

ARCADIA

2-4 Giffnock Avenue Macquarie Park **Landscape SSD Design Report**

PREPARED FOR HOLDMARK DEVELOPMENTS

We wish to acknowledge the Darug people and their custodianship of the land on which our project is located on.
We pay our respects to their Ancestors and their descendants, who continue cultural and spiritual connections to Country.
We acknowledge the connection to this land and the significance of undertaking this project on Country.

Status	SSD ISSUE
Issue	C
Date	18th November 2025
Prepared By	SS / RG / DH / JS / YJ / NW
Approved By	NW

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Executive Summary

This Landscape Design Report has been prepared by Arcadia Landscape Architects to accompany a State Significant Development Application (SSDA) for a mixed-use development at 2-4 Giffnock Avenue, Macquarie Park within the Ryde Local Government Area (LGA).

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-79017211) on 8 January 2025.

Introduction

The SSDA seeks development consent for a mixed-use development at 2-4 Giffnock Avenue, Macquarie Park, comprising two tower elements above podiums, with retail premises, a childcare centre and residential uses within the building envelopes and recreation and road infrastructure uses on the remainder of the site.

Specifically, the SSDA seeks development consent for:

- + demolition of two existing single storey buildings, one x two storey building and one car port
- + site preparation and excavation works
- + Construction of two tower elements, comprising:
 - + a single basement, comprising 6 parking levels to service the entire development
 - + ground floor retail premises
 - + ground floor residential amenities and services
 - + a centre based childcare centre (located on both ground and level 1 of northeastern only) accommodating 120 children and 20 staff
 - + residential accommodation on the remaining levels (comprising a total of 741 units and dedication of affordable housing in perpetuity)
- + landscaping and communal open space
- + associated infrastructure and services
- + streetscape upgrades including road widening to Drake Avenue by 2.5m (equivalent to 273m2) and Hyundai Drive by 4m (equivalent to 258m2)
- + dedication of land for infrastructure purposes including open space (equating to 4025m2) and bridge infrastructure in accordance with Clause 7.13 of the Ryde Local Environmental Plan 2014 (RLEP) and the Macquarie Park Design Guide
- + embellishment of the dedicated open space area
- + easements for access and maintenance to the new substation and

- for the new pipe over the dedicated recreation area
- + subdivision to create a separate lot

The purpose of the project is to facilitate the delivery of high-quality residential and non-residential uses at a strategically located site, delivering a built form outcome that is consistent with the desired future character of Macquarie Park, as established by the Macquarie Park Transport Oriented Development.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 8 January 2025 and issued for the SSDA (SSD-79017211). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Issue and Assessment Requirements	Section Reference (this report)
7. Public Space Demonstrate how the development maximises the amount, access to and quality of public space (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. 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. + 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 Appliataions Guidelines.	Refer to Section 4 of this report
8. Trees and Landscaping Access the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. 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 canpoy coverage (as a percentage of the site area). + provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. + demonstrates how the proposed development would: + contribute to long term landscape setting in respect of the site and streetscape. + mitigate the urban heat island effect and ensure appropriate comfort levels on-site. + contribute to the objective of increased urban tree canopy cover. + maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.	Refer to Section 4 of this report for the: + Landscape Masterplan + supporting information to demonstrate positive contributions to the surrounding landscape setting + urban heat island effect mitigation through proposed tree canopy and landscaping Refer to page 32-33 for Tree Canopy Cover Refer to page 33 for evidence to support the retention of significant trees on-site Refer to Landscape Documentation Set for detailed planting plans and plant schedule.

Executive Summary

Subject Site

The site is located at 2-4 Giffnock Avenue, Macquarie Park in the Ryde LGA. It is legally described as Lot 1 in DP1310550.

As shown within the figure below, the proposal applies to part of Lot 1 in DP1310550 (the red outlined area) which is referred to as ‘the site’ throughout this report. The site excludes the recently developed 19-storey serviced apartment development in the eastern corner of the lot.

The site has an area of 12,720m2 and is irregular in shape. It is bound by Kittys Street to the Northwest, Giffnock Avenue and Hyundai Drive to the Northeast, Lane Cove Road (which is a classified road) to the east and Drake Avenue to the south.

The site is zoned MU1 Mixed Use and E2 Commercial Centre pursuant to the Ryde Local Environmental Plan 2014 and is currently occupied by three commercial buildings, at-grade parking and vegetation.

The site is strategically located within the Macquarie Park Transport Orientated Development Accelerated Precinct and is approximately 175m walking distance from the Metro Station. It is also well serviced by buses which have stops on either side of Lane Cove Road.

Surrounding Context

The site directly interfaces commercial uses along all boundaries, with the exception of the North-eastern corner of the site which interfaces with a 19-storey serviced apartment building.

As shown within the figure below, the broader locality comprises various uses including established and newly developed commercial and residential buildings, Macquarie University, Macquarie University Hospital, shopping centres and recreational areas.

The site is also located approximately 16 kilometres from the Sydney CBD.

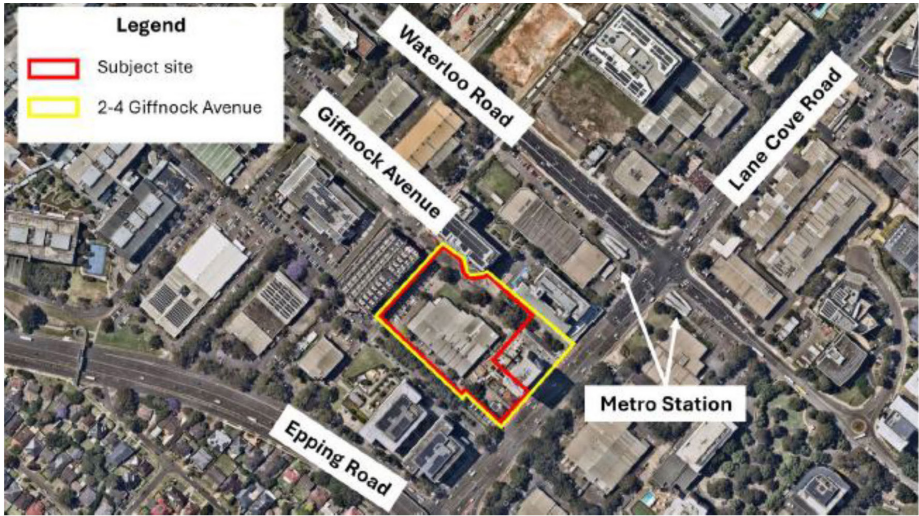


Figure 1: The site (Source: Nearmaps)

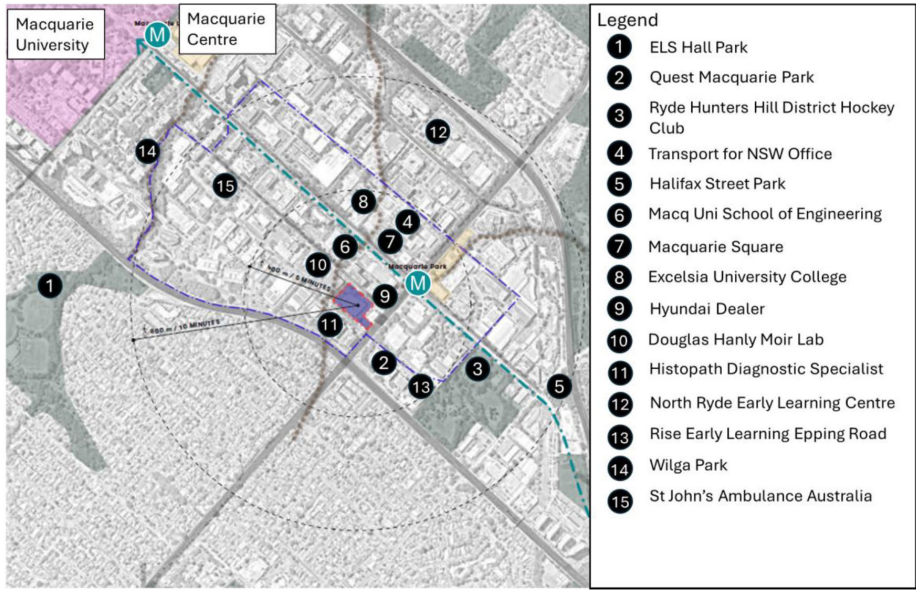
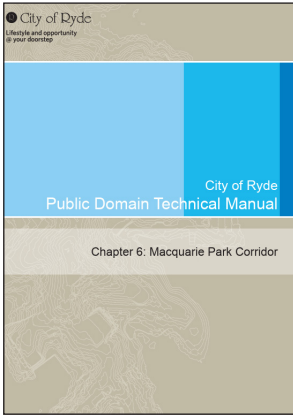


Figure 2: Surrounding context (Source: Studio SC)

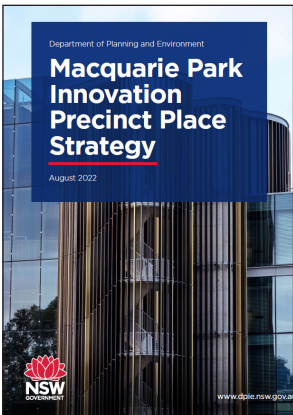
Background Documents

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

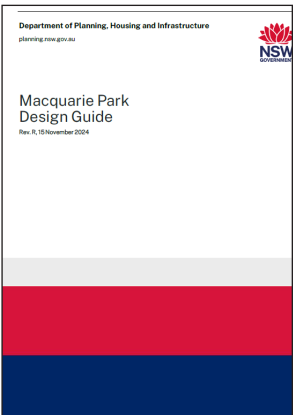
The following reports guide best practice design for the public domain and open spaces at **2-4 Giffnock Avenue, Macquarie Park**.



PUBLIC DOMAIN MANUAL: V PARK (2016)



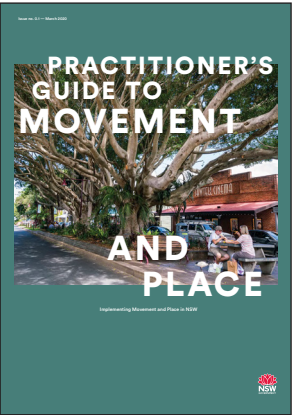
MACQUARIE PARK INNOVATION PRECINCT PLACE STRATEGY (2022)



MACQUARIE PARK DESIGN GUIDE (2024)



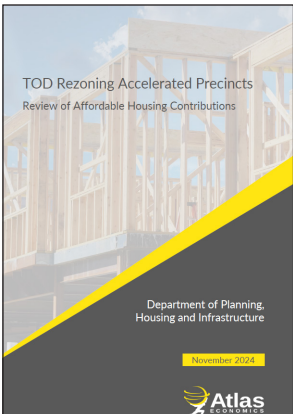
MACQUARIE PARK CORRIDOR INFRASTRUCTURE DELIVERY PLAN(2024)



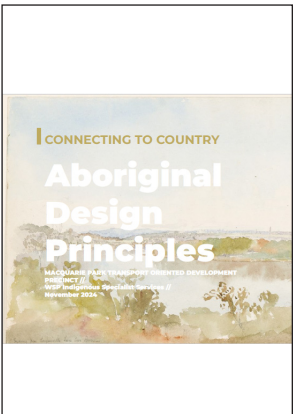
PRACTITIONER'S GUIDE TO MOVEMENT AND PLACE (2020)



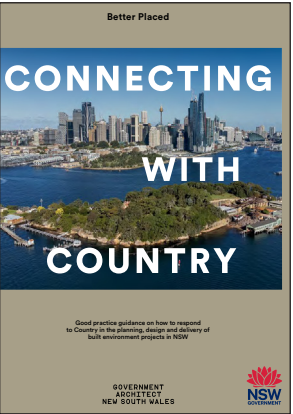
MACQUARIE PARK AFFORDABLE HOUSING CONTRIBUTION SCHEME (2024)



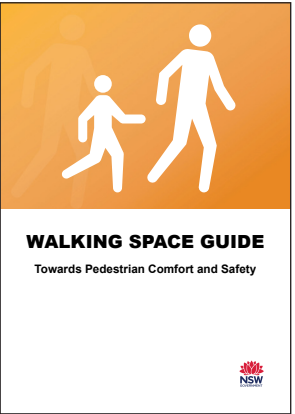
TOD REZONING ACCELERATED PRECINCTS (2024)



ABORIGINAL DESIGN PRINCIPLES (2024)



CONNECTING WITH COUNTRY (2023)



WALKING SPACES GUIDE (2020)

01

SITE UNDERSTANDING



Site Analysis

Regional Context

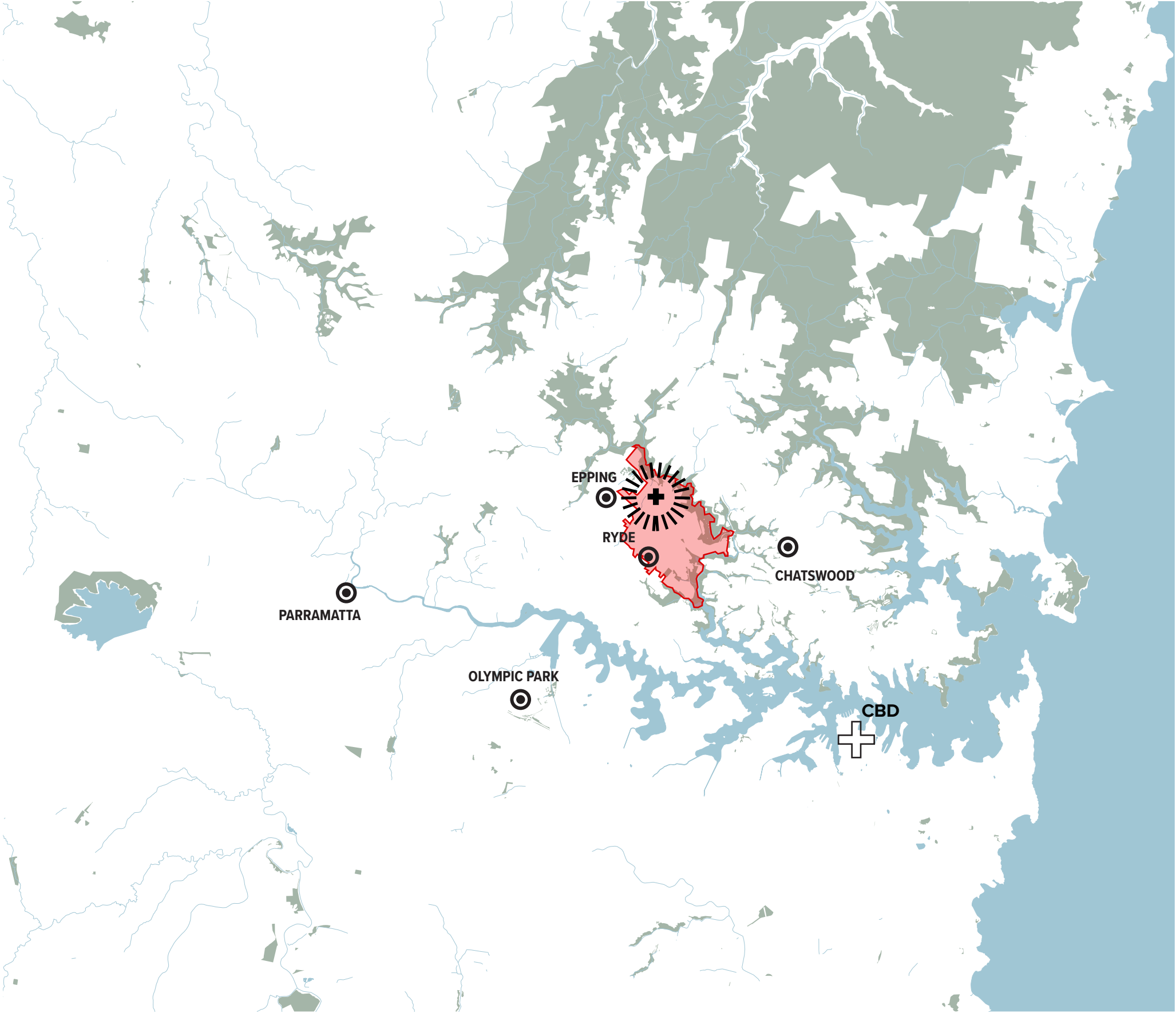
Macquarie Park, situated in the northern part of Sydney, NSW, is a bustling suburb known for its dynamic blend of commercial and residential spaces. Characterized by sleek, modern architecture, the area is dominated by contemporary office buildings and apartment complexes. Home to Macquarie University, the suburb exudes an intellectual atmosphere. With excellent public transport links and refreshing green spaces, Macquarie Park stands as a vibrant growing and well-connected community.

The project site is surrounded by future projects which illustrates the growth in Macquarie Park.

- + + 20 mins from Sydney CBD
- + + 6.8km2
- + + Population. 8,932
- + + 45,000 employees

KEY

MACQUARIE PARK

NATIONAL PARK / GREEN SPACE

Site Analysis Local Context

Macquarie Park is a rapidly growing suburb with major intuitions like Macquarie University, the Macquarie Park Business District and the Hospital. The project site is surrounded by future projects which illustrates the growth in Macquarie Park.

Surrounding Developments

1. Ryde Garden
2. Centrale
3. NBH Lachlan's Line
4. Dexu Business Park
5. 45-61 Waterloo Rd
6. 396 Lane Cove Rd
7. Starin Macquarie Park
8. 44 Waterloo Rd
9. NextDC S2 Data Centre
10. Stockland Technology Hub
11. Macquarie Corporate Centre
12. Macquarie Centre Redevelopment
13. Prime Macquarie
14. Park One
15. Natura
16. Cottonwood Cress
17. Monika Macquarie Park
18. Ivanhoe Estate Redevelopment
19. Neue Macquarie Park
20. One Twenty Macquarie
21. Macquarie Park Village
22. Goodman Commercial Office Development
23. Build to Rent Apartments
24. Future School Precinct

KEY

MIXED USE

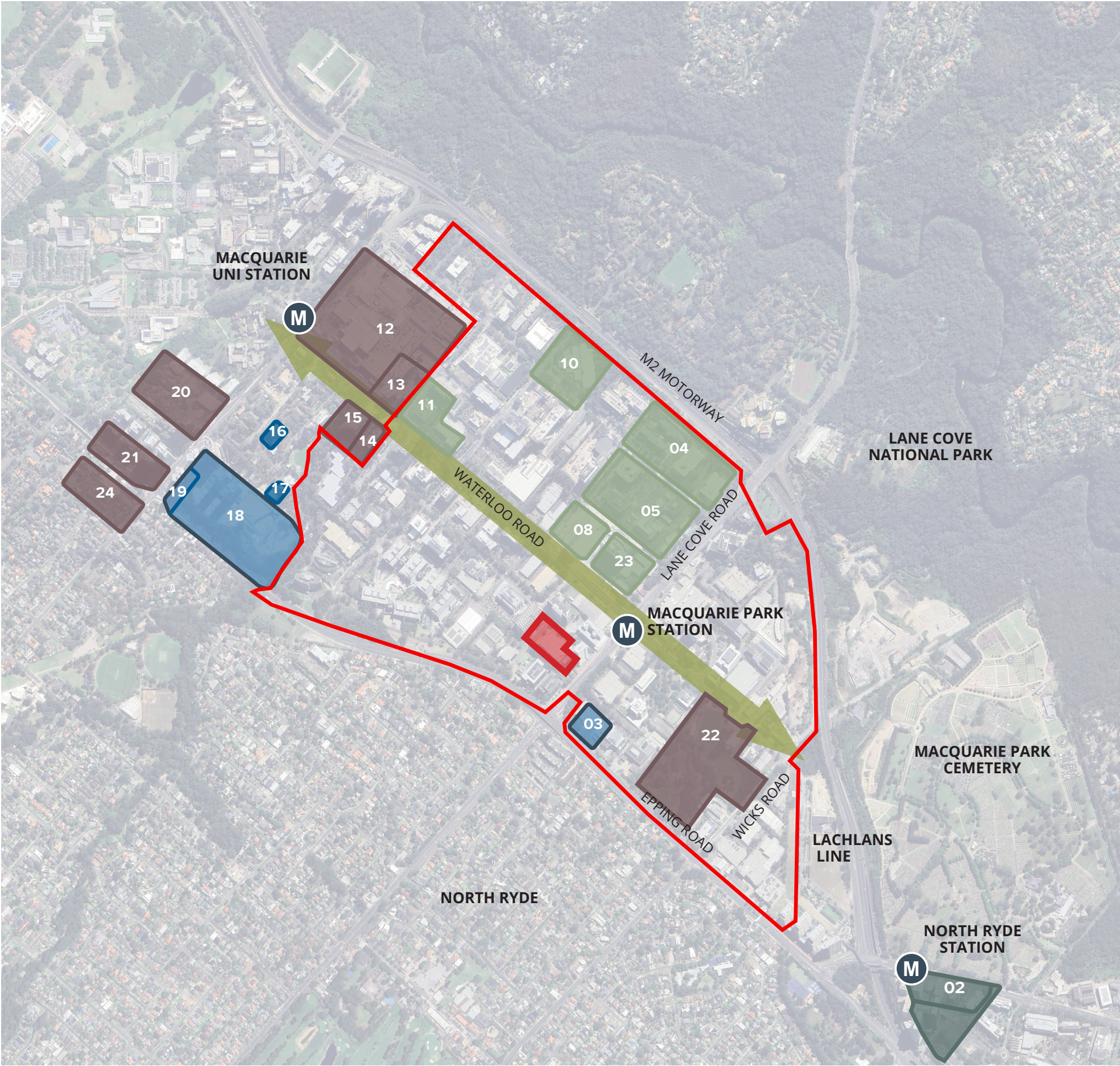
COMMERCIAL

RESIDENTIAL

SITE

WATERLOO ROAD MASTERPLAN

MACQUARIE PARK INNOVATION PRECINCT



Site Analysis Macquarie Innovation Precinct

The Site is located within the Macquarie living station, Gari Nawi (Salt-Water Canoe) neighbourhood.

“Gari Nawai, meaning the salt-water canoe is the southern end of Nawi or Waterloo Corridor. The Macquarie Living Station is characterised by high levels of metro connectivity and access to strategic bus routes. The neighbourhood has capacity to develop into a denser and more integrated place to support economic vitality” Macquarie Park Innovation Precinct Strategic Masterplan, 2022

Key Public Domain aspects are:

- + Station precinct gateway
- + Lane Cove road - landscape buffer parks
- + Increased open spaces - four new open spaces
- + Finer grain well vegetated street layout - introduction of new streets bring porosity and comfort
- + Improved Cycleway network - addition of infrastructure

KEY

1. NORTH PARK - NGALAWALA (RECIPROCITY)

2. WATERLOO PARK - BUTBUT (HEART)

3. SHRIMPTONS QUARTER - WARAGAL BIRRUNG (EVENING STAR)

4. MACQUARIE LIVING STATION - GARI NAWI (SALTWATER CANOE)

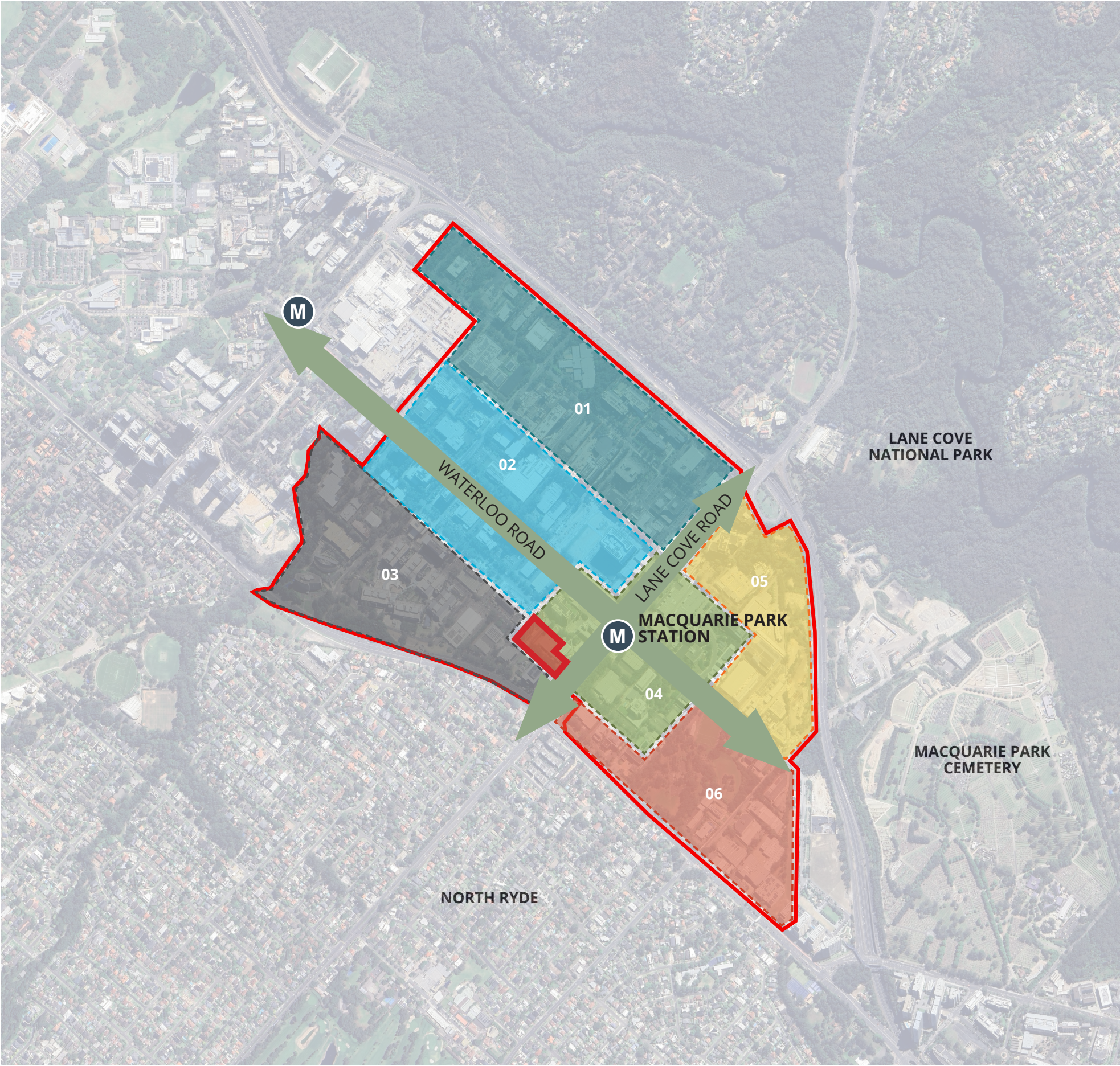
5. PORTERS CREEK - BURBIGAL (MORNING)

6. WICKS ROAD SOUTH - GARUNGUL (UNBREAKABLE)

SITE

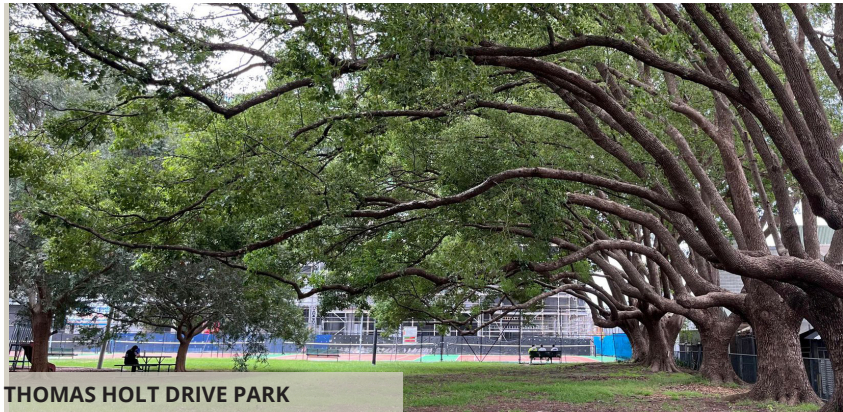
MAIN THOROUGHFARES

MACQUARIE PARK INNOVATION PRECINCT



Site Analysis Open Space Network

Macquarie Park is a rapidly growing suburb with major intuitions like Macquarie University, the Macquarie Park Business District and the Hospital. The project site is surrounded by future projects which illustrates the growth in Macquarie Park.



THOMAS HOLT DRIVE PARK



WICKS PARK



MACQUARIE EXCHANGE

KEY

SITE

SMALL PARK

SMALL PARK (WOVEN WAY)

LOCAL PARK

POPS

DISTRICT PARK

RIPARIAN CORRIDOR

FUTURE LOCAL PARK IN CASE OF MAJOR DA / REZONING

PLAYGROUND

PICNIC AREA & SHELTERS

BBQ FACILITIES

OUTDOOR GYM/FITNESS STATION

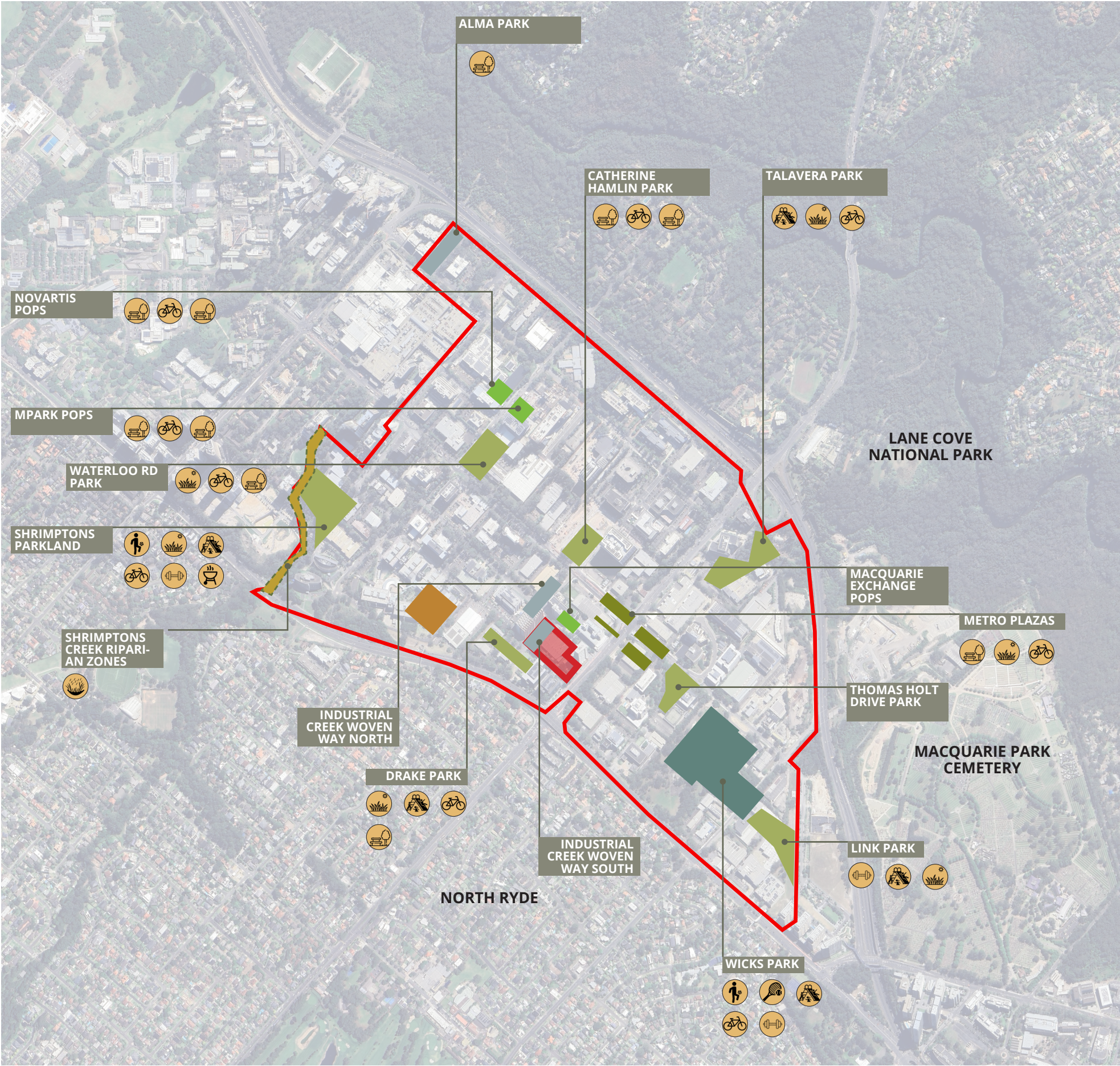
LANDSCAPE SWALE/RAINWATER TREATMENT

MULTI-USE SPORTS FIELD

TENNIS COURT

BIKE PARK

OPEN LAWN SPACES



Site Analysis Industrial Woven Way

Industrial Creek Woven Way (South) must include the following elements (as outlined in the Macquarie Park Design Guide, 2024):

- + Minimum area of 3,025m2 & linear dimension of 30m
- + Bound by Public streets for its entire extent on at least two sides
- + All existing trees are to be retained
- + Facilitate through site access, pedestrian and interface with cycle network in accordance MPIP Structure Plan
- + Provide park benches and bicycle parking with associate self-maintenance hub
- + Provide Secondary seating terraces and seating walls throughout

Existing site photos below



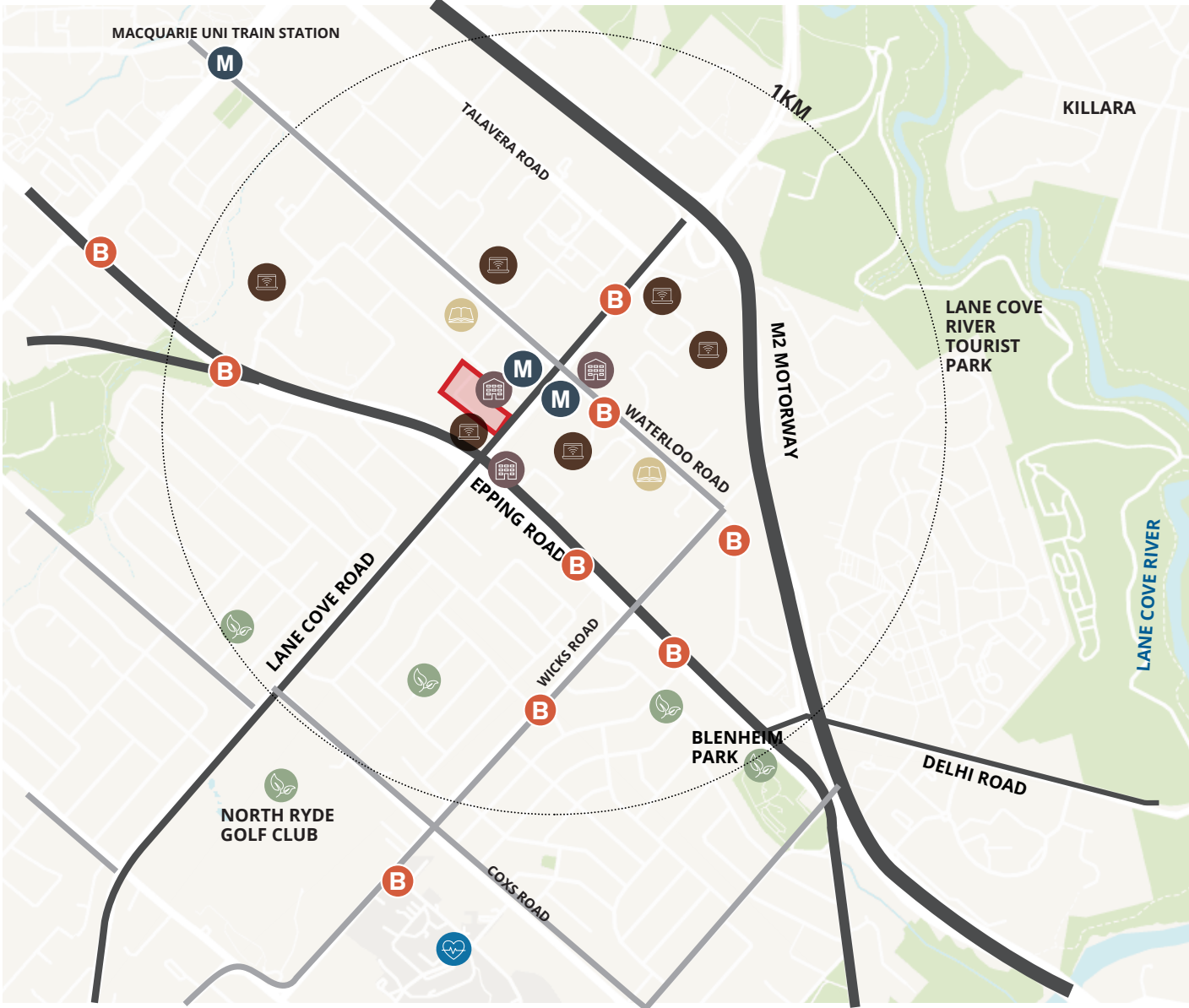
Woven Way (North) Concept Plan
 Reference plan only - Extract from Macquarie Park Design Guide (2024)



Site Analysis

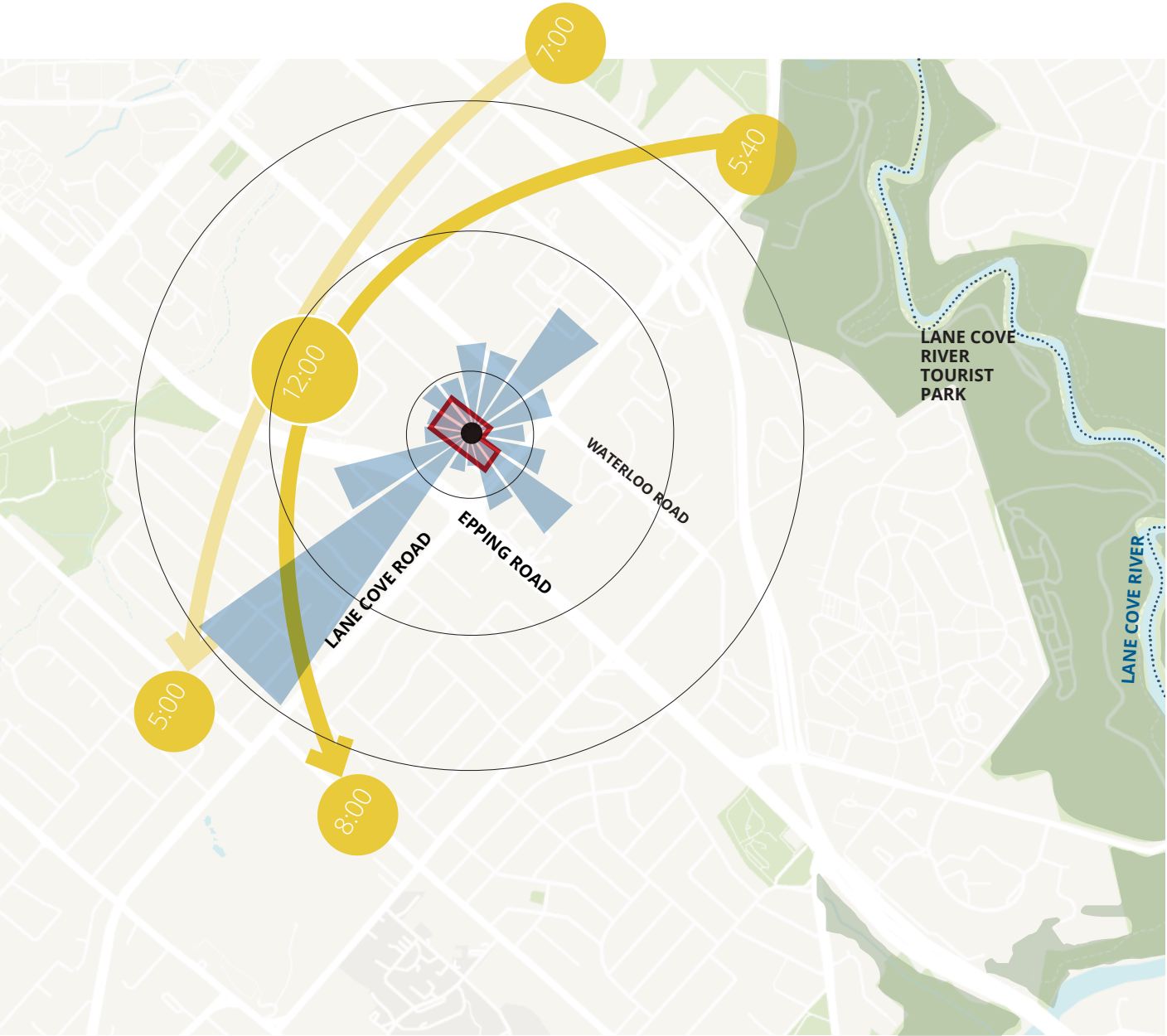
Natural and Urban Systems

Urban Systems



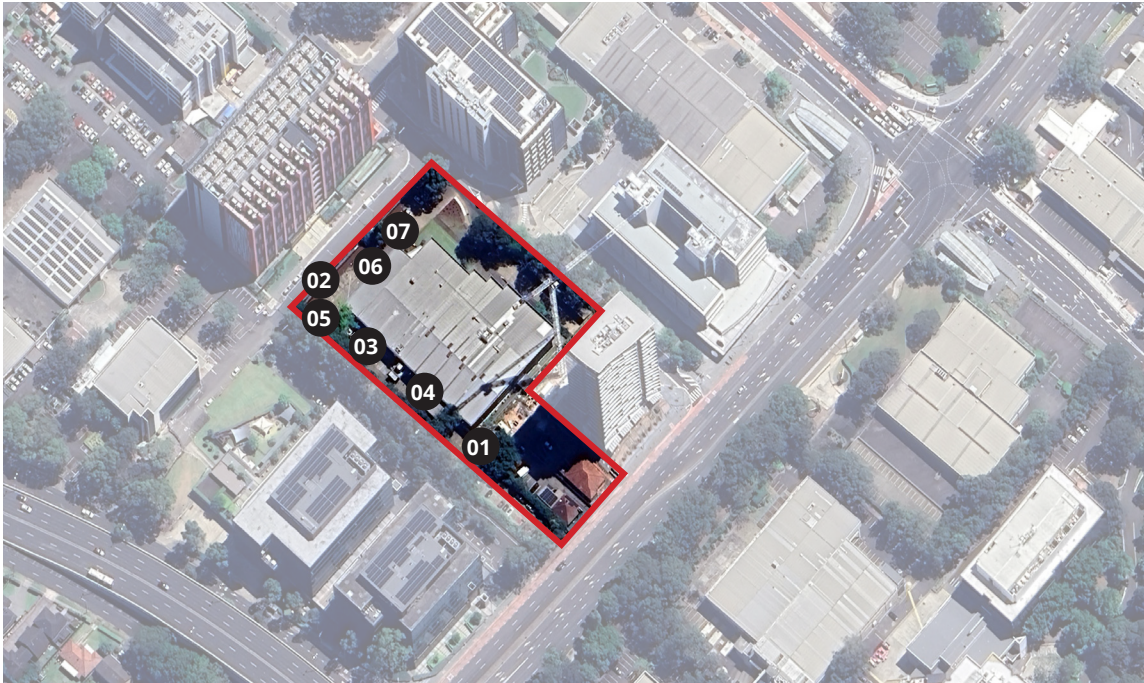
- KEY
- | | | | |
|--|-----------------------------|--|---------------------|
| | CORPORATE OFFICE | | MAJOR ARTERIAL ROAD |
| | HEALTH CARE | | METRO STATION |
| | EDUCATION | | BUS STOP |
| | PARK | | SITE |
| | COMMERCIAL OFFICES/SERVICES | | |

Natural Systems



- KEY
- | | |
|--|------------|
| | SOLAR |
| | WIND |
| | VEGETATION |
| | WATER WAY |
| | SITE |

Site Analysis Site Character



View Southwest looking towards existing trees in front of large retaining wall below Drake Ave.



View Northeast along Kittys Street from on site.



Views Southeast down from rear of site looking towards Lane Cove Rd.



Views South looking towards existing trees in front of large retaining wall below Drake Ave.



Views South looking towards existing trees in front of large retaining wall below Drake Ave.



Views looking North at neighbouring property from inside Northern reaches of site.



Views Southeast along Giffnock Ave towards Lane Cove Rd.

Site Analysis History

Wallumattagal

The Wallumedegal clan of the Darug Nation are the traditional custodians of the land where Macquarie Park now stands.

Wallumattagal Country contains a variety of Country types including Freshwater, Bitter water (estuarine) and Saltwater. Saltwater is within the harbour to the South of the Country, and freshwater tributaries feeding into the Lane Cove River which is estuarine or bitter water.

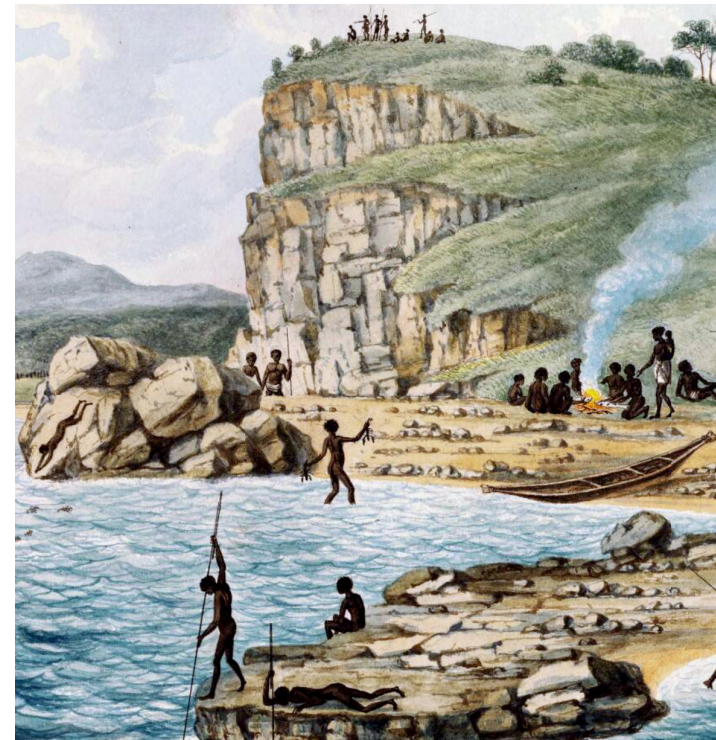
12,000BP - 1788

At the time of European arrival, the Wallumedegal clan of the Dharug Nation occupied the lands around Ryde and Lane Cove River, including the land upon which Macquarie Park now stands. The Wallumedegal clans were great trackers, fisher-people and hunters, and created a system of murus (pathways) along the ridge-lines, connecting to other clan groups and beyond. During the early years of colonisation, many of the clans that made up the Dharug Nation, including the Wallumedegal were decimated by small pox and became unable to maintain control of their ancestral lands.

Settlement - Present

Located North of the centre of the City of Ryde LGA, Macquarie Park once formed the greater North Ryde area. In 1792, much of the areas were granted to British service-men and was renamed the 'Field of Mars', owing to the Roman God of War. During the early years of the 1800s, further land grants were awarded to emancipated convicts as the colony expanded in search of raw materials and fertile farming lands.

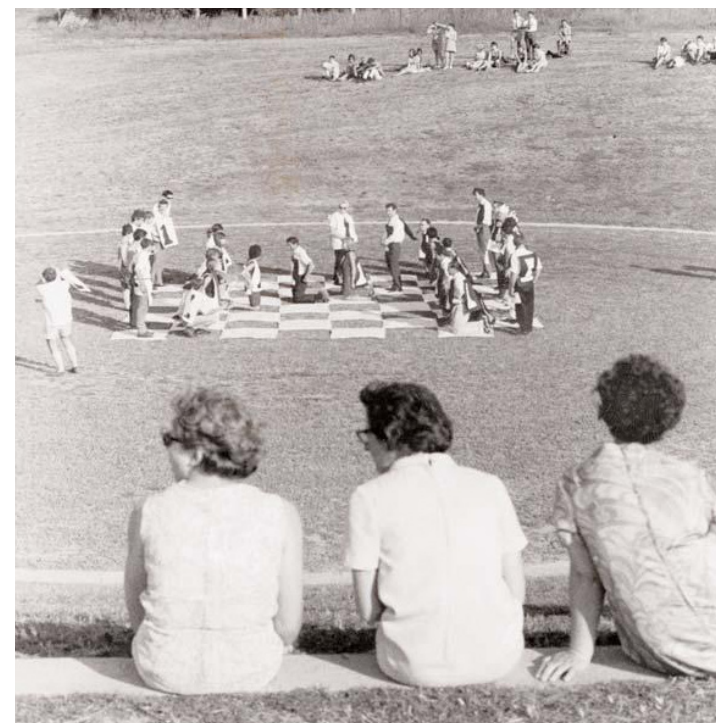
Macquarie Park's historical development is characterized by several key milestones. The establishment of Macquarie University in 1964 laid the groundwork for the area's transformation into a thriving educational and research hub. Subsequently, Macquarie Park evolved into a major business and technology center, attracting multinational corporations and fostering innovation. The late 1990s saw the enhancement of accessibility with the construction of the M2 motorway, further contributing to its appeal for businesses and residents. The surge in residential development, including housing estates and apartment complexes, addressed the growing demand for housing near educational and employment opportunities. The area also witnessed the creation of retail and recreational facilities to meet the needs of its expanding population. In recent years, a focus on urban renewal and master planning has underscored efforts to develop a more integrated and sustainable community, emphasizing public spaces, green initiatives, and thoughtful urban design.



Art Work depicting Wallumedega Clan, 2020



Glades Bay rock art, 2020



Students at Macquarie University, 1968



Previously Lucknow road (now Epping Road), 1938

02

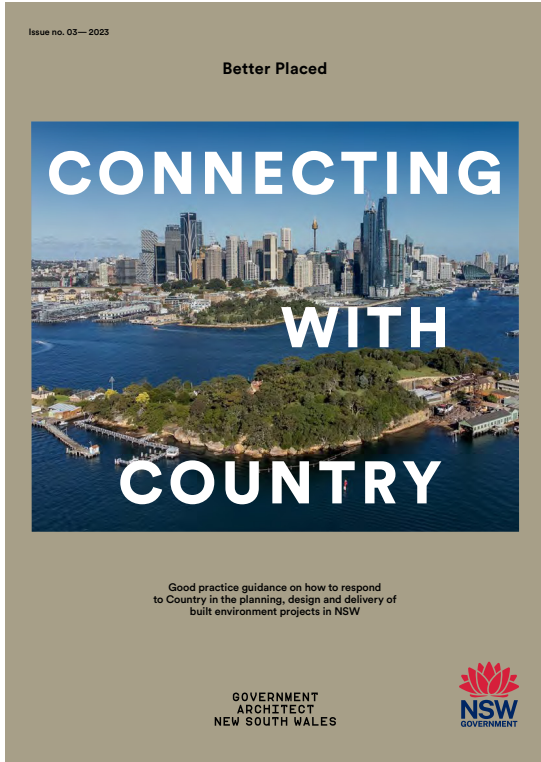
CONNECTION TO COUNTRY

Connection to Country CwC Framework Summary

The Connecting with Country framework is designed as a tool to support both non-Indigenous and Indigenous project teams to create places, buildings and infrastructure that respect their connection to Aboriginal land. The goal is to place consideration of Country at the heart of the state’s planning system.

The document highlights the need for moving from a human centred approach to a Country centred approach. A Country centred approach is a circular network consisting of integrated relationships, where humans are part of the natural environment.

“The Connecting with Country Framework is critical in [the] re-imagining of how we engage with Country and cultural landscapes. It enables Aboriginal people’s values, knowledge systems and mechanisms for connecting to country to influence the design and planning processes for building and architecture,” (NSW Minister for Aboriginal Affairs and Treaty, David Harris)

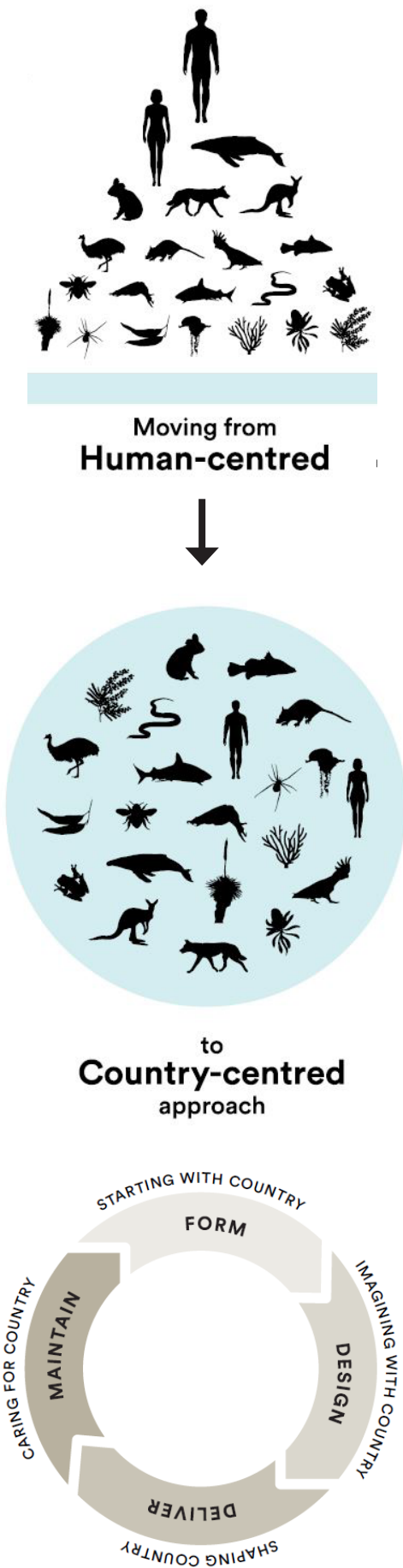


Key Takeaways

“When it comes to knowledge sharing, it is essential that Aboriginal people retain authorship and control of their cultural knowledge and intellectual property, and how it is shared with others. Aboriginal people need to be invited to co-design and co-manage projects rather than just being asked to provide their cultural knowledge, stories and insights to help develop projects.”

Typical 4-phase built environment project cycle

- Project formation can be understood as an immersive process of starting with Country – the phase at which we start to form an understanding of Country.
- Project design can be understood as a process of imagining with Country.
- Project delivery can be understood as a process of shaping Country.
- Project maintenance can be understood as part of an ongoing continuum of caring for Country.



Connection to Country
Walk on Country Summary

15 May 2025

Our first Walk on Country and Workshop

Key Discussion Points

The importance of CONNECTIONS, in particular:

- + The Woven Way pathways
- + Parks and open space
- + Cycle and pedestrian bridge

“Under the Connecting with Country Framework, it’s enabling us to be part of these consultations and we come with a sense of really caring for the Country and looking after Country and, you know, wanting other people to, you know, do the same.”

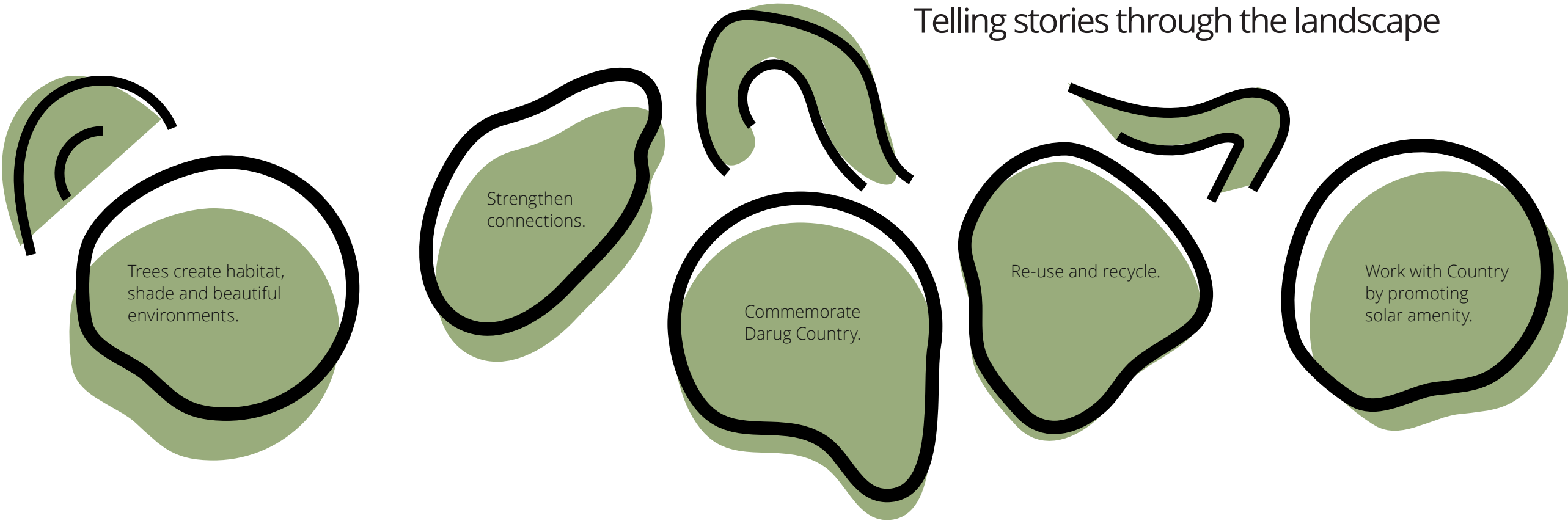
Aunty Ros Fogg, Darug elder, Muru Mittigar

Summary of our first engagement workshop

- + Retention of significant trees by re-routing the future cycle bridge connection
- + Benefits of trees through habitat, shade and aesthetics.
- + Totems - Important for survival and “directing life”, Uncle Paul, Darug elder, Muru Mittigar
- + Orientating the building and other features that worked with Country (promoting solar amenity and wind mitigation)
- + Use natural materials, where possible, and without robbing Country to create natural looking spaces elsewhere.
- + Re-use and recycle materials on-site to create new landscapes
- + Commemorate Darug Country; the land our site sits on, but incorporating stories into the landscape.

Connection to Country
Walk on Country Summary

Key takeaways from our first Walk on Country and consultation workshop on the 15th of June, 2025.



Connection to Country CwC Design Moves

Key Landscape Design Moves

- + Celebrating the historic waterway through:
 - + **Play;** a dry creek bed. Allowing community to pass over it, play, and create interest in the new park landscape.
 - + **Function;** The dry creek captures rainwater and overland flow across the park.
 - + **Connections;** Pedestrian bridge crossings to connect people from the civic spine and playground, across the “creek” and into the park.
- + **Healing** Country through the creation of habitat. Maximise tree canopy across the park and podium; creating welcoming and shady spaces, and promoting habitat.
- + **Celebrate** Darug Country; hold space for stories to be shared in the community heart; through play elements, seating, ground plane and materiality.

Sheltered gathering spaces;
Collaborate with local artists
and community for park
shelter designs.

**Welcoming open
space to connect
to Sky Country.**

**Generous and varied seating
opportunities; interpretation
through design and
materiality.**

Re-interpret the site’s historic
waterway through the creation of
a **dry creek bed**; for connection,
play, and function.
Soft, free-flowing lines;
connecting to the site’s
water story.

Use **natural and
recycled** materials
in the landscape,
where possible.

Indigenous planting to enhance the
landscape and **educate community**;
food, tools and medicine.

Continue consultation with our
Indigenous partners and knowledge
holders to ensure stories are carried
through, and supported for the
lifecycle of the project.

03 VISION



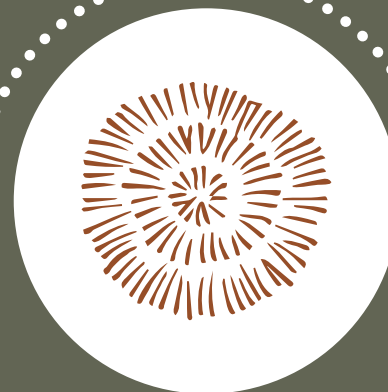


Vision Landscape Vision

The creation of **Gari Nawi Park**; a vibrant community park that celebrates a connection to the land and contributes to the evolving Living Station precinct.

Diverse residential communal spaces with outlook to Lane Cove National Park and Sky Country. New play and gathering spaces to enhance the daily residential experience and connect back to nature.

What makes a great Place?



CONNECT TO
COUNTRY



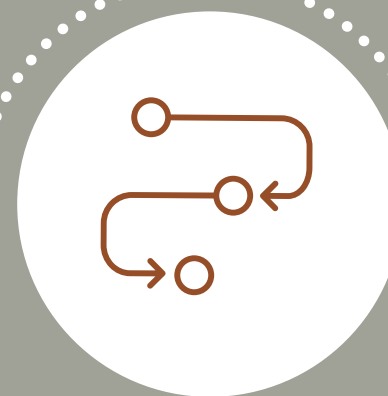
CELEBRATE
DIVERSITY



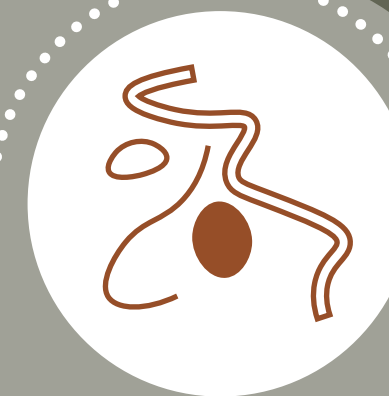
CREATE
COMMUNITY



GREEN HEART



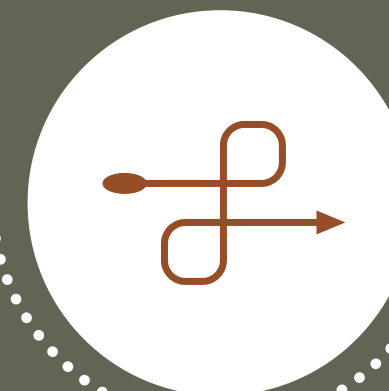
CONNECTED



PROGRAMMABLE



EQUALITY



ACTIVATION

Vision

Landscape Narrative

The landscape unfolds as a layered journey - from seasonal planting and sparse tree canopies, through richly textured foliage, to the soft, shifting edges of natural waterways. Human activities are engaged within this waving movement for connecting with natural and country.



Natural Waterway Weaving

Inspired by the flowing forms of the natural creek, the design weaves pathways, creek bed and the rest nodes into the landscape to reflect its natural rhythms.



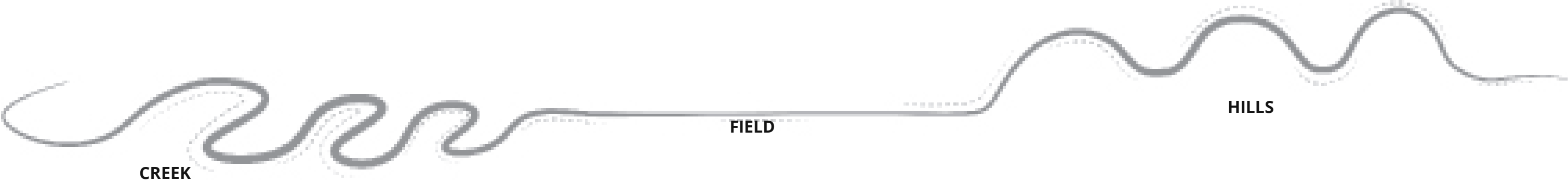
Human Movement and Activities

Rationalising the circulation of the site, feature paving to represent the human movement, and natural waterway flow. Recycled material was considered throughout the design process to maximise the value of sustainability.



Seasonal Changing of Plantings

Inspired from canopy colour changing through the seasons, collecting suitable tree species to create diversity planting community and enough canopy cover though the site to response the climate change and heat island issues in the urban environment.



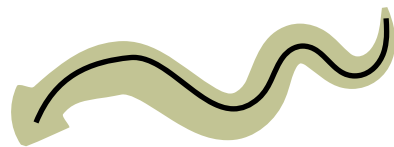
CREEK

FIELD

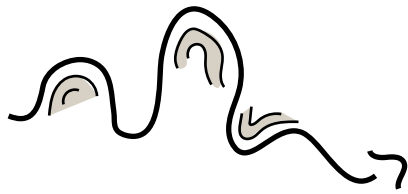
HILLS

Vision
Design Principles

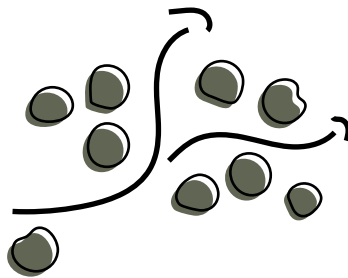
The Community Landscape (Park and Public Domain)



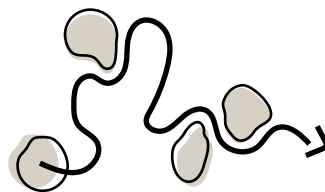
Create a park landscape with amenity that contributes to the wider open space network.



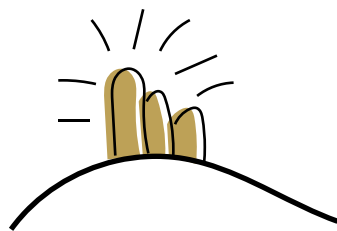
Strengthen the community and green corridor connection across Lane Cove Road.



Heal Country through re-establishing remnant vegetation groups in the new park landscape.

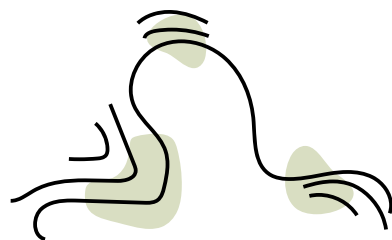


Create a connected landscape of diverse gathering spaces.

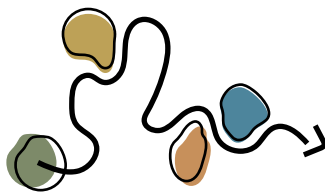


Activate the park with exciting places for people to gather, stay and play.

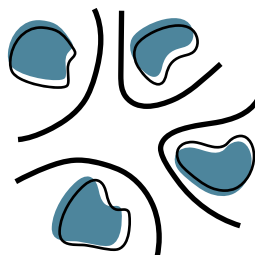
The Residential Landscape



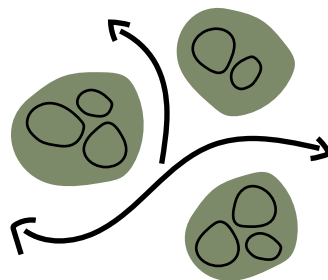
Journey and discovery through the landscape that strengthens ties to local ecology.



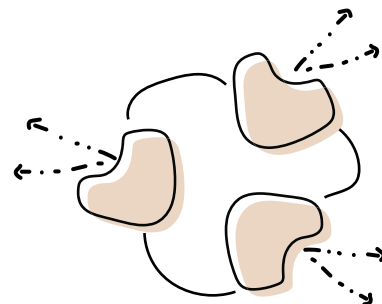
Create a connected landscape of vibrant communal spaces.



Create landscape spaces that enables natural systems to function and educate residents about our connectedness to the land.

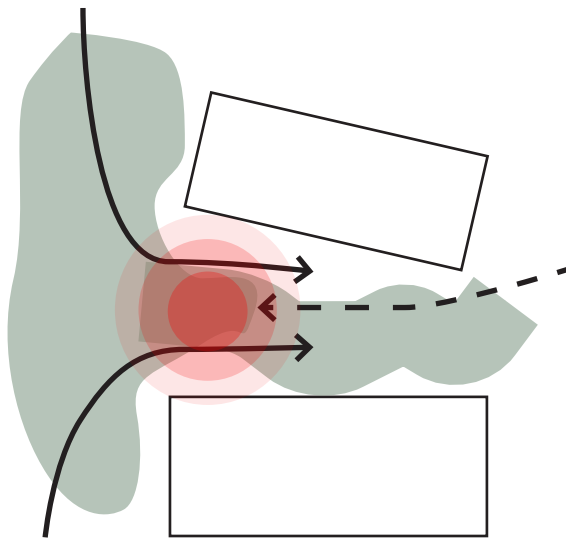


Restore local ecologies in the new communal landscapes.



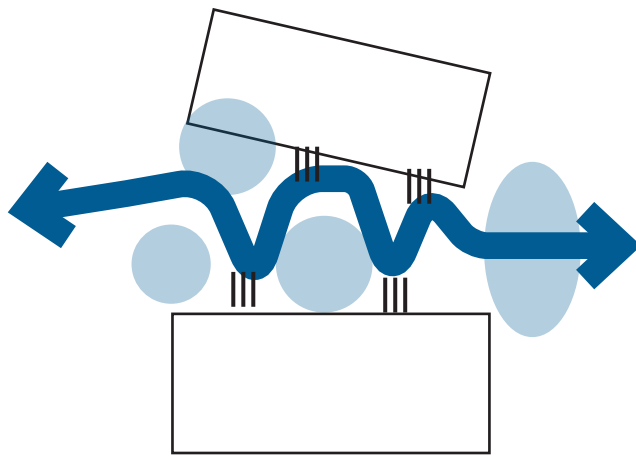
Create lookouts in key locations which takes advantage of the site's unique river setting and it's connection to Sky Country.

Vision
Key Design Moves



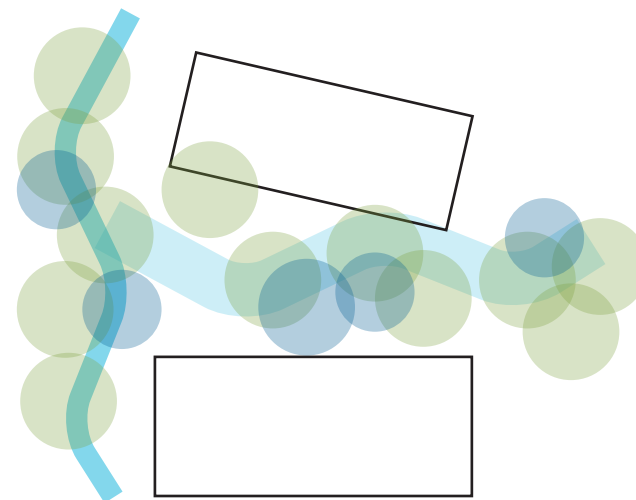
Inviting nature

Create a strong gesture to invite nature into the private space through a link (private space) to establish a connection between the urban space and the natural setting.



Folding

Folding the site to create DDA-accessible spaces that suits all age users throughout the day and night. A variety of communal open spaces follow the level changes, allowing people to engage in social activities.



Connecting

Restore local ecologies in the new communal landscapes by creating a diverse planting palette.

04

LANDSCAPE DESIGN



Landscape Masterplan

Legend

PROJECT BOUNDARY

BASEMENT OUTLINE

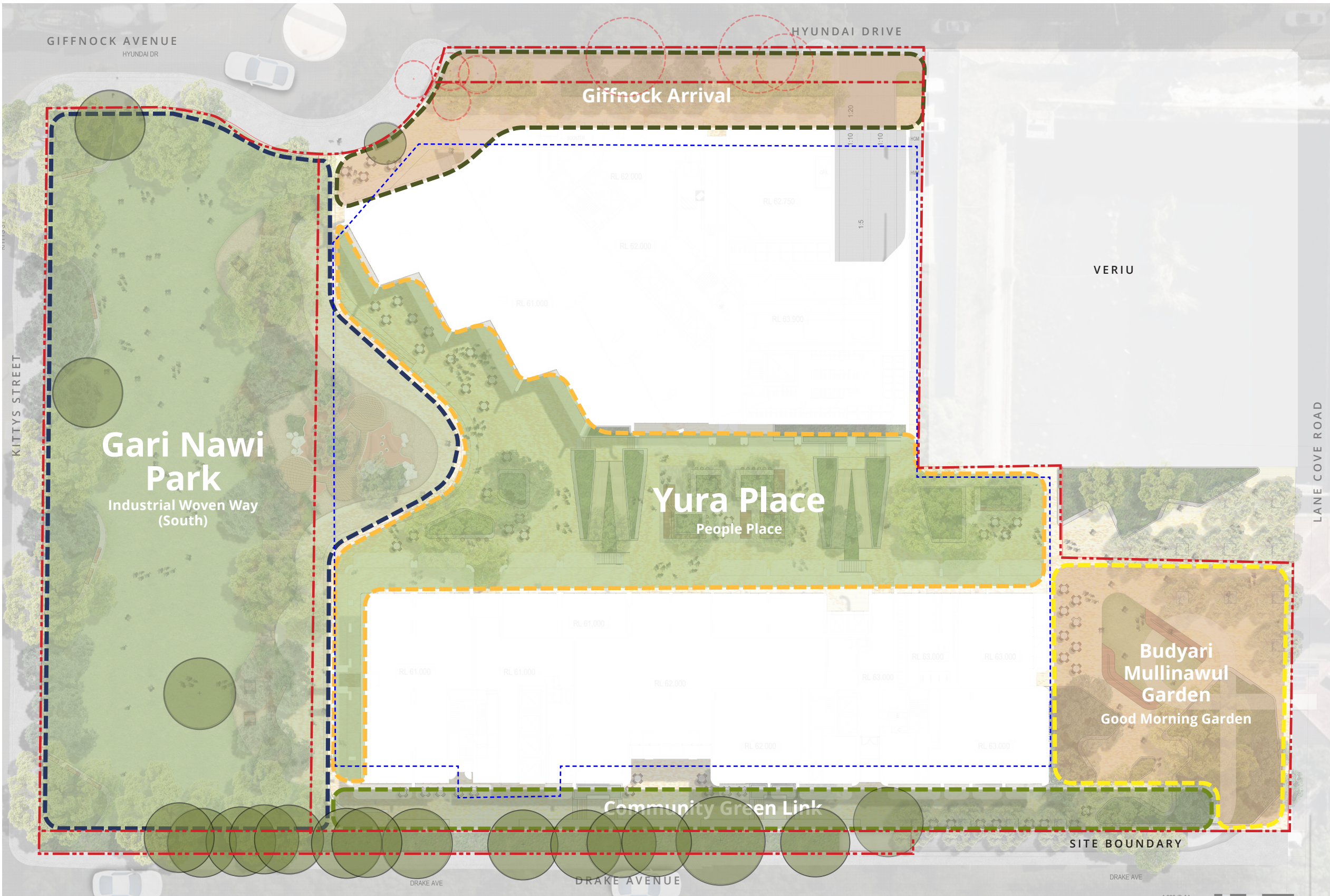
- 1 Open entry plaza off Lane Cove Road - grid aligned trees creating rich canopy and human scale in the tower.
- 2 Open breakout lawn space supporting entry plaza and surrounding seating nooks.
- 3 Diverse seating oppprtunities; movable furniture and informal raised garden edges to perch on.
- 4 DDA accessible 1:20 ramping providing equitable access from Lane Cove Road, to the Gari Nawi Park.
- 5 Central outdoor retail and F&B plaza offering - equip with over head arbor structure and tree canopy.
- 6 A series of public seatings offering - standing bar leaners, built in timber benches, and pre-cast concrete tables.
- 7 Feature trees centrally located along the Yura Place - providing a balance of soft landscape against the towers.
- 8 Lower plaza section emulating the open mouth of a river - widening as it flows into the public park space.
- 9 Bleachers providing opportunity for rest and observation, surveying the public park and playground
- 10 DDA accessible walkway and stairs supporting the main flow of pedestrian movement through site.
- 11 Central, all-inclusive playground, adventure, interpretative and nature play.
- 12 Dry creek bed, drawing a strong connection from the pre-human overland flow paths that once shaped our site.
- 13 Gari Nawi Park: expansive public park with new trees, seating and landscaping.
- 14 Proposed public bicycle pathway; subject to separate application.
- 15 Proposed Lane Cove Road bicycle / pedestrian overpass (subject to separate application).



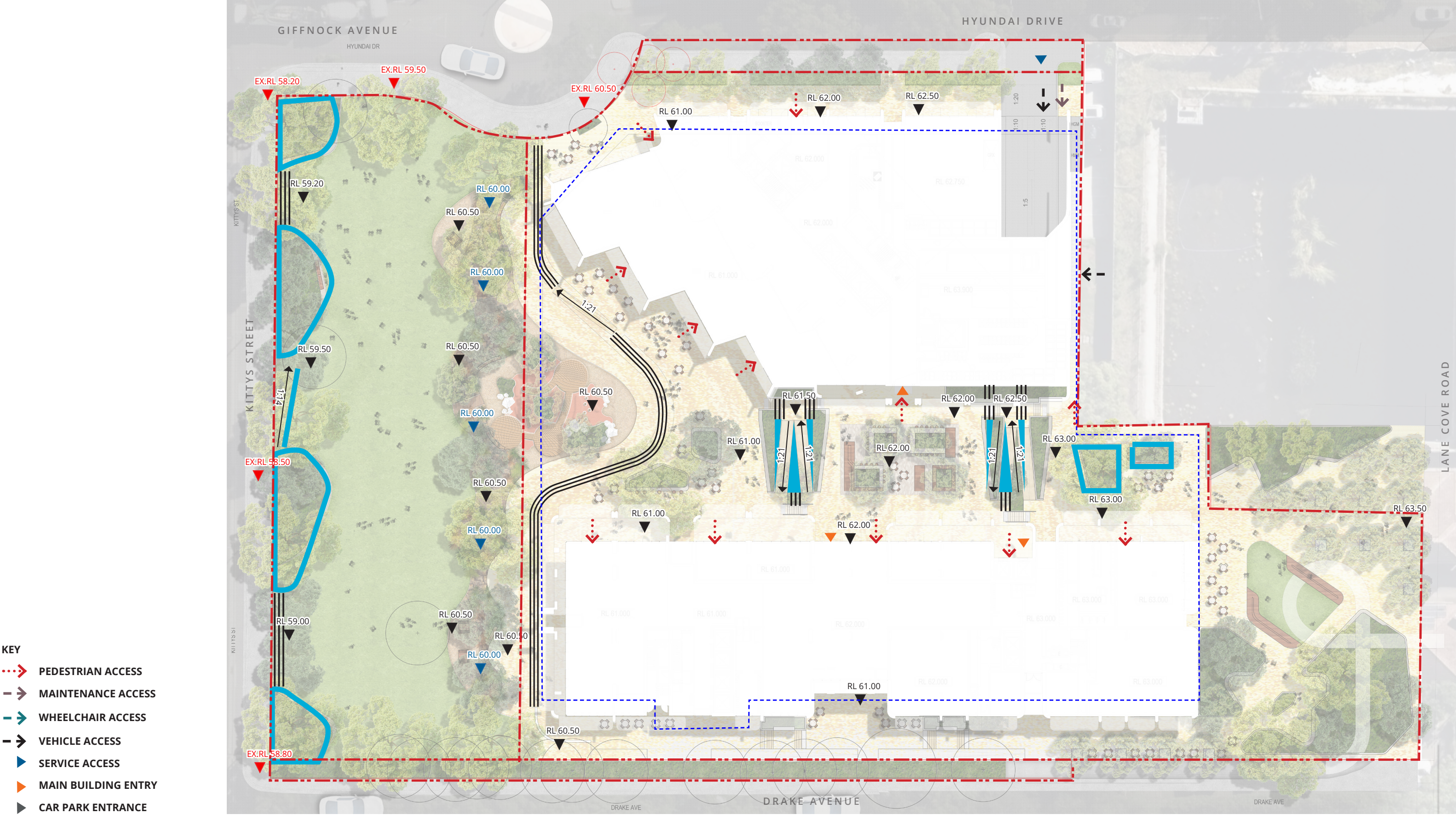
Masterplan Analysis

Landscape Typologies

- Legend**
- Giffnock Arrival**
Tree lined street leading to residential and childcare entry
Feature planting and dynamic paving to create a distinct arrival
Planters to frame arrival threshold
- Gari Nawi Park (Public Park)**
Industrial Woven Way (South) as per Macquarie Park Design Guide 2024:
Retain all existing trees
New park trees, planting and boulders
Facilitate through-site pedestrian access
Address interface to new cycle connection
Park benches
Bicycle Parking and Self-Maintenance Hub
Informal gathering spots under trees
Diverse seating areas
Paved areas - Focus on permeability
Diverse paving treatments
Additionally:
Tree lined park edge
Play
Picnic Shelters
- Budyari Mullinawul Garden**
A welcoming arrival space
Generously landscaped garden entry to provide respite and retreat from Lane Cove Road.
Feature signage to anchor site.
Tree canopy to create human-scaled space and shade amenity.
- Community Green Link**
Green corridor connecting Lane Cove Road to new public park
Clear pedestrian pathway
Tree lined edge along Drake Avenue
Terraced planting to mitigate Drake Avenue level change
- Yura Place**
New community through-site link activated by ground level retail
Clear movement corridors
Central gathering spaces for outdoor dining, lounging and meeting.
Feature canopy structures to provide interest and weather protection.
Deep soil vaults for healthy tree growth and landscaping.



Masterplan Analysis
Circulation & Levels



Masterplan Analysis

Soil Depth Plan

Legend

300mm Soil Depth
Total Area Podium = 500m²
Total Volume = 100m³

600mm Soil Depth
Total Area Podium = 680m²
Total Volume = 408m³

800mm Soil Depth
Total Area Podium = 420m²
Total Area Ground = 35m²
Total Volume = 364m³

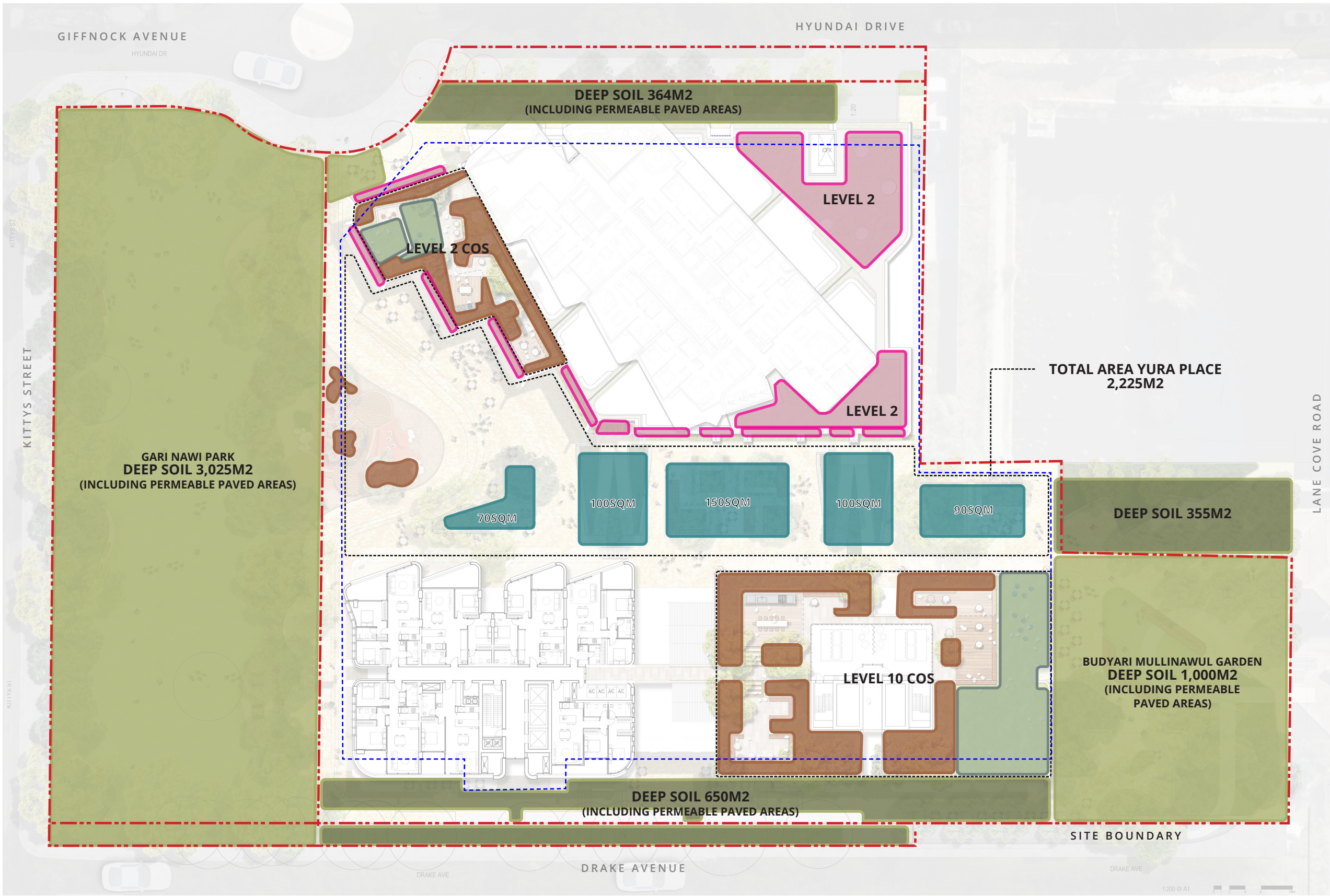
1000mm Soil Depth
Total Area Ground = 500m²
Total Volume = 500m³

**Deep Soil
(Used Only for Total Site)**
Total Area Public Park = 3025m²
Budyari Mullinawul Garden = 1000m²

**Deep Soil
(Used for Developable Site)**
Total Area = 1,369 m²

Total Site Area
2,386 m²

Total Deep Soil
5,394 m²
(43.5% of Total Site Area)
1,369 m²
(17.4% of Developable Site Area)



Masterplan Analysis Tree Canopy Cover

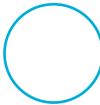
Ground Level

Proposed Tree Count

Ground Level: 82

Refer to documentation package for detailed planting plans and schedule.

Legend

-  **Tree Canopy (GF/Public Domain)**
Area = 2590m²
-  **Tree Canopy (Existing Trees to be retained)**
Area = 750m²

Tree Canopy Cover
Total Area = 3340m²

Total Site area = 12,386 m²

Tree Canopy Cover Percentage 27%

