



ARCADIA

Landscape DA Design Report

Prepared for Hills Marketplace
April 2024

We recognise the First Nations People of Australia and celebrate their continuing cultural practice and connection to Country.

We acknowledge the Traditional Custodians of the land on which we live and work, and pay our respect to Elders of the past, present and emerging.

We are proud that we live in the country with the world's oldest continuous living cultures, and we are working on playing our part as allies to First Nations people across Australia.

Always was, always will be.

Issue F: For DA Submission

Date: April 2024

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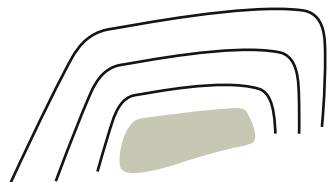
Arcadia Landscape Architecture Pty Ltd

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Front Cover: Shout Ridge, Lindfield

Image Credit: Arcadia Landscape Architecture

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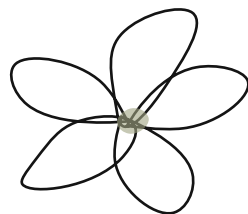
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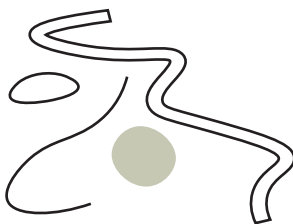
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Background Documents

Government Architect NSW

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

The following reports guide best practice design for the public domain and landscape at Hills Marketplace.

Our open space design response pays particular attention to the design objectives detailed in the GANSW Draft Connecting With Country Report (2020).

Recent industry and institutional moves to advance Aboriginal design signal a welcome change in built environment practice. We have used these documents as departure points for formulating our framework for action.



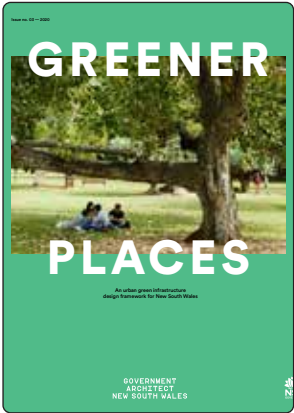
BETTER PLACED



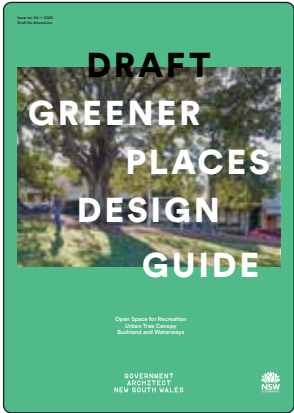
IMPLEMENTING GOOD DESIGN (2018)



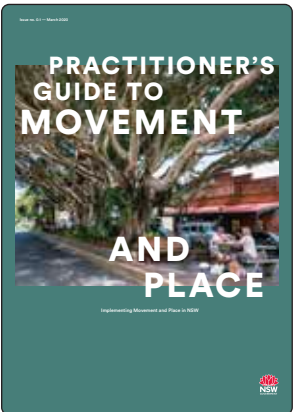
EVALUATING GOOD DESIGN (2018)



GREENER PLACES (2020)



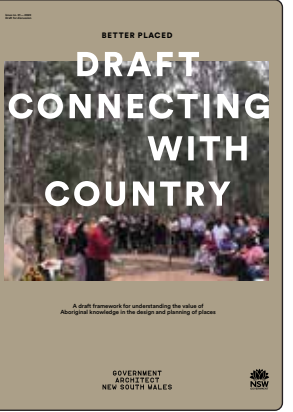
DRAFT GREENER PLACES DESIGN GUIDE (2020)



PRACTITIONER'S GUIDE TO MOVEMENT AND PLACE (2020)



DESIGN AND PLACE IN NSW (2021)



DRAFT CONNECTING WITH COUNTRY (2020)



KU-RING-GAI DCP

Site Context

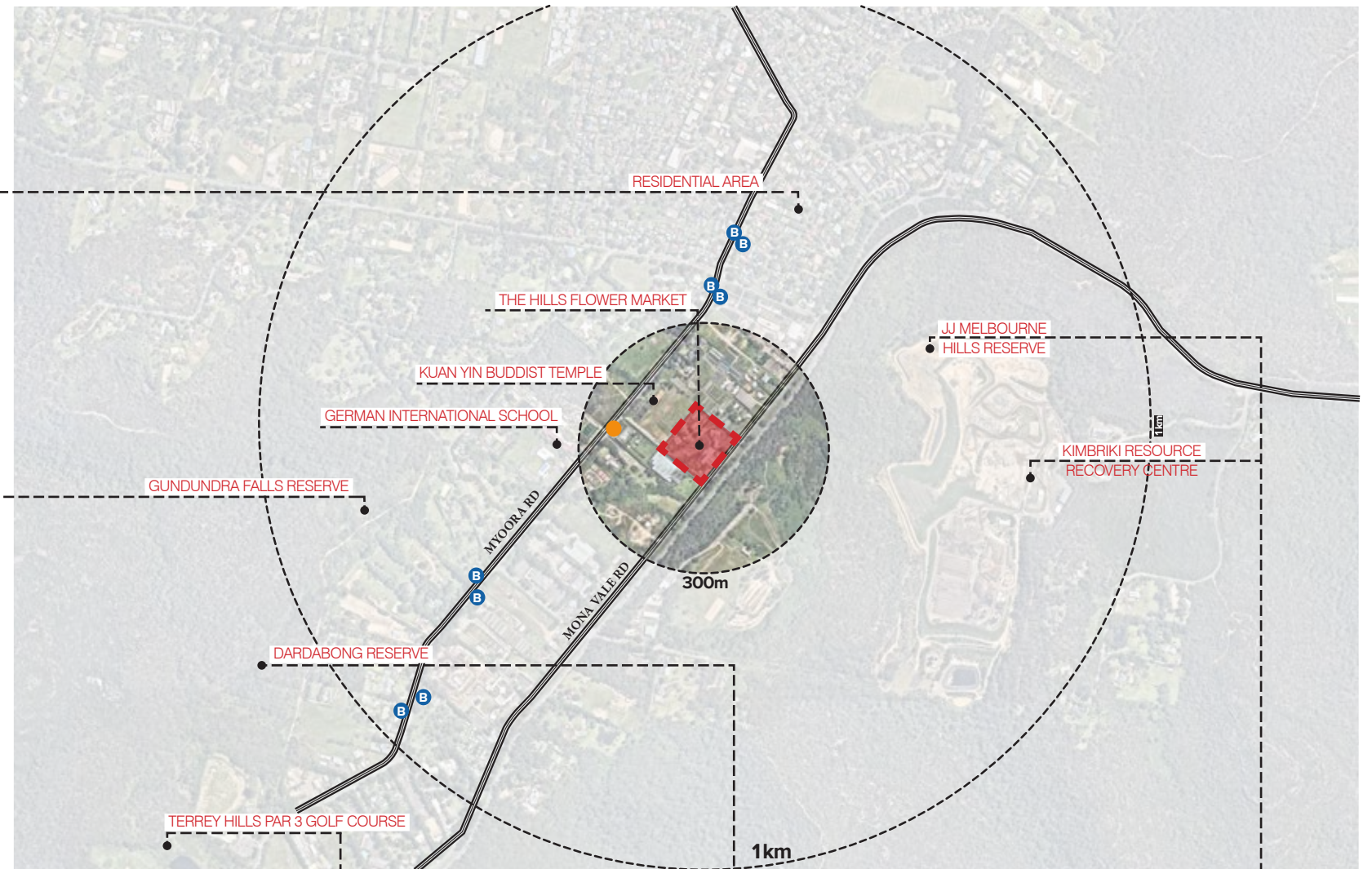
Hills Marketplace

Hills marketplace nestled in a beautiful rural environment conveniently located on Mona Vale Road in Terrey Hills.

Surrounding the flower market is an eclectic mix of businesses, with various retail, industrial and commercial businesses supported by two restaurant cafes that serve quality breakfast and lunch menu's with sit down and takeaway options.

Legend

-  Site
-  Main Road
-  Bus station

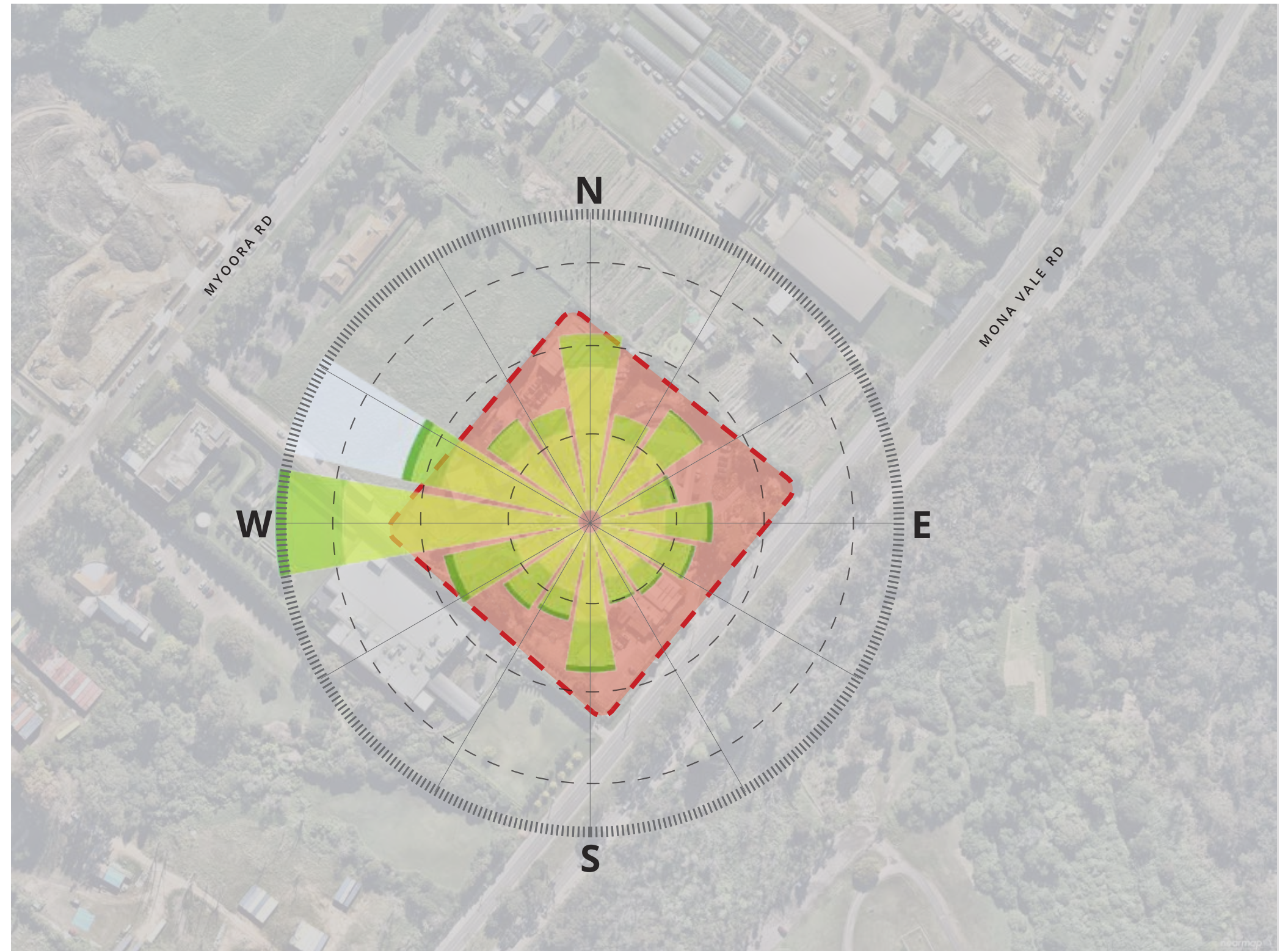
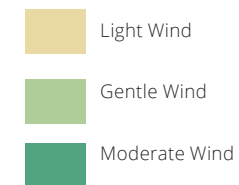


Analysis

Wind

The site is relatively flat terrain surrounded by large areas of land clearing and denser vegetation. The site will be subject to high speed western and northerly winds, and low speed easterly winds.

Legend



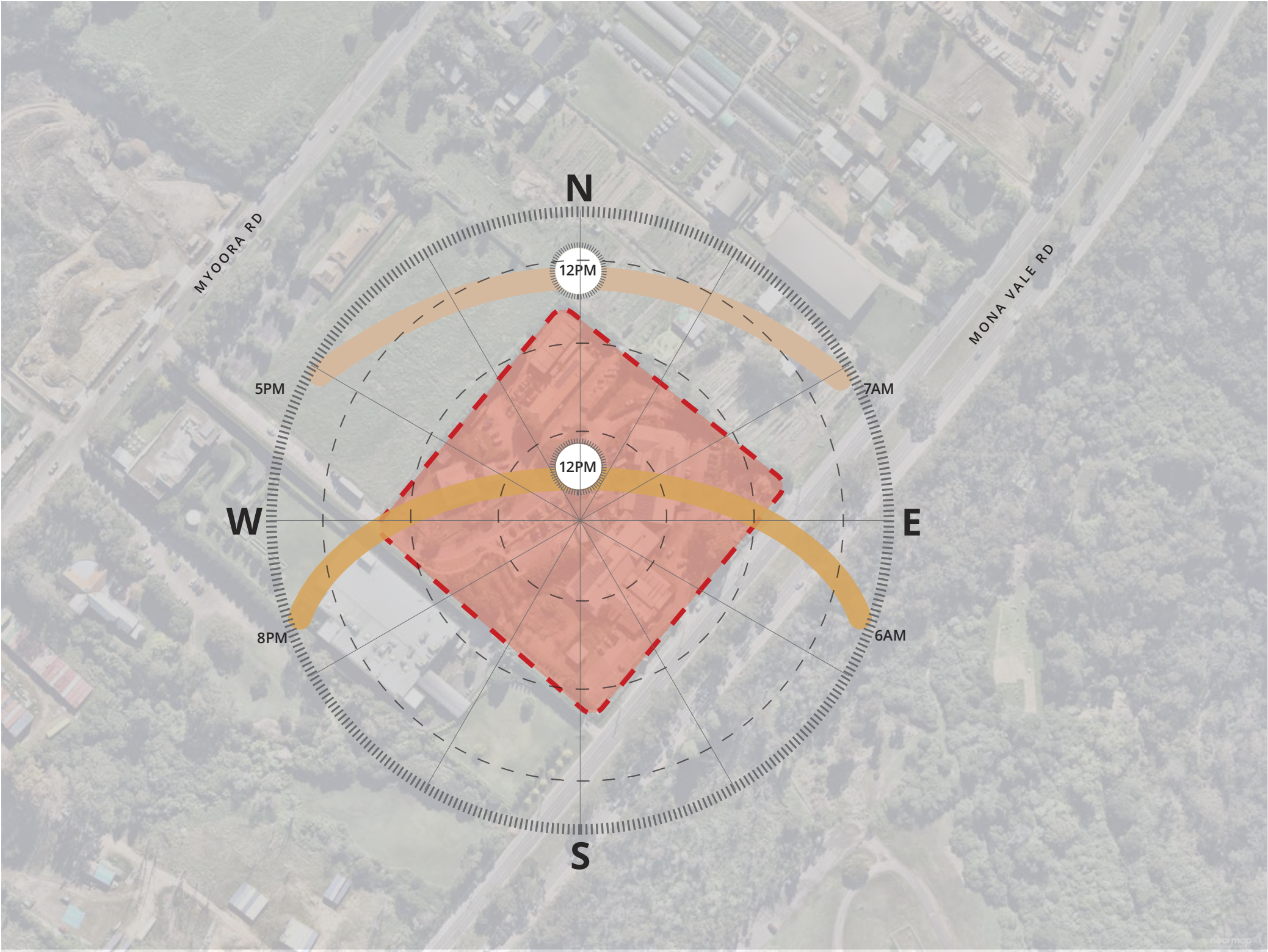
Analysis

Solar



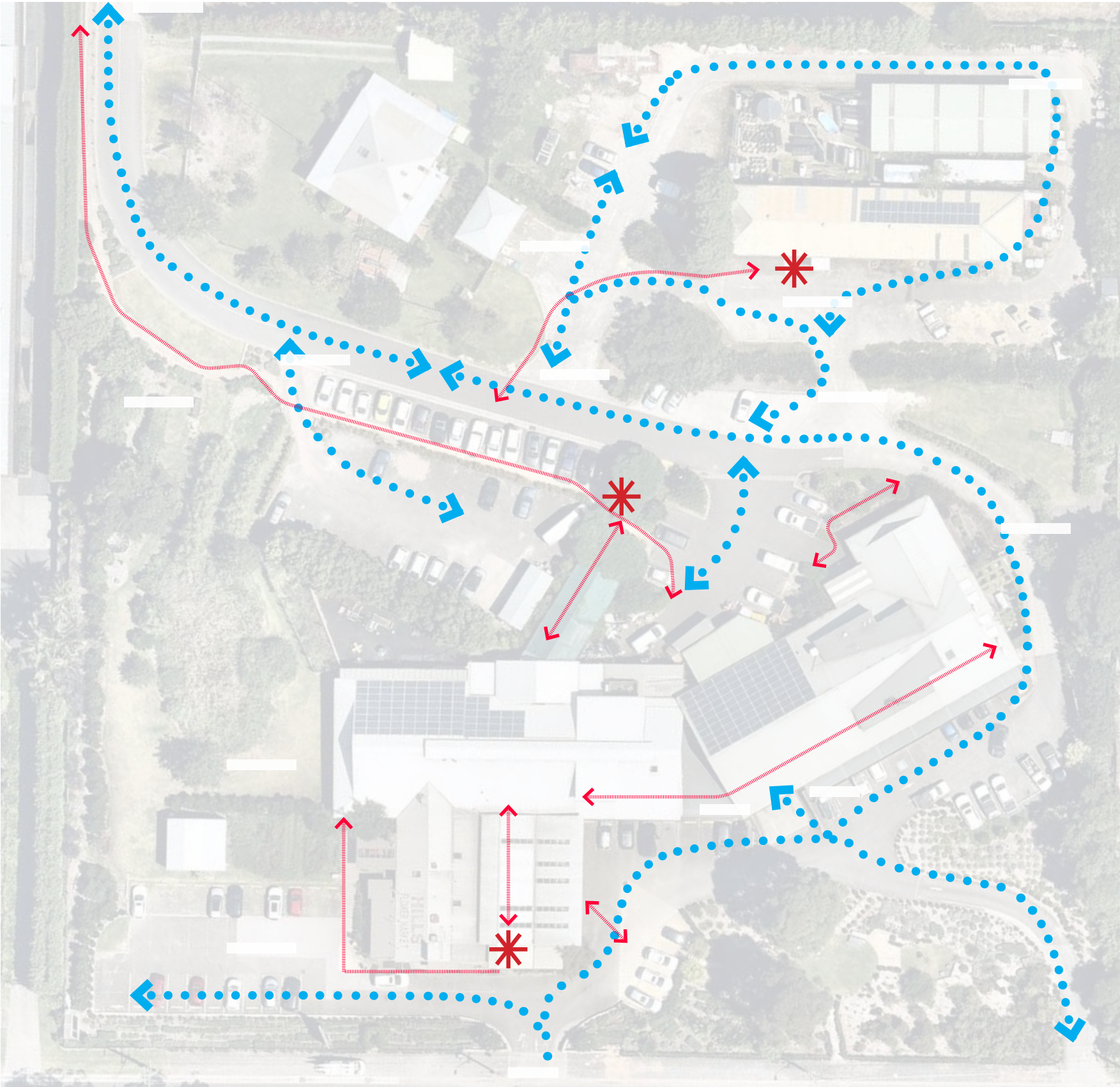
Legend

-  Site Boundary
-  Winter Sun Path
-  Summer Sun Path



Analysis

Circulation and Movements



Legend

-  Entry
-  Pedestrian Movement
-  Vehicular Movement



Site History

In 1923, the Hills family established a flower farm and associated retail outlets on the site to which we know today as, Hills Marketplace. Over 100 years it has evolved into a well-loved asset at Terrey Hills, providing the community with locally grown produce and products. Its rural environment sets it apart from other market leaders, proving a uniquely characterful experience. Customers return time and time again, seeking out a quality and personal experience from Rudi and its other vendors. As Hills Marketplace continues to evolve, its people-focussed mind set ensures its businesses will expand with the customer in mind; delivering flowers and quality products for decades to come.



1923 —————> Present

Connection to Country

Opportunities



Connection to Country

- + Strengthening visual ties and incorporation of design elements and educational cues on significant Guringai Country sites close by
- + Investigating stories for interpretation
- + Investigate language names for places
- + Incorporate storytelling throughout narrative development of the project



Healing Country

- + Design spaces to support Country including:
- + Local native planting palette and biodiversity planning
- + Spatial design to be sympathetic to natural character, landform and features
- + Use of natural, sustainable materials



Legacy and Education

- + Provide opportunity for residents to engage in learning and cultural practice
- + Support environmental learning through seasonal planting,
- + Spatial design to support connected communities

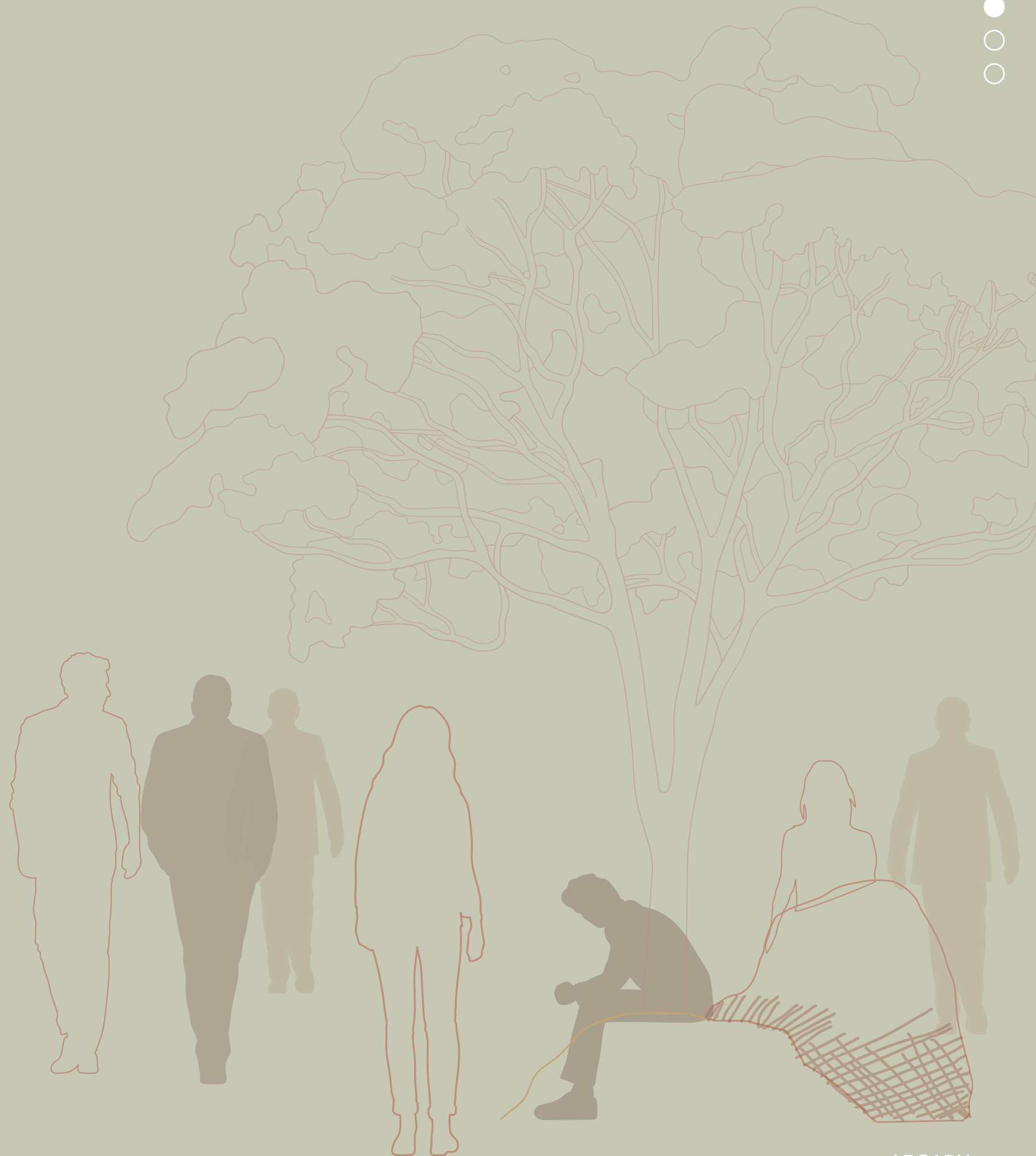


Cares for Country

- + Supports community health
- + Consideration of the projects life-cycle:
- + Sensing / Project Formation
- + Imagining / Project design and concept
- + Shaping / Project delivery
- + Caring / Project maintenance

2.0

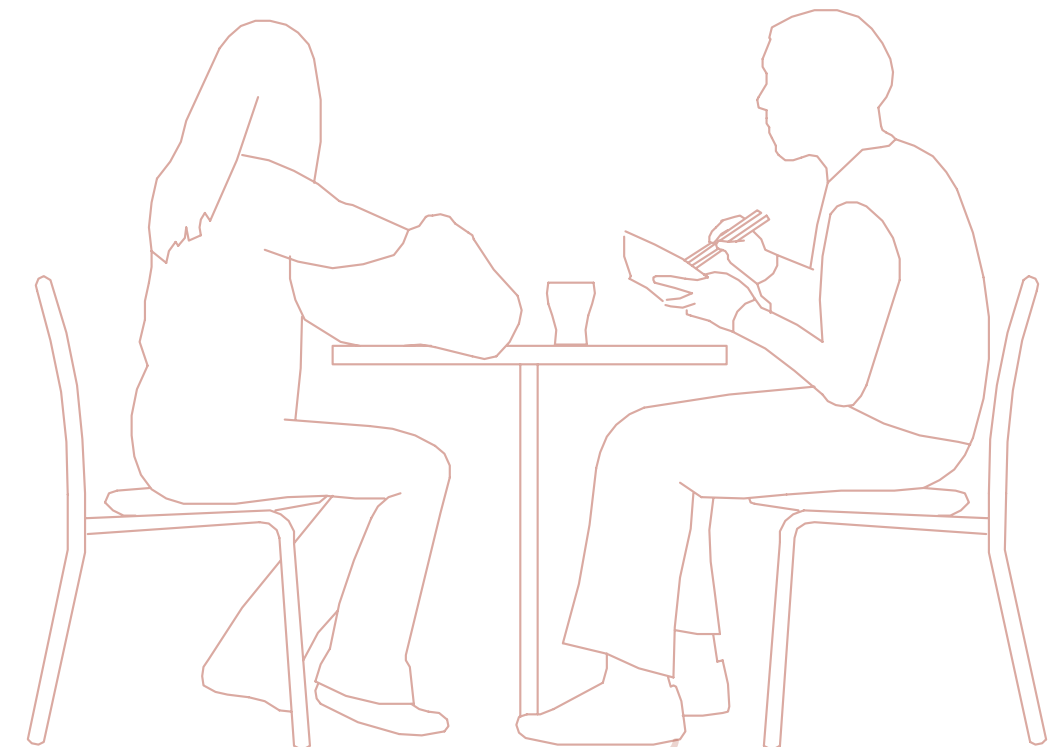
VISION



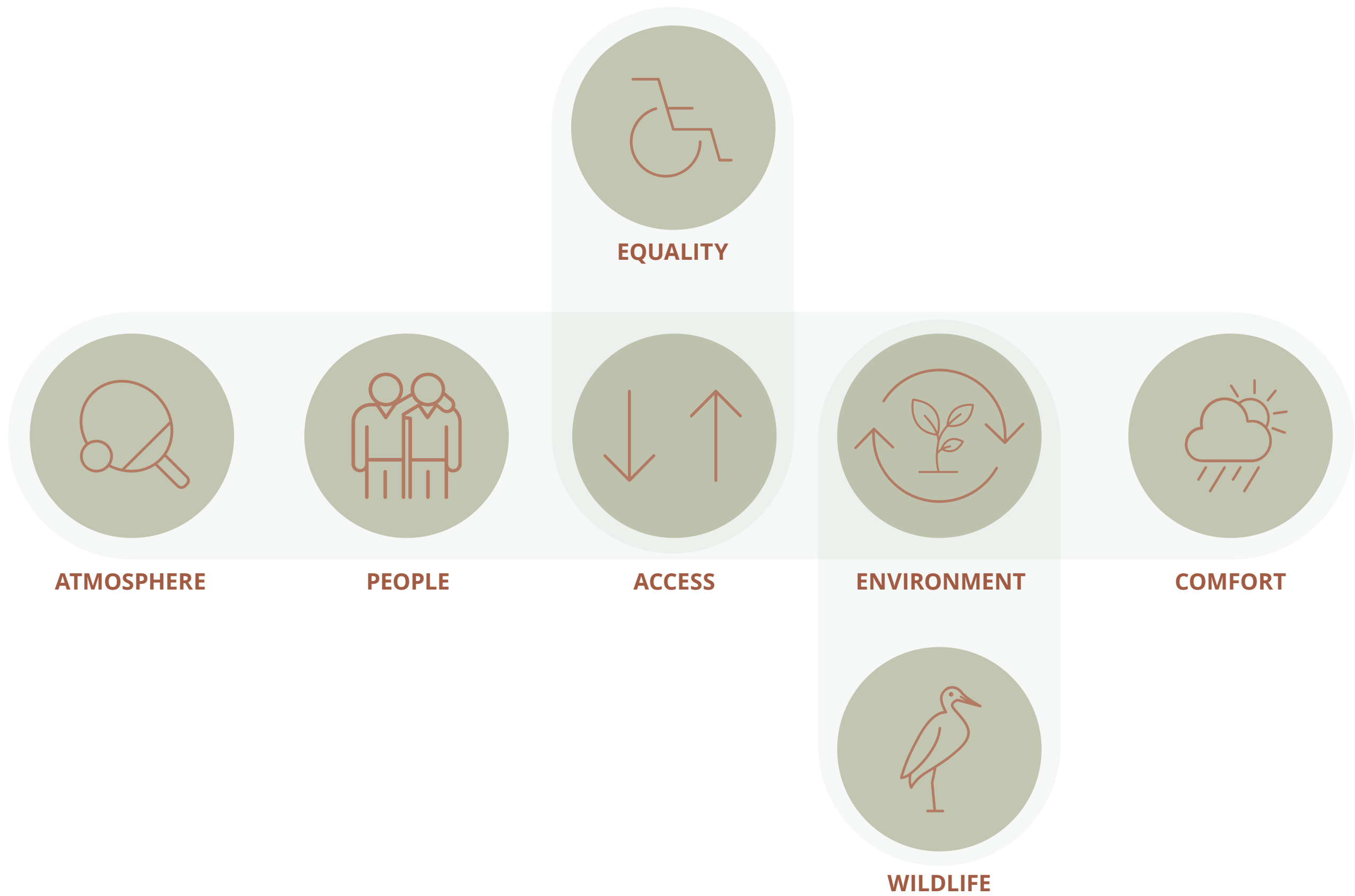
Landscape Vision

A welcoming community green becomes the new beating heart of Hills Marketplace. A landscape that celebrates its unique, rural setting and long-standing flower market history; a narrative conveyed through carefully curated material and planting to create new spaces for patrons and residents.

Common ground for all, where local residents will come, grab a coffee and want to stay, sprawl out on the lawn and watch their children play. A landscape that invites people in to linger for longer engaging the senses, connecting with friends encouraging community exchange and celebration.



Design Objectives



3.0

LANDSCAPE MASTERPLAN



Landscape Masterplan

Legend

- Site boundary
- 1 Community green
- 2 Nature play
- 3 Alfresco
- 4 Planted entry arbor
- 5 Permeable parking
- 6 Bitumen parking
- 7 Garden centre entry
- 8 New additional 15 metre landscaped setback to Mona Vale Road
- 9 Existing garden bed extension with seating area



Masterplan Analysis

Landscape Typologies

Legend

-  Screening and new landscape
-  Loading movement
-  Main Spine
-  Primary pedestrian path
-  Secondary pedestrian path
-  Vehicle route
-  Bitumen parking
-  Permeable parking
-  Community green
-  Nature play
-  Community green area
-  Alfresco dining area
-  Flower and cultivation area
-  Planted entry abor
-  New expanded landscaped setback
-  Bio-retention with palisade fence

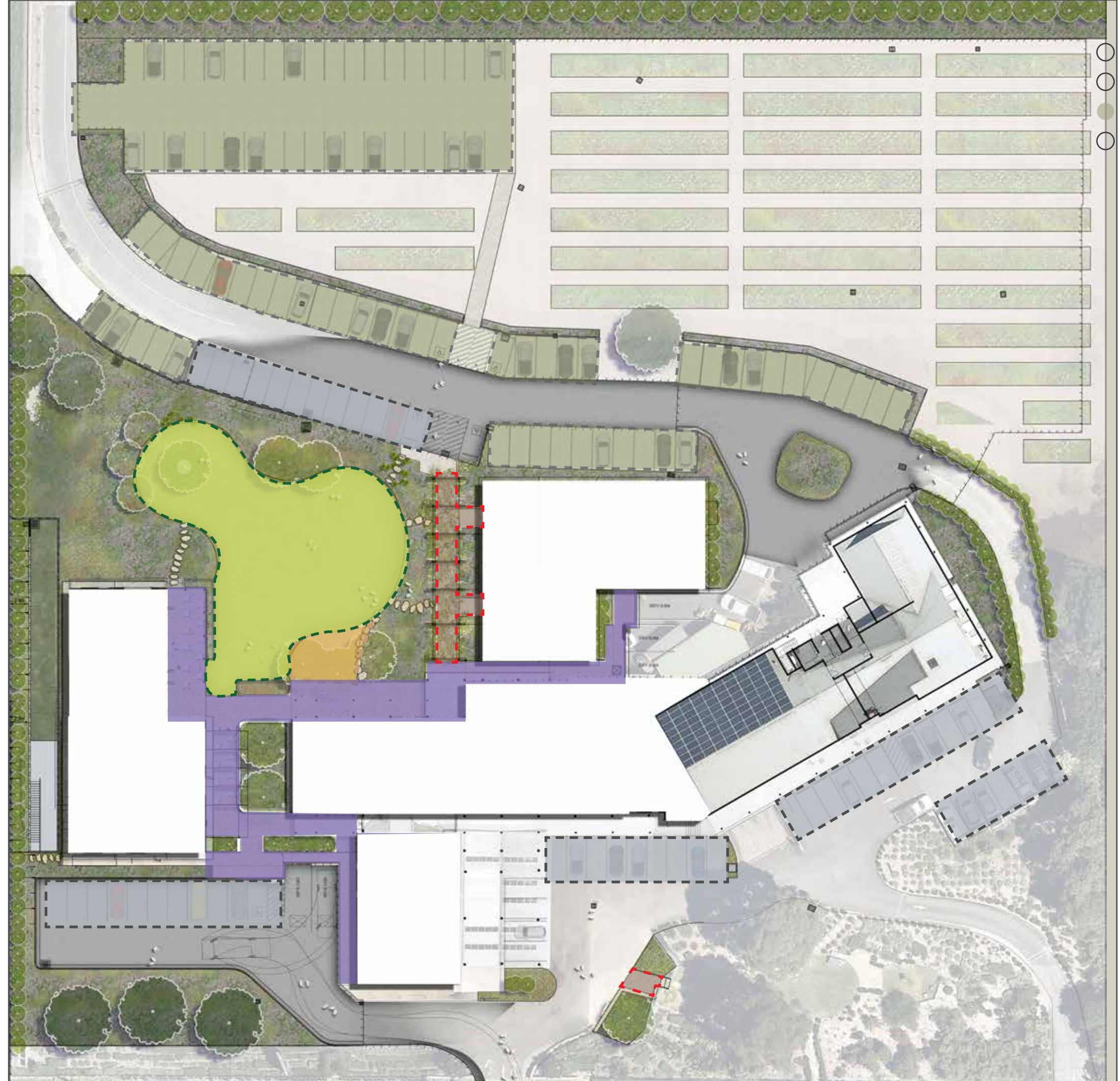


Masterplan Analysis

Paving

Legend

-  Permenale
-  Turf
-  Deco
-  Bitumen paving
-  Interlocking paving
-  Unit paving



Detail Plan

Community Green

Legend

- 1 Flexible open lawn
- 2 Feature tree in lawn. Passive recreation area with views out to main lawn area.
- 3 Nature play zone with deco / mulch bed.
- 4 Large sandstones separating planting and nature play. Informal seating edge.
- 5 Outdoor dining area on terrace. Planting kept low to edges to maintain clear views across lawn.
- 6 Stone steppers to access lawn space
- 7 Planted timber arbor over main entry spine. Cabling system to train climbers up arbor.
- 8 Flush from resturant terrace to lawn



Landscape Sections

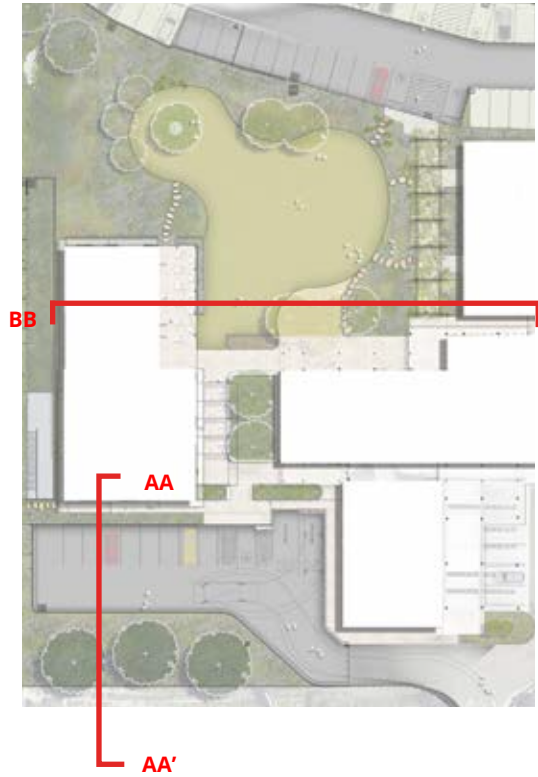


Section AA



Section BB'

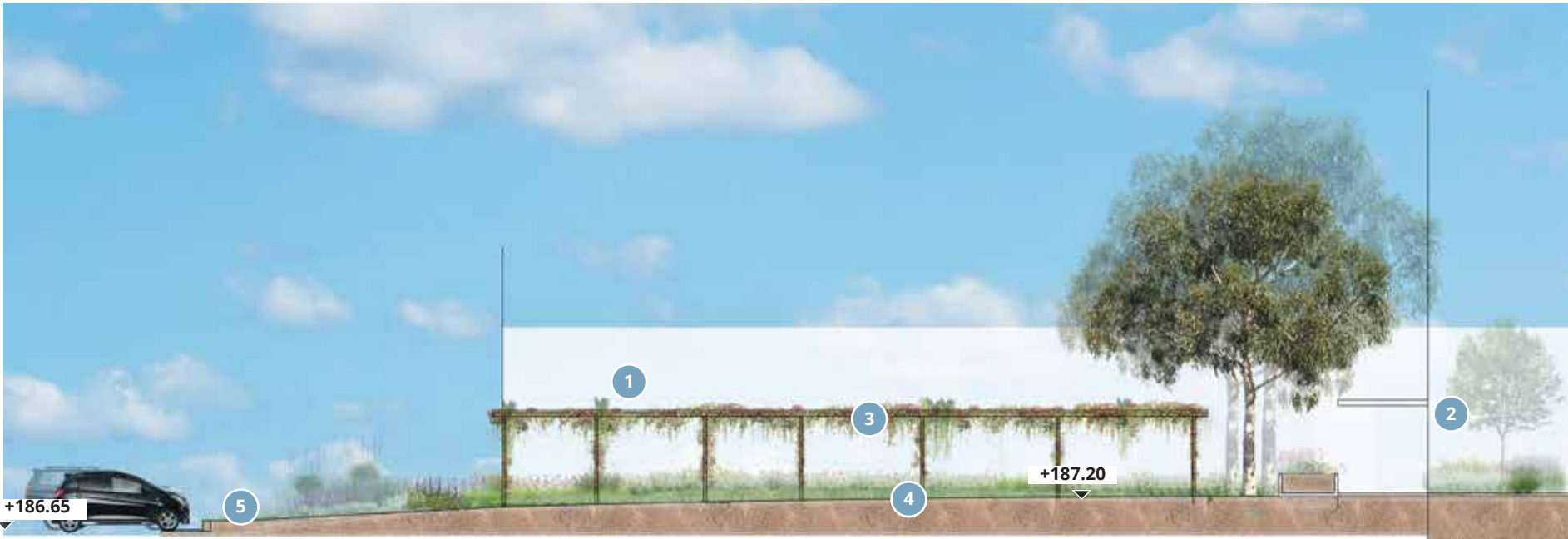
Key Plan



Legend

- 1 Garden Centre
- 2 Restaurant
- 3 Path
- 4 Bitumen parking
- 5 Proposed buffer planting
- 6 Existing planting
- 7 Verge
- 8 Shoulder
- 9 Mona Vale Road
- 10 Nature play
- 11 Planted entry arbor
- 12 Flower Shop
- 13 Outdoor dining area on terrace.
- 14 Raised planter

Landscape Sections



Section CC'

Key Plan

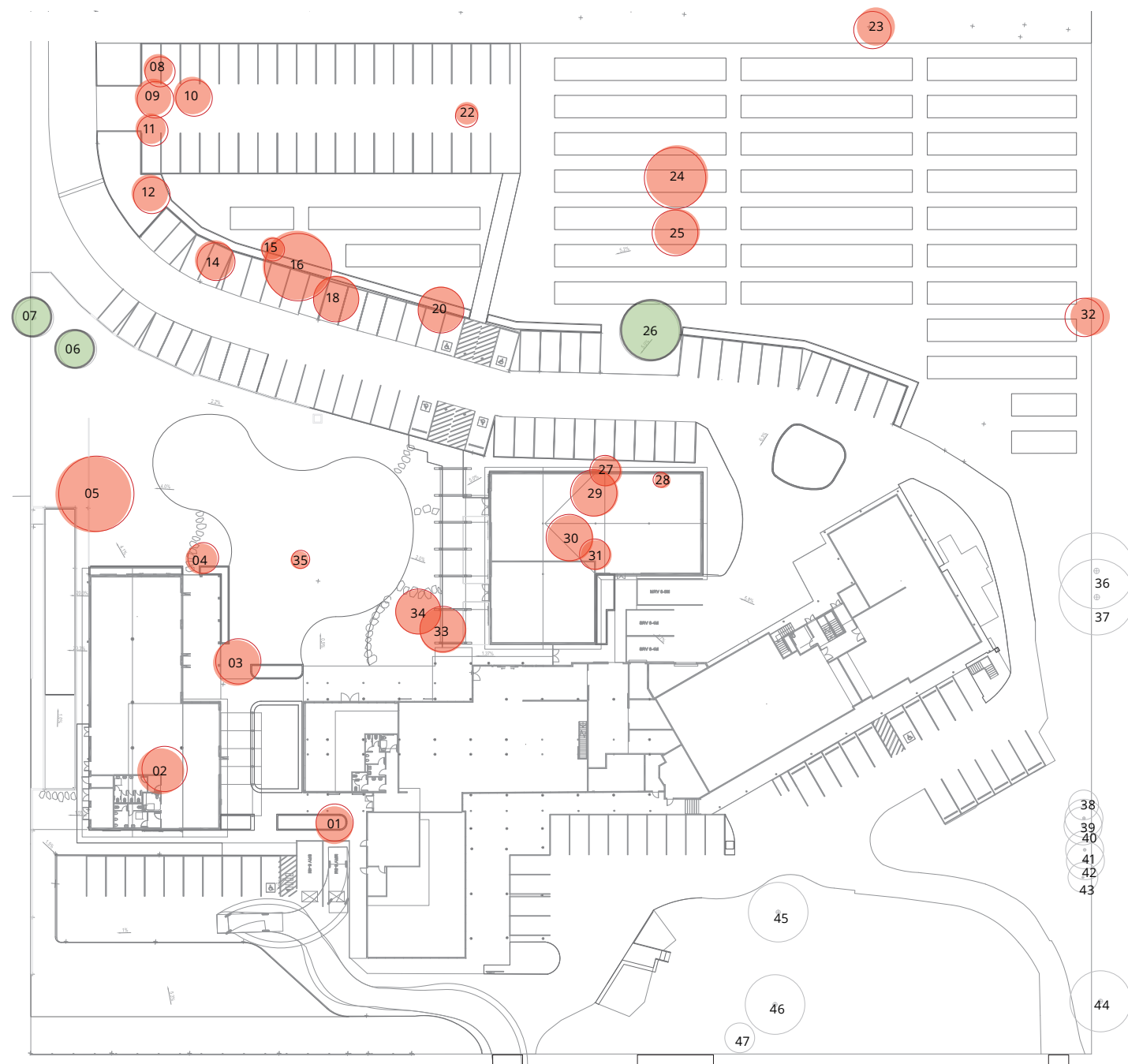


Legend

- 1 Rural supplies building
- 2 Flower shop
- 3 Planted entry arbor (behind)
- 4 Central lawn
- 5 Retaining wal



Tree Impact Plan



Legend

- Existing trees to be removed
- Existing trees to be retained and protected

Tree Impact Plan to be read in conjunction with **Arboricultural Impact Appraisal and Method Statement** prepared by Naturally Trees (dated 15/05/2023).

Appendix 2 Tree Schedule below has been extracted from AIAMS report, pages 15-16.

APPENDIX 2 Tree schedule													
NOTE: Colour annotation is AA & A trees with green background; Z & ZZ trees with blue background; trees to be removed in red text.													
No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects Comment	Location	Services	Significance	Tree AZ	
1	Acer palmatum	5	4	100	2.0	80%	M	Nil	Garden	Nil	L	Z12	
2	Nyssa sylvatica	8	5	300	3.6	80%	M	Nil	Grass	Nil	M	A1	
3	Prunus sp.	3	3	100	2.0	80%	M	Nil	Grass	Nil	L	Z3	
4	Nyssa sylvatica	8	5	300	3.6	80%	M	Nil	Grass	Nil	M	A1	
5	Syzygium sp.	14	12	600	7.2	80%	M	Nil	Garden	Nil	H	A1	
6	Magnolia grandiflora	8	5	200	2.4	80%	M	Nil	Garden	Nil	M	A1	
7	Syzygium sp.	8	7	200	2.4	80%	M	Nil	Garden	Nil	M	A1	
8	Cupressus x leylandii	6	3	200	2.4	40%	M	Lopped, Acute dieback, Stand of similar trees	Garden	Nil	L	ZZ3	
9	Fraxinus griffithii	9	5	300	3.6	0%	O	Dead tree	Garden	Nil	M	ZZ4	
10	Betula pendula	9	4	200	2.4	80%	M	Nil	Grass	Nil	M	Z12	
11	Fraxinus griffithii	5	3	100	2.0	80%	S	Nil	Garden	Nil	L	Z12	
12	Magnolia sp.	6	6	150	2.0	80%	M	Co-dominant	Garden	Nil	L	Z12	
14	Nyssa sylvatica	5	3	150	2.0	80%	S	Nil	Grass	Nil	L	Z12	
15	Nyssa sylvatica	5	3	150	2.0	80%	S	Nil	Grass	Nil	L	Z12	
16	Robinia pseudoacacia	10	8	300	3.6	0%	O	Nil	Grass	Nil	L	ZZ4	
18	Hymenosporum flavum	6	5	250	3.0	80%	M	Nil	Grass	Nil	L	Z12	
20	Elaeocarpus reticulatus	8	5	250	3.0	60%	M	Nil	Grass	Nil	M	Z12	
22	Acacia sp.	4	4	100	2.0	80%	M	Nil	Grass	Nil	L	Z1	
23	Cupressus x leylandii	10	5	300	3.6	70%	M	Stand of similar trees	Garden	Nil	M	Z3	
24	Cupressus x leylandii	10	6	300	3.6	70%	M	Stand of similar trees	Garden	Nil	M	Z3	
25	Cupressus x leylandii	10	6	300	3.6	70%	M	Stand of similar trees	Garden	Nil	M	Z3	
26	Ficus rubiginosa	9	10	350	4.2	80%	M	Nil	Garden	Nil	M	A1	
27	Robinia pseudoacacia	6	5	300	3.6	80%	M	Nil	Garden	Nil	L	Z3	
28	Lagerstroemia indica	1	1	100	2.0	10%	M	Lopped	Garden	Nil	L	ZZ5	
29	Robinia pseudoacacia	6	5	250	3.0	80%	M	Nil	Garden	Nil	L	Z3	
30	Robinia pseudoacacia	6	5	250	3.0	80%	M	Nil	Garden	Nil	L	Z3	
31	Robinia pseudoacacia	6	5	250	3.0	80%	M	Nil	Garden	Nil	L	Z3	
32	Salix sp.	10	8	300	3.6	70%	M	Nil	Grass	Nil	M	Z3	
33	Syzygium sp.	8	4	150	2.0	80%	M	Nil	Garden	Nil	M	Z12	
34	Syzygium sp.	8	4	150	2.0	80%	M	Nil	Garden	Nil	M	Z12	
35	Syzygium sp.	8	4	150	2.0	80%	M	Stand of similar trees	Garden	Nil	M	Z12	
36	Pinus radiata	16	14	700	8.4	70%	M	Nil	Grass	Nil	H	Z3	
37	Erythrina sykesii	16	16	900	10.8	70%	M	Nil	Grass	Nil	H	Z3	
38	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1	
39	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1	
40	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1	
41	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1	
42	Eucalyptus haemastoma	9	6	300	3.6	70%	M	Nil	Garden	Nil	M	A1	
43	Eucalyptus robusta	10	7	300	3.6	70%	S	Nil	Garden	Nil	M	A1	
44	Ligustrum sp.	6	6	200	2.4	80%	M	Nil	Garden	Nil	M	ZZ3	
45	Eucalyptus saligna	18	14	500	6.0	80%	M	Co-dominant	Garden	Nil	H	A1	
46	Eucalyptus saligna	18	14	500	6.0	80%	M	Nil	Garden	Nil	H	A1	
47	Ceratopetalum gummiferum	5	3	60	2.0	70%	M	Nil	Garden	Nil	L	Z12	

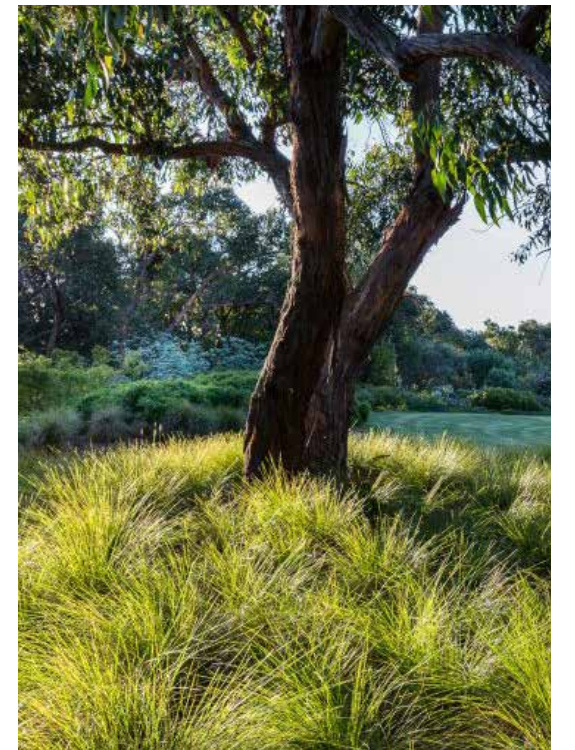
Landscape Strategy

Materials



Landscape Strategy

Planting Vision



Planting Palette

Proposed Planting Palette



Trees



Shrubs & Accents



Grasses & Rushes



Groundcover & Climbers



ARCADIA

22-839 HILLS MARKETPLACE							
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY	NATIVE	EXOTIC
	TREES						
Ae	Alphitonia exclesa	Red Ash	15 x 8	75L	2	x	
As	Acacia longifolia	Sydney Golden Wattle	8 x 6	75L	1	x	
Ca	Ceratopetalum apetalum	Coachwood	15 x 6	75L	1	x	
Lc	Lophostemon confertus	Brush Box	15 x 10	75L	1	x	
Be	Banksia ericifolia	Heath-leaved Banksia	6 x 4	75L	3	x	
Gf	Glochidion ferdinandi	Cheese Tree	15 x 8	75L	3	x	
Sg	Syncarpia glommulifera	Turpentine Tree	20 x 12	75L	1	x	
Ti	Tristaniopsis laurina Luscious	Water Gum	9 x 7	75L	3	x	
	SHRUBS & ACCENTS						
Ac	Adenanthos cunninghamii	Woolly Bush	1.5 x 1.5	140mm	32	x	
Br	Banksia robur	Swamp Banksia	1.5 x 2	140mm	14	x	
Bs	Banksia spinulosa 'Birthday Candles'	Banksia	0.5 x 1	140mm	95	x	
Cij	Callistemon Little John	Callistemon 'Little John	1 x 1	140mm	40	x	
Cc	Callistemon citrinus	Crimson Bottlebrush	4 x 2	140mm	10	x	
Gb	Grevillea buxifolia	Greyspider flower	2 x 1	140mm	39	x	
De	Doryanthes excelsa	Gymea Lily	1.5 x 2	300mm	2	x	
Pf	Pultenaea flexilis	Graceful Bush-pea	4 x 3	140mm	14	x	
Lp	Leucandendron Pisa	Leucandendron Ebony	1.5 x 2	140mm	22	x	
Lrd	Leucadendron red devil	Protea red devil	1.5 x 1	140mm	150	x	
Ss	Syzygium smithii	Lilly Pilly	4 x 2	140mm	44	x	
Rdi	Rhaphiolepis delacouri x indica 'apple blossom'	Indian Hawthorn Apple Blossom	1 x 2	140mm	15		x
Bl	Baeckea Linifolia	Swamp Baeckea	3 x 3	140mm	23	x	
Wf	Westringia fruticosa	Coast Rosemary	1.5 x 1.5	140mm	156	x	
Wgb	Westringia grey box	Compact Coastal Rosemary	0.45 x 0.45	140mm	142	x	
Xs	Xanthorrhoea spp.	Grass Tree	2 x1.5	140mm	3	x	
	GROUNDCOVERS						
An	Anigozanthos flavidus	Kangaroo Paw	1.5 X 1	TUBE STOCK	630	x	
Cg	Casuarina glauca "Cousin It"	She-oak	0.15 x 1.5	TUBE STOCK	200	x	
DI	Dianella longifolia	Blue Flax Lily	1 x 1.5	TUBE STOCK	647	x	
La	Lavandula angustifolia	Lavender	0.5 x 0.5	TUBE STOCK	522		x
Lhs	Lomandra hystrix	Mat Rush	1.2 x 1	TUBE STOCK	245	x	
Lcr	Lomandra confertifolia ssp. Rubiginosa	Lomandra Frosty Top	0.7 x 0.5	TUBE STOCK	1,210	x	
Lm	Liriope muscari	Mondo Grass	0.4 x 0.45	TUBE STOCK	420		x
Mp	Myoporum parvifolium	Creeping Boobialla	0.5 x spreading	TUBE STOCK	212	x	
Pl	Poa labillardieri	Tussock Grass	1.2 x 0.5	TUBE STOCK	142	x	
Pa	Pennisetum alopecuroides Nafray	Swamp Foxtail Grass	0.5 x 0.6	TUBE STOCK	1375	x	
Ro	Rosmarinus officinalis prostrtus	Creeping Rosemary	0.3 x 0.6	TUBE STOCK	150	x	
Sr	Salvia rosmarinus	Rosemary Officinalis prostrate	0.25 x 1.5	TUBE STOCK	424		x
	CLIMBERS						
Hs	Hibbertia scandens	Snake Vine	0.3 x 2	TUBE STOCK	90	x	
Pj	Pandorea jasminoides 'Lady Di'	Pandorea	0.2 X spreading	TUBE STOCK	30	x	
Tj	Trachelospermum jasminoides	Star Jasmine	0.6 x 2	TUBE STOCK	72		x
	BIO RETENTION MIX						
Jp	Juncus pallidus	Pale Rush	1 x 0.5	150mm	194	x	
Ca	Carex appressa	Tall Sedge	1.5 x 1.5	150mm	194	x	
Gf	Gahnia filum	Chaffy Saw-sedge	1.5 x 1.5	150mm	194	x	
Pl	Poa labillardieri	Tussock Grass	1.2 x 0.5	150mm	194	x	

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F	DA Submission	RC	NW	19.04.24	
E	DA Submission	RC	NW	21.11.23	
D	DA Submission	RC	NW	09.06.23	
C	DA Submission	RC	NW	14.04.23	
B	DA Submission	JT	NW	12.10.22	
A	Draft Issue	JT	NW	23.09.22	
Issue	Revision	Description	Drawn	Check	Date

Not for Construction

Project

Hills Marketplace

Development Application

Client



Drawing No.
L400

Drawing Name
Planting Schedule

Job No.

22-839

Issue

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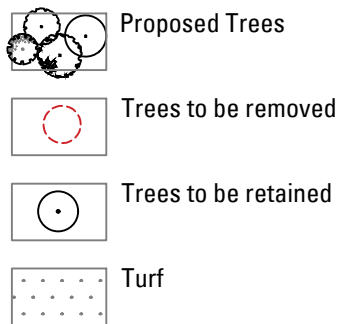
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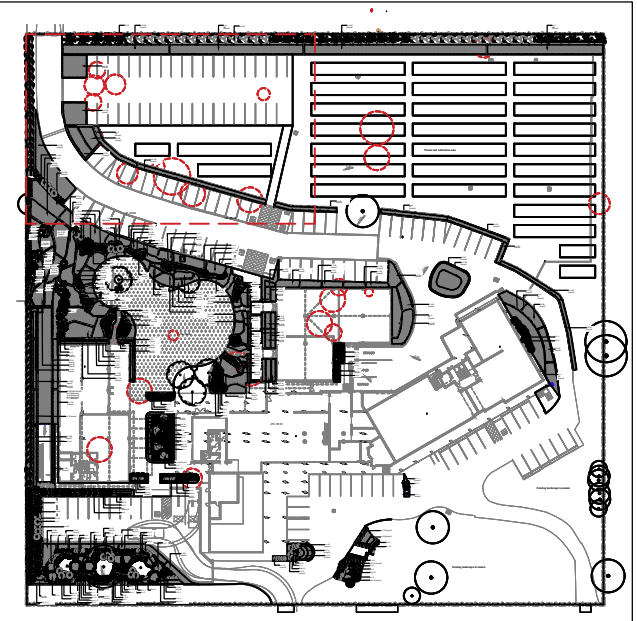
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ARCADIA

LEGEND



GRADING	
RL	REDUCED LEVEL
FFL	FINISHED FLOOR LEVEL



F	DA Submission	RC	NW	19.04.24
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D	DA Submission	RC	NW	09.06.23
C	DA Submission	RC	NW	14.04.23
B	DA Submission	JT	NW	12.10.22
A	Draft Issue	JT	NW	23.09.22

Not for Construction

Project
Hills Marketplace

Development Application

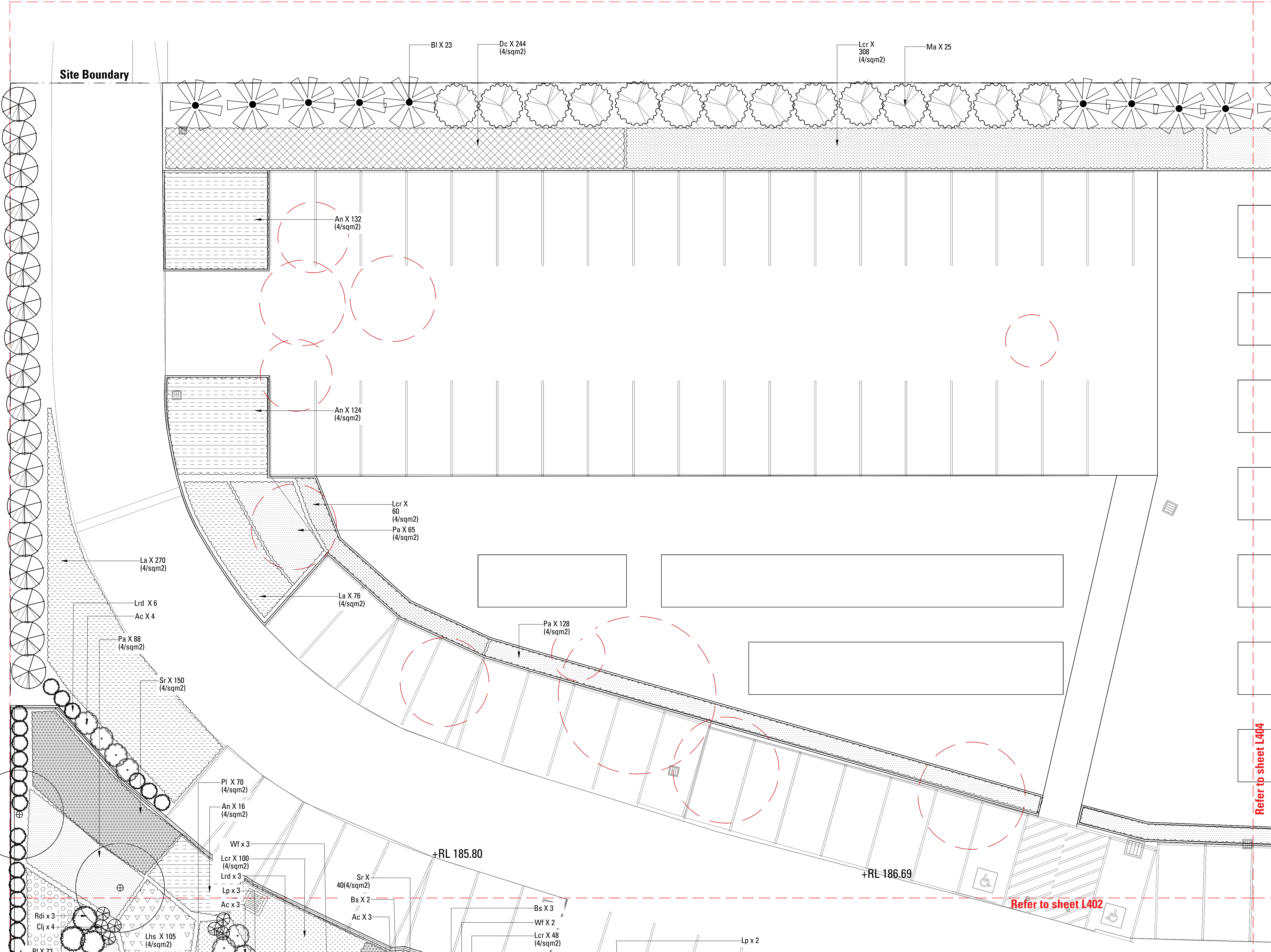


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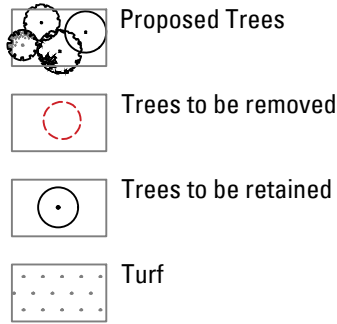
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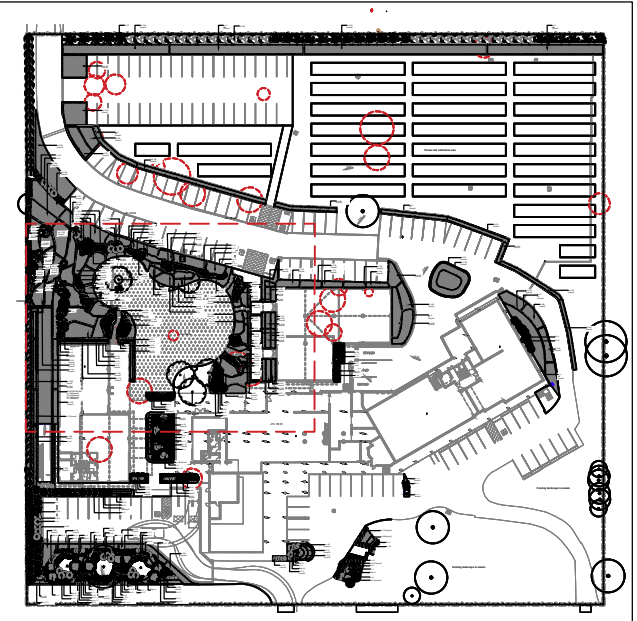
ARCADIA



LEGEND



GRADING
RL REDUCED LEVEL
FFL FINISHED FLOOR LEVEL



F	DA Submission	RC	NW	19.04.24
E	DA Submission	RC	NW	21.11.23
D	DA Submission	RC	NW	09.06.23
C	DA Submission	RC	NW	14.04.23
B	DA Submission	JT	NW	12.10.22
A	Draft Issue	JT	NW	23.09.22
Issue		Revision Description	Drawn	Check Date

Not for Construction

Hills Marketplace

Development Application

Client



Drawing No.
L402

Drawing Name
Softworks Plan

Job No.

22-839

Issue

F

Scale

1:100 @ A1



Sydney, Suite 75, Jones Bay Wharf, 26-32 Pirrama Road, Pyrmont NSW 2009
E sydney@arcadia.com.au
T 02 9571 2900

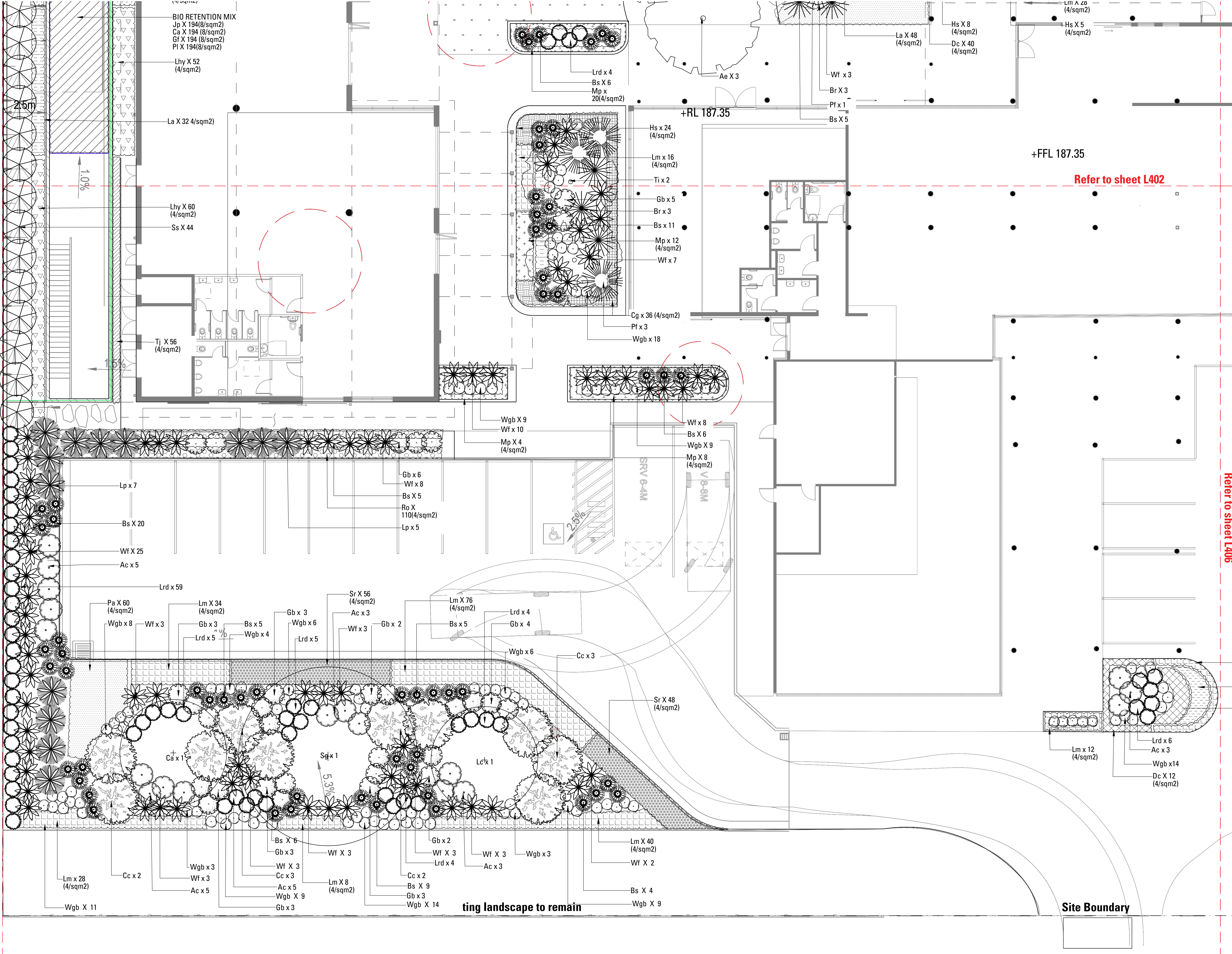
Brisbane, Suite 5a, 232 Adelaide Street, Brisbane QLD 4000
E brisbane@arcadia.com.au
T 07 3071 8000

ARCADIA

Refer to sheet L401

Refer to sheet L405

Refer to sheet L403



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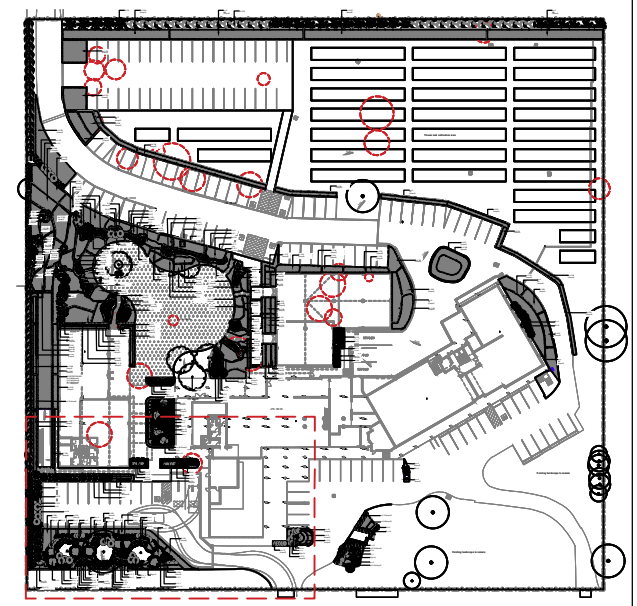
LEGEND

- Proposed Trees
- Trees to be removed
- Trees to be retained
- Turf

GRADING

- RL REDUCED LEVEL
- FFL FINISHED FLOOR LEVEL

Refer to sheet L406



F	DA Submission	RC	NW	19.04.24
E	DA Submission	RC	NW	21.11.23
D	DA Submission	RC	NW	09.06.23
C	DA Submission	RC	NW	14.04.23
B	DA Submission	JT	NW	12.10.22
A	Draft Issue	JT	NW	23.09.22
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

Hills Marketplace

Development Application

Client



Drawing No.

L403

Drawing Name

Softworks Plan

Job No.

22-839

Issue

F

Scale

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Sydney, Suite 76, Jones Bay Wharf, 26-32 Pirrama Road, Pyrmont NSW 2009
E sydney@arcadia.com.au T 02 8571 2900

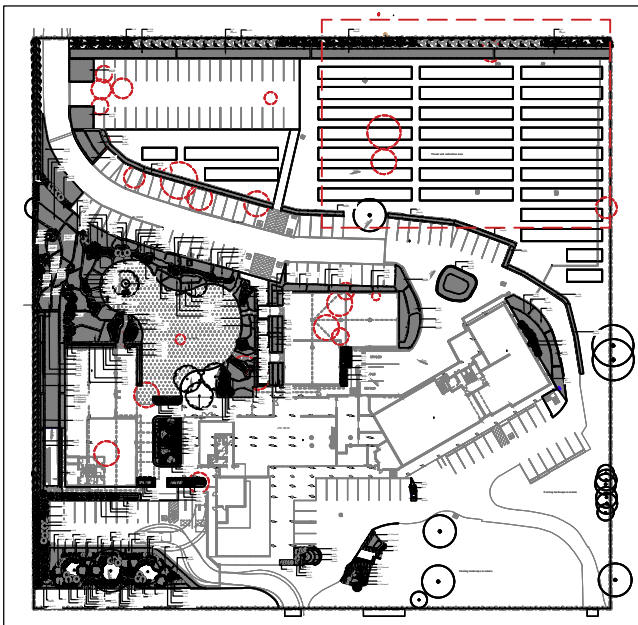
Brisbane, Suite 56, 232 Adelaide Street, Brisbane QLD 4000
E brisbane@arcadia.com.au T 07 3071 8000

ARCADIA

LEGEND

- Proposed Trees
- Trees to be removed
- Trees to be retained
- Turf

- GRADING
- RL REDUCED LEVEL
 - FFL FINISHED FLOOR LEVEL



F	DA Submission	RC	NW	19.04.24
E	DA Submission	RC	NW	21.11.23
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A	Draft Issue	JT	NW	23.09.22
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

Hills Marketplace

Development Application

Client



Drawing No. L404
Drawing Name Softworks Plan

Job No. 22-839
Issue F

Scale

1:100 @ A1

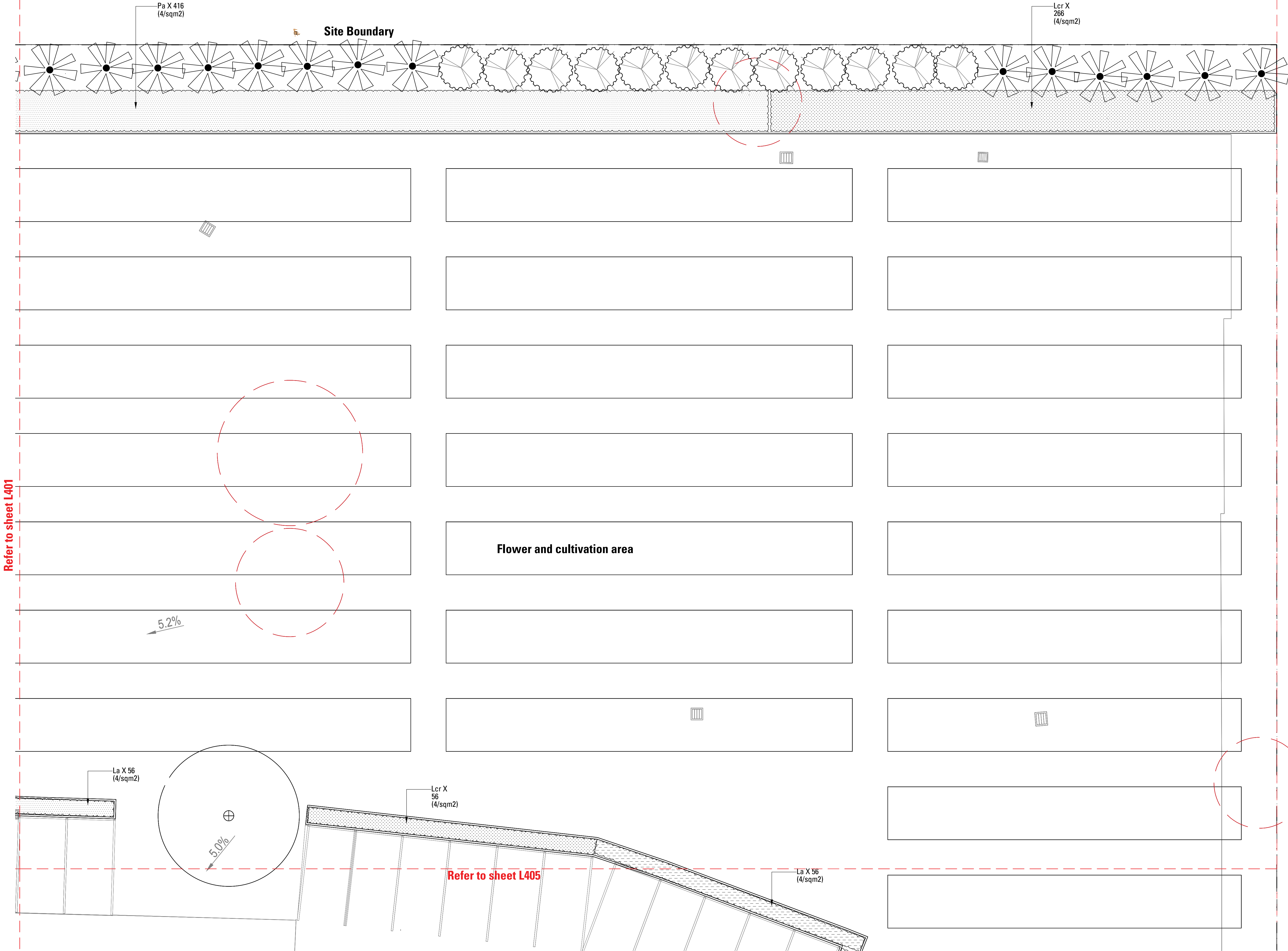
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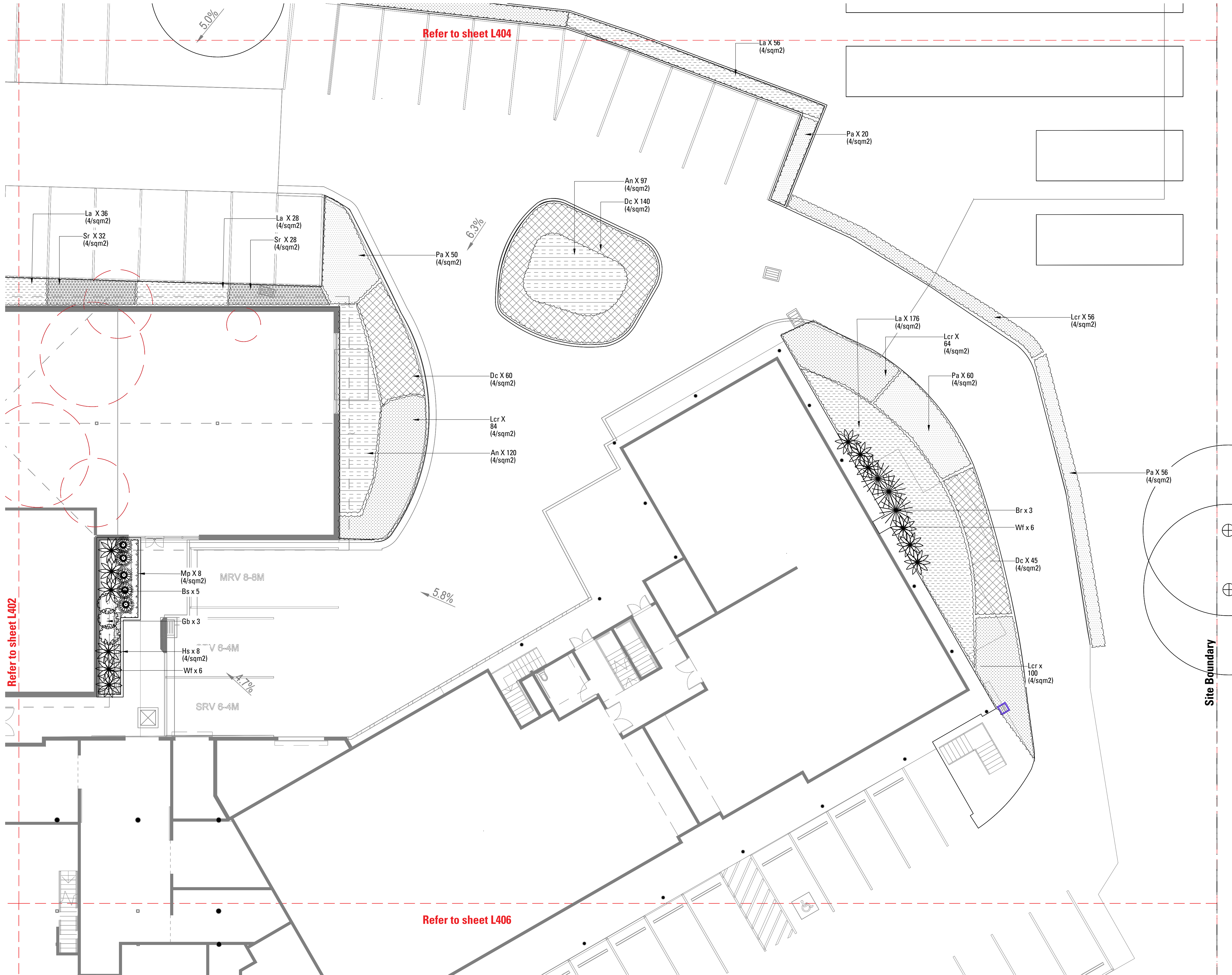


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Refer to sheet L401



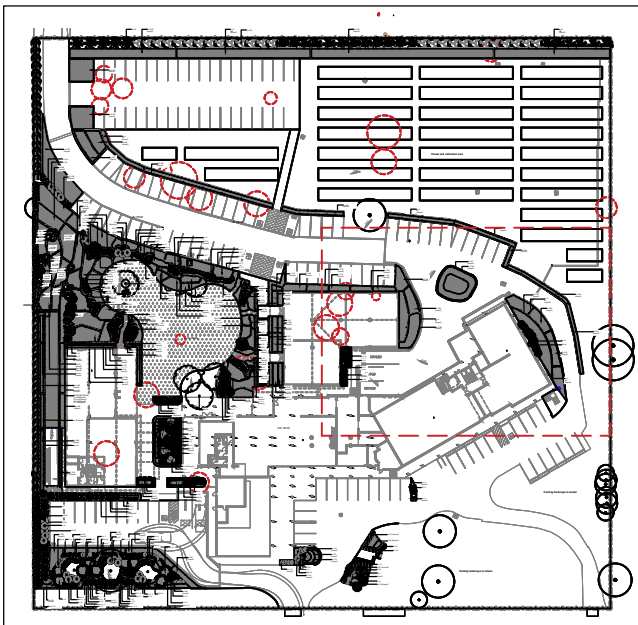


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LEGEND

-  Proposed Trees
-  Trees to be removed
-  Trees to be retained
-  Turf

- GRADING
-  REDUCED LEVEL
 -  FINISHED FLOOR LEVEL



F	DA Submission	RC	NW	19.04.24
E	DA Submission	RC	NW	21.11.23
D	DA Submission	RC	NW	09.06.23
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A	Draft Issue	JT	NW	23.09.22
Issue	Revision Description	Drawn	Check	Date

Not for Construction

Project

Hills Marketplace

Development Application

Client



Drawing No.
L405

Drawing Name
Softworks Plan

Job No.

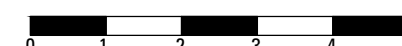
22-839

Issue

F

Scale

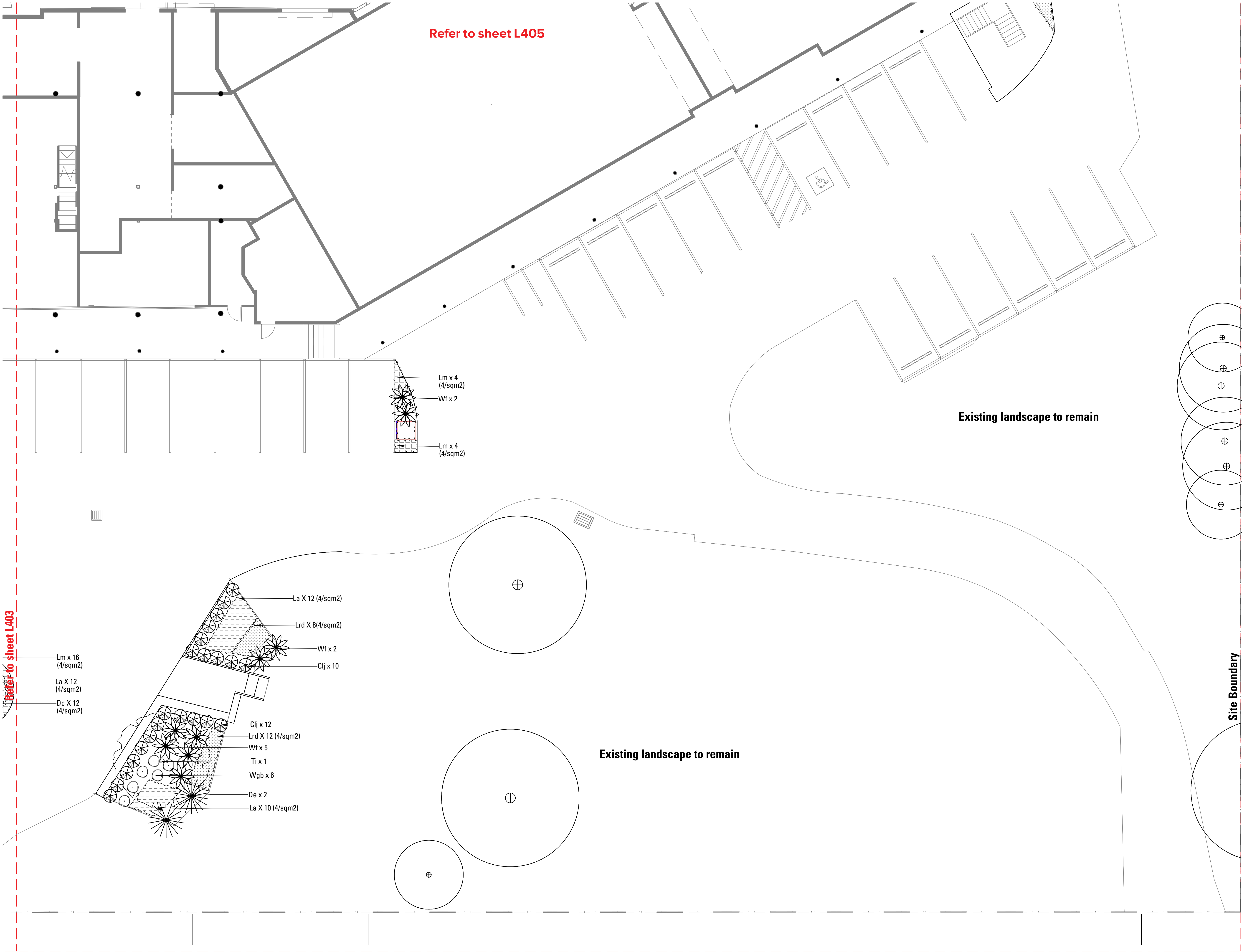
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Refer to sheet L405

Refer to sheet L403

Existing landscape to remain

Existing landscape to remain

Site Boundary

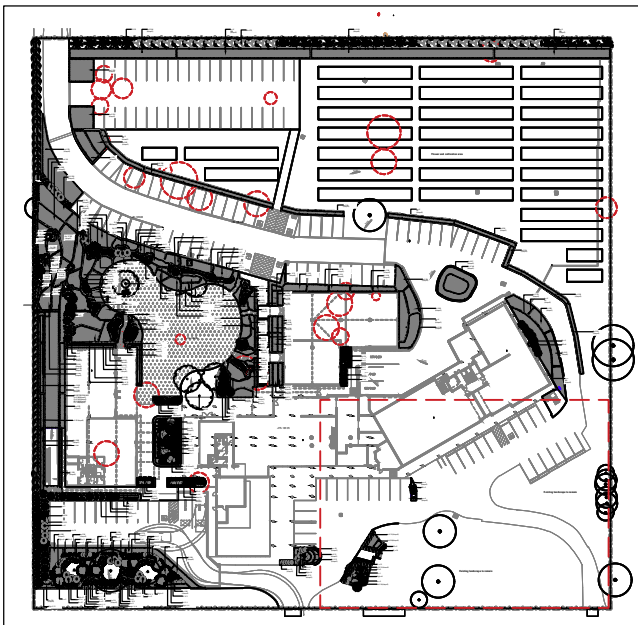
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LEGEND

- Proposed Trees
- Trees to be removed
- Trees to be retained
- Turf

GRADING

- REDUCED LEVEL
- FINISHED FLOOR LEVEL



F	DA Submission	RC	NW	19.04.24
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Not for Construction

Project

Hills Marketplace

Development Application

Client



Drawing No.
L406

Drawing Name
Softworks Plan

Job No.

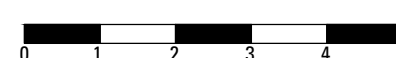
22-839

Issue

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Scale

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