

Simon Militano  
Development Director  
Platino Properties  
Suite 11, 20 Young Street  
Neutral Bay, NSW, 2089

1<sup>st</sup> December 2021

Project No.: 2068

Dear Simon,

**re: Landscape Architectural Design Intent for the Stanmore Road (Cyprus Club) Project**

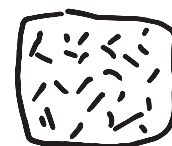
Please find below an outline of the overarching landscape design principles that we have developed as part of the design for the Stanmore Road (Cyprus Club) project. These principles aim to address the items outlined within the Gateway Determination Report dated June 2021 and will be adopted as part of the development of the design with the project team.

**Retention of existing trees and improving the urban tree canopy coverage.**

- + The site contains a mixture of significant native and exotic trees worthy of retention. These have been identified as part of the arboricultural review prepared for the gateway submission.
- + The design will include the retention of the stand of *Corymbia citriodora*'s located along Stanmore Road. The scale of this stand of trees in combination with the adjacent *Corymbia citriodora* along the northern verge of Stanmore Road whose canopy 'touches' the trees on the project site, provide a significant presence within the streetscape of Stanmore Road. These trees have been able to establish without being impeded by any adjacent built form, resulting in their canopies developing in full. Given their majestic form and location on the natural crest of the surrounding topography, this presents an opportunity to locate a large public square that incorporates the trees within the design. The existing trees, in addition to new canopy tree plantings, will provide natural shade to a generous public open space and contribute to increasing the urban tree canopy coverage of Stanmore.
- + A large *Ficus rubiginosa* is located centrally within the site that may also be retained and incorporated within the central communal open space for the new residents. This existing tree, in addition to new tree plantings within the central communal open space, will provide scale and separation between the new buildings, and establish a lush central space for residents to enjoy.
- + Generous landscape setbacks to the frontages along Tupper Street and Alma Avenue will enable the retention of existing trees, maintaining the leafy character of the surrounding local streetscapes. Additional tree plantings would be accommodated within these frontages.
- + A new publicly accessible site through-link will include an avenue of trees that will extend the treelined character and canopy cover of Harrington Street across the site to Tupper Street.

**Maximise landscape areas for deep soil plantings.**

- + The design will maximise areas for soft landscaping and deep soil within the site, with the minimum of 15% achieved as per the ADG requirements. It is anticipated that the design will well exceed this and the coverage will be refined as part of the design process.
- + Deep soil areas will be located along the street frontages of the site, particularly along Stanmore Road, Tupper Street and Alma Avenue. Providing consolidated deep soil zones along these frontages will enable the retention of existing trees and provide areas for additional tree plantings within a contiguous zone.
- + Other deep soil areas will be located within the new public square along the Stanmore Road frontage. This will include the retention of deep soil around the stand of existing trees, in addition to areas to accommodate new large canopy trees within the public space.



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### Establish a vibrant, active public space and maximise public access via new site through-links.

- + A new square is proposed along the Stanmore Road frontage that will be publicly accessible and maintained as a 'public space'. Conceived as an urban 'square', it will provide the existing neighbourhood with an active place to meet and socialise within an urban setting. The square will be activated with groundfloor retail and commercial within the new development, and will include areas of outdoor dining to the edges of the space. The main square will be simple in layout in order to provide a decluttered space to cater for a mixture of social events and community use. The retention of significant existing trees will provide natural shading to the space, in addition to scale and separation between the existing and proposed built form. A small sculptural play space will provide a fun play element and further activate the space. This new public square will add to the existing public spaces, active parks and recreation areas of the surrounding neighbourhood. It does not seek to replicate the existing public offerings, rather to provide an additional urban public space for the surrounding community.
- + New through-links will facilitate walking and cycling connections through the site from the surrounding neighbourhood, particularly the cross-link aligning with Harrington Street. The new through-links will ensure public permeability through the site, creating a more vibrant and active development.
- + Communal private open space will be provided within a central area between the new buildings and will connect to the new public square and site through-links. These spaces will be residential in scale and provide residents of the new development with areas of active and passive recreation within a lush garden setting.

The Stanmore Road (Cyprus Club) project site presents a unique opportunity to establish a vibrant and active residential and community hub within the beautiful setting of Stanmore. We are looking forward to developing this design with you and your team over the coming weeks.

Regards

David Warwick

Director | Registered Landscape Architect  
BBltEnv L'arch (Dist) | GradDip L'arch | AILA