

Appendix 1 – Urban Design Report & Concept Plan

**26 KISSING POINT RD + 266 VICTORIA RD
PARRAMATTA
PLANNING PROPOSAL
REVISED CONCEPT PLAN**

FOR PROPERTY NSW

27 APRIL 2017

26 KISSING POINT RD + 266 VICTORIA RD

PLANNING PROPOSAL

REVISED CONCEPT PLAN

FOR PROPERTY NSW

27 APRIL 2017

| DATE | REV | STATUS | PREPARED | CHECKED |
|-------------|-----|--------|----------|---------|
| 27 APRIL 17 | A | DRAFT | CL | DJ |
| 27 APRIL 17 | B | DRAFT | CL | DJ |

REVISED CONCEPT PLAN (APRIL 2017)

YIELD ESTIMATE

| GFA | REVISED CONCEPT |
|--|--------------------|
| Residential | 216,242 sqm |
| Retail / Commercial | 19,001 sqm |
| TOTAL | 235,243 sqm |
| DWELLING YIELD | 2,544 units |
| GROSS FSR <i>(excl. riparian corridor)</i> | |
| Residential FSR | 1.38:1 |
| Retail / Commercial FSR | 0.12:1 |
| TOTAL FSR | 1.50:1 |



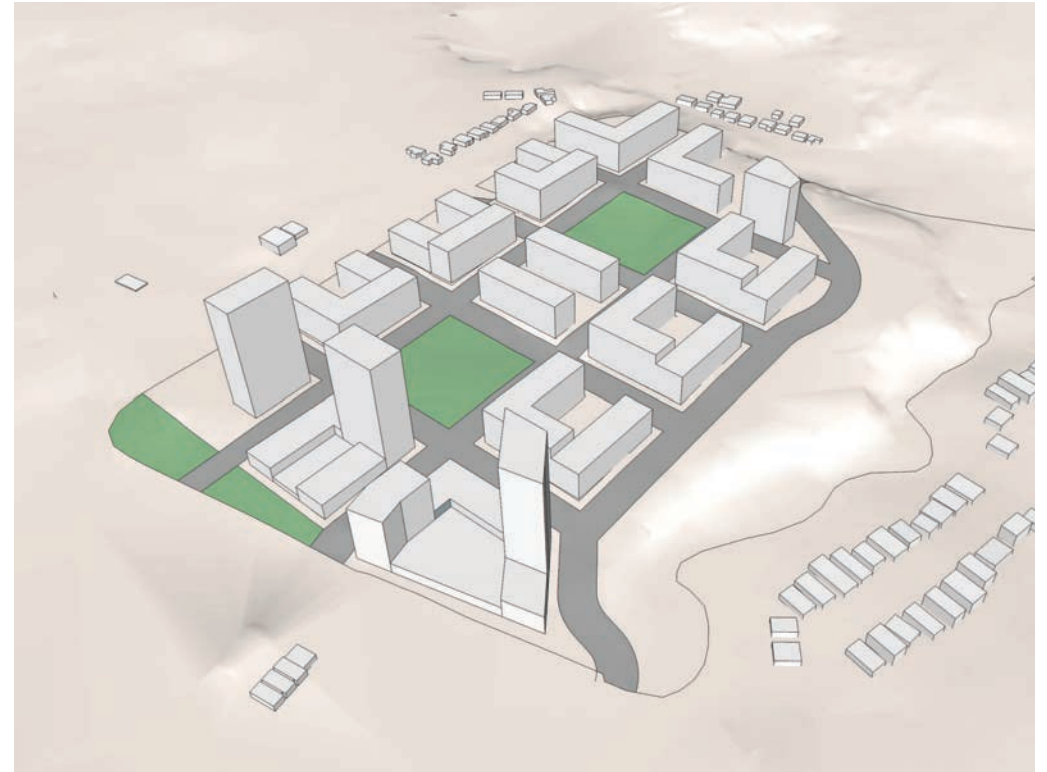
| LAND AREAS | |
|--------------|--------------------|
| Non-riparian | 156,726 sqm |
| Riparian | 37,375 sqm |
| TOTAL | 194,101 sqm |

CONCEPT PLAN (OBLIQUE NUMBERS REPRESENT STOREYS ABOVE LOCAL GROUND LEVEL) SCALE 1:3000 @A3

3D MASSING



3D MASSING - VIEW FROM NORTH EAST



3D MASSING - VIEW FROM SOUTH EAST

SOLAR ACCESS ANALYSIS

SOLAR ACCESS: OPEN SPACE

The adjacent diagrams show the overshadowing of the public domain and private communal space at the winter solstice between 9am and 3pm.

The first diagram is a composite of the shadow analysis outcomes for the winter solstice. The blue represents areas that receive less than 1 hour of sunlight, while the magenta represents areas that receive between 1 to 2 hours of sunlight. The other 3 diagrams illustrate the movement of shadows across the day.



SUMMARY: COLOURED ZONE DENOTES AREAS THAT RECEIVE LESS THAN 2 HOURS OF SUNLIGHT AT THE WINTER SOLSTICE

JUNE 21ST - 09:00 AM

JUNE 21ST - 12:00 PM

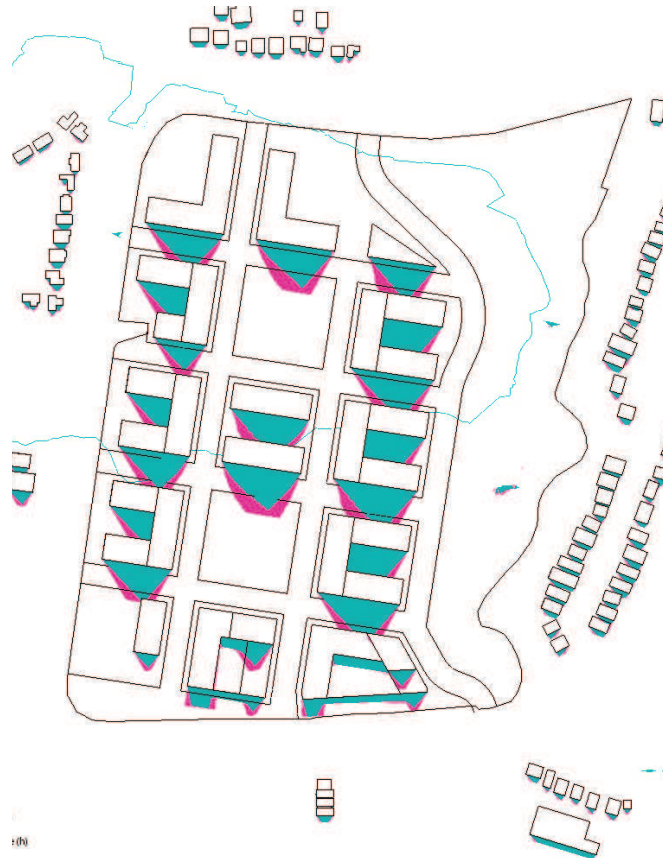
JUNE 21ST - 3:00 PM

SOLAR ACCESS ANALYSIS: COMPARISON

The diagrams on this page provides a comparative analysis of the overshadowing impact of the Council Sketch Plan issued on 12 April 2017, and the Revised Concept Plan that further develops Council's Sketch Plan.

In this comparison, Council's 12 April sketch plan has been modified to allow for site constraints. For example, the access point off Kissing Point Road has been amended to achieve a gentler grade that minimises the need for retaining structures.

COUNCIL SKETCH PLAN (12 APRIL 2017)



Lots facing the riparian corridor have minimal solar access to their private communal spaces.

REVISED CONCEPT PLAN (27 APRIL 2017)



Building envelopes of the lots facing the riparian corridor have been re-arranged to improve solar access to their private communal spaces.



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**26 KISSING POINT RD + 266 VICTORIA RD
PARRAMATTA
PLANNING PROPOSAL
URBAN DESIGN REPORT**

FOR PROPERTY NSW

NOVEMBER 2016

26 KISSING POINT RD + 266 VICTORIA RD

PLANNING PROPOSAL

URBAN DESIGN REPORT

FOR PROPERTY NSW

NOVEMBER 2016

| DATE | REV | STATUS | PREPARED | CHECKED |
|-------------|-----|--------|----------|---------|
| 7 OCT 2016 | A | DRAFT | DAJ | DJ |
| 23 NOV 2016 | B | FINAL | DAJ | DJ |

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1.0 EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

BACKGROUND

This Urban Design report has been prepared on behalf of Property NSW to support a planning proposal to amend the Parramatta Local Environmental Plan (LEP) 2011 to allow for the redevelopment of land in Parramatta to create a new mixed use precinct.

The new precinct will provide a high density residential development accompanied by a diverse range of retail and commercial development. This includes the opportunity for research and education related employment. The proposal allows for the provision of up to 3,000 dwellings and up to 40,000m² of retail and commercial floor space.

The report comprises a comprehensive urban design analysis of existing conditions, followed by a Concept Plan that illustrates the feasibility of the proposed development outcome. The Concept Plan has been informed by the conclusions of the urban design analysis and other specialist studies documented elsewhere as part of the Planning Proposal, as well as consultation with key stakeholders such as Parramatta City Council, Transport for NSW (TfNSW), and Western Sydney University (WSU).

The Concept Plan is a carefully calibrated response to the existing context and site conditions. Critically, the plan is designed to unlock benefits not just for the precinct itself, but for the context within which it sits.

THE STUDY AREA

Comprising two adjoining land parcels, the Ageing, Disability and Home Care (ADHC) facility at 266 Victoria Road, and the former Macquarie Boys High School (MBHS) at 26 Kissing Point Road, Parramatta, the site encompasses approximately 19.4ha in the City of Parramatta LGA.

The site is located north of Rydalmere Station, on the north eastern corner of the James Ruse Drive and Victoria Road intersection. It is bounded to the north by Kissing Point Road, and Vineyard Creek to the east. The WSU Parramatta North and Parramatta South campuses lie to the west and south of the site offering the potential for synergies between education, research and employment.

The site is removed from its surroundings by arterial roads and the riparian corridor. The isolated, enclave-like character of the site is further reinforced by the modest intensity and scale of existing development, which is largely hidden from view by vegetation along the site boundary.

THE VISION FOR THE PRECINCT

COMMUNITY LIVING IN A LANDSCAPE WITH A SENSE OF OPENNESS.

The Concept Plan seeks to transform an isolated site into a vibrant, attractive precinct. It breaks up the existing super-block into a permeable plan that integrates with the surrounding urban structure, opening up a significant parcel of land in close proximity to the Parramatta CBD.

An analysis of the existing area reveals a quadrant of land uses coalescing around a transit node defined by the confluence of bus and train services around Rydalmere Station. The existing components of the quadrant comprises employment lands to the east of the transit node, an established residential area to the north, and WSU to the west. The proposed development introduces a mixed use precinct to the north west to reinforce and complete this quadrant. This forms the urban design starting point for the Concept Plan.

The conveniently located precinct is made highly liveable through:

- > Mixed use development that provides employment opportunities, amenities and services for future residents and surrounding communities
- > Open space that forms the focus and identity for the precinct, providing a range of recreational opportunities
- > A plan that is highly permeable to pedestrians and cyclists, linking the precinct to surrounding amenities, recreational opportunities and parkland
- > A high quality, pedestrian-focused public domain comprised of leafy streets, a diversity of public spaces, and safe, comprehensive pedestrian and cycle links



THE CONCEPT PLAN (ILLUSTRATIVE PLAN)

- > An enhanced riparian corridor at the doorstep of the community, visually and physically integrated with new development
- > Access to bus, rail and future light rail services within easy walking distance.

THE CONCEPT PLAN: OUTCOMES + FEATURES

Integration with Context: The new movement pathways made possible by the plan stitches together the various enclaves around the site that are currently fragmented by the road system, topography, and landscape.

Sustainable Density: The density of development has been established to open up the above benefits to as many people as can be sustained by the site. The site access strategy is supported by a traffic assessment which demonstrates that the traffic generated by the proposed density can be accommodated.

Retained Riparian Corridor: The riparian corridor is protected as a fundamental element in the Concept Plan, creating an engaging juxtaposition with the new urban precinct. It enhances biodiversity and is employed as a placemaking device, passive recreational asset, movement corridor, and shared space for bringing together existing and future communities.

Rich Urban Form and Fine Grain: A variety of built form, including retail / commercial buildings activating the street level, ground floor apartments with entrances off the street, perimeter residential blocks and slender residential towers are proposed to establish a legible and visually diverse urban form.

Building envelopes are arranged to maximise views and solar access to the public domain. The urban form is scaled to establish a pedestrian-friendly street environment, with street edges typically defined by 6 to 8 storey facades (where the upper levels are setback) punctuated by strategically located taller form.

Improved Interface with Arterial Roads: The plan takes the challenging arterial road interface and turns it into a positive by proposing a landscape buffer that improves the streetscape, integrates a recreational function in the form of walking / cycling trails, and mitigates amenity impacts on residents.



THE VIEW FROM VICTORIA ROAD AT THE SOUTH EASTERN CORNER OF THE SITE

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2.0 INTRODUCTION

2.1 INTRODUCTION

This report has been prepared on behalf of Property NSW to support a planning proposal to amend the Parramatta Local Environmental Plan (PLEP) 2011 to allow for the redevelopment of land in Parramatta to create a new mixed use precinct.

The new precinct will provide a high density residential development with a diverse range of housing and retail and commercial development with the opportunity for research and education related employment in close proximity to existing and planned public transport nodes. The proposal will allow for the provision of up to 3,000 dwellings and up to 40,000m² of retail and commercial floor space.

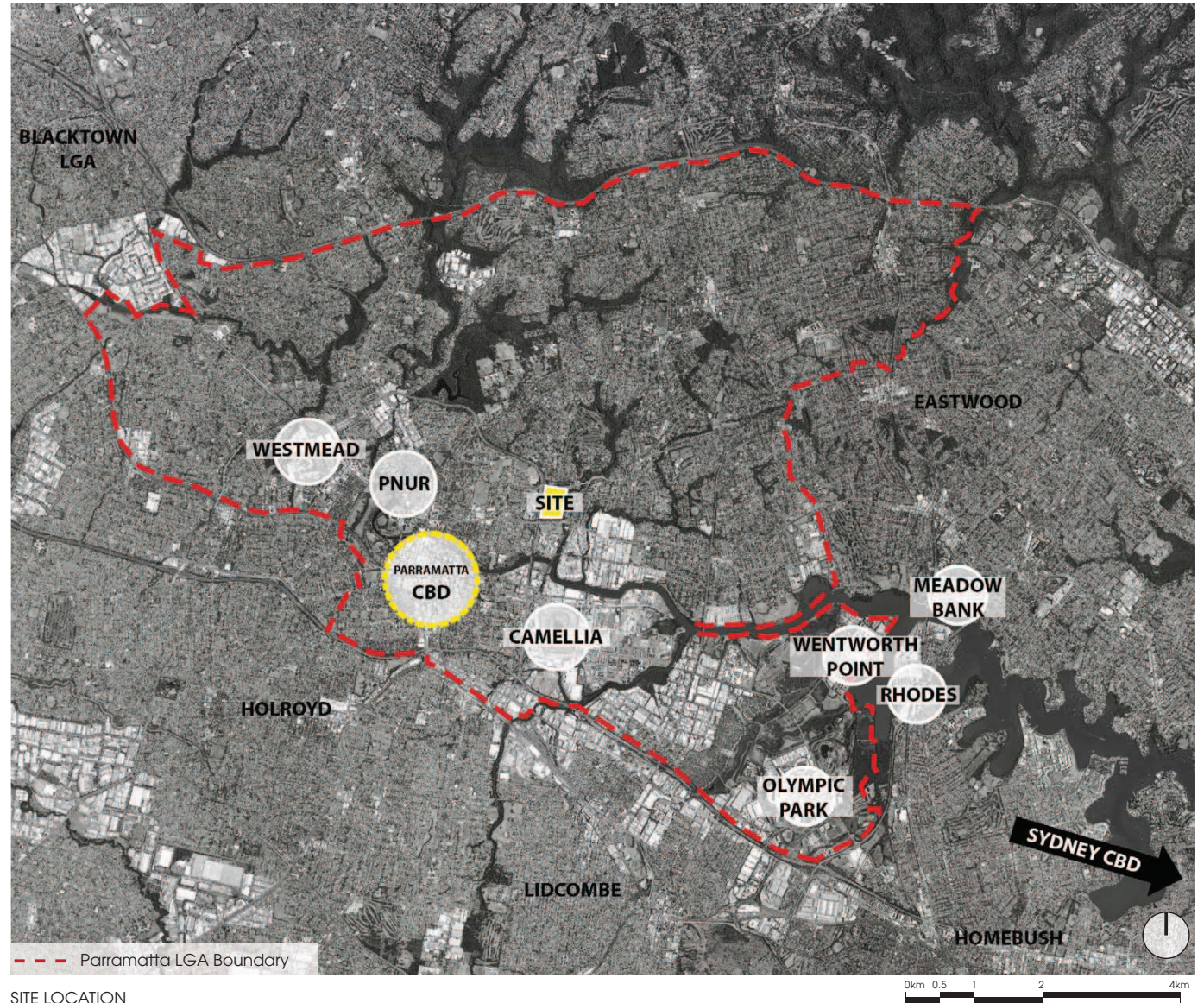
The proposal will also allow for community facilities, a significant public open space network and a new public domain to meet the needs of the community.

BACKGROUND

Comprising two adjoining land parcels, the Ageing, Disability and Home Care (ADHC) facility at 266 Victoria Road, and the former Macquarie Boys High School (MBHS) at 26 Kissing Point Road, Parramatta, the site encompasses approximately 19.4ha in the City of Parramatta LGA. The MBHS was closed by the Department of Education in 2008 and has been vacant since that time. The ADHC facility is still in operation, however, will be vacated by mid-2017.

Property NSW on behalf of Family and Community Services (FACS) and Department of Education (DE) has been charged with the responsibility of divesting the site.

The site is located north of Rydalmere train station, on the north eastern corner of the James Ruse Drive and Victoria Road intersection, bounded to the north by Kissing Point Road and Vineyard Creek. The site is a 5 - 10 minute walk from Rydalmere Train station, with the potential for improvements in connectivity to further enhance accessibility. The University of Western Sydney's North Parramatta and Parramatta campuses lie to the west and south of the site offering the potential for synergies between education, research and employment.



SITE LOCATION

The divestment and redevelopment of the site offers opportunities to:

- > Provide a significant urban infill opportunity within the City of Parramatta LGA aligning with the broader Government objectives and the Sydney Metropolitan strategy to increase and accelerate housing supply
- > Optimise the site's strategic location relative to the proposed Western Sydney Light Rail network in terms of increasing density along public transport corridors
- > Support FACS and DE's commitment to recycling of capital investment in new and expanded facilities to meet the needs of the community.

In line with the above and to provide certainty of housing supply to the market, job creation and development of underutilised assets, Property NSW has developed a concept plan to guide the redevelopment of the site. The concept plan seeks to satisfy the NSW Government's priorities for the precinct by:

- > Creating a sustainable community with access to employment and education opportunities, community facilities and a high quality of life
- > Improve connectivity between the site and its surrounds in terms of transport, pedestrian and cycling networks and the open space network
- > Create a high quality public domain that is legible and activates the precinct
- > Enhance the riparian corridor along the Vineyard Creek boundary of the site with the potential to deliver the missing link in the Vineyard Creek Corridor and to support the development of Sydney's Green Grid.

To realise the vision for the site articulated in the concept plan, an amendment to the Parramatta Local Environmental Plan (PLEP) 2011 is required to allow for the redevelopment of land in Parramatta to create a new mixed use precinct.

REPORT STRUCTURE

This Urban Design Report is structured as follows:

- > **Section 3.0 "Vision"** presents the proposed vision for precinct development and a high level overview of the proposed Concept Plan
- > **Section 4.0 "Urban Design Analysis"** presents the analysis of existing urban design conditions
- > **Section 5.0 "Concept Plan Strategies"** presents the Concept Plan and its accompanying strategies, which is generated out of the conclusions of the urban design analysis and other specialist inputs
- > **Section 6.0 "Public Domain + Landscape Strategy"** focuses on the public domain and landscape facets of the Concept Plan
- > **Section 7.0 "Key Lot Controls"** illustrates how the Concept Plan could be expressed in terms of key development controls

The report concludes with **Section 8.0 "Conclusion"**.



EXISTING SITE (SOURCE: ELTON CONSULTING)



THE URBAN PARK

05 VISION

3.0 VISION

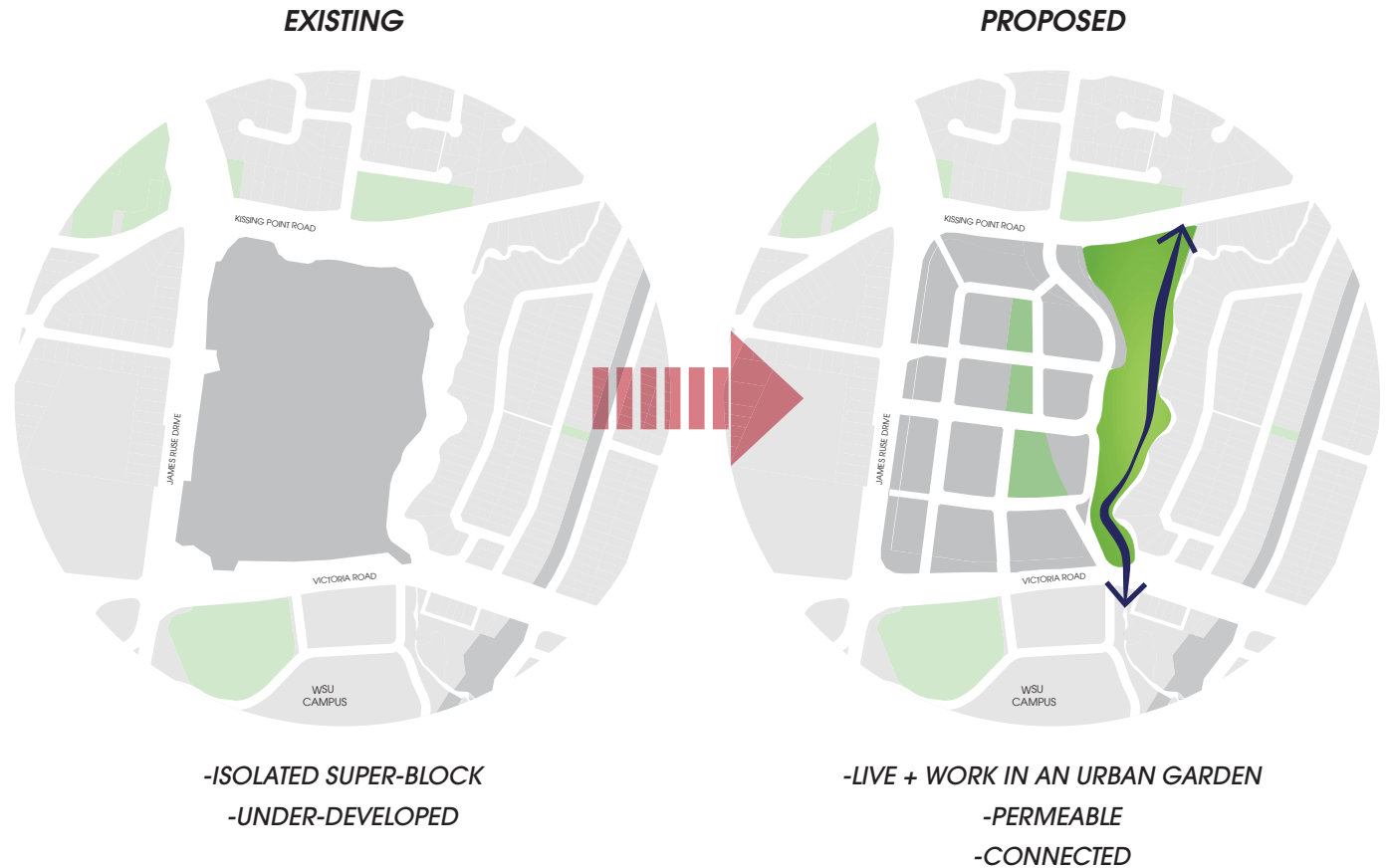
3.1 VISION

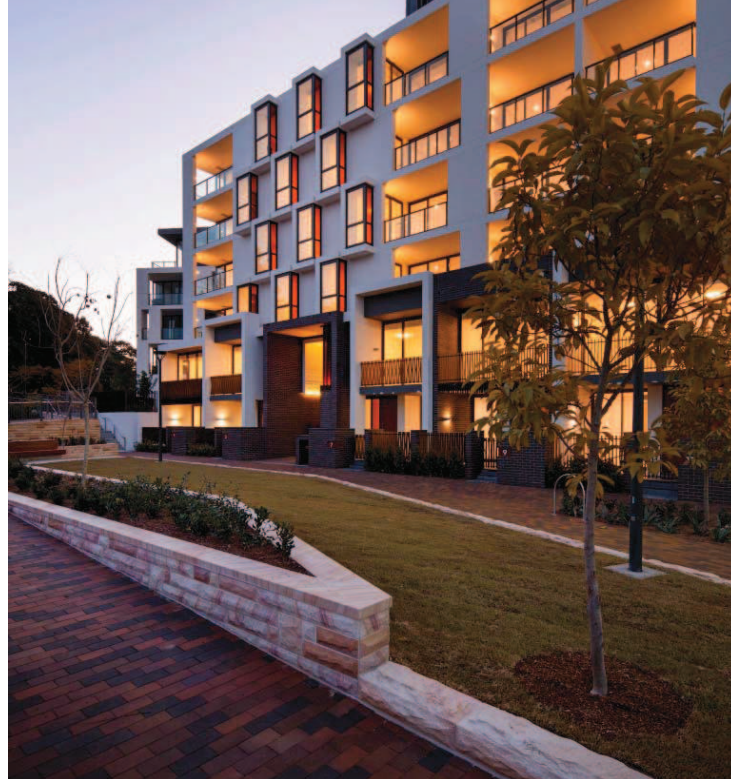
COMMUNITY LIVING IN A LANDSCAPE WITH A SENSE OF OPENNESS.

The Concept Plan vision seeks to transform an isolated site into a vibrant, attractive precinct – opening up a significant parcel of land in close proximity to the Parramatta CBD. The conveniently located precinct is made highly liveable through:

- > Mixed use development that provides employment opportunities, amenities and services for future residents and surrounding communities
- > Open space that forms the focus and identity for the precinct, providing a range of recreational opportunities
- > A plan that is highly permeable to pedestrians and cyclists, linking the precinct to surrounding amenities, recreational opportunities and parkland
- > A high quality, pedestrian-focused public domain comprised of streets shaded by trees, a diversity of public spaces, and safe, comprehensive pedestrian and cycle links
- > An enhanced biodiversity corridor at the doorstep of the community, visually and physically integrated with new development
- > Access to bus, rail and potential light rail services within easy walking distance
- > Carefully considered interfaces with the arterial roads that bound the site.

The density of development has been established to open up the above benefits to as many people as can be sustained by the site. A variety of built form, including retail / commercial buildings activating the street level, ground floor apartments with entrances off the street, perimeter residential blocks and slender residential towers are proposed to establish a legible and visually diverse urban form.





PROPOSED
DEVELOPMENT
CHARACTER





VIEW FROM VICTORIA ROAD
(FROM THE SOUTH EASTERN CORNER OF THE SITE)

04. URBAN

4.0 URBAN DESIGN ANALYSIS

4.1 THE SITE

The 19.4ha site is situated north of the Parramatta River.

The FACS land parcel features single storey masonry dwellings and administration buildings distributed across the site. The DE site was formerly the Macquarie Boys High School, now disused and abandoned.

An underground Caltex High Pressure Oil Line runs north - south for the length of the site in the eastern part of the site.

The site is removed from its surroundings by arterial roads and the riparian corridor. The isolated, enclave-like character of the site is further reinforced by the modest intensity and scale of existing development, which is largely hidden from view by vegetation along the site boundary.



TYPICAL BUILT FORM: FACS BUILDINGS



HIGH PRESSURE OIL LINE EASEMENT



THE FORMER MACQUARIE BOYS HIGH SCHOOL



ENTRY AT VICTORIA ROAD (LOOKING TOWARDS VICTORIA ROAD)



BRIDGE TO WSU CAMPUS



FORMER ONE LANE ACCESS ROAD TO SCHOOL

4.2 THE CONTEXT

The site is located approximately 2km north east of the Parramatta CBD, and 18km from the Sydney CBD.

The site represents a significant opportunity to contribute to the strategic objectives for the LGA. In particular, there is an opportunity to provide residential development that benefits from proximity to the CBD and WSU, access to the strategic road network, public transport and significant employment lands.

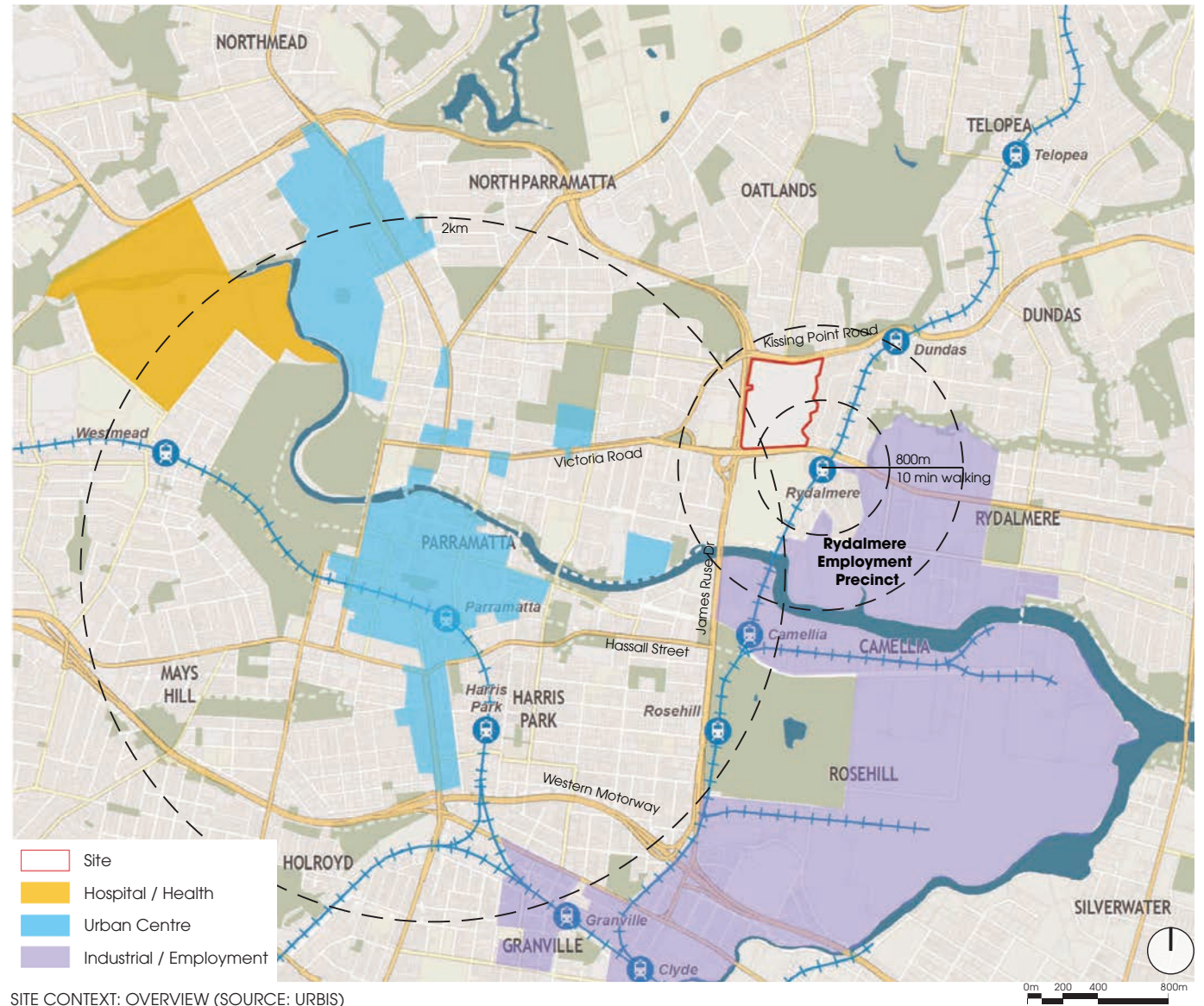
Residential: The wider context generally comprises low density residential suburbs, with some localised pockets of medium to high density development, for example around Dundas Train Station.

Retail: The local retail offer within walking distance of the site is limited. There is a small cluster of local shops that serve day to day needs around Dundas Train Station. The project represents an opportunity to improve connections to its immediate surroundings, including local shops and employment areas. The site does benefit from its closeness to the Parramatta CBD, which offers regional scale shopping and community services less than 10 minutes away by car.

Employment: The Rydalmere employment precinct, a significant employment area, is on the doorstep of the site. The Camellia industrial precinct is another significant swathe of industrial land located to the south of the Parramatta River.

Education: Kindergarten, primary, secondary and tertiary educational facilities are located within the catchment of the site, including:

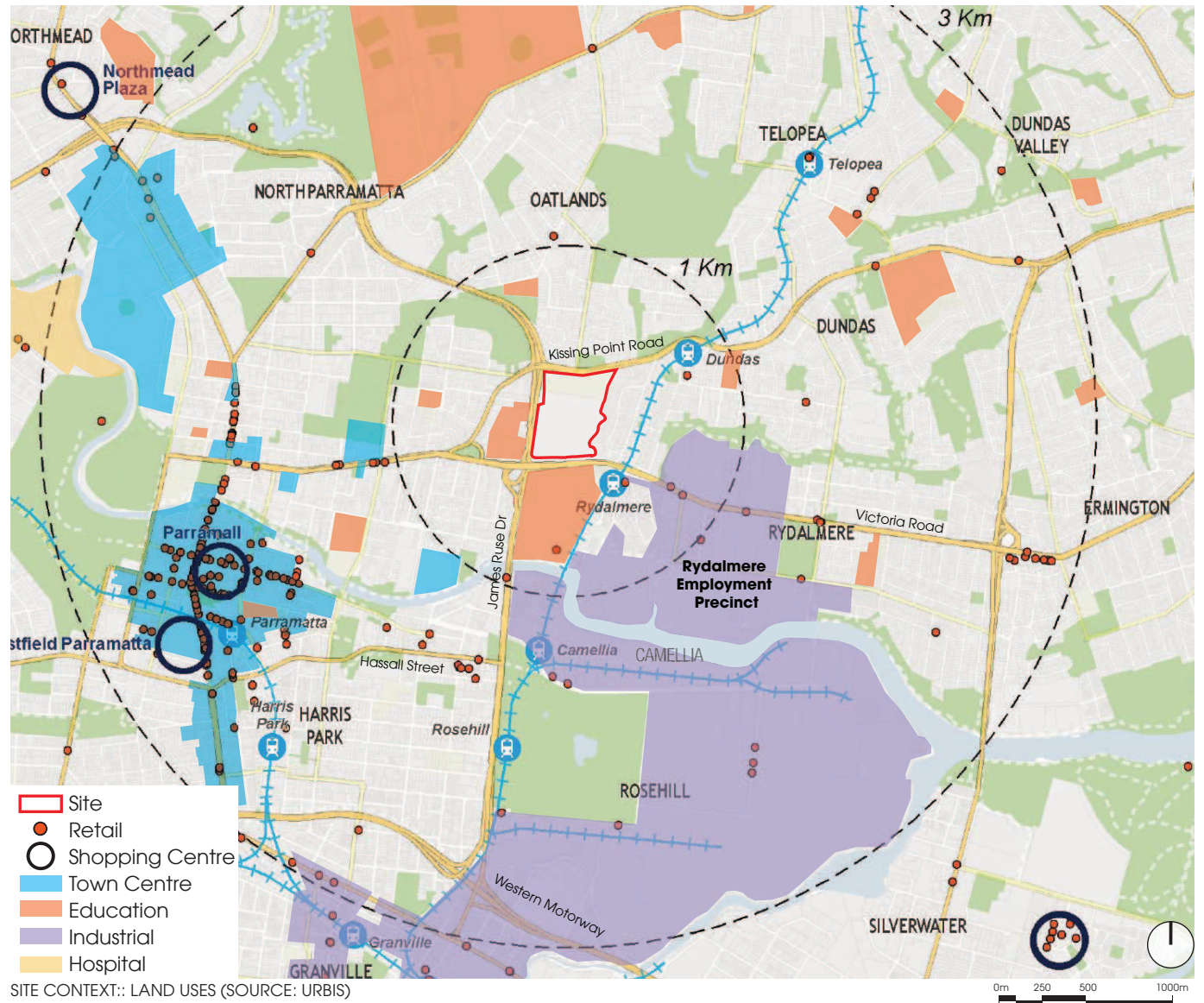
- > Western Sydney University
- > TAFE Granville College
- > Parramatta East Public School
- > Dundas Public School
- > Oatlands Public School
- > James Ruse Agricultural School
- > Macarthur Girls High School
- > The Kings School
- > Tara Anglican Schools for Girls
- > St Patricks Marist College.



SITE CONTEXT: OVERVIEW (SOURCE: URBIS)

Health Services: Local medical services are located in the Parramatta CBD and North Parramatta, while the major healthcare precinct comprised of the Cumberland and Westmead Hospitals is less than ten minutes drive from the site, approximately 4km to the west.

Emergency Services: The nearest police station is located in the Parramatta CBD. The closest fire station is located in Rydalmere, less than 2km east of the site (approximately three minutes drive).



4.3 LAND USE

The Site: Currently the site accommodates residential buildings for the ADHC facility, as well as ancillary uses such as administrative and community buildings and surface parking areas. The MBHS site features disused school buildings and a playing field.

Education: The WSU Parramatta South Campus is located to the south of the site. The campus buildings are setback a significant distance from Victoria Road. The space between the road and the buildings accommodates an oval and a car park.

WSU owns another site, the Parramatta North campus, to the west across James Ruse Drive. The campus comprises academic buildings and student accommodation. The site appears to be under-utilised at present.

Residential: Residential land uses predominate to the west, north and east of the site. These are typically detached single dwellings one to two storeys in height. A low rise apartment building is currently under construction on the corner of Collett Parade and James Ruse Drive.

Employment: The Rydalmere employment precinct is located east of the Rydalmere Train Station. The wider employment precinct consists largely of light industrial use, but commercial uses are also evident near the train station.



4.4 ROAD NETWORK

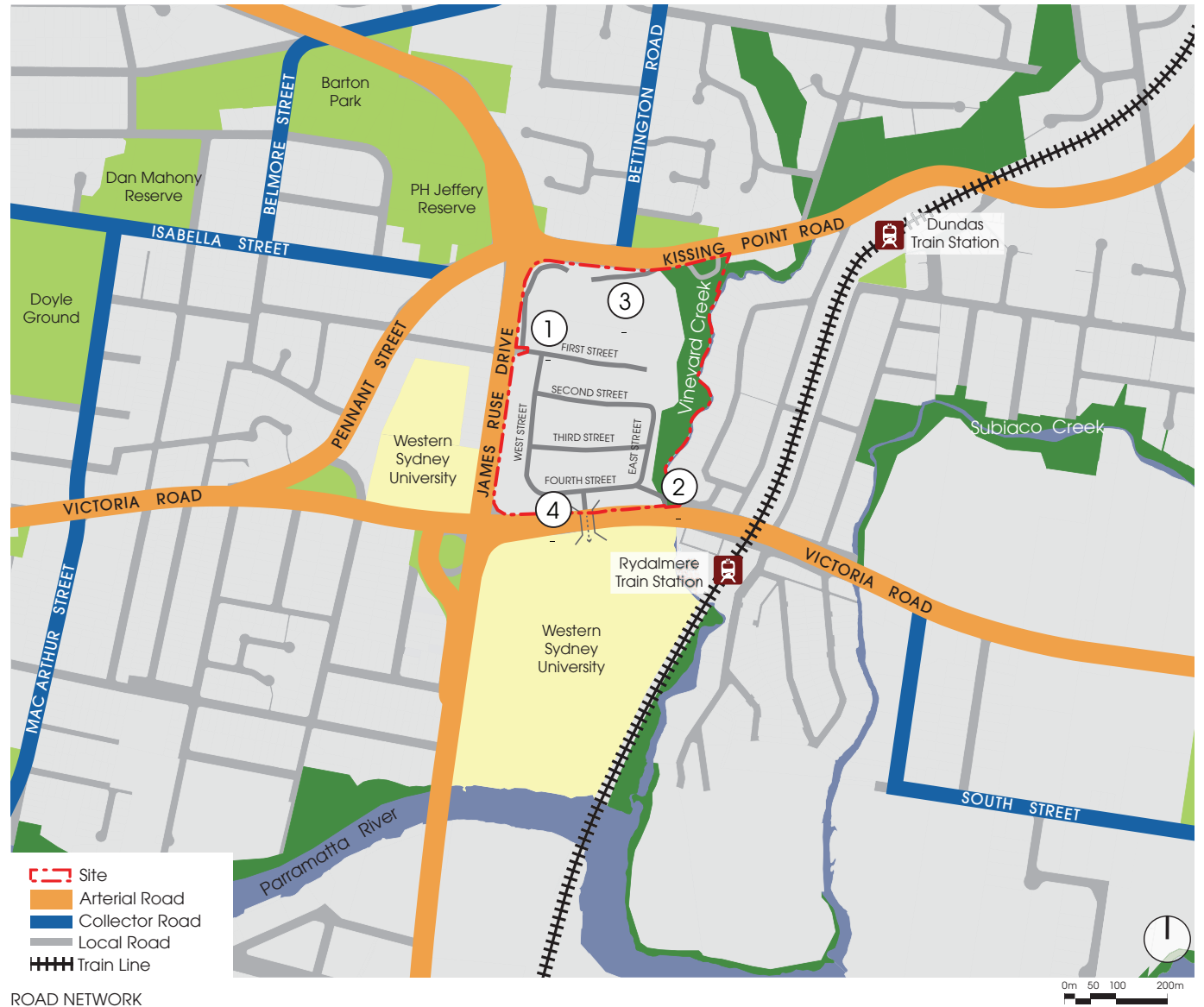
Vehicular access to the site is off the arterial roads bounding the site, as follows (reference numbers correlate with the diagram):

1. Left-in left-out access along James Ruse Drive that connects to First Street, opposite (but not forming an intersection with) Collett Parade. This access provides access to both the FACS and DE parts of the site.
2. Left-in left-out access at Victoria Road
3. A disused one-way road connects the MBHS site to Kissing Point Road.
4. A public bridge across Victoria Road that connects the site to the WSU campus. It provides an alternative means of access into WSU from Victoria Road via the site.

The FACS site road network consists of four streets running east-west and two streets running north-south. West Street connects First Street to the other east-west streets (Second, Third and Fourth Street), while East Street connects Second, Third and Fourth Street to form an internal loop.

The opportunity to access three major arterial roads provides the site with high levels of vehicular connectivity to the Sydney metropolitan road network.

James Ruse Drive is designated as being part of the Western Sydney Regional Ring Road. Potential upgrades that may occur as a result include new ramps between James Ruse Drive and Victoria Road, as well as an improved right turn from Kissing Point Road to James Ruse Drive.



ROAD NETWORK

4.5 OPEN SPACE & LANDSCAPE

4.5.1 OPEN SPACE + RECREATIONAL AMENITY

The existing site lacks clearly defined open space areas, particularly within the FACS parcel. Open space within the site is generally in the form of spaces left undeveloped between buildings.

A multi-purpose building and small swimming pool is located near the James Ruse Drive boundary, just to the south of Second Street.

The Vineyard Creek riparian corridor occupies a significant area of land. It is mostly disconnected from the rest of the site, being significantly lower than the developed areas. The corridor forms a significant vegetated buffer between the site and the residential area to the east.

The site is located close to a number of passive and active recreation spaces, including:

- > The PH Jeffery Reserve, featuring a large tennis complex with seventeen floodlit tennis courts. Accessible on foot from the site
- > Barton Park, contiguous with the PH Jeffery Reserve and containing sporting fields (including soccer), picnic shelters, children's playground, seating, athletics throwing cages, synthetic long jump track and a grassed athletics track
- > The oval and multi-purpose outdoor courts in the WSU campus (for student use) are within easy walking distance of the site
- > The Vineyard Creek Corridor. The riparian zone within the site forms a part of this corridor that extends both north and south of the site. The Vineyard Creek Corridor discharges to the Parramatta River, an attractive riverscape some 700m to the south.



OPEN SPACE NETWORK

4.5.2 LANDSCAPE CHARACTER

The site boundary is defined by vegetation on all four sides. The vegetation is particularly dense along the riparian corridor and the Kissing Point boundary, which feature plantings of tall mature trees. These consist mainly of planted native and exotic vegetation. The SLR Biodiversity Assessment Report accompanying this Planning Proposal classifies a small patch of land within the northern section of the riparian corridor as Shale Sandstone Transition Forest (SSTF) in low condition. SSTF is designated a Critically Endangered Ecological Community (CEEC) under the EPBC Act.

The riparian corridor vegetation has ecological value and is subject to the Council's Vineyard Creek Waterways Maintenance and Rehabilitation Masterplan.

The landscaped buffer to Victoria Road effectively obscures the site from Victoria Road. Trees demarcate the James Ruse Drive boundary as well, but are less densely planted along this edge.

Vegetation within the site is characterised by planted native and exotic trees distributed informally throughout the site within a landscape setting of lawns and grasses. Some of the trees are substantial in height and spread, providing amenity and shade for residents. The boundary between the FACS and DE parcels are denoted by a line of vegetation.

Refer to the SLR Biodiversity Assessment Report for details on vegetation types.



RIPARIAN CORRIDOR AND CREEK



THE DISUSED MBHS PLAYING FIELD



TREE PLANTING ALONG FIRST STREET



LANDSCAPED BUFFER INTERFACE TO JAMES RUSE DRIVE (ON THE LEFT)