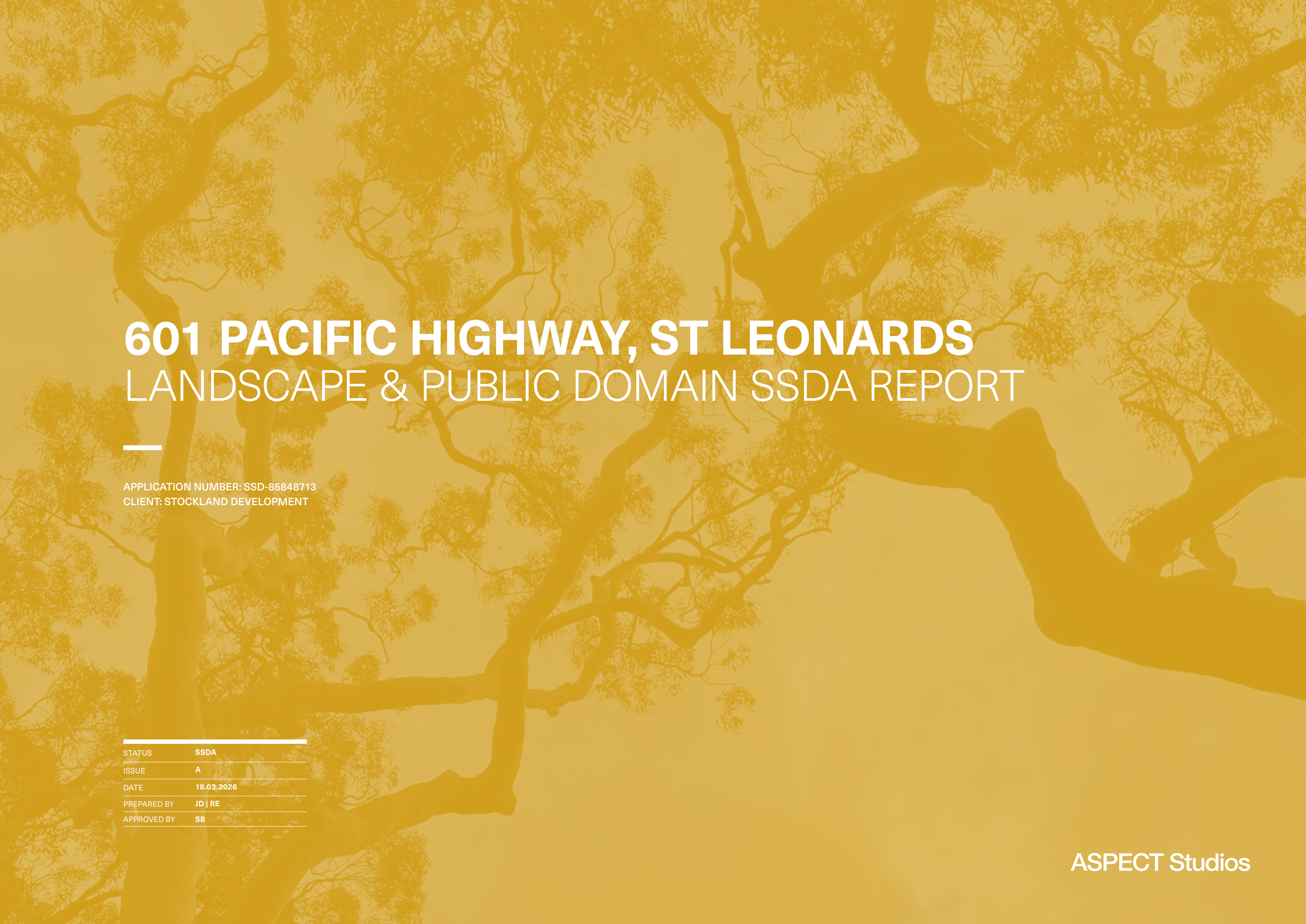




601 PACIFIC HIGHWAY, ST LEONARDS

LANDSCAPE & PUBLIC DOMAIN SSDA REPORT

APPLICATION NUMBER: SSD-85848713
CLIENT: STOCKLAND DEVELOPMENT

STATUS	SSDA
ISSUE	A
DATE	18.03.2026
PREPARED BY	JD RE
APPROVED BY	SB

ASPECT Studios acknowledges the traditional owners of the land we work on and travel through and we pay our respects to elders past, present and emerging.

We acknowledge Country and pay our respects to the Cammeraygal people as the Traditional Custodians of the lands of North Sydney.

We recognise their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, songs, dances, storytelling and caring for the natural and cultural landscape of the area.

Introduction

Development Details

Application number: SSD-85848713

Project name: 601 Pacific Highway, St Leonards

Location: 601 Pacific Highway, St Leonards

Applicant: Stockland Development Pty Limited

Background Information

Stockland Development (Stockland) submitted an EOI for an SSDA and concurrent rezoning proposal on 17th January 2025 through the Housing Delivery Authority Pathway (HDA). At its Briefing on 19th February 2025, the HDA recommended to the Minister that the applicant's project be declared SSD, for the reason that it sufficiently satisfied the objectives and criteria of the HDA. The project was declared as SSD in the State Significant Development Declaration Order 2025 (No 2) (26 February 2025).

A request for SEARs was lodged on the 6th of June 2025 with SEARS received on the 4th of July 2025.

Introduction

This SSDA Report has been prepared by ASPECT Studios is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-85848713) and concurrent rezoning proposal for a new mixed-use development at 601 Pacific Highway, St Leonards (the site).

The proposal seeks consent for the following:

- An amendment to the North Sydney Local Environmental Plan 2013 (NLEP 2013) to rezone the site from E2 Commercial Centre to MU1 Mixed Use and to amend the minimum non-residential floor space ratio development standard under Clause 4.4A from 20:1 to 1:1.
- Demolition of the existing 14 storey commercial office building that is currently on the site.

- Site excavation, remediation and other preparatory works.
 - Construction and operation of a new 52 storey (RL264.50) mixed use shop top housing development, with a FSR of 20:1 (maximum GFA of 56,880m²), comprising:
 - 538 dwellings including 508 Build-to-Sell apartments and 30 Affordable Housing apartments across a mix of apartment typologies.
 - A contribution of 5% of the residential GFA toward Affordable Housing.
 - Retail and commercial land uses at the ground and podium levels.
 - Internal and external residential amenities provided throughout the building.
 - Six levels of basement carparking, comprising a total of 300 car spaces, bicycle parking, loading bays, waste areas, plant, and back of house.
 - Vehicular access to the basement via Atchison Street.
 - Landscaping and Public Domain works.
- Reticulation of site services and infrastructure (electricity, telecommunication, water, and sewer connections).

Site Location and Context

The site is located on Cammeraygal country at 601 Pacific Highway, St Leonards within North Sydney (LGA). The site is legally described as Lot 71 in DP749690 and has a total area of 2,844m². The site is 4.5 km north of the Sydney CBD, 3 km from the North Sydney CBD, and within proximity to the centres of St Leonards, Chatswood, and Macquarie Park. The site is located 350 metres (walking distance) from St Leonards train station and approximately 400m (walking distance) from the Crows Nest Metro station.

A site aerial and location plan is provided at Figure 1 below.



Figure 1. Aerial photograph of site from Near Maps.

Response to SEARS

This SSDA Report has been prepared to address the following relevant Secretary's Environmental Assessment Requirements (SEARs) set out in the Table 1 below.

Table 1 Secretary's Environmental Assessment Requirements relevant to this Report

Requirements		Relevant Document	Response
14.	Trees and Landscaping <i>Provide a landscape plan, that:</i>		
	- 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).	Diagram of Canopy Coverage (pg 11), Planting Schedules, Tree Schedules (pg 19, 20)	The landscape plan identifies proposed trees and planting zones across the site, showing species, location, size and indicative canopy spread at maturity. The design achieves approximately 9% canopy coverage, supporting Council’s urban greening objectives.
	- Provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.		Existing trees were assessed by the project arborist, and findings are summarised in the accompanying Arboricultural Report.
<i>If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:</i>			
	- Any existing canopy coverage to be retained on-site.	Arborist Report (Tree Impact Plan) Diagram of Canopy Coverage (pg 11)	Where feasible, existing canopy coverage has been retained, as shown in the canopy coverage diagrams. Proposed trees will further enhance the overall canopy coverage within the scope of works.
	- Tree root mapping. If the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant		As per the Aborist Report, street trees 2 and 4 are of high retention value. Opportunities for retention were considered, yet due to poor condition and conflicts with proposed works, have been recommended for removal.
23.	Public Space If public space is proposed as part of the development, demonstrate how the development:		
	- Maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.	Diagram of Access & Circulation (pg 9) Public Space Plan (pg 10)	The access and movement strategy supports a clear, efficient and safe circulation network for vehicles, cyclists and pedestrians. It retains key existing connections while introducing new links that strengthen permeability and public access through the site.
	- Provides accessible public space.		
	- Maximises permeability and connectivity.		
	- Maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.		
	- Maximises street activation.		
	- Minimises potential vehicle, bicycle and pedestrian conflicts.		

Design Review Feedback (SDRP 01)

The SDRP 01 occurred on 13.08.2025. A consolidated summary of responses to landscape items raised in the SDRP feedback is set out in Table 2 below.

Table 2. State Development Review Panel 01 feedback relevant to this report.

Requirements		Relevant Document	Response
Ground Plane <i>There is a strong opportunity to improve the sites relationship with Mitchell Plaza and Pacific Highway to realise the strategic intent of the Crows Nest Precinct Guide</i>			
7.	Avoid unnecessary fragmentation of the ground plane by liaising with Council to achieve gentle transitions between final on-site levels and the public domain	Refer to General Arrangement Plan - Ground Plane	The design aims to create a seamless and accessible transition between the site and surrounding public domain. Levels have been carefully coordinated with Council's existing grades to avoid steps and unnecessary level changes. Ongoing liaison with Council will ensure consistent paving treatments and smooth connections across boundaries, maintaining visual and physical continuity through the ground plane.
8.	Test and Provide analysis of alternative solutions to the south-east corner to allow for comfortable pedestrian movement between Mitchell plaza and pacific highway.	Refer to General Arrangement Plan - Ground Plane	Several layout options were tested to improve pedestrian flow between Mitchell Plaza and Pacific Highway. The preferred design introduces a terraced landscape that maintains a clear axial connection along the façade while easing the level change between the two spaces. Steps and low walls are integrated with seating and planting to create an informal edge that invites movement and use without obstructing desire lines. Paving treatments reinforce the connection and improve wayfinding across the site.
9.	<i>Provide further analysis of the scale and character of Mitchell Plaza and how the proposed podium scale, under crofts and ground plane relate to and reinforce this character.</i>		The ground plane design acknowledges the geometry of Mitchell Plaza by extending its alignment and tying new paths directly into the existing circulation pattern. Paving geometry and level transitions are coordinated to create a seamless connection, reinforcing the plaza's open, pedestrian character. The approach maintains visual and physical continuity across the boundary, ensuring the new works feel like a natural extension of the existing public domain.
10.	Demonstrate how the proposal improves the interface with Pacific Highway, noting that while the existing character has some hostile elements there are opportunities to improve this with redevelopment: a. Test the extent of services located along this frontage and whether more areas of activation could be provided. a. Propose design solutions to enliven this frontage, such as ensuring that the design of services is integrated with the architecture and providing artworks to be experienced by pedestrians and vehicles passing by. a. Demonstrate that good crime Prevention Through Environmental Design (CPTED) outcome are achieved, such as passive surveillance.	Refer to Architects Design Report	The landscape along the Pacific Highway is designed to soften and green what is currently a harsh edge. New street trees, layered planting and robust materials create a more comfortable and visually engaging streetscape for pedestrians.
11.	Ensure successful activation of Atchison Street and an engaging and permeable ground plane by: a. Providing a well designed and inviting residential lobby that could be set back from the facade, b. Foregrounding retail spaces to enhance street level vibrancy c. Integrated ground levels with the adjacent footpath to support equitable pedestrian movement.	Refer to General Arrangement Plan - Ground Plane	The design reinforces Atchison Street as an active, welcoming frontage. Retail tenancies are located at the street edge to create vibrancy and visual interest, while the residential lobby is recessed to provide a generous, sheltered entry threshold. Level transitions have been resolved to align with the footpath, ensuring universal access and smooth pedestrian movement. Planting and seating further enhance comfort and amenity, contributing to a lively and inclusive streetscape.

Design Review Feedback (SDRP 02)

The SDRP 02 occurred on 01.10.2025. A consolidated summary of responses to landscape items raised in the SDRP feedback is set out in Table 3 below.

Table 3. State Development Review Panel 02 feedback relevant to this report.

Requirements		Relevant Document	Response
Ground Plane <i>There remains a concern that the proposal overly limits the pedestrian connectivity between Mitchell Plaza and the Pacific Highway and that the south-west corner lacks generosity at ground level</i>			
8.	<i>Setback the retail at ground to make the pedestrian connection more inviting and demonstrate that this corner can accommodate future demand for pedestrian movement.</i>	Refer to General Arrangement Plan - Ground Plane	The design provides a generous undercroft space to allow for an accessible path of travel between Pacific Highway and Achinson Street. Levels have been carefully coordinated with Council's existing grades to avoid steps and unnecessary level changes.
10.	<i>Adjust landscape levels to allow for gentler transitions in elevation. For example, terraced steps rather than long flights of stairs.</i>	Refer to General Arrangement Plan - Ground Plane	Several layout options were tested to provide a gentle and accessible level transition at the south-west corner of Mitchell Plaza as pedestrians arrive to the property from Pacific Highway. The proposed design introduces both terraced steps and a ramped path of travel, integrated with low walls, a seating bench and planting to create a welcoming and generous arrival experience.

Description of the Landscape Works

The project consists of the construction of a new 52-storey mixed-use development comprising 538 dwellings (including 30 affordable units), retail and commercial spaces, and extensive residential amenities. The project also includes six basement parking levels with 300 spaces, site landscaping, public domain works, and new utility connections.

This project integrates landscape within the ground plane, Level 04 & level 05. Throughout, landscape is used to create welcoming places to inhabit and to provide excellent amenity for the broader community, as well as for the building residents.

Ground Plane

At the ground plane, upgrades are proposed to create a seamless transition from the proposed retail to the existing Mitchell Plaza. Directly adjacent to the glazing line, an outdoor dining zone on high-quality stone paving expands the retail areas into the public realm. Understorey planting, trees, and fixed furniture create a transition to the existing Mitchell Plaza, which is incorporated into the broader space through minor integration works.

A proposed driveway and minor make good works to the Atchison Street footpath, and minor make good works, proposed trees and planting to Pacific Highway footpath provide a welcoming and legible arrival experience for additional retail, the residential lobby, and the commercial lobby, as well as strengthening the visual and physical links to the wider precinct.

The proposed upgrades include new paving, accessible path (ramps), public bike parking, trees, understorey planting, and fixed furniture.

Level 04 Terrace

The Level 4 terrace takes advantage of the north and easterly aspect to create an accessible and welcoming resident facility.

It incorporates play elements and surfacing, as well as an outdoor wash area.

Level 05 Terrace

On Level 5, a generous communal rooftop catering to residents of all ages is provided. Amenities include generous set-down planting with lush understorey species and canopy trees, moments of integrated play equipment, a scooter/walking track, a barbeque area and communal dining setting, and ample lounging and gathering spaces.

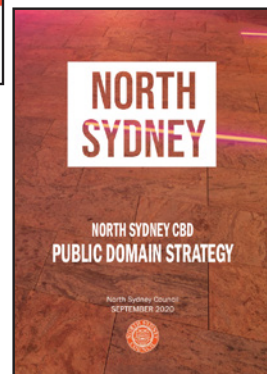
To the north-east of the Level 5 terrace, spill-out areas from the indoor pool provide a place to enjoy the northerly aspect of the covered terrace.



Connection to Broader Strategic Principles

Principles from the following design guides, local policies, and strategic documents have been incorporated into the proposed design.

In particular, principles relating to the primacy of pedestrians and their routes of travel, increased amenity for the broader community, and the creation of a greener and more resilient LGA have been especially important to the development of the scheme.



North Sydney Public Domain Style Manual & Design Codes and CBD Public Domain Strategy

Use Council's standard paving, kerb and furniture palette to streetscape

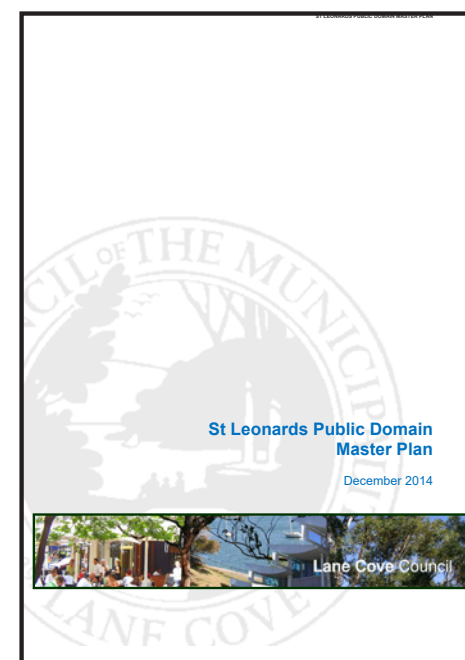
- Provide shade, seating and lighting to support comfort and walkability



Crows Nest Precinct Design Guide

Deliver a green, walkable, and integrated public domain aligned with precinct character

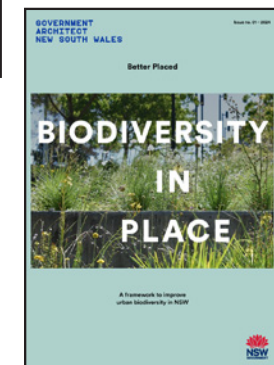
- Strengthen connections to metro and public spaces through legible paths and plazas



St Leonards East Public Domain Masterplan

Establish a network of north-south green streets

- Promote public domain structure to support St Leonards' evolution from purely commercial into a mixed-use, people-oriented precinct



Greener Places and Biodiversity in Place

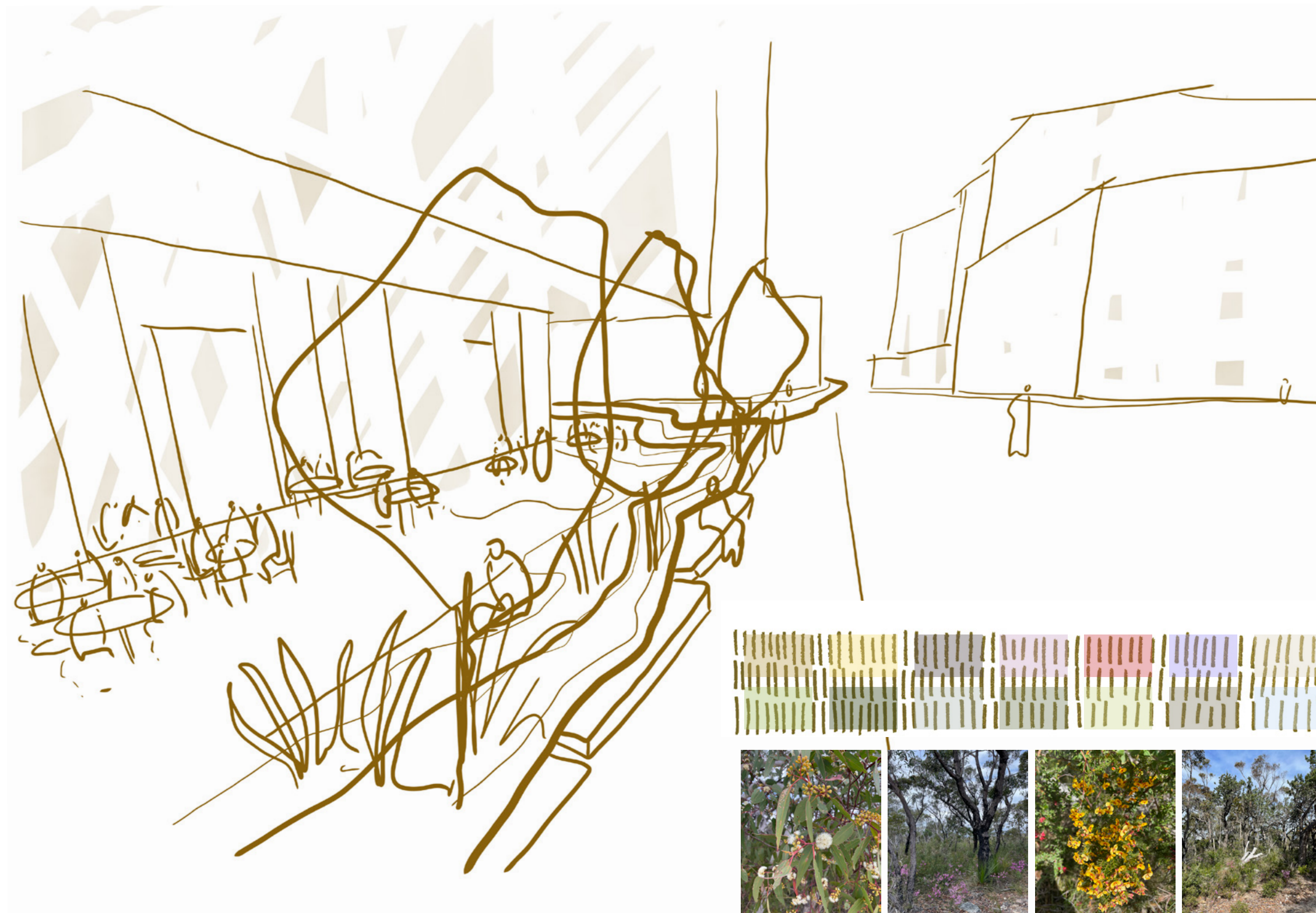
- Incorporate urban tree canopy across all levels; ground plane, podium, rooftops.
- Prioritise locally native species and habitat-supporting planting to improve urban biodiversity

Connecting with Country | Landscape Integration

The landscape design for the development has been shaped through a Connecting with Country approach, informed by a walk on Country and cultural input from a Cammeraygal Traditional Custodian, Aunty Jeanie, facilitated by First Nations consultant Ngurra Advisory. This process guided a design response that celebrates local identity, fosters belonging, and restores connection to Sydney's unique ecological and cultural landscape.

Across multiple levels, the landscape expresses a narrative of Country — from the textured sandstone forms of the ground plane to the layered planting of upper terraces. The use of Sydney Sandstone and Eastern Suburbs Banksia Scrub species grounds the design in place, offering a palette that is aromatic, seasonal, and resilient. These species reconnect the site to its pre-urban ecology and reinforce a sense of continuity between the natural and built environment.

The ground level extends the public domain to strengthen pedestrian links and create welcoming, inclusive spaces for gathering and movement. Higher terraces provide opportunities for respite, social interaction, and views across Country, evoking the experience of moving through the ridgeline landscape. Together, these spaces form a living expression of connection — honouring Country through material honesty, sensitivity to topography, and the creation of green, generous environments that nurture community and reflect the enduring presence of First Nations knowledge.



Public Space | Access & Circulation

The access and movement strategy supports a clear, efficient and safe circulation network for vehicles, cyclists and pedestrians. It retains key existing connections while introducing new links that strengthen permeability and public access through the site.

Vehicular entry and exit are provided from Atchison Street, allowing direct access to the basement carpark. Loading and servicing also occur from Atchison Street, consolidating vehicle movements and minimising potential conflicts with pedestrians.

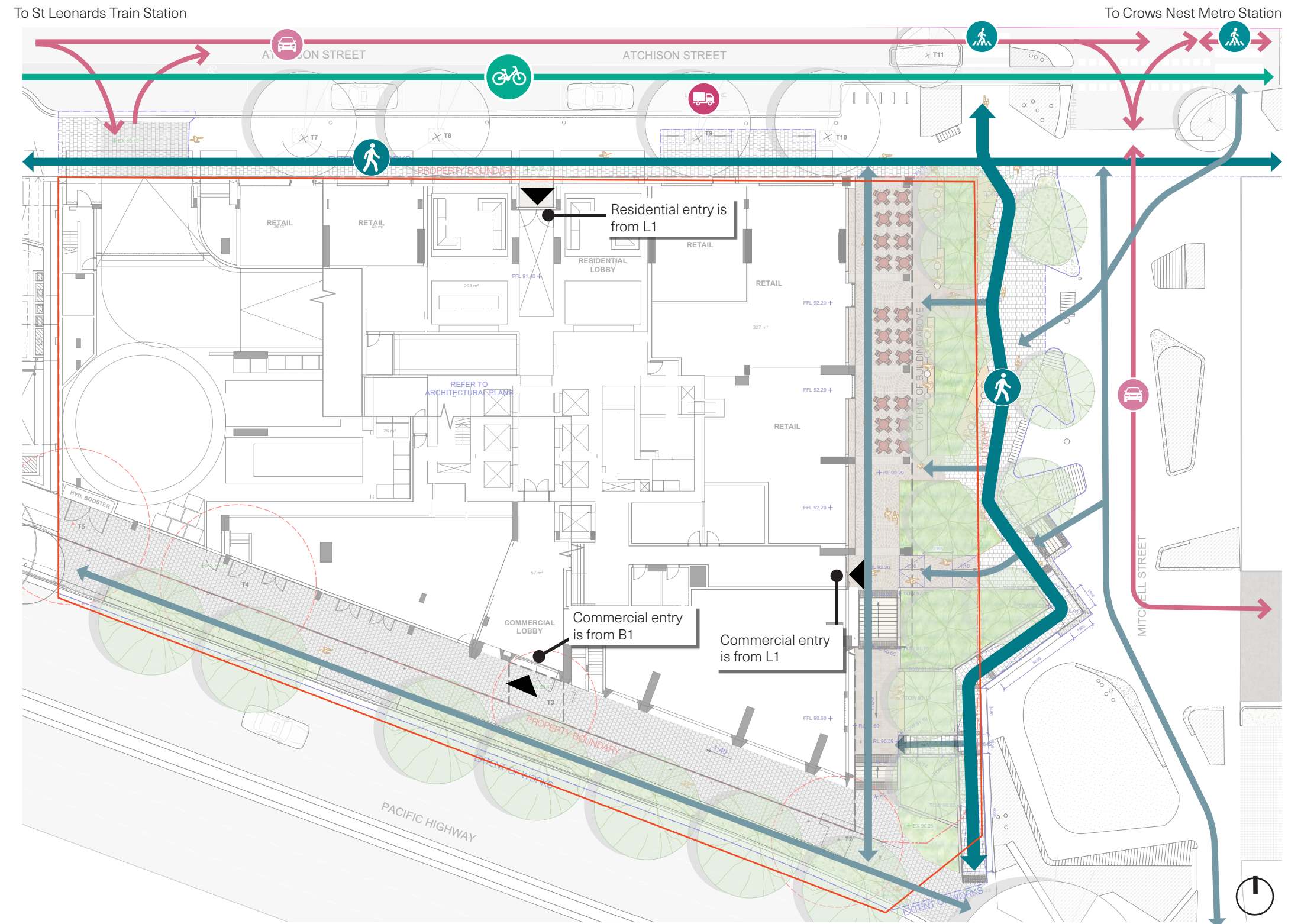
The existing on-road cycleway along Atchison Street is retained as a key east-west corridor, maintaining continuity within the broader cycling network.

North-south pedestrian movement is maintained and enhanced along the eastern edge of the site, where new seating and planting define a welcoming, public-facing interface. This edge also accommodates east-west connections that link retail frontages with Mitchell Plaza, improving permeability and visual connectivity.

Pacific Highway continues to operate as a key pedestrian spine, supporting strong links between the nearby metro, train stations and bus routes - reinforcing the site's integration with the surrounding movement network.

KEY

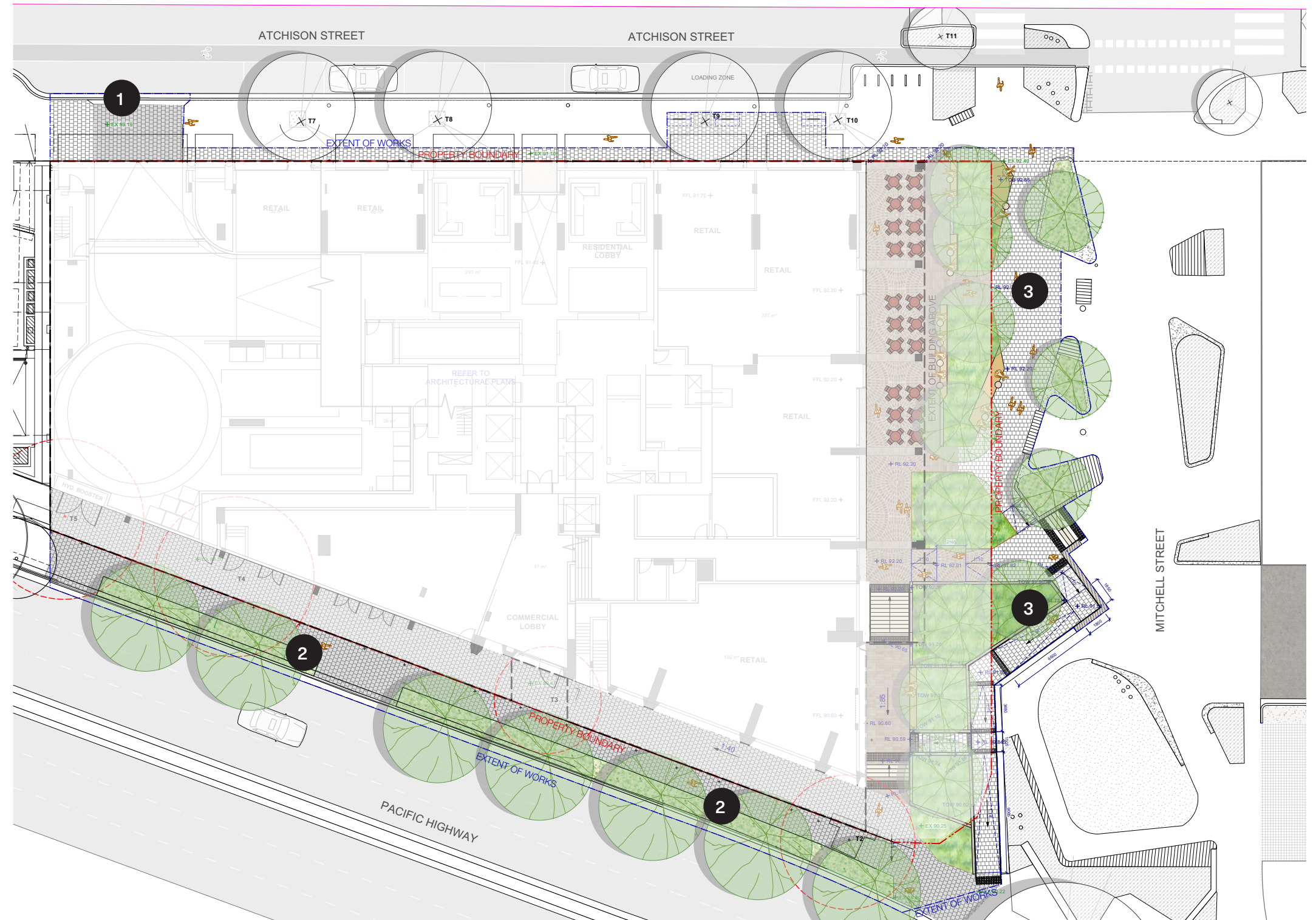
-  Key pedestrian corridor
-  Pedestrian Crossing
-  Bike Path
-  Vehicular movement
-  Loading Zone
-  Secondary pedestrian routes
-  Major building entry / building lobbies
-  Site Boundary



Public Space Plan

The majority of landscape works on the ground plane occur within the private property boundary. There are small areas of new landscape proposed works occurring outside of the site boundary which are comprised of the following;

1. A new driveway and minor make good works to the Atchison Street footpath. This footpath was recently upgraded by North Sydney Council and the project seeks to retain and protect these works as far as possible
2. New paving to Pacific Highway, to match North Sydney Council standards, as well as new trees and understorey planting
3. Minor tie-in works along the development's eastern edge, to ensure a seamless transition with the existing Mitchell Plaza.
4. New 1:14 DDA ramp from Pacific Highway into Mitchell Plaza. The existing pedestrian route relies on paths running through the private lot boundary and include areas which are not compliant with current DDA standards. The new ramp will ensure maximum accessibility & activation.



Public Space | Canopy Coverage

The landscape strategy aims to maximise tree canopy coverage across the site.

The design introduces a combination of in-ground and raised planters to support canopy trees and contribute to a greener streetscape.

Along Pacific Highway, a new tree-lined street edge is proposed, creating a strong green corridor that enhances visual amenity, provides shade, and reinforces the site's urban character. These trees will establish a consistent canopy that improves pedestrian comfort and reduces urban heat.

Additional planting within terraces and setback zones provides vertical greening and contributes to overall canopy targets, supporting a layered and cohesive landscape outcome across the development.

The following trees have been proposed for removal / retention as reflected in the arborist report prepared by Tree Management Strategies:

- Removal:** Trees 2, 3, 4, 5,12, 13, 14 and 15.
- Retention:** Trees 1, 6, 7, 8, 9, 10, 11

KEY

Canopy Cover within Boundary

Canopy Cover within EOW

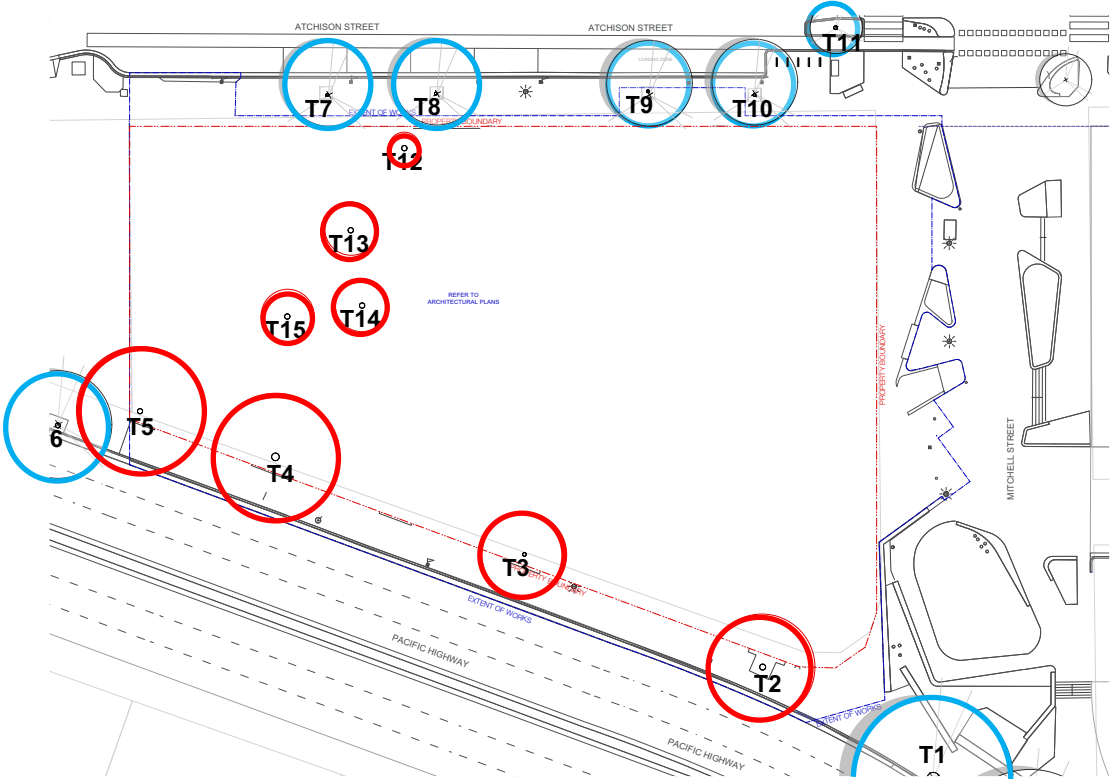
Tree Proposed for Removal

Tree Proposed for Retention

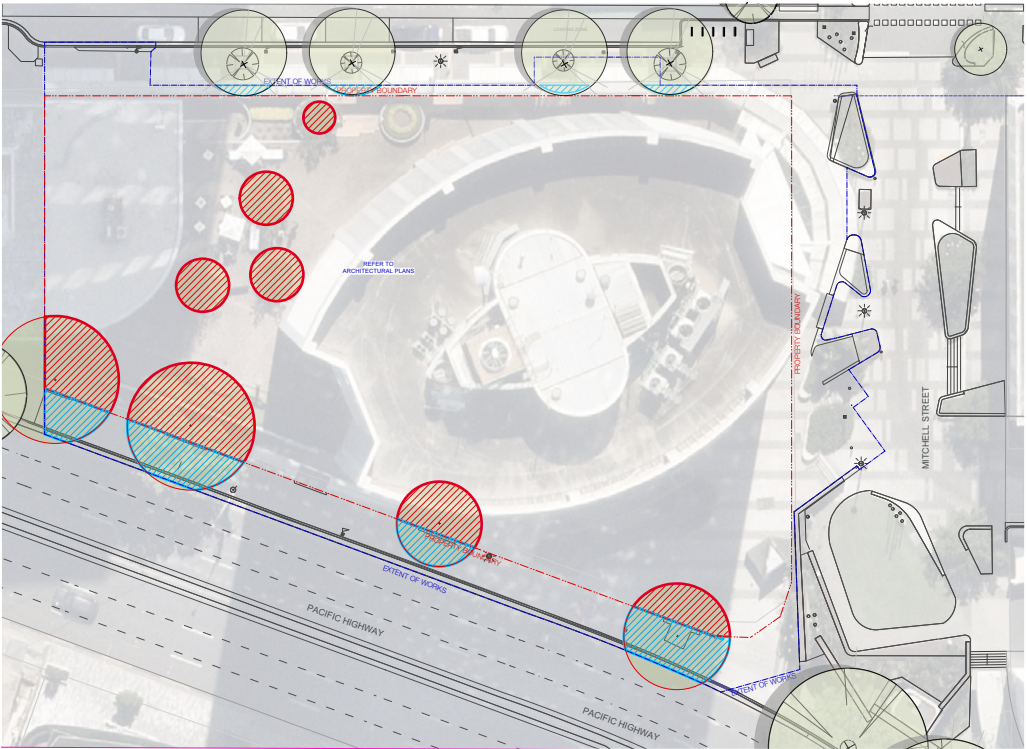
Property Boundary

Extent of Works (EOW)

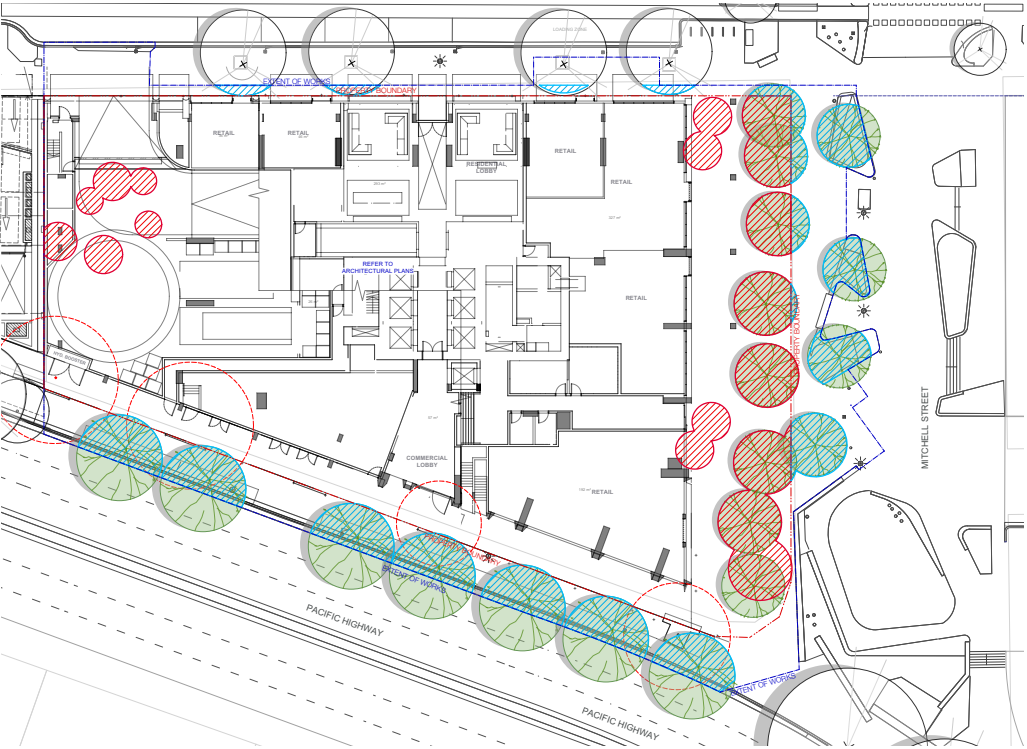
Tree Management Plan



Existing Canopy Coverage



Proposed Canopy Coverage & Tree removal



	Canopy Cover	
Source	Crows Nest Precinct DG	
Target	No less than 9%	
	Existing	Proposed
Private property boundary	253m2 (9%)	274m² (9.6%)
Extent of Works Boundary	381m² (11%)	589m² (17%)



Public Space | Deep Soil

Owing to its highly urban location and basement constraints, deep soil opportunities within the property boundary are challenging to identify.

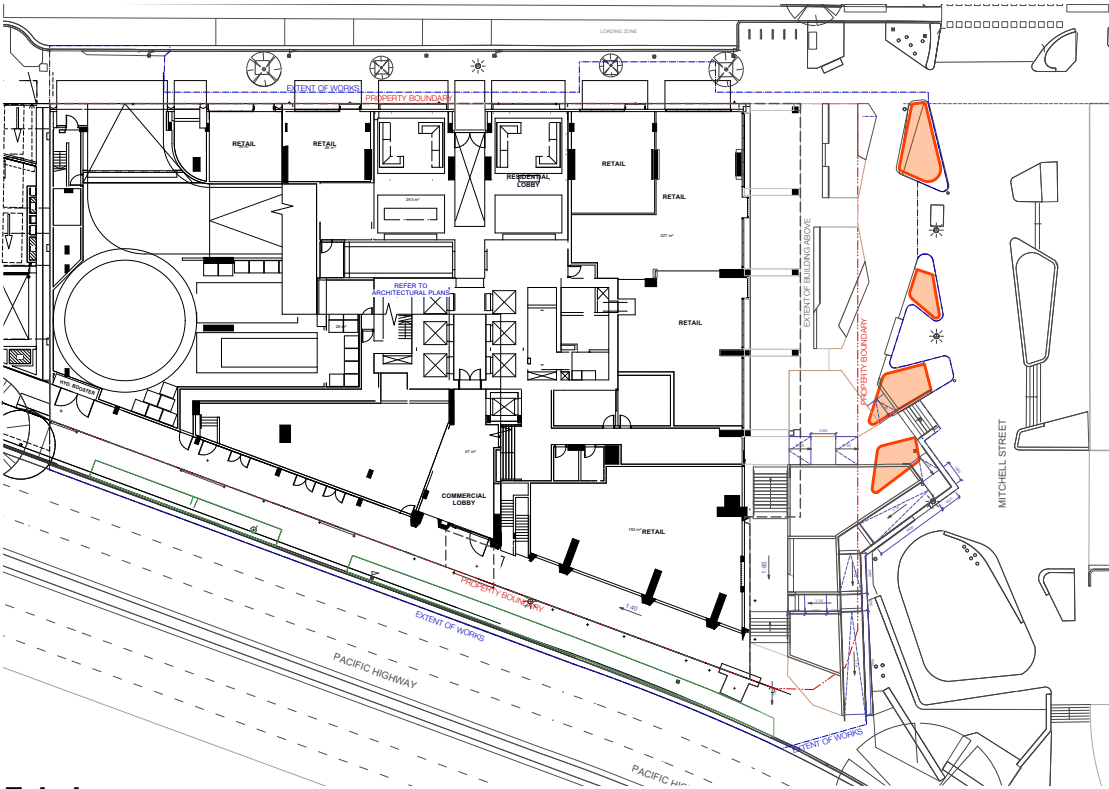
The proposal is consistent with controls - which require no reduction in deep soil planting. Furthermore, the ADG includes a provision for CBD sites where limited to no deep soil opportunities exist.

Despite this, the project seeks to contribute to the overall number of trees in the locale planted within a deep soil zone.

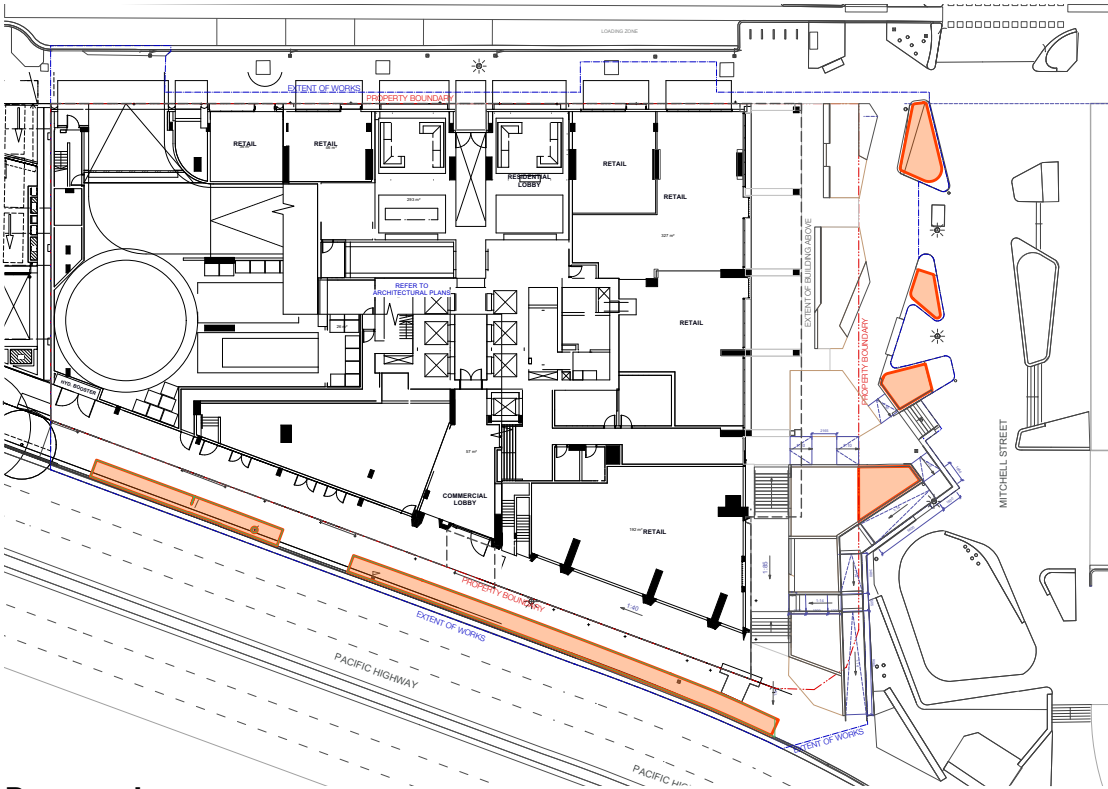
Along the Pacific Highway, a stand of trees in the footpath are planted in deep soil. In addition, new canopy trees are proposed to be planted within the existing planter boxes on Mitchell Plaza.

Overall, a number of new trees in generous soil volumes are being proposed, providing up lift to the local area's access to green space.

	Deep Soil	
Source	ADG	
Target	15%	
	Existing	Proposed
Private property boundary	0%	0%
Extent of Works Boundary	50m2 (1.8%)	134m2 (3.9%)



Existing



Proposed

KEY

Deep Soil

Property Boundary

Extent of Works

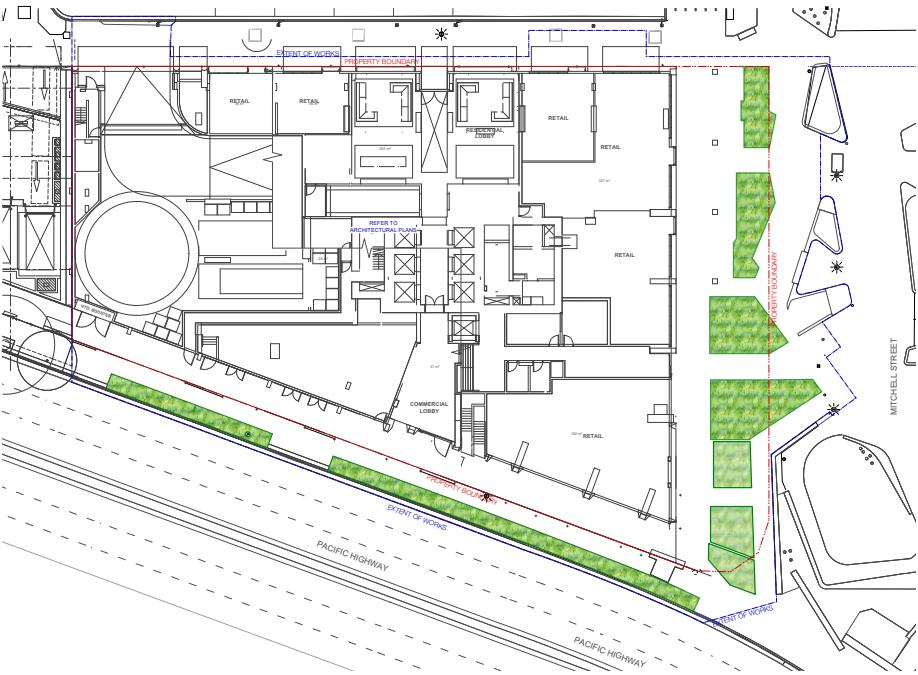


Public Space | Green Cover

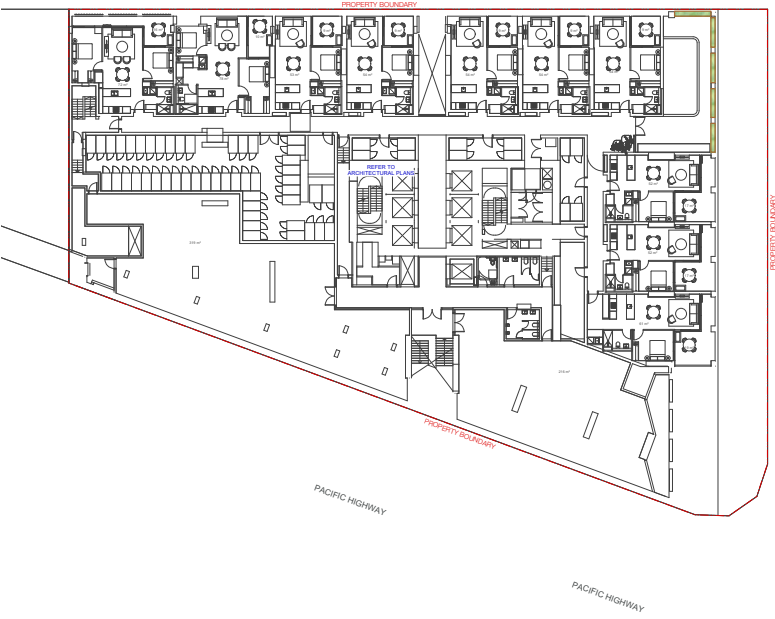
Green cover is delivered across multiple levels of the development to enhance visual amenity, support biodiversity and contribute to urban cooling. The development falls slightly short of the 30% green cover target as it aims to maintain balance between soft landscaping and other functional needs like public access and retail activation. The design layers greenery from the street through to upper-level terraces, ensuring landscape is experienced throughout the site.

At ground level, deep soil and raised planters establish a strong landscape presence along the Pacific Highway. This is complemented by the borrowed landscape of Mitchell Plaza, which extends a sense of greenery and openness into the site and strengthens the visual continuity of the public domain.

Upper-level terraces incorporate planters with small trees, shrubs and climbers to extend canopy cover and soften the building form. Collectively, these layers of planting contribute to the project's overall green cover targets, aligning with North Sydney Council's sustainability objectives and the SSDA's focus on creating a resilient, high-amenity urban environment.

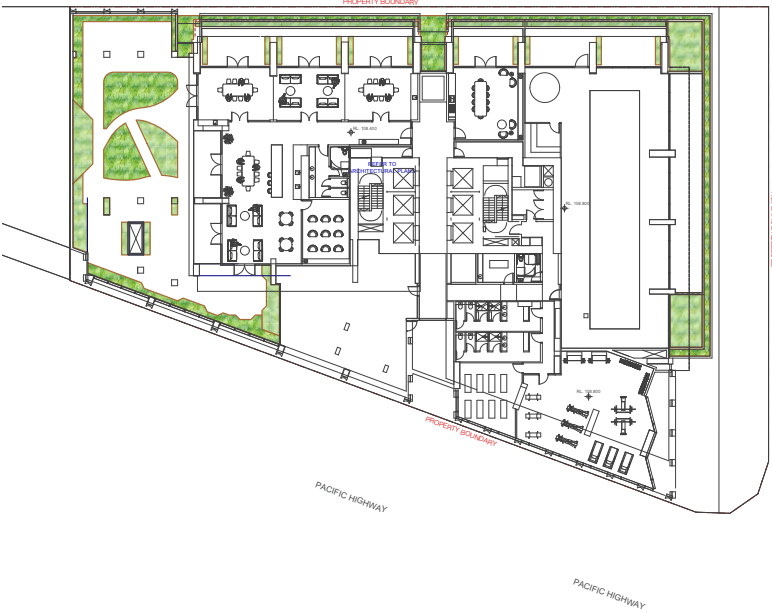


Ground Plane



Level 4 Terrace

Green Cover		
Source	Housing SEPP	
Target	30%	
Private property boundary	Ground Plane	161m ²
	Level 04	7m ²
	Level 05	263m ²
	TOTAL	431m ² (15%)
Extent of Works Boundary	Ground Plane	276m ²
	Level 04	7m ²
	Level 05	263m ²
	TOTAL	558m ² (16%)



Level 5 Terrace

KEY

Green Cover

Property Boundary

Extent of Works

Design Statement | Ground Plane

The Ground Plane landscape is designed as a seamless extension of the public domain, providing a welcoming and legible arrival experience that strengthens visual and physical links to Mitchell Plaza and the wider precinct.

The design prioritises accessibility and movement, carefully resolving level transitions and tie-ins to Mitchell Plaza while maintaining clear sight lines across the site. The north-south pedestrian link between Atchison Street and Pacific Highway is retained and enhanced with a DDA compliant ramp, ensuring permeability and easy connection through the site.

Along Pacific Highway, new street tree planting continues the canopy and improves pedestrian amenity. Understorey planting at the kerb edge introduces a soft green buffer to traffic without relying on barriers or fencing. Paving wraps around the southern edge and into the commercial lobby to create a continuous and connected ground plane. The south-east corner forms a terraced landscape that defines the building base while maintaining an axial connection along the façade and unobstructed movement to Mitchell Plaza.

Inspired by the 'ridge line' concept, the eastern edge is expressed as a sculptural condition with integrated seating on both sides. A mix of platforms, backrests and tables encourages informal occupation and offers moments to rest, meet and observe.

To be read in conjunction with the following drawings:
LS-1001 General Arrangement Plan Ground Plane P2



Design Statement | Level 4 - Residential Amenities Terrace

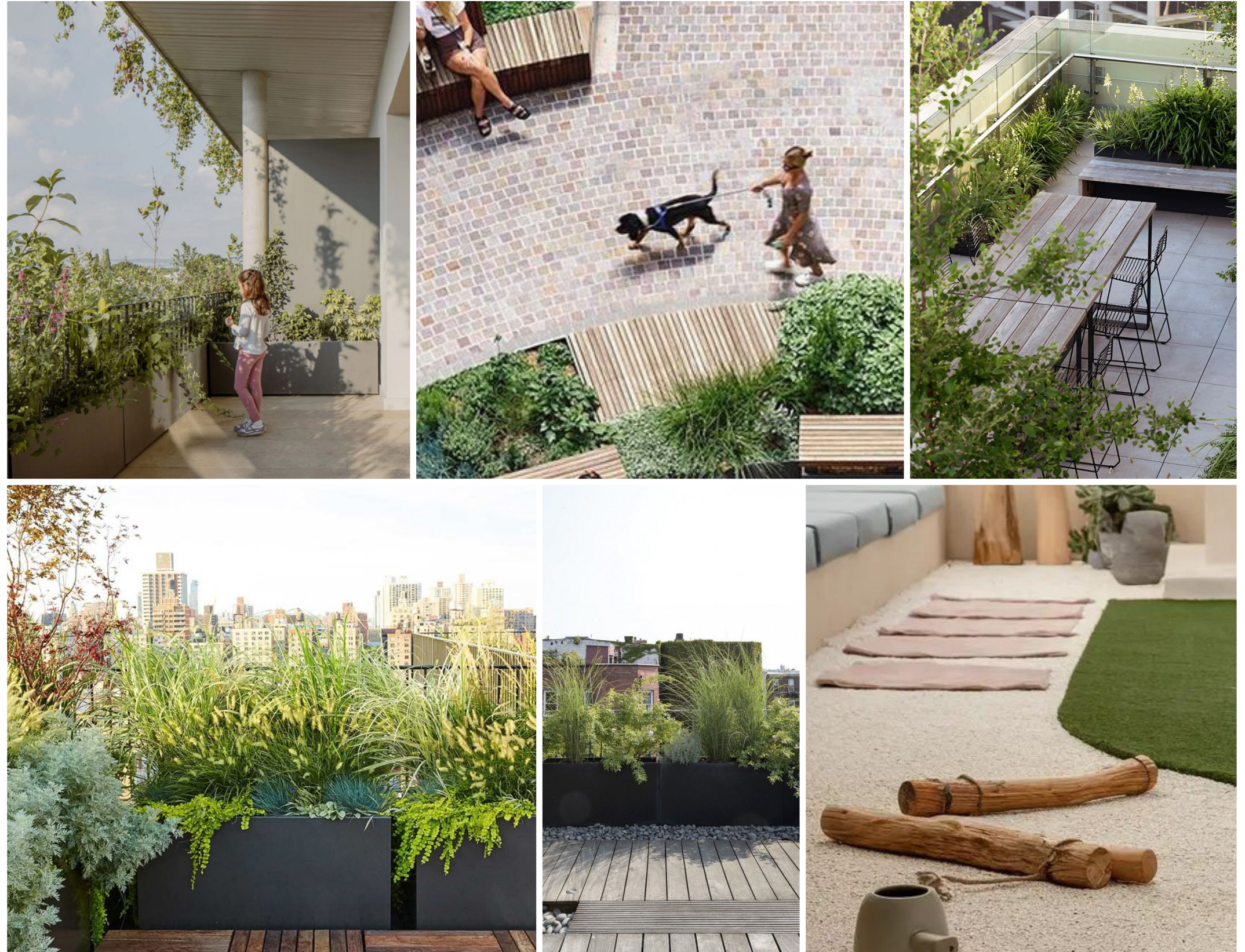
To be read in conjunction with the following drawings:
LS-1010 General Arrangement Plan Terrace Level 04

The Level 4 terrace forms a north and east-facing communal space designed as a calm, adaptable retreat within the building. It acts as an outdoor extension of the internal resident spaces, encouraging informal use and providing pet amenity.

A generous building overhang defines the character of the space, creating pockets of shade and filtered light that make it comfortable throughout the day. The orientation captures morning sun while protecting users from the harsher western exposure, balancing light, shadow and temperature to enhance year-round usability.

Planting is guided by Country, drawing from the local Sydney Sandstone flora to create a green edge that is both protective and expressive. Species with texture, scent and seasonal variation bring the rhythms of the surrounding landscape into the elevated setting. The balustrade planting softens views, frames outlooks and extends greenery across the façade, reinforcing a sense of continuity with the broader canopy of St Leonards.

The terrace layout provides a place to retreat for pet owners including all residents and their pets.



Design Statement | Level 5 - Residential Amenities Terrace

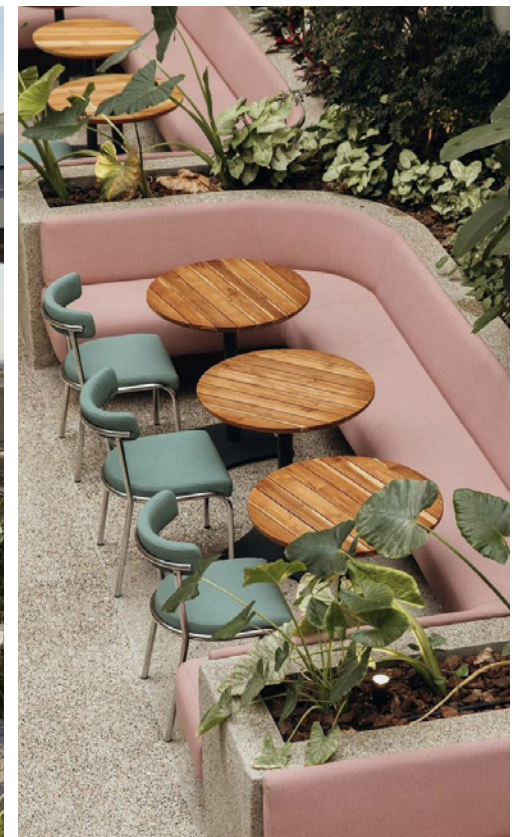
To be read in conjunction with the following drawings:
LS-1020 General Arrangement Plan Terrace Level 05

The Level 5 roof terrace provides communal open space for residents, offering a variety of landscaped areas for recreation, relaxation, and social interaction.

The eastern edge features a lush garden adjoining the lap pool, with continuous paving that allows a seamless transition between indoor and outdoor spaces. The northern edge includes sun loungers set within a verdant green edge, with planting cascading over the façade. Built-in seating booths support outdoor working and provide a direct connection to internal lounge areas.

Along the western edge, wind-mitigating pergolas create sheltered zones for play and informal gatherings. This area accommodates a BBQ and communal dining setting, informal lounge spaces, a scooter track, and integrated nature play elements — all set within generous, lush, set-down understorey and tree planting.

Collectively, these spaces form a high-amenity rooftop environment that supports resident well-being and contributes to the building's green cover and landscape character.



Design Statement | Planting Strategy

The planting design creates a resilient and visually engaging landscape that strengthens biodiversity and reflects the character of the Sydney Sandstone Ridgeline.

The approach is informed by a walk on Country to Ku-ring-gai Chase National Park, where the design team developed a deeper understanding of the native flora, fauna and the patterns that define this landscape. Insights from that experience, together with cultural knowledge shared by Auntie Jeanie, have shaped a planting palette that is authentic to place and grounded in Country.

Guided by these learnings, the palette focuses on endemic species drawn from the Sydney Sandstone and Eastern Suburbs Banksia Scrub communities — species that thrive in poor, sandy soils and express resilience through texture, scent and seasonal change. Plants with fragrance and bush tucker value are used to enrich sensory experience and foster connection to Country and its ongoing stories.

Across multiple levels of the building, the planting layers respond to microclimate, aspect and exposure — balancing seasonal variation and structural diversity with shade tolerance and low maintenance. This approach creates a living landscape that adapts to its environment and celebrates the unique ecology of the region.



Planting Strategy | Ground Plane Planting Palette

Plant Mix - Ground Plane				
Botanical Name	Common Name	Pot Size (mm)	Spacing per m2	Origin
<i>Tristaniopsis laurina</i>	Water gum	400L	n/a	Native
<i>Cupaniopsis anacardioides</i>	Tuckeroo	200L	n/a	Native
<i>Harpullia pendula</i>	Tulipwood	200L	n/a	Native
<i>Acacia Longfolia</i>	Golden Wattle	200	1/m²	Native
<i>Citrus australascia</i>	Finger Lime	250	1/m²	Native
<i>Banksia Spinulosa</i>	Birthday Candles	200	2/m²	Native
<i>Actinotus helianthi</i>	Flannel Flower	140	6/m²	Native
<i>Crowea saligna</i>	Wax Flower	140	4/m²	Native
<i>Blechum cartilagineum</i>	Gristle Fern	140	6/m²	Native
<i>Dianella caerulea</i>	Blue Flax lily	140	6/m²	Native
<i>Lomandra Longfolia</i>	Spiny Mat bush	200	4/m²	Native
<i>Psilotum Nudum</i>	Skeleton Fork	140	6/m²	Native
<i>Smilax glyciophylla</i>	Native Sarsparilla	140	4/m²	Native
<i>Viola hederacea</i>	Common Violet	100	10/m²	Native
<i>Mentha australis</i>	River Mint	100	6/m²	Native

Ground level planting establishes a layered landscape that grounds the development and strengthens the connection between built form and the surrounding public domain. The palette draws from hardy native species suited to the Sydney Sandstone Ridgeline character, providing texture, movement and seasonal variation.

Guided by Country and informed by cultural knowledge shared by Auntie Jeanie, the planting includes endemic species with fragrance and bush tucker value. These selections enrich the sensory experience and bring a distinctly local identity to the streetscape.

Along Pacific Highway, canopy trees and understorey planting form a shaded, tree-lined edge. Planting follows Council's preferred street tree palette to ensure compatibility with existing conditions and to enhance shade, comfort and visual continuity along the corridor.

The eastern edge of the site benefits from a sheltered microclimate, allowing a denser planting composition of shrubs, ferns and groundcovers that thrive in filtered light. This green edge defines the public interface and softens the built form, with layered planting that connects visually to the borrowed landscape of Mitchell Plaza.



Tristaniopsis laurina (Water gum)



Cupaniopsis anacardioides (Tuckeroo)



Harpullia pendula (Tulipwood)



Angophora hispida (Dwarf Apple Gum)



Acacia Longfolia (Sydney Golden wattle)



Citrus australasica (Finger Lime)



Styphelia viridis (Five Corners)



Banksia Spinulosa (Birthday Candles)



Actinotus helianthi (Flannel Flower)



Crowea saligna (Wax Flower)



Westringia (Wynabbie Gem Coastal Rosemary)



Blechnum cartilagineum (Gristle Fern)



Dianella caerulea (Blue Flax Lily)



Lomandra Longifolia (Spinyheaded mat bush)



Psilotum Nudum (Skeleton Fork)



Smilax glyciophylla (Native Sarsparilla)



Viola hederacea (Common Violet)



Mentha australis (River Mint)

species included in proposed planting palette include but not limited too*

Planting Strategy | Level 4 & 5 Terraces Planting Palette

Plant Mix - Roof Terrace				
Botanical Name	Common Name	Pot Size (mm)	Spacing per m2	Origin
<i>Leptospermum laevigatum</i>	Coastal Tea Tree	200	n/a	Native
<i>Banksia integrifolia</i>	Coastal Banksia	200	n/a	Native
<i>Heath leaved banksia</i>	Banksia ericifolia	140	1/m2	Native
<i>Banksia aemula</i>	Wallum Banksia	200	1/m2	Native
<i>Woollsia pungens</i>	Snow Wreath	100	3/m2	Native
<i>Dianella caerulea</i>	Blue Flax lily	140	6/m2	Native
<i>Dianella Caerulea</i>	Blye flax lily	140	6/m2	Native
<i>Fennisetum Alopecuroides</i>	Fountain Grass	140	6/m2	Native
<i>Actinotus helianthi</i>	Flannel Flower	100	3/m2	Native
<i>Westringia fruticosa</i>	Zena	140	6/m2	Native
<i>Chrysocephaum Apiculatum</i>	Yellow Bottoms	100	4/m2	Native
<i>Viola hederacea</i>	Common Violet	100	11/m2	Native
<i>Carpobrotus Glauscens</i>	Pig Face	100	4/m2	Native
<i>Myoporum parvifolium</i>	Creeping Boobialla	140	2/m2	Native

The planting across the roof terraces builds on the broader landscape strategy, adapting the palette to suit elevated and more exposed conditions. Each terrace combines native and adaptive species that are resilient, drought-tolerant and suited to varying light and wind levels.

Guided by Country, the planting references the textures and tones of the Sydney Sandstone flora, creating a cohesive character across levels. Species are selected for their fragrance, movement and seasonal quality, bringing life and sensory richness to elevated spaces.

Planting along terrace edges provides privacy, shade and visual softness, while cascading and climbing species extend greenery down the façade to connect the terraces with the lower landscape. Larger planters accommodate small trees and shrubs that frame views, moderate microclimates and contribute to urban habitat.

Together, these plantings establish a layered, garden-like experience across Levels 4 and 5, offering comfort, shade and a tangible connection to nature within the vertical landscape of the building.



Banksia integrifolia (Coastal Banksia)



Leptospermum petersonii (Lemon scented Tea Tree)



Kunzea ericoides (White Tea Tree)



Leptospermum laevigatum (Coastal Tea Tree



Banksia Serratta (Old Man Banksia)



Banksia ericifolia (Heath leaved banksia)



Banksia aemula (Wallum Banksia)



Woollsia pungens (Snow wreath)



Dianella caerulea (Flax Lily)



Dianella caerulea (Blue Flax Lily)



Pennisetum alopecuroides (Fountain Grass)



Actinotus helianthi (Flannel Flower)



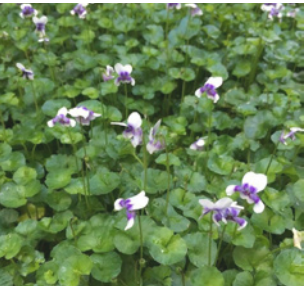
Banksia Integrifolia (Coast Banksia)



Westringia fruticosa 'Zena' (Coastal Rosemary)



Chrysocephalum apiculatum (Yellow Bottoms)



Viola hederacea (Common Violet)



Carpobrotus glaucescens (Pigface)



Myoporum parvifolium (Creeping Boobialla)

species included in proposed planting palette include but not limited too*

Ground Plane | Material Palette

The ground plane design incorporates a cohesive palette of robust, high-quality materials that enhance the character and functionality of the public realm.

Existing concrete paving is complemented by new stone paving to define key pedestrian zones and outdoor dining areas.

Warm-toned landscape walls, terraced planting at varying heights, and integrated timber seating with tables provide comfort and visual richness.

Attention to detail and refined finishes ensure durability and elegance, while planting and furniture elements create a seamless transition between the building edge and Mitchell Plaza, reinforcing the site's connection to its broader urban context.



Existing Concrete paving



Terraced Planting at varying heights



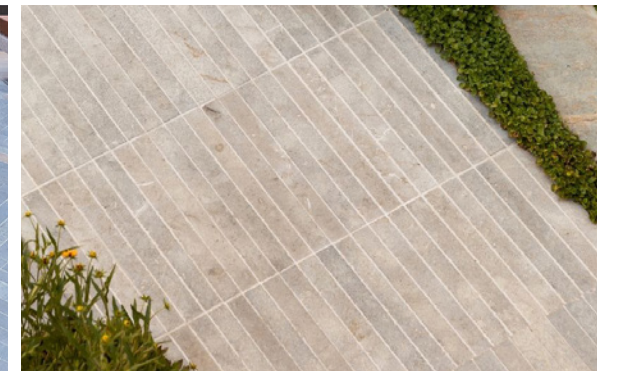
Integrated timber seating



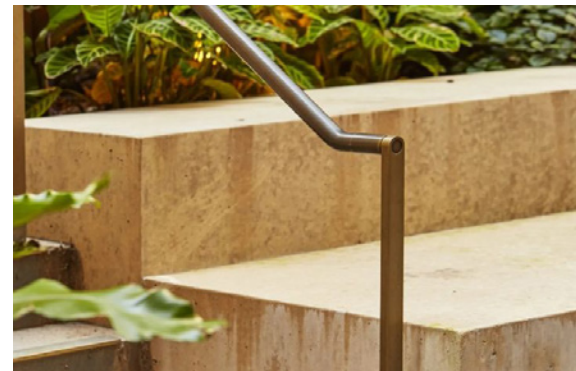
Integrated tables within furniture



Feature Paving



Feature Paving



Warm toned landscape walling



Attention to detail and finishes



Bench seats immersed in planting

Level 4 & 5 | Material Palette

The terraces of level 4 & 5 features a rich and cohesive material palette that balances durability, comfort, and visual warmth.

Stone paving defines key circulation and gathering spaces, while timber decking introduces a natural texture to seating and lounge areas.

Raised perimeter planters with lush planting provide enclosure, privacy, and shade, complemented by flexible outdoor 'rooms' with movable tables and chairs to support working and dining.

Casual lounge chairs and gravel areas offer relaxed recreation zones, while gravel surfaces create subtle textural contrast.

Colourful play elements introduce vibrancy and playfulness, ensuring the terrace is inclusive, engaging, and adaptable for all residents.



Paving on pedestals



Steel circular planters



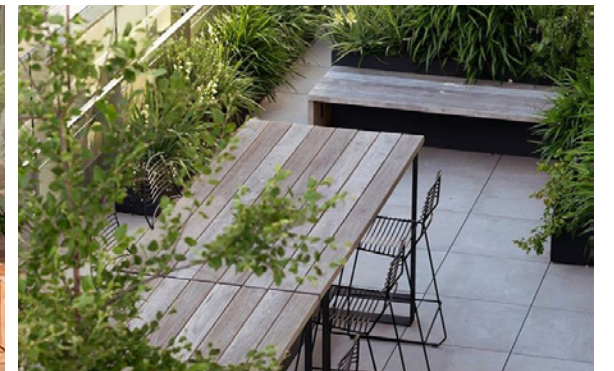
Timber



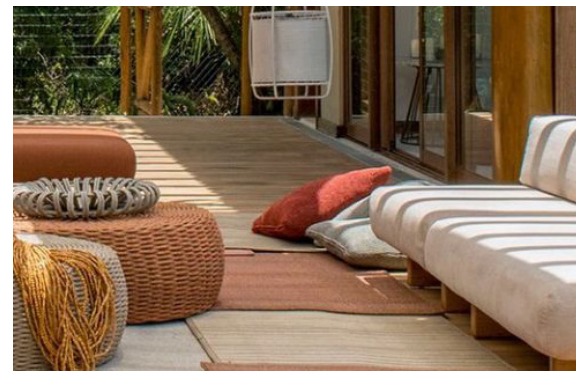
Raised planters to perimeter



Outdoor working 'rooms'



Flexible arrangement of tables and chairs



Casual Lounge chairs



Bonded Gravel



Coloured Play elements

