

04 Landscape & Public Domain  
Concept Plans

04.6 Communal Open Space

**Vision**  
The courtyard, located in the centre of the C1 residential building, provides high quality open space for residents to find respite in nature.

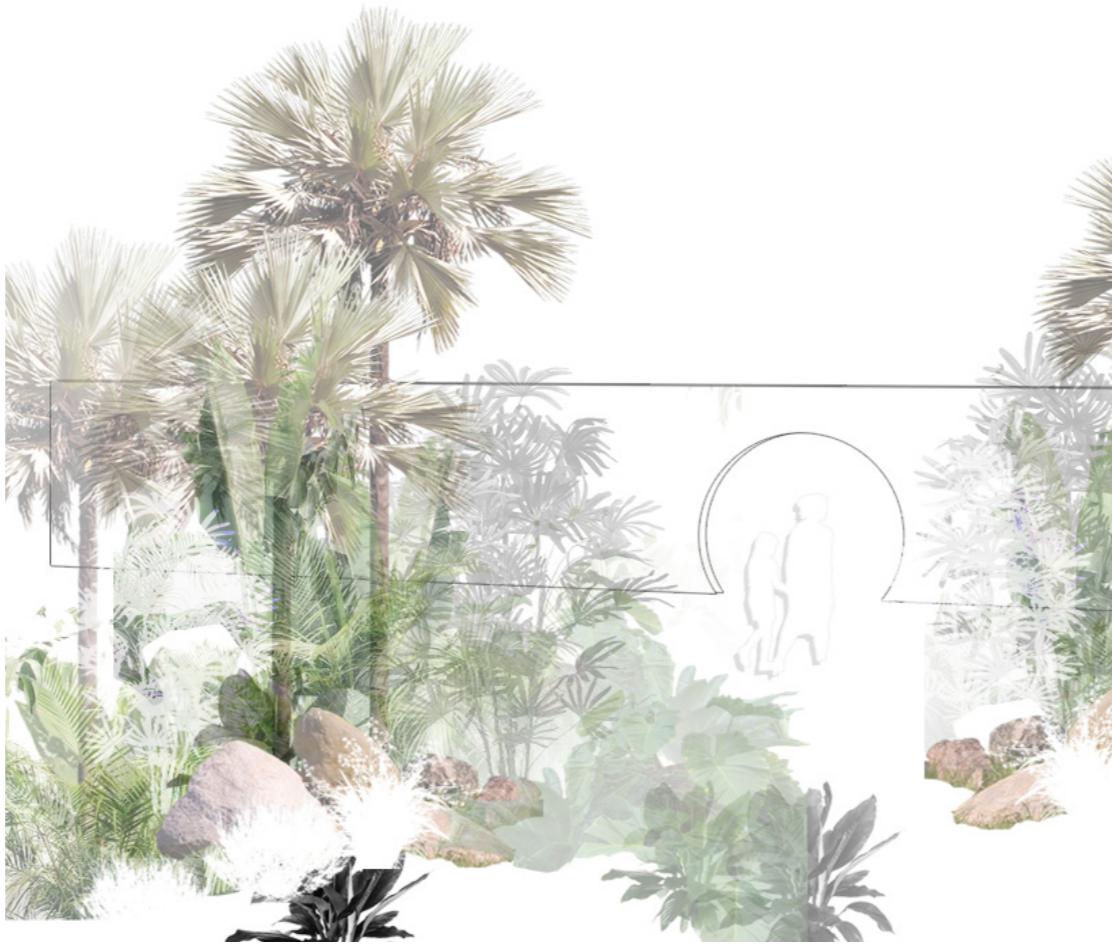
The space is arranged into two tiers, with pockets of seating nestled between lush planting and small water features.

**Character**  
The character of the open space is inspired by naturally forming Australian creek landscapes. The immersive garden is comprised of lush planting, stone walls and stepping stones between large boulders.

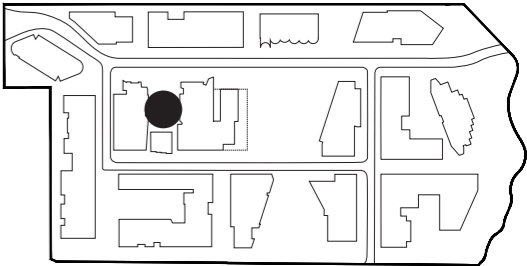
- Function and program**
- 1. Portal entry to courtyard
  - 2. Seating area with water feature
  - 3. Stepping stone paving units in pebbles
  - 4. Lush planting in mounded garden beds
  - 5. Stairs
  - 6. Sandstone blocks in planting

**Plant Palette**

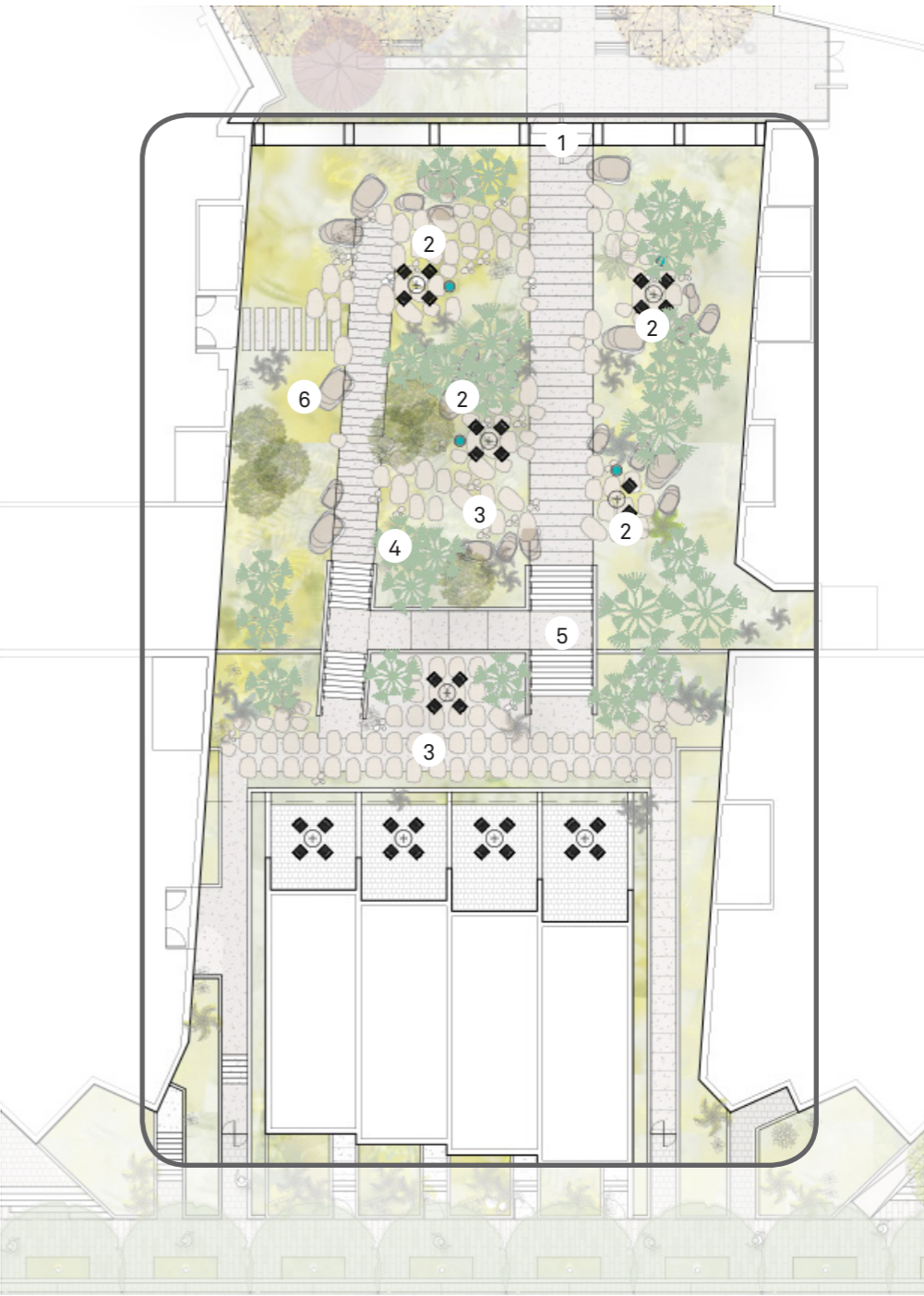
- Trees
- Angophora costata
  - Cyathea cooperi
  - Dicksonia antarctica
  - Howea forsteriana
  - Livistona australis
  - Phoenix roebelenii
  - Rhapis excelsa
- Groundcovers
- Adiantum aethiopicum
  - Arthropodium cirratum
  - Asplenium sp.
  - Blechnum cartilagineum
  - Dichondra repens
  - Ficus pumila minima
  - Helmholtzia glaberrima
  - Hymenocallis littoralis
  - Lomandra longifolia
  - Nephrolepis exaltata
  - Ophiopogon planiscapus Niger
  - Philodendron 'Imperial Red'



Indicative View



Key Plan



Typical Plan

04 Landscape & Public Domain  
Concept Plans

04.8 Rooftops

**Vision**  
The rooftop gardens are located on both A1 and C1, with a combination of accessible and inaccessible programming.

The rooftop gardens shall provide visual amenity, assistance with reducing urban heat island and fauna habitat.

The planting is arranged in large beds, with small access paths for ease of maintenance.

**Character**  
The planting is made up on an informal arrangement of tall, wind tolerant native grasses. A combination of native and exotic trees are arranged throughout planters to assist with wind amelioration and provide screening to services.

- Function and program**
- 1. Planter beds on private balconies
  - 2. Raised planters with native grass planting
  - 3. Olive, Bottle brush and banksia tree planting in mounded planter beds
  - 4. Building services

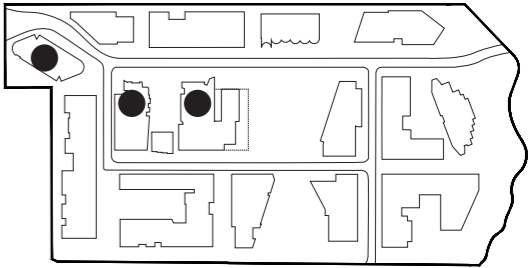
- Plant Palette**
- Trees  
Callistemon viminalis  
Banksia integrifolia  
Olea europaea
- Groundcovers  
Austrostipa ramosissima  
Lomandra hystrix ‘Katie Bells’  
Lomandra longifolia ‘Katrinus Deluxe’  
Imperata cylindrica ‘Yalba’  
Ophiopogon japonicus  
Pennisetum alopecuroides ‘Nafray’  
Pennisetum alopecuroides ‘Purple Lea’



Indicative View



Typical Section and Plan



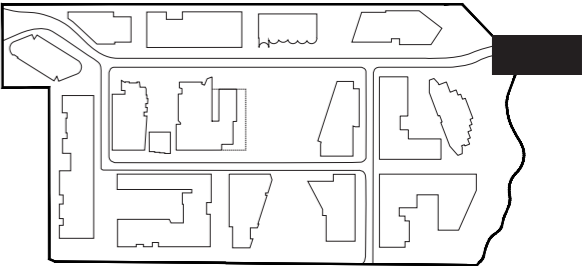
Key Plan

04 Landscape & Public Domain  
Concept Plans

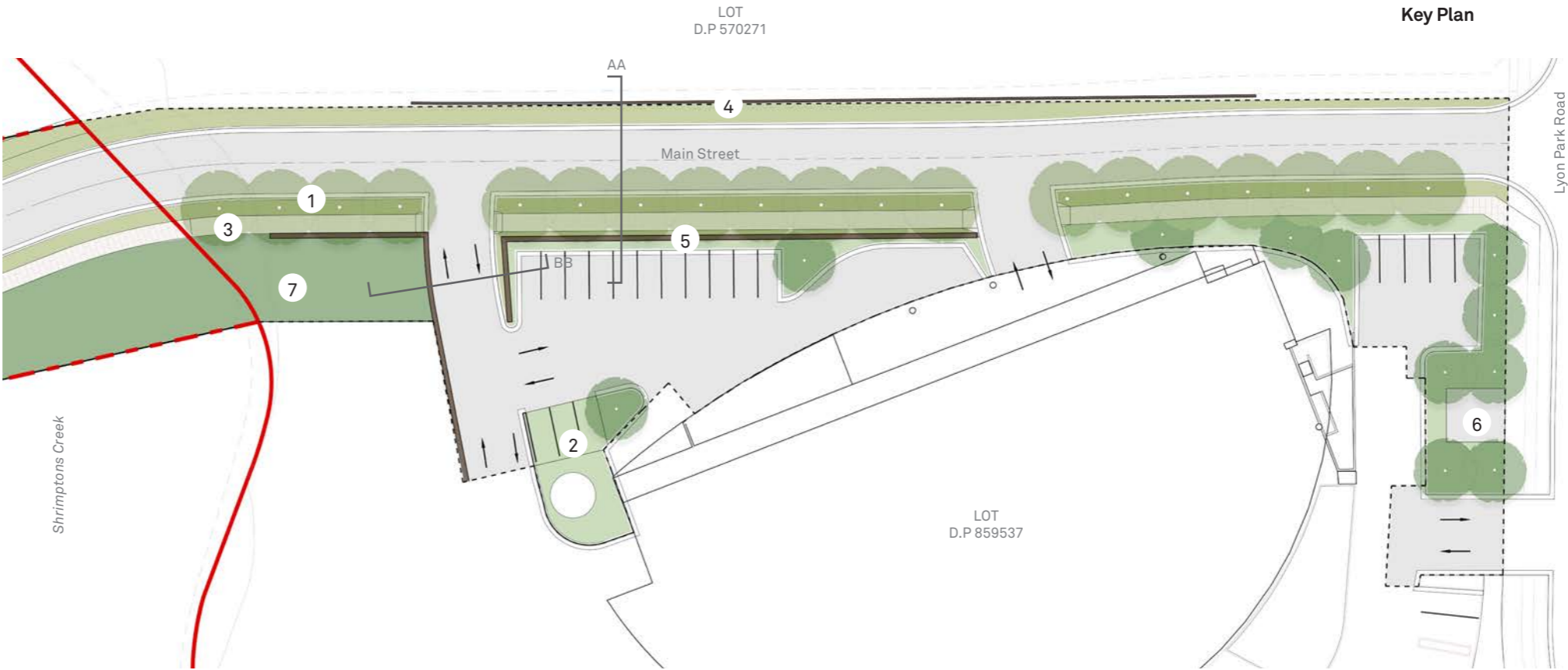
04.10 Public domain works at LGS Car Park

**Vision**  
The Main Street connection extends across Shrimptons Creek bridge, towards Lyon Park Road passing by the LGS property and car park. The design aims to continue the character of Main Street past this site while enhancing the quality of the LGS car park site.

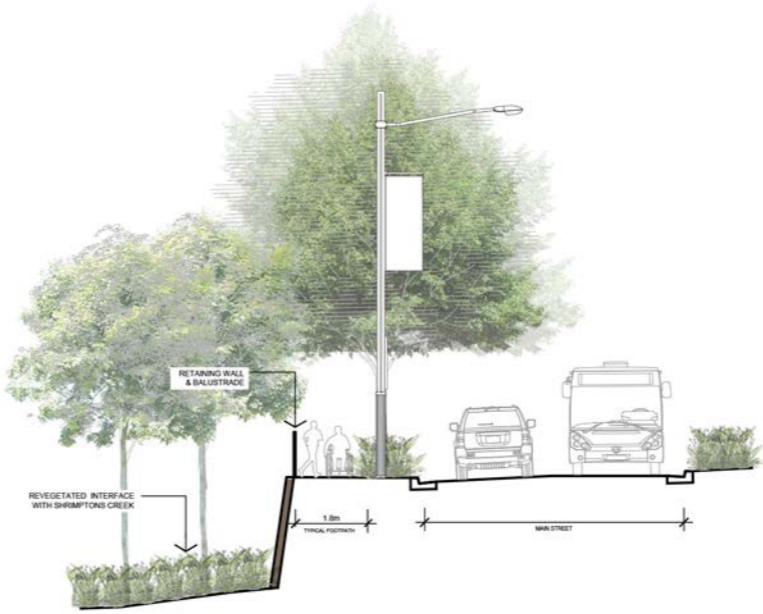
- Function and program**
- 1. Extension of Main Street street trees and groundcover planting
  - 2. LGS trees and groundcover planting mix
  - 3. Proposed 1.8m footpath connecting to Lyon Park Road and proposed Shrimpton's Creek bridge
  - 4. Screen to existing crib wall
  - 5. Proposed retaining wall
  - 6. Potential kiosk location zone
  - 7. Existing Shrimptons Creek planting. Opportunity to revegetate existing planting.



Key Plan



Section AA\_



Section BB\_

# 04 Landscape & Public Domain Concept Plans

## 04.9 Incidental Streetscape Moments

**Vision**  
The streets have been designed to provide delightful moment along the street that encourage people to stop, play linger and engage with each other.

The incidental moments aim to cater for the whole range of residents - from children, adults to the elderly and from the mobile to mobility impaired. The location of each use shall be located adjacent to a complimentary building use - such as chess outside the aged care facilities.

The landscape interventions are applied through a range of methods, all aiming to be robust and timeless - standing the test of time.

Proposed incidental moments may include;

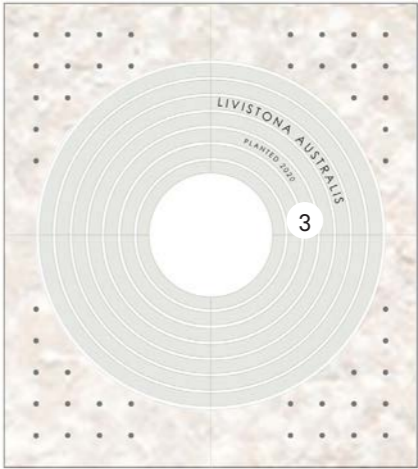
- Storytelling & community
- \_Tree grates which tell the story of significant trees
  - \_Street library
  - \_ Tree guards with community poster frames or message boards

- Play
- \_Speaking tubes
  - \_Hopscotch etched into paving
  - \_Low-level balance beams & stepping stones
  - \_Table & chair chess settings in the shade
  - \_Chalk dispensers for footpath drawing
  - \_‘How to breakdance’ steps etched into paving

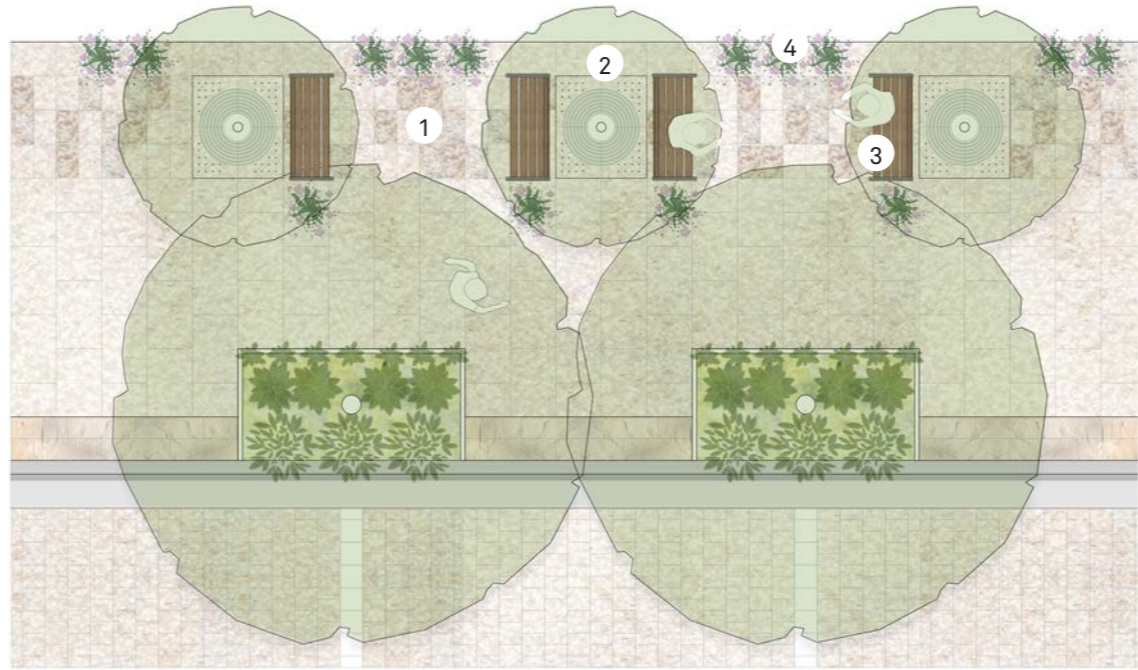
- Engagement with landscape
- \_Planted pots with scented flowers adjacent to seating zones
  - \_Seats located carefully under shaded canopies
  - \_Prints of local flora and fauna etched into paving
  - \_Bird houses/ feeders in trees
  - \_Sun dial etched adjacent signage poles



01\_Seating under special trees



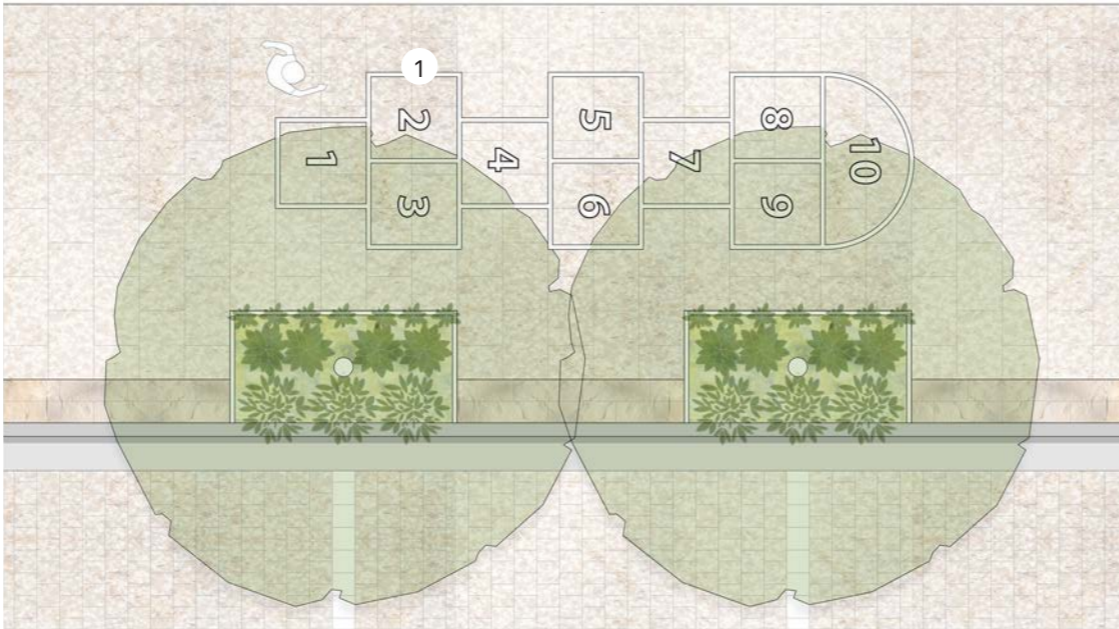
- Key**
1. Trees arranged informally along the footpath while maintaining clear circulation
  2. Benches located between destinations, under tree canopies
  3. Tree grates customised to tell the unique details of significant trees along the journey - such as species type, origin and date of planting



02\_Gathering zones amongst scented flowers

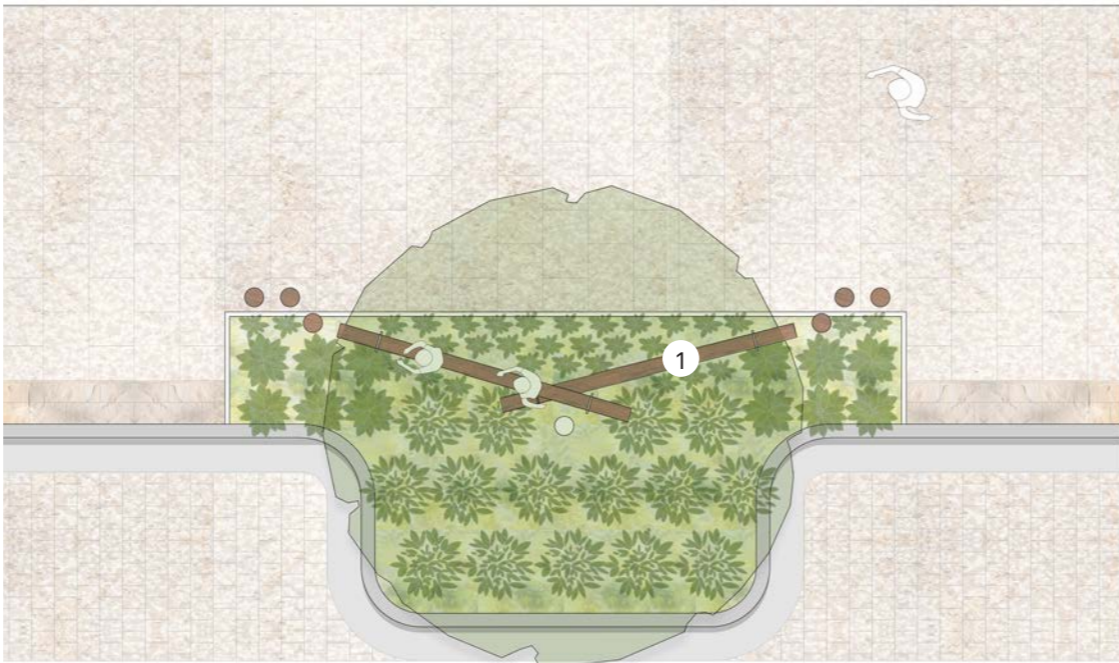
- Key**
1. Seating zones marked by smaller set paving with additional variation in colour and finish
  2. Small trees to provide shade and intimate scale
  3. Benches orientated facing each other, encouraging social interaction
  4. Small street pots, planted with pleasant scented flowers.

04.9 Incidental Streetscape Moments

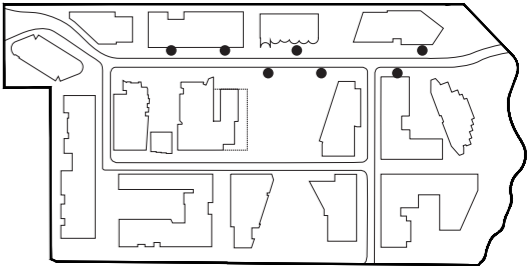


03\_Play integrated into the journey

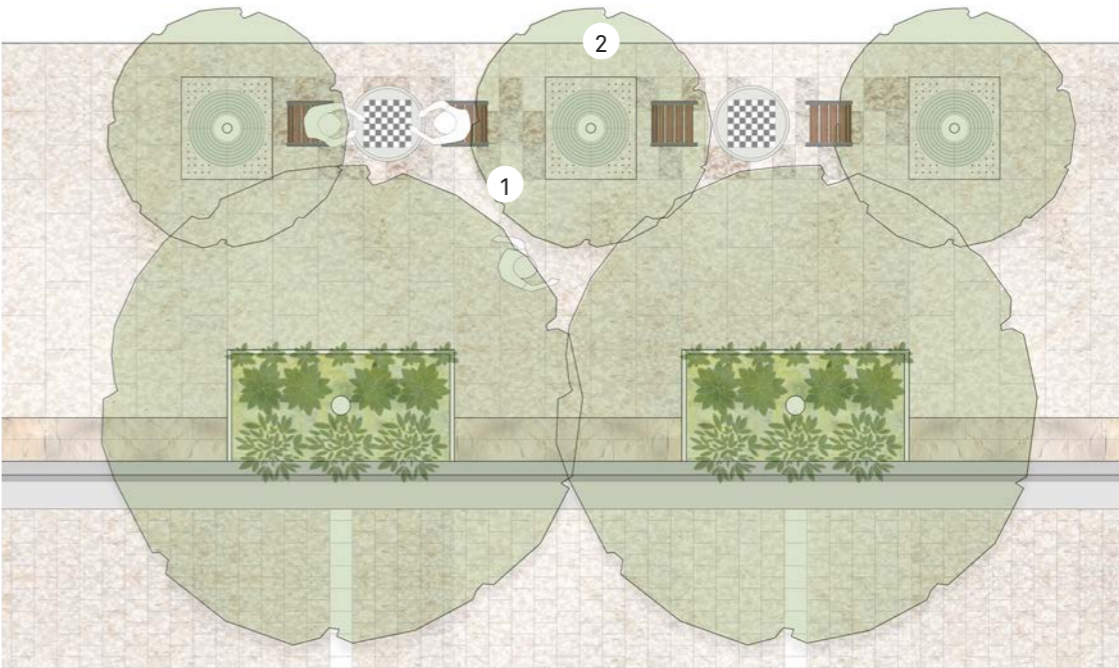
- Key**
- 1. Hopscotch or other street games etched into the footpath providing simple delight along a journey



05\_Delightful play along the street



Key Plan



04\_Shaded places for chess and coffee

- Key**
- 1. Seating zones marked by smaller set paving with additional variation in colour and finish
  - 2. Small trees to provide shade and intimate scale
  - 3. Fixed tables and chairs with chess/ checkers board integrated into the top for play for people of all ages

- Key**
- 1. Stepping stones lead onto a balance beam set into the planting. Play elements at a low height so as not to necessitate soft fall.

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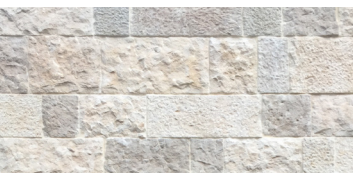

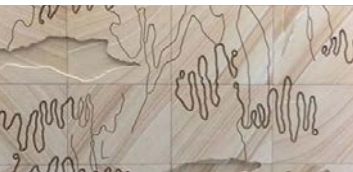
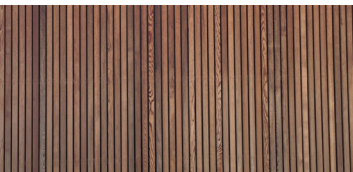


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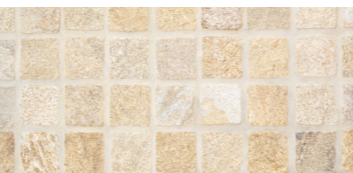


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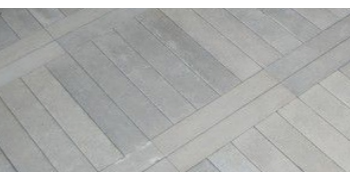
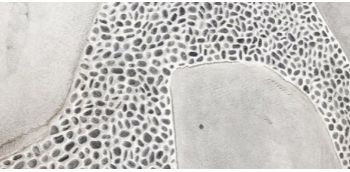


Appendix A  
Schedule of Exterior  
Finishes

Appendix A






Schedule of Exterior Finishes






Description	Items	
WALLS, STAIRS & BALUSTRADES		
Wall Type 1		
	Description	Stone wall
	Material	Sandstone
	Location	Residential
Wall Type 2		
	Description	Concrete retaining
	Material	Concrete
	Location	Streets/ residential
Wall Type 3		
	Description	Stone wall cladding
	Material	Sandstone
	Location	Streets/ residential
	Notes	Option for etched artwork overlay
Wall Type 4		
	Description	Timber cladding
	Material	Timber
	Location	Private communal open space
Stair Type 1		
	Description	Public stairs
	Material	Precast concrete
	Location	Public domain
Stair Type 2		
	Description	Courtyard stairs
	Material	Precast concrete & timber
	Location	Private communal open space





Description	Items	
WALLS, STAIRS & BALUSTRADES CONTINUED		
Type 2		
	Description	Balustrade & handrail
	Material	Steel
	Location	A1/ C1 communal open space
Pavements		
PV 02A		
	Description	Cobblestone - trafficable
	Material	Porphyry
	Location	Main Street entry & driveways
	Finish	Split faced
PV 02B		
	Description	Cobblestone
	Material	Granite
	Location	Footpaths
	Finish	Bush hammered (smooth)
PV 02C		
	Description	Cobblestone
	Material	Granite
	Location	A1 upper level plaza
	Finish	Bush hammered (smooth)
PV 04		
	Description	Crushed white gravel
	Material	Crushed gravel
	Location	Garden edge, A1 Herring road lobby

Description	Items	
PAVEMENTS CONTINUED		
PV 01A		
	Description	Running Bond
	Material	Granite
	Location	Streetscapes
	Finish	Subtle variation in colour
Type 01B		
	Description	Concrete
	Material	Granite
	Location	Streetscapes - header course
	Finish	Splitfaced
Type 07		
	Description	Courtyard planks
	Material	Concrete
	Location	Private communal open space
Type 06A		
	Description	Stepper in pebble
	Material	Bluestone/ concrete & stone
	Location	Private communal open space
	Notes	Organic shape/ fixed pebbles
Type 06B		
	Description	Stepper in planting
	Material	Bluestone/ concrete
	Location	Private communal open space
	Notes	Organic shape
Type 08		
	Description	Deco-Granite white gravel
	Material	Decomposed granite
	Location	A1/C1 roof gardens

Appendix A  
Schedule of Exterior Finishes







Description	Items	
FURNITURE		
Seat Type 1		
	Description	Single Seat
	Material	Timber and powder coat steel
	Location	Streets
Seat Type 2		
	Description	Benches
	Material	Timber and powder coat steel
	Location	Streets
Seat Type 3		
	Description	Cafe setting
	Material	
	Location	Town Plaza
Tree Grate		
	Description	Tree grate
	Material	Steel
	Location	Streetscape
Bin Enclosure		
	Description	General waste & recycling
	Material	Powder coat steel (bronze colour) with patterned perforations.
	Location	Streets & town plaza







Description	Items	
Drinking Fountain		
	Description	Drinking fountain with dog bowl
	Material	Stainless steel
	Location	Public domain (future)
Bicycle Hoops		
	Description	Bike hoop
	Material	Brushed steel & Polished Aluminium
	Location	Public domain (future)
Pots		
	Description	Pots
	Material	Terracotta
	Location	Roofotp and C1
Roof Planter		
	Description	Pots
	Material	GRC
	Location	Streetscape
	Description	Planter
	Material	GRC
	Location	A1 & C1 Rooftop

Description	Items	
LIGHTING		
Street Light- Type 1		
	Material	Multifunction pole
	Accessories	n/a
	Size	9.6m height, 3m outreach
	Colour	Powder coat grey
Street Light- Type 2		
	Material	Multifunction pole
	Accessories	Banner arm
	Size	12m height, 3m outreach
	Colour	Powder coat grey
Garden Light - Type 1		
	Description	Wall mounted garden lights
	Material	-
	Location	C1 courtyard
Garden Light - Type 2		
	Description	Bollard light
	Material	-
	Location	C1 courtyard, Neighbourhood Garden

Appendix A









Schedule of Exterior Finishes






Description	Items		Notes	
MAIN STREET ENTRY & HERRING ROAD				
TR01				
		Botanical Name	Betula nigra - Dura Heat	_Exotic _Ornamental species _Grown to single stemmed trunk
		Common Name	River Birch	
		Mature Size (h x w)	10 x 6	
		Botanical Name	Melaleuca stypheloides	_Native _Onamental _Cream/ white flowers appearing March to July & November to December _Species shall be myrtle rust free
		Common Name	Broad leaved Paperbark	
		Mature Size (h x w)	10 x 4	
		Botanical Name	Eucalyptus saligna	_Indigenous to site
		Common Name	Sydney Blue Gum	
		Mature Size (h x w)	20-40 x 10-25	

Description	Items		Notes
PL03			
	Botanical Name	Alpinia nutans	_Cream white flowers in spring
	Common Name	Dwarf Cardamon	
	Mature Size (h x w)	1 x 1	
	Botanical Name	Aspidistra elatior	_Dark purple flowers in spring/ summer
	Common Name	Cast Iron Plant	
	Mature Size (h x w)	0.5 x 1.5	
	Botanical Name	Liriope spicata	
	Common Name	Lilyturf	
	Mature Size (h x w)	0.3-0.6 x 0.3-0.6	
	Botanical Name	Myoporum parvifolium	
	Common Name	Creeping Boobialla	
	Mature Size (h x w)	0.1 x 1	
	Botanical Name	Pogonatherum paniceum	
	Common Name	Baby Panda Grass	
	Mature Size (h x w)	0.4 x 0.4	
	Botanical Name	Zamia furfuracea	
	Common Name	Cardboard Palm	
	Mature Size (h x w)	0.5-1 x 2	

Appendix A


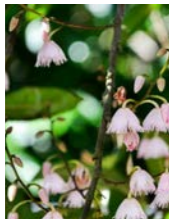


Schedule of Exterior Finishes




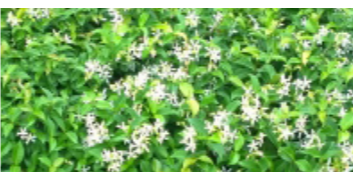

Description		Items		Notes
MAIN STREET				
TR01				
		Botanical Name	Ficus microcarpa var. Hillii ‘Flash’	
		Common Name	Hills Fig	
		Mature Size (h x w)	10 x 3	
TR02				
		Botanical Name	Cercis canadensis ‘Forest Pansy’	_Exotic _Burgundy leaves turn green in summer, followed by apricot tones in summer
		Common Name	Red Norway Maple	
		Mature Size (h x w)	5 x 5	
		Botanical Name	Acer japonicum ‘Vitifolium’	_Exotic _Deciduous _Ornamental outdoor colour
		Common Name	Full Moon Maple	
		Mature Size (h x w)	5 x 5	
		Botanical Name	Pyrus betulaefolia ‘Southworth Dancer’	_Exotic _Deciduous _Attractive form and spring flowers
		Common Name	Ornamental Pear	
		Mature Size (h x w)	7 x 4	

Description	Items		Notes
PL01			
	Botanical Name	Lomandra hystrix ‘Katie Belles’	
	Common Name	Spiny Head Mat Rush	
	Mature Size (h x w)	1.5 x 1.5	
	Botanical Name	Liriope spicata	
	Common Name	Lilyturf	
	Mature Size (h x w)	0.3-0.6 x 0.3-0.6	
	Botanical Name	Myoporum parvifolium	
	Common Name	Creeping Boobialla	
	Mature Size (h x w)	0.1 x 1	
	Botanical Name	Ophiopogon japonicus	
	Common Name	Dwarf Turf Lily	
	Mature Size (h x w)	0.3 x 0.3	
	Botanical Name	Pennisetum alopecuroides ‘Nafray’	_Non-invasive native (low seed viability)
	Common Name	Swamp Foxtail Grass	
	Mature Size (h x w)	0.6 x 0.6	




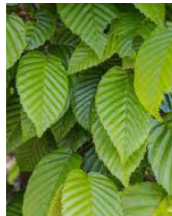




Appendix A








Schedule of Exterior Finishes

Description		Items	Notes
NEIGHBOURHOOD STREET			
TR01			
		Botanical Name	Elaeocarpus reticulatus 'Prima Donna'      _Native
		Common Name	Blueberry Ash
		Mature Size (h x w)	8 x 3-5
		Botanical Name	Waterhousia floribunda 'Amaroo'      _Native
		Common Name	Weeping Lily Pilly
		Mature Size (h x w)	8 x 5

Description	Items		Notes
PL01			
	Botanical Name	Pratia pedunculata	
	Common Name	Pratia	
	Mature Size (h x w)	0.2 x 0.5-1	
	Botanical Name	Liriope muscari ‘Amethyst’	
	Common Name	Lilyturf	
	Mature Size (h x w)	0.4 x 0.4	
	Botanical Name	Lomandra longifolia ‘Verday’	
	Common Name	Spiny Headed Mat Rush	
	Mature Size (h x w)	0.6 x 0.5	
	Botanical Name	Trachelospermum asiaticum ‘Flat Mat’	
	Common Name	Chinese Star Jasmine	
	Mature Size (h x w)	0.4 x 0.4	
	Botanical Name	Tulbaghia violacea	
	Common Name	Pink Agapanthus	
	Mature Size (h x w)	0.3- 0.6 x 0.3- 0.6	






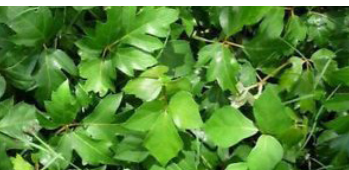
Appendix A  
Schedule of Exterior Finishes

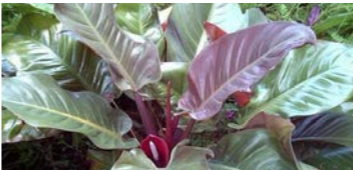



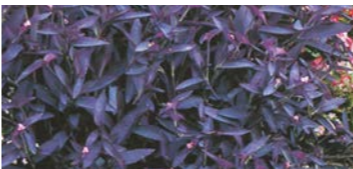

Description		Items		Notes
NEIGHBOURHOOD GARDENS				
TR02				
		Botanical Name	Acer platanoides ‘Crimson King’	_Exotic _Deciduous _Ornamental _Deep purple leaves turning crimson in autumn
		Common Name	Red Norway Maple	
		Mature Size (h x w)	15 x 8	
		Botanical Name	Carpinus betulus	_Exotic _Deciduous
		Common Name	Common Hornbeam	
		Mature Size (h x w)	12 x 6	
		Botanical Name	Cercis canadensis ‘Forest Pansy’	_Exotic _Burgundy leaves turn green in summer, followed by apricot tones in summer
		Common Name	Eastern Redbud	
		Mature Size (h x w)	5 x 5	
		Botanical Name	Ulmus parvifolia ‘Todd’	_Exotic _Semi deciduous
		Common Name	Chinese Elm	
		Mature Size (h x w)	10 x 11	

Description		Items	Notes
PL02			
	Botanical Name		Alpinia caerulea
	Common Name		Native Ginger
	Mature Size (h x w)		2 x 2
	Botanical Name		Dichorisandra thyrsiflora
	Common Name		Blue Ginger
	Mature Size (h x w)		1-2 x 1-2
	Botanical Name		Iris sibirica
	Common Name		Siberian Iris
	Mature Size (h x w)		0.6 x 1.2
	Botanical Name		Philodendron ‘Xanadu’
	Common Name		Philodendron Xanadu
	Mature Size (h x w)		0.7-1 x 1
	Botanical Name		Plectranthus ‘Mona Lavender’
	Common Name		Mona Lavender
	Mature Size (h x w)		0.8 x 0.6
	Botanical Name		Sarcococca confusa
	Common Name		Sweet Box
	Mature Size (h x w)		1.5 x 1
	Botanical Name		Viola hederacea
	Common Name		Native Violet
	Mature Size (h x w)		0.2 x 0.3

Appendix A











Schedule of Exterior Finishes








Description	Items		Notes
PRIVATE OPEN SPACE AND CHILDCARE			
PL04			
	Botanical Name	Aglaonema commutatum	_Shrub
	Common Name	Chinese Evergreen	
	Mature Size (h x w)	0.3-1 x 0.3-1	
	Botanical Name	Alcantarea imperialis	_Epiphyte
	Common Name	Giant Bromeliad	
	Mature Size (h x w)	1.5 x 1.5	
	Botanical Name	Asplenium australasicum	_Fern
	Common Name	Birds Nest Fern	
	Mature Size (h x w)	0.5-1.5 x 0.5-1.5	
	Botanical Name	Clivia miniata	_Tufted
	Common Name	Kaffir Lily	
	Mature Size (h x w)	0.5 x 0.3	
	Botanical Name	Cordyline stricta	_Shrub
	Common Name	Slender Palm Lily	
	Mature Size (h x w)	2-3 x 2	
	Botanical Name	Cissus antarctica	_Climber
	Common Name	Kangaroo Vine	
	Mature Size (h x w)	0.3 - 4 x 0.5-6	

Description	Items		Notes
PL04 (continued)			
	Botanical Name	Philodendron 'Imperial Red'	_Shrub
	Common Name	Red Leaf Philodendron	
	Mature Size (h x w)	0.6-1 x 0.6-1	
	Botanical Name	Philodendron cordatum	_Climber
	Common Name	Hearleaf Philodendron	
	Mature Size (h x w)		
	Botanical Name	Phoenix roebelenii	_Palm
	Common Name	Dwarf Date Palm	
	Mature Size (h x w)	3 x 3	
	Botanical Name	Rhaps excelsa	_Palm
	Common Name	Lady Palm	
	Mature Size (h)	3-4	
	Botanical Name	Tradescantia pallida 'Purple Heart'	_Perennial
	Common Name	Spiderwort	
	Mature Size (h x w)	0.5 x 0.5	
	Botanical Name	Zamia furfuracea	
	Common Name	Cardboard Palm	
	Mature Size (h x w)	0.5-1 x 2	

Appendix A








Schedule of Exterior Finishes





Description		Items	Notes
COMMUNAL OPEN SPACE			
TR03			
		Botanical Name	Angophora costata
		Common Name	Smooth-barked Apple
		Mature Size (h x w)	20 x 12
		Botanical Name	Cyathea cooperi
		Common Name	Australian Tree Fern
		Mature Size (h)	5-10
		Botanical Name	Dicksonia antarctica
		Common Name	Soft Tree Fern
		Mature Size (h)	1.5 - 15m
		Botanical Name	Howea forsteriana
		Common Name	Kentia Palm
		Mature Size (h x w)	18
		Botanical Name	Livistona australis
		Common Name	Cabbage Tree Palm
		Mature Size (h)	20

Description		Items	Notes
PL05			
		Botanical Name	Adiantum aethiopicum
		Common Name	Maiden Hair Fern
		Mature Size (h x w)	0.5 x 0.5
		Botanical Name	Arthropodium cirratum
		Common Name	New Zealand Rock Lily
		Mature Size (h x w)	0.6 x 0.4-0.6
		Botanical Name	Asplenium sp.
		Common Name	Birds Nest Fern
		Mature Size (h x w)	
		Botanical Name	Blechnum cartilagineum
		Common Name	Soft Water Fern
		Mature Size (h x w)	1.5 x 1.5
		Botanical Name	Dichondra repens
		Common Name	Kidney Weed
		Mature Size (h x w)	0.1-0.3 x 1 -5
		Botanical Name	Ficus pumila minima
		Common Name	Dawrf Creeping Fig
		Mature Size (h x w)	0.4-1.0 x 0.4-1.0
		Botanical Name	Helmholtzia glaberrima
		Common Name	Stream Lily
		Mature Size (h x w)	1-2 x 1-2

Appendix A







Schedule of Exterior Finishes

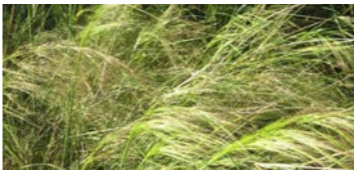





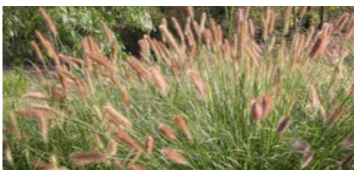
Description	Items		Notes
COMMUNAL OPEN SPACE (CONTINUED)			
PL05 (continued)			
	Botanical Name	Hymenocallis littoralis	_Shrub
	Common Name	Beach Spider Lily	
	Mature Size (h x w)	05-0.7 x 0.7	
	Botanical Name	Lomandra longifolia	_Grass
	Common Name	Spiny-head Mat-rush	
	Mature Size (h x w)	1-1.5 x 1-3	
	Botanical Name	Nephrolepis exaltata	_Fern
	Common Name	Sword Fern	
	Mature Size (h x w)	0.3 x 0.3	
	Botanical Name	Ophiopogon planiscapus Niger	_Grass
	Common Name	Mondo Grass	
	Mature Size (h x w)	0.2 x 0.3	
	Botanical Name	Philodendron ‘Imperial Red’	_Shrub
	Common Name	Red Leaf Philodendron	
	Mature Size (h x w)	0.6-1 x 0.6-1	
	Botanical Name	Phoenix roebelenii	_Palm
	Common Name	Dwarf Date Palm	
	Mature Size (h x w)	2-4 x 2-4	
	Botanical Name	Rhapis excelsa	_Palm
	Common Name	Lady Palm	
	Mature Size (h x w)	3-4	

Description		Items		Notes
A1 COURTYARD				
TR02				
		Botanical Name	Acer japonicum ‘Vitifolium’	_Exotic _Deciduous _Ornamental outdoor colour
		Common Name	Full Moon Maple	
		Mature Size (h x w)	5 x 5	
		Botanical Name	Howea forsteriana	_Native
		Common Name	Kentia Palm	
		Mature Size (h x w)	18	

Appendix A








Schedule of Exterior Finishes


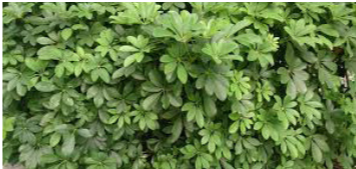




Description		Items		Notes	
ROOFTOP					
TR05					
		Botanical Name	Callistemon viminalis	_Native	
		Common Name	Weeping bottlebrush		
		Mature Size (h x w)	5-8 x 3-4		
		Botanical Name	Banksia integrifolia	_Native	
		Common Name	Coast Banksia		
		Mature Size (h x w)			
		Botanical Name	Olea europaea	_Exotic	
		Common Name	Olive Tree		
		Mature Size (h x w)			

Description	Items		Notes
PL07			
	Botanical Name	Austrostipa ramosissima	
	Common Name	Native Princess Spear Grass	
	Mature Size (h x w)	1	
	Botanical Name	Lomandra hystrix ‘Katie Bells’	
	Common Name	Spiny Head Mat Rush	
	Mature Size (h x w)	1.5 x 1.5	
	Botanical Name	Lomandra longifolia ‘Katrinus Deluxe’	
	Common Name	Spiny Head Mat Rush	
	Mature Size (h x w)	0.7 x 0.7	
	Botanical Name	Imperata cylindrica ‘Yalba’	
	Common Name	Cogon grass	
	Mature Size (h x w)	0.7 x 1	
	Botanical Name	Ophiopogon japonicus	
	Common Name	Dwarf Turf Lily	
	Mature Size (h x w)	0.3 x 0.3	
	Botanical Name	Pennisetum alopecuroides ‘Nafray’	_Non-invasive native (low seed viability)
	Common Name	Swamp Foxtail Grass	
	Mature Size (h x w)	0.6 x 0.6	
	Botanical Name	Pennisetum alopecuroides ‘Purple Lea’	_Non-invasive native (low seed viability)
	Common Name	Swamp Foxtail Grass	
	Mature Size (h x w)	0.6 x 0.6	

Appendix A

Schedule of Exterior Finishes

Description	Items	Notes
INTERNAL & BALCONIES		
PL08		
	Botanical Name	Aglaonema ‘Golden Bay’
	Common Name	Red Chinese Evergreen
	Mature Size (h x w)	0.5 - 1.2
	Botanical Name	Aspidistra ‘Shooting Star’
	Common Name	Spotted Cast Iron Plant
	Mature Size (h x w)	0.5 - 1.2
	Botanical Name	Calathea insignis
	Common Name	Rattlesnake Plant
	Mature Size (h x w)	0.3 - 1.0
	Botanical Name	Dieffenbachia amoena
	Common Name	Leopard Plant
	Mature Size (h x w)	0.3 - 1.0
	Botanical Name	Licuala grandis
	Common Name	Ruffled Fan Palm
	Mature Size (h x w)	3 x 6 (dia)
	Botanical Name	Maranta leuconeura
	Common Name	Prayer Plant
	Mature Size (h x w)	0.3 x 0.3
	Botanical Name	Philodendron ‘Congo Rojo’
	Common Name	Philodendron
	Mature Size (h x w)	3 x 3

Description	Items	Notes
PL08 (continued)		
	Botanical Name	Sansevieria trifasciata
	Common Name	Mother In Law’s Tongue
	Mature Size (h x w)	0.6-1 x 0.6-1
	Botanical Name	Schefflera arboricola
	Common Name	Dwarf Umbrella Tree
	Mature Size (h x w)	4-10 x 2-4
	Botanical Name	Spathiphyllum ‘Blue Moon’
	Common Name	Peace Lily
	Mature Size (h x w)	0.7 x 0.7
	Botanical Name	Spathiphyllum wallisii
	Common Name	Peace Lily
	Mature Size (h x w)	0.7 x 0.7
	Botanical Name	Syngonium podophyllum
	Common Name	Arrowhead Vine
	Mature Size (w)	0.7
	Botanical Name	Zamioculcas zamiifolia
	Common Name	Zuzu Plant
	Mature Size (h x w)	0.5-1 x 2



Appendix B
Design Excellence Strategy

Design Excellence Statement

This Design Excellence Strategy outlines the principles that have guided the development of the landscape architectural design response of the Stage 1 Ivanhoe Master Plan.

While there is no reference to any specific design excellence criteria within the State Environmental Planning Policy (State and Regional Development) 2011, the project has been designed in accordance with the seven objectives from the ‘Better Placed - An integrated design policy for the built environment of New South Wales’, prepared by the Government Architect NSW, 2017. Better Placed will form part of the terms of reference to support the delivery of state-led design excellence processes.

Through a collaborative design process, the Stage 1 Ivanhoe Master Plan has been continually considered and assessed against this set of objectives, ensuring the best possible design outcome is achieved for all aspects of the project.



Design Objectives for NSW

Seven objectives define the key considerations in the design of the built environment

01\_ Better Fit
Contextual, local and of its place

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

Response

- \_The public domain has been designed to celebrate the character of the site’s endemic bushland, predominantly the Sydney Turpentine-Ironbark Forest. The site’s informal forested edges weave into the formal neighbourhood spaces, informing the character, scale and materiality of the public domain.
- \_A neighbourhood character has been crafted within the heart if the site. Neighbourhod spaces have been designed with a focus on pedestrian scale materials, trees and built form. Streets and spaces have been crafted to provide residents with a place they are proud to call home.
- \_The landscape has been designed with a strong social, environmental and community agenda in mind, engaging people to place, both in the present, and through memories to the past. Neighbourhood Gardens tell the story of the site’s 19th Century orchard agriculture, while communal open spaces are reminiscent of the landscape character found along the adjoining Shrimpton’s Creek.
- \_The existing forest and riparian corridor is preserved and regenerated along the site’s edges. New public open spaces maximise access to and enjoyment of these existing local assets and amenity.
- \_The public domain will be of a consistent high quality, connected to place through landscape, materiality, uses and opportunities for interpretation that retains the unique qualities and character of the environment.

02\_ Better performance
Sustainable, adaptable and durable

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

Response

- \_Designed to be leading in terms of sustainable design, both environmentally and socially. It will have a strong focus on community health and wellbeing through a commitment to walkability, outdoor recreation and the creation of high amenity places for social engagement.
- \_Urban heat island effect mitigated through extensive landscaped public domain, including generous tree canopies and groundcover planting, light coloured pavements, landscaped rooftops and solar PV.
- \_Designed to achieve four key sustainability commitments for Ivanhoe, including:
  - \_5 Star Green Star Design and
  - \_As Built v1.1 minimum for all buildings;
  - \_6 Star Green Star Communities v1 for the Ivanhoe precinct;
  - \_An optimised integrated infrastructure solution via ‘Real Utilities’ through improved efficiencies.

03\_ Better for community
Inclusive, connected and diverse

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

Response

- \_The vision for the redevelopment of the Ivanhoe Estate is for a real place that is open, inclusive and highly connected. The design response is focused around fulfilling this vision.
- \_A mixed tenure community where social dwellings have been designed to be indistinguishable from the market dwellings are mixed through the development, the first mixed tenure delivered in Stage 1, creating a sense of equality and social integration.
- \_A shared, public domain is designed to encourage social interaction, has activated street frontages, is adaptable and comfortable, has a range of recreation activities for different ages and abilities, and is pedestrian-oriented. Key Stage 1 open spaces include;
  - \_Streets with generous canopies, seating at regular intervals for respite and activation in the form of play and interpretation;
  - \_A Neighbourhood Garden for quiet respite and small group gathering;
  - \_Communal open space providing residents with a connection to nature.

Appendix B

Design Excellence Strategy

Design Objectives for NSW

Seven objectives define the key considerations in the design of the built Environment

04_ Better for people Safe, comfortable and liveable	05_ Better working Functional, efficient and fit for purpose	06_ Better value Creating and adding value	07_ Better look and feel Engaging, inviting and attractive
<p>The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.</p>	<p>Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to changes over time. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.</p>	<p>Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.</p>	<p>The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.</p>
<p><b>Response</b></p> <p>_Stage 1 Ivanhoe Master Plan structure considers clear lines of sight and passive surveillance of key public spaces to create a safe and legible precinct, including better connections with the surroundings.</p> <p>_Creation of an active, walkable neighbourhood, where the community feels encouraged to spend time outdoors and engage in activities that attract others.</p> <p>_While the steep topography presents significant challenges to movement across the precinct, accessibility has been a key consideration through the design of the public realm, including the placement of future community and social facilities. Regular seating within the streetscapes has been provided to for walking respite.</p> <p>_Streetscapes have been designed with a pedestrian focus and meet the principles outlines in the Australian Model Code for Residential Development (AMCORD) for pedestrian facilities.</p>	<p><b>Response</b></p> <p>_Designed to set a new Australian benchmark for a socially diverse, mixed tenure, inclusive community.</p> <p>_Public domain diversity is a key principle of the built form response, ensuring a range of open spaces that suit the needs and evolving lifestyles of a diverse population. The design of the public has ben designed cater for the wide spectrum of ages living at Ivanhoe.</p> <p>_The public open spaces designed to be durable featuring low maintenance materials that are intended to improve with age.</p>	<p><b>Response</b></p> <p>_Optimises value to the community through connection to the unique, natural assets of the site and surrounding local amenities including proximity to key public transport, commercial, retail, health and education infrastructure.</p> <p>_Ongoing access to a mix of important social assets at the heart of the precinct including child care centre and a diverse mix of open space, both public and private.</p> <p>_Socially inclusive development underpinned by the principle of tenure blindness with no external indicators of tenure type in the design and layout of the community ensures social integration and ongoing market value.</p>	<p><b>Response</b></p> <p>_The public domain features a diverse mix of attractive and socially engaging public spaces which are at the heart of the development.</p> <p>_Materials, finishes, proportions, scale and plant palettes have been designed to provide a variety of attractive, durable and aesthetically pleasing spaces.</p> <p>_The private domain equally features high quality areas of communal open space.</p> <p>_Creation of an inviting precinct that is stitched into in its surrounding context. A number of entry thresholds feature a particular expression where the site's informal forested edges and topography infiltrate the urban grid, pulling people in from the surrounding environment.</p> <p>_Buildings are designed to positively contribute to the physical definition of the public domain, while appropriate street wall heights and upper level setbacks mitigate the scale and overall height creating a comfortable scaled development. Ground floor dwellings have been designed to contribute to the landscape experience from the streetscape.</p>



Appendix B

Design Excellence Strategy

Independent Design Excellence Review	Design Excellence Review Meeting Minutes & Actions		
<p>As part of the design process, an independant design review panel has been established and resulted in the adjacent comments and actions for HASSELL.</p> <p>Overall, the landscape architectural proposal was received positively by the panel.</p>	Item no.	Design Review Panel Comments	Comments/ Actions
	04_Building C1	_The panel queried about deep soil zone and the quality of planting in the communal open space. The panel recommended the project team to review the soil depth to allow for trees to mature in the future.	Communal open spaces have been designed to provide sufficient soil depths and volumes to ensure plant health and vigour. Soil depths range from a consistent 500mm to 1m mounds. Soil volumes have been designed to provide aprox. 25m³ per tree.
	05_Building C1	_The Panel queried the level changes within the communal open space. The panel suggested more definition between the public and private spaces	Definition between public and private space has been indicated through level changes, planting and fences. We will explore further through Design Development.
	03_Building A1	_Stephanie asked the architect which street entry is considered the main entry for building A1. It is agreed between the panel and the project team that the residents is likely to use the lower ground entry as the main access to the retail and the park. It is also agreed that the Herring road entry is appropriate as it needed to address the Herring Road and passer-by.	To be further investigated through Design Development.
	18_Stage 1 Public Domain	_Georgia has presented the various concepts for the stage 1 public domain. The landscape design of the public domain focused on detail materials, planting palate, planting colour and interactions with the public.	This was received positively and will be developed through Design Development.
	19_Stage 1 Public Domain	_The current public domain creates special moments with street furniture, chess tables, balancing beams to encourage engagement between the residents and the neighbourhood. Seasonal trees and ‘clearing’ to celebrate the landscape	This was received positively and will be developed through Design Development.
	20_Stage 1 Public Domain	_The panel commended the material palate and the planting selection proposed	This was received positively and will be developed through Design Development.
	21_Panel Recommendations	_The panel suggested buildings in Stage 2 need to address the civic spaces and northern aspect for retail uses	To be addressed in Stage 2 DA
	22_Panel Recommendations	_The panel suggested that the Village Green should connect to the retail street, a through site link may be beneficial	To be addressed in Stage 2 DA

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