
29 Florida Street

Sylvania, New South Wales

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1.1 Overview

Location and design approach

The redevelopment of 29 Florida Street, Sylvania, will deliver 484 new residences as part of the Commonwealth Government's Housing Australia Future Fund (HAFF), integrating both social and market housing within a cohesive, inclusive neighbourhood.

The site is bounded by major roads along its periphery, presenting opportunities to establish landscaped buffers that enhance amenity, safety, and visual character while supporting future connections both within the site and to the broader urban context. These potential links will integrate the development into the surrounding street network and provide convenient pedestrian access to nearby public open spaces, the Georges River, local schools, and the Sylvania shopping centre—all within a comfortable walking distance.

The site's location and landscape context provide significant potential to create a well-connected and sustainable neighbourhood. Opportunities exist to establish a network of interconnected open spaces that promote social interaction, enhance biodiversity, and strengthen the site's integration with its natural and urban surroundings.

The proposed landscape design responds to and celebrates the site's distinctive geological and ecological setting. Located within the Botany Bay catchment and in proximity to the Georges River, the site overlays the Botany Sands Aquifer and is underlain by Hawkesbury Sandstone formations, with areas of alluvial soil and clay deposits. These conditions inform the design approach through the integration of locally sourced materials, water-sensitive urban design (WSUD) principles, and endemic planting zones that reflect the site's natural history. The landscape vision seeks to express and restore the character of the local environment while providing functional, resilient, and high-quality open spaces for future residents.

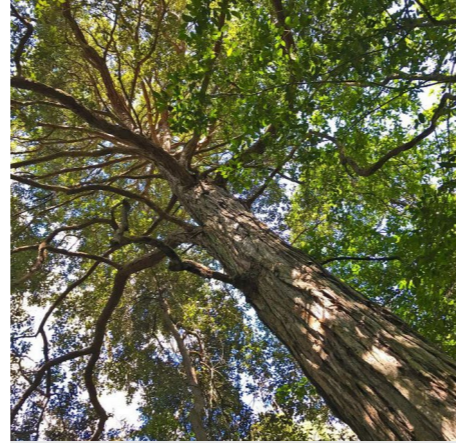


1.1.1 Endemic Vegetation Community

Pre-clearing Flora: Sydney Turpentine Ironbark Forest (STIF)

The tree canopy is often dominated by *Syncarpia glomulifera*, with occasional presence of *Eucalyptus pilularis*, *Angophora costata*, and *Eucalyptus punctata*, and less frequently, Ironbark, Stringybark, or Mahogany species like *E. paniculata* and *E. globoidea*. The mid-stratum includes Sparse Eucalypts, *Acacia parramattensis*, and *Allocasuarina* species.

Shrubs frequently include *Pittosporum undulatum*, *Leucopogon juniperinus*, *Breynia oblongifolia*, and *Notelaea longifolia*. The ground layer supports diverse grasses such as *Microlaena stipoides*, *Entolasia stricta*, and *Themeda triandra*, along with small forbs like *Lobelia purpurascens* and *Lomandra longifolia*.



Syncarpia glomulifera
Turpentine Tree



Eucalyptus paniculata
Sydney Iron Bark Tree



Pittosporum undulatum
Sweet Pittosporum



Leucopogon parviflorus
Long-Flower Beard-Heath



Microlaena stipoides
Weeping Grass



Entolasia stricta
Wiry Panic



Lobelia purpurascens
White Root



Lomandra longifolia
Spiny-head Mat-rush

1.1.2 Approach to Public and Communal Space

The landscape framework is founded on a holistic approach that integrates Sylvania's ecological, cultural, and recreational layers, embedding new open spaces within their broader setting.

Central to the strategy is the provision of a series of well-programmed and well-connected communal open spaces, ranging from active play areas to quiet garden retreats, designed to encourage social interaction and provide diverse recreational opportunities for residents of all ages.



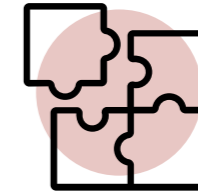
Access Networks

Internal shared zones and pedestrian pathways connect building entries and communal open spaces to the broader street network of Sylvania.



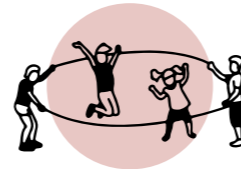
Integration of STIF Habitat

Native plant communities and microhabitats are incorporated to re-establish fragments of the Sydney Turpentine Ironbark Forest (STIF), enhancing biodiversity while acknowledging cultural narratives of Country.



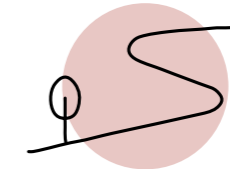
Functional integration with services

Local active transport networks, communal gardens, and open space amenities are aligned with access and servicing requirements, ensuring operational efficiency without compromising landscape quality.



Series of Communal Open Spaces

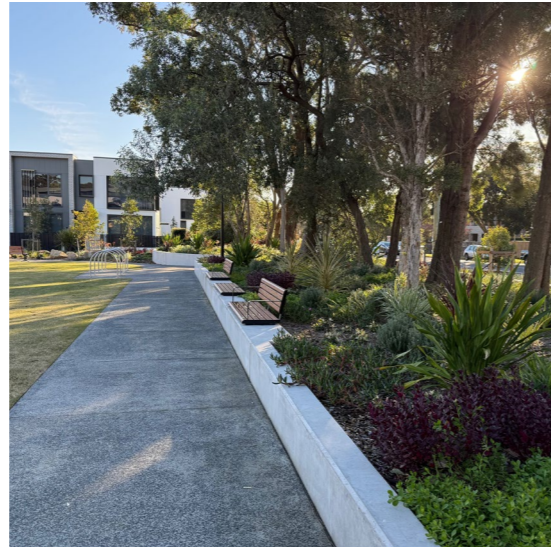
Shaded shared zone, pedestrian access, terraces, pocket park, playground, outdoor fitness and courtyards provide essential social infrastructure, fostering community interaction and contributing to microclimatic resilience.



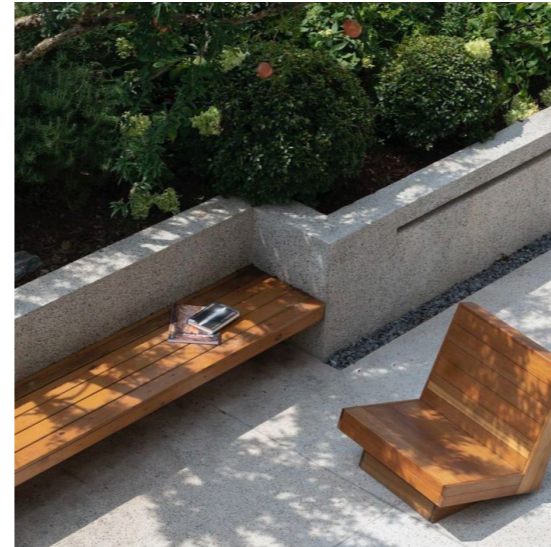
Biodiversity and resilience corridors

Green buffer and ecological linkages are reinforced through layered planting and water-sensitive design, connecting the site and the wider green infrastructure of Sylvania.

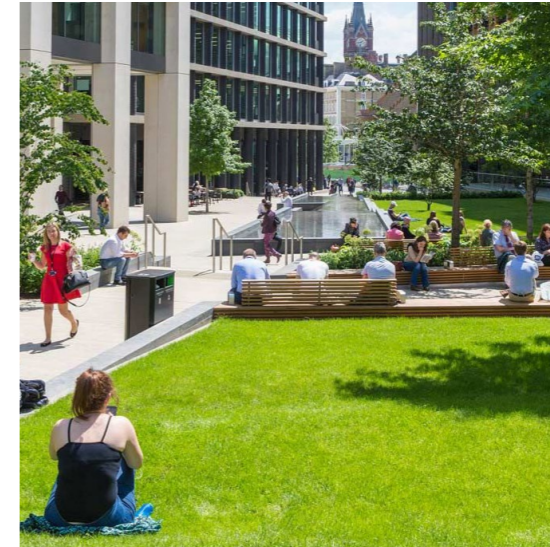
1.1.3 Proposed Open Space Types



Community park



Gardens and seating edges



Lawns



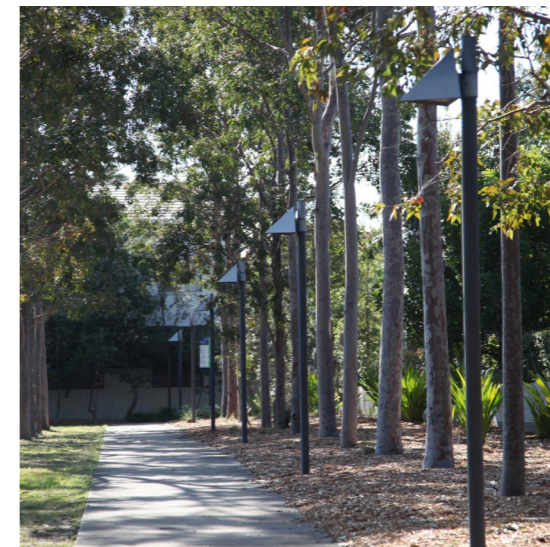
Communal plazas



Forest walk



Play & fitness

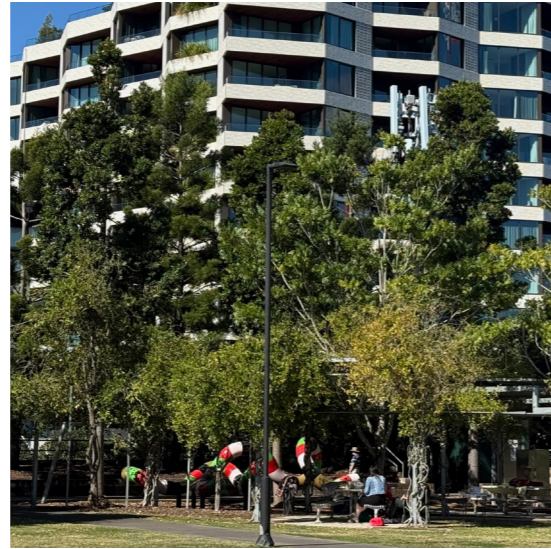


Tree lined walkways



Endemic zones

1.1.4 Proposed Landscape and Building Interfaces



Public seating in sun



Network of paths



Communal courtyard



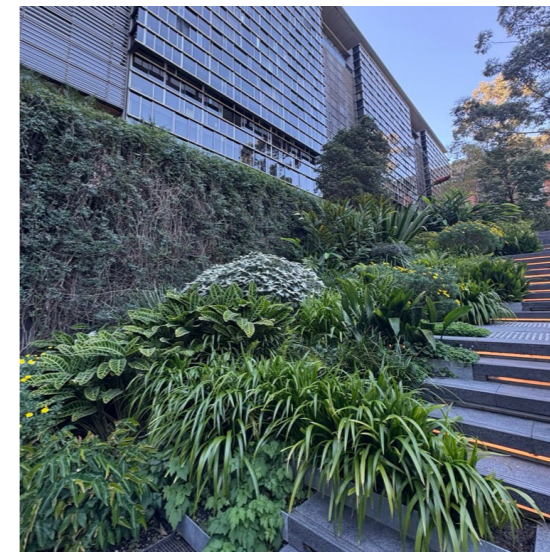
Green balconies



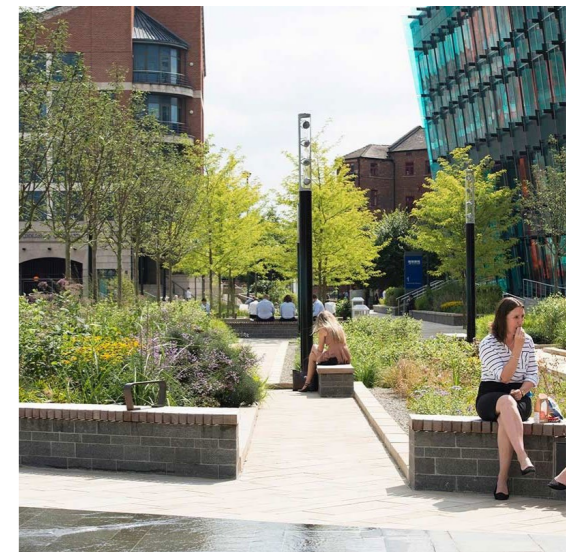
Green street edges



Greened entrances



Terraced gardens and steps



Seating and gardens

1.1.5 Proposed Streetscape



One way shared street



Green canopy walks



Rain Gardens



Buffer planting



Permeable paving



Rain gardens



Softer, looser edges



Green edges



2.0 Site Plan

The overall landscape strategy is founded on a holistic approach that integrates ecological, social, and cultural values, creating a cohesive and resilient neighbourhood.

A well-connected internal shared zone and pedestrian network links building entries and communal open spaces, while new pedestrian access points integrate the development into the surrounding street fabric, promoting walkability and connectivity. High-value existing trees are retained wherever possible, contributing to the site's character and amenity, while landscaped green buffers mitigate traffic noise from surrounding roads.

The design establishes opportunities to create endemic planting communities and adopt a Country-centred approach that celebrates the site's saltwater and freshwater ecologies, changing waterways, geologies, and soils. This is achieved through the integration of native plantings, water-sensitive urban design (WSUD), and the considered use of masonry and sandstone elements, reflecting the local landscape heritage.

Building interfaces are enriched with a mix of native and exotic plantings, providing lush greenery while delineating the change in character between public and private spaces. Subtle changes in levels, materials, and planting palettes are used to reinforce these transitions without the need for formal barriers, ensuring the landscape remains open, inviting, and legible.

KEY	
①	Shared Zone
②	Communal Plaza
③	Communal Courtyard
④	Central Park
⑤	Playground
⑥	Outdoor Fitness
⑦	Entry Plaza
⑧	Seating Node
⑨	Gardens
⑩	Proposed Footpath
⑪	Native Forest
⑫	Proposed Trees
	Existing Trees Retained
	Site Boundary




0 25m



SCALE - 1:1000 @ A3

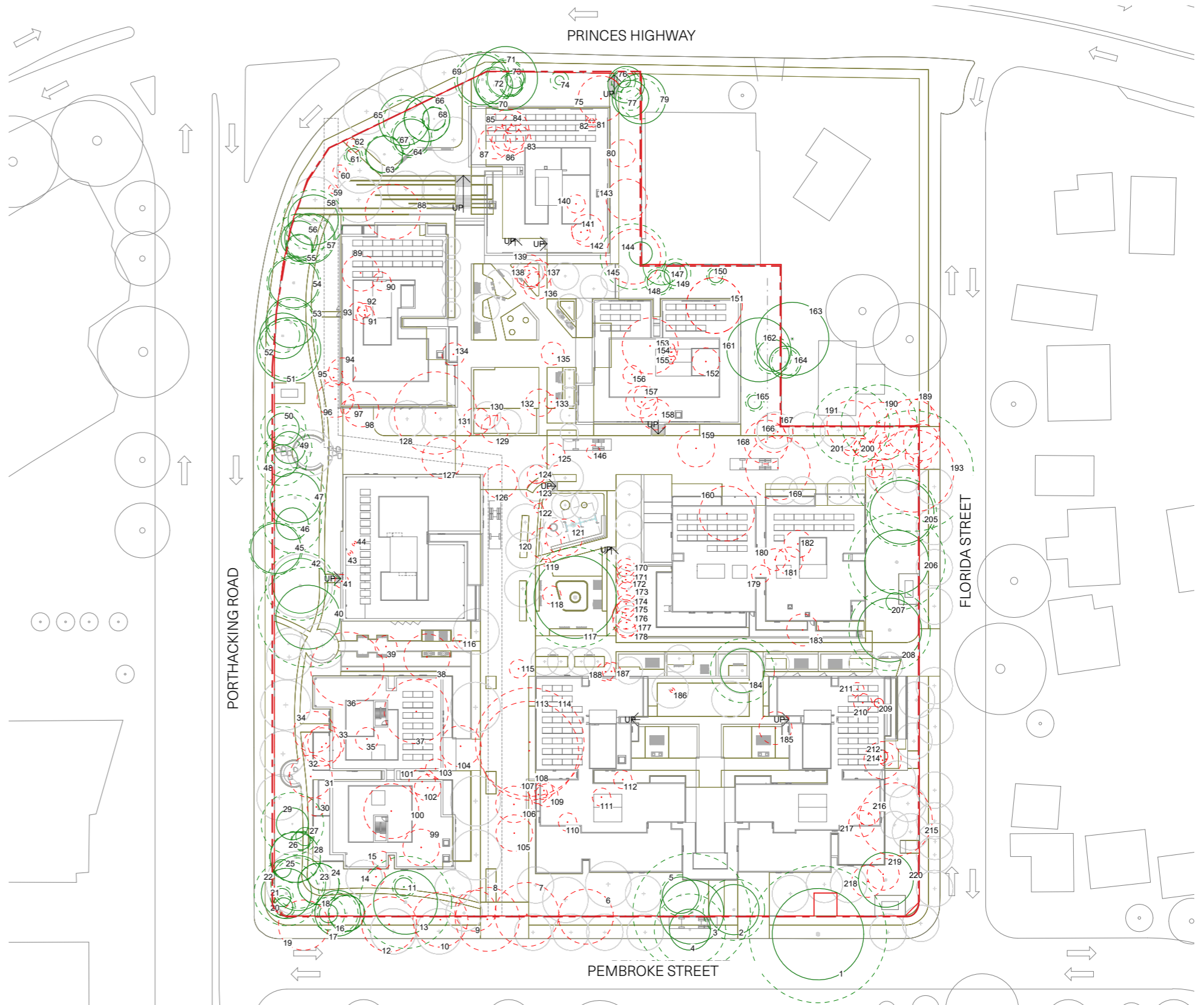


2.1 Site Plan - Existing Tree Management Plan




KEY	
TYPE	
	Existing Tree Retained
	Existing Tree Removed
	Site Boundary

Note:

Existing tree information refer Arborist Report prepared by Birds Tree Consultancy on 13th August 2025.



2.2 Site Plan - Tree Canopy Coverage








KEY	
TYPE	AREA
 Proposed Tree Canopy	3,008m ²
 Existing Tree Canopy	2,875m ²
Total Tree Canopy Coverage	5,883m²
Total Site Area (excl. road)	19,776m ²
Canopy Coverage Percentage to Site Area	29.75%
 Site Boundary	



SCALE - 1:1000 @ A3



2.3 Site Plan - Deep Soil Area and Soil Depth Plan

KEY	
TYPE	AREA
 Deep Soil Area (min 6m In Dimension)	5,130 m²
Total Site Area (excl. road)	19,776m ²
Deep Soil Percentage	25.9%
 Deep Soil Area (less than 6m in dimension)	1,494 m ²
 Planter Soil 300mm Depth	281 m ²
 Planter Soil 600mm Depth	613 m ²
 Planter Soil 1000mm Depth	644 m ²
 Basement Outline	
 Site Boundary	



0 25m

SCALE - 1:1000 @ A3



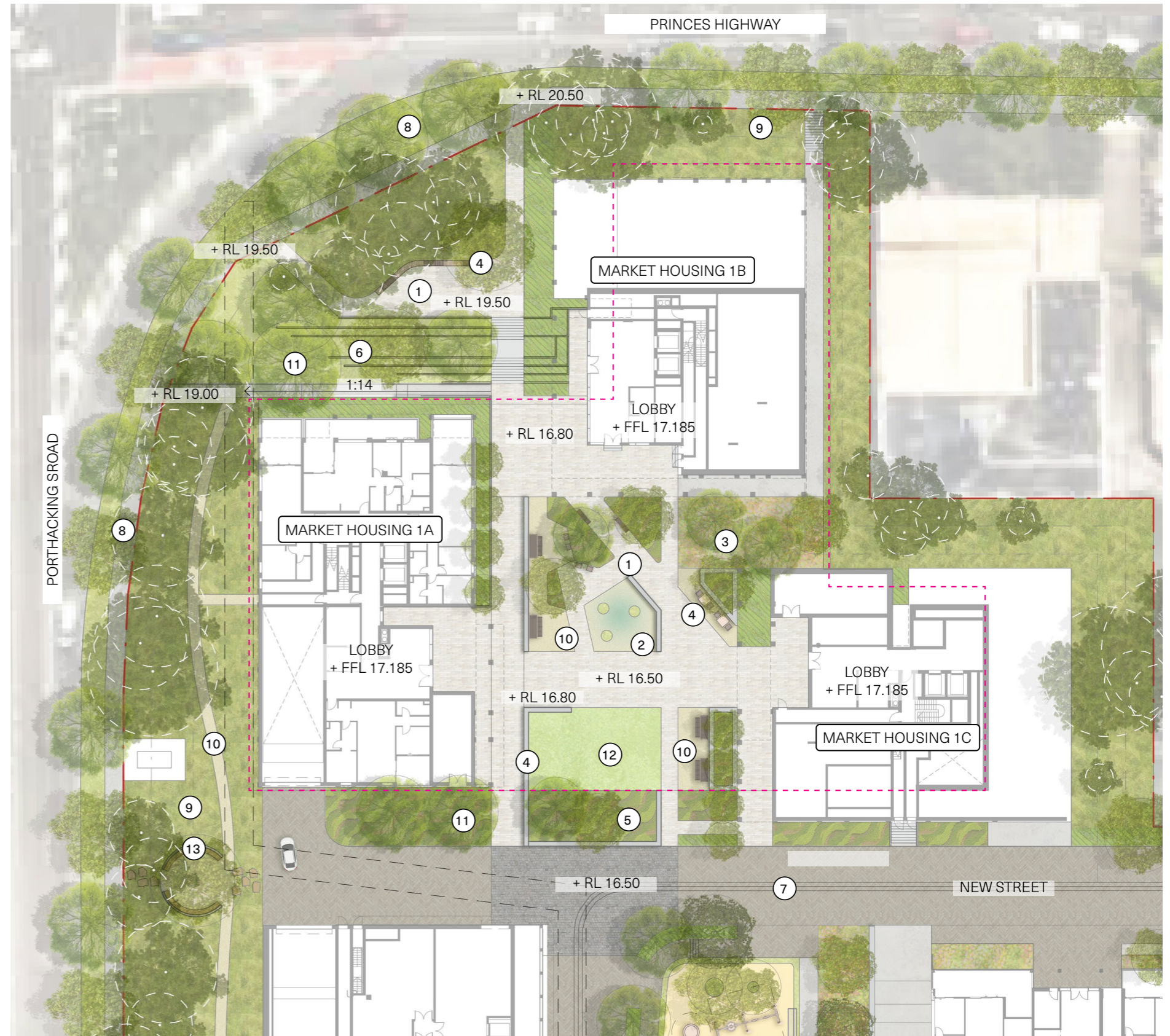
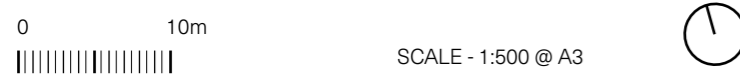
3.0 Precinct Plan — Market Housing 1

The landscape areas within the Market Housing 1 parcel comprise a series of interconnected and carefully considered open spaces, designed to provide amenity, connectivity, and inclusivity for all residents.

The north-west entry plaza provides a key arrival experience to the development, offering seating opportunities and a welcoming environment. Planted terrace gardens are integrated into the steps, creating a lush and verdant transition that reinforces the connection between the public realm and the residential cluster.

The plaza is designed to withstand overland flooding events while providing a functional and resilient open space. Integrated rain gardens and low points manage stormwater flow, while raised seating edges, accessible pathways, water play, seating and picnic areas support residents' social and recreational needs. The gardens feature a mix of native and exotic plantings, with tall canopy trees providing shade and contributing to a comfortable microclimate. Garden beds are strategically positioned to connect building lobbies with the broader access network, encouraging movement and social interaction throughout the site. Brick paving materials, consistent with architectural façades, contribute to a cohesive and visually unified communal open space.

KEY	
①	Brick Paved Plaza
②	Water Play
③	Garden Bed
④	Seating
⑤	Rain Gardens
⑥	Terraced Gardens
⑦	Shared Zone
⑧	Proposed Footpath
⑨	Native Forest
⑩	Gravel Paving
⑪	Proposed Trees
⑫	Lawn
⑬	Seating Node
○	Existing Trees Retained
- - -	Basement Outline
- · - · -	Site Boundary











3.1 Precinct Plan — Social Housing & Market Building 2

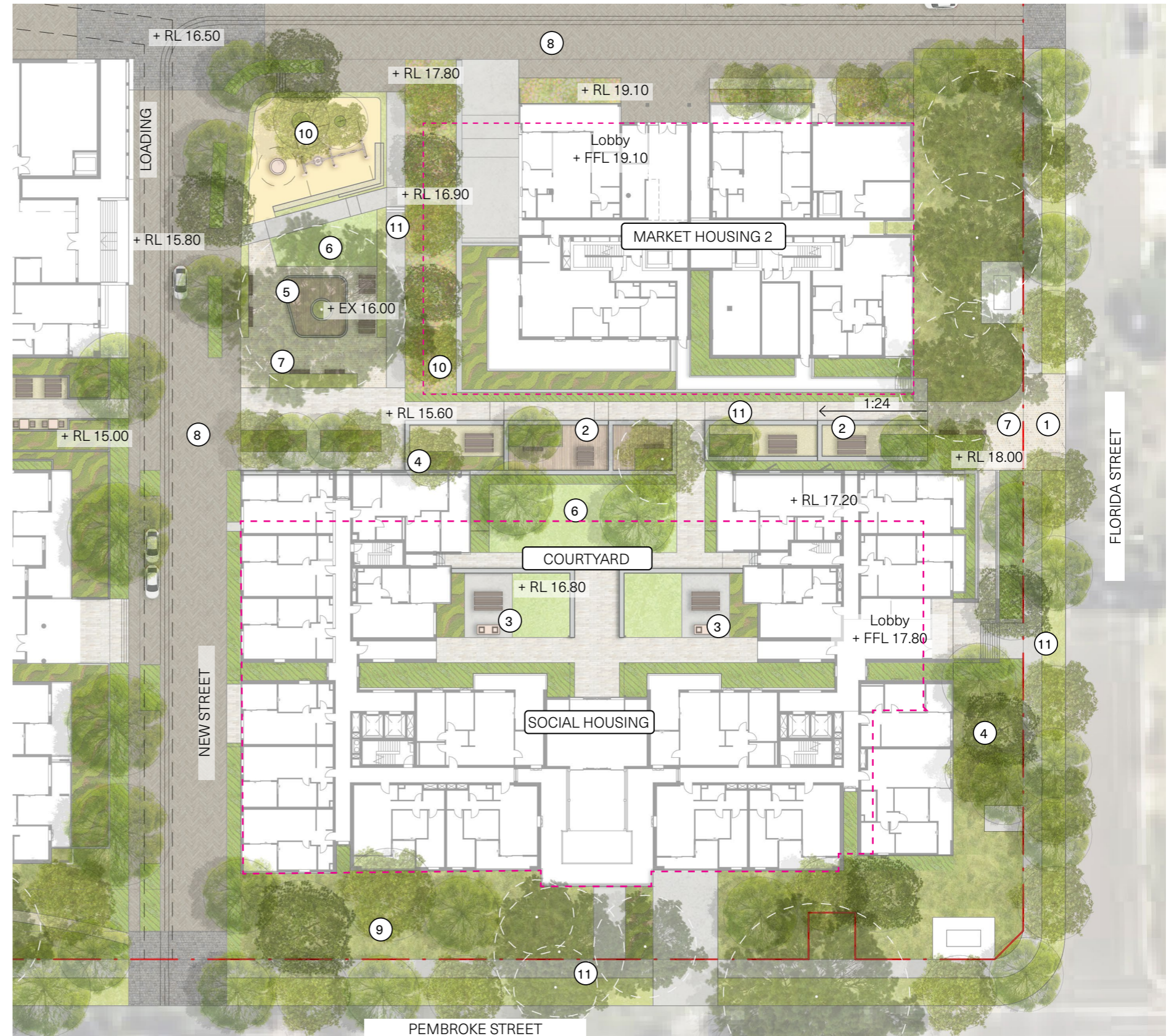
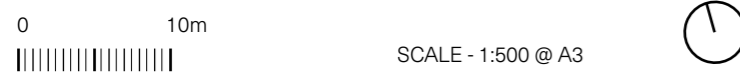
The landscape design for Social and Market Housing 2 comprises a series of interconnected and carefully considered open spaces, providing amenity, connectivity, and inclusivity for all residents. An east-west running open space spine features a paved eastern entry and a series of planted seating terraces at the Social Housing precinct, providing areas for outdoor work and casual meetings. Lines of deciduous trees allow sunlight penetration during winter, enhancing comfort and amenity.

Courtyard spaces at Social Housing include outdoor BBQ stations and sunny lawns. Seating walls and planting edges subtly define the interface between social housing and public open space without the need for fencing.

A central park and playground are located at the heart of the development. The park incorporates the existing London Plane Tree, creating a shaded and welcoming space for gatherings, picnicking, and recreation. The fenced playground, planted with evergreen trees, offers a variety of play experiences in a safe and protected environment. Seating edges integrated along footpaths provide multiple resting points, supporting inclusive use for people of all ages and abilities.

A connected network of accessible footpaths links open spaces, building lobbies, and shared zones, ensuring seamless pedestrian movement throughout the site.

KEY	
①	Entry Plaza
②	Seating Terraces
③	BBQ Station & Picnic
④	Proposed Trees
⑤	Timber Decking
⑥	Lawn
⑦	Permeable Paver
⑧	Shared Zone
⑨	Native Forest
⑩	Playground
⑪	Proposed Footpath
	Existing Trees Retained
	Basement Outline
	Site Boundary





East West Terraces & Social Housing Courtyard



East West Terraces & Social Housing Courtyard



Central Park and Playground



Central Park and Playground



3.3 Precinct Plan — Market Housing 3

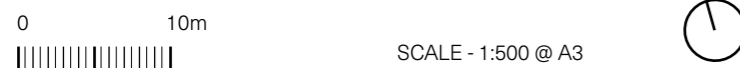
Market Housing 3 is framed by a native forest buffer to the west along Porthacking Road and a shared zone to the east, creating a strong sense of connection to nature while providing noise reduction and visual buffers for residents. An informal gravel path winds through the native forest buffer, featuring strategically placed seating nodes that invite rest, reflection, and social interaction. This pathway also offers opportunities for environmental education, allowing residents and visitors to engage with and learn about the endemic planting communities and the local ecology. Seating nodes are supported by introduction of noise screening walls to improve amenity in proximity to the busy road.

Centrally located between Buildings 3A and 3B, a communal open space featured with seating and terraced planting provide amenity to the residents and visitors. Screening plantings to building interface provide visual screenings to ground floor residents.

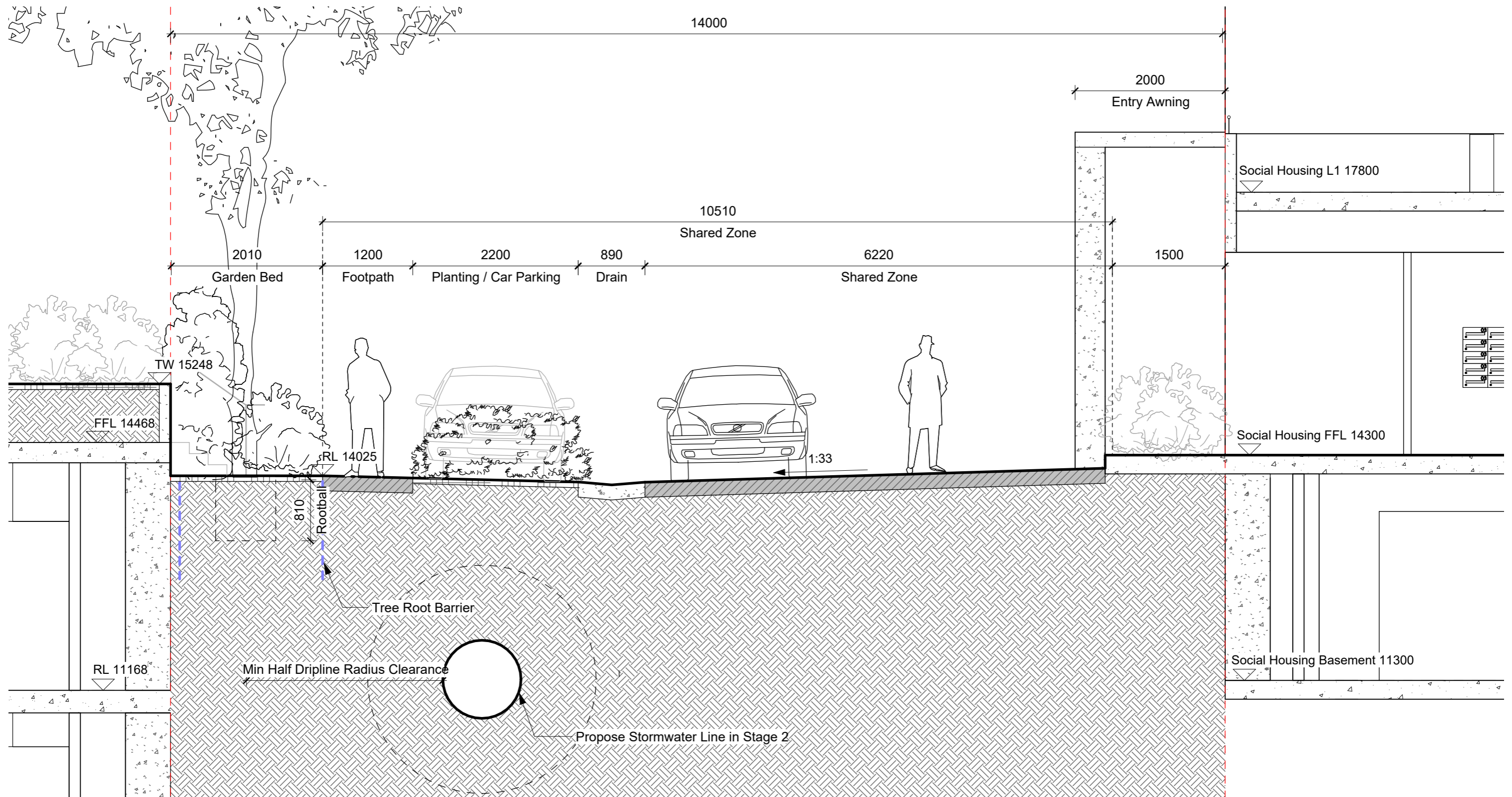
The shared zone incorporates a series of rain gardens with native plantings that contribute to stormwater management and enhance the health of the adjacent waterway, reflecting a commitment to sustainable and water-sensitive urban design principles.

Building interfaces and entry points are softened and enriched with a mix of native and exotic plantings, creating a lush, visually appealing green buffer. This planting strategy provides privacy for residents while clearly delineating the transition from public open spaces to private areas.

KEY	
①	Shared Zone
②	Rain Gardens
③	Pedestrian Path
④	Seating Nodes
⑤	Gravel Path
⑥	Seatings
⑦	Gardens
⑧	Proposed Trees
⑨	Native Forest
⑩	Proposed Footpath
==	Proposed Sewer Line
○	Existing Trees Retained
- - -	Basement Outline
- - -	Site Boundary



Section — Shared Zone



SECTION A

1:50 @A3



Market West Building Path & Communal Seating Area







4.0 Planting Strategy

The planting strategy is designed to establish a cohesive and resilient landscape that enhances biodiversity, supports site functionality, and creates a comfortable and visually appealing environment. Planting across the site is organized into four distinct zones, each responding to its specific context and purpose.

Zone 1 – Native Forest

This zone focuses on restoring the Sydney Turpentine–Ironbark Forest (STIF) community, reinforcing the site's ecological value. A dense understory layer of native shrubs and groundcovers provides habitat opportunities while acting as an effective acoustic and visual buffer to reduce surrounding noise and enhance amenity.

Zone 2 – Rain Gardens

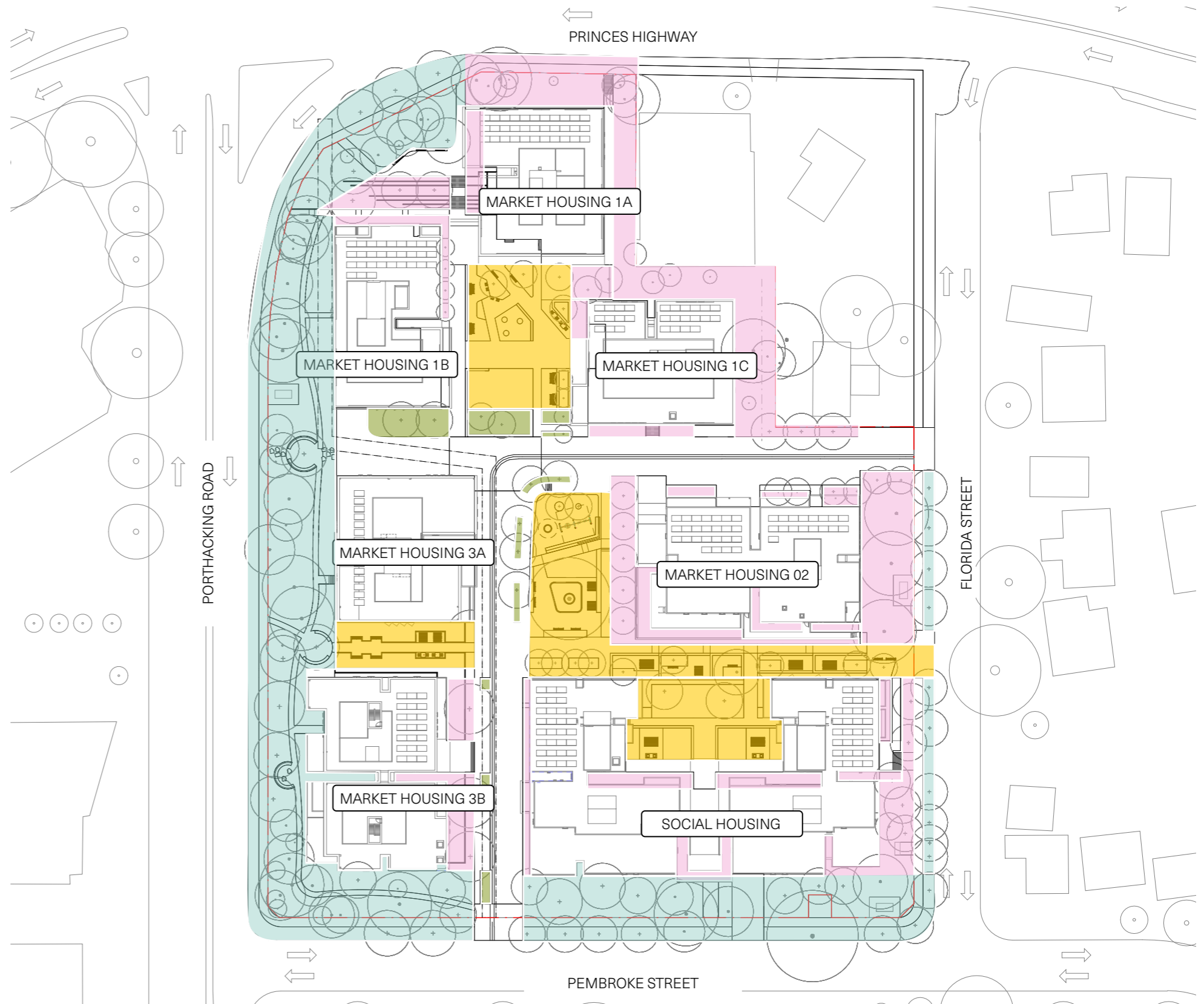
The rain gardens feature low-maintenance native species adapted to fluctuating moisture conditions and variable temperatures. These species contribute to stormwater management by improving water quality, supporting infiltration, and creating a dynamic, seasonally responsive landscape character.

Zone 3 – Communal Open Space

Planting within communal areas combines native and exotic species chosen for their aesthetic appeal, resilience, and ability to support the social function of these spaces. A mix of evergreen and deciduous trees ensures a comfortable balance of shade and sunlight throughout the year, while layered planting provides a lush, calming atmosphere that encourages relaxation and social interaction.

Zone 4 – Building Interfaces

At the building edges, a soft and layered planting palette of native and exotic species provides a green backdrop that enhances the architectural setting. Flowering shrubs and deciduous trees introduce seasonal interest, while screening vegetation helps define the transition between public and private realms, ensuring privacy for ground-level residences and a visually rich interface along pedestrian routes.



Planting Palette — Native Forest (Zone 1)

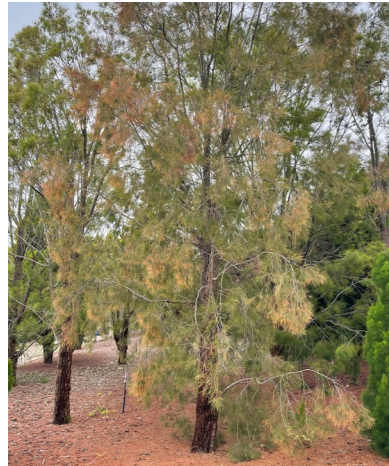
Trees



Eucalyptus tereticornis
Forest Red Gum



Eucalyptus paniculata
Grey Ironbark



Allocasuarina torulosa
Forest Oak



Acacia implexa
Hickory Wattle

Understories



Banksia aemula
Wallum Banksia



Banksia ericifolia
Heath-leaved banksia



Westringia fruticosa 'smokey'
Coastal rosemary



Dianella caerulea
Blue Flax Lily



Lomandra hystrix
Knotted Club-rush



Helmholtzia glaberrima
Stream lily



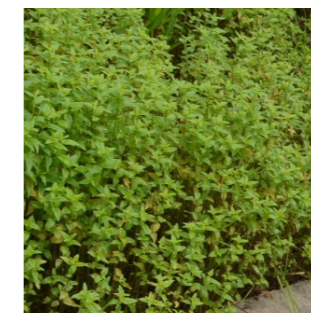
Gahnia aspera
Rough Saw-sedge



Carex appressa
Tall sedge



Viola hederacea
Native Violet



Mentha australis
River mint



Goodenia ovata
Hop Goodenia



Lomandra longifolia
Spiny-head Mat-rush

Planting Palette — Rain Gardens (Zone 2)

Trees



Melaleuca quinquenervia
Broad Leaf Paperbark



Melaleuca styphelioides
Prickly Paperbark

Understories



Banksia aemula
Wallum Banksia



Banksia ericifolia
Heath- leaved banksia



Westringia fruticosa 'smokey'
Coastal rosemary



Dianella caerulea
Blue Flax Lily



Lomandra hystrix
Knotted Club- rush



Helmholtzia glaberrima
Stream lily



Gahnia aspera
Rough Saw- sedge



Carex appressa
Tall sedge



Viola hederacea
Native Violet



Mentha australis
River mint



Goodenia ovata
Hop Goodenia



Lomandra longifolia
Spiny-head Mat-rush

Planting Palette — Communal Open Space (Zone 3)

Trees



Tristaniopsis laurina
Water Gum



Cupaniopsis anacardioides
Tuckeroo Tree



Acacia Longifolia
Sydney Golden Wattle



Lagerstroemia indica
White Crepe Myrtle



Libidibia ferrea
Brazilian Ironwood



Acer palmatum
Japanese Maple

Understories



Kangaroo Paw 'Bush Tenacity'
Kangaroo Paw



Doryanthes excelsa
Gynea Lily



Cordyline fruticosa 'Rubra'
Rubra Ti



Westringia fruticosa
Coastal Rosmary



Acacia suaveolens
Sweet Scented Wattle



Macrozamia communis
Native Cycad



Dicksonia antarctica
Tree Fern



Alocasia brisbanensis
Native Elephant Ear



Asplenium australasicum
Birds Nest Fern



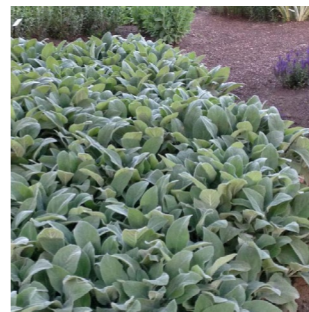
Alpinia caerulea
Native Ginger



Elaeagnus macrophylla
Broad-leaved Oleaster



Eremophila glabra
Tar Bush



Stachys lanata
Lamb's Ear



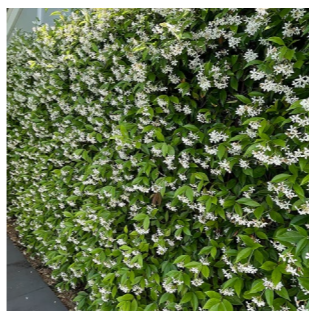
Raphiolepis intermedia
Indian Hawthorn



Ligularia reniformis
Tractor Seat Plant



Salvia leucantha
Mexican Bush Sage



Trachelospermum jasminoides
Star Jasmine



Philodendron xanadu
Xanadu



Goodenia ovata
Hop Goodenia



Viola hederacea
Native Violet

Trees



Lagerstroemia indica
White Crepe Myrtle



Acer palmatum
Japanese Maple



Acacia decurrens
Black Wattle

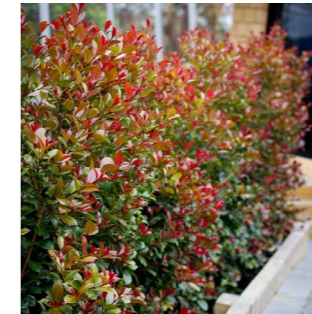


Acacia implexa
Hickory Wattle

Understories



Waterhousea floribunda
Weeping Lilly Pilly



Syzygium australe
Bush Cherry



Alpinia caerulea
Native Ginger



Westringia fruticosa
Coastal Rosmary



Philodendron xanadu
Xanadu



Alocasia brisbanensis
Native Elephant Ear



Asplenium australasicum
Birds Nest Fern



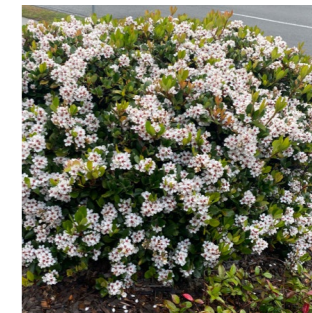
Macrozamia communis
Native Cycad



Rhapis excelsa
Bamboo Palm



Imperata cylindrica
Cogon grass



Raphiolepis intermedia
Indian Hawthorn



Myoporum parvifolium
Creeping Boobialla



Pittosporum revolutum
Yellow Pittosporum



Pittosporum tobira
Japanese Cheesewood



Rosmarinus officinalis
"Prostrata"
Prostrate Rosemary



Salvia leucantha
Mexican Bush Sage

5.0 Material Palette

Paving



Brick Paving 01 - Hamlet Ash in Herringbone Pattern



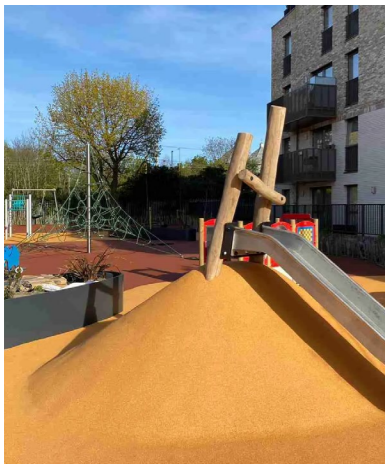
Brick Paving 02 - Smoke Grey Brick in Strecher Bond Pattern



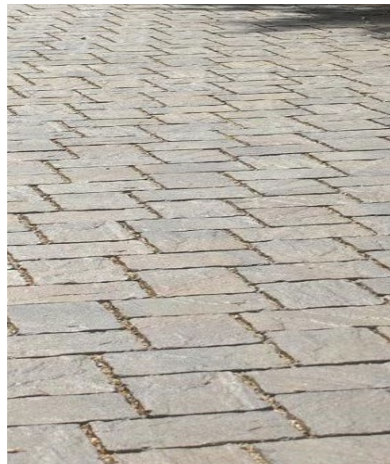
Trafficable Cobble Stone Paving



Deco Gravel Paving



Rubber Softfall



Permeable Unit Pavers



Hardwood Timber Decking



Concrete Paving Broom Finish

Walls



Concrete Bleachers



Concrete Wall with Timber Seat



Sandstone Blocks

6.0 Technical Statement

LANDSCAPE VISION

Our vision celebrates the site existing condition and the connection with Country, incorporating WSUD elements and pre-clearing endemic vegetation community within the proposed communal spaces. Landscape spaces featured in gardens, tree canopies and amenities provide a unique setting for socialising and recreation. Well-connected landscape spaces create a seamless and immersive experience for residents.

PLANNING

Sutherland Shire Development Control Plan 2015 outlines the requirements and needs for communal open space within new residential developments. The DCP outlines the need for communal open space to be capable of accommodating substantial vegetation and facilitate passive recreation, provide ample seating, shade, and BBQ amenity.

The landscape design meets these requirements by providing designated social space within a variety of levels. These spaces include a mix of social areas for larger groups and smaller intimate spaces for smaller groups. These spaces are well considered to provide shade amenity, gathering spaces and also passive recreation facilities.

MATERIALITY & URBAN ELEMENTS

Supporting the communal open spaces are a selection of materials and urban elements. These contemporary additions increase the usage potential of the spaces, including encouraging day and night activation. Dining facilities, diverse seating, picnic and preparation tables will compliment spaces throughout.

Additionally, permeable paving has been incorporated to optimise soil utilisation, creating more opportunities for landscaping and sustainable design integration.

AMENITY

The design will incorporate a variety of amenities such as communal BBQ areas, seating and outdoor lounges. This is in line with providing a rich collection of spaces and activities for people of all ages and backgrounds. Many of these spaces are sheltered by either planting or pergola structures that will provide summer shade and protect people from the weather.

ACCESSIBILITY

All residents of the new development can access and enjoy the communal areas. Universal access to AS1428 has been incorporated into communal spaces, connecting walkways and building entries without compromising design quality.

Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that residents can access site amenities comfortably. Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building entries and service areas.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of the communal open spaces will ensure safe levels of illumination for movement, whilst considering the impact on private residences. Unobtrusive lighting will be incorporated where appropriate to enable night time recreational use.

CRIME PREVENTION

Crime prevention through environmental design (CPTED) principles has been carefully considered to inform the landscape design of these areas. The placement of fences, services and vegetation adhere to the following key principles; surveillance, access control, territorial reinforcement, space management. These areas will only be accessible to residents within the complex.

DRAINAGE & IRRIGATION

The detailed design will specify drainage cell to all soft landscape zones on structure.

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertilizer contamination of drainage water.

Irrigation will be provided to all soft landscape areas on structure.

WATER SENSITIVE URBAN DESIGN

Water Sensitive Urban Design (WSUD) is innovatively considered throughout the design. Stormwater from rooftops, pathways, and surrounding hardscapes is directed into the bio-gardens, where it undergoes natural filtration. These gardens, planted with native vegetation, improving water quality while supporting biodiversity. Treated water is then collected in storage tanks, where it is further processed for reuse across the development.

SOIL

The planting will comprise a complementary mix of endemic and native species. Soil requirements will therefore differ according to varying soil chemistries enjoyed by individual species. For indigenous vegetation, soil profiles will be provided which have modest nutrient levels, particularly phosphorus. Suggested material would be 'Low P' mixture.

PLANT ESTABLISHMENT & MAINTENANCE

A landscape maintenance contractor will be engaged to keep all plant material in a state of health and vigour after practical completion. The appointed contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include 'works to date' information with all progress payment invoices. Works will include, but not be limited to:

Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated

Replacing dead plant material to achieve a complete cover of planting without obvious gaps in planting at final completion

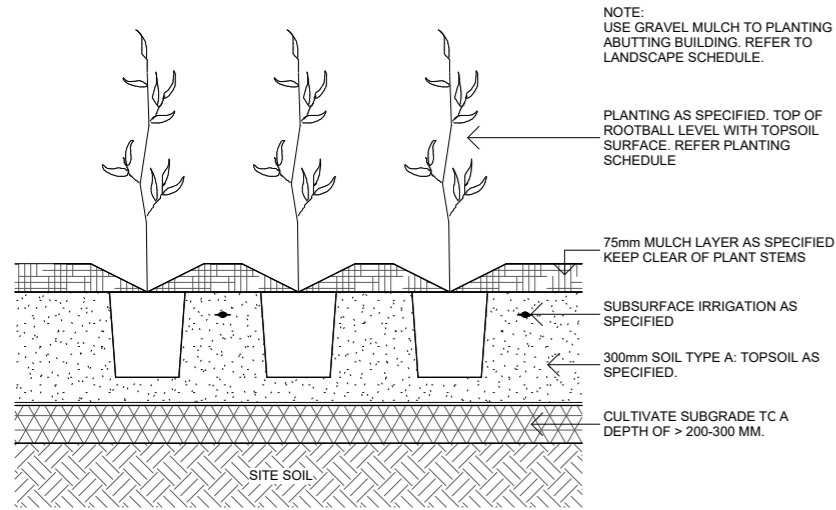
Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment

Suppression of weed growth

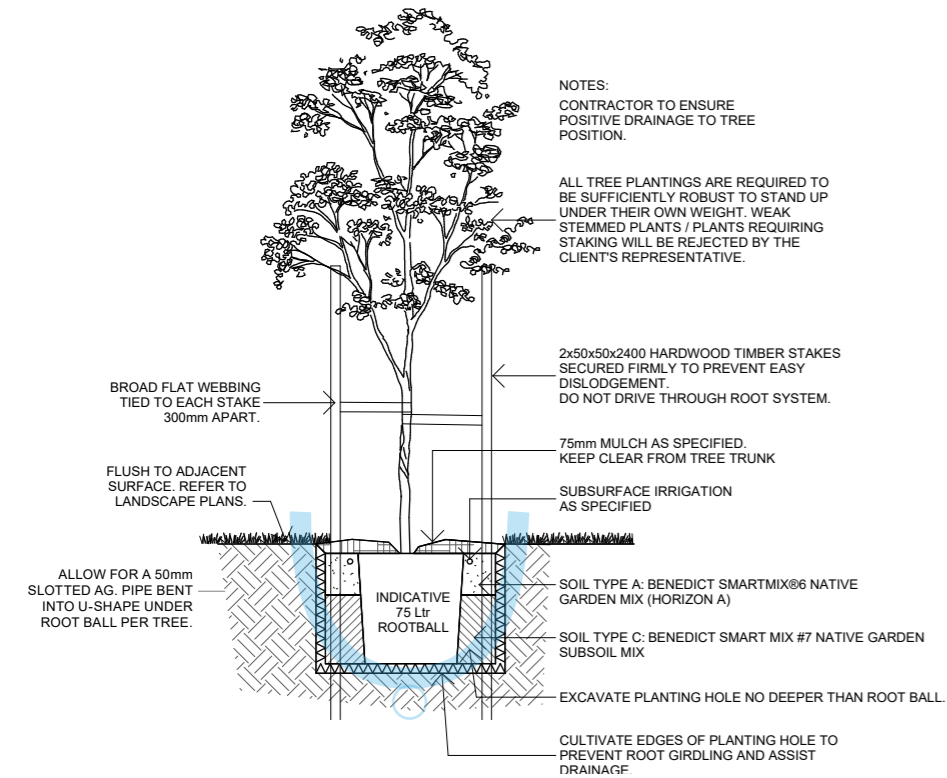
Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertilizer applied to exotic plant groupings to satisfy differing chemical requirements

Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.

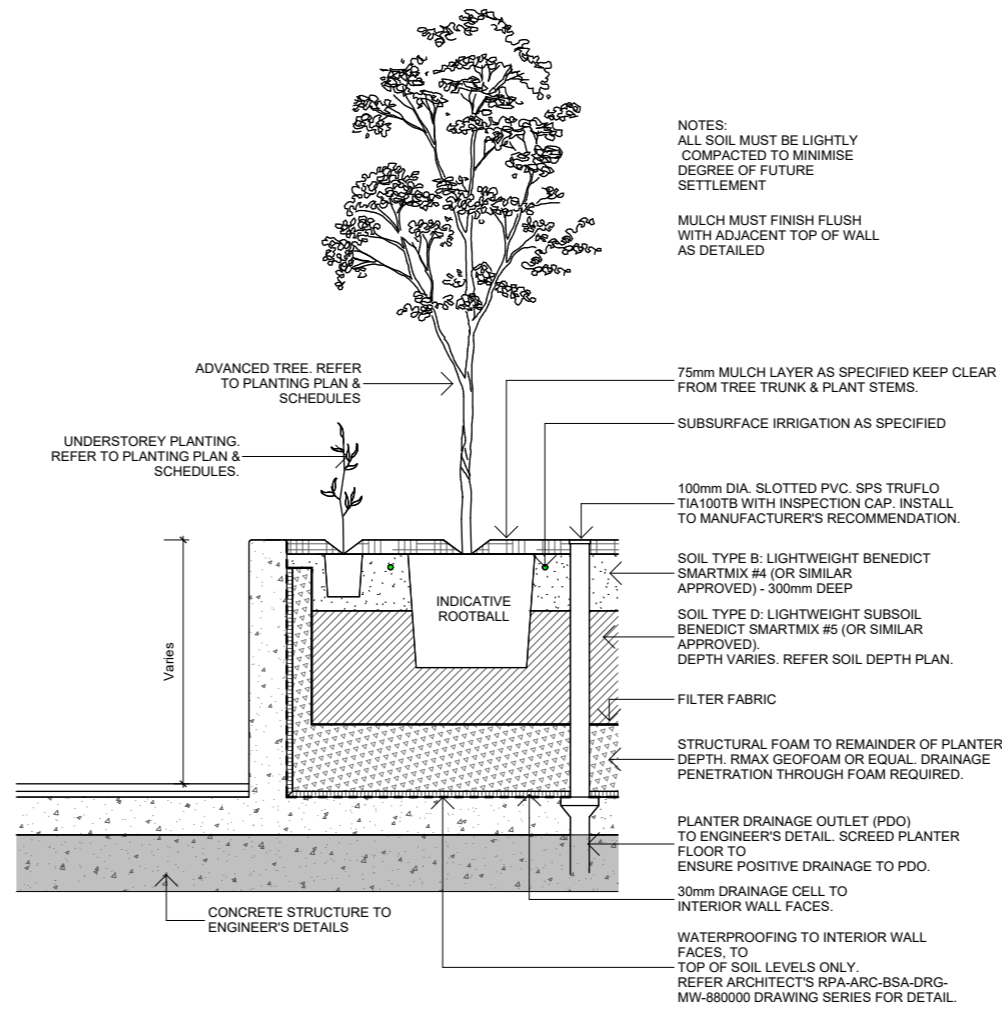
6.1 Typical Details



Mass Planting in Deep Soil



Tree Planting in Deep Soil



Planting on Structure