

LANDSCAPE SSDA DESIGN REPORT  
2025

# 135 BADGERYS CREEK ROAD, BRADFIELD

**Land+Form**<sup>®</sup>



Prepared for



Development Application  
September 2025

This report 2025029-LR-DA000[1] should be read in conjunction with  
Landscape Development Application drawings (Appendix A) Prepared by  
Land and Form

This Design Report provides an explanation that verifies how the development addresses how design quality principles are achieved, and demonstrates compliance against the relevant landscape planning and public domain guidelines and policies.

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This document has been prepared in collaboration with:





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# Introduction & Context

## Project Overview

The proposed development 135 Badgerys Creek Rd seeks development consent for a new mixed use precinct. The scheme adopts a Country-centred and landscape-led approach from which a strong arrangement of the ground plane responds to the urban vision for the wider Bradfield City Centre and Western Sydney Aerotropolis. The resulting landscape design achieves a significant increase in deep soil and tree canopy which supports the existing riparian setting as well as open space contributing to an active public domain

Extensive coordination with key authorities—including the Bradfield Development Authority (BDA), Liverpool City Council, Sydney Water, the Department of Planning, Housing and Infrastructure (DPHI), and Transport for NSW (TfNSW)—alongside collaboration with expert consultants, has been undertaken to ensure the proposed development sets a benchmark as the inaugural project within the precinct.

## Design Process

Land and Form have collaborated closely with Plus Architects on the design of the open space for the Site, with JMP Consulting leading the integration of Connecting with Country principles. This process has been grounded in extensive collaboration, ensuring a strong alignment between architectural and landscape outcomes. Early engagement through pre-SSDA meetings with key consultants has further informed and refined the landscape response, resulting in a cohesive and contextually sensitive design.

## Landscape Design

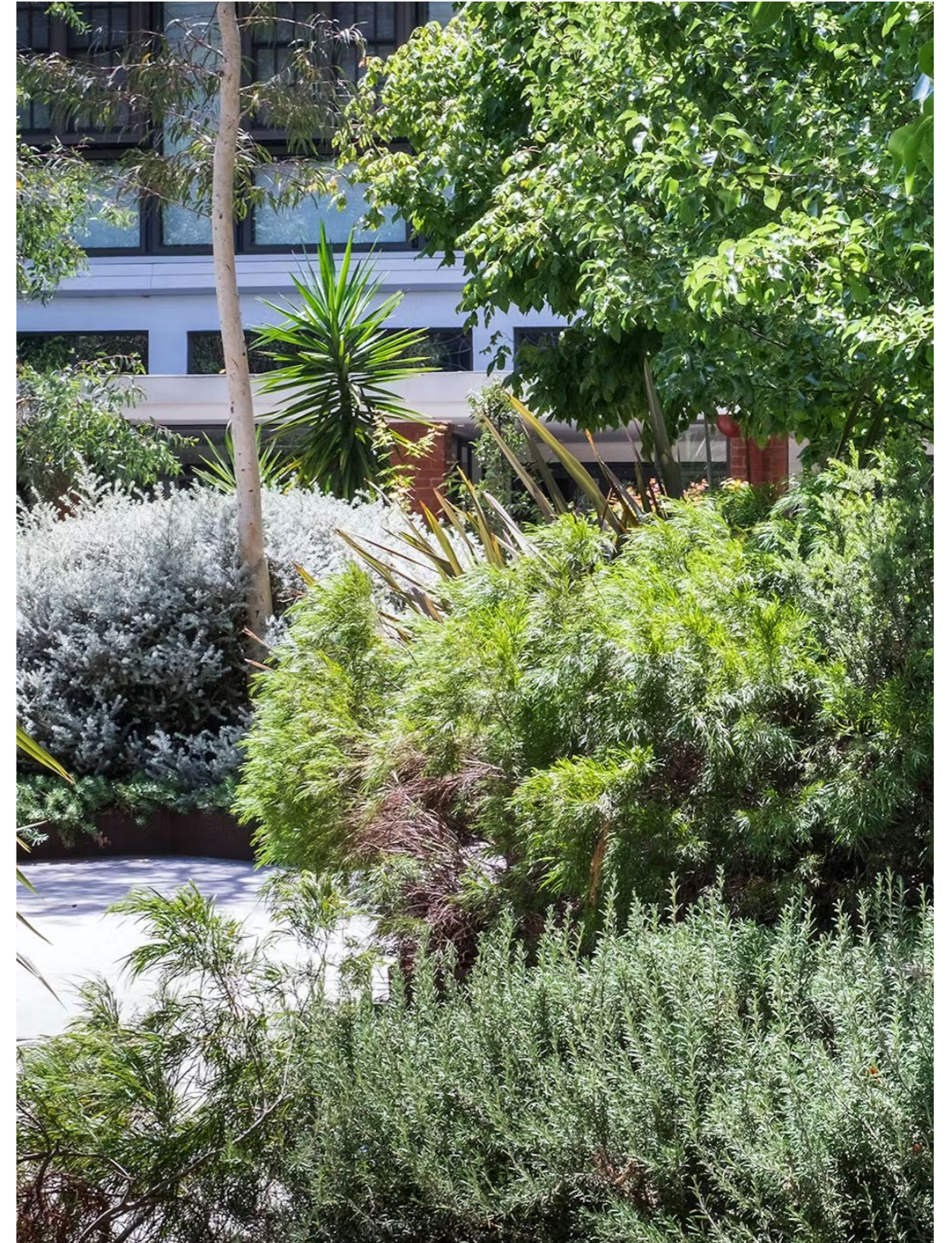
This document outlines the site's context, design brief, and key principles that have guided the landscape strategy. A major focus

has been on improving access, connectivity, and placemaking - breaking down physical barriers and fostering a highly usable, engaging environment.

The design prioritises high-quality communal open spaces that support both active and passive uses, ensuring a balanced and inviting public realm. Key landscape provisions include:

- 21% site canopy coverage (not including communal rooftop areas), achieved through strategic new tree planting across the site.
- 26% landscaped area, enhancing the site's visual and ecological character.
- 15% deep soil zones, supporting healthy tree growth and long-term sustainability.

The redevelopment of the site presents a unique design opportunity, and this report articulates the considered principles and solutions that address site challenges while delivering a meaningful and enhanced landscape for residents.



# State Strategic Context








## RELEVANT POLICIES, GUIDELINES & CONTROLS

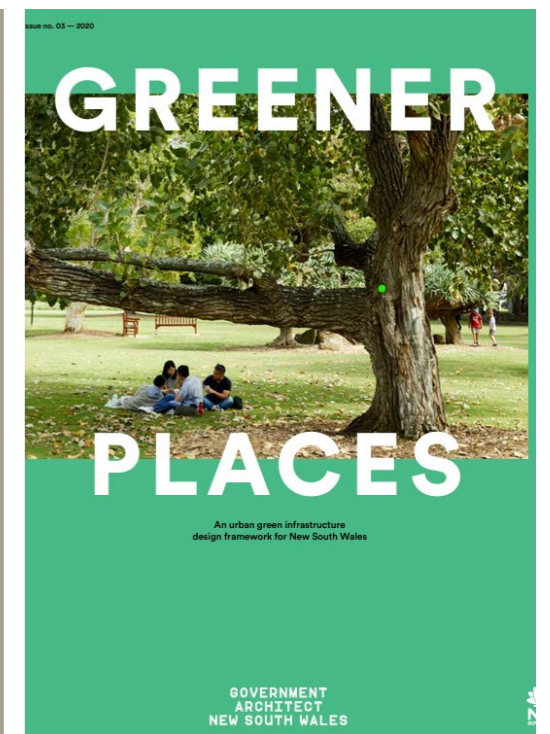
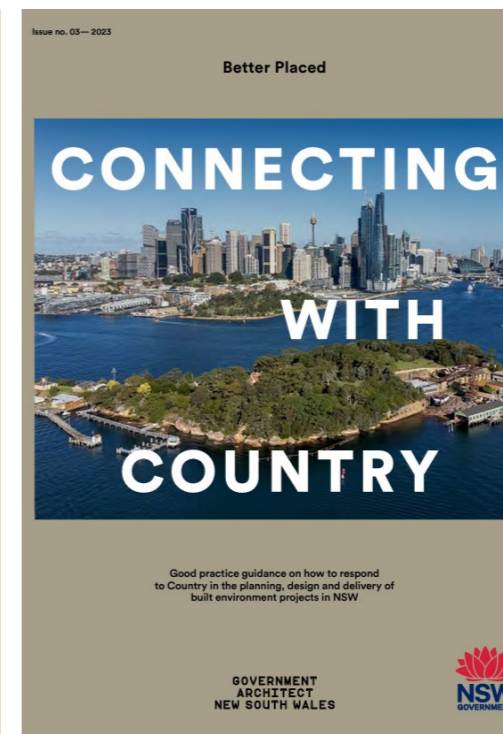
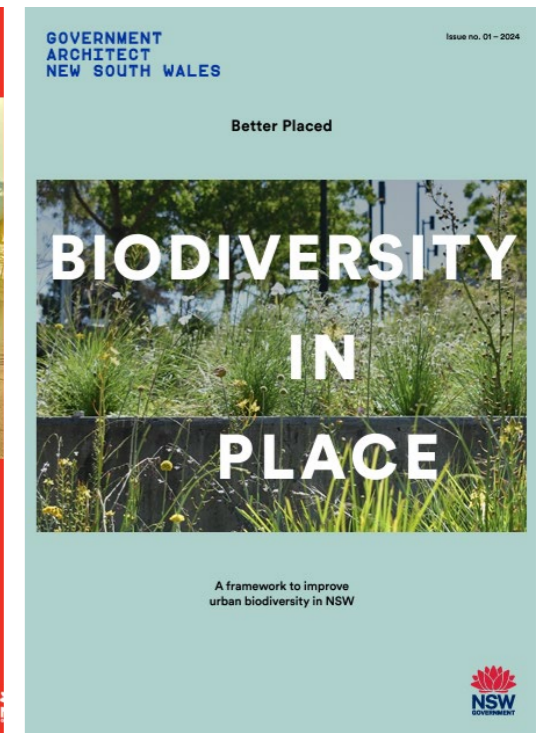
### Better Placed & Greener Places (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

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

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

 <p><b>OBJECTIVE 1.</b> <b>Better fit</b> contextual, local and of its place</p>	 <p><b>OBJECTIVE 2.</b> <b>Better performance</b> sustainable, adaptable and durable</p>	(GANSW)
 <p><b>OBJECTIVE 3.</b> <b>Better for community</b> inclusive, connected and diverse</p>	 <p><b>OBJECTIVE 4.</b> <b>Better for people</b> safe, comfortable and liveable</p>	
 <p><b>OBJECTIVE 5.</b> <b>Better working</b> functional, efficient and fit for purpose</p>	 <p><b>OBJECTIVE 6.</b> <b>Better value</b> creating and adding value</p>	 <p><b>OBJECTIVE 7.</b> <b>Better look and feel</b> engaging, inviting and attractive</p>



# Local Strategic Context

## Bradfield City Centre Masterplan

### Green - A parkland city experience

Key elements to consider include:

- Protect and restore ecologies – caring for Country
- Create complete ecologies integrating natural ecosystems
- Connected ecosystems through blue-green infrastructure
- Respecting natural water flows
- Pedestrianised Green Loop to integrate and prioritise Country and First Nations culture in the city
- People as a part of Country - consider all other living and non-living elements of this place
- Green streets and places - green and permeable surfaces, tree canopy
- Urban heat mitigation

### Landscape Development Controls

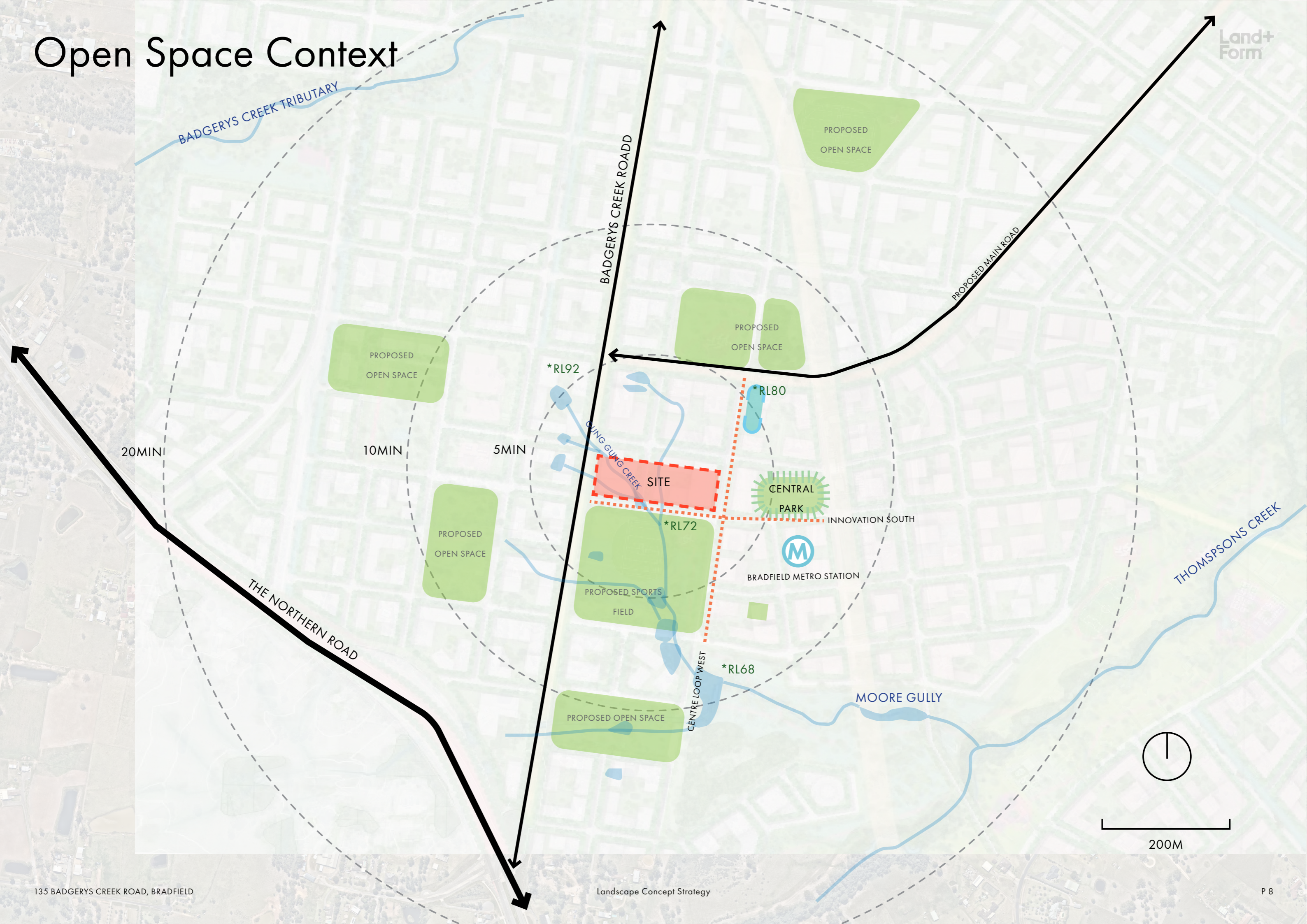
- All lots are to achieve canopy cover of at least 15% of the site area.
- All lots are to achieve deep soil of at least 10% of the site area.
- Canopy cover within streets and open space is to be generally consistent with the targets detailed in Section 9 and 10 respectively.

### Streetscape Design Objectives

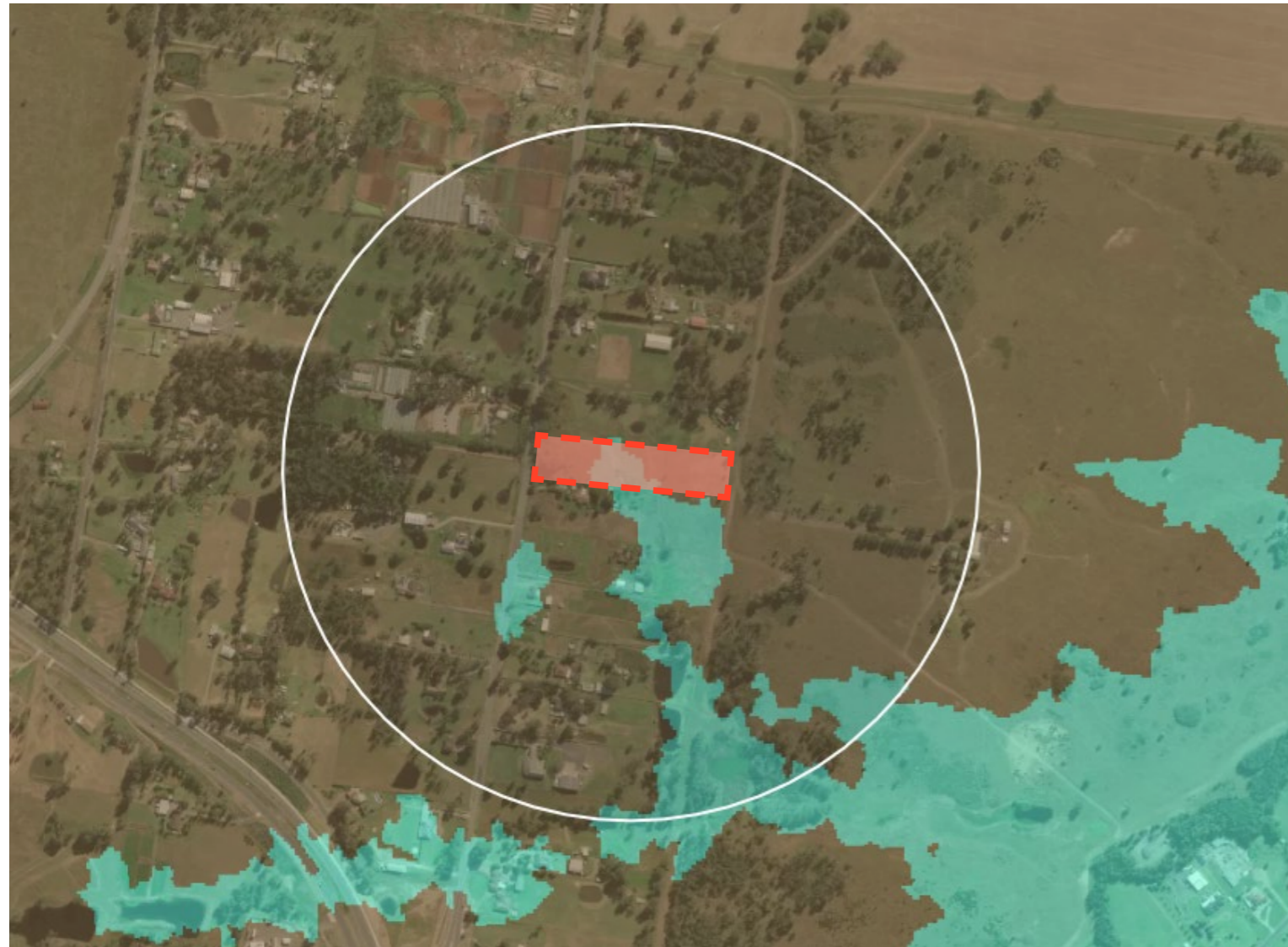
- Water sensitive urban design utilised in planting verges where possible through passive irrigation.
- Planting zones function as traffic calming measure; whilst maximising canopy coverage for mitigation of urban heat island effect
- Paving and furniture responsive to the colour and experience of Country.



# Open Space Context



# Restoring Remnant Landscapes



**Cumberland Shale Plains  
Woodland**

Formation:

Grassy Woodlands

Vegetation Class:

Coastal Valley Grassy  
Woodlands



**Cumberland Red Gum  
Riverflat Forest**

Formation:

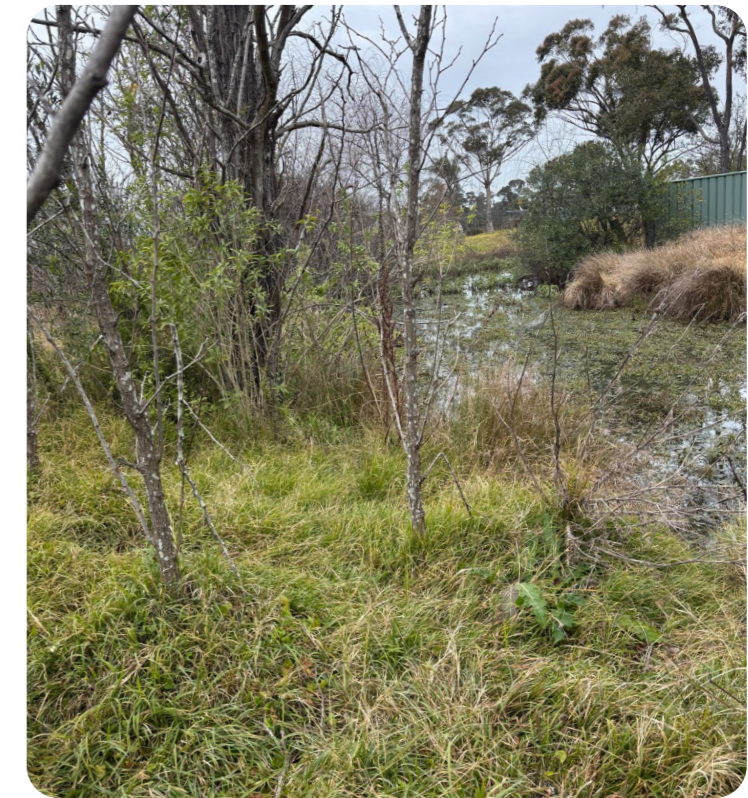
Forested Wetlands

Vegetation Class:

Coastal Floodplain Wetlands



# Existing landscape character - Gung Gung Creek

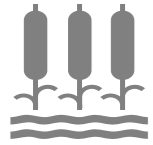


# The Design

# Design Vision

“Celebrating the story of water, country and place. Using landscape to enhance local ecology and foster new community connection by creating a vibrant new village that is immersed in the memory of Gung Gung Creek”

# Design Objectives



PROMOTE BLUE GREEN INFRASTRUCTURE



ENHANCE PEDESTRIAN PERMEABILITY



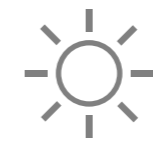
CELEBRATE WATER SENSITIVE URBAN DESIGN



CREATING MEANINGFUL OPEN SPACE

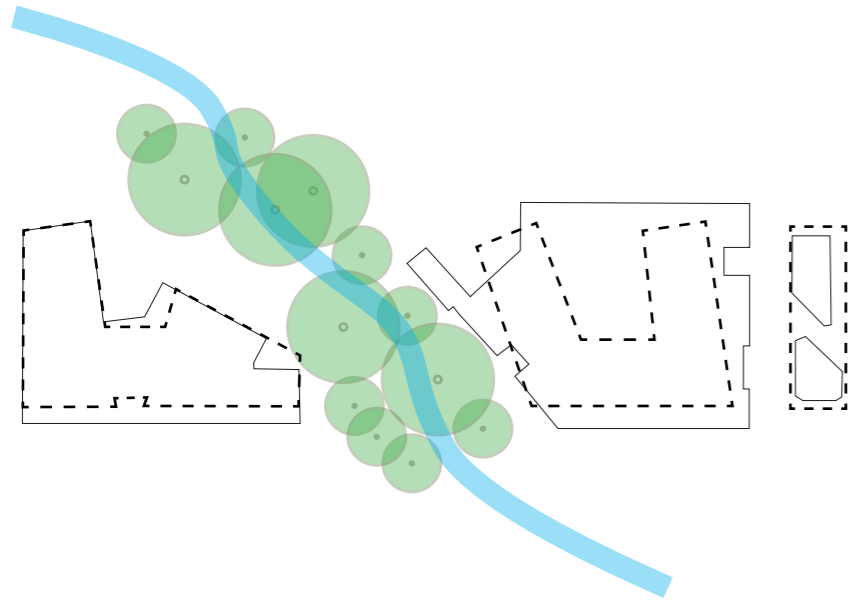


PROMOTE URBAN COOLING

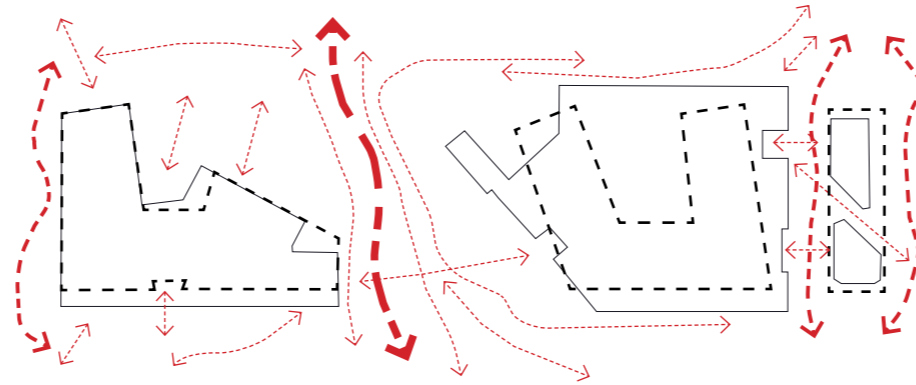


DESIGN WITH AND FOR COUNTRY

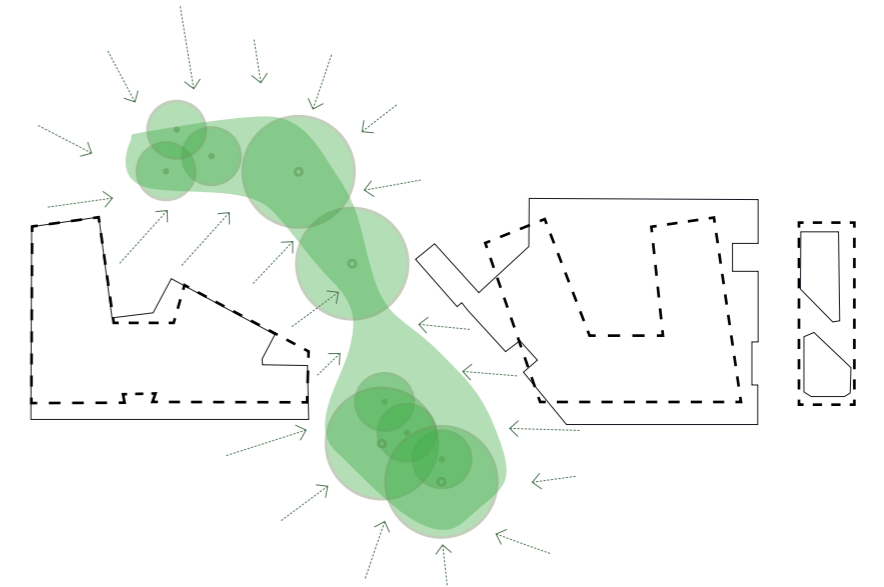




**1. CELEBRATING GUNG GUNG CREEK**  
Rehabilitate ecologies and natural landscape connections, supporting biodiversity and cooling

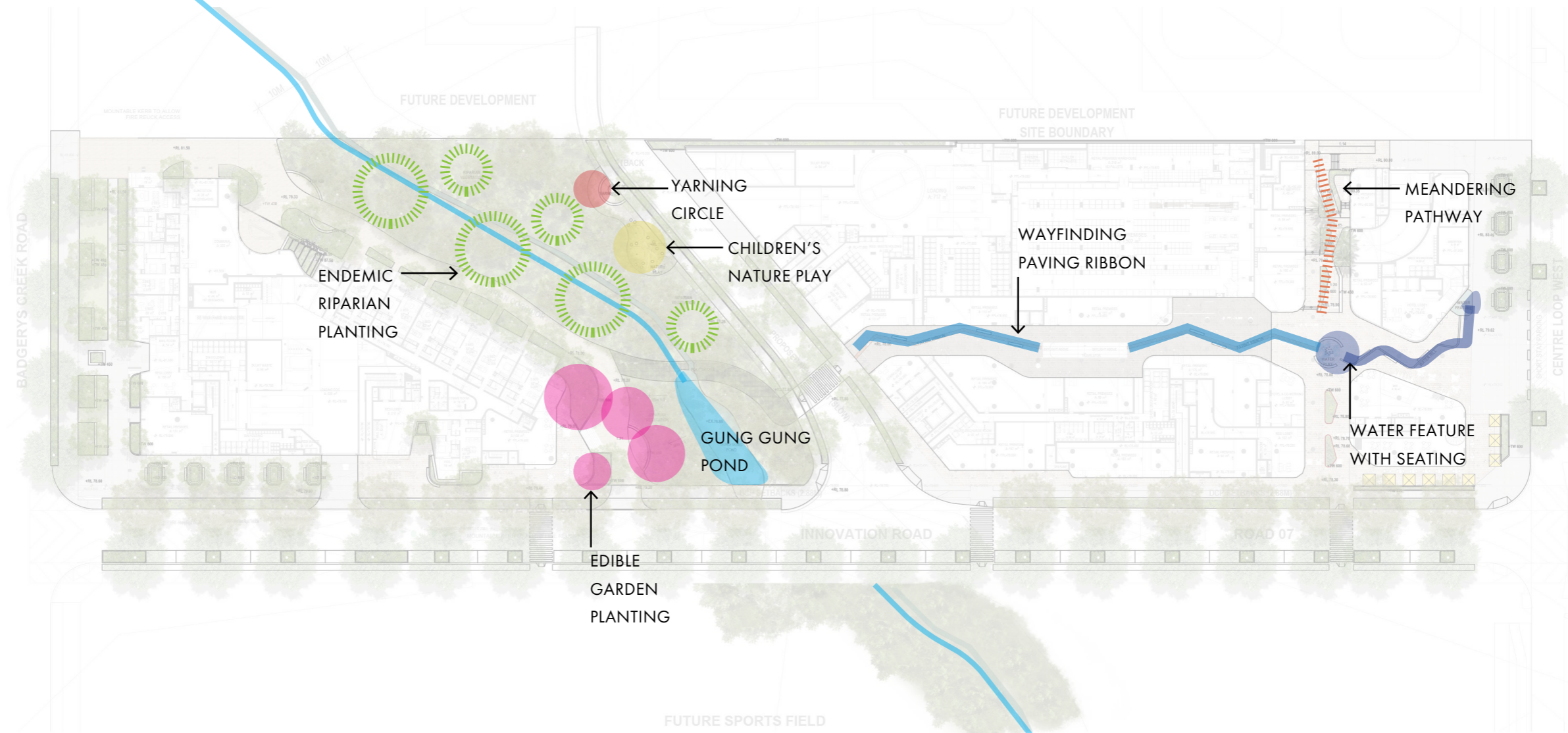


**2. PROMOTE FLOW AND MOVEMENT THROUGH PERMEABILITY**  
Following the fluid nature of the existing waterway and allowing organic flow, movement and flux



**3. CREATING A CENTRAL GREEN HEART**  
Improve the configuration, quantity and quality of public space, including expansion of tree canopy to consolidate open spaces

# Designing With Country Opportunities



"Native species can handle a drought better than non natives"  
Uncle Paul Webb

The reemergence of native planting will reinforce the ecological health of the riparian corridor and sustain seasonal change as well as providing a visual cue through the change of 6 seasons

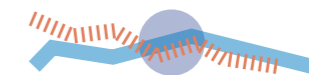


Opportunity for intergenerational play and congregation by riparian corridor, incorporating native planting immersion, with story telling and natural elements to invite curiosity and play besides the creek



"Bush tucker garden sense of being in country by using the garden"  
Aunty Thelm Rudd

Edible garden planting surrounding cafe amenity at the central to the site, adjacent to Gung Gung pond



Meandering paths softening linear architecture, inviting visitors to be guided to celebrate the story of water, whilst creating clear access to Gung Gung creek and public amenity including the yarning circle, childrens nature play and cafe

# Landcape Master Plan



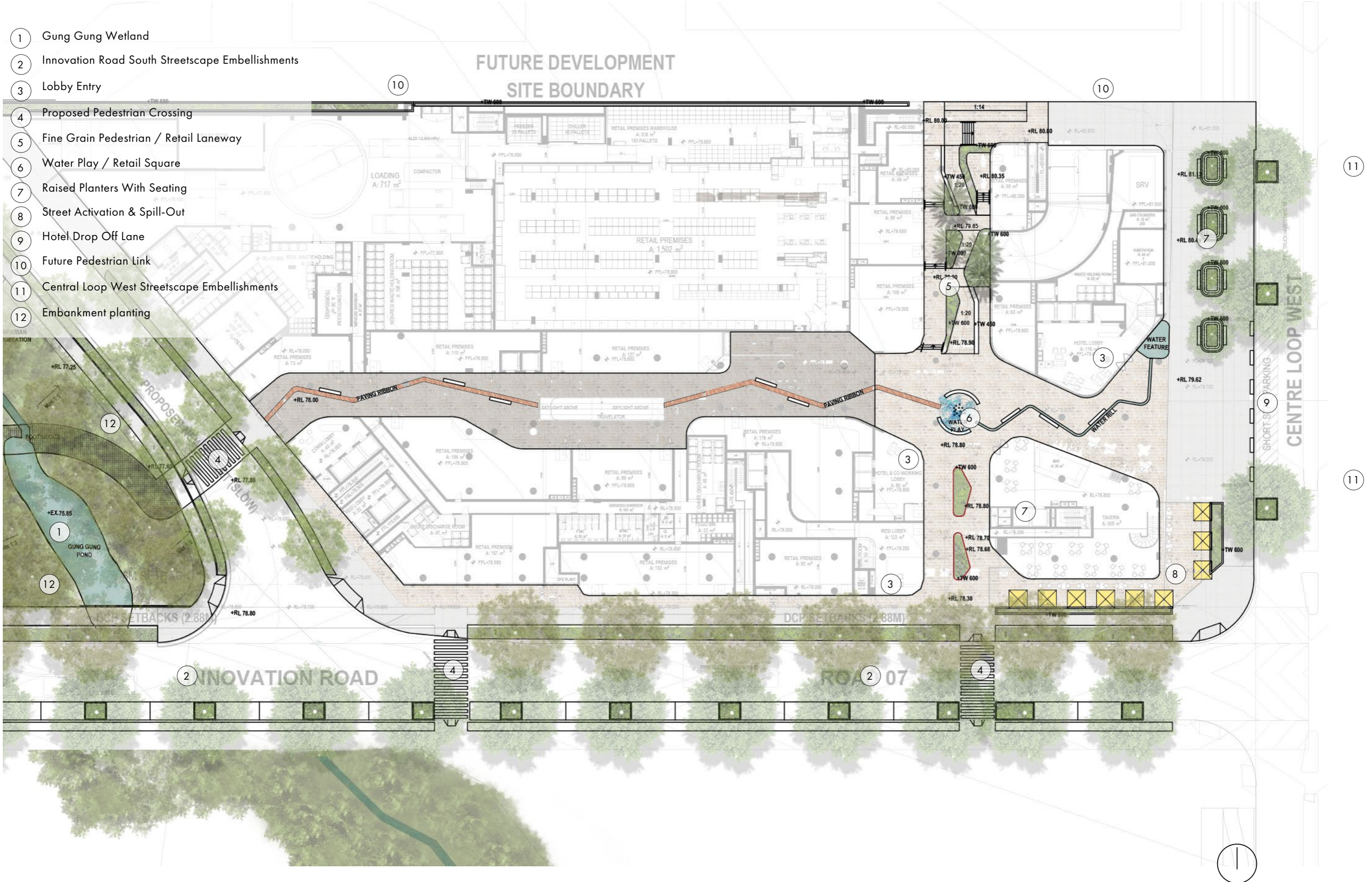
# Landscape Master Plan



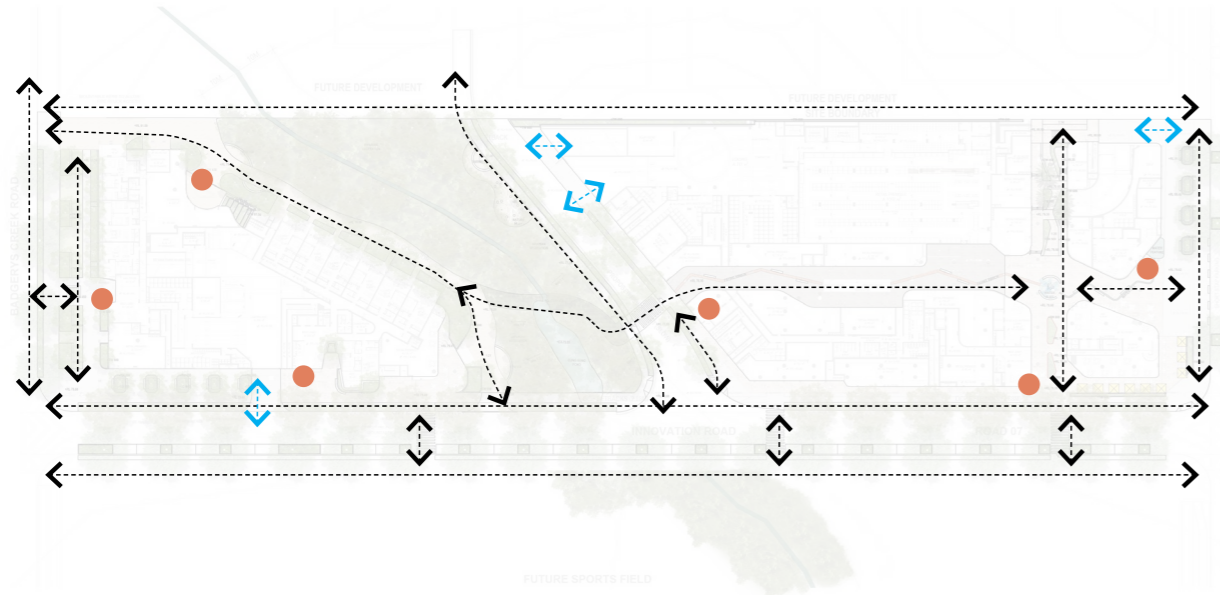
- 1 Temporary Open Space (Future Road Widening)
- 2 Innovation Road South Streetscape Embellishments
- 3 Lobby Entry
- 4 Proposed Pedestrian Crossing
- 5 Re-established Riparian Corridor
- 6 Gung Gung Wetland
- 7 New North-South Road
- 8 WSUD raingardens
- 9 Cafe / Retail Activation
- 10 Raised Crossing / Pedestrian Bridge
- 11 Embankment planting

# Landcape Master Plan

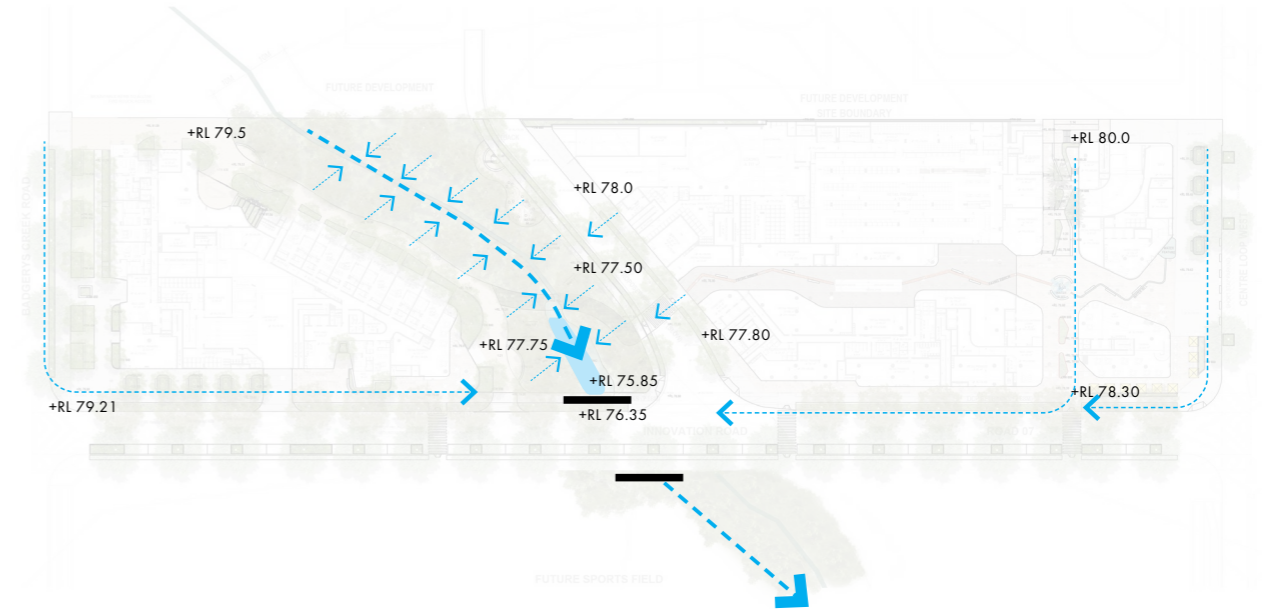
- ① Gung Gung Wetland
- ② Innovation Road South Streetscape Embellishments
- ③ Lobby Entry
- ④ Proposed Pedestrian Crossing
- ⑤ Fine Grain Pedestrian / Retail Laneway
- ⑥ Water Play / Retail Square
- ⑦ Raised Planters With Seating
- ⑧ Street Activation & Spill-Out
- ⑨ Hotel Drop Off Lane
- ⑩ Future Pedestrian Link
- ⑪ Central Loop West Streetscape Embellishments
- ⑫ Embankment planting



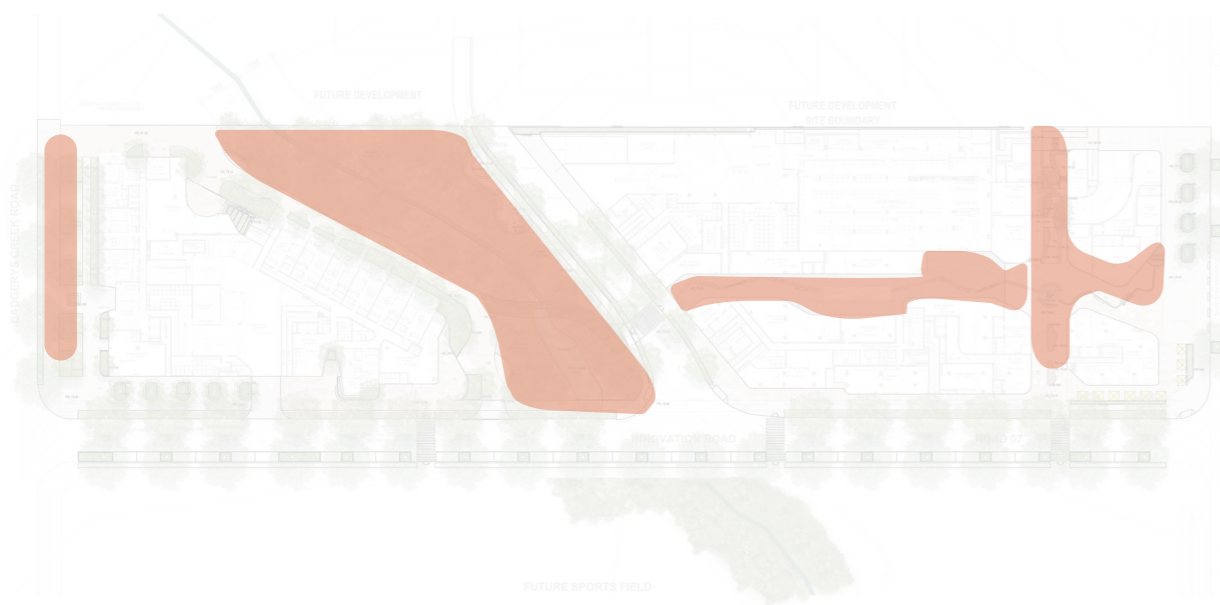
# Design Layers



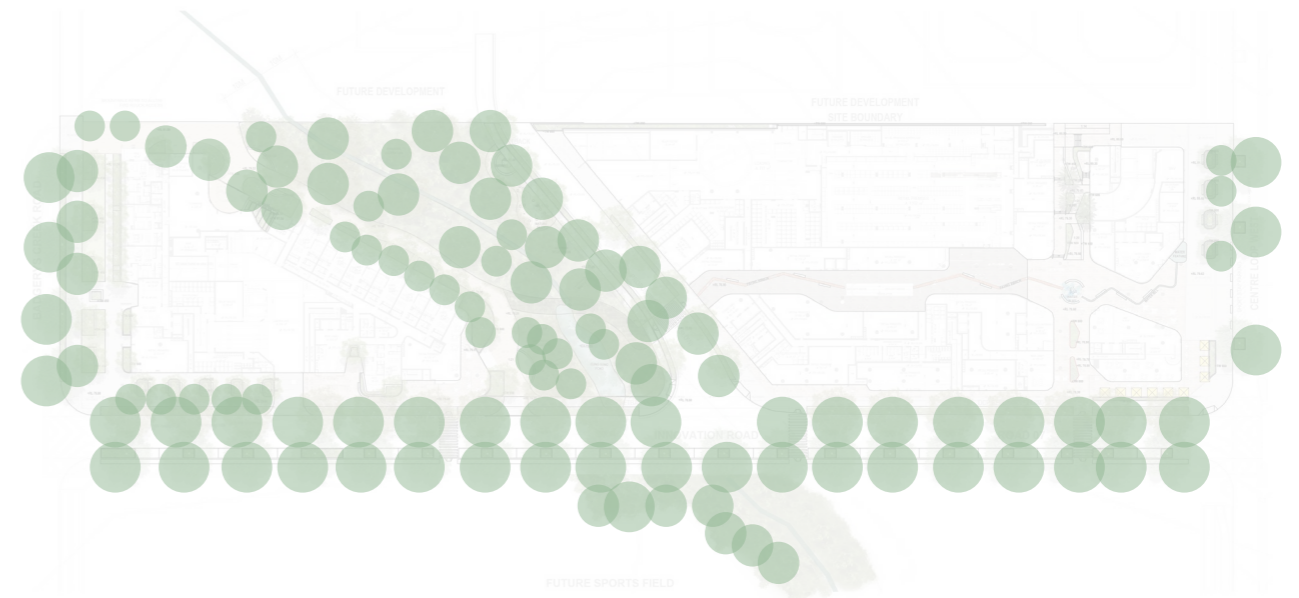
Circulation & Connectivity



Hydrology & Drainage

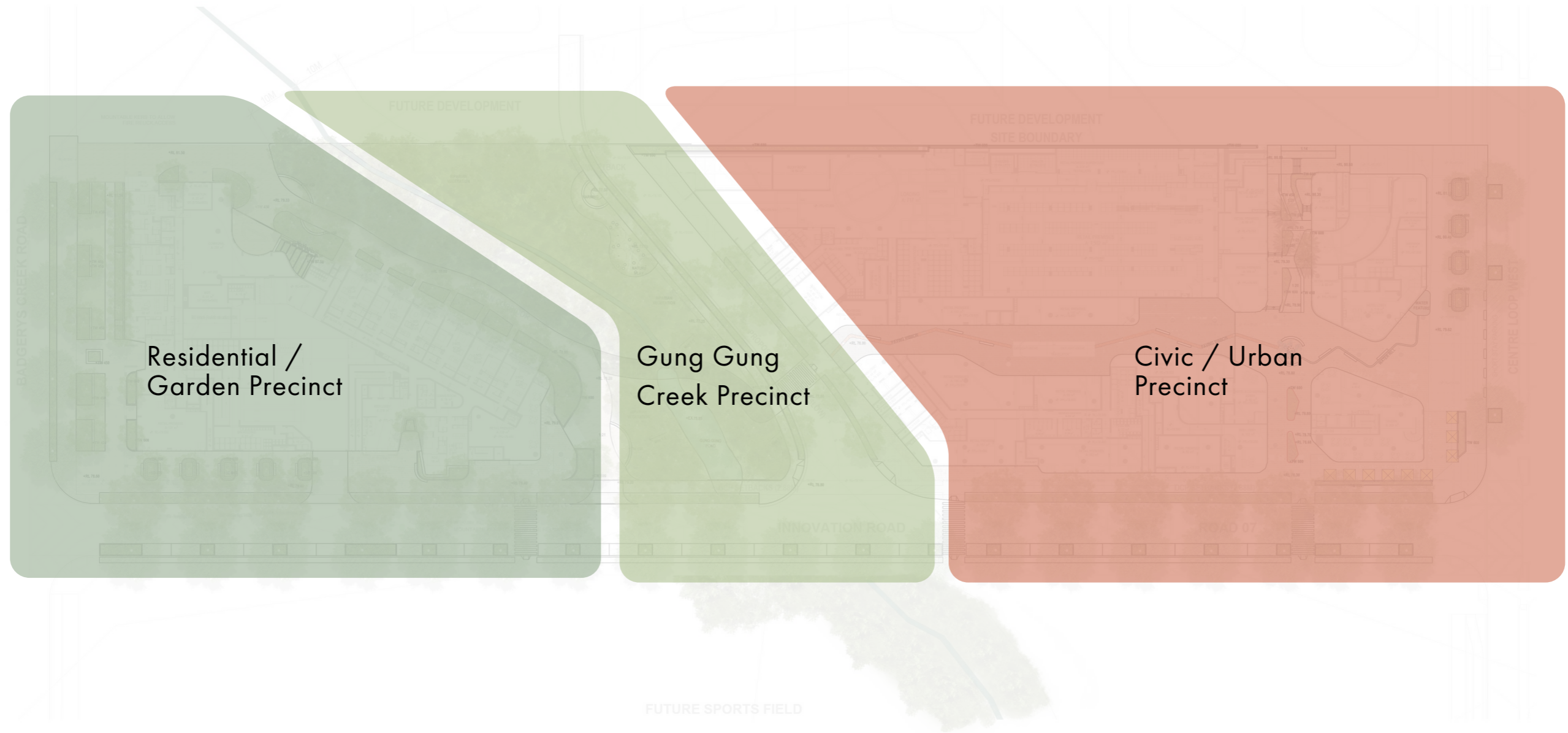


Key Public Open Spaces

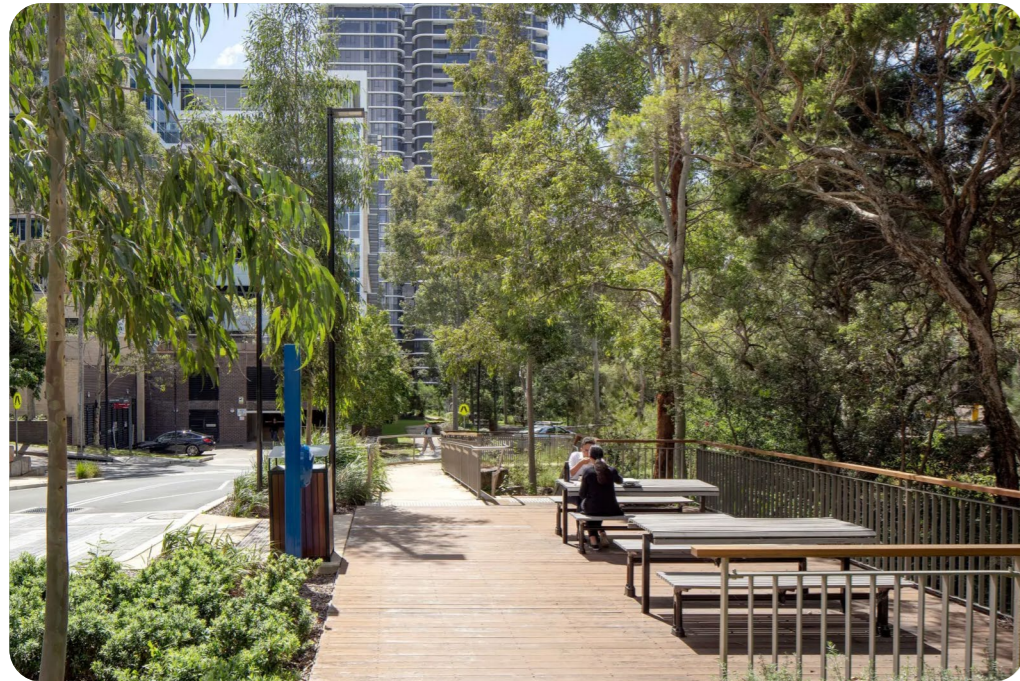


Tree Canopy

# Key Precincts



# Residential / Garden Precinct Character



# Residential / Garden Precinct Character



# Gung Gung Creek Precinct Character



# Gung Gung Creek Precinct Character



# Civic/Urban Precinct Character



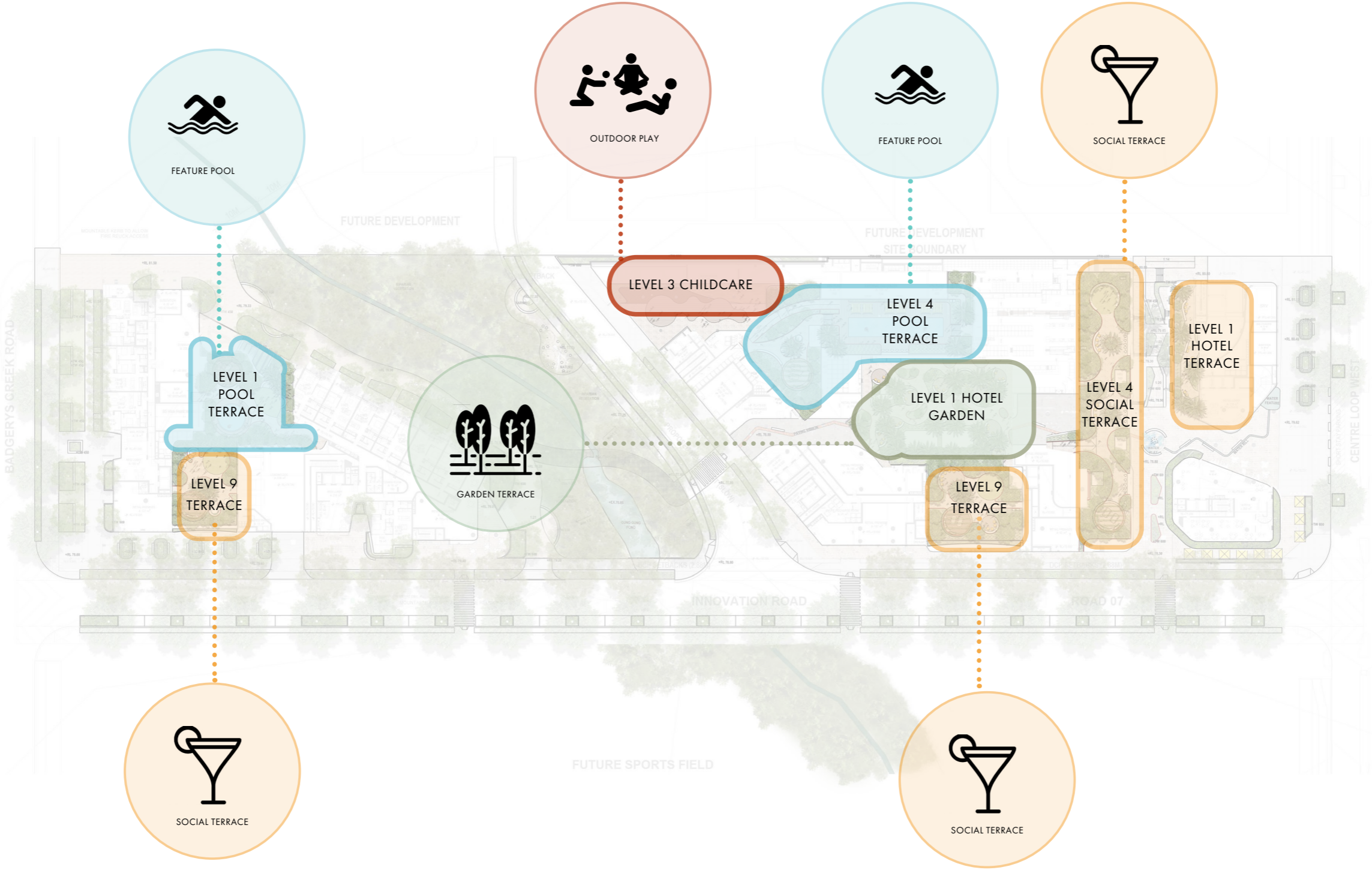
# Civic/Urban Precinct Character



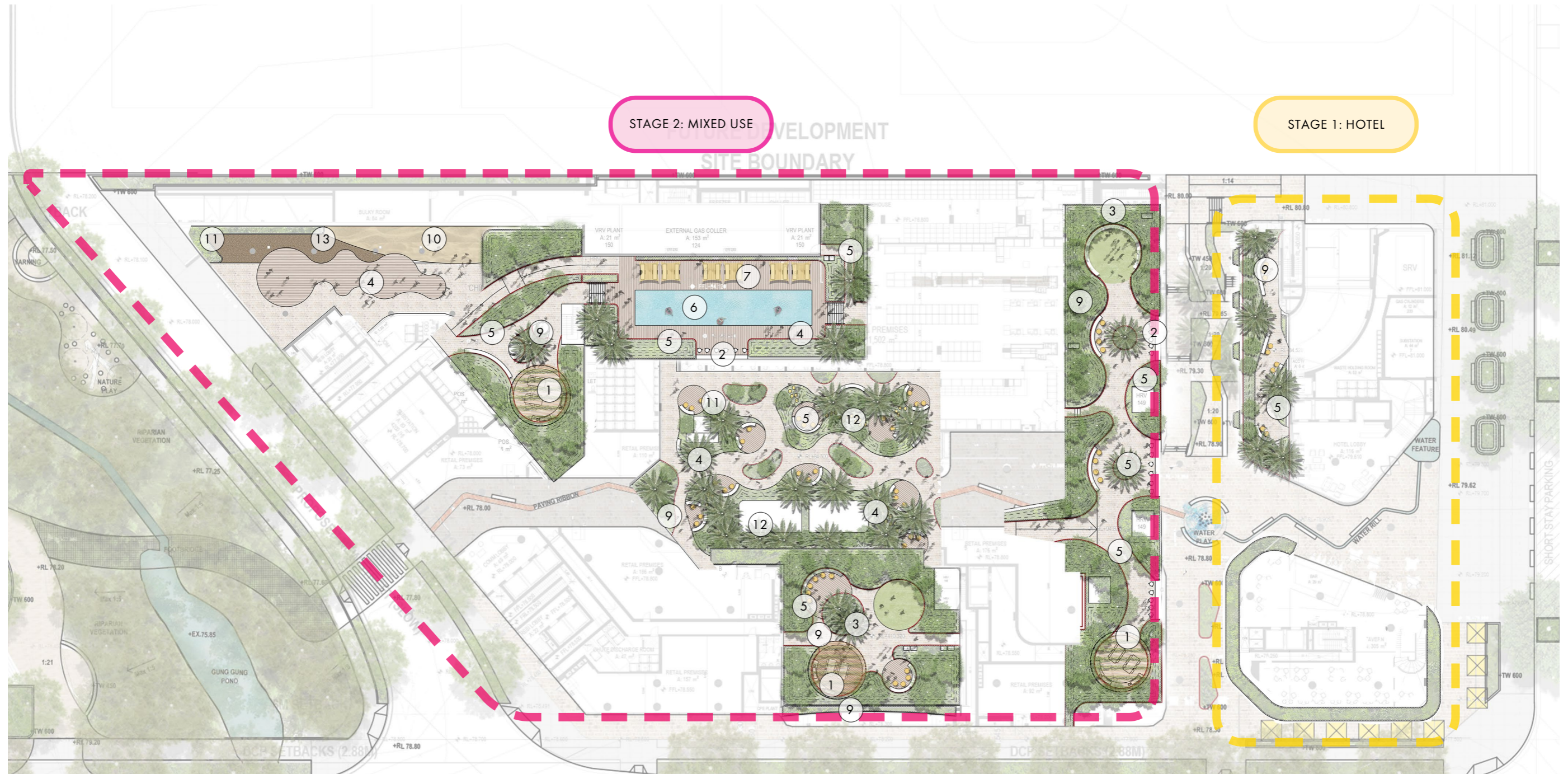
# Overall Communal Space Plan



# Communal Program & Amenity



# Stage 1 & Stage 2 Communal Spaces



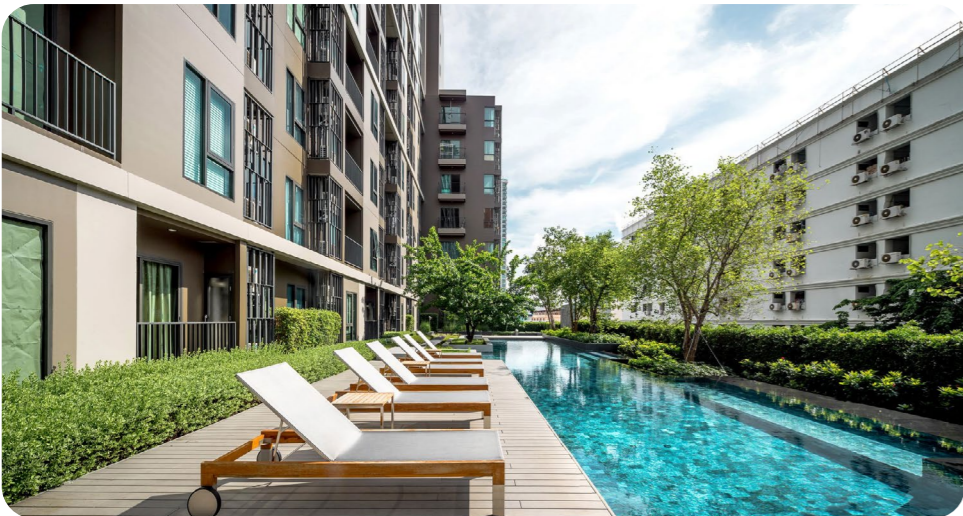
- |   |                        |
|---|------------------------|
| ① DECKED OUTDOOR KITCHEN WITH TABLES AND CHAIRS | ⑦ SUN LOUNGE           |
| ② LOOKOUT BAR                                   | ⑨ SEATING NOOKS        |
| ③ FLEXIBLE LAWN                                 | ⑩ SANDPIT              |
| ④ TIMBER DECKING                                | ⑪ FLUSH PLANTING AREA  |
| ⑤ RAISED PLANTER                                | ⑫ MOUNDED PLANTED AREA |
| ⑥ POOL  | ⑬ MULCH                |

# Stage 3 Communal Spaces

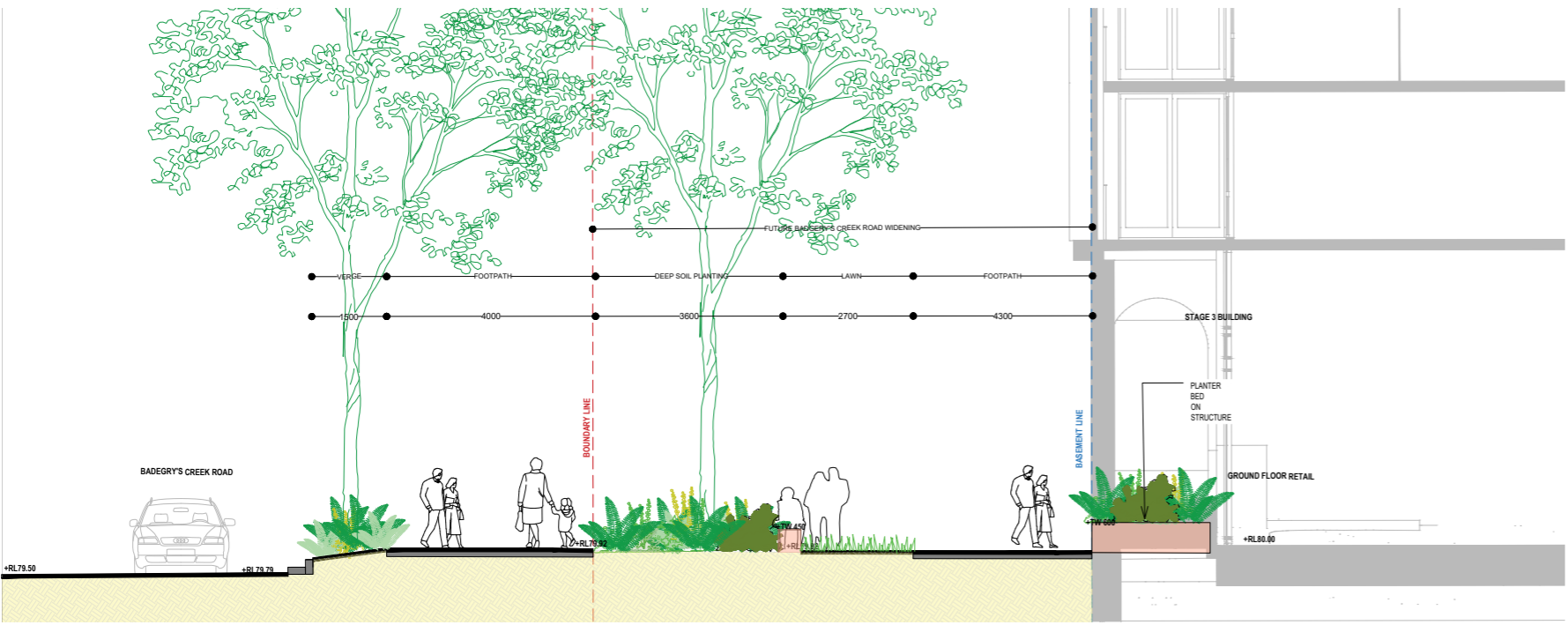
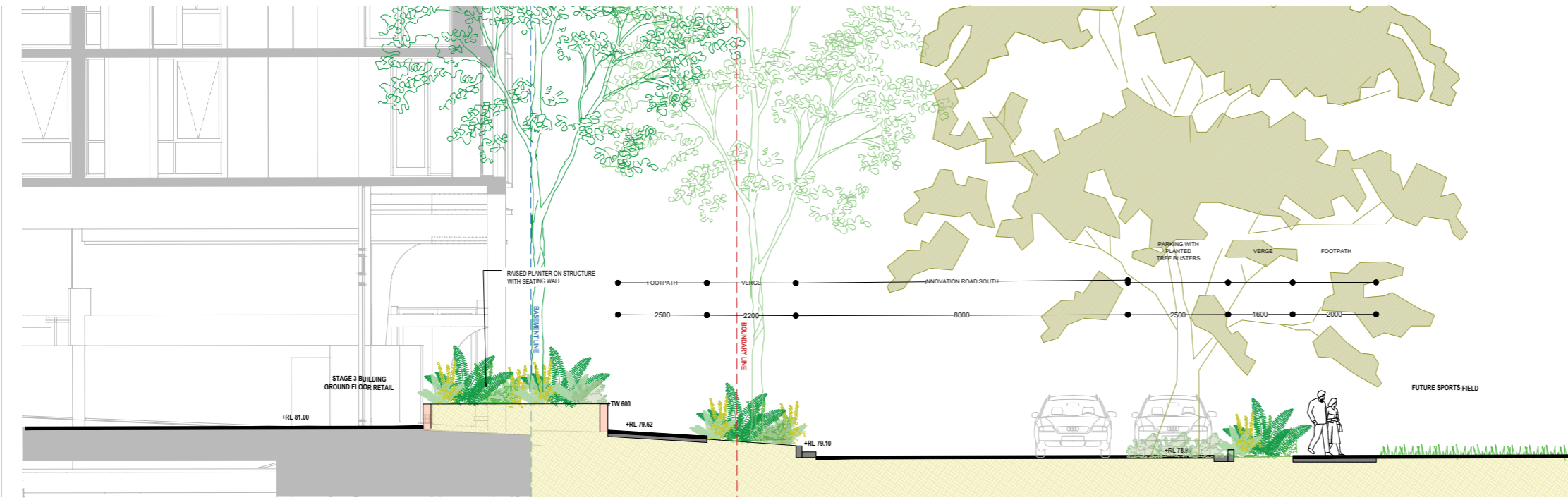
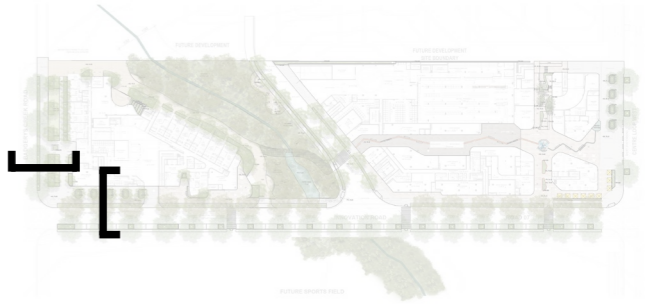


- ① DECKED OUTDOOR KITCHEN WITH TABLES AND CHAIRS
- ② FLEXIBLE LAWN
- ③ RAISED PLANTER
- ④ POOL
- ⑤ SEATING NOOKS

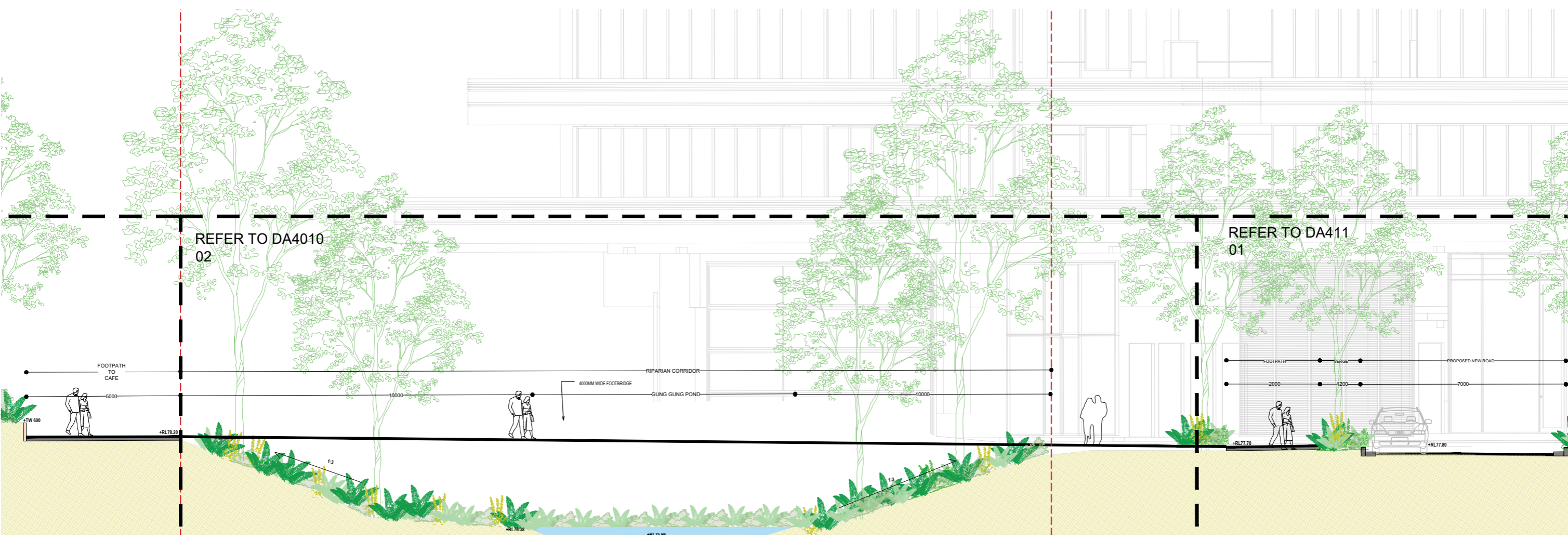
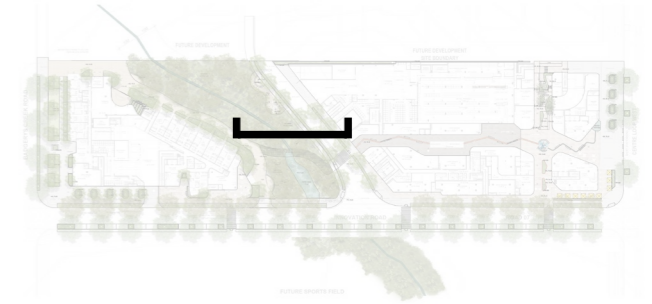
# Communal Space Character



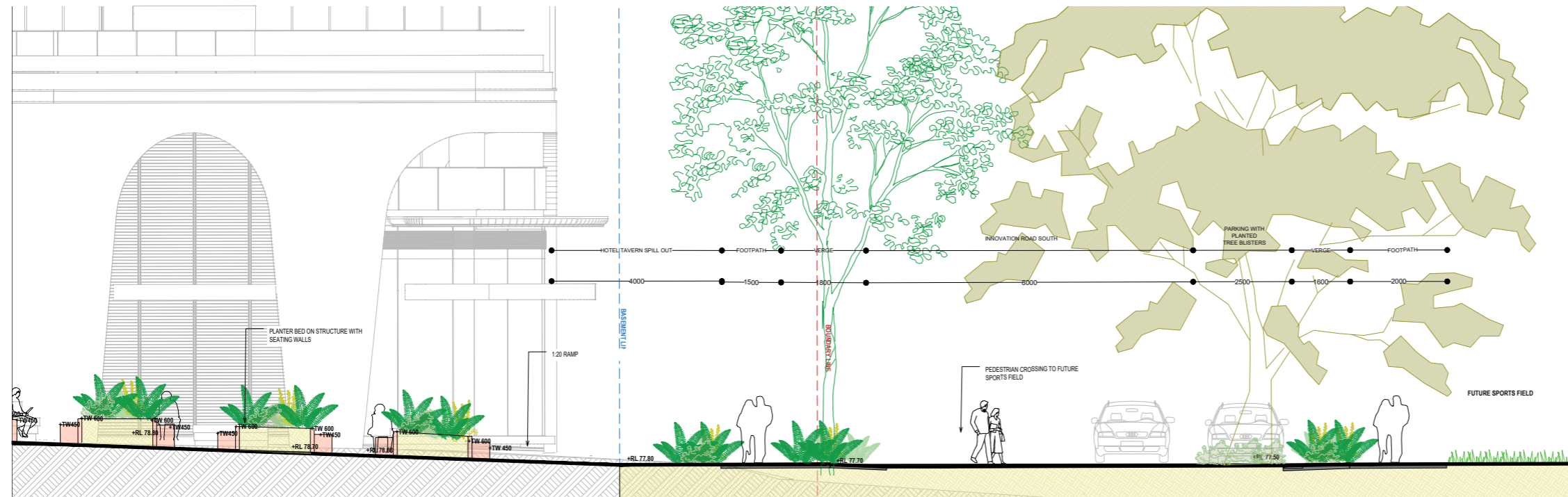
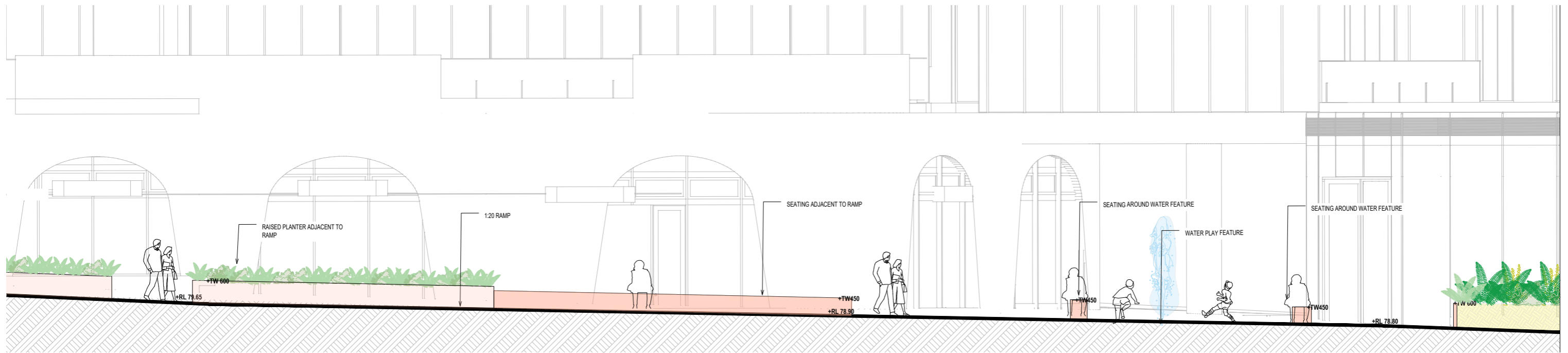
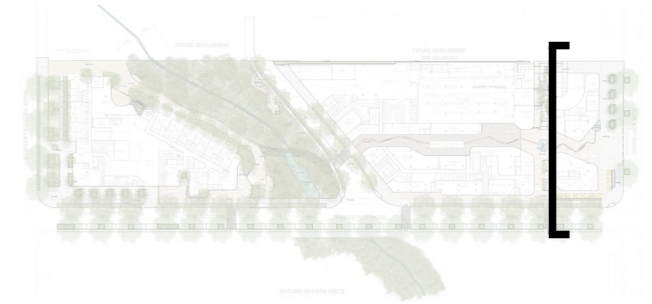
# Site Sections - Residential/Garden Precinct



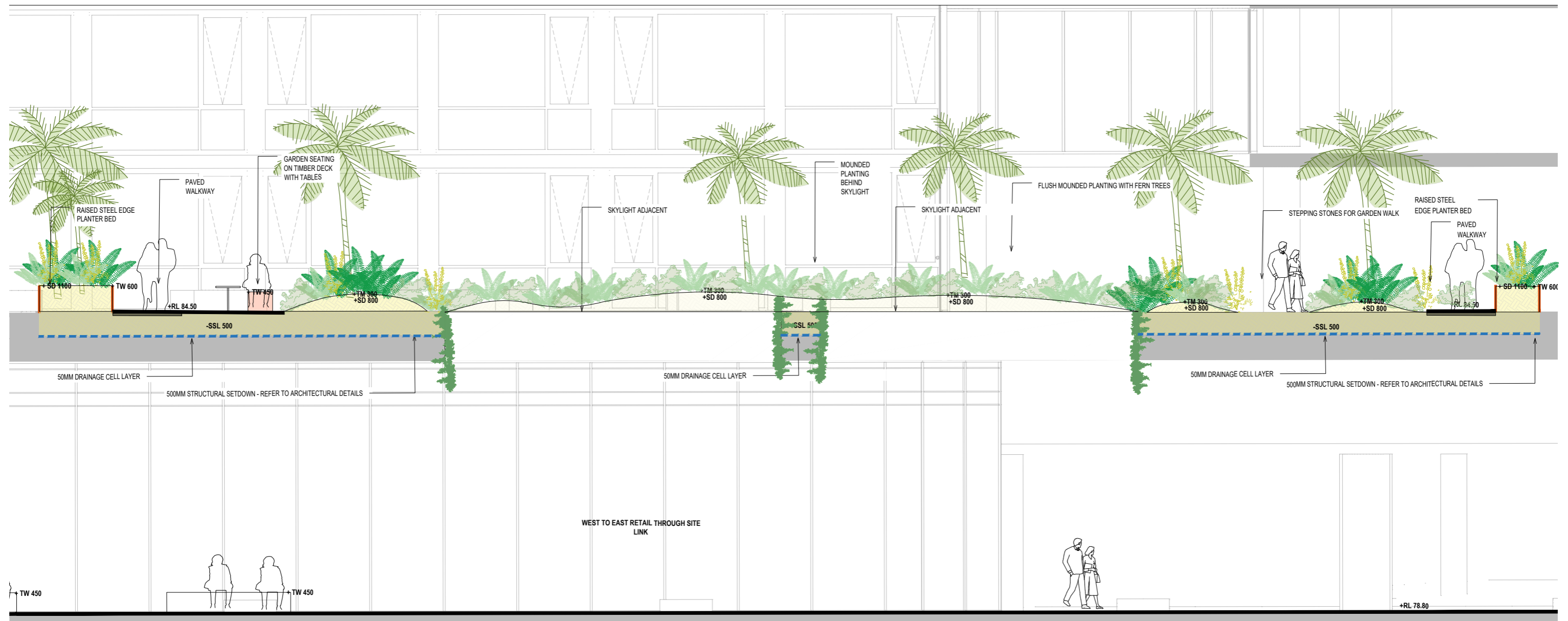
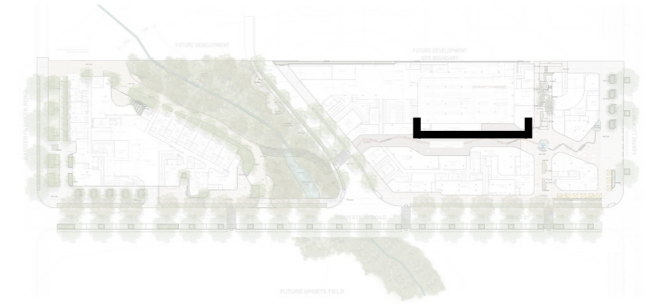
# Site Sections - Gung Gung Creek Precinct



# Site Sections - Urban/Civic Precinct



# Site Sections - Hotel Garden (Above East-West Link)



# Planting & Materials

# Planting

The native palette is a feature element of the design proposal with the intention of celebrating sponge area and rain gardens, bush food and implementing anti-access planting.

The species selection is made up of endemic and important vegetation to the local regions and has been cross referenced with the cultural native planting list.

WEAVING



White Stringybark  
*Eucalyptus globoidea*



Narrow-Leaved Geebung  
*Persoonia linearis*



Tall Sedge  
*Carex appressa*



Blue Flax-Lily  
*Dianella longifolia*



Common Rush  
*Juncus usitatus*



Kangaroo Grass  
*Themeda triandra*

BUSH FOODS



Water Bush  
*Myoporum montanum*



Leafless Sour Bush  
*Omphacomeria acerba*



Slender Knotweed  
*Persicaria decipiens*



Australian Raspberry  
*Rubus parvifolius*



Climbing Saltbush  
*Einadia nutans*



Native Leek  
*Bulbine bulbosa*



Native Flax  
*Linum marginale*



Warrigal Greens  
*Tetragonia tetragonioides*

ANTI-ACCESS PLANTING



Kurrajong  
*Brachychiton populneus*



Narrow-leaved Ironbark  
*Eucalyptus crebra*



Sickle Wattle  
*Acacia falcata*



Blackthorn  
*Bursaria spinosa*



Silky Hakea  
*Hakea sericea*



Thyme Honey Myrtle  
*Melaleuca thymifolia*



Common Tussock Grass  
*Poa labillardierei*



Many-Flowered Mat Rush  
*Lomandra multiflora*

# Materiality

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A high quality set of finishes are proposed throughout the public domain and new park for longevity of use for the local community. As the proposal goes through the development approval process the team will work closely with Council to ensure the public domain aligns with Council's ambitions, standards and guidelines.



Local geology- Bringelly  
Shale



Permeable paving



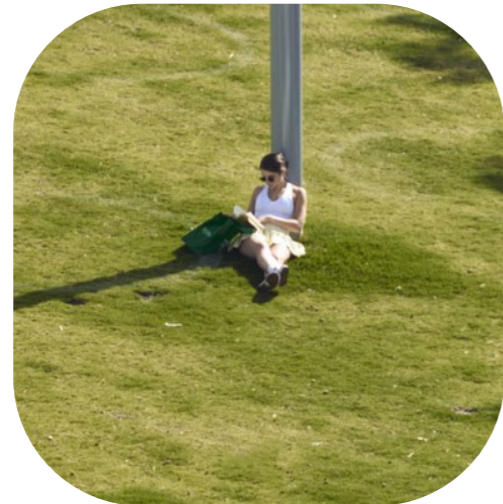
Decomposed granite



Corten



Raingarden rocks



Lawn



Timber



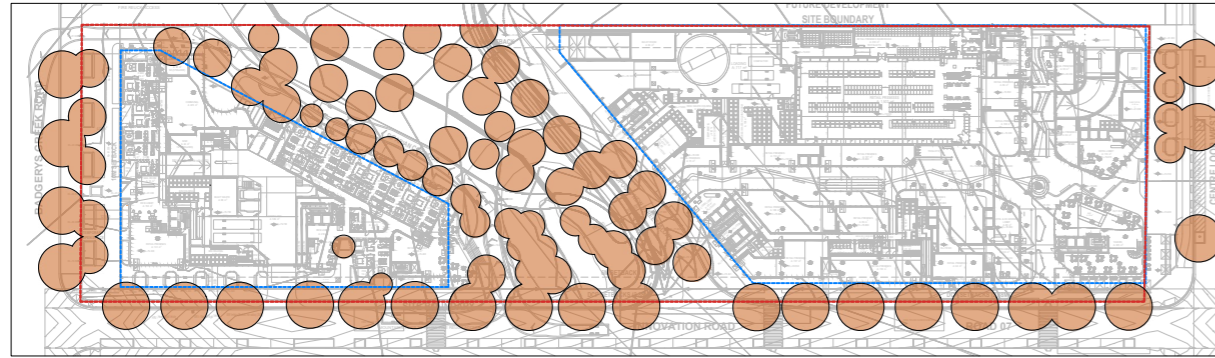
Fiberglass grating

# Landscape Performance

# SDRP Feedback & Design Responses

<p>The following elements of the proposal are supported and should be maintained:</p> <ul style="list-style-type: none"> <li>• Reduction in building heights from the original proposal.</li> <li>• Re-alignment of the North-South Road to follow the natural lines of the Gung Gung Creek and pond.</li> <li>• Increased provision of deep soil zones.</li> <li>• The activation of the eastern edge and enhanced residential amenity on the western edge.</li> <li>• The location of proposed pedestrian crossings on Innovation South Road.</li> <li>• The inclusion of a new public children’s play space.</li> </ul>	<p>Noted and appreciated.</p>
<p>5. Ensure the landscape design and planting selection for the communal open spaces reflect the local Cumberland plains and Dharug Country rather than other parts of Australia with more tropical conditions.</p>	<p>Noted, planting palette and schedules have been updated to include a greater mix of Cumberland plains species where feasible regarding location and solar access available. Refer to LD-DA001 and LD-DA201-260</p>
<p>10. Improve the character and quality of the edges of the riparian area.</p> <p>a) Shape the edge of the riparian zone as a gentle, organic transition—enriched with layered planting, smaller spaces, and sensory experiences. Invite moments of play, tactile engagement, and meaningful connection with Country.</p> <p>b) Consider the poetic and experiential qualities of crossing the bridge.</p>	<p>a) Noted. The Western edge of the riparian corridor has been re-shaped to address this comment. Refer to LD-DA101</p> <p>b) Noted. The form and spatial qualities of the bridge have been addressed with further studies to be conducted in detailed design to ensure the outcome is a high quality experience.</p> <p>The footbridge will be constructed with steel mesh and a coreten balustrade, allowing for permeability for water and plant growth. It will sit flush on either sides of the pond, maintaining protection over embankment planting, wildlife and water body. The footbridge has been updated to be curved and fluid in shape to reflect the organic nature of the riparian corridor.</p>
<p>11. Continue refining setbacks across the site to support robust conditions for street trees.</p>	<p>Noted. Setbacks have been coordinated with architecture to ensure each street frontage achieves space for long term street tree health and viability.</p>
<p>12. The communal open space measurements currently include areas adjacent to non-residential zones, which should not be counted. Please ensure the correct figures are used for the EIS lodgement.</p>	<p>Noted and updated. Refer to Architects drawings / diagrams.</p>
<p>13. If the communal open space is below the requirements for the Apartment Design Guide, please provide an alternative or additional amenity.</p>	<p>Noted and updated. Refer to Architects drawings / diagrams.</p>
<p>14. Ensure sufficient depth of soil in the communal open spaces to support canopy. See City of Sydney’s Sydney Landscape Code: Volume 2 for guidance.</p>	<p>Noted. ADG soil depths have been met - Refer to landscape drawings showing notations of +SD which indicates the overall soil depth for each planter</p>
<p>15. During construction, leave the soil network of the Gung Gung Creek and pond as undisturbed as possible.</p>	<p>Noted and agreed.</p>

# Landscape Compliance



TOTAL SITE AREA = 20,285.02m<sup>2</sup>

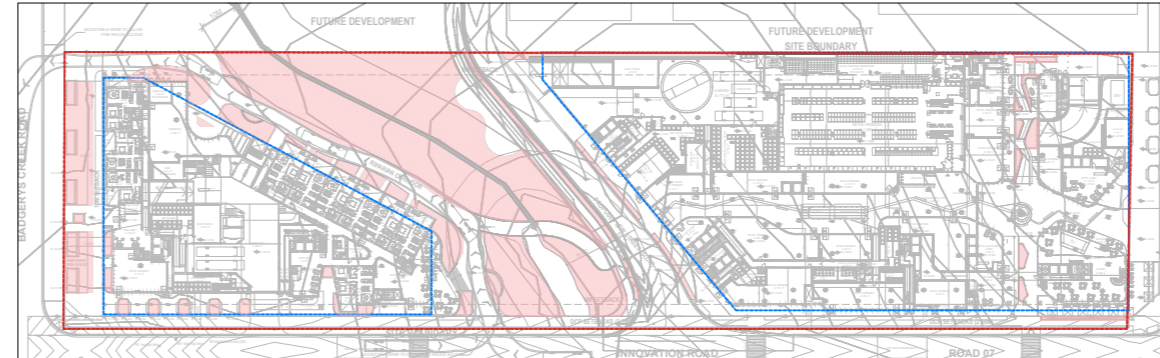
● TREE CANOPY COVERAGE IN SITE BOUNDARY = 4,340.19 = 21%

TOTAL TREE CANOPY COVERAGE (INCLUDING PUBLIC DOMAIN STREET TREES) = 6,636.47 = 33%



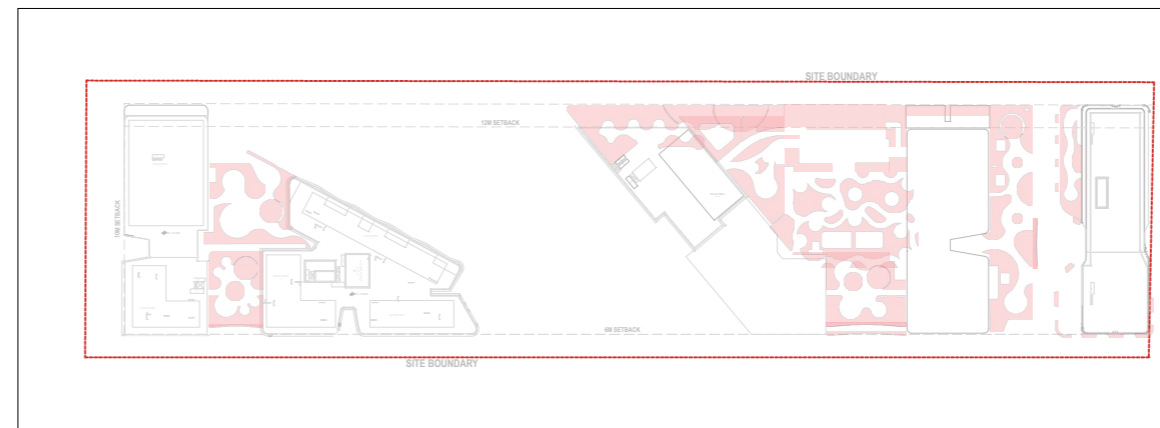
TOTAL SITE AREA = 20,237m<sup>2</sup>

● DEEP SOIL = 3,206.26m<sup>2</sup>  
15.84%



GROUND FLOOR

● SOFT LANDSCAPE AREA = 3591.83m<sup>2</sup>  
17.7%



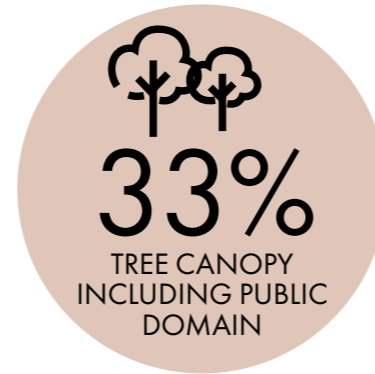
● ROOFTOP SOFT LANDSCAPED AREA = 2,321.09m<sup>2</sup>  
11.5%

TOTAL LANDSCAPED AREA = 5,912.92m<sup>2</sup>  
29.2%



## MAXIMISED TREE CANOPY

The retention of key existing trees, along with the planting of 120 new trees across the ground level and communal open space, will help mitigate the Urban Heat Island effect and enhance the site's contribution to the local canopy character. All removed trees will be replaced at a 1:1 ratio.



## PROMOTING BIOPHILIC DESIGN

The proposal will promote biophilic design by creating extensive tree canopy & rooftop gardens to contribute to local flora and fauna habitat and systems



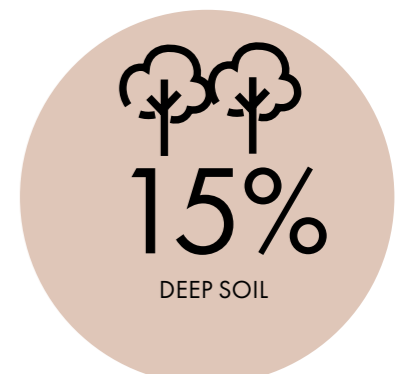
## ENHANCED RESIDENTIAL CONNECTION

The site provides a number of communal spaces, which enrich both leisure and recreational opportunity across the site



## DEEP SOIL LANDSCAPE

The proposal features a perimeter of deep soil zone that allows for a series of planted spaces, and feature large native trees. As well as deep soil set-backs, effectively buffering the building and its urban surroundings with dense and native planting and canopy along the street frontage of the development.



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

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# Appendix A

## Landscape SSDA Drawings