

LANDSCAPE DESIGN REPORT  
AUGUST 2025

# 40 MEMORIAL AVE BELLA VISTA

**Land+Form**<sup>®</sup>



Prepared for



SSDA  
AUGUST 2025

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

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This document has been prepared in collaboration with:

**TURNER**





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# Strategic Context (GANSW)

## RELEVANT POLICIES, GUIDELINES & CONTROLS








### BETTER PLACED & GREENER PLACES (GANSW)

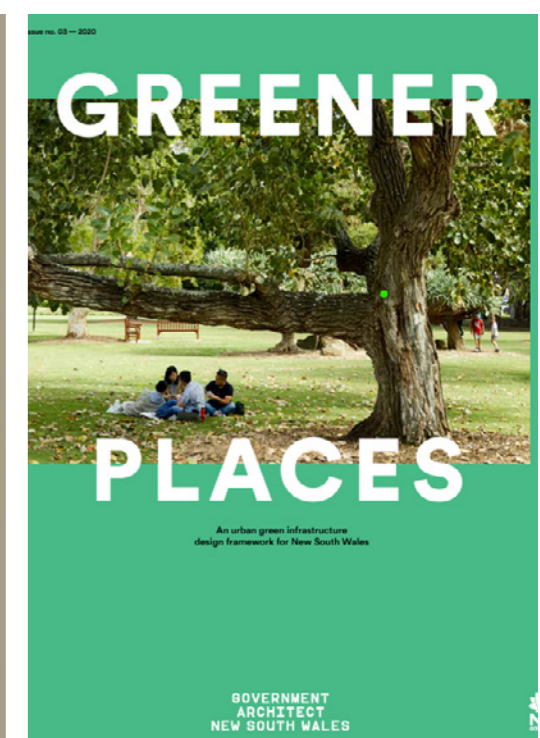
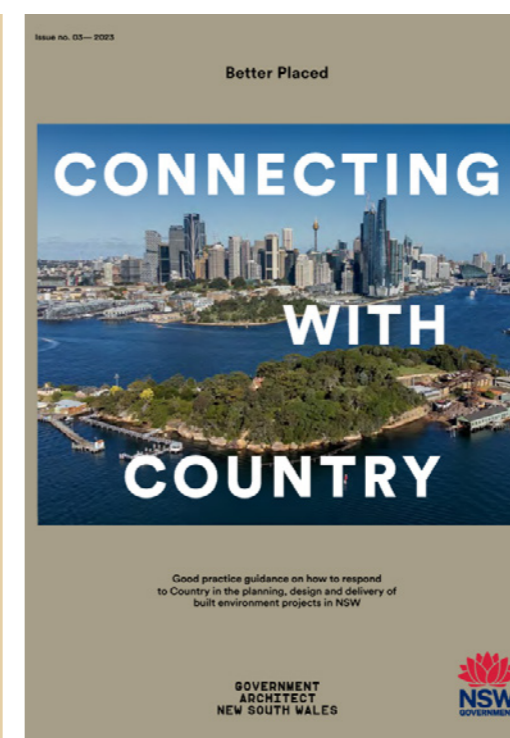
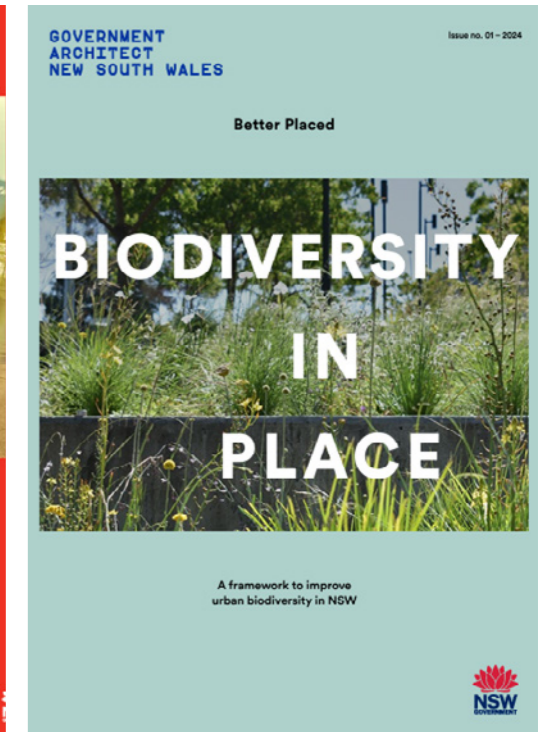
Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

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

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

## OBJECTIVES FOR GOOD DESIGN (GANSW)

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




# SDRP Feedback & Responses

<p>4. Provide comprehensive drawings in the EIS to clearly show the interface between buildings and courtyards, and at the through site link. These were not included in the presentation, raising concerns about the extent of above ground basement and the quality and character of courtyard height transitions.</p>	<p>Sections through the primary COS and building interfaces have been included in the design report and appendix drawings to clearly demonstrate the interface between the buildings and the courtyard, as well as along the through-site link.</p>
<p>5. Develop the building to courtyard interface consistent with the advice of SDRP 1, including:</p> <ul style="list-style-type: none"> <li>a. maximising a green outlook for dwellings</li> <li>b. balancing privacy with passive surveillance</li> <li>c. providing universal access</li> <li>d. clear delineation of private to semi-public areas.</li> </ul>	<ul style="list-style-type: none"> <li>a. Cascading landscape have been incorporated along the rooftop perimeters to maximise greenery and introduce small trees, helping to soften the building's scale and enhance visual amenity.</li> <li>b. The primary courtyard design has been rationalised by consolidating programmatic elements and improving circulation, achieving a better balance between privacy and passive surveillance.</li> <li>c. Universal access has been provided to all lobby entrances and the primary communal open space (COS), ensuring accessibility for all users.</li> <li>d. Fencing and gates have been introduced to clearly delineate public and private access areas.</li> </ul>
<p>6. Provide detailed wind analysis and any proposed mitigation measures for the key outdoor and public domain spaces demonstrating safety and comfort for their intended uses, including:</p> <ul style="list-style-type: none"> <li>a. the courtyards and their connections to the creek corridor</li> <li>b. the through site link and other key building perimeter locations for dwelling or pedestrian movement</li> <li>c. rooftop terraces.</li> </ul>	<p>Refer to wind report for details</p>
<p>7. Minimise the impact of vertical transitions in the courtyards via landscape strategies.</p>	<p>Garden terrace and green stairs have been introduced to visually mitigate level changes, while the natural topography has been used to separate the active pool and social lounge area from the quieter lawn and garden spaces.</p>
<p>Consolidate or reduce the program of the courtyards to better balance activity with the qualities of a tranquil and green sanctuary (relative to the proposed density), including:</p> <ul style="list-style-type: none"> <li>a. increased mature planting</li> <li>b. considering relocation of the pool indoors for year-round use, noting this could then be larger to better suit the number of users.</li> </ul>	<p>The program has been consolidated and planting areas have been balanced to include more mature trees, creating a green sanctuary for residents. The pool has been expanded to better accommodate future density and has been positioned to maximise solar access. Some terraces have been simplified, and the area in front of the function room has been opened up to create a more flexible social space</p>
<p>Simplify the through site link by consolidating or minimising the ramps and pedestrian paths. Revisit the site and benching levels as necessary.</p>	<p>Pedestrian circulation has been rationalised to minimise the extent of ramping while introducing clusters of gathering spaces that serve as social nodes rather than merely pathway. Direct steps have also been provided along the through-site link to offer convenience for those who require a more direct route</p>
<p>Increase the activation of the southern open space while maintaining its tree canopy and biodiversity value - e.g. kids bike paths, skateboard ramps and rails.</p>	<p>In response to local council feedback, the southern park is to be retained as a low-intervention, ecologically sensitive space that preserves its existing vegetation and ecological value. With a future district park planned nearby to accommodate more active uses, maintaining the southern park as a natural setting provides an appropriate balance within the broader open space network.</p>
<p>The strategy for trees on structure via soil mounding and set downs is supported. Undertake careful detailed studies to ensure soil depth is not compromised and allows for thriving and generous planting. Include key details in the EIS.</p>	<p>Noted.</p>

# The Concept Design

# Local Context

STANHOPE  
GARDENS

 KELLYVILLE STATION

 PARKLEA MARKETS

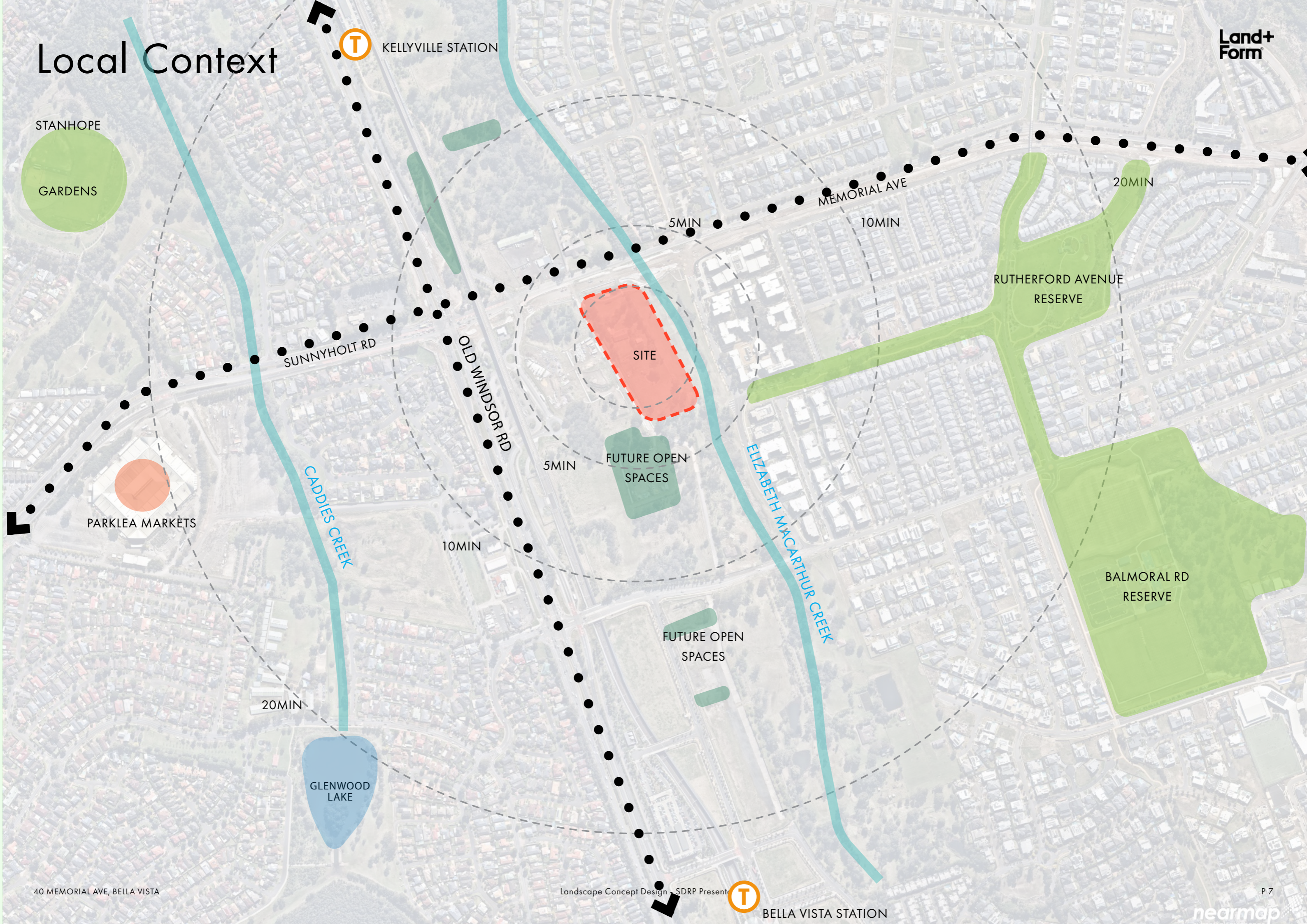
GLENWOOD LAKE

SITE

FUTURE OPEN SPACES

RUTHERFORD AVENUE RESERVE

BALMORAL RD RESERVE



# Connecting with Country



↔ Ground plane elements



--- Walks and Trails

● Landscape Markers



○ Interpretive Panels

## Landscape geometry and ground plane elements

Embedding Aboriginal design elements into the ground plane of a site can connect a new development directly to Country, providing a tangible aesthetic reference to significant physical, social or spiritual features of the land.

## Interpretive panels

Well-designed and written interpretive panels are an excellent media for conveying key stories and rich narratives in an effective, accessible manner. If integrated into the design of a site, they can be strategically located to gain appropriate exposure.

## Walks and trails

The Elizabeth Macarthur Creek walk offers significant opportunities for public art, movable heritage displays or signage explaining points of interest along the way; both along the walk itself and along access pathways between the buildings.

## Artworks

Eye-catching, large-scale artworks are an effective method of interpreting and expressing Aboriginal heritage values. Public art is a powerful tool of cultural expression, with strong graphics able to tell stories and visually communicate cultural messages to a large audience. This type of interpretive media creates a visual statement about the cultural heritage of an area and is important in place-making.



\*Refer to Connecting with Country Report by Artefact Heritage and Environment for details

# Designing with Country - Materials & Planting

Incorporating materials into the building and broader domain design which are prevalent in the Bella Vista area, including sandstone, timber and quartz, can help connect the new development to the natural landscape and cultural heritage of the region.



Eucalyptus fibrosa



Eucalyptus saligna



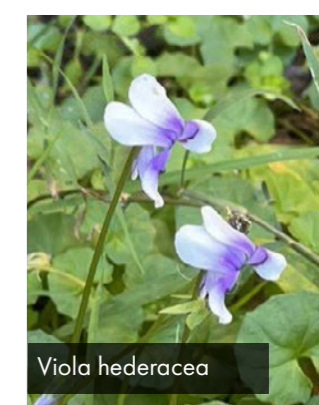
Grevillea sericea



Acacia binervia



Juncus continuus



Viola hederacea



Pimelea linifolia



Lissanthe strigosa



Natural Stone Paving



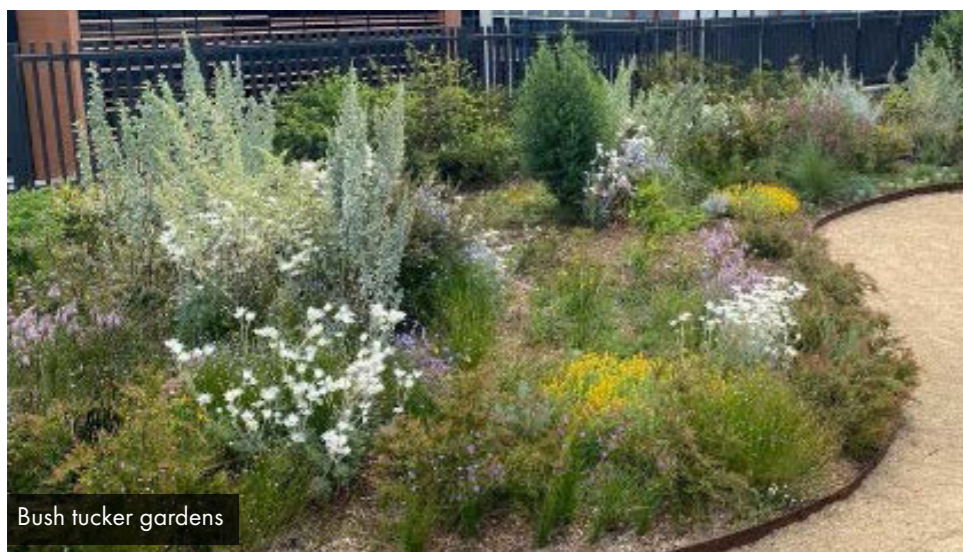
Decomposed granite



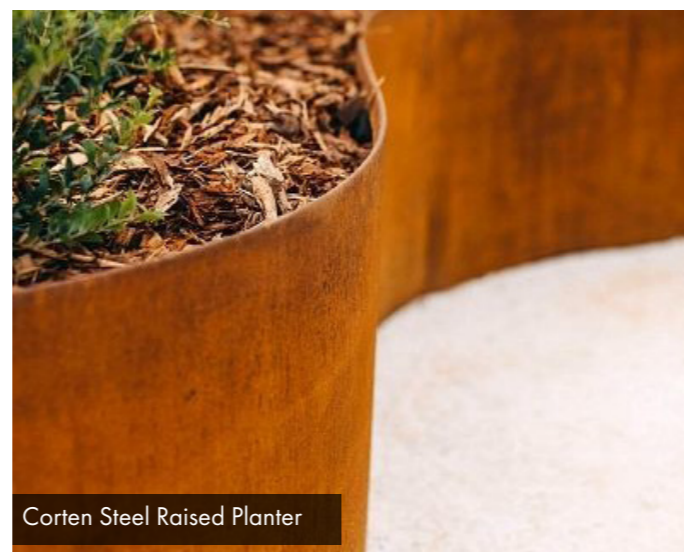
Recycled Timber



Banksia varieties



Bush tucker gardens



Corten Steel Raised Planter

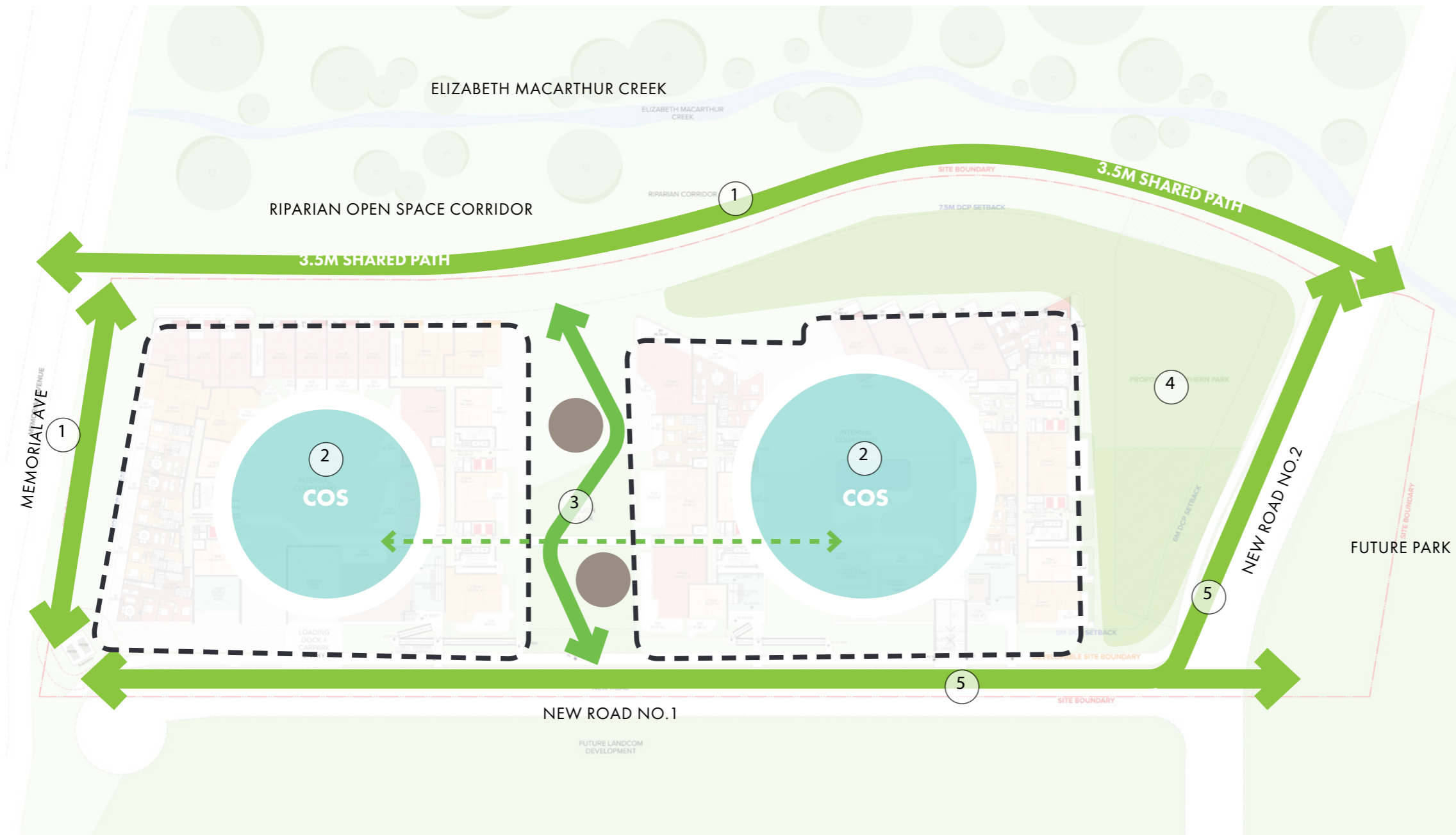


Quartz



Local Sourced Sandstone

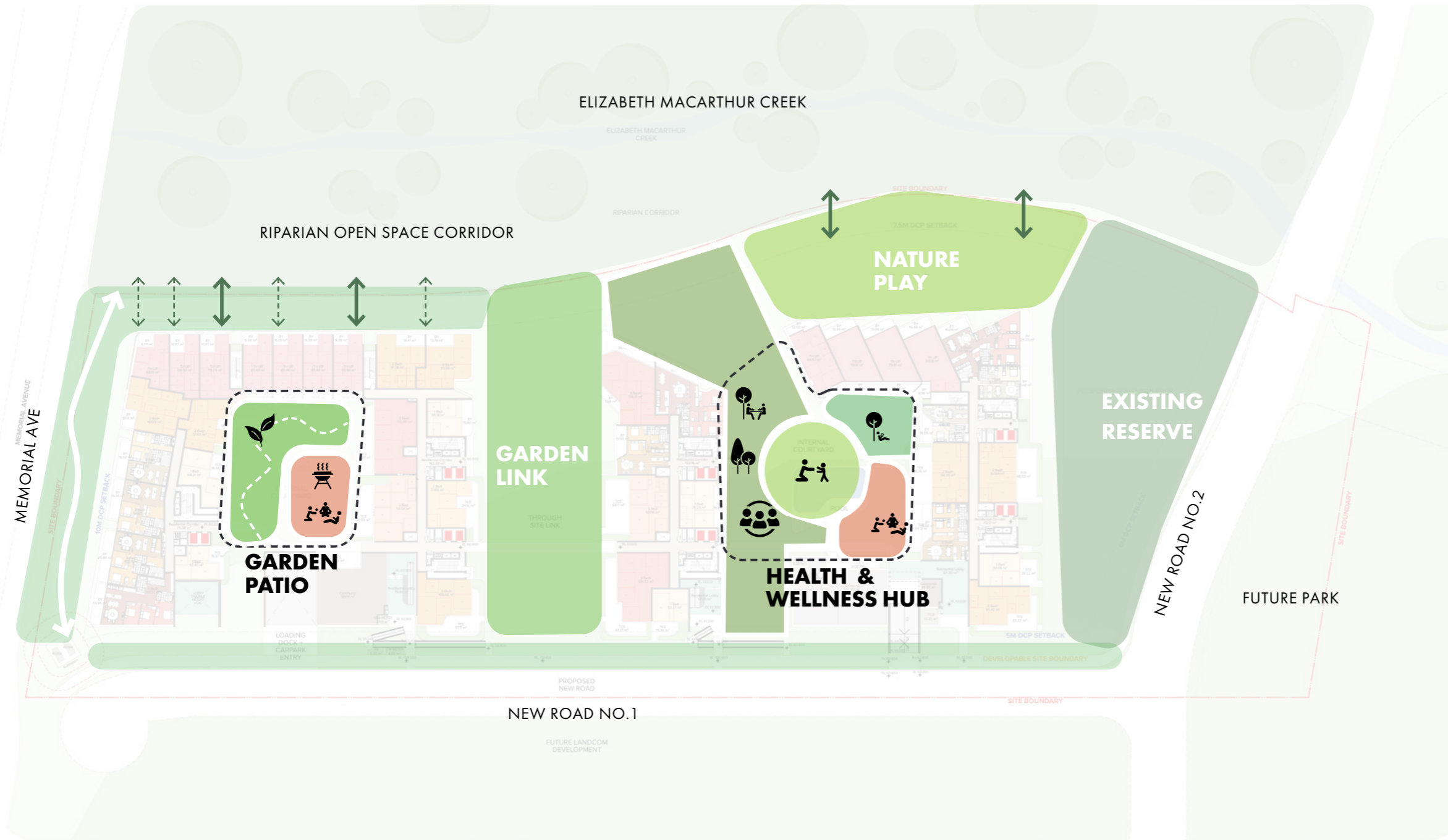
# Design Strategy



- ① **Movement & Access** - facilitate and promote precinct wide movement & access both north south towards bella vista station and the future district park to be provided by landcom as well as incidental access across and along the creek and riparian parklands
- ② **Shared Communal Amenity** - Create a series of landscaped spaces with shared facilities, flowing through the site and blending with its topography and riparian corridor in a sculptural, fluid design
- ③ **Through-Site Link** - A shared public through-site link that creates a high-quality series of landscaped spaces, providing connectivity between Elizabeth Macarthur Creek and the Metro line at the center of the site.
- ④ **Nature Reserve & Existing Biodiversity** - The protection of a light-touched nature reserve area, where the proposal aims to retain existing trees, protect local biodiversity, and provide trails with access to the surrounding context
- ⑤ **Creating Shaded & WSUD Streets**- Creation of new streets with a focus on maximising tree canopy and promoting WSUD and filtration of water resulting in comfortable shaded streets which improve the existing water quality of the creekline corridor

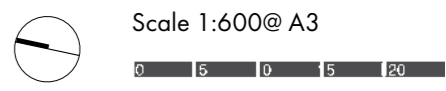
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# Key Areas



# Lower GL + GL Design

# Landscape Masterplan



# Overall Circulation




- GATHERING SPACES
- LOBBY ENTRANCE
- UNIVERSAL ACCESS
- STEPS ACCESS

# Garden Patio - Building A & B Courtyard

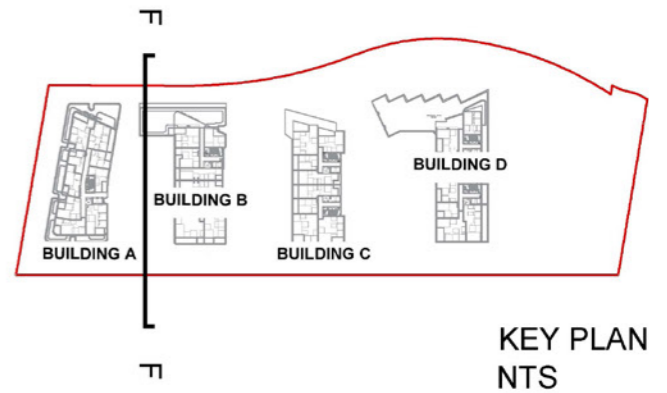
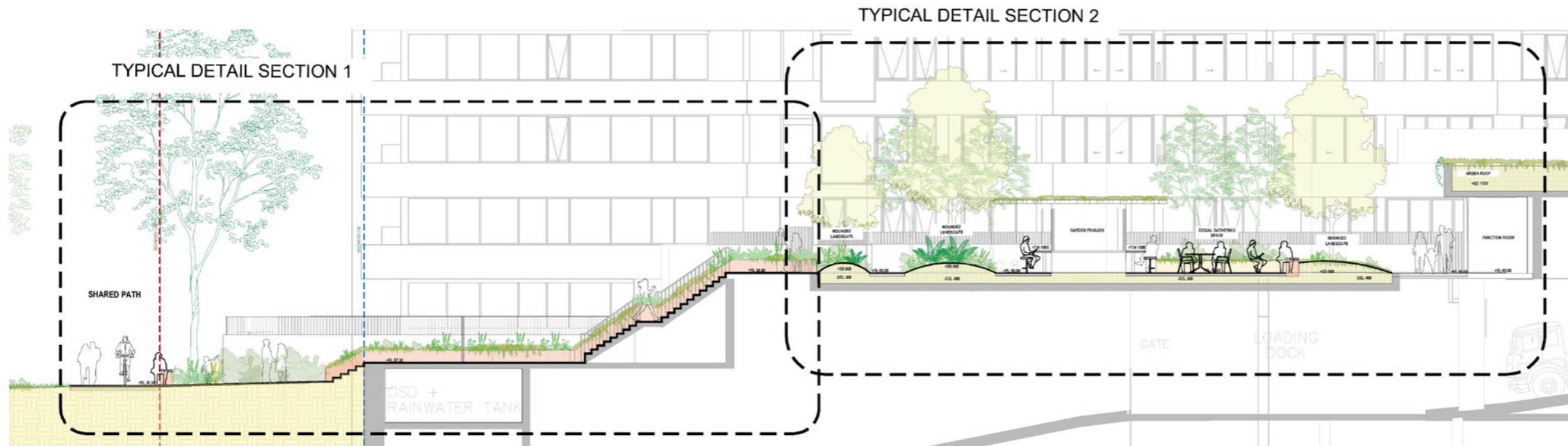


KEY MAP

- ① SHADE GARDEN WITH A MEANDERING PATH FOR A TRANQUIL AND IMMERSIVE EXPERIENCE.
- ② GARDEN PAVILION - UTILISE EXHAUST AS PART OF SHELTER STRUCTURE
- ③ EXTENSIVE PLANTING BUFFER
- ④ OUTDOOR SOCIAL HUB WITH FLEXIBLE SEATING
- ⑤ IMMERSIVE GARDEN SETTING WITH SEATING NOOKS
- ⑥ INFORMAL STEPPERS PROVIDING ACCESS TO THE APARTMENT
- ⑦ DENSE LANDSCAPE BUFFER IS PROVIDED FOR PRIVACY
- ⑧ SITE THROUGH LINK TO COS
- ⑨ ACCESS TO GARDEN LINK
- ⑩ ACCESS FROM STREET TO COS

Scale 1:400@ A3  


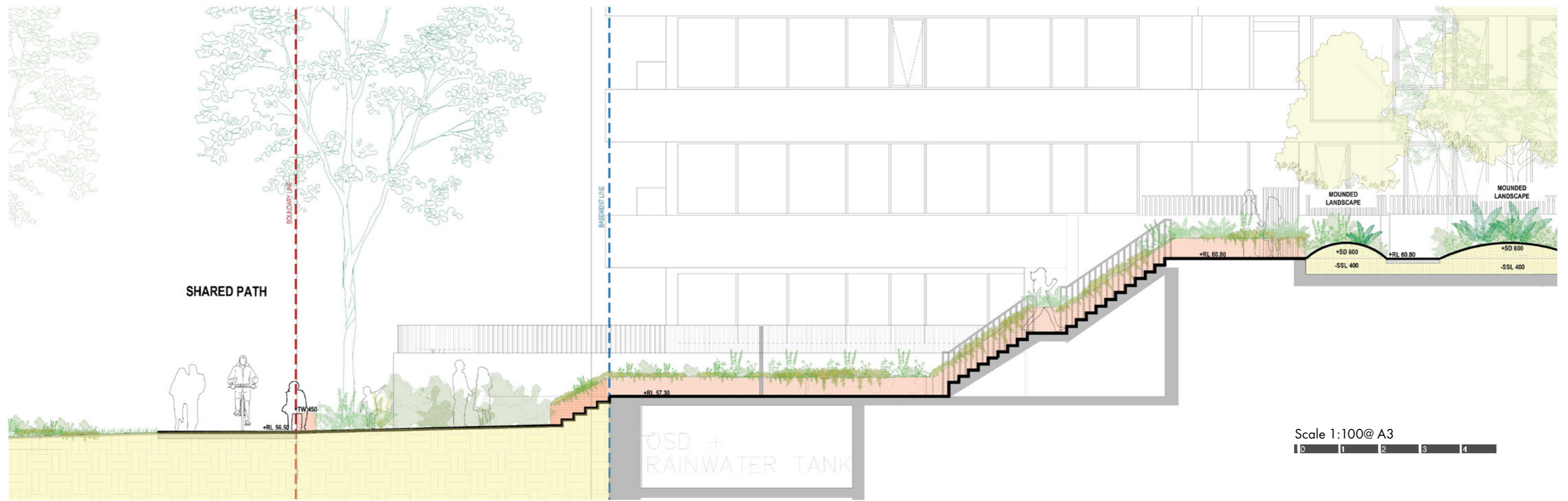
# Garden Patio - Building A & B Courtyard Sections



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01 TYPICAL SECTION F  
1:100

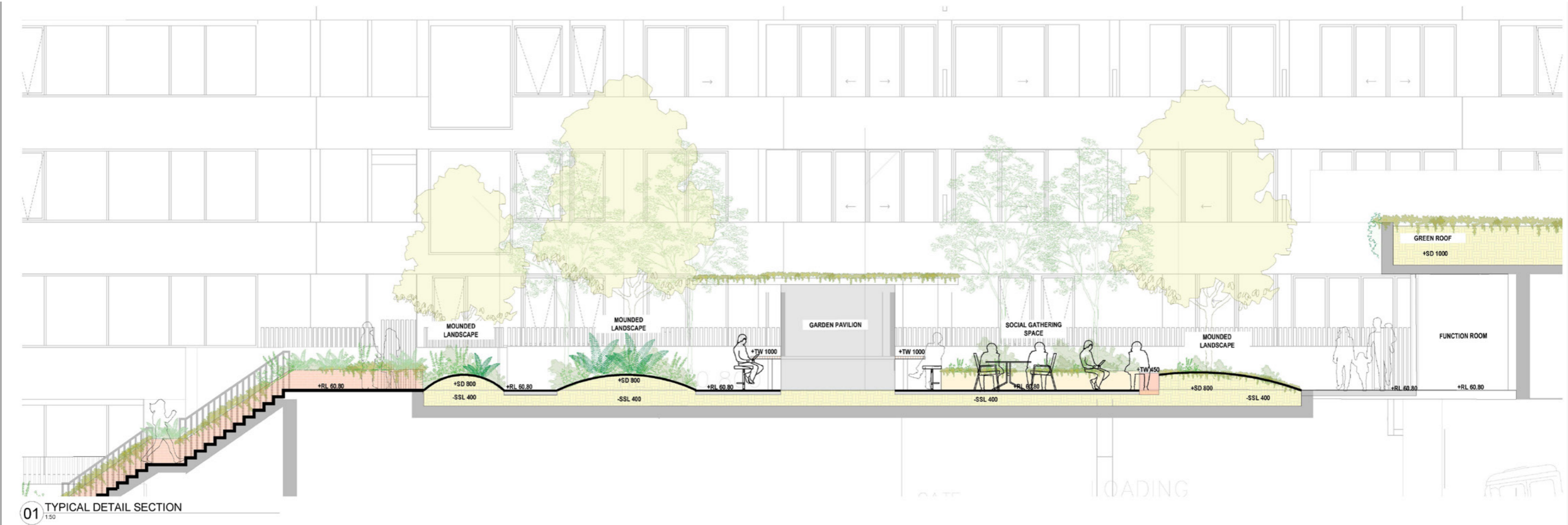
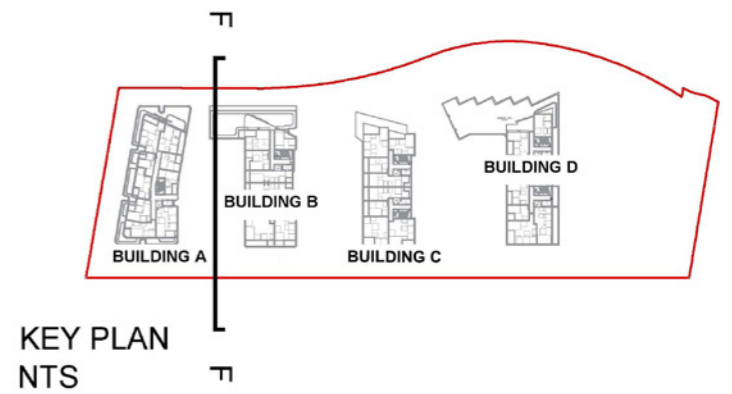


Scale 1:100@ A3



02 TYPICAL DETAIL SECTION  
1:50

# Garden Patio - Building A & B Courtyard Sections



01 TYPICAL DETAIL SECTION  
1:50

Scale 1:100@ A3  
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# Garden Patio Character

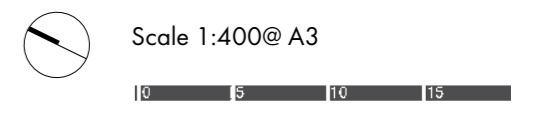


# Garden Link Design

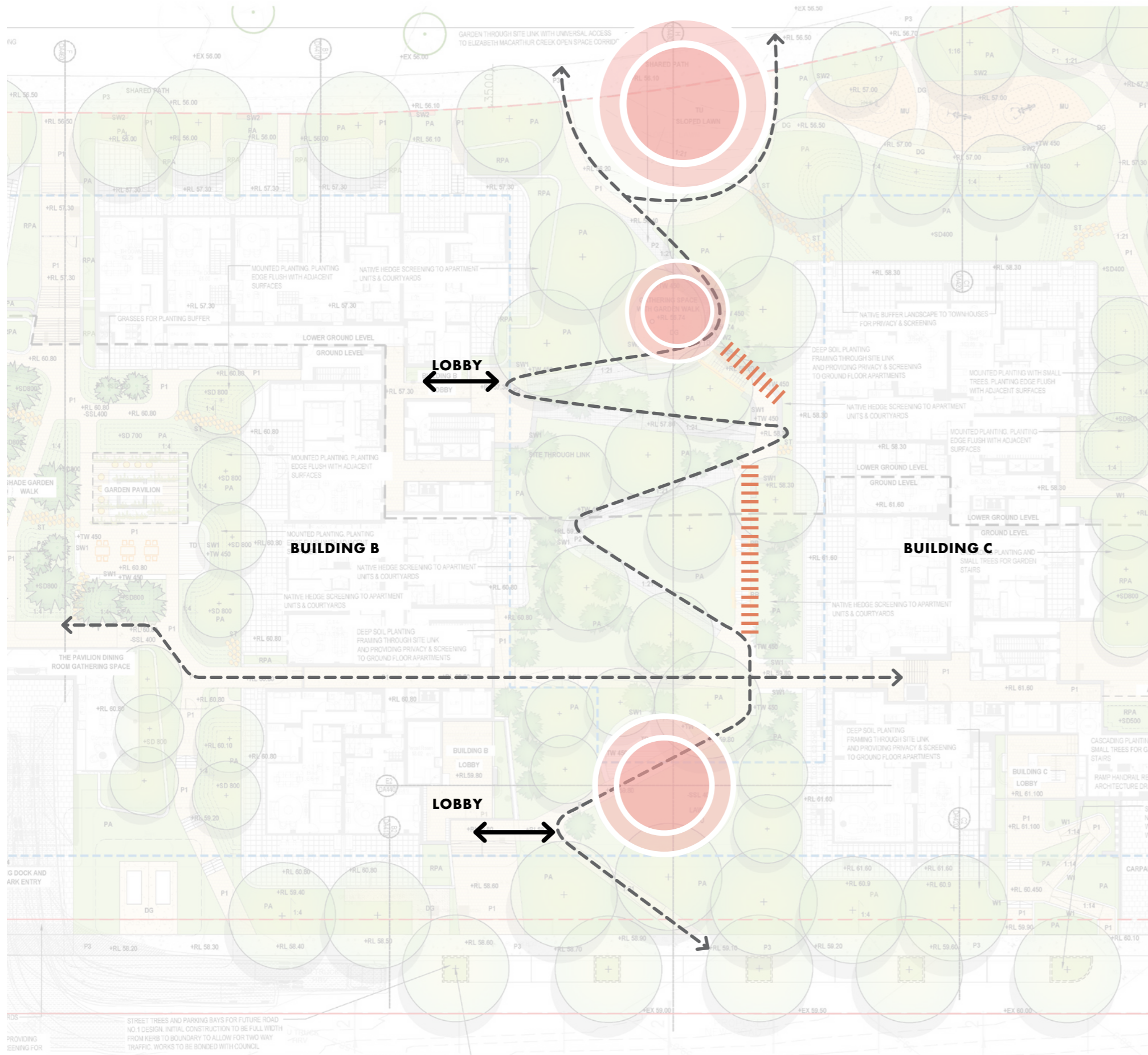






KEY MAP

- ① PUBLIC ACCESS PATH
  - ② FLEXIBLE SLOPE LAWN/ BREAK OUT SPACES
  - ③ TERRACE GARDEN WITH NATIVE PLANTING
  - ④ FLEXIBLE LAWN WITH TIMBER DECKED GATHERING SPACE
  - ⑤ ACCESS TO BUILDING A AND B
  - ⑥ EXTENSIVE PLANTING FOR PRIVACY
  - ⑦ DIRECT STEPS ACCESS
- BASEMENT LINE

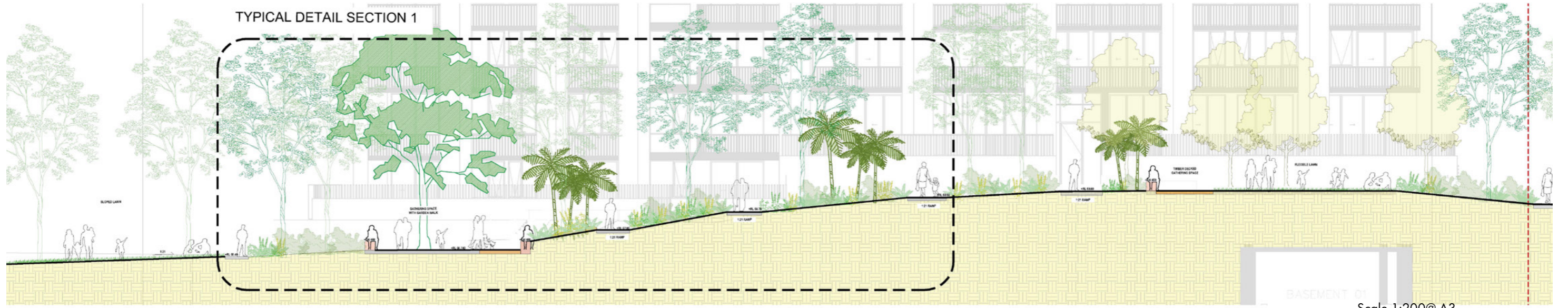
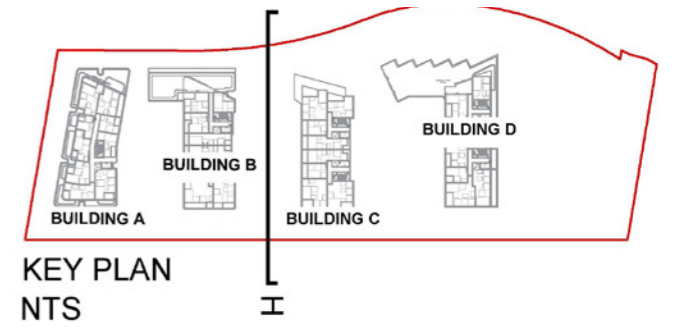


# Garden Link Circulation



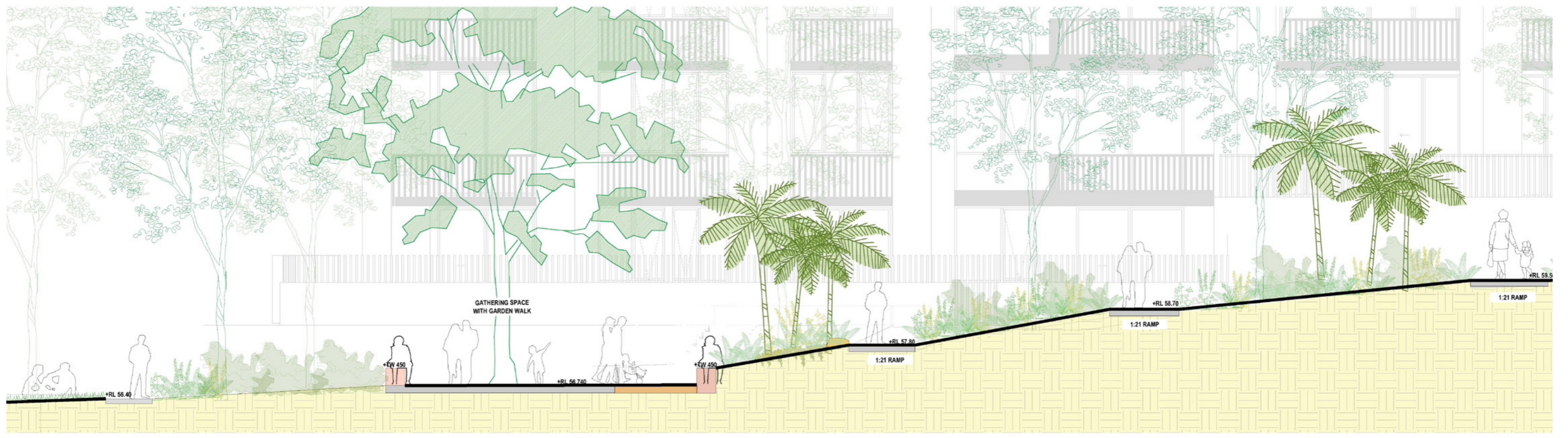
-  GATHERING SPACES
-  LOBBY ENTRANCE
-  UNIVERSAL ACCESS
-  STEPS ACCESS

# Garden Link Sections



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1:100

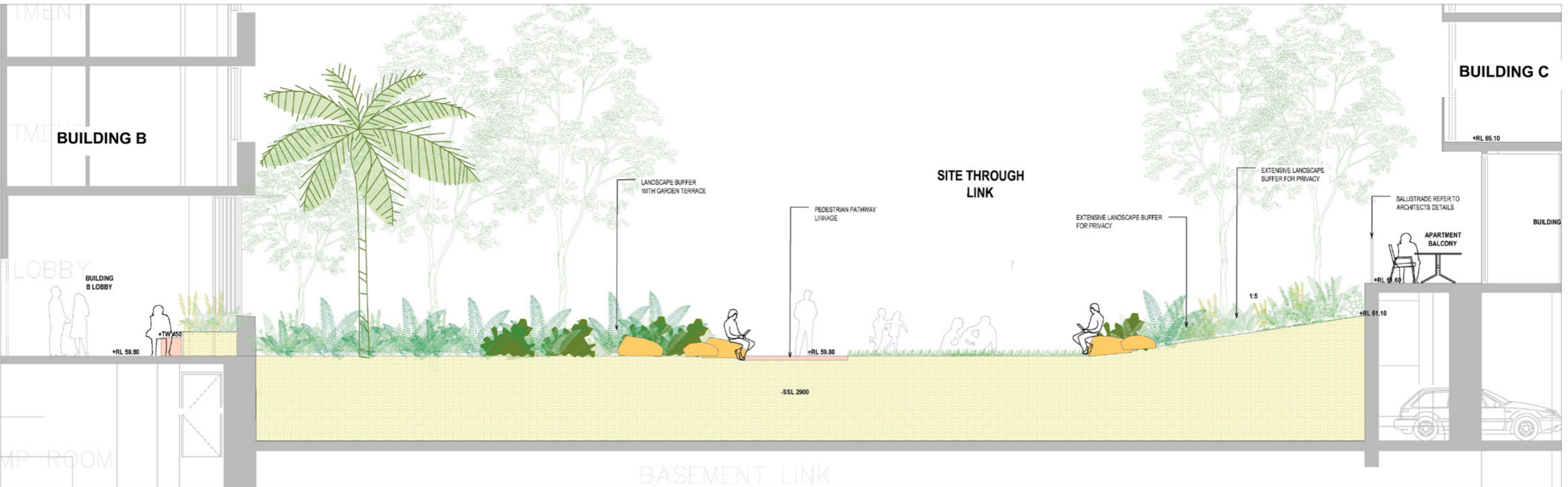
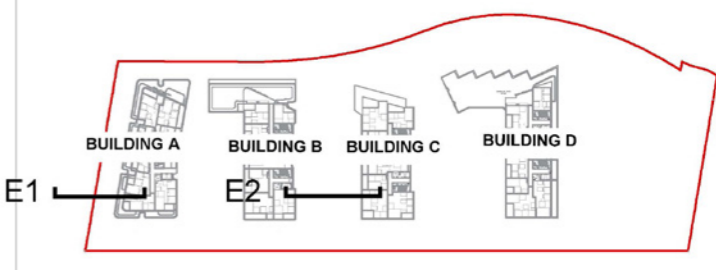
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Scale 1:100@ A3

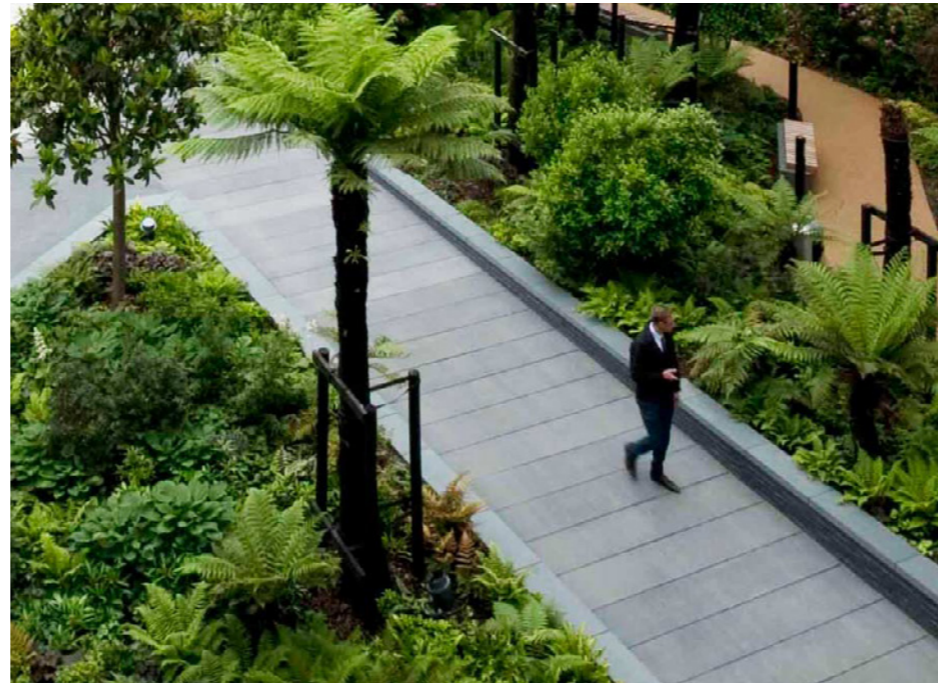


# Garden Link Sections

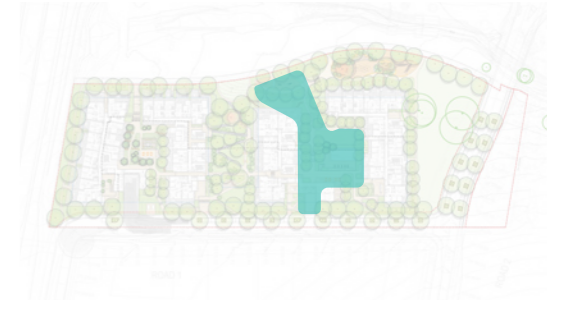
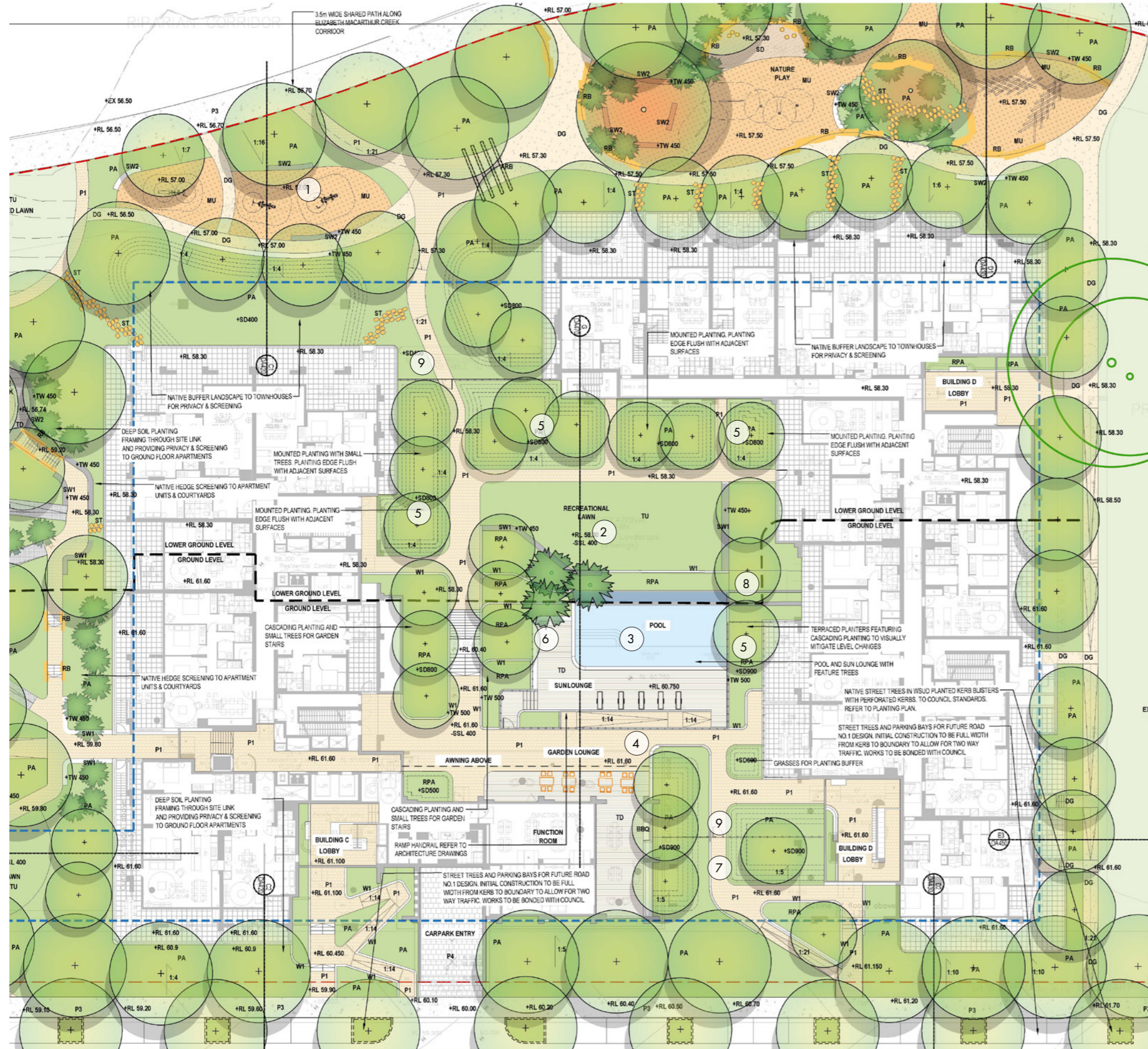


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# Garden Link Character



# Health + Wellness - Building C & D Courtyard



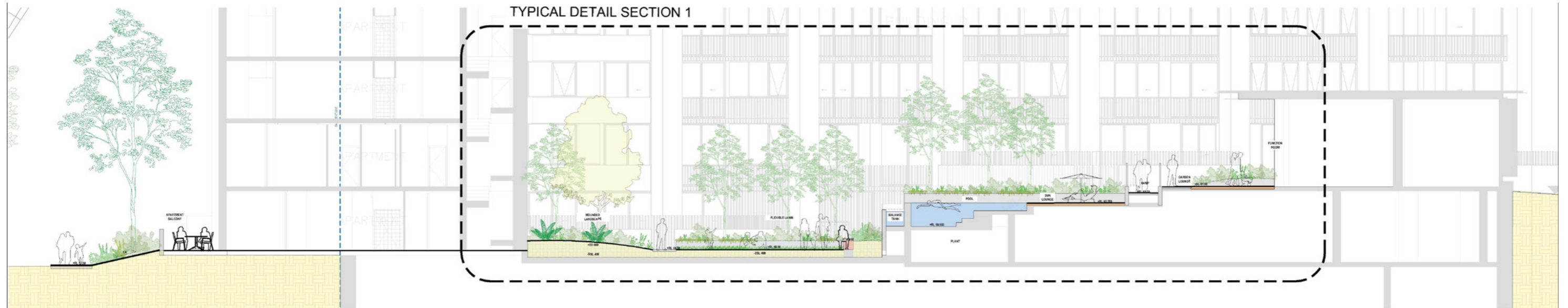
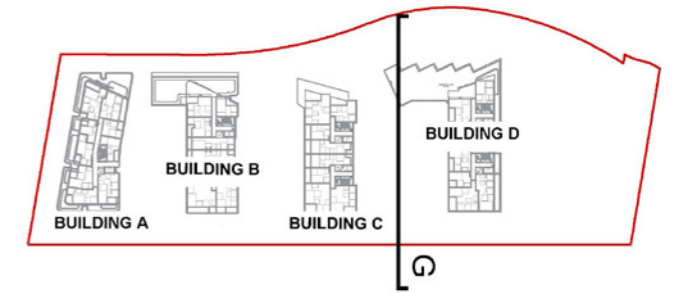
KEY MAP

- ① PUBLICLY ACCESSIBLE EXERCISE/FITNESS SPACES
  - ② RECREATIONAL FLEXIBLE LAWN
  - ③ POOL WITH SUN LOUNGE
  - ④ GARDEN LOUNGE
  - ⑤ EXTENSIVE PLANTING FOR PRIVACY
  - ⑥ SEATING POCKET
  - ⑦ ENTRY COURTYARD WITH FEATURED TREES
  - ⑧ TERRACE GARDEN
  - ⑨ INDICATIVE LOCATION FOR FENCE AND GATE
- BASEMENT LINE

Scale 1:400@ A3

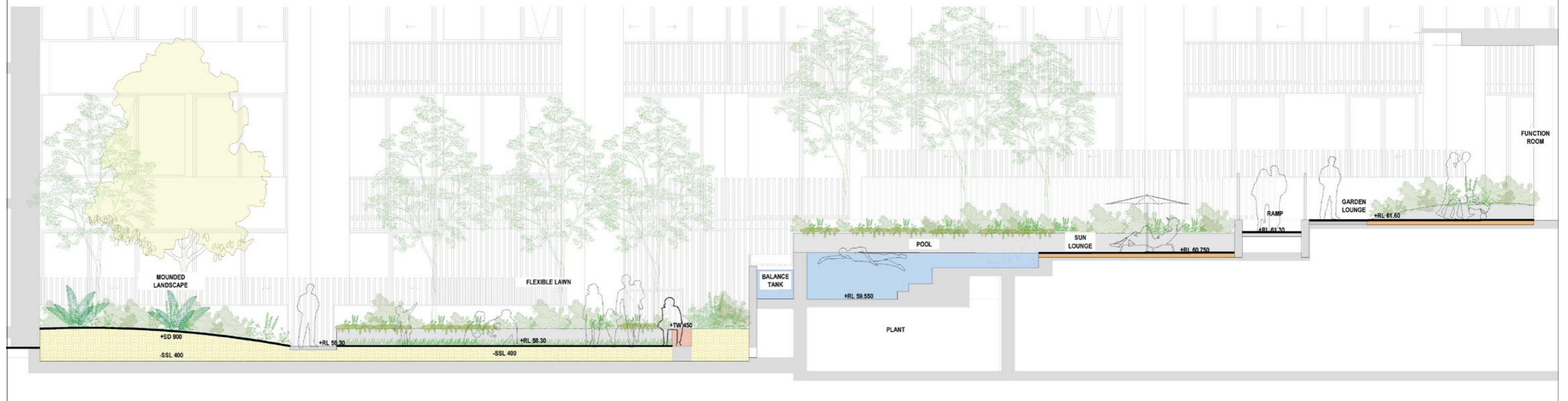
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# Health + Wellness - Building C & D Courtyard Sections



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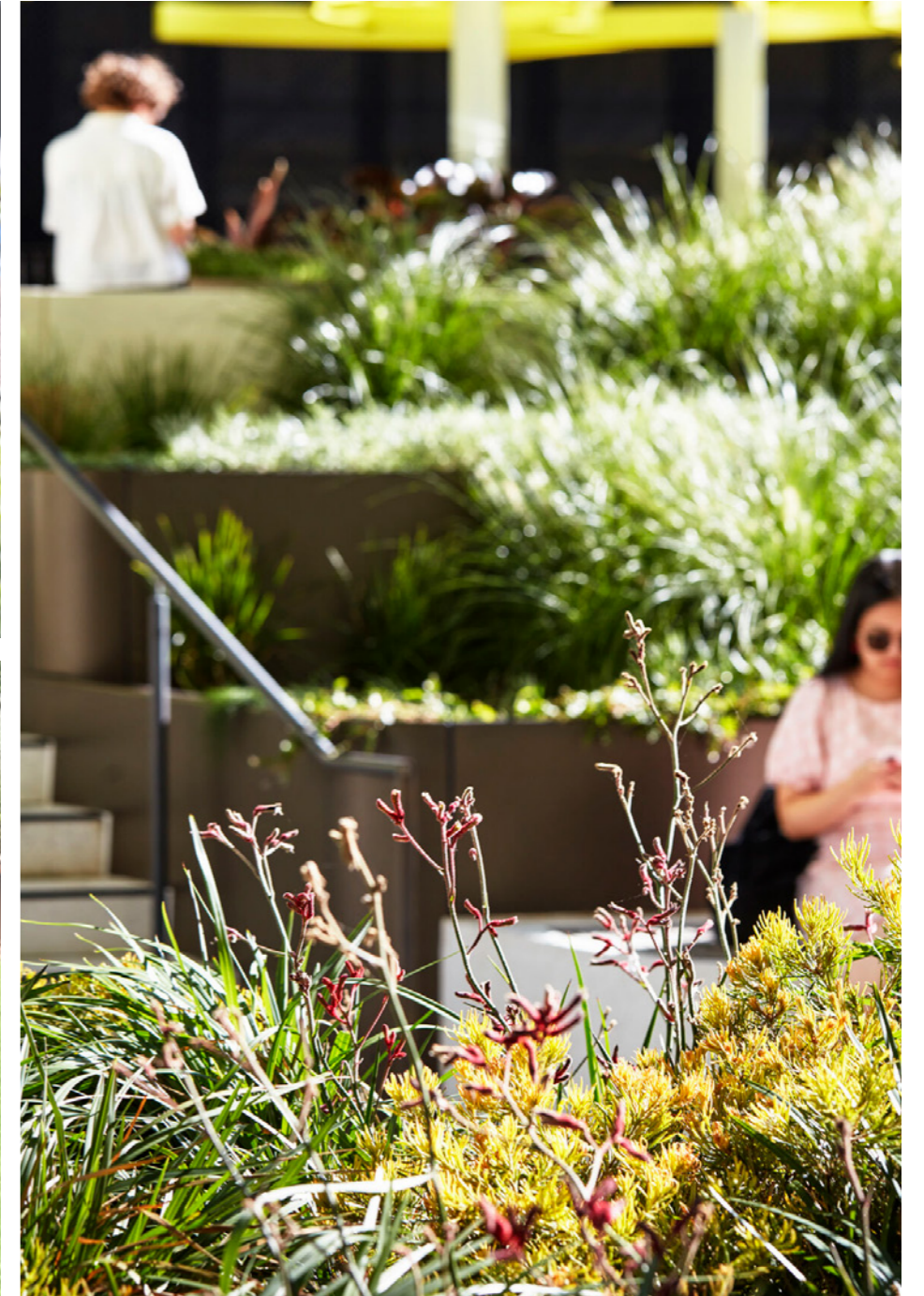
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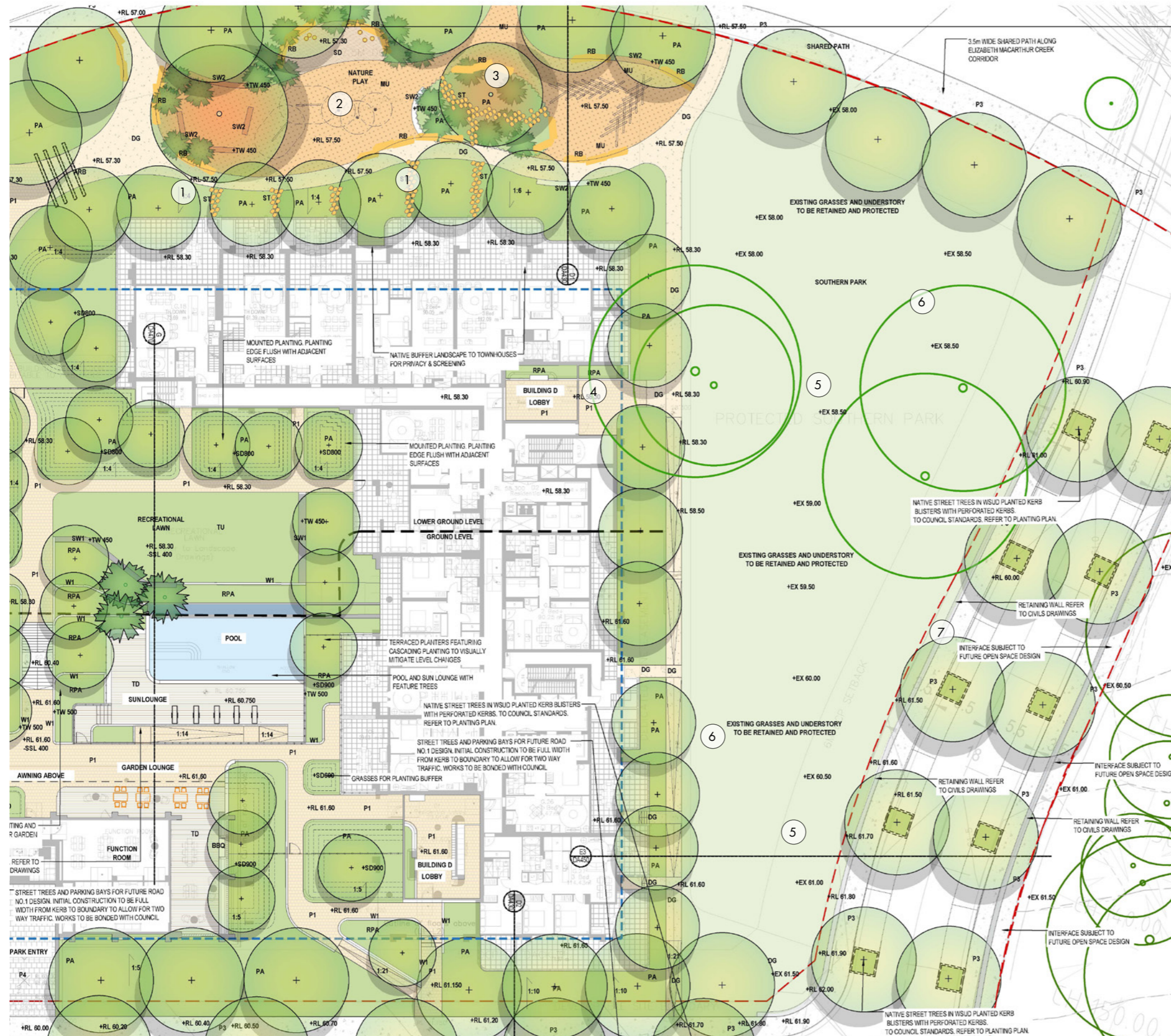
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# Health + Wellness Hub Character

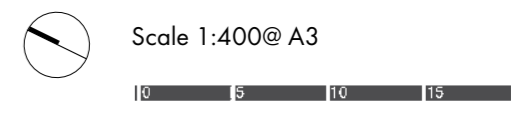


# Nature Play + Nature Reserve

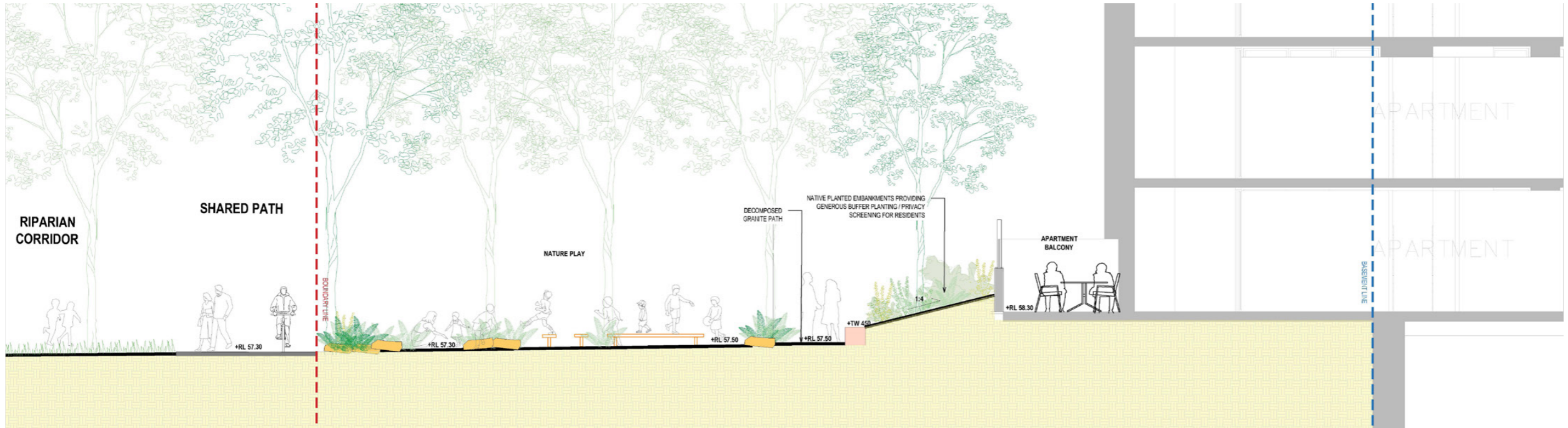


KEY MAP

- ① STEPPERS TO PRIVATE BALCONY
  - ② NATURE PLAY WITH RECYCLED TREES BARKS
  - ③ SENSORY GARDEN
  - ④ BUILDING LOBBY ENTRANCE
  - ⑤ EXISTING GRASSES AND UNDERSTORY TO BE RETAINED AND PROTECTED
  - ⑥ EXISTING GRADES TO BE RETAINED
  - ⑦ RETAINING WALL REFER TO CIVIL DRAWINGS
- BASEMENT LINE

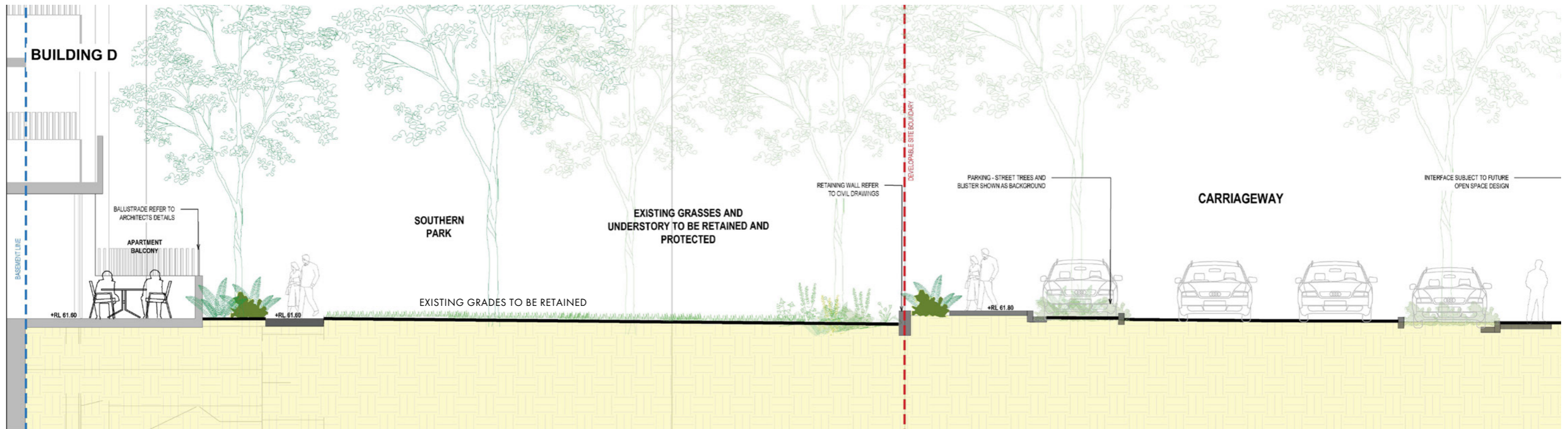


# Nature Play + Nature Reserve Sections



NATURE PLAY SECTION

Scale 1:100@ A3



SOUTHERN PARK RESERVE SECTION

Scale 1:100@ A3



# Nature Play + Nature Reserve Character



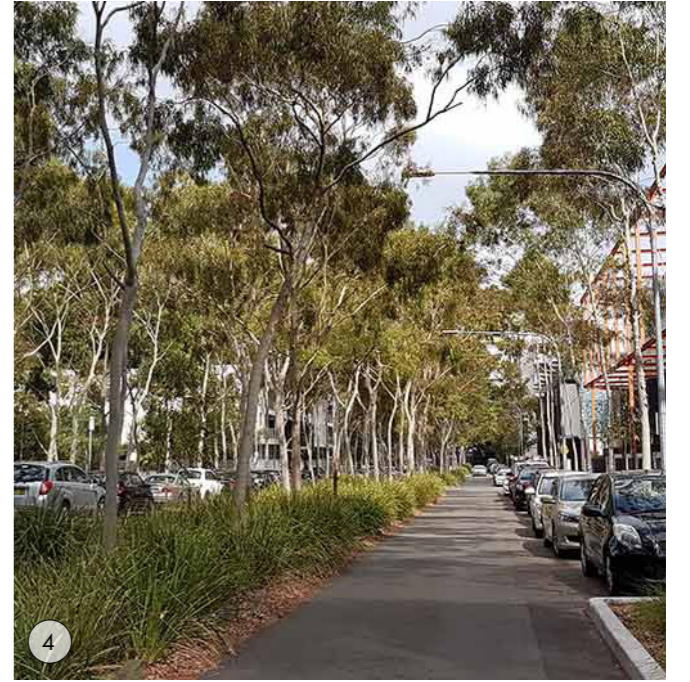
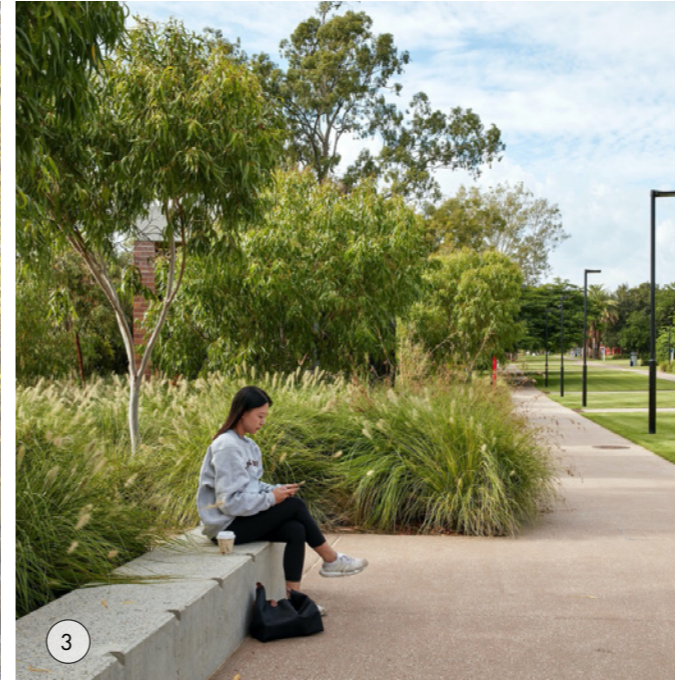
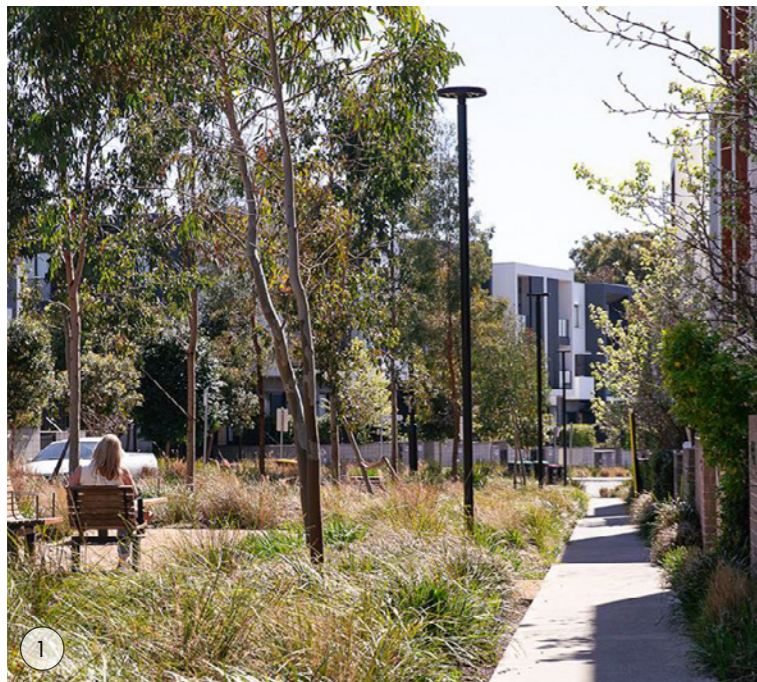
# Streetscapes/Shared Path Strategy



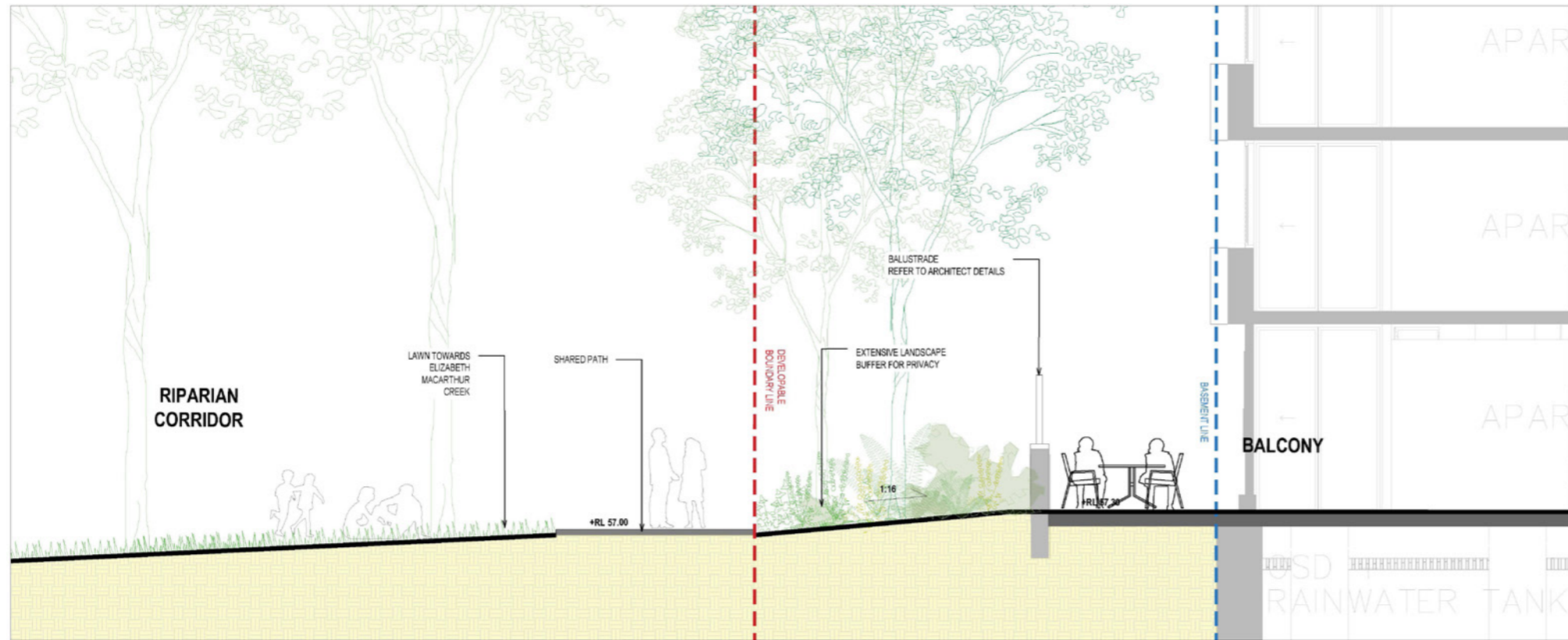
KEY MAP



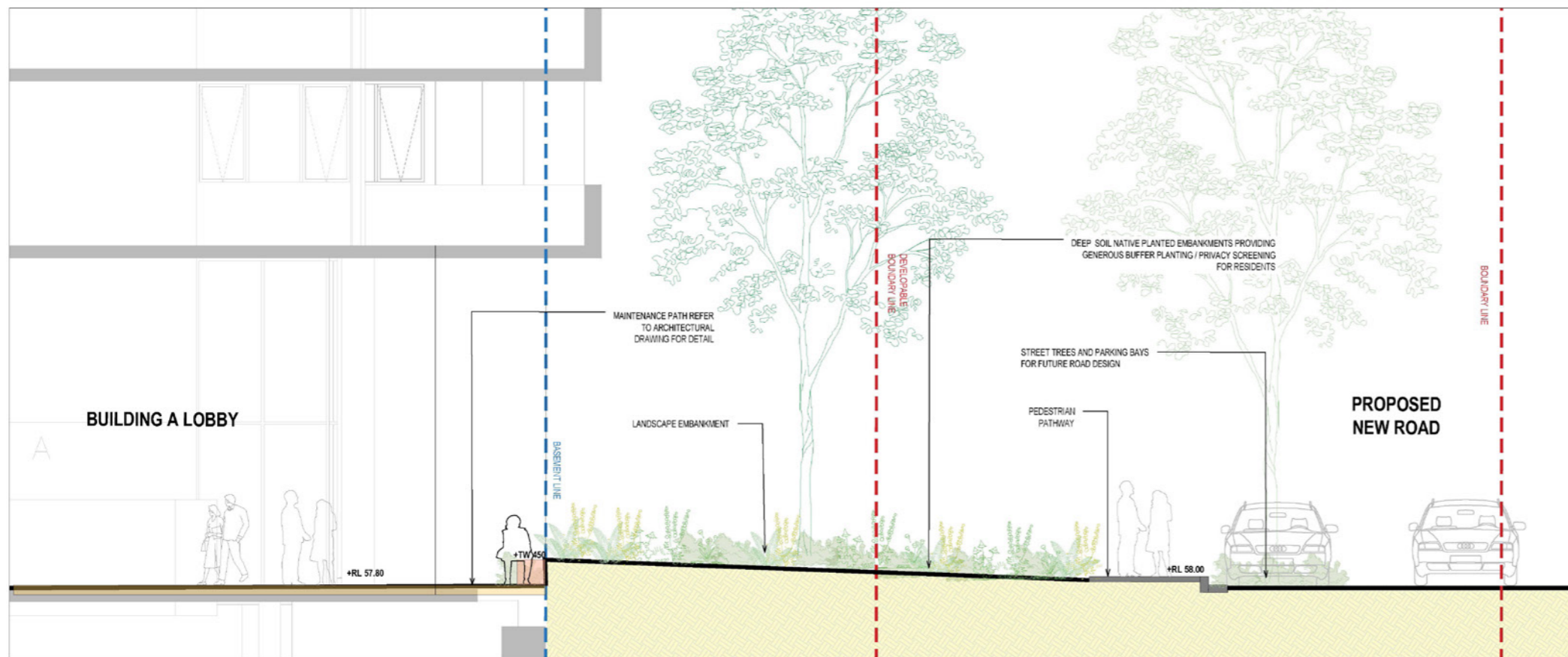
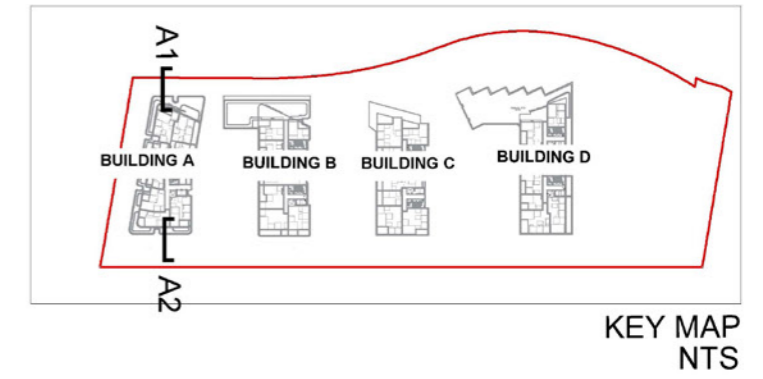
- ① OVERLAND FLOW PERMEABLE PATH
- ② NATIVE TREE BUFFER TREATMENT TO MEMORIAL AVENUE INTERFACE FOR SCREENING & PRIVACY FOR RESIDENTS
- ③ INFORMAL ACCESS FROM BALCONIES
- ④ STREET TREES, WSUD DERB BLISTERS AND PARKING BAYS FOR NEW ROAD 1 AND 2. MINIMUM 40% TREE CANOPY COVER TARGET IN ALL NEW STREETSAPES
- ⑤ 3.5M SHARED PATH



# Building A Interfaces Sections



01 TYPICAL SECTION A1  
1:50

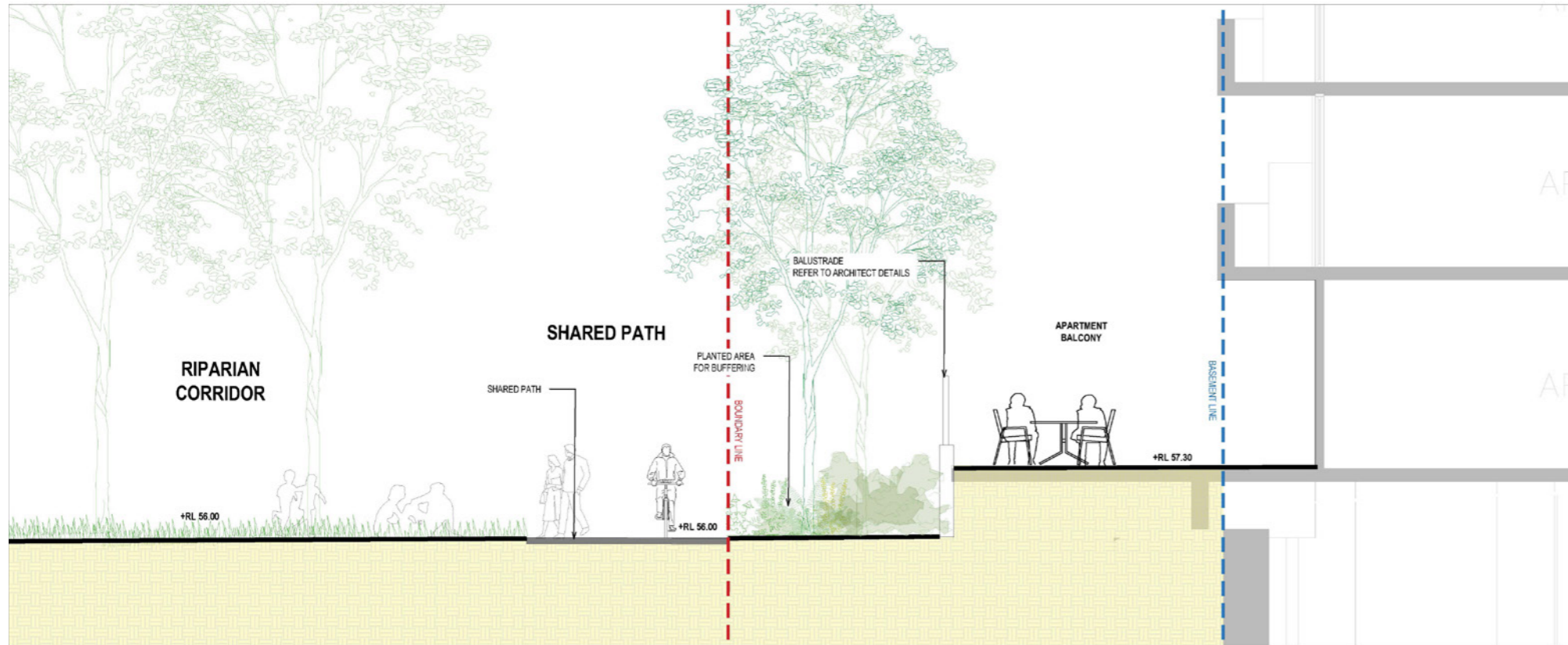


02 TYPICAL SECTION A2

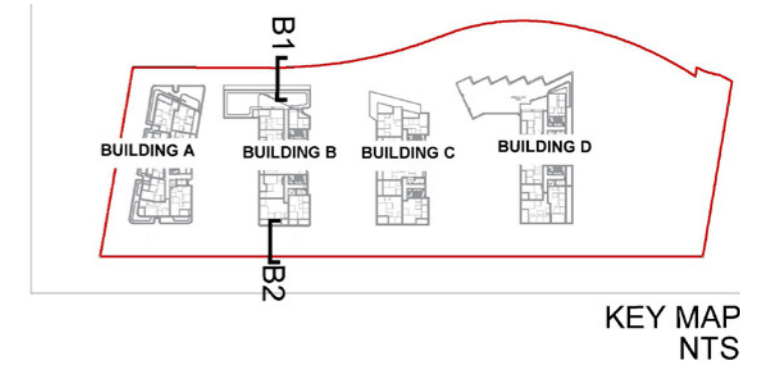
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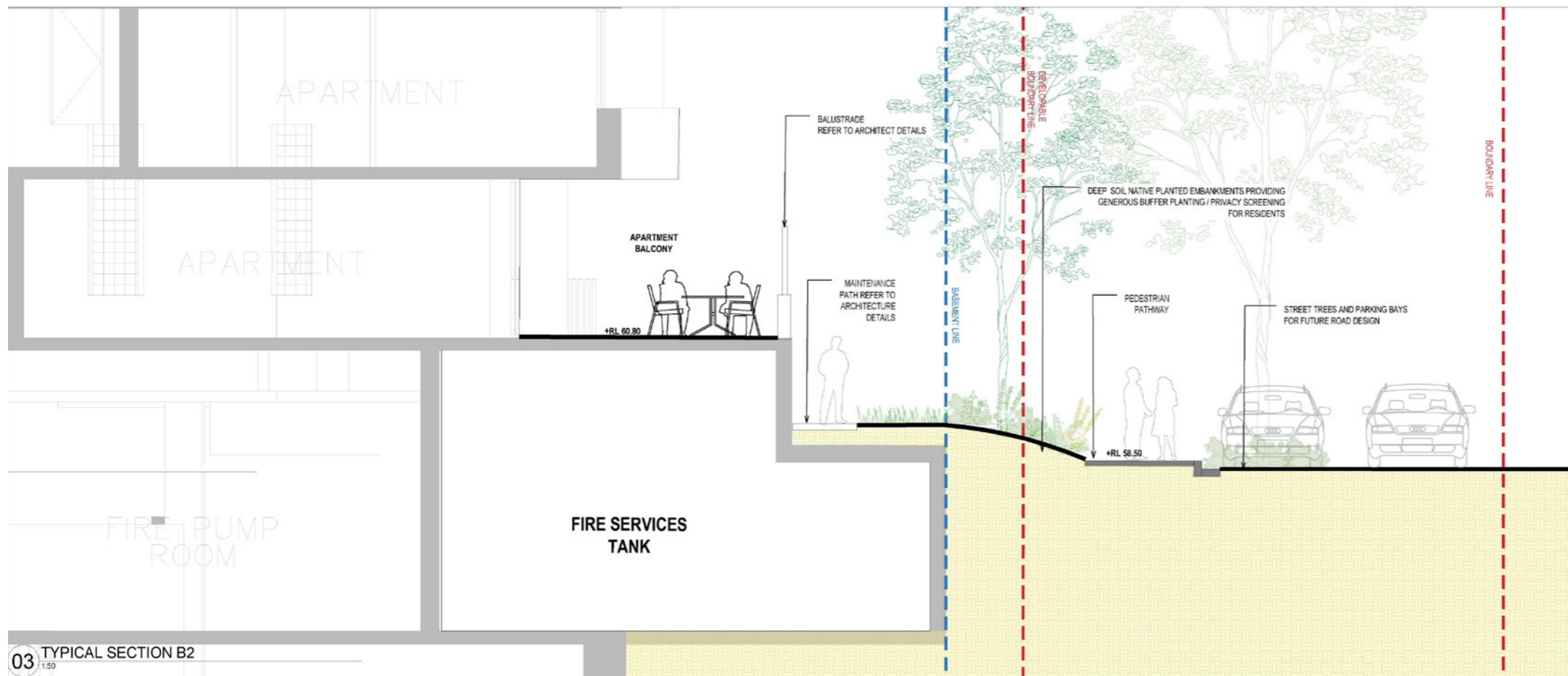
# Building B Interfaces Sections



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1:50



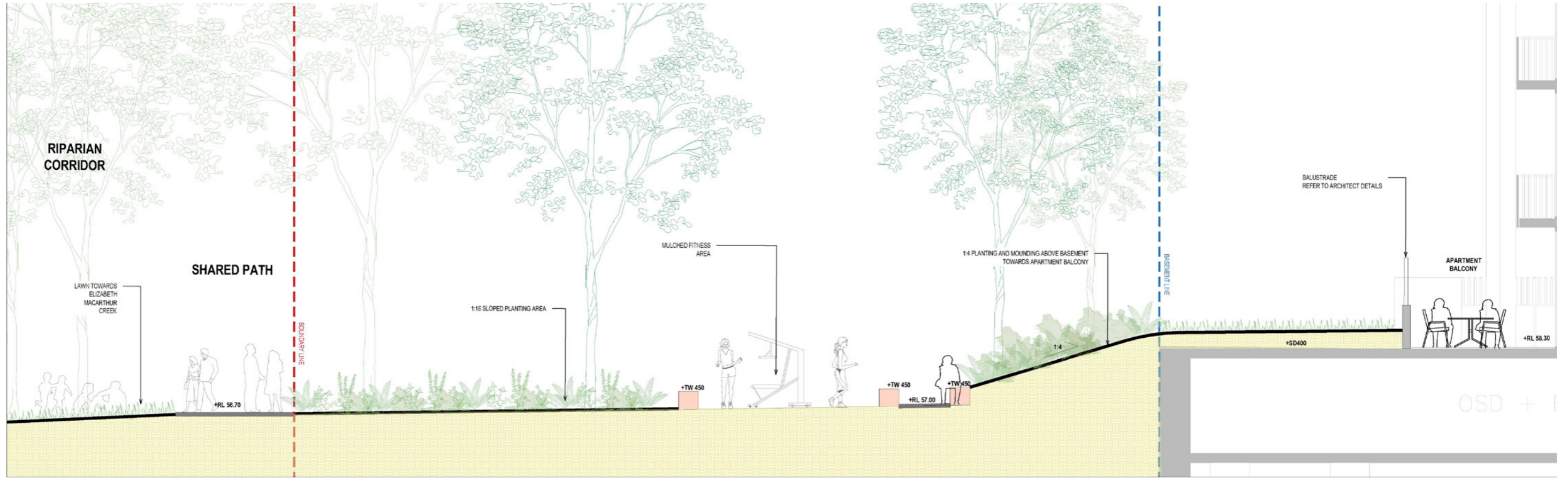
KEY MAP  
NTS



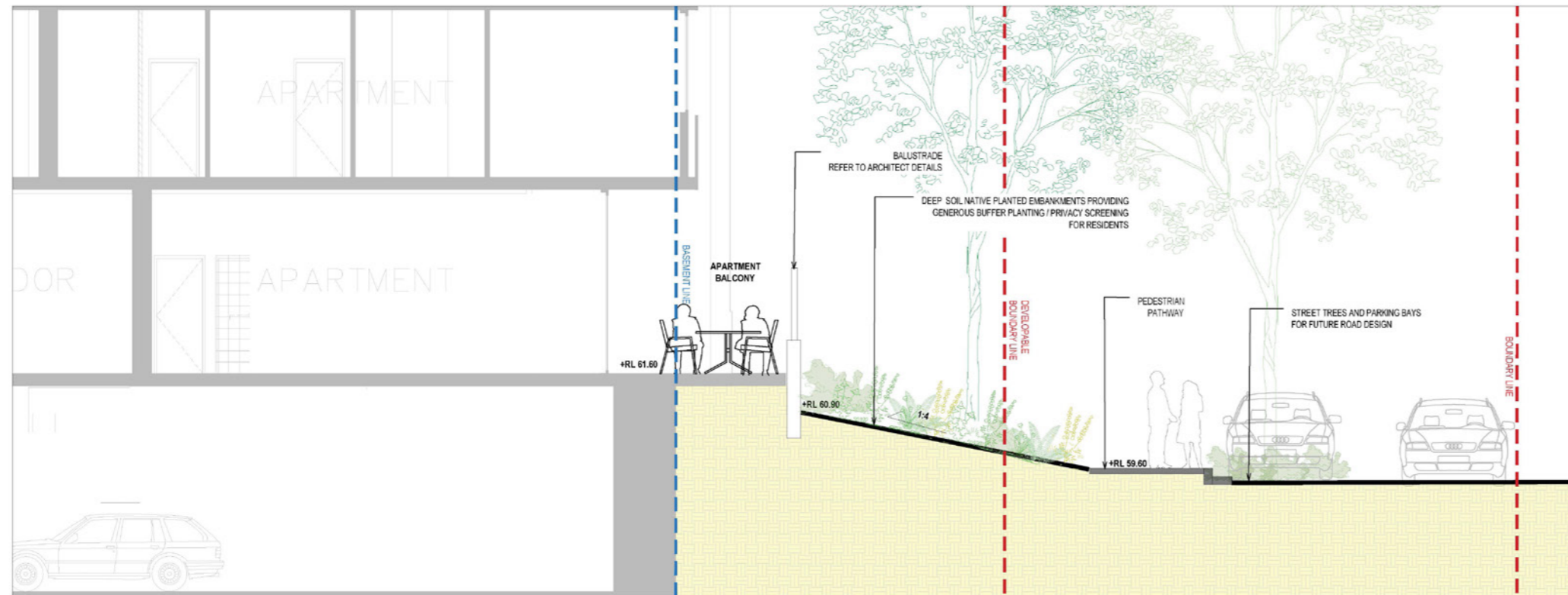
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1:50

Scale 1:100@ A3  
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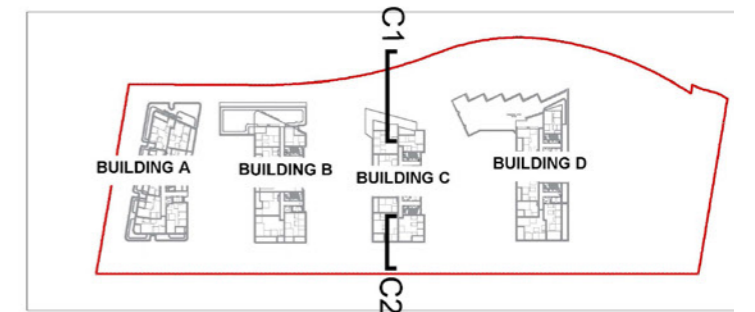
# Building C Interfaces Sections



01 TYPICAL SECTION C1  
1:50



02 TYPICAL SECTION F  
1:20

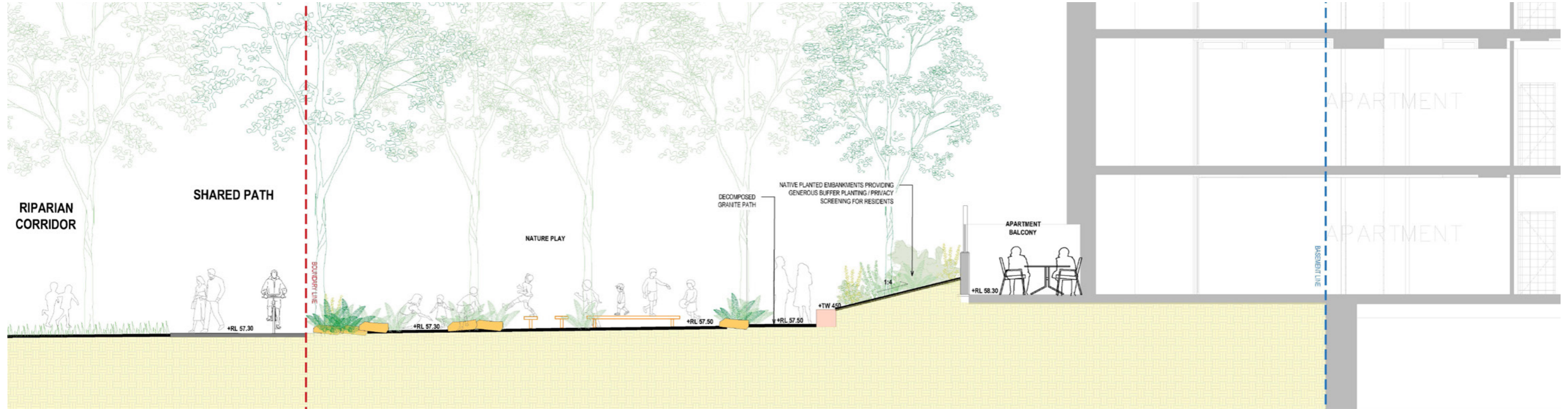


KEY MAP  
NTS

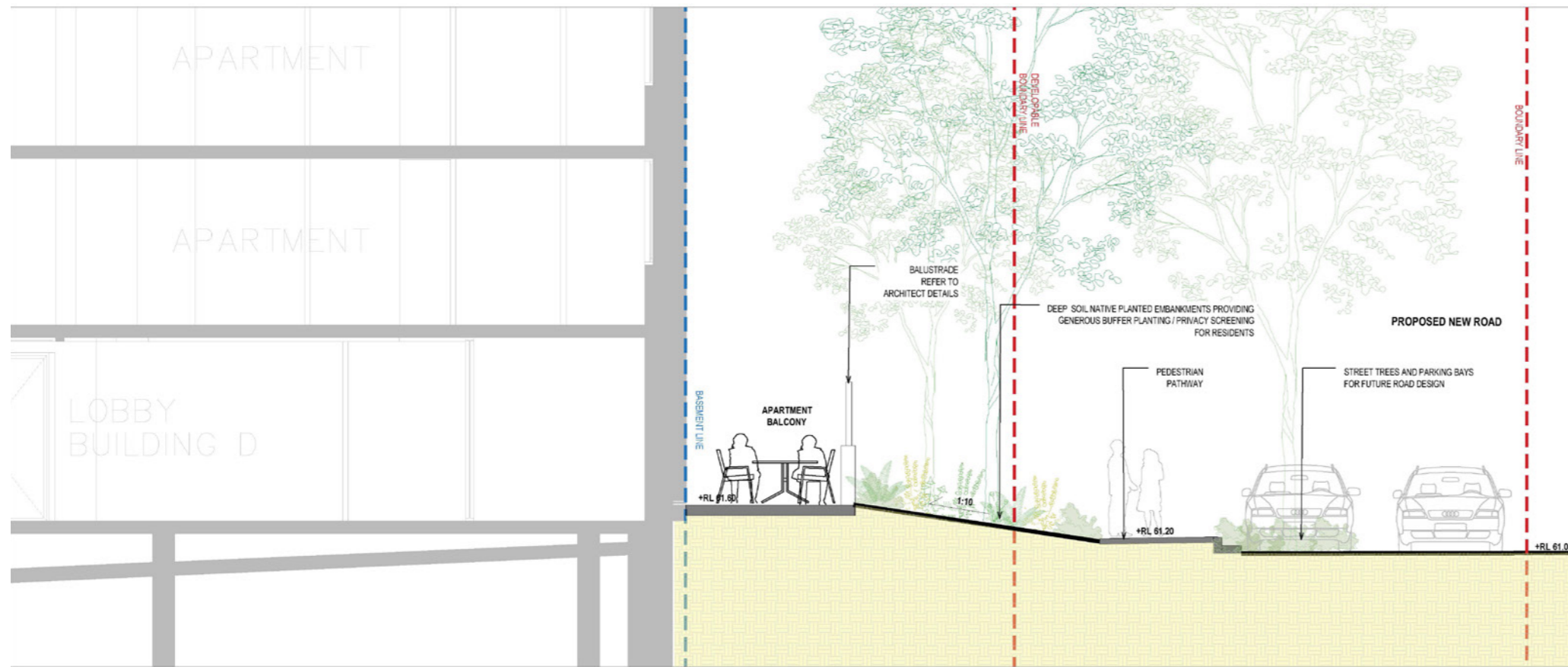
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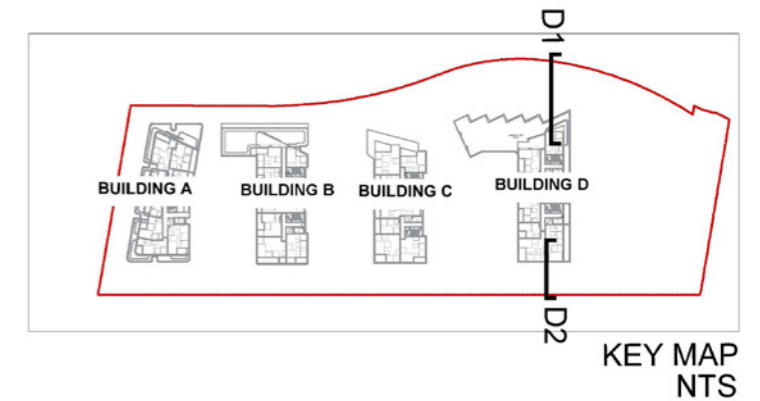
# Building D Interfaces Sections



01 TYPICAL SECTION D1  
1:50

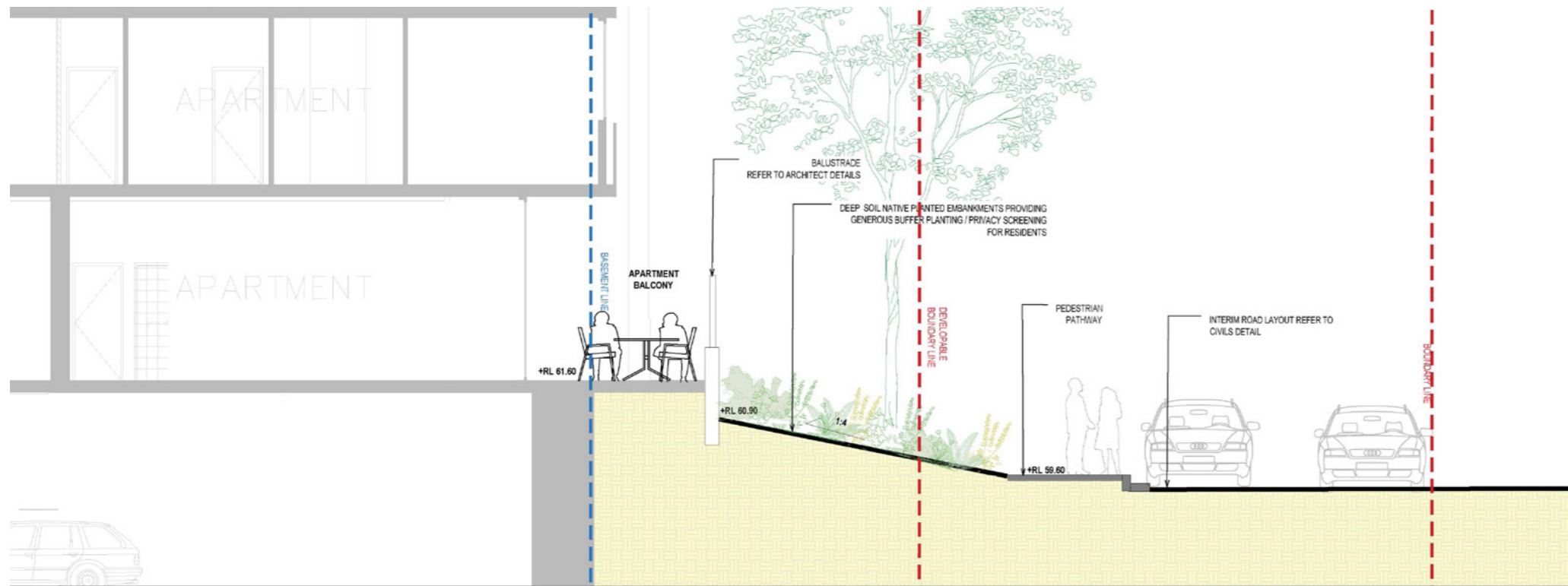


02 TYPICAL SECTION D2  
1:50

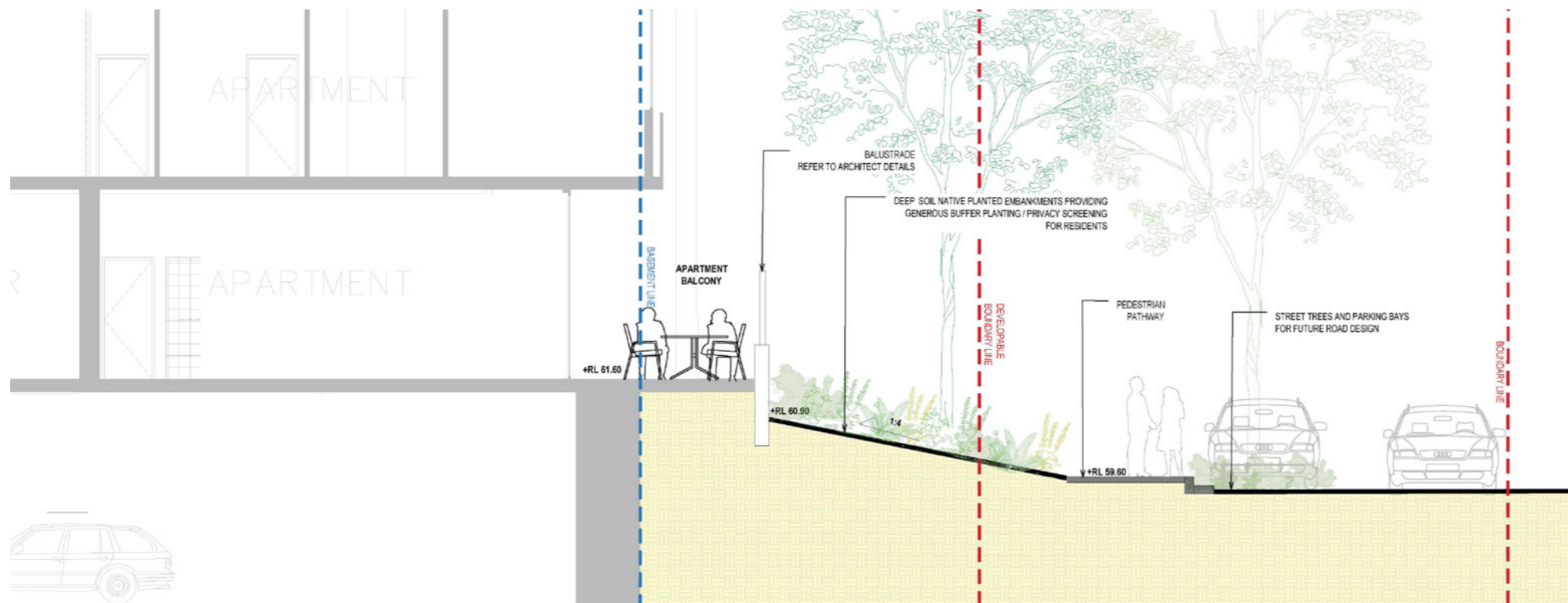


Scale 1:100@ A3  
0 1 2 3 4

# The Interim Road No.1 and Future Road No.1 Section



The interim Road No.1 Layout



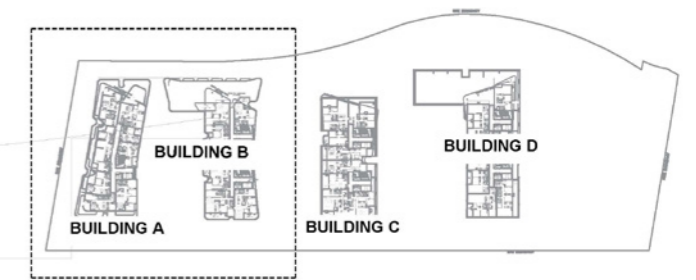
Future Road No.1 Layout

Scale 1:100@ A3



# Rooftops and Terraces

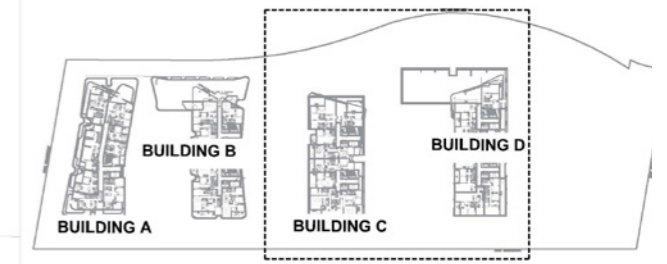
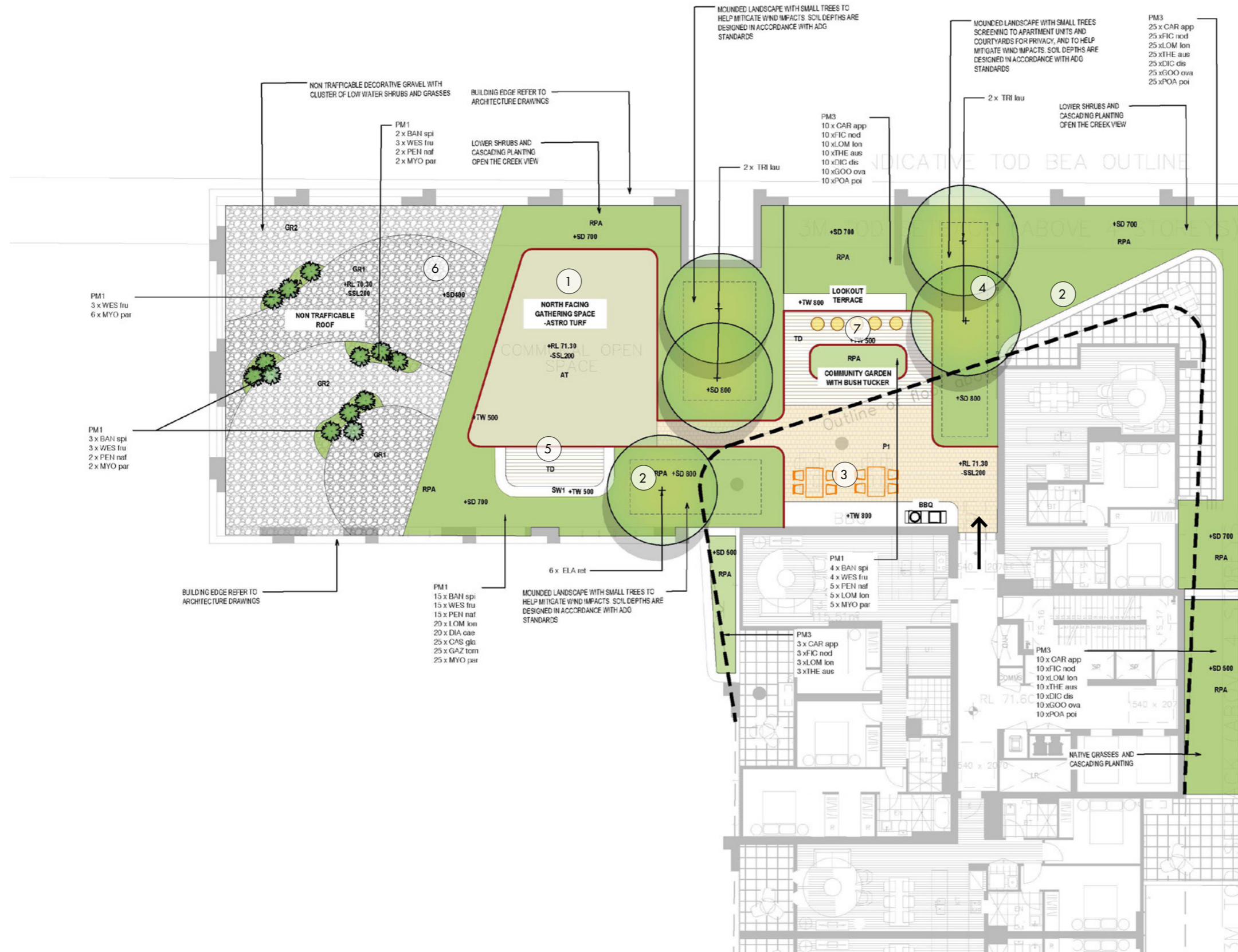
# Level 3 Building B Terraces



KEY PLAN  
NTS

- ① NORTH FACING FLEXIBLE GATHERING SPACE
- ② EXTENSIVE PLANTING TO MITIGATE THE EFFECTS OF WIND
- ③ BBQ/OUTDOOR KITCHEN WITH PICNIC TABLES
- ④ MOUNDED PLANTING WITH SMALL TREES
- ⑤ ROOFTOP LOOKOUT TERRACE TO CREEK
- ⑥ NON- TRAFFICABLE ROOF
- ➔ ACCESS PATH

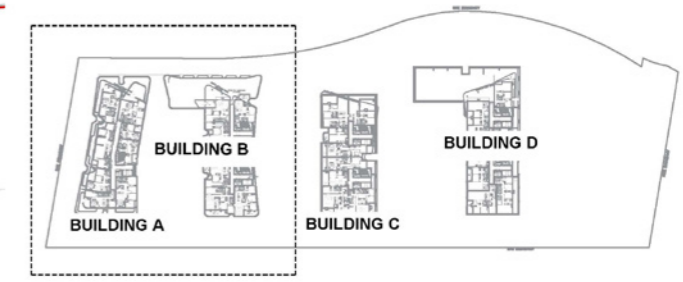
# Level 3 Building D Terraces



KEY PLAN  
NTS

- ① NORTH FACING FLEXIBLE GATHERING SPACE
- ② EXTENSIVE PLANTING TO MITIGATE THE EFFECTS OF WIND
- ③ BBQ/OUTDOOR KITCHEN WITH PICNIC TABLES
- ④ MOUNDED PLANTING WITH SMALL TREES
- ⑤ TIMBER DECKED SEATING NOOKS
- ⑥ NON- TRAFFICABLE ROOF
- ⑦ ROOFTOP LOOKOUT TERRACE TO CREEK
- ➔ ACCESS PATH

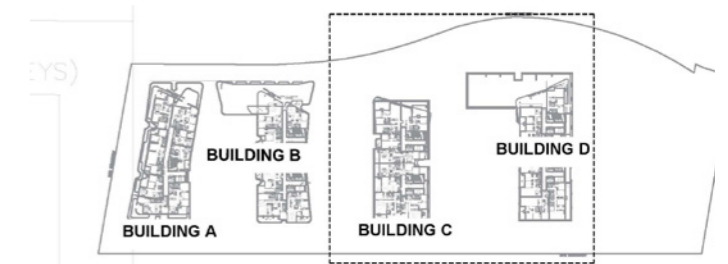
# Level 8 Building A Terraces



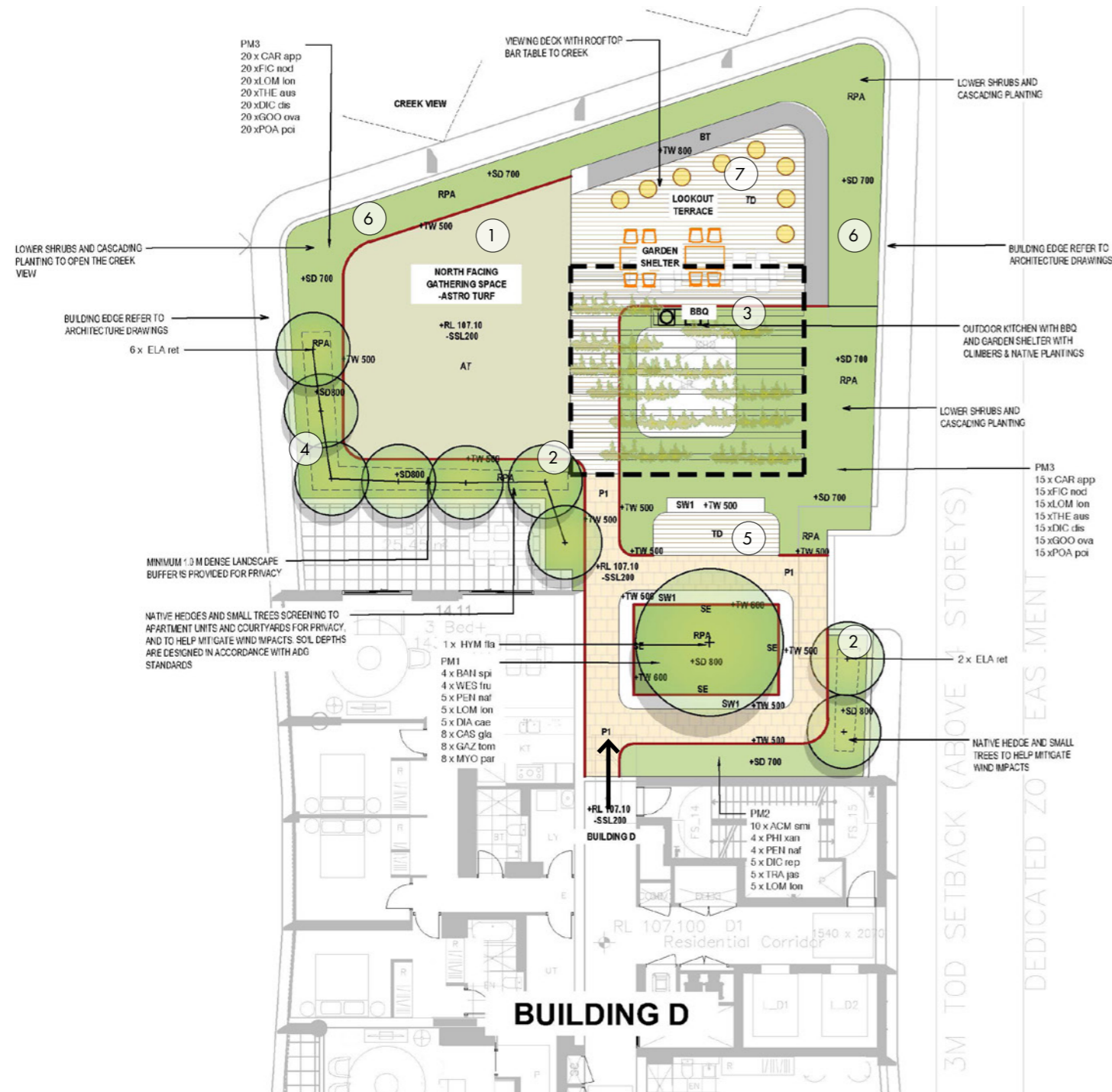
KEY PLAN  
NTS

- ① NORTH FACING FLEXIBLE GATHERING SPACE
  - ② EXTENSIVE PLANTING TO MITIGATE THE EFFECTS OF WIND
  - ③ BBQ/OUTDOOR KITCHEN WITH PICNIC TABLES AND GARDEN PAVILION
  - ④ MOUNDED PLANTING WITH SMALL TREES
  - ⑤ ROOFTOP LOOKOUT TERRACE TO CREEK
  - ⑥ NON- TRAFFICABLE ROOF
  - ⑦ NATIVE GRASSES WITH CASCADING PLANTING
  - ⑧ SOCIAL TERRACE SURROUNDED BY RAISED PLANTERS AND LOWER SHRUBS
- ACCESS PATH

# Level 14 Building D Terraces



KEY PLAN  
NTS



- ① NORTH FACING FLEXIBLE GATHERING SPACE
  - ② EXTENSIVE PLANTING TO MITIGATE THE EFFECTS OF WIND
  - ③ BBQ WITH GARDEN PAVILION
  - ④ MOUNDED PLANTING WITH SMALL TREES
  - ⑤ TIMBER DECKED SEATING NOOKS
  - ⑥ NATIVE GRASSES WITH CASCADING PLANTING
  - ⑦ ROOFTOP LOOKOUT TERRACE TO CREEK
- ➔ ACCESS PATH

# Communal Rooftop Character



# Planting Palette

The native palette is a feature element of the design proposal with the intention of creating a natural haven for the local community. The species selection is made up of endemic and important vegetation to the local regions and has been cross referenced with council's native planting list.

TREES



*Eucalyptus saligna*



*Eucalyptus sideroxylon*



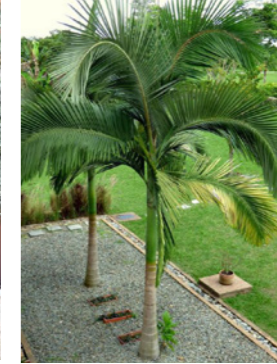
*Lophostemon confertus*



*Lagerstroemia indica*



*Olea europaea*



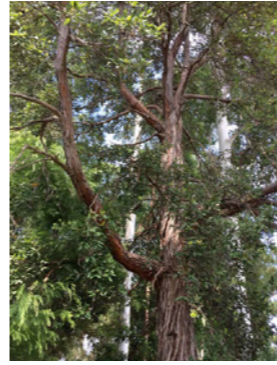
*Archontophoenix alexandrae*



*Elaeocarpus reticulatus*



*Cupaniopsis anacardioides*



*Syncarpia glomulifera*



*Tristaniopsis laurina*



*Citrus x meyeri* Lemon



*Citrus x sinensis*

SHRUBS



*Gompholobium grandiflorum*



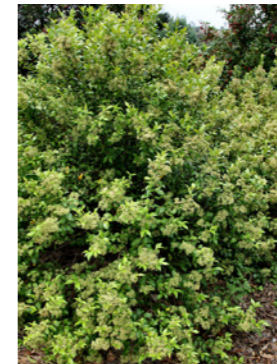
*Leucopogon appressus*



*Cyathea cooperi*



*Howea forsteriana*



*Backhousia myrtifolia*



*Pittosporum revolutum*



*Pimelia linifolia*



*Persoonia linearis*



*Dillwynia rudis*



*Grevillea speciosa*



*Leucopogon esquamatus*



*Styphelia triflora*

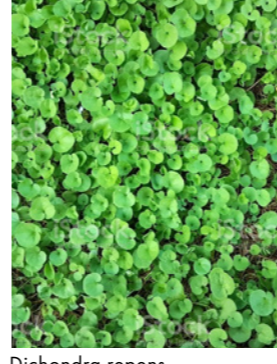
GROUNDCOVERS



*Helichrysum scorpioides*



*Hardenbergia violacea*



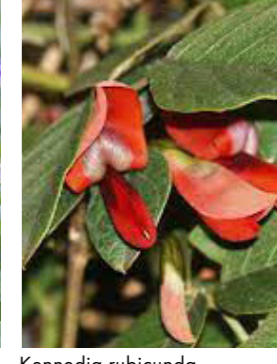
*Dichondra repens*



*Banksia spinulosa*



*Viola hederacea*

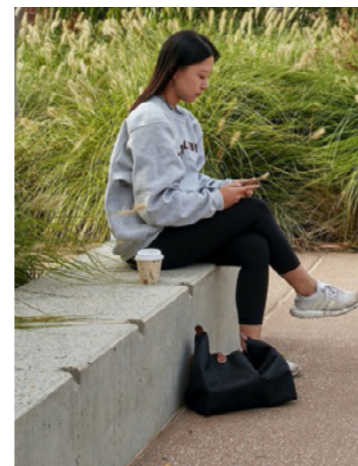


*Kennedia rubicunda*

# Materials Selection

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A high quality set of finishes are proposed throughout the public domain and new park for longevity of use for the local community.

As the proposal goes through the development approval process the team will work closely with Hills Shire Council to ensure the public domain aligns with Council's ambitions, standards and guidelines.



An architectural rendering of a modern, multi-story residential or commercial building. The building features a prominent corner with rounded balconies and a facade of dark grey panels and windows. The ground floor is a large, open space with glass walls and columns, possibly a public area or entrance. The building is surrounded by lush green trees and a well-maintained street with pedestrians, cars, and a dog. The sky is blue with scattered white clouds. The text "Land+Form" is overlaid in the center of the image.

Land+Form®