

Residential / Affordable Housing, Hotel & Commercial Offices

2-4 Burleigh Street & 20-24 Railway Parade, Burwood

Landscape Design SSDA Report

28 November 2024

Revision A
6 August 2025

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Executive Summary

This Landscape Report has been prepared by iScape Landscape Architecture to accompany a detailed State Significant Development Application (SSDA) for the proposed Residential / Affordable Housing, Hotel & Commercial Offices Development at 2-4 Burleigh Street & 20-24 Railway Parade, Burwood to be developed by NSW Housing Corporation Pty Ltd.

This report has been prepared to address the Landscape Design components of the project.



Design Principles & Vision

The three main design principles informing the landscape response to the site are:

1. Provide landscape amenity for future residents
2. Connection with biodiversity
3. Community and social connections

Provide landscape amenity for future residents

The landscape design of the site seeks to provide a series of landscaped terraces and spaces.

These landscaped areas will improve the amenity for future residents by softening the built form and complementing the Architectural form of the building.

The health benefits of the landscaping should not be overlooked either, access to green spaces has been shown to reduce stress, improve mental health, and promote physical activity.



Connection with biodiversity

The proposal seeks to create and strengthen connections between people and nature through a series of landscape spaces.

Communal open spaces and terraces have a strong focus on soft landscaping.

The landscaped spaces with the proposed plantings will help to improve air quality, reduce urban heat, and support biodiversity.



Community and social connections

The communal open spaces have been designed to promote interaction between residents and visitors.

The communal open spaces provide areas for people to meet, socialise, and build relationships, fostering a sense of community and belonging.



Site Context

- | | |
|----------------------------|--|
| 1. Project site | 5. Burwood Plaza Shopping Mall |
| 2. Railway Parade | 6. To Burwood Park (550m from site) |
| 3. Burleigh Street | 7. St Nectarios Church |
| 4. Burwood Railway Station | 8. To Burwood Public School (500m from site) |

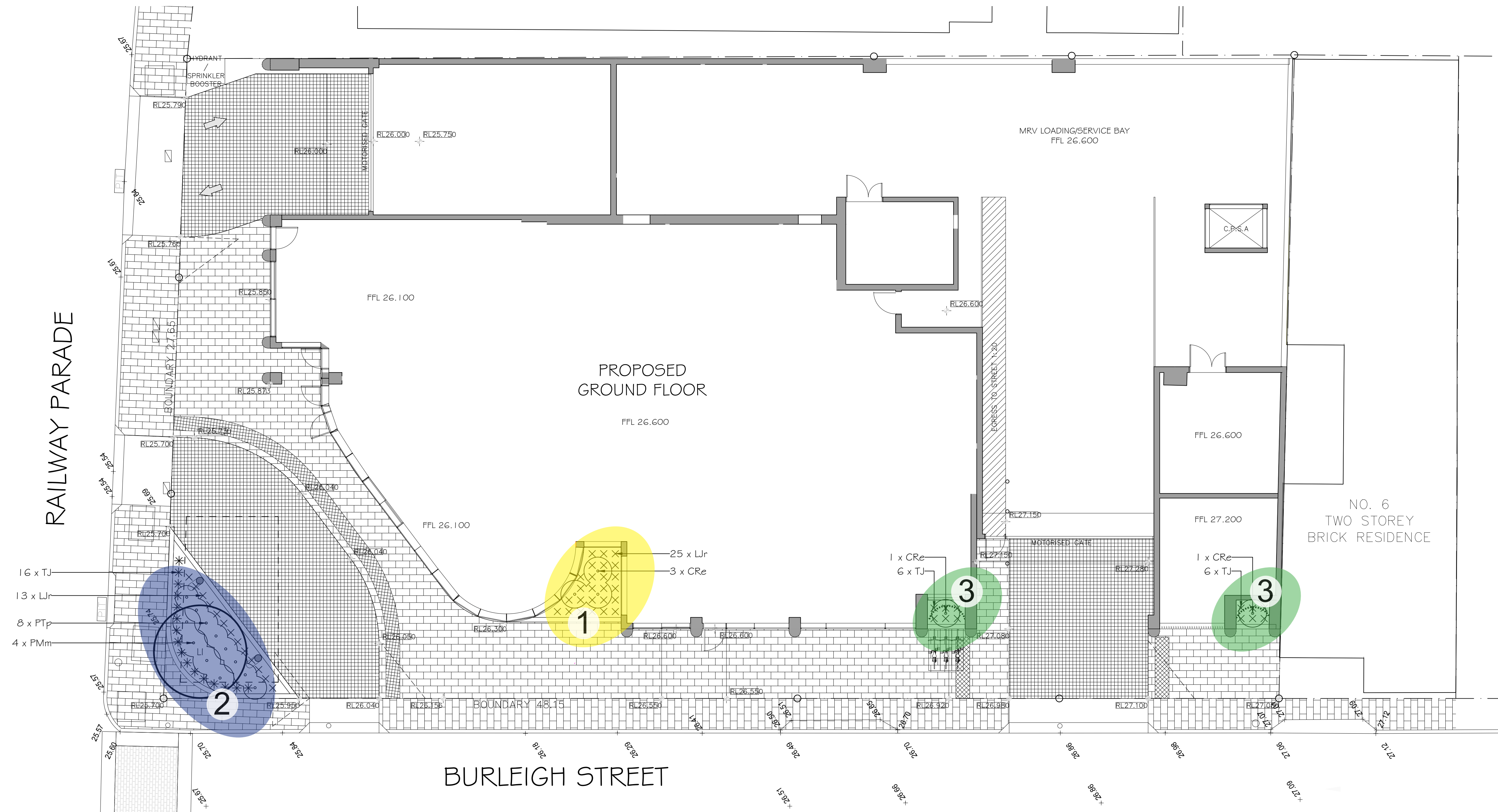




Concept Diagrams

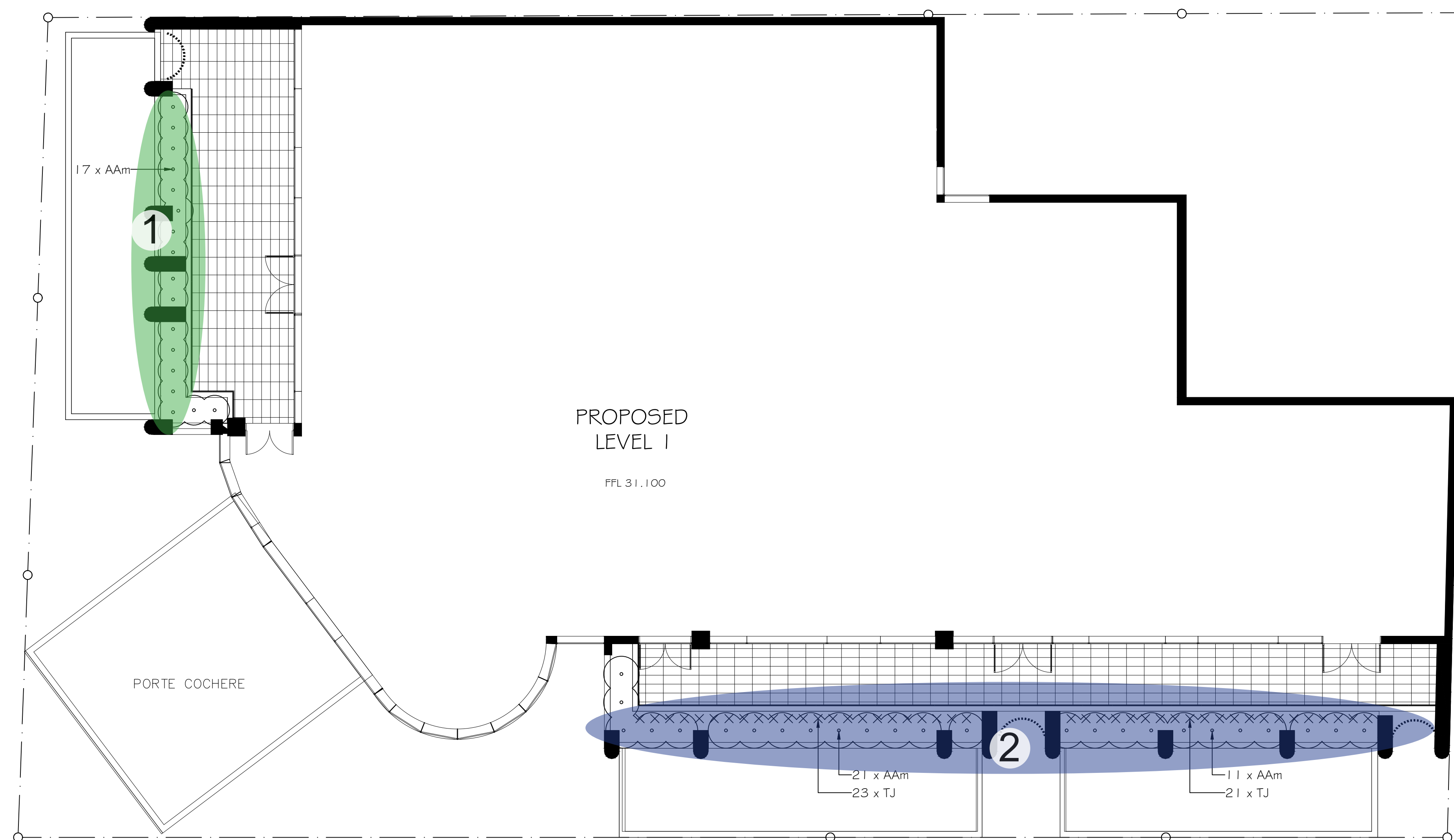
Ground Floor

1. Feature planting to highlight commercial / hotel entry
2. Feature planting and tree on prominent corner
3. Supplementary planting



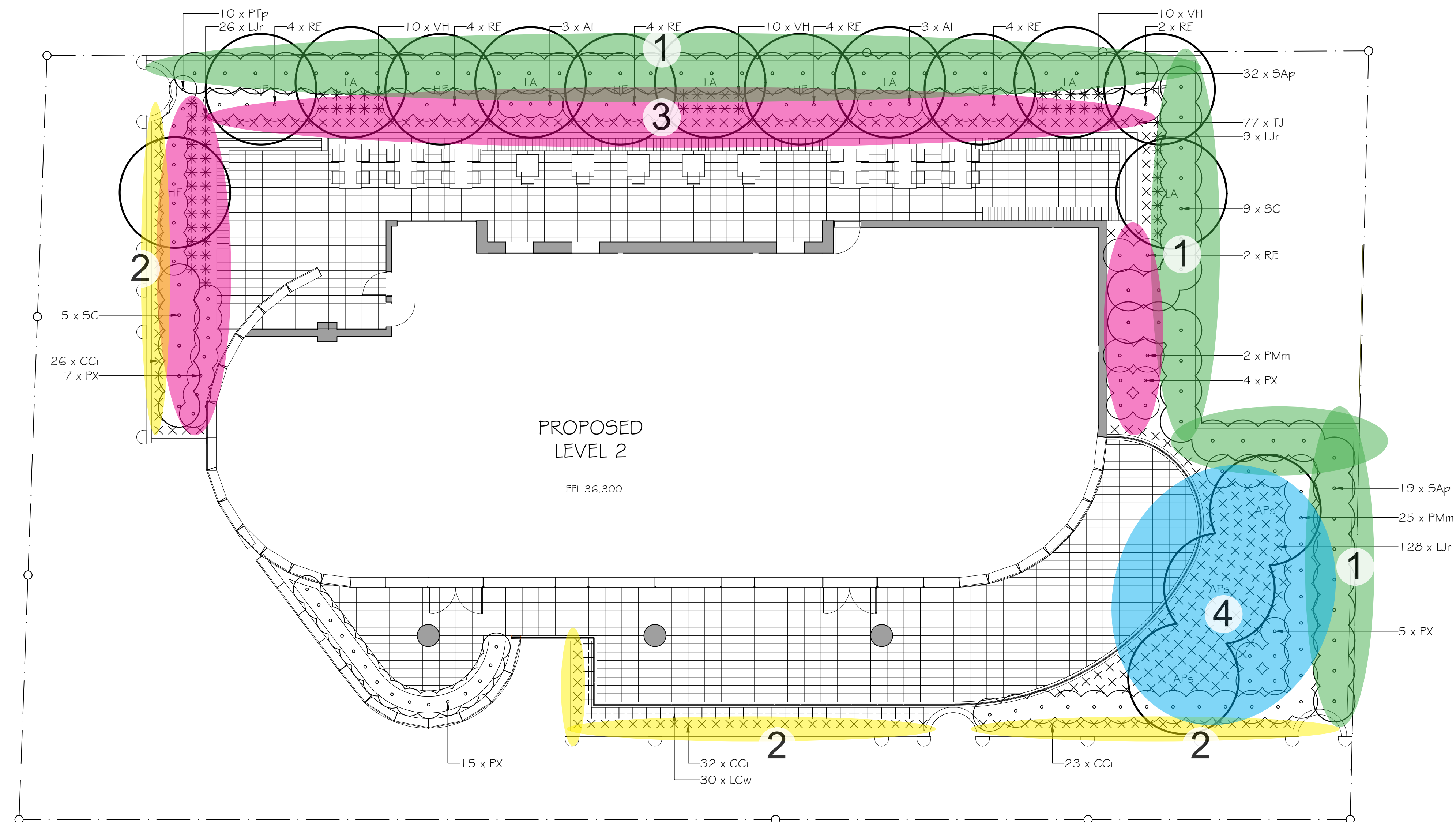
Level 1

1. Planting to function room 1 terrace planters
2. Planting to function room 2 terrace planters



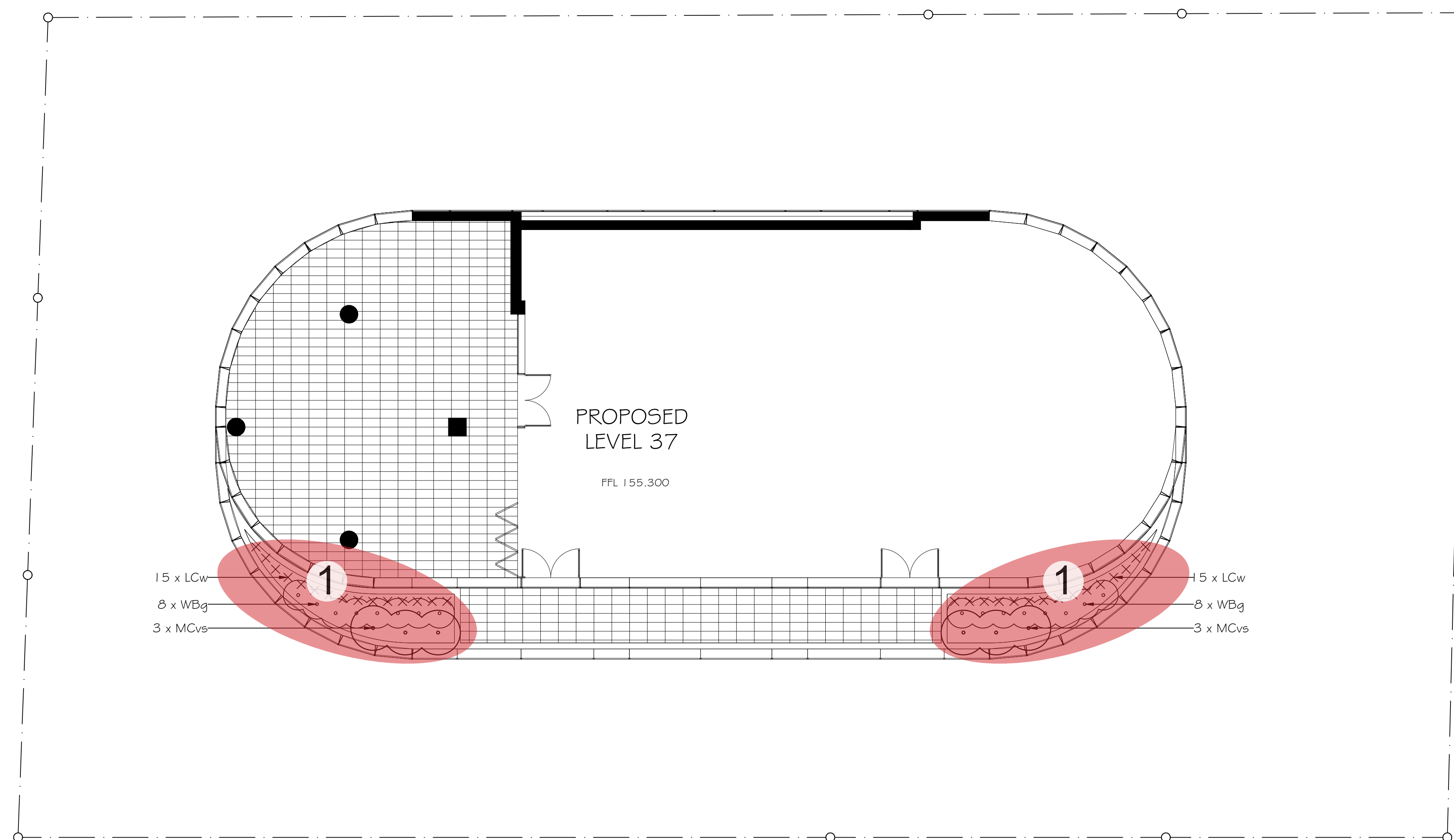
Level 2

1. Landscape buffer planting providing screening from neighbouring properties
2. Cascading planting to give a green facade to the building
3. Mixed planting to create a interesting outlook from the communal open space terrace
4. Shade tolerant feature planting to the hotel restaurant terrace



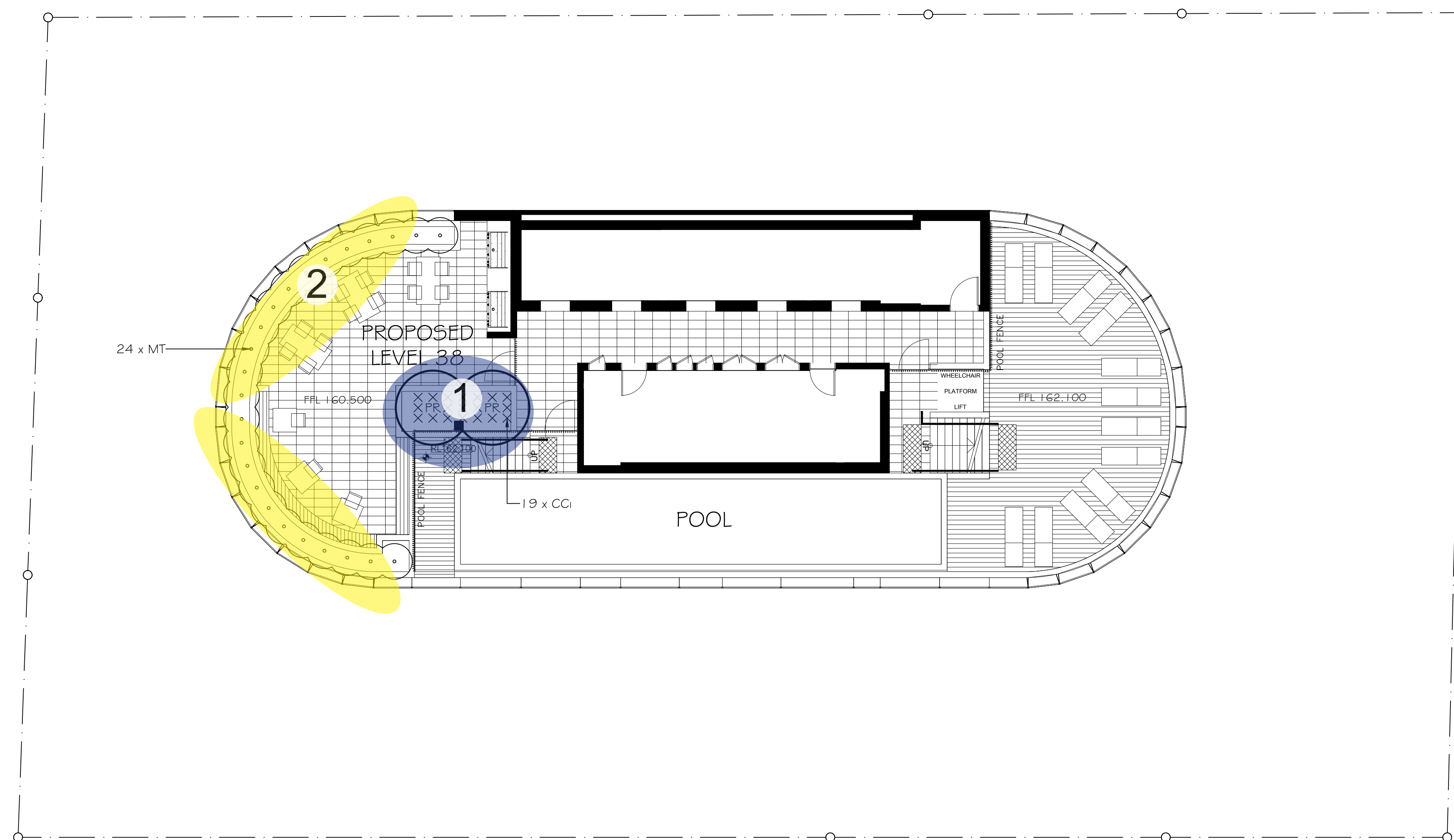
Level 37

1. Feature planting to the hotel bar outdoor terrace



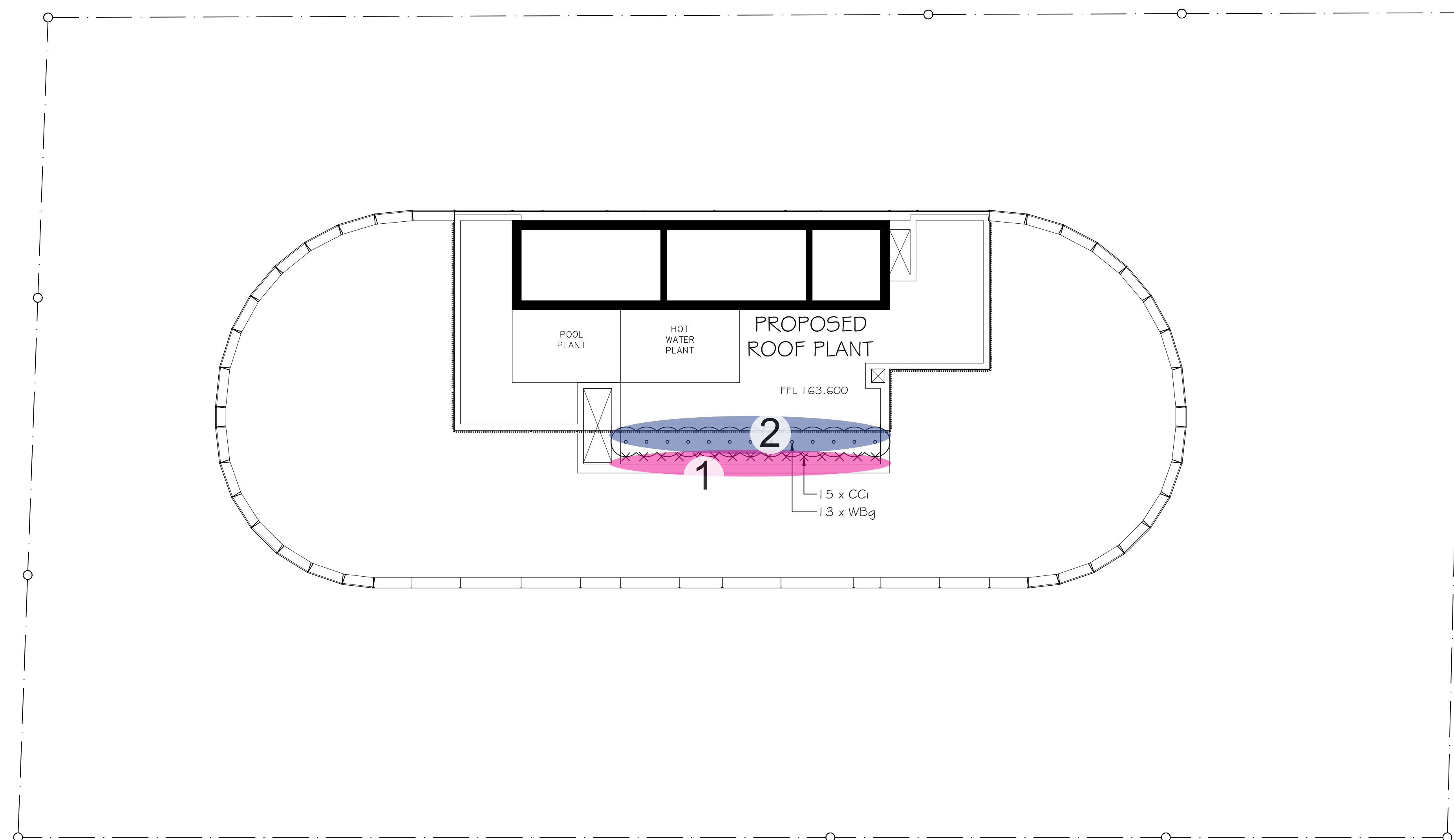
Level 38

1. Feature planting and small trees to highlight residential communal open space area
2. Landscape buffer planting to soften edge of communal open space outdoor terrace



Roof Level

1. Cascading planting to give interest to the pool level below.
2. Landscape buffer planting to soften edge of the roof plant





Character Images

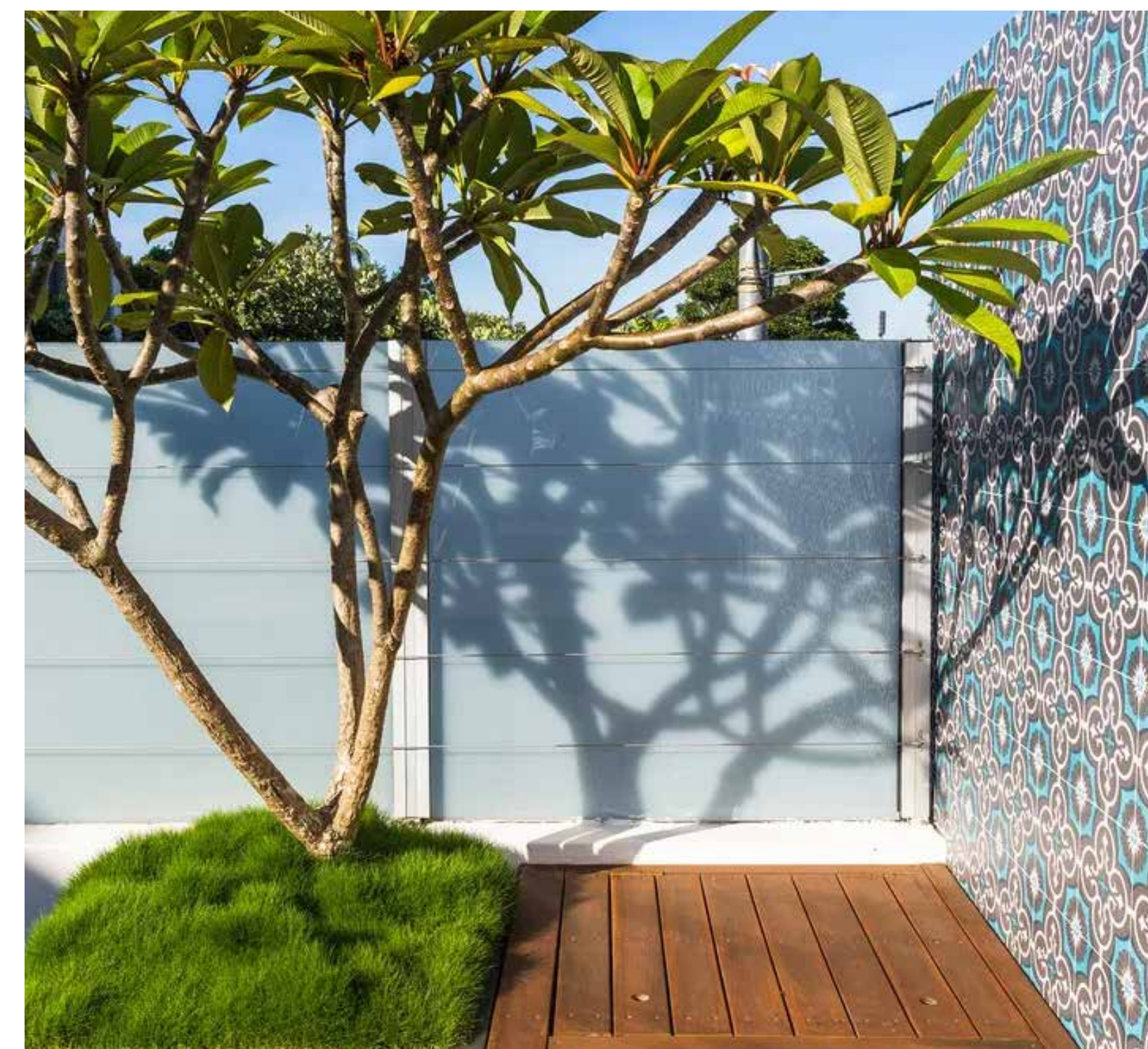
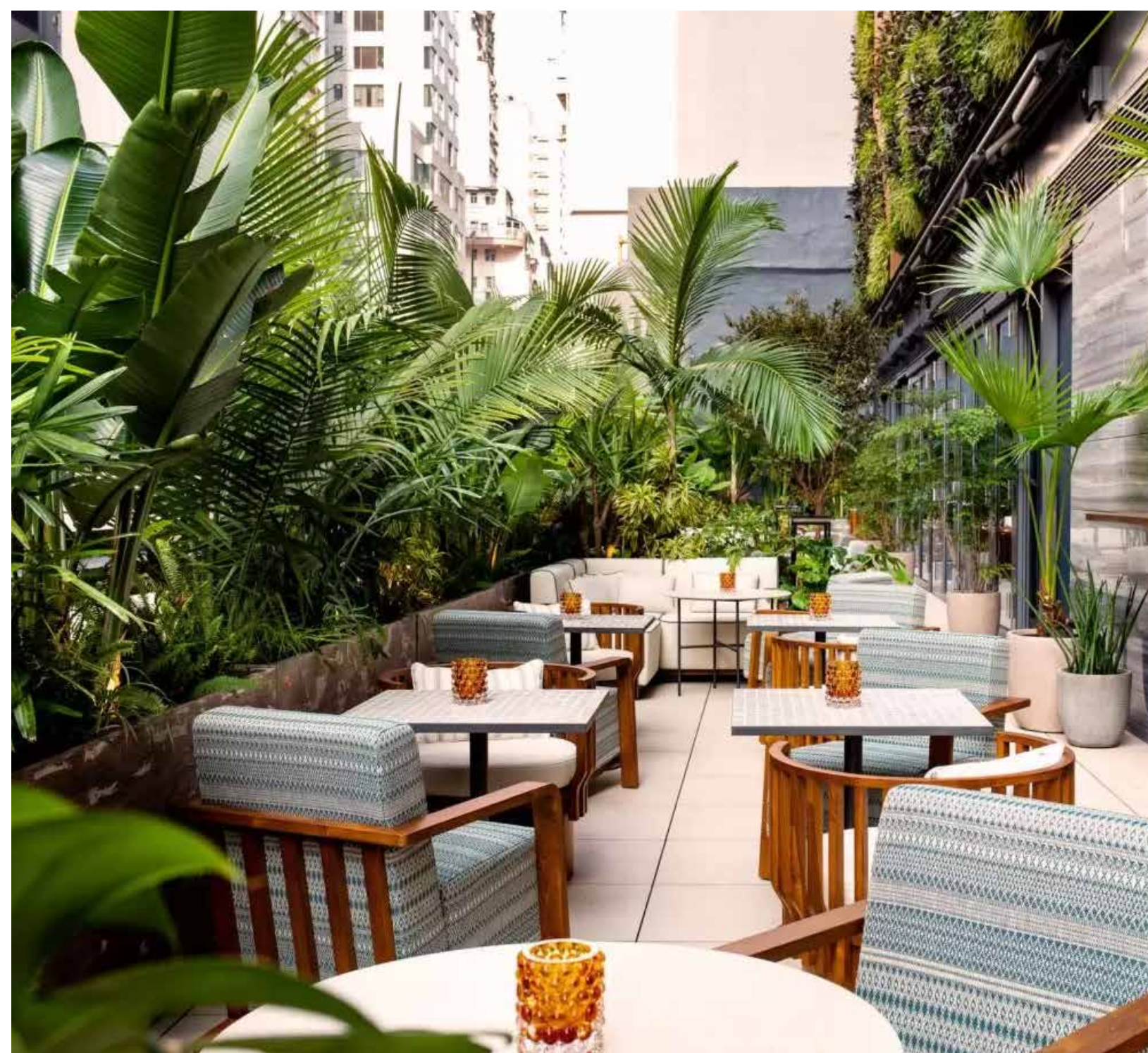
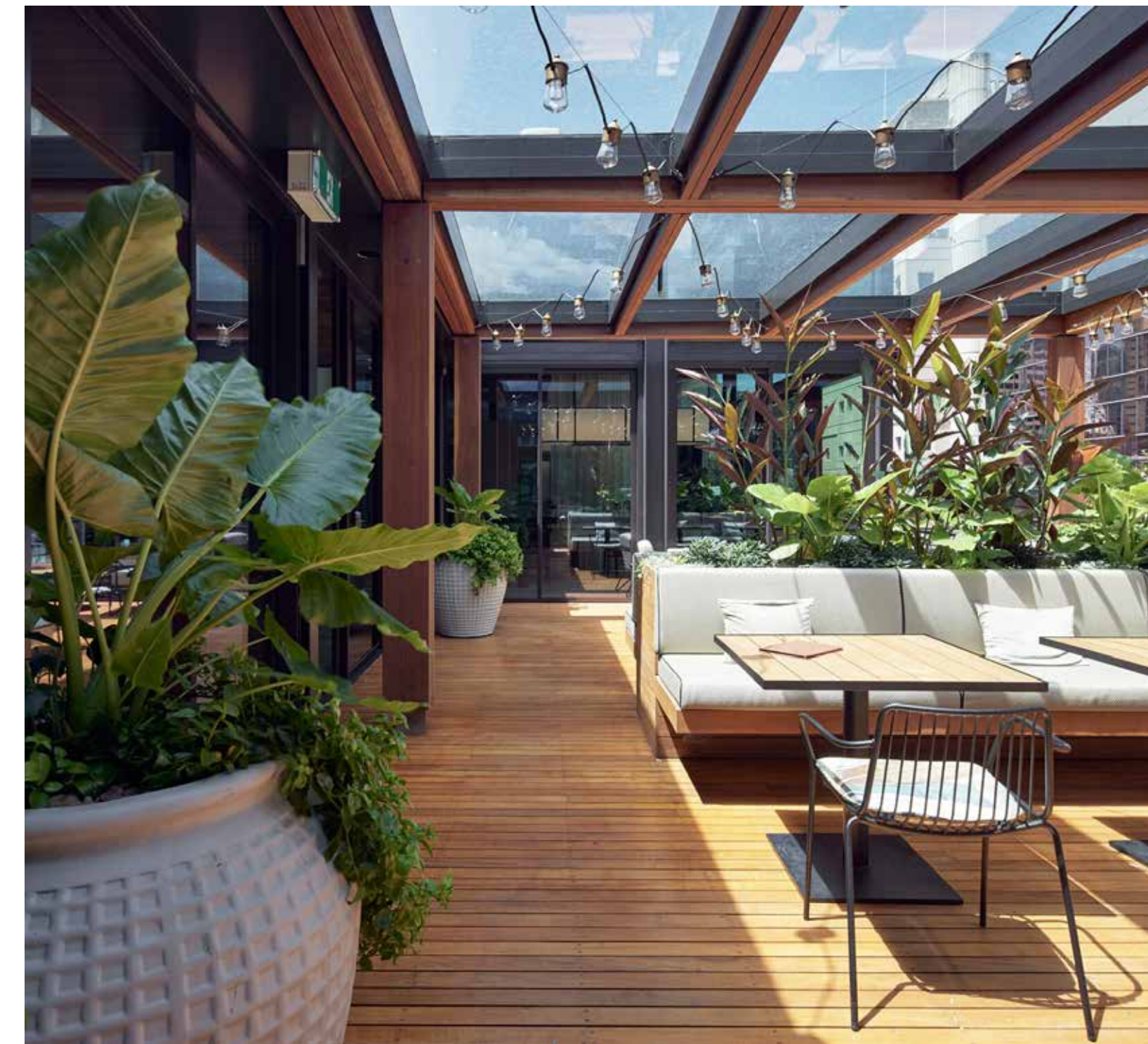
Ground Level Planters



Planters



Terraces



Planting Palette

The planting palette is derived from a selection of native and exotic species that have been chosen for their suitability for use in raised planters and podium planting and the unique micro-climates of each of these spaces.

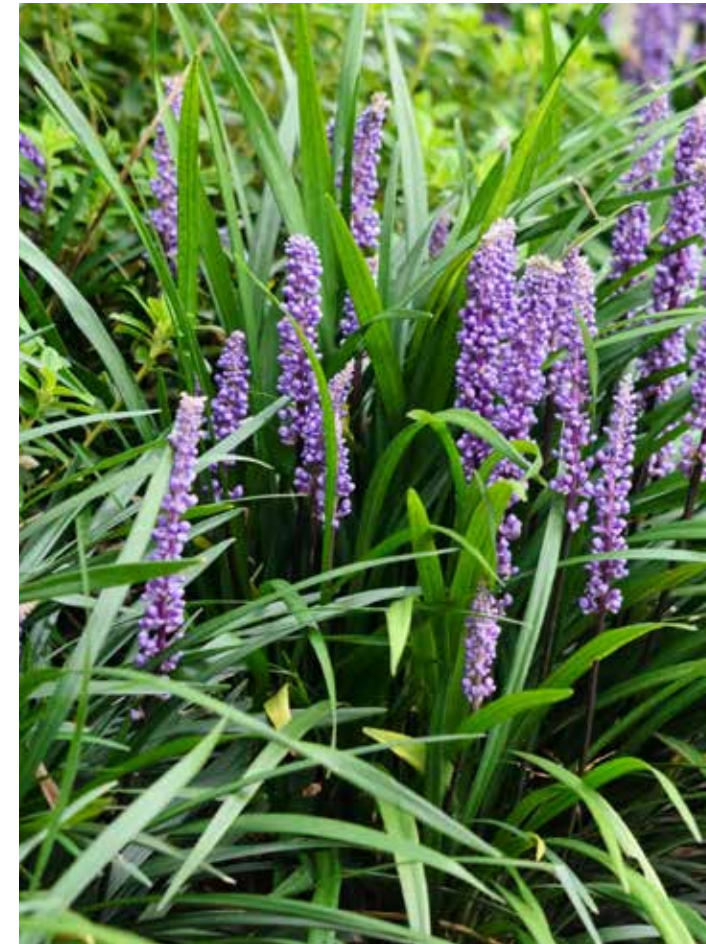
Ground Floor



cycas revoluta
Cycad



Lagerstroemia indica
Crepe Myrtle



Liriope 'Just Right'
Turf Lily



Pittosporum 'Miss Muffet'
Pittosporum



Phormium tenax 'Purpureum'
NZ Flax



Trachelospermum jasminoides
Star Jasmine

Level 1



Acmena smithii 'Allyn Magic'
Dwarf Lilli Pilli



Trachelospermum jasminoides
Star Jasmine

Level 2



Alcantarea imperialis 'Rubra'
Imperial Bromeliad



Acer palmatum 'Senkaki'
Coral Bark Maple



Casuarina glauca 'Cousin It'
Cousin It Casurina



Howea forsteriana
Kentia Palm



Livistona australis
Cabbage Tree Palm



Lomandra confertifolia 'Wingara'
Wingara Lomandra



Turf Lily



Raphis excelsa
Lady Palm



Pittosporum 'Miss Muffet'
Pittosporum



Phormium tenax 'Purpureum'
NZ Flax



Philodendron 'Xanadu'
Xanadu



Trachelospermum jasminoides
Kidney Weed



Syzygium australe 'Pinnacle'
Dwarf Lilli Pilli



Syzygium 'Cascade'
Cascade Lillypilly



Viola hederacea
Native Violet

Level 37



Lomandra confertifolia 'Wingara'
Wingara Lomandra



Metrosideros collina 'Velvet Sky'
NZ Christmas Bush



Westringia 'Blue Gem'
Coastal Rosemary

Level 38



Casuarina glauca 'Cousin It'
Cousin It Casurina



Metrosideros 'Tahiti'
NZ Christmas Bush



Plumeria rubra
Frangipani

Roof Level



Casuarina glauca 'Cousin It'
Cousin It Casurina



Westringia 'Blue Gem'
Coastal Rosemary

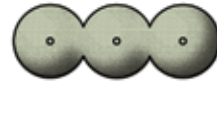


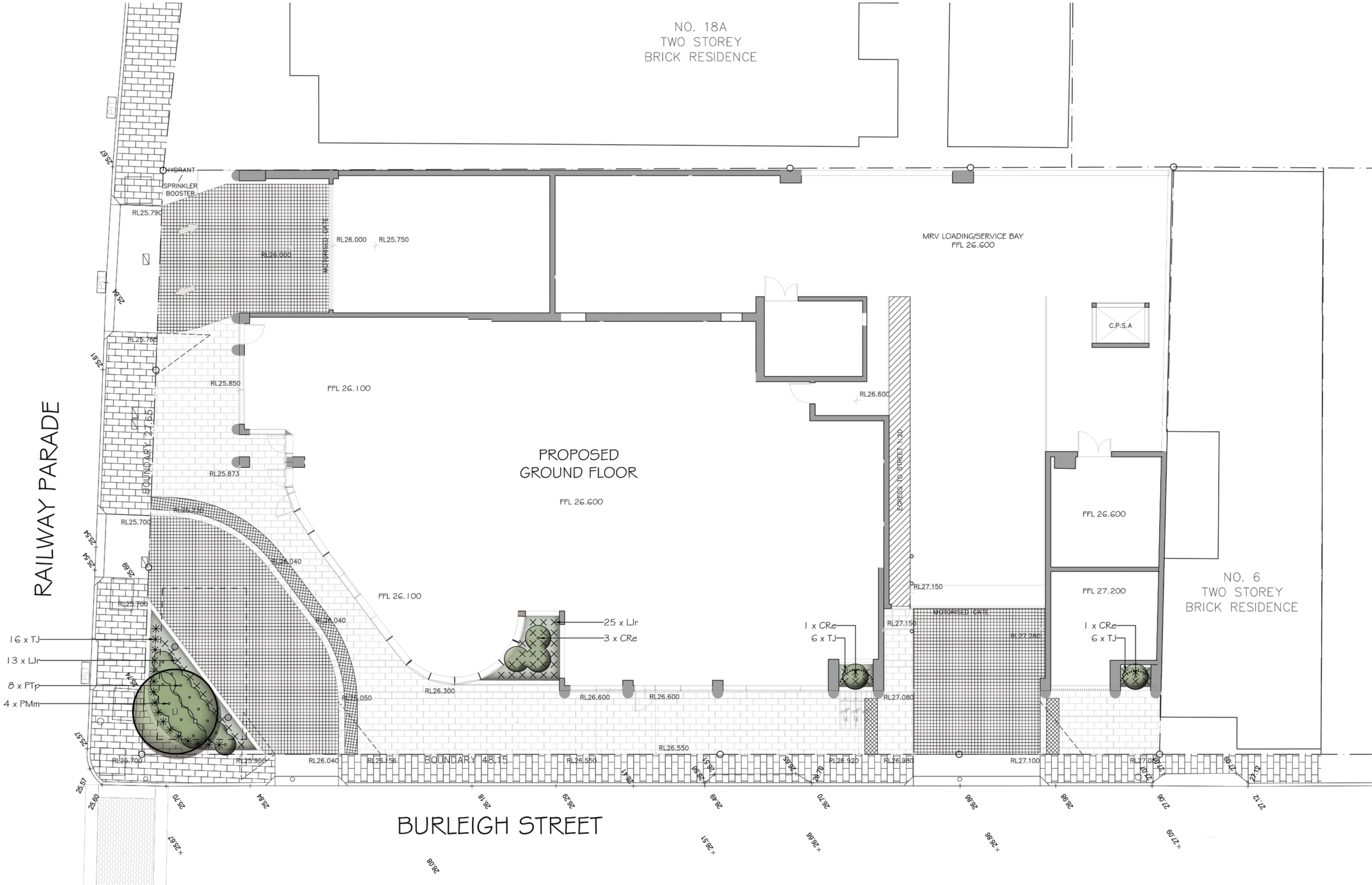
Appendix A - Landscape Drawing Set

SCHEDULE OF PLANT MATERIAL - GROUND FLOOR

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
CRe	<i>Cycas revoluta</i>	Cycad	5	1m	25 litre	-
LI	<i>Lagerstroemia indica</i>	Crepe Myrtle	1	4m	400 litre	2
LJr	<i>Liriope 'Just Right'</i>	Turf Lily	38	0.4m	140mm	-
PMm	<i>Pittosporum 'Miss Muffet'</i>	Pittosporum	4	1m	300mm	-
PTp	<i>Phormium tenax 'Purpureum'</i>	NZ Flax	8	0.9m	300mm	-
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	28	0.3m	140mm	-

LEGEND

-  RL26.600
- PROPOSED LEVELS. REFER TO ARCHITECTS DRAWINGS
- 
- PAVING / TILING. REFER TO ARCHITECTS DETAILS.
-  ER
- PROPOSED SMALL TREES
- 
- PROPOSED SHRUBS / FEATURE PLANTS
- 
- PROPOSED GROUNDCOVER PLANTS



REVISIONS

- A** 06.08.25
1. Minor revisions to suit revised architectural plans.

Verify all dimensions on site before commencing construction or ordering materials. Verify the dimensions of all manufactured products before installation. Use figured dimensions in preference to scaled dimensions. Report any discrepancies to the Landscape Architect for a decision before work commences.

NOTES

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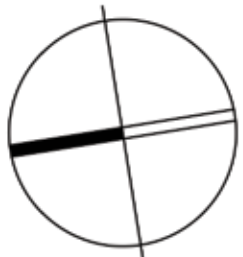
office. 16/303 pacific highway
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Parade, Burwood

drawing
Landscape Plan
Ground Floor

client
NSW Housing Corporation Pty Ltd

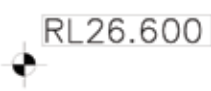
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no. in set ONE/SIX
designed by IJ
drawn by AM

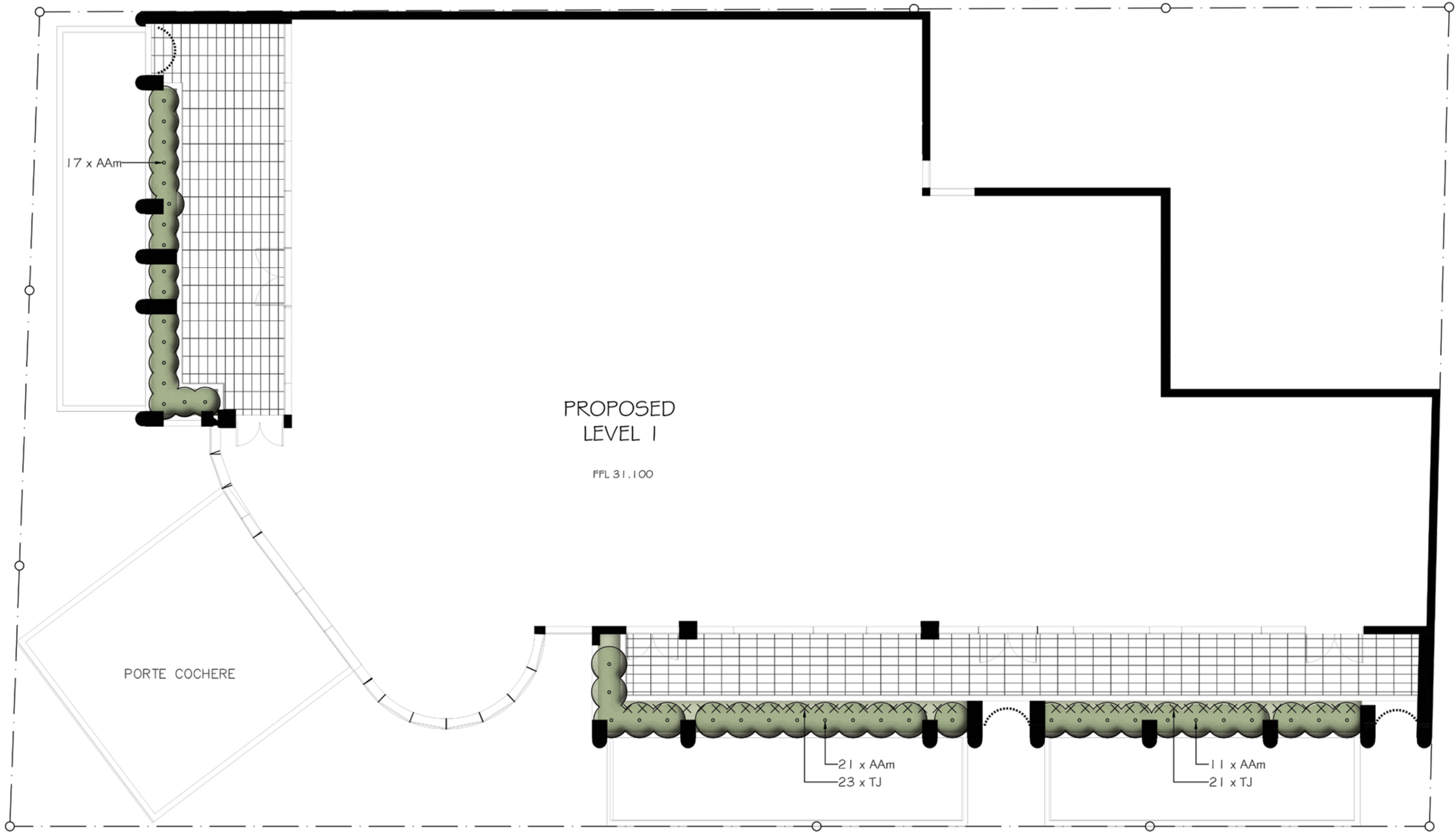


SCHEDULE OF PLANT MATERIAL - LEVEL 1

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
AAm	<i>Acmena smithii</i> 'Allyn Magic'	Dwarf Lilli Pilli	49	1m	300mm	-
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	44	0.3m	140mm	-

LEGEND

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drawing
Landscape Plan
Level 1

client
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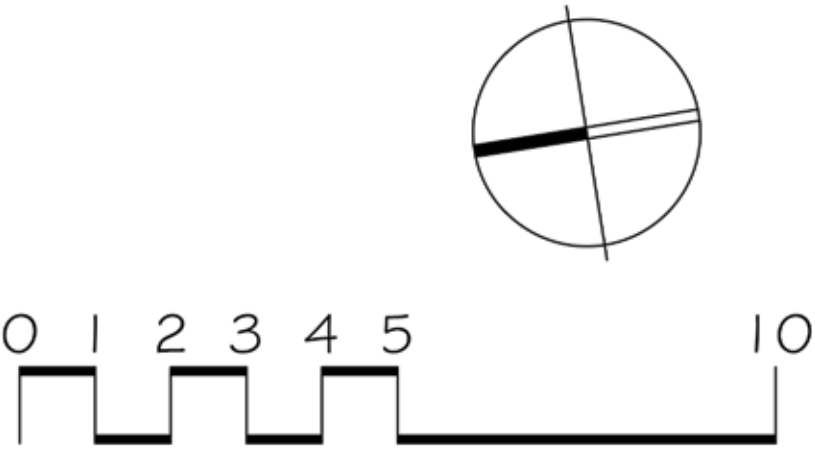
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no. in set
TWO/SIX

designed by
IJ

drawn by
AM

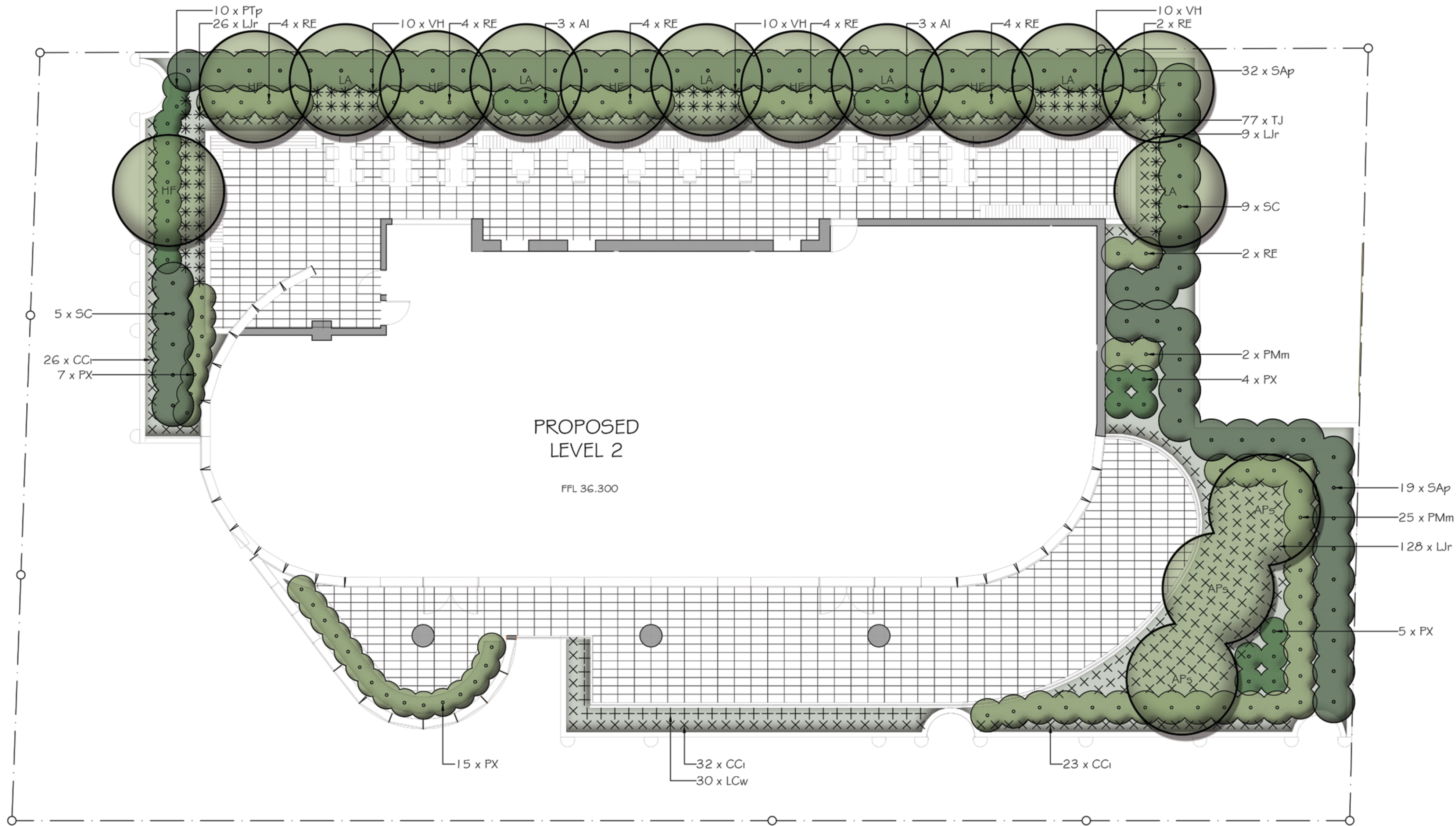


SCHEDULE OF PLANT MATERIAL - LEVEL 2

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
AI	<i>Alcantarea imperialis</i> 'Rubra'	Imperial Bromeliad	6	0.8m	300mm	-
APs	<i>Acer palmatum</i> 'Senkaki'	Coral Barked Maple	3	4m	400 litre	2
CCi	<i>Casuarina glauca</i> 'Cousin It'	Cousin It Casurina	81	0.1m	140mm	-
HF	<i>Howea forsteriana</i>	Kentia Palm	7	15m	400 litre	2
LA	<i>Livistona australis</i>	Cabbage Tree Palm	6	10m	200 litre	2
LCw	<i>Lomandra confertifolia</i> 'Wingara'	Wingara Lomandra	30	0.5m	140mm	-
LJr	<i>Liriope</i> 'Just Right'	Turf Lily	163	0.4m	140mm	-
RE	<i>Raphis excelsa</i>	Lady Palm	24	3m	300mm	-
PMm	<i>Pittosporum</i> 'Miss Muffet'	Pittosporum	27	1m	300mm	-
PTp	<i>Phormium tenax</i> 'Purpureum'	NZ Flax	10	0.9m	300mm	-
PX	<i>Philodendron</i> 'Xanadu'	Xanadu	31	0.7m	300mm	-
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	77	0.3m	140mm	-
SAP	<i>Syzygium australe</i> 'Pinnacle'	Dwarf Lilli Pilli	50	4m	300mm	-
SC	<i>Syzygium</i> 'Cascade'	Cascade Lillypilly	14	2.5m	300mm	-
VH	<i>Viola hederacea</i>	Native Violet	30	0.2m	140mm	-

LEGEND

- PROPOSED LEVELS. REFER TO ARCHITECTS DRAWINGS
- PAVING / TILING. REFER TO ARCHITECTS DETAILS.
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- PROPOSED SHRUBS / FEATURE PLANTS
- PROPOSED GROUNDCOVER PLANTS



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drawing

Landscape Plan
Level 2

client

NSW Housing Corporation Pty Ltd

date

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job.dwg no.

118.25(24)/262'A

designed by

IJ

scale

1:100 @ A1

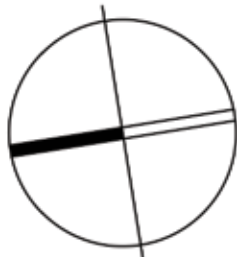
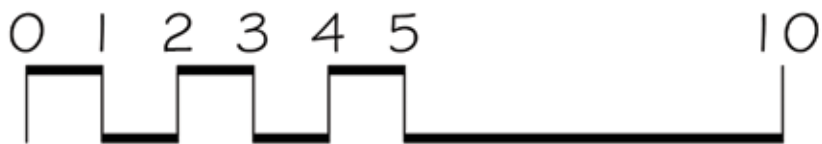
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no. in set

THREE/SIX

drawn by

AM

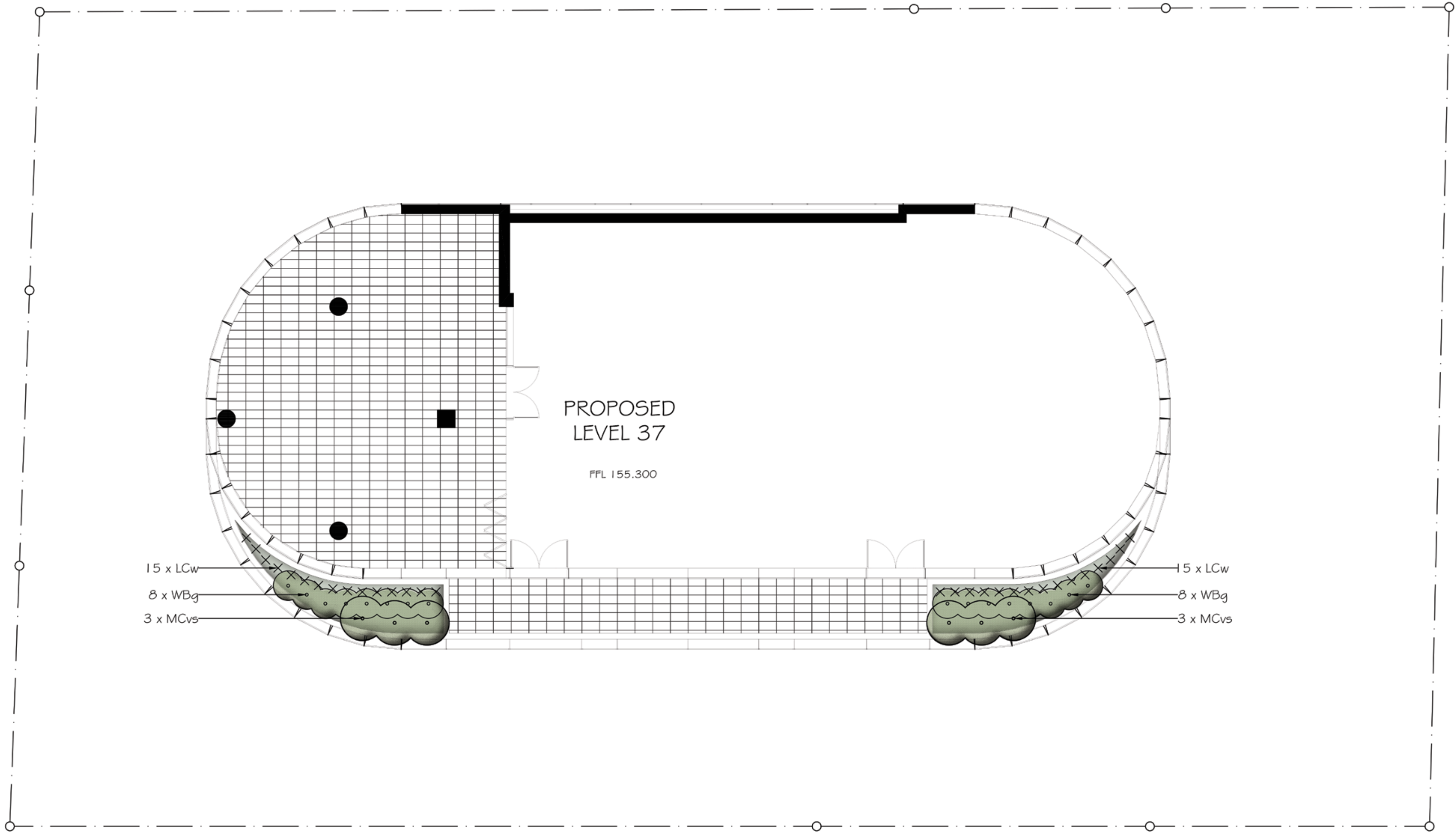


SCHEDULE OF PLANT MATERIAL - LEVEL 37

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
LCw	<i>Lomandra confertifolia</i> 'Wingara'	Wingara Lomandra	30	0.5m	140mm	-
MCvs	<i>Metrosideros collina</i> 'Velvet Sky'	NZ Christmas Bush	6	3m	300mm	-
WBg	<i>Westringia</i> 'Blue Gem'	Coastal Rosemary	16	1m	300mm	-

LEGEND

-  RL26.600
- PROPOSED LEVELS. REFER TO ARCHITECTS DRAWINGS
- 
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-  ER
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scale
1:100 @ A1
1:200 @ A3

job.dwg no.
118.25(24)/263'A'

no. in set
FOUR/SIX

designed by
IJ

drawn by
AM

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
CCI	<i>Casuarina glauca</i> 'Cousin It'	Cousin It Casurina	19	0.1m	140mm	-
MT	<i>Metrosideros</i> 'Tahiti'	NZ Christmas Bush	24	2m	300mm	-
PR	<i>Plumeria rubra</i>	Franjipani	2	4m	200 litre	2

RL.26.600

PROPOSED LEVELS. REFER TO ARCHITECTS DRAWINGS

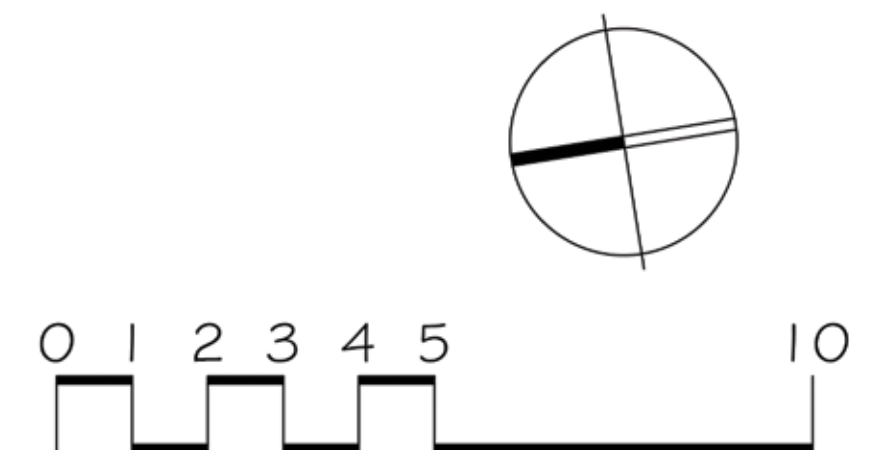
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ER

PROPOSED SMALL TREES

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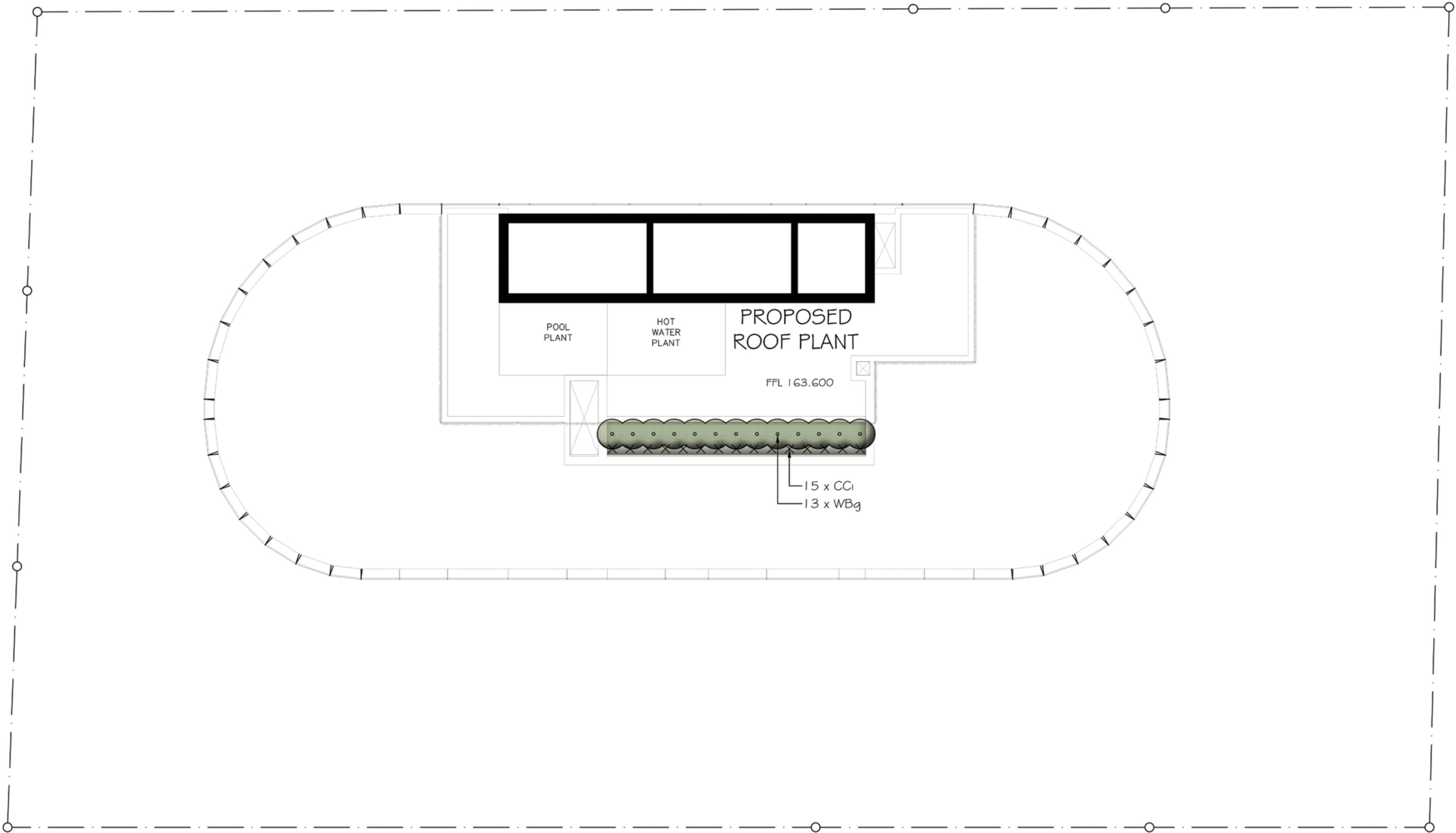
designed by IJ	drawn by AM
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SCHEDULE OF PLANT MATERIAL - ROOF LEVEL

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
CCi	Casuarina glauca 'Cousin It'	Cousin It Casurina	15	0.1m	140mm	-
WBg	Westringia 'Blue Gem'	Coastal Rosemary	13	1m	300mm	-

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no. in set
SIX/SIX

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