

253-265 Pacific Highway - North Sydney

Prepared for Legpro 45 Pty Ltd Atf Legpro 47 Unit Trust
June 2025

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Prepared By	DH / JS / RG / TM
Approved By	AL

Acknowledgement of Country

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

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SECTION 1.0 INTRODUCTION

Project Background

Executive Background

This design report has been prepared by Arcadia Landscape Architects to support the Development Application for a mixed-use development on land at 253-265 Pacific Highway, North Sydney (the site).

Property Address	Title Description
253 Pacific Highway	SP16134
255 Pacific Highway	SP22870
257 Pacific Highway	SP22870
259 Pacific Highway	SP22870
261 Pacific Highway	DP714323
263 Pacific Highway	
265 Pacific Highway	DP321904
Total site area	1,100sqm

This DA report presents the Landscape Architectural design strategy in support of a shared Architectural vision, which seeks to integrate Connection to Country principles, biophilia, and the unique natural character, geology, ecology of the site.

This report has been developed for Legpro 45 Pty Ltd Atf Legpro 4T Unit Trust.

The Site

The proposed development will be located to the upper northern reaches of the North Sydney Centre. The site is approximately 1100m², with the west facing boundary towards the arterial road of Pacific Highway. The eastern boundary of the site, and all current vehicular access of the existing buildings is via Church Lane, a small one-way trafficable access.

Built upon the current site are a collection of four buildings, one of which has been noted as of local historical significance, the facade of this building has been identified to be retained.



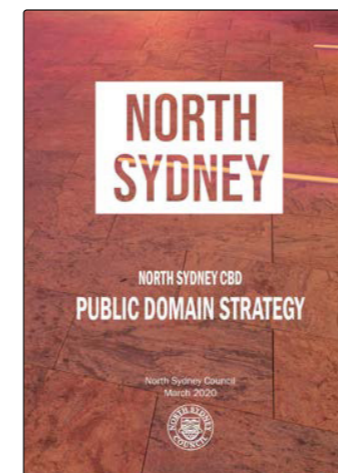
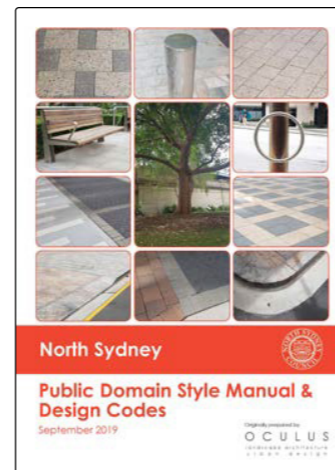
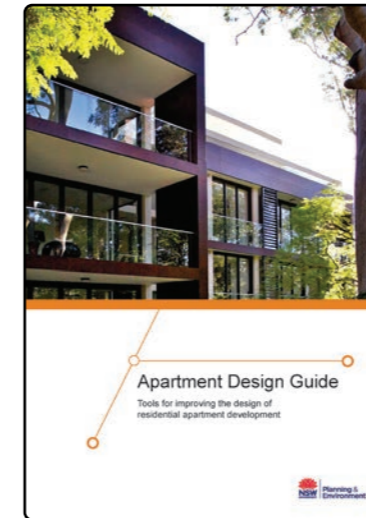
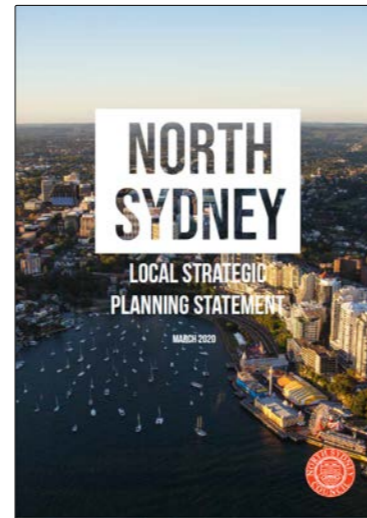
SEARs Comments

SECTION	SEAR SSD-84416958	LANDSCAPE RESPONSE
14. Trees & Landscaping	<p>Provide a landscape plan, that:</p> <ul style="list-style-type: none"> - Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). 	Refer to Drawing Series L-4000, SSDA Report Pages 37-38
14. Trees & Landscaping	<p>Provide a landscape plan, that:</p> <ul style="list-style-type: none"> - Provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. 	Refer to SSDA Report Pages 27

Background Documents

Local Government and Site Specific

The provision of the landscape design is to be considered within City of North Sydney's overall planning framework.





SECTION 2.0

SITE APPRECIATION

Connecting with Country

Gamaraigal People

For Eons, the ancestors of the Gamaraigal clan cared for the land upon which North Sydney stands today. Belonging to the Dharug language group, the Gamaraigal clan were a part of a nation whose territory extended from the northern shore of Port Jackson up to Brisbane Waters.

The Gamaraigal people have depended on the harbour for spiritual and physical sustenance. As coastal people, the role of water was pivotal to their livelihood, who would travel along murus (pathways) between inland areas and coastal spots for agriculture, fishing and trade. Many of the arterial roads in Sydney are formed along these ancient murus, including the Pacific highway, upon which North Sydney is built around. Songlines run between Sydney Cove and Broken Bay (Garigal), the site is very important location along these songlines as it once provided food, water, shelter and medicines.

A "songline" links important ceremonial sites and dreaming places which occur throughout the landscape and enable the interpretation and understanding of those places to be passed on from generation to generation.



A photograph of a rock carving at Balls Head taken around 1900.

Indigenous Community Today

The Indigenous communities living in the lands of North Sydney are active and diverse. Many communities continue practicing traditional customs, while some are re-discovering practices in contemporary contexts.

Today, Indigenous culture and practice is an essential part of expression and identity to Indigenous people, of which there is ample opportunity for the broader community to share and sensitively engage.

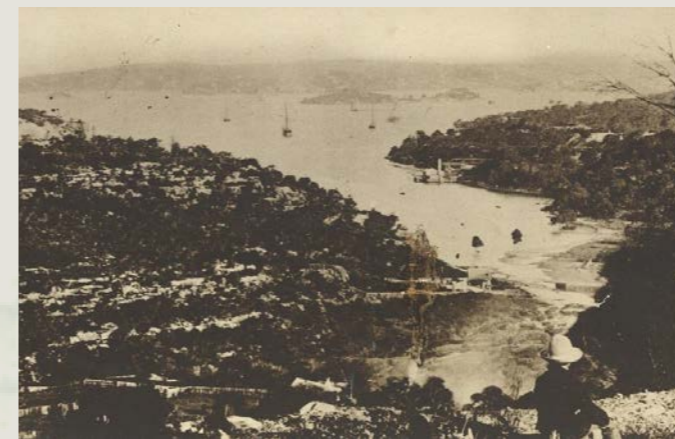
Country continues to provide shelter and food for the community. Dah'wah (Casuarina glauca tree) provides shelter and refuge due to its thick needle like foliage. The Parradowee (eel) Songline represents resilience as it migrates across Country from saltwater (Sea) to freshwater (Creek) and back again.



1788 sketch of Cammeraygal territory showing water depth soundings and freshwater streams

Cultural Sites

North Sydney have some of the finest cultural sites on the lower north shore. Hand stencils and rock drawings are still visible within rock caves and shelters. One example is located on Berry Island depicting a fish or whale and a second is at Balls Head depicting a large whale with a human figure inside.



This photograph, taken from the heights above Neutral Bay in the 1870s, shows the 'piece of flat ground' - to the left of the seated figure - on which Aboriginal people camped in the preceding decade when coming together for the distribution of blankets and food. They also hunted local wildlife. Much of Neutral Bay appears to be heathland while the steeper land down to Rainbow Creek which fed the bay was more heavily timbered. Mann recalled a landscape that was still bountiful with fresh water and varied bird life including black swans and duck, ring-tailed possums, bandicoots and quolls. Oysters were easily gathered along the foreshore.

Gamaraigal (North Sydney)

Darkinjung (Hawkesbury)

Wonnarua (Hunter Region)

Gai-mariagal Vegetation

Sandstone vegetation

The suburb of North Sydney and surrounds is home to a unique endemic vegetation that defines characteristic plantings for the area. This map identifies several vegetation communities connected to the site, including:

- Sydney Enriched Sandstone Moist Forest
- Sydney Coastal Sandstone Foreshores Forest
- Blue Gum High Forest
- Estuarine Swamp Oak Twig-rush Forest
- Coastal Sandstone Gallery Rainforest
- Site

Vegetation was far more extensive in pre colonial times however the vegetation communities can be interpreted from various factors including slope, orientation and soils.



History of Local Area

North Sydney has a unique urban environment. Decades of construction and civic endeavour have transformed the urban fabric while respecting existing topography.

The site and surrounds have layers of important Indigenous history, visible in engravings and archaeological sites. Other historic layers can be seen in the pattern of original and subsequent subdivisions, remnant paving designs, stone walls and steps.

North Sydney is also regarded as having some of the most spectacular views and lookouts. The LGA is visually and practically connected through transport routes to the Harbour Bridge. The Bridge is visible from numerous public places throughout the area, whether glimpsed from a distance or more powerfully dominating the immediate scene.

- KEY**
- OPEN SPACE
 - HERITAGE BUILDINGS
 - SYDNEY HARBOUR
 - PACIFIC HIGHWAY
 - CREEK LINE
 - SITE



12,000 BP
Sydney Canyon is flooded, forming Sydney Harbour. Indigenous people migrate following glacial melt.

1835
Governor Macquarie gazettes the area as the parish of Gordon. Timber felling supplies the colony.

1890
Gordon train station opens. Gordon has become the nucleus of development in the Upper North Shore.

1950s
Rapid development occurs, with department stores opening along the Pacific Highway.

1788
European Arrival. The Terramerragal of the Guringai Nation occupy the Upper North Shore.

1840s
Bushrangers and smugglers reside in the caves near the township, timber felling intensifies.



2024
Ongoing densification occurring throughout the Upper North Shore due to access to CBD, lifestyle and convenience.



SECTION 3.0

CONTEXT AND ANALYSIS

North Sydney Context

North Sydney LGA is located on the northern side of Sydney Harbour, and covers 10 square kilometres. It is both urban and green in character, comprising of two Central Business Districts (CBDs), smaller suburban centres, residential areas, parks and open spaces.

The LGA is bound by Willoughby Council to the north, Lane Cove Council to the west and Mosman Council to the east.

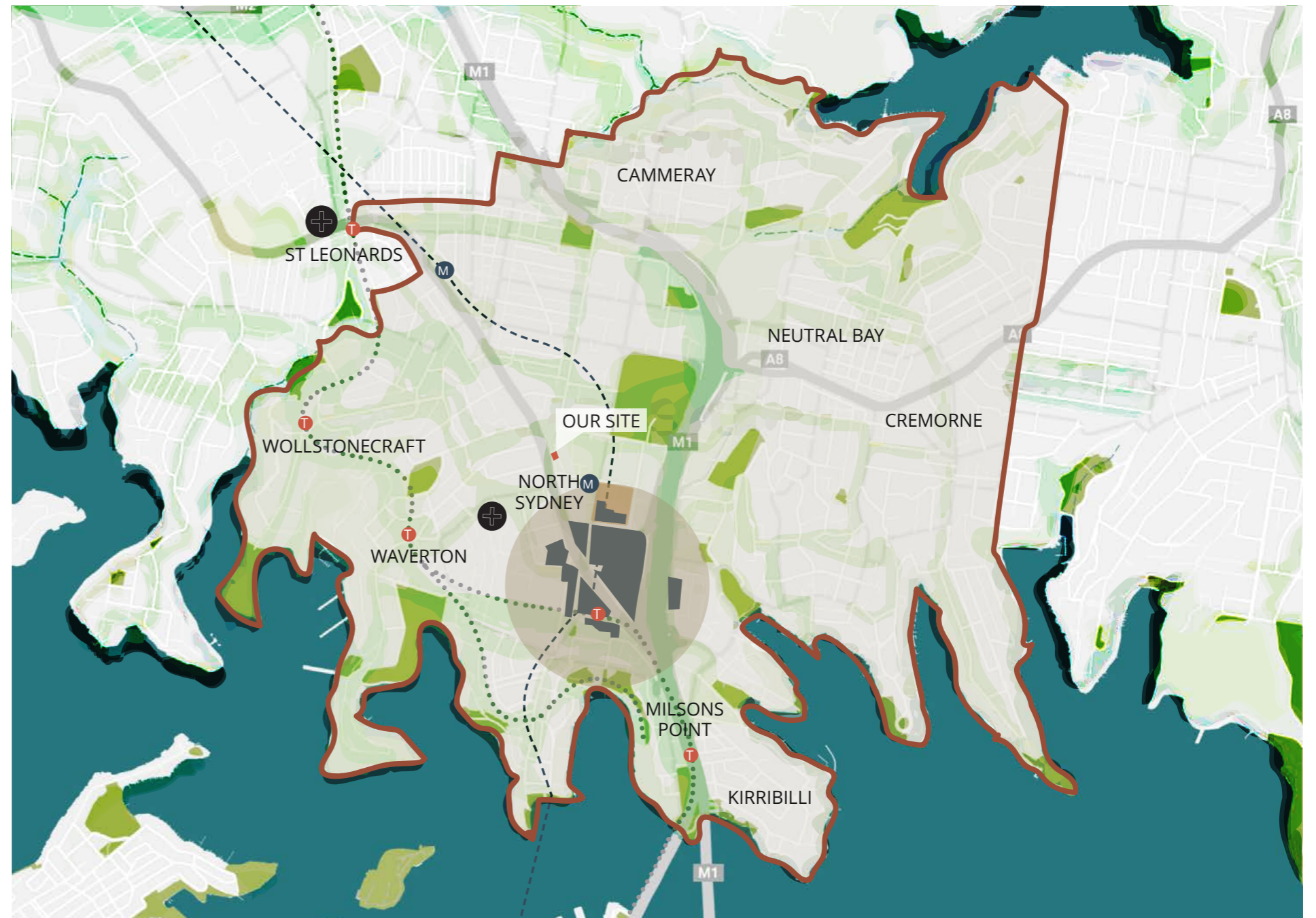
North Sydney is currently undergoing a significant infrastructure change including addition of:

- / x2 Metro stations (opened Aug 24)
- / Western Harbour tunnel (currently under construction - completion 2028)
- / Warringah Freeway (70% completion late 2026)

It has a target of 21,100 additional jobs, which equates to 25.8% growth on existing and approximately 250,000m² of additional floor space.

KEY

- METRO LINE
- TRAIN LINE
- LGA BOUNDARY
- METROPOLITAN CENTRE
- ⊕ HOSPITAL
- B3 COMMERCIAL CORE
- WARD ST PRECINCT
- GREEN GRID



Analysis

Local Context



Tying into the North Sydney public domain strategy via existing site character

The proposal has been formed in conjunction with the goals of the North Sydney Public Domain Strategy, including:

- / better connected CBD
- / a comfortable CBD
- / a green and leafy CBD
- / a culturally rich CBD
- / an active and vibrant CBD
- / an accessible CBD
- / a walkable CBD
- / a cycle friendly CBD
- / a strong public transport CBD
- / a traffic calmed CBD



1. Victoria Cross Metro Station
Major transport Hub, connecting site to Sydney



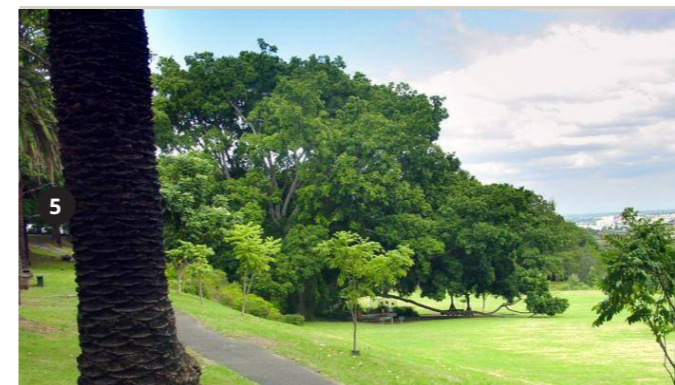
2. Waverton Bay
Harbourside suburb with amazing views



3. North Sydney Oval
Multi-use sporting facility



4. North Sydney Metropolitan Centre



5. Brennan Park
Local Park providing opportunity for outdoor recreation



6. Pacific Highway Adjacent to Site
Views looking from 265 Pacific Highway down towards North Sydney Metropolitan Centre

Analysis

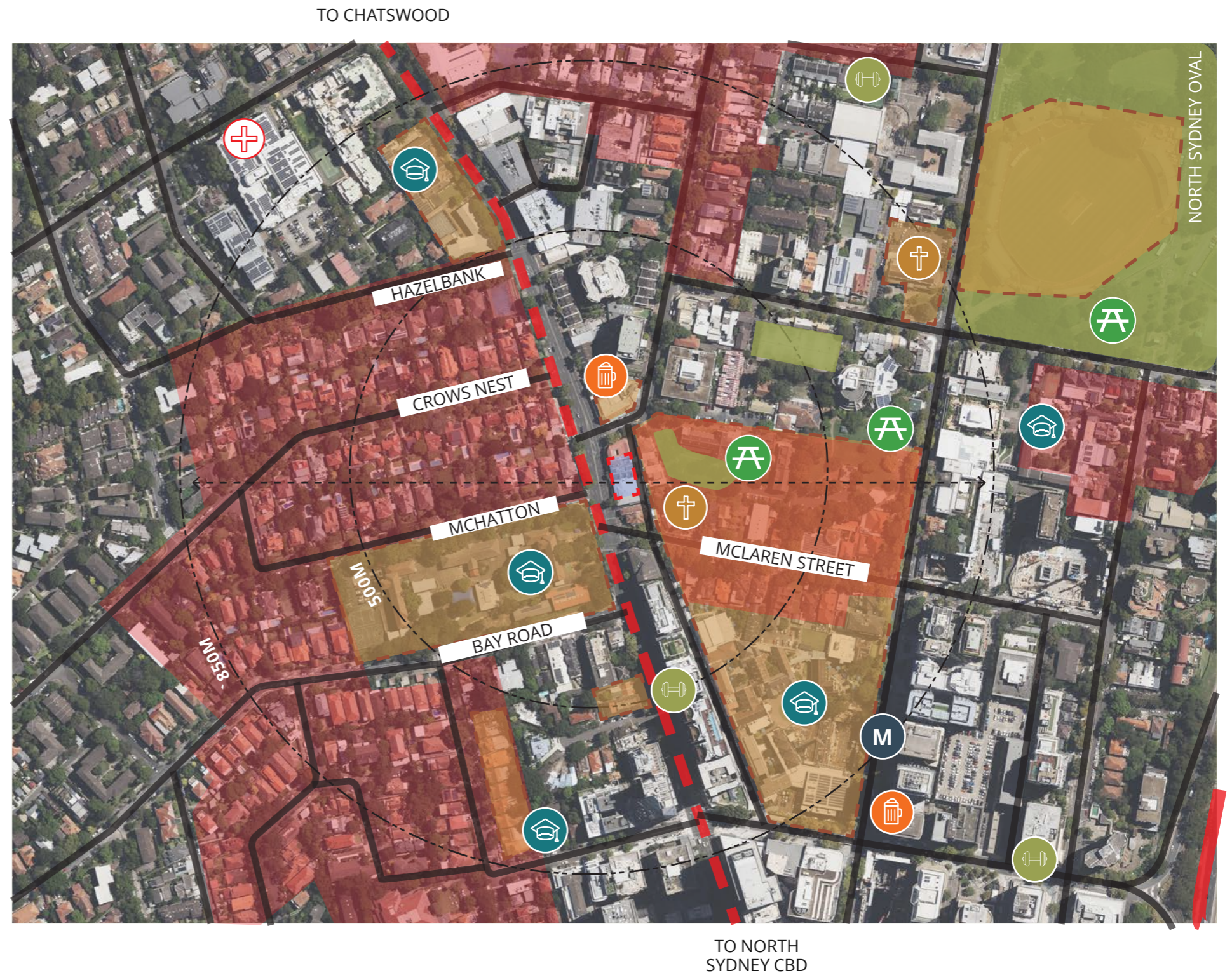
Site Context

The 253-265 Pacific Highway project is located in North Sydney, bounded by Pacific Highway to the west and West Street to the north.

The site is situated just outside the main Metropolitan Centre, offering convenient access to a wide range of public transportation options, including within walking distance of the new Victoria Cross Metro station. The arterial Pacific Highway also provides strong connectivity to both Sydney's CBD and links to areas outside the city.

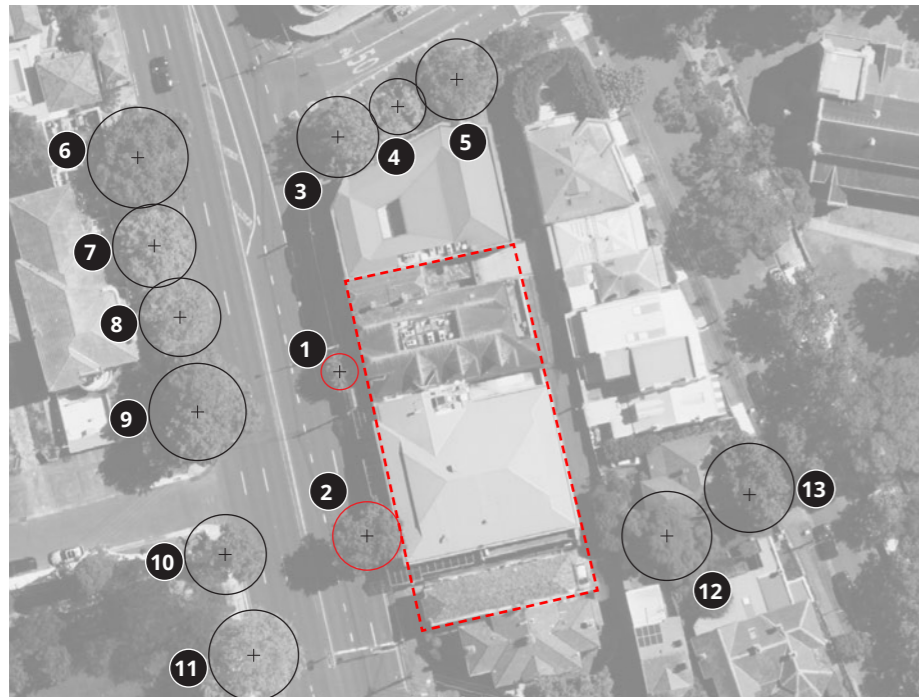
KEY

-  SITE
-  PARK & RECREATION
-  HERITAGE LANDSCAPES
-  CONSERVATION AREAS
-  HOSPITALITY
-  METRO STATION
-  TRAIN STATION
-  HOSPITAL FACILITY
-  SCHOOLS
-  HOUSE OF WORSHIP
-  STATE HIGHWAY
-  ARTERIAL ROAD
-  FEEDER ROAD



Analysis

Site Conditions



Existing Vegetation

The existing tree species across the public domain surrounding site are dominated by the London Plane tree. Most are established and can be categorised as mature, with the exception of specimen 1, which is juvenile.

KEY

- 1 Oriental Plane Tree within adjacent public realm
- 2 Oriental Plane Tree within adjacent public realm
- 3 Oriental Plane Tree
- 4 Oriental Plane Tree
- 5 Oriental Plane Tree
- 6 Oriental Plane Tree

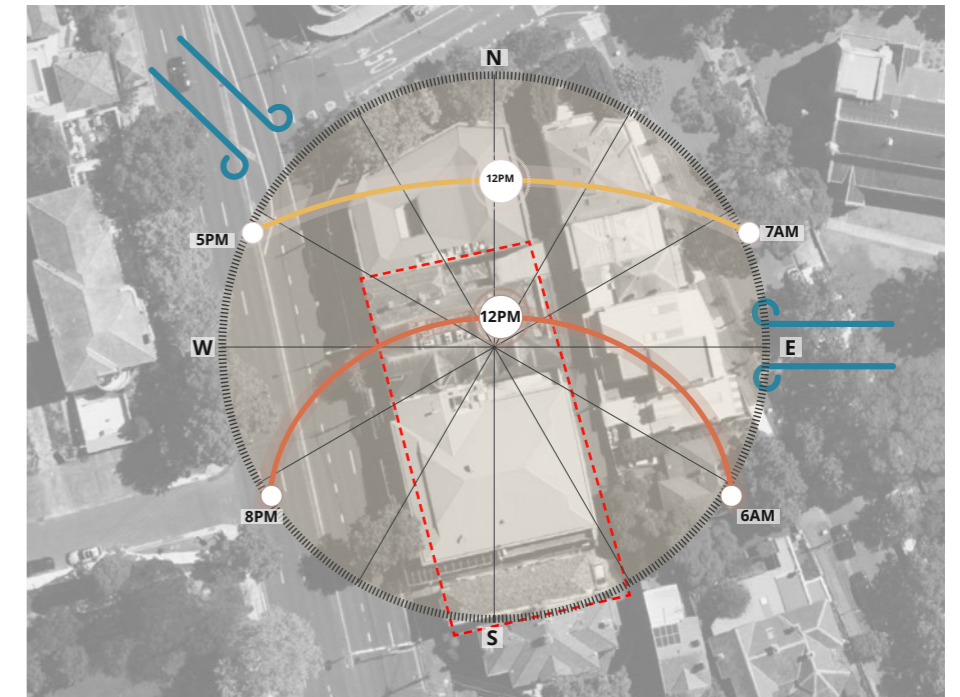
- 7 Oriental Plane Tree
- 8 Oriental Plane Tree
- 9 Oriental Plane Tree
- 10 Oriental Plane Tree
- 11 Oriental Plane Tree
- 12 Jacaranda- Private
- 13 Oriental plan tree



Topography + Views

The natural topography of the site slopes down towards the North Sydney CBD. Pedestrian access along Pacific Highway and Church Lane follows the natural flow of the landscape, with steep falls to the south

- HIGH POINT
- ↙ KEY VIEWS
- 10.0M CONTOURS
- 1.0M CONTOURS
- - - SITE BOUNDARY



Solar & Wind

North Sydney, prevailing winds are easterly in summer, bringing cool sea breezes, and westerly in winter, with stronger, cooler winds from inland. The sun path in winter is lower, offering reduced solar exposure, while in summer, the sun is higher, intensifying solar gain, which impacts site conditions

Mapped Winter Solar Path:
Sun rise - 7:08 Am, 21 Jun 2023
Sun set - 4:49 Pm 21 Jun 2023

Mapped Summer Solar Path:
Sun rise - 4:45 Am 20 Dec 2023
Sun set - 7:03 Pm 20 Dec 2023

KEY

- PREVAILING WINDS
- SUMMER SUN PATH
- WINTER SUN PATH
- - - SITE BOUNDARY

Analysis

Site Character Today



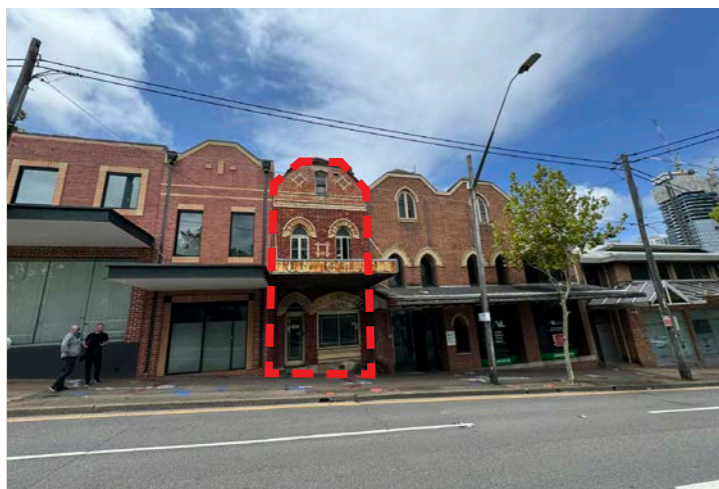
1. Looking down Church Lane towards McLaren Street



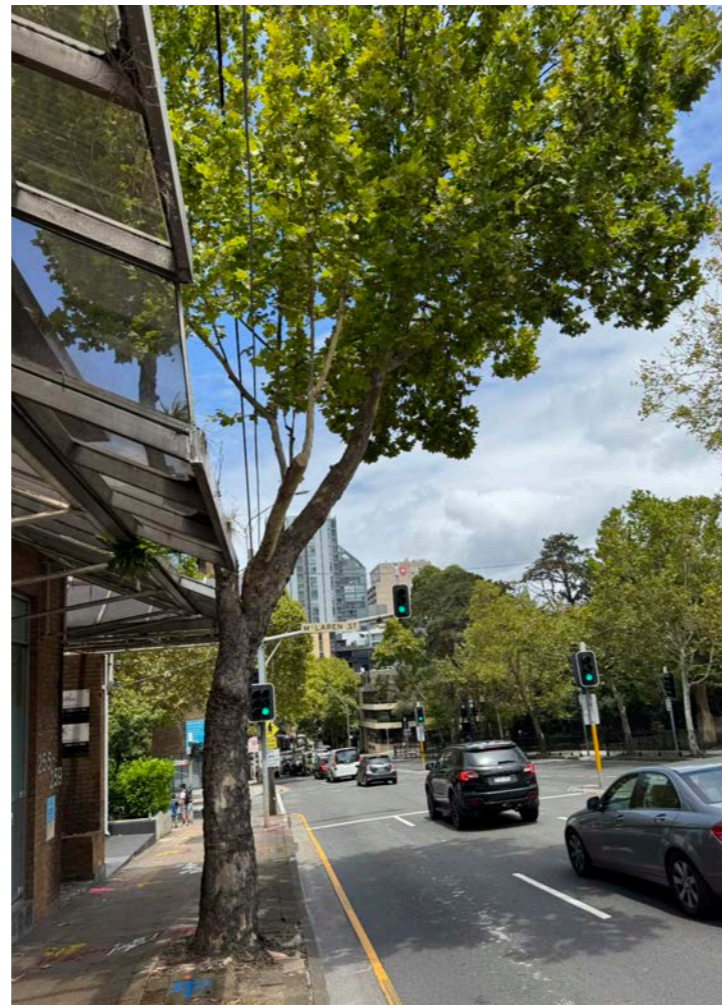
2. Looking down Church Lane towards McLaren Street



3. Looking West from West Street - Established existing Oriental Plane tree.



4. Heritage facade to be retained along Pacific Highway. Existing Oriental Plane tree no 1.



5. Existing Oriental Plane tree no 2. along Pacific Highway - Looking south towards North Sydney



Analysis

North Sydney Population Growth

North Sydney is a dynamic and lively city that is looking to provide the right social infrastructure, open space and green space to meet the demands of its growing population. It is important that as the demographic evolves and density increases that the surrounding public amenities increase: more access to education, and entertainment, retail spaces and public transport. The delivery of the Victoria Cross Metro Station creates an infrastructure opportunity that will transform and improve the access to the North Sydney CBD.



The population of North Sydney is projected to increase by 14.59% between 2021 and 2036

KEY

- ENTERTAINMENT/ SHOPPING
- CIVIC BUILDING
- CHURCH
- PLAZA
- PRECINCT
- POST OFFICE
- SCHOOLS/ EDUCATION
- T NORTH SYDNEY STATION
- M VICTORIA CROSS METRO
- B BUS STOP

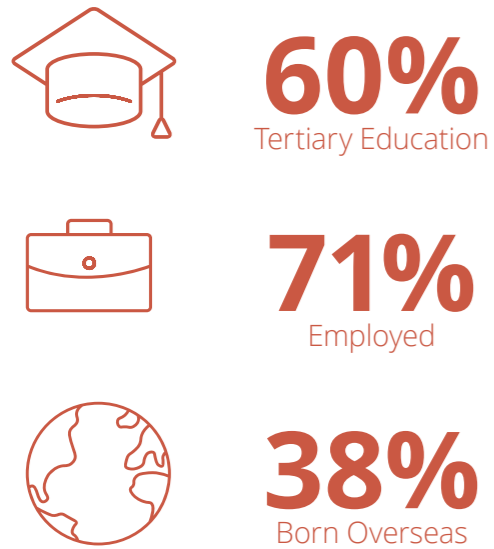


- | | | | | |
|-----------------------------|---------------------------------|-------------------------------|-------------------------|---------------------|
| 1 NORTH SYDNEY OVAL | 5 WENONA SCHOOL | 9 ST THOMAS CHURCH | 13 WOOLWORTHS | 17 ALDI |
| 2 KU GRANDSTAND PRESCHOOL | 6 ST MARYS CHURCH | 10 NORTH SYDNEY COUNCIL | 14 BERRY SQUARE | 18 VICTORIA CROSS |
| 3 NORTH SYDNEY WAR MEMORIAL | 7 NORTH SYDNEY COMMUNITY CENTRE | 11 MONTE SAINT ANGELO COLLEGE | 15 BRETT WHITELEY PLACE | 19 GREENWOOD PLAZA |
| 4 MARIST CATHOLIC COLLEGE | 8 STANTON LIBRARY | 12 ACU | 16 COLES | 20 ST PETERS CHURCH |

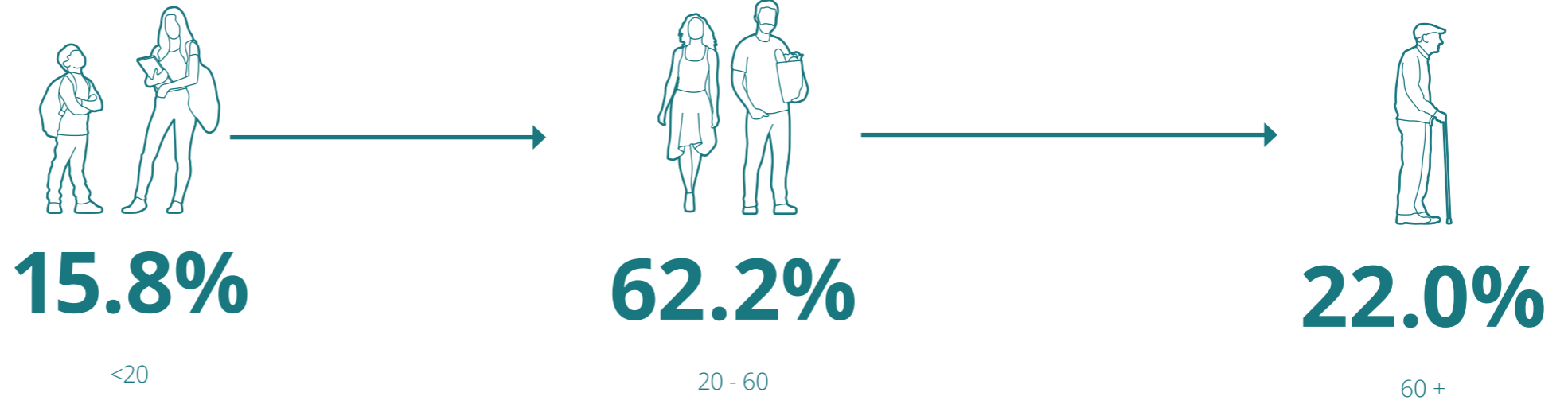
Analysis

Demographics of North Sydney

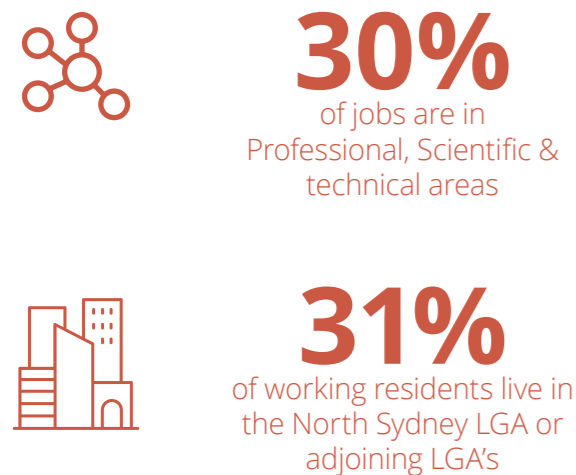
Culture & Employment



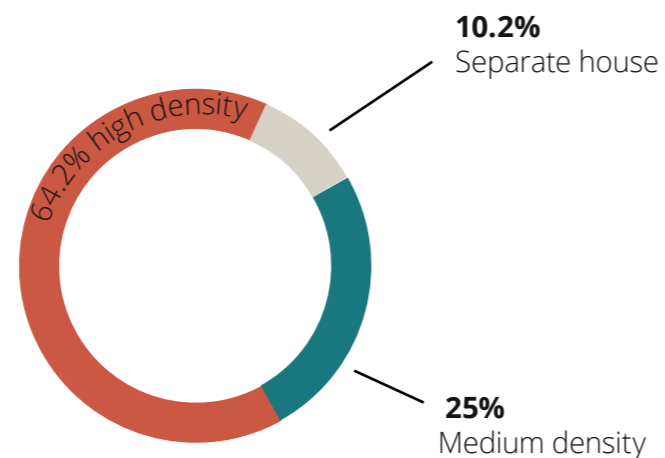
Demographic Statistics



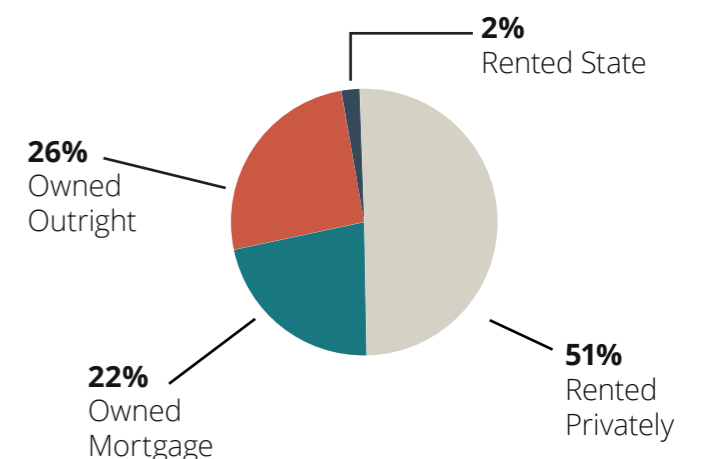
Workplace



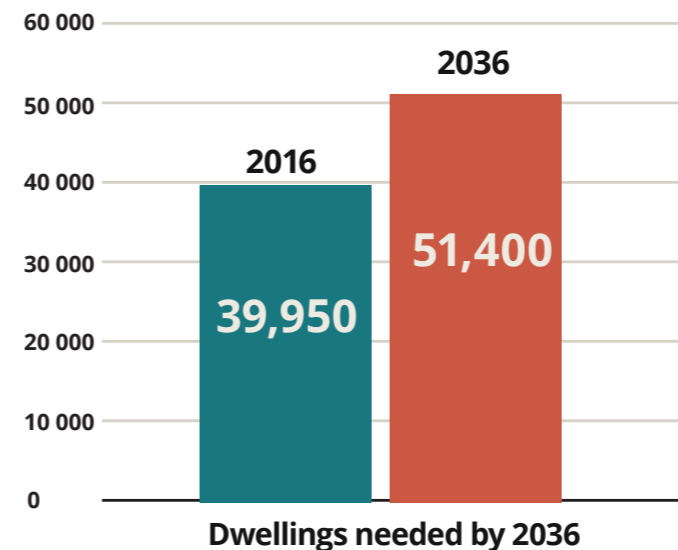
Dwelling Structure



Housing Tenure



source: <https://abs.gov.au/census/find-census-data/quickstats/2021/>



SECTION 4.0

VISION

What makes a great Place?



COMMUNITY
&

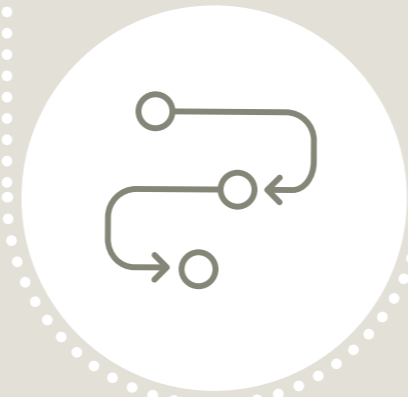


HUMAN SCALE

&



COHESIVE



CONNECTED



CONNECTING
WITH NATURE

&



BIOPHYLIC

Vision

Planting

Local Character, Comfort And Bush foods

Connecting to the beautiful character of Gaimaragal Country, the planting strategy seeks to connect to the broader coastal bushland character while providing a comfortable and welcoming learning space.

The inclusion of a harvest-able bush-foods palette supports a connection and caring for Country approach, providing therapeutic and mindfulness opportunities for residents to engage with nature and culture.

Connecting to the beautiful character of endemic vegetation communities such as those present at the Lane Cove National Park. The planting design should use Indigenous species from the various plant communities in the area, with particular focus on edible species.

As such, three broad strategies will be employed, incorporating a palette that:

- / Utilise locally native species to enhance sense of place
- / Utilise native species from around Australia to showcase the diversity of native foods
- / Utilise known Indigenous cultural planting





SECTION 5.0 LANDSCAPE DESIGN

Masterplan

Public Domain

The Church Lane landscape design respects the site's layered urban character—honouring heritage elements while introducing themes of Country and outdoor living. Inspired by the Pacific Highway heritage façade, the design balances historic references with a native planting palette reflective of North Sydney's ecology. A compact courtyard offers residents a calm, green retreat from the built environment, supporting moments of rest, connection, and amenity. The landscape also meets the practical needs of commercial tenants, with considered zones for pause and movement. Modifications to the surrounding public realm, including Pacific Highway and Church Lane, will align with the North Sydney Public Domain Strategy to ensure continuity with the wider urban setting.

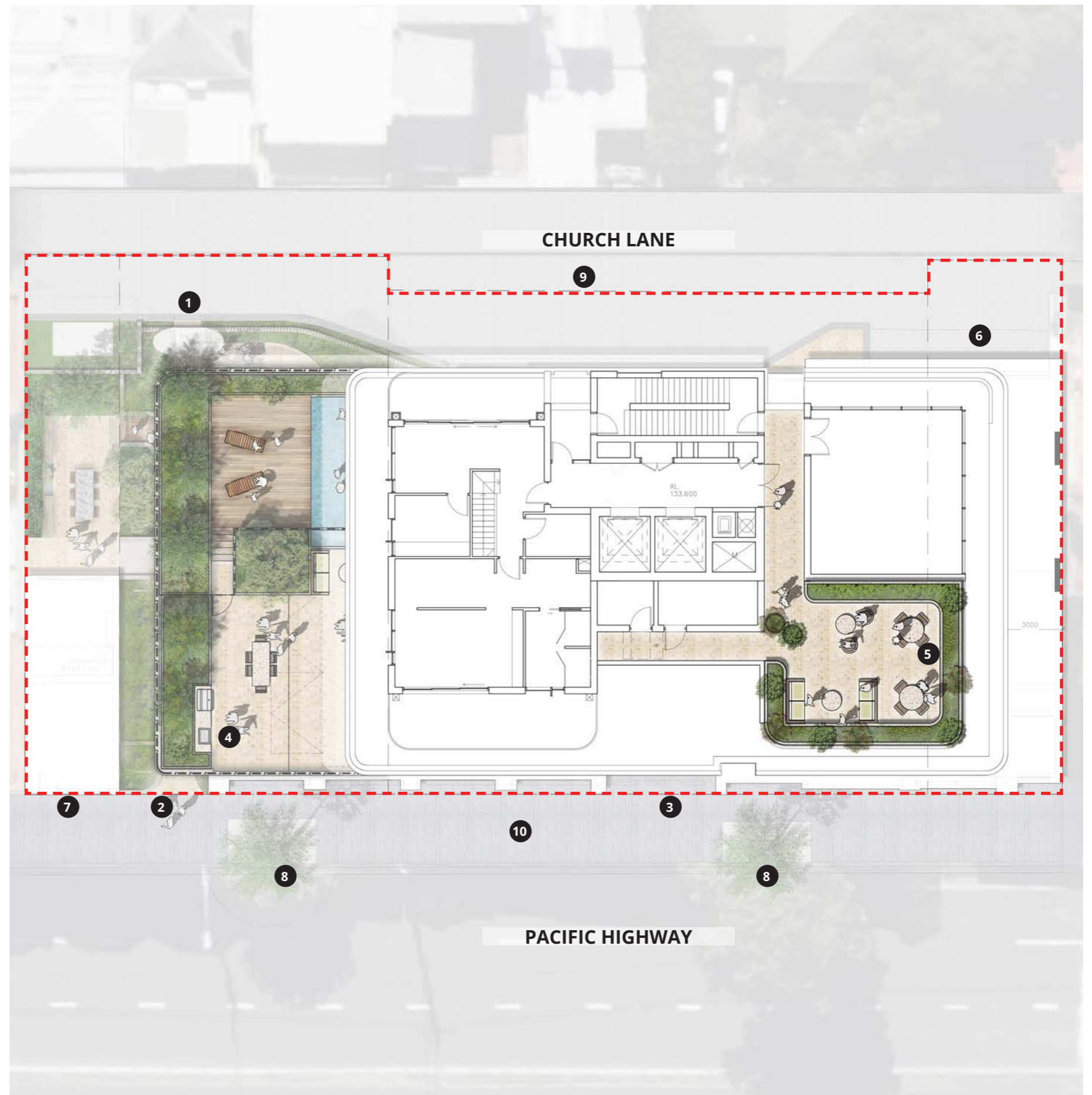
On level 11, a private terrace captures pristine harbour views. Alfresco dining and BBQ areas are positioned to embrace the outlook, enhancing the outdoor living experience. A 2.5 x 6.0 metre pool adds luxury, with a textured cascading edge directed inward to create ambient sound and visual appeal. A densely planted edge softens the space, tying the terrace back to the site's broader native landscape identity.

At the top, a communal rooftop invites all residents to share in the site's most elevated outlook. Low native planting preserves view corridors while reinforcing local character. Flexible, loose furniture supports both quiet use and informal gatherings, creating a serene, elevated space that rounds out the vertical landscape experience.

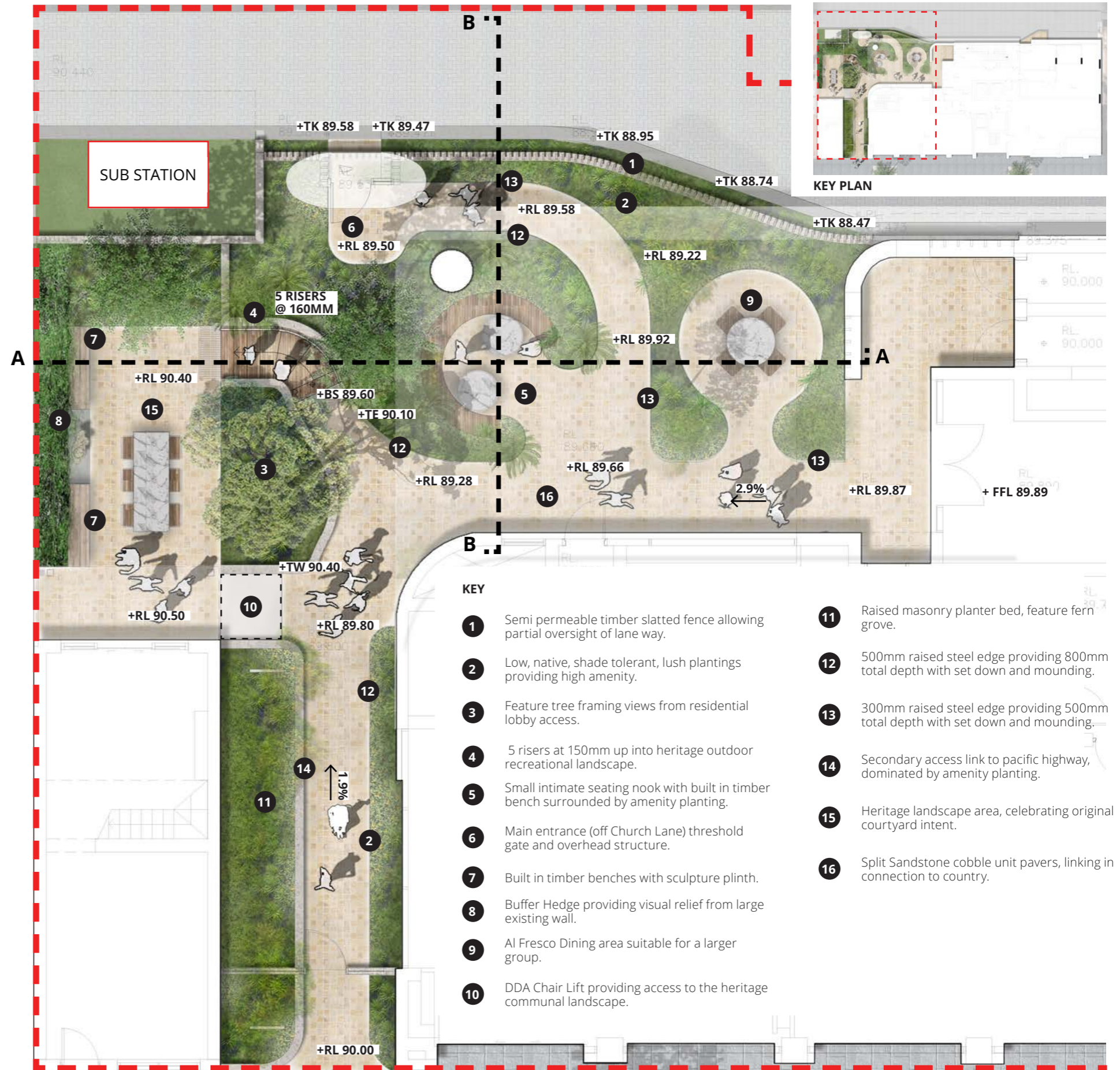
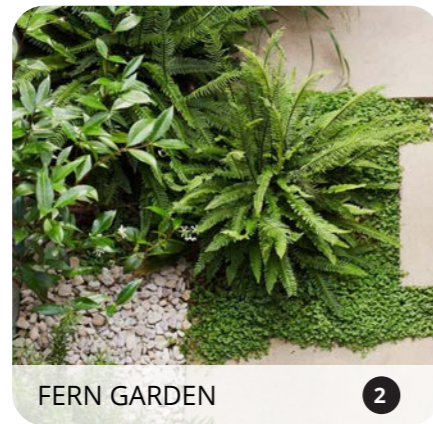
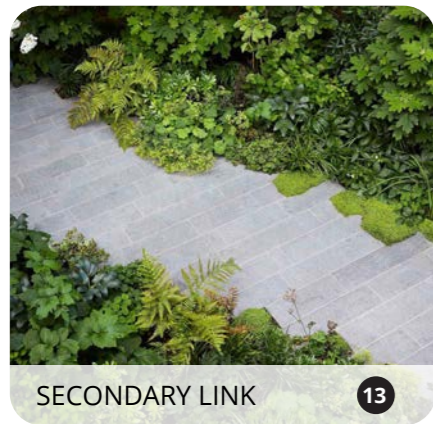
Legend

--- SITE BOUNDARY

- 1** Main entrance into residential communal landscape. Design intent is for all resident, guest and delivery services to use Church Lane entrance.
- 2** Secondary residential access via Pacific Highway.
- 3** Access into commercial lobby via Pacific Highway.
- 4** Level 11 residential terrace.
- 5** Communal rooftop terrace.
- 6** Access into underground car parking via Church Lane.
- 7** Retained local heritage building (265 Pacific Highway).
- 8** Existing street trees (Oriental Plane Tree) to be retained in street interface upgrades.
- 9** Church Lane upgrades to be in accordance with the North Sydney Public Domain Strategy
- 10** Pacific Highway upgrades to be in accordance with the North Sydney Public Domain Strategy



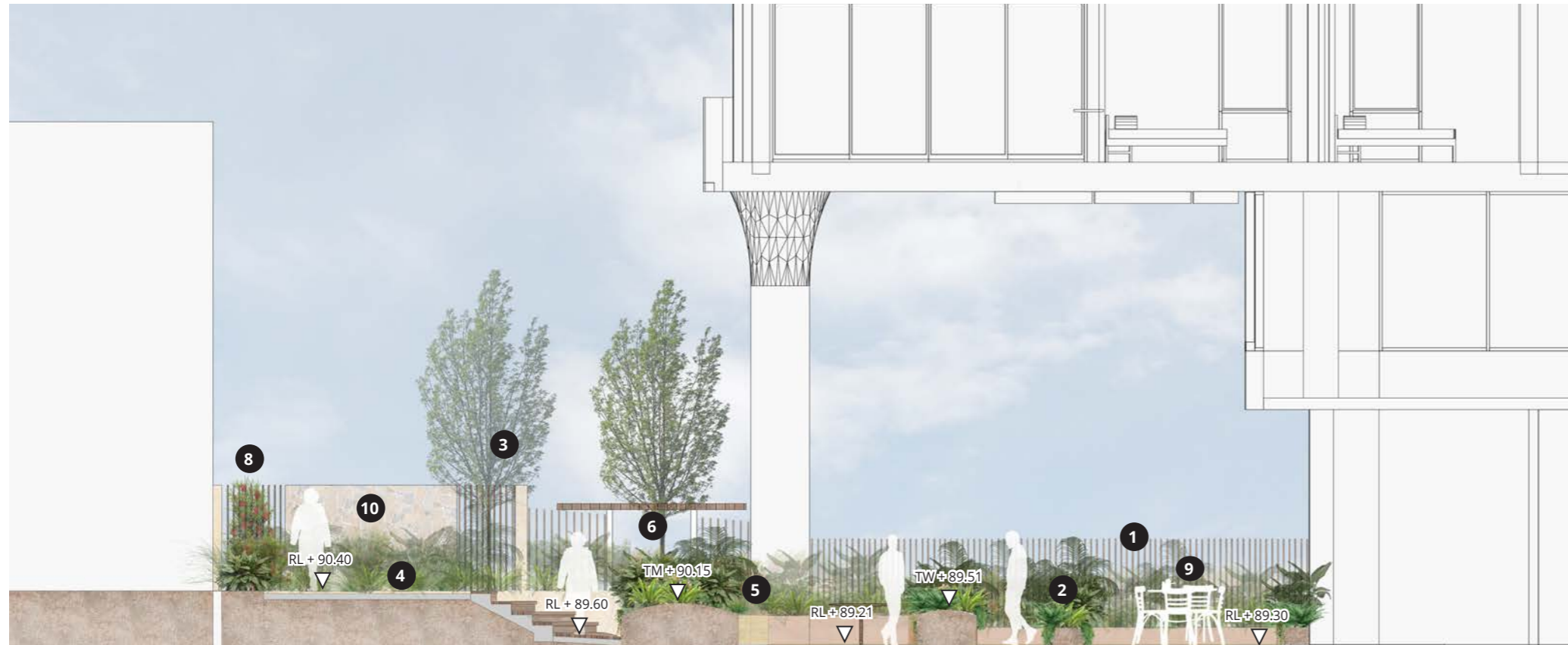
Ground Level Detail Plan



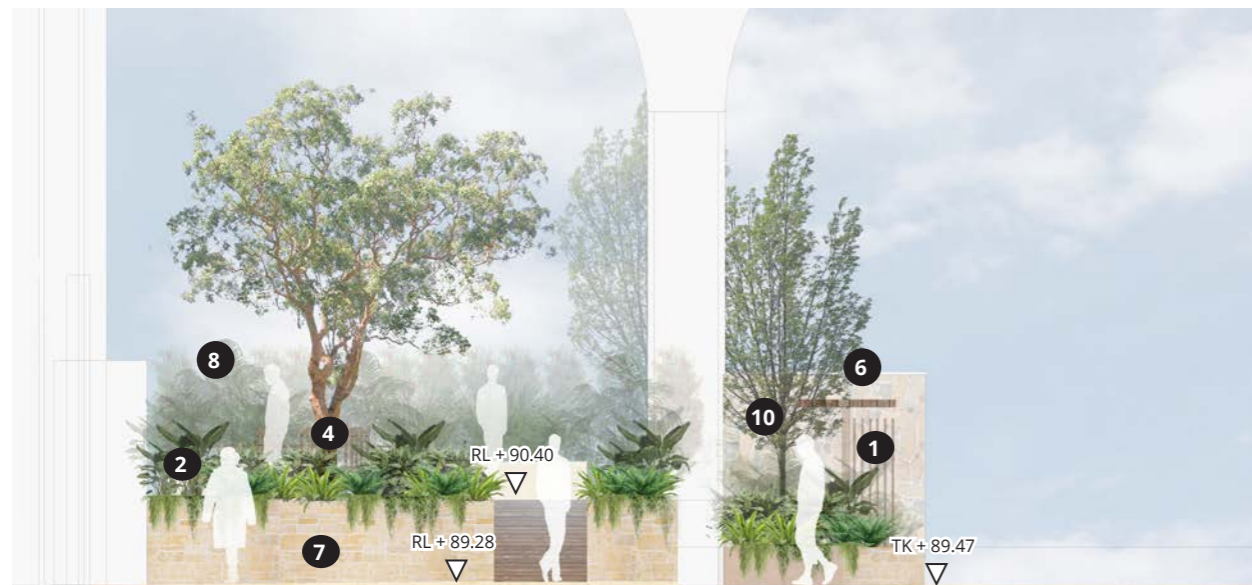
- KEY**
- 1 Semi permeable timber slatted fence allowing partial oversight of lane way.
 - 2 Low, native, shade tolerant, lush plantings providing high amenity.
 - 3 Feature tree framing views from residential lobby access.
 - 4 5 risers at 150mm up into heritage outdoor recreational landscape.
 - 5 Small intimate seating nook with built in timber bench surrounded by amenity planting.
 - 6 Main entrance (off Church Lane) threshold gate and overhead structure.
 - 7 Built in timber benches with sculpture plinth.
 - 8 Buffer Hedge providing visual relief from large existing wall.
 - 9 AI Fresco Dining area suitable for a larger group.
 - 10 DDA Chair Lift providing access to the heritage communal landscape.
 - 11 Raised masonry planter bed, feature fern grove.
 - 12 500mm raised steel edge providing 800mm total depth with set down and mounding.
 - 13 300mm raised steel edge providing 500mm total depth with set down and mounding.
 - 14 Secondary access link to pacific highway, dominated by amenity planting.
 - 15 Heritage landscape area, celebrating original courtyard intent.
 - 16 Split Sandstone cobble unit pavers, linking in connection to country.

Ground Level

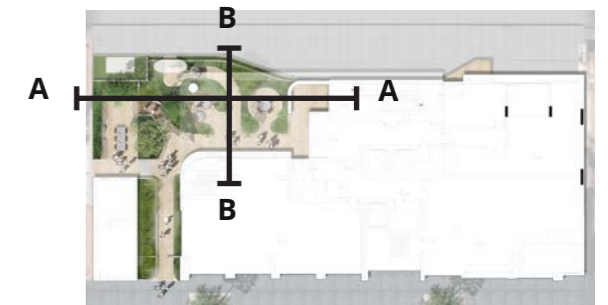
Sections



Elevational Section A



Elevational Section B



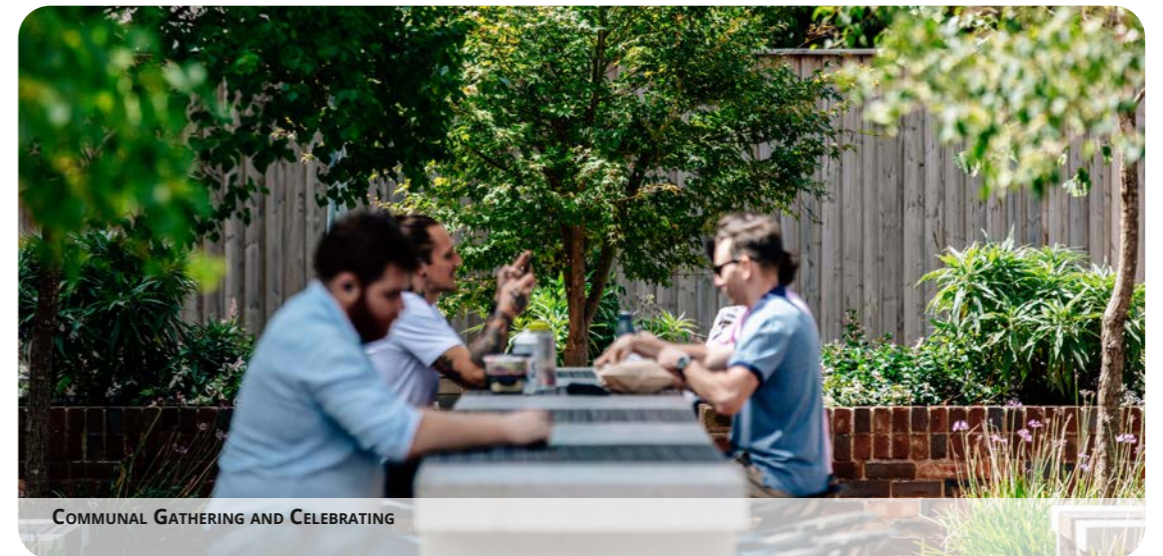
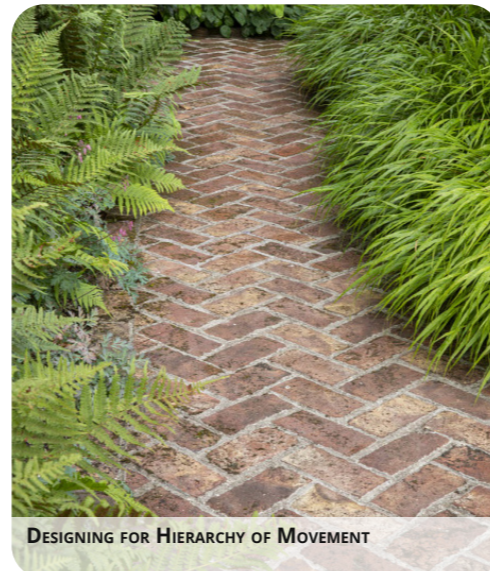
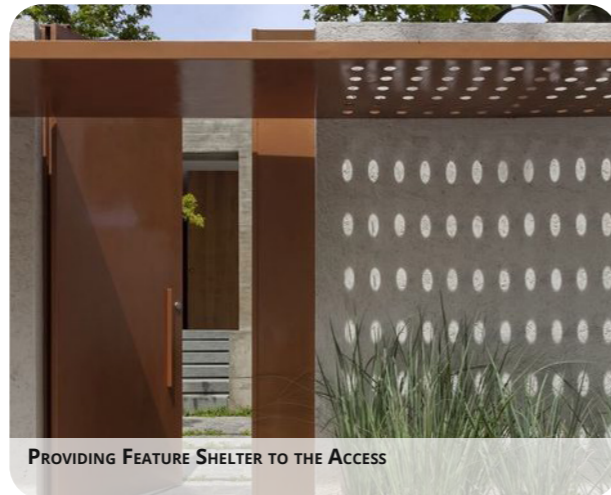
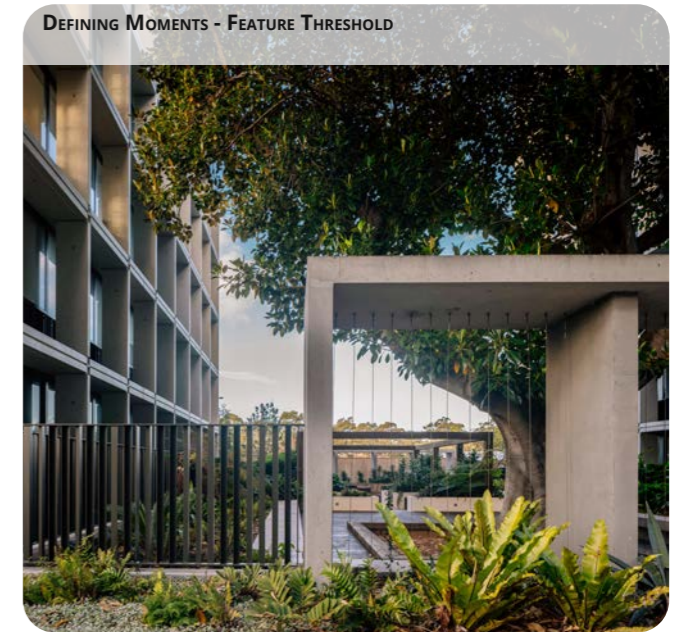
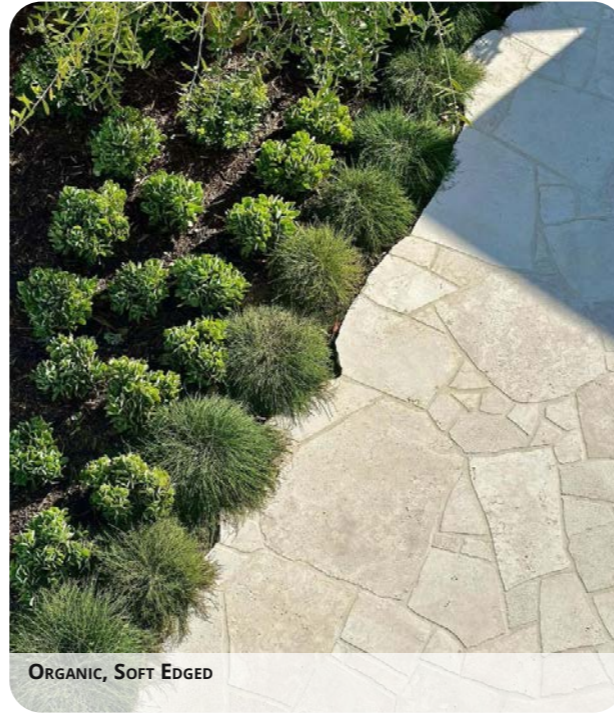
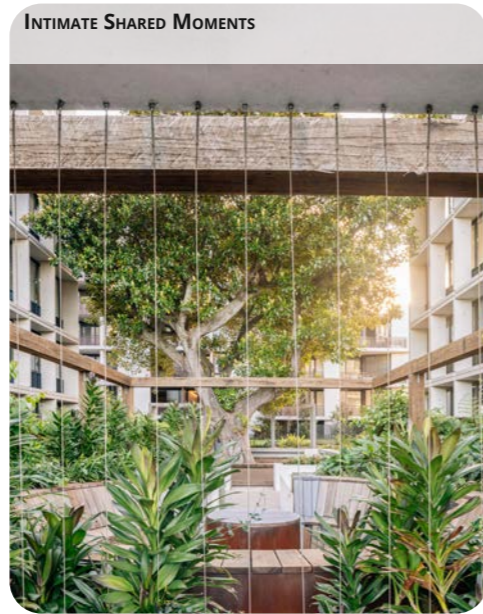
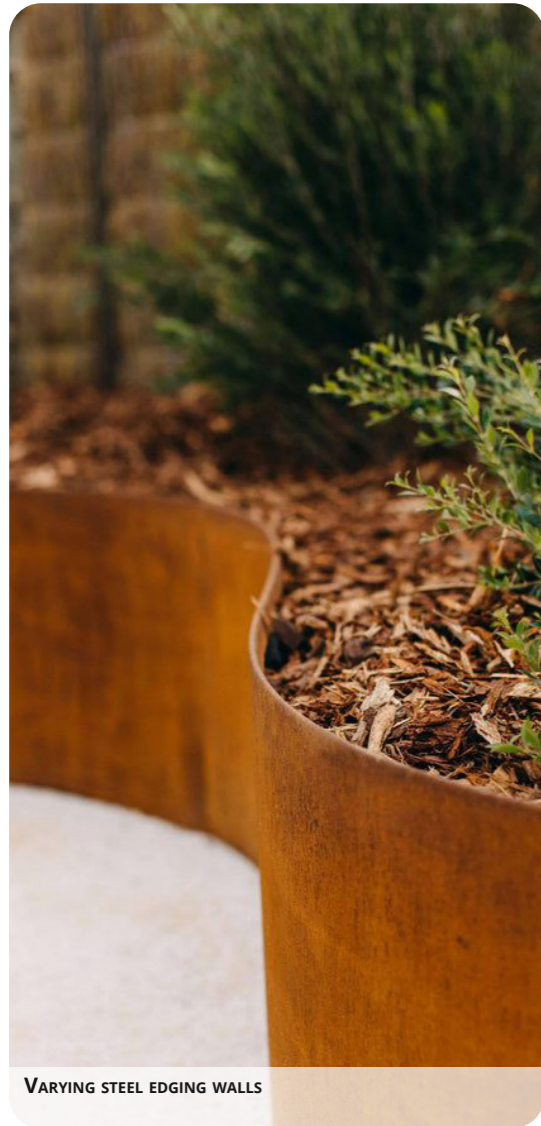
KEY PLAN

KEY

- 1 Semi permeable boundary fence allowing views into the development from the lane way.
- 2 Shade tolerant, lush native plantings connecting the development to the wider ecologies of North Sydney.
- 3 Feature tree strategically placed to capture views as a main anchor along movement axis.
- 4 Heritage recreational amenity, cues taken from the original property lines of the heritage block.
- 5 Small intimate seating nook, with built in furniture to the planting edge.
- 6 Feature gate for the main entrance off Church Lane. Overhead structure creating a threshold experience
- 7 Split tone cobble planter wall, bringing in tones of country and essence of materials that are local to the wider geology.
- 8 Buffer hedge strategically located to screen the existing building to the north concrete facade.
- 9 Alfresco dining are nestled into the high amenity planting, providing a private nook to enjoy intimate gatherings.
- 10 Blast-wall located to the back of sub station, strategic placement of permeable screening where blast wall not required.

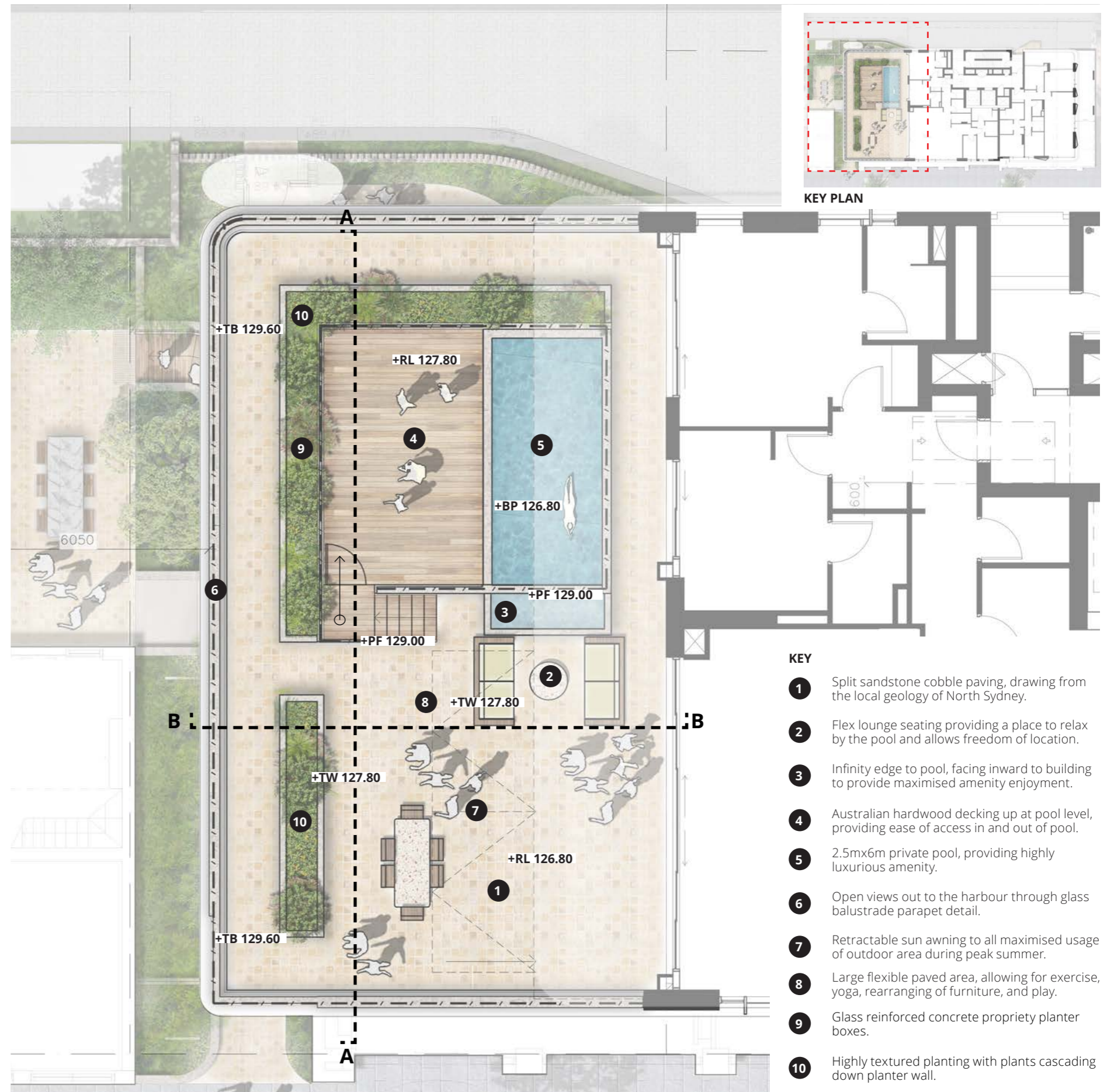
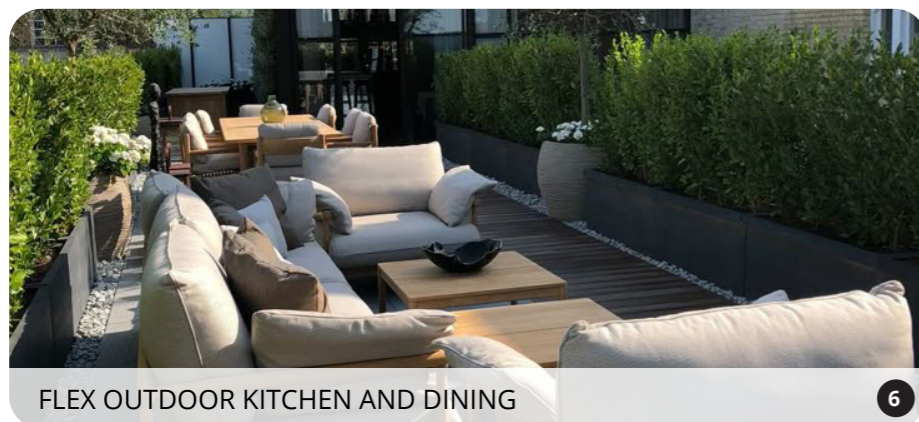
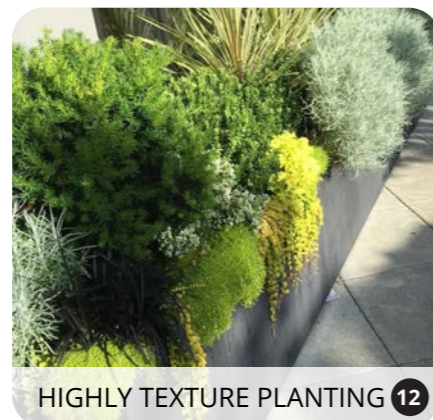
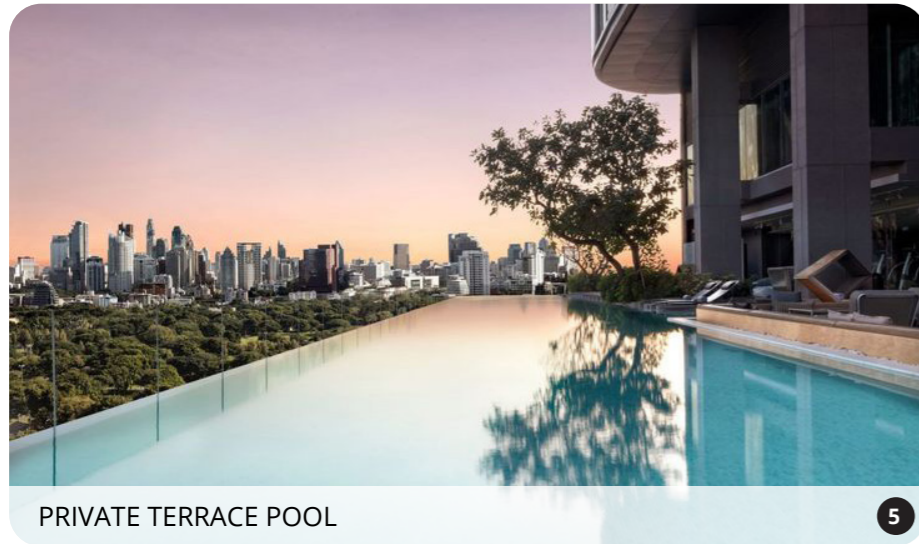
Ground Level

Precedent Imagery



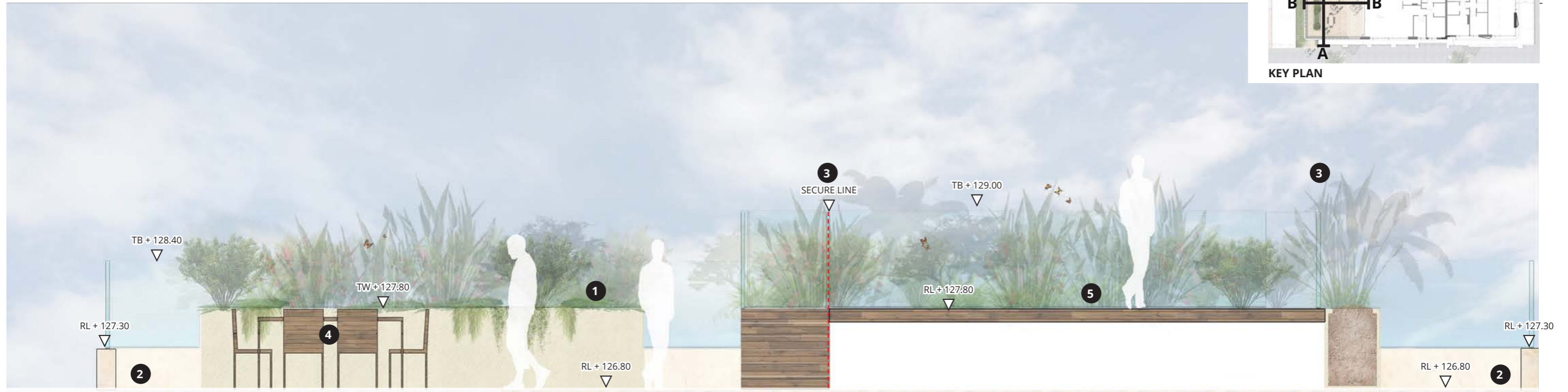
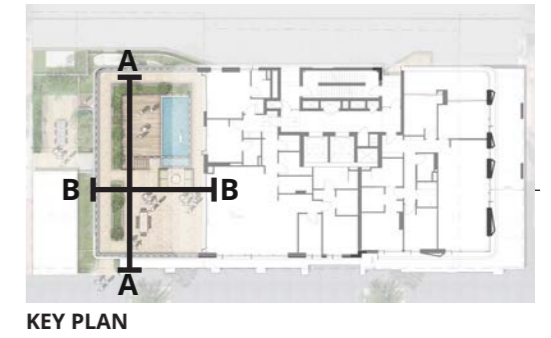
Level 11

Landscape Design



Level 11

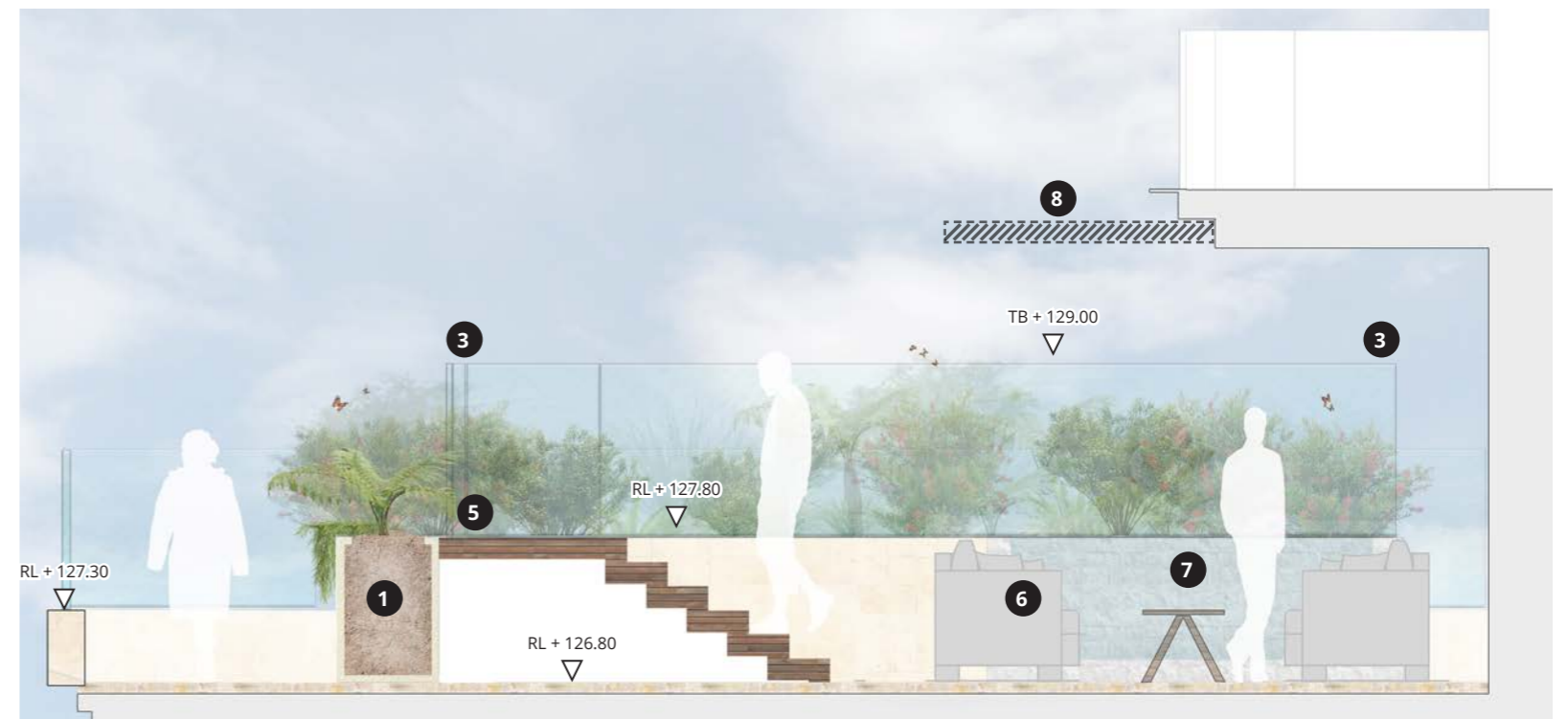
Sections



Elevational Section A

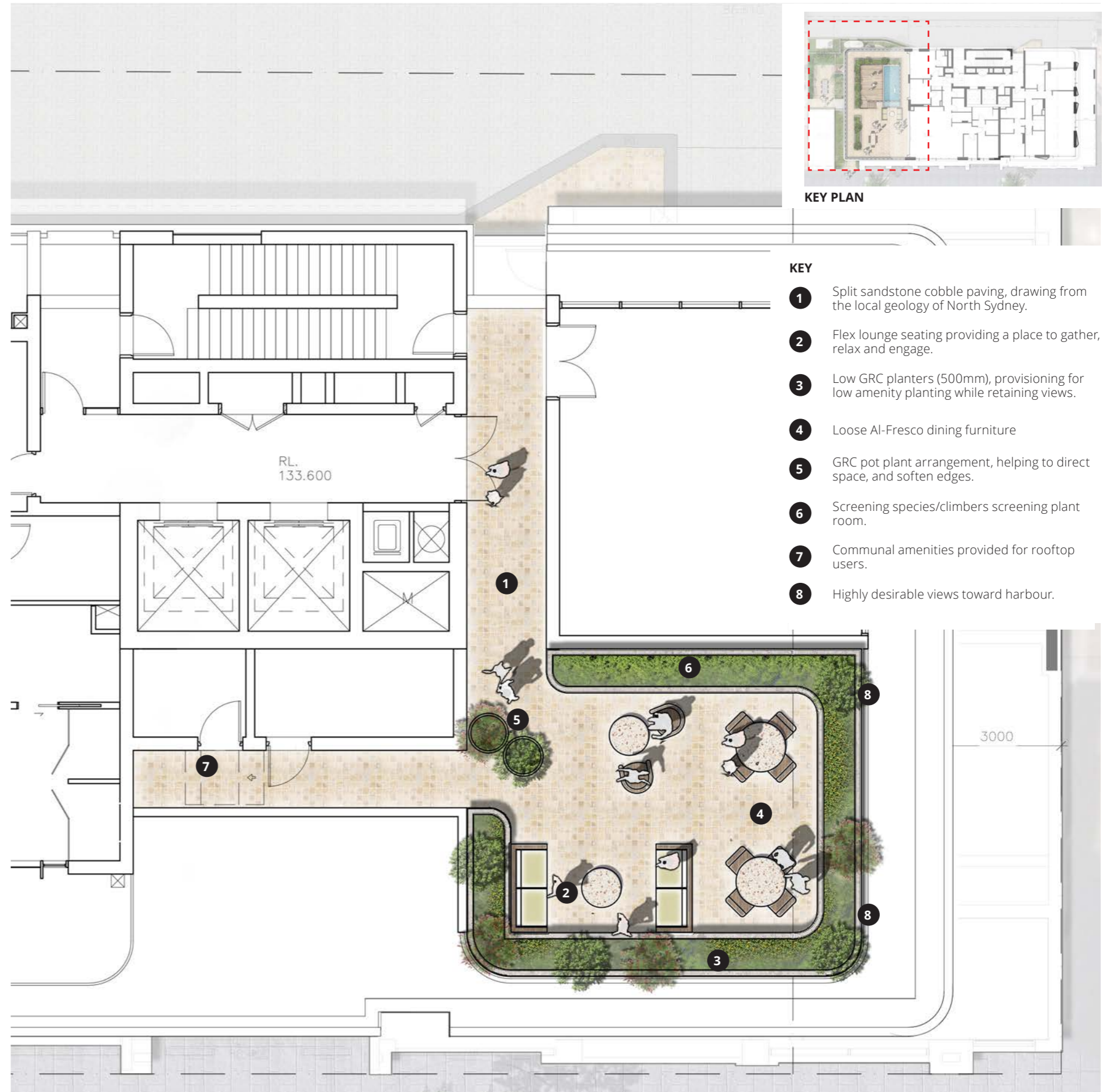
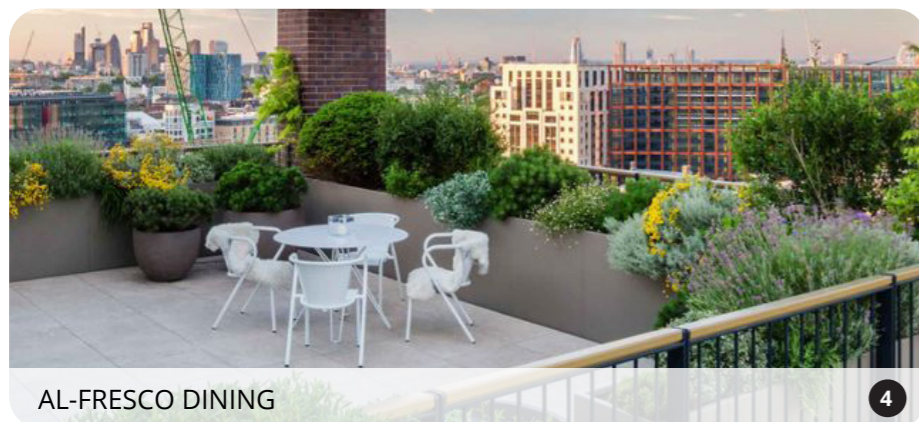
KEY

- 1 GRC propriety planters, planted out with lush native plantings tolerant of sun.
- 2 Absence of planter wall to capitalises on the high value views out to the Sydney Harbour
- 3 Pool barrier
- 4 Outdoor dining amenity.
- 5 Australian hardwood pool deck level with surrounding planting beds.
- 6 Flexible lounge arrangement.
- 7 Infinity catchment to pool edge.
- 8 Retractable awning above outdoor lounge suite.



Elevational Section B

Rooftop Landscape Design





SECTION 6.0

LANDSCAPE STRATEGIES

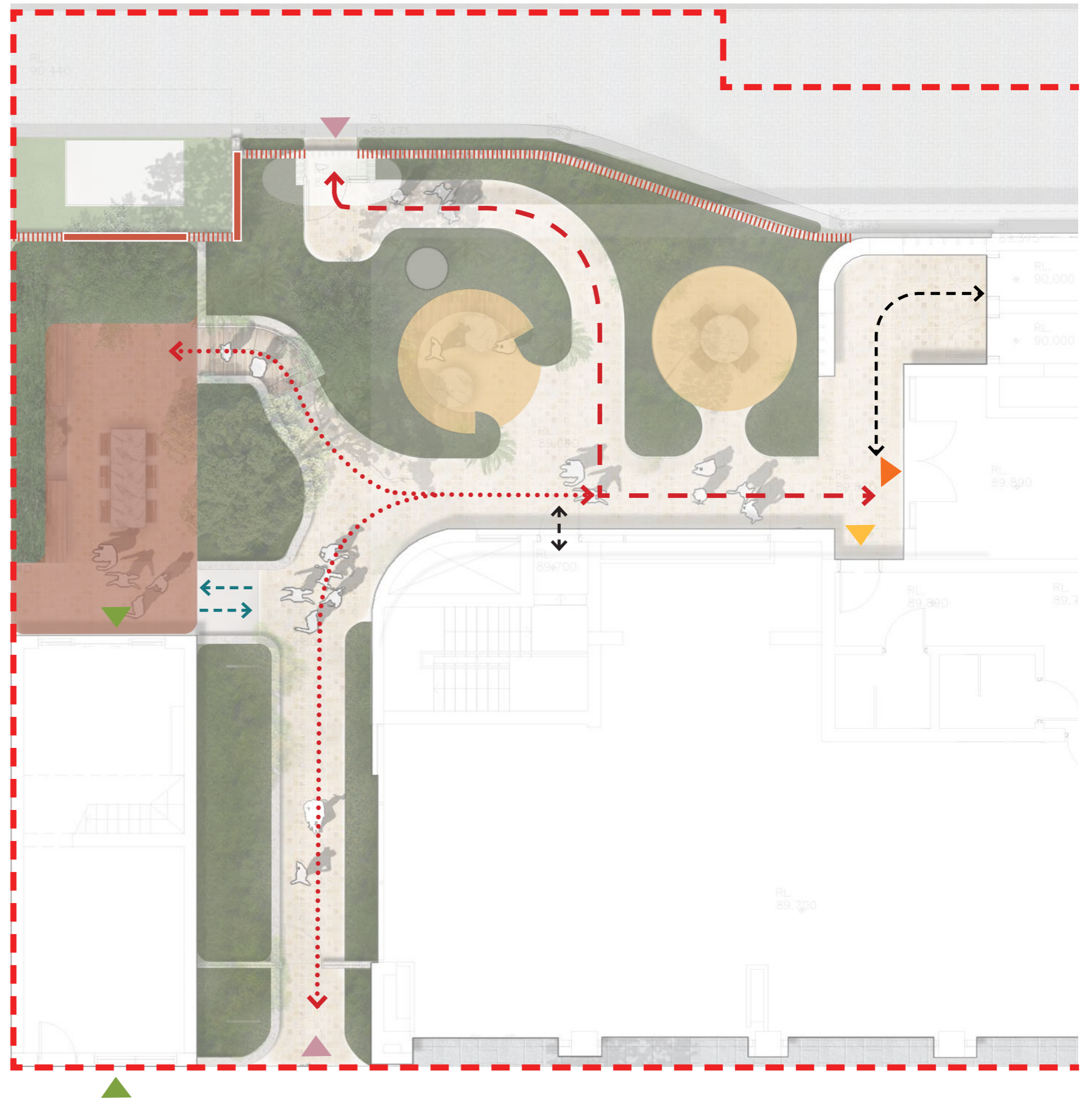
Ground Level

Circulation, Accessibility & Programming

Legend

KEY

- > Primary Residential Pedestrian Access
- ...-> Secondary Residential Pedestrian Access
- > Wheelchair Access
- > Service Access
- ▶ Residential Lobby Entry
- ▶ Heritage Entry
- ▶ Commercial Tenancy Rear Access
- ▶ Site Access
- Semi Permeable Boundary fence
- Blast Wall
- Heritage Recreational Landscape**
The heritage landscape design area seeks to pay respects to the old design language by designing as though the original property line stands. Creating the 'back yard' feeling.
- Passive Landscape Recreation**
Two medium to small seating nooks nestled into high amenity planting. Flexible dining seating, and intimate lounging offer a variety of experiences.
- High Amenity Planting**
Lush, highly textured, shade tolerant plantings that tap into the native planting communities from in and around North Sydney.



Masterplan Strategies

Tree Canopy Calculations

Legend

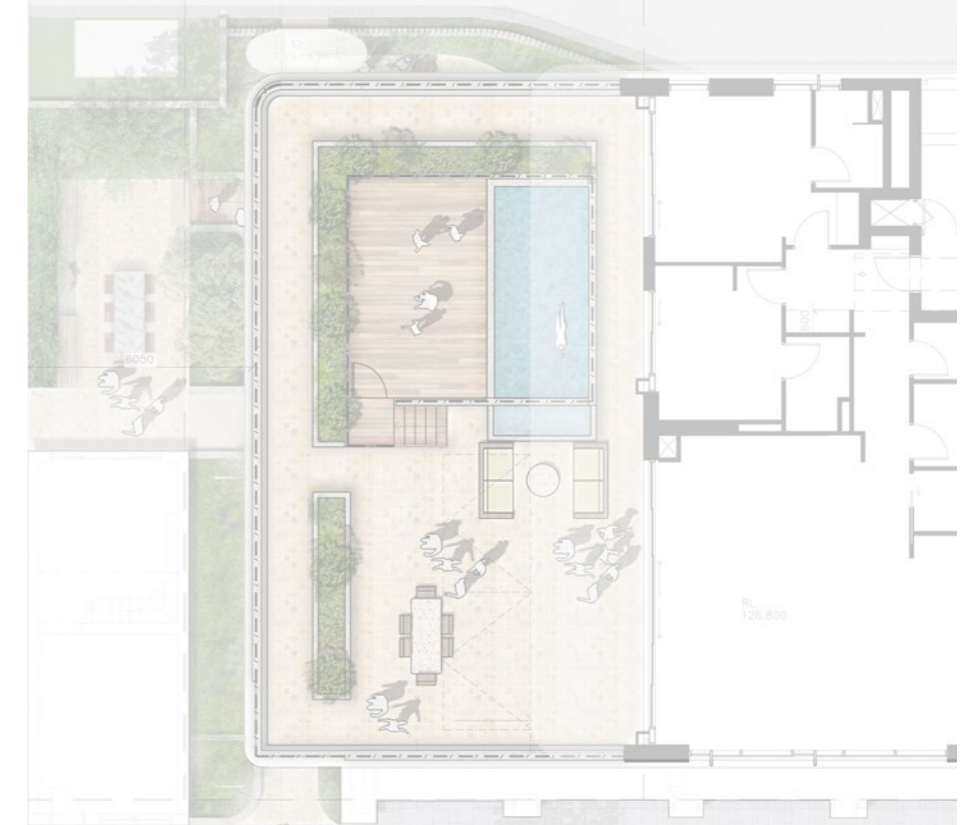
- 
Tree Canopy (GF/Public Domain)
 Area = 11.4m²

- Tree Canopy Cover**
 Church Lane Overall Area = 1099m²
 Total Tree Canopy = 32.4m² (3%)

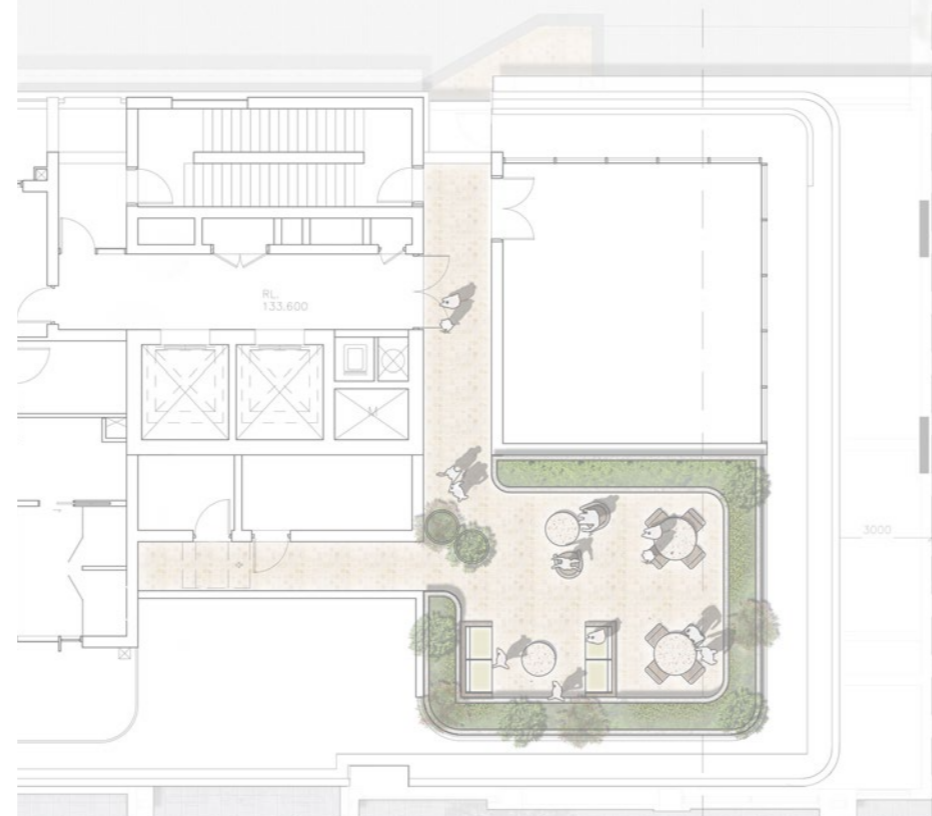
Ground Level Tree Canopy Plan



Level 11 Tree Canopy Plan



Rooftop Tree Canopy Plan



Masterplan Strategies

Soil Depth Calculations

Legend: Ground Floor

300mm Soil Depth
Soil Area = 5m²
Volume = 1.5m³

500mm Soil Depth
Soil Area = 24.5m²
Volume = 12.25m³

800mm + Soil Depth
Soil Area = 63m²
Volume = 50.4m³

Legend: Level 11

800mm Soil Depth
Soil Area = 13.6m²
Volume = 10.88m³

Legend: Rooftop

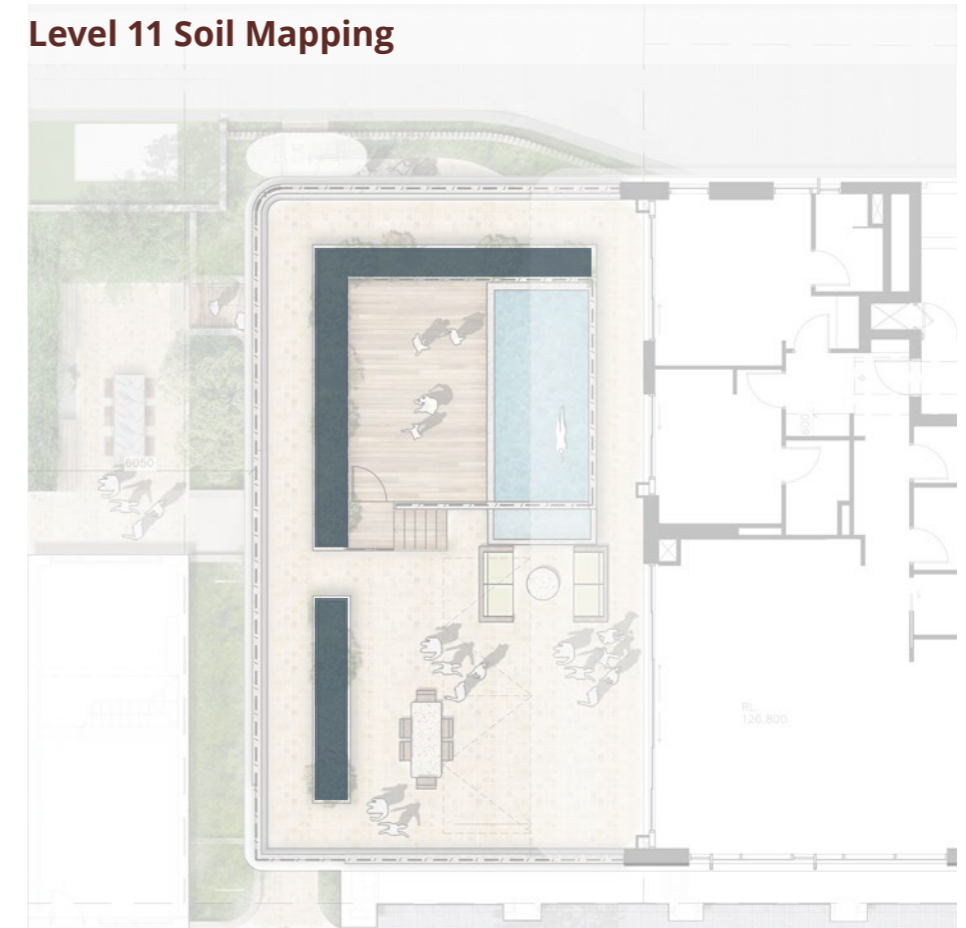
500mm Soil Depth
Soil Area = 17m²
Volume = 8.5m³

Total Area
Soil Area = 123.1m²
Volume = 83.53m³

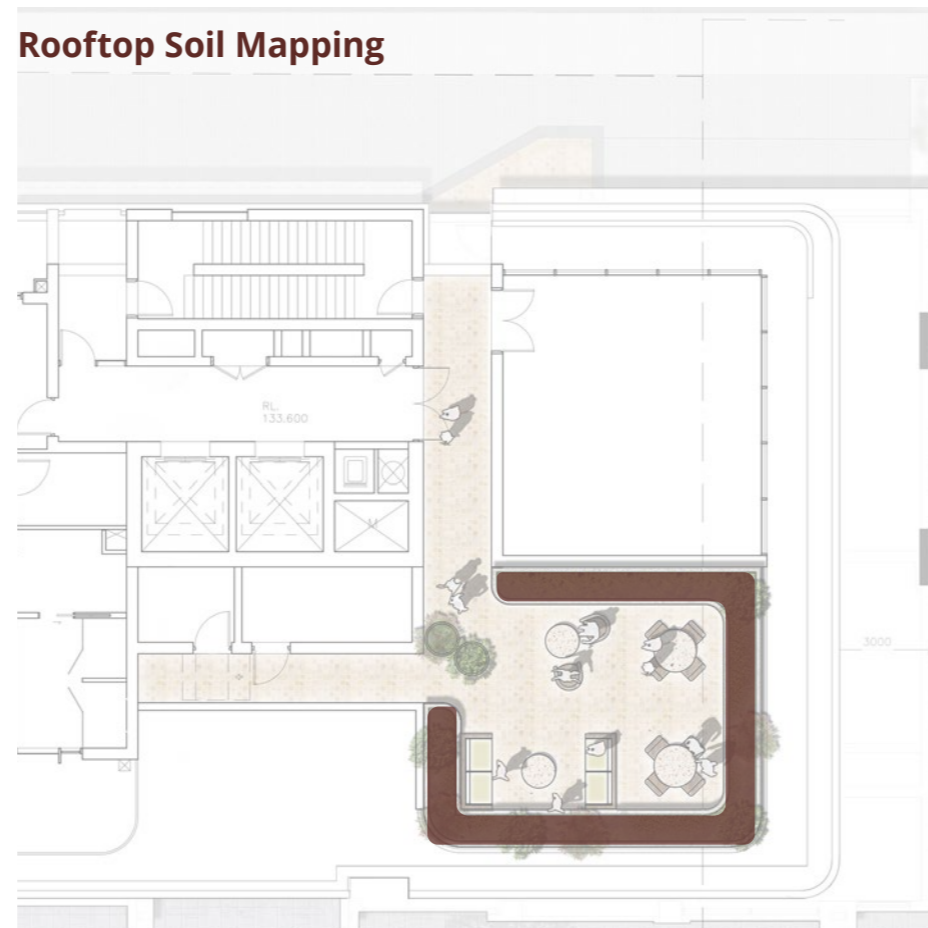
Ground Level Soil Mapping



Level 11 Soil Mapping

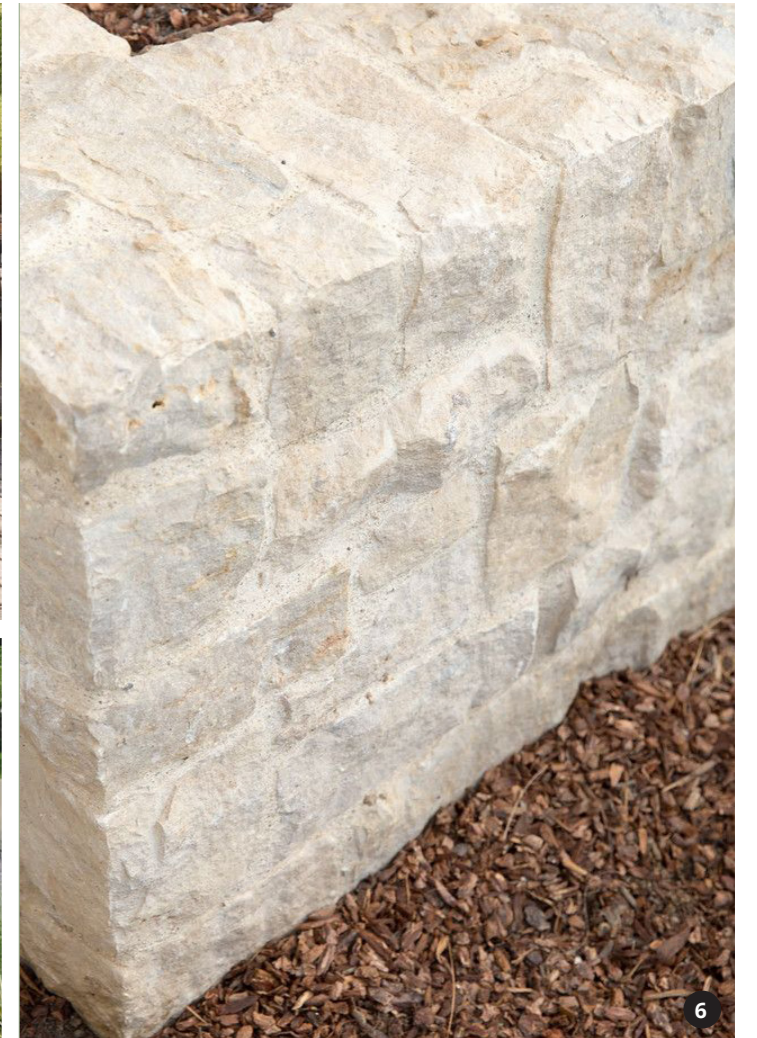
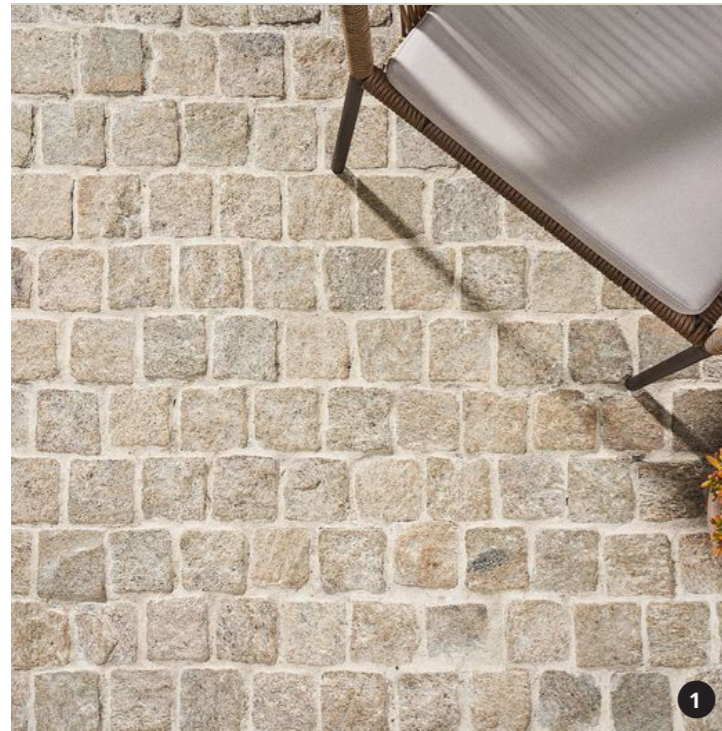


Rooftop Soil Mapping



Character

Ground Floor Material Strategy



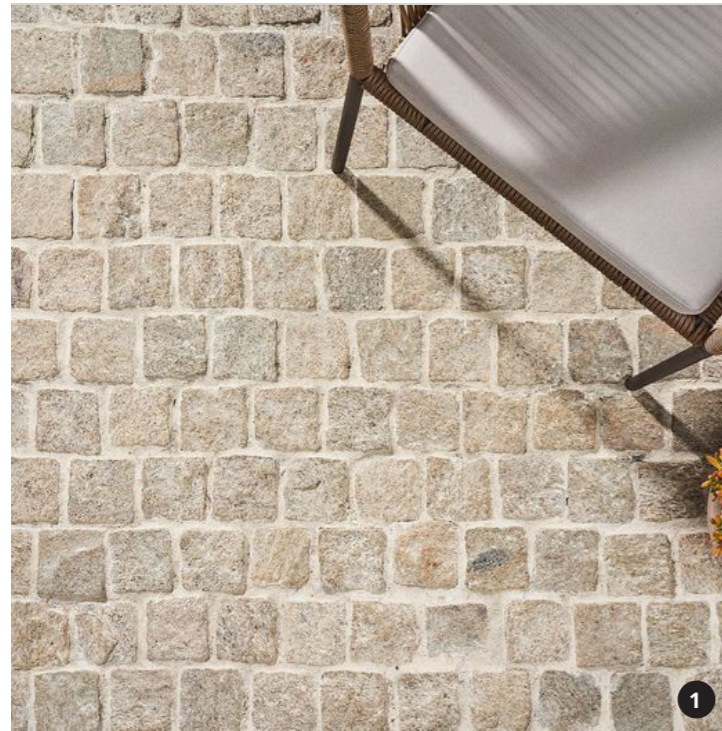
LEGEND

- 1 Split face Sandstone cobble paving, Connecting the tones and materiality to country
- 2 Feature entry off church lane - large swing gate, and overhead structure
- 3 Flex dining furniture, customisable to suit small to medium gatherings
- 4 Built in timber lounger seating
- 5 Sculptural feature nestled amongst high amenity planting
- 6 Low split stone masonry garden wall, retaining planter beds, and establishing strong lines
- 7 300mm raised metal edge to planter, creating soil depth to allow larger shrub plantings
- 8 Timber bench seating nestled amongst high amenity plantings



Character

Level 11 & Rooftop Material Strategy



Legend

- 1 Split face Sandstone cobble paving, Connecting the tones and materiality to country
- 2 Raised pool with infinity edge facing in towards building.
- 3 Glass Reinforced Concrete (GRC) prefab planters.
- 4 Loose alfresco furniture for flexibility of communal rooftop landscape.
- 5 Textured splitstone finish to pool infinity edge, creating ambient waterfall sounds.
- 6 Australian hardwood timber deck at pool level sitting flush with planting around perimeter.
- 7 Stone unit paving to communal rooftop with GRC planters to the perimeter.



Planting Strategy

North Sydney Vegetation Communities

These native vegetation communities have been identified in the North Sydney area. They are significant due to their level of endangerment and their habitat services.

Blue Gum High Forest

The Blue Gum High Forest is a lush, temperate forest found in the Sydney Basin, characterised by a dominant canopy of Sydney Blue Gum (*Eucalyptus saligna*). This forest type is noted for its tall, straight trees that form a dense canopy, allowing limited sunlight to reach the ground. The under-storey is rich in shrubs, ferns, and small trees, with a variety of native plants thriving in the moist, sheltered environment. The forest is typically found on fertile soils in sheltered valleys and is home to a diverse range of flora and fauna. It is a critically endangered ecological community due to large disruptions and reductions.

Angophora Forest

Open forest with dominant tree species being the *Angophora costata* (Sydney Red Gum). The Angophora forest has high conservation significance for its habitat for threatened fauna species.

Sandstone Gully Forest

Open forest occurring on steep Hawkesbury Sandstone with a mixed tree composition.

ECO Logical Australia Pty. Ltd. Recommendation

Legpro 45 Pty Ltd ATF Legpro 45 Unit Trust c/o Legacy Property engaged Eco Logical Australia Pty Ltd (ELA) to conduct a biodiversity development assessment report waiver (BDAR Waiver) for the subject site (253-265 Pacific Highway). Within the executive summary of their final BDAR Waiver is the following recommendation:

- / incorporate locally indigenous flowering species into the landscaping and garden designs to support local biodiversity.

Arcadia's planting strategy will include native flowering species to align with ELA's recommendation.



Angophora costata



Allocasuarina littoralis



Acacia linifolia



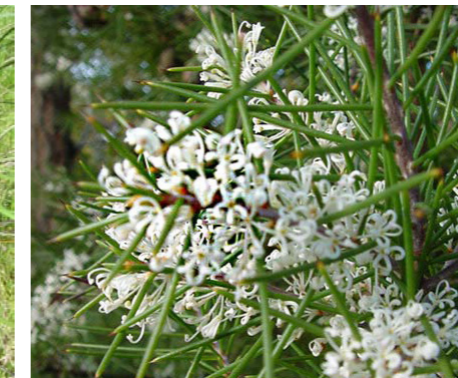
Corymbia gummifera



Eucalyptus saligna



Gahnia aspera



Hakea sericea



Pandorea pandorana



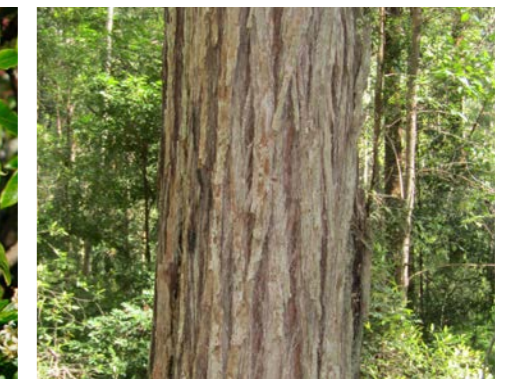
Persoonia levis



Pteridium esculentum



Pittosporum undulatum



Turpentine Syncarpia glomulifera

Planting Palette

Ground Floor

Trees	 <p><i>Ceratopetalum gummiferum</i></p>		 <p><i>Elaeocarpus reticulatus</i></p>		 <p><i>Podocarpus elatus</i></p>	
Shrubs & Accents	 <p><i>Alpinia nutans</i></p>	 <p><i>Monstera deliciosa</i></p>	 <p><i>Cordyline 'Glauca'</i></p>	 <p><i>Casuarina 'Greenwave'</i></p>	 <p><i>Alpinia caerulea 'Redback'</i></p>	 <p><i>Acmena smithii</i></p>
Ferns	 <p><i>Adiantum aethiopicum</i></p>	 <p><i>Asplenium australasicum</i></p>	 <p><i>Blechnum 'Silver Lady'</i></p>	 <p><i>Microsorium diversifolium</i></p>	 <p><i>Pteris tremula</i></p>	 <p><i>Doodia aspera</i></p>
Grasses & Groundcovers	 <p><i>Dichondra repens</i></p>	 <p><i>Viola hederacea</i></p>	 <p><i>Hymenosporum 'Gold Nugget'</i></p>	 <p><i>Pratia pedunculata</i></p>	 <p><i>Lomandra 'Lime Tuff'</i></p>	 <p><i>Dianella caerulea</i></p>

Planting Palette

L11 & Rooftop

Shrubs & Accents	 <p><i>Westringia fruticosa</i></p>	 <p><i>Eremophila nivea</i></p>	 <p><i>Melaleuca thymifolia</i></p>	 <p><i>Correa alba</i></p>	 <p><i>Crowea saligna</i></p>	 <p><i>Melaleuca 'Claret Tops'</i></p>
Grasses	 <p><i>Dichelachne micrantha</i></p>	 <p><i>Poa labillardieri</i></p>	 <p><i>Juncus usitatus</i></p>	 <p><i>Lomandra 'Lime Tuff'</i></p>	 <p><i>Anigozanthos 'Bush Blitz'</i></p>	 <p><i>Pennisetum 'Nafray'</i></p>
Groundcovers	 <p><i>Myoporum parvifolium</i></p>	 <p><i>Chrysocephalum apiculatum</i></p>	 <p><i>Casuarina 'Cousin It'</i></p>	 <p><i>Leptospermum 'Vertical Drop'</i></p>	 <p><i>Banksia 'Birthday Candles'</i></p>	 <p><i>Darwinia 'Seaspray'</i></p>

ARCADIA