

LANDSCAPE DEVELOPMENT APPLICATION

# 79-81 Queens Road & 2-8 Spencer St, Five Dock

PREPARED FOR DPG PROJECT 37 PTY LTD

**Land+Form**<sup>®</sup>



Prepared for

DPG Project 37 Pty Ltd/c



Development Application

This report 2025048-LD-DA000 should be read in conjunction with  
Land and Form Studios Landscape Development Application drawings  
(Appendix A) Prepared by Land and Form Studios

Land and Form Studios  
208/3 Gladstone St, Newtown

We acknowledge the Traditional Custodians, the First Peoples of Australia. We acknowledge their many Countries, knowledges and cultures. We acknowledge their evolving, living cultures and dynamic relationships with Country. We pay our respects to their Elders – past, present, and future.

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# Introduction + Context

# Introduction

This SSDA Design Report is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of our client, DPG Project 37 Pty Ltd (DPG) to support a State Significant Development Application (SSDA) for the redevelopment of 79-81 Queens Road and 2-8 Spencer Street, Five Dock (the site) for the purposes of a mixed-use retail and residential development, comprising 15% infill affordable housing.

The site is located at 79-81 Queens Road and 2-8 Spencer Street, Five Dock within the Canada Bay Local Government Area (LGA). The site comprises six separate allotments and is legally described as Lots 17 and 20-22 in Section 3 of DP 1117, Lot 18 in DP651570 and Lot 1 in DP540151. The consolidated site has a total site area of 3,158.4m<sup>2</sup>.

The site has an 'L' shaped configuration and is bound by Queens Road to the north, Williams Street to the east, and Spencer Street to the south. Currently, it is occupied by 1-2 storey buildings that are used for light industrial purposes, including vehicle workshops and warehouses.

It is located within Area 17 of the Kings Bay Precinct and is subject to specific controls governed by the Canada Bay LEP and the DCP. It comprises the majority of Area 17 but excludes 10-12 Spencer Street at the south-western corner of the block. Figure 1 below provides an aerial image of the site.

## Proposed Development

- Site preparation works, including demolition and excavation;
- Construction of 2 x shop top housing buildings, including a 5-storey building along Queens Road, and a 26-storey building along William Street, comprising a shared single storey non-residential podium, with 134 dwellings above;
- Construction of a shared basement carpark accessed from Spencer Street;
- Public domain and landscaping upgrades, including landscaped street setbacks to all boundaries, and the provision of part of a shared through site link connecting Queens Road to Spencer Street; and
- Associated infrastructure upgrades and diversions.



# 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.

Apartment Design Guide

Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design/ Deep Soil

Part 4: 4P Planting on structures

## OBJECTIVES FOR GOOD DESIGN (GANSW)

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



# Strategic Context (Local)- Parramatta Road Precinct

The Parramatta Road Corridor traverses 20 kilometers from Granville in the west to Camperdown in the east. The Corridor includes land adjoining Parramatta Road, and wider focus precincts where future development is considered appropriate based on function and character.

The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) provides a vision and strategy for how this Corridor will grow and bring new life to local communities. Within PRCUTS, there are three renewal precincts which include land within the City of Canada Bay:

Homebush, Burwood and Kings Bay.

PRCUTS aims to renew Parramatta Road and adjacent communities through investments in homes, jobs, transport, open spaces, and public amenity. It presents significant urban renewal opportunities for land within defined development precincts.

In response to PRCUTS, the City of Canada Bay has produced and submitted a planning proposal to the Department of Planning and Environment (DPE) that seeks to deliver Stage 1 of the Strategy. The planning proposal aims to introduce amended planning controls, community infrastructure and sustainability incentives for the three Stage 1 precincts of Kings Bay, Burwood and Homebush North.



**PARRAMATTA ROAD SELECT PRECINCTS**  
PUBLIC DOMAIN PLAN  
APRIL 2021  
City of Canada Bay | CONTEXT LANDSCAPE ARCHITECTURE



**PRCUTS STAGE 1**  
URBAN CANOPY ASSESSMENT REPORT  
APRIL 2021  
City of Canada Bay | CONTEXT LANDSCAPE ARCHITECTURE



# Strategic Context (Local)- DCP

## William Street and Queens Street, Five Dock

The landscape design for the subject site at William Street and Queens Street, Five Dock has been developed with regard to the relevant provisions of the City of Canada Bay Development Control Plan (DCP), particularly Part K20 – Public Domain and Landscape and the controls relating to streetscape character, deep soil planting, tree canopy provision, and the interface between private development and the public realm.

The DCP identifies landscape design as a critical component in reinforcing local character, enhancing streetscape amenity, and contributing to the environmental performance of new development. Within Five Dock, the DCP places emphasis on maintaining and strengthening the established residential and mixed-use streetscape character, characterised by street tree planting, landscaped setbacks, and a pedestrian-scaled public domain. The controls seek to ensure that new development positively contributes to this context through high-quality landscape outcomes that soften built form and improve visual and microclimatic amenity.

In accordance with the DCP objectives for public domain integration and streetscape enhancement, landscape design along William Street and Queens Street prioritises street-oriented planting that reinforces the existing landscape rhythm and contributes to the continuity of canopy cover. The proposed planting strategy aligns with DCP provisions that encourage the use of appropriate tree species consistent with the local streetscape character and ecological context, while maintaining clear sightlines and pedestrian safety.

The DCP also places strong emphasis on the provision of deep soil zones to support healthy tree growth and long-term canopy

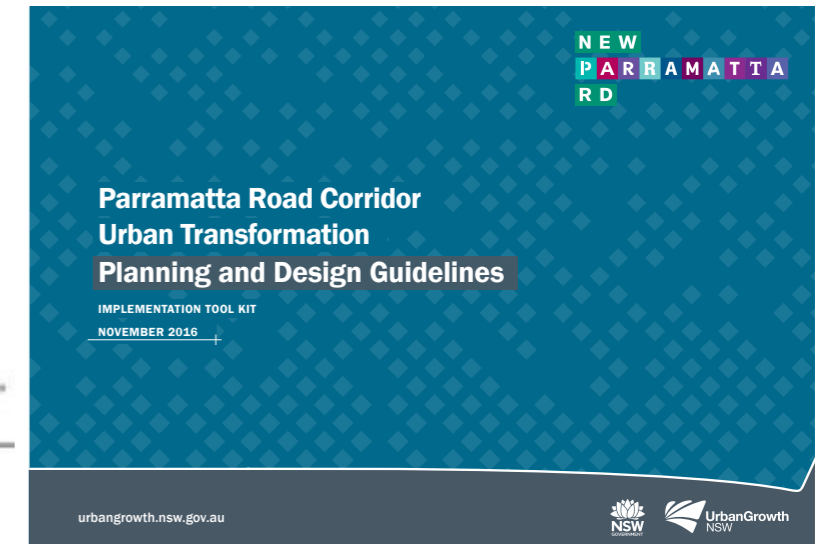
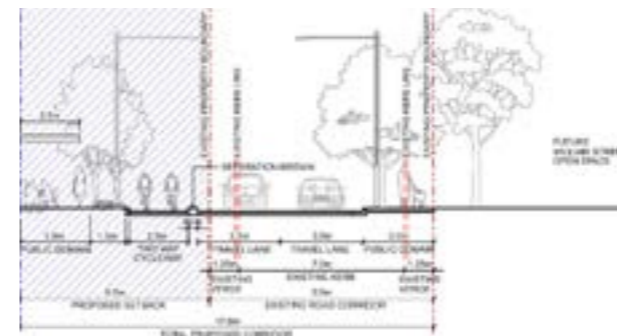
establishment. Consistent with these controls, deep soil areas are strategically located to accommodate medium to large canopy trees, ensuring adequate soil volumes and separation from built form and underground structures. This approach supports the DCP's objectives for tree longevity, urban heat mitigation, and enhanced environmental performance.

At the pedestrian interface, lower-scale planting, shrubs, and groundcovers are proposed in accordance with DCP controls addressing human-scale design, passive surveillance, and visual amenity. These elements contribute to an active and attractive streetscape while maintaining functional access and servicing requirements.

Overall, the proposed landscape strategy demonstrates consistency with the intent and objectives of the City of Canada Bay DCP by delivering a coordinated, high-quality landscape response that enhances the public domain, responds to local character, and supports the long-term greening of the Five Dock centre. The design integrates landscape with built form to achieve a cohesive outcome that aligns with both local planning controls and broader strategic planning objectives relevant to SSSA development.

The Kings Bay Public Domain Plan requires the following public domain and landscaped setbacks for the site:

- 3m to Queens Road and Spencer Street
- 8m to William Street
- 6m to the western boundary



# Apartment Design Guide 3D -3F

## 3D: COMMUNAL AND PUBLIC OPEN SPACE

Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents, connection to the natural environment and valuable 'breathing space' between apartment buildings. It also contributes to the appeal of a development and the well-being of residents. Some communal open space is accessible and usable by the general public. The size, location and design of communal or public open space will vary depending on the site context and the scale of development. The function of open space is to provide amenity in the form of:

- landscape character and design
- opportunities for group and individual recreation and activities
- opportunities for social interaction
- environmental and water cycle management
- opportunities to modify microclimate
- amenity and outlook for residents.

The useable part of the communal open space area may be supplemented by:

- additional landscape area, circulation space and areas for passive use and outlook
- public land used for open space and vested in or under the control of a public authority.
- High quality open space is particularly important and beneficial in higher density developments (for private open space requirements see section 4E Private open space and balconies).

## 3E: DEEP SOIL ZONES

Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas. Deep soil zones have important environmental benefits, such as allowing infiltration of rain water to the water table and reducing stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees which assist with temperature reduction in urban environments.

Deep soil zones may be constrained by the size of the lot or the location of a proposed development. To provide shade and amenity for residents they can be co-located with communal open space.

## 3F: VISUAL PRIVACY

Visual privacy allows residents within an apartment development and on adjacent properties to use their private spaces without being overlooked. It balances the need for views and outlook with the need for privacy. In higher density developments it also assists to increase overall amenity.

Visual privacy balances site and context specific design solutions with views, outlook, ventilation and solar access. The adjacent context, site configuration, topography, the scale of the development and the apartment layout all need to be considered.

Degrees of privacy are also influenced by a number of factors including the activities of each of the spaces where overlooking may occur, the times and frequency these spaces are being used, the expectations of occupants for privacy and their ability to control overlooking with screening devices.



# Apartment Design Guide 3G -4P

## 3G: PEDESTRIAN ACCESS AND ENTRIES

Good pedestrian access delivers high quality, equitable, safe and pleasant walking environments along the street, into the development and to individual apartments. Pedestrian access and entries must be priorities over vehicle access.

Building entries provide a connection with the public space and an address for a building or group of buildings. The design of building entries and their integration with the building and landscape design contributes to the identity of the building and the character of the streetscape. Building entries may lead into a common entry or directly into the private space of an apartment.

## 4O LANDSCAPE DESIGN:

Successful landscape design complements the existing natural and cultural features of a site and contributes to the building's setting. Landscape design includes the planning, design, construction and maintenance of all external spaces.

Incorporating landscape design early in the design process provides optimal outcomes for residential apartments. It needs to be coordinated with other disciplines to ensure the building design and service locations complement the landscape and public domain.

## 4P: PLANTING ON STRUCTURES

Planting on structures is where plants are on top of built structures such as basement car parks, podiums, roofs and walls. Planting on structures can provide amenity, improve air quality and microclimate, and reduce direct energy use and stormwater runoff. It can also supplement deep soil planting on sites where opportunities for this are limited or restricted, e.g. in high density areas.

Common ways of planting on structures include green roofs, green walls, raised planters and roof top gardens. Plants grown in these situations are subject to a range of environmental stressors that affect both the health and vigour of the plants. Designing soil profiles, irrigation and systems that provide adequate oxygen, water and nutrients is crucial for plant survival.

**4P Planting on structures**

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Figure 4P.1 Green walls and facades make positive contributions to the environment and to urban amenity more generally. They can also improve the sustainability performance of a building.

**Table 4 Minimum soil standards for plant types and sizes**

Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 18m crown spread at maturity	100m <sup>3</sup>	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	30m <sup>3</sup>	1,000mm	8m x 8m or equivalent
Small trees	6-8m high, up to 6m crown spread at maturity	8m <sup>3</sup>	800mm	5.5m x 5.5m or equivalent
Shrubs			300-600mm	
Ground cover			300-400mm	
Turf			200mm	

Note: The above has been calculated assuming 50kg/m<sup>3</sup> organic. Any soil surface drainage requirements are in addition to the above minimum soil depth.

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**Table 4 Recommended tree planting in deep soil zones**

Site area	Recommended tree planting
Up to 500m <sup>2</sup>	1 medium tree per 50m <sup>2</sup> of deep soil zone
Between 500 - 1,500m <sup>2</sup>	1 large tree or 2 medium trees per 30m <sup>2</sup> of deep soil zone
Greater than 1,500m <sup>2</sup>	1 large tree or 2 medium trees per 30m <sup>2</sup> of deep soil zone



Figure 4O.4 Shading trees improve the microclimate and are particularly effective along the eastern and western elevations of buildings.



Figure 4O.5 Where trees are retained, tree protection zones need to be established during construction to protect the canopy and roots.

**Objective 4O-1**  
Landscape design is viable and sustainable

**Design guidance**

Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating:

- diverse and appropriate planting
- bio-filtration gardens
- appropriately planted shading trees
- areas for residents to plant vegetables and herbs
- composting
- green roofs or walls

Ongoing maintenance plans should be prepared.

Microclimate is enhanced by:

- appropriately scaled trees near the eastern and western elevations for shade
- a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter
- shade structures such as pergolas for balconies and courtyards

Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4).

**Objective 4O-2**  
Landscape design contributes to the streetscape and amenity

**Design guidance**

Landscape design responds to the existing site conditions including:

- changes of levels
- views
- significant landscape features including trees and rock outcrops

Significant landscape features should be protected by:

- tree protection zones (see Figure 4O.5)
- appropriate signage and fencing during construction

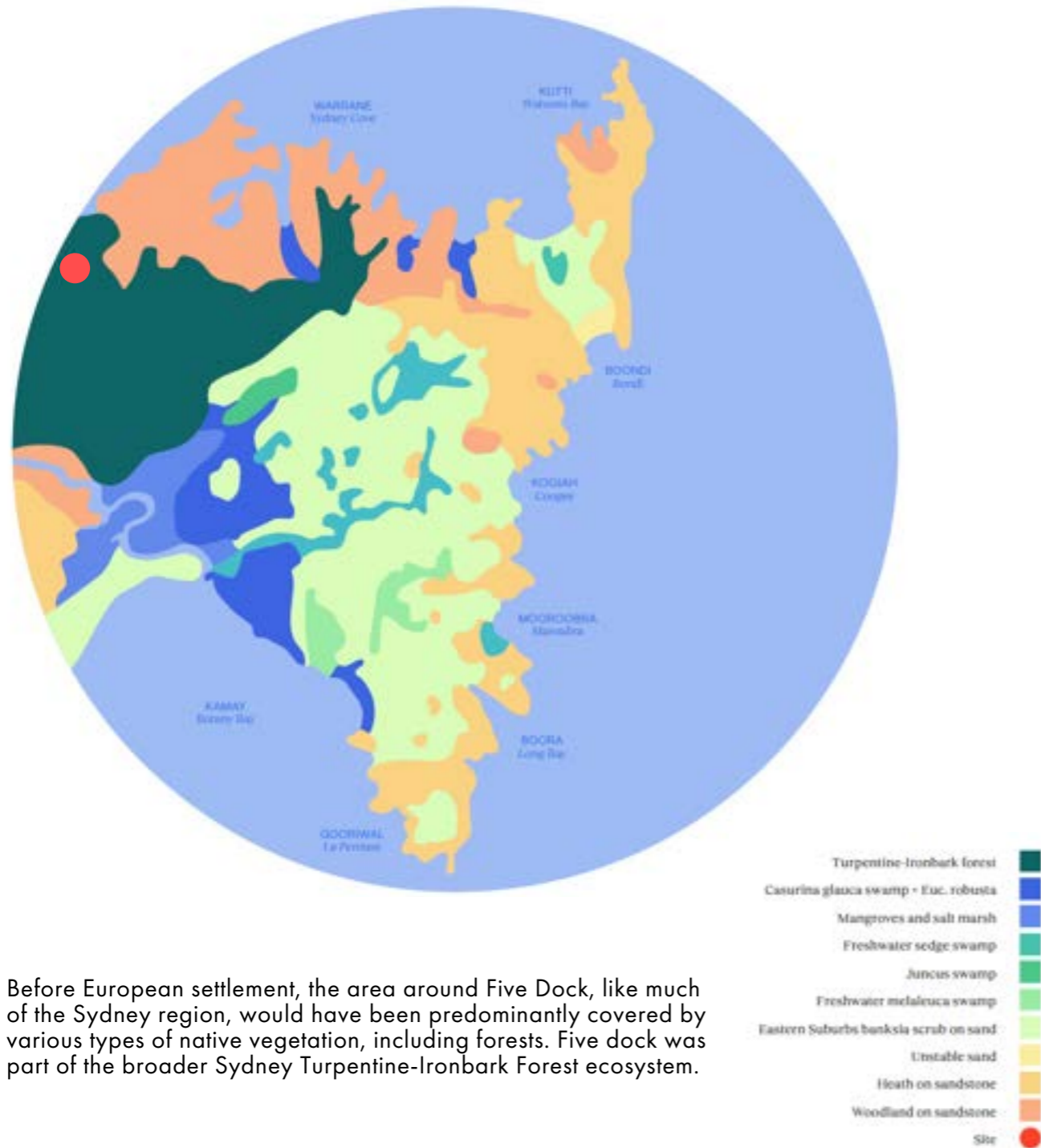
Plants selected should be endemic to the region and reflect the local ecology.

Apartment Design Guide 119

# Site Context & Walkability



# Mapping Ecologies



Before European settlement, the area around Five Dock, like much of the Sydney region, would have been predominantly covered by various types of native vegetation, including forests. Five dock was part of the broader Sydney Turpentine-Ironbark Forest ecosystem.



SYNCARPIA  
GLOMULIFERA "TURPENTINE"



ACACIA FLORIBUNDA



EUCALYPTUS PANICULATA



PULTENAEA FLEXILIS



NORTHERN HINTERLAND WET  
SCLEROPHYLL FORESTS



LEUCOPOGON LANCEOLATUS

# Existing Site & Walk on Country

This report has been prepared with reference to the key principles outlined in the Connecting with Country report (prepared by MLALC) which accompanies the DA.

Our Landscape team attended a Walk on Country, 13 October 2025. Some examples of design realisations noted by Artefact have been reflected in the landscape design.

**Ethnobotany** : Focused on relationships between people and plants, advocating for relaxed, non-congested spaces and avoiding over development. Considering plants importance throughout seasons, food sources and, materiality. Soundproofing is crucial to buffer traffic, and aircraft noise. Enhancing well-being through scent-rich, mindful landscaping and providing outdoor tables and chairs with visibility to natural settings encourages social interaction.

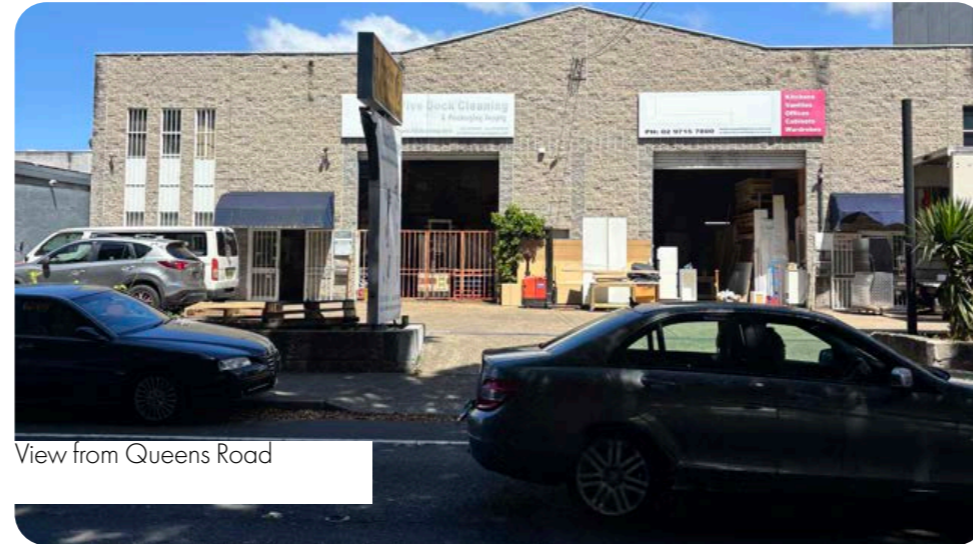
**Context & Proposed Form** : Natural light should be prioritised to ensure liveable, healthy spaces, while integrating open greenery to prevent a dense, enclosed feel.

**Amenities** : Creating communal gathering space including green outdoor areas with natural seating, clear signage, and designated rest zones.

**Design** : Harmony with Country, while a palette drawn from the “Colours of Country” ochre tones, timber, sandstone, and natural flora and fauna hues grounds the design. Gathering areas incorporate places for seating cultural expression, and integrating greenery on and around buildings enhances liveability and gives back to Country.

## Landscape Response:

- Native trees to be planted to enhance surrounding street character and introducing endemic garden planting for sensory rich experiences
- Promoting gathering spaces and seating to engage people who have some time to pause, read and reflect.
- Landscaping around the periphery of the site to provide shade and cooling as well as sound buffering from roads
- Landscaped verges and extensive planting are implemented in retained deep soil areas
- Sandstone elements such as colour, material and feel feature prominently throughout the development and as seating and planters



View from Queens Road



View from William Street to the North of the Site



Existing Avenue of Large Fig Trees



Species recommended by elders: Calyptorhynchus



Species recommended by elders: Corymbia gummifera



View from William Street

# The Design

# Landscape Vision

**“To create a safe, connected and site-responsive landscape that integrates generous tree canopy, eco-centric shared open spaces and activated street edges, reinforcing Five Dock’s local character while promoting healthy living, community connection and long-term environmental resilience”**

# Design Statement

## Objectives

To provide additional amenity and recreational opportunities within the private domain for the residents of the Precinct.

## Controls

Communal open space is to be provided in the form of private areas at podium, rooftop and ground level in accordance with the Apartment Design Guide.

Communal open space is to be primarily at grade and read as a continuation of the adjacent public domain character in planting and materiality. The materiality is to compliment the adjacent public domain and may include additional materials such as brick and/ or stone paving. Small trees suitable for the landscaped area provided are encouraged.

External (outside) communal open space areas are to be located and designed to:

- Be seen from the street between buildings (where possible)
- Provide for active and passive recreation needs of all residents
- Provide landscaping
- Present as a private area for use by residents only
- Include passive surveillance from adjacent internal living areas and/or pathways
- Have a northerly aspect (where possible)
- Be in addition to any public thoroughfares.

Communal open space is to provide a range of uses including seating, picnic facilities, play spaces, productive gardens and lawn areas amongst generous planting.

Communal open space is to incorporate a minimum of 60% native planting for local character, however this may be supplemented with exotics for colour and variation, and edible species as part of vegetable or herb gardens.

The design of exterior communal open space areas are to achieve amenity by addressing visual and acoustic privacy, safety, security and wind effects.

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

## Streetscape

Streetscape improvements form an integral part of the proposed development, subject to ongoing consultation and detailed design coordination. Enhancements to the public domain, including upgrades and make-good works, have been incorporated to ensure a seamless and cohesive transition across the ground plane.

The proposal aligns with Council's strategic vision for Queens Road, William Street, and Spencer Street, reinforcing the intended character and functionality of these key corridors. Dedicated cycleways and landscaped planted edges have been integrated into the design, contributing to an improved pedestrian and cyclist experience.

The development also includes a public benefit through the dedication of land to Council, supporting the delivery of enhanced public domain outcomes for the broader Five Dock community.

## CPTED, Safety & Visibility

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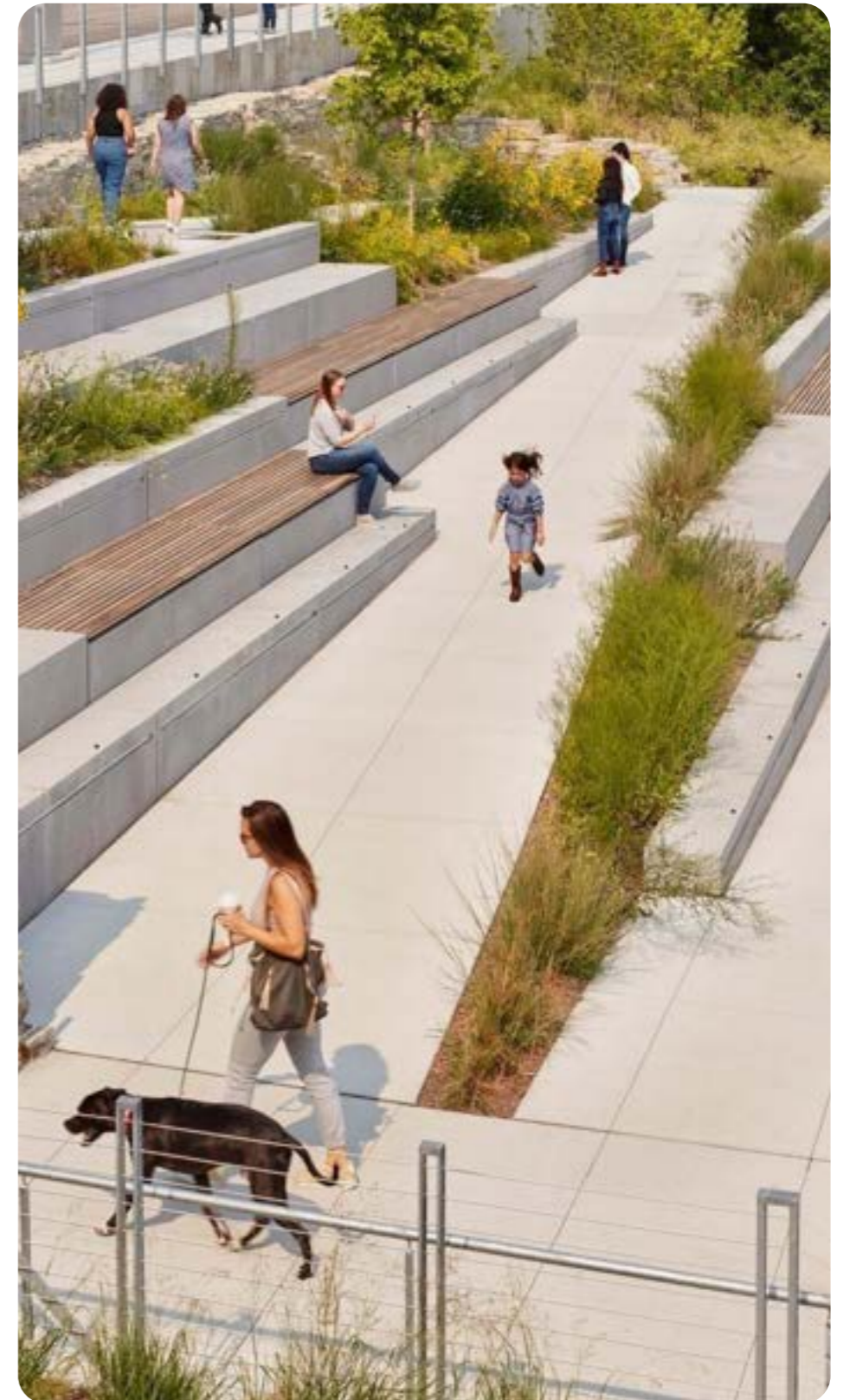
## Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and Communal spaces areas at maximum 1:20 grades reducing the amount of handrails and clutter in the public realm. Ramps, Stairs and handrails proposed only where necessary.

## Deep Soil Depths on Podiums & Permanent Planting

Deep soil areas have been maximised with mass native tree planting where feasible throughout the project.

This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved throughout.



# Landscape Principles



## A SAFE AND CONNECTED COMMUNITY

A welcoming neighbourhood that fosters a sense of belonging and security within the residential character of Five Dock. Well-connected to nearby quality schools, parks and Parramatta River. Shared spaces encourage social interaction and community engagement, supporting a resilient and inclusive neighbourhood that reflects Five Dock's unique local identity.



## SITE-RESPONSIVE DESIGN

We aim to create resilient spaces that harness innovation and a commitment to a sustainable community for all. The proposal enhances urban canopy cover through the planting of endemic trees and 'green' canopy structures to mitigate the heat island effect, while reusing onsite materials such as brick and pavement to reduce waste and reinforce a connection to the site's history and character.



## INTEGRATING NATURAL CHARACTER

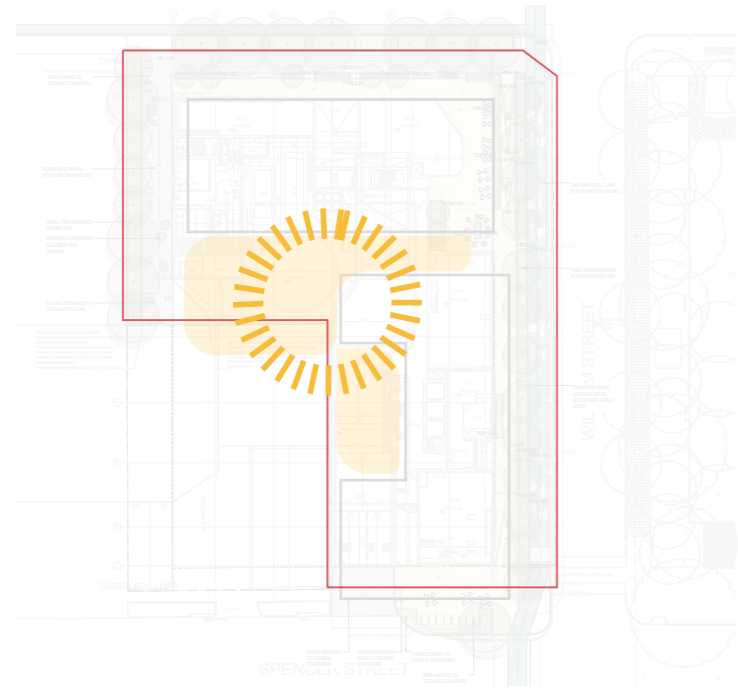
Guided by biophilic principles, the design balances built form with Five Dock's suburban character. A central green space and perimeter corridor enhance the local streetscape, while natural materials throughout the site reinforce a connection to the surrounding landscape. The result is a harmonious network of spaces that blends nature and urban life, celebrating tree canopy, sustainability, and the local context.



## HEALTHY LIVING THROUGH SHARED SPACES

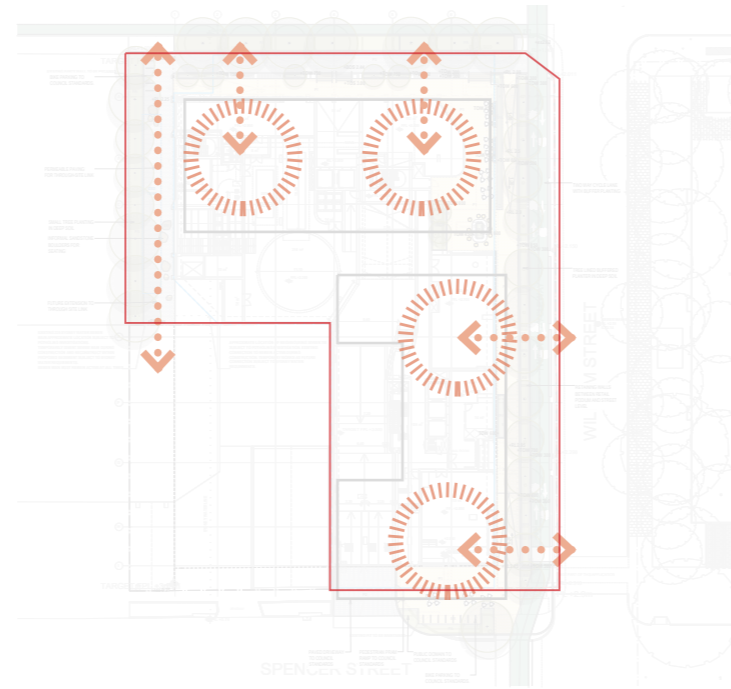
A site designed to promote a healthy, positive lifestyle, featuring communal spaces and accessible pathways that connect various areas of the program. Outdoor amenities encourage intergenerational gathering, incidental meetings, playful interactions, and strengthen connections between people and nature, fostering a vibrant and inclusive community.

# Key Moves



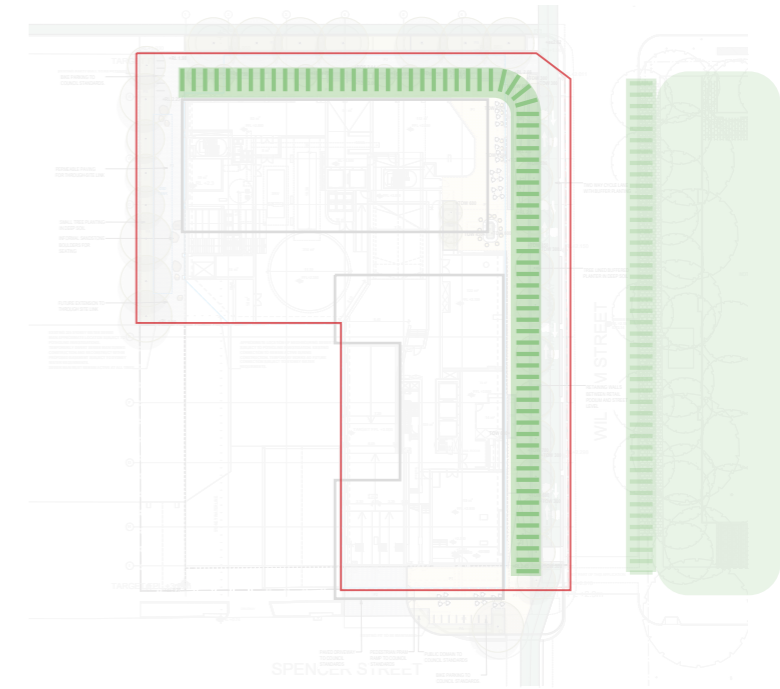
## Creating an eco-centric open space

This development strengthens neighbourhood connections through shared open spaces designed for families and visitors. These spaces support diverse community programs while also housing native wildlife and incorporating endemic planting species, fostering a circular, eco-centric relationship between people and nature.



## Activation and embracing place

Activate and celebrate place through an engaging ground floor interface - integrating retail frontages, landscape zones, and pedestrian-friendly edges that strengthen Queen Street's local character and connect the development with the community.



## Re-enforcing generous canopy edges

Reinforce a generous green edge along Queen Street through new canopy tree planting in deep soil zones, enhancing pedestrian comfort and public amenity while strengthening visual and physical connections to the future William Street Park.

# Ground Floor and Public Domain Plan



- ① TERRACE STEPS ON QUEEN ST FRONTAGE WITH TERRACED PLANTERS
- ② EXTENSIVE TREE CANOPY WITH RAIN GARDEN OPPORTUNITIES
- ③ IN-GROUND BUFFER PLANTING AND LARGE TREE CANOPY IN DEEP SOIL
- ④ PROPOSED TWO-WAY CYCLE WAY
- ⑤ GROUND FLOOR ACTIVATION AND OUTDOOR DINING ON STREET FRONTAGES
- ⑥ RAMP ACCESS TO ACTIVATED RETAIL FRONTAGE
- ⑦ NATIVE SMALL TREE PLANTING ALONG THROUGH SITE LINK WITH OPPORTUNITY FOR FUTURE CONNECTION
- ⑧ BIKE PARKING TO COUNCIL STANDARDS
- ⑨ FENCE AND GATE TO THROUGH SITE LINK TO CONTROL ACCESS

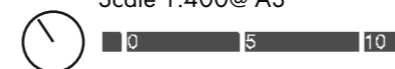
The ground floor has been carefully designed to deliver an active and engaging public realm interface. Retail frontages line the primary streets, with opportunities for outdoor dining and informal seating that promote activation and enhance the pedestrian experience.

Generous native planting and canopy trees frame the edges of William Street and Queens Road, providing a landscaped buffer to adjacent cycleways while contributing to urban cooling, biodiversity, and visual amenity. These planted edges reinforce the streetscape character and create a comfortable transition between movement corridors and built form.

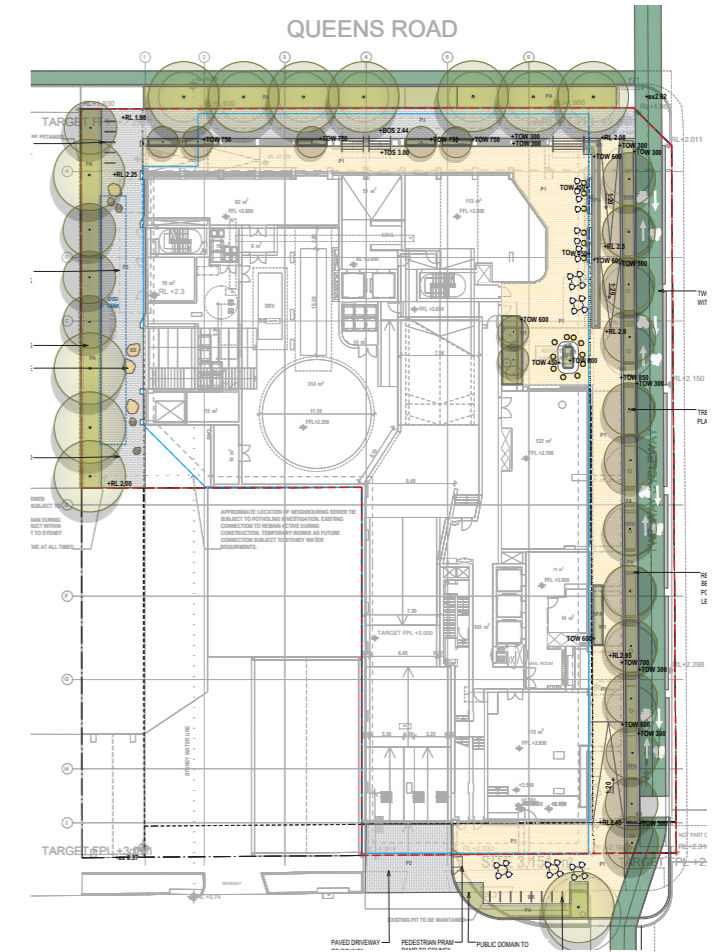
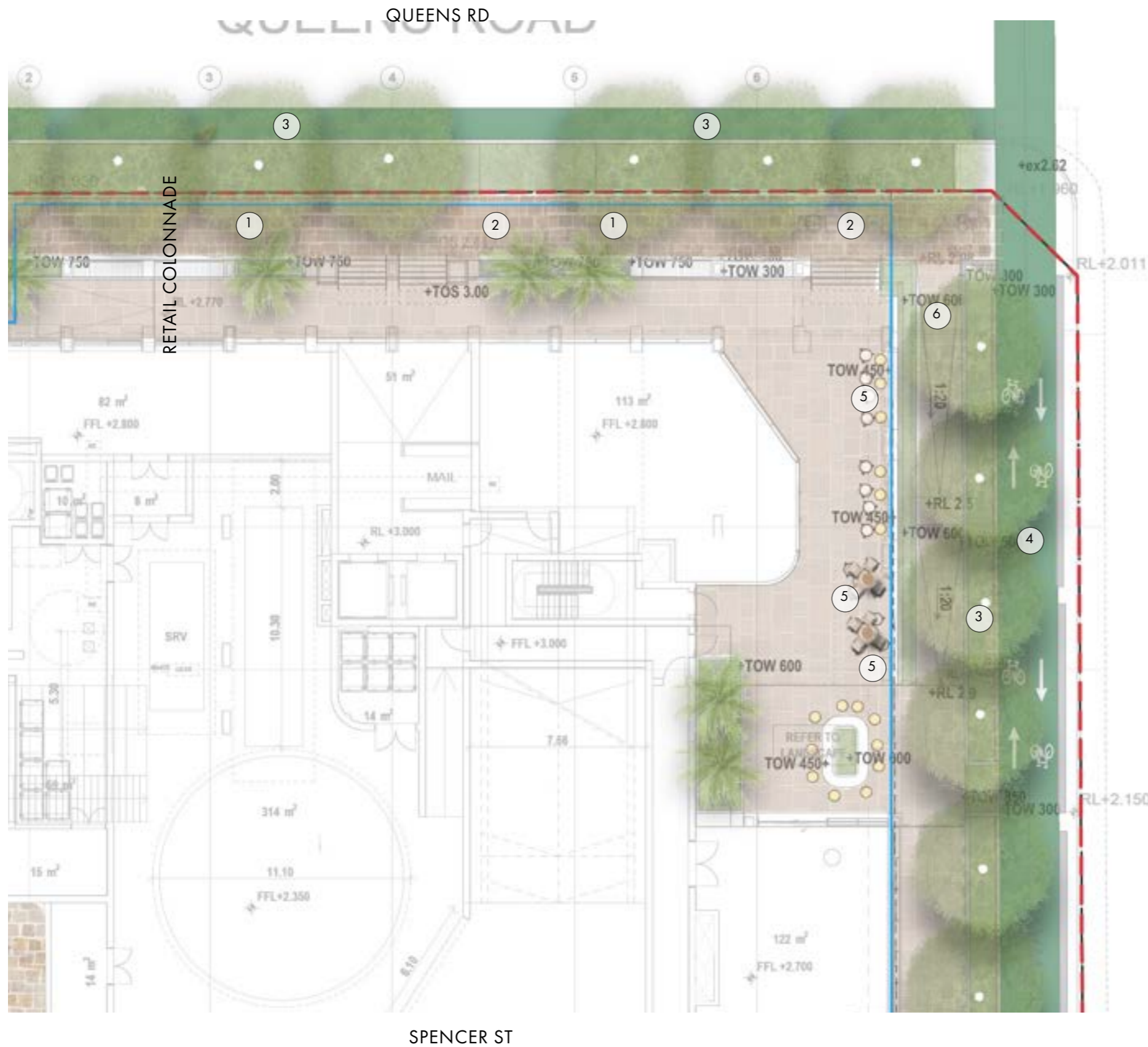
A future-proofed through-site link has been integrated into the design, allowing for long-term connectivity and permeability across the site. This link is defined by medium-scale tree planting and sandstone landscape elements, establishing a high-quality pedestrian environment with a strong material identity.

The development also provides a tangible public benefit through the dedication of land to Council, supporting enhanced public domain outcomes and contributing positively to the broader Five Dock community.

Scale 1:400@ A3

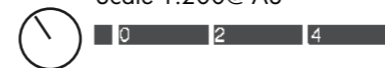


# Ground Floor Detail Plan

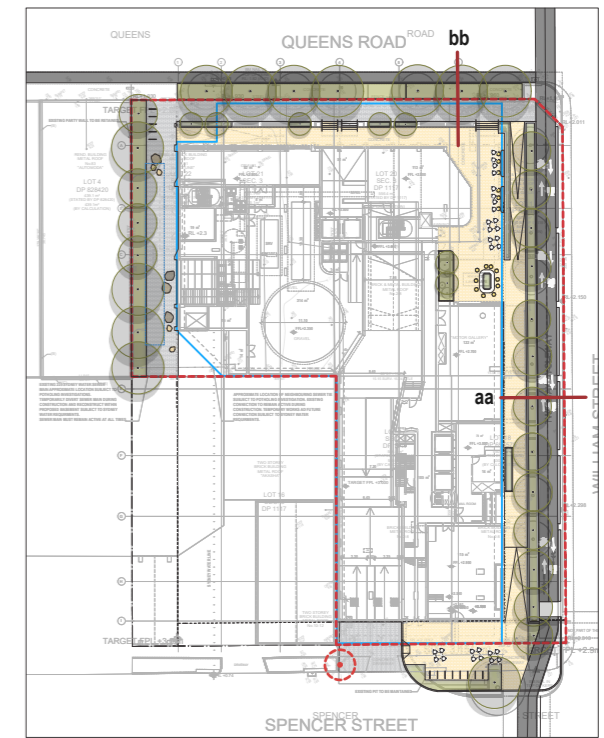
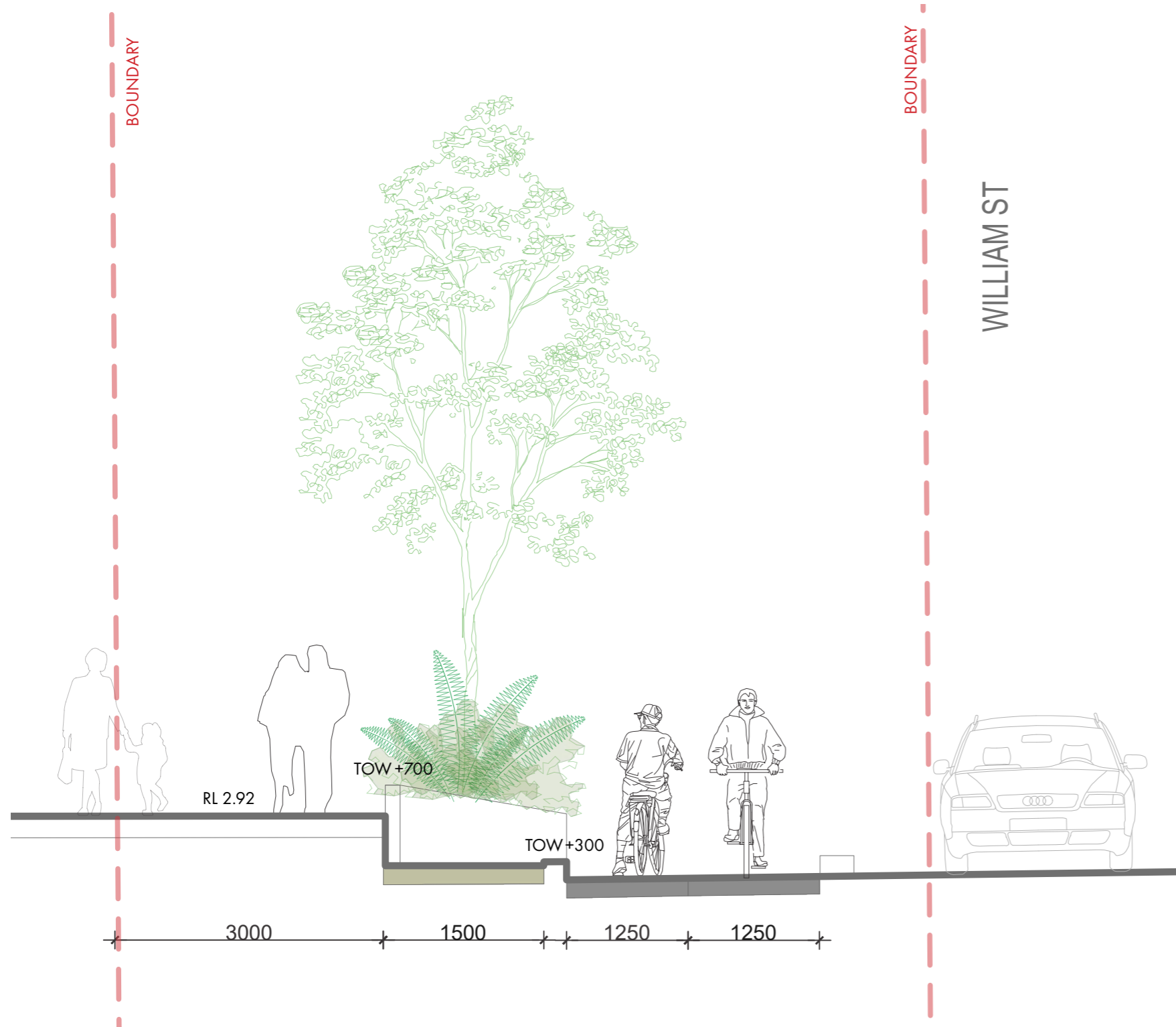


- ① TERRACE STEPS ON QUEEN ST FRONTAGE WITH TERRACED PLANTERS
- ② STAIR ACCESS
- ③ IN-GROUND BUFFER PLANTING AND LARGE TREE CANOPY IN DEEP SOIL
- ④ PROPOSED TWO-WAY CYCLE WAY
- ⑤ OUTDOOR DINING ON STREET FRONTAGES WITH SEATING WALLS AND STOOL SEATING
- ⑥ RAMP ACCESS TO ACTIVATED RETAIL FRONTAGE

Scale 1:200@ A3



# William Street Public Domain Interface

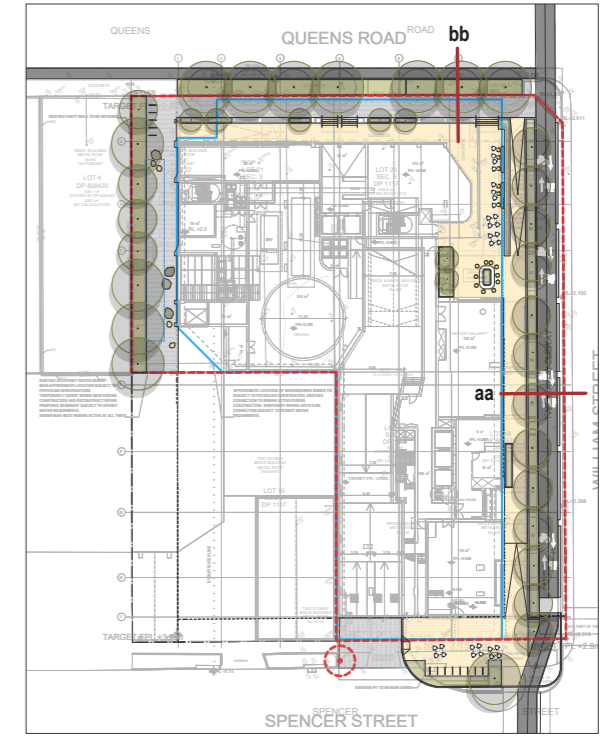
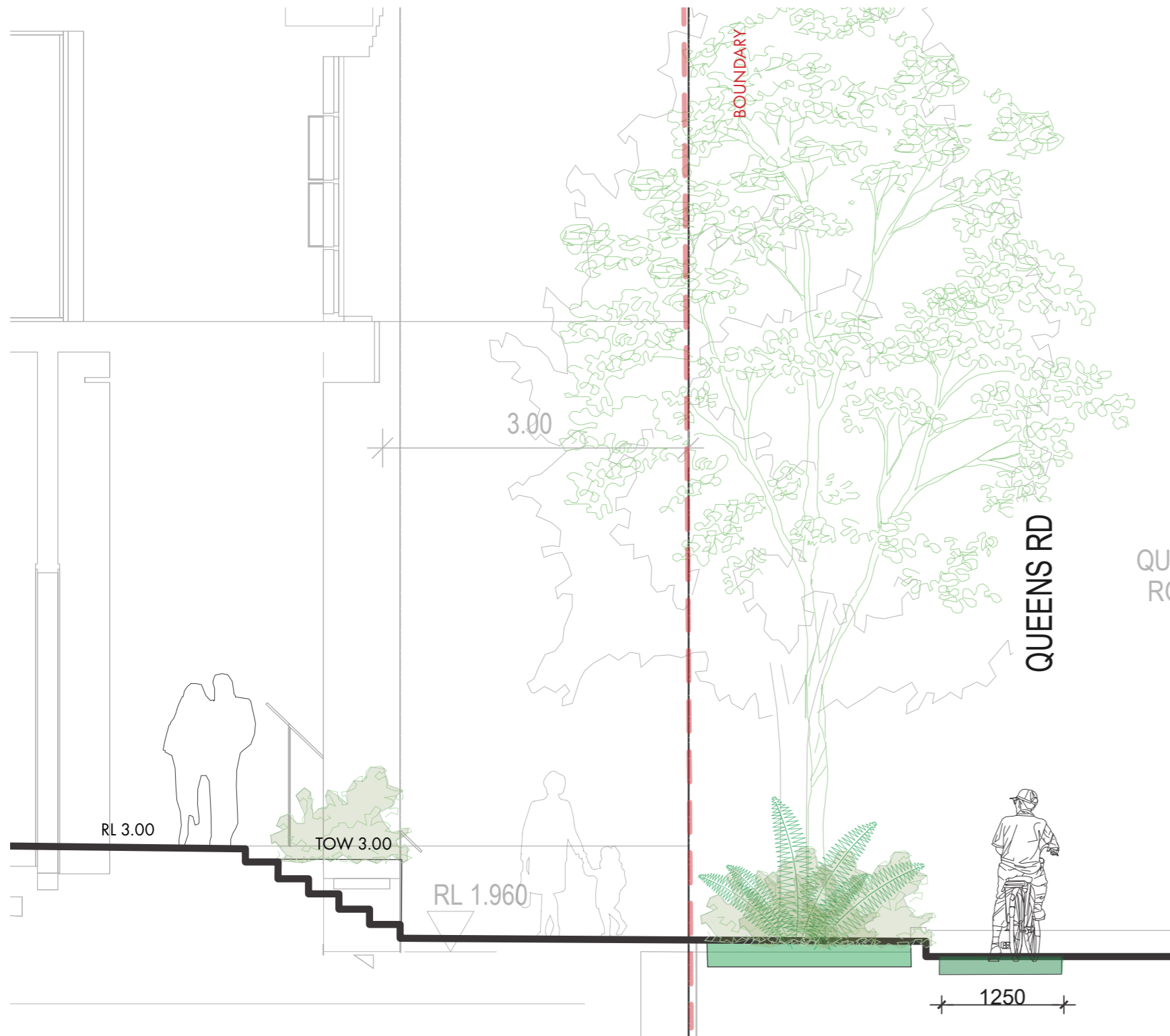


Dimensions adopted from Canda Bay Council Street Design Guideline

Scale 1:50 @ A3



# Queens Road Public Domain Interface

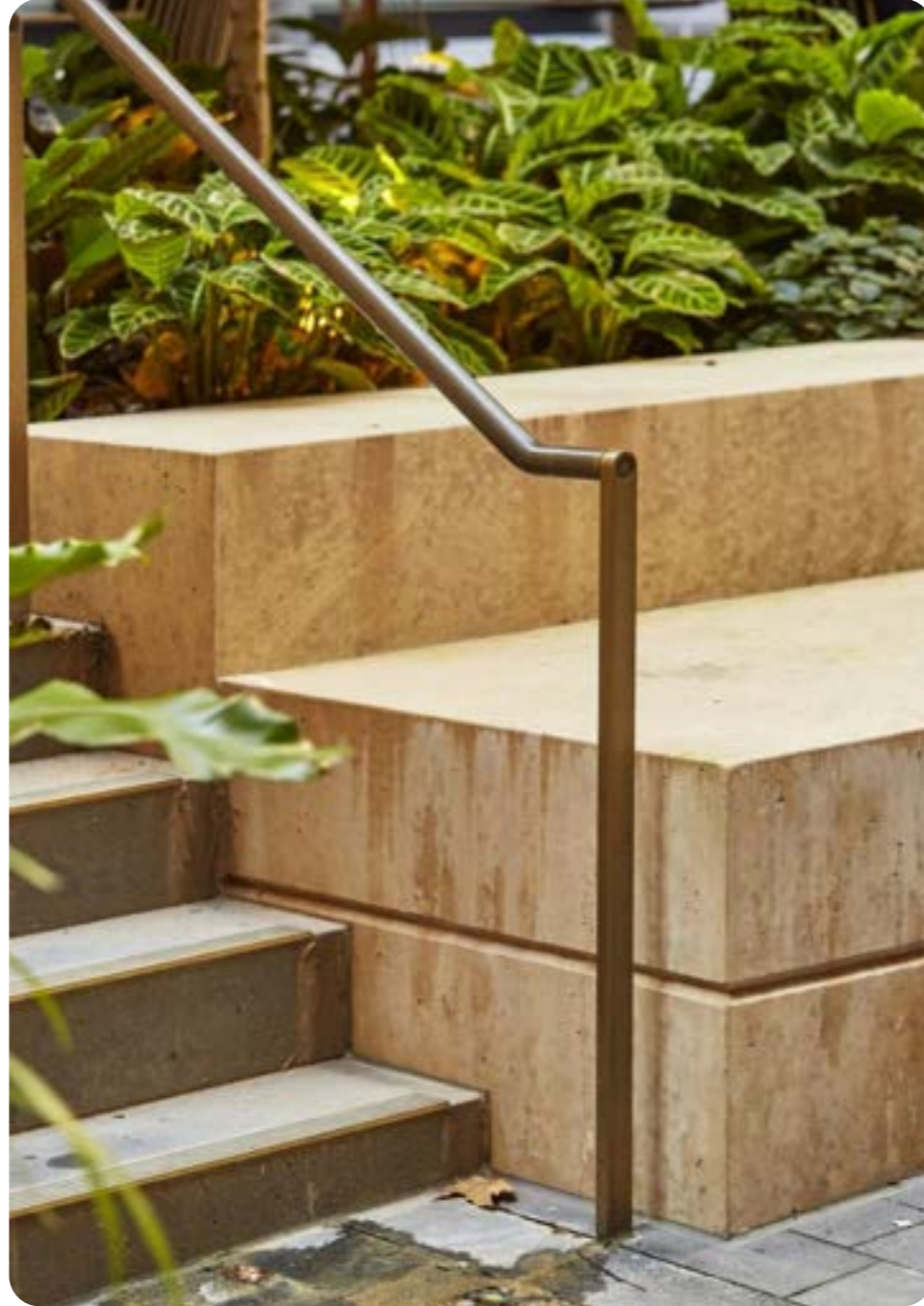


Dimensions adopted from Canda Bay Council Street Design Guideline

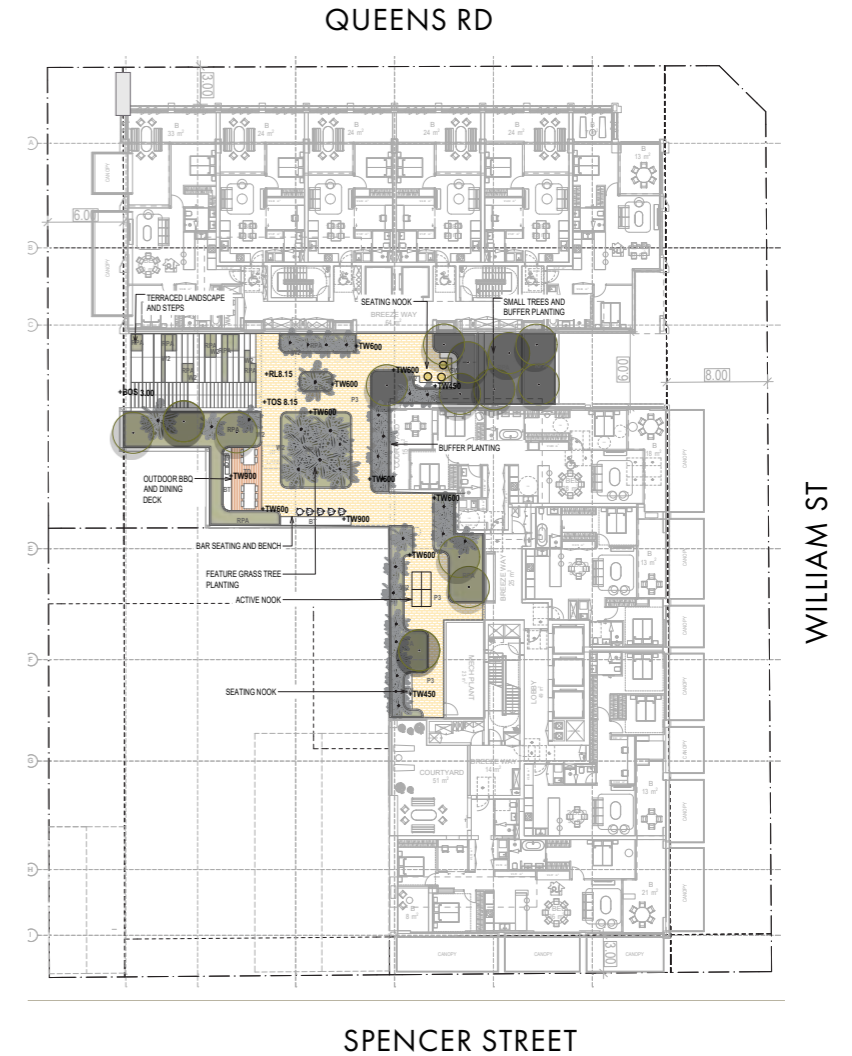
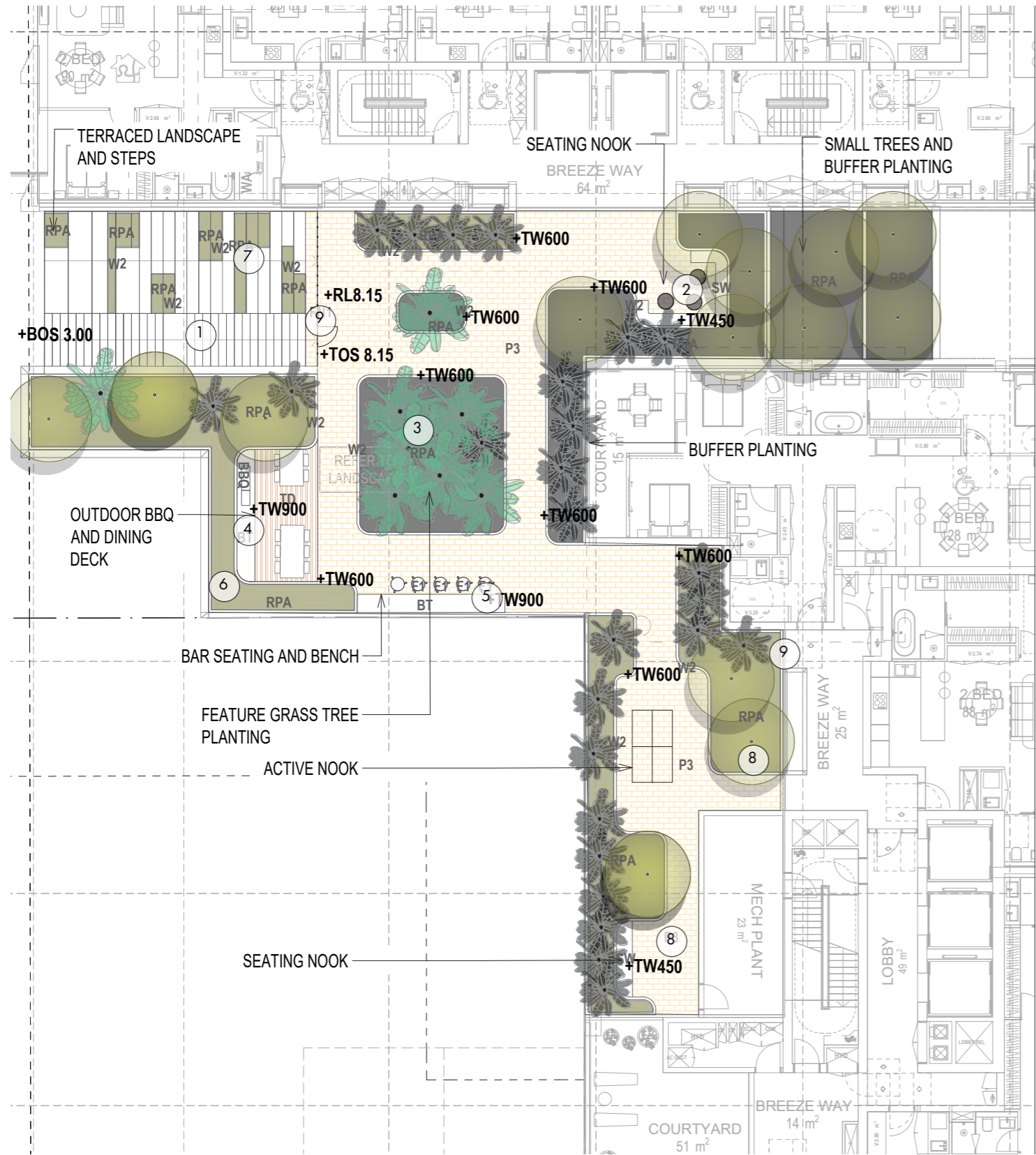
Scale 1:50 @ A3



# Ground Floor Character



# Level 1 Podium Plan



## LEGEND

- ① STAIRS TO GROUND FLOOR AND RETAIL
- ② FEATURE TREES WITH GARDEN SEATING NOOK
- ③ FEATURE CENTRAL PLANTER
- ④ OUTDOOR KITCHEN AND DINING
- ⑤ VIEWING BAR
- ⑥ COMMUNITY GARDEN
- ⑦ LANDSCAPE TERRACE STEPS
- ⑧ SHADED GARDEN PLAY ZONE
- ⑨ FENCE AND GATE FOR CONTROLLED ACCESS TO PUBLIC

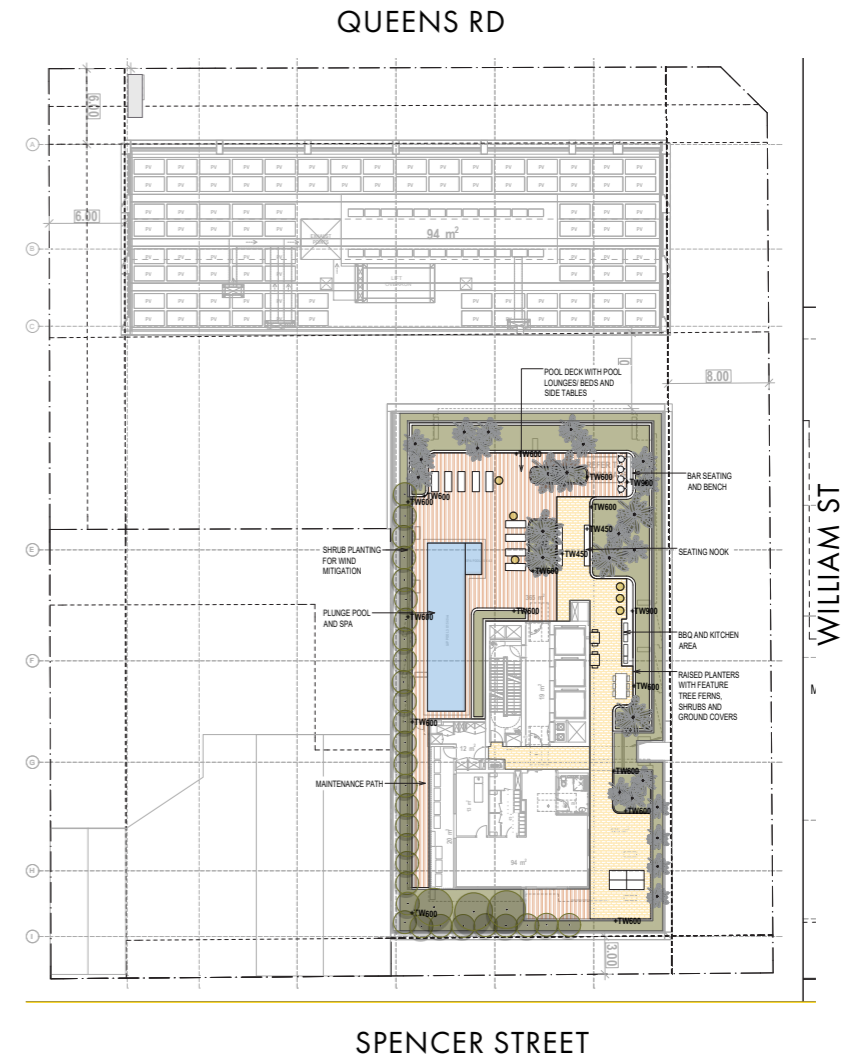
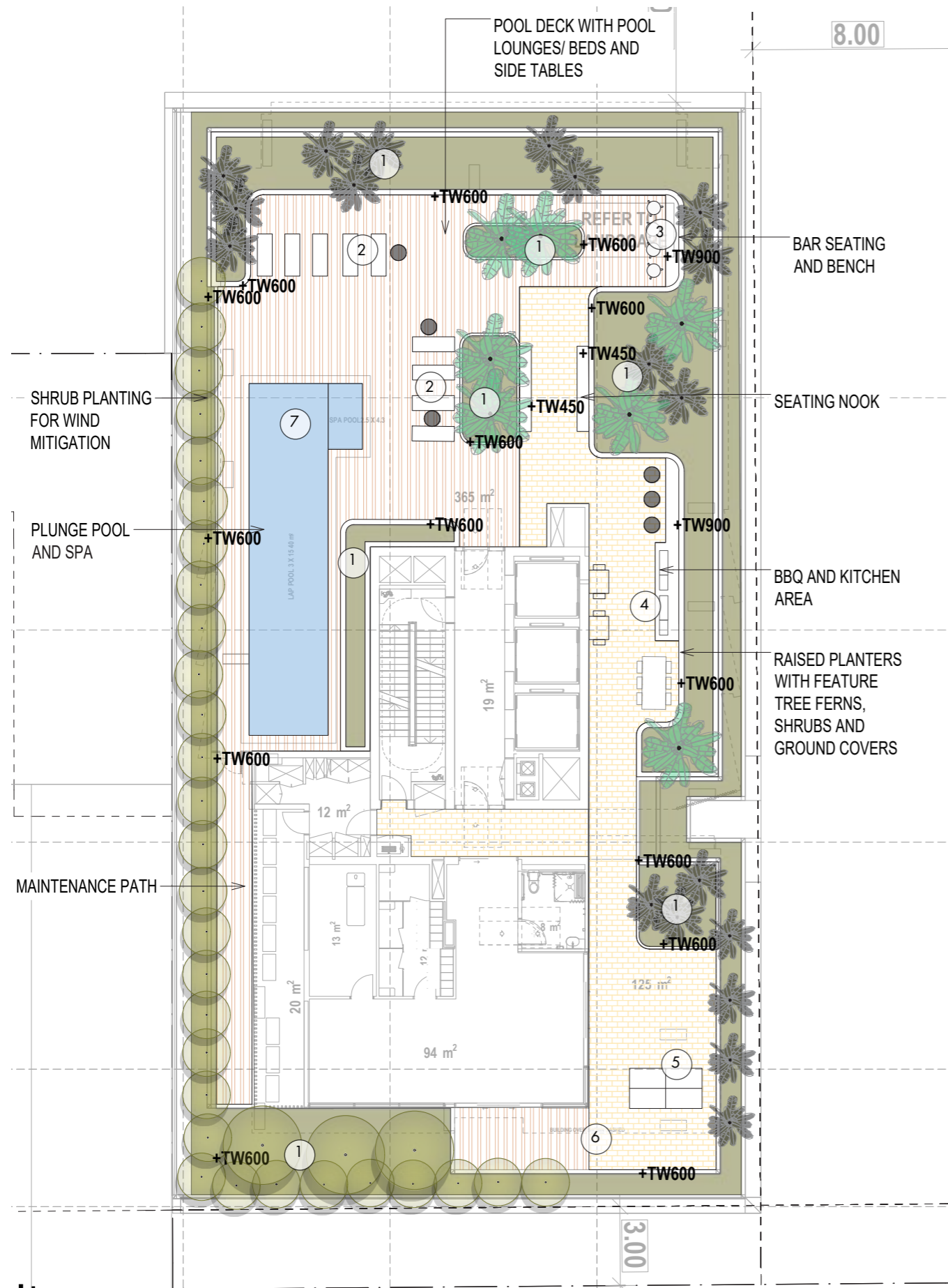
Scale 1:200@ A3



# Level 1 Podium Character

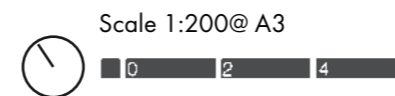


# Level 5 Podium Plan

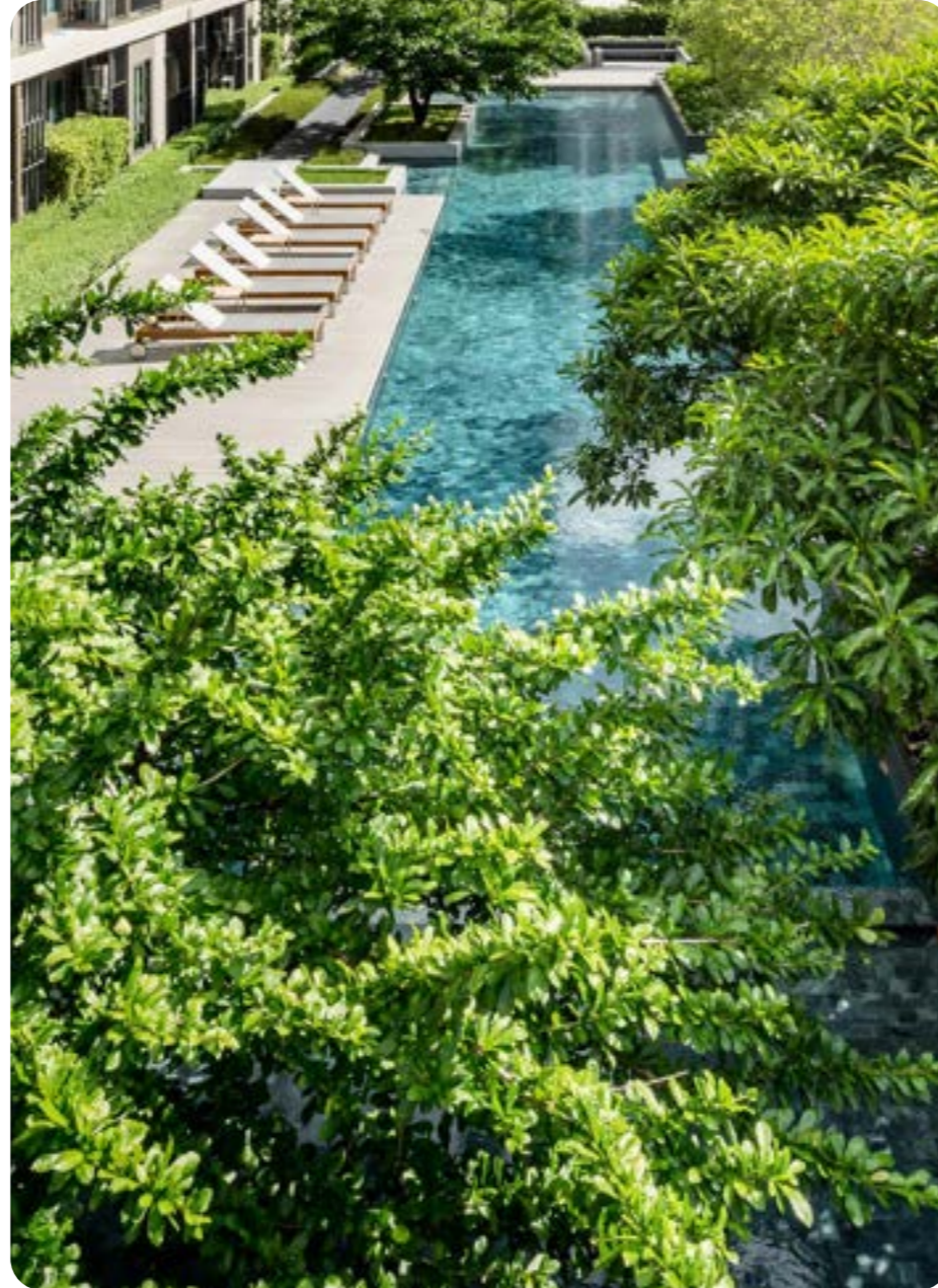


## LEGEND

- ① RAISED PLANTERS WITH SHRUBS AND NATIVE PLANTING
- ② CABANA AND LOUNGE BEDS
- ③ BAR SETTING WITH STOOLS
- ④ BBQ AND OUTDOOR DINING AREA
- ⑤ TABLE TENNIS AREA
- ⑥ OUTDOOR ACTIVITY ZONE
- ⑦ POOL AND SPA



# Level 5 Podium Character



# Materials and Planting

# Materials and Planting



Backhousia citriodora



Elaeocarpus reticulatus



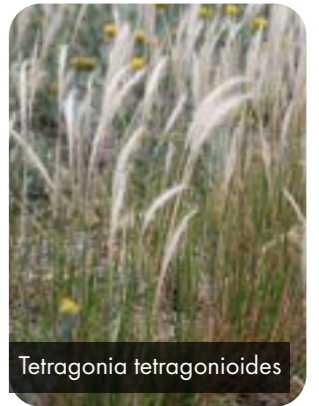
Xanthorrhoea



Acacia falcata



Ozothamnus diosmifolius



Tetragonia tetragonioides



Melaleuca linariifolia



Elaeocarpus paniculata



Concrete walling



Bauera rubioides



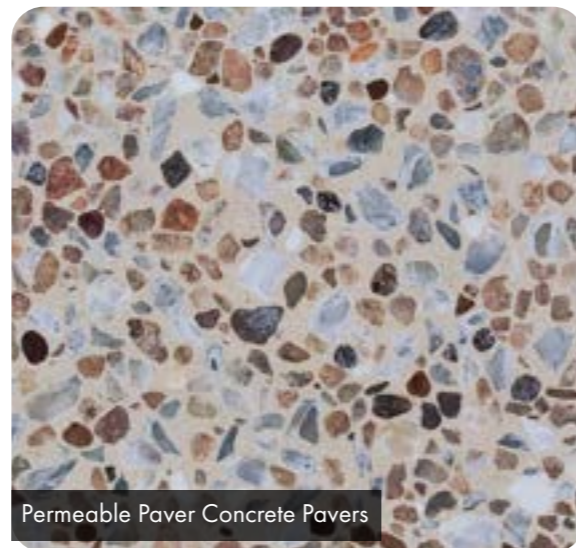
Dicksonia antarctica



Banksia spinulosa



Sandstone paver on pedestal



Permeable Paver Concrete Pavers



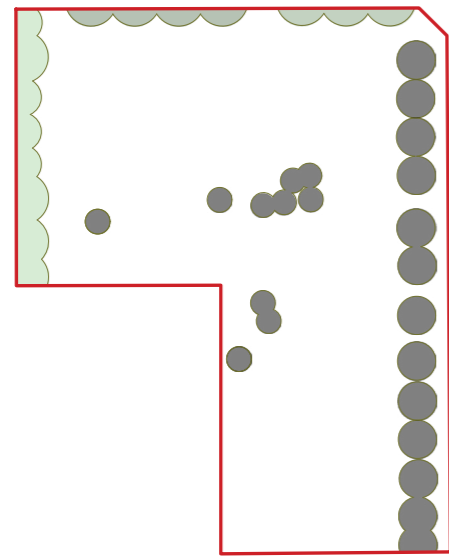
Sandstone Boulders



corymbia gummifera

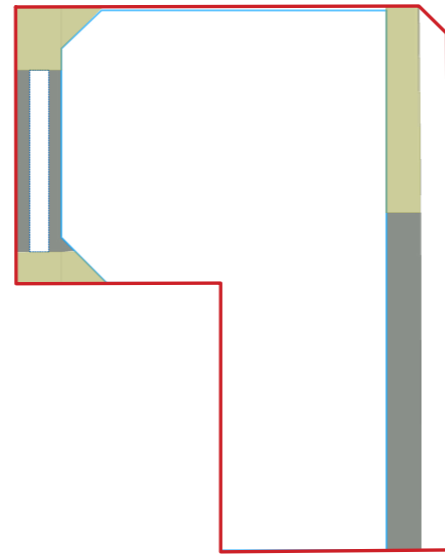
# Landscape Performance

# Compliance Diagrams



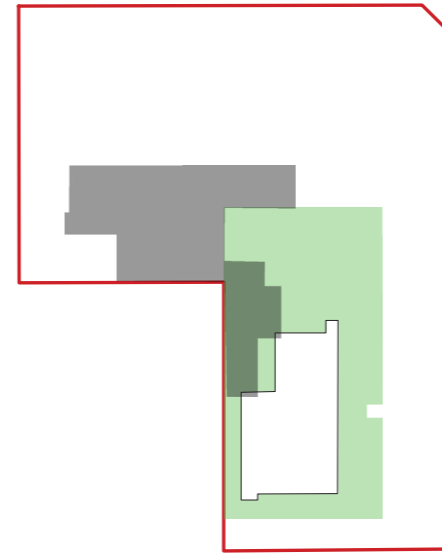
## TREE CANOPY

● PROPOSED CANOPY COVERAGE = 527m<sup>2</sup> 16%



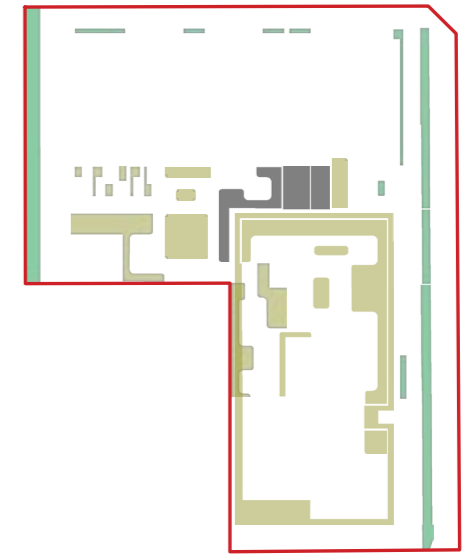
## DEEP SOIL

● DEEP SOIL 3m = 210m<sup>2</sup> 6%  
 ● DEEP SOIL (INTERRUPTED) = 287m<sup>2</sup> 9%



## COMMUNAL OPEN SPACE

● AREA OF COS = 874m<sup>2</sup> 27%



## LANDSCAPE AREA

● SOFT LANDSCAPE AREA = 686m<sup>2</sup> 21%  
 ● LANDSCAPE ON GROUND = 242m<sup>2</sup> 7%  
 ● LANDSCAPE ON PODIUM = 444m<sup>2</sup> 14%

# Land+ Form

# Appendix A - DA Drawings