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landscape architects

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Prepared for **Scion**

# **27-33 Middleton Avenue, Castle Hill**

## **Landscape Design Report**

State Significant Development Application | May 2026

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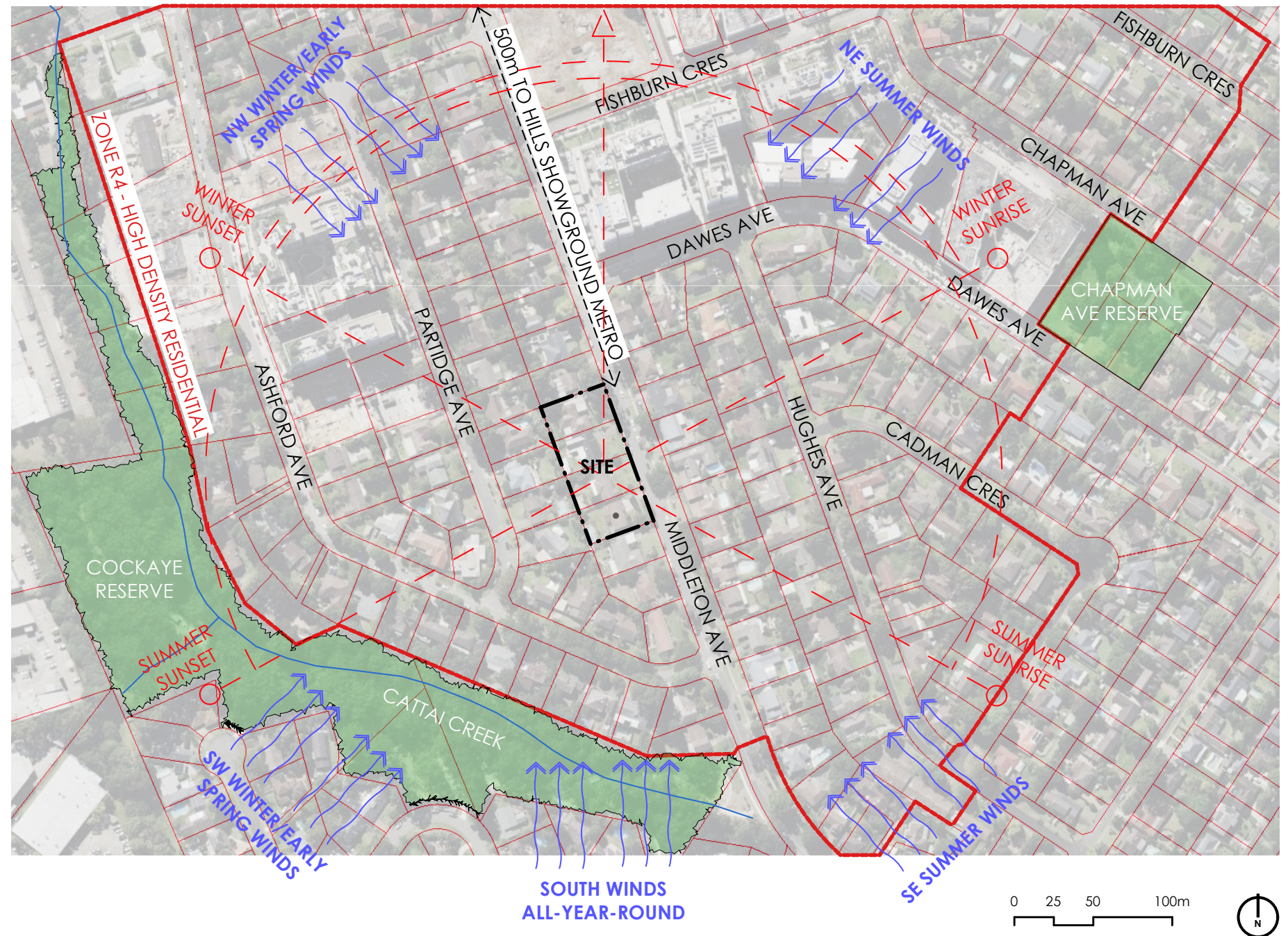


# 1 Site Analysis

## 1.1 Local Context

Middleton Avenue plays a key strategic role within the precinct as the primary north–south movement corridor. It connects Hills Showground Metro Station in the north with the Cattai Creek corridor to the south, which serves as an important open space, pedestrian, and cycling spine. The subject site sits on a local high point along this route, reinforcing Middleton Avenue's role as more than a typical residential street, functioning instead as a vital link between transport, open space, and neighbourhood activity.

In this context, the proposal is a considered response to an increasingly urbanised precinct. It demonstrates how development along Middleton Avenue can enhance urban structure, amenity, and community life, rather than simply adding more dwellings.

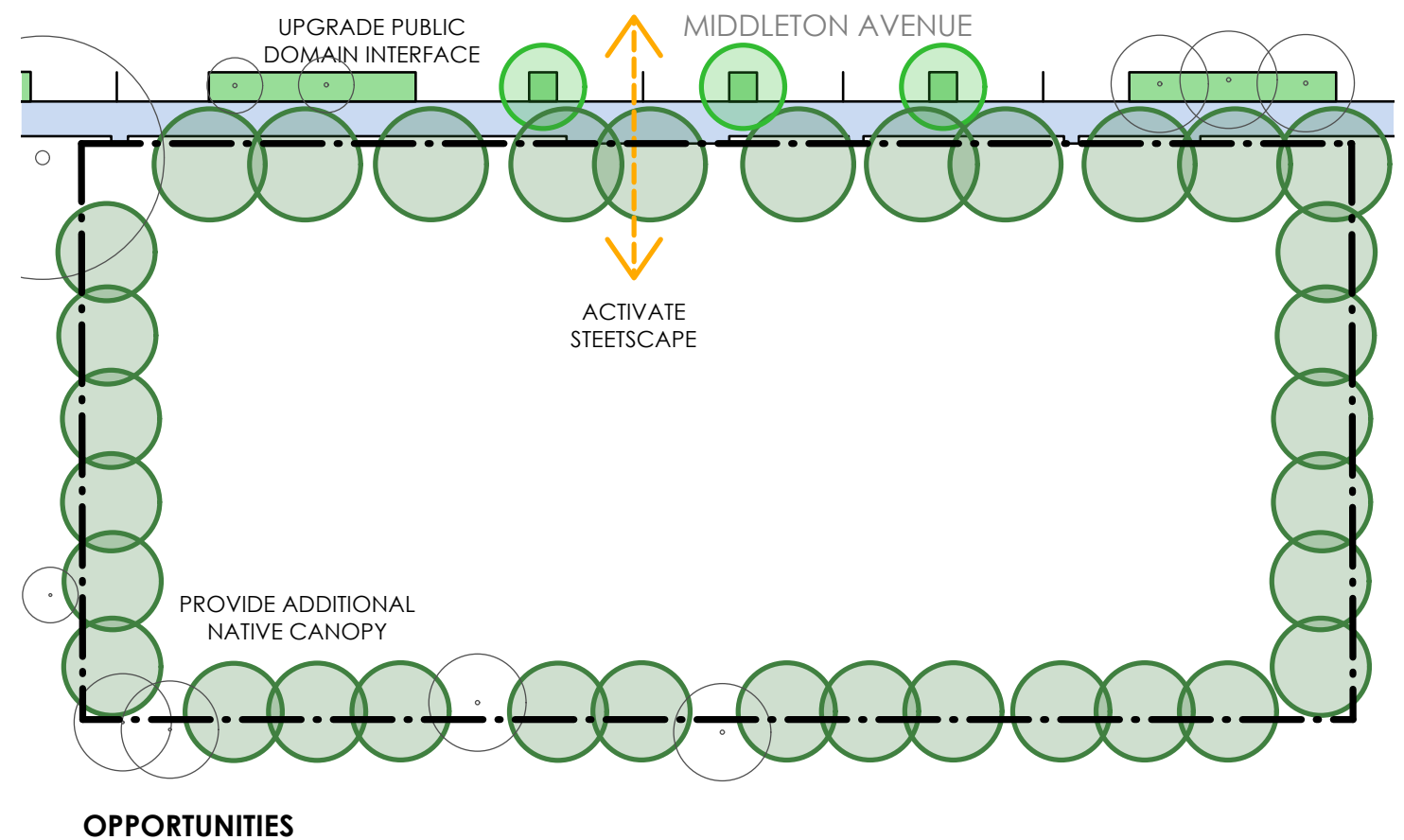
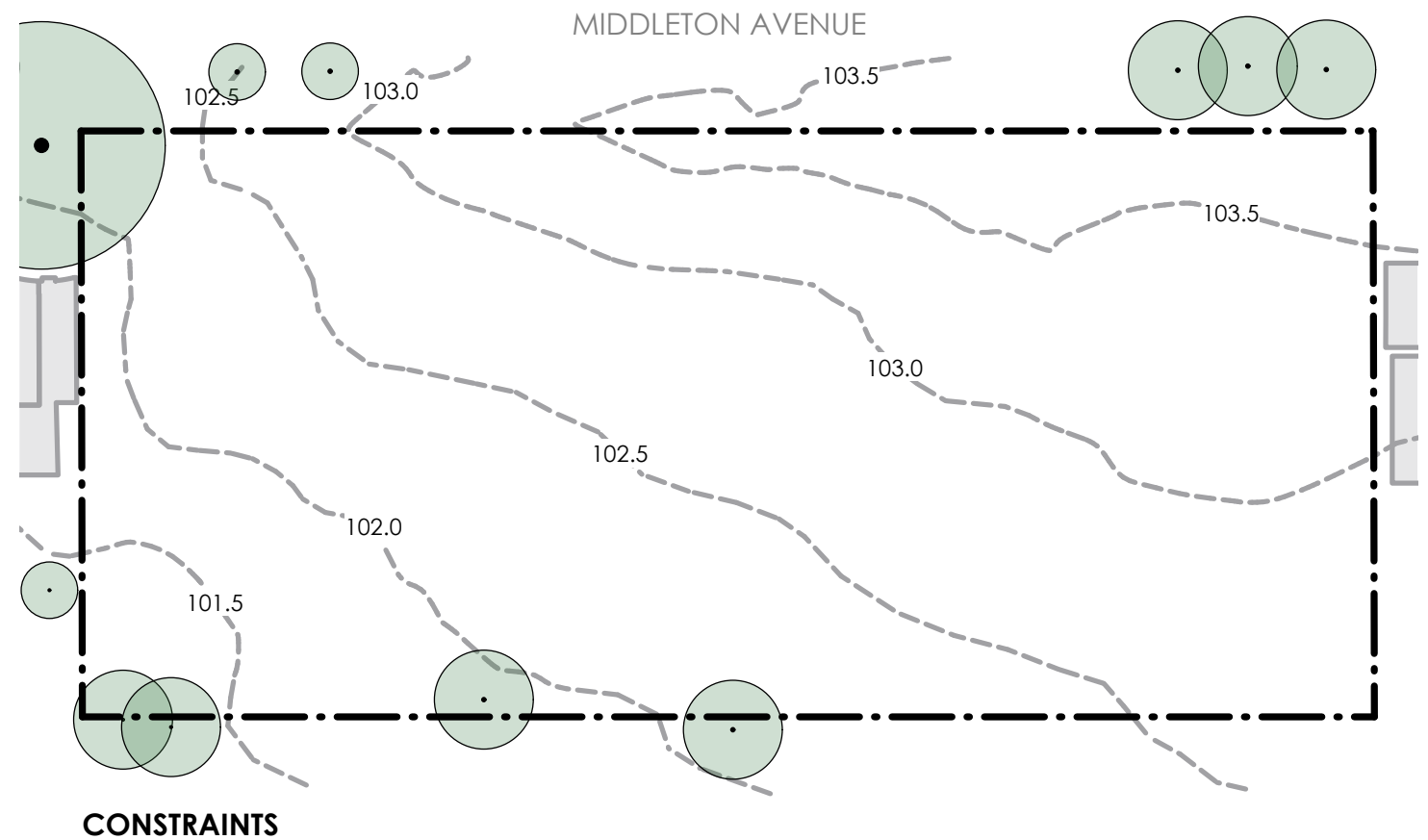




## 1.2 Opportunities and Constraints

The site sits on a ridgeline and slopes down toward the northwest corner. Existing canopy cover is limited, consisting mainly of small exotic species, and there is currently no formal footpath along Middleton Avenue.

Building height could be used to capture views toward the city and the nearby Cattai Creek corridor. There is also an opportunity to introduce additional native canopy planting and strengthen the vegetation corridor along the rear boundary. At the street edge, the frontage could be upgraded with new street trees and kerbside parking in accordance with The Hills Shire Council's Showground Precinct Public Domain Plan.



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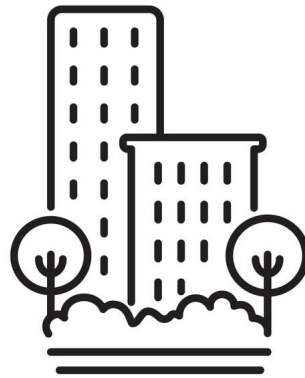


# 2 Design Vision

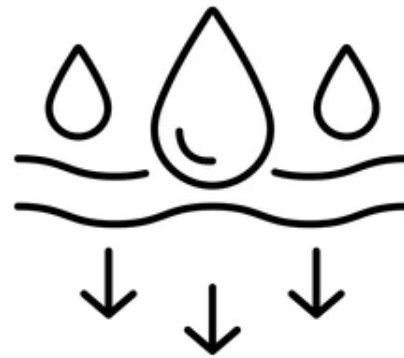
## 2.1 Design Principles



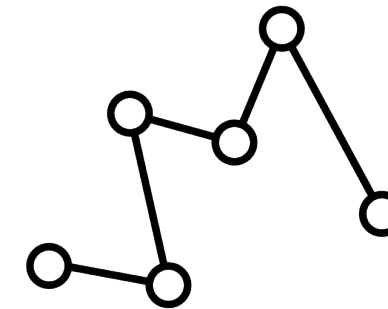
Create a sense of place



Establish a landscape setting for the building



Express the water story



Activate the streetscape



Provide a mix of passive and active spaces

## 2.2 Connecting with Country Outcomes



### Inclusive Process

Design guided by learnings from Walk on Country in conjunction with indigenous heritage consultants



### Organic Layout

Natural curves reflected in raised planters, seating and circulation paths



### Contextual Materials

Material colours informed by surroundings - greys, browns and purples from bark, soil and flowers



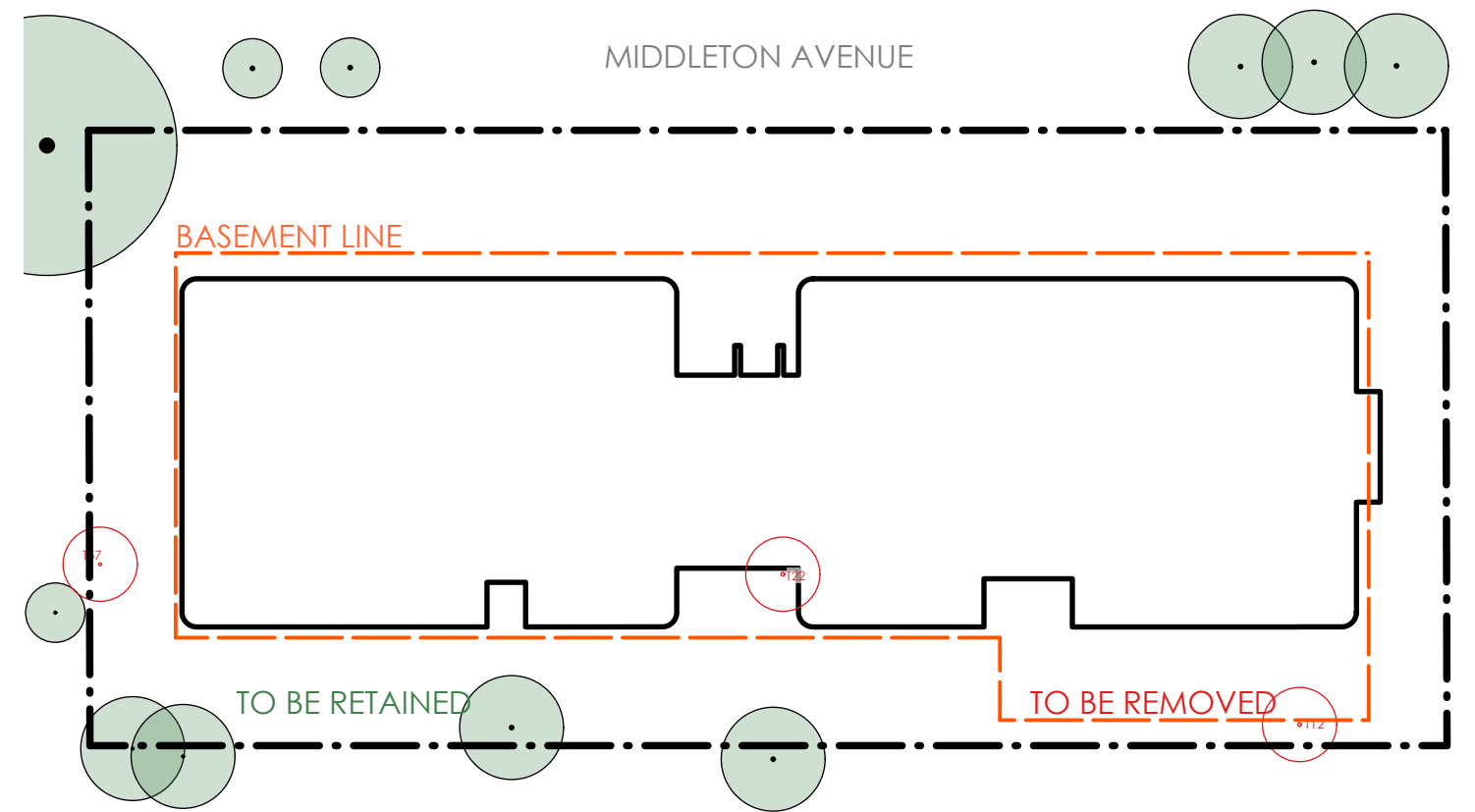
### Endemic Planting

Planting palette derived from local native species to suit microclimates on site

## 2.3 Tree Canopy Strategy

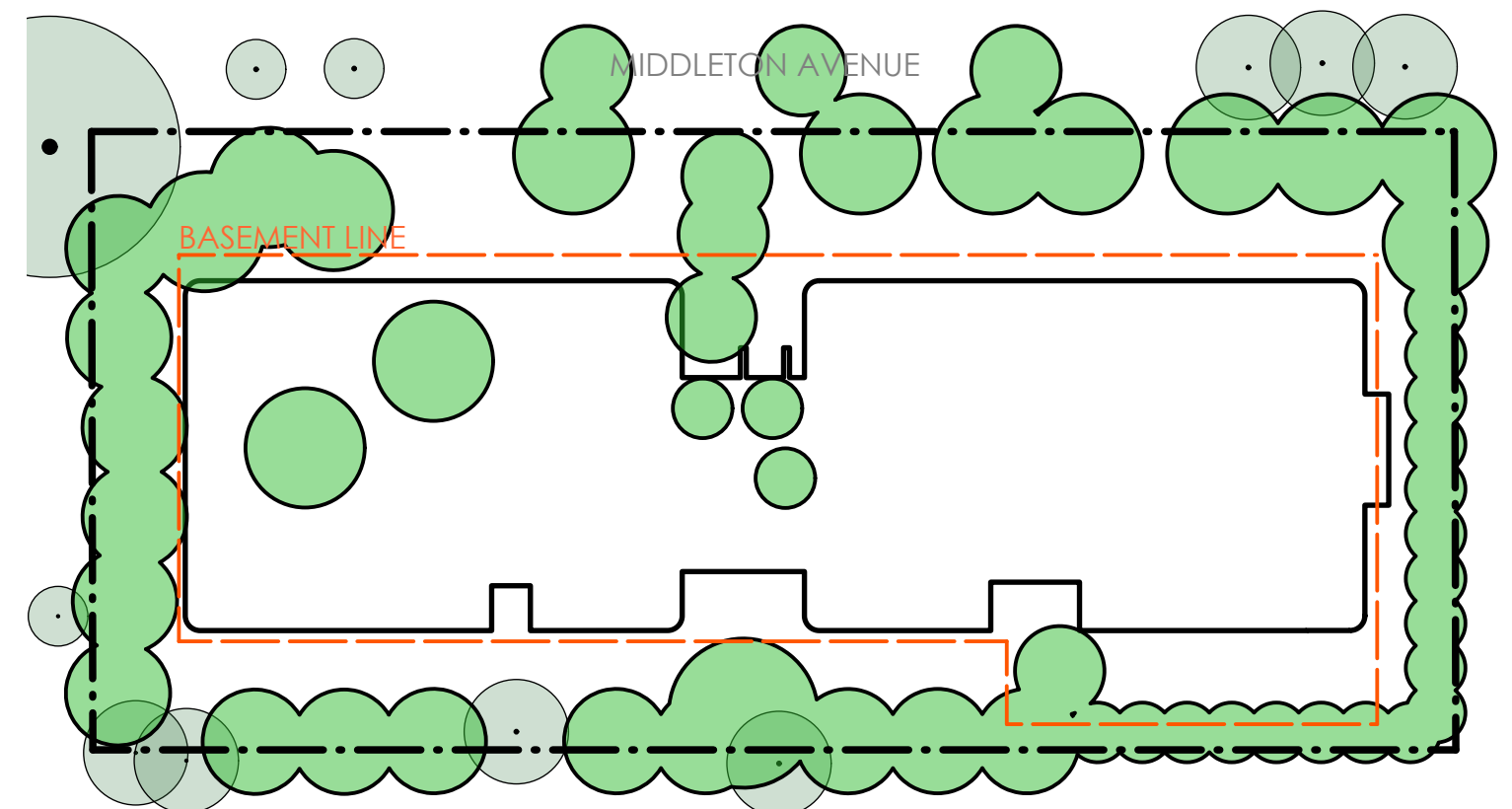
The existing canopy consists of four trees and, including overhanging trees from neighbouring properties, covers approximately 3.5% of the site. All endemic trees are retained and protected. The three trees proposed for removal will be replaced with 56 new trees, significantly improving amenity and habitat and increasing total canopy cover to 32.88% of the site. Shared boundaries will be planted with overlapping endemic species to provide privacy and extend the existing vegetation corridor.

Street trees T50 and T51 are to be retained, with the proposed driveway located outside their structural root zones. A new roadside garden is planned around these trees to reduce soil compaction and support their long-term health.



EXISTING TREE CANOPY

EXISTING CANOPY COVER = 3.50%



PROPOSED TREE CANOPY

PROPOSED CANOPY COVER = 32.88%

SCALE 1:500 @ A3



# 3 Landscape Concept

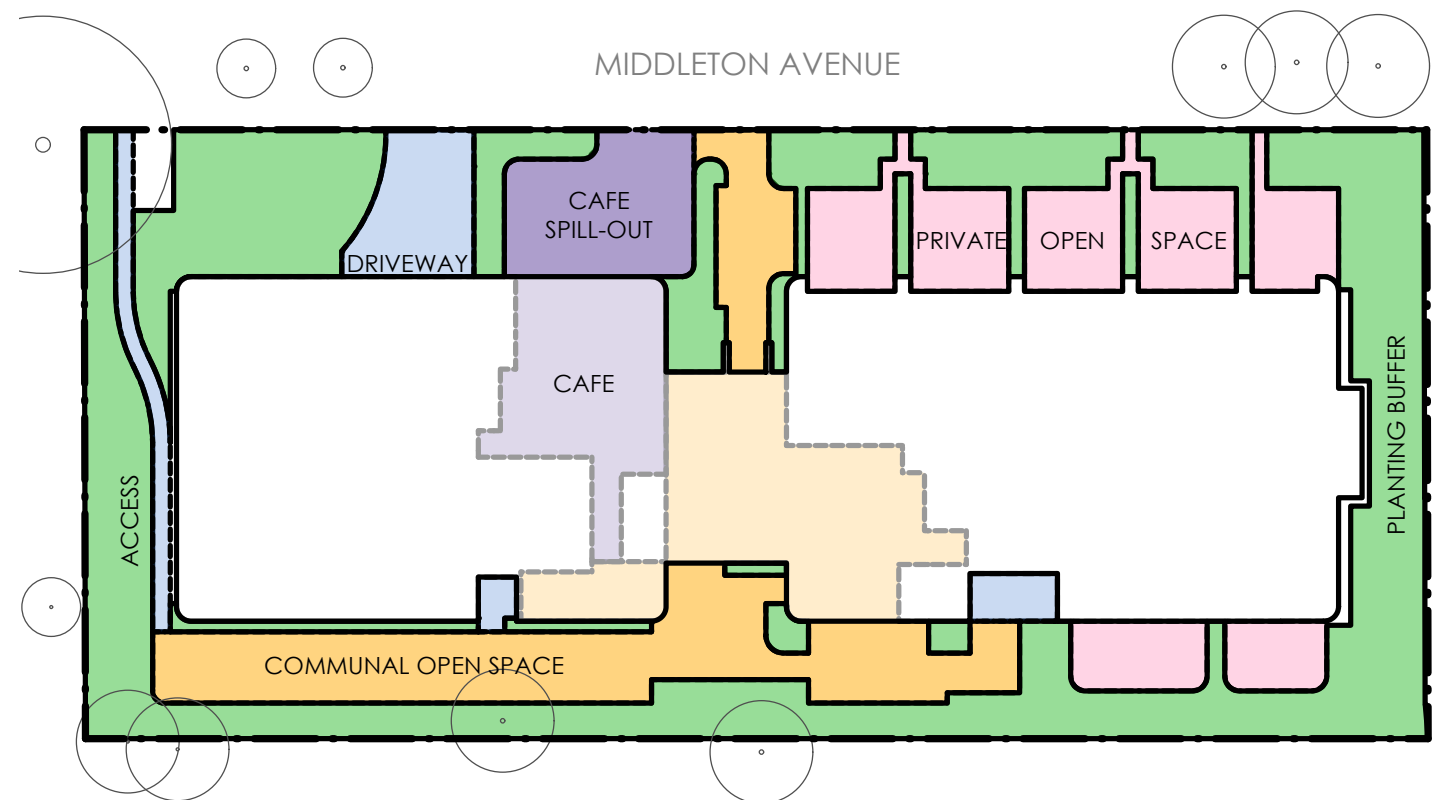




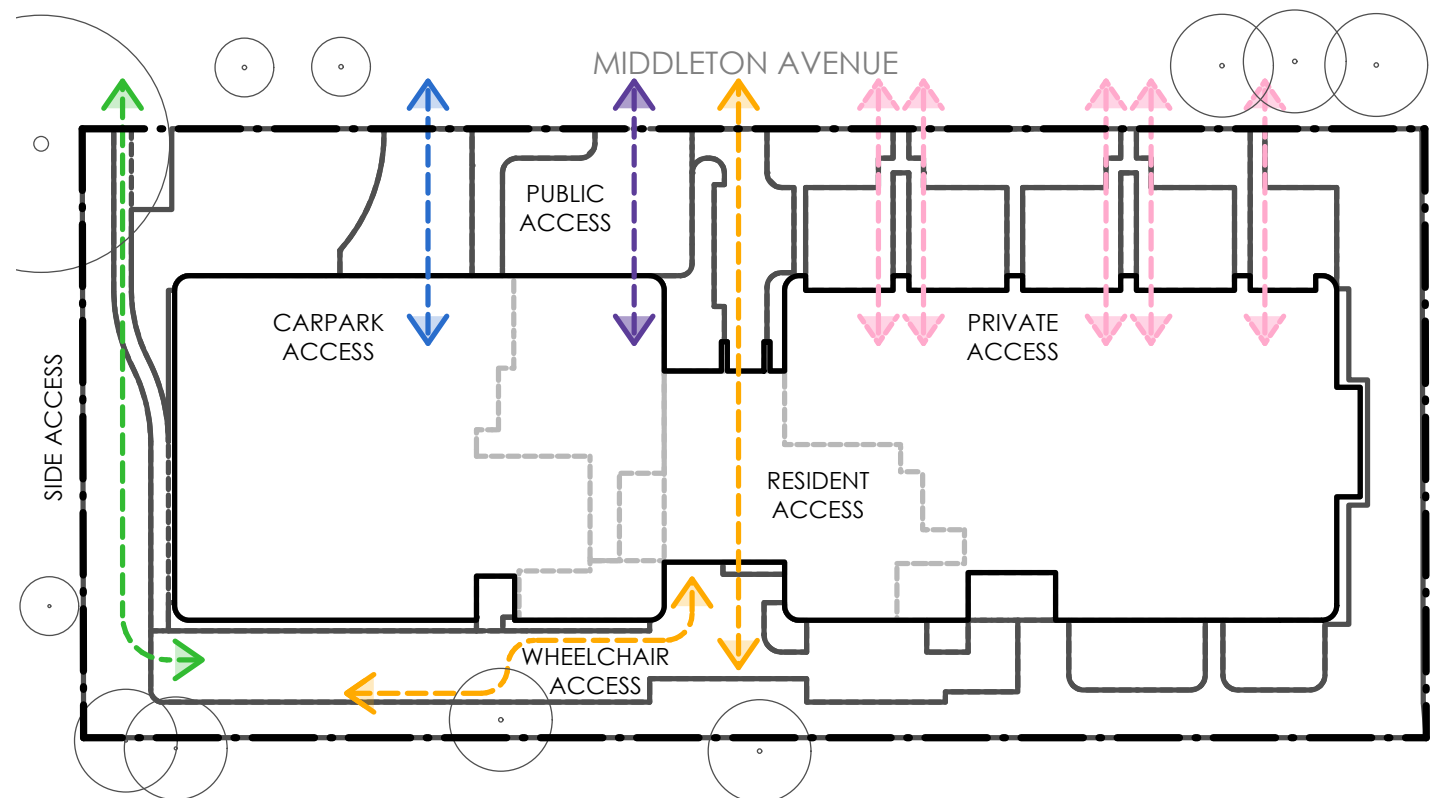
## 3.2 Open Space Programming

Communal social spaces are distributed across a range of attractive and varied settings within the scheme, including the sunny rooftop, the active street frontage, and the generous double-height lobby. Located along main circulation routes, these spaces encourage casual interaction between neighbours within a series of welcoming, daylit, and landscaped environments.

The level 11 communal open space is designed to offer both small and large areas. Smaller spaces support quiet, passive use by individuals or small groups, while the larger barbecue area is suited to informal gatherings and social events.



GROUND FLOOR OPEN SPACE



GROUND FLOOR CIRCULATION

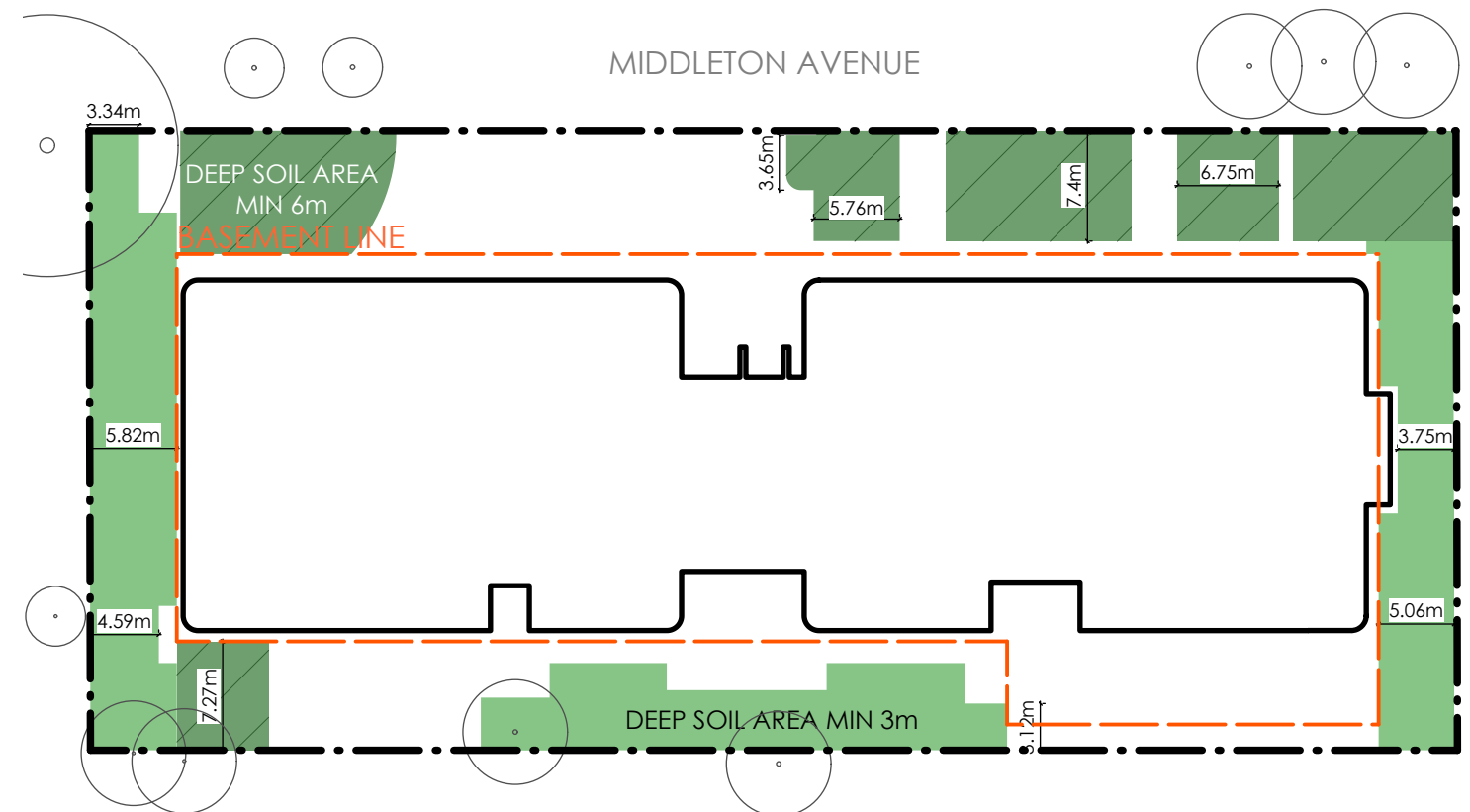
SCALE 1:500 @ A3



### 3.3 Deep Soil and Landscape Calculations

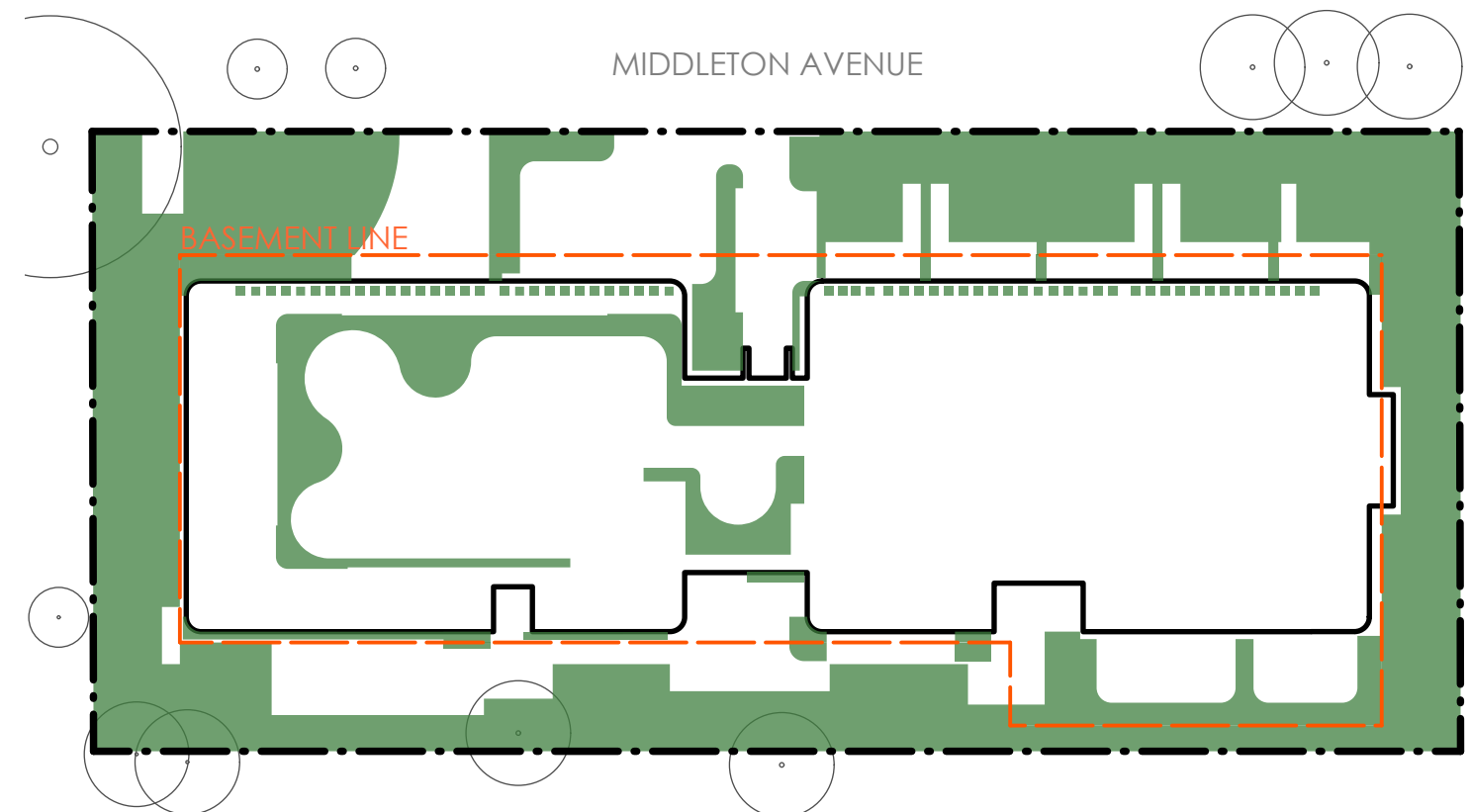
At ground level, the deep soil zone is maximised to support large canopy trees, with deep planting buffers, natural turf, and permeable paving used to retain water within the landscape.

Water-sensitive urban design principles are applied across the site. The layout prioritises deep soil areas to support healthy tree growth, reduce evaporation, and improve stormwater infiltration. Permeable paving and natural turf further limit runoff and encourage on-site water retention, contributing to the long-term resilience of the landscape.



DEEP SOIL AREA

DEEP SOIL AREA MIN 3m = **25.82%**  
DEEP SOIL AREA MIN 6m = **11.26%**



LANDSCAPED AREA

PROPOSED LANDSCAPED AREA = **35.48%**

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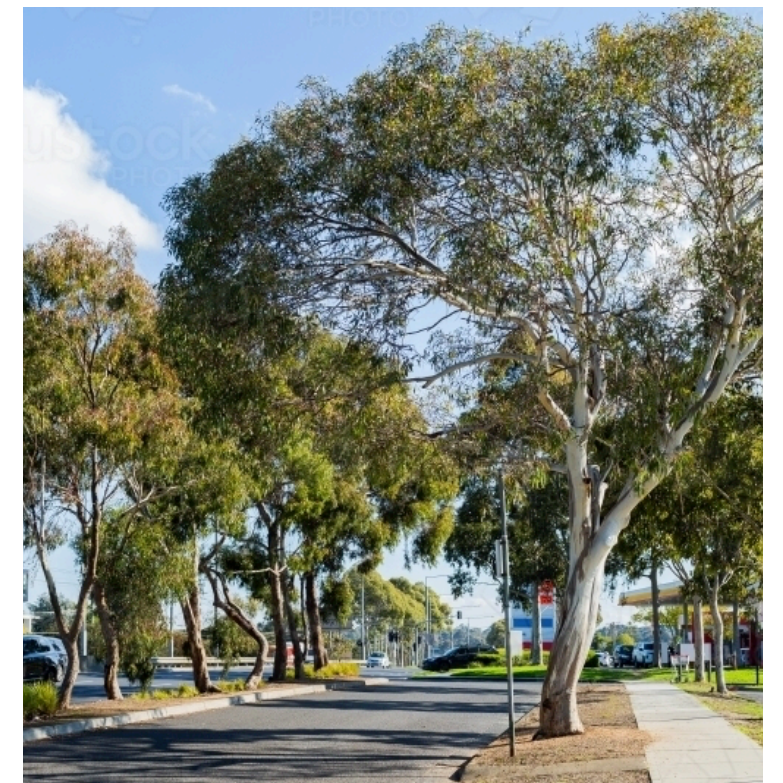




## 3.4 Planting Strategy

The planting palette prioritises endemic species that provide food and habitat for birds and pollinators. The layout ensures that residents and visitors regularly experience natural elements in their daily routines, with seasonal changes, such as flowering cycles and increased bird and insect activity, forming part of the everyday environment.

Once established, the extensive boundary planting will help retain water on site and slow its movement around the building.

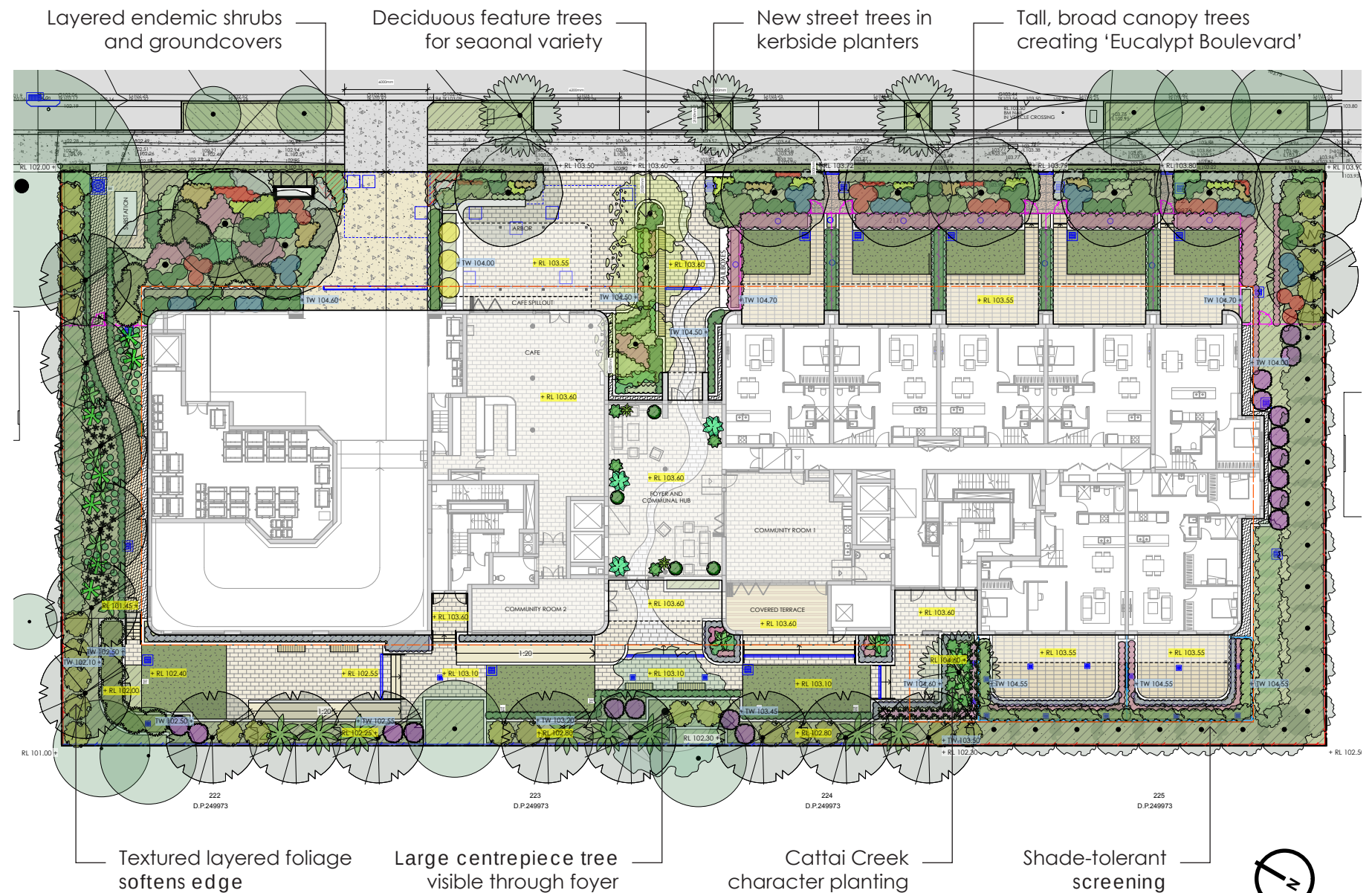




### 3.5 Ground Floor Planting Strategy

The proposal includes a three-metre-wide vegetation buffer along Middleton Avenue, designed to support the growth of large endemic Eucalyptus trees. This buffer will provide habitat for local bird and microbat populations, soften the building's scale from the street, and create dappled shade, privacy, and an improved outlook for pedestrians, residents, and café patrons, in keeping with the surrounding landscape character.

To minimise conflict near the roadway, non-flowering species are selected to reduce attraction for pollinating birds.





TREES



Angophora costata



Eucalyptus punctata



Elaeocarpus reticulatus



Elaeocarpus reticulatus 'Green Dream'



Glochidion ferdinandi



Lagerstroemia indica 'Natchez'



Waterhousea floribunda

SHRUBS



Acacia linifolia



Callistemon viminalis 'Slim'



Casuarina glauca 'Green Wave'



Correa alba



Correa reflexa



Doryanthes excelsa



Ficus longifolia



Grevillea buxifolia



Indigofera australis

PALMS / FERNS



Philodendron 'Xanadu'



Raphiolepis 'Oriental Pearl'



Spathiphyllum 'Sensation'



Strelitzia nicolai



Westringia 'Blue Gem'



Asplenium australasicum



Cordyline fruticosa



Cyathea cooperi



Doodia aspera

GRASSES



Anigozanthos 'Bush Gem'



Anigozanthos 'Cross of Gold'



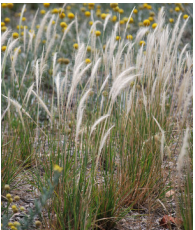
Anigozanthos 'Landscape Lime'



Dianella 'Little Jess'



Dianella revoluta



Dichelachne crinita



Lomandra 'Tanika'



Microlaena stipoides

CLIMBERS



Hibbertia scandens



Solandra maxima

GROUNDCOVERS



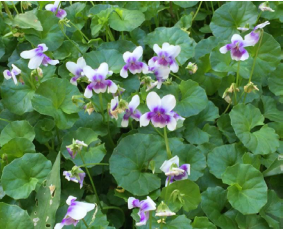
Goodenia ovata 'Prostrate'



Eremophila 'Blue Horizon'



Myoporum parvifolium



Viola hederaceae



Carpobrotus glaucescens



Rosmarinus officinalis 'Prostrata'

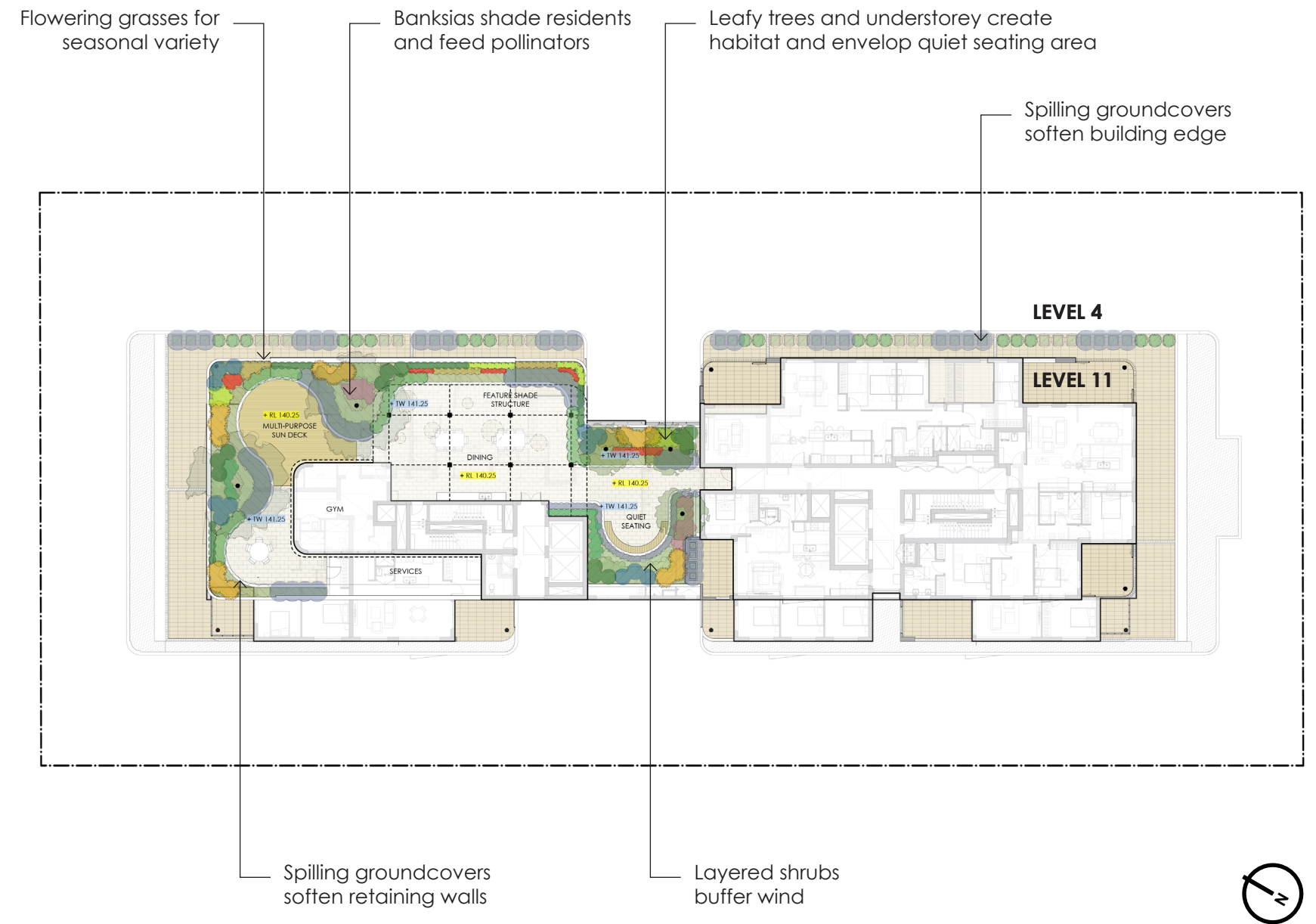
3.6 Ground Floor Plant Images



### 3.7 Level 4 and 11 Planting Strategy

The landscape continues up to the podium and roof, creating habitat areas and semi-private communal spaces for residents.

Endemic flowering canopy trees and layered understory planting provide shade and wind protection, while also supporting local fauna through additional habitat and food sources. Perimeter planting on level 4 strengthens pollinator corridors, linking the ground level planting with the rooftop landscape.





TREES



*Banksia integrifolia*



*Leptospermum petersonii*

SHRUBS



*Banksia spinulosa*



*Correa alba*



*Westringia 'Blue Gem'*

GRASSES



*Anigozanthos 'Bush Gem'*



*Anigozanthos 'Cross of Gold'*



*Anigozanthos 'Landscape Lime'*



*Dianella 'Little Jess'*



*Dianella revoluta*



*Dichelachne crinita*



*Lomandra 'Tanika'*



*Microlaena stipoides*

GROUNDCOVERS



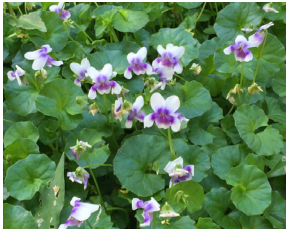
*Goodenia ovata 'Prostrate'*



*Eremophila 'Blue Horizon'*



*Myoporum parvifolium*



*Viola hederaceae*



*Carpobrotus glaucescens*



*Rosmarinus officinalis 'Prostrata'*

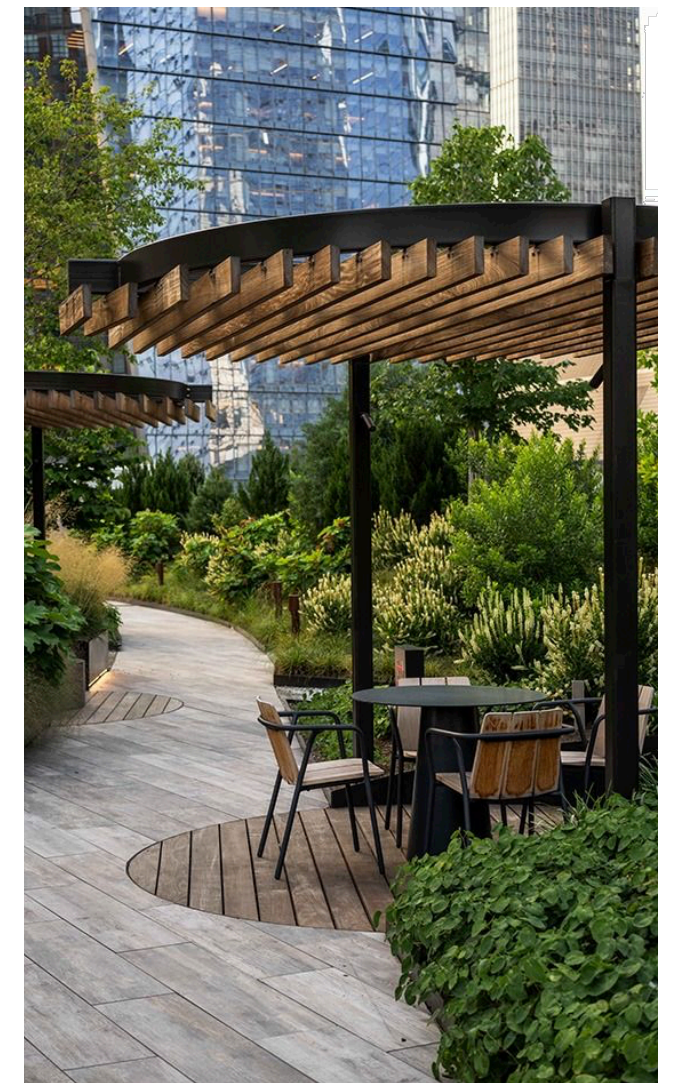
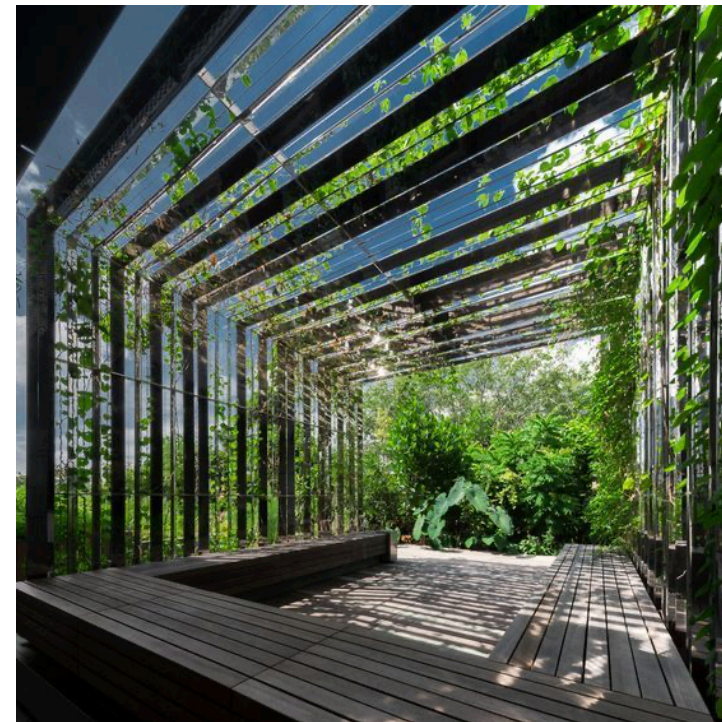
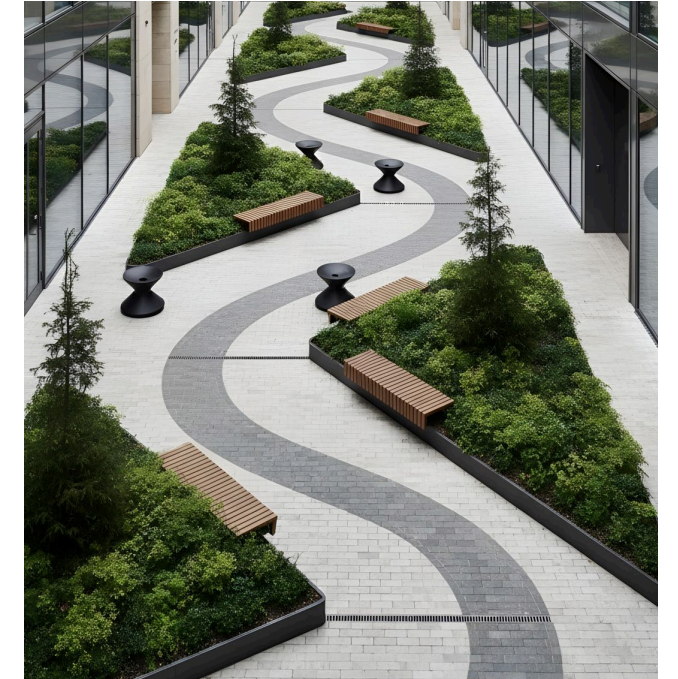
3.8 Level 4 and 11 Plant Images



### 3.9 Materiality

The proposal responds to the surrounding landscape through a restrained material and colour palette that reflects the natural environment. Tones of grey, brown, and muted purple are drawn from the colours of tree bark, local soils, and native flowering species, helping the building sit comfortably within its context and reduce visual contrast with the landscape.

Timber is used in key communal areas, including the ground floor arbour and the level 11 sundeck, introducing warmth, tactility, and a more natural character to these shared spaces. This use of natural materials softens the built form and strengthens the connection between the architecture and the landscaped setting.





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