

LANDSCAPE DESIGN REPORT
CONCEPT MASTERPLAN
17.08.23

ALAND LEPPINGTON CIVIC CENTRE

LAND
AND
FORM

Prepared for

ALAND DEVELOPMENTS
8-10 Gould Street, STRATHFIELD SOUTH
New South Wales 2136



CONCEPT MASTERPLAN
17/08/2023

This report 2023015-LR-SK000[1] to be read in conjunction with
Landscape Concept drawings (Appendix A) Prepared by
Land and Form

This Design Report provides an explanation that verifies how the development address-
es how design quality principles are achieved, and demonstrates, in terms of the DCP
and how the objectives and relevant sections have been achieved.

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Acknowledgement of Country

We acknowledge the Dharawal people as the traditional
custodians of this land and pay our respect to their Elders past,
present and emerging.

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INTRODUCTION

Project Overview

The Aland Leppington Civic Centre Planning Proposal seeks to amend State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Parkland City SEPP) for the lots located at 173-183 Rickard Road (referred to as ‘the site’). The site is strategically located, within the civic heart of the Leppington Town Centre, within the South West Growth Area (SWGA) and to the immediate south of the Leppington train station. It is intended for the site to serve a central and civic function within the context of the town centre. The Planning Proposal is supported by the Leppington Civic Centre Master Plan which facilitates the realisation of the Leppington Town Centre vision through the provision of retail amenity and a mixed use hub.

The site is under the single control of the proponent and presents a highly capable land parcel, immediately adjacent to the Leppington train station, that by its nature and location will function as an exemplar transit-oriented development in the Leppington Town Centre and South West Growth Area (SWGA). As such, the site presents an immediate opportunity to deliver new homes and jobs as part of a holistic and integrated land use and transport-oriented development. To the east of the Leppington Civic Centre site is an adjoining Aland landholding at 156-166 Rickard Road, Leppington which will form part of future development stages and subject to a separate planning application.

The proposal seeks to rezone the site comprising 3.2ha of land in the in the Leppington Town Centre Precinct which was first identified by the NSW Government in 2013 as a key strategic centre within the SWGA to deliver new homes and jobs in close proximity to public transport. This was followed by the announcement of the Western Sydney International Airport (WSI) in 2014 and in anticipation of the delivery of Leppington Train Station in 2015.

In 2017, the Department of Planning and Environment (DPE) commenced a review of the Leppington Town Centre, to investigate a potential new vision and associated land use controls for the area. Following this review, DPE announced a new approach to precinct planning in 2019, returning precinct planning and rezoning powers back to Liverpool and Camden Council. Both Councils have since consulted with key Government agencies in relation to the Leppington Town Centre and conducted a number of technical studies to inform a new planning proposal and rezoning of the town centre

The Leppington Civic Centre proposal provides a site-specific planning framework that will help support Council’s vision for the Leppington Town Centre and enable it to transition into a new thriving transit-oriented community that builds on the NSW Government’s vision and aspirations under the Western Sydney Growth Area program.

LAND AND FORM

ALAND LEPPINGTON – CIVIC CENTRE

The Leppington Civic Centre Master Plan is a potential ‘catalyst project’ that would complement the delivery of the wider Leppington Town Centre plan proposed by Camden Council. The proposal leverages the unique opportunity offered by the site’s strategic location within the town centre and its close proximity to transport infrastructure, by rezoning the site to enable transit-oriented development within a town centre, and increasing building height and floor space ratio development standards to enable additional housing supply and diversity.

Aland has engaged Land&Form to prepare a Landscape Report to inform the landscape quality objectives of the Civic Centre Master Plan and Planning Proposal.

Local Context:

The site and its surrounds are generally made up of large rural residential landholdings. The topography is generally low to moderately sloped, with high points around the site’s frontage to Rickard Road.

Rickard Road is a key north-south movement corridor within the SWGA. The site is within immediate proximity to transport infrastructure, being approximate 65m in distance from Leppington Train Station. It is one of the closest privately held landholdings to train station in the entire Leppington Town Centre.

To summarise, the site is surrounded by the following:

North: Immediately north of the site is Leppington Train Station and the adjacent train station car parking facility. On the other side of the station is Austral, which is similarly comprised of rural residential and agricultural lands that is transitioning to that of low and medium density precinct.

East: The east of the site is characterised by a number of rural residential and agricultural landholdings. Some of these are still comprised of market gardening land uses. Further east is a number of key arterial roads, such as Old Cowpasture Road and Camden Valley Way, which are framed by a number of new residential estates.

South: To the southeast of the site is Leppington Public School. Further south is a number of rural residential and agricultural land holdings. At the intersection of Rickard and Ingleburn Road to the south, a number of these land uses are undergoing progressive residential subdivision and urban development.

West: The west is similarly characterised by rural residential and agricultural land holdings that are similarly undergoing residential subdivision and urban development.



STRATEGIC CONTEXT (NSW)

RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

BETTER PLACED & GREENER PLACES

Protect the health and well-being of Country and therefore of Aboriginal communities, and by extension all communities

Embed Aboriginal knowledge into the design and planning of our built environment to make NSW a better place for all its citizens

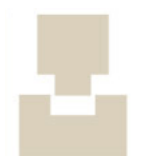






APARTMENT DESIGN GUIDE

Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design

Part 4: 4P Planting on structures

OBJECTIVES FOR GOOD DESIGN (GANSW)

 <p>OBJECTIVE 1.</p> <p>Better fit contextual, local and of its place</p>	 <p>OBJECTIVE 2.</p> <p>Better performance sustainable, adaptable and durable</p>	
 <p>OBJECTIVE 3.</p> <p>Better for community inclusive, connected and diverse</p>	 <p>OBJECTIVE 4.</p> <p>Better for people safe, comfortable and liveable</p>	
 <p>OBJECTIVE 5.</p> <p>Better working functional, efficient and fit for purpose</p>	 <p>OBJECTIVE 6.</p> <p>Better value creating and adding value</p>	 <p>OBJECTIVE 7.</p> <p>Better look and feel engaging, inviting and attractive</p>

A well-designed built environment is:

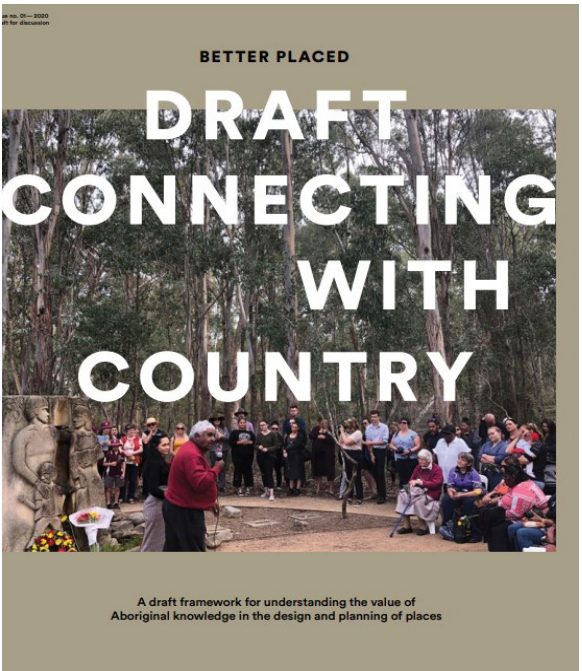
Healthy for all members of our communities, promoting physical activity and walk able environments, social cohesion, and community safety and security to support people's well-being.

Responsive to the needs and aspirations of local people, now and into the future, inviting innovative use and habitation, interaction, productivity and enjoyment.

Integrated, by drawing together the relationships between parts and elements, considering interfaces at multiple scales, and working to common goals and aspirations.

Equitable by presenting opportunities for all segments of our community so residents and visitors have access to and can move about freely between public domain, infrastructure, open space and buildings.

Resilient to the dynamic, challenging conditions of our time, to adapt and evolve while retaining essential qualities and values



STRATEGIC CONTEXT (LOCAL)

Proposed Draft Leppington Town Centre ILP 2022

Public Realm

- Connection to Country, the landscape and waterways are to be the key structuring elements of the master plan.
- Establish a blue-green grid that reinforces existing north-south spines Scalabrini Creek, Bonds Creek and Kemps Creek (as natural green spines). Compliment the existing north-south spines with a new north-south pedestrian spine (as an urban spine). Ensure linear parks and streets act as east-west spines to create an integrated open space network.
- Provide a diversity of public open spaces that cater for various uses and reflect the existing local/desired future character of the town centre. Open spaces will range from large gathering and recreational spaces such as the Civic Park and sporting fields, to riparian corridors, urban parks, linear parks, local pocket parks and landscaped reserves for passive recreation and as movement corridors.
- Create active and safe streets by connecting key urban, social and recreation destinations; providing for active ground floor uses within the town centre core; ensuring high quality streetscape design and maximising opportunities for passive surveillance from residential buildings.
- Co-locate social infrastructure (aquatic / indoor recreation centre, education, community centre, health facilities) with key public open spaces and public transport to provide hubs for social interaction.
- Establish visual connections between key public spaces and social infrastructure to enhance perception of the public realm. area.

Open Spaces Principles

CONNECTED

A legible network of open spaces that provide high

amenity connections through the town centre and encourage active transport.

INTEGRATED

Equitable distribution of open spaces and amenity, no more than 400m walking distance, that respond to different urban needs and offer multi-functional uses.

INCLUSIVE

Equal access, safe and legible open spaces that support outdoor recreational uses for all ages and abilities. Well lit at night for safety and to optimise use.

SITE SPECIFIC

Open spaces designed to protect and enhance existing site qualities, including topography, hydrology, and vegetation (using indigenous species where appropriate and maintaining existing mature trees wherever possible).

CANOPY COVER

All open spaces designed to achieve (as a minimum) NSW Government canopy cover targets. To maximize shade coverage from day one and enhance ecological value.

DIVERSE

A large range of open space amenities and diverse palette of plant species (including existing mature trees) will create a richness of experience and resilient town centre.

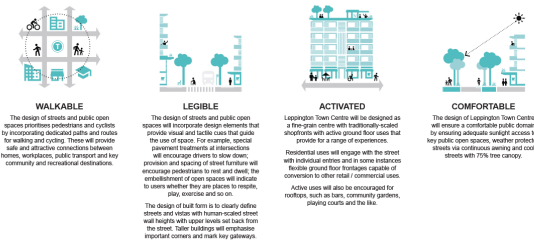
QUALITY

High quality, hard-wearing materials will ensure a robust and low maintenance public domain.



7. Public Domain

7.1 General Urban Design Principles for the Public Domain



6. Open Spaces

6.1 Open Space Design Principles



Proposed Draft Leppington Town Centre ILP 2022



Legend



EXISTING SITE CONDITIONS

Site Description

The land to which this proposal relates is 173-183 Rickard Road, Leppington, with a total site area of 3.2ha. The site is accessed via Rickard Road and is located within the Leppington Town Centre which extends across both the Camden and Liverpool LGA. The site, however, is located entirely within the Camden LGA portion of the town centre. The site is more broadly situated in the SWGA.

Leppington Town Centre is located 40km southwest of Sydney Central Business District (CBD) and spans parts of Camden and Liverpool Local Government Areas (LGAs). The planned Leppington Town Centre is located within the South West Growth Area (SWGA) and the Western City District. Leppington Town Centre has been identified as a Strategic Centre.

The site is afforded excellent access to Leppington station which lies to the north of the site. The extent of the site is within 400m of the station creating ease of access.

The site gradually falls approx 10m to the west, but does not impede accessibility.

The northerly aspect of the site is an asset and should be used as a tool to guide the planning of spaces.

The vision for Leppington Town Centre has changed. Over the next 20 years, the strategic centre planned around Leppington rail station will grow into a regionally significant transit-oriented centre providing the major civic, cultural, recreational, retail and business service functions for the South West Growth Area. The nearby Aerotropolis will take on the major business and industrial enterprise focus and Leppington Town Centre will now become a more mixed use, urban living and service centre for the surrounding district. It will become home to over 25,000 people who will love this place.



DCP INDICATIVE LAYOUT PLAN

Leppington Town Centre Indicative Layout Plan

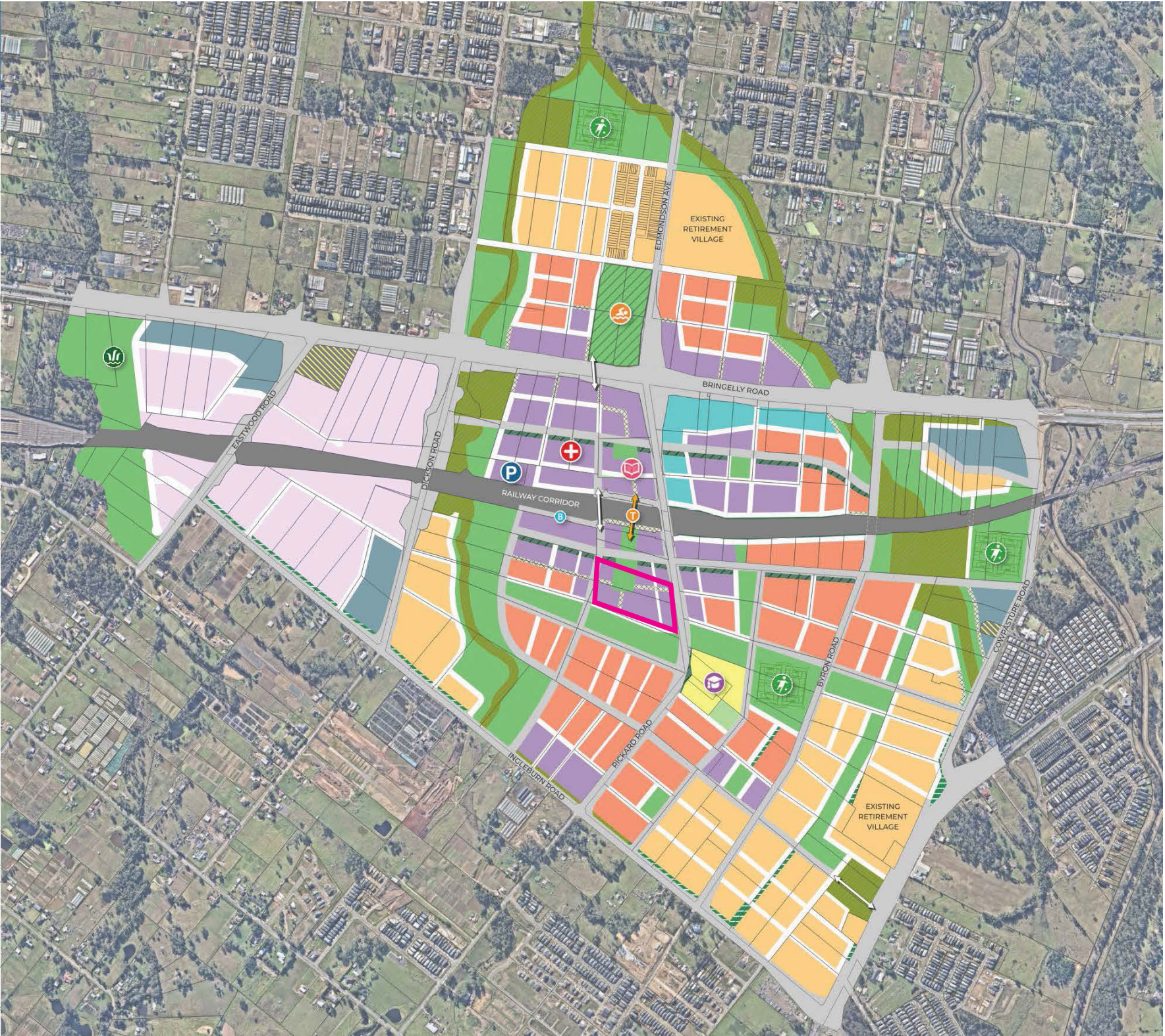
Legend

- Commercial
- Mixed Use
- Business Development
- Light Industrial
- Medium Density Residential
- High Density Residential
- Railway Corridor
- Public Recreation
- Private Recreation
- School
- Utilities Infrastructure
- Drainage and Riparian
- Landscaped Road Reserve
- Linear Plaza
- Road
- Pedestrian Priority Street
- Recreation Facility
- Education
- Playing Field
- Health Hub
- Nature Reserve
- Commuter Car Park
- Community Centre
- Train Station
- Bus Interchange
- Primary Active Link
- Proposed Active Link



MAP DATE:
01-09-2022

0 200 400 600 m



DESIGN OBJECTIVES & PRECINCT VISION

DESIGN ONJECTIVES



A SAFE CONNECTED COMMUNITY

A welcoming neighbourhood that creates a sense of belonging and security whilst being connected to the wider local community of quality schools and local lifestyle amenity. The proposal expands on the sites existing assets and creates a new community destination. We aim to create resilient communities with shared spaces & encourage community support & engagement.



SUSTAINABILITY & INNOVATION

We aim to create resilient spaces harnessing innovation and a commitment to a sustainable community for all. The proposal aims to increase Urban canopy & site greening improve Green infrastructure - with a minimum 30% site canopy coverage through implementation of trees & 'green' canopy structures to mitigate heat island effect. WSUD principles are also explored through blistered kerb & WSUD planting.



HARMONY WITH NATURE

Biophilic design principles influence the urban design to balance built form with natural landscape. Supported by generous open spaces vegetated corridors and selective tree-planting to enhance the beauty of the site. We aim to create a Green Heart to the development with an emphasis on tree Canopy , natural materials and sustainability.



A HEALTHY LIFESTYLE

A site designed for a healthy, positive lifestyle with public spaces, active linkages, sporting facilities and nearby access to township amenities and transport. We aim to enhance the existing site with connections to existing reserves and the wider context.



DESIGN PRINCIPLES



Public & Open

The landscape proposal is designed to complement the architecture of the development, whilst providing Environmental amenity within an attractive setting. The design will provide and enhance the community's connection with the locality.



Connected

The public domain presents an opportunity to balance the urban with the natural, where the landscape and built form will act in a complimentary manner allowing for a high quality development.

The landscape masterplan seeks to draw from the sites existing connectivity in particular along the Rail site The design aims to maintain clear sight-lines across the public domain and enhance movement + access as identified in the design principles in this report.



Place & Identity

To create a high quality mixed use development involving diverse living experiences and a lively ground floor retail precinct which is appropriate to the local urban setting. The sense of place of the site will restore, reinforce and forge a new community identity and sense of ownership.

The site seeks to celebrate & pay homage to the original indigenous inhabitants & custodians of the land through an initial designing with Country process in which fundamental landscape principles have been applied throughout the project.

SENSE OF PLACE & DESIGNING WITH COUNTRY

Designing with Country through the landscape

LAND&FORM recommends the engagement of Indigenous consultants and local elders to further embed Design to Country Principles outlined in the GANSW guidelines through:

- Embracing the use of endemic planting.
- Use of recycled materials & sandstone referencing local geology and oyster harvesting in the region.

Creating informal and formal gathering spaces throughout the landscape & public domain referencing water from the nearby three restored and enhanced natural creeks (Kemps, Scalabrini and Bonds Creeks). & remembering past yarning/ gatherings of local and regional clans in the area.

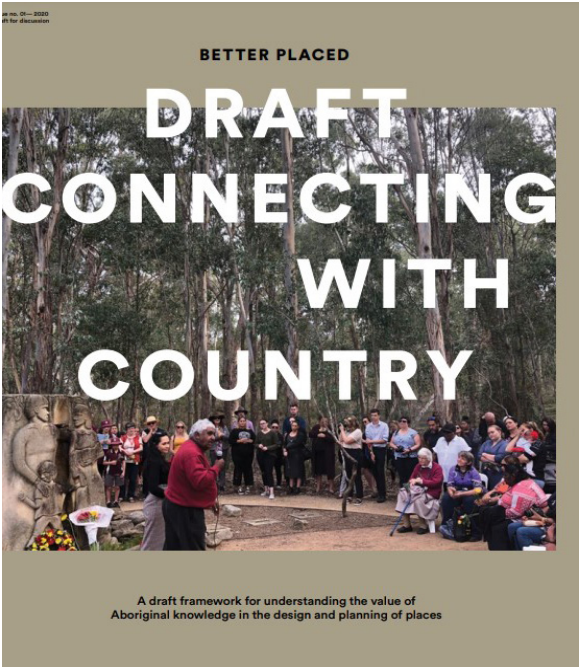
Connection to Country Traditionally cognitive mapping by Aboriginal people was done through walking Country and learning about important sites, cultural lore, and wayfinding through storey telling. This can be argued as a universally human trait where our brain (like animals) senses place –using mental models of space to navigate and remember important features in the environment.

These features can be seen in the current design proposal through the use of planting, materials & structures.

The design seeks to instil fundamental principles of leaving country in a better state through the supplementation of endemic and native landscaping which can further enhance and contribute to the wider biophilic systems of the natural creeks.

An additional 25% native trees will be planted on site with a diverse range of endemic shrubs & groundcover providing habitat for local flora and fauna whilst promoting the connection between people and nature in a passive native landscape.

- Potential use of locally sourced stone were possible.
- Creation of a formal gathering point on the foreshore with an interactive water play element reinforcing the site’s connection with the natural creeks (Kemps, Scalabrini and Bonds Creeks).
- Re-use of materials on site where possible to promote sustainability and reduce impact on the land.





// ESTABLISH A SERIES OF BIOPHILIC SPACES PROMOTING SOCIAL
CONNECTEDNESS, SENSE OF PLACE & WELL-BEING //

DESIGN STATEMENT

OVERVIEW

The Concept Master Plan illustrated and explored in more detail in the following pages describes a highly connected precinct offering opportunities for the community to enjoy a public realm network which links day-to-day destinations(transport, work, school, shops etc) with an accessible and integrated parkland system that responds to and is informed by, the distinct character and qualities of the natural Creek corridors along its eastern boundary.

The considered distribution and quantity of public open space along the length of the Leppington urban precincts provides all residents with the opportunity to access an open space within a 5-10 minutes / 200-400 metres walking distance from any home, via a network of safe, walkable streets and off-road pathways.

In addition, these open spaces cater for a diverse range of formal and informal recreational opportunities and activities such as walking, cycling, jogging, play, exercise, kickabout, informal sport, picnicking, socialising, engagement with nature and the like.

PUBLIC OPEN SPACE

The proposed public open space network provides a quantum and distribution of open space and recreation connections that meets current best practice and is aligned with site specific analysis of open space requirements as identified in the recreation needs analysis undertaken by council. The locations and qualities of the public open spaces within the precinct celebrate the identity of the surrounding landscape, reconnecting the development to the creek and maximising its recreational opportunity. The open spaces accommodate a broad spectrum of informal recreational and social opportunities complimented by community amenities and facilities.

It is important to note that while informal sports activities, such as kickabout, fitness training, water play and courts sports have been accommodated within the precinct, the community's requirements for organised field sports will be provided at neighbouring district and regional sports facilities.

Detailed information on the number, hierarchy, catchment, size, setting, function, users and uses and character of each open space are outlined later in this document.

STREETS AND PATHS

A hierarchy of streets that service the precincts also form a crucial aspect of the public realm, offering safe, pedestrian and cycle orientated movement, passive surveillance on all streets and to open spaces to satisfy CPTED requirements and provide extensive tree canopy to mitigate the urban heat island effect.

LAND AND FORM

ALAND LEPPINGTON – CIVIC CENTRE

The varying street types and associated landscape elements are described and illustrated in detail later in this document.

COMMUNAL OPEN SPACE

The communal and privately owned and managed open spaces within the development compliment and expand upon the network of public open spaces to provide further opportunities for recreational activity, social interaction and cohesion within the community, providing more intimate and reflective spaces for the residents.

These spaces will be accessible, both physically and visually, to the wider public open spaces and will respond to adjacent retail and commercial opportunities, providing informal breakout office space, social corners and opportunities for outdoor dining.

This Landscape Master Plan Report describes and illustrates the proposals for public open space and landscape in Leppington and precinct. The proposals are based on current best practice in public realm and landscape planning for urban development precincts of this nature.

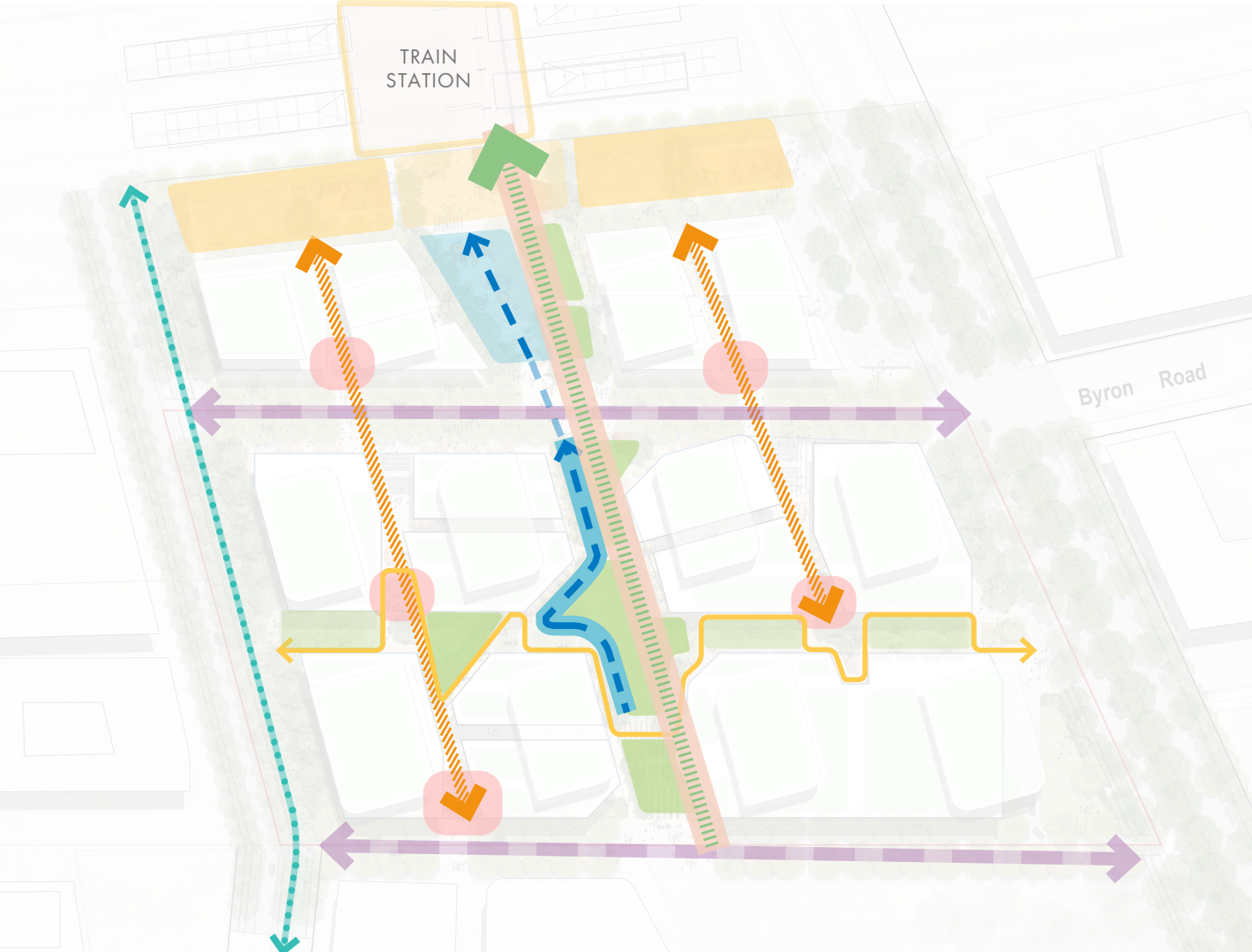
- the public open space network throughout the two precincts follows a consistent suite of principles while responding to the particular landscapes and development types within each precinct
- all residents within both precincts will have access to public open space well within the 200m (higher density) and 400m (lower density) access metrics
- the open space within the precincts is extensively linked to the surrounding locality by a network of paths
- the proposed public realm includes regularly spaced local parks (of varying setting types), a central district level park
- the proposed streetscapes in each precinct will be highly walkable, cyclefriendly and extensively shaded by broad canopy street trees
- the network of footpaths and cycleways within the precincts promote




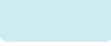
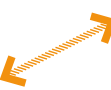



Recreational opportunities and reduce car dependency by permitting safe active transport access to day-to-day destinations and transport.

Streetscapes and their associated plantings has been devised to achieve a suite of complementary outcomes for the residents and users of the precincts, including enhanced health and wellbeing, contact with nature, social connectedness, liveability and climate change adaptation.



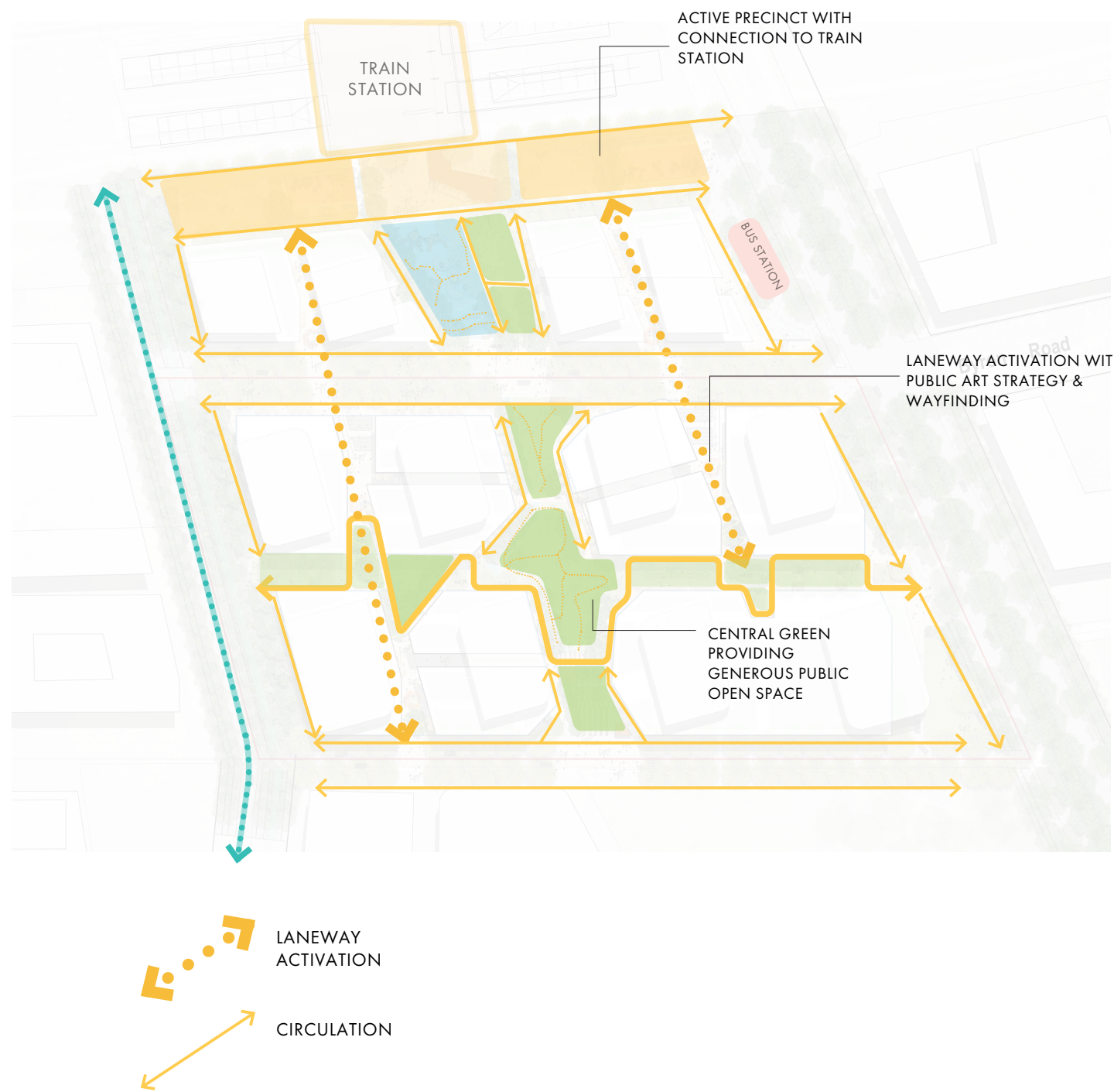
DESIGN APPROACH



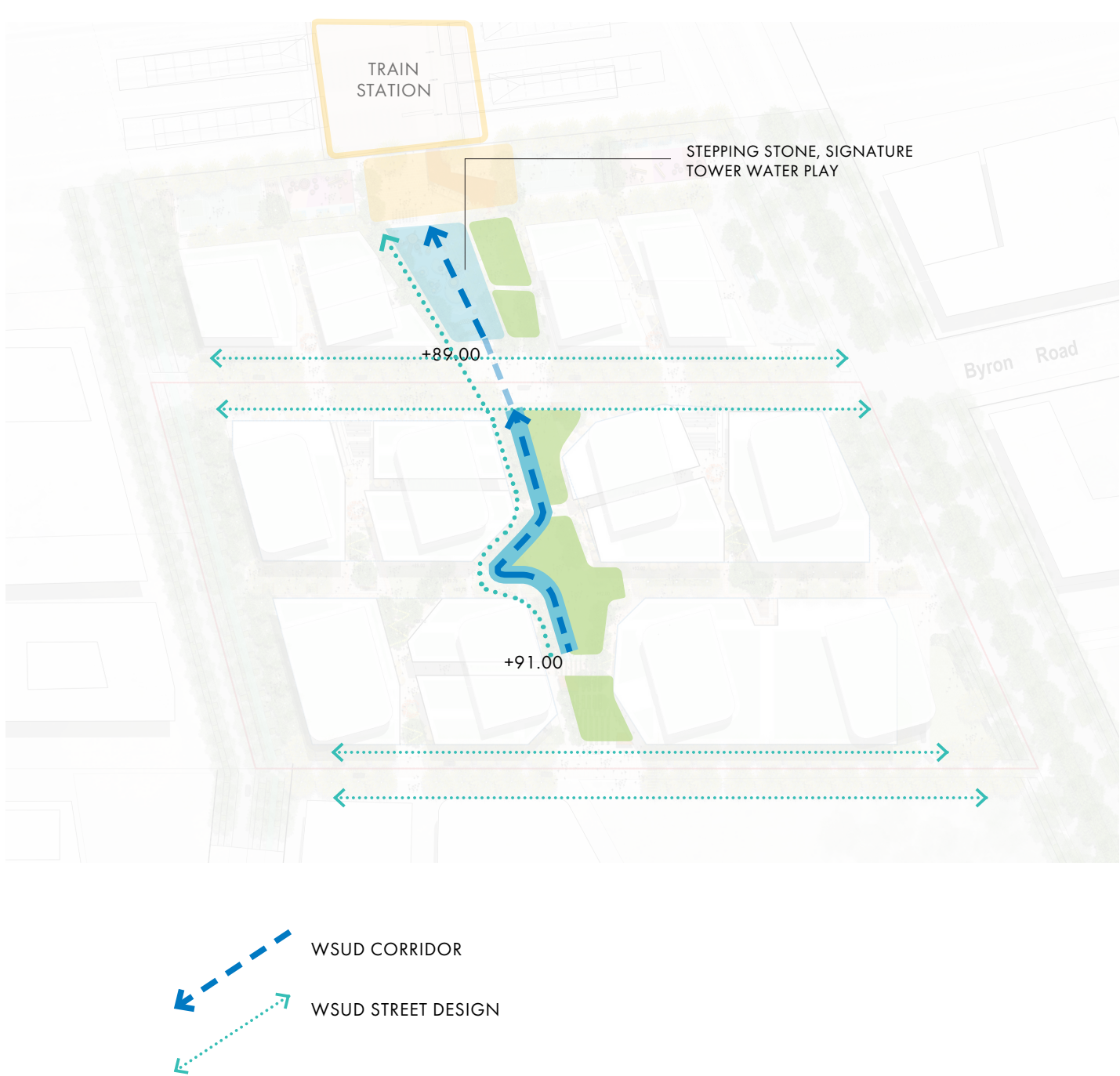
-  PUBLIC OPEN SPACE
-  ENTRY FORCOURT & PUBLIC ART WAYFINDING
-  PLAZA & ACTIVE PRECINCT
-  WATER PLAY
-  KEY CONNECTIONS
-  SHARED STREETS
-  WSUD - WATER
-  BIKE LANES

LANDSCAPE DIAGRAMS

PUBLIC OPEN SPACE & WALKABILITY




WATER WSUD



LANDSCAPE MASTERPLAN






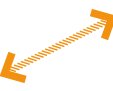



LANDSCAPE MASTERPLAN



 SITE A - SITE BOUNDARY

LANDSCAPE STRUCTURE



-  SITE A - SITE BOUNDARY
-  PUBLIC OPEN SPACE
-  ENTRY FORCOURT & PUBLIC ART WAYFINDING
-  PLAZA & ACTIVE PRECINCT
-  WATER PLAY
-  LANEWAY CONNECTION
-  SHARED STREETS
-  WSUD - WATER
-  BIKE LANES IN ACCORDANCE WITH COUNCIL DCP

STATION PRECINCT



- 1 CIVIC CONNECTION AND EXPRESSION TO RAIL STATION
- 2 FLEXIBLE CIVIC SQUARE WITH SCULPTURAL AMENITIES BUILDING
- 3 ACTIVE EAST WEST LINK FROM STATION - WITH FITNESS & ACTIVE RECREATIONAL FACILITIES
- 4 WATER PLAZA WITH FEATURE TOWER AND INFORMAL TERRACING AND PLAY WITH CONNECTION TO WATER
- 5 PLAZA GROVE WITH POTENTIAL MARKET OPPORTUNITIES -SEATING UNDERNEATH SHADE CANOPY
- 6 CIVIC LAWN FOR INFORMAL GATHERINGS
- 7 CENTRAL GREEN FOR PASSIVE RECREATION WITH CENTRAL STAGE/ AMENITIES PAVILION
- 8 WSUD CORRIDOR - WITH DETENTION BASIN
- 9 ENTRY FORECOURTS AND ACTIVE LANEWAYS
- 10 SHARED STREETS WITH EXTENSIVE TREE CANOPY
- 11 STREETS IN ACCORDANCE WITH COUNCIL'S DCP
- 12 PROPOSED BUS STOP
- 13 GARDEN LINK - DECIDUOUS GROVE WITH DECOMPOSED GRANITE & SEATING UNDERNEATH TREE CANOPY
- 14 GARDEN LINK WITH PASSIVE POCKET PARKS AND SEATING SPACES



GARDEN PRECINCT

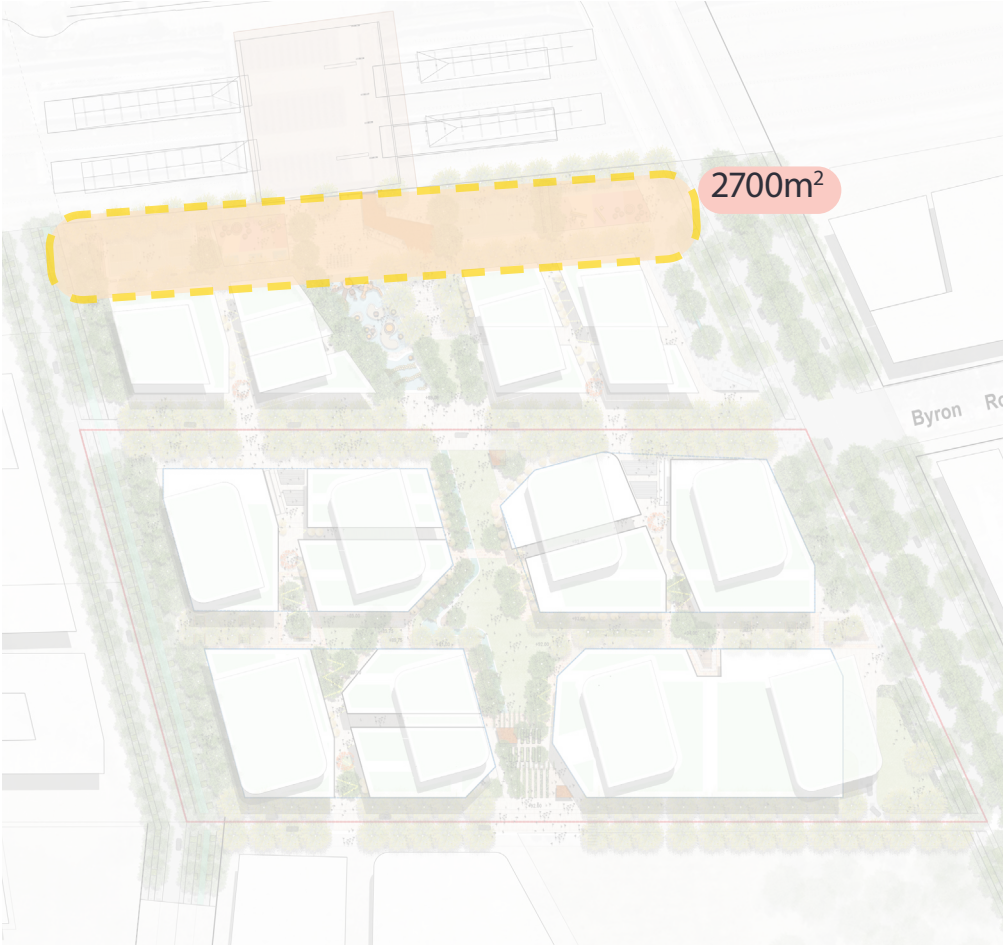


- 1 COMMUNITY GARDENS & ARBOR WALK WITH CITRUS/ APPLE GROVES AND AGRI THEMED EDIBLE GARDENS AND FACILITIES SUCH AS AMENITIES BLOCK, RAIN WATER TANKS AND STORAGE.
- 2 WSUD CORRIDOR CHANNEL
- 3 ENTRY FORECOURTS AND ACTIVE LANEWAYS
- 4 GARDEN LINK - DECIDUOUS GROVE WITH DECOMPOSED GRANITE & SEATING UNDERNEATH
- 5 POCKET PARK WITH VISUAL CONNECTION TO ADJACENT SITE AND BUS STOP
- 6 SHARED STREETS WITH EXTENSIVE TREE CANOPY
- 7 STREETS IN ACCORDANCE WITH COUNCILS DCP
- 8 CENTRAL GREEN FOR PASSIVE RECREATION WITH CENTRAL STAGE/ AMENITIES PAVILION
- 9 PEDESTRIAN THRESHOLDS LINKING WIDER CONTEXT



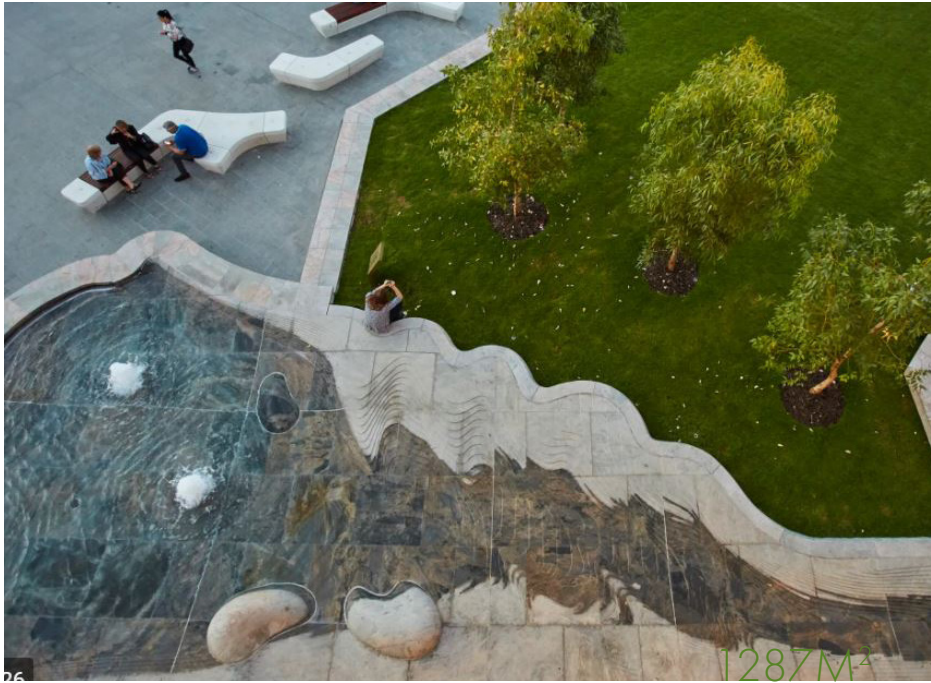
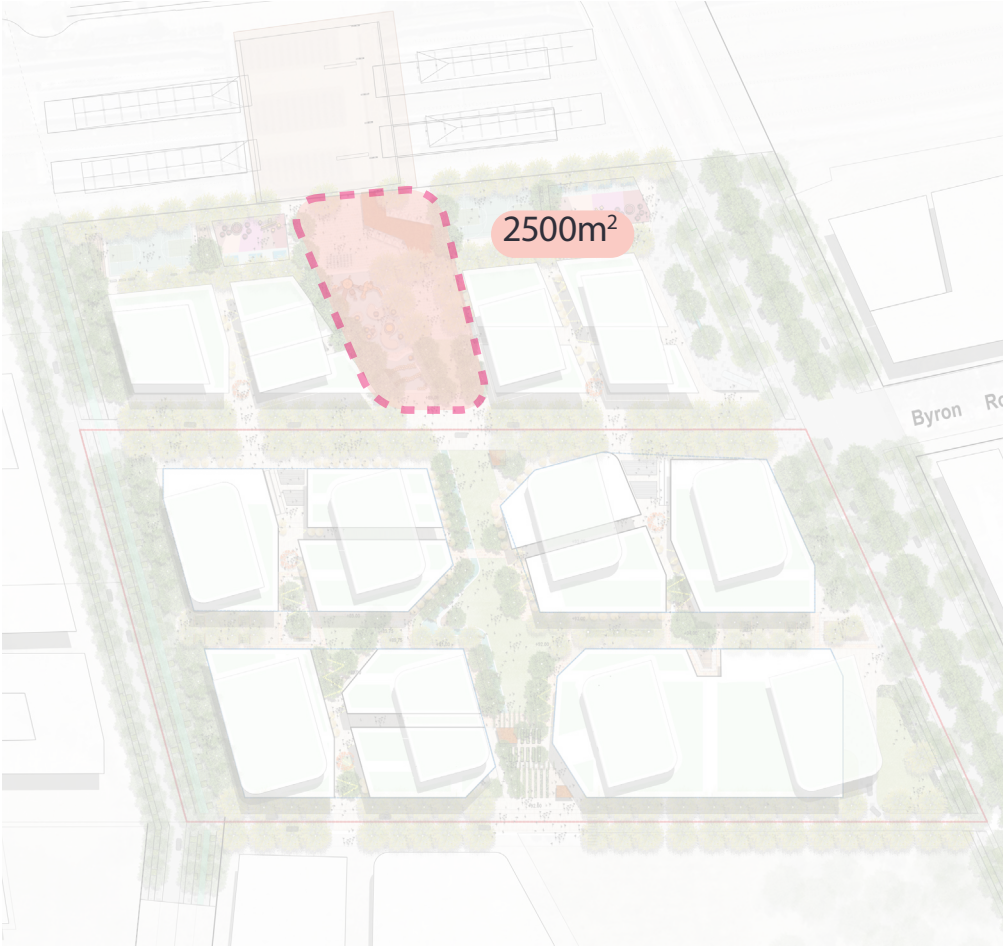
ACTIVE LINE

The ACTIVE LINE is a dynamic and vibrant precinct sitting at the northern edge of the site. It activates the east-west linear space between Leppington train station and the proposed high density residential area, providing a diverse variety of spaces for outdoor activities such as outdoor gyms, basketball courts, table tennis and street markets.



PLAZA / SQUARE

As an arrival point in connection to Leppington Train station, the central PLAZA is divided into two parts, an civic plaza with sculptural amenities building at the north, and a vibrant water play zone at the south, comprising of a feature tower and terraced water play zone, promoting the interaction with water.



CENTRAL GREEN

Transitioning from the active water play area at the north, the CENTRAL GREEN is a large expansive urban green sitting at the heart of the Leppington's north-south open space corridor. It provides local residents with generous access to public open spaces for informal gatherings and recreation with a central amenities and stage building as well as a proposed detention pond promoting and connecting people to the biophilic heart of the local landscape.



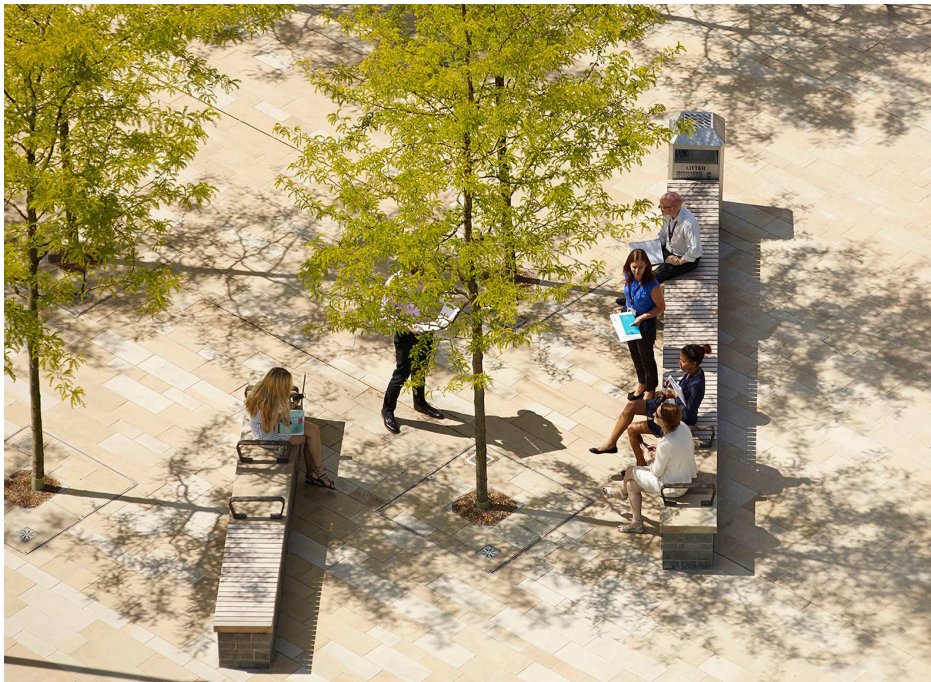
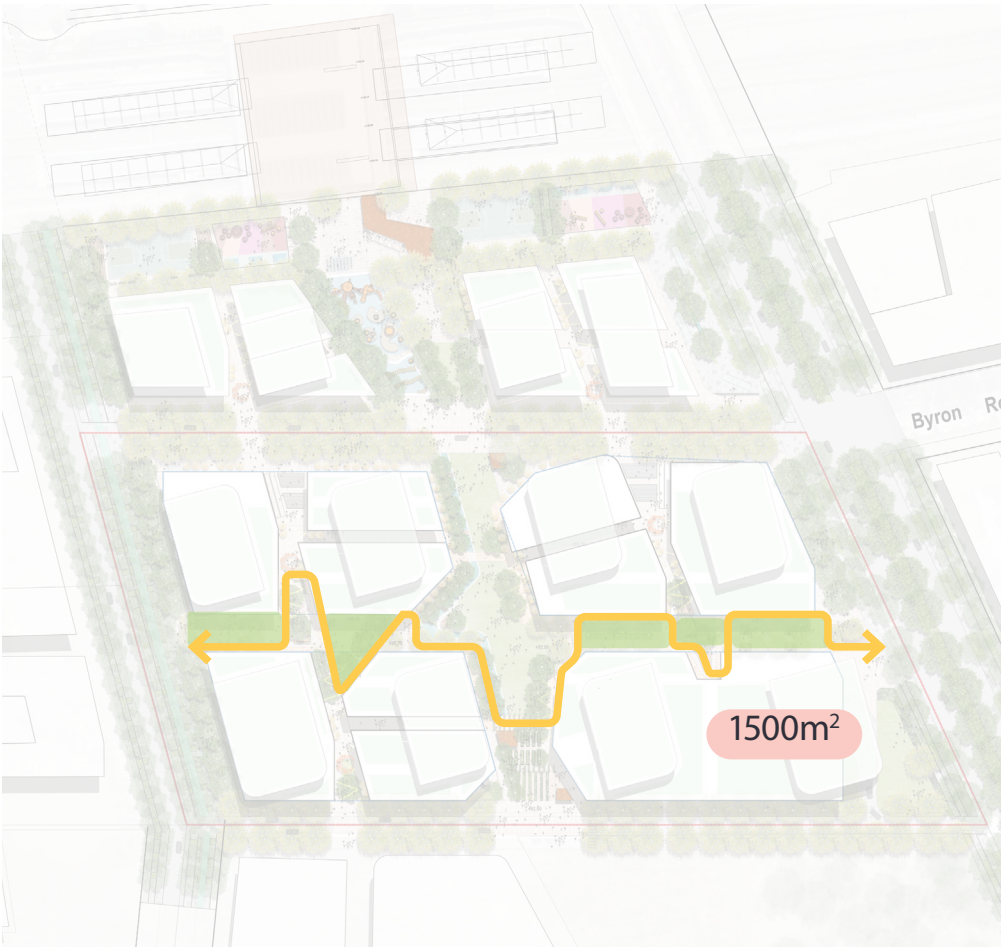
COMMUNITY GARDENS

Responding to the residential precinct, the more passive COMMUNITY GARDENS aim to provide a variety of community based facilities such as raised community planters citrus trees and edible gardens to expand on the farm to plate concept and reflect the former Leppington pastoral site. The community gardens with apple groves and agri-themed edible gardens, promotes the connection between residents and the locality of the space.



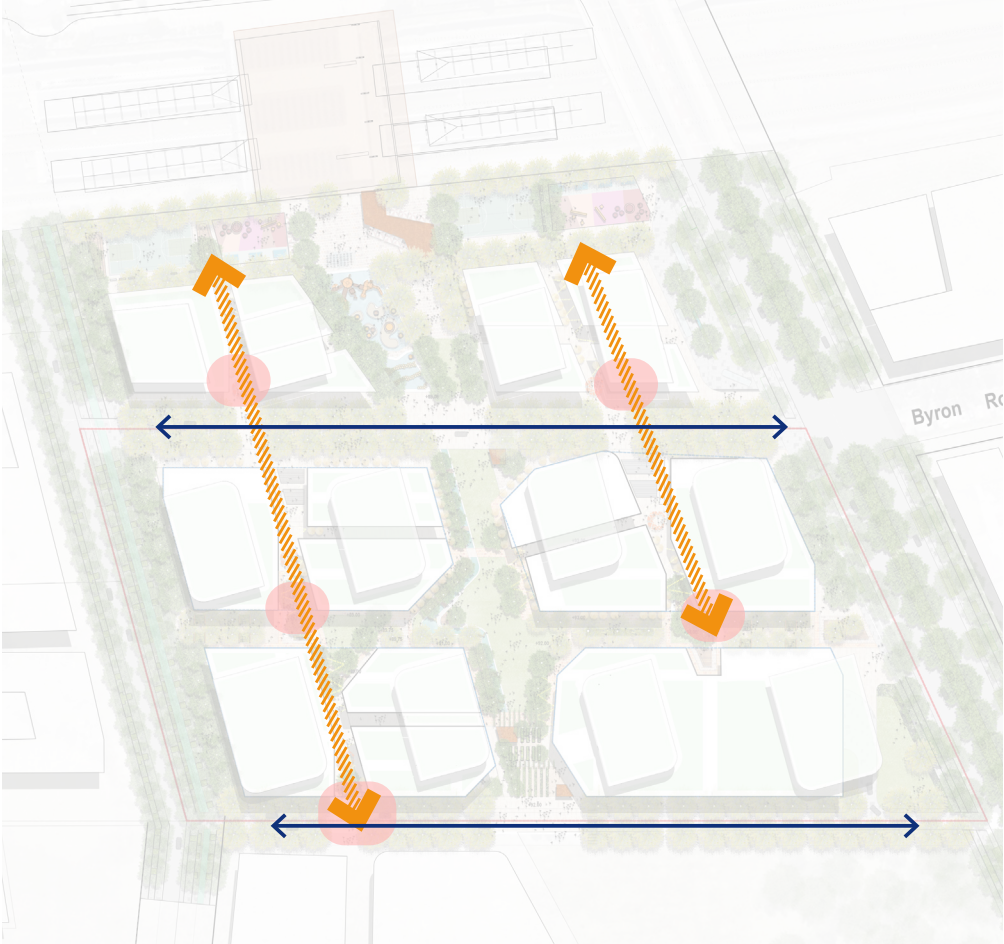
GARDEN LINK

The GARDEN LINK is a promenade ribbon of a series of garden spaces - groves & passive lawns which provide opportunities for informal gathering. Seatings provided under tree canopies. The east-west strong walkable spine connects to the active retail building frontages.



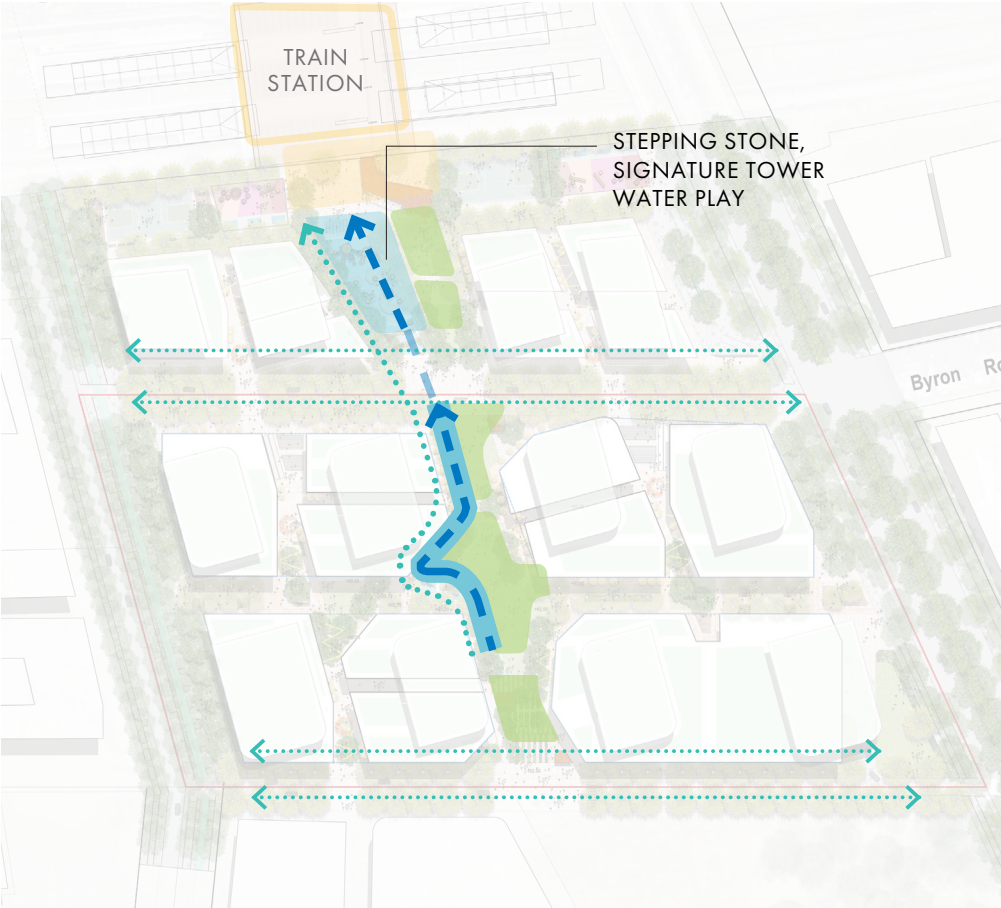
LANEWAYS & SHARED STREETS

The Laneways are a fine grain vibrant pedestrian corridor providing high permeability between the high-density residential area and the Leppington train station. The laneways are activated with entry courts, retail spill out, public art and featured street lightings. The east-west shared streets will prioritize pedestrians and will be framed with dense deciduous canopy.



WSUD - WATER

The biophilic water sensitive corridor will run through the central north-south spine all the way from the community garden precinct to central green and water plaza at the front of the station precinct. It sees a transition from passive waterfront to a more dynamic water play with stepping stones, terraces and featured water tower. Not only does it embody WSUD opportunities but also play an essential role in Urban Cooling, providing a variety of opportunities and experiences of interact with water.

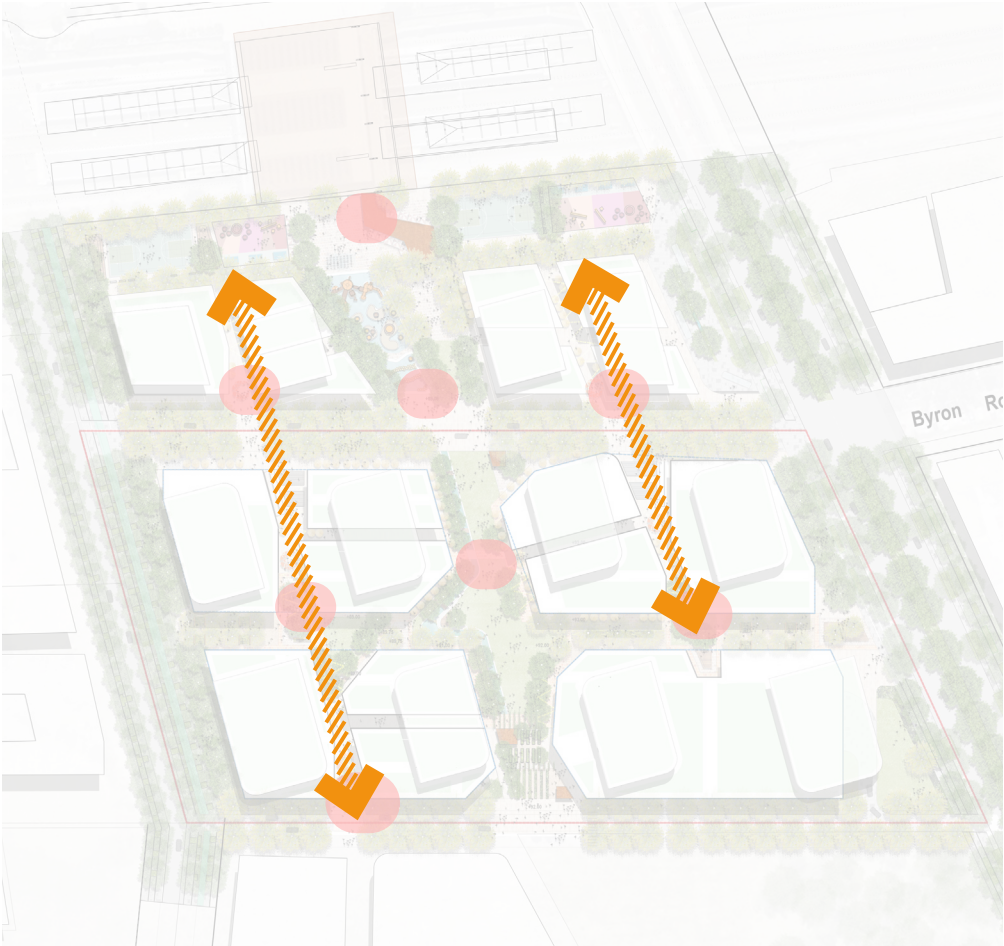


PUBLIC ART STRATEGY

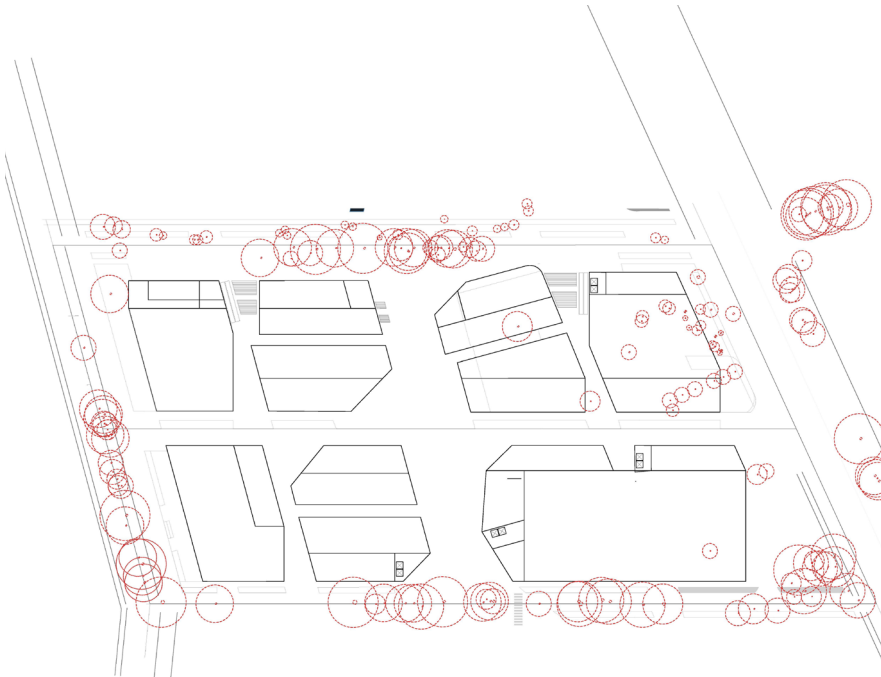
Public Art will consider how art can be integrated into the future Leppington playing a key role in shaping the next stage of its urban design and identity.

Key objectives

- Meaningful art that generates a sense of belonging and connection to place
- Art integrated with landscape and architecture where possible
- Art to assist with intuitive navigation
- Art as a creator of identity
- Art to improve the lived experience of place
- Art to encourage a sense of care for the Leppington urban environment
- Art to soften and humanise the urban interface between street, public domain and people



TREE MANAGEMENT & DEEP SOIL



TREE REMOVAL:

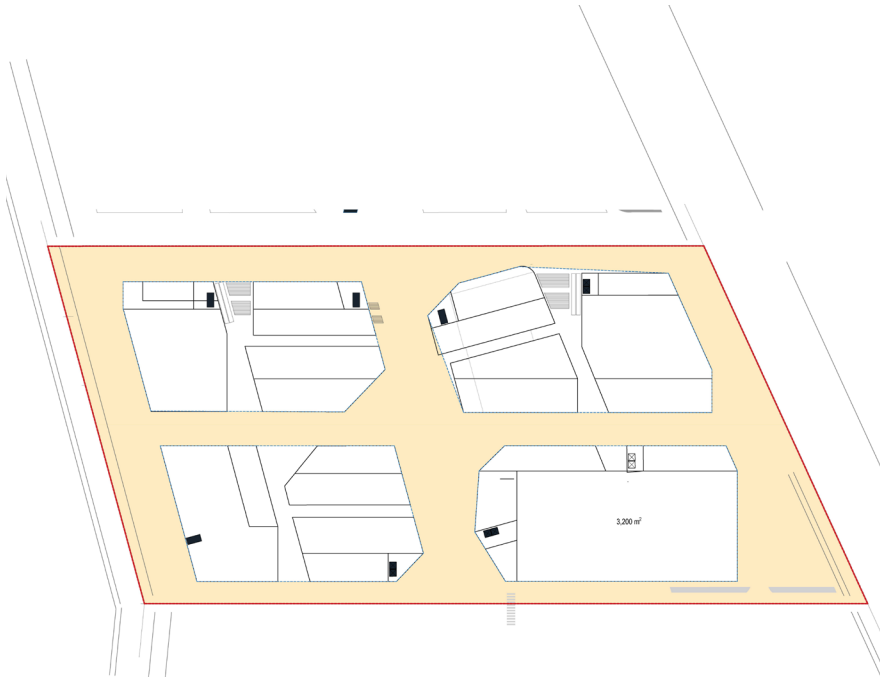
The large majority of native trees sit within the expanded road reserve. Subject to detailed Arborist input



PROPOSED TREE CANOPY

Total Site Area : 32,391 m2
Tree canopy: 9,350 m2

35% Proposed Tree Canopy ***
[Excludes communal open spaces]



DEEP SOIL ZONE

Total Site Area : 32,391 m2
Deep soil zone: 16,891 m2

50% Deep Soil Zone ***

*** Figures subject to detailed design

PLANT PALETTE

The planting is minimum 70% endemic and is reflective of the local remnant Cumberland Plain Woodland and native to the area with the use of deciduous tree species used along roads and laneways running east-west to allow sunlight into the streetscapes during winter whilst also providing shade during summer. The native palette is a feature element of the design proposal with the intention of creating a natural haven for the local community. The species selection is made up of endemic and important vegetation to the local regions and has been cross referenced with councils native planting list.

Tree selection should be based on the performance matrix below for Main Streets

- Large tree / Australian native/ Evergreen Mature height at least 15-20m/ 12m mature canopy spread and provide a unique character and promote diversity in street scape

The following species are recommended for Main Streets

- Eucalyptus amplifolia (Cabbage Gum)
- Eucalyptus crebra (Narrow-leaved Ironbark)
- Eucalyptus moluccana (Grey Box)
- Eucalyptus tereticornis (Forest Red Gum)
- Melaleuca styphelioides (Prickly-leaved Paperbark)
- Tristaniopsis laurina ‘Luscious’ (Kanooka Gum)

Tree selection should be based on the performance matrix below for Local Streets

- Medium size tree/ Australian native or exotic/ Evergreen or deciduous/ Mature height approximately 10-12m and canopy spread approximately 6-8m

The following species are recommended for Local Streets

- Fraxinus oxycarpa ‘Raywoodii’ (Claret Ash)
- Pyrus calleryana (Callery Pear)
- Sapium Sebiferum (Chinese Tallowood)
- Pistacia chinensis (Chinese Pistachio)

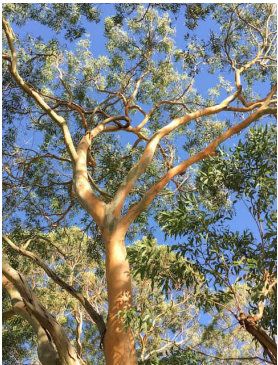
Tree selection should be based on the performance matrix below for Open spaces and pedestrian corridors

- Small size tree/ Australian native or exotic /Evergreen or deciduous & Mature height approximately 5-8m

The following species are recommended for Open spaces and pedestrian corridors

- Prunus cerasifera ‘Nigra’ (Black Cherry Plum)
- Ulmus parvifolia (Chinese Elm)
- Gordonia axillaris (Fried Egg Plant)
- Lagerstroemia indica (Crepe Myrtle)

TREES



Eucalyptus punctata



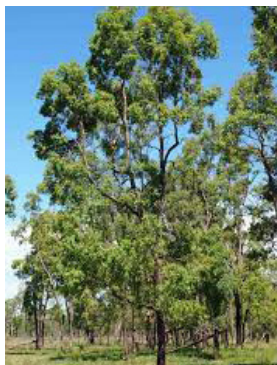
Eucalyptus tereticornis



Eucalyptus haemastoma



Eucalyptus paniculata



Angophora floribunda



Angophora costata



Elaeocarpus reticulatus



Allocasuarina littoralis



Syncarpia glomulifera



Tristaniopsis laurina



Glochidion ferdinandi



Liquidambar styraciflua

SHRUBS



Gompholobium grandiflorum



Leucopogon appressus



Cyathea cooperi



Acacia falcata



Backhousia myrtifolia



Pittosporum revolutum



Pimelia linifolia



Persoonia linearis



Dillwynia rudis



Grevillea speciosa



Leucopogon esquamatus

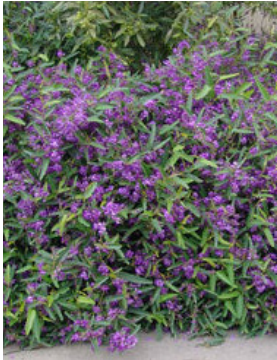


Styphelia triflora

GROUNDCOVERS



Helichrysum scorpioides



Hardenbergia violacea



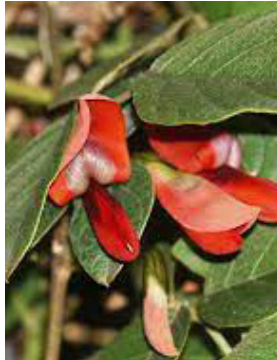
Dichondra repens



Banksia spinulosa



Viola hederacea

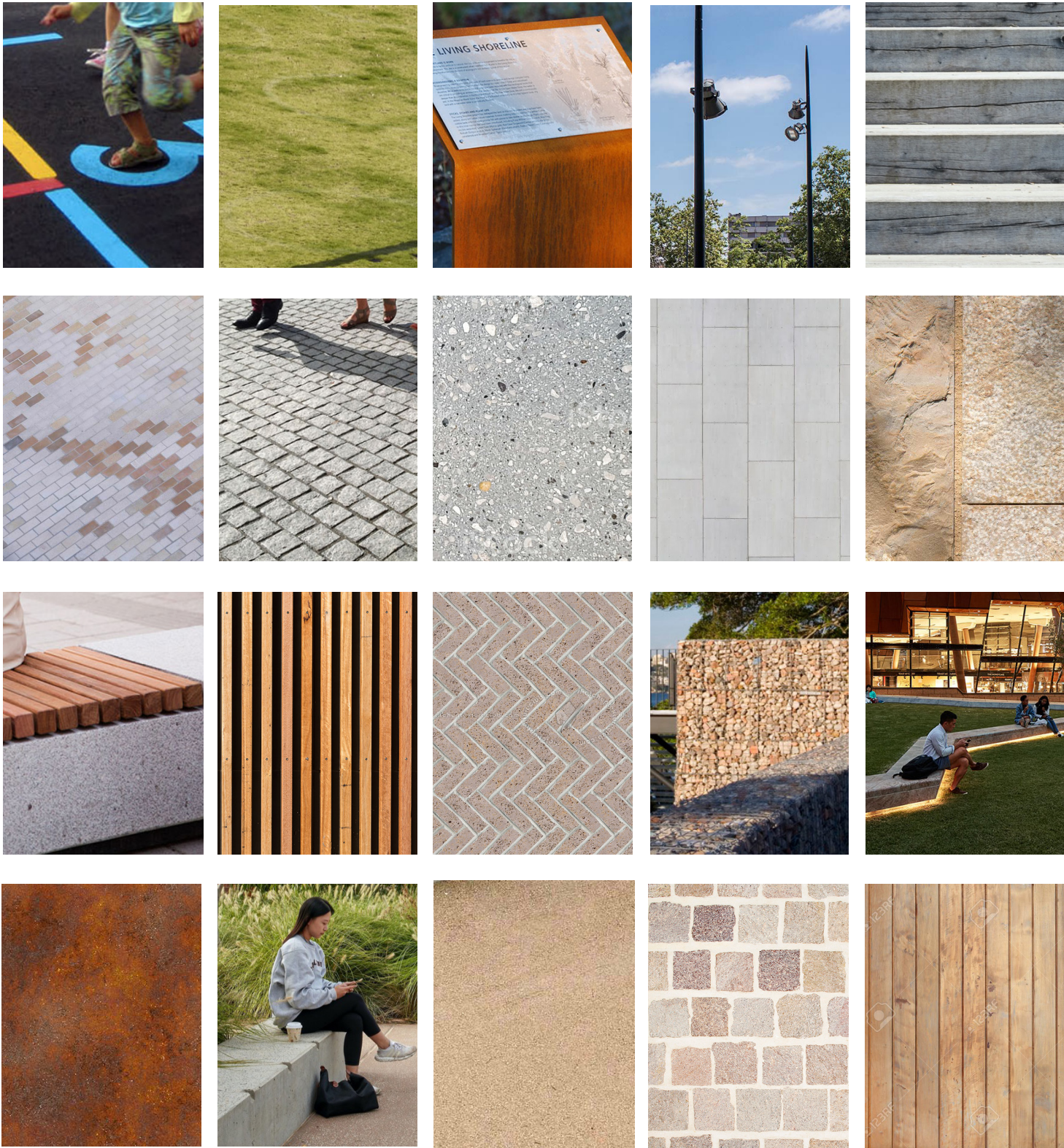


Kennedia rubicunda

MATERIALS SELECTION

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A high quality set of finishes are proposed throughout the public domain and new park for longevity of use for the local community.

As the proposal goes through the development approval process the team will work closely with Council to ensure the public domain aligns with Council's ambitions, standards and guidelines.



DESIGN PERFORMANCE



OBJECTIVE 1.

Better fit
contextual,
local and
of its place

offers a diverse range of program & activation enabling different cultures, age groups & community members to come together contributing to the quality of place



OBJECTIVE 4.

Better for people
safe,
comfortable
and liveable

All public open spaces are protected public spaces located towards the station with a connected open space corridor providing a safe, inclusive and comfortable space for people to gather and congregate on the river



OBJECTIVE 7.

Better look and feel
engaging,
inviting and
attractive

Offers a high quality and bespoke public realm. It is unique to the area and will enhance the neighbourhood aesthetically & visually whilst also using fine grain materials often found at the everyday home



OBJECTIVE 2.

Better performance
sustainable,
adaptable
and durable

offers open to air publicly accessible laneways and an extensive retail precinct at the heart of the development. This active social space allows access to sun, air & natural light throughout the day



OBJECTIVE 5.

Better working
functional,
efficient and
fit for purpose

All public open space can host new and different community events, temporary activation whilst retaining its character and sense of place at all times



OBJECTIVE 3.

Better for community
inclusive,
connected
and diverse

All public open space offered in the project is universally accessible and adjacent to retail frontages creating an active environment for the local community to gather and interact with each other

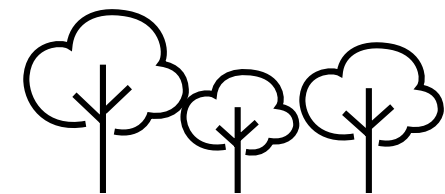


OBJECTIVE 6.

Better value
creating and
adding value

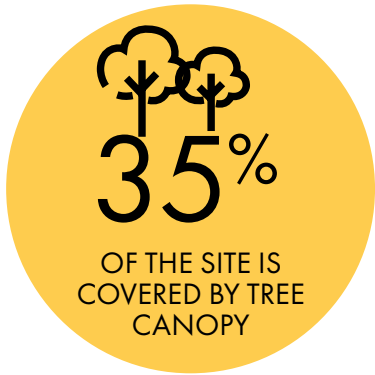
an active mixed-use precinct adding value to the suburb and drawing people from the surrounding area by providing important activation along the Rail , creating a destinational public realm

KEY PROJECT OUTCOMES



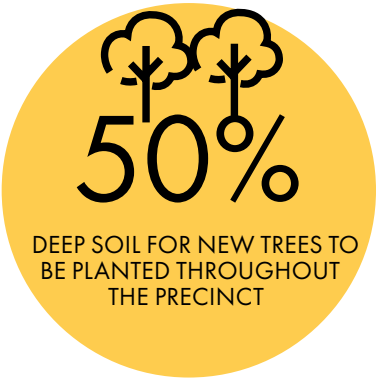
INCREASED TREE CANOPY

The retention of key existing trees and the provision of new public domain spaces will enable the site to increase it's current tree canopy coverage to 35% to further mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.



CREATING 'GREEN' CORRIDORS

The proposal will create a series of green corridors and shared streets to connect existing biodiversity corridors., create comfortable pedestrian environments and contribute to local flora and fauna systems



IMPROVED PUBLIC DOMAIN

The master plan provides a number of public domain spaces , which enrich both leisure and recreational opportunity across the site.



A CATALYST FOR HEALTHY LIVING

The project will activate the precinct and become a catalyst for the area with recreational open green spaces, outdoor fitness and well-being spaces for people of all abilities and ages



*Note figures indicative only and are subject to design development.



CONSULTANT

LAND AND FORM

10 Boronia St Redfern NSW 2016
LANDFORM Studios | ABN 14 426 681 039

CLIENT



ARCHITECT



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REV	DESCRIPTION	DWN	CHK	DATE
2	FINAL LANDSCAPE CONCEPT PLAN	RI	CR	17.08.23
1	DRAFT	RI	CR	11.04.23

PROJECT NAME & ADDRESS
Leppington Next
Leppington, New South Wales 2179

PROJECT DIRECTOR: CR

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

ISSUE
SK100

PROJECT NO.
2023015

SCALE
1:500 @ A1
5 10 15 20 25m

1:1000 @ A3
5 10 15 20 25m

DRAWING NO.

SK100



REVISION

1