

16-20 Middle Harbour Road Lindfield Proposed Residential Flat Building

Landscape SSSA Design Report

Prepared by: Site Image Landscape Architects

For: Ming Yang and John Wu

Date: 13 June 2025

Issue: A



SITE IMAGE
Landscape Architects

Introduction

This Landscape Design Concept report has been prepared to read in conjunction with the Landscape Documentation drawing set submitted for SSDA approval consideration. The report sets out the approach to design relating to investigation of the site and its local context, and broader relationship to the landscape. The report outlines how local landscape and streetscape character has been considered and incorporated in proposals, and how a suitable range of landscape amenity for residents is provided. The design of landscape treatments and spaces is a coordinated response to architectural proposals, creating destination spaces and providing suitable site access and circulation, and buffer landscape treatments to adjoining properties.

As a State Significant Development Application / Transport Oriented Development (TOD), proposals have been prepared to respond to residential density guidelines of DPHI, and be guided by the requirements of the NSW Government Architect, and Ku-ring-gai Council. Landscape proposals are considered to provide a balanced response to the residential density permitted by the TOD, with high quality residential common open space and landscape proposals that responds to local landscape and cultural heritage setting and context.

Full coordination of landscape design has been completed including: Ecology / Sustainability; Access and CPTED; Cultural Heritage and Aboriginal Heritage Impact Assessment; Flood and Civil; Streetscape and Traffic; Wind and Visual Impact. The landscape design proposals and supportive documentation and commentary respond to Planning Secretary's Environmental Assessment Requirements (DPHI SEARS) letter dated 5 May 2025, as listed on the following page. The report provides commentary and illustrations relating to site context and site features, locality open space and streetscape and garden character, through to design proposals for site areas.

The SSDA application process includes receiving feedback from Stakeholders, and we look forward to participating in dialogue with the SDRP and others as appropriate.

Landscape Masterplan



SEARS Requirements of the Department of Planning, Housing and Infrastructure (DPHI)

The residential proposals for the site are required to address the Planning Secretary's Environmental Assessment Requirements (SEARS) letter dated 5 May 2025, (provided by DPHI). Specific items of the SEARS letter relevant to Landscape are provided below, with supplementary Site Image notes provided regarding inferred landscape design requirements of related policies, codes and guidelines of related authorities. Landscape related SEARS letter requirements are:

5. Design Quality

Demonstrate how the development will achieve: design excellence in accordance with any applicable EPI provisions; good design in accordance with the seven objectives for good design in Better Placed (Better Fit; Better Performance; Better for Community; Better for People; Better Working; Better Value; Better Look and Feel).

(Site Image note: NSW Government Architect (GA) codes relate to Tree Canopy Cover / Heat Island guidelines. Landscape design is guided by the requirements of the Apartment Design Guide (ADG) including deep soil; common and private open space provisions; landscape amenity, soil depths and volumes for trees. KMC DCP requirements include Landscape Codes and Guidelines; KMC Greenweb and TEC mapping; KMC TPO and Street Tree Masterplan; Lindfield Public Domain Plan; and Heritage and precinct character notes. BCA and Australian Standards and guidelines relate to Access, WSUD; and CPTED. The DPHI Transport Oriented Development (TOD) guidelines provide key built form guidance that affects landscape outcomes.)

6. Built Form and Urban Design

Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. If relevant provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG).

7. Environmental Amenity

Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.

14. Trees and Landscaping

Provide a 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 inform the plan.; provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including any existing canopy coverage to be retained on-site; tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant

7. Environmental Amenity

Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.

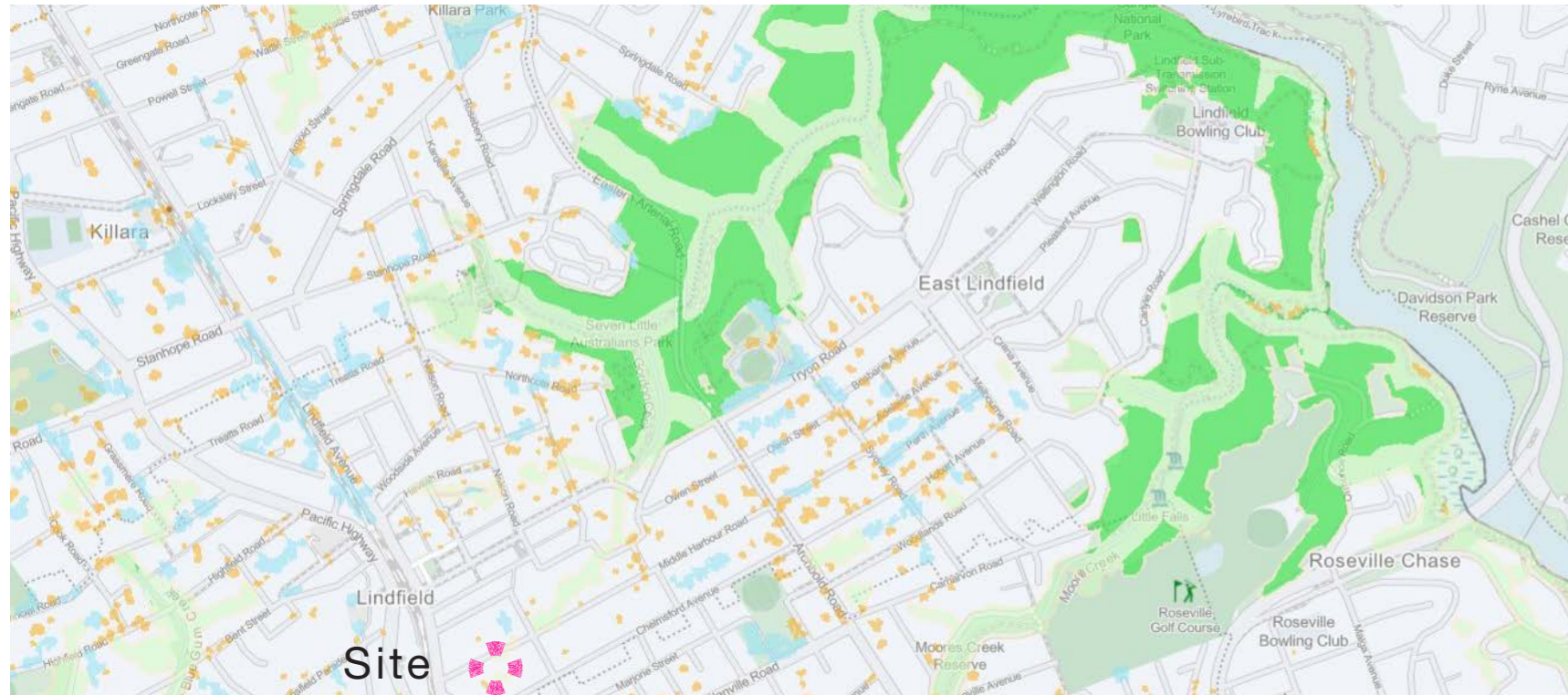
21. Aboriginal Cultural Heritage

Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed.

(Site Image note: As per Government Architect Connecting with Country policy, provide local First Nations heritage interpretation strategy in landscape, guided by specialist firm Artefact to include relevant locality themes relating to landscape context, and showing opportunities and starting points for subsequent Community Consultation guided by expert CwC consultant.)

Landscape Context - 'Ridge to Waterway'

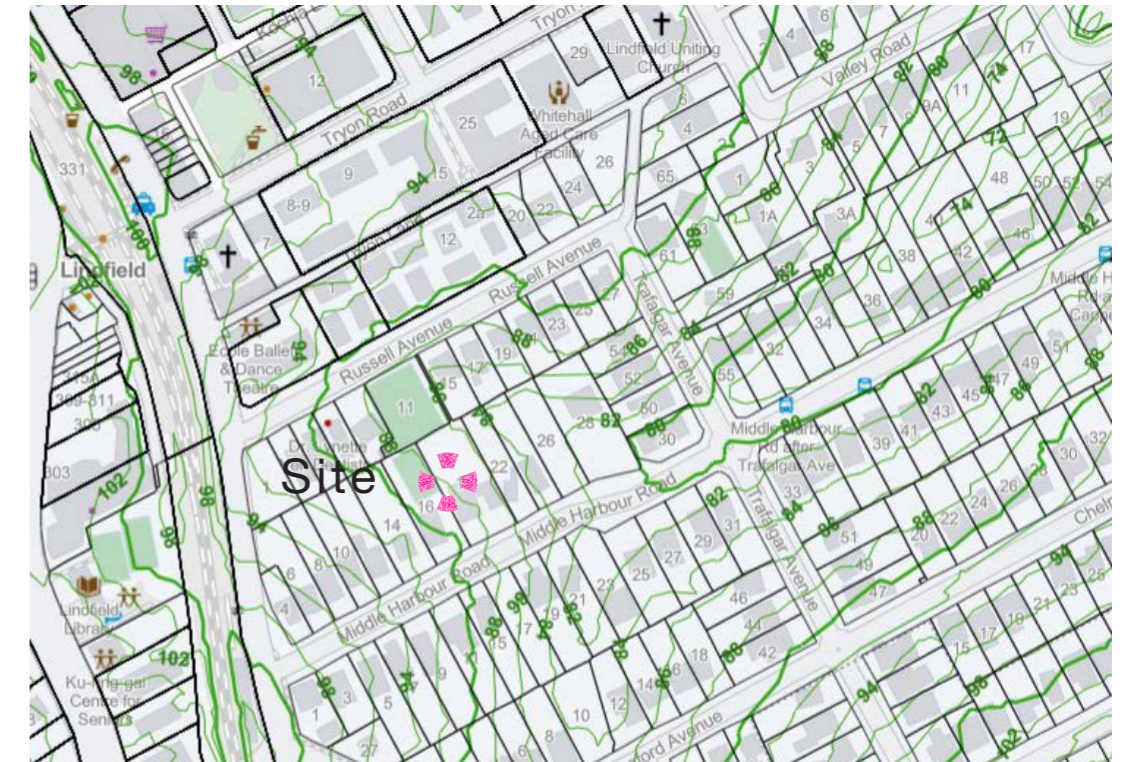
The Pacific Highway (and railway) west of the site generally follow the major north-south ridgeline along the northern suburbs, with undulating landform and watercourse incised gulleys extending to the west and to the east down to tributaries towards Middle Harbour. Natural gulleys extend far into Lindfield and adjoining Roseville with feature natural bushland that is accessed by the very popular Two Creeks Track. The distinctive landscape is one of transition from panoramic views from ridgetops formed by canopy trees, to undulating residential streetscapes, and to deeply incised bushland with rocky escarpments and fern lined gulleys leading to broad watercourses connecting to Sydney Harbour.



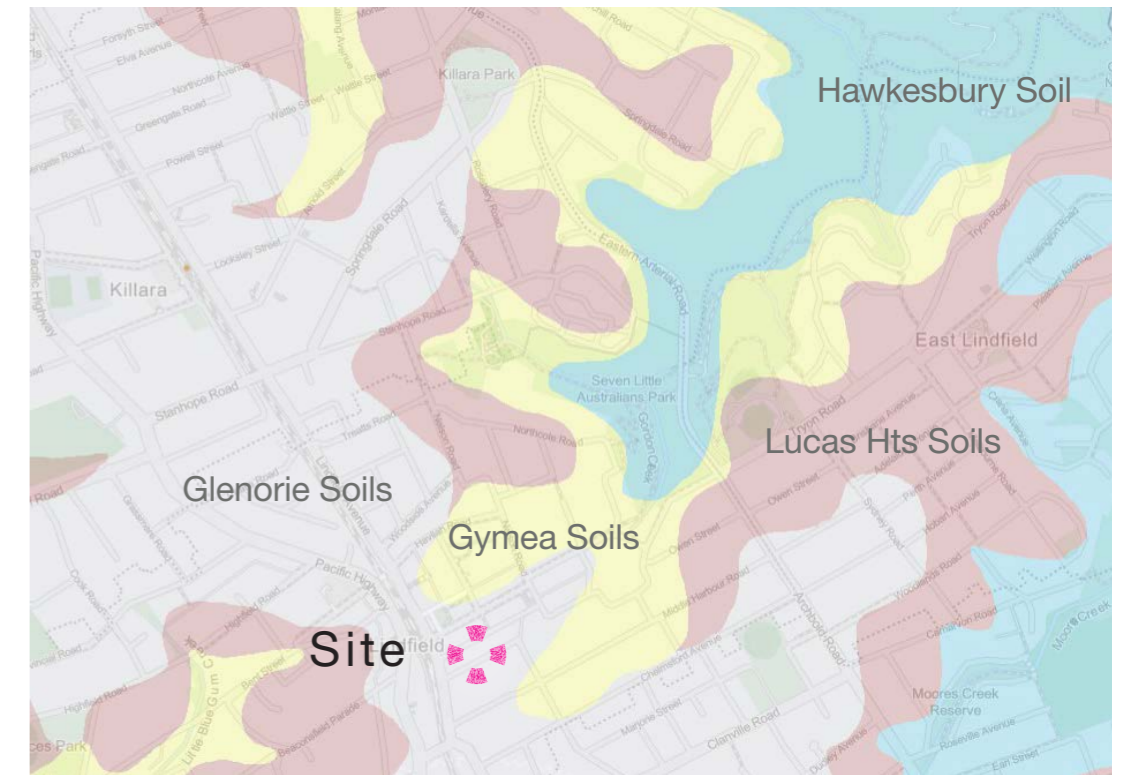
Extract from KMC Mapping - Greenweb



Extract from KMC Mapping - Flooding



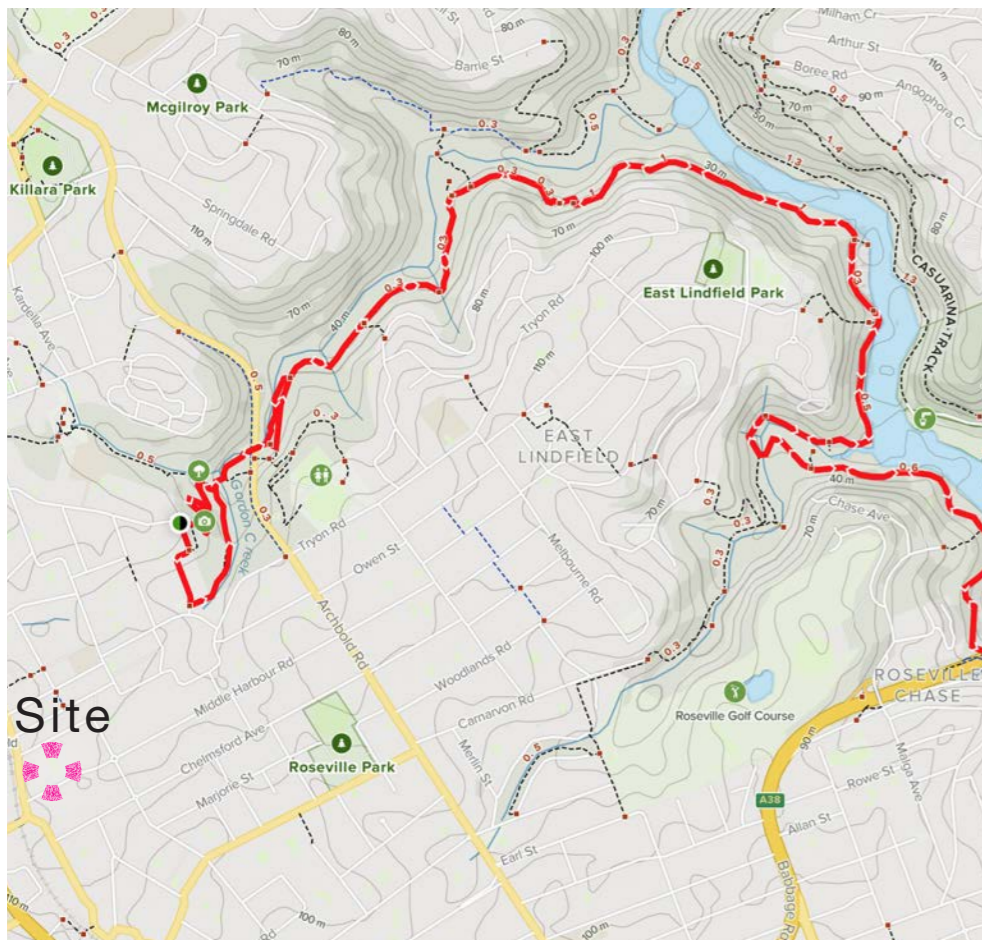
Extract from KMC Mapping - 2m Contours



Extract from KMC Mapping - Soil Type Overview

Access to Local Natural Bushland

The Two Creeks Walking Track offers Lindfield residents a valuable recreational space for outdoor activities such as walking, jogging, and enjoying nature. Winding through scenic bushland, the track passes several points of interest, including the historic sandstone culverts, the Gordon Creek cascades, and views over Middle Harbour. It also connects to destinations such as Echo Point Park and Roseville Bridge, making it ideal for both short strolls and longer walks. Easily accessible from nearby residential areas, the track provides a peaceful environment for relaxation and exercise in a natural setting.



Map of Two Creeks Walking Track

Images of Two Creeks Walking Track

First Nations Cultural Heritage

The cultural heritage of the First Nations people on Guringai Country located on Sydney's Upper North Shore, is deeply rooted in thousands of years of continuous connection to the land. The area lies within the traditional Country of the Guringai (Ku-ring-gai) people, whose presence predates European settlement by tens of thousands of years. Evidence of their long-standing relationship with the environment can still be seen today in rock engravings, middens, and scarred trees throughout the surrounding bushland and national parks. These cultural sites offer a glimpse into the practices, beliefs, and daily life of the Indigenous communities who lived in harmony with the natural world.

For the Guringai people, the land was far more than just a physical space; it was central to their spiritual and cultural identity. Every rock, tree, and waterway held meaning and was part of a larger Dreaming narrative that connected the people to their ancestors and creation stories. The land was a source of food, medicine, and shelter, but it also carried sacred significance. This deep respect for the environment underpinned sustainable land management practices that allowed them to live in balance with nature for generations.

Today, many of these traditional knowledge systems and spiritual connections to Country continue to be upheld by local Indigenous communities and Elders. Cultural education programs and community events in the Lindfield area and nearby Ku-ring-gai Chase National Park aim to raise awareness of Indigenous heritage and promote reconciliation. These efforts help preserve the voices and stories of First Nations people, ensuring that their knowledge is respected and passed on to future generations.

Recognising and respecting the First Nations cultural heritage in Lindfield is an important step in acknowledging the resilience and wisdom of the original custodians of the land. It also reinforces the need to protect sacred sites and support Indigenous-led initiatives. By learning about and honoring these deep-rooted connections to Country, all Australians can contribute to a more inclusive and truthful understanding of the land's history and its enduring cultural significance.

We acknowledge that Artefact has been engaged to prepare an Aboriginal Cultural Heritage Due Diligence Report, providing research and recommendations as required by the SEARs letter. In response to the site-specific context and the design opportunities presented, the GA Connecting with Country (CwC) policy and guidelines have guided the collaboration between Artefact, Site Image, and PTI in developing a range of preliminary design responses that may inform interpretive content for the project.

These responses consider elements such as materiality and colour in the built form and landscape, as well as design motifs and expressions reflecting the endemic vegetation, geology, landform, hydrology, and broader ecological context of the area. This includes thematic representation of the lush landscapes found in the deeply incised gullies and rocky outcrops that mark the transition from ridge to waterway.

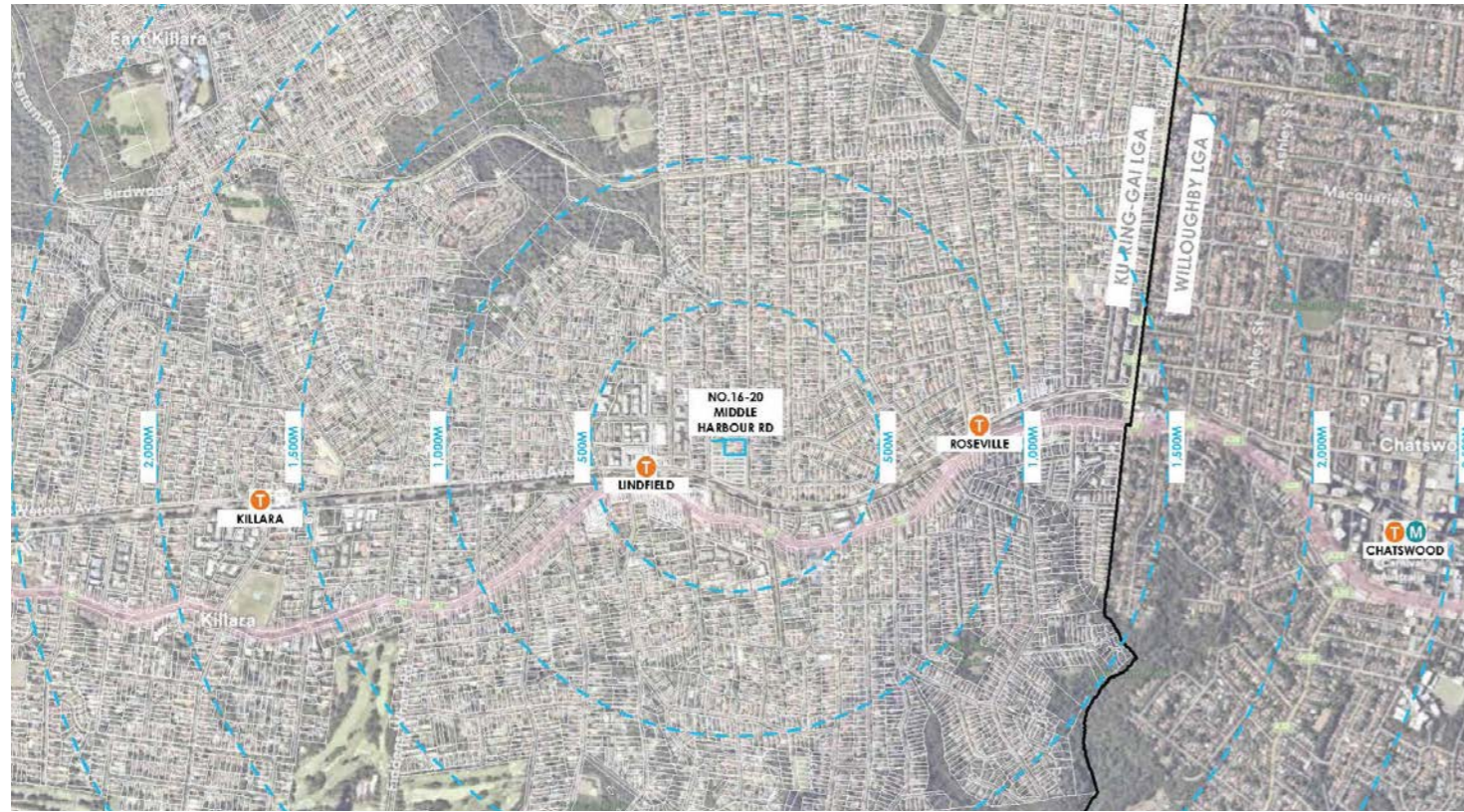
These proposals are intended as a preliminary framework and a starting point for further development in close collaboration with appropriate First Nations knowledge holders and artists. This ongoing process aims to ensure culturally respectful and meaningful representation of the Country's diverse spiritual, sky, and water connections.



Photographs of Lindfield area natural landscapes.

Location and Site Context

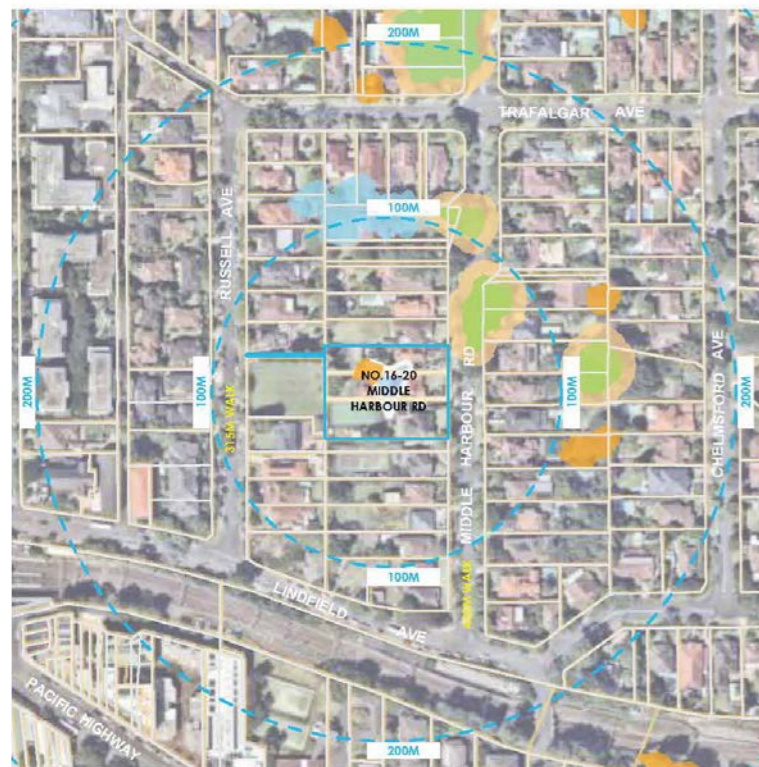
The plans below are adapted from PTI Architects diagrams, showing regional and local context, including Heritage and Greenweb mapping from KMC. Landscape proposals reference and coordinated with project team Ecology and Tree Assessment reports.



Location Plan - Wider Context (PTI Architects)



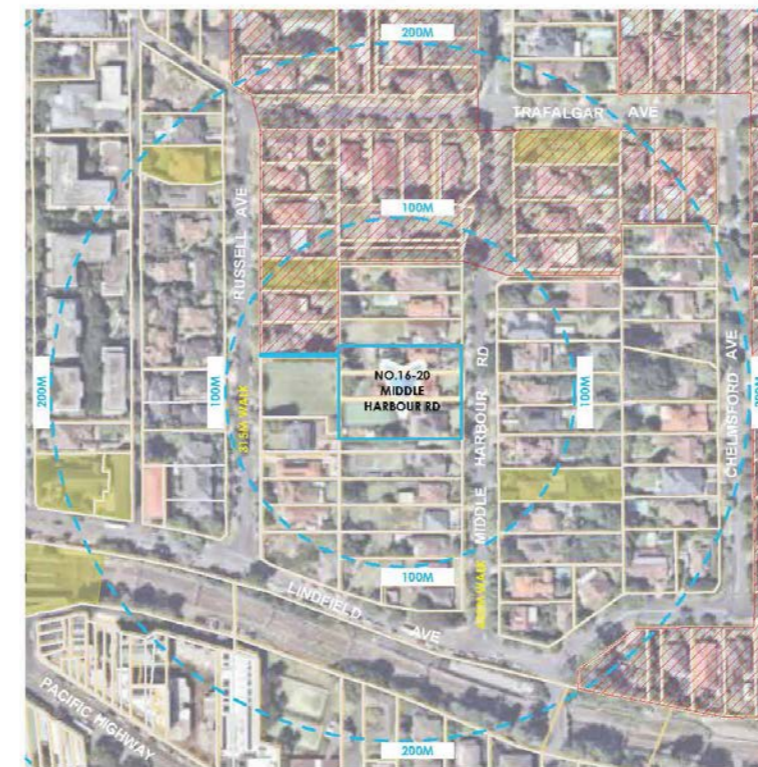
Location Plan - Urban Context (PTI Architects)



KMC Mapping - Greenweb

- GREENWEB LEGEND**
- SUBJECT SITE
 - SUPPORT FOR BIODIVERSITY LANDS
 - LANDSCAPE REMNANT
 - BIODIVERSITY CORRIDORS & BUFFER
 - CANOPY REMNANT

KMC Greenweb mapping highlights remnant landscape and remnant canopy, which occurs in the location of the single Turpentine tree central to No. 18-20, which is proposed to be removed, and replacement tree planting provided. The tree being surrounded by a pool & BBQ terrace and tennis court does diminish the value of the tree in terms of ecology connectivity, and also in terms of low visibility to views external from the site.



KMC Mapping - Heritage Items & Conservation Area

- HERITAGE LEGEND**
- SUBJECT SITE
 - HERITAGE CONSERVATION AREA
 - HERITAGE ITEM

Local Open Space - Lindfield Village Green and Roseville Park

In addition to the extensive natural open space and bush-track walkways east of the site, the local Lindfield shops feature the Village Green broad lawn open space. This lawn is activated on each edge by cafes, seating pavilions and walkways, providing a very popular family park. Some 400m east of the site, Middle Harbour Road is one street away from Roseville Park, with it's extensive range of amenity including playing field, tennis courts and pavilion, play areas, and dog exercise area as well as extensive informal parkland area. These provide



Images of Lindfield Village Green

Images of Roseville Park

Locality Parks - Lindfield Soldiers Memorial Park and Swain Gardens

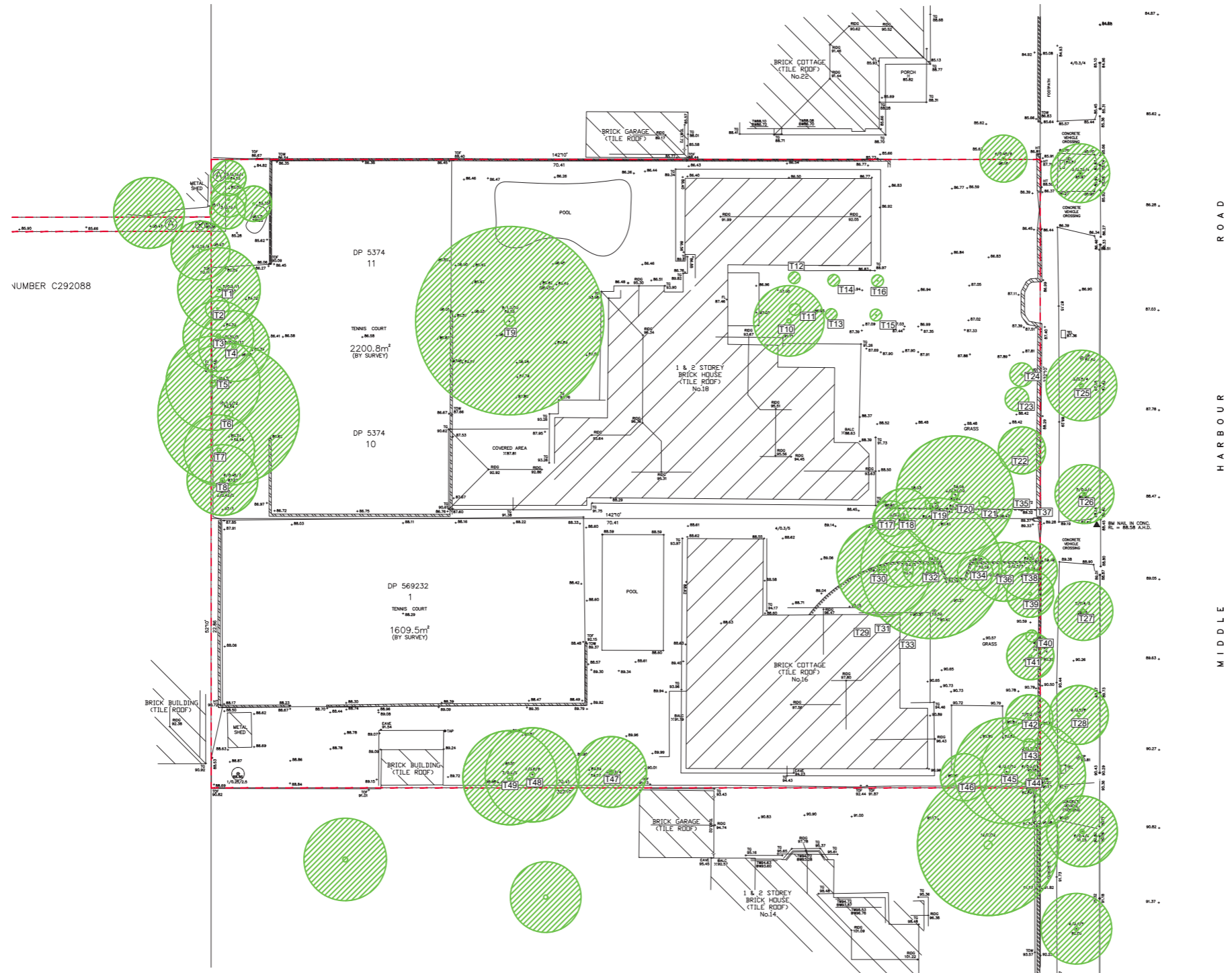
Parks within reasonable walking distance to the east and NE of the site include Lindfield Oval and Lindfield Soldiers Park, and Swain Gardens. Lindfield Soldiers Park features a tranquil, tree-lined landscape with open grassy areas, mature native and exotic trees, and war memorial elements, creating a respectful and reflective environment. The park offers high amenity through shaded seating, accessible pathways, and a peaceful setting suitable for passive recreation and community gatherings. Swain Gardens is a heritage-listed landscape created between the 1940s and 1960s by Sydney bookseller Arthur Newling (Mick) Swain, who transformed bushland into a terraced English-style garden featuring exotic plantings and sandstone structures. The gardens offer a tranquil setting for passive recreation, with features such as shaded lawns, picnic areas, and a gazebo, and are maintained by Ku-ring-gai Council and the Friends of Swain Gardens.



Images of Lindfield Soldiers Memorial Park

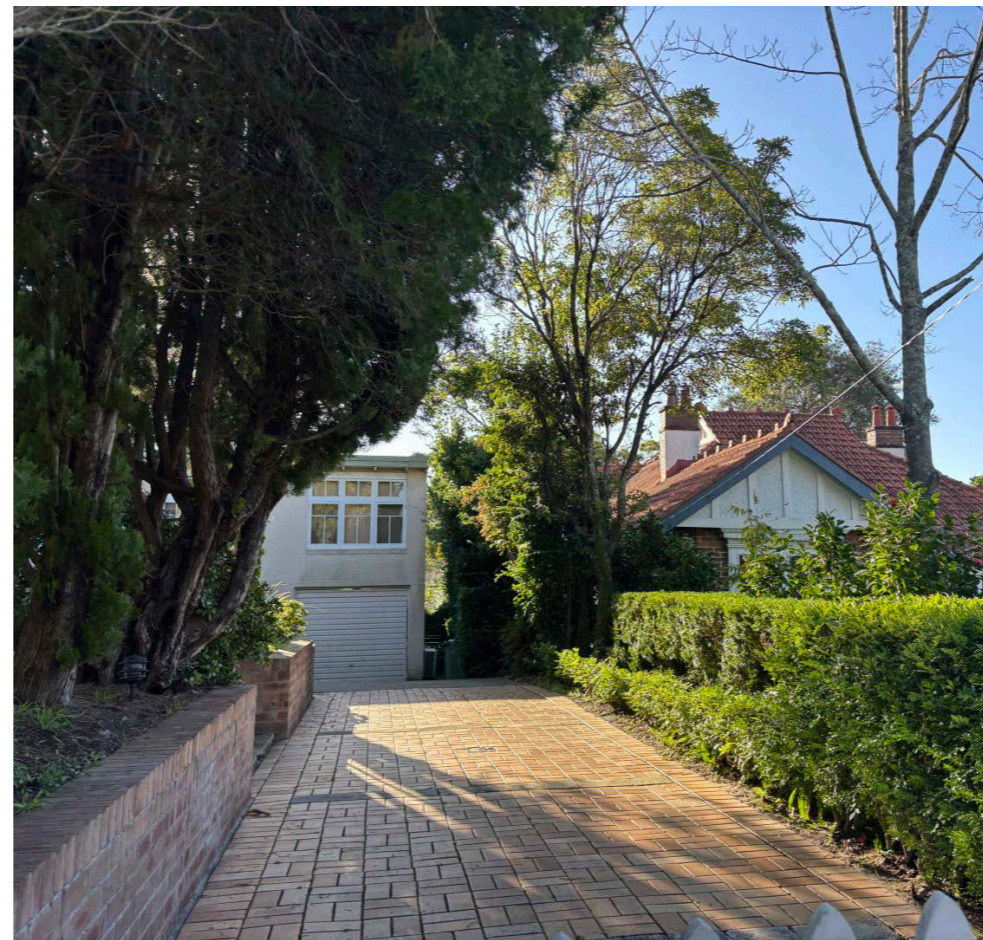
Images of Swain Gardens

Existing Site Plan



No.16 Middle Harbour Road - Existing Landscape

The residential garden is substantially occupied by a tennis court to the north, with relatively little landscape to the court boundaries. The small rear garden is defined by the rear terrace to the house, the tennis court, and garage the is located behind the rear alignment of the house. Medium and small trees and accent gardens surround a small lawn. The front garden has a meandering entry path and allied hedge typical of the area, and a level change down to a driveway to a garage under the house, and also through to the rear garden garage. The driveway defines a narrow landscape buffer of tall shrubs along the boundary. Perimeter and accent tree species include White Cedar, Chinese Juniper, Blueberry Ash, Golden Weeping Cypress.



No.18-20 Middle Harbour Road - Existing Landscape

The residential garden is substantially occupied by a tennis court to the north, and a large Turpentine tree central to a rear garden. The Turpentine tree is flanked by a large rooved garden shelter, and a swimming pool, and relatively small areas of ornamental gardens to these areas. The front garden has largely retained the Federation garden style, with broad lawn flanked by Azalea, Camellia, Buxus and similar traditional exotic garden species. Perimeter and accent tree species include Callery Pear, Frangipani, Tulip Tree, Snow in Summer. Trees along the north boundary to the Lindfield Tennis Club include Golden Weeping Cypress, Sweet Pittosporum, Jacaranda, and Illawarra Flame Tree.



KMC Greenweb mapping highlights remnant landscape and remnant canopy, which occurs in the location of the single Turpentine tree central to No. 18-20, which is proposed to be removed, and replacement tree planting provided. The tree being surrounded by a pool & BBQ terrace and tennis court does diminish the value of the tree in terms of ecology connectivity, and also in terms of low visibility to views external from the site.



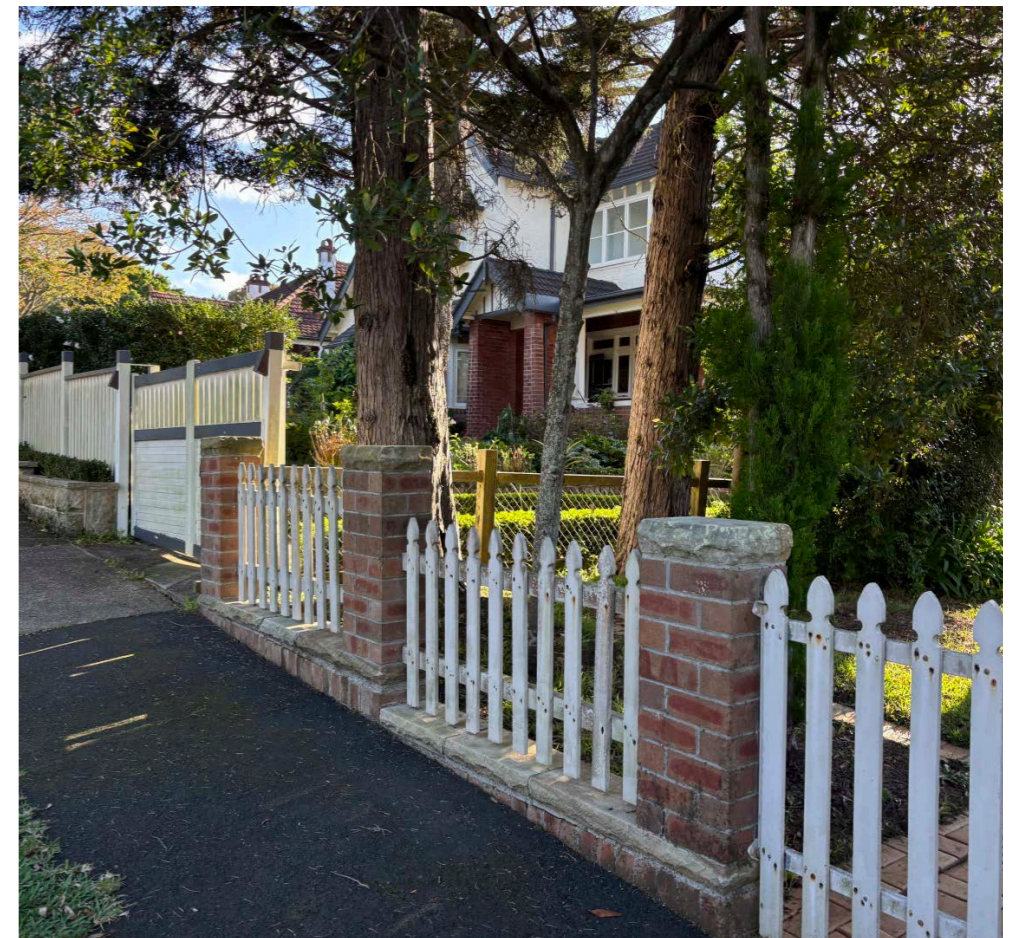
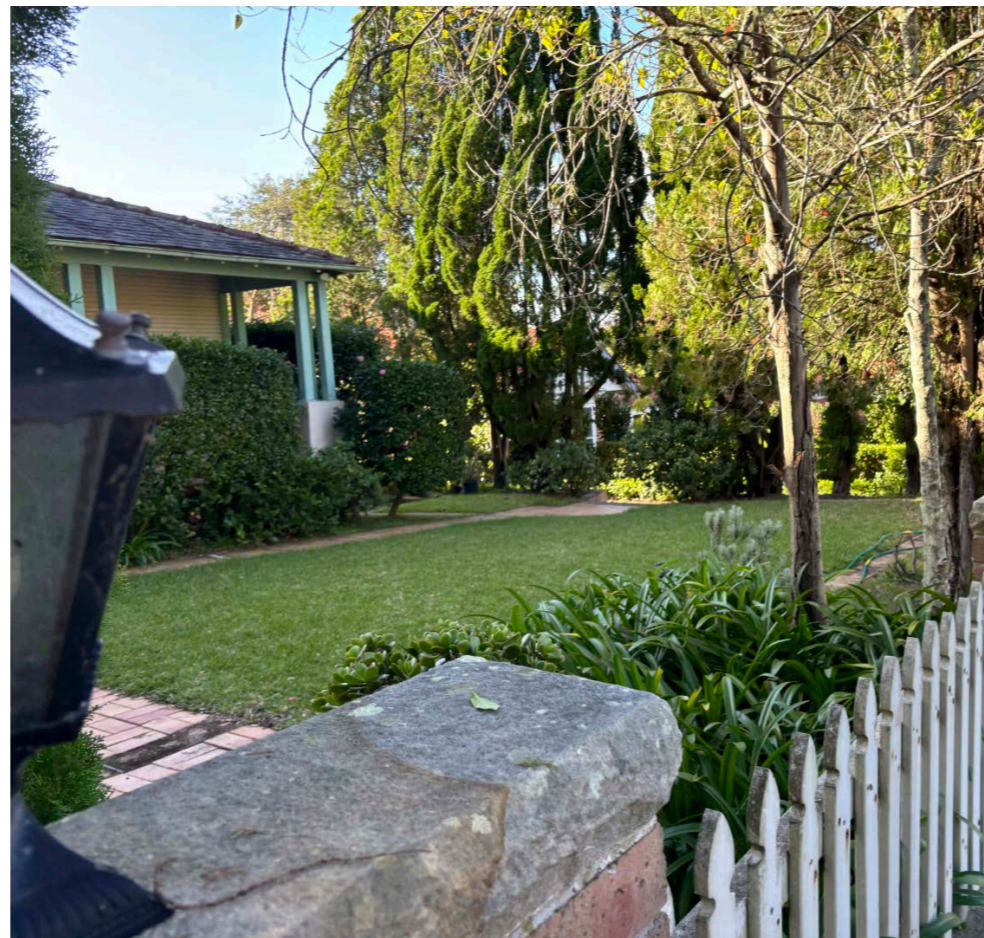
Russell Street and Lindfield Tennis Club

Established in 1907, Lindfield Tennis Club stands as one of Sydney’s oldest continuously operating tennis clubs. Its inception was part of a broader initiative by the Lindfield Recreation Club Ltd. to provide quality sporting facilities for the growing community on Sydney’s North Shore. The club’s founding was officially reported in The Sydney Morning Herald on March 11, 1907, highlighting the community’s commitment to promoting recreational activities in the area . Located at 11 Russell Avenue, Lindfield, the club has maintained its presence for over a century, offering natural grass courts—currently the only club-maintained grass courts in the Ku-ring-gai area.



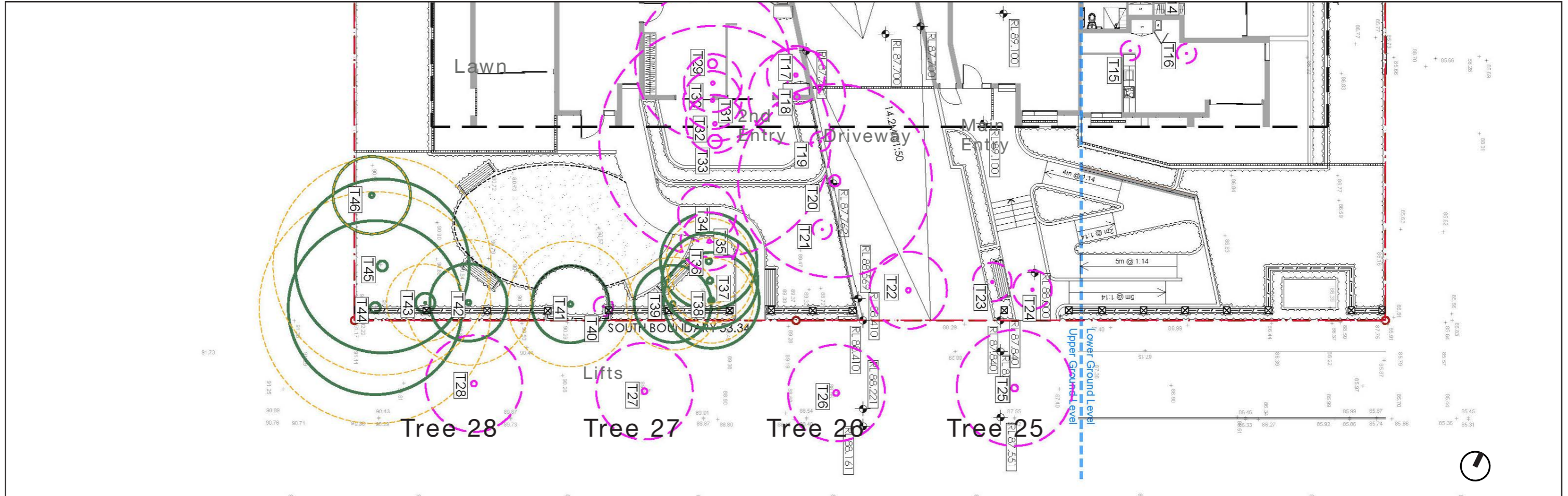
Middle Harbour Road - Site Streetfront

Ku-ring-gai Council acknowledges that the landscape character of Ku-ring-gai combines both native and exotic vegetation to create the lush garden qualities specific to the locality. Tree lined streets demonstrate seasonality and variety. Early 1900's Federation houses are the most characteristic residential form (and infill in following decades). The subdivision forms and boundary setbacks, and housing style and materiality, front fences and driveways, stone and brick materiality, gardens and lawns all contribute to the local identity. Garden species are dominantly exotic, with plants providing seasonal floral and foliage displays. Native shrubs equally contribute, providing seasonality, privacy and boundary definition, and attracting birds and insects. There is a very strong urban ecology, with the gardens providing a rich habitat for birds and wildlife. Peculiarities include the naming of local streets after auspicious local identities and families, and details such as front hedges behind fencing, and planting of Magnolia soulangiana trees at entry pathways.



Street Trees - Highly disfigured by Lopping

The trees in front of No. 16 and No. 18 Middle Harbour Road are highly disfigured, as a result of *Melaleuca salicina* (Willow Bottlebrush) normally having a mature height of 15m, and pruning is to protect overhead power lines. It is recommended that these trees be removed and replaced by *Prunus x blireana* - Purple Ornamental Plum, being 4-5m tall by 3m wide. This replicates the similar tree planting three doors along, or alternatively *Gordonia axillaris* is considered suitable, with 2-3 of these trees two doors down to the east.



Photographs of Street trees numbered 28 - 25 in Arborists report.

Middle Harbour Road Streetscape Character - Context

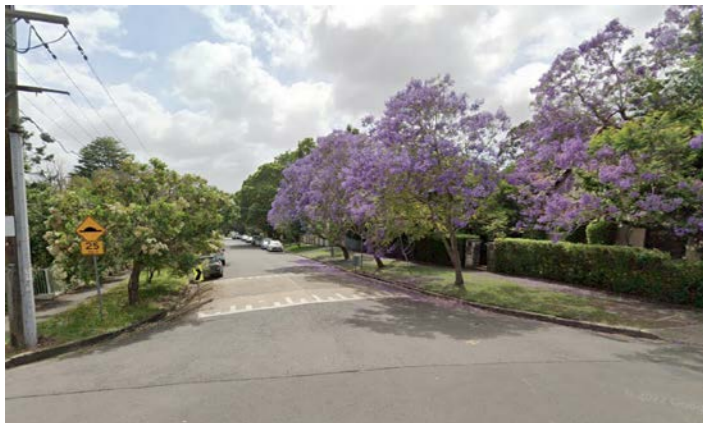
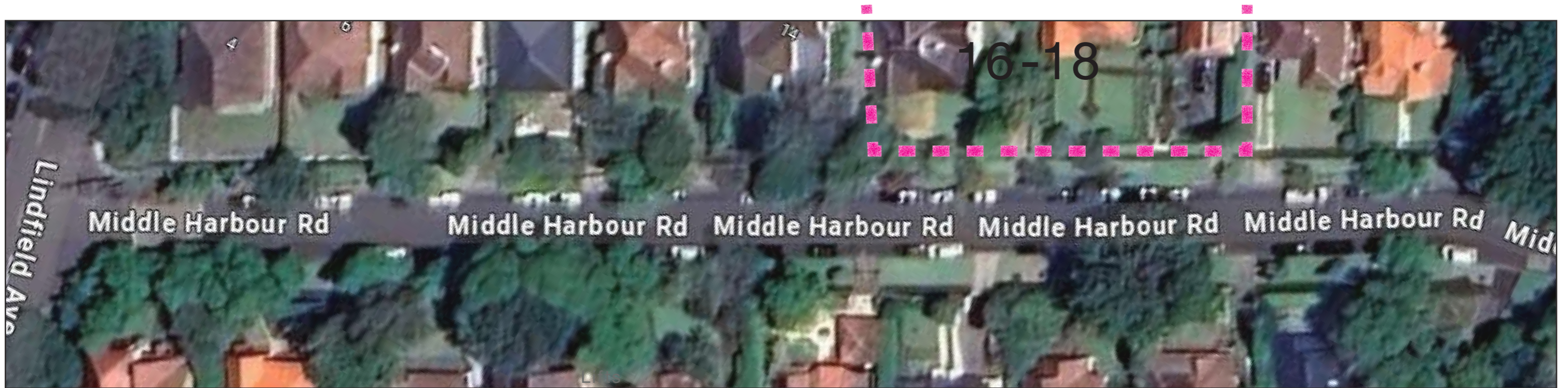
The visual character of the streetscape is principally defined by street trees and Agapanthus planting in road verge; front fences, walls and hedges; and by significant trees at intervals within the front garden setbacks, and views to defined lawn areas with perimeter planting. Houses present behind the landscaped margins to the roads, and make a significant contribution with their bungalow forms, brick / stone / rendered materiality, and mixed roofing colours adding a rich variety and individuality to residences. Landscape proposals are to retain key trees in the frontage, and adopt and adapt the existing fencing of stone piers and timber fencing panels. Building materiality is to similarly echo the materiality common to the street, with expression of a distinct street level presentation, with entry and allied pedestrian gate and walkway and lawns and gardens.



Photographs of Streetview views along the streetscape approaching the site, and along the specific frontage of the site at numbers 16-18 Middle Harbour Road.

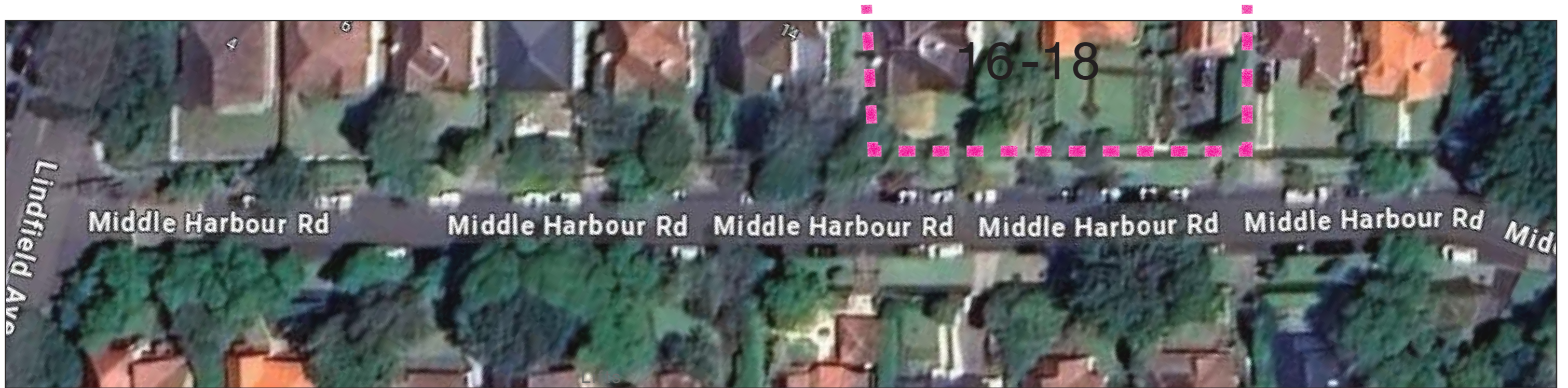
Middle Harbour Road Street Trees - Context

Jacaranda trees are recurring as a feature of different portions of the trees, but these are offset by significant diversity all along the road including Acer, Fraxinus, Prunus, Liquidamber, Eucalyptus, Melaleuca. On the north side some trees have managed to grow 'around' the overhead power lines, but equally many are looped or simply smaller tree species.



Middle Harbour Road Front Boundary Fences and Landscape

The



No. 2 MHR



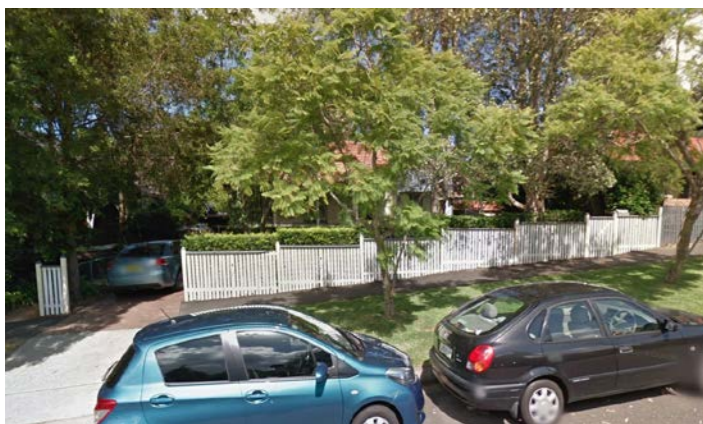
No. 8 MHR



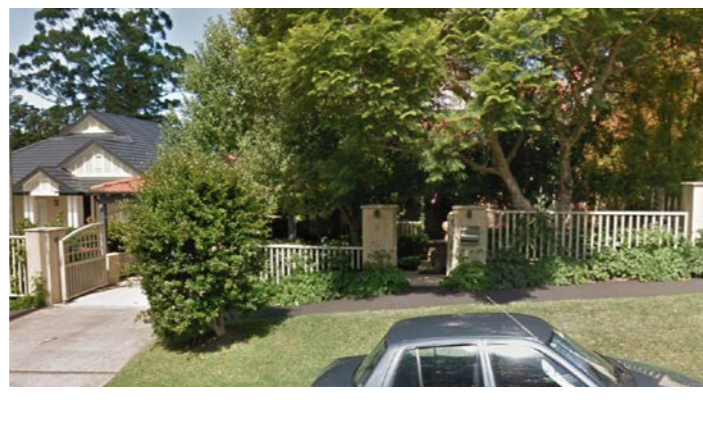
No. 14 MHR



No. 20 MHR



No. 5 MHR



No. 11 MHR



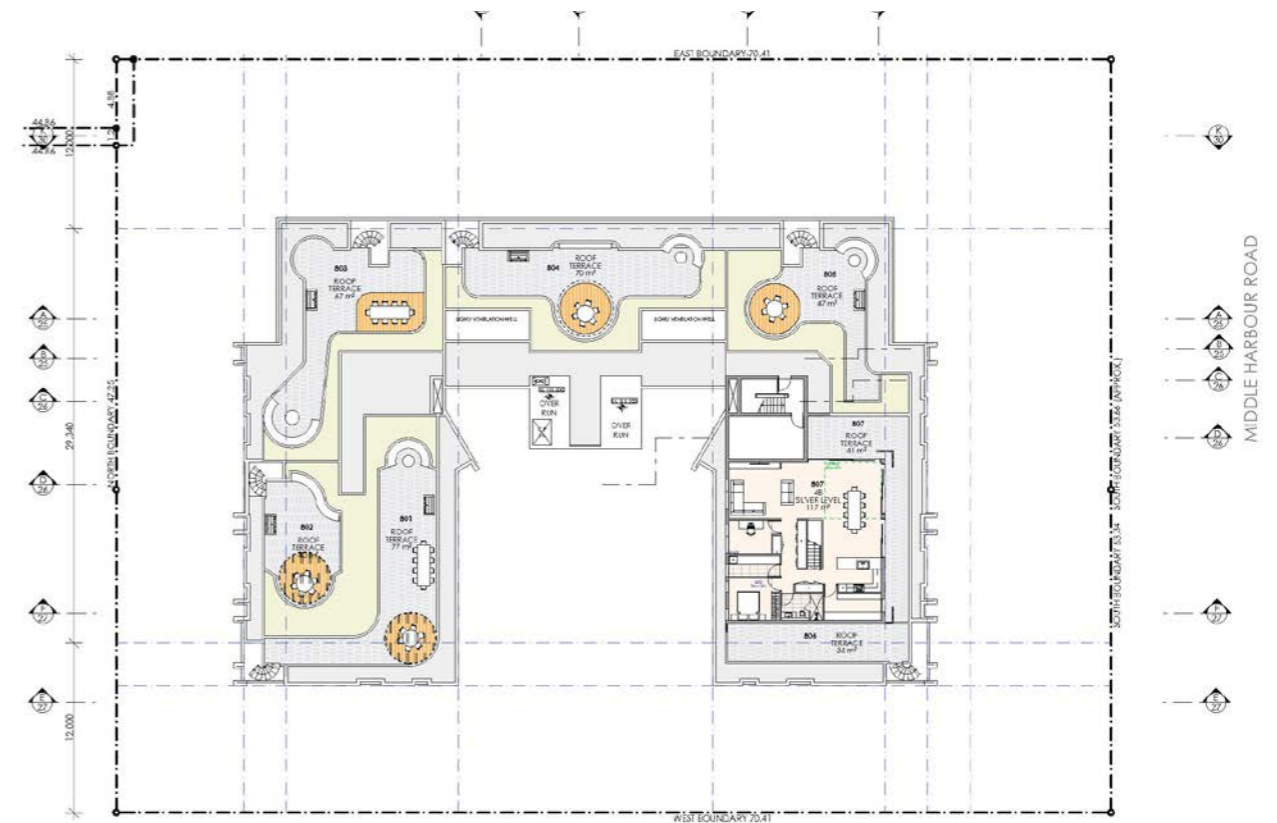
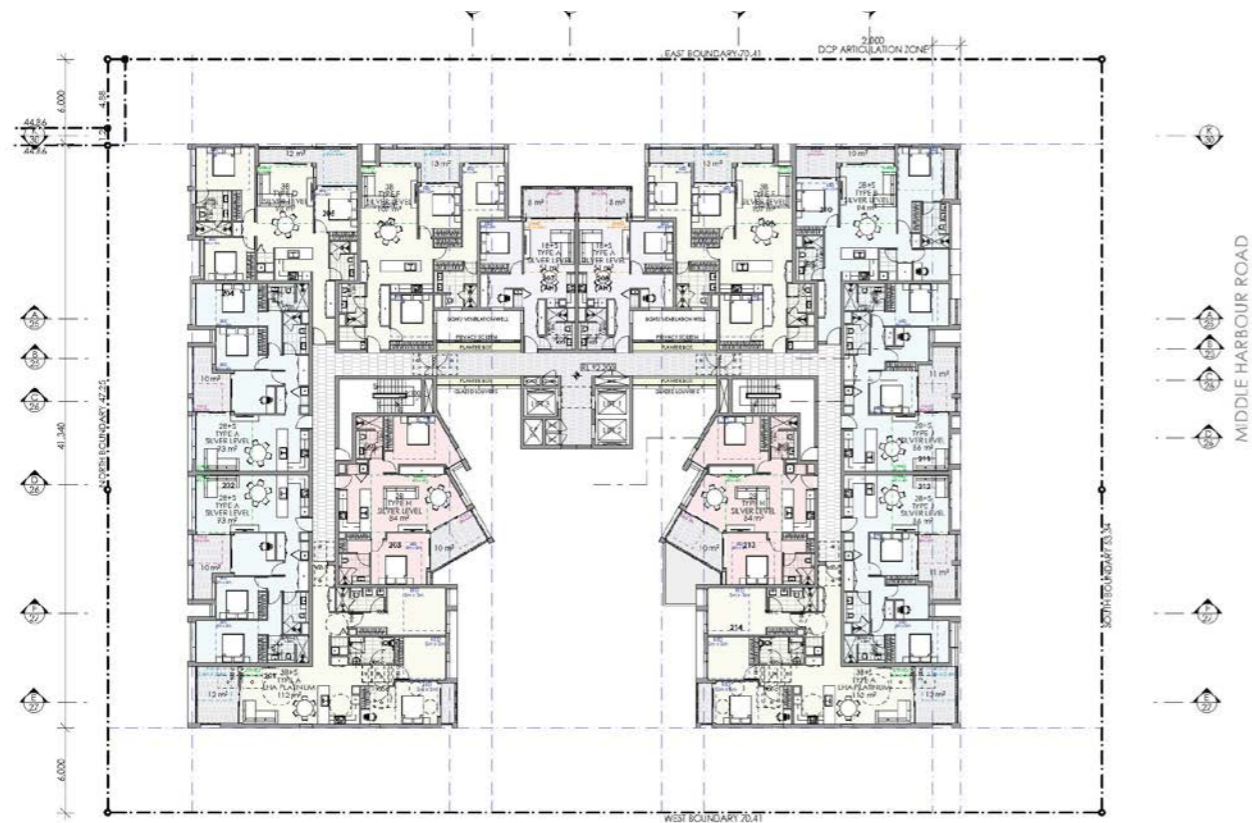
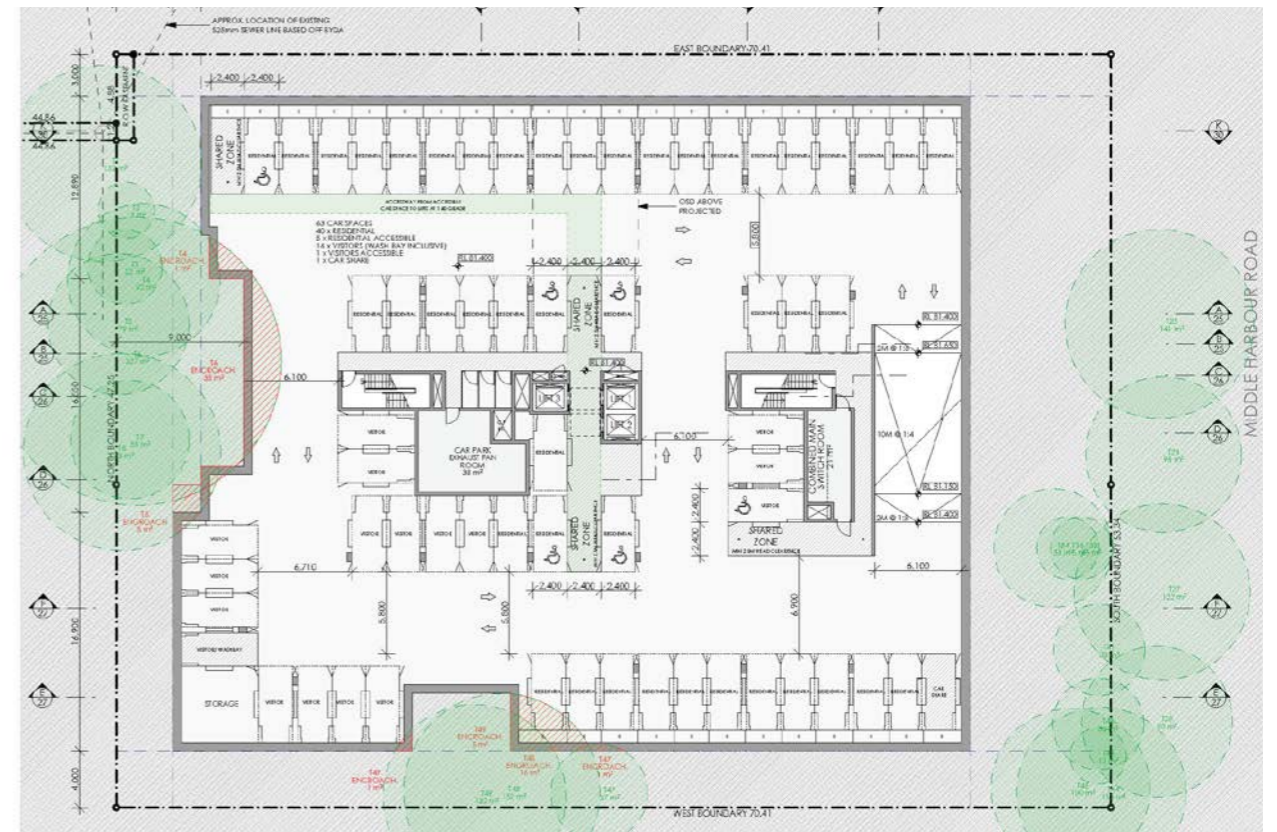
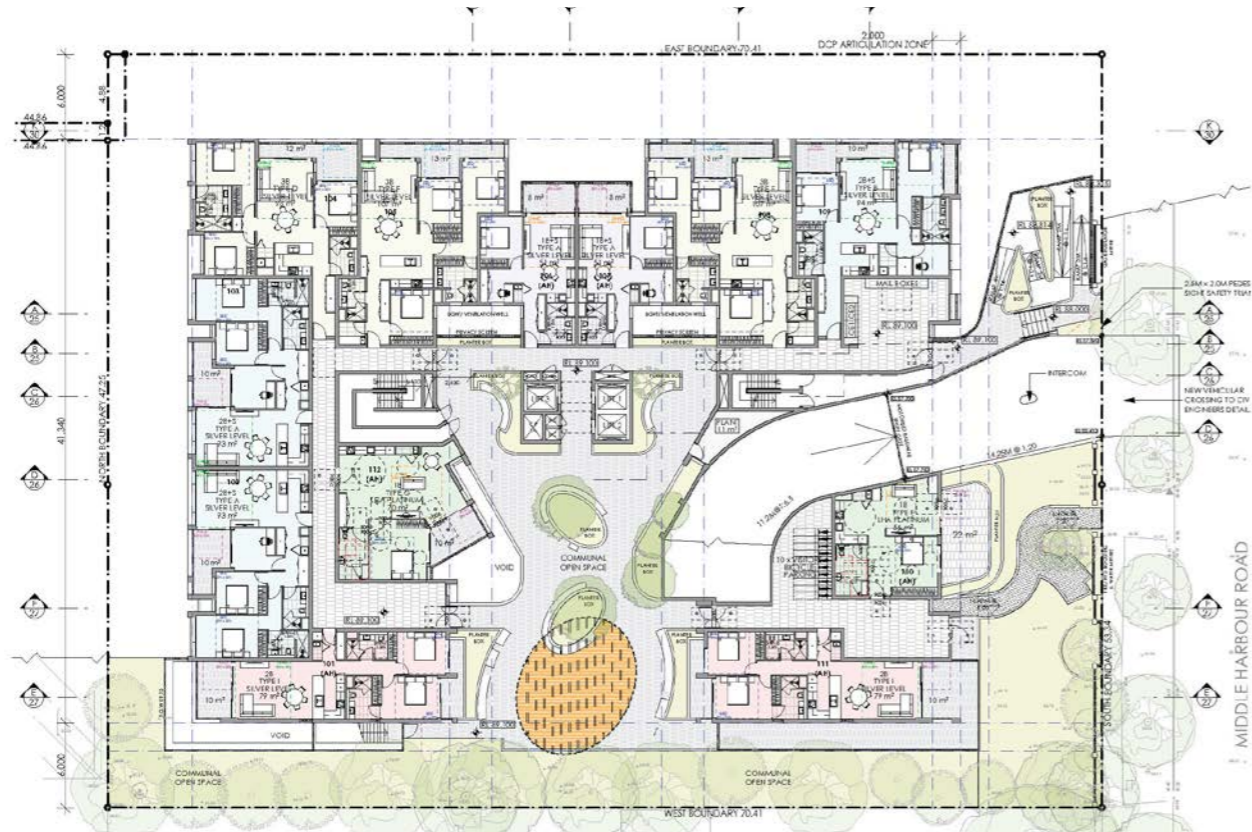
No. 15 MHR



No. 19 MHR

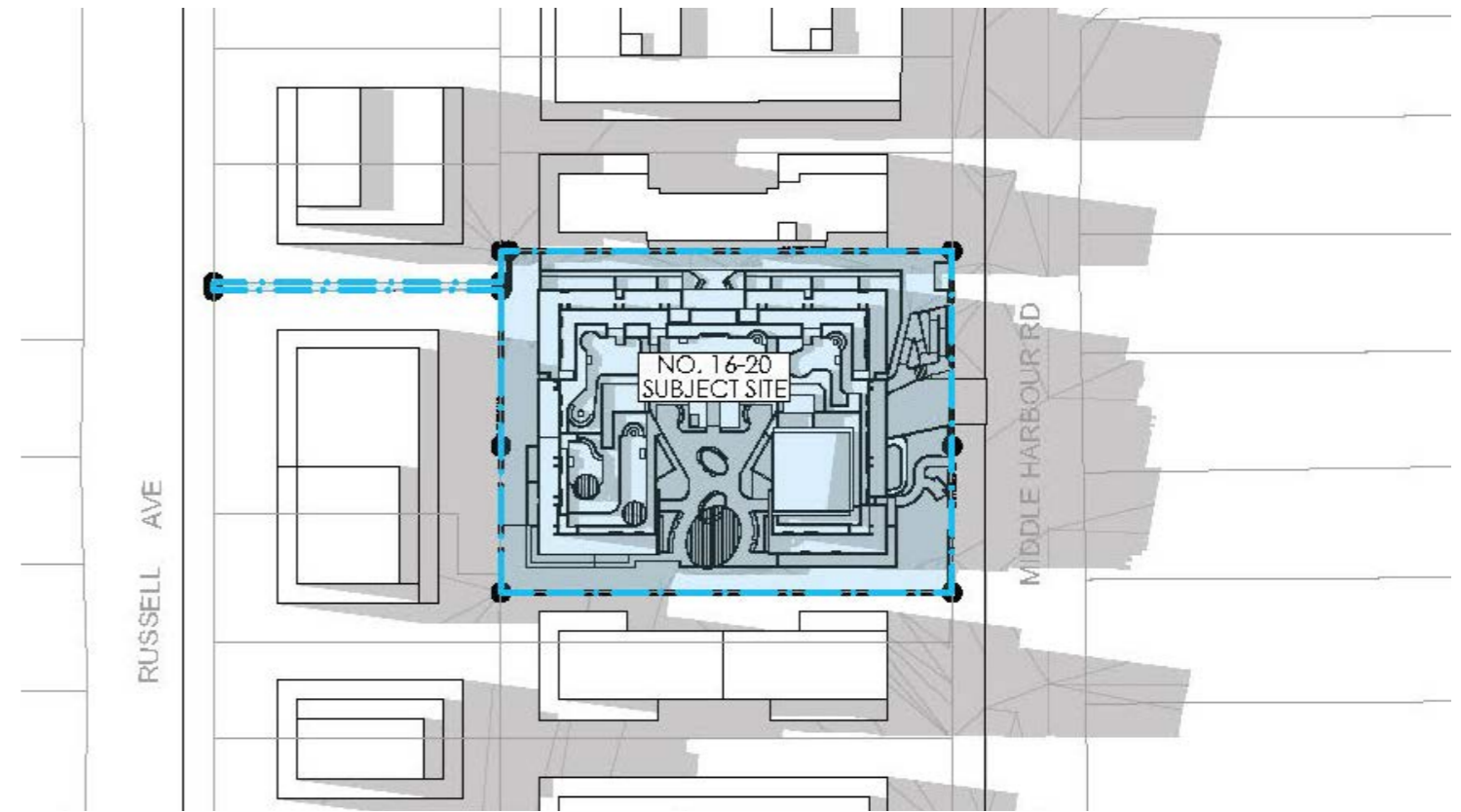
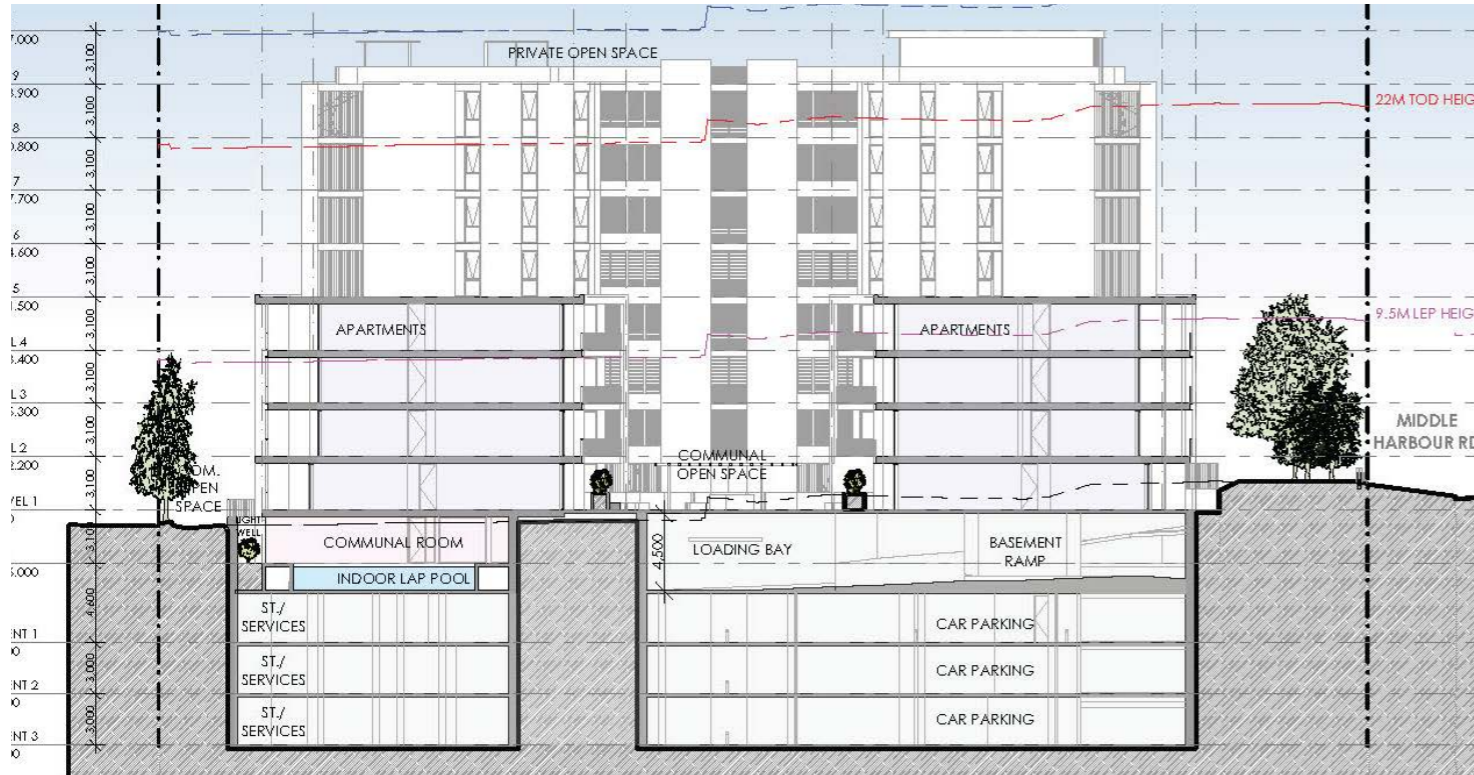
Proposed Built Form

The PTI Architects plans below demonstrate the general ground floor u-shaped building form around a central open space; the extent of basement; the stepping forms of the building as levels rise; and the rooftop private landscape terraces.



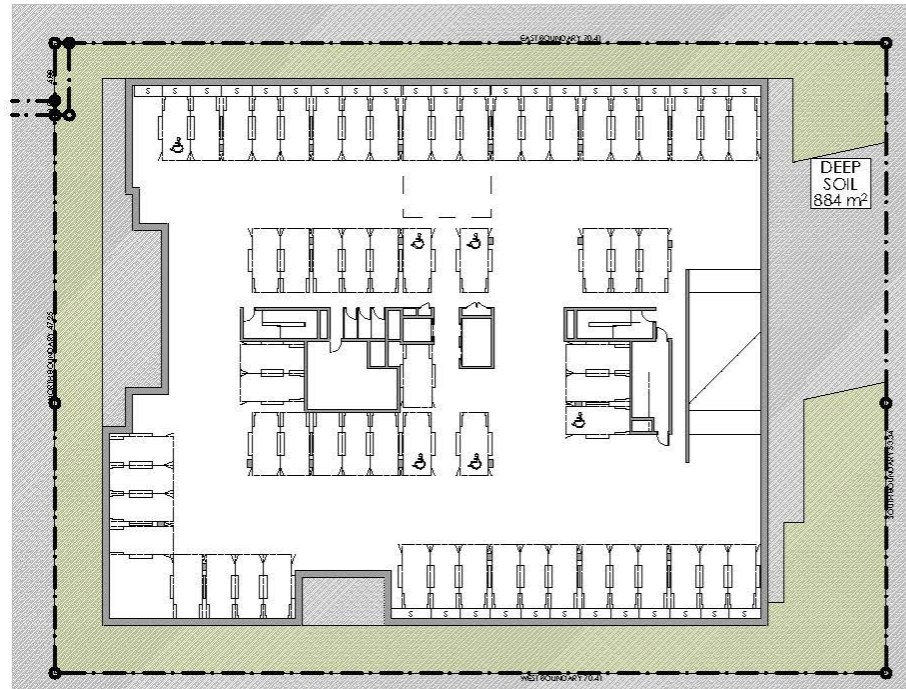
Proposed Built Form

The PTI Architects drawings below demonstrate: general section from Middle Harbour Road, through wings of u-shaped building and through to landscape buffer to tennis courts to the north; the steep streetfront and stepped levels; the eastern frontage, and retaining wall to the north at the far west end against the sunken pool area; and the generally shaded central courtyard and southern frontage.

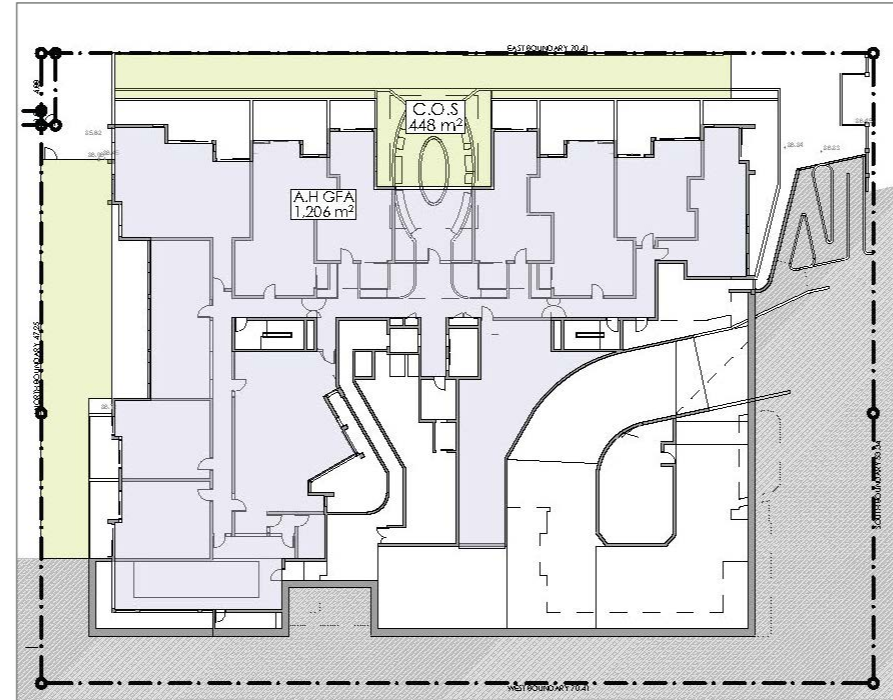


Deep Soil and Common Open Space

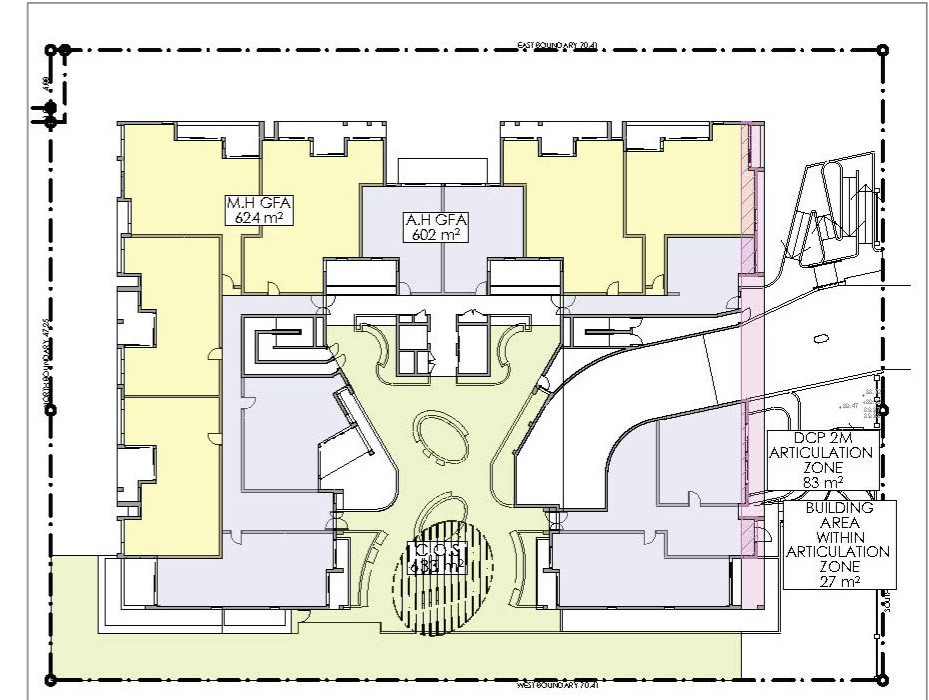
The PTI Architects plans below demonstrate the extent of deep soil (with suitable dimensions to suit ADG), showing achievement of the required xx% of site area. The Common Open Space plan also demonstrates conformance with ADG requirements for common and private open space, with detail of amenity, layout and detail shown on the landscape plans.



Deep Soil

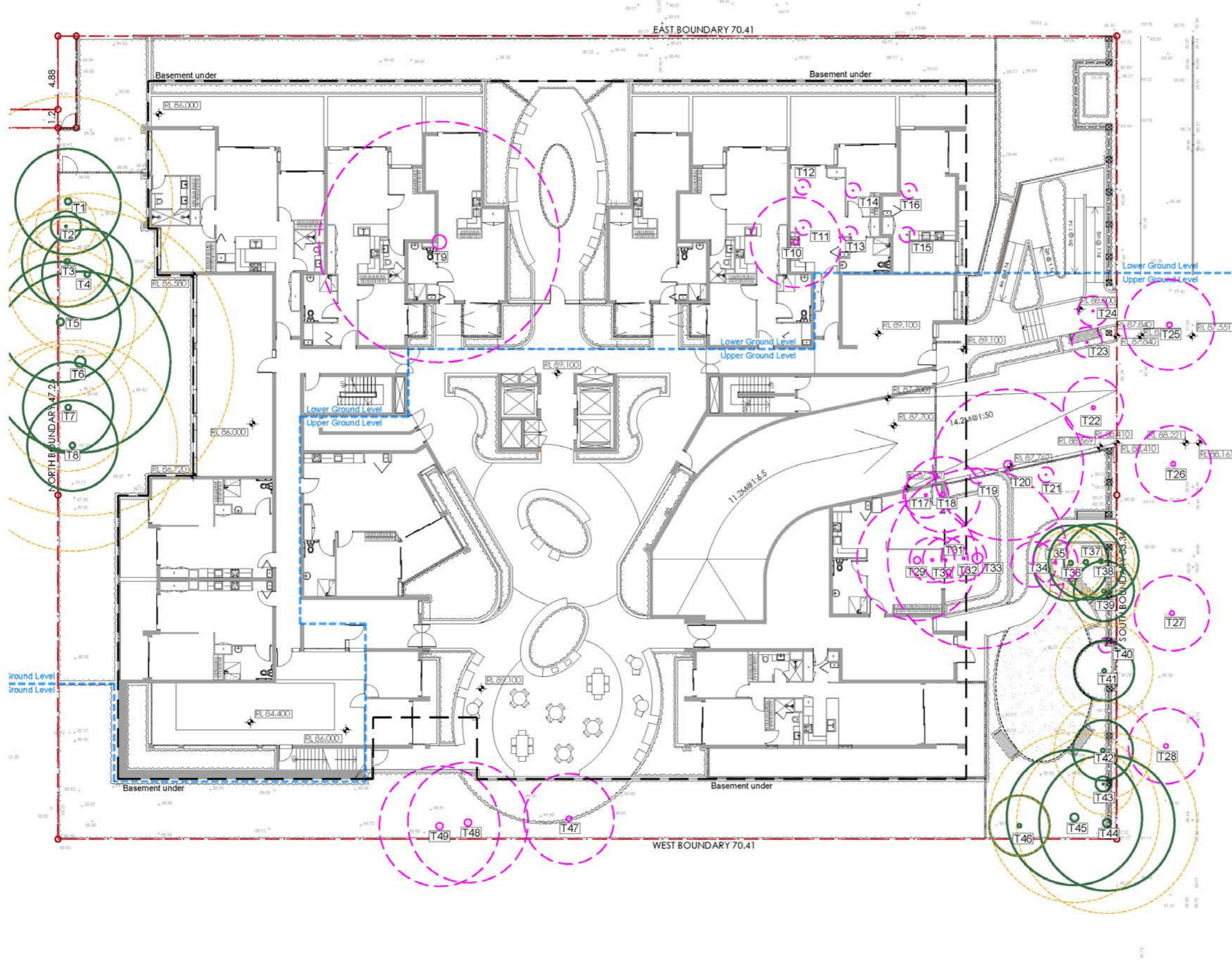


Common Open Space - Lower Ground



Common Open Space - Upper Ground / Level 1

Tree Management Plan - Birds Tree Consultancy / Site Image



MIDDLE HARBOUR ROAD

MIDDLE HARBOUR ROAD

16-20 Middle Harbour Road, Lindfield

Existing Tree Schedule

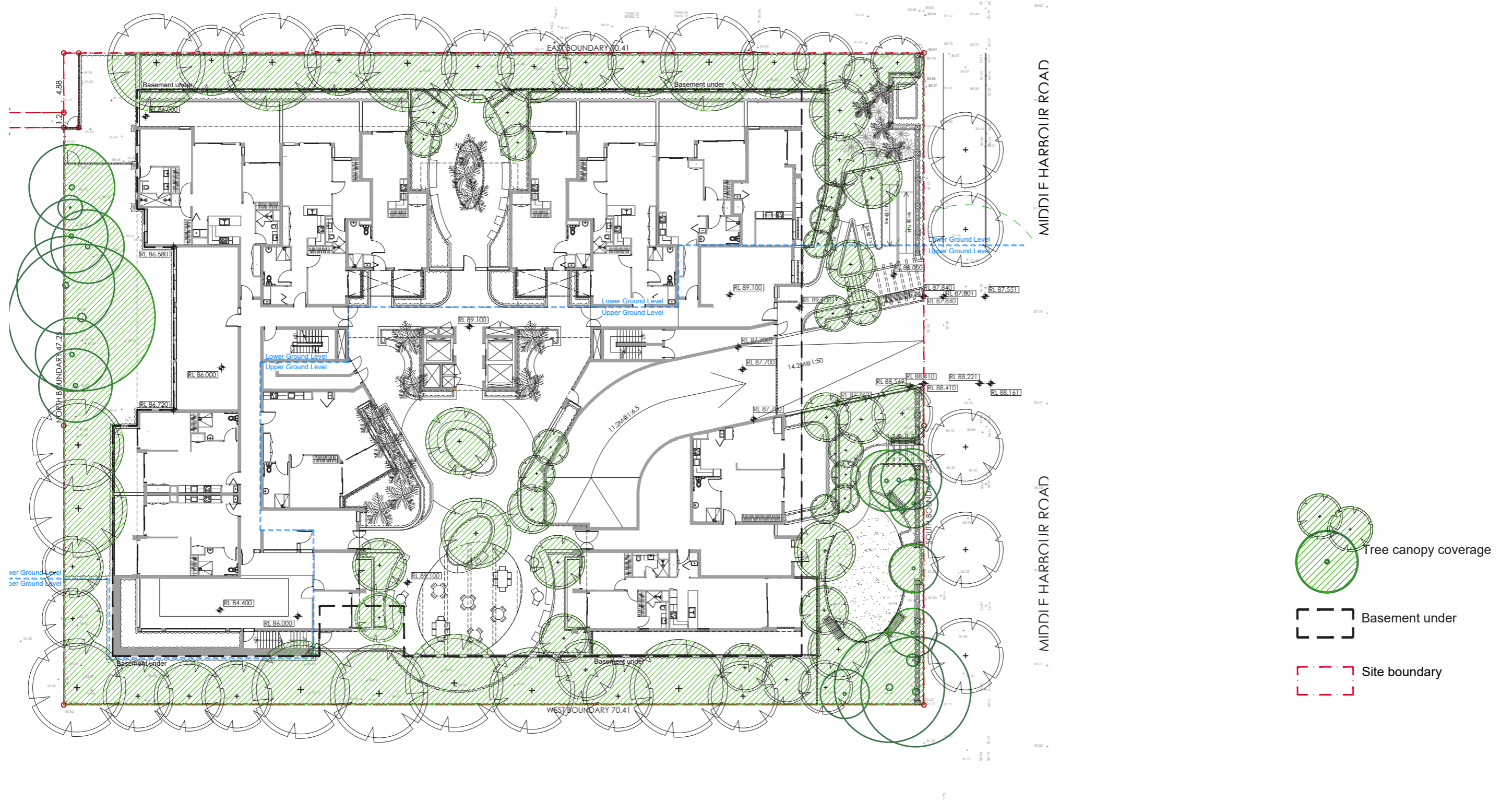
TREE No.	BOTANIC NAME	COMMON NAME	ACTION
TREES			
1	<i>Cupressus macrocarpa</i> 'Aurea Saligna'	Golden Weeping Cypress	Retained
2	<i>Ligustrum lucidum</i>	Broadleaf Privet	Retained
3	<i>Cupressus macrocarpa</i> 'Aurea Saligna'	Golden Weeping Cypress	Retained
4	<i>Jacaranda mimosifolia</i>	Jacaranda	Retained
5	<i>Cupressus macrocarpa</i> 'Aurea Saligna'	Golden Weeping Cypress	Retained
6	<i>Jacaranda mimosifolia</i>	Jacaranda	Retained
7	<i>Cupressus macrocarpa</i> 'Aurea Saligna'	Golden Weeping Cypress	Retained
8	<i>Brachychiton acerifolius</i>	Illawarra Flame tree	Retained
9	<i>Syncarpia glomulifera</i>	Turpentine Tree	Removed
10	<i>Plumeria rubra</i>	Frangipani	Removed
11	<i>Pyrus calleryana</i> (fastigiata form)	Callery Pear	Removed
12	<i>Pyrus calleryana</i> (fastigiata form)	Callery Pear	Removed
13	<i>Pyrus calleryana</i> (fastigiata form)	Callery Pear	Removed
14	<i>Pyrus calleryana</i> (fastigiata form)	Callery Pear	Removed
15	<i>Pyrus calleryana</i> (fastigiata form)	Callery Pear	Removed
16	<i>Pyrus calleryana</i> (fastigiata form)	Callery Pear	Removed
17	<i>Ligustrum lucidum</i>	Broadleaf Privet	Removed
18	<i>Pittosporum undulatum</i>	Sweet pittosporum	Removed
19	<i>Toona sinensis</i>		Removed
20	<i>Liriodendron tulipifera</i>	Tulip Tree	Removed
21	<i>Toona sinensis</i>		Removed
22	<i>Melaleuca laurifolia</i>	Snow-in-summer	Removed
23	<i>Gordonia axillaris</i>		Removed
24	<i>Gordonia axillaris</i>		Removed
25	<i>Melaleuca salicina</i>		Removed
26	<i>Melaleuca salicina</i>		Removed
27	<i>Melaleuca salicina</i>		Retained
28	<i>Melaleuca salicina</i>		Retained
29	<i>Thuja occidentalis</i>	Northern White Cedar	Removed
30	<i>Thuja occidentalis</i>	Northern White Cedar	Removed
31	<i>Thuja occidentalis</i>	Northern White Cedar	Removed
32	<i>Thuja occidentalis</i>	Northern White Cedar	Removed
33	<i>Juniperus chinensis</i>	Chinese Juniper	Removed
34	<i>Juniperus chinensis</i>	Chinese Juniper	Removed
35	<i>Thuja occidentalis</i>	Northern White Cedar	Removed
36	<i>Thuja occidentalis</i>	Northern White Cedar	Retained
37	<i>Thuja occidentalis</i>	Northern White Cedar	Retained
38	<i>Thuja occidentalis</i>	Northern White Cedar	Retained
39	<i>Viburnum tinus</i>		Retained
40	<i>Eleocharis reticulatus</i>	Blueberry Ash	Retained
41	<i>Thuja occidentalis</i>	Northern White Cedar	Retained
42	<i>Thuja occidentalis</i>	Northern White Cedar	Retained
43	<i>Eleocharis reticulatus</i>	Blueberry Ash	Retained
44	<i>Cupressus macrocarpa</i> 'Aurea Saligna'	Golden Weeping Cypress	Retained
45	<i>Cupressus macrocarpa</i> 'Aurea Saligna'	Golden Weeping Cypress	Retained
46	<i>Eleocharis reticulatus</i>	Blueberry Ash	Retained
47	<i>Acacia sellowiana</i>		Removed
48	<i>Cupressus macrocarpa</i> 'Aurea Saligna'	Golden Weeping Cypress	Removed
49	<i>Cupressus macrocarpa</i> 'Aurea Saligna'	Golden Weeping Cypress	Removed

Legend

- Existing trees to be removed
- Existing trees to be retained
- TPZ
- Basement under
- Site boundary

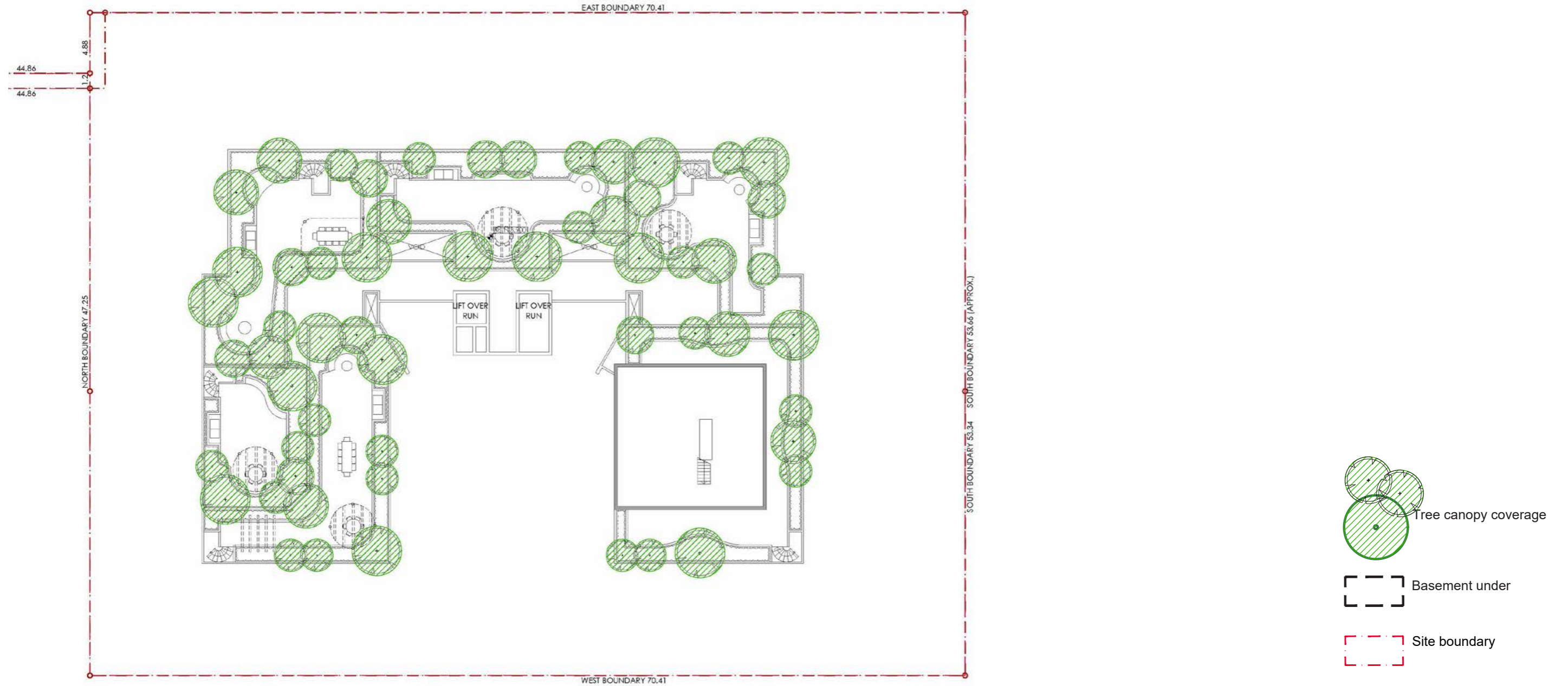
Tree Canopy Cover Diagram - Ground Floor

The Tree Canopy plans provided below and on the following page conform with the methodology set out in GA Greener Places guidelines. The 43% site canopy cover outcome for mature trees as proposed for the project exceeds the GA guideline of 40% canopy cover for Medium Density development. This plan is to be read in conjunction with the rooftop plan on the following page, with those trees contributing to Canopy Cover in accordance with the Government Architects guidelines for determining proposed tree canopy cover.



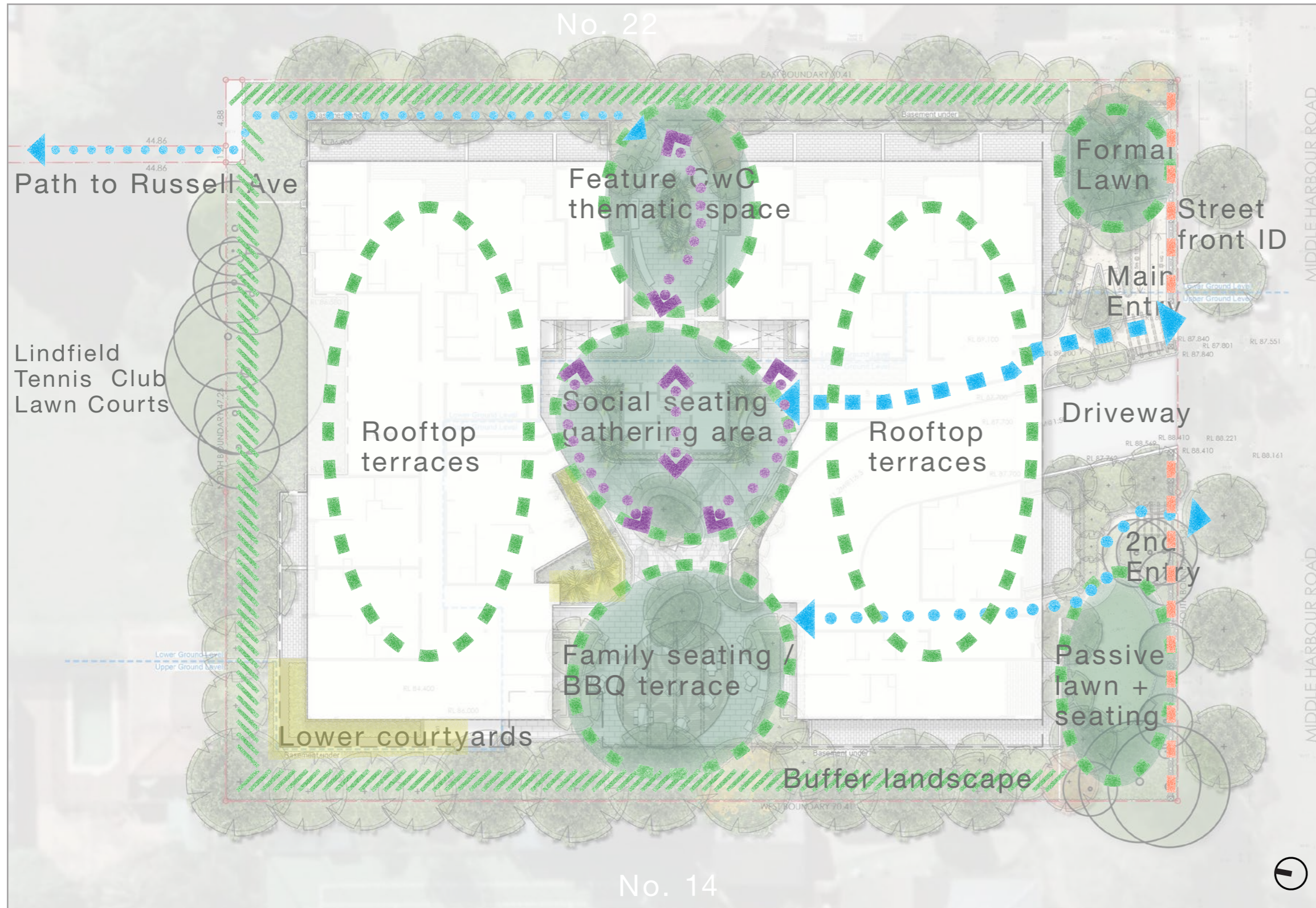
Tree Canopy Cover Diagram - Rooftop Terraces

As noted on the previous page, the rooftop plan below is to be read in conjunction with the ground level plan on the previous page, with all trees contributing to Canopy Cover in accordance with the Government Architects guidelines for determining proposed tree canopy cover.



Landscape Structure Plan

The diagram below illustrates the general functionality and amenity type for common open space areas; as well as street address and entries; access and circulation; boundary screening requirements; and garden features and heritage interpretive elements. This framework forms the functional framework for the following concept design pages.



Structure Plan Notes:

The streetfront landscape character to respond to local character & detail.

Site entry for pedestrians is via a primary address with gates and pergola and flanking landscape. Access to internal site area is via residential lobbies. An existing path link is retained to Russell Avenue.

Front garden lawn areas provide a passive recreation and seating area, and lawn as a visual feature allied to the main site entry.

Perimeter landscape buffer planting is provided to complement retained trees

Landscape outlook courtyard landscapes to lower ground pool and community room areas.

Common open space areas are accessed from the central lift core circulation area, with a social seating / gathering area, and family seating / BBQ area to the ground floor. A feature seating & social space is provided to the eastern boundary lower ground area.

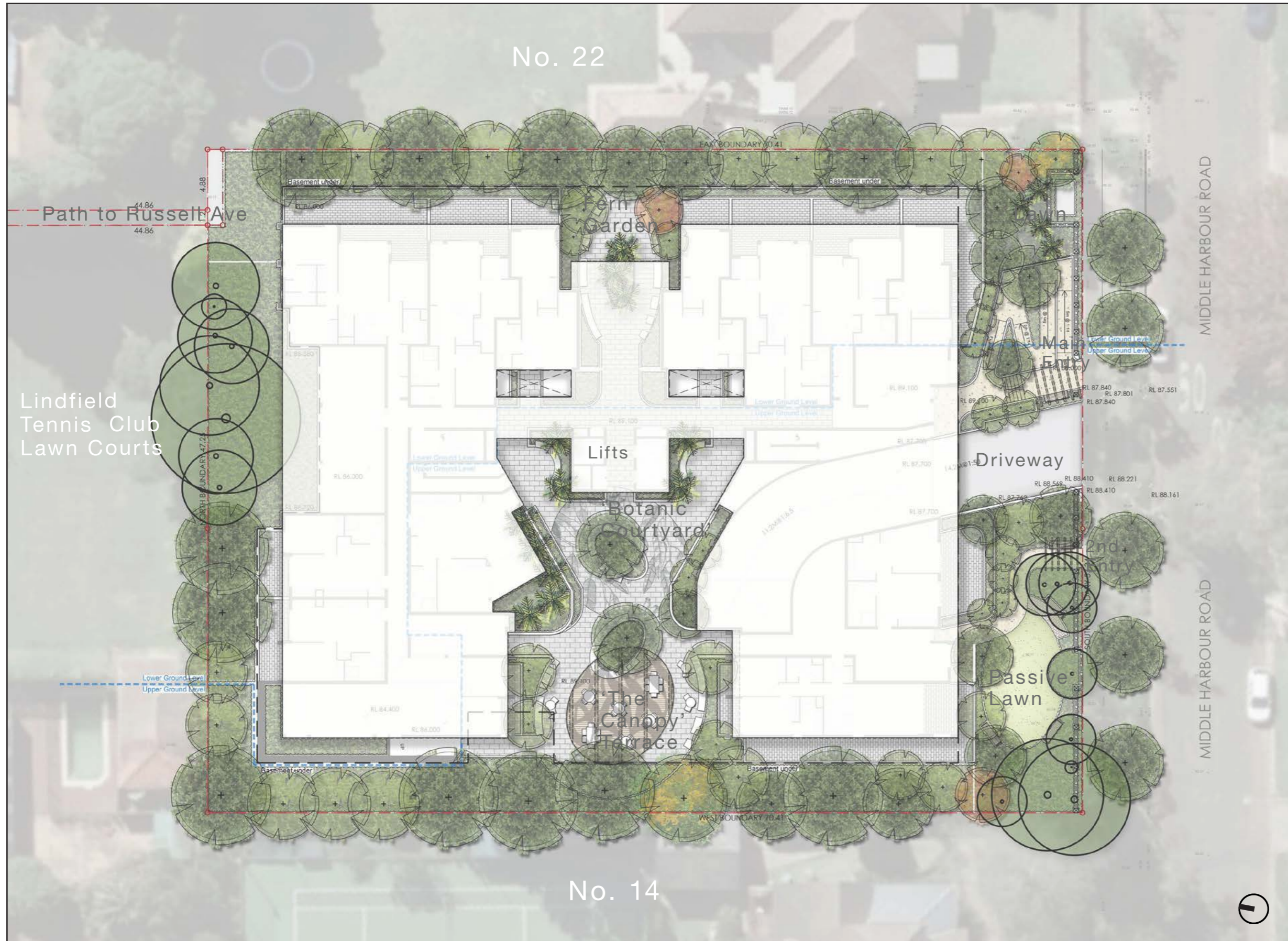
Landscape Masterplan - composite of all levels, including rooftop landscape terraces



Landscape Masterplan - ground and lower ground levels (refer join line on plan)



Landscape Masterplan - ground, and showing extent of lower ground covered by building above.



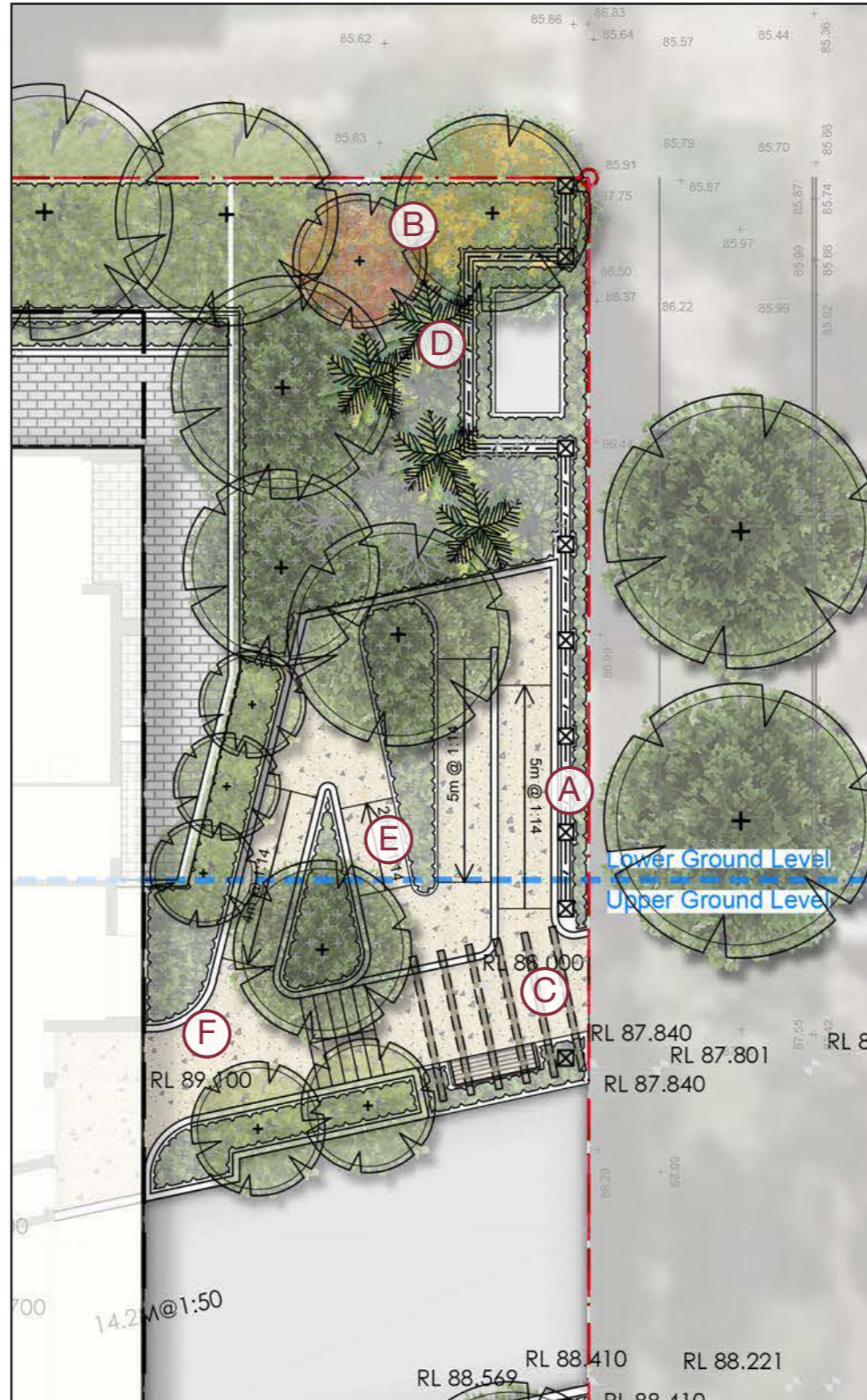
Streetfront and Main Pedestrian Entry



Significant care has been taken to reinstate stone piers & metal palisade fence panels to the frontage, with hedge & tree planting in front and behind. A pergola with landscape character to suit the numerous timber fence / entry treatments in the street and local area is to reinforce the main pedestrian entry. Gardens flank main stairs in, and adjoining ramps as accessible journey.

Features include:

- A. Sandstone piers & metal fence
- B. Existing & proposed boundary trees
- C. Entry pergola / shelter with gate / seat
- D. Substation set in landscape
- E. Gardens flank accessible entry ramps
- F. Residential lobby



Precinct Plan



Design Imagery

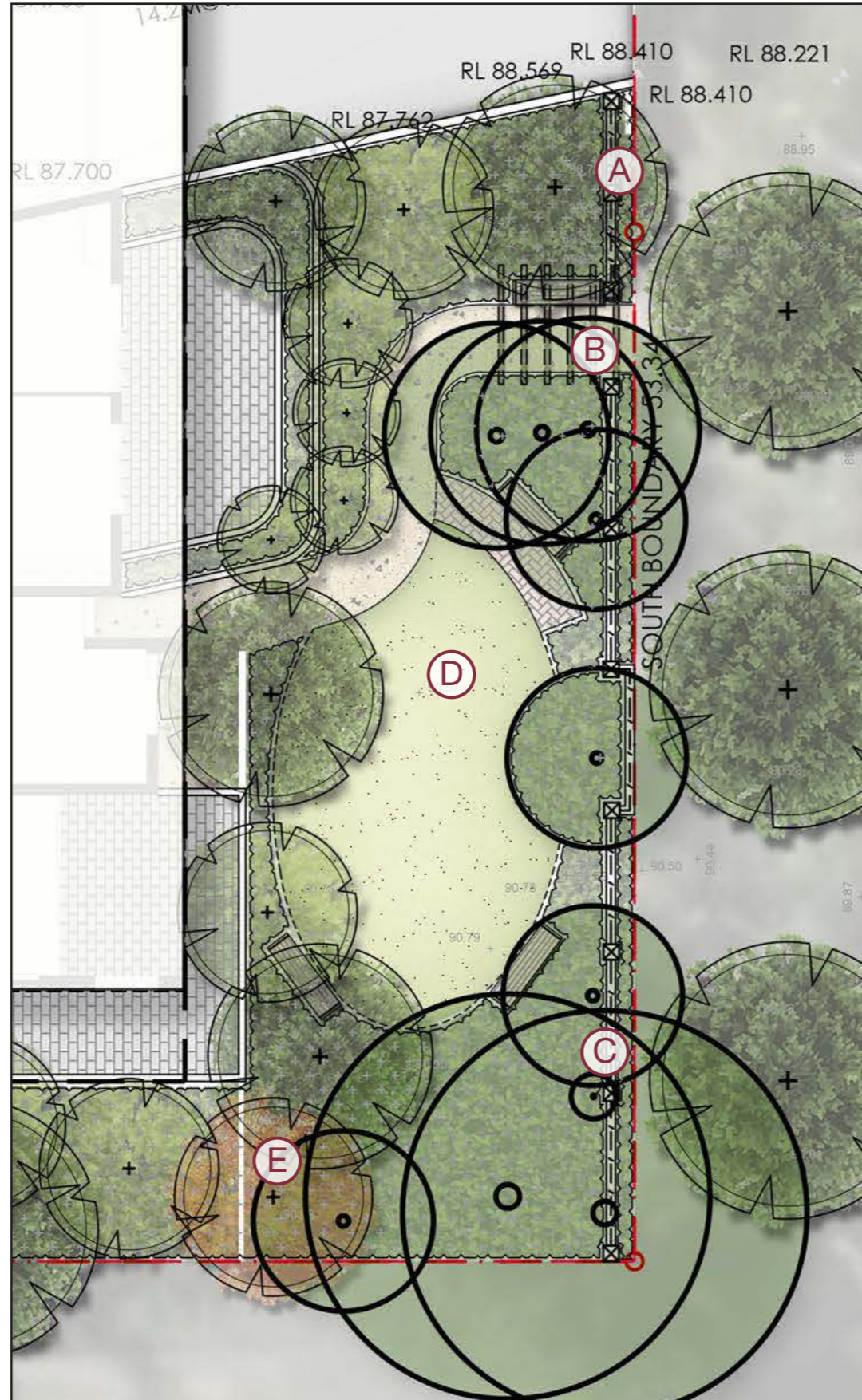
Passive Recreation Lawn



The western garden frontage incorporates a secondary pedestrian entry to a residential lobby, with similar fencing hedging in front and behind. A lawn oval provides a visual feature and passive garden area with allied seating and perimeter lawns. Boundary mature trees are to be retained and new tree planting reinforce the garden frontage.

Features include:

- A. Trees & garden to driveway edge
- B. Secondary pedestrian entry pergola
- C. Front fence & side trees & garden retains strong existing garden streetscape
- D. Passive lawn / adjacent bench seating
- E. Side boundary buffer tree planting



Precinct Plan



Design Imagery

'The Canopy' Family BBQ Terrace



Sinuous flowing forms to gardens and lawn seating edges provide amenity, and at night a vibrant display for views from above. The lightweight, open canopy structures provides privacy to family and social area with barbeques and extensive seating.

Features:

- A Residential access
- B. Feature tree in central raised planter
- C. BBQ
- D. Privacy pergola structure with feature patterned canopy
- E. Seating edges to planter walls
- F. Perimeter screen planting



Precinct Plan



Design Imagery

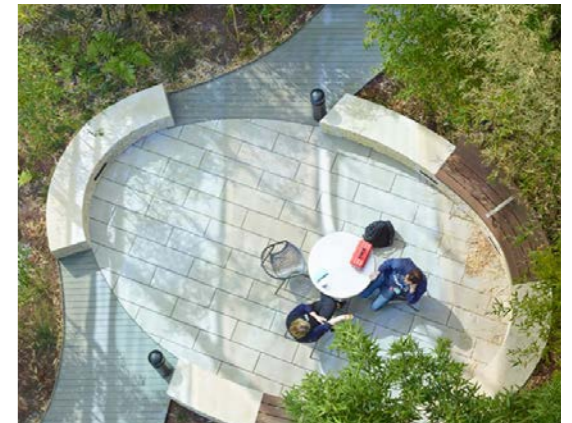
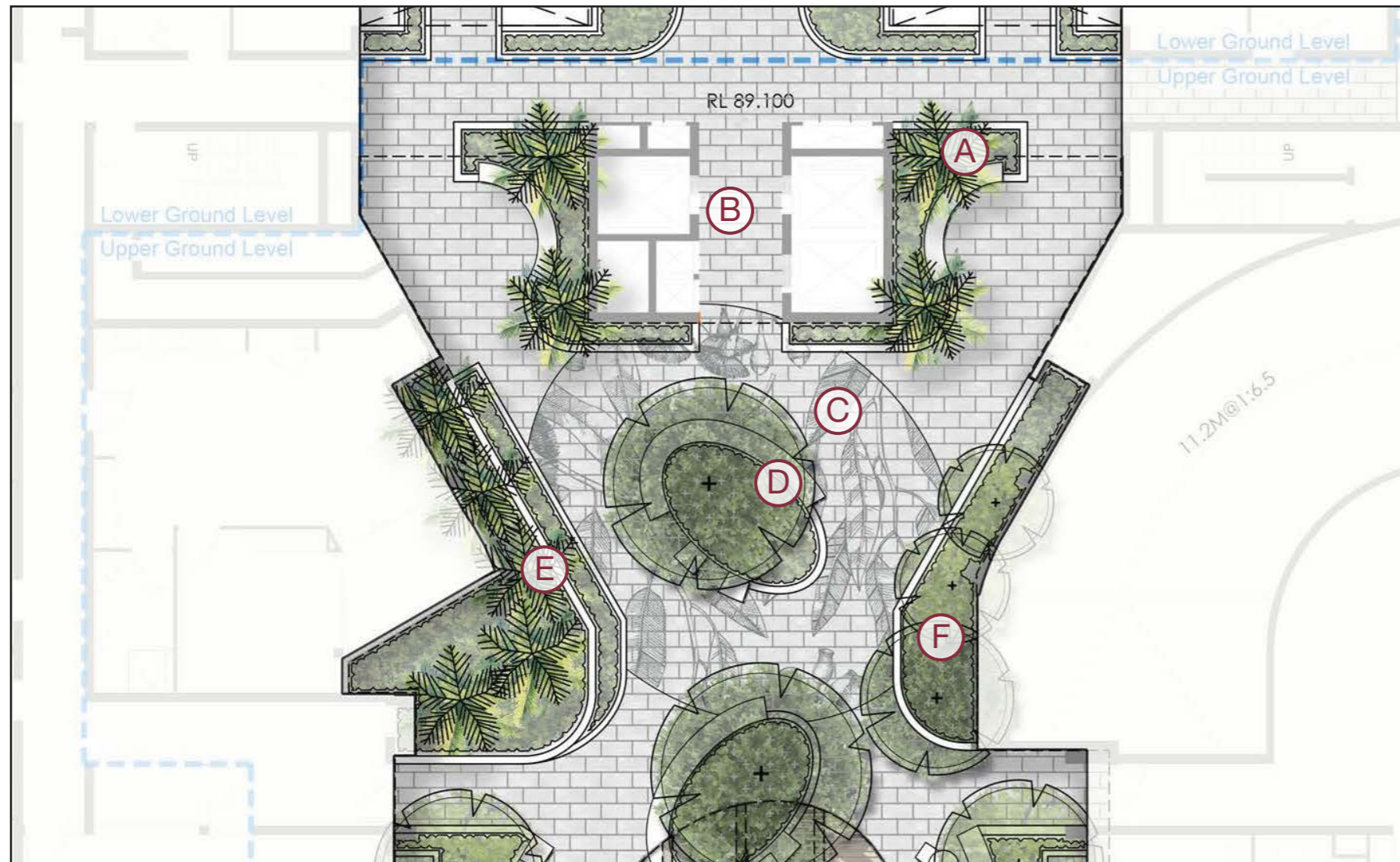
Botanic Courtyard



Sinuous flowing forms to gardens and lawn seating edges provide amenity, and at night a vibrant display for views from above. The lightweight, open canopy structures provides privacy to family and social area with barbeques and extensive seating.

Features:

- A Seating alcoves adjacent residential access walkways
- B. Lift lobby
- C. Feature endemic botanical paving inlay patterns
- D. Central planter with feature tree
- E Planting below to community room outlook
- F. Edge planting to terrace area



Design Imagery

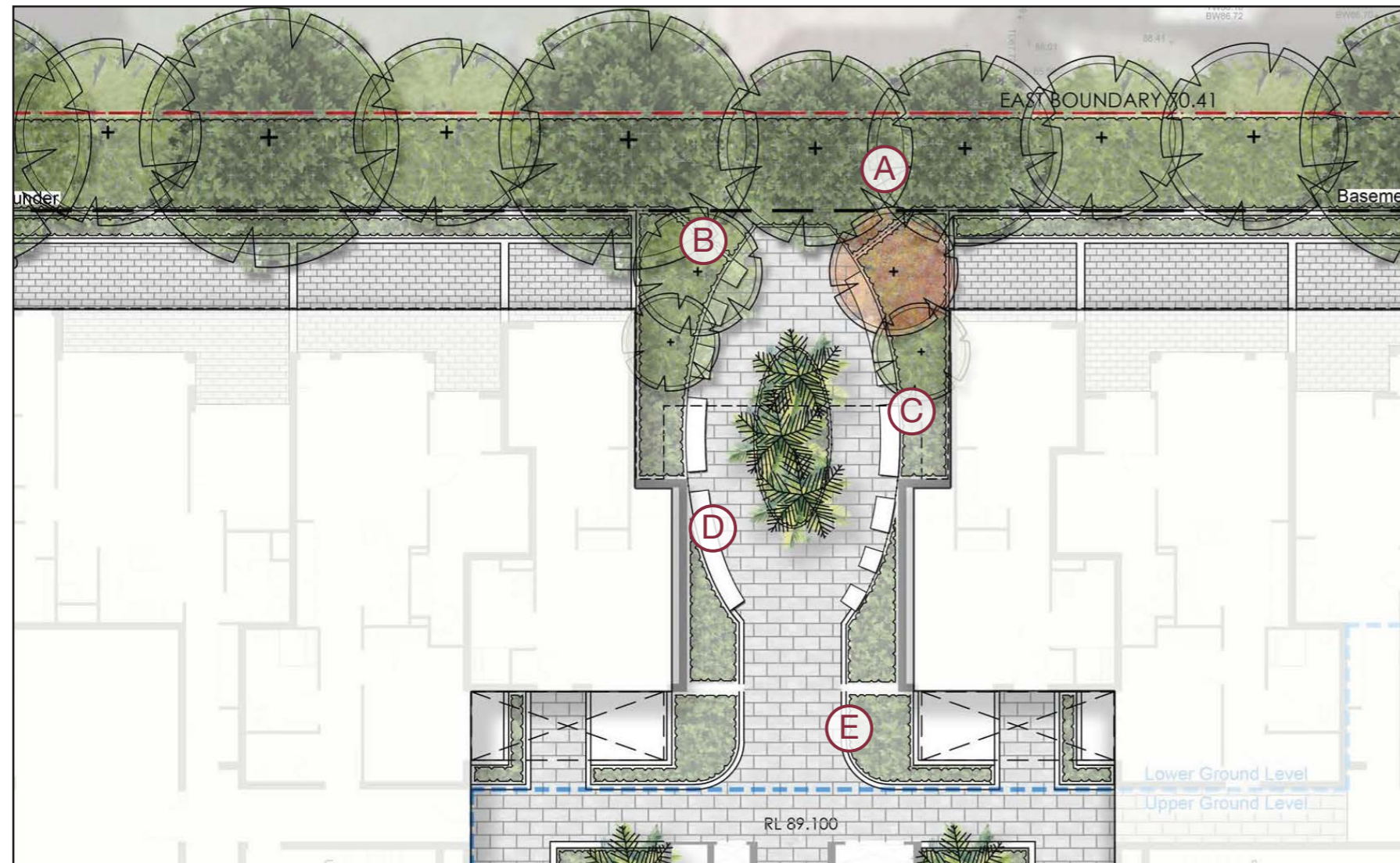
Fern Escarpment Courtyard



This feature seating area echos the natural rocky gullies of the local natural areas, with lush boundary planting, community garden to east, and variety of accent ferns and native shade tolerant plants as a feature to the area.

Features:

- A. Boundary screen planting
- B. Community Garden to eastern edge
- C Fern and screen planting to undercroft edge / planter
- D Interpretive CwC inlays to edge sandstone seating
- E. Internal planting



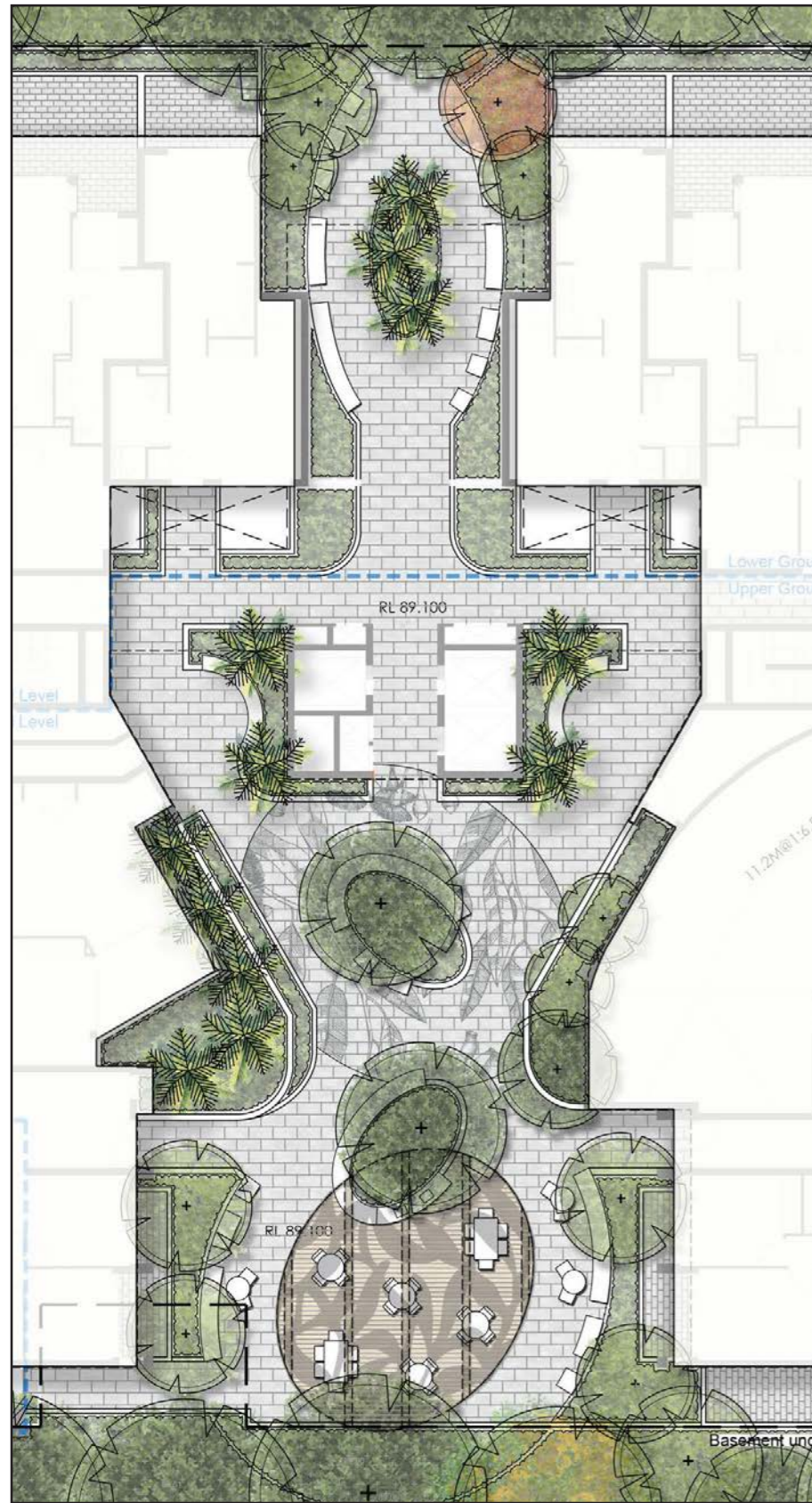
Precinct Plan



Design Imagery

Connecting with Country Starting Points

Connecting with Country is a process of consultation and exploration of local Indscape and cultural inspiration, exploration with First Nations community members and Co-Design to generate appropriate responses to suit site context and opportunity. Even with this understanding, as Landscape Architects and Public Artists, it is common to nominate 'starting points' as suggestions for review. The proposals below are ideas only, and would be revisited from scratch with CwC consultation input.



This feature seating / fern garden area echoes the lush rocky outcrops and gulleys along the local Two-Creeks Walking Track. Features can reference water, & the harbour proximity, and rocky outcrop shelters.



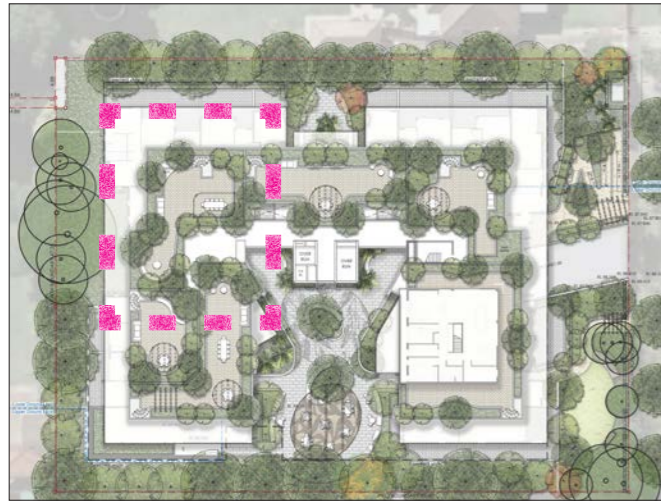
This central garden seating area can explore the natural transition of vegetation associations from shoreline to ridge, Engraved stone paving can reference foliage, flowers and nuts of specific plants on that journey.



The gathering area shelter provides privacy & a feature for overlooking residences of the patterned canopy - referencing Eucalypt & Angophora branch and leaf patterns. Indigenous names can also be celebrated.

Rooftop Terraces - Level 9

The private residential common open space terraces to the rooftops are accessed directly from residences below. Terraces have secure garden edges and planting surrounds, and feature high-end amenity features such as sunbeds, barbeques, seating alcove, and 10-seater tables.



Precinct Plan



Design Imagery

Planting Strategy and Indicative Palette

Working commonly in Ku-ring-gai we are aware of Council's position on the importance of retaining / reinstating the 'Special Landscape Character' of the municipality, with a good proportion of exotic as well as native species. The planting strategy is to create a strong structure of planting that responds directly to reinforcing existing streetscape and residential address; providing suitable neighbour buffer and separation; and providing a range of garden planting areas to suit and provide amenity, including to rooftops, community garden, and sunny and shaded areas.



Camellia sasanqua 'Setsugekka'
Sasanqua Camellia



Gardenia augusta 'Florida'
Gardenia



Rhododendron indica 'Alphonse Anderson'
Salmon Azalea



Murraya paniculata
Orange Jessamine



Asplenium australasicum
Birds Nest Fern



Cycas revoluta
Sago Palm



Syzygium australe Resilience
Syzygium Resilience



Zamia furfuracea
Cardboard Palm



Arthropodium cirratum
New Zealand Rock Lily



Lomandra 'Tankia'
Tanika Mat Rush



Trachelospermum jasminoides
Star Jasmine



Viola hederacea
Native Violet

Screen Planting

Boundary screen planting is a key part of proposals, reinforcing the current pattern of the two subject properties and their neighbours having substantial planting along their boundaries for this purpose. New planting is to reinforce existing planting on the sites and along neighbouring boundaries to create high quality foliage to 5-6m (and taller in some areas) to provide visual separation between the properties. Significant existing trees towards the streetfront substantially restrict streetscape views to the proposed buildings.

The images below are representative only of the longer list of proposed boundary screen and canopy tree planting in the landscape proposals.



Waterhousea floribunda
Weeping Lilly Pilly



Elaeocarpus eumundi
Smooth-Leaved Quandong



Magnolia grandiflora 'Little Gem'
Little Gem Magnolia



Acmena smithii 'Sublime'
Sublime Lilly Pilly



Pittosporum tenuifolium 'Silver Sheen'
Silver Sheen Pittosporum



Photinia x fraseri 'Robusta'
Robusta Photinia

Hardscape Finishes and Pallete

The landscape materiality is to be a combination of materials that echo local streetscapes and residential identity, but also to create common open space areas recessed from the streetscape that reflect natural materials and also the contemporary design qualities of the proposed building.



Recycled Brick Walkways



Sandstone finish to Planter Walls



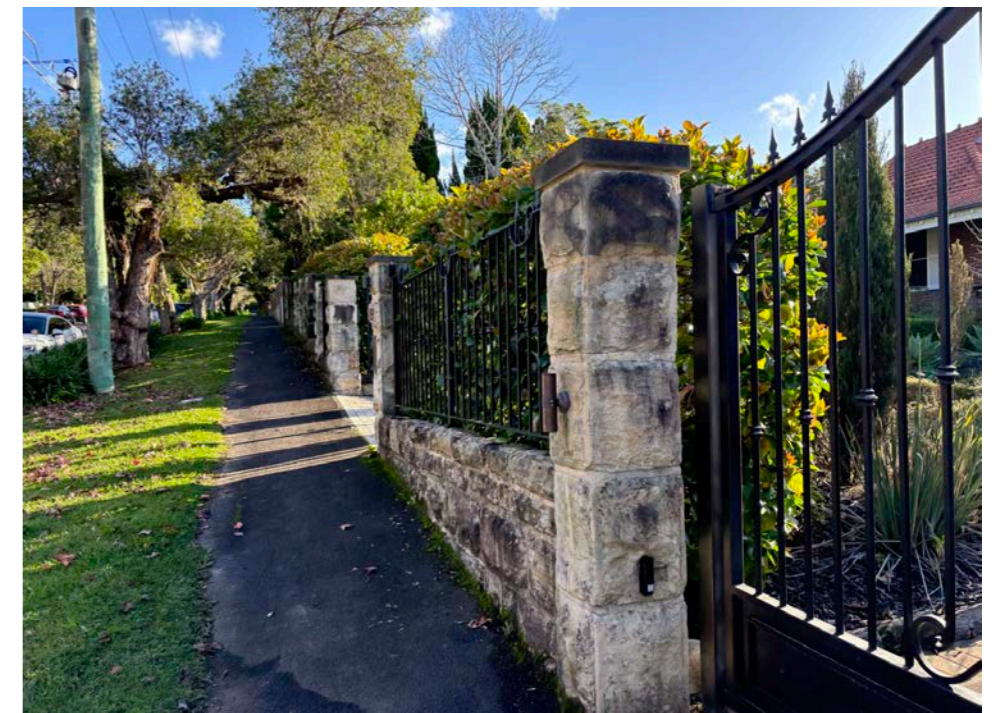
Sandstone seating / planter walls (select areas)



Timber Deck to feature areas



Rounded Pergolas



Front Fencing and planting

Conclusion

This Landscape Design Concept report, read in conjunction with Landscape and team SSDA documentation, has outlined how local landscape and streetscape character has been considered and incorporated in proposals, and how a suitable range of landscape amenity for residents is provided. The design of landscape treatments and spaces is a coordinated response to architectural proposals, creating destination spaces and providing suitable site access and circulation, and buffer landscape treatments to adjoining properties.

As a State Significant Development Application / Transport Oriented Development (TOD), proposals have been prepared to respond to residential density guidelines of DPHI, and be guided by the requirements of the NSW Government Architect, and Ku-ring-gai Council. Landscape proposals are considered to provide a balanced response to the residential density permitted by the TOD, with high quality residential common open space and landscape proposals that responds to local landscape and cultural heritage, neighbourhood setting and context.

We look forward to SDRP presentation and feedback to proposals.

Ross Shepherd BLArch MArt AILA RLA 499

Director - Site Image (NSW) Pty Limited

