

88 WATERLOO ROAD

LANDSCAPE SSSA APPLICATION_SSSA REPORT
PREPARED FOR COTTONWOOD DEVELOPMENT PTY LTD

ACKNOWLEDGEMENT OF COUNTRY

In the spirit of reconciliation, Place Design Group acknowledges the Wallumettagal peoples, the traditional custodians of the land of this project.

We pay our respect to all Aboriginal peoples living in or visiting the City of Ryde. We extend this respect to First Nations throughout Australia, past, present and future. Acknowledging their resilience, cultural heritage and continuing connection to land, waters, sky and community.

It is internationally recognised that First Nations peoples have managed land and waterways as living entities since time immemorial. As designers, we accept the responsibility of being custodians of the land and strive to design spaces which celebrate and unite individuals from all walks of life.

● INTRODUCTION

88 WATERLOO ROAD

Executive Summary

This Landscape Report has been prepared by Place Design Group to accompany a State Significant Development Application (SSDA) and concurrent Rezoning Proposal – SSD-94006708 for a mixed-use development identified at 15-21 Cottonwood Crescent, Macquarie Park (the **site**).

The proposal includes provision for the demolition of existing buildings and construction of a residential development comprising two residential flat buildings above a common basement car park / sleaved podium incorporating residential, car parking, and a retail component within the Waterloo Road frontage and provision of 10% affordable housing.

The legal description of the site is outlined in Table 1 below.

Property Address	Title Description
15 Cottonwood Crescent, Macquarie Park	SP8144
17 Cottonwood Crescent, Macquarie Park	SP7630
19 Cottonwood Crescent, Macquarie Park	SP7892
21 Cottonwood Crescent, Macquarie Park	SP7984

Note: for the purposes of reporting and branding of the proposal, we will also refer to the site as '**88 Waterloo Road, Macquarie Park**'.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-94006708).

Introduction

This report has been prepared in support of a State Significant Development Application (SSDA) and concurrent Rezoning Proposal – SSD-94006708 – at 15-21 Cottonwood Crescent, Macquarie Park (AKA. 88 Waterloo Road).

The application seeks development consent for the redevelopment of the site for a mixed-use development comprising residential accommodation and retail uses.

Specifically, this application seeks approval for the following:

- + Demolition of all existing four-storey residential flat buildings on the site
- + Site preparation works including:
 - + Removal of existing forty-nine (49) trees
 - + Excavation of the site to a maximum depth of six (6) basement levels
- + Construction of two mixed-use buildings comprising a 60 and 52 storey building respectively, which will accommodate:
 - + 858 Residential apartments inclusion 10% affordable housing of the uplift being sought
- + Six (6) levels of basement with 733 car parking spaces, bicycle parking, services
- + A four-level commercial podium containing:
 - + Retail spaces
 - + Four townhouses
 - + Residential lobbies
 - + Waste Storages
 - + Residential and visitor Parking spaces
 - + Bicycle Parking spaces
- + Communal Open Space and residential amenities on level four (4).
- + Rooftop Terrace on Level 52 of Cottonwood Crescent Tower and level 60 of Waterloo Road Tower.

The proposal includes provision to amend Clauses 4.3 and 4.4 of the Ryde Local Environmental Plan 2014 (RLEP2014) by virtue of the concurrent rezoning process. This includes the following amendments:

- + Clause 4.3 – Height of Buildings:
 - + Amend the current 65m maximum building height to 205.5m
- + Clause 4.4 – FSR:
 - + Amend the current FSR of 4.5:1 to 14.5:1

Purpose of this Report

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 8 October 2025 and issued for the SSDA (SSD-94006708). Specifically, this report has been prepared to respond to the SEARs requirement and government agency comments issued below.

Table 2 – SEARs Requirements & Government Agency Comments

Item	Description of Requirement	Page Reference (this Report)
01	Deep soil area plans	Page 22
02	Communal open space area plans	Page 23
03	Landscape plans	Page 16 and Landscape Masterplan Section
04	Public domain plans	See supporting PDF plans
05	Public domain	See civil engineer's detail plans
06	Landscape design	See whole Landscape Report
07	Parks and open space	NA

Report Authors

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● RESPONSE TO SEARS 88 WATERLOO ROAD

	SEAR	Response
01	Deep Soil Area plans (to include numeric provision)	The proposed landscape design maximises deep soil area opportunities based on prioritising retaining existing trees along Waterloo Road & Cottonwood Crescent within the setback adjacent to the basement extent.
02	Communal Open Space area plans (to include numeric provision).	The combined ground floor & level 4 podium Communal Open Space area is at 35%
03	Landscape Plans (prepared by a qualified Landscape Architect) to respond to the Waterloo Road Masterplan: <ul style="list-style-type: none"> + Landscape Masterplan + Landscape Design Statement + Landscape Softworks Plans(s) + Species selection 	Landscape plans are provided that highlight the design response to Waterloo Road Active Street Masterplan. Additional supporting information has been provided within the landscape report and subsequent drawings package.
04	Public Domain plans to respond to the Waterloo Road Masterplan and include: <ul style="list-style-type: none"> + Concept Plan showing arrangement of public domain upgrade works fronting the site and connecting with existing adjoining public domain infrastructure. + Location/s and details of vehicular crossings. Design of vehicular crossings are to be as per Council DCP and relevant Australian Standards. Dimensions and grade details must be provided in the architectural plans. + Swept path analysis used for the largest vehicle used for the development. + Building access levels from footpath at public domain. + Landscape plans and arborist report showing the impact of existing trees at public domain due to the development. Survey plans showing the location of existing infrastructures such as pram ramp, council lintel pits roundabout, traffic signals and median islands. Surveys should also include levels for boundary, existing road and kerb and gutter. + This work may include, but is not limited to: <ul style="list-style-type: none"> + New granite foot paving/shared user path. + New street trees contained in street trees (utilising strata vault systems if required to maintain the long-term health of street trees). + Installation of new lighting on Multi-Function Poles (MFPs). + Upgrade of bus stop shelters along the site frontages + Provision of street furniture as required. + Relocation, adjustment or lowering of subsurface utilities or access pits to facilitate compliant levels along the frontages of the site. + Any works to facilitate efficient traffic management or safety as specified by Councils Transport Department. 	Public domain plans are provided that align with Waterloo Road Active Street Masterplan and indicate: <ul style="list-style-type: none"> + public domain upgrade works <ul style="list-style-type: none"> + the 10m setback on Waterloo Road + the Shared User Path on Waterloo Road and Cottonwood Crescent + the upgrade to the existing bus stop on Waterloo Road + the provision of bike hoops on Waterloo Road + the design of driveway crossings on Cottonwood Crescent (dimensions and grading is to Australian Standards – see Architect plans) + that all building entries are universally accessible by ramps or level paths as demonstrated with ground floor access plan <p>The tree retention and remove plan indicates trees to be removed and retained which has been coordinated in detail with the project Arborist and the wider consultant team. The retention of significant vegetation along the Waterloo Road frontage has been instrumental in the design direction of the public domain and landscape design.</p>

● RESPONSE TO SEARS 88 WATERLOO ROAD

05	<p>b) Public Domain The applicant is required to submit Public Domain plans addressing the relevant requirements in accordance with Public Domain Technical Manual (PDTM), Chapter 6 – Macquarie Park and Development Control Plan (DCP), Part 4.5 – Macquarie Park Corridor and the Waterloo Road Masterplan. The plans must include the following:</p> <p>a. Removal of all redundant driveway laybacks along Cottonwood Crescent.</p> <p>b. Road pavement reconstruction:</p> <ul style="list-style-type: none"> + Cottonwood Crescent: Half-road width, full-depth reconstruction. + Waterloo Road: One-lane width, full-depth reconstruction. <p>c. Upgrade of footpaths along both frontages to granite paving.</p> <p>d. Reconstruction of all kerb and gutter along both street frontages. Proposed kerb alignments and profiles must demonstrate appropriate integration with existing infrastructure.</p> <p>e. Upgrade of street lighting – luminaires and columns to be replaced with Multi-Function Poles compliant with AS/NZS 1158 and the Macquarie Park Street Lighting Masterplan. Lighting must be powered by a metered supply.</p> <p>f. Upgrade of the existing bus stop (Stop ID: 2113213) on Waterloo Road to meet DDA compliance requirements.</p> <p>The proposed pedestrian access through Elouera Reserve must be reviewed and approved by Council's Open Space and Parks Directorate prior to determination. Any proposed level changes within the reserve to accommodate this access will also require approval.</p>	<p>In response to the points which relate to the landscape report:</p> <p>a. The redundant driveways have been removed and indicated as so in the Public Domain Plan</p> <p>c. Footpaths have been upgraded along both frontages and paving indicated in the public domain plan</p> <p>e. Street lighting has been upgraded and annotated in the public domain plan</p> <p>f. Existing bus stop has been upgraded and indicated in the public domain plan</p> <p>There is no access to Elouera Reserve from the site.</p>
06	<p>f) Landscape Design The EIS is to be supported by a Detailed Landscape Masterplan for the Precinct. The Landscape Masterplan should consider the following:</p> <ul style="list-style-type: none"> + To be prepared by a Landscape Architect. + The Landscape Plan must conform to the Waterloo Road Master Plan. + 20% of the site must be Deep Soil Area. + An Arboricultural Impact Assessment (AIA) is required of trees on site, on the Council nature strips fronting the site and on adjoining sites impacted by the development. + The AIA must comply with Australian Standard AS4970-2009. Protection of trees on development sites. 	<p>The Landscape Report presents a detailed landscape response for the proposed development at 88 Waterloo Road. The landscape design provides a sympathetic response to the surrounding context of Elouera Reserve and prioritising the retention of significant trees along Waterloo Road and Cottonwood Crescent. Deep soil zones have been maximised where appropriate to contribute to the landscape character of the area and Waterloo Road Masterplan.</p> <p>The design is deeply embedded in Country and the stories of the local area. Materiality and planting species have been selected to provide a sympathetic response to Country and contribute to the surrounding green network and Shrimptons Creek.</p> <p>An AIA is provided and accompanied by a tree retention and removal plan in the landscape report.</p>
07	<p>g) Parks and Open Spaces Shadow impacts to Elouera Reserve and the Cottonwood Reserve to the south east given the proposed height should be considered with a site-specific shadow study. By way of best practice "sunlight control is best measured on the winter solstice. Best practice policies have a clear objective, an easy to follow metrics and allow for 4 to 5 hours of uninterrupted sunlight on the winter solstice to either a minimum of 50 percent of the total park area or for 100% of the active zones of the park (containing turf surfaces and soft landscaping).</p> <p>The carpark podium frontage to open Space is not supported by the Macquarie Park DCP. DCP - Publicly accessible open spaces under private ownership (courtyards, forecourts) must be provided at footpath level. Where level changes cannot be avoided due to topography, the finished level of the open space must not exceed 1.2 m above footpath level.</p> <p>Social and recreational infrastructure for community gathering, social connection, recreation and leisure is to be addressed given the increase in units.</p> <p>Protection from strong winds / wind tunnel to the adjoining open space by the proposal is to be addressed.</p>	<p>Refer to Architectural package for site specific shadow study.</p>

THE SITE

88 WATERLOO ROAD

The Site

The site is at 15-21 Cottonwood Crescent; Macquarie Park is located within the Ryde Local Government Area (LGA). The site occupies a prominent and highly accessible position within the Macquarie Park precinct, benefitting from dual street frontages to Waterloo Road along the north-eastern boundary and Cottonwood Crescent along the south-eastern boundary. These street interfaces provide strong address, visibility and access opportunities for the proposed development.

The western boundary adjoins Elouera Reserve, providing a high-amenity interface with publicly accessible open space, mature vegetation and a landscaped green corridor. This relationship enhances the site's environmental quality and outlook and provides opportunities for sensitive integration of the proposed development with the adjoining parkland.

The south-western boundary adjoins existing residential properties at 13 Cottonwood Crescent and 12-14 Lachlan Avenue, which represent the primary low-rise residential interface for the site.

The approximate boundary dimensions are as follows:

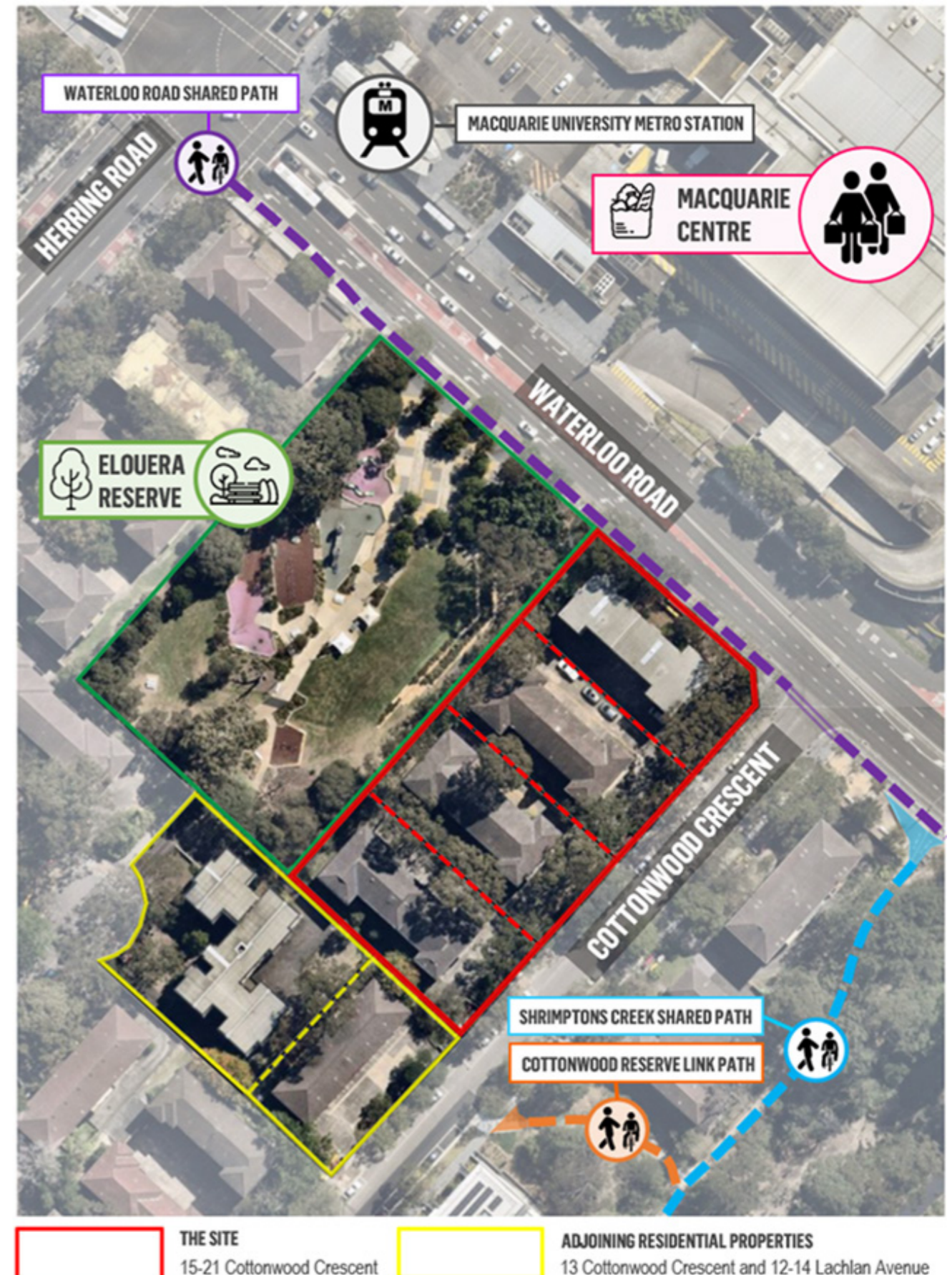
52.45 metres to Waterloo Road

97.35 metres to Cottonwood Crescent

50.6 metres to adjoining residential properties

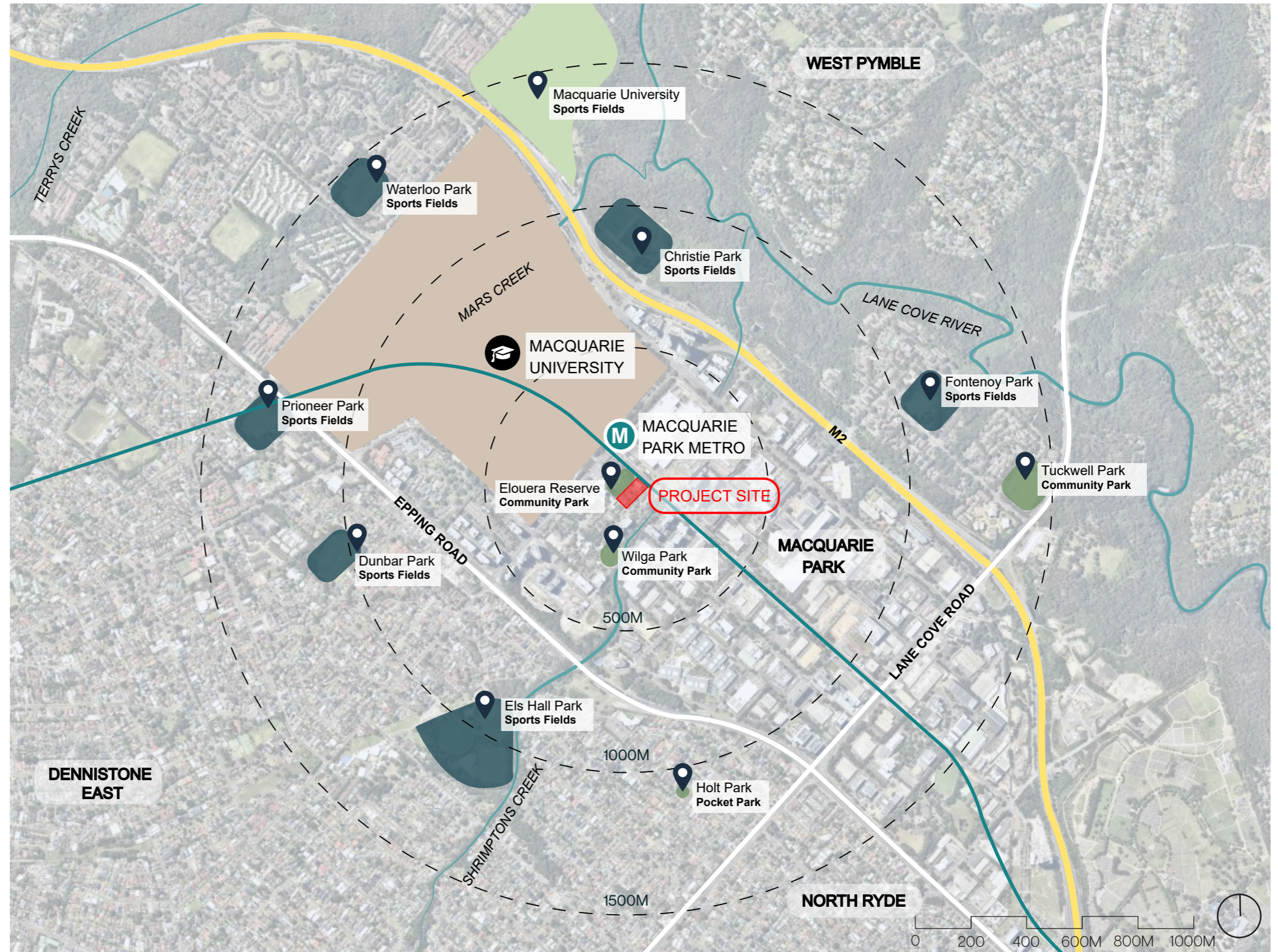
100.9 metres to Elouera Reserve

The site is fully serviced, with existing connections to water, sewer, electricity, gas and telecommunications, and is therefore capable of supporting redevelopment without the need for major external servicing upgrades



CONTEXT ANALYSIS SITE

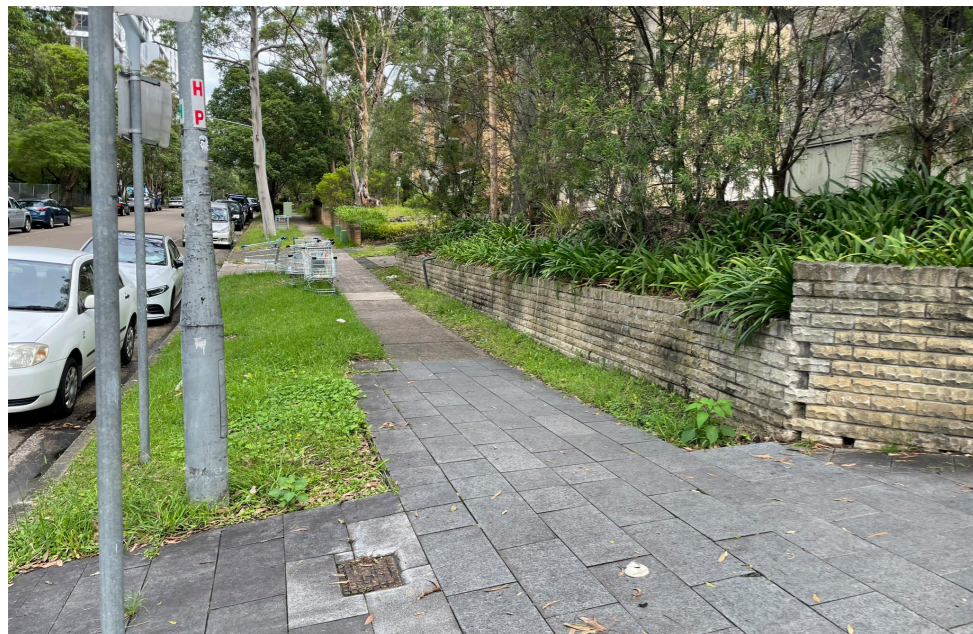
The site is located at 15-21 Cottonwood Crescent, Macquarie Park (SP8144, SP7630, SP7892, SP7984) within the Ryde Local Government Area (LGA), and is approximately 5130 sqm in site area. The site is adjacent to Elouera Reserve, and intersects with Waterloo Road and Cottonwood Crescent. The site is within walking distance to a variety of open spaces, retail and commercial offerings.



LEGEND

- Site Boundary
- Parks
- Sports Feilds
- Education Precinct
- Education Precinct Sport Fields
- U University Campus
- M Metro Station
- Metro Line
- Motorway
- Waterways

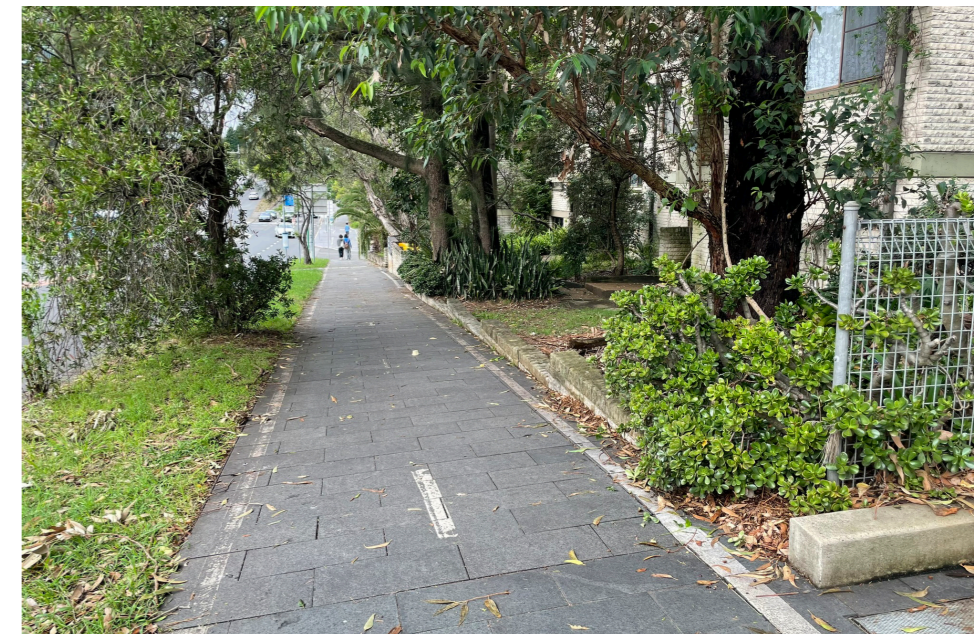
● CONTEXT ANALYSIS EXISTING CONDITIONS



Cottonwood Crescent



Waterloo Road



Waterloo Road - SUP & existing trees



Elouera Reserve - entrance



Elouera Reserve - sandstone logs



Elouera Reserve - interface

● CURRENT ENVIRONMENT OPEN SPACE NETWORK

The site is located adjacent to Elouera Reserve, a local level open space which provides a recently completed playground, picnic facilities and passive open space.

Cottonwood Reserve, to the east of the site, provides a pedestrian connection to Shrimptons Creek. A recently completed masterplan for Shrimptons Creek has been prepared by Council which provides a variety of recreational activities such as walking trails and skate park.



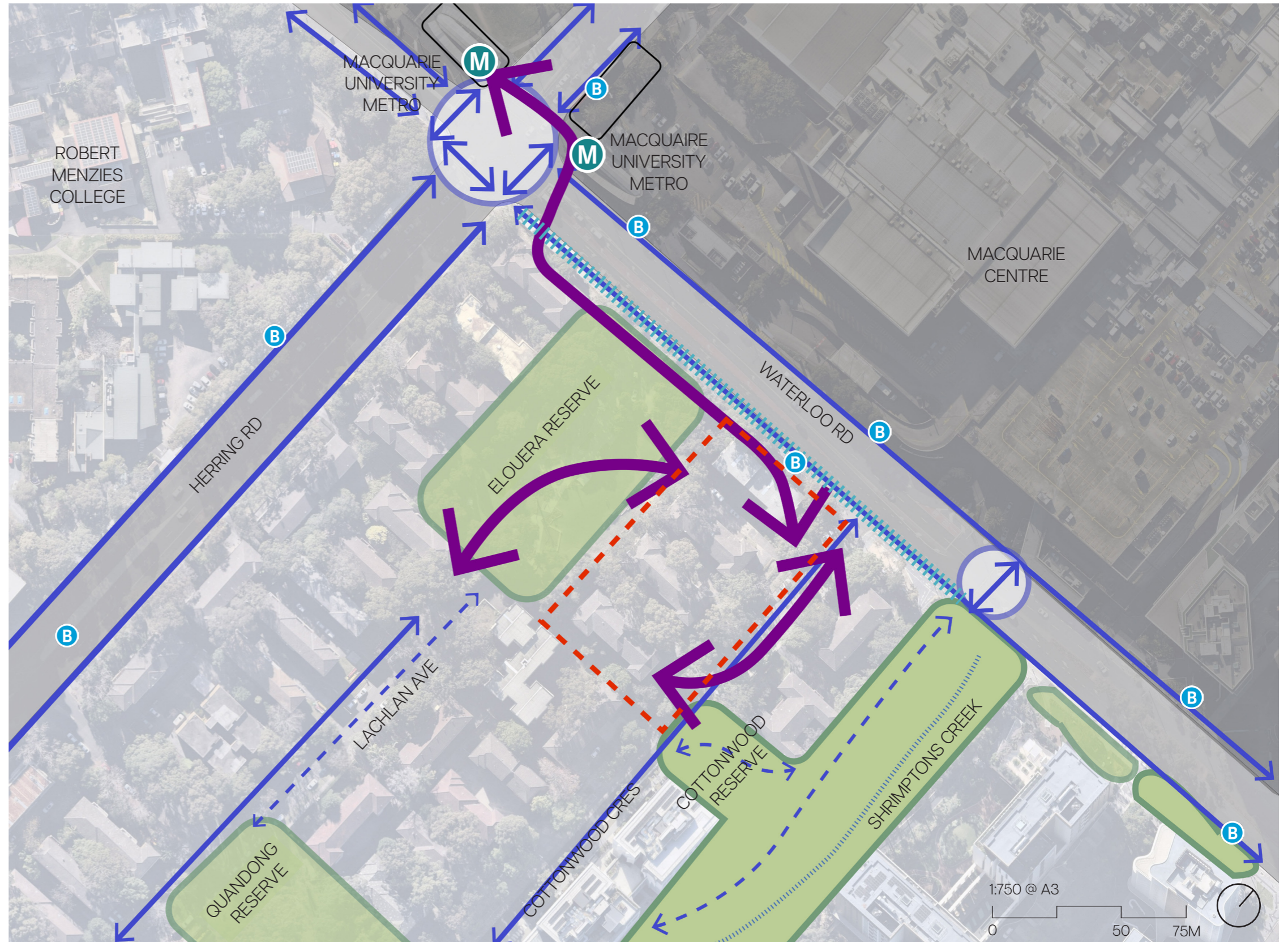
LEGEND

- - - Site Boundary
- Commercial Use
- Open Space
- Existing Trees
- Bus Stop
- Metro Station
- Existing Creek Line
- - - Existing Open Space Connection
- - - Visual/Ecological Corridor

● CURRENT ENVIRONMENT MOVEMENT NETWORK

The site is located within a 2 minute walk via a shared path to the Macquarie University Metro Station providing access for residents and visitors to the CBD and beyond.

Additionally, a bus stop is located on Waterloo Road providing an additional mode of transport for residents.



LEGEND

- - - Site Boundary
- Commercial Use
- Open Space
- B Bus Stop
- M Metro Station
- . . . - Existing Creek Line
- - - - - Existing On Road Walking Connections
- ↔ Existing Off Road Walking Connections
- ||||| Existing Shared User Path
- ⊕ Existing Signalised Pedestrian Crossing
- Priority Movement

LANDSCAPE VALUES

● LANDSCAPE VALUES RESPECTING COUNTRY

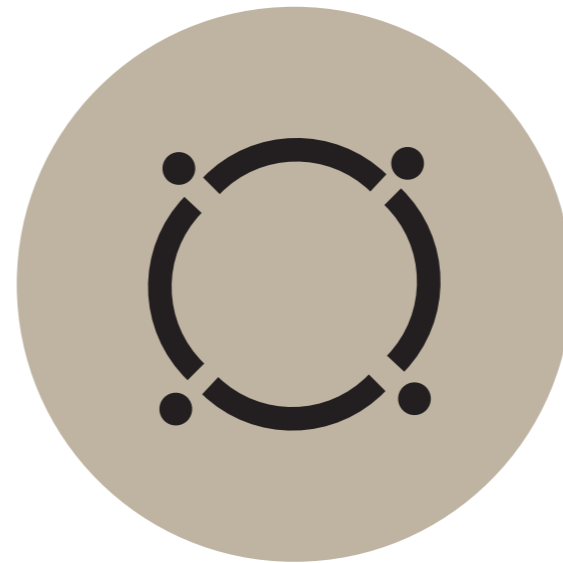
A PLACE OF FRESH WATER



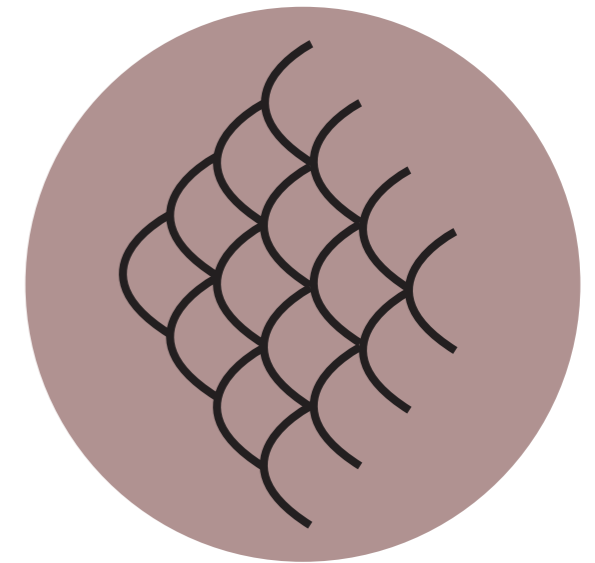
A PLACE CONNECTED TO
SKY COUNTRY & MOTHER
EARTH



A CHANGED LANDSCAPE



A PLACE OF TOTEMS



- + **Care for Water**
Employ water sensitive urban design elements to reduce stormwater flows and provide a sponge area for water to recharge soils.



- + **Landscape**
Prioritise local endemic plants; create habitat for kin; maintain the local identity of place and Country.



- + **Building Identity**
Activate the building envelope with patterns and motifs that belong to Country



- + **Wayfinding / Ground Plane**
Enhance wayfinding through colour, patterns, treatments and signage that respond to Country



- + **Gathering spaces**
A place to rest, enjoy Country, design can include local vegetation, seating, landscape art., signage



- + **Material use**
The choice of materials can reduce impacts on Country and it's resources. Prioritise recycled; repurposed locally sourced materials.



- + **Acknowledge Country**
Entry statement, significant site marker, sculpture referencing Country.



- + **Language**
Identify opportunities for sharing language within the project.

● EMBEDDING COUNTRY WIDER CONTEXT

Situated within the evolving urban fabric of Macquarie Park, the site forms part of a broader landscape network shaped by historic waterways and ecological corridors. As Shrimptons Creek intersects the precinct before continuing north toward the Lane Cove River, the landscape reinforces a collective responsibility for the health and continuity of this wider system. Wayfinding is informed by the alignment of ancient creeklines and green corridors, strengthening the site's relationship with its surrounding natural passages. The public realm is curated to emphasise water, canopy, and the integration of natural materials, allowing the ground plane to soften and merge with the adjacent vegetation. Through the recognition of traditional place names and First Nations language, the intersecting natural features become contemporary totems—enduring markers of Sky Country, Mother Earth, and the cultural narratives embedded within Country.



- 
A Place of Freshwater
 - + Signifying an urban junction of Simpson's Creek before it travels underground towards the Lane Cove River to the north
 - + Creating a sense of collective responsibility for the urban creek that impacts the health of the wider river system
- 
A Place Connected to Sky Country & Mother Earth
 - + Using ancient creeklines and green corridors as a key wayfinding system
 - + Creating a strong connection to the surrounding natural corridors
- 
A Changed Landscape
 - + Curating spaces to connect that emphasise water and urban canopy
 - + Soften the ground floor to create a continuation of natural materials from the surrounding vegetation
- 
A Place of Totems
 - + Rediscover traditional place names and First Nations words to describe the intersecting natural passages
 - + Acknowledge the surrounding natural features as key markers of Country

● ECOLOGICAL COMMUNITIES

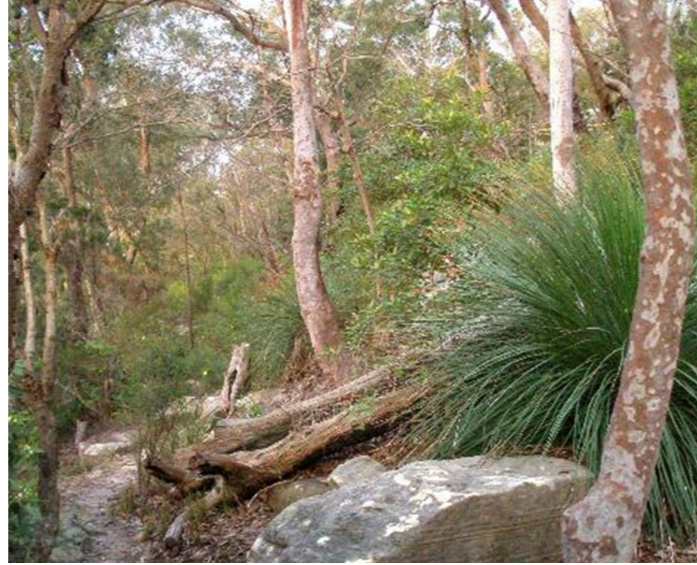
LOCAL FLORA

Original vegetation Macquarie Park area includes:

- + Sydney Ironbark Enriched Forest
- + Sydney Enriched Sandstone Forest
- + Sydney Enriched Sandstone Moist Forest

Current mapping identifies Enriched Sandstone Moist Forest along the waterways of Shrimptons Creek, with Coastal Enriched Sandstone Forest and Sydney Turpentine Ironbark Forest occurring along Epping Road between Shrimptons Creek and Herring Road. **These habitats sit within a 500-metre radius of the site**, supported by larger native vegetation patches across the broader Macquarie Park catchment.

This ecological setting supports the **restoration of these native vegetation communities on site, creating a connected habitat network and a stepping-stone corridor for local fauna.**



LANDSCAPE VISION STATEMENT

● DESIGN METHODOLOGY LANDSCAPE PRINCIPLES

Connection to Country

Is conveyed through a landscape approach that strengthens ecological, social, and cultural ties across the precinct drawing upon knowledge received from for First Nations Community and consultation workshops. The project reinforcing links to Shrimptons Creek and local flora and fauna through planting, materiality and the use of totems and language deepening the site's relationship with Country.

Ground Floor

A linear park along Waterloo Road connects the community, enhances the built form and supports the local wildlife and habitats. A vibrant Elouera Reserve interface provides opportunities for places to gather, stay and play while boosting canopy cover and natural landscape setting.

Communal Landscape on Podium

Communal open spaces are proposed on Level 04 podium to support communal amenity within the residential buildings. The podium landscape provide a variety of activities from passive open spaces, communal BBQs, a swimming pool and alfresco dining opportunities. This podium terrace also support an enhanced wildlife habitat on the Site.

Deep Soil Planting

The Waterloo Road linear park provides an expansive connected deep soil zone which maximises canopy trees and dense landscaping. This deep soil is also enhanced by using permeable suspended deck systems to retain existing trees and further enhance canopy cover.

Podium Planting

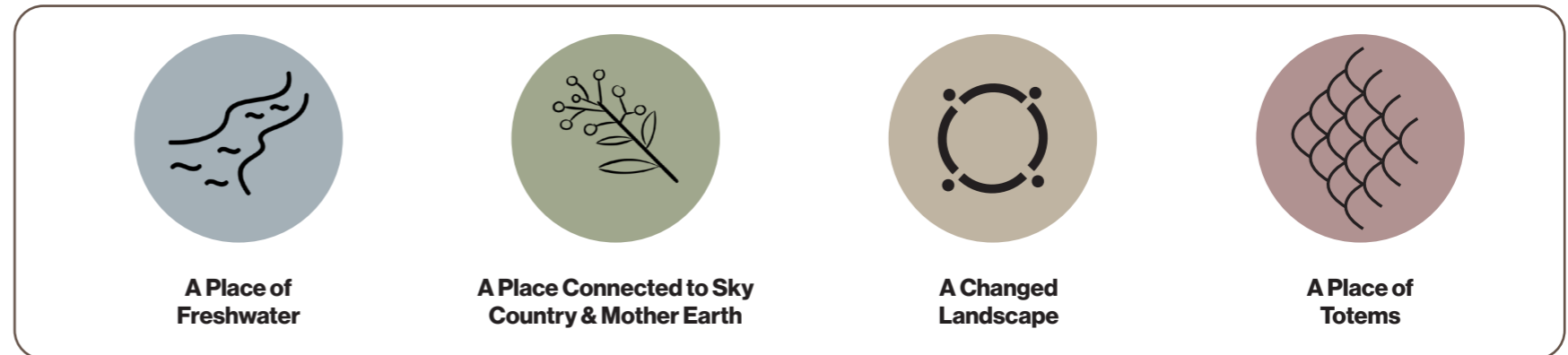
All planters on podium provide a minimum soil depth of 1200mm for all proposed tree planting to increase soil depths over car parking below to ensure healthy landscapes.

Access & Connectivity

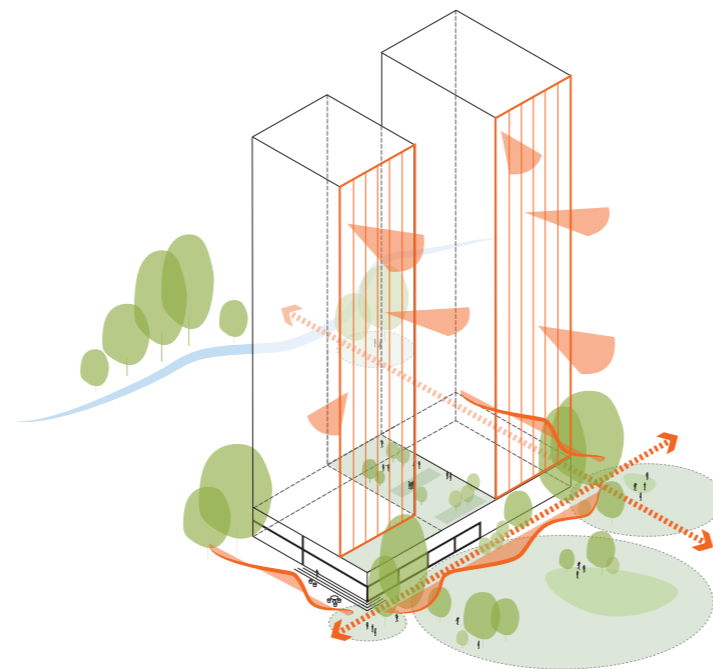
Level access pedestrian routes from the public domain have been designed to create equitable movement from Waterloo Road & Cottonwood Crescent to the building entrance lobbies. Varying seating opportunities are also proposed within the linear park to cater for all needs throughout the day.

CPTED, Safety and Visibility

Raised planters are set down within the structural slab to allow for passive surveillance throughout the podium terrace. Seating is orientated to face towards the podium central plaza and is located under trees to provide shade and respite. Proposed trees have been placed strategically along Cottonwood Crescent to ensure clear sightlines are achieved for vehicles and pedestrians. Planting is also provided towards the perimeter of the podium terrace to provide privacy to adjacent apartments and minimise noise and visual impacts.

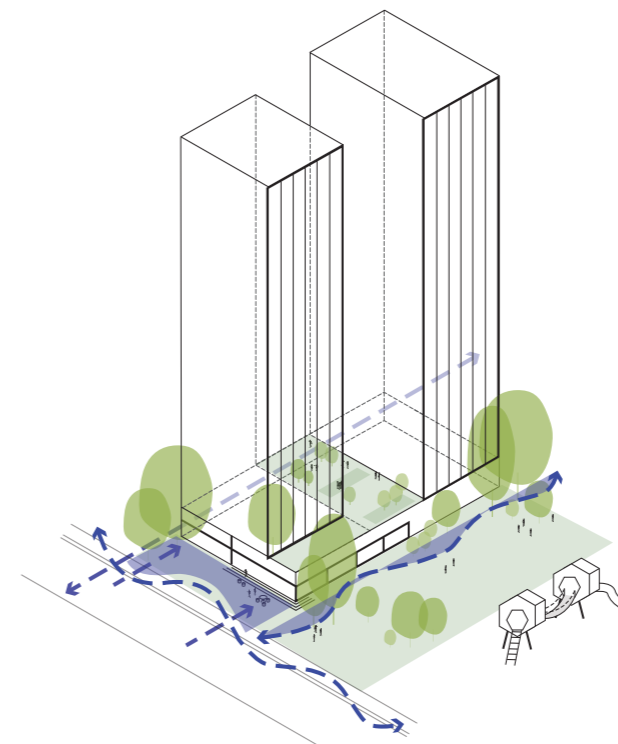


EMBRACING NATURE



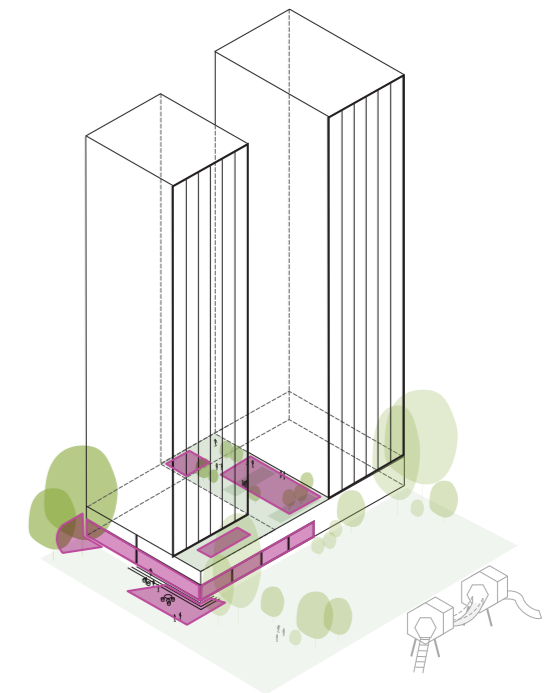
- Green corridors which tap into the existing green network
- Prioritising green links and connections to Shrimptons Creek
- Enhancing biodiversity onsite

CONNECTED COMMUNITY



- Enhancing connections to wider precinct
- Promoting active transport
- Activating Waterloo Rd
- Engaging with Elouera Reserve





VERSATILE SPACES



- Centralised meeting spaces & communal courtyards.
- Welcoming facades & entry points.
- Open & spacious community spaces for gathering/activities

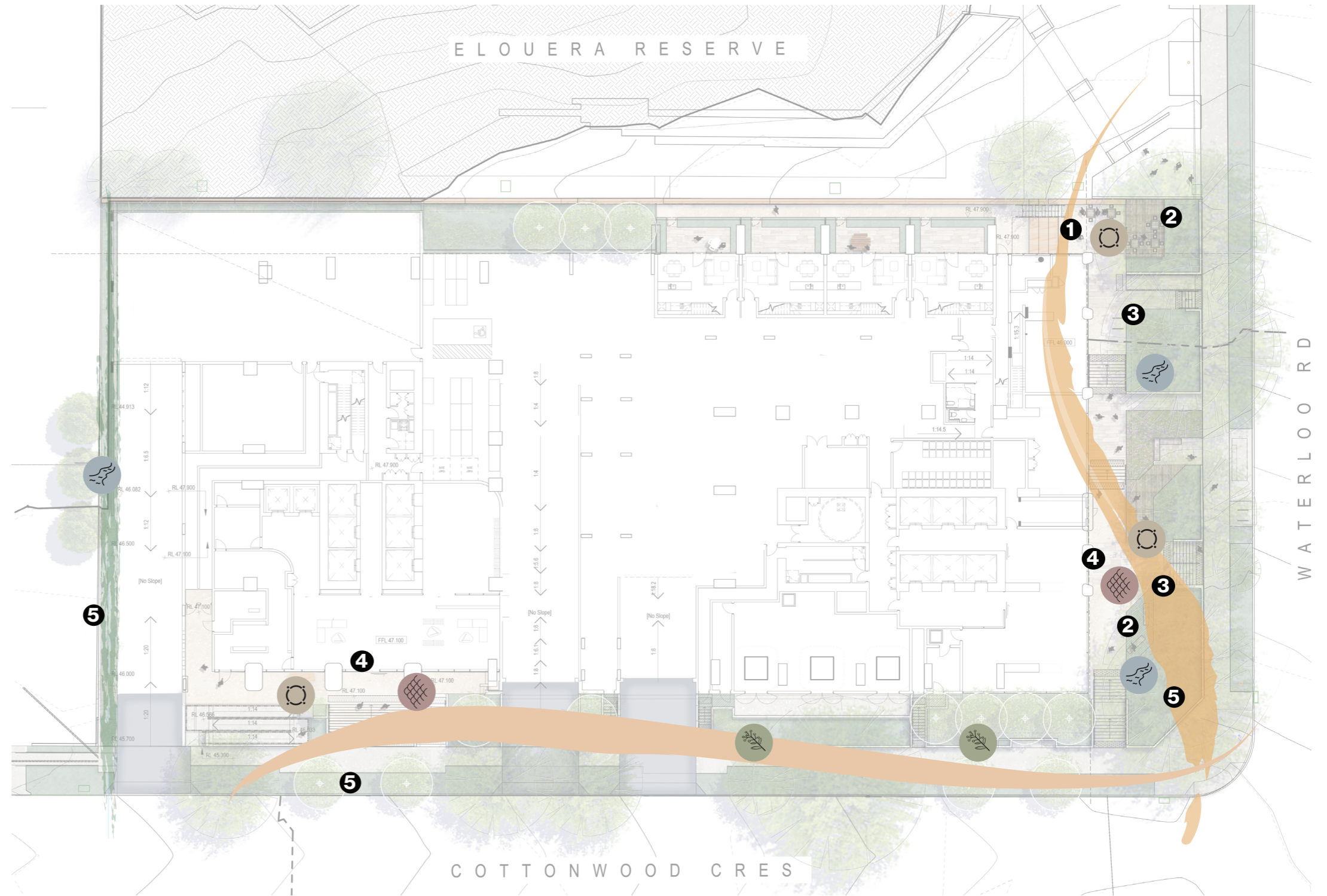
● EMBEDDING COUNTRY PUBLIC DOMAIN & GROUND FLOOR

LANDSCAPE RESPONSE

-  A Place of Freshwater
-  A Place Connected to Sky Country & Mother Earth
-  A Changed Landscape
-  A Place of Totems





- 1** Engravings of the surrounding waterways along the riser of the sandstone terraces are a subtle interpretive layer that strengthens the connection between people and place.
- 2** Mesh and decked surfaces draw inspiration from Wallumattagal canoe and fish net craftsmanship whilst improving permeability and supporting hydrological function.
- 3** Reclaimed sandstone may be shaped into informal seating and landscape features, with the potential for etched representations of the Cockatoo and Black Snapper.
- 4** Opportunity for accent paving to trace pedestrian flows while symbolically referencing the migratory habitats of the Black Snapper.
- 5** Restoration of historical flora across the ground plane to create habitat for native fauna. Supporting biodiversity, enhancing resilience and living connection to Country.

PRECEDENTS

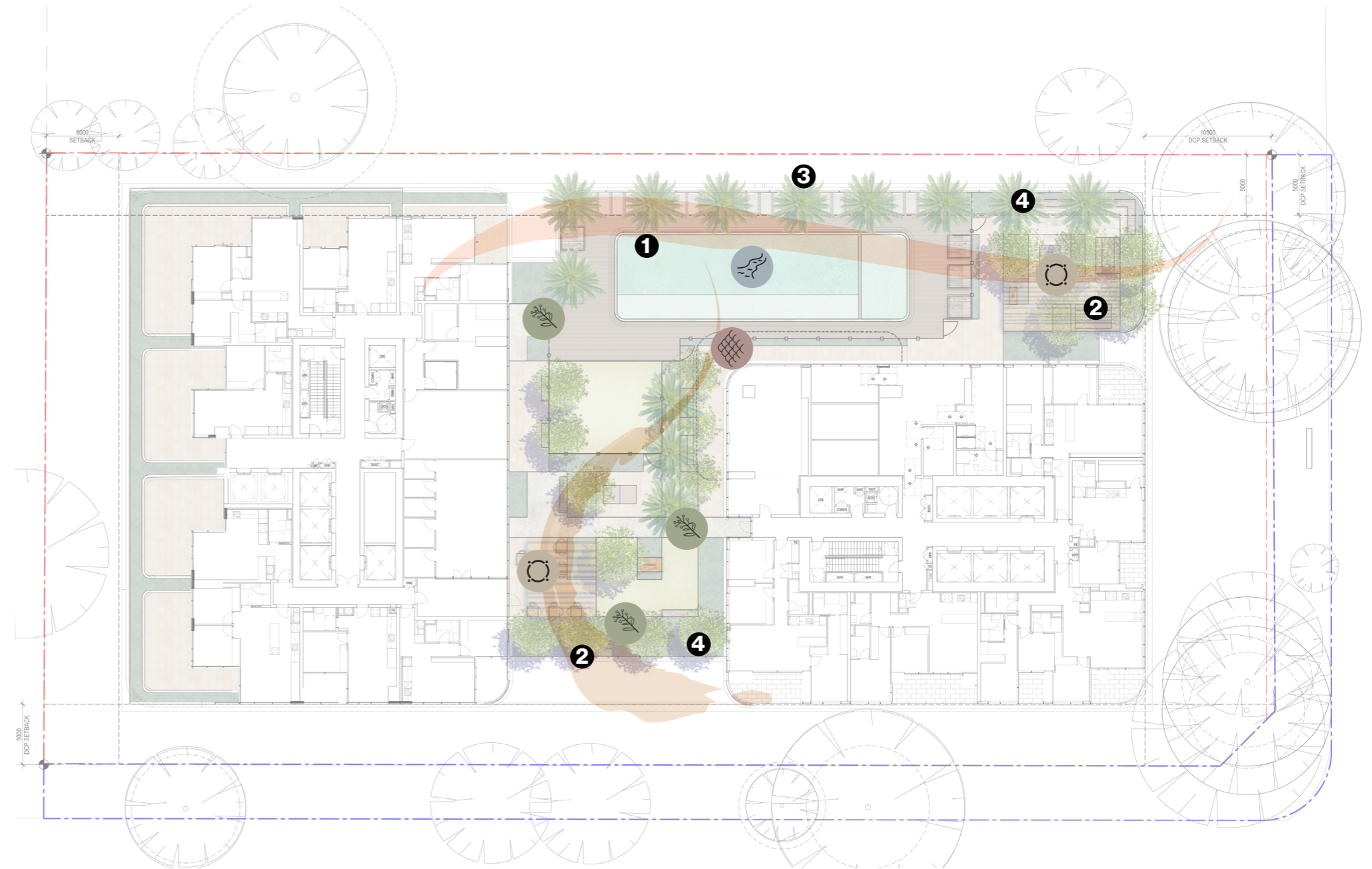


● EMBEDDING COUNTRY PODIUM COMMUNAL SPACE

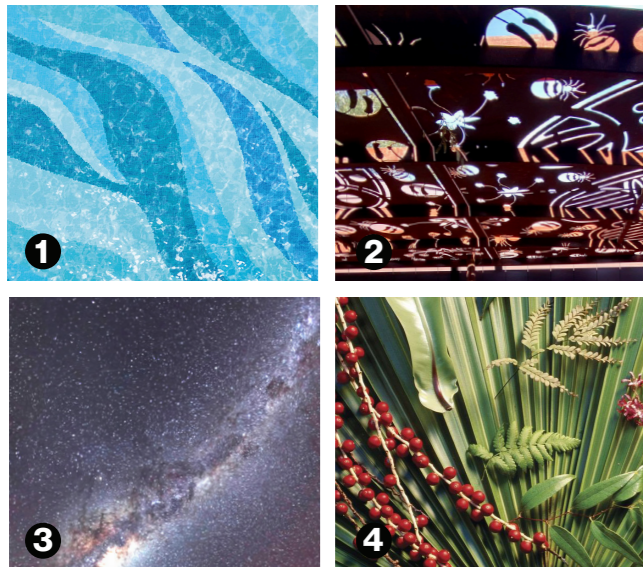
LANDSCAPE RESPONSE

-  A Place of Freshwater
-  A Place Connected to Sky Country & Mother Earth
-  A Changed Landscape
-  A Place of Totems

- 1** The pool design can incorporate colour, etching, or subtle tile patterns that reference the Black Snapper, strengthening cultural storytelling within the water space
- 2** Perforated shade structures integrated with podium exhaust can be formed inspired by cultural motifs and Country-informed geometry.
- 3** Preserve views toward Elouera Reserve and maintain a clear visual connection to the open sky. Reinforcing the relationship between Sky Country.
- 4** Incorporate bush tucker species along in planting, supporting education, cultural learning, and the continuation of Indigenous knowledge within the landscape.









PRECEDENTS

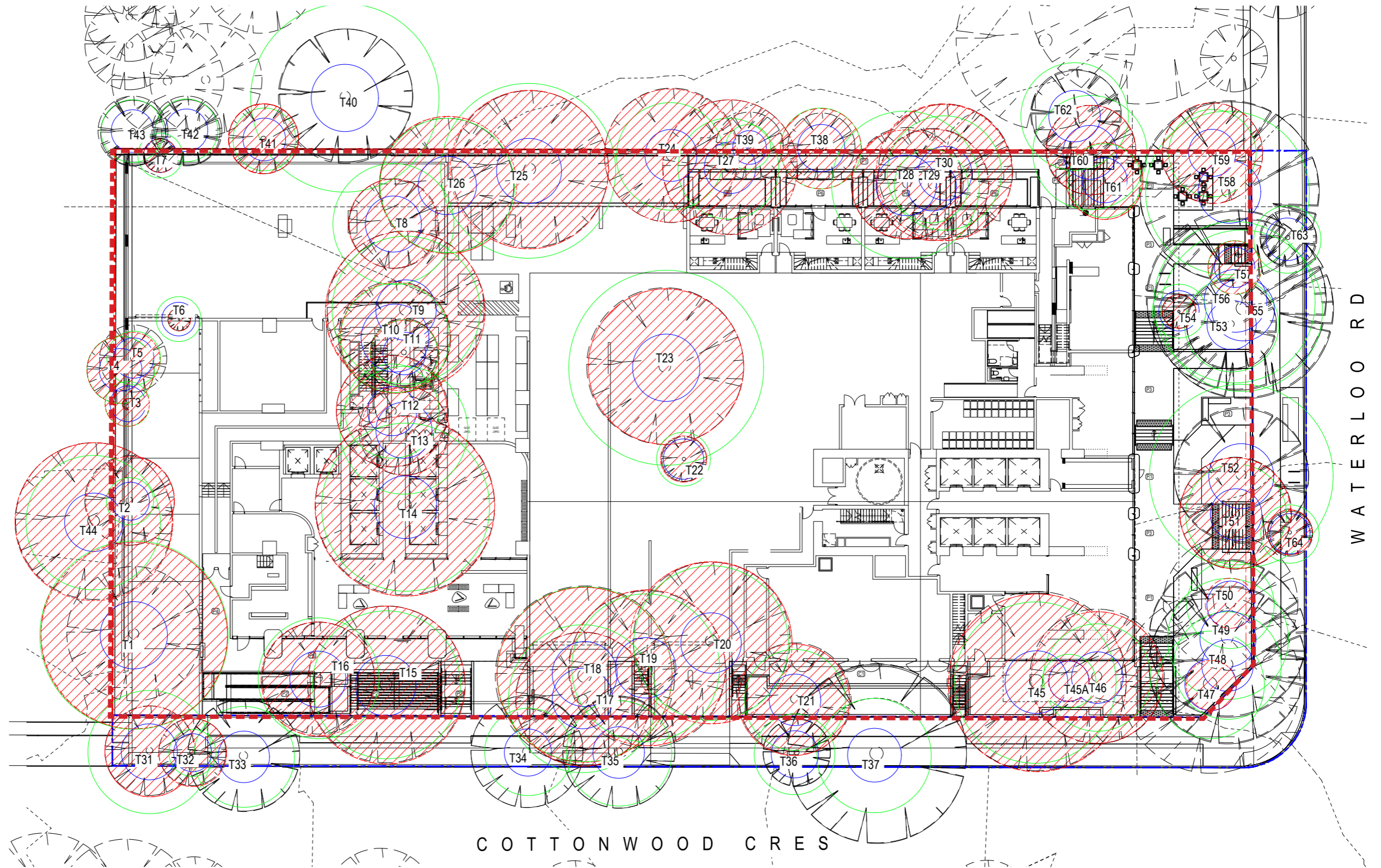


LANDSCAPE CALCULATIONS

● TREE RETENTION + REMOVAL PUBLIC DOMAIN & GROUND FLOOR

LEGEND

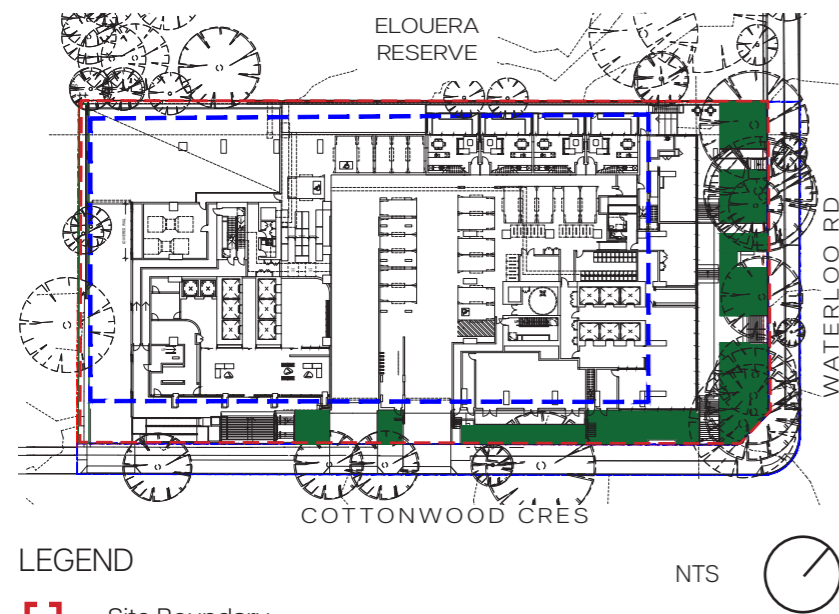
-  EXTENT OF WORKS
-  TREE NUMBER
REFER TO ARBORIST REPORT
-  EXISTING TREE TO BE RETAINED
REFER TO ARBORIST REPORT
-  TREE PROTECTION ZONE (TPZ)
REFER TO ARBORIST REPORT
-  STRUCTURAL ROOT ZONE (SRZ)
REFER TO ARBORIST REPORT
-  TREE TO BE REMOVED
REFER TO ARBORIST ASSESSMENT



● LANDSCAPE DIAGRAMS PUBLIC DOMAIN & GROUND FLOOR

DEEP SOIL

GROUND



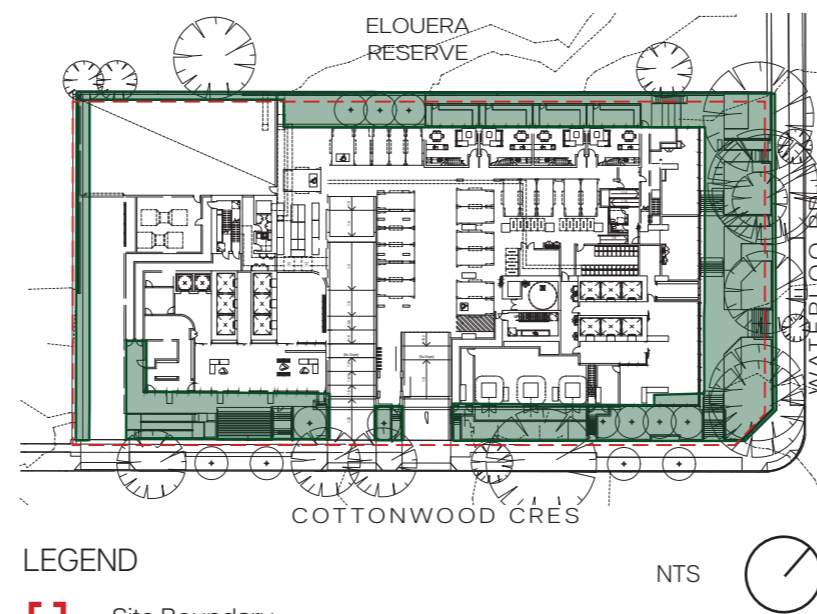
LEGEND

- - - Site Boundary
- Deep Soil Area (Min 6m² OR 3 x 3m W)
- - - Basement Extents (Lower Ground)

Apartment Design Guide (ADG)	SSDA
Site area	5,130 sqm
Deep Soil Area (Min 6m ² OR 3 x 3m W)	421 sqm
% of total site area	8.2%

LANDSCAPE AREAS

GROUND

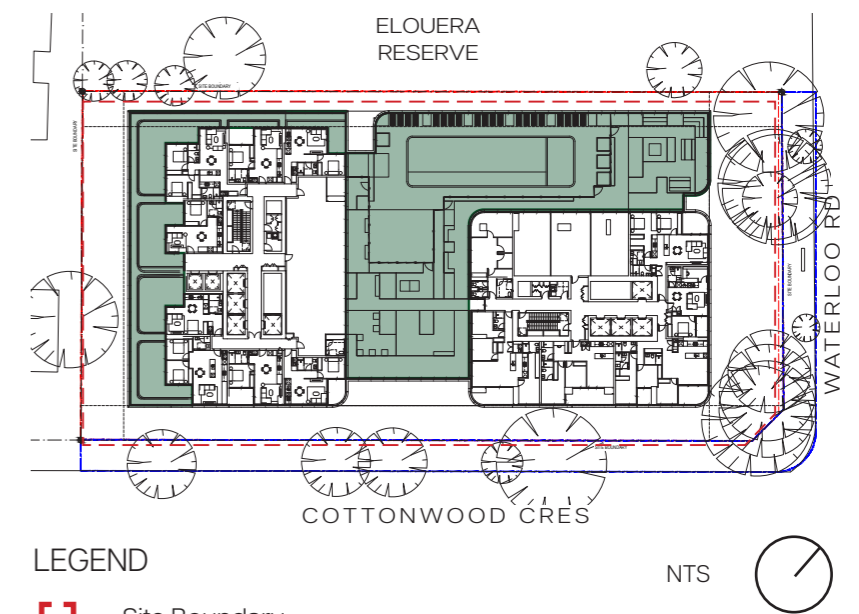


LEGEND

- - - Site Boundary
- Landscaped Area Coverage
- - - Basement Extents (Lower Ground)

Apartment Design Guide (ADG)	SSDA
Site area	5,130 sqm
Landscaped Area Coverage	2794 sqm
% of total site area	53%

PODIUM



LEGEND

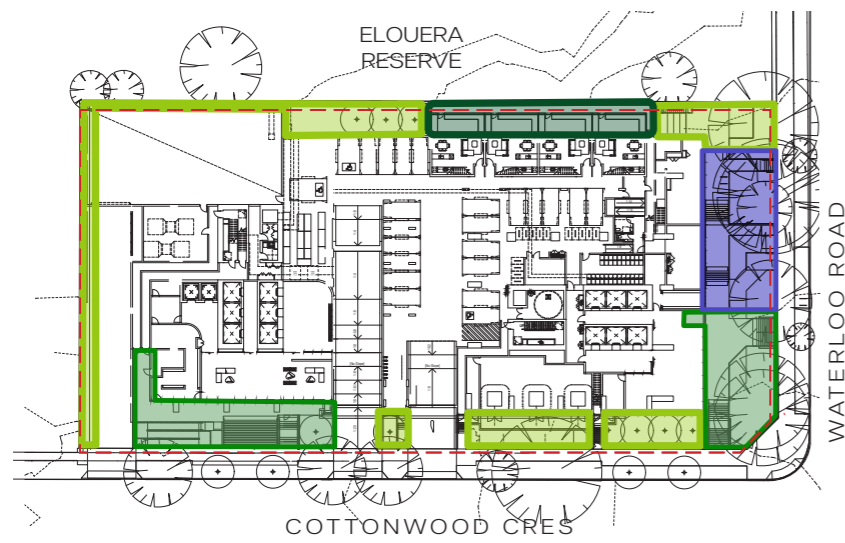
- - - Site Boundary
- Landscaped Area Coverage
- - - Basement Extents (Lower Ground)

Apartment Design Guide (ADG)	SSDA
Site area	5,130 sqm
Landscaped Area Coverage	1473 sqm
% of total site area	29%

● LANDSCAPE DIAGRAMS

OPEN SPACE FUNCTIONALITY

GROUND

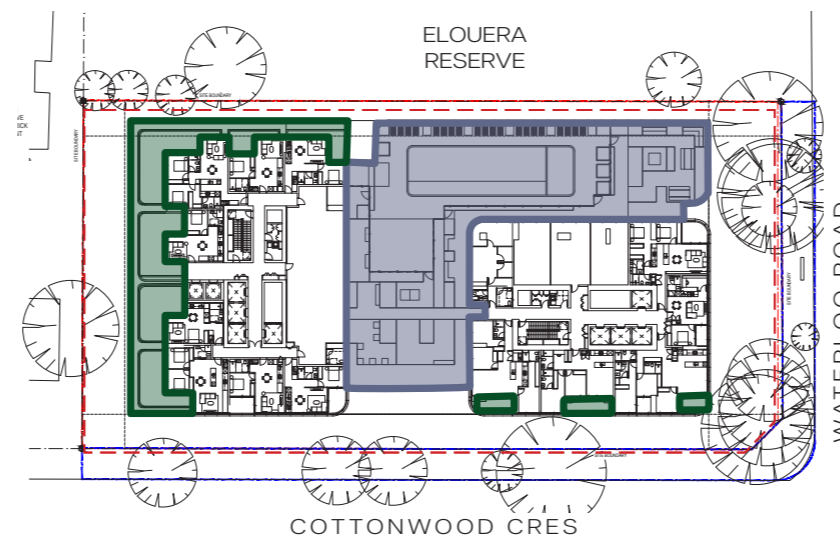


LEGEND

- Site Boundary
- Private Open Space
- Entry / Arrival Zones (Counted in COS)
- Retail / Activated Streetfront (Counted in COS)
- Feature Gardens at Vista locations



PODIUM



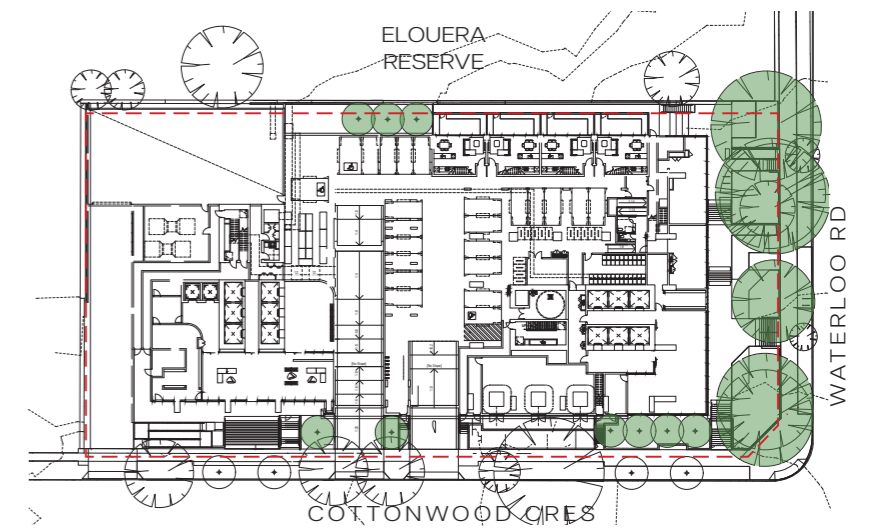
LEGEND

- Site Boundary
- Private Open Space
- Communal Open Space



Apartment Design Guide (ADG)	SSDA
Site area	5,130 sqm
Communal Open Space Required (25%)	1,176
Communal Open Space Total	1,814sqm
% Communal Open Space	35%

TREE CANOPY



LEGEND

- Site Boundary
- Tree Canopy
- Basement Extents (Lower Ground)



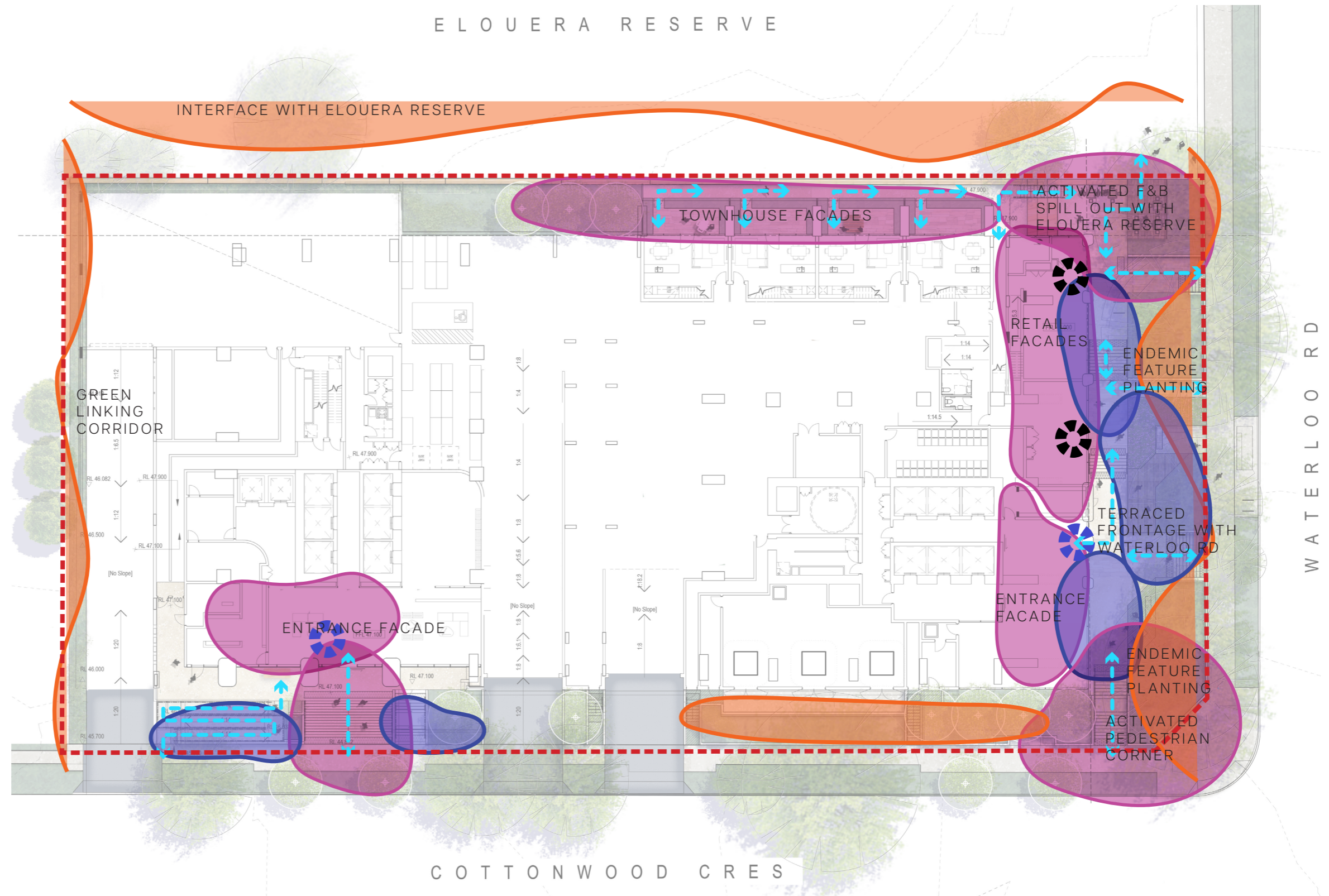
Apartment Design Guide (ADG)	SSDA
Site area	5,130 sqm
Tree Canopy Coverage - On Site	846 sqm
% of total site area	16.5%

LANDSCAPE MASTERPLAN

● DESIGN METHODOLOGY LANDSCAPE MASTERPLAN

LEGEND

- - - Site Boundary
- █ Embracing Nature
- █ Connected to Community
- █ Versatile Spaces
- ✪ Residential Entrance
- ✪ Retail Entrance



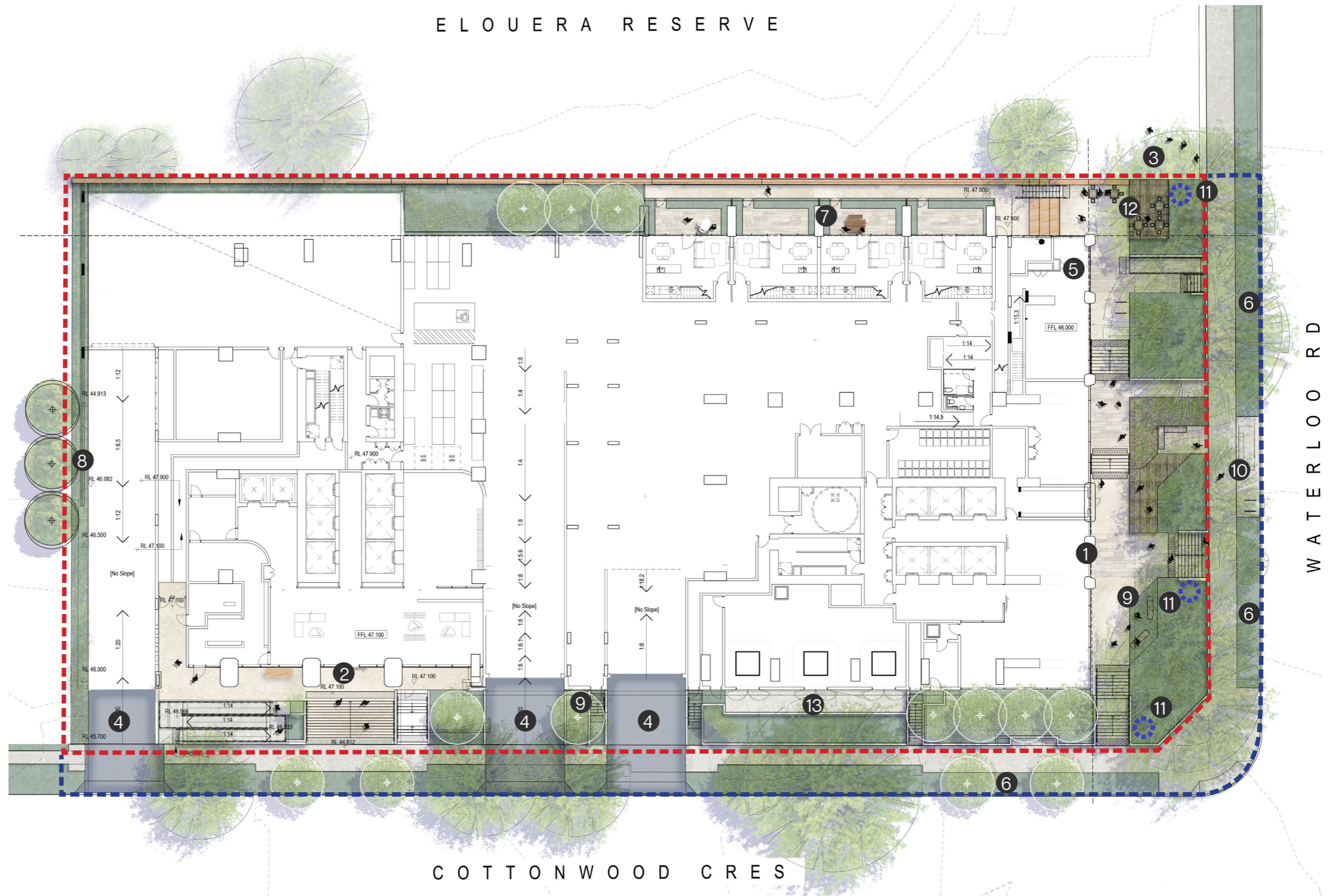
Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



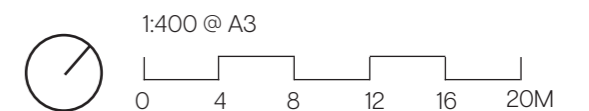
LANDSCAPE MASTERPLAN PUBLIC DOMAIN & GROUND FLOOR

LEGEND

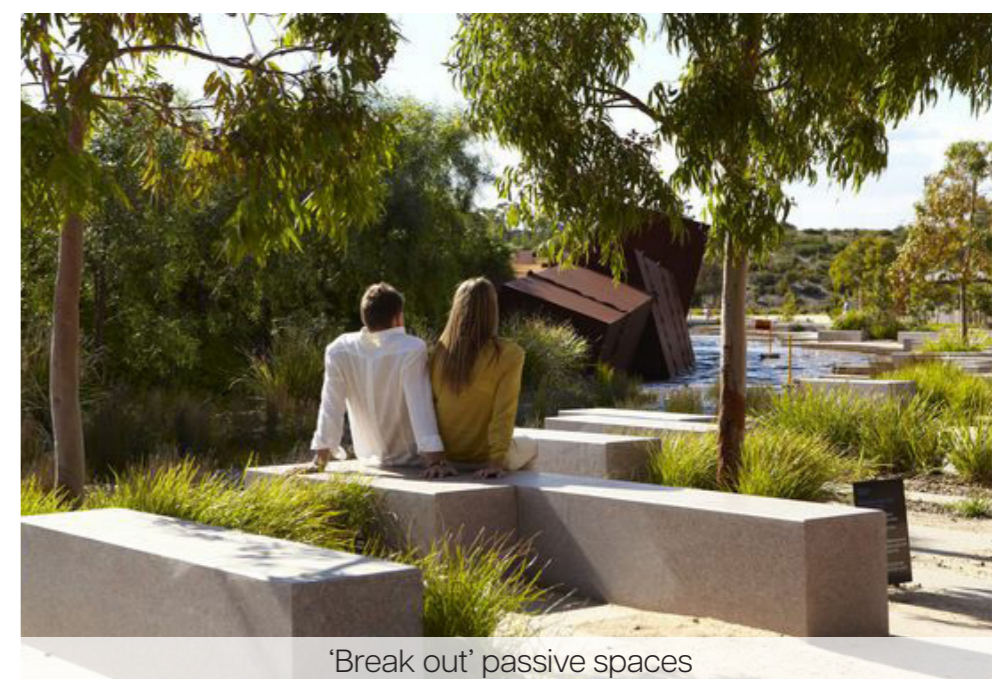
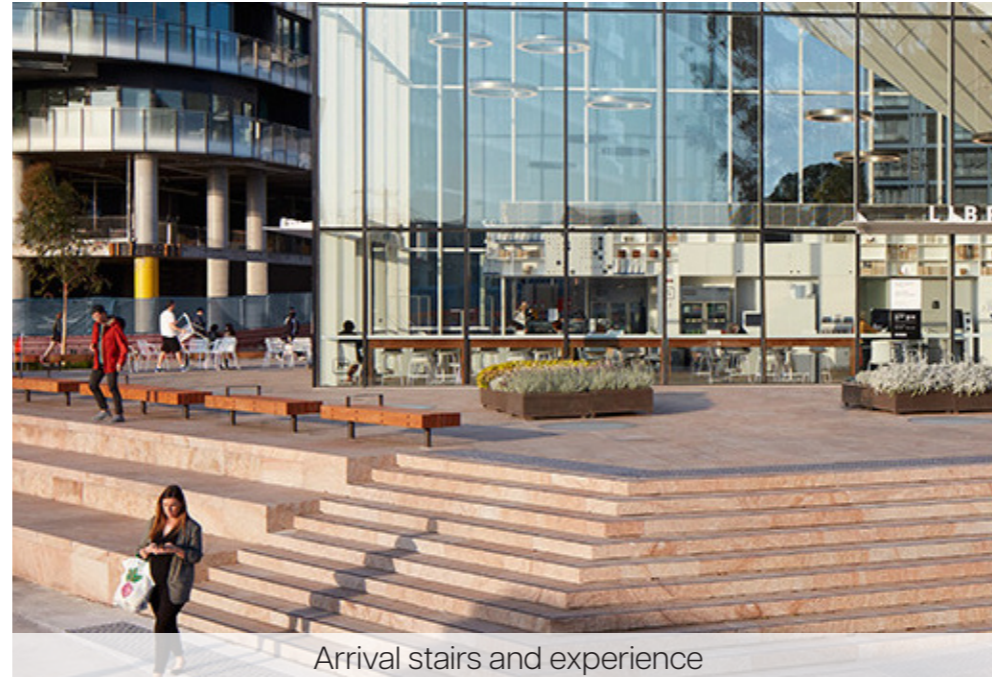
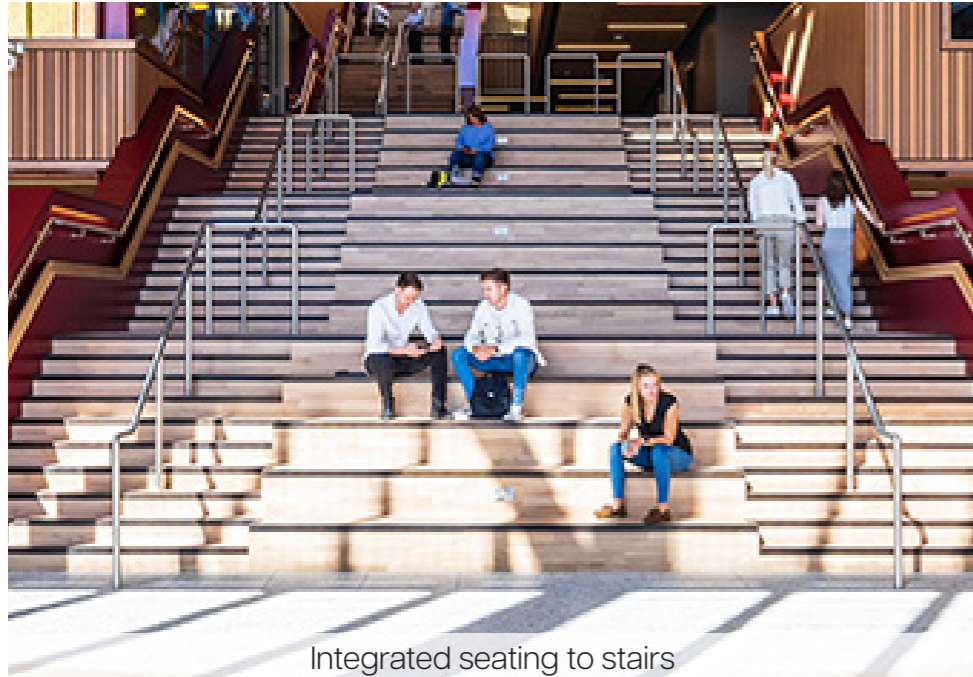
- - - Site Boundary
- - - Public Domain extent of works
- 1** Waterloo road main entrance
- 2** Cottonwood road main entrance
- 3** Pedestrian connection to Elouera Reserve
- 4** Vehicular entrance / exit to car park
- 5** Retail entrance
- 6** Existing street verge (future planted area as per Waterloo Road Active Street Masterplan)
- 7** Private courtyards
- 8** Biodiversity corridor
- 9** Entry Plaza
- 10** Future bus stop location as per Waterloo Road Active Street Masterplan
- 11** Sculpture opportunities
- 12** Retail outdoor area
- 13** Substation Access
-  Existing tree to be retained refer to arborist report
-  Proposed Tree refer to tree strategy plan
-  Proposed Trees - Replacing T44. Refer to arborist assessment
-  Planting Area refer to planting plan
-  Paving Type 1
-  Paving Type 2
-  Feature Paving
-  Sandstone retaining block wall
-  Suspended Deck
-  Gate



Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



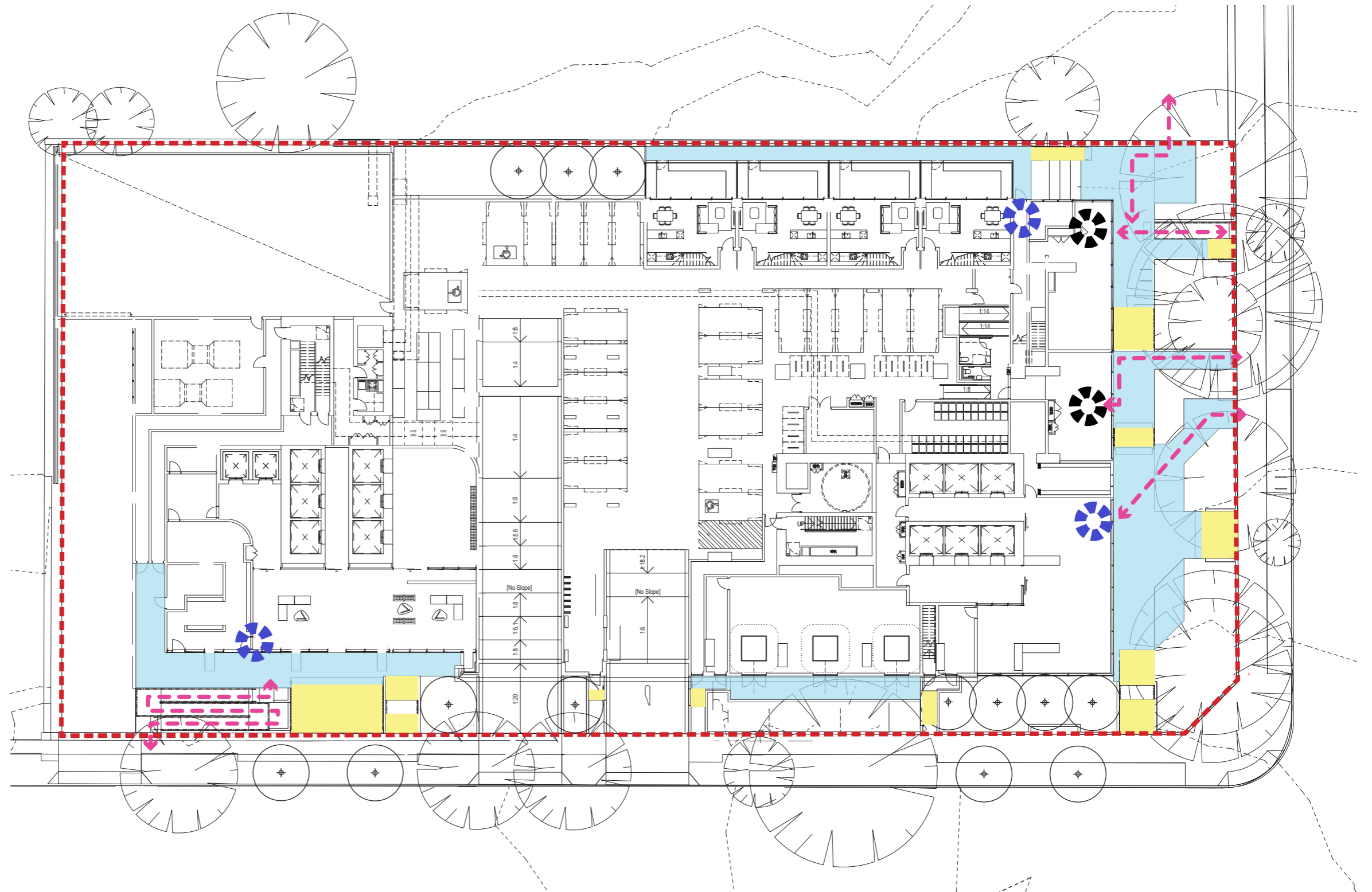
● LOOK & FEEL WATERLOO + COTTONWOOD



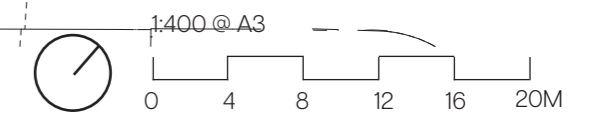
● ACCESSIBILITY LANDSCAPE MASTERPLAN

LEGEND

- - - Site Boundary
- Level Access
- Stairs
- - - Accessible Routes to Entrances
- ✦ Residential Entrance
- ✦ Retail Entrance










Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



● TREE STRATEGY LANDSCAPE MASTERPLAN

LEGEND

-  EXTENT OF WORKS
-  EXTENT OF PUBLIC DOMAIN WORKS
-  EXISTING TREE TO BE RETAINED
REFER TO ARBORIST REPORT
- BIODIVERSITY CORRIDOR**
 *Backhousia citriodora*
LEMON MYRTLE
- COMMUNAL OPEN SPACE**
 *Waterhousea floribunda*
WEeping LILLY PILLY
- COTTONWOOD CRES TERRACES**
 *Harpullia pendula*
TULIPWOOD
-  *Elaeocarpus reticulatus*
BLUEBERRY ASH







C O T T O N W O O D C R E S

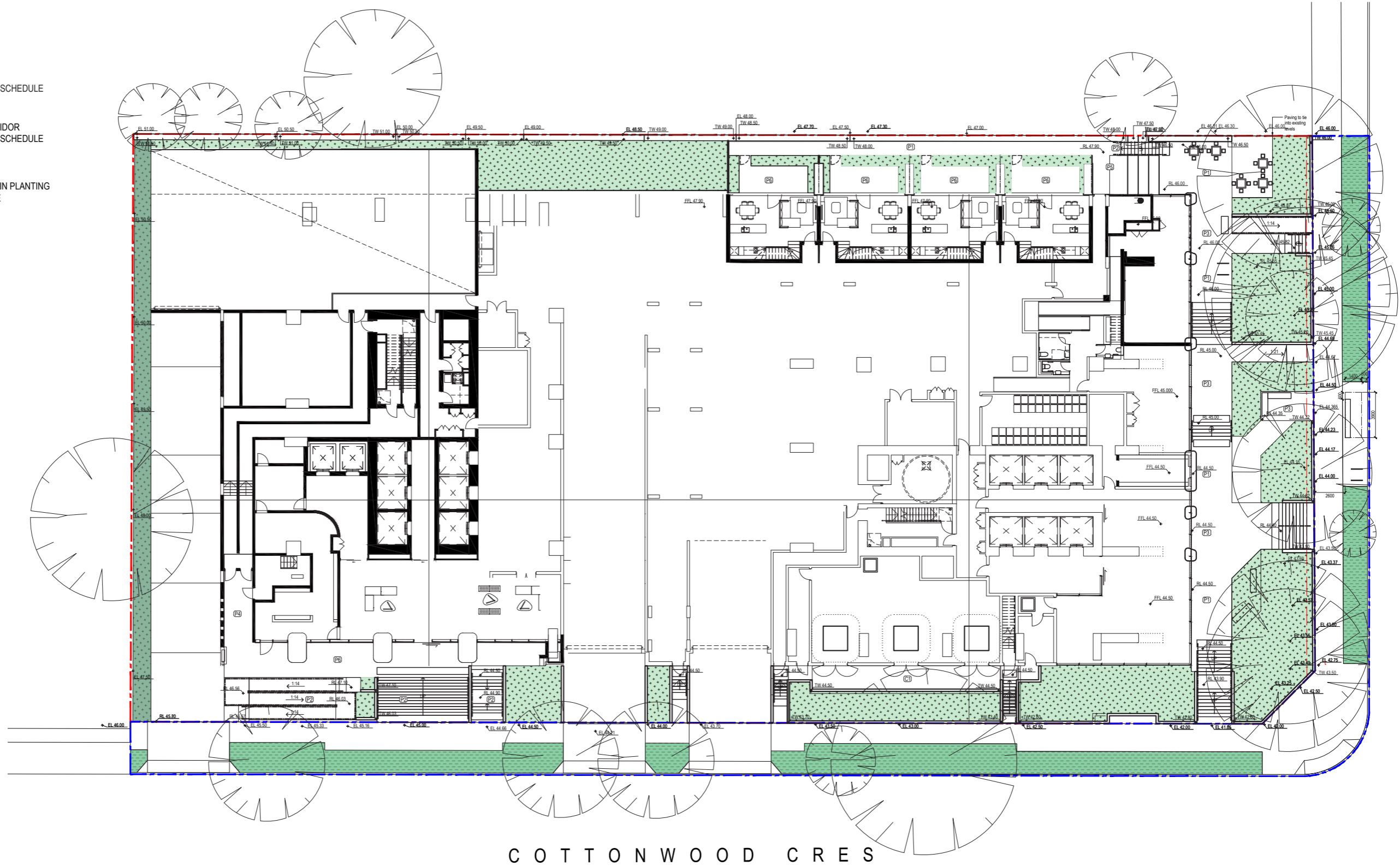
Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



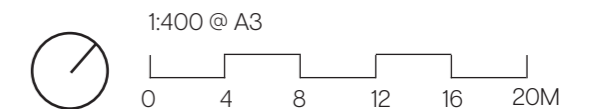
● PLANTING STRATEGY LANDSCAPE MASTERPLAN

LEGEND

-  EXTENT OF WORKS
-  MASS PLANTING
REFER TO PLANTING SCHEDULE
-  BIO-DIVERSITY CORRIDOR
REFER TO PLANTING SCHEDULE
-  VERGE PLANTING
REFER PUBLIC DOMAIN PLANTING
PLAN AND SCHEDULE















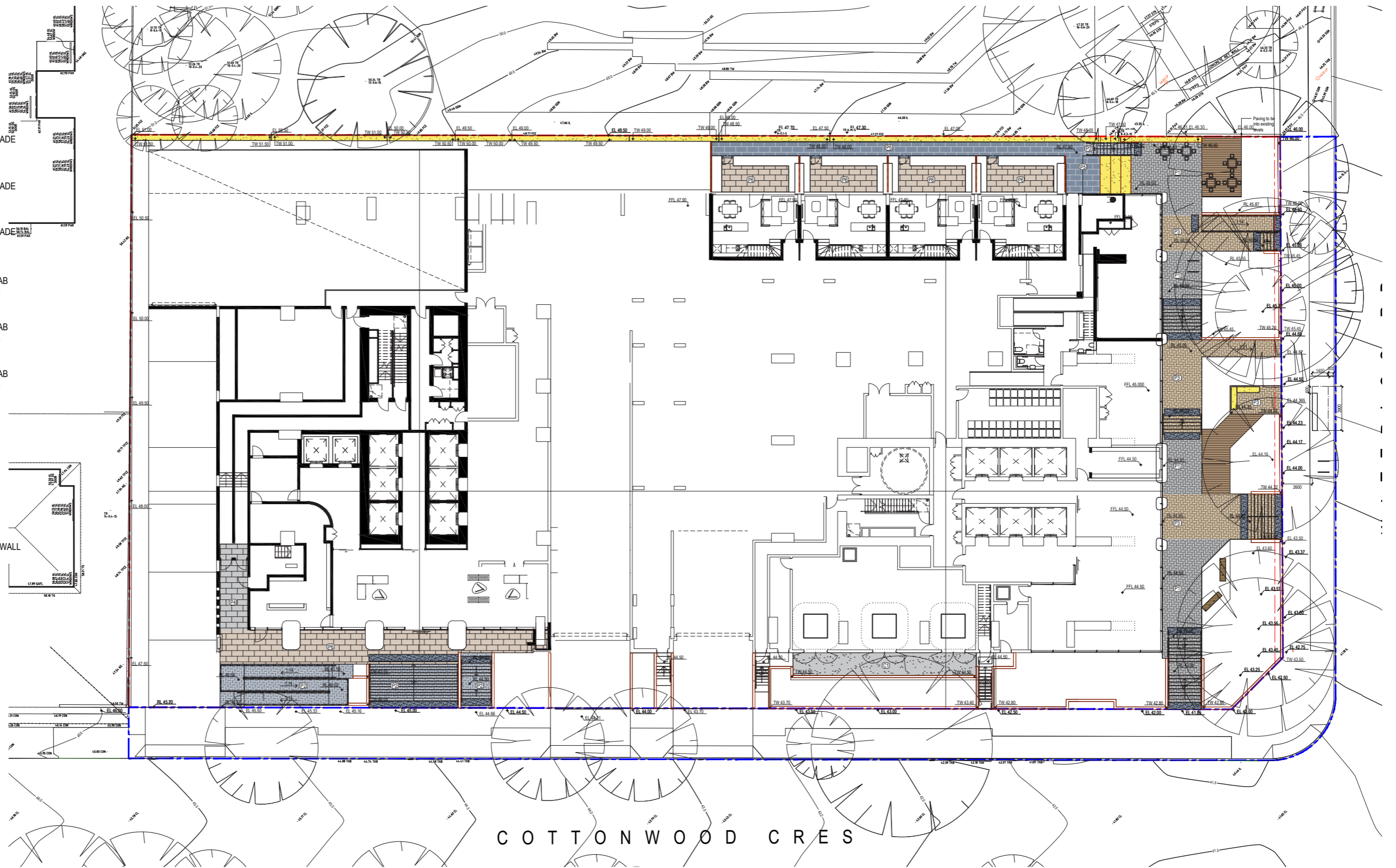
Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



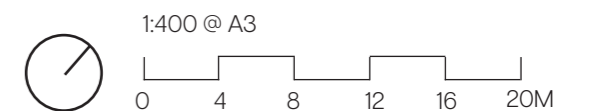
● HARDSCAPE STRATEGY LANDSCAPE MASTERPLAN

LEGEND

-  EXTENT OF WORKS
-  CONCRETE
-  PAVING TYPE 1
UNIT PAVERS ON GRADE
(PERMEABLE)
-  PAVING TYPE 2
UNIT PAVERS ON GRADE
(PERMEABLE)
-  PAVING TYPE 3
UNIT PAVERS ON GRADE
(PERMEABLE)
-  PAVING TYPE 4
UNIT PAVERS ON SLAB
(PEDESTAL SYSTEM)
-  PAVING TYPE 5
UNIT PAVERS ON SLAB
(PEDESTAL SYSTEM)
-  PAVING TYPE 6
UNIT PAVERS ON SLAB
(PEDESTAL SYSTEM)
-  DECKING TYPE 1
PEDESTAL SYSTEM
-  MESHING TYPE 1
(PERMEABLE)
-  RETAINING WALL
-  SANDSTONE BLOCK WALL



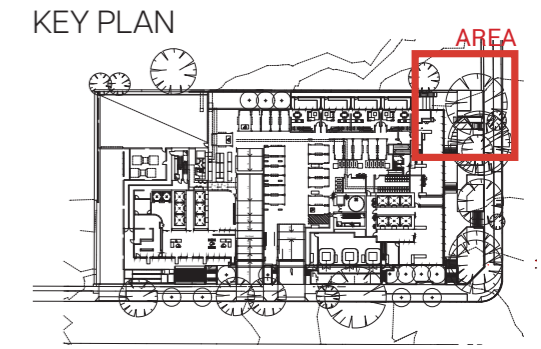
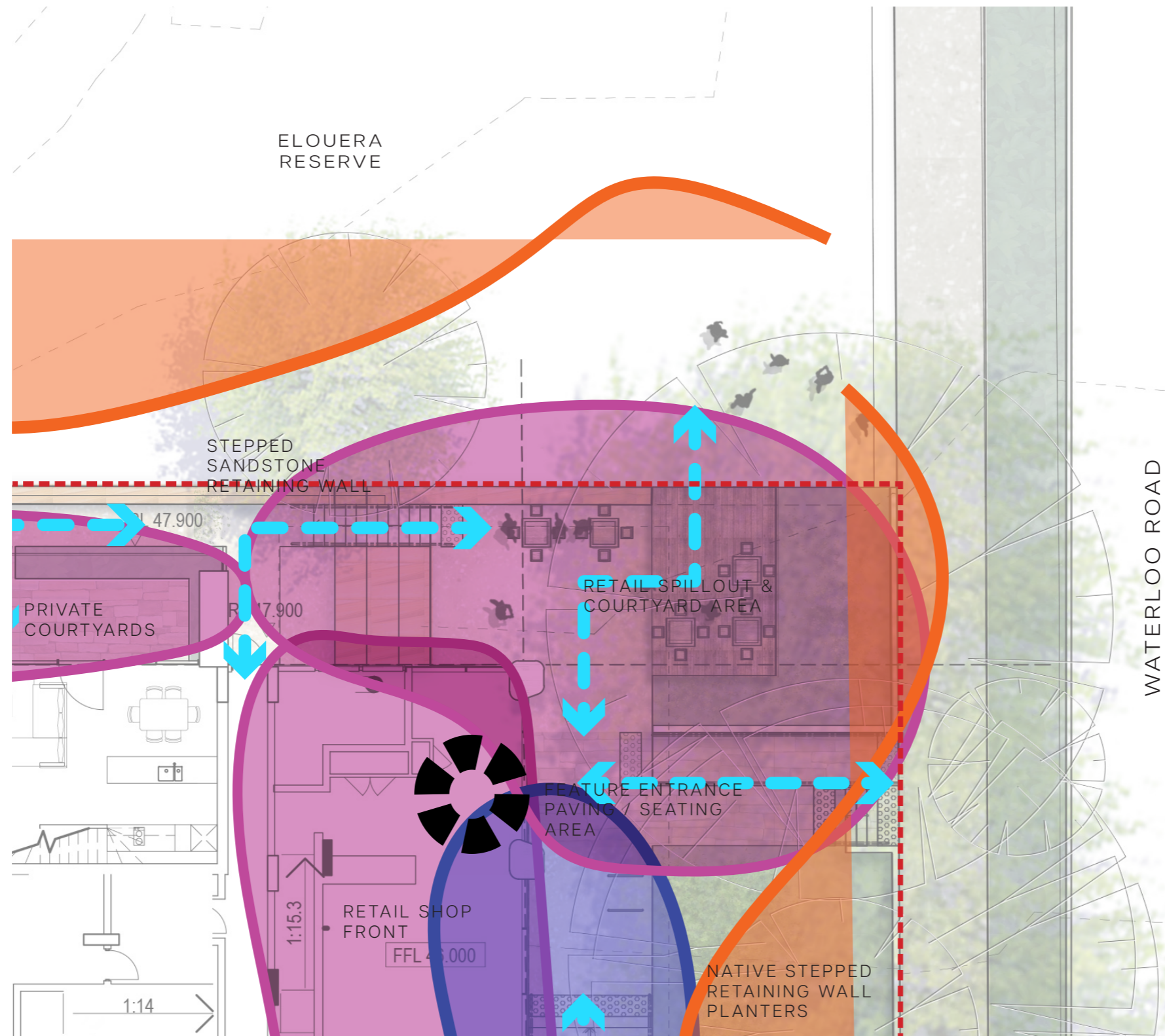
Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



● DESIGN METHODOLOGY ELOUERA PLAZA

LEGEND

- - - Site Boundary
- █ Embracing Nature
- █ Connected to Community
- █ Versatile Spaces
- ✪ Residential Entrance
- ✪ Retail Entrance












Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)

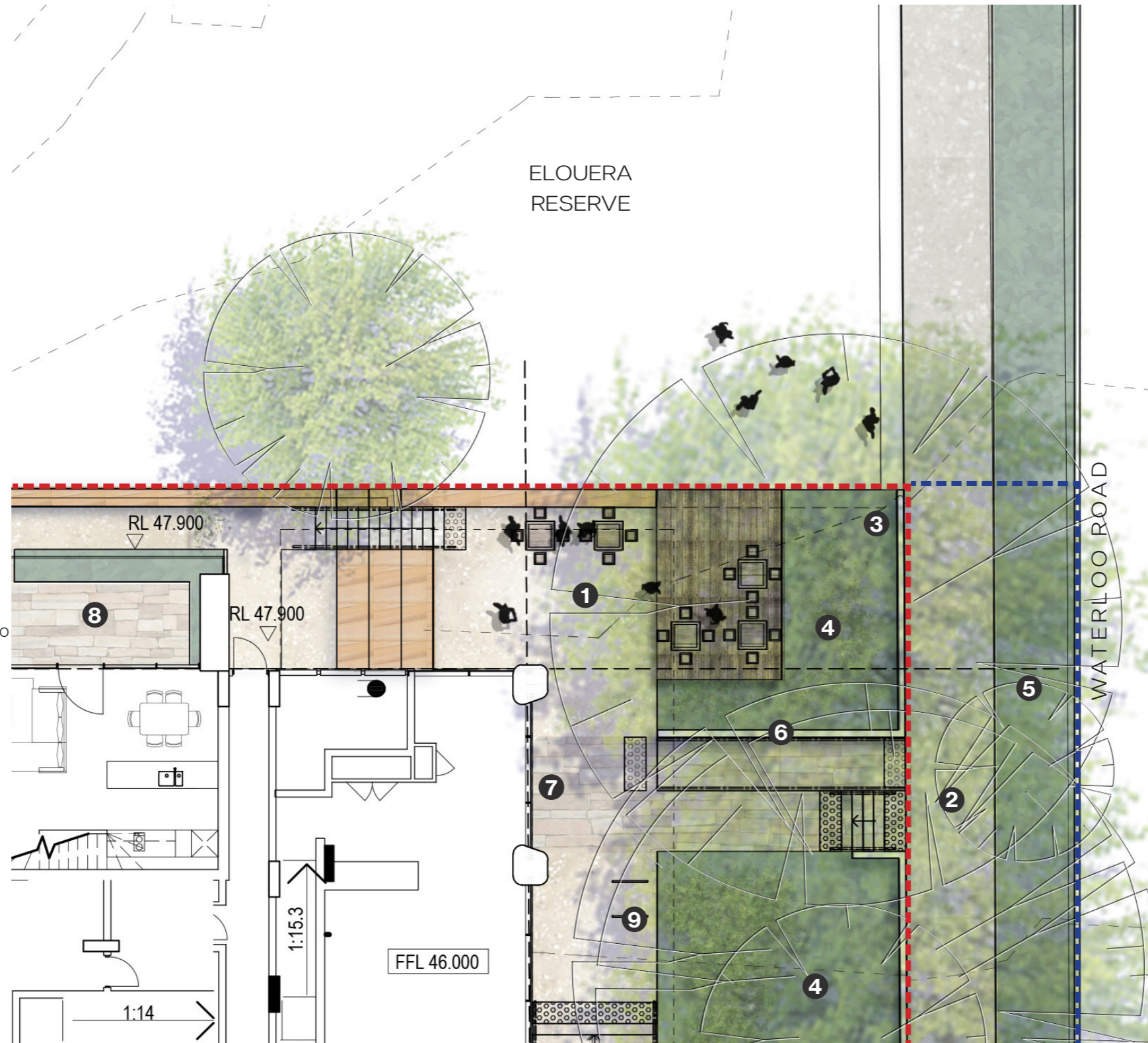


● LANDSCAPE PLAN ELOUERA PLAZA

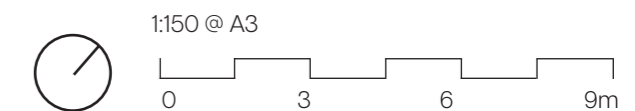
LEGEND

- - - Site Boundary
- - - Public Domain Extent of Works
- 1** Retail Outdoor Seating
- 2** Existing Shared Path
- 3** Sculpture Opportunity
- 4** Existing Tree To Be Retained
- 5** Existing Street Verge
- 6** Proposed Retaining Wall (<0.8m)
- 7** Retail Access
- 8** Private Terrace Courtyards
- 9** Proposed Bike Racks

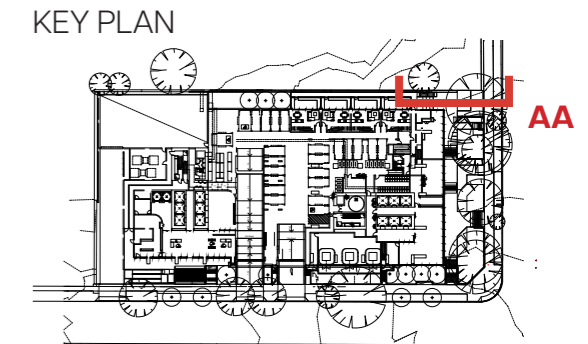
-  Existing tree to be retained refer to arborist report
-  Proposed Tree refer to tree strategy plan
-  Proposed Trees - Replacing T44. Refer to arborist assessment
-  Planting Area refer to planting plan
-  Paving Type 1
-  Paving Type 2
-  Feature Paving
-  Sandstone retaining block wall
-  Suspended Deck



Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)

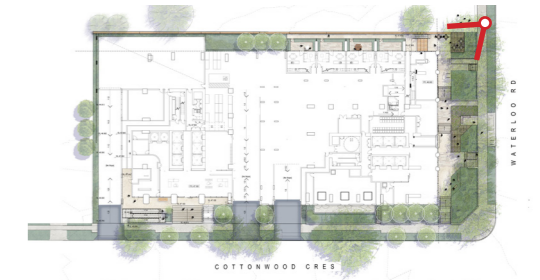


● LANDSCAPE SECTION ELOUERA PLAZA: SECTION AA



● PERSPECTIVE ELOUERA PLAZA

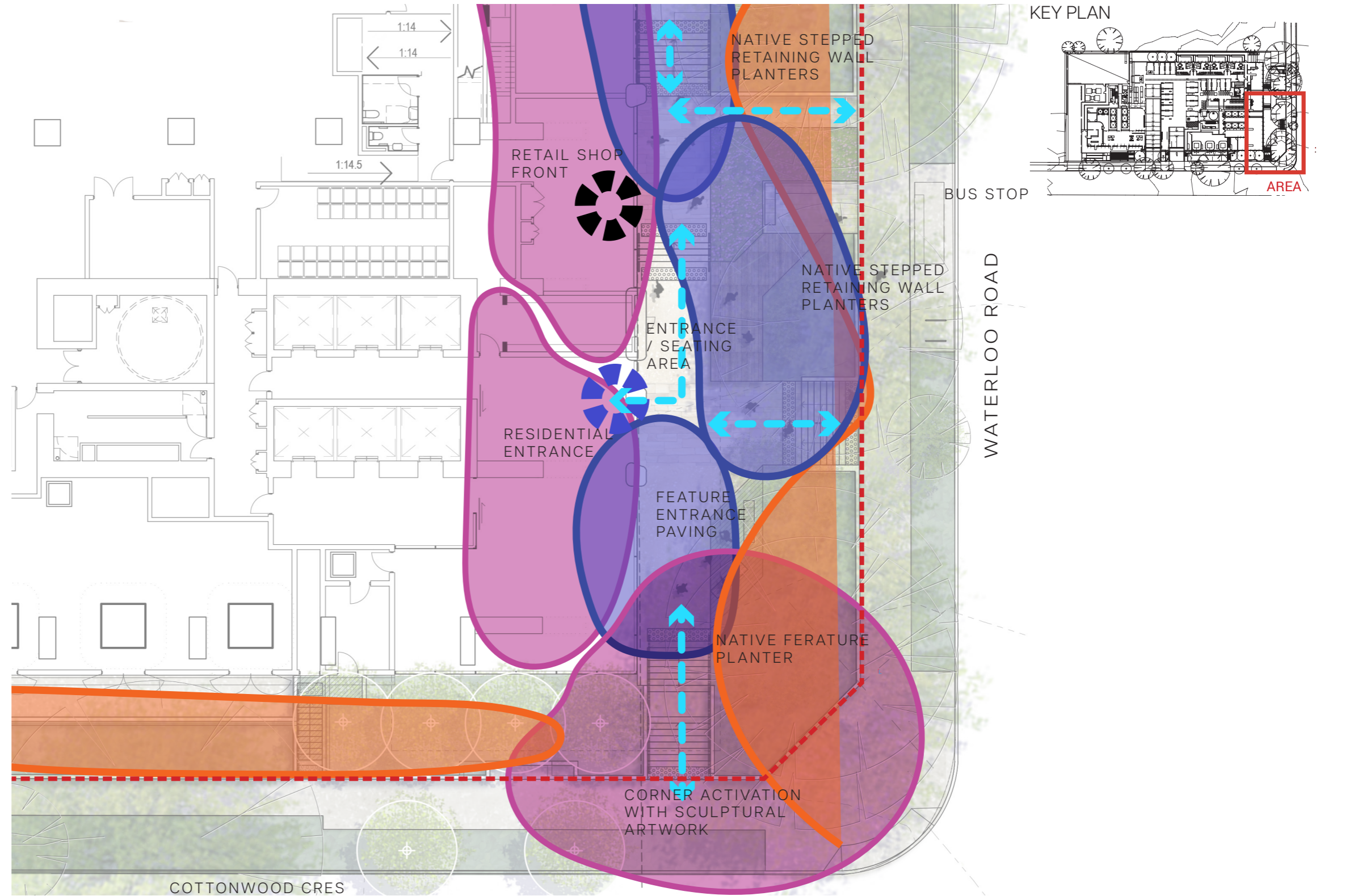
KEY PLAN



● DESIGN METHODOLOGY WATERLOO RD

LEGEND

- - - Site Boundary
- █ Embracing Nature
- █ Connected to Community
- █ Versatile Spaces
- ✦ Residential Entrance
- ✦ Retail Entrance



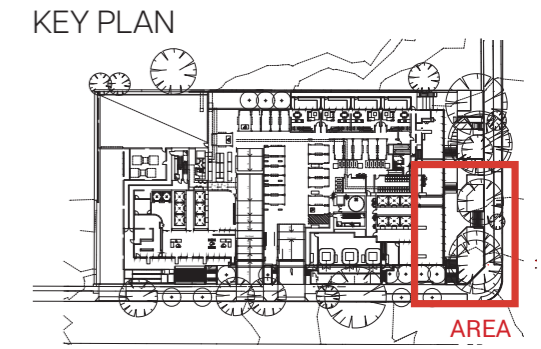
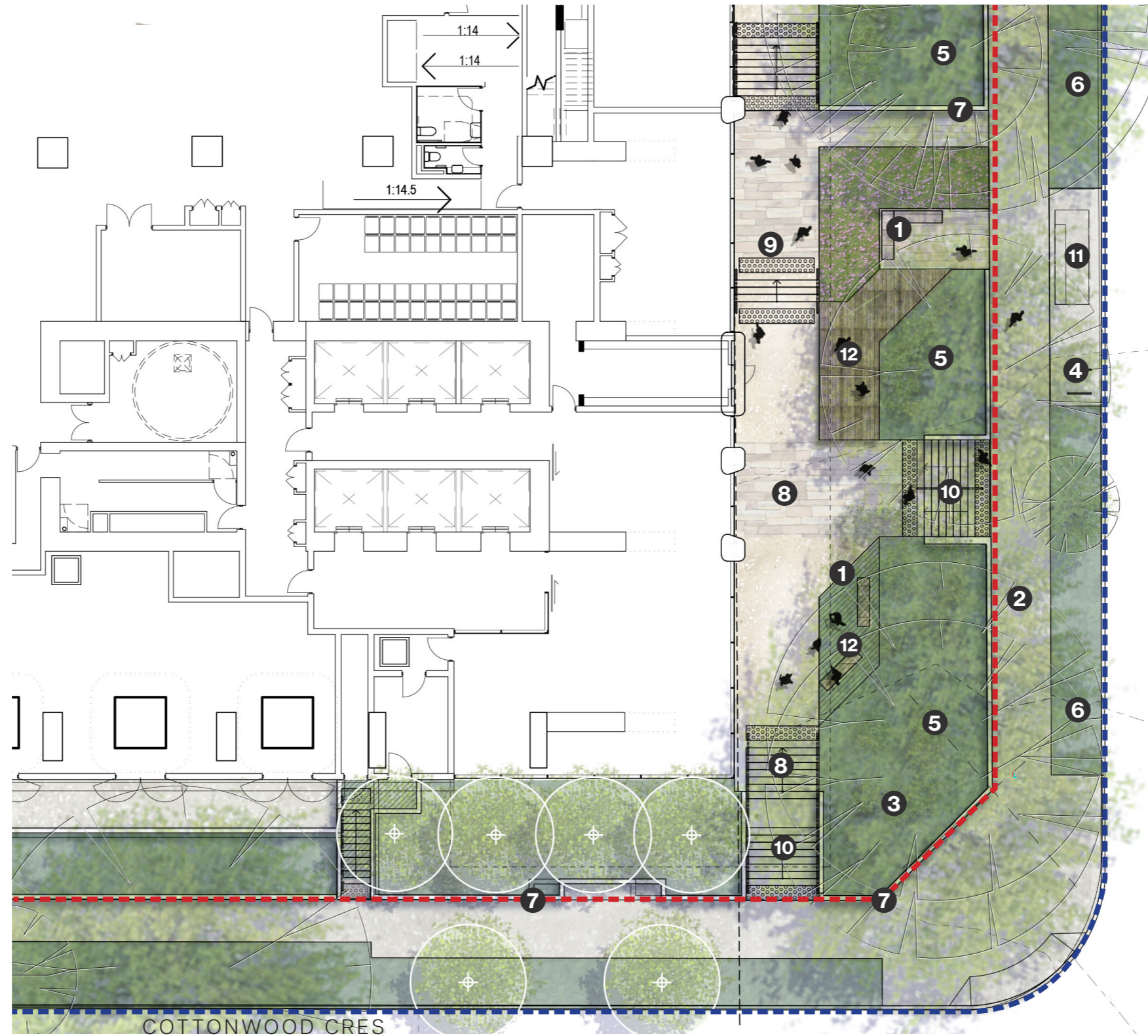
Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



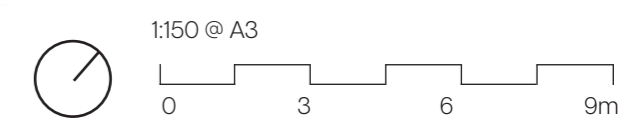
● LANDSCAPE PLAN WATERLOO RD

LEGEND

- - - Site Boundary
- - - Public Domain Extent of Works
- 1** Outdoor Seating
- 2** Existing Shared Path
- 3** Sculpture Opportunity
- 4** Proposed Bike Rack (Waterloo Rd Masterplan)
- 5** Existing Tree To Be Retained
- 6** Existing Street Verge
- 7** Proposed Retaining Wall (<0.8m)
- 8** Main Entrance Stepped Access
- 9** Retail Access
- 10** Proposed Entry Stairs within TPZ
- 11** Future Bus Stop (Waterloo Rd Masterplan)
- 12** Suspended Deck



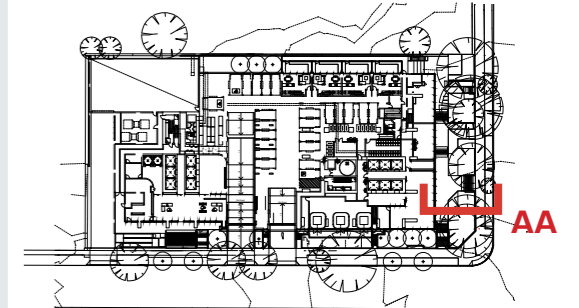
Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



● LANDSCAPE SECTION WATERLOO ROAD: SECTION AA



KEY PLAN



● PERSPECTIVE WATERLOO RD - ACCESSIBLE ENTRY

KEY PLAN



● PERSPECTIVE WATERLOO RD - MAIN ENTRY

KEY PLAN



● LOOK & FEEL ELOUERA RESERVE INTERFACE



Seating 'nooks' integrated to raised planters



Integrated seating walls



Use of natural materials



Informal seating to forecourt

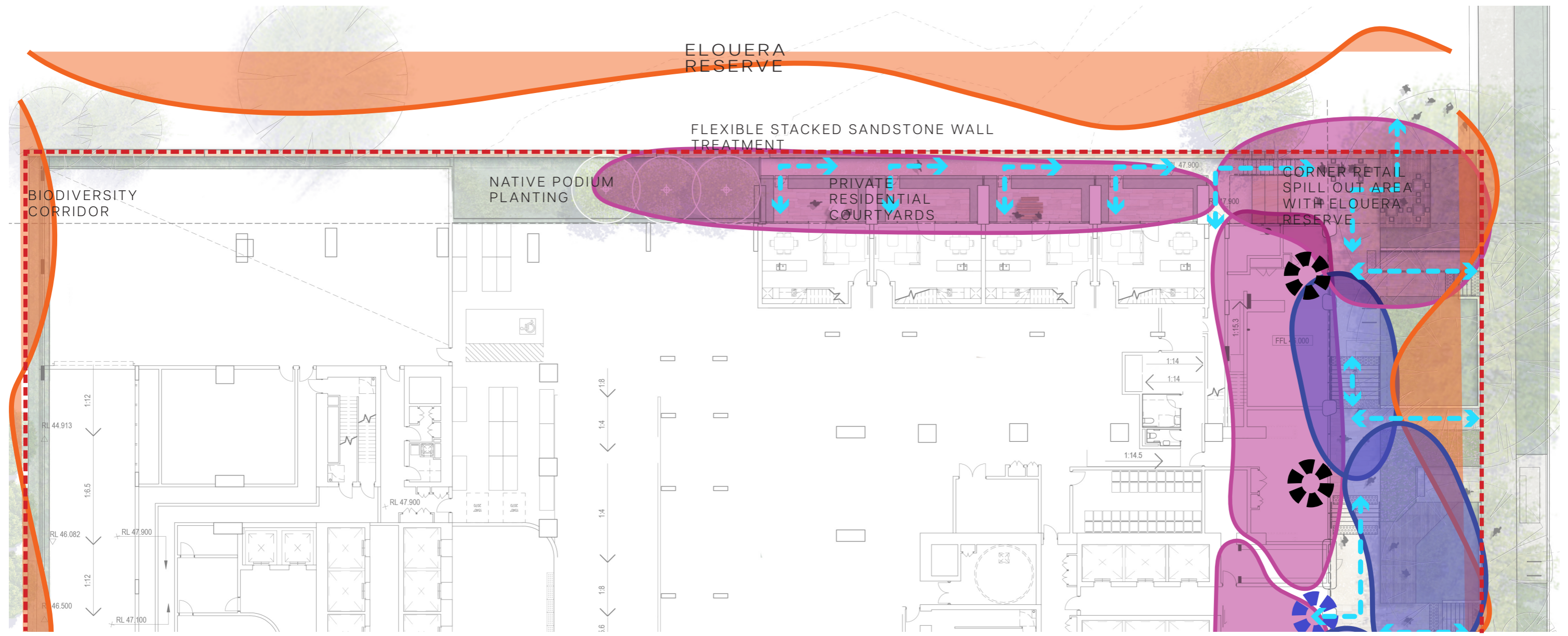
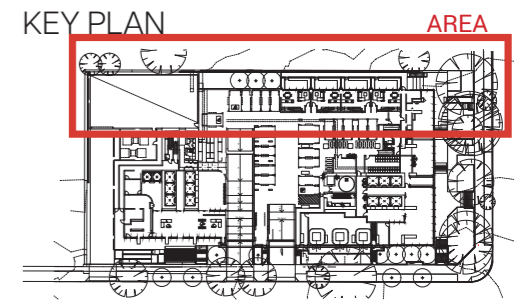


Paving to delineate movement

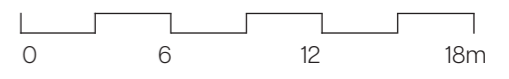


Natural shade within informal seating

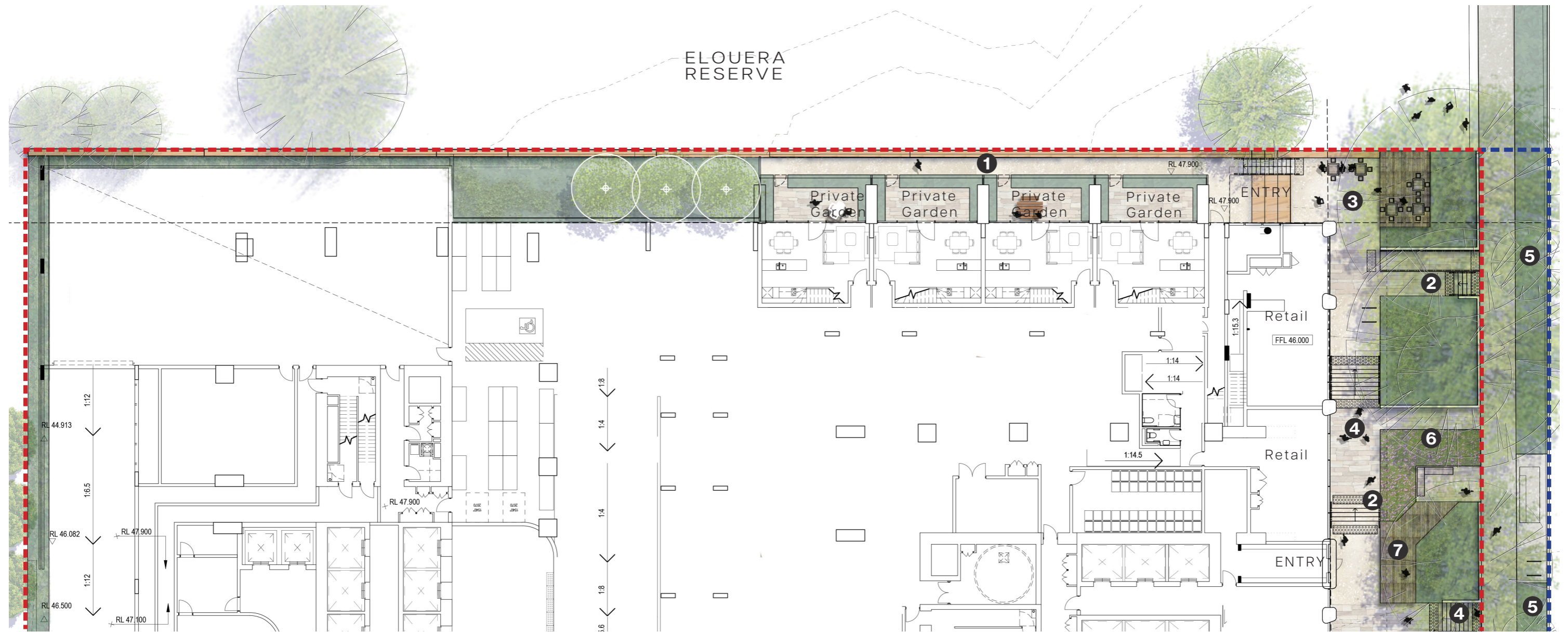
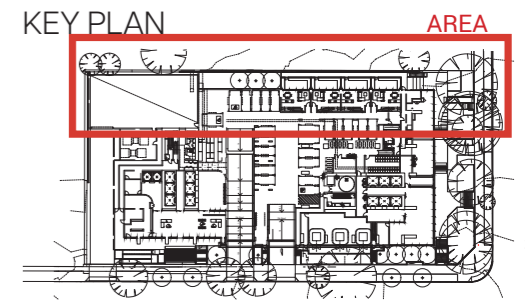
● DESIGN METHODOLOGY ELOUERA RESERVE INTERFACE



- LEGEND**
- - - Site Boundary
 - █ Embracing Country
 - █ Connected to Community
 - █ Versatile Spaces
 - Residential Entrance
 - Retail Entrance



LANDSCAPE PLAN ELOUERA RESERVE INTERFACE



LEGEND

--- Site Boundary

--- Public Domain Extent of Works

Existing Tree to be Retained
Refer to Arborist report

Paving Type 2

① Access to Townhouse

⑤ Existing Street Verge

Proposed Tree

Feature Paving

② Equitable Access to Main Entrance

⑥ Proposed Retaining Wall (<0.8m)

Mass Planting

Retaining Wall

③ Outdoor Retail Area

⑦ Suspended Deck

Paving Type 1

Sandstone Block Retaining Wall

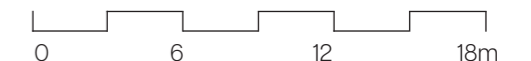
④ Main Entrance Stepped Access

Suspended Deck

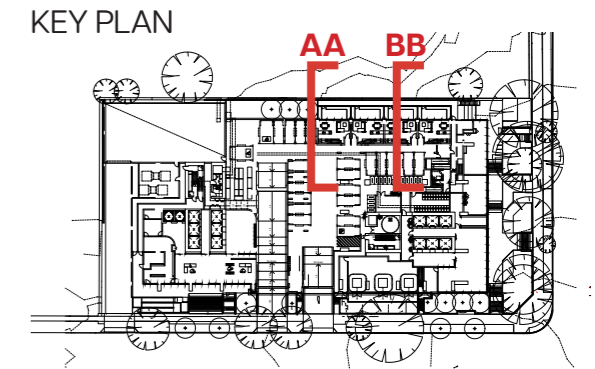
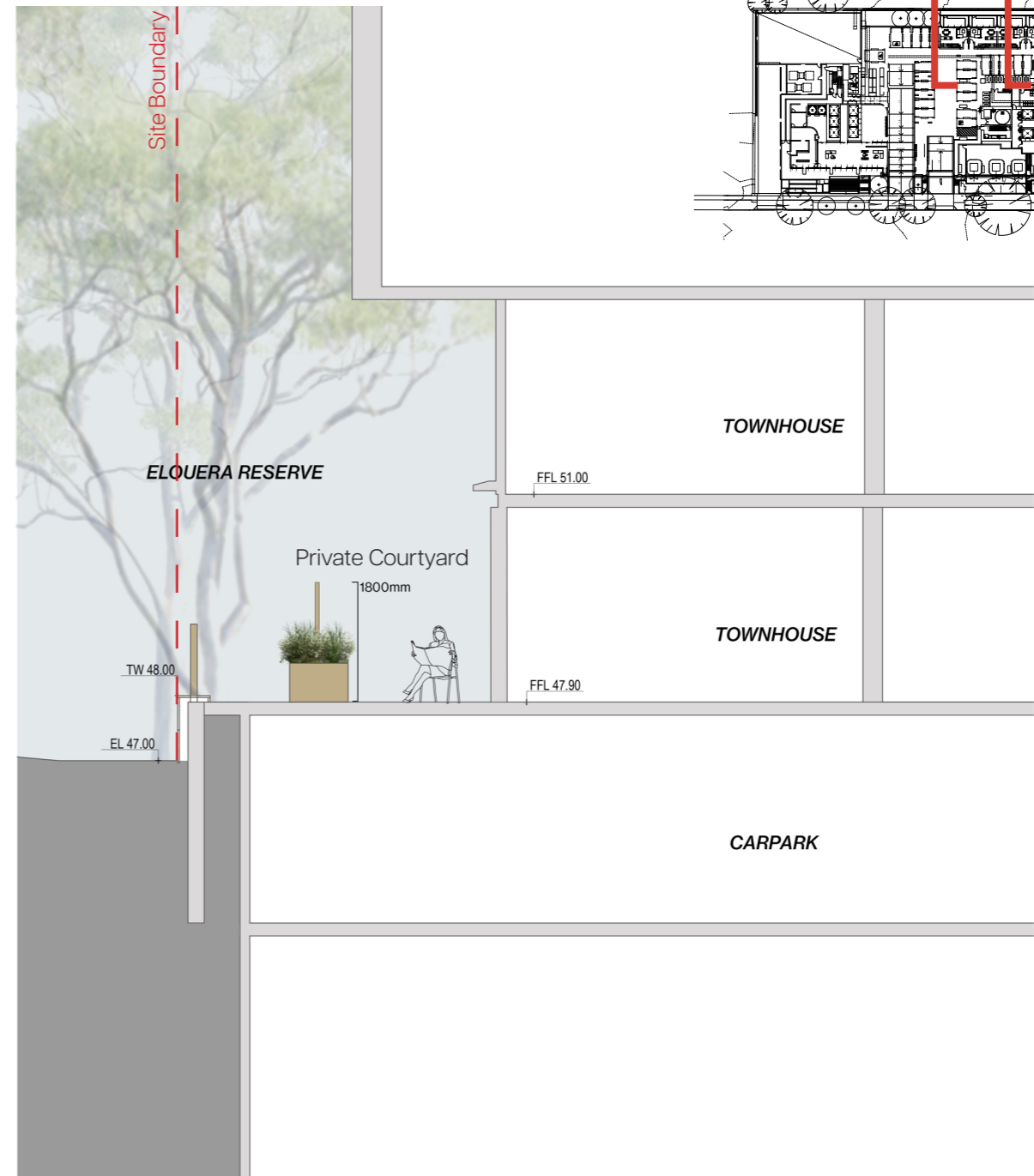
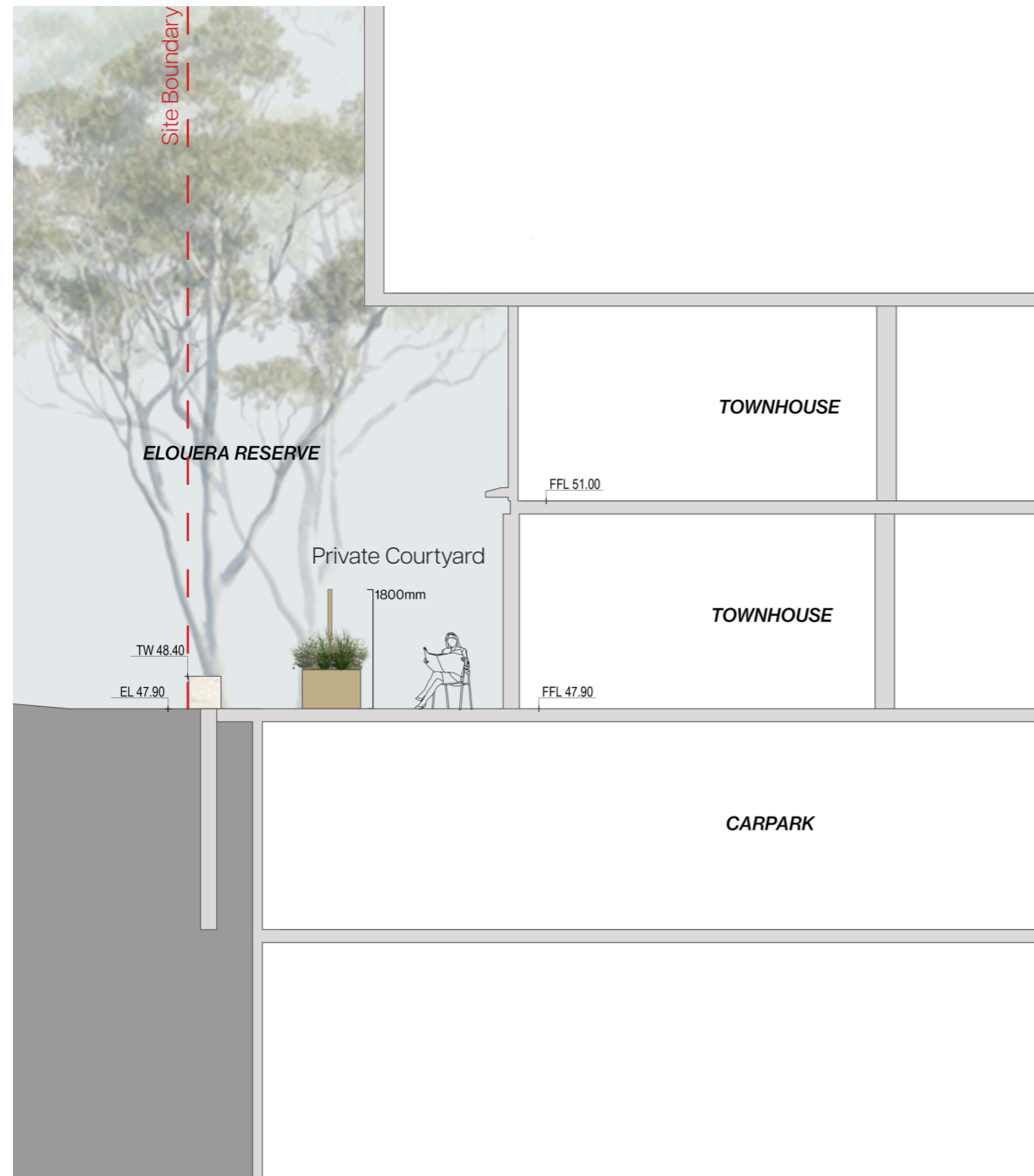
Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



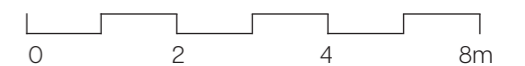
1:300 @ A3



● LANDSCAPE SECTION ELOUERA RESERVE INTERFACE: SECTION AA + BB

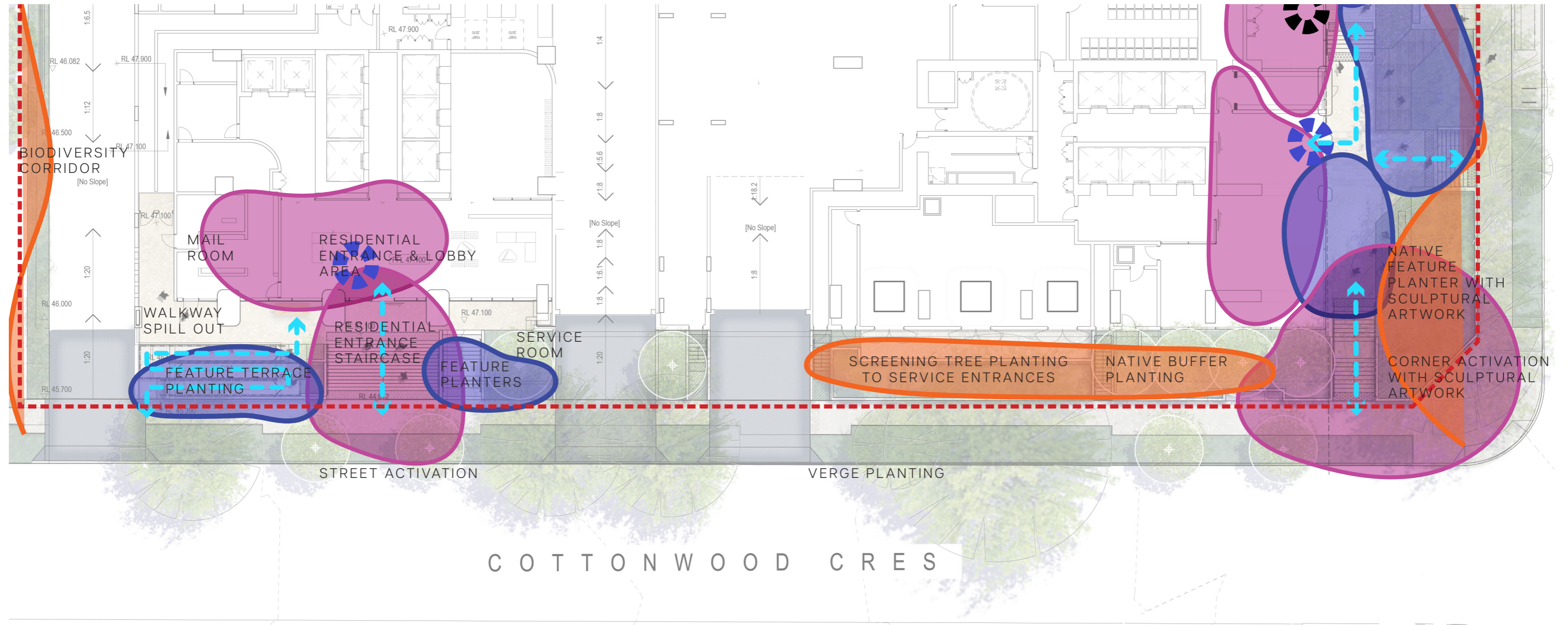
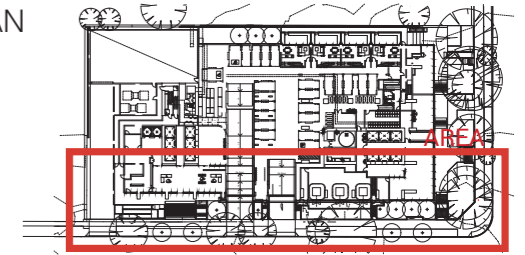


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● DESIGN METHODOLOGY COTTONWOOD CRESCENT

KEY PLAN

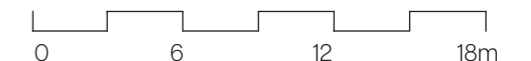


LEGEND

- - - Site Boundary
- █ Embracing Country
- █ Connected to Community
- █ Versatile Spaces
- Residential Entrance
- Retail Entrance

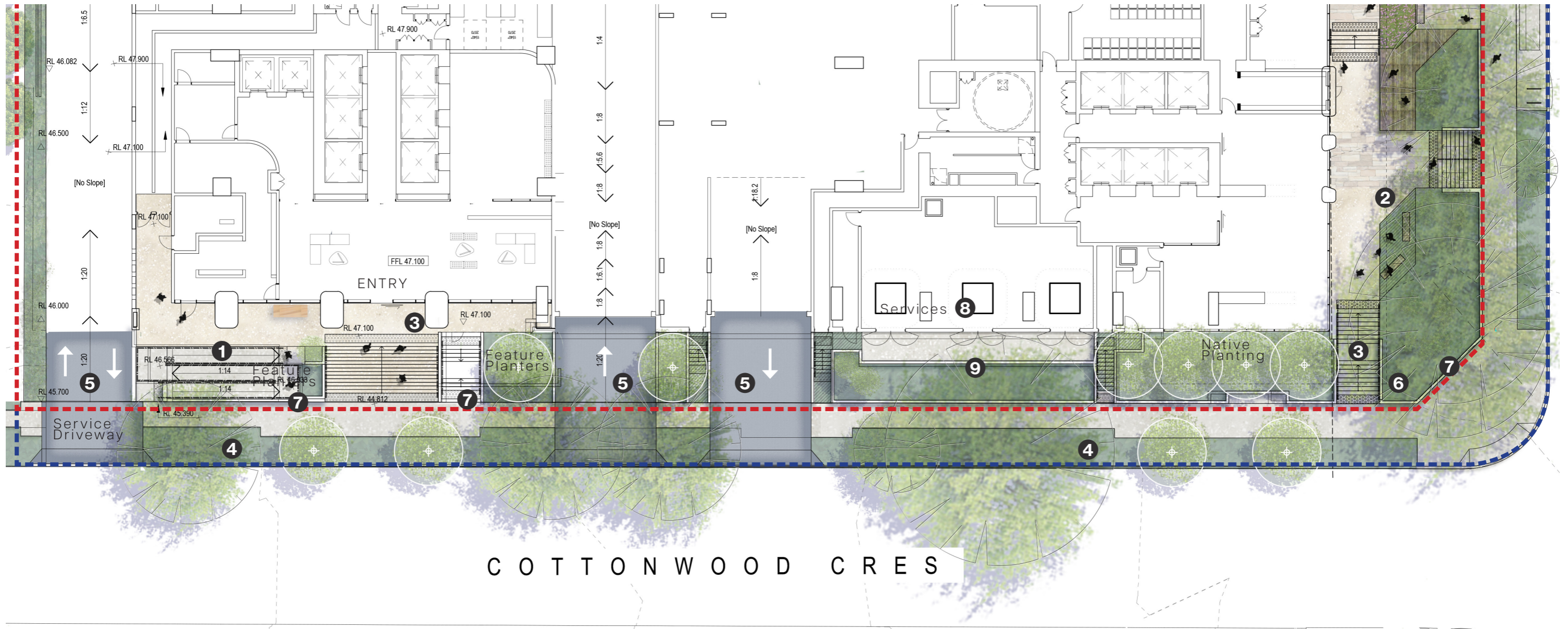
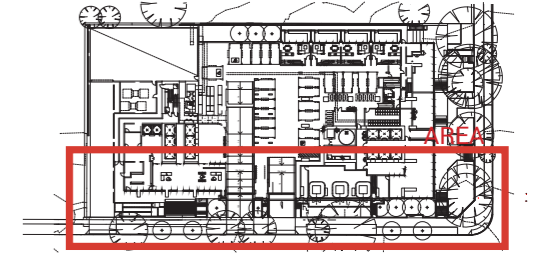


1:300 @ A3



● LANDSCAPE PLAN COTTONWOOD CRESCENT

KEY PLAN



C O T T O N W O O D C R E S

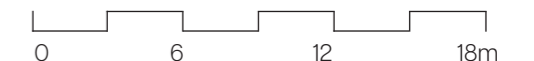
LEGEND

- | | | | |
|-----------------------------------|--|--|--------------------------------|
| Site Boundary | Public Domain Extent of Works | Substation Access | Paving Type 2 |
| Equitable Access to Main Entrance | Carpark Entrance/Exit Ramp | Existing Tree to be Retained
Refer to Arborist report | Feature Paving |
| Entry Plaza | Sculpture opportunities | Proposed Tree | Retaining Wall |
| Main Entrance Stepped Access | Proposed Retaining Wall (<0.8m) | Mass Planting | Sandstone Block Retaining Wall |
| Existing Street Verge | Substation - Refer Architectural Details | Paving Type 1 | Suspended Deck |

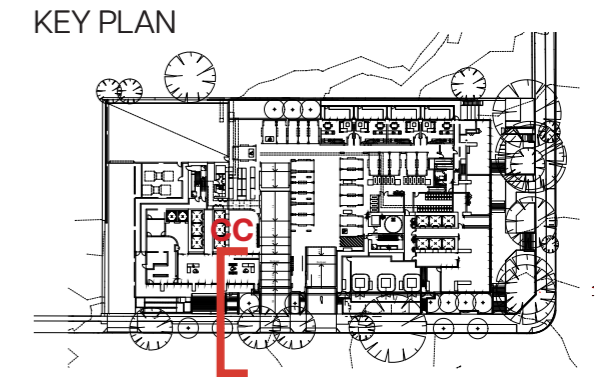
Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



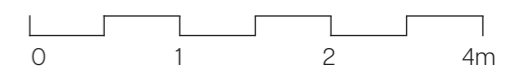
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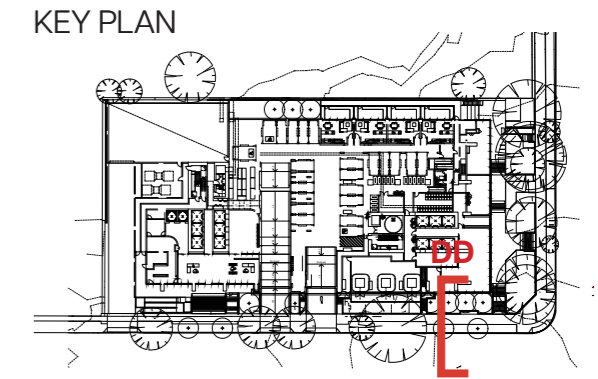
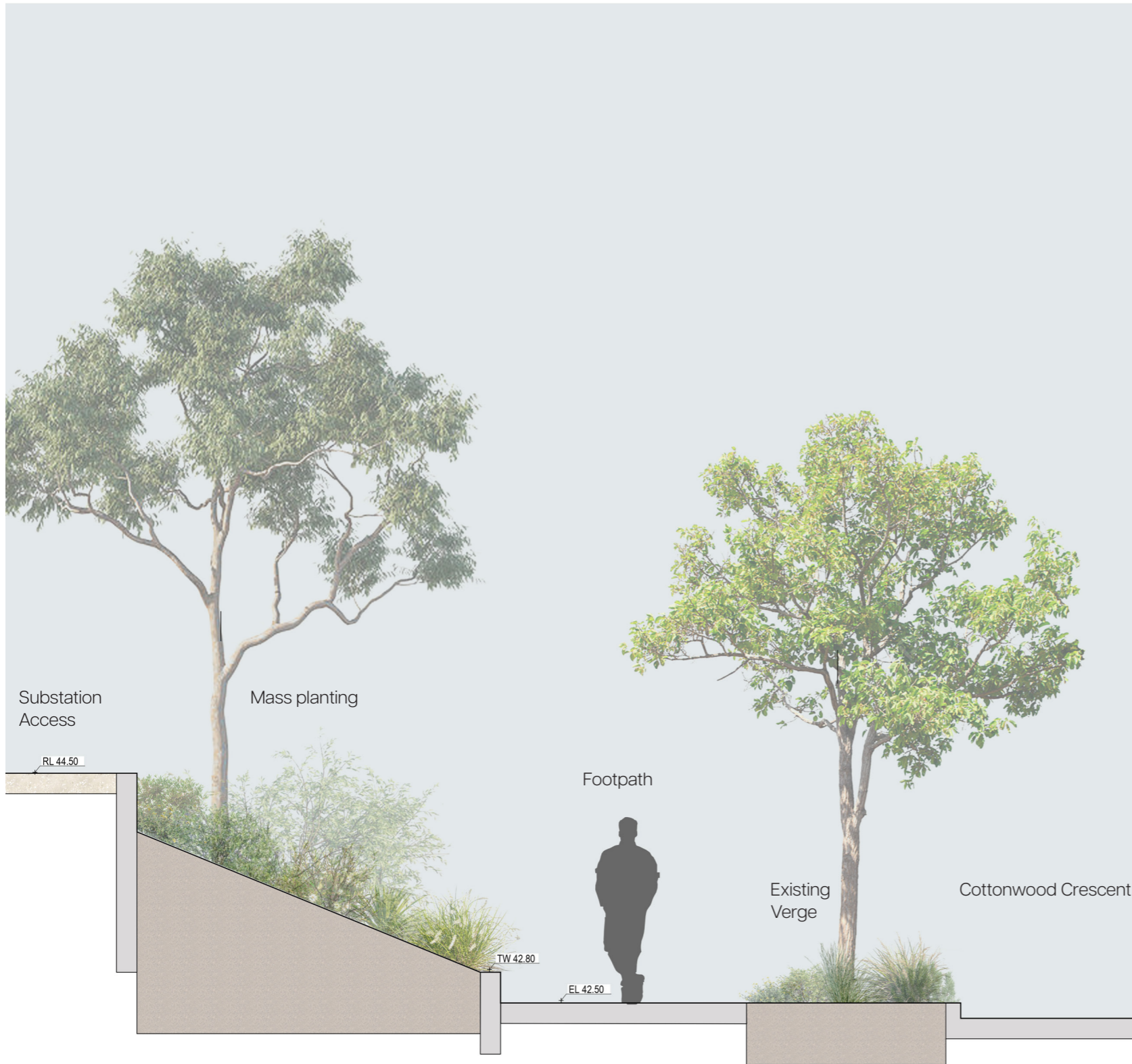
● LANDSCAPE SECTION COTTONWOOD CRESCENT: SECTION CC



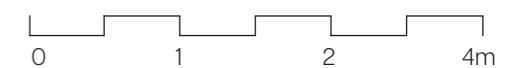
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● LANDSCAPE SECTION COTTONWOOD CRESCENT: SECTION DD



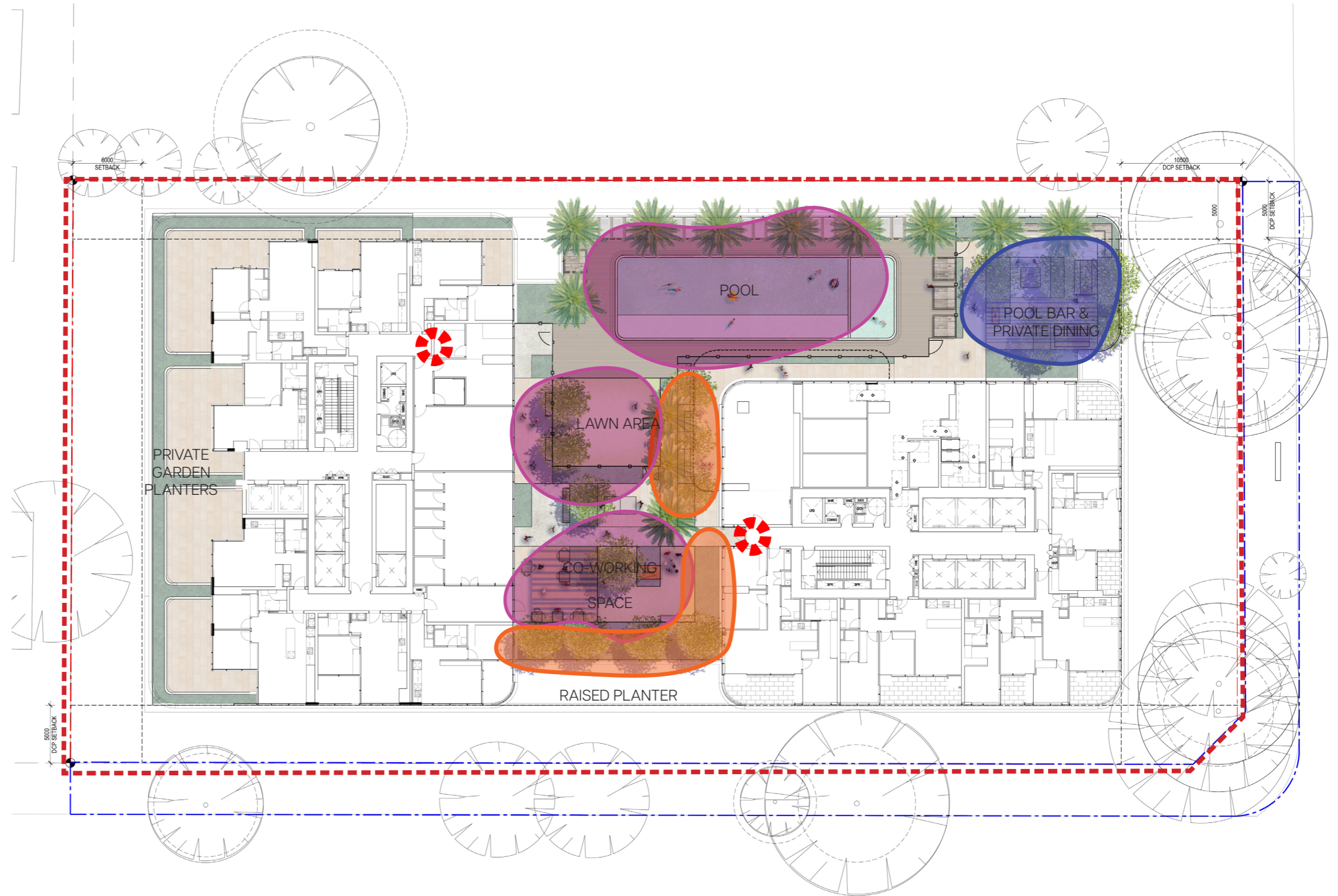
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● DESIGN METHODOLOGY PODIUM ROOF TERRACE

LEGEND


- - - Site Boundary
- Embracing Nature
- Connected to Community
- Versatile Spaces
- Residential Communal Space Entrance





● LANDSCAPE PLAN LEVEL 4 - COMMUNAL SPACE

LEGEND

- - - Site Boundary
- 1** Private Gardens
- 2** Multi-purpose Lawn Area
- 3** Bar and Communal Function Zone
- 4** Outdoor Dining Space
- 5** Outdoor Co-Working Space
- 6** Shade Structures
- 7** Swimming Pool Deck Area
- 8** Swimming Pool
- 9** Cabanas

 Proposed Tree
Refer to Tree Strategy Plan


 Proposed Tree
Refer to Tree Strategy Plan

 Mass Planting
Refer to Planting Plan

 Turf

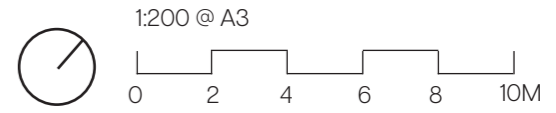
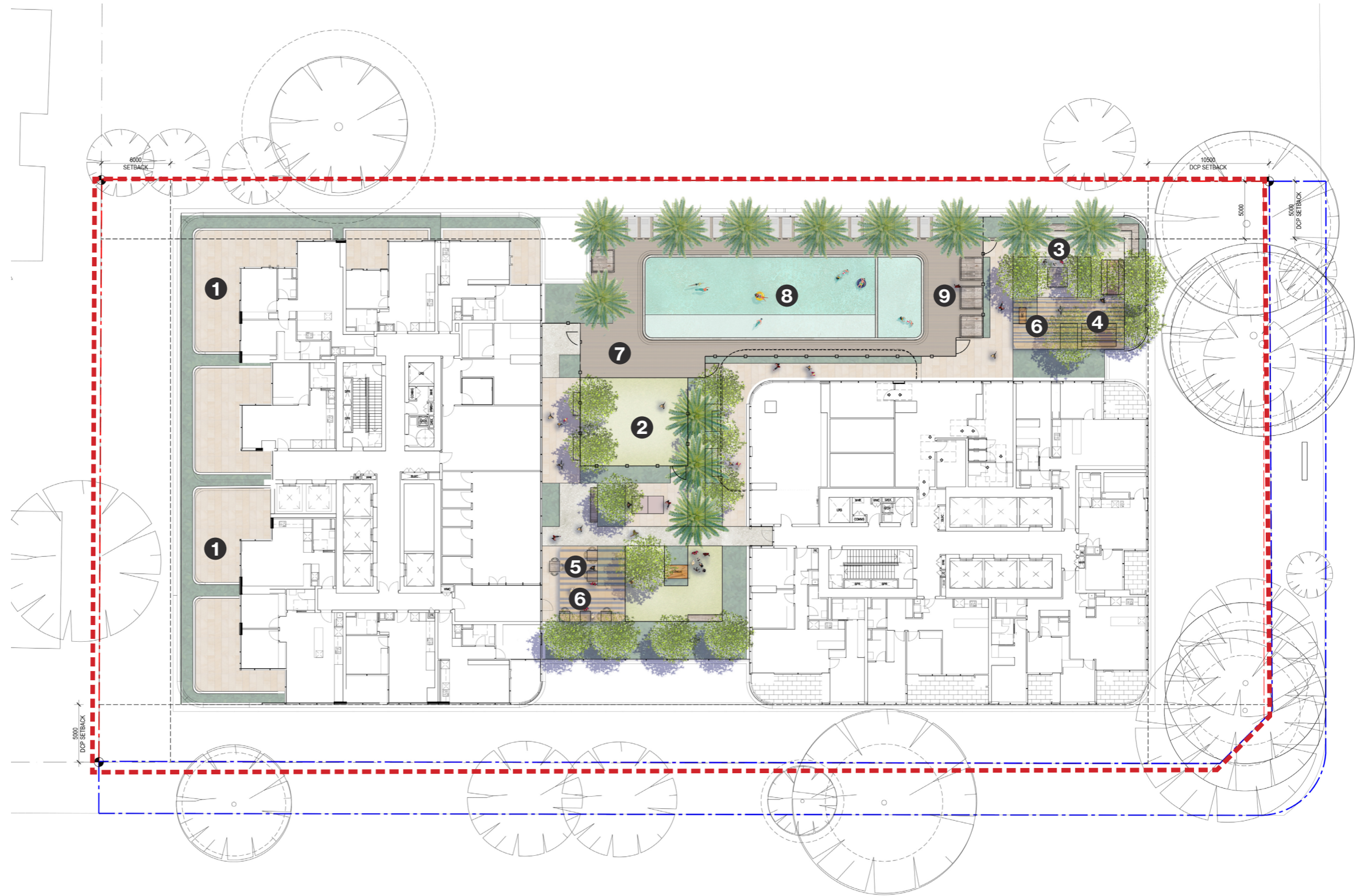
 Paving Type 1

 Paving Type 2

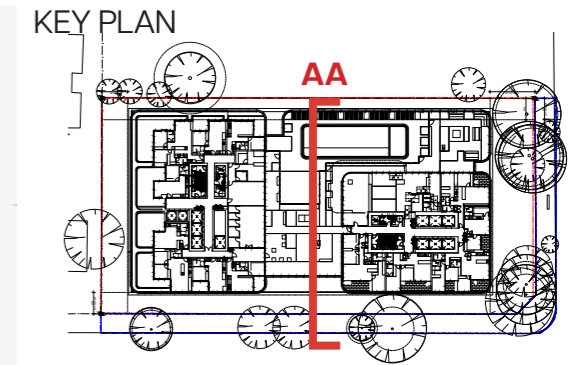
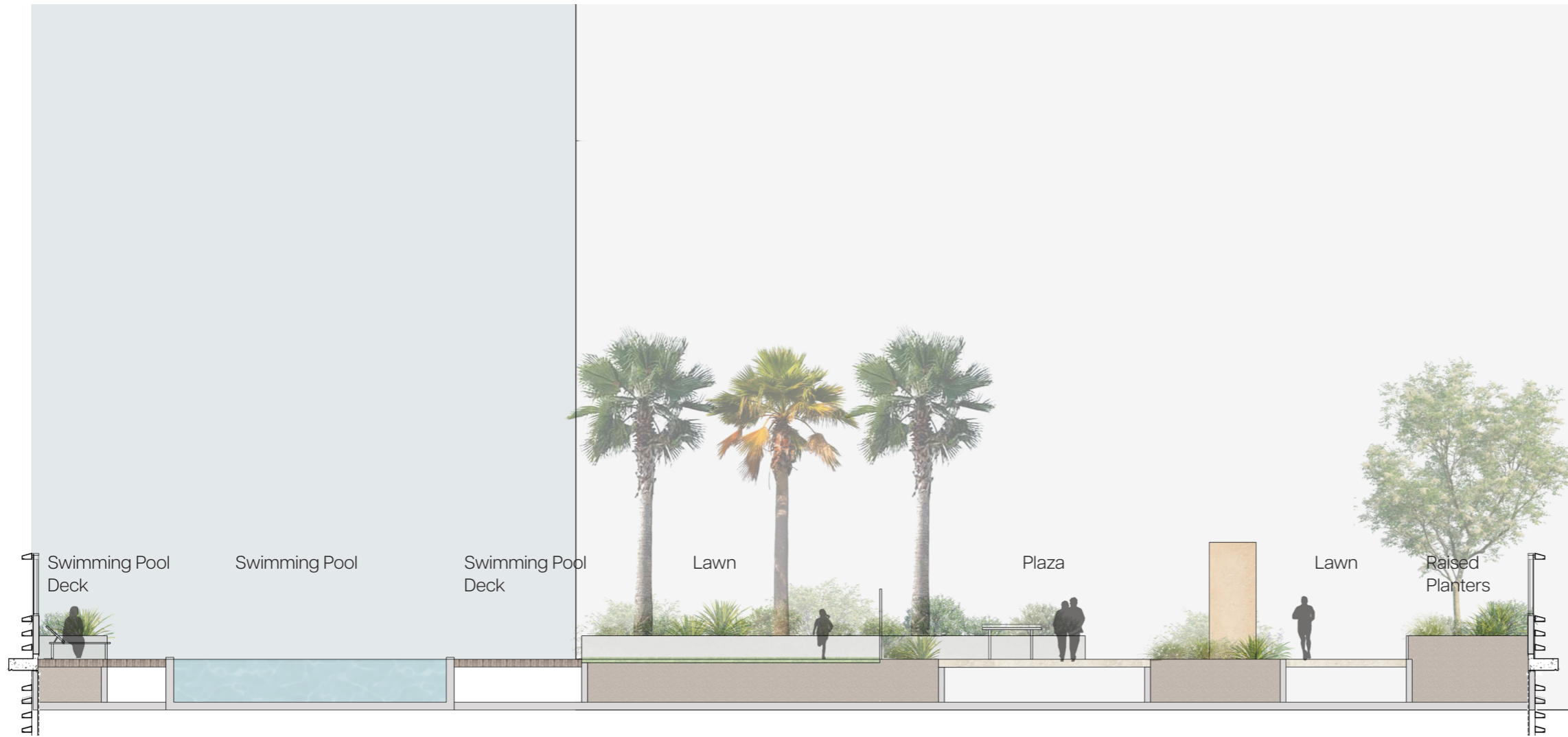
 Feature Paving

 Decking

 Gate



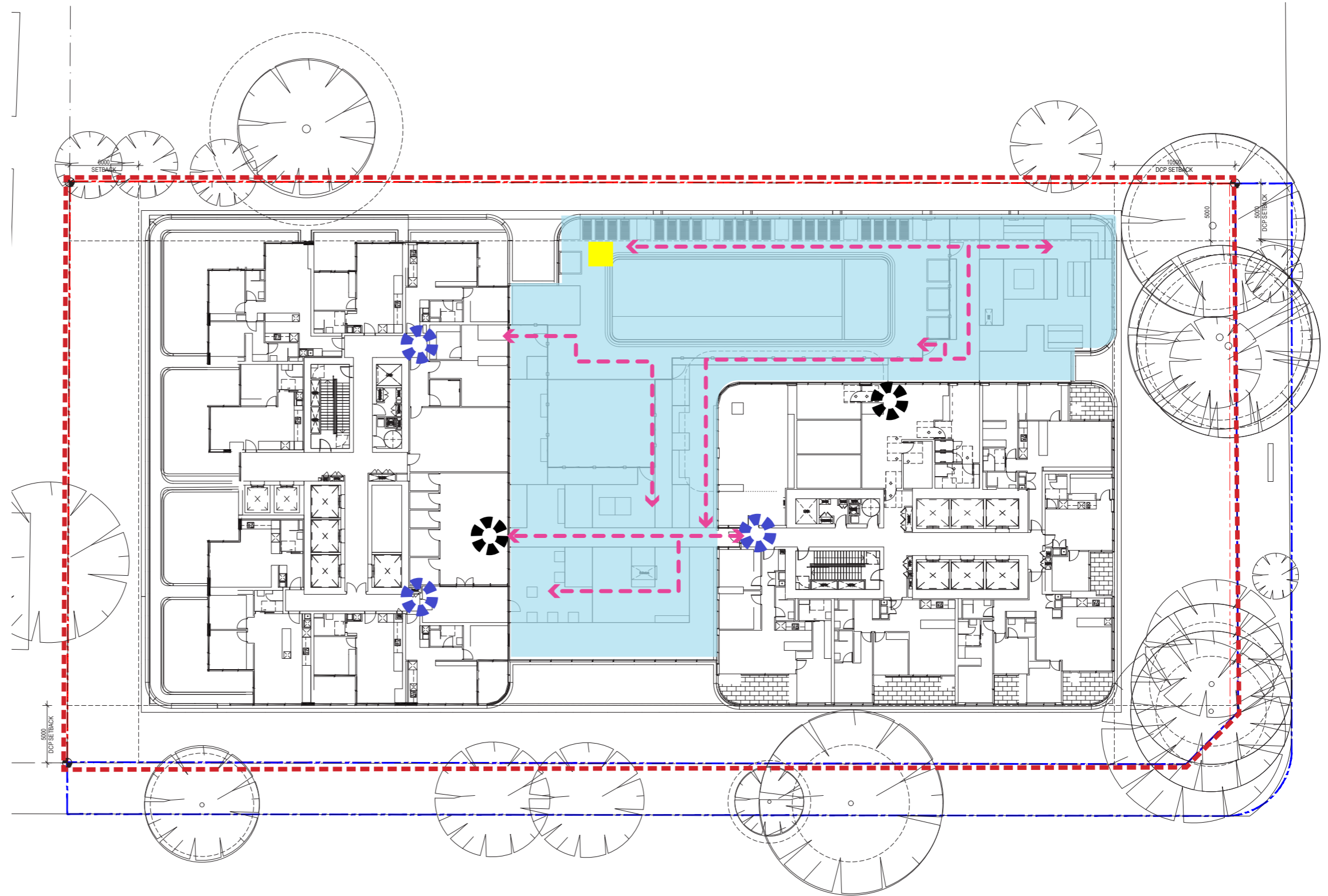
● LANDSCAPE SECTION LEVEL 4: SECTION AA



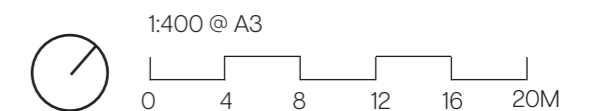
● ACCESSIBILITY PODIUM ROOF TERRACE

LEGEND

- - - Site Boundary
- Level Access
- Sling-style Swimming Pool Lift
- - - Accessible Routes
- ✦ Residential Entrance
- ✦ Common Room Entrance



Note: refer to City of Ryde 'Waterloo Road Active Street Masterplan' for future upgrades to adjacent existing street verge, bus stop, shared user paths (SUP) & multifunctional Poles (MFP)



● LOOK & FEEL LEVEL 4 - COMMUNAL SPACE



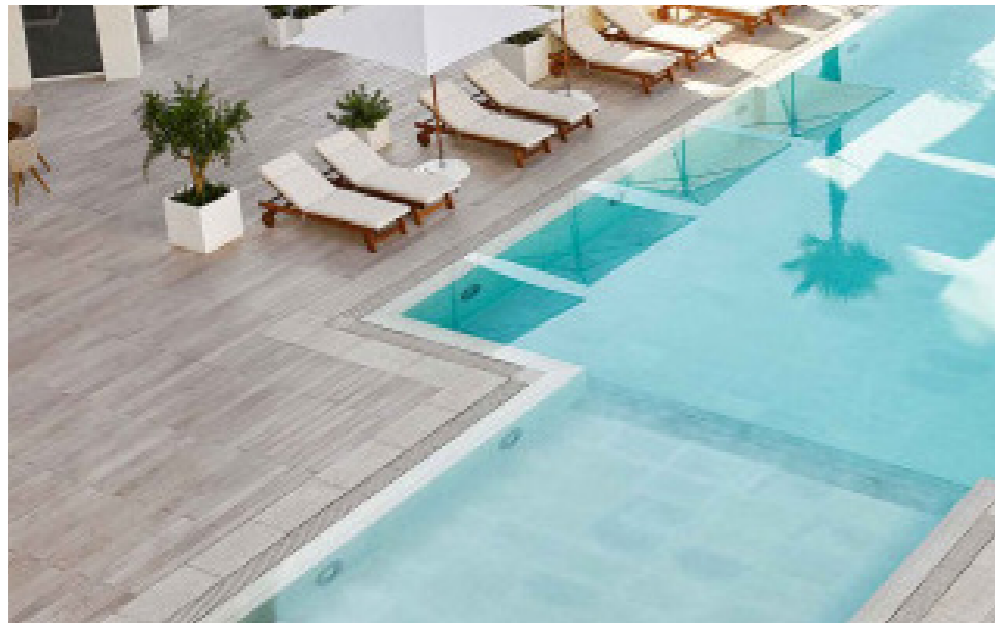
Shade structures defining landscape 'rooms'



Raised planters with integrated seating



Sun loungers



Swimming pool



Communal seated areas for social cohesion



Outdoor dining opportunities

PLANTING + SCHEDULES

PLANTING SCHEDULE

BUSH TUCKER

SYM	Botanical Name	Common name	Mature Height (m)	Mature Width (m)	Pot size
TREES					
Ac	<i>Austrodanthonia caespitosa</i>	Wallaby Grass	0.8	0.5	150mm
SHRUBS					
Acm	<i>Acmena smithii</i>	Lilly Pilly	5	3	150mm
Atr	<i>Atriplex nummularia</i>	Old Man Saltbush	2.5	4	150mm
Aud	<i>Austromyrtus dulcis</i>	Midgenberry	1	1	150mm
Bac	<i>Backhousia citriodora</i>	Lemon Myrtle	5	3	150mm
Kun	<i>Kunzea pomifera</i>	Muntries	0.5	3	150mm
Pros	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	3.5	1.5	150mm
Pros	<i>Prostanthera incisa</i>	Native Thyme	2	1	150mm
Syl	<i>Syzygium luehmannii</i>	Riberry Lilly Pilly	12	5	150mm
GRASSES / GROUNDCOVERS					
Art	<i>Arthropodium milleflorum</i>	Pale Vanilla Lily	1	0.4	150mm
Bill	<i>Billardiera scandens</i>	Apple Berry	1.5	2.5	150mm
Cg	<i>Carpobrotus glaucescens</i>	Pig Face	2	2	150mm
Men	<i>Mentha australis</i>	River Mint	0.7	1	150mm
Rup	<i>Rubus probus</i>	Native Raspberry	2	2	300mm

Trees



+ Aniseed Myrtle
Syzygium anisatum

Shrubs



+ Midgenberry
Austromyrtus dulcis



+ Riberry
Syzygium luehmannii



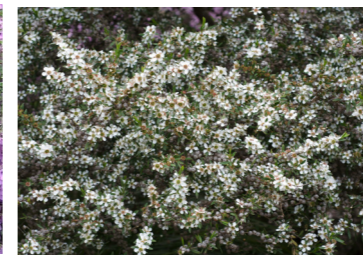
+ Muntries
Kunzea pomifera



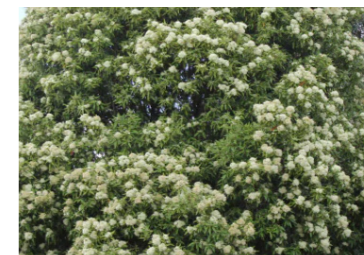
+ Lilly Pilly
Acmena smithii



+ Native Thyme
Prostanthera incisa



+ Lemon Scented Tea Tree
Leptospermum petersonii



+ Lemon Myrtle
Backhousia citriodora



+ Old Man Saltbush
Atriplex nummulari

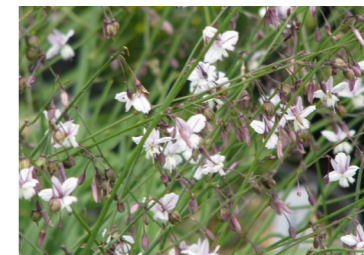
Grasses & Groundcovers



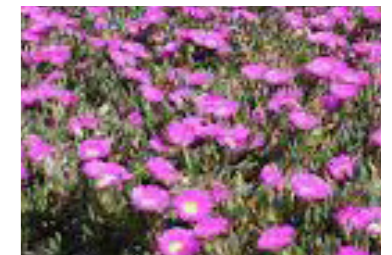
+ River Mint
Mentha australis



+ Apple Berry
Billardiera scandens



+ Pale Vanilla Lily
Arthropodium milleflorum



+ Pig Face
Carpobrotus glaucescens

PLANTING SCHEDULE LANDSCAPE OPEN SPACES

SYM	Botanical Name	Common name	Mature Height (m)	Mature Width (m)	Pot size
TREES					
Ac	<i>Acacia pycnantha</i>	Golden Wattle	10	8	200L
Anc	<i>Angophora Costata</i>	Sydney Red Gum	25	15	400
Ba	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	15	12	200L
Bc	<i>Backhousia citriodora</i>	Lemon Myrtle	5	6	200L
Bi	<i>Banksia integrifolia</i>	Coastal Banksia	12	5	200L
Bp	<i>Brachychiton populneus</i>	Kurrajong Tree	8	8	200L
Bs	<i>Banksia serrata</i>	Old Man Banksia	12	4	200L
Cf	<i>Corymbia ficifolia 'Fairy Floss'</i>	Flowering Gum	6	4	200L
Cma	<i>Corymbia maculata*</i>	Spotted Gum	15	8	200L
Er	<i>Eleoacarpus reticulatus*</i>	Blueberry Ash	10	5	200L
Fr	<i>Ficus Rubiginosa</i>	Port Jackson Fig	15	12	200L
Hp	<i>Harpullia pendula*</i>	Tulipwood	6	4	200L
Mq	<i>Melaleuca quinquenervia</i>	Paperbark	12	8	200
Pu	<i>Pittosporum undulatum</i>	Sweet Pittosporum	10	7	100
SSN	<i>Syzygium australe 'Straight and Narrow'</i>	Sydney Peppermint	6	1.5	200L
Wf	<i>Waterhousea floribunda*</i>	Weeping Lilly Pilly	10	6	200L
SHRUBS					
AGM	<i>Adiantum aethiopicum</i>	Maiden Hair Fern	2	2	300mm
Al	<i>Alpinia caerulea</i>	Native Ginger	2	2	300mm
ALO	<i>Anigozanthos 'Landscape Orange'</i>	Kangaroo Paw	2	1	300mm
Aau	<i>Asplenium australasicum</i>	Crows Nest Fern	1.5	1.5	300mm
An	<i>Asplenium nidus</i>	Birds Nest Fern	2	2	300mm
Bc	<i>Blechnum cartilagineum</i>	Gristle Fern	0.5	0.5	300mm
Bn	<i>Blechnum nudum</i>	Fishbone Waterfern	0.6	0.6	300mm
Bo	<i>Breynia oblongifolia</i>	Coffee Bush	3	2	300mm
Cd	<i>Calochlaena dubia</i>	Braken Fern	1	1	300mm
CA	<i>Cyathea australis</i>	Rough Tree Fern	7	4	300mm
Dex	<i>Doryanthes excelsa</i>	Gynea Lily	4	2	300mm
La	<i>Indigofera australis</i>	Australian Indigo	2	2	300mm
Lr	<i>Ligularia reniformis</i>	Tractor Seat	1	1	300mm
Md	<i>Monstera deliciosa</i>	Swiss Cheese Plant	1.5	2	300mm
Pe	<i>Pteridium esculentum</i>	Braken Fern	1	1	300mm
Pl	<i>Persoonia levis</i>	Broad Leaved Geebung	4	2	300mm
Pxa	<i>Philodendron 'Xanadu'</i>	Xanadu	1	1	300mm
Rp	<i>Rosmarinus prostrata</i>	Trailing Rosemary	0.5	2	300mm
Sg	<i>Syzygium paniculatum</i>	Lilly Pilly	2	2	300mm
WM	<i>Westringia 'Mundi'</i>	Coastal Rosemary	0.5	1.5	300mm

*Tree species as per Public Domain Technical Manual Maquarie Park

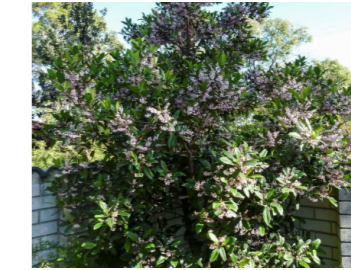
Trees



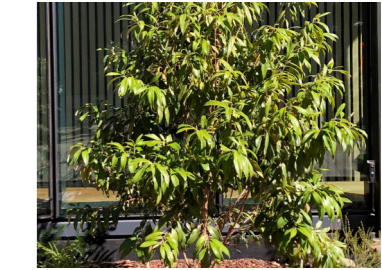
Corymbia maculata



Harpullia pendula



Eleoacarpus reticulatus



Backhousia citriodora



Corymbia ficifolia 'Fairy Floss'



Syzygium australe 'Straight & Narrow'



Waterhousea floribunda

Shrubs



Adiantum aethiopicum



Alpinia caerulea



Anigozanthos 'Landscape Orange'



Asplenium australasicum



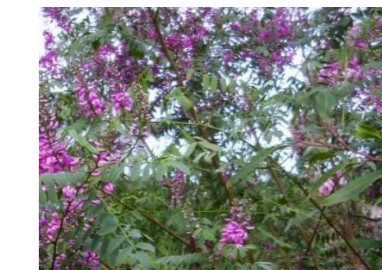
Blechnum nudum



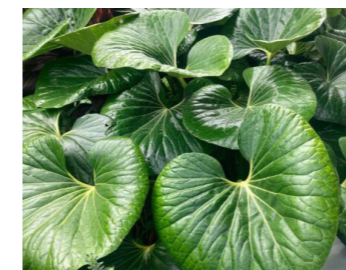
Breynia oblongifolia



Doryanthes excelsa



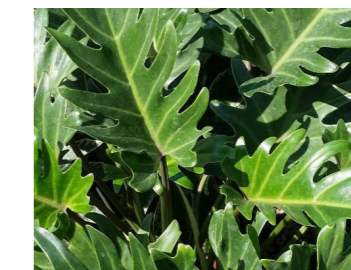
Indigofera australis



Ligularia reniformis



Monstera deliciosa



Philodendron 'Xanadu'



Rosmarinus prostrata



Syzygium paniculatum



Westringia 'Mundi'

PLANTING SCHEDULE

LANDSCAPE OPEN SPACES

SYM	Botanical Name	Common name	Mature Height (m)	Mature Width (m)	Pot size
GRASSES					
Ac	<i>Austrodanthonia caespitosa</i>	Wallaby Grass	0.8	0.5	150mm
Ca	<i>Carex apressa</i>	Tall Sedge	1	1.5	150mm
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	1	0.4	150mm
DT	<i>Dianella tasmanica</i> 'Tasred'	Native Flax	0.4	0.4	150mm
DLR	<i>Dianella revoluta</i> 'Little Rev'	Native Flax	0.4	0.4	150mm
Fn	<i>Ficinia nodosa</i>	Knobby Club Rush	1	1	150mm
LLT	<i>Lomandra</i> 'Lime Tuff'	Mat Rush	0.4	0.4	150mm
Lf	<i>Lomandra filiformis</i>	Mat Rush	0.4	0.4	150mm
LI	<i>Lomandra lingofolia</i>	Spiny Headed Mat Bush	1	1	150mm
Lp	<i>Libertia paniculata</i>	Branching Flag Grass	0.6	0.5	150mm
Lsl	<i>Lepidosperma laterale</i>	Variable Sword Edge	0.6	0.6	150mm
Ms	<i>Microlaena stipoides</i>	Weeping Grass	0.5	0.2	150mm
Wf	<i>Pennisetum</i> 'Nafray'	Fotail Grass	1	1	150mm
Tc	<i>Thelionema caespitosum</i>	Tufted Lily Blue	0.5	0.3	150mm
Ta	<i>Themeda australis</i>	Kangaroo Grass	1	0.5	150mm
Wg	<i>Wahlenbergia gracilis</i>	Australian Bluebell	0.4	0.4	150mm
GROUNDCOVERS					
Br	<i>Bauera rubioides</i>	River Rose	0.5	1	150mm
Bs	<i>Bilardiera scandens</i>	Apple Berry	2	2	150mm
BrSp	<i>Bursaris spinosa</i>	Christmas Bush	2.5	2	150mm
Ds	<i>Dampiera stricta</i> 'Glasshouse Glory'	Dampiera	0.5	1	150mm
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2	1	150mm
Go	<i>Goodenia ovata</i> 'Gold Cover'	Hop Goodenia	0.3	2	150mm
Hv	<i>Hardenbergia violacea</i>	Native Sarsaparilla	2	2	150mm
Hs	<i>Hibbertia scandens</i>	Snake Vine	1	2	150mm
Ppe	<i>Pratia pedunculata</i>	Trailing Pratia	0.1	1.5	150mm
Sh	<i>Scaevola humilis</i> 'Purple Fusion'	Fan Flower	0.3	0.3	150mm
Vh	<i>Viola hederacea</i>	Native Violet	0.1	1	150mm
CLIMBERS					
Ca	<i>Cissus antarctica</i>	Kangaroo Vine	4	6	150mm
Sa	<i>Smilax australis</i>	Barbed Wire Vine	8	0.3	150mm
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	6	6	150mm

Grasses



Ficinia nodosa



Pennisetum 'Nafray'

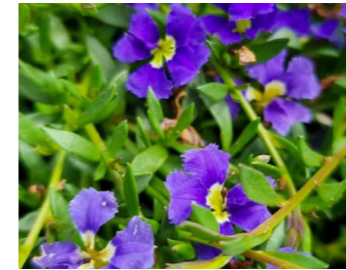


Thelionema caespitosum



Wahlenbergia gracilis

Groundcovers



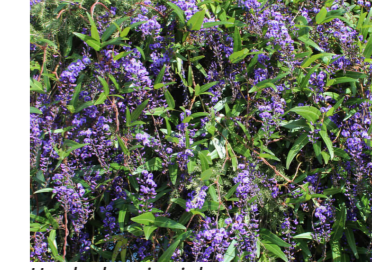
Dampiera stricta 'Glasshouse Glory'



Dichondra repens



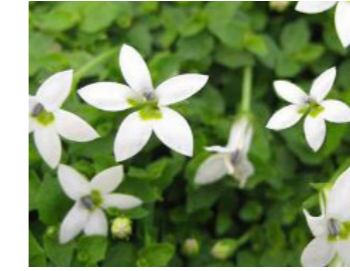
Goodenia ovata 'Gold Cover'



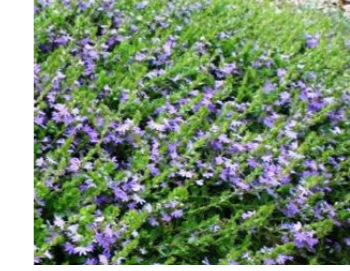
Hardenbergia violacea



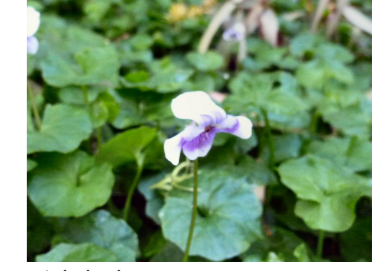
Hibbertia scandens



Pratia pedunculata



Scaevola humilis 'Purple Fusion'



Viola hederacea

Climbers



Cissus antarctica



Trachelospermum jasminoides

PLANTING SCHEDULE PUBLIC DOMAIN

SYM	Botanical Name	Common name	Mature Height (m)	Mature Width (m)	Pot size	Spacing	% of Mix
TREES*							
Wf	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	10	6	200L	-	-
Part Shade / Sun (Waterloo Rd Verge)*							
Mix 1							
Ac	<i>Austrodanthonia caespitosa</i>	Wallaby Grass	0.9	0.2	150mm	6	10%
Ca	<i>Carex appressa</i>	Tall Sedge	1	1	150mm	6	10%
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.4	0.4	150mm	6	10%
Hg	<i>Helmholtzia glaberrima</i>	Stream Lily	1.5	1.5	150mm	4	10%
Lm	<i>Liriope muscari</i>	Lilly Turf	0.5	0.5	150mm	6	10%
Lf	<i>Lomandra filiformis</i>	Mat Rush	0.5	0.2	150mm	6	10%
LT	<i>Lomandra longifolia 'Tanika'</i>	Tanika	0.5	0.5	150mm	6	10%
Ms	<i>Microlaena stipoides</i>	Weeping Grass	0.5	0.2	150mm	6	20%
Ta	<i>Themeda australis</i>	Kangaroo Grass	1	0.5	150mm	6	10%
Mix 2							
Ca	<i>Centella asiatica</i>	Pennywort	0.2	0.4	150mm	9	10%
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.4	0.4	150mm	6	5%
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2	1	150mm	9	10%
Lm	<i>Liriope muscari</i>	Lilly Turf	0.5	0.5	150mm	6	10%
LT	<i>Lomandra longifolia 'Tanika'</i>	Tanika	0.5	0.5	150mm	6	5%
Ms	<i>Microlaena stipoides</i>	Weeping Grass	0.5	0.2	150mm	6	5%
Ppe	<i>Pratia pedunculata</i>	Trailing Pratia	0.1	1.5	150mm	9	20%
Vh	<i>Viola hederacea</i>	Native Violet	0.1	1	150mm	9	15%
Wg	<i>Wahlenbergia gracilis</i>	Australian Bluebell	0.4	0.4	150mm	9	20%
Mix 3							
Bs	<i>Billardiera scandens</i>	Apple Berry	1.5	3	150mm	4	10%
Gh	<i>Goodenia hederacea</i>	Ivy Goodenia	0.8	1	150mm	6	5%
Hv	<i>Hardenbergia violacea</i>	Native Sarsaparilla	2	2	150mm	4	10%
Hg	<i>Helmholtzia glaberrima</i>	Stream Lilly	1.5	1.5	150mm	4	10%
Lm	<i>Liriope muscari</i>	Lilly Turf	0.5	0.5	150mm	6	5%
LT	<i>Lomandra longifolia 'Tanika'</i>	Tanika	0.5	0.5	150mm	6	5%
Ppe	<i>Pratia pedunculata</i>	Trailing Pratia	0.1	1.5	150mm	9	20%
Vh	<i>Viola hederacea</i>	Native Violet	0.1	1	150mm	9	15%
Wg	<i>Wahlenbergia gracilis</i>	Australian Bluebell	0.4	0.4	150mm	9	20%

Trees



Waterhousea floribunda

Part Shade / Sun Mixes



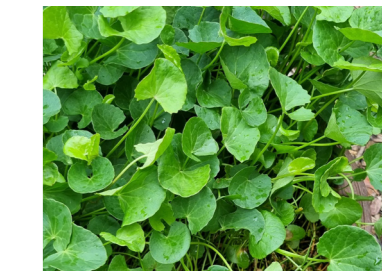
Austrodanthonia caespitosa



Billardiera scandens



Carex appressa



Centella asiatica



Dianella caerulea



Dichondra repens



Hardenbergia violacea



Helmholtzia glaberrima



Liriope muscari



Lomandra longifolia 'Tanika'



Microlaena stipoides



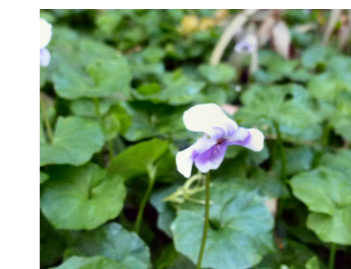
Pratia pedunculata



Themeda australis



Wahlenbergia gracilis



Viola hederacea

*All species & mixes as per 'Waterloo Road Active Street Masterplan' & Public Domain Technical Manual Maquarie Park

PLANTING SCHEDULE PUBLIC DOMAIN

SYM	Botanical Name	Common name	Mature Height (m)	Mature Width (m)	Pot size	Spacing	% of Mix
Full Shade (Waterloo Rd 10m Set Back)*							
Mix 1							
Aa	<i>Adiantum aethiopicum</i>	Maiden Hair Fern	0.8	0.9	150mm	9	10%
Aau	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5	1.5	150mm	4	15%
Bc	<i>Blechnum cartilagineum</i>	Soft Water Fern	1	1	150mm	9	10%
Bn	<i>Blechnum nudum</i>	Fishbone Waterfern	0.6	0.6	150mm	9	10%
Ca	<i>Centella asiatica</i>	Pennywort	0.2	0.4	150mm	9	10%
Hg	<i>Helmholtzia glaberrima</i>	Stream Lily	1.5	1.5	150mm	4	20%
Ppe	<i>Pratia pedunculata</i>	Trailing Pratia	0.1	1.5	150mm	9	15%
Vh	<i>Viola hederacea</i>	Native Violet	0.1	1	150mm	9	10%
Mix 2							
Aa	<i>Adiantum aethiopicum</i>	Maiden Hair Fern	0.8	0.9	150mm	9	10%
Bc	<i>Blechnum cartilagineum</i>	Tall Sedge	1	1	150mm	9	10%
Bn	<i>Blechnum nudum</i>	Blue Flax Lily	1	1	150mm	9	10%
Bs	<i>Billardiera scandens</i>	Apple Berry	1.5	3	150mm	4	20%
Ca	<i>Centella asiatica</i>	Stream Lily	1.5	1.5	150mm	9	10%
Ppe	<i>Pratia pedunculata</i>	Trailing Pratia	0.1	1.5	150mm	9	30%
Vh	<i>Viola hederacea</i>	Native Violet	0.1	1	150mm	9	10%
Cottonwood Cres (Native Grass Mix)*							
Mix 1							
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	0.4	0.4	150mm	6	25%
LT	<i>Lomandra longifolia 'Tanika'</i>	Tanika	0.5	0.5	150mm	6	25%
Lm	<i>Liriope muscari</i>	Lilly Turf	0.5	0.5	150mm	6	25%
Ms	<i>Microlaena stipoides</i>	Weeping Grass	0.5	0.2	150mm	6	25%

Full Shade Mixes



Adiantum aethiopicum



Asplenium australasicum



Blechnum cartilagineum



Blechnum nudum



Billardiera scandens



Centella asiatica



Pratia pedunculata



Liriope muscari



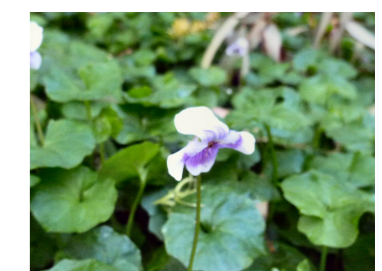
Lomandra longifolia 'Tanika'



Microlaena stipoides



Themeda australis



Viola hederacea

Cottonwood Cres



Dianella caerulea



Lomandra longifolia 'Tanika'



Liriope muscari



Microlaena stipoides

*All species & mixes as per 'Waterloo Road Active Street Masterplan' & Public Domain Technical Manual Maquarie Park

PLANTING SCHEDULE

BIODIVERSITY CORRIDOR

SYM	Botanical Name	Common name	Mature Height (m)	Mature Width (m)	Pot size
SHRUBS**					
AcS	<i>Acacia suaveolens</i>	Sweet Wattle	1.5	1	300mm
At	<i>Acacia terminalis</i>	Sunshine Wattle	6	1.5	300mm
Bsp	<i>Banksia spinulosa</i>	Hairpin Banksia	3	3	300mm
Dtr	<i>Dodonaea triquetra</i>	Large leaf Hop Bush	2	1	300mm
Let	<i>Leptospermum trinervium</i>	Flaky-barked Tea-tree	2	1.5	300mm
Ls	<i>Lomatia silaifolia</i>	Crinkle Bush	1	1	300mm
Pl	<i>Persoonia levis</i>	Broad-leaved Geebunk	2	2	300mm
GRASSES & GROUNDCOVERS**					
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	1	1	150mm
Ent	<i>Entolasia stricta</i>	Wiry Panic	1	1	150mm
Lf	<i>Lomandra filiformis</i>	Mat Rush	0.5	0.2	150mm
LT	<i>Lomandra longifolia</i> 'Tanika'	Tanika	0.5	0.5	150mm
Pe	<i>Pteridium esculentum</i>	Bracken Fern	0.5	0.5	150mm
Xp	<i>Xanthosia pilosa</i>	Woolly Xanthosia	0.3	0.3	150mm
CLIMBERS**					
Bs	<i>Billardiera scandens</i>	Apple Berry	1.5	3	150mm
Cp	<i>Cassytha pubescens</i>	Devil's Twine	1	1	150mm
Sgl	<i>Smilax glycyphylla</i>	Sweet Sarsparilla	1	1	150mm
SWALE MIX					
Dc	<i>Dianella caerulea</i>	Blue Flax Lily	1	1	150mm
DLR	<i>Dianella revoluta</i> 'Little Rev'	Native Flax	0.4	0.4	150mm
Fn	<i>Ficinia nodosa</i>	Knobby Club-rush	1	1	150mm
Jf	<i>Juncus flavidus</i>	Juncus	1	1	150mm
Lm	<i>Lomandra multiflora</i> spp <i>dura</i>	Mat Rush	0.4	0.4	150mm
Pp	<i>Poa poiformis</i>	Blue Tussock Grass	0.5	0.5	150mm

Shrubs



Acacia suaveolens



Acacia terminalis



Banksia spinulosa



Dodonaea triquetra



Leptospermum trinervium



Lomatia silaifolia



Persoonia levis

Climbers



Billardiera scandens



Cassytha pubescens



Smilax glycyphylla

Swale Mix



Ficinia nodosa



Juncus flavidus



Lomandra multiflora spp *dura*



Poa poiformis

*All tree species as per 'Waterloo Road Active Street Masterplan' & Public Domain Technical Manual Maquarie Park
 **Species as per Vegetation Community: Coastal Enriched Sandstone Dry Forest

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