OCULUS

Tempus Street, Rouse Hill

SSDA Report

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Prepared for
Freecity

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TEMPUS STREET, ROUSE HILL

Landscape State Significant Development Application Report

Project Number: S24-022

Rev	Issue	Date	By	Checked
A	Draft	21.02.25	GF/GH/SC	KS
B	SSDA	04.04.25	GF/GH/LM	KS
C	SSDA	16.05.25	GH	KS

OCULUS acknowledges the traditional owners of the lands on which we work. We pay our respects to Elders past and present.

Contents

We acknowledge the Darug People as the Traditional Custodians of this place

We honour Elders past and present, whose profound knowledge systems can teach us much about how we care and design for Country

1.0
Introduction and Context

1.1 Introduction

Executive Summary

This Landscape Design Report has been prepared by OCULUS to accompany a detailed State Significant Development Application (SSDA) for the mixed use development at 2-30 Tempus Street, Rouse Hill. The site is made up of one lot, being Lot 19 in DP 280013.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-76190964).

This report concludes that the proposed mixed use development is suitable and warrants approval subject to the implementation of the following mitigation measures.

+ retention of existing street trees along Tempus Street
+ proposed planting of significant native canopy trees in deep soil as part of the ground floor public and private open space
+ proposed planting of native trees and low level planting on the roof terraces
+ prposed extensive green roof areas between the buildings
+ a strong connection with the natural landscape and response to Country
+ active and permeable frontages to the public domain along Tempus Street and Market Square
+ good passive surveillance of the public domain and private spaces
+ the creation of usable communal open spaces at ground and upper levels of the building

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

Introduction

The application seeks development consent for the development of an 11, 18 and 23 storey mixed use development at 2-30 Tempus Street, Rouse Hill. Specifically, the SSDA seeks development consent for:

Site preparation works including removal of temporary planting, bulk excavation and earthworks

Construction and operation of an 11, 18 and 23 storey mixed use development, comprising:

+ Consolidated podium comprising ground level lobby, retail and wellness tenancies, and two levels of commercial floor space above
+ 216 co-living units within the 11-storey tower
+ 332 build-to-rent units across the 18 and 23-storey towers, including 105 dual key units
+ Rooftop internal and external amenity spaces on each tower to service the build-to-rent and co-living residents

Landscaping and public domain works, including:

+ Retaining existing street trees
+ Provision of a deep soil landscaped buffer zone along the rear boundary
+ On-structure landscaping on each rooftop.

Construction and use of two basement levels, accessed from White Hart Drive, to accommodate:

+ Approximately 111 car spaces
+ Motorcycle and bicycle parking
+ Loading dock facilities

Extension and augmentation of services and infrastructure as required.

The purpose of the project is to facilitate the delivery of high-quality, diverse housing and commercial floor space at a strategically located site. The proposal seeks to deliver a built form outcome that responds appropriately to its location at the edge of Rouse Hill Town Centre and adjacent to Rouse Hill Metro Station and that is consistent with the desired future character of Rouse Hill.

Methodology

Methodology section is to describe how the consultant has undertaken their assessment. This section can naturally be adapted to suit the requirements of the technical assessment and nature of the specific consultant report, however the methodology used should be clear enough for the planning authority to understand and consider.

Assessment and findings

Outline results of the technical assessment. e.g. compliance with the relevant standards or performance measures, exceedances of the cumulative noise impact standards, potentially serious and irreversible impacts on a specific fauna species, significant economic benefits for the region.

Cumulative impacts

Provide a section which considers the proposed development within the broader context of the site, particularly in the Crows Nest precinct. While each report for each SSDA should 'stand on its own' in terms of merit assessment, a degree of cumulative assessment may be required in some circumstances. For instance, consideration of the cumulative impact on services, wind and shadow impacts which cumulate across the site, cumulative traffic impacts etc.

This section should have regard to the NSW Government Cumulative Impact Guidelines, accessible here:

https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessmentframework/improving-assessment-guidance

Mitigation Measures

This should outline any mitigation measures required to manage any impacts resulting from the proposed development. All mitigation measures should be clearly understood and it should be clear whether the mitigation measures have been incorporated into the design, or would need to occur as a condition of consent during the detailed design phase.

Conclusion

Where a mitigation measure is outlined, provide a conclusion that with the implementation of the mitigation measure that the remaining impacts associated with the proposed development are appropriate and acceptable.

1.2 Secretary's Environmental Assessments Requirements

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 30th September 2024 and issued for SSD-76190964. Specifically, this report has been prepared to respond to the SEARs requirement in the table

Table 1 - SEARs Requirement			
Item no.	**Description of Requirement**	**Section Reference**	**Comment**
7. Public Spaces	- Demonstrate how the development maximises the amount, access to and quality of public spaces (including open spac, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department	- Landscape Drawings: L200 - Landscape SSDA Report 3.2 Landscape Plan - Ground Floor	The landscape design has provided outdoor dining opportunities for public use to north of ground floor retail and north-east corner over deep soil zone. There is the opportunity for the area to the north of the site to be further enhanced as an activated public plaza space. The street edge to Tempus Street provides an activated frontage along the existing public footpath..The other space to building entries are proposed to be private for residents access only. The design has provided a planted buffer between the public outdoor dining area and residents communal area to provide security.
	- Demonstrate how the development:		
	• 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		The ground floor building frontages to Tempus Street and Market Square connect seamlessly with the existing public domain. This also ensures permeability around the building. The outdoor retail dining space connects directly at the same level to the public domain and the outdoor dining area along the north side of the building. The northern aspect of the oudoor dining area provides good solar aspect. Wind protection to the street frontages is provided by the building overhang combined with the existing street trees. Street activation is promoted by the retail use at the north end of the buildiong facing onto Market Square, along with the lobbies fronting onto Tempus Street. The location of the basement entry off White hart Drive keeps the more active street frontages free from vehcile access into the building.
	- 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		The active frontages to the surrounding streets and visibility from the ground floor uses of the building provides good surveillance of the public domain streets. The outdoor dining space has good visibility from witihn the retail tenancy and from the adjacent Market Square.A secure line, change in level and screening is provided between the outdoor dining zone and the private communal open space area, which itself benefits from good surveillance from the building.
8. Trees and Landscaping	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	Landscape SSDA Report 4.3 Existing Tree Management	The perimeter sites around RHTC were always intended (and zoned) under the approved MP and Precinct Plan as development sites. These were always intended to be 'sleeve' sites that sleeved the town centre car parks, loading docks and back of retail boxes, as well as completing and activating the street frontages to the streets around the town centre. As such, the temporary landscape (including the trees) was always intended to be temporary and removed at some point in time. The existing street trees along Temus Street are being retained. Two of the existing street trees along White Hart Drive are being removed due to the Sub Station access requirements.
	- Provide a detailed site-wide landscape plan, that:		
	• 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).	- Landscape Planting Plans: L500, L510, L520, L530, L540 - Landscape Planting Schedule: L002 - Landscape SSDA Report 6.4 Planting Palette	The proposed planting typologies, location, species, height and spread at maturity have been included in the Planting Schedule and relevant landscape drawings.
	• provides evidence that opportunities to retain significant trees have been explored and/or informs the plan	Landscape SSDA Report 4.3 Existing Tree Management	As above regarding existing trees. It was not possible to retain the existing temporary trees on the site due to the building footprint. Two existing street trees along White Hart Drive require to be removed due to Sub Station access requirements.
	• demonstrates how the proposed development would:		
	1. contribute to long term landscape setting in respect of the site and streetscape	Landscape SSDA Report 2.0 Design Principles	The design has focused on capturing a natural landscape setting which reflects the Cumberland Plain Woodland species character of the precinct. A diverse mix of vegetation within the deep soil zone on ground floor will create a visual attraction from inside the buildings. The careful selection of native species ensures that they are well-suited to the local climate conditions and contribute to supporting local biodiversity.The proposed planting on the upper level terraces and other areas between the buildings brings landscape up the buildings and creates a connection between the development and the wider landscape.
	2. mitigate the urban heat island effect and ensure appropriate comfort levels on-site 3. contribute to the objective of increased urban tree canopy cover	Lanscape SSDA Report 4.1 Deep Soil and Tree Canopy Cover	The design has achieved 20% canopy coverage to the site. Tree canopy has been focused on the key landscape spaces at ground level and communal spaces at higher levels. A tree canopy cover diagram has been provided for proposed design condition.
	4. maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk	Lanscape SSDA Report 4.0 Functional Diagrams	The landscape design provides significant native / locally endemic plantings at ground and upper levels of the building. The selection of materials and planting has been designed to mitigate ongoing maintenance requirement to minimum.

1.3 Ecological Context

Caddies Creek Blue & Green Belt , Ecological Reserve

The site sits centrally in the Cumberland Plain, with native grassland to the west at Castlebrook Memorial Park, and remnant ecologies of shale woodlands and shale-gravel transitional forest along Caddies Creek to the east. The site and new metro delineate these two vastly differing ecologies.

The site itself consists of temporary landscape, implemented by GPT Group in 2007 as part of the original stage 1 Rouse Hill Town Centre development. The temporary landscape includes mounding with native and exotic tree groves with largely native understorey planting.

Outside the areas of native vegetation, the majority of the area is made up of exotic grassland. Cenchrus clandestinus (Kikuyu) dominates, spreading from the parklands, alongside Chloris gayana (Rhodes Grass), Eragrostis curvula (African Lovegrass) and Bromus catharticus (Prairie Grass). Plantago lanceolata (Lamb's Tongue), Medicago polymorpha (Burr Medic), Senecio madagascariensis (Fireweed), Vicia sativa (Vetch) and other common weeds occur throughout the area.

1.4 Site Context

The Site

The site is located at 2-30 Tempus Street, Rouse Hill, within The Hills local government area (LGA). The site is legally described as Lot 19 in DP 280013

It has a frontage of approximately 118m to Tempus Street and approximately 50m to White Hart Drive. The site has a total area of 4,387sqm.

It is located on the southern edge of Rouse Hill Town Centre and to the east of Rouse Hill Metro Station.

The northern part of the site forms the southern edge to Market Square which forms the entry space to the town centre from the Metro Station. Market Square forms part of Rouse Hill Town Centre (owned and operated by GPT Group) whilst Tempus Street is a Council owned road.

To the east of the site across White Hart Drive is a large residential area comprising single dwellings and town houses.

To the south of the site across White Hart Drive is new residential flat development of approximately 6 to 12 storeys.

Open spaces are located in proximity to the site including Castlebrook Memorial Park to the south-west of the site across Windsor Road, Caddies Creek Park and Reserve to the south of the site and Iron Bark Ridge Reserve to the west of the site at Caddies Creek.

The site is identified as a 'sleeve' site in the Rouse Hill Town Centre Precinct Plan approval (DA 1581/2005/HB) where the intent is for future development to screen the existing big box retail and car parking structures behind. As the retail and car parking structures have already been constructed and are in operation, the site was temporarily treated with earth berns, and landscaping including tree planting until the site is developed.

No other structures exist on the site.

Location Plan

2.0
Design
Principles

2.1 Design Principles

Maximise Deep Soil and Vegetation along North-Western Edge

Prioritise deep soil and large canopy tree planting at ground level against the existing Town Centre car park and Coles loading dock

Celebrate Opportunities for Connecting with Country

With CwC consultant, respond to unique cultural layers of the site and it's context. Restoring landscape and ecologies and maximising views of Caddies Creek and sky

Connect With the Greater Urban Precinct

Sitting within a rapidly developing area, in close proximity to the new Metro, the site should be integrated into the wider urban fabric through F+B offerings and activated frontages to engage with the existing Market Square through a vibrant community plaza

Revitalise Surrounding Ecologies

Green the ground floor and upper level spaces of the development with new canopy tree plantings and introduce integrated planting beds with species that encourage biodiversity and strengthen sense of place, connecting to Castlebrook Memorial Park and Caddies Creek. Introducing biophilic gardens on the buildings and further connecting into the wider blue and green belt network

2.2 Connecting with Country Principles

The landscape celebrates the unique narratives present within the site, peeling back the layers to reveal the earth, water and sky that have shaped the country.

Connecting with Country Principles:

+ Earth - the strong presence of shale which supports native woodlands and grasslands
+ Water - the site's proximity to Caddies Creek gives it a unique water story and presents an opportunity to connect back to local water bodies
+ Sky - rooftop gardens provide an opportunity for greening the skyline and connecting to the towering Eucalypts across Rouse Hill Town Centre that reach towards the sky

2.3 Connecting with Country Opportunities

The use of local stone to reflect the textures of nature

Providing for habitats of the Gully and Plant Communities

Celebrating weather, transient qualities of water, nourishment for insects and birds

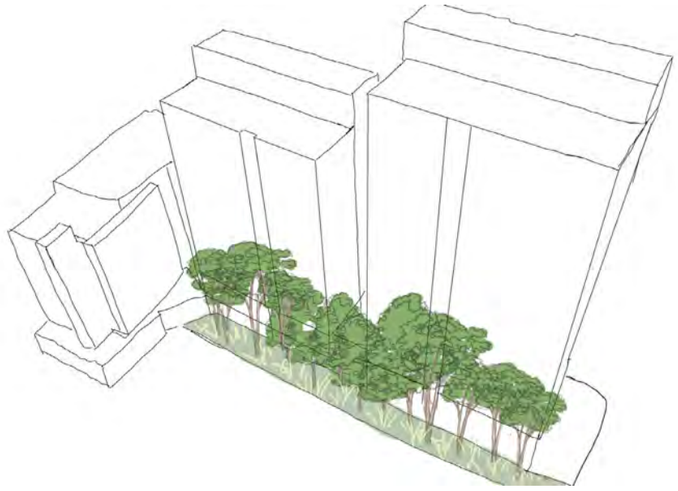
Grove tree planting to reflect local open spaces

Creating spaces for gathering, story telling, learning

Opportunities for story telling through art

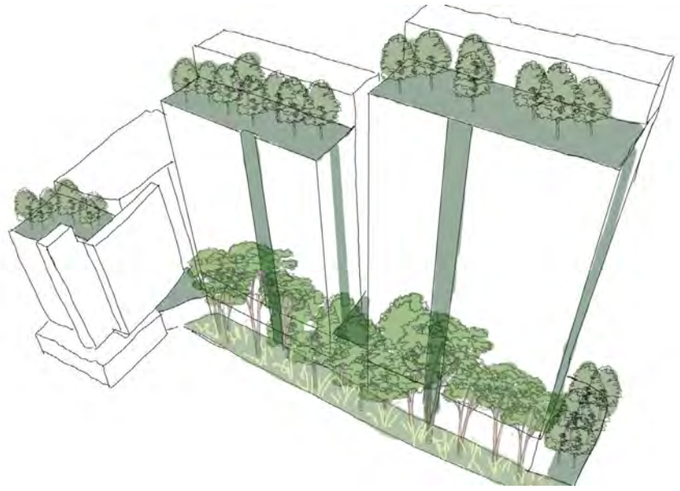
Celebrating the paths of water through shapes of landscape elements

2.4 Conceptual Approach



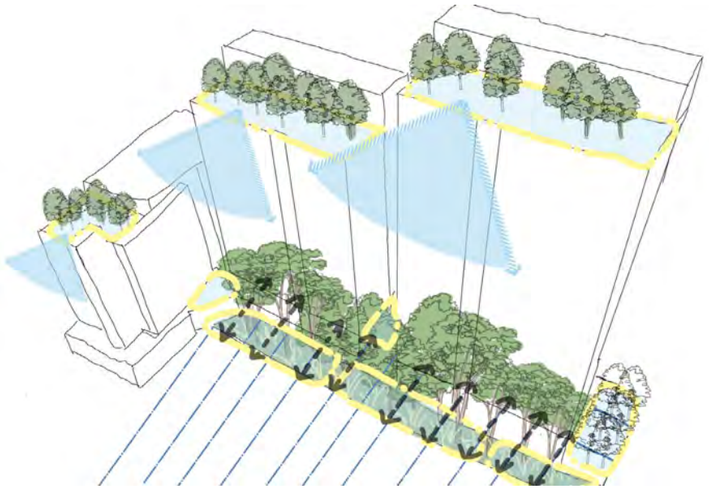
Green as the foundation

Maximizing the potential of the deep soil zone to establish a seamless green belt that integrates the building development with the broader Rouse Hill context. This approach enhances biodiversity, strengthens ecological connections, and brings nature back as a complementary element to the built environment



Extending the green

A lush landscape extending from the ground plane and rising vertically along the building, integrating greenery at multiple levels. This approach enhances the biophilic design concept, fostering a deeper connection between nature and built form



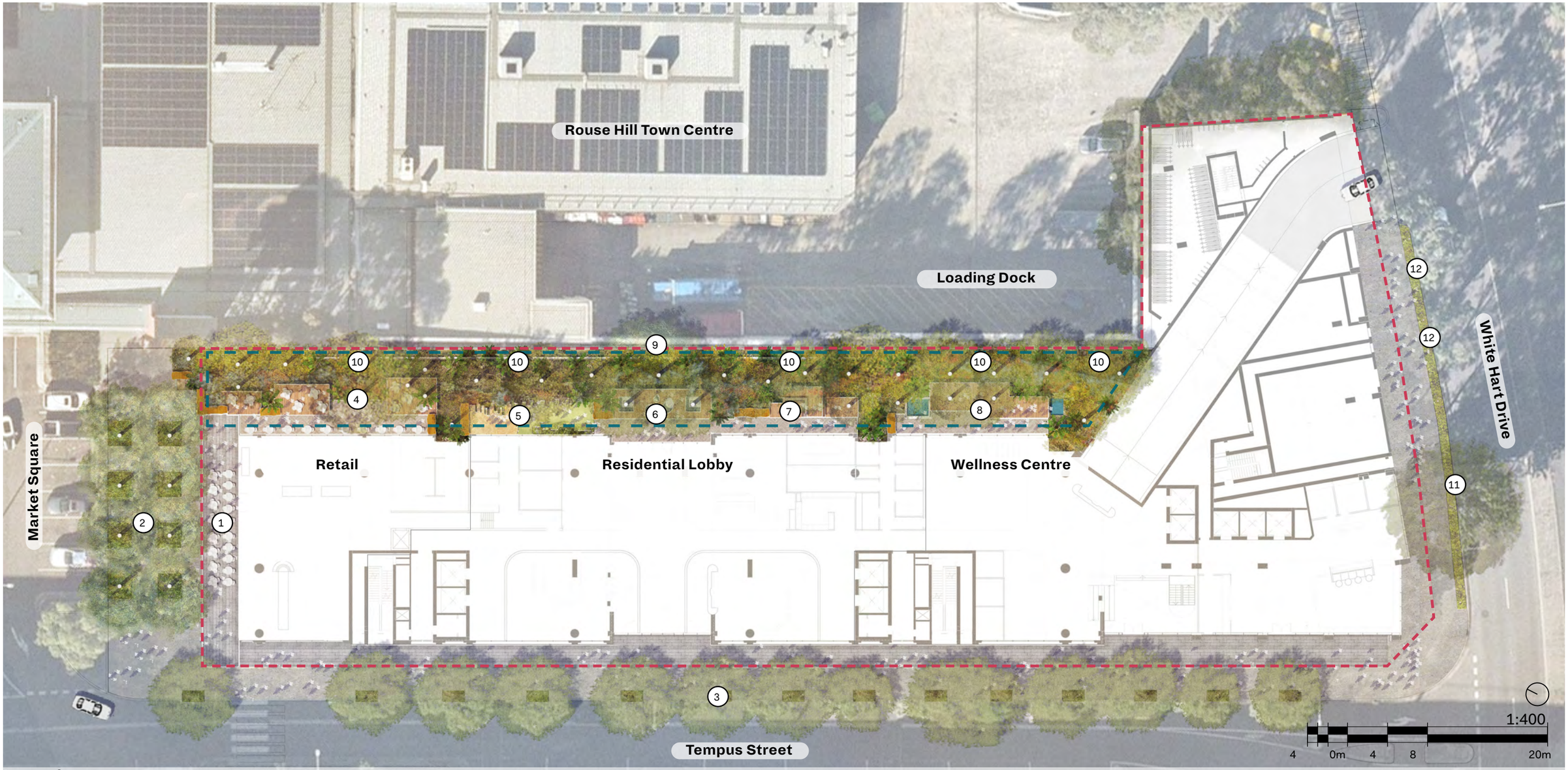
Respond to the building

Enhancing visual connections between the building and landscape context while incorporating diverse activities and functional landscape spaces to enrich the residents experience

3.0
Landscape
Plans

3.1 Landscape Masterplan

3.2 Landscape Plan - Ground Floor



Legend

1. F+B outdoor dining area with seating
2. Potential plaza and tree grove framing view to market (Not part of this DA)
3. Existing street trees along Tempus St to be retained
4. F+B outdoor dining on permeable paving and elevated deck over deep soil infiltration zone
5. Communal lawn and private garden area
6. Central feature landscape elevated deck allows rainwater to passively irrigate feature trees
7. Communal gathering space on elevated decks with seating
8. Wellness garden on elevated deck with water feature
9. Retaining wall between deep soil infiltration zone and existing car park ventilation with strip footing
10. Canopy tree planting within deep soil zone allows rainwater to infiltrate soil
11. Existing tree and verge along White Hart Drive to be retained
12. Existing trees in approximate of substation to be removed

Site boundary

Deep soil zone

3.3 Design Precedents - Ground Floor

3.4 Landscape Plan - Level 1 & 3

Legend

1. Non-accessible green roof on Level 1
2. Outdoor gathering space with integrated seating
3. Low planted surrounds
4. Central paved accessway
5. Raised timber seating platform and seating elements

1:400

4 0m 4 8 20m

3.5 Landscape Plan - Level 10 Roof Terrace

Legend

1. Central feature landscape on compacted granite gravel with sandstone boulders embedding with Connecting with Country concept
2. Feature tree in 800mm height planter wall with direct visual link from building
3. 800mm height planter wall with tree planting (1m off building edge)
4. Shade structure over BBQ area to provide weather protection
5. Outdoor dining area with BBQ and table settings on timber deck
6. Outdoor gathering space with integrate seating and feature furniture on timber deck
7. Lawn viewing space overlooking to creek with sun lounges
8. Pot planting
9. Facade planter on levels 1 - 9

1:200

4 0m 2 4 10m

3.6 Landscape Plan - Level 17 Roof Terrace

Legend

1. Central feature landscape on compacted granite gravel with native planting and seating embedding with Connecting with Country concept
2. Feature paving to central landscape area
3. 800mm height planter wall with tree planting (1m off building edge)
4. Stepped planters from 800mm to 400mm
5. Outdoor yoga on raised timber deck with views to creek
6. Flexible outdoor exercise and gym area on artificial turf
7. Private seating and gathering nook with raised timber seating platform and seating elements
8. Facade planting on levels 3 - 17

1:200

4 0m 2 4 10m

3.7 Landscape Plan - Level 22 Roof Terrace

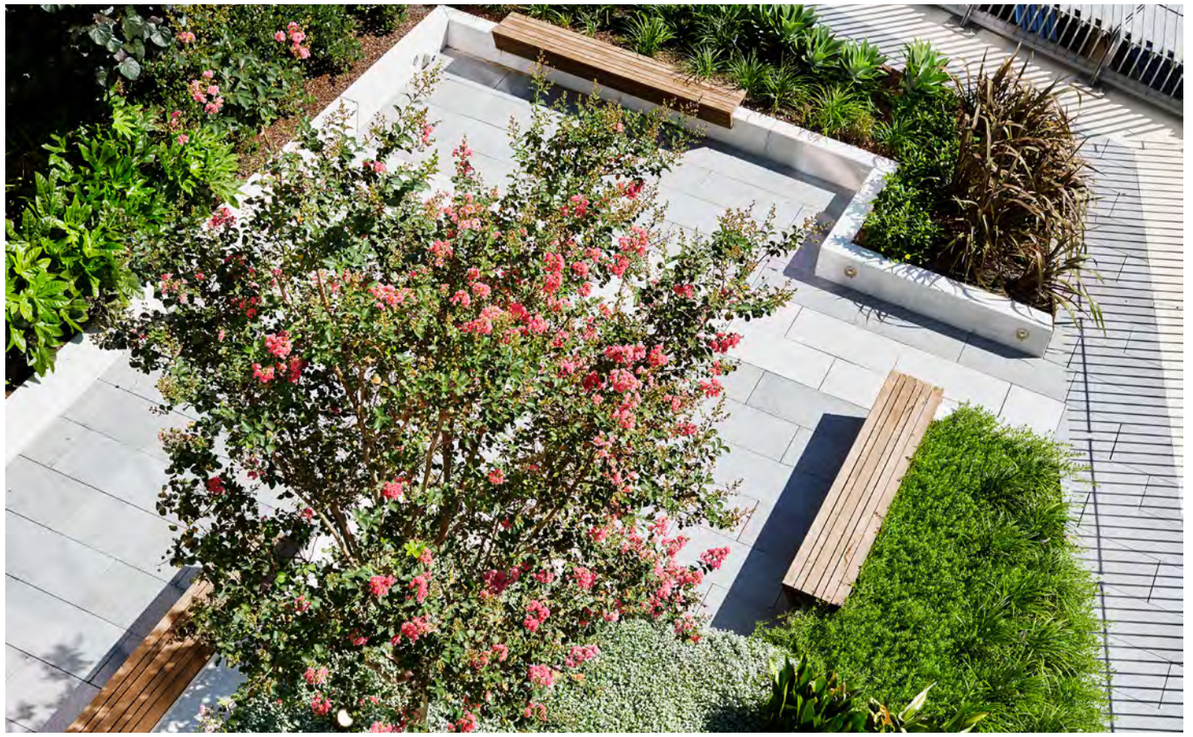
Legend

1. Central feature landscape on compacted granite gravel with native planting and seating embedding with Connecting with Country concept
2. Feature paving to central landscape area
3. 800mm height planter wall with tree planting (1m off building edge)
4. Stepped planters from 800mm to 400mm
5. Outdoor cinema space with movable furniture
6. Outdoor lounge and dinning area with deck platform, dining table and bar table overlooking to creek
7. Community productive garden on compacted gravel
8. Outdoor dining area with BBQ and table setting on raised decking area with equal access
9. Viewing lawn overlooking to creek
10. Facade planters on levels 3 - 22

1:200

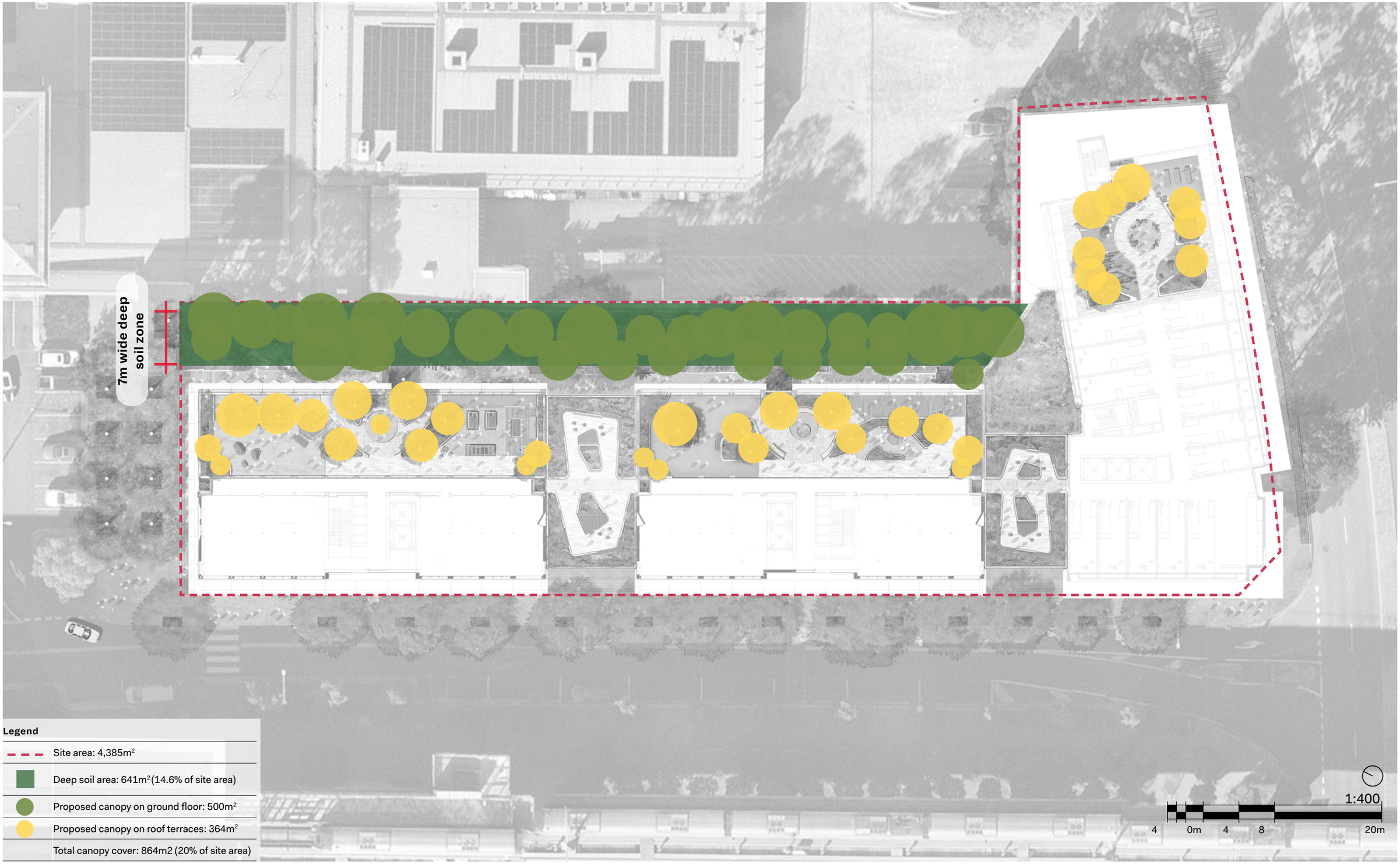
4 0m 2 4 10m

3.8 Design Precedents - Roof Terraces

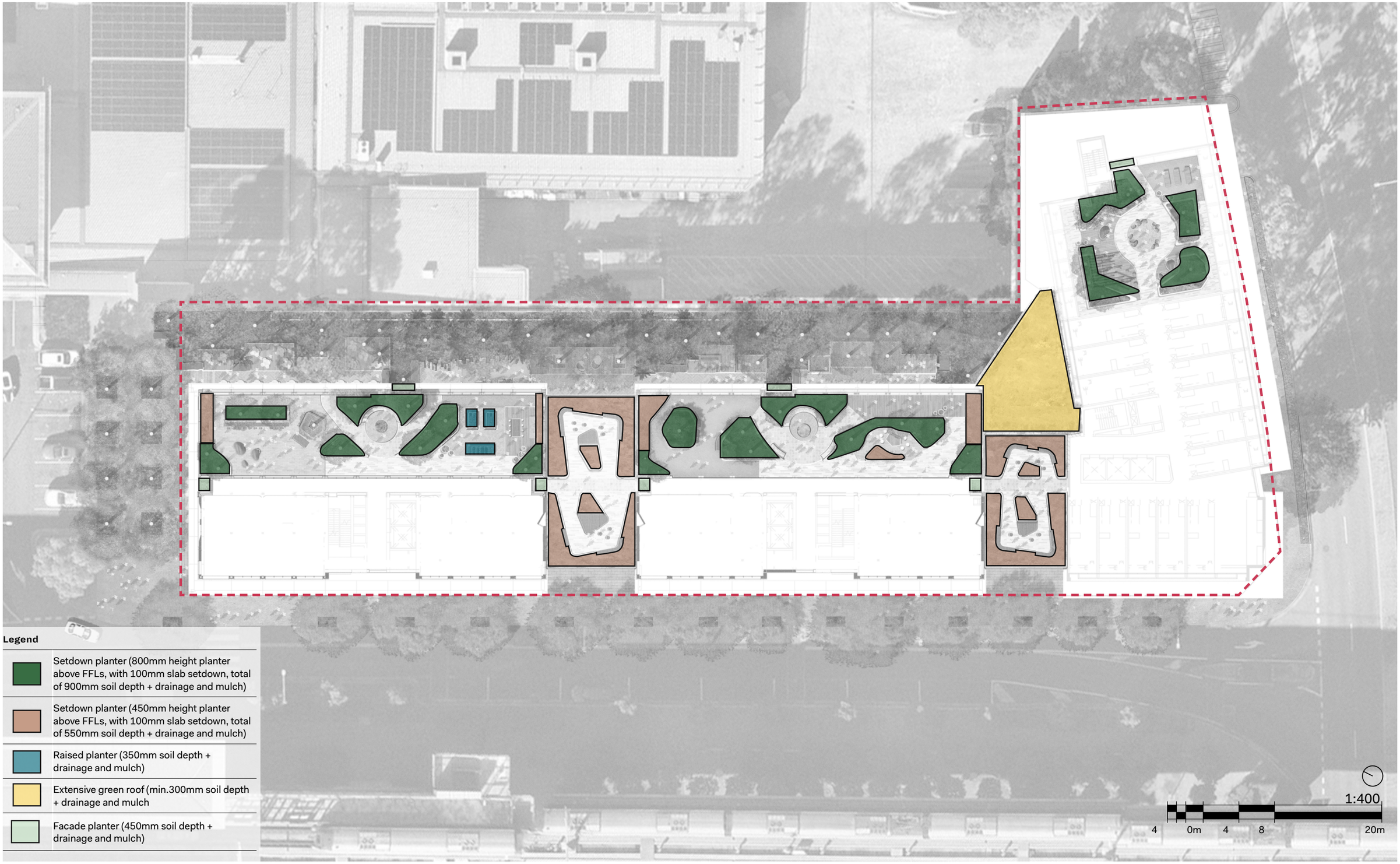


4.0
Functional
Diagrams

4.1 Deep Soil & Tree Canopy Cover



4.2 Roof Terraces Soil Depths



4.3 Existing Tree Management

Legend

	Total of 103 existing trees within site boundary, excluding street trees along Tempus Street and White Hart Drive.
	Existing tree to be removed
	Existing street tree to be retained and protected
	Existing street tree to be removed

Note:

This existing tree management diagram to be read in conjunction with arborist report and site survey:

- *'A): Arboricultural Impact Assessment'*; and

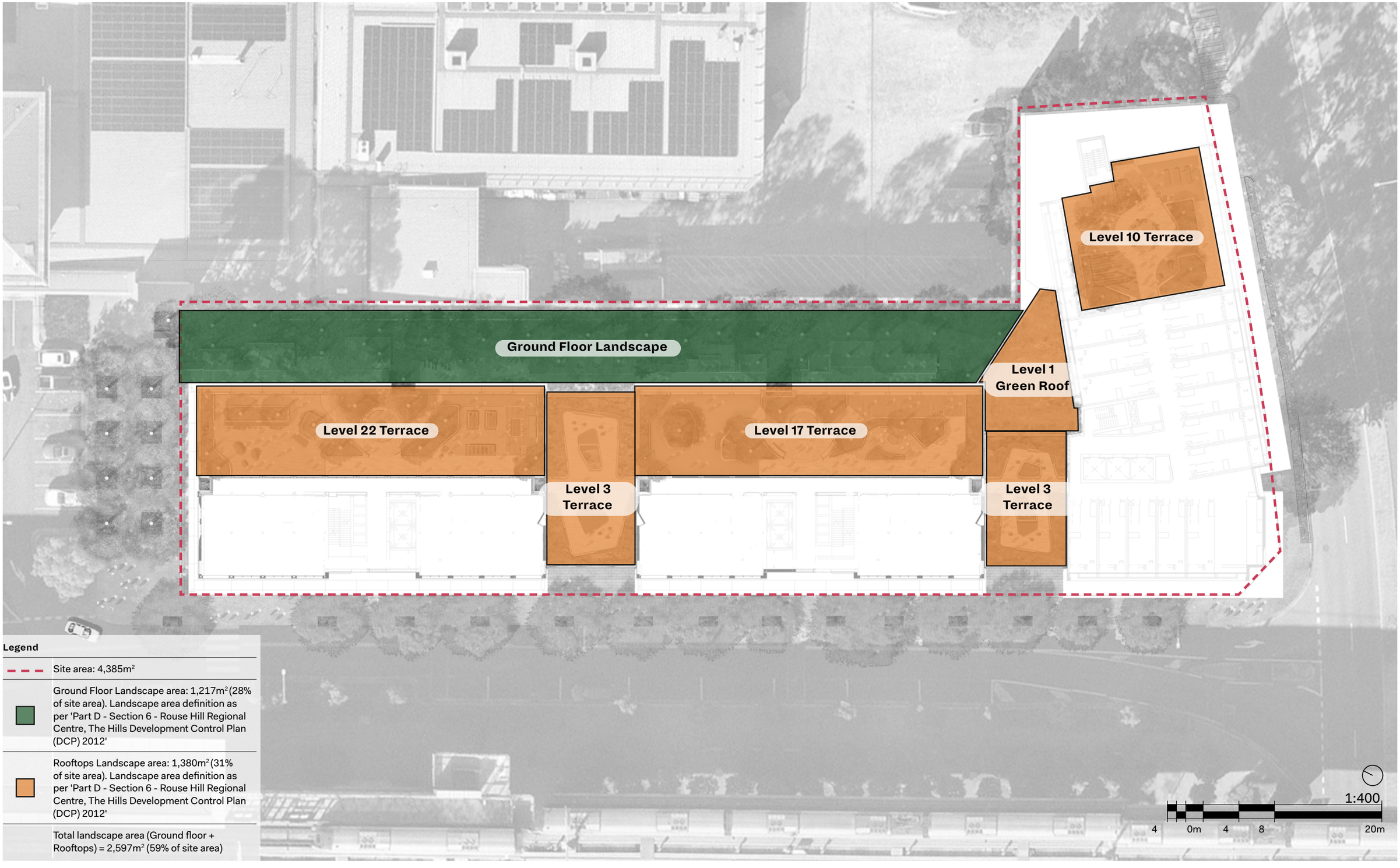
- *'B): Tree Management Plan'*

as prepared by Redgum Horticultural;

- *'Plan of Detail and Levels Over Lot 19 in DP 280013 at Rouse Hill Town Centre, Tempus Street, Rouse Hill'*

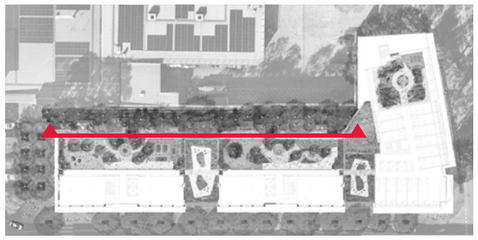
as prepared by LTS Surveyors

4.4 Landscape Area



5.0
Landscape
Sections

5.1 Landscape Sections - Ground Floor



KEY PLAN

Outdoor Dining Area

Communal Space for Residents

Wellness Garden

Outdoor dining area over elevated deck with feature balustrade

Tier planting

Communal open space for residents use on deco gravel and lawn

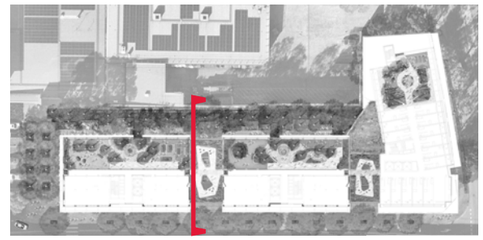
Elevated deck area with feature furniture and feature trees to frame views from building

Multi-tiered elevated deck over deep soil zone with feature balustrade

Outdoor wellness garden on elevated deck with water features and feature balustrade

1:250

2.5 0m 2.5 5 12.5m



KEY PLAN

7m wide deep soil zone

Extent of Works

+ RL 48.15

+ FFL 48.20

+ TW 46.20

1 in 3

+ ex 45.91

Building Basement

Permeable paving over deep soil zone

Elevated deck area with feature furniture and feature trees to frame views from building

Feature balustrade to deck edge

Tiered planting with retaining wall adjacent to existing carpark ventilation with pile footing

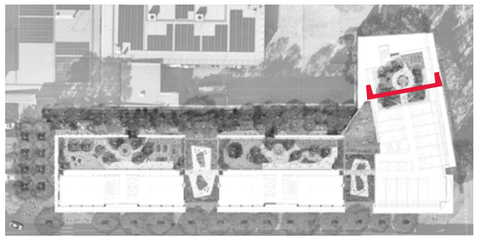
Building lobby entry

Existing street trees along Tempus Street to be retained and protected

1:100

1 0m 1 2 10m

5.2 Landscape Sections - Level 10 Terrace



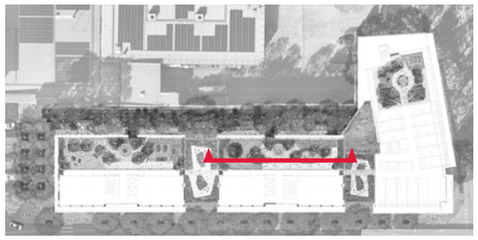
KEY PLAN

Note:
Slab levels on roof terraces are indicative only. Further coordinations with structural engineers required

1:25

0.25 0m 0.25 0.5 1.25m

5.3 Landscape Sections - Level 17 Terrace



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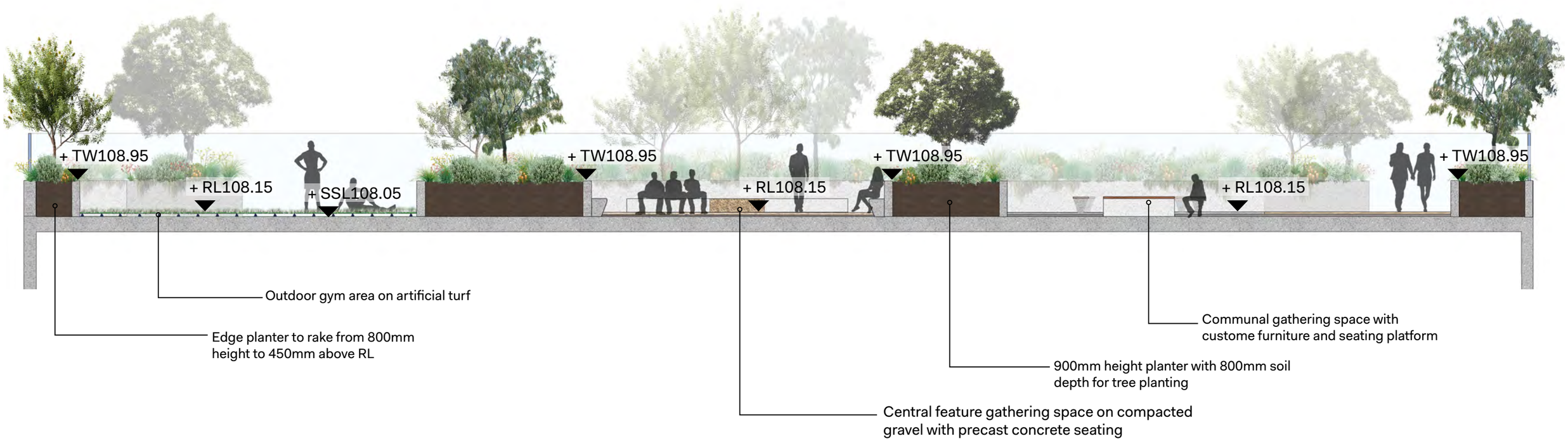
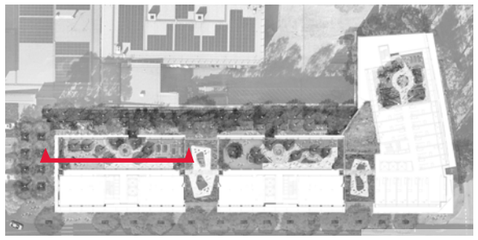


Note:
Slab levels on roof terraces are indicative only. Further coordinations with structural engineers required

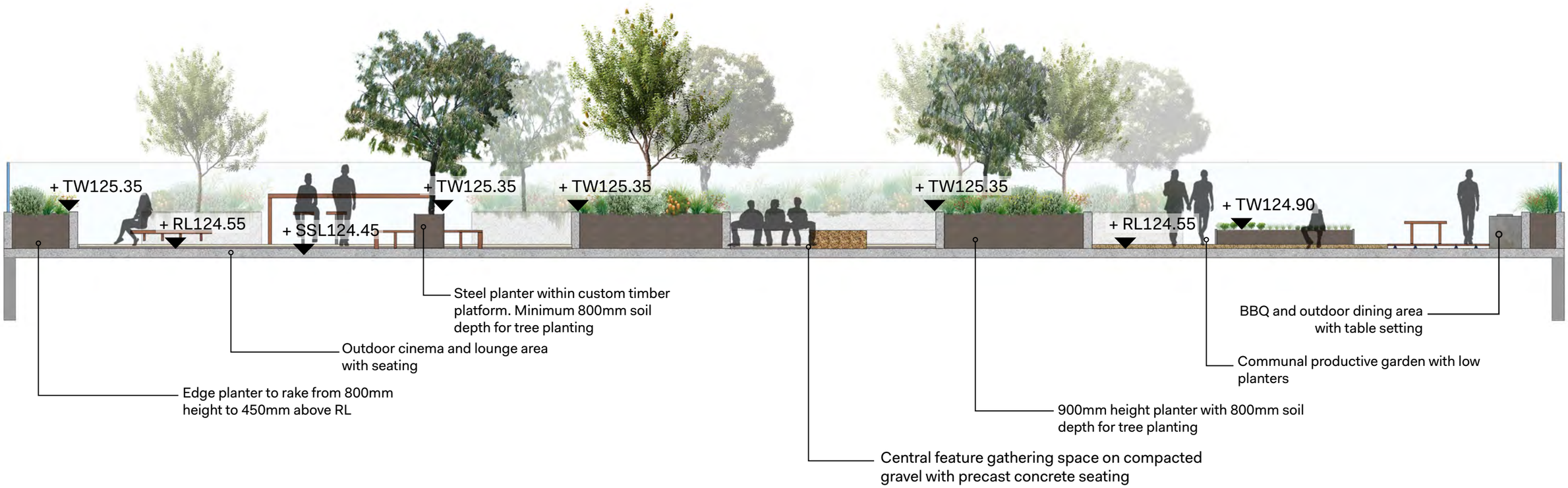
1:50

0.5 0m 0.5 1 2.5m

5.4 Landscape Sections - Level 22 Terrace



KEY PLAN



Note:
Slab levels on roof terraces are indicative only. Further coordinations with structural engineers required

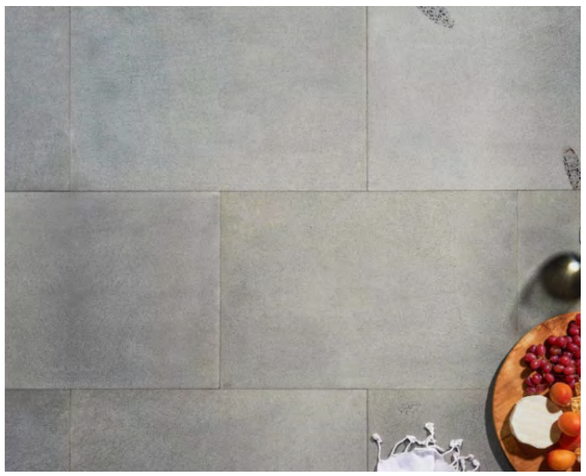
1:50

0.5 0m 0.5 1 2.5m

6.0
Materiality + Planting

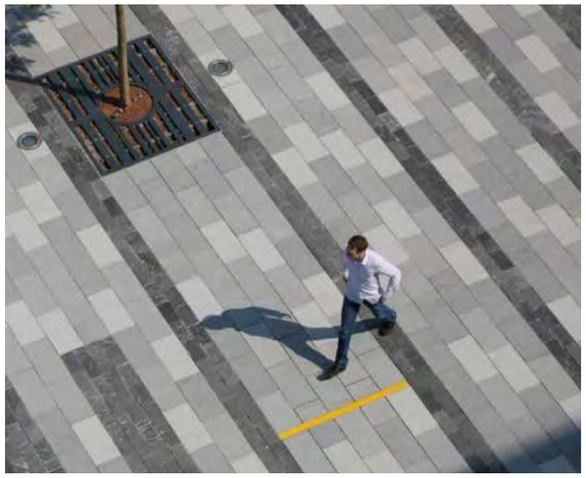
6.1 Indicative Materials Palette

BLUESTONE PAVING
STREET FRONTAGES



TIMBER DECKS
GROUND FLOOR AND ROOFTOPS

PERMEABLE PAVING
GROUND FLOOR COMMUNAL SPACE



DECOMPOSED GRANITE
GROUND FLOOR AND ROOFTOPS

PRECAST CONCRETE SEATING
ROOFTOP

SHADE STRUCTURE
ROOFTOP

BAR TABLE AND STOOLS
GROUND FLOOR AND ROOFTOPS

INTEGRATED TIMBER SEATING
ROOFTOPS

6.2 Indicative Landscape Elements

WATER FEATURE
GROUND FLOOR WELLNESS GARDEN

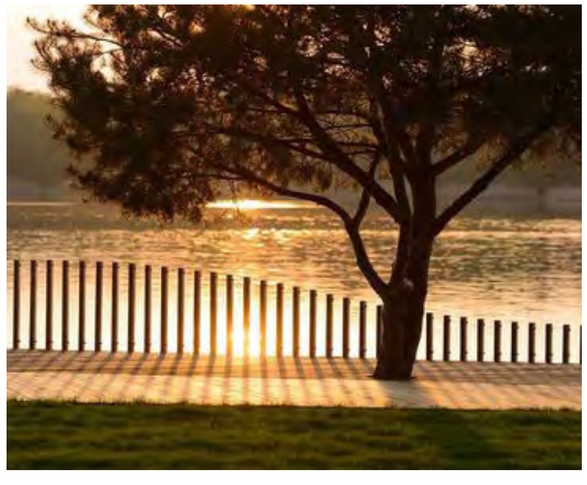
SANDSTONE LOGS
GROUND FLOOR GARDEN SPACES

MULCH
GARDEN BEDS

TIMBER PLATFORMS
ROOFTOPS

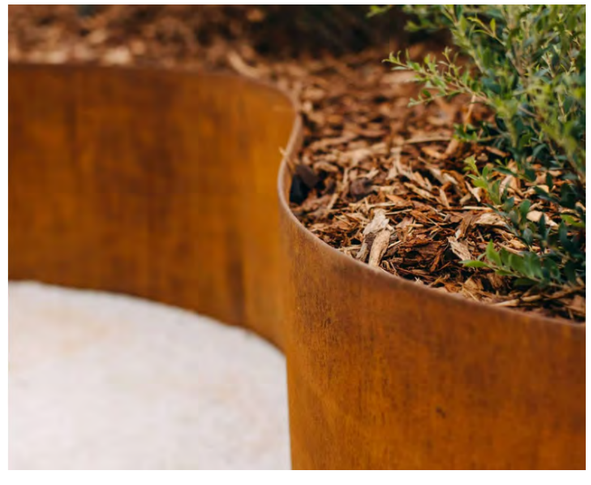
CASUAL LOUNGING FURNITURE
ROOFTOPS

FEATURE BALUSTRADE
GROUND FLOOR GARDEN SPACES



CONCRETE PLANTERS
ROOFTOPS

CORTEN STEEL PLANTERS
GROUND FLOOR AND ROOFTOPS



6.3 Planting Typologies

Ground Floor Deep Soil Zone

Roof Terraces

Extensive Green Roof Planting

6.4 Planting Palette

Ground Floor - Trees

Image	Botanic Name	Common Name	H x W (m)	Pot Size
1	*Acacia implexa* *	Hickory Wattle	8 x 5	200L
2	*Brachychiton discolor* **	Lacebark Tree	15 x 8	200L
3	*Calodendrum capense*	Cape Chestnut	12 x 10	200L
4	*Eucalyptus amplifolia* *	Cabbage Gum	25 x 8	400L
5	*Eucalyptus crebra* *	Narrow-leaved Ironbark	20 x 10	400L
6	*Eucalyptus maculata* *	Spotted Gum	25 x 10	400L
7	*Eucalyptus scoparia* **	Wallangarra White Gum	15 x 8	400L
8	*Eucalyptus tereticornis* *	Forest Red Gum	30 x 15	400L
9	*Gleditsia tricanthos 'Sunburst'*	Sunburst Honey Locust	12 x 7	200L
10	*Melaleuca decora* *	White Feather Honeymyrtle	8 x 6	200L
11	*Melaleuca linariifolia* **	Snow-in-Summer	15 x 8	200L

* Cumberland Plain Woodland species

** Australian Native Plant Species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Ground Floor - Shrubs (GFMIX 01)

Image	Botanic Name	Common Name	H x W (m)	Pot Size	Spacing
	Bursaria spinosa *	Sweet Bursaria	4 x 3	300mm	3/m²
1	*Bossiaea heterophylla* **	Variable Bossiaea	1 x 1	200mm	3/m²
2	*Correa alba* **	White Correa	1 x 1	200mm	3/m²
	Daviesia ulcifolia *	Gorse Bitter-Pea	2 x 1	200mm	3/m²
3	*Dillwynia sieberi* *	Prickly Parrot-Pea	2 x 1	200mm	3/m²
4	*Grevillea buxifolia* **	Grey Spider Flower	2 x 2	200mm	3/m²
5	*Grevillea mucronulata* **	Green Grevillea	1 x 2	200mm	3/m²
6	*Grevillea sericea* **	Silky Grevillea	2 x 2	200mm	3/m²
7	*Indigofera australis* *	Australian Indigo	2 x 2	200mm	3/m²
8	*Rubus parvifolius* *	Native Raspberry	2 x 2	200mm	3/m²
	Zieria smithii **	Sandfly Zieria	2 x 1.5	200mm	3/m²


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Ground Floor - Groundcover & Grasses (GFMIX02)

Image	Botanic Name	Common Name	H x W (m)	Pot Size	Spacing
9	*Dianella caerulea* **	Blue Flax Lily	0.6 x 0.8	140mm	6/m²
	Dianella longifolia *	Smooth Flax Lily	0.8 x 0.5	140mm	6/m²
10	*Dichondra repens* *	Kidney Weed	0.2 x 2	140mm	6/m²
11	*Hardenbergia violacea* *	False Sarsaparilla	2 x 3	140mm	6/m²
12	*Lomandra filiformis* *	Wattle Mat Rush	0.4 x 0.4	140mm	6/m²
13	*Panicum simile* *	Two Colour Panic	0.7 x 0.5	140mm	6/m²
14	*Pratia purpurascens* *	White Root	0.2 x 1	140mm	6/m²
15	*Themeda australis* *	Kangaroo Grass	1 x 0.5	140mm	6/m²
16	*Viola hederacea* **	Native Violet	0.3 x 2	140mm	6/m²


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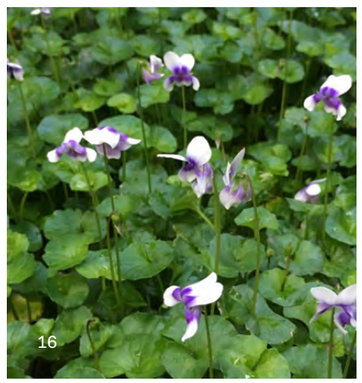
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* Cumberland Plain Woodland species

** Australian Native Plant Species

Extensive Green Roof Plants (RPMIX01)

Image	Botanic Name	Common Name	H x W (m)	Pot Size	Spacing
1	*Banksia spinulosa 'Birthday Candles' **	Banksia Birthday Candles	0.5 x 1	140mm	6/m²
	*Carpobrotus rossii **	Pigface	0.4 x 3	140mm	6/m²
	*Dampiera stricta **	Blue Dampiera	0.4 x 0.4	140mm	6/m²
	*Entolasia stricta **	Wiry Panic	1 x 0.5	140mm	6/m²
2	*Myoporum parvifolium 'Yareena' **	Creeping Boobialla Yareena	0.3 x 1.8	200mm	6/m²
3	*Rosmarinus officinalis prostrate*	Prostrate Rosemary	0.3 x 1	140mm	6/m²
4	*Russelia equisetiformis*	Coral Plant	1.5 x 0.8	140mm	6/m²
	Sedum sp.	Stonecrop	0.2 x 0.2	140mm	6/m²
	*Themeda triandra **	Kangaroo Grass	0.9 x 0.6	140mm	6/m²


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Roof Terraces - Trees

Image	Botanic Name	Common Name	H x W (m)	Pot Size
5	*Backhousia citriodora **	Lemon Myrtle	6 x 3	200L
6	*Banksia integrefolia **	Coastal Banksia	8 x 6	200L
7	*Calistemon citrinus 'Kings Park Special' **	Kings Park Special	5 x 3	200L
8	*Melaleuca decora **	White Feather Honeymyrtle	8 x 6	200L
9	*Acacia parramattensis **	Sydney Green Wattle	8 x 5	200L
10	*Trisaniopsis laurina **	Water Gum	10 x 4	200L


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* Cumberland Plain Woodland species

** Australian Native Plant Species

Roof Terraces - Shrubs (RTMIX01)

Image	Botanic Name	Common Name	H x W (m)	Pot Size	Spacing
1	*Banksia spinulosa 'Birthday Candles' **	Birthday Candles	0.5 x 1	200mm	3/m²
2	*Bossiaea heterophylla **	Variable Bossiaea	1 x 1	200mm	3/m²
3	*Correa alba **	White Correa	1 x 1	200mm	3/m²
	*Correa reflexa **	Pink Correa	1 x 1	200mm	3/m²
4	*Eremophila subfloccosa **	Emu Bush	1 x 2	200mm	3/m²
5	*Grevillea mucronulata **	Green Grevillea	1 x 2	200mm	3/m²
	*Grevillea sericea **	Silky Grevillea	1 x 1	200mm	3/m²
6	*Kunzea capitata **	Pink Kunzea	1 x 2	200mm	3/m²
7	*Westringia fruticosa **	Coastal Rosemary	1 x 1	200mm	3/m²

Roof Terraces - Groundcover (RTMIX02)

Image	Botanic Name	Common Name	H x W (m)	Pot Size	Spacing
8	*Ajuga australis *	Australian Bugle	0.4 x 0.8	140mm	6/m²
9	*Clematis glycinoides *	Old Mans Vine	0.4 x 0.6	200mm	6/m²
10	*Carpobrotus modestus **	Pig Face	0.1 x 0.5	140mm	6/m²
	*Dichondra repens *	Kidney Weed	0.2 x 0.5	140mm	6/m²
	*Hardenbergia violacea *	Purple Coral Pea	0.2 x 0.5	200mm	6/m²
11	*Poa labillardieri *	Tussock Grass	1 x 1	200mm	6/m²
13	*Plecthranthus parviflorus *	Spur Flower	0.5 x 0.4	140mm	6/m²
	*Pratia purpurascens *	White Root	0.2 x 1	140mm	6/m²
14	*Myoporum parvifolium **	Creeping Boobialla	0.2 x 1	140mm	6/m²
15	*Themeda australis *	Kangaroo Grass	0.3 x 0.3	140mm	6/m²
16	*Viola hederacea **	Native Violet	0.2 x 0.5	140mm	6/m²

Roof Terraces - Edible Plants (RTMIX03)

Image	Botanic Name	Common Name	H x W (m)	Pot Size	Spacing
	Antheum graveolens	Dill	0.2 x 0.2	75mm	11/m²
	Cucumus sativus	Cucumber	0.2 x 0.2	75mm	11/m²
	Foeniculum vulgare	Fennel	0.2 x 0.2	75mm	11/m²
	Lactuca sativa cultivars	Lettuce	0.2 x 0.2	75mm	11/m²
	Rosmarinus sp.	Rosemary	0.2 x 0.2	75mm	11/m²
	Solanum tuberlosum	Potato	0.2 x 0.2	75mm	11/m²
	Thymus vulgaris	Thyme	0.2 x 0.2	75mm	11/m²

* Cumberland Plain Woodland species

** Australian Native Plant Species


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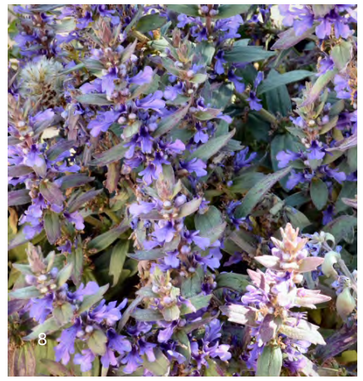
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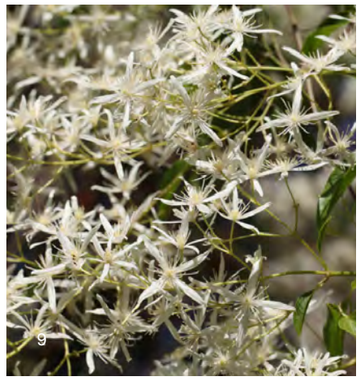
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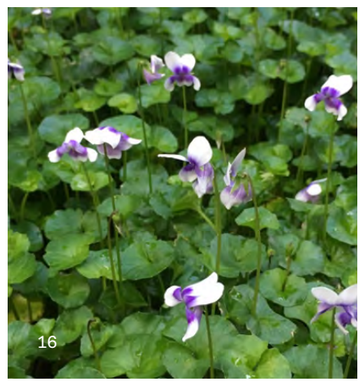
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Facade Plants (RTMIX04)

Image	Botanic Name	Common Name	H x W (m)	Pot Size	Spacing
1	*Banksia spinulosa 'Birthday Candles' **	Banksia Birthday Candles	0.5 x 1	140mm	6/m²
	*Carpobrotus rossii **	Pigface	0.4 x 3	140mm	6/m²
	Callistemon viminalis 'Green John'	Bottlebrush	0.6 x 0.6	140mm	4/m2
2	*Myoporum parvifolium 'Yareena' **	Creeping Boobialla Yareena	0.3 x 1.8	200mm	6/m²
3	*Rosmarinus officinalis prostrate*	Prostrate Rosemary	0.3 x 1	140mm	6/m²
4	*Russelia equisetiformis*	Coral Plant	1.5 x 0.8	140mm	6/m²
	Sedum sp.	Stonecrop	0.2 x 0.2	140mm	6/m²
16	*Viola hederacea **	Native Violet	0.2 x 0.5	140mm	6/m²
7	*Westringia fruticosa 'Blue Gem **'*	Coastal Rosemary	1 x 1	200mm	3/m²

* Cumberland Plain Woodland species

** Australian Native Plant Species


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7.0
Landscape
Responses

7.1 Response to SDRP 01 Comments

Table 2 - Responses to GA NSW SDRP 01 Advice		
Item no.	**GA NSW SDRP Comment**	**Response**
12	The Cumberland Plain species consists of trees that can reach 25 to 30m in height. Prioritise and strategically incorporate these trees in the proposal to: a. mitigate the scale of the development b. reduce wind at street level c. create a shaded pedestrian route to/from the town centre d. provide privacy and a green outlook for residents of the building e. provide views to canopy for commuters from the metro station f. reduce the solar heat load on the west-facing facades g. connect the development with its context	The planting selection has included a range of tree and mass planting species that are within The Cumberland Plain species list to achieve the listed objectives. Larger Cumberland Plain trees are focused on the ground floor COS area within the deep soil zone
13	Apply a 'no net loss' approach to the provision of trees on the site and replace trees to be removed with endemic species. Provide diagrams illustrating existing trees to be retained (including APZs), trees to be removed, and new trees proposed	The perimeter sites around RHTC were always intended (and zoned) under the approved MP and Precinct Plan as development sites. These were always intended to be 'sleeve' sites that sleeved the town centre car parks, loading docks and back of retail boxes, as well as completing and activating the street frontages to the streets around the town centre. As such, the temporary landscape (including the trees) was always intended to be temporary and removed at some point in time and the existing temporary trees should not be used as the baseline for a tree replacement strategy. The landscape DA documentation will include reference to existing trees to be removed and retained. A tree canopy cover diagram will also be included in the Landscape SSDA Report.
14	Achieve a total deep soil zone of 15% of the site area, in line with the ADG design guidance for sites over 1,500m^2. a. Ensure that the deep soil zones achieve at least the minimum required widths as per the ADG and are generous enough to allow existing and new trees to thrive. b. Provide clear, dimensioned plans to support deep soil calculations	The landscape design has optimised the deep soil area provided. The design achieved 641m^2 for deep soil, which equals to 14.6% of site area
15	Work with local Council to remove or minimise the existing parking spaces adjacent to the site to create an improved public domain outcome for the Rouse Hill town centre, for example through the provision of a landscaped public square with trees	The design has vision of providing public square with landscape between the existing parking space onto Market Square and site boundary. Further coordination and discussion with GPT is required as the land is owned by GPT instead of Council
18	Strategically design the paving and seating areas so that the open space is not over-programmed. Prioritise soft landscaping to create a green oasis and outlook for the ground level internal areas. Describe and illustrate the quality of the ground level open space	The design of the ground floor COS prioritises soft landscape in the form of tree and low level planting to ensure that the space creates a green outlook space. The space is programmed into 3 main zones associated with retail, residential and wellness uses within the building, however, these are designed to not dominate the space with decks cantilevered over the deep soil / landscape zone and significant area given over to soft landscape. The quality of the space is illustrated in the plan, sections and images within the Landscape SSDA Report
20	Maximise opportunities within the design of the landscape spaces to increase biodiversity on the site	Enhancing biodiversity is a key consideration in the landscape design. The design incorporating a diverse range of native plant species to support local wildlife, creating habitat areas, and integrating green corridors to encourage ecological connectivity on ground floor open space within deep soil zone and on rooftops. Additionally, sustainable water management feature such as permeable surfaces within the deep soil will contribute to a resilient ecosystem on-site

7.2 Response to SDRP 02 Comment

Table 3 - Responses to GA NSW SDRP 01 Advice		
Item no.	**GA NSW SDRP Comment**	**Response**
2	Demonstrate how this development can improve the health and well-being of Country, for example through improved biodiversity on the site for fauna and flora, and the provision of interconnected soil volumes to encourage the planting of trees in a network of families.	The planting selection has included a range of tree and mass planting species that are from The Cumberland Plain species list or are native species to achieve the listed objectives. The ground floor area along the north-east part of the site provides a large contiguous deep soil zone equatring to 15% of site area. This deep soil zone has enabled the planting of larger Cumberland Plain tree species, further enhancing biodiversity, amenity and a Connection with Country through the use of locally endemic planting species.
7	Illustrate the proposed landscape design for the public square on the north-western side of the site and incorporate significant tree canopy, including species from the Cumberland Plain.	The landscape report and drawings illustrate a proposed design for the public space on the north-western side of the site, noting this area is outside of the site boundary and owned by others. The design for this space indicates a plaza with trees with the building setback providing for an outdoor seating zone in front of the proposed ground floor retail tenancy. The suggested grove of trees would provide significant canopy cover and could utlise Cumberland Pain species.
8	Illustrate that the proposed building setback on Tempus Street is adequate to allow for crown growth of the existing street trees.	The proposed building setback on Tempus Street will allow retention of all existing street trees without canopy prunung. These trees will be able to develop over time with an asymmetrical tree canopy in a similar fashion to most city centre street trees where the tree canopy develops over the footpath and road, and is managed where needed against adjacent building facades. These will be able to develop, with appropriate management by Council, into mature specimens that provide valuable shade to the footpath and help to shade the building from low westerly sun.
9	Dedicate the level 3 rooftops to communal open space. Address any acoustic or visual privacy issues through careful design.	The two rooftop areas on level 3 have now been designed as COS to provide additional recreation areas for residents. These areas are easily accessed from the central corridors in each building. Passive seating areas have been designed with perimeter planting to provide privacy to adjacent apartments, wind mitigation and amenity. These COS areas will complement the roof terraces on each building, providing quieter, passive spaces for individuals, families or small groups to enjoy.
10	Retain the existing levels and prioritise trees and soft landscaping throughout the ground level deep soil zone to encourage biodiversity, create a green outlook for the ground level spaces, and maintain ventilation to the neighbouring basement carpark. This would remove the requirement for level changes and elevated platforms.	Tree planting and soft landscape is prioritised in the deep soil zone on the ground level to enhance biodiversity, promote canopy cover and provide a green outlook from the building. The current design with elevated decks and permeable paving adjacent to the building does not compromise deep soil or canopy cover in this space. A sunken landscape spaces would not provide any additional tree canopy but would preclude any of this area being usable space. The current design provides an outdoor dining area against the retail tenancy, and small breakout spaces for the residential lobby and wellness centre without compromising deep soil or tree canopy.
11	Demonstrate the approach to Water Sensitive Urban Design at the ground plane.	The current design with the deep soil zone on the ground level promotes infiltration into the ground, helping to recharge ground water and provide a natural source of water for the prposed trees. This infiltration also reduces reliance on piped stormwater systems. Rainwater will be collected and reused for irrigation of planted areas on the building and for any supplementary irrigation at ground level.
12	Provide more detail on the design, maintenance and plant specification to ensure the long-term success of the façade planters.	The facade planters will be modular planters made from GRC or similar, sitting on building ledges. They will have drainage outlets and automatic irrigation. Refer to updated planting schedule for details of species for facade planters. Refer to section 7.3 for details of maintenance.

7.3 Landscape Maintenance

Facade Planter Maintenance and Replacement

All facade planters will be accessed from the building side via operable windows from the communal corridors for the planters at the ends of the corridors, or from apartment balconies for the planters mid-facade.

All facade planters will have automatic irrigation in the form of sub-surface driplines. All planter boxes will have drainage outlets with an inspection riser located on top with a removable cap to enable inspection and flushing of the drainage outlet.

All greenwaste (e.g. prunings, clippings, leaves) from planters will be collected as part of the regular landscape maintenance. Greenwaste will be bagged up and taken to the goods lifts. From here, greenwaste will be transported to the basement to be disposed securely in allocated storage bins (located in the basement central waste area).

In the event where planting within the facade planters fail during or following the establishment period, rectification works will be required to replace the planting to restore the planter system's functionality and appearance as required.

Item	Maintenance Requirement
Plant Material	*Replace failed plants*
	Treat for disease or pest attack
	Fertilising generally
	Fertilising for specific nutrient deficiencies
	Thin out planting
	Pruning/trimming
	Check tree stability
Soil	*Apply fertiliser*
	Top up soil level
	Add soil conditioners
	Weeding
	Undertake soil tests
Mulch	*Top up mulch*
	Check and secure mulch mat
Rubbish removal	*Generally remove rubbish*
	Remove leaf litter from path and paved areas
Irrigation and Drainage	*Check functioning of irrigation system and adjust if required*
	Check planter soil moisture
	Check planter drainage outlet functionality

Landscape Maintenance Procedure Schedule

WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
1	Weed if required	Weed if required	Weed if required	Weed if required
2	Weed; trim and adjust trees and shrubs	Weed, trim and adjust trees and shrubs	Weed, trim and adjust trees and shrubs	Trim and adjust trees and shrubs
3	Treat plant material for insects and disease	Weed; treat plant material for insects and disease	N/A	Weed
4	Weed; issue maintenance report	Weed; issue maintenance report	Weed; issue maintenance report	Weed; issue maintenance report
5	Fertilise all trees and shrubs in garden beds	Weed	N/A	N/A
6	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation; check drainage	Check and adjust irrigation; check drainage	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation; check drainage	Treat for insects and disease; check and adjust irrigation; check drainage
7	Reinstate mulch as required; treat plant material for insects and disease	Weed	Reinstate mulch as required	Weed
8	Weed; inspect condition of paving and furniture; issue maintenance report	Inspect condition of paving & furniture; issue maintenance report	Weed; inspect condition of paving and furniture; issue maintenance report	Inspect condition of paving and furniture; issue maintenance report
9	N/A	Treat plant material for insects and disease	N/A	Weed
10	Weed	N/A	Weed; treat plant material for insects and disease	N/A
11	Trim and adjust trees and shrubs	Trim and adjust trees and shrubs; weed	Trim and adjust trees and shrubs	Prune back trees and shrubs after flowering
12	Weed; treat plant material for insects and disease	N/A	Weed	Treat plant material for insects and disease
13	Check and adjust irrigation; check drainage; issue maintenance report	Check and adjust irrigation; check drainage; weed; issue maintenance report	Check and adjust irrigation; check drainage; weed; issue maintenance report	Check and adjust irrigation; check drainage; weed; issue maintenance report
14	Check all timber work for warping and splinters and rectify / replace as necessary	Check all timber work for warping and splinters and rectify / replace as necessary	Check all timber work for warping and splinters and rectify / replace as necessary	Check all timber work for warping and splinters and rectify / replace as necessary

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