



68-80 O'Connell Street, Caddens SSDA Landscape Design Report

SSD-80875966

Prepared by: Site image Landscape Architects
For: Caddens Estate Pty Ltd

Issue: C
Date: 2 October 2025

Introduction

The SSDA seeks development consent for a mixed-use development, including in-fill affordable housing, comprising a combination of shop-top housing, residential flat buildings, commercial/retail premises, medical centre and recreation facility (indoor) at 68-80 O'Connell Street, Caddens. The proposed works include site preparation works, excavation, infrastructure, construction of the buildings and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- Demolition of an existing at grade car park and structures
- Construction of 4 x 4 - 7 storey shop top housing buildings on the E1 Local Centre zoned land (68 O'Connell Street), comprising:
 - o 177 residential dwellings
 - o ground floor commercial, retail, medical centre and recreation facility (indoor).
 Fit out and operation of tenancies will be subject to future planning approval.
- Construction of a single storey commercial premises (shop) located at the south western corner of the E1 Local Centre zoned land (68 O'Connell Street), comprising two tenancies (which will be subject to future planning approval)
- Construction of basement carparking to service the shop top housing and commercial premises located on the E1 Local Centre zoned land (68 O'Connell Street)
- Construction of 11 x 4 – 7 storey residential flat buildings on the R4 High Density Residential zoned land (80 O'Connell Street), including
 - o 305 residential dwellings
 - o Basement carparking to service the proposed residential flat buildings
- Internal roads
- Associated infrastructure and services
- Retention of Threatened Ecological Community (TEC) area in the north-eastern part of the site
- Landscaping and communal open spaces including community park in the north-east, communal open spaces throughout and through site links.
- Construction of public plaza used for events, markets and community gatherings



Overall site plan with existing retail

The proposal also incorporates 15% affordable housing and seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 18 of the Housing SEPP to achieve 30% additional building height.

A Clause 4.6 request is submitted as part of this SSDA which addresses the variation from the development standard in regard to building height.

This SSDA also seeks to modify the existing development consent at the site (DA17/0995) pursuant to Section 4.17(5) and Section 4.24(4) of the EP&A Act.

Site Location and Context

The site is located at 68-80 O’Connell Street, Caddens, within the Penrith LGA. It is legally described as Lot 1 and 2 in DP 1268507. The site has an area of 53,941m2 and is generally rectangular in shape.

The western portion of the site (68 O’Connell Street) currently comprises an approved commercial shopping centre development and associated carpark, commonly known as ‘Caddens Corner’. It is zoned E1 Local Centre pursuant to the Penrith Local Environmental Plan 2010 (PLEP 2010). This portion of the site is subject to a Concept DA (DA17/0995). A portion of 68 O’Connell Street, that is currently used for at-grade carparking, is subject to this SSDA.

The eastern portion of the site (80 O’Connell Street) is a cleared vacant lot, historically occupied by rural residential land uses. It is zoned R4 High Density Residential pursuant to the PLEP 2010. The

site itself is not identified as a heritage item; however, it is located to the east of the ‘Teacher’s residence (former)’ (Item 670), a local heritage item which is identified under Schedule 5 of the PLEP 2010.

High biodiversity value land is present at the site at its north-eastern corner, pursuant to the Biodiversity Conservation Act 2016.

The site is located within the Caddens Release Area within the Penrith Development Control Plan 2014 (PDCP 2014), and, under the Caddens Release Area Structure Plan, is strategically identified as the precinct centre with adjoining residential areas.

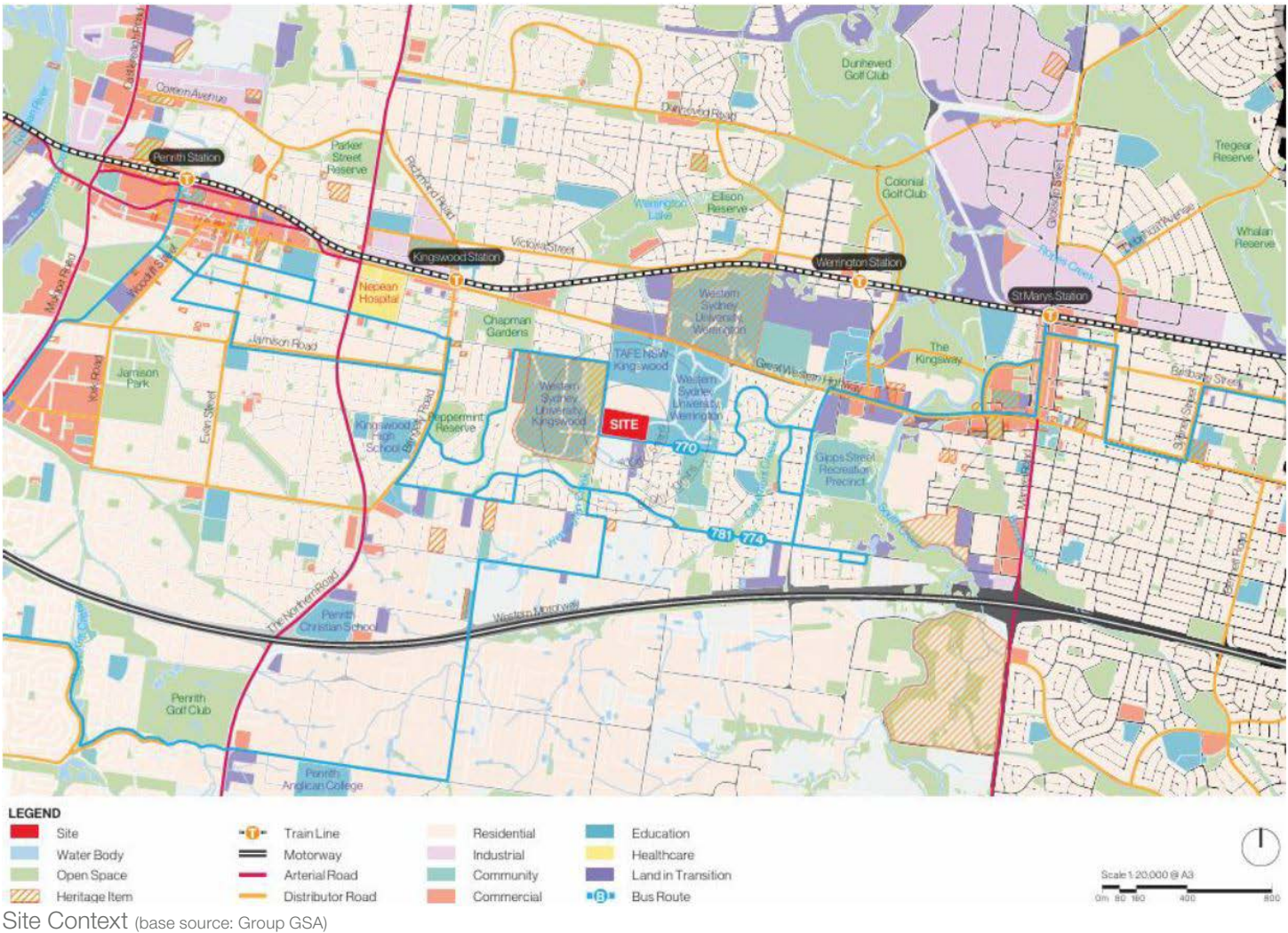
The site is approximately 2.2 kilometres (km) from Werrington Station and 1.8km from Kingswood Station. It is also well serviced by local buses with stops in proximity to the site along O’Connell Street in both directions.

The site is surrounded by established and newly developed low density residential areas of Caddens, Claremont Meadows, Werrington and Kingswood, as envisioned by the Caddens Release Area plan within the PDCP 2014.

A staged residential subdivision for 119 residential lots is located immediately to the north of the site at 46-66 O’Connell Street.

The area is interspersed with a variety of uses, including Western Sydney University (WSU), TAFE NSW and sporting fields.

The site is located 5.5km east of Penrith City Centre and 30km west from Parramatta CBD.



Planning Requirements

The site falls within the Werrington Enterprise Living and Learning (WELL) Precinct, as outlined in the Penrith Development Control Plan 2014 - E1 (PDCP-2014) and WELL Precinct Strategy 2004. Part of this strategy, Penrith City Council aims to create ‘a model for sustainable urban development’, ‘linkages to transport and tertiary educational facilities’, and ‘renown destination for businesses, residents and student’.

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SEARS outlines requirements that have been addressed as part of the planning and design for the site.



Figure E1.2 - Structure plan from Penrith DCP - 2014, Chapter E1

Penrith Green Grid Strategy

The Green Grid strategy promotes the creation of a network of high quality open spaces that supports recreation, biodiversity and waterway health. The green grid will create a network that connects strategic, district and local centres, public transport hubs, and residential areas

This Strategy provides the basis for recognising and highlighting the existing green infrastructure (bushland, waterways, open and recreation space), as well as developing opportunities to reinforce this network with new green links.

The Penrith Green Grid Strategy builds on the principles of the Sydney Green Grid by identifying projects and ranking their importance according to local needs and priorities. The site is located in Precinct 4 Central East within the Penrith Green Grid precincts.

(Refer to Precinct 4 pg. 71)



Extracts from Penrith Green Grid Strategy



Ecological Grid



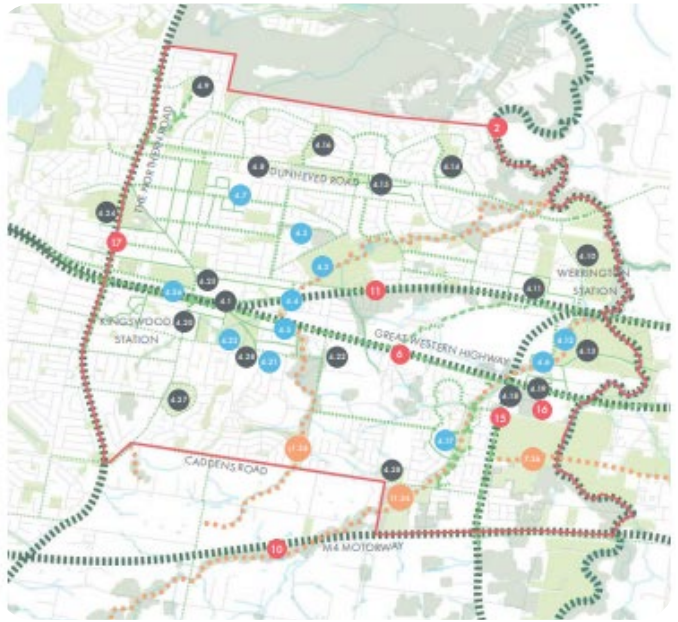
Hydrological/Blue Grid



Recreational Grid



Connectivity and Access Grid



SEARS Responses

Mixed-use development with in-fill affordable housing

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 14 March 2025 (SSD-80875966). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

7. Public Space

Item	SEARS Requirement
7.0	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: - 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

8. Trees & Landscaping

Item	SEARS Requirement
8.0	Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on site
	Provide a detailed site-wide landscape plan, that: - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed 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: - 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

Retained Trees & TEC

As identified by the project Ecologist, a Threatened Ecological Community (TEC) is identified along the northern boundary of the site which continues and forms part of a larger retained area. The TEC is identified as being PCT849-Cumberland Shale Plains Woodland



- Site boundary
- TEC area
- TEC area continues over neighbouring land



A. From the end of Corridor Road



D. From Third Avenue



B. From O'Connell Street



E. Within the TEC area

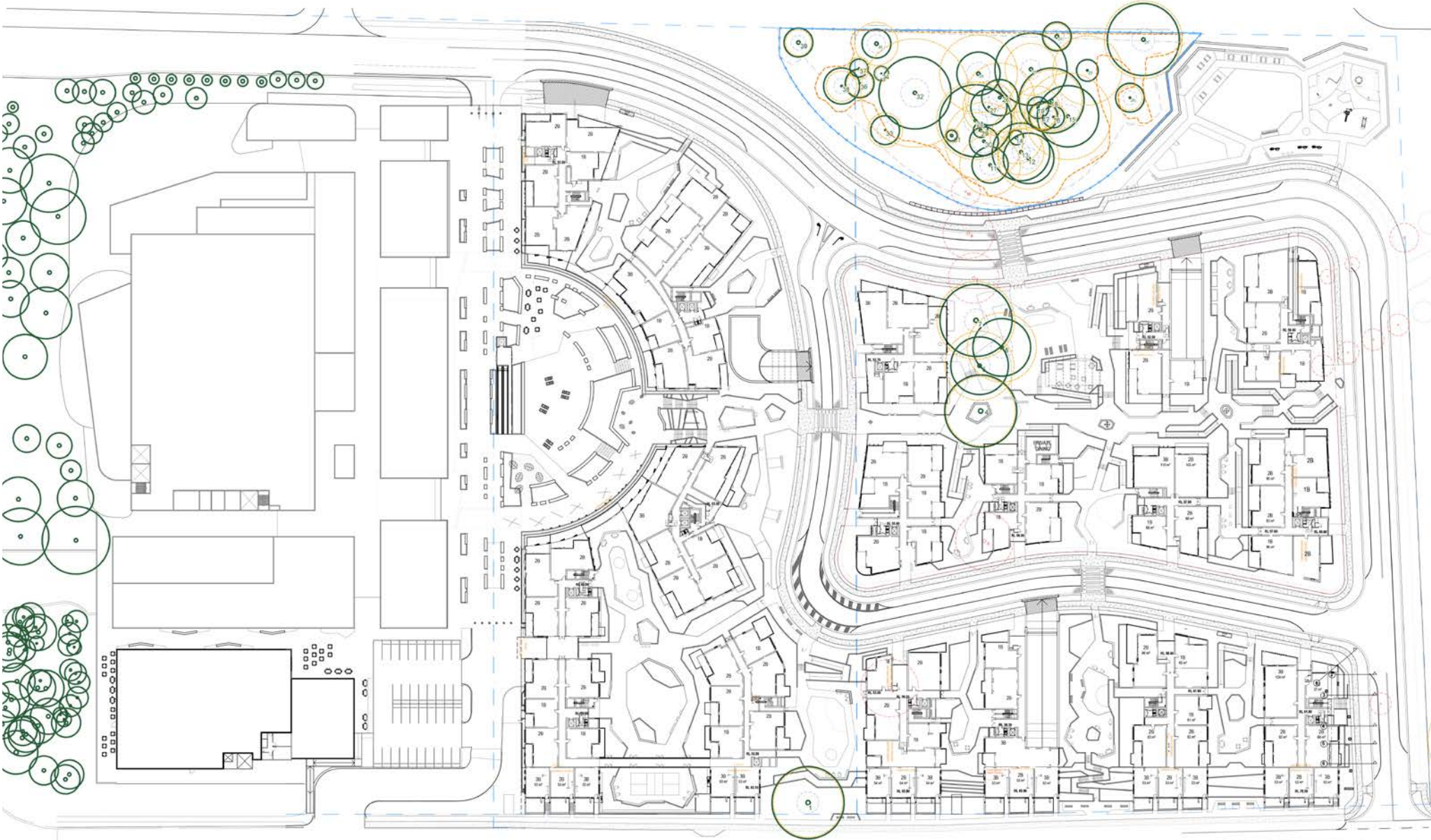


C. From the north of Third Avenue



F. Retained Poplar trees

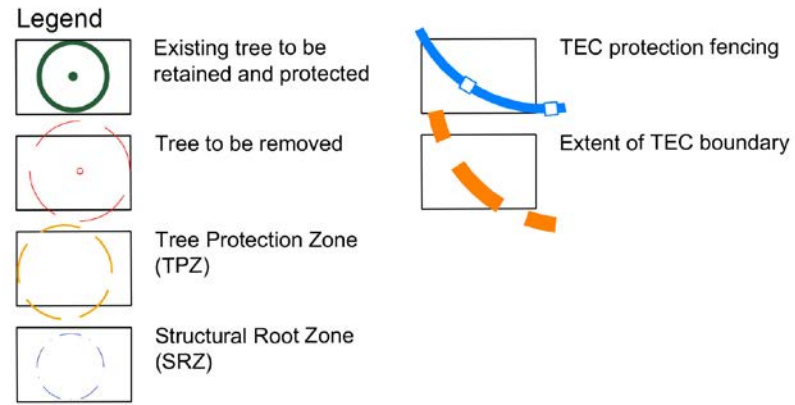
Existing Trees



The landscape masterplan has been coordinated with the Arborist's report as prepared by Redgum Horticultural.

The location, tree numbers, Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) has been coordinated and reflected on landscape drawings shown adjacent.

The landscape report and plans shall be read in conjunction with the Arborist's report.



Connecting with Country

The Connecting with Country report (2025) has been prepared by Artefact Heritage and Environment in consultation with local Dharug First Nations stakeholders.

The consultation process identifies the following principles for the site:

Respect Country, Landform & Microclimate

which means that:

- Respecting and working with the existing landform of the site to maintain its natural forms and processes
- Consider natural ways to respond to the local climate, and how design can be implemented to create microclimates that provide benefit to human and non-human kin
- Encourage and extend the existing ecological communities - both flora and fauna

Maintain vantages & vistas

which means that:

- Maintaining and expanding connection to the broader landscape
- Respect and frame views from hilltops to significant sites and spaces
- Long views to the Blue Mountains are important and give provide sense of broader connection and community

Care for Country

which means that:

- Protecting, rehabilitating and expanding the native vegetation and ecological communities
- Encouraging and implementing responsible environmental management practices relating to water, earth, sky

- Promoting locally endemic plants and bush tucker for both human and non-human kin
- Design and promote resilient environments and landscapes to the local area

Make Waterways visible

- Explore ways to restore and celebrate the natural processes, and bring to the forefront of the human experience
- Waters leave the site cleaner than they enter. More water filters into the ground than leaves the site
- Protection and celebration of Wianamatta (South Creek)
- Naturalise waterways and re-establish riparian interfaces

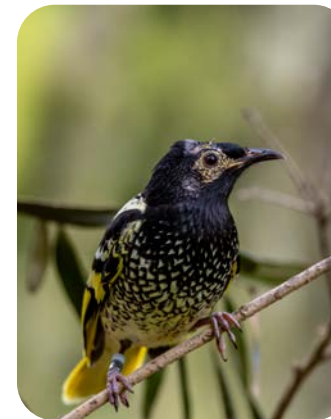
Care for non-human Kin

- Protect and encourage local fauna / non-human kin to use the landscape as part of their home
- Provide habitat and food through hollows, shelters, and landscape planting
- Encourage existing local Kangaroo mobs - and other native fauna to stay or return to Country

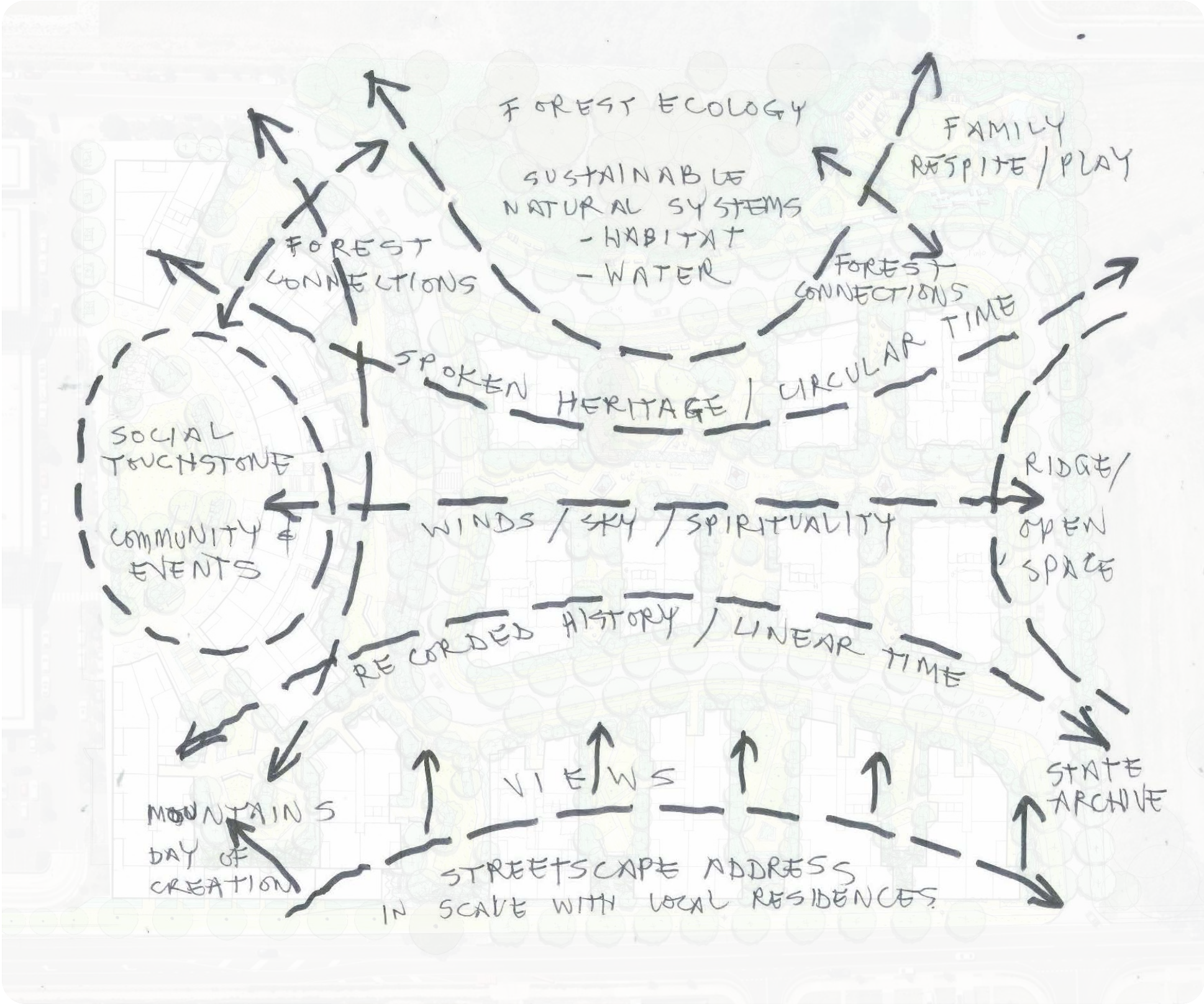
Community & Culture

which means that:

- Spaces are designed to encourage community gathering for both the local and wider community
- Celebrate and bring to the forefront Aboriginal knowledge, heritage, art, and culture - visible to non-Aboriginal residents and public alike
- Provide support for community members
- Encourage the passing and celebration of local knowledge and history



Connecting with Country & Landscape Themes



The First Nations community consultation included Walking Country and local workshop, with engaging and expansive input.

Values and themes that emerged included:

- Mountain profile views to 'Day of Creation' Sleeping Lady;
- Forest connectivity, natural systems & 'creek' expression in WSUD;
- Expansive content of spoken First Nations heritage, & contrasting with records in nearby State Archive;
- Using First Nations language/words for naming of spaces, wayfinding, and placemaking;
- Emotional responses to distinctive winds down hillside / natural systems across the site / forest views;
- Recent drive-in on site strong in local memories & worthy of note;
- Thoughtful discussions relating to 'speaker posts' in arcs, and potential to refer to these in public art, potentially referencing 'message sticks' denoting message between 'Elders';
- Layers of discussion re seasonal plants as key food and medicinal sources, and indicators of time to relocate or to meet with others.

Refer to CwC community consultation summary and report as prepared by Artefact

Connecting with Country, Landscape & Multi-Cultural Themes

Thematic / starting points for interpretive content and elements in the landscape:

- 1. 'Community Park' CwC Family Traditions & connections to natural cycles & environs;
- 2. 'Old Forest' protection & regeneration, expansive views towards TEC, and emphasis on ecology & habitat;
- 3. 'Forest Green' - Tree retention, WSUD expression of creekline continuity, and parrot, kangaroo & possum references
- 4. 'Forest Edge' roadside and streetscape with deep soil tall canopy trees
- 5. 'Six Seasons Walk' with key colour, fruiting, food, craft & indicator species, and interpretive wind sculptures
- 6. 'Village Green' Extension of TEC canopy trees, with interpretation of Spoken vs Recorded heritage traditions, drive-in theatre referencing 'message sticks' in semi-circles
- 7. 'The Grove' WSUD expression interpreting old creek line, integral with park amenity
- 8. 'Seasonal Gardens' to be mix of native and exotic gardens with thematic content based on settlers and modern multi-cultural themes.

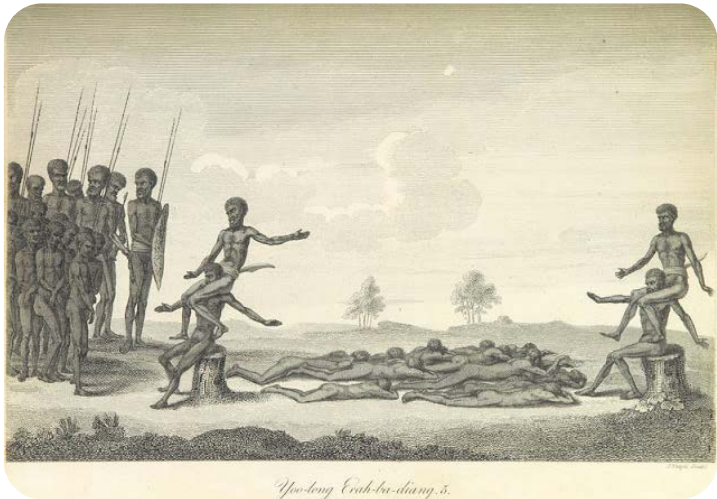
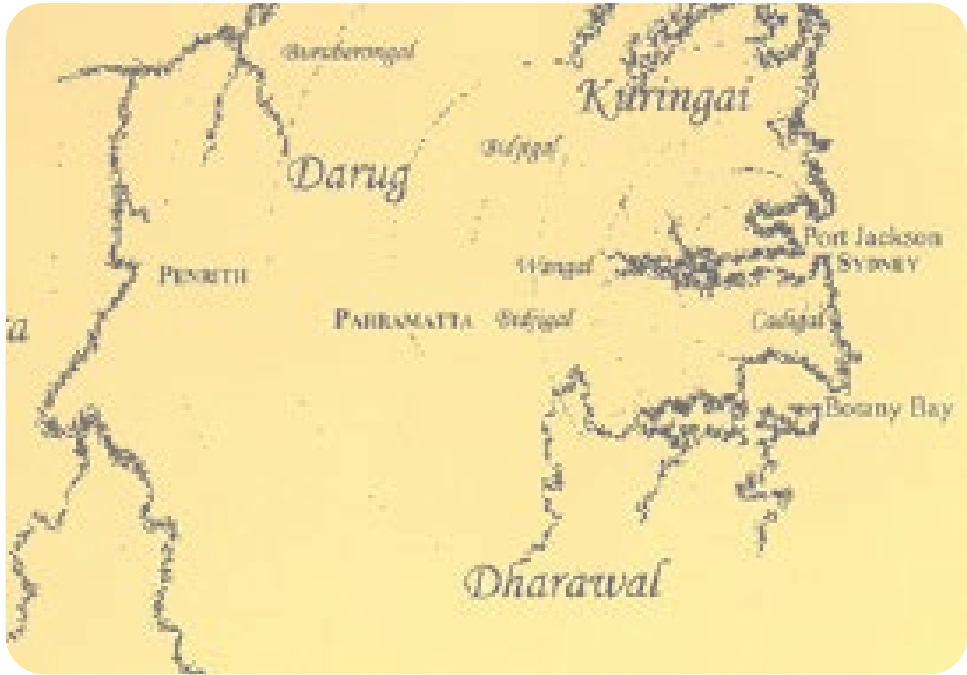


Connecting with Country : First Nations Pre-Settlement Heritage

The Darug First Nations people have inhabited the lands around Penrith for thousands of years, especially along the Nepean River where stone artefacts were found under silt and sand.

The name ‘Darug’ stems from the First Nation word for ‘Yam’, which was an important part of the Darug People’s diet. The Darug people were known as mobile hunters, hunting for animals such as kangaroos, emus and other lands animals with the use of a stone axe. Animals, reptiles, insects and many birds thrived in this environment which the Eora nation occupied for thousands of years, to fish, forage and hunt.

First Nation rock art can be found throughout the Upper Nepean region, most notably the ‘Red Hands Cave’ in Glenbrook. There was an intensive conflict between the British settlers in the Hawkesbury and Nepean districts during the Hawkesbury & Nepean Wars (1794 - 1816).



Connecting with Country : First Nations Contemporary Culture

The vibrant presence of First Nations peoples in Penrith, New South Wales, is celebrated through rich cultural expressions that continue to shape the identity of the local community. From traditional dance performances, smoking ceremonies to art exhibitions and educational programs, the First Nations cultures are honoured and embraced across the region. These celebrations preserve the deep-rooted traditions of the Darug people—the Traditional Custodians of the land—but also create opportunities for shared learning, reconciliation, and a stronger inclusive community spirit in Penrith today. Equally, there is proud representation and expression of First Nations cultural heritage in all aspects of community life, from education to the Arts, sports, business and politics, and social support groups.



Consultation Process led by Artefact

The First Nations community consultation process has been led by Artefact Heritage and Environment, and their Connecting with Country report provides a detailed outline of the process undertaken, consistent with GANSW CwC Framework. The report provides extensive background text on the local history, cultural heritage and values of the past and present people of Penrith and surrounding regions. The report also sets out the process and responsibilities of consultation, including:

- Initial Engagement and Relationship Building

Establish respectful and genuine relationships with local Aboriginal and Torres Strait Islander communities, Elders, and representative groups such as Local Aboriginal Land Councils. This involves acknowledging Country, listening without assumptions, and taking time to build trust.

- Identification of Key Stakeholders

Identify Traditional Custodians, cultural knowledge holders, community leaders, and relevant Aboriginal-controlled organizations within the area, such as those representing the Darug people in Penrith.

- Planning and Cultural Protocols

Develop a culturally appropriate engagement plan that respects traditional protocols, including proper channels for communication, timing considerations, and cultural sensitivities. Ensure the process aligns with community-preferred methods of participation.

- Consultation Sessions and Community Dialogue

Facilitate inclusive and accessible meetings, yarning circles, workshops, or on-Country visits to discuss key issues, plans, or developments. Create a safe space for dialogue where community voices are heard and valued.

- Feedback and Validation

Provide clear summaries of the input received and check back with communities to confirm that their views have been accurately represented. Allow for further discussion and clarification if needed.

- Incorporation of Input into Decision-Making

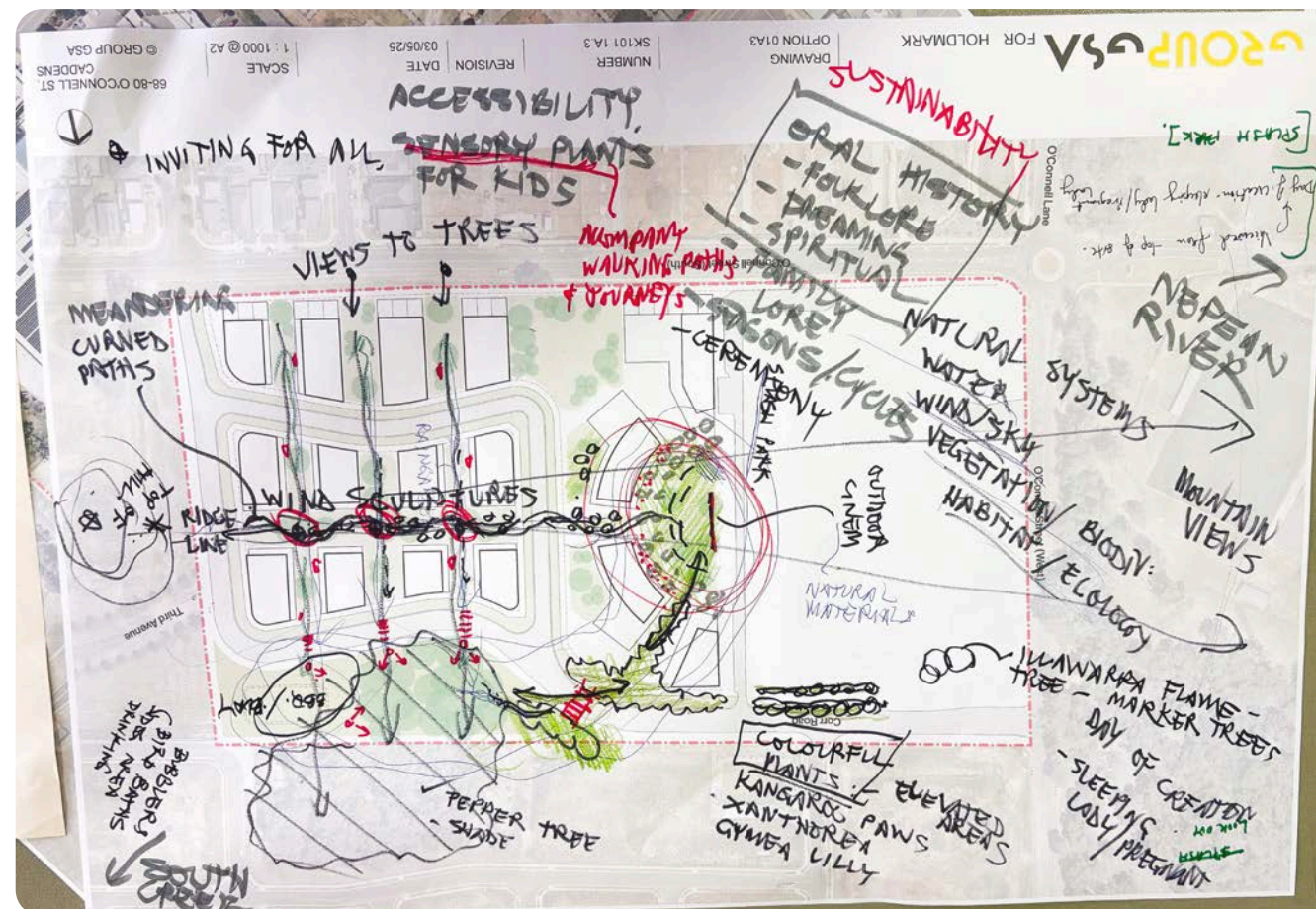
Ensure that the perspectives, priorities, and cultural knowledge shared by First Nations residents are genuinely incorporated into planning, policy, or project outcomes, not just noted as consultation feedback.

- Ongoing Engagement and Relationship Maintenance

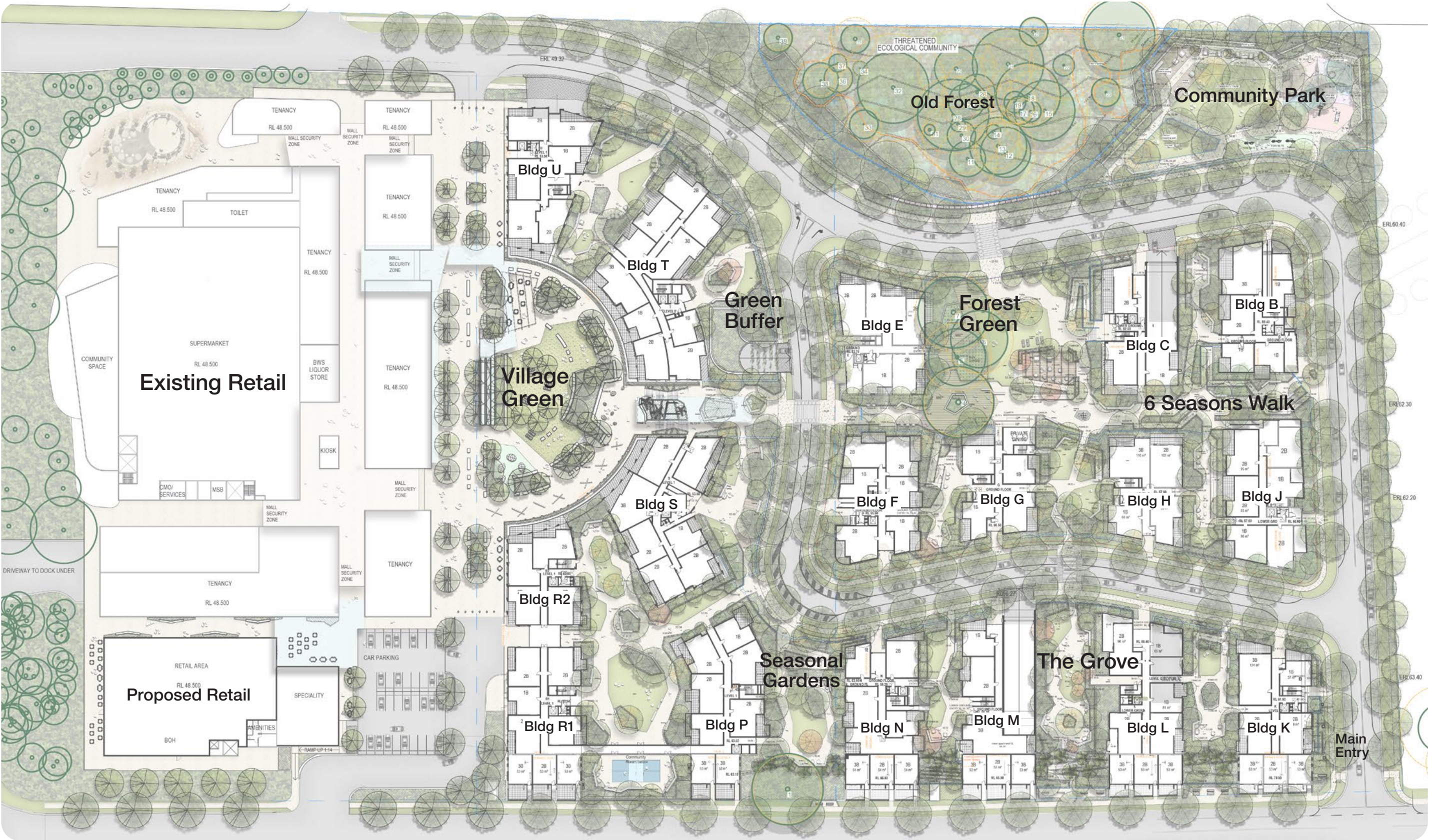
Maintain long-term relationships beyond the project, including continued communication, opportunities for involvement, and shared benefits. Acknowledge contributions publicly and support community-led initiatives.

Representatives of the local First Nations community, including Elders and three generations of local families were included in the consultation group for the Caddens Corner project. The findings from that Consultation and follow up dialogue and consultation meeting, have guided significant changes to the masterplan and to detailed aspects of architectural and landscape proposals.

The processes of discussion and ideas markups and recording of dialogue led to initiatives regarding retaining additional vegetation on the site, and providing stronger expression of water journeys and connectivity to watercourse below the site. To this end additional survey information was collected, and further local site context included on the location plan.



Landscape Masterplan



O'Connell Street

Key Points Informing Landscape Masterplan

BROADER CONTEXT & RIDGE PROFILE

Blue Mountains profile views to ‘Day of Creation’ sleeping lady
At first not obvious, but looking after hearing of it, there is a very distinct profile



TEC TREES AND RETAINED SITE TREES

Existing TEC trees protected, with regeneration and management to VMP
Poplar trees with Parrot Habitat retained



DRIVE-IN THEATRE

Recent drive-in on site is strong in local memories
The semi-circular form distinctive
The ‘sound posts’ an interesting correlation with message sticks and oral heritage



Key Points Informing Landscape Masterplan

ORAL VS RECORDED CULTURAL HERITAGE

Thoughtful discussions relating to ‘speaker posts’ in arc layout, with the potential to incorporate into public art, potentially referencing ‘message sticks’ denoting message between ‘Elders’



STATE ARCHIVES TO S.E OF SITE

NSW State Archives is regionally noteworthy CwC discussions highlighted the interesting correlation of our dialogue, and the recorded history versus memory and generational knowledge passed through centuries



SEASONS OF THE DARUG PEOPLE

There was a very distinctive wind blowing down the hillside on site that was noted as significant with relation to the seasons and changes observed by the Darug people through year; Potential starting points discussed as site markers against skyline on cross-site link



Retained Trees & TEC, Continues onto Adjoining Site

The Cumberland Plain Woodland TEC area is retained on the site, which continues and is part of a larger retained area on the adjoining site.

There are four large Poplar trees retained in the Forest Green open space area, with hollows identified by the project Ecologist as Parrot habitat.



End of Corridor Road towards TEC



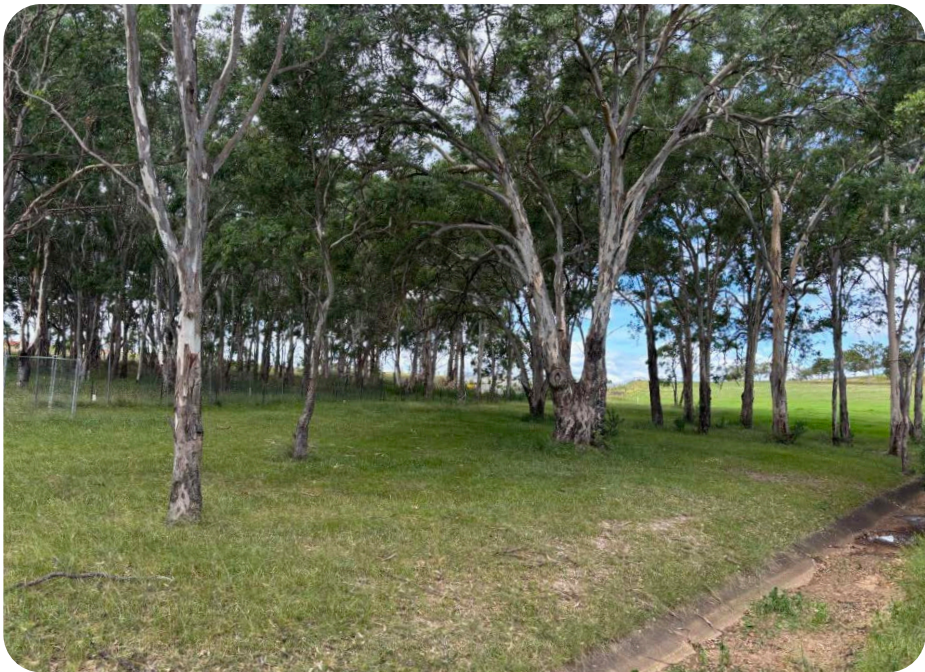
North from Third Avenue



Stand of retained Poplar trees

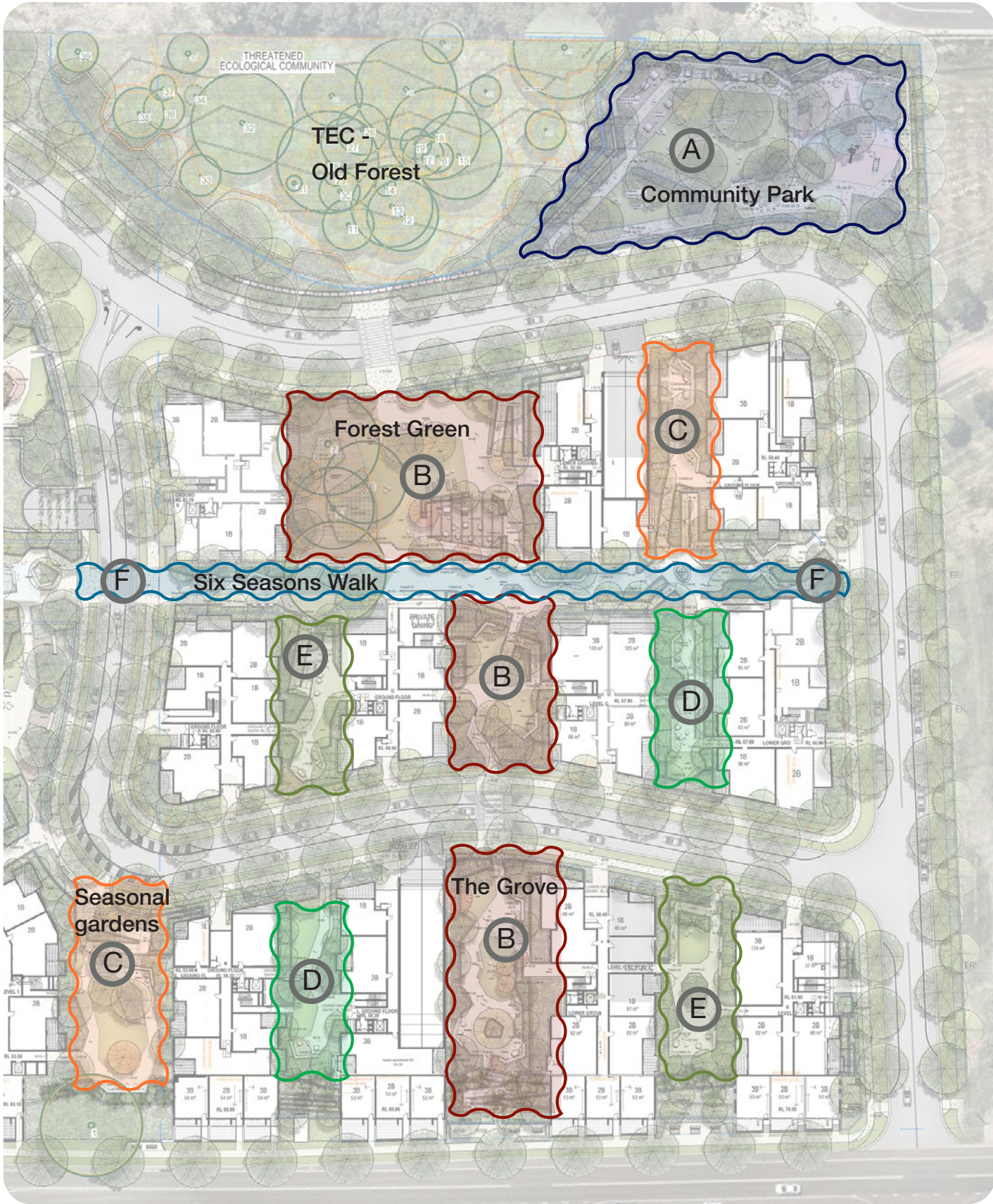
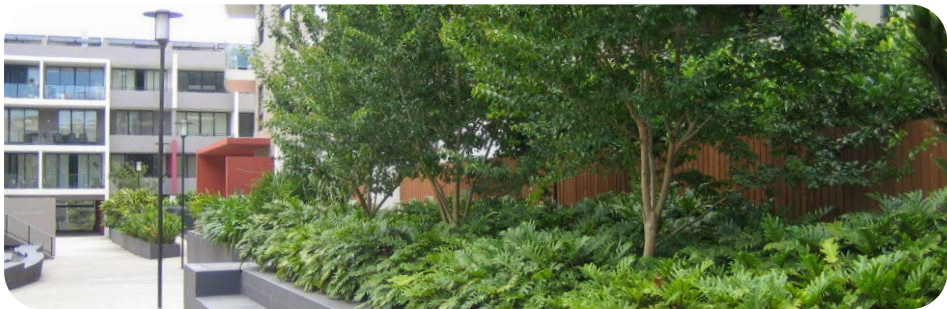


TEC Continues onto Adjoining Site - Existing Site Photos



Spatial Programming & Amenity Provision

- A** Community park providing open active/passive amenity for public and residents. Dog park, open lawn, outdoor exercise and play equipment, BBQ & outdoor dining, set into a substantial landscape setting adjoining the TEC.
- B** Publicly accessible COS's encouraging journey to TEC and Forest Green. Opportunities for small to large groups of people, with ample seating, outdoor dining & BBQ, and flexible use spaces. All set within substantial landscape setting, with trees helping scale space down to human level.
- C** COS with opportunities for Communal Garden and other similar activities for residents. Storage for tools and materials, ample seating, with ancillary spaces supporting meeting spots and for small groups and individuals. Seasonal landscape as prominent feature.
- D** Intimate seating & meeting space for individuals or small groups. Dog/pet friendly socialising lawn and garden
- E** Wider open spaces allowing for light active amenity for residents, for individuals and larger groups. Flexible use encouraged, ranging from light exercise, dog walking, and gathering
- F** Six Seasons walk as central primary journey leading towards the Village Green and retail precinct, Forest Green open space, Community Park, and to the range of Community rooms available to residents



Spatial Programming & Amenity Provision

F Continuation of Six Seasons walk leading to the Village Green space. Flanking trees, substantial landscape and meandering path help frame the views towards Village Green and back towards Six Seasons Walk.



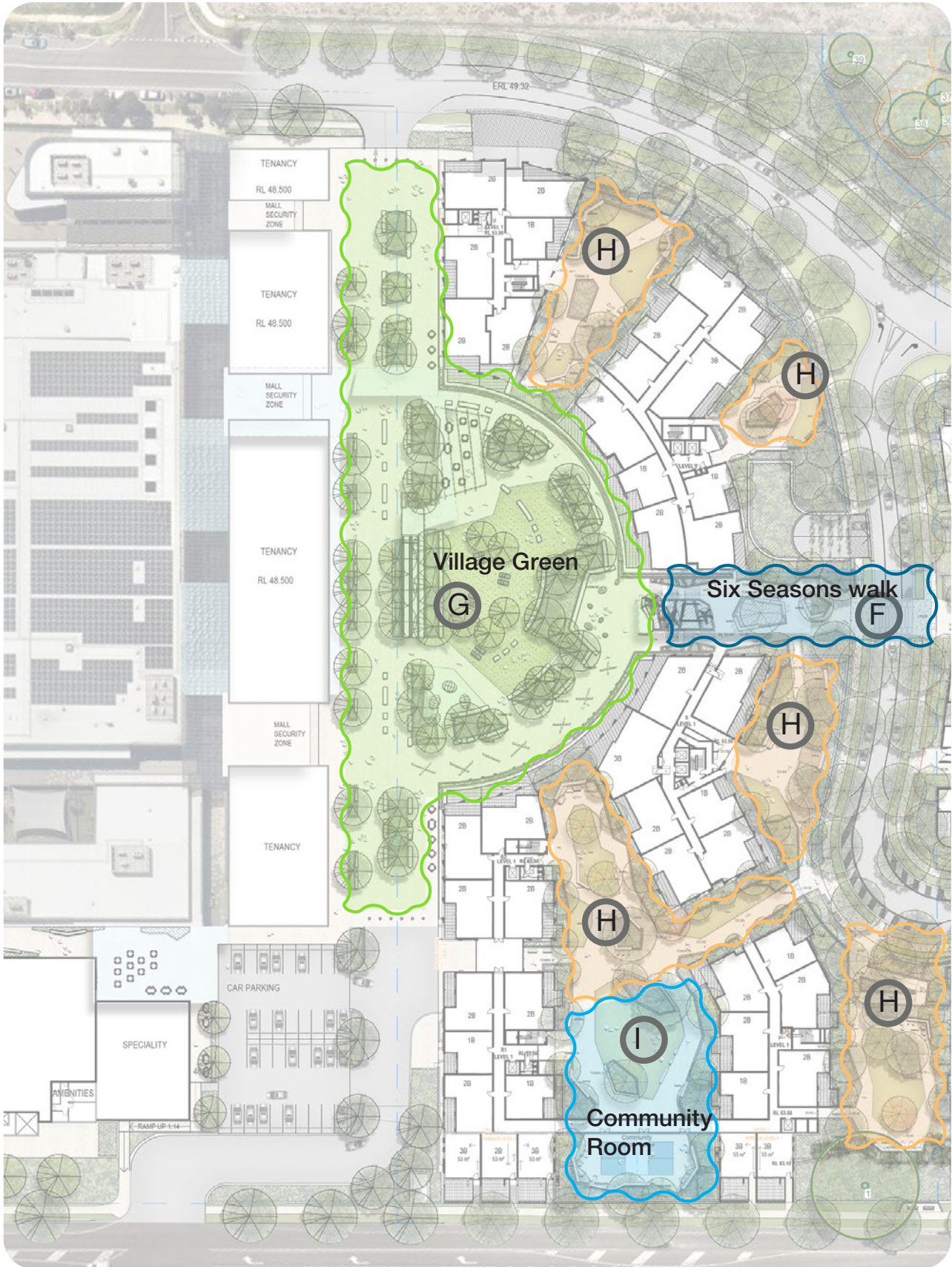
G The Village Green encourages and supports substantial retail activation, opportunity for community events and programs such as night cinema, artisan/ farmer markets, ceremonies and celebrations. The space offers outdoor dining, childrens play, thematic wayfinding elements, open lawn for active and passive use, and substantial retail breakout. Direct connection to the existing retail integrates the proposed development, providing a genuine and immediate amenity space for the wider community and residents



H Open space allowing for light active amenity for residents, individual and larger groups. Ample seating and flexible use encouraged to take advantage of wider spaces, with provisions allowing to add communal gardens and other similar amenity



I Forecourt space to Community Room with small open lawn for light active use, and roof garden with Pickle Ball/ or similar activity set in substantial landscaping

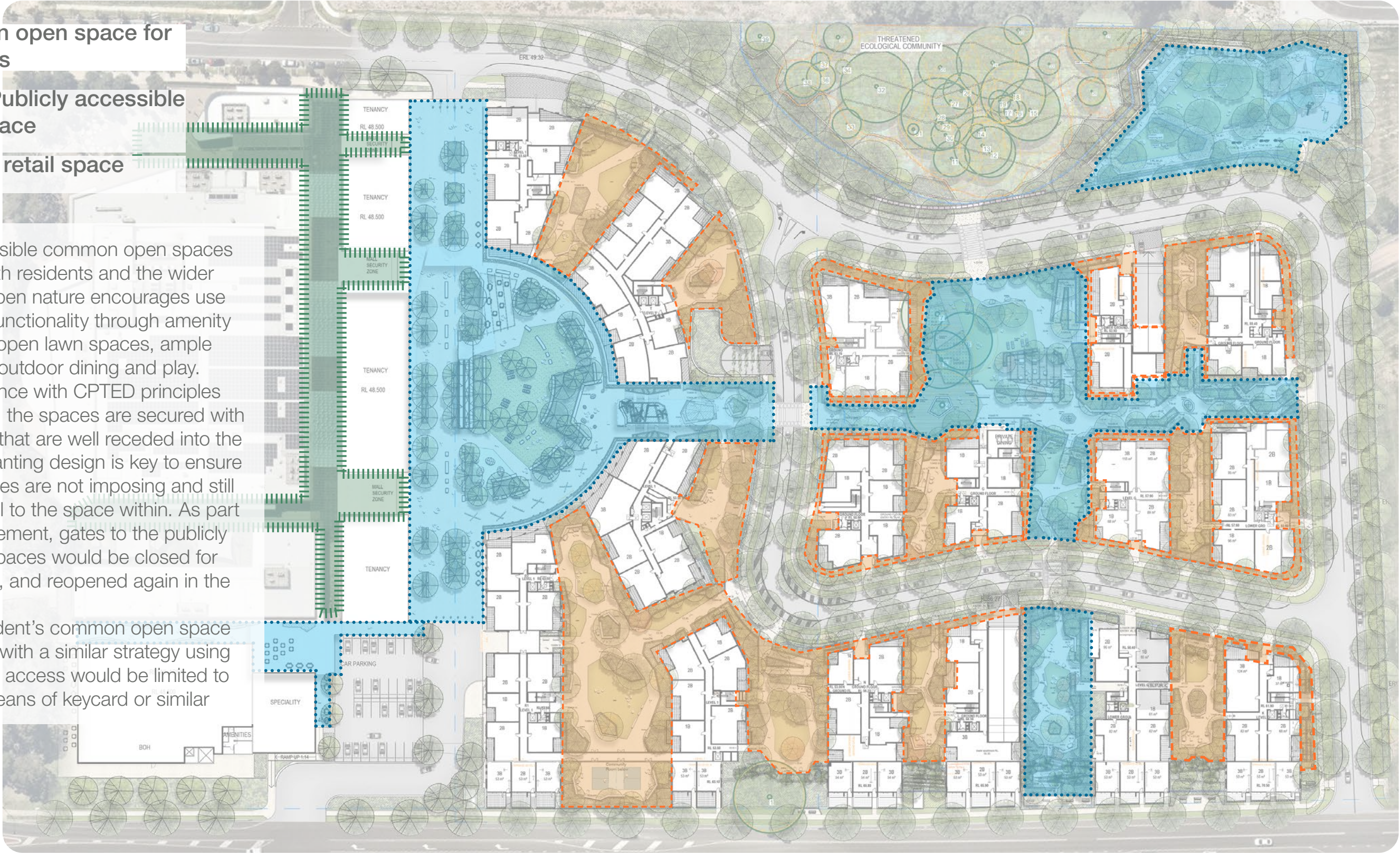


Common Open Space / Publicly Accessible Open Space

-  Common open space for residents
-  Public/Publicly accessible open space
-  Existing retail space

The publicly accessible common open spaces are available to both residents and the wider community. The open nature encourages use reinforced by the functionality through amenity elements such as open lawn spaces, ample seating, BBQ and outdoor dining and play. To ensure compliance with CPTED principles and general safety, the spaces are secured with fencing and gates that are well receded into the landscape. The planting design is key to ensure the gates and fences are not imposing and still retain the open feel to the space within. As part of precinct management, gates to the publicly accessible open spaces would be closed for after hours access, and reopened again in the mornings.

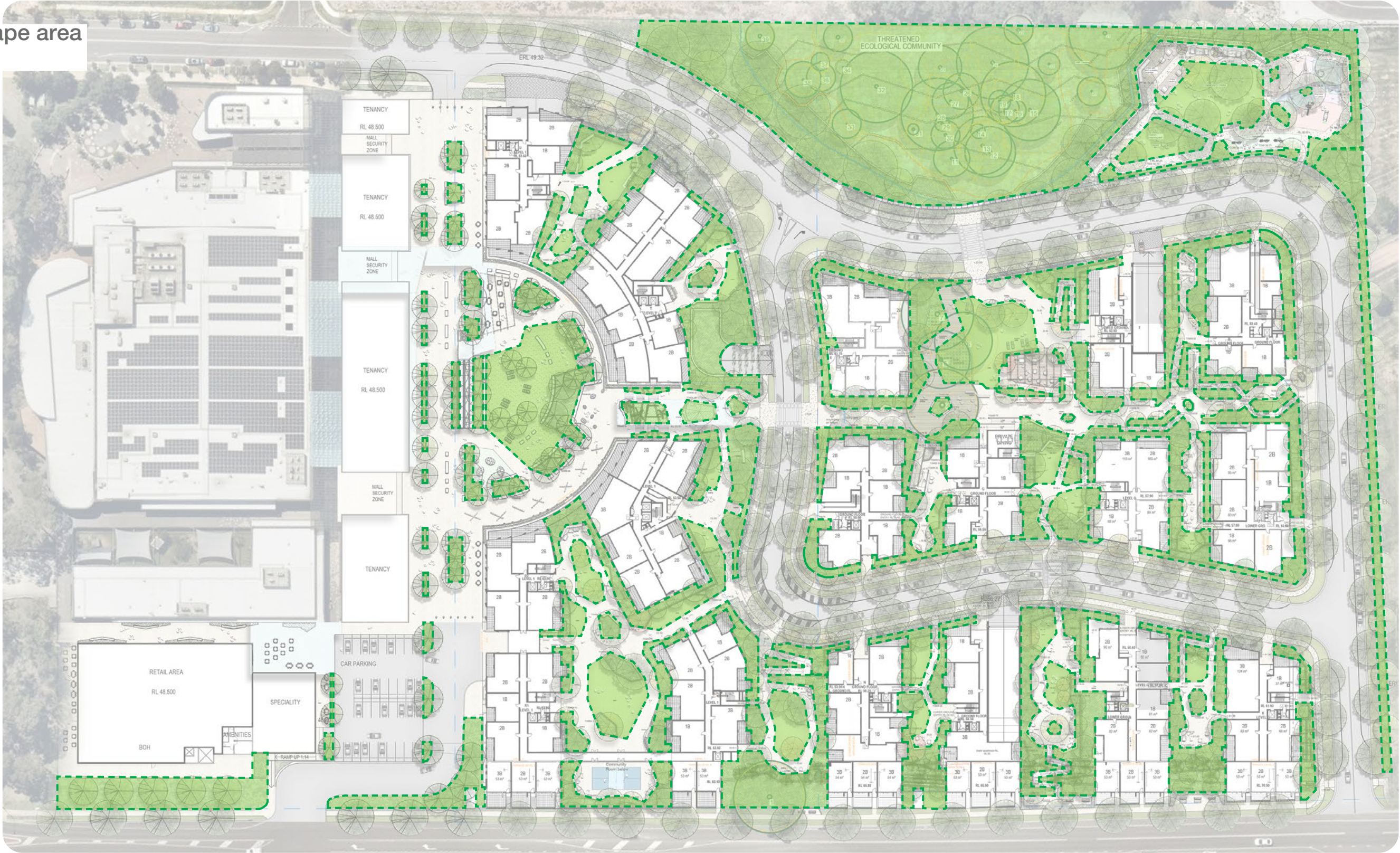
Access to the resident's common open space would be secured with a similar strategy using the landscape, but access would be limited to residents only y means of keycard or similar



Landscape area

 Landscape area

Total landscape area:
18,038 m2 (33.45%)

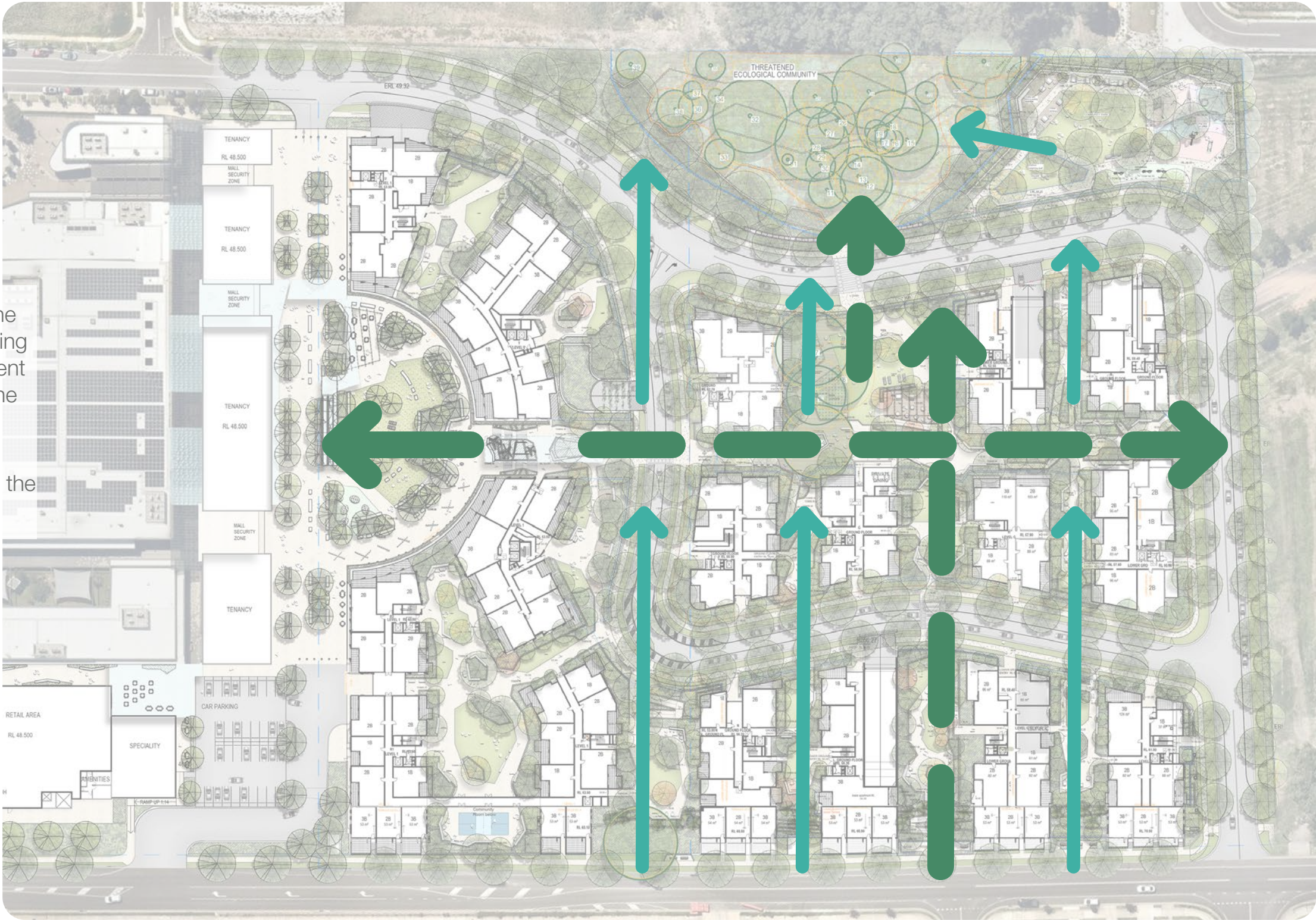


View Corridors

- ➡ Primary view corridor
- ➡ Secondary view

Primary view corridors are provided towards the significant stand of trees in the TEC area, offering dramatic green lined views over the development and offering a substantial green backdrop to the residential buildings.

Secondary views framed by the buildings also provide residents a significant outlook towards the TEC and green spaces below.



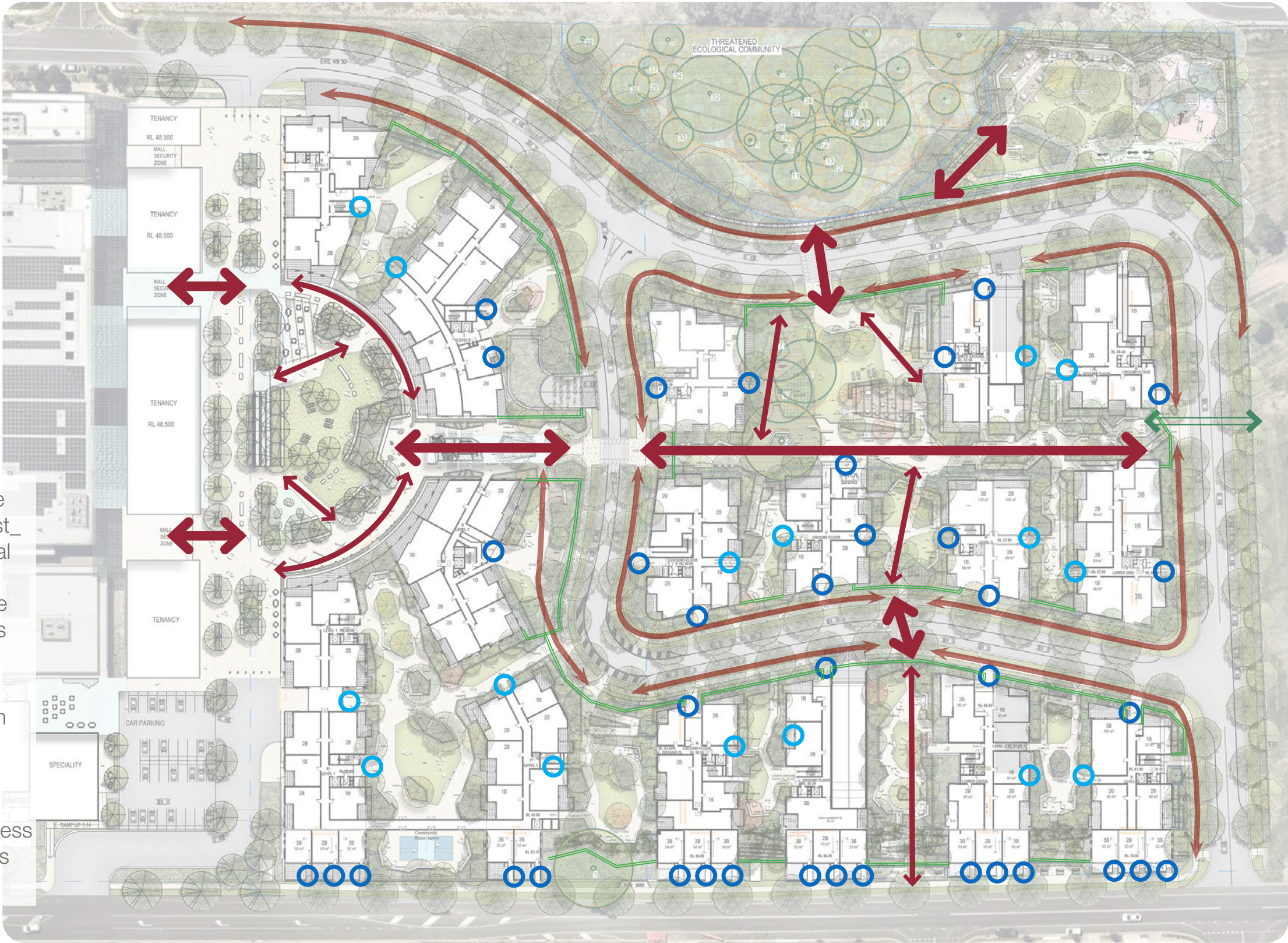
Circulation & Access Strategy

- Primary journey
- Streetscape circulation
- Provision for connection to future developed RE1 land
- Concealed privacy fence & gate within landscape
- Lobby access off street /public open space
- Lobby access through private COS

There are two primary journeys through the site - moving East-West and North-South. The East-West journey is encouraged through the central spine of the precinct, Six Seasons Walk. This journey provides a clear direct link between the residential buildings and open spaces, towards the new retail & plaza space and existing retail beyond.

The North-South journey provides access from O’Connell Street, down and through the open spaces and towards the TEC and Community Park.

All buildings have clear address and lobby access from the street, encouraging pedestrian access via secondary path networks.

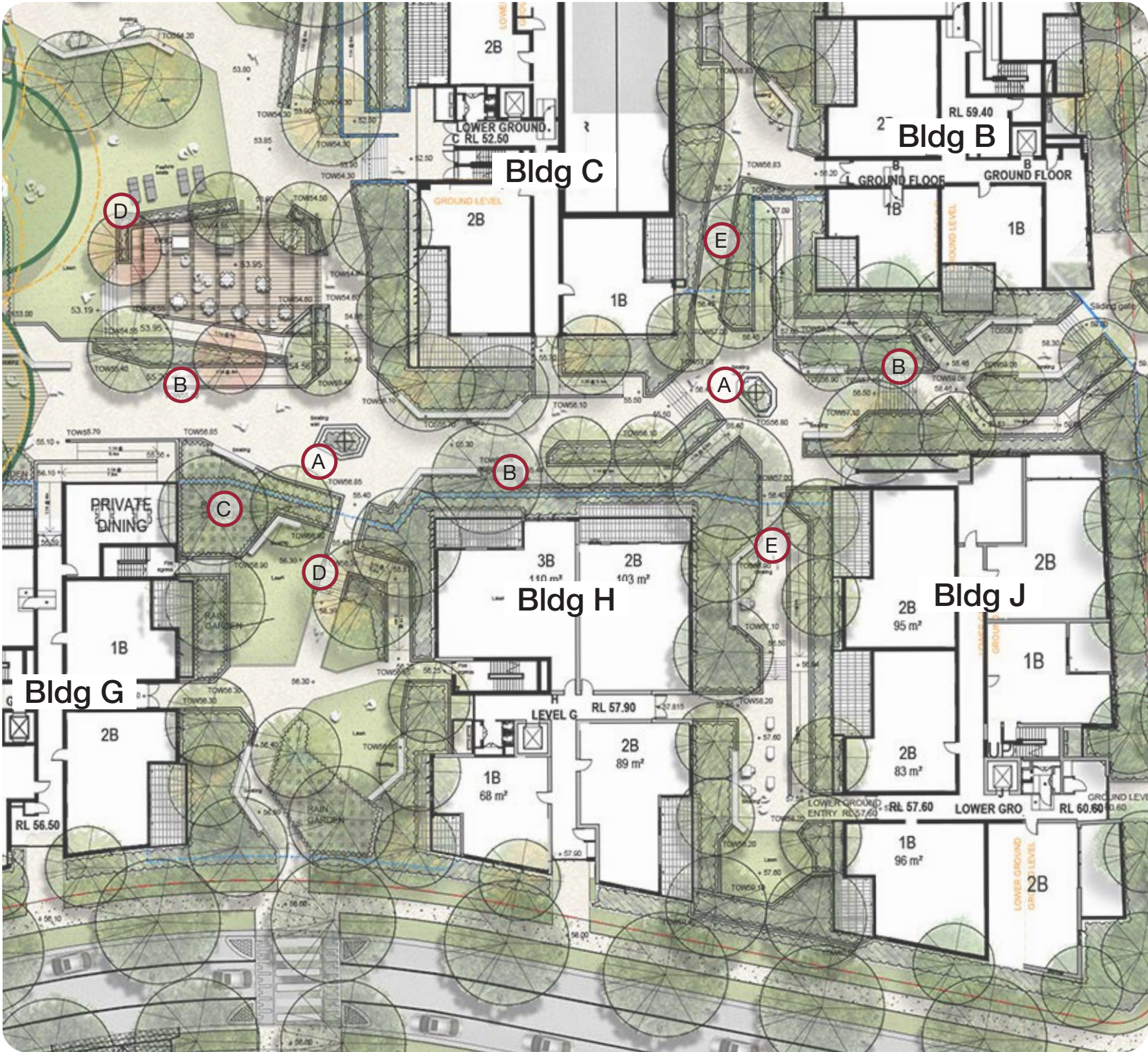


Six Seasons Walk & Connective Open Spaces

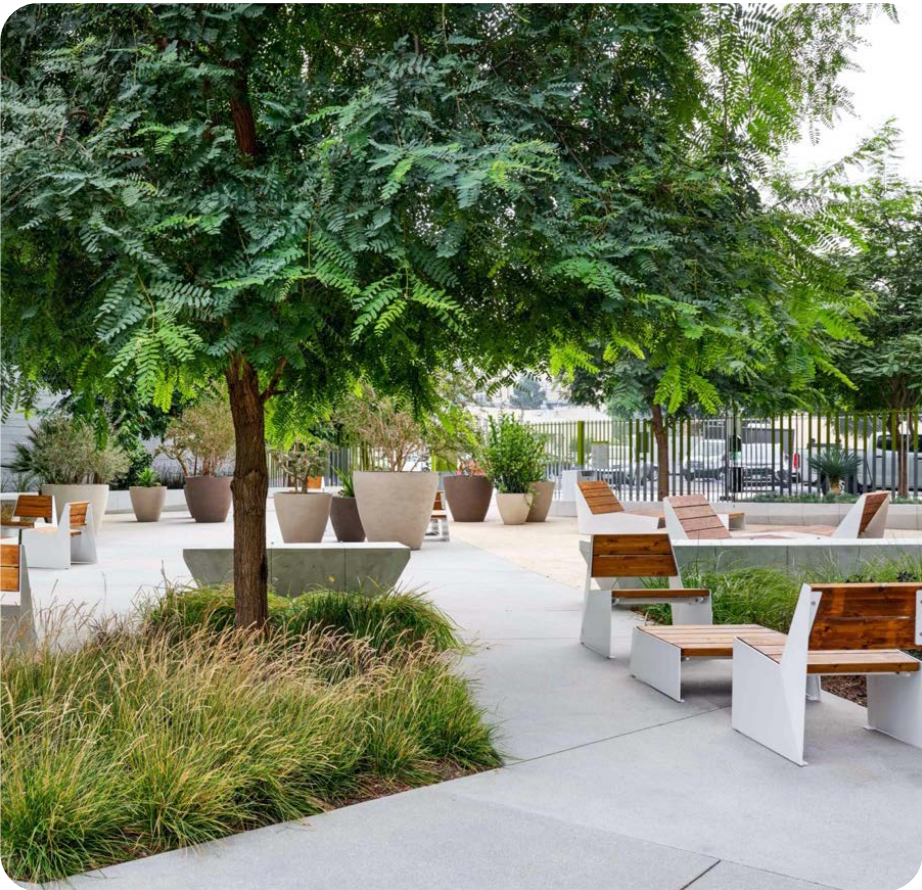
The Six Seasons walk relating to the Darug People and Country was a focus of the consultation and Walking on Country visit. Interpretive ‘seasonal’ landscape themes tied to the local area and People will feature along the terraced walkway. Open spaces extend south and north of the main accessible / identity walkway. Themes of Wind, Sky, Flora & Fauna, and People are to be explored and expressed.

Connective garden spaces lead pedestrians and residents alike through the terraced walkways, providing substantial greening to the buildings and helping bring the scale down to a human level.

- (A) Feature wayfinding elements celebrating Wind and Sky
- (B) Gardens highlighting the First Nations Six Seasons
- (C) Raingarden
- (D) Publicly accessible COS/ open space
- (E) Resident accessed COS



Six Seasons Walk & Connective open spaces - Design character



Community Park

The elevated location affords views into the adjoining TEC, with continuation of these canopy trees across this area. Loop walking journey around the area offers easy access to the broad range of amenity spaces including BBQ/outdoor dining, seating shelters, family lawn, playground, outdoor exercise and dogs areas.

The park is set into the landscape, with strong boundary treatment helping create an interactive pocket of nature, with the planting design and species working as an extension to the TEC.

- (A)** Threatened Ecological Community (TEC) - Cumberland Plain Woodland
- (B)** Main entry and loop path
- (C)** Pavilion with seating, BBQ and outdoor dining opportunity
- (D)** Open lawn space for active and passive use
- (E)** Playground providing prescriptive and interpretive play. Ample seating for parental supervision
- (F)** Outdoor exercise space with equipment and multifunction furniture
- (G)** Wayfinding and identity element
- (H)** Secure off leash dog park
- (I)** Substantial landscape setting providing green backdrop



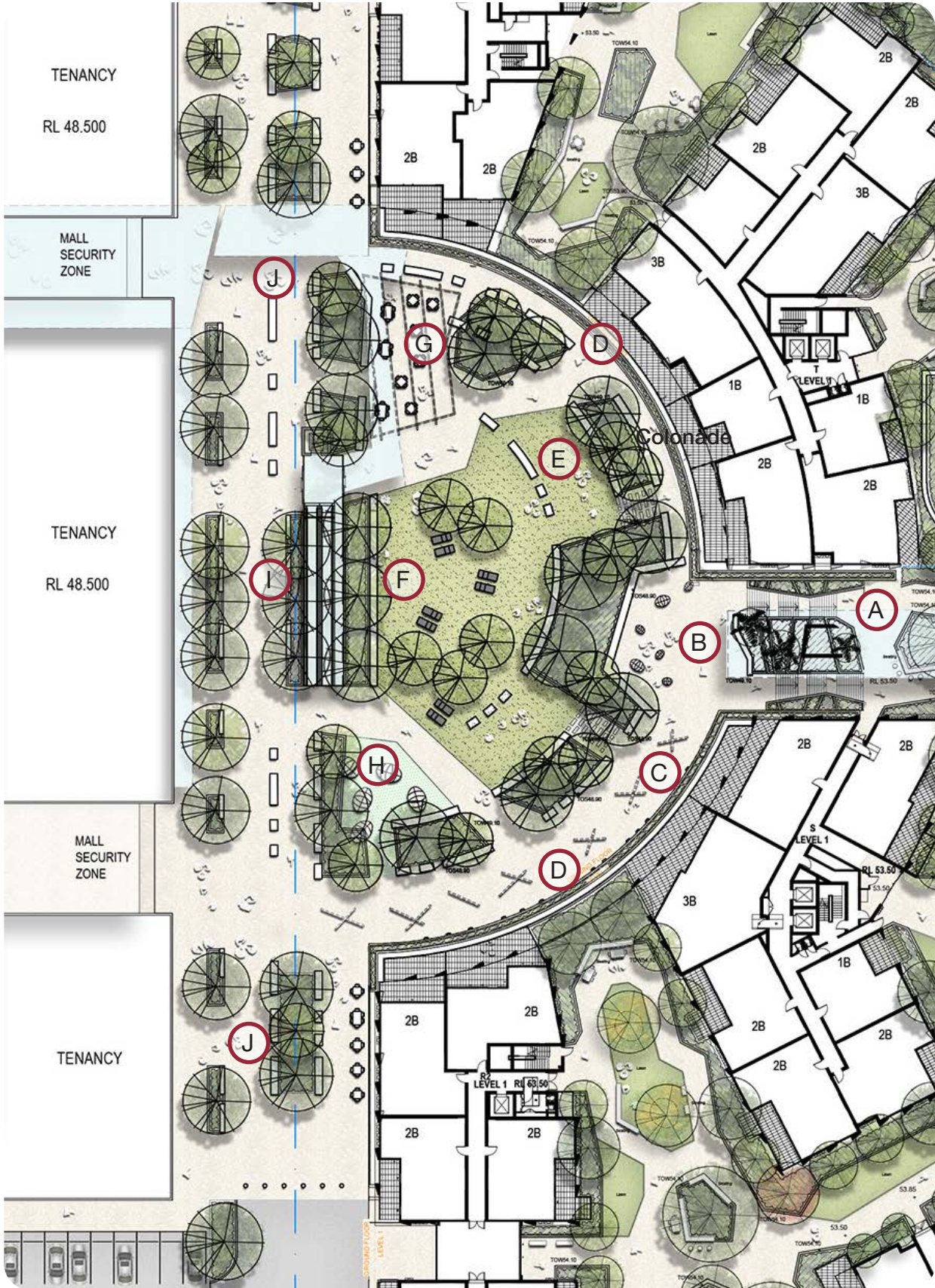
Community Park - Design character



Village Green & Retail Colonnade

This focal identity / gathering civic park space is strongly activated by a semi-circular retail colonnade with outdoor seating. The park is multi-purpose with overlays for activities such as night cinema, weekend markets, and as passive lunchtime seating lawn. The shape echoes the Drive-In cinema previously on the site. There are numerous starting points for materiality, interpretive elements and public art to tie with CwC themes identified.

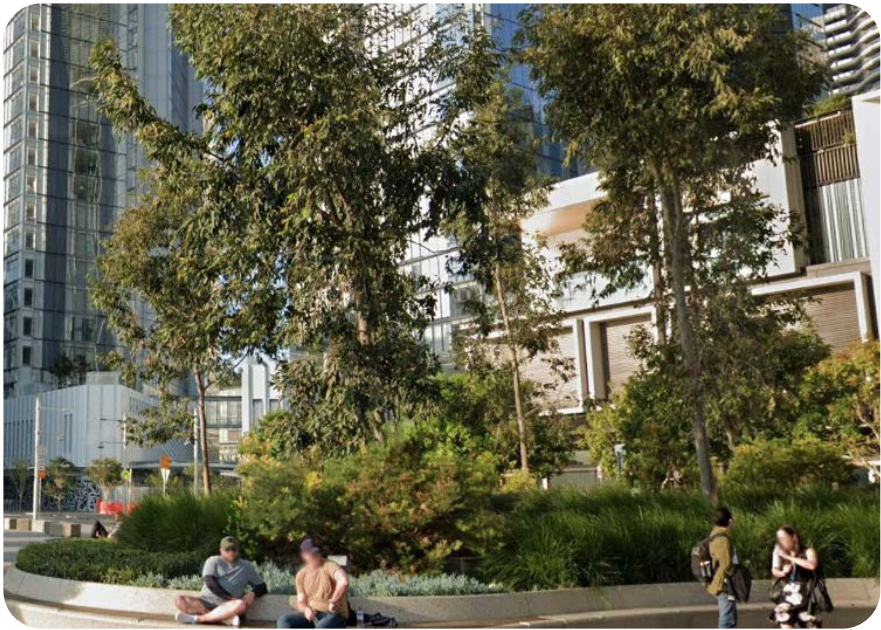
- A** Connection from Six Seasons walks
- B** Feature Civic gathering space with Identity Art/wayfinding element
- C** Sculptural Art element tie in with CWC
- D** Retail colonnade providing breakout seating and interface to Vilalge Green
- E** Curved benches and planters through path and lawn, echoing past Drive-In Cinema
- F** Open multi use lawn space, with support for large community events
- G** Pavilion type area providing covered seating and extension to retail/cafe
- H** Interpretive and sculptural play space that doubles as destination space
- I** Travellator connection to basement, and to existing retail
- J** Shareway lane space with limited controlled vehicular access for emergencies and deliveries



Village Green Identity Features



1. Seating Canopy



3. Broad planters for canopy trees



5. Children’s destination area to SW corner.



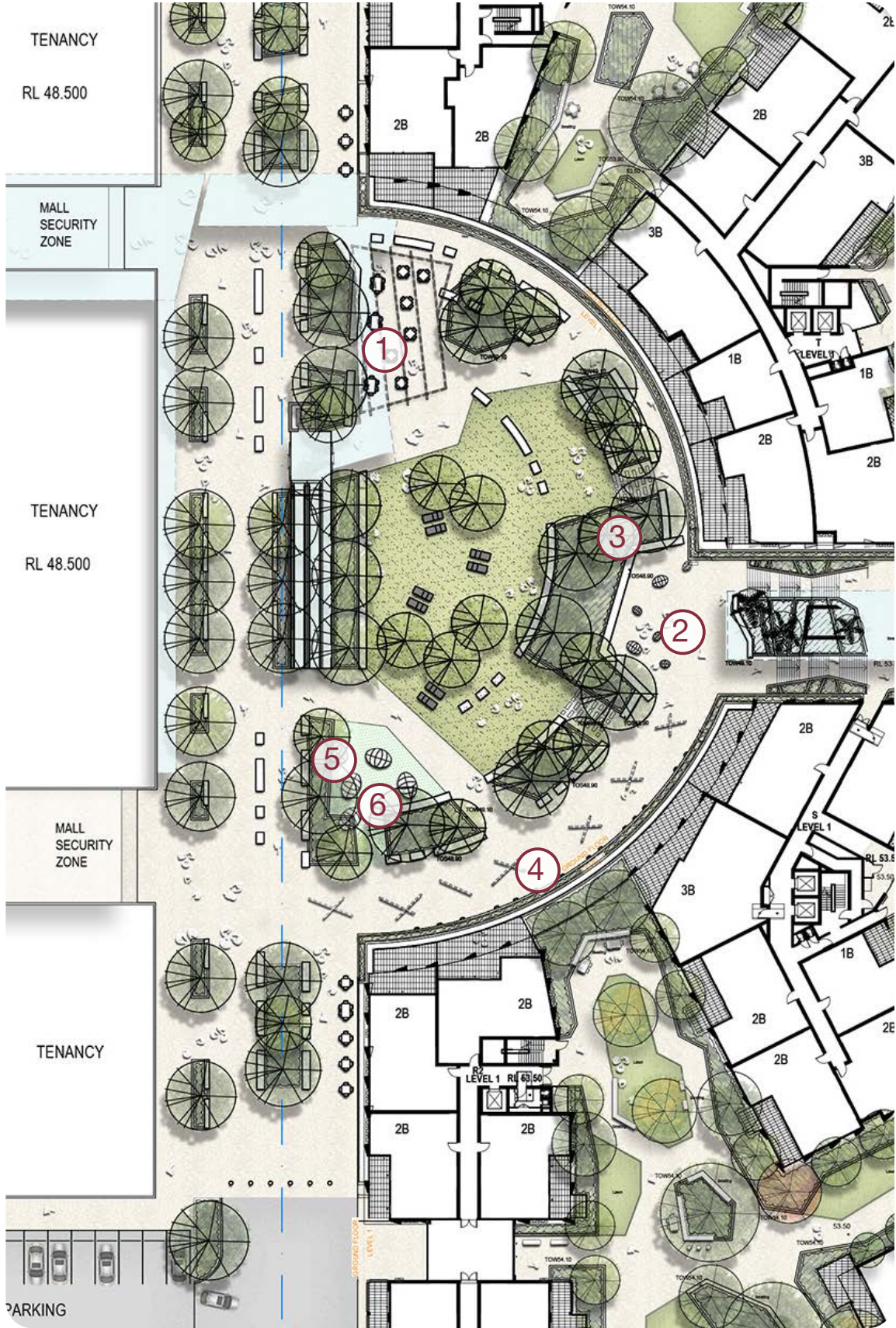
2. Civic identity public art



4. South walkway arc CwC ‘Message Sticks’ public art



6. Children’s destination area to SW corner.



Village Green & Retail Colonnade

A variety of overlays over the flexible use area provides for a variety of events and shared community activities such as:

- Night cinema;
- Food and community markets;
- Exhibitions and sculpture display events
- Stage and entertainment to lawn
- Choirs, Carols by Candlelight, Anzac Day



Semi-circular Village Green references the Drive-In on this site

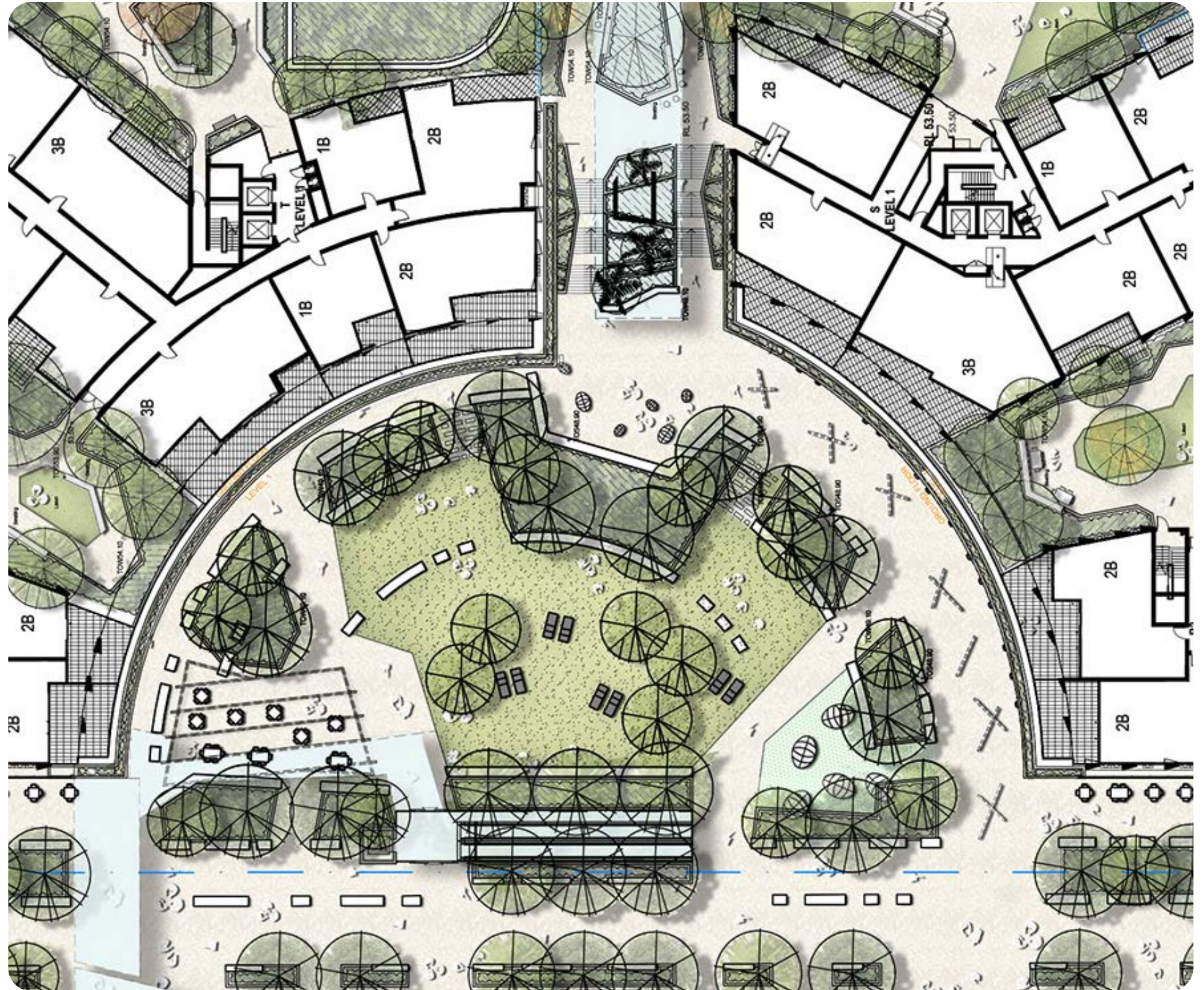


Range of event overlays, including night cinema and markets



Village Green & Retail Colonnade

- The Village Green role is to provide a community gathering and event space, with a strong identity that reflects keynote landscape and cultural heritage themes.
- TEC CPW Forest - including the greater landscape - and it's intrinsic relationship with First Nations people that have lived on this land and stewarded it's health for millennia, is strongly intertwined with the landscape design.
- Curved benches with inlaid patterns and interpretive text tell the story of generations of trees and sustained habitat, the spiritual aspects of forest as spiritual home & provider of sustenance and shelter.
- Linking connection to the Six Seasons Walk is a vertical placemaking, wayfinding and engaging living public artwork resolving the seasonal thematic.
- The semi-circular space references the Drive-In that was previously on this site. Message stick thematic sound sculpture echoes the speaker posts, and used as a way to celebrate the Dharug language.
- Boulder 'markers' provide feature thematic elements marking transition to retail malls.

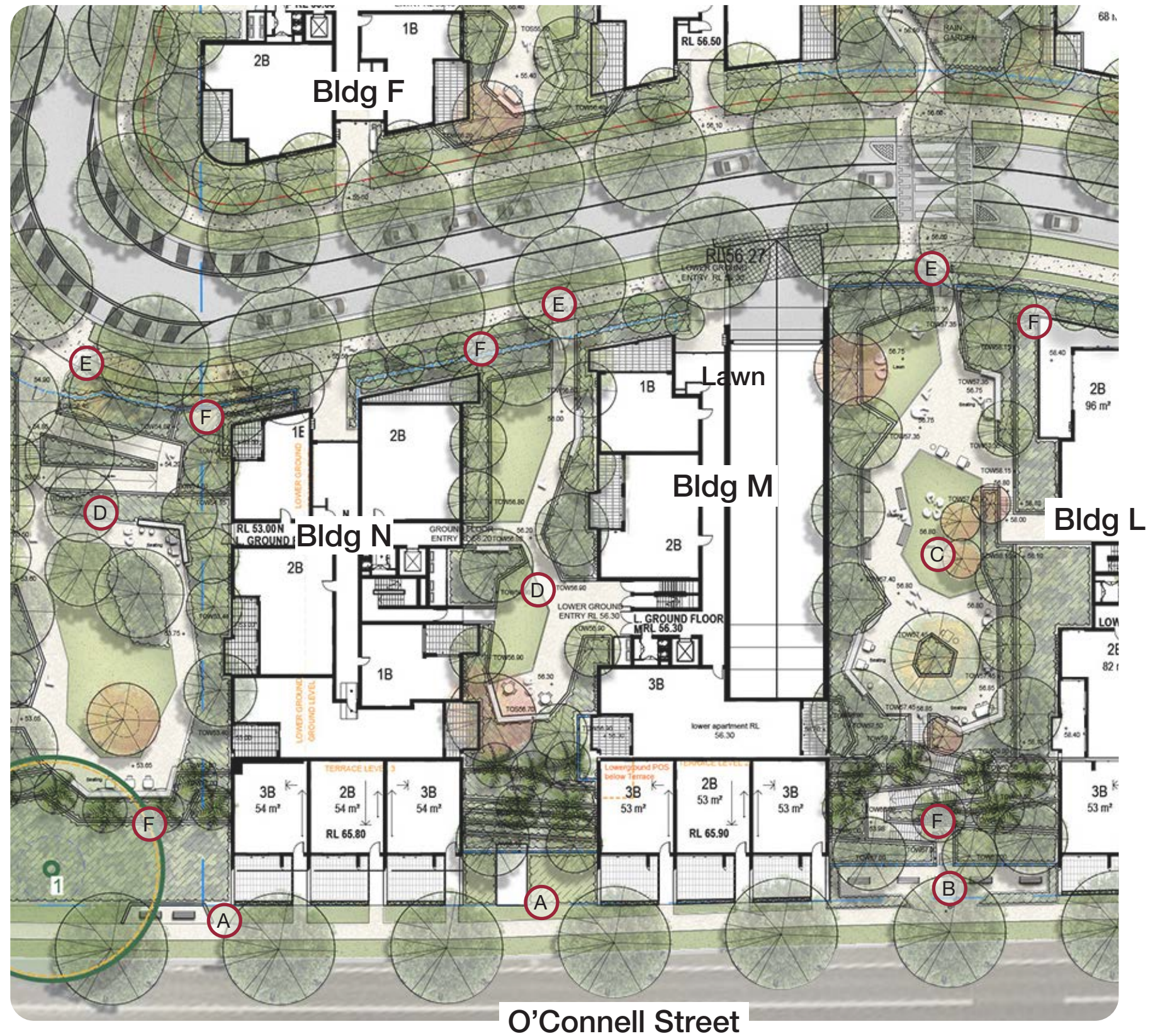


Typical Southern Residential Common Open Space

There is significant existing level change along the O'Connell Street frontage down towards the site. Taking advantage of this natural site feature, the Townhouses and buildings are separated to allow viewing opportunities towards the TEC and open spaces below. This creates an activated street frontage that engages with the development.

The north-facing landscape spaces below have taller native palm & screening plants provide significant green backdrop for views back through the site. Residents COS and publicly accessible COS are provided that include a variety of amenity catering to different needs.

- (A)** Activated streetscape allowing respite opportunities with views across the site
- (B)** Secondary access off O'Connell Street towards publicly accessible open spaces and Community Park
- (C)** Publicly accessible common open space, with a range of amenity including light active and passive use lawn, seating/outdoor dining, loop path
- (D)** Resident accessed COS that offers variety of amenity from communal gardens, open lawn, outdoor seating and dining and quiet alcoves
- (E)** Street access to COS spaces, with secure gates. Publicly accessible COS with controlled access after hours
- (F)** Generous streetscape and building curtilage landscape to soften built form and create human scale environment
- (G)** Terraced landscape to mitigate level change from O'Connell St. Creates dense lush backdrop



Residential Common Open Space - Design character

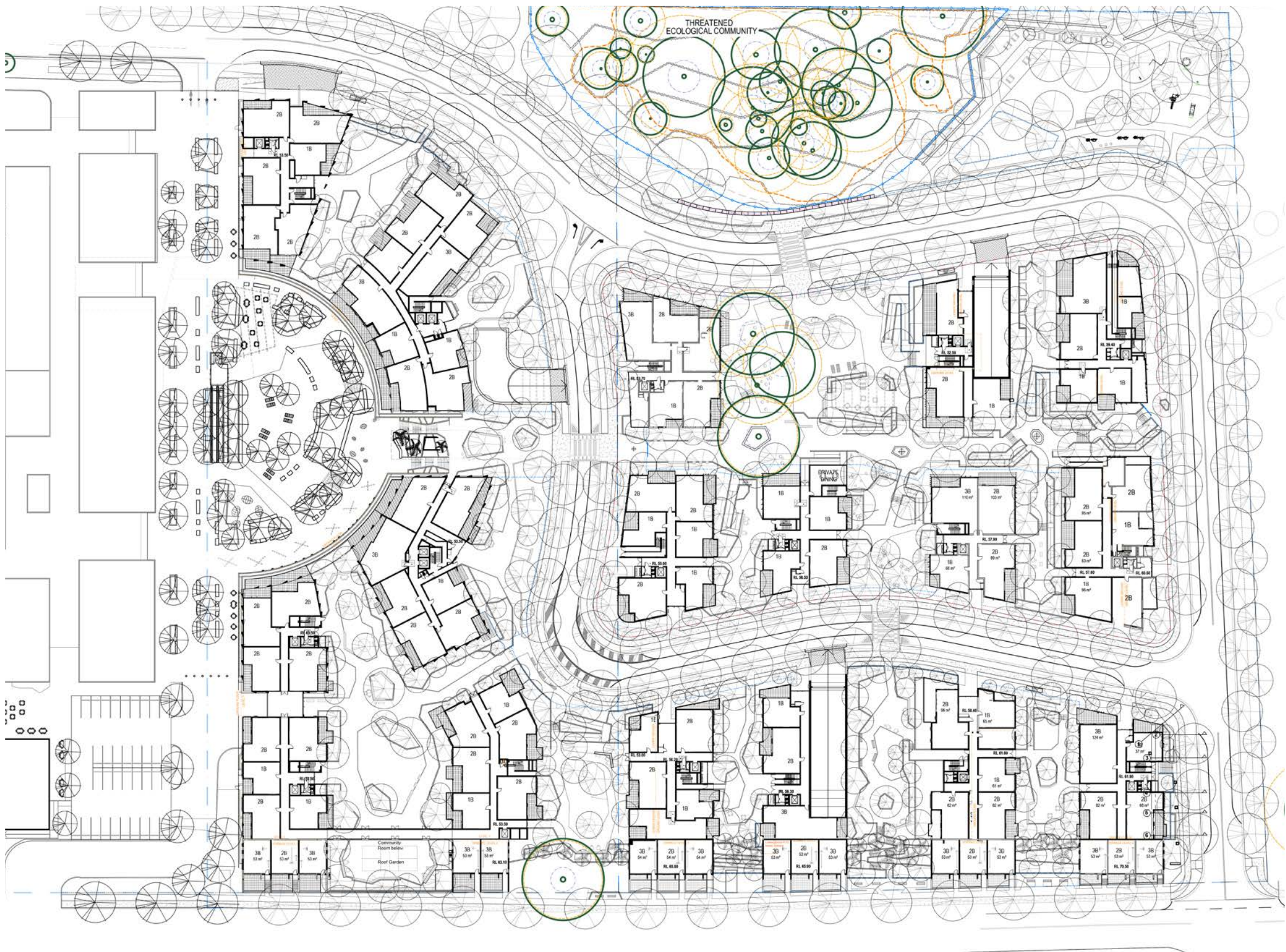


Planting Typologies and Strategy

The planting strategy for the site has been developed with consideration to the broad range of spaces in terms of size, use, and expected performance outcomes.

Consideration have been given to aspect as part of the layout design for the various open spaces - shady spaces given more dense ground planting and generally fewer trees to maximise solar access; exposed spaces focussing more on small to medium trees with selective choices for deciduous species to retain winter solar access; Six Seasons Walk is demonstrative of the First Nations Six Seasons and the signature plants that represent those seasons; structure planting generally a mix of robust native and exotic plants; landscape adjacent to the TEC and boundaries generally to be primarily native and endemic species to extend the characteristics of the TEC; the Village Green and related retail to focus on feature exemplary planting with shade canopy trees.

The planting schedule has been developed in conjunction with Council’s DCP and preferred planting species, incorporating broader native and exotic species to ensure a robust and resilient outcome is achieved.



Streetscape Trees

Tree species selected for street planting conform with Council’s DCP and Council’s preferred species list. Tree are selected to provide substantial canopy cover, extend the TEC character, and promote endemic flora and fauna

Symbol	Botanic Name	Common Name	Mature Height (m)	Mature Width (m)	Spacing	Pot Size
Street Trees						
Cm	Corymbia maculata	Spotted Gum	30	8	As Shown	100L
Em	Eucalyptus moluccana	Grey Box	25	8	As Shown	100L
Et	Eucalyptus tereticornis	Forest Red Gum	35	12	As Shown	100L



Eucalyptus tereticornis



Eucalyptus moluccana



Corymbia maculata

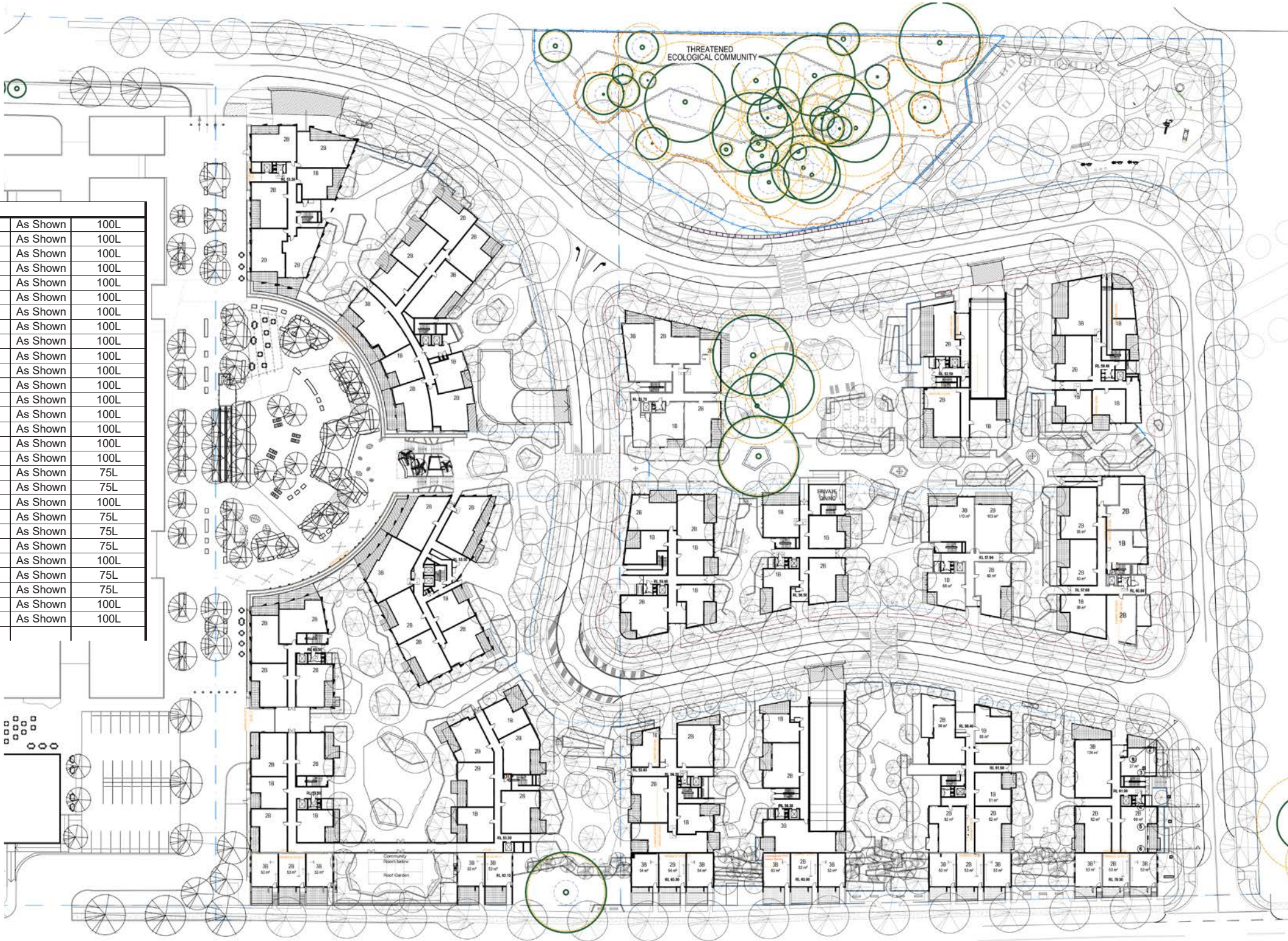


Tree Planting

Tree species proposed through the site have been selected to maximise tree canopy coverage, extend the characteristics of the TEC where possible, soften the scale of the built form, and provide seasonal interest.

Refer to Landscape plans for exact locations and quantities

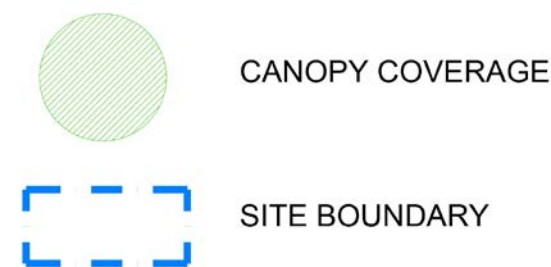
Trees					
<i>Acacia binervia</i>	Coast Myall	8	8	As Shown	100L
<i>Angophora bakeri</i>	Narrow-leaved Apple	10	5	As Shown	100L
<i>Angophora floribunda</i>	Rough-Barked Apple	20	10	As Shown	100L
<i>Backhousia citriodora</i>	Lemon-scented Myrtle	5	4	As Shown	100L
<i>Cupaniopsis anarcardioides</i>	Tuckeroo	6	5	As Shown	100L
<i>Casuarina glauca</i>	Swamp Sheoak	20	6	As Shown	100L
<i>Corymbia maculata</i>	Spotted Gum	30	8	As Shown	100L
<i>Corymbia citriodora</i>	Lemon Scented Gum	25	7	As Shown	100L
<i>Cyathea australis</i>	Rough Tree Fern	6	5	As Shown	100L
<i>Eucalyptus amplifolia</i>	Cabbage gum	20	8	As Shown	100L
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	20	12	As Shown	100L
<i>Eucalyptus moluccana</i>	Grey Box	25	8	As Shown	100L
<i>Eucalyptus punctata</i>	Grey Gum	25	8	As Shown	100L
<i>Eucalyptus tereticornis</i>	Forest Red Gum	35	12	As Shown	100L
<i>Fraxinus pennsylvanica</i> 'Cimmzam'	Cimmaron Ash	10	6	As Shown	100L
<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Natchez'	Crepe Myrtle (White)	8	6	As Shown	100L
<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Biloxi'	Crepe Myrtle (Pink)	7	5	As Shown	100L
<i>Magnolia grandiflora</i> 'Teddy Bear'	Magnolia Teddy Bear	4	3	As Shown	75L
<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia Little Gem	6	3	As Shown	75L
<i>Magnolia</i> 'Exmouth'	Magnolia	8	4	As Shown	100L
<i>Melaleuca decora</i>	White Feather Honeymyrtle	10	2.5	As Shown	75L
<i>Melaleuca linariifolia</i>	Narrow Leaved Paperbark	10	2.5	As Shown	75L
<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	13	7	As Shown	75L
<i>Prunus serrulata</i>	Asian Flowering Cherry	6	4	As Shown	100L
<i>Tristanopsis laurina</i>	Watergum	6	4	As Shown	75L
<i>Ulmus parvifolia</i> 'Emer II' - Allee	Chinese Elm	13	10	As Shown	75L
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	10	8	As Shown	100L
<i>Quercus palustris</i>	Pin Oak	15	8	As Shown	100L



Tree Canopy Coverage

Tree Canopy Coverage has been calculated according to the GA Policy guidelines, and the 39% canopy cover outcome exceeds the Greener Places target for Medium Density of 25%.

SITE AREA:	56,287 m2
TREE CANOPY AREA:	21,993 m2
TREE CANOPY AS % OF SITE AREA:	39.1%
CANOPY COVERAGE TARGET GA GREENER PLACES - MEDIUM DENSITY:	25%



Indicative Planting schedule

Botanic Name	Common Name	Mature Height (m)	Mature Width (m)	Spacing	Pot Size
Street Trees					
Corymbia maculata	Spotted Gum	30	8	As Shown	100L
Eucalyptus moluccana	Grey Box	25	8	As Shown	100L
Eucalyptus tereticornis	Forest Red Gum	35	12	As Shown	100L
Trees					
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Backhousia citriodora	Lemon-scented Myrtle	5	4	As Shown	100L
Cupaniopsis anarcardioides	Tuckeroo	6	5	As Shown	100L
Casuarina glauca	Swamp Sheoak	20	6	As Shown	100L
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Cyathea australis	Rough Tree Fern	6	5	As Shown	100L
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Fraxinus pennsylvanica 'Cimmzam'	Cimmaron Ash	10	6	As Shown	100L
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Lagerstroemia indica x L.fauriei 'Biloxi'	Crepe Myrtle (Pink)	7	5	As Shown	100L
Magnolia grandiflora 'Teddy Bear'	Magnolia Teddy Bear	4	3	As Shown	75L
Magnolia grandiflora ' Little Gem'	Magnolia Little Gem	6	3	As Shown	75L
Magnolia 'Exmouth'	Magnolia	8	4	As Shown	100L
Melaleuca decora	White Feather Honeymyrtle	10	2.5	As Shown	75L
Melaleuca linariifolia	Narrow Leaved Paperbark	10	2.5	As Shown	75L
Pyrus calleryana 'Capital'	Ornamental Pear	13	7	As Shown	75L
Prunus serrulata	Asian Flowering Cherry	6	4	As Shown	100L
Tristaniopsis laurina	Watergum	6	4	As Shown	75L
Ulmus parvifolia 'Emer II' - Allee	Chinese Elm	13	10	As Shown	75L
Waterhousia floribunda	Weeping Lilly Pilly	10	8	As Shown	100L
Quercus palustris	Pin Oak	15	8	As Shown	100L

Indicative Planting schedule

Shrubs & Accents					
Agave attenuata	Agave	1	1	As Shown	300mm
Agapanthus 'Blue'	African Lily	0.3	0.5	As Shown	300mm
Agapanthus 'White'	African Lily	0.3	0.5	As Shown	300mm
Acmena smithii 'Sublime'	Sublime	2.8	1.2	As Shown	300mm
Alcantarea imperialis	Giant Bromeliad	1.5	1.5	As Shown	300mm
Alcantarea 'Rubra'	Imperial Red Bromeliad	1.8	1.6	As Shown	300mm
Asplenium nidus	Bird's Nest Fern	1	1	As Shown	300mm
Bursaria spinosa	Blackthorn	4	3	As Shown	300mm
Beschorneria yuccoides	Mexican Lily	1	1	As Shown	300mm
Callistemon citrinus 'Endeavour'	Endeavour Bottlebrush	2.5	2.5	As Shown	300mm
Callistemon 'Little John'	Bottlebrush	1	1	As Shown	300mm
Callistemon citrinus 'White Anzac'	Lemon Scented Bottlebrush	3	2	As Shown	300mm
Clivea miniata	Kaffir Lily	0.5	0.5	As Shown	300mm
Cordyline 'Red Sensation'	Red Cordyline	1.8	0.5	As Shown	300mm
Cycas revoluta	Sago Palm	1.2	1.2	As Shown	300mm
Doryanthes excelsa	Gymea Lily	1.8	2.5	As Shown	300mm
Escallonia 'Pink Pixie'	Pink Pixie Escallonia	0.6	0.5	As Shown	300mm
Gardenia 'Florida'	Gardenia	0.8	0.8	As Shown	300mm
Grevillea 'Robyn Gordon'	Grevillea	2	1.5	As Shown	300mm
Lavandula angustifolia	English Lavender	1.5	1.5	As Shown	300mm
Loropetalum chinense 'Purple Pixie'	Chinese Fringe Flower	0.5	1.2	As Shown	300mm
Metrosideros 'Tahiti'	NZ christmas bush	0.9	0.9	As Shown	300mm
Murraya paniculata	Orange Jasmine hedge	2.5	2.5	As Shown	300mm
Photinia Glabra Rubens	Photinia	2	2	As Shown	300mm
Plectranthus argentatus 'Silver Shield'	Dwarf Silver Spurflower	0.75	1.5	As Shown	300mm
Philodendron 'Xanadu'	Xanadu	1	1	As Shown	300mm
Raphiolepis 'Oriental Pearl'	Oriental Pearl	1.8	1	As Shown	300mm
Rosmarinifolius officinalis	Rosemary	1	1	As Shown	300mm
Syzygium 'Aussie Southern'	Lilly Pilly	3	1	As Shown	300mm
Strelitzia reginae	Bird of Paradise	1.2	1.5	As Shown	300mm
Westringia 'Jervis Gem'	Coastal Rosemary	1.5	0.6	As Shown	300mm
Westringia 'Naringa'	Naringa westringia	1.2	0.6	As Shown	300mm
Zamia furfuracea	Cardboard Plant	0.5	0.5	As Shown	300mm

Indicative Planting schedule

Grasses & Groundcovers					
<i>Ajuga australis</i>	Austral Bugle	0.4	Spreading	5/m2	150mm
<i>Casuarina 'Cousin It'</i>	She Oak	0.3	1.5m	5/m3	150mm
<i>Carex appressa</i>	Tall Sedge	0.5	0.2	5/m2	150mm
<i>Carpobrotus galucesens</i>	Pigface	0.2	1.8	5/m2	150mm
<i>Dianella caerulea</i>	Blue Flax Lily	0.5	0.5	5/m2	150mm
<i>Ficinia nodosa</i>	Knobby Club Rush	0.5	0.5	5/m3	150mm
<i>Grevillea poorinda 'Royal Mantle'</i>	Prostrate Grevillea	0.5	6	5/m2	150mm
<i>Juncus usitatus</i>	Common Rush	1	1.8	5/m2	150mm
<i>Juniperus horizontalis</i>	Prostrate Juniper	0.4	0.8	5/m2	150mm
<i>Liriope 'Evergreen Giant'</i>	Giant Turf Lily	0.8	0.6	5/m2	150mm
<i>Lomandra Tanika</i>	Lomandra	0.6	3	5/m2	150mm
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3	0.6	5/m3	150mm
<i>Poa labillardieri 'Eskdale'</i>	Poa	0.6	0.5	5/m2	150mm
<i>Pennisetum alopecuroides 'Nafray'</i>	Nafray Pennisetum	0.6	0.8	5/m2	150mm
<i>Rosemary 'Irene'</i>	Prostrate Rosemary	0.3	0.3	5/m2	150mm
<i>Salvia elegans</i>	Lemon sented sage	0.4	0.5	5/m2	150mm
<i>Themeda australis</i>	Kangaroo Grass	1.5	1.8	5/m2	150mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.2	0.5	5/m3	150mm
<i>Viola hederacea</i>	Native Violet	0.2	1.5	5/m4	150mm

Typical tree planting soil depth

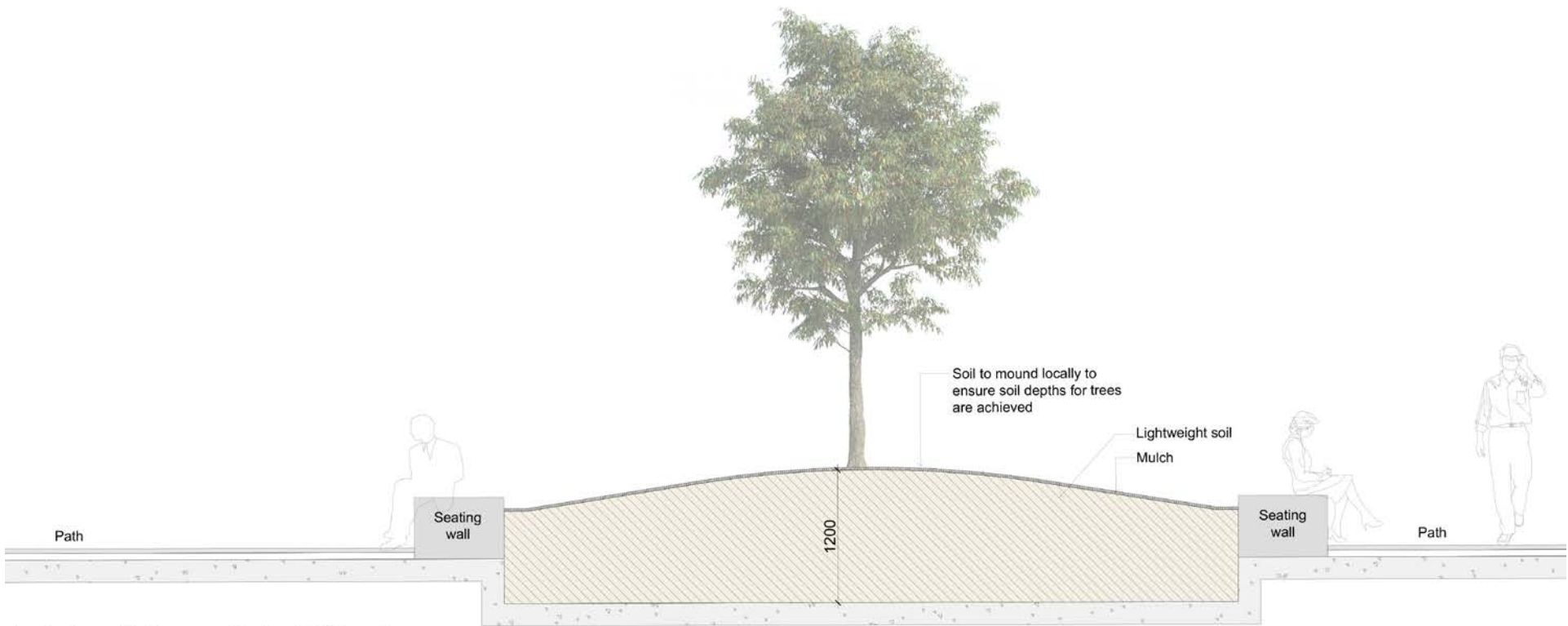
These sections are representative of soil and planter profiles occurring across the site, both on grade and on podium. Soil depth requirements have been coordinated with the architectural and engineering design. Setdowns in the podium structure have been utilised to minimise height of walls from adjacent spaces.

Detailed drainage, planting and other landscape installation details will be provided as part of subsequent construction certificate documentation.

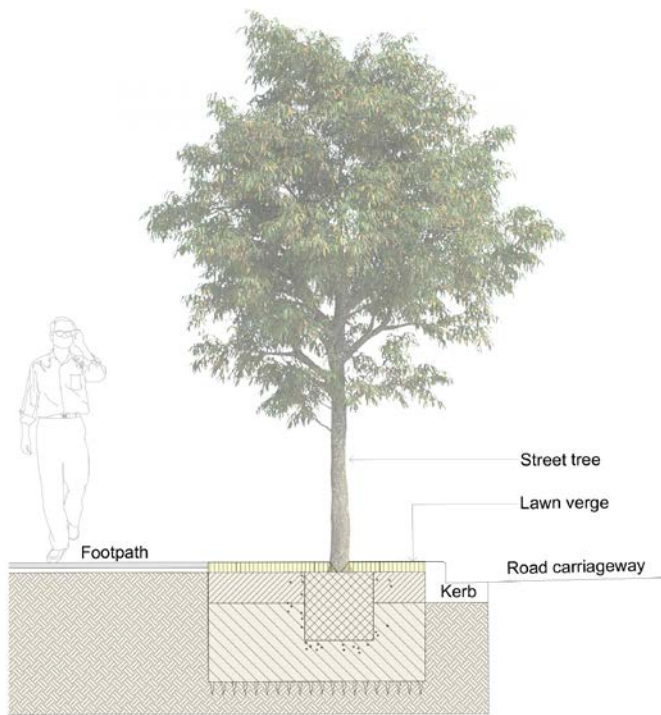
Soil depths standards outlined in the ADG have been achieved.

Plant type	Definition	Soil Depth
Large trees	12-18m high, up to 16m crown spread at maturity	1,200mm
Medium trees	8-12m high, up to 8m crown spread at maturity	1,000mm
Small trees	6-8m high, up to 4m crown spread at maturity	800mm
Shrubs		500-600mm
Groundcovers		300-450mm
Turf		200mm

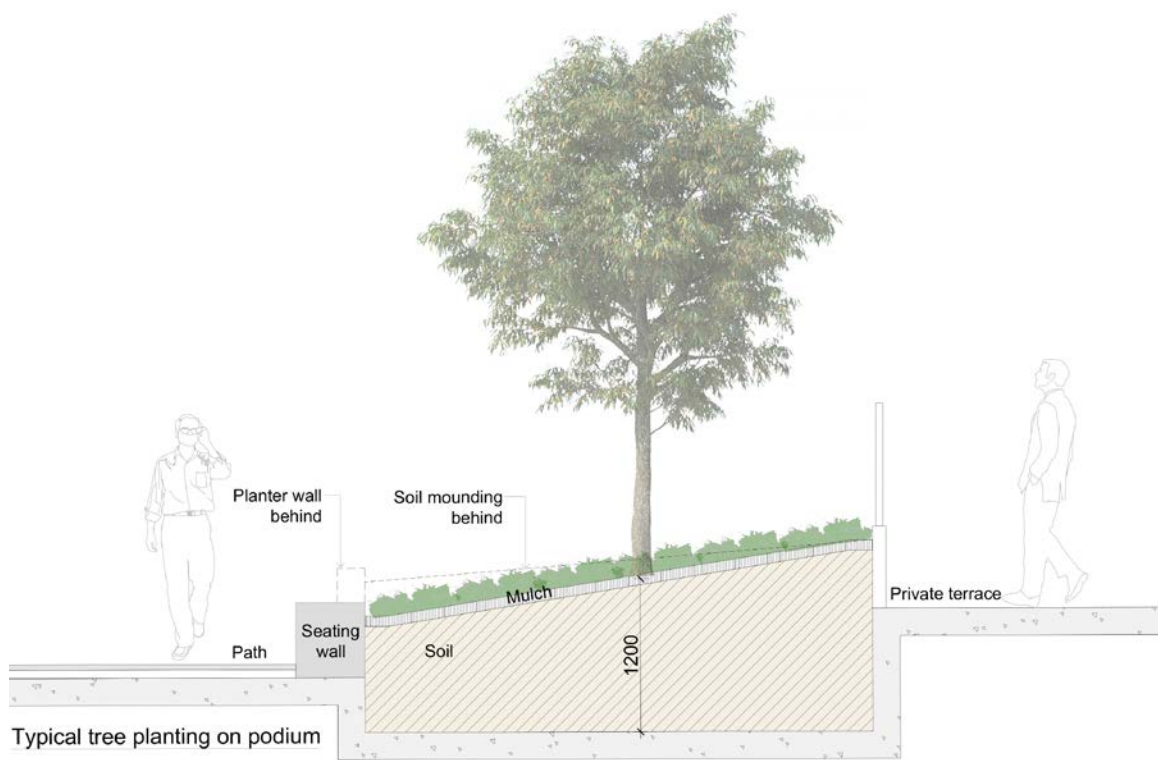
(Apartment Design Guide - 4P Planting on structures)



Typical tree planting over structure in Village Green



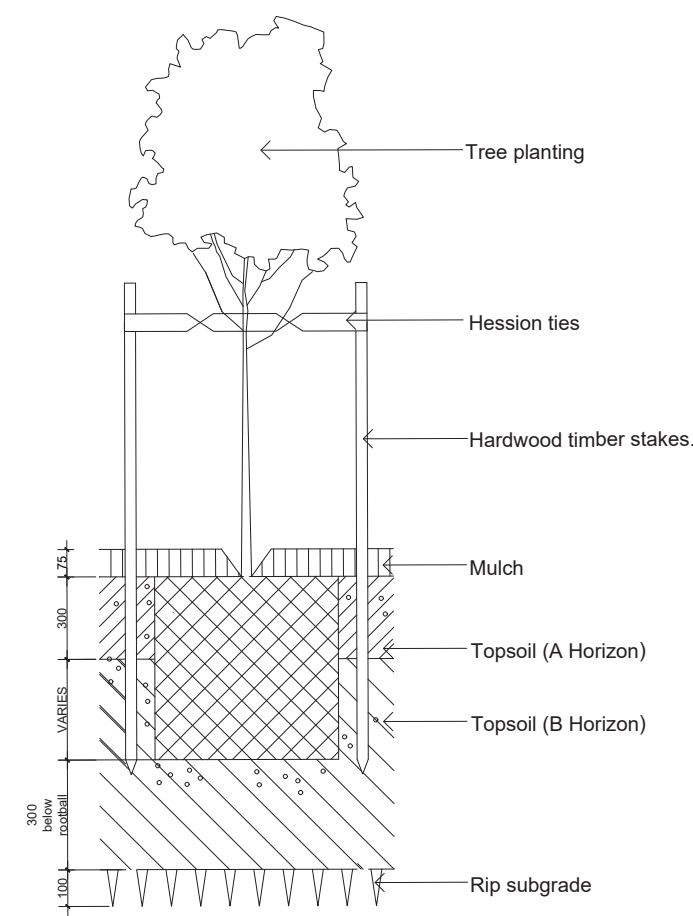
Typical street tree planting



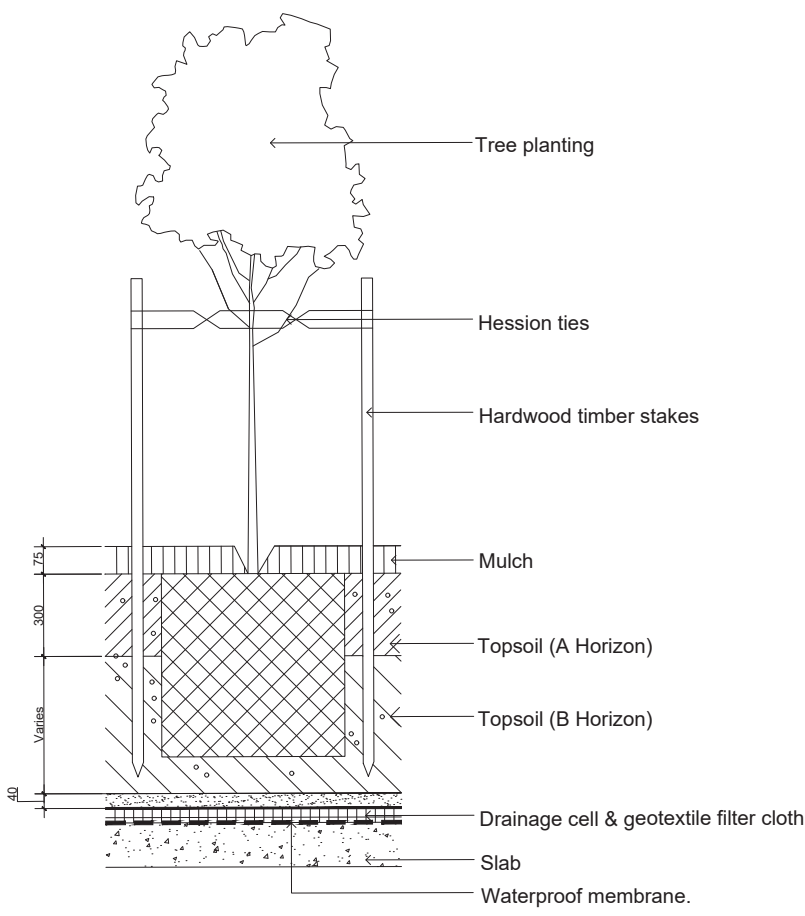
Typical tree planting on podium

Typical planting details

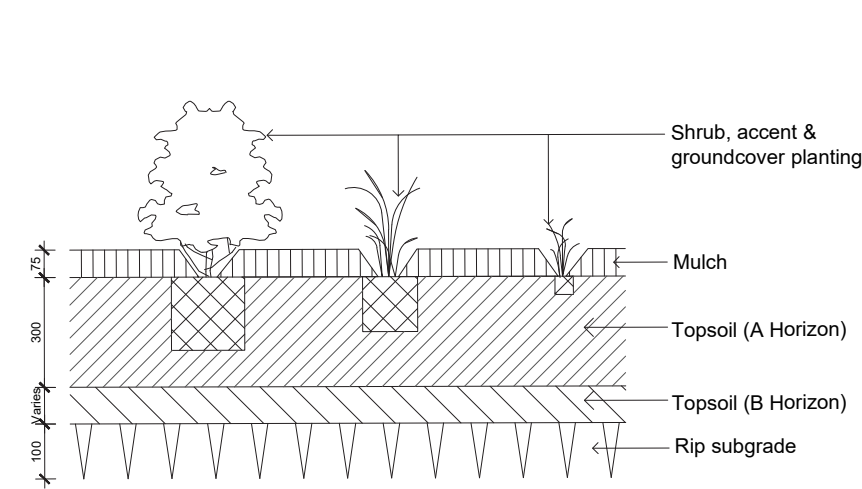
Planting details shown for trees, shrubs, groundcovers and turf for both on grade and podium settings.



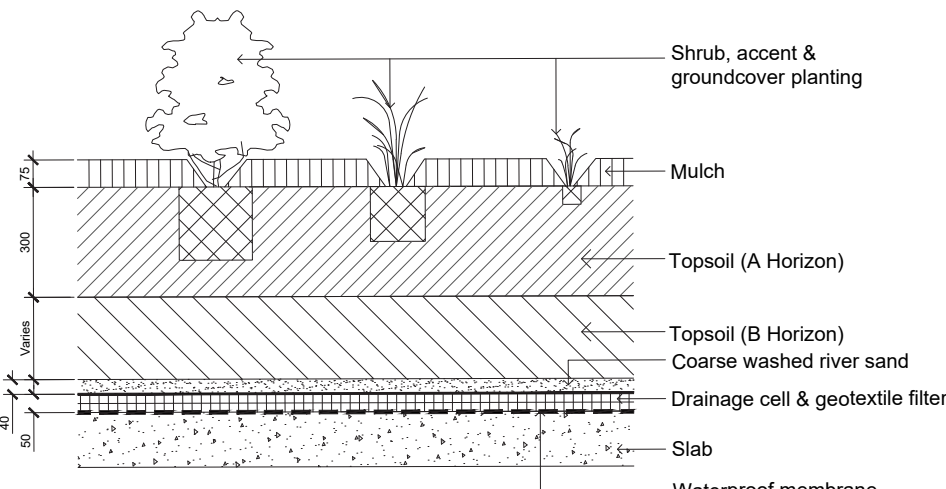
Tree planting on grade



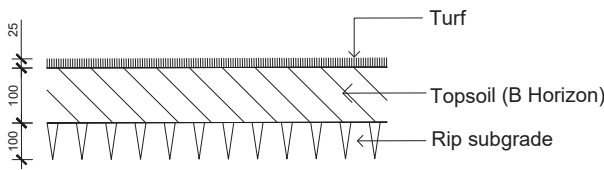
Tree planting on slab



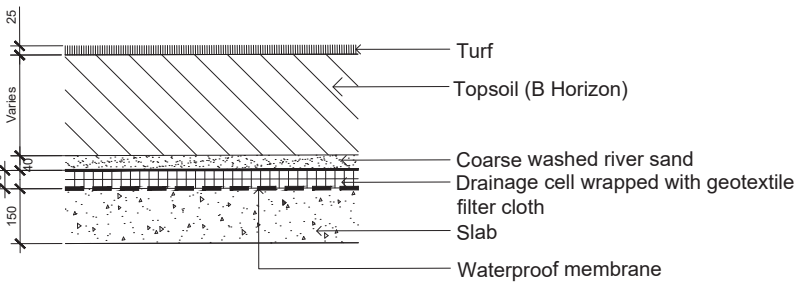
Detail Shrub Accent & Groundcover Planting on Grade



Detail Shrub Accent & Groundcover Planting on Slab



Detail Turf on Grade



Detail Turf on Slab

Greener Places Design Response

Designing to the Greener Places and Better Placed Design Framework for Green Infrastructure:

Following the ethos of the ‘Greener Places’ design framework, the project focuses on providing a development harmonious with the existing setting.

Incorporating the Greener Places and Better Places principles through the landscape design philosophy

1. Integration & Better for Community

Combine green infrastructure with urban development and grey infrastructure

The site planning has been worked to allow deep soil opportunities for tall canopy tree planting, amongst substantial understorey planting and lawn spaces. The green infrastructure works concurrently with the Architecture to guide wayfinding and direct users to the facilities on the site

Landscaped areas include diverse planting responding to both culturally and locally significant species.

2. Connectivity

Create and interconnected network of open space

Spaces have ample options for access and connectivity, taking users through the builtform, or landscape, or both. All options allow clear and direct access to the facilities.

3. Multi-Functionality & Better Fit

Deliver multiple ecosystem services simultaneously

The landscape performs a variety or ecosystem services, including the provision of shade, climate regulating through minimising hardstand and increasing canopy cover, providing varied groundcover and shrub planting opportunities for habitat creation and respite.

Rehabilitating and extending culturally & locally significant planting facilitates the passing of knowledge and wisdom and significance of the site, as well as increase the local biodiversity / local flora and fauna.

4. Participation & Better Value

Involve stakeholders in development and implementation

Participation as a principle seeks to involve the knowledge and needs of the diverse parties in relation to the planning and design. Ongoing engagement across the local Indigenous groups and user groups has informed the key design drivers and principles explained in this document. The look and feel of the landscape aims to represent elements, thematics, materials and the people that are local, as well as the broader region, and include opportunities for ongoing participation and evolution through time.

These principles are supported by the three key principles of -

Open space for recreation

There are a number of open spaces that vary in programme and scale that provide amenity for residents and the local community alike. Publicly accessible open spaces include the Village Green, Forest Green and Community Park. These spaces offer the community a varied experience and amenity - Village Green providing open lawn and retail/cafe breakout, opportunities to gather and opportunity for community events; Forest Green providing active and passive outdoor recreation, with opportunities for gathering, seating, BBQ and outdoor dining; the Community Park offers varied active and passive amenity from dog park, BBQ shelter, playground to outdoor exercise, all in addition to close proximity to Ecological areas that provide significant landscape backdrop and outlook.

Private open space for residents also offer varied experience that encourages the residents to access and use the facilities available, including BBQ/outdoor dining, open lawn for light active and passive recreation, many seating opportunities for individual and groups, and community gardens.

The spaces maintain a human scale that is welcoming and safe. The Green infrastructure combined with the Architecture and built form integrate to provide a seamless experience inside and out.

Urban tree canopy

The landscape design proposes substantial canopy cover across the extent of the ground plane, supported by varied understorey planting that has local and cultural significance. Canopy trees primarily being evergreen, with opportunities for feature trees to be deciduous. Tree species used to extend the retained and protected Threatened Ecological Community of Cumberland Plain Woodland.

Connecting bushland and waterways

The existing retained and protected TEC was a primary consideration in the landscape masterplanning, along with the existing overland water journies. The masterplan proposals have worked with the Ecologist and Arborists to develop a design that retains, protects and celebrates the TEC and bring into the forefront of the development.

Open spaces help to extend TEC species, building arrangements encourage and frame views towards the vegetation and create visual links with connecting spaces, expressed raingardens and WSUD elements celebrate water and create a tangible experience, and planting design aiming to promoting and assisting the local biodiversity and habitation by non-human kin.

The Water Sensitive Urban Design (WSUD) approach will ensure that water captured on and around the building will be appropriately captured, treated and reused to minimise reliance on town water supply and reduce loading on the stormwater infrastructure, and generally work towards responsible water use.

The key benefits of adopting the Greener Places and Better Places Framework as a basis for the design include:

- Locally harmonious landscape character
- Consideration of micro climates within the site
- Sharing of the cultural and environmental stories of the area