

ARCADIA

East Walker St, North Sydney \$4.55

Prepared for

LAND
March 2026

Acknowledgement of Country

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

S4.55

Issued 27 March 2026

Authorised by Alex Longley

Contents

Executive Summary	04	2 - Place Vision & Principles	27	Hampden Elevation	45
Strategically Aligned	05	Place Statement	28	Access & Movement	46
		Place Objectives	29	Materiality	47
1 - Setting the Scene	06	Design Principles	30	Material Palette	48
Connecting with Country	07			Water Sustainable Urban Design	49
Regional Context	08	3 - Landscape Masterplan	31	Water Sustainable Urban Design	50
North Sydney Context	09	Ground Floor Program	32	Planting	51
Site Context	10	Ground Floor	33	Existing Tree Strategy	52
Site History	11	Passive Community Space	34	Proposed Tree Strategy	53
Local Context	12	Passive Community Space	35	Landscape Areas	54
Future Context	13	Walker Streetscape	36	GF - Re-vegetated Native Planting	55
Topography & Hydrology	14	Passive Community Space	37	GF - Communal Open Space Planting	56
Views	15	Active Community Space	38	GF - Streetscape Planting	57
Sun Study	16	All Age Play	39	LVL 2 - Terrace Planting	58
Social Infrastructure	17	BBQ Dinning Area	40	LVL 3 - Rooftop Pool Planting	58
People	18	Hampden Sanctuary Planting	41		
User Needs and Amenity	19	Hampden Sanctuary Planting	42		
Site Today	20	Walker Streetscape	43		
Site Character	21	Walker Streetscape	44		
Existing Vegetation	22				
North Sydney Native Vegetation Communities	23				
Challenges	24				
Opportunities	25				
Site Vegetation Communities	26				

Executive Summary

This Landscape Report has been prepared by Arcadia Landscape Architecture to accompany a detailed State Significant Development Application (SSDA) for the residential development proposal at East Walker Street, located at 173-179 Walker Street and 11-17 Hampden Street, North Sydney (the Site). The site is legally described SP 11082, SP 86752, SP 9808, SP 64615, Lot 1 DP 119732, Lot 1 DP 591516 and Lot 2 DP 591516.

Arcadia Landscape Architecture has been appointed by East Walker 88 Development Pty Ltd to provide landscape architecture services to the site located at the East Walker Street, North Sydney. The service is including of a preparation of a SSDA lodgement of a development of 239 residential apartments across 24,108 sqm of GFA.

The Site is located on the edge of the North Sydney CBD, within the North Sydney local government area (LGA). The site comprises an amalgamation of 7 parcels of land with existing improvements generally described as 173 – 179 Walker Street, and 11 – 17 Hampden Street North Sydney. This package aims to show design intent for the following areas:

- / All public domain areas within the site boundaries;
- / All landscaped podium edge areas to Hampden St and Walker St low rise buildings and lower levels of the tower as well as external edges to basement levels;
- / All communal areas within site including Building A podium, Building A external communal area, Building B1 external communal area, Building B2 level 3 pool deck
- / All landscape treatments along south and east boundaries of Site
- / All public domain works (footpath) along Hampden and Walker St in accordance with North Sydney Council DCP requirements.



Strategically Aligned

The preparation of this landscape architecture package has taken into consideration of the following strategic documents prepared by Council.

Local Strategic Planning Statement

The LSPS provides a strategic overview following:
\ provide a 20-year vision for land use planning within the North Sydney LGA (to 2036);
\ outline how expected growth and change will be managed now and into the future – the desired future direction for housing, employment, transport, recreation, environment and infrastructure in the North Sydney LGA;
\ guide the content of Council's Local Environmental Plan (LEP) and Development Control Plan (DCP), including any future changes to planning controls sought by proponents through Planning Proposals; and
\ identify where further strategic planning work is required to deliver on key state and regional planning objectives.

Public Domain Plan Strategy

The PDPS ensures the planning proposal alignment with the future desired character of the wider North Sydney precinct and with the goals outlined above, the following public domain strategies have been considered:

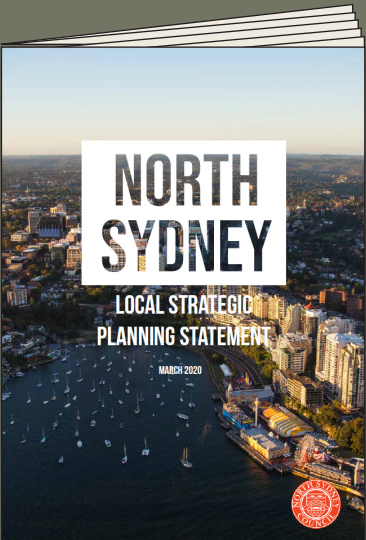
1. Integrating the site into the future Civic Spine through the proposed upgrade of Harnett Street into a pedestrian friendly shared laneway,
2. Upgrading public domain areas to match the North Sydney Centre materials palette, to better integrate the site into the wider CBD character,
3. Increasing the potential for public domain areas to accommodate urban furniture for incidental open space amenity and active urban spaces,
4. Minimising removal of existing street trees and planting new street trees to increase the canopy cover, reducing heat island effect and improving pedestrian amenity,
5. Maximising provision of new planted areas to contribute to the green, natural character of the CBD and increase biodiversity.

Stage 2 Ward Street Precinct Master Plan

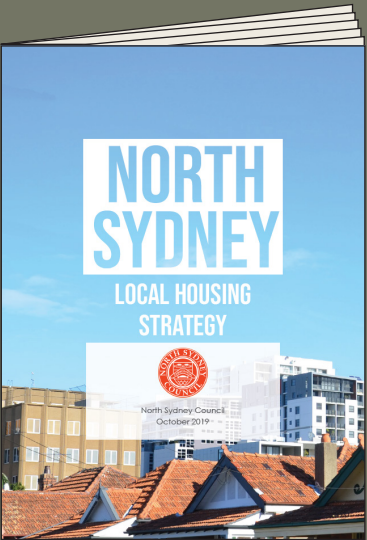
The site is located immediate east of the precinct and is currently not included as part of the master planning exercise.

It presents significant redevelopment opportunities that will harness the precinct's core. The master plan envisioned a connected precinct through 2,449 m² of public domain amenity with heavily mixed use development with community facilities including a knowledge hub and cultural hubs.

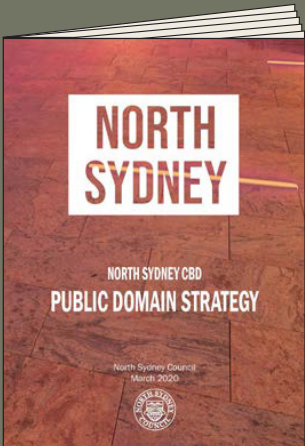
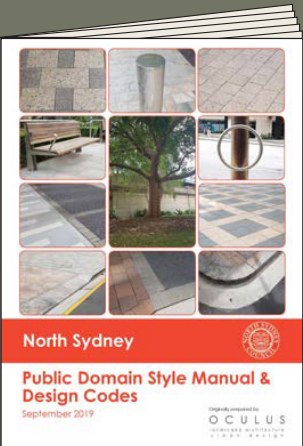
Local Strategic Planning Statement



Local Housing Strategy



Public Domain Plan Strategy



Stage 2 Ward Street Precinct Master Plan





1 - SETTING THE SCENE

Connecting with Country

Gamaraigal People

For Eons, the ancestors of the Gamaraigal clan cared for the land upon which North Sydney stands today. Belonging to the Dharug language group, the Gamaraigal clan were a part of a nation whose territory extended from the northern shore of Port Jackson up to Brisbane Waters.

The Gamaraigal people have depended on the harbour for spiritual and physical sustenance. As coastal people, the role of water was pivotal to their livelihood, who would travel along murus (pathways) between inland areas and coastal spots for agriculture, fishing and trade. Many of the arterial roads in Sydney are formed along these ancient murus, including the Pacific highway, upon which North Sydney is built around. Songlines run between Sydney Cove and Broken Bay (Garigal), the site is very important location along these songlines as it once provided food, water, shelter and medicines.

A “songline” links important ceremonial sites and dreaming places which occur throughout the landscape and enable the interpretation and understanding of those places to be passed on from generation to generation.



A photograph of a rock carving at Balls Head taken around 1900.

Indigenous Community Today

The Indigenous communities living in the lands of North Sydney are active and diverse. Many communities continue practicing traditional customs, while some are re-discovering practices in contemporary contexts.

Today, Indigenous culture and practice is an essential part of expression and identity to Indigenous people, of which there is ample opportunity for the broader community to share and sensitively engage.

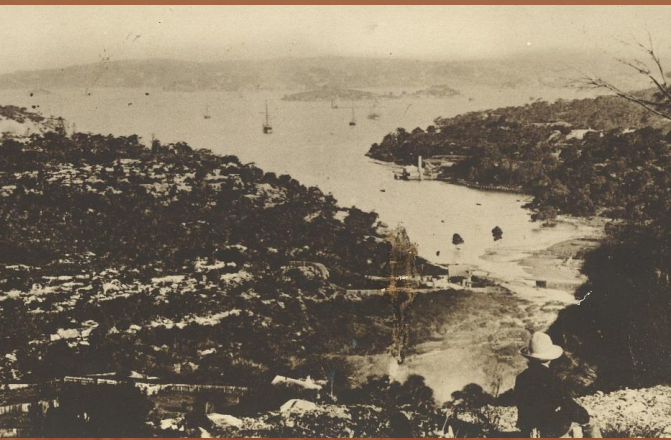
Country continues to provide shelter and food for the community. Dah’wah (Casuarina glauca tree) provides shelter and refuge due to its thick needle like foliage. The Parradowee (eel) Songline represents resilience as it migrates across Country from saltwater (Sea) to freshwater (Creek) and back again.



1788 sketch of Cammeraygal territory showing water depth soundings and freshwater streams flowing into the harbour.

Cultural Sites

North Sydney have some of the finest cultural sites on the lower north shore. Hand stencils and rock drawings are still visible within rock caves and shelters. One example is located on Berry Island depicting a fish or whale and a second is at Balls Head depicting a large whale with a human figure inside.



This photograph, taken from the heights above Neutral Bay in the 1870s, shows the ‘piece of flat ground’ - to the left of the seated figure - on which Aboriginal people camped in the preceding decade when coming together for the distribution of blankets and food. They also hunted local wildlife. Much of Neutral Bay appears to be heathland while the steeper land down to Rainbow Creek which fed the bay was more heavily timbered. Mann recalled a landscape that was still bountiful with fresh water and varied bird life including black swans and duck, ring-tailed possums, bandicoots and quolls. Oysters were easily gathered along the foreshore.

Incorporating our Learnings

The design is informed and collaborated with MRG to adopt interpretation of Connecting with Country. Design aspects such as celebrating the topography, revitalisation of natural systems, interpretive landscape elements and planting of native communities. The project will proceed to develop with these design aspects and further collaboration with MRG to discuss, design and celebrate Connecting to Country framework.

Regional Context

Site is located within 2km from Sydney CBD.

Located on the economic corridor between the St Leonards health and education precinct and the CBD.

Site is currently served by public transport infrastructure including T1, T9 & CCN connecting North Sydney to various destinations including Hornsby, North Shore, Strathfield and Newcastle.

KEY

M

FUTURE METRO STATION

FUTURE METRO LINE

T

TRAIN STATION

.....

TRAIN LINE

OPEN SPACE

PRIMARY CONNECTION

ECONOMIC CORRIDOR

SYDNEY HARBOUR FORESHORE



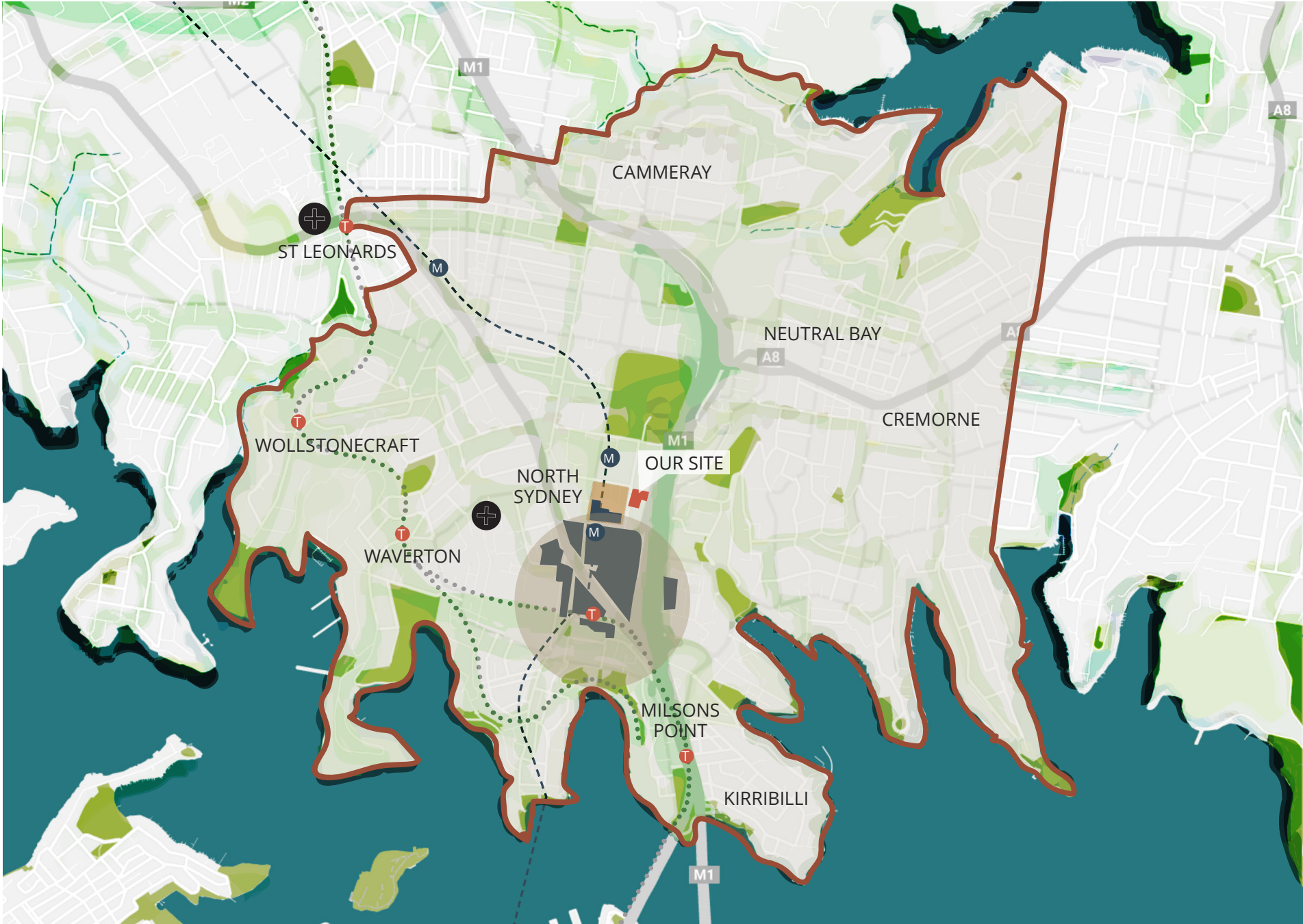
North Sydney Context

North Sydney LGA is located on the northern side of Sydney Harbour, and covers 10 square kilometres. It is both urban and green in character, comprising of two Central Business Districts (CBDs), smaller suburban centres, residential areas, parks and open spaces.

The LGA is bound by Willoughby Council to the north, Lane Cove Council to the west and Mosman Council to the east.

North Sydney is currently undergoing a significant infrastructure change including addition of two metro stations. It has a target of 21,100 additional jobs, which equates to 25.8% growth on existing and approximately 250,000m2 of additional floor space.

- KEY
- METRO LINE
 - TRAIN LINE
 - LGA BOUNDARY
 - METROPOLITAN CENTRE
 - HOSPITAL
 - B3 COMMERCIAL CORE
 - WARD ST PRECINCT
 - GREEN GRID



Site Context

The East Walker Street Project is located in North Sydney and is bounded by Walker Street to the west and Hampden Street to the north.

The East Walker Street Project is conveniently located with respect to the arterial and local road network serving the region. It is therefore able to effectively distribute traffic onto the wider road network, minimising local traffic impacts.

- KEY
- OPEN GREEN SPACES
- WATER
- ACTIVE AREAS
- WARD PRECINCT
- SCHOOLS
- SITE
- RETAIL FRONTAGES
- ACTIVE EDGES
- ACTIVE PLACES
- ROAD MOVEMENTS
- 800M WALKING CATCHMENT



Site History

North Sydney has a unique urban enviornement. Decades of construction and civic endeavour have transformed the urban fabric while respecting exisitng topography.

The site and surrounds have layers of important Indigenous history, visible in engravings and archaeological sites. Other historic layers can be seen in the pattern of orginal and subsequent subdivisions, remnant paving designs, stone walls and steps.

North Sydney is also regarded as having some of the most spectacular views and lookouts. The LGA is visually and practically connected through transport routes to the Harbour Bridge. The Bridge is visible from numerous public places throughout the area, whether glimpsed from a distance or more powerfully dominating the immediate scene.

- KEY
- OPEN SPACE
- HERITAGE BUILDINGS
- SYDNEY HARBOUR
- WALKER STREET
- CREEK LINE



12,000 BP

Sydney Canyon is flooded, forming Sydney Harbour. Indigenous people migrate following glacial melt.

1788

European Arrival. The Terramerragal of the Guringai Nation occupy the Upper North Shore.

1835

Governor Macquarie gazettes the area as the parish of Gordon. Timber felling supplies the colony.

1840s

Bushrangers and smugglers reside in the caves near the township, timber felling intensifies.

1890

Gordon train station opens. Gordon has become the nucleus of development in the Upper North Shore.

1950s

Rapid development occurs, with department stores opening along the Pacific Highway.

2024

Ongoing densification occuring throughout the Upper North Shore due to access to CBD, lifestyle and convenience.







Local Context



Tying into the North Sydney public domain strategy via existing site character

The proposal has been formed in conjunction with the goals of the North Sydney Public Domain Strategy, including:

- / better connected CBD
- / a comfortable CBD
- / a green and leafy CBD
- / a culturally rich CBD
- / an active and vibrant CBD
- / an accessible CBD
- / a walkable CBD
- / a cycle friendly CBD
- / a strong public transport CBD
- / a traffic calmed CBD



1. North Sydney Station
Major transport Hub, connecting site to Sydney



2. Lavender Bay
Harbourside suburb with amazing views



3. North Sydney Oval
Multi-use sporting facility



4. Walker Street South



5. McLaren Street



6. Hampden Street Corner
Located on the northern edge of site, with a retaining wall to accomodate a significant level change

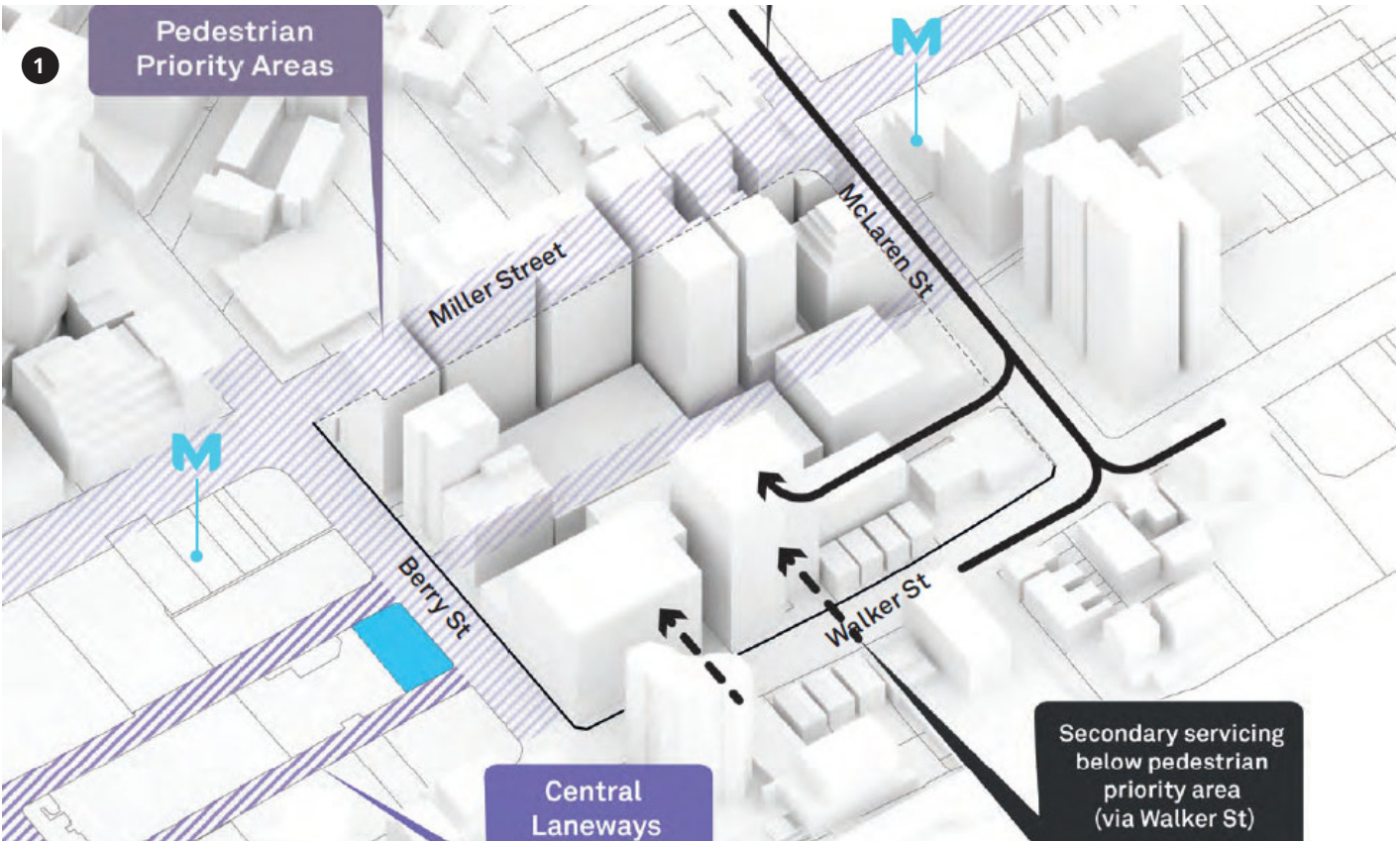
Future Context

North Sydney Council has prepared a masterplan for the Ward Street precinct which is adjacent to the site. The Precinct is bound by McLaren Street to the north, Berry Street to the south, Miller Street to the west and includes a number of properties on the eastern side of Walker Street, south of Hampden Street.

Within the precinct is a variety of commercial, mixed use and residential development. The precinct also contains the Ward Street car park, which is Council owned and privately operated under a long term lease. The upcoming expiry of the lease, in combination with the arrival of the Metro, brings the opportunity for Council to re-imagine how these facilities work for the community.

The proposal has been formed in conjunction with the goals of the North Sydney Public Domain Strategy, including:

- / better connected CBD
- / a comfortable CBD
- / a green and leafy CBD
- / a culturally rich CBD
- / an active and vibrant CBD
- / an accessible CBD
- / a walkable CBD
- / a cycle friendly CBD
- / a strong public transport CBD
- / a traffic calmed CBD



1. Ward Street Precinct Masterplan



2. Walker Street South



3. Victoria Cross



4. Ward Precinct Plaza



5. Emerging Urban Laneways

Topography & Hydrology

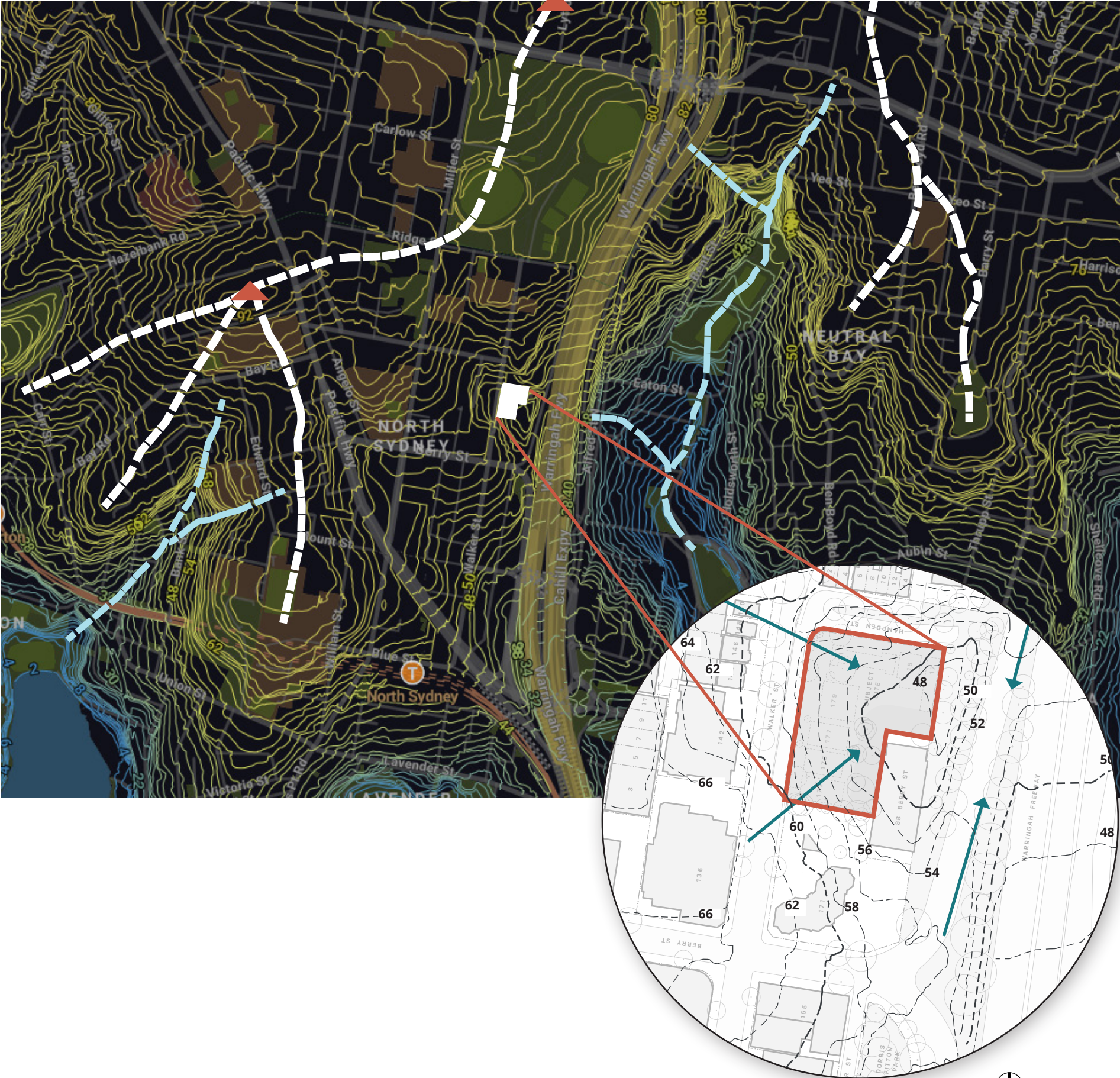
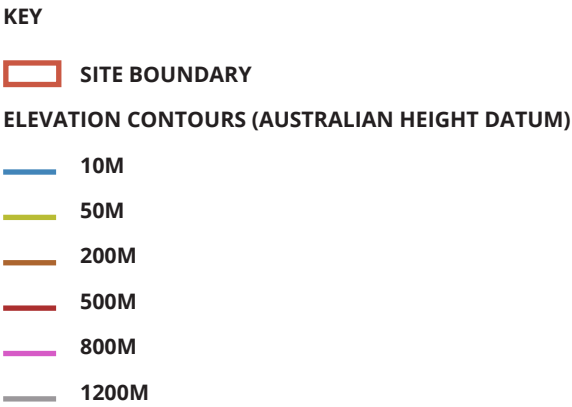
The site is situated on the Hornsby plateau, a sedimentary sandstone plateau formed following the continental uplift of the late Triassic period.

Millions of years of erosion from ancient Jurassic rivers formed the jagged, ventricular landscape characteristic of the Upper North Shore, before draining into the vast and deep canyons we now call Sydney Harbour.

Following the last ice age (approximately 12,000 years ago), glacial melt caused the sea levels to rise, flooding the canyons and forming Sydney Harbour.

- 1943 aerial record shows that was a gully from the site that connects to Anderson Park in Neutral Bay

- The construction of Warringah Freeway has changed the topography however the site topography remain intact as the lowest point on site.



Views

The future development on site creates opportunity for the potential pool deck located at level 3 (4 storeys) to have unobstructed views of the city and harbour with opportunity for tower roof amenity for penthouses. Our initial investigation identifies the following views:



View 1 - Harbour view from Level 14 of 199 Walker Street



View 2 - Harbour view from Level 6 of 88 Berry Street



View 3 - City view from Level 14 of 199 Walker Street

Sun Study

The Site is exposed to morning sun throughout the year due to Warringah Freeway being located on the eastern edge of site. However large buildings on the opposite side of Hampden street create morning to midday shade. The proposed development will also dictate afternoon shade, as the main tower on the west side casts over the site.

- KEY
- SUNRISE

SUNSET

SUN PATH AT 1PM ON SITE

SUN



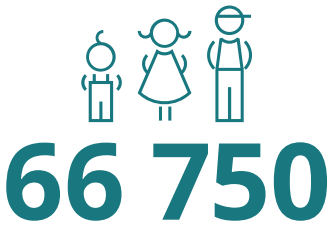
PROGRESSION OF SUN



Social Infrastructure

North Sydney is a dynamic and lively city that is looking to provide the right social infrastructure, open space and green space to meet the demands of its growing population. It is important that as the demographic evolves and density increases that the surrounding public amenities increase: more access to education, and entertainment, retail spaces and public transport. The delivery of the Victoria Cross Metro Station creates an infrastructure opportunity tht will transform and improve the access to the North Sydney CBD.

North Sydney Population Growth



2011



2021



2036

There will be a 21% increase in population over the next 20 years. Compared to the last 10 years this is projected to slow over the next 20 years.

- KEY
- ENTERTAINMENT/ SHOPPING
 - CIVIC BUILDING
 - CHURCH
 - PLAZA
 - PRECINCT
 - POST OFFICE
 - SCHOOLS/ EDUCATION
 - T NORTH SYDNEY STATION
 - M VICTORIA CROSS METRO
 - B BUS STOP

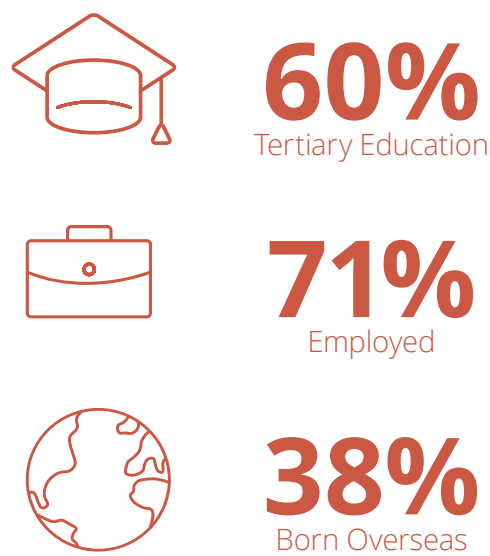


- | | | | | |
|-----------------------------|---------------------------------|-----------------------------|-------------------------|---------------------|
| 1 NORTH SYDNEY OVAL | 5 WENONA SCHOOL | 9 ST THOMAS CHURCH | 13 WOOLWORTHS | 17 ALDI |
| 2 KU GRANDSTAND PRESCHOOL | 6 ST MARYS CHURCH | 10 NORTH SYDNEY COUNCIL | 14 BERRY SQUARE | 18 VICTORIA CROSS |
| 3 NORTH SYDNEY WAR MEMORIAL | 7 NORTH SYDNEY COMMUNITY CENTRE | 11 MONTE SANT ANGELO COLEGE | 15 BRETT WHITELEY PLACE | 19 GREENWOOD PLAZA |
| 4 MARIST CATHOLIC COLLEGE | 8 STANTON LIBRARY | 12 DON BANK MUSEUM | 16 COLES | 20 ST PETERS CHURCH |

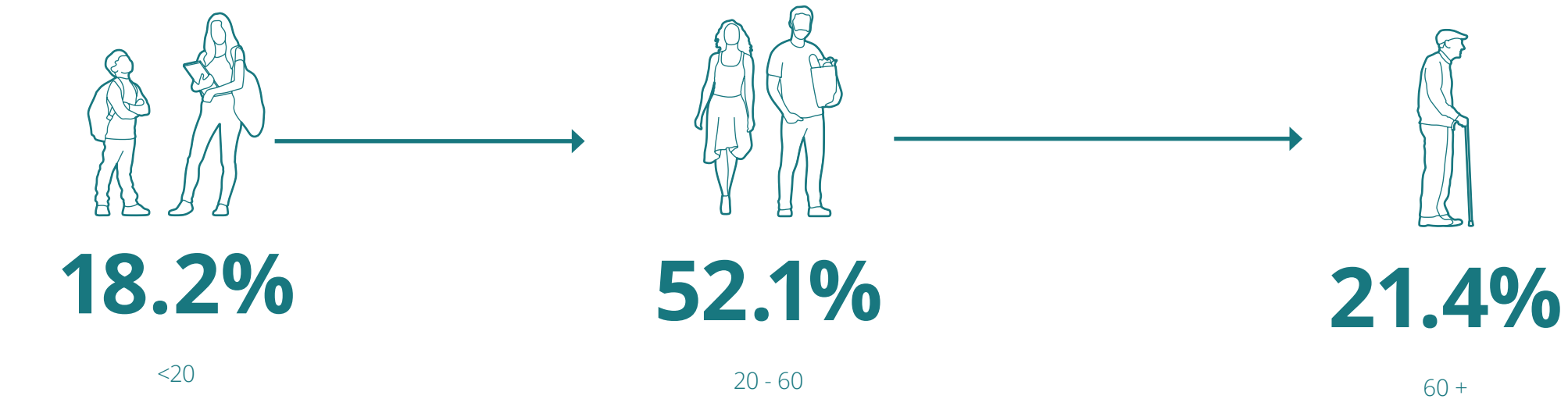
People

The majority of the population living in North Sydney LGA are categorised as young workers, parents and home builders aged between 25 and 49 years old. Young workers and home builders represents 50% of the total population compared to 34% across Greater Sydney. The number of people aged 60 to 84 years old over the next 20 years is projected to increase by almost 50%.

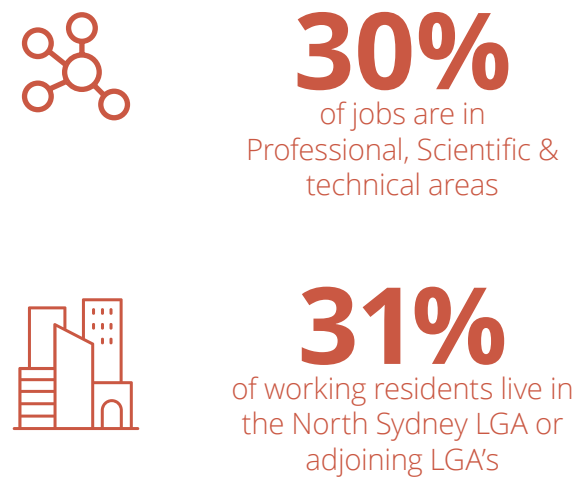
Culture & Employment



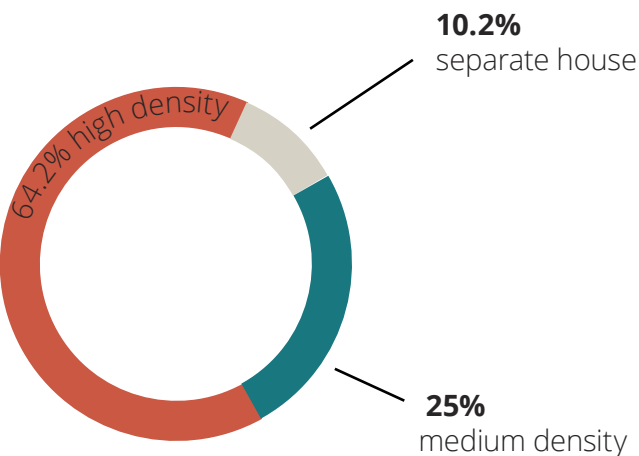
Demographic Statistics



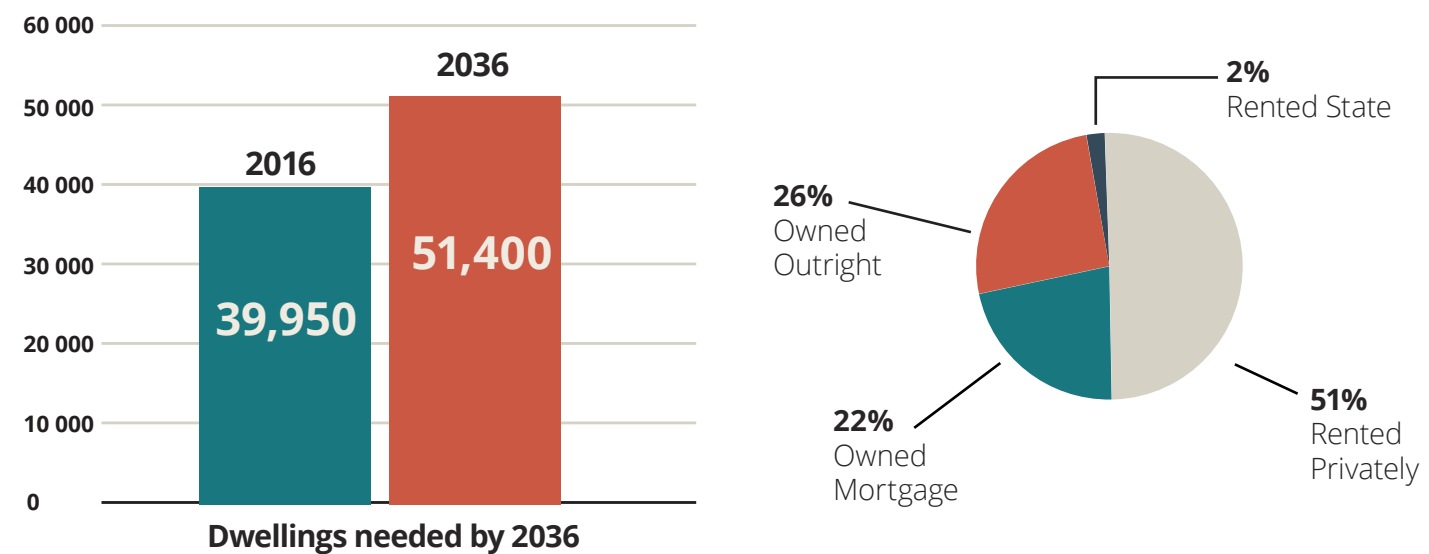
Workplace



Dwelling Structure



Housing Tenure



source: <https://abs.gov.au/census/find-census-data/quickstats/2021/LGA15950>

Vision

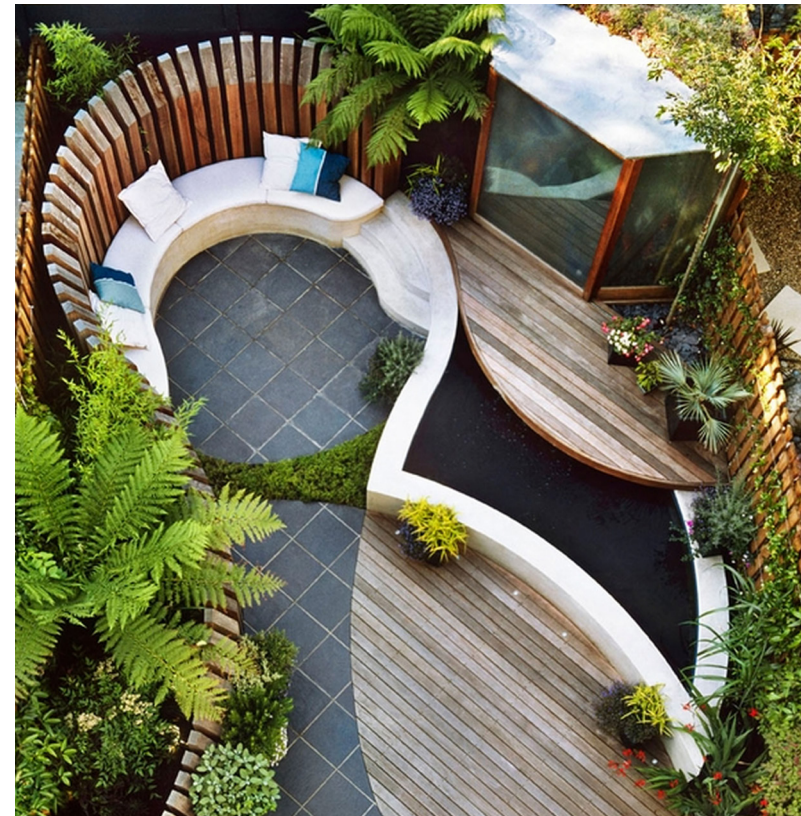
User Needs and Amenity

North Sydney is very densely populated with high proportions of parents and homebuilders (35-49), seniors and retirees (60+). The largest group is Young workforce people aged between 25 and 34, making up 27% of the North Sydney population

There is low proportions of children, babies and primary schoolers (0-11). They only make up 10% of the total persons. However due to the growing proportion of homebuilders it is expected this number will grow.

User needs based on the project demographic requirements:

- / Green space to relax before or after work as well as on the weekends
- / Outside spaces to host gatherings as majority live in dense apartment buildings
- / Incorporate elements of play for children and enable space for families
- / Open green space to encourage exercise and to allow space for dogs within communal areas.
- / Active pockets to accommodate different sized groups



Site Today

Our visit on site presents a series of observations unveiling site potentials and challenges.

- Our observation presents the following:
- / Noise pollution from Warringah freeway;
 - / Improve street accessibility;
 - / Adjacent building interface issues including retaining walls;
 - / Steep street grades;
 - / Informal vehicular direction; and
 - / Water surface run off resulting from change of levels.

- KEY
- 1 STREET ACCESS - WALKER ST
 - 2 STREET ACCESS - CORNER OF WALKER ST + HAMPDEN ST
 - 3 LEVEL CHANGE - WALKER ST
 - 4 ADJACENT DEVELOPMENT - 88 BERRY ST
 - 5 STREET PROFILE
 - 6 LANDSCAPE COURTYARD
 - 7 CLEARED FOR WARRINGAH FREEWAY WORK
 - 8 HAMPDEN LEVEL CHANGE
 - 9 NATURALISED EDGE



Site Character



1. Street access from Walker Street
Pedestrian bridge to access building



2. Street access from Walker Street
Pedestrian bridge to access building



3. Level change along Walker Street
Split level is divided by 2m tall retaining wall



4. Interface with 88 Berry St
Landscape level is sitting 2-3 levels below the adjacent development



5. Street profile elevation
Level changes from Walker Street to Hampden Street before dropping to the site. Jacaranda trees give character to the edge of the site and the streets.



6. Lush landscape courtyard
The landscape courtyard is leafy and receives a good amount of sun with semi-shade tolerant understory planting



7. Hampden Street Level Change
Hampden Street level change is divided by cascading planting edge with shade tolerant species.



8. Naturalised edge
The steps at the northern east corner of Hampden Street

Existing Vegetation

Tree	Tree Species	Tree	Perennial	Palm
10	Morus alba	X		
11	Lagerstroemia indica	X		
12	Glochidion ferdinandi	X		
13	Hibiscus sp	X		
14	Jacaranda mimosifolia	X		
15	Hibiscus sp	X		
16	Persea americana	X		
17	Syzygium paniculatum	X		
18	Melaleuca bracteata	X		
19	Ficus benamina	X		
20	Bauhinia variegata	X		
21	Celtis sinensis	X		
22, 23	Livistona australis			X
24	Cinnamomum camphora	X		
25	Banksia integrifolia	X		
26	Celtis sinensis	X		
27	Archontophoenix cunninghamiana			X
28	Archontophoenix cunninghamiana			X
29	Jacaranda mimosifolia	X		
30	Syzygium leuhmannii	X		
31	Camelia sasenua	X		
32	Jacaranda mimosifolia	X		
33, 34	Nerium oleander	X		
1,5,6	Strelitzia nicolai		X	
2,3,4	Casuarina cunninghamiana	X		
7, 8	Casuarina cunninghamiana	X		
9	Melaleuca bracteata	X		
39	Jacaranda mimosifolia	X		
40	Melaleuca quinquenervia	X		
41	Ligustrum lucidum	X		
42	Grevillea species	X		

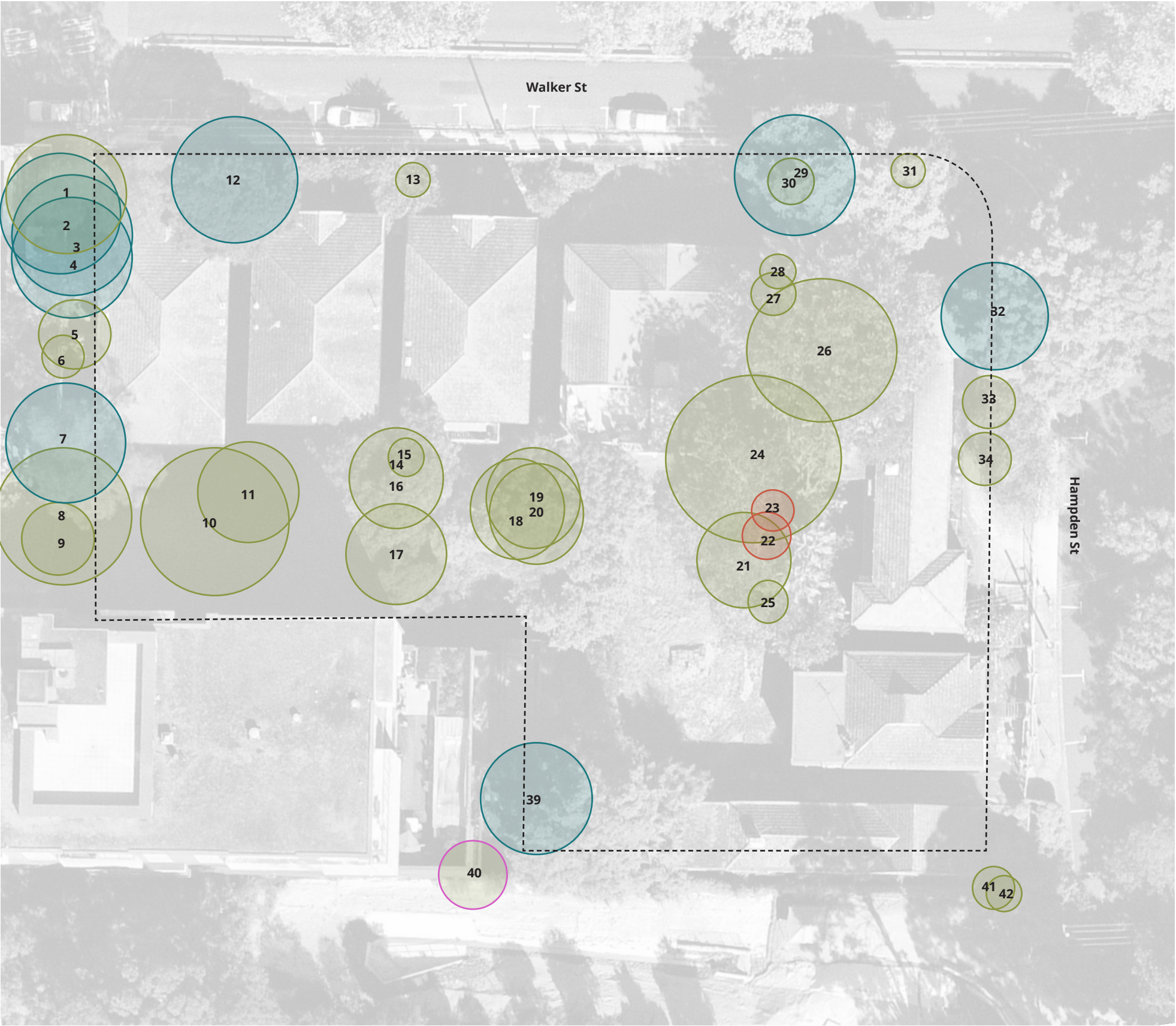
KEY

LOW RETENTION VALUE

MEDIUM RETENTION VALUE

HIGH RETENTION VALUE PLANTING

REMOVED TREE DUE TO EXPRESSWAY ROADWORKS



North Sydney Native Vegetation Communities

These native vegetation communities have been identified in the North Sydney area. They are signifincat due to their level of endangerment and their habitat services.

Sydney Turpentine-Ironbark Forest

Sydney Turpentine-Ironbark forest is a open forest with dominant canopy tree including Turpentine syncarpia glomulifera and Eucalyptus punctata. It can also be identified by its dense ground cover and grasses.

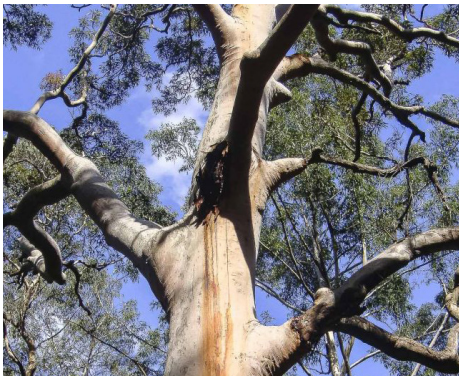
It is a critically endangered ecological community due to large disruptions and reductions.

Angophora Forest

Open forest with dominant tree species being the Angophora costata (Sydney Red Gum). The Angophora forest has high conservation significance for it's habitat for threatened fauna species.

Sandstone Gully Forest

Open forest occuring on steep Hawkesbury Sandstone with a mixed tree composition.



Angophora costata



Allocasuarina littoralis



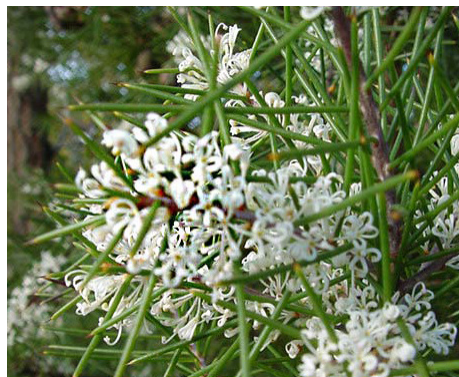
Acacia linifolia



Corymbia gummifera



Gahnia aspera



Hakea sericea



Pandorea pandorana



Persoonia levis



Pteridium esculentum



Pittosporum undulatum



Turpentine Syncarpia glomulifera



Xanthorrhoea arborea

Challenges

There are a few design considerations to the site:

- / Level Changes
- / Water Surface Run Off
- / Noise from Warringah Freeway
- / Access & Movement - Loading & Servicing
- / Interface with Adjacent Apartments
- / Solar Access

KEY

NOISE POLLUTION

TRAFFIC AND SAFETY

LACK OF ACTIVATION

STEEP STREETScape

SITE

GREENERY

ON STREET CAR PARKING

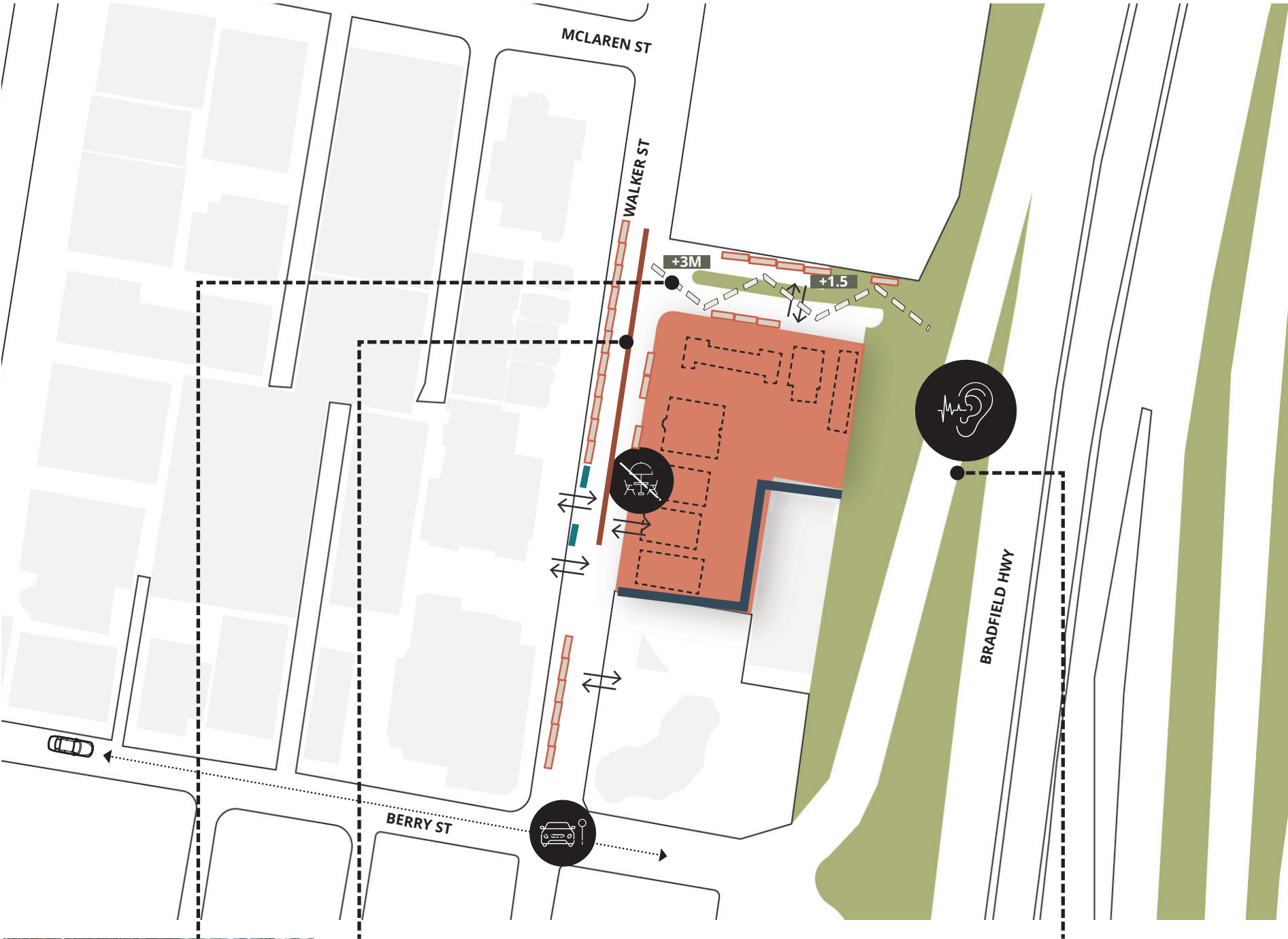
MOTORBIKE PARKING

LACK OF CONNECTIVITY

OFF-STREET PARKING ACCESS

EXISTING BUILDINGS

HARSH ADJACENT BUILDING EDGE



Opportunities

The site presents endless opportunities:

- / Cascading Landscapes
- / Celebrate water in design through the gully as to align with CwC interpretation
- / Incorporate Greenery in the contextual interface
- / Consolidate Loading & Servicing
- / Introduce terrestrial planting character

KEY

VIEWS

PROXIMITY TO CBD

POTENTIAL PEDESTRIAN LINK

DRIVEWAY ENTRANCE

IMMERSIVE GREEN SPACE

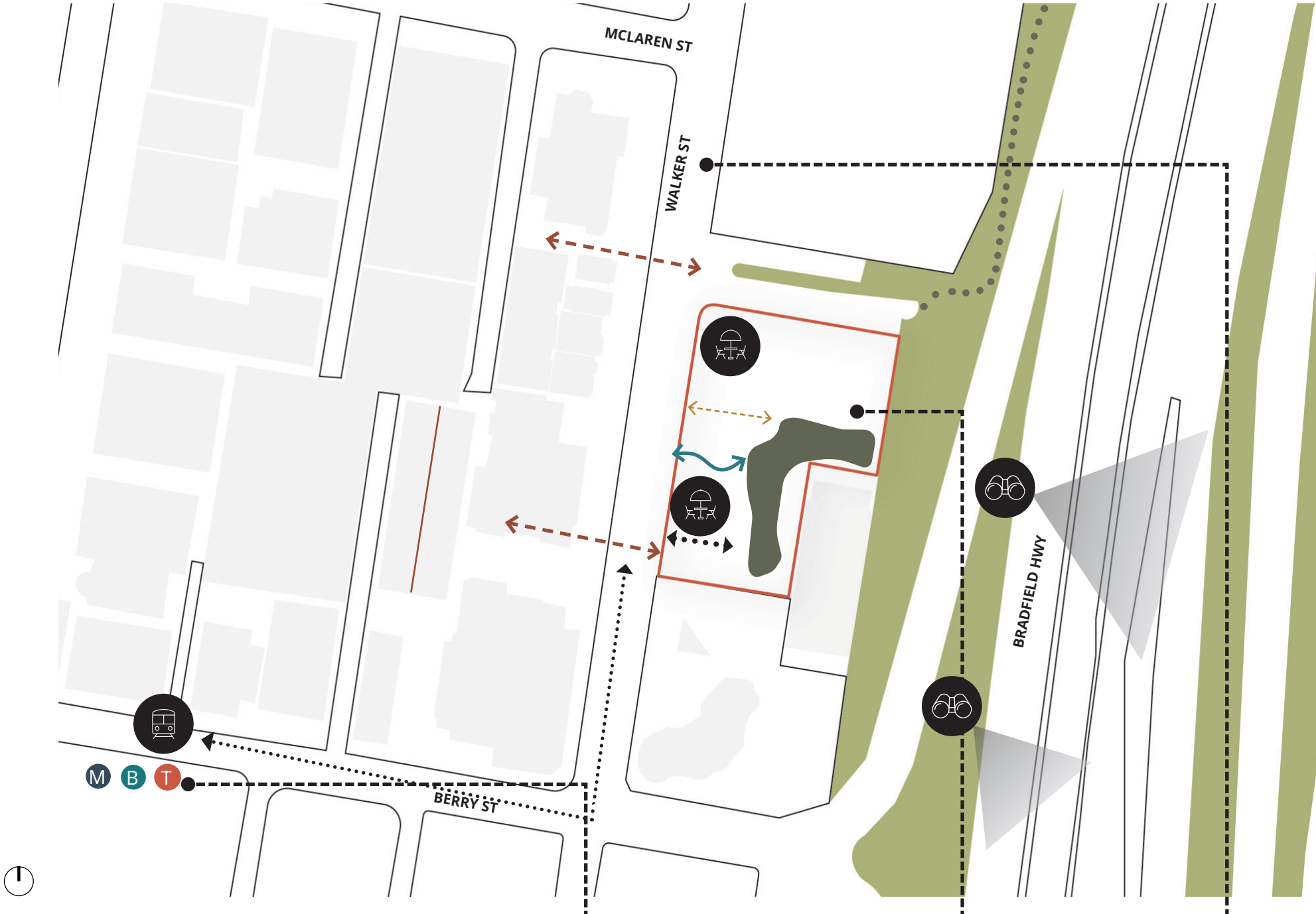
ACTIVATED FRONTAGE

OPEN UP SITE

AFFORDABLE ACCESS

PUBLIC TRANSPORT ACCESS

IMPROVE ACOUSTIC CONDITIONS



Site Vegetation Communities

Mixed Vegetation

A mix of native and exotic vegetation communities are located around site:

- / Jacarandas
- / Agapanthus orientalis (Tall White)
- / Plumeria (Fragipani)
- / Pittosporum undulatum (Victorian box)



Sandstone Gully forest

Sandstone Gully forest located in shady moist areas:

- / Agave attenuata (Foxtail Agave)
- / Asplenium australasicum (Bird's Nest Fern)
- / Blechnum cartilagineum (Soft Water Fern)
- / Cyathea cooperi (Tree Fern)
- / Codiaeum variegatum (Croton)



2 - PLACE VISION & PRINCIPLES



East Walker Street Vision

A vibrant urban space offering an urban edge living experience that accommodates future community needs, celebrates diversity and inclusivity while offering amenities for the residents.

What makes a great Place?



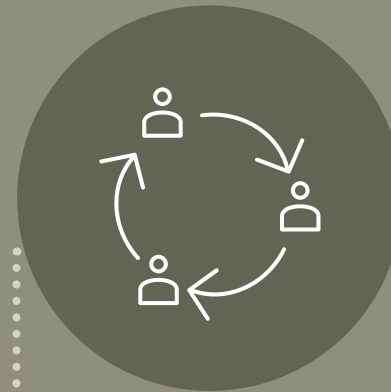
CELEBRATE
TOPOGRAPHY



CREATE
COMMUNITY



GREEN HEART



CONNECTED



PROGRAMMABLE
SOCIAL SPACE



EQUALITY

Vision
Design Principles



**CREATE A
LANDSCAPED
SANCTUARY
ALONG THE BUILT
FORM**



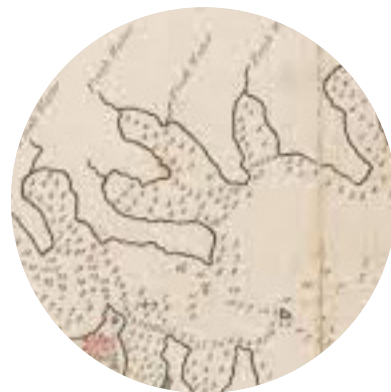
**PROVIDE AMENITY
FOR THE FUTURE
DEMOGRAPHIC**



**NAVIGATE THE
LEVEL CHANGE
WITH CLEAR
CIRCULATION**



**EXPRESS
WATER AND
TOPOGRAPHY**



**CONNECT TO
COUNTRY**



**CREATE INTIMATE
SETTINGS**



3 - LANDSCAPE MASTERPLAN

Ground Floor | Program

Passive Community Space

- Hidden Experiences
- Outdoor study / Reading / Meeting
- Shade / Comfort
- Interactive Art / Learning

Active Community Space

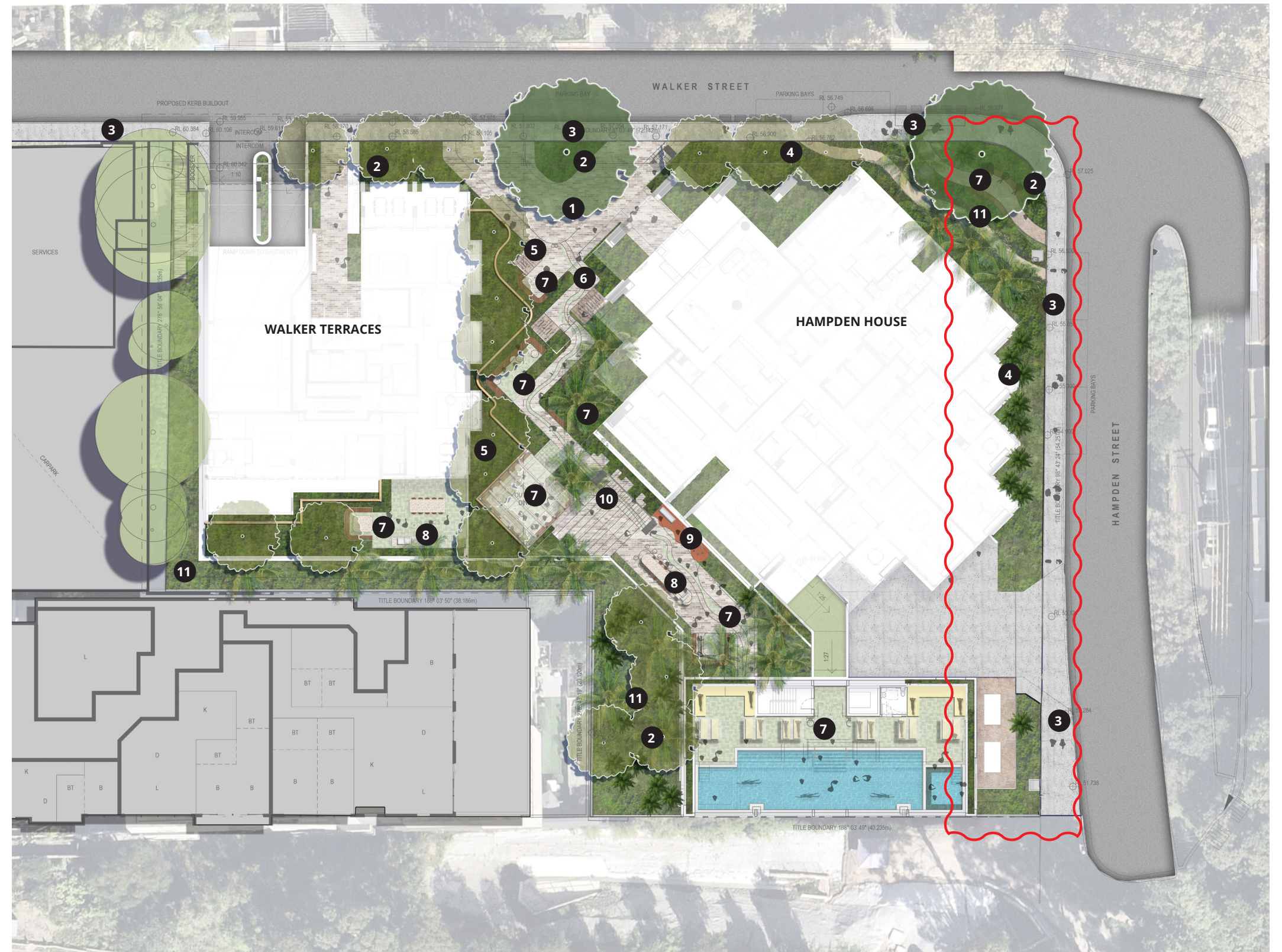
- Community Spaces
- Play (Toddler, Youth, Teen)
- Barbecue / Outdoor Kitchen
- Meeting Place



Landscape Concept Ground Floor

The site is envisioned as an urban oasis recreating the lush landscape that exists on site while celebrating the level changes and planting as the feature to the landscape sanctuary. The landscape design includes:

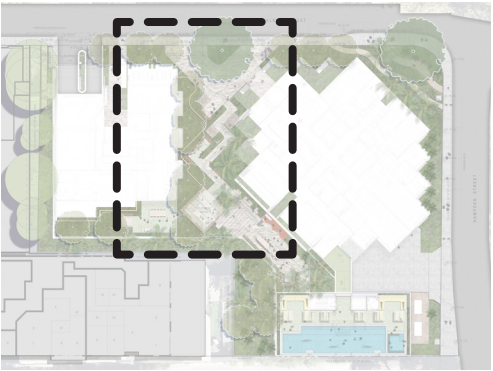
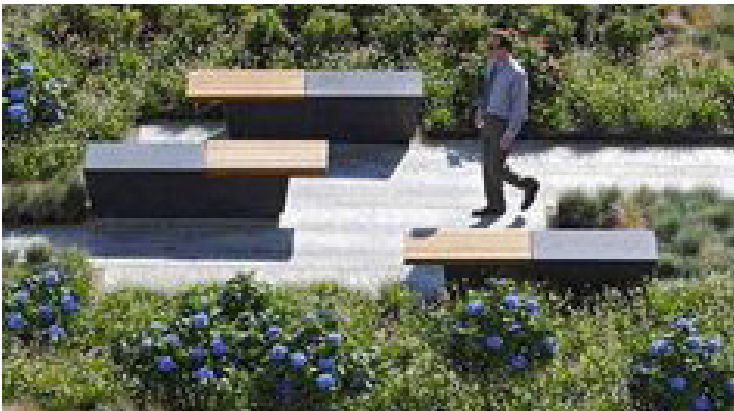
- 1 Porte cochère'
- 2 Native Canopy Trees
- 3 Pedestrian Footpath
- 4 Native Planting
- 5 Terraced Landscaping
- 6 Bike Rack
- 7 Outdoor seating
- 8 Outdoor kitchen
- 9 Play
- 10 Pathway ('river' story pattern)
- 11 Overland flow



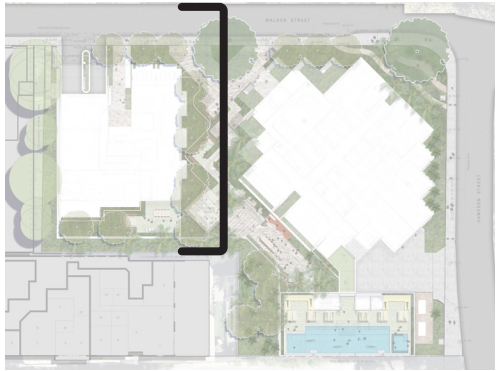
Landscape Concept

Passive Community Space

- 1 Outdoor study / Reading / Meeting
- 2 External lobby seating
- 3 Open air pergola structure
- 4 Pathway ('river' story pattern)
- 5 Terraced Landscaping
- 6 Secure Line



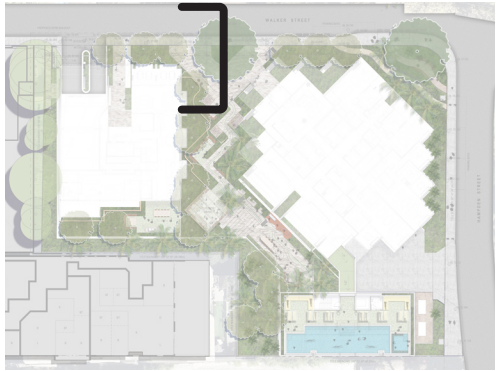
Landscape Concept
Passive Community Space



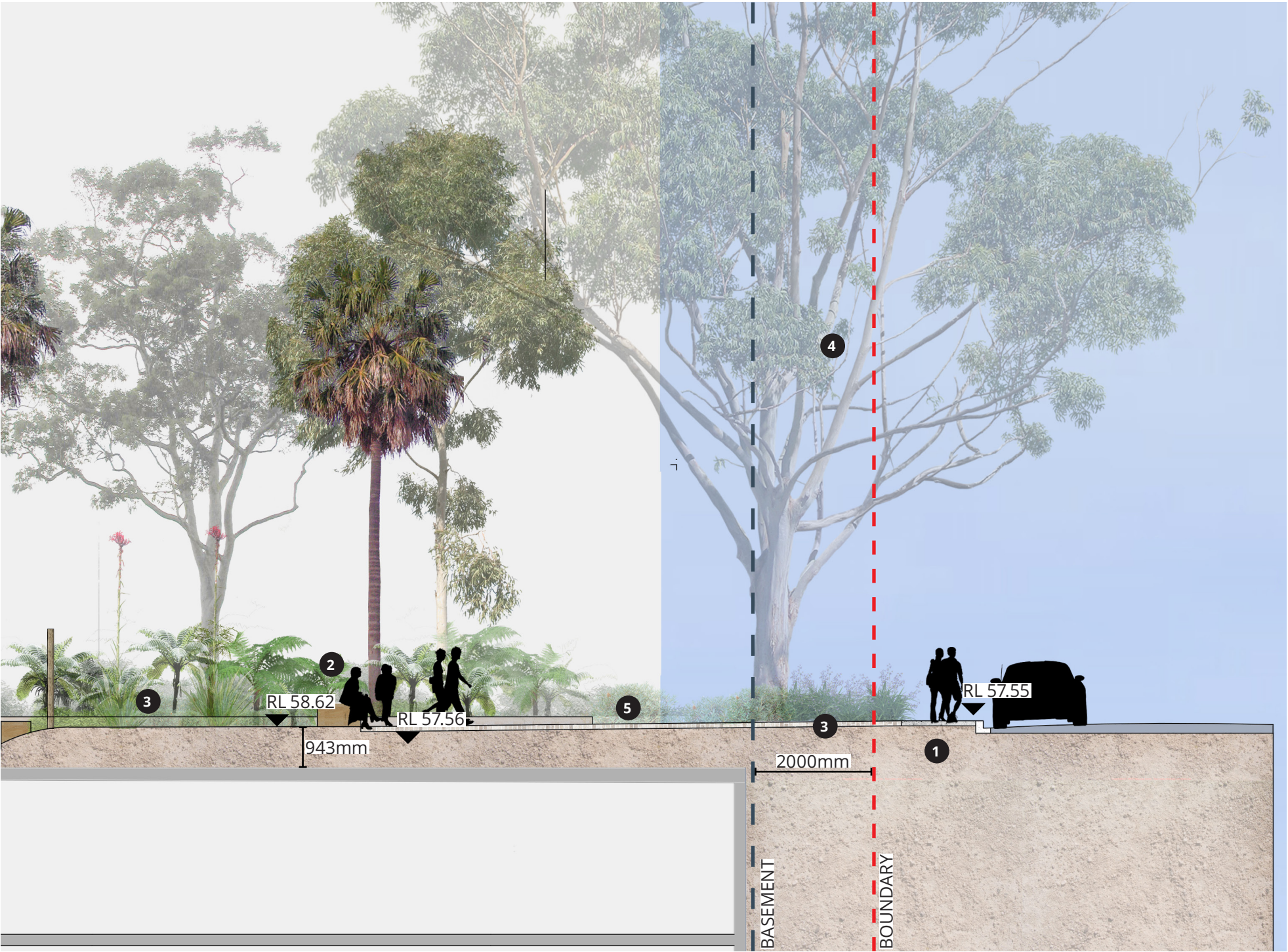
- 1 Outdoor study / Reading / Meeting
- 2 External lobby seating
- 3 Open air pergola structure
- 4 Terraced Landscaping
- 5 88 Berry St
- 6 Secure Line



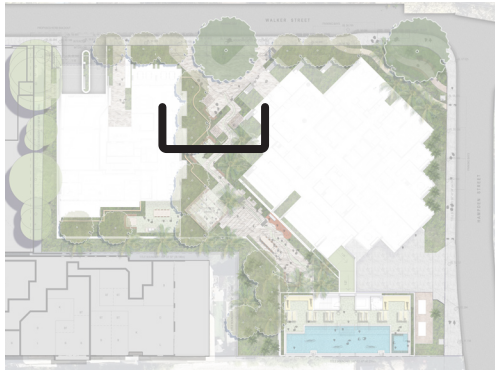
Landscape Concept
Walker Streetscape



- 1 Public Domain Pedestrian Path
- 2 External lobby seating
- 3 Understorey Native Planting
- 4 Mature Angophora
- 5 Porte cochère'



Landscape Concept
Passive Community Space



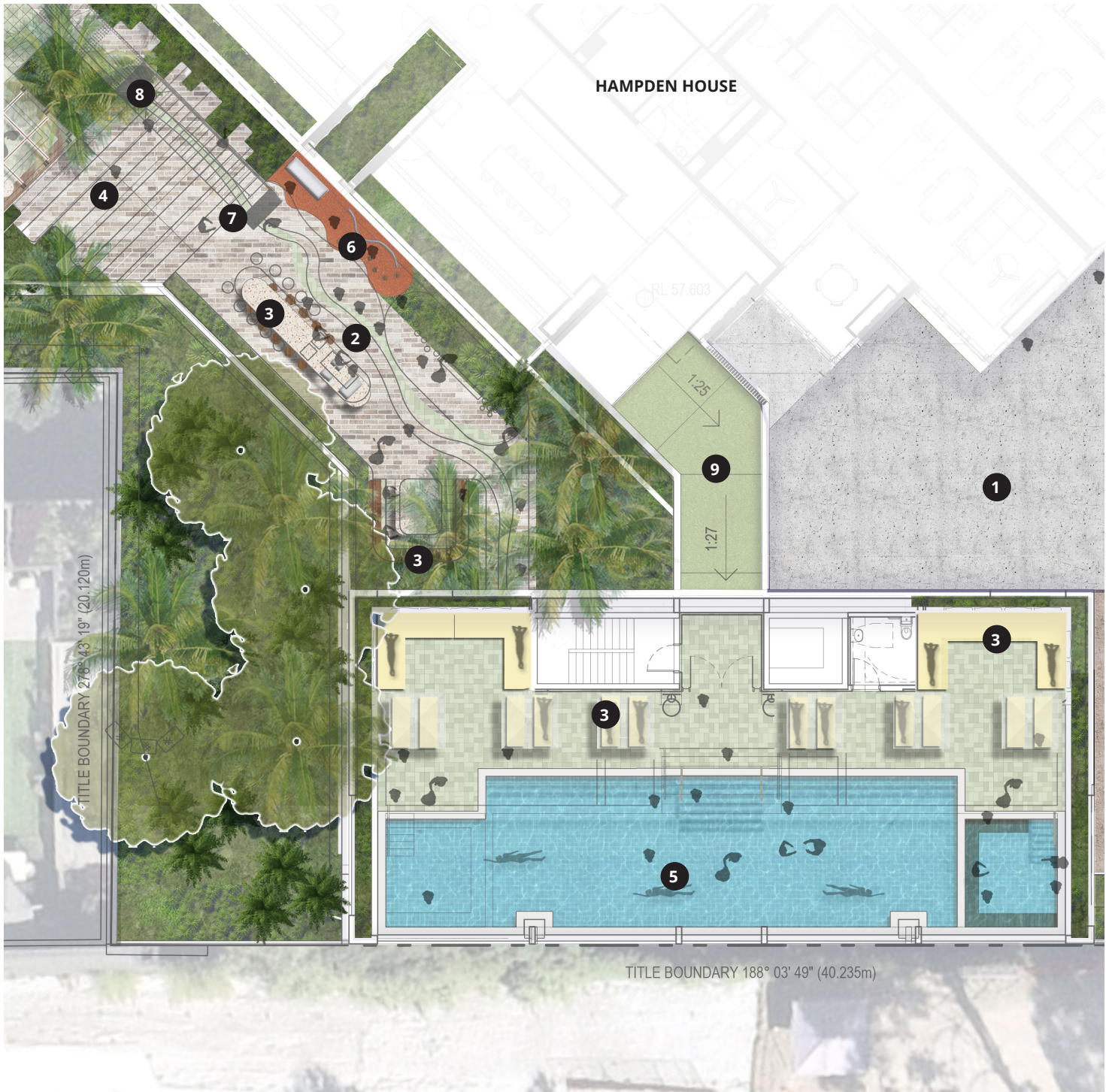
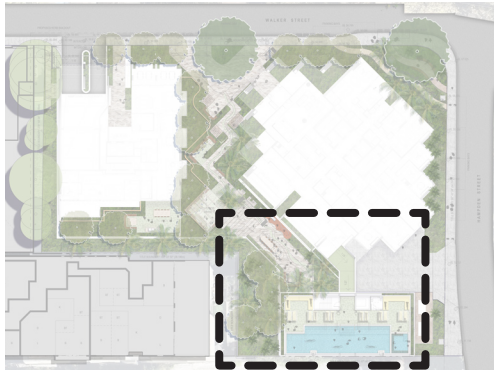
- 1 Hampden House
- 2 Outdoor study / Reading / Meeting
- 3 Terraced Landscaping
- 4 Pathway ('river' story pattern)



Landscape Concept

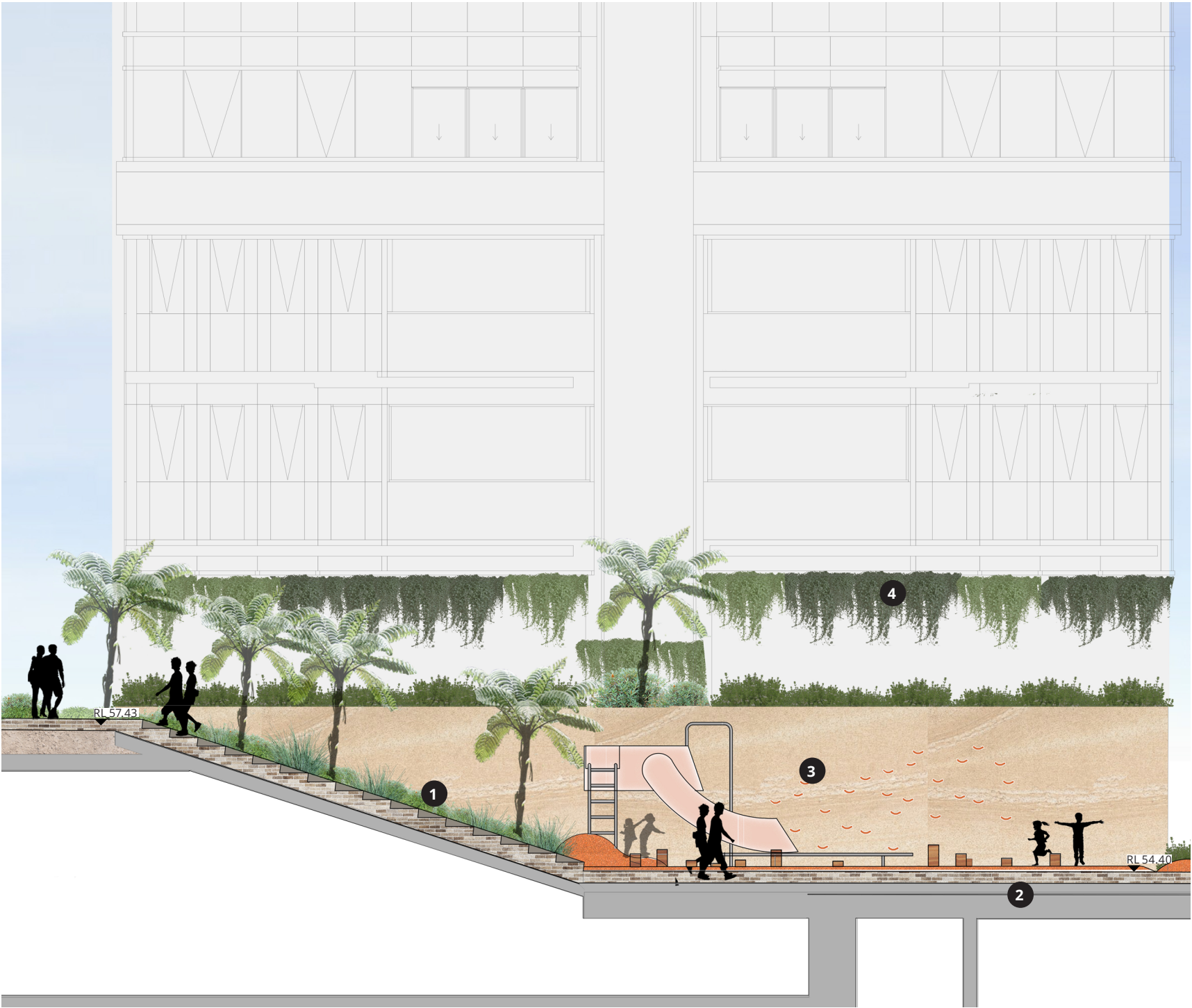
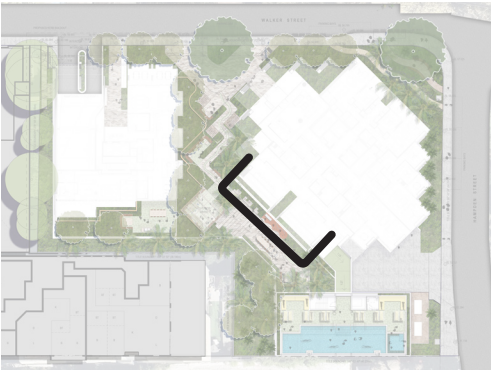
Active Community Space

- 1 Loading Dock
- 2 Outdoor Kitchen
- 3 Outdoor Seating
- 4 Active Terraces
- 5 Pool/Spa
- 6 Interactive Play / Learning
- 7 Pathway ('river' story pattern)
- 8 Stairs
- 9 Level 2 Green Roof



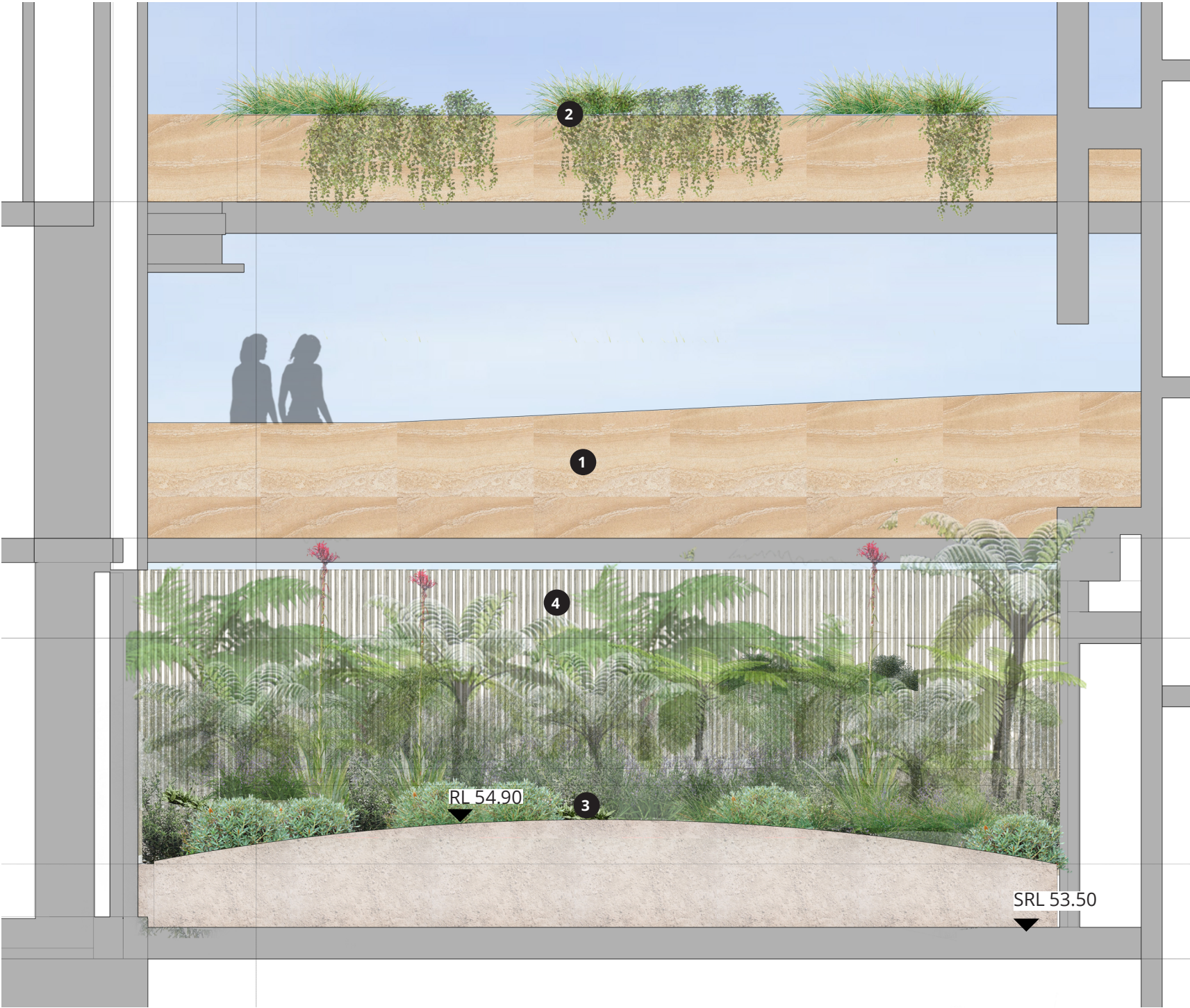
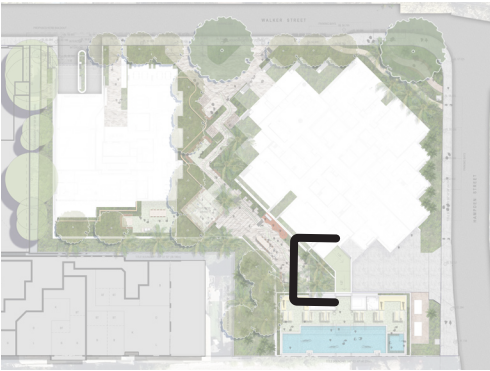
Landscape Concept
All Age Play

- 1 Stair Access to Ground Level
- 2 Pathway ('river' story pattern)
- 3 Interactive Play / Learning
- 4 Hampden House Planter Boxes



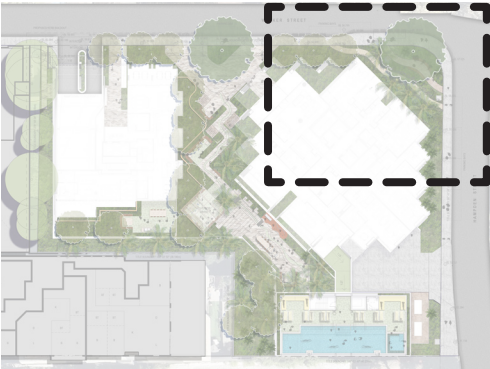
Landscape Concept
BBQ Dinning Area

- 1 Pedestrian Bridge
- 2 Level 2 Green Roof
- 3 Planting
- 4 Secure Line

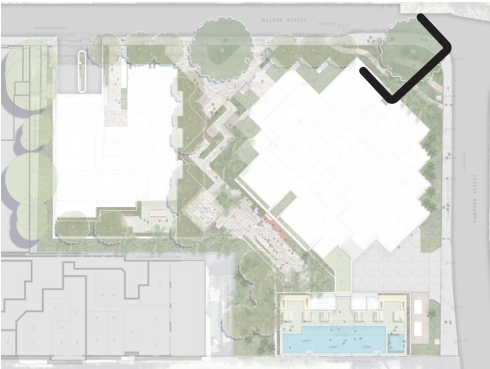


Landscape Concept
**Hampden Sanctuary
Planting**

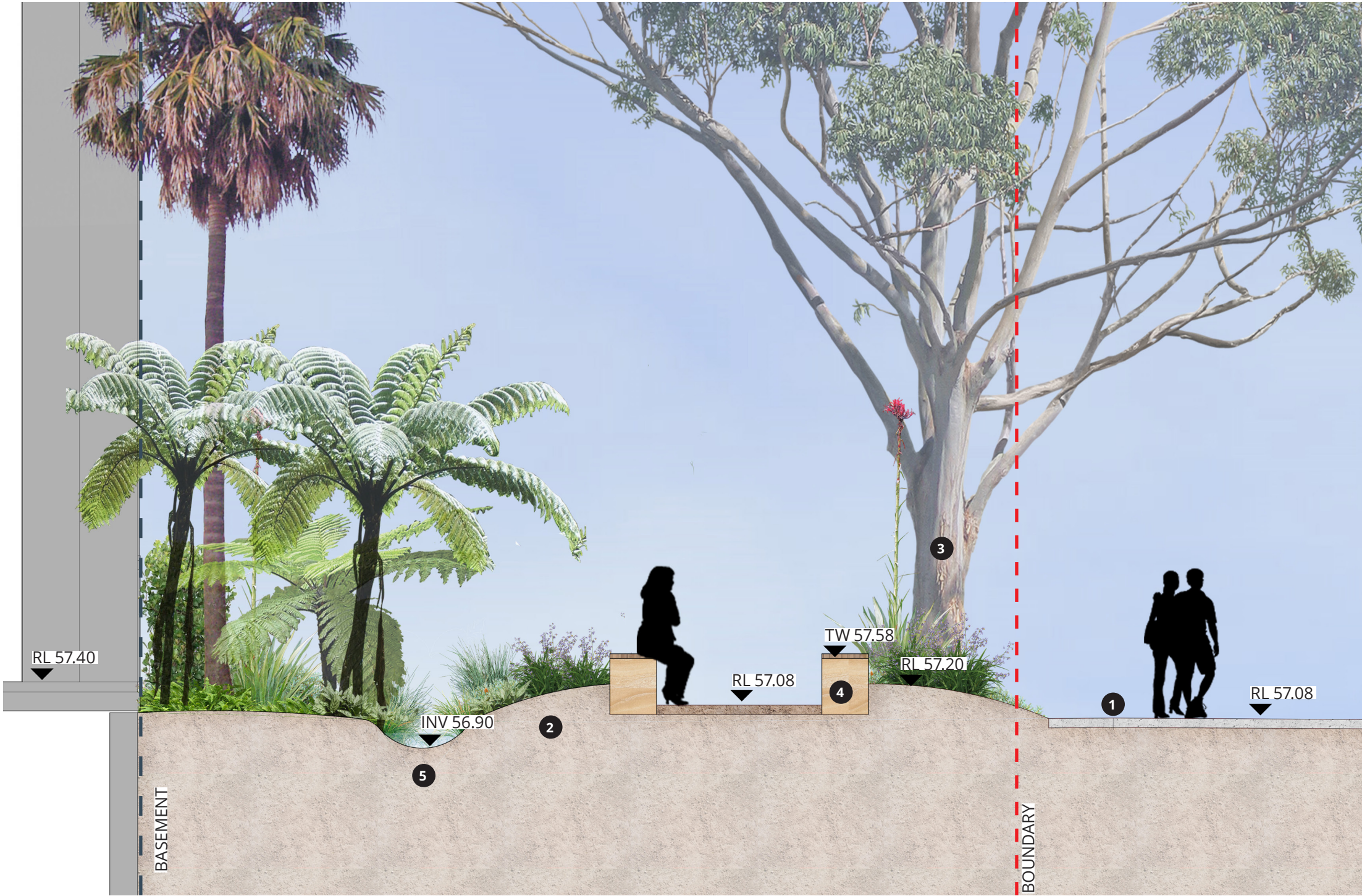
- 1 Public Domain Pedestrian Path
- 2 Deep Soil Planting
- 3 Mature Angophora
- 4 Outdoor Seating
- 5 Overland Flow Swale
- 6 Basement Line



Landscape Concept
Hampden Sanctuary
Planting

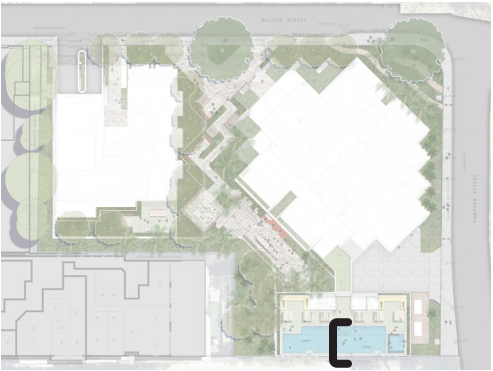


- 1 Public Domain Pedestrian Path
- 2 Deep Soil Planting
- 3 Mature Angophora
- 4 Outdoor Seating
- 5 Overland Flow Swale



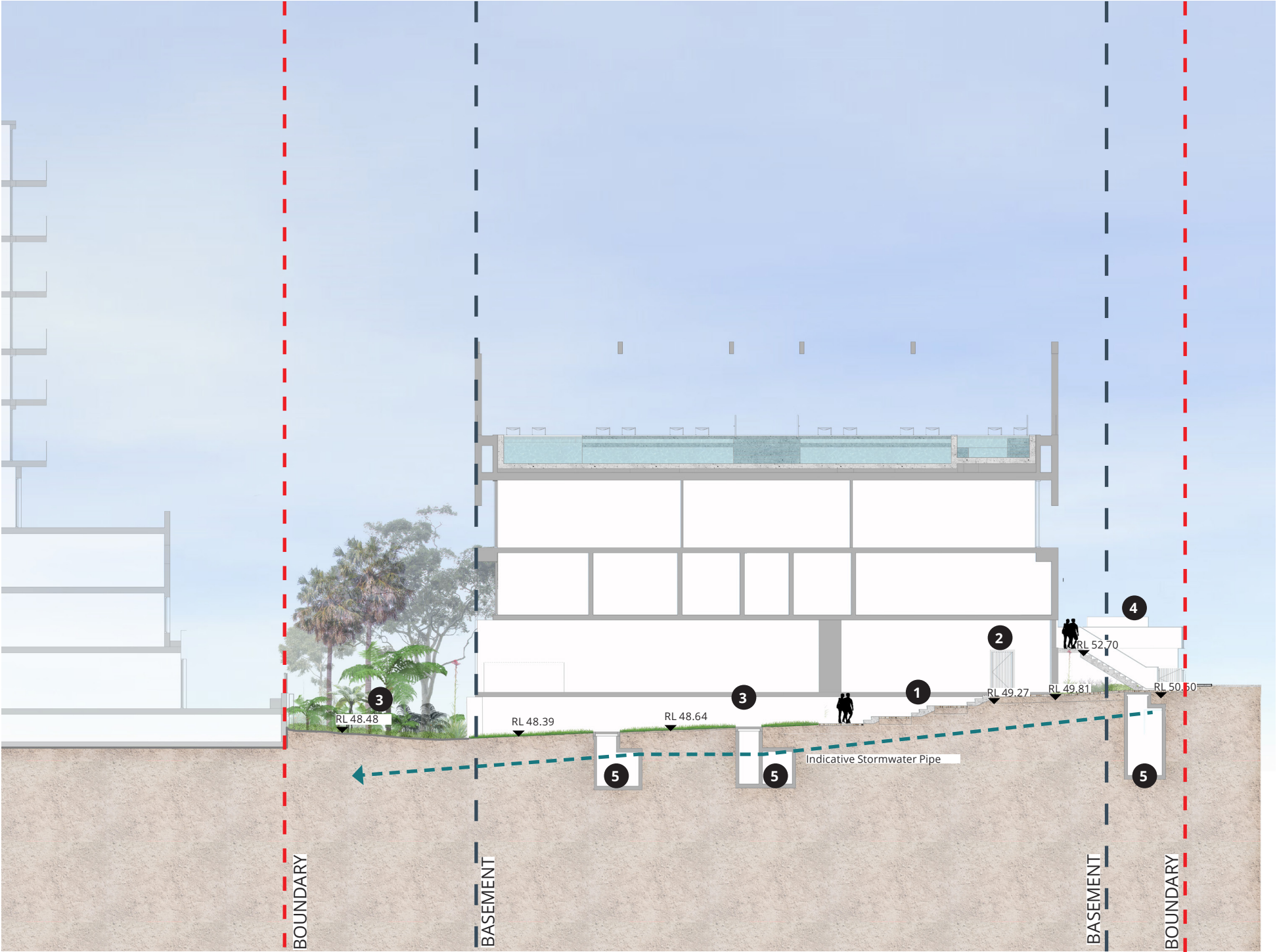
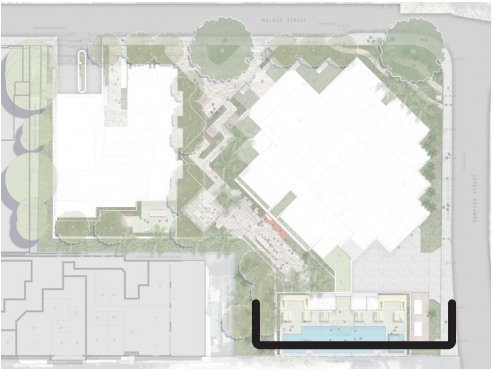
Landscape Concept
Walker Streetscape

- 1 Maintenance Stair Access
- 2 Building Access
- 3 Native Planting
- 4 Fence Line



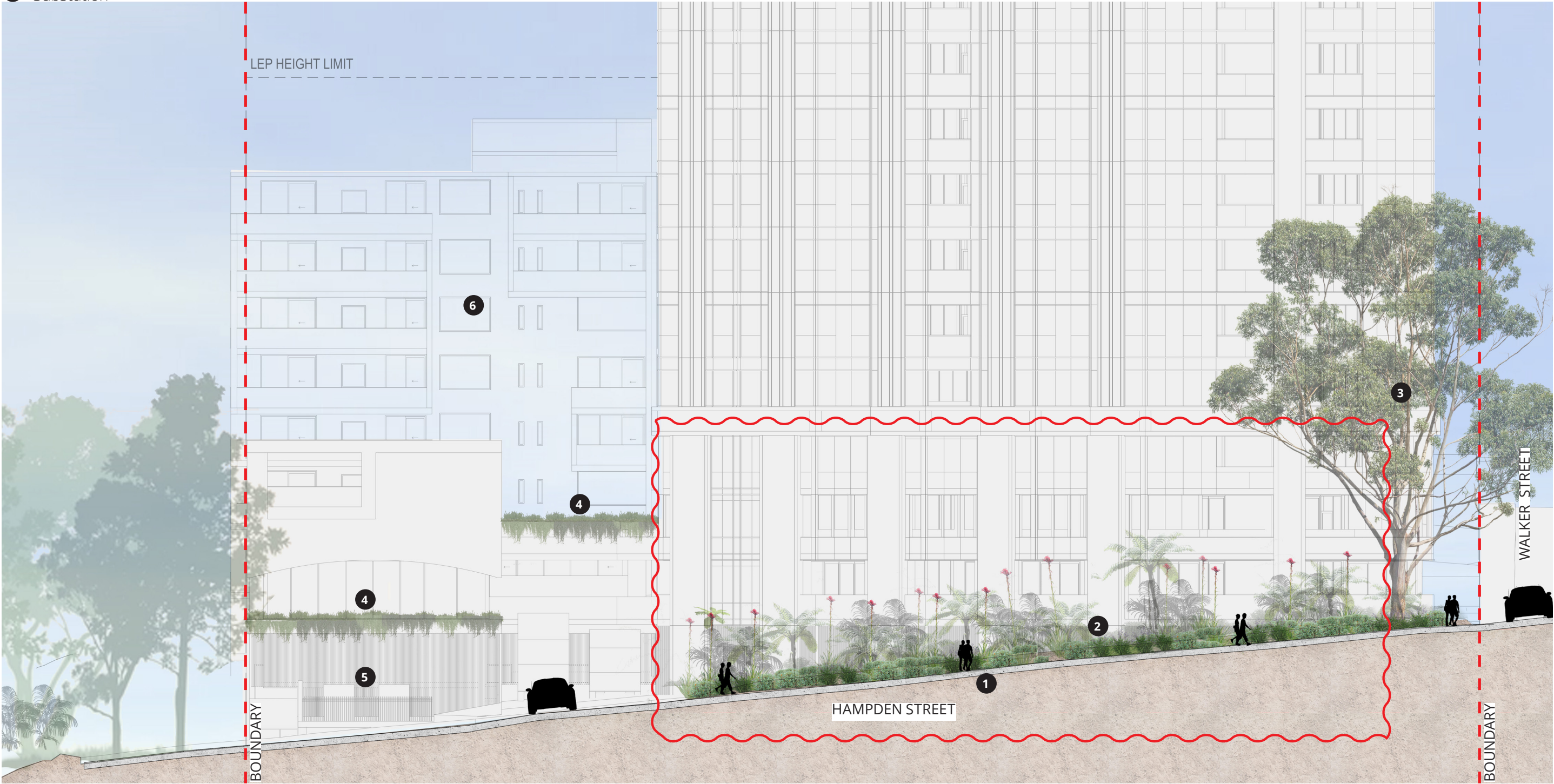
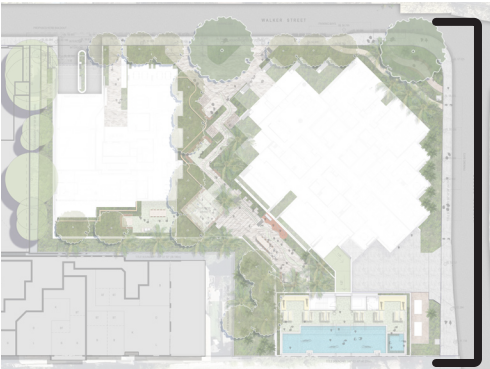
Landscape Concept
Walker Streetscape

- 1 Maintenance Stair Access
- 2 Building Access
- 3 Native Planting
- 4 Fence Line
- 5 Stormwater Pits



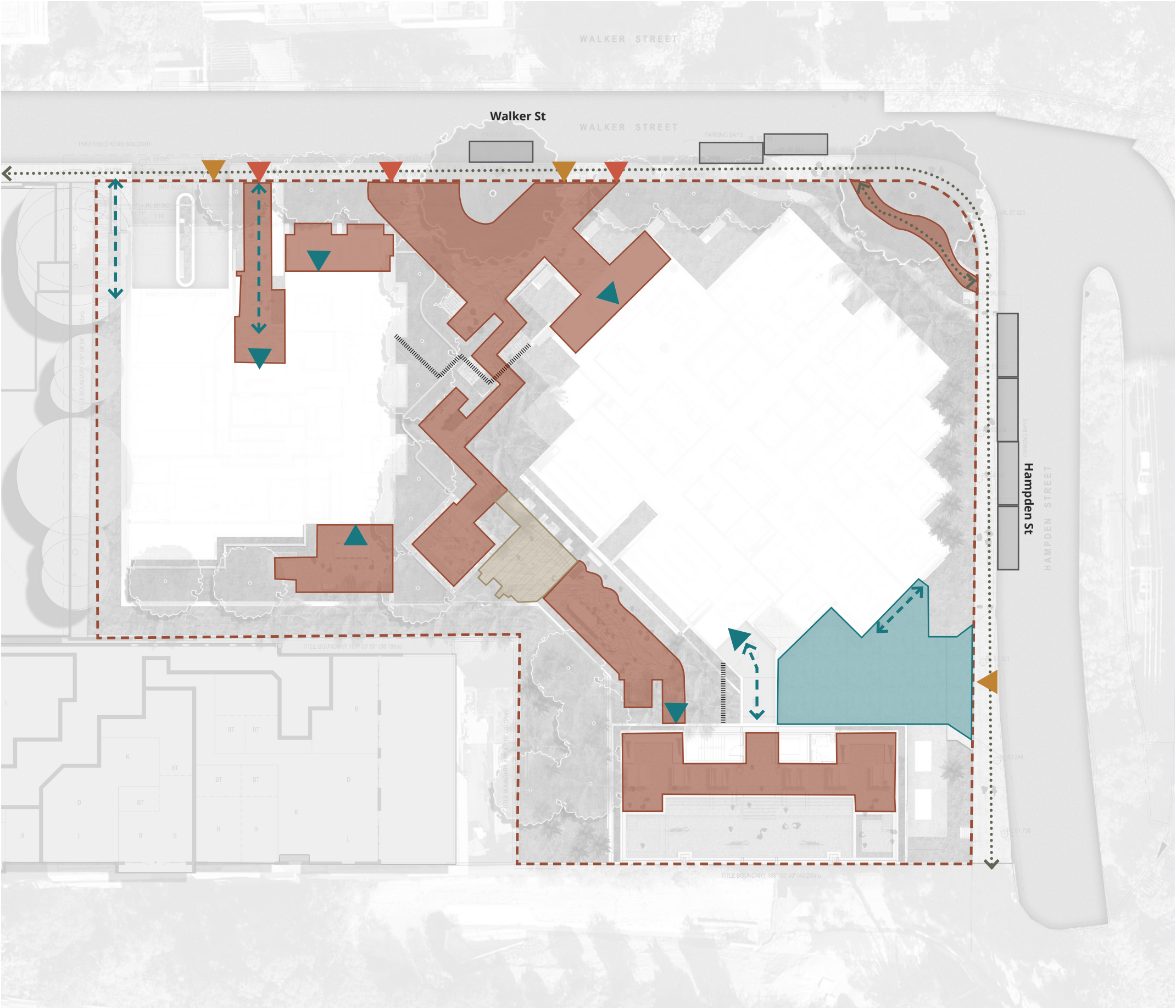
Landscape Concept
Hampden Elevation

- 1 Public Domain Pedestrian Path
- 2 Deep Soil Planting
- 3 Mature Angophora
- 4 Cascading Planting
- 5 Substation
- 6 88 Berry St



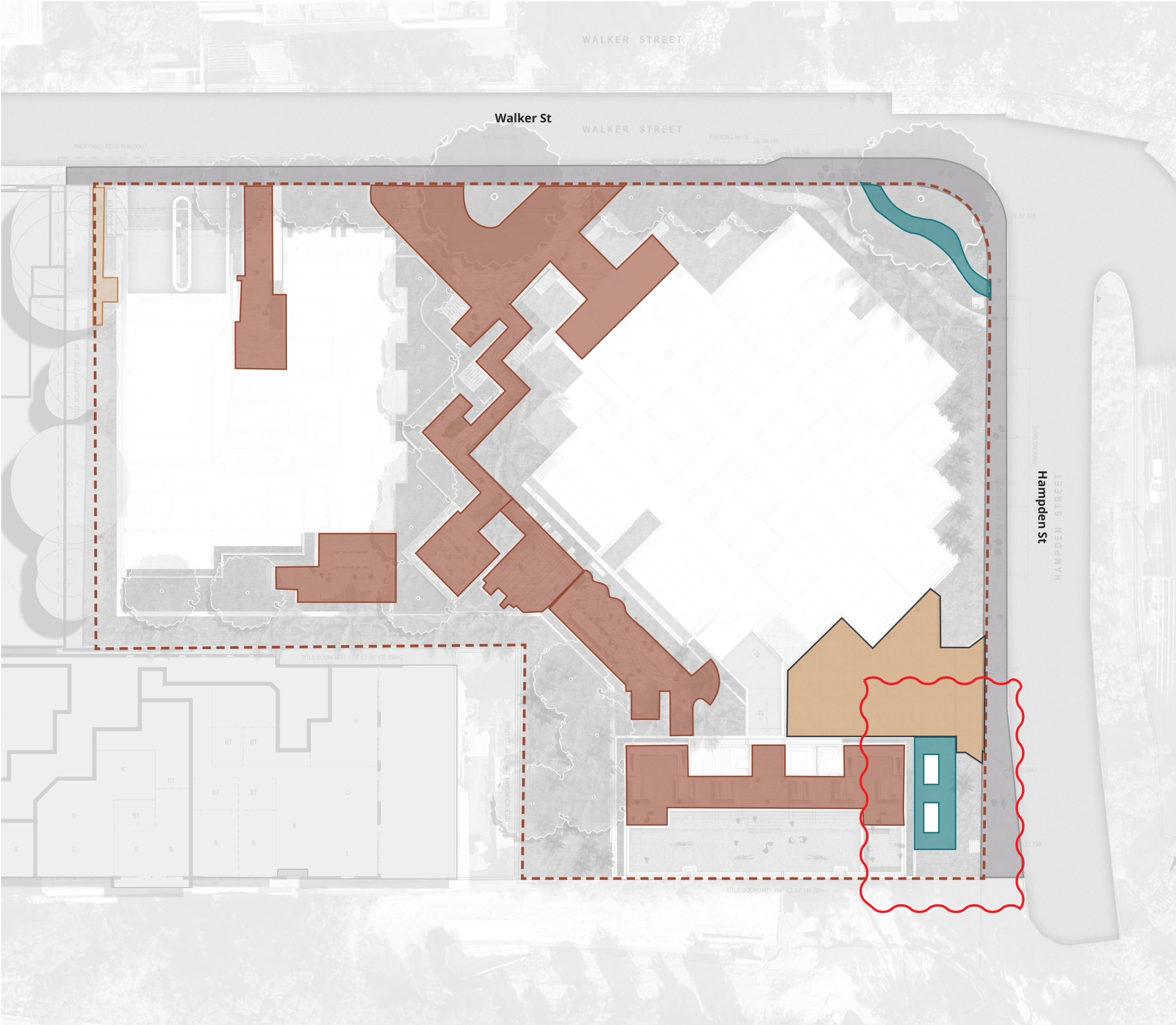
Access & Movement

- PRIVATE ACCESS
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- BIKE STORAGE ENTRY
- BUILDING ENTRY
- ONSTREET CARPARK
- STREETSCAPE
- ACCESSIBLE PATH
- NON ACCESSIBLE PATH
- SERVICE VEHICLE ACCESS
- FENCE



Materiality

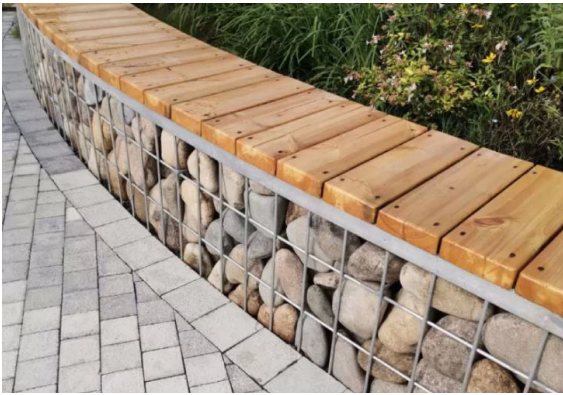
- UNIT PAVING
- DECOMPOSED GRANITE
- STREETSCAPE REFER TO NORTH SYDNEY SPECIFICATIONS
- CONCRETE PAVING



Material Palette

The material palette is strongly driven by the site’s geological feature being on the sandstone rockbed and the hanging swamp. Prime materials used on site are stone material and recycle sandstone from excavation work. Interpretation inlays narrating the songline of water running through the site illuminate the site’s identity.

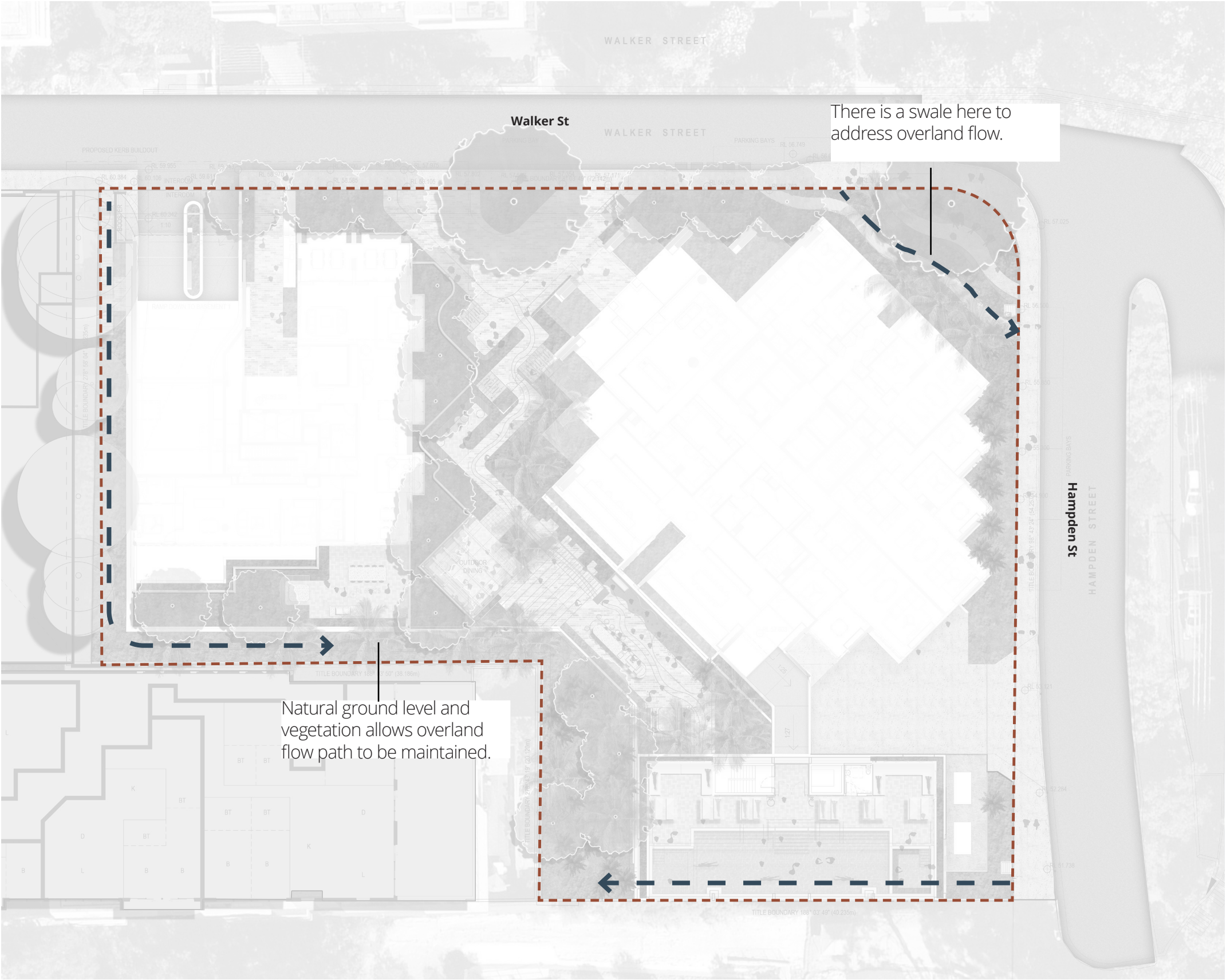
To contrast the materiality a different grains are used for the material palletete including decomposed granite and corten bound. Softer finishes will be applied in areas where planting can break through the solid character of the site.



Water Sustainable Urban Design

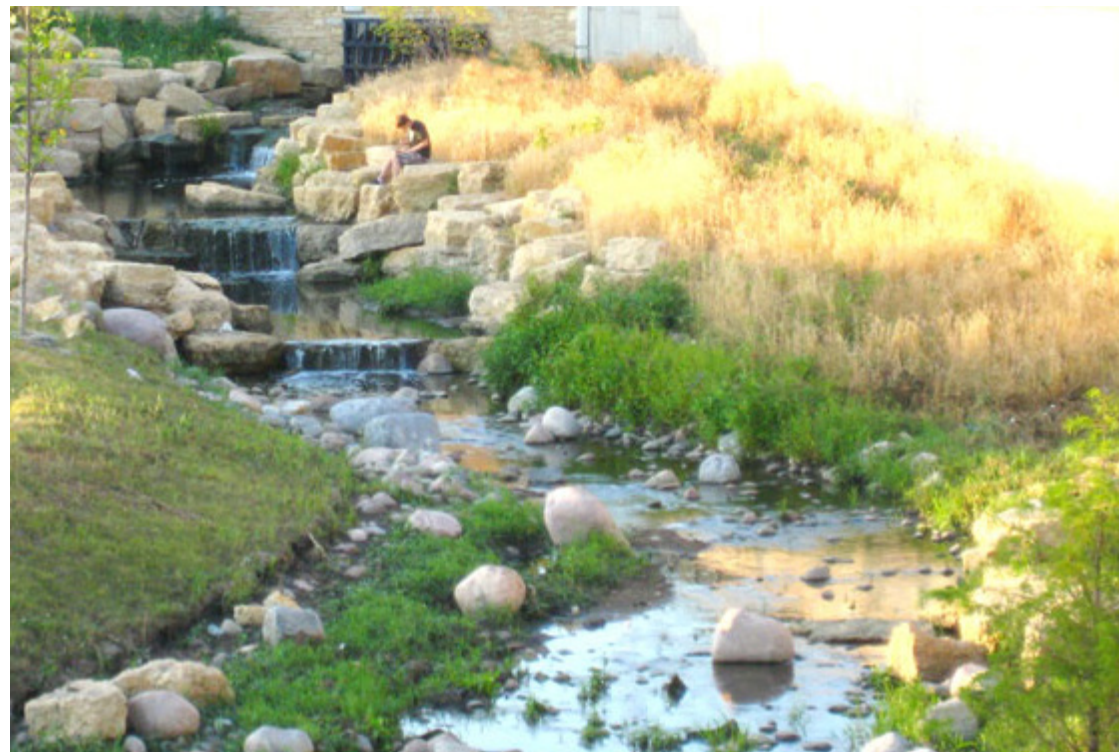
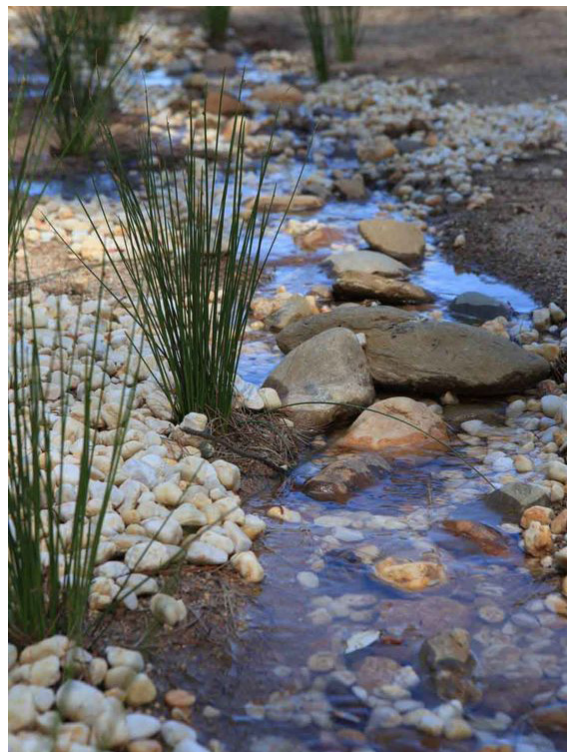
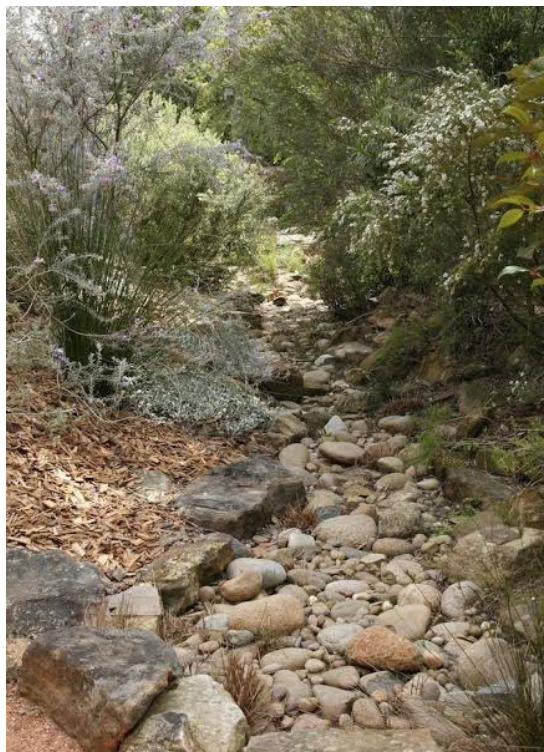
WSUD elements will be incorporated into the landscape elements through a dry creek bed. The dry creek bed is situated at the low point of the site, collecting stormwater flow to the existing culvert at the eastern boundary.

--> OVERLAND FLOW



Water Sustainable Urban Design

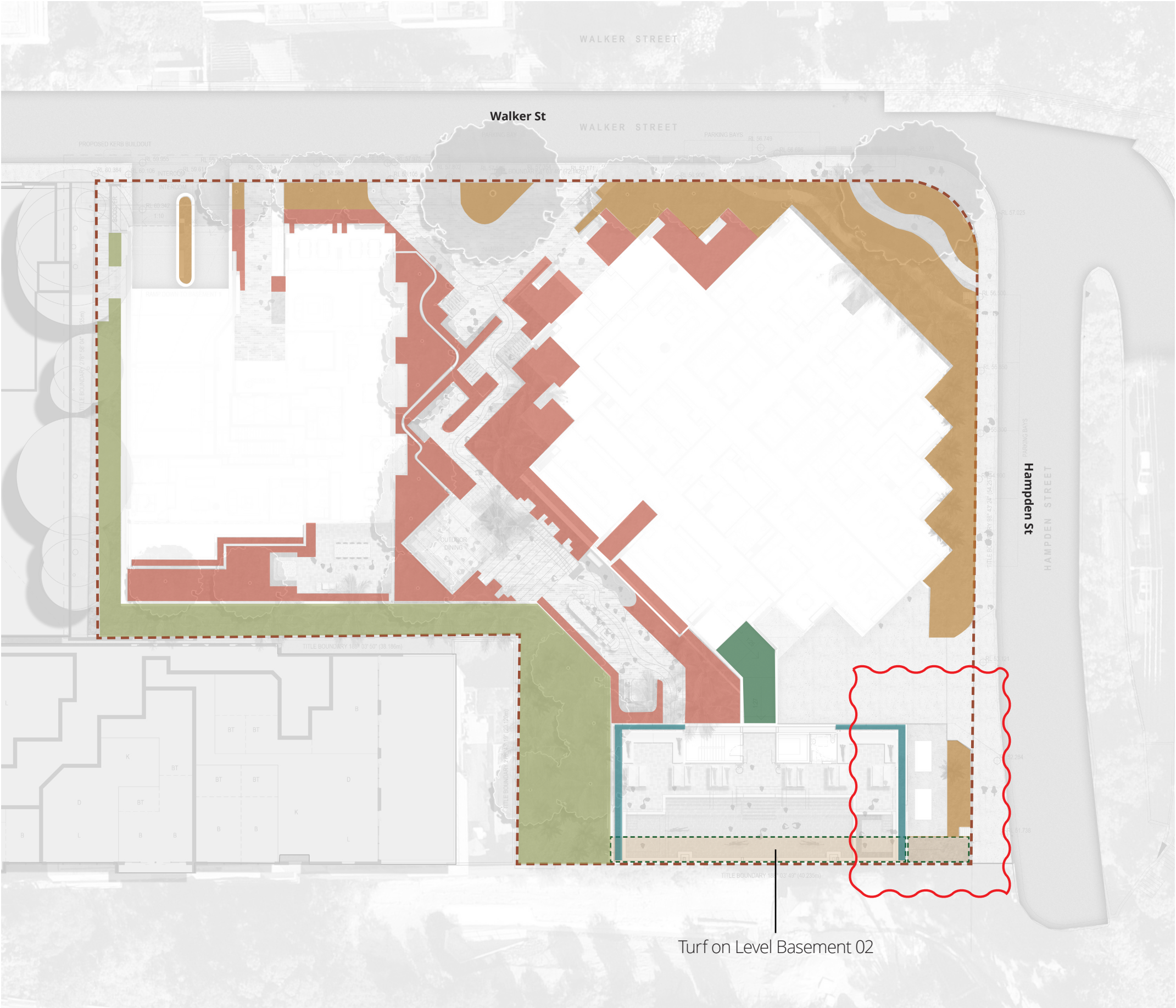
Incorporate WSUD into public areas to address water flow over site.



Planting

A diverse range of planting will be included on the Ground Plane to mimick the Gully Character as well as area under the cove with shade tolerant plants.

- INDIGENOUS REVEGETATION
- STREETSCAPE
- FEATURE PLANTING
- LEVEL 03 FEATURE PLANTING
- ROOFTOP PLANTING



Existing Tree Strategy

- KEY
- EXISTING TREE TO BE RETAINED:11
 - EXISTING TREE TO BE REMOVED: 28
- TOTAL TREES: 39



Proposed Tree Strategy

Tree Species	Trees	Street Trees	Trees Ferns & Palms
Angophora costata		X	
Acacia floribunda	X		
Acacia longifolia	X		
Cyathea cooperi			X
Casuarina glauca	X		
Dicksonia antarctica			X
Eucalyptus sieberi	X		
Livistona australis			X
Syncarpia glomulifera	X		
	12	2	187

KEY

PROPOSED TREE

PROPOSED STREET TREE

PROPOSED TREE FERN/PALM



Landscape Areas

The proposed landscape planting across the entire site considers the proposed soil volumes to ensure it's viability, as in alignment with 'Apartment Design Guide - 4P Planting on structure

- Basement boundary
- Site boundary
- Planted area on structure
- Deep soil - complies with 6 x 6m area
- Deep soil Overall

Total Site Area: 3,952m² (100%)

Basement 02 - Level 01

Proposed Area	% of Total Site Area
Planting on Structure	
605.6m²	15.3%
Planting in Deep Soil - 6 x 6m	
279m²	7%
Planting in Deep Soil Overall	
592.8m²	15%

Level 2

Total Landscape Area	
34m²	>1%

Level 3

Total Landscape Area	
15.2m²	>1%

Overall Design

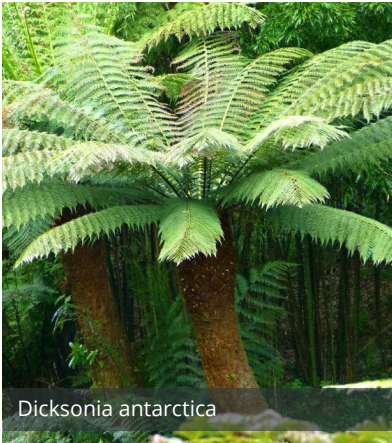
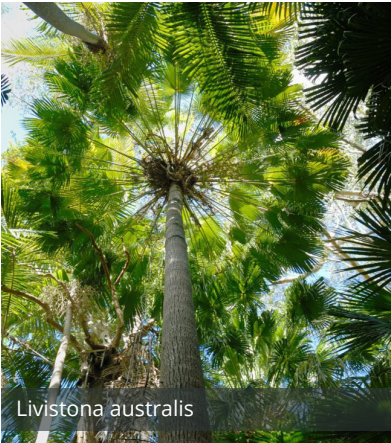
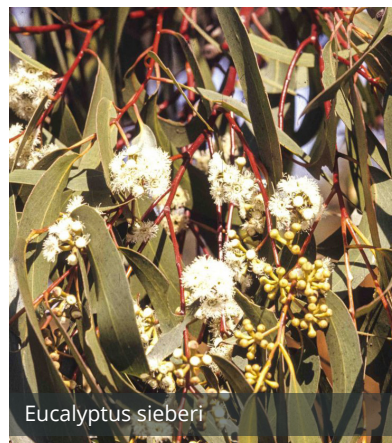
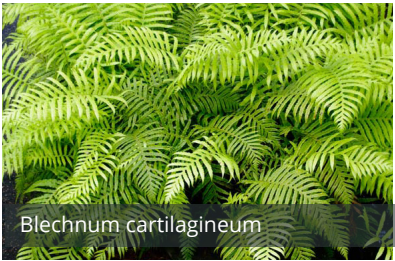
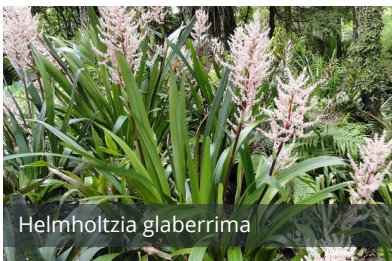
Total Planted Area	
1247.6 m2	32.0%



Ground Floor

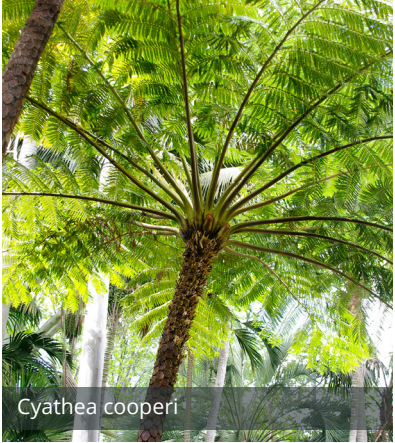
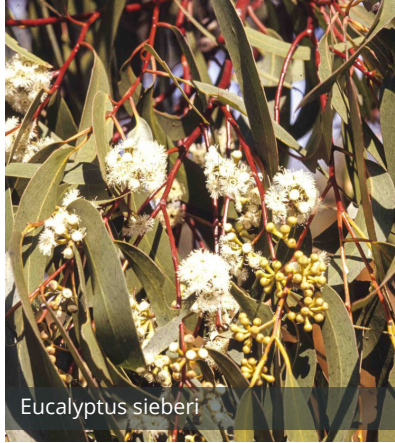
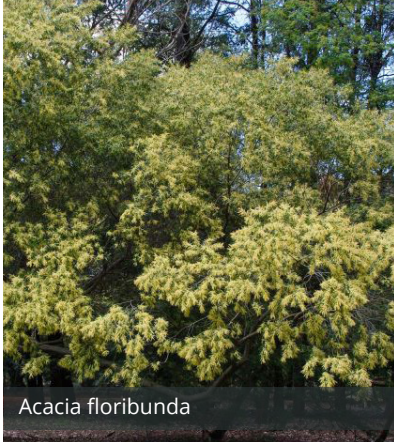
Design Strategy

GF - Re-vegetated Native Planting

TREES	 Cyathea cooperi	 Dicksonia antarctica	 Livistona australis	 Casuarina glauca	 Eucalyptus sieberi	 Syncarpia glomulifera	
SHRUBS + ACCENTS	 Blechnum cartilagineum	 Asplenium australasicum	 Doodia aspera	 Adiantum aethiopicum	 Helmholtzia glaberrima	 Calochlaena dubia	 Pteridium esculentum
	 Syzygium australe 'Hinterland Gold'	 Pittosporum revolutum					
GROUNDCOVERS + GRASSES	 Dichondra repens	 Pratia pendunculata	 Viola hederacea	 Ficinia nodosa	 Lomandra hystrix	 Carex appressa	

Design Strategy

GF - Communal Open Space Planting

TREES	 Cyathea cooperi	 Dicksonia antarctica	 Eucalyptus sieberi	 Livistona australis	 Acacia longifolia	 Acacia floribunda	
SHRUBS + ACCENTS	 Grevillea 'Wattlebird Yellow'	 Doryanthes excelsa	 Grevillea 'Coconut Ice'	 Westringia fruticosa	 Hymenosporum flavum 'Gold Nugget'	 Syzygium australe 'Baby Boomer'	 Correa alba "Saint Andrews"
	 Banksia marginata' Mini marg'	 Libertia paniculata	 Dianella caerulea	 Lomandra longifolia	 Blechnum cartilagineum	 Asplenium australasicum	 Philodendron Xanadu
GROUNDCOVERS	 Dichondra repens	 Pratia pendunculata	 Trachelospermum jasminoides	 Casuarina glauca 'Cousin It'	 Hardenbergia		

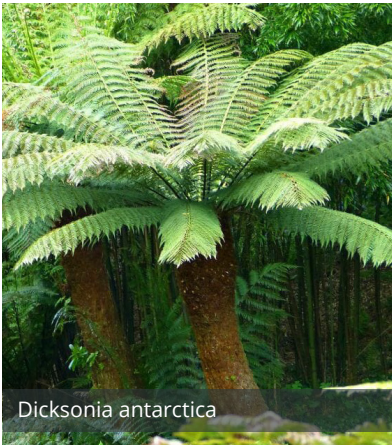
Design Strategy

GF - Streetscape Planting

TREES



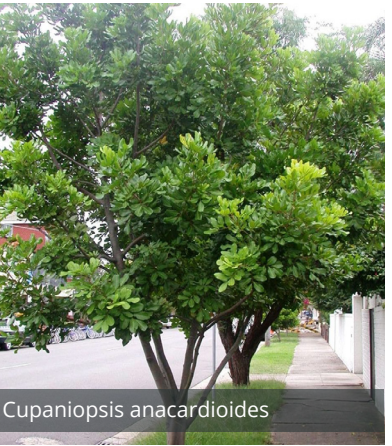
Cyathea cooperi



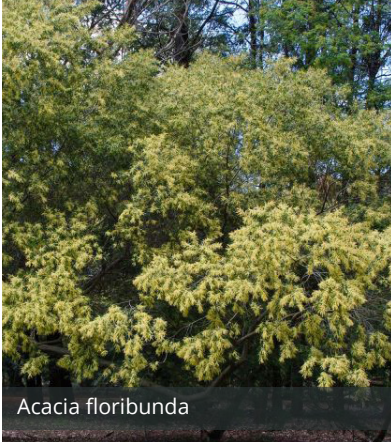
Dicksonia antarctica



Angophora costata



Cupaniopsis anacardioides



Acacia floribunda



Banksia serrata

SHRUBS + ACCENTS



Grevillea 'Wattlebird Yellow'



Doryanthes excelsa



Plumbago auriculata



Westringia fruticosa



Poa labillardieri



Pennisetum Nafray



Lomandra tankia



Dianella caerulea



Asplenium australasicum

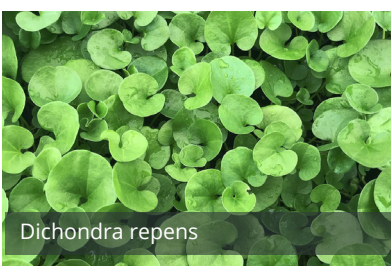


Philodendron Xanadu

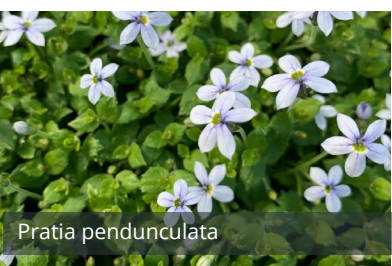


Patersonia glabrata

GROUNDCOVERS



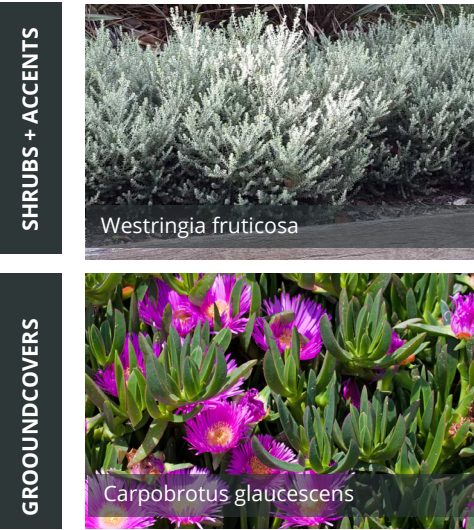
Dichondra repens



Pratia pendunculata

Design Strategy

LVL 2 - Terrace Planting



LVL 3 - Rooftop Pool Planting



