



271-273 ALFRED STREET

Landscape SSDA Report

Tara Shore Pty Ltd ATF the John Taylor Family Trust

08/07/26

Project Client: Tara Shore Pty Ltd ATF the John Taylor Family Trust

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Acknowledgment of Country

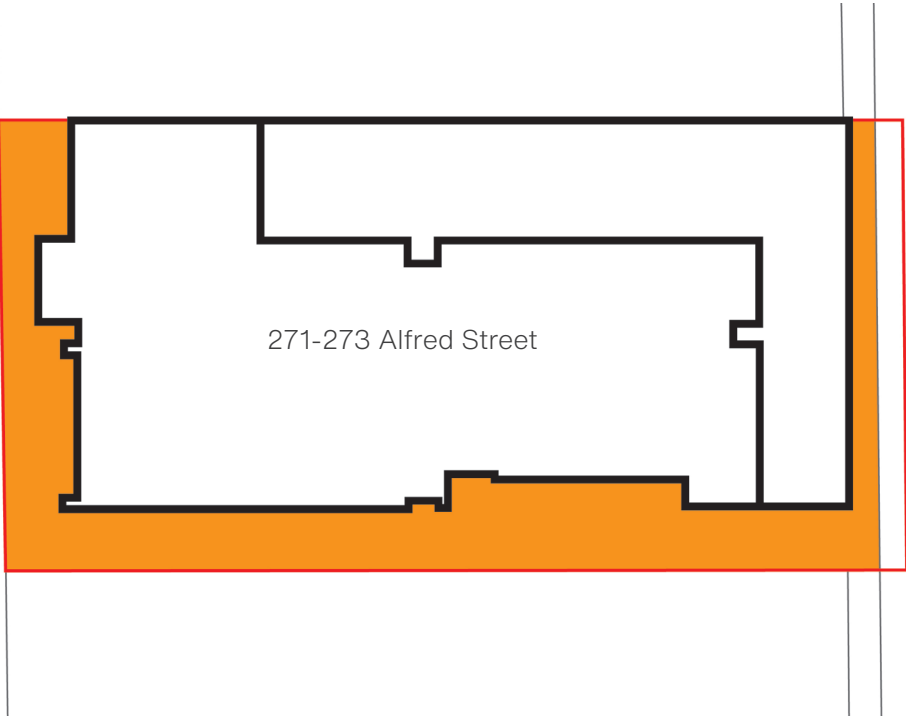
We acknowledge Gahdungal country, the cultural landscape within which 271-273 Alfred Street sits. We acknowledge the custodianship of its people and the privilege and responsibility to connect with country.

We acknowledge all First Nations people and their ongoing connection to culture and lands, and their valuable contribution to the community. We recognise, acknowledge, and extend our respect to many others who have custodial obligations for Country and have been connected to the North Sydney area for many generations, including their elders past, present and emerging.

Overview

This Report has been prepared to support the SSDA for 271-273 Alfred Street in accordance with council requirements. The scope covered within this report spans the ground plane and public realm, Level 3 Garden Terrace COS, and proposed green roofs and facades.

SSDA Submission - 271-273 Alfred St



Ground Plane

Public Realm [L00 & L01]



Garden Terrace & Green Roof

Podium COS [L03]

Design Report

- | | |
|----------------------|------------------|
| Vision | Planting Plan |
| Landscape Plan | Planting Palette |
| Circulation & Levels | Sections |
| Hardscape Plan | ADG Compliance |
| Hardscape Palette | |

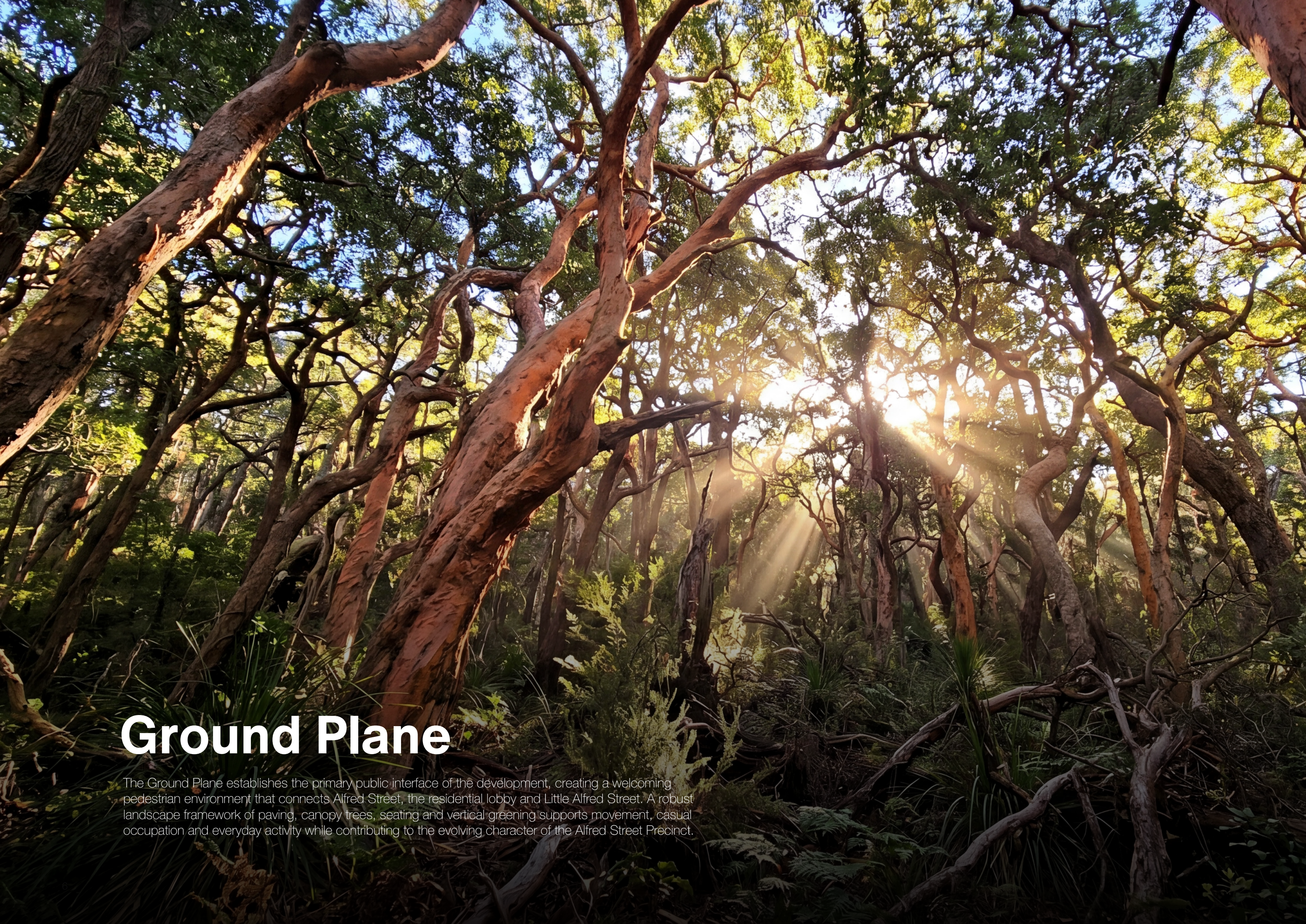
A1 Drawing Set

- Landscape Plan - Ground Plane
- Landscape Plan - Garden Terrace
- Landscape Plan - Green Roof
- Planting Plan - Ground Plane
- Planting Plan - Garden Terrace & Green Roof

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SSDA Submission - 271-273 Alfred Street

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A low-angle photograph looking up into a dense forest. The image is filled with the intricate, reddish-brown trunks and branches of trees, which are covered in moss and lichen. Sunlight filters through the thick green canopy, creating a warm, golden glow and visible rays of light. The ground is covered in lush green undergrowth, including ferns and various shrubs.

Ground Plane

The Ground Plane establishes the primary public interface of the development, creating a welcoming pedestrian environment that connects Alfred Street, the residential lobby and Little Alfred Street. A robust landscape framework of paving, canopy trees, seating and vertical greening supports movement, casual occupation and everyday activity while contributing to the evolving character of the Alfred Street Precinct.

Design Vision



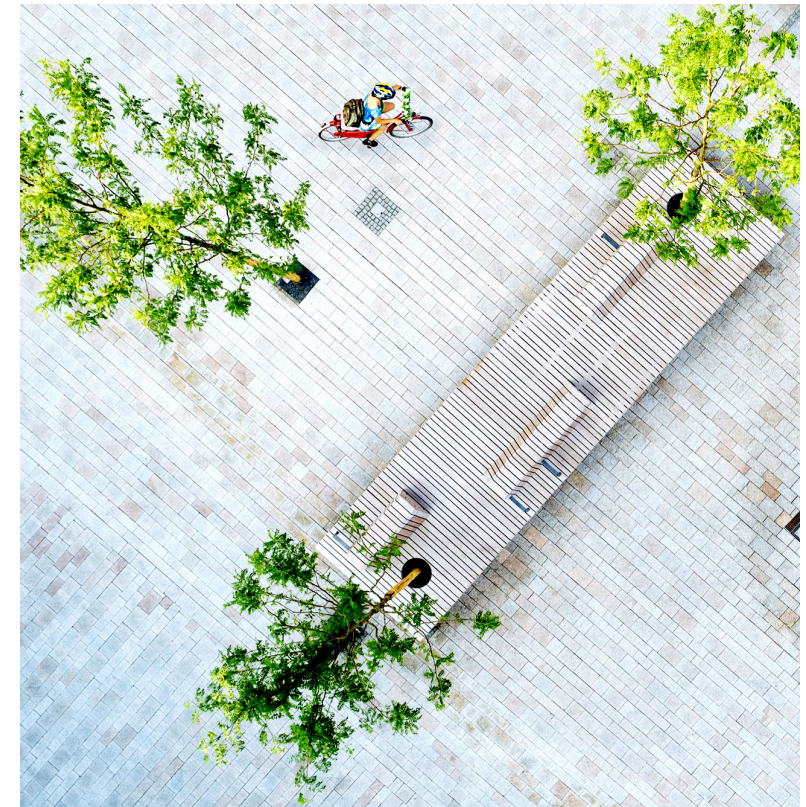
Welcoming and Activated.

Activated ground plane with retail and outdoor seating.
A welcoming landscape that draws pedestrians in and provides a



The Colours and Textures of Country.

Express the colours and textures of country through a palette of robust materials that reflect the underlying geology of North Sydney.



Refined & Flexible.

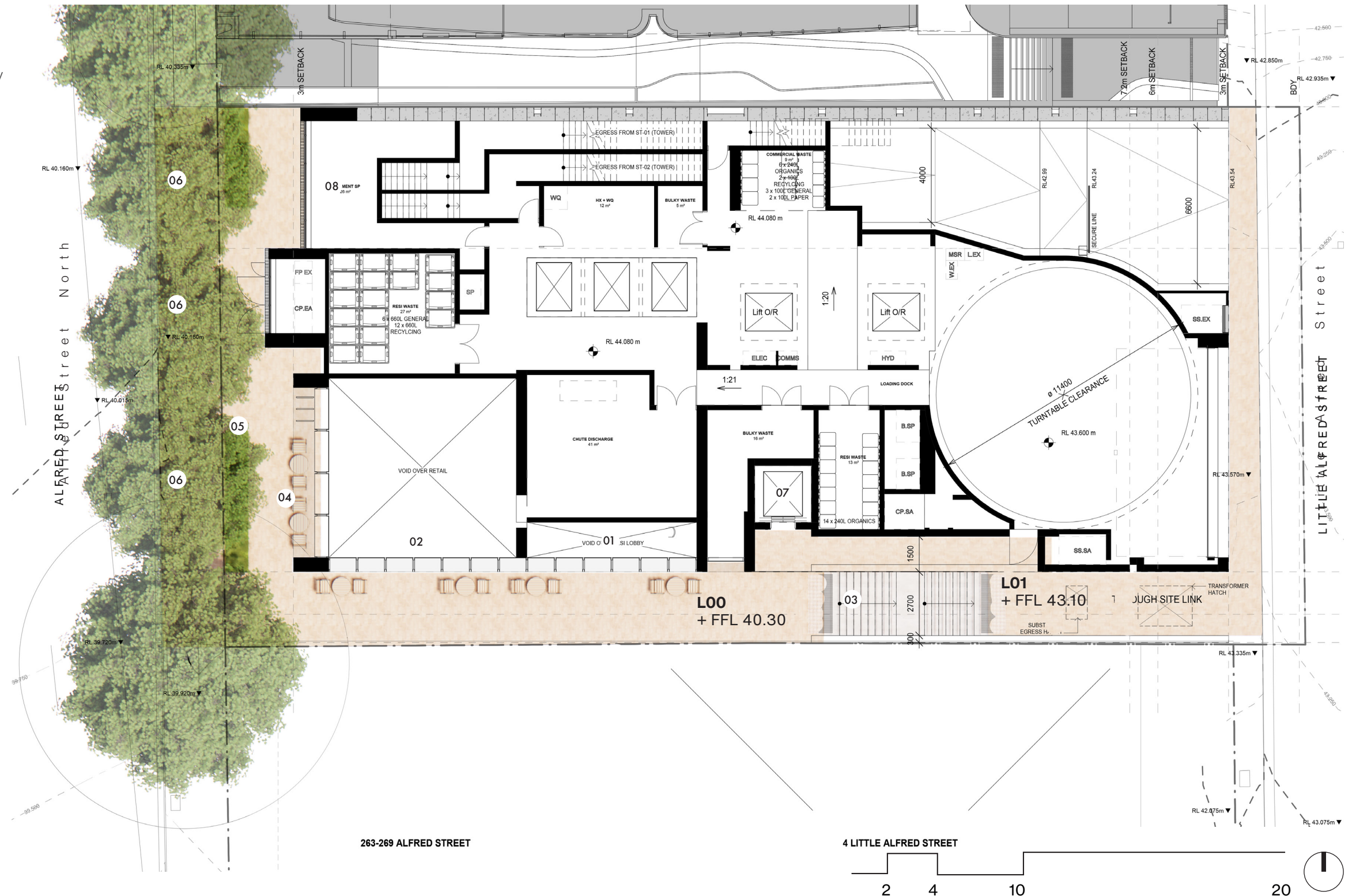
A Clean and refined design language and materials that creates a flexible and confident urban space.

Site Concept Plan

The Ground Plane is conceived as an urban forecourt that supports movement and arrival. Canopy trees, generous pedestrian spaces and integrated landscape elements create a comfortable public realm that connects Alfred Street, the residential lobby and Little Alfred Street while contributing shade and urban greening.

Legend

- 01 Residents Lobby Entry
- 02 Retail Entry
- 03 Stair Connection to Little Alfred St
- 04 Retail spill out
- 05 Low Planting
- 06 Proposed street trees
- 07 Residents Lift to Little Alfred St
- 08 Fire Egress



Circulation & Levels

The Ground Plane provides a highly accessible and legible circulation network that connects. Pedestrian movement is prioritised through clear pathways, compliant gradients and level transitions that respond to the existing site topography. Separate residential, retail, service and emergency access points ensure efficient site operation while maintaining a safe and intuitive public realm.

- Legend
- Public Footpath

Internal Circulation

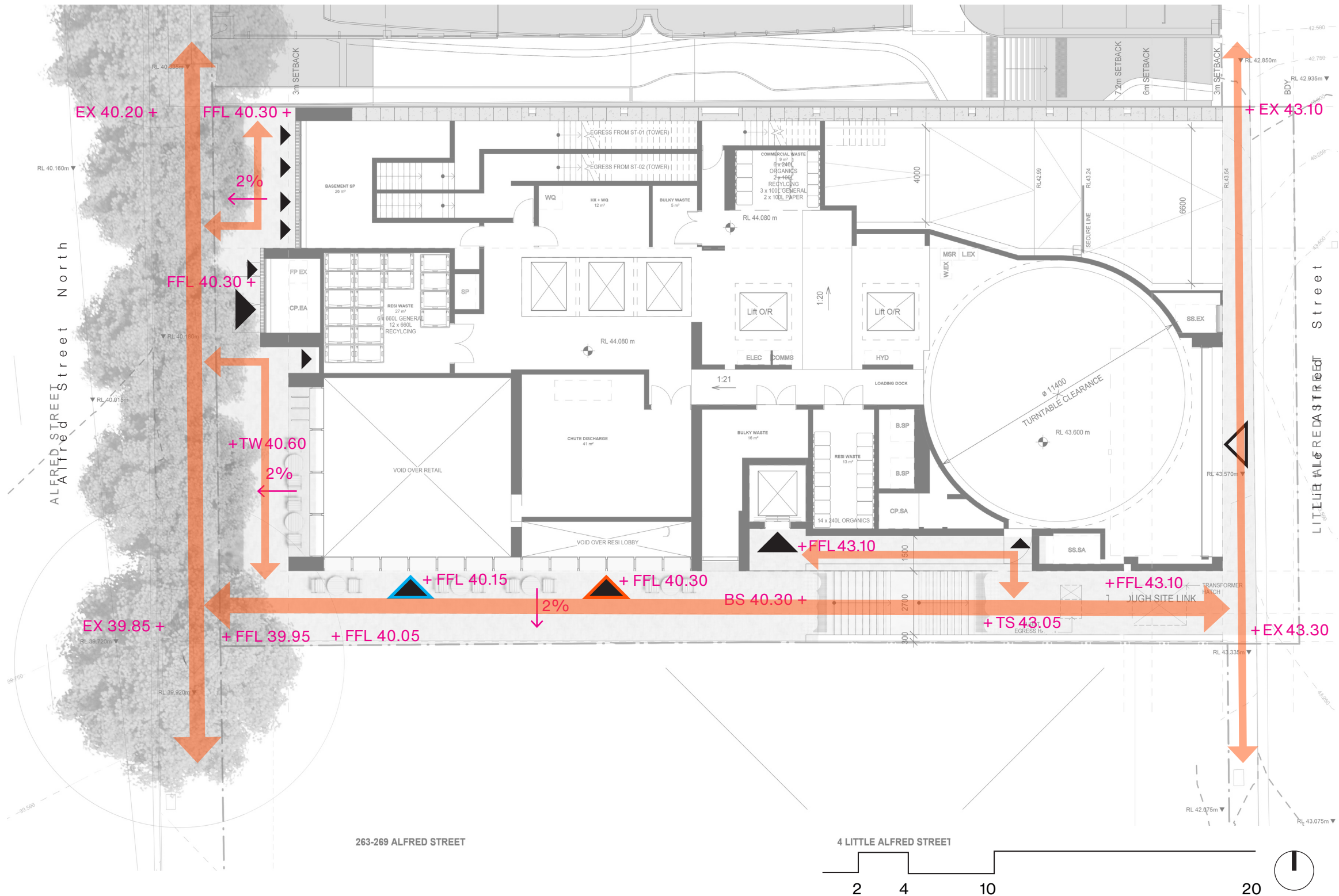
XX.XX + Proposed levels

Emergency Access

Retail Access

Resident Acces

Vehicle Access



Hardscape Plan

The proposed material palette features robust, earthy materials to deliver a quality landscape, compliment proposed architectural materials and build on the Connecting with Country Theme of ‘the colours and textures of country’ while connecting with the materials from the North Sydney Public Domain Style Manual & Design Codes.

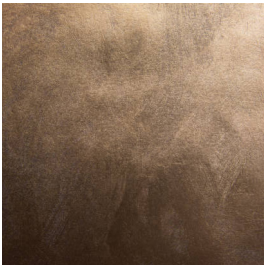
- Legend
- PV01 - Granite Stone Paving (300x200)
- PV02 - Granite Stone Paving (100x100)
- Concrete Stair with Bronzed Steel Handrail



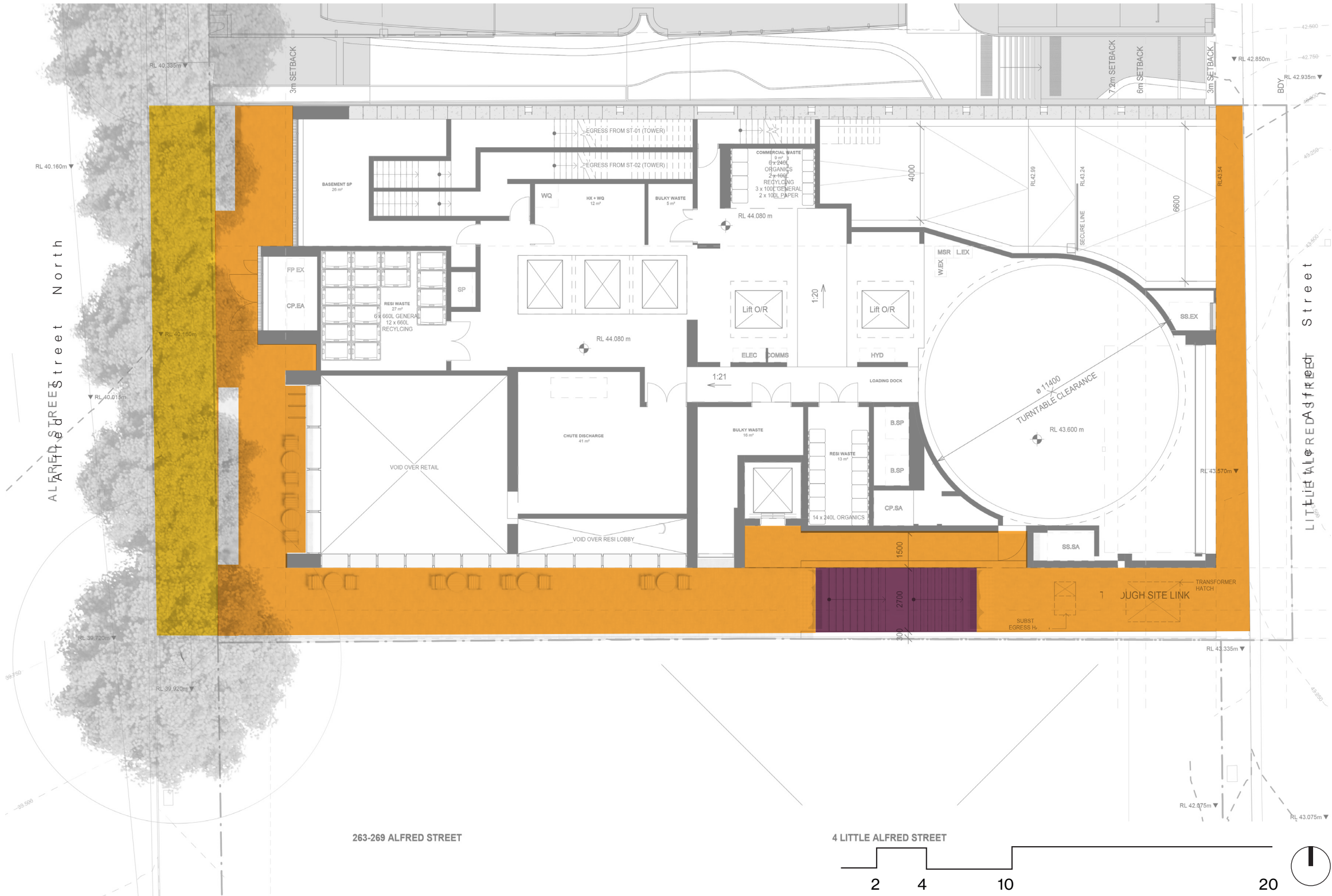
Granite Stone Paving



Concrete Stair/Railings



Bronze Finish



Planting Plan

To extend the existing street tree character, and connect to the broader urban character, London Plane Trees are proposed along Alfred Street North.

Botanical Name	Quantity	Pot Sizes	Mature Spread	Soil Depth
Large Trees				
Platanus x acerifolia	3	200L	12-18m	N/A Deep Soil

Botanical Name	Pot Size	Mature Spread	Planting Density	Soil Depth Req.
Shrubs and Groundcovers				
Correa reflexa	300mm	1-1.5m	3-5/m²	300mm
Dianella caerulea	300mm	0.6-0.8m	3-7/m²	300mm

■ Natives plants of North Sydney Council area

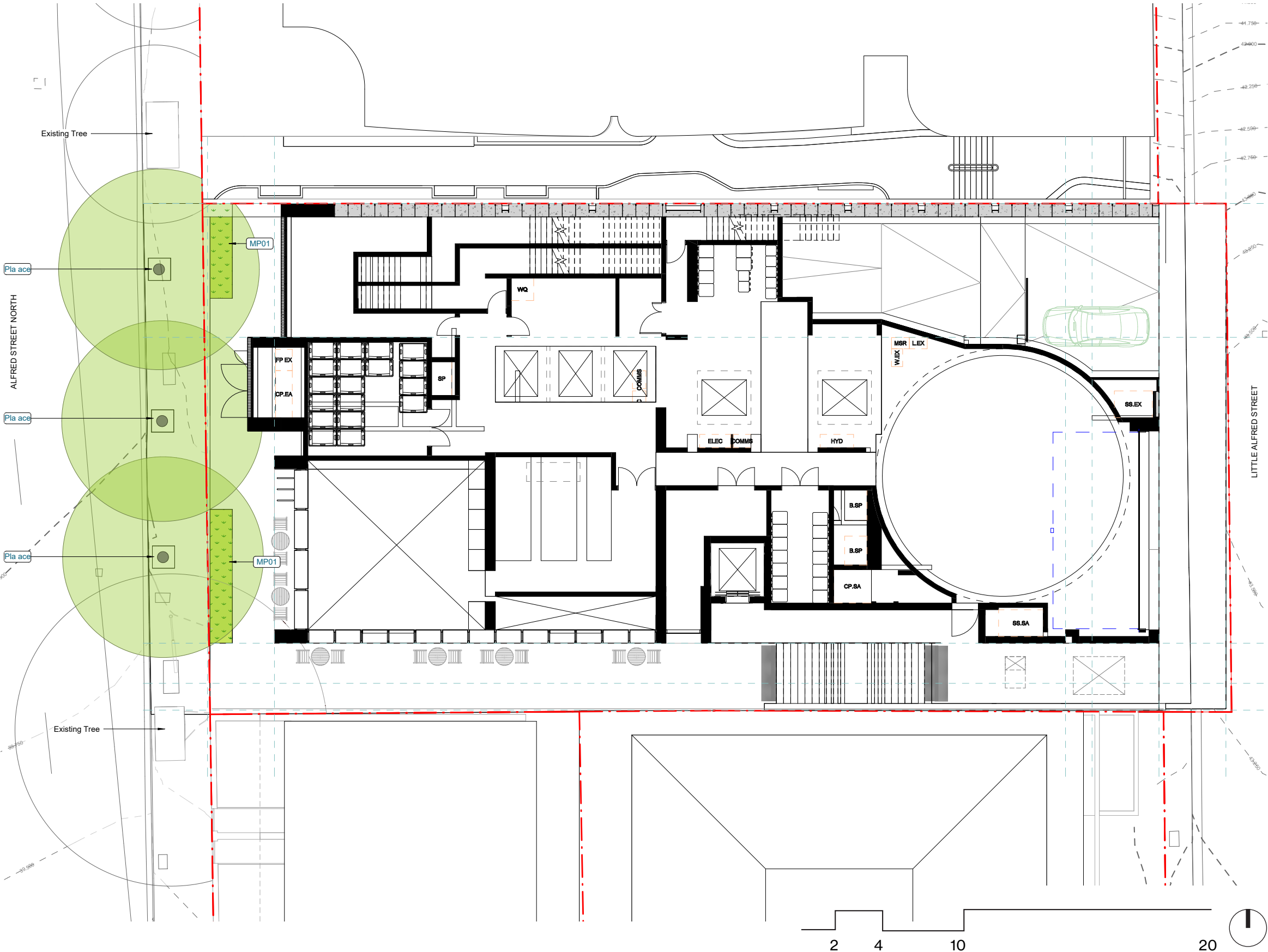


Platanus acerifolia
Plain Tree

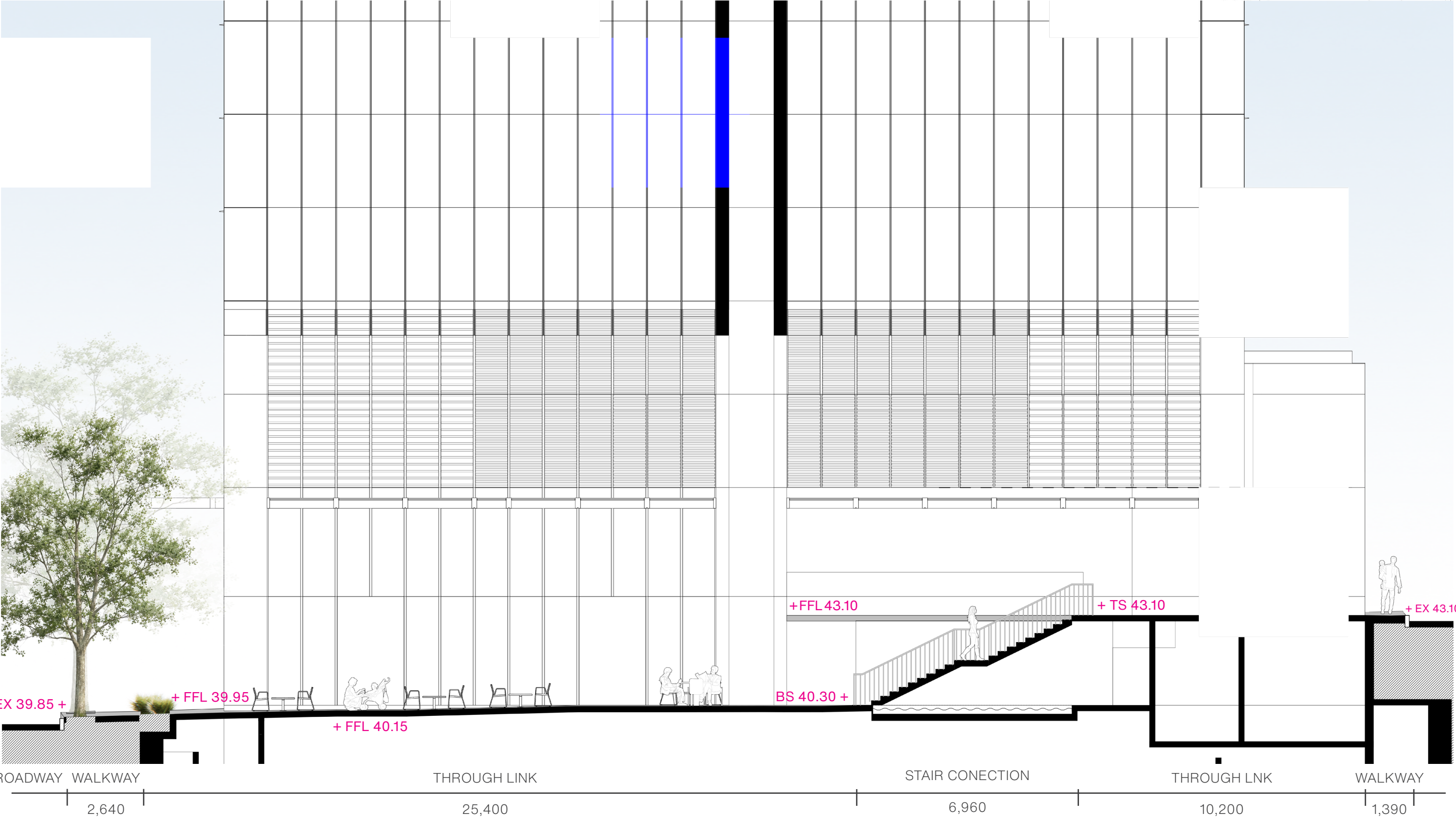
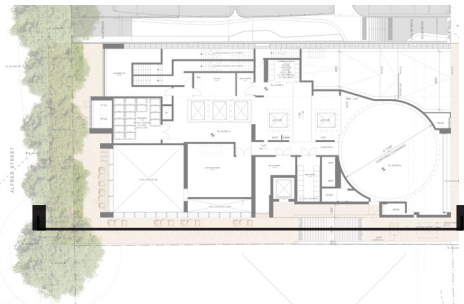


Correa reflexa
Correa

■ Dianella caerulea
Blue Flax Lily



Section 01



Site Concept Plan - ADG Compliance

Canopy Cover

Within Project Site

58.5m² - 5.6% of the total site area

Adjacent Streetscape

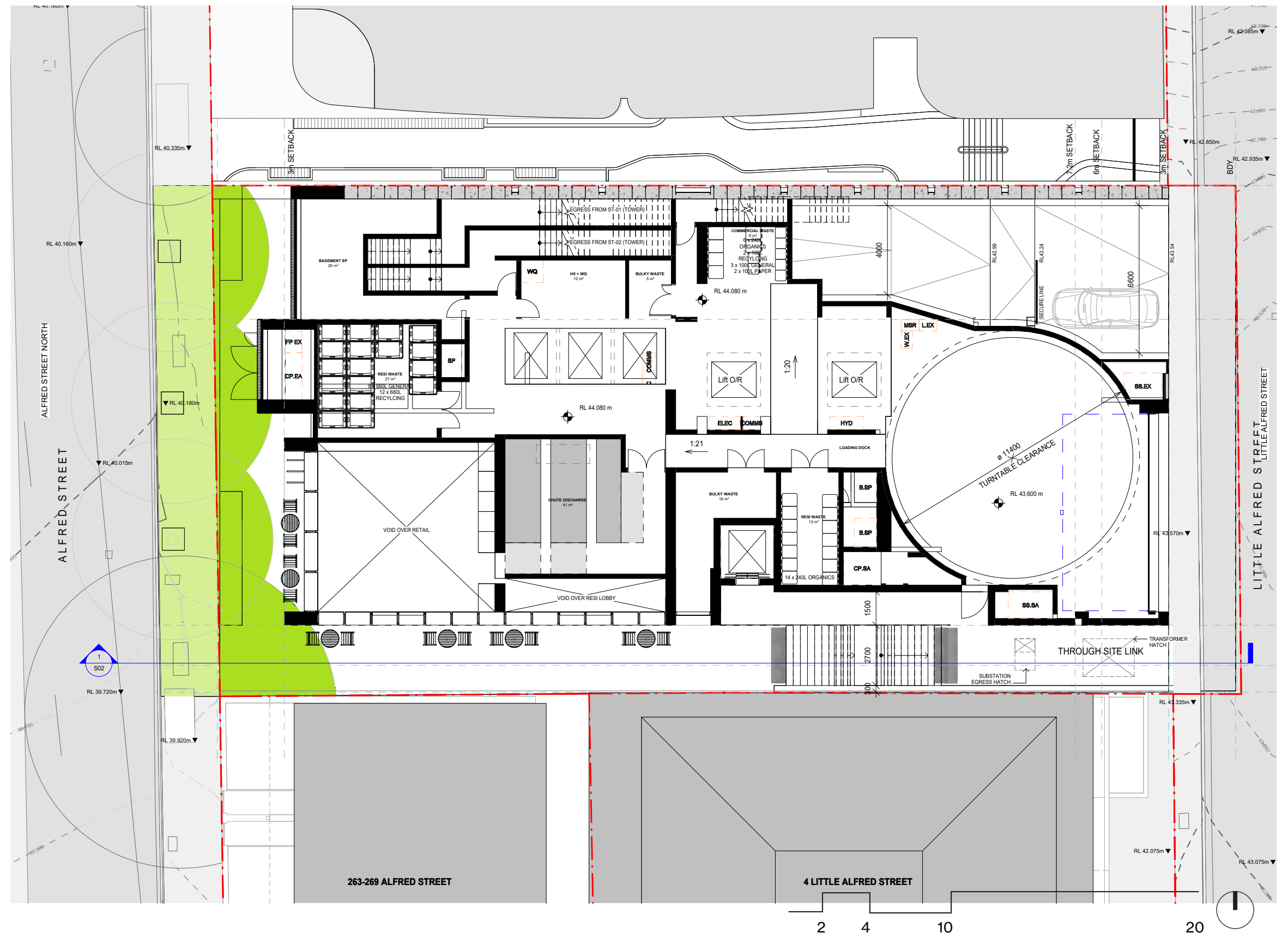
60.5m²

Deep Soil

n/a

Legend

- Proposed & Existing Canopy Cover - Site
- Proposed & Existing Canopy Cover - Adjacent Streetscape





The Garden Terrace

A vibrant garden sanctuary that celebrates biodiversity, communal dining, and cool, shaded outdoor living.

Design Vision



Harbour Views

An outdoor community garden offering breathtaking harbour views.



Shaded Communal Spaces

Welcoming and intimate spaces that foster community and social interactions within a cool and shaded garden.



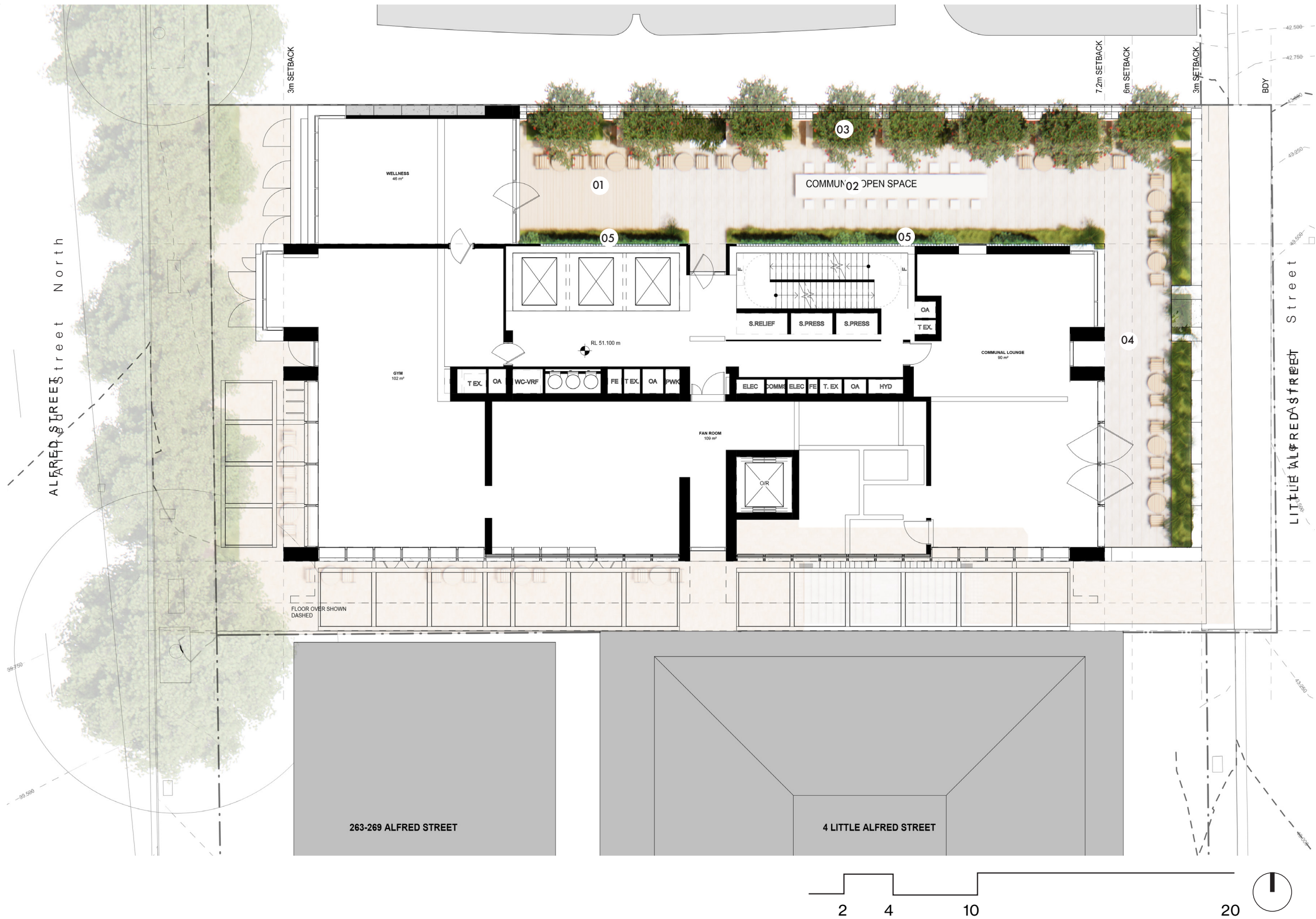
Native Garden

The diverse colours and textures of the plants of North Sydney.

Landscape Concept Plan

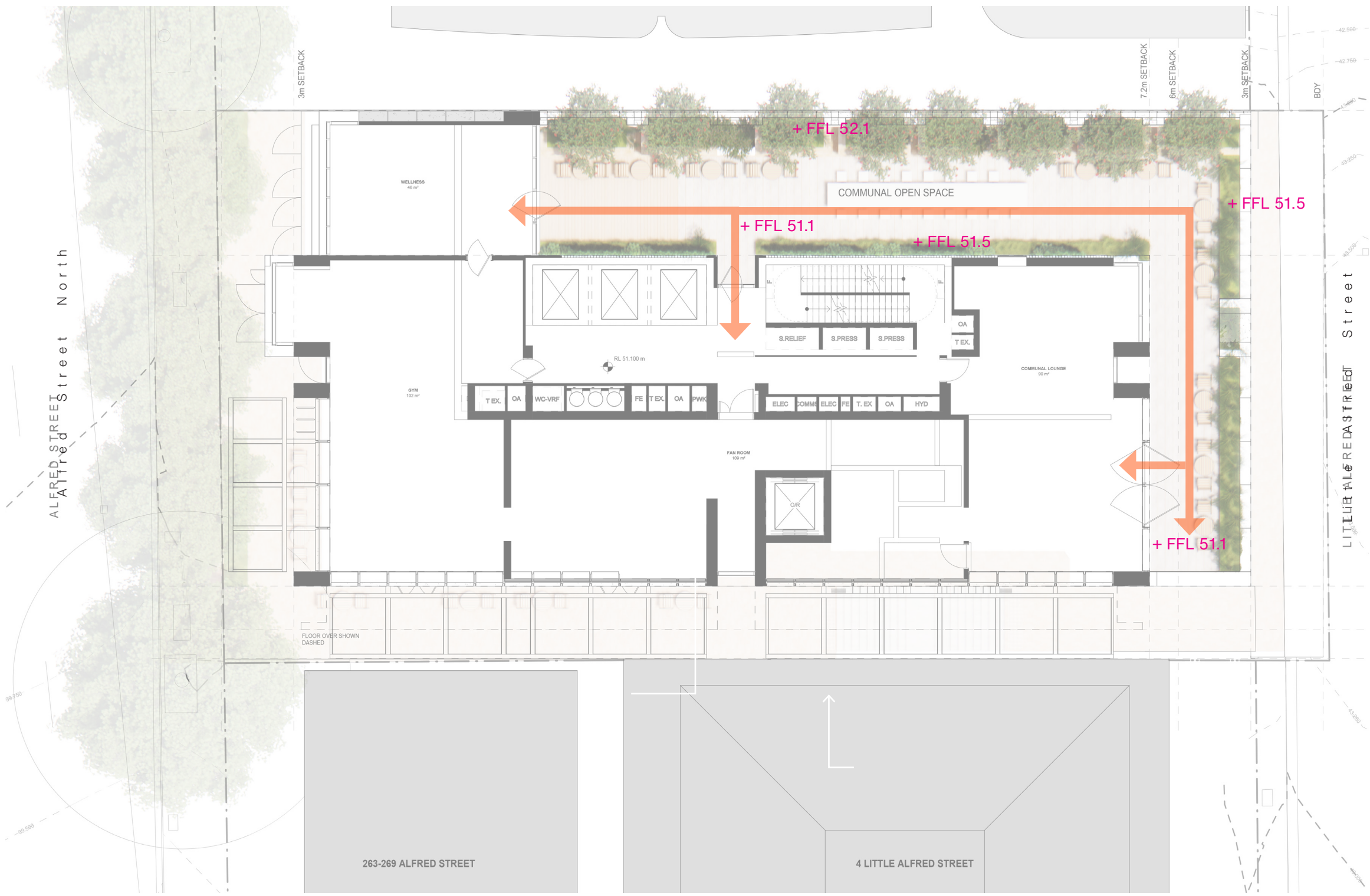
The Level 3 Garden Terrace provides a lush and shaded communal space for residents offering flexible seating, communal dining and harbour views within a native garden setting.

- Legend**
- 01 Active Deck
 - 02 Communal Dining
 - 03 Raised Native Garden Planters
 - 04 Terrace Dining
 - 05 Green Facade



Circulation & Levels

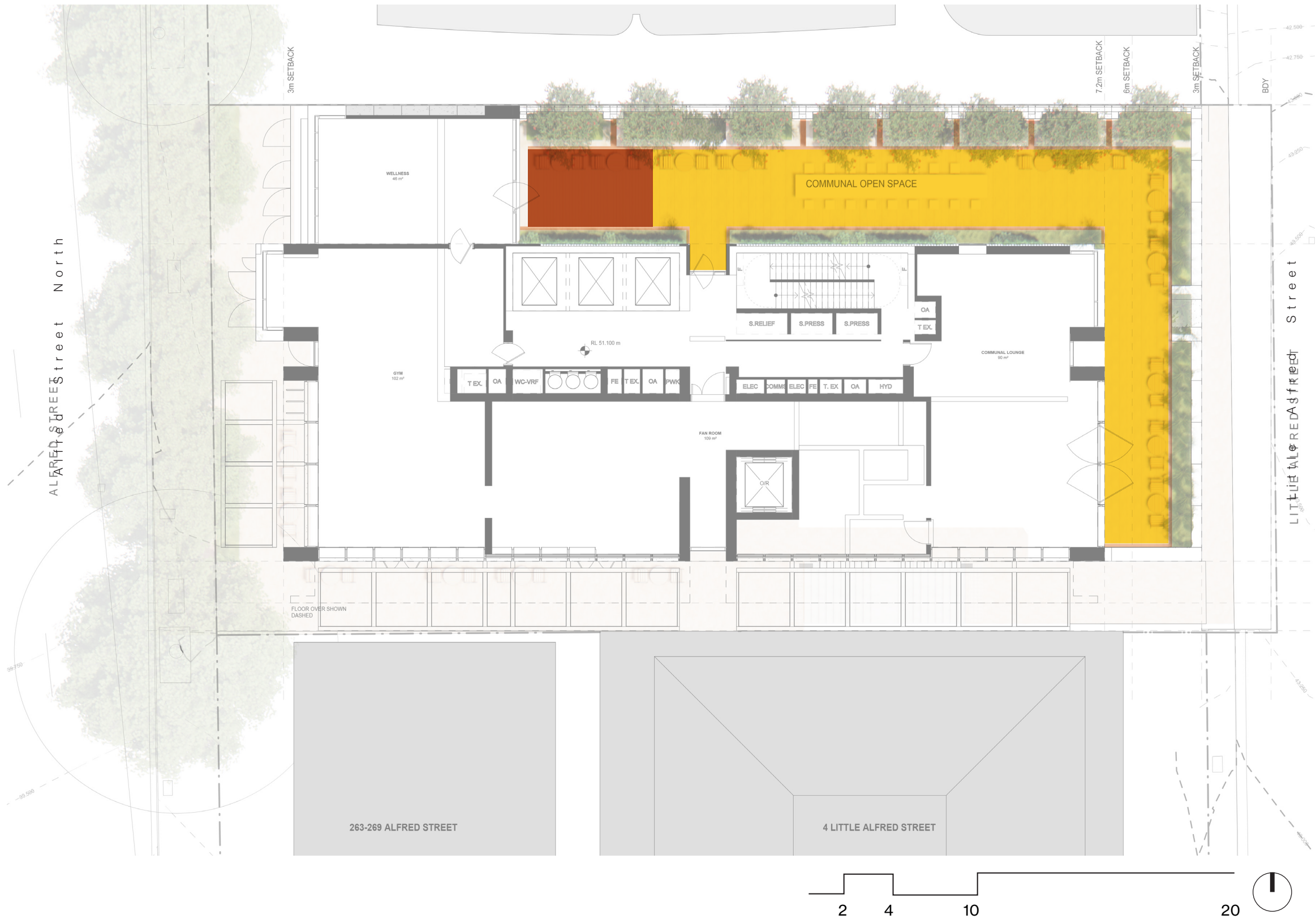
Terrace Garden connects to the elevator core, as well as to the gym and interior communal dining spaces. Raised planters create lush protected edge.



Hardscape Plan

The material palette proposed for the Garden Terrace connects to the proposed ground plane materiality to express the colours and textures of country through a palette of warm, light, and robust materials.

- Legend
- PV03 - Precast Concrete Slabs
- PV04 - Crushed Gravel
- PV05 - Timber Deck



Hardscape Palette

Paving



Precast Concrete

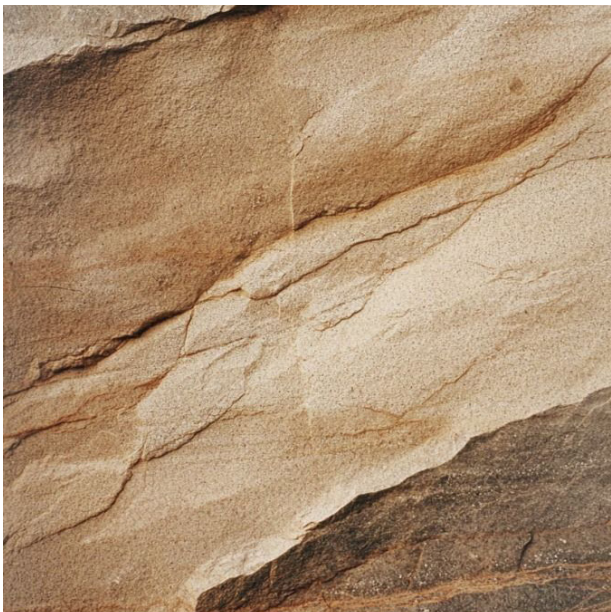


Timber Deck



Crushed Gravel

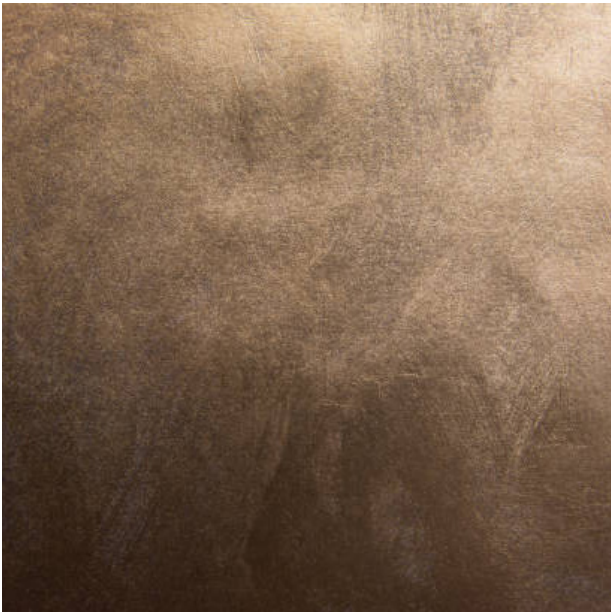
Walls & Structures



Sandstone



Bronze Structures and Railings

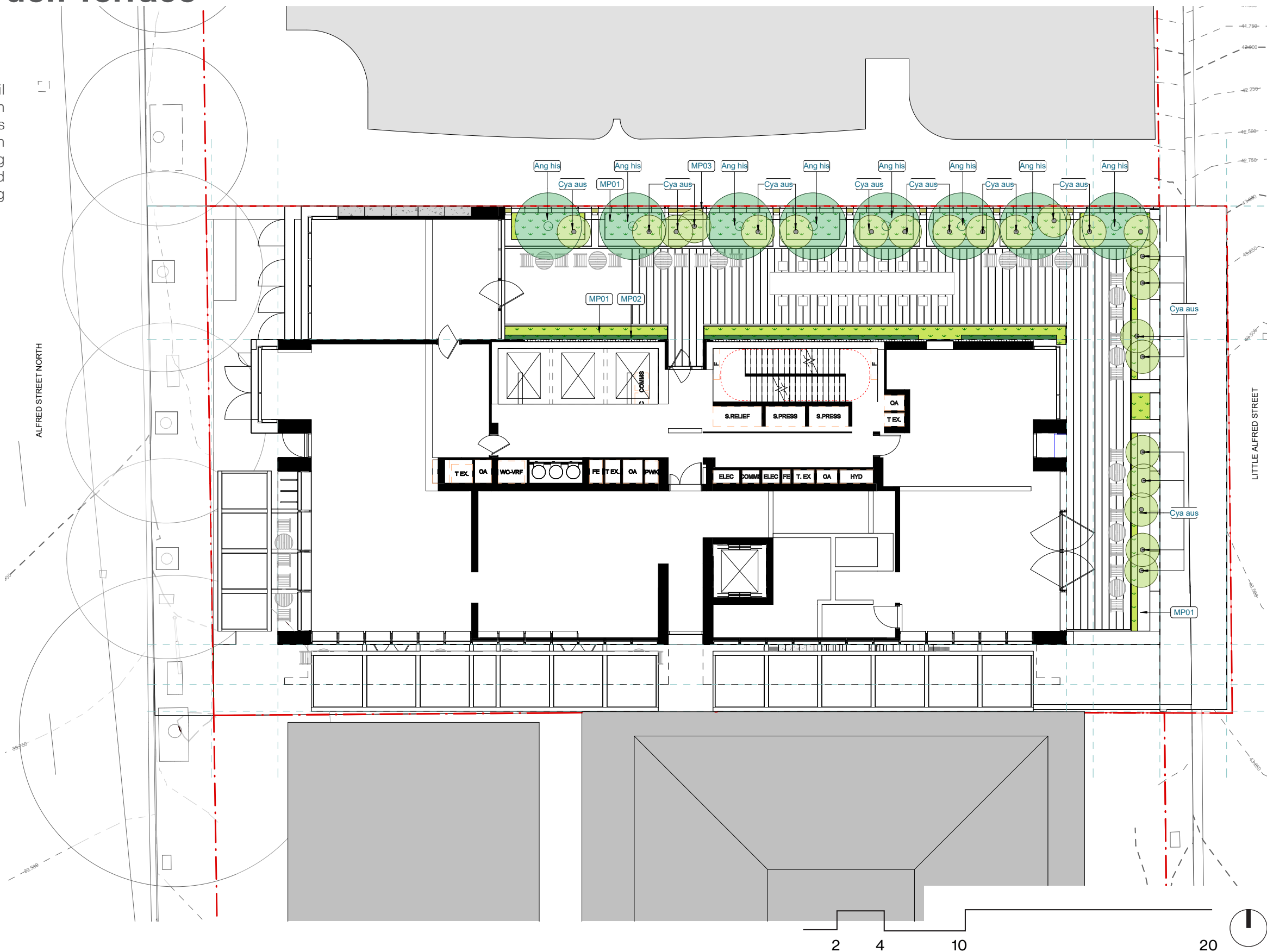


Bronze Finish

Planting Plan - Garden Terrace

The proposed planting creates a tranquil and lush setting for the garden terrace, with small trees and shrubs within raised planters along the northern edge offering protection and privacy, shrubs and ground covers along the eastern edge affording harbour views and morning sun, and climbers along the building facade.

- Legend**
- MP01 - Shrub Planting Mix
 - MP02 - Ground Cover Planting Mix
 - MP03 - Climber Planting Mix
 - MP04 - Green Roof/Facade Planting Mix
 - Small Tree - Angophora Hispida
 - Tree Fern - Cyathea cooperi



Planting Palette

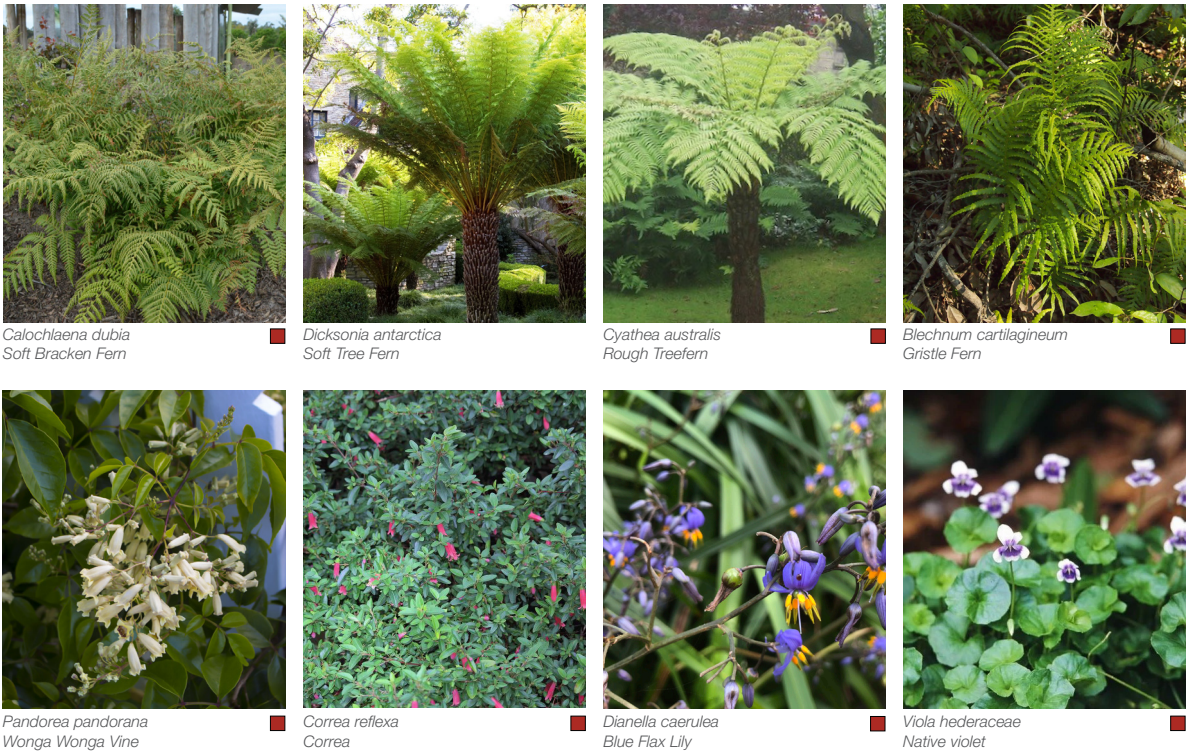
The Garden Terrace planting palette draws inspiration from the sheltered woodland and fern gully landscapes characteristic of Sydney’s harbour foreshores. A layered composition of canopy trees, tree ferns, shrubs, groundcovers and climbing species creates a lush garden setting that provides shade, seasonal interest and habitat opportunities throughout the year.

The palette has been selected to establish a calm and immersive landscape experience for residents, balancing biodiversity outcomes with long-term resilience and low maintenance requirements. Green façade planting and cascading vegetation soften building edges and contribute to the overall greening of the terrace, while native species reinforce a strong connection to the local landscape character.

Together, these planting layers create a contemporary garden sanctuary that supports communal living, encourages interaction with nature and enhances the experience of outdoor living above the city.

■ Natives plants of North Sydney Council

Botanical Name	Pot Size	Mature Spread	Planting Density	Soil Depth Req.
Small Trees				
Angophora hispidia	100L	4-6m	see plan	1000mm
Tree Ferns				
Dicksonia antarctica	75L	2-4m	see plan	800mm
Cyathea australis	75L	3-5m	see plan	800mm
Shrubs and Groundcovers				
Calochlaena dubia	300mm	1-2m	3-5/m²	400mm
Blechnum cartilagineum	300mm	0.8-1.2m	5-7/m²	300mm
Correa reflexa	300mm	1-1.5m	3-5/m²	400mm
Dianella caerulea	300mm	0.6-0.8m	3-7/m²	300mm
Viola hederacea	300mm	0.3-0.5m	8-12/m²	200mm
Pandorea pandorana	300mm	3-6m climbing	1 per linear metre	500mm



Angophora hispidia
Dwarf apple

Rooftop Woodland Retreat
Level 03 Communal Garden

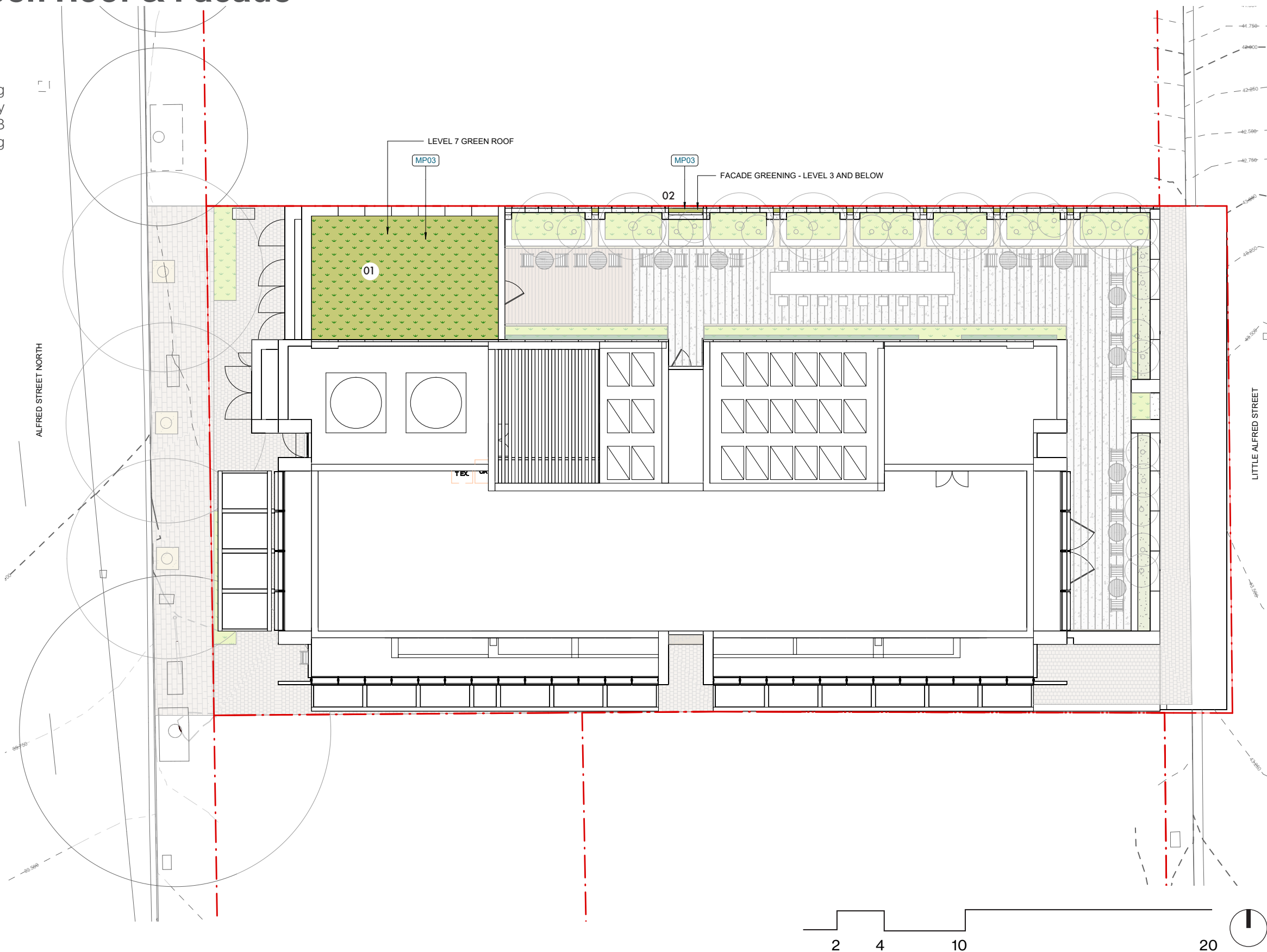
Planting Plan - Green Roof & Facade

A green roof is proposed at Level 7, offering visual amenity through a palette of hardy native species. The north facade from Level 3 below contains a series of nooks with spilling greenery for visual interest.

- Legend
- MP04 - Green Roof/Facade Planting Mix

01 Level 7 Green Roof

02 Green Facade - Level 3 and below



Planting Palette

The Green Roof introduces a resilient native planting community that enhances biodiversity, improves rooftop microclimate and contributes to the ecological performance of the development. A layered mix of grasses, groundcovers and flowering native species provides seasonal interest, habitat opportunities for pollinators and visual connection to the surrounding landscape. The palette has been selected for its adaptability to rooftop conditions while supporting long-term landscape health and urban greening outcomes.

■ Native plants of North Sydney Council

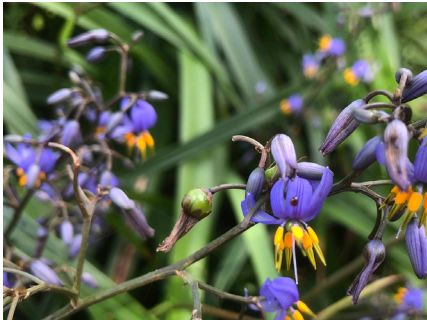
Botanical Name	Pot Size	Mature Spread	Planting Density	Soil Depth Requirement
Grasses and Groundcovers				
Lomandra longifolia	140mm	0.8-0.1 m	4-6/m²	400mm
Goodenia ovata	140mm	1-1.5 m	3-5/m²	300mm
Dianella caerulea	140mm	0.6-0.8m	5-7/m²	300mm
Trachymene incisa	140mm	0.3-0.5m	8-12/m²	200mm



Lomandra longifolia
Mat Rush



Goodenia ovata
Hop Goodenia



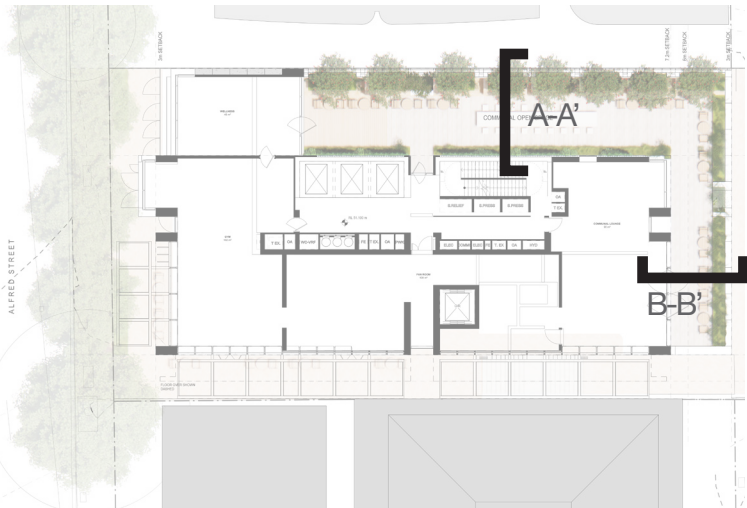
Dianella caerulea
Blue Flax Lily



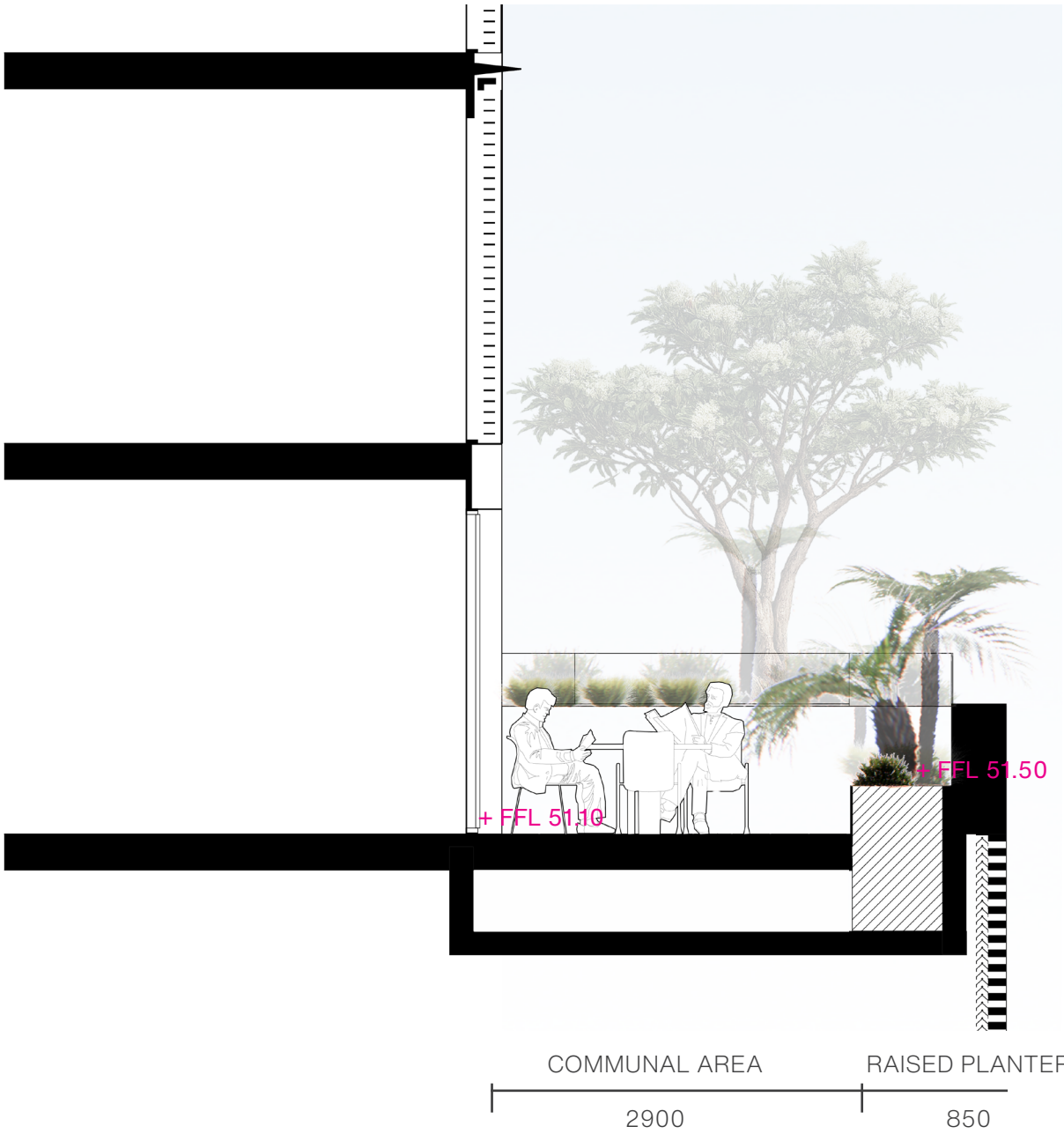
Trachymene incisa
Wild parsnip

Rooftop Woodland Retreat
Level 07 Green Roof

Garden Terrace Sections



A-A' SECTION



B-B' SECTION

Soil Depth Plan

Soil volumes to support the proposed planting strategy, with small trees along the northern edge within 1500mm depth, with 600mm depth to support shrubs and ground covers.

- Legend**
- 1200-1500mm soil depth
 - 500-600mm soil depth

