

607 Pacific Highway, Chatswood Build to Rent

State Significant Development
Application (SSDA) Report

We acknowledge the Cameraygal people as the Traditional Owners of this place.

We honour Elders past and present, whose profound knowledge systems can teach us much about how we care and design for Country.

OCULUS



Rev	Issue	Date	By	Checked
A	75% Draft SSDA	24.10.2025	GF/SC/RB/ND/LM	PM/KS
B	90% SSDA	14.11.2025	GF/SC/RB/ND/LM	PM/KS
C	90% SSDA	20.11.2025	GF/SC/RB/ND/LM	PM/KS
D	100% SSDA	27.11.2025	GF/SC/RB/ND/LM	PM
E	Updated 100% SSDA	27.01.2026	GF	PM

Contents

1.0 Introduction and Context	4
1.1 Project Positioning	5
1.2 Site Location	6
1.3 Site Conditions	7
2.0 Design Approach	8
2.1 Connecting with Country	9
2.2 Project Design Principles	10
3.0 Landscape Design	12
3.1 Landscape Masterplan	13
3.2 Ground Floor Approach	14
3.3 Ground Floor Landscape Plan 3.4	15
Level 03 Podium Approach	16
3.5 Level 03 Podium Landscape Plan	17
3.6 Site Sections	18
3.7 Landscape Diagrams	19
4.0 Materiality and Planting	21
4.1 Material Palette	25
4.2 Planting Typologies	26
4.3 Landscape Maintenance Strategy	27
5.0 Landscape Responses	33
5.1 SDRP Comments	34
	35

1.0

Introduction and Context

1.1 Project Positioning

Introduction and Context

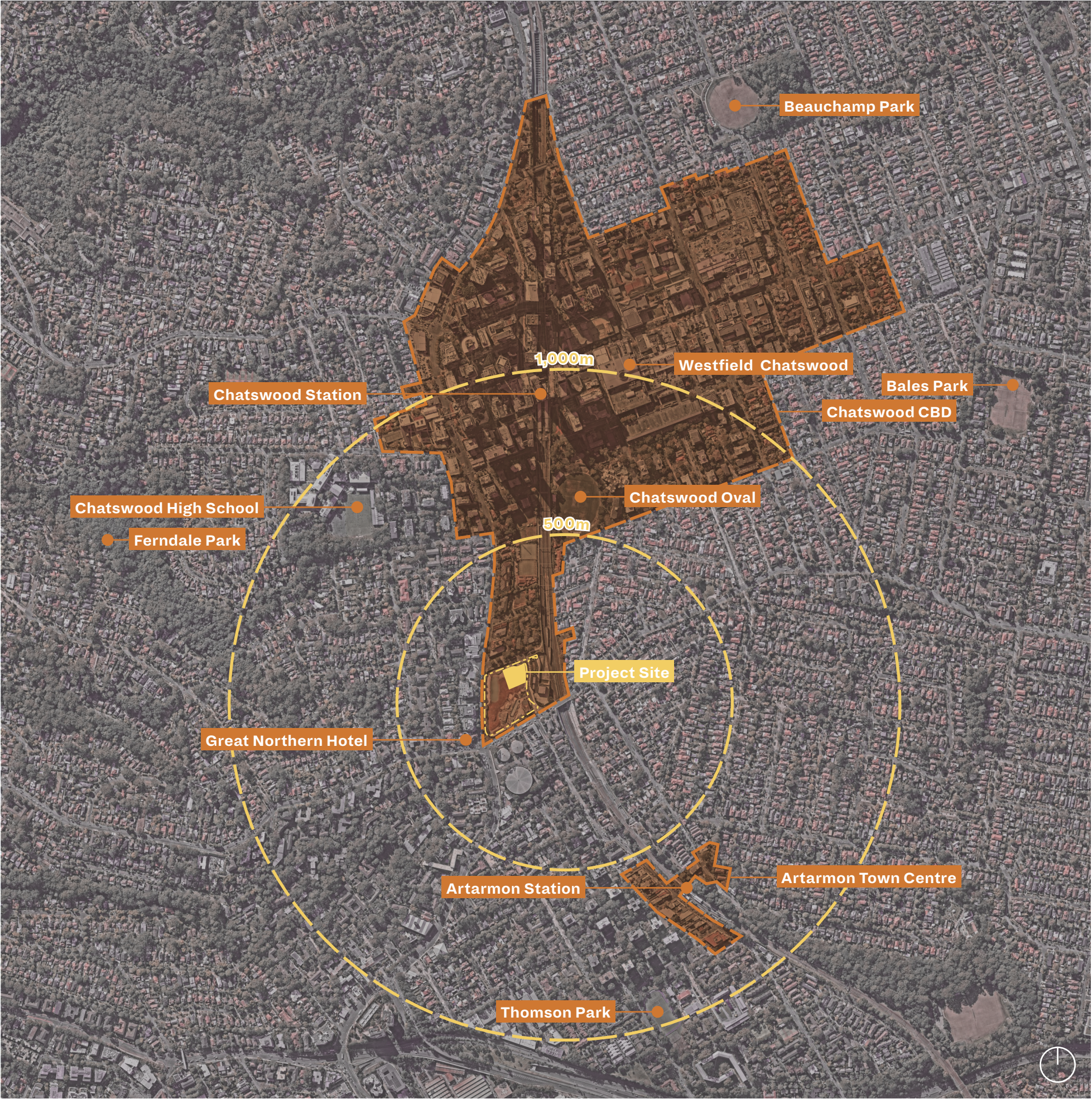
Project Statement

The proposed project is a Landcom Development opportunity that focusses on providing housing to essential workers within Chatswood and surrounding area of Sydney.

This much needed housing opportunity is one of the first stages of the proposed master plan site within the former Sydney Metro Dive Site.

The development is nestled in the north-east corner of the master plan precinct and is surrounded by public open space opportunities including the Six Season's Garden that runs alongside Frank Channon Walk (a key shared path connection to both Chatswood and Artarmon), and the Village Green located within the heart of the master plan precinct.

The project is an exciting opportunity to support additional housing within Willoughby LGA and create a public realm and communal open space experience that supports the proposed residents and local community.



1.2 Site Location
Introduction and Context

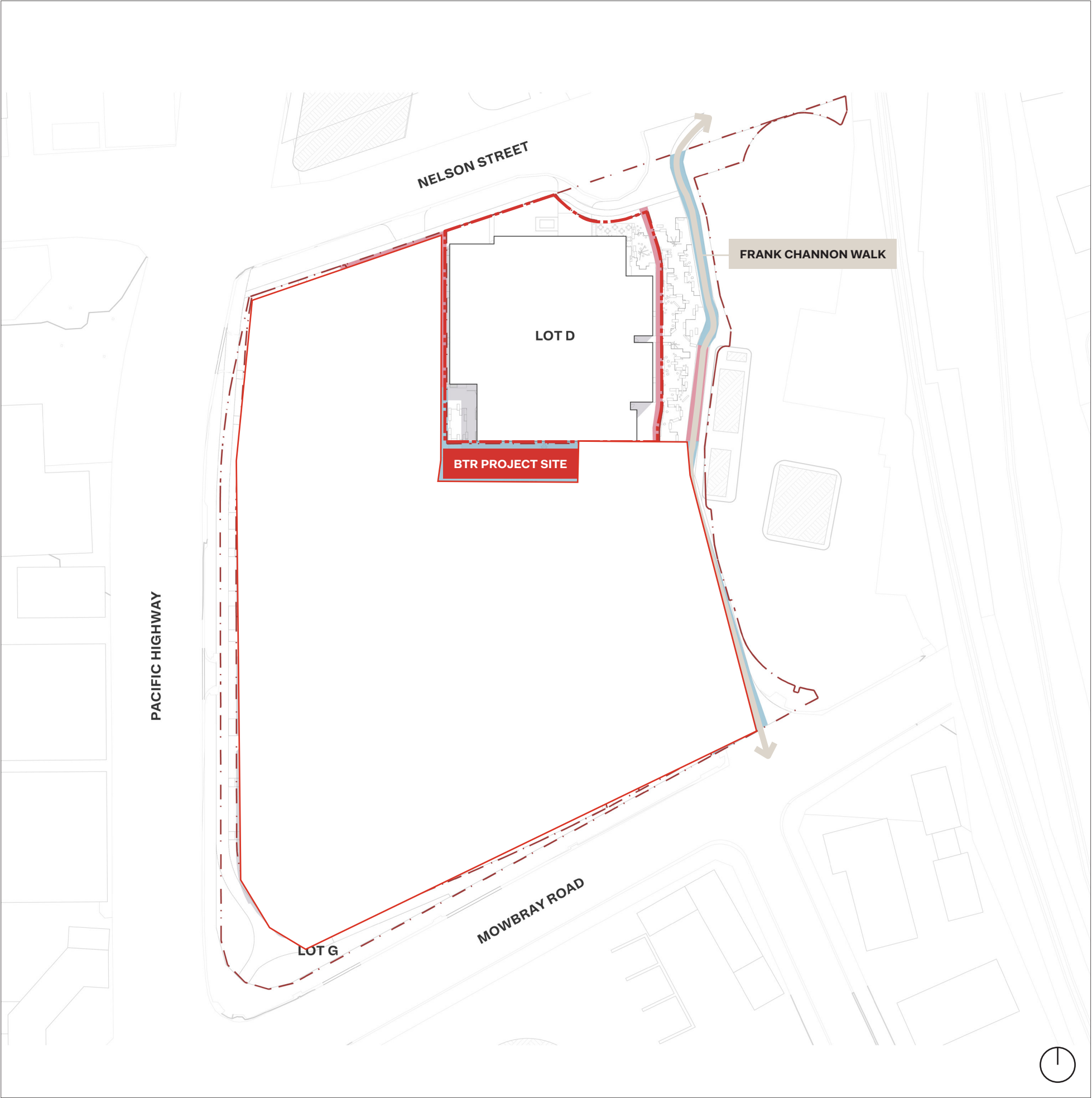
The proposed BTR Project Site (Lot D) sits in the north east corner of the proposed master plan precinct.

Primary vehicle access is from Nelson Street to the north of the site, with pedestrian access proposed from the internal shared street network and Frank Channon Walk to the east.

The site is supported by a series of Build to Sell towers, by others, that will include residential, retail and commercial offerings.

Mowbray House to the south of the site is proposed to include community uses to support social infrastructure within the proposed site.

A diverse offering of public open space opportunities are also included around the site, along with additional communal open space to support the future residents.



2.0

Design Approach

2.1 Connecting with Country Design Approach

In collaboration with JMP Aboriginal Consultantly (JMP), the design team have collaborated to integrate Country within the overall design proposition for the BTR Porjet Site.

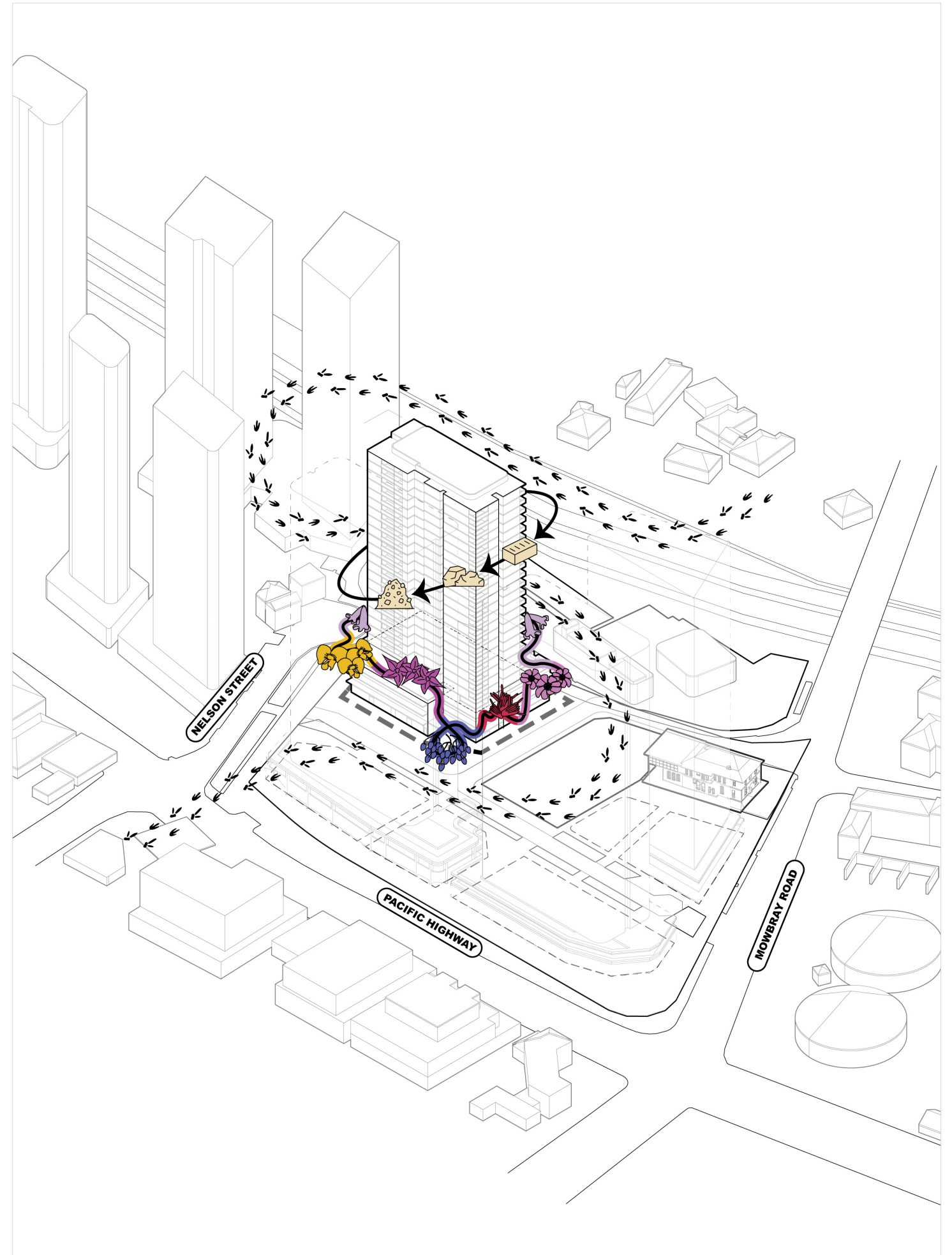
Following the Walk on Country, the below Connection 2 Country comments were provided by JMP to assist in our initial thoughts and processes:

Cultural

- + North → South Connection, with the coastal Aboriginal Nations.
- + East → West Connection, to Sea country to Western Plain's Connection.
- + Rocky Outcrop landscape design to have a sense of country.
- + Cameragal Country is sandstone Country.
- + Whale country, Our creation story is the Whale.
- + Song line (Pacific Hwy).
- + Sky country Connection is important as our culture celebrates the connection between Sky and Country.
- + Captain Cook Pelican story of the Saltwater people of the South Coast.
- + To really call this country home, its important to learn about Country and for new stories are created.
- + Cultural spirit into the project.
- + 7 sister's Songline.
- + Sunlight is important tell the story of time (Creation).
- + Being, Belong, Becoming (Past, Present and emerging).
- + Barangaroo/ Patyegarang (Local Cameraygal and Gadigal Women).

Design

- + A design narrative that connects with the building and creates a sense of storytelling.
- + Sky Country connection theme in the middle of the site.
- + Create those links to other nation's being North - South, East - West to Local clan's.
- + Incorporate the Dharug 6 season's into the landscaping.
- + Reinvent a Songline to the site using a Diversity Moiety.
- + Blend Traditional culture of Modern Australia or Bush tucker sense of country.
- + Sensory of Country.
- + Digital Art opportunity.
- + Women's Cultural water feature with Nawi.
- + Materials:- Woods/ Sandstone Rocky Outcrop.
- + Footprint's of mega fauna Primal footprints.
- + Roof top Sky garden's.
- + Community Garden opportunity.
- + BTR Rooftop garden opportunity.
- + WaterPlay theme (Whale).
- + Public Domain tribe direction pointer on the roof of the building.
- + Repurposing product's its not appropriate to bring materials from other Nations to site.
- + Traditional name's in Language to be present on site.



Connection with Country Workshop Key Ideas

6 Seasons Landscape

- + Rest points along Frank Channon Walk interface to include 6 Season planting. There is an opportunity for each rest point to focus on a key plant species that can characterise the space.
 - Potential to include an educational overlay that allows for the public to use a QR code to learn more about the species - its uses and what it meant to First Nation community.
 - These QR code elements could be embedded within the pavement to resemble footprints that move through the precinct.
- + Opportunity for the 6 Season landscape to wrap its way around the ground floor of the BTR building to characterise the residential entries, streetscape and street interfaces.

Rocky Outcrops

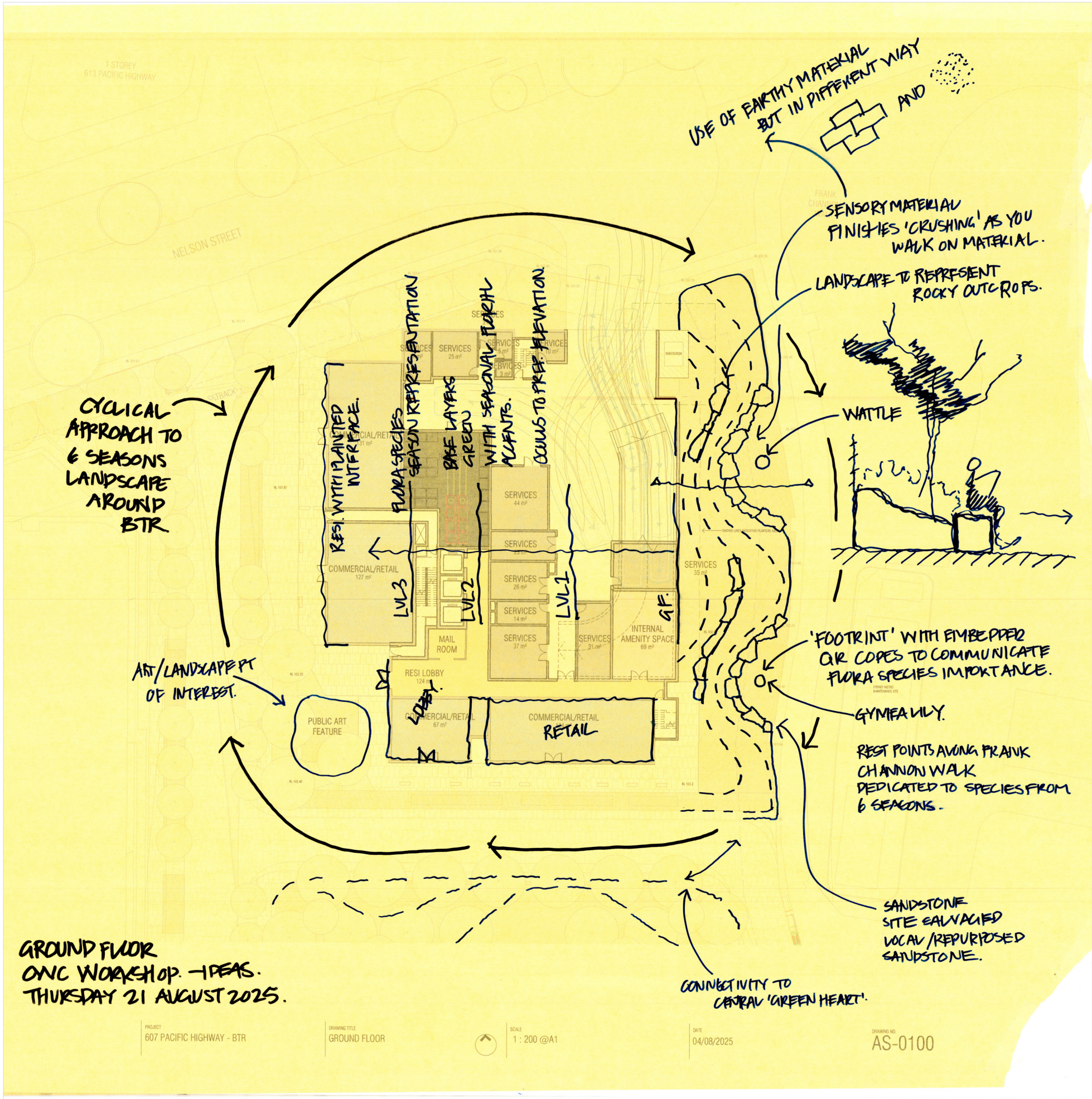
- + Integrating re-purposed sandstone blocks/ boulders within the landscape to represent the rocky outcrops of Country.
- + Along the interface to Frank Channon Walk and the carpark facade, there is an opportunity to slope the landscape.
 - This allows the landscape to embrace the rest points.
 - Sloped interface will also more dramatically reflect and communicate the idea of the rocky outcrops.

Facade Integration

- + Allow for the 6 Season landscape to wrap up the carpark facade.
 - Using a green planting colour base, there is opportunity to allow each season to be reflects through the flowering species integrated within the carpark planters.

Materiality

- + Landscape and podium design to reflect the warm natural tones of the Hawkesbury Sandstone.



2.2 Project Design Principles

Design Approach



Maximise Deep Soil and Vegetation

Create a connected landscape focused design response that provides residents and community with an ability to connect with nature.



Celebrate Opportunities for Connecting with Country

Engage and celebrate Country through the use of materials representing pre-colonial landscapes and integrate the Dharug Six Season within the planting approach.



Connect With the Greater Urban Precinct

Embed the site within its context to strengthen connections with the wider community.



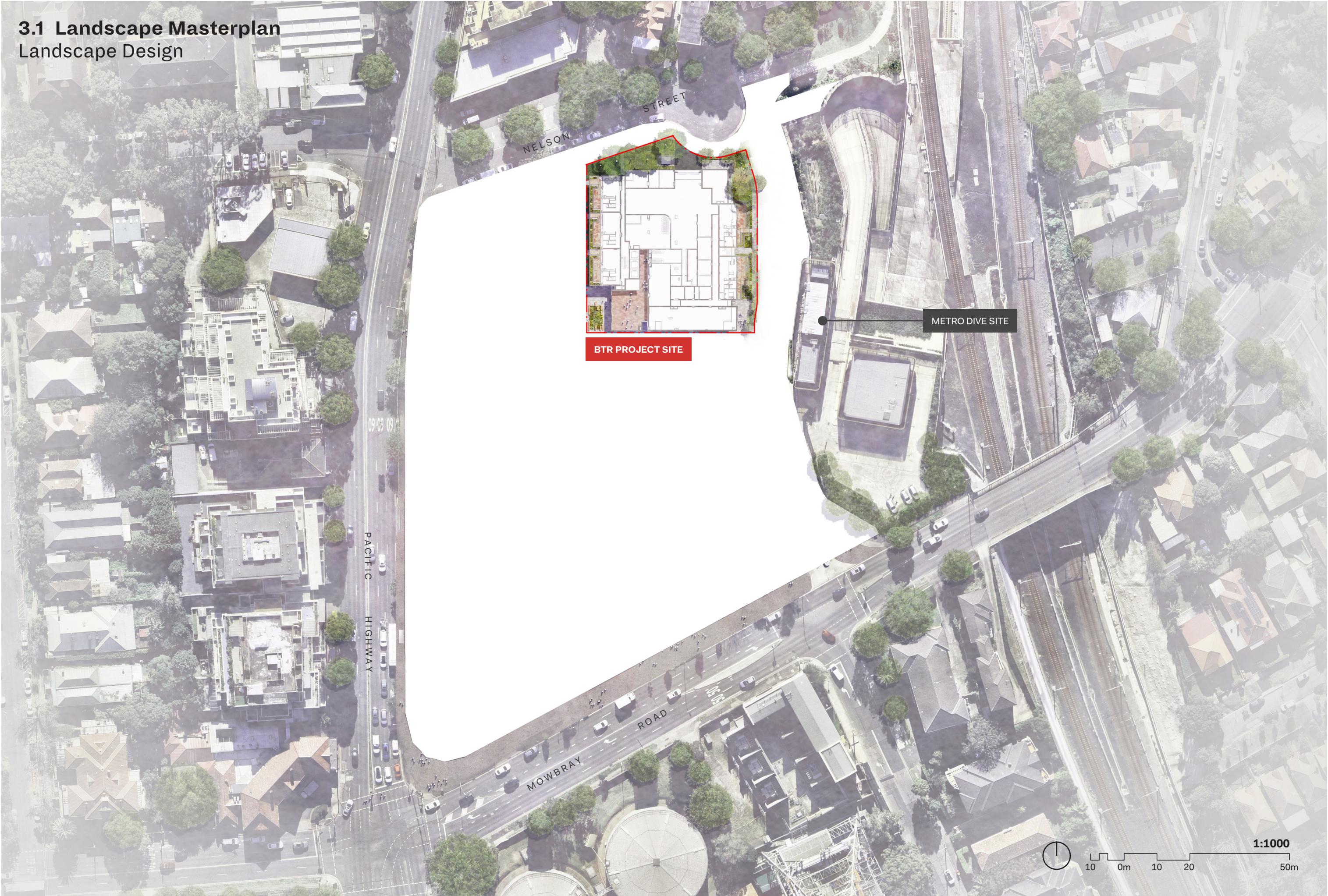
Revitalise Surrounding Ecologies

Contribute to the local biodiversity with the inclusion of a diverse range of native species that can support pollinator species.

3.0

Landscape Design

3.1 Landscape Masterplan
Landscape Design



3.2 Ground Floor Approach

Landscape Design

The Ground Floor landscape design approach aims to create an inclusive and access public realm experience that includes the following:

Nelson Street Interface

To soften the built form interface to Nelson Street, a planted garden bed runs along the length of the built form and opens up to an outdoor dining terrace that connects to the Six Season's Garden and Frank Channon Walk.

Residential Interface

To provide both privacy for residents and passive surveillance to the public open space, we have proposed a layered landscape response to the residential terraces facing both east and west. Planters have been integrated within the private open space, and additional planting has been incorporated at the footpath levels, to provide a gentle offset for pedestrians walking past.

The layered planting approach will aim to provide a permeable screening element that enriches the experience of both the residents and public.



3.3 Ground Floor Landscape Plan
Landscape Design



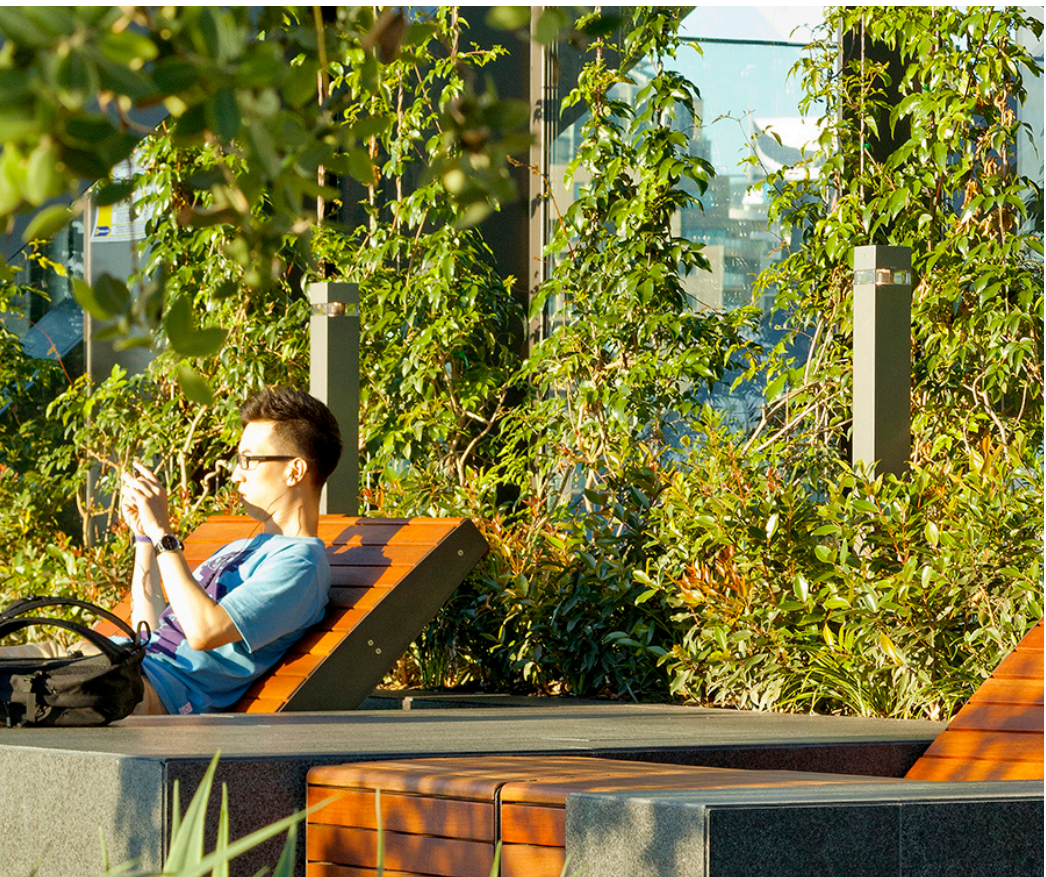
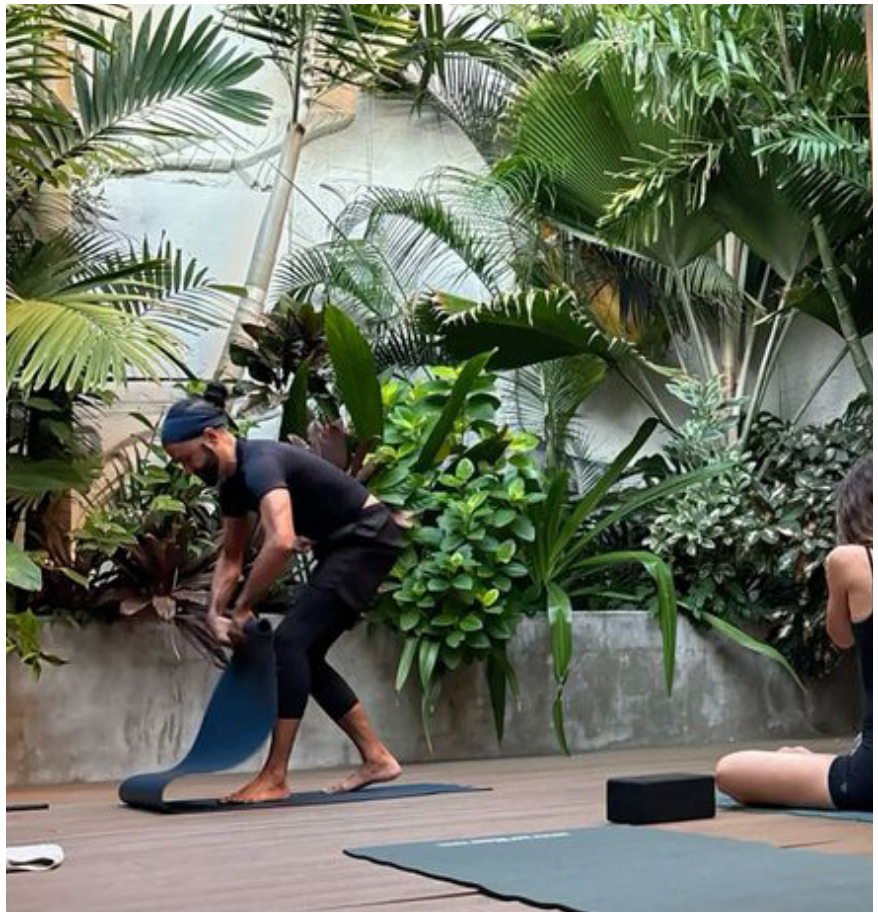
3.4 Level 03 Podium Approach Landscape Design

The communal open space located on Level 3 of the podium provides a series of landscape rooms that respond to the internal amenity.

These landscape rooms provide a series of both active and passive uses including:

- + External gym equipment
- + Yoga deck
- + Kitchen garden
- + Outdoor dining facilities including BBQ and tables
- + More intimate spaces for reading and working outside.

The use of warm toned materials references the colours of Country, ensuring that the design is integrated within the overall site approach. Softened geometries have been incorporated to remove rigidity to the design where possible and create welcoming spaces for community.



3.5 Level 03 Podium Landscape Plan
Landscape Design



3.6 Site Sections
Landscape Design

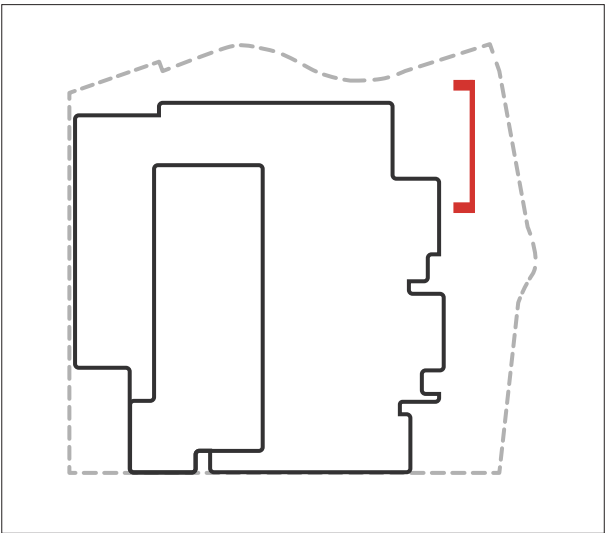
Ground Floor Interface
Section A



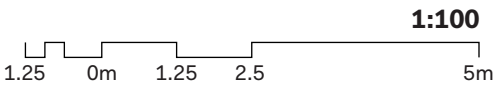
Facade planting to Level 1, 2 and 3

Nature based play through garden adjacent to
cafe spill out

Re-purposed sandstone to represent the sandstone
ridges of the pre-colonial landscape



Key Plan

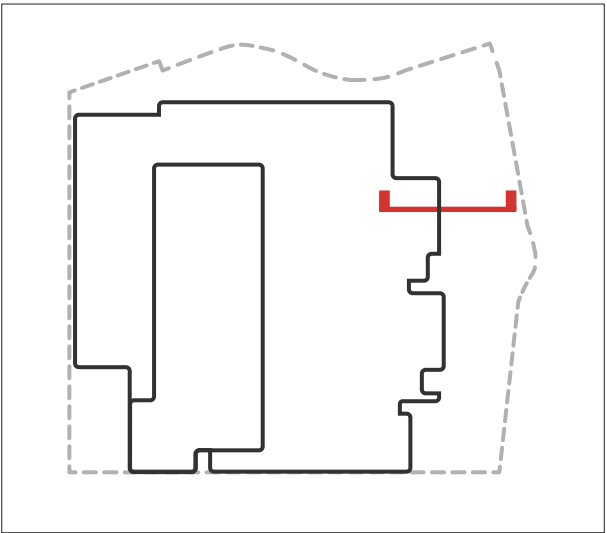


Ground Floor Interface
Section B

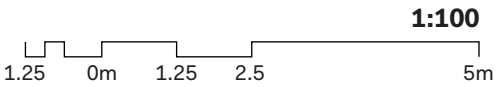


Private residential terraces to provide passive
surveillance to public open space

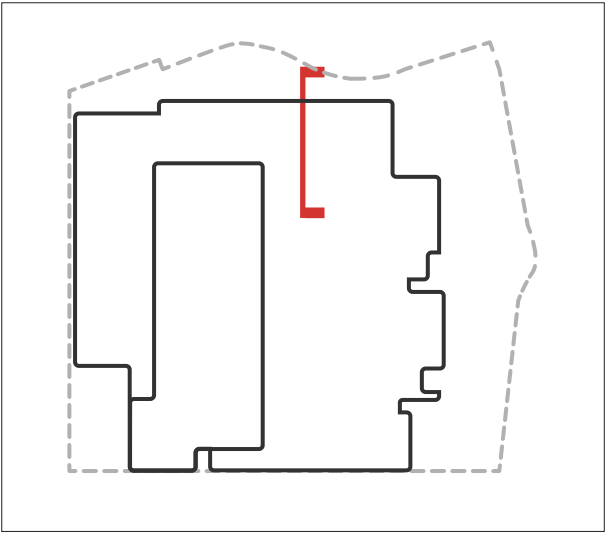
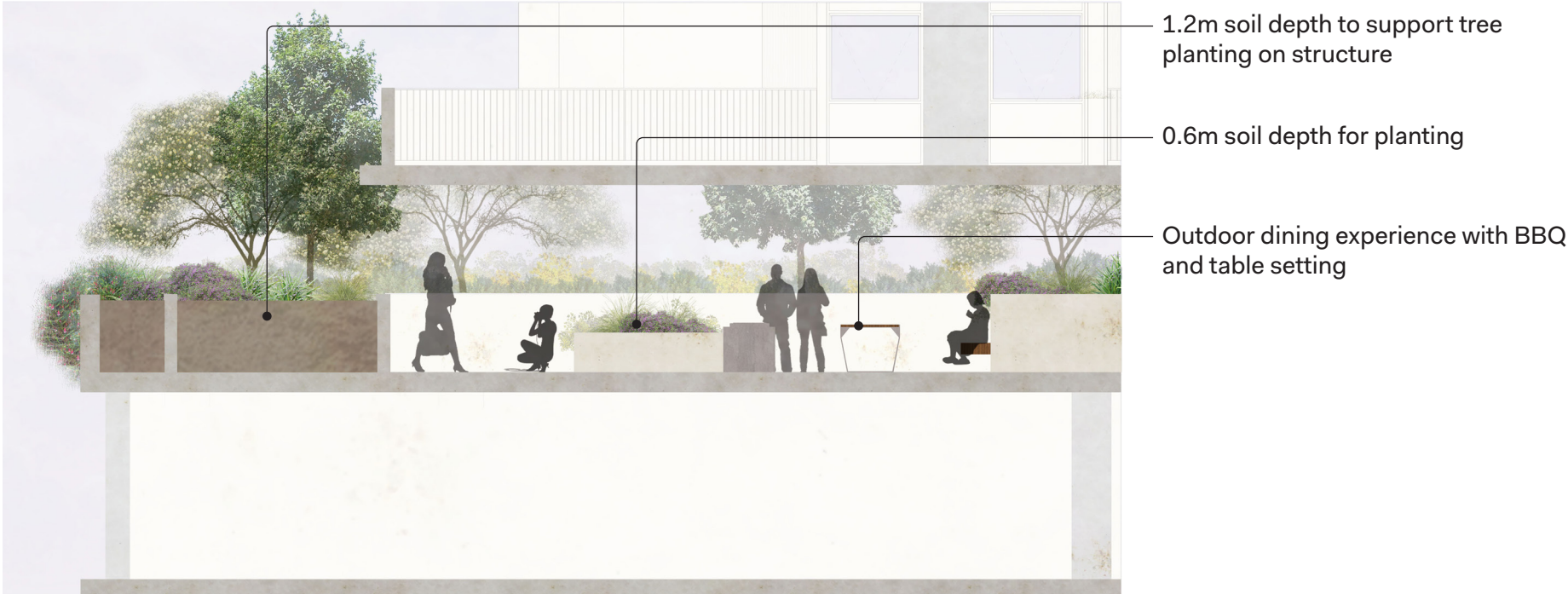
Pedestrian footpath with layered planting treatment
to provide privacy to terraces



Key Plan

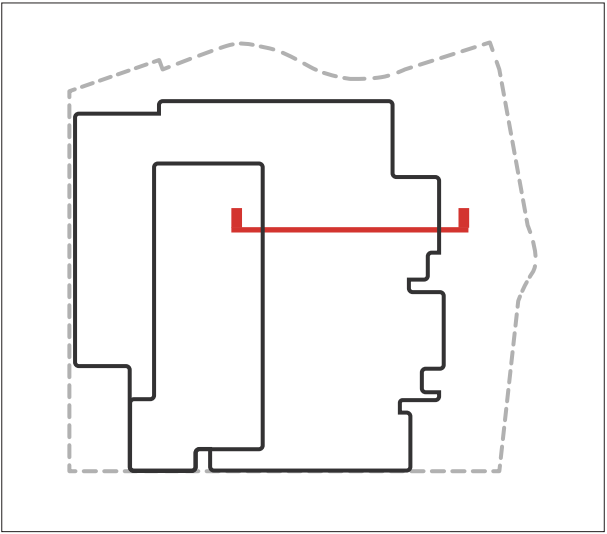


**Level 03 Podium West
Section C**

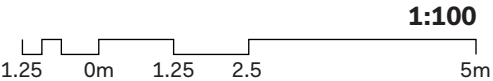


Key Plan

**Level 03 Podium East
Section D**



Key Plan



3.7 Landscape Diagrams

Landscape Design



Ground Floor
Tree Canopy Cover

Legend

Tree Canopy Cover
338m² (12%)

Note. Total Site Area - 2,789.3m²



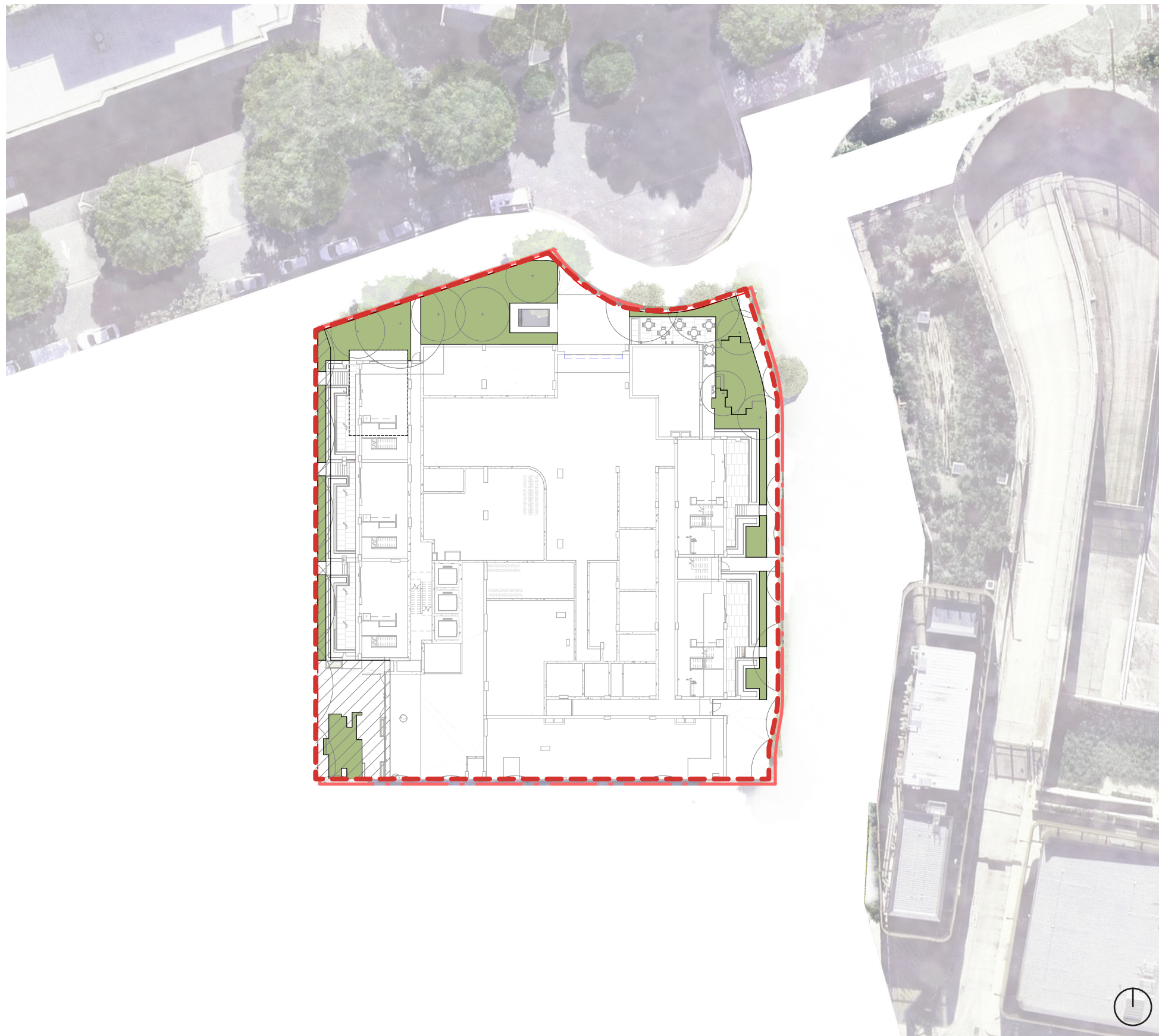


**Level 03 Podium
Tree Canopy Cover**

Legend

 Tree Canopy Cover
1,100m² (39%)

Note. Total Site Area - 2,789.3m²



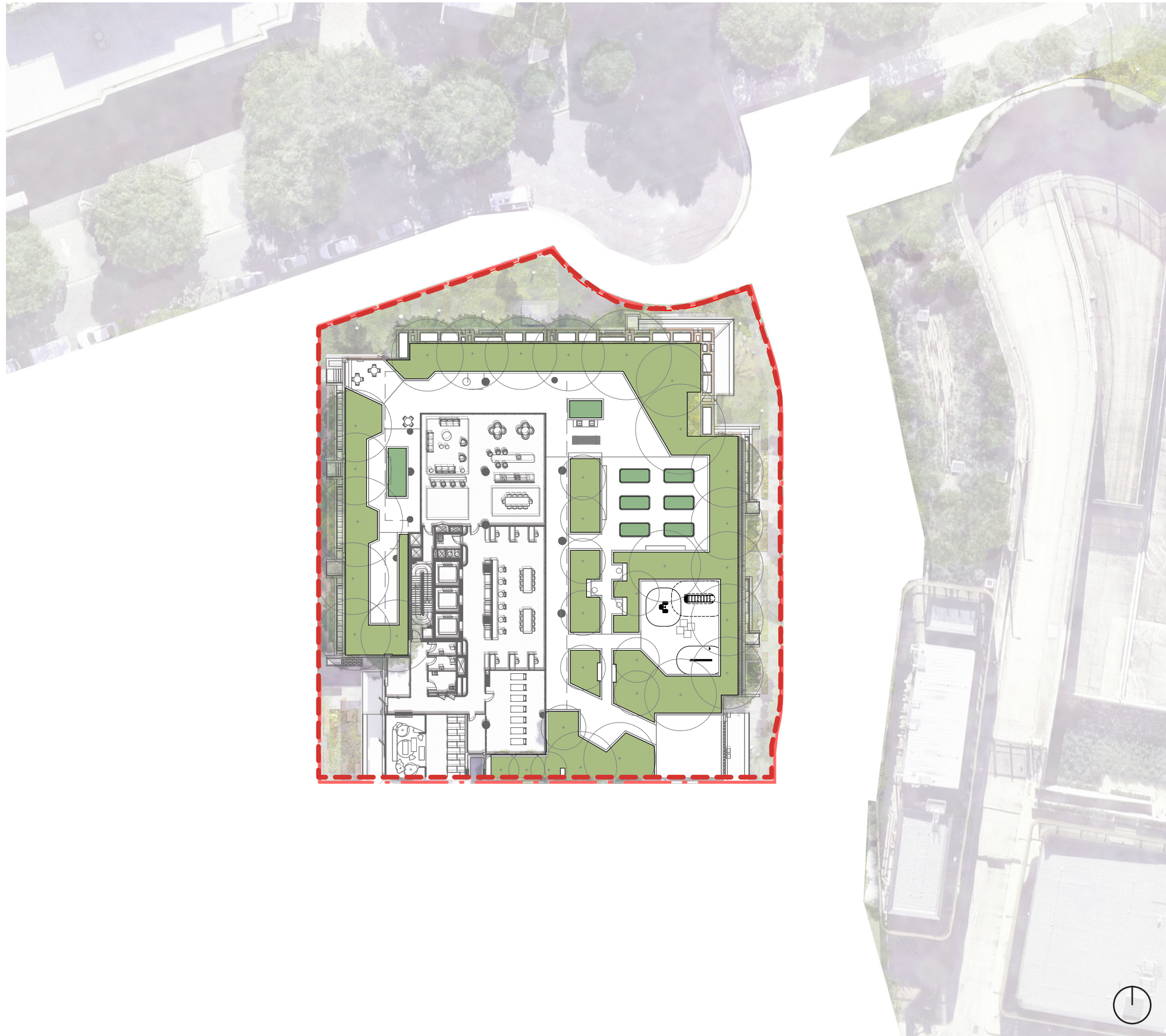
Ground Floor Deep Soil

Legend

 Deep Soil - ADG Non-compliant
(under 6m min. width)
295m² (10.5%)

 Stratavault

Note. Total Site Area - 2,789.3m²



Level 03 Podium Soil Depth

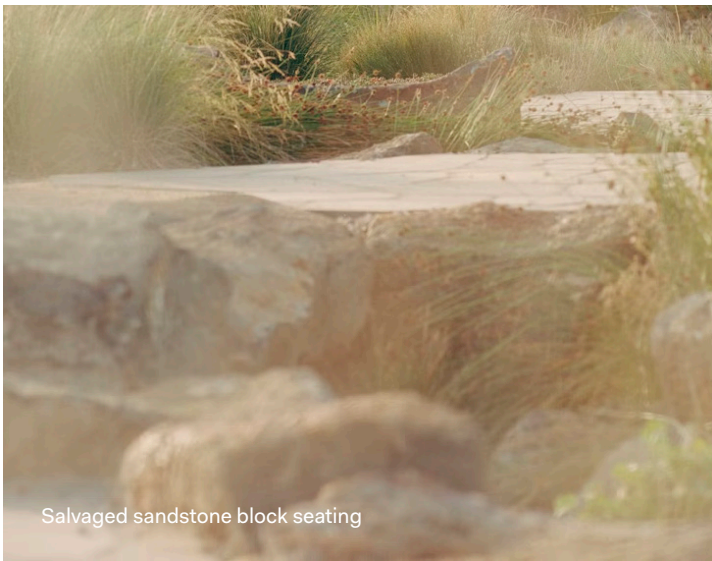
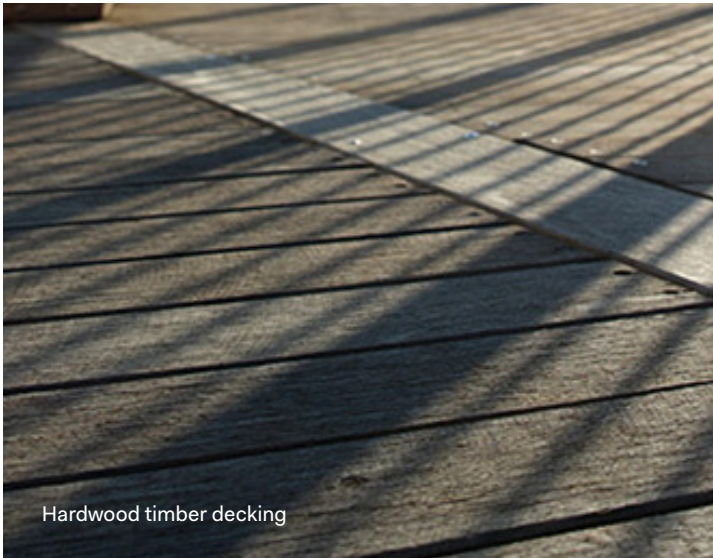
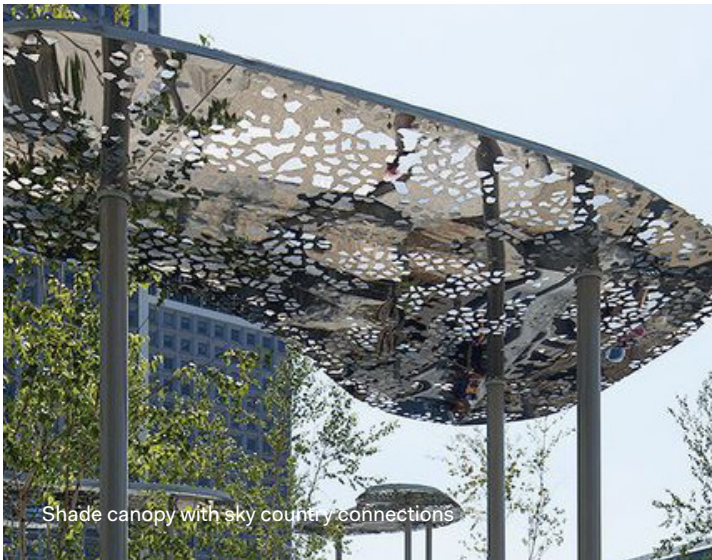
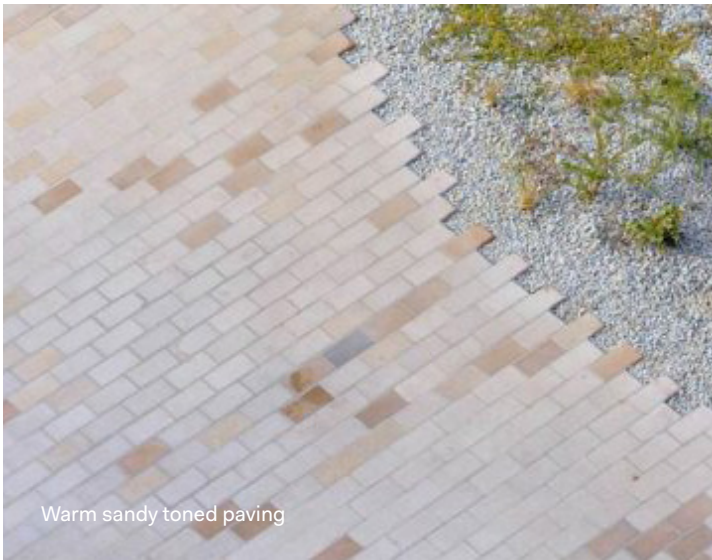
Legend

- | | |
|---|-------------------|
|  | 1200mm Soil Depth |
|  | 600mm Soil Depth |

4.0

Materiality and Planting

4.1 Material Palette
Materiality and Planting



4.2 Planting Typologies

Materiality and Planting



Streetscape

Create a vibrant street experience that is supported with understorey planting and trees to provide amenity and seasonality within the design.



Podium

Providing a series of landscape spaces that become an extension of the residents living space - connecting and creating community.



Vertical Planting

Facade planting that continues the expression of the Dharug Six Season Calendar native planting up the building facade, connecting the communal and public open space.

Streetscape - Trees

Native

Image	Botanic Name	Common Name	Height	Notes
	Angophora costata	Sydney Red Gum	20m H x 25m W	Beautiful trunk and bark.
	Acacia longifolia	Golden Wattle	8m H x 5m W	Stunning flowers
01	Acacia parramattensis	Parramatta Wattle	12m H x 7m W	Impressive flower displays
02	Backhousia citriodora	Lemon Myrtle	6m H x 4m W	Amamzing fragrant foliage
	Backhousia myrtifolia	Cinnamon Myrtle	6m H x 4m W	Dense habit with striking flowers
03	Eucalyptus pilularis	Blackbutt	30m H x 10m W	Beautiful form
	Elaeocarpus reticulatus	Blueberry Ash	8m H x 4m W	Amazing flowers and blue berries
04	Eucalyptus saligna	Sydney Blue Gum	40m H x 12m W	Striking trunk with large impressive habit
	Pittosporum undulatum	Sweet Pittosporum	8m H x 6m W	Sweet smelling flowers
	Tristaniopsis laurina 'Luscious'	Water Gum 'Luscious'	13m H x 5m W	Striking trunk with dense canopy
06	Waterhousia floribunda	Weeping Lilly Pilly	12m H x 6m W	Bright foliage with weeping habit

Exotic

Image	Botanic Name	Common Name	Height	Notes
05	Ulmus parvifolia	Chinese Elm	12m H x 10m W	European deciduous tree



Streetscape - Understorey

Native Shrubs and Grasses

Image	Botanic Name	Common Name	Height	Notes
01	Banksia spinulosa	Hairpin Banksia	2m H x 2m W	Striking black bark and silver foliage.
	Correa alba	White Correa	1.5m H x 1m W	Beautiful scent and neat form.
	Dianella caerulea	Blue Flax Lilly	0.7m H x 0.5m W	Hardy, neat form and lovely scent and flower.
02	Grevillea speciosa	Red Spider Flower	2m H x 0.5m W	Small weeping tree with attractive white bark.
	Westringia fruticosa	Coastal Rosemary	1.5m H x 1m W	Beautiful trunk and bark.

Exotic Shrubs and Grasses

Image	Botanic Name	Common Name	Height	Notes
05	Beschorneria yuccoides	Mexican Lily	0.8m H x 0.8m W	Architectural form of exotic plant
06	Kalanchoe bracteata	Silver Spoons	0.6m H x 0.6m W	Stunning silver foliage of exotic plant

Native Groundcovers and Climbers

Image	Botanic Name	Common Name	Height	Notes
03	Casurina glauca 'Cousin It'	Cousin It	0.2m H x 0.4m W	Textural groundcover
	Myoporum parvifolium	Creeping Boobialla	0.1m H x 1m W	Vibrant groundcover
04	Rosemary officinalis prostratus	Blue Lagoon Rosemary	0.3m H x 0.8m W	Fragrant exotic groundcover



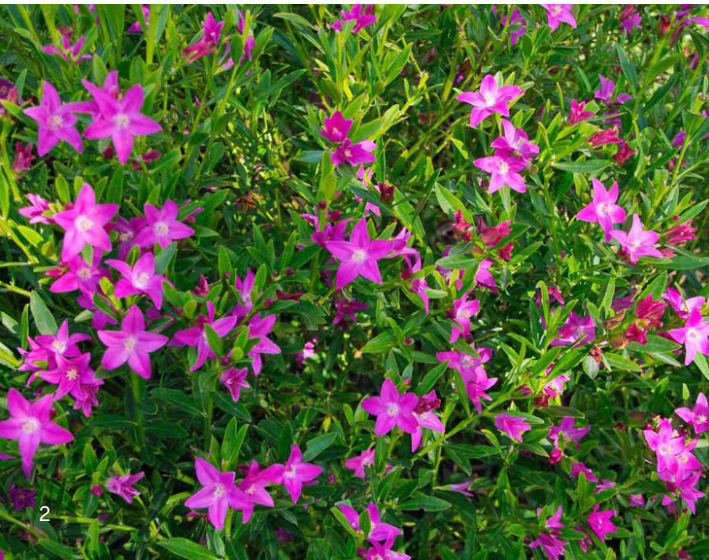
Facade Planting

Native Shrubs and Grasses

Image	Botanic Name	Common Name	Height	Notes
01	Bauera rubiodes	River Rose	2m H x 1m W	Striking flowers
02	Crowea saligna	Willow Leaved Crowea	1m H x 1m W	Small shrub with bright flowers
	Myoporum parvifolium	Creeping boobialla	0.1m H x 1m W	Vibrant groundcover

Native Groundcovers and Climbers

Image	Botanic Name	Common Name	Height	Notes
	Casurina glauca 'Cousin It'	Cousin It	0.2m H x 0.4m W	Textural groundcover
03	Cissus antarctica	Kangaroo Vine	5m H x 1 m W	Lush looking climber
04	Clematis aristata	Old Mans Beard	3m H x 1m W	Impresive white flowers
05	Hardenbergia violacea	Purple Coral Pea	2m H x 0.5m W	Hardy, neat form and lovely scent and flower.
	Hibbertia scandens	Yellow Guinea Flower	2m H x 0.5m W	Striking yellow flowers
	Myoporum parvifolium	Creeping boobialla	0.1m H x 1m W	Vibrant groundcover
06	Pandorea pandorana	Wonga Wonga Vine	5m H x 1 m W	Vine with striking flowers



Level 03 Podium - Trees

Native

Image	Botanic Name	Common Name	Height	Notes
01	Acacia longifolia	Golden Wattle	5m H x 3m W	Striking flowers
02	Acacia parramattensis	Parramatta Wattle	12m H x 6m W	Beautiful flowers and form
02	Backhousia citriodora	Lemon Myrtle	6m H x 4m W	Amamzing fragrant foliage
04	Eleaocarpus reticulatus	Blueberry Ash	5m H x 3m W	Dense tree with bright berries
05	Tristaniopsis laurina 'Luscious'	Water Gum	8m H x 4m W	Textural bark and shady canopy
06	Pittosporum undulatum	Sweet Pittosporum	12m H x 5m W	Sweet smelling flowers



Level 03 Podium - Understorey

Native Shrubs and Grasses

Image	Botanic Name	Common Name	Height	Notes
01	Banksia spinulosa	Hairpin Banksia	2m H x 2m W	Striking black bark and silver foliage.
	Casurina glauca 'Cousin It'	Cousin It	0.2m H x 0.4m W	Textural groundcover
02	Correa alba	White Correa	1.5m H x 1m W	Beautiful scent and neat form.
03	Lomandra longifolia 'Tanika'	Tanika	0.7m H x 0.5m W	Hardy and dense grass
04	Westringia fruticosa	Coastal Rosemary	1.5m H x 1m W	Beautiful trunk and bark.

Exotic Shrubs and Grasses

Image	Botanic Name	Common Name	Height	Notes
	Beschorneria yuccoides	Mexican Lily	0.8m H x 0.8m W	Architectural form of exotic plant
	Kalanchoe bracteata	Silver Spoons	0.6m H x 0.6m W	Stunning silver foliage of exotic plant

Native Groundcovers and Climbers

Image	Botanic Name	Common Name	Height	Notes
05	Carpobrotus glaucescens	Pigface	0.1m H x 0.5m W	Striking pink flowers
	Casurina glauca 'Cousin It'	Cousin It	0.2m H x 0.4m W	Textural groundcover
	Rosemary officinalis prostratus	Blue Lagoon Rosemary	0.3m H x 0.8m W	Fragrant exotic groundcover
06	Hardenbergia violacea	Purple Coral Pea	3m H x 1m W	Amazing Purple flowers



4.3 Landscape Maintenance Strategy

Materiality and Planting

Facade Planter Maintenance and Replacement

All facade planters will be accessed from the building side via operable windows from the communal corridors for the planters at the ends of the corridors, or from apartment balconies for the planters mid-facade.

All facade planters will have automatic irrigation in the form of sub-surface drip-lines. All planter boxes will have drainage outlets with an inspection riser located on top with a removable cap to enable inspection and flushing of the drainage outlet.

All greenwaste (e.g. prunings, clippings, leaves) from planters will be collected as part of the regular landscape maintenance. Greenwaste will be bagged up and taken to the goods lifts. From here, greenwaste will be transported to the basement to be disposed securely in allocated storage bins (located in the basement central waste area).

In the event where planting within the facade planters fail during or following the establishment period, rectification works will be required to replace the planting to restore the planter system's functionality and appearance as required.

Landscape Maintenance Items

Item	Maintenance Requirement
Plant Material	Replace failed plants
	Treat for disease or pest attack
	Fertilising generally
	Fertilising for specific nutrient deficiencies
	Thin out planting
	Pruning/trimming
Soil	Check tree stability
	Apply fertiliser
	Top up soil level
	Add soil conditioners
	Weeding
	Undertake soil tests
Mulch	Top up mulch
	Check and secure mulch mat
Rubbish removal	Generally remove rubbish
	Remove leaf litter from path and paved areas
Irrigation and Drainage	Check functioning of irrigation system and adjust if required
	Check planter soil moisture
	Check planter drainage outlet functionality

Landscape Maintenance Procedure Schedule

Wk	Spring (Sept, Oct, Nov)	Summer (Dec, Jan, Feb)	Autumn (Mar, Apr, May)	Winter (Jun, Jul, Aug)
1	Weed if required	Weed if required	Weed if required	Weed if required
2	Weed; trim and adjust trees and shrubs	Weed, trim and adjust trees and shrubs	Weed, trim and adjust trees and shrubs	Trim and adjust trees and shrubs
3	Treat plant material for insects and disease	Weed; treat plant material for insects and disease	N/A	Weed
4	Weed; issue maintenance report	Weed; issue maintenance report	Weed; issue maintenance report	Weed; issue maintenance report
5	Fertilise all trees and shrubs in garden beds	Weed	N/A	N/A
6	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation; check drainage	Check and adjust irrigation; check drainage	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation; check drainage	Treat for insects and disease; check and adjust irrigation; check drainage
7	Reinstate mulch as required; treat plant material for insects and disease	Weed	Reinstate mulch as required	Weed
8	Weed; inspect condition of paving and furniture; issue maintenance report	Inspect condition of paving & furniture; issue maintenance report	Weed; inspect condition of paving and furniture; issue maintenance report	Inspect condition of paving and furniture; issue maintenance report
9	N/A	Treat plant material for insects and disease	N/A	Weed
10	Weed	N/A	Weed; treat plant material for insects and disease	N/A
11	Trim and adjust trees and shrubs	Trim and adjust trees and shrubs; weed	Trim and adjust trees and shrubs	Prune back trees and shrubs after flowering
12	Weed; treat plant material for insects and disease	N/A	Weed	Treat plant material for insects and disease
13	Check and adjust irrigation; check drainage; issue maintenance report	Check and adjust irrigation; check drainage; weed; issue maintenance report	Check and adjust irrigation; check drainage; weed; issue maintenance report	Check and adjust irrigation; check drainage; weed; issue maintenance report
14	Check all timber work for warping and splinters and rectify / replace as necessary	Check all timber work for warping and splinters and rectify / replace as necessary	Check all timber work for warping and splinters and rectify / replace as necessary	Check all timber work for warping and splinters and rectify / replace as necessary

5.0

Landscape Responses

5.1 SDRP Comments

Landscape Responses

State Design Review Panel - 3 August - Review 1

Item no.	GA NSW SDRP Comment	Response
25	Further develop the eastern edge of the BTR and its relationship to the Frank Channon Walkway to ensure pedestrian safety and activation	The alignment of Frank Channon Walk has been refined and shifted further east to optimise deep soil provision within the site and to allow the pathway to sit fully within Council ownership and management. To reinforce the interface between the BTR eastern edge and the public domain, a Six Seasons Garden is introduced between the building and the re-aligned walkway. This landscaped zone provides an inviting transition space, enhances activation of the frontage, and improves passive surveillance. Collectively, these measures elevate pedestrian safety, comfort, and overall amenity along Frank Channon Walk.
26	Extend the café on the southern edge of the BTR ground floor around the eastern corner to enhance street-level engagement.	The café spill-out area has been expanded along the southern frontage consistent with FK's proposal and is now extended around the eastern corner to reinforce activation and increase visibility from multiple approaches. To further enhance this activation, a nature-based play space is proposed directly adjacent to the expanded café spill-out zone. This space provides an informal, family-friendly amenity that complements the café offering, encourages longer dwell times, and contributes to a more vibrant and socially inclusive public realm. This improves permeability, encourages greater use of the public interface, and supports a more continuous and engaging ground-level experience
27	The car parking above in the current configuration has no sleeving on the lower two floors of the eastern façade creating a potential CPTED concern for pedestrians walking at night or when it is quiet. Reconfigure the floorplan of podium levels to provide better passive surveillance of the Frank Channon Walkway. This could involve sleeving the carparking, flipping the duplexes or other solutions.	Refer to FK
28	Test relocating the playground or other activation to the landscaped area adjacent to the BTR to introduce more activity and encourage interaction with the Six Seasons Garden	The alignment of Frank Channon Walk has been refined and shifted further east, allowing the Six Seasons Garden to form a continuous and clearly legible landscape interface directly adjacent to the pedestrian corridor. Nature-based play elements have been distributed throughout the Six Seasons Garden in strategically selected nodes. These play moments are designed as a series of small, character-led interventions that create a 'play journey' from the garden toward the Village Green. This approach encourages exploration, supports a broader age range, and integrates play seamlessly within the ecological and cultural themes of the garden.
29	Introduce a gap in row of apartments on the eastern side of the BTR floor plan. This would improve visual permeability, cross ventilation, and CPTED outcomes as it would introduce opportunity for views of the Frank Channon Walkway	Refer to FK
30	Further develop the treatment of the southern edge where the tower meets the ground to ensure wind impact is mitigated, contribute positively to the public realm and to avoid inactive frontages.	Refer to FK
31	Continue refining the cross-ventilation approach to maximise natural airflow and reduce reliance on mechanical systems.	Refer to FK

State Design Review Panel - 16 October- Review 2

Item no.	GA NSW SDRP Comment	Response
29	Clarify how equitable access is provided to ground floor units to ensure apartments are inclusive	A relatively flat landing are provided to entries to ground floor units with compliance cross falls. Further refer to FK for equitable access to provide to ground floor units.
30	Refine BTR entry to reflect residential character and domestic qualities	A landscaped forecourt garden is introduced at the lobby frontage, providing a softer, greener threshold that differentiates the residential entry from the adjacent public realm. This planting zone incorporates layered vegetation, warm materiality, and curated seating opportunities to create a calm, home-like arrival experience. In addition, the forecourt has been designed to accommodate future integration of public art, offering opportunities for identity-making and reinforcing a sense of place for residents.

