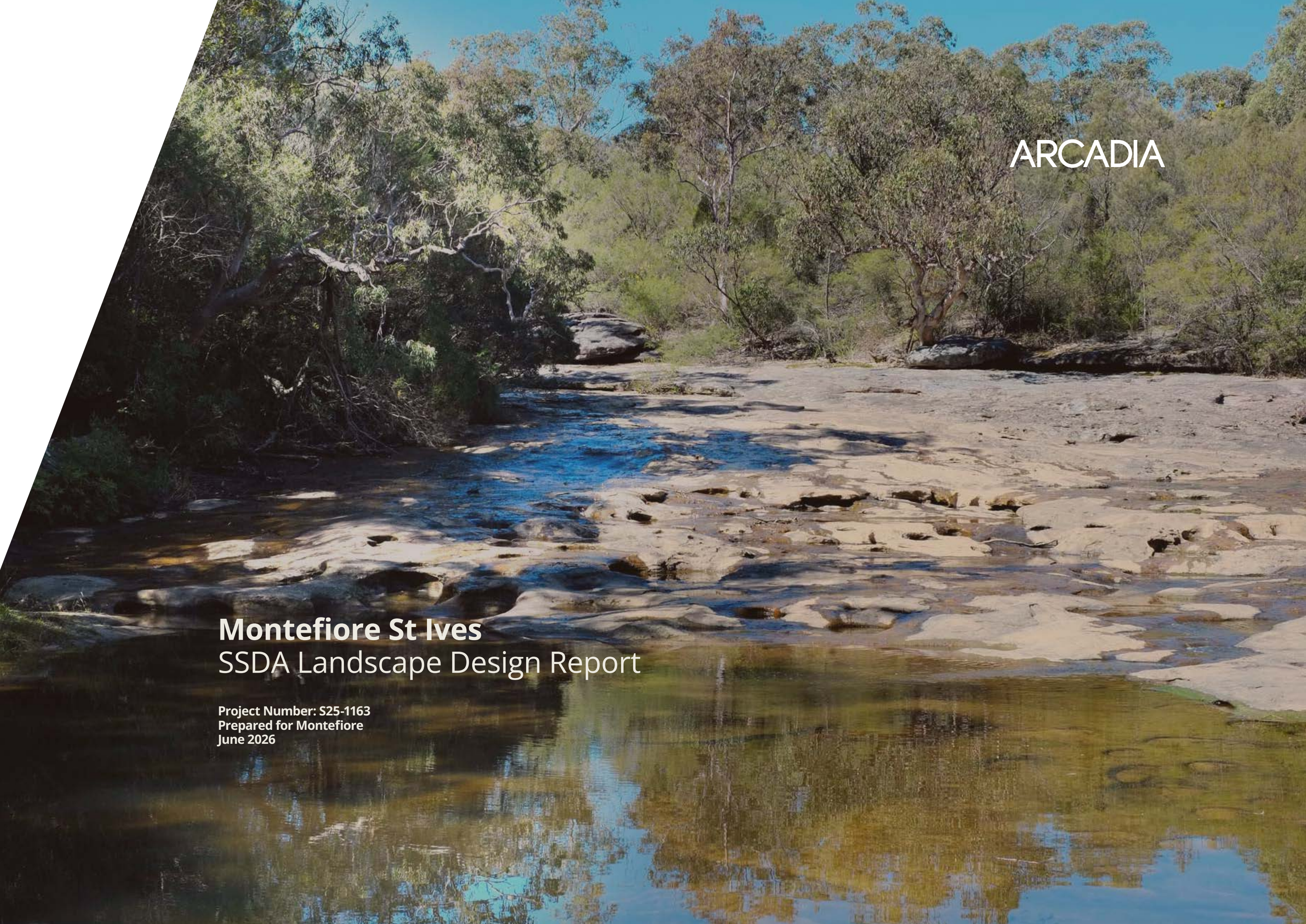




ARCADIA

# Montefiore St Ives SSDA Landscape Design Report

Project Number: S25-1163  
Prepared for Montefiore  
June 2026



**We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.**

|       |            |               |                  |
|-------|------------|---------------|------------------|
| Rev A | For SDRP 1 | December 2025 | Authorised by NL |
| Rev B | For SDRP 2 | 18 March 2026 | Authorised by NL |
| Rev C | Draft SSDA | 15 May 2026   | Authorised by NL |
| Rev D | SSDA       | 28 May 2026   | Authorised by NL |
| Rev D | SSDA       | 05 June 2026  | Authorised by NL |

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# One PROJECT INTRODUCTION



## Introduction

# Project Overview

This Landscape Design Report has been prepared by Arcadia Landscape Architecture to accompany a State Significant Development Application (SSDA) for the development of seniors housing accommodation at 19 - 25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (LGA).

The site is legally described as Lot 2 and Lot 3 in DP616326. This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) (SSD-98363228) issued by the Department of Planning, Housing and Infrastructure on 10th November 2025.

A State Significant Development Application (SSDA) has been prepared in support of the proposed seniors housing development at 19 – 25 College Crescent, St Ives. The proposed development comprises:

- / Site preparation and demolition of existing structures.
- / Construction of four buildings ranging in heights from five to eight storeys comprising:
  - Approximately one hundred and twenty six (126) Independent Living Units
  - Approximately forty eight (48) residential care beds.
  - A range of resident amenities and facilities.
  - Basement car parking containing approximately 260 spaces.
  - Vehicular and pedestrian access from Link Road and College Crescent.
  - Associated landscaping works.

### KEY

--- SITE BOUNDARY





Introduction

SEARs

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the project (reference SSD-98363228) dated 10th November 2025.

Specifically, this report has been prepared to respond to the SEARs requirement issued below

| SECTION | SEAR SSD-98363228                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | LANDSCAPE RESPONSE                                                                                                                                                                                                                                                     |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14      | <p><b>Trees and Landscaping</b></p> <ul style="list-style-type: none"><li>• Provide a landscape plan, that:<ul style="list-style-type: none"><li>- details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</li><li>- provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</li></ul></li><li>• If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:<ul style="list-style-type: none"><li>- any existing canopy coverage to be retained on-site.</li><li>- tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant</li></ul></li></ul> | <ul style="list-style-type: none"><li>• Refer to landscape documentation set including the plant schedule and softworks plans.</li><li>• Refer to page 58 for proposed canopy coverage percentage.</li><li>• Refer to Arborist Report for impact assessment.</li></ul> |



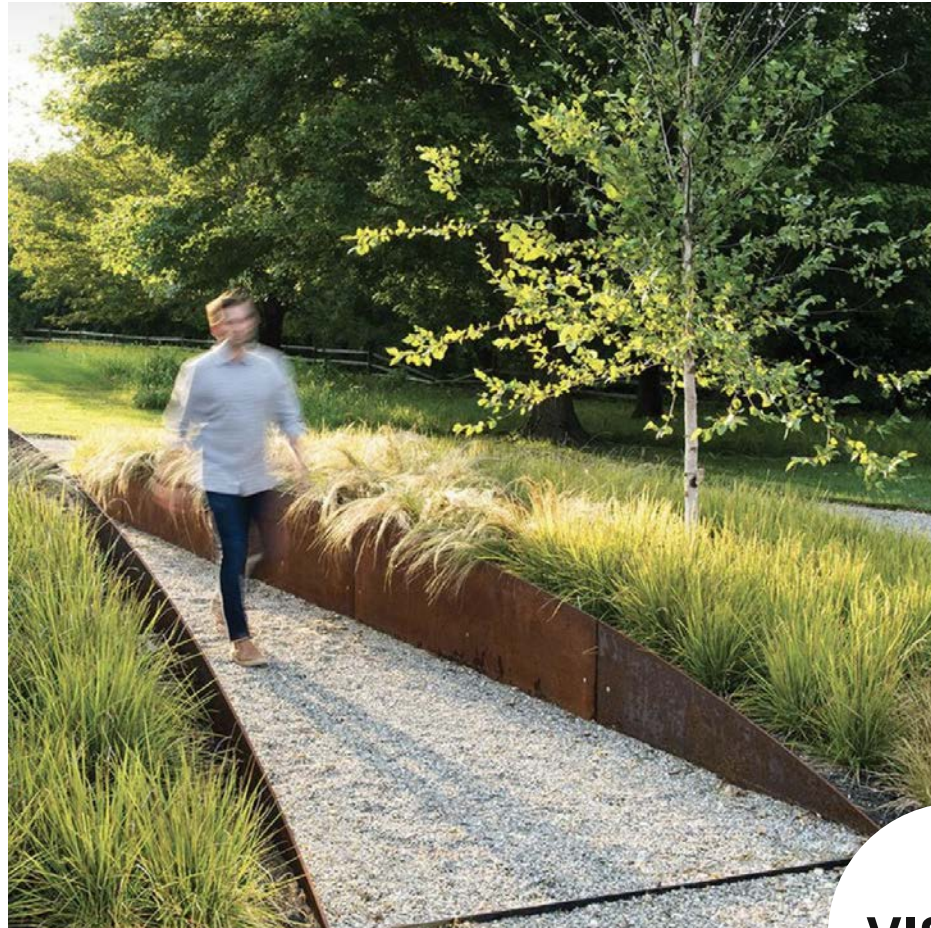
Introduction  
**Landscape Vision**

# From the Ridgeline to the Cascades

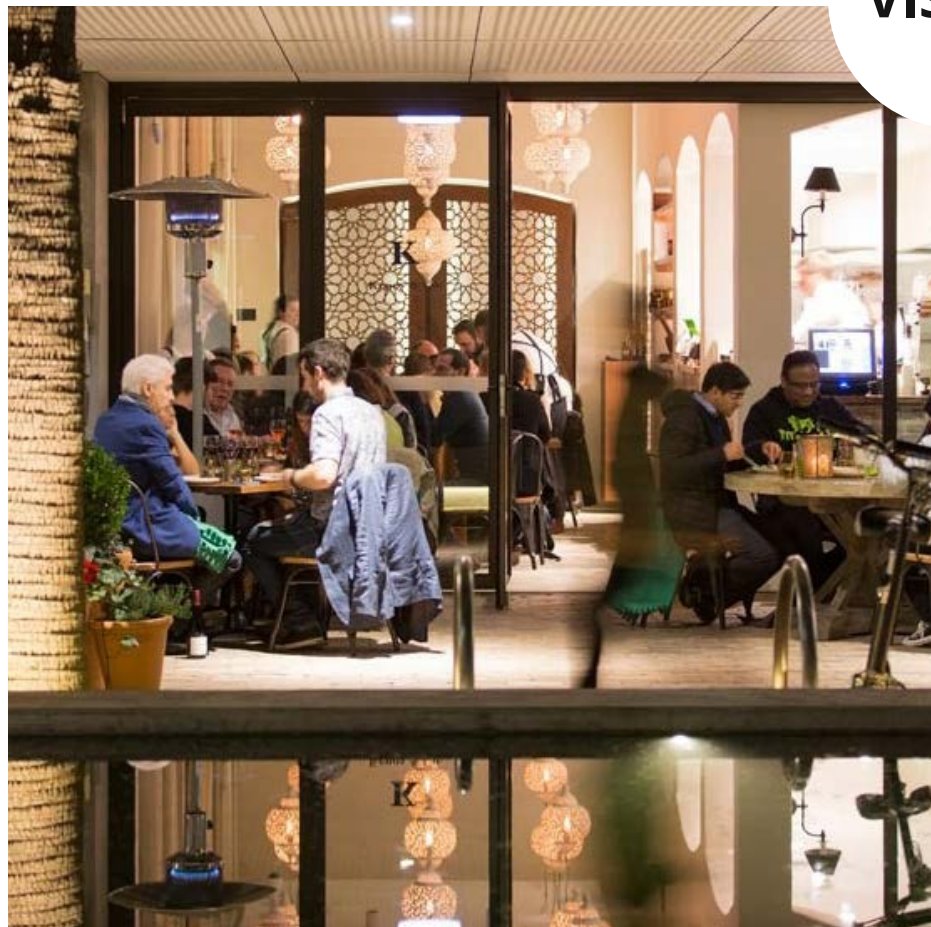
A landscape grounded in the ridgelines of St Ives that celebrates connection to Country through immersive, sensory and inclusive experiences.

The design responds to the site's natural topography, ecology and cultural narratives to create a sequence of spaces that foster discovery, wellbeing and belonging.

Through layered planting, tactile materials, shade, sound and seasonal change, the landscape becomes a living environment that strengthens community connection while deepening engagement with the character and spirit of Country.



**VISION**







## Two CONNECTION WITH COUNTRY



Connection with Country  
**Elements of Country**





## Connection with Country Designing with Country

### How Designing With Country Has Underpinned the Design Framework

Rather than acting as a standalone framework, connection with Country underpins all of the strategic goals and design principles and their associated directions.

The strategic directions developed by the design team build upon the principles identified in the Connection with Country Framework, that prioritise the recognition and protection of Country and its significance within Aboriginal cultures, in historical, contemporary and future contexts.

Meeting at a nearby lookout in Garigal National Park, Uncle Dennis Foley welcomed us and introduced Gai-mariagal Country, passing on knowledge about its creation and its cultural significance. Participants included Arcadia's First Nations Design Consultants and wider team, Montefiore and Jackson Teece Architects.

In collaboration with Uncle Dennis, the group explored three ideas of Site Connections, Human Connections and Legacy. Some of the significant themes that emerged from these discussions are;

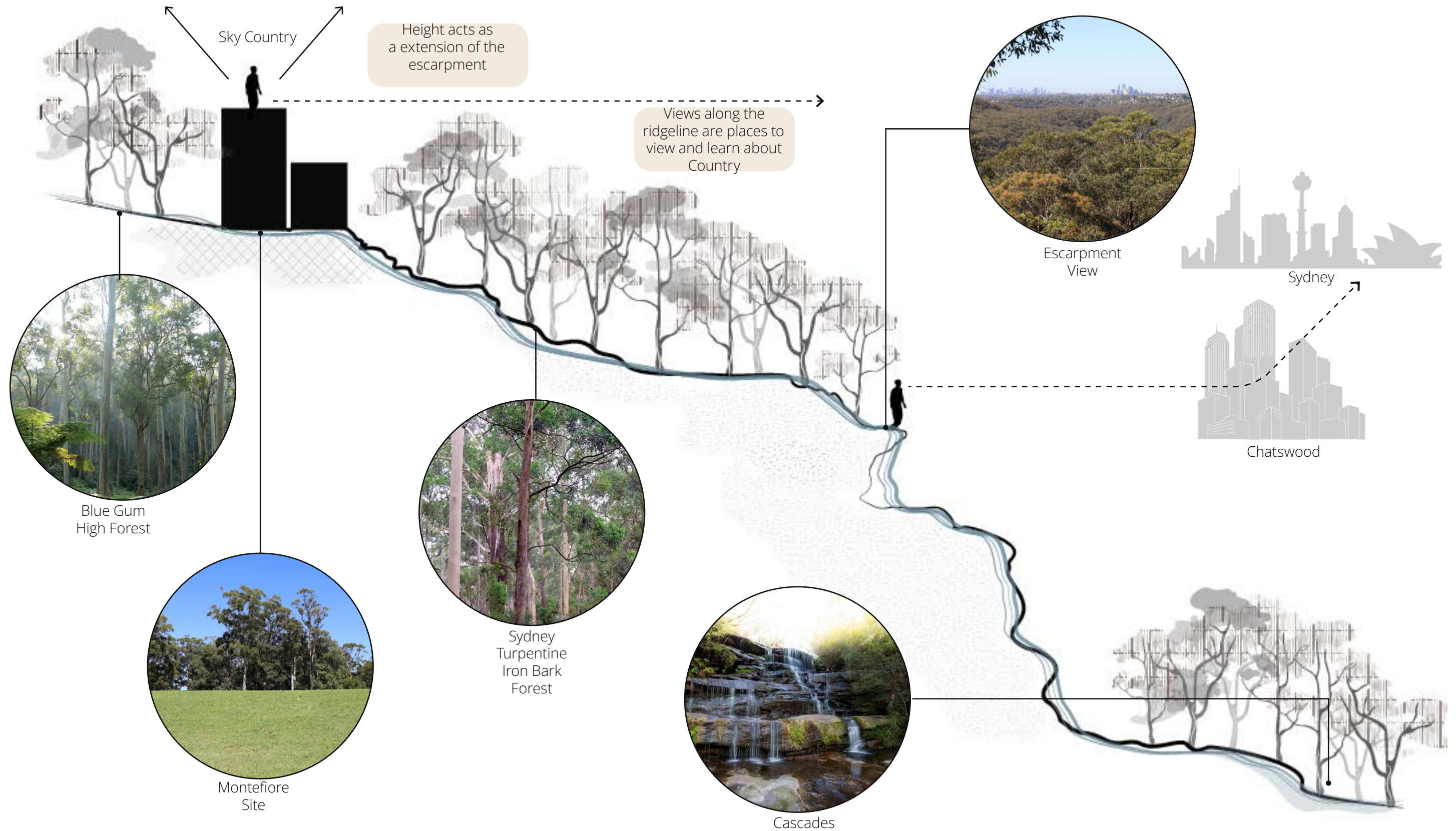
#### **Some significant elements emerged;**

- / Using Gai-mariagal language for place.
- / Designing spaces for residents to connect with family and community.
- / Drawing inspiration from Gai-mariagal Country, mirroring its ecotones.





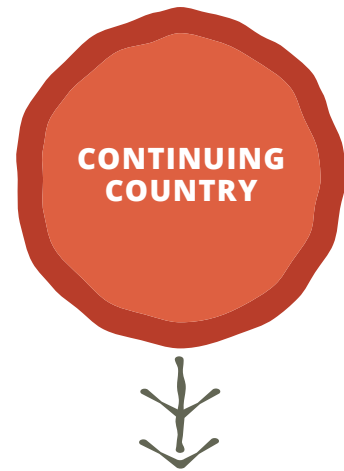
Connection with Country  
**Designing With Country**





# Place Potential

## Designing With Country Responses



### Ridge-line to the Cascades

- / Ridgeline of site acting as a teaching platform to look out over Country
- / Endemic Communities
- / Responding to microclimates of site
- / Taking inspiration from the forms of Country and in particular the Angohpra tree



### Community Heart

- / Communal central space that brings all members of the precinct together.
- / A loop trail with rest nodes that encourage a sense of community and place.

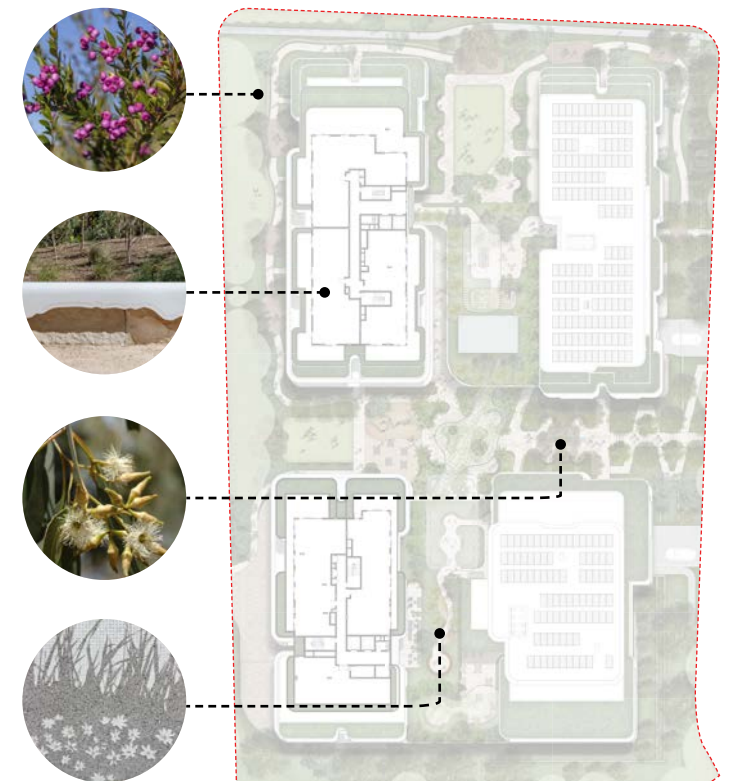
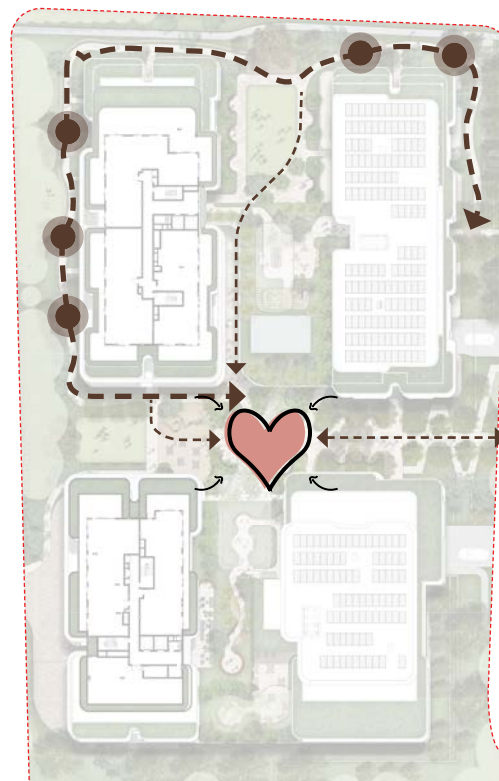
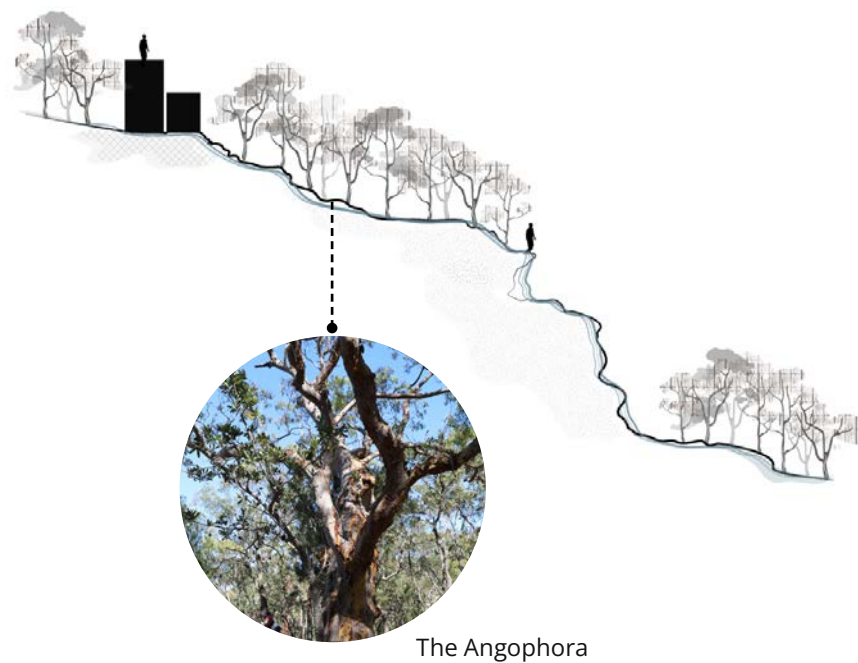


Texture of Country



### Texture of Country

- / Taking inspiration from the ecotones of the surrounding Country
- / Using subtle language as educational elements
- / Forms and materials reflective of Country







Three  
**SITE ANALYSIS &  
OPPORTUNITIES**

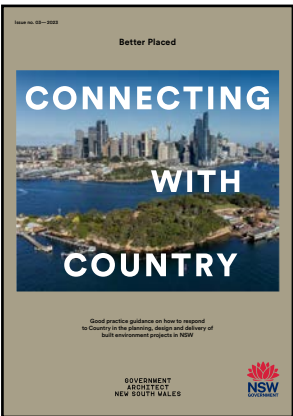


Site Analysis & Opportunities

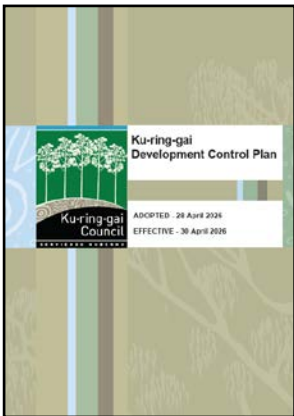
# Policy Context

The landscape masterplan is informed by a range of key policy and guidance documents that establish a framework for high-quality, place-led design. Central to this is the leadership provided by the Government Architect NSW, which sets out best practice principles across architecture, urban design and landscape architecture to support well-designed, resilient and connected places across New South Wales.

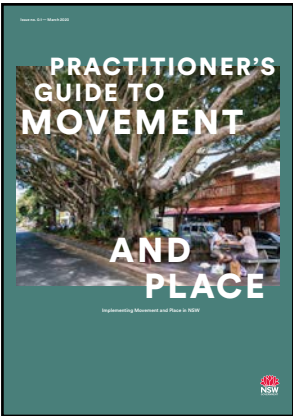
In particular, the masterplan responds to the objectives of the Connecting with Country framework, embedding an approach that recognises the cultural, ecological and narrative significance of Country as a foundation for design. This ensures the design outcomes are not only functional and high-performing, but also culturally meaningful and grounded in place.



Connecting with Country (2023)



Ku-ring-gai Development Control Plan (2026)



Practitioner's Guide to Movement and Place (2020)



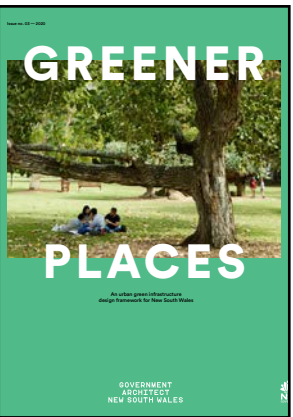
Implementing Good Design (2018)



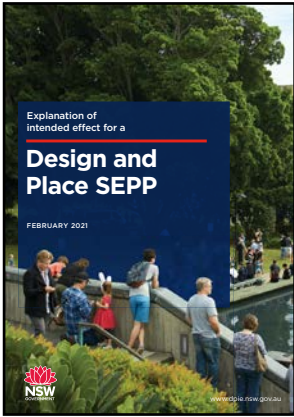
Evaluating Good Design (2018)



Better Placed (2017)



Greener Places (2020)



Design and Place SEPP (2021)



Design and Place in NSW (2021)



Site Analysis & Opportunities

**Site Appreciation**





## Site Analysis & Opportunities

### Movement & Access

#### Key Findings:

##### Pedestrian:

- / Existing pedestrian dedicated paths are found along Link Road, linking to Mona Vale Road
- / Walking distance to various green spaces including Bedes Forest to the southwest of the site
- / Mona Vale Road extends pedestrian access to various facilities, including St Ives Village Green

##### Public Transport:

- / There are bus stops on the east and west of the site
- / Bus stops also service the Masada College students, as well as other schools along Link Road. These bus stops are busiest around school start and finish, around 8:30-9:30 and 2:30-3:30.
- / The closest train station is Turramurra station, approximately 4km to the west.

##### Cycle paths:

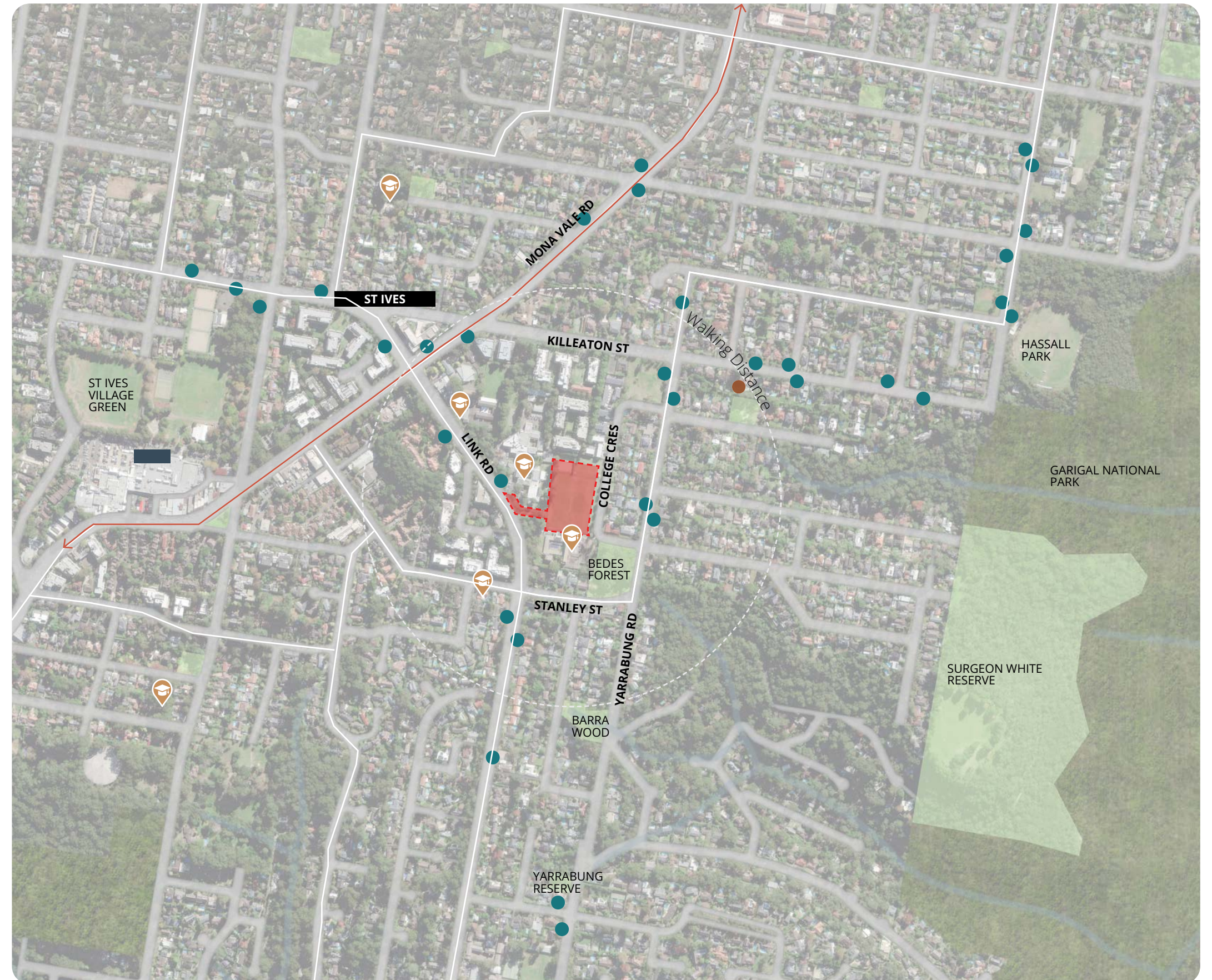
- / Link Road does not have any designated cycle path, however, is used as cycle route
- / Ku-ring-gai Council have marked out using various streets of the sites surroundings as cycling routes as well.
- / Future adjustments are meant to improve cycle paths along Mona Vale Road

##### Vehicle Traffic:

- / The site is accessible via Link Road
- / College Crescent allows traffic access to the back area of the site
- / Mona Vale Road and Link Road are both main roads, remaining busy throughout the day. Peak hours are 7:30-8:00, through to the school hours of 9:30 as well as around 2:30 through to 4pm.

#### KEY

- EXISTING BUS STOPS
- ST IVES VILLAGE SHOPPING CENTRE
- 🎓 SCHOOL
- LEGEND
- WALKING CIRCUMFERENCE
- ↔ MONA VALE ROAD
- CYCLE ROUTES





## Site Analysis & Opportunities

### Hydrology & Topography

Key Findings:

Hydrology:

- / The Site is close to waterways which run through Garigal National Park, including Rocky creek to the southwest and Middle Harbour Creek to the southeast of the site

Topography:

- / St Ives is located on the relatively flatter top of a ridgeline
- / The Site has an elevation change of 5m, the highest point at an elevation of 161m on the west side, down to the lowest point of 156m in the southeast side of the site
- / The Site's topography generally grades from a high point in the northwest gradually to the southwest, then a steep grade into the gullies of Garigal National Park

#### KEY

-  SITE
-  DIRECTION OF SLOPE
-  HIGHEST POINT



1:10,000 @ A3 0 50 100 200 300 400m



Site Analysis & Opportunities

# Geology

- Key Findings:
- Geology:
- / The Site sits within an area of Ashfield Shale, leading down into Hawkesbury River Sandstone
  - / The Site sits on a higher ridge of the Sydney Basin, leading into Garigal national Park, where the erosion of sandstone has created deep gullies and valleys



KEY

TUTH - HAWKESBURY RIVER SANDSTONE

TWAI - ASHFIELD SHALE

SITE

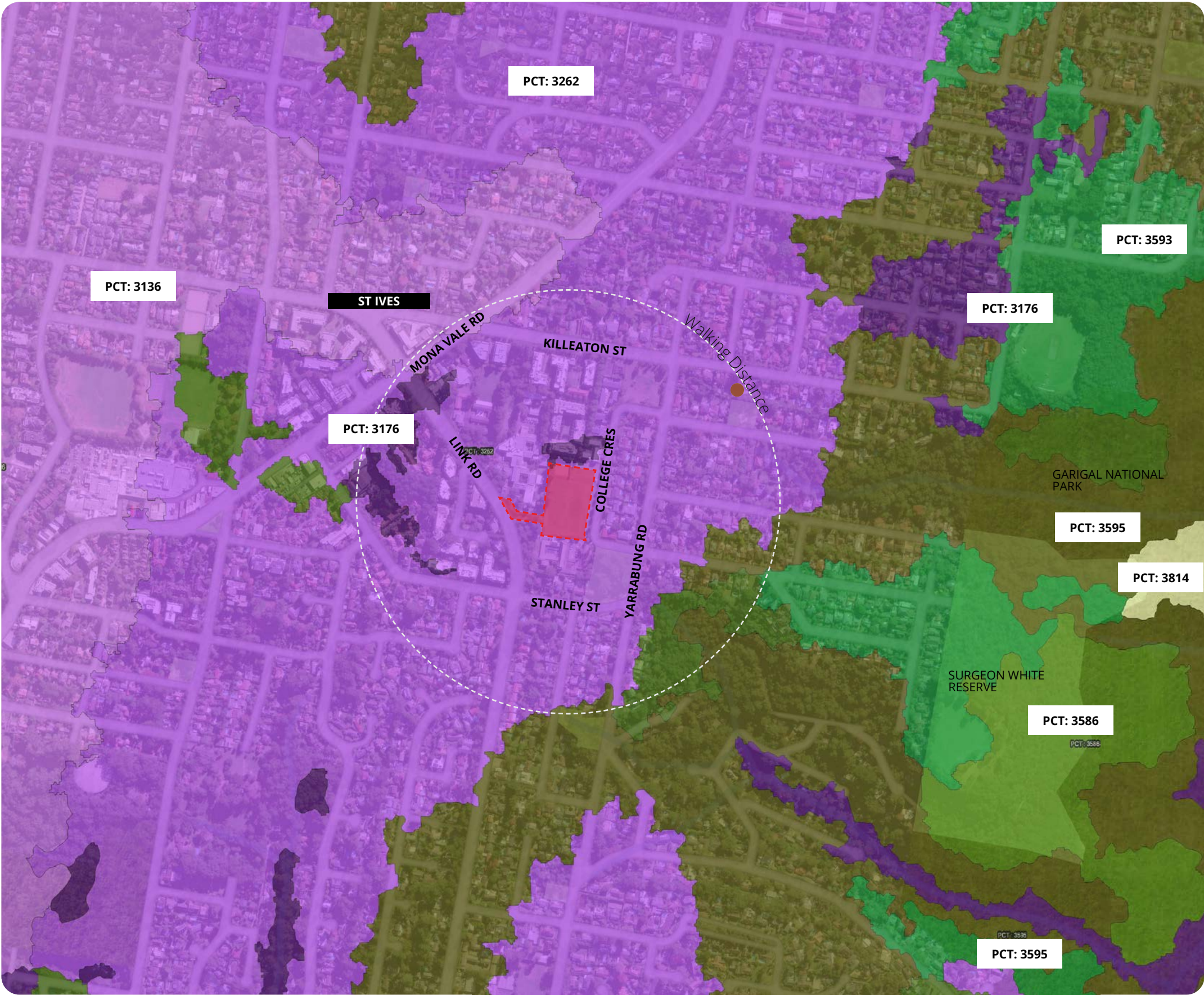
WALKING CIRCUMFERENCE



# Site Analysis & Opportunities Vegetation Communities

Key Findings:

- The Site has two vegetation groups of most significance, Sydney Turpentine Iron Bark Forest which is the dominant community due to it having the largest remaining population in the, as well as the Blue Gum High Forest





# Site Analysis & Opportunities Vegetation Communities

[PCT: 3136]

Pre Colonisation  
Blue Gum High Forest



[PCT: 3162]

Pre Colonisation  
Sydney Turpentine Ironbark Forest





# Site Analysis & Opportunities Surrounding Vegetation Communities

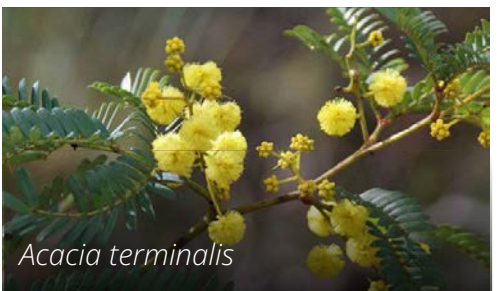
[PCT: 3176]

Pre Colonisation  
Sydney Enriched  
Sandstone Moist  
Forest



[PCT: 3595]

Pre Colonisation  
Sydney Coastal  
Sandstone Gully  
Forest



[PCT: 3586]

Pre Colonisation  
Northern Sydney  
Scribbly Gum  
Woodland



[PCT: 3593]

Pre Colonisation  
Sydney Coastal  
Sandstone  
Bloodwood Shrub



[PCT: 3814]

Pre Colonisation  
Woronora Plateau  
Heath-Mallee







Four  
**LANDSCAPE  
MASTERPLAN**



*Landscape Masterplan*  
**Landscape Principles**



### **Connecting With Country**

A design that is Country focused and Country led, celebrating cultural knowledge, landscape identity, and ongoing relationships with place.



### **Community**

Design flexible social zones that accommodate both small gatherings and larger groups, fostering interaction and community engagement.



### **Health**

Providing functional areas for physical exercise, social gathering and interactions and responsive to mental health needs

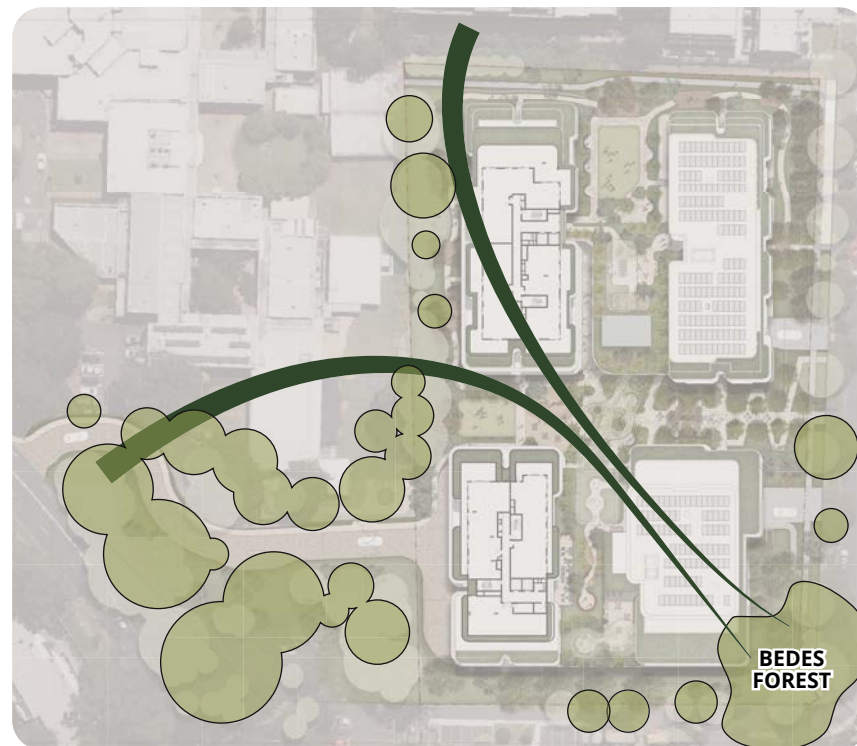


### **Recreation**

Create inviting spaces that encourage the residents and family to stay, visit, and relax through the integration of comfortable, passive recreational areas that foster connection and wellbeing.

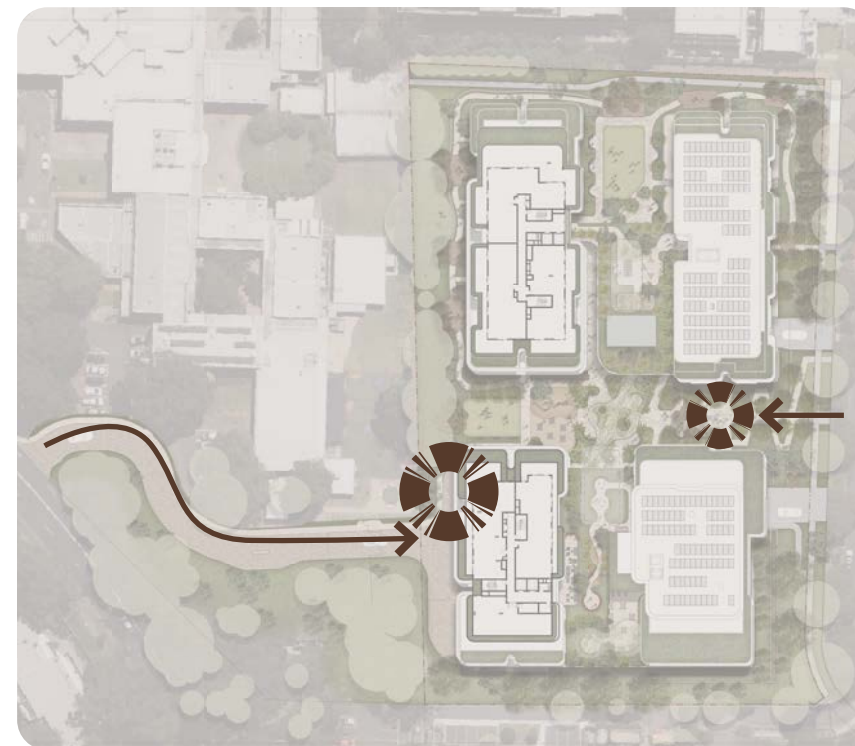


*Landscape Masterplan*  
**Landscape Key Moves**



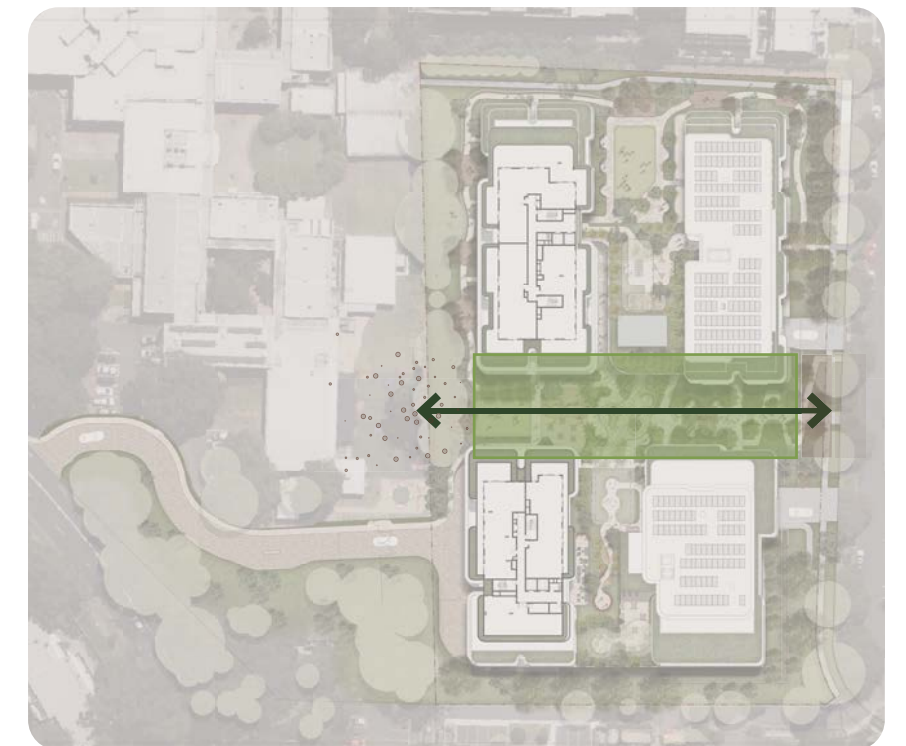
### Connect Remnant Ecologies

Connect remnant ecologies through a continuous green network that restores habitat corridors, enhances biodiversity, and re-establishes natural systems across the site.



### Arrival Experience

Enhance the arrival experience through a clear, welcoming landscape sequence that frames views, guides movement, and establishes a strong sense of place and identity.

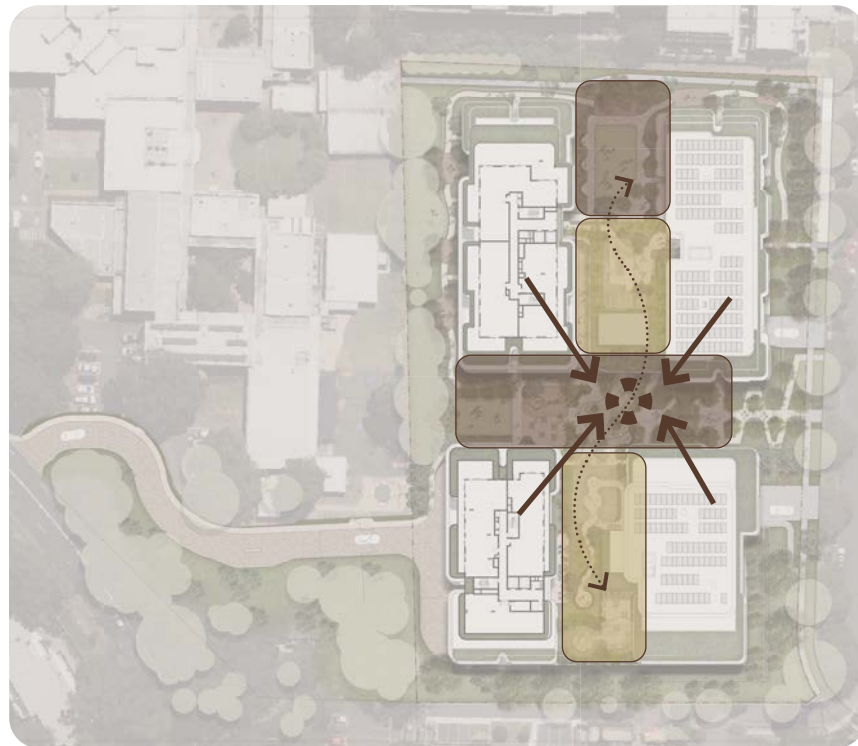


### Connected Green Heart

Establish a connected green heart as the central gathering space that links the School and surrounding community, promotes social interaction, and celebrates the site's natural character.



*Landscape Masterplan*  
**Landscape Key Moves**



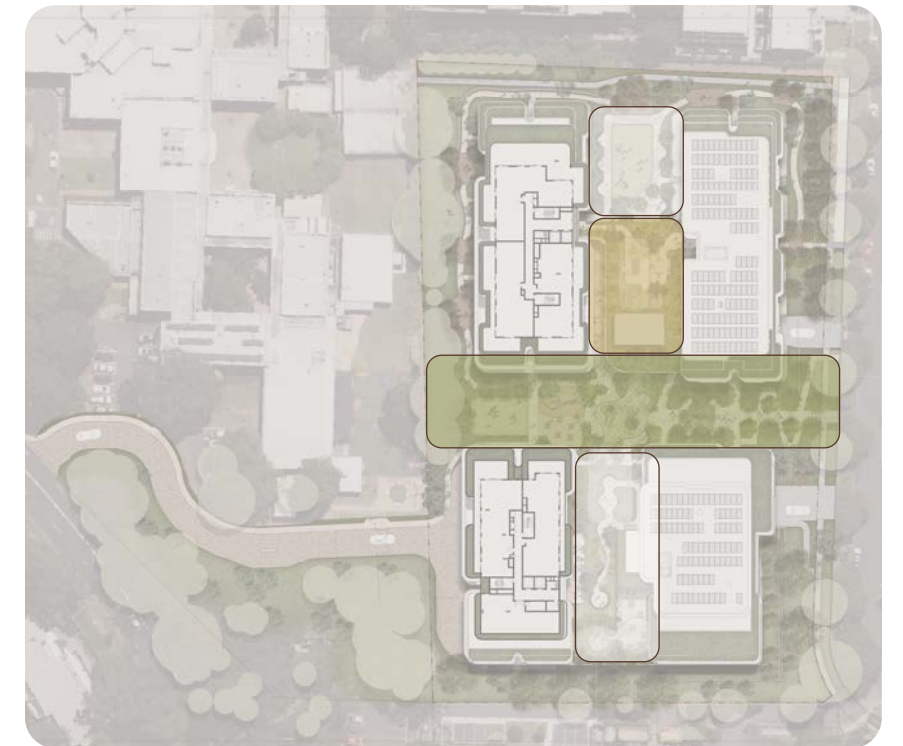
### **Visual & Social Connection**

Enhance visual and social connections by creating open sightlines, shared spaces, and strategically placed gathering points that strengthen community interaction and spatial awareness.



### **Layered Landscape Experience**

A layered landscape experience that connects to the canopy and remnant vegetation.



### **Diversity of Spaces**

A diversity of spaces that cater to different activities, moods, and peoples needs, creating a dynamic and inclusive landscape experience.



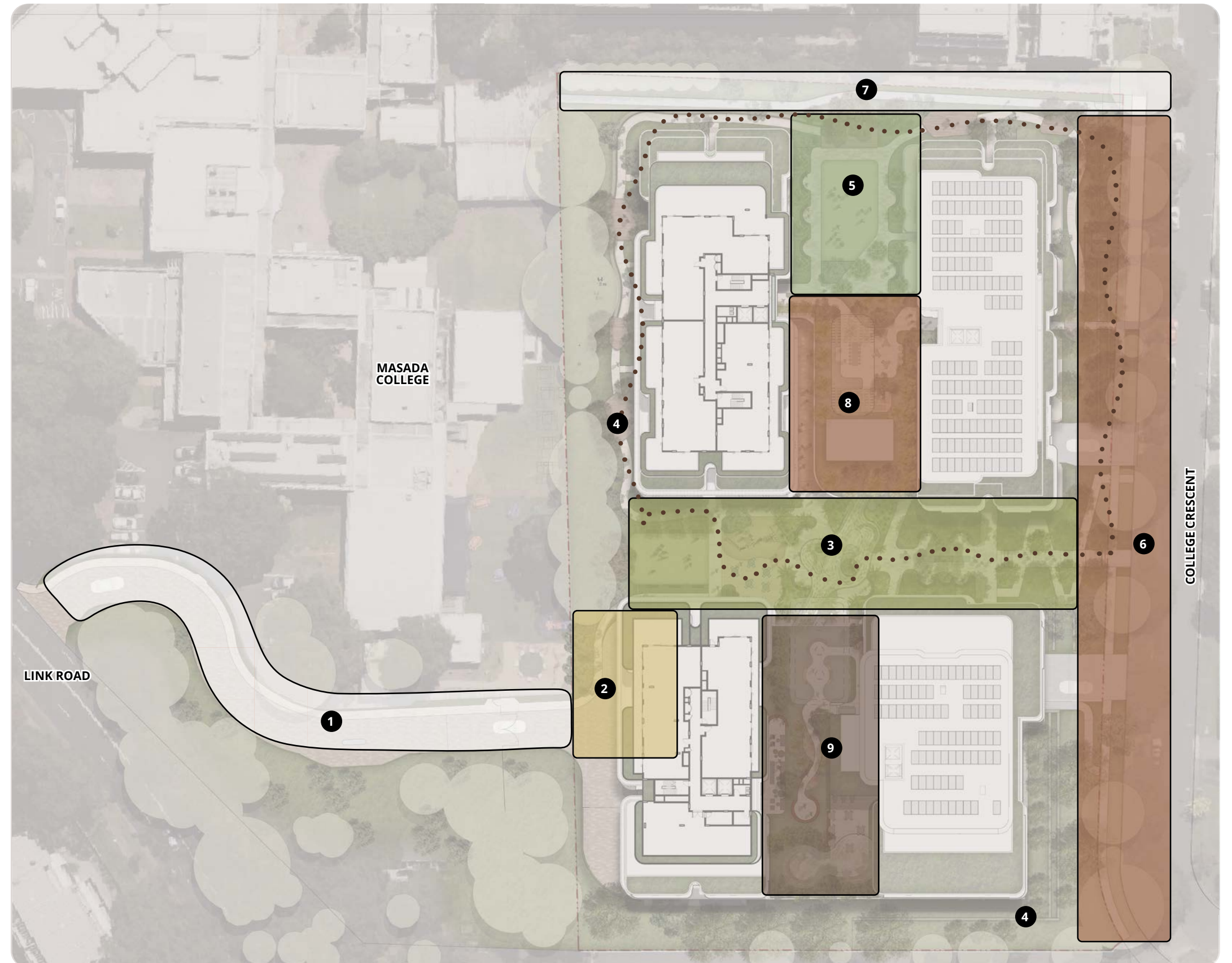
## Landscape Masterplan Character Areas

9 unique landscape character zones, providing:

- Connection
- Sense of Place
- Recreation
- Respite

### KEY

- 1. THE JOURNEY
- 2. ARRIVAL
- 3. CENTRAL GREEN
- 4. LOOP TRAIL
- 5. NORTHERN GREEN
- 6. COLLEGE CRESCENT INTERFACE
- 7. SCHOOL PATHWAY & ENTRY
- 8. LEVEL 01: NORTHERN TERRACE
- 9. LEVEL 01: SOUTHERN TERRACE





# Landscape Masterplan

## Character Areas: The Journey

### Experience

#### DESCRIPTION

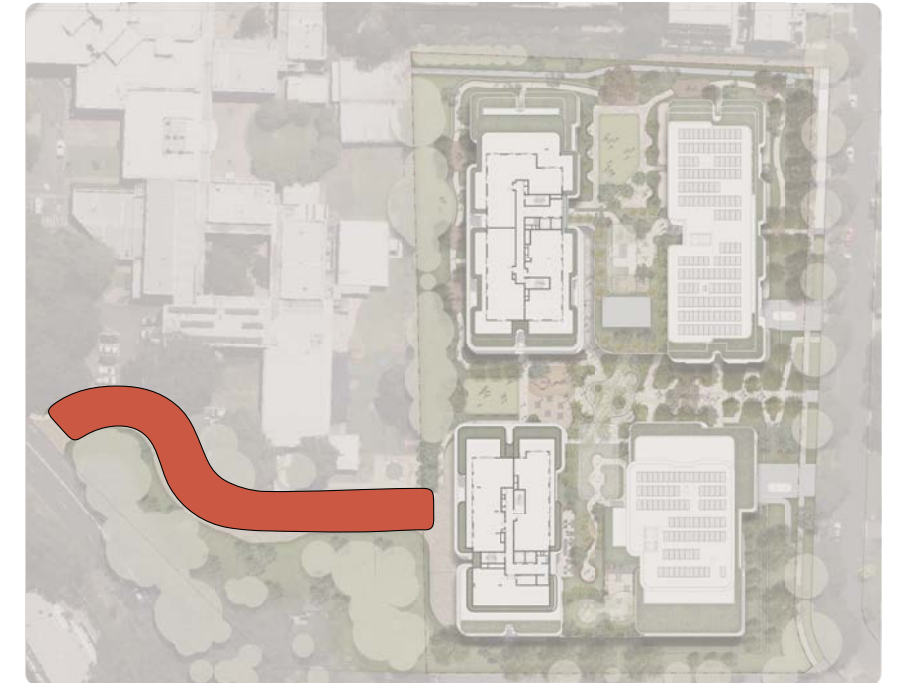
The entry is a meandering journey that gradually reveals the landscape, creating a sense of arrival and anticipation.

A canopy of native trees arches over the driveway, forming a sheltered, intimate corridor that guides visitors toward the entry.

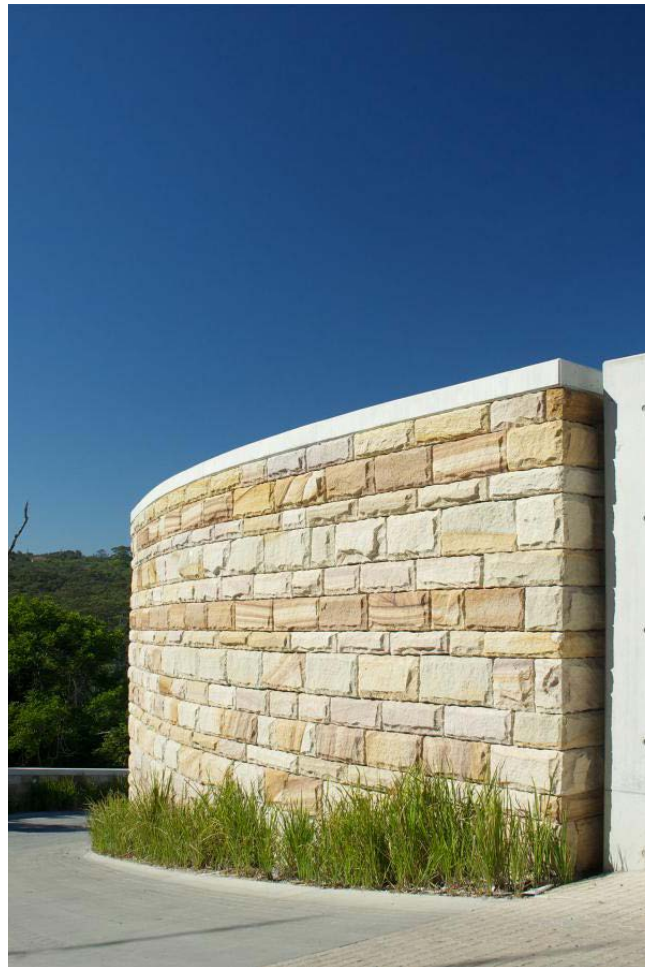
Layered planting, naturalistic edges, and subtle elevation changes create visual interest and a sense of discovery.

#### Elements

- / Curved alignment to slow movement
- / A continuous canopy of tall, native trees forms a covered passage, providing shade
- / Understorey shrubs, grasses, incorporating WSUD
- / Subtle grading and retention of existing trees



### Character



School perimeter wall



WSUD and Native Planting



Meandering driveway



Natural materials



Level change - stepper and planting



Existing Turpentine and High Gum Forest



# Landscape Masterplan

## Character Areas: The Arrival

### Experience

#### DESCRIPTION

The arrival and car drop-off area is designed as a threshold that immediately communicates a sense of place and welcome.

A central focal point, such as a sculptural art installation or water feature, anchors the space, providing visual interest and a gathering point for residents and guests.

The surrounding landscape integrates planting, paving, and seating to create a seamless blend of movement, pause, and experience.

#### Elements

- / A sculptural installation, water element, or art piece
- / Defined Vehicular and Pedestrian Zones
- / Integrated benches or small terraces that allow people to linger and wait
- / High quality pavement treatment
- / Integrated lighting and welcoming interior



### Character



Covered landscape drop off and arrival space



Natural elements with entry area



Native planting palette and seating areas



Natural materials and layered native planting



Water features and elements



Level change - driveway and basement entry



# Landscape Masterplan

## Character Areas: Central Green

Experience

### DESCRIPTION

The central green and courtyard is the heart of the community, a multifunctional space that balances social interaction, recreation, and connection to nature.

A central grove of native vegetation including the Angophora tree provides shade, structure, and a strong visual anchor, around which flexible paved areas accommodate gatherings, events, and casual movement.

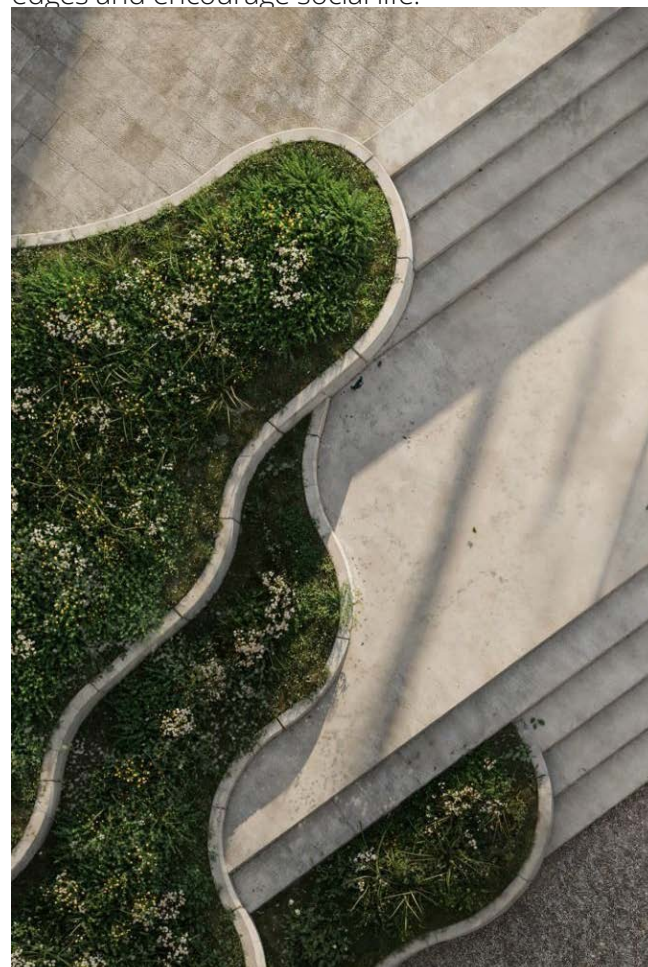
A play spaces is integrated, offering an engaging experience for children and residents, while adjacent cafe and outdoor dining zones activate the edges and encourage social life.

### Elements

- / Central Angophora Grove
- / Covered north-south walkway
- / Flexible Paved Area
- / Playspace
- / Cafe and Outdoor Dining
- / Intimate seating areas to the perimeter and edges
- / Level change and visual connection



Character



Organic forms and shapes



Variety of seating and gathering spaces



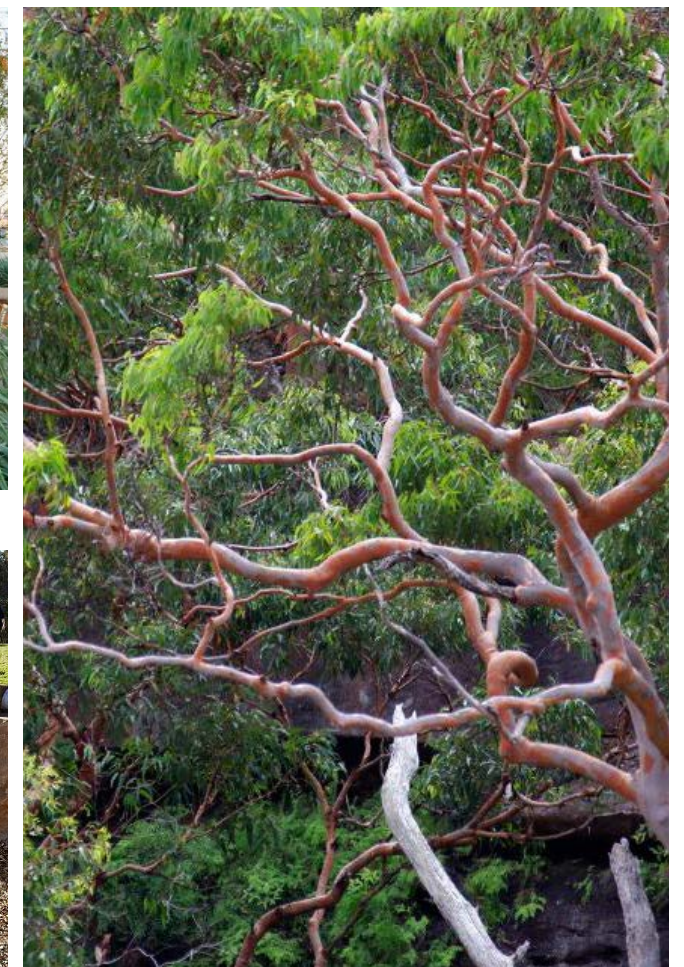
Central Lawn



Outdoor cafe and community space



Nature Play



Grove of Angophoras



Landscape Masterplan

Character Areas: Loop Trail

Experience

DESCRIPTION

The loop trail is designed as a continuous, engaging pathway that weaves around the edges of the site, revealing hidden views, diverse planting, and moments of discovery.

It encourages movement, exploration, and incidental social interaction while offering strategically placed pause points for rest, reflection, or small gatherings.

Elements

- / Perimeter activation
- / Pause and rest points
- / Neighbourhood connectivity
- / Accessible pathway and diverse planting and sensory experience



Character



Loop pathway



Variety of seating space



Retaining of existing levels



Immersive landscapes



Native palette and planting



Integrated Rest Stops



# Landscape Masterplan

## Character Areas: Northern Green

### Experience

#### DESCRIPTION

A central passive lawn provides a flexible space for relaxation, yoga, or informal gatherings, while adjacent paved area can accommodate activity zones or pool spill out.

Raised garden beds and planting areas offer opportunities for communal gardening, learning, and engagement with nature.

Pathways and seating encourage movement, rest, and social interaction, while layered planting and shade structures create comfort and a sense of enclosure.

#### Elements

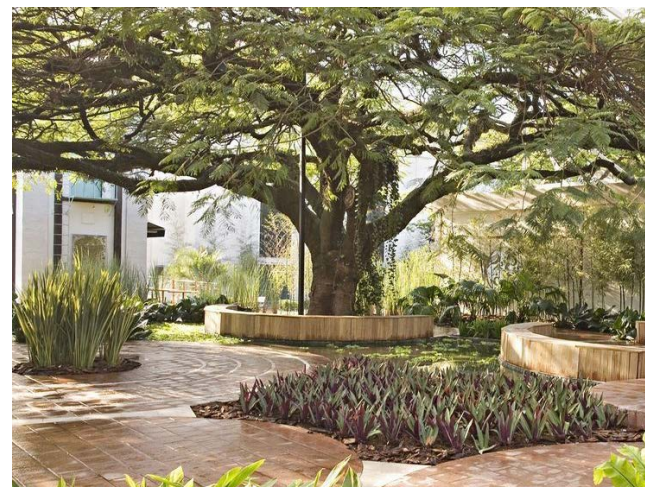
- / Passive lawn space for yoga and activities
- / Flexible paved space
- / Pathways and seating
- / Shade and canopy tree planting
- / Intimate spaces for reading and relaxing



### Character



Outdoor space - chess



Central feature tree planting



Seating nooks



Lawn space



Flexible paved areas



Native gardens



Landscape Masterplan

# Character Areas: College Crescent Interface

Experience

DESCRIPTION

The transition between College Crescent and the site, is enhanced through integrated level changes, articulated through terraces, ramps, and stairs.

Native planting creates a soft, green buffer that defines the site boundary and enriches the pedestrian experience.

The driveway and basement entries are defined with feature landscape signage and elements.

Elements

- / Stairs and terraces
- / Accessible walkways and ramps
- / Retain the intimate neighbourhood street character
- / Community connections
- / Driveway and basement entries with defined planting and feature elements



Character



Existing canopy trees



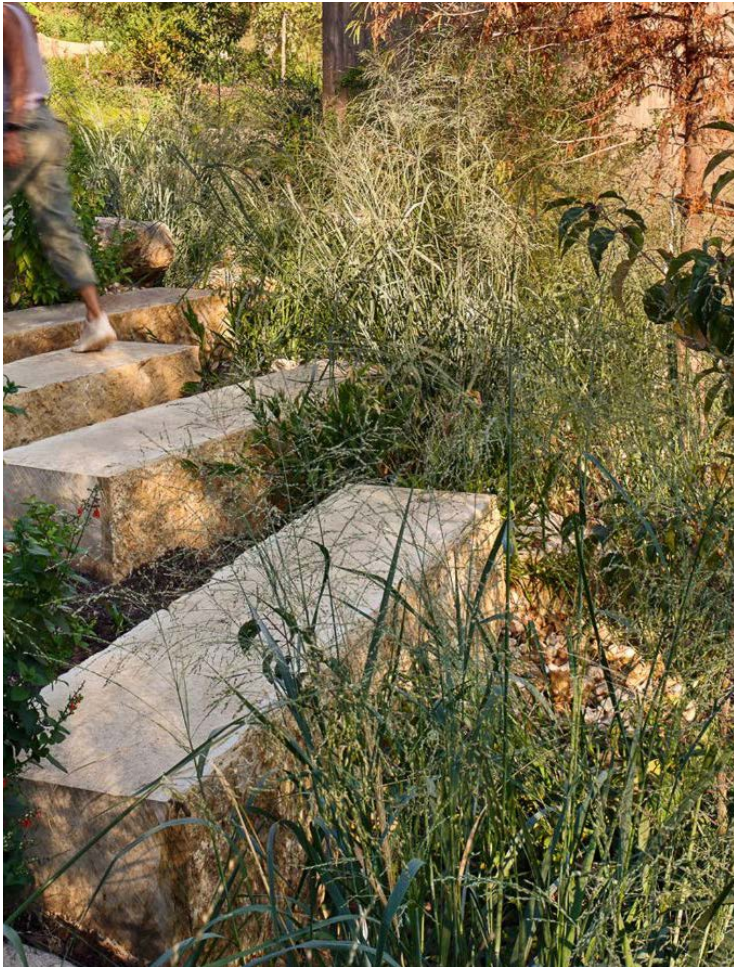
Roughback sandstone terracing



Stair connection



Basement/ driveway entry



Integrated sandstone terracing



# Landscape Masterplan

## Character Areas: School Path

### Experience

#### DESCRIPTION

The school pathway and northern access route is designed to provide safe, clear circulation for students while maintaining privacy and security for adjacent residents.

The pathway is physically separated from residential areas using subtle grading, planting buffers, and boundary treatments, creating a secure and comfortable route for the school community.

#### Elements

- / Fencing and walling
- / Separated circulation
- / Privacy and layered boundary landscaping buffer



### Character



School access pathway - With privacy fence/wall



Landscaped entry



Native planting palette



Immersive school pathway experience



# Landscape Masterplan

## Character Areas: Northern Terrace

### Experience

#### DESCRIPTION

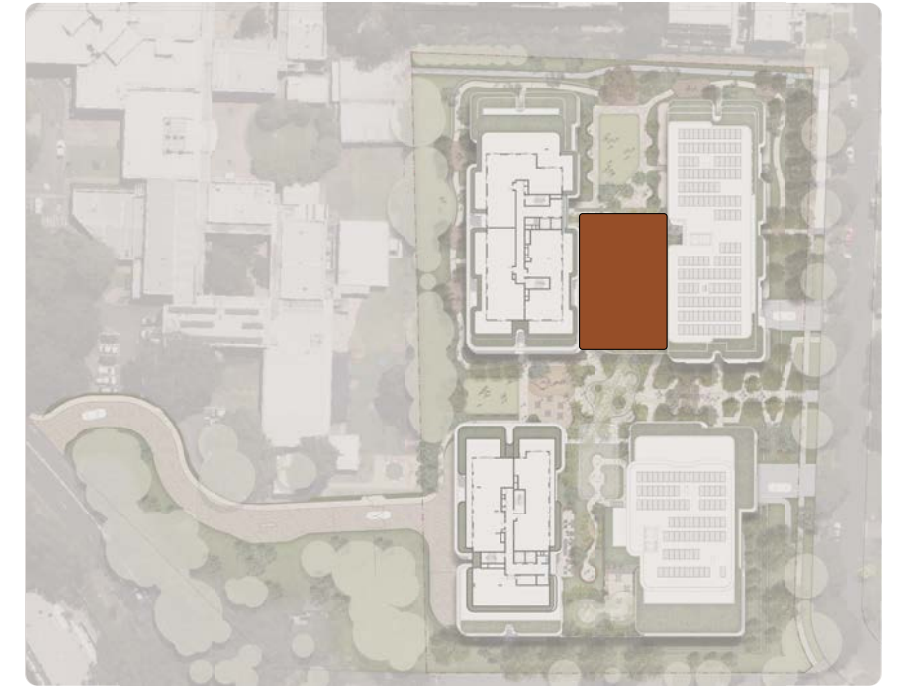
The raised northern terrace is designed as a sunlit, elevated social, accommodating larger gatherings.

It provides an outdoor space for BBQs, communal dining, and social events, with a layout that encourages both small group interactions and larger community activities.

Terraced planting and integrated seating create a sense of enclosure and comfort.

#### Elements

- / BBQ and Outdoor Dining Facilities
- / Flexible communal space
- / Covered space and shade
- / Integrated seating
- / Layered landscaping and native planting pockets
- / Lounge Area



### Character



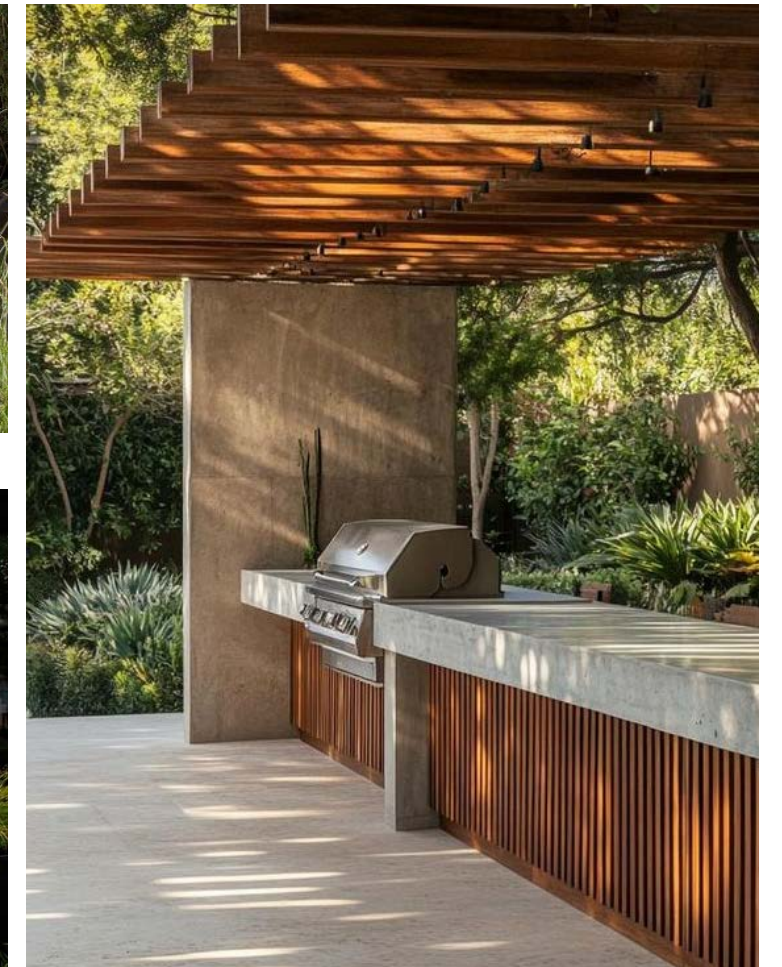
Loose furniture and shade



Lounge space



Communal tables and gathering spaces



BBQ and Outdoor dining spaces



# Landscape Masterplan

## Character Areas: Southern Terrace

### Experience

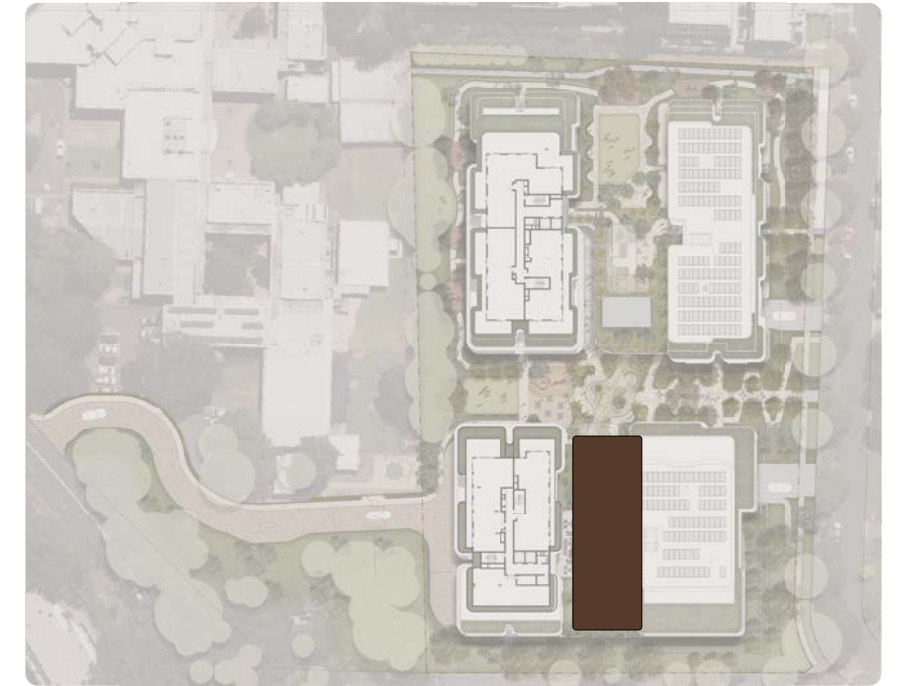
#### DESCRIPTION

The southern raised terrace is a more intimate, elevated outdoor retreat that provides a comfortable and shaded environment for small gatherings, relaxation, or quiet reflection.

Integrated seating and carefully positioned shade structures create a sense of enclosure and comfort, while layered planting softens edges and enhances privacy.

#### Elements

- / Intimate scale
- / Integrated seating
- / Sensory garden walk
- / ILU Courtyard space
- / Flexible furniture



### Character



Flexible open space - loose FF&E



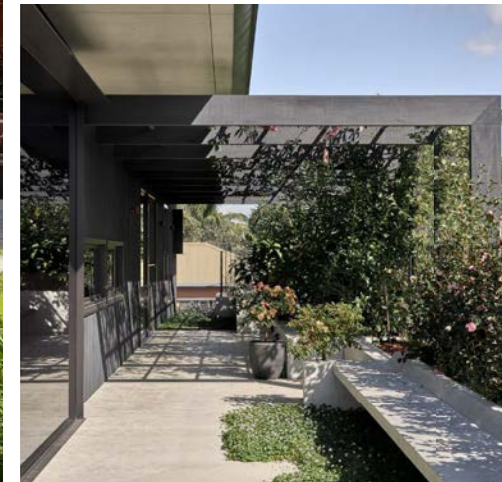
Outdoor lounge spaces



Immersive landscape



Cascading native species



Pergola with planting



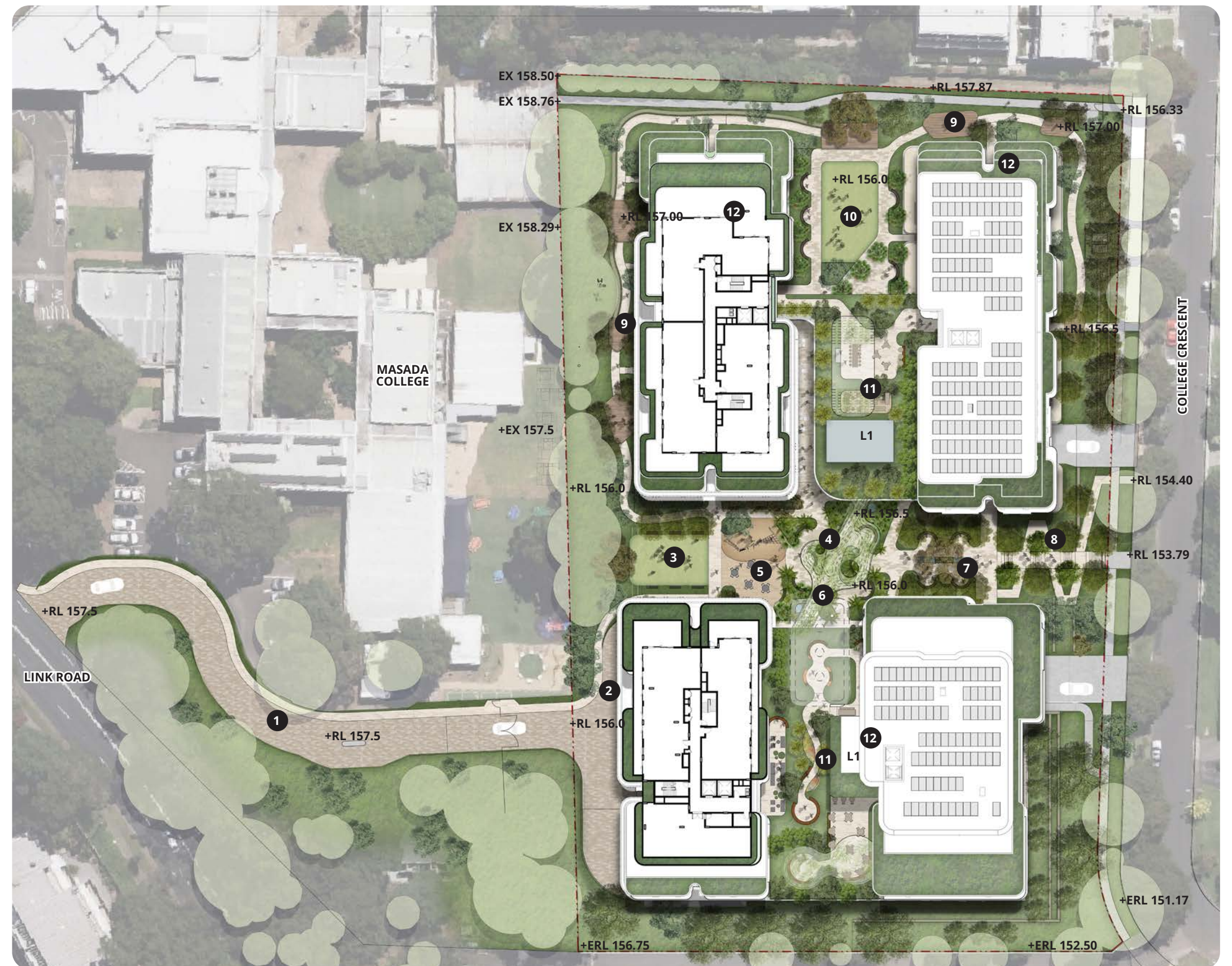
Intimate spaces - with views and connections



# Landscape Masterplan Masterplan

The landscape response celebrates connection to Country through immersive, sensory and inclusive experiences that foster engagement with the natural environment.

The landscape design establishes an environment that is familiar, comfortable and reflective of a residential neighbourhood character. Residents are connected to nature through safe, accessible and legible spaces that support movement, social interaction and everyday wellbeing. Opportunities for residents, visitors and carers to gather, connect and engage throughout the landscape encourage a strong sense of belonging and community.



## KEY

- 1 ENTRY DRIVEWAY AND JOURNEY
- 2 DROP OFF ZONE AND TURNING BAY
- 3 CENTRAL LAWN
- 4 WATER GARDENS
- 5 PAVED PLAZA WITH FLEXIBLE SEATING
- 6 INTEGRATED SHELTER STRUCTURE: ANGOPHORA CANOPY
- 7 WATER FEATURE
- 8 ACCESSIBLE RAMP TO STREET
- 9 CIRCUIT PATHWAY WITH REST POINTS
- 10 NORTHERN LAWN SPACE
- 11 PODIUM SPILLOUT AND POOL SKY LIGHT
- 12 ROOFTOP GATHERING AND BALCONY SEATING



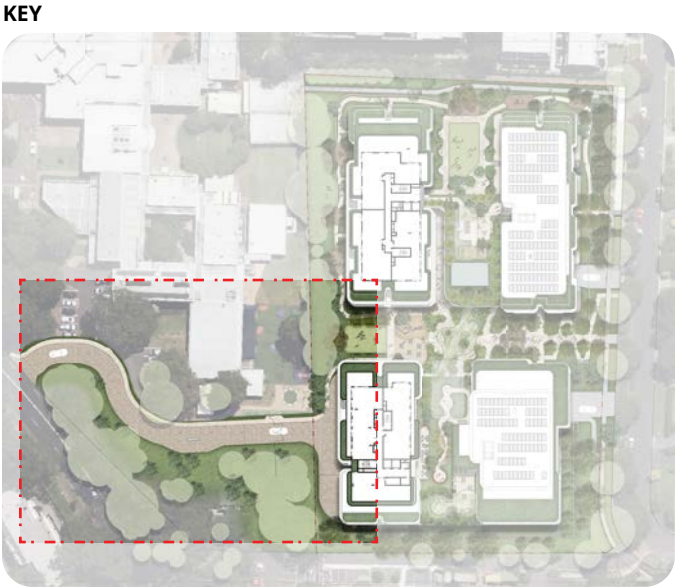
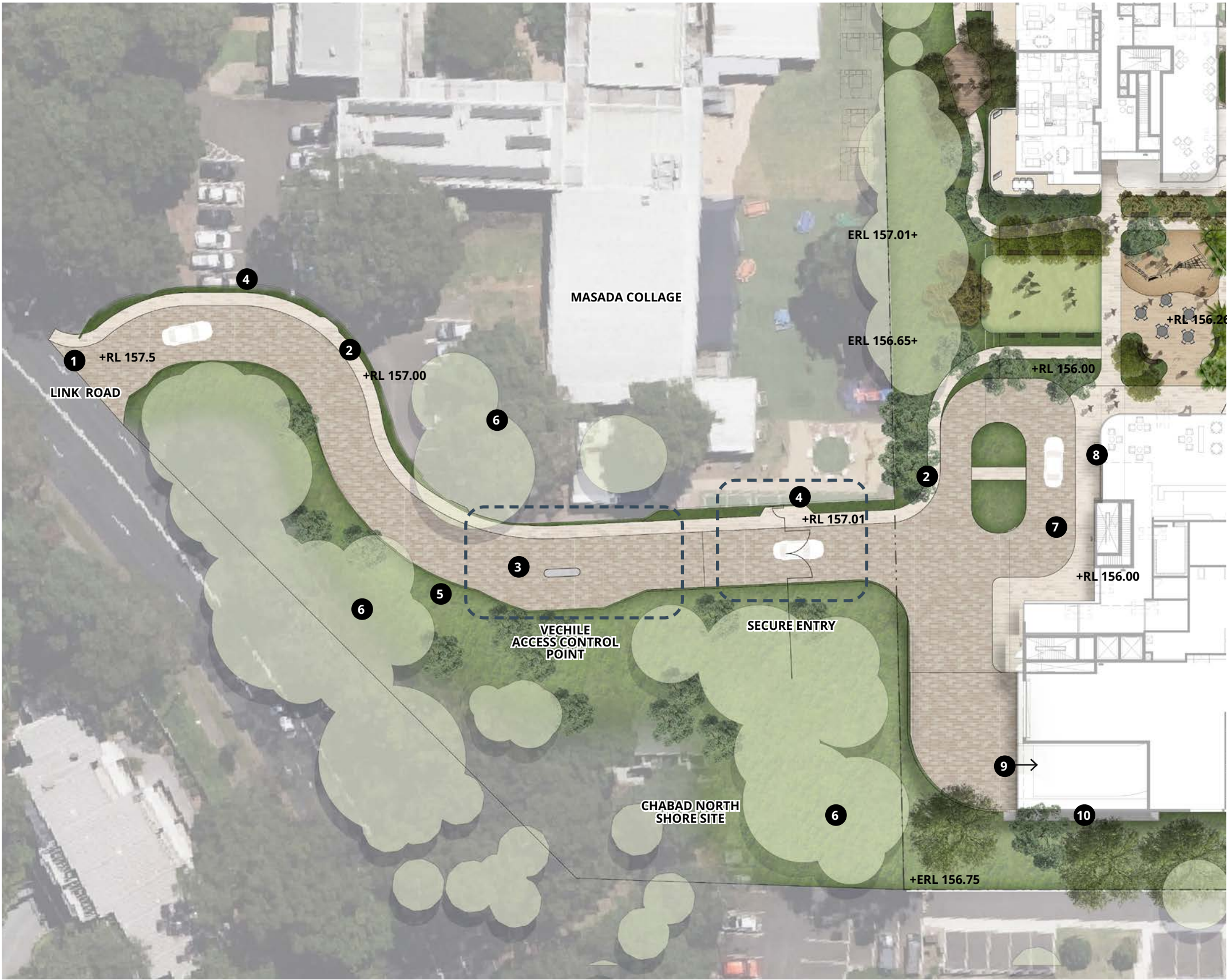


## Five DETAIL PLANS



Ground Floor Detail Areas

# Link Road Connection - Plan

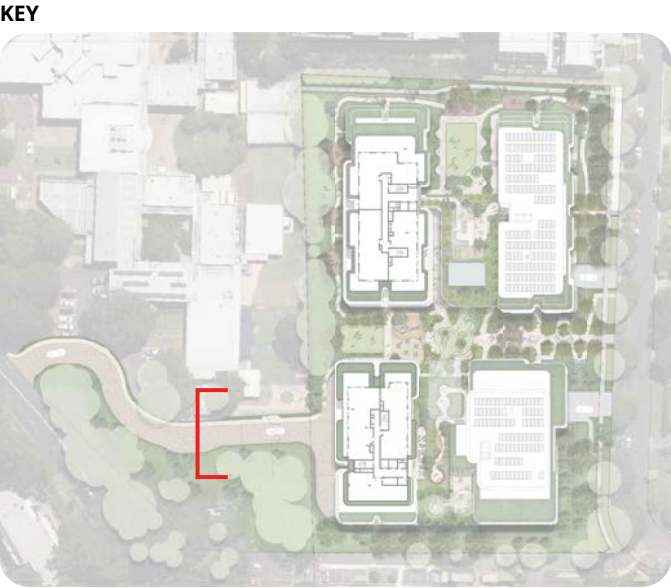
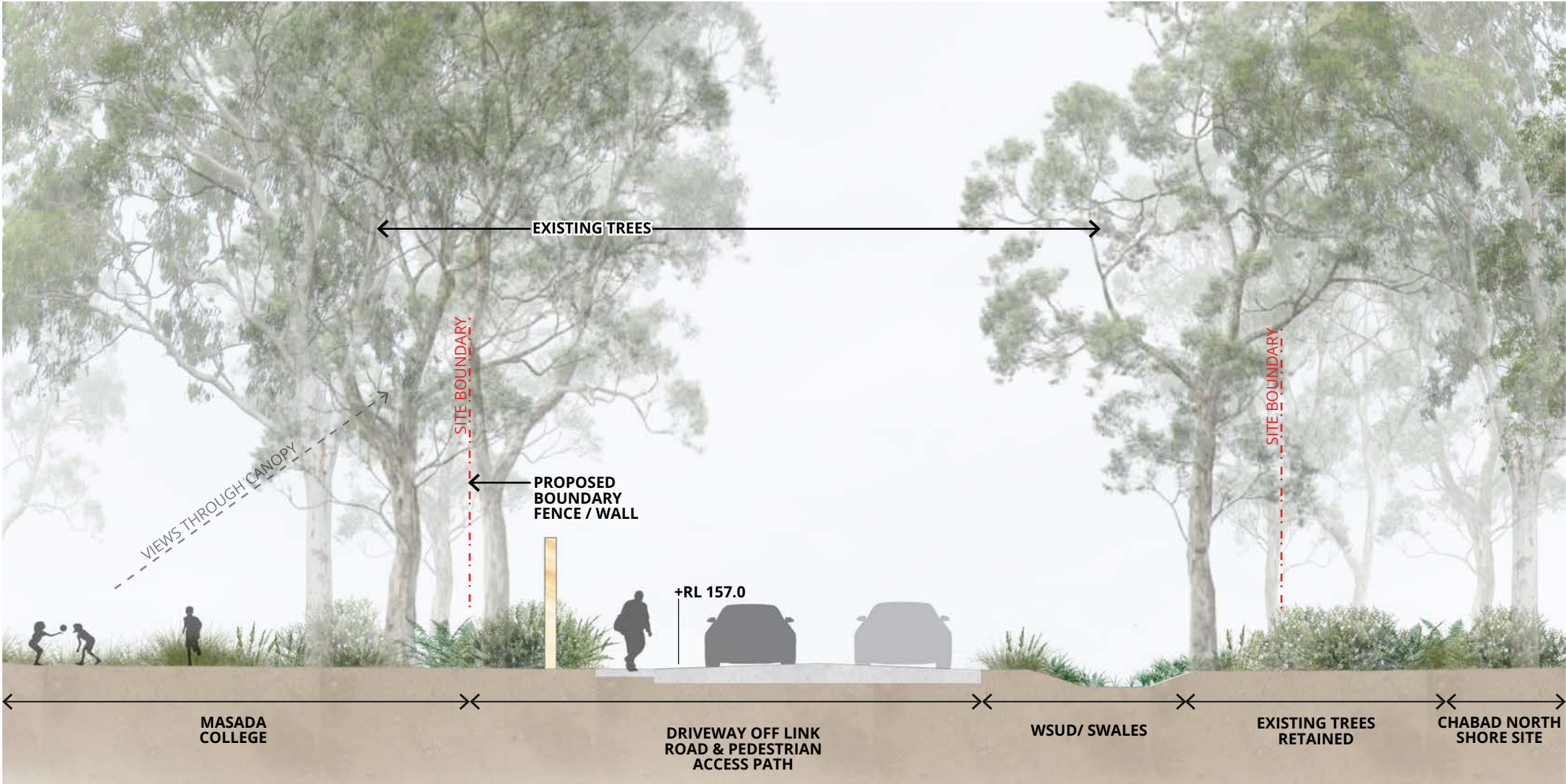


- KEY
- 1 ENTRY GATEWAY
  - 2 PEDESTRIAN PATHWAY
  - 3 6M WIDE DRIVEWAY
  - 4 BOUNDARY WALL
  - 5 WSUD/ SWALES
  - 6 EXISTING TREES
  - 7 VEHICLE SHARED ZONE
  - 8 DROP OFF / ENTRY LOBBY
  - 9 BASEMENT ENTRY / BOH
  - 10 MAINTENANCE PATHWAY



Ground Floor Detail Areas

# Link Road Connection - Section



School perimeter wall



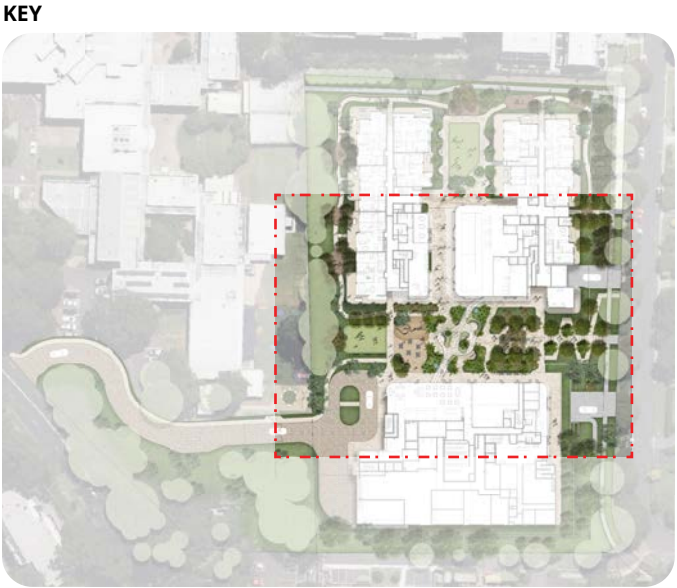
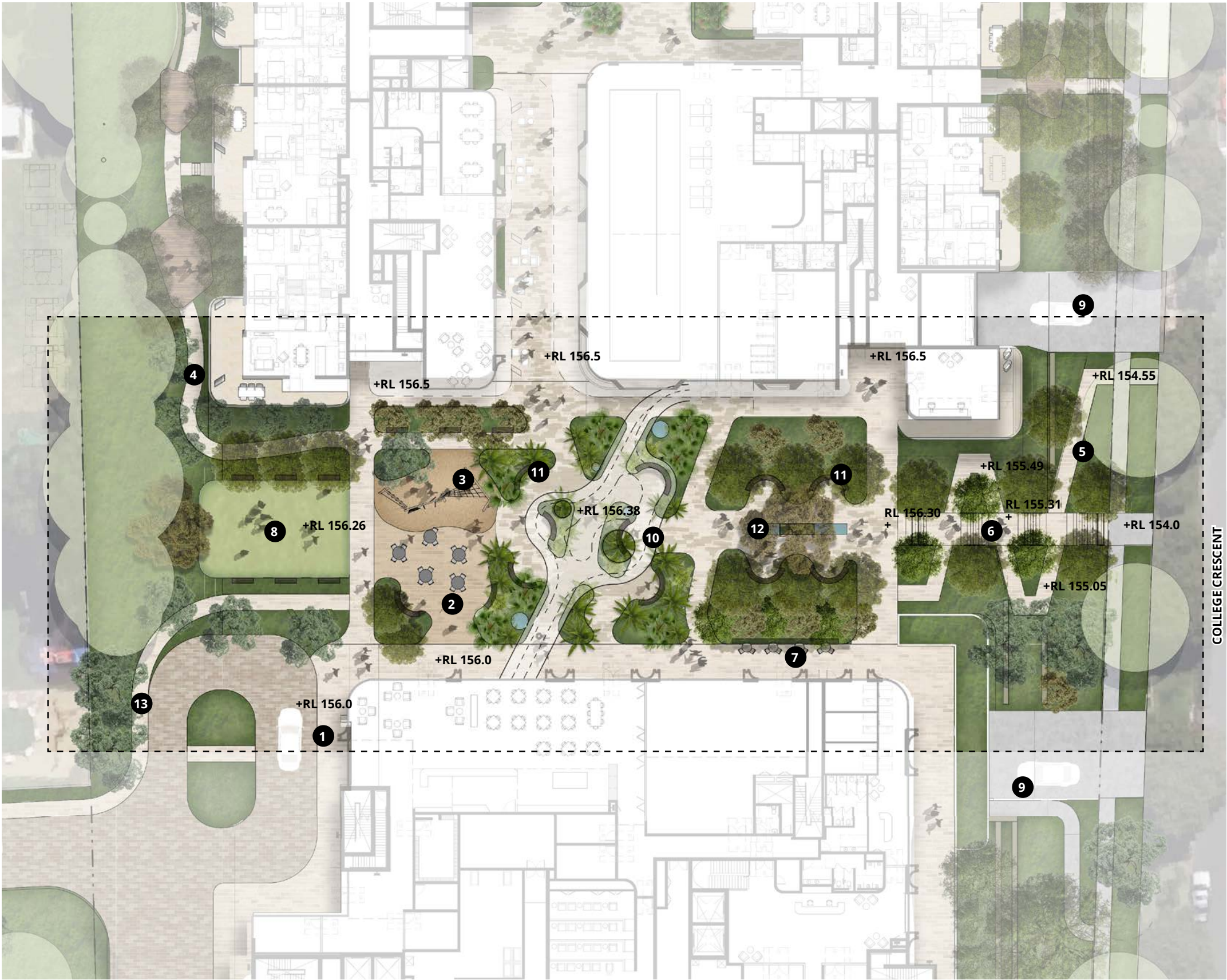
WSUD and Native Planting



Existing Turpentine and High Gum Forest



Ground Floor Detail Areas  
**Central Green - Plan**



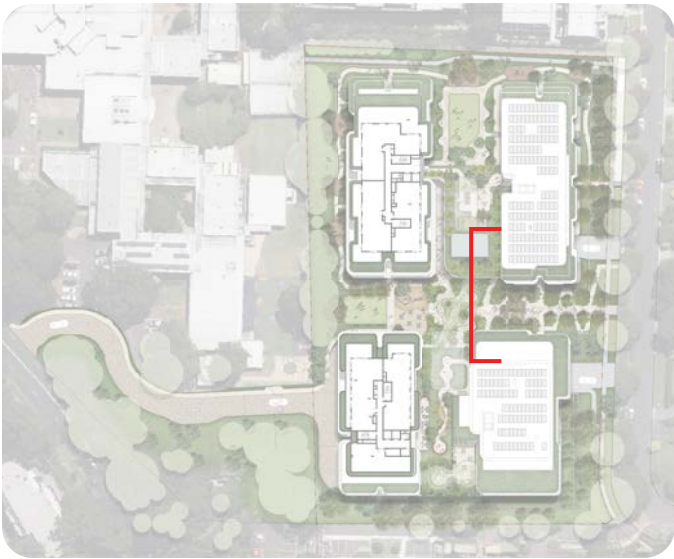
- KEY
- 1 DROP OFF AND LOBBY ENTRY
  - 2 ANGOPHORA GROVE AND FLEXIBLE PAVED AREA
  - 3 PLAY SPACE
  - 4 LOOP TRAIL & REST STOPS
  - 5 ACCESSIBLE WALKWAY
  - 6 ENTRY STAIRS
  - 7 OUTDOOR FLEXIBLE SEATING
  - 8 CENTRAL LAWN
  - 9 BASEMENT ENTRY
  - 10 ANGOPHORA CANOPY
  - 11 SEATING NODES
  - 12 WATER FEATURE
  - 13 LINK ROAD PEDESTRIAN PATHWAY



Ground Floor Detail Areas  
**Central Green - Section**



KEY



Native planting palette



Organic forms and shapes



Level 1 Communal Terrace



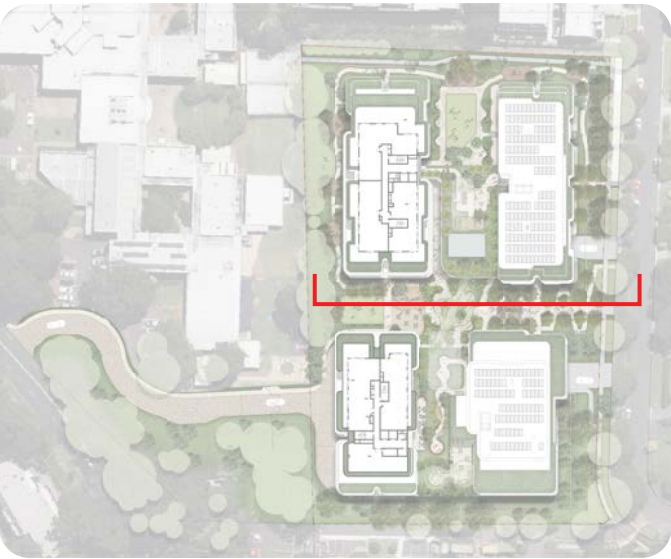
Topography and Landform  
to create spaces and  
seating areas



# Ground Floor Detail Areas Central Green - Section



KEY



Existing canopy and perimeter tree planting



Communal Lawn



Nature Play



Seating Nodes



## Ground Floor Detail Areas

### Central Green - College Crescent Entry



## KEY

- 1 COLLEGE CRESCENT STREETSCAPE PATHWAY
- 2 EXISTING TREES TO BE RETAINED
- 3 ENTRY STEPS
- 4 1:21 ACCESS RAMPS
- 5 NATIVE PLANTING
- 6 ENTRY FEATURE PLANTING
- 7 OUTDOOR FLEXIBLE SEATING
- 8 WATER FEATURE
- 9 SEATING NODES



Ground Floor Detail Areas  
**Central Green - Garden Rooms**

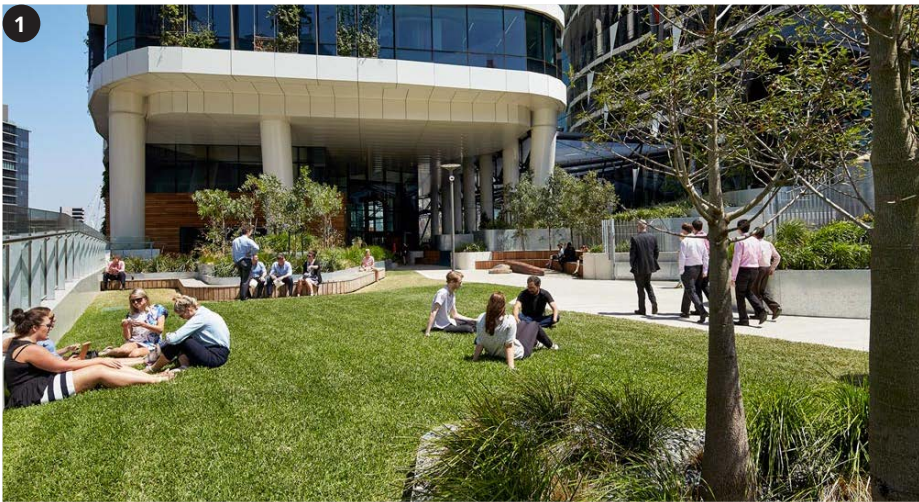


- KEY
- 1 DEEP SOIL
  - 2 OSD EXTENTS
  - 3 SEATING NODES
  - 4 ANGOPHORA CANOPY
  - 5 FEATURE PALMS
  - 6 WSUD CATCHMENT FEATURES
  - 7 WATER FEATURE
  - 8 OUTDOOR FLEXIBLE SEATING



Ground Floor Detail Areas

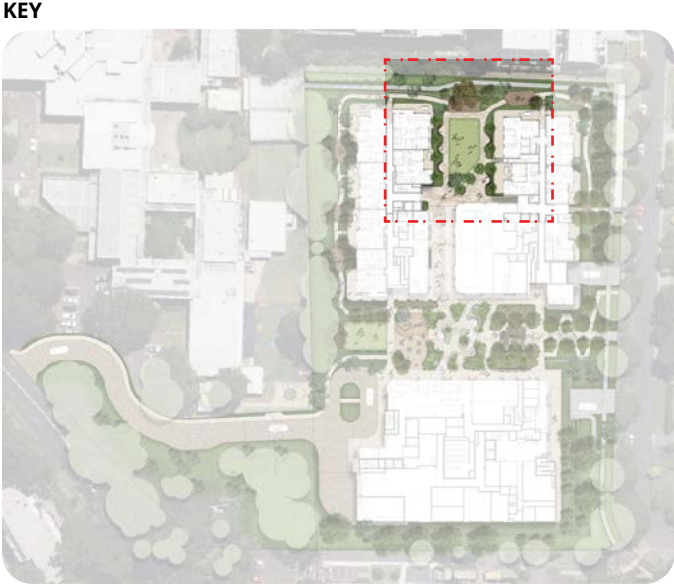
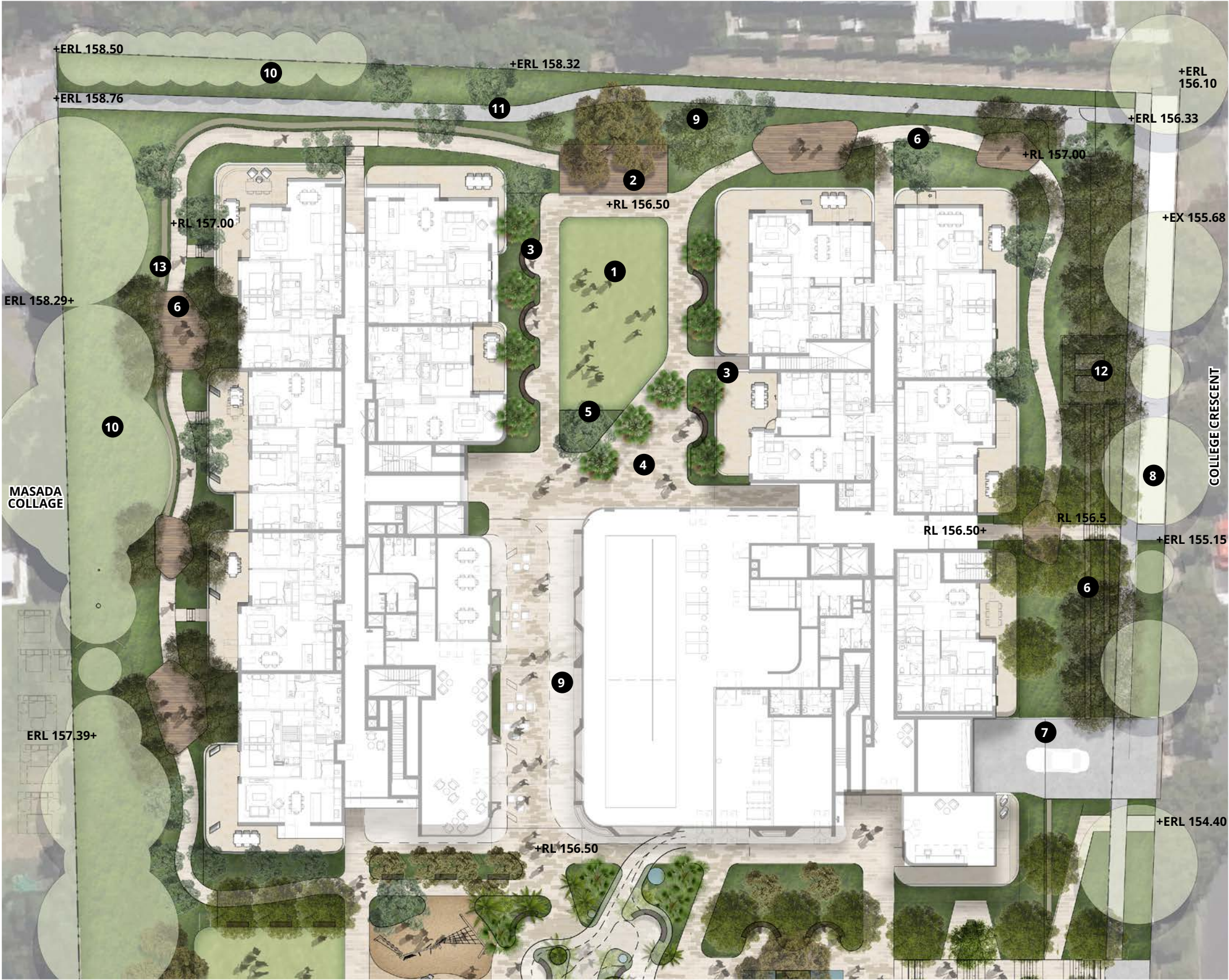
# Central Green - Lawn, Play and Terrace



- KEY
- 1 COMMUNAL LAWN
  - 2 SEATING EDGES
  - 3 PEDESTRIAN LINK ROAD ACCESS PATHWAY
  - 4 LOBBY ENTRY
  - 5 ANGOPHORA GROVE AND FLEXIBLE PAVED AREA
  - 6 PLAY SPACE
  - 7 ANGOPHORA CANOPY
  - 8 LOOP TRAIL
  - 9 EXISTING TREES TO BE RETAINED
  - 10 NATIVE PLANTING



Ground Floor Detail Areas  
**Northern Green - Detail Plan**



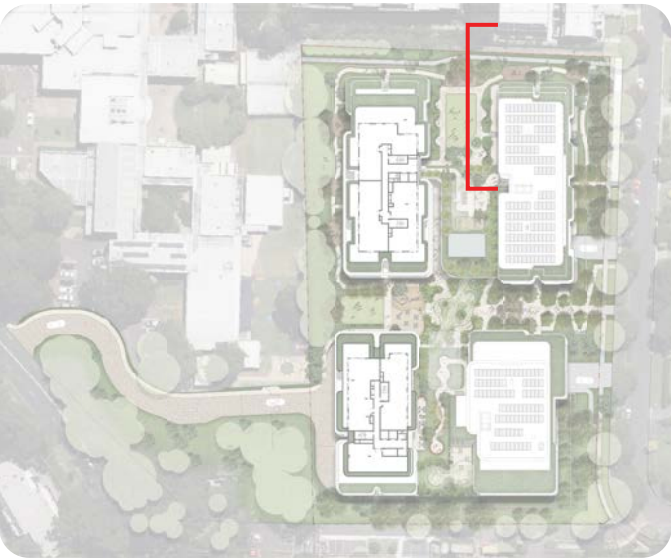
- KEY
- 1 FLEXIBLE LAWN SPACE
  - 2 FEATURE DECK
  - 3 SEATING NOOKS
  - 4 FLEXIBLE PAVED AREA WITH FEATURE PALMS
  - 5 CENTRAL FEATURE TREE
  - 6 WALKING TRAIL & REST STOPS
  - 7 BASEMENT ENTRY
  - 8 COLLEGE CRESCENT INTERFACE
  - 9 POOL FRONTAGE AND LANEWAY
  - 10 EXISTING CANOPY TREES
  - 11 SCHOOL PATHWAY
  - 12 SUBSTATION
  - 13 RETAINING WALLS



# Ground Floor Detail Areas Northern Green - Section



KEY



School pathway



Central feature tree planting



Flexible lawn space/ recreation area



Seating nodes to perimeter



Ground Floor Detail Areas

# Northern School Link - Sections



Levels sensitive



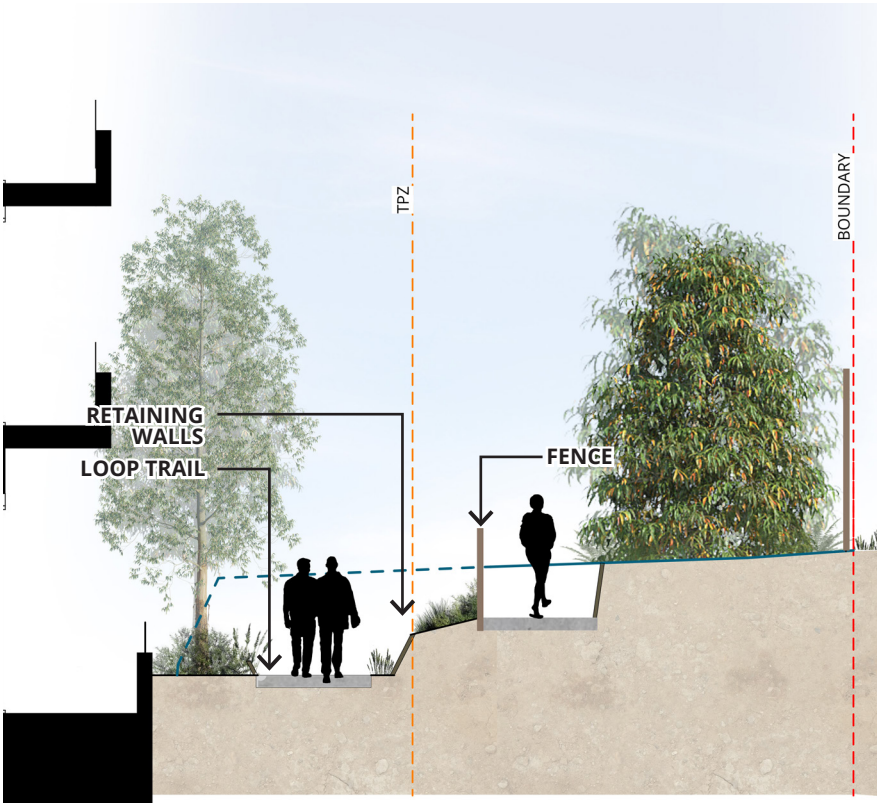
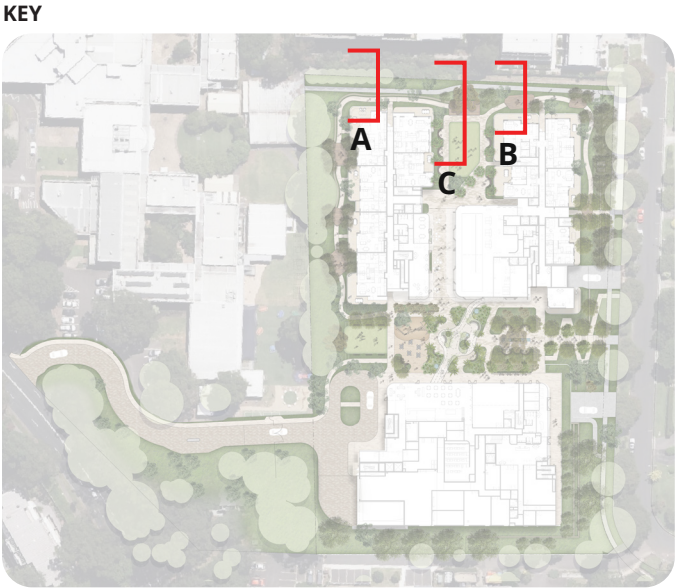
Terracing and Level Change



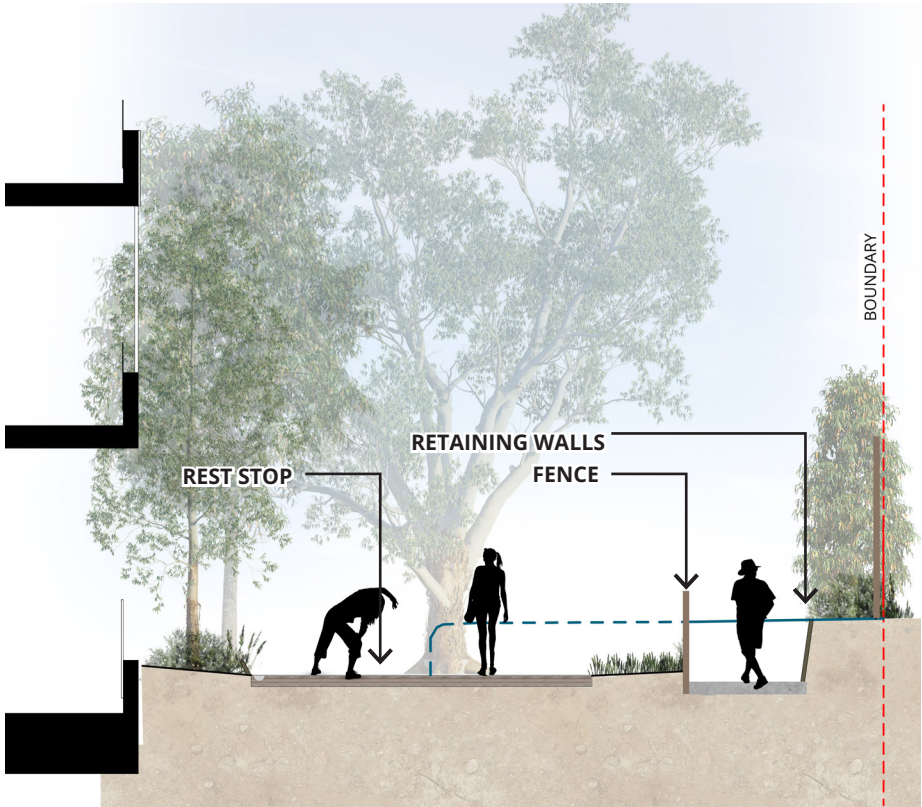
Immersive and Fluid with Landform



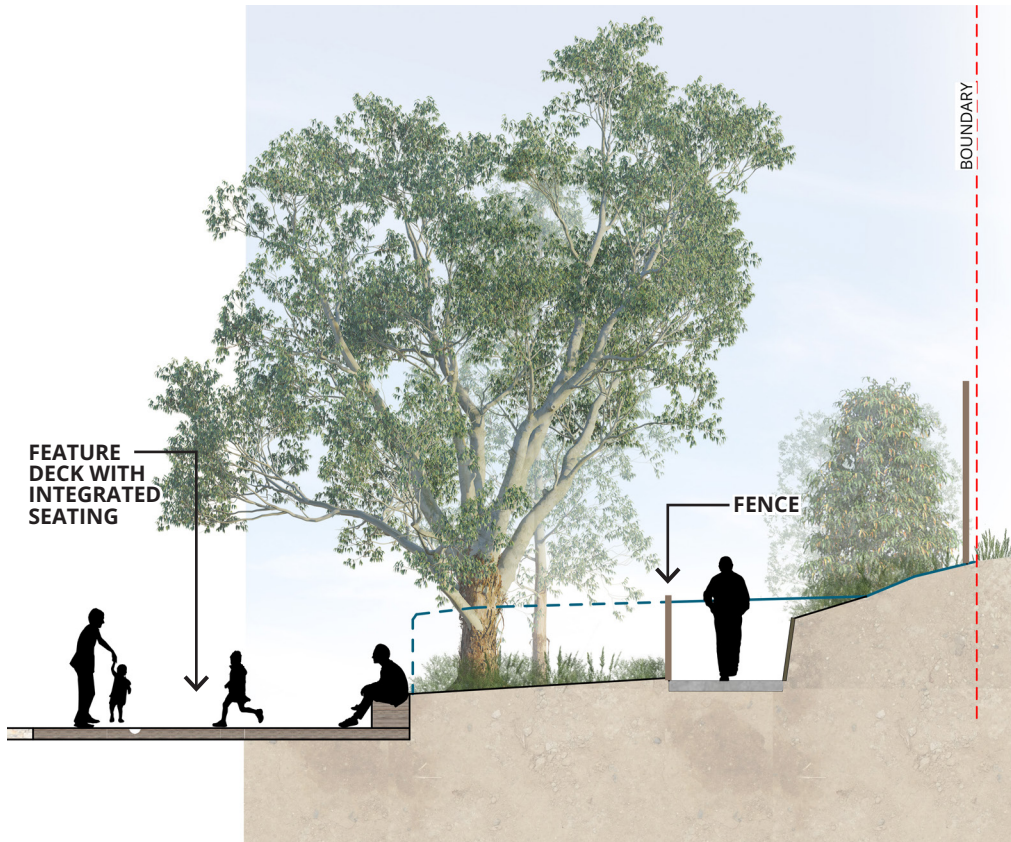
Rest Stops



Section A



Section B

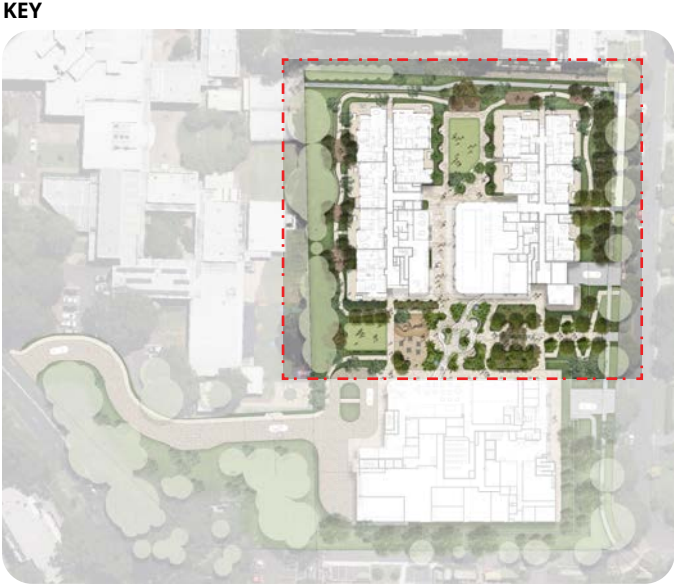


Section C



Ground Floor Detail Areas

# The Loop Trail



- KEY
- ← - - - → PRIMARY LOOP TRAIL
  - - - SECONDARY LOOP TRAIL
  - REST NODES (INDICATIVE ACTIVATION)



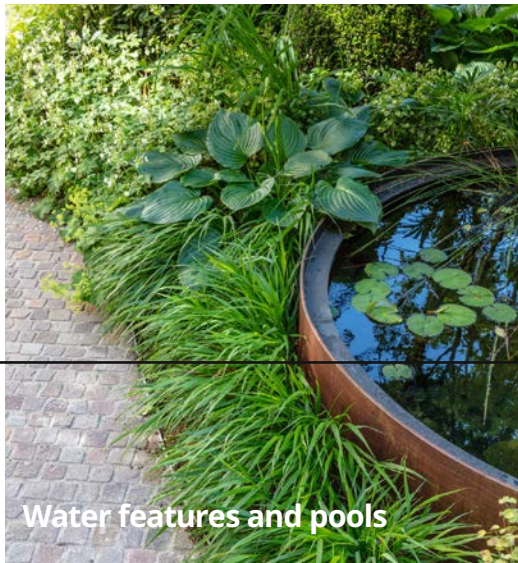
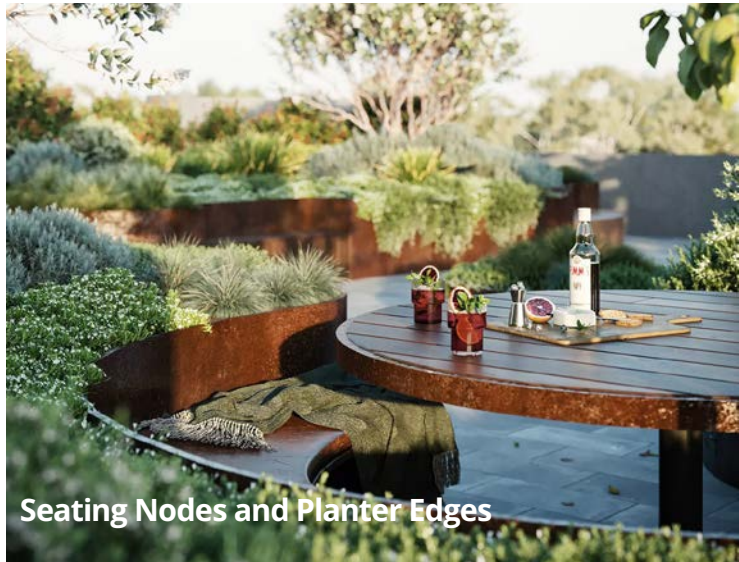
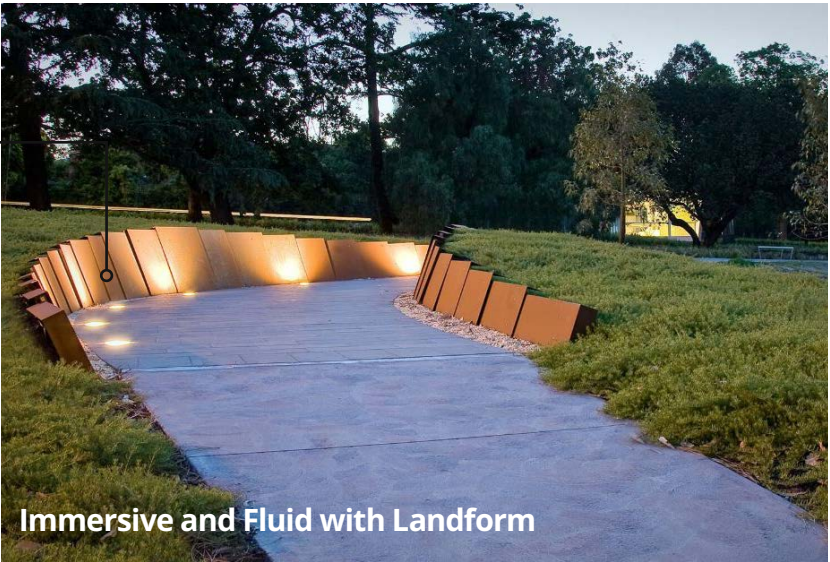
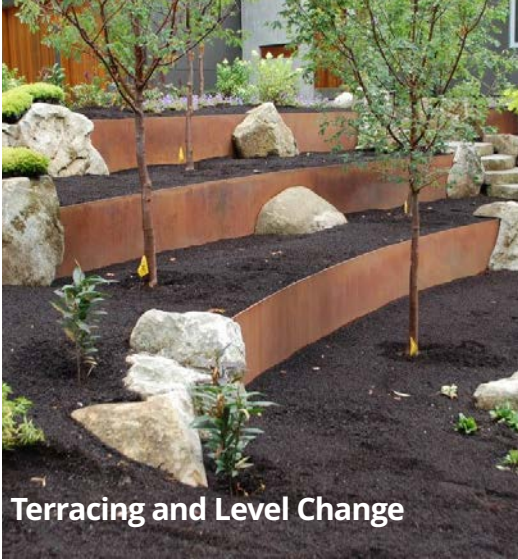
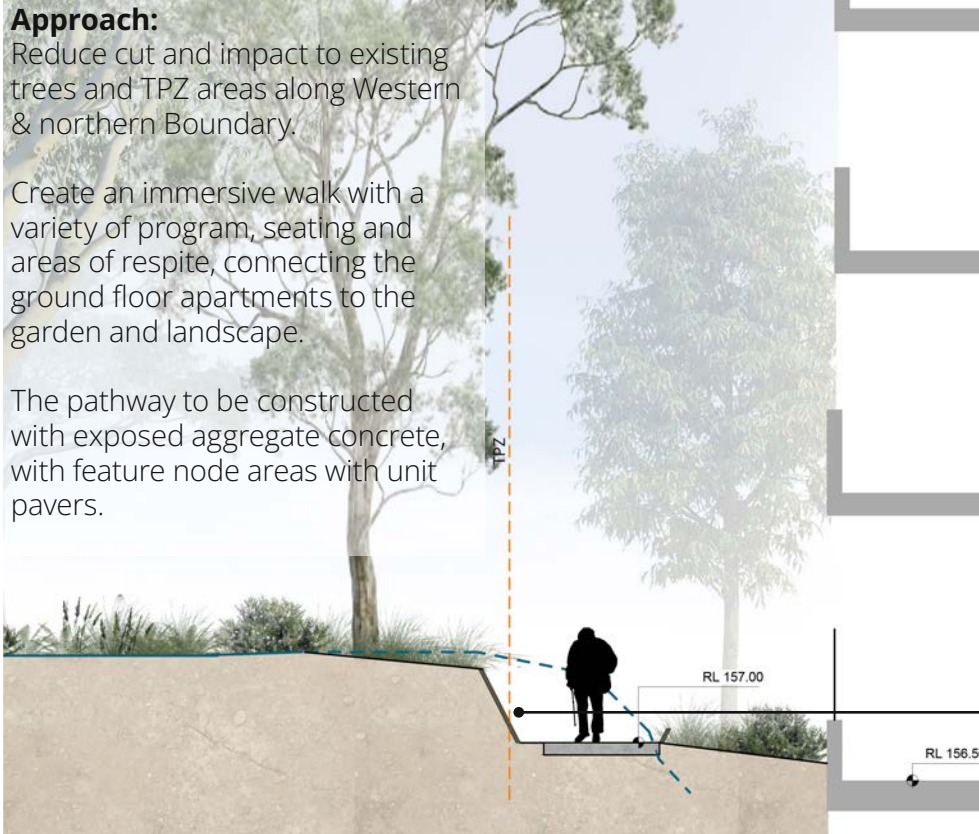
Ground Floor Detail Areas

# The Loop Trail - Materials and Form

**Approach:**  
Reduce cut and impact to existing trees and TPZ areas along Western & northern Boundary.

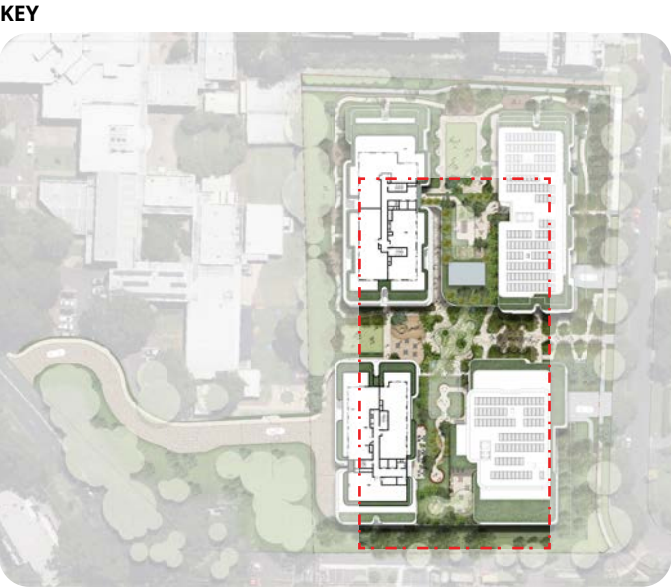
Create an immersive walk with a variety of program, seating and areas of respite, connecting the ground floor apartments to the garden and landscape.

The pathway to be constructed with exposed aggregate concrete, with feature node areas with unit pavers.





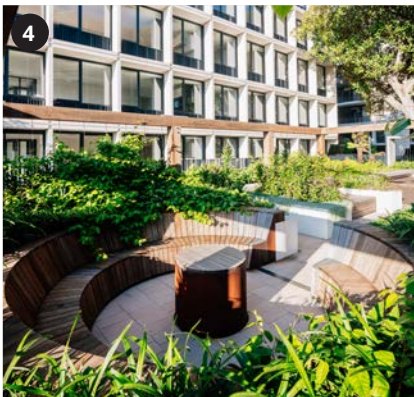
Level 01 Detail Areas  
**Level 01 Terraces**



- KEY
- 1 BBQ TERRACE
  - 2 CANOPY STRUCTURE
  - 3 SKY LIGHT
  - 4 MEMORY CARE TERRACE
  - 5 ILU COURTYARD
  - 6 HORTICULTURAL THERAPY WITH SENSORY GARDEN



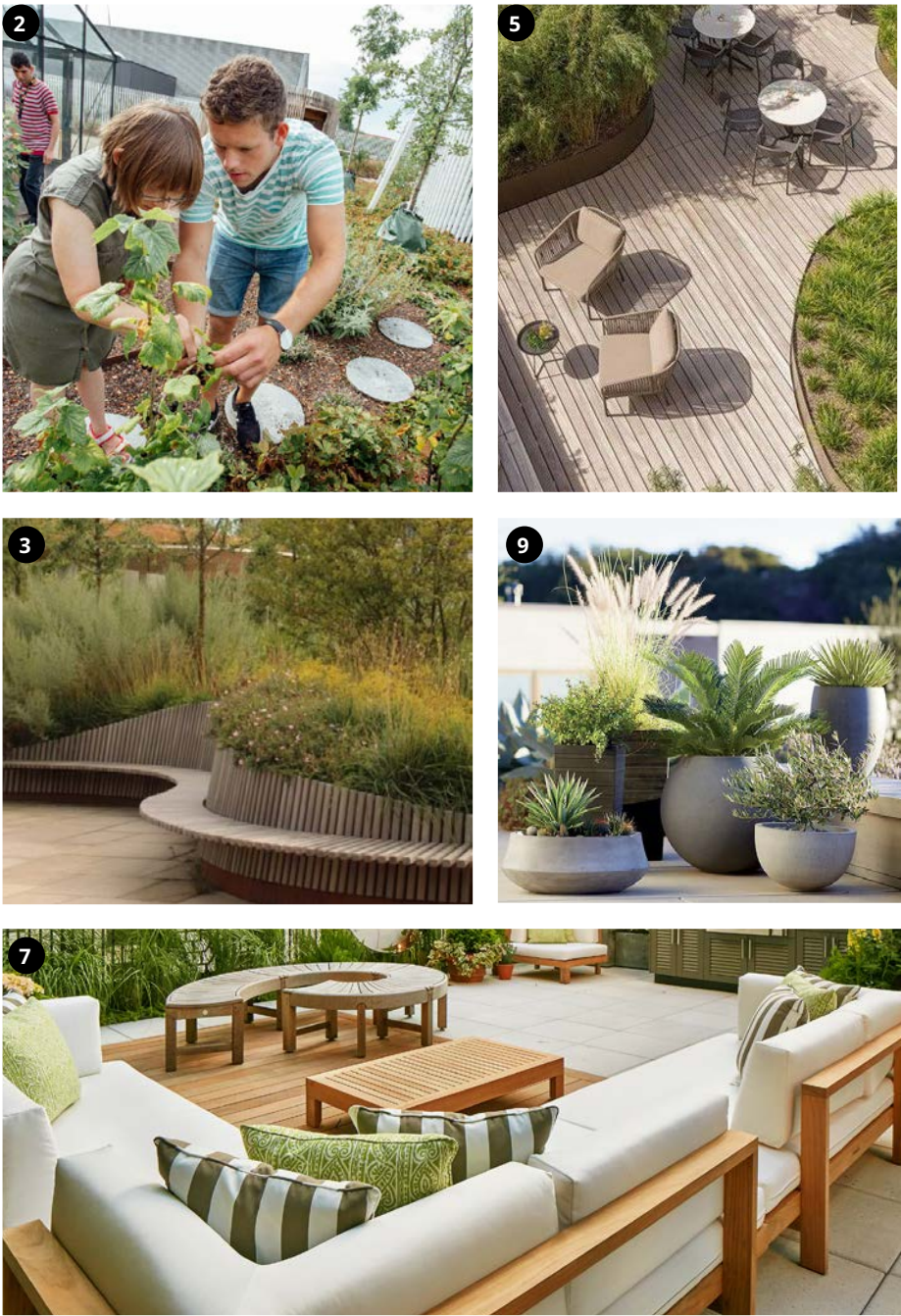
Level 01 Detail Areas  
**Northern Terrace**



- KEY
- 1 SKY LIGHT
  - 2 ARBOUR CANOPY
  - 3 LOUNGE SEATING
  - 4 COMMUNAL BBQ
  - 5 COMMUNAL DINNING TABLE
  - 6 BENCH SEATING
  - 7 FLEXIBLE SEATING



Level 01 Detail Areas  
**Southern Terrace**



- KEY
- 1 QUIET GARDEN ROOMS

2 HORTICULTURAL THERAPY WITH SENSORY GARDEN

3 TAPERED SEATING

4 MEMORY CARE TERRACE

5 FLEXIBLE FURNITURE
- 6 ILU COURTYARD

7 LOUNGE SEATING

8 SHADE CANOPY

9 POTS





Six  
**LANDSCAPE  
STRATEGIES**



Landscape Strategies

# Deep Soil

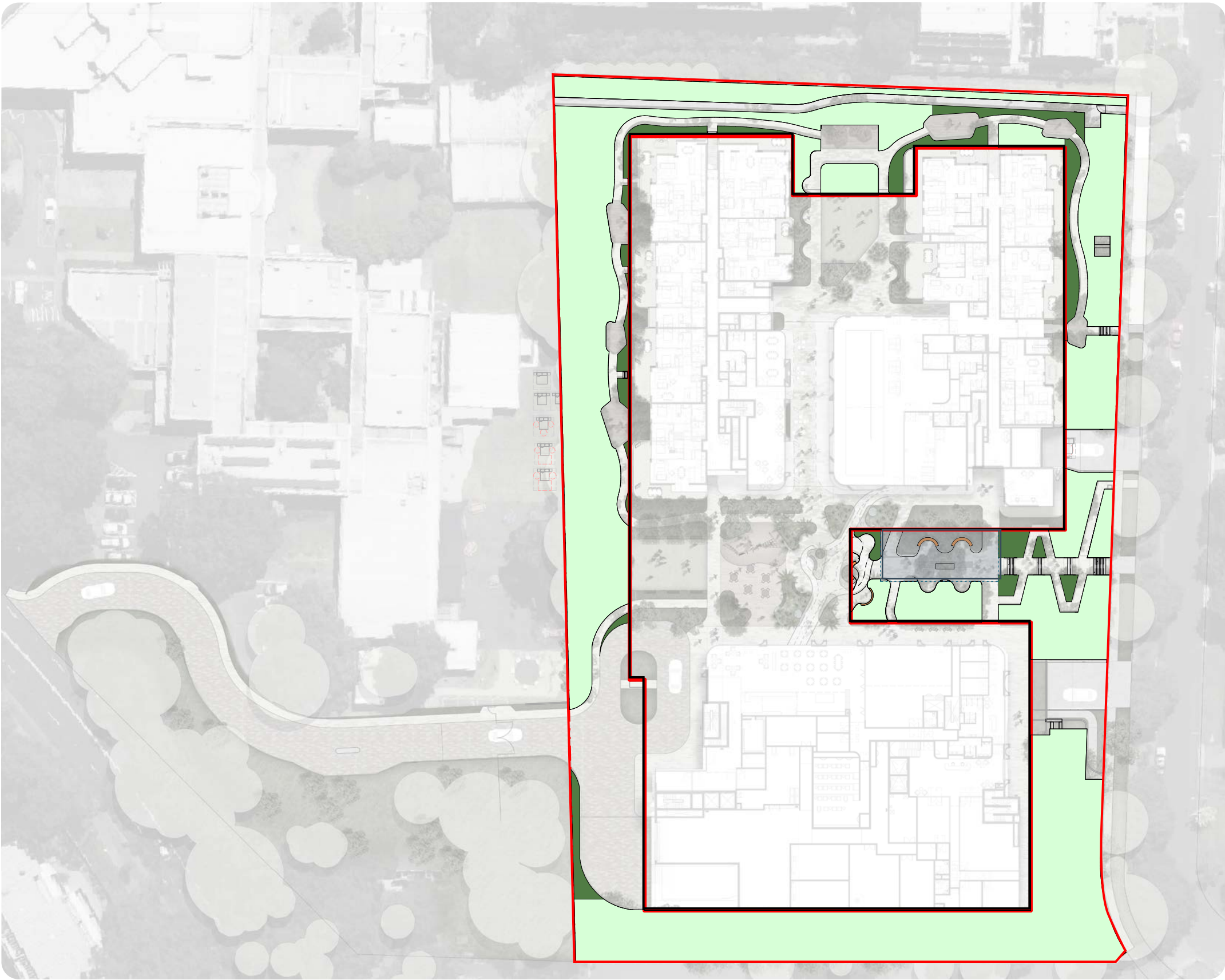
- KEY
- SITE BOUNDARY (14,497M2 APROX.)
  - BASEMENT EXTENTS = 8903
  - ADG DEEP SOIL EXTENTS (SOFTWARES ONLY)
  - SUPPLEMENTARY DEEP SOIL
  - OSD

ADG DEEP SOIL REQUIREMENT: 15%

PANEL RECOMMENDED DEEP SOIL: 20-25%

TOTAL SITE AREA = 14497M2 - BASEMENTS  
EXTENTS - OSD - HARDSCAPE ELEMENTS

TOTAL DEEP SOIL AREA = 3435M2, 24%





Landscape Strategies

# Total Communal Outdoor Space

KEY

SITE BOUNDARY (14,497M2 APROX.)

GROUND FLOOR COMMUNAL OPEN SPACE (2908M2)  
= 20%

LEVEL 01 COMMUNAL OPEN SPACE (1441M2)  
= 10%

TOTAL COMMUNAL OUTDOOR SPACE  
= 4349M2, 30%





Landscape Strategies

# Total Landscaped Area

- KEY
- SITE BOUNDARY (14,497M2 APROX.)
  - GROUND FLOOR LANDSCAPED AREA (7287M2)  
= 50%
  - LEVEL 01 LANDSCAPED AREA (1643M2)  
= 11%
  - ROOFTOP LANDSCAPED AREA (1538M2)  
= 11%

TOTAL LANDSCAPED AREA = 10468M2, 72%





Landscape Strategies

# Canopy Cover

Canopy Percentages

- KEY
- [ ] SITE BOUNDARY (14,497M2 APROX.)
  - EXISTING TREE CANOPY RETAINED (1,174M2) = 8%  
45 TREES RETAINED WITHIN SITE BOUNDARY
  - TREE REMOVED (26.00M2) = 0.3%  
5 TREES REMOVED WITHIN SITE BOUNDARY
  - PROPOSED TREE CANOPY  
(4,951M2 SUBJECT TO DESIGN DEVELOPMENT) = 34%  
119 TREES PROPOSED

Based on the Ku-ring-gai Urban Forestry Strategy  
the site requires min 30.1% Canopy Coverage

**Total Site Canopy Coverage = 42%**  
*Subject to further investigations and detailed design*





Landscape Strategies

Tree Species





# Landscape Strategies

## Materials & Finishes

### Materials

The material strategy employed within the concept design prioritises the use of natural materials that reinforce the unique aesthetic of the local landscape and embed design interventions within their context.

- / Pathways
- / Walls
- / Fencing



**Concrete**  
College Crescent pathway



**Unit Paving**  
Used within plazas



**Unit Paving**  
Used within plazas



**Edging**  
Used to garden bed edges



**Timber Look**  
Loop trail rest nodes



**Retaining Walls**  
Walls



**School Wall**  
School perimeter HVM wall



**Swales**  
Integrated WSUD along Link Road



**Fencing**  
Perimeter Fencing



**Site Signage**  
Integrated suite of elements



**Play Elements**  
Nature Play Elements



**Canopy Structures**  
Integrated throughout ground floor and level 01



**Lighting**  
Integrated Lighting

### Fixtures + Elements

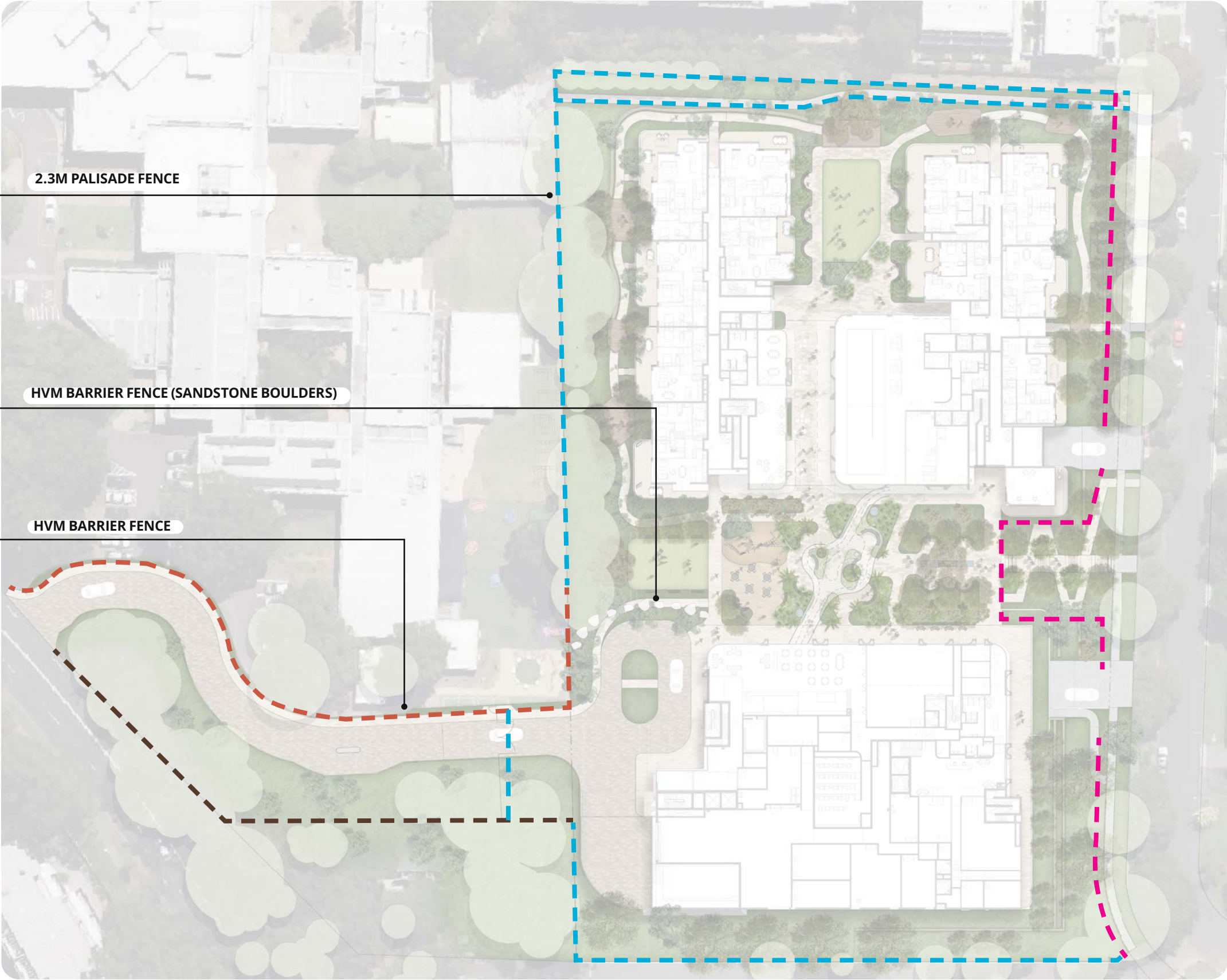
A Combination of fixtures and elements thoughtfully integrated to create a immersive and cohesive landscape experience that reflects Country and supports interpretation.

- / Signage
- / Lighting
- / Public Art
- / Canopy
- / Play



Landscape Strategies

# Fencing

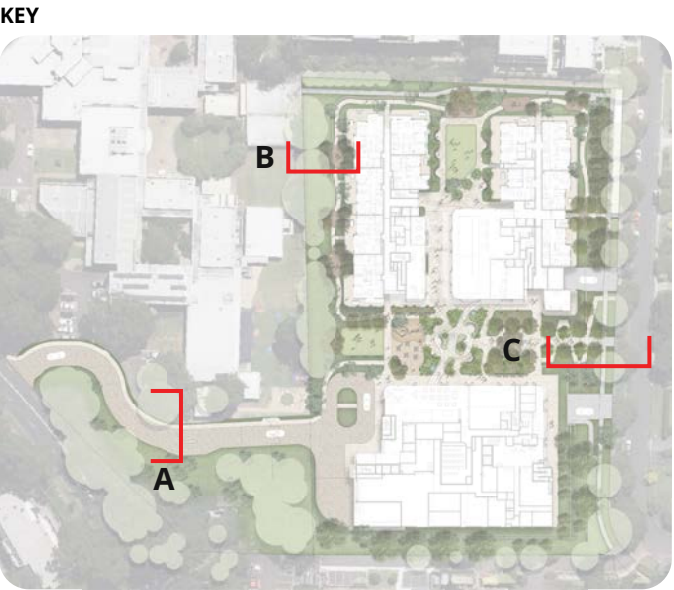




# Landscape Strategies

## Fencing

Fence Type A: HVM barrier fence



Fence Type B: 2.1m Palisade Security Fence



Fence Type C: 1.5m Palisade fence on Batter





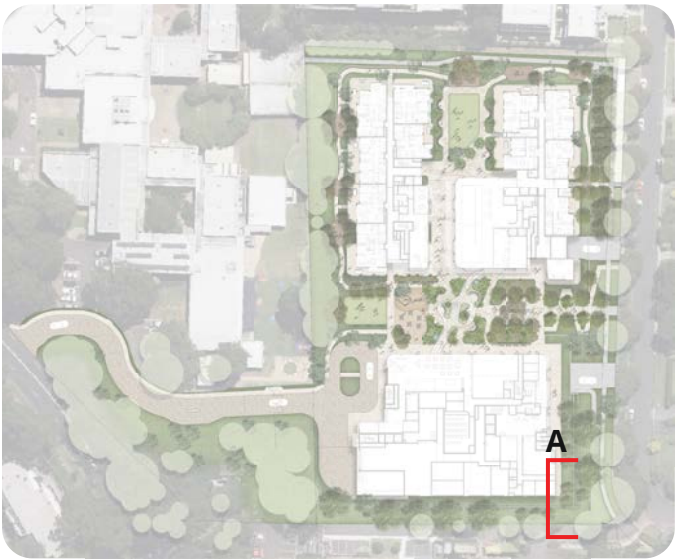
Landscape Strategies

# Southern Interface

Section A



KEY





ARCADIA