

WATERLOO METRO QUARTER

OSD: CENTRAL PRECINCT

APPENDIX O - LANDSCAPE & PUBLIC DOMAIN REPORT

SSD-79307746
16th SEPTEMBER 2025

WMQ-BD2-ASP-LS-RPT-002

STATUS	SSDA SUBMISSION
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ASPECT Studios

WATERL  COLLECTIVE

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 JOHN HOLLAND

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Introduction

Waterloo Metro Quarter Central Precinct SSD-79307746

This report has been prepared by ASPECT STUDIOS on behalf of WL Developer Pty Ltd (the Applicant) to accompany a State Significant Development Application (SSDA) for the detailed Central Precinct SSD (SSD-79307746), located within the Waterloo Metro Quarter (WMQ) at 150 Cope Street, Waterloo. This SSD will replace the previous detailed approval applicable to the Central precinct.

This report has been prepared to respond to SEARs item 8 and 9 of the Planning Secretary's Environmental Assessment Requirements (SEARs) issued by Department of Planning, Infrastructure and Housing (DPHI) on 13 February 2025.

The Figure 2 indicates the land to which this DA applies in relation to the overall WMQ site (shaded in Green on page 5).

This application seeks consent for the design, construction and operation of a 26 storey (including plant level) mixed use building within the Central Precinct (the site) of the WMQ estate. The proposal comprises a Co-living housing tower above a three storey podium containing retail and community facility in the form of a childcare centre. Specifically, the proposal comprises:

- Ground level retail tenancies, community facility and childcare, co-living and shared basement access lobbies
- A childcare centre at Level 1 and Level 2
- A Co-living housing tower from Levels 3 to 24 comprising:
 - Self-contained co-living accommodation rooms across 20 levels, with capacity for around 500 rooms
 - Indoor and outdoor communal amenity at Levels 3 and 24
 - Communal space also provided on each accommodation level
 - Ground level vehicular access from Church Square shared zone to the shared basement, delivery of a pedestrian thoroughfare through the site, landscaping and public domain works
 - Indicative building signage zones

This application is submitted for concurrent assessment with a DA to amend the Waterloo Metro Over Station Development (OSD) Concept DA (SSD 9393) (the Concept DA) - referred to as the Second Amending Concept DA. The Second Amending Concept DA seeks consent to modify the existing concept approval as it relates to the Northern and Central Precincts, by amending the building envelopes to redistribute floor space to suit a new mix of land uses. This Central Precinct SSD will be consistent with the Concept DA as amended.

Separately, a Detailed SSDA for the detailed design, construction and operation of the Northern Precinct (SSD-79307758) and a Section 4.55 Modification Application to modify the approved detailed Basement SSDA (SSD 10438), will be concurrently submitted with this application.



Figure 1 - Aerial image of the site Source: Urbis

Application Extent of Works

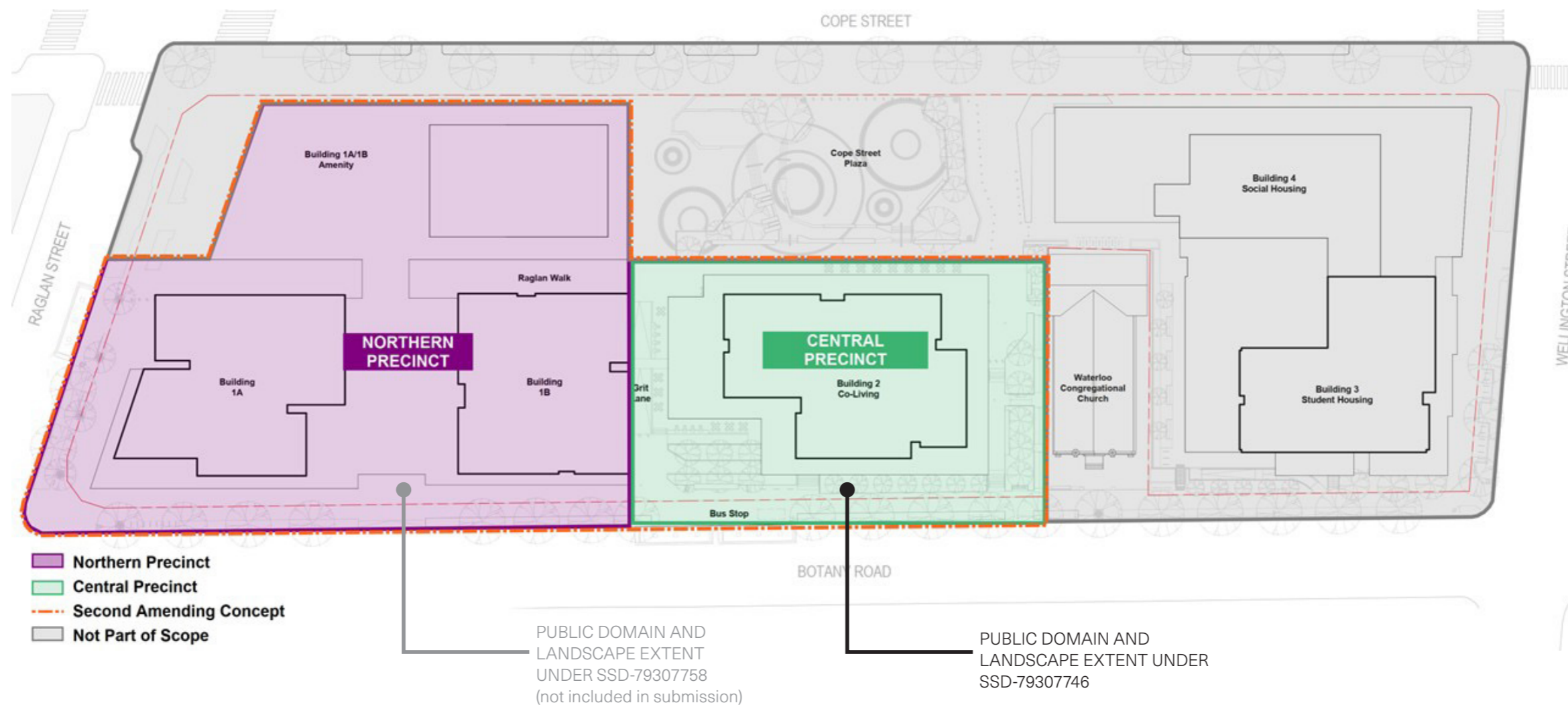


Figure 2 - Waterloo Metro Quarter site, with sub-precincts identified Source: WL Developer Pty Ltd

Response to SEARs

Ref. Number	SEARs	Relevant document	Response
Department of Planning, Housing and Infrastructure			
Item 8	<p>Public Space</p> <ul style="list-style-type: none"> • Demonstrate how the development maximises the amount, access to and quality of public spaces (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: <ul style="list-style-type: none"> — 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 Applications Guidelines. 	<p>Pedestrian Accessways (p.17)</p> <p>Access & Circulation (p.18)</p> <p>Spatial Compliance (p.20)</p> <p>Public Domain General Arrangement (p.24)</p> <p>Public Domain CPTED (p.26)</p>	<ul style="list-style-type: none"> • The proposal ensures public spaces are welcoming, attractive, and accessible for all by providing clear pedestrian pathways, a variety of seating types, and integrated landscaping that enhances visual appeal and comfort. Accessible routes, ramps, and level surfaces ensure that users of all abilities can navigate the site safely and easily. • Permeability and connectivity are maximised through pedestrian routes linking Cope Street Plaza, Grit Square, the southern metro entrance and Botany Road. The design provides direct links to the broader cycle network along Wellington Street, enabling seamless movement for cyclists between Cope Street and Botany Road. • Amenity and safety are prioritised in line with the intended use of each space. Crime Prevention Through Environmental Design (CPTED) principles are integrated through natural surveillance, clear sight-lines, and avoidance of secluded spaces, reducing potential conflicts between vehicles, pedestrians, and other users.
Item 9	<p>Trees and Landscaping</p> <ul style="list-style-type: none"> • Provide a site-wide landscape plan, that: <ul style="list-style-type: none"> — details the proposed site planting, including proposed canopy coverage (as a percentage of the site area). • Demonstrates how the proposed development would: <ul style="list-style-type: none"> — contribute to long term landscape setting in respect of the site and streetscape. — mitigate the urban heat island effect and ensure appropriate comfort levels on-site. — contribute to the objective of increased urban tree canopy cover. — maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. <p>Trees and Landscaping (for Central and Northern)</p> <ul style="list-style-type: none"> • Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> — details the proposed site planting, including location, number and species of plantings, heights of trees — at maturity and proposed canopy coverage (as a percentage of the site area). — provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. • Demonstrates how the proposed development would: <ul style="list-style-type: none"> — contribute to long term landscape setting in respect of the site and streetscape. — mitigate the urban heat island effect and ensure appropriate comfort levels on-site. — contribute to the objective of increased urban tree canopy cover. — maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. 	<p>Tree Canopy Coverage (p.21)</p> <p>Public Domain Planting Strategy (p.29)</p> <p>Public Domain Planting Palette (p.30)</p> <p>Level 03 & Level 24 Planting Palette (p.38)</p>	<ul style="list-style-type: none"> • Detailed site-wide landscape plan and tree retention: The design provides a comprehensive planting plan showing all proposed trees, shrubs, and groundcovers, including species, heights at maturity, and canopy coverage. • Contribution to landscape setting, streetscape, and urban comfort: Plantings are predominantly native and arranged to enhance the streetscape and long-term landscape setting. Trees are positioned to provide shade over key public areas, reduce urban heat, and improve comfort for users. • Green infrastructure and urban canopy objectives: The development maximises urban tree canopy through the strategic placement of trees and vegetation alongside Botany Road footpath, Church Square and other dwell spaces. Ensuring places that people are walking or sitting receive shade during the hotter months.
City of Sydney			
Communal amenities and open space	The application must address the communal amenities and open space requirements for co-living developments.	Refer to Architecture Package	

Ref. Number	SEARs		
	Requirement	Relevant document	Response
Landscaping and canopy coverage	<p>The application must demonstrate that the canopy coverage targets in Design Guideline 3E are met. The EIS should:</p> <ul style="list-style-type: none"> Outline the landscape design approach including design objectives and principles. Demonstrate how the proposed development would: Achieve landscape design excellence through integration of Connecting with Country principles integration with the building design, public domain, heritage and public art Maximise opportunities for green infrastructure, including tree canopy and green roofs, consistent with the Greening Sydney Strategy (2021) and Urban Forest Strategy (2023) Provide high quality open spaces (public and private) that caters to the needs of users of the site Achieve Water Sensitive Urban Design (WSUD) principles Maximise opportunities for increasing biodiversity across the site <ul style="list-style-type: none"> — Details and quantifies proposed deep soil areas — Quantifies green cover and canopy cover — Details the proposed planting design including: <ul style="list-style-type: none"> Planting plans indicating location of proposed plant species and trees Plant schedule with nominated species, mature plant sizes, proposed supply sizes and quantities Planting details, including site specific details of on structure planting illustrating the depth of proposed planters and integration with building elements Diagrams detailing soil volumes and depths provided for on structure tree plantings Provides a high quality suite of materials including, but not limited to, paving, walls, furniture, shade structures, and lighting Demonstrates a coordinated design solution with all relevant disciplines such as architecture, civil engineering and utilities Design Elements such as awnings within the public domain must ensure appropriate setbacks are provided to allow street tree plantings to reach maturity without restriction. 	<p>Connecting with Country (p.15)</p> <p>Tree Canopy Coverage (p.21)</p> <p>Public Domain Planting Strategy (p.29)</p> <p>Public Domain Planting Palette (p.30)</p> <p>Level 03 & Level 24 Planting Palette (p.38)</p> <p>Public Domain General Arrangement (p.24)</p> <p>Access & Circulation (p.18)</p> <p>Level 03 Terrace (p.34)</p> <p>Level 24 Rooftop (p.36)</p> <p>Public Domain Material Strategy (p.28)</p> <p>Public Domain Material Palette (p.30)</p>	<ul style="list-style-type: none"> The public domain forms part of the wider metro quarter precinct which has adopted an underlying Country narrative that acknowledges and responds to the site's long and layered history. A response to Country is woven into the ground plane through planting selections, artworks, and interpretive elements in Cope Street Plaza. The proposal maximises opportunities for green infrastructure by incorporating substantial tree canopy within the public domain and prioritising planting that supports shade, biodiversity, and climate resilience. These measures align with the objectives of the Greening Sydney Strategy (2021) and the Urban Forest Strategy (2023), enhancing amenity while contributing to a cooler, greener and more liveable city. The proposal delivers high-quality open spaces, both public and private, that are inclusive, accessible, and responsive to the needs of all users of the site. Spaces are designed to be universally accessible, with clear circulation routes and equitable access for people of all ages and abilities. The design achieves Water Sensitive Urban Design (WSUD) principles through passively irrigated garden beds, with paving falls directed towards open, mass-planted areas. A native planting palette, well-suited to the Sydney climate, supports water efficiency and enhances biodiversity. Planting palettes have been provided, including detailed information on species selection, tree sizes, and soil depths to support healthy growth and long-term landscape performance. The proposal provides a high-quality suite of materials responding to the City of Sydney public domain palette as well as the materials of the surrounding Cope Street Plaza and the wider precinct to ensure visual cohesion and a sense of place. The public domain design demonstrates a coordinated approach, integrating input from all relevant disciplines—including architecture, civil engineering, and utilities—to deliver a cohesive, functional, and high-quality outcome. The public domain design has been coordinated with the architectural team to ensure that elements such as awnings maintain appropriate setbacks, allowing street trees to reach maturity without restriction while maintaining clear and functional pedestrian zones.
Sydney Metro Place Making and Precinct Activation team			
Built form, Urban Design, Public domain and activation.	<ul style="list-style-type: none"> <i>Provide an outline of the design process leading to the proposal, including justification of the suitability of the sites for the proposed building envelopes and exploration/testing of a range of built form options and typologies.</i> <i>Provide an urban design analysis (including development options) of the proposal with reference to the building envelope, height, setbacks, bulk and scale in the context of the Sydney Metro station precinct, and the desired future character of the Waterloo Metro Quarter and the wider planned context of Waterloo Estate.</i> Demonstrate how the proposed development will achieve enhanced public domain outcomes and access to the metro station, including consideration of the Sydney Metro interchange access plan and operations day and night throughout the proposal's construction, delivery and end state. Consider impact of proposed change in uses to public domain and place and activation outcomes. The scoping reports propose preparation of Landscaping Reports but not public domain plans, Place Making and Activation Strategy and public art strategy. This should be considered to ensure appropriate place and activation outcomes throughout the various stages of the proposed development, including integration with existing metro station retail (e.g. along Raglan Walk). 	<p>Access & Circulation (p.18)</p> <p>Connecting with Country (p.15)</p>	<ul style="list-style-type: none"> The public domain is designed to respond to the metro, providing clear, accessible movement paths, connecting key pedestrian routes, and integrating bike parking networks to support active transport and seamless station access. Public domain, public art and place making outcomes have been coordinated with relevant consultant reports

Design Amenity Guidelines Compliance Schedule

PART 3C - PUBLIC DOMAIN			STATUS	RESPONSE
3C.O1.	Objective	Provide publicly accessible plazas adjacent to the station entries that connect the Metro Quarter to the surrounding streets and neighbourhood	Compliant	Refer to Design Strategies - Spatial Compliance diagram
3C.O2.	Objective	Create a high quality, integrated, permeable and multifunctional public domain that caters for movement, recreation and social interaction	Compliant	Refer to WMQ Landscape and Public Domain Vision - Precinct Masterplan
3C.O3.	Objective	Provide good levels of solar access and amenity to the public domain	Compliant	Refer to Solar Access Diagrams in Urban Design Report - prepared by Bates Smart
3C.O4.	Objective	The design of the public domain is consistent with Crime Prevention Through Environmental Design principles	Compliant	Refer to Access & Circulation, Public Domain CPTED and Lighting Strategy diagrams
3C.O5.	Objective	Balance all forms of movement through creating a public domain which facilitates transport interchange	Compliant	Refer to Access & Circulation diagram
3C.DC1.	Criteria	Provide 2,200m2 of publicly accessible open space within the precinct comprising the Cope Street Plaza and the Raglan Street Plaza. Space beneath cantilevered buildings can be included in the calculation of publicly accessible open space	Compliant	Refer to Design Strategies - Spatial Compliance diagram
3C.DC3.	Criteria	Design of the Cope Street Plaza space underneath any building overhang is to incorporate wind mitigation	Compliant	Refer to Wind Studies by RWDI
3C.DC5.	Criteria	The public domain and landscaping design should meet the requirements of City of Sydney Urban Forest Strategy 2013 (adopted February 2013)	Compliant	Refer to Planting Palette
3C.DC7.	Criteria	Publicly accessible areas are to be designed to allow access as required by DDA requirements with consideration of use for people of all abilities	Compliant	Refer to landscape plans and DDA report by Morris Goding
3C.DC10.	Criteria	Public domain lighting in areas under Council's control shall be in accordance with City of Sydney's Sydney Lights Code (March 2015)	Compliant	Refer to Lighting diagram
3C.DC11.	Criteria	Lighting provided to the plazas and publicly accessible spaces within the development should comply with AS4282-1997.	Compliant	Refer to Lighting diagram
PART 3D - STREETS, LANES AND FOOTPATHS				
3D.O1.	Guidance	Provide high quality materials and finishes in the public domain that respond to the character of the local area	Compliant	Refer to Public Domain Material palette
3D.O2.	Guidance	Expand the public domain by considering the boundary interface with the Waterloo Congregational Church	Compliant	Refer to Central Precinct Landscape Plan
3D.O3.	Guidance	Create visual interest and reflect the character of the area through the selected materials for the public domain	Compliant	Refer to Public Domain Material palette
3D.DC1.	Criteria	Provide a through-site pedestrian link from Cope Street to Botany Road that provides a clear, safe, direct and convenient connection from the metro station to the bus interchange	Compliant	Refer to Central Precinct Landscape Design Report
3D.DC2.	Criteria	The through-site link should Have a minimum width of 6m and have a clear height of at least 6m	Compliant	Refer to Pedestrian Accessways diagram
3D.DC2.	Criteria	The through-site link should align with breaks between buildings so that views are extended and there are is less sense of enclosure	Compliant	Refer to Pedestrian Accessways diagram
3D.DC2.	Criteria	The through-site link should be clearly distinguished from vehicle access ways	Compliant	Refer to Pedestrian Accessways diagram
3D.DC2.	Criteria	The through-site link should Include materials and finishes such as paving materials, tree planting and furniture generally consistent with adjoining streets and public spaces and be graffiti and vandalism resistant	Compliant	Refer to Public Domain Material palette
3D.DC10.	Criteria	Respond to and complement the City of Sydney's public domain requirements for works on Council land	Compliant	Refer to Public Domain Material palette
3D.DC12.	Criteria	Street furniture is to be consistent with the Sydney Streets Design Code	Compliant	Refer to Public Domain Material palette
3D.DC14.	Criteria	Where feasible, incorporate water sensitive urban design techniques such as landscaped swales to improve the quality of groundwater and water entering the waterways and tree bays	Compliant	OSD Tank and water filtration proposed
3D.DG.01	Guidance	The through-site link should be direct and accessible to all, have a clear line of sight between public places and be open to the sky as much as is practicable	Compliant	Refer to Pedestrian Accessways diagram
3D.DG.01	Guidance	The through-site link should assist in guiding people along the link while enabling long sightlines	Compliant	Refer to Pedestrian Accessways diagram
3D.DG.02	Guidance	Different paving materials or patterns can be used to denote significant spaces of the public domain such as the publicly accessible plazas	Compliant	Refer to Public Domain Material palette
3D.DG.03	Guidance	Street furniture should be co-located with trees where possible to avoid clutter and create focus points for community activity	Compliant	Refer to General Arrangement
3D.DG.04	Guidance	Consultation should be undertaken with the Waterloo Congregational Church to investigate opportunities to integrate the curtilage of the church with the public domain and landscape design.	Compliant	Consultation has commenced and is ongoing
PART 3E - TREE CANOPY COVER				
3E.O1.	Objective	Mitigate the impacts of urban heat island effect through the provision of tree planting and soft surface areas.	Compliant	Refer to Tree Canopy diagram
3E.O2.	Objective	Enhance the biodiversity of the site through providing a range of native species and opportunities for urban habitat.	Compliant	Refer to Planting Palette & Schedule
3E.DC1.	Criteria	New street tree planting must be consistent with the City of Sydney's Street Tree Master Plan 2011 (updated 2015), Park Tree Management Plans and the Landscape Code	Compliant	Refer to Planting Palette & Schedule
3E.DC2.	Criteria	The development must achieve the following minimum tree canopy cover targets 23% overall canopy cover (i.e. the combined canopy area of all trees contained within the site and adjacent streets measured to the centre line of the roads)	Compliant	The proposals achieve a tree canopy cover of 30% inside the WMQ boundary. Refer to Tree Canopy diagram

Design Amenity Guidelines Compliance Schedule

3E.DC2.	Criteria	The development must achieve the following minimum tree canopy cover targets 50% street canopy cover (i.e. the combined area of all tree canopy contained within the road reserve including footpaths and pedestrian areas and measured from the property boundary to the centreline of the adjoining roads)	Compliant	The proposals achieve a street tree canopy cover of 55% Refer to Tree Canopy diagram
3E.DC3.	Criteria	A secondary alignment of trees are to be provided set further back from Botany Road in front of the central podium near the bus stop	Compliant	Refer to Tree Canopy diagram
3E.DC4.	Criteria	New habitat features including trees, shrub and ground cover vegetation, waterbodies, rockeries and green roofs and walls are to be included, wherever possible	Compliant	Refer to Planting Palette & Schedule
3E.DC5.	Criteria	Landscaping is to comprise a mix of locally indigenous tree, shrub and groundcover species as outlined in City's Landscape Code. Where this is not possible, it is preferred that plants native to Australia are used	Compliant	Refer to Planting Palette & Schedule
3E.DC6.	Criteria	Shrubs are densely planted and trees are to be well spaced, as outlined in the City's Landscape Code	Compliant	Refer to GF Plans & Planting Palette
3E.DC7.	Criteria	Awnings and canopies are to be located and designed to maximise tree canopy	Compliant	Refer to GF Plans
3E.DC8.	Criteria	Tree planting details are to specify horizontal clearance to awnings and buildings and tree spacing	Compliant	Refer to sections
3E.DC9.	Criteria	Centreline of new trees along Botany Road should be a minimum of 1m back from the front of the kerb and up to 1.5m from the front of the kerb subject to services investigations	Compliant	Refer to Tree Canopy diagram
3E.DG1.	Guidance	Consult with City of Sydney and obtain their agreement for any tree planting within Council owned land.	Compliant	Consultation has commenced and is ongoing
PART 3F - TREE PLANTING SPECIFICATIONS				
3F.O1.	Objective	To create a safe welcoming and healthy place to live, high quality public spaces, and a sustainable and adaptable urban environment	Compliant	Refer to Planting Palette & Schedule
3F.O2.	Objective	Provide a resilient, healthy and diverse urban forest	Compliant	Refer to Planting Palette & Schedule
3F.O3.	Objective	Provide an integrated long-term strategy that promotes trees as critical infrastructure and assets	Compliant	Refer to Tree Canopy diagram
3F.O4.	Objective	Retain and protect existing trees and canopy cover.	Non-compliant	Existing trees were removed on site pursuant to previous development applications. The development now proposed includes significant new planting.
3F.DC1.	Criteria	Any existing trees proposed to be retained are to be assessed and then protected as per the requirements outlined in the Australian Standard 4970 – Protection of Trees on Development Sites	Compliant	No trees retained
3F.DC2.	Criteria	Overhead power lines and communication cables are to be under-grounded within all streets adjacent to the Metro Quarter to remove the current conflict between overhead cabling and the existing and proposed trees	Compliant	Details to be provided in future Public Domain Plan submission
3F.DC3.	Criteria	If existing trees occur within the planned under grounding routes then the routes shall be modified to avoid incursions into the tree(s) calculated Tree Protection Zones, as defined under Australian Standard 4970 – Protection of Trees on Development Sites. Where this cannot be reasonably accommodated, alternative methods of construction must be used such as under-boring, directional drilling or non-destructive trenching to install the cabling without impact to the trees' health or stability	Compliant	No existing trees occur on the site as all have been previously removed in accordance with the CSSI approval.
3F.DC4.	Criteria	All new trees shall be installed in accordance with new tree planting requirements contained in Appendix A	Compliant	Details to be provided in future Public Domain Plan submission
3F.DC5.	Criteria	Where trees are planted within a potentially constrained soil environment (on-structure), appropriate soil volumes are to be provided to ensure maximisation of tree canopy spread and height	Compliant	Refer Deep Soil Diagram
3F.DC6.	Criteria	Consult with the City of Sydney in relation to tree planting in the public domain, comprising the public footpaths around the Metro Quarter	Compliant	Consultation has commenced and is ongoing
3F.DC7.	Criteria	All new street tree planting shall be a minimum of 200L container sizes with this increased to 400L for the key feature trees being preferred. Sizes of >800L should be considered where suitable and quality advanced stock is available	Compliant	Refer to Planting Palette & Schedule
3F.DC7.	Criteria	All trees shall be grown to the minimum standards of AS2303 – 2015 Tree Stock For Landscape Use with certification provided by the supplying nurseries. Trees shall be true to type and the species and cultivars specified	Compliant	Details to be provided in future Public Domain Plan submission
3F.DC7.	Criteria	Tree planting ideally should be undertaken in either autumn or winter. This will greatly increase the success of the planting and reduce the establishment maintenance burdens	Compliant	Details to be provided in future Public Domain Plan submission
3F.DC7.	Criteria	Surrounding pavements and tree grates shall allow for proper expansion of the trees base over time	Compliant	Details to be provided in future Public Domain Plan submission
3F.DC7.	Criteria	Trees shall be planted a minimum of 675mm from the back of adjoining kerbs. Distances greater than are 1000mm preferred	Compliant	Details to be provided in future Public Domain Plan submission
3F.DC7.	Criteria	Trees shall be transported, lifted and planted in a manner that limits any possibility of physical damage	Compliant	Details to be provided in future Public Domain Plan submission
3F.DC7.	Criteria	Trees shall be regularly maintained for a minimum of 12 months from the date of planting to ensure adequate establishment maintenance. This is to include pest and disease monitoring and control, watering and timely replacement if required.	Compliant	Details to be provided in future Public Domain Plan submission

Design Amenity Guidelines Compliance Schedule

PART 3G - WIND				
3G.O1.	Objective	Mitigate potential wind impacts and ensure adequate levels of comfort are achieved in the public domain for intended activities	Compliant	Refer to Wind Studies by RWDI
PART 3I - STREET ACTIVATION				
3I.DC5.	Criteria	Provide wider footpaths along Botany Road adjacent to the bus stops that accommodate pedestrians and encourage retail activation	Compliant	Refer to GF Plans and Pedestrian Accessways diagram
PART 3N - PEDESTRIAN AND CYCLE NETWORK				
3N.O1.	Objective	Prioritise walking and cycling trips in and around the Metro Quarter over vehicles	Compliant	Refer to Access & Circulation diagram
3N.O2.	Objective	Manage potential conflict between cyclists and pedestrians through the design of the public domain and locations of bike parking	Compliant	Refer to Access & Circulation diagram
3N.O3.	Objective	Provide a pedestrian network that aligns with key pedestrian desire lines and is integrated with the active frontages	Compliant	Refer to Access & Circulation diagram
3N.DC1.	Criteria	Provide generous footpath widths that can accommodate the forecast pedestrian flows from the metro station	Compliant	Refer to GF Plans and Pedestrian Accessways diagram

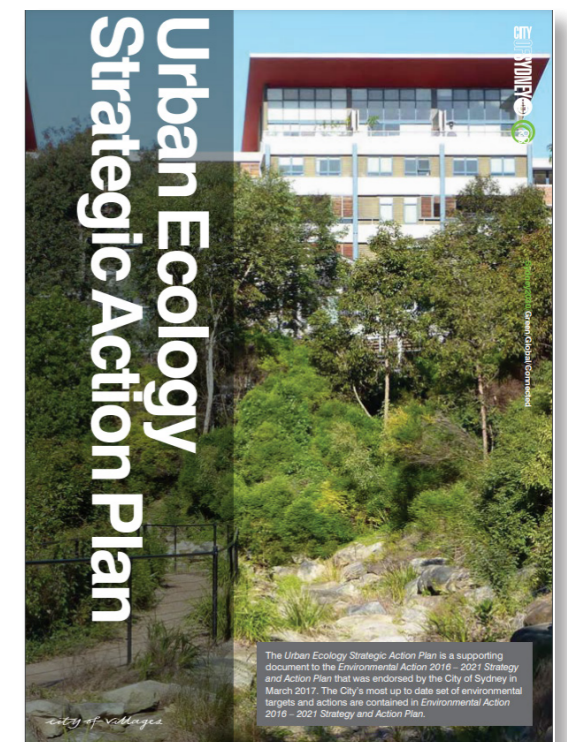
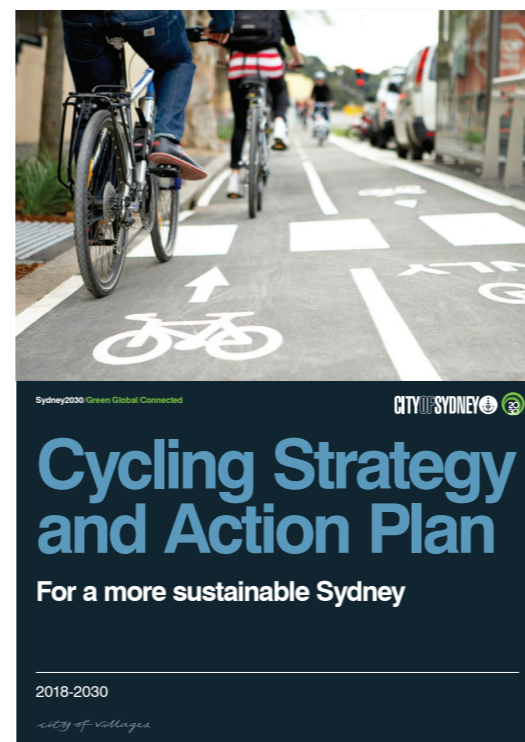
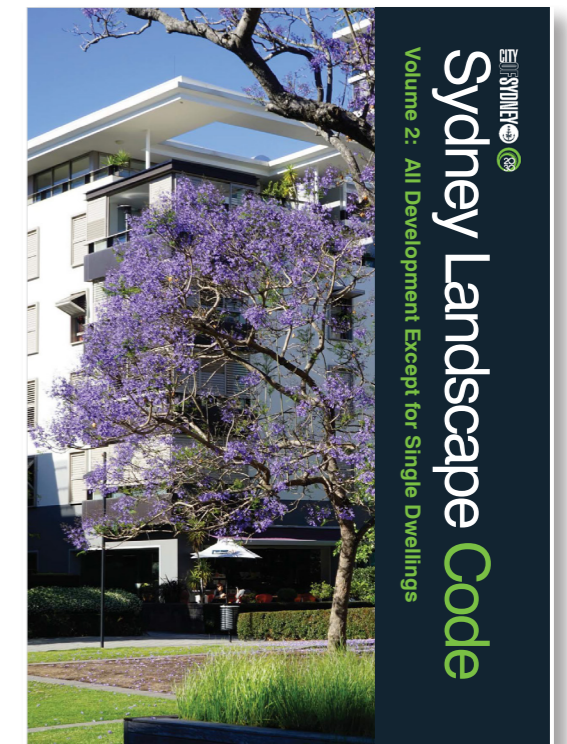
Background Documents

The design has been informed by relevant guidelines and strategies issued by both Sydney Metro and the City of Sydney, which establish the framework for delivering a high-quality public domain.

The **WMQ Design & Amenity Guidelines** are the key reference, requiring a high-quality, accessible, and multifunctional public realm. In response, the proposal integrates plazas and through-site links to connect the metro station with surrounding streets, supported by wide footpaths, active ground-level uses, awnings, and durable materials that enhance comfort, safety, and local character. It also embeds inclusive access, Crime Prevention Through Environmental Design principles, and 24-hour public accessibility to create a cohesive and inviting precinct.

In addition, the approach has been guided by the following City of Sydney documents:

- City of Sydney Public Domain Guidelines
- City of Sydney Cycle Network Strategy
- City of Sydney Street Tree Masterplan
- City of Sydney Urban Forest Strategy Canopy
- City of Sydney Urban Ecology Strategic Action Plan



SDRP Process

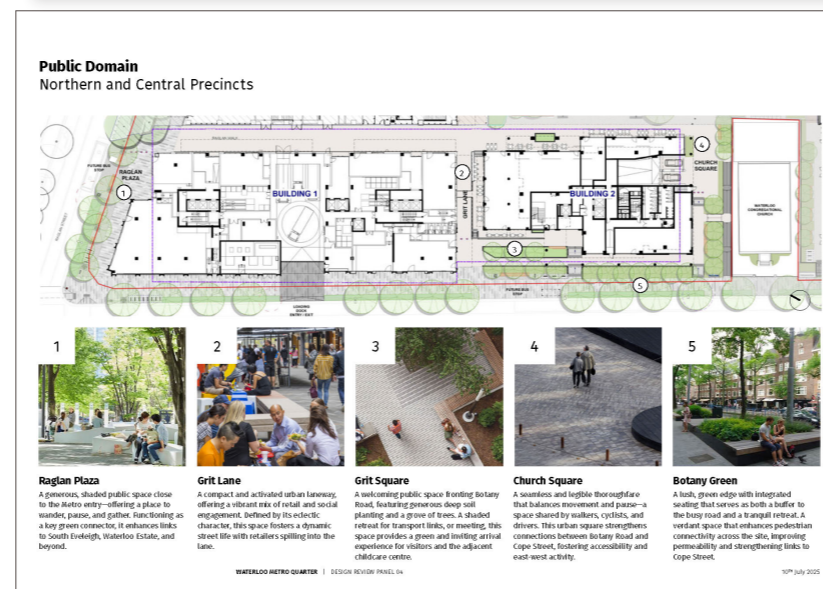
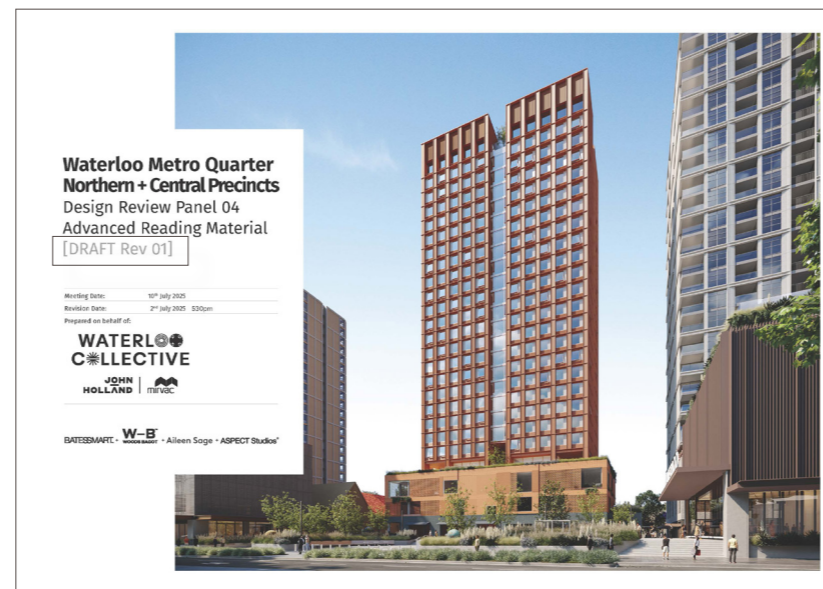
The State Design Review Panel (SDRP) has provided the Waterloo Metro Quarter design team with impartial and consistent guidance throughout the design process.

At Review 04, held on 10 July 2025. Key items for discussion with the panel included the setbacks and building entry to Building 2, and the activation of Grit Lane, along with the presentation of the proposed Level 03 terrace and Level 24 rooftop landscape.

Feedback

- The panel supported the increased setback to Building 2 and the provision of a wider footpath along Botany Road.
- The panel encouraged the design team to continue addressing wind comfort considerations and to select rooftop plant species that can survive and thrive in windy conditions.

The design team has continually responded to these matters as the project has progressed. The design incorporates the increased setback to Building 2 and the wider footpath along Botany Road as supported by the panel. Wind comfort measures have been addressed, and the rooftop planting palette has been selected to include wind tolerant species.



Previously issued slides from SDRP Review 04 10 July 2025

**Waterloo
Metro Quarter
Landscape &
Public Domain
Vision**



Precinct Masterplan

Waterloo Metro Quarter will be a dynamic precinct within the broader surrounds of Waterloo comprised of public spaces including a neighborhood square (Cope Street Plaza), laneways (Ragan Walk, Grit Lane and Church Square), a courtyard (Church Yard) and surrounding streetscapes with generous footpaths and planting areas.

The following provides contextual information on the different areas within the wider precinct:

Raglan Street Metro Entry - The newly constructed Raglan Street Metro entry provides generous circulation space around the station and adjoining building entries. Shade trees and planting establish a comfortable microclimate that cools the frontage, while significant areas of deep soil support healthy tree growth.

Wellington Street - Under construction, Wellington Street will extend verge understory planting from the western side of the Botany Road green connector through to Alexandria Park. *Waterhousia floribunda* (Weeping Lilly Pilly) street trees, native understory planting, and bike parking will be integrated near the cycle path, with a separated bike path proposed along the road.

Cope Street - Currently under construction, Cope Street will provide generous circulation space around the Metro and building entries. The design incorporates parking, taxi, and kiss-and-ride zones along with a widened verge. Shade trees and planting will establish a comfortable microclimate and street character.

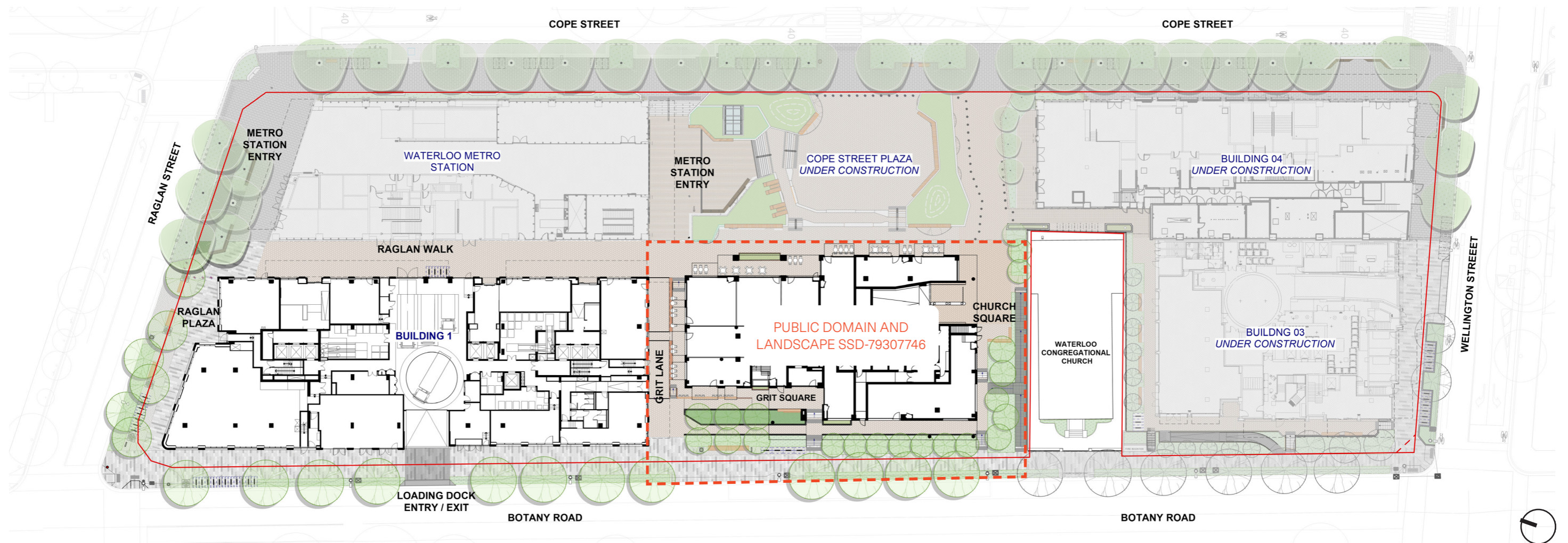
Cope Street Plaza - Now under construction, Cope Street Plaza will function as a meeting place, neighbourhood square, and communal gathering area that showcases cultural artworks and stories. Located at footpath level, it will be subtly separated from circulation zones and outdoor dining areas, creating a protected space for community use. Active building edges will support activity throughout the day and evening.

Botany Road - Along Botany Road, generous footpath widths will be established with new *Lophostemon confertus* street trees and native understory planting to create amenity and separation from the busy vehicular street. In areas with a 10 m setback, a double row of trees will be planted.

Raglan Walk - Planned as an important north-south connecting laneway, Raglan Walk will be activated by adjacent building lobbies, retail tenancies, and Metro retail. It will also integrate bike storage, reinforcing its role as a key pedestrian connection through the precinct.

Grit Lane - Grit Lane will provide step-free access between the Metro southern entrance and the Botany Road bus stop. The lane will be activated by retail tenancies on one side, offering opportunities for outdoor dining and creating a lively frontage along the connection.

Church Square - Church Square will provide both pedestrian access across the precinct and vehicular access to the basement. The design allows the church façade to be revealed and celebrated, contributing to the character of the place.



Connecting with Country

The public domain has been designed to respond to country and the layered history of the place. Responses to culture will be expressed through the design of the ground plane, planting, artworks, seating and embedded stories.

The public domain and landscape design has incorporated the work by Murawin, authors of the Connecting with Country Guidelines for the Waterloo Collective, who engaged the community in a series of Listening to Country engagement sessions in June 2025.

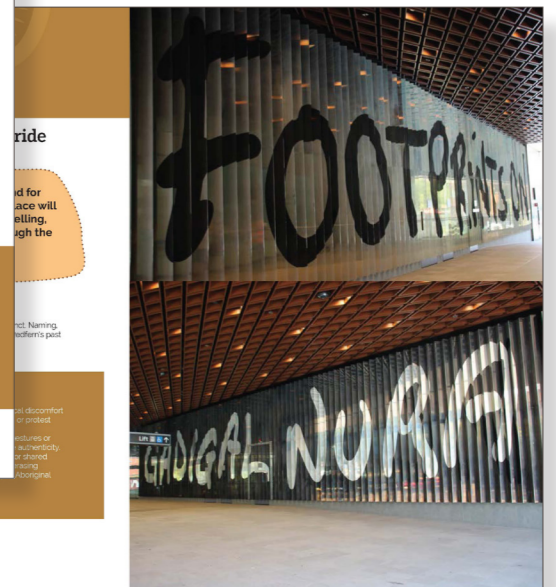
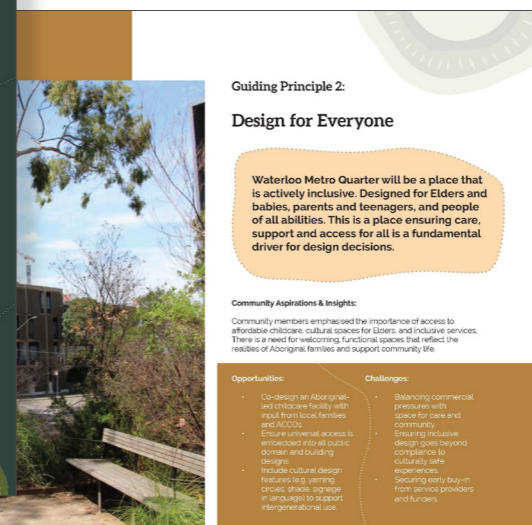
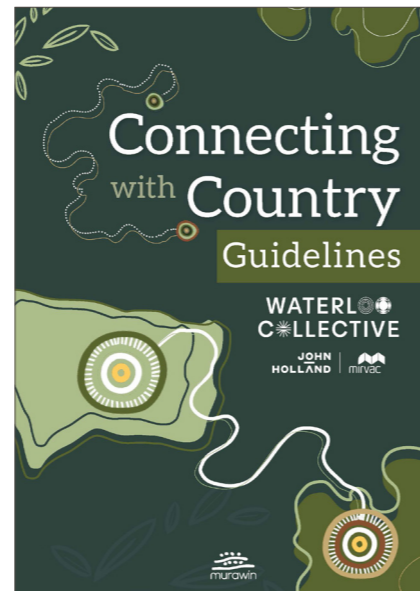
There were a series of guiding principles that emerged from these sessions to inform future decision making across site including the delivery, activation and long-term operations of the Waterloo Metro Quarter. The guiding principles include:

1. Amplify Blak Excellence
2. Design for Everyone
3. Celebrate Local Culture with Pride
4. Embed Shared Power

These guiding principles are reflected in the public domain through:

- Opportunities for co-designed public artworks and naming strategies developed in collaboration with the community, led by local artists and knowledge-holders.
- Opportunities for Interpretation elements embedded within the design character, incorporating visible cultural cues, colours, symbols, and signage across the site.
- Implementing a native and endemic planting palette that supports local biodiversity while providing opportunities for knowledge-sharing about Indigenous flora and cultural connections to landscape.
- Prioritising universal access throughout the public domain, ensuring safety, comfort, and inclusivity for Elders, children, young people, and the broader Indigenous community of Waterloo-Redfern.






These design elements work together to provide moments of storytelling, reflection, and engagement, ensuring that the public domain fosters a meaningful sense of belonging and connection for all members of the community.

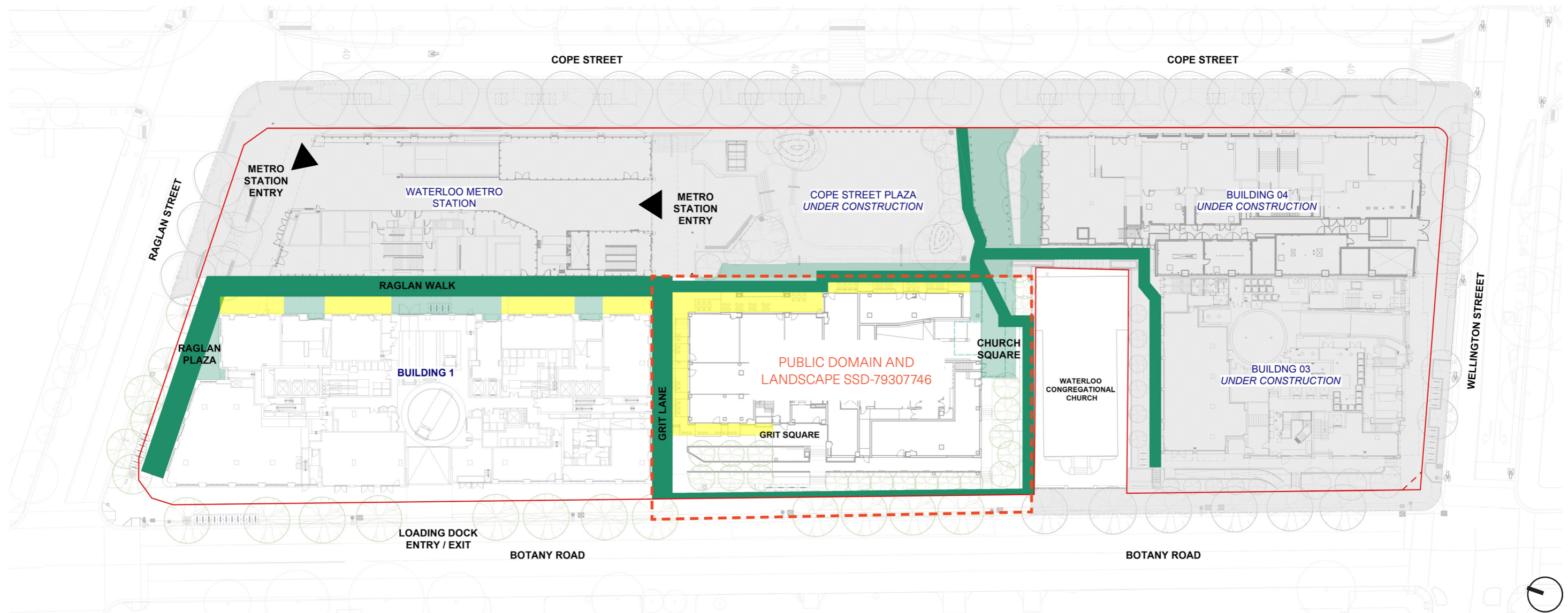


Waterloo Metro Quarter Design Strategies

Pedestrian Accessways

Pedestrian access has been carefully planned across the site to provide a safe and accessible movement network. Required clear widths are maintained throughout, with licensed seating zones distinctly identified in yellow in the diagram below.

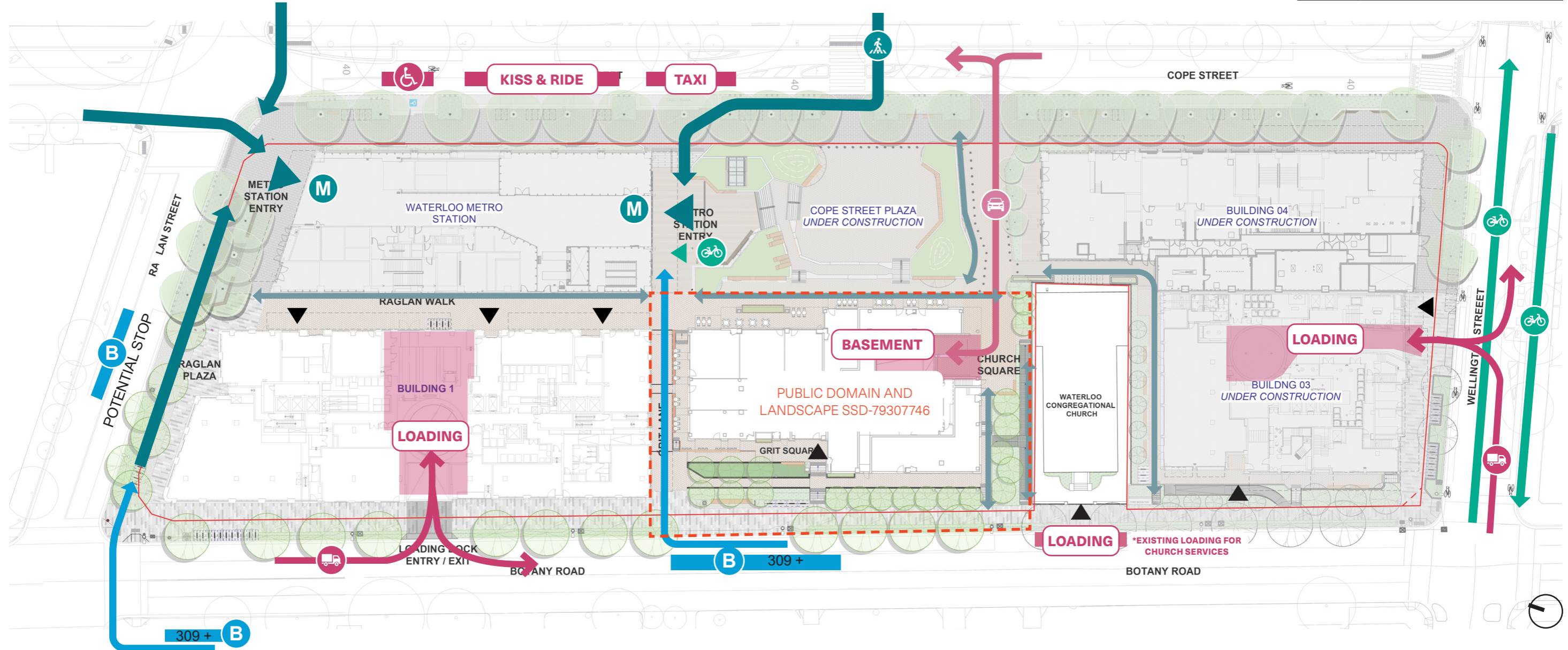
KEY	
	Pedestrian access way clear width requirement
	Pedestrian access way indicative clear width location
	Licensed Seating Zone
	Central Precinct
	WMQ Site Boundary



Access & Circulation

The station precinct establishes two new east-west pedestrian links from the bus stops on Botany Road to the station entry. Care has been taken with respect to providing safe paths of travel for people with a disability especially at the points at which the pedestrian paths of travel intersect respectively with the station entries.

KEY	
	Access Path to Metro
	Metro Station Entry
	Pedestrian Crossing
	Metro EOT Entry
	Bike Path
	Bus Stop
	Access between bus stop and metro station
	Vehicular movement
	Disabled Parking Space
	Secondary pedestrian routes
	Major building entry / building lobbies
	Central Precinct
	WMQ Site Boundary





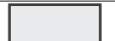




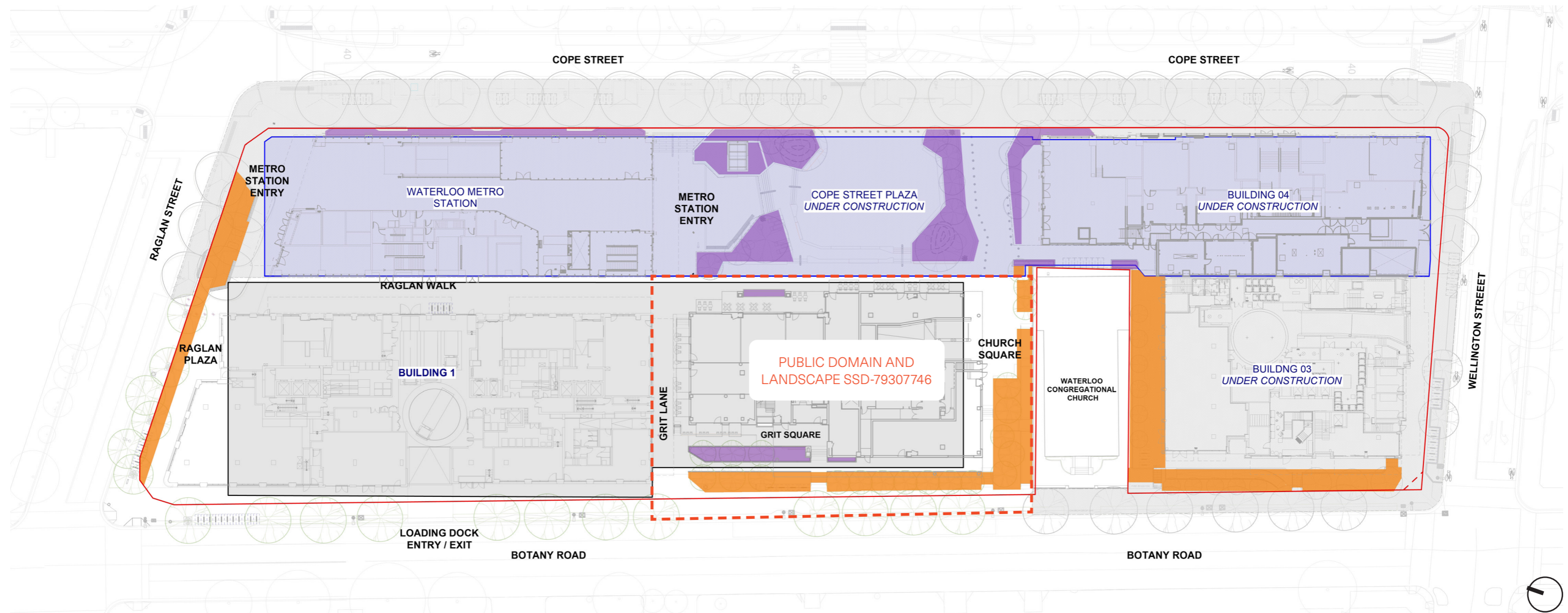
Deep Soil

The ADG minimum deep soil requirement is 7% and the City of Sydney minimum for mixed use / commercial developments is 10%. The proposals for Waterloo Metro Quarter basement have been designed to maximise deep soil area. Excluding the station box (in blue) the proposals achieve 10.42% deep soil coverage (in orange), exceeding the DCP targets and are therefore complying with City of Sydney guidelines.

Public domain design in the Central Precinct has prioritised the maximisation of deep soil to support healthy tree growth and long-term canopy cover. Deep soil areas have been optimised through the use of a permeable fibre-reinforced plastic (FRP) ramp along the Waterloo Congregational Church interface, which is directly connected to consolidated deep soil zones along Botany Road.

This approach not only enhances vegetation health and biodiversity but also contributes to shading, cooling, and overall environmental performance within the public domain.



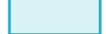









KEY	
	Total Site Area = 12871m ²
	Metro Box Area = 4683m ²
	Total deep Soil Area = 853m ²
	Total Constructed Soil Area = 516m ²
	Basement
	Central Precinct
	WMQ Site Boundary

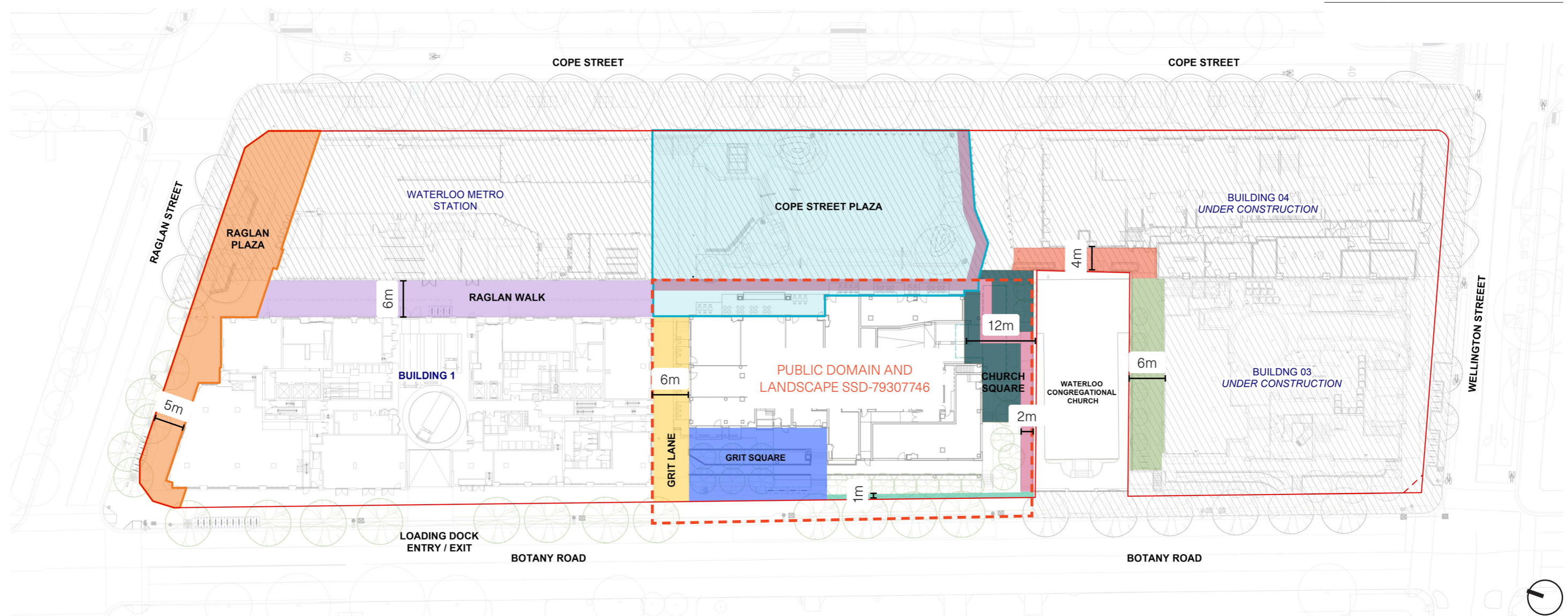


Spatial Compliance

As per the agreed WMQ Design Parameter Plans, Cope Street Plaza provides a minimum area of public open space. Raglan Plaza provides an open space to the new station entrance and down to Botany Road.

The combined area of new public domain in Raglan Plaza and Cope Street Plaza is 2248m² which exceeds the required 2200m².

KEY	
	Raglan Plaza = 577 sqm
	Raglan Walk
	Cope Street Plaza = 1671 sqm
	Grit Lane
	Church Square
	Church Square Pedestrian Access Way
	Church Plaza
	Church Lane Pedestrian Access Way
	Grit Square
	Botany Road Footpath
	Northern Precinct
	WMQ Site Boundary



Tree Canopy Coverage

The WMQ Design & Amenity Guidelines 3E objective highlight the important role tree planting plays in mitigating the impacts of the urban heat island effect and in contributing to the enhancement of the site's biodiversity.

The development must achieve the following minimum tree canopy cover targets:

- **50% - Street Tree Canopy Cover** (i.e. the combined area of all tree canopy contained within the road reserve including footpaths and pedestrian areas and measured from the property boundary to the centreline of the roads)
- **23% - Overall Canopy Cover** (i.e. the combined canopy area of all trees contained within the site and adjacent streets measured to the centre line of the roads)

In summary, the precinct wide proposals below demonstrate:

- **59.41% - Street Tree Canopy Cover**
- **27.35% - Overall Canopy Cover**

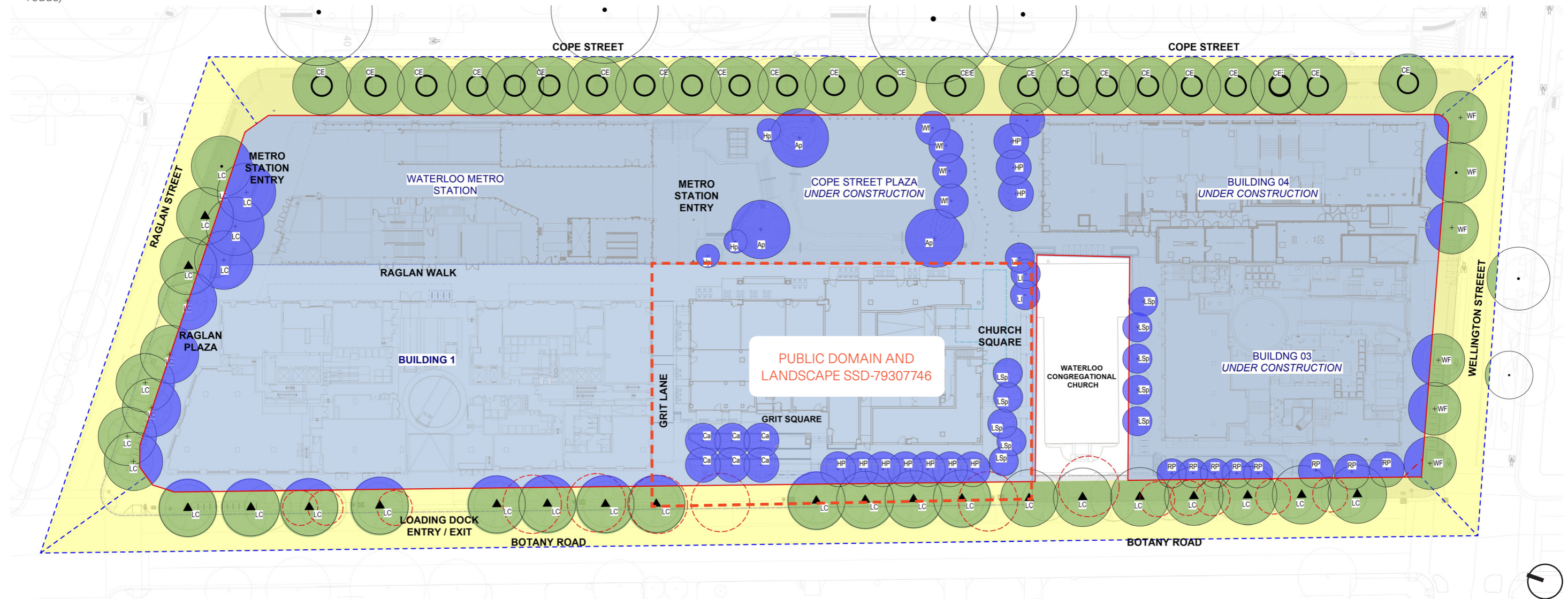
The tree canopy coverage for streets and private land shown above exceeds the Design Amenity Guidelines Tree Canopy Coverage Criteria nominated for the project.

In the Central Precinct, proposed canopy cover has been prioritised throughout the public domain to support shaded and comfortable streetscapes.

Along Botany Road significant streets are proposed to be planted with *Lophostemon confertus* (Brush Box), selected for their broad, dense canopies that will deliver substantial shade and visual greenery. Within the private domain, a diverse mix of species-including *Cupaniopsis anacardioides* (Tuckeroo), *Harpulia pendula* (Tulipwood), *Lagerstroemia indica x fauriei* 'Biloxi' (Crepe Myrtle), and *Lagerstroemia indica* 'Red' (Crepe Myrtle)- is proposed to provide additional canopy and seasonal interest.







This integrated planting strategy is intended to enhance the pedestrian experience, support cooling and microclimate regulation, and establish a resilient, long-term leafy character across the precinct.

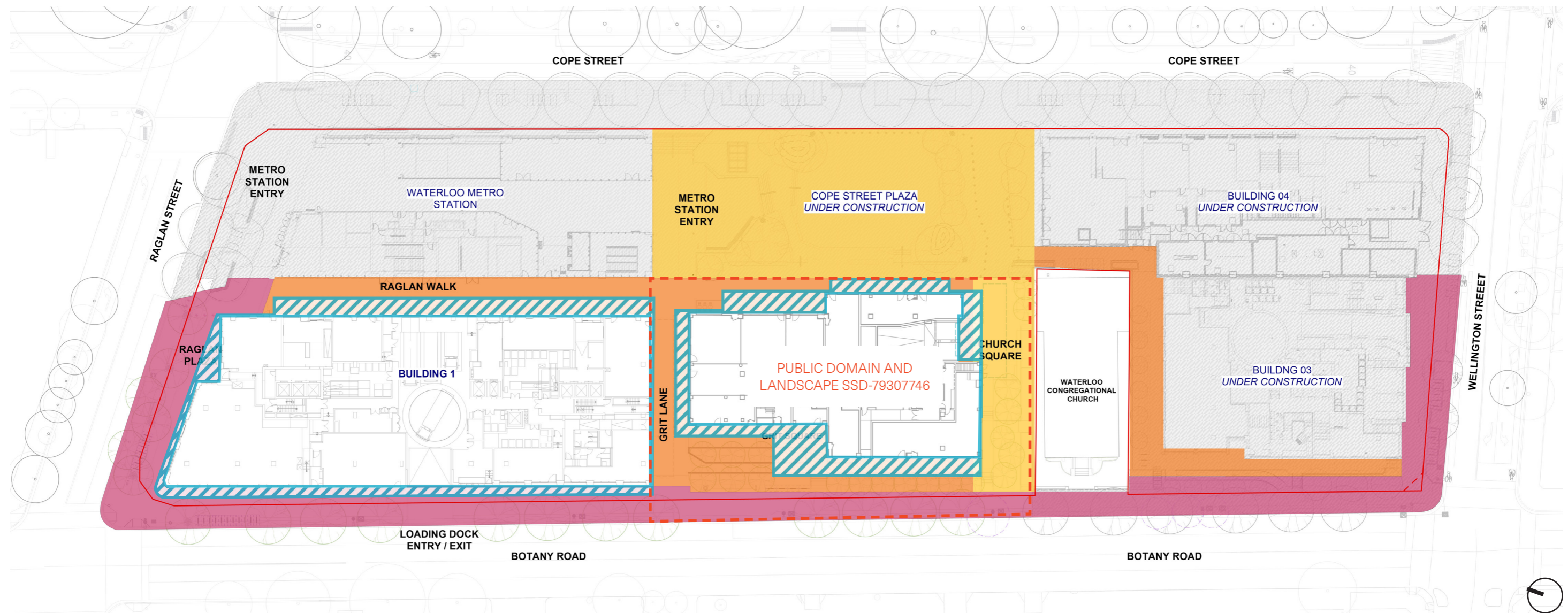
KEY	
	Street Area
	Private Area
	Canopy area within Street = 59.41% of total area
	Canopy area within Private Land - 12.66% of total area
	Northern Precinct
	WMQ Site Boundary



Lighting

Lighting across the site is designed to achieve a balance of safety and ambience, utilising a combination of pole mounted, building mounted and feature lighting.

KEY	
	City of Sydney Smart Pole Lighting
	Pole Mounted Luminaries
	WMQ Awnings (Potential)
	Mounted Luminaire
	Central Precinct
	WMQ Site Boundary



Central Precinct Public Domain



General Arrangement

Introduction

The public domain around Building 2 provides clear pedestrian routes between Botany Road, Cope Street Plaza, and the southern metro station entrance, with access to the community facility and childcare centre lobby located under the colonnade. Compared to the previous DA, public domain provision has increased, with a greater northern setback enlarging spaces along Botany Road and Cope Street Plaza. The expanded Botany Road area extends the bus zone, providing a place for rest and meeting. Landscape elements, including planting, seating, and paving, enhance comfort, define spaces, and support social interaction.

Outdoor dining and licensed seating areas are positioned to maximise activity overlooking the plaza. Tree planting is provided in deep soil in either permeable paving or raised planters along the Botany Road frontage.

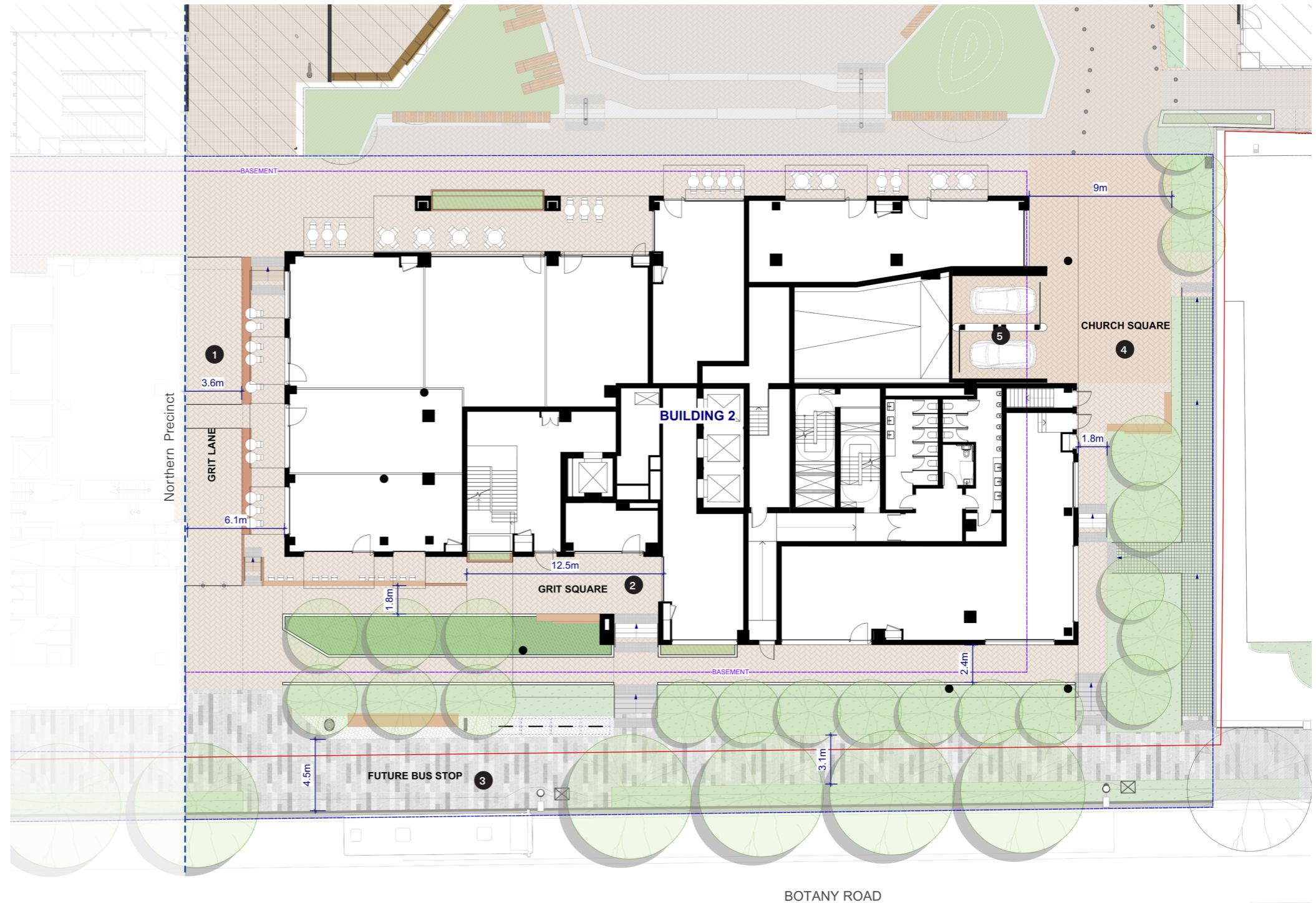
Pedestrian routes to and from the bus stop have been considered in the location of raised planters and seating elements. The raised garden beds closest to the bus stop are raised 450mm to provide an informal seating edge for patrons.

Grit Lane (already approved under CSSI) has been developed to integrate with the wider public domain proposals. This lane will be a well used connector between the Metro southern entrance and Botany Rd bus stop and is activated by retail tenancies on both sides.

Grit Square provides a welcoming public space fronting Botany Road, featuring generous deep soil planting and a grove of trees. A shaded retreat for transport links, or meeting, this space provides a green and inviting arrival experience for visitors and the adjacent childcare centre.

Church Square is a generous shared zone for pedestrians and vehicles that connects to Cope Street Plaza and Church Yard. Access for vehicles entering and exiting the basement is off Cope Street. The Square features a generous planted buffer along side the church with new tree planting in deep soil,

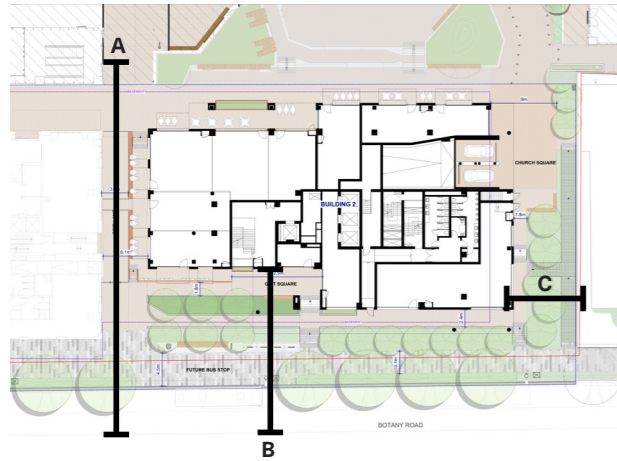
KEY	
①	Grit Lane
②	Grit Square
③	Future Bus Stop
④	Church Square
⑤	Vehicle Entry
----	Extent of Works Boundary
----	Line of Basement Below
----	WMQ Site Boundary



* To be read in conjunction with drawing submission

Sections

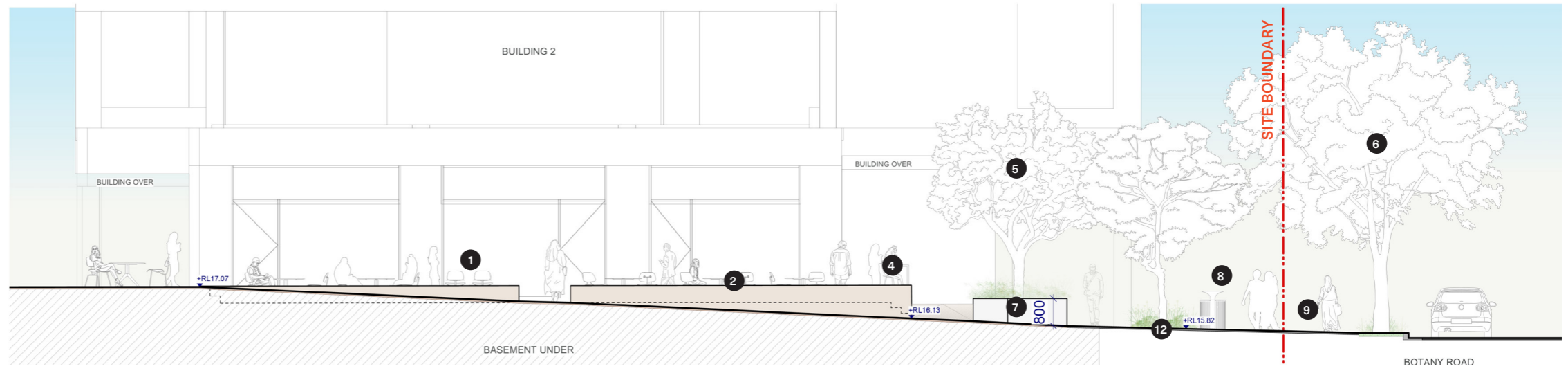
LOCATION PLAN |



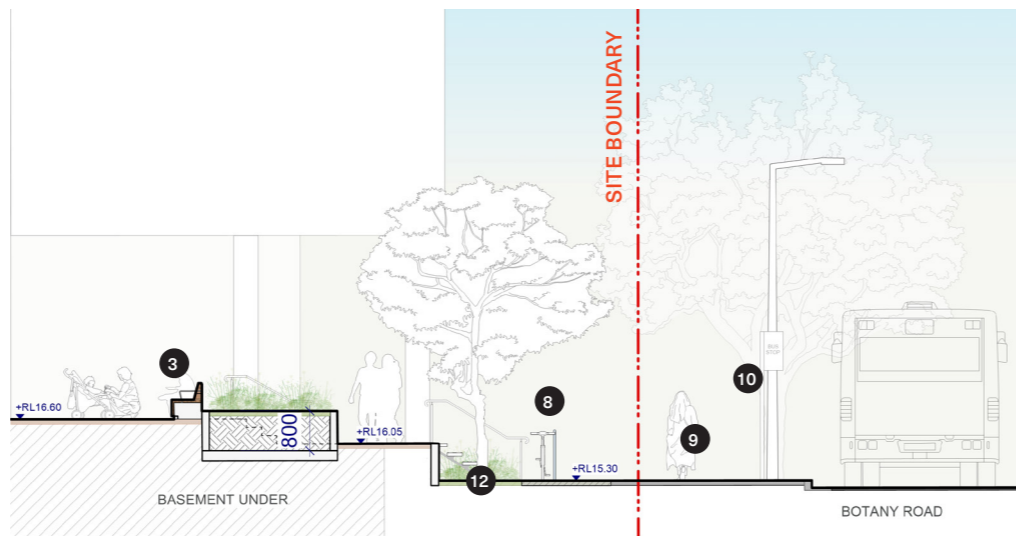
KEY

- 1 Grit Lane outdoor dining
- 2 Seating edge
- 3 Bench Seat
- 4 Bar Height Seating
- 5 Small Tree
- 6 Street Tree
- 7 800mm planter
- 8 City of Sydney street furniture zone
- 9 Footpath
- 10 Bus Stop
- 11 FRP Ramp
- 12 Deep Soil Zone
- WMQ Site Boundary

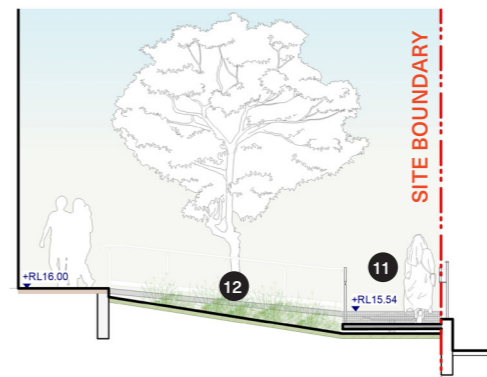
SECTION A |



SECTION B |



SECTION C |



* To be read in conjunction with drawing submission

Public Domain CPTED

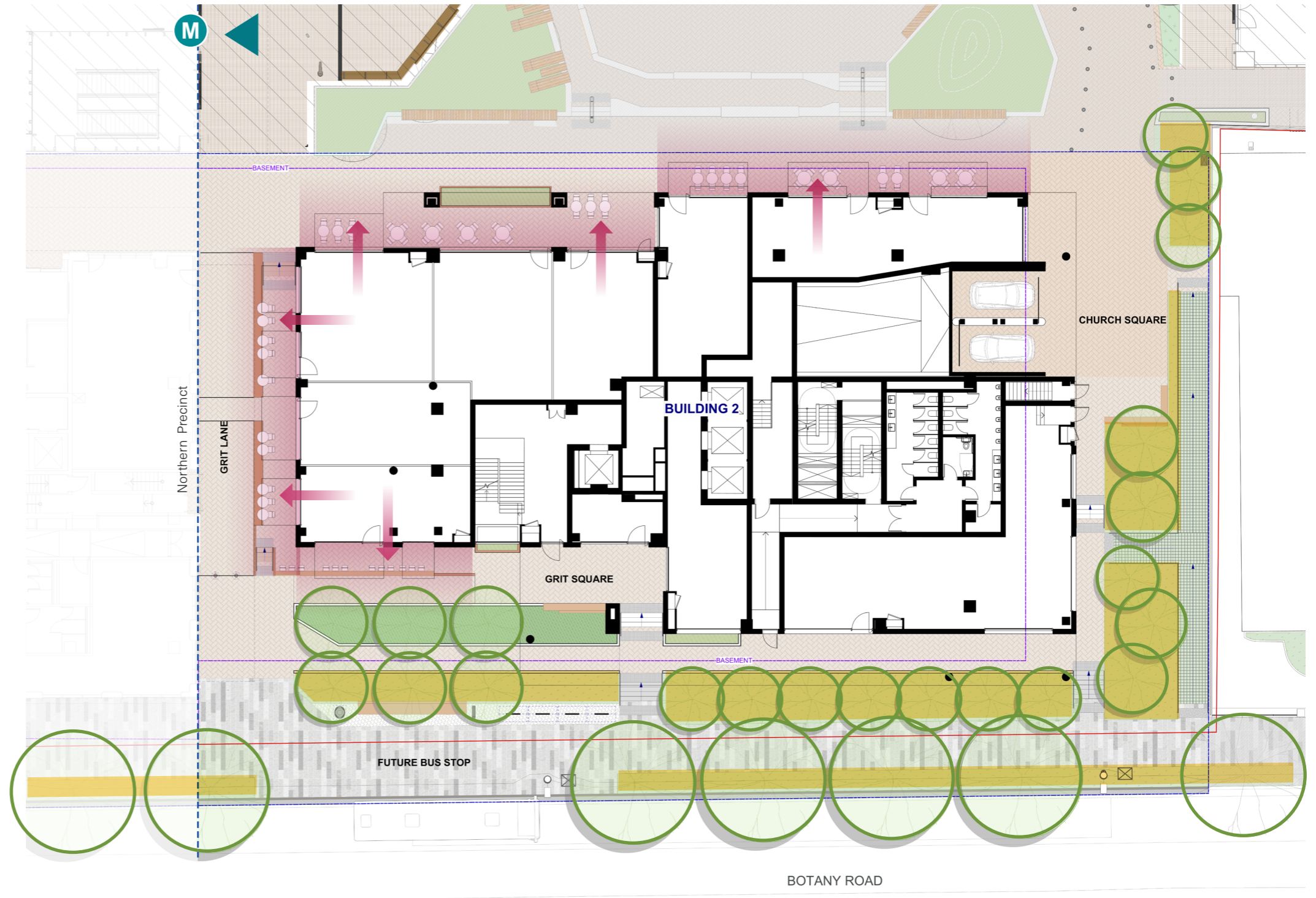
The public domain design incorporates Crime Prevention through Environmental Design (CPTED) principles in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.

Clear sight lines are maintained across key movement corridors, with paths designed to be direct and easily navigable between Metro entries, commercial building entrances, and surrounding streets. Retail activation along Raglan Walk and Grit Lane increases passive surveillance and activity in the area, creating a safer and more welcoming environment.

Verge planting is proposed at a height of 300–500 mm to preserve visibility across planting zones as well as clear stemmed trees, ensuring unobstructed views between public spaces and adjacent active frontages.

The arrangement of trees, seating, bike parking, and other public domain elements supports passive surveillance by encouraging activity in well-lit, open areas, while generous circulation spaces around building entries enable safe, comfortable pedestrian movement. These measures work together to foster a public realm that feels accessible, legible, and safe for all users.

For further information refer to the EIS Appendix P - CPTED Report prepared by Connley Walker.



- KEY**
- Low planting 300-500mm high
 - Clear Stemmed Trees
 - Retail Activation
 - M Metro Station Entry
 - WMQ Site Boundary

Public Domain Material Strategy

The wider precinct materials draw inspiration from the character of the surrounding neighborhoods of Redfern and Waterloo. Drawing on the robustness and timelessness of concrete and brick, the landscape spaces utilise these materials with a preference for warm tones and variation in formats to create a fine-grained response to ground plane materials.

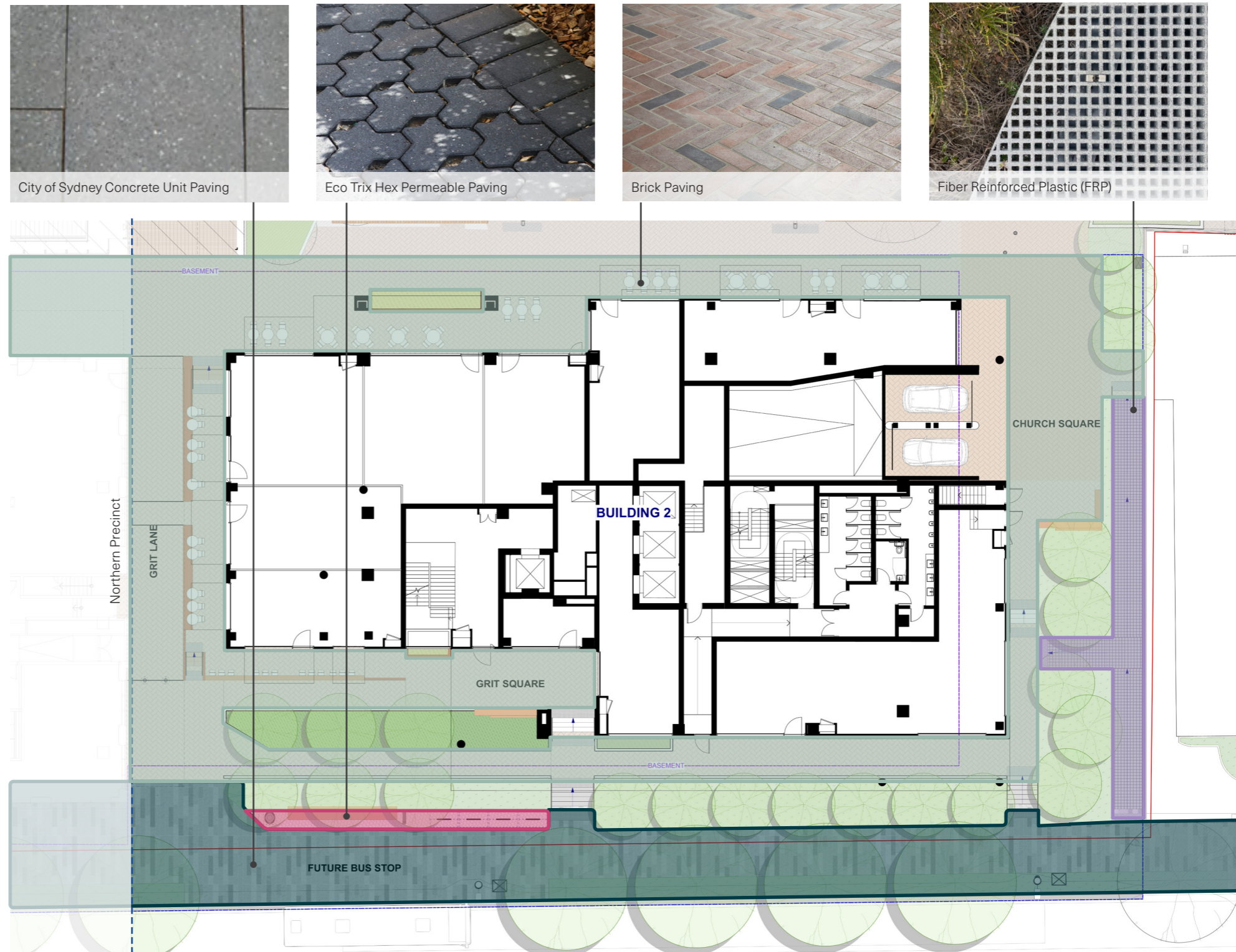
The material palette is carefully selected to create a cohesive connection with the broader precinct, reflecting its character and design language.

For public domain areas that fall outside the Waterloo Metro Quarter site boundary, the City of Sydney 'Village Centre Activity Strip' approved palette of materials will be used. This includes concrete unit paver's in charcoal colour. Refer to material palette on following page.






Urban Heating

The public domain has been designed to minimise urban heat through a combination of strategies that maximise green infrastructure and material selection. Planted zones are prioritised, with deep soil areas provided to support healthy tree growth and long-term canopy cover.

While the City of Sydney's standard concrete paving has a darker tone, its use ensures consistency with the broader city palette. Permeable surfaces, including Eco-Tri-Hex concrete and fibre-reinforced plastic ramping, help offset heat build-up by allowing water infiltration and evaporation, contributing positively to mitigating the urban heat island effect. Lighter-toned brick paving is also used, providing a more reflective surface that further reduces heat absorption.



KEY

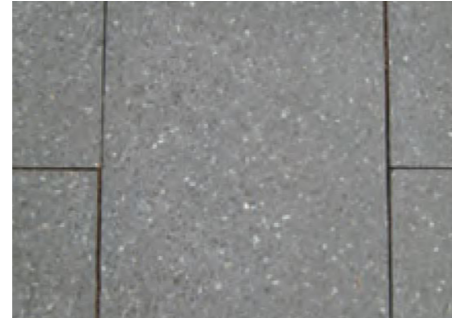
	Brick Paving (Pedestrian grade)
	Eco Trix Hex Permeable Paving
	Fiber Reinforced Plastic (FRP)
	City of Sydney Concrete Unit Paving (Pedestrian grade)
	WMQ Site Boundary

Public Domain Material Palette

Paving and Surface Finishes



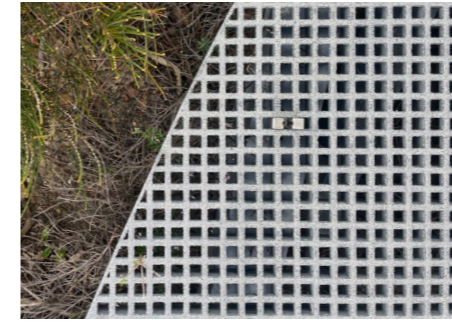
Eco Tri Hex Concrete



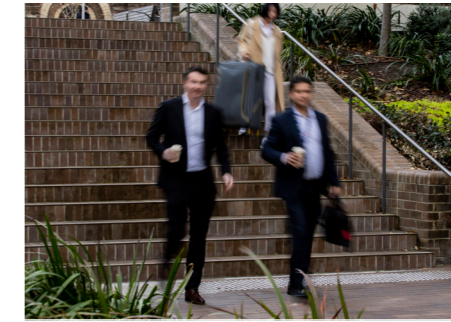
City of Sydney Concrete Unit Paving



Brick Paving



Fiber Reinforced Plastic (FRP)



Brick Steps

Fixtures & Furniture



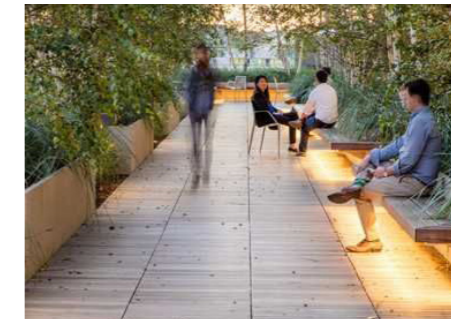
Custom Seating with backrests & armrests



Brick Seating Wall



City of Sydney Light Poles



Feature Lighting



City of Sydney Tree Grate



City of Sydney Tree Surround



City of Sydney Bike Rack



City of Sydney Bin



Stainless Steel Rated Bollard

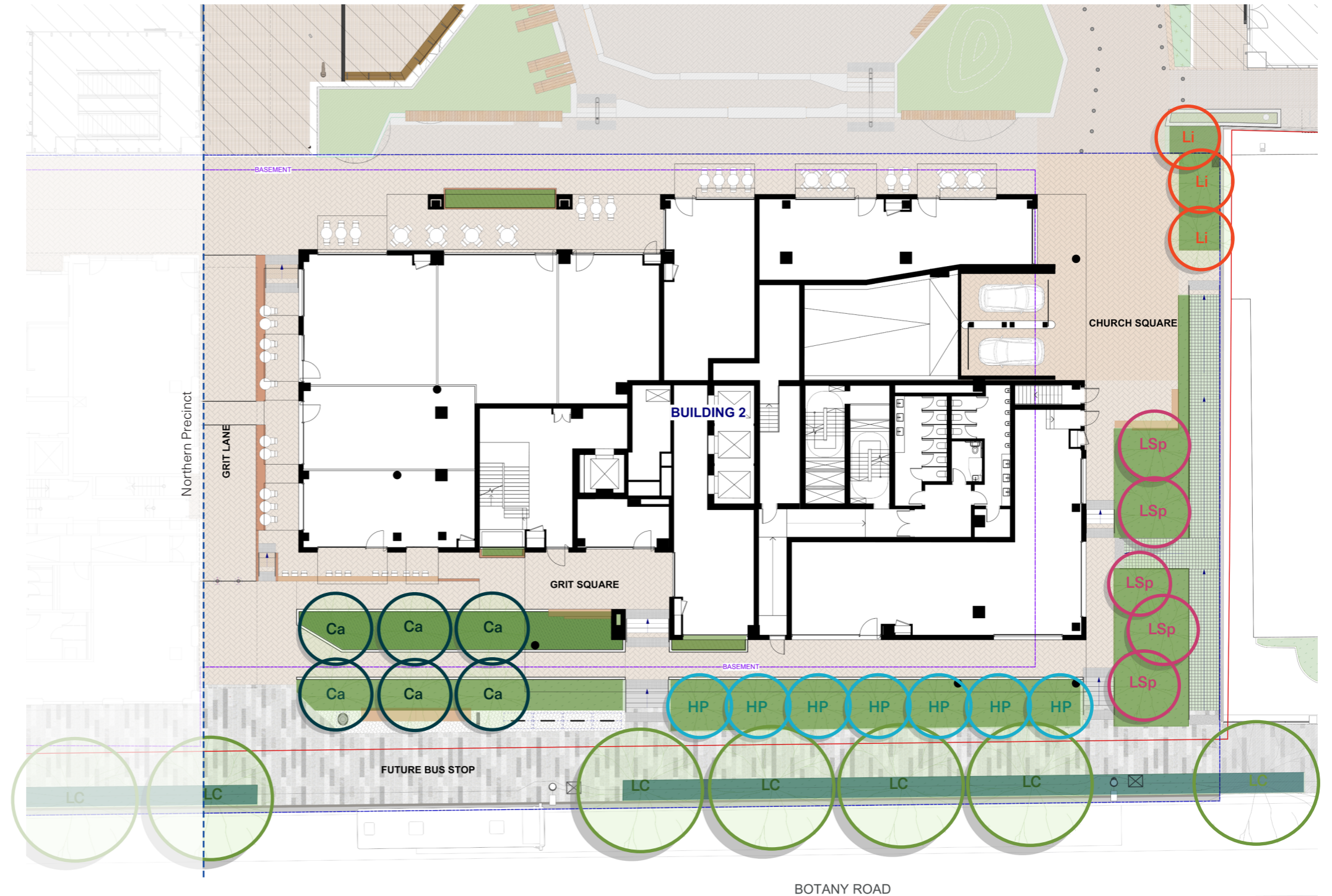
Public Domain Planting Strategy

Introduction

Planting within the precinct is tailored to the character of each landscape space. Along Botany Road, street tree species are guided by the City of Sydney Street Tree Masterplan, with understory species chosen for their resilience and ability to thrive in the demanding kerbside environment.

Across the wider site, tree and understory planting will establish a diverse and resilient ecology consistent with the Waterloo Design Amenity Guidelines. The palette has been developed to support biodiversity, providing habitat and food sources for native birds, bees and insects.

Refer to planting palette on the following pages for more information.



KEY

	Plant Mix 1 - Footpath Refer to Public Domain Planting Palette
	Plant Mix 2 - Public Domain Refer to Public Domain Planting Palette
	LC - Lophostemon confertus (Brush Box)
	Ca - Cupaniopsis anacardioides (Tuckeroo)
	HP - Harpullia pendula (Tulipwood)
	LSp - Lagerstroemia indica x fauriei 'Biloxi' (Crepe Myrtle)
	Li - Lagerstroemia indica 'Red' (Crepe Myrtle)



Public Domain Planting Palette

Trees					
	Botanical Name	Common Name	Mature Height	Pot Size	Origin
LC	<i>Lophostemon confertus</i>	Brush Box	15-30m	400Ltr	Native
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	1-15m	400Ltr	Native
HP	<i>Harpulia pendula</i>	Tulipwood	8-15m	400Ltr	Native
LSp	<i>Lagerstroemia indica x fauriei</i> 'Biloxi'	Crepe Myrtle	6-8m	400Ltr	Native
Li	<i>Lagerstroemia indica</i> 'Red'	Crepe Myrtle	3-6m	400Ltr	Native



Lophostemon confertus
(Brush Box)



Cupaniopsis anacardioides
(Tuckeroo)



Harpulia pendula
(Tulipwood)



Lagerstroemia indica x fauriei 'Biloxi'
(Crepe Myrtle)



Lagerstroemia indica 'Red'
(Crepe Myrtle)

Public Domain Planting Palette

Plant Mix 1 - Footpath				
Botanical Name	Common Name	Pot Size	Spacing per m2	Origin
<i>Dianella caerulea 'King Alfred'</i>	Blueberry Lily	200mm	4/m2	Native
<i>Philodendron 'Xanadu'</i>	Xanadu	200mm	3/m2	Exotic
<i>Rhaphiolepis indica 'Oriental Pearl'</i>	Indian Hawthorn	200mm	3/m2	Exotic



Dianella caerulea 'King Alfred'
(Blueberry Lily)



Philodendron 'Xanadu'
(Xanadu)



Rhaphiolepis indica 'Oriental Pearl'
(Indian Hawthorn)

Plant Mix 2 - Public Domain				
Botanical Name	Common Name	Pot Size	Spacing	Origin
<i>Themeda australis</i>	Tussock Grass	200mm	5/m2	Native
<i>Lomandra longifolia</i>	Basket Grass	200mm	3/m2	Native
<i>Dichelachne crinita</i>	Plume Grass	200mm	5/m2	Native
<i>Libertia paniculata</i>	Native Iris	200mm	5/m2	Native
<i>Westringia fruticosa 'Zena'</i>	Coastal Rosemary	200mm	3/m2	Native
<i>Anigozanthos 'Bush Pearl'</i>	Kangaroo Paw	200mm	6/m2	Native
<i>Carpobrotus rossii</i>	Pig Face	140mm	6/m2	Native
<i>Brachyscome multifida</i>	Cut Leaf Daisy	140mm	8/m2	Native
<i>Atriplex nummularia</i>	Salt Bush	140mm	4/m2	Native
<i>Dianella caerulea 'King Alfred'</i>	Blueberry Lily	200mm	4/m2	Native
<i>Pteridium esculentum</i>	Bracken Fern	200mm	4/m2	Native
<i>Bilardias scandens</i>	Native Iris	200mm	5/m2	Native



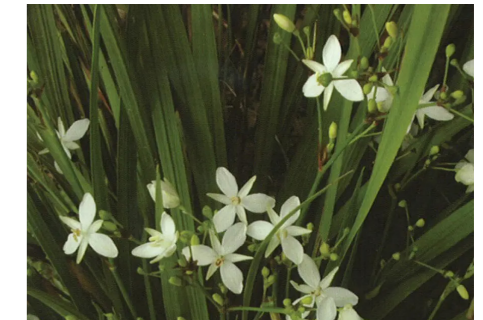
Themeda australis
(Tussock Grass)



Lomandra longifolia
(Basket Grass)



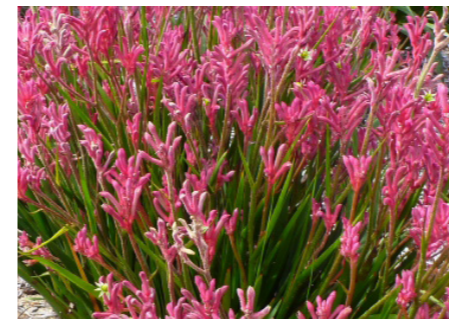
Dichelachne crinita
(Plume Grass)



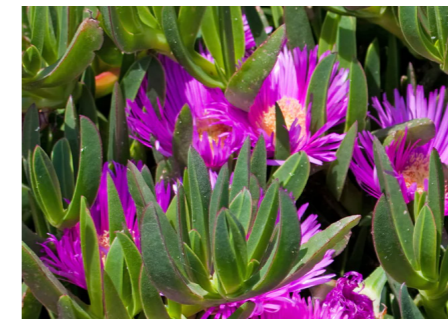
Libertia paniculata (Native Iris)



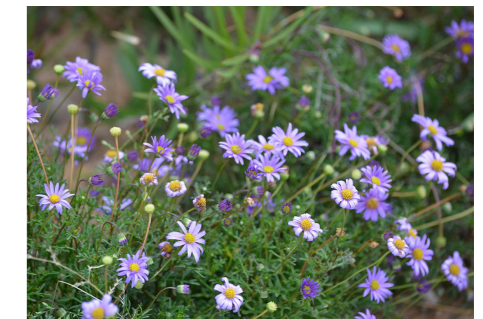
Westringia fruticosa 'Zena'
(Coastal Rosemary)



Anigozanthos 'Bush Pearl'
(Kangaroo Paw)



Carpobrotus rossii
(Pigface)



Brachyscome multifida
(Cut Leaf Daisy)



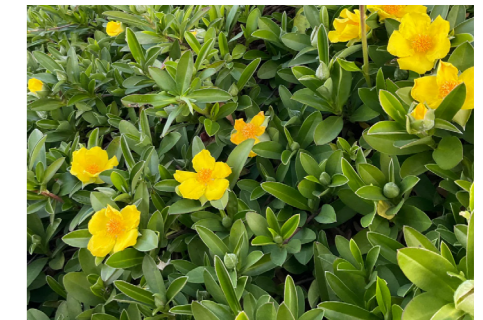
Atriplex nummularia
(Salt Bush)



Dianella caerulea 'King Alfred'
(Blueberry Lily)



Pteridium esculentum
(Bracken Fern)



Hibbertia scandens
(Common Snake Vine)

Section 4

Co-Living Terraces



Co-Living Terraces

Introduction

The design of the terrace landscapes is guided by principles that balance functionality, sustainability, and ecological value. Each space is envisioned as a flexible setting that supports outdoor dining, working, and small communal gatherings, creating opportunities for both social connection and quiet retreat.

The landscaping will enhance the amenity of the terraces, delivering high-quality outdoor spaces that encourage residents' use and enjoyment. The generously sized communal terraces are designed to be connected and accessible to the co-living levels, further activating these spaces.

Planting strategies prioritise resilience and low maintenance, with a minimum of 70% low-water-use native species forming the foundation of the palette. These selections are complemented by species chosen for their contribution to biodiversity, ensuring the landscapes not only thrive in their urban context but also foster habitat and ecological connectivity.



PROVIDE SPACES THAT ALLOW FOR OUTDOOR DINING, OUTDOOR WORKING AND SMALL COMMUNAL GATHERINGS



MAXIMISE LOW WATER USE NATIVE PLANT SPECIES - AT LEAST 70%







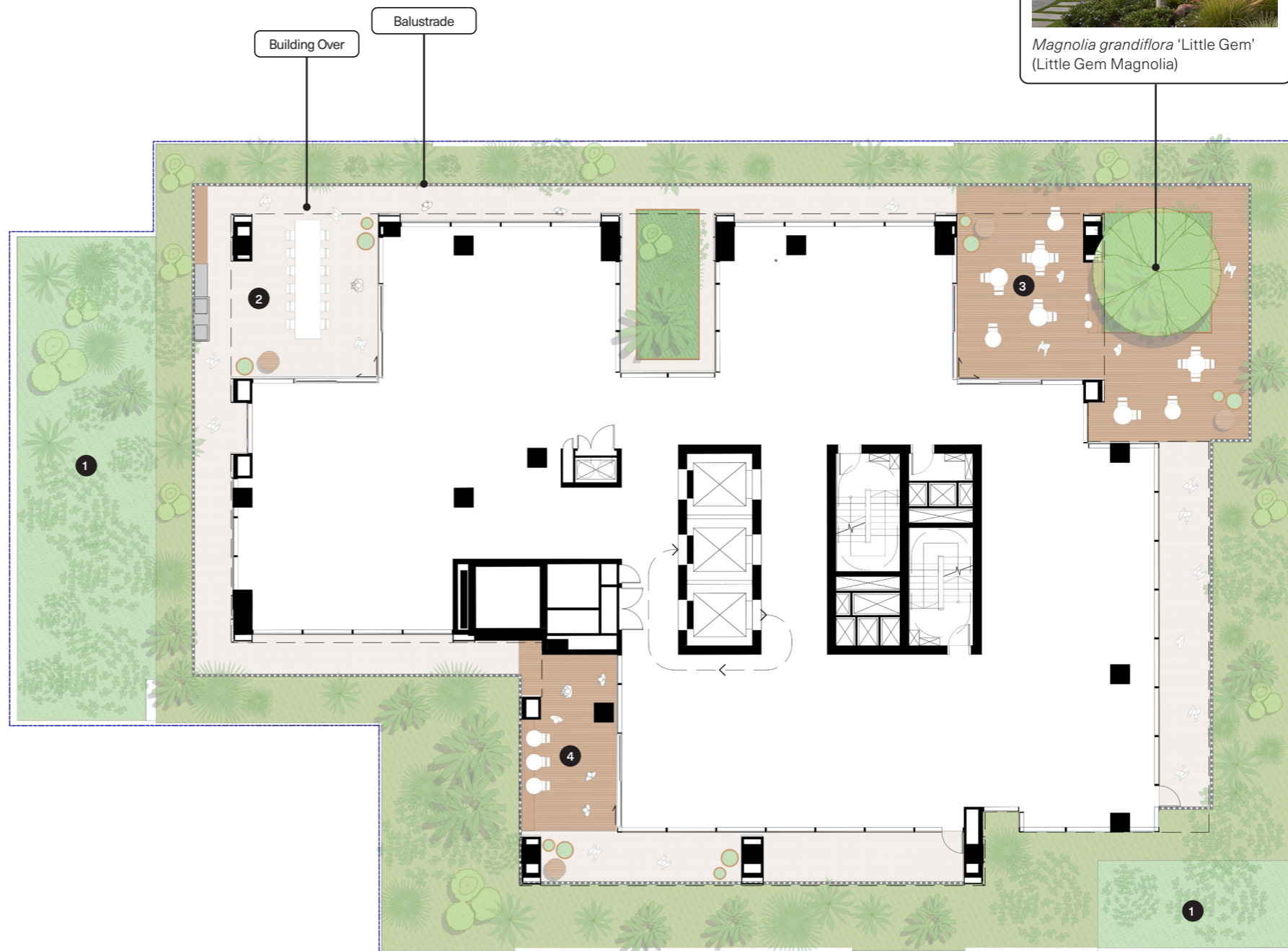
CHOOSE PLANT SPECIES THAT PROVIDE A CONTRIBUTION TO BIODIVERSITY

Level 03 Terrace

The Level 03 roof terrace provides a flexible outdoor space with communal barbecues and abundant seating opportunities, encouraging social gatherings and relaxation. Native planting softens the edges of the terrace while creating a green backdrop to views out to Cope Street Plaza. With a variety of seating arrangements, the terrace also provides comfortable spots for outdoor study or quiet reflection.

KEY

1	Inaccessible rooftop planting
2	Communal BBQ and Outdoor Dining
3	Outdoor Study Area
4	Flexible Seating Area
	800mm Planting Zone
	500mm Planting Zone
	300mm Planting Zone
	Balustrade



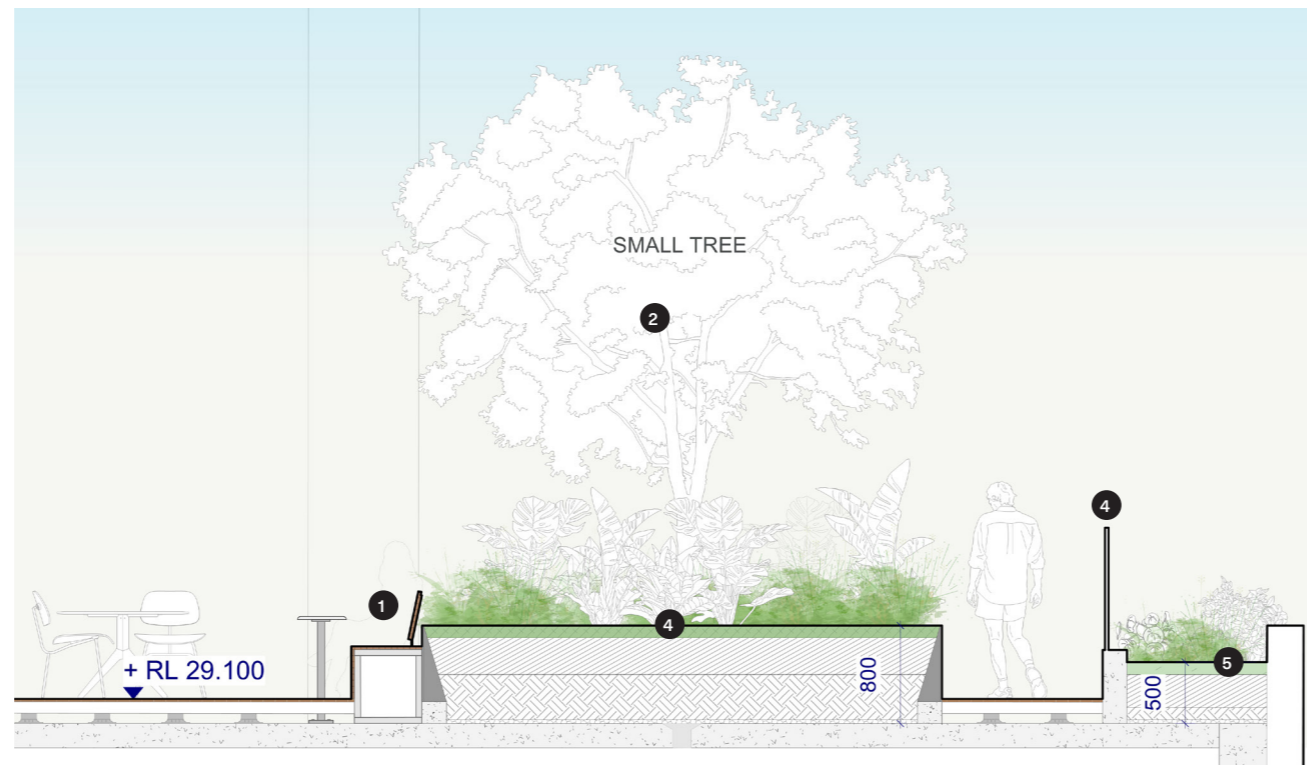
* To be read in conjunction with drawing submission

Level 03 Section



KEY

- 1 Bench Seating
- 2 Small Tree
- 3 Balustrade
- 4 800mm Planting Zone
- 5 500mm Planting Zone





* To be read in conjunction with drawing submission

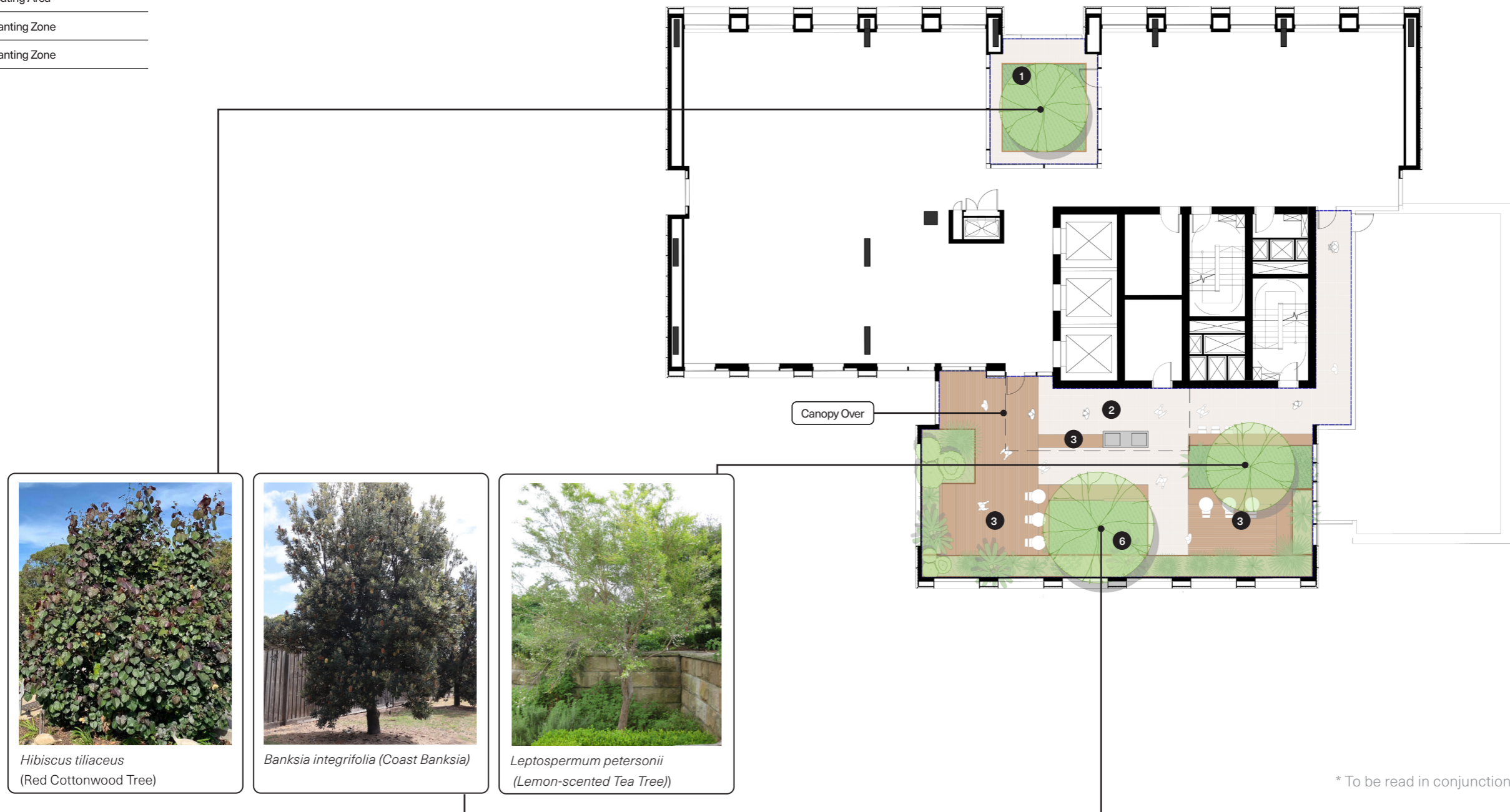
Section 4 / Co-Living Terrace

Level 24 Terrace

The Level 03 roof terrace is designed as a versatile outdoor setting, featuring communal barbecues and a variety of seating options that support both casual relaxation and gatherings of different sizes. Native planting is integrated around the terrace, bringing greenery to the space while offering shade and comfort.

KEY

1	External Courtyard
2	Outdoor BBQ
3	Flexible Seating Area
	800mm Planting Zone
	500mm Planting Zone



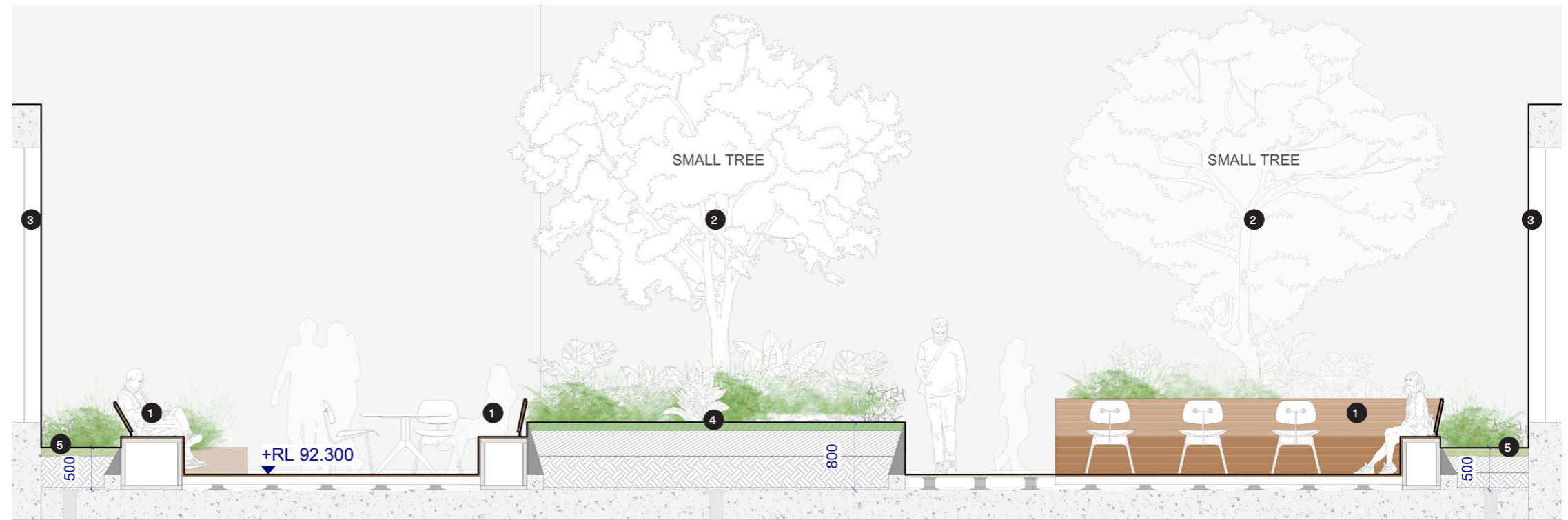
* To be read in conjunction with drawing submission

Level 24 Section



KEY

- ① Bench Seating
- ② Small Tree
- ③ Screen
- ④ 800mm Planting Zone
- ⑤ 500mm Planting Zone



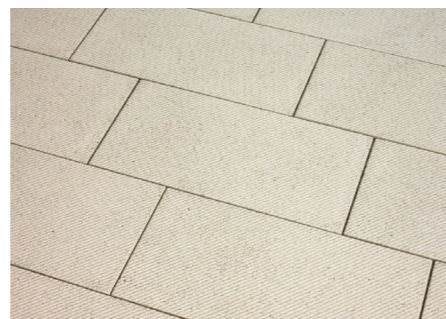
* To be read in conjunction with drawing submission

Level 03 & Level 24 Material Palette

Hardscape and Finishes

The material palette for the communal roof terrace comprises warm tone concrete paver's set on pedestals and raised edge planters.

Where seating is integrated into the planter, a timber bench and backrest will provide a comfortable and low maintenance seat at a range of scales.



Concrete paving on pedestal



Raised planters of varying heights



Integrated timber seating



Loose furniture

Section 4 / Co-Living Terrace

Level 03 & Level 24 Planting Palette

Planting across the roof terraces include a range of native species with a focus on flowering and bird attracting shrubs and small trees and shade tolerant species.

Small sized tree species are the most appropriate tree type for podium landscapes, as they can accommodate the weight limitations of the structural slab.

The design will provide sufficient soil volume to all small trees and shrubs on the podium, to ensure they are able to grow at an adequate rate and will be healthy specimens.



Themeda australis
(Tussock Grass)



Dichelachne crinita
(Plume Grass)



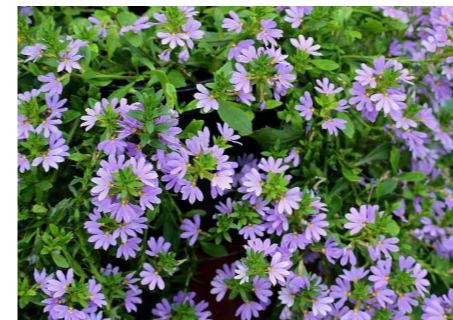
Leucopogon parviflorus
(Coast Beard-heath)



Ibertia paniculata (Native Iris)



Dichondra repens
(Kidney Weed)



Scaevola aemula
(Fan Flower)



Brachyscome multifida
(Cut Leaf Daisy)



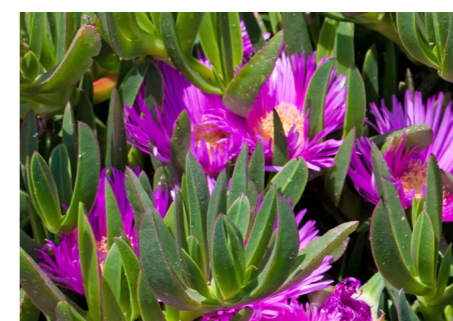
Myoporum parvifolium
(Creeping Boobialla)



Westringia fruticosa 'Zena'
(Coastal Rosemary)



Philotheca myoporoides
(Wax Flower)



Carpobrotus rossii
(Pigface)



Atriplex nummularia
(Salt Bush)



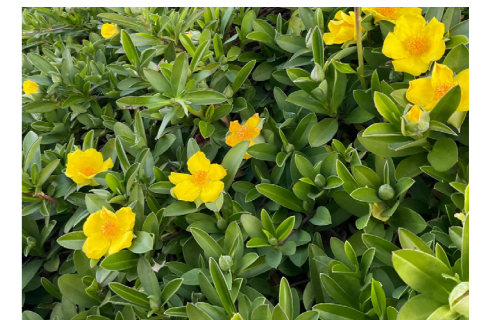
Plectranthus parviflorus
(Native Spurflower)



Dianella caerulea 'King Alfred'
(Blueberry Lily)



Pteridium esculentum
(Bracken Fern)



Hibbertia scandens
(Common Snake Vine)

Plant Mix - Roof Terrace				
Botanical Name	Common Name	Pot Size	Spacing per m2	Origin
<i>Themeda australis</i>	Tussock Grass	200mm	5/m2	Native
<i>Dichelachne crinita</i>	Plume Grass	200mm	5/m2	Native
<i>Leucopogon parviflorus</i>	Coast Beard-heath	200mm	2/m2	Native
<i>Libertia paniculata</i>	Native Iris	200mm	5/m2	Native
<i>Dichondra repens</i>	Kidney Weed	140mm	12/m2	Native
<i>Scaevola aemula</i>	Fan Flower	140mm	8/m2	Native
<i>Brachyscome multifida</i>	Cut Leaf Daisy	140mm	8/m2	Native
<i>Myoporum parvifolium</i>	Creeping Boobialla	140mm	6/m2	Native
<i>Westringia fruticosa 'Zena'</i>	Coastal Rosemary	200mm	3/m2	Native
<i>Philotheca myoporoides</i>	Wax Flower	200mm	1/m2	Native
<i>Carpobrotus rossii</i>	Pig Face	140mm	6/m2	Native
<i>Atriplex nummularia</i>	Salt Bush	140mm	2/m2	Native
<i>Plectranthus parviflorus</i>	Native Spurflower	140mm	8/m2	Native
<i>Dianella caerulea 'King Alfred'</i>	Blueberry Lily	200mm	4/m2	Native
<i>Pteridium esculentum</i>	Bracken Fern	200mm	4/m2	Native
<i>Bilardia scandens</i>	Native Iris	200mm	5/m2	Native

ASPECT Studios