



ARCADIA

**Crows Nest Over Station Development (Site A)
Amending Concept SSDA (SSD-75662958)**

Prepared for Thirdi
February 2025

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

Rev A	Issued 14 NOV 2024	MB
Rev B	Issued 02 DEC 2024	MB
Rev C	Issued 27 FEB 2025	MB

I Michael Barnett, confirm this CROWS NEST OVER STATION DEVELOPMENT (SITE A), addresses the requirement of SEAR No. SSD-75662958 - AMENDING CONCEPT SSDA item #8 and relevant State and local legislation, policies, and guidelines including NORTH SYDNEY: PUBLIC DOMAIN STYLE MANUAL AND DESIGN CODES 2022 and all other relevant guidelines. I further confirm that none of the information contained in the AMENDING CONCEPT SSDA REPORT is false or misleading.



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Executive Summary

This Landscape Report has been prepared by Arcadia Landscape Architecture to accompany a state significant development application (SSDA) that seeks approval for the construction and operation of a residential mixed use (including affordable housing and commercial/ retail components) over station development (known as Crows Nest OSD - Site A).

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-75662958).

Background

The Amending Concept SSDA will seek approval for amendments to the originally approved Concept SSDA (SSD 9579) over the site and seeks to change the approved commercial use to a mixed-use development, with primarily residential and affordable housing uses, all located above the Crows Nest Metro Station.

The Amending Concept SSDA also seeks adjustments to the building envelope including modulation of envelope to comprise 3 towers, adjustments to height, and modifications to the building Gross Floor Area (GFA).

A summary and comparison of the key changes are listed below for reference

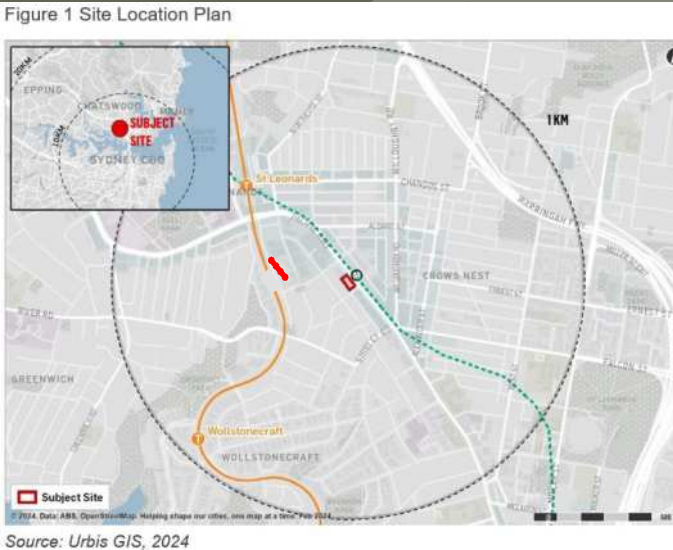
Component	As approved under original Concept	Proposed change under Amending Concept SSDA
Maximum building height	SSDA (SSDA 9579) – Site A	Proposed 3 towers (with squared off form) with variable building heights as follows: <ul style="list-style-type: none">• Tower 1: 180m RL• Tower 2: 180m RL• Tower 3 (Affordable housing): 134.75m RL
Gross floor area	Permissible GFA (per Concept SSDA): 40,300m2 (commercial).	Proposed: 44,608.5m2 (11.5:1) comprising: <ul style="list-style-type: none">o Residential total: 40,312.5m2 (10.39:1) comprised of:<ul style="list-style-type: none">- Residential (Build-to-Rent): 345,047.63m2 (9.03:1)- Residential (Affordable housing): 5,264.87m2 (1.36:1 or 15% of total build-to-rent GFA)o Proposed Non-Residential: 4,296m2 (1.11:1)
Uses	Commercial development.	Mixed-use residential development with affordable housing and commercial/retail components. Residential component comprises: <ul style="list-style-type: none">• Tower 1 and 2 - Build to rent apartments.• Tower 3 - Affordable housing apartments. Commercial/retail components located over lower ground to level 3. Rooftop bar on Tower 1.

The Site

The subject site, referred to as Crows Nest Over Station Development (Site A), is located within Crows Nest and within the North Sydney Local Government Area (LGA). The site is located at 32 Hume Street, Crows Nest.

The site is located directly above and adjacent to the operational Crows Nest Metro Station.

The site comprises the entirety of the block and is bound by Pacific Highway to the west, Hume Street to the south, Clarke Lane to the east, and Oxley Street to the north. It is 3,879m2 in size legally referred to as Lot 2 of DP1296669. It is noted that Lot 1 of DP1296669 relates to the Crows Nest Metro Station intertwines with Lot 2 (Site A) on some levels.



Address	Legal description of lots that constitute the Scope of Works under the Subject SSDA Site A	Details
505 Pacific Highway, Crows Nest, NSW, 2065	Lot 1 of DP1296669	Station Lot (Crows Nest Metro Station)
32 Hume Street, Crows Nest, NSW, 2065	Lot 2 of DP1296669	Development for Lot A – Site A Thirdi (Subject to the SSDAs).

Comparative Analysis

The amended concept presents a more comprehensive landscape design as it has evolved from the original concept. A pleasant entry experience has been created on the ground floor, featuring lush planting that enhances the entry area.

With further development and coordination, the upper levels now offer more landscaped areas compared to the original concept. Enhancing screening and the overall aesthetic of the building.

The rooftop design has been refined to provide additional amenities and flexible spaces for residents and the community to enjoy.

The original concept was preliminary and did not include detailed landscaping, as this was intended to be addressed in a future Detailed SSDA. Note that the detailed design, as presented in this report, will form the Detailed Design SSDA.

Contents

Executive summary	03
/ Background	03
/ The Site	03
/ Comparative Analysis	04

01

CONNECTING TO COUNTRY	06
Designing With Country	07
/ First Peoples	08
/ On Cammeraygal Country	09
/ Process of Engagement	10

04

LANDSCAPE MASTERPLAN	29
Landscape Masterplan	30
Landscape Design	
/ Ground Level	31
/ Level 02	32
Edge Conditions	
/ Level 02	33
/ Level 03	35
Landscape Design	
/ Level 4	37
/ Level 11	38
/ Tower 1 Roof Garden	39
/ Tower 2 Rooftop Bar	40
Section	
/ Tower 1 Roof Garden	41

02

SITE UNDERSTANDING	11
Background Documents	12
SEARS COMMENTS	13
Regional Context	14
Local Context	15
Ancient Geological Context	16
Gai-maragal Vegetation	17
Planting Strategy	18
Place Character	19

05

LANDSCAPE STRATEGIES	42
Planting Palette	43
Planting Approaches	44
Material Palette	46
Soil Depths	
/ Ground Floor	46
/ Level 02	47
/ Level 03	47
/ Level 04	48
/ Level 11	49

03

VISION	20
Design Principles	22
Material Response	23
Design Moves	24
/ Country Led	25
/ Connected	27
/ Well-being	28



01

CONNECTING TO COUNTRY

Designing With Country

Collaborating with First Peoples

The Indigenous communities living in the lands of Sydney are active and diverse. Many communities continue practising 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 engage.

As a part of a national move towards reconciliation, it is essential that we acknowledge and pay respect to the Traditional Custodians of the lands we live and work in, exploring opportunities for us to share and exchange knowledge and culture.

Our preferred approach is to work directly with a working group of Cultural Leaders, collaborating in a reconciliatory process of co-design.

Engendering Caring for Country

Any design that seeks to connect to Country should look to care for the systems that make up Country, as well as engender stewardship over those systems in the broader community. As a learning environment, there is an exciting opportunity to teach people about these systems and how to care for them.

In addition to localised positive effects for Country by employing a Country centered approach to design, there is an opportunity for a nurturing environment to catalyze broader change. An ethos of care can lead to long term positive effects for Country and community, whilst also contributing to the present mental health and wellbeing of individuals.

Indigenous thinking and learning offers an exciting educational landscape proposition, giving promise to inter-cultural exchange and environmental awareness.

First Peoples

GAI-MARAYGAL PEOPLE

The First People of the lands surrounding Crows Nest, are the Gai-maragal People who have been the traditional custodians of these lands since time immemorial.

A rugged coastal riverside place, Gai-maragal Country spans the lands surrounding North Sydney, Willoughby, Neutral Bay, and the Eastern banks of Lane Cove River.

Gai-maragal Country provided everything that the people needed, and they cared for it in return. People hunted and grew foods in the lands, crafting handiwares from the plants around and made nawis (canoes) and spears from the trees and Gadi plants surrounding the harbour.

Evidence of complex stone tools points to an organised system of trade throughout the region.

Oral histories of Gai-maragal Country tell of the important places surrounding Crows Nest, including the Lane Cove River, Greenwich, Hunter Hill, Cockatoo Island,

Willoughby Bay, Middle Harbour, and Crows Nest, from where many murus (paths) led to various places within Gai-maragal Country.

Colonial Impact

The impacts of colonisation were devastating to the Gai-maragal People. In addition to being decimated by the diseases brought by European people, the Gai-maragal People were forcibly displaced as the European forces colonised the North shore, separating the people from their sacred lands, home, language, and identity. From the 1800s onwards, culture was practiced in secret, until recently.

LANDSCAPE MANAGEMENT

Caring for Country is integral to Indigenous culture and practice, encompassing agricultural practices and biodiversity management, among many other practices and cultural obligations.

Prior to colonisation, Gai-maragal people cared for the lands around Crows Nest through processes of fire management and Indigenous farming and hunting methods. Evidence of this is captured in Bill Gammage’s Biggest Estate on earth, where early settler accounts speak of burning processes, as well as vast plains the local people used for hunting chases and agriculture.

Many of the place names surrounding Sydney are anglicised Aboriginal place names, giving insight to their significance, for example:

- Turramurra - Big hill, high road
- Parramatta - Where the eels lie
- Woolloomoolloo - place of plenty
- Curl Curl - lagoon

People managed the lands and biodiversity through a complex system of rights and responsibilities bestowed through kinship and totemic systems. Association to particular species meant that people were responsible for ensuring the health and wellbeing of their kin species, contributing to a greater web of biodiversity management.

When employing an Indigenous approach to landscape design, Country needs to be the central focus - as the health of Country encompasses all of the beings and systems that exist within and are sustained by Country.

On Cammeraygal Country

Worami, you are on Cammeray land, a sacred place along the Burramatta.

The land we now call Crows Nest lies within the sacred lands of the Cammeraygal of the Gai-Mariagal Nation. Located along a green vein following a freshwater creek that leads to Sydney Harbour at Berry Island, there are opportunities to connect to dreaming stories and Cammeraygal heritage and culture.

Crows Newst falls along an important ridge line that was used to traverse country and the act of walking along them allows you to experience the native vegetation communities. There are a series of green corridors that allowed for the Cammeray to get to the foreshore to continue culture.



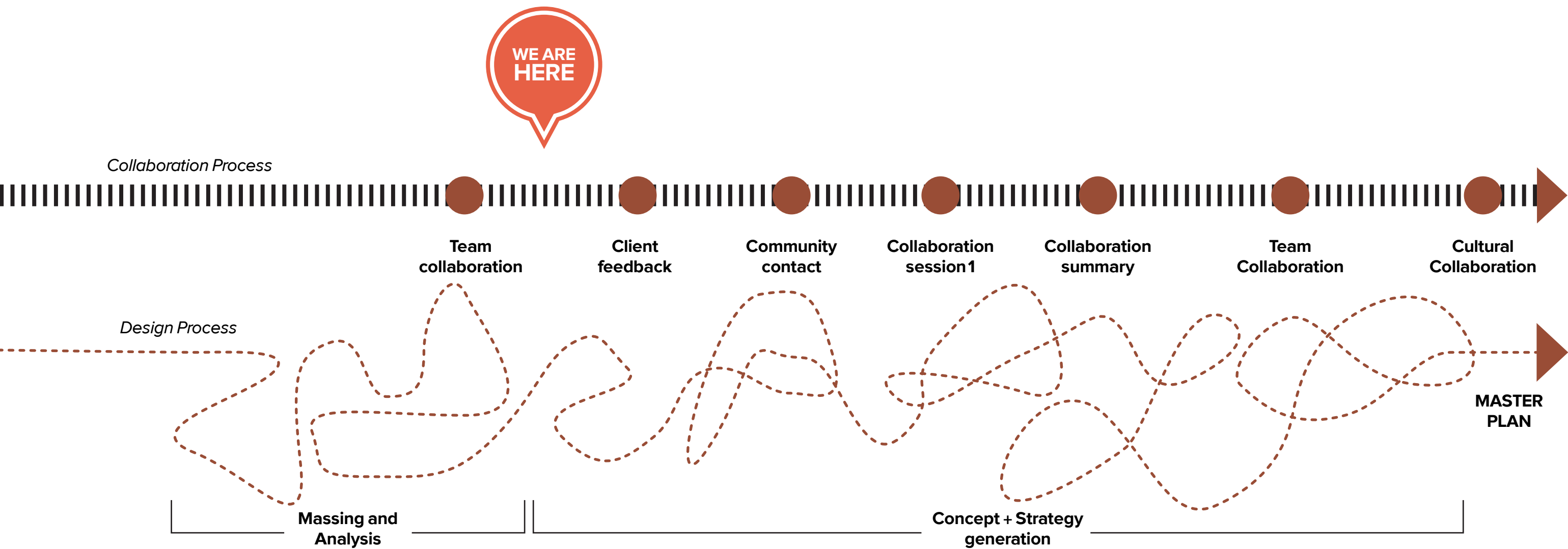
Connection with Country

Process of Engagement

As a part of a national move towards reconciliation, it is essential that we work with Traditional Custodians of the lands we live and work in, exploring opportunities to share and exchange knowledge and culture.

Arcadia Landscape Architecture’s preferred approach is to work directly with a working group of Cultural Leaders, collaborating in a reconciliatory process of co-design. We have begun the process of reaching out to local cultural leaders and will continue to do so as we move into the next stage. Additionally, we have identified the following stakeholders for community collaboration:

- Local Indigenous community leaders and interested community members



A lush, dense garden scene with various plants, including ferns and large-leafed foliage, with a small stream or water feature in the center.

02

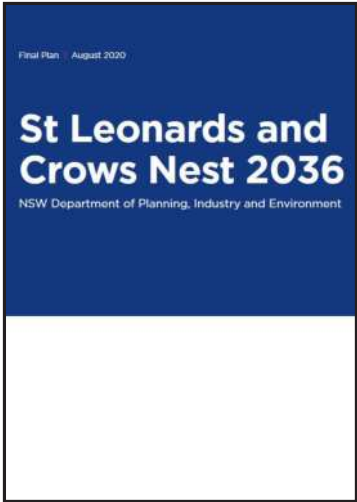
SITE UNDERSTANDING

Background Documents

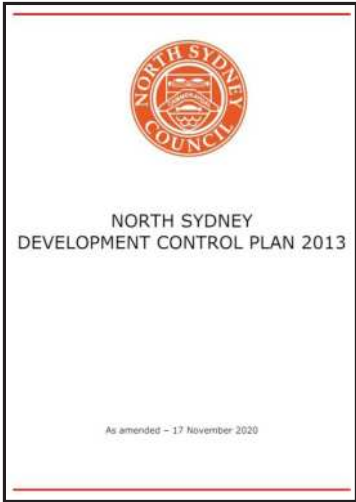
The provision of the landscape design is to be considered within Crows Nest overall planning framework. There are however other strategic documents that will inform the landscape and public domain design for the development at 32 Hume Street.

Our site at Crows Nest offers exciting potential to realise and embody key objectives and goals as captured in visioning and planning documents, helping to enrich the fabric of our City.

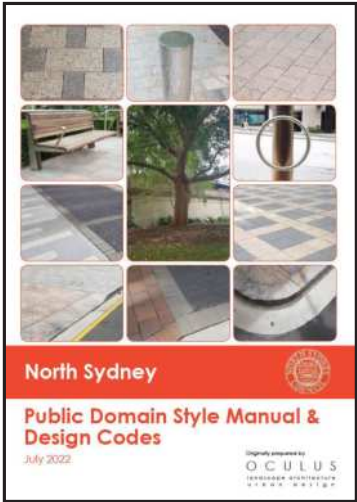
ST LEONARDS AND CROWS NEST 2036



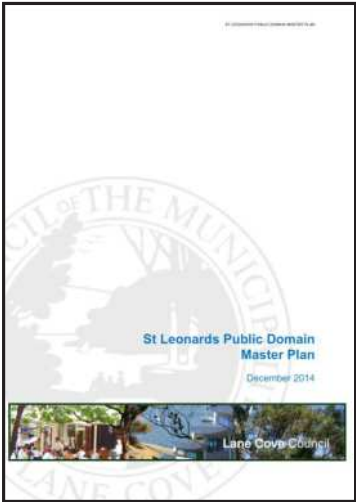
NORTH SYDNEY DCP 2013



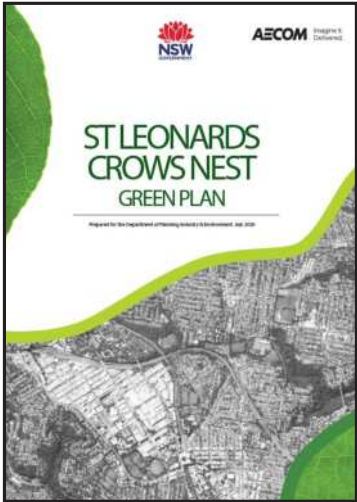
NORTH SYDNEY: PUBLIC DOMAIN STYLE MANUAL AND DESIGN CODES 2022



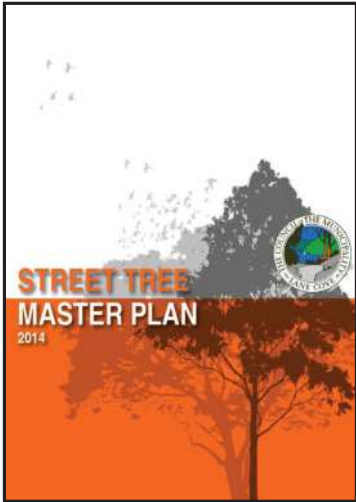
ST LEONARDS PUBLIC DOMAIN MASTER PLAN 2014



ST LEONARDS & CROWS NEST GREEN PLAN 2013



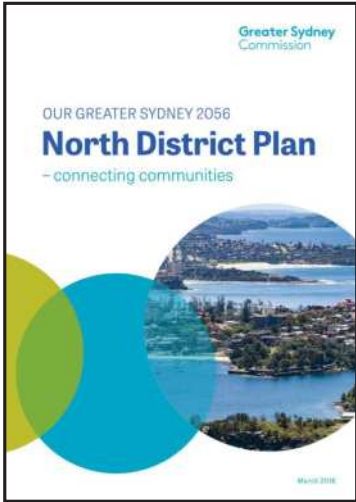
LANE COVE STREET TREE MASTERPLAN 2014



ST LEONARDS & CROWS NEST LOCAL CHARACTER STATEMENT 2018



NORTH DISTRICT PLAN CONNECTION COMMUNITIES 2056



SEARS COMMENTS

SECTION	SEAR SSDA	LANDSCAPE RESPONSE
8. Trees & Landscaping	<p>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.</p> <ul style="list-style-type: none">• 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. <p>Demonstrates how the proposed development would:</p> <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>Refer to Drawing Series L-4000, SSDA Report Pages 29-36</p> <p>Public domain trees under CSSI are to be retained. Refer to Argicultural Report for information.</p> <p>Refer to Arborist Report and Tree Protection Requirements Pages 16-23</p> <p>Refer to Drawing Series L-4000, SSDA Report Pages 29-36</p> <p>Not Applicable Within Development</p>

Requirements for Reports/plans for the Amending Concept SSDA

The ground floor landscape design thoughtfully connects the site to the public domain, seamlessly extending the experience towards Crows Nest. It highlights key moments, particularly at the site’s prominent entry point, whilst establishing a cohesive network that links to Hume Street Park and with the vibrant shopping streets of Clarke Street and Willoughby Road.

Mitigation Measures

1. Planting Along the Western Facade:
A dense layer of vegetation is strategically planted along the western facade to act as a natural buffer, reducing the impact of discharged air from the station’s exhausts. These plants also improve air quality, enhance aesthetics, and contribute to local biodiversity.
2. Shade Structures on Rooftops:
Custom-designed shade structures are installed on rooftops to mitigate heat gain, reducing the urban heat island effect.
3. Screening Through Planting
Screening through carefully selected planting is provided along apartments adjacent to open spaces. This serves as a dual-purpose barrier, enhancing privacy for residents while reducing noise pollution from the surrounding area. Dense vegetation is utilized to create a visual and acoustic buffer. These plants not only improve the aesthetic appeal of the space but also contribute to better air quality and support local biodiversity. Refer to List of Expectation Item #11.

Analysis

Regional Context



Greening

The Green Space network of the are sites locality consist of urban Linear Parks, Street-scape canopy and medium/large parks. They provide opportunity for multi functional, passive and active recreation.

Pathways

The Site locality forms part of the St Leonard’s and Crows Nest precinct. The area is characterised by a number of local centers and Plazas along the Pacific Highway and North Shore railway line.

Urban Transformation


The sites surrounding locality is at the start of its urban renewal transformation and is set to undergo intensive urban transformation, with improved public domain outcomes, increased pedestrian linkages, infrastructure improvements and new tower forms.


Analysis


Local Context


Crows Nest Site A is located in the heart of the local community atop the new metro station. The site is well connected, sitting within 500m of St Leonard’s Train Station and directly bounded by the Pacific Highway. Crows Nest itself is a leafy suburb in the lower North Shore, approximately 5km or a 25 minute train ride from the CBD.


The site is bounded by Hume St, the Pacific Highway and Oxley St and sits directly atop the metro station. It is also co-located with the proposed Site B and C designs. Within the locality, Hume St Park and Ernest Place provide key green connections and there is a key opportunity to further activate a through site link from the Pacific Hwy through to Willoughby Rd.


- KEY
- 


 SITE
- 


 TRAIN STATION
- 


 TRAIN ROUTE
- 

 FUTURE METRO STATION
- 

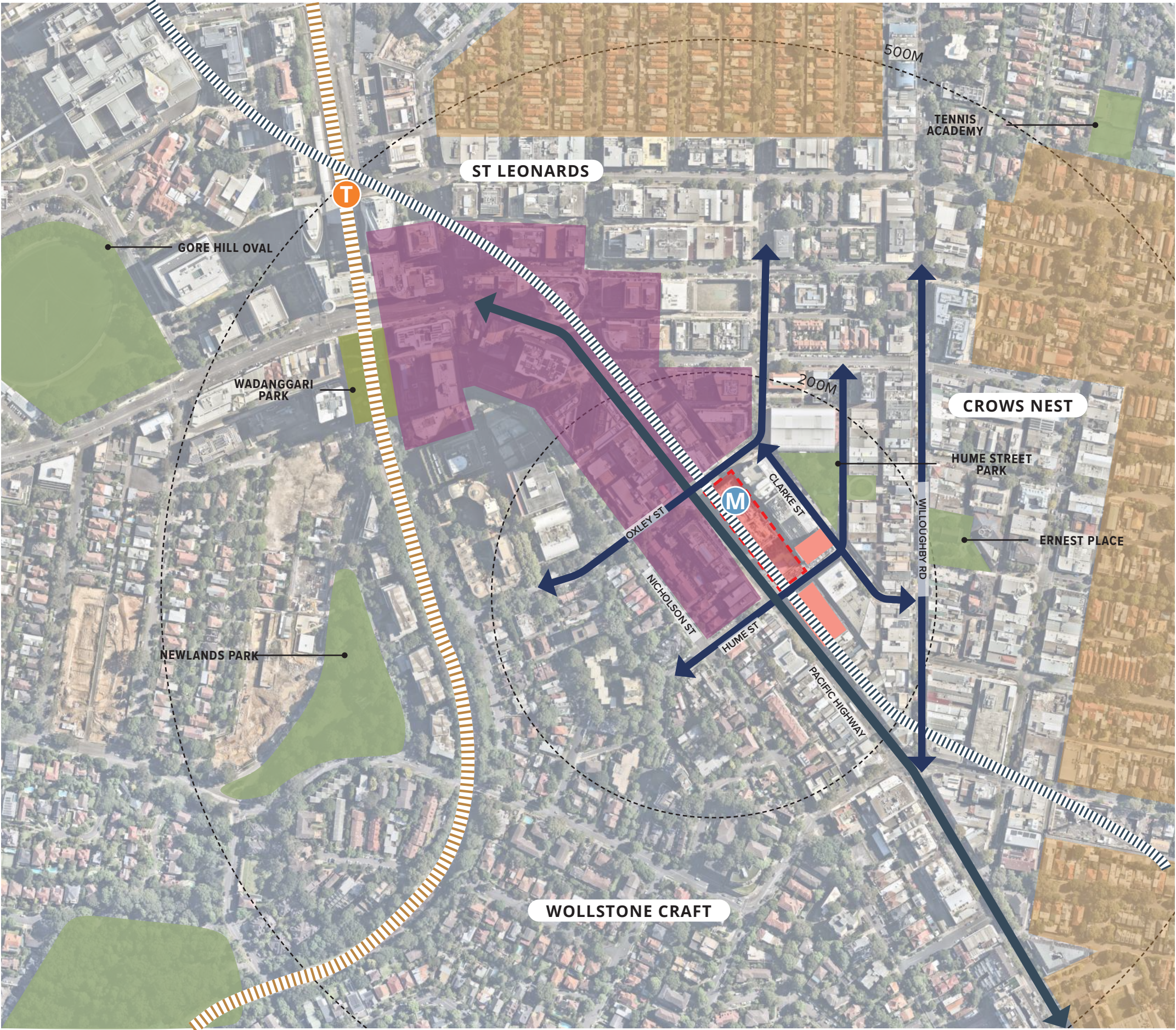
 FUTURE METRO ROUTE
- 

 OPEN SPACE
- 

 HERITAGE CONSERVATION AREA
- 

 NORTHERN GROWTH PRECINCT
- 

 CONNECTING LOCAL ST



Ancient Geological Context

Set within the ancient Sydney Basin, the site is situated on the southern edge of the Hornsby Plateau, a sedimentary sandstone plateau formed following the continental uplift of the late Triassic period.

Millions of years of erosion from ancient Jurassic rivers formed the jagged, ventricular landscape characteristic of Sydney's ridge-lines, before draining into the vast and deep canyons we now know as Sydney Harbour. Following the last ice age (approximately 12,000 years ago), glacial melt caused the sea levels to rise, flooding drainage canyons and forming the rivers and harbours we know today.











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



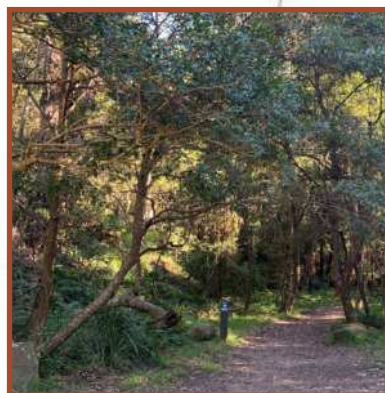
Gai-maragal Vegetation

Sandstone vegetation

The suburb of Crows Nest and surrounds is home to a unique endemic vegetation that defines characteristic plantings for the area. This map identifies several vegetation communities connected to the site, including:

-  Coastal enriched sandstone moist forest
-  Coastal enriched sandstone dry forest
-  Coastal sandstone foreshore forest
-  Estuarine swamp oak forest (EEC)
-  Estuarine mangrove forest
-  Blue Gum high forest (EEC)
-  Coastal Sandstone Gallery Rainforest
-  Sydney Foreshores Shale Forest
-  Parkland
-  Site

Vegetation was far more extensive in precolonial times however the vegetation communities can be interpreted from various factors including slope, orientation and soils.



Planting Strategy

LOCAL CHARACTER, COMFORT AND BUSH FOODS

Connecting to the beautiful character of Gaimaragal Country, the planting strategy seeks to connect to the broader coastal bushland character while providing a comfortable and welcoming learning space. The inclusion of a harvest-able bush-foods palette supports a connection and caring for Country approach, providing therapeutic and mindfulness opportunities for students to engage with nature and culture. Connecting to the beautiful character of Lane Cove National Park, the planting design should use Indigenous species from the various plant communities in the area, with particular focus on edible species. These include species from the following ecological communities:

- Turpentine - Iron bark Forest (critically endangered)
- Shale-Sandstone Transitional Forest (critically endangered)
- Sydney Sandstone Gully

As such, three broad strategies will be employed, incorporating a palette that:

- Utilises locally native species to enhance sense of place
- Utilises native species from around Australia to showcase the diversity of native foods
- Utilises known Indigenous cultural planting - bush foods and medicine.



Place Character



Wadanggari Park

Located within close proximity to site a exciting connection to the St Leonards Train Station. This much-needed public open space is a resilient and responsive landscape that reflects and enhances the local character and identity of St Leonards, while meeting the demands of urban growth, supporting active, vibrant and growing residential and commercial communities.



Mitchell Street Plaza

Council’s upgrade of the Mitchell Street Plaza in St Leonards includes the world’s first outdoor “breathing wall” containing more than 6,000 plants which assist in providing clean air, noise reduction and a tranquil space for local workers and residents. The site is situated between the Pacific Highway and Atchison Street in St Leonards.



Development Plans

The St Leonards and Crows Nest 2036 plan indicates the strip between the two stations as the most logical place for increased density delivered as transit-oriented developments and will take advantage of the precincts increased accessibility to deliver more jobs.



Friedlander Place

Friedlander Place is the first open space project to be delivered a strategy to support the transition of St Leonards as it’s residential and commercial population increases. With growth comes a change in requirements and the need to address an under supply of public open space and infrastructure.

This new public space not only provides connections for residents and workers, but it has also become a destination where people linger over a coffee, pick up groceries, walk their dogs while children enjoy the urban play space or active recreation in outdoor gym.



Public Transport

The future Crows Nest Metro Station will provide new metro rail access to the area. The station creates a new transport focus on the southern side of the St Leonards specialised centre which supports the St Leonards southern gateway to commercial and mixed-use activities

The station includes: two entrances, retail spaces,bi-directional cycle link, Improved pedestrian crossings at the key intersections of pacific Highway and Hume Street.



03 VISION

What makes a great Place?



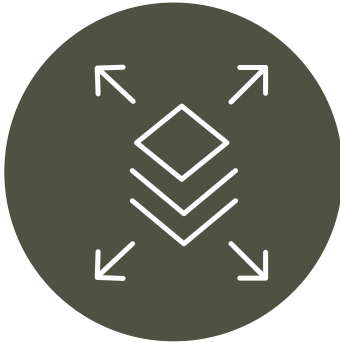
Design Principles



/ Facilitate Access and Movement
– Interfaces with Pacific Highway and Surrounding Streets



/ Consider Microclimate including Solar, Wind and Rain



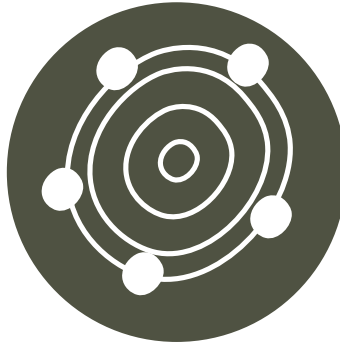
/ Provide Experiences for all users – Views and Active and Passive environments



/ Biophilic Response - maximizing planting and providing users and residents with an opportunity to surround themselves in a naturalistic environment – given the Heavy Urban Context

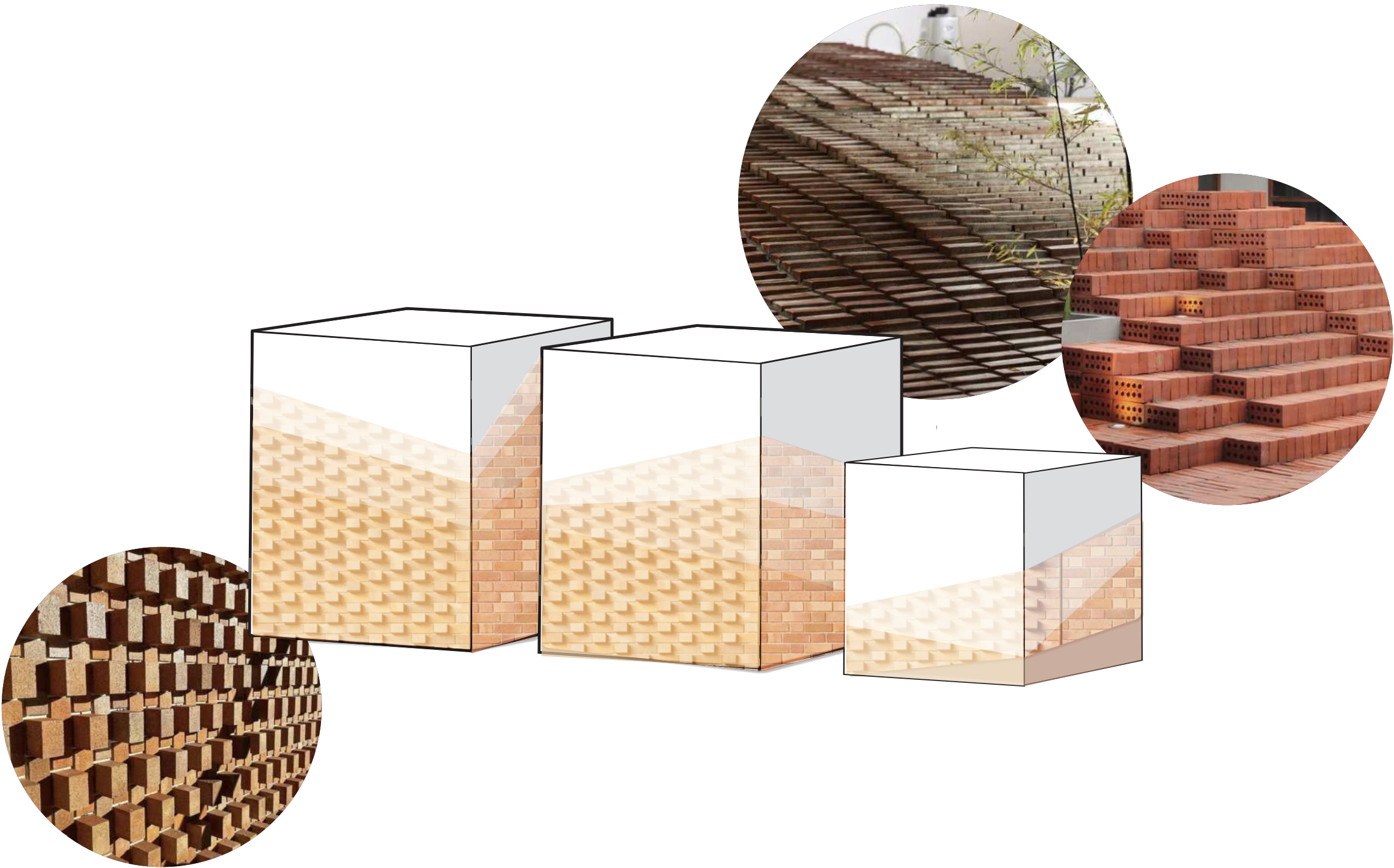


/ Compliment the Architectural Character – Materials and Language

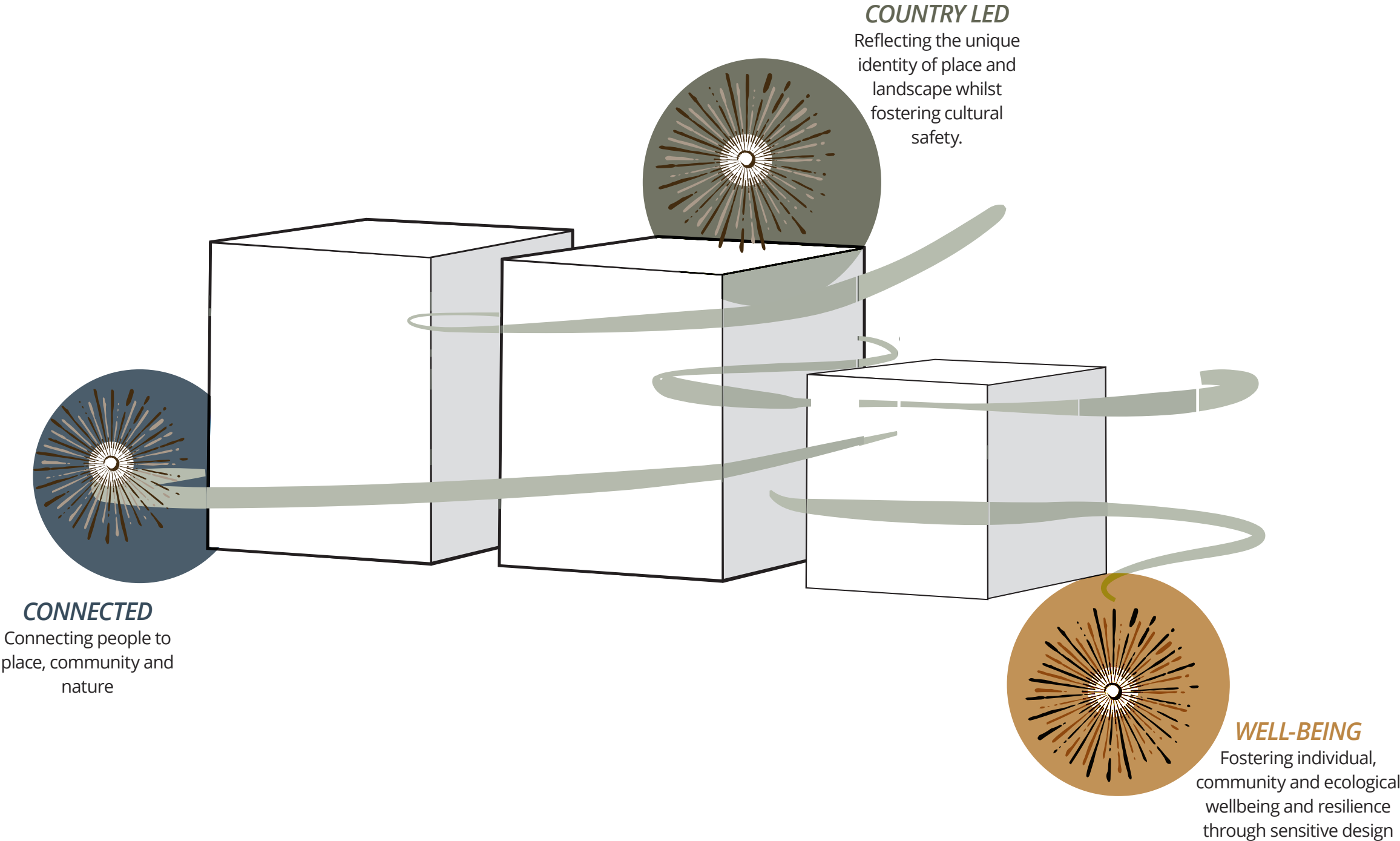


/ Create a Safe and Welcoming Place

Material Response

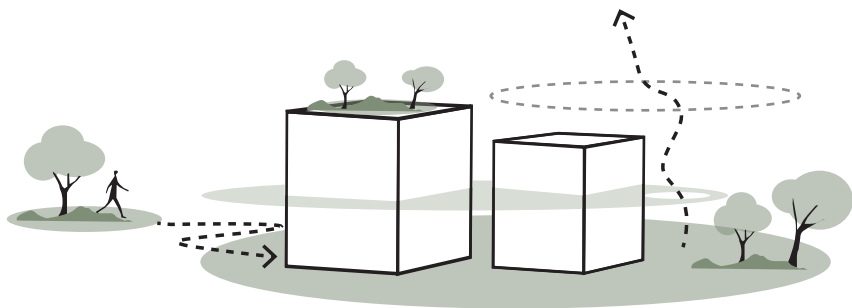


Design Moves



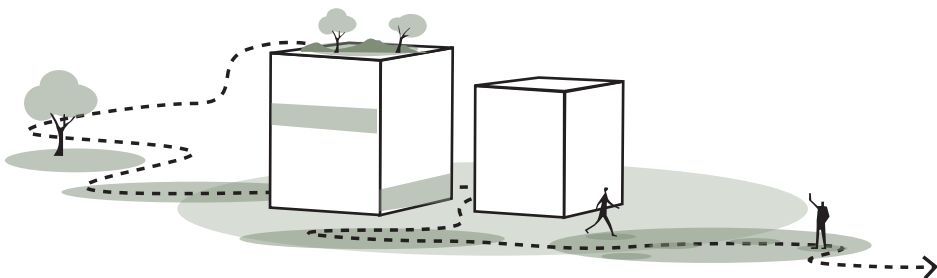
Design Moves

COUNTRY LED



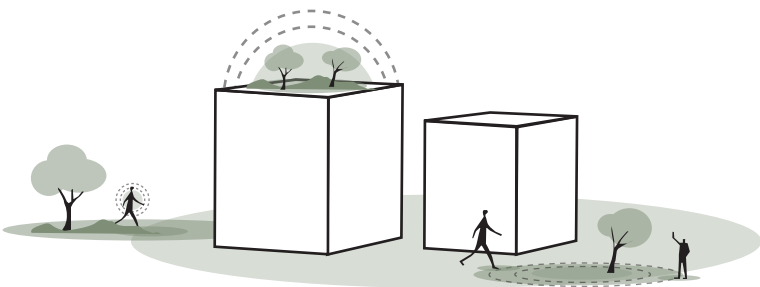
- / Sit down site
- / Continue the landscape
- / Connect all planes

CONNECTED



- / Connected journey
- / Green connections
- / Social connections

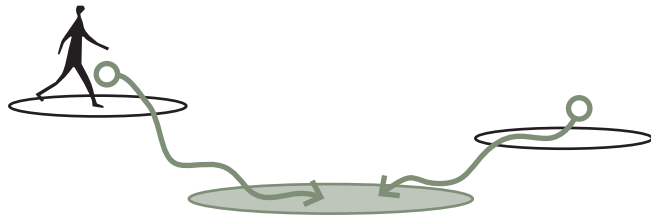
WELL-BEING



- / Healthy people
- / Healthy communities
- / Healthy environment

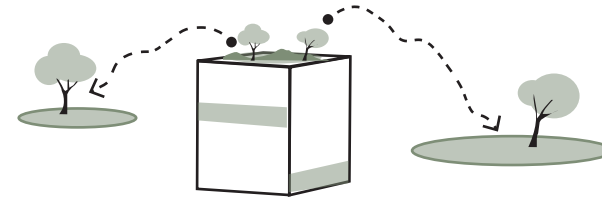
Design Moves

Country Led



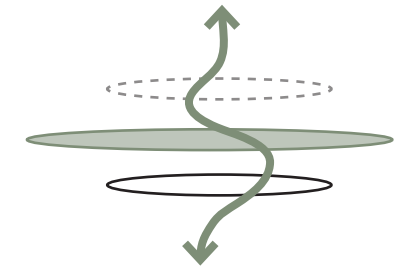
SIT DOWN SITE

/ Learning from Country's significance as a cultural gathering and discussion space



CONTINUE THE LANDSCAPE

/ Responding to and extending the landscape through strategic planting



CONNECT ALL PLAINS

/ Connecting to the ridgeline, the gully and the sky plane



- / Maintain high points as gathering spaces
- / Views framing, planting and landform reference journey to site
- / Create culturally safe gathering spaces



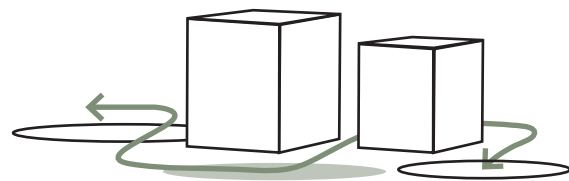
- / Soften build façades with planting to integrate within landscape
- / Endemic and native planting tells a unique story of place.



- / Attention to detail design creates multi-sensory landscape story.
- / Prioritise visual connections to surrounding landscape wherever possible

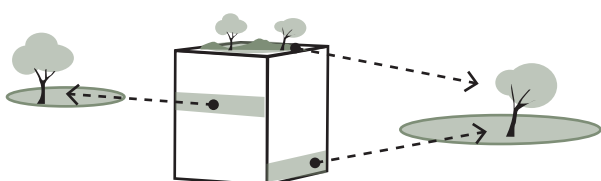
Design Moves

Connected



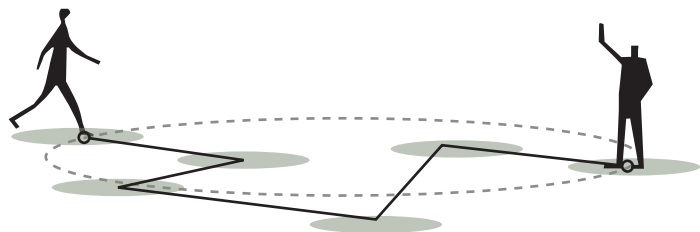
CONNECTED JOURNEY

- / Connecting users to local amenity along a considered journey
- / Creating and celebrating visual connections to surrounding landscape



GREEN CONNECTIONS

- / Connecting users to nature in an urban environment through integrated planting and views to nature



SOCIAL CONNECTIONS

- / Providing comfortable, flexible gathering spaces that benefit all users



- / Create a welcoming journey that caters to both public and private use
- / Provide a sensory friendly link from busy Pacific Hwy and Hume St
- / Wholistic wayfinding to create intuitive user journey
- / Use site journey to tell experiential story



- / Planting creates green edge conditions
- / Frame and celebrate views to green connections
- / Consider wayfinding journey to key neighbouring green spaces
- / Detail elements visually reference surrounding landscape.



- / Prioritising diversity in spatial and sensory design allows everyone to connect
- / Flexible spaces expand means of connection
- / Varied program means everyone can engage

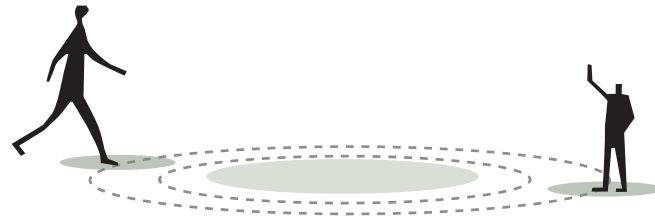
Design Moves

Well-being



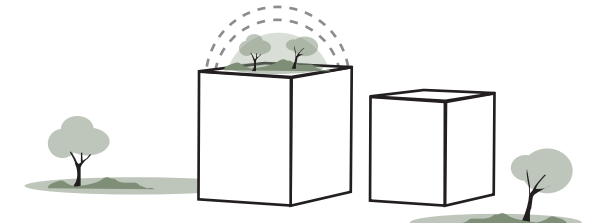
HEALTHY PEOPLE

/ Landscapes centre physical, mental and sensory wellbeing



HEALTHY COMMUNITIES

/ Landscape centres community by providing flexible amenity and linking to wider community network



HEALTHY ENVIRONMENTS

/ Minimising our impact on the surrounding landscape and prioritising benefits wherever possible



- / Bespoke fitness amenities encourage physical well-being
- / Integrated planting creates biophilic and mental health benefits
- / Diverse sensory experience fosters sensory well-being



- / Flexible and diverse make community accessible for everyone
- / Civic stewardship opportunities foster community resilience
- / Diverse programming creates a community for every user



- / Underplanted Photovoltaic systems support energy sustainability and pollinator habitat
- / Referencing nearby landscape creates novel habitat for local ecology



04 LANDSCAPE MASTERPLAN

Landscape Masterplan

 PUBLIC DOMAIN TREES UNDER CSSI METRO CONSENT AND NOT INCLUDED IN THIS PROJECT'S SCOPE. PROTECTION OF THESE TREES IS INCLUDED IN THIS SCOPE



Landscape Design

Ground Level



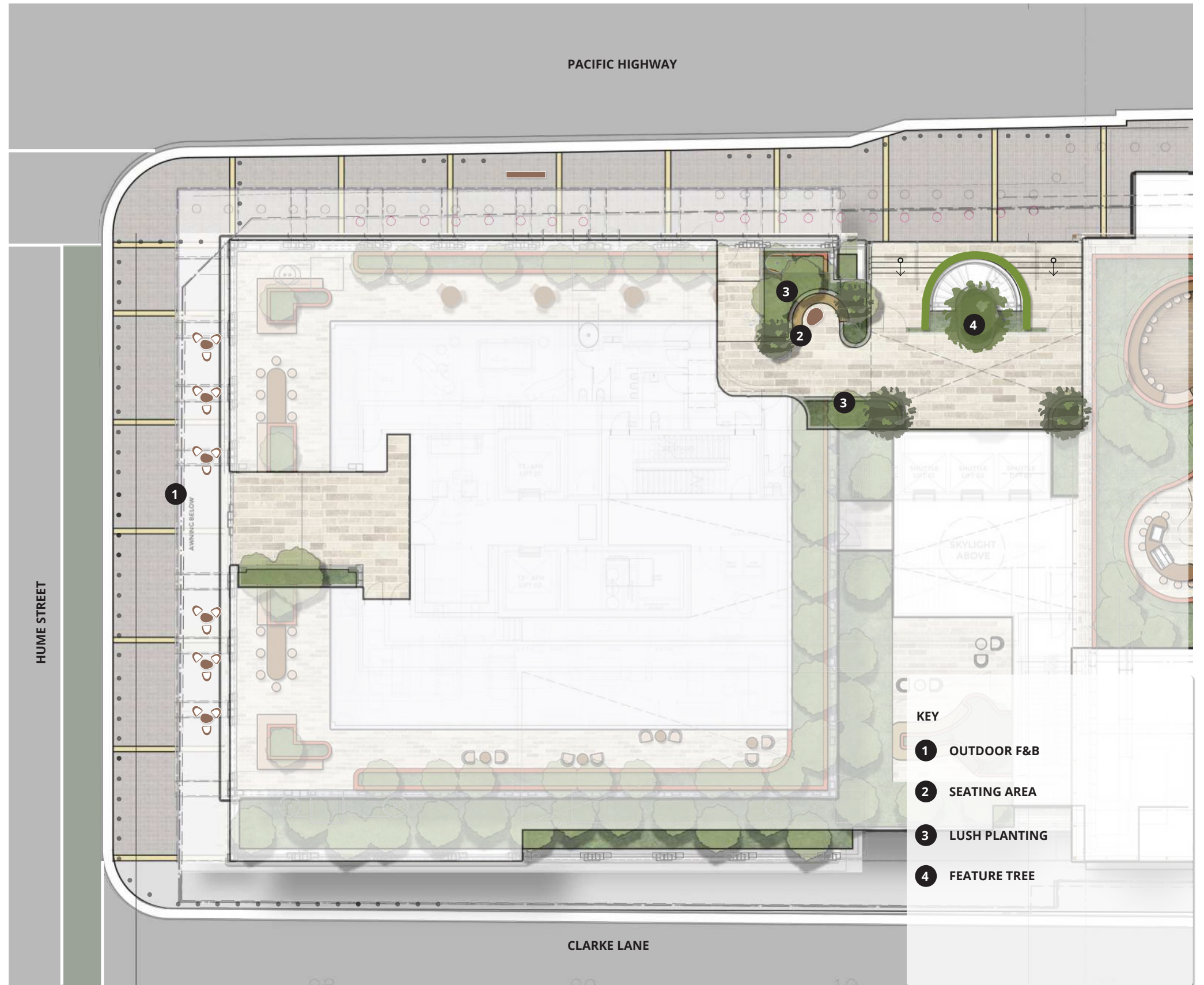
Bold entry threshold and consistent paving guide, invite, and intrigue



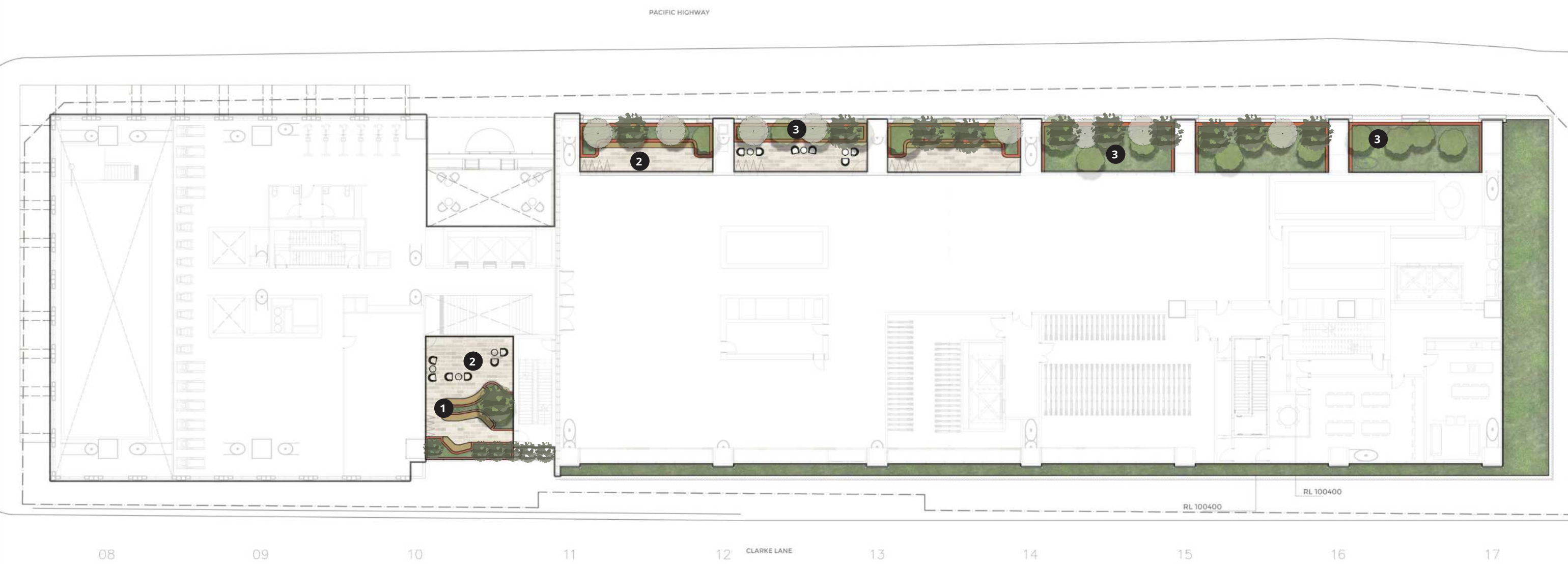
Dynamic street interface design fosters vibrant pedestrian engagement and satisfaction



Flexible seating offers respite and vibrant spill-out spaces for engagement

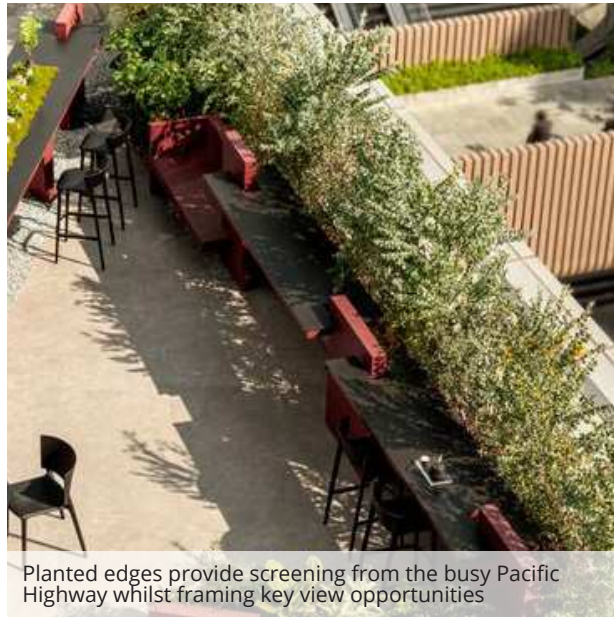


Level 02

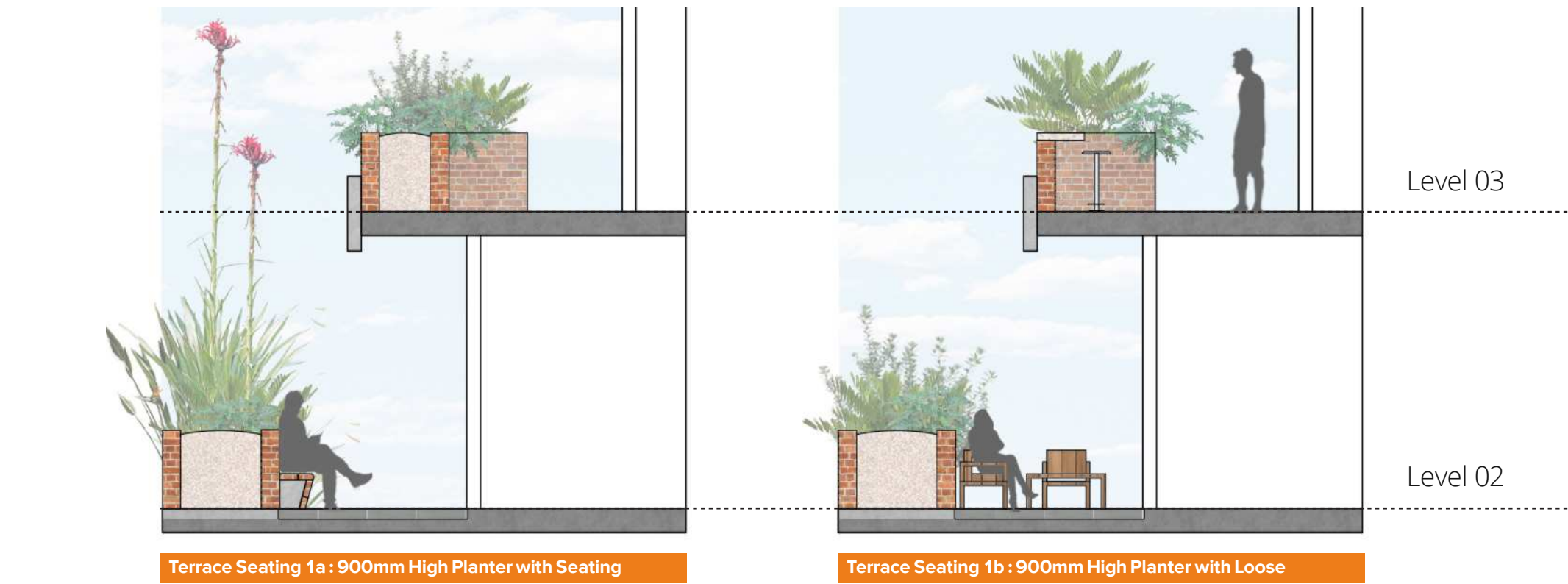
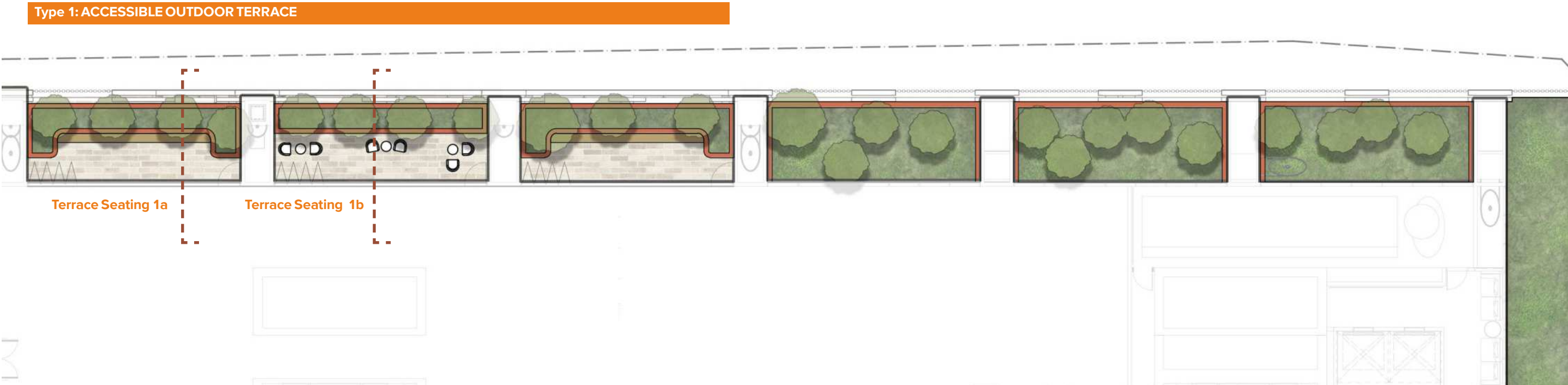


KEY

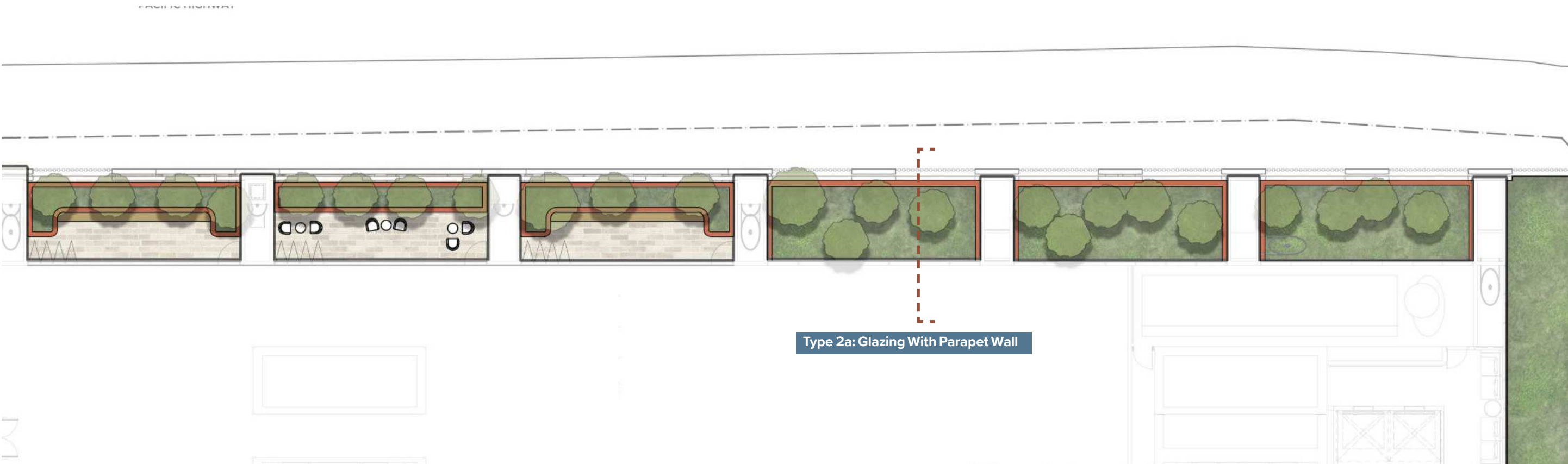
- 1 OUTDOOR TERRACE SEATING AREA
- 2 FLEXIBLE OUTDOOR AREA/ SPILL OUT GYM SPACE
- 3 LUSH EDGE PLANTING



Edge Conditions
Level 02



Edge Conditions
Level 02



Type 2a: Glazing With Parapet Wall



Level 03

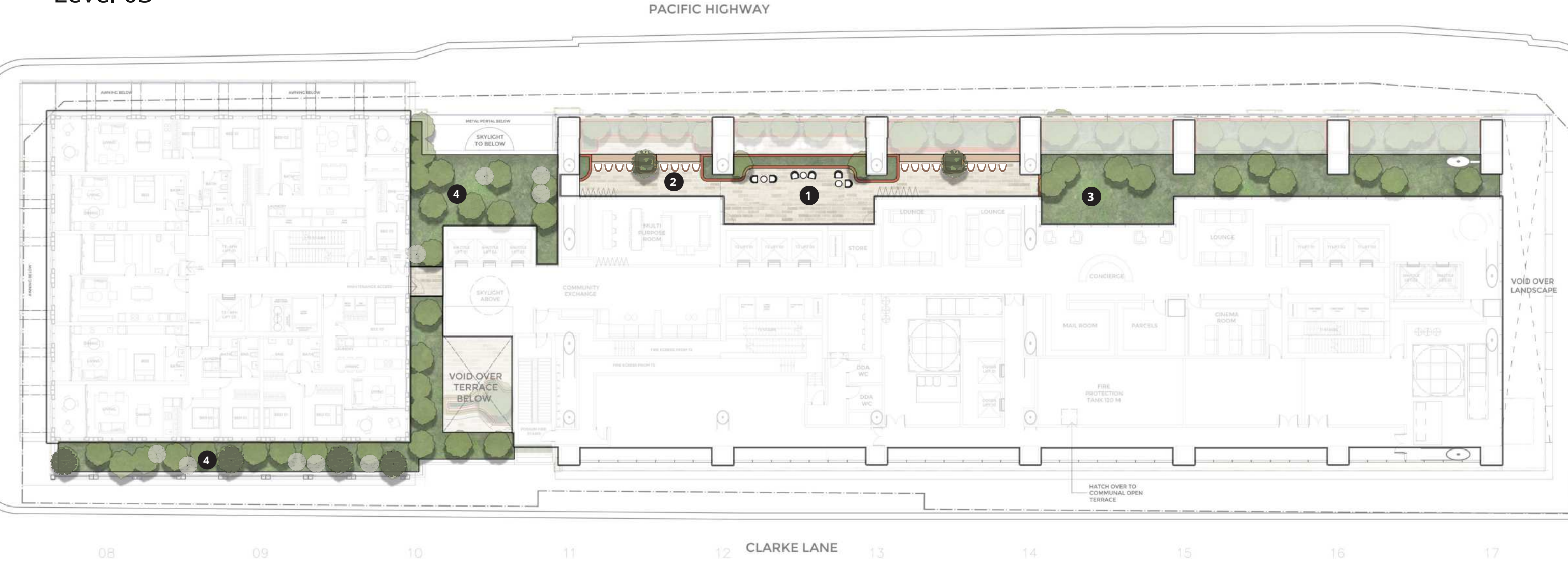
All Seating
Furniture non fixed

Level 02

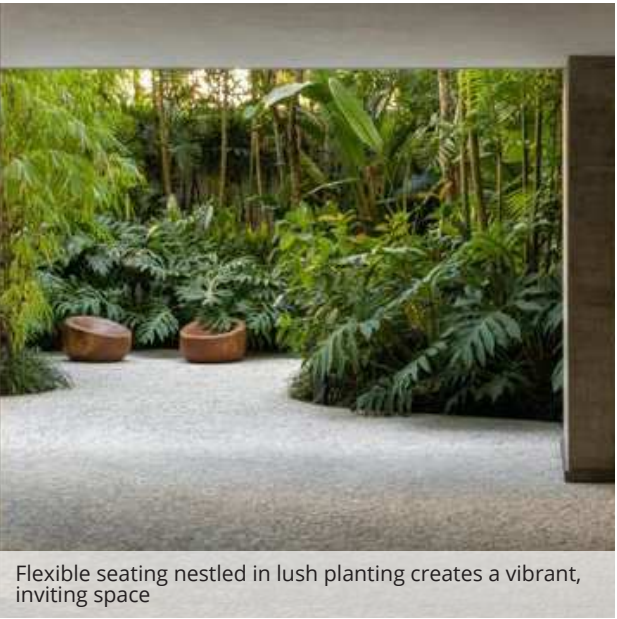
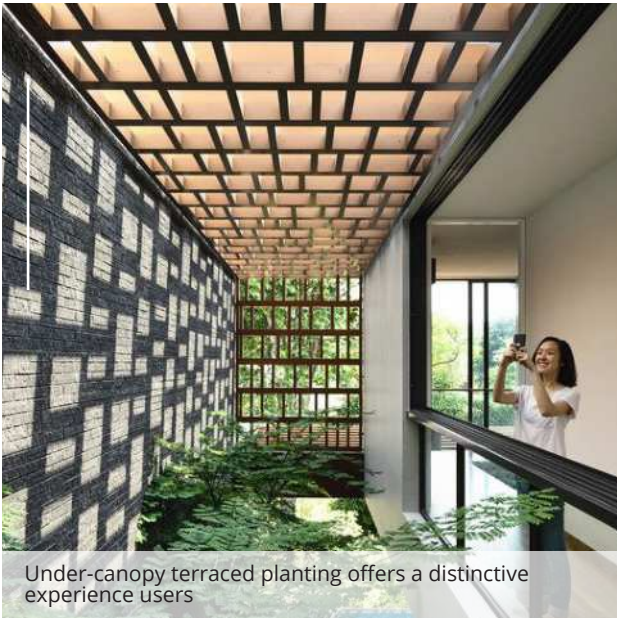
Type 2a: Glazing With Parapet Wall

Edge Conditions

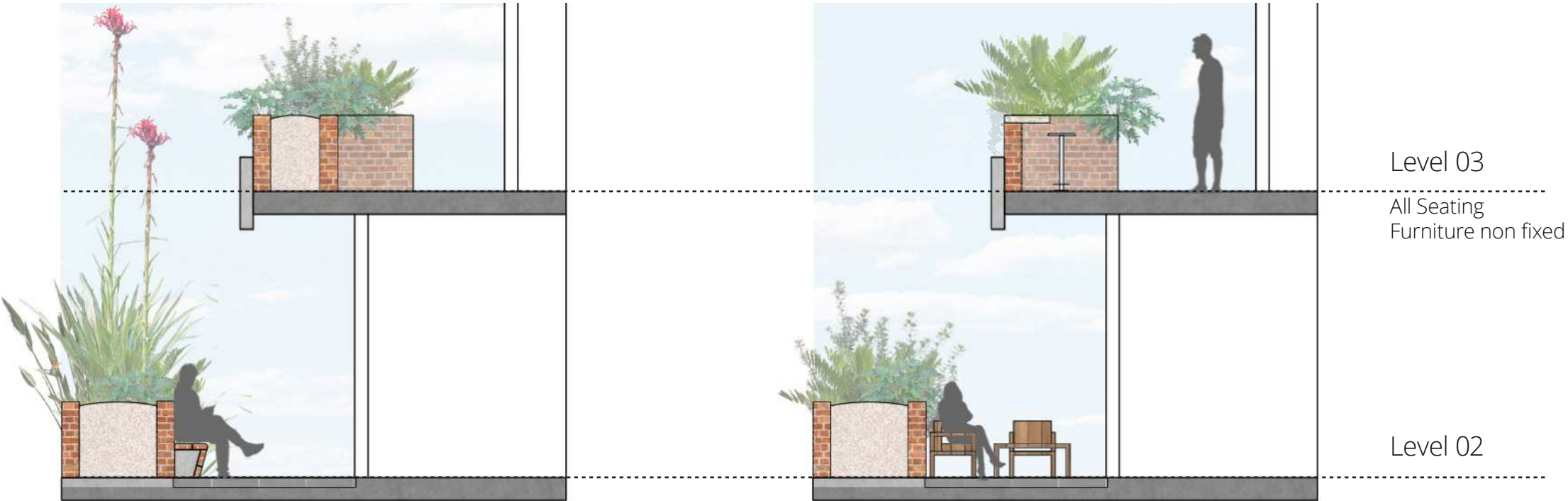
Level 03



- KEY
- 1 FLEXIBLE OUTDOOR SEATING AREA
 - 2 BAR TABLE AND STOOLS
 - 3 LUSH PLANTING
 - 4 GREEN ROOF



Edge Conditions
Level 03



Type 3a : 1050mm High Planter

Type 3b : Bar Table with Loose Furniture

Landscape Design

Level 4



Weaving pathways create a meandering, natural experience through the planting

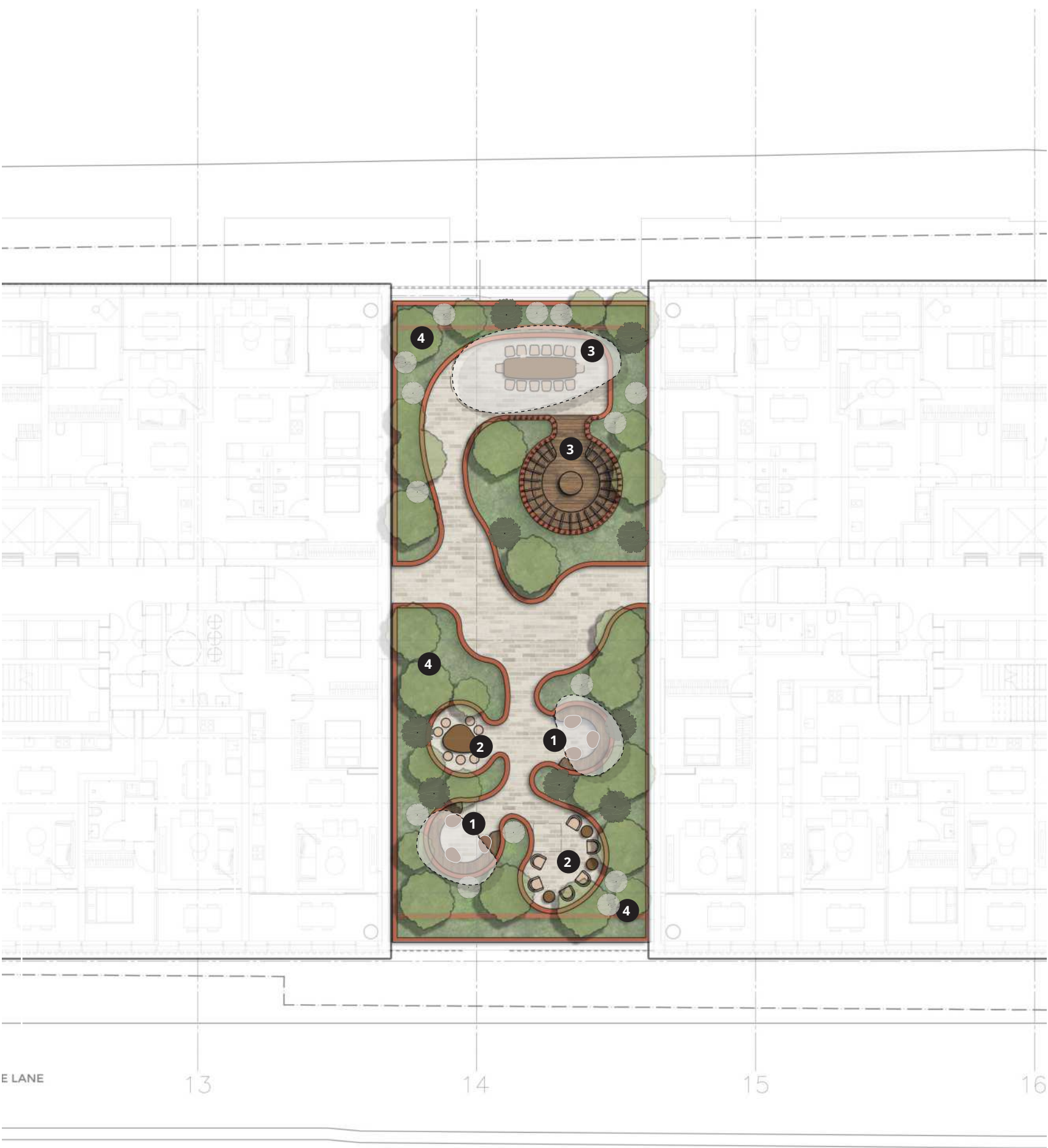


Larger shared seating areas foster communal interaction and connect to the site's significance

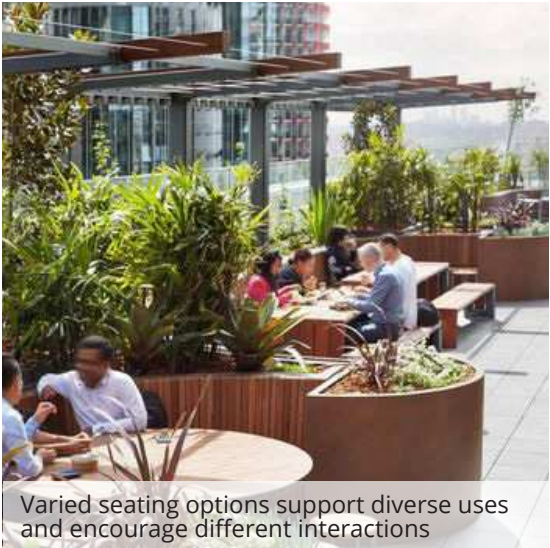


Intimate seating nooks offer a sheltered sensory experience, fostering community.

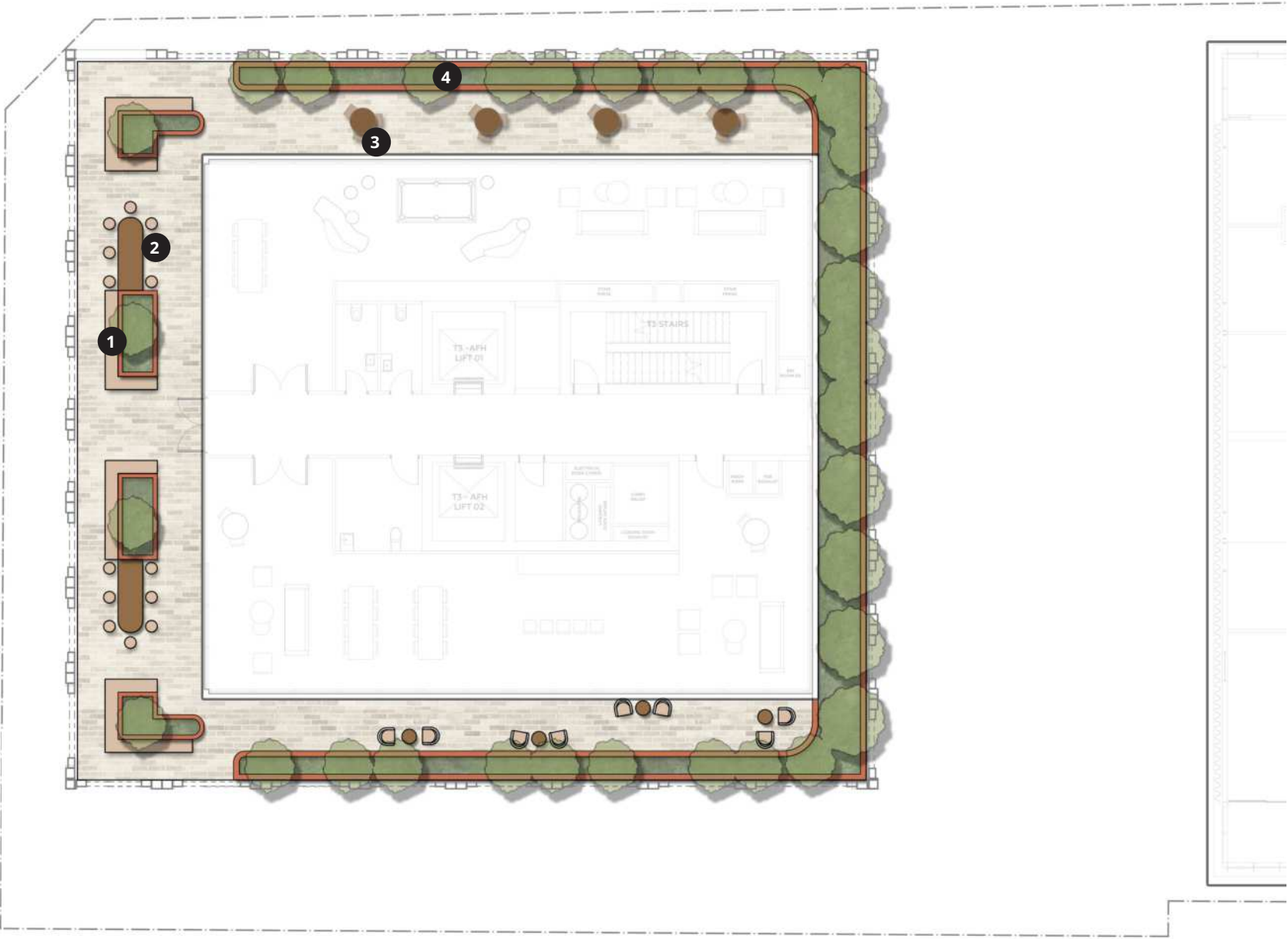
- KEY
- 1 SEATING NOOKS
 - 2 FLEXIBLE SEATING
 - 3 FLEXIBLE DINING SPACE
 - 4 LUSH BUFFER PLANTING



Level 11



- KEY
- 1 SEATING AREA
 - 2 INTEGRATED BAR TABLE AND STOOLS
 - 3 OUTDOOR LOUNGE SPACE
 - 4 SCREEN PLANTING EDGE



Roof Garden



Flexible lawn space invites community picnics, gatherings, and relaxation.

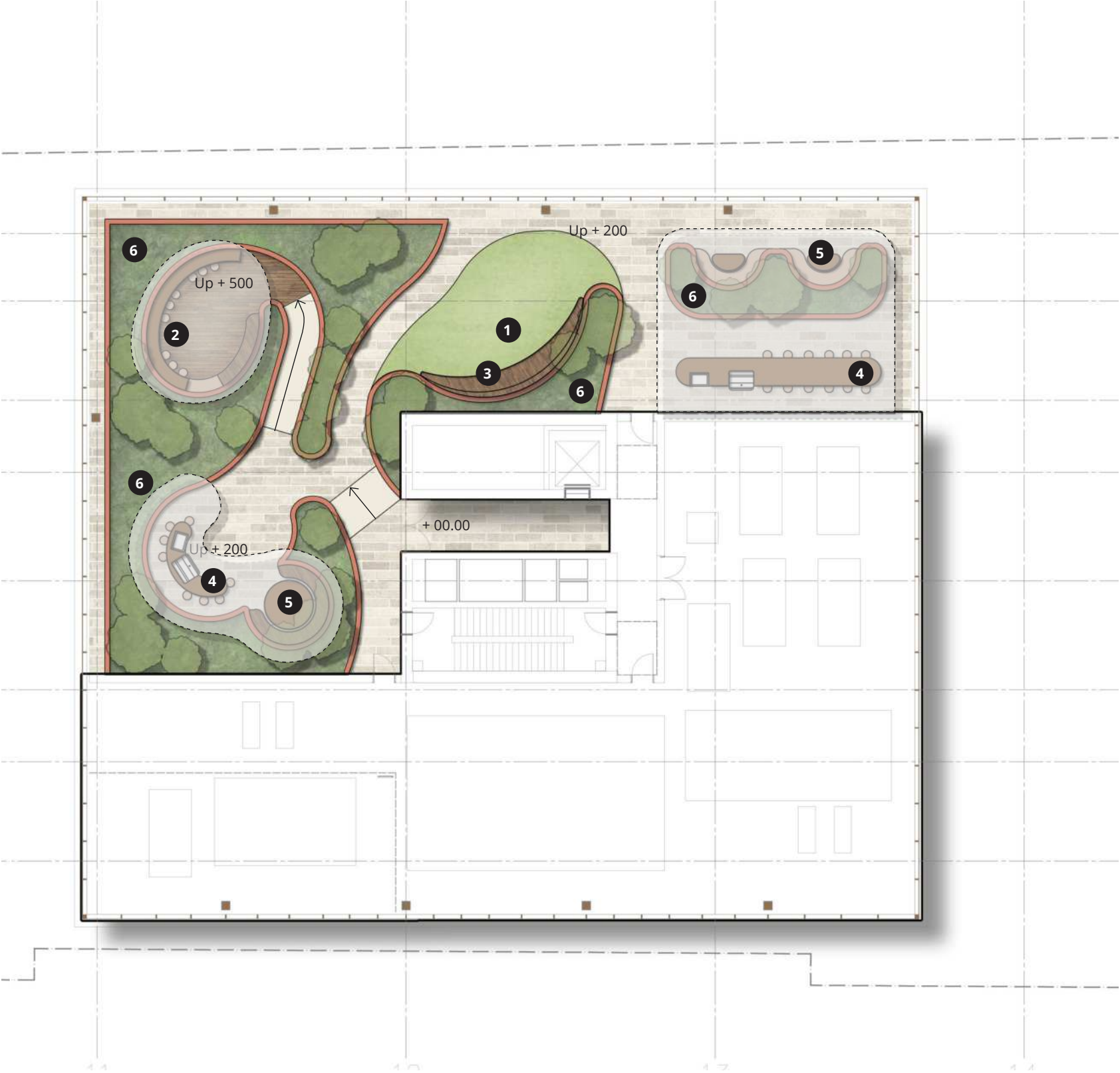


Sky deck areas offer a serene space for relaxing and lounging



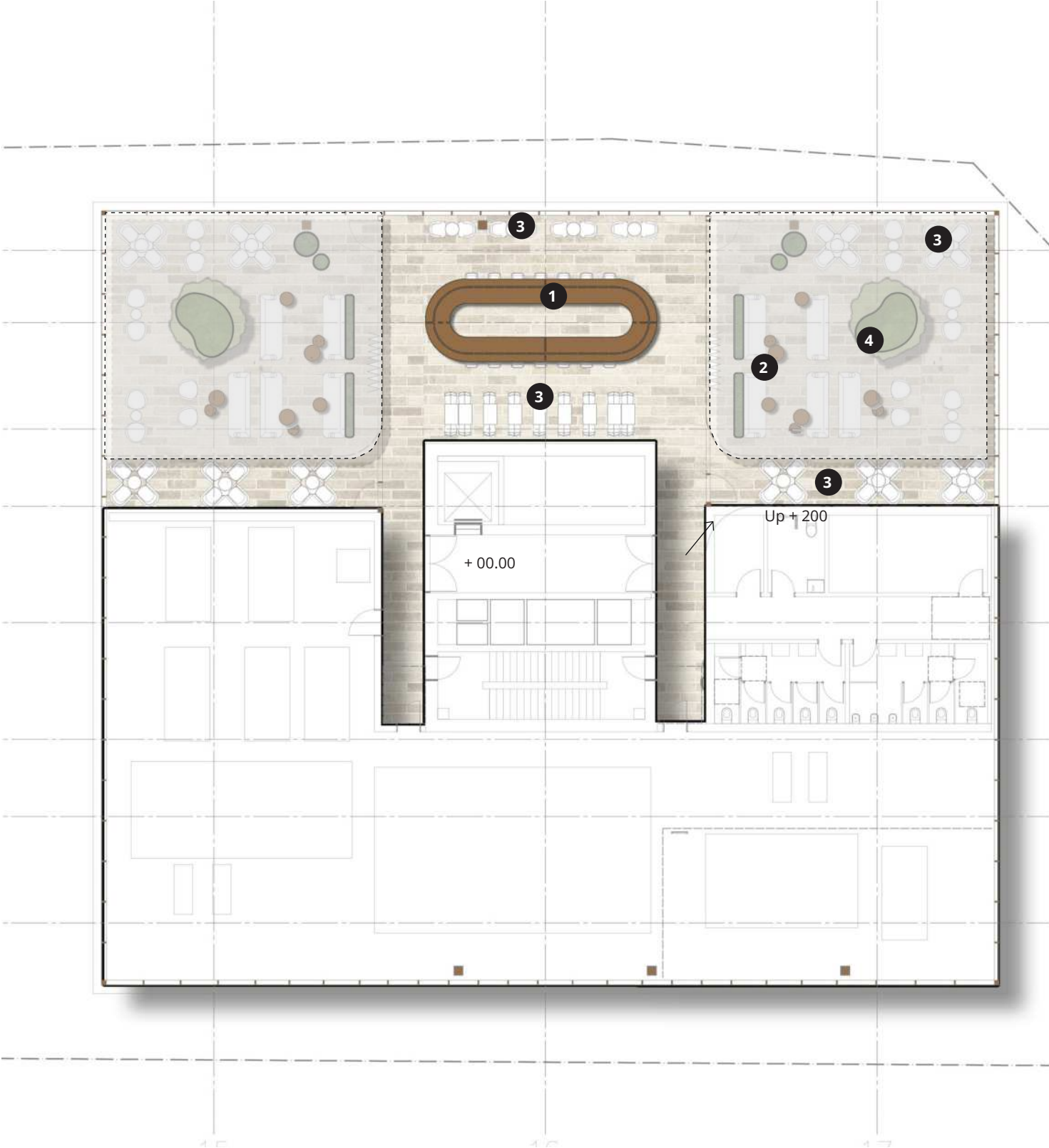
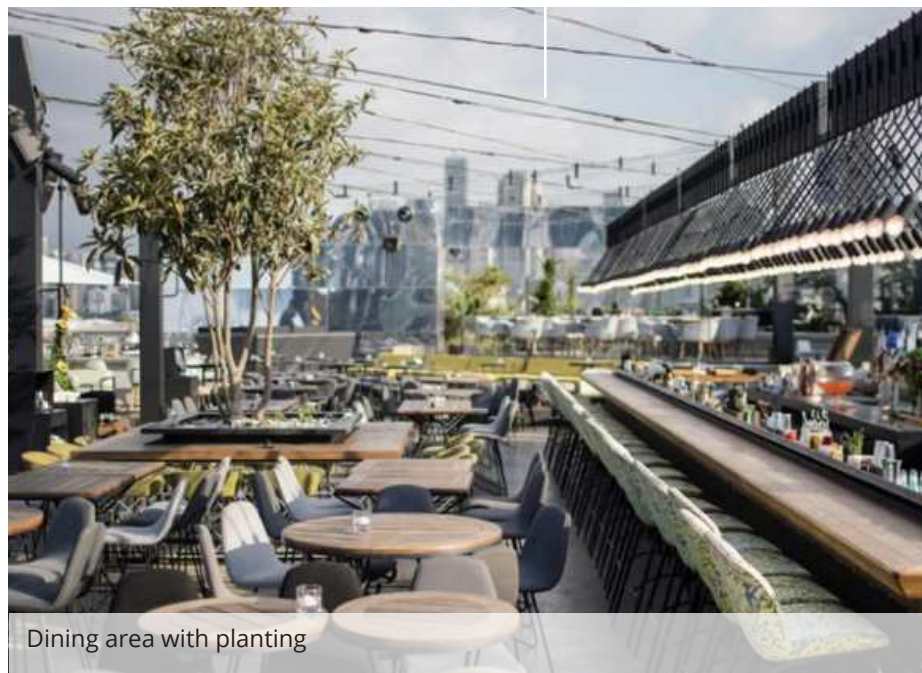
Outdoor BBQ and dining spaces create an inviting area for gatherings

- KEY
- 1 FLEXIBLE LAWN SPACE
 - 2 ROOFTOP BAR AND STOOLS
 - 3 SUN DECK
 - 4 OUTDOOR BBQ
 - 5 DINING AREA
 - 6 LUSH PLANTING

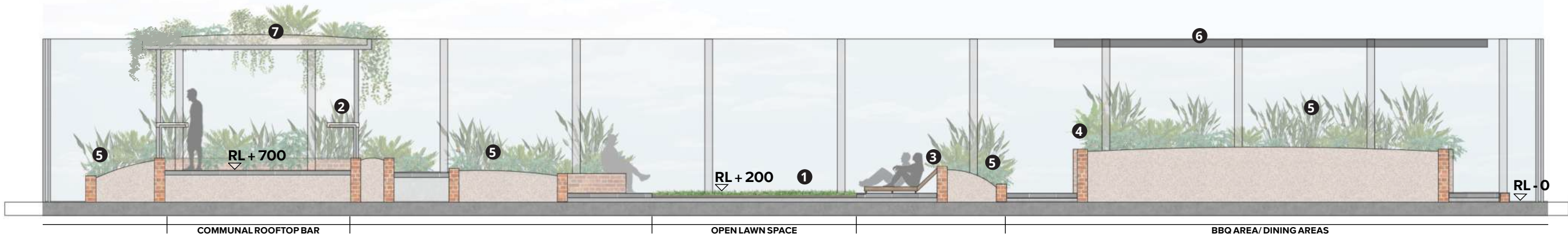
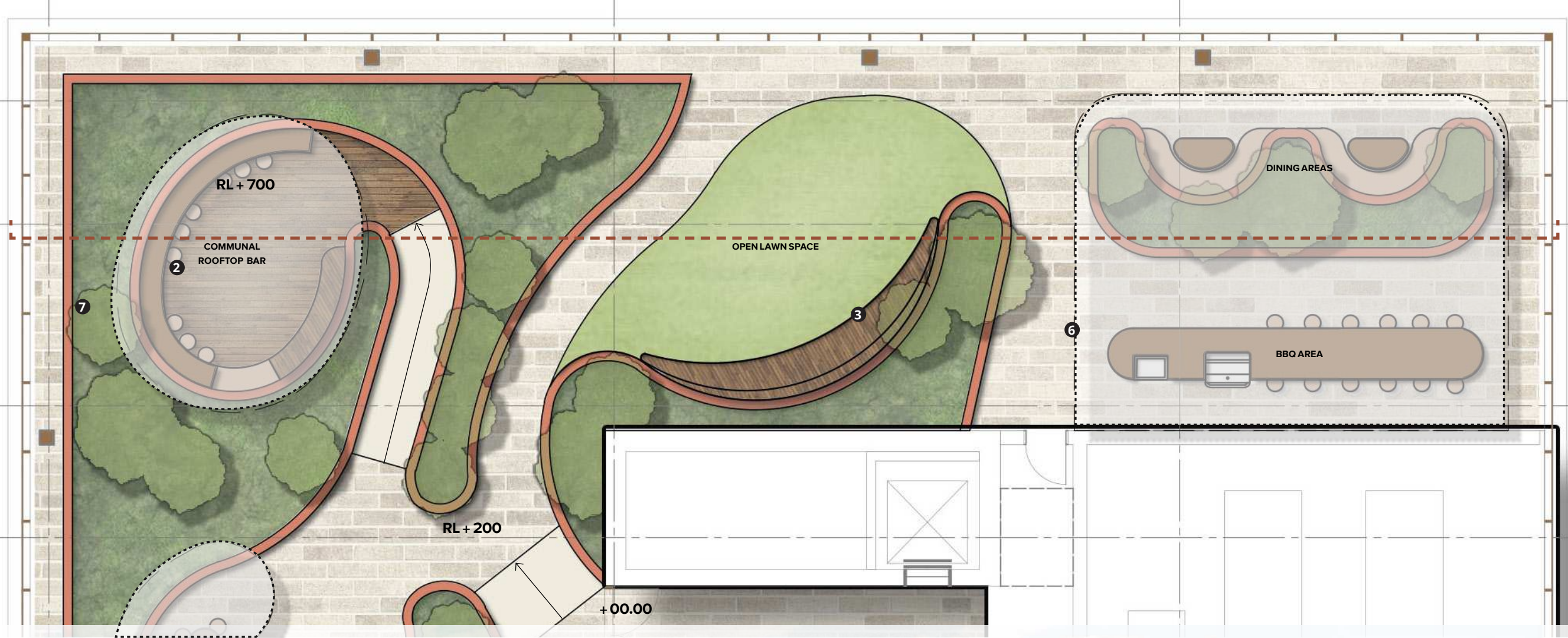


Tower 2 Rooftop Bar

- KEY
- 1 BAR COUNTER
 - 2 LOUNGE
 - 3 DINING TABLES AND CHAIRS
 - 4 PLANTERS



Section
Roof Garden



- KEY
- 1 FLEXIBLE LAWN SPACE
 - 2 ROOFTOP BAR AND STOOLS
 - 3 TIMBER SUN BEDS
 - 4 OUTDOOR BBQ AREA
 - 5 LUSH PLANTING
 - 6 PERGOLA TYPE 01
 - 7 PERGOLA TYPE 02 (WITH PLANTING)

Total of 700mm level change



05 LANDSCAPE STRATEGIES

Landscape Strategies

Planting Palette

/ INDOOR TREES



/ FERNS



/ SHRUBS



/ GRASSES

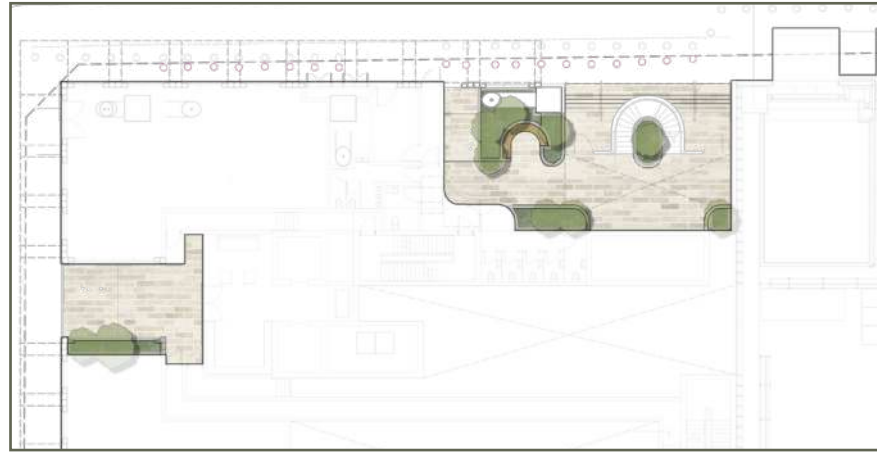


/ GROUND COVERS



Landscape Strategies

Planting Approaches



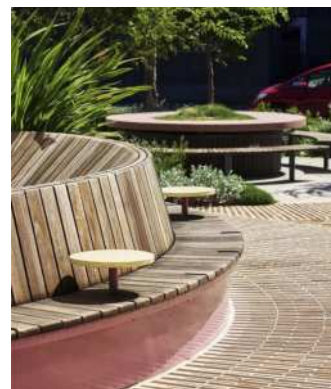
Ground Level



Level 02



Level 03



Landscape Strategies

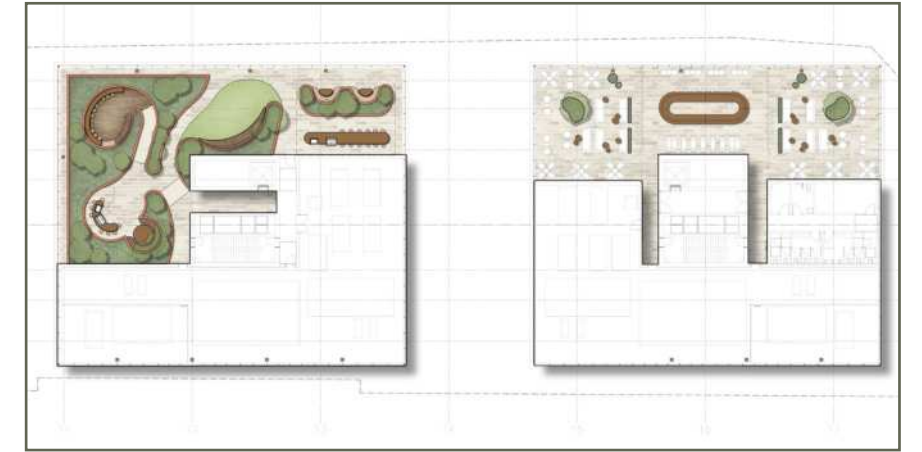
Planting Approaches



Level 04



Level 11

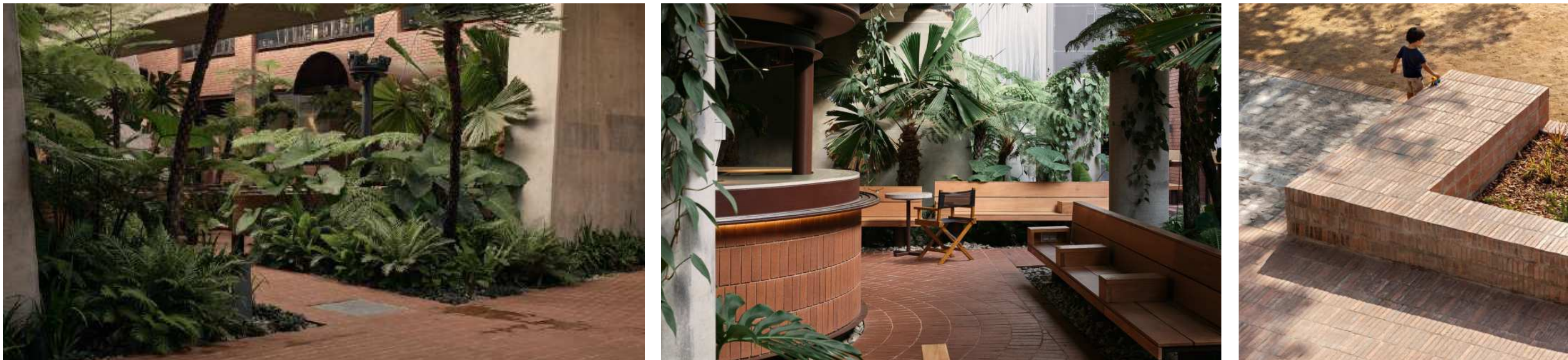


Rooftops



Landscape Strategies

Material Palette



/ BRICK



Textural change



Organic Forms



Integrated Materials



Incorporated Seating Gardens



Cohesive Furniture Materials

/ TIMBER



Additions to Redbrick Seating Walls



Slat forms



Accent Material

/ CONCRETE



Earthen Warm Tones




Varied Finishes





Soil Depths

Ground Floor

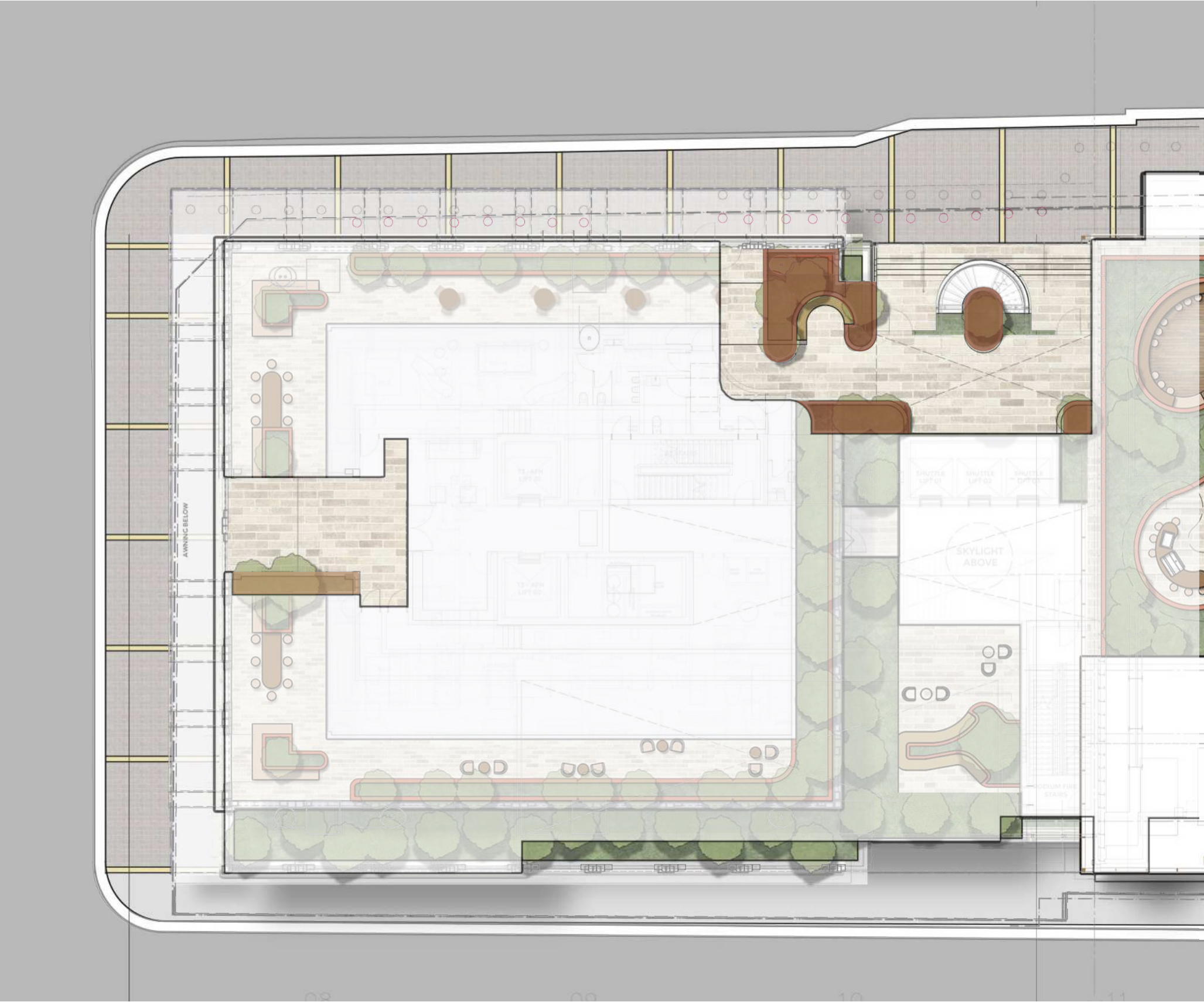
KEY

SOIL : 600MM (MAXIMUM) 

SOIL : 800MM -1000MM 

DEEP SOIL 

TREE CANOPY COVERAGE : 11M2



Soil Depths



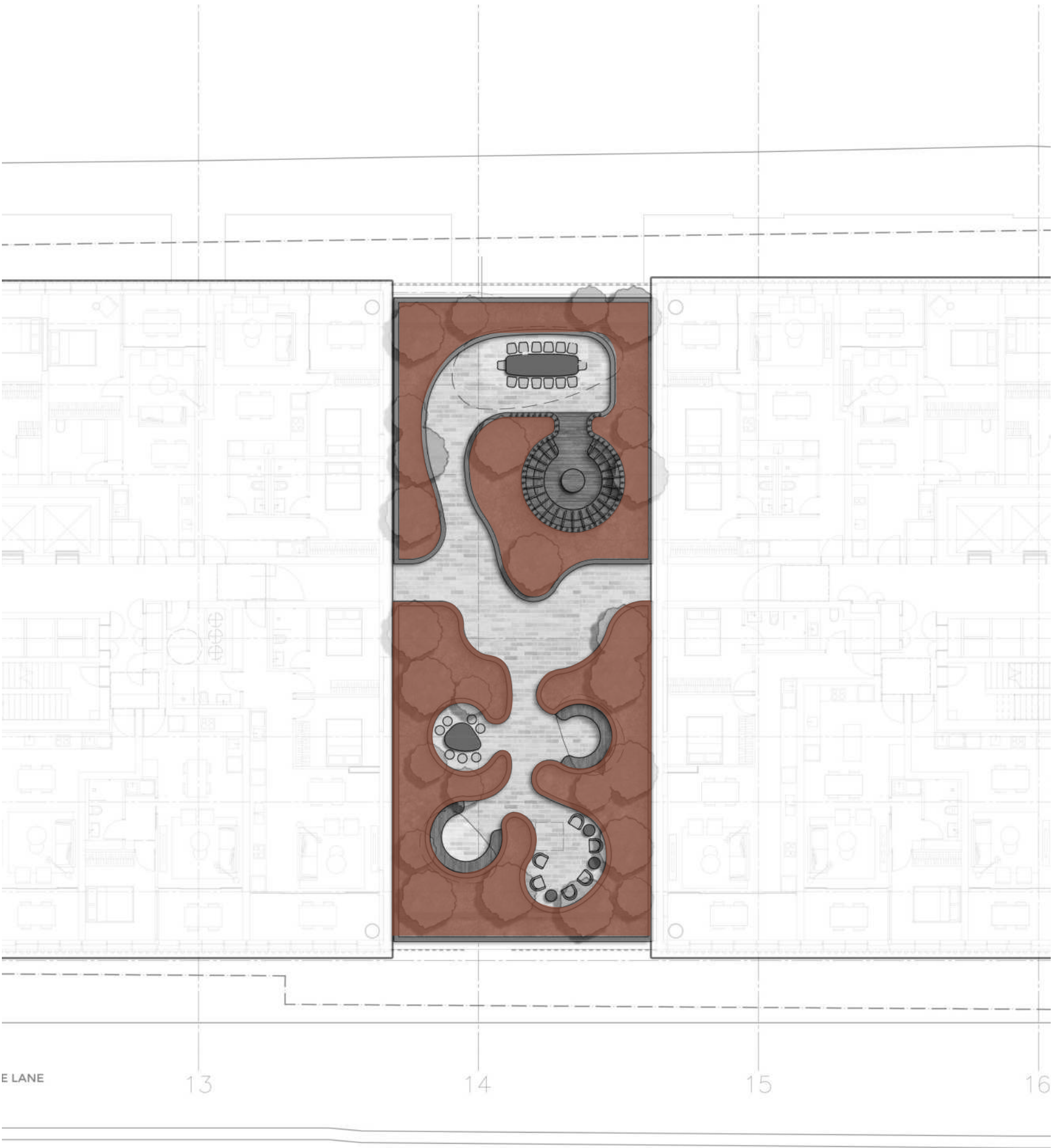
Soil Depths Level 04

KEY

SOIL : 600MM (MAXIMUM)

SOIL : 800MM -1000MM

TREE CANOPY COVERAGE : 48M2



Soil Depths

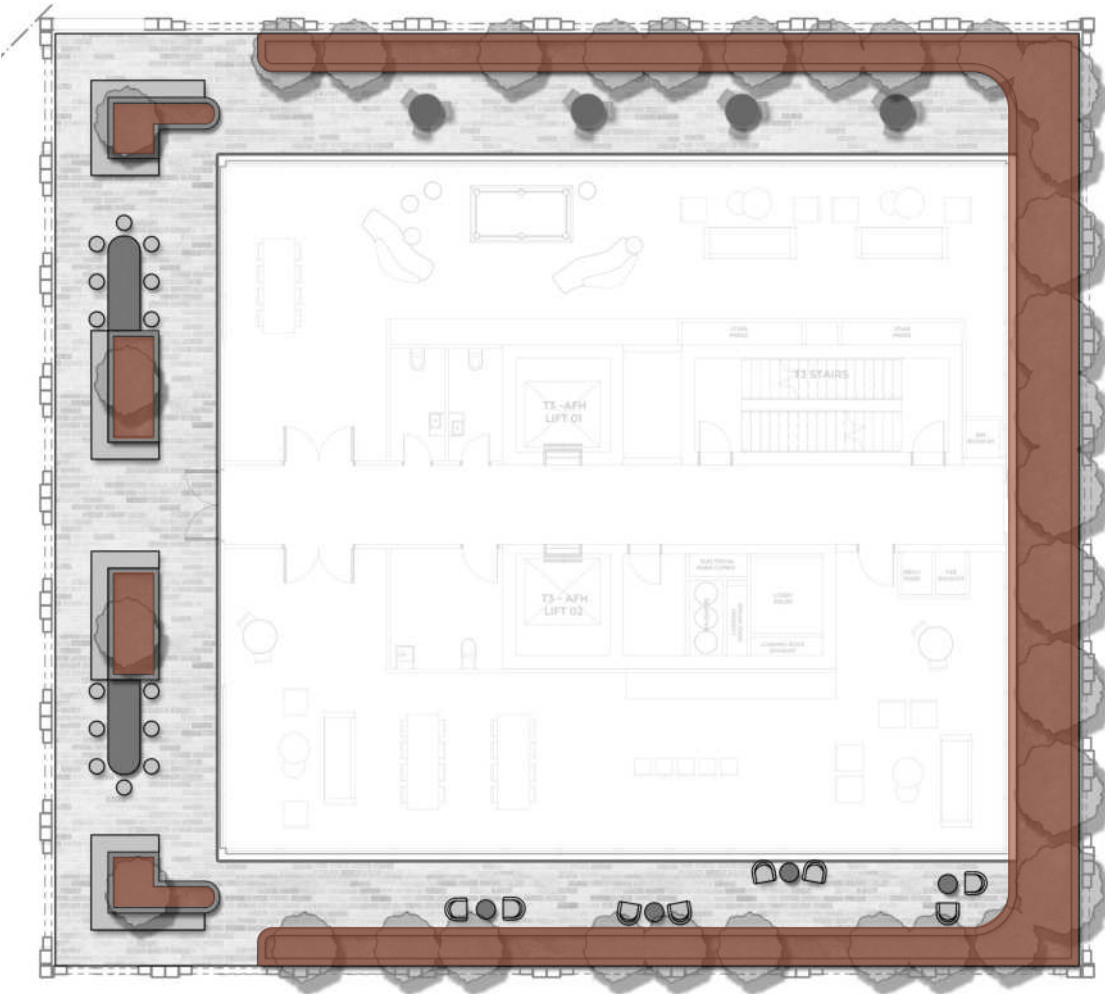
Level 11

KEY

SOIL : 600MM (MAXIMUM)

SOIL : 800MM -1000MM

TREE CANOPY COVERAGE : 11M2



Soil Depths

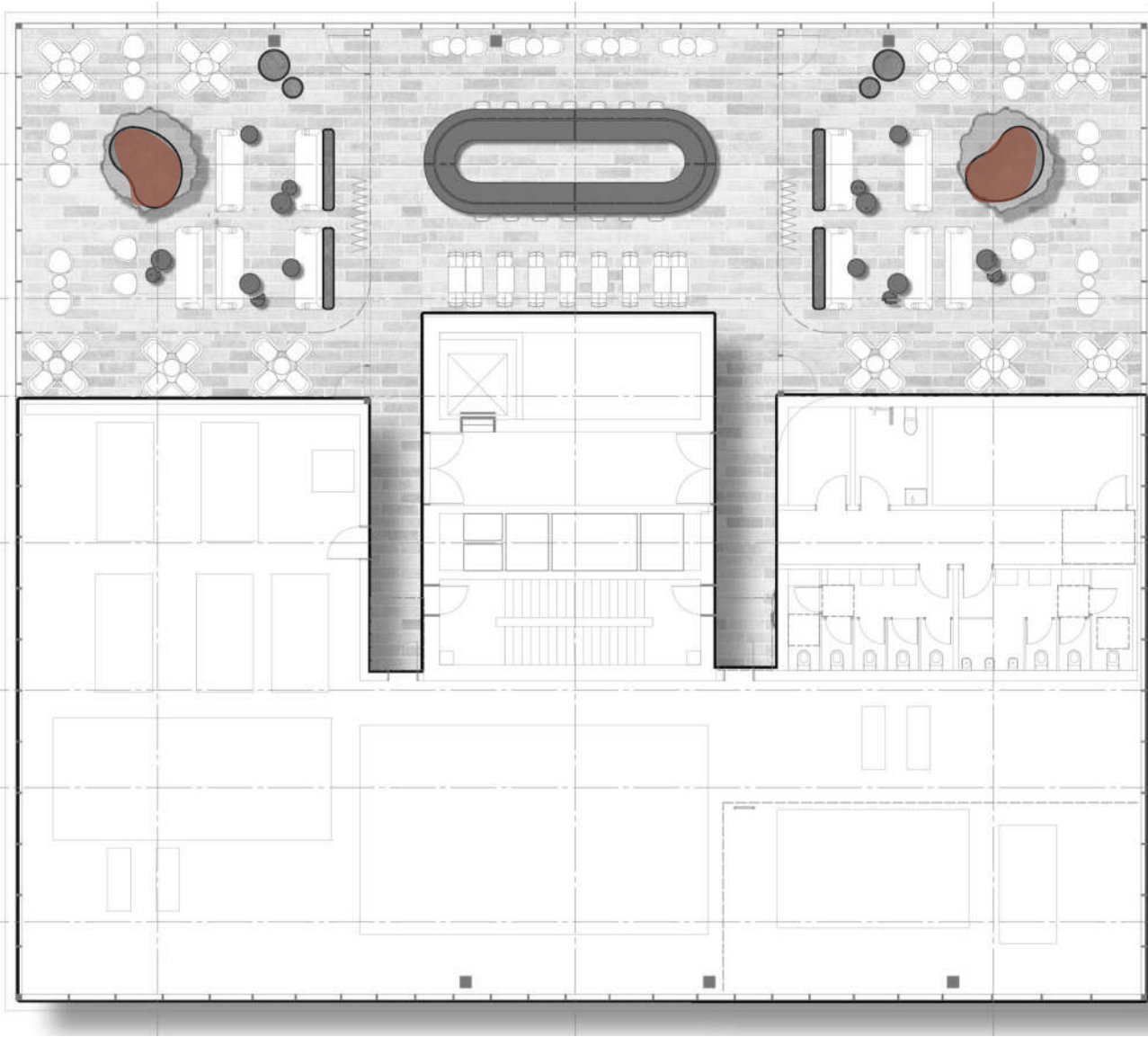
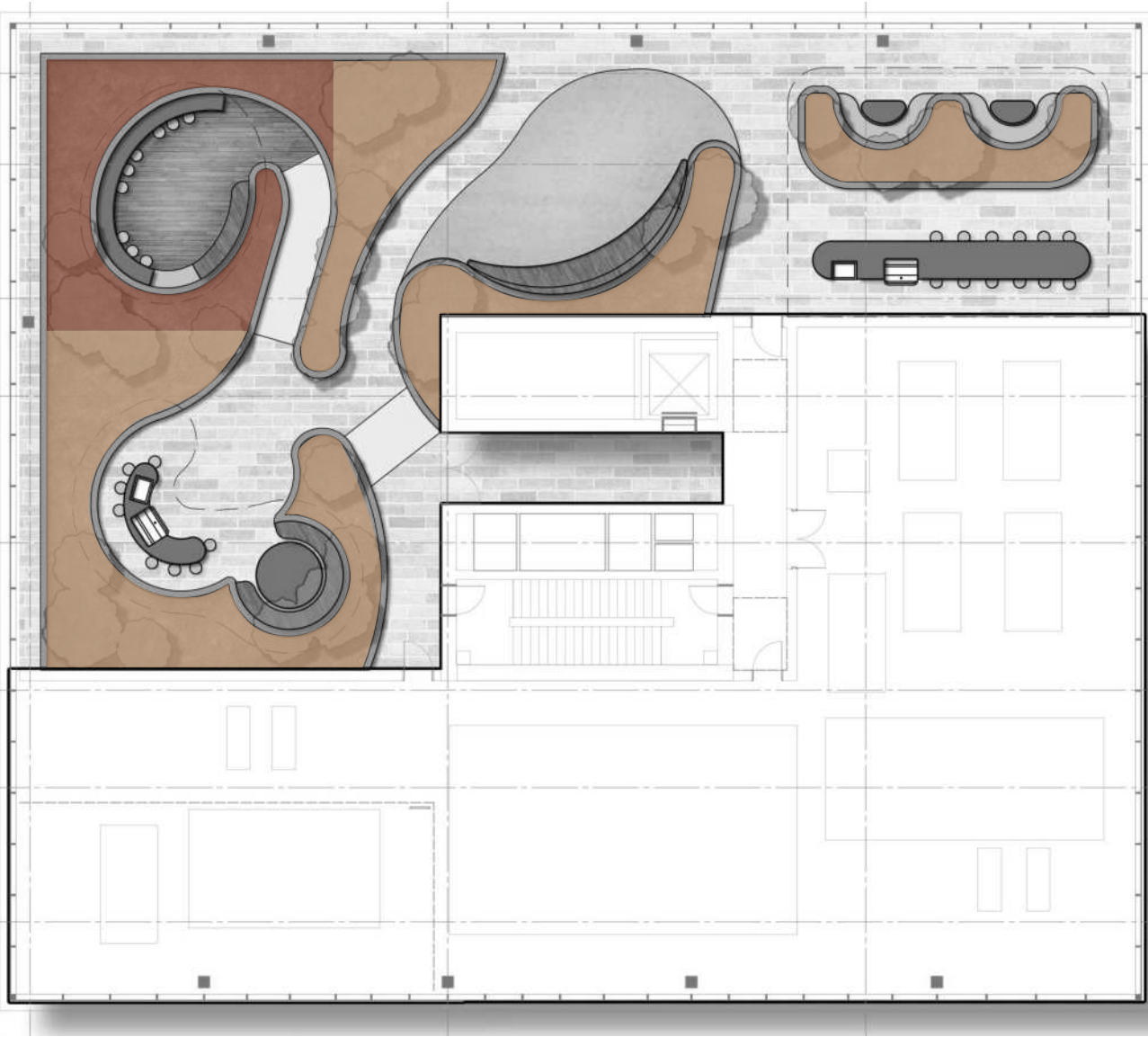
Roof Gardens

KEY

SOIL : 600MM (MAXIMUM)

SOIL : 800MM -1000MM

TREE CANOPY COVERAGE : 15M2



ARCADIA