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IVANHOE STAGE 1 DEVELOPMENT APPLICATION

Landscape & Public Domain Report



Frasers Property Australia
07 November 2018

HASSELL

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Introduction

Our vision for Ivanhoe is to create a place of inclusion and opportunity. It will be open, integrated and diverse. Ivanhoe will be a place to make friends, to live in close proximity to employment, to walk your kids to school, to connect with nature or to create a life-long connection with place.



01

01 Introduction

01.1 Purpose of this document

This report supports a Development Application for Stage 1 of the Ivanhoe Estate redevelopment, a State Significant Development (SSD) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It has been prepared for Aspire Consortium on behalf of NSW Land and Housing Corporation.

01.2 Project background

In September 2015 the Ivanhoe Estate was rezoned by DPE as part of the Macquarie University Station (Herring Road) Priority Precinct, to transform the area into a vibrant centre that benefits from the available transport infrastructure and the precinct’s proximity to jobs, retail and education opportunities within the Macquarie Park corridor.

The Ivanhoe Estate is currently owned by NSW Land and Housing Corporation and comprises 259 social housing dwellings. The redevelopment of the Ivanhoe Estate is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing, with good access to transport, employment, improved community facilities and open space.

The Communities Plus program seeks to leverage the expertise and capacity of the private and non-government sectors. As part of this program, Aspire Consortium, comprising Frasers Property Australia and Mission Australia Housing, was selected as the successful proponent to develop the site in July 2017.

In September 2017, DPE issued the Secretary’s Environmental Assessment Requirements for a comprehensive Masterplan application that will establish the framework for the staged redevelopment of the site. This Development Application for Stage 1 of the Ivanhoe Estate redevelopment represents the first stage of detailed works pursuant to the Ivanhoe Estate Masterplan.

01.3 Site Description

The Ivanhoe Estate site is located in Macquarie Park near the corner of Epping Road and Herring Road within the Ryde Local Government Area (LGA). The site is approximately 8.2 hectares and currently accommodates 259 social housing dwellings, comprising a mix of townhouse and four storey apartment buildings set around a cul-de-sac street layout. An aerial photo of the site is provided at Figure 1.

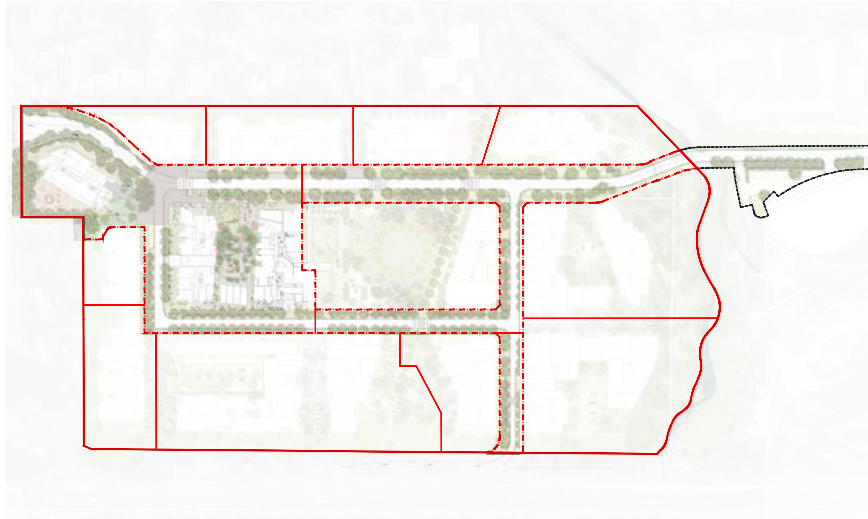
Immediately to the north of the site are a series of four storey residential apartment buildings. On the north-western boundary, the site fronts Herring Road and a lot that is currently occupied by four former student accommodation buildings and is likely to be subject to redevelopment. Epping Road runs along the south-western boundary of the site and Shrimptons Creek, an area of public open space, runs along the south-eastern boundary. Vehicle access to the site is via Herring Road.

Ivanhoe Estate comprised of 17 individual lots owned and managed by the NSW Land and Housing Corporation. The Masterplan site also incorporates adjoining land, being a portion of Shrimptons Creek and part of the commercial site at 2-4 Lyonpark Road. This land is included to facilitate a bridge crossing and road connection to Lyonpark Road.

01.4 Overview of the proposed development

Overview of the Proposed Development
The proposed Stage 1 Development Application seeks consent for the first stage of detailed works within the Ivanhoe Estate, pursuant to the Ivanhoe Estate Masterplan under Section 83B of the EP&A Act. The Masterplan establishes the planning and development framework against which this Stage 1 Development Application will be assessed.

- The Stage 1 Development Application seeks approval for:
- Site preparation works, including tree removal, demolition of road infrastructure, and earthworks across the Ivanhoe Estate;
 - The provision and augmentation of utilities and services infrastructure across the Ivanhoe Estate;
 - The construction of all internal roads including public domain within the road reserves, and the bridge crossing and road connection to Lyonpark Road;
 - The consolidation of existing lots and subdivision of the Ivanhoe Estate to reflect the revised road layout, open space, and provide superblocks corresponding to the Masterplan;
 - The construction and use of Buildings A1 and C1 comprising residential uses (including social housing), a childcare centre, and retail tenancies.



01 Ivanhoe Estate Site
The Site
To facilitate road extension to Lyonpark Road

02 Ivanhoe Estate Master Plan
Extent of Stage 1
Extent of LGS works

Site Context & Analysis

‘The land is undulating, with rich and deep subsoil; and from all parts of the property the most magnificent views of diversified scenery are to be seen. Standing on a slight knoll and looking north, Red Hill comes into ken, with its sloping uplands laid out in fruit and crops. The sun, pouring his fervid rays with fleecy clouds of steel and gray, now and again casts into shadows and lights acres upon acres of cultivated and bush land, which forms a picture which may be equalled but not surpassed’

Historical Account - Julie Dawson
1902, North Ryde Farm
North Ryde Recorder



02 Site Context & Analysis

02.1 History of Ivanhoe

Endemic flora of Ivanhoe

Endemic to Ivanhoe Estate is both the Sydney Turpentine-Ironbark Forest and the Shale/ Sandstone Transition Forest. Key characteristics of these vegetation communities are illustrated below;

Sydney Turpentine-Ironbark Forest

The North Ryde region of Sydney pre 1788 was a forested environment with the vegetation thought to have been largely composed of the Sydney Turpentine–Ironbark Forest.

It is a medium height open forest up to approximately 30 metres. The most common trees were Turpentine (*Syncarpia glomulifera*), White Stringybark (*Eucalyptus globoidea*), Red Mahogany (*Eucalyptus resinifera*) and Grey Ironbark (*Eucalyptus paniculata*). The understorey was quite dense except where burnt by the indigenous Australians, a land management and food production task performed on a regular basis. Understorey typically consisted of flowering shrubs and native grasses. Various Acacias, Dodoneas and a range of grasses and herbs are the common understorey species.

Shale/ Sandstone Transition Forest

This endangered plant community, listed under the Threatened Species Conservation Act 1995, occurs in the narrow band where the gently undulating Cumberland Plain meets the steep slopes of the Sandstone Country.

The coming together of two distinct landscape types means that the species associated with each of the adjacent ecosystems intermingle to form an individual distinct unit. Characteristics are high diversity and unusual species composition. The structure of the community is forest or woodland with an understorey of shrubs and native grasses and herbs. Typical trees are Grey Gum, White Stringybark, Red Mahogany, Grey Ironbark, Broad-leaved Ironbark, and Narrow-leaved Ironbark.

Small stands of this naturally rare community remain, of which a small number can be found in the northern area of the Ryde LGA along Epping Road and near Macquarie University.

Agricultural history

Throughout the nineteenth century the area was farmed, largely by orchardists and poultry farmers until at least the 1940s when much of the Macquarie Park area was subdivided for suburban development in the period immediately after the Second World War. The Ivanhoe site on Epping and Herring Roads was used for market gardens and poultry farms before it was developed into a social housing estate by the Department of Housing in the 1960-80s.

Julie Dawson illustrates the agricultural landscape in ‘The North Ryde Recorder’ (1902), “behind the front vineyard are the loquats and patches of mandarins and oranges, the St Vincent predominating in the former and the St Michael in the latter. The Seville is fairly represented. So far as the Mandarins are concerned, the pride of place is given the Emperor.”

The development of farms and later housing, commercial and university land uses did not eradicate the native landscape altogether with remnant areas of vegetation surviving along creek lines and adjacent to the Lane Cove River.

Dawson captures the qualities of the forest landscape “...and the russet and purple hues of maturing crops, with white and pink blooms of budding and flowering trees...with the towering Ironbark, Spotted Gum, White Gum, Blackbutt and Woollybutt...and the dim outline of mountain ranges blue and hazy in the distance...”



01 Sydney Turpentine Ironbark Forest
Photography sourced from State Library of NSW
02 Shale/ Sandstone Transition Forest
04 Buckham Falls, Macquarie Park
Photography sourced from State Library of NSW
03 Eastwood Orchards 1900-1027.

02 Site Context & Analysis

02.2 Current context

Metropolitan context

The Ivanhoe Estate is located in the suburb of Macquarie Park within the City of Ryde council in Sydney’s north-western suburbs, about 10 kilometres from the Sydney CBD.

Macquarie Park is identified as a Strategic Centre along the Global Economic Corridor under “A Plan for Growing Sydney” and as a Priority Precinct within the Epping and Macquarie Park Urban Renewal Area. It is an area of significant government investment in transport, infrastructure and education facilities.

Regional context

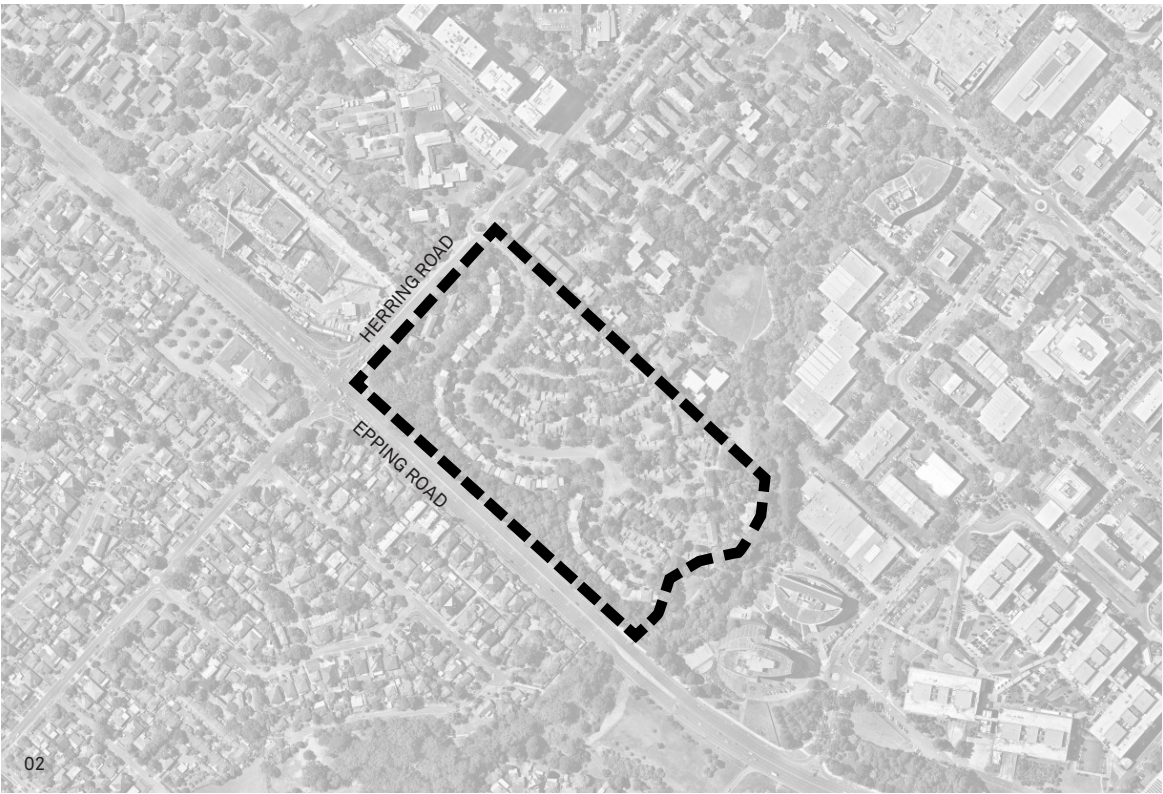
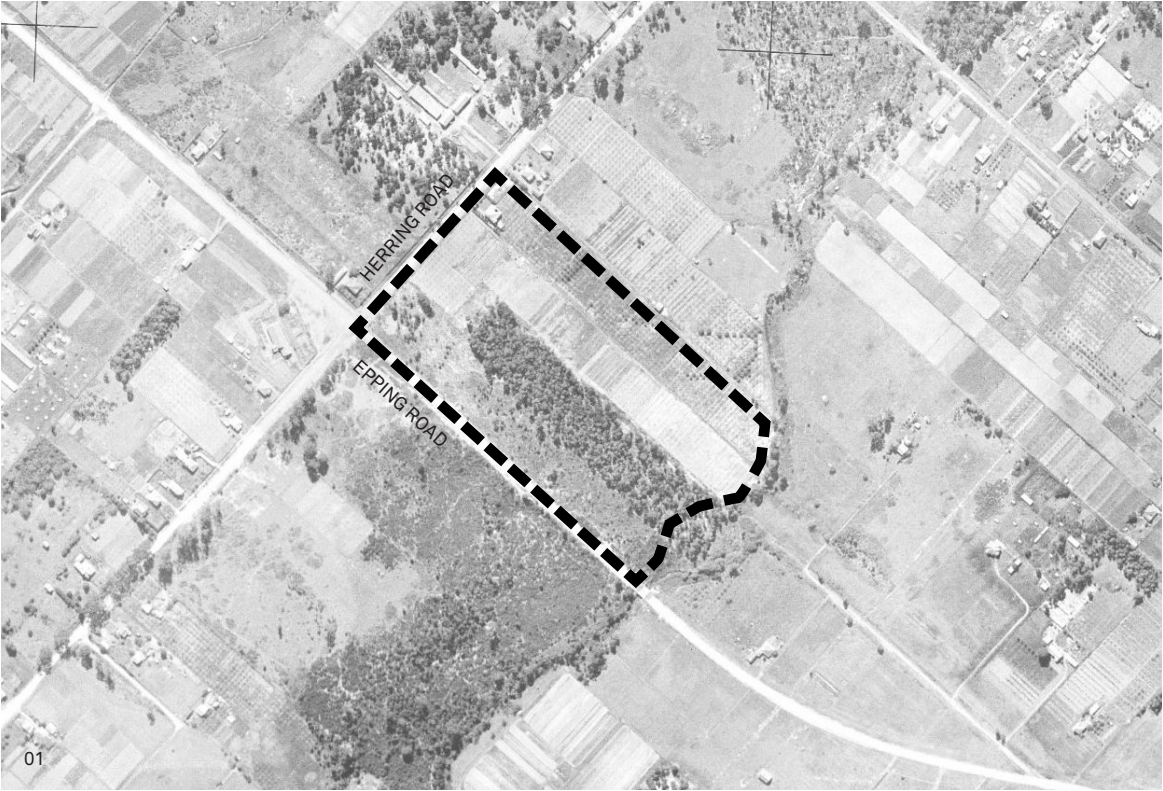
Ivanhoe Estate is located within close proximity to Macquarie University Train Station (500 metre walk), Macquarie University, Macquarie Shopping Centre, and Macquarie Park business park. This strategic position creates an appropriate location for which to maximise the number of people living within close proximity to this great mix of attractors and mass transit. Due to this strategic location, it has been identified as a priority precinct known as the Macquarie University (Herring Road) Precinct, of which Ivanhoe Estate sits within. This precinct is proposed to deliver up to 5,800 dwellings by 2031 as part of a transformation into a vibrant centre that makes the most of the available transport infrastructure and proximity to existing jobs, retail and education opportunities.

Local context

The existing use within Ivanhoe Estate is a social housing estate containing 259 dwellings comprising townhouse and walk-up style apartment typologies. It has been an integral asset to the NSW social housing system since its establishment in 1990, providing a safe refuge to a significant number of people. The surrounding urban fabric is currently a mixture of large dispersed commercial buildings, warehouse lots, the sprawling University campus, big box shopping centre, medium to high density residential apartments, and single lot dwelling houses typical of the suburbs of Sydney. The Ivanhoe Estate sits within a changing context planned to experience significant growth to meet the strategic targets set for the precinct. While the land to the south of Epping Road is planned to remain R2 Low Density Residential for now, to the north the land is zoned B4 Mixed Use to the west of Shrimptons Creek and B7 Business Park to the east of Shrimptons Creek. Located within an identified Priority Precinct, the land to the north was subject to an increase in the allowable building heights and floor space ratio controls, now adopted within the Ryde Local Environment Plan 2014. This diverse and changing context can inform the proposed future uses within the Ivanhoe Estate, and strengthens the need for Ivanhoe to benefit from and stitch into this surrounding fabric.

01 Ivanhoe Estate, 1943
Photography sourced from SIXMaps

02 Ivanhoe Estate, 2017
Photography sourced from Nearmaps



02 Site Context & Analysis

02.3 Analysis

The Site

The site is approximately 8.2 hectares and currently accommodates 259 social housing dwellings, comprising a mix of townhouse and four storey apartment buildings set around a cul-de-sac street layout.

Immediately to the north of the site are a series of four storey residential apartment buildings. On the north-western boundary, the site fronts Herring Road and a lot which is currently occupied by four former student accommodation buildings and is likely to be subject to redevelopment.

Open Space

Ivanhoe is home to a band of Sydney Turpentine Ironbark Forest along Epping Road as well as a riparian corridor along Shrimptons Creek. The retention and preservation of these natural ecosystems along the perimeter is part of the overarching objectives for the Masterplan.

Pedestrian & Cycle Analysis

In addition to the vehicle access from Ivanhoe Place, there is an alternative pedestrian access via the Shrimptons Creek shared path on the eastern site boundary.

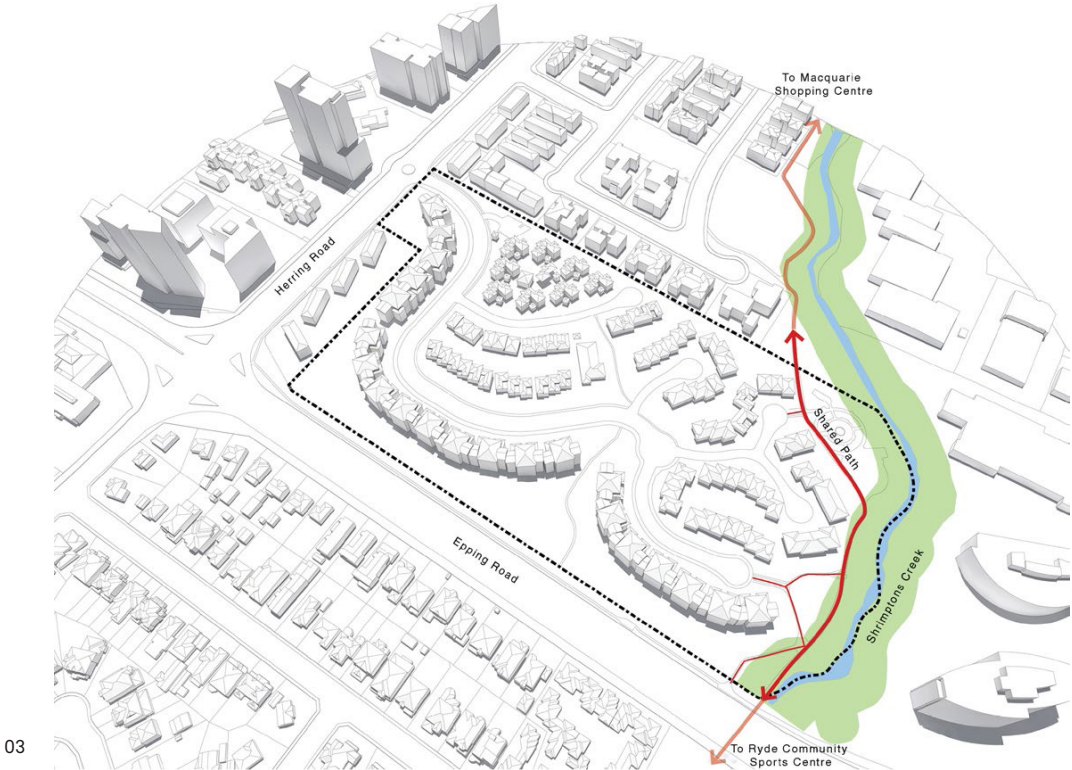
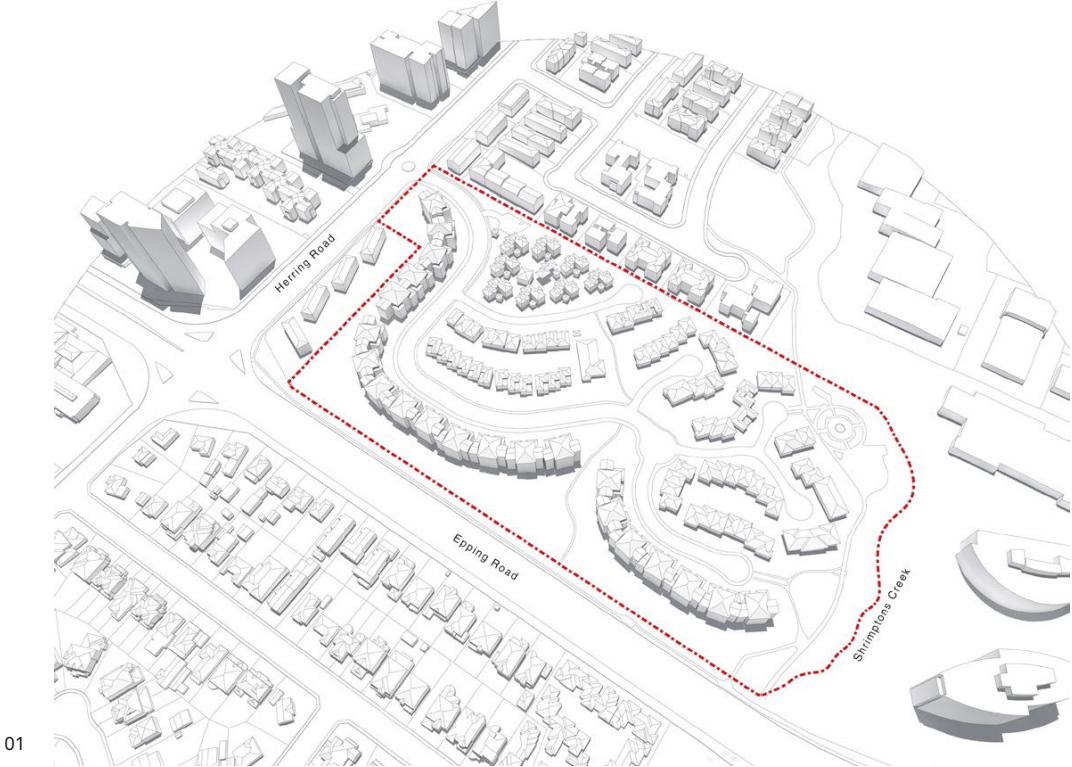
The shared path presents a great opportunity for cycle and pedestrian links through the corridor to Macquarie Shopping Centre to the north, and the Ryde Community Sports Centre in ELS Hall Park to the south.

Site Levels

The site falls nearly 30m from west to east, presenting a challenge for accessibility across the site.

Due to the site's location adjacent to Shrimptons Creek, much of the low-lying land is prone to flooding which will affect ground floor levels and access points to the eastern buildings.

- 01 The Site
- 02 Open Space
- 03 Pedestrian & cycle analysis
- 04 Site levels





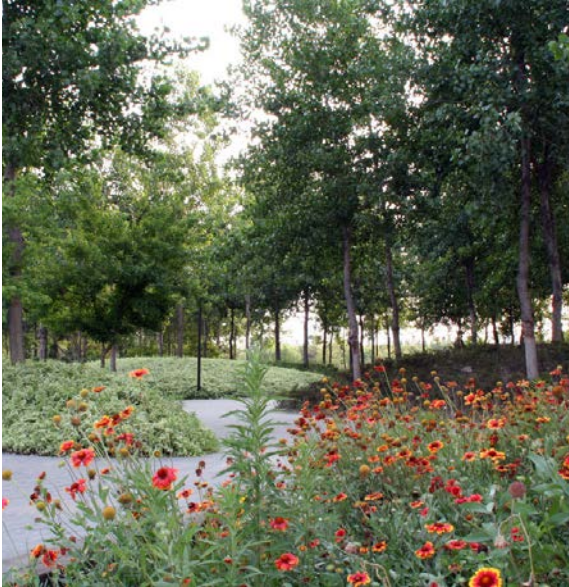
03 Public Domain Framework

03.1 Public Domain Principles



1. The heart and soul for the site

- _Ensure that people are at the heart of the project and that the public domain will provide engaging public spaces that aid the development of a sense of community
- _Create opportunities for local business and social enterprise
- _Deliver places in which people will want to gather and where they will feel both safe and welcome



2. An accessible and attractive precinct

- _Beautiful streets that provide comfortable and legible connections across the site
- _A focus on walkability and a convenient network of paths and trails both on-street and through public open space
- _Well defined, legible arrival and meeting points



3. Great community places

- _Gathering spaces for social and recreational activities such as the Village Green which is planned as the primary community space
- _A variety of spaces, facilities and activities
- _Connections to the surrounding community and the Shrimpton's Creek corridor
- _A flexible public realm that allows for the evolution of uses and character over time
- _Creative playspaces catering to the anticipated demographic character of the Ivanhoe community



4. Healthy active communities

- _The Ivanhoe master plan will be integrated with the wider Macquarie Park open space and recreation network
- _Cycling and walking routes will provide recreational loops across the open spaces network of the master plan



5. A focus on delivery

- _Design that exploits the unique qualities of the site
- _Public art as an integral element in the parks and public domain
- _Quality architecture and landscape design
- _Robust yet elegant finishes and materials that contribute to a sense of place
- _Considered arrangement of street furniture and amenities

03 Public Domain Framework

03.2 Forest to Neighbourhood

Forest
The Ivanhoe site is bordered on two sides by stands of largely native bushland: a protected area of regrowth forest along the Epping Road edge and the vegetation of the riparian corridor of Shrimptons Creek.

Neighbourhood
A new neighbourhood is being created at Ivanhoe, a neighbourhood of active and engaging streets and spaces.

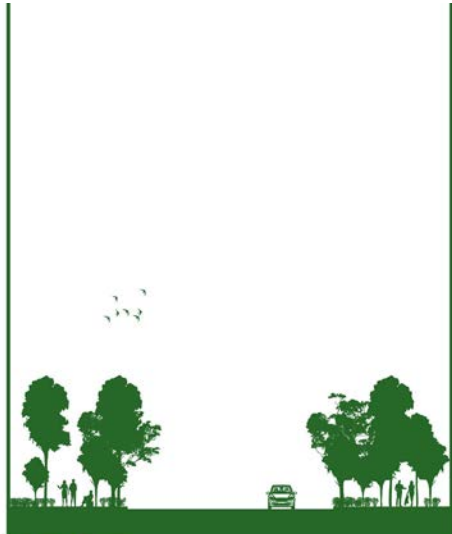
The site offers the opportunity to celebrate both of these characters, here is where Forest meets Neighbourhood. This will inform the character and materiality of each street and open space. The site's informal forested edges and topography will infiltrate the urban grid, given particular expression at entry points to the site and across the proposed Green Link, the link that will connect the Epping Road protected vegetation to the creek corridor.

Beyond the Green Link, the streets will take on a neighbourhood character where a more orderly arrangement of street trees and furniture will provide a high level of urban amenity.



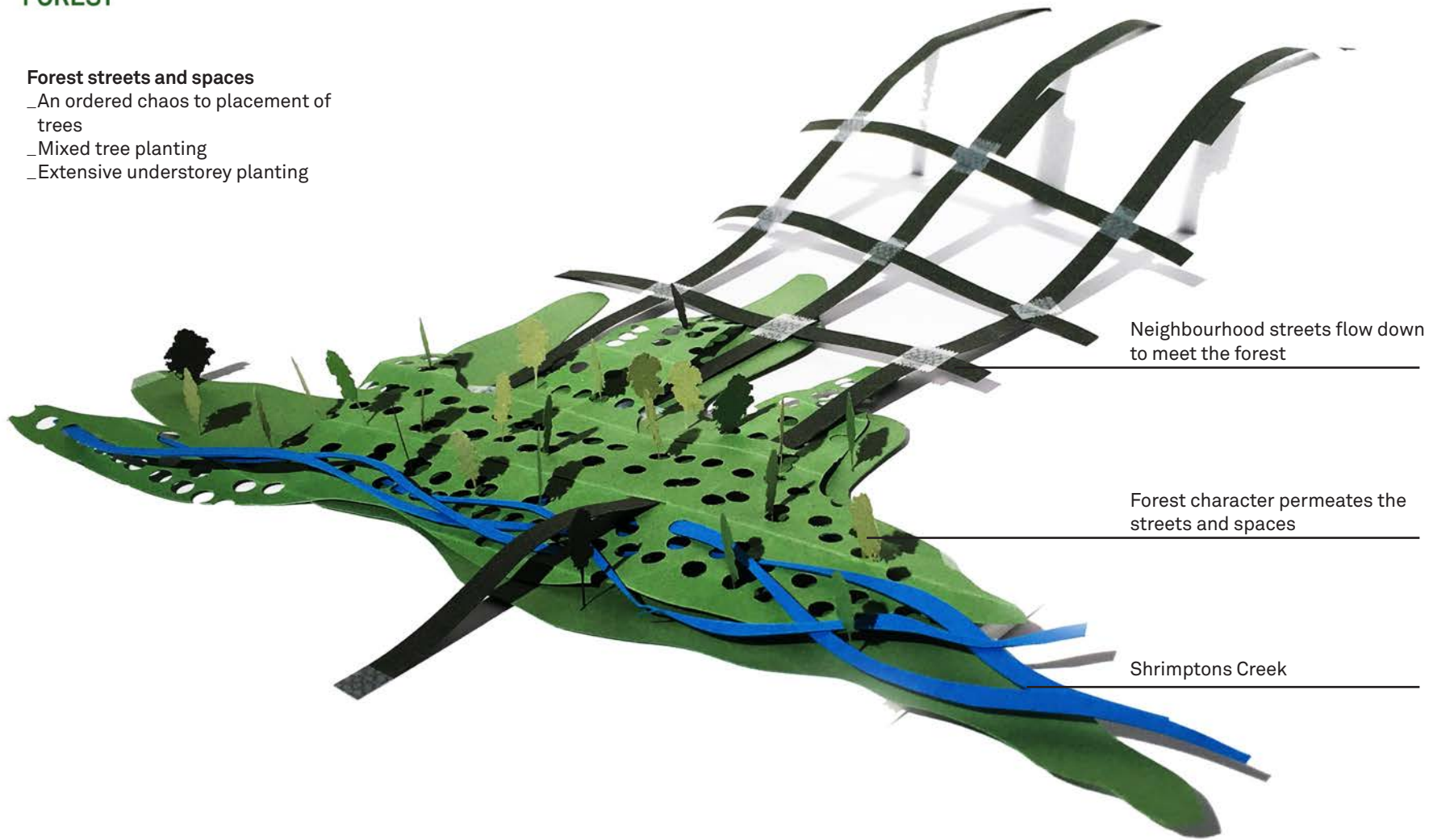
NEIGHBOURHOOD

- Neighbourhood streets and spaces**
- _ Human scale
 - _ Ordered planting
 - _ Low canopy trees



FOREST

- Forest streets and spaces**
- _ An ordered chaos to placement of trees
 - _ Mixed tree planting
 - _ Extensive understorey planting



Neighbourhood streets flow down to meet the forest

Forest character permeates the streets and spaces

Shrimptons Creek

03 Public Domain Framework

03.2 Forest to Neighbourhood

Primary open spaces
The range of larger public spaces at Ivanhoe will have different functions and each a distinct landscape feeling reflecting its neighbourhood or forest character. The busy space of the community centre forecourt leads to the terraced edge of the village green. The terraces overlook the community oval, a playspace and the green link. The tall trees lining the green link visually connect the forest playground at the southwestern end of the site back to the village green and to the multi-function play area adjacent to the school and then to Shrimptons Creek.

Forest
Forested Entries and thresholds to the site speaking to the existing landscape character and creating a distinctive arrival experience with textured planting informally located.

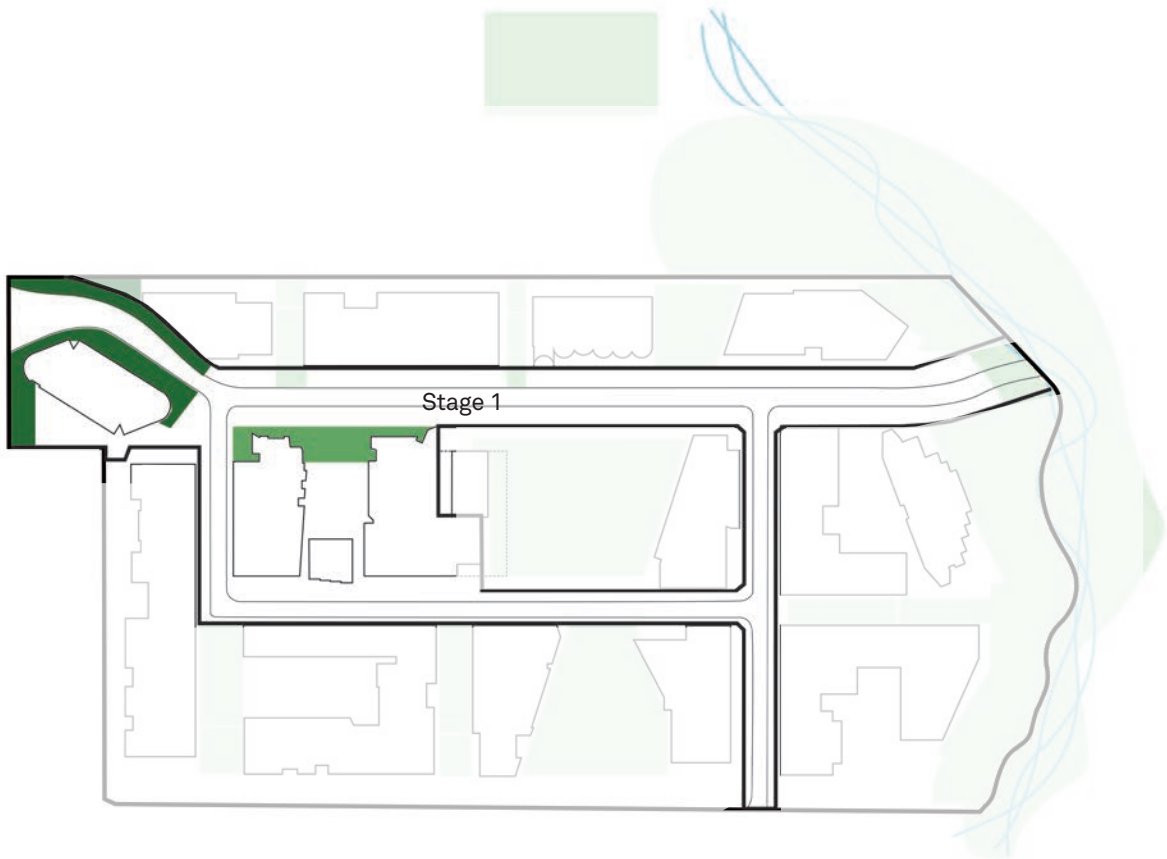
Clearings
Clearings creating moments of celebratory sunlight. Located at moments of decision.

Neighbourhood gardens
Special intimate gardens found along streets. Trees are characterised by lower canopy, seasonal qualities. Finely detailed.

Street planting structure
A coherent urban framework creating a sense of consistency and calm. Trees are human scaled, arranged in a regular grid.

Primary Open Spaces

- Neighbourhood - Stage 1
- Forest - Stage 1
- Future Open Spaces



Neighbourhood



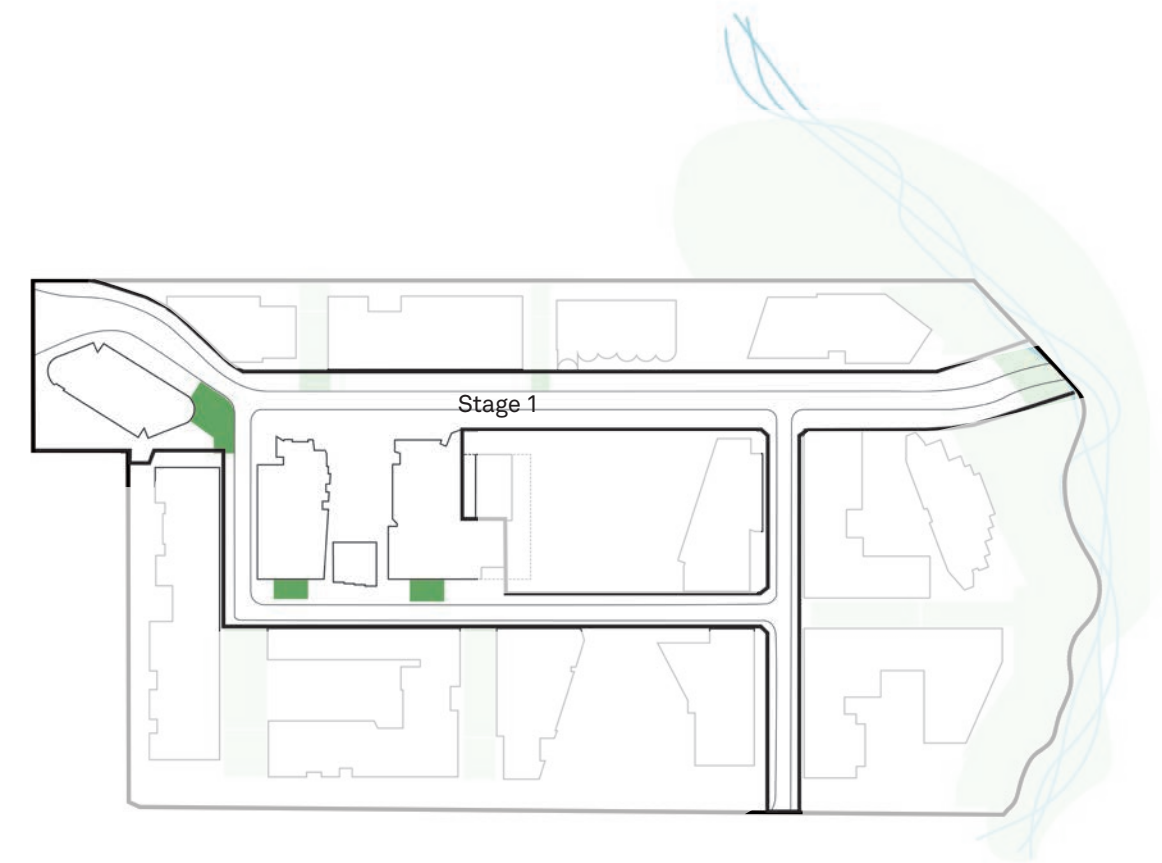
Forest

03 Public Domain Framework

03.2 Forest to Neighbourhood

Secondary open spaces
A series of smaller public spaces in turn will also respond to the forest and neighbourhood landscape themes. On street neighbourhood gardens will create smaller, more detailed and richly planted areas - quieter urban settings. At the edges of the development where the shared local streets meet the perimeter bushland, forested urban gardens will formalise these transitions.

Incidental spaces
The streets and open spaces of Ivanhoe and along Shrimptons Creek will be furnished with small areas for sitting, meeting and reflecting. Strategically arranged seating and planting will create these quieter small moments in the public landscape.



Secondary Open Spaces

- Neighbourhood - Stage 1
- Forest - Stage 1
- Future Open Spaces



Incidental Spaces

- Neighbourhood - Stage 1
- Forest - Stage 1
- Future Open Spaces



Neighbourhood



Forest



Neighbourhood



Forest

03 Public Domain Framework

03.3 Public Domain Framework

A legible & comfortable street network
Main Street connects Ivanhoe to the wider precinct, via a signalised intersection at Herring Road and across a new bridge and road extension to Lyonpark Road in the Macquarie Business Park area to the south east.

Main Street is the primary public street; lined by residential apartment buildings, school, aged care accommodation, community centre and village green.

In contrast the Neighbourhood Streets are predominantly residential in nature, and as such are defined by a pedestrian, intimate scale.

The Neighbourhood Mews are paved and landscaped spaces providing vehicle access to basement car parks, while also creating spaces for informal activation associated with adjacent dwellings.

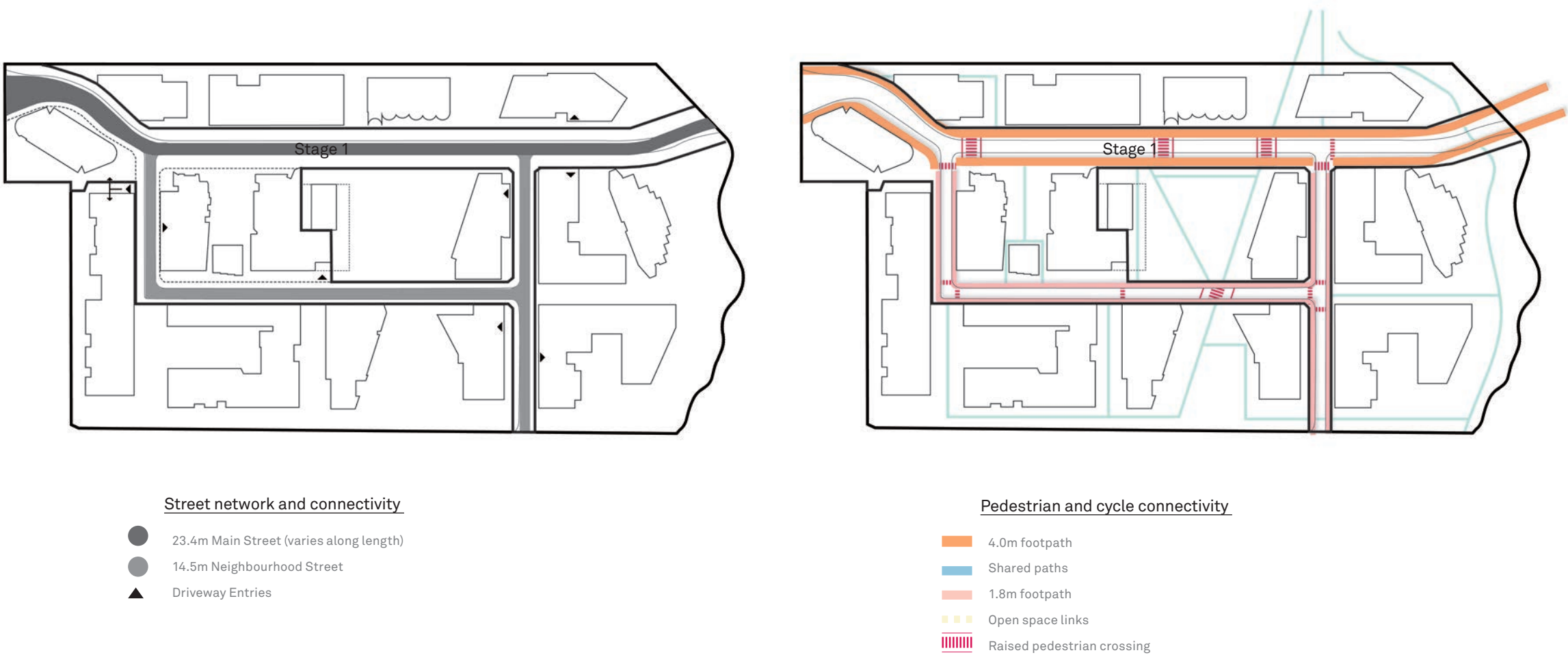
It is anticipated that the whole site will be a designated low speed (40 km/h) environment.

A highly connected and safe street network
The primary pedestrian paths on streets have been designed to comfortably allow for passing wheelchairs and prams, as well as generous streetscape planting and seating areas.

The circulation zones on both sides of Main Street is 4 metres, in the form of a footpath on its southern side and a shared path to the north. Neighbourhood streets are either 1.8 or 2.4 metres wide. The Neighbourhood Mews/Driveway zones are proposed as shared spaces.

A range of pedestrian crossings will provide safe movement across roads at intersections and adjacent to primary public spaces and buildings.

Off-street connections of various widths run through the network of public open space.

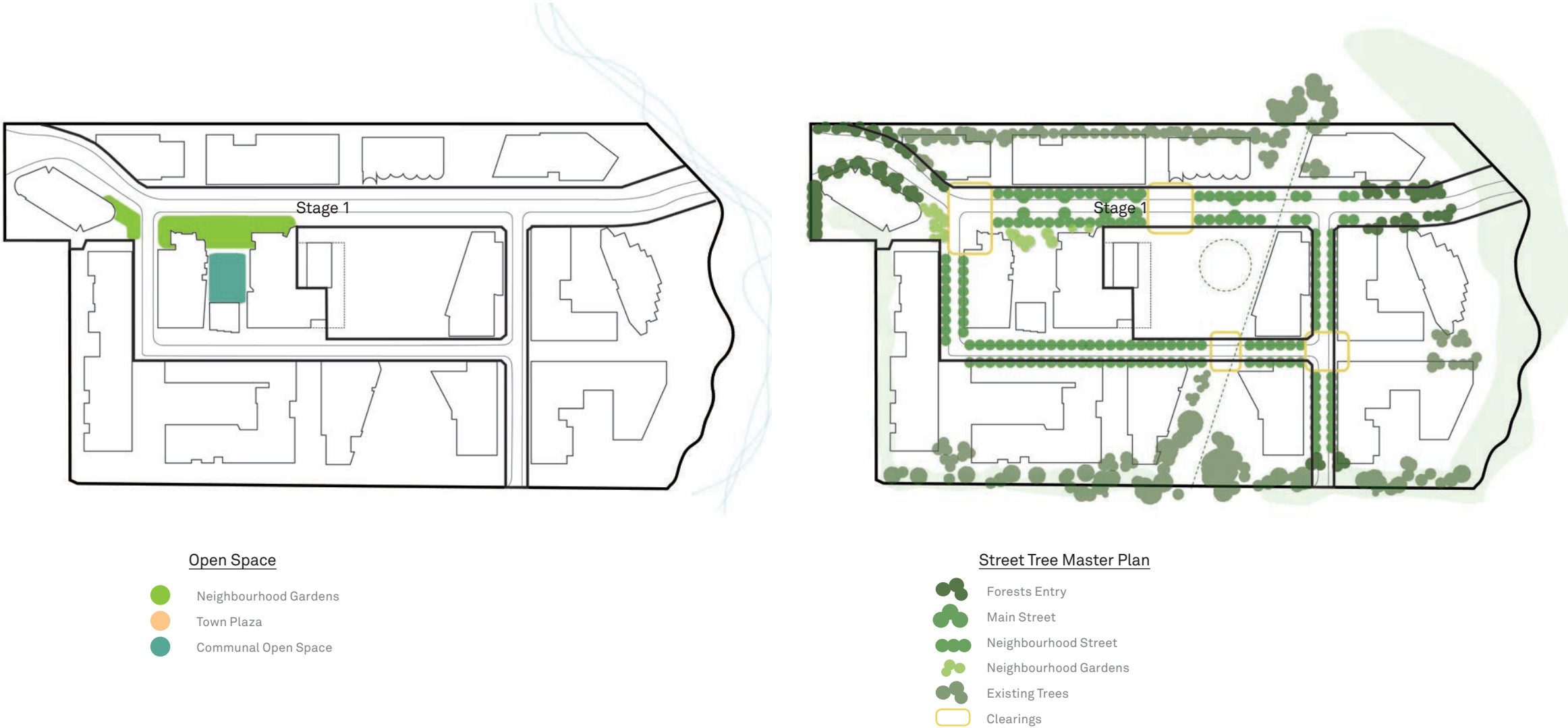


03 Public Domain Framework

03.3 Public Domain Framework

Open spaces
The Village Green, Forest Playground and the School Garden, along with Shrimptons Creek corridor, are the largest open space and recreation areas. These will cater for a range of active and passive recreation activities.
The community centre forecourt and landscape terraces to the Village Green are lined with trees, outdoor dining and recreation.
The Neighbourhood Mews as paved shared zones are local - the thresholds between residential buildings, and between the urban area and the forested edge.
The Neighbourhood Gardens are more intimate areas, richer in detail and planting texture. Quieter moments to sit and pause. Similarly the Incidental street zones will allow for seating and additional planting.

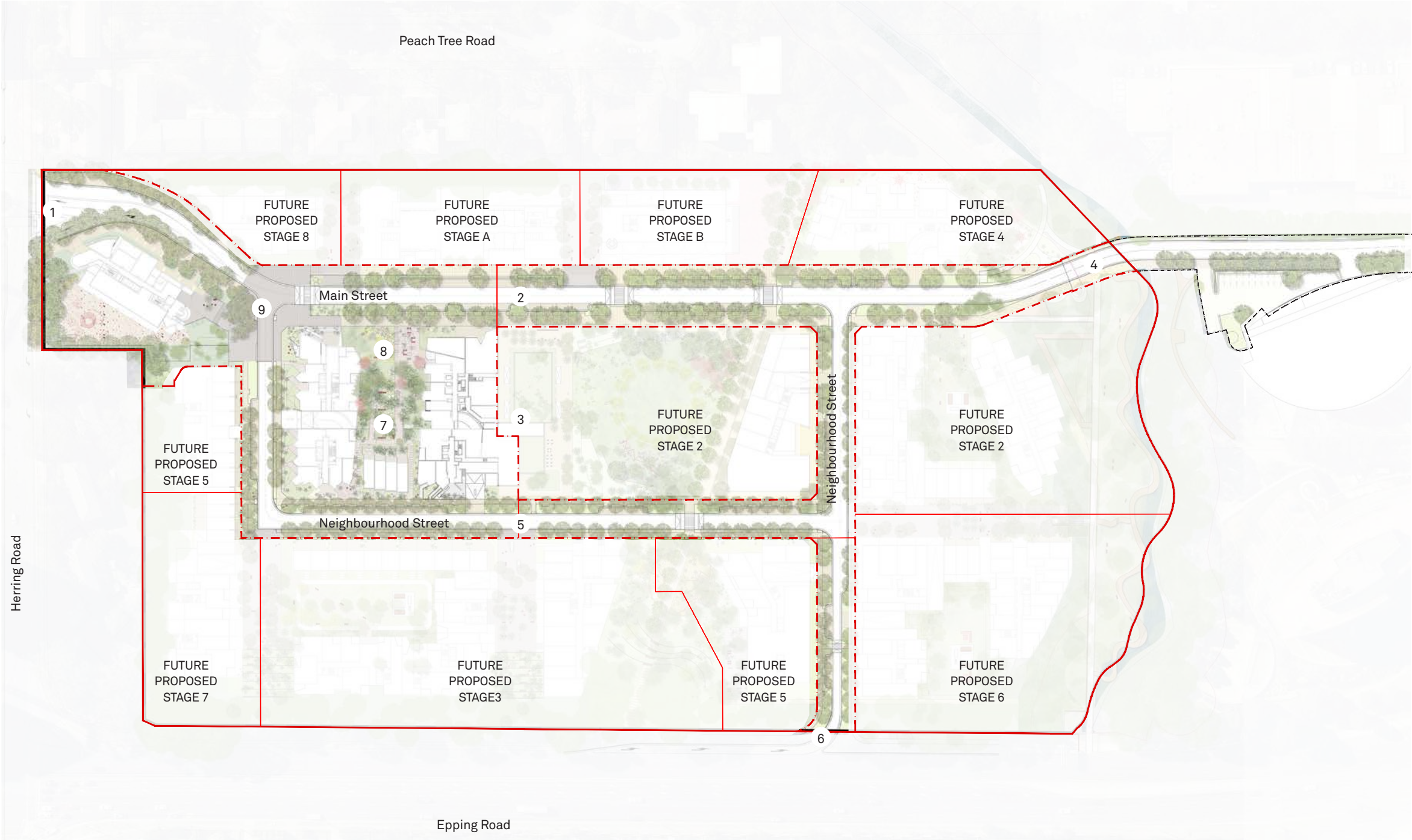
A collection of neighbourhood gardens, forests and sunny clearings
The logic of 'forest', 'neighbourhood' and 'clearings' within the forest is applied to both streets and public spaces. The dense, looser arrangement of trees at entry points to the precinct speaks to the forested edges of the site. The more orderly layout of street trees on Main Street and the neighbourhood streets expresses the new urban grid, while clearings on these streets occur in sunny locations and at principal pedestrian crossing points.
In turn, clearings in public open space are framed by groupings of various trees. The large trees of the 'forest' snake across the green link, from the Epping Road forested edge to the bushland of the creekline. The Forest Playground maintains a bushland character while the Village Green and School Playground blend active, usable spaces with a generally informal planting arrangement.



03 Public Domain Framework

03.4 Public domain master plan

- Legend**
- 1. New vehicular and pedestrian link to Herring Road, providing immediate links to Macquarie University, Macquarie Centre and station. The entry is a forest of Melaleuca in paving creating a dynamic entrance to the site.
 - 2. A new mixed-use Main Street is created through the site as the main movement spine and the focus for public functions.
 - 3. The community centre will be a busy, active space that caters for a range of activities from swimming, casual dining to public meetings and entertainment.
 - 4. Vehicle and pedestrian bridge across Shrimptons Creek and connection to Lyonpark Road and Macquarie Business Park.
 - 5. A neighbourhood loop road provides connections around the site.
 - 6. New entrance connection from Epping Road.
 - 7. Communal courtyards provide private sanctuary for residents.
 - 8. Neighbourhood Gardens provide a series of intimate, informal public spaces.
 - 9. Entry clearing celebrates your arrival into the community. Taking advantage of the abundant sunlight in this location, it connects the adjacent plaza, neighbourhood garden, Main Street and Neighbourhood Street.



Indicative layout only



04 Landscape & Public Domain
Concept Plans

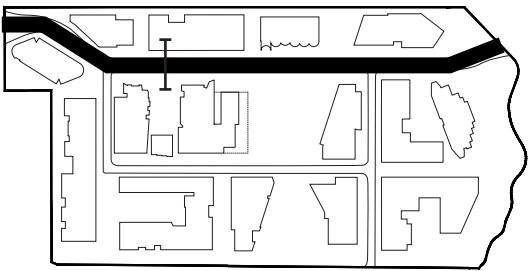
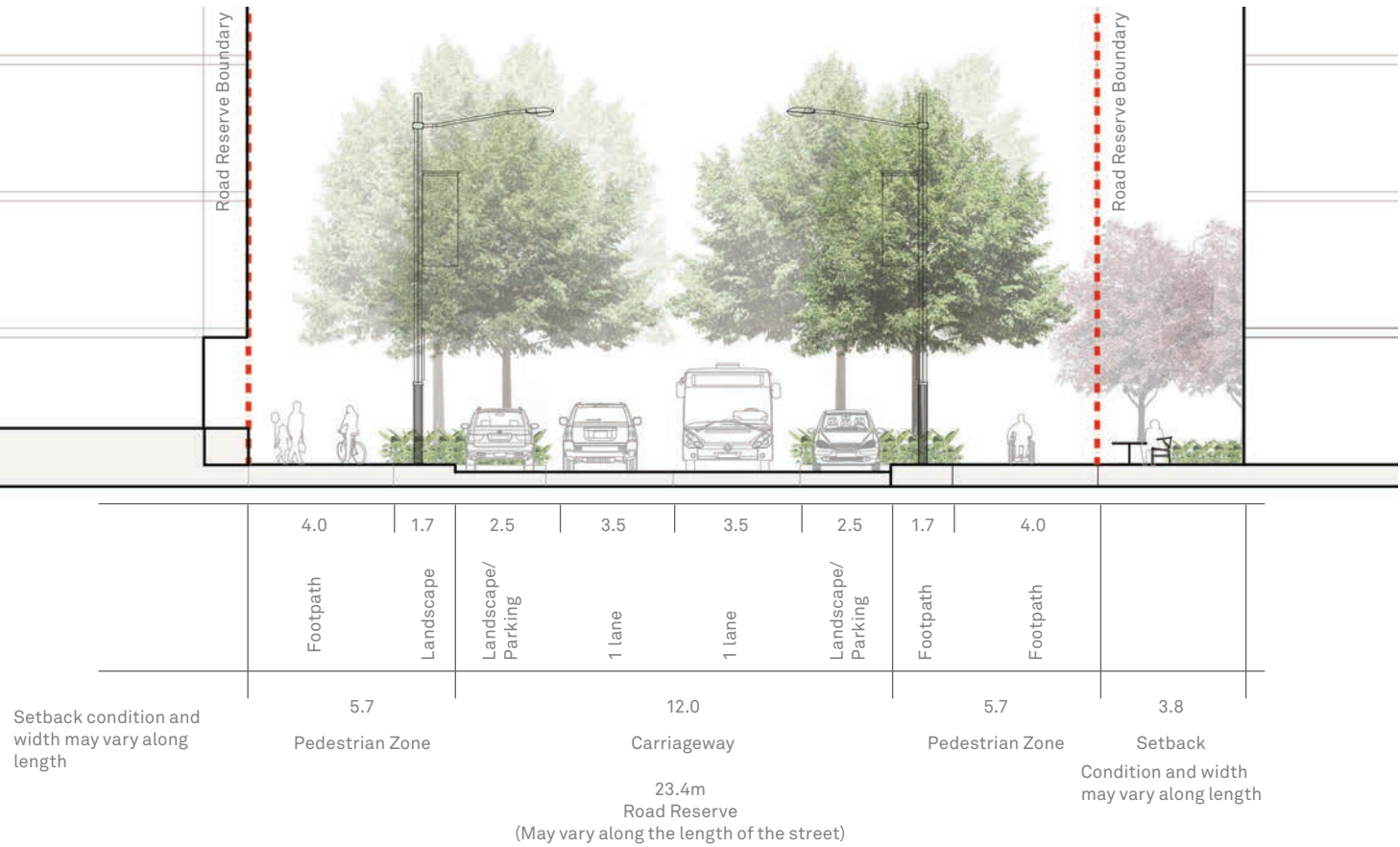
04.1 Main Street

Vision
Main Street is the main connecting road, to both the north and south, to the wider Macquarie Park area. It will also be the high street of Ivanhoe, where the retail, community and public open space are concentrated. Accordingly, Main Street will have a civic character: broad footpaths, large canopy trees, public seating and formalised pedestrian crossings. The quality of paving and furnishings will reflect this civic and social function.

Function and program
The principal circulation spine of the development, serving residential buildings, aged care facilities, the school, the community centre and the Village Green.

A shared path is proposed along the Main Street to provide a cycling link through the development.

Street landscaping and a series of Neighbourhood Gardens will add to the amenity and variety of what will be a busy circulation and social space.

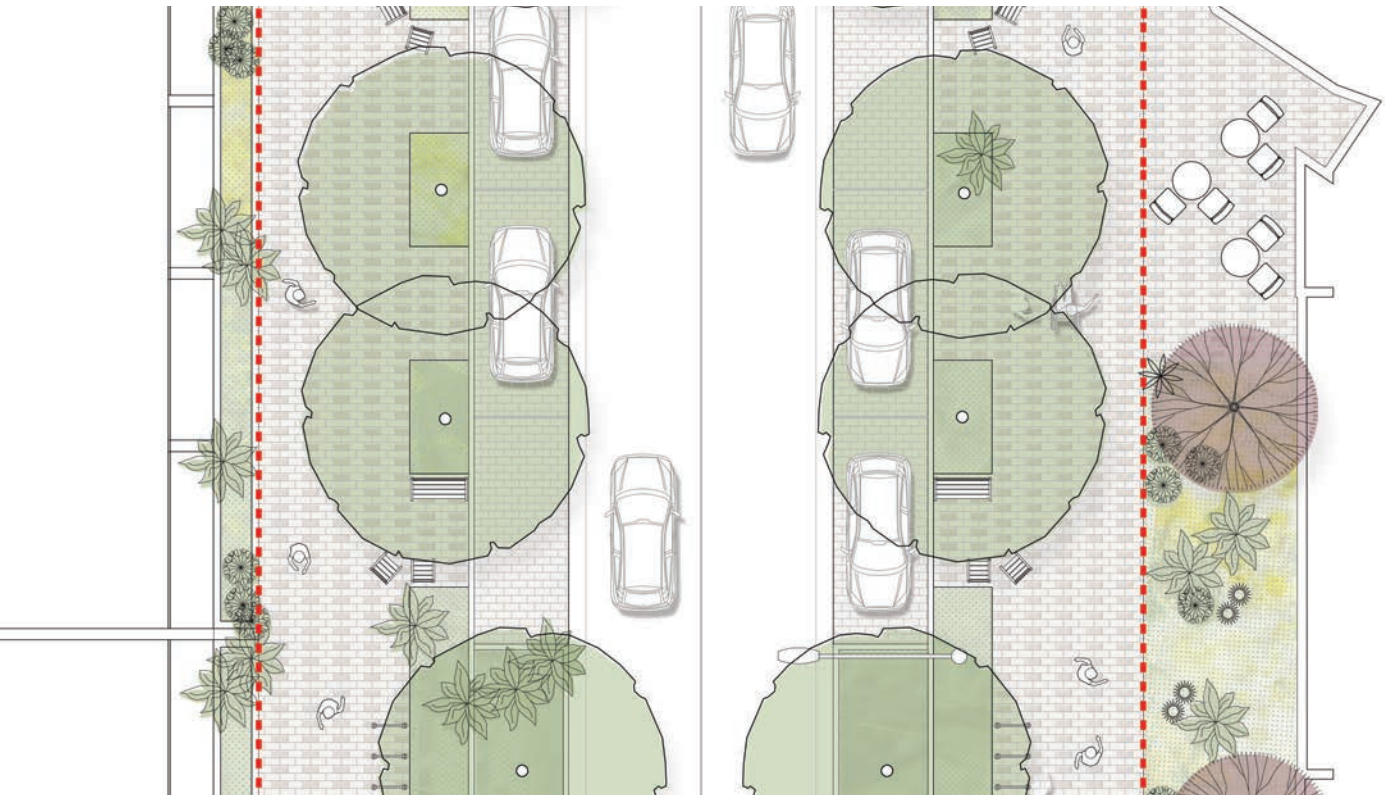


Key Plan

Plant Palette

Trees
Ficus microcarpa var. *Hillii* 'Flash'

Groundcovers
Lomandra hystrix 'Katie Belles'
Liriope spicata
Myoporum parvifolium
Ophiopogon japonicus
Pennisetum alopecuroides 'Nafray'



Typical Section and Plan

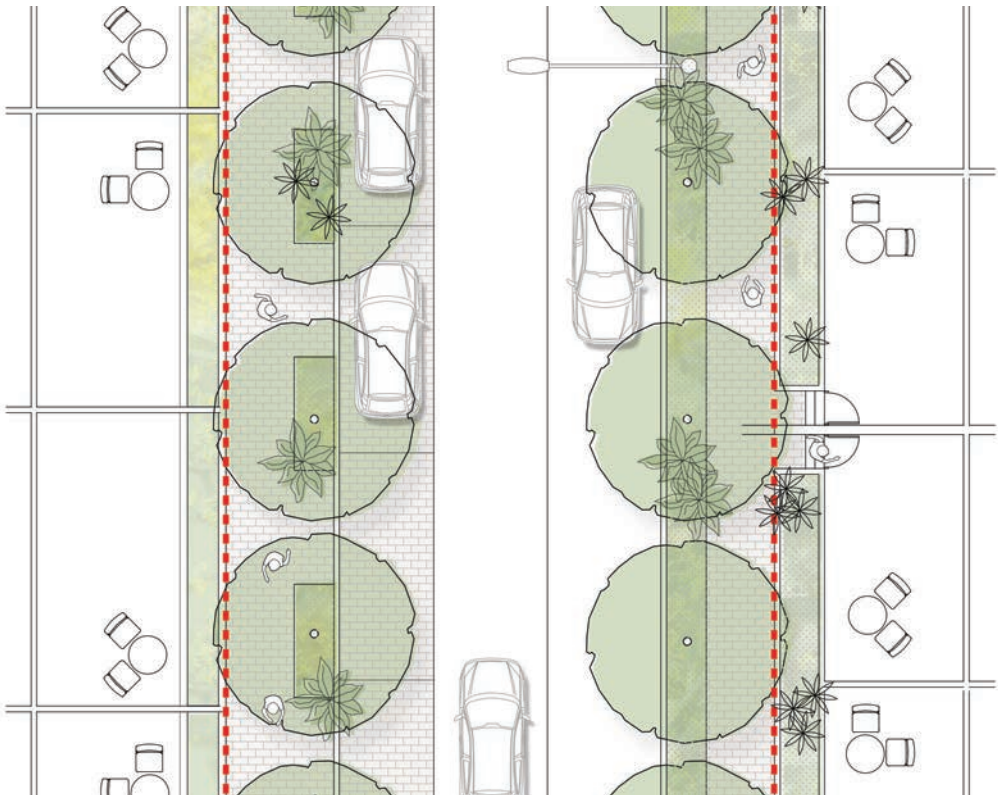
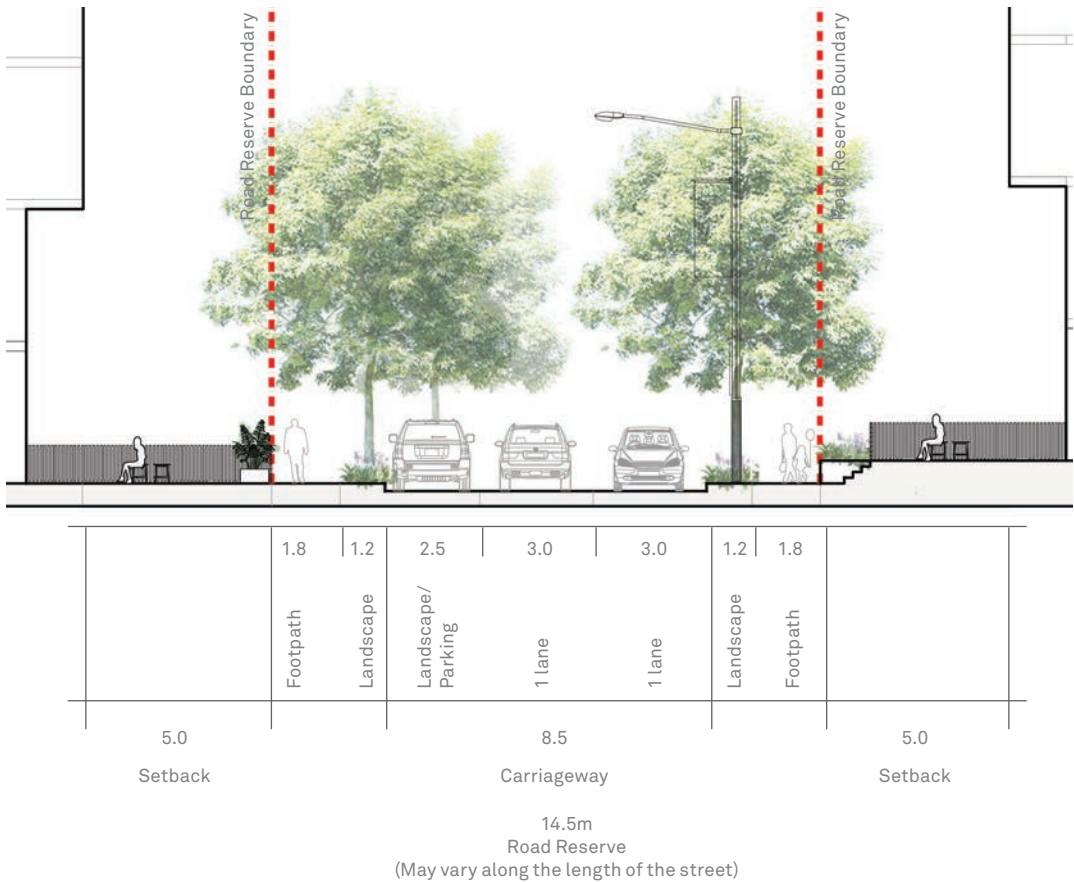
04 Landscape & Public Domain
Concept Plans

04.2 Neighbourhood Street

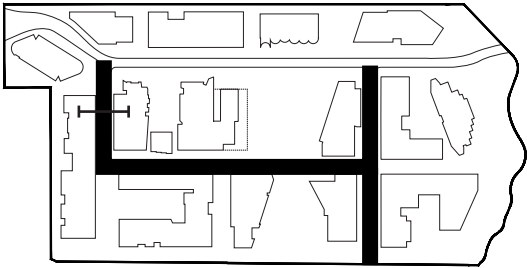
Vision
The neighbourhood streets are smaller in scale than main street, tying the development together. They are residential in character with extensive understorey planting and a variety of tree sizes and species.

As the streets meet the forest thresholds, the tree planting will become less regular and reflect the neighbourhood meeting forest theme.

Function and program
The streets form an internal loop in the development and links from Epping Road, Shrimptons Creek and the Green Link. Street furniture is located to encourage lingering on the street, meeting friends and gathering.



Typical Section and Plan



Key Plan

Plant Palette

- Trees**
Elaeocarpus reticulatus 'Prima Donna'
Waterhousia floribunda 'Amaroo'
- Groundcovers**
Liriope muscari 'Amethyst'
Lomandra longifolia 'Verday'
Pratia pedunculata
Trachelospermum asiaticum 'Flat Mat'
Tulbaghia violacea

04 Landscape & Public Domain
Concept Plans

04.3 Main Street Entry

Vision
The landscape character of Main Street will change at the site entries, at Herring Road and at the bridge crossing at Shrimptons Creek. Street tree planting will no longer be the single species of the civic avenue but a mixture of trees, looser in their arrangement, as a point of reference to the public landscape of Macquarie Park and where forest meets neighbourhood.

Broad pathways through the forest planting at Herring Road will bring the pedestrian to an opening in the canopy at the top of Main Street. Here, a well detailed pavement and rich understory planting will foreground the Main Street avenue.

At the bottom of Main Street the ‘forested’ landscape of Shrimptons Creek will migrate on to the street, as the urban order meeting the bush as the new bridge connects Main Street to the business zone to the south east.

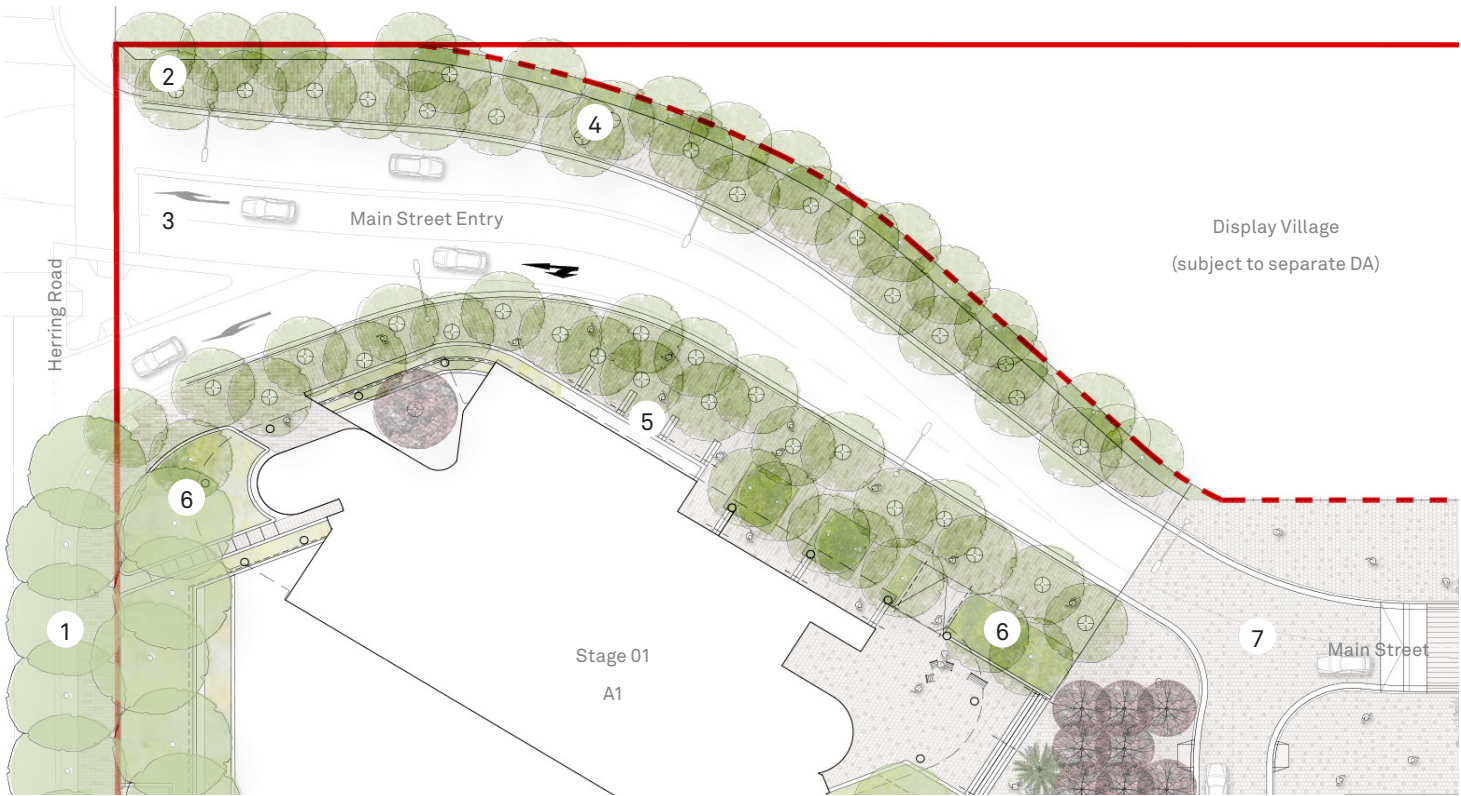
Function and program
The principal circulation spine of the development, serving residential buildings, aged care facilities, the school, Community centre and the Village Green.

A shared path is proposed to provide a cycling link through the development.

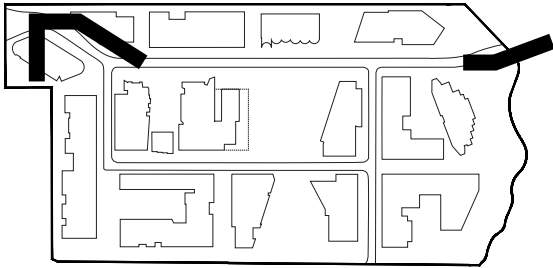
- Function and program**
- 1. Sydney Blue Gum trees stitch into the existing streetscape
 - 2. Footpath connecting into the existing streetscape
 - 3. Upgraded junction to Herring Road
 - 4. Informal forest of trees set into paving
 - 5. Terrace steps
 - 6. Rich understorey planting
 - 7. Arrival plaza



Indicative View



Typical Plan



Key Plan

Plant Palette

Trees
Betula nigra - Dura Heat
Melaleuca stypheloides
Eucalyptus saligna

Groundcovers
Alpinia nutans
Aspidistra elatior
Liriope spicata
Myoporum parvifolium
Pogonatherum paniceum
Zamia furfuracea

04 Landscape & Public Domain Concept Plans

04.4 A1 Arrival Plaza

Vision
The A1 arrival plaza is located at the terminus of Main Street. The plaza marks the main arrival into the residential tower and childcare lobby.

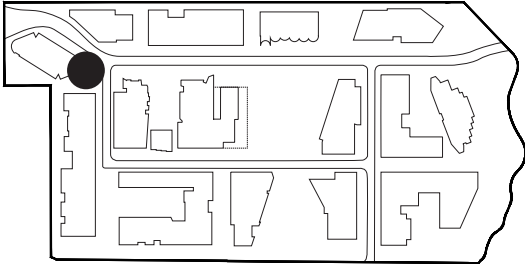
The plaza is designed to provide a sheltered, comfortable place for residents, children or parents to sit and pause before moving onto their next destination.

Character
A robust, beautifully detailed carpet of paving leads pedestrians across Main Street into the A1 plaza.

A bosque of burgundy Japanese Maples and Palms sit within the plaza, and provide shelter for pedestrians while complimenting the materiality of the A1 building.

Lush planting wraps along the edge of A1 from Main Street along the podium, providing a soft green edge connecting the streetscape and chidlcare.

- Function and program**
1. Bosque of Japanese Maples and Palms
 2. Main Street forest entry
 3. Rich understorey planting
 4. Textured granite paving
 5. Stairs
 6. Pedestrian ramp
 7. Protected seating zone



Key Plan



Indicative View



Plant Palette

- Trees**
Acer japonicum ‘Vitifolium’
Howea forsteriana
- Groundcovers**
Alpinia nutans
Aspidistra elatior
Liriope spicata
Myoporum parvifolium
Pogonatherum paniceum
Zamia furfuracea

Typical Section and Plan

04 Landscape & Public Domain
Concept Plans

04.5 Neighbourhood Garden

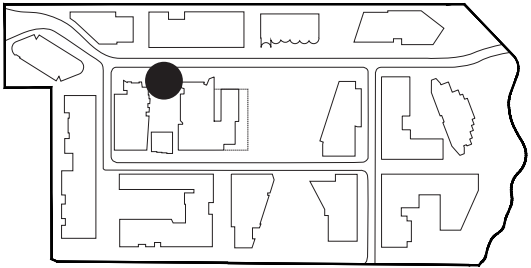
Vision
The Neighbourhood Gardens are located adjacent to the streets, and offer the opportunity to leave the street and sit under the shade of a tree, reading a book amongst intricate and colourful planting.

Character
Relaxing, colourful and seasonal. Spaces and furniture created to allow individuals to sit quietly, or small groups to gather and chat

- Function and program**
- 1. Field of ornamental flowering groundcovers
 - 2. Cluster of feature trees
 - 3. Incidental play - balance beam and stepping stones
 - 4. Paved plaza and planting
 - 5. Seating under tree canopy
 - 6. Residential entry

- Plant Palette**
- Trees
Acer platanoides ‘Crimson King’
Carpinus betulus
Cercis canadensis ‘Forest Pansy’
Ulmus parvifolia ‘Todd’

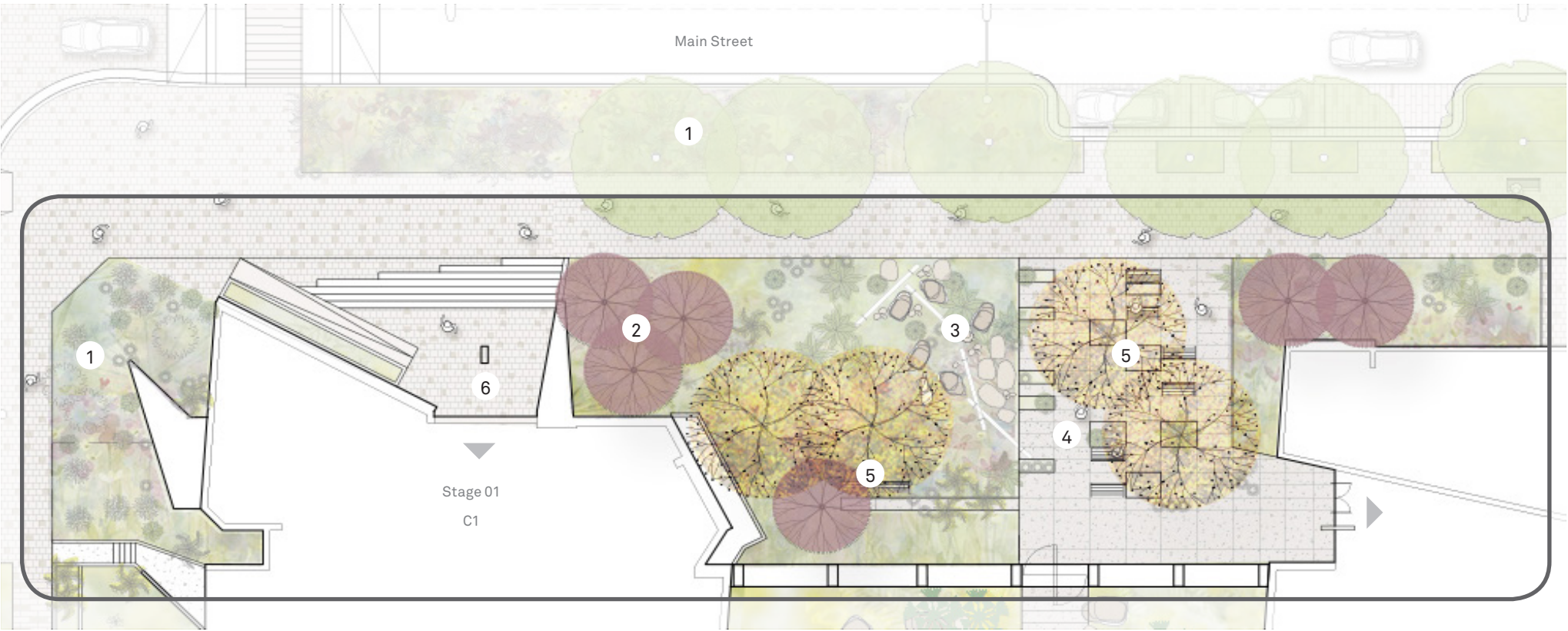
- Groundcovers
Alpinia caerulea
Dichorisandra thyrsiflora
Iris sibirica
Philodendron ‘Xanadu’
Plectranthus ‘Mona Lavender’
Sarcococca confusa
Viola hederacea



Key Plan



Indicative View



Typical Plan