TALLAWONG TOWN CENTRE RESIDENTIAL STAGES 3 & 4

LANDSCAPE CONCEPT REPORT



Prepared by: Site Image Architect: Zhinar Architects

13th July 2021

Issue: K - Development Application





Landscape Masterplan







Development Manager: Architect: Site Image Job Number

Zhinar Architects Issue UPDATED FOR DA SS17- 3480 Date

Town Squares Precinct Plan



NOTE:

The works on the Landcom land are not part of this DA application and are subject to future application by the land owner.

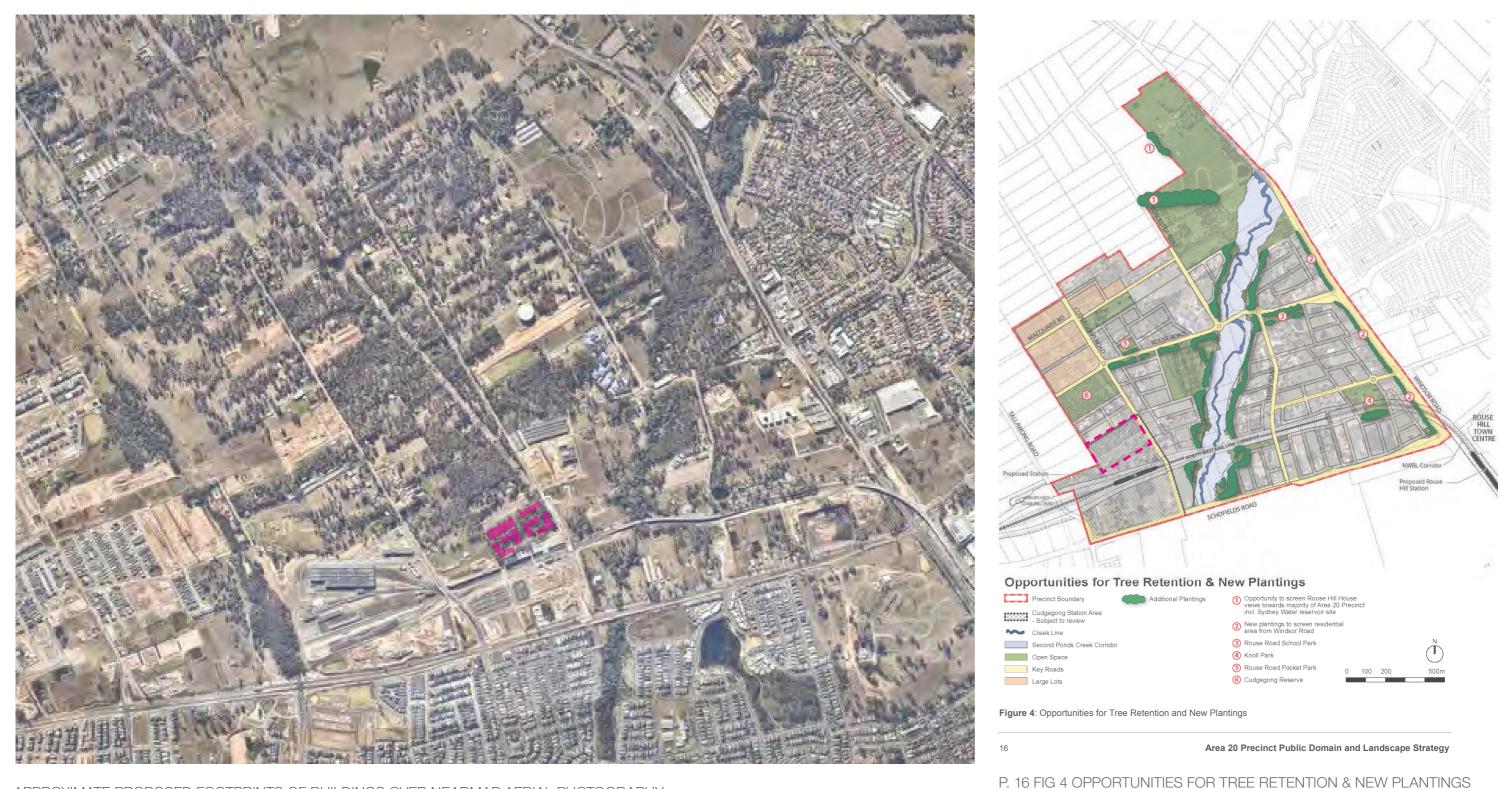
STATION ACCESS





Locality Open Space Context

This indicative overlay of proposed built forms over a aerial photograph of the locality demonstrates the proximity and extent of proposals adjoining the new Tallawong station, and the broader context of open space and opportunities for tree retention and new plantings in DCP Area 20. The accompanying DCP Fig 4 Opportunities for Tree Retention & New Plantings highlights that the subject site is identified as an urban renewal area and not an area for tree retention. New tree planting in the structured new streetscapes will provide a strong setting for new buildings and civic spaces that can mature over the long term.



APPROXIMATE PROPOSED FOOTPRINTS OF BUILDINGS OVER NEARMAP AERIAL PHOTOGRAPHY



Development Manager:

Zhinar Architects Issue UPDATED FOR DA SS17- 3480 Date

Streetscapes and Public Domain - DCP Guidelines

This diagram indicates the precinct indicative layout, showing the transition from Local Centre to Mixed Use to Residential moving north from the station. The mixed use 'definition' highlights these as predominantly residential with limited retail / commercial, and specific indication of retail activated streets only to the southern portion of 'main street'). The existing transmission line easement is relevant, creating a constraint for street tree planting along Cudgegong Road.

CUDGEGONG ROAD
RAILWAY STATION ELEC. SW. ST.

FIG 2-1 PRECINCT INDICATIVE LAYOUT PLAN

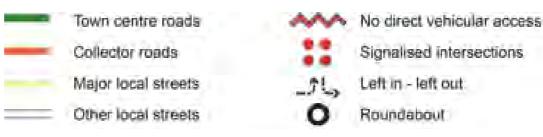


RELEVANT LEGEND EXTRACT - SITE HIGHLIGHTED WITH MAGENTA

The 'Town Centre Roads' annotation in green is clarified in Fig. 4-3 to include activated retail to only the southern block of 'Main Street' in the project area. The lack of secondary mid-block roads/links to the northern part of the site indicates that in the 'broad brush' transport planning these secondary links were not required.



P. 11 FIG 3-1 PRECINCT ROAD HIERARCHY



RELEVANT LEGEND EXTRACT - SITE HIGHLIGHTED WITH MAGENTA

The cycleway link is shown on the north side of the road to the north of the subject site, but in Fig 4-4 is shown on the southern side of road fronting the site, with this being included in proposals. The 'Main off road' shared pedestrian & bikeway is indicated on the 'Main Street' (Fig 4-3) which is in conflict with the retail activated frontages (also Fig 4-3). The Council increasing of road grades to not be 'accessible' grade increases shareway / retail frontage conflicts.



P. 14 FIG 3-3 PEDESTRIAN AND CYCLE NETWORK

Main off road shared pedestrian & bikeway (BCC) Secondary shared routes

RELEVANT LEGEND EXTRACT - SITE HIGHLIGHTED WITH MAGENTA





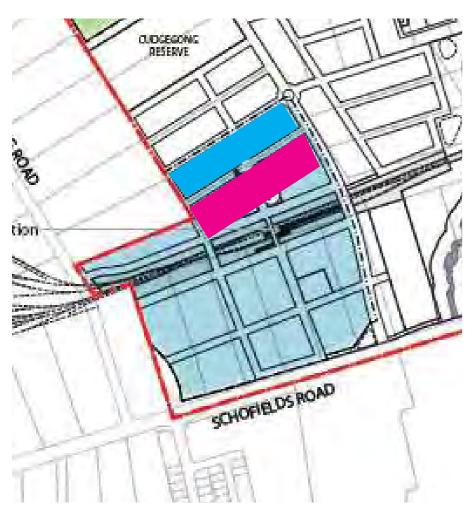
Streetscapes and Public Domain - DCP Guidelines

These DCP extracts and commentaries are provided as background to the streetscape and public domain design discussion and illustration of proposals provided in the following pages.

The Cudgegong Local Centre diagram continues to not show the mid-block roads/links. The linework here indicates the boundary to the Transport for NSW (TfNSW) controlled land south of the site opposite the station - with there being no TfNSW cooperation regarding preparing coordinated development proposals for this adjoining land despite numerous formal approaches.

In the DCP, '4.1.2 Design Layout' notes the purpose of the 'interconnected street block network with small block sizes & mid-block connections as being "to maximise pedestrian movement and connections to key destinations including parks, plazas and transport nodes". The design in-line with the previous Concept Approval.

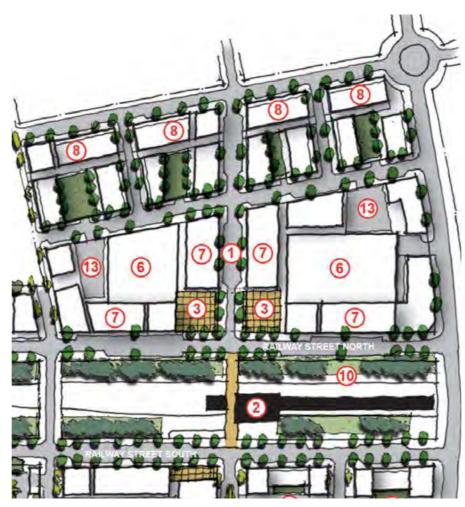
Activated retail is to flank only the south part of the 'Main Street' Indicative sections and plans n the DCP show street trees set into the roadside parking zone. This can be provided for the southern part of Main Street, but there is limited opportunity to achieve both trees and parking in the northern portion of the roadway. Building setbacks are provided to achieve 'street tree' planting.



P. 18 FIG 3-4 ADDITIONAL PUBLIC DOMAIN AND LANDSCAPE PROVISIONS



RELEVANT LEGEND EXTRACT



P. 26 FIG 4-2 DESIRED FUTURE LAYOUT FOR CUDGEGONG LOCAL CENTRE

(12) Drainage (Raingarden)

(13) Service Areas

(7) Retail (Shops)

Residential

Corridor

(10) Landscaped NWRL

(1) Landscape Buffer

(8) Mixed Use Buildings

Medium to High Density



RELEVANT LEGEND EXTRACT

Desired Future Layout

Cudgegong Railway

(5) Preferred Commuter

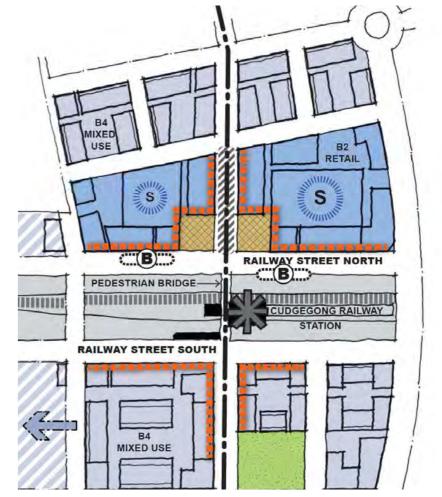
(6) Retail (Supermarkets)

(1) Main Street

(3) Village Square

Carparking

(4) Village Park



P. 28 FIG 4-3 DEVELOPMENT PRINCIPLES FOR CUDGEGONG LOCAL CENTRE



RELEVANT LEGEND EXTRACT



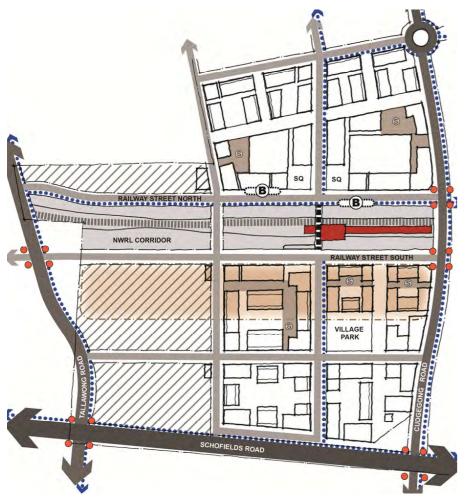


Streetscapes and Public Domain - DCP Guidelines (continued)

The Railway Station location moved 80m east from the location shown, with the two plazas now offset from the railway entry plaza. The lack of cooperation / collaboration from Transport for NSW has created difficulty coordinating pedestrian links and interface with frontages to the triangle of land along the frontage facing the railway. Despite this, proposals are believed to suitably anticipate development proposals of the TfNSW controlled land.

The 'indicative Communal Open Space' notation suggests that this is an indicative concept layout only and not entirely prescriptive. The current SOFC suggests that deep soil is necessarily co-located with COS, which is not consistent with Council's approval of neighbouring developments, or guidelines of the ADG, with COS located on roof being acceptable, and deep soil providing a range of amenity outcomes. Further, 'Mixed Use' COS guidelines in the ADG nominate landscape on podium or rooftops to be suitable (Objective 4S-2 notes "Landscaped communal open space should be provided at podium or roof levels").

The design development demonstrated by this diagram contradicts all earlier DCP diagrams. Civil Engineering codes significantly restrict continuation of footpath / plaza paving across roads. The alignment of crossings shown to the railway station forecourt now incorrect, with the Station constructed approximately. 80m east of the location shown. The diagram is highly generic and indicates only general design principles.



P. 32 FIG 4-4 TRANSPORT AND CIRCULATION



RAILWAY STREET NORTH RAILWAY STREET SOUTH

P. 33 FIG 4-5 OPEN SPACE



P. 35 FIG 4-6 DESIRED FUTURE LAYOUT OF VILLAGE SQUARES

RELEVANT LEGEND EXTRACT



RELEVANT LEGEND EXTRACT



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UPDATED FOR DA

Village Square / Main Street Retail (Superma

Retail (Shops) 6 Station Access B Pedestrian Arcad NWRL Landscan 9 Bus Stops (10) Kiss & Ride

Cudgegong South Precinct Development Proposals

It is relevant to consider the subject site relative to the proposed urban renewal precinct south of the station (currently a carpark). These Tender 'Request for Proposal' extracts provide background to the proposed urban form, streetscape and public domain / civic spaces and links provisions. Commentary provided by Council on the exhibited plans noted that a more coordinated approach was required to achieve successful placemaking, with consideration of the town square and streetscape, mixed use and residential development precinct to the north. Recent announcement of a developer for the precinct has included developed CGI's and plans. Placemaking temporary treatment of an open space area adjacent the south side of the station has been recently completed in cooperation with Council.



















Tallawong Town Centre - Mixed Use Development STAGES 3 & 4 LANDSCAPE CONCEPT MASTERPLAN Architect: Site Image Job Number

Issue

UPDATED FOR DA

Sydney Metro NW Urban Design & Landscape Corridor Plan (USCLP)

These DCP extracts and commentaries are provided as background to the streetscape and public domain design discussion and illustration of proposals provided in the following pages.

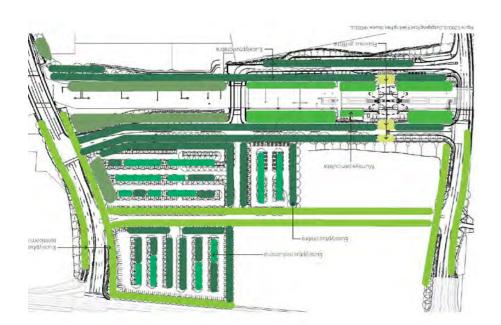
Street trees for the Tallawong Station are to be coordinated with Blacktown City Council street tree and streetscape guidelines.

Implexa Parade (Railway St N):

Aristida Street (W boundary)

Cudgegong Road (E boundary):

Main Street:



Boulevard Streets

Eucalyptus crebra

Eucalyptus moluccana Eucalyptus tereticornis

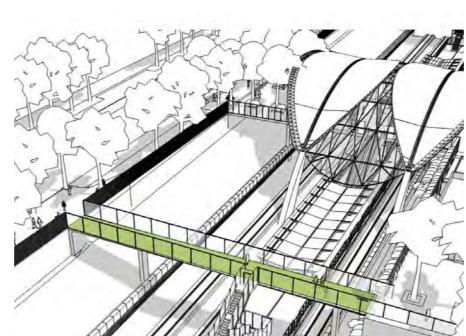
'Public Art' Trees / Shrubs

Murraya paninculata Fraxinus griffithii

Landscape Buffers and Car Parks

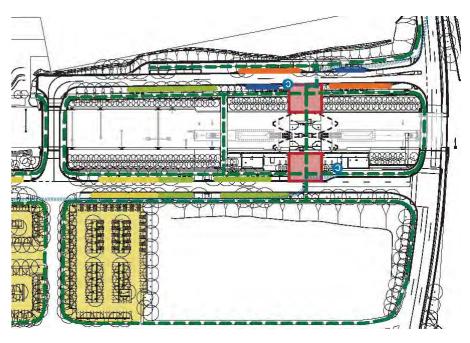
- Eucalyptus crebra
- Eucalyptus moluccana
- Eucalyptus tereticornis
- Melaleuca decora
- Melaleuca styphelloides

Primary Plaza spaces to the north and south of the station provide connectivity, with additional shareway bridge provided on the alignment of Main Street, and vehicle bridges provides at Cudgegong Road and Aritida Street. 'Public Art Trees' are planted along the station frontage and Primary Plaza in a grid, providing thematic colour. Temporary activation / placemaking treatments have been provided, with photographs below.





In the DCP, '4.1.2 Design Layout' notes the purpose of the 'interconnected street block network with small block sizes & mid-block connections as being "to maximise pedestrian movement and connections to key destinations including parks, plazas and transport nodes". It is noted that there are no such destinations supported by the mid block links indicated.



PEDESTRIAN AND CYCLE PROVISIONS

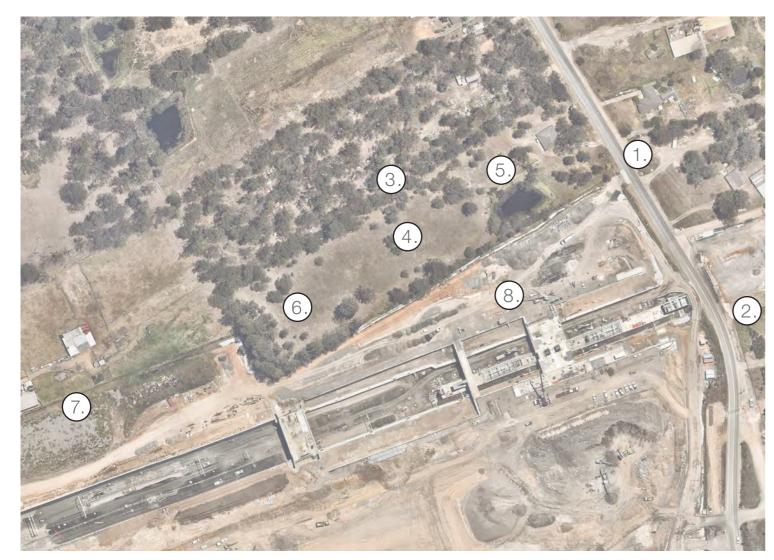






Existing Site

Site photographs from site inspection commencing at Cudgegong Road, with route in sequence shown passing through abandoned residential and rural surrounds, to the open pasture area, and back along the northern site boundary. The adjoining Tallawong Station landscape areas have been cleared and new landscaping and tree planting completed. Key areas of trees on the site were identified with Council officers as potentially capable of retaining, and Birds Tree Consultancy Arborist's completed assessment of these trees.























Landscape Masterplan - Approved DA and Current DA

The previous preparation Of Design Proposals for Stages 1 and 2 Residential Buildings (1A, B, C, D) was completed In conjunction with preparation of concept Masterplan Proposals for the Tallawong Town Centre including proposals for Main Street and the two Village Square civic spaces, and how these and the precinct Integrate with the streetscapes and public domain connection to Tallawong Station.

The approved masterplan proposals are reflected in the developed Current DA Proposals. The works on the Landcom land are not part of this DA application and are subject to future application by the land owner.



TALLAWONG STATION

LANDSCAPE MASTERPLAN - SITE IMAGE



CURRENT DA GENERAL EXTENT AND APPROVED STAGE 1 AND 2 RESIDENTIAL / MIXED USE



Lots 3 and 4 Built Form Impacts on Site Trees & Vegetation

This indicative overlay of proposed built forms over the site aerial photos provided alongside the proposed masterplan, indicating significant proposed change with new streetscapes, buildings with basements, and plaza areas leading towards the station. Assessment of existing vegetation was completed as part of site analysis of existing conditions, with consideration given to:

- The impacts of earthworks and fill and changes to drainage and groundwater arising from Council approved development uphill of the site being at levels above existing ground levels;
- The limited potential to adjust connective roads defining and crossing the subject site, and the allied site access / interface levels largely defining new site levels;
- Impacts of proposed stormwater and other in-ground and overhead services;
- Assessed limited longevity of trees retained in isolated pockets where adjoining ground levels are significantly changed, and drainage and increased exposure change the context.

As part of Council's requirements, the genuine consideration of potential tree retention is important to contemplate. However, it is acknowledged that the majority of the site the high degree of proposed physical change to the landform to achieve the Council zoned urban renewal in accordance with the DCP. It is our assessment that there is little chance of retaining existing trees on the subject site. For the Approved DA portion of the site, the eastern end of Building 1A is identified as a location where proposed civil levels reasonably match with existing and there is potential for tree retention. For the Current DA area there are considered to be no opportunities for tree retention.









Landscape Masterplan

The preparation of design proposals for the Stages 3 and 4 has been completed in accordance with the approved concept masterplan proposals prepared with the Stages 1 & 2 precinct. The 'Town Centre' landscape masterplan has been completed in substantial accordance with Council's DCP, being refined in consultation with Council and adjoining land owners, and with benefit of design coordination with civil engineering, architecture, and allied consultant design input. Council's DCP and relevant landscape and engineering codes and guidelines have been applied, with development of a site specific response in the refinement of public domain detailing and common open space landscape proposals.

The Current DA detail proposals have been prepared as part of comprehensive Development Application design documentation by the project team for Council approval consideration. The Current DA is referenced as Lot 3 and Lot 4, which are also referred to as Stage 3 and Stage 4 respectively. The precinct masterplan demonstrates overall consistency with Council's DCP, and provides relevant context for consideration of Stage 3 & 4 proposals. Similar terminology for the Approved DA is Stages 1 & 2.

The following pages illustrate masterplan context in terms of the character, theme and general arrangement of landscape and relationship to the ground floor retail and residential; the open space to the residential podium; and various rooftop landscape amenity spaces. The Village Square concept proposals are developed in accordance with the DCP and specific themeing relating to the origins of 'Cudgegong' as the name of the locality and adjoining main street.

SITE IMAGE

Landscape Architects







Generous rooftop open lawn areas & perimeter gardens



Rooftop terraces with wide C. variety of amenity



D. providing for many users



Podium landscaped open space E. providing residential amenity



Canopy elements provide shade and winder shelter



Streetscapes with tree G. planting & allied planting



Public domain, street trees to H. Council requirements











Village Square provides active

NOTE:

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future application by the land owner.



 $\text{J. Controlled pedestrian crossings } \\ \text{K. Pedestrian crossings to Council between halves of Village Square } \\ \text{K. engine eering requirements}$









Tallawong Town Centre - Mixed Use Development STAGES 3 & 4 LANDSCAPE CONCEPT MASTERPLAN Architect: Site Image Job Number Restifa and Partners SS17- 3480 Date

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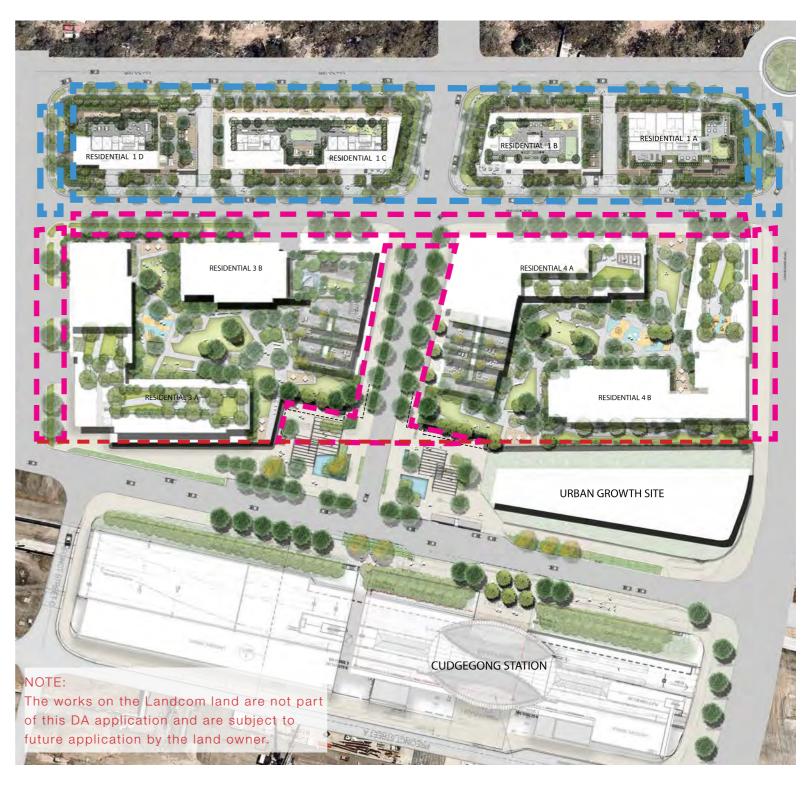
Streetscapes and Public Domain - Extent and Staging of Streetscapes

Council Landscape Officers provided input and guidance to the streetscapes and public domain of the approved project areas known as Stage 1 and 2. The adjacent diagram generally indicates streetscapes to stages 1 and 2, and 3 and 4. The Stage 1 & 2 approved streetscape detailing of both Main Street and the shared New East-West Street 01 are carried forward into the Current Application, including footpaths and road verge landscape, street trees, and landscape frontages to residential / mixed use areas.

The current Council advice on detailing of streetscapes and public domain was beneficial given there is no specific DCP / Public Domain Council details published for this Town Centre.

The DCP Landscape diagrams (included on the following pages) and guidelines show the broader hierarchy of the proposed 'main street' with activating retail frontages through the centre of the southern project area; 'collector road' to the east of the site; and other roads being 'local roads'.

These Stages 3 and 4 public domain, streetscapes and street trees have also been coordinated with the Tallawong Station USCLP, incorporating their street tree selections from adjoining streetscapes.



I FGFND:





Current DA Proposed Streetscapes





Architect: Site Image Job Number

SS17- 3480 Date

Issue

Stages 1 and 2 Approved Street Trees

Streetscape design and detailing has been completed in accordance with Council's DCP and public domain details refined through consultation to suit site specific issues. Street tree species have been advised by Council from their current street tree masterplan (not yet published). Buffer planting to east and west ends of buildings provides greening and lawn areas with seating. Ground floor apartments are provided consistent low combined wall / fence incorporating gates and hedge planting behind to create an activated streetscape with high quality residential visual character. Shareway / service lanes are provided distinctive paving treatment and guidelines for activation and greening. Concrete footpaths (1500mm wide, located on boundary) determined with Council to suit activated residential frontages. Apartment lobbies have a strong presence in the streetscape with broad glazed frontages and stone paving extending to the footpath.



* The Council advice re use of Flindersia australis (Crows Ash) to Cudgegong Road is acknowledged to likely be in conflict with the transmission line easement. Smaller trees to meet authorities codes will be determined with Council offiers.





Stages 3 and 4 Streetscapes and Public Domain - Proposed Tree Species

Streetscape design and detailing has been completed in accordance with Council's DCP and public domain details refined through consultation to suit site specific issues. Street tree species have been advised by Council from their current street tree masterplan (not yet published). Buffer planting to east and west ends of buildings provides greening and lawn areas with seating. Ground floor apartments are provided consistent low combined wall / fence incorporating gates and hedge planting behind to create an activated streetscape with high quality residential visual character. Shareway / service lanes are provided distinctive paving treatment and guidelines for activation and greening. Concrete footpaths (1500mm wide, located on boundary) determined with Council to suit activated residential frontages. Apartment lobbies have a strong presence in the streetscape with broad glazed frontages and stone paving extending to the footpath. Streetscape works including trees that fall on the Landcom land are not part of this DA application and are subject to future application by the owner.



Individual access to residences activate streets



Residential lobbies provide distinctive street address



Melaleuca decora - White Honeymyrtle



SITE IMAGE

Landscape Architects

Magnolia 'Little Gem'





SPOTTED GUM



NARROW LEAVES IRONBARK



Cupaniopsis anacardioides TUCKEROO





Angophora costata APPLE GUM- DALAWANG



Pyrus calleryana -CALLARY PEAR



Fraxinus griffithii **EVERGREEN ASH**



Tallawong Town Centre - Mixed Use Development STAGES 3 & 4 LANDSCAPE CONCEPT MASTERPLAN Architect: Site Image Job Number

Eucalyptus tereticornis

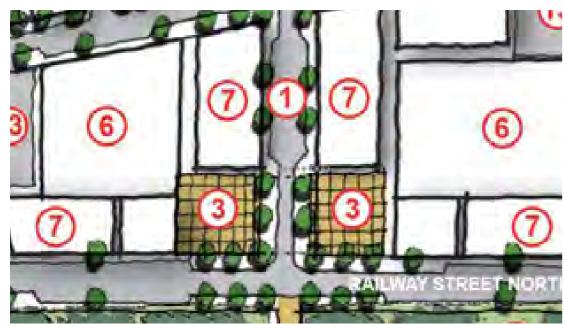
FOREST RED GUM

SS17- 3480 Date

Issue

Village Square Principles

The DCP diagrams shown below demonstrate a highly indicative outcomes for the village square areas, with the current landscape DA documentation supported by significant detailed design sketch plans (see next page) contemplating the concept design in detail. The developed concepts, and have been prepared with the benefit of dialogue with Council as to their expectation, with ongoing dialogue about the design and the DCP requirements. It is our understanding that the proposals were acceptable to Council as preliminary proposals that significantly reflected their form and key elements, landscape and themes based on 'Cudgegong'. As part of the approved masterplan documents they provide significant guidance to the detailed DA design proposals for these important identity and functional community open space areas, however it is to be noted that works falling within Landcom land are not part of this DA and are subject to future application by the owner.



ENLARGED EXTRACT FROM P. 26 FIG 4-2 DESIRED FUTURE LAYOUT FOR TALLAWONG LOCAL CENTRE



P. 35 FIG 4-6 DESIRED FUTURE LAYOUT OF VILLAGE SQUARES



COUNCIL PRE-DA SKETCH PLAN WAS BASIS FOR CONSULTATION AND DD FOLLOWING INPUT

The development of the adjacent plan, as illustrated in the following pages. closely adheres to principles were sout out in the Council Town Centre DCP, including: -

Pedestrian Links;

Solar Access:

Public Seating:

Shade trees and shade structures:

Contrasting 'shareway' road paving.

Further detail of enhancemnts and interpretive features / public art set out in following pages.

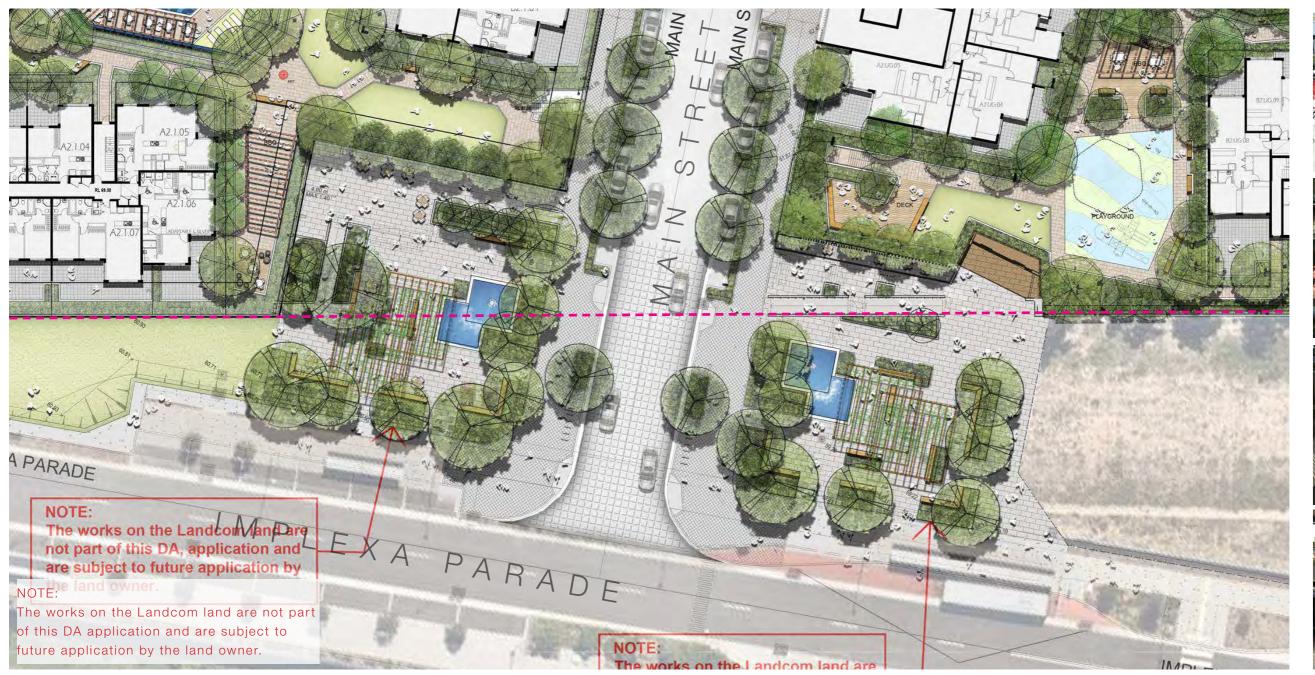
APPROVED MASTERPLAN CONCEPT FOR TOWN SQUARES AND MAIN STREET





Village Square Design Development

Design workshops with Council reviewed indicative developed sketch plans for the village square spaces, referencing indicative design imagery from the Rouse Hill Town Centre, and a range of other high quality precedent civic spaces with relevant imagery, thematic elements and public art, water features, canopies and awnings, terracing, seating, levels and steps. In addition to being Landscape Architects, Site Image are Public Art Consultants (and Ross Shepherd a registered Public Artist), presented to Council and Landcom cultural and environmental themes to respond to the DCP which were discussed at length. Levels analysis occurred and dialogue continued to ensure accessible journeys across the plaza to key entries and destinations. Sightlines, facade awnings and retail activation, signage and wayfinding, and shading canopy trees with tall clear-trunks were proposed, with sections prepared and discussed. Functional / user group analysis diagrams were prepared demonstrating water features and adjoining water play, parent and general seating and gathering areas, sculptural public art themes, and high level shade canopy structures. Staging of works for the area was examined with staged diagrams showing potential to successfully complete the plaza areas for the site areas only, with completion of TfNSW / Landcom at a future time if required. As noted, TfNSW owns the adjoining land that includes the end portion of Main Street and the larger part of the Town Squares, and are subject to future application.











DESIGN IMAGES PRESENTED AT PRE-DA





evelopment Manager: rchitect: Restifa and Partne
Zhinar Architec

and Partners Page r Architects Issue SS17- 3480 Date

UPDATED FOR D. 13.07.202

Village Square - Design Development



Council's DCP provides an indicative Village Square layout and requirements in terms of placemaking, activated and engaging civic space, and public domain finishes and character. That concept has been refined with the benefit of completion of adjoining streets and station precinct works, and previous dialogue with Council regarding the design intent. The Village Square provides an active cafe, retail, entertainment and meeting area that creates a vibrant identity place as hub for community activity. Features include:

- Outdoor seating areas to active retail opening onto the area;
- Terraced plaza areas providing seating edges overlooking water features;
- Canopies as signature focal elements with providing greening & shading;
- Shading canopy trees, & feature garden areas providing seasonal colour.



Pedestrian link across Main Street

Regular avenue tree planting is located in the permeable parking layby

Retail entry feature structure

Even accessible grade to entry

Water cascades flow 'into' the civic space, with water play adjacent

Climber covered shade structures

Perimeter seating with shade trees Crossing to station entry

Tallowong Station entry forecourt













PRECINCT PLAN





Village Square - Public Domain and Landscape



The two civic spaces have been designed to complement each other with some symetry but also variations and distinctive variations in thematic elements. The key public domain elements reflect the need for creating spaces that provide:

- attractive and inviting meeting / gathering areas that are restful and playful;
- create strong civic spaces that signal keynote town centre identity / placemaking;
- focal water and public art, landscape and canopies and complementary seating;
- clear corridors of space along desire lines & more intimate gathering/seating areas;
- coordinated public domain, with high quality/detailed pavements, furniture, lighting;
- layered series of spaces and shading structures / tree canopies respecting views;
- fine grain of interpretative / public art detail that reinforces placemaking & identity;
- overlays of markets, community events, entertainment, seasonal identity.



Podium landscape above

Retail frontage and main pedestrian entry and forecourt

Even accessible grade to entry

Climber covered shade structures x 2 overlapping to create 'layered forms' echoing the layers of the water features Two level water cascades flow 'into' the civic space, with water play adjacent

Low planting greening area

Post-top spotlights create visual interest

Perimeter benches define 'square'

Access to crossing to station entry

Tallawong Station bus / taxi stand

















of this DA application and are subject to future application by the land owner.

PRECINCT PLAN





Placemaking - Context / Thematic Research

As background, Site Image had gained a good understanding of the Blacktown landscape and context, and related landscape and public domain codes through working on a broad range of projects in the locality. Broad ranging research was undertaken prior to visiting the site, followed by comprehensive review of the site, and extensive exploration of local areas, open space and parks, heritage and environmental features. This included visiting and reviewing town centre areas considered relevant (CBD and other civic areas) to gain insight as to application of BCC public domain codes and design of response for similar streetscapes and Village Square areas. Open space and environmental areas, heritage feature sites and relevant landmarks mentioned in the DCP were visited and researched. The site was walked and existing landscape assessed, and adjoining sites visited and investigated to review detailed existing conditions against proposed future proposed form. From this site and context investigation a thorough appreciation of issues raised in the DCP relating to locality identity and context was gained. Design team discussion of findings and considerations shared this knowledge and discussed potential for interpretation and application in the detailed design for the project. Extensive heritage and local cultural history research was completed, informing a broad range of possibilities for interpretive and placemaking / public art elements.

As follow up to completing detailed Design Development, further site visits were completed, including review of site vegetation and environmental aspects, adjoining sites, landform and features to allow additional consideration of potential for tree retention.

CUDGEGONG RESEARCH AND THEMING STARTING POINTS (short list only)

Extensive research and supportive material including:

Culture and heritage of the Aboriginal community of Blacktown

Overlap the Mudgee area Wiradjuri Nation Aboriginal people, and the local Mowgee clan, (women's totem the wedge tail eagle 'Mullian' and the men's totem the crow 'Waggan')

Cudgegong Reserve north of the site - recorded bird noises at dawn

Settlement history and significant people, places, events

Tallawong Station was name derived from Dharug word 'dalawang' for apple gum tree.

Cudgegong River and Hinterland / Tributaries

Original 'Cudgegong' Township, people and Dam Flooding

Local landholders and history of Cudgegong and Blacktown - Eurunderee property

Richard Rouse of Cudgegong, grandson of Richard Rouse of Rouse Hill

Notable People and stories of Blacktown and of Cudgegong

Aaron's Pass and Aboriginal guides generally showing ways across the mountains

Poems about Country and City, and Cudgong Landscape - Mount Buckaroo



Cudgegong Valley Public School - Mudgee





Rouse Hill Farm and Garden - dry weather garden



Dunns Swamp - Cudgegong Rive



Cudgegong Council Chambers

DEATH OF MR. RICHARD ROUSE.

Sportsmen throughout Australia will learn with regret of the death of Mr. Richard Rouse, the well-known breeder and sportsmen the course man, who peased away on Monday night at this residence. Biraganbil, near Gulgeng, have followed the residence. Biraganbil, near Gulgeng, have followed the sentence of the sentence o

Notice: 14 Feb 1906 - DEATH OF MR. RICHARD ROUSE





Lake Windemere, flooded Cudgegong River over Cudgegong











Tallawong Town Centre - Mixed Use Development STAGES 3 & 4 LANDSCAPE CONCEPT MASTERPLAN

Architect: Site Image Job Number Restifa and Partners Zhinar Architects Issue SS17- 3480 Date

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Village Square - Context / Thematic Research

Henry Lawson (17 June 1867 – 2 September 1922) was an Australian writer and poet. Along with his contemporary Banjo Paterson, Lawson is among the best-known Australian poets and fiction writers of the colonial period, and is often called Australia's "greatest writer". Although Henry was born at the Grenfell goldfields, he was raised, from the age of six months to 15 years, in a cottage 8 km north of Mudgee at Eurunderee (then known as 'Pipeclay'), which was established after a gold find in 1863. He briefly attended the local Catholic school. The Henry Lawson Memorial on the site of the poet's boyhood home at Eurunderee, near Mudgee, was unveiled on Friday of last week. Lawson's widow, Mrs. Bertha Lawson, performed the ceremony. The memorial is in the form of an enclosure about an old chimney stack and corner post— all that remains of the home. Mr. Evatt formally accepted the deeds of the site in the name of the people of the nation. He later presented a scroll dedicating the site as a national reserve to the Cudgegong Shire Council, in which it will be vested.

Poems: Eurunderee was his childhood home near Mudgee, and where he spent much time in later life. Mount Buckaroo figures prominently above olf Cudgegong, and The City Bushman is relevant as it talks of country people living 'out of place' in the city.

Eurunderee

There are scenes in the distance where beauty is not, On the desolate flats where gaunt appletrees rot. Where the brooding old ridge rises up to the breeze From his dark lonely gullies of stringy-bark trees, There are voice-haunted gaps, ever sullen and strange, But Eurunderee lies like a gem in the range.

Still I see in my fancy the dark-green and blue Of the box-covered hills where the five-corners grew; And the rugged old sheoaks that sighed in the bend O'er the lily-decked pools where the dark ridges end, And the scrub-covered spurs running down from the Peak To the deep grassy banks of Eurunderee Creek.

On the knolls where the vineyards and fruit-gardens are There's a beauty that even the drought cannot mar; For I noticed it oft, in the days that are lost, As I trod on the siding where lingered the frost, When the shadows of night from the gullies were gone And the hills in the background were flushed by the dawn.

I was there in late years, but there's many a change Where the Cudgegong River flows down through the range, For the curse of the town with the railroad had come, And the goldfields were dead. And the girl and the chum And the old home were gone, yet the oaks seemed to speak Of the hazy old days on Eurunderee Creek.

And I stood by that creek, ere the sunset grew cold, When the leaves of the sheoaks are traced on the gold, And I thought of old things, and I thought of old folks, Till I sighed in my heart to the sigh of the oaks; For the years waste away like the waters that leak Through the pebbles and sand of Eurunderee Creek.

Mount Bukaroo

Only one old post is standing — Solid yet, but only one -Where the milking, and the branding, And the slaughtering were done. Later years have brought dejection, Care, and sorrow; but we knew Happy days on that selection Underneath old Bukaroo.

Then the light of day commencing Found us at the gully's head, Splitting timber for the fencing, Stripping bark to roof the shed. Hands and hearts the labour strengthened; Weariness we never knew. Even when the shadows lengthened Round the base of Bukaroo.

There for days below the paddock How the wilderness would yield To the spade, and pick, and mattock, While we toiled to win the field. Bronzed hands we used to sully Till they were of darkest hue, 'Burning off' down in the gully At the back of Bukaroo.

When we came the baby brother Left in haste his broken toys, Shouted to the busy mother: 'Here is dadda and the boys!'

Strange it seems that she was able For the work that she would do: How she'd bustle round the table In the hut 'neath Bukaroo!

When the cows were safely yarded, And the calves were in the pen, All the cares of day discarded, Closed we round the hut-fire then. Rang the roof with boyish laughter While the flames o'er-topped the flue; Happy days remembered after — Far away from Bukaroo.

But the years were full of changes, And a sorrow found us there; For our home amid the ranges Was not safe from searching Care. On he came, a silent creeper; And another mountain threw O'er our lives a shadow deeper Than the shade of Bukaroo.

All the farm is disappearing; For the home has vanished now, Mountain scrub has choked the clearing. Hid the furrows of the plough. Nearer still the scrub is creeping Where the little garden grew; And the old folks now are sleeping At the foot of Bukaroo.







Village Square - Context / Thematic Research

The City Bushman

It was pleasant up the country, City Bushman, where you went, For you sought the greener patches and you travelled like a gent; And you curse the trams and buses and the turmoil and the push, Though you know the squalid city needn't keep you from the bush; But we lately heard you singing of the 'plains where shade is not', And you mentioned it was dusty — 'all was dry and all was hot'.

True, the bush 'hath moods and changes' — and the bushman hath 'em, too, For he's not a poet's dummy - he's a man, the same as you; But his back is growing rounder — slaving for the absentee — And his toiling wife is thinner than a country wife should be. For we noticed that the faces of the folks we chanced to meet Should have made a greater contrast to the faces in the street; And, in short, we think the bushman's being driven to the wall, And it's doubtful if his spirit will be 'loyal thro' it all'.

Though the bush has been romantic and it's nice to sing about, There's a lot of patriotism that the land could do without — Sort of British workman nonsense that shall perish in the scorn Of the drover who is driven and the shearer who is shorn, Of the struggling western farmers who have little time for rest, And are ruined on selections in the sheep-infested West; Droving songs are very pretty, but they merit little thanks From the people of a country in possession of the Banks.

And the 'rise and fall of seasons' suits the rise and fall of rhyme, But we know that western seasons do not run on schedule time; For the drought will go on drying while there's anything to dry, Then it rains until you'd fancy it would bleach the sunny sky -Then it pelters out of reason, for the downpour day and night Nearly sweeps the population to the Great Australian Bight. It is up in Northern Queensland that the seasons do their best, But it's doubtful if you ever saw a season in the West;

There are years without an autumn or a winter or a spring, There are broiling Junes, and summers when it rains like anything.

In the bush my ears were opened to the singing of the bird, But the 'carol of the magpie' was a thing I never heard. Once the beggar roused my slumbers in a shanty, it is true, But I only heard him asking, 'Who the blanky blank are you?' And the bell-bird in the ranges — but his 'silver chime' is harsh When it's heard beside the solo of the curlew in the marsh.

Yes, I heard the shearers singing 'William Riley', out of tune, Saw 'em fighting round a shanty on a Sunday afternoon, But the bushman isn't always 'trapping brumbies in the night', Nor is he for ever riding when 'the morn is fresh and bright', And he isn't always singing in the humpies on the run — And the camp-fire's 'cheery blazes' are a trifle overdone; We have grumbled with the bushmen round the fire on rainy days, When the smoke would blind a bullock and there wasn't any blaze, Save the blazes of our language, for we cursed the fire in turn Till the atmosphere was heated and the wood began to burn. Then we had to wring our blueys which were rotting in the swags, And we saw the sugar leaking through the bottoms of the bags, And we couldn't raise a chorus, for the toothache and the cramp, While we spent the hours of darkness draining puddles round the camp.

Would you like to change with Clancy — go a-droving? tell us true, For we rather think that Clancy would be glad to change with you, And be something in the city; but 'twould give your muse a shock To be losing time and money through the foot-rot in the flock, And you wouldn't mind the beauties underneath the starry dome If you had a wife and children and a lot of bills at home.

Did you ever guard the cattle when the night was inky-black, And it rained, and icy water trickled gently down your back Till your saddle-weary backbone fell a-aching to the roots And you almost felt the croaking of the bull-frog in your boots — Sit and shiver in the saddle, curse the restless stock and cough Till a squatter's irate dummy cantered up to warn you off? Did you fight the drought and pleuro when the 'seasons' were asleep, Felling sheoaks all the morning for a flock of starving sheep, Drinking mud instead of water — climbing trees and lopping boughs For the broken-hearted bullocks and the dry and dusty cows?

Do you think the bush was better in the 'good old droving days', When the squatter ruled supremely as the king of western ways, When you got a slip of paper for the little you could earn, But were forced to take provisions from the station in return — When you couldn't keep a chicken at your humpy on the run, For the squatter wouldn't let you — and your work was never done; When you had to leave the missus in a lonely hut forlorn While you 'rose up Willy Riley' — in the days ere you were born?

Ah! we read about the drovers and the shearers and the like Till we wonder why such happy and romantic fellows strike. Don't you fancy that the poets ought to give the bush a rest Ere they raise a just rebellion in the over-written West? Where the simple-minded bushman gets a meal and bed and rum Just by riding round reporting phantom flocks that never come; Where the scalper — never troubled by the 'war-whoop of the push' — Has a quiet little billet — breeding rabbits in the bush; Where the idle shanty-keeper never fails to make a draw, And the dummy gets his tucker through provisions in the law; Where the labour-agitator — when the shearers rise in might — Makes his money sacrificing all his substance for The Right; Where the squatter makes his fortune, and 'the seasons rise and fall', And the poor and honest bushman has to suffer for it all; Where the drovers and the shearers and the bushmen and the rest Never reach the Eldorado of the poets of the West.

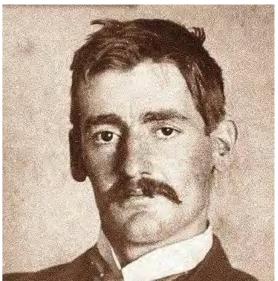
And you think the bush is purer and that life is better there, But it doesn't seem to pay you like the 'squalid street and square'. Pray inform us, City Bushman, where you read, in prose or verse, Of the awful 'city urchin who would greet you with a curse'. There are golden hearts in gutters, though their owners lack the fat, And we'll back a teamster's offspring to outswear a city brat. Do you think we're never jolly where the trams and buses rage? Did you hear the gods in chorus when 'Ri-tooral' held the stage? Did you catch a ring of sorrow in the city urchin's voice When he yelled for Billy Elton, when he thumped the floor for Royce? Do the bushmen, down on pleasure, miss the everlasting stars When they drink and flirt and so on in the glow of private bars?

You've a down on 'trams and buses', or the 'roar' of 'em, you said, And the 'filthy, dirty attic', where you never toiled for bread. (And about that self-same attic — Lord! wherever have you been? For the struggling needlewoman mostly keeps her attic clean.) But you'll find it very jolly with the cuff-and-collar push,

And the city seems to suit you, while you rave about the bush.













Village Square - Public Art Developed Strategy

There is opportunity for a primary identity treatment of the two town squares as variations on a single theme, and also multi-layered sub themes given the rich and diverse range of local themes found in researching the area.

The many curious intersections of Blacktown and the township of Cudgegong near Mudgee are so many as to be intriguing and worthy of featuring in public art, and seeming parallel with the urban transformation of this semi-rural area. Public Art and interpretive themes and specific opportunities include:

SIGNATURE TREES: The placemaking for Tallawong Station is based on a grid of Evergreen Ash trees is extended, with the Dalawang (Apple Gum) tree (Angophora costata) is to be located on each leading corner as a identity tree refelcting the station naming, and continuing the use of trees as a thematic element.

POEMS INSCRIBED INTO PAVING: The town and county themes, and Cudegong origins and poems of Henry Lawson are worthy of celebration. As an iconic Australian his poems 'Mount Buckaroo' and 'The City Bushman' provide insights into the environmental and cultural aspects of identified themes.

CELEBRATION OF ABORIGINAL CULTURE: The water feature terracing provides opportunity for inscribing of ATSI contemporary artwork, with potential for involvement of local artists.

BELLBIRD SOUND SCULPTURE: Recording of dawn bird songs from Cudgegong Reserve near the site will echo the diminished bushland / rural setting of the area.

ADDITIONAL OPPORTUNITIES:

- Architectural use of Dalawang / Angophora leaf motif being used in the shade canopies
- The flooding of old Cudgegong township through damming of Cudgegong river has parallels with eroded natural / rural local setting.
- A key person from the time of settlement might be celebrated in a contemporary representation of the traditional civic figurative sculpture





Village Square - Public Art and Thematic Content

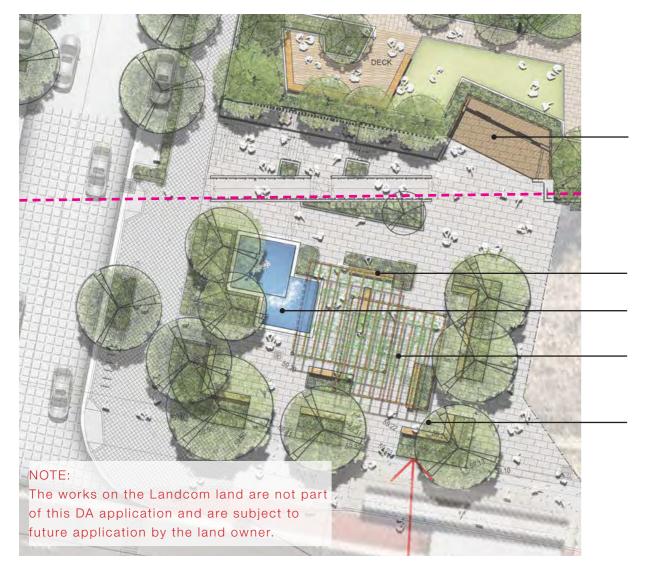


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The many curious intersections of Blacktown and the township of Cudgegong near Mudgee are so many as to be intriguing and worthy of featuring in public art, and seeming parallel with the urban transformation of this semi-rural area.

Themes include:

- Dalawang tree (Apple Gum) located on each leading corner as a identity tree reflecting the station naming, and continuing the use of trees as a thematic element;
- Henry Lawson poem paving inlays reflecting themes of urban transformation and environment, with highly pertinent selected works.



Leaves of the Dalawang tree as motifs in the retail mall entry portal

Climber covered shade structures to have Dalawang / Angophora leaf motif included in the canopy detail

Water cascades supporting sculptural elements or inscribed motifs

Henry Lawson poem inscribed into the stone pavement

Dalawang trees to each leading corner reinforcing namesake of Tallawong Station, and reinforcing 'tree themes' of the NW Metro stations

















PRECINCT PLAN





Podium Landscape Amenity Spaces and Features

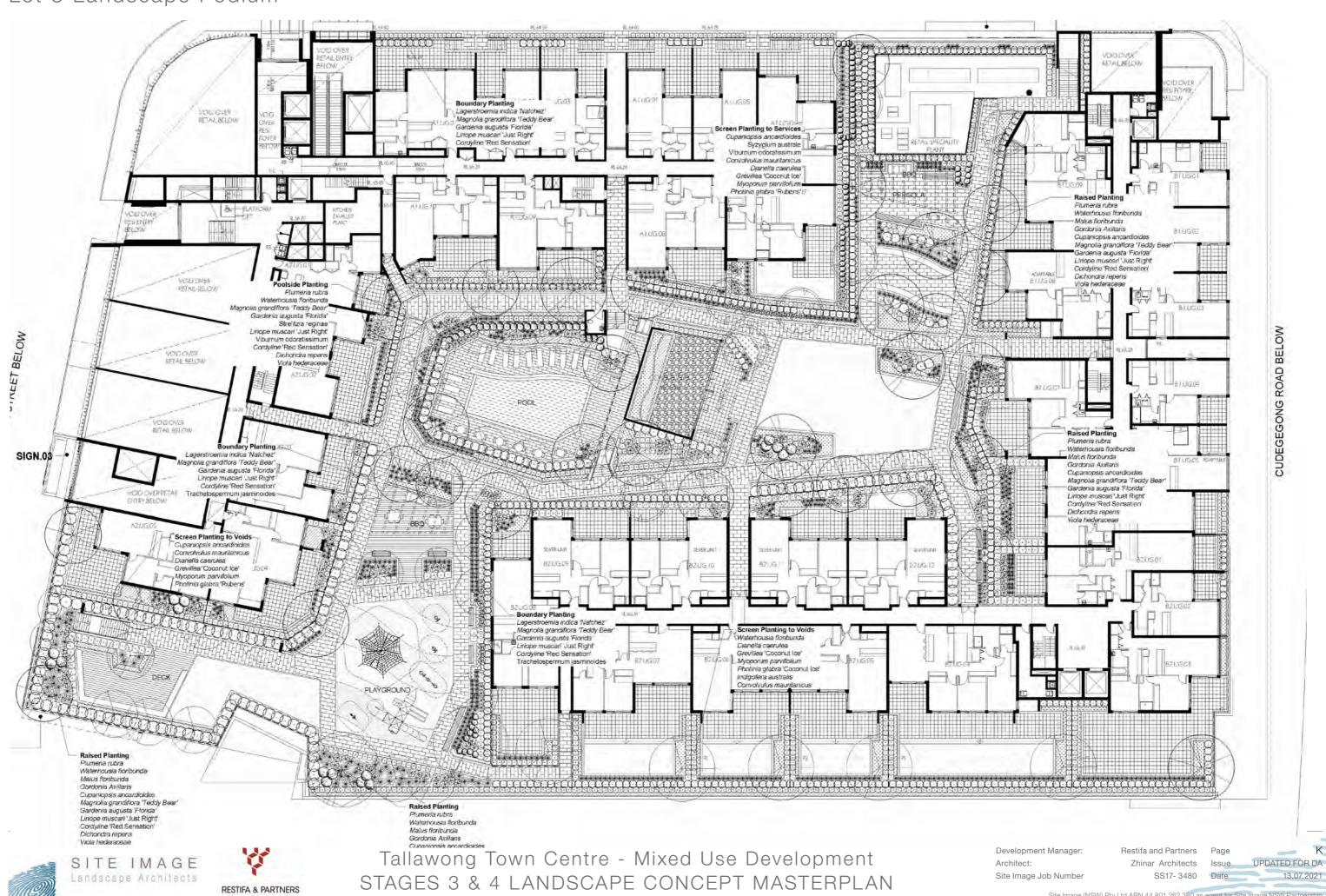
The Stages 3 & 4 mixed use precinct includes retail and commercial uses and allied service areas to street frontages, with comprehensive streetscape and Village Square proposals. Extensive residential amenity is provided by the landscaped podium and rooftop areas providing extensive gardens, lawns and diverse range of passive and active recreation areas. Concept development of these has occurred in close cooperation with the Architect and project team, with proposals generally seen to closely reflect the approved masterplan proposals, with the exception of swimming pools now proposed to each podium.







Lot 3 Landscape Podium

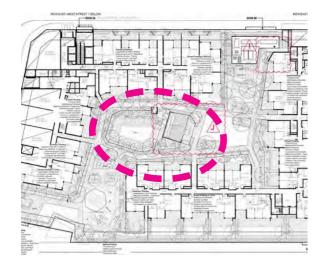




NEW SOUTH-WEST STREET 1 BELOW

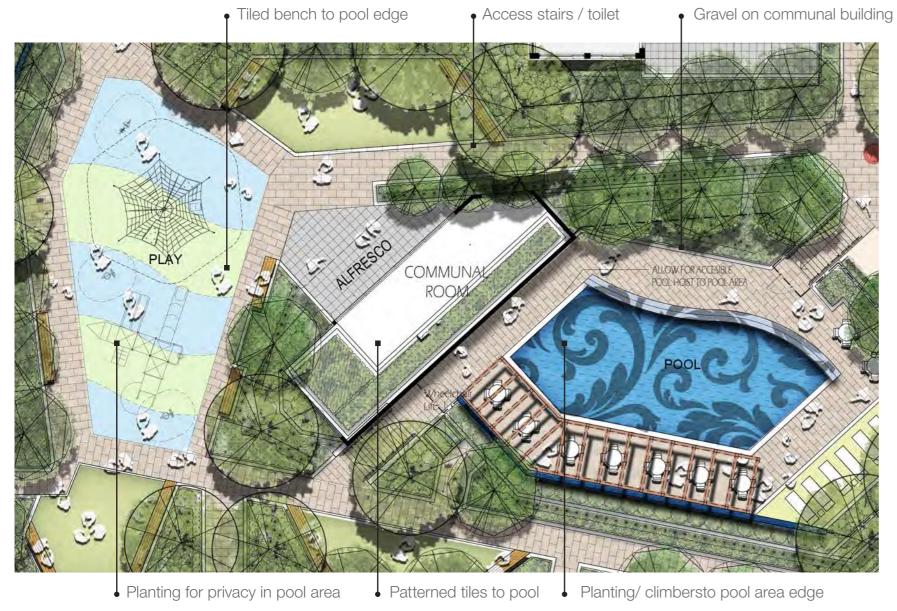


Lots 3 and 4 Podiums - Signature Pools



Each of the podium pools have a similarity of general form, with distinct difference in tiled pattern and colour. The visual connection and continuity of the adjoining lawn area, extending the geometry of the pool, will create a significant elevated pool area with a broad range of amenity.

Adjoining podium landscape areas of lawns and gardens, play and barbeque and seating areas all adopt a similar layout geometry. The aim is creation of a cohesive large park type area offering significant range of amenity areas, and an attractive landscape for views down on the area.















DESIGN IMAGERY



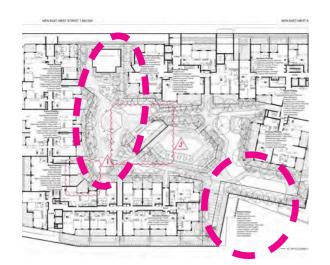
LOT 3 PLAN



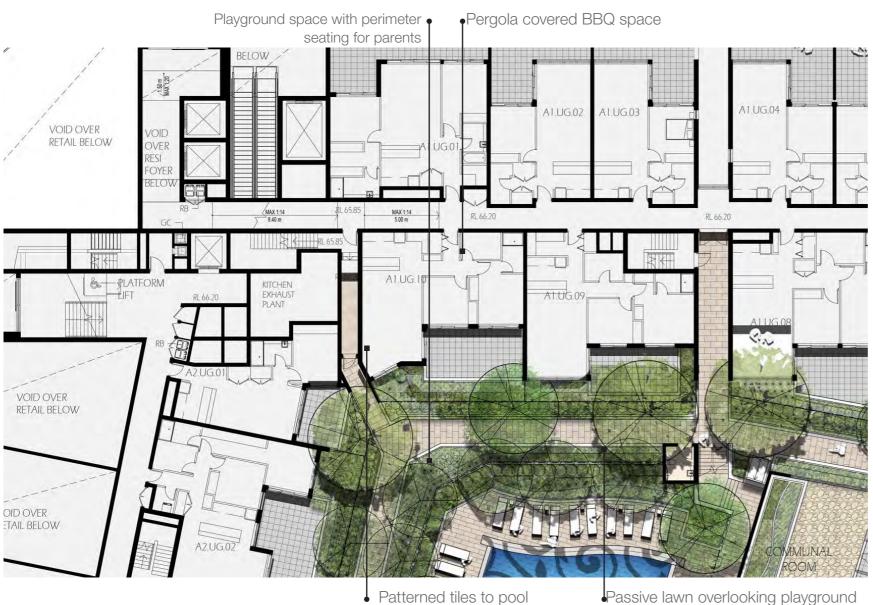
Tallawong Town Centre - Mixed Use Development STAGES 3 & 4 LANDSCAPE CONCEPT MASTERPLAN

Zhinar Architects Issue SS17- 3480 Date

Lots 3 and 4 Podiums - Landscape Amenity



Podium landscape areas of lawns and gardens, play and barbeque and seating areas all adopt a similar layout geometry. The aim is creation of a cohesive large park type area offering significant range of amenity areas, and an attractive landscape for views down on the area. Access directly from adjoining garden terraces is not provided, preferring to provide access from lobbies so as to maximise the continuous landscape perimeter and secure the courtyards.













DESIGN IMAGERY

PRECINCT PLAN





Tallawong Town Centre - Mixed Use Development STAGES 3 & 4 LANDSCAPE CONCEPT MASTERPLAN Architect: Site Image Job Number Zhinar Architects Issue SS17- 3480 Date

UPDATED FOR DA

Lots 3 and 4 Landscape Amenity - Rooftop Terraces and Open Spaces

The podiums between buildings and each of the four buildings are provided generous open space areas, with landscape treatments providing passive and active recreation amenity. The podium landscapes are designed to provide immersive green spaces with meandering walkways through trees and gardens, with each podium having four seating areas. The podium garden areas are designed to allow management of areas as 'Community Gardens' as may be decided by the residents. The various rooftop open space areas provide general consistency of amenity with shaded seating areas adjacent barbeque and other amenity features.



SEATING AND BARBEQUE



B. AREA WITH 'COMMUNITY



SEATING AND BARBEQUE



D. FAMILY SEATING AREAS



ALCOVES IN LUSH GARDEN



SEATING AREA



ROOFTOP TERRACE SEATING AND BARBEQUE AREAS



CLIMBER COVERED H. PERGOLAS PROVIDE SHADE



SEATING ALCOVES TO PODIUM PERIMETER









SEATING ALCOVES TO



DESIGN UTILISES N. THE OUTLOOK FROM ROOFTOP TERRACES

















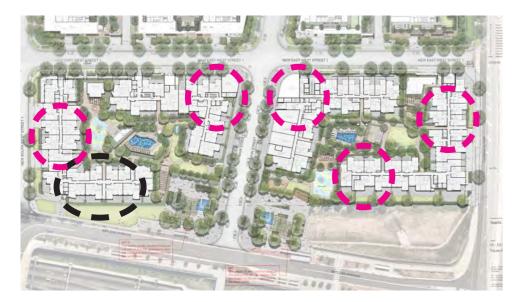
Tallawong Town Centre - Mixed Use Development STAGES 3 & 4 LANDSCAPE CONCEPT MASTERPLAN

Restifa and Partners

Zhinar Architects SS17- 3480 Date

UPDATED FOR DA Issue

Lots 3 and 4 Landscape Amenity - Rooftop Terraces and Open Spaces



Each of the podium COS areas has been designed to provide a balanced range of spaces that provides a variety of resident amenity, including community gardens, play and parent seating areas, exercise terraces, and barbeque and passive seating and gathering areas.

The distribution of amenity elements across the various rooftops has considered the residential access and specific options for residents in different buildings. A good balance of amenity, in combination with the podium landscape areas, is considered to be provided.



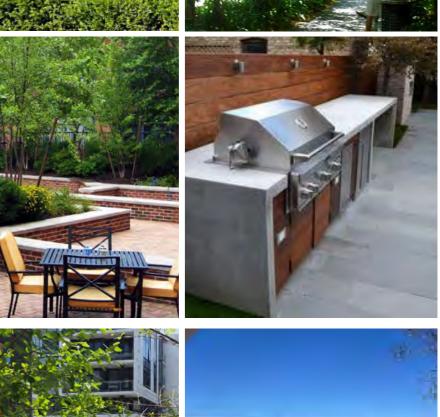
















DESIGN IMAGERY



Seating alcoves are provided regularly for informal reading areas, meeting friends etc

Tree / garden planters are sized suit the species, intended outcomes

Lawn areas provide passive recreation / seating areas that are flexible and attractive

Family and parent supervision seating adjacent to play

Circulation space outside lift has clear views to different areas

Softfall finish play area with range of age group play elements





Lots 3 and 4 Landscape Amenity - Rooftop Terraces and Open Spaces - continued



Each of the podium COS areas has been designed to provide a balanced range of spaces that provides a variety of resident amenity, including community gardens, play and parent seating areas, outdoor gym terraces, and barbeque and passive seating and gathering areas.

Generally, planters and handrails are set back from podium / rooftop edges, with fixed pebble treatment to the edge of the slab.





Pergola covered seating . barbeque areas provide group / family gathering amenity

Lawn areas provide passive recreation / seating areas that are flexible and attractive

Seating alcoves are provided regularly for informal reading areas, meeting friends etc

Lawn areas provide passive recreation / seating areas that are flexible and attractive

Tree / garden planters are sized to suit the species selected.







DESIGN IMAGERY





Lots 3 and 4 Landscape Amenity - Rooftop Terraces and Open Spaces - continued



RESTIFA & PARTNERS

Specific nodes of rooftop terrace have been designed to incorporate complementary elements, such as barbeque and seating areas, next to lawns and play areas. The use of perimeter planters to each area provides shading and greening, and generally creates a garden setting.















Seating alcoves are provided regularly for informal reading areas, meeting friends etc

Softfall finish play area with range of age group play elements

Pergola covered seating . barbeque areas provide group / family gathering amenity

Tree / garden planters are sized suit the species selected







Architect:



Landscape Design Detailed Considerations

Authorities and Code Requirements

The concept design through to the DA documentation has been prepared to be consistent with the requirements of Blacktown Council DCP and relevant codes and policies; the Apartment Design Guide (ADG) and SEPP65; and relevant authorities in terms of masterplan and public domain, streetscape design, and landscape provisions for private and common open space. It is noted that the process of concept and design development has included a pre-DA meeting with Council officers, direct dialogue with Council Landscape officers, and the design has been developed to respond to this input. We believe the design suitably addresses the issues raised, including providing private and common open space areas for individual apartment and communal open space amenity.

Relevant application of the Blacktown Council DCP and landscape codes, and the ADG, has been used to guide landscape and public domain design. It is our assessment that the landscape design concept provides a high level of conformance with these requirements, including achieving suitable integration and contribution to the landscape character of the streetscape and neighbourhood (ADG Principle 5). The local character and context (ADG 1B, 2G and 3C) have been key considerations in creating deep soil common open space areas to the street frontages to the east and west ends of buildings, with taller canopy trees providing shade and amenity but also suitable setting for the buildings in the streetscape.

Communal open space occurs on podium and roof levels (ADG 3D) provides a substantial amenity for residents, with strong diversity of passive, active and general landscape amenity provided. As a Town Centre site, the BCC criteria guidelines for communal open space are understood to be reduced, but in terms of the quality and diversity, the open space is considered to provide a suitable high level of amenity for residents. Greater than 50% direct sunlight has been achieved to the principal part of the communal open space between 9am and 3pm in mid winter has been achieved. A broad range of active and passive recreation amenity (objective 3D-2) has been achieved in the various common open space areas.

Deep soil requirement (3E) is met on this site as is shown on Architectural drawings. Tall and medium height trees are located in the deep soil and streetscape areas, and small height trees are proposed in to street level common and private open space (residential courtyards), and to rooftop common open space areas, with suitable soil volumes appropriate to the landscape outcomes as shown.

Water management and conservation strategies (ADG 4V) are incorporated in the landscape design, including water collection and recycling / storage and dripper irrigation, along with selection of low-water use plant species (both native and proven exotic species were appropriate to landscape character). Suitable maintenance specification and scheduling of activities is provided for the ongoing management of landscape to achieve design outcomes as described in the landscape documents.

Generally

All materials are to be installed new or recycled so that they are the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmanlike and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards.

Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements. Pavement finishes are to be of a type that has adequate slip resistance and does not present an uneven surface to avoid trip hazards. Landscape lighting will provide security lux levels and will accent feature elements (seating walls, and advanced tree planting) as well as providing an ambient light source to minimise glare.

Planting Principles

The proposed plant material will be substantially selected from Blacktown Council and relevant authorities approved plant species lists, and for hardiness, low water characteristics, ease of maintenance and proven ability to suit local conditions. Of importance are the foliage characteristics and floral displays to create garden character. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to all planting beds will allow for ease of trimming of groundcovers. Indigenous planting will be selected for its ability to attract native bird life. Exotic plants will be incorporated to garden spaces and courtyard areas where suitable to provide variety and consistency with the character of the locality.

Garden Detailing

On slab garden beds will be have a specially blended light weight and free draining soil mix with sand bed drainage layer to establish minimum soil depths of 450 mm depth for grass areas, 600 mm depth for shrub planting and 800 general depth for small tree planting, and greater depth where wider horizontal dimension allows mounding. Soil volume is to be carefully considered to be appropriate for tree species and to create a suitable mature size for each design location and intended outcome. The detailing of the on-slab planters incorporate a free draining soil mix specially blended for planter box use; a washed sand drainage layer placed beneath the soil mix; a drainage cell product with filter fabric to establish a drainage void above the slab; and falls in slabs to drainage outlets with inspection pipes over drainage outlets. All on slab planters will be made accessible for maintenance. Where safety issues exist for working in areas above ground, anchor points and the like will be provided for safety harnesses. Definition of secure areas with suitable non-scalable edges and fencing is a key issue addressed in the design given the elevated podium garden areas. Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public footpaths and hardstand areas are to be paved to meet BCC paving standards, details and public domain manual. Street trees and public domain detailing will be developed to meet BCC and relevant Authority codes and requirements .

Landscape Irrigation

The use of an irrigation system will aid the successful establishment and long-term development of the landscape. Harvested and recycled water will be suitably utilised, and landscape designed to meet the principles of WSUD.

Establishment and Maintenance

The installation of the residential landscape gardens and terraces shall be subject to a 52 weeks defects liability period, with a further manual for on-going contract maintenance with strong guidelines and design notes to ensure continuity of landscape design intent. The establishment maintenance landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective. As a part of the Construction Documentation the landscape specification shall describe a full Maintenance Schedule.

Conclusion

The landscape proposals for the Tallawong Local Centre Stages 3 and 4 Mixed Use project are considered to provide a comprehensive streetscape and landscape setting for the proposed buildings, and provide a suitable extent and diverse range of activity and amenity spaces for residents. The proposals have suitably considered the specific landscape features and environment of the site and surrounds and future context, relevant Council policies, codes and requirements. The design and drawings have been thoroughly coordinated with the project team, with civil and architectural structures, services, and levels incorporated into the landscape design. Based on our review of the proposals against BCC DCP, and other relevant residential development and landscape codes, we believe the landscape proposals are suitable for Development Application consideration and approval by Council and relevant authorities.

Ross Shepherd BLArch (UNSW) MArt, AAILA, Registered Landscape Architect No. 449 Partner, Site Image (NSW) Pty Ltd - Landscape Architects



