

Hassell

C4 MIDTOWN

LANDSCAPE ARCHITECTURE DEVELOPMENT APPLICATION DESIGN REPORT





Document Control

Rev	Date	Approved By	Description
01	05.08.2021	GD	FINAL

Contents

Acknowledgment of Country	We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, 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.
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1.	Project introduction
2.	Connecting people and place
3.	Landscape concept
4.	Description of landscape spaces

Appendices

Appendix A – Development Application Landscape Architectural Drawings
Appendix B – Schedule of exterior finishes
Appendix C – Planting palettes

Indicative street view of Main Street

PROJECT INTRODUCTION

This report supports a Development Application for Lot C4 within Stage 2 of the Midtown Master Plan (SSD8707), a State Significant Development submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This proposal is to be read in conjunction with Cox Architecture Design Statement which addresses the architectural proposal.

Overview of the proposed development

The proposed Lot C4 Development Application seeks consent for the second stage of detailed works within Midtown, pursuant to the Ivanhoe Estate Master plan under Section 83B of the EP&A Act. The Master plan establishes the planning and development framework against which this Lot C4 Stage 2 Development Application will be assessed.

The Lot C4 development proposes;

- A social tower consisting of 17 storeys of residential floors and 216 social units
- A market tower consisting of 24 stories of residential floors with 268 units
- 4 market 3 storey town houses
- Communal open spaces
- Public open spaces
- Basement car parking

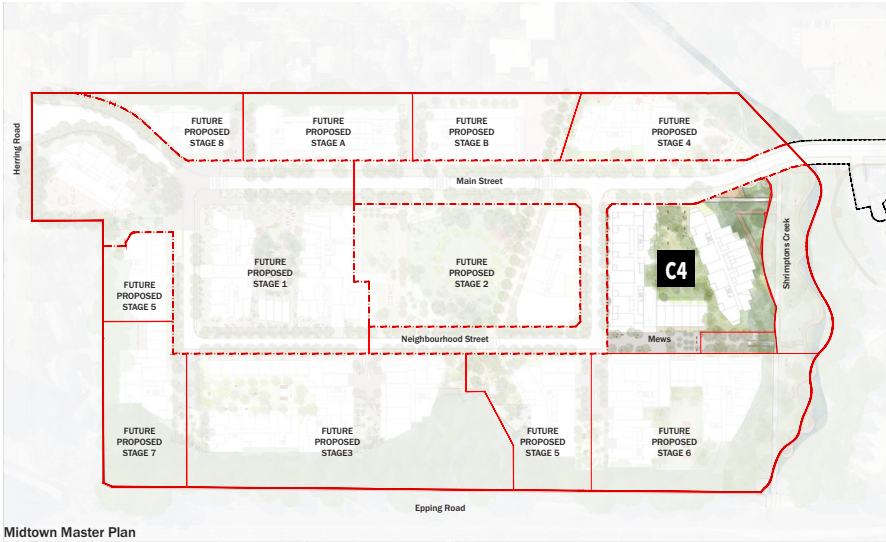
Lot C4 Landscape Development Application

This development application seeks approval for the landscape works associated with Lot C4.

Key landscape spaces include:

- Publicly accessible Neighbourhood Garden to Main Street
- The Grove communal open space
- Mews public open space
- Shrimptons Creek interface public open space
- Sky Garden market communal open space
- Green roof (inaccessible)
- Private open spaces to ground floor dwellings

SITE CONTEXT



Metropolitan context

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

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

Regional context

Midtown is located within close proximity to Macquarie University Train Station (500 metre walk), Macquarie University, Macquarie Shopping Centre, and Macquarie Park business park.

This strategic position creates an appropriate location for which to maximise the number of people living within close proximity to this great mix of attractors and mass transit.

Due to this strategic location, it has been identified as a priority precinct known as the Macquarie University (Herring Road) Precinct, of which Midtown sits within. This precinct is proposed to deliver up to 5,800 dwellings by 2031 as part of a transformation into a vibrant centre that makes the most of the available transport infrastructure and

proximity to existing jobs, retail and education opportunities.

Local context

The surrounding urban fabric is currently a mixture of large dispersed commercial buildings, warehouse lots, the sprawling University campus, big box shopping centre, medium to high density residential apartments, and single lot dwelling houses typical of the suburbs of Sydney.

Midtown sits within a changing context planned to experience significant growth to meet the strategic targets set for the precinct.

This diverse and changing context can inform the proposed future uses within the Ivanhoe Estate, and strengthens the need for Ivanhoe to benefit from and stitch into this surrounding fabric.

Site context

The 8.2 hectare Midtown site is under development as apart of the Midtown Master Plan SSD, which will deliver a vibrant mixed use neighbourhood with buildings arranged to maximise residential amenity outcomes and a diverse open space network creating an inclusive, community oriented public domain.

Midtown Precinct is divided into 15 development blocks, within 4 precincts, that establish the framework for future buildings,

infrastructure and public domain within the Estate.

Lot C4

The C4 site is located within Precinct C of the Midtown master plan, located on the corner of new Main Street, Neighbourhood Street, Mews and Shrimptons Creek corridor.

This site plays an important role connecting the urban Midtown precinct with to the Shrimptons Creek bushland corridor.

UNDERSTANDING COUNTRY

The project site area is located on Wallumedegal country. We acknowledge and respect the Wallumedegal people as the original custodians of the land and water upon which we work. We honour their Elders past, present and emerging whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.

Pre-contact Wallumedegal history

Before European contact, the site area was inhabited by the Wallumedegal clan. The name Wallumedegal (or Wallumattagal) is likely to have been derived from “wallumai”, or the snapper fish in Dharug language. This is combined with “matta”, a Dharug word used to describe a place, usually on or near water. Taken together this could reference the snapper clan and their totem the ‘wallumai’.

Wallumedegal territory is defined by the surrounding rivers. The estuarine Parramatta River forms the border to the south and Lane Cove River defines its extent to the east and north.

Before European contact, Wallumedegal Country was a rich environment of river flats, creeks and mangrove swamps. In addition

to edible plants, fish, shellfish, birds and small game formed the basis of the local Wallumedegal diet. Trade and exchange between clans was commonplace.

Flora

Endemic to Midtown is both the Sydney Turpentine-Ironbark Forest and the Shale/Sandstone Transition Forest.

The North Ryde region of Sydney was a forested environment with vegetation thought to have been largely composed of the Sydney Turpentine–Ironbark Forest, characterised by a 30m tall open forest and dense understorey (except where burnt by the Wallumedegal people, a land management and food production task performed on a regular basis).

The Shale/ Sandstone Transition

Forest occurred in the narrow band where the gently undulating Cumberland Plain meets the steep slopes of the Sandstone Country.

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

Julie Dawson captures the qualities of the forest landscape “...and the russet and purple hues of maturing crops, with white and pink blooms of budding and flowering trees... with the towering Ironbark, Spotted



Gum, White Gum, Blackbutt and Woollybutt... and the dim outline of mountain ranges blue and hazy in the distance...”

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

Fauna

Present day Wallumedegal territory is still home to a wide range of wildlife. Although original habitat areas have been heavily reduced, small pockets of reserve remain. Wildlife protection areas exist at Field of Mars Reserve, Terry’s Creek Corridor and Kitty’s Creek Corridor. Echidnas, swamp wallabies, bandicoots, wrens, owls, possums and water dragons are all found in these areas.

Shrimptons Creek flows through the

project site. There are eight named reserves and parks in the Shrimptons Creek group. In reality these reserves form a fairly contiguous riparian corridor along Shrimptons Creek and most species of fauna evident in this area are likely to utilise multiple reserves within the system.

Agricultural history

Throughout the nineteenth century the area was farmed, largely by orchardists, market gardens and poultry farms.

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

concerned, the pride of place is given the Emperor.”

In the 1940s much of the Macquarie Park area was subdivided for suburban development in the period immediately after the Second World War. Midtown was developed into a social housing estate by the Department of Housing in the 1960-80s.

Despite the development of farms, housing, commercial and university land uses over time - the native landscape has not been eradicated all together. Remnant areas of ecosystems are evident at Shrimptons Creek, Field of Mars, Terry's Creek, Brush Farm Park, Darvall Park, Wallumatta Nature Reserve and Kitty's Creek.

Image references:
1. Brothers Nursery 1920, Epping
2. Sydney Turpentine Ironbark Forest
3. Epping Road 1911
4. Shale Transition Forest
5. Buckingham Falls Shrimptons Creek 1915, Macquarie Park

2. CONNECTING PEOPLE AND PLACE

Connecting people and place

WHERE THE FOREST MEETS THE NEIGHBOURHOOD

Midtown is bordered on two sides by stands of bushland - a protected Sydney Turpentine Ironbark forest along Epping Road and the riparian corridor of Shrimptons Creek.

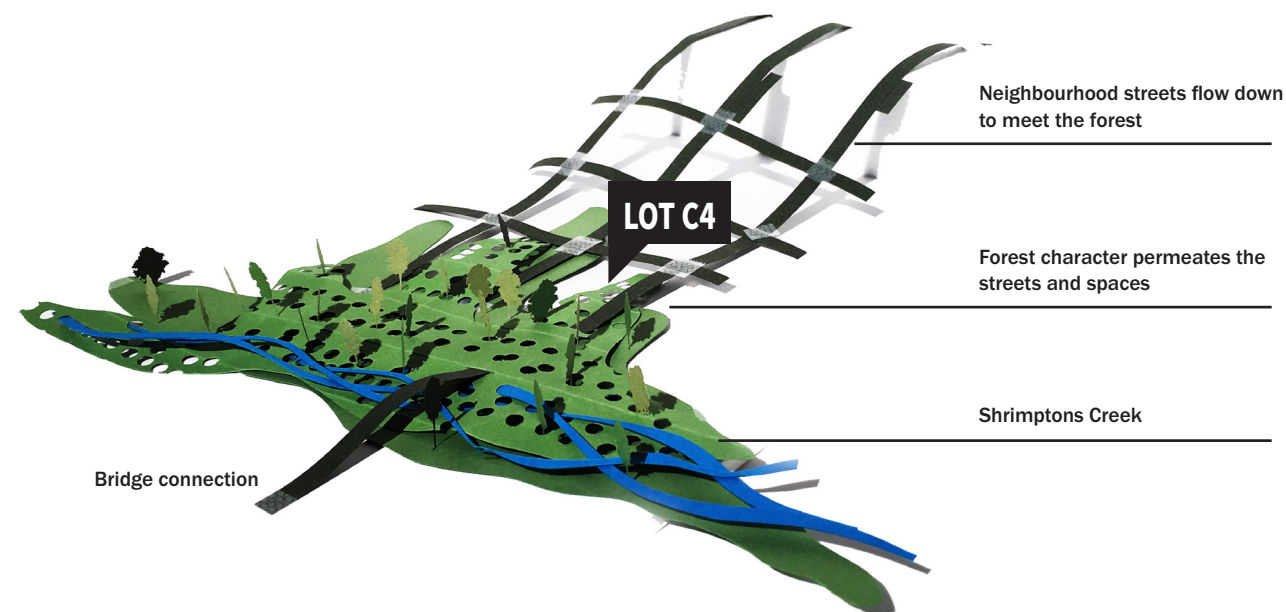
Set amongst the bushland is the new Midtown neighbourhood. Comprised of active and engaging open spaces and streetscapes.

C4 is where the forest meets the neighbourhood. The landscape design celebrates the blurring of the two typologies - bringing together the organic, informal nature of the bush with the robust regularity of the urban neighbourhood.

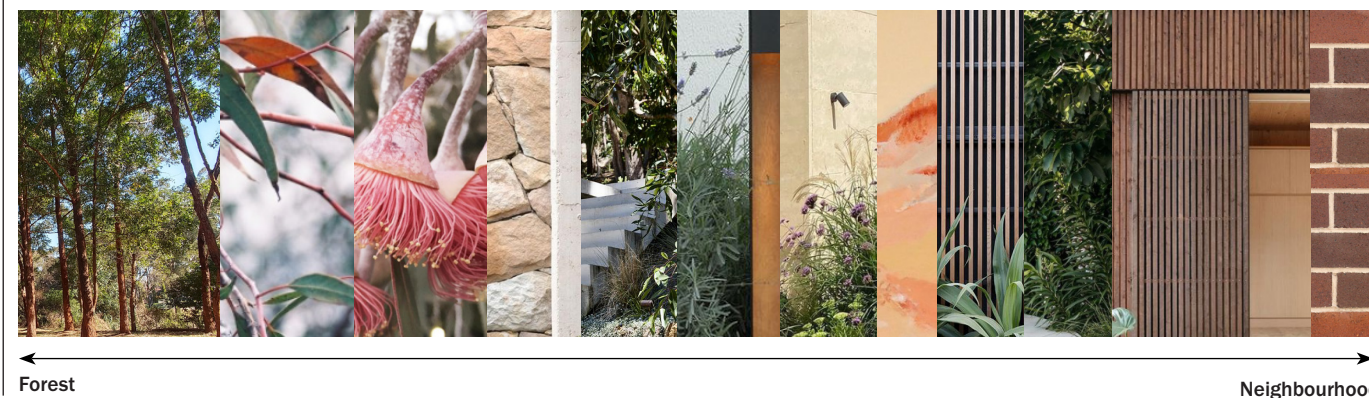
The bush is brought up from the creekline, into the new open

spaces and streetscapes while the neighbourhood extends down the new streetscapes.

The character of the two landscapes are expressed in the form, composition material and planting palettes to create a landscape experience that is connected to place.



Transitioning from forest to neighbourhood in the texture and colour in materiality and planting



SHRIMPTONS CREEK PARKLANDS

Protecting, restoring and reconnecting the ecologically and socially significant open space.

Shrimptons Creek and the Shrimptons Creek Parklands are of high importance in the design approach to Midtown. The parklands, comprised of seven parks that sit adjacent to Shrimptons Creek, are significant because they provide a continuous connection through the local government area from north to south. It is a connected recreational and environmental spine that serves the Ryde community.

While the C4 Development Application sits outside the boundaries of the parkland network, our intent is to support the strategic planning and sustainable management framework of the parklands - to conserve the parks natural, cultural and indigenous

resources while promoting public recreation and leisure.

Future stages of the Midtown master plan will include the revitalisation of the parklands corridor.

Our design approach to the interface with Shrimptons Creek Parklands has been informed by relevant planning documents and studies including;

- Shrimptons Creek Parklands Plan of Management (2012)
- Shrimptons Creek Small Bird Habitat Project, Habitat Network
- Greener Places Design Guide Draft (2020), NSW Government Architects

In line with the Greener Places Design Guide, five key strategies have been employed to connect, restore, enhance and create urban habitat within Shrimptons Creek.

In the table below we outline the five key principles and how the Lot C4 design addresses each of these principles.

Designing with country

Frasers, in conjunction with the Fulcrum Agency, have identified opportunities for Connecting with Country across the master plan.

A range of opportunities for Traditional Custodian and Aboriginal stakeholder engagement have been identified in the Shrimptons Creek Parklands corridor and adjacent developments. Themes or narratives may include vegetation, biodiversity and riparian corridor and water health. These will be included in future development applications.



Five Key Strategies

1	Protect and conserve ecological values	The landscape proposal for Lot C4 builds upon the existing bushland character of the Turpentine-Ironbark Forest. The bushland character is brought into the design of all the public open spaces.
2	Restore disturbed ecosystems to enhance ecological value and function	The Shrimptons Creek Parkland corridor is largely disturbed with weed species prominent. Open space within the C4 Lot adjoining Shrimpton's Creek will be restored to support habitat structure and support biodiversity.
3	Create new ecosystems	New habitat linkages are provided from the parkland into the Midtown site through pollinator-attracting tree and groundcover planting, green walls and green roofs.
4	Connect people to nature	Open space within the C4 Lot create opportunities for people to connect with nature while minimising ecological impacts. Amenities include small amphitheatre lookouts, connection to existing shared path network and picnic facilities.
5	Connect urban habitats	Planting within the project aims to improve habitat and habitat connections within the parkland and Midtown. This is achieved by creating 'habitat havens' and tree planting that draws upon the principles of the Shrimptons Creek Small Bird Habitat Project.



A VIBRANT OPEN SPACE NETWORK

Planning for a connected and diverse open space network.

Our vision is for a vibrant mixed used neighbourhood with a diverse open space network for an inclusive community oriented development.

As we plan for future growth and development, access to high quality open space becomes increasingly important. In the master plan process, we reviewed relevant state and local government strategies and plans to understand the planning direction for Macquarie Park and the expected social infrastructure needs of the local community.

The research told us the Midtown is well connected to a diverse open space network. The Shrimptons Creek Parkland serves as an important connector between various open space types.

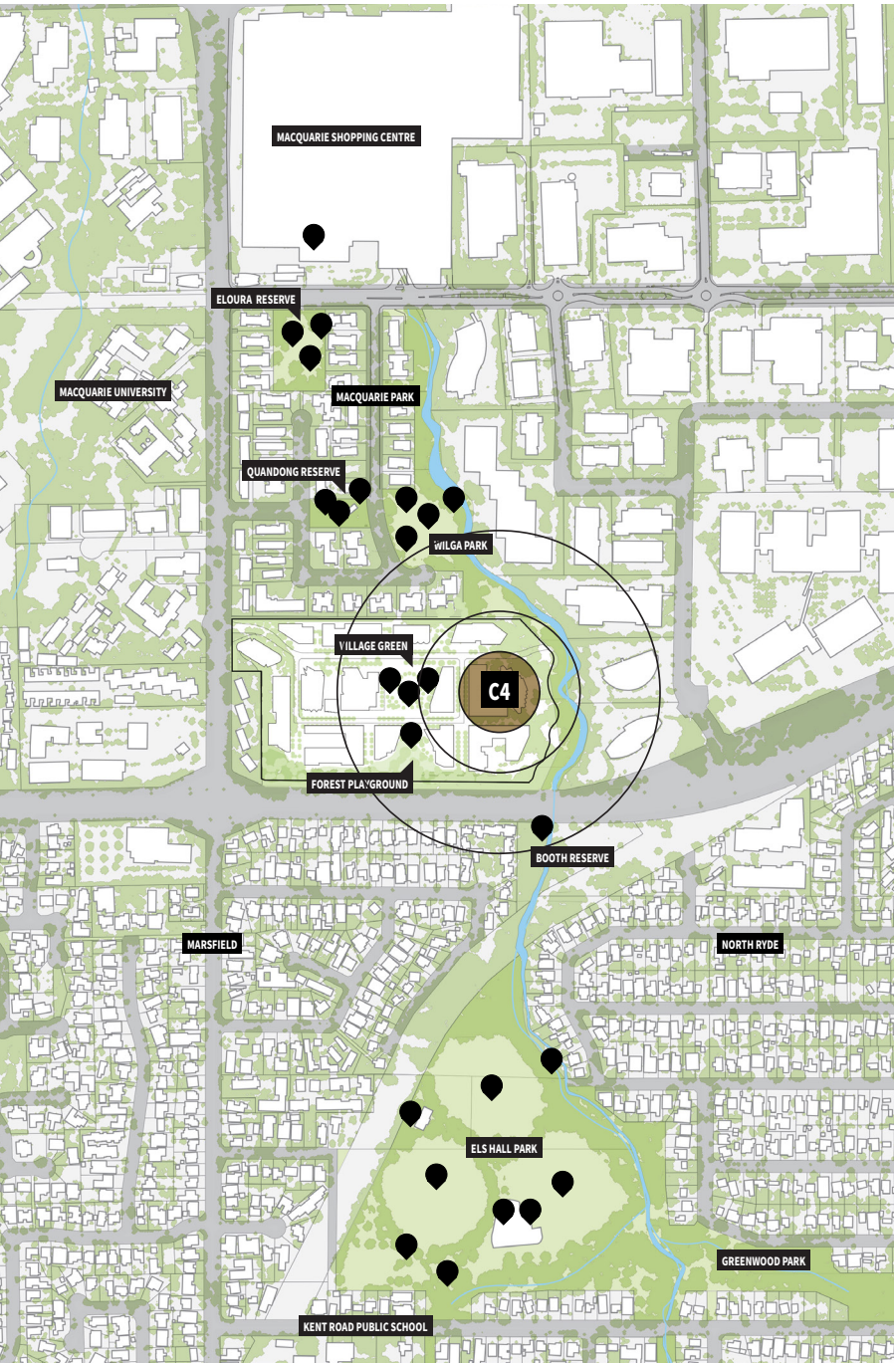
Studies anticipate the greatest demand for open space for Midtown future populations will be for passive, unstructured open spaces including low impact physical opportunities.

A diversity of open spaces that encourage community interaction, including smaller spaces for conversation based interaction, picnics, barbecues and social gathering will be critical for the diverse population.

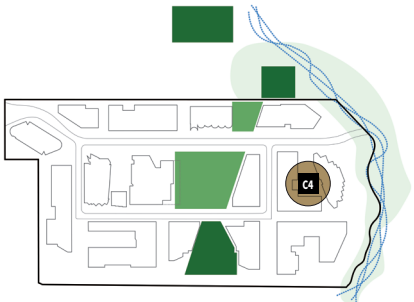
These demands are met in the 2.05ha of new public open space within the master plan including village green, forest playground, and improvements to the Shrimpton's Creek Parklands, ecological corridor, and mews streets.

As shown in the 'Midtown diversity of open spaces' diagrams (right) - the C4 lot is will serviced by open spaces. In close proximity to the major, small and incidental open spaces.

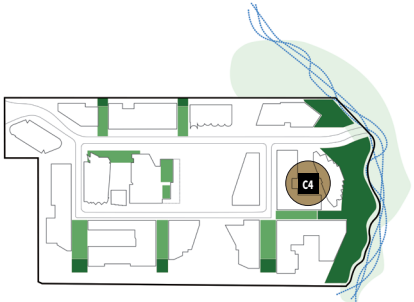
Precinct open space map



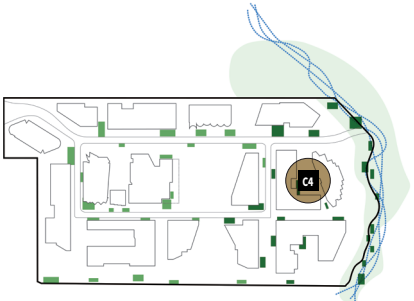
Midtown's diversity of open spaces



Primary Open Spaces
Active community focused open spaces include the village green, forest playground, school garden and connection through to Wilga Reserve.



Small Open Spaces
Smaller public open spaces include street neighbourhood gardens - quieter urban settings. At the edges of the development where the shared local streets meet the perimeter bushland, forested urban gardens will formalise these transitions.



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

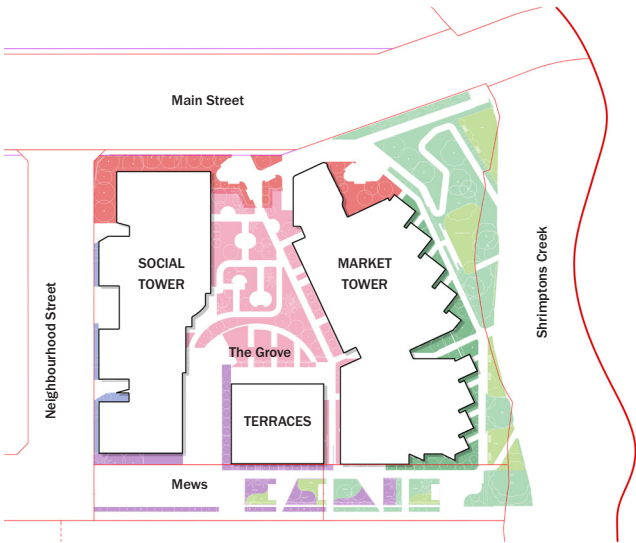
3.

LANDSCAPE CONCEPT

The C4 development connects with the rich landscape setting. The surrounding bushland is drawn from the creekline into Midtown. Set amongst the immersive landscape is a diverse collection of public and private open spaces for residents and the local community. There are places for socialising, physical activity and connection with nature.



LANDSCAPE FRAMEWORK



Planting character

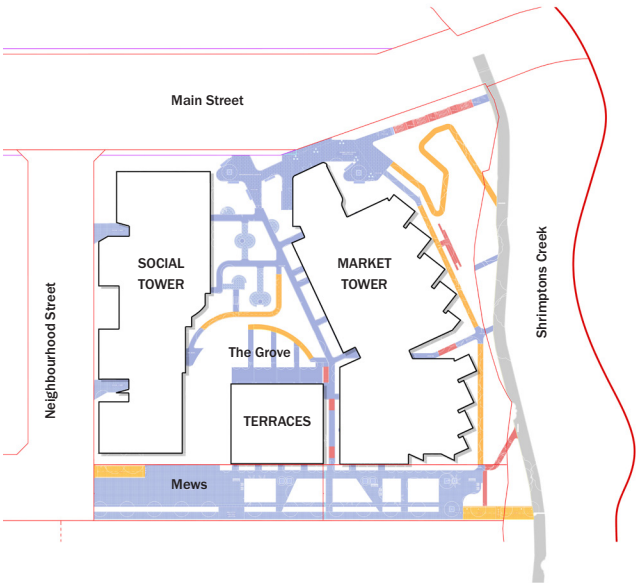
The plant palettes varies across the C4 site - changing from forest to neighbourhood character moving away from Shrimptons Creek into Midtown.

Forest planting mixes are inspired by the Sydney Turpentine Ironbark Forest and pollinator attracting species. Neighbourhood planting mixes bring in suitable ornamental species in a garden character,

Where solar access is limited, deciduous trees are nominated to maximise winter sun. Colourful flowering species are also proposed to add depth and vibrancy to these spaces.

Rooftop species are selected for their suitability in exposed conditions.

Legend	
	PL1 Neighbourhood Garden
	PL2 Shrimpton's Creek
	PL3 Shrimpton's Creek private open space
	PL4 Mews
	PL5 Neighbourhood Street
	PL6 The Grove
	Lawn
	PL7 Sky Garden
	PL8 Rooftop



Connections

Legible, safe and accessible connections are designed within the C4 lot. Public links through the Neighbourhood Gardens and Mews are widely proportioned and generally flat to support ease of movement.

Connections from the C4 site to the Shrimptons Creek corridor existing shared path are made through a variety of access options. These are provided to suit the diverse community.

Legend	
	Level paths & plaza
	Accessible ramps (MAX 1:14)
	Stair, step ramp or amphitheatre
	Shrimptons Creek existing shared path



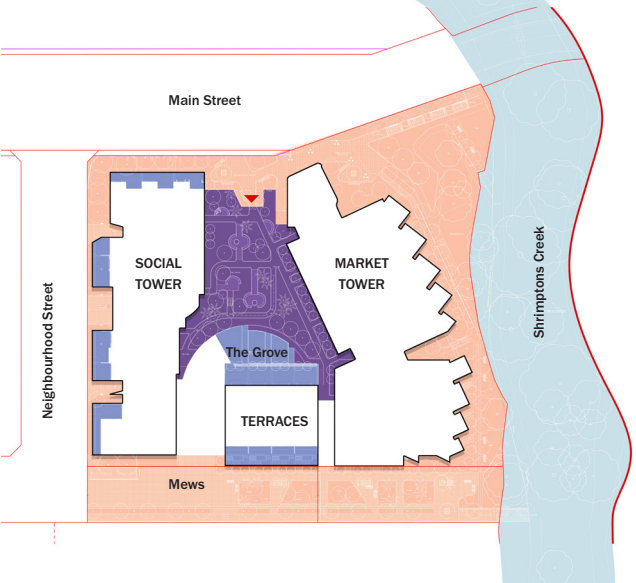
Tree Canopy

The design approach to tree planting within the C4 residential site is to utilise both tree canopy and other soft landscaping elements to alleviate key environmental and social issues faced by modern cities including urban heat island, flora and fauna habitat, equitable open space for recreation & well-being as well as soil, water and air quality.

The design provides

- Ground level tree planting both on slab and on deep soil
- Trees retained along Shrimptons Creek where possible
- Small trees to sky garden and rooftop
- Green wall to southern facade
- Green roof in the grove
- Extensive groundcover planting at the ground level, sky garden and rooftop

Legend	
	Tree canopy (groundplane)
	Tree canopy (in deep soil)
	Existing trees



Access

All the open spaces surrounding C4 are publicly accessible. The Neighbourhood Gardens and Mews street will provide uninterrupted connections for the public to and from Shrimptons Creek. The amenities within these spaces will support the C4, Midtown and surrounding community.

Communal open spaces are provided within the heart of the C4 lot. This open space is separated from public access via fencing at the two main entry points from public open space.

Legend	
	Communal open space (publicly accessible)
	Communal open space (resident access only)
	Private open space
	Open space external C4 site
	Shrimptons Creek (RE2)

LANDSCAPE CONCEPT PLAN

LEGEND

NEIGHBOURHOOD GARDEN

- A Lobby and Shrimpton's Creek arrival plaza
- B Public garden gathering zone to Main Street
- C Public garden gathering zone overlooking Shrimptons Creek
- D Garden planting zone

THE GROVE

- E Entry arrival gate
- F Garden rooms (four person gathering)
- G Large garden (eight person gathering) rooms and water feature/ bird bath
- H Pedestrian ramp from lobby to the grove
- I Mass planted garden beds
- J Green roof over parking entry

MEWS

- K Trafficable mews to car park entries
- L 'Backyard room' gathering zonea including lawn, plinth seating
- M Pole top lighting from Neighbourhood Street to Shrimpton's Creek
- N Plaza and bleacher steps to Shrimpton's Creek
- O Accessible ramp to creekline & connection to existing pathway
- P Step ramp to Shrimpton's Creek pathway

SHRIMPTON'S CREEK INTERFACE

- Q Stair to Shrimpton's Creek
- R Accessible ramp to Shrimpton's Creek
- S North-south footpath from Mews to Main Street
- T Local community gathering lawns including bench seating and shade trees
- U Amphitheatre bleacher seats looking onto creekline
- V Secondary connections to creekline
- W New tree, shrub and groundcover planting as habitat havens for small birds and pollinators



4.

DESCRIPTION OF THE SPACES

Description of the spaces

NEIGHBOURHOOD GARDEN

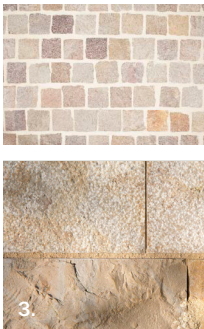
Neighbourhood gardens are discovered off the streets across Midtown. The gardens offer the opportunity to dwell under the shade of a tree while enjoying the activity of the neighbourhood street.

- Vibrant and active
- Community gathering
- Connect with nature

The Neighbourhood Garden will be a vibrant community gathering space - activated by the adjoining Shrimptons Creek Parkland, Main Street and residential lobby entrances.

The C4 neighbourhood garden connects to the Shrimptons Creek corridor, bringing habitat havens from the creekline up into Midtown's public domain.

Garden beds and seating nooks create a series of small rooms for gathering and connection with nature.



Images:
1. BBC Television Centre, London. Gillespies
2. Sky TV Campus, London. Urban
3. Indicative paving palette
4. Indicative planting palette



THE GROVE

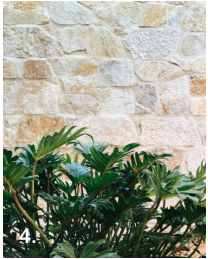
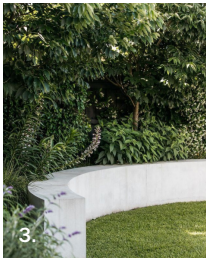
The grove, located in the centre of the C4 residential lot, is a place for respite and quiet reflection.

- Tranquil and immersive
- A place for respite
- Garden gatherings
- Connect with seasonal nature

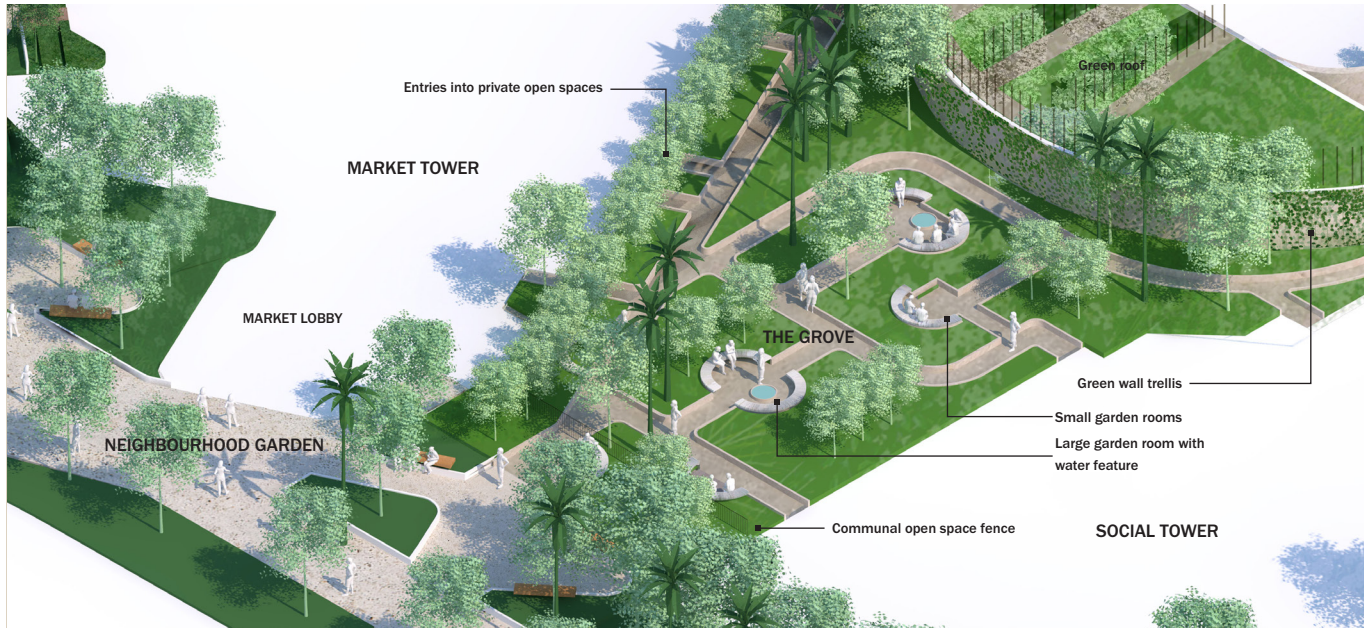
The grove is a place for residents to discover quiet respite in nature. Designed to be enjoyed from within or looking upon from adjoining residential balconies.

Seating nooks surrounded by planting support informal gathering for individuals and small groups.

A palette of colourful, ornamental planting creates a seasonal display of colour that adds depth to the space. Small water features/bird baths will attract small birds.



Images:
1. Character image - Herston Quarter, Brisbane. Hassell
2. Planting reference - Haberfield, Sydney. Fieldwork
3 Seating reference - Haberfield, Sydney. Fieldwork
4. Wall finish to green roof
5. Indicative paving materiality



MEWS

The mews is a linear neighbourhood plaza that services carpark entries while creating an urban attractive community gathering space.

- Functional and attractive
- A place for respite
- Garden gatherings
- Connect with seasonal nature

Located between residential buildings, the mews provide access to basement parking in a shared-zone style condition. Detailed as a flush paved surface, tree planting and street furniture define the edges of the trafficable zone.

Beyond the carparks , within the forest threshold, a series of informal outdoor rooms are set down towards the creekline. Each room includes a raised lawn, seating plinth and open space with vistas out to the creekline.



Images:
1. Hibernian Place, Perth. Hassell
2. Croydon South End High Street, London. Hassell
3. Indicative planting mix. Dangar Smith
4. Indicative mews view.

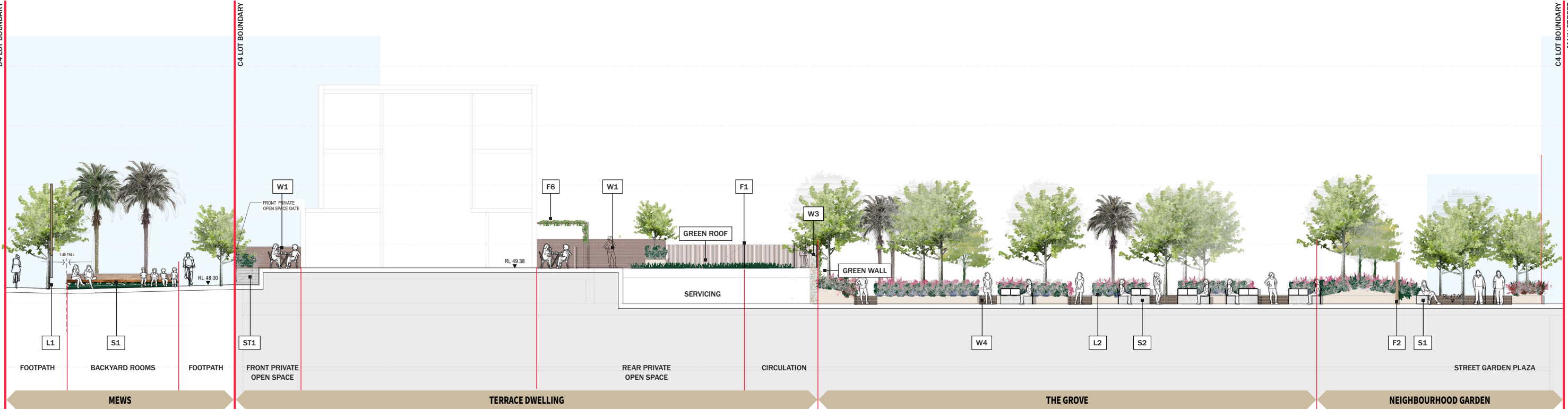


MAIN STREET TO MEWS



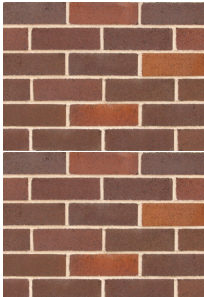
Key Plan

Section - Mews to Main Street



Material palette

WALLS & STAIRS



W1
Brick walling to private open spaces to architects detail



W3
Dry stone walling face-brick
Colour: Sandstone
Location: The Grove



W4
Steel garden bed walling
Colour: Bronze
Location: The Grove

FURNITURE & FIXTURES



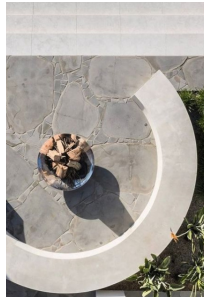
F1 / F2
Private open space palisade fence & Neighbourhood Garden fence to architects detail



F6
Pergola
Location: Terrace rear private open spaces



S1
Modular seating benches & seats with backrests
Type: Timber
Location: Public Domain



S2
Banquette seating
Type: Concrete
Location: The Grove



L1
Lighting
Type: Pole LED luminaries
Location: Mews

SOFTWARES



L2
Lighting
Type: Garden bollard lights
Location: The Grove



Green roof
Type: Low-profile planting
Location: Over loading/ services



Green wall
Type: Vertical trellis
Location: Over loading

SHRIMPTONS CREEK PUBLIC OPEN SPACE

The C4 lot landscape proposal supports the sustainable management framework of the parklands — to conserve the parks natural and cultural while promoting public recreation and leisure.

- Local community gathering
- Connection from Midtown to creek
- Ecological restoration
- Habitat connection

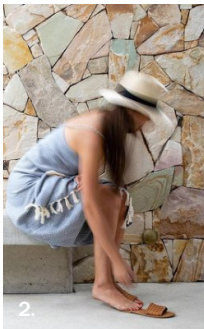
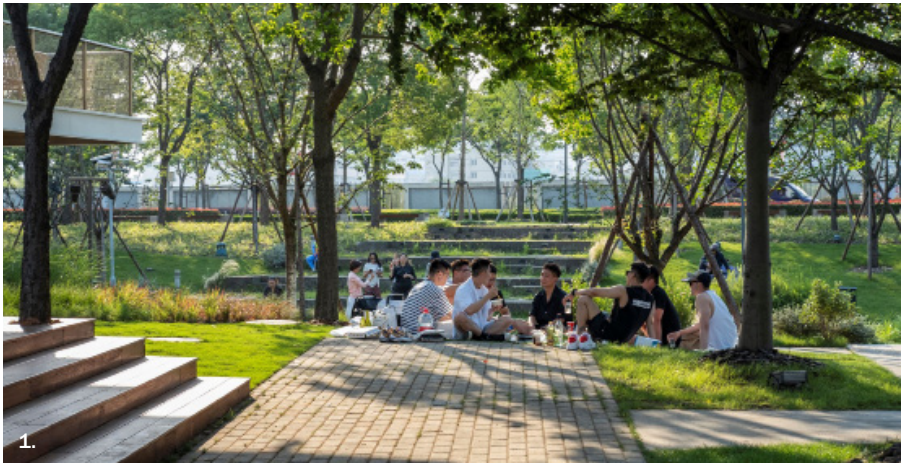
The open space between the C4 and the Shrimptons Creek Parklands acts as a threshold between the new neighbourhood and existing riparian zone.

The proposal allows for multiple points of access from Midtown to the existing creekline and shared path.

There are multiple opportunities for gathering in this public open space including amphitheatre steps and lawns.

Between gathering spaces, native planting is restored to support local biodiversity.

SOCIAL TOWER



Images:
1. Character image - Westbund, Shanghai. Hassell
2. Materiality reference - walls, seating & footpaths
3. Materiality & planting reference
4. Materiality & planting reference

SKY GARDEN & ROOFTOP

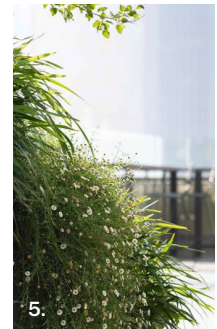
The sky garden and rooftop at C4 provide open space and visual amenity to residents. They support local biodiversity and assist in the amelioration of urban heat island effect.

- Sustainable living - community garden
- Connection to nature
- Garden gatherings
- Connect with seasonal nature

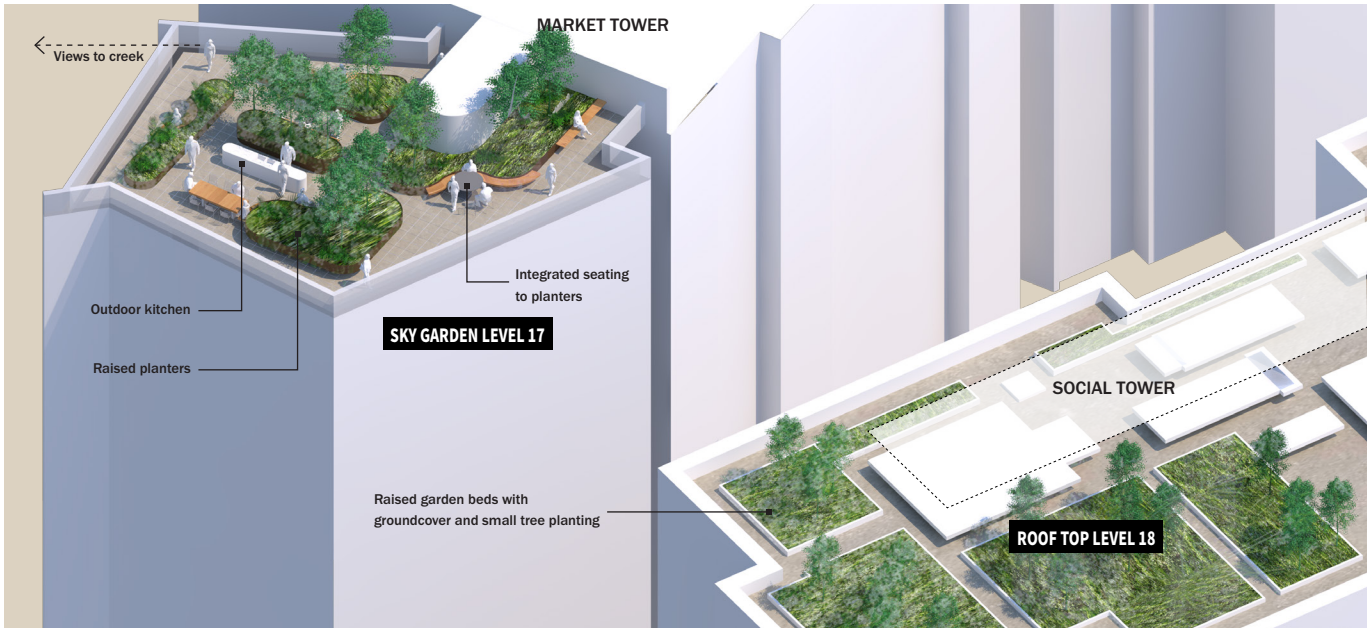
The sky garden is an accessible rooftop which is planted out in a combination of edible and ornamental plant mixes.

Raised garden beds integrate seating and an outdoor kitchen to support outdoor gatherings.

On the rooftop, raised garden beds are positioned in-between services. These beds are planted out with hardy species, suitable to the exposed conditions.



Images:
1. Character image - The Deck, Thailand. Shma Designs
2. Planting reference - productive garden beds
3. Materiality reference - edging details
4. Materiality reference - paving detail
5. Planting reference - character image



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APPENDIX A:

DEVELOPMENT

APPLICATION

DRAWINGS

Drawing list	
Drawing Number	Title
HSL-C4-1001	General Arrangement - Groundplane
HSL-C4-1801	General Arrangement - Roof plan
HSL-C4-3001	Sections
HSL-C4-3002	Sections



H



REVISION

[001, Development Application]

DATE

[05–August2021]

SCALE

[1:@250@A1]

CLIENT

Frasers Property Australia

PROJECT NAME

Lot C4 Midtown
Epping Road, Macquarie
Park

DRAWING NUMBER

HSL-C4-1001
General Arrangement -
Ground

Indicative layout only - not for construction.



REVISION

[001, Development Application]

DATE

DATE
[05–August2021]

SCALE

[1:@250@A1]

CLIENT

Frasers Property Australia

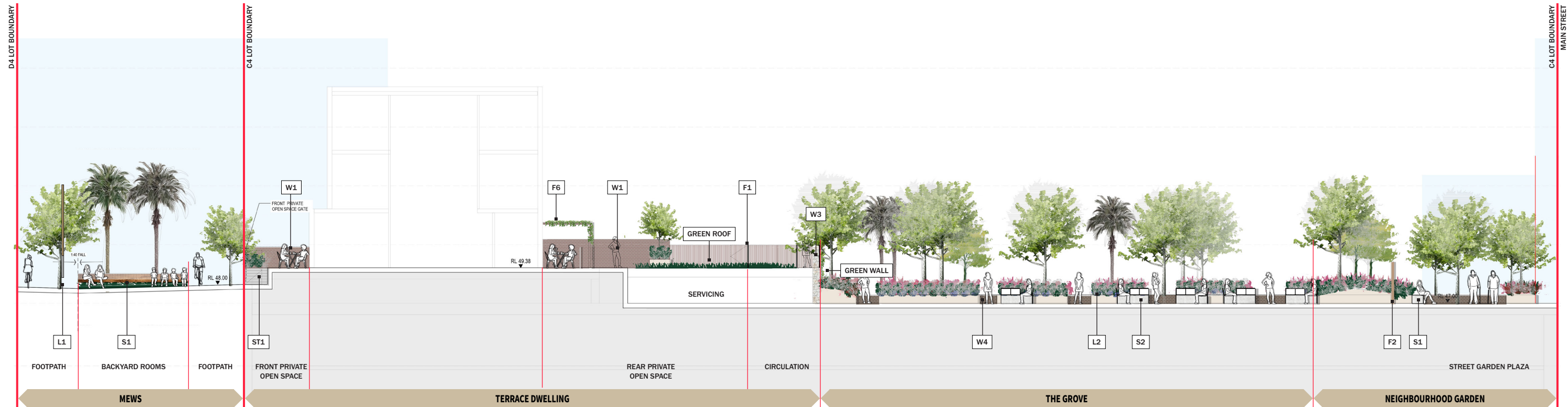
PROJECT NAME

Lot C4 Midtown
Epping Road, Macquarie
Park

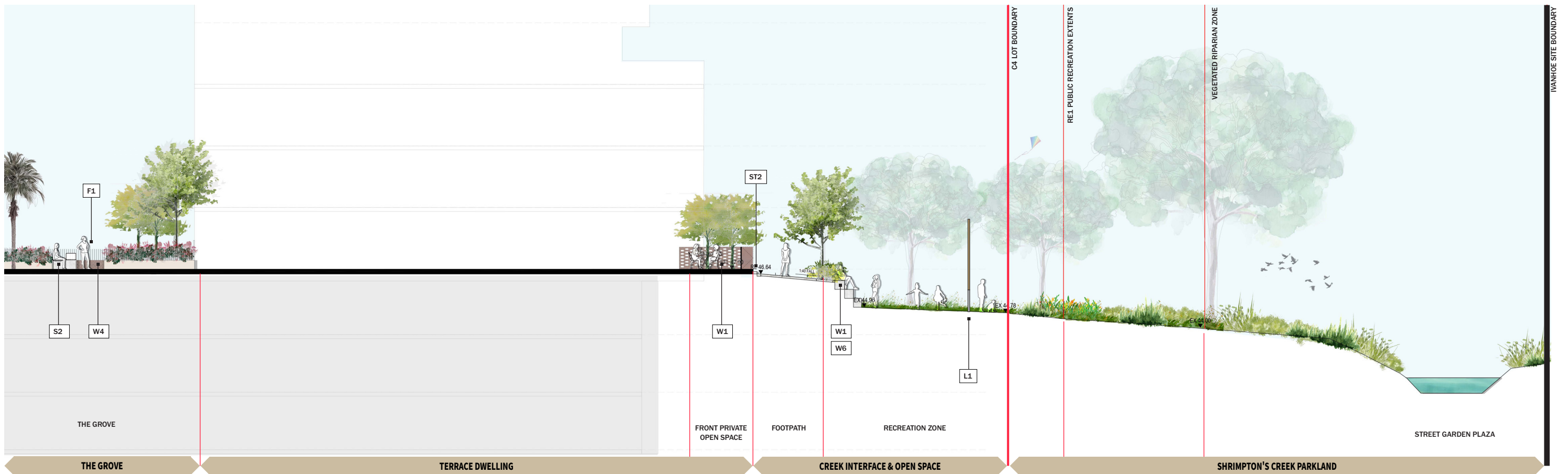
DRAWING NUMBER

HSL-C4-1002
General Arrangement - Roof
plan

Indicative layout only - not for construction.



SECTION AA
Mews to Main Street



SECTION AA
Mews to Main Street

H



REVISION
[001, Development Application]

DATE
[05–August2021]

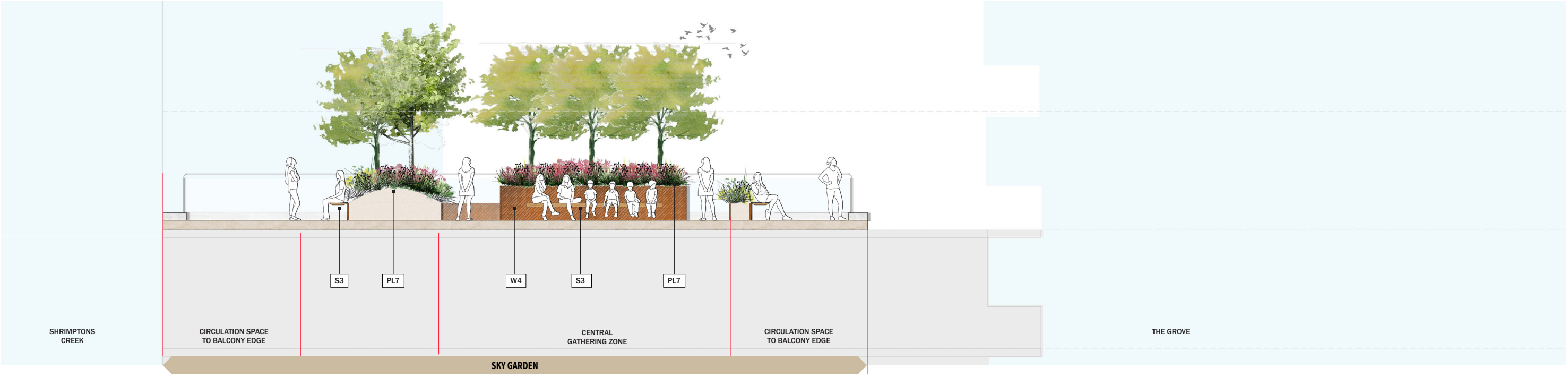
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CLIENT
Fraser's Property Australia

PROJECT NAME
Lot C4 Midtown
Epping Road, Macquarie
Park

DRAWING NUMBER
HSL-C4-3001
Sections

Indicative layout only - not for construction.



SECTION CC
Sky Garden

H



REVISION

[001, Development Application]

DATE

[05–August2021]

SCALE

[1:@50@A1]

CLIENT

Frasers Property Australia

PROJECT NAME

Lot C4 Midtown
Epping Road, Macquarie
Park

DRAWING NUMBER

HSL-C4-3002
Sections

Indicative layout only - not for construction.

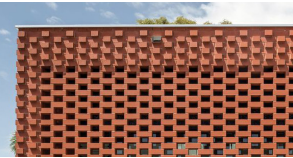
APPENDIX B: SCHEDULE OF EXTERIOR FINISHES

W - WALLS

W1

	DESCRIPTION	WALLS
	MATERIAL	BRICK WALLING
	LOCATION	
	DESCRIPTION	REFER ARCHITECTURAL DOCUMENTATION FOR DETAILS

W2

	DESCRIPTION	WALLS
	MATERIAL	BRICK WALLING
	LOCATION	
	DESCRIPTION	REFER ARCHITECTURAL DOCUMENTATION FOR DETAILS

W3

	DESCRIPTION	STONE WALL
	MATERIAL	SANDSTONE FACING
	LOCATION	THE GROVE


W4

	DESCRIPTION	GARDEN BED RETAINING WALL
	MATERIAL	STEEL BRONZE
	LOCATION	THE GROVE AND ROOFTOP

W5


	DESCRIPTION	RETAINING WALLS
	MATERIAL	BRICK
	LOCATION	PRIVATE OPEN SPACE

W6

	DESCRIPTION	RETAINING WALLS
	MATERIAL	SANDSTONE LANDSCAPING LOGS
	LOCATION	SHRIMPTONS CREEK

ST - STAIRS

ST1


	DESCRIPTION	STAIR
	MATERIAL	CONCRETE STAIR
	LOCATION	THE GROVE

ST2

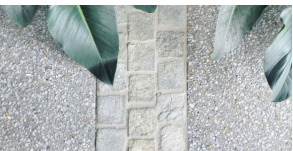
	DESCRIPTION	STAIR
	MATERIAL	SANDSTONE LOG STAIR
	LOCATION	SHRIMPTONS CREEK

PV - PAVEMENTS

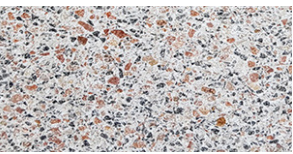
PV1

	DESCRIPTION	STREET & PLAZA PAVING
	MATERIAL	GRANITE
	LOCATION	NEIGHBOURHOOD GARDENS
	DESCRIPTION	COLOUR: HONEY JASPER & MOASIC RED


PV2

	DESCRIPTION	PORPHYRY SET
	MATERIAL	GRANITE
	LOCATION	THE GROVE
	DESCRIPTION	BANDS OF SETS IN CONCRETE FOOTPATHS

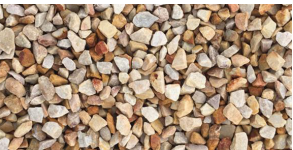
PV3

	DESCRIPTION	CONCRETE
	MATERIAL	CONCRETE AND RECYCLED AGGREGATE
	LOCATION	THE GROVE

PV4

	DESCRIPTION	CRAZY PAVING
	MATERIAL	GRANITE
	LOCATION	THE GROVE/ SKY GARDEN & ROOFTOP

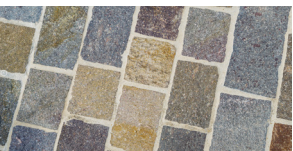
PV5

	DESCRIPTION	GRAVEL
	MATERIAL	'WILD HONEY'
	LOCATION	THE GROVE/ SHRIMPTONS CREEK

PV6

	DESCRIPTION	SEGMENTAL PAVERS
	MATERIAL	CONCRETE
	LOCATION	MEWS
	DESCRIPTION	HONED WITH EXPOSED AGGREGATE PERMEABLE

PV7

	DESCRIPTION	PORPHYRY SET
	MATERIAL	GRANITE
	LOCATION	MEWS

S/F - FURNITURE, FIXTURES & LIGHTING

S1

	DESCRIPTION	MODULAR DAYBED STYLE BENCHES
	MATERIAL	TIMBER & STAINLESS STEEL
	LOCATION	MEWS

S2

	DESCRIPTION	BANQUETTE SEATING
	MATERIAL	CONCRETE
	LOCATION	THE GROVE & SKY GARDEN


S3

	DESCRIPTION	BENCH SEAT
	MATERIAL	TIMBER & STAINLESS STEEL
	LOCATION	MEWS / NEIGHBOURHOOD GARDENS
	DESCRIPTION	BRONZE STAINLESS STEEL FINISH

S4

	DESCRIPTION	SINGLE SEAT
	MATERIAL	TIMBER & STAINLESS STEEL
	LOCATION	MEWS
	DESCRIPTION	BRONZE STAINLESS STEEL FINISH

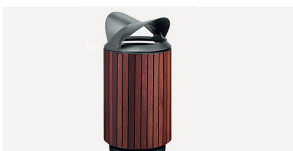
S5

	DESCRIPTION	BENCH SEAT - PLANTING
	MATERIAL	TIMBER & STAINLESS STEEL
	LOCATION	MEWS / SHRIMPTONS CREEK
	DESCRIPTION	BRONZE STAINLESS STEEL FINISH

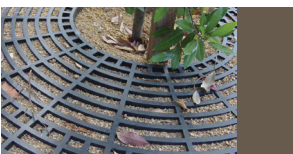
F1

	DESCRIPTION	PALISADE FENCE
	MATERIAL	
	LOCATION	PRIVATE/ COMMUNAL OPEN SPACES
	DESCRIPTION	REFER ARCHITECTURAL DOCUMENTATION FOR DETAILS


F2

	DESCRIPTION	BIN (GENERAL & RECYCLE)
	MATERIAL	STEEL FRAME TIMBER BODY
	LOCATION	PUBLIC DOMAIN

F3


	DESCRIPTION	TREE GRATE
	MATERIAL	CAST IRON
	LOCATION	MEWS/ NEIGHBOURHOOD GARDEN
	DESCRIPTION	BRONZE FINISH

F4


	DESCRIPTION	WATER FEATURE/ BIRD BATH
	MATERIAL	COPPER SPUN
	LOCATION	THE GROVE

S/F - FURNITURE, FIXTURES & LIGHTING

F5


	DESCRIPTION	NATIVE BIRD NESTING BOX
	MATERIAL	NATURAL TIMBER
	LOCATION	MEWS/ NEIGHBOURHOOD GARDEN

F6

	DESCRIPTION	PERGOLA
	MATERIAL	NATURAL TIMBER/ STEEL
	LOCATION	TERRACE PRIVATE OPEN SPACE

LI - LIGHTING

LI1

	DESCRIPTION	IN-DIRECT POLE-TOP LUMINAIRE
	MATERIAL	TIMBER POST
	LOCATION	MEWS AND SHRIMPTONS CREEK

LI2

	DESCRIPTION	GARDEN LIGHTING
	MATERIAL	-
	LOCATION	ALL LANDSCAPE SPACES

APPENDIX C:
PLANT PALETTE

PL1 NEIGHBOURHOOD GARDEN

	Botanic Name	Common Name	Size (H x W) M
Ac im	Acacia implexa	Hickory Wattle	8 x 7m
Ca sa	Camellia sasanqua 'Pure Silk'	Camellia	6 x 4
Co ci	Corymbia citriodora 'Scentuous'	Lemon-scented gum	7 x 3m
Co fi	Corymbia ficifolia 'Little Sweetie'	Dwarf Flowering Gum	6 x 4
Fr ax	Franklinia axillaris	Fried Egg Plant	5 x 3
Ti lt	Tibouchina 'Lilac Time'	Tibouchina	2-4 x 1-2m
SHRUBS & GROUNDCOVERS			
Al by	Aloe 'Bush Baby Yellow'	Aloe Hybrid	0.3 x 0.3
An bb	Anigozanthos hybrid	Kangaroo Paw 'Bush Bonanza'	0.6 x 0.6
Co sa	Convolvulus sabatius	Ground Morning Glory	
Di cb	Dianella caerulea 'Cassa Blue'	Native Flax Lily	1 x 1
Ec ca	Echium candicans	Pride of Madeira	2 x 2
Er ka	Erigeron karvinskianus	Seaside Daisy	0.3 x 1
Er gl	Eremophila glabra 'Silver Ball'	Emu Bush	0.7 x 0.7
Er ni	Eremophila nivea	Emu Bush	0.8-2 x 0.5 - 2
La de	Lavandula dentata	French Lavender	1 x 1.2
Lo ta	Lomandra tanika	Mat Rush	0.5 x 0.6
Kn li	Kniphofia 'Little Maid'	Red Hot Poker	0.5 x 0.5
Oe li	Oenothera lindheimeri	Butterfly Bush	
Ru eq	Russelia equisetiformis	Firecracker plant	1.5 x 2
Ph te	Phormium tenax	New Zealand Flax	3 x 1.5
Sa is	Salvia 'Indigo Spires'	Sage	1.3 (h)
Sa co	Sarcococca confusa	Sweet Box	1.5 x 1
Sc ae	Scaevola aemula 'Aussie Crawl'	Fan Flower	0.4 x 0.4 - 1
Tu vi	Tulbaghia violacea	Society Garlic	0.5 x 0.5



Ac im



Ca sa



Fr ax



Co ci



Co ci



Ti lt



Al by



An bb



Co sa



Co sa



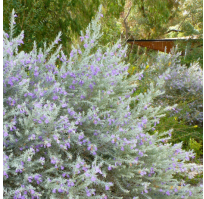
Ec ca



Ec ca



Er gl



Ec ca



La de



Kn li



Oe li



Lo ta



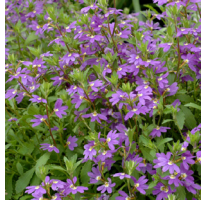
Ph te



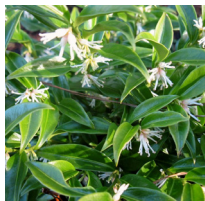
Ru eq



Sa is



Sc ae



Sa co



Tu vi

PL2 SHRIMPTONS CREEK

	Botanic Name	Common Name	Size (H x W) M
Ac im	Acacia implexa	Hickory Wattle	8 x 7m
Ca sa	Callistemon salignus	Willow Bottlebrush	10 x 4
Co ci	Corymbia citriodora 'Scentuous'	Lemon-Scented Gum	7 x 3
El re	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	8 x 3-5
Eu te	Eucalyptus tereticornis 'Forest Red Gum'	Forest Red Gum	15-40 x 12
Eu eu	Eucalyptus eugenioides	White Stringybark	20-30 x 12
Eu sa	Eucalyptus saligna	Sydney Blue Gum	30 x 10
Eu pi	Eucalyptus pilularis	Blackbutt	50 x 20
Sy gl	Syncarpia glomulifera	Turpentine	50 x 20
SHRUBS & GROUNDCOVERS			
Ca ca	Callistemon hybrid 'Calkwr'	Bottlebrush	1.5 x 1.5
Cr ex	Crowea exalta	Waxflower	0.4 x 0.7
Di cb	Dianella caerulea 'Cassa Blue'	Native Flax Lily	1 x 1
La fo	Lambertia formosa	Mountain Devil	1.5 -2 x 1.5 -2
Le vd	Leptospermum 'Vertical Drop'	Tea Tree	0.4 x 1
Li mu	Liriope muscari 'Amethyst'	Lilyturf	0.4 x 0.4
Lo co	Lomandra confertifolia 'Wingarra'	Mat Rush	0.4 x 0.4
Lo lo	Lomandra longifolia 'Katrinus'	Mat Rush	0.6 x 0.6
Me lr	Melaleuca 'Little Red'	Honey Myrtle	1 x 1
Oz di	Ozothamnus diosmifolius	Rice Flower	1.5 - 2 x 1
Pi la	Platysace lanceolata	Edna Walling Flower Girl	0.2 x 0.4
Pe al	Pennisetum alopecuroides 'Nafray'	Swamp Grass	0.6 x 0.6
Po la	Poa labillardierei	Tussock Grass	1 x 1
Ru eq	Russelia equisetiformis	Firecracker plant	1.5 x 2
Sa co	Sarcococca confusa	Sweet Box	1.5 x 1
Sc hu	Scaevola humilis 'Purple Fusion'	Fan Flower	0.2 x 1.5



An co



Ca sa



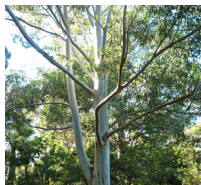
Co ci



El sa



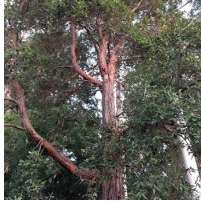
Eu eu



Eu sa



Eu pi



Sy gl



Ca ca



Cr ex



Di cb



La fo



Lu mu



Le vd



Lo co



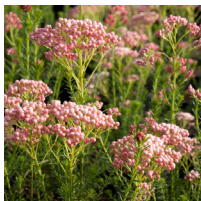
Lo lo



Me lr



Pi la



Oz di



Pe al



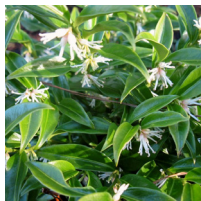
Po la



Sc hu



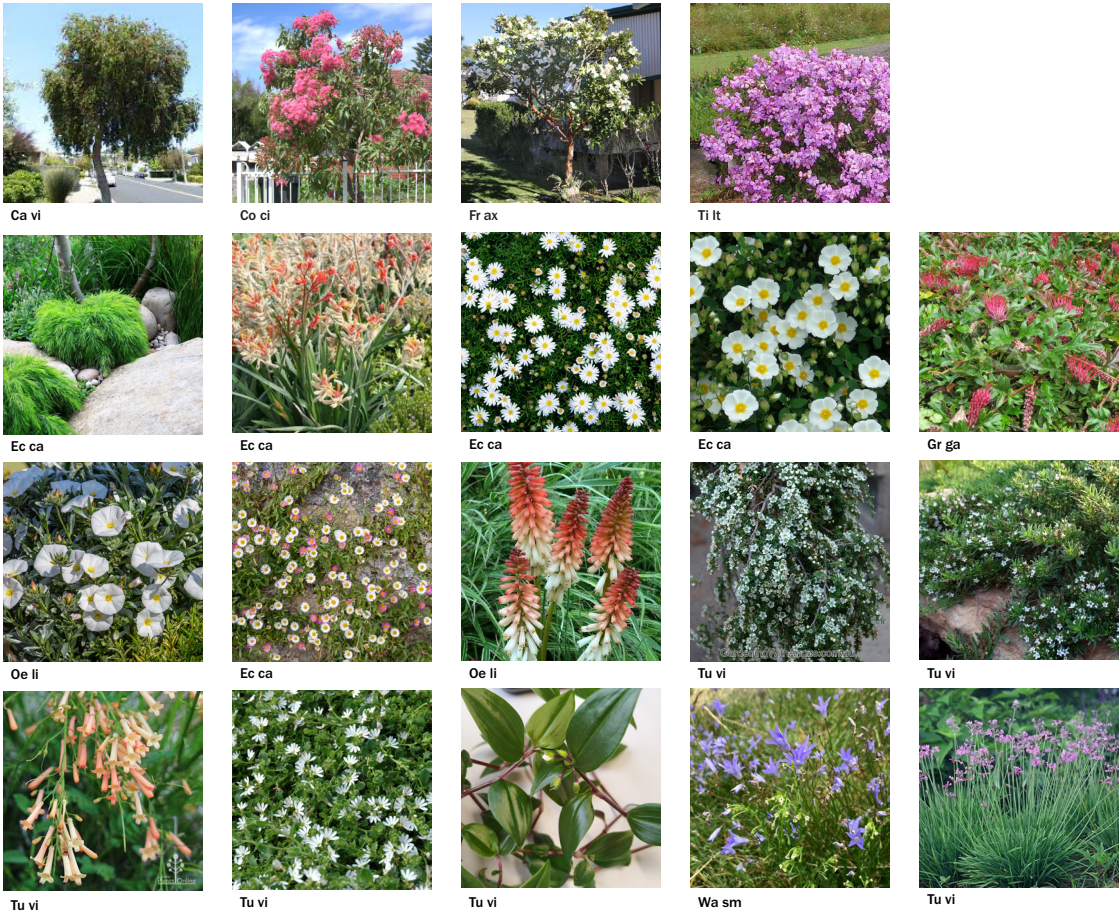
Ru eq



Sa co

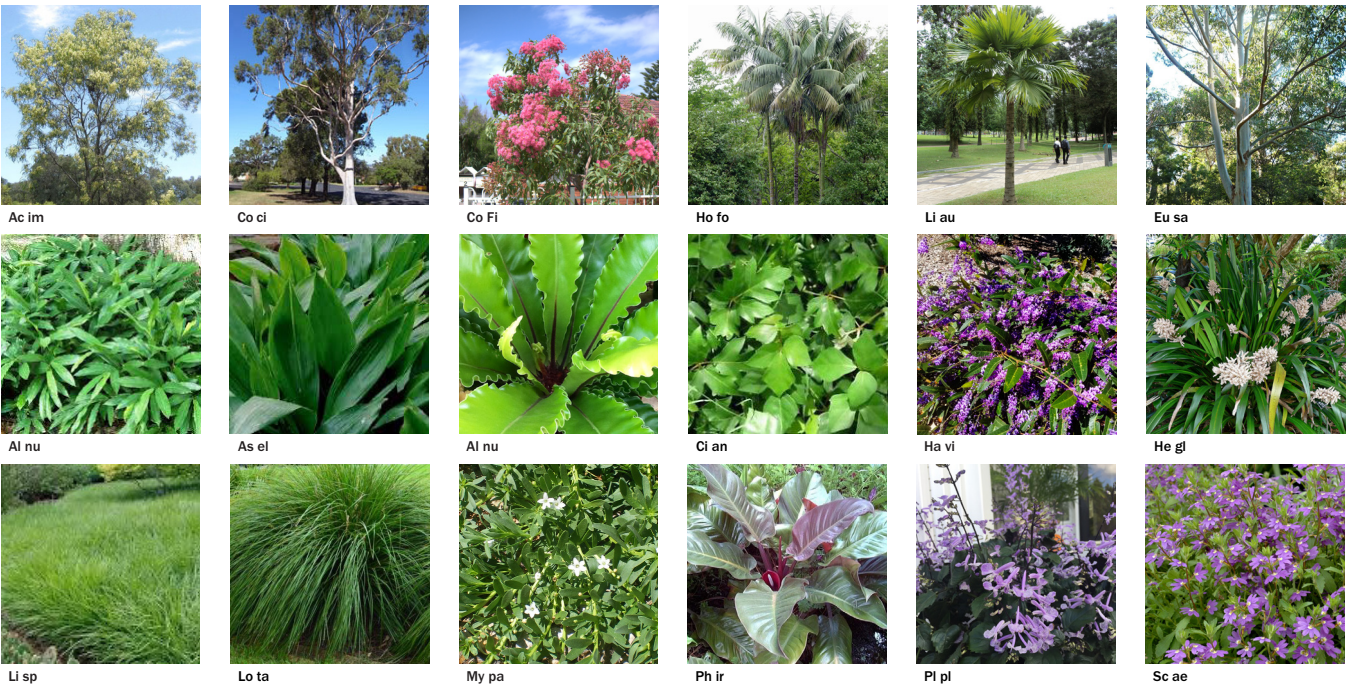
PL3- SHRIMPTONS CREEK PRIVATE OPEN SPACE

	Botanic Name	Common Name	Size (H x W) M
TREES			
Ca vi	Callistemon viminalis	Weeping Bottlebrush	5 - 8 x 3-4
Co fi	Corymbia ficifolia 'Little Sweetie'	Dwarf Flowering Gum	6 x 4
Fr ax	Franklinia axillaris	Fried Egg Plant	5 x 3
Ti lt	Tibouchina 'Lilac Time'	Tibouchina	2-4 x 1-2m
SHRUBS & GROUNDCOVERS			
Ac co	Acacia cognata 'Limelight'	River Wattle	0.5 x 1
An av	Anigozanthos 'Amber Velvet'	Kangaroo Paw	0.5 x 0.4
Br mu	Brachyscome multifida	Native Daisy	0.4 x 0.4
Ci sa	Cistus salvifolius	Sage Rock-leaved rose	0.6 x 1.5
Er ka	Erigeron karvinskianus	Seaside Daisy	0.3 x 1
co cn	Convolvulus cneorum	Silverbush	0.6 x 0.6
Gr ga	Grevillea gaudichaudii	Grevillea	0.2 x 1-3
Kn	Kniphofia	Hok Poker	0.5 x 0.6
Le vd	Leptospermum 'Vertical Drop'	Tea Tree	0.4 x 1
My pa	Myoporum parvifolium	Creeping Boobialla	0.1 x 0.1
Ne gr	Neromaria gracilllis	Walking Iris	0.5 x 0.5
Ru eq	Russelia equisetiformis	Firecracker plant	1.5 x 2
Sc fa	Scaevola 'Fandango White Wonder'	Fan Flower	0.2 x 0.5 - 2
Wa sm	Wahlenbergia 'Sky Mist'	Native Bluebell	0.4 x 0.5
Tu vi	Tulbaghia violacea	Society Garlic	0.5 x 0.5



PL4 THE MEWS

	Botanic Name	Common Name	Size (H x W) M
Ac im	Acacia implexa	Hickory Wattle	8 x 7m
Co ci	Corymbia citriodora 'Scentuous'	Lemon-Scented Gum	7 x 3
Co fi	Corymbia ficifolia 'Little Sweetie'	Dwarf Flowering Gum	6 x 4
Ho fo	Howea forsteriana	Kentia Palm	18
Li au	Livistona australis	Cabbage Tree Palm	20
Eu sa	Eucalyptus saligna	Sydney Blue Gum	30 x 10
GROUNDCOVERS			
Al nu	Alpinia nutans	Dwarf Cardamon	1 x 1
As el	Aspidistra elatior	Cast-iron Plant	1 x 1
As au	Asplenium australasicum	Birds Nest Fern	0.5 - 1.5 x 0.5 x 1.5
Ci an	Cissus antarctica	Kangaroo Vine	
Ha vi	Hardenbergia violacea	False Sarsparilla	
He gl	Helmholtzia glaberrima	Stream Lily	1-2 x 1-2
Lo ta	Lomanda 'Tankia'	Mat Tussock Grass	1 x 1
Li sp	Liriope spicata	Lilyturf	0.4 x 0.4
My pa	Myoporum parvifolium	Creeping Boobialla	0.1 x 0.1
Ph ir	Philodendron 'Imperial Red'	Philodendron	1.2 x 1.2
Pl pl	Plectranthus 'Plepalila'	Mona Lavendar	0.8 x 0.6
Sc ae	Scaevola aemula 'Aussie Crawl'	Fan Flower	0.4 x 0.4 - 1



PL5 NEIGHBOURHOOD STREET

	Botanic Name	Common Name	Size (H x W) M
TREES			
El re	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	8 x 3-5
Wa fl	Waterhousia floribunda 'Amaroo'	Weeping Lily Pilly	8 x 5
SHRUBS & GROUNDCOVERS			
Li mu	Liriope muscari 'Amethyst'	Lilyturf	0.4 x 0.4
Lo lo	Lomandra longifolia 'Verday'	Spiny Headed Mat Rush	0.6 x 0.4
Pr pe	Pratia pedunculata	Pratia	0.2 x 0.5 -1
Tr as	Trachelospermum asiaticum 'Flat Mat'	Chinese Star Jasmine	0.4 x 0.4
Tu vi	Tulbaghia violacea	Society Garlic	0.5 x 0.5



El re



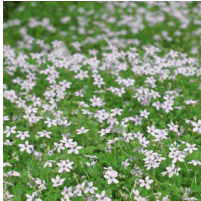
Wa fl



Li mu



Lo lo



Pr pe



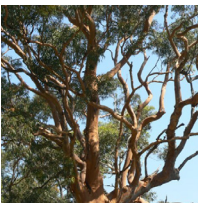
Tr as



Tu vi

PL6 THE GROVE

	Botanic Name	Common Name	Size (H x W) M
An co	Angophora costata	Smooth-barked Apple	20 x 12
Ca sa	Camellia sasanqua 'Pure Silk'	Camellia	6 x 4
Fr ax	Franklinia axillaris	Fried Egg Plant	5 x 3
Ho fo	Howea forsteriana	Kentia Palm	18
Li au	Livistona australis	Cabbage Tree Palm	20
Ma td	Mangnolia 'Teddy Bear'	Magnolia	3 x 6
SHRUBS & GROUNDCOVERS			
Aj re	Ajuga reptans Blue	Blue Bugle	0.2 x 0.4
Ar ci	Arthropodium cirratum	New Zealand Rock Lily	0.6 x 1
As el	Aspidistra elatior	Cast-iron Plant	1 x 1
Ci mi	Clivia miniata	Clivia	0.5 x 0.6
Co Bl	Corydalis hybrid 'Blue Line'	Corydalis Blue Line	0.4 x 0.6
Ci an	Cissus antarctica	Kangaroo Vine	
Da di	Dampiera diversifolia	Kangaroo Lobelia	0.3 x 1
Ga ra	Gardenia radicans	Rock Gardenia	0.6 x 0.6 - 0.9
He gl	Helmholtzia glaberrima	Stream Lily	1-2 x 1-2
Ja pa	Jacobinia pauciflora 'Firefly'	Jacobina	1 x 1
Lo ta	Lomanda 'Tankia'	Mat Tussock Grass	1 x 1
Ph ir	Philodendron 'Imperial Red'	Philodendron	1.2 x 1.2
Po la	Poa labillardierei	Tussock Grass	1 x 1
Ha vi	Hardenbergia violacea	Purple Coral Pea	3 x 2
Pl pl	Plectranthus 'Plepalila'	Mona Lavendar	0.8 x 0.6
Sc ae	Scaevola aemula 'Aussie Crawl'	Fan Flower	0.4 x 0.4 - 1
Sp pl	Spathoglottis plicata 'Snow Angel'	Garden Orchid	0.6 (h)
Tr ja	Trachlospermum jasminoidies	Star Jasmine	0.5 (h)



An co



Ca sa



Fr ax



Ho fo



Li au



Ma tb



Aj re



Ar ci



As el



Ci mi



Co Bl



Ci an



Da li



Ga ra



Ga ra



He gl



Ja pa



Lo ta



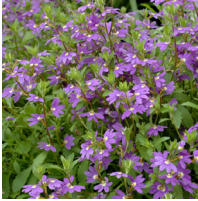
Ph ir



Pl pl



Sc ae



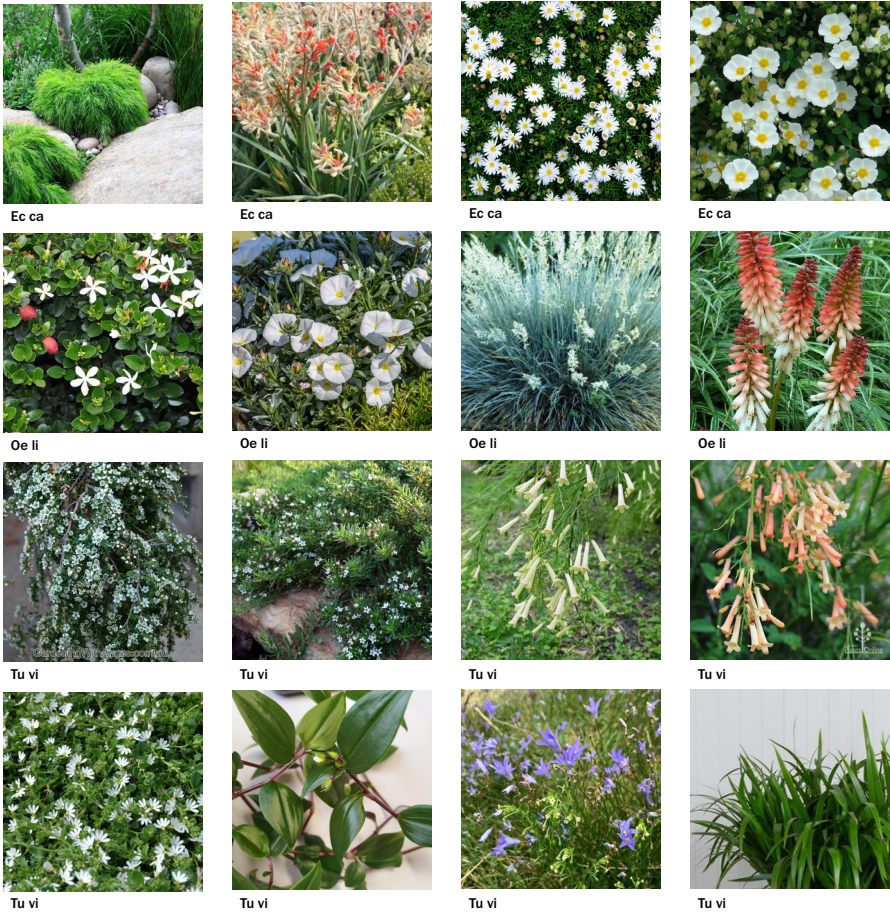
Sp pl



Tr ja

PL7 - SKY GARDEN

	Botanic Name	Common Name	Size (H x W) M
TREES			
Ca vi	Callistemon viminalis	Weeping Bottlebrush	5 - 8 x 3-4
Ba in	Banksia integrifolia	Coast Banksia	4 x 4
Ol eu	Olea europaea	Olive	4 x 4
SHRUBS & GROUNDCOVERS			
Ac co	Acacia cognata 'Limelight'	River Wattle	0.5 x 1
An av	Anigozanthos 'Amber Velvet'	Kangaroo Paw	0.5 x 0.4
Br mu	Brachyscome multifida	Native Daisy	0.4 x 0.4
Ci sa	Cistus salvifolius	Sage Rock-leaved rose	0.6 x 1.5
Ca ds	Carissa 'Desert Star'	Natal Plumb	
co cn	Convolvulus cneorum	Silverbush	0.6 x 0.6
Fe gl	Festuca glauca	Blue Fescue	0.5 x 0.5
Kn	Kniphofia	Hok Poker	0.5 x 0.6
Le vd	Leptospermum 'Vertical Drop'	Tea Tree	0.4 x 1
My pa	Myoporum parvifolium	Creeping Boobialla	0.1 x 0.1
Ne gr	Neromaria gracillis	Walking Iris	0.5 x 0.5
Ru eq	Russelia equisetiformis	Firecracker plant	1.5 x 2
Sc fa	Scaevola 'Fandango White Wonder'	Fan Flower	0.2 x 0.5 - 2
Tr gl	Tradescantia 'Green Leaf'	Purple Wandering Jew	0.2 x 2
Wa sm	Wahlenbergia 'Sky Mist'	Native Bluebell	0.4 x 0.5



PL8 - ROOFTOP

	Botanic Name	Common Name	Size (H x W) M
TREES			
Ca vi	Callistemon viminalis	Weeping Bottlebrush	5 - 8 x 3-4
Ba in	Banksia integrifolia	Coast Banksia	4 x 4
Ol eu	Olea europaea	Olive	4 x 4
SHRUBS & GROUNDCOVERS			
Au ra	Austrostipa ramosissima	Native Princess Spear Grass	1 x 1
Lo kb	Lomandra hystrix 'Katie Bells'	Spiny Head Mat Rush	1.5 x 1.5
Lo kd	Lomandra longifolia 'Katrinus Deluxe'	Spiny Head Mat Rush	0.7 x 0.7
Im ya	Imperata cylindrica 'Yalba'	Cogon Grass	0.7 x 1
Op ja	Ophiopogon japonicus	Dwarf Turf Lily	0.3 x 0.3
Pe na	Pennisetum alopecuroides 'Nafray'	Swamp Foxtail Grass	0.6 x 0.6
Pe pl	Pennisetum alopecuroides 'Purple Lea'	Swamp Foxtail Grass	0.6 x 0.6

