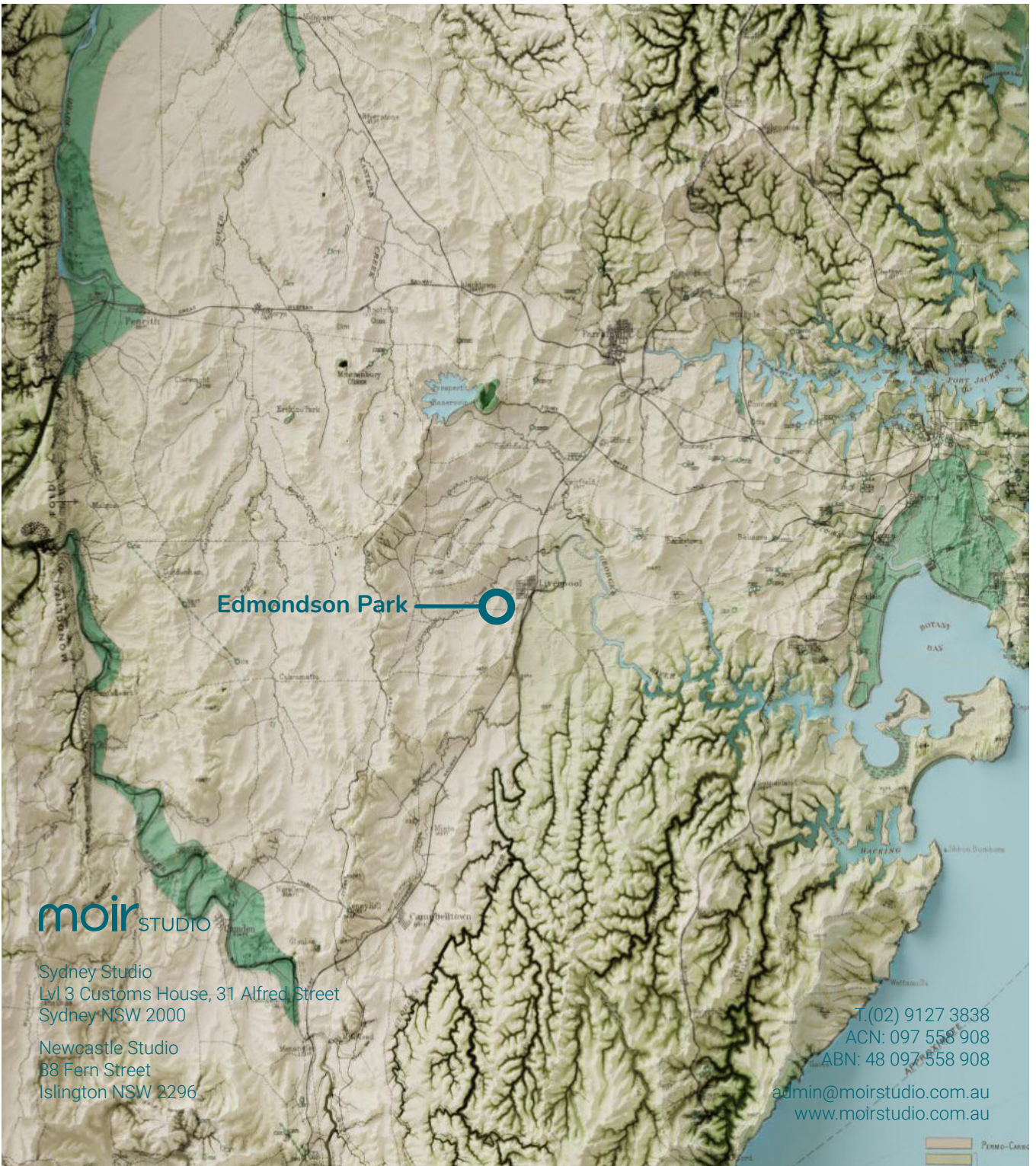


Moir Studio would like to acknowledge the traditional custodians of the lands and waters of Australia, most notably the Awabakal & Gadi Peoples, whose traditional lands our offices reside, and the Dharug, Dharawal and Gundungurra, whose traditional lands this project resides. We acknowledge their contribution to our community and their deep connection to the land. We pay our respects to Elders, past and present.



Introduction

Contents

- 1. Project Introduction**
- 2. Connecting people and place**
- 3. Landscape concept**
- 4. Neighborhood open spaces**
- 5. Place character**

Appendices

Appendix A - Landscape Architectural Drawings

Document Control

Rev	Date	Approved By	Description
01	22 12 2025	GD	Draft
02	02 03 2026	GD	Final



View looking west from Lot 3 Through Site Link

1. Project Introduction

Project Background

Introduction

This **Landscape and Public Domain Concept Design Report** is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf UPG Edmondson Parkland Pty Ltd (UPG) (the Applicant), to support a State Significant Development Application (SSDA) and Concurrent Rezoning Report for the construction of a new multi stage residential project at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park (known as Sites 3, 4 and 5) (the site). The proposed development comprising a mix of shop-top housing, residential flat buildings (RFB), co-living housing, and affordable housing, together with public domain improvements including a new publicly accessible plaza, a public library and through-site pedestrian links.

The project has been identified by the NSW Housing Delivery Authority (HDA) as a key development to accelerate the delivery of well-located, diverse and affordable housing across Greater Sydney, with the HDA playing a coordinating role across government agencies to unlock complex sites through strategic planning, infrastructure coordination and streamlined assessment pathways. On 19 February 2025, the HDA recommended that the proposed development on Sites 4 and 5 (6-7 and 8 Buchan Avenue, Edmondson Park), as outlined in EOI application 232588 dated 17 January 2025, be declared State Significant Development (SSD) under section 4.36(3) of the Environmental Planning and Assessment Act 1979, followed by a similar recommendation on 2 June 2025 for Site 3 (4-5 Buchan Avenue, Edmondson Park) as described in EOI application 246574 dated 14 March 2025. These recommendations were formalised through the Minister's issuance of State Significant Development Declaration Order (No. 9) 2025 on 12 June 2025, with the proposals to be facilitated by a concurrent amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

The Proposal

Rezoning Proposal

To facilitate the proposed development described in Section 2.2, a Rezoning Proposal is sought to seek the following amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP):

- Amend the Height of Buildings Map to apply a suite of maximum building heights across the site, ranging from 52m – 135m;;
- Amend the Floor Space Ratio Map to apply maximum FSRs of 3.7:1 - 5.4:1 across the site;
- Remove the requirement for a Development Control Plan for the site;
- Permit development for the purposes of 'commercial premises' on Site 5.

State Significant Development Application

The proposed amendments to the Precincts SEPP, as outlined above, will facilitate the following development, sought via a concurrent SSDA. Specifically, the proposed works sought under the SSDA include:

- Construction of fourteen residential towers (ranging in height between 6 to 40 storeys) over five podiums (ranging in height between 2-5 storeys), comprising:
 - Mixed use podiums in Site 5.
 - Public library in Site 3.
 - A total of 1,805 residential apartments located above in a combination of build-to-sell, affordable, and co-living formats.
- Basement car parking.
- Associated landscaping and public domain improvements, including a new publicly accessible plaza, public library and through-site links.

It is noted that the project will commit to providing 15% of the GFA as affordable housing for a minimum of 15 years, to be managed by a registered Community Housing Provider (CHP).

For a detailed description of the proposed development, refer to the Environmental Impact Statement (EIS) prepared by Beam Planning, and the Architectural Drawings prepared by Plus Architecture.

1. Project Introduction

Project Background

The Site

The combined site is located at 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park, and is legally described as Lots 4, 5, 6, 7 and 8 in DP1275478. The site has a total area of approximately 3.1 hectares, with a primary street frontage of approximately 298m to Buchan Avenue, and a secondary street frontage of approximately 186m to Horrie Road. The combined site is owned by UPG Edmondson Parkland Pty Ltd.

The site is located approximately 330m from the Edmondson Park Train Station and directly adjacent to a future high school (currently under construction). The site is also approximately 400m northwest of Frasers Ed Square Town Centre, placing it in a highly accessible and active urban precinct. The site and its surroundings are currently undeveloped presenting a significant opportunity for coordinated and well-integrated urban development.

It is noted that earthworks, subdivision, and the construction of the major and minor roads surrounding the site has been undertaken under previous development consents.

Figure 1 below provides an aerial image for the site. Figure 2 shows the local plan.

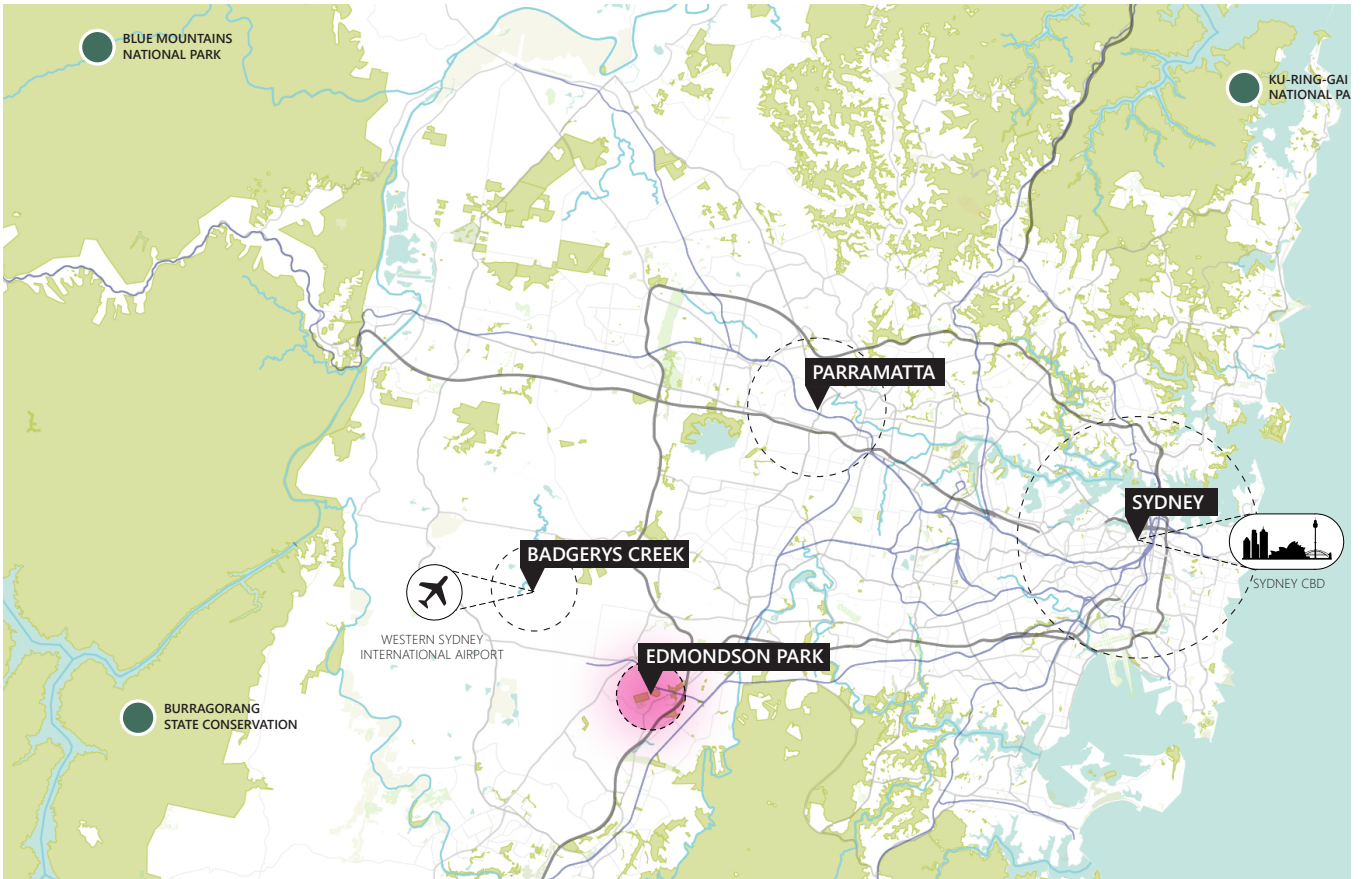
The images adjacent shows an aerial image for the site (top) and a the local plan (below).

Relevant SEARs/Rezoning Requirements

This **Landscape and Public Domain Concept Design Report** addresses the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the table below.

SEARS Compliance Table - Trees and Landscaping

Requirement	Response location
SEARs Requirement	
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).	Refer to Appendix Landscape Architectural Drawing MS501-503 Planting Schedules for details on planting specification. Refer to Chapter 3 Landscape Concept Tree Canopy for tree canopy metrics.
Additional Assessment Requirements (Council)	
The site fronts Buchan Avenue, Horrie Road, Bezentin Ridge Road, and the new Maxwell Creek Crescent, meaning it will have a significant impact on Edmondson Park's public domain. A detailed, integrated public domain design developed collaboratively between Urban Design, Architecture and Landscape teams is essential to achieve an optimal outcome for the public domain.	Refer to detailed landscape response to public domain areas has been provided in Chapter 3 Landscape Concept & Chapter 4 Neighbourhood Spaces of this report.



Regional Context (Source: Plus Architecture)



Site Location Plan

2. Connecting People and Place

Understanding Country

Freshwater Country

Freshwater Place

The Western Sydney Basin is a freshwater landscape, shaped by a network of creeks, streams and tributaries that move through the land, generally flowing northwards to the Hawkesbury–Nepean River system.

As described by Michael Homrek (Yuin), these creeks and water bodies were central to Aboriginal life and occupation. They provided reliable sources of fresh water, fish, shellfish, eels, waterbirds and plant foods, as well as attracting terrestrial animals to their edges. Waterways were therefore fundamental to cultural practices, sustenance and connection to Country.

Cabramatta Creek Catchment

The Liverpool Local Government Area (LGA) is traversed by two major river systems—the Georges River and the Nepean River—and an extensive network of tributary creeks and waterways, including Cabramatta Creek. Maxwells Creek, located to the east of project Sites 4 and 5, is a tributary of Cabramatta Creek and forms part of this broader catchment system.

The Georges River catchment supports a highly diverse ecological network and is home to almost 1.4 million people, 454 fauna species (including aquatic and terrestrial species), 30 riparian vegetation communities and 29 Endangered Ecological Communities..

Responsible development

Liverpool is undergoing significant growth driven by major infill development and new urban release areas. This growth is expected to result in increased peak stormwater flows and the potential for increased pollutant loads entering local waterways.

In response, Liverpool City Council has prepared the Cabramatta Creek Basin Strategy, which provides a framework to manage and mitigate the cumulative impacts of development on the catchment. The proposal aligns with the outcomes of this strategy, including measures to protect waterway health and mitigate impacts on native vegetation and fauna habitat.

A Country of beauty

Pre-clearing ecology

Prior to clearing, the Edmondson Park area supported a rich and diverse ecology dominated by the Cumberland Plain Woodland vegetation community. Trees provided shade, habitat for birds and animals, and materials for shelters, canoes, paddles, shields, baskets and bowls.

Early European settlers described landscapes reminiscent of the manicured parklands of England, characterised by widely spaced trees and a grassy understorey. Historical accounts refer to “a fine-timbered country, perfectly clear of bush” and “the tallest and most stately trees... [that] cannot excel in beauty those whose nature now presented to our view.”

Shale Plains Woodland, the most widespread form of Cumberland Plain Woodland, was a dominant vegetation type in the area. The canopy was typically formed by grey box (*Eucalyptus moluccana*) and forest red gum (*Eucalyptus tereticornis*), with spotted gum (*Corymbia maculata*) and thin-leaved stringybark (*Eucalyptus eugenioides*) also present. *Bursaria spinosa* was the dominant shrub species.

These vegetation communities shared a highly diverse understorey, with abundant native grasses including kangaroo grass (*Themeda triandra*) and weeping meadow grass (*Microlaena stipoides*).

Action & conservation

Today, following extensive clearing for agriculture and urban development, much of this original vegetation has been lost.

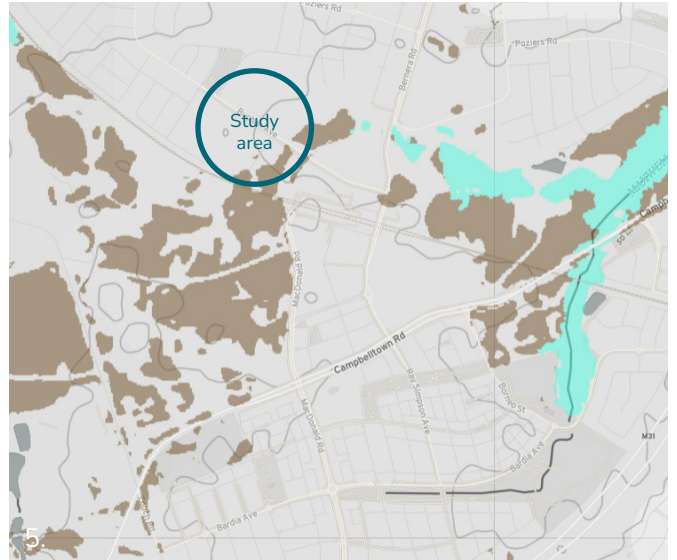
The Cumberland Plain Conservation Plan (DPHI, 2022) sets out a framework for delivering housing, employment and infrastructure while protecting the remaining woodland habitats of Western Sydney and their unique biodiversity. The plan also identifies opportunities for new open spaces to improve habitat connectivity and restore degraded landscapes.

In alignment with the Conservation Plan, the proposed landscape strategy for this project will:

- Increase habitat connectivity and areas of biodiversity
- Protect and enhance areas of high ecological value
- Improve public access to green space to support recreation, wellbeing and social connection

Images

1. Cumberland Plain Woodland
2. Maxwells Creek looking south from Buchan Avenue
3. View upon the Nepean River at the Cow Pastures, NSW, Joseph Lycett (National Library Australia)
4. Maxwells Creek looking north from Buchan Avenue
5. Trees Near Me (DPHI)



2. Connecting People and Place

A diverse public open space network

Open space amenity context

Precinct Amenity

Our vision is for a mixed-use neighbourhood supported by a diverse network of open spaces that fosters an inclusive, community-oriented environment.

As Edmondson Park continues to grow, access to high-quality open space will become increasingly important to support liveability, health and social connection. As part of the master planning process, relevant state and local government strategies and plans were reviewed to understand the strategic planning direction for Edmondson Park and the anticipated social infrastructure needs of the local community.

Edmondson Park is well connected to significant nature-based open spaces, including Edmondson Regional Park and Maxwells Creek. These areas provide walking and cycling trails and function as important ecological corridors, strengthening connectivity between open spaces across the precinct.

Clermont Park and Edmondson Park Town Centre North Park are also easily accessible via Buchan Avenue, providing walkable access to a variety of playground types and recreational opportunities for families and children.

Proposed Future Amenity

These studies identify a gap in local-scale spaces that support community gathering, cultural activity and passive recreation. Sites 3, 4 and 5 are proposed to address this gap by delivering a series of fine-grain open spaces that support everyday community interaction and direct engagement with nature. These spaces will accommodate informal conversation, alfresco dining, incidental play and social gathering.

As illustrated in the adjacent diagram, Edmondson Park will be serviced by a diverse network of existing and proposed open spaces, collectively enhancing precinct amenity and supporting a connected, resilient and socially vibrant community.

A rich collection of resident amenity spaces are provided on upper podium levels.

Open space overview

Listed below is a description of key public open spaces within 800m walking distance of Sites 3, 4 & 5 Buchan Avenue.

1. Clermont Park

- Size: 10,000m²
- Description: A large local park with a diversity of resident amenity.
- Recreation types: Shaded playground, kickabout lawn, picnic shelters & BBQ

2. Maxwells Creek

- Description: A regional park part of the National Parks and Wildlife Services portfolio.
- Recreation types: Walking and cycle trails

3. Edmondson Park Town Centre North Park

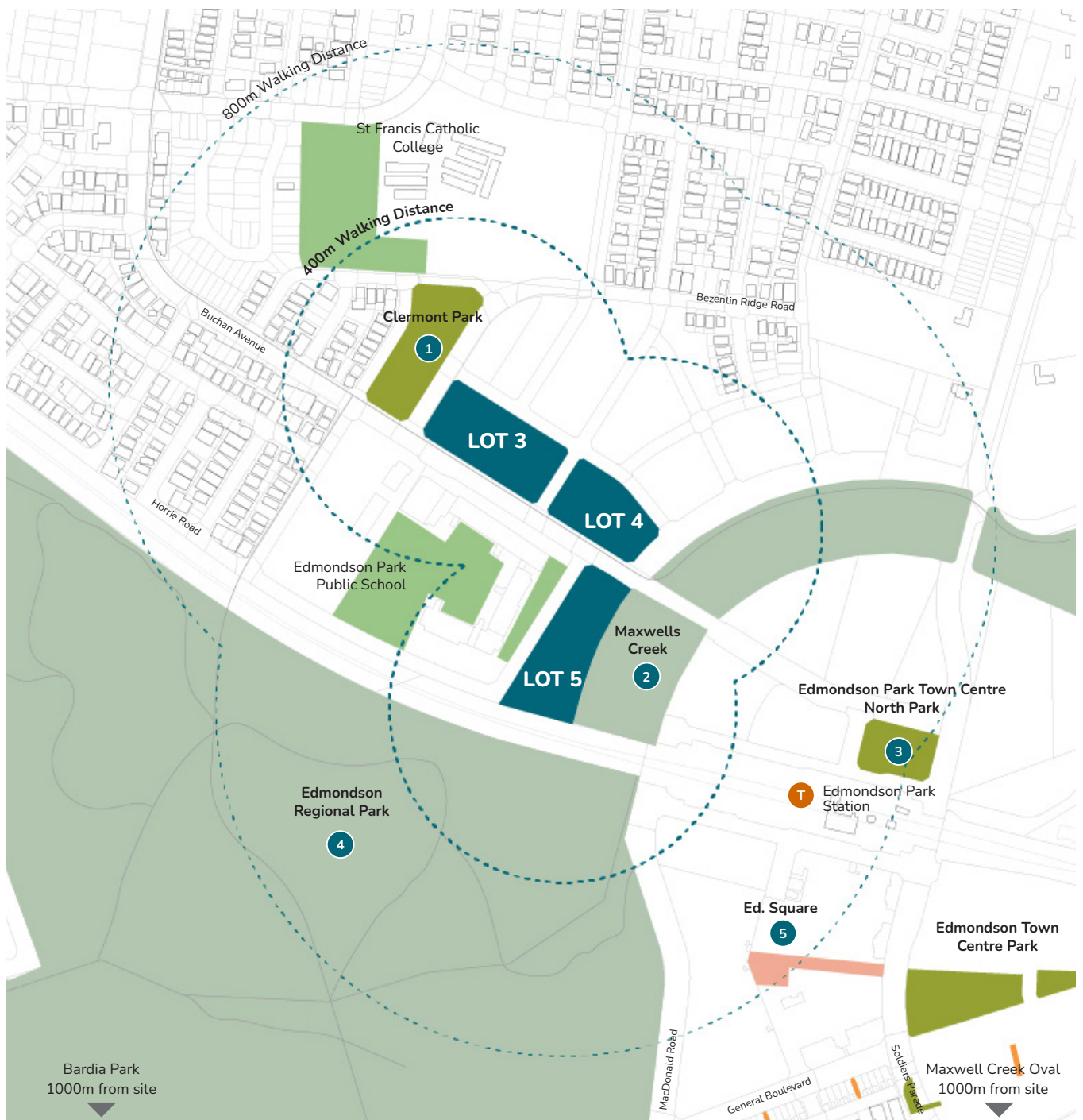
- Size: 5,000m²
- Description: The proposed park will be a welcoming, inclusive space designed to support recreation, relaxation and community connection.
- Recreation types: Play tower, water play, nature-based playground, shaded seating and resting areas, kickabout lawn cultural design elements.

4. Edmondson Regional Park

- Description: A regional park part of the National Parks and Wildlife Services portfolio.
- Recreation types: Nature-based recreation including walking and cycle trails





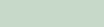
5. Ed. Square

- Description: A town square, pedestrian eat street and collection of local parks.
- Recreation types: Day-to-day leisure with places to dine, play and celebrate.



Precinct Open Space Analysis

Key

	Site Boundaries
	Local Park
	Regional Park
	Plaza
	School campus (playing fields/ playgrounds)

Section 3

Landscape Concept

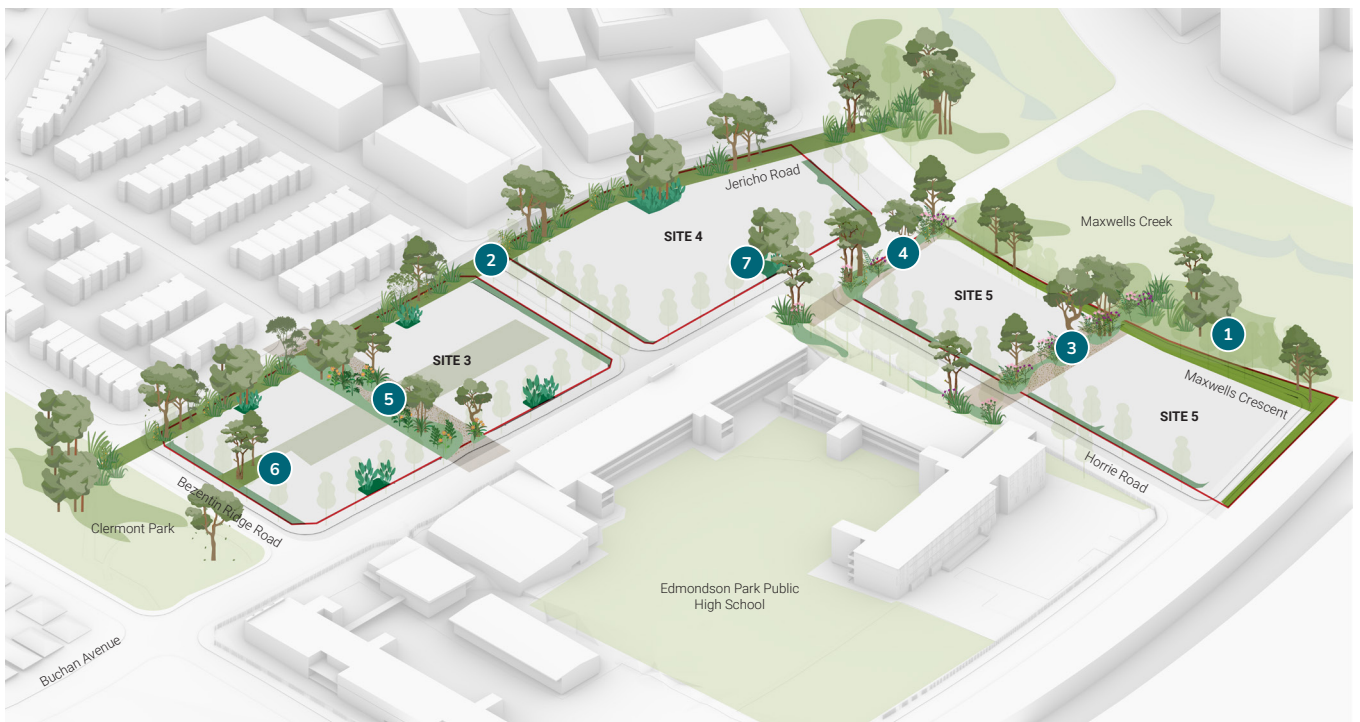


3. Public Domain

Open Space Vision

The three sites at Edmondson Park are woven into the broader Cumberland Plain landscape. The bushland character of Maxwells Creek is drawn gently through a sequence of open spaces, extending into the heart of the new neighbourhood and shaping the everyday experience of home.

Within this living landscape, a layered network of public and private open spaces unfolds; places to pause, gather and play. These spaces invite social exchange, support incidental play and offer moments of quiet connection with nature, embedding landscape as an essential part of daily life.

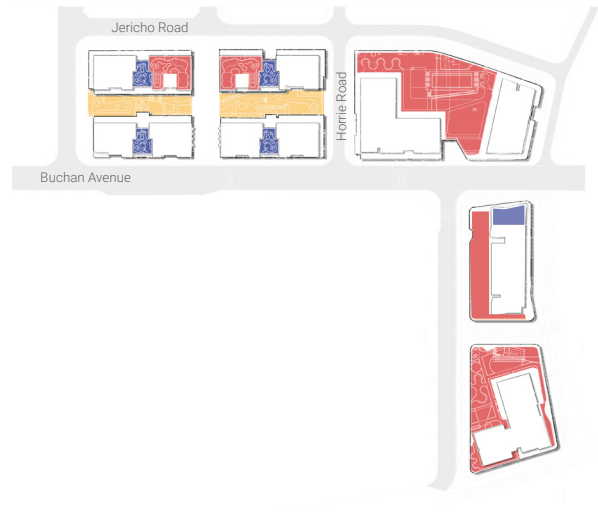


Neighbourhood Spaces

1	Maxwells Creek Interface	A tranquil linear open space framing views to Maxwells Creek for walking, pause and connection.
2	Jericho Garden	A linear garden linking creek and park with seating, play and immersive planting.
3	Retail Plaza	A lively everyday plaza for shopping, dining, meeting friends and connecting with nature.
4	Arrival Forecourt	A green, welcoming precinct arrival activated by alfresco dining.
5	Through-site Link	A landscaped neighbourhood link with spaces for community gathering.
6	Library Courtyard	An intimate courtyard to meet, share ideas and enjoy a coffee.
7	Buchan Avenue Pocket Park	An intimate courtyard to meet, share ideas and enjoy a coffee.







3. Public Domain

Open Space Framework



Neighbourhood open space amenity

The public open space framework provides a diverse range of open space types, including linear gardens, pocket parks and courtyards that support connection to nature and to people. Retail plazas adjoining the school are activated by surrounding shops and dining, creating lively, safe spaces used from early morning through to late evening. Together, this diversity of spaces supports the day-to-day needs of residents within the development as well as the surrounding neighbourhood, and is complemented by the wider network of nearby parks and reserves.

Key	
	Retail Plazas
	Maxwell Creek Interface
	Jericho Road Street Garden
	Through-site link
	Library Courtyard
	Pocket Park




Residential open space amenity

Resident amenity is provided across all three sites through a mix of ground-floor, podium and rooftop garden spaces.

Each lot includes a range of shared amenities that support healthy, active living, including:

- Community gardens
- Sheltered outdoor kitchen and entertaining areas
- Small play spaces
- Opportunities to connect with nature
- Lawns
- Swimming pool (Site 4 only)

Community rooms located on the podium levels of Sites 4 and 5 further enhance the quality and usability of the associated outdoor amenity spaces.

Key	
	Ground floor courtyard
	Residential podium
	Rooftop garden



Tree canopy





The design approach to tree planting across the site is to utilise tree canopy to alleviate key environmental issues including urban heat island, flora and fauna habitat, equitable open space for recreation & well-being as well as soil, water and air quality.

Planting a significant amount of new trees, enabling a tree canopy cover of 8,340m², plus 800 m² canopy cover retained in Site 5, which equates to a total of 9,140 m² or 28% of the site area.

The design provides;

- Ground level tree planting both on slab and on deep soil
- Trees retained along streetscapes
- Small trees to sky garden and rooftop
- Extensive groundcover planting at the ground and podium levels

Key

	Existing street trees
	Trees in deep soil
	Trees in public domain (on slab)
	Trees on podium

Deep soil

Each site incorporates consolidated areas of deep soil, prioritising larger, continuous zones to maximise environmental performance.

A continuous 6-metre-wide deep soil zone is provided along Jericho Road, supporting the establishment of significant canopy cover and strengthening the green connection between Maxwells Creek and Clermont Park. This planting contributes shade to the north-facing street, improving pedestrian comfort and reducing heat impacts on adjacent northern dwellings.

Deep soil has also been consolidated within the eastern portion of Site 5, enabling high-quality planting along the creek edge.

Key

	Deep soil zones
---	-----------------

3. Public Domain

Master Plan

Key

Access and circulation

- 01 Urban Street Extension (south bound)
- 02 Connection to Horrie Road
- 03 Potential pedestrain crossing from school to Creek
- 04 East-west Jericho Garden pathway
- 05 North-south public through-site link
- ▼ Carpark/ loading entries

Public Open Space

- 06 Maxwell Creek Interface
- 07 Jericho Garden
- 08 Through-site link
- 09 Retail Plaza
- 10 Retail forecourt
- 11 Library Courtyard

Resident Amenity

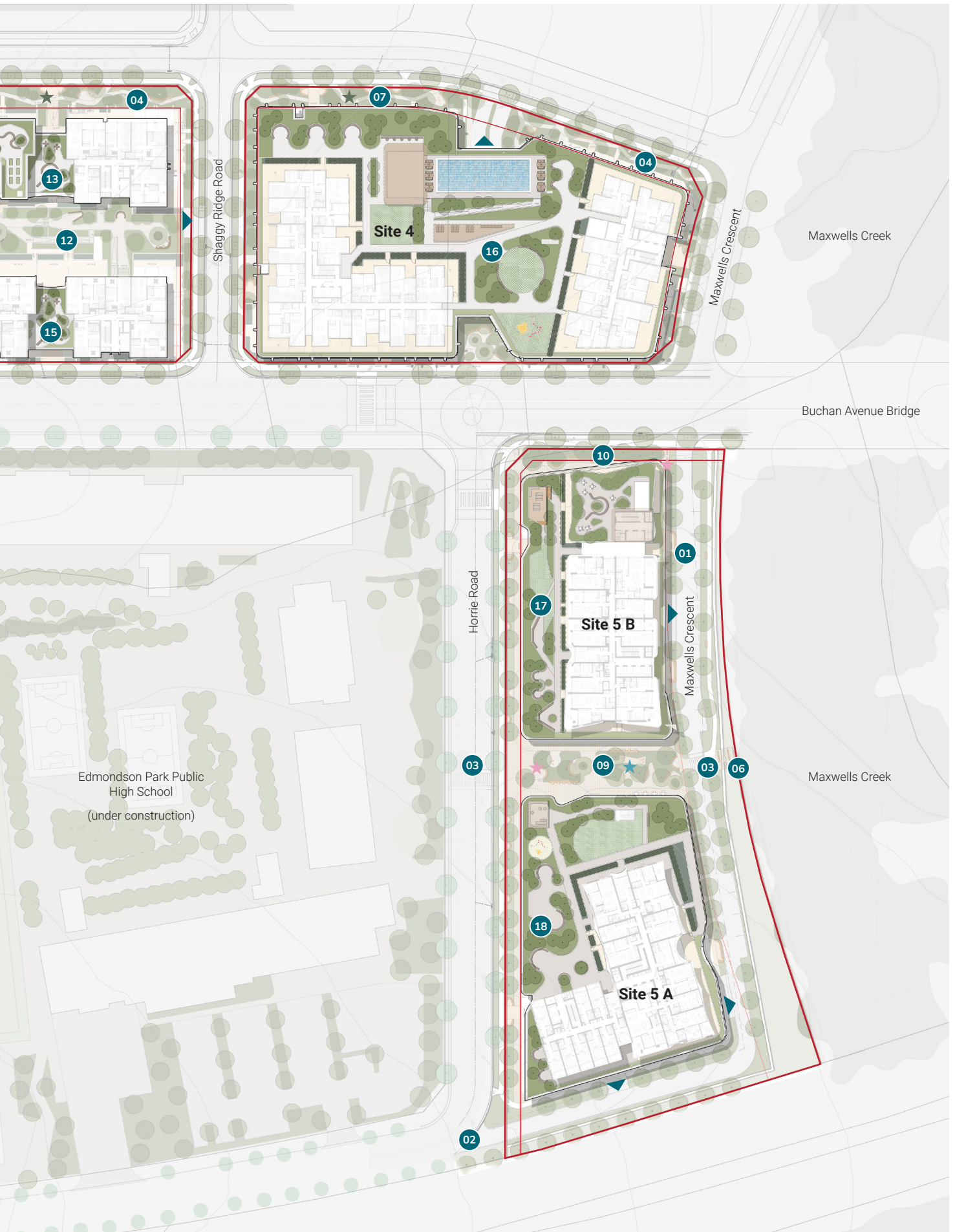
- 12 Site 3 Ground floor garden
- 13 Site 3 Level 7 Terrace
- 14 Site 3 Level 8 Terrace
- 15 Site 3 Level 10 Terrace
- 16 Site 4 Level 10 Terrace
- 17 Site 5 North Podium Communal Open Space
- 18 Site 5 South Podium Communal Open Space

Public Art Opportunities

- ★ Sculptural storytelling through landscape
- ★ Habitat-based artistic interventions
- ★ Playful furniture & wayfinding
- ★ Dharug language in public domain



Precinct Roof Plan



Section 4

Neighbourhood open spaces

4. Neighbourhood open spaces

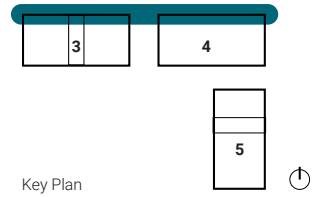
Jericho Garden

Jericho Street Garden is a continuous linear garden that links Cumberland Plain Woodland, people and fauna between Clermont Park and Maxwells Creek.

The passive open space provides a variety of neighbourhood amenities, including;

- Meandering walking paths in permeable surfaces
- Incidental play set amongst planting
- Social and contemplative seating spaces
- Native groundcovers and trees cool the street and provide a vibrant habitat corridor
- Planting provides an attractive visual amenity for residents

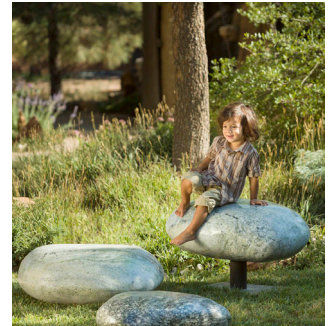
The 1600m² garden will provide over 50% canopy cover, and is wholly on deep soil with isolated areas of paving.



Meandering paths (Inner West Streetscape, Sydney)



Generous, layered planting (Garden Mt William, Grampians Mountain Range)



Incidental play (Stone Forest Play)



Key

Access and circulation

01 Meandering garden path

02 Lobby entries & seating

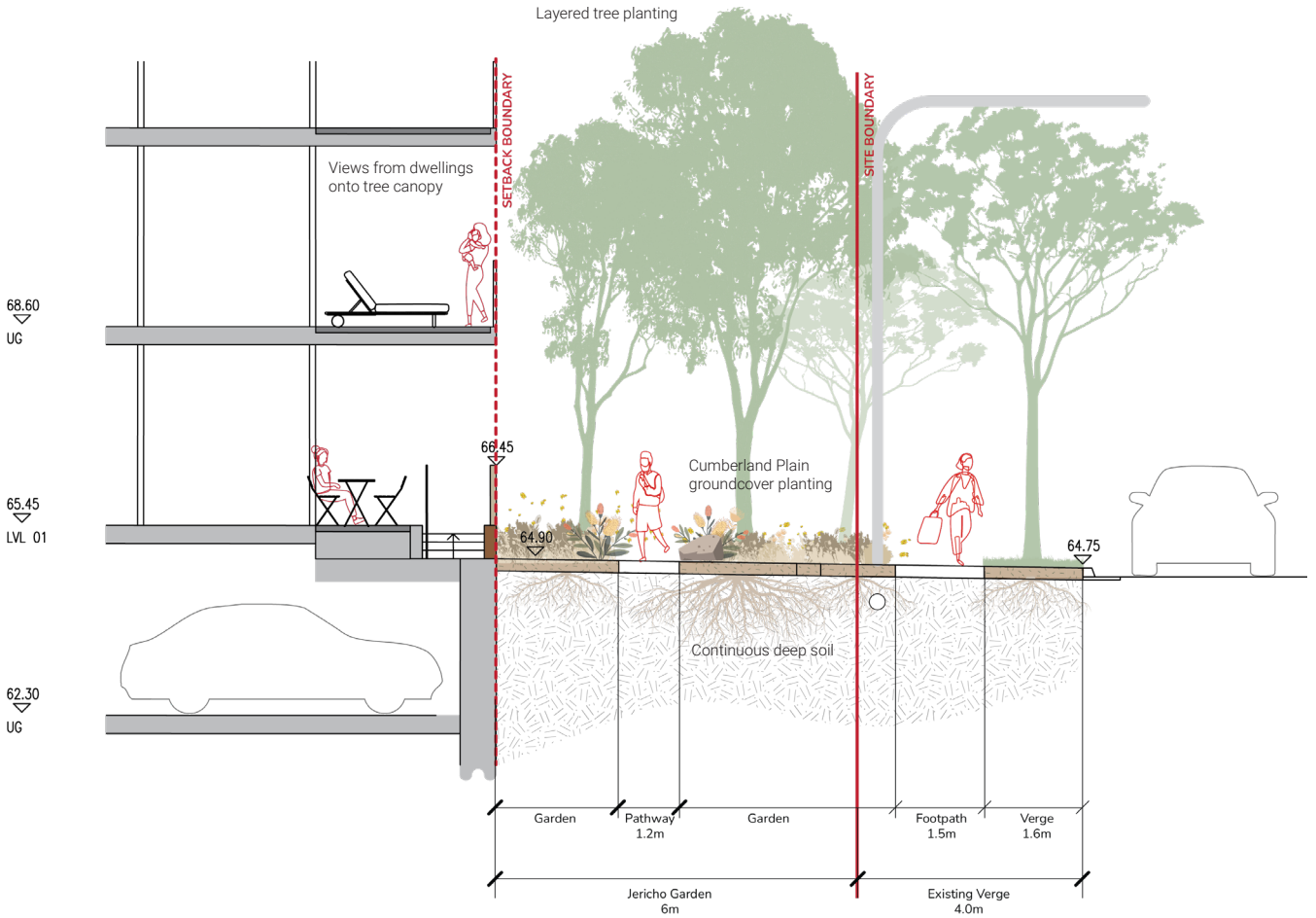
▼ Groundfloor apartment entry

03 Carpark entry

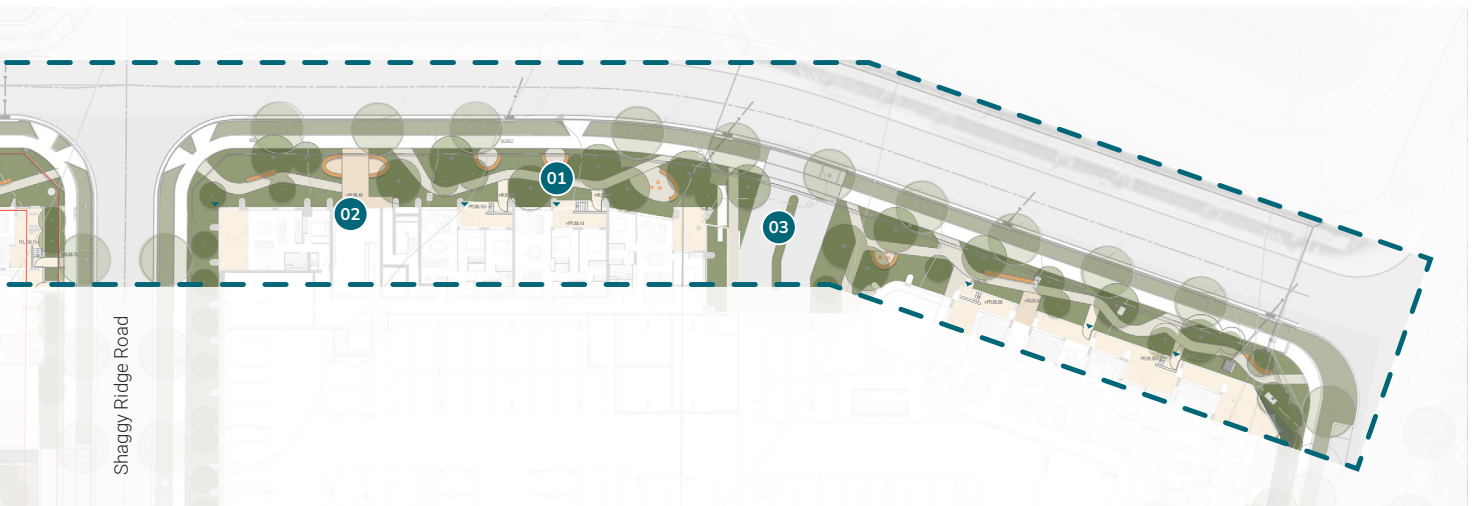
Amenity

Passive seating areas

Incidental play



Typical Section



Planting

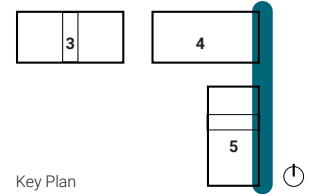
- Tree in deep soil
- Planting in deep soil



Indicative view of Jericho Garden

4. Neighbourhood open spaces

Maxwell Creek Interface



Key Plan

A tranquil landscape unfolds along the bushland edge, overlooking Maxwells Creek and offering a quiet immersion in nature.

A footpath along the existing retaining wall Meandering paths guides visitors toward a carefully placed lookout that captures framed views across the creek and into the surrounding bush.

The open space along the creek edge include;

- A deck lookout as a place for passive retreat
- An inviting setting for contemplation, restoration and everyday connection with the natural environment

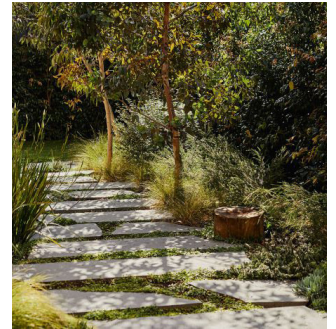
There may be opportunity to connect into the creek adjacent to Site 4, pending creek works by others.



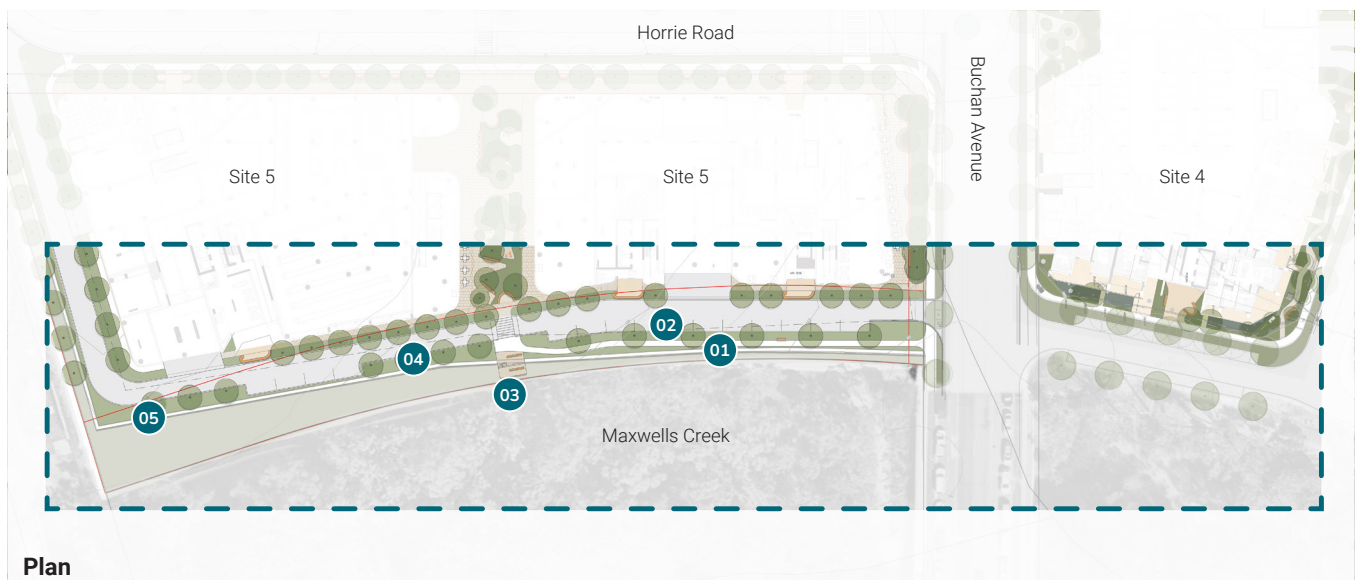
Lookout (Mt Archer, Rockhampton)



Connection to the bush (Lovett Bay, Sydney)



Natural, soft materials (Northcote Garden, Melbourne)



Plan

Key

Access and circulation

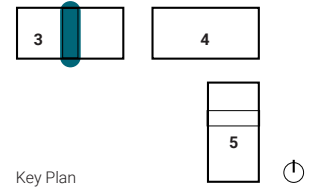
- 01 Footpath to creek edge
- 02 On street parking

Amenity

- 03 Terraced lookout
- 04 Tree and groundcover planting to street
- 05 Existing retaining wall retained

4. Neighbourhood open spaces

Through site Link



Site 3 provides a publicly accessible through site link from Buchan Avenue to Jericho Road. The 18m wide, open to sky link is generously landscaped, with a diverse collection of places to dwell.

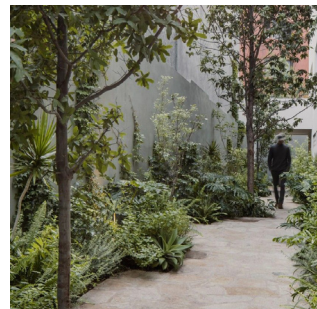
Neighbourhood amenity along the link include;

- North-south public link
- Incidental play set amongst planting
- Social seats amongst planting
- Small picnic lawn
- Shade tolerant native groundcovers and trees provide a vibrant habitat corridor
- Planting provides an attractive visual amenity for residents

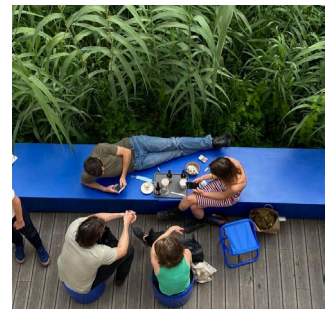
The 1200m² garden will provide over 40% canopy cover, with planting being integrated over basement slabs.



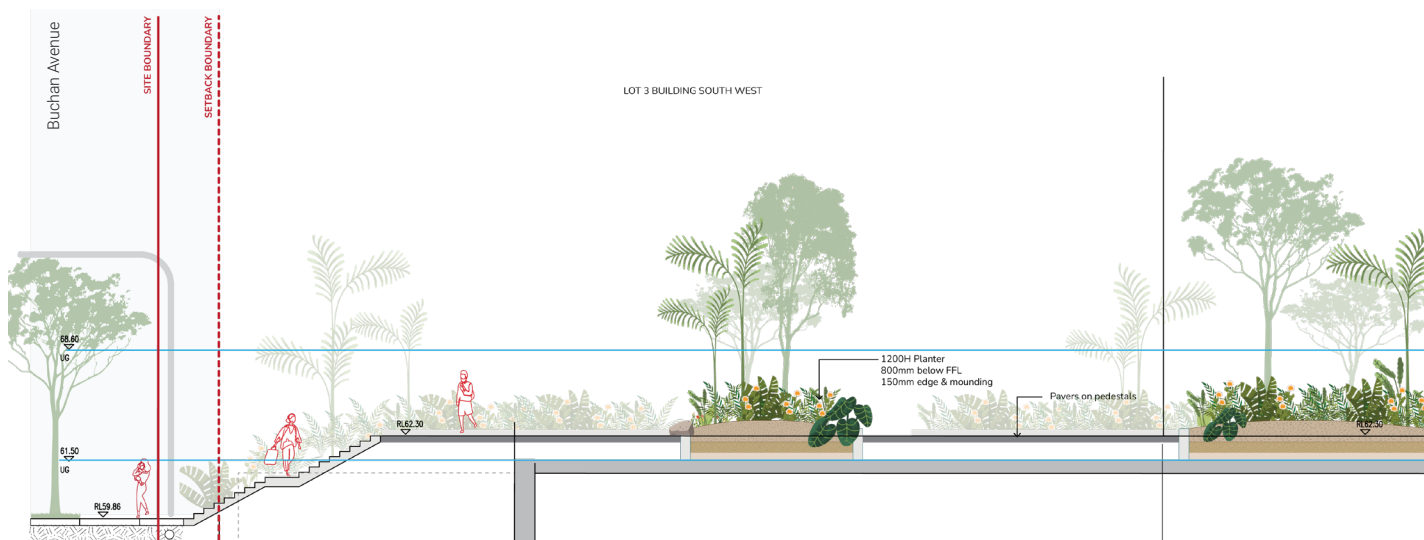
Backyard lawn



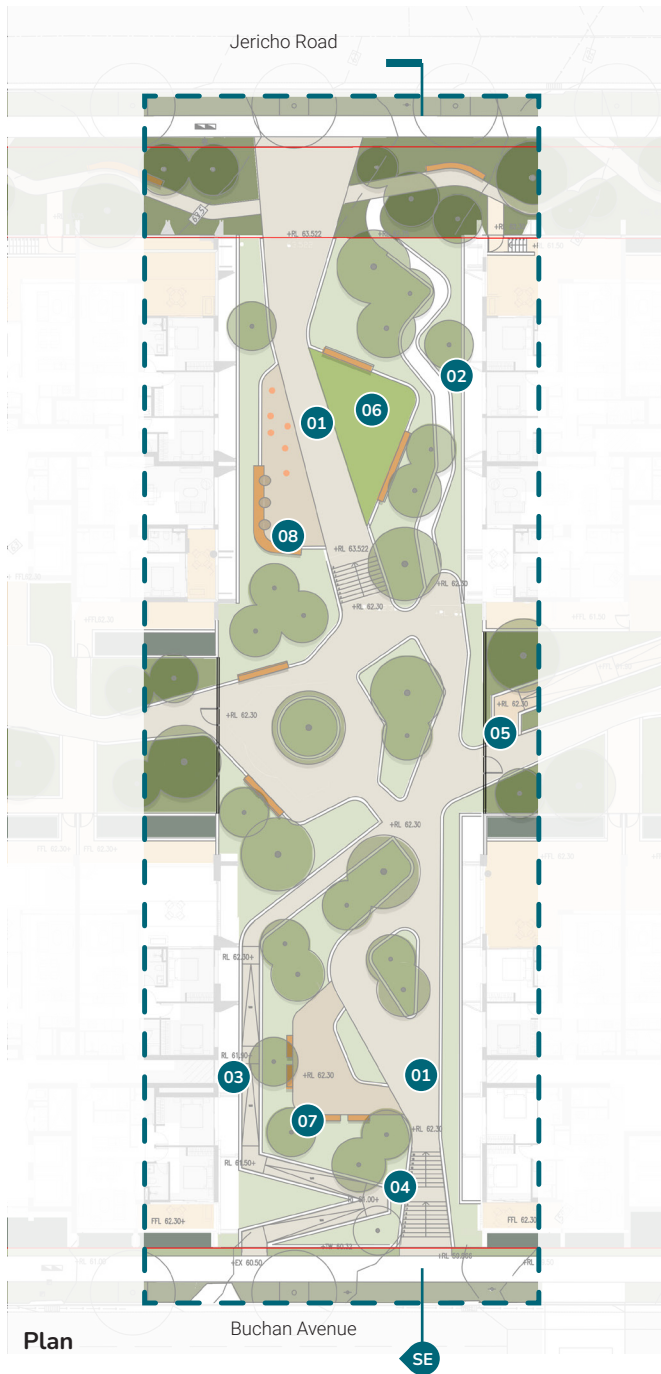
Meandering planting and green edges (Connected House, Victoria)



Incidental play (Stone Forest Play)



Section - North-south




Key


Access and circulation

- 01 Central circulation spine
- 02 1:40 meandering ramp from Jericho Road
- 03 1:14 ramp from Buchan Avenue
- 04 Entry stairs
- 05 Fence and gate to communal open space

Amenity

- 06 Lawn
- 07 Passive breakout area
- 08 Incidental play space

 Bench seat

 Bench seat with fixed table

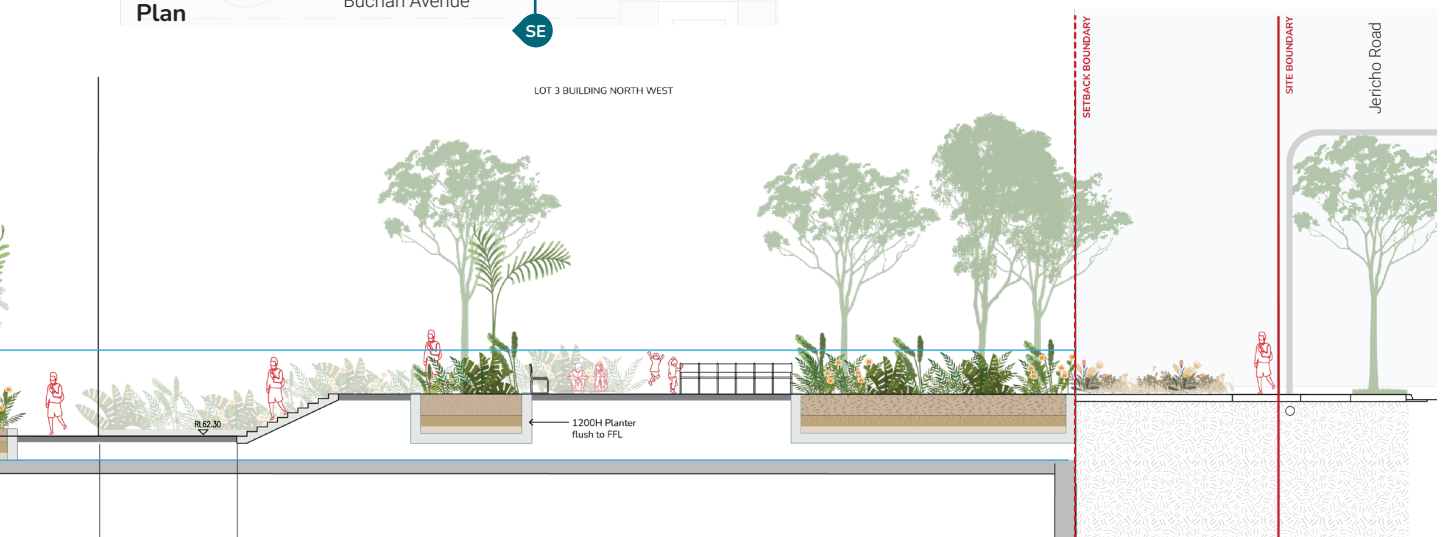
Planting

 Tree on slab

 Planting on slab

Plan

LOT 3 BUILDING NORTH WEST



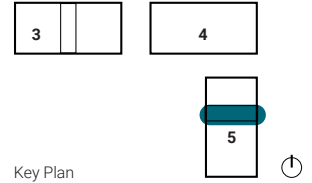


Indicative view of Site 3 [Through site link](#)



4. Neighbourhood open spaces

Retail Plaza



A 15m wide plaza extends east-west through Site 5. The open space is lined with active edges including supermarket entry, retail, and gym lobby.

The plaza will provide a continuous public link from Maxwells Creek, through to Edmondson Park School - providing an east-west connection for both nature and people.

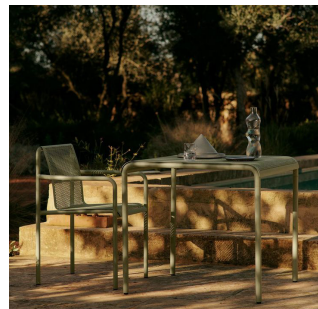
The retail plaza has places for;

- Alfresco dining to retail
- Convient, short-stay seating
- Comfortable seating for longer dwell-times, wrapped in nature and separated from pedestrian flows
- Small elevated platforms provide a theatrical place for students to dwell pre and post school times
- Native groundcovers and trees provide a connection to Country in the urban surrounds

The 650m² garden will be comprised of 25% groundcover planting with planting being integrated over basement slabs to minimise the extent of planters walls



Places to move, meet and dwell amongst planting



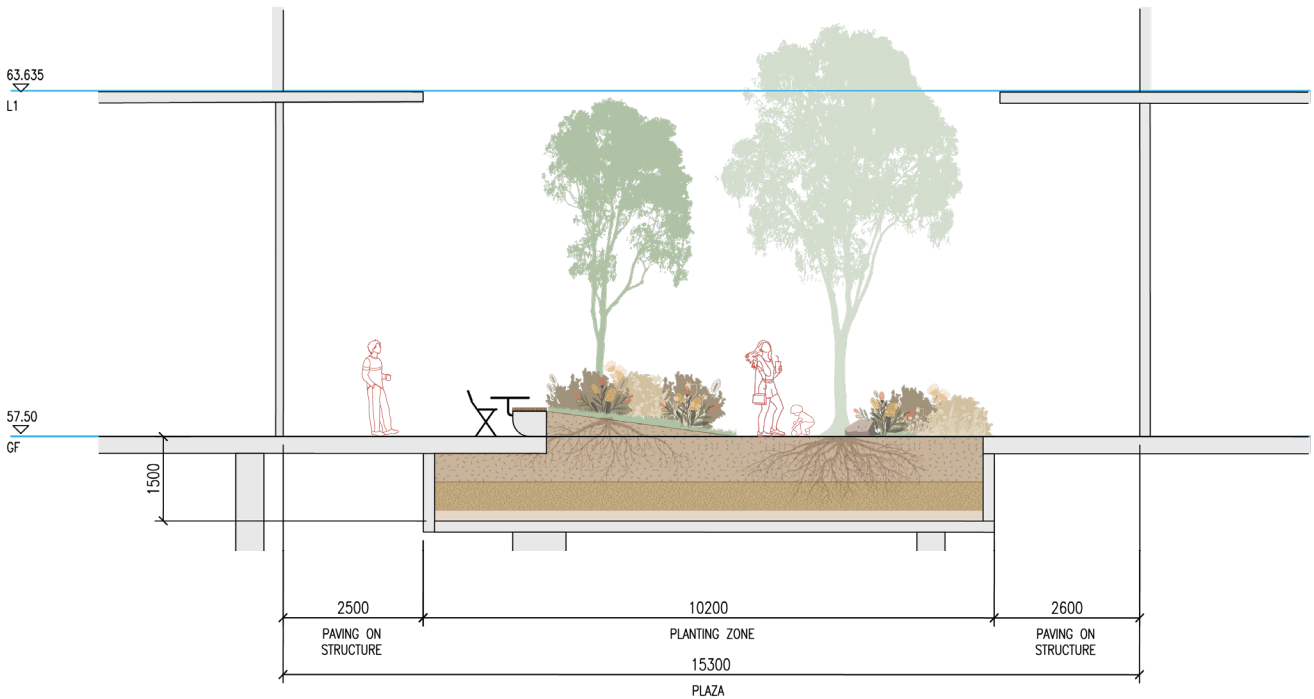
Warm materials & dappled light



Native planting



Indicative view of retail plaza looking west towards Maxwells Creek





Typical Section



Plan

- 01 Clear circulation along building edge
- 02 Entry to supermarket and gym lobby
- 03 Raised garden bed and seating stage
- 04 Raised garden bed, pathway and incidental play

-  Bench seat with fixed table
-  Beach seating
- 05 Proposed crossings
- 06 Maxwells Creek Lookout

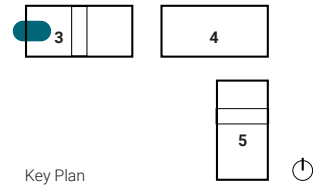


Indicative view of retail plaza looking west towards Maxwell Creek



4. Neighbourhood open spaces

Library Courtyard



The library courtyard is conceived as an intimate civic space that opens to the street and frames views toward Clermont Park. Layered planting defines a series of quiet seating areas, balancing public openness with moments of retreat and creating a calm extension of the library and public realm.

Amenities within these spaces include:

- A café and retail tenancy activating the plaza with alfresco dining
- Shaded seating and quiet reading niches framed by planting
- Visual and physical connections to the street
- Framed views toward Clermont Park
- A central landscape void providing views to the lower levels of the library

The courtyard supports a range of uses, from enjoying a coffee and engaging with street life to quieter moments of reading and reflection, with landscape forming the connective tissue between learning, community and place.



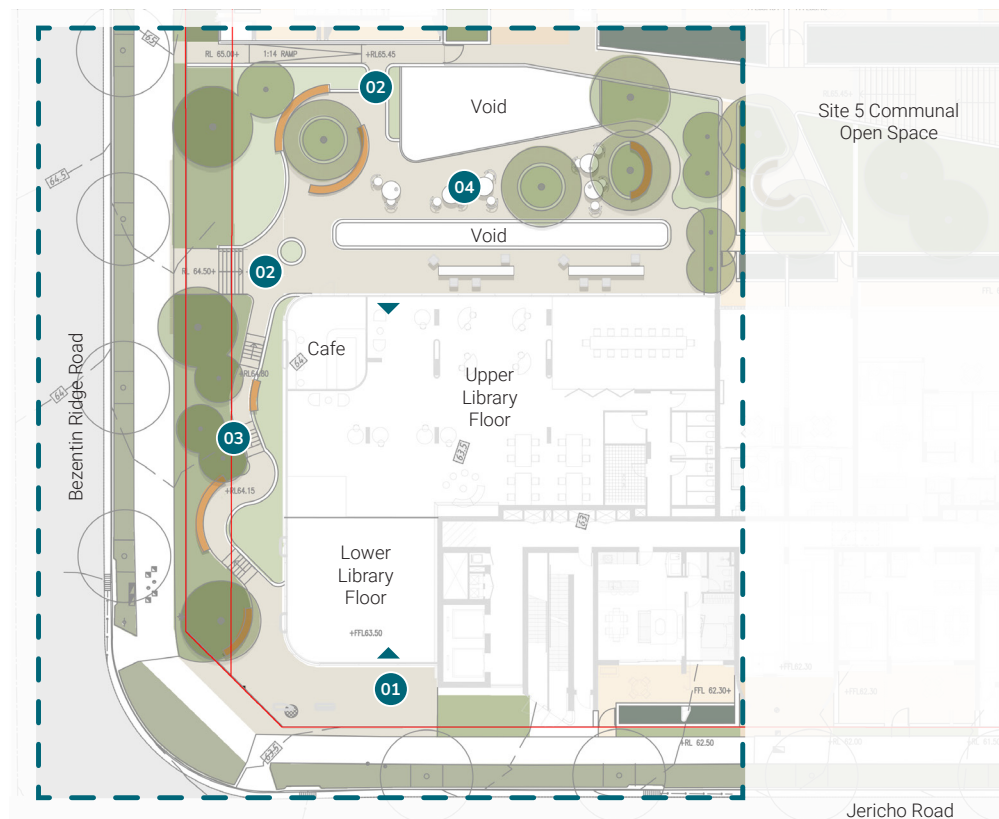
Places to read within the garden



Social, informal seating



Verdant planting

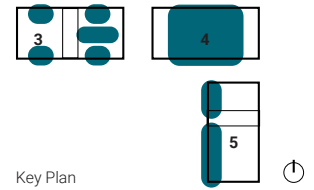


Plan

- | | |
|----|--|
| 01 | Main library entry |
| 02 | Secondary entries |
| 03 | Meandering path and seating through garden |
| 04 | Alfresco garden seating |

4. Neighbourhood open spaces

Communal Open Spaces



Each residential tower incorporates communal open spaces that provide high-quality, diverse amenity for residents. These shared landscapes are designed to support everyday social life while contributing to local biodiversity and assisting in the mitigation of the urban heat island effect.

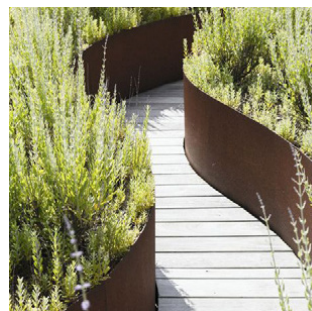
Amenities within these spaces include:

- Community gardens
- Outdoor kitchens with barbecues, shade structures and flexible gathering areas
- Small lawn areas
- Spaces for incidental play
- Native groundcovers and trees that establish a tangible connection to Country within the urban setting

Raised garden beds are designed at seating height, gently mounding to accommodate canopy trees and create informal places to pause and gather. Plant species are selected to suit the exposed conditions of the upper levels and to assist in wind amelioration, reinforcing comfort while strengthening the landscape character.



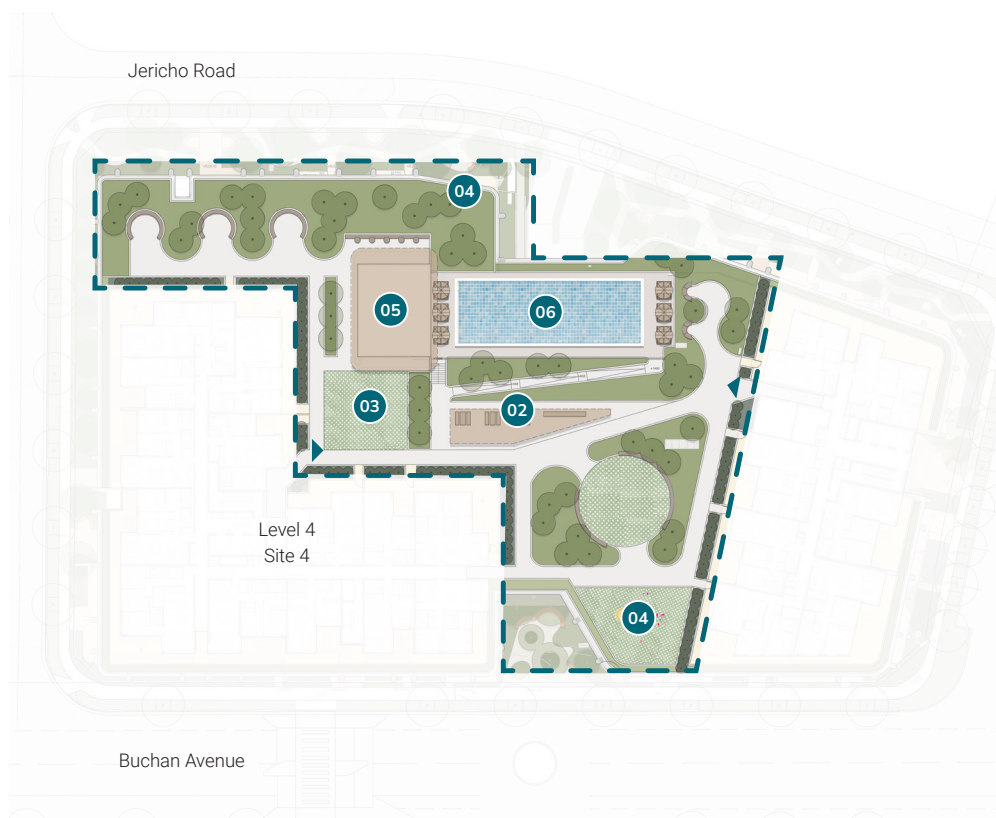
Places to move, meet and dwell amongst planting



Warm materials & dappled light



Native planting



Plan

01	Community garden bed
02	Outdoor kitchen
03	Small lawn
04	Incidental play
05	Community room
06	Pool

Section 5

Place character

5. Place character

Public Art

The public art strategy is embedded within the landscape and public domain, using integrated interventions to tell stories of Country and strengthen connection to place. Rather than relying on singular, standalone artworks, the strategy proposes a series of layered and functional elements distributed across the site. Together, these interventions reinforce precinct identity, support wayfinding, enhance ecological outcomes and create moments of engagement, learning and delight.

Sculptural Storytelling Through Landscape

Sculptural elements can be integrated within key open spaces to interpret the flora and fauna of the Cumberland Plain. These works may express stories of seasonal change, water, and ecological relationships, offering subtle and tactile moments of storytelling. Positioned within planting, along paths or at gathering points, sculptural artworks invite reflection and create deeper understanding of the site's natural and cultural context.



Lena Yarinkura (2010) 'Seven Dogs' in Brisbane



Habitat-Based Artistic Interventions

Public art can also take the form of ecological infrastructure, combining artistic expression with habitat creation. Elements such as insect hotels, bird perches or sculptural nesting structures can be integrated into the landscape, supporting local biodiversity while making environmental systems visible and engaging within the public domain.



Perrier-Jouët and Formafantasma (2024), 'Cohabitare', France

Playful Furniture and Wayfinding Elements

A coordinated suite of furniture can act as public art, reinforcing precinct identity through distinctive, repeatable forms. Seating, shade structures and markers may be playful in character, supporting wayfinding and creating a cohesive visual language across the site while encouraging interaction and informal use.



Objects of Common Interest, Formation Seats



Dharug Language in the Public Domain

Language forms a critical layer of the public art strategy, with Dharug language integrated into signage and landscape elements throughout the site. Words referencing local plants, animals and natural features provide everyday acknowledgment of Country, fostering cultural visibility and deeper connection between people, place and landscape.



Stacy Levy (2009), 'Ridge & Valley', Pennsylvania

5. Place character

Planting Palette

The planting strategy is comprised exclusively of endemic and native species, reinforcing a landscape that is distinctly of place. The palette draws from the character of the Cumberland Plain Woodland, expressed through layered textures and a seasonal colour spectrum of purples, golden hues and soft creams. This approach ensures the public domain and communal landscapes sit comfortably within their broader ecological context while contributing to the long-term restoration of local habitat values.

Planting mixes are carefully calibrated to their specific location, including open space typology, solar access and interface conditions. Distinct palettes have been developed for streetscapes, public domain areas, neighbourhood spaces and residential podium and rooftop gardens. Flowering species such as *Hardenbergia violacea*, *Indigofera australis*, *Wahlenbergia gracilis* and *Chrysocephalum apiculatum* provide seasonal interest throughout the year while supporting local pollinators, including the blue-banded bee. Grasses and groundcovers including *Themeda australis*, *Microlaena stipoides* and *Lomandra* species contribute to biodiversity outcomes and soil stability.

A layered planting structure is embedded across all palettes. In addition to canopy trees and groundcovers, a mid-storey shrub layer — incorporating species such as *Bursaria spinosa*, *Kunzea ambigua* and *Melaleuca thymifolia* — creates habitat stepping stones for small birds and urban fauna. This stratified structure increases ecological resilience while enhancing visual depth and spatial definition.

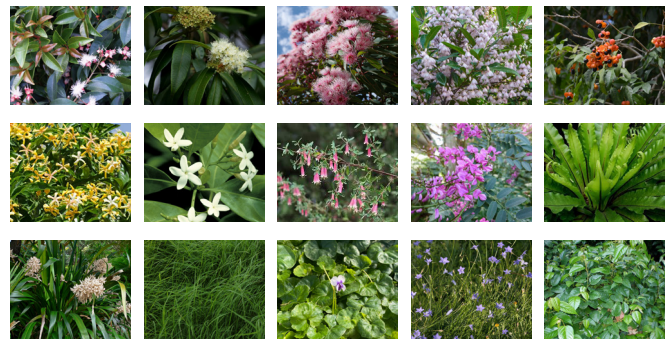
Tree selection responds to both ecological and urban design objectives. Along the Maxwells Creek interface and Jericho Gardens, large canopy species characteristic of the Cumberland Plain Woodland — including *Eucalyptus moluccana*, *Angophora floribunda*, *Corymbia maculata* and *Eucalyptus tereticornis* — establish a strong landscape framework that links Maxwells Creek through Jericho Gardens to Clermont Park, reinforcing continuity of canopy and habitat.

Within the precinct, smaller native tree species are arranged in clusters to provide shade to public dwell areas, retail plazas and communal open spaces. Species such as *Callistemon*, *Acmena smithii* and *Backhousia citriodora* create human-scaled canopy, seasonal flowering and sensory richness.

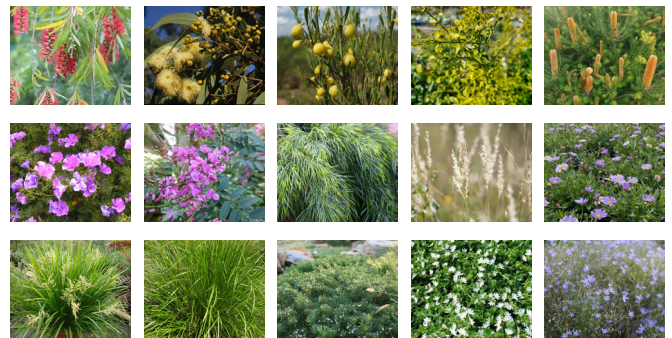
Collectively, the selected species deliver a cohesive, climate-responsive and ecologically grounded landscape that strengthens local identity, supports biodiversity and provides high-quality amenity for residents and visitors.



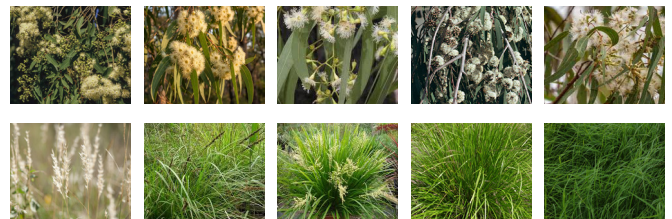
Planting Palette 1: Public Domain Mix



Planting Palette 2: Neighbourhood Mix



Planting Palette 3: Neighbourhood Mix



Planting Palette 4: Streetscape

5. Place character

Materials Palette

The material palette has been developed to deliver a robust, hard-wearing and cohesive public domain outcome, appropriate to the intensity of use anticipated across the precinct. Materials are selected for durability, safety and longevity, with all primary pedestrian surfaces achieving P5 slip resistance in accordance with the submitted schedule. Insitu concrete and brick unit paving define the primary public domain footpaths and plazas, ensuring resilience within high-traffic environments.

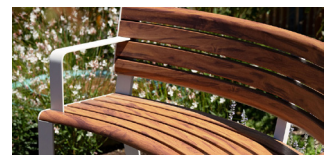
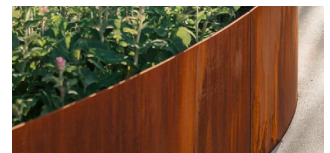
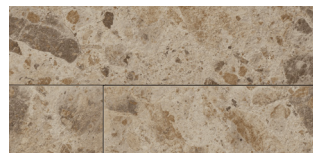
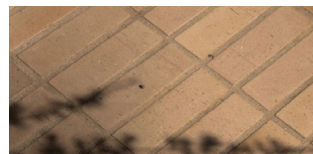
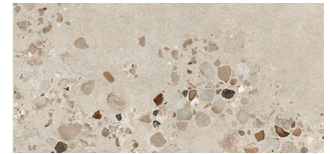
Recycled aggregate is woven through selected concrete and paving finishes, subtly referencing the sandy geology of the Cumberland Plain and reinforcing a sense of place. The overall colour palette draws from the warm tones of local geology; creams, muted golds and soft earthen hues, grounding the development within its broader landscape context.

Material selections are applied consistently across streetscapes, communal open spaces, podiums and retail plazas to unify the precinct. Brickwork garden bed walls, curved steel edging and coordinated paving types create continuity between Sites 3, 4 and 5 while allowing subtle differentiation between public, semi-public and private domains.

Public domain furniture is a proprietary selection designed for longevity and low maintenance, including stainless steel and aluminium elements with hardwood or aluminium battens. All furniture is powdercoated in project-specific neutral tones to maintain visual cohesion. In locations adjacent to incidental play, playful pops of colour are integrated to introduce moments of delight and visual contrast without overwhelming the overall material language.

Incidental play elements are woven through Jericho Gardens, retail plazas and communal open spaces, embedded within the landscape rather than isolated as standalone playgrounds. These elements are finished in coordinated project colours, introducing vibrancy and identity while maintaining durability and safety.

Collectively, the materials and finishes establish a cohesive, climate-responsive and contextually grounded precinct; robust in performance, unified in character and reflective of the warm geological identity of the Cumberland Plain.



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