

173 -183 Rickard Rd

Leppington NSW

Prepared for:



Landscape State Significant Design Application

Prepared by: Sturt Noble Associates
Suite 307 | 166 Glebe Point Rd, Glebe NSW 2037

Revision	Date Issued	Revision Description	Author	Reviewer
DRAFT	21.05.2026	Issue for Review	NS	LN
DRAFT	01.06.2026	Issue for Adequacy	NS	LN

SEARs Declaration

Qualified Professional Name	Liam Noble	
Qualifications	Bachelor of Landscape Architecture (Hons 1 UNSW) Associate Diploma in Horticultural Engineering	
I, Liam Noble, declare that this Landscape SSDA Report for 173-183 Rickard Road, Leppington Mixed Use Development has been prepared in response to the following SEARs requirements issued for the project on 28.05.2026 for SSD-99319962. I further confirm that none of the information contained in the Landscape SSDA Report for 173-183 Rickard Road, Leppington is false or misleading.		
SEARs Item No.	SEARs Issue & Assessment Requirement	Relevant Section of this report that addresses SEARs requirement.
14.	Trees & Landscaping: - Provide a landscape plan that: - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).	Refer to Section 3 Masterplan: - Page 20 for Tree Canopy Plan with site percentages. Refer to Section 4 The Design: - Pages 22-43 for Plant labels to each level. - Page 46 Plant Schedule with plant densities & mature heights
23.	Public Space: - If public space is proposed as part of the development, demonstrate how the development: - maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. - provides accessible public space. - maximises permeability and connectivity. - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - maximises street activation - minimises potential vehicle, bicycle and pedestrian conflicts	Refer to Section 3 Masterplan: - Page 17 for Landscape Plan - Public Space with site uses. Refer to Section 3 Masterplan: - Pages for Plant labels to each level. - Page 18 for Landscape Plan - Program with public amenities/ facilities and spatial activation - Page 19 for Landscape Plan - Circulation with vehicular, accessible, pedestrian/ bicycle flow through the site.
Signed		
Date	01.06.2026	

This document has been prepared in collaboration with:



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Ground Floor Linear Park

Ground Floor Central Plaza

Upper Ground

Level 1 Podium

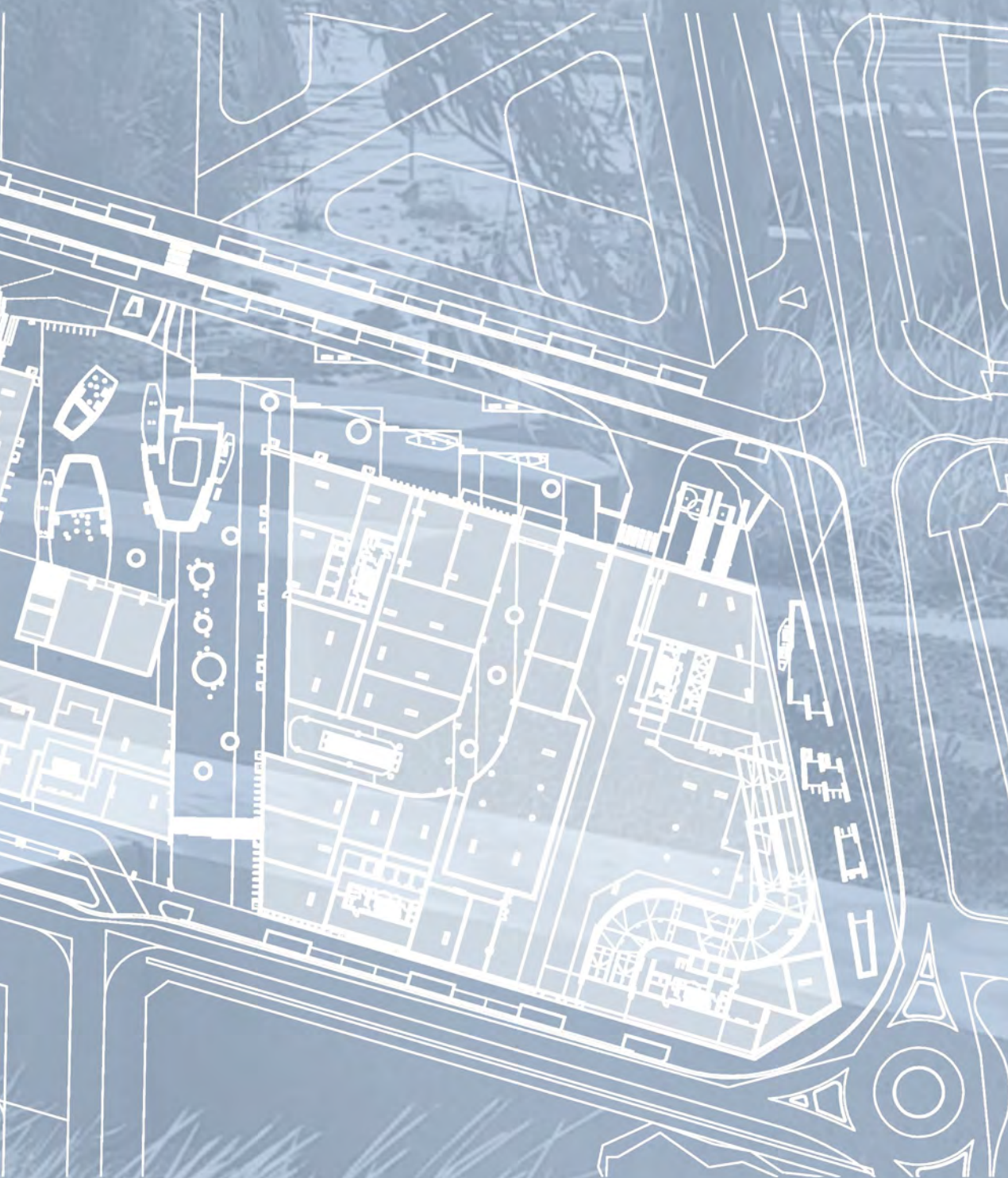
Level 2 Podium A

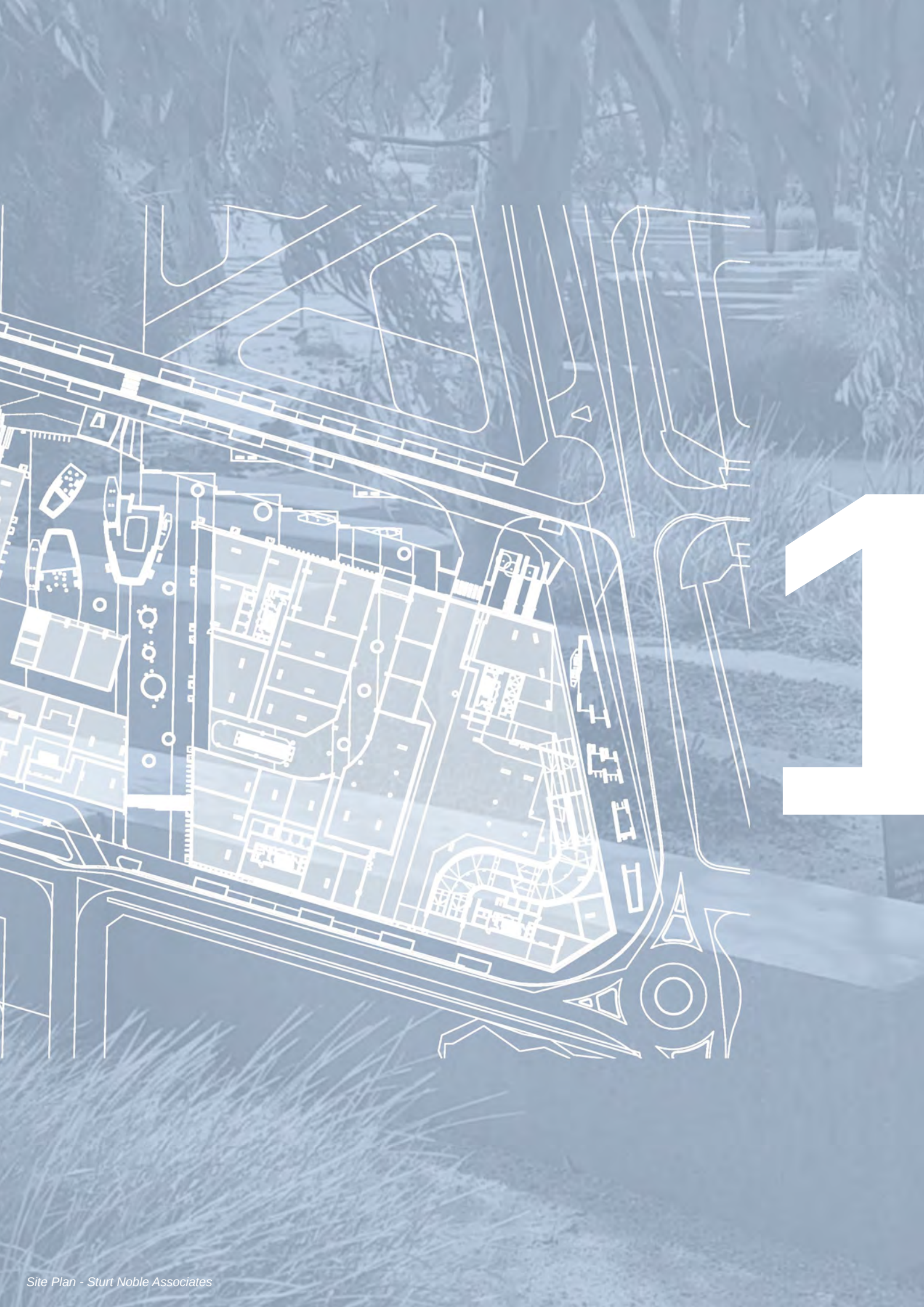
Level 2 Podium B

Overall Planting Palette

Plant Schedule

Overall Material Palette





Introduction & Context

Project Description

This Landscape Design SSDA Report has been prepared by Sturt Noble Associates on behalf of Leppington (1) 88 Development Pty Ltd (the Applicant) to address the project-specific Secretary's Environmental Assessment Requirements (SEARs) issued the proposed State Significant Development Application (SSDA) SSD-99319962. The development is located at 173-183 Rickard Road, Leppington (the Site) and is located within the South West Growth Area (SWGA) within the Camden Local Government Area (LGA).

The project seeks detailed development consent for the construction of a mixed-use development to deliver Leppington Civic Centre, comprising shop top housing to support residential development and commercial land uses at 173-183 Rickard Road, Leppington.

Specifically, the SSDA seeks consent for:

- Demolition and earthworks to prepare the site for future development.
- Delivery of new roads and approximately 6,500 sqm of open space.
- Delivery of 8 residential buildings to accommodate a total of 1493 units, comprising of:
 - Build to Sell Apartments: 864
 - Build to Rent Apartments: 412
 - Affordable Apartments 217 (representing circa 15% of total residential yield)
- Delivery of a 156-key hotel (non-residential).
- Approximately 40,500 sqm of non-residential Gross Floor Area (GFA).
- Loading and car parking facilities on the lower ground and basement levels.

The proposed development is supported by concurrent rezoning application to seek amendments to Appendix 5 Camden Growth Centres Precinct Plan within the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 pursuant to the concurrent rezoning process through the Housing Delivery Authority (HDA) planning pathway. This concurrent rezoning will provide the rezoning and variations to development standards required to facilitate the delivery of the Leppington Civic Centre and Leppington Town Centre, generally in accordance with the Leppington Town Centre State-Assessed Rezoning Proposal (SARP).



Site Aerial (Nearmap 2026)

Strategic Context (State Guidelines)

Sturt Noble Associates utilised key state guidelines including Greener Places, Apartment Design Guide (ADG) and Better Placed to collectively provide a strategic foundation that informed the landscape architecture design for 173-183 Rickard Road, Leppington. Guiding the project toward sustainability, connectivity, and high-quality public & private community outcomes.

Greener Places shaped the vision for integrating green infrastructure and creating multifunctional open spaces within the site, ensuring that the design enhanced both ecological resilience and community wellbeing. This was achieved through the inclusion of native planting, biodiversity corridors, and shaded pedestrian linkages that connect the club with its surrounding urban context. These design moves reflect the document's principles of promoting active, healthy lifestyles and embedding natural systems within the urban and commercial development.

The ADG and Better Placed further provided the formation of the Landscape Design for Rickard Road by supporting a high standard of living and foster a strong sense of place.

The Apartment Design Guide influenced the integration of communal outdoor areas, deep soil zones, and green buffers between residential and public spaces ensuring key environmental performance & vitality to the Landscape areas.

Better Placed provided the overarching design framework that encouraged contextual responsiveness, inclusivity, and aesthetic cohesion across the development. Together, these guidelines ensured that the landscape architecture for Rickard road meets regulatory expectations but also embodied best-practice urban design. Creating a cohesive, accessible, and vibrant green setting that enhances both the community experience and the site's environmental sustainability



Strategic Context (Local Guidelines)

The landscape architecture design for 173–183 Rickard Road, Leppington has been informed by the Camden Development Control Plan (DCP), the Camden Growth Centre Precincts Development Control Plan and the strategic vision established within the Liverpool City Council Leppington Town Centre Planning Proposal. Together, these planning frameworks guide the delivery of a high-quality public domain that supports Leppington’s future role as a major mixed-use centre within the Southwest Growth Area.

The Camden DCP has informed the provision of open space, streetscape character, environmental sustainability and landscape outcomes across the site. In response, the proposal incorporates deep soil planting, permeable landscape areas, native vegetation and integrated green infrastructure to enhance biodiversity, improve stormwater management and contribute to the long-term urban forest objectives of the precinct. The landscape strategy establishes a cohesive public domain that complements the surrounding residential, commercial and civic development anticipated within the emerging Leppington Town Centre.

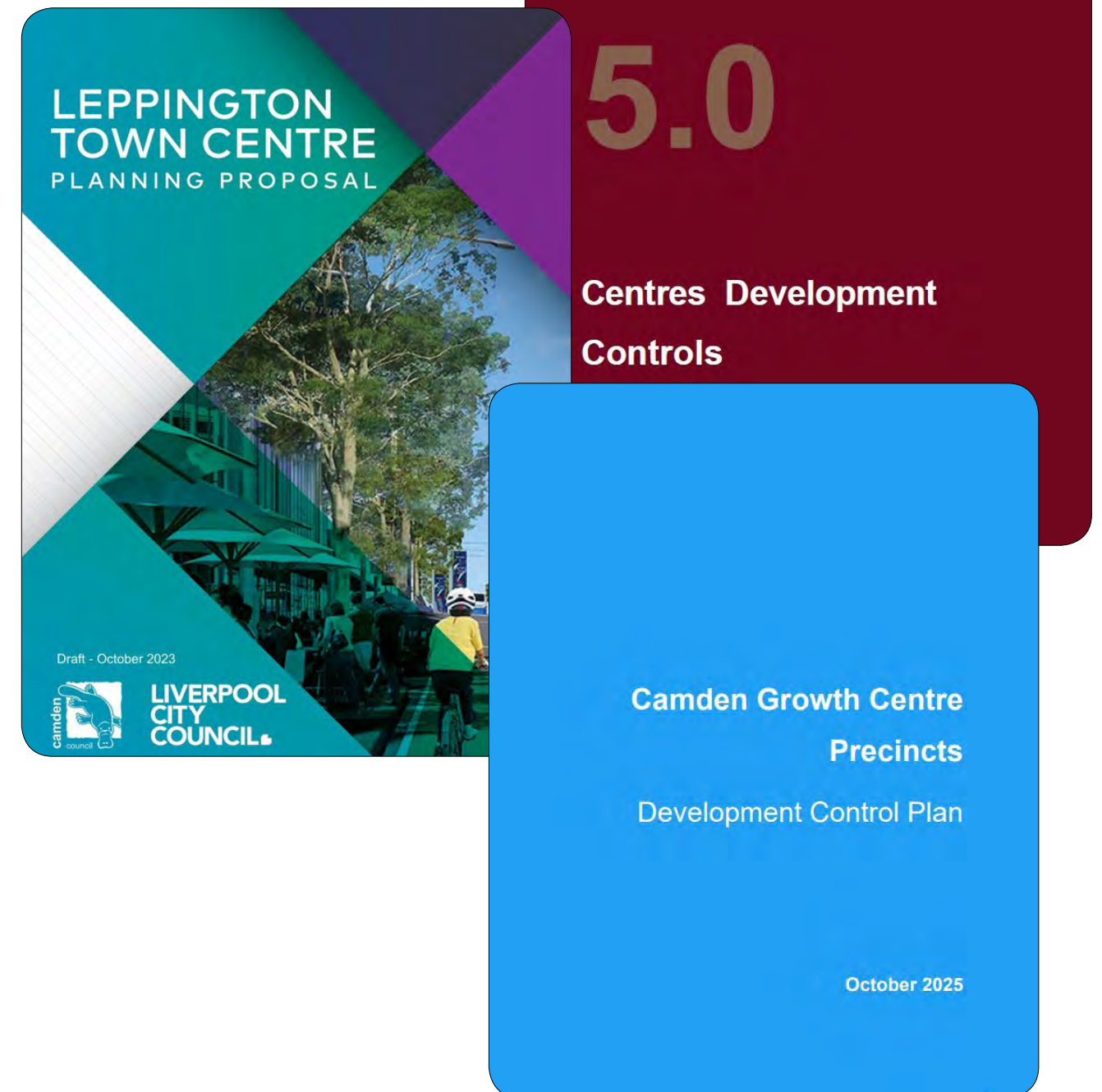
The proposal also responds directly to the Public Realm Excellence provisions of the Leppington Town Centre Planning Proposal, which seek to achieve a high standard of urban and landscape design, encourage large canopy tree planting and deliver attractive, accessible and resilient public spaces. The landscape framework is structured around a network of interconnected public domain elements, including the Linear Parks, Central Plaza, through-site pedestrian spine, communal podium landscapes and enhanced

streetscape corridors. Together, these spaces create a legible and connected public realm that promotes pedestrian movement, social interaction and passive recreation.

A strong emphasis has been placed on connectivity, accessibility and public amenity. Pedestrian links strengthen connections between Rickard Road, Byron Road, Leppington Railway Station and future adjoining development, while seating areas, viewing decks, bicycle facilities, shaded gathering spaces and recreational opportunities encourage community use and activation throughout the day. High-quality landscape materials, coordinated paving, raised planters, shade structures and integrated landscape detailing further contribute to a welcoming and distinctive civic environment.

The landscape strategy also seeks to improve urban amenity and environmental performance through extensive canopy tree planting, deep soil zones, water sensitive urban design measures and passive irrigation opportunities. The Landscape Masterplan delivers approximately 4,869m² of future tree canopy cover, representing approximately 15% canopy coverage across the site, contributing to urban cooling, habitat creation, stormwater management and long-term climate resilience.

Through the integration of connected public spaces, generous canopy planting and environmentally responsive landscape design, the proposal delivers a contemporary public domain outcome that aligns with both the Camden DCP and the Leppington Town Centre Planning Proposal. The landscape strategy supports the long-term vision for Leppington Town Centre by creating a vibrant, resilient and people-focused environment that promotes community wellbeing, urban activation and environmental sustainability.



Context

Leppington is a key locality within the South West Growth Area of Greater Sydney and has emerged as a major urban release precinct in response to Sydney's ongoing population expansion and housing demand. Historically characterised by rural and semi-agricultural land uses, the suburb has transitioned over the past two decades into a strategically planned growth centre, anchored by its proximity to the Leppington Town Centre and Leppington Railway Station on the South West Rail Link. This positioning places Leppington within a broader network of emerging Western Sydney suburbs designed to accommodate significant greenfield development while maintaining access to public transport, employment precincts, and essential services.

The suburb is increasingly defined by masterplanned residential estates, new community infrastructure, and expanding retail and civic amenities, reflecting its role as a "new town" landscape in the metropolitan fringe of Sydney.

Within the broader Greater Sydney context, Leppington forms part of the Western Sydney Aerotropolis and South West Growth Area, which collectively represent one of the most significant long-term urban expansion strategies in Australia. This region is planned to accommodate very substantial housing and employment growth, supported by transformative infrastructure including the Western Sydney International Airport, the M12 Motorway, and future transport upgrades linking the south west more directly to the wider metropolitan area. Leppington's role is further reinforced as a designated major centre, intended to concentrate higher-density housing, retail, and employment opportunities around its rail station, thereby supporting a more transit-oriented urban structure. As such, Leppington is not an isolated suburb but a critical node in Greater Sydney's western growth corridor, contributing to the redistribution of population and economic activity away from the historic inner metropolitan core toward a polycentric city structure.



Regional Context (Source: Nearmap 2026)



Site Context (Source: Nearmap 2026)

Geology & Vegetation

Leppington lies within the geomorphological setting of the Cumberland Plain, underlain predominantly by the Wianamatta Group Shale, particularly the Bringelly Shale. This geology gives rise to gently undulating topography and heavy clay soils that are typically low in fertility, highly reactive to moisture changes, and prone to poor drainage and seasonal waterlogging. These soil characteristics have historically influenced land use patterns, supporting extensive agricultural grazing while limiting intensive horticulture without significant modification. In a contemporary urban development context, these geotechnical conditions remain a key consideration for landscape design, particularly in relation to stormwater management, soil amelioration, and the establishment of resilient planting frameworks.

Ecologically, the locality originally supported extensive tracts of Cumberland Plain Woodland, characterised by open eucalypt woodland dominated by species such as Grey Box (*Eucalyptus moluccana*), Forest Red Gum (*Eucalyptus tereticornis*), and Narrow-leaved Ironbark (*Eucalyptus crebra*), with a diverse understorey of native grasses and forbs. Remnant vegetation is now highly fragmented due to historic agricultural clearing and ongoing urban expansion associated with the South West Growth Area. Along drainage lines and low-lying areas, pockets of River-flat Eucalypt Forest persist, reflecting slightly higher moisture availability and supporting denser canopy structure. From a landscape architecture perspective, these remnant ecological communities provide critical reference systems for revegetation strategies, informing species selection, habitat connectivity, and the integration of biodiversity outcomes within State Significant Development proposals.



NSW Vegetation Map (NSW Government, Trees Near Me 2026)



Eucalyptus crebra



Eucalyptus moluccana



Eucalyptus tereticornis

Urban Context

The site at 173–183 Rickard Road, Leppington occupies a highly strategic position within the heart of the Leppington Town Centre, immediately adjacent to the Leppington Railway Station on the South West Rail Link. This proximity places the site within one of the most significant transit-oriented development (TOD) nodes in the South West Growth Area, where future planning strongly emphasises intensification of residential, commercial, and civic uses around key transport infrastructure. The site is widely recognised in planning documents as a catalyst parcel capable of supporting high-density mixed-use redevelopment, leveraging its direct pedestrian connectivity to the station and its role as a key interface between the rail corridor and the emerging town centre core.

From a landscape architecture and urban design perspective, the relationship to the railway network fundamentally shapes the

structure and performance of the site. The immediate adjacency to Leppington Station enables a walkable catchment that supports reduced car dependency and encourages active transport modes, aligning with broader NSW Government objectives for compact, transit-integrated communities within the South West Growth Area. The site also benefits from its position along Rickard Road, which is identified as a key movement and future transit boulevard linking surrounding growth precincts into the Leppington Major Centre. As surrounding precincts continue to develop under staged growth planning, the site is expected to function as a central civic and residential anchor, reinforcing fine-grain permeability, high-quality public domain outcomes, and strong connections between the station precinct, future open space networks, and adjoining mixed-use developments.



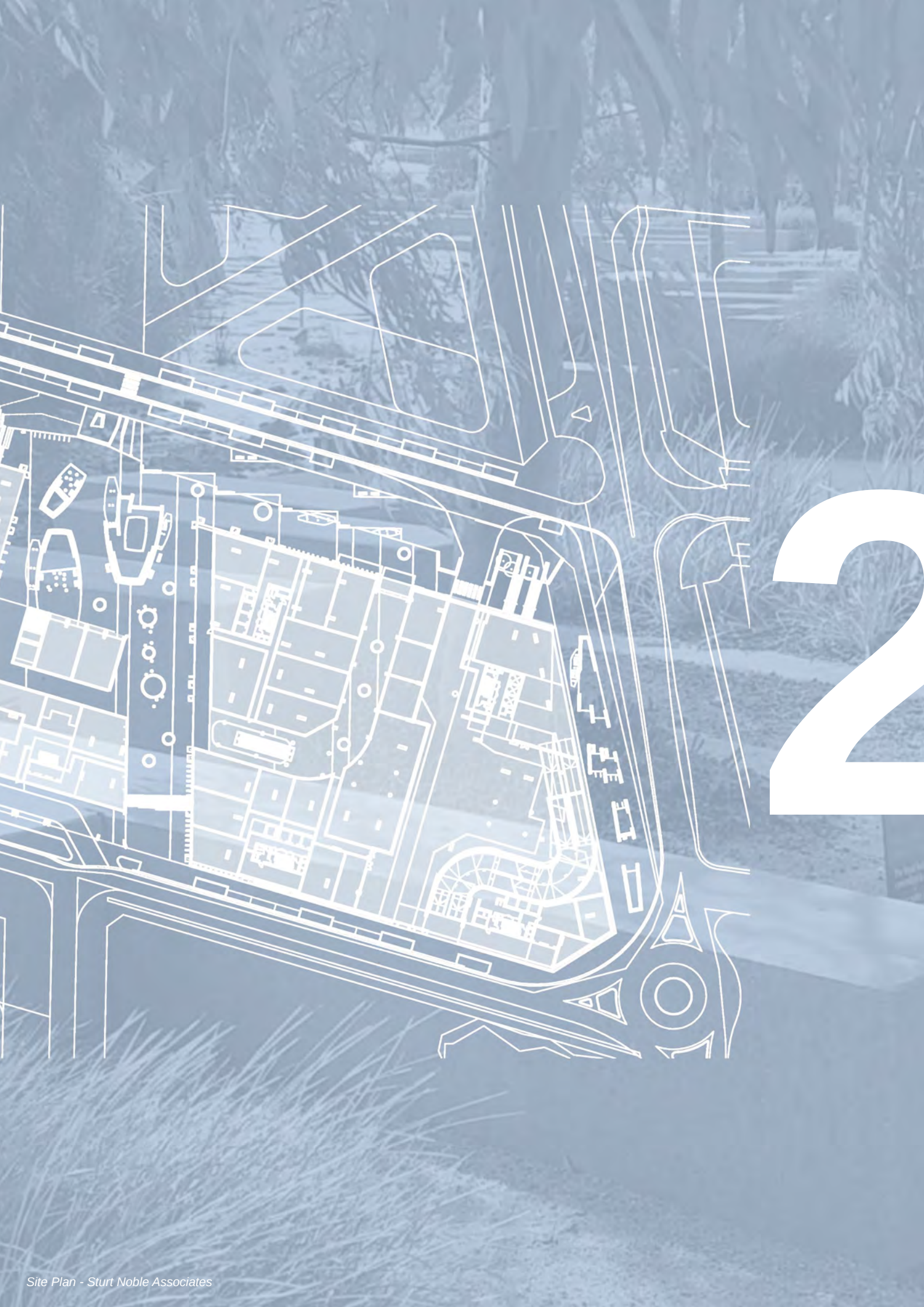
View 1 - Rickard Road - North



View 2 - Rickard Road - South



Local Context



Objectives & Design Vision

Design Statement

The landscape vision for 173–183 Rickard Road, Leppington establishes a contemporary mixed-use environment that responds to the site's strategic role within the emerging Leppington Town Centre and broader South West Growth Area. The proposal seeks to deliver a highly connected, people-focused public domain that integrates residential, commercial, civic and recreational uses within a cohesive landscape framework while contributing to the long-term vision for Leppington as a vibrant transit-oriented centre.

Drawing from the ongoing consultation with Camden Council, the principles of Greener Places, Better Placed, the Apartment Design Guide and the Public Realm Excellence provisions of the Leppington Town Centre Planning Proposal, the landscape strategy prioritises connectivity, public life, ecological resilience, urban cooling and community wellbeing. The design introduces a network of interconnected public and communal open spaces that strengthen pedestrian permeability across the site while reinforcing strong visual and physical connections to Leppington Railway Station, surrounding streets and future adjoining development.

Central to the proposal is the creation of a high-quality public realm that encourages social interaction, passive recreation and everyday civic activity. The landscape framework is structured around a series of complementary public domain experiences including Linear Parks, a Central Plaza, through-site pedestrian links, communal podium gardens and activated streetscape environments. Together these spaces create opportunities for gathering, recreation, movement and respite while supporting a diverse range of users throughout the day and evening.

The proposal seeks to establish a welcoming and comfortable public environment through the integration of canopy trees, shaded seating areas, permeable pathways, raised planters, recreational opportunities and high-quality landscape materials. These elements contribute to a clear sense of place and support the Public Realm Excellence objective of creating attractive, accessible and inclusive public spaces for both residents and the broader community.

Planting design has been informed by the ecological character of the Cumberland Plain and seeks to reinforce biodiversity outcomes through the use of predominantly native and locally appropriate species. Deep soil planting zones and extensive canopy tree planting contribute to habitat creation, urban cooling, stormwater management and the establishment of a resilient green infrastructure network throughout the development. The proposal delivers approximately 15% future tree canopy coverage across the site, supporting local urban forest objectives and improving long-term environmental performance.

The landscape design further acknowledges the cultural significance of Country through opportunities for Indigenous interpretation, integrated landscape storytelling, culturally responsive planting and public realm experiences that celebrate Dharawal and Dharug connections to place. Together, these initiatives create a distinctive civic landscape that balances environmental performance, urban activation and community wellbeing while contributing positively to the future identity of Leppington Town Centre.



Landscape Proposal for 173-183 Rickard Road, Leppington (Sturt Noble Associates and DKO)

Design Principles & Objectives

Public Realm Excellence

Deliver a high-quality public domain that contributes positively to the emerging Leppington Town Centre through connected, welcoming and activated public spaces. The proposal seeks to establish a network of Linear Parks, Central Plaza spaces, streetscape environments and communal landscapes that support community life, recreation and everyday social interaction.

Social Interaction & Safety

Provide inclusive and flexible open spaces that encourage community gathering, passive recreation and civic activity. CPTED principles have informed the landscape design through the provision of clear sightlines, active frontages, intuitive wayfinding and well-defined pedestrian routes. Seating areas, recreation spaces and gathering zones have been strategically positioned to promote social interaction while maintaining a strong sense of safety and comfort.

Connectivity & Universal Access

Strengthen pedestrian permeability and accessibility across the site through a hierarchy of connected pathways, through-site links and equitable access routes. The landscape design promotes seamless movement between public spaces, building entries, surrounding streets and future adjoining development while ensuring all users can comfortably access key destinations throughout the precinct.

Ecological Connection & Green Infrastructure

Reinforce ecological resilience through extensive canopy planting, deep soil zones and the use of locally appropriate native species. The landscape strategy seeks to contribute to habitat creation, biodiversity

outcomes, urban cooling and stormwater management while establishing a resilient green infrastructure network that responds to the environmental characteristics of the Cumberland Plain.

Urban Heat Mitigation & Climate Resilience

Improve environmental performance and public comfort through the integration of shade trees, passive irrigation opportunities, water sensitive urban design initiatives and extensive planting. These measures contribute to urban heat reduction, improved microclimatic conditions and the long-term resilience of the public realm.

Cultural Expression

Embed opportunities for Indigenous interpretation, storytelling and culturally responsive landscape experiences throughout the public domain. The design seeks to acknowledge Dharawal and Dharug Country through planting, materiality, public art opportunities, interpretive elements and gathering spaces that strengthen local identity and connection to place.

Landscape Quality & Sense of Place

Create a distinctive and memorable landscape character that supports the emerging identity of Leppington Town Centre. High-quality materials, integrated landscape detailing, strong building-to-landscape relationships and a coordinated planting strategy contribute to a cohesive civic environment that enhances the experience of residents, workers and visitors.



Landscape Quality & Sense of Place



Public Realm Excellence



Ecological Connection & Green Infrastructure



Cultural Expression



Urban Heat Mitigation & Climate Resilience

Designing with Country

The Leppington area, including land in the vicinity of 173–183 Rickard Road, lies within the traditional Country of the Dharawal (also spelt Tharawal) people, with strong and continuing cultural connections also acknowledged for neighbouring Dharug Country to the north and west. Prior to European settlement, the Cumberland Plain supported a rich mosaic of woodland, grassland, and riparian environments that sustained Aboriginal communities through seasonal movement and a deep knowledge of land management practices. The nearby South Creek and its tributaries formed part of a broader cultural landscape, providing water, food resources, and travel corridors, while the elevated and well-drained ridgelines around present-day Leppington offered suitable areas for camping and ceremony.

The landscape design for 173-183 Rickard Road, Leppington aims to facilitate six core principles, paired with the consultation of the Indigenous consultants to highlight the cultural significance of the Dharawal & Dharug people on site. These include:

Acknowledgement of Country

Acknowledgement of Country is embedded within the landscape through the spatial organisation of key open spaces and interpretive elements that recognise the Traditional Custodians of the land. Subtle landscape markers, integrated signage and opportunities for storytelling within communal areas provide residents and visitors with an ongoing acknowledgement of the Dharawal Clan and Dharug people, reinforcing respect for Country as a living and continuing presence.

Materiality & Wayfinding

Use of recycled materials from site to further strengthen the character of the landscape. Incorporating patterns & colour into the paving to enhance the ground plain.

Gathering & Viewing Spaces

The landscape includes a series of communal gathering spaces that reflect the cultural importance of coming together, sharing knowledge and fostering connection. These spaces are designed to be flexible, shaded and welcoming, supporting informal social interaction and community use. Their placement within the site encourages visibility, inclusivity and a shared sense of ownership, aligning contemporary community needs with cultural principles of gathering on Country.

Water Use

Care of water is a key design driver, reflecting the cultural significance of waterways within Darug Country. Water Sensitive Urban Design is integrated into the landscape to manage stormwater naturally, slow flows and improve water quality. These elements express water as a valued and protected resource, reinforcing Indigenous principles of stewardship and respect for natural systems.

Planting & Canopy

Prioritise native & local planting to strengthen ecological corridors & sense of place. Promotion of bush foods and educational uses of local planting.

Language

Incorporation of interactive signage for place names & local language.



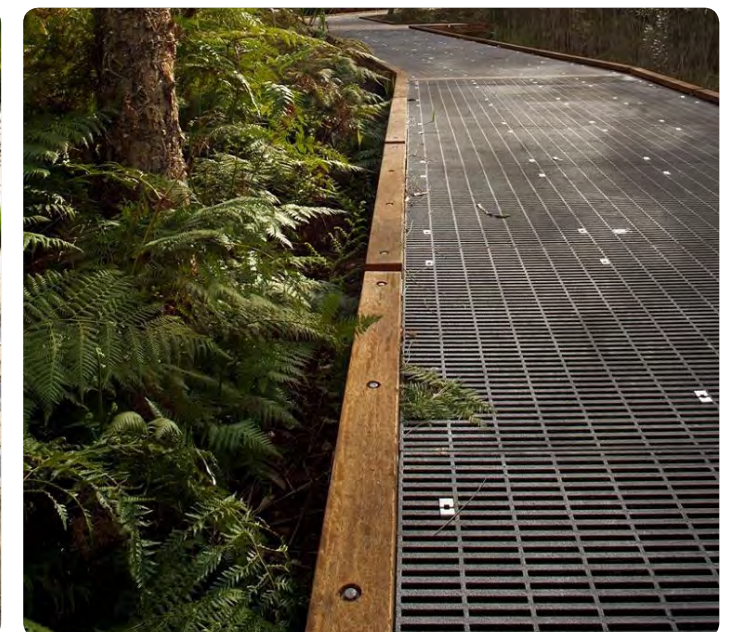
Materiality & Wayfinding



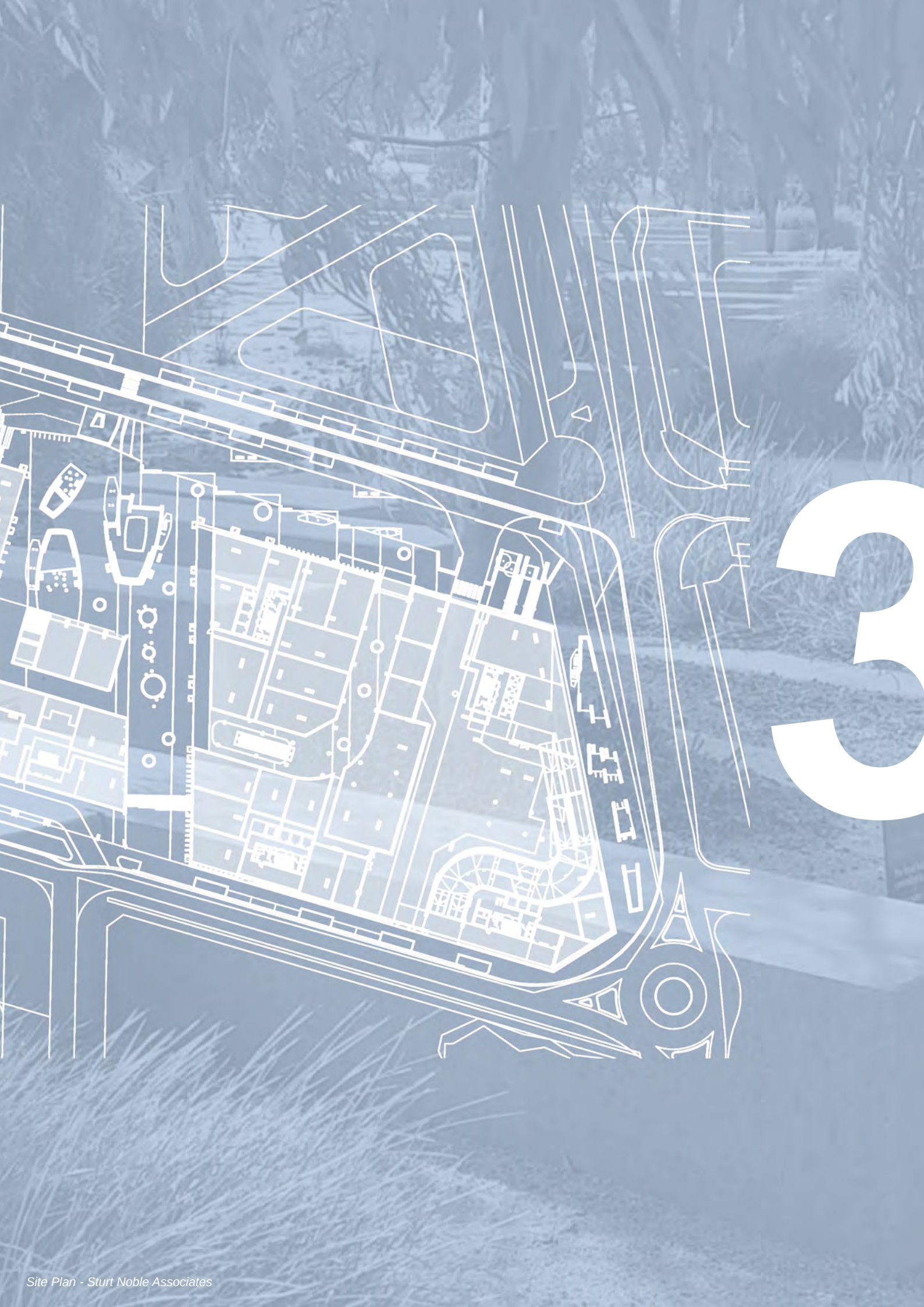
Planting & Canopy



Gathering & Viewing Spaces



Water Sensitive Urban Design



3

Masterplan

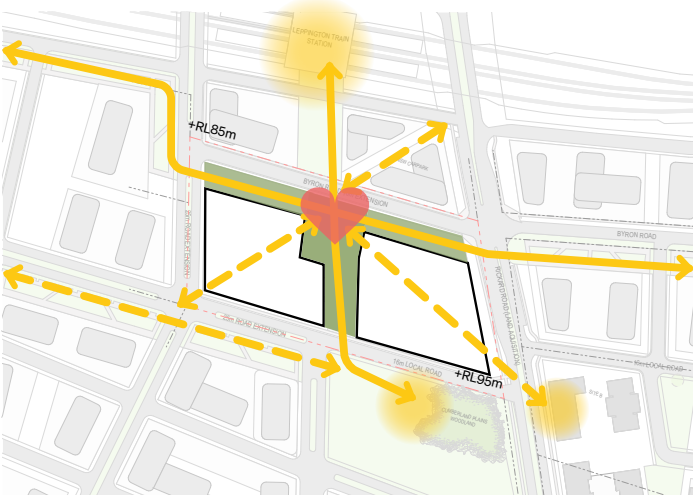
Key Design Moves

The civic plaza forms the social heart of the development and is framed by active retail, dining and commercial uses that encourage day-to-night activation and support a vibrant public realm. These uses are intended to create an engaging and flexible environment for everyday activity, social interaction and community events, contributing to the identity and vitality of the emerging town centre.

A strong emphasis has been placed on permeability and porosity throughout the site, with integrated pedestrian through-site links creating a fine-grain network of connections between the station, civic spaces, surrounding streets and adjoining open space areas. The proposal also strengthens the relationship between the urban centre and the natural landscape setting of Leppington through direct connections to the adjacent parklands and existing woodland beyond.
(Key Move Diagrams courtesy of DKO, 2026)

PLAZA AND COMMUNITY HUB

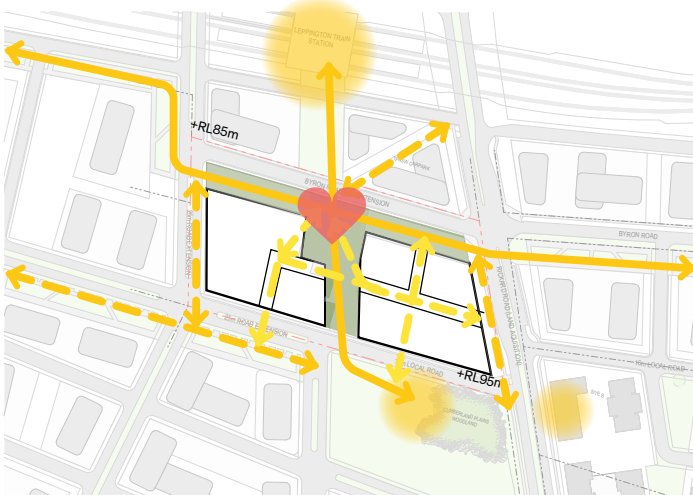
- 1. Opening public space to the north
- 2. North facing community gathering space and hub



- Key pedestrian movement
- Secondary pedestrian movement
- Activity Hub
- Community Heart

RATIONALISED MOVEMENT

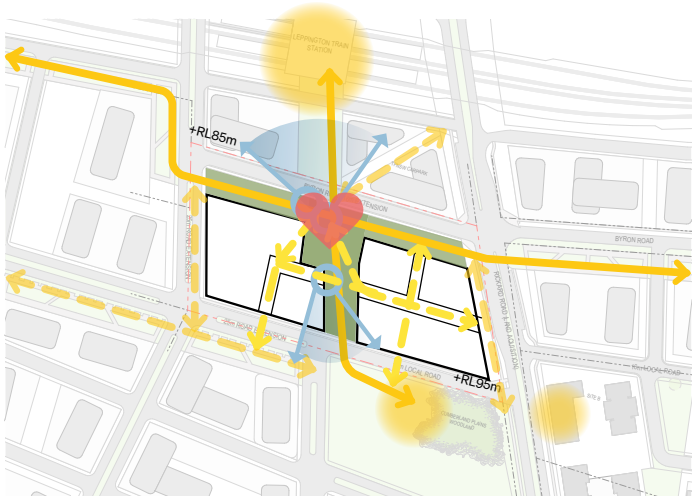
- 1. Improve permeability and maximise active frontages
- 2. Create meaningful site links by utilising topography
- 3. Enable staging while delivering strong outcomes from day one



- Key pedestrian movement
- Secondary pedestrian movement
- Activity Hub
- Community Heart

KEY SITE VIEWS

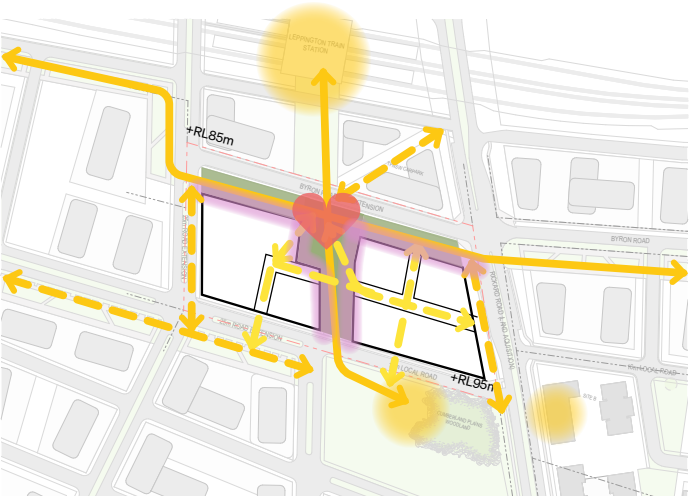
- 1. Visual through site North to Leppington train station
- 2. Views south to reserve



- Key pedestrian movement
- Secondary pedestrian movement
- Activity Hub
- Community Heart
- Visual Connectivity

PUBLIC SPACE SPILL OUT

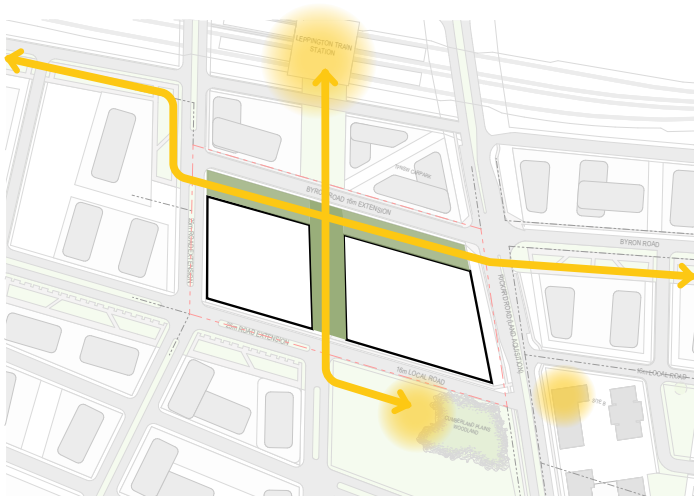
- 1. Public realm opens to retail activated spaces
- 2. Invited pedestrian movement and dwelling opportunities
- 3. Entertainment and recreational spaces accessible for the community



- Key pedestrian movement
- Secondary pedestrian movement
- Retail spillout space
- Activity Hub
- Community Heart

BASE ILP

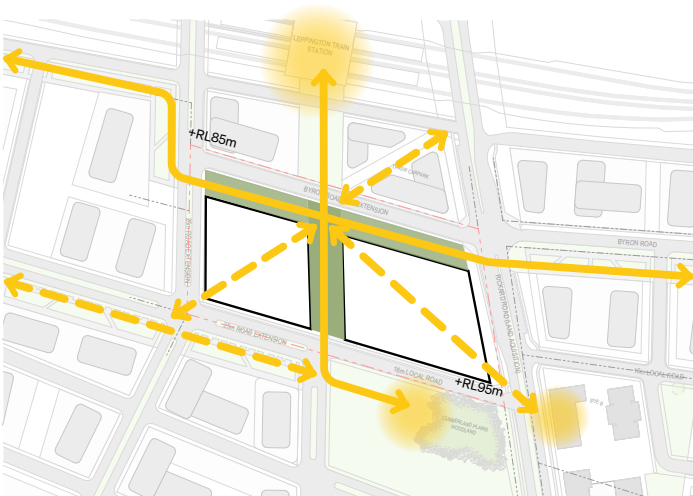
- 1. Promote movement from train station to new town centre hub
- 2. Ensure free movement along Byron Road
- 3. Deliver a vibrant town centre



- Key pedestrian movement
- Activity Hub

POROSITY

- 1. Inter-site connections and thoroughfares
- 2. Introducing pedestrian links to community hubs



- Key pedestrian movement
- Secondary pedestrian movement
- Activity Hub

Benchmarks Against Sydney Urban Renewal Sites



The Site



Edmondson Park



Lachlan's Line



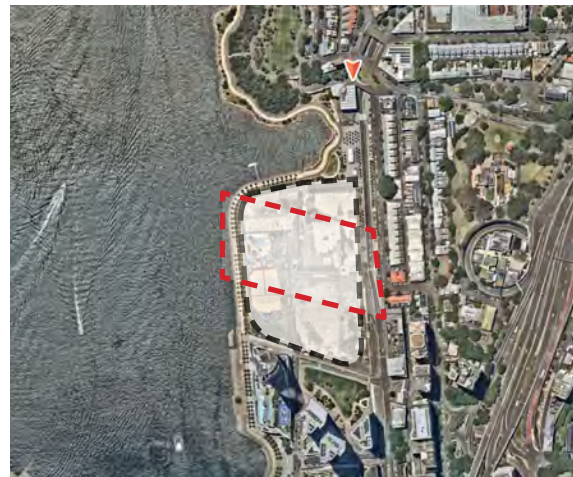
Green Square



Rousehill



Thornton Precinct



Barangaroo



Parramatta Metro Precinct



Sydney Olympic Park



Bays Precinct



Discovery Point



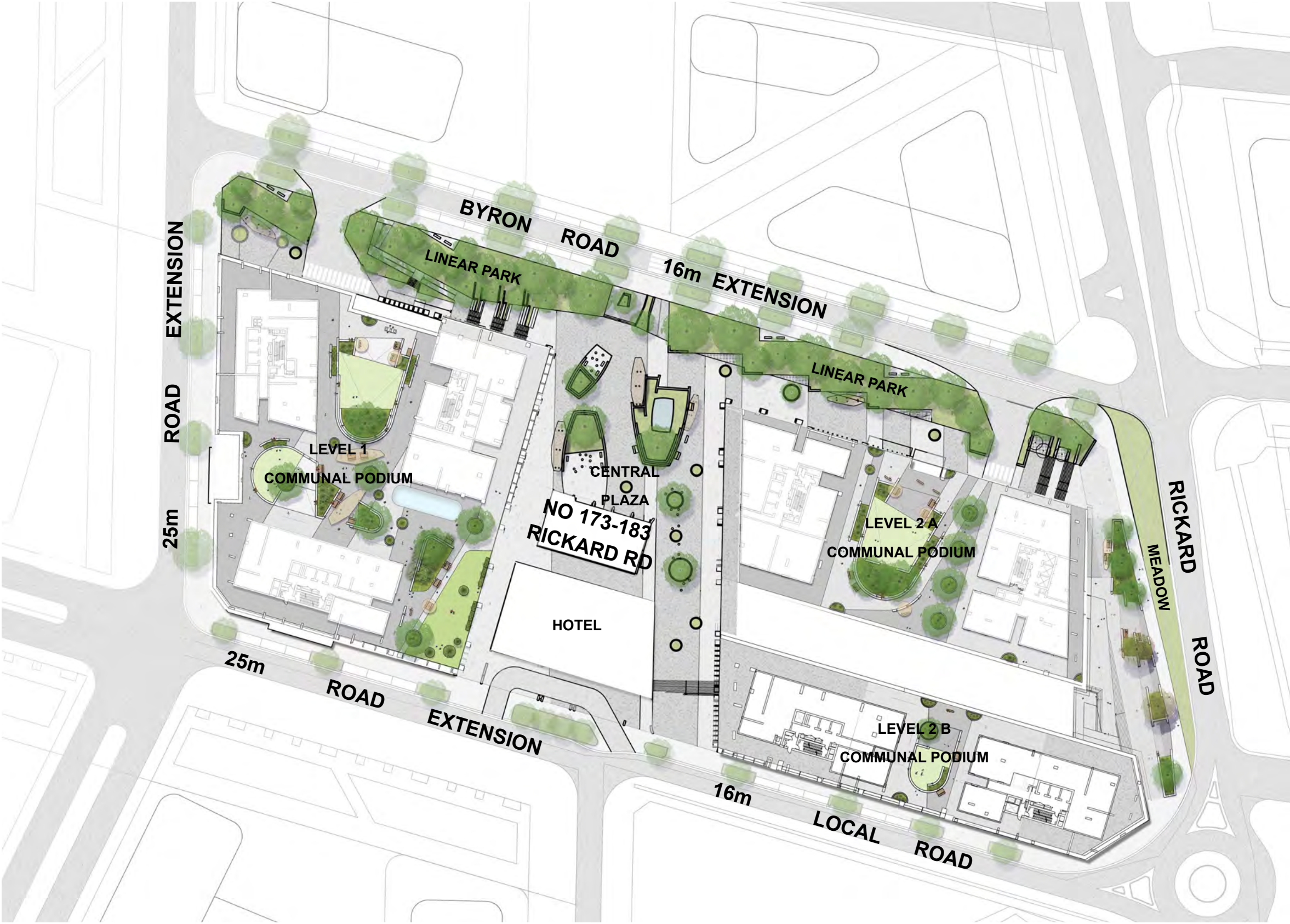
Bays West Precinct

Landscape Masterplan

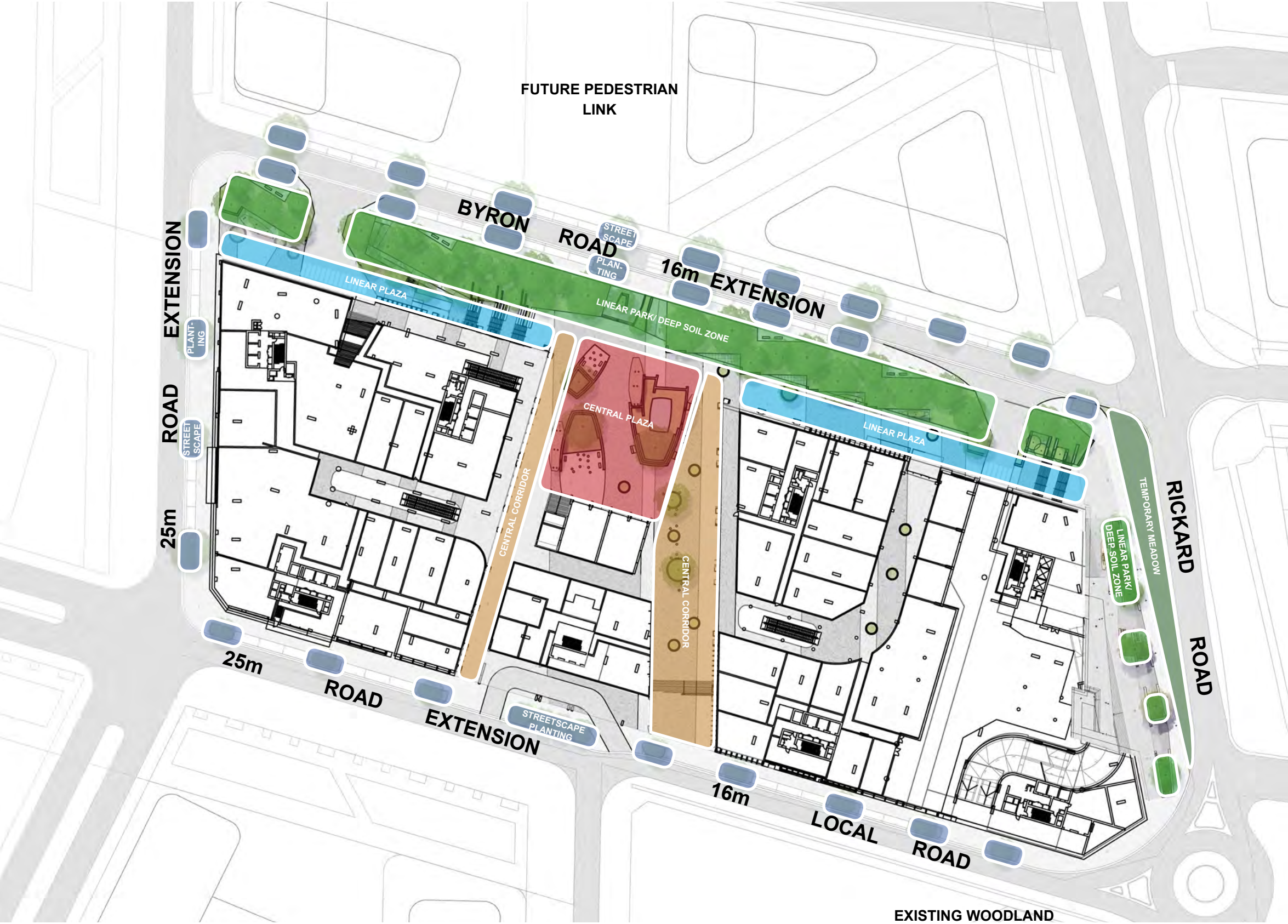
LEGEND

Site boundary

Proposed trees. Refer to planting schedule.



Landscape Plan - Public Space



Linear Park/ Deep Soil Planting



Linear Plaza



Site Through Linkages



Streetscape Planting



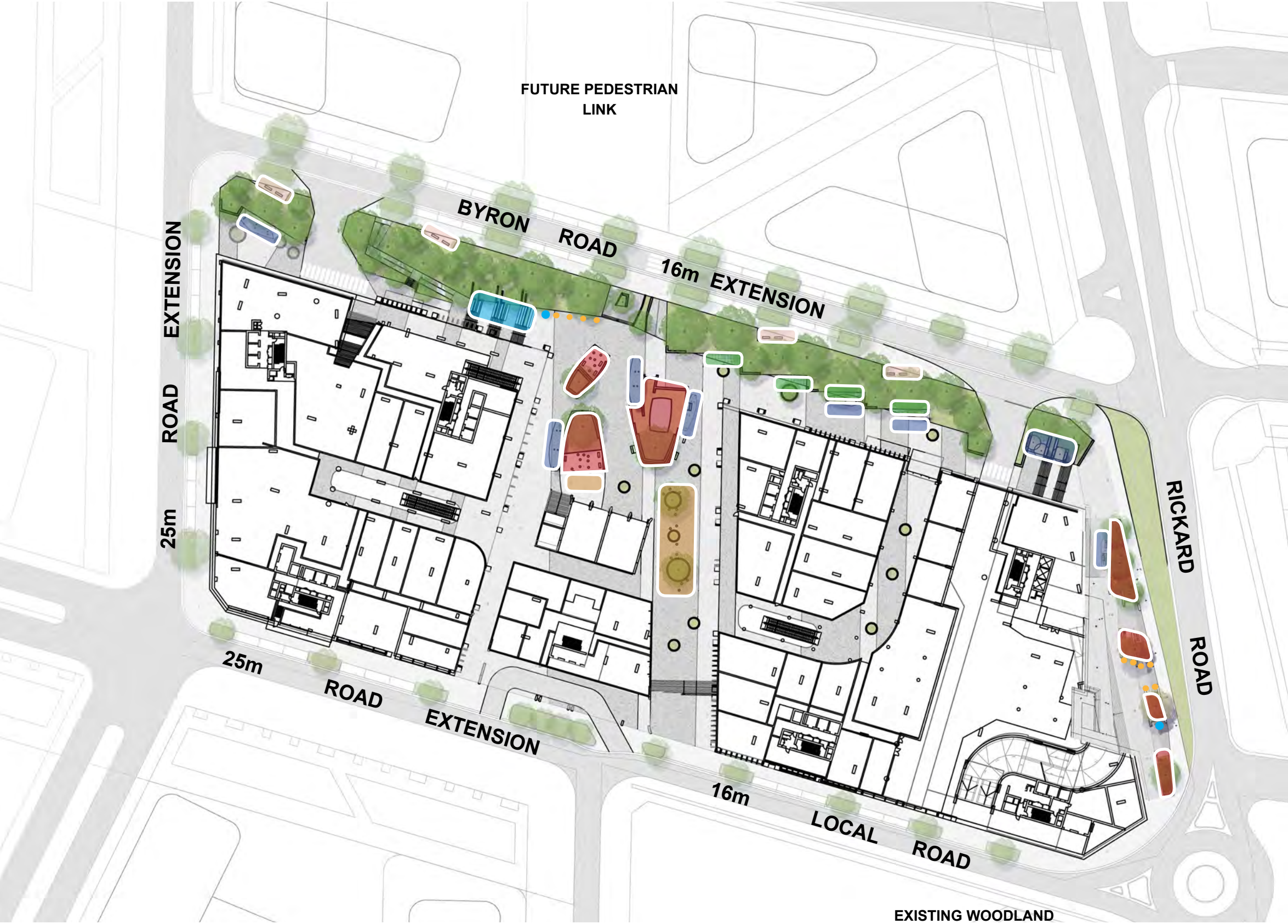
Central Plaza



Temporary Meadow Planting



Landscape Plan - Program



Viewing Platforms



Byron Road Rest Areas



Movable Seating



Shade Structures



Fixed Seating

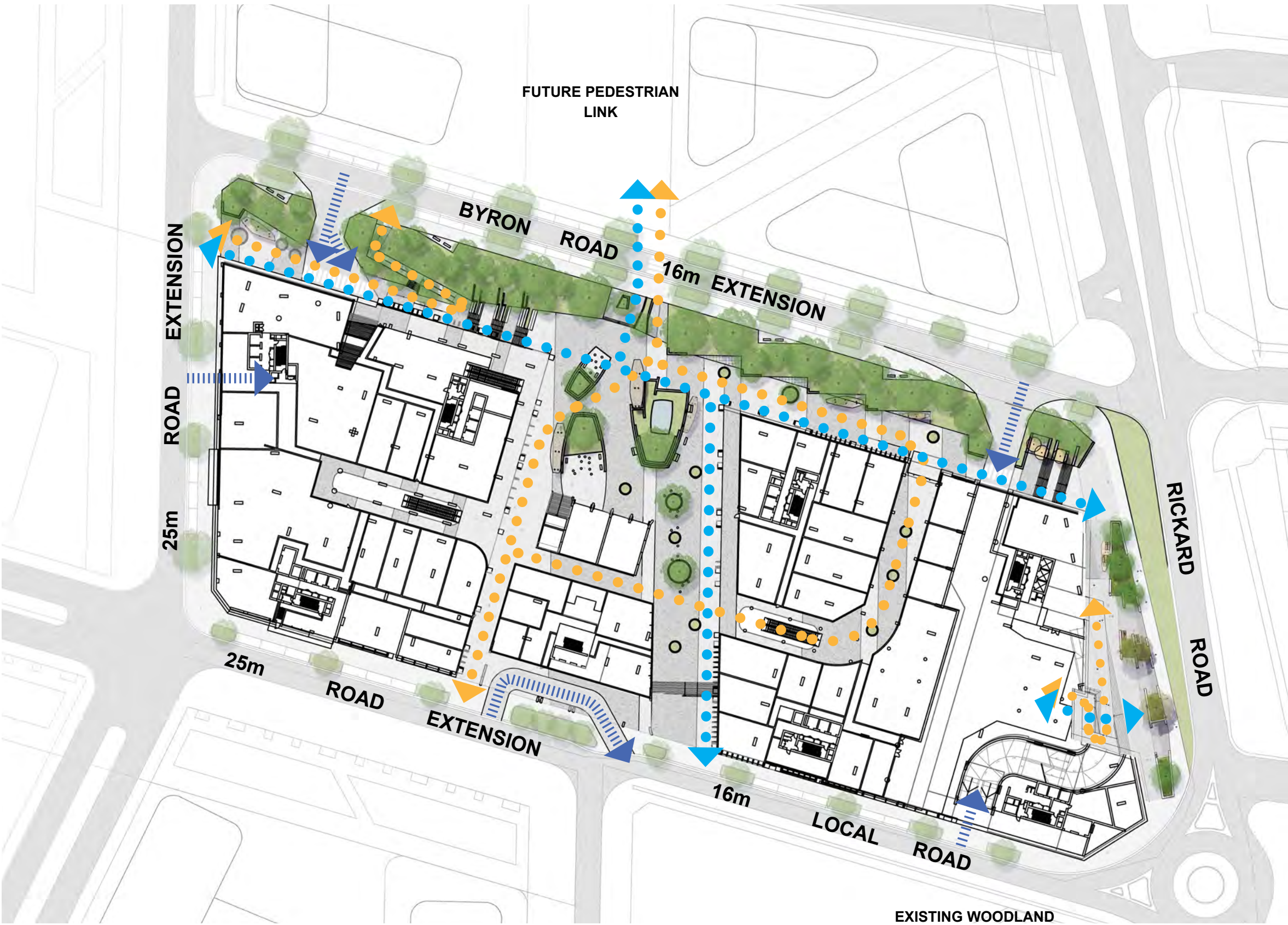


Planted Bleacher Style Seating



0 4 8 16 24m
Scale 1:1000@A3

Landscape Plan - Circulation



LEGEND

- Equitable Access Pathways
- Primary Access Corridors
- Vehicular Access



0 4 8 16 24m
Scale 1:1000@A3

Tree Canopy Plan



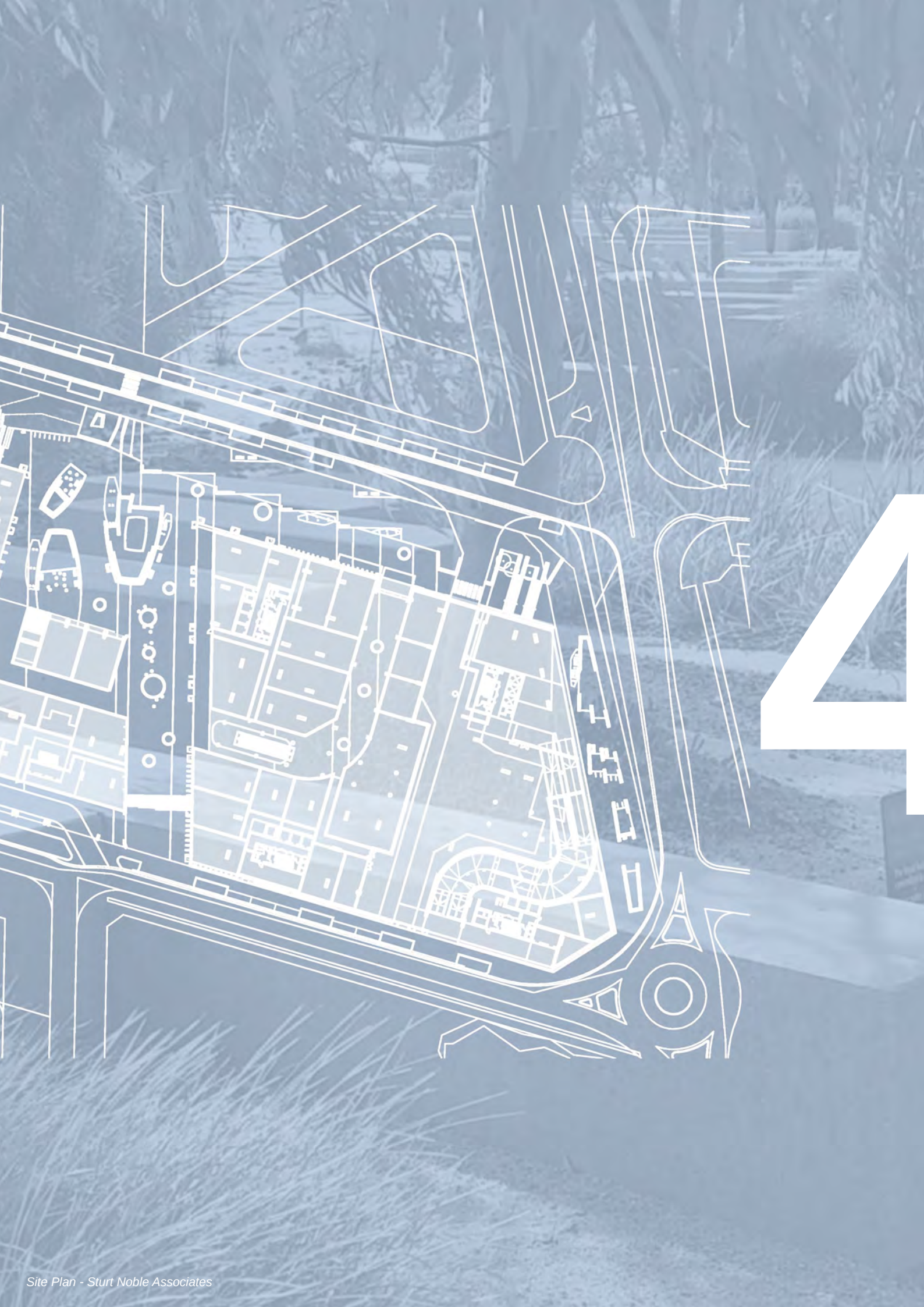
LEGEND

- Site boundary
- Proposed tree canopy

CANOPY CALCULATIONS

Approx. Overall Site Area 32,420m²

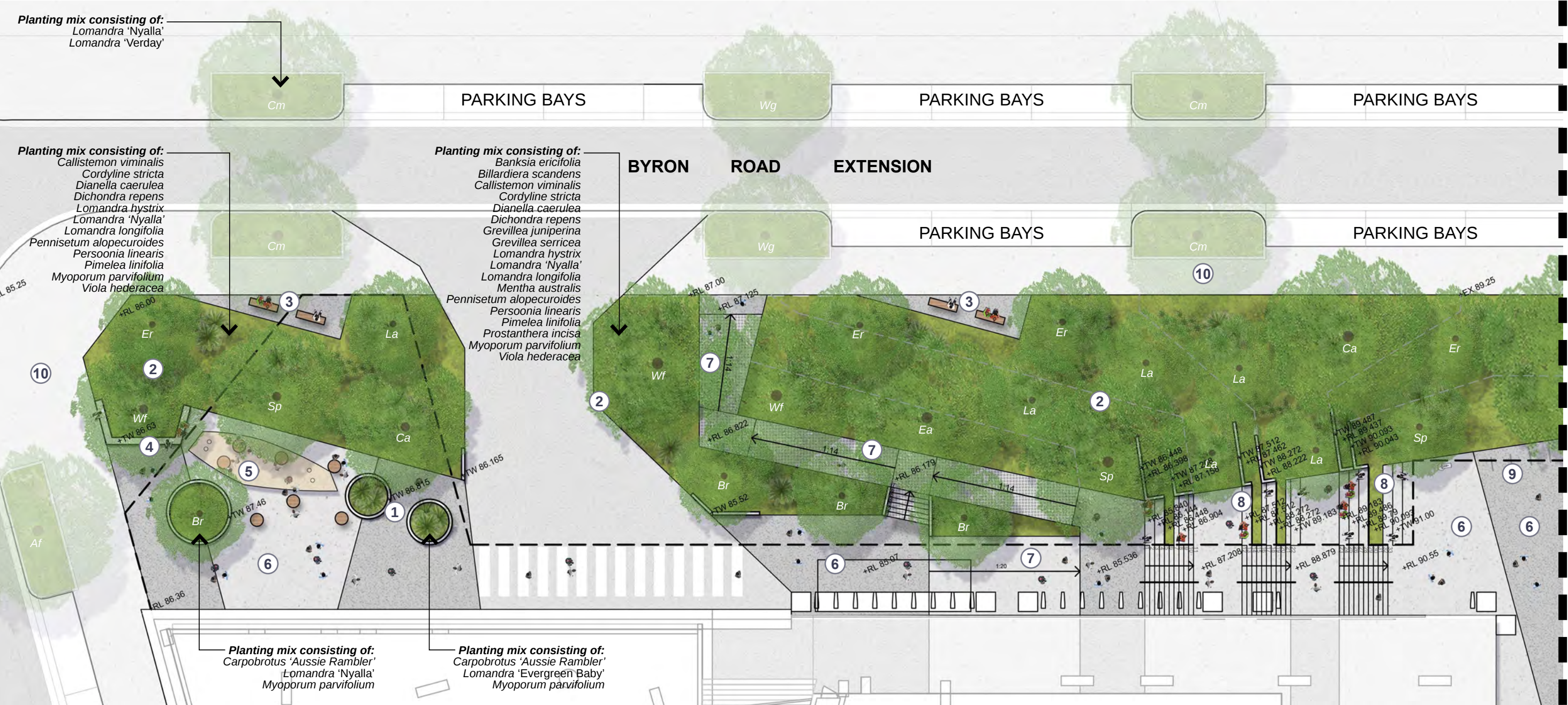
Approx. Overall Tree Canopy 4869m² or 15%



4

The Design

Ground Floor Linear Park A - Landscape Design



KEY PLAN



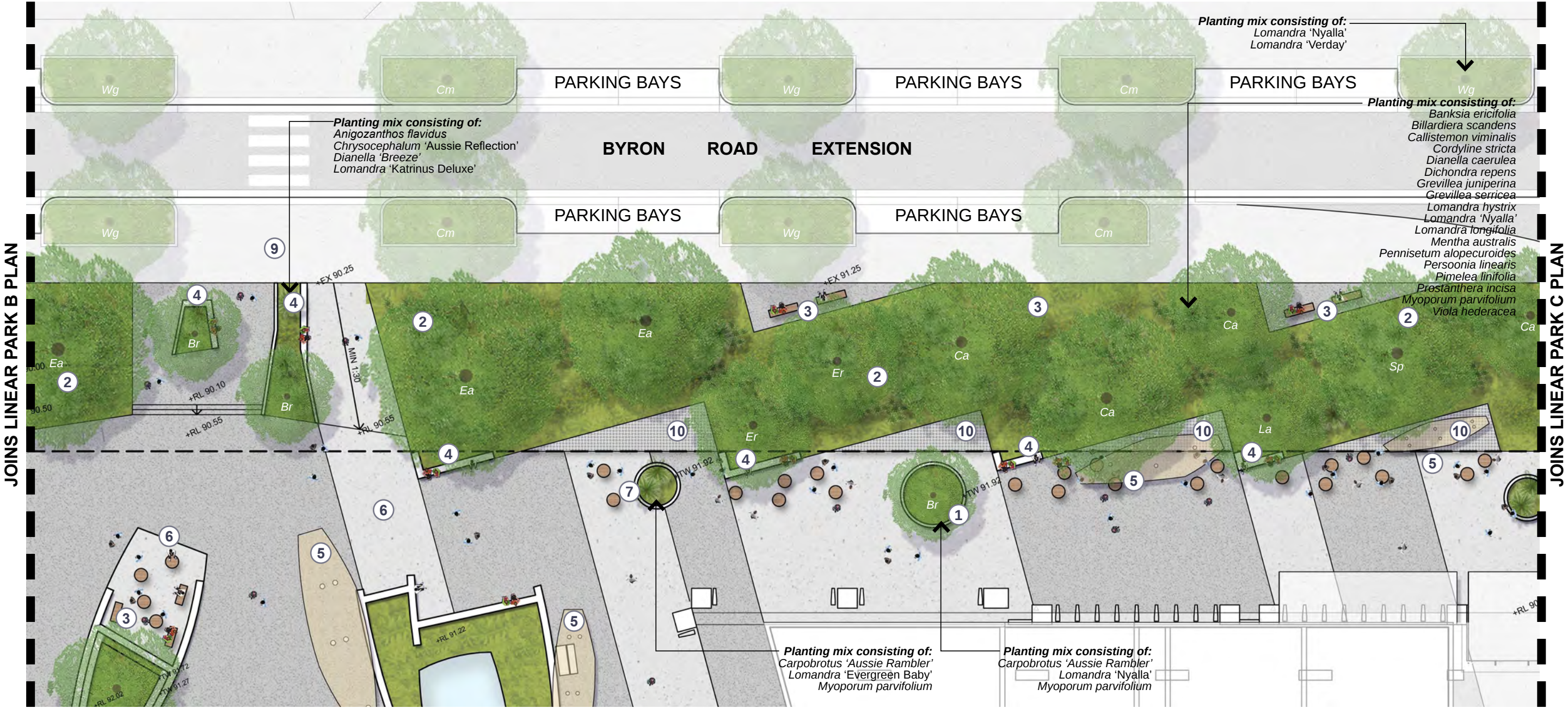
LEGEND

- Site boundary
- Basement line
- Mounding to planting beds
- +98.000 Proposed levels
EX = Existing level
TW = Top of wall
- Proposed trees. Refer to planting schedule.

- 1 Raised planter with feature planting to create sanctuary to seating & recreation areas
- 2 Deep soil planting area with native canopy trees layered planting of shrubs, grasses and groundcovers. Planting has been coordinated with the recommendations provided by Black Ash Bushfire Consultants.
- 3 Bench seating providing rest & gathering opportunities
- 4 Concrete seating wall providing additional gathering areas
- 5 Feature pergola for additional shaded seating opportunities
- 6 Feature paving banding to accentuate entrances & seating areas. Opportunity to incorporate place markings to be coordinated with Indigenous consultant.

- 8 Bleacher style seating off stair case. Planting to flow through bleachers intermittently to create visual interest and soften the hardscape.
- 9 Bicycle parking hoops
- 10 Council concrete footpath

Ground Floor Linear Park B - Landscape Design



KEY PLAN



LEGEND

- Site boundary
- Basement line
- Mounding to planting beds
- +98.000 Proposed levels
EX = Existing level
TW = Top of wall
- Proposed trees. Refer to planting schedule.

- 1 Raised planter with feature canopy tree providing natural shade to seating spaces
- 2 Deep soil planting area with native canopy trees layered planting of shrubs, grasses and groundcovers. Planting has been coordinated with the recommendations provided by Black Ash Bushfire Consultants.
- 3 Bench seating providing rest & gathering opportunities

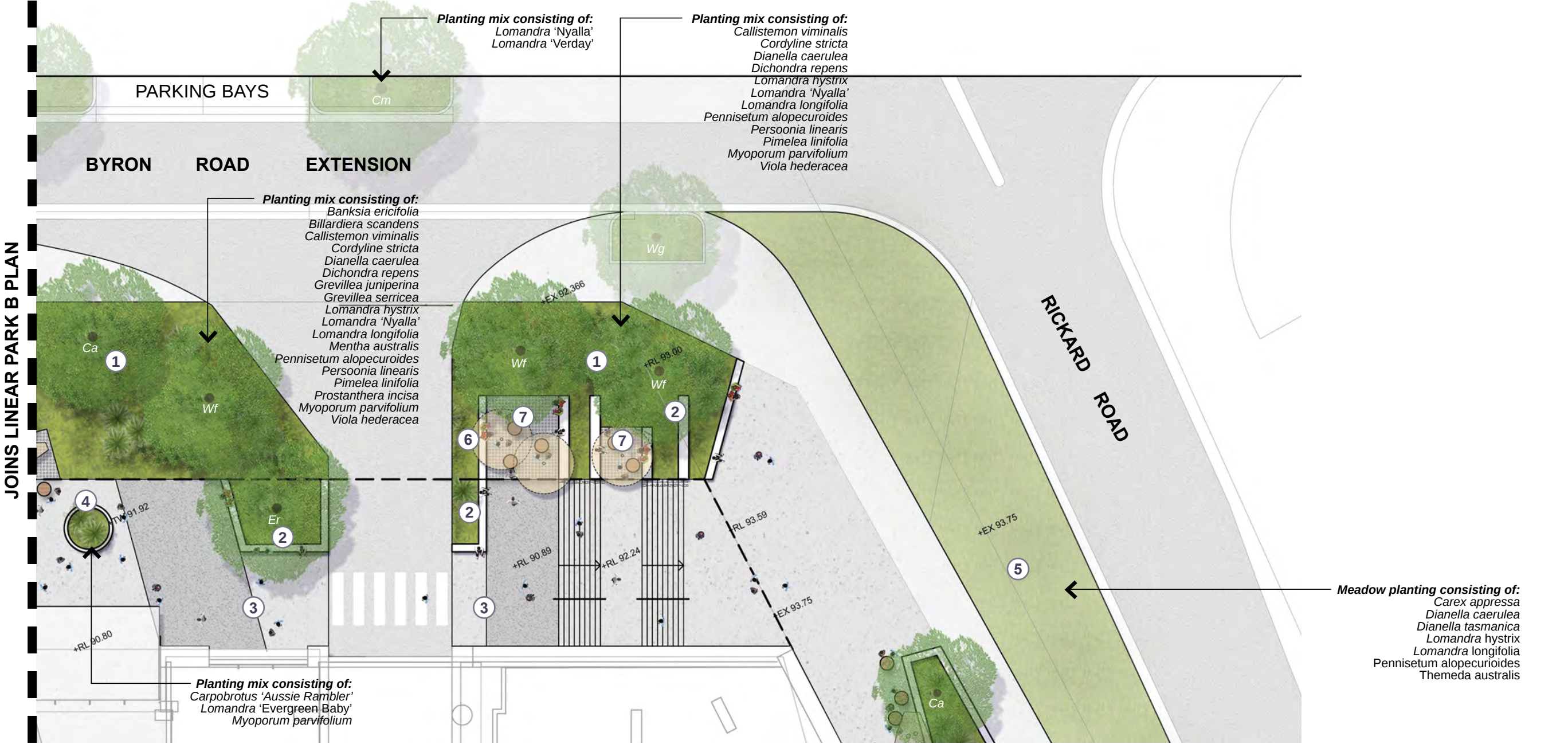
- 4 Concrete seating wall providing additional gathering areas
- 5 Feature pergola for additional shaded seating opportunities
- 6 Feature paving banding to accentuate entrances & seating areas. Opportunity to incorporate place markings to be coordinated with Indigenous consultant.

- 7 Additional raised planter with feature planting to create sanctuary to seating & recreation areas
- 9 Council concrete footpath
- 10 Floating permeable deck to provide material contrast and act as a viewing platform into the layered deep soil planting area



0 1 2 4 6m
Scale 1:250@A3

Ground Floor Linear Park C - Landscape Design



KEY PLAN



LEGEND

- Site boundary
- Basement line
- Mounding to planting beds
- +98.000 Proposed levels
EX = Existing level
TW = Top of wall
- Proposed trees. Refer to planting schedule.

- 1 Deep soil planting area with native canopy trees layered planting of shrubs, grasses and groundcovers. Planting has been coordinated with the recommendations provided by Black Ash Bushfire Consultants.
- 2 Concrete seating wall providing additional gathering areas
- 3 Feature paving banding to accentuate entrances & seating areas. Opportunity to incorporate place markings to be coordinated with Indigenous consultant.
- 4 Additional raised planter with feature planting to create sanctuary to seating & recreation areas
- 5 Meadow with soft grass planting. Subject to future Rickard road widening
- 6 Pergolas to provide additional shaded seating opportunities
- 7 Floating permeable deck to provide passive recreation opportunities

Ground Floor Linear Park - Landscape Design

Materiality



Seating wall for group gathering



Alternating steps & seating walls for additional gathering amenity



2 tone paving banding to accentuate entries & seating areas



Native deep soil planting creating backdrop to linear park



Feature pergola for additional shade amenity



Ramp and viewing decks

Planting



Brachychiton rupestris



Corymbia maculata



Cupaniopsis anacardioides



Elaeocarpus reticulatus



Syzygium paniculatum



Waterhousea floribunda



Anigozanthos flavidus



Callistemon viminalis



Lomandra hystrix



Lomandra Evergreen Baby'

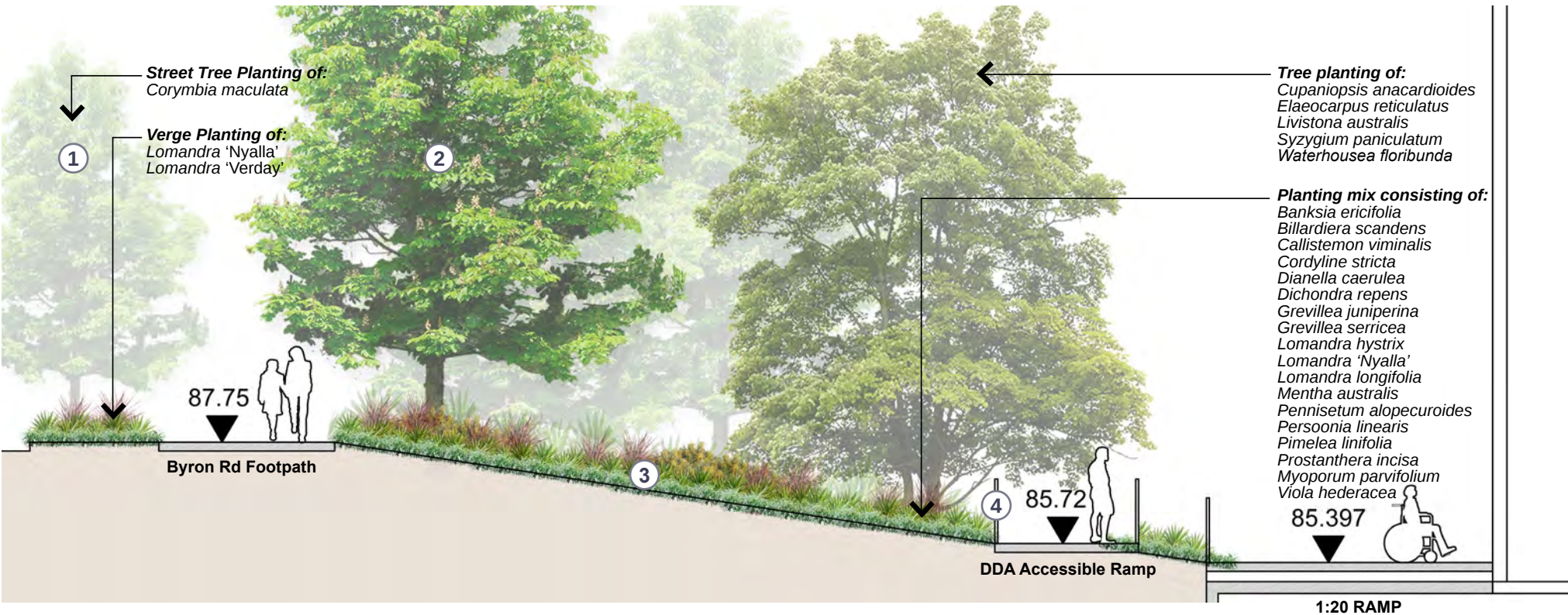


Myoporum parvifolium



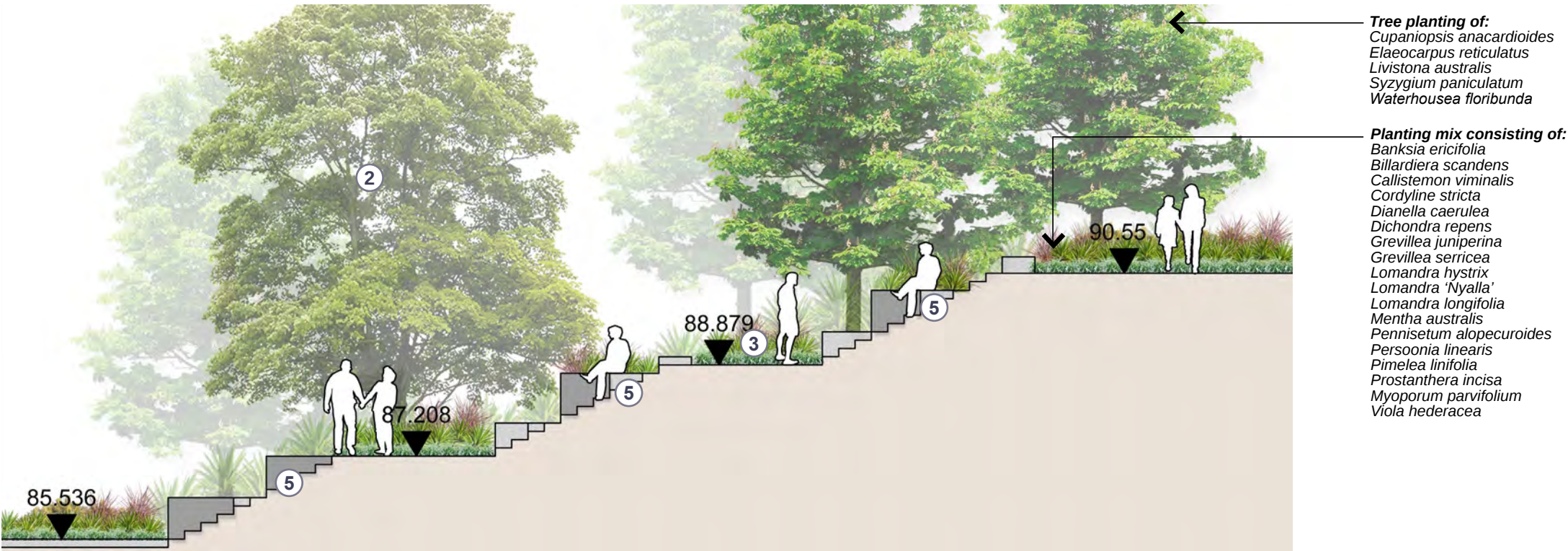
Viola hederacea

Ground Floor Linear Park - Sections



SECTION A - BYRON ROAD TO LOWER GROUND

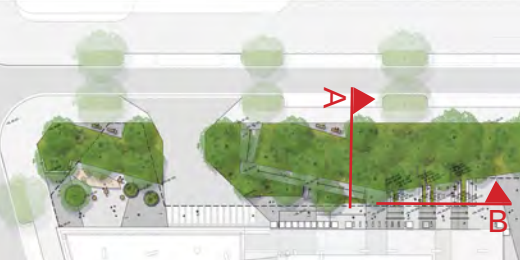
1:100 A3



SECTION B - STAIRCASE AND BLEACHER SEATING AREA

1:100 A3

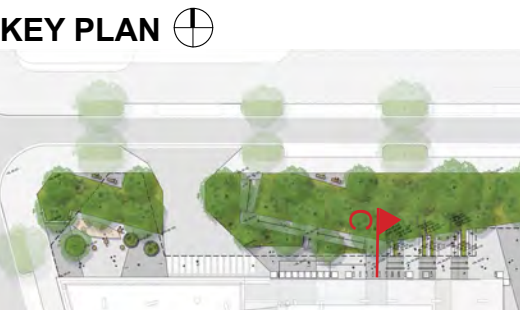
KEY PLAN



LEGEND

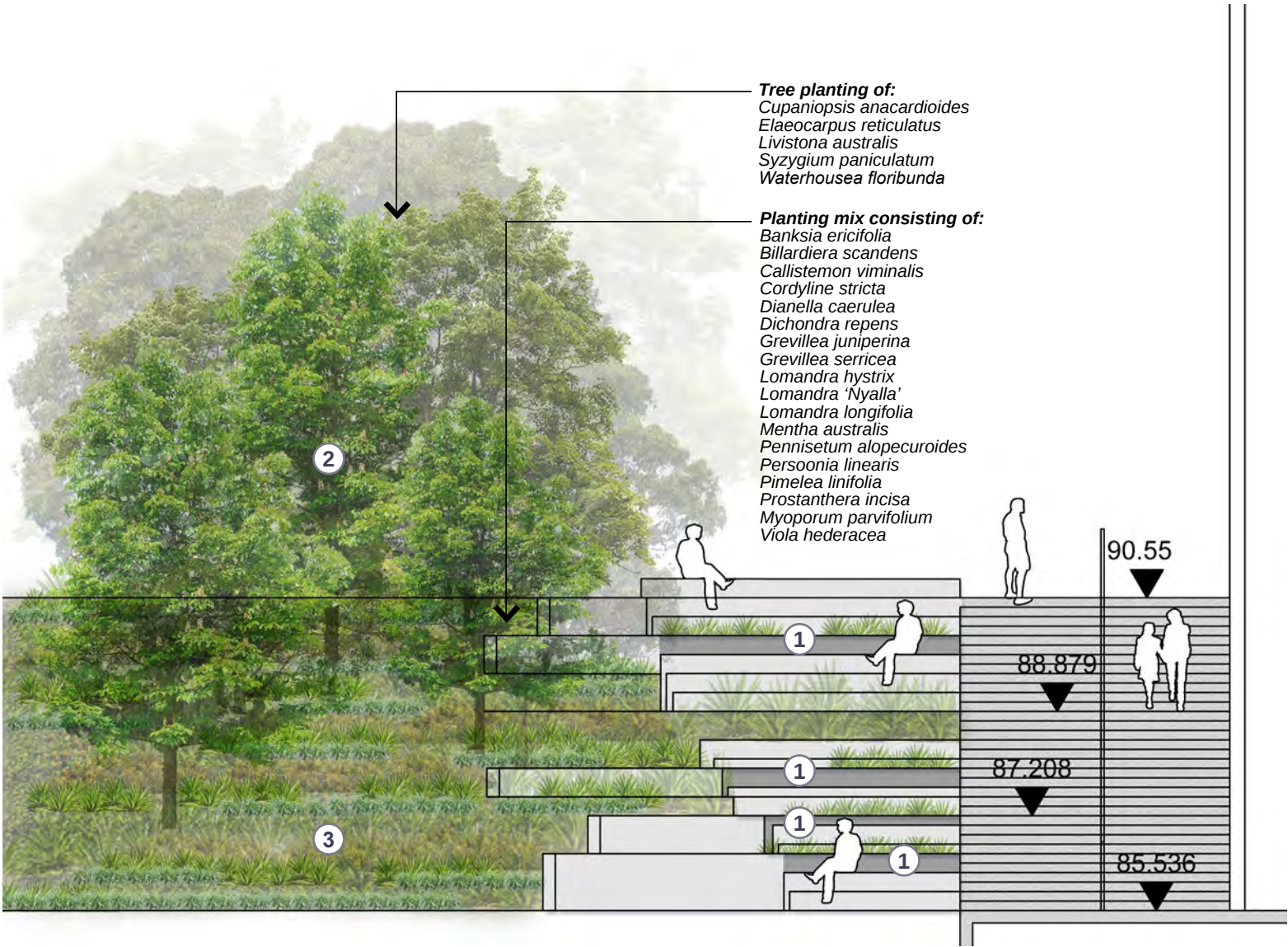
- ① Native street tree planting as per Camden City Council's DCP
- ② Native tree planting through deep soil zone to provide shading, habitat and multi-layered planting
- ③ Native shrub and groundcover planting in deep soil zone.
- ④ DDA accessible 1:14 ramp with balustrade and handrails
- ⑤ Raised planters stepping with bleachers connecting the deep soil zone to the staircase creating a softer transition.

Ground Floor Linear Park - Sections



LEGEND

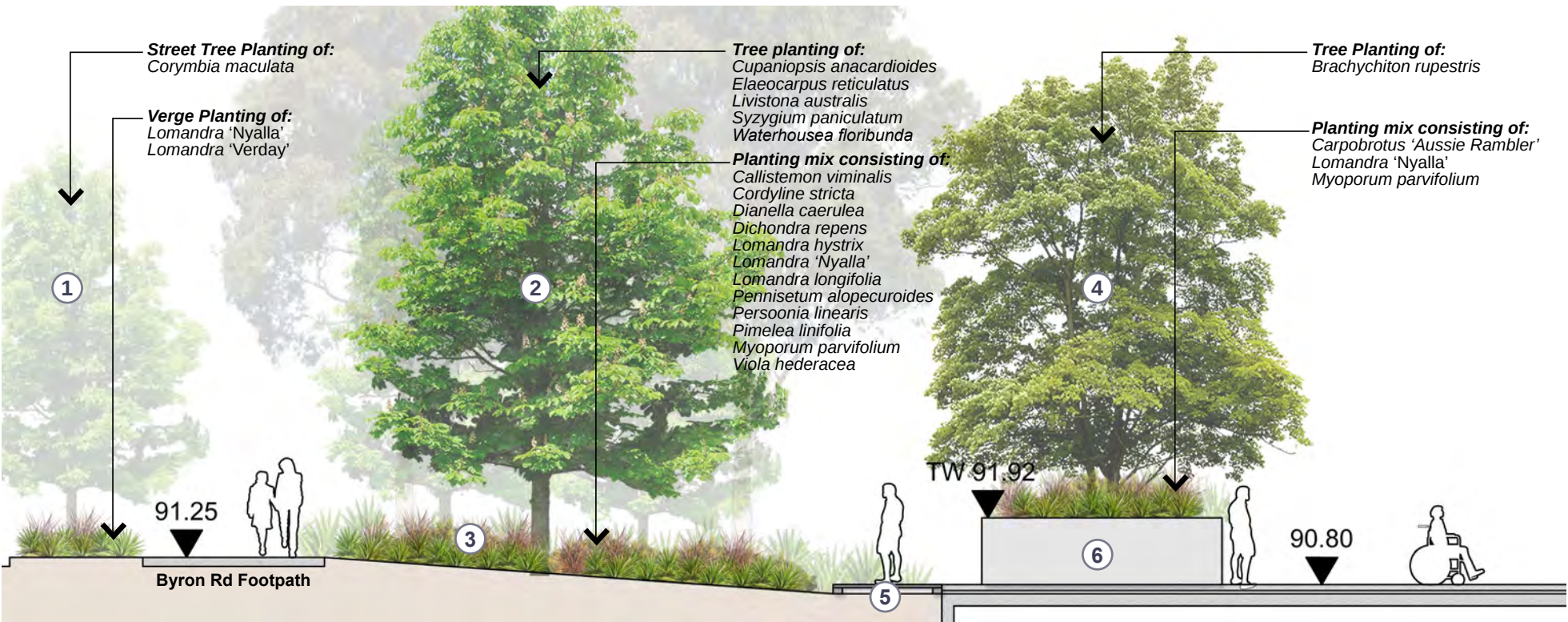
- ① Raised planters stepping with bleachers connecting the deep soil zone to the staircase creating a softer transition.
- ② Native tree planting through deep soil zone to provide shading, habitat and multi-layered planting
- ③ Native shrub and groundcover planting in deep soil zone.
- ④ Retaining walls to traverse slope and level change between deep soil zone and bleachers



○ ELEVATION C - STAIRS AND BLEACHER SEATING

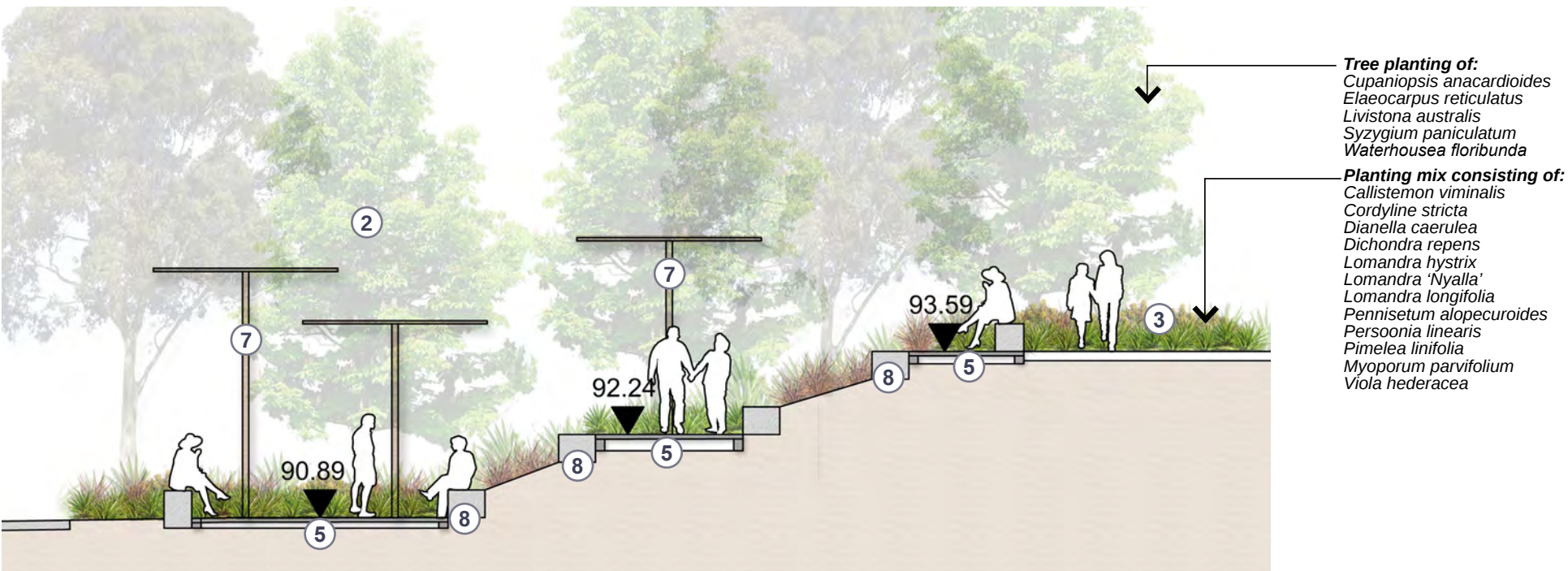
1:100 A3

Ground Floor Linear Park - Sections



SECTION D - BYRON ROAD TO GROUND FLOOR

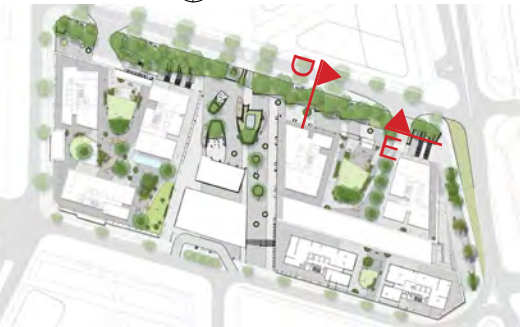
1:100 A3



SECTION E - BYRON AND RICKARD ROAD TRANSITION AREA

1:100 A3

KEY PLAN



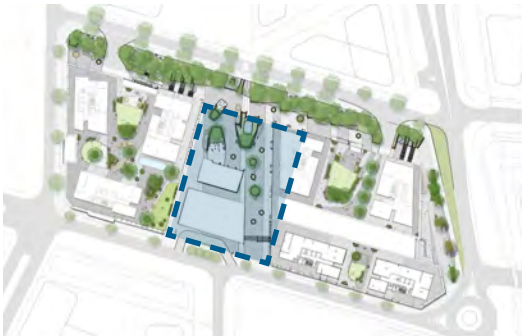
LEGEND

- ① Native street tree planting as per Camden City Council's DCP
- ② Native tree planting through deep soil zone to provide shading, habitat and multi-layered planting
- ③ Native shrub and groundcover planting in deep soil zone.
- ④ Native feature tree in raised planter
- ⑤ Floating permeable deck to provide material contrast and act as a viewing platform into the layered deep soil planting area
- ⑥ 1100mm high planter with shade feature planting creating sanctuary to seating spaces.
- ⑦ Pergolas to provide additional shaded seating opportunities
- ⑧ Seating walls

Ground Floor Central Plaza - Landscape Design



KEY PLAN



LEGEND

- Site boundary
- Mounding to planting beds
- +98.000 Proposed levels
EX = Existing level
TW = Top of wall
- Proposed trees. Refer to planting schedule.
- 1 Raised planter with feature canopy tree providing natural shade to seating spaces
- 2 Stepped seating wall with canopy tree for large gathering opportunities
- 3 Bench seating providing rest & gathering opportunities
- 4 Table setting for larger group gathering
- 5 Feature pergola for additional shaded seating opportunities
- 6 Feature paving banding to accentuate entrances & seating areas. Opportunity to incorporate place markings to be coordinated with Indigenous consultant.
- 7 Skylight to retail area below to Architect's details
- 8 Cafe style seats and tables for informal group gathering & seating opportunities
- 9 Additional raised planter with feature planting to create sanctuary to seating & recreation areas. Planting and placement consider effects of wind as documented by SLR Consulting.



0 1 5m
Scale 1:300@A3

Ground Floor Central Plaza - Landscape Character

Materiality



Stepped seating wall with planting for large group gathering



Table setting for larger group gathering



Feature paving banding to accentuate entries & seating



Bench seating providing rest & gathering opportunities



Feature pergola for additional shade amenity



Seats for informal gathering

Planting



Brachychiton discolor



Waterhousea 'Green Avenue'



Alpinia caerulea



Carpobrotus 'Aussie Rambler'



Dichondra argentea



Lomandra 'Evergreen Baby'

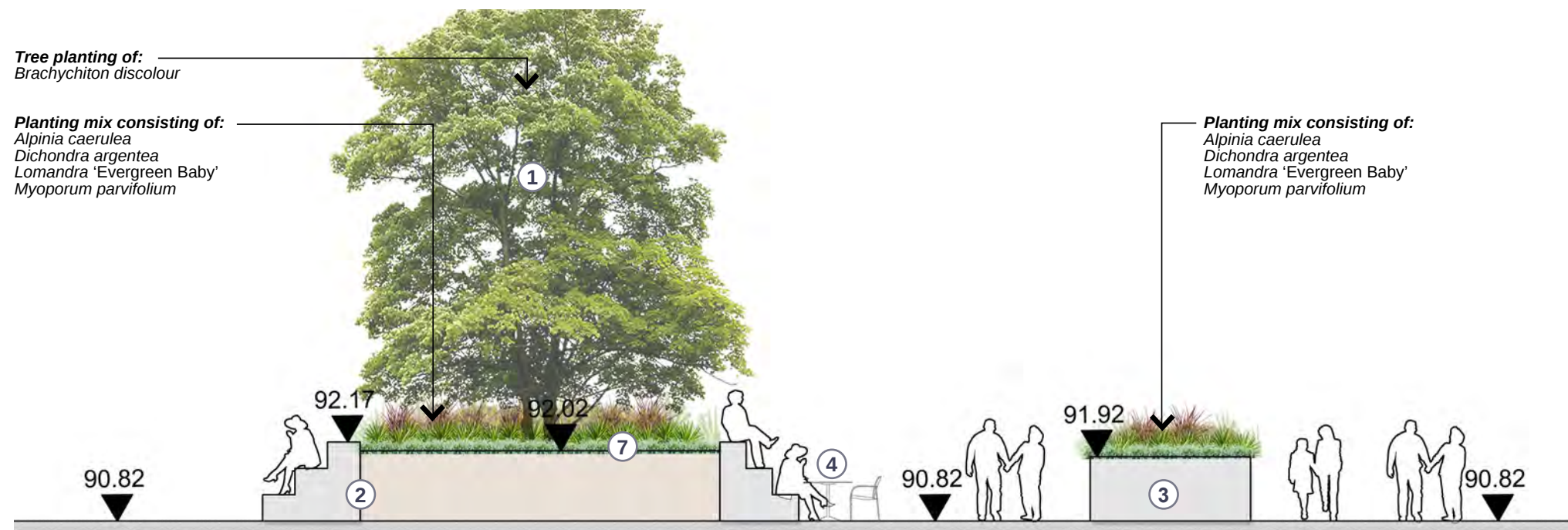


Myoporum parvifolium



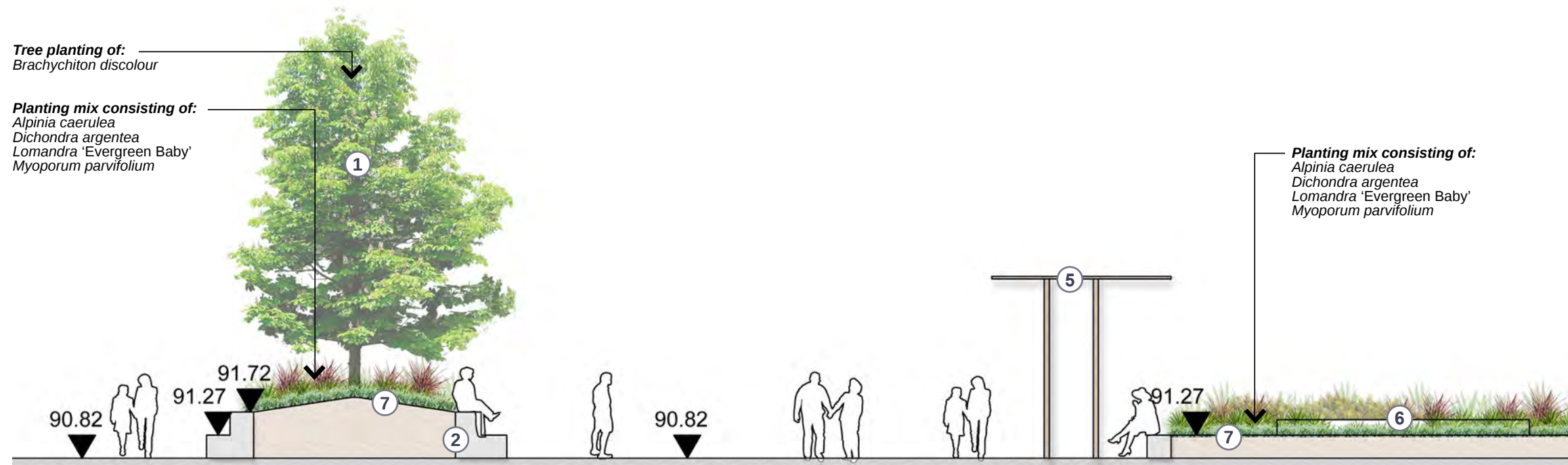
Viola hederacea

Ground Floor Central Plaza - Sections



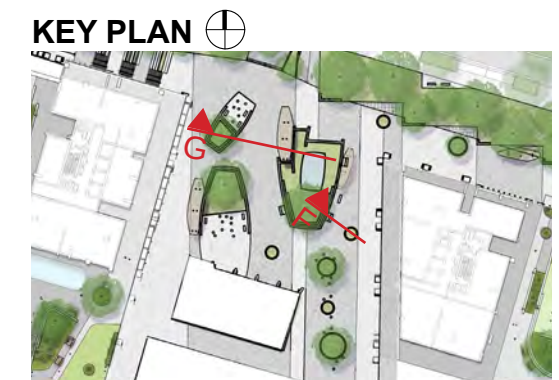
SECTION F - CENTRAL PLAZA AREA

1:100 A3



SECTION G - CENTRAL PLAZA AREA

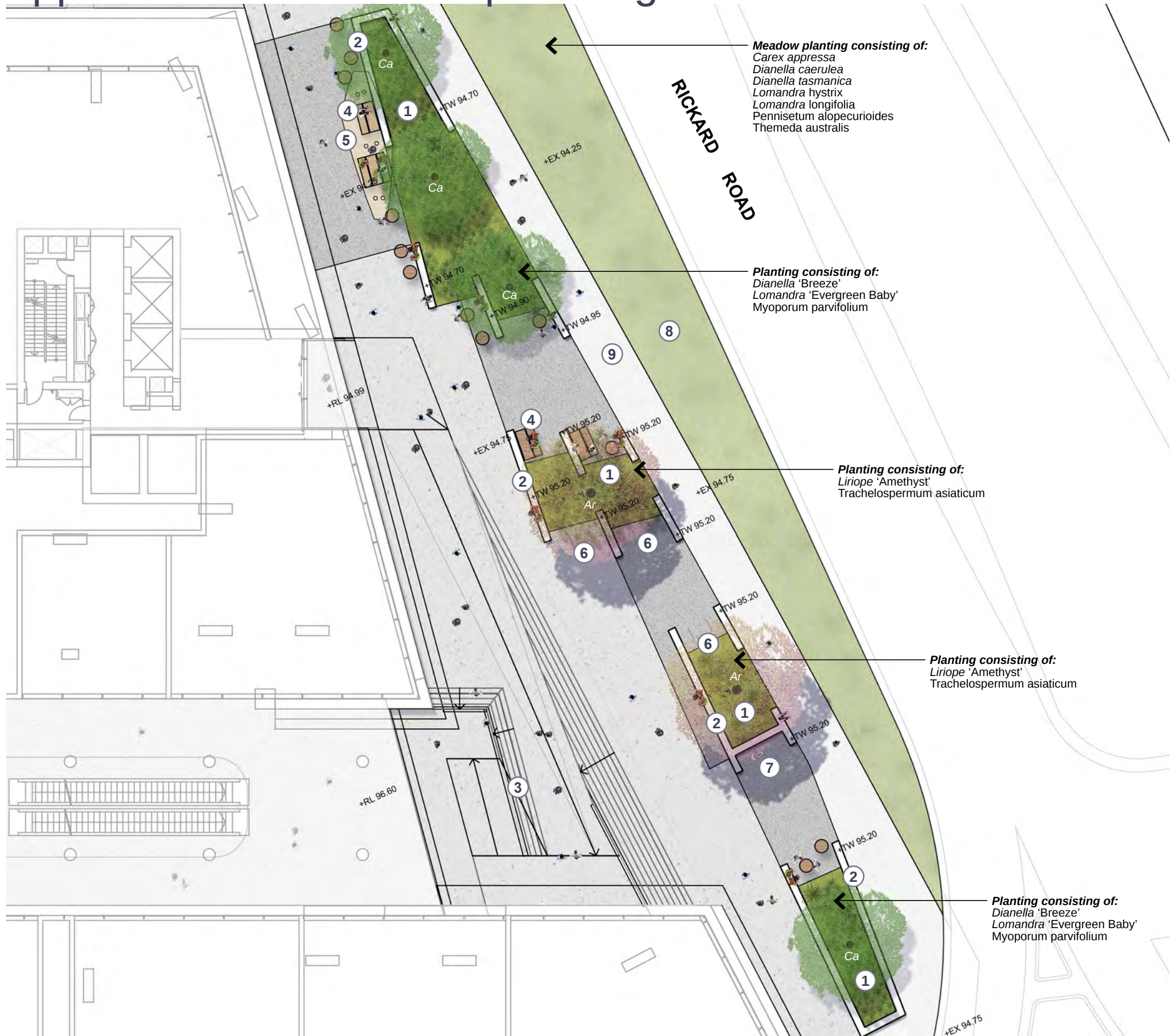
1:100 A3



LEGEND

- 1 Raised planter with feature canopy tree providing natural shade to seating spaces
- 2 Stepped seating wall with canopy tree for large gathering opportunities
- 3 Raised planter with feature planting to create sanctuary to seating & recreation areas
- 4 Cafe style seats and tables for informal group gathering & seating opportunities
- 5 Feature pergola for additional shaded seating opportunities
- 6 Skylight to retail area below to Architect's details
- 7 Shrub and groundcover planting to soften central plaza and provide amenity

Upper Ground - Landscape Design



KEY PLAN



LEGEND

- Site boundary
- Mounding to planting beds
- +98.000 Proposed levels
EX = Existing level
TW = Top of wall
- Proposed trees. Refer to planting schedule.
- On-grade and mounded planting with feature canopy tree providing natural shade to seating spaces
- Seating wall with canopy tree for large gathering opportunities
- Accessible ramp and staircase entry to Rickard road frontage
- Table setting for larger group gathering
- Feature pergola for additional shaded seating opportunities
- Bike racks
- Drinking fountain
- Meadow with soft grass planting. Subject to future Rickard road widening
- Plain concrete council footpath



Upper Ground - Landscape Character

Materiality



Seating walls and garden beds



Table setting for larger group gathering



Feature pergola providing additional shade amenity



Mixed native planting creating sanctuary to seating spaces

Planting



Acer rubrum



Cupaniopsis anacardioides



Carex appressa



Dianella caerulea



Dianella 'Breeze'



Lomandra longifolia



Pennisetum alopecurioides



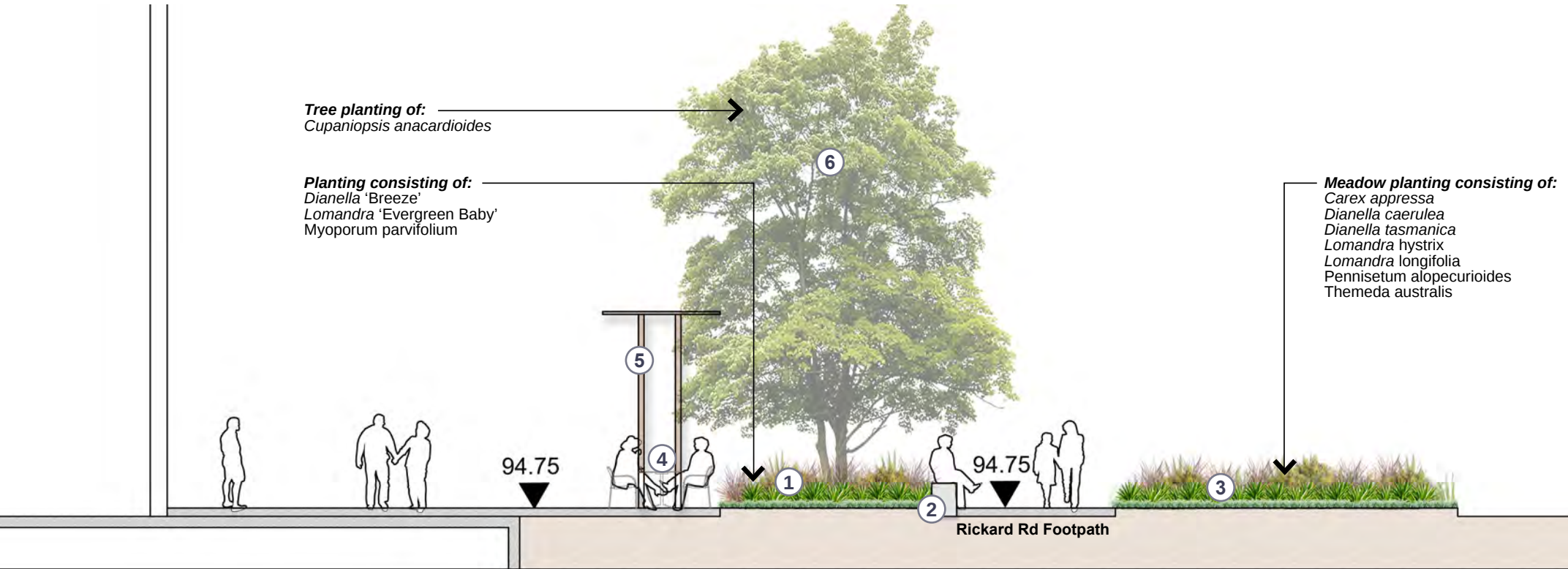
Myoporum parvifolium

Upper Ground - Sections



LEGEND

- ① On-grade and mounded planting with feature canopy tree providing natural shade to seating spaces
- ② Seating wall with canopy tree for large gathering opportunities
- ③ Meadow with soft grass planting. Subject to future Rickard road widening
- ④ Table setting for larger group gathering
- ⑤ Feature pergola for additional shaded seating opportunities
- ⑥ Street tree planting as per Camden City Council's DCP



SECTION H - MOUNDED GARDEN & SEATING WALL

1:100 A3

Level 1 Podium - Landscape Design



KEY PLAN



LEGEND

- Site boundary
- Mounding to planting beds
- +98.000 Proposed levels
EX = Existing level
TW = Top of wall
- Proposed trees. Refer to planting schedule.
- 1 Raised planter with feature canopy tree providing natural shade to seating spaces
- 2 Stepped seating wall with canopy tree for large gathering opportunities
- 3 Bench seating providing rest & gathering opportunities
- 4 Table setting for larger group gathering
- 5 Feature pergola for additional shaded seating opportunities
- 6 Natural turf area with seating edge for open recreation & gathering
- 7 Synthetic turf area for passive recreation
- 8 Feature paving banding to accentuate entrances & seating areas. Opportunity to incorporate place markings to be coordinated with Indigenous consultant.
- 9 DDA accessible ramp providing access to raised turf areas
- 10 BBQ
- 11 Additional raised planter with feature planting to create sanctuary to seating & recreation areas
- 12 Palisade to allow for views & outlook to surrounding context
- 13 Skylight to retail area below to Architect's details
- 14 Pergola to provide shade to picnic tables
- 15 Pots and trough planters to provide additional amenity



0 1 5m
Scale 1:300@A3

Level 1 Podium - Landscape Character

Materiality



Stepped seating wall with planting for large group gathering



Table setting for larger group gathering



Natural turf area with seating wall



Paving banding to accentuate entries & seating areas



Shelters for additional shaded seating



BBQ

Planting



Fraxinus griffithii



Zelkova 'Green Vase'



Alpinia caerulea



Banksia ericifolia



Dianella 'Breeze'



Dichondra argentea



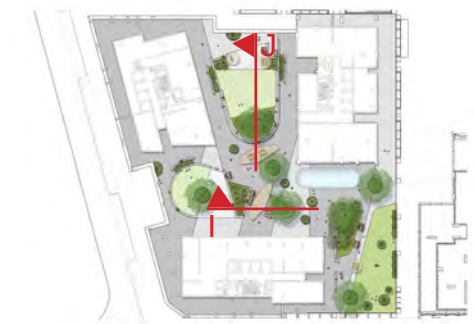
Lomandra 'Evergreen Baby'



Viola hederacea

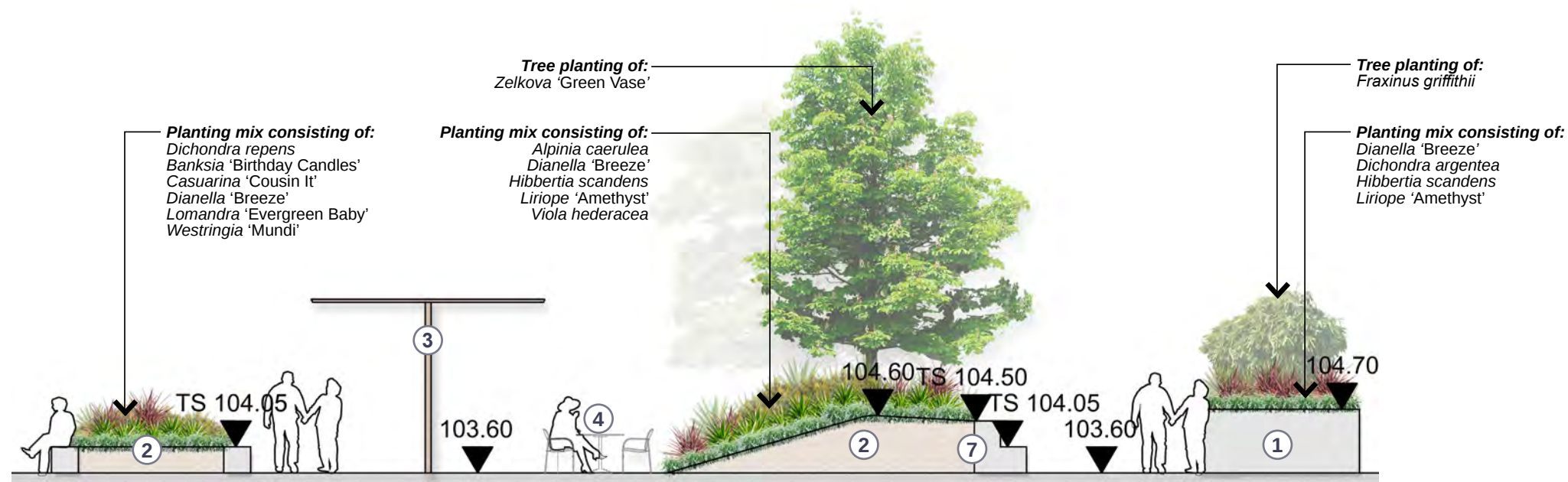
Level 1 Podium - Sections

KEY PLAN



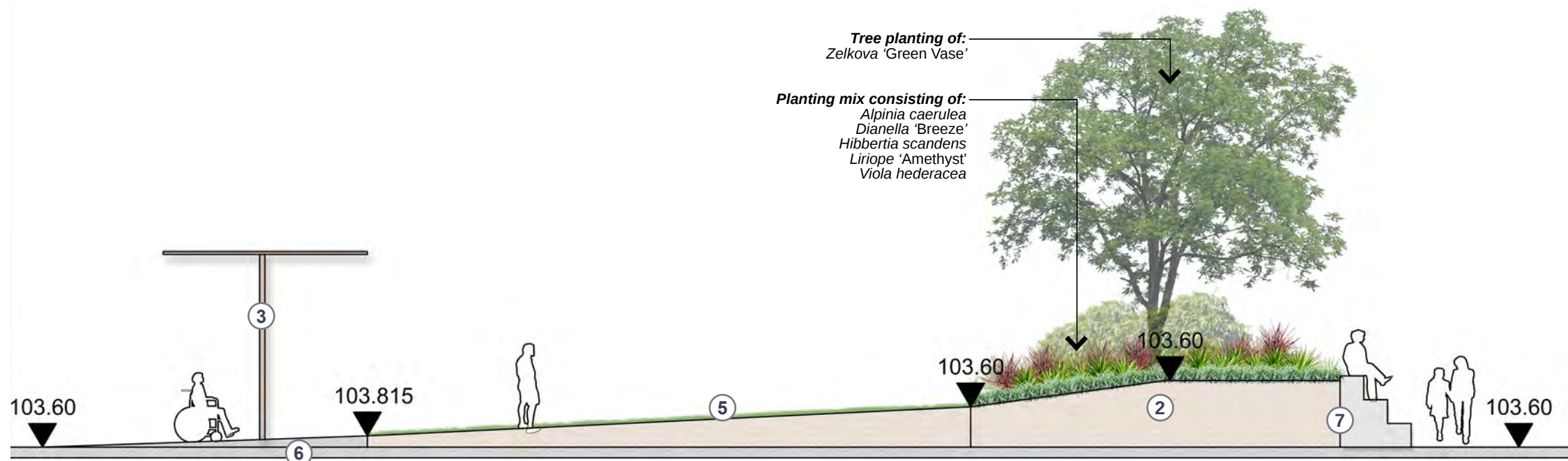
LEGEND

- ① 1100mm high planter with shade feature planting creating sanctuary to seating spaces.
- ② Raised planter with feature canopy tree providing natural shade to seating spaces
- ③ Pergola for additional shaded seating opportunities
- ④ Table setting for larger group gathering
- ⑤ Natural turf area with seating edge for open recreation & gathering
- ⑥ DDA accessible ramp providing access to raised turf areas
- ⑦ Stepped seating wall with canopy tree for large gathering opportunities



SECTION I - COMMUNAL PODIUM AREA

1:100 A3



SECTION J - COMMUNAL PODIUM AREA

1:100 A3

Level 2 Podium A - Landscape Design



KEY PLAN



LEGEND

- Site boundary
- Basement line
- Mounding to planting beds
- +98.000 Proposed levels
EX = Existing level
TW = Top of wall
- Proposed trees. Refer to planting schedule.

- 1 Raised planter with feature canopy tree providing natural shade to seating spaces
- 2 Stepped seating wall with canopy tree for large gathering opportunities
- 3 Bench seating under providing rest & gathering opportunities
- 4 Table setting for larger group gathering
- 5 Feature pergola for additional shaded seating opportunities
- 6 Natural turf area with seating edge for open recreation & gathering
- 7 Feature paving banding to accentuate entrances & seating areas. Opportunity to incorporate place markings to be coordinated with Indigenous consultant.
- 8 DDA accessible ramp providing access to raised turf areas
- 9 Additional raised planter with feature planting to create sanctuary to seating & recreation areas
- 10 Palisade to allow for views & outlook to surrounding context.

Level 2 Podium A- Landscape Character

Materiality



Bench seating for rest and gathering opportunities



Table setting for group gathering



Shelters for shaded amenity



Natural turf area with seating edge



Raised planter for additional planting amenity to seating spaces



Stepped seating wall for large group gathering

Planting



Waterhousea 'Green Avenue'



Zelkova serrata 'Green Vase'



Alpinia caerulea



Banksia 'Birthday Candles'



Casuarina 'Cousin It'



Dianella 'Breeze'



Dichondra argentea



Dichondra repens



Hibbertia scandens



Liriope 'Amethyst'



Lomandra 'Evergreen Baby'



Westringia 'Mundi'

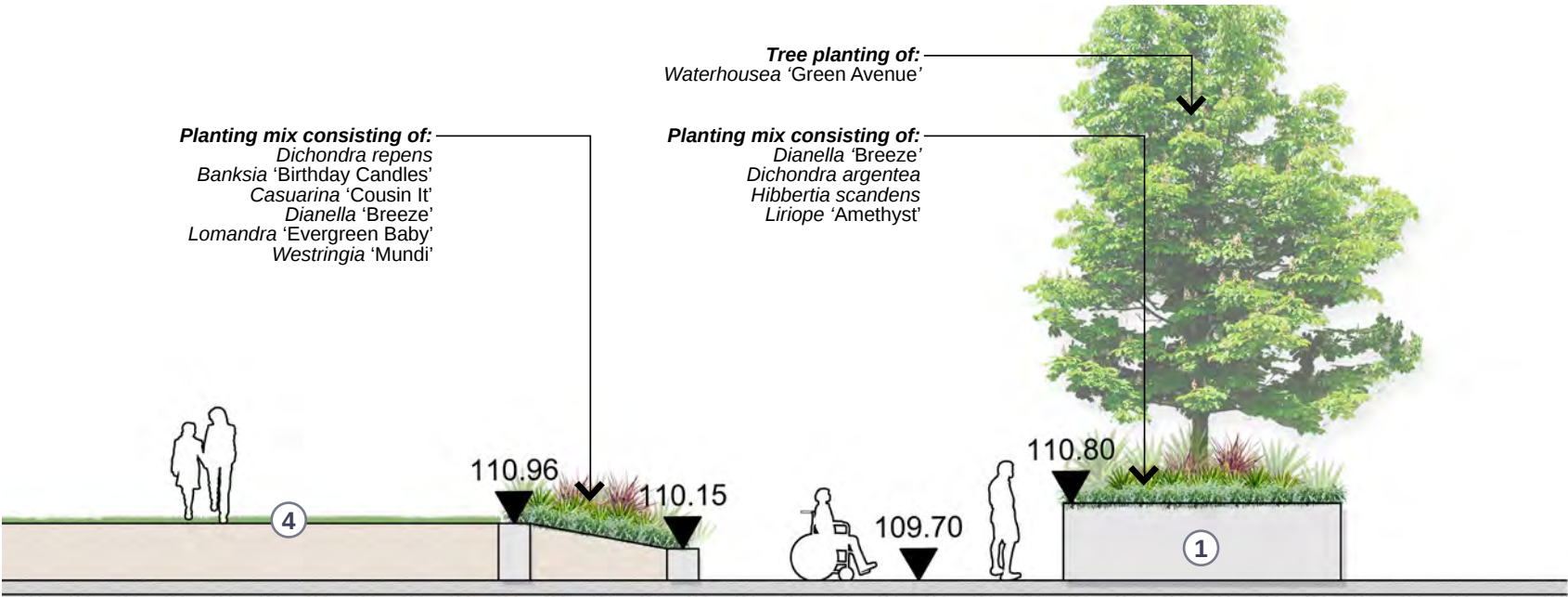
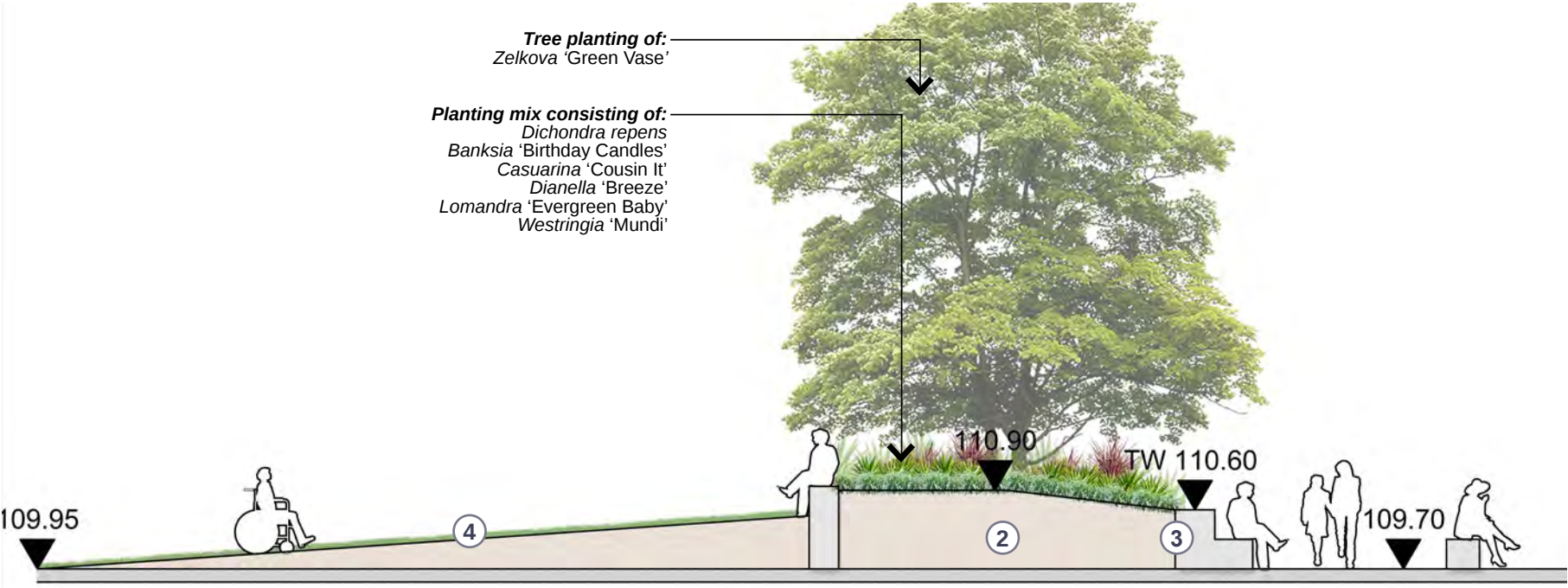
Level 2 Podium A - Sections

KEY PLAN

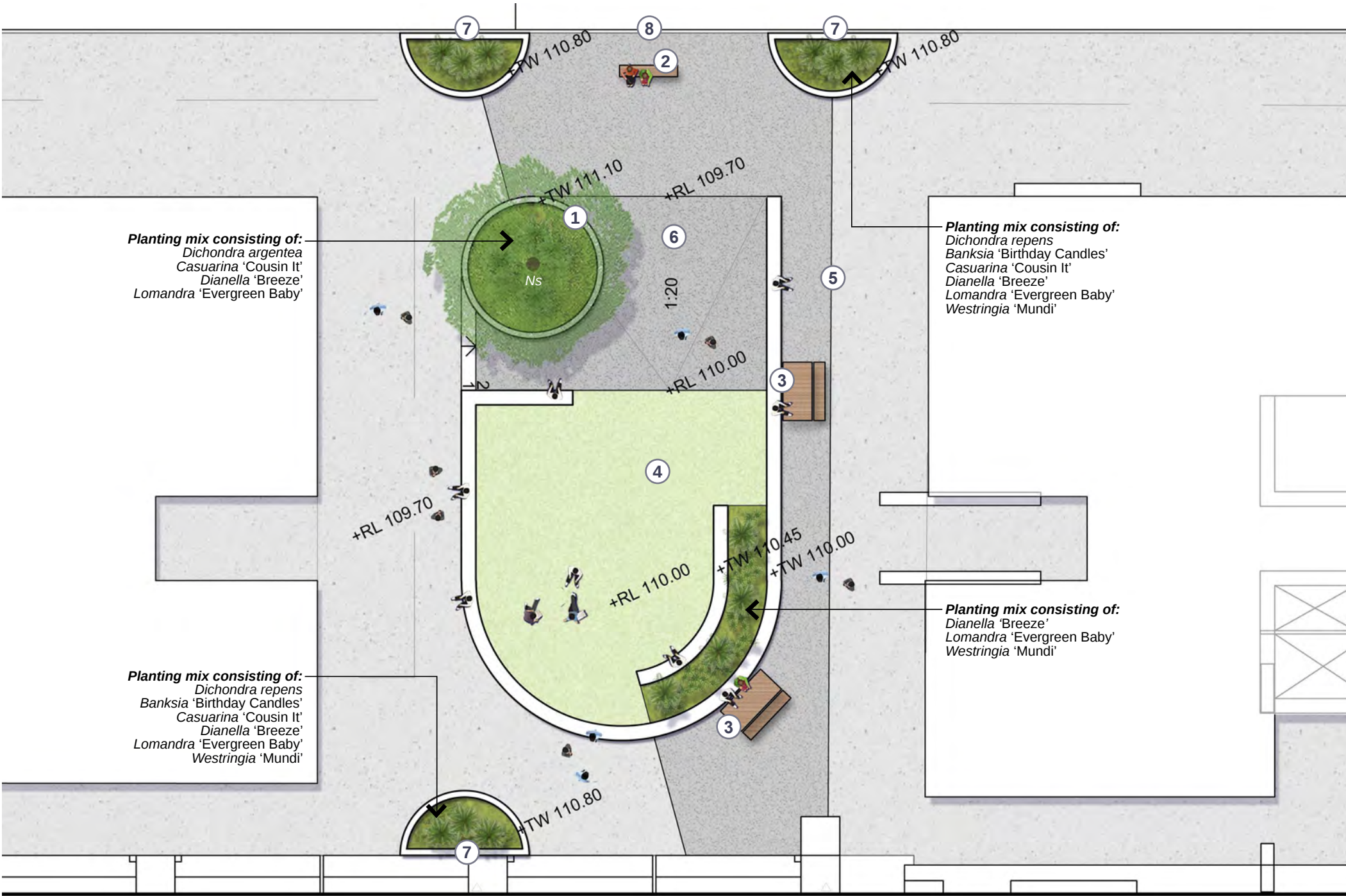


LEGEND

- ① 1100mm high planter with shade feature planting creating sanctuary to seating spaces.
- ② Raised planter with feature canopy tree providing natural shade to seating spaces
- ③ Stepped seating wall with canopy tree for large gathering opportunities
- ④ Natural turf area with seating edge for open recreation & gathering



Level 2 Podium B - Landscape Design



KEY PLAN



LEGEND

- Site boundary
- Basement line
- Mounding to planting beds
- +98.000 Proposed levels
EX = Existing level
TW = Top of wall
- Proposed trees. Refer to planting schedule.
- 1 Raised planter with feature canopy tree providing natural shade to seating spaces
- 2 Bench seating under providing rest & gathering opportunities
- 3 Table setting for larger group gathering
- 4 Natural turf area with seating edge for open recreation & gathering
- 5 Feature paving banding to accentuate entrances & seating areas. Opportunity to incorporate place markings to be coordinated with Indigenous consultant.
- 6 DDA accessible ramp providing access to raised turf areas
- 7 Additional raised planter with feature planting to create sanctuary to seating & recreation areas
- 8 Palisade to allow for views & outlook to surrounding context.



Level 2 Podium B - Landscape Character

Materiality



Bench seating for rest and gathering



Table setting for group gathering



Natural turf area with seating edge



Feature paving banding to accentuate entries & seating areas



Raised planter providing additional planting amenity



Raised planter with canopy tree

Planting



Nyssa 'Autumn Cascades'



Banksia 'Birthday Candles'



Casuarina 'Cousin It'



Dianella 'Breeze'



Dichondra argentea



Dichondra repens



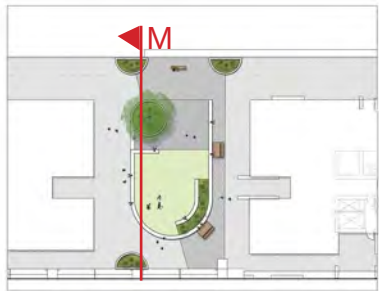
Lomandra 'Evergreen Baby'



Westringia 'Mundi'

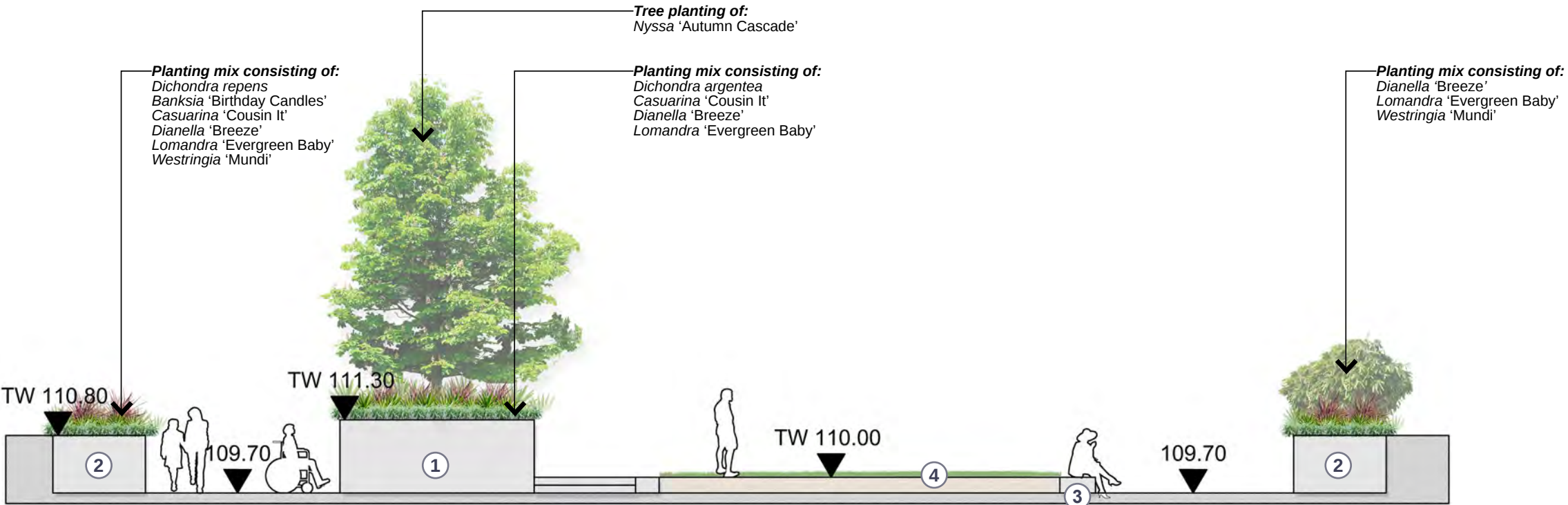
Level 2 Podium B - Sections

KEY PLAN



LEGEND

- ① 1400mm high planter with shade feature tree and planting creating sanctuary to seating spaces.
- ② 1100mm high planters along edge of podium to provide amenity and soften the outlook
- ③ Seating wall edge to offer additional seating opportunities
- ④ Natural turf to provide opportunity for passive recreation



SECTION M - COMMUNAL PODIUM AREA 1:100 A3

Overall Planting Palette

Trees



Acer rubrum



Angophora floribunda



Brachychiton discolor



Brachychiton rupestris



Citharexylum spinosum



Corymbia maculata



Cupaniopsis anacardioides



Elaeocarpus reticulatus



Eucalyptus amplifolia



Fraxinus griffithii



Livistona australis



Nyssa sylvatica 'Autumn Cas'



Syzygium paniculatum



Tristaniopsis 'Luscious'



Waterhousea floribunda



Waterhousea 'Green Avenue'



Zelkova serrata 'Green Vase'

 Native to Australia

Overall Planting Palette

Shrubs & Groundcovers



Alpinia caerulea



Anigozanthos flavidus



Banksia ericifolia



Billardieri scandens



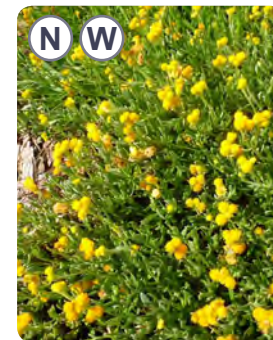
Carpobrotus 'Aussie'



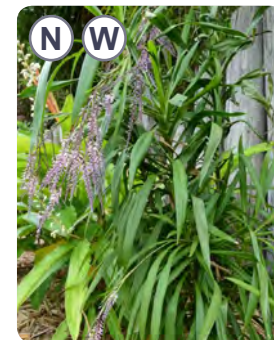
Callistemon viminalis



Carex appressa



Chrysocephalum Aus



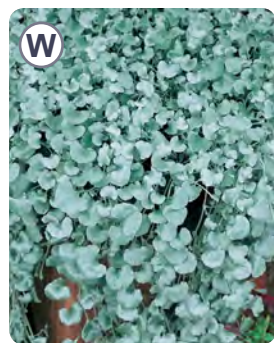
Cordyline stricta



Dianella 'Breeze'



Dianella caerulea



Dichondra argentea



Dichondra repens



Doryanthes excelsa



Grevillea juniperina



Grevillea sericea



Lomandra 'Evergreen'



Lomandra hystrix



Lomandra katrinus



Lomandra longifolia



Lomandra 'Nyalla'



Lomandra 'Verday'



Mentha australis



Myoporum parvifolium



Pennisetum alope



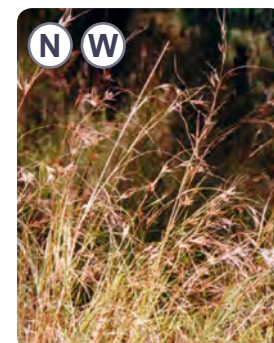
Persoonia linearis



Pimelea linifolia



Prostanthera incisa



Themeda australis



Viola hederacea

(N) Native to Australia (W) Low Water Use Species (84%)

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	POT SIZE	SPACING
TREES					
Ar	<i>Acer rubrum</i>	Red Maple	13m x 9m	100L	AS SHOWN
● Af	<i>Angophora floribunda</i>	Rough Barked Apple	20m x 20m	100L	AS SHOWN
● Bd	<i>Brachychiton discolor</i>	Lacebark Tree	20m x 10m	100L	AS SHOWN
● Br	<i>Brachychiton rupestris</i>	Bottle Tree	15m x 5m	100L	AS SHOWN
Cs	<i>Citharexylum spinosum</i>	Florida Fiddlewood	12m x 6m	100L	AS SHOWN
● Cm	<i>Corymbia maculata</i>	Spotted Gum	30m x 10m	100L	AS SHOWN
● Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	15m x 15m	100L	AS SHOWN
● Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	9m x 4m	100L	AS SHOWN
● Ea	<i>Eucalyptus amplifolia</i>	Cabbage Gum	30m x 15m	100L	AS SHOWN
Fg	<i>Fraxinus griffithii</i>	Evergreen Ash	7m x 4m	100L	AS SHOWN
● La	<i>Livistona australis</i>	Cabbage Tree Palm	30m x 5m	100L	AS SHOWN
Ns	<i>Nyssa sylvatica</i> 'Autumn Cascades'	Tupelo	11m x 6m	100L	AS SHOWN
● Sp	<i>Syzygium paniculatum</i>	Lilly Pilly	10m x 8m	100L	AS SHOWN
● Tl	<i>Tristaniopsis</i> 'Luscious'	Water Gum	12m x 5m	100L	AS SHOWN
● Wf	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	8m x 5m	100L	AS SHOWN
● Wg	<i>Waterhousea</i> 'Green Avenue'	Green Avenue Lilly Pilly	8m x 5m	100L	AS SHOWN
Zs	<i>Zelkova serrata</i> 'Green Vase'	Japanese Zelkova	14m x 10m	100L	AS SHOWN

NOTE:

- Native to Australia - 89% of Plant Palette

84% of shrubs & groundcovers are low water use species

All plants shall be grown in accordance with Australian Standard AS2303 - Tree Stock for Landscape Use

All garden beds to be fitted with Automated Drip Irrigation System

BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	POT SIZE	SPACING
SHRUBS, FERNS & GROUNDCOVERS				
<i>Alpinia caerulea</i>	Native Ginger	2m x 2m	25L	0.8m
<i>Anigozanthos flavidus</i>	Kangaroo Paw	2m x 0.6m	150mm	0.4m
<i>Banksia ericifolia</i>	Heath Banksia	5m x 2.5m	300mm	1.2m
<i>Billardieri scandens</i>	Apple Berry	0.5m x 2m	150mm	0.4m
<i>Carpobrotus</i> 'Aussie Rambler'	Pigface	0.2m x 2m	150mm	0.4m
<i>Callistemon viminalis</i>	Bottlebrush	2m x 1m	300mm	1m
<i>Carex appressa</i>	Tall Sedge	0.8m x 0.7m	150mm	0.5m
<i>Chysocephalum</i> 'Aussie Reflection'	Yellow Buttons	0.2m x 0.5m	150mm	0.3m
<i>Cordyline stricta</i>	Slender Palm Lily	1.5m x 0.5m	25L	0.4m
<i>Dianella caerulea</i>	Blue Flax Lily	0.6m x 0.7m	150mm	0.4m
<i>Dianella</i> 'Breeze'	Breeze Flax Lily	0.7m x 0.7m	150mm	0.4m
<i>Dianella tasmanica</i>	Blaze Flax Lily	0.4m x 0.5m	150mm	0.4m
<i>Dichondra argentea</i>	Silver Falls	0.3m x 1m	150mm	0.4m
<i>Dichondra repens</i>	Kidney Plant	0.2m x 2m	150mm	0.2m
<i>Doryanthes excelsa</i>	Gymea Lily	4m x 3m	25L	1m
<i>Grevillea juniperina</i>	Juniper-Leaf Grevillea	4m x 6m	400mm	1m
<i>Grevillea sericea</i>	Silky Grevillea	2m x 2m	400mm	1m
<i>Lomandra</i> 'Evergreen Baby'	Evergreen Baby	0.4m x 0.4m	150mm	0.4m
<i>Lomandra hystrix</i>	Slender Mat Rush	1m x 1.5m	150mm	1m
<i>Lomandra</i> 'Katrinus Deluxe'	Katrinus Deluxe	0.7m x 0.7m	150mm	0.6m
<i>Lomandra longifolia</i>	Mat Rush	1m x 0.6m	150mm	0.6m
<i>Lomandra</i> 'Nyalla'	Nyalla Mat Rush	0.7m x 0.7m	150mm	0.4m
<i>Lomandra</i> 'Verday'	Verday Mat Rush	0.6m x 0.6m	150mm	0.4m
<i>Mentha australis</i>	River Mint	0.7m x 0.3m	150mm	0.4m
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3m x 1m	150mm	0.5m
<i>Pennisetum alopecuriodes</i>	Foxtail	1.2m x 1.2m	150mm	0.8m
<i>Persoonia linearis</i>	Geebung	5m x 2m	400mm	1m
<i>Pimelea linifolia</i>	Slender Rice Flower	0.4m x 0.8m	400mm	0.6m
<i>Prostanthera incisa</i>	Australian Mint Bush	1.5m x 1.5m	400mm	0.5m
<i>Themeda australis</i>	Kangaroo Grass	1m x 0.5m	150mm	0.8m
<i>Viola hederacea</i>	Native Violet	0.2m x 1m	150mm	0.2m

Overall Material Palette

Furniture & Shade



Concrete seat



Table setting



Concrete pod seat



Bench seating



Feature linear pergola



Feature round pergola



BBQ

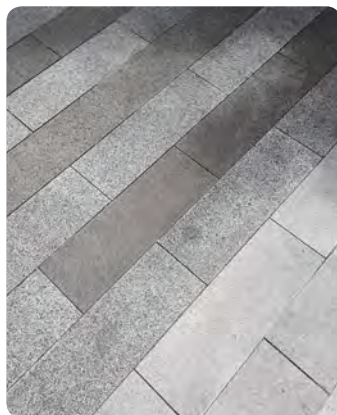
Surfaces & Walls



Concrete planter wall



Raised turf with edge



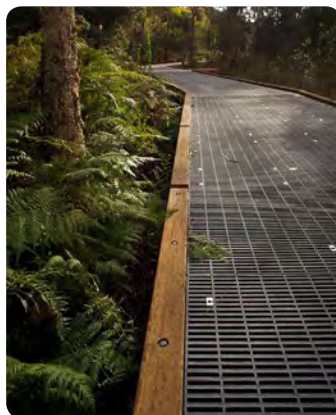
Feature paving banding



Raised planters



Synthetic turf



FRP decking



Bleacher seating

Art & Activation



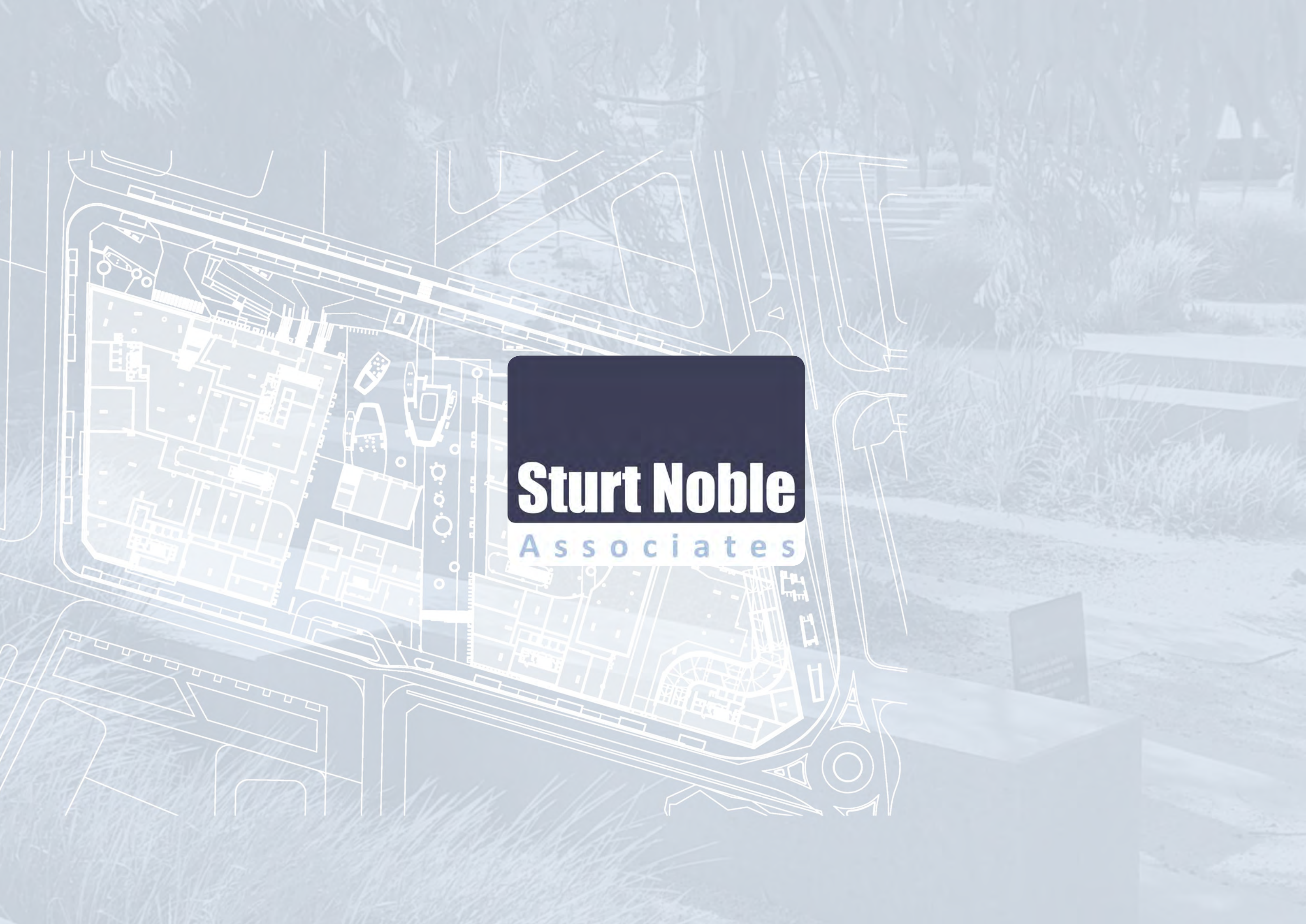
Feature boulders



Stencil wall art



QR Signage



Sturt Noble

A s s o c i a t e s