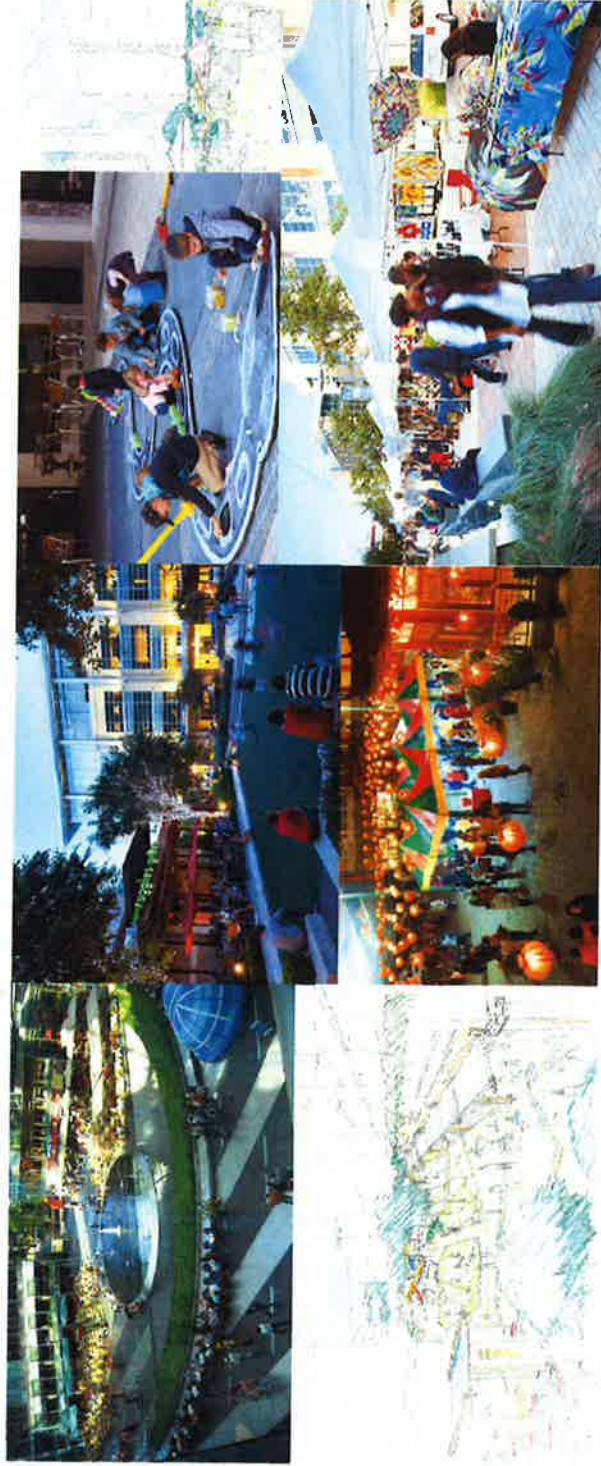
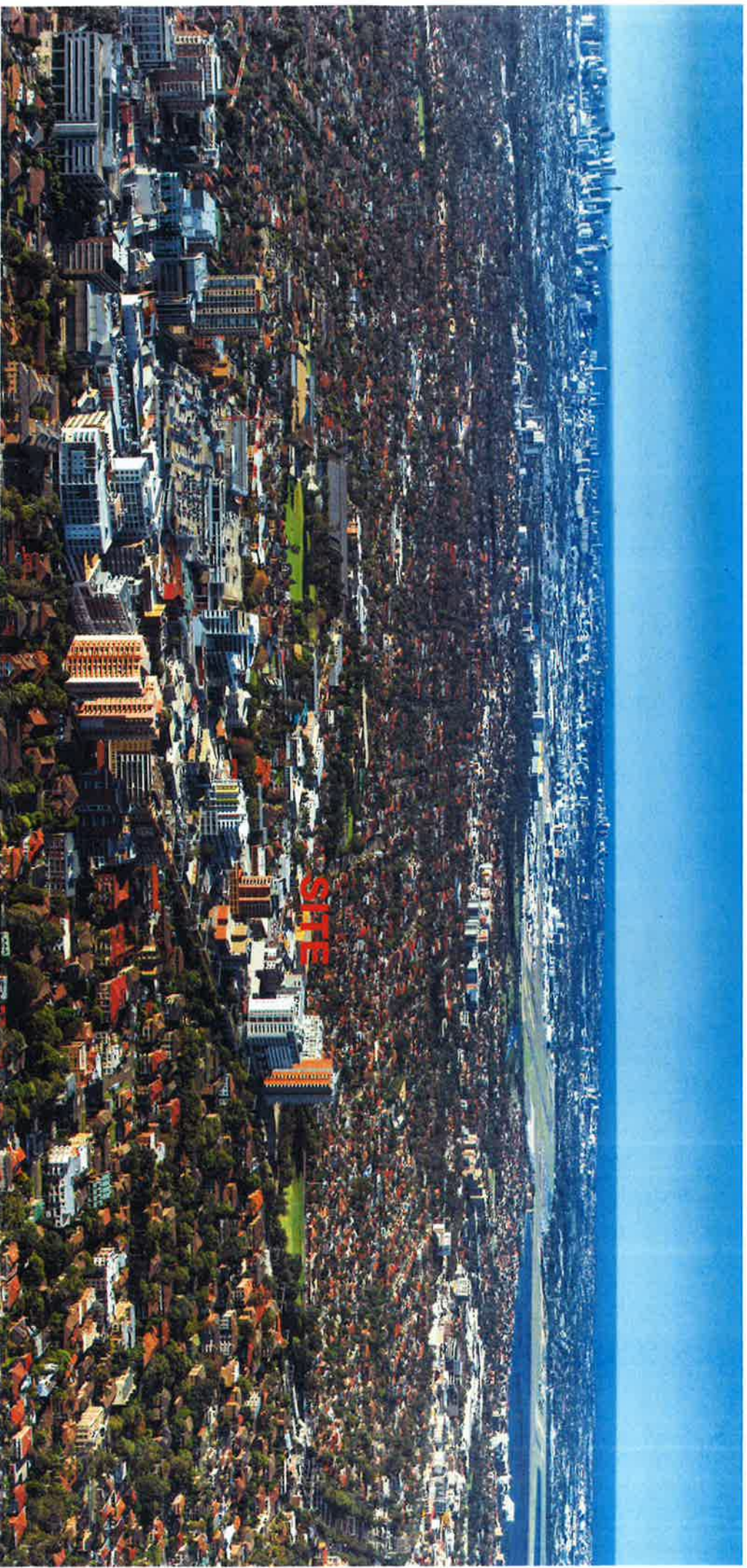




Urban Design Presentation | Planning Proposal Forest Road and Durham Street Hurstville

June 2017

The Site

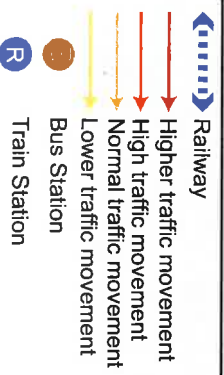
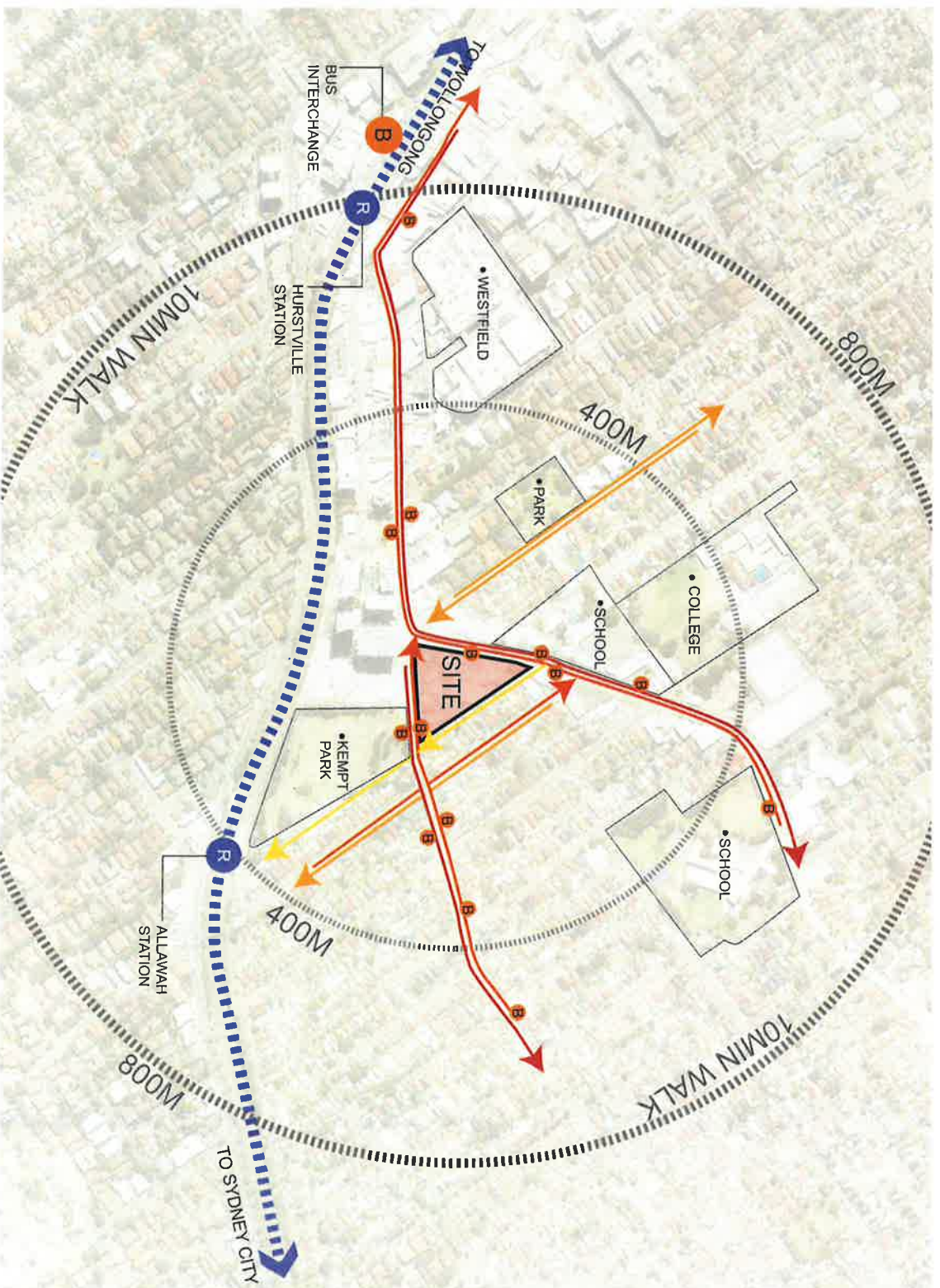


Site location

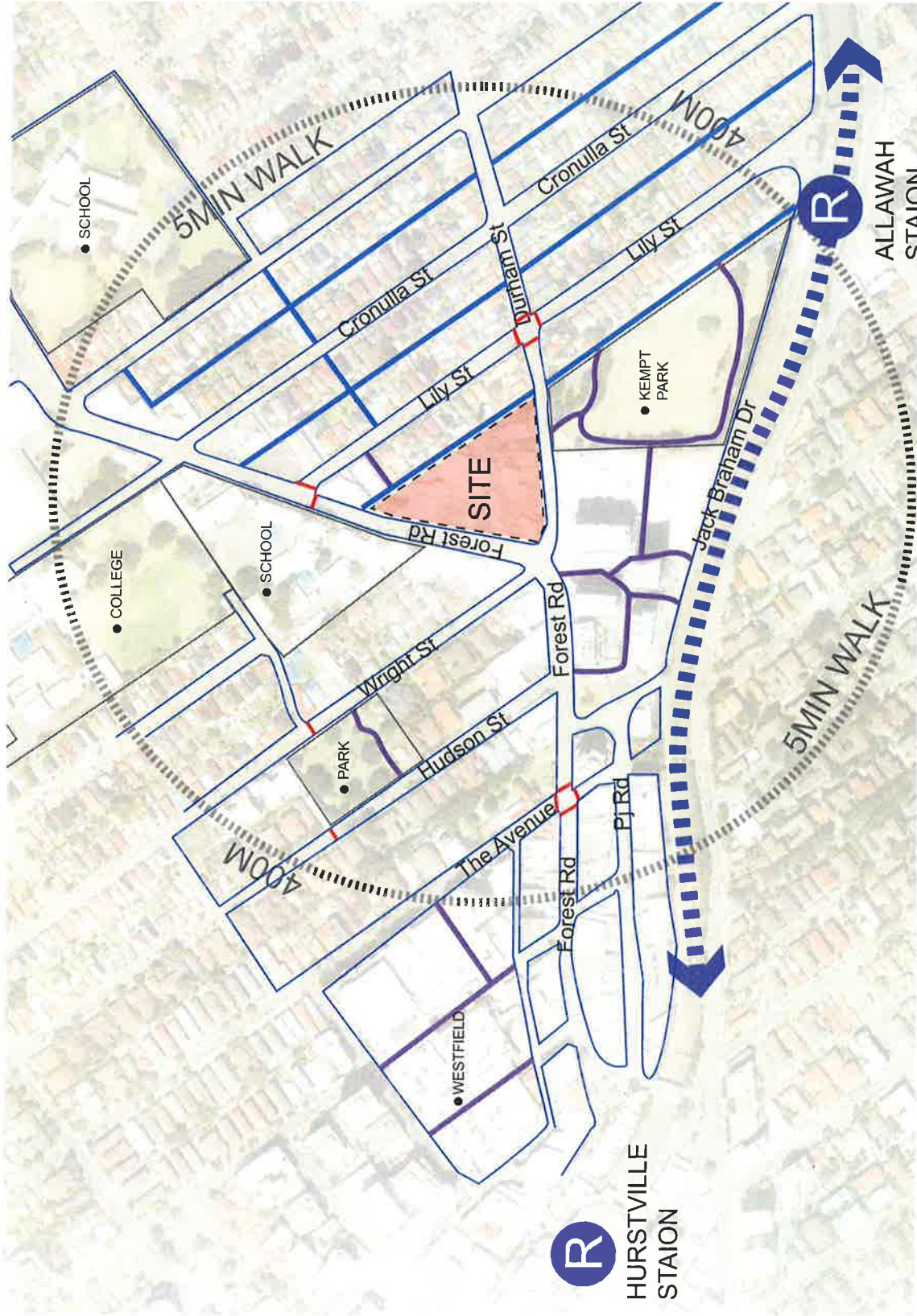


The site has a total area of 14,046sqm.

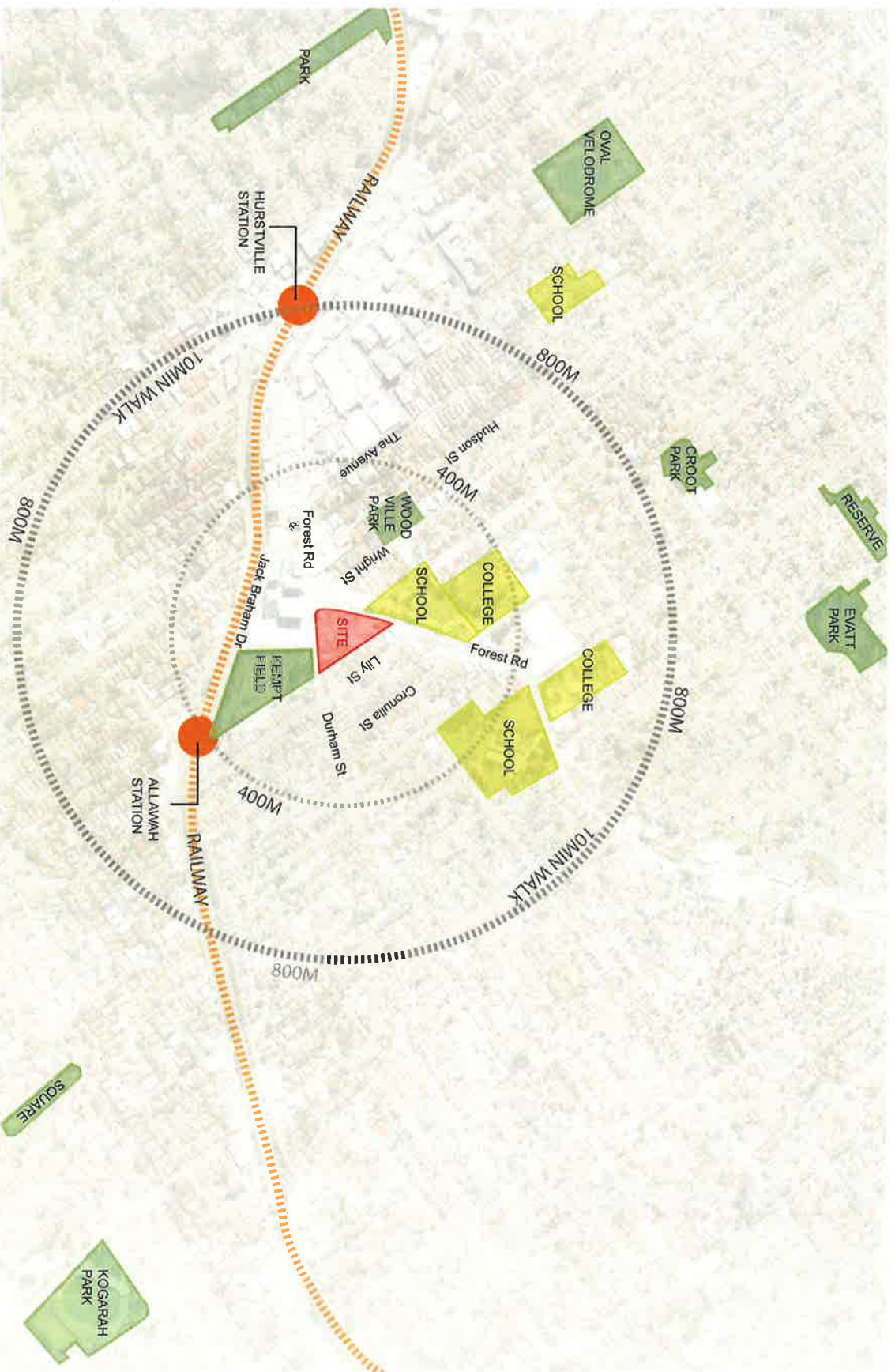
Road Network



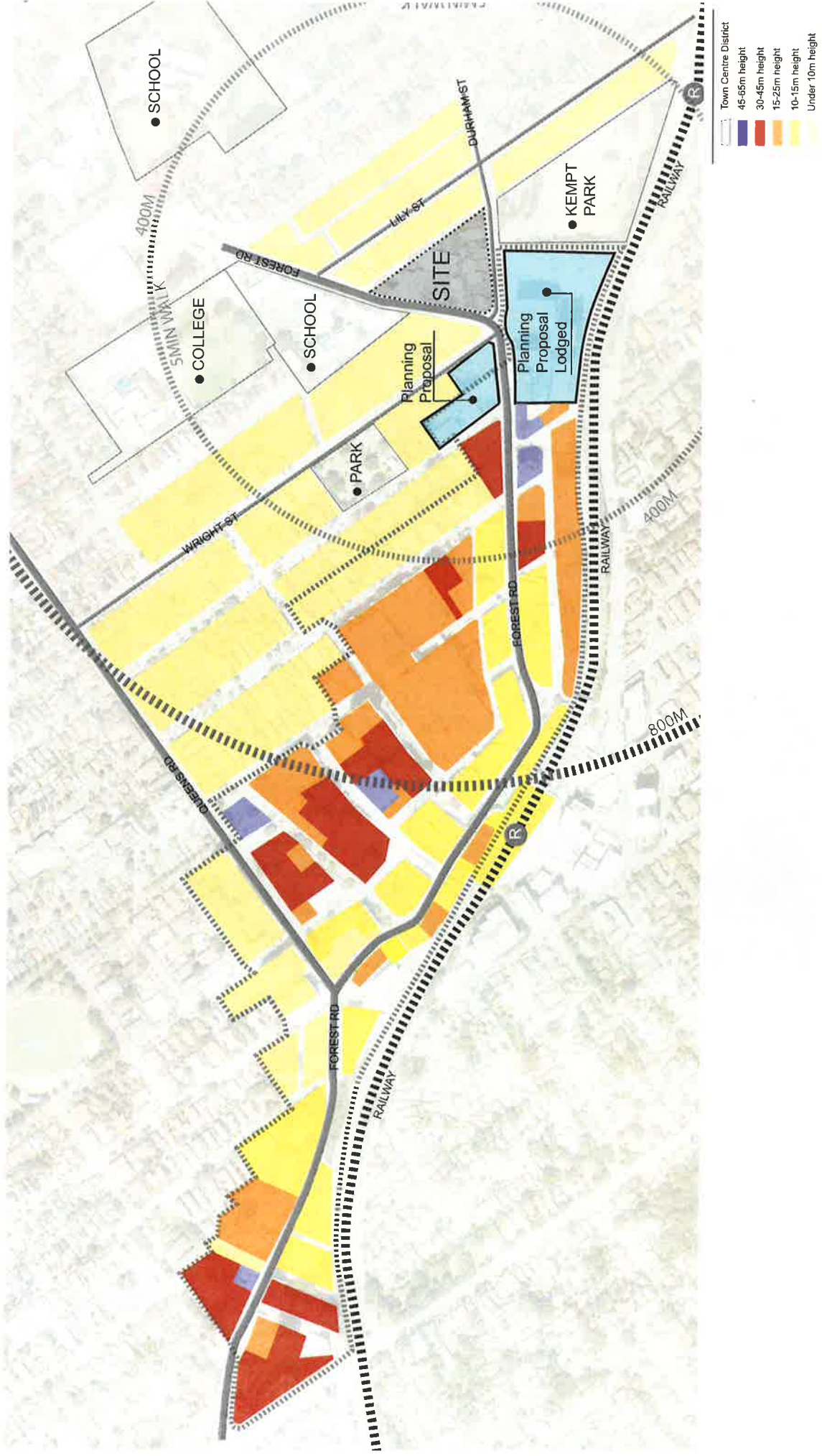
Location of Railway Stations



Green Space Network



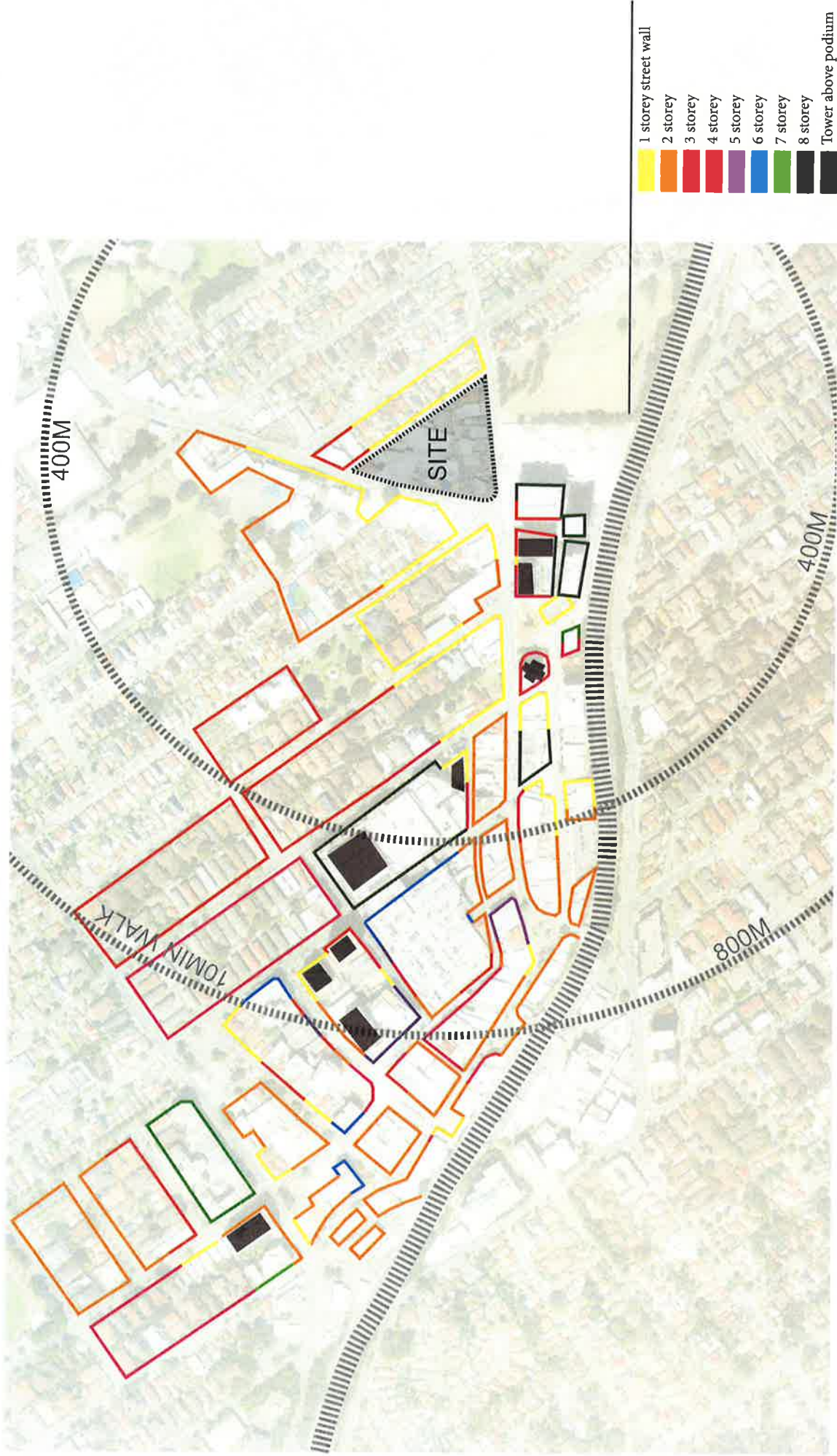
Existing Building Heights



City Ends Built Form



Street Edge Building Heights



Existing Development Standards



View north to Horizon Tower
Donninghurst



View south to East Quarter from Forest Road
Landmark Square site on right



View east to Hursville western 'bookend' site
of Hursville City Centre on corner of Forest Road and Forest Street



View west to Dorset Junction
Hursville City Centre, Street



View south-west to Hursville western 'bookend' site
of Hursville City Centre, Forest Street

HLEP 2012 Land Use Map



HLEP 2012 Building Heights Map

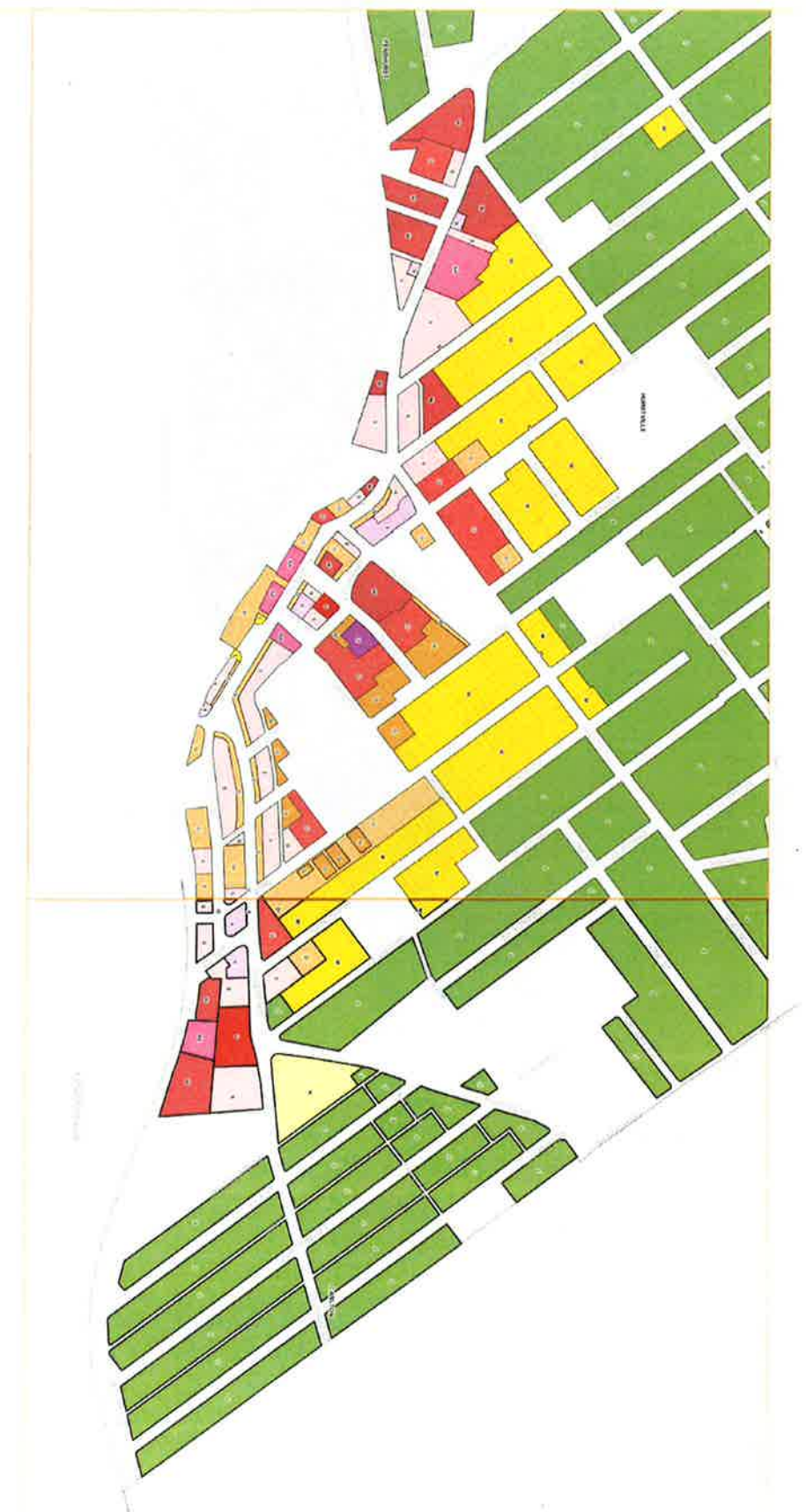
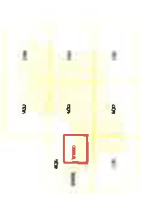


Height of Buildings Map
- Sheet HOB 008A

Maximum Building Height (m)



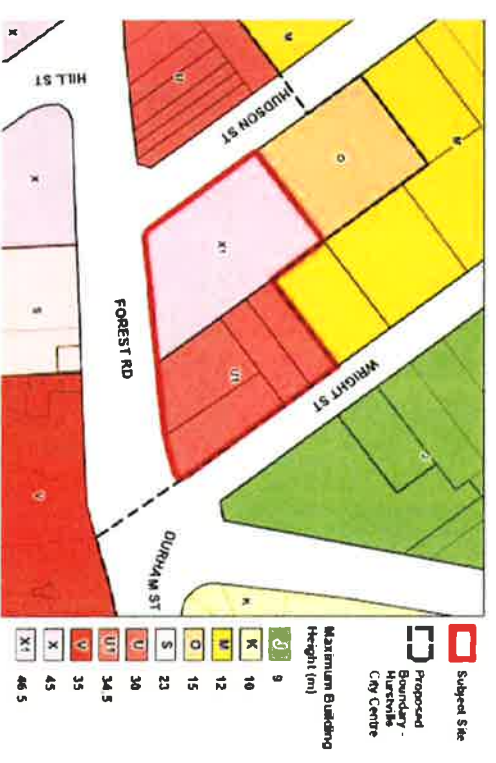
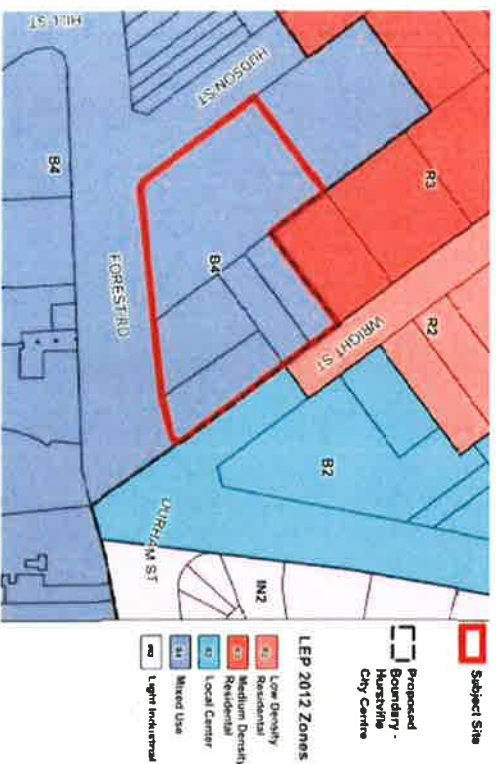
Colour key for building height (m) - see legend



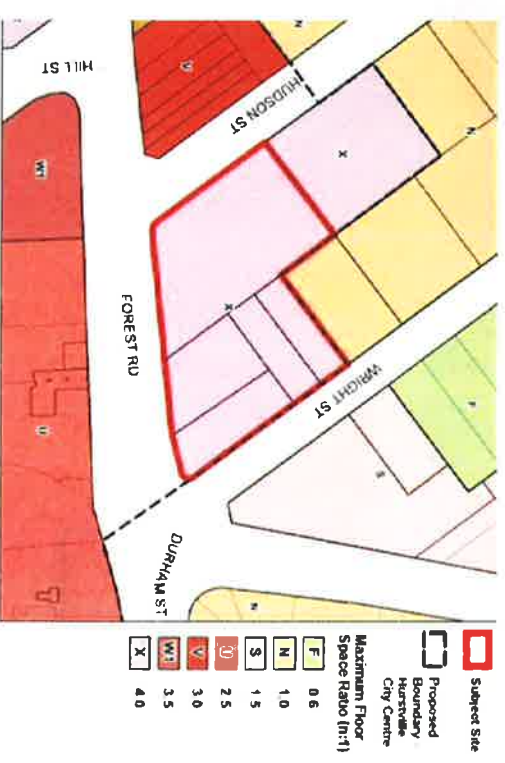
HLEP 2012 Floor Space Ratio Map



IHAP Endorsed LEP Controls - 108, 112 & 124 Forest Road, Hurstville



On 24 November 2016, Council's IHAP endorsed the proposed Planning Proposal development standards to amend the HLEP2012.



Legend

- Site Subject to Proposed Amendment
- Georges River
- Ward Boundaries

Hurstville LEP 2012

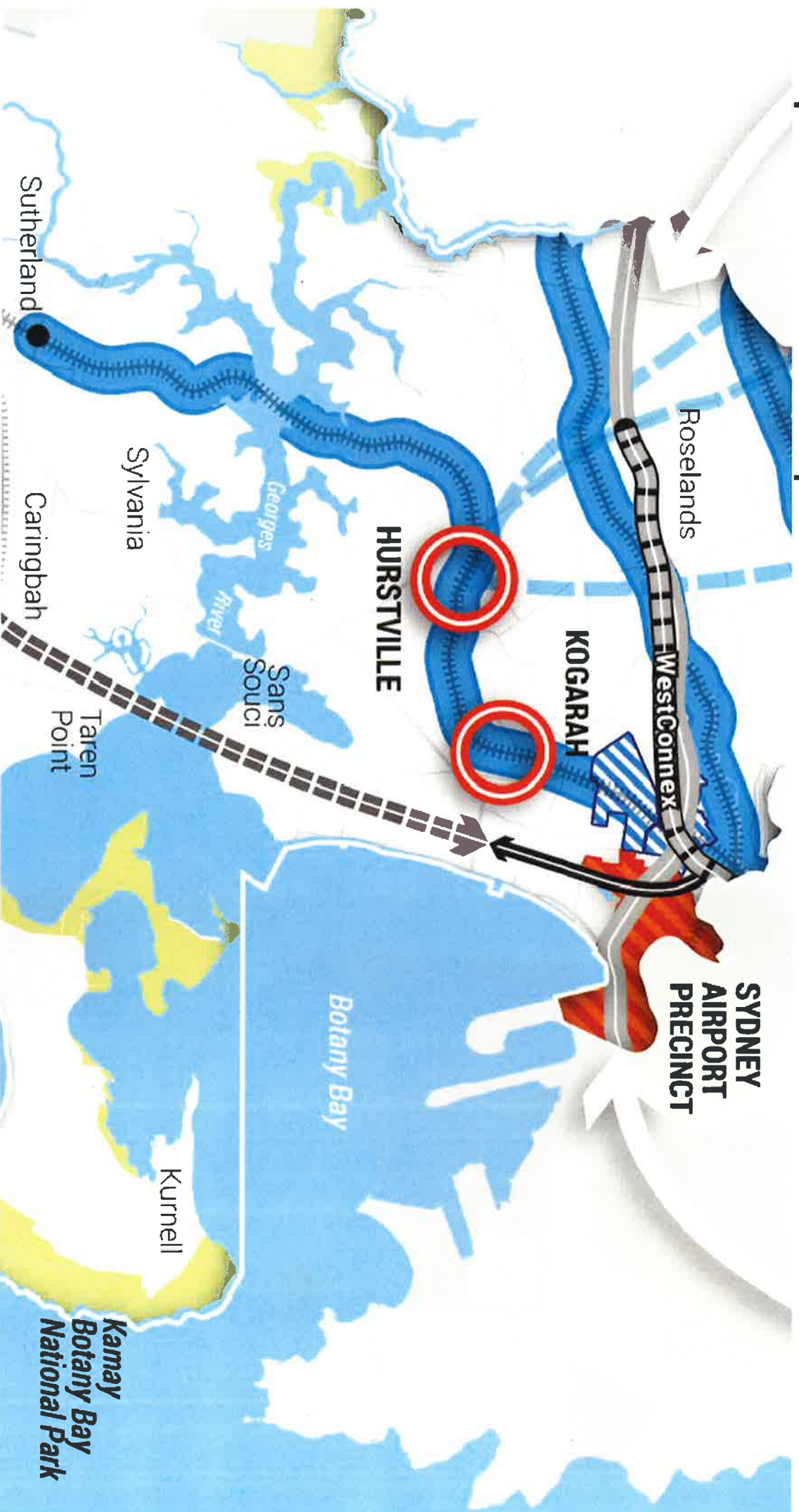
Maximum Building Height (m)

4	9	23	45
10	18	36	60
12	15	35	65
15	40		

GEORGES RIVER COUNCIL

♂
Ottobach, Münster, 1991

Options Development



Overview

This section of the report shows the various options that were considered in progressing the proposal to the preferred scheme. While there were three main options, numerous variations of these three base options were prepared and assessed. The key aspects of the assessment included analysis of overshadowing on adjoining properties as well as within the property, as well as applying Apartment Design Guide (ADG) key design criteria such as building separation and solar access.

The core design principles for these options were grounded in a design that proposed towers above a large two/three storey podium. A fundamental question in testing these options lay in the location of the open space on the site. Hence, where and what amount of open would be suitable? A further consideration of the open space was the future character and use of the open space. Dickson Rothschild came to the conclusion that Option 2 was the most appropriate scheme for the site. This scheme was presented to Council and Council's Design Review Panel (DRP).

Design Review Panel Meetings

Option 2, and subsequent variations of this option were presented to the following DRP meetings.

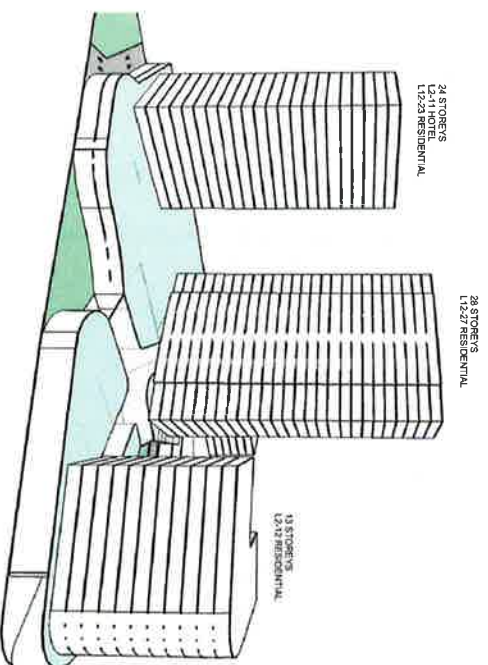
- 1st Meeting - 16 July 2015
- 2nd Meeting - 19 November 2015
- 3rd Meeting - 19 January 2016

Option 2 and its variations were not accepted by both Council staff and the DRP. However, on 20 April 2016 Council agreed to the scheme and recommended that the Planning Proposal be forwarded to the Department of Planning and Environment (DP&E) for Gateway Review. On 4 August 2016, the Planning Proposal was returned to Council subject to a few key issues that DP&E felt that Council needed to be satisfied with prior to progressing the Planning Proposal, including and as stated by DP&E, *"The Department's assessment shows that the proposed density increases are disproportionately distributed across the site"* and *"there are concerns that the proposed planning controls would not allow Council to fully incorporate the development potential of the site into its development contributions framework."* These issues have now been addressed.

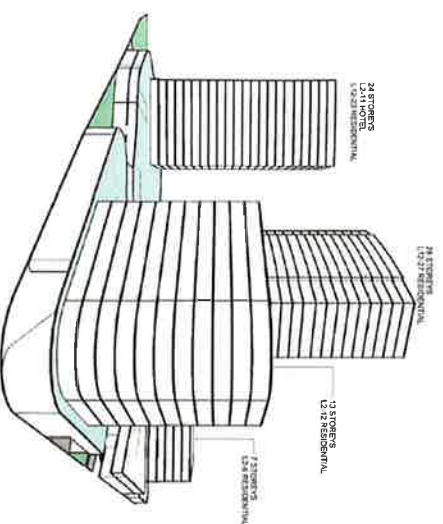
GMU Design Principles

Prior to sending the Planning Proposal to DP&E, Council engaged GMU Design (GMU) to undertake a peer review of the proposal. GMU established very different design principles for the site. As a result of GMU's review, the Planning Proposal was amended to follow similar design principles utilised by GMU. The amended design was submitted to Council in November 2016 based on GMU's design principles. On 9 February 2017, the Applicant attended another DRP meeting where it was agreed to make some more amendments to the proposal to refine the design. On 6 April 2017 a final DRP meeting was held by Council and attended by the Applicant, where the final preferred scheme presented in this document was presented to the DRP and was endorsed by the DRP.

Option 1



VIEW FROM FOREST RD LOOKING TO THE SITE



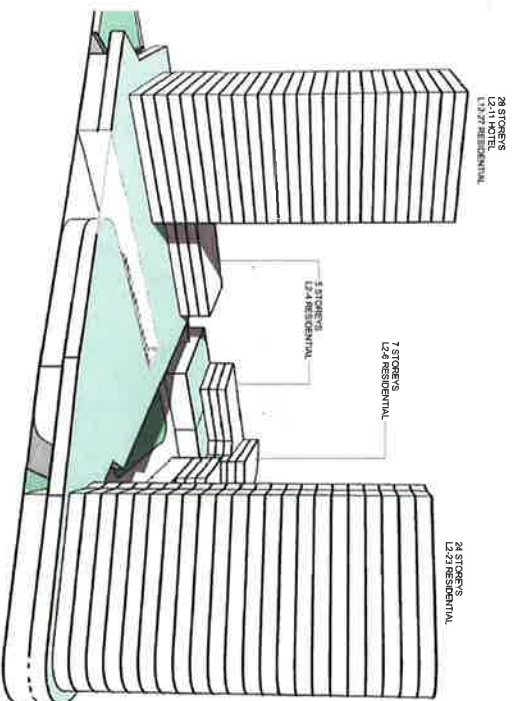
VIEW FROM FOREST RD & DURHAM ST INTERSECTION



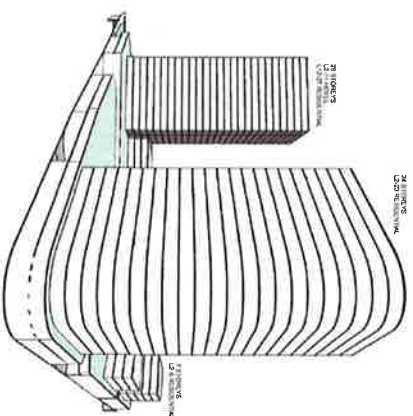
Dieckmann Verlag



Option 3



VIEW FROM FOREST RD LOOKING TO THE SITE



VIEW FROM FOREST RD & DURHAM ST INTERSECTION

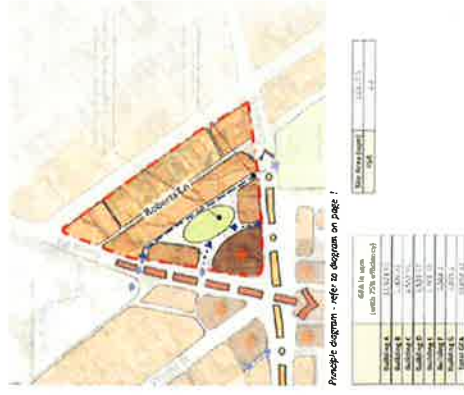
VIEW FROM FOREST RD LOOKING TO THE SITE



Design Principles

1. Locate tallest building on corner of Durham Street and Forest Road
2. Three storey scale built form to be located on Roberts Lane as a transition to adjacent lower scale development.
3. Transitioning scale of development along Forest Road and Durham Street frontages, stepping down from tallest tower.
4. Create two/three level podium built form to define building to street edge and define boundary around site.
5. Create through site links to allow for pedestrian connectivity to surrounding land uses while activating internal areas of the site/proposed development.
6. Provide street activation through retail/commercial uses around site to street on ground level.

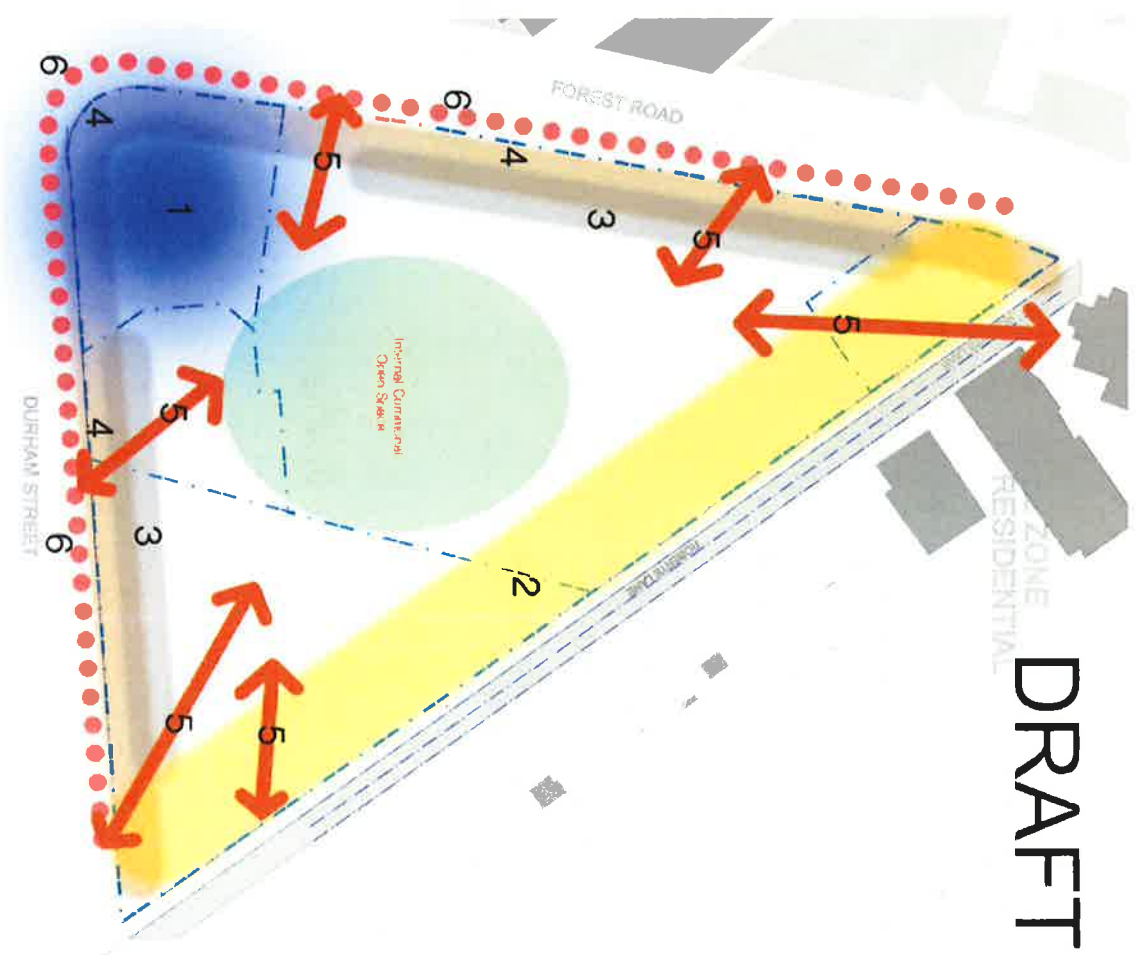
SITE 1: DURHAM STREET/ FOREST ROAD
Address: 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Road, Hurstville



- Recommended building form for the site includes maximum height of 13 storeys which equals to 41m plus plant or roof feature.
- The tallest building form should be marking the corner of Durham Street and Forest Road.
- The street to be addressed with a 3 storeys podium to relate to the existing podiums and lower scale surrounding the site.
- The scale to the streets can be approximately 7 storeys with transition to lower scale through 5 storeys on the eastern ends.
- The eastern edge of the site is to respond to the existing low scale built form along Roberts Lane, therefore 3 storeys is proposed.
- Site has opportunity for through site links and a plaza that can be publicly accessible or partially closed to a private courtyard for residents and local visitors. It is to increase permeability of the site and link north (including school) with the open space and the station.
- The distribution of heights like presented here that can deliver an 75% of 2-3-5-1 depending on the efficiency and uses within the development.
- It is recommended to provide retail and active uses on the ground level

Applied Design Principles

Design Principles	Achieved
1. Locate tallest building on corner of Durham Street and Forest Road	Yes
2. Three storey scale built form to be located on Roberts Lane as a transition to adjacent lower scale development.	Yes
3. Transitioning scale of development along Forest Road and Durham Street frontages, stepping down from tallest tower.	Yes
4. Create two/three level podium built form to define building to street edge and define boundary around site.	Yes
5. Create through site links to allow for pedestrian connectivity to surrounding land uses while activating internal areas of the site/proposed development.	Yes
6. Provide street activation through retail/commercial uses around site to street on ground level.	Yes



Preferred Design and Design Analysis



Preferred Design with Hotel

DRAWING LIST

HURSTVILLE

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MASSING STUDY

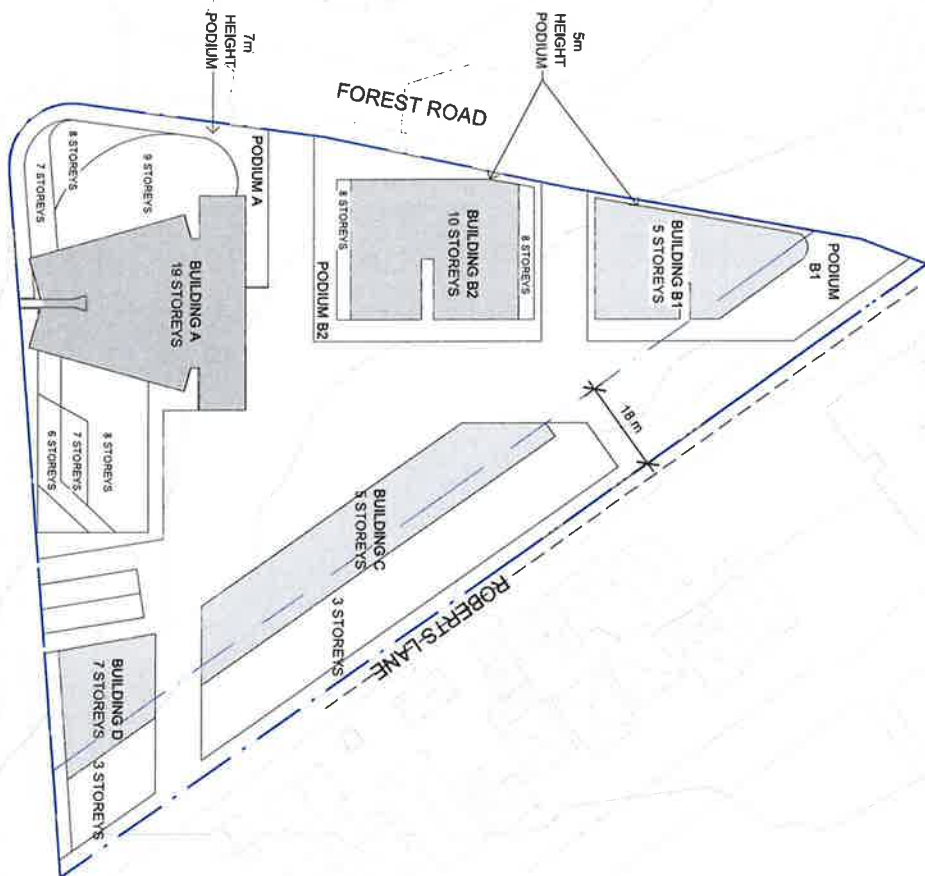
DATE	TIME	LOCATION	STATUS
17/10/2016	MC	MG	



FOREST ROAD

WRIGHT STREET

DURHAM STREET



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ndicksong@dicksonrothschild.com.au
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Nominated Architect: Robert Nigel Dickson
Registration No. 5364

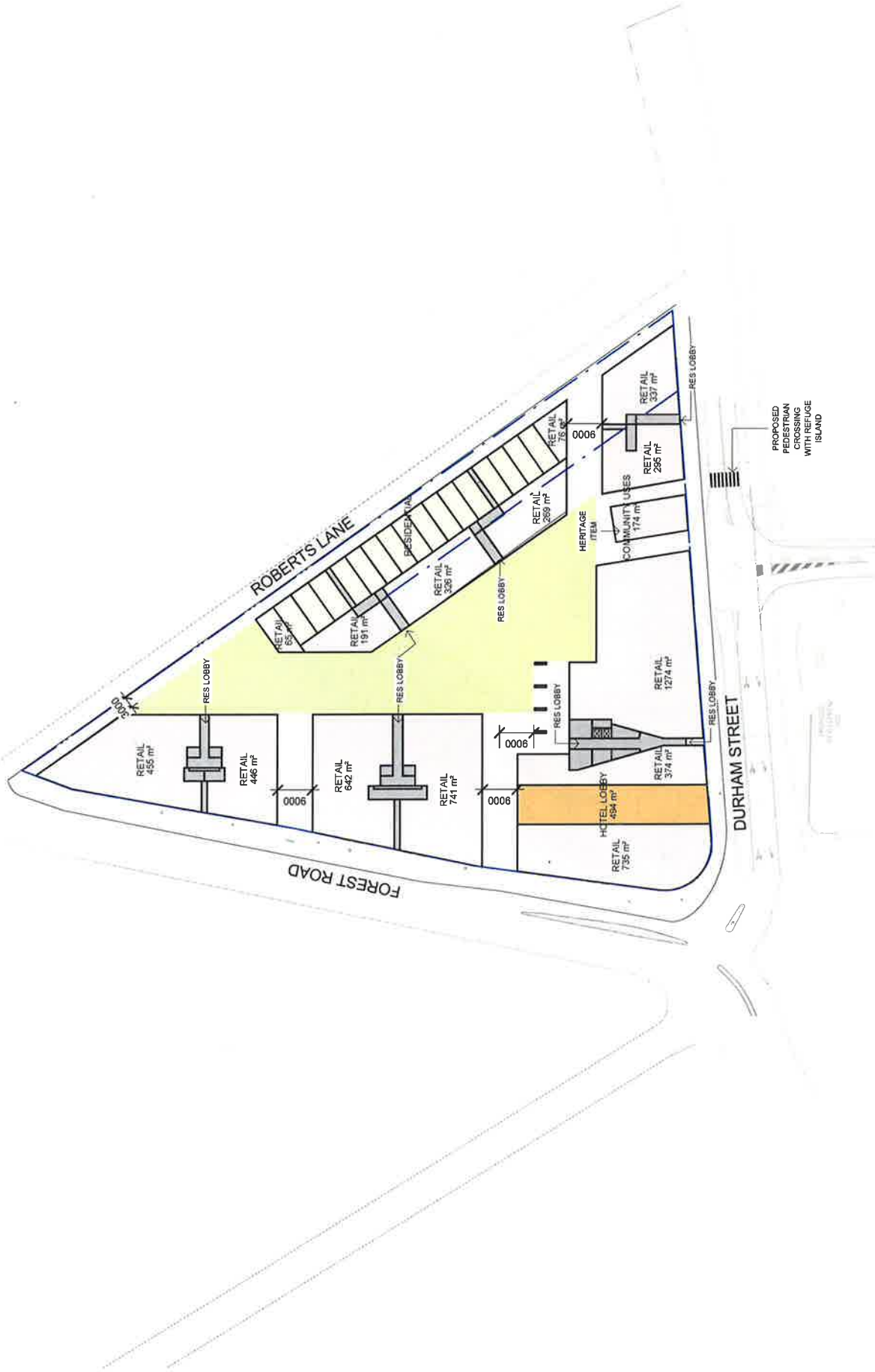
REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/03/2017	MC	MG
B	ISSUE FOR INFORMATION	23/03/2017	MC	MG



PROJECT
LANDMARK SQUARE
HURSTVILLE
CLIENT
DICKSON ROTHSCHILD
MASSING STUDY

SHEET		DATE	
14-121	SK-0000	B	17/10/2016
1	SK-0000	JN	MG
SCALE 1:1000		10m	





- LEGEND**
- CIRCULATION
 - HOTEL
 - RESIDENTIAL
 - RETAIL



DRAWING		GROUND/SITE FLOOR	
PROJECT NO.	14-121	DRAWING NO.	SK-011
SCALE	1:1000	DATE	17/10/2016
DESIGNER	MC.	CLIENT	MG
1:1000		SCALE 1:1000	

PROJECT		LANDMARK SQUARE	
HURSTVILLE		DICKSON ROTHSCHILD	
MASSING STUDY			



REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/03/2017	MC	AC
B	ISSUE FOR INFORMATION	23/03/2017	MC	MG

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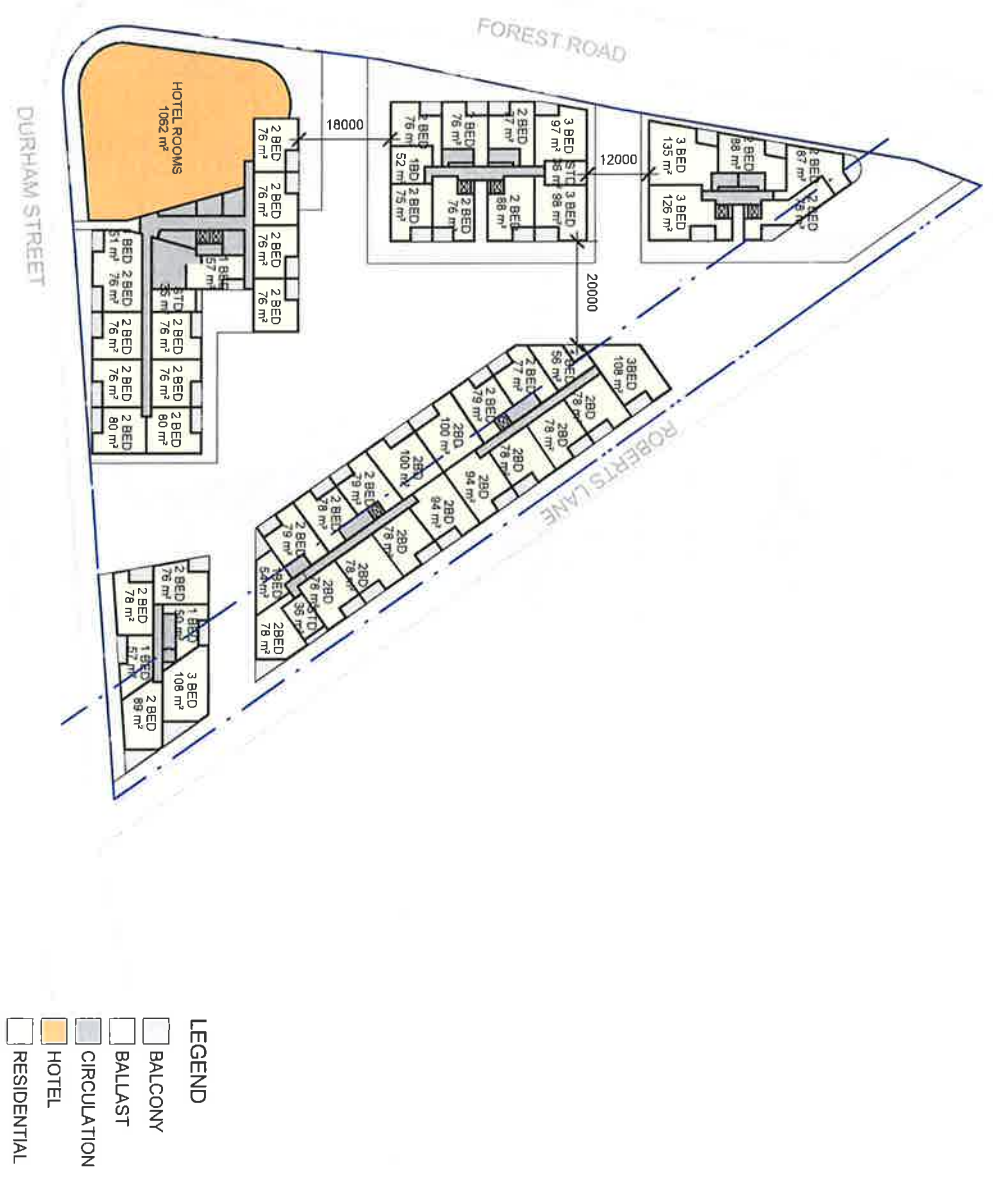
Phone: +61 2 8540 8720
 drdesign@drdesign.com.au
 www.drdesign.com.au
 Nominated Architect: Robert Nigel Dickson
 Registration No. 5364

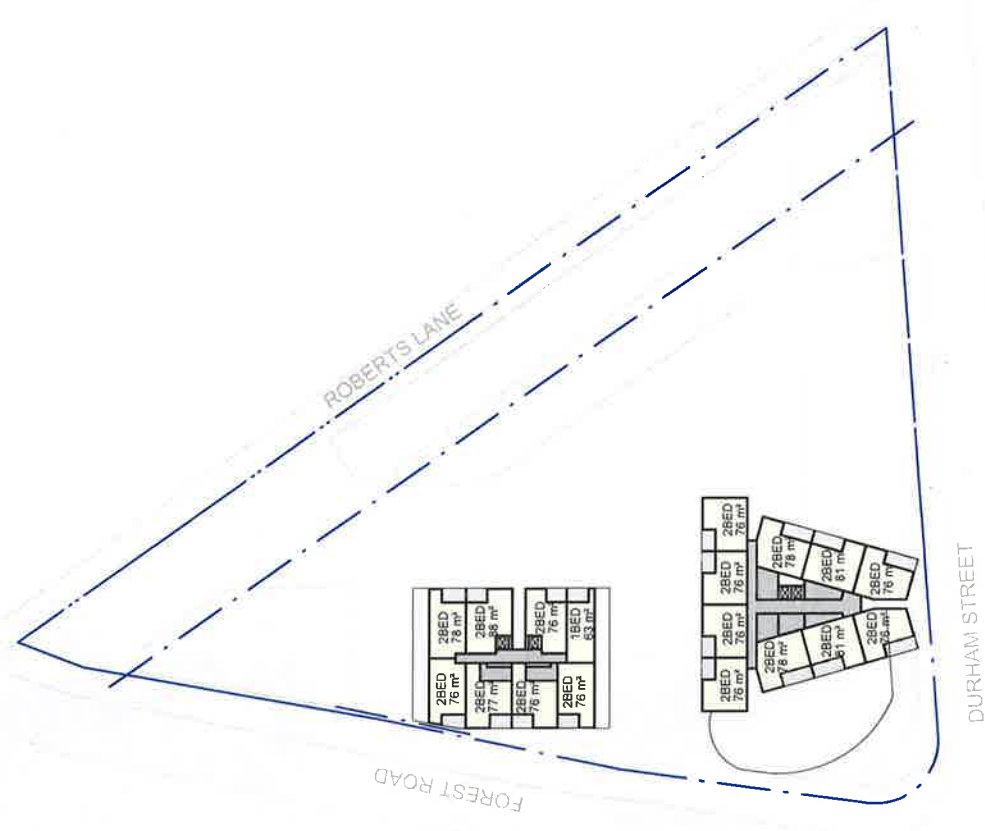
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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/03/2017	MC	MC
B	ISSUE FOR INFORMATION	23/03/2017	MC	MC

PROJECT
 LANDMARK SQUARE
 HURSTVILLE
 CLIENT
 DICKSON ROTHSCHILD
 MASSING STUDY

PROJECT NO.	DATE	REVISION
14-121	SK-013	B
1	17/10/2016	MC
1000		MG





- LEGEND**
- BALCONY
 - CIRCULATION
 - RESIDENTIAL



LEVEL 8 FLOOR PLAN

PROJECT NO.	14-121	SK-019	B
DATE	17/10/2016	MC	MG
SCALE	1:1000		

PROJECT
LANDMARK SQUARE
HURSTVILLE
CLIENT
DICKSON ROTHSCHILD
MASSING STUDY

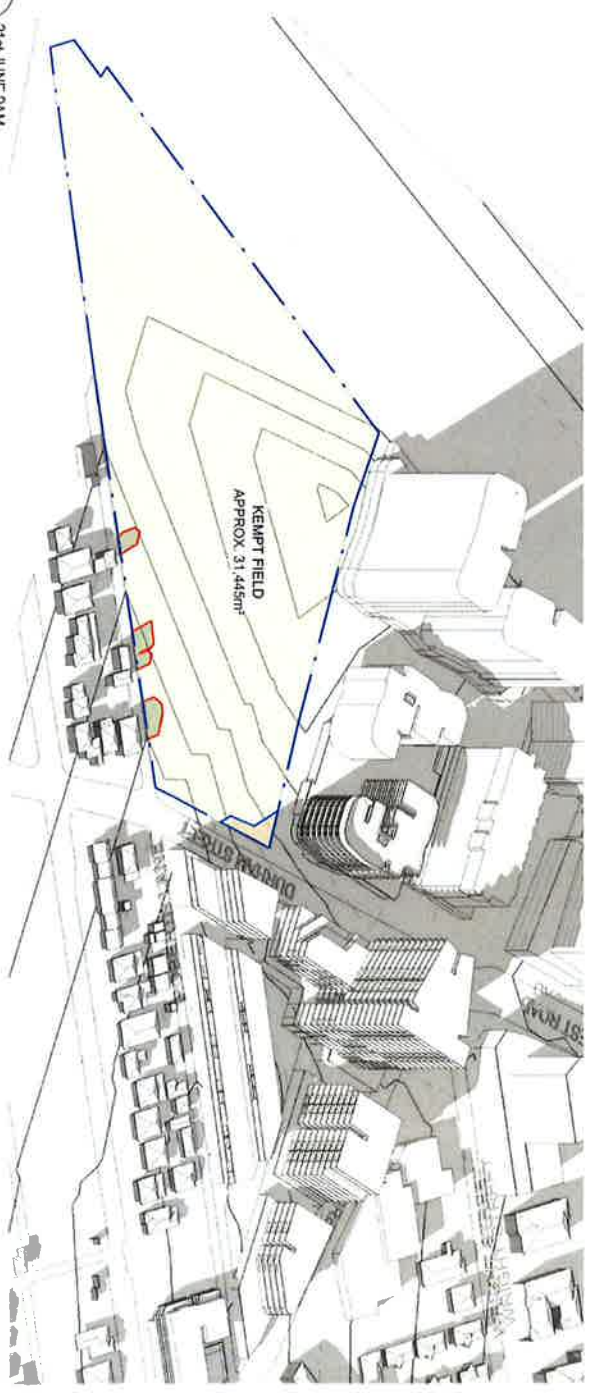


REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/03/2017	MC	AC
B	ISSUE FOR INFORMATION	23/03/2017	MC	MG

Dickson Rothschild
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1 21st JUNE 9AM



**OVERSHADOWING OF
KEMPT FIELD**

EXISTING: 244m²
PROPOSED: 204m² (0.6%)
TOTAL: 448m² (1.42%)

**OVERSHADOWING OF
KEMPT FIELD**

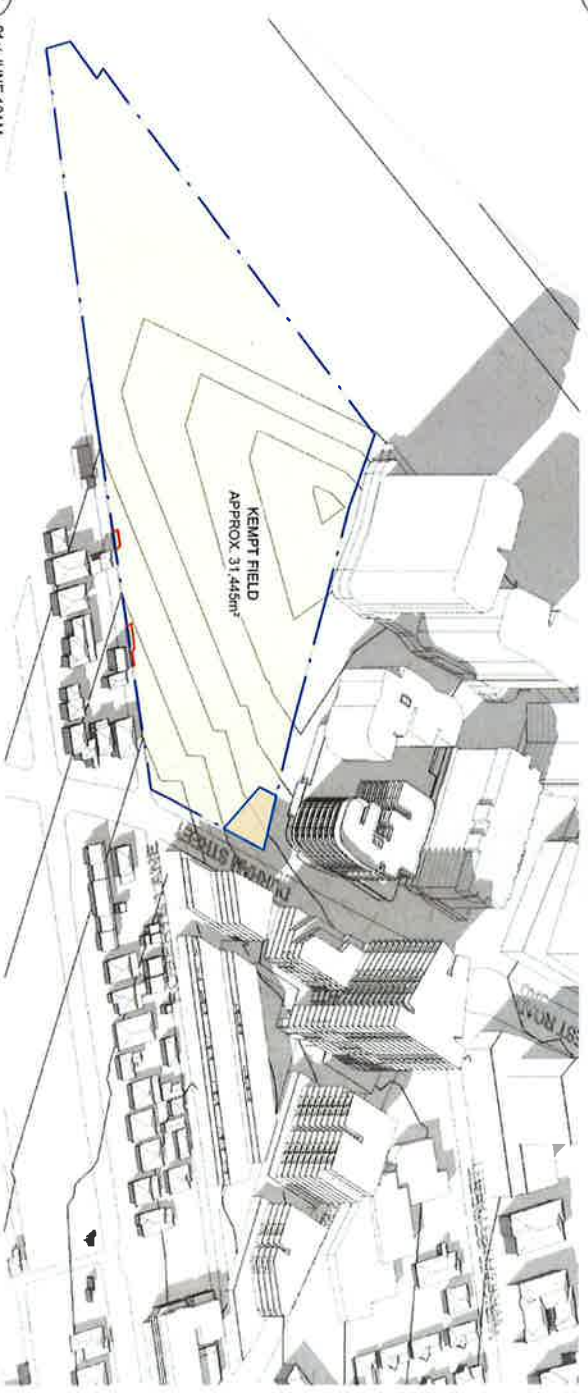
EXISTING: 28m²
PROPOSED: 411m² (1.3%)
TOTAL: 439m² (1.39%)

N.B The amount of overshadowing calculated above is directly related to the proposed development only as an additional amount to the existing overshadowing.

SHADOW KEY

— EXISTING
— PROPOSED

2 21st JUNE 10AM



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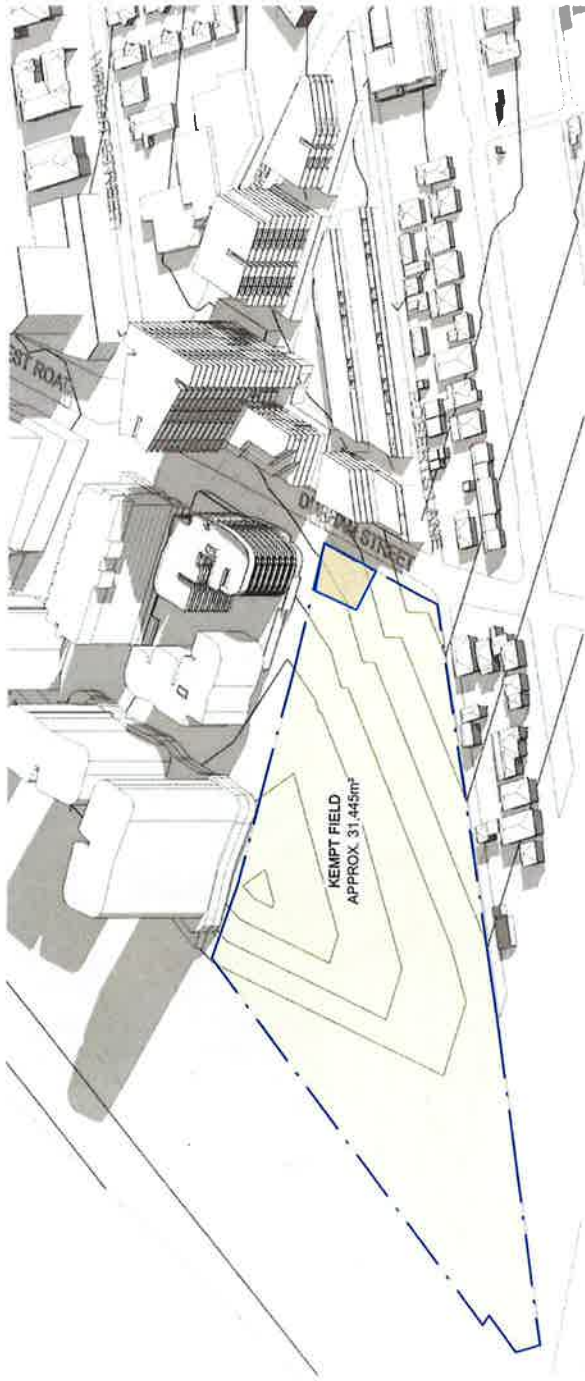
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KEY	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/03/2017	MC	MG
B	ISSUE FOR INFORMATION	23/03/2017	MC	MG

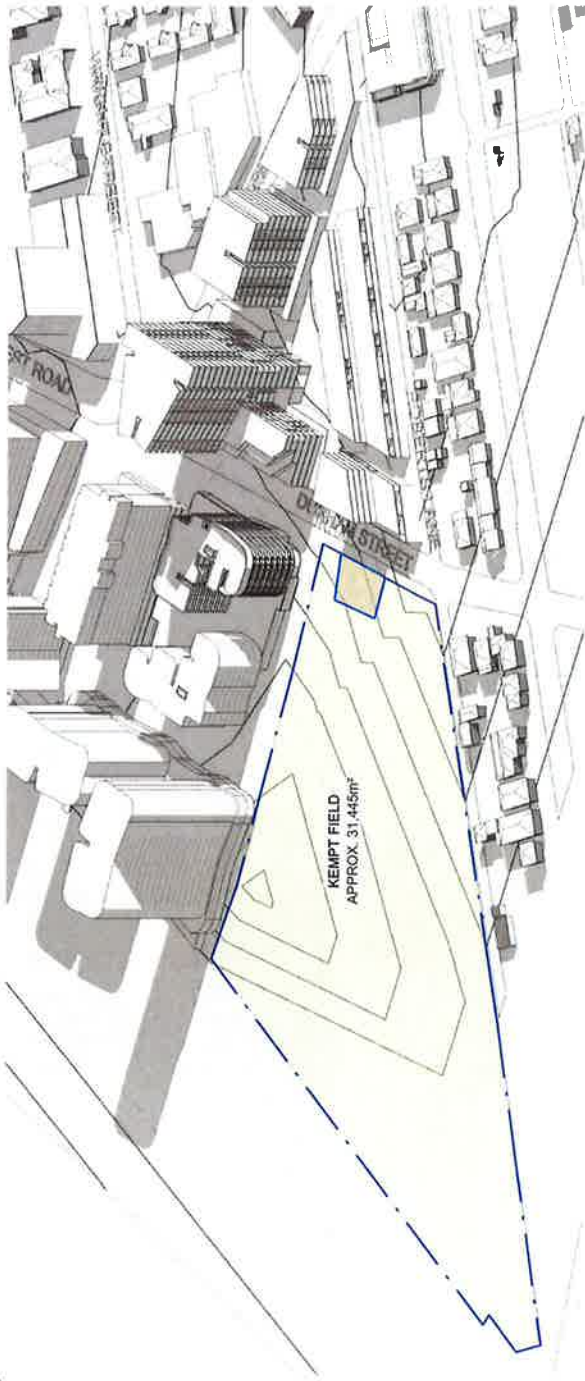
PROJECT
LANDMARK SQUARE
HURSTVILLE
DICKSON ROTHSCHILD
MASSING STUDY

DATE	BY	FOR
14-121	SK-042	B
1-200	17/10/2016	MC
		MG





1 21st JUNE 11AM



2 21st JUNE 12PM

**OVERSHADOWING OF
KEMPT FIELD**
EXISTING: 0m²
*PROPOSED: 567m² (1.8%)
TOTAL: 567m² (1.8%)

**OVERSHADOWING OF
KEMPT FIELD**
EXISTING: 0m²
*PROPOSED: 491m² (1.5%)
TOTAL: 491m² (1.5%)

*N.B The amount of overshadowing calculated above is directly related to the proposed development only as an additional amount to the existing overshadowing.

SHADOW KEY
— EXISTING
— PROPOSED

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/03/2017	MC	MG
B	ISSUE FOR INFORMATION	23/03/2017	MC	MG

PROJECT
LANDMARK SQUARE
HURSTVILLE

CLIENT
DICKSON ROTHSCHILD

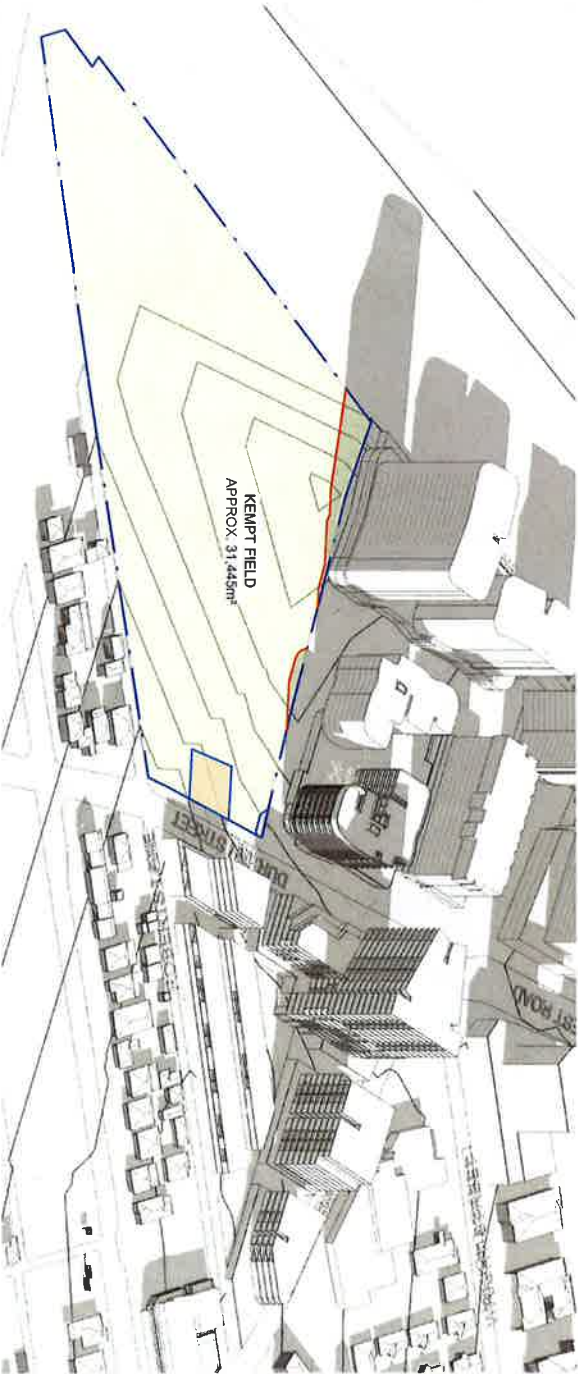
MASSING STUDY

PROJECT
KEMPT FIELD - SHADOW
STUDY 2

PROJECT NO	ISSUING NO	VERSION
14-121	SK-043	B
SHEET NO	DATE	SCALE
1	17/10/2016	MC
		MG



1 21st JUNE 1PM



OVERSHADOWING OF KEMPT FIELD

EXISTING: 770m²
*PROPOSED: 544m² (1.73%)
TOTAL: 1,314m² (4.18%)

OVERSHADOWING OF KEMPT FIELD

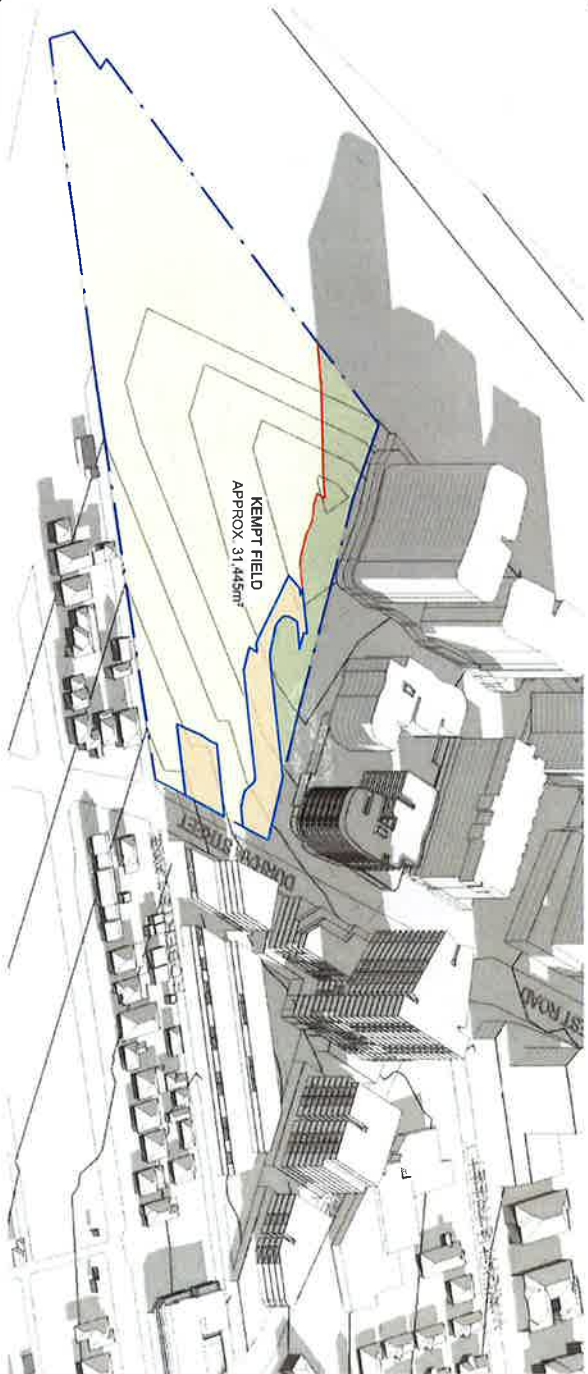
EXISTING: 3,029m²
*PROPOSED: 2,210m² (7.0%)
TOTAL: 5,239m² (16.66%)

*NB The amount of overshadowing calculated above is directly related to the proposed development only as an additional amount to the existing overshadowing.

SHADOW KEY

EXISTING
PROPOSED

2 21st JUNE 2PM



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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/09/2017	MC	MG
B	ISSUE FOR INFORMATION	23/09/2017	MC	MG

LANDMARK SQUARE

HURSTVILLE

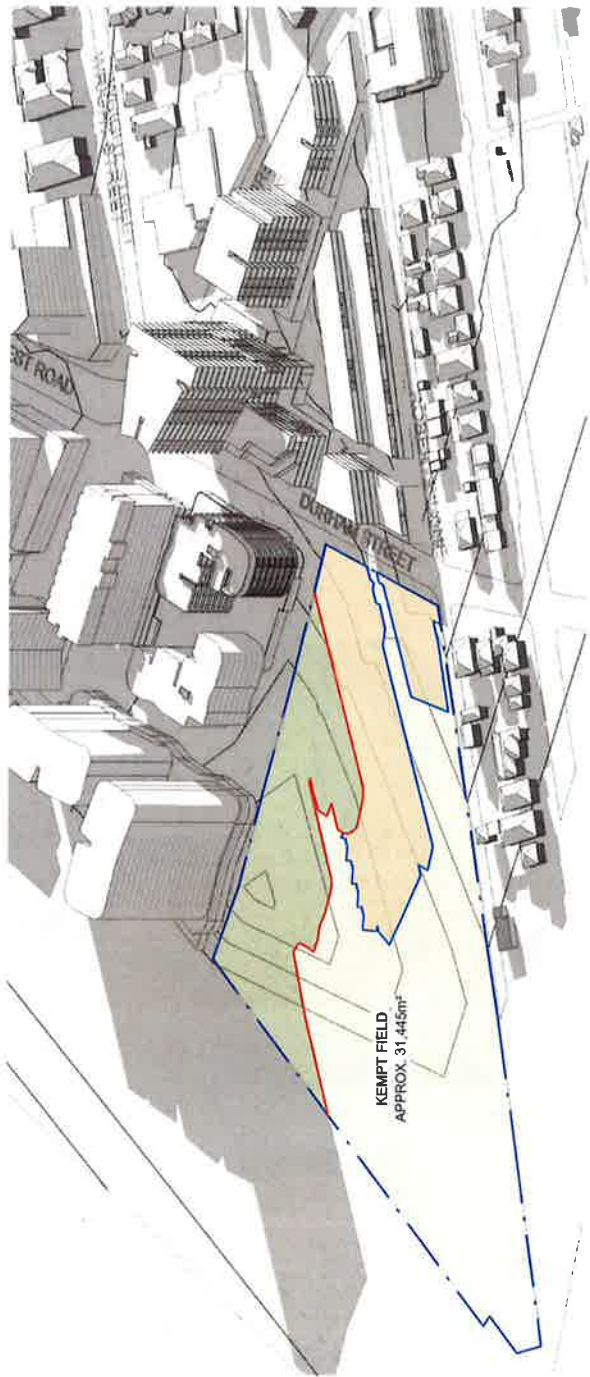
DICKSON ROTHSCHILD

MASSING STUDY

DRAWING
KEMPT FIELD - SHADOW
STUDY 3

PROJECT NO	SALENO-003	REVISED
14-121	SK-044	B
DATE OF SALE	DATE	APPROVED
1:200	17/10/2016	JN MG





1 21st JUNE 3PM

OVERSHADOWING OF KEMPT FIELD
 EXISTING: 7,042m²
 *PROPOSED: 6,645m² (21.13%)
 TOTAL: 13,687m² (43.52%)

*N.B The amount of overshadowing calculated above is directly related to the proposed development only as an additional amount to the existing overshadowing.

SHADOW KEY
 — EXISTING
 — PROPOSED

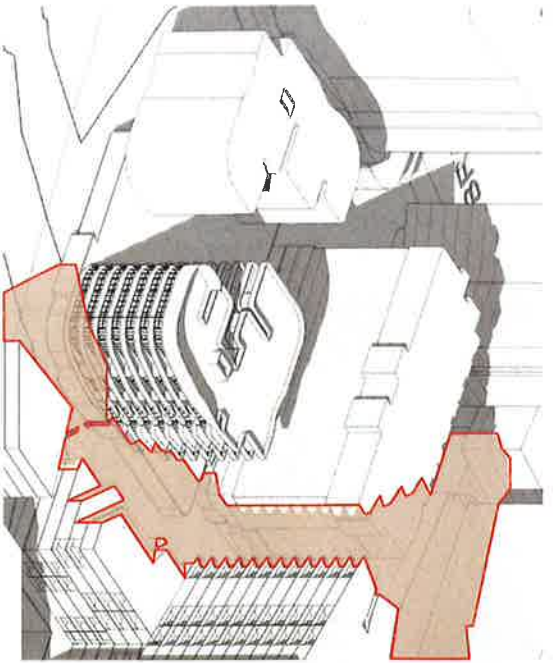


DRAWING	KEMPT FIELD - SHADOW
STUDY 4	
PROJECT NO	14-121
DATE	17/10/2016
SCALE	1:200
REVISION	B
SKETCHED	MC
MG	

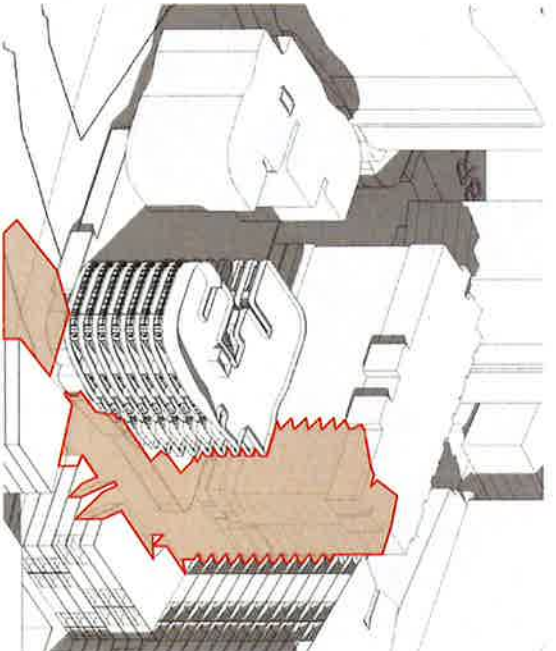
PROJECT	LANDMARK SQUARE
CLIENT	HURSTVILLE
CLIENT	DICKSON ROTHSCHILD
MASSING STUDY	

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/03/2017	MC	MG
B	ISSUE FOR INFORMATION	23/03/2017	MC	MG

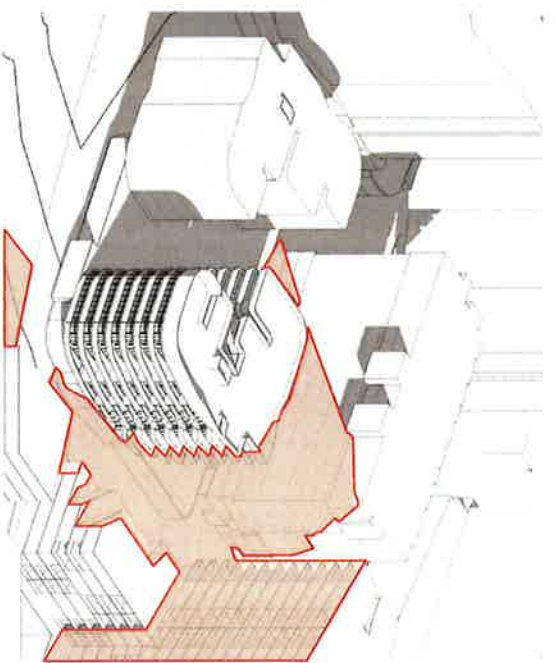
Dickson Rothschild
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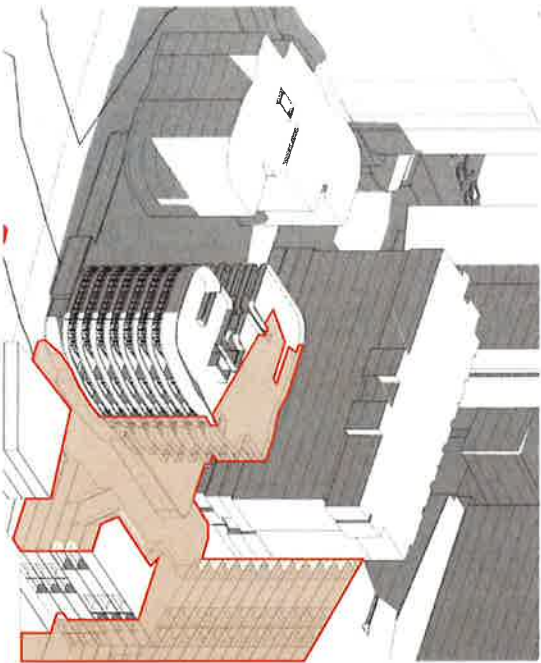
1 21st JUNE 9AM



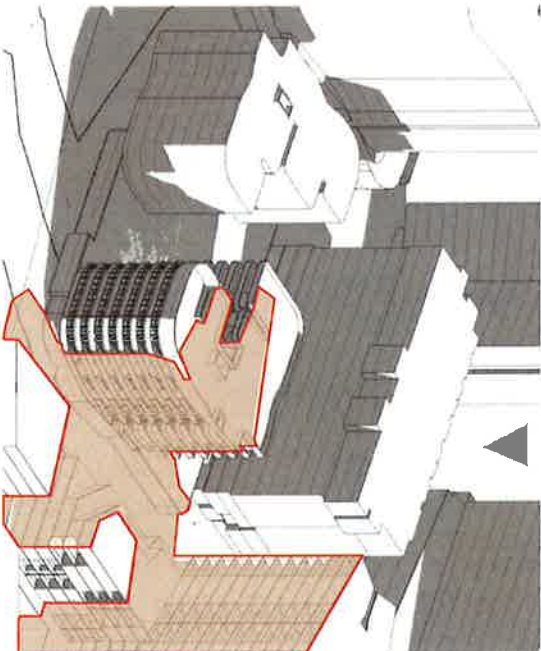
2 21st JUNE 10AM



3 21st JUNE 11AM



4 21st JUNE 12PM



5 21st JUNE 1PM

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Nominated Architect: Robert Nigel Dickson
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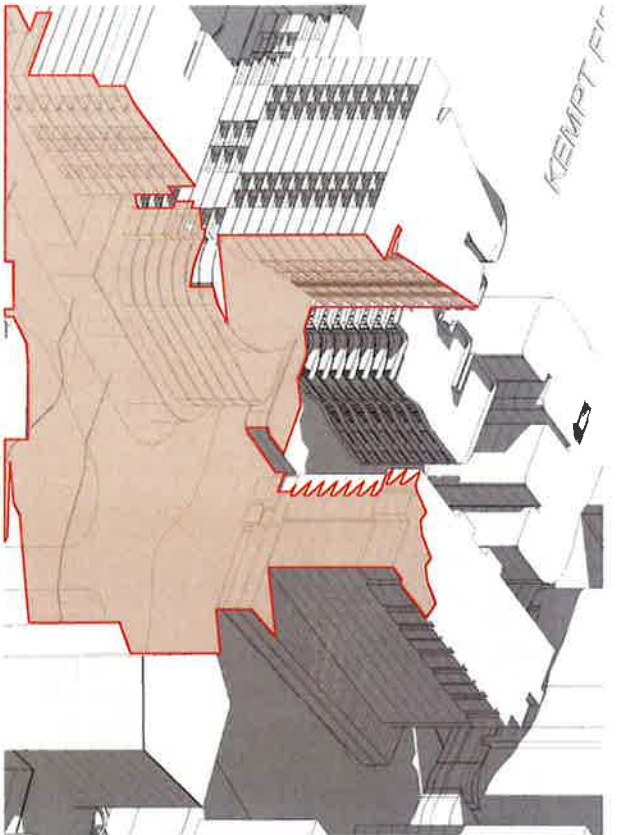
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B	ISSUE FOR INFORMATION	23/02/2017	MC	MG

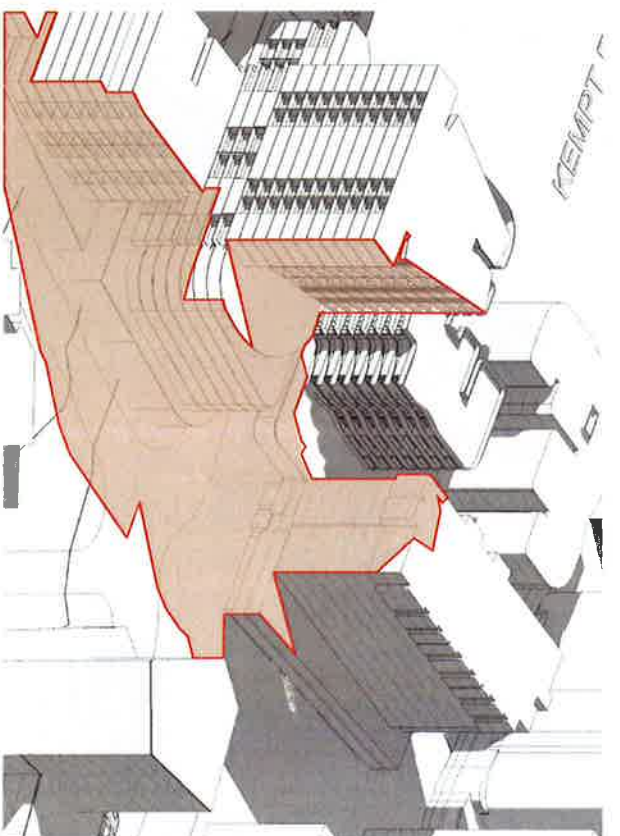
PROJECT
LANDMARK SQUARE
HURSTVILLE
DICKSON ROTHSCCHILD
MASSING STUDY

Drawings
EAST QUARTER - SHADOW
STUDY 1
14-121 SK-046 B
17/10/2016 MC MG

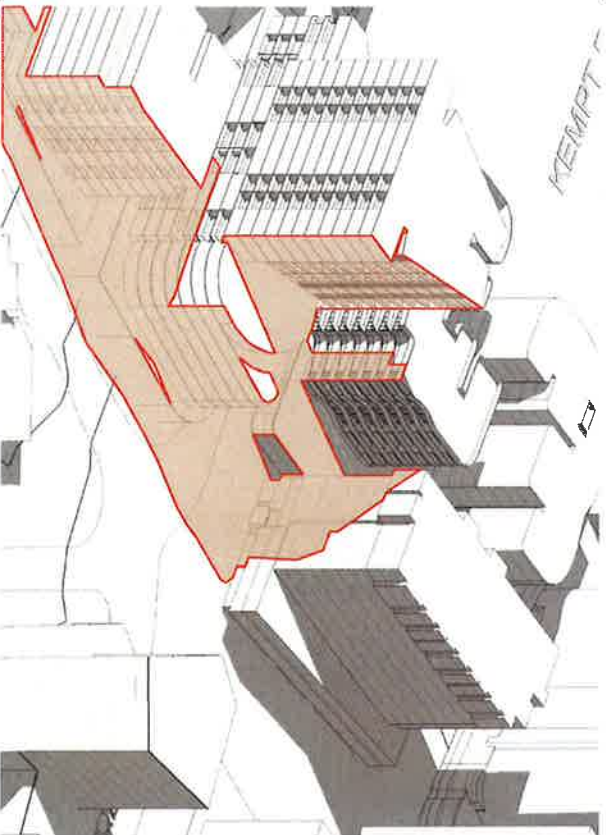




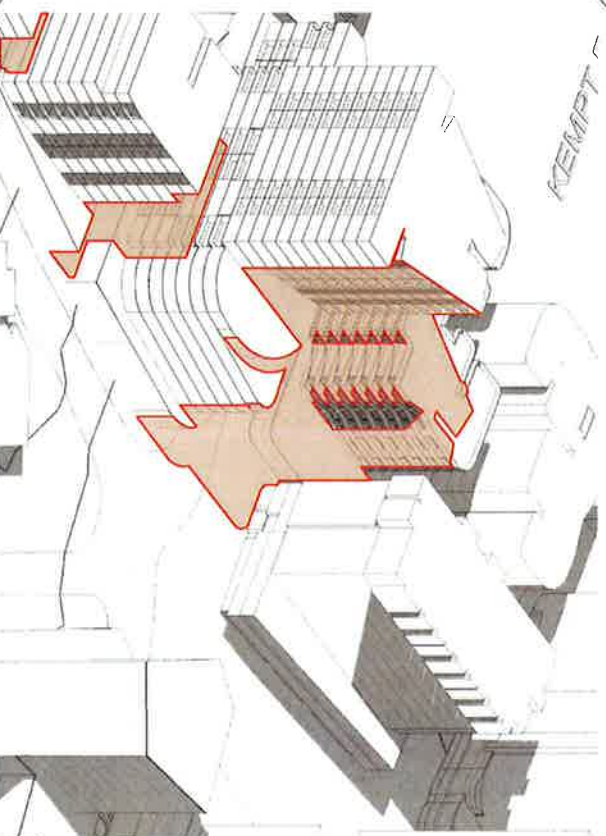
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2 21st JUNE 10AM



3 21st JUNE 11AM



4 21st JUNE 12PM

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2	ISSUE FOR INFORMATION	23/03/2017	MC	MG

PROJECT
LANDMARK SQUARE
HURSTVILLE

CLIENT
DICKSON ROTHSCCHILD
MASSING STUDY

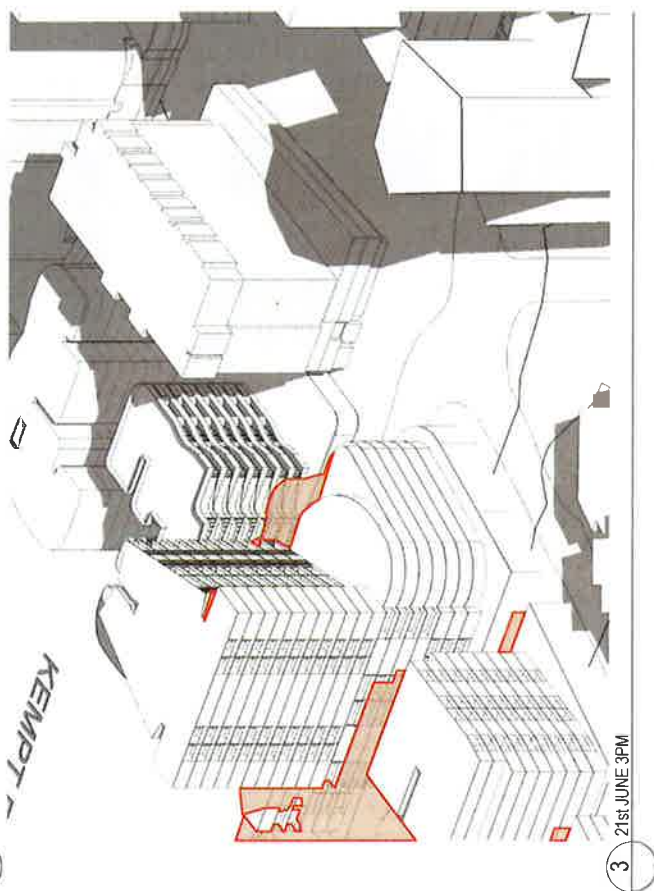
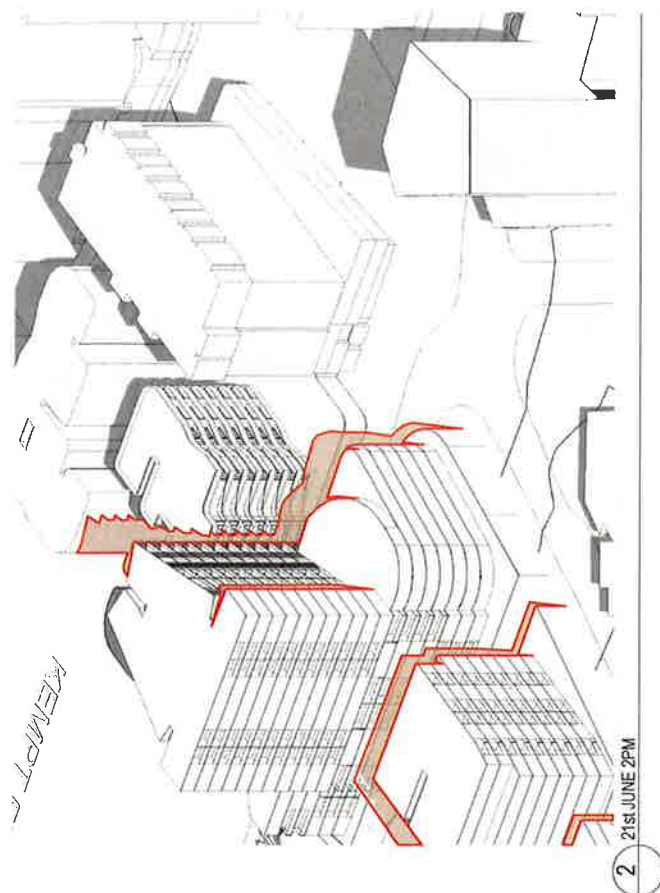
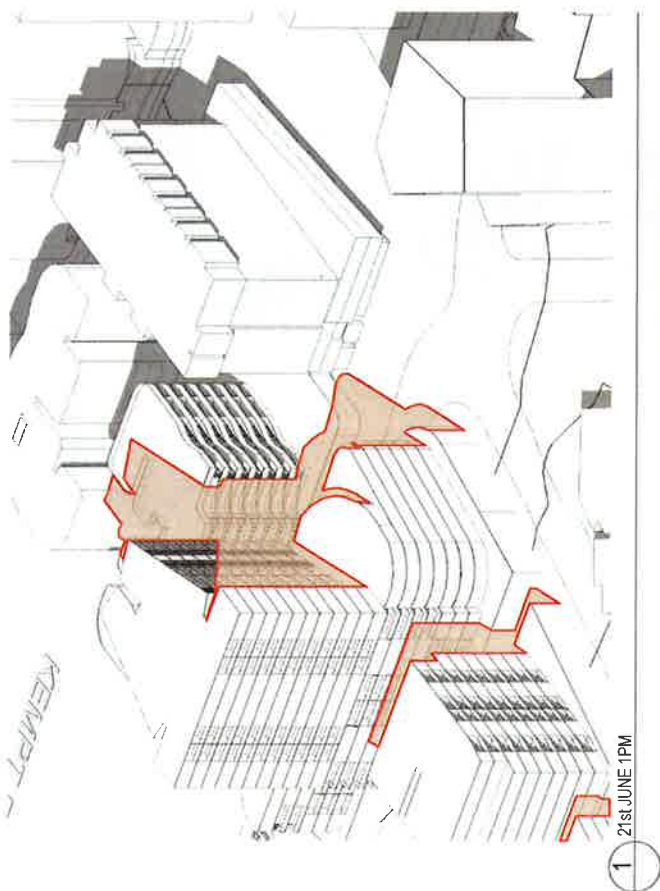
DRAWING
EAST QUARTER - SHADOW
STUDY 3

DATE
14-12-16
17/10/2016

SCALE
1:1000
1:1000

BY
MC
MG



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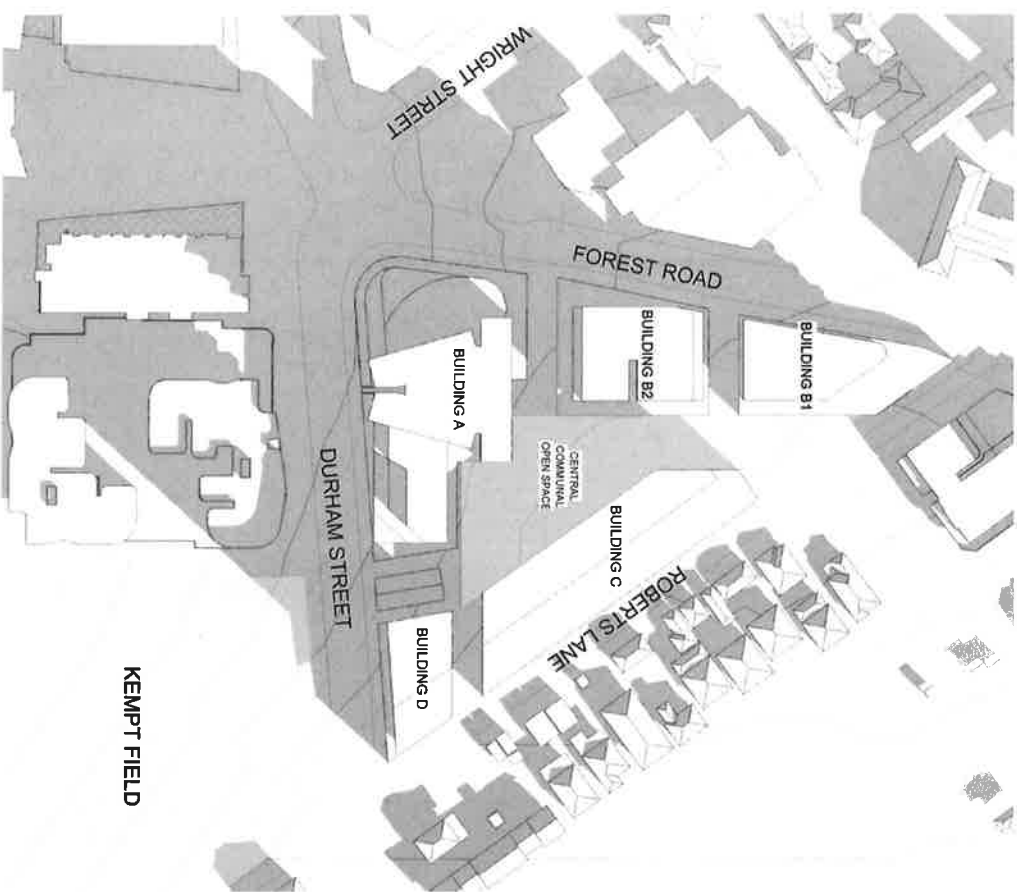
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PROJECT	DATE/NO.	DESCRIPTION	DATE/NO.	DESCRIPTION	DATE/NO.
LANDMARK SQUARE					
HURSTVILLE					
DICKSON ROTH-SCHILD					
MASSING STUDY					
EAST QUARTER - SHADOW STUDY 4					
14-121	SK-049	B			
17/10/2016	MC	MG			

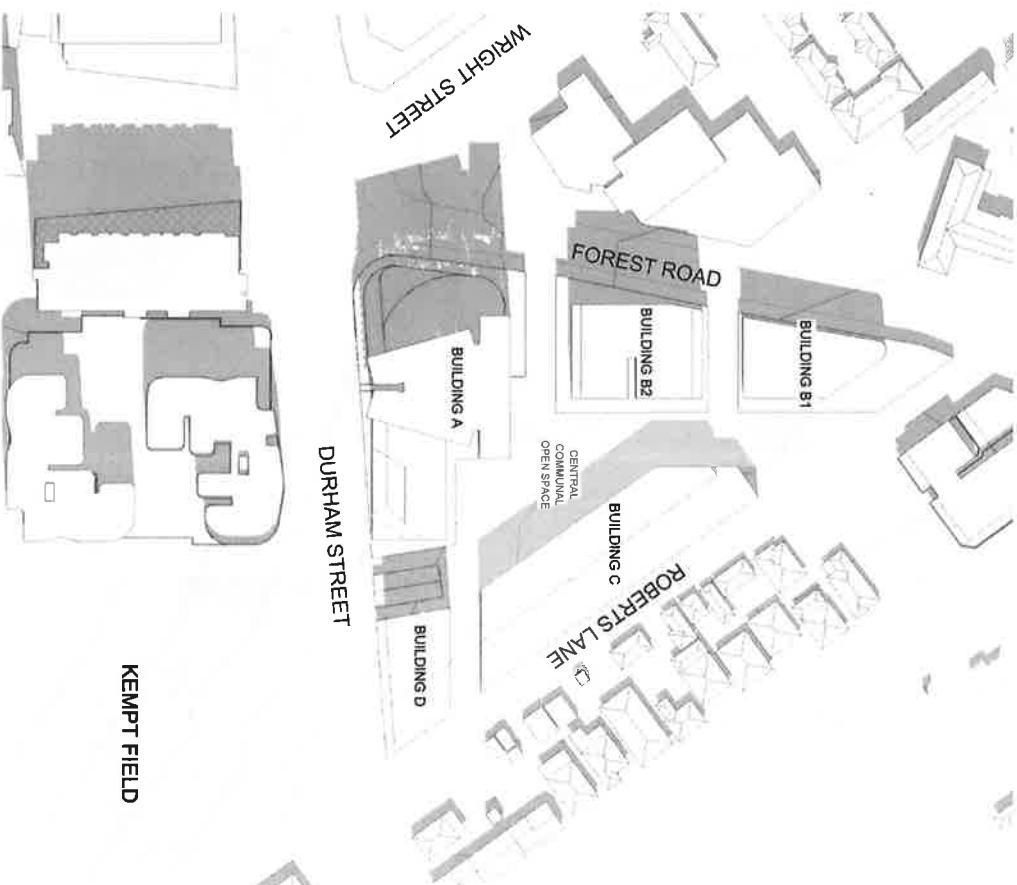


JUNE



1 21st JUNE 9AM

DECEMBER



2 21st DEC 9AM

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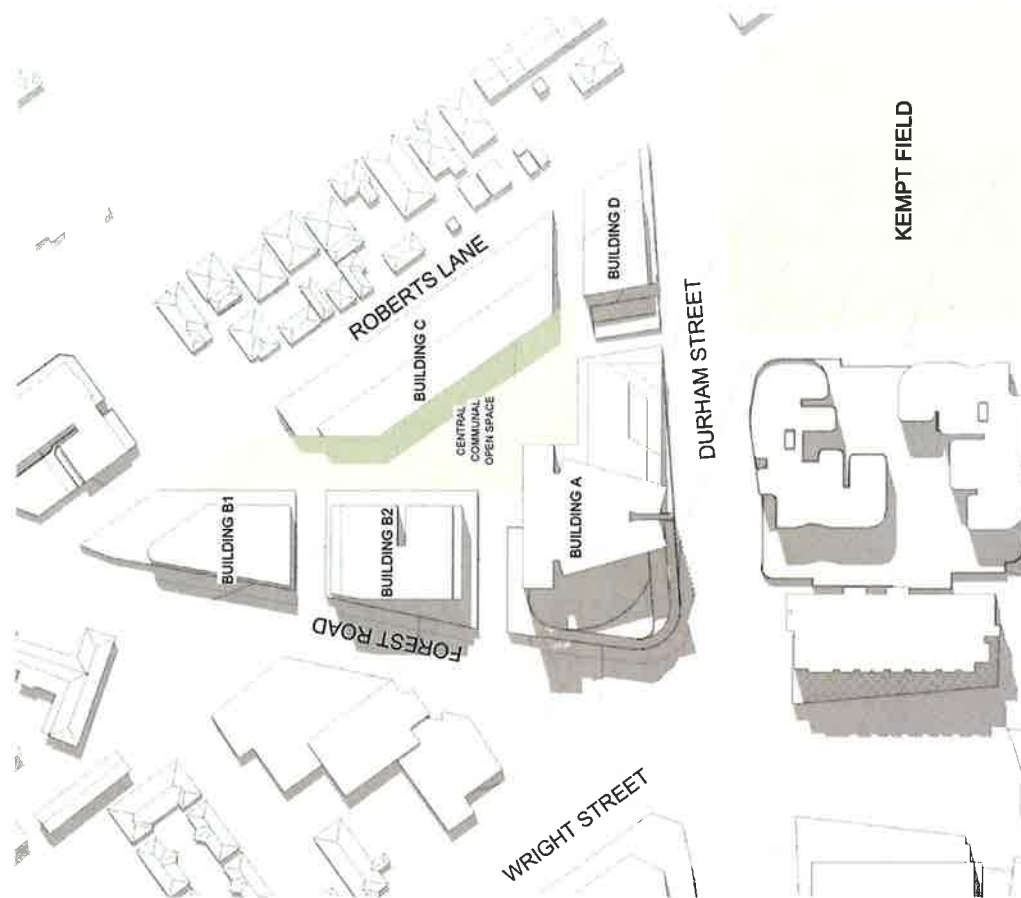
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A	ISSUE FOR INFORMATION	17/03/2017	MC	MG
B	ISSUE FOR INFORMATION	23/03/2017	MC	MG

PROJECT
LANDMARK SQUARE
HURSTVILLE
CLIENT
DICKSON ROTHSCHILD
MASSING STUDY

PROJECT	DATE	BY	CHKD
14-121	SK-052	B	MG
17/10/2016		MC	MG



DECEMBER



2 21st DEC 10AM

[illegible]

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HEIGHT
LANDMARK SQUARE

HURSTVILLE

DICKSON ROTHSCHILD

MASSING STUDY

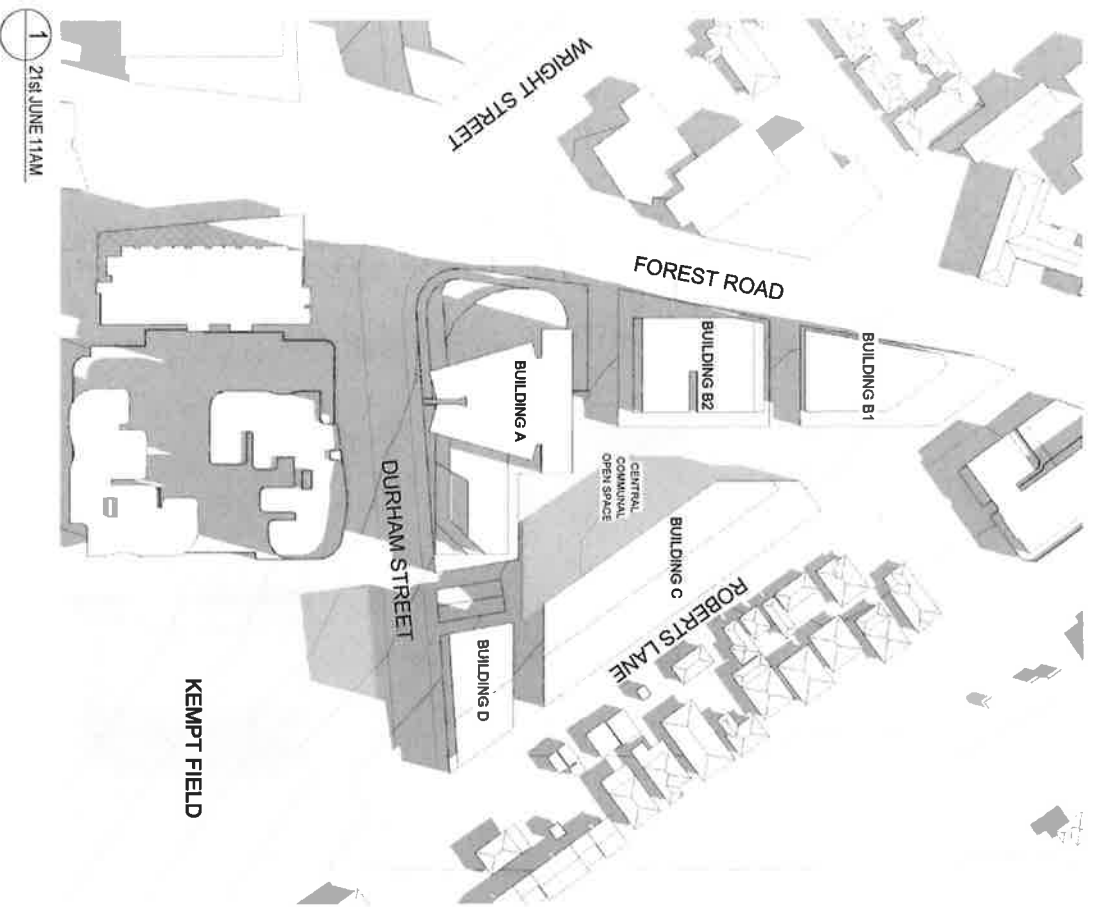
Building:
CENTRAL OPEN SPACE •
SHADOW STUDY 2

PRODUCT NO.	CHARGING NO.	REVISED
14-121	SK-053	B

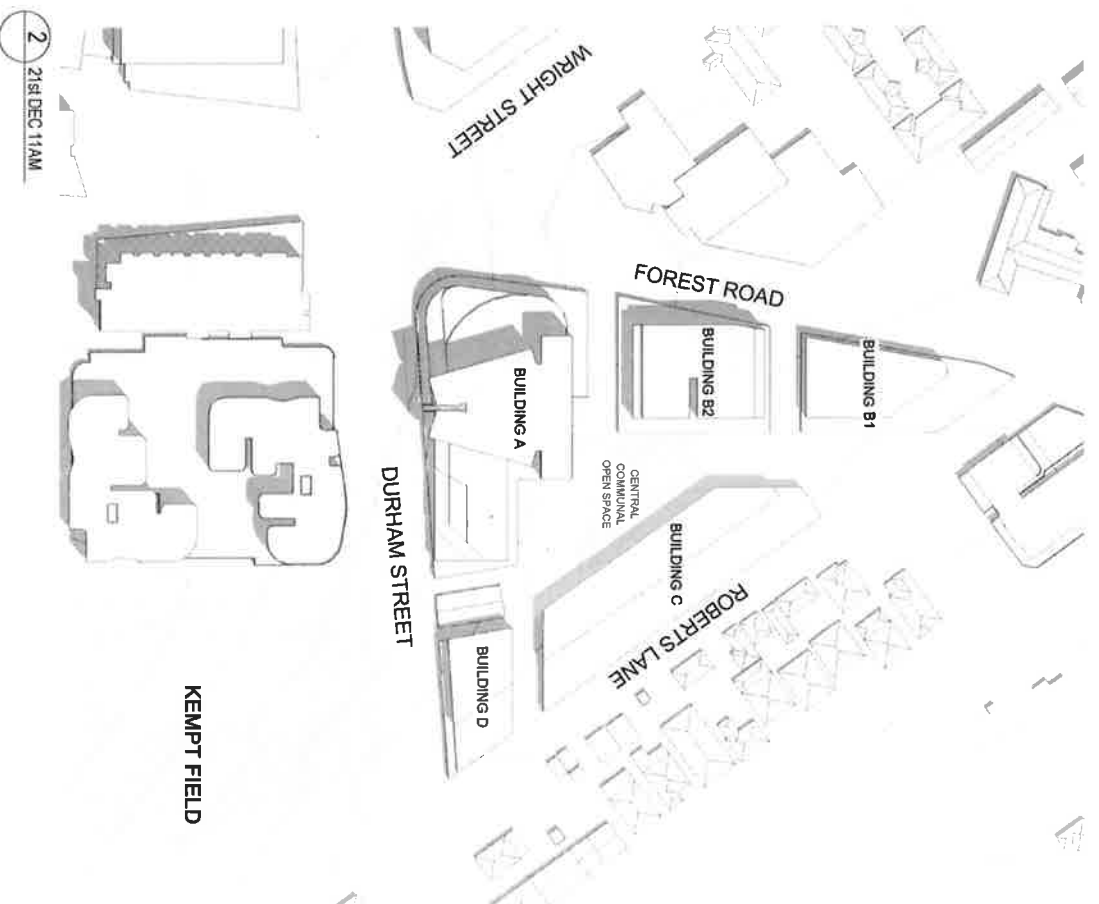
SCALE & NO.	DATE	DESIGN	AN. NO.	MG
	17/10/2016	MC		



JUNE



DECEMBER



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B	ISSUE FOR INFORMATION	23/03/2017	MC	MG

PROJECT
LANDMARK SQUARE
HURSTVILLE

CLIENT
DICKSON ROTHSCHILD
MASSING STUDY

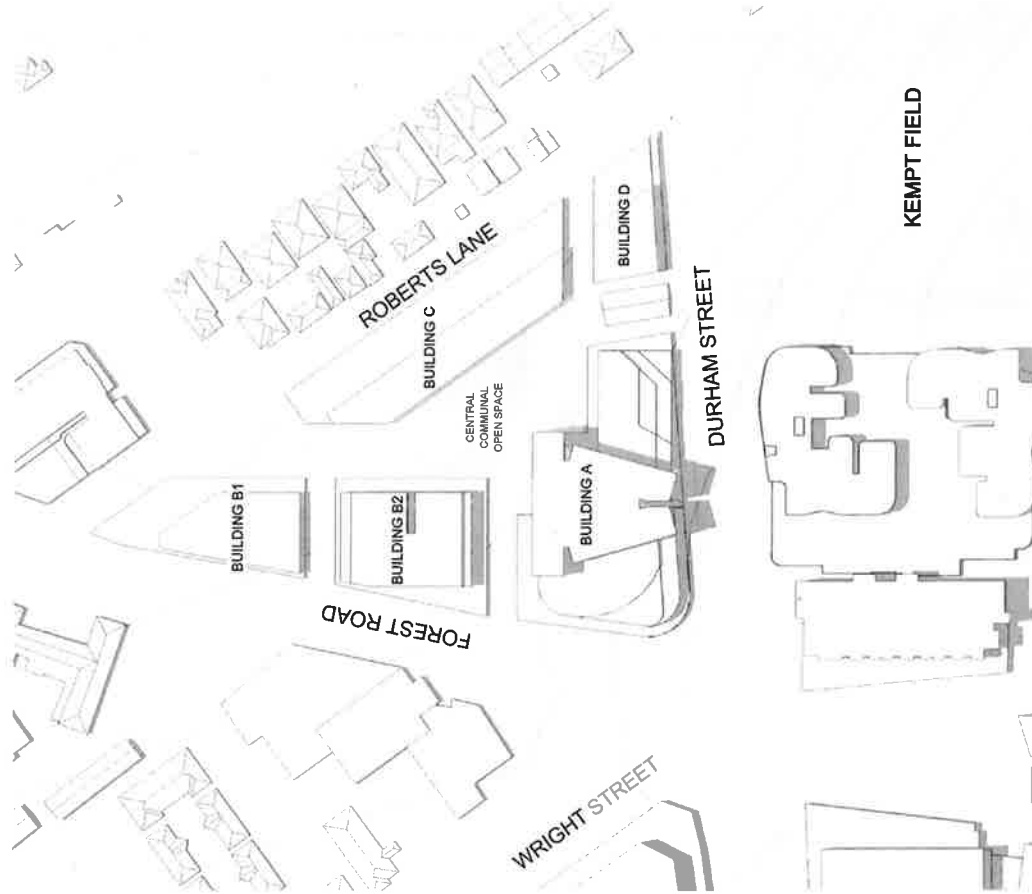
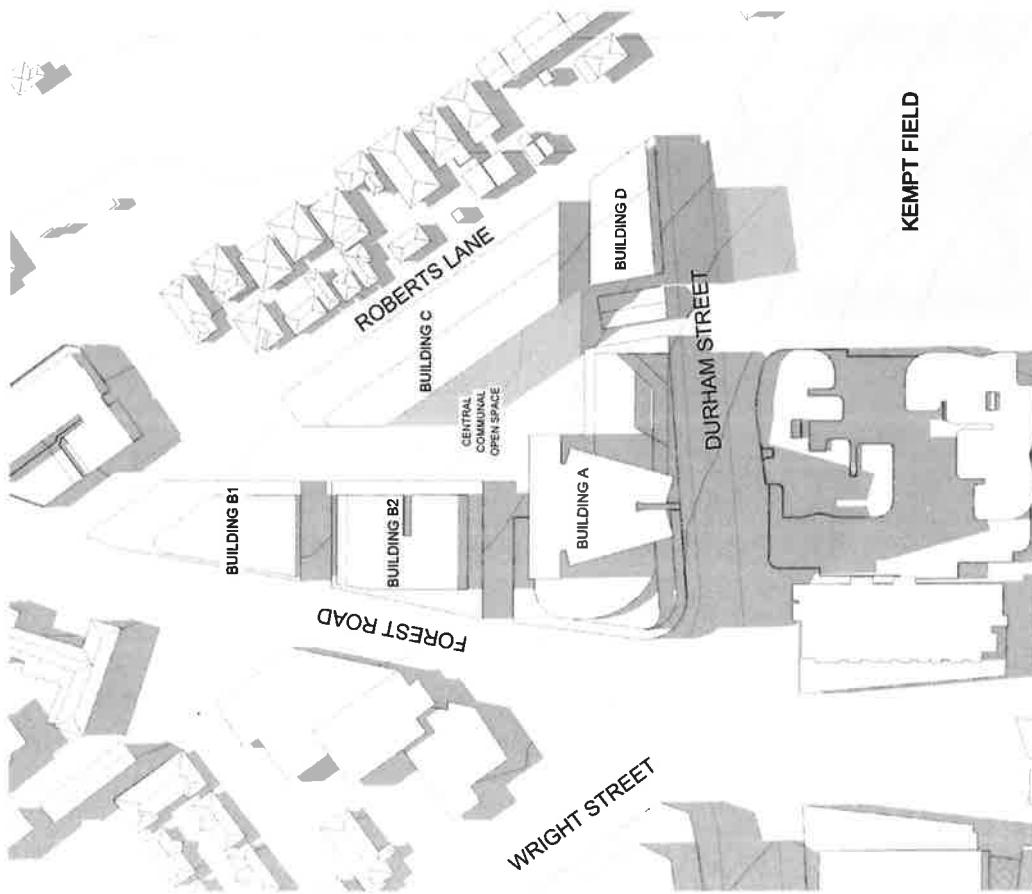
DRAWING
CENTRAL OPEN SPACE -
SHADOW STUDY 3

PROJECT NO. 14-121
DATE 17/10/2016
SCALE 1:1000
DRAWN BY B
CHECKED BY MG



JUNE

DECEMBER



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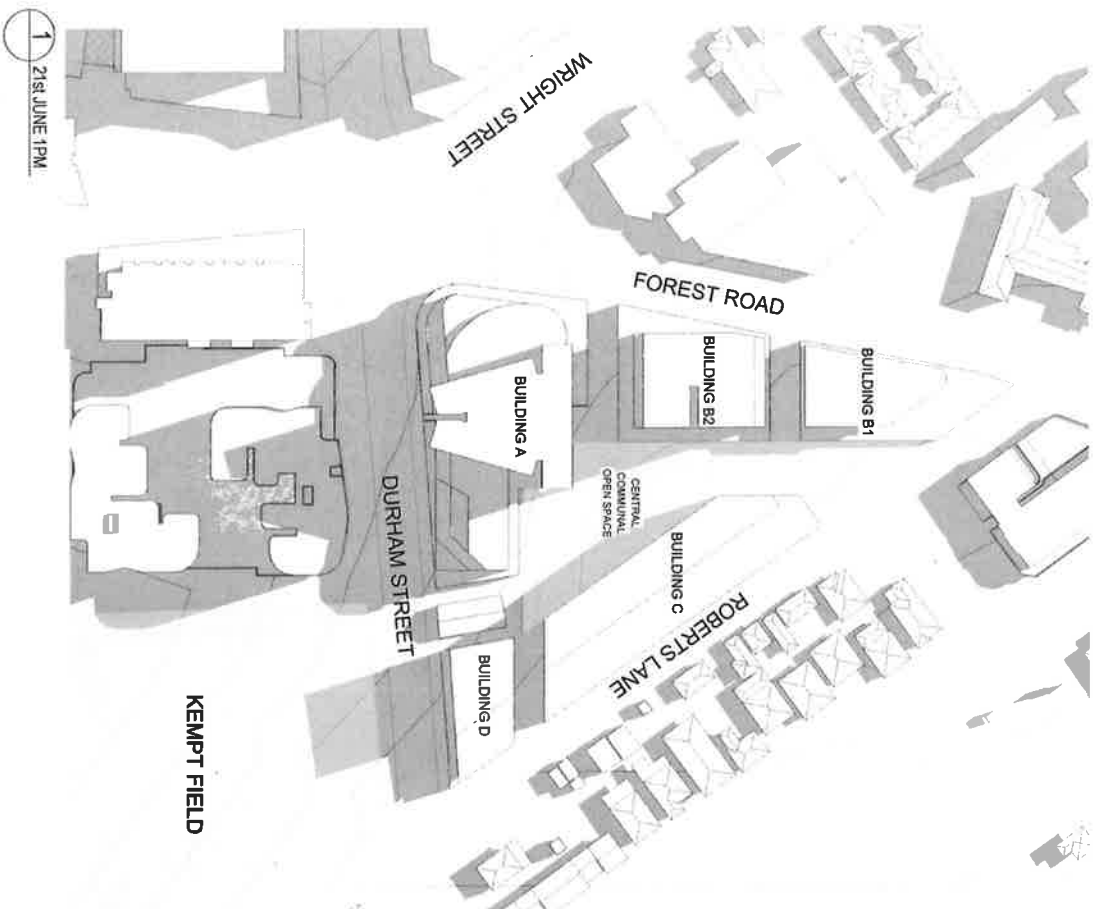
REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR INFORMATION	17/03/2017	MC	MG
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PROJECT
LANDMARK SQUARE
HURSTVILLE
CLIENT
DICKSON ROTHSCHILD
MASSING STUDY

DRAWING
CENTRAL OPEN SPACE -
SHADOW STUDY 4
PROJECT NO: 14-121
DRAWING NO: SK-055
DATE: 17/10/2016
SCALE: 1:500
DESIGNED BY: MC
CHECKED BY: MG

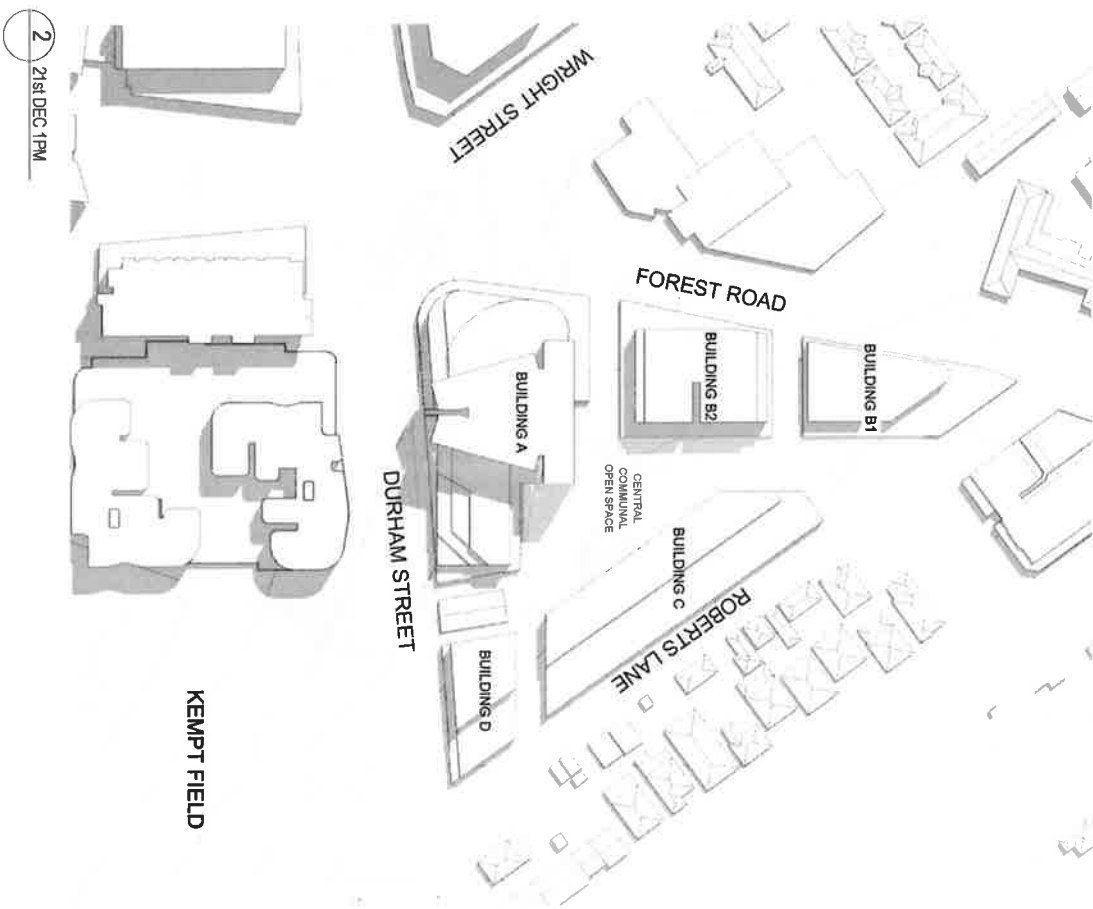


JUNE



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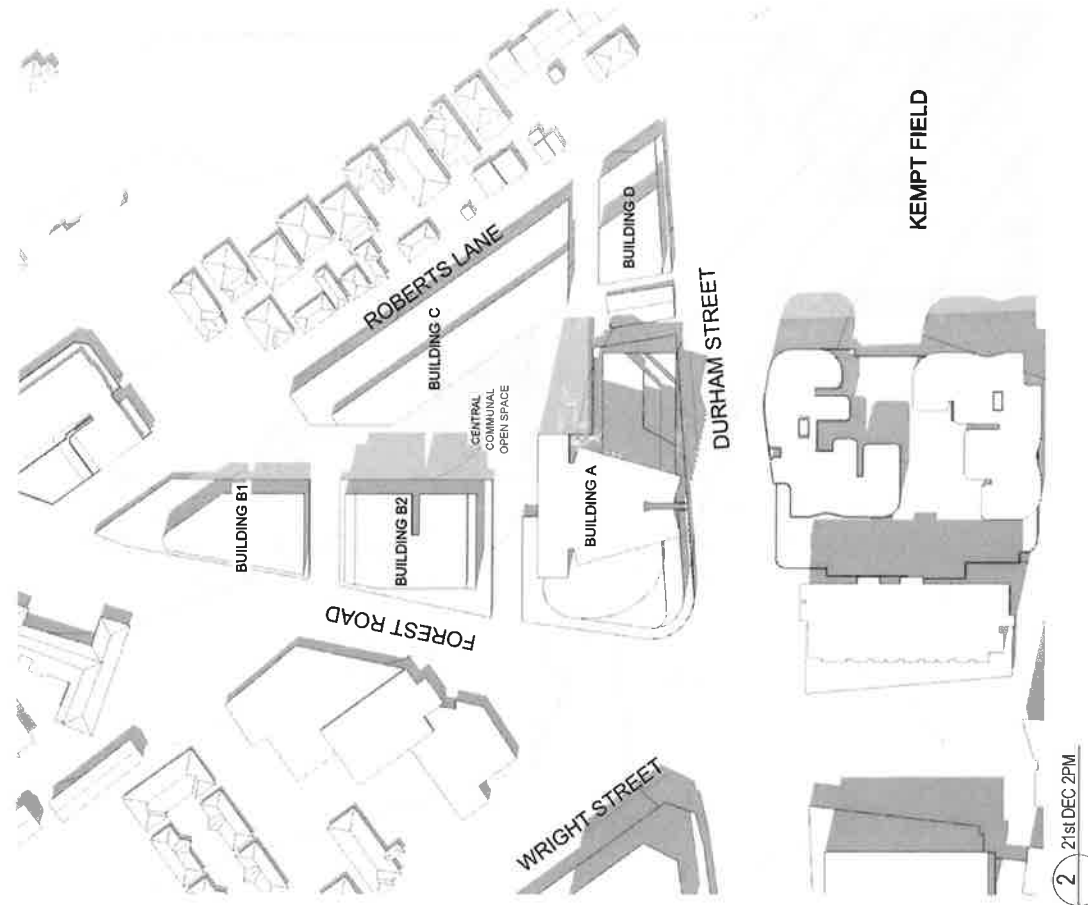
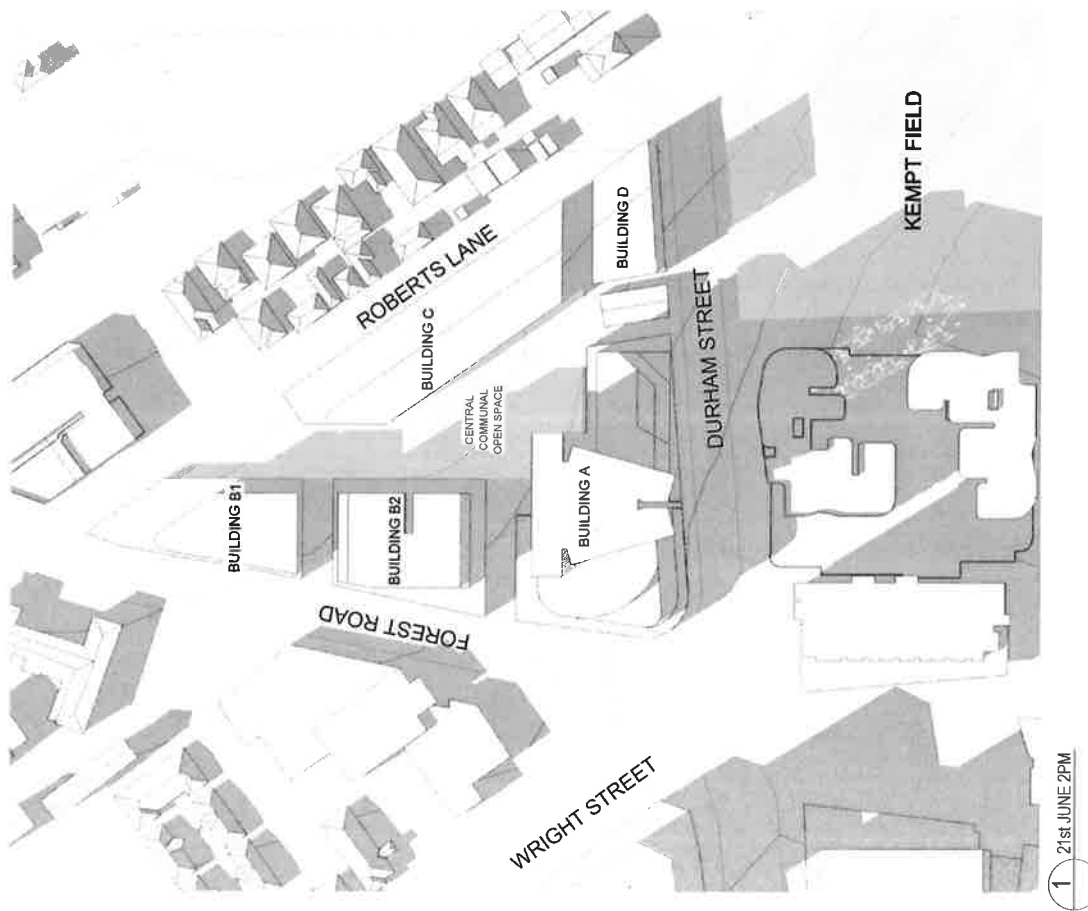
PROJECT
LANDMARK SQUARE
HURSTVILLE
CLIENT
DICKSON ROTHSCHILD
MASSING STUDY

DRAWING
CENTRAL OPEN SPACE -
SHADOW STUDY 5
DATE
14/12/16 SK-056 B
17/10/2016 MC MG



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B	ISSUE FOR INFORMATION	23/03/2017	MC	MG

PROJECT
LANDMARK SQUARE
HURSTVILLE

CLIENT
DICKSON ROTHSCHILD

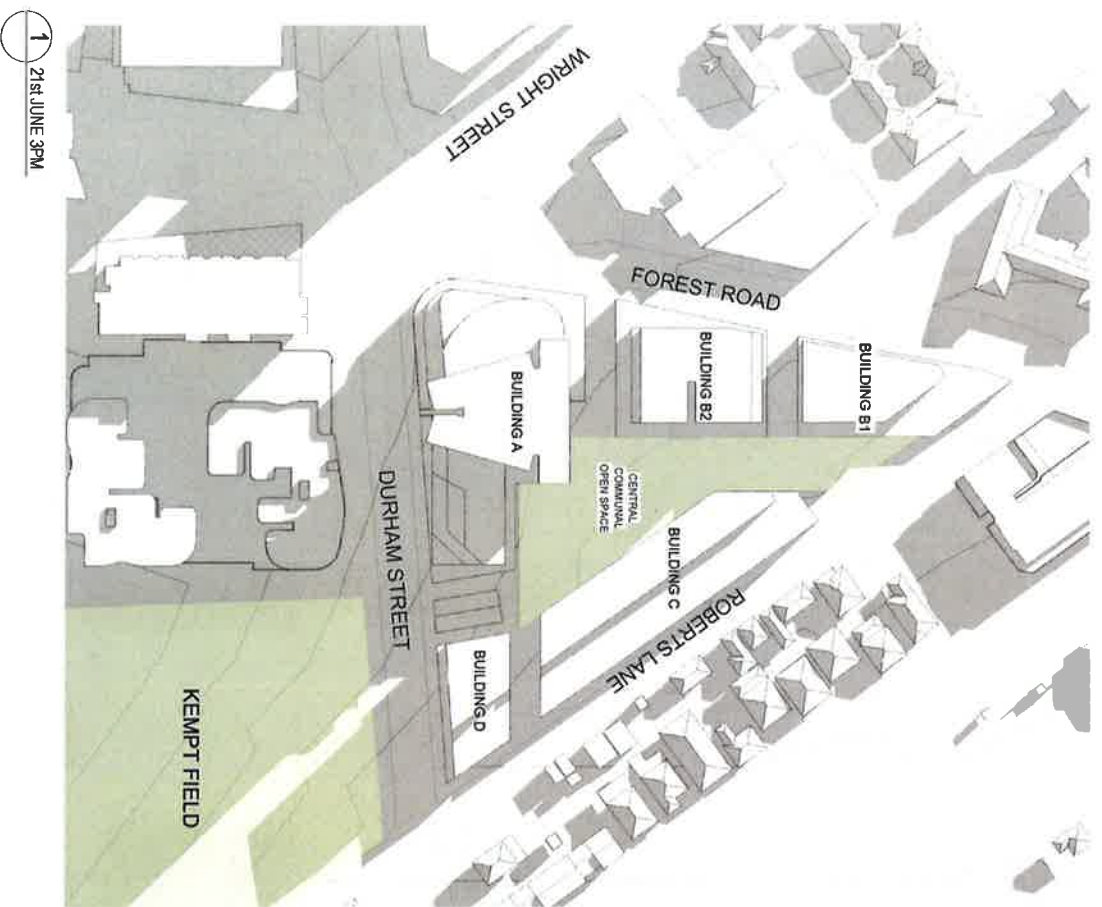
MASSING STUDY

DRAWING
CENTRAL OPEN SPACE -
SHADOW STUDY 6

PROJECT NO: 14-121
SCALE: 1:500
DATE: 17/10/2016
DRAWN: MC
CHECKED: MG

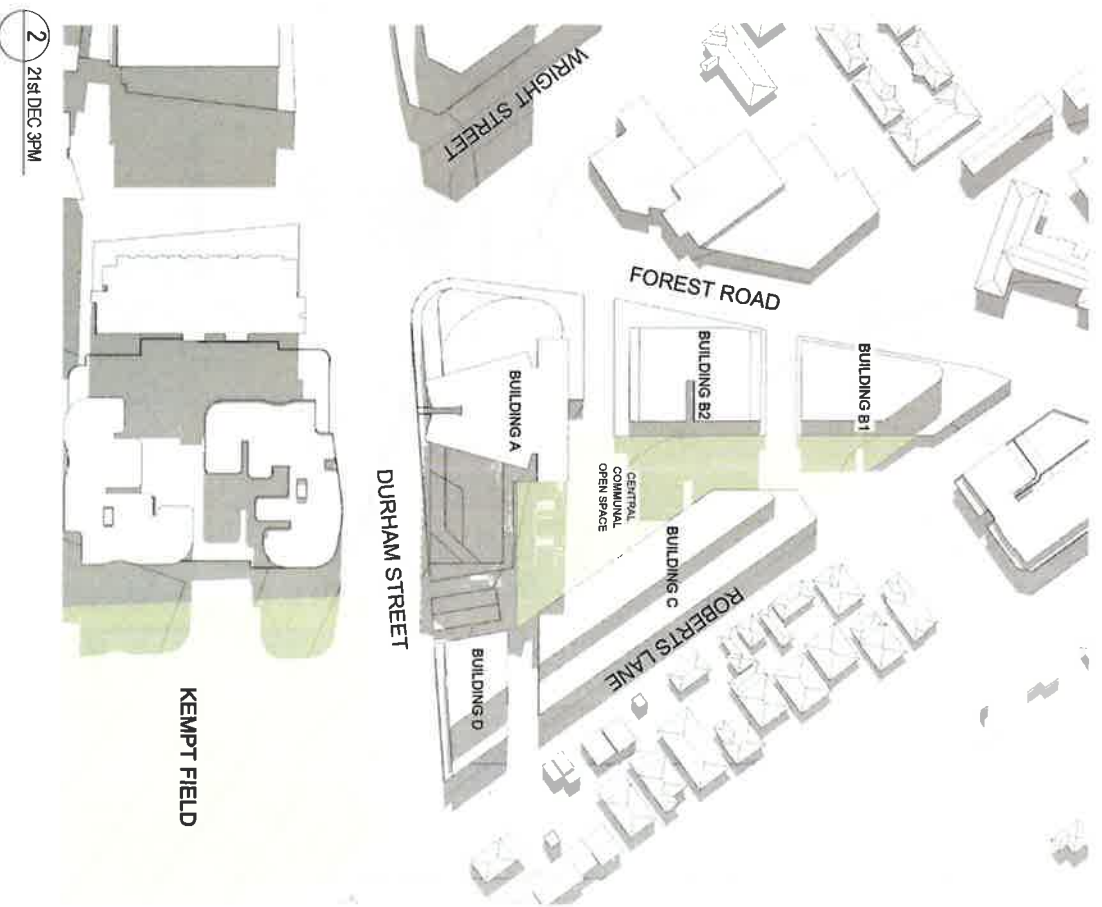


JUNE



1 21st JUNE 3PM

DECEMBER



2 21st DEC 3PM

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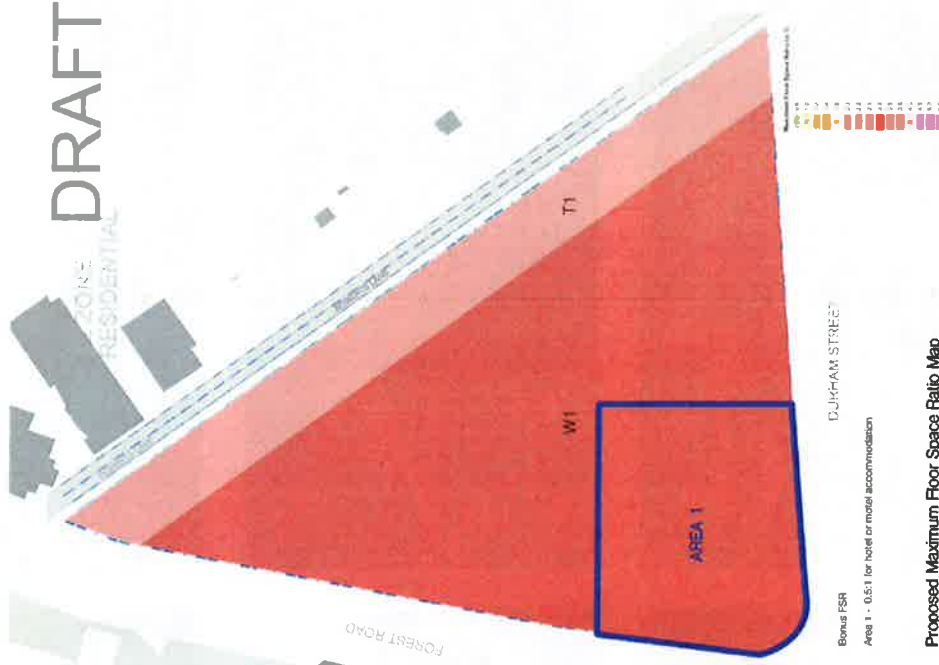
PROJECT
LANDMARK SQUARE
HURSTVILLE

CLIENT
DICKSON ROTHSCHILD
MASSING STUDY

DATE
14-121 SK-088 B
17/10/2016 MC MG



DRAFT



Central Open Space Design Vision



Union Square, San Francisco



Union Square, San Francisco



Rockefeller Centre, New York



City Centre, Houston



City Centre, Houston



City Centre, Houston



Sony Centre, Berlin



Cammeray, Sydney



Ling Yen Mountain Buddhist Temple, Richmond, BC, Canada

Heritage Item



Heritage Listed - Existing scout hall building

The subject site is listed as an item of environmental heritage in the HLEP 2012 as item 126. The address of the site is 116 Durham Street, Hurstville.

The listing was undertaken in line with the community based review of Hurstville Heritage Study 1988 over 2011-2013.

Item is not listed as a NSW State Heritage item, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia.

The item is associated with the Australian Scouting movement. The Hurstville Scout Group was founded in 1908, the same year that the Scout movement commenced in Australia. This makes the Hurstville Scout Group one of the oldest in Australia.

The site has continued to be used by the Scouts until the present day. However, it is used for other leisure and recreation pursuits.

The statement of heritage significance from the relevant heritage inventory states:

"Constructed in 1922 for the 1st Hurstville troop, this building is of local heritage significance as the first in the area, and one of the oldest in the State. It has a strong historical association with the Scouts organisation and have [sic] been a prominent and important organisation in the community since this time."

The building is a simple facebrick construction with limited aesthetic quality and few notable architectural features. It is a representative of a type of building, purpose built for Scouts groups."



Landmark Square, Hurstville
Landscape
March 2017



SITE IMAGE



Landscape Thematics

The landscape themes play on the origin of the name Hurstville as well as the former land uses around the site. 'Hurst' meaning a wood or grove and Hurstville Brick Pit sited on the Kempt Field until 1958.



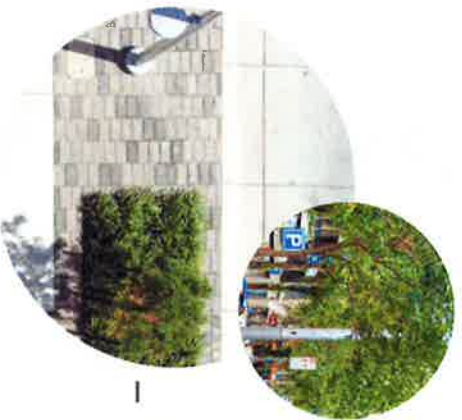
Drawing Number 002
Issue 0
Date 01.03.2017
Site Image Job Number SS17-3491



SITE IMAGE

Landscape Masterplan
Landmark Square Hurstville





Forest Road urban
streetscape



Flexible central civic
space



Robert's Lane
streetscape



Heritage interface to
existing Scout Hall off
Durham Street



SITE IMAGE

Landscape Masterplan Landmark Square Hurstville



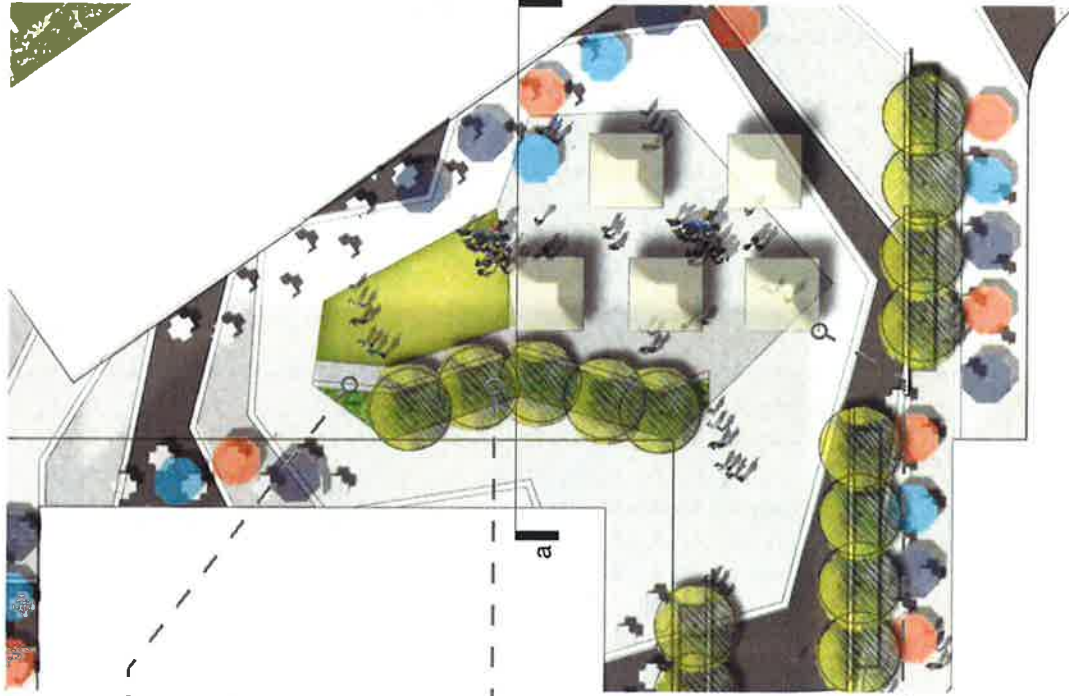
Drawing Number 003
Date 01.03.2017
Site map Job Number SS17-3491



Passive recreation



Retail and cafe seating to edge of space



Character Imagery



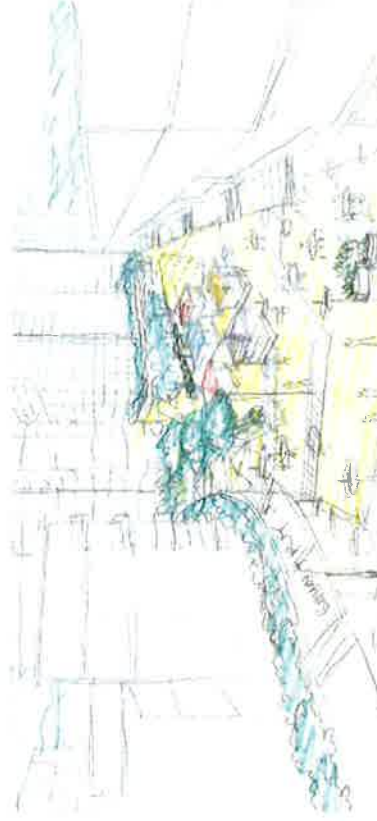
Large format paving with feature banding



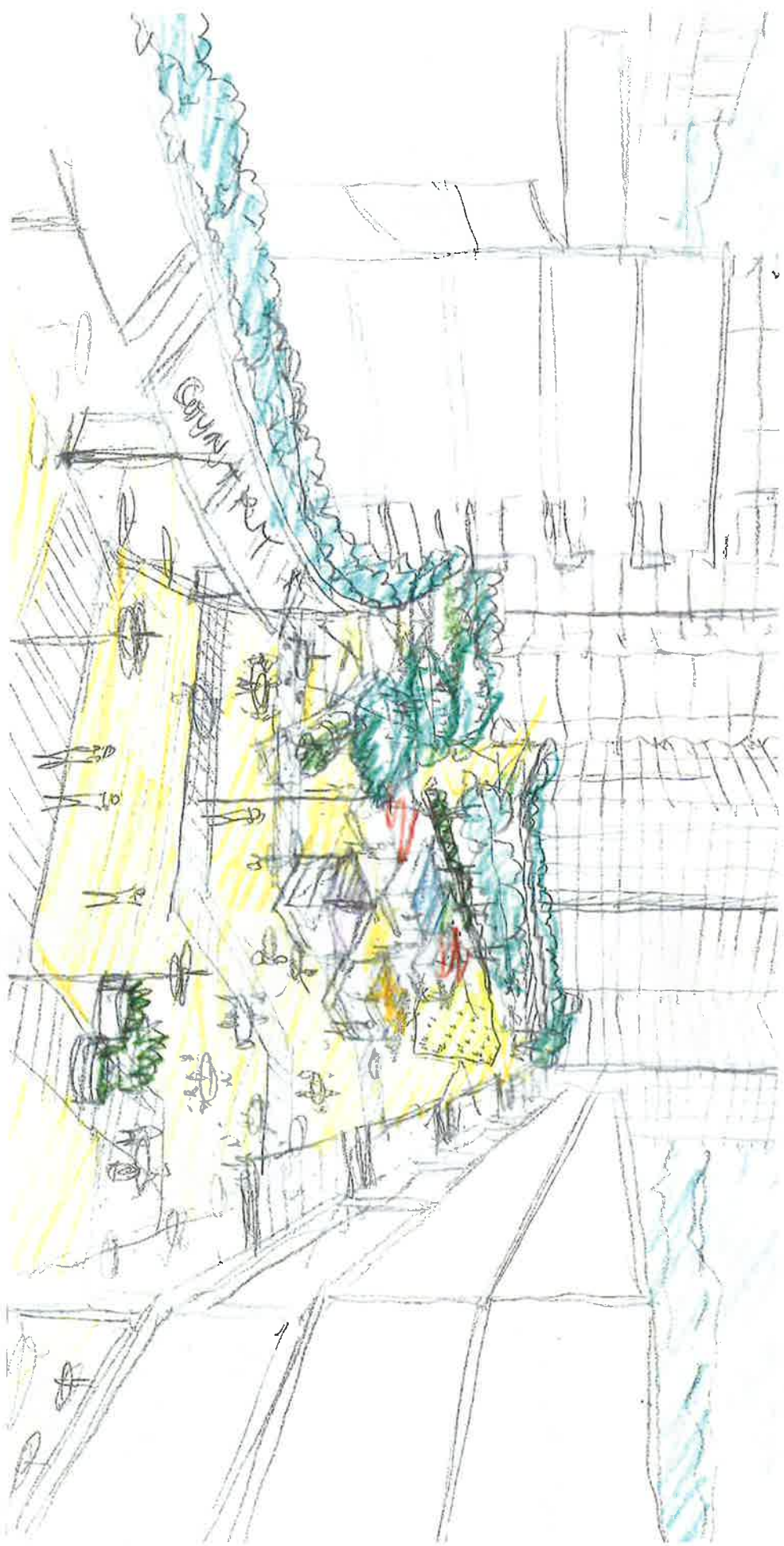
Insitu concrete



Section a



Elevated perspective looking north west towards the central events space

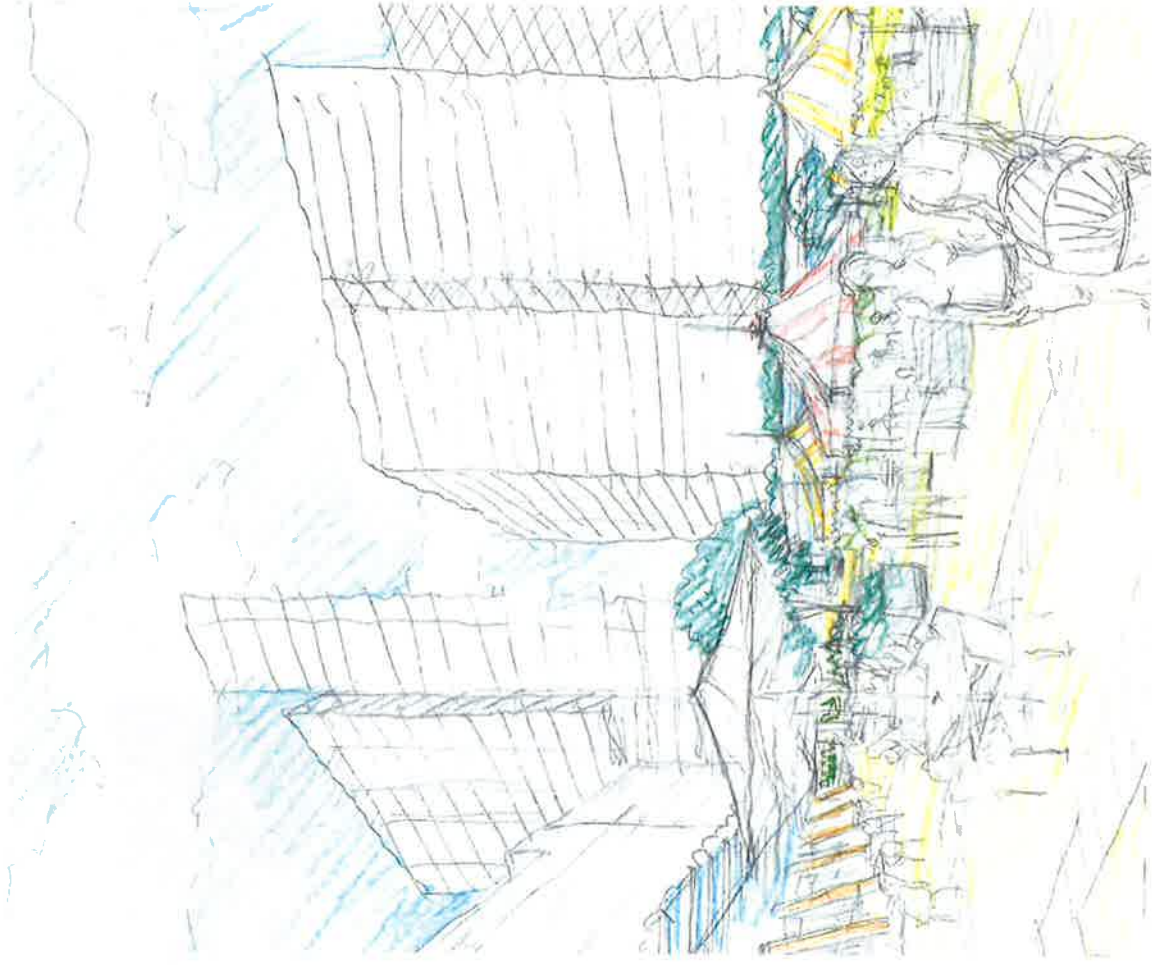


SITE IMAGE

Central Events Space Landmark Square Hurstville

Central Events Space
Landmark Square Hurstville

SITE IMAGE





Tree grove



Turf area for passive recreation



Character Imagery



Large format paving with feature banding



Instu concrete



Retail Space

Water feature

Tree grove

Section A

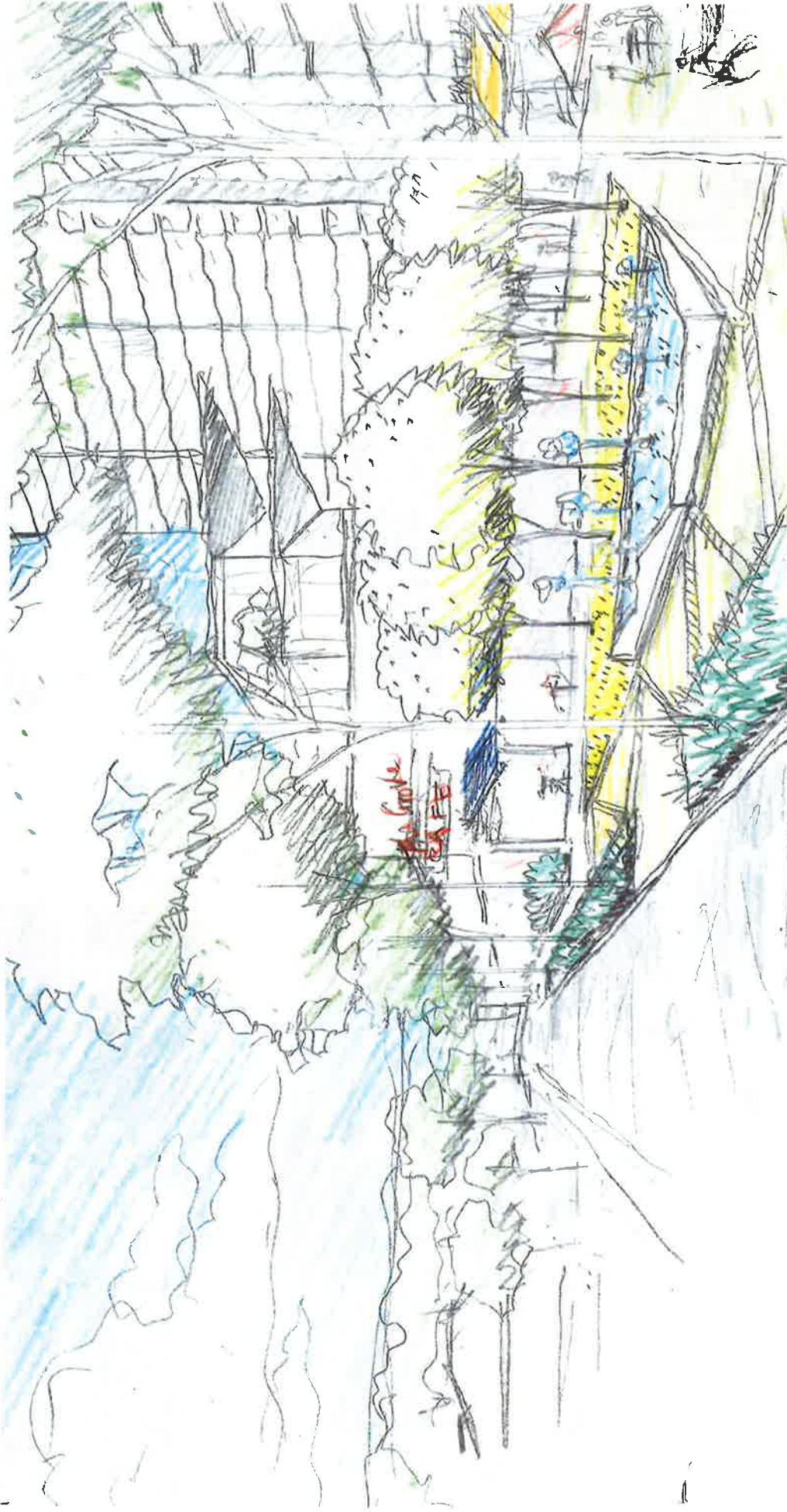


Perspective looking south east down Roberts Lane & into the entry plaza

SITE IMAGE

Northern Plaza Landmark Square Hurstville





SITE IMAGE
 Northern Plaza
 Landmark Square Hurstville

Character Imagery



Bicycle parking



Bench seating



Feature street furniture



Low maintenance native planting



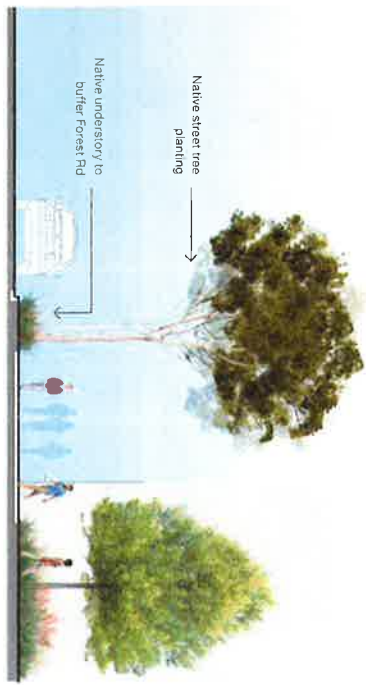
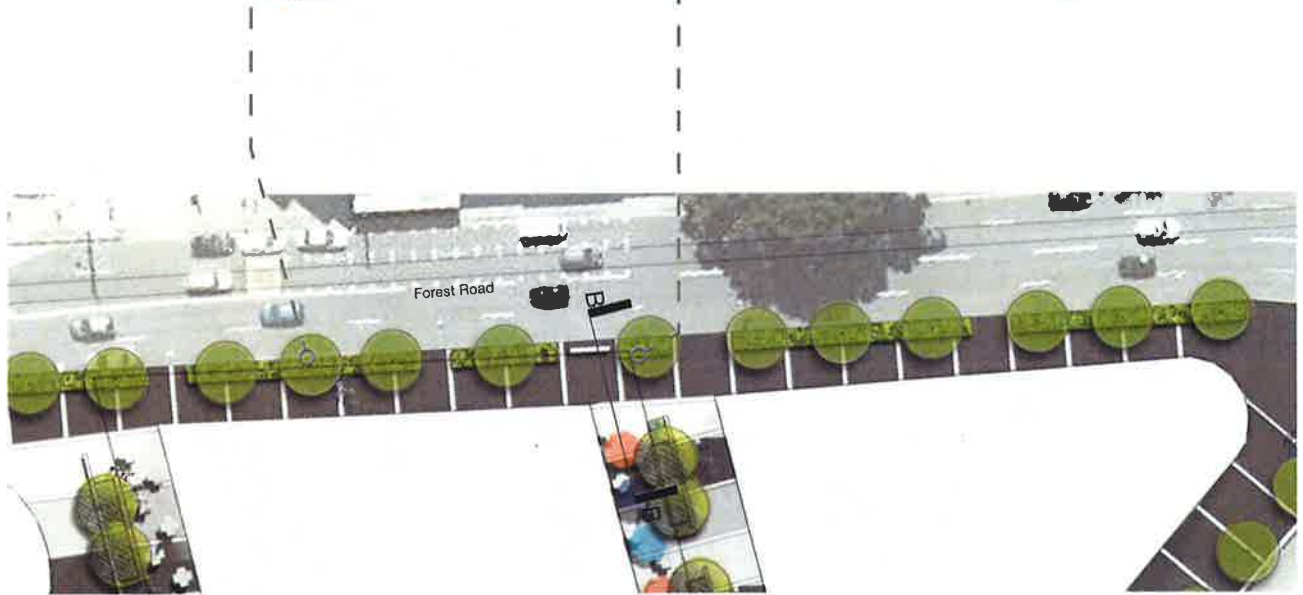
Street furniture



Civic streetscape



Native street tree planting



Section B

Forest Road

Through site link



Perspective looking south along Forest Road



SITE IMAGE

Forest Road Streetscape Landmark Square Hurstville



SITE IMAGE

Forest Road Streetscape
Landmark Square Hurstville

Drawing Number 0010
Issue D
Date 01.03.2017
Site Image Job Number SS17-3491



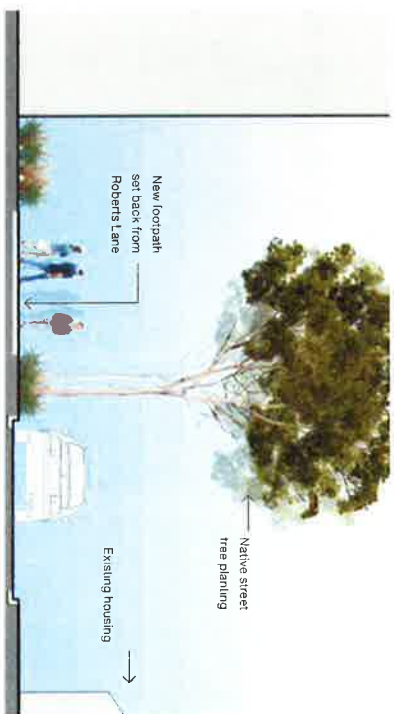
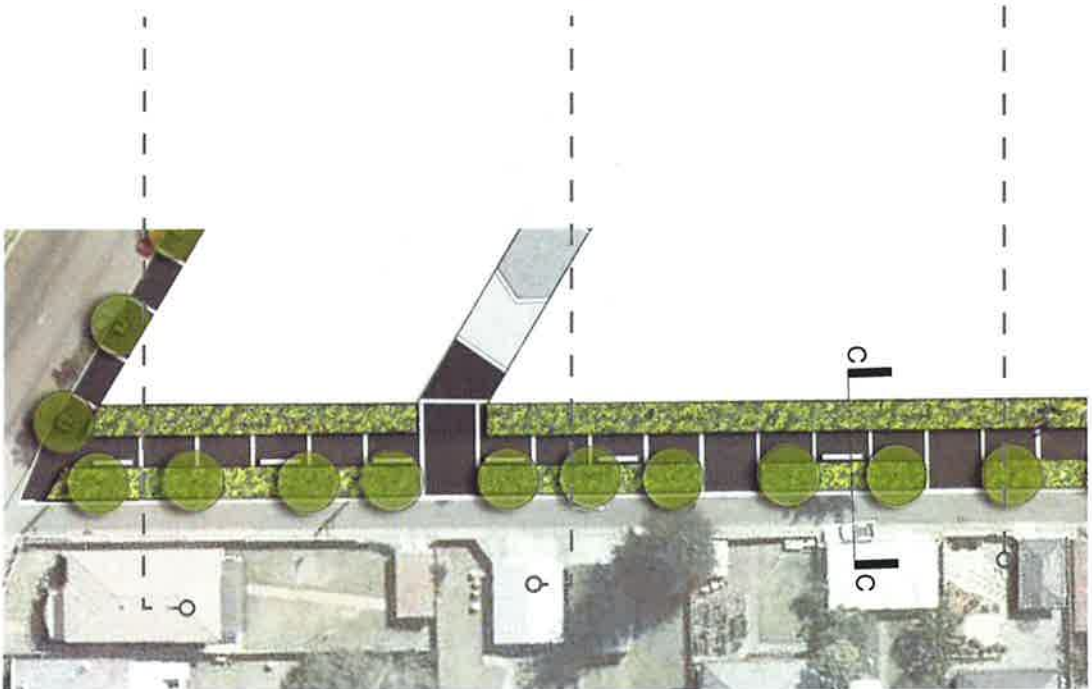
Dynamic edges



Large footpath setbacks



Buffer planting



Section C

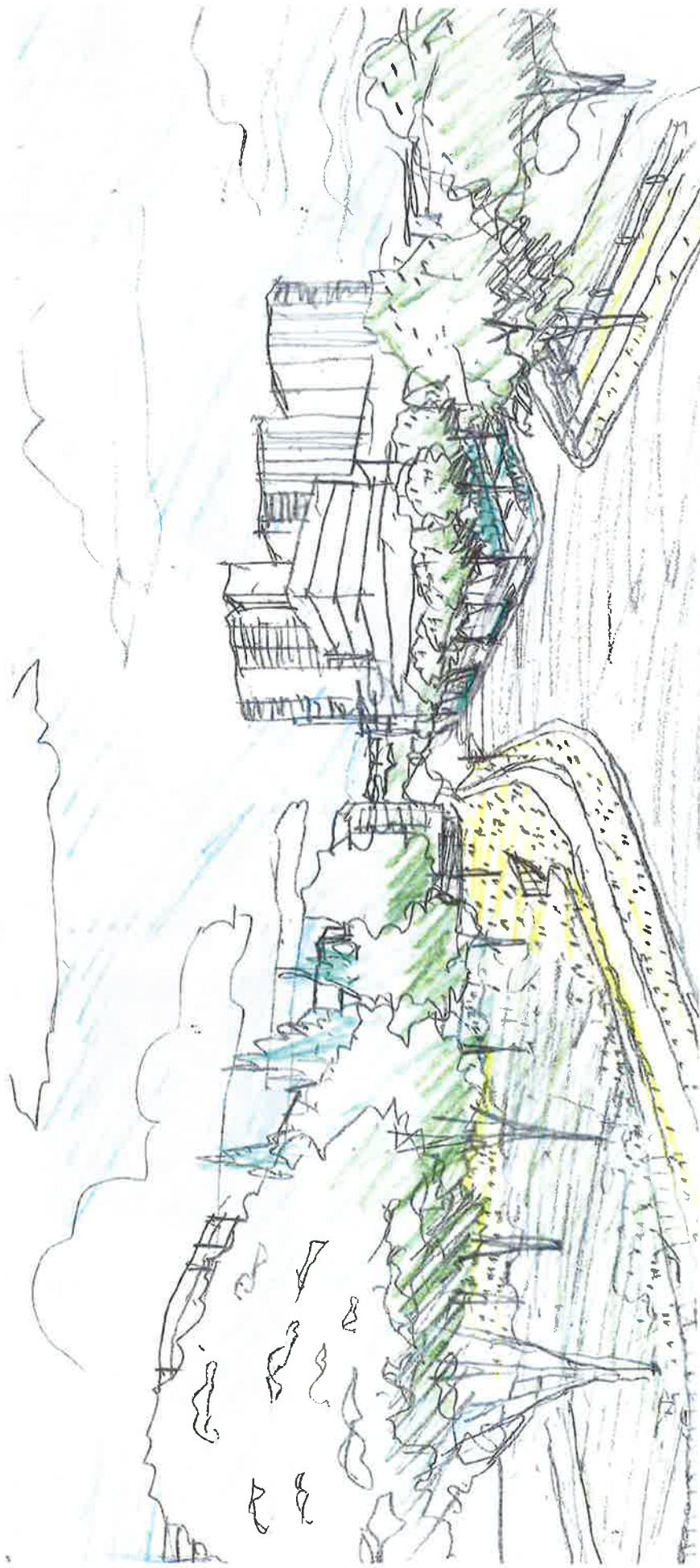


Perspective from Kempt Field looking north west toward Landmark Square



SITE IMAGE

Roberts Lane Landscape Buffer Landmark Square Hurstville



Drawing Number 0012
Issue 0
Date 01.03.2017
Site Image Job Number SS17-3491

SITE IMAGE

Landmark Square Hurstville





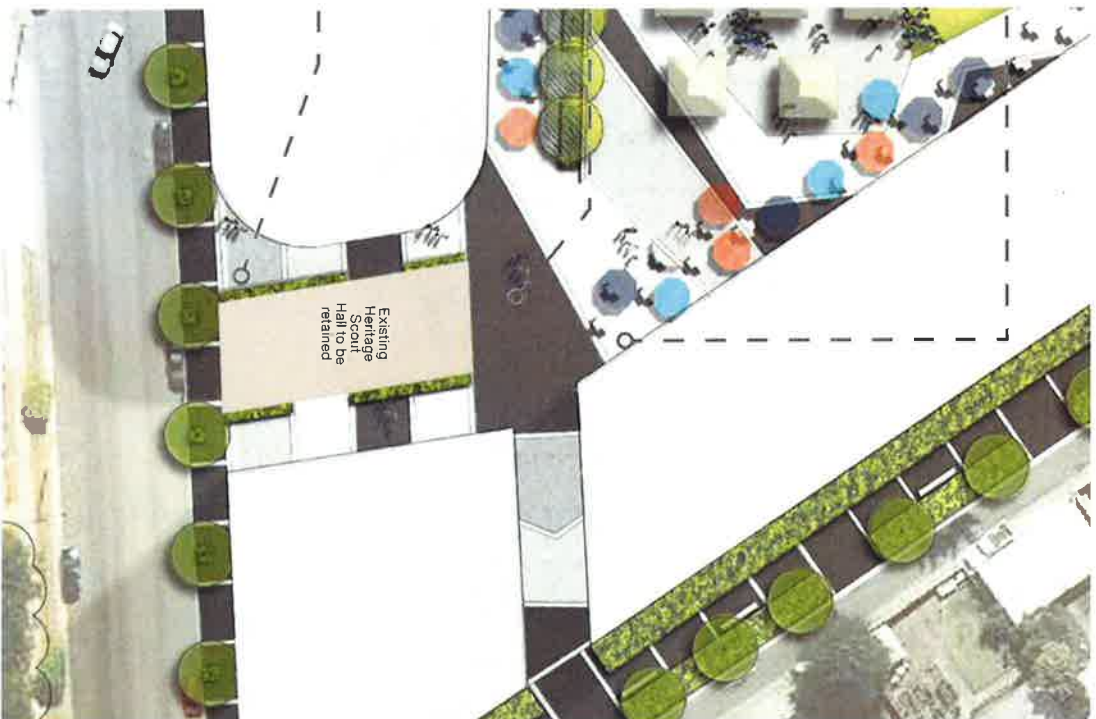
Landscape integrated with heritage built form



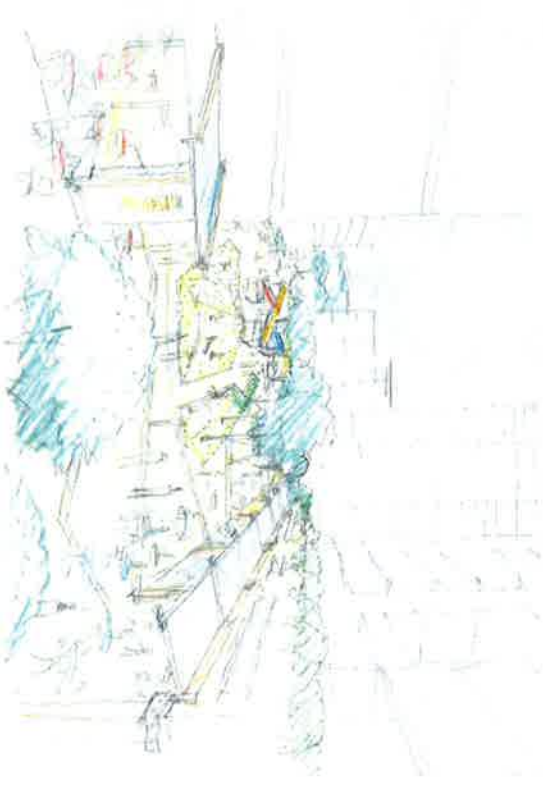
Flexible alfresco eating



Contrasting heritage & modern materiality



Material Character



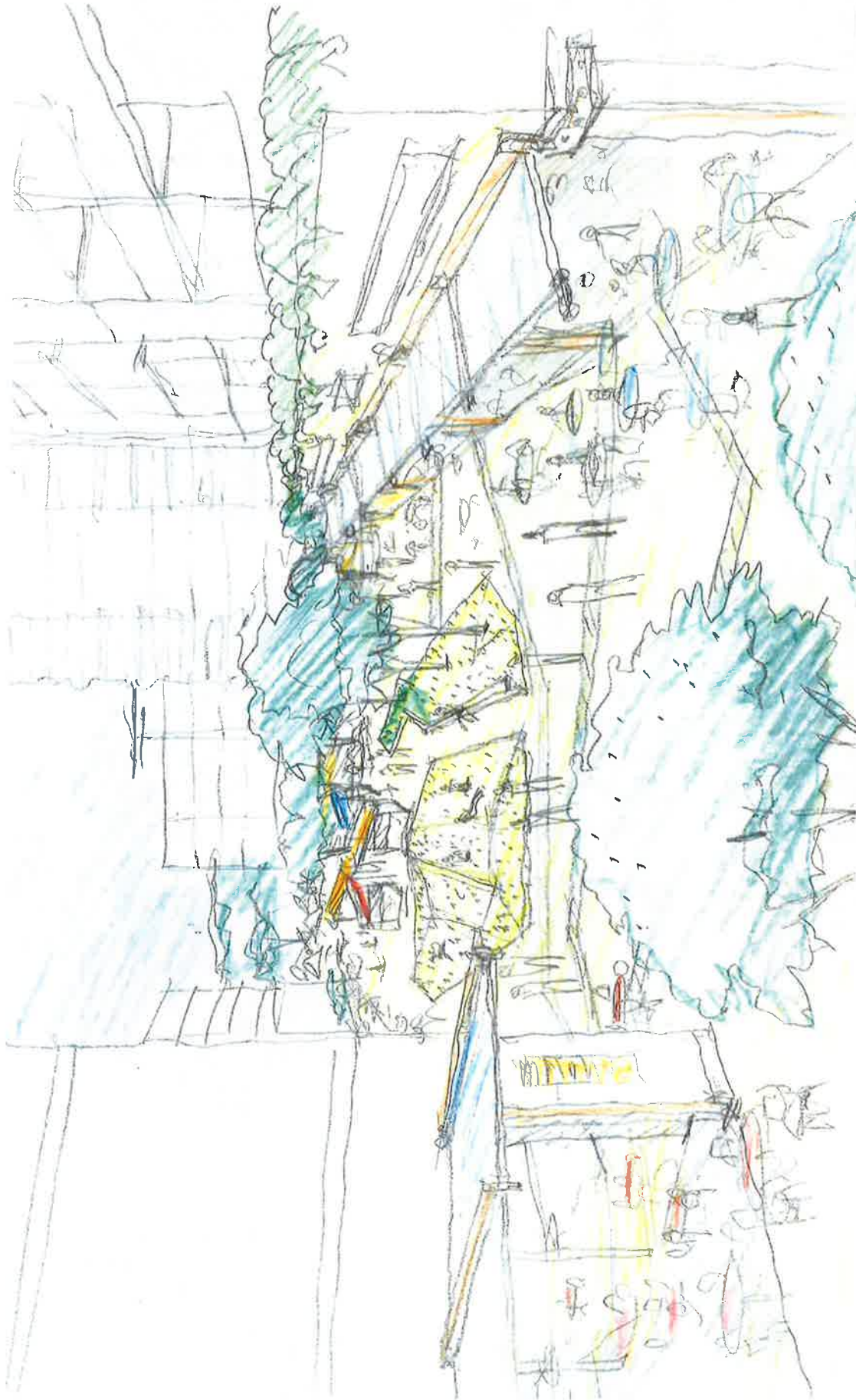
Perspective looking north from Durham Street adjacent the Scout Hall



SITE IMAGE

Heritage Interface Landmark Square Hurstville





SITE IMAGE

Heritage Interface
Landmark Square Hurstville

Trees



Syncarpia glomulifera
Street Tree



Eucalyptus parramattensis
Street Tree



Magnolia grandiflora 'Little Gem'
Feature Tree



Pyrus calleryana 'Chanticleer'
Feature Tree



Glodisia triacanthos 'Shademaster'
Feature Tree

Shrubs Grasses and Groundcovers



Raphiolepis indica



Trachelospermum jasminoides



Carpobrotus glaucescens



Viola hederacea



Dianella caerulea



Dichondra

Materials Palette



Granite Unit Paving



Insitu Concrete



Decogranite



Timber



SITE IMAGE

Material & Planting Palette Landmark Square Hurstville



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