



270 PACIFIC HIGHWAY, CROWS NEST

DEVELOPMENT APPLICATION | LANDSCAPE REPORT

ISSUE A - MAY 2025

PREPARED FOR
fitzpatrick
+ partners

PREPARED BY
turf

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Cammeraygal and Wallumedagal Country, the Cultural Landscape on which we work. We acknowledge the custodianship of its people, the Cammeraygal and Wallumedagal of the Kuringgai Nation, and the privilege and responsibility to Connect with Country.

CONTENTS

ACKNOWLEDGEMENT OF COUNTRY	2
SITE ANALYSIS	4
LANDSCAPE VISION	5
LANDSCAPE MASTERPLAN	6
TREE CANOPY COVERAGE	8
LANDSCAPE DESIGN STATEMENT	9
STREETSCAPE	12
COMMUNAL OPEN SPACE	14
TERRACE	16
GREEN SPINE	18
ROOF TERRACE	23
SOLAR ROOFS	27
SOFTSCAPE PLAN	29
MATERIALS PALETTE	31
PLANTING PALETTE	32
TYPICAL DETAILS	36

SITE ANALYSIS | CONTEXT



KEY

- Site
- Active retail area
- Green Space
- Arterial Road
- Key vehicular and pedestrian links
- Walking distance radii
- M Metro Station

LANDSCAPE VISION

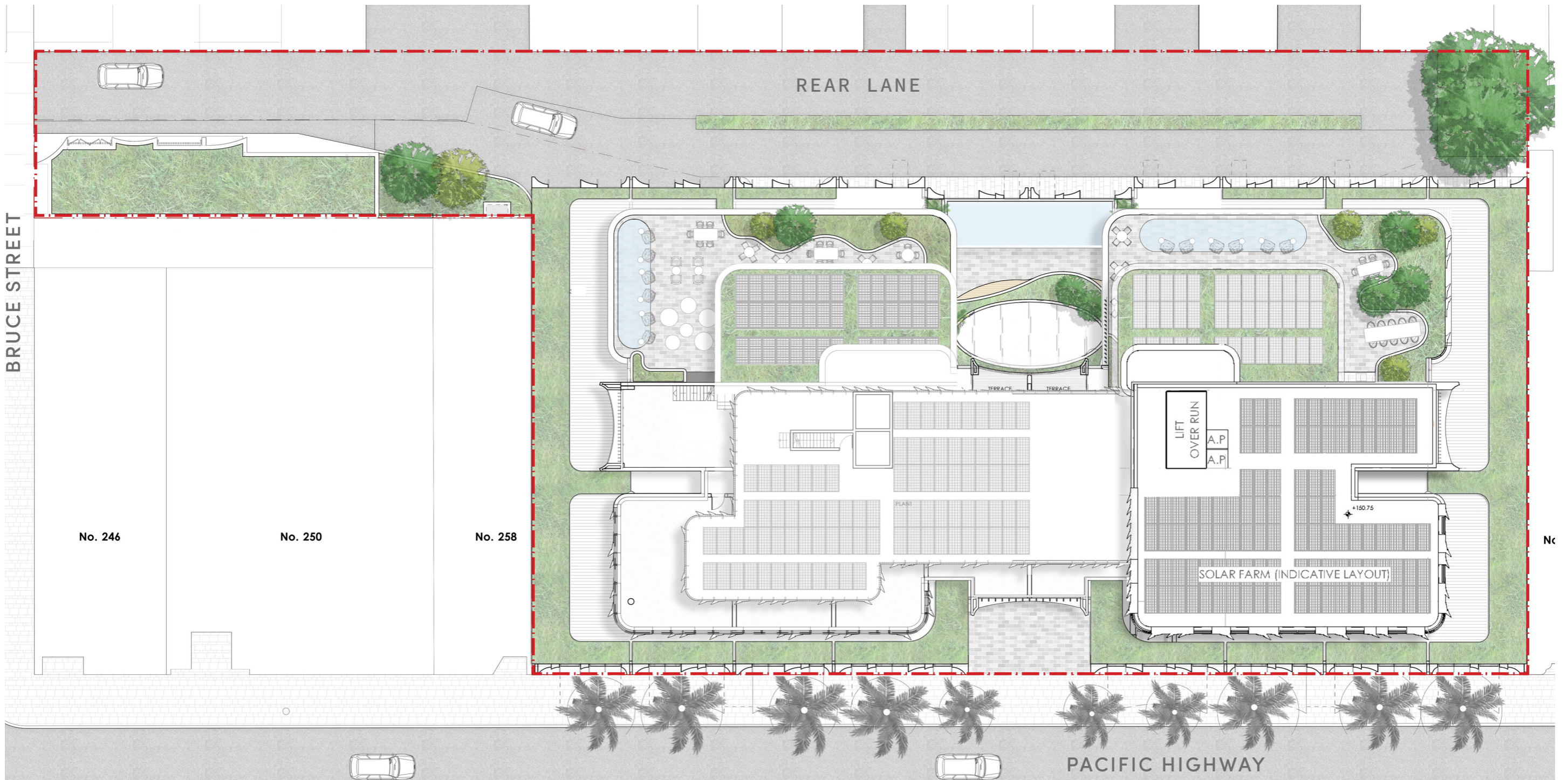
Outdoor spaces and character that grounds the project in **place**.

Rich tapestry of **planting** that allows people to **connect** to **nature** from within the building and when using outdoor terraces and rooftops.

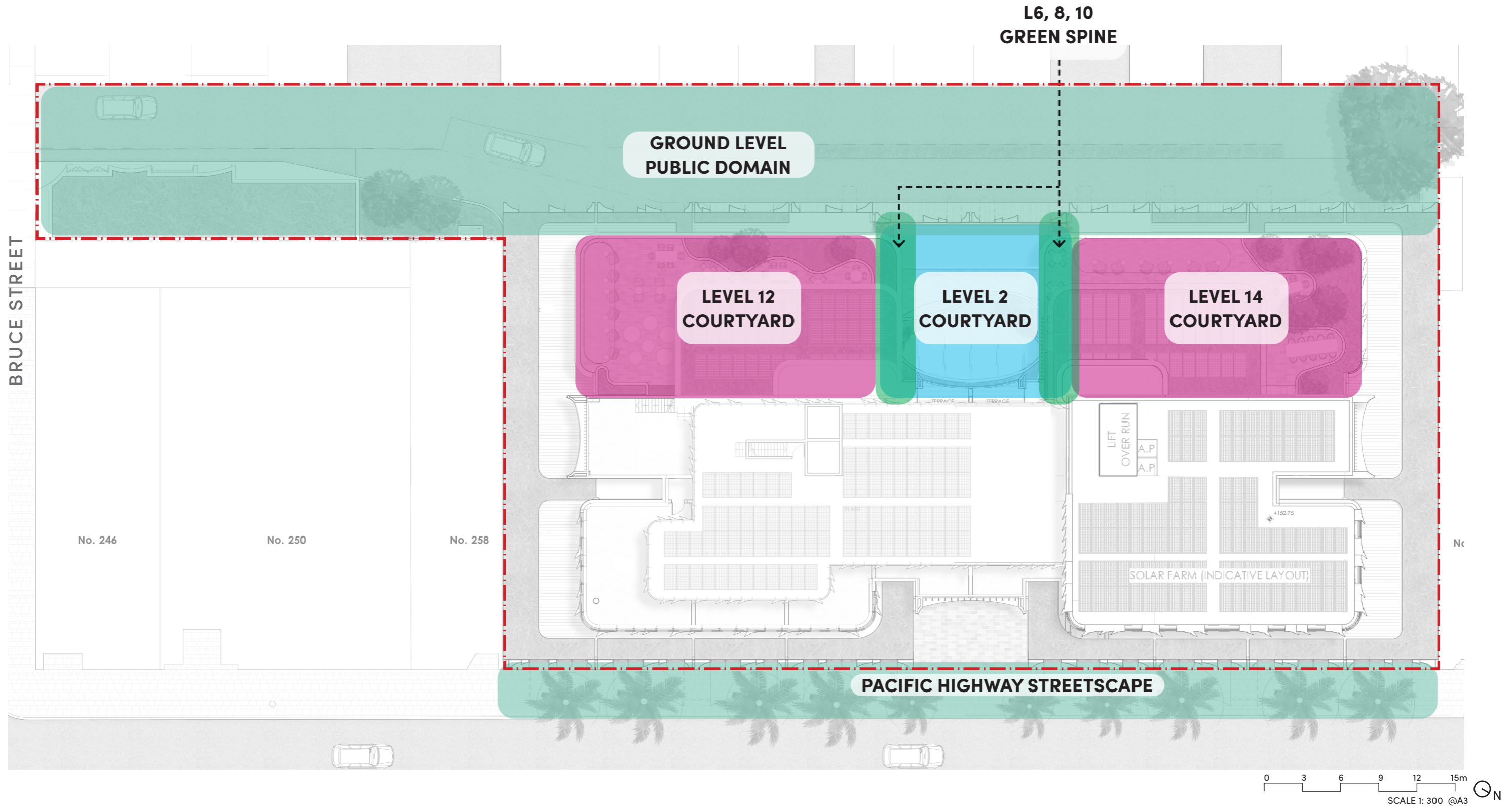
Distinct and iconic **gathering places** that connect residents with each other and the city.



LANDSCAPE MASTERPLAN



LANDSCAPE MASTERPLAN | KEY PLACES



TREE CANOPY COVERAGE | TARGETS AND PLAN

270 Pacific Highway sits within the 'CBD' Land Use area with a **Canopy Cover Target of 15%**.

(North Sydney Council Urban Forest Strategy 2019)

Existing site canopy cover = 87m² / 2.3%

Proposed site canopy cover = 193m² / 5%

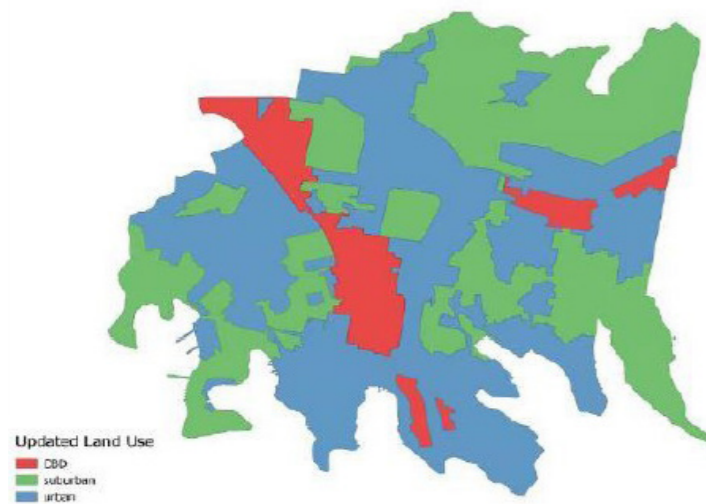
% increase = 50%

Tree species across the North Sydney LGA have a good balance between native and exotic species, reflecting both the local indigenous landscape and the post-colonial cultural history. NSC proposes to continue planting in the current ratio:

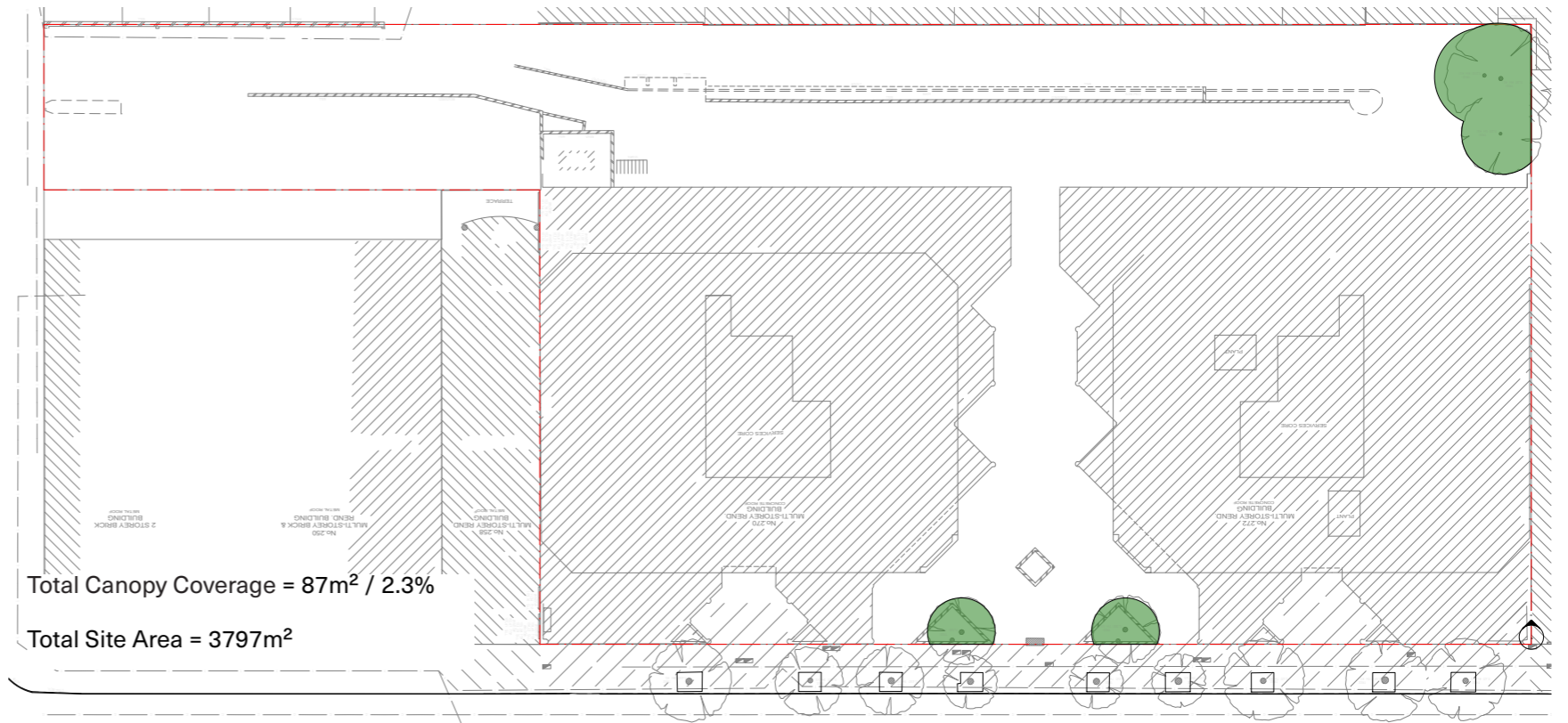
54% Native

46% Exotic

30% Deciduous



(North Sydney Council Urban Forest Strategy 2019)



EXISTING CANOPY COVERAGE PLAN

PROPOSED CANOPY COVERAGE PLAN



Total Canopy Coverage = 193m² / 5%

Total Site Area = 3797m²

LANDSCAPE DESIGN STATEMENT



PROJECT OVERVIEW

The 270 Pacific Highway development has a series of landscaped places for people to enjoy and to connect to nature - both through being within the spaces and from viewing the building from afar.

The project has a series of sunken gardens, streetscape interfaces, podium and roof top terraces, and interior and vertical planting spanning multiple levels, all of which provide greenery and amenity.

PUBLIC DOMAIN

STREETSCAPE & REAR LANE

The building's presence from the streetscape has been thoughtfully considered with planting visible from the surrounds, creating a softened built form and enhancing people's connection to nature.

The western face has multiple terraces and external planters with cascading greenery and generous tree canopies visible to neighbouring residents and from further afield.

Trees and planting along the rear lane increase biodiversity, canopy coverage and create a human scale. An access ramp for cyclists into basement parking runs beneath an arbour with fragrant evergreen climbing plants growing overhead.

Along The Pacific Highway, existing palm trees are retained which are a key landmark for the building. Their formality is echoed by a pool courtyard on Level 2, creating a unique arrival experience as one moves between palm tree canopies growing from above.

POOL COURTYARD LANDSCAPES

The pool courtyard is a unique space. There are two accessible amenity gardens with cabana seats around the pool. The design introduces a raised planter encircling the skylight structure, seamlessly blending functionality and aesthetics by incorporating additional seating into the pool courtyard. This feature not only enhances the spatial dynamics of the area, but also utilises lush planting to soften the hardscape and subtly conceal the atrium structure.

GREEN SPINE

To achieve the project's vision of plentiful greenery up the vertical faces, small garden spaces are provided at multiple levels along the western facade. The planting is set within raised planters with amenity seating.

Vertical greening is also proposed to extend between levels in the centre of the building creating visual interest and accentuating the sense of space through the voids.

PODIUM AND TERRACE LANDSCAPES

Rooftop landscaping and design is considered to maximise views to the surrounding landscapes, provide sheltered areas to use, and protect privacy to adjacent residents.

A podium terrace wraps around Level 3, with two other main active terraces at Levels 12 and 14. These spaces contain generous planting and seating opportunities, and also allow flexibility for future needs. The spaces are designed to welcome people outside - for work, respite or gathering.

MATERIALITY & PLANTING

Proposed materials for the project is of high quality, is complementary to the architectural finishes and is designed to create warmth, comfort and a human scale. Materials on the ground plane also complement the public domain palette and local character.

Detailed design elements such as paving, fencing and lighting will be developed further during detailed design.

Indicative planting palettes have been developed to provide a rich urban oasis with plentiful native species suited to the local climate. Complimentary foliage, colour and textures have been selected to ensure visual harmony and seasonal variation, whilst ensuring hardiness and low maintenance. Planting mixes in lieu of monoculture planting adds further resilience.

PROTECTION FROM THE ELEMENTS

Access to sun, shade, shelter and natural ventilation have been maximised by selecting a variety of tree species to suit varying requirements across the site and the strategic location of trees and planters on podium and rooftops.

LANDSCAPE DESIGN STATEMENT

VIEWS/PRIVACY

The design acknowledges the opportunity to provide communal open space that takes advantage of key views. In doing so, visual privacy needs have also been addressed through tree and plant selection, and planter locations. The desire for an outlook to public areas is balanced with the need for privacy internally and externally, during day and night.

Particular attention given to the existing residents along the rear lane to the west. Generous planters around the Level 3 podium create a buffer against noise travelling down to nearby residents, whilst the main outdoor dwell spaces are located to the north, encouraging people to gather away from the west.

AMENITY

The design incorporates a variety of amenities such as terraces at different aspect of the building, small green spine garden spaces, and communal greenery. This aligns with providing a rich collection of spaces with flexible uses for people of all ages and backgrounds. Many of these spaces are sheltered by tree planting, which will provide summer shade.

ACCESSIBILITY

The communal spaces are available for all users to enjoy. Universal access is provided to all communal spaces and building entries with flush ground planes and generous circulation space. Internal lifts provide access between all floors.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of communal space 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.

Public domain lighting will ensure adequate levels of illumination to address CPTED, and will be delivered in an artful way to express key features of the design – architectural façade elements, landscape features, and wayfinding signage.

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 fertiliser contamination of drainage water.

Permanent irrigation will be provided to all soft landscape areas.

DEEP SOIL

Where deep soil interfaces with structure, offset jointing of unit pavement to this zone will be provided on DGB to maximise water infiltration (i.e. permeable paving) whilst maintaining a consistent ground plane materiality.

SOIL

The planting comprises of a complementary mix of indigenous and exotic species. Therefore, soil requirements will 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 equal Australian Native Landscapes 'Low P' mixture. In areas where exotic species are to be planted, an industry standard organic soil mixture will be provided. Consideration will be given to the planting arrangement to ensure that species that are sensitive to nutrient will be grouped together.

Sufficient soil depth is provided to all trees and planting over structure to enable their success.

PLANT ESTABLISHMENT & MAINTENANCE

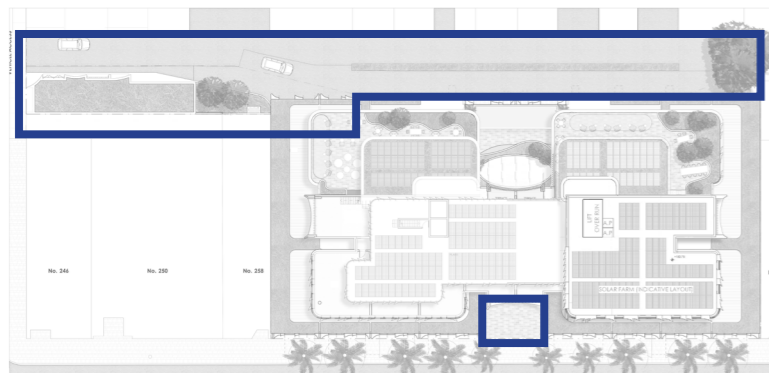
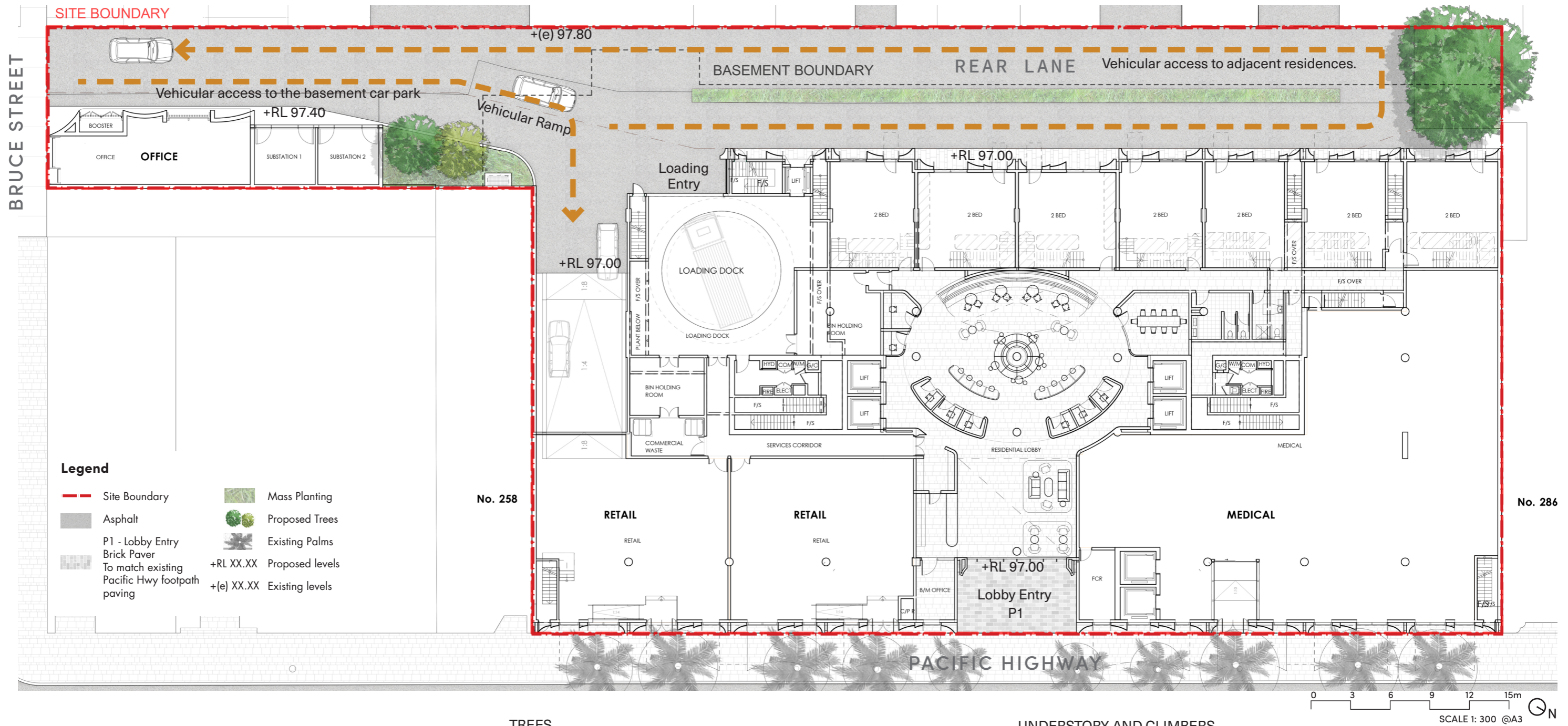
A landscape maintenance contractor will be engaged to keep all plant material in a state of health and vigour after practical completion. The appointed contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all 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.

For planting areas that are not accessible from upper level terraces appropriate anchor systems will be installed where required for maintenance.

LANDSCAPE SPACES

STREETSCAPE | GROUND LEVEL PLAN



TREES



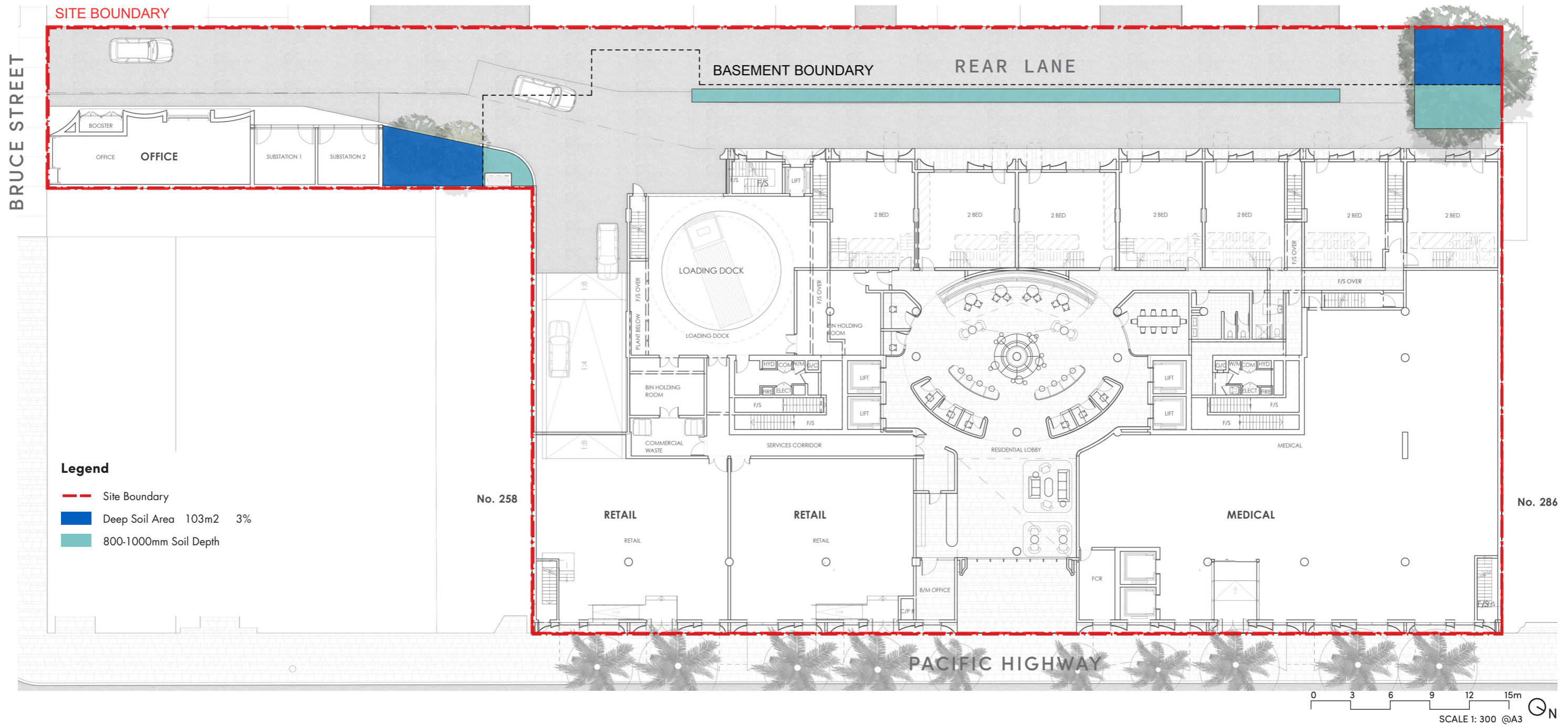
Angophora costata *Lophostemon confertus* *Tristaniopsis laurina*

UNDERSTORY AND CLIMBERS

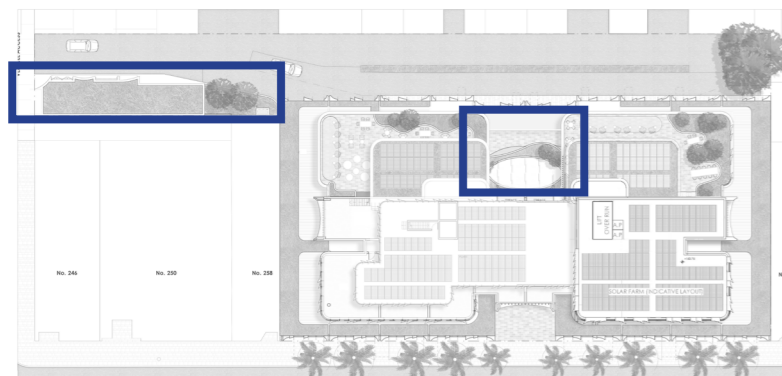
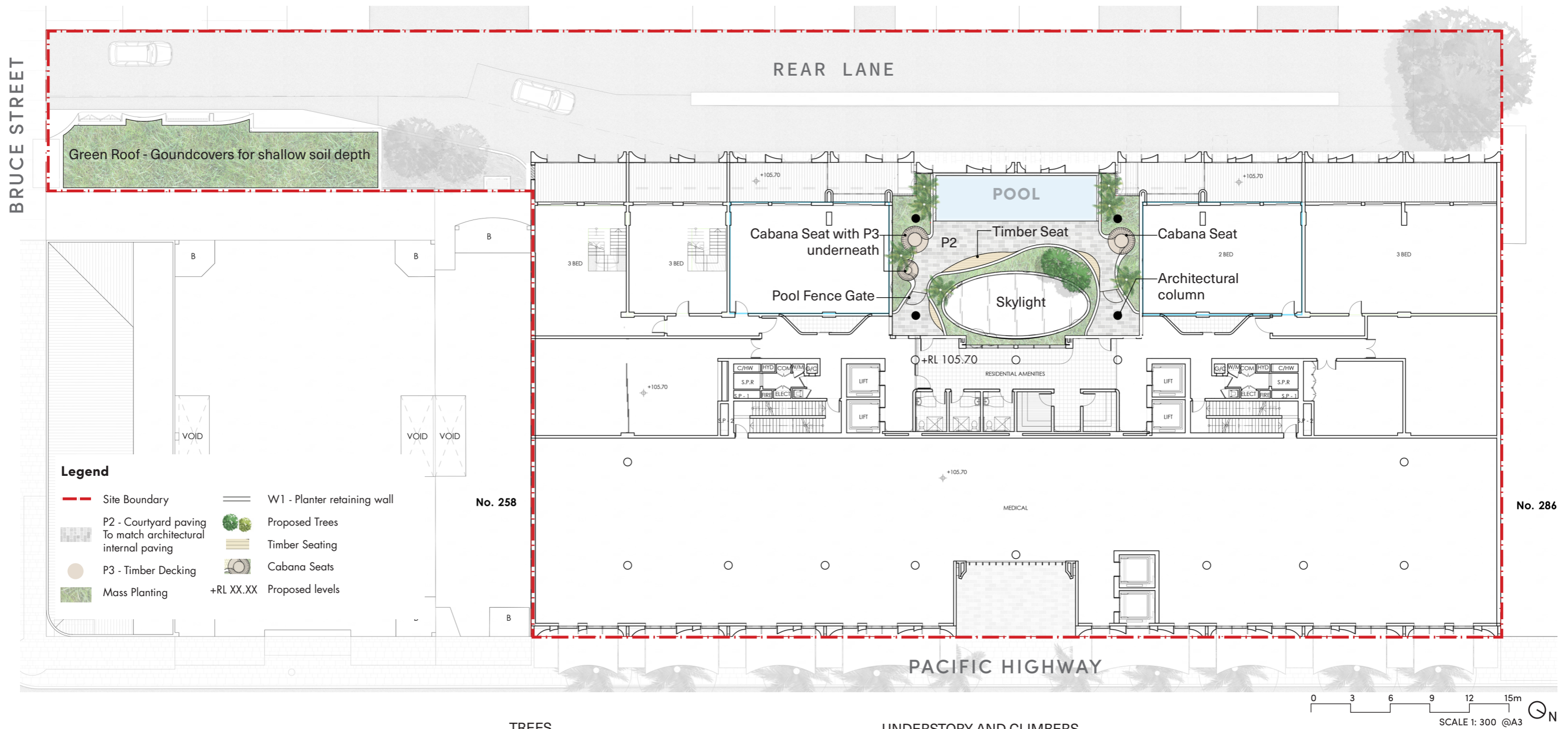


Callistemon 'Better John' *Goodenia ovata* *Lomandra tanika* *Philodendron xanadu*

STREETSCAPE | GROUND LEVEL SOIL DEPTH PLAN



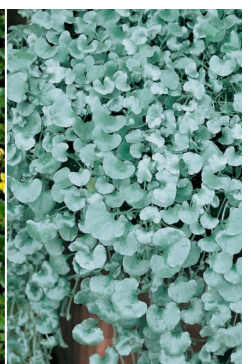
COMMUNAL OPEN SPACE | LEVEL 02 PLAN



TREES



UNDERSTORY AND CLIMBERS



Archontophoenix cunninghamiana

Tristaniopsis 'Luscious'

Viola hederacea

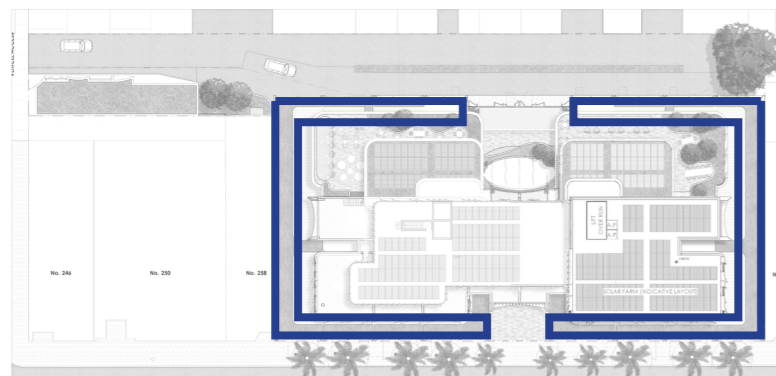
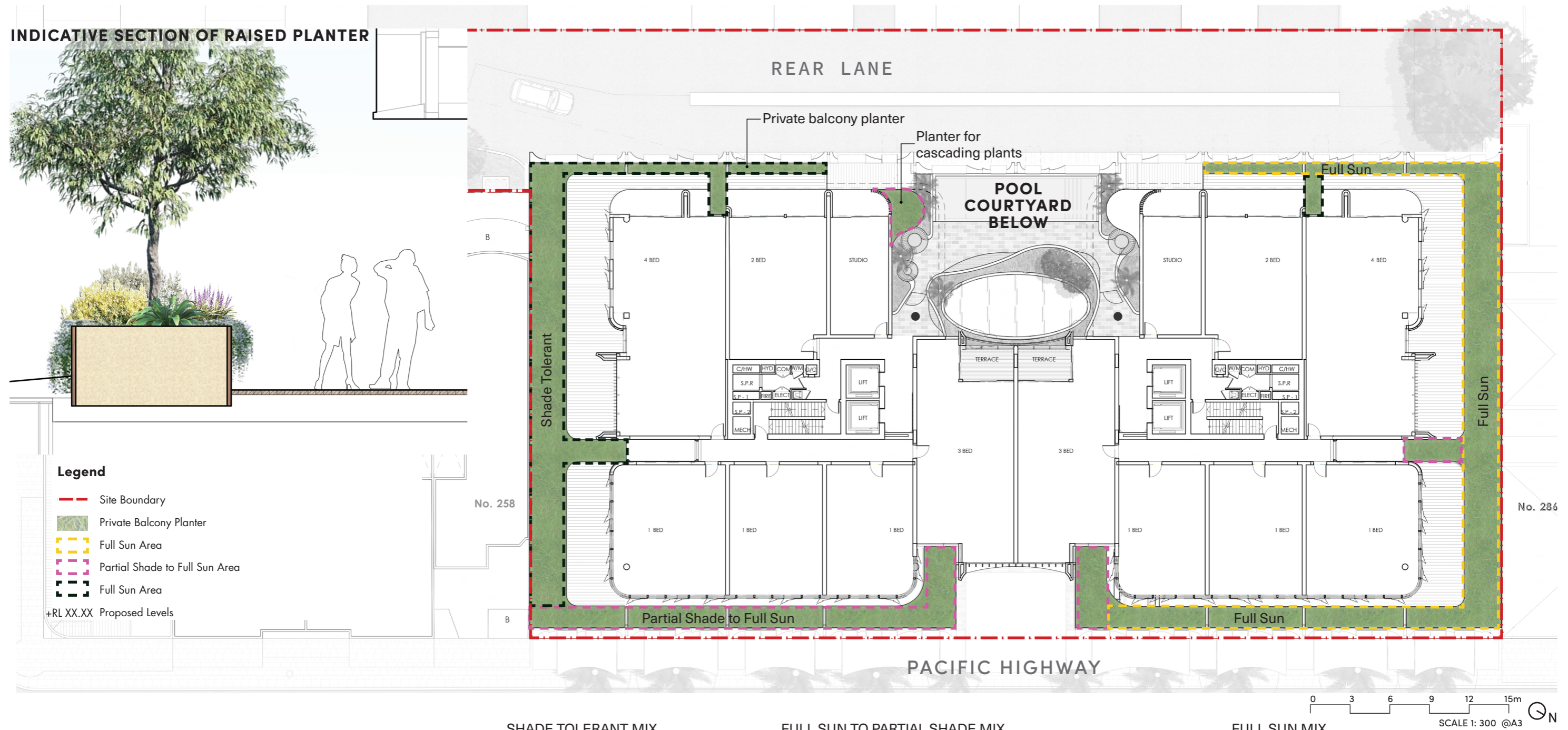
Trachelospermum jasminoides

Philodendron xanadu

Goodenia hederacea

Dichondra argentea

TERRACE | LEVEL 03 PLAN

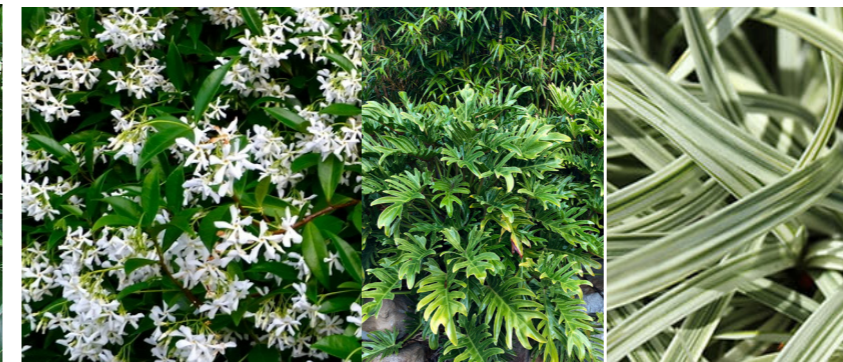


SHADE TOLERANT MIX



Aspidistra elatior *Chamaedorea atrovirens*

FULL SUN TO PARTIAL SHADE MIX



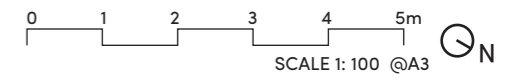
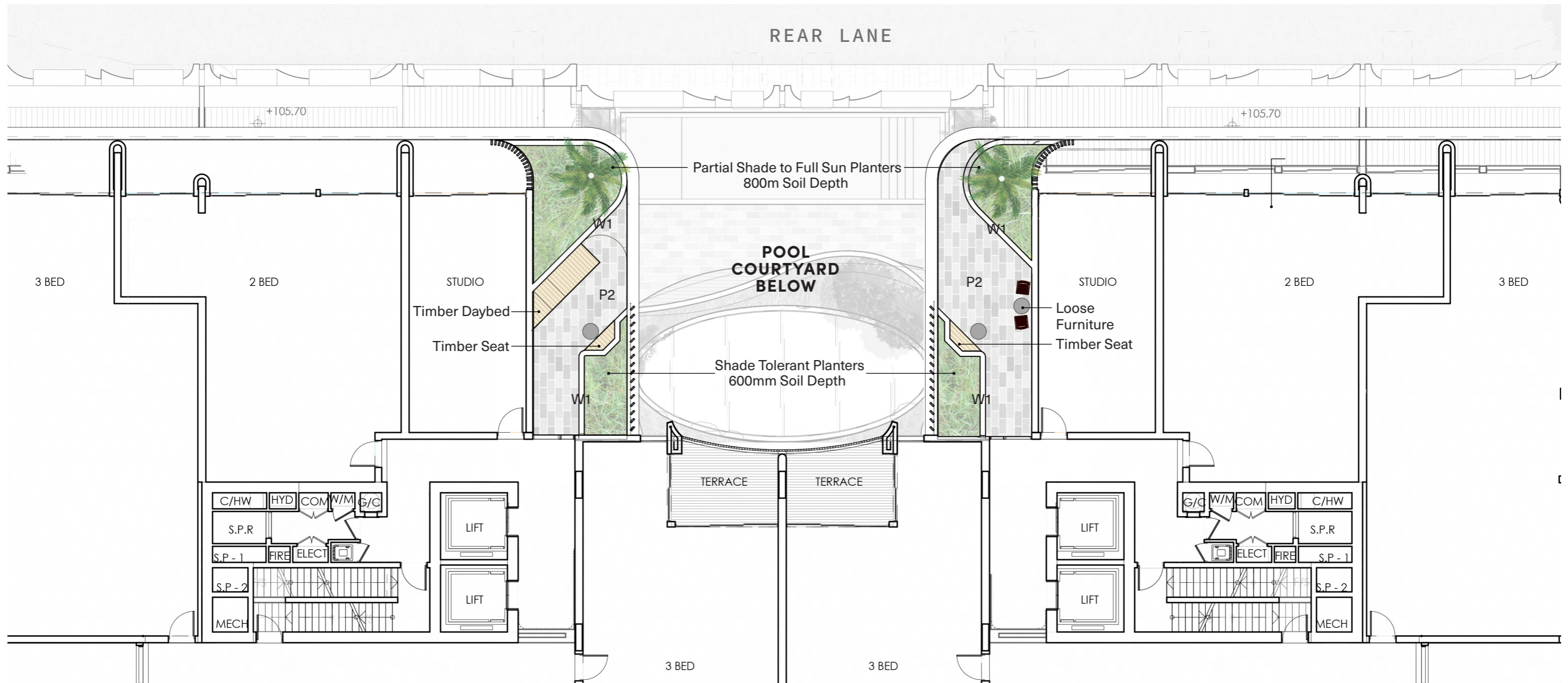
Trachelospermum jasminoides *Philodendron xanadu* *Liriope 'Silver Lawn'*

FULL SUN MIX



Gazania tomentosa *Dianella caerulea* *Doryanthes excelsa*

GREEN SPINE | LEVEL 6, 8, AND 10 DETAIL PLAN



Timber Daybed



Seating and Loose Furniture



TREES



SHADE TOLERANT MIX

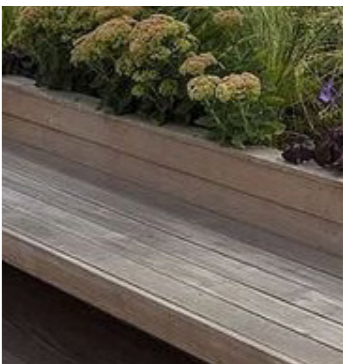
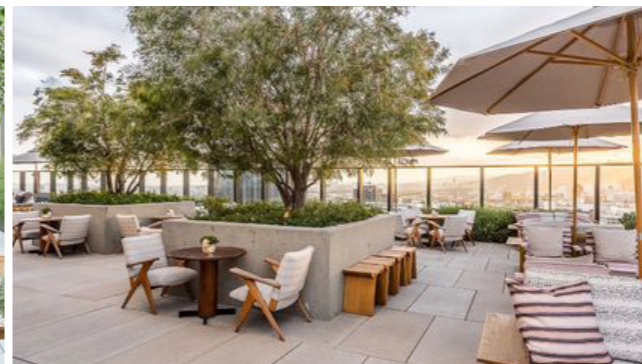
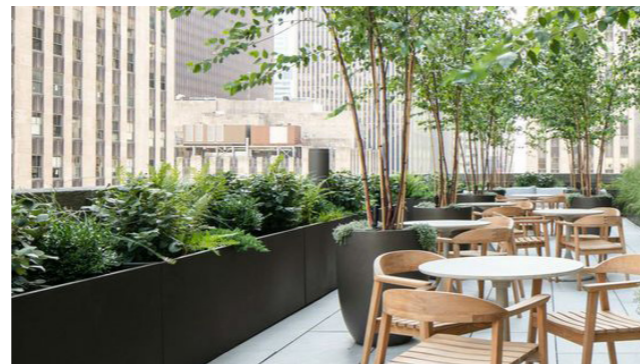
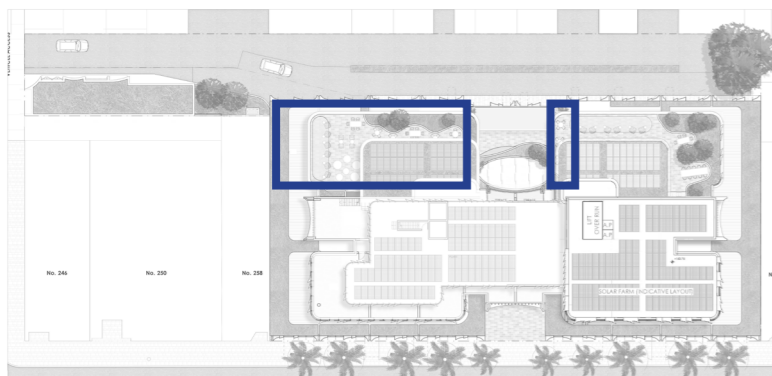
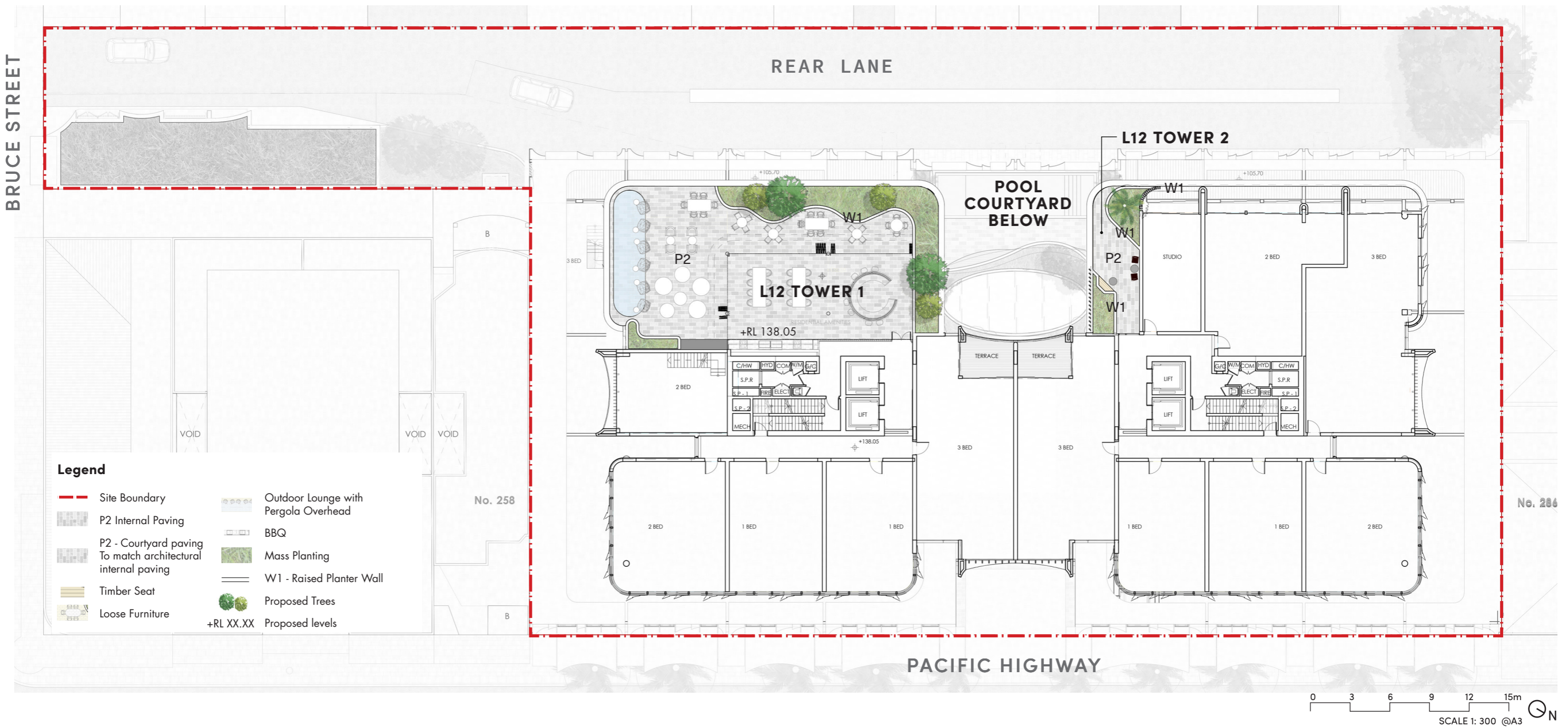


FULL SUN TO PARTIAL SHADE MIX

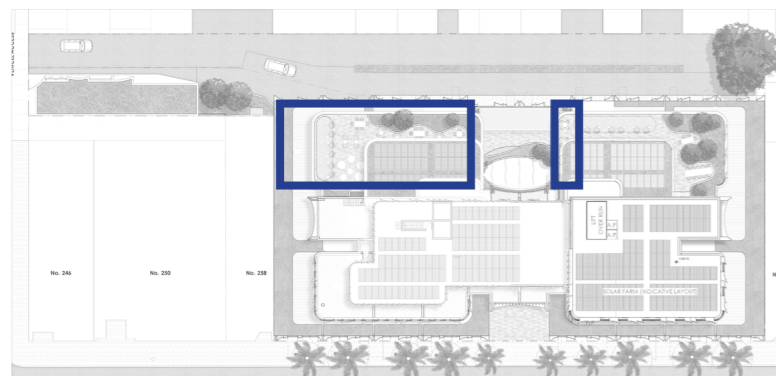
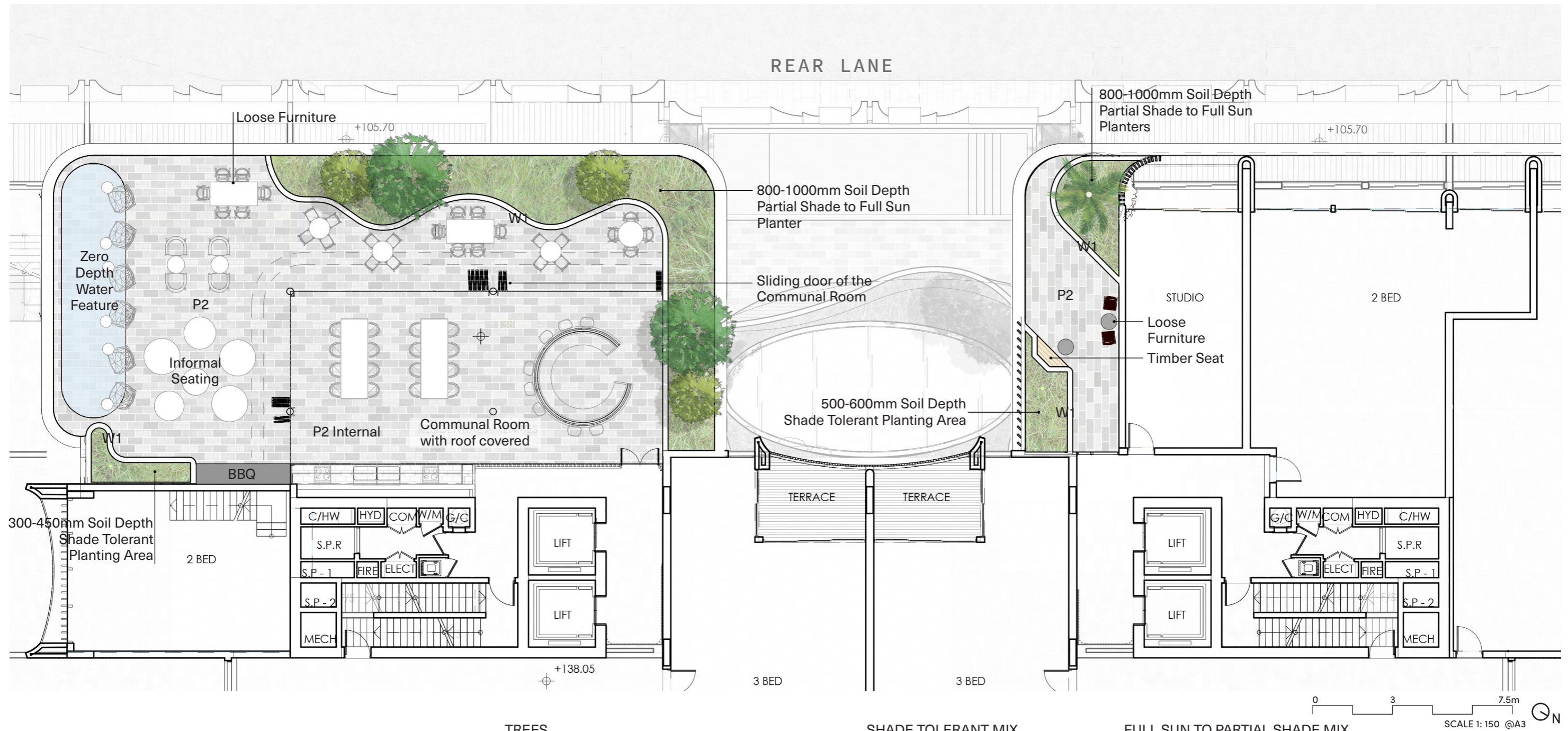


Archontophoenix cunninghamiana *Aspidistra elatior* *Chamaedorea atrovirens* *Goodenia hederacea* *Trachelospermum jasminoides* *Philodendron xanadu* *Liriope 'Silver Lawn'*

GREEN SPINE | LEVEL 12 PLAN



ROOF TERRACE | LEVEL 12 DETAIL PLAN



TREES



Tristanopsis 'Luscious'

SHADE TOLERANT MIX



Archontophoenix cunninghamiana



Aspidistra elatior

FULL SUN TO PARTIAL SHADE MIX



Chamaedorea atrovirens



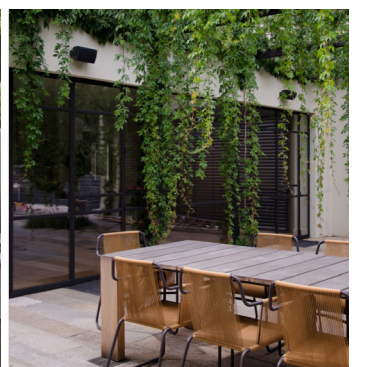
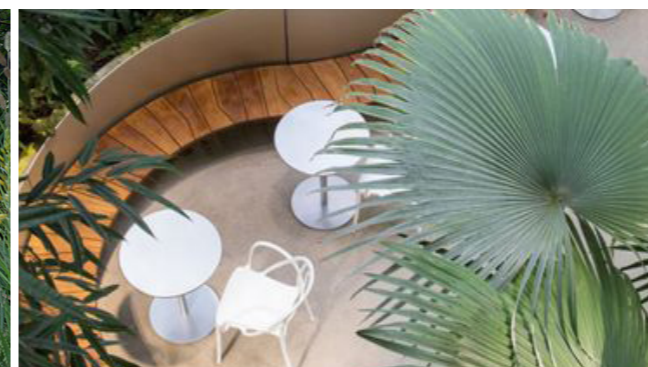
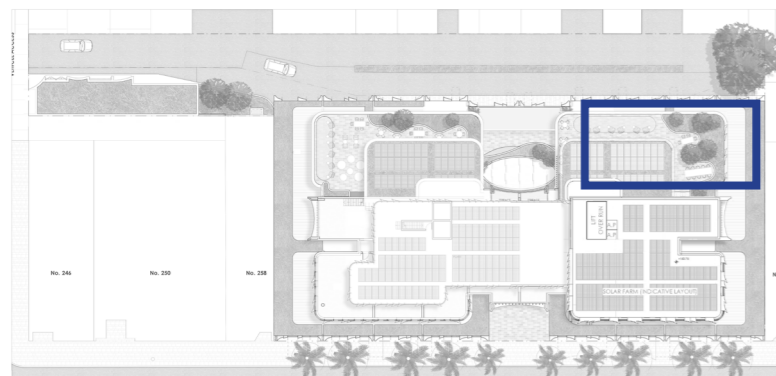
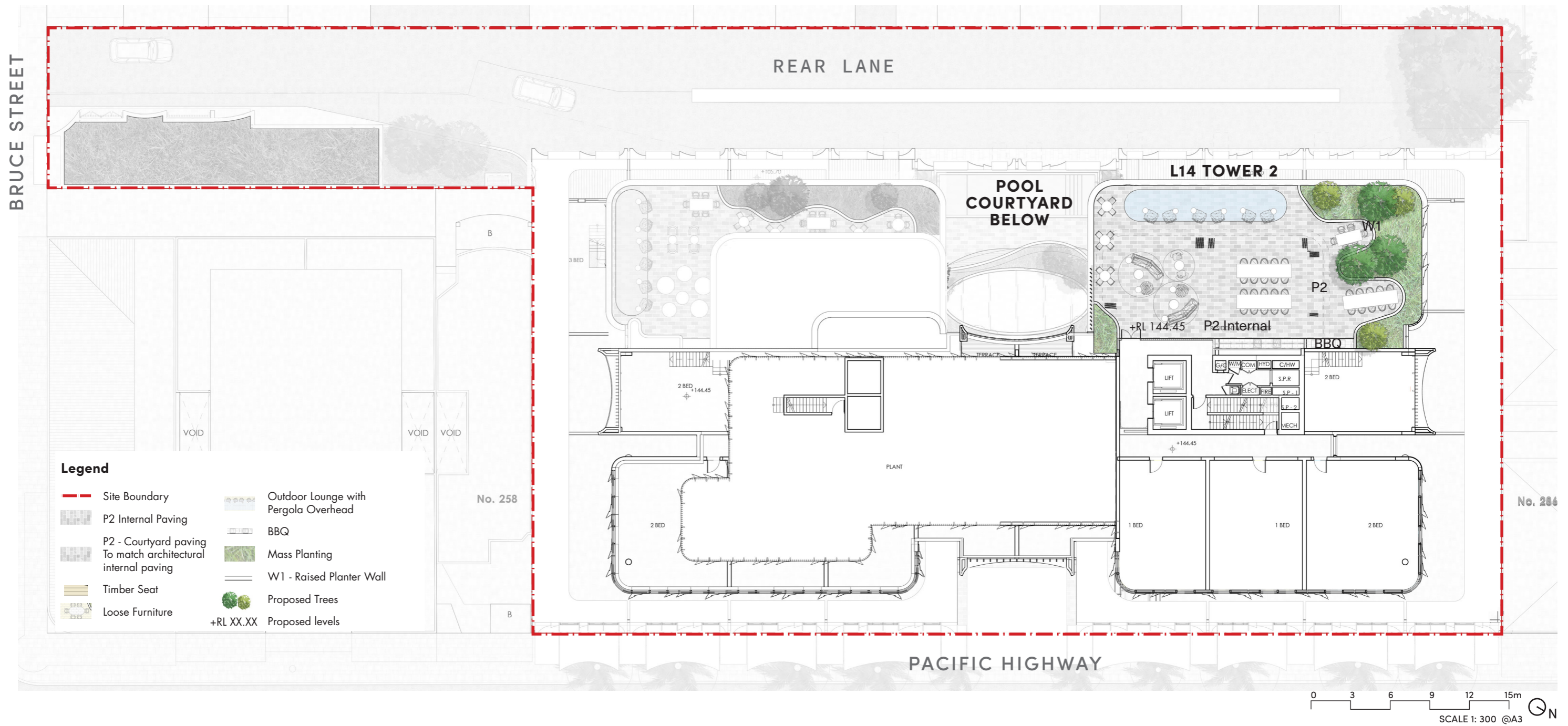
Goodenia hederacea



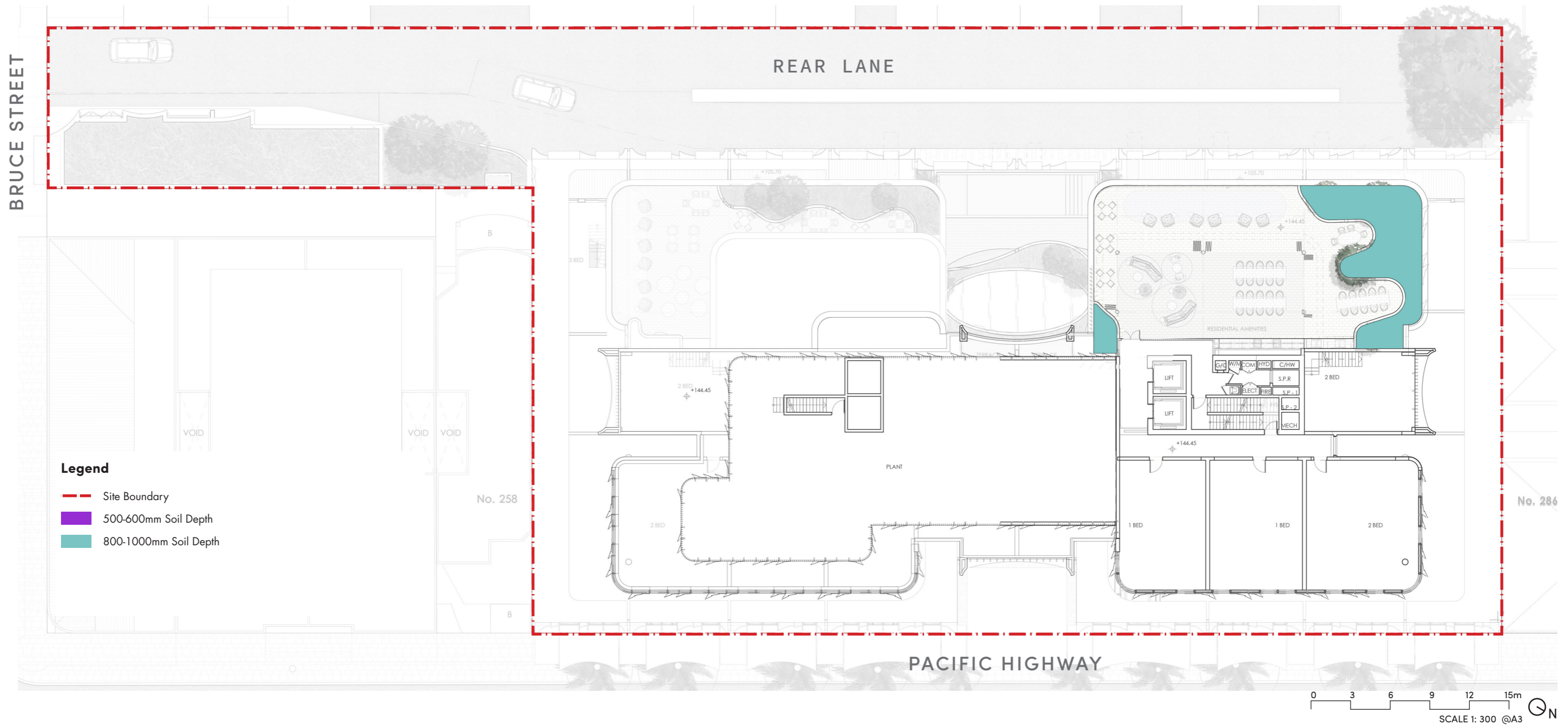
Trachelospermum jasminoides

Philodendron xanadu

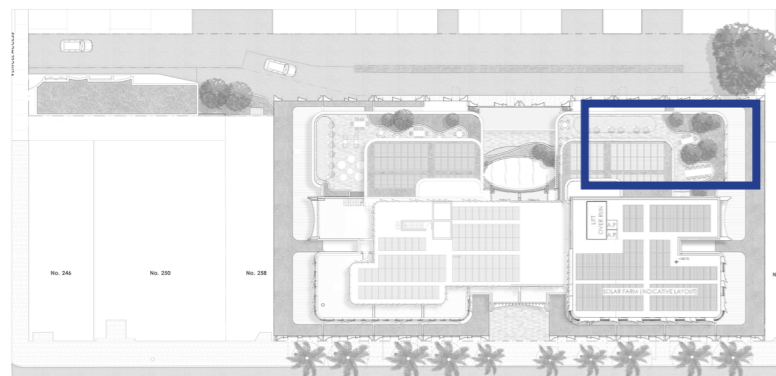
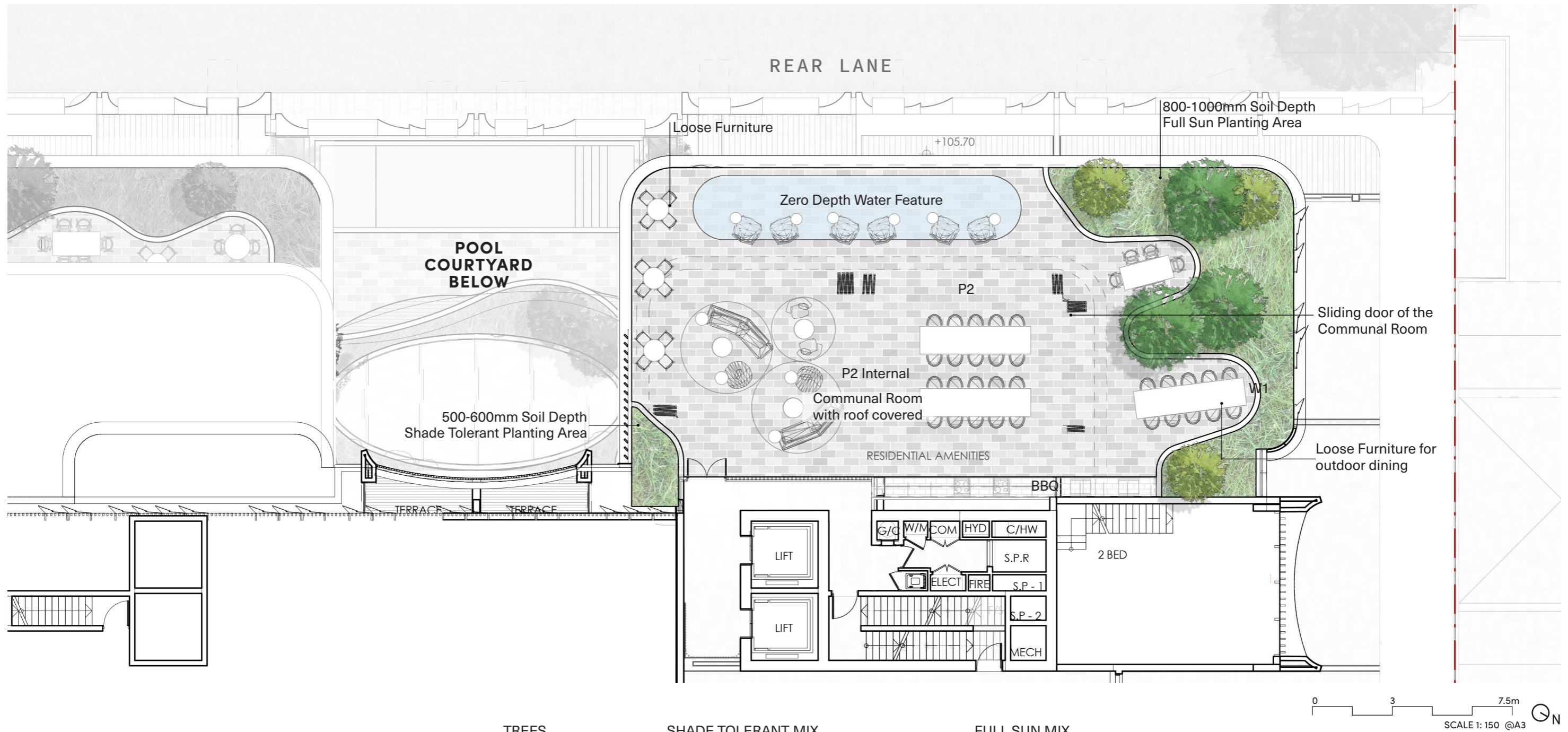
ROOF TERRACE | LEVEL 14 PLAN



ROOF TERRACE | LEVEL 14 SOIL DEPTH PLAN



ROOF TERRACE | LEVEL 14 DETAIL PLAN



TREES



Tristaniopsis 'Luscious'

SHADE TOLERANT MIX



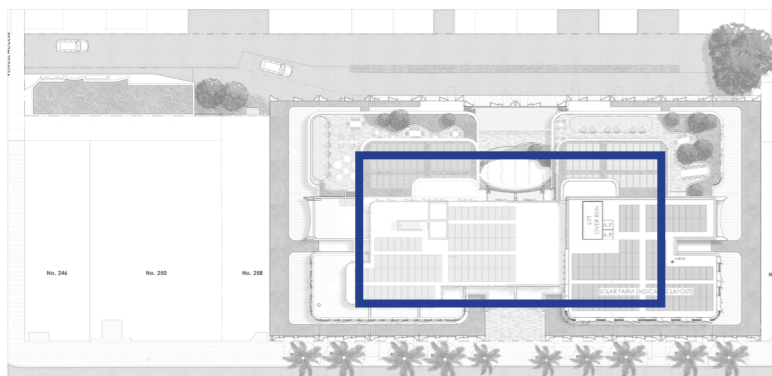
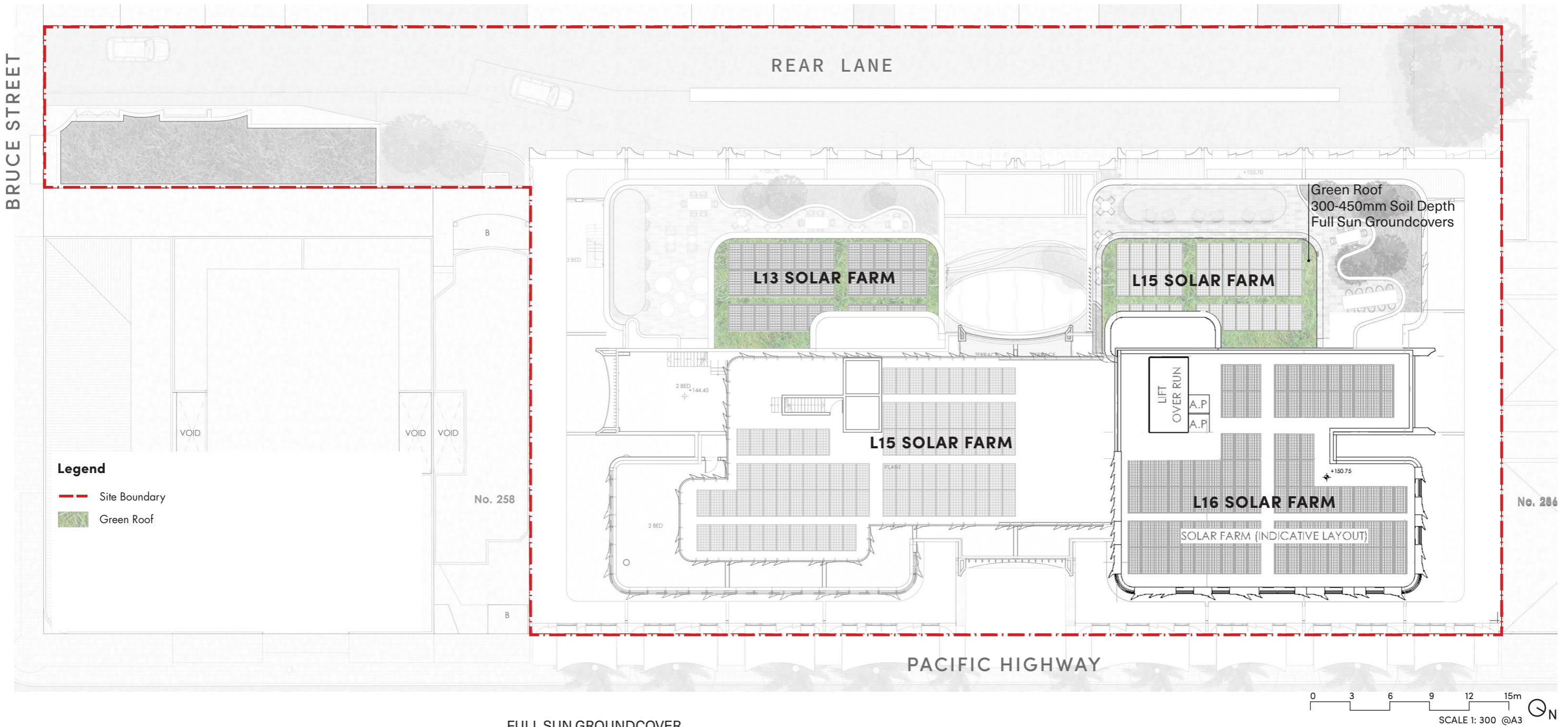
Aspistristra elatior *Chamaedorea atrovirens*

FULL SUN MIX



Gazania tomentosa *Dianella caerulea* *Doryanthes excelsa* *Hibbertia obtusifolia*

SOLAR ROOFS | ROOFTOP SOLAR FARM PLAN



FULL SUN GROUNDCOVER



Gazania tomentosa



Dianella caerulea

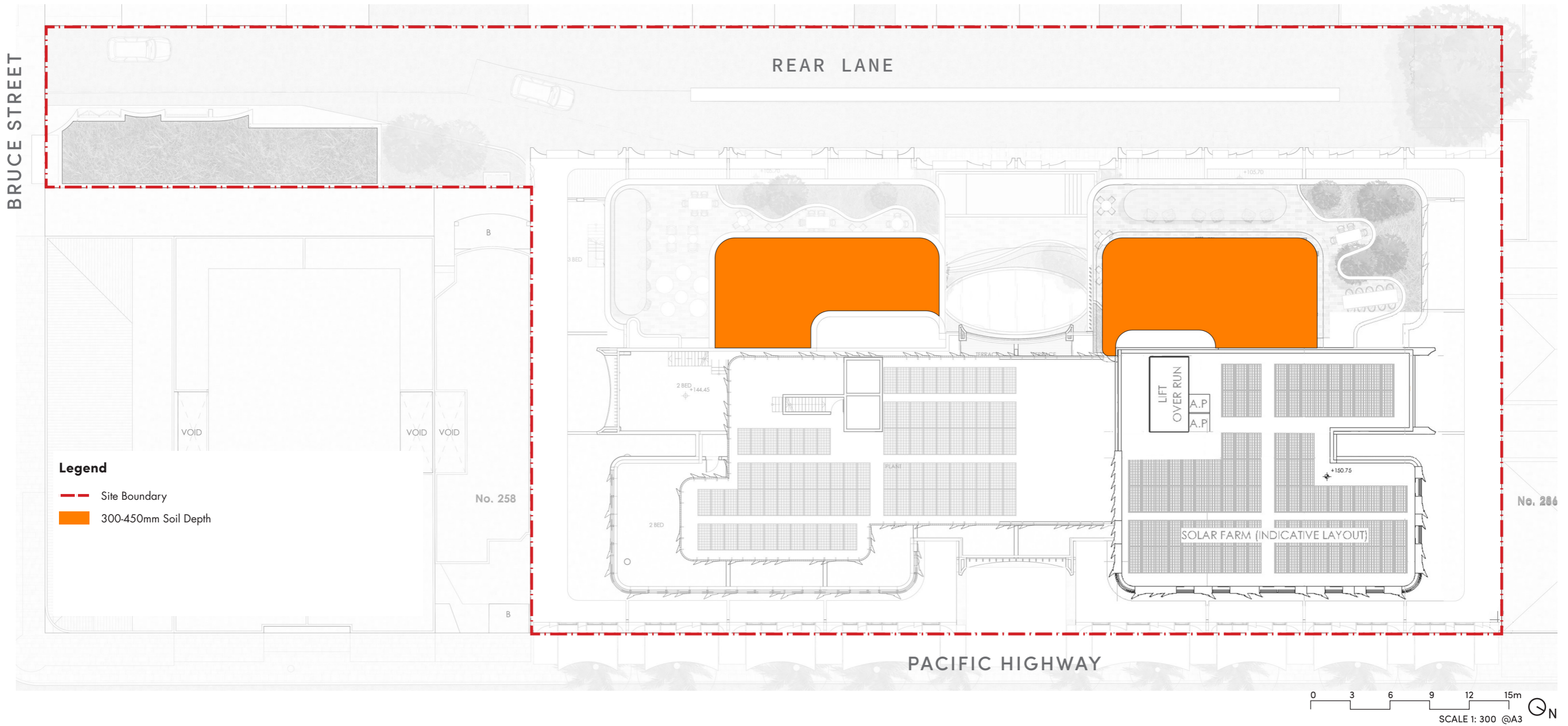


Carpobrotus rossii

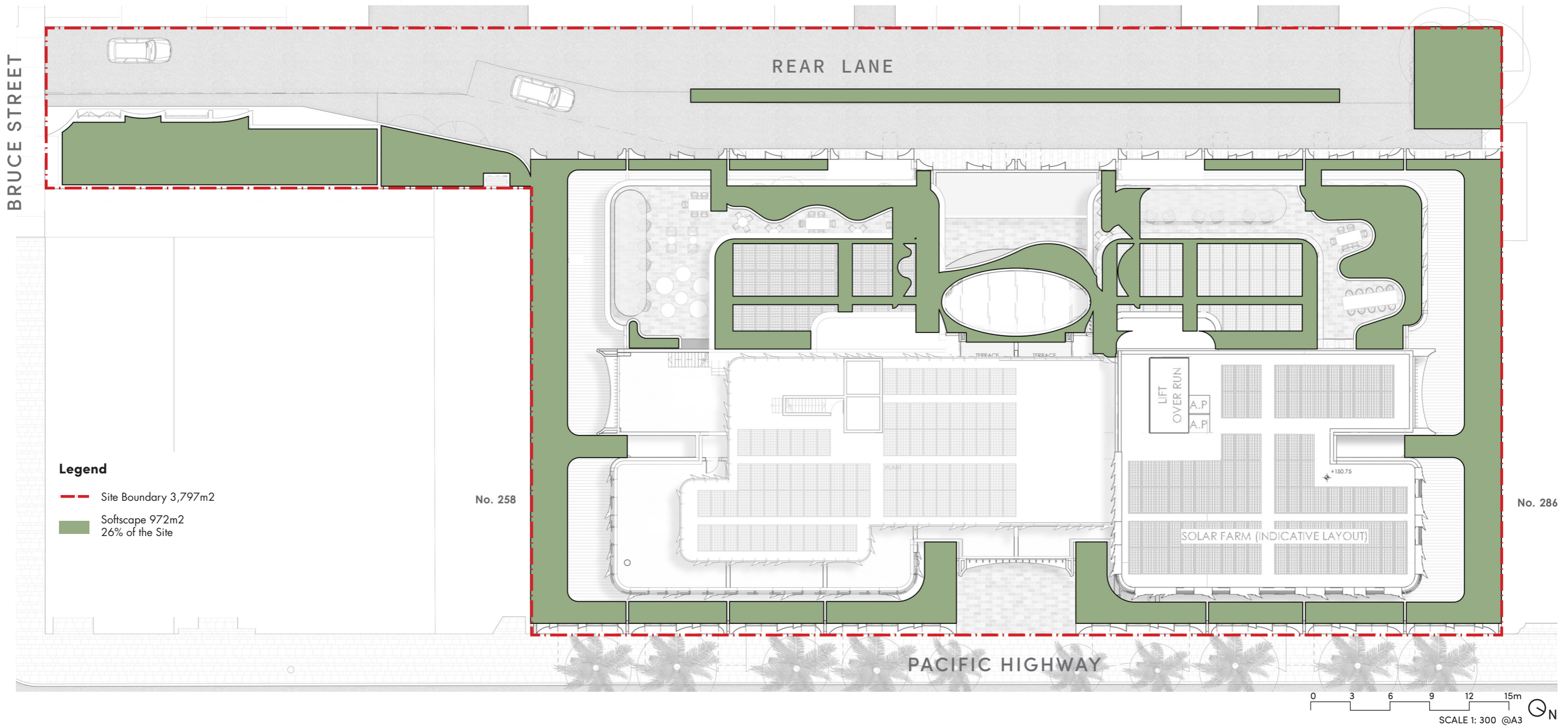


Sedum acre

SOLAR ROOFS | ROOFTOP SOLAR FARM SOIL DEPTH PLAN



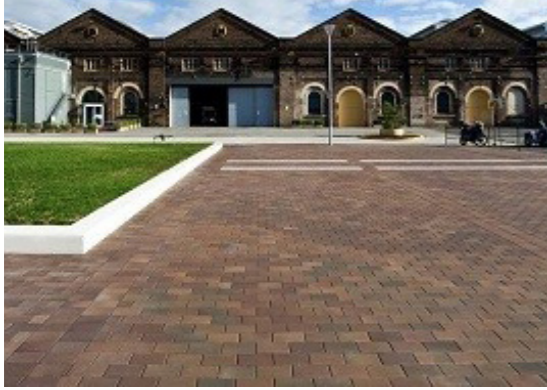
SOFTSCAPE PLAN



PALETTES & TYPICAL DETAILS

MATERIALS PALETTE

PAVING



P1-- BRICK PAVER
(to Ground Level)



P2-- PAVING TILES
(to sunken gardens)



P3-- TIMBER DECKING
(to Pool Courtyard Cabana)

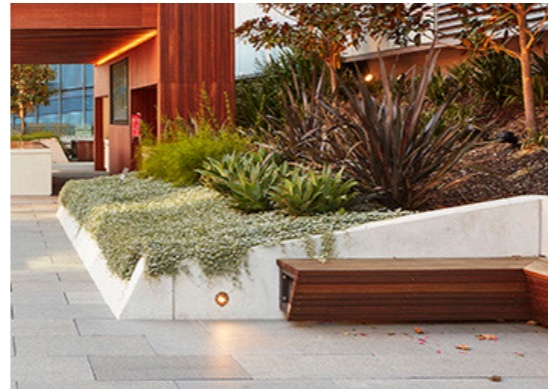
FURNITURE & FIXTURES



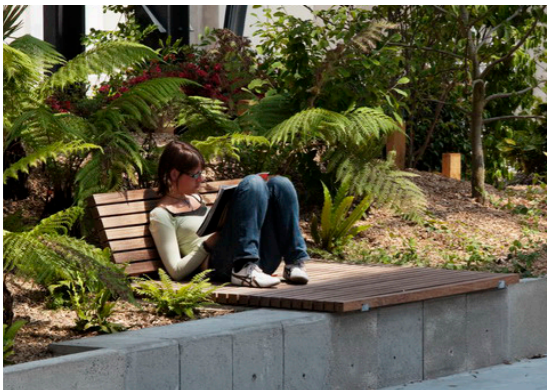
TIMBER BENCH SEATS
(to L6,8,10,12)



LOOSE FURNITURE
(to L6,8,10,12)



RAISED PLANTERS WITH INTEGRATED
TIMBER SEATING
(to L6,8,10,12)



TIMBER DAYBED
(to L6,8,10 Green Spine)



BBQ
(to Level 12 & 14)

PLANTING PALETTE | FULL SUN PLANTERS

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	MATURE SPREAD (M)	POT SIZE
Trees				
Angophora costata	Smooth -barked apple	20m	6m	400L
Lophostemon confertus	Brush Box	15m	10m	800L
Tristaniopsis 'Luscious'	Watergum	12m	5m	400L
Shrubs / Groundcovers				
Callistemon 'Better John'	Bottlebrush	1.2m	0.9m	200mm
Dianella caerulea	Blue Flax Lily	1m	2m	140mm
Doryanthes excelsa	Gynea Lily	2-5m	3m	300mm
Hibbertia obtusifolia	Hoary Guinea Flower	0.6m	1m	140mm
Gazania tomentosa	Gazania Yellow	0.15m	2m	140mm
Goodenia ovata	Goodenia	0.5m	2m	200mm
Lomandra tanika	Basket Grass	0.6m	0.6m	200mm
Viola hederacea	Native Violet	0.2m	1m	140mm

TREES



Tristaniopsis 'Luscious'

TREES IN RARE LANE



Angophora costata

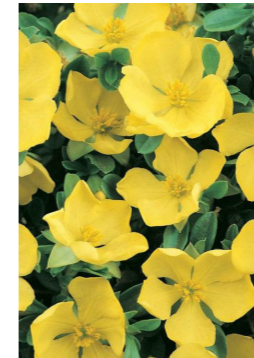


Lophostemon confertus

SHRUBS / GROUNDCOVERS



Doryanthes excelsa



Hibbertia obtusifolia



Lomandra tanika



Callistemon 'Better John'



Viola banksii



Gazania tomentosa



Goodenia ovata



Dianella caerulea

PLANTING PALETTE | FULL SUN TO PARTIAL SHADE

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	MATURE SPREAD (M)	POT SIZE
Trees				
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	10-15m	4m	800L
<i>Tristaniopsis 'Luscious'</i>	Watergum	12m	5m	400L
Shrubs / Groundcovers				
<i>Callistemon 'Better John'</i>	Bottlebrush	1.2m	0.9m	200mm
<i>Dichondra argentea</i>	Silver Kidney Weed	0.15m	1m	140mm
<i>Gazania tomentosa</i>	Gazania Yellow	0.15m	2m	140mm
<i>Goodenia hederacea</i>	Forest goodenia	0.8m	1m	200mm
<i>Lomandra tanika</i>	Basket Grass	0.6m	0.6m	200mm
<i>Liriope 'Silver Lawn'</i>	Silver Lawn	0.35m	0.4m	140mm
<i>Philodendron 'Xanadu'</i>	Xanadu	1m	1m	300mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.5m	2m	140mm

TREES



Archontophoenix cunninghamiana



Tristaniopsis 'Luscious'

SHRUBS / GROUNDCOVERS



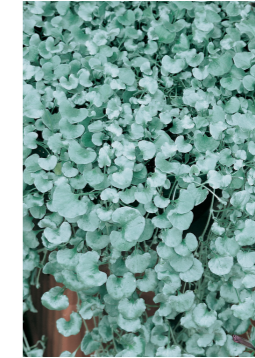
Philodendron xanadu



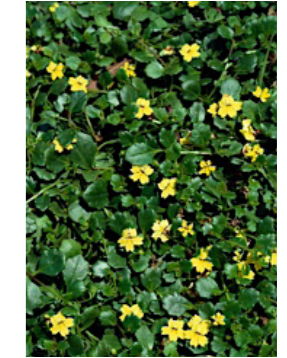
Lomandra tanika



Callistemon 'Better John'



Dichondra argentea



Goodenia hederacea



Gazania tomentosa



Liriope 'Silver Lawn'



Trachelospermum jasminoides



Pratia pedunculata

PLANTING PALETTE | SHADE TOLERANT PLANTER

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	MATURE SPREAD (M)	POT SIZE
Trees				
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	10-15m	4m	800L
Shurbs				
<i>Asplenium australasicum</i>	Birds Nest Fern	1.5m	1.5m	300mm
<i>Aspidistra elatior</i>	Cast Iron Plant	0.5m	1.5m	200mm
<i>Chamaedorea atrovirens</i>	Cascade Palm	1.5-2.5m	1-1.5m	200mm
<i>Nephrolepis biserrata</i>	Macho Fern	1-2m	1-1.5m	300mm
<i>Philodendron selloum</i>	Tree Philodendron	3m	2.5m	400mm
<i>Rhapis excelsa</i>	Rhapis Palm	4m	2m	400mm

TREES



Archontophoenix cunninghamiana

SHRUBS / GROUNDCOVERS



Aspidistra elatior



Chamaedorea atrovirens



Rhapis excelsa



Philodendron selloum



Asplenium australasicum



Nephrolepis biserrata

PLANTING PALETTE | GREEN ROOF SPECIES

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (M)	MATURE SPREAD (M)	POT SIZE
Shurbs / Groundcovers				
<i>Dianella caerulea</i>	Blue Flax Lily	1m	2m	140mm
<i>Dichondra argentea</i>	Silver Kidney Weed	0.15m	1m	140mm
<i>Carpobrotus rossii</i>	Pig Face	0.4m	3m	140mm
<i>Hibbertia obtusifolia</i>	Hoary Guinea Flower	0.6m	1m	140mm
<i>Gazania tomentosa</i>	Gazania Yellow	0.15m	2m	140mm
<i>Sedum acre</i>	Gold Moss	0.1m	0.6m	140mm
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.5m	2m	140mm

SHRUBS / GROUNDCOVERS



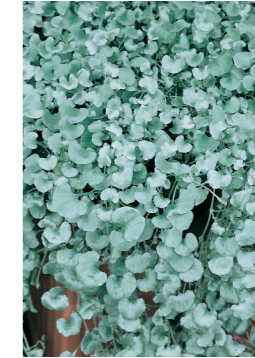
Sedum acre



Carpobrotus rossii



Hibbertia obtusifolia



Dichondra argentea



Trachelospermum jasminoides

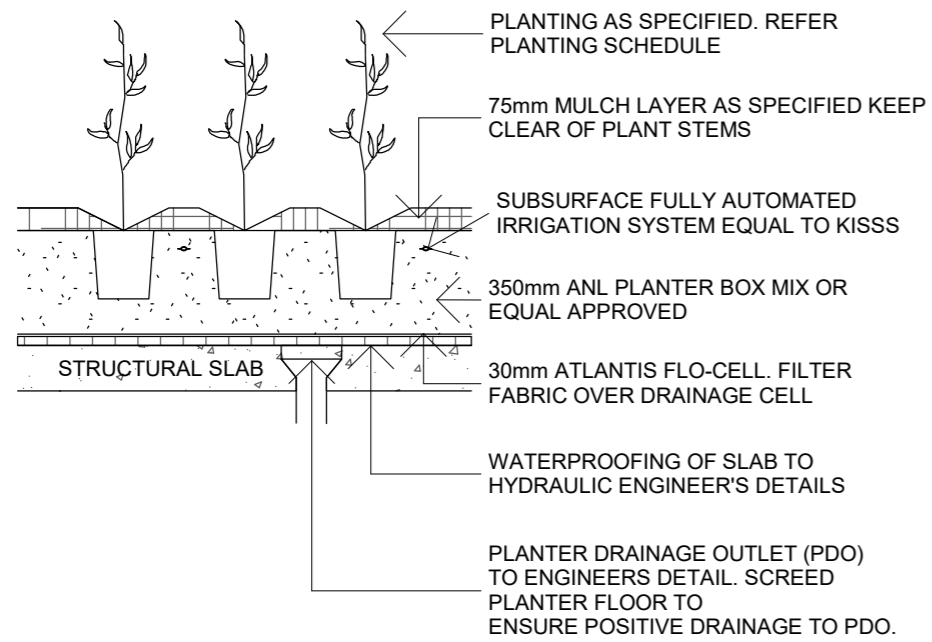


Dianella caerulea

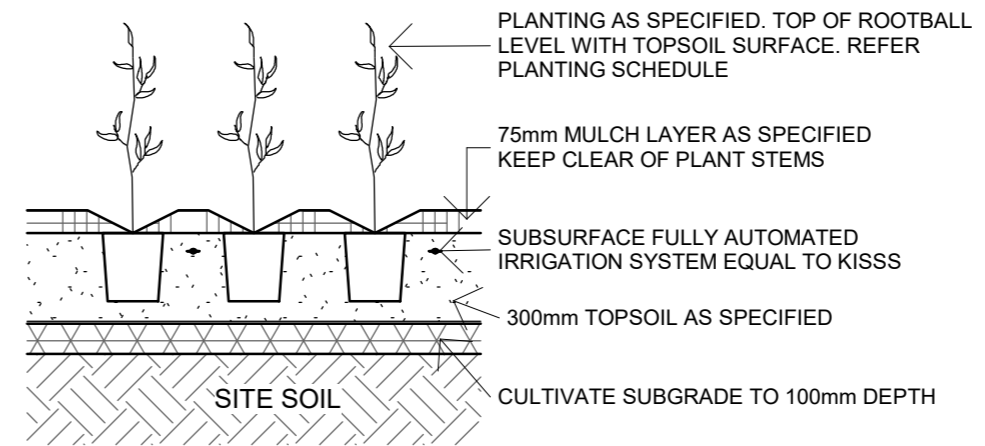


Gazania tomentosa

TYPICAL DETAILS

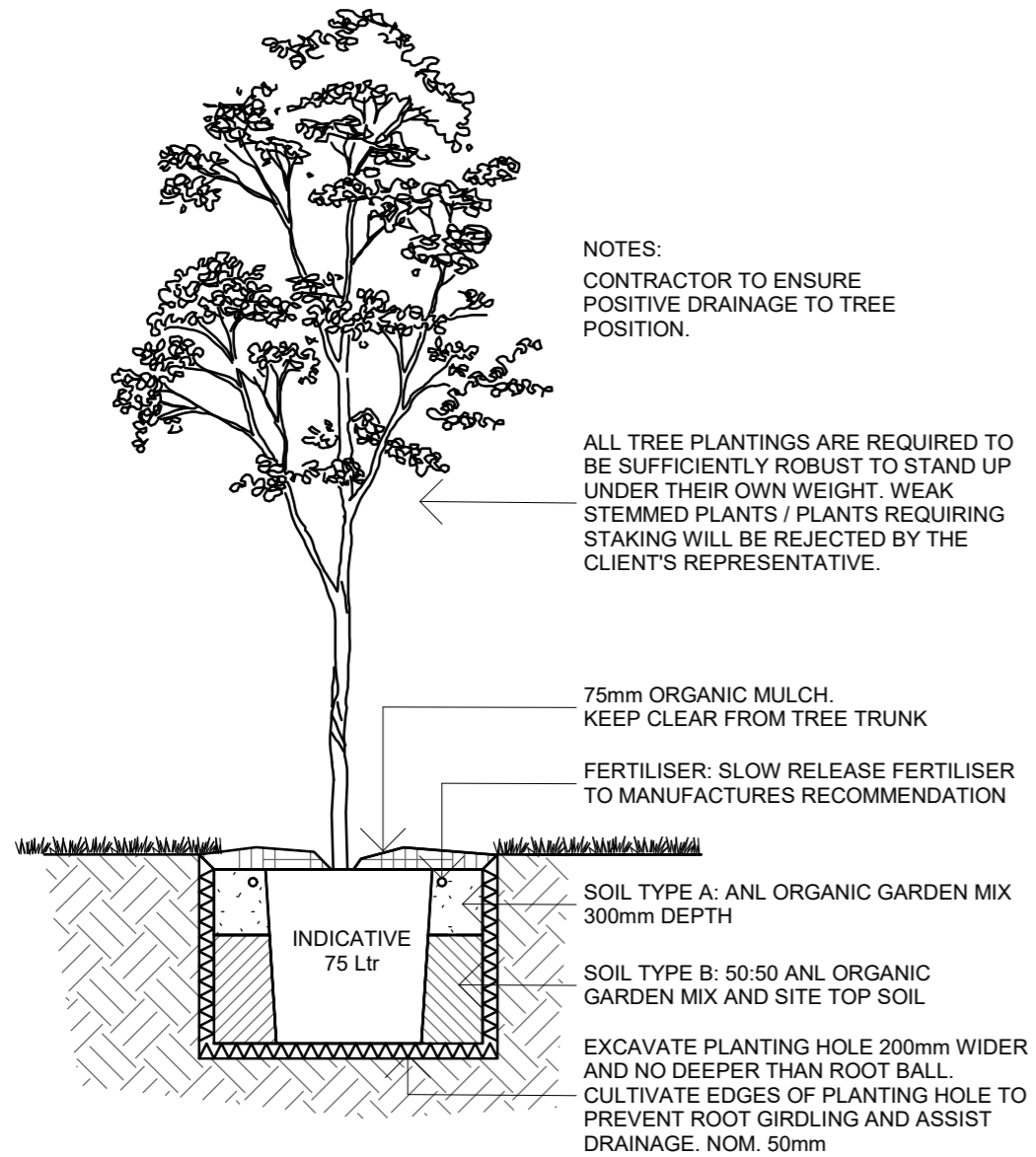


1. Typical detail - Mass planting on structure 1:25 @a3

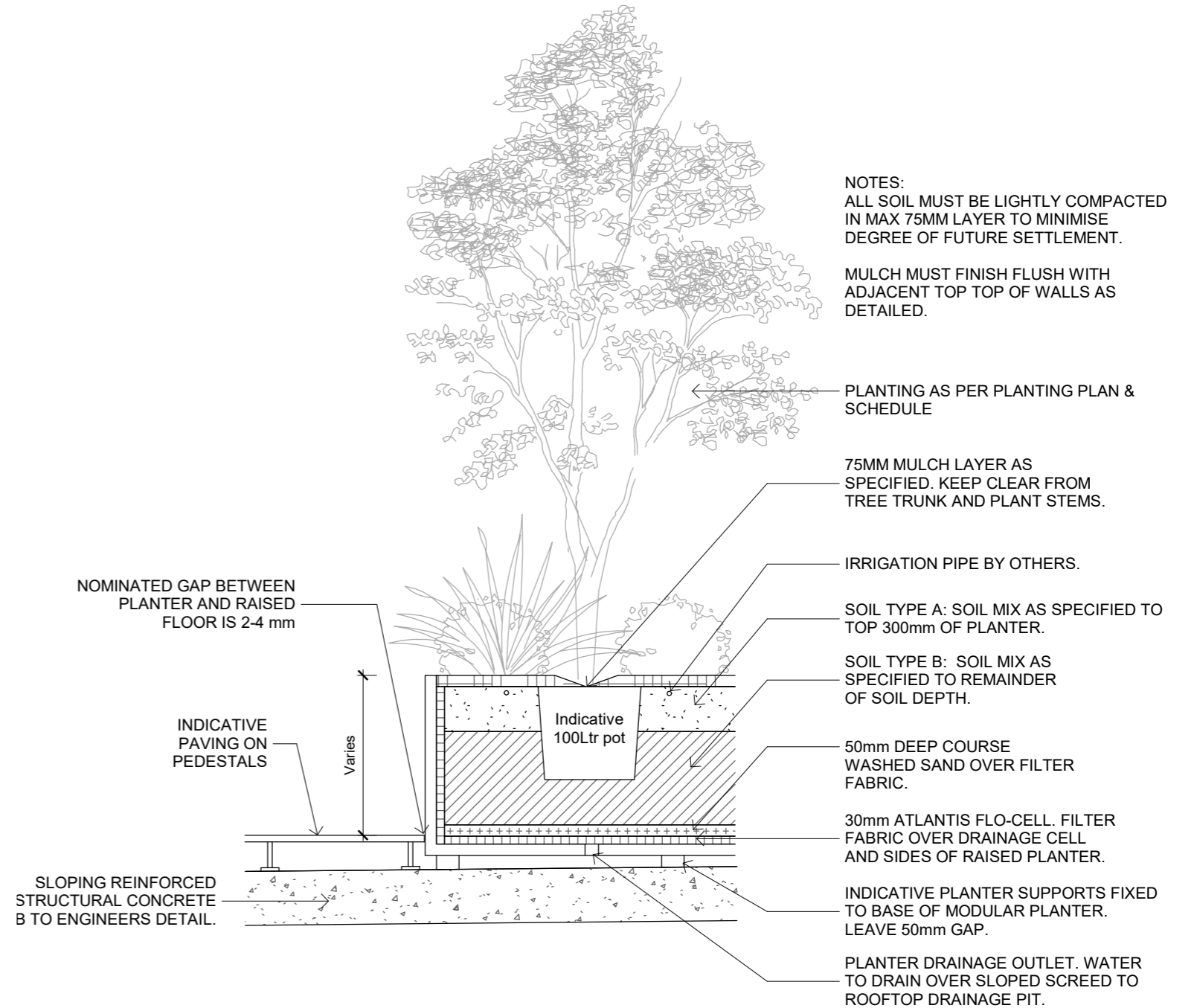


2. Typical detail - Mass planting in deep soil 1:25 @a3

TYPICAL DETAILS



3. Typical detail - Tree planting in deep soil 1:25 @a3



4. Typical detail - Tree planting on structure in raised GRC planter 1:25 @a3

turf

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