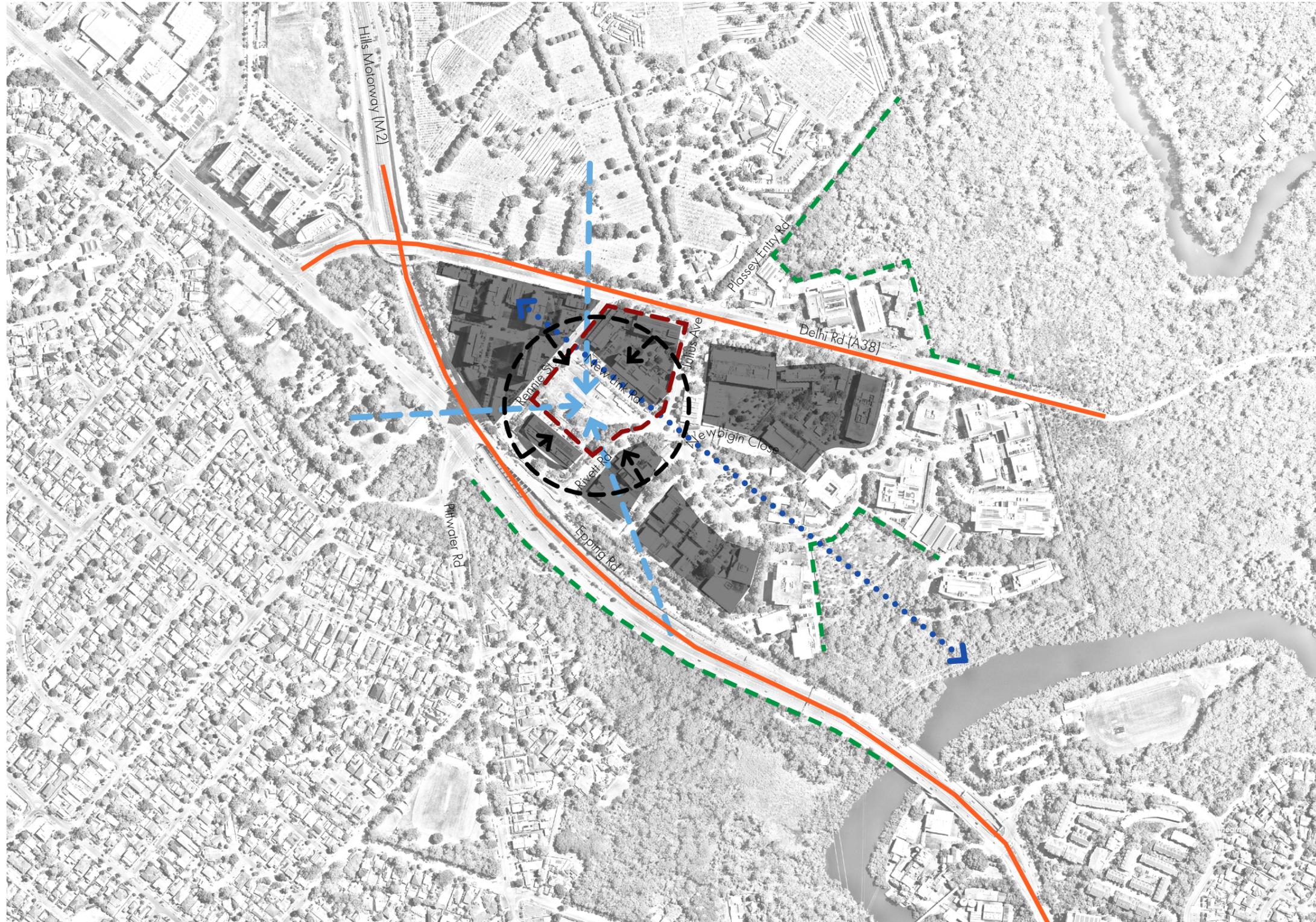


Smilax glycyphylla
Sweet Sarsparilla



Eustrephus latifolius
Wombat Berry





LEGEND
 [Red dashed box] Site
 [Grey rectangle] Buildings
 [Blue arrow] Predominant Winds

[Orange line] Barriers
 [Blue dotted arrow] Limited Pedestrian Links
 [Black dashed line] Overshadowing by Tall Buildings

[Green dashed line] Disconnected Green Infrastructure



3.0
LANDSCAPE CONCEPT DESIGN

Landscape Concept Design

3.1 Landscape Design Statement

Design References

We worked with the FNWG, Ngurra Advisory, client and architect to identify the primary design references of Geology, River, Trees, and Sky. These are incorporated in the architectural expression of the building, the massing and articulation of the built form and in the materiality of the built elements.

Geology

Our site analysis and walk on Country revealed the prominence of the local sandstone in the area. Of particular interest was the way it has been shaped and sculpted by the river and has in turn created habitat for wildlife and shelter for people.

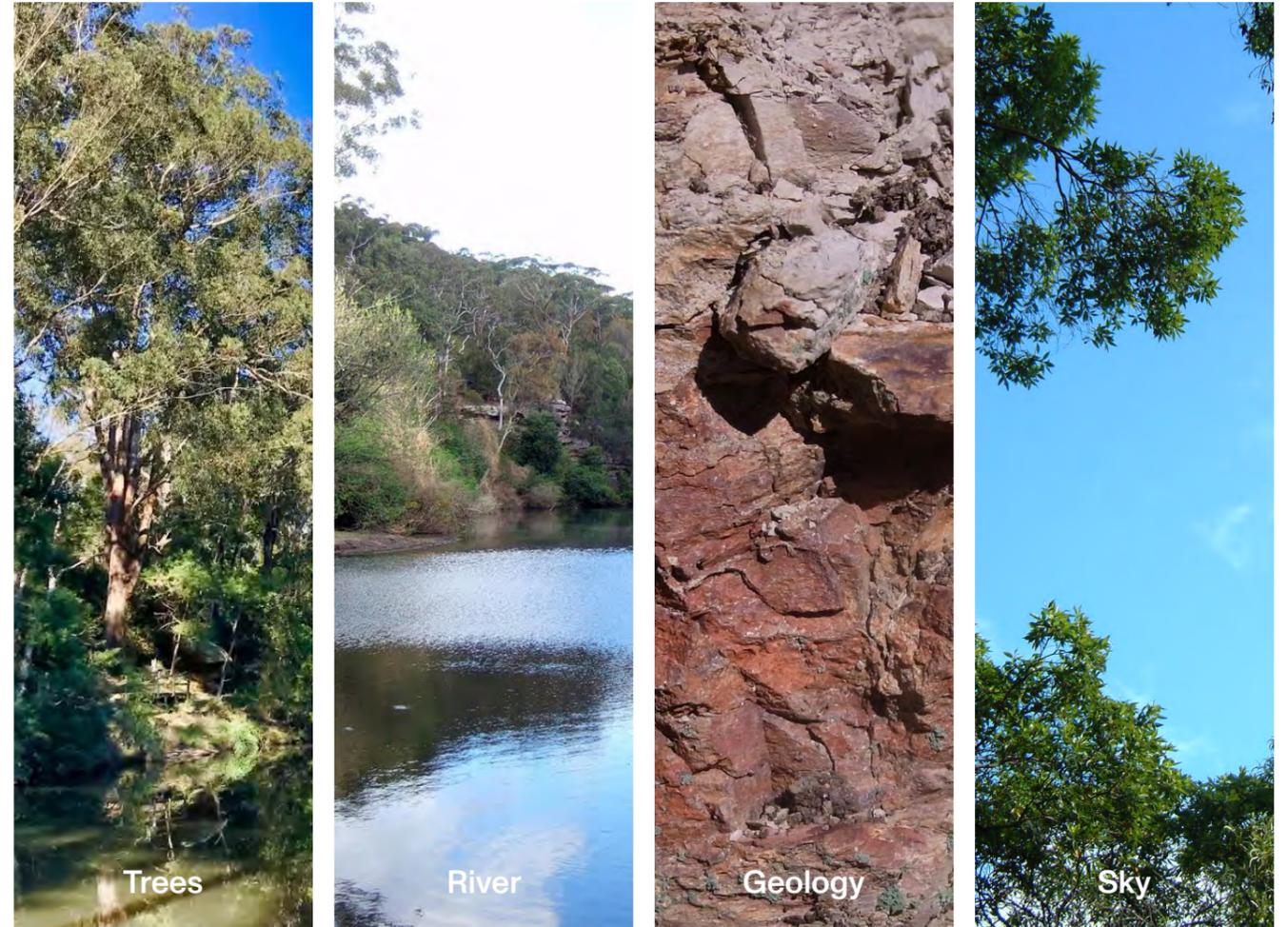
This sculpted, faceted form and warm materiality is abstracted and expressed in both the building façades and the hardscape elements to bring a connection to the ground. Like the sandstone embankments and overhangs along the river, the built form creates shelter for residents and visitors. This is best expressed in the laneway and its connection to New Link Road. The main approach to the development presents layered sandstone overhangs of the buildings and podium. The laneway has been opened to the sky and represents the river canyon as a welcoming, sheltered gathering space, drawing people into the development. Faceted terraces and steps have been carved out as though by the river. River islands are abstracted as planters with integrated seating. These are placed to direct movement through the lane and frame spaces for licenced seating.

River

The centrality of the Lane Cove River in the identity of the Wallumattagal people was reiterated throughout the FNWG engagements. The Dharug elders reinforced the importance of the Wallumattagal totem - the Wallumai or Snapper Fish.

The River is considered both directly (discussed below in Caring for Country) in how we minimise environmental impact on the river corridor and expressively through visual representation and interpretation. The paving into and through the laneway is interpreted as the sandy riverbed. In the same way that the river canyon is a catchment of the surrounding area, the laneway captures stormwater from the surrounding areas and from above, channelling it both literally and figuratively to the Lane Cove River. The paving abstracts the colour tones, patterns and light qualities that can be experienced along the river course.

The sculptural work of the river on the surrounding Geology is drawn through the entire development. The faceted building and hardscape elements are inspired by the movement of water. Active and passive spaces are carved out of the landscape to invite all people to use the spaces. This helps to inform part of the visual identity of the place and will be further interpreted and revealed through wayfinding and artwork. The paving of the laneway river encourages movement through the site and draws people to the licenced seating areas and the recreational space at the southern end of the through site link, known as the Corymbia Courtyard.



The aboriginal name for Snapper Fish is Wallumai.

It is likely the Wallumattagal clan's name is derived from Wallumai, and matta, a word denoting place.

Those living on the southern side of the river, in what is now the Ryde area, were the snapper fish clan.

Landscape Concept Design
3.1 Landscape Design Statement

Trees

A strong biophilic approach has been adopted to help connect people to nature and provide equitable access to valuable natural spaces. Visual connections from the building are promoted towards the surrounding forested landscape along the Lane Cove National Park.

The representation of trees in the architectural expression of the buildings is complemented by a substantial provision of landscaped spaces for residents and visitors. The multi-layered plant communities observed in the National Park have inspired a layered approach to planting across the development.

- Ground plane landscapes: New and retained mature trees, laneway planting, green amphitheatres, and rain gardens.
- Podium and rooftop landscapes includes trees, lawns, planted arbours, cascading edge planters and screen planting.

This extensive landscape strategy will harness ecosystem services (see diagram) to enhance the environmental performance of the site. This will help to create a more resilient, liveable and enjoyable urban environment by:

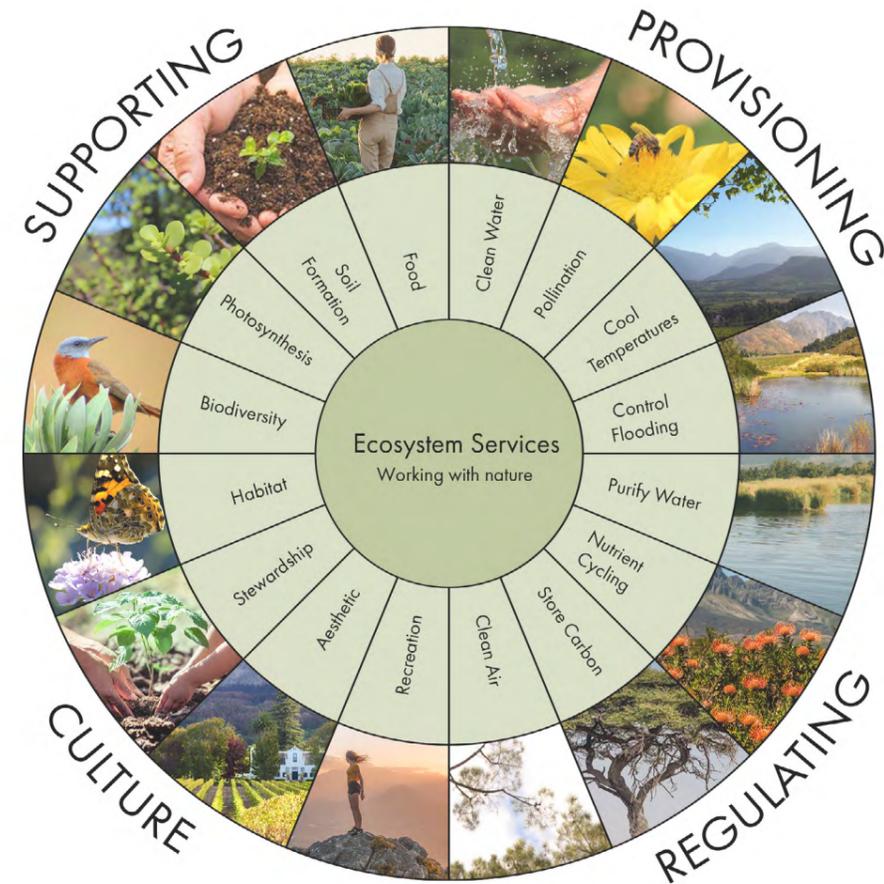
- Improving water quality by filtering stormwater through planters and rain gardens.
- Enhancing microclimate through shading, cooling, improving air quality, and wind screening.
- Contribute to urban habitat creation by incorporating native plant communities.
- Adding interest through texture, seasonal colour and fragrance. improve air quality and reduce noise pollution.

Sky

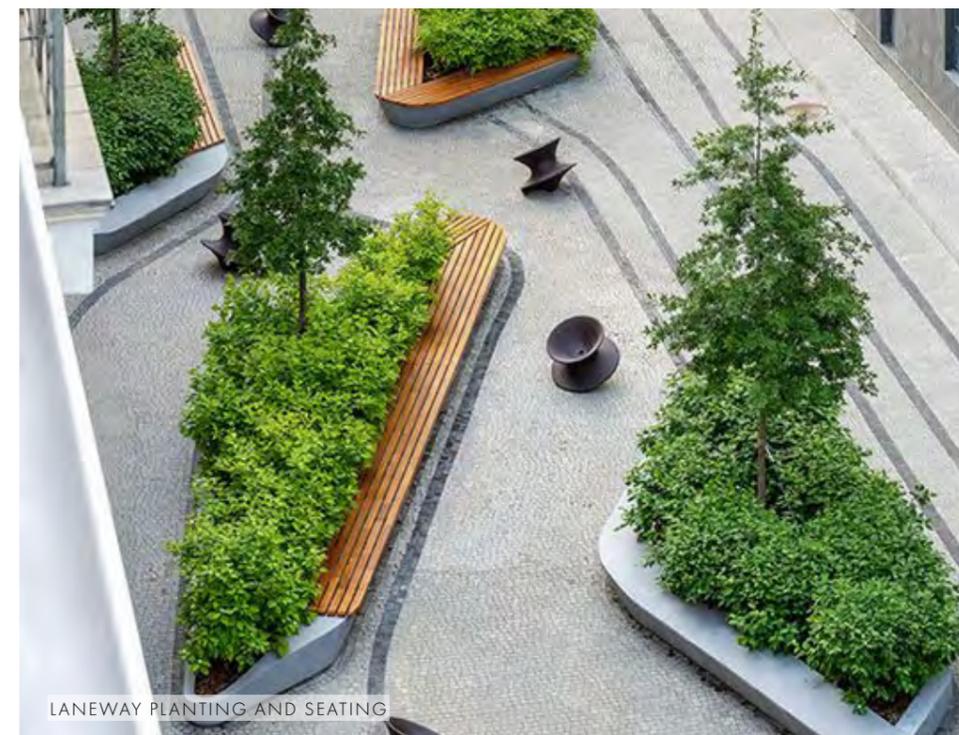
A range of landscape spaces allow residents and visitors to get out of the building and appreciate views of the sky. Planted arbour, pergola and trellis structures frame these views with greenery and create dappled light across the rooftops and podium.

Views to the sky are taken down to the ground plane, where the laneway is opened up to allow light to penetrate to the retail and lobby spaces.

Large planters across the podium and ground plane allow for the planting of native tree species that will further complement views to the sky while filtering sunlight and creating attractive and sheltered gathering spaces.



Ecosystem Services Diagram - presents the benefits of nature in urban developments



3.2 Key Design Principles and Design Moves

Based on design objectives of the Better Placed Design Policy by the Government Architect of New South Wales.



Source: Better Placed, GANSW, Design Objectives for NSW that inform the design of Trinita Build to Rent development

Objective 1: Better Fit

Seek to reveal and celebrate the natural characteristics of the Lane Cove River catchment.

Design Moves:

- The Lane Cove National Park is represented through the Geology, River, Trees, and Sky design references.
- The Lane Cove River and Wallumatta is represented through the laneway river installation.
- The planting design includes native species that demonstrate the functional sophistication and local ingenuity of the Wallumattagal people.

Objective 2: Better Performance

Demonstrate Caring for Country through environmental stewardship and the promotion of ecosystem services. Landscapes are dynamic, living entities that require attentive care and skillful management especially in the context of long term held residential assets such as Build to Rent.

Design Moves:

- Water Sensitive Urban Design (WSUD) is incorporated to slow and filter stormwater before it reaches the river.
- Rain gardens and passive irrigation strategies are incorporated across the ground plane.
- Landscaped garden spaces are included on the podium and building rooftops to contribute to the mitigation of Urban Heat Island Effect.
- Resilient and robust native plant species are selected to promote habitat for local wildlife and reduces ongoing upkeep efforts.
- Safe access to all planters along the facade edge will ensure proper and easy maintenance of cascading plants.
- The installation of an automatic drip irrigation system with rain and moisture sensors will ensure low water use and no wastage during storm events.

Objective 3: Better for Community

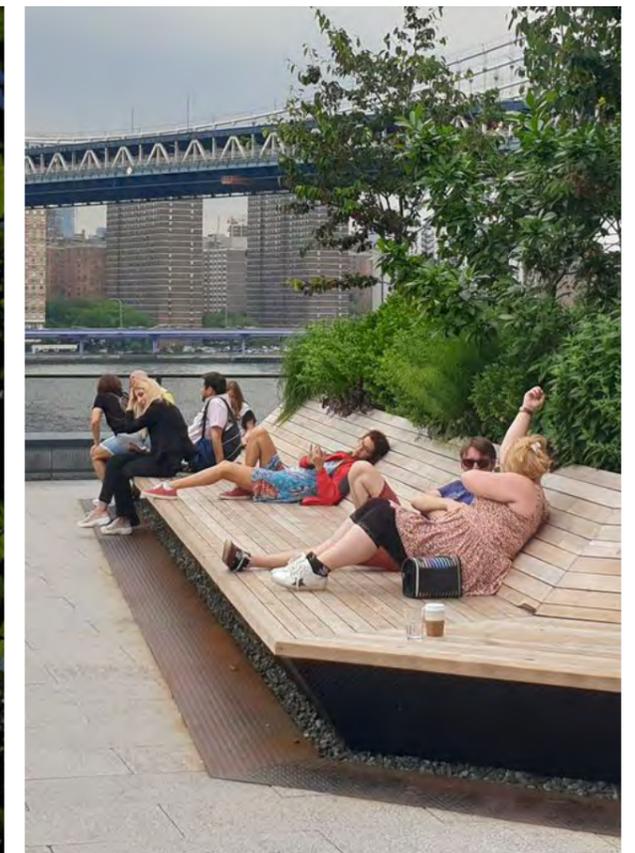
Provide inclusive, welcoming, and safe spaces that represent the Wallumattagal people, their ingenuity and knowledge.

Design Moves:

- The landscape works with the urban design framework to reinforce connections to and from the site and greater permeability through the site.
- Multifunctional amenity spaces provide a variety of opportunities for individuals and groups to connect with each other in nature.
- A variety of seating and gathering opportunities have been provided from sculptural seating elements to communal dining tables.



Enhancing microclimate through strategic placement and layering of planting and landscape structures.



Sculptural seating elements providing a variety of gathering options.

3.2 Key Design Principles and Design Moves

Objective 4: Better for People

Provide safe environments that promote human comfort and scale.

Design Moves:

- Bush tucker species, medicinal and sensory plant species help to promote a planting design that is more engaging and useful than purely aesthetic.
- Crime Prevention through Environmental Design (CPTED) strategies have been incorporated throughout the landscape.
- Landscape areas have been designed to maximise accessibility and inclusivity within a variety of different spatial realms and experiences.
 - Ramps have been integrated into the landscape design to provide an inclusive design outcome where level changes allow.
 - Hardscape / pathways are wheelchair accessible.
- Building overshadowing influences sun and wind conditions resulting in the formation of distinct microclimates:
 - The sun studies have informed the positioning of amenities and planting selection.
 - The podium and rooftops will receive the most access to natural light and are best suited to the location of lawns, playgrounds and barbeques.
 - On the podium, larger trees have been located on the southern side to minimise overshadowing and mitigate prevailing winds.

Objective 5: Better Working

Maximise multifunctional performance of spaces. The substantial provision of high quality landscape amenities is essential to cater to Build to Rent customer demands and wellbeing needs.

Design Moves:

- A broad range of amenity and leisure spaces have been provided across the development including: barbeque areas, outdoor dining and work spaces, play areas, lawn areas, shaded and sunny seating spaces.
 - Planted shade structures and trellises that provide shelter, and comfortable seating for all.
 - Wild play playground and lawn space.
 - Barbeque facilities and alfresco dining spaces.
 - Outdoor workstations and meeting areas.
 - Outdoor gym and yoga areas.
 - Vegetable, bush tucker and herb gardens.
- The landscape spaces have been designed to support adjacent building programming and amenity. Spill out and supportive amenity spaces have been provided adjacent to communal facilities.
- Screen planting has been included for residents overlooking communal areas.
- Covered walkways provide all weather connections across the podium to allow people to move freely between buildings.
- Tree canopy and green vistas to foster a connection with nature.

Objective 6: Better Value

Creating shared value of place in the built environment raises standards and quality of life for users.

Design Moves:

- The ground plane has been activated with retail and amenity opportunities for the local community.
- The spaces have been designed with high quality materials and robust detailing that will endure over time.
- Streetscapes and a through site link have been designed to enhance residents and visitors daily experiences.

Objective 7: Better Look and Feel

The Lane Cove River design references have been integrated throughout the architecture and landscape.

- A sequence of distinctive experiential spatial realms are tied together with a consistent design language and materiality.
- These create interest and a sense of order, legibility and harmony throughout the development.



Planted screens and pergolas providing shaded seating spaces and walkways.



Designing for safe and convenient maintenance.

Landscape Concept Design
3.3 Indigenous Design Principles

Indigenous Design Principles that were developed with the First Nations Working Group that can be incorporated into the Design Development Phase. They should demonstrate functional sophistication and local ingenuity through working with provisioning ecosystem services

1. Demonstrating functional sophistication and local ingenuity through working with provisioning ecosystem services

1.1. Local knowledge of food and medicinal plants

(Sarsaparilla, Geebung, Native raspberry, Grass Tree, Stringybark)

- Locally endemic planting plan
- Represent cultural references, uses and associations within ecosystem

1.2. Represent local ingenuity through the adaptation of raw materials.

(Stringybark for Nowey Bark Canoes, Grass Trees for glue, Kurrajong for nets, hatchets)

- Wild play sculptural elements – shaped seating, play structures and carvings
- Incorporate related plant species
- Represent links between elements and stories

2. Environmental Sustainability / Caring for Country / Knowledge transfer

2.1. Demonstrate local understanding of Country

- Mapping significance of place and connection to Lane Cove River Catchment
- Threatened plant and animal species

2.2. Reveal knowledge of natural processes

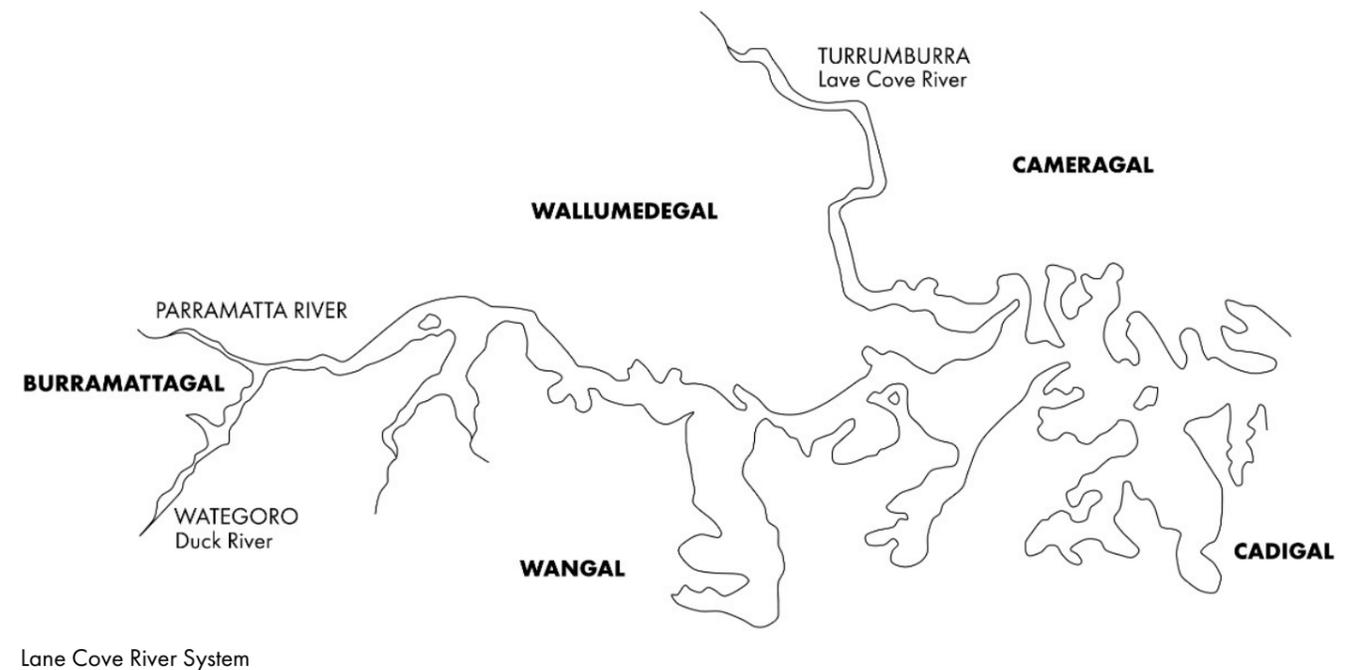
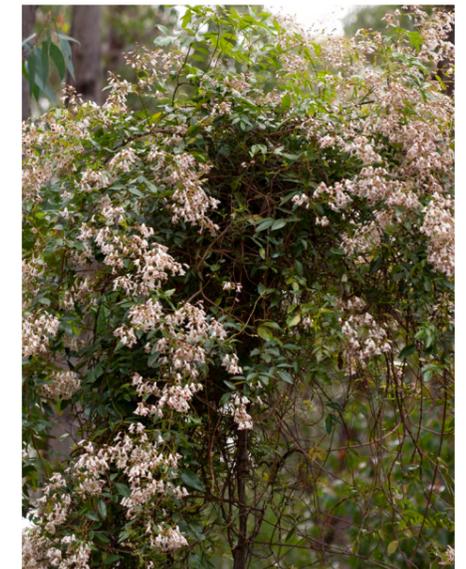
- Reference natural systems such as the water-cycle through expressed rain gardens
- Reveal the beneficial interrelationship between species and with people through interpretive signage
- Establish Connectivity - significance of ecological corridors and habitat

3. Storytelling

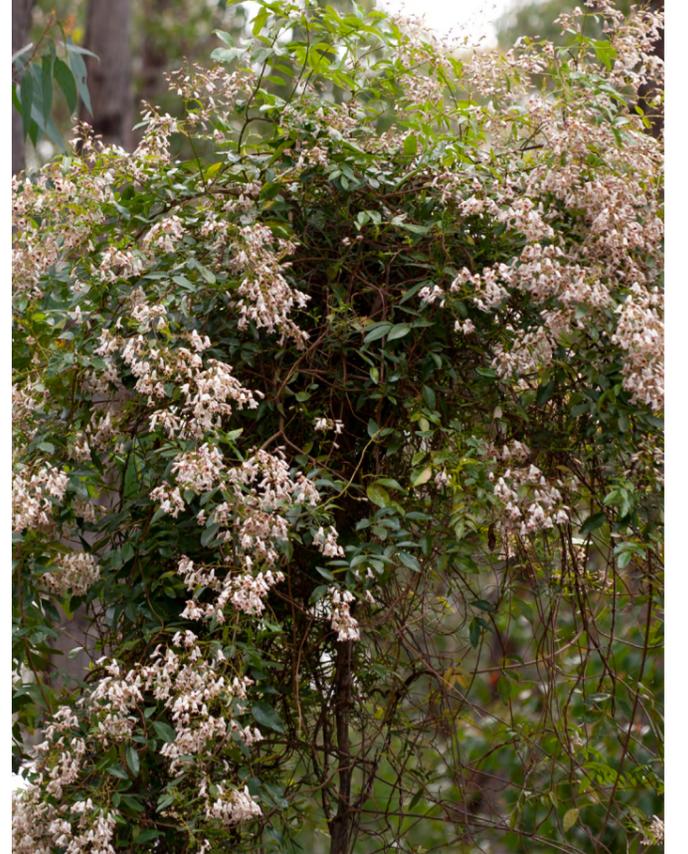
3.1. Connecting people in nature

- Dharug geographical connections
- Understanding Songlines, dreaming stories, astronomy and dance
- Incorporating language

The following species and accompanying information has been gathered through consultation with the First Nations Working Group and additional literary research. These native species have been chosen for their culinary or healing properties and significance to the Dharug Elders. Square One have identified those species that can adapt to this new landscape and add value and meaning for residents and visitors.



Landscape Concept Design
3.4 Significant Bush Tucker Species



(J) F M (A) (M) (J) J A S O N D

J (F) (M) (A) M J J A S O N (D)

J F M A M J J (A) (S) (O) (N) D

J F M A M (J) (J) (A) (S) (O) (N) (D)



Tetragonia tetragonioides
Warrigal | Native Spinach

Persoonia levis
Geebung | Broad-leaved Geebung

Hardenbergia violacea
Sarsaparilla | Purple Coral Pea

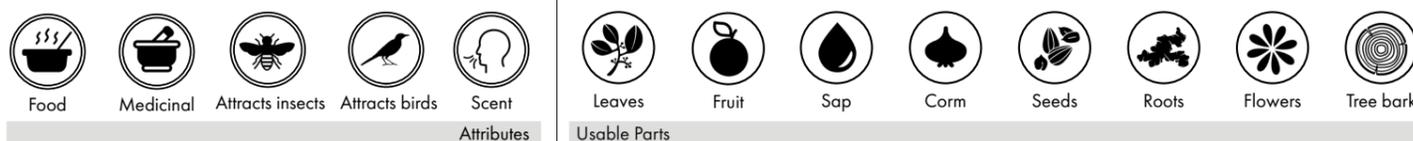
Pandorea pandorana
Wonga Wonga Vine

- The leaves are eaten raw, blanched, steamed or fried.
- The leaves are commonly consumed in soups and stews. It is very high in Vitamin C.

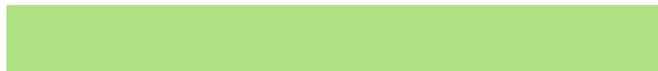
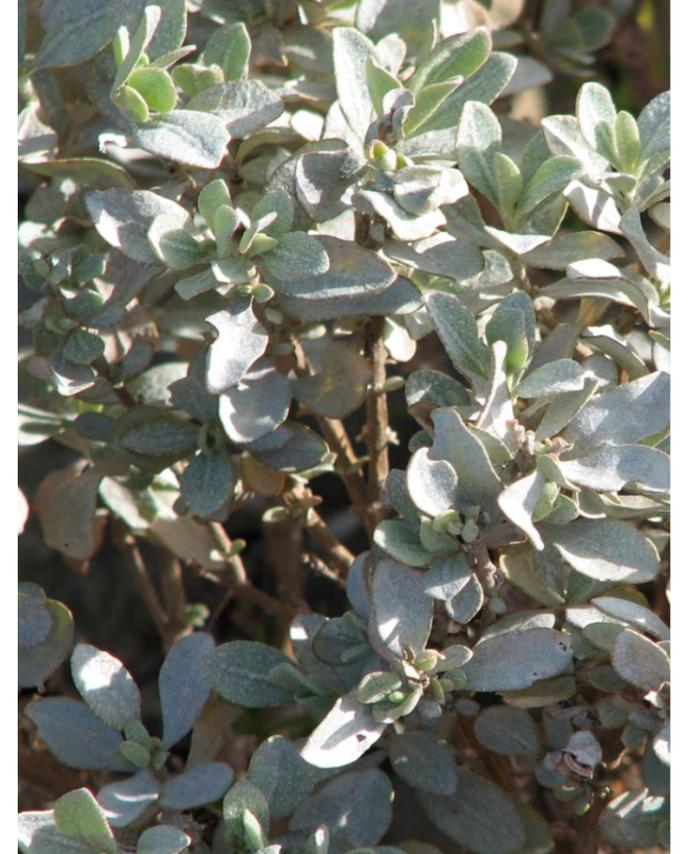
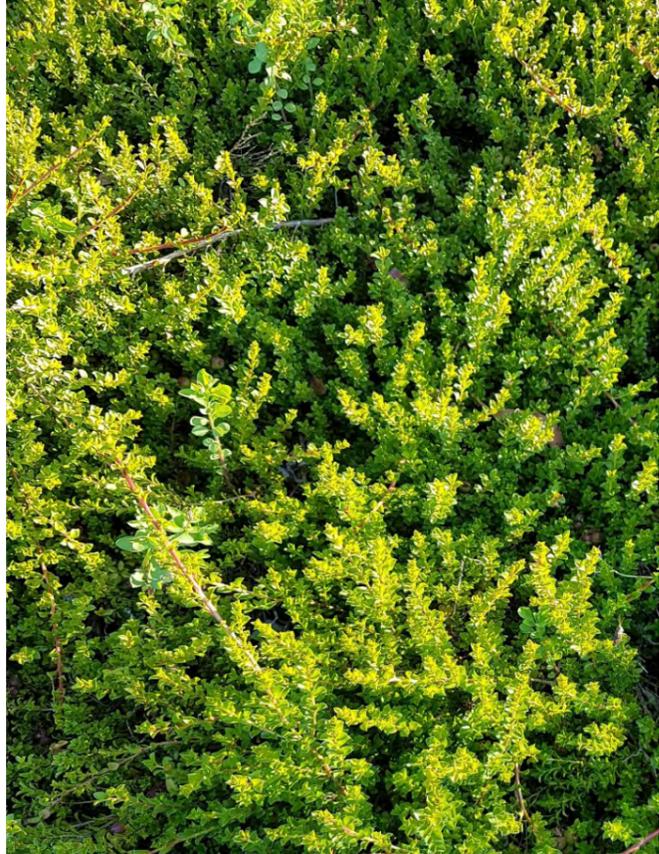
- The fresh fruit is eaten as a snack.

- The flowers are consumed for detox and cleansing.
- The leaves are used to treat mouth ulcers and chest infections.
- The flowers are used as seasonal indicators for the presence of fish in the water body.
- The vine is used as a rope and for weaving.

- The pliable wood was used to construct woomera-cast spears.



Landscape Concept Design
3.4 Significant Bush Tucker Species



J F M A M J J A S O N D

J F M A M J J A S O N D

J F M A M J J A S O N D

J F M A M J J A S O N D



Physalis minima
Native Gooseberry

Kunzea pomifera
Monter | Montberry | Ngurp | Muntries

Tasmannia lanceolata
Mountain Pepper | Tasmanian Pepperberry

Atriplex nummularia
Old Man Saltbush | Bluegreen Saltbush

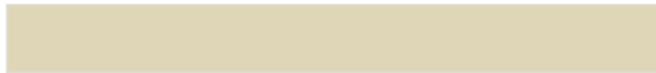
- The fruit is cooked and consumed as vegetables.
- An extract of the root is used to treat fevers.
- The root itself is chewed to act as a vermifuge.

- The fruit is cooked or consumed raw.
- Muntries hold significance in the traditional diet of the Narrindjeri people of the Coorong in the south-east of South Australia where they are eaten fresh and made into a paste.

- The fruit and leaves are consumed fresh or dried.
- Flowers are consumed fresh.
- The plant is used in traditional medicine as a treatment for skin disorders, venereal diseases, colic and stomach ache.

- Leaves are consumed as a leafy vegetable: cooked, raw or dehydrated.

Landscape Concept Design
3.4 Significant Bush Tucker Species



(J) (F) (M) A M J J A S O (N) (D)

(J) (F) (M) A M J J A S O (N) (D)

J F M (A) (M) (J) J A S O N D

J F M A M J J A S (O) N D



Mentha australis
Native River Mint

Backhousia citriodora
Lemon Myrtle

Citrus australasica
Finger Lime

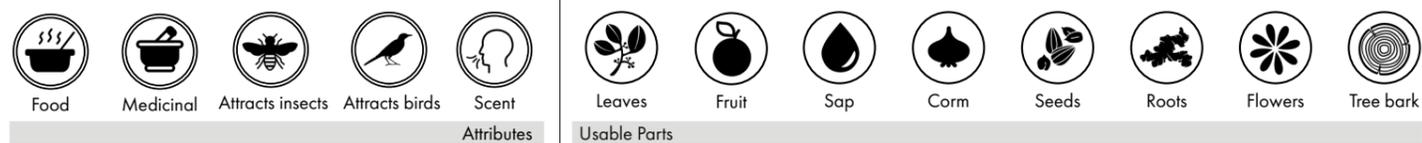
Hibiscus sabdariffa
Roselle

- The plant is used fresh or dried. It can be used in sauces, salads, water infusions and desserts.
- Used as an insect repellent and medicinal herb.

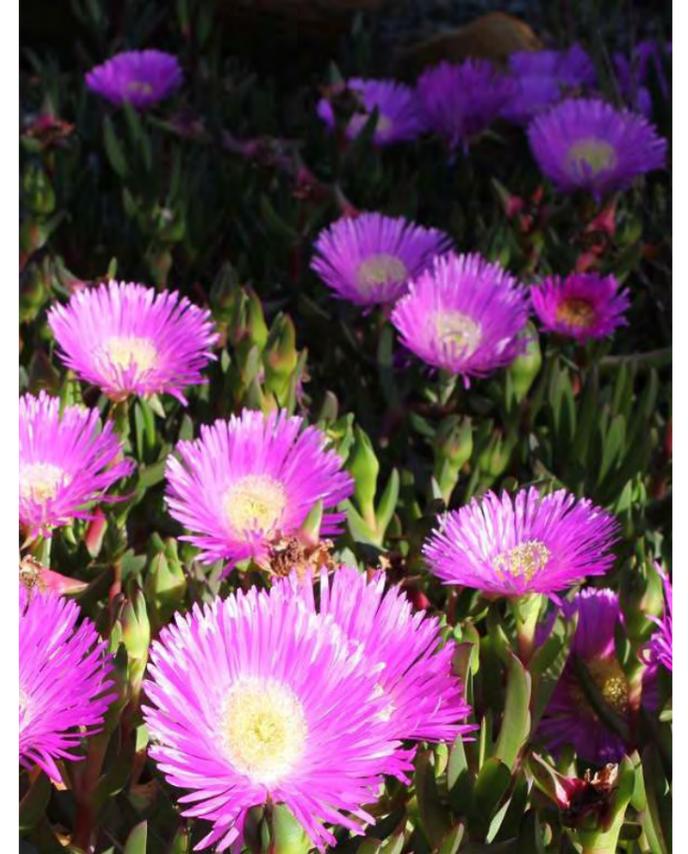
- The leaves are used in teas, syrups, cakes, meat dishes, dressings and sauces.
- Used in Aboriginal cuisine and medicine.

- The fruit can be consumed fresh.
- The fruit can be incorporated into drinks, chutneys, marmalades and jams.

- Flowers are edible



Landscape Concept Design
3.4 Significant Bush Tucker Species



(J) F M A M J J A (S) (O) (N) (D)

(J) F M A M J J A (S) (O) (N) (D)

J F M A M J J A (S) (O) (N) D

(J) F M A M J J A S (O) (N) (D)



Rubus probus
Atherton Raspberry

Rubus parvifolius
Eepaeep | Barring-gootch | Native Raspberry

Syzygium australe
Bush Cherry

Carpobrotus glaucescens
Pigface

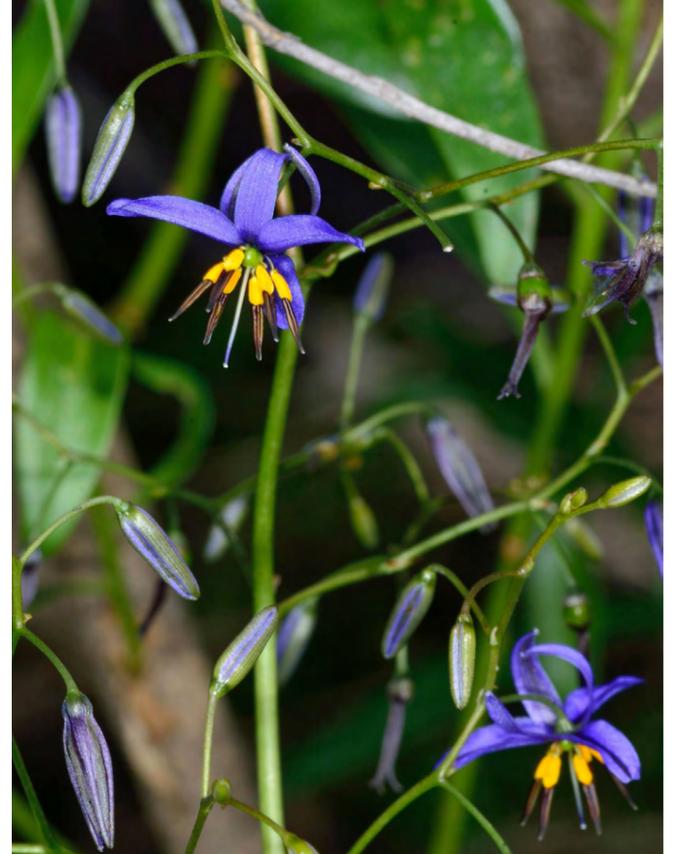
- The fruit are consumed fresh and can be used in jellies and sauces

- The fruit are consumed fresh and can be used in jellies and sauces

- The fruit are consumed fresh and can be used in jellies and sauces
- Fruit is also used in Aboriginal medicine used to treat sore ears, wounds and skin conditions and generally consumed as an immune booster

- The juice extracted from the leaves can be used to relieve pain from insect bites.

Landscape Concept Design
3.4 Significant Bush Tucker Species



J F M A M J J A (S) (O) (N) D

(J) (F) (M) (A) (M) J J A (S) (O) (N) (D)

J F M A M J J A (S) (O) (N) D

(J) F M A M J J A S O (N) (D)



Antidesma erostre
Wild Currant

Bulbine bulbosa
Pike | Parm | Puewan | Bulbine Lily

Myoporum parvifolium
Creeping Boobialla

Dianella caerulea
Murmbal | Flax Lily

- The fruit can be consumed raw, or incorporated into jams, jellies, syrups, desserts and drinks.

- The tuber/corm is cooked (most likely roasted) and served as a nutritious meal.
- Aboriginal people would dig up tubers with sticks, aiding in soil preparation for the germination of other associated plants.

- The fresh fruit are consumed.

- The ripe berries are eaten fresh, or can be made into a syrup and enjoyed in a drink.
- The blue berries are used to make a dye.
- The midrib of the leaves are used as a twine.

Food	Medicinal	Attracts insects	Attracts birds	Scent	Leaves	Fruit	Sap	Corm	Seeds	Roots	Flowers	Tree bark
Attributes					Usable Parts							

Landscape Concept Design
3.4 Significant Bush Tucker Species

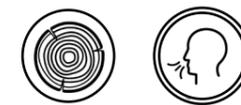


J F M A M J J A S O N D

J F M A M J J A S O N D

J F M A M J J A S O N D

J F M A M J J A S O N D



Melaleuca leucadendron
Kidi | Swamp Tea Tree

Persoonia pinifolia
Geebung | Australian Christmas Tree

Eucalyptus saligna
Sydney Blue Gum

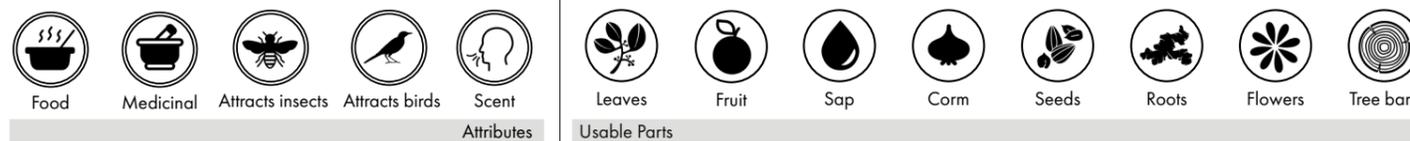
Dodonaea viscosa
Sticky Hop Bush

- Oil is extracted from the leaves and used to treat a variety of ailments. The oil is used to treat bronchitis, rheumatism, sprains, influenza and insect bites.
- The bark is used for bandages, cooking, shelters and torches.
- Flowers are used to make a sweet drink.

- The succulent fruit is widely eaten across Australia, and considered a traditional food source.
- The fruit can be consumed fresh or cooked.

- The bark is used as a timber source to create shelter, canoes and shields.

- The juice from roots is applied to toothaches and cuts.
- Juice from the leaves is applied to stonefish and stingray wounds.
- Beer is also made from the plant.



Landscape Concept Design
3.4 Significant Bush Tucker Species



J F M A M J **J** **A** **S** O N D

J F M **A** **M** **J** J A S O N D

J **F** M A M J J A S O N **D**

J F M A M J J A S O N D



Lomandra longifolia
Woy-in | Spiny-head Mat-rush

Microseris lanceolata
Murnong Yam Daisy

Themeda australis
Kangaroo Grass

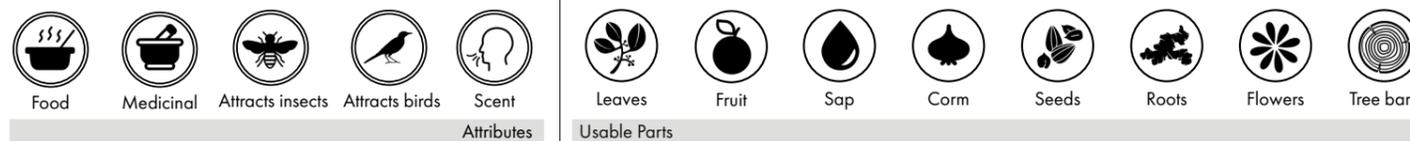
Pteridium esculentum
Gurgi | Bracken | Rarauhe | Bracken Fern

- The fibrous leaves are edible, but also used to weave baskets, ornaments and traps for fish.
- The leaves are chewed to combat dehydration.

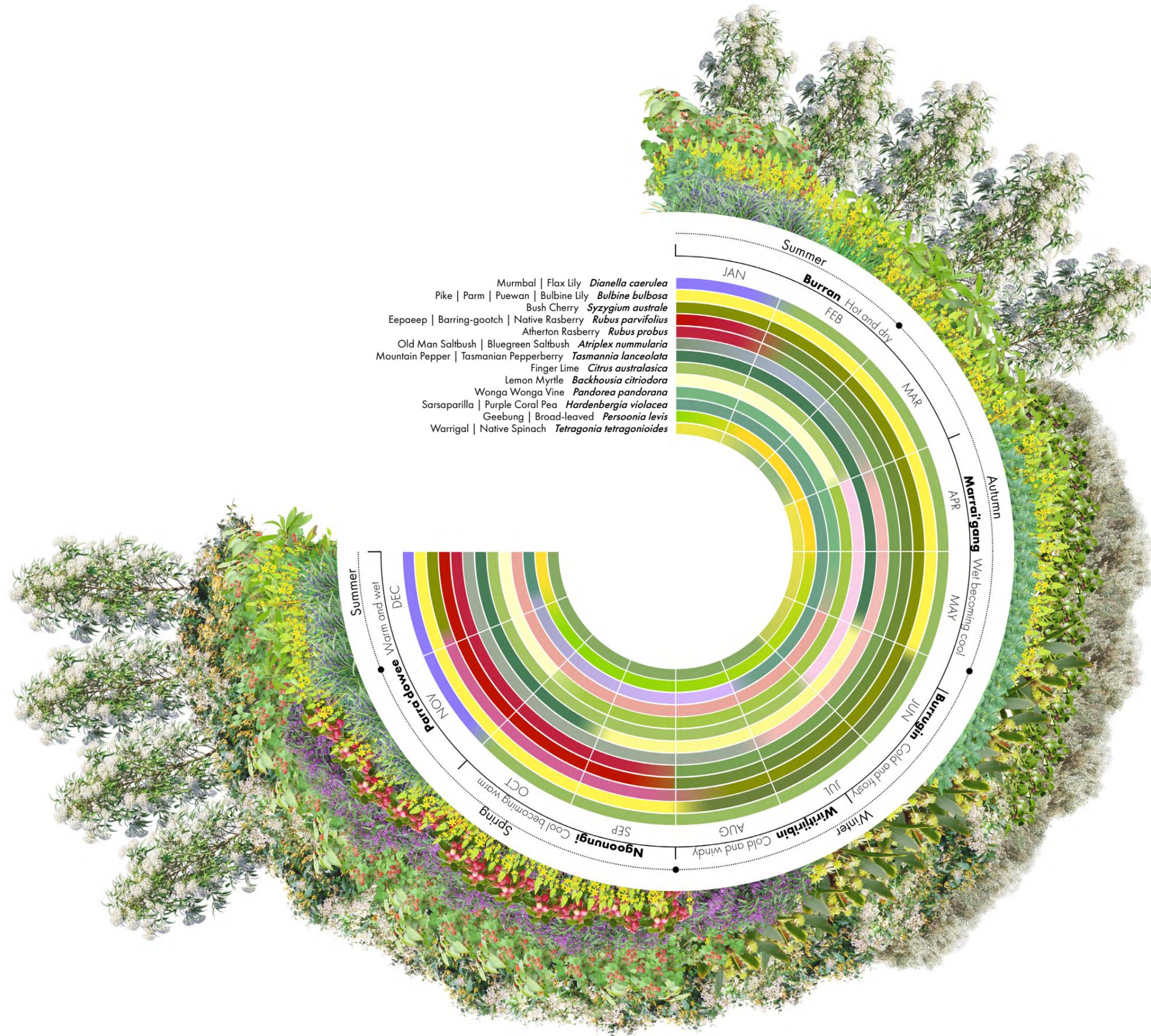
- The tuberous roots are consumed raw or cooked. The leaves are also consumed fresh.
- This species of Murnong was rendered nearly extinct by sheep introduced by colonists. Facing starvation, Aboriginal people were forced to hunt the sheep. This caused tension between the two groups.

- Planted for its aesthetic affect, it provides texture in planted areas.
- Seeds are ground and used as a flour to make damper.

- The roots are pounded into a paste, roasted and then consumed.



3.4 Plant Phenology - Significant Bush Tucker Species



Landscape Concept Design
 3.5 Program and Destinations - Ground Plane



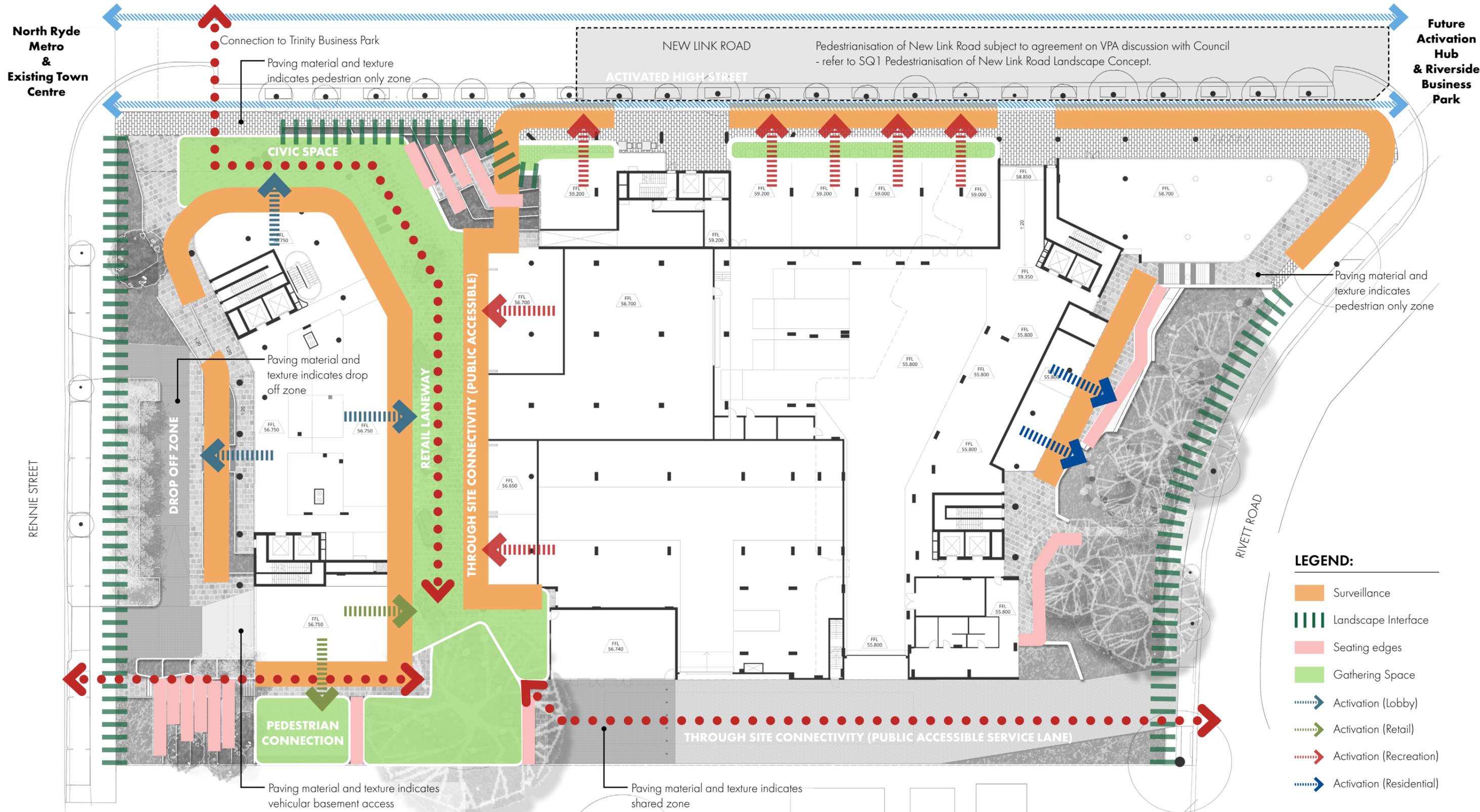
- LEGEND:**
- Retail licensed seating
 - Urban rain garden
 - Arrival forecourt
 - River canyon laneway
 - Amphitheatre
 - Multifunctional recreational space
 - Lobby terrace
 - Corymbia courtyard
 - Woodland Rain Garden
- Trees contributing to wind mitigation and shading
- Existing trees
 - Proposed trees

Rennie Street is an urban edge incorporating more formal rain gardens that capture local stormwater runoff, support sidewalk greening and shading. The design reconciles level changes to provide vehicular access to the basement parking, a dedicated drop-off zone and accessible entry to the Building A lobby. The built planters accommodate levels with seating walls that enhance the streetscape and frame the building entrances. Terraced seating and multipurpose synthetic turf area helps to activate this otherwise isolated south-western corner of the site.

New Link Road offers a more active commercial streetscape. It provides an urban plaza connection that receives people walking from the Metro and adjacent developments. Along New Link Road, seating spaces and planting are proposed as spill out areas for the retailers along this edge. New Link Road is proposed to become a pedestrian through site link as part of the activation and revitalisation proposal in the separate Letter of Offer to Council. It is envisaged that additional public seating will be included along with resting, gathering, event and play spaces.

Rivett Road is a more natural edge to the development. It is the closest boundary to the Lane Cove National Parks and walking tracks. A substantial grove of mature trees will be protected in this area. Below their canopies, informal terraces have been designed to protect their root zones and negotiate the variance in the proposed building levels. This informal edge will provide a visual connection to the more natural characteristics of the National Park and potentially, a planned urban park across the road.

Landscape Concept Design
 3.6 Permeability and Connectivity - Ground Plane



RETAIL LANEWAY
 Provides permeability through the site and access to daylight at the ground level.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

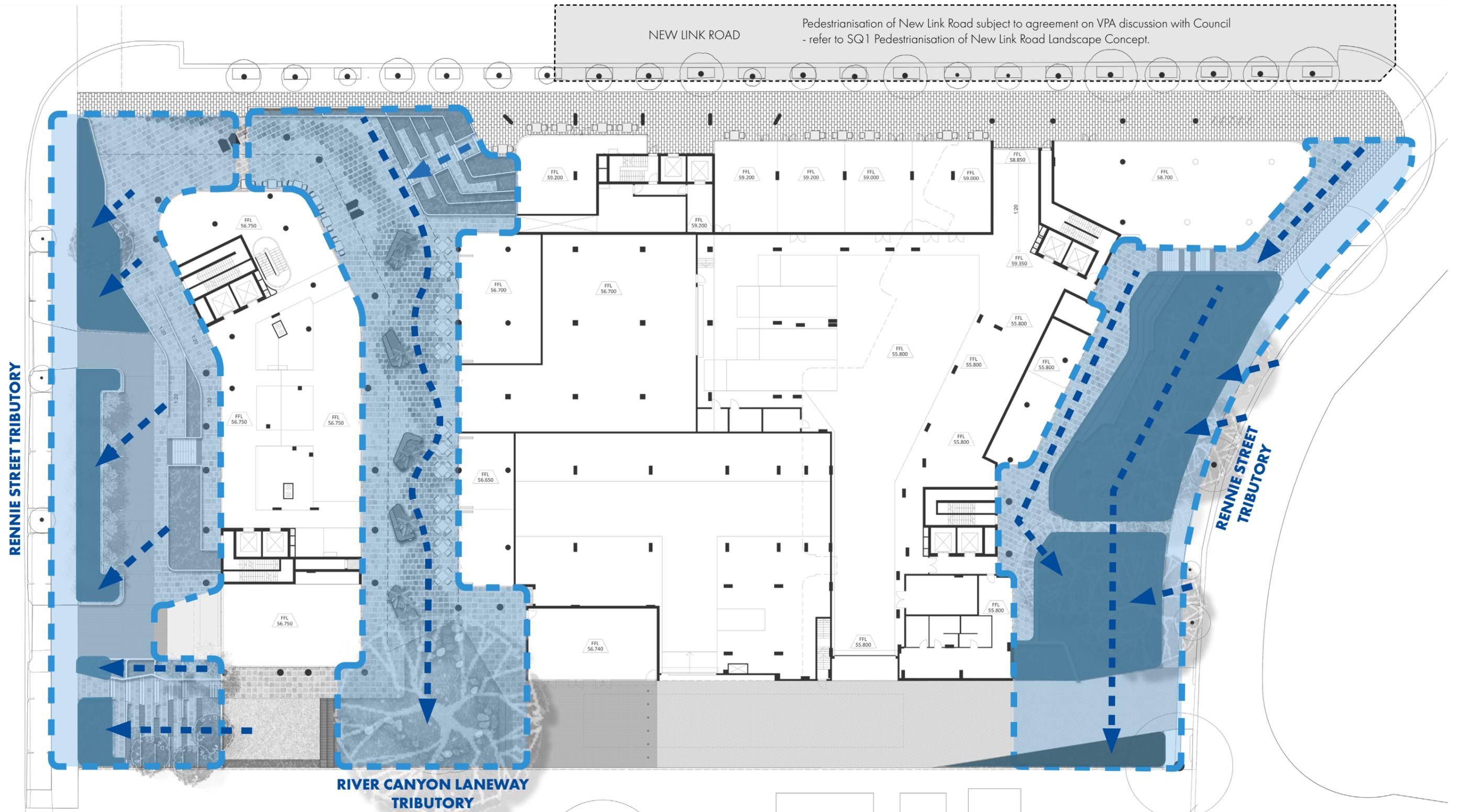
- Surveillance: Clear sightlines between public and private places have been maintained. Effective lighting will be incorporated throughout the public domain. Substantial and attractive landscaping will be maintained to minimise opportunities for hiding.
- Landscape Interface: Physical and symbolic landscape barriers are used to attract and channel people to target areas.

TERRITORIAL REINFORCEMENT
 Clear design cues reinforce a sense of ownership of public space by providing various opportunities for seating and gathering seating walls, planter edges and changes in paving material provide clear transitions between public and private spaces.



- LEGEND:**
- Nature play
 - Seating alcoves
 - Barbeque area
 - Sunny open lawn
 - Shaded dining space
 - Covered walkway
 - Trees contributing to wind mitigation and shading
 - Proposed trees

A variety of active and passive amenity spaces have been designed as series of garden rooms. They have been located to take best advantage of differing microclimates across the podium.



The landscape concept seeks to reconnect the site to the Lane Cove River system. This is represented through the incorporation of rain gardens, stormwater swales that are aligned with the original watershed. The Rennie Street edge represents a more urban approach to stormwater management while Revitt Road references the more natural connection to the Lane Cove National Park.

LEGEND:

-  Stormwater catchment
-  Rain gardens
-  Stormwater flow

3.10 Tree Canopy Plan - Ground Plane



NEW LINK ROAD

Pedestrianisation of New Link Road subject to agreement on VPA discussion with Council - refer to SQ1 Pedestrianisation of New Link Road Landscape Concept.

RENNIE STREET

RIVETT ROAD

LEGEND:

- New trees (11 no.) Canopy cover: 302sqm
- Existing trees Canopy cover: 975sqm

Total Canopy Cover: 1,277 sqm

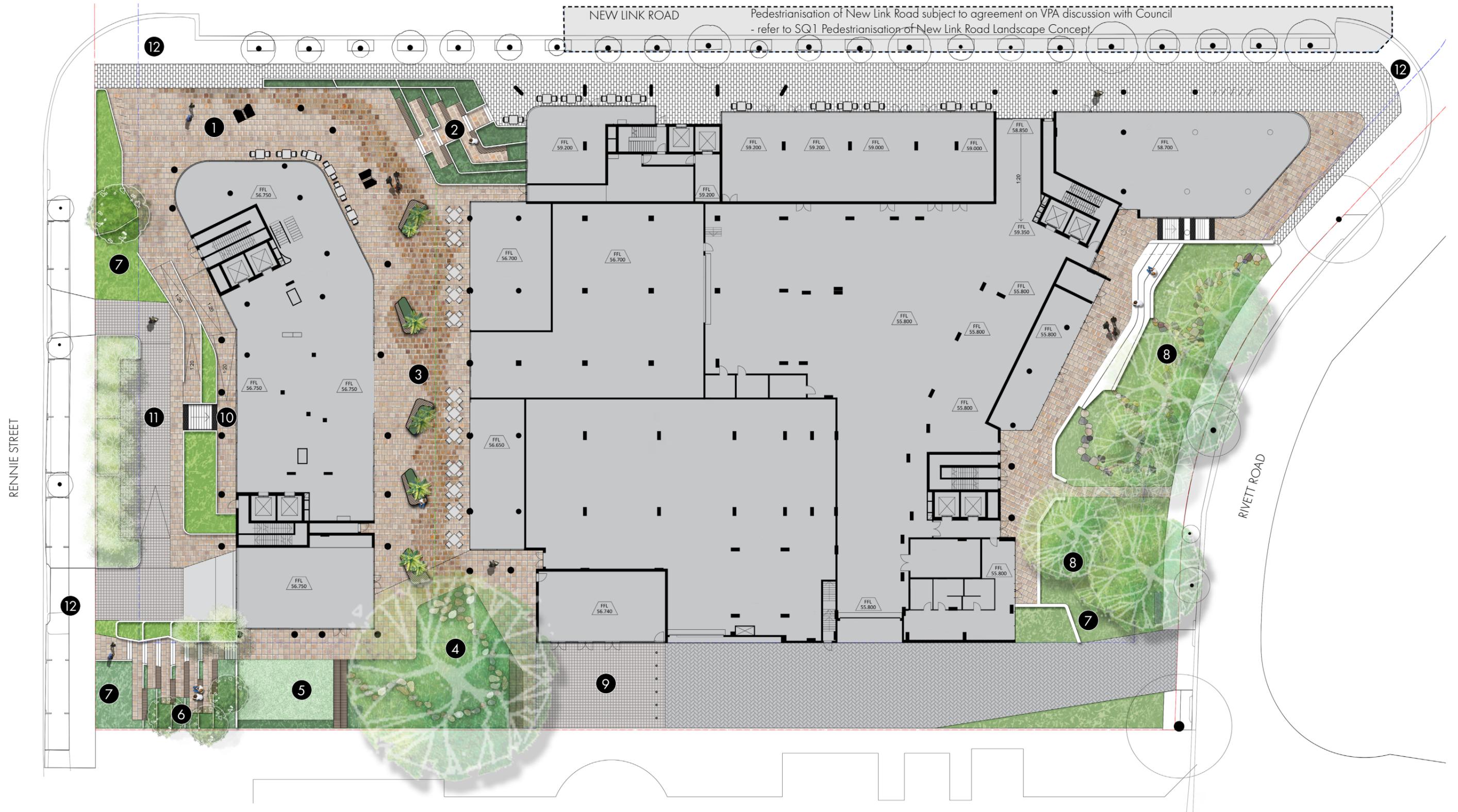
TREE CANOPY COVER			
	New Trees (m ²)	Existing Trees (m ²)	TOTALS (m ²)
Ground Floor	302	975	1277
Podium	670		670
TOTALS	972	975	1947
Site Area			10614
TOTAL CANOPY COVERAGE			18.34%



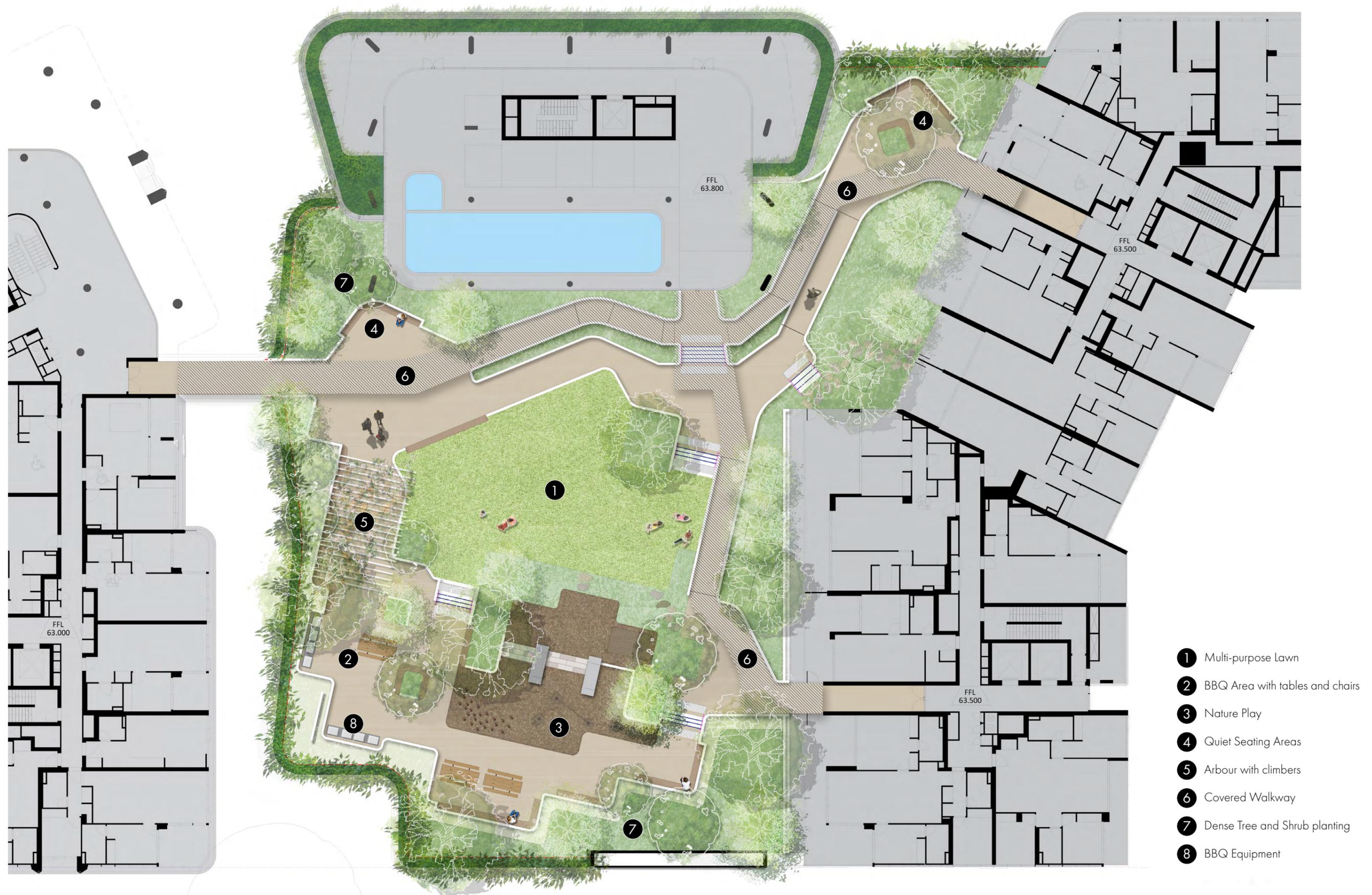
LEGEND:

- New trees (34no.)
- Total Canopy Cover: 670 sqm

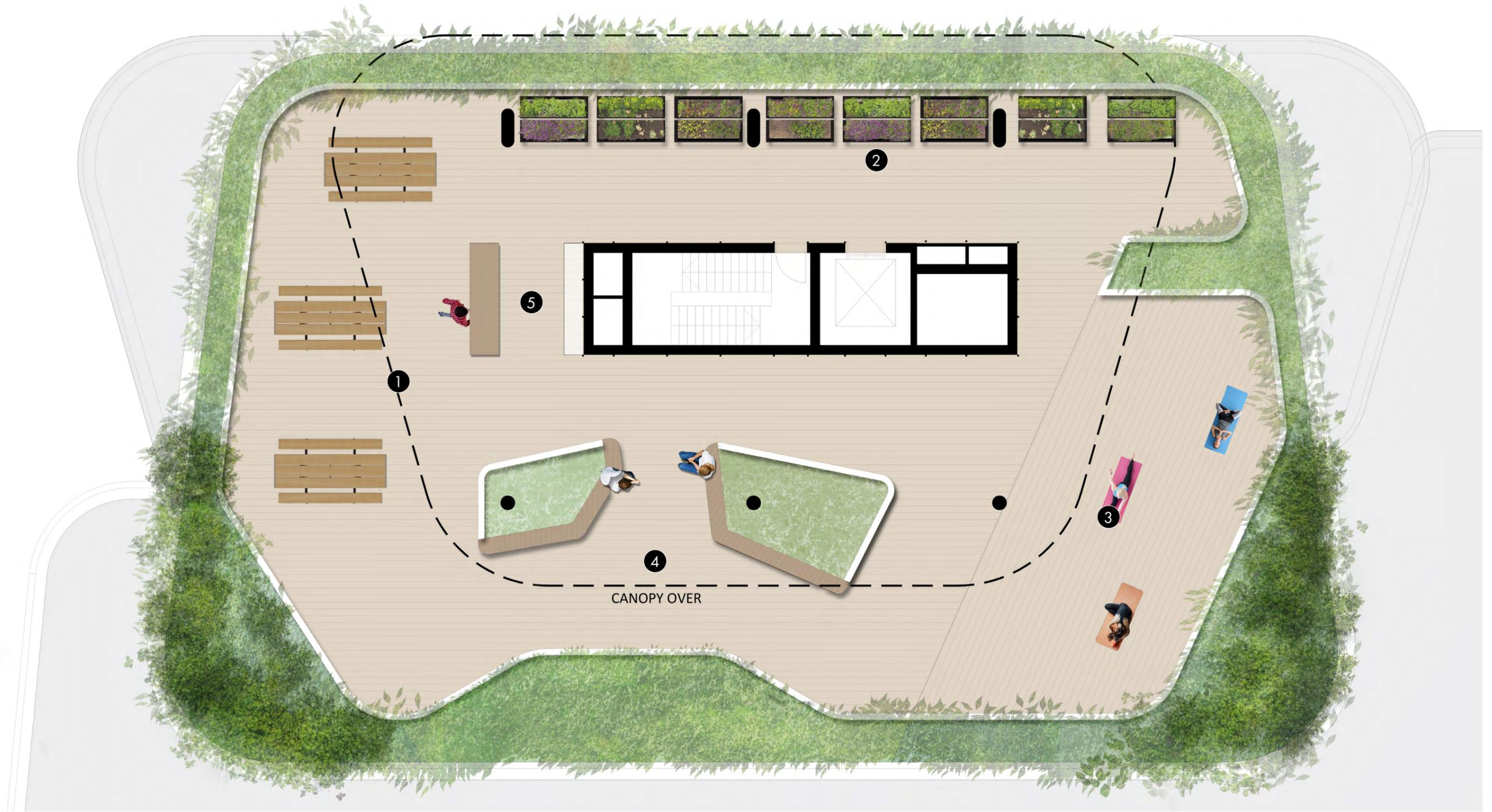
TREE CANOPY COVER			
	New Trees (m ²)	Existing Trees (m ²)	TOTALS (m ²)
Ground Floor	302	975	1277
Podium	670		670
TOTALS	972	975	1947
Site Area			10614
TOTAL CANOPY COVERAGE			18.34%



- | | | | |
|--|--|---------------------------------|---|
| 1 Arrival Forecourt | 4 Wild Play Garden with timber seating | 7 Rain Gardens | 10 Lobby Terrace |
| 2 Sunny Amphitheatre | 5 Astro Turf | 8 Woodland Rain Garden | 11 Vehicular Drop-off |
| 3 Laneway with raised planters and benches | 6 Shaded Amphitheatre | 9 Spill-over Space/Service Yard | 12 Outside scope of works. Make good to existing. |



- 1 Multi-purpose Lawn
- 2 BBQ Area with tables and chairs
- 3 Nature Play
- 4 Quiet Seating Areas
- 5 Arbour with climbers
- 6 Covered Walkway
- 7 Dense Tree and Shrub planting
- 8 BBQ Equipment

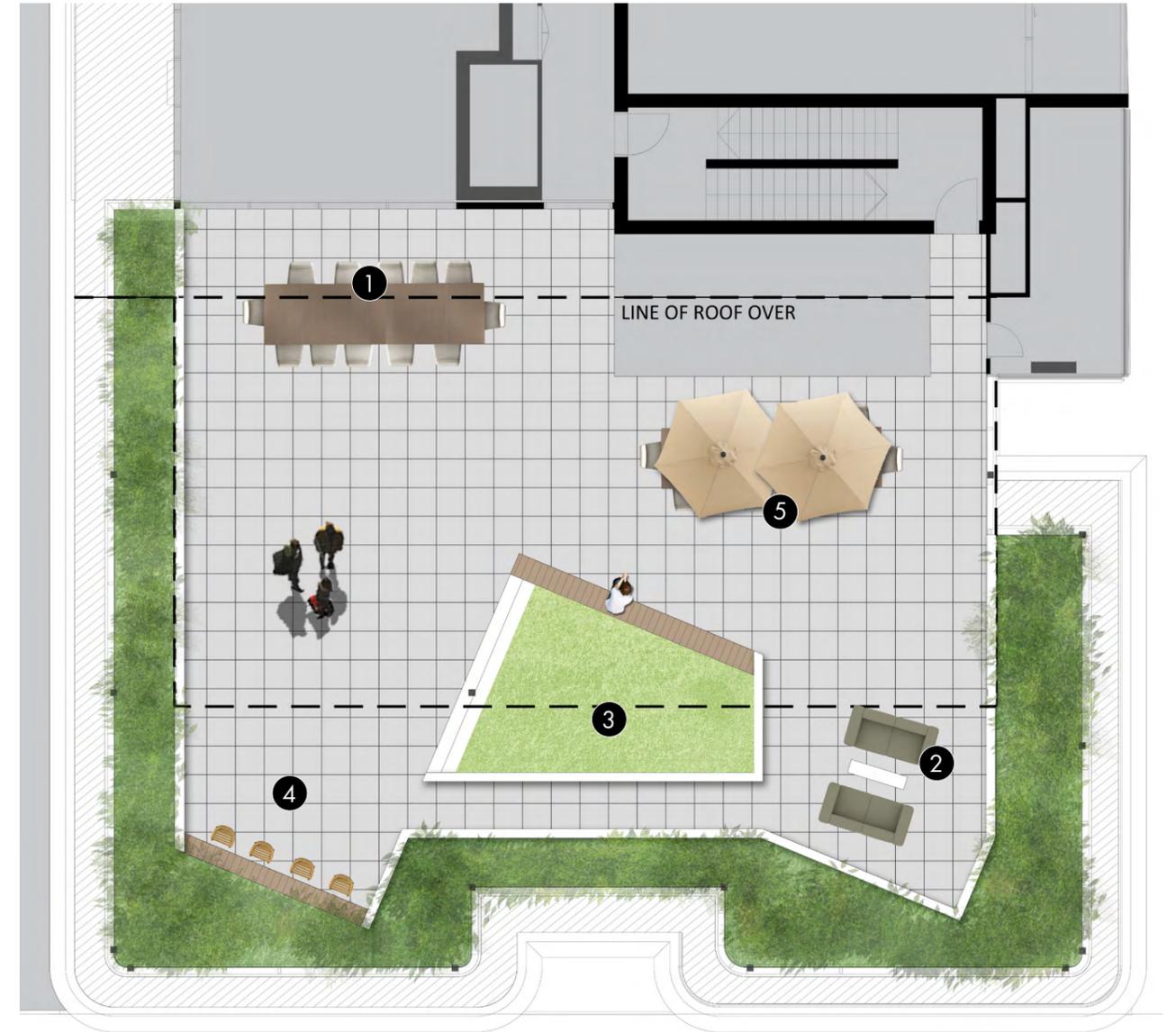


- 1 Dining and Gathering Area
- 2 Mobile Vegetable Gardens
- 3 Fitness Zone
- 4 Quiet Seating Area
- 5 Outdoor Kitchen
- 6 Dense Tree and Shrub planting



ROOFTOP - BUILDING A

- 1 Dining and Gathering Area
- 2 Lounge Area
- 3 Raised Lawn
- 4 Dining/Work Counter
- 5 Fixed Furniture with Umbrellas

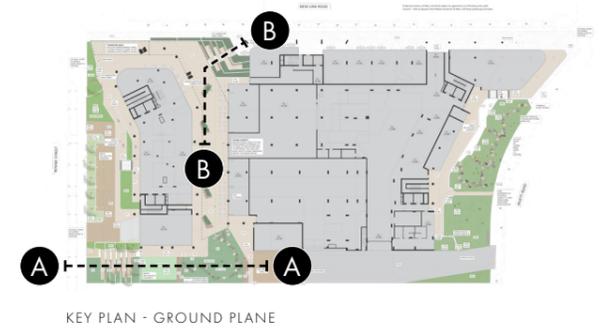


ROOFTOP - BUILDING C

Landscape Concept Design
3.16 Section - Elevations



SECTION A-A



SECTION B-B (1)



SECTION B-B (2)

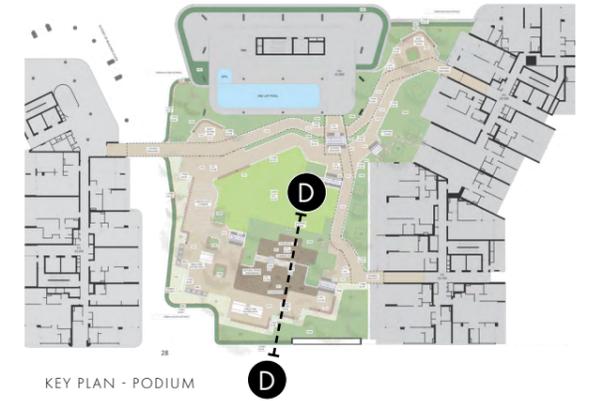
Landscape Concept Design
3.16 Section - Elevations



SECTION C-C



KEY PLAN - GROUND PLANE



KEY PLAN - PODIUM



SECTION D-D

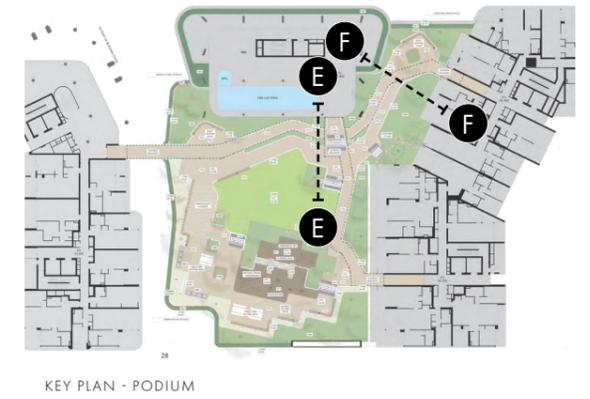
Landscape Concept Design
3.16 Section - Elevations



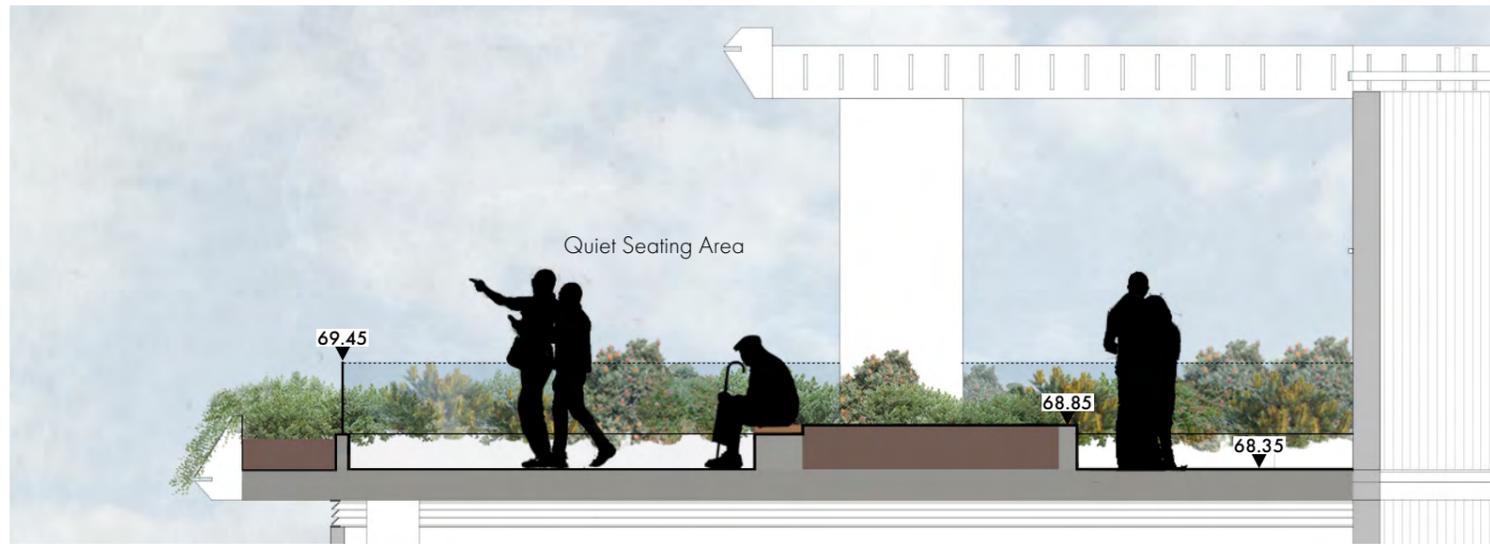
SECTION E-E



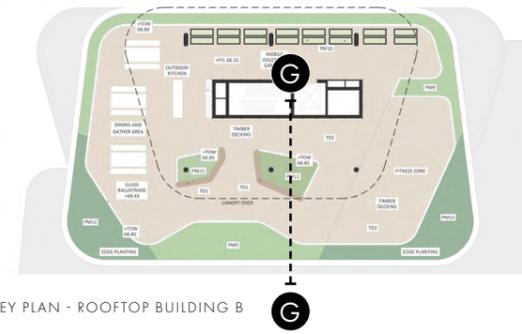
SECTION F-F



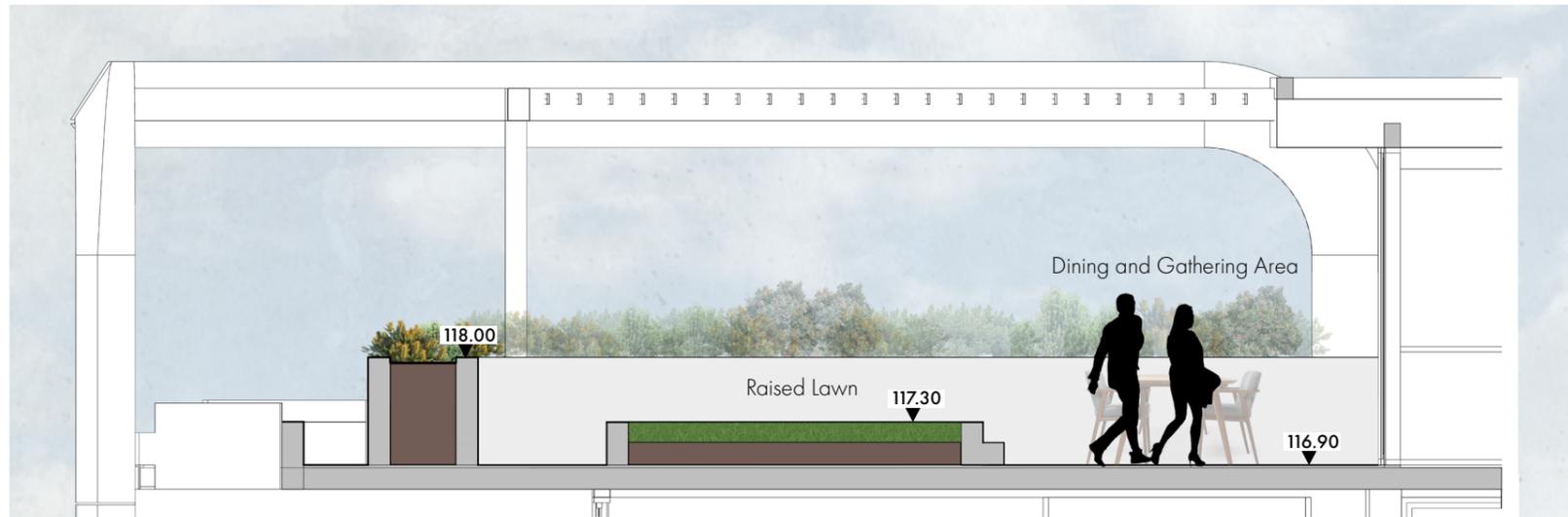
Landscape Concept Design
 3.16 Section - Elevations



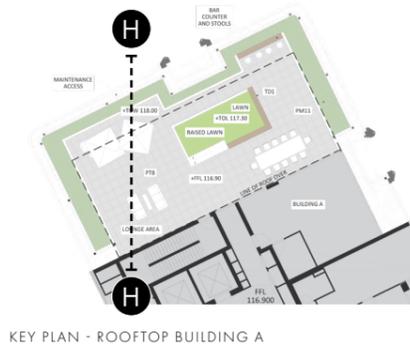
SECTION G-G



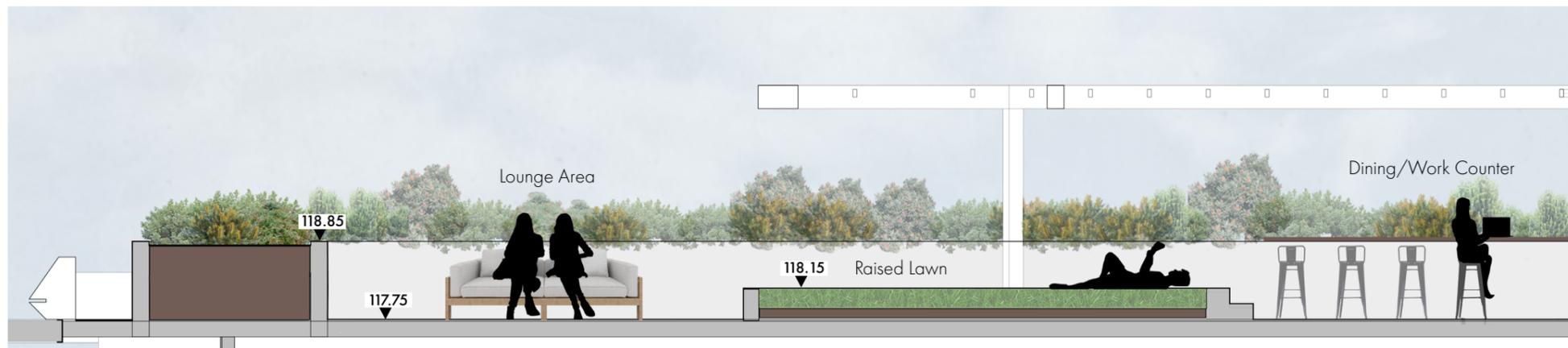
KEY PLAN - ROOFTOP BUILDING B



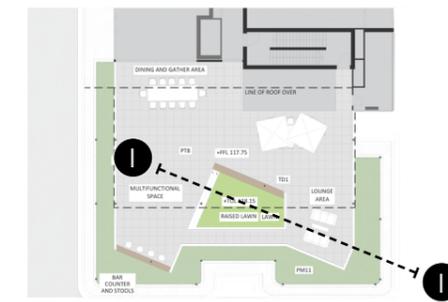
SECTION H-H



KEY PLAN - ROOFTOP BUILDING A



SECTION I-I



KEY PLAN - ROOFTOP BUILDING C

Landscape Concept Design
3.17 Perspective Renders



Landscape Concept Design

3.18 Indicative Plant Schedule

TREES							
	BOTANIC NAME	COMMON NAME	MATURE SIZE	POT SIZE	NATIVE	WATER REQUIREMENT	
T1	<i>Melaleuca linearifolia</i>	Snow-in-summer	10x6	400L	Yes	Low	
T2	<i>Acacia chinchillensis</i>	Chinchilla wattle	2x2	400L	Yes	Low	
T3	<i>Banksia integrifolia</i>	Coast banksia	16x6	400L	Yes	Low	
T4	<i>Melaleuca decora</i>	White feather honeymyrtle	6x4	400L	Yes	Low	
T5	<i>Persoonia pinifolia</i>	Pine-leaved Geebung	5x4	400L	Yes	Low	
T6	<i>Backhousia citriodora</i>	Lemon myrtle	4x4	400L	Yes	Low	

BUSH TUCKER SPECIES							
	BOTANIC NAME	COMMON NAME	MATURE SIZE	POT SIZE	PLANTS PER SQM	NATIVE	WATER REQUIREMENT
SHRUB							
P1	<i>Persoonia levis</i>	Geebung	5x2	200mm	3	Yes	Low
P2	<i>Tasmania lanceolata</i>	Mountain Pepper	3.5x2.5	200mm	2	Yes	Moderate
P3	<i>Atriplex nummularia</i>	Old Man Saltbush	3x5	200mm	3	Yes	Low
P4	<i>Citrus australasica</i>	Finger Lime	6x4	200mm	4	Yes	Low
P5	<i>Hibiscus sabdariffa</i>	Roselle	3x2	200mm	2	No	Low
P6	<i>Rubus probus</i>	Atherton Raspberry	2x2	200mm	4	Yes	Moderate
P7	<i>Syzygium australe</i>	Brush Cherry	5x2	200mm	1	Yes	Low
P8	<i>Antidesma erostrae</i>	Wild Currant	4x2.5	200mm	2	Yes	Low
P9	<i>Melaleuca leucadendron</i>	Kidi	10x5	200mm	1	Yes	Low
P10	<i>Dodonaea viscosa</i>	Sticky Hop Bush	3x2	200mm	2	Yes	Low
GROUND COVER							
P11	<i>Tetragonia tetragonioides</i>	Warrigal	0.2x2	200mm	4	Yes	Moderate
P12	<i>Physalis minima</i>	Native Gooseberry	1x1.5	200mm	4	No	Moderate
P13	<i>Kunzea pomifera</i>	Monter	0.5x5	200mm	4	Yes	Low
P14	<i>Mentha australis</i>	Native River Mint	0.2x0.2	200mm	4	Yes	Moderate
P15	<i>Rubus parvifolius</i>	Eepaeep	2x1	200mm	4	Yes	Low
P16	<i>Carpobrotus glaucescens</i>	Pigface	0.2x2	200mm	4	Yes	Low
P17	<i>Bulbine bulbosa</i>	Pike	0.75x0.25	200mm	4	Yes	Low
P18	<i>Myoporum parvifolium</i>	Creeping Boobialla	1x1	200mm	4	Yes	Low
P19	<i>Microseris lanceolata</i>	Murnong Yam Daisy	0.5x0.3	200mm	4	Yes	Low
P20	<i>Pteridium esculentum</i>	Gurgi	2.5x1	200mm	4	Yes	Moderate
GRASS							
P21	<i>Dianella caerulea</i>	Murmbal	1x2	200mm	4	Yes	Low
P22	<i>Lomandra longifolia</i>	Spiny Mat Rush	1x0.6	200mm	3	Yes	Low
P23	<i>Themeda australis</i>	Kangaroo Grass	1.5x0.5	200mm	4	Yes	Low
CLIMBER							
P24	<i>Hardenbergia violacea</i>	Sarsaparilla	2x2	200mm	4	Yes	Low
P25	<i>Pandorea pandorana</i>	Wonga Wonga Vine	6x spreading	200mm	1	Yes	Low

SEASONAL SPECIES							
	BOTANIC NAME	COMMON NAME	MATURE SIZE	POT SIZE	PLANTS PER SQM	NATIVE	WATER REQUIREMENT
SHRUB							
P26	<i>Anigozanthos 'Bush Revolution'</i>	Kangaroo Paw	0.8x0.6	200mm	4	Yes	Moderate
P27	<i>Banksia blechnifolia</i>	Ground Cover Banksia	0.5x4	200mm	4	Yes	Low
P28	<i>Leptospermum 'Pink cascade'</i>	Tea Tree	0.4x1	200mm	4	Yes	Low
P29	<i>Grevillea 'Ned Kelly'</i>	Ned Kelly	2x2	200mm	4	Yes	Low
P30	<i>Astromyrtus tenuifolia</i>	Midginberry	2x1	200mm	4	Yes	Low
P31	<i>Callistemon citrinus 'Wildness White'</i>	Bottlebrush	0.4x1.5	200mm	4	Yes	Moderate
P32	<i>Anigozanthos 'Bush Fury'</i>	Kangaroo Paw	0.3x0.5	200mm	4	Yes	Low
P33	<i>Eremophila nivea</i>	Emu bush	1.5x1.5	200mm	4	Yes	Low
P34	<i>Anigozanthos 'Bush diamond'</i>	Kangaroo Paw	0.8x0.6	200mm	4	Yes	Low
GROUND COVER							
P35	<i>Grevillea 'Bronze Rambler'</i>	Grevillea	0.5x5	200mm	4	Yes	Low
P36	<i>Banksia serrata 'Pygmy Possum'</i>	Banksia	0.4x3	200mm	4	Yes	Low
P37	<i>Myoporum parvifolium 'White stampede'</i>	Creeping Boobialla	1x1	200mm	4	Yes	Low
P38	<i>Carpobrotus rossii 'White hot'</i>	Native Pig Face	0.4x1	200mm	4	Yes	Low
P39	<i>Banksia spinulosa</i>	Birthday candles	3x3	200mm	4	Yes	Low
P40	<i>Wahlenbergia stricta 'White mist'</i>	Flax lily	0.6x0.4	200mm	4	Yes	Low
P41	<i>Bulbine bulbosa</i>	Tucker bush	0.8x0.5	200mm	4	Yes	Low
P42	<i>Conostylis candicans</i>	Cotton heads	0.8x0.8	200mm	4	Yes	Moderate
P43	<i>Lomandra hystrix 'Tropic belle'</i>	Mat rush	0.7x0.7	200mm	4	Yes	Low
GRASS							
P44	<i>Lomandra longifolia 'Verday'</i>	Lomandra	1x0.6	200mm	4	Yes	Low
P45	<i>Patersonia occidentalis</i>	Native iris	0.6x0.5	200mm	4	Yes	Low
P46	<i>Dianella tasmanica 'Emerald arch'</i>	Native flax	0.55x0.5	200mm	4	Yes	Low
P47	<i>Dianella revoluta 'Kentlyn'</i>	Native Flax	0.55x0.5	200mm	4	Yes	Low
P48	<i>Lomandra longifolia</i>	Spiny headed mat rush	1x0.6	200mm	3	Yes	Low
CLIMBER							
P49	<i>Billardiera scandens</i>	Apple berry	3x1.5	200mm	3	Yes	Low

STRUCTURAL SPECIES							
	BOTANIC NAME	COMMON NAME	MATURE SIZE	POT SIZE	PLANTS PER SQM	NATIVE	WATER REQUIREMENT
SHRUB							
P50	<i>Grevillea 'Caloundra Gem'</i>	Grevillea	3x1.5	300mm	2	Yes	Low
P51	<i>Banksia menziesii</i>	Firewood Banksia	10x10	400L	1	Yes	Low
P52	<i>Podocarpus lawrencei</i>	Mountain Plum Pine	2x2	300mm	2	Yes	Low
P53	<i>Adenanthos sericeus</i>	Woolly bush	5x1.5	300mm	2	Yes	Moderate
P54	<i>Hakea laurina</i>	Pincushion hakea	6x5	300mm	2	Yes	Low
P55	<i>Telopea speciosissima</i>	Waratah	3x2	300mm	3	Yes	Low
P56	<i>Banksia integrifolia</i>	Coast Banksia	16x6	300mm	2	Yes	Low
P57	<i>Melaleuca linearifolia</i>	Snow in Summer	8x5	300mm	2	Yes	Low
P58	<i>Callistemon citrinus 'White Anzac'</i>	Bottlebrush	0.4x1.5	300mm	2	Yes	Low
P59	<i>Grevillea 'Moonlight'</i>	Grevillea	3x1.5	300mm	2	Yes	Moderate
P60	<i>Acacia cognata 'Lime Magik'</i>	Wattle	10x4	300mm	2	Yes	Low

FAÇADE SPECIES							
	BOTANIC NAME	COMMON NAME	MATURE SIZE	POT SIZE	PLANTS PER SQM	NATIVE	WATER REQUIREMENT
SHRUB							
P61	<i>Leptospermum polygallifolium 'Vertical Drop'</i>	Tea Tree	1.5x1.5	200mm	4	Yes	Low
P62	<i>Acacia pravissima</i>	Wattle	8x8	200mm	4	Yes	Low
P63	<i>Russelia equisetiformis</i>	Firecracker plant	1.5x4	300mm	3	No	Low
GROUND COVER							
P64	<i>Hibbertia scandens</i>	Snake vine	3x1.5	200mm	4	Yes	Low
P65	<i>Acacia cultriformis 'Cascade'</i>	Knife Blade Wattle	0.4x4	200mm	4	Yes	Low
P66	<i>Hardenbergia violacea</i>	Purple coral pea	2x2	200mm	4	Yes	Low
P67	<i>Rosmarinus officinalis 'Prostratus'</i>	Creeping Rosemary	0.6x0.9	200mm	4	No	Low
P68	<i>Acacia cognata 'Waterfall'</i>	River wattle	0.3x2	200mm	4	Yes	Low
P69	<i>Casuarina 'Cousin it'</i>	Prostrate swamp oak	0.2x2	300mm	3	Yes	Low
CLIMBER							
P70	<i>Clematis aristata</i>	Old man's beard	8x2	200mm	4	Yes	Low
P71	<i>Parthenocissus quinquefolia</i>	Boston Ivy	20x2	200mm	4	No	Moderate
P72	<i>Ficus pumila</i>	Ticky creeper	6x6	200mm	4	No	Low

LANEWAY SPECIES							
	BOTANIC NAME	COMMON NAME	MATURE SIZE	POT SIZE	PLANTS PER SQM	NATIVE	WATER REQUIREMENT
SHRUB							
P73	<i>Philodendron xanadu</i>	Winterbourn	1x1	200mm	4	No	Moderate
P74	<i>Monstera deliciosa</i>	Swiss Cheese Plant	4x2	300mm	4	No	Moderate
P75	<i>Alpinia nutans</i>	Dwarf Cardamom	1.5x1	200mm	4	No	Moderate
P76	<i>Ctenanthe setosa</i>	Grey Star	1x0.8	200mm	4	No	Moderate
P77	<i>Philodendron 'Imperial Red'</i>	Imperial Red Philodendron	0.3x3	200mm	4	No	Moderate
P78	<i>Philodendron selloum</i>	Tree philodendron	3x1.5	300mm	4	No	Moderate
P79	<i>Plectranthus nitidus</i>	Silver plectranthus	1.5x1	200mm	4	Yes	Moderate
P80	<i>Plectranthus parviflorus 'Blue spiers'</i>	Spur flower	0.5x0.4	200mm	4	Yes	Low
GROUND COVER							
P81	<i>Rumohra adiantiformis</i>	Leatherleaf fern	0.5x0.5	200mm	4	Yes	Low
P82	<i>Sansevieria trifasciata</i>	Snake plant	1x1	200mm	4	No	Low
P83	<i>Viola banksii</i>	Native Violet	2x0.4	200mm	6	Yes	Low
P84	<i>Ajuga australis</i>	Australian bugle	0.5x3	200mm	4	Yes	Low

Planting selection for the site has been chosen to be sensitive of local ecosystems, with a majority of species being chosen from within local communities including: the Sydney Coastal Enriched Sandstone Forest, Sydney Turpentine Ironbark Forest and those that are endemic to the area around Lane Cove National Park.

Specialised planting has also been incorporated for the use on a green roof and the edible garden. Within these groupings there are native and endemic species that can contribute to education within the local community, such as the inclusion of native food sources within the edible garden.

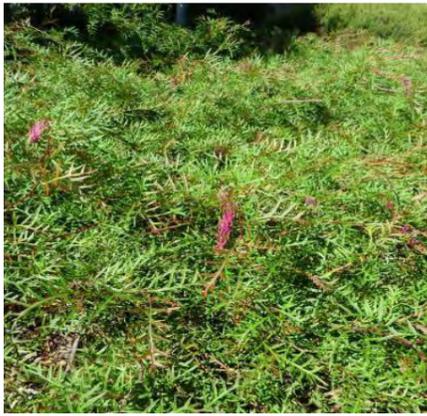
The current scheme sits at 86% native species, excluding specialised planting for the productive garden.

Total Ground plane planting areas - 1100 sqm

Total Podium planting areas - 1090 sqm

Total Rooftop planting areas - 360 sqm

Landscape Concept Design
3.19.1 Indicative Plant Palette - Seasonal Species



Grevillea 'Bronze Rambler'
Grevillea

Anigozanthos 'Bush Revolution'
Kangaroo Paw

Banksia blechnifolia
Ground Cover Banksia

Leptospermum 'Pink cascade'
Tea Tree

Grevillea 'Ned Kelly'
Ned Kelly

Banksia serrata 'Pygmy Possum'
Banksia



Myoporum parvifolium 'White stampede'
Creeping Boobialla

Carpobrotus rossii 'White hot'
Native Pig Face

Austromyrtus tenuifolia
Midginberry

Callistemon citrinus 'Wildnes White'
Bottlebrush

Banksia spinulosa
Birthday candles

Lomandra longifolia 'Verday'
Lomandra



Anigozanthos 'Bush Fury'
Kangaroo Paw

Patersonia occidentalis
Native iris

Eremophila nivea
Emu bush

Dianella tasmanica 'Emerald arch'
Native flax

Wahlenbergia stricta 'White mist'
Flax lily

Anigozanthos 'Bush diamond'
Kangaroo Paw



Bulbine bulbosa
Tucker bush

Conostylis candicans
Cotton heads

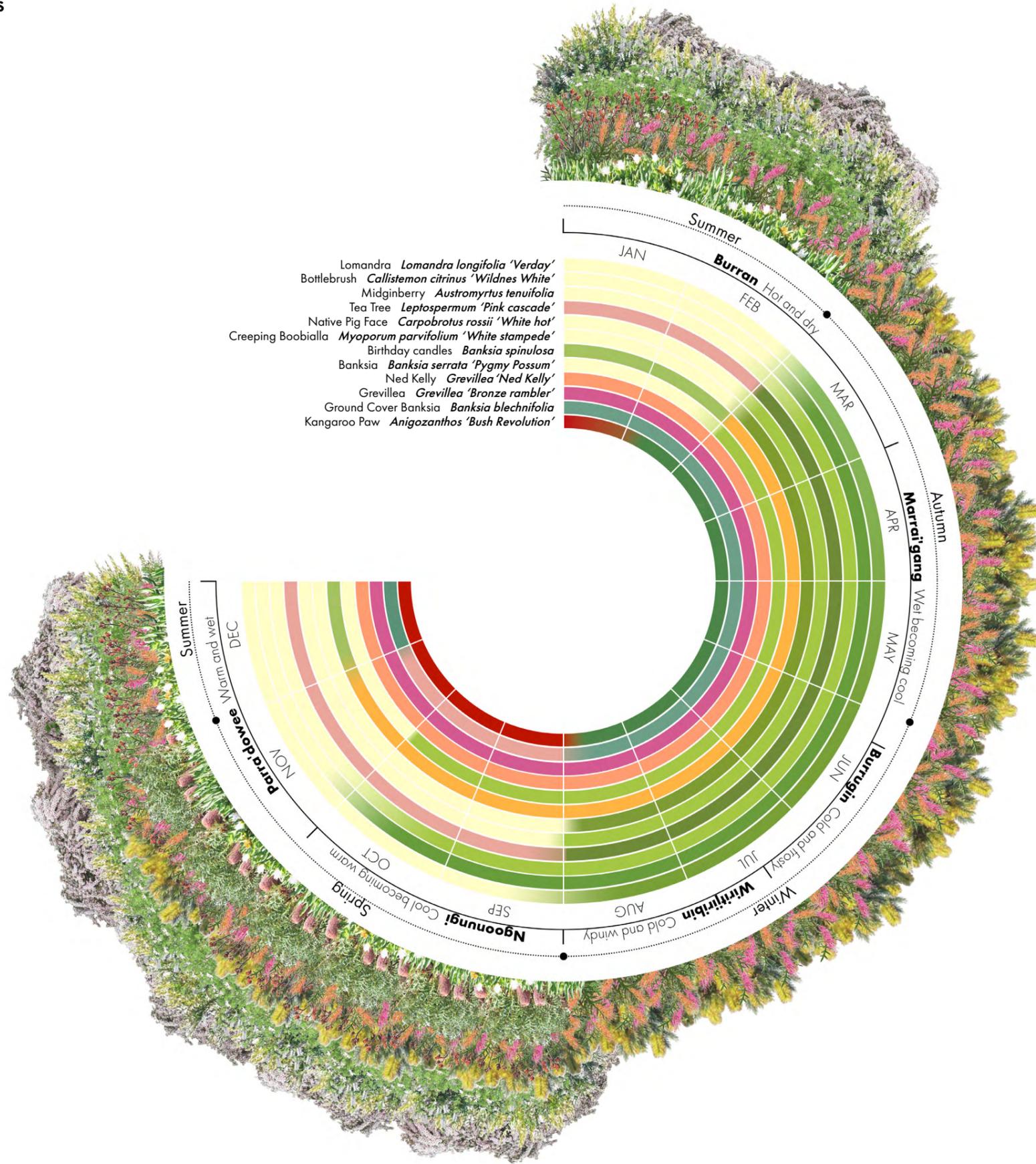
Lomandra hystrix 'Tropic belle'
Mat rush

Dianella revoluta 'Kentlyn'
Native Flax

Lomandra longifolia
Spiny headed mat rush

Billardia scandens
Apple berry

Landscape Concept Design
 3.19.1 Plant Phenology - Seasonal Species



Landscape Concept Design
3.19.2 Indicative Plant Palette - Structural Species



Grevillea 'Caloundra Gem'
Grevillea

Banksia menziesii
Firewood Banksia

Podocarpus lawrencei
Mountain Plum Pine

Adenanthos sericeus
Woolly bush

Hakea laurina
Pincushion hakea

Telopea speciosissima
Waratah



Banksia intergrifolia
Coast Banksia

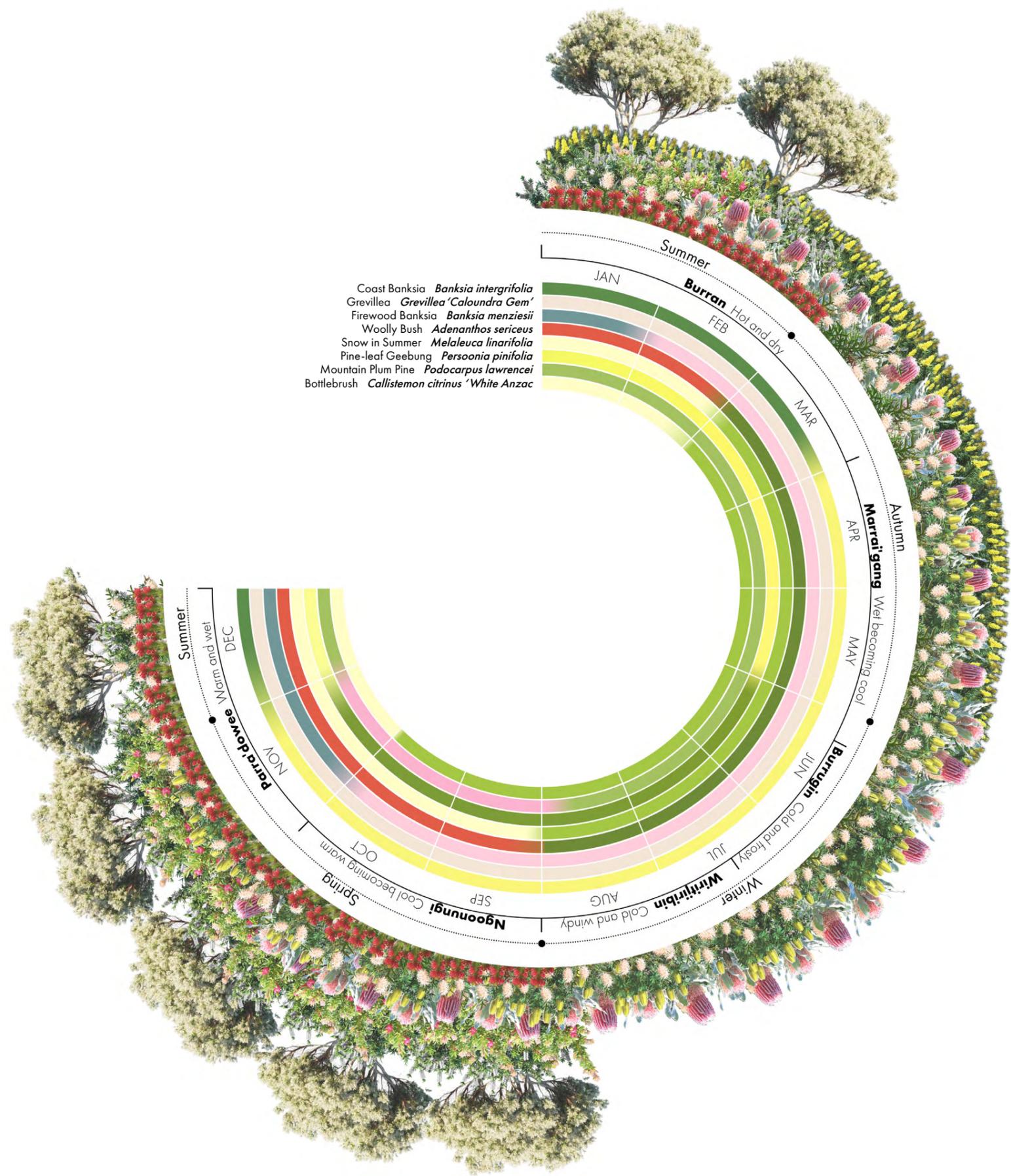
Melaleuca linarifolia
Snow in Summer

Callistemon citrinus 'White Anzac'
Bottlebrush

Grevillea 'Moonlight'
Grevillea

Acacia cognata 'Lime Magik'
Wattle

Persoonia pinifolia
Pine-leaf geebung



3.19.3 Indicative Plant Palette - Facade Greening (Cascading)



Leptospermum polygalifolium 'Vertical Drop'
Tea Tree

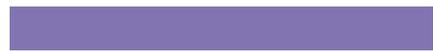
Clematis aristata
Old man's beard

Hibbertia scandens
Snake vine

Acacia pravissima 'Bushwalk Baby'
Wattle

Acacia cultriformis 'Cascade'
Knife Blade Wattle

Russelia equisetiformis
Firecracker plant



Hardenbergia violacea
Purple coral pea

Rosmarinus officinalis 'Prostratus'
Creeping Rosemary

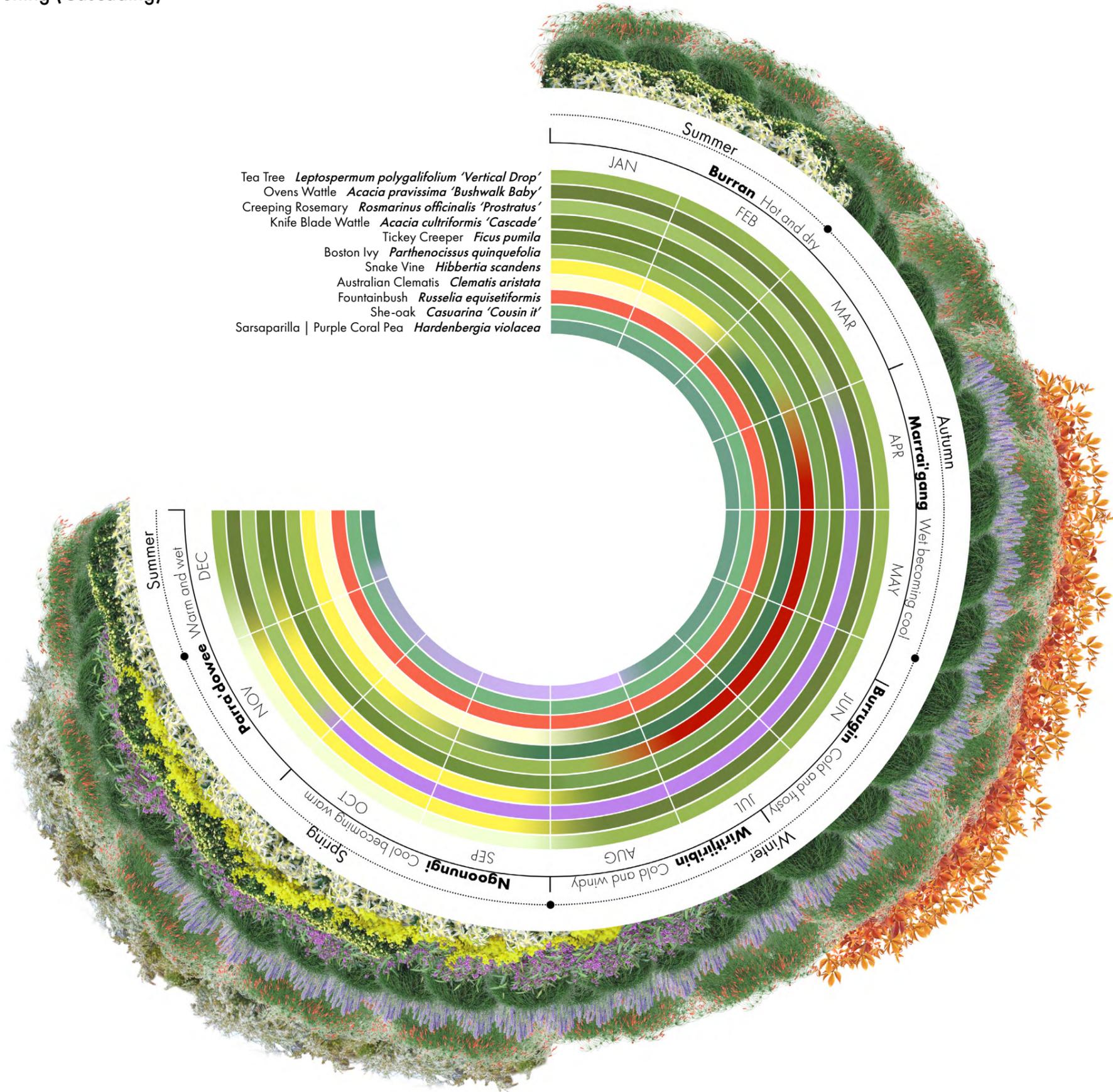
Acacia cognata 'Waterfall'
River wattle

Parthenocissus quinquefolia
Boston ivy

Casuarina 'Cousin it'
Prostrate swamp oak

Ficus pumila
Tickey creeper

3.19.3 Plant Phenology - Facade Greening (Cascading)



Landscape Concept Design
3.19.4 Indicative Plant Palette - Laneway



Rumohra adiantiformis
Leatherleaf fern



Philodendron xanadu
Winterbourn



Monstera deliciosa
Swiss Cheese Plant



Alpinia nutans
Dwarf Cardamom



Ctenanthe setosa
Grey Star



Philodendron 'Imperial Red'
Imperial Red Philodendron



Sansevieria trifasciata
Snake plant



Philodendron selloum
Tree philodendron



Plectranthus nitidus
Silver plectranthus



Plectranthus parviflorus
'Blue spiers'
Spur flower

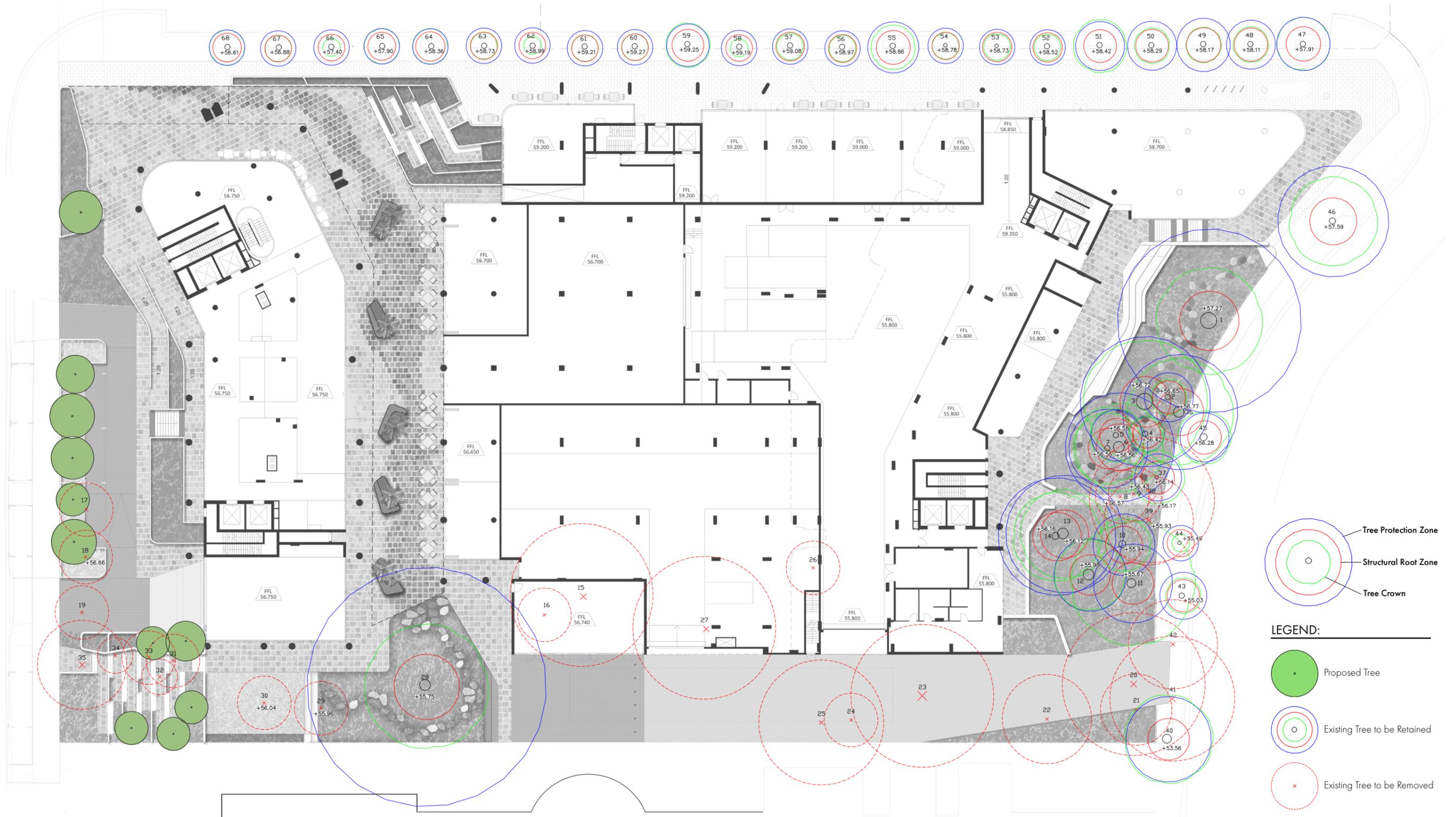


Viola banksii
Native Violet



Ajuga australis
Australian bugle

Landscape Concept Design
3.20 Tree Management Plan



Building A and C have been located to enable the retention of significant trees. The laneway has been designed to terminate at the large retained Corymbia. This will become an important gathering space within the development. The mature trees along Rivett Road have been retained as a shaded gathering space and a woodland interface to future development across the road. Refer to the Landscape and Arborist Reports for further details



Granite Pavers
Sidewalk



Square Set Paving
Warm toned colours varying from Grey to Brown
Pedestrian Walkways - Ground Plane



Square Set Paving
Warm Grey
Drop-off and Service Road



Trafficable Pavers
Grey
Service Road



Natural Timber
Seating and Screens



Composite Decking
Building B Rooftop

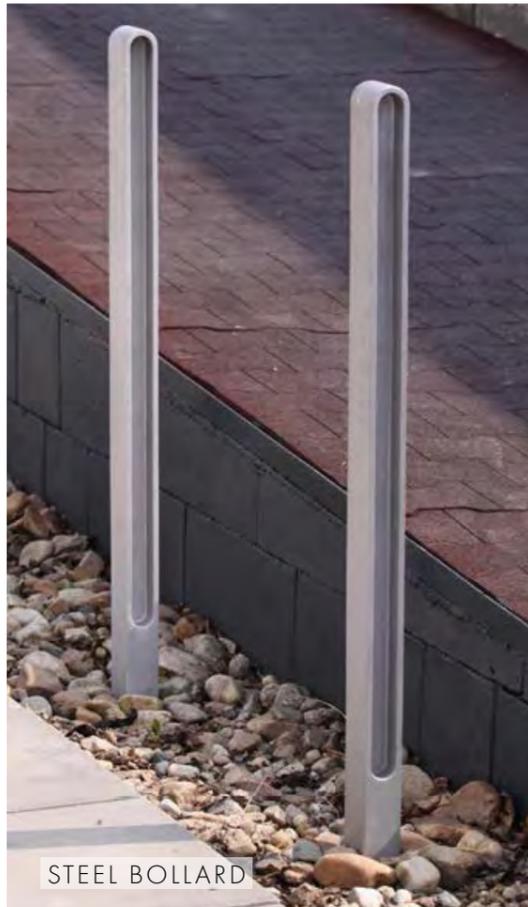


Aluminium Timber
Arbour

The proposal builds upon the design guidelines and in order to create new and improved public spaces incorporating the following principles:

- Use materiality to integrate into the surrounding context
- Demonstrate sustainable design by retaining and reusing materials where possible
- Use materials to define a clear hierarchy of open spaces and streets
- Celebrate the character of the site through the use of natural materials

The materials are conceptual and subject to future design development.



4.0 APPENDICES

NOTES:
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LEGEND:

--- Site Boundary
--- Street Setback (Ryde DCP)
--- Buildings Overhang
--- SW Drainage as per Civil Eng.
--- Basement 1
--- Pedestrianisation of New Link Road

Trees

Existing Trees as per Survey and Arborist Report
Laneway Tree Ferns
Proposed Native Trees

Shrubs and Groundcovers

PM1 Sidewalk Planting Mix
PM2 Rain Garden Native Planting Mix
PM3 Terraced Native Planting Mix
PM4 Laneway Native Planting Mix
PM5 Semi-shade Native Planting Mix

Hard Landscape

PT1 Square Set Paving; Warm Toned Colours Varying From Grey to Browns
PT2 Trafficable Square Set Paving; Warm Grey
PT3 Sidewalk Granite Pavers (Council Approved)
PT4 Trafficable Concrete Pavers
PT5 Suspended Square Set Paving on Structural Steel Frame; Warmer Toned Colours Varying From Grey to Browns
TD1 Timber Decking and Seating
Warning Tactile Ground Surface Indicators
Removable Steel Bollards
Class 2 Off Form Concrete; Colour to Match Building Columns

REVISIONS

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY



PROJECT:
 TRINITI STAGE 2
 North Ryde, Wallamutta, NSW

DESCRIPTION:
 Landscape Sketch Plan
 Ground Plane

SCALE: 1:250 (as shown @ A1)
DATE: 2023-08-22
DWG #: LSQ-DA-0101 Rev: 0

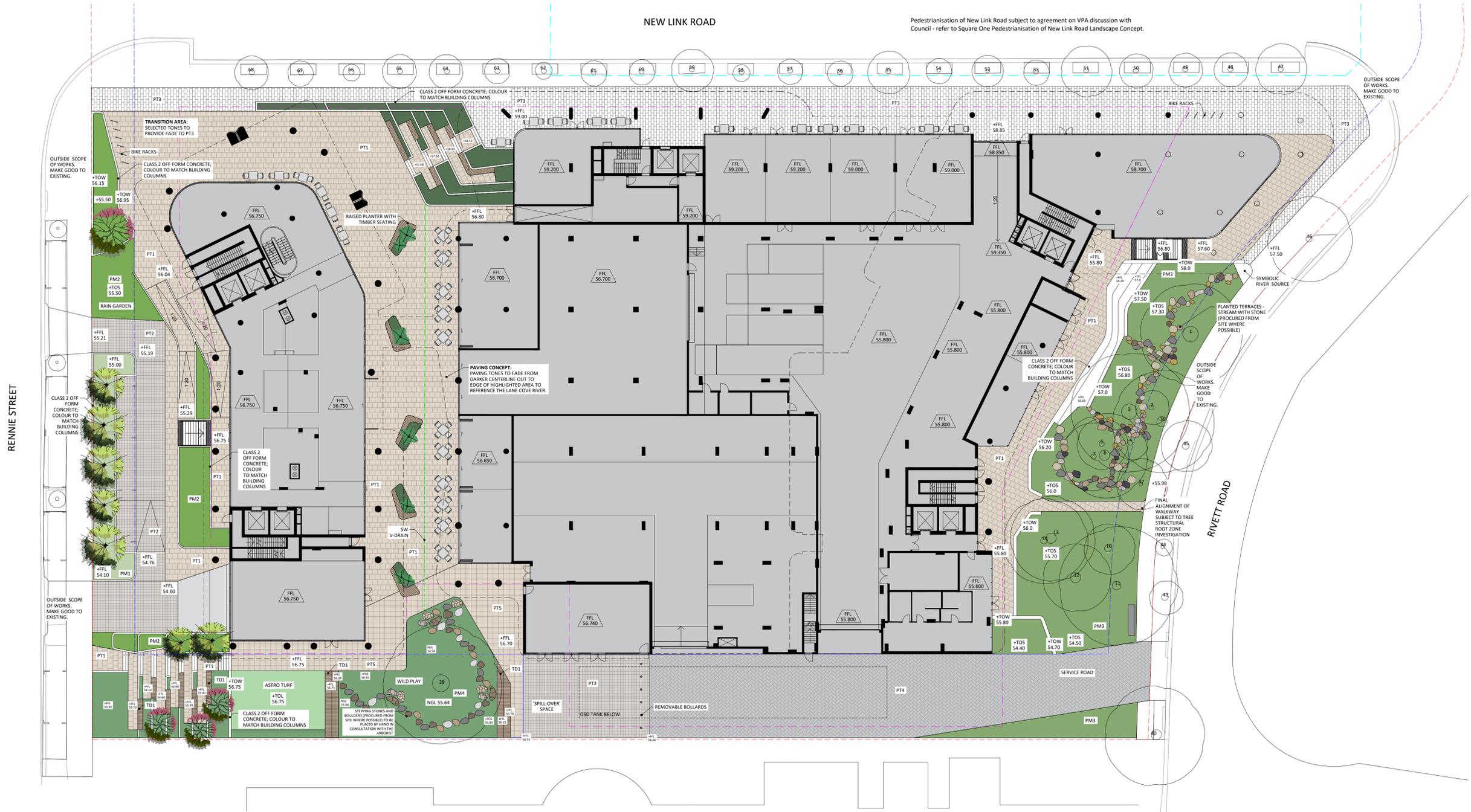
DRAWN BY: LM/VZ/SW
CHECKED BY: WV

DOCUMENT CONTROL STATUS:

SSDA



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 www.sq1.au
 Level 2 / 1 Barrack Street, Sydney, NSW, 2000
 +61 2 7251 6688 | info@sq1.au



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LEGEND:

- Buildings Overhang
- Street Setback (Ryde DCP)
- Trees**
- Existing Trees as per Survey and Arborist Report
- Proposed Native Trees
- Soft Landscape**
- PM6 Groundcover and Shrub Native Mix
- PM7 Dense Cascading Edge Planting
- PM8 Native Planting Mix
- LAWN Lawn
- Hard Landscape**
- PM5 In situ Exposed Concrete
- PT7 Bark Mulch
- Nature Play Area Equipment
- Timber Look Seating
- Arbour with Climbers
- Covered Walkways
- Warning Tactile Ground Surface Indicators
- Natural Stone
- Hr1 Handrails
- Sn1 Stair Nosing
- 1000mm(h) Steel Balustrade



28

10m REAR SETBACK (RYDE DCP)

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY



PROJECT:
 TRINITY STAGE 2
 North Ryde, Willamutta, NSW

DESCRIPTION:
 Landscape Sketch Plan
 Podium

SCALE: 1:150 (as shown @ A1)
DATE: 2023-08-17
DWG #: LSQ-DA-0102 Rev: 0

DRAWN BY: LC
CHECKED BY: WV

DOCUMENT CONTROL STATUS:

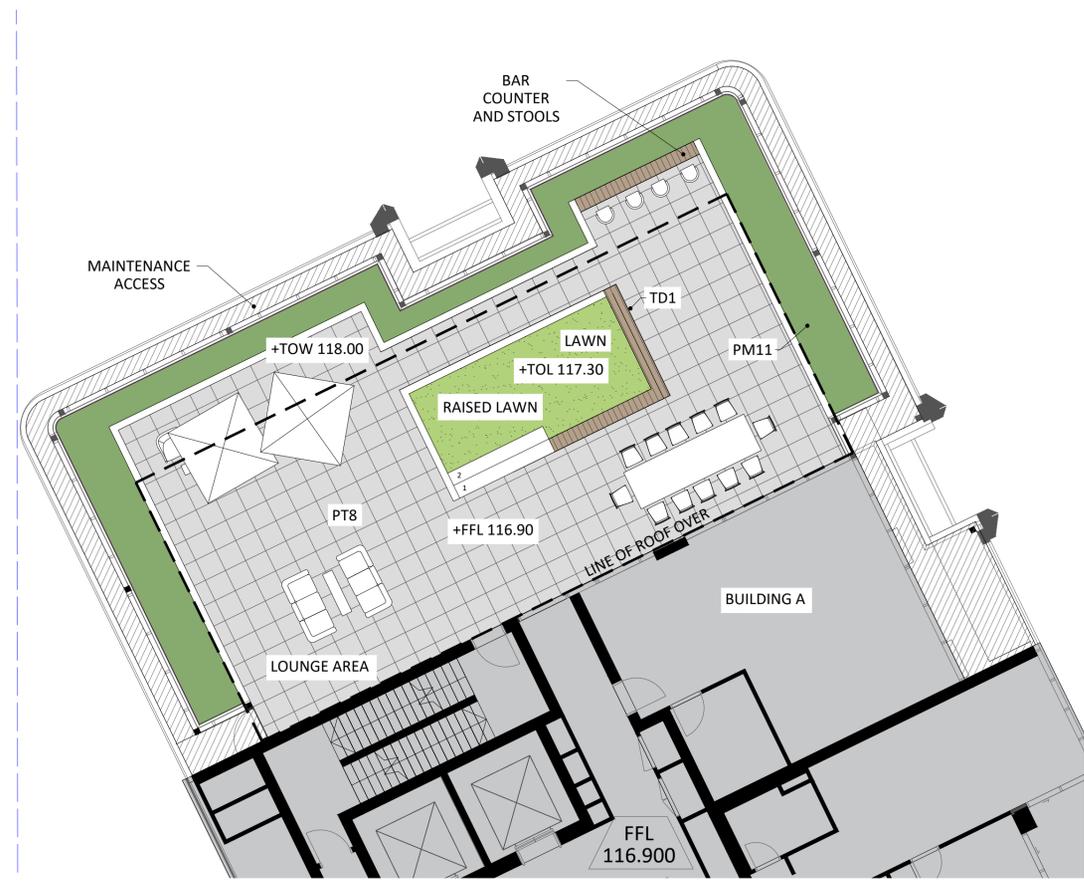
SSDA



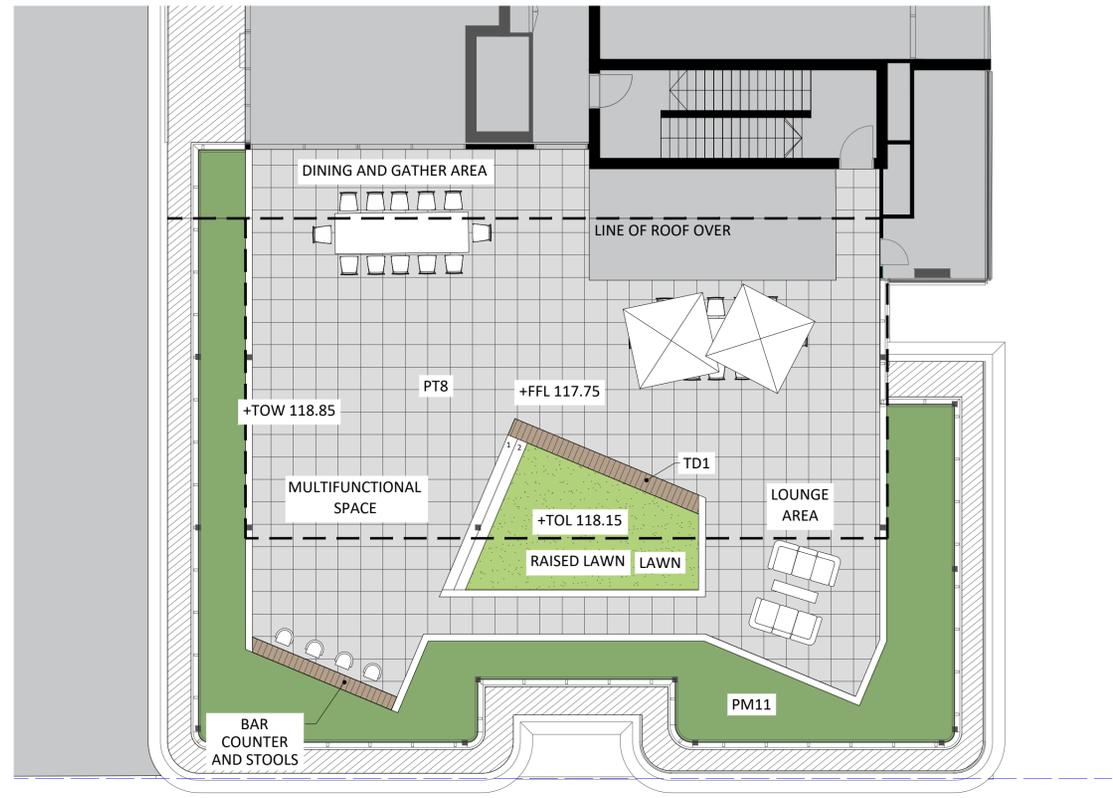
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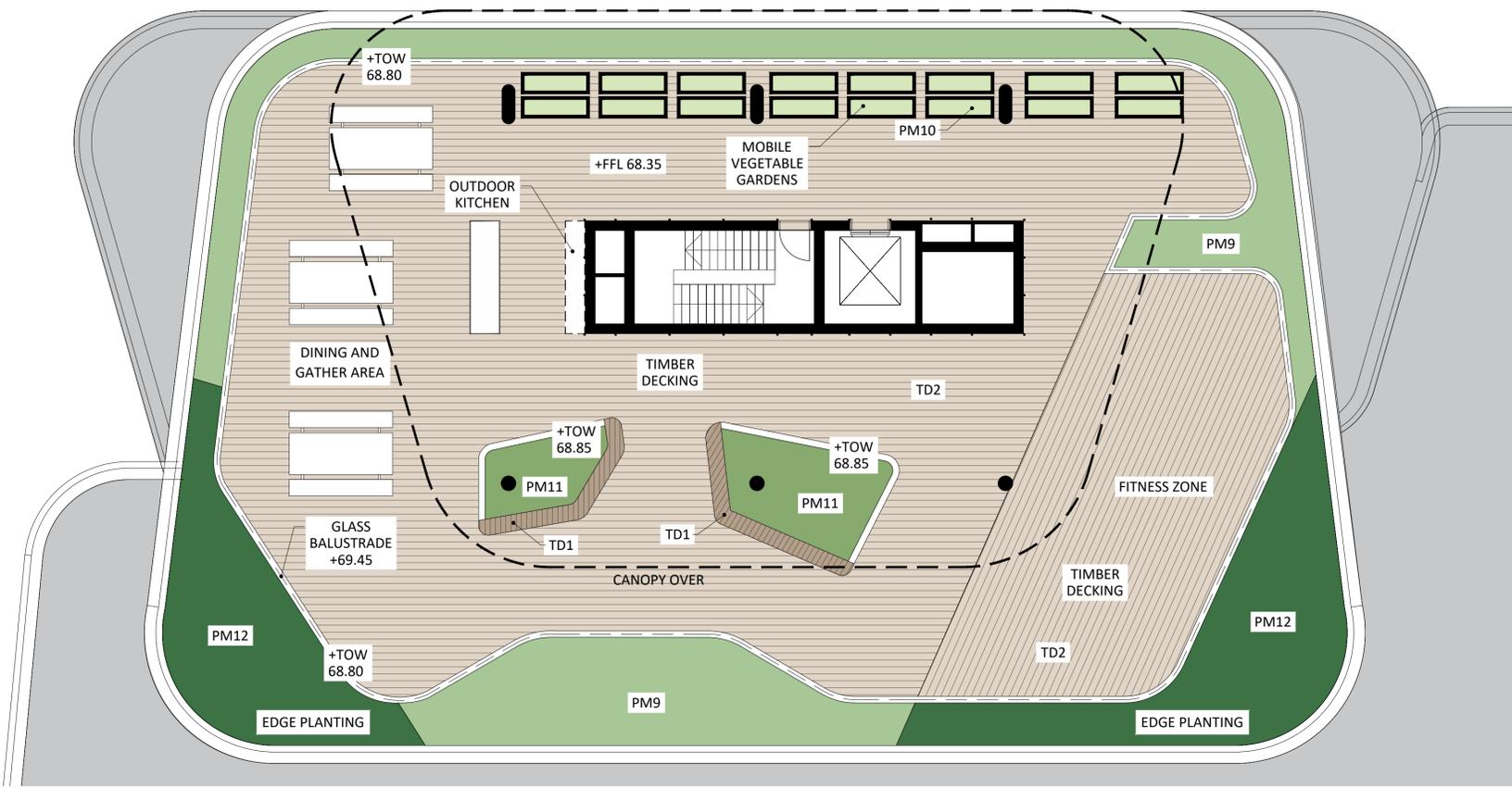
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A BUILDING A ROOFTOP - PLAN
 0103 SCALE 1:100



C BUILDING C ROOFTOP - PLAN
 0103 SCALE 1:100



B BUILDING B ROOFTOP - PLAN
 0103 SCALE 1:100

LEGEND:

---	Roofs
- - - -	Street Setback (Ryde DCP)

Shrubs and Groundcovers

PM9	Native Planting Mix
PM10	Vegetable Planting Mix
PM11	Native Shrub Planting Mix
PM12	Dense Edge Planting
LAWN	Lawn

Hard Landscape

PT8	Pavers on Pedestals
TD1	Timber Furniture
TD2	Composite Timber Decking

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY



PROJECT:
 TRINITY STAGE 2
 North Ryde, Wallamutta, NSW

DESCRIPTION:
 Landscape Sketch Plan
 Rooftops

SCALE: As shown @ A1
DATE: 2023-08-17
DWG #: LSQ-DA-0103 Rev: 0

DRAWN BY: LM/VZ/C
CHECKED BY: WV

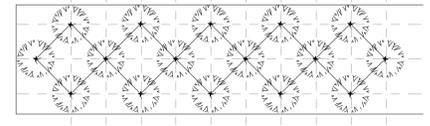
DOCUMENT CONTROL STATUS:

SSDA



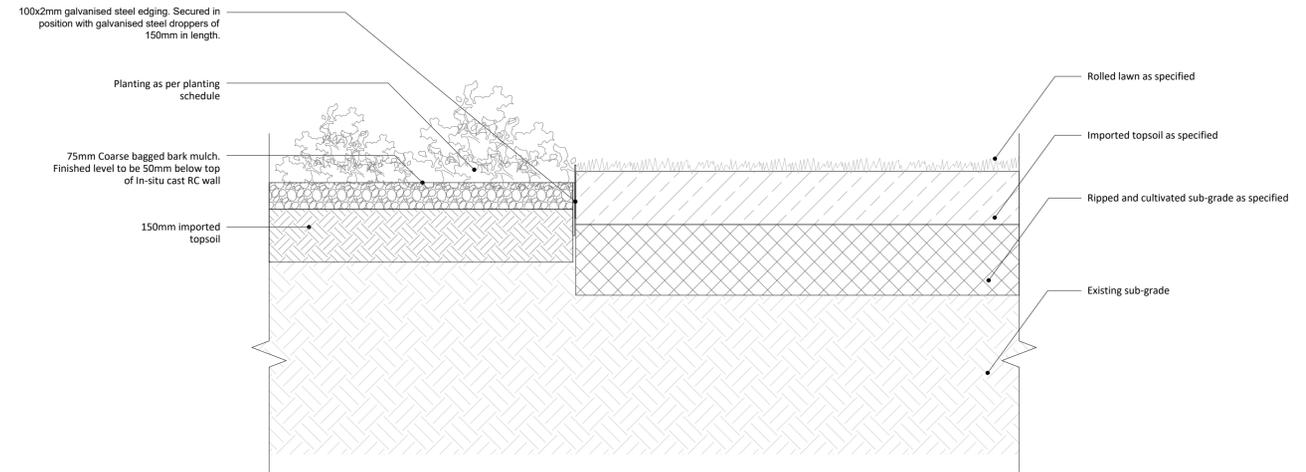
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LEGEND:

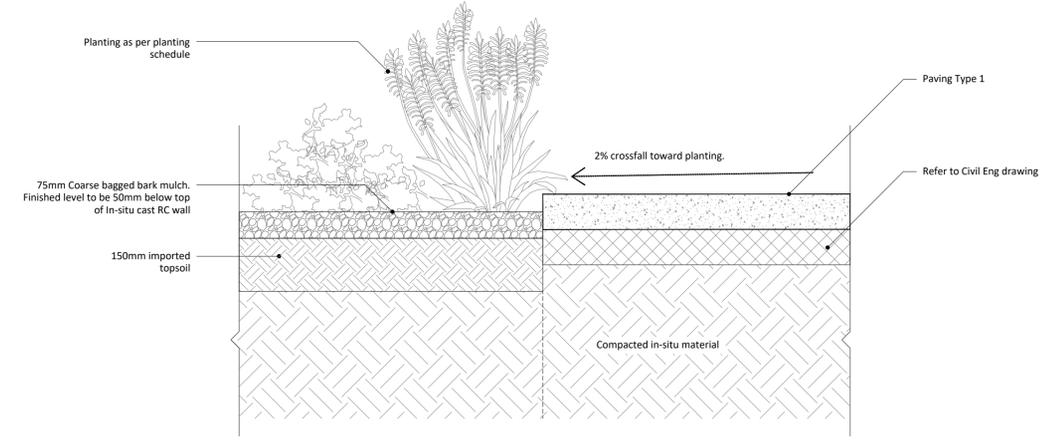


SPACING AS INDICATED IN GENERAL LANDSCAPE SPECIFICATION DOCUMENT

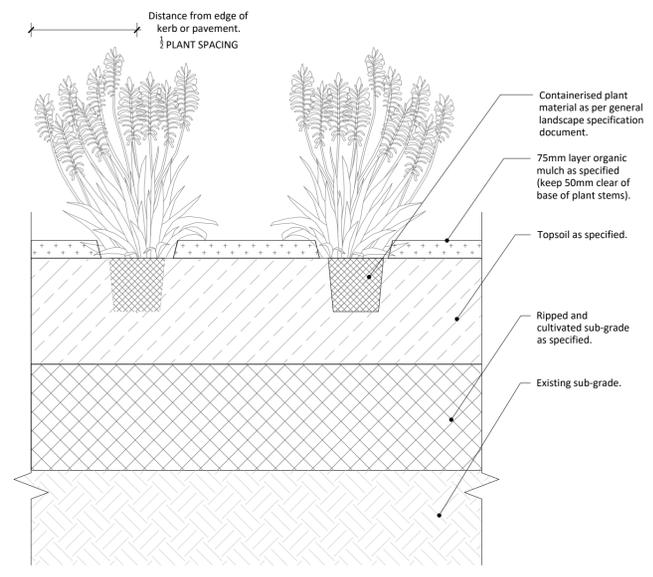
A
2101 TYPICAL PLANT SPACING
 SCALE 1:10



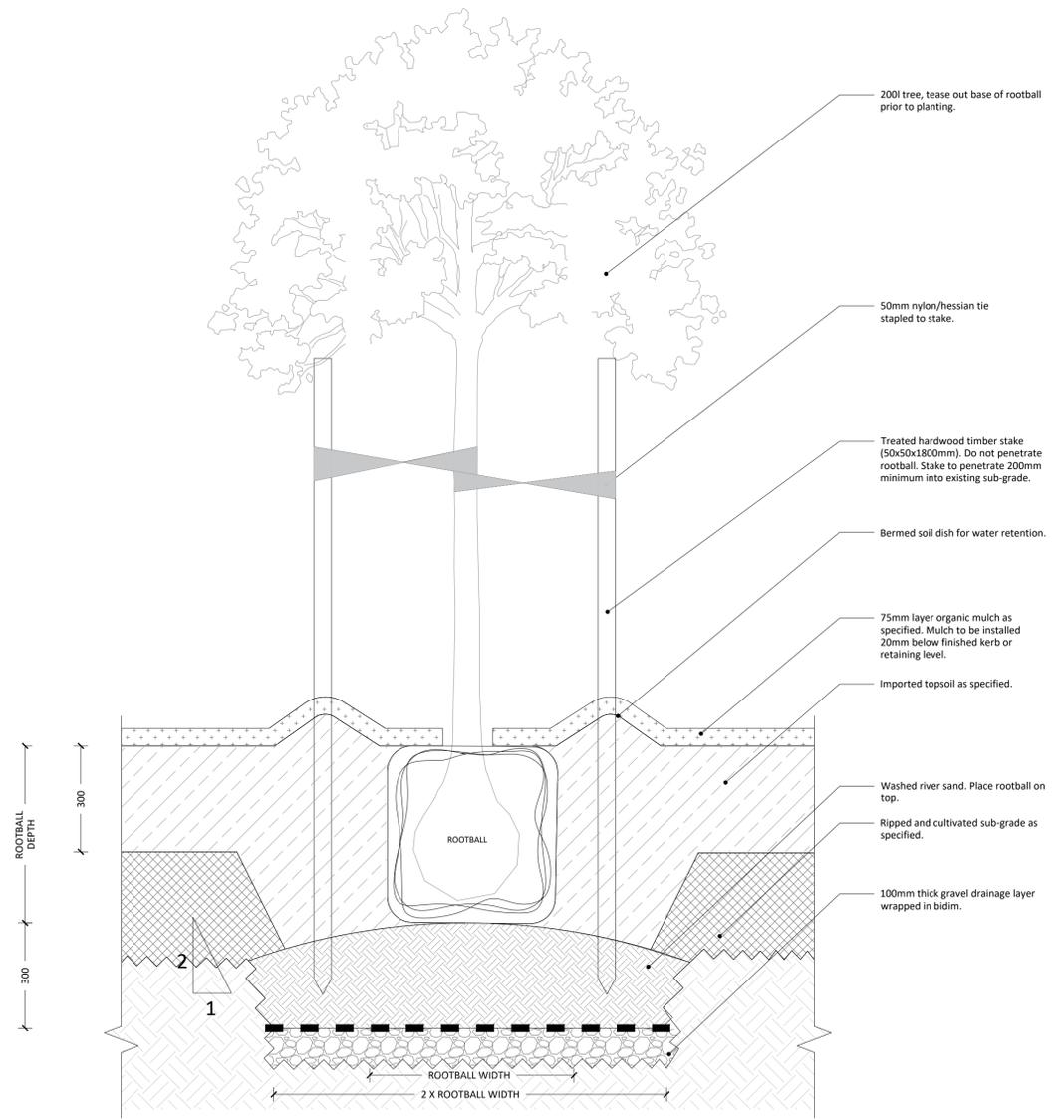
B
2101 TYPICAL PLANTING BED ADJACENT TO LAWN DETAIL
 SCALE 1:10



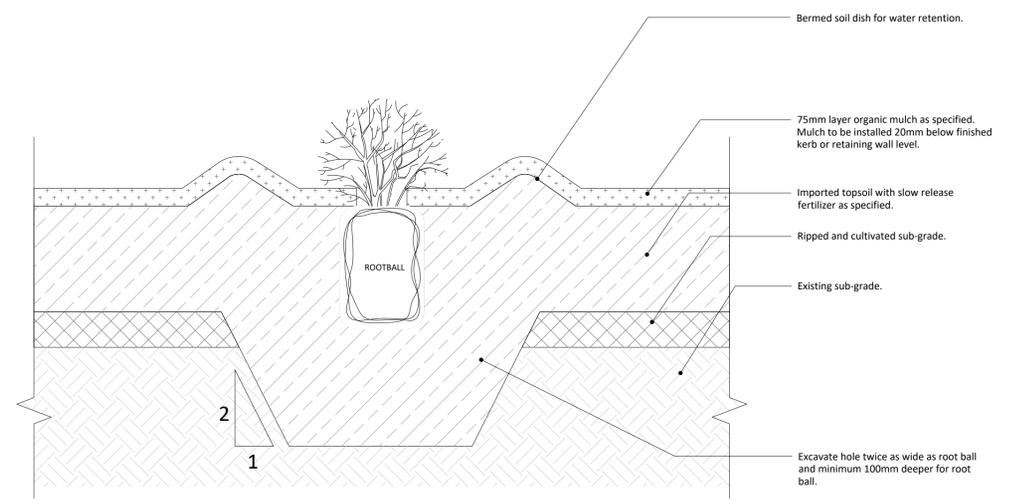
C
2101 TYPICAL PLANTING BED ADJACENT TO PAVING DETAIL
 SCALE 1:10



D
2101 TYPICAL GROUNDCOVERS IN NATURAL GROUND DETAIL
 SCALE 1:10



E
2101 TYPICAL TREES IN NATURAL GROUND DETAIL
 SCALE 1:10



F
2101 TYPICAL SHRUBS IN NATURAL GROUND DETAIL
 SCALE 1:10

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

NORTH:



PROJECT:
TRINITY STAGE 2
 North Ryde, Wallamutta, NSW

DESCRIPTION:
 Soft Landscape Details
 Sheet 01

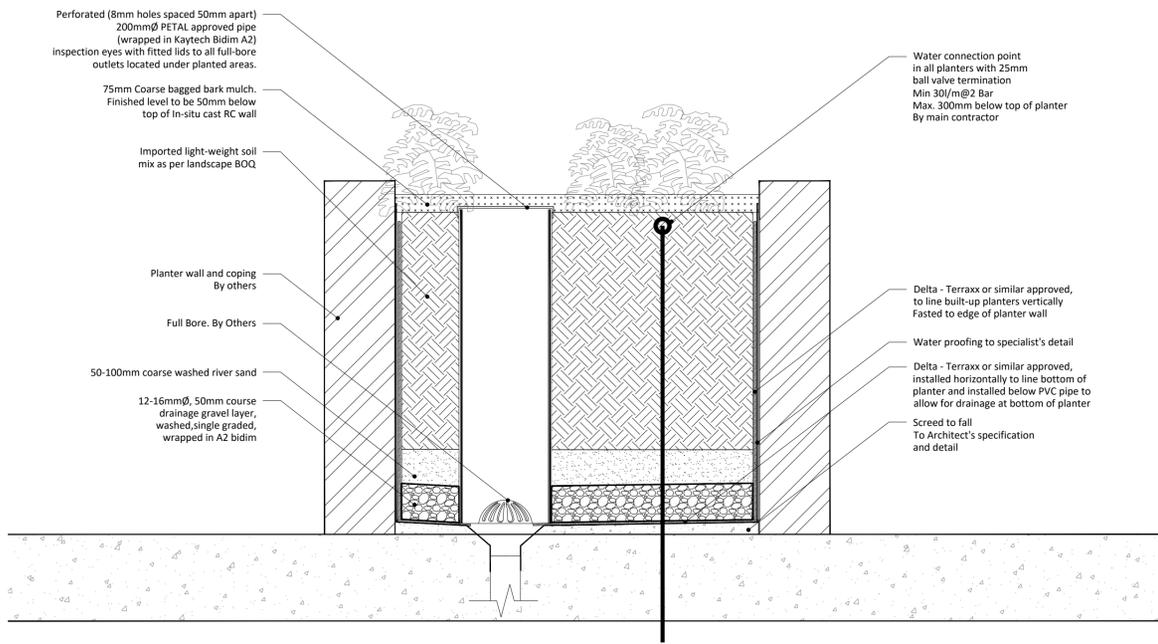
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 DATE: 2023-08-22
 DWG #: LSQ-DA-2101 Rev: 0
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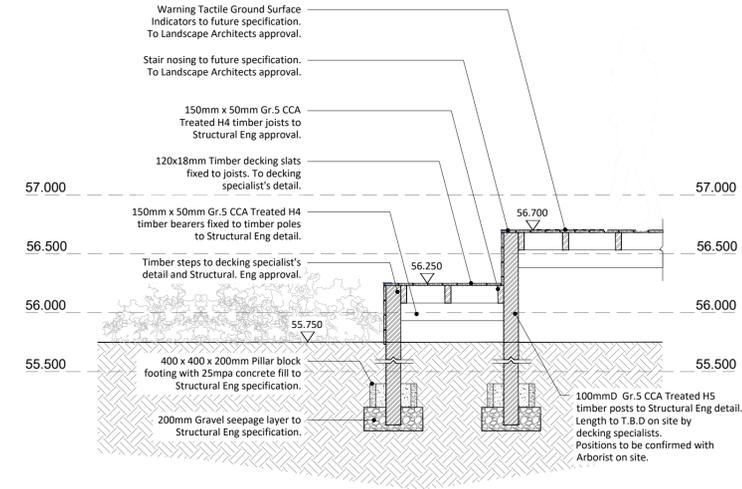
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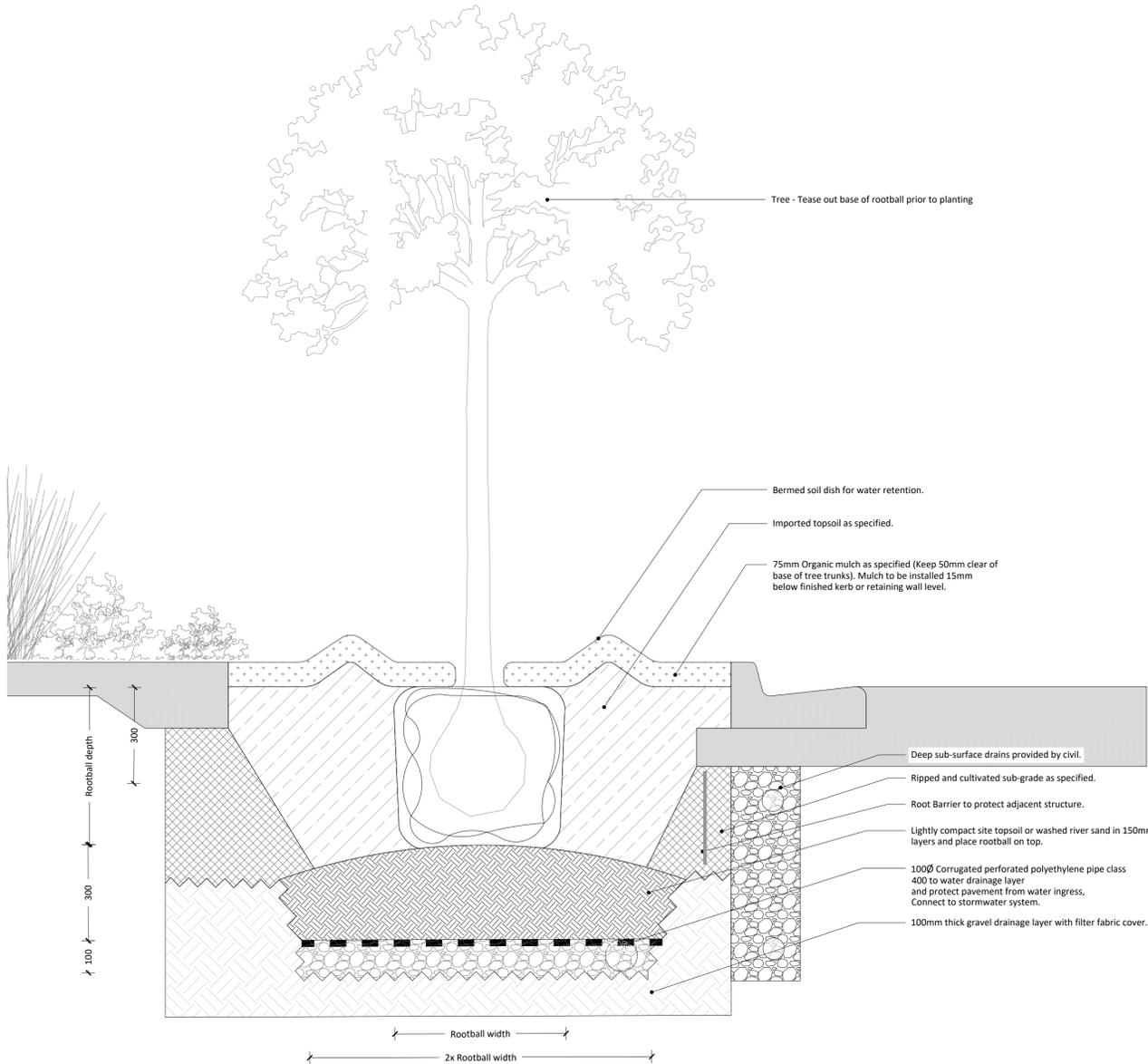
SQUARE ONE Landscape Architects Pty Ltd
 www.sq1.au
 Level 2 / 1 Barrack Street, Sydney, NSW, 2000
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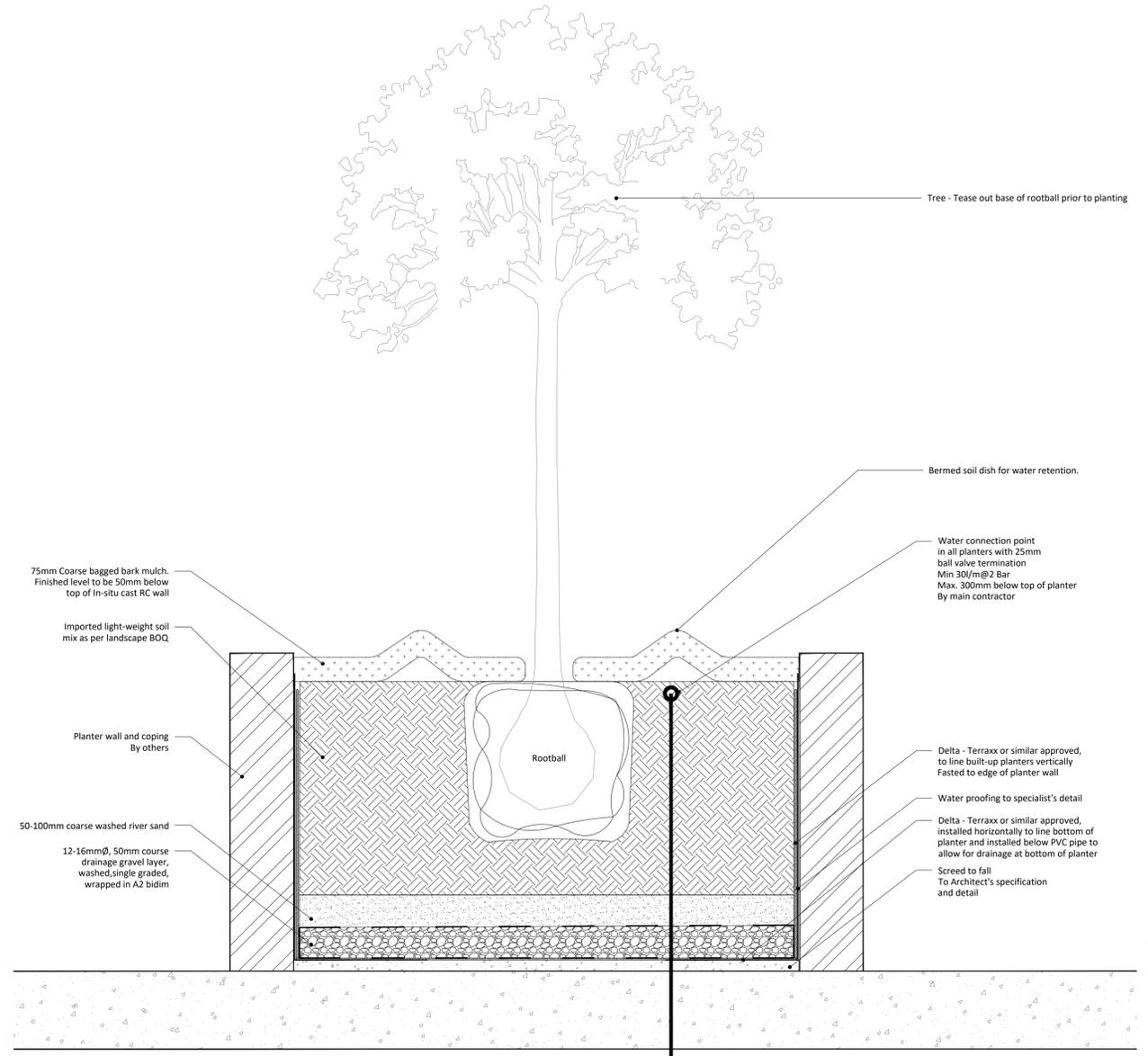
A
2102 TYPICAL RAISED PLANTER ON SLAB DETAIL
SCALE 1:10



B
2102 TYPICAL SECTION THROUGH TREE SENSITIVE TIMBER DECK STRUCTURE IN TREE PROTECTION ZONE
SCALE 1:30



C
2102 TYPICAL STREET TREES TO VERGE DETAIL
SCALE 1:10



D
2102 TYPICAL TREE IN PLANTER DETAIL
SCALE 1:10

NOTES:
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Use figured dimensions only - do not scale off the drawing. All drawings must be read in conjunction with details, reports, schedules and specifications of the project team.
Absolutely no deviations from the design details and specifications are permissible without the written endorsement of the Landscape Architects.

LEGEND:

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

NORTH:



PROJECT:
TRINITI STAGE 2
North Ryde, Wallamutta, NSW

DESCRIPTION:
Soft Landscape Details
Sheet 02

SCALE: 1:10 (as shown @ A1)
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SQUARE ONE Landscape Architects Pty Ltd
www.sq1.au
Level 2 / 1 Barrack Street, Sydney, NSW, 2000
+61 2 7251 6688 | info@sq1.au