

8 - 24 NICHOLSON STREET

WOLLSTONECRAFT NSW 2065

LANDSCAPE SSDA REPORT

GROUND iNK

GROUND iNK

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ACKNOWLEDGEMENT

GROUND iNK would like to acknowledge the Traditional Custodians of the land we work on. We pay our respects to Elders past, present and emerging and recognise their ongoing connection to Country.

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	16/07/25	DRAFT ISSUE	AP	MK
B	12/09/25	DRAFT ISSUE	AP	MK
C	20/10/25	SSDA ISSUE	AP	MK



The subject application is for a proposed residential redevelopment in the North Shore suburb of Wollstonecraft.

The existing site comprises of detached low-density dwellings, typical of the housing found in this area of Wollstonecraft.

8-24 Nicholson Street encompasses 3,012m², on which a 12-storey residential flat building is proposed.

The development will form part of the Crows Nest Transport Oriented Development Precinct, delivering high-quality, well-designed homes located near key transport links and business districts within the Crows Nest Precinct.

In response to the site's opportunities and constraints outlined in **Section 2**, GROUND iNK's design approach is guided by the design principles described in **Section 3**. These principles inform the landscape treatment from broad design moves through to the detailed on-site landscape outcomes.

While navigating through the challenging topography, the design seeks to connect and strengthen the site's rich biodiversity and celebrate the suburb's character. The landscape design will meet requirements for deep soil zones, canopy cover and communal open space, (as shown in **Section 3**).

Furthermore, the design will incorporate ideas addressed in *Arcadia Landscape Architecture's* Connecting with Country Report (as shown in **Section 2**).

Section 3 also provides a representation of the overall look and feel of the development, achieved through considered materiality and planting selection.



ADDRESS	8-24 Nicholson Street, Wollstonecraft
LOT AREA	3012M ²
ZONE	R4 High Density Residential
UNDERLYING GEOLOGY	Hawkesbury Sandstone, Wianamatta Shale, Alluvial Deposits
PLANT COMMUNITY TYPES	Angophora Foreshore Forest, Sandstone Gallery Rainforest, Disclimax Sandstone Scrub

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1.0

SSDA Requirements

The documents and guidelines below have been used to guide the site's design strategy and formulate key principles which will form the basis of the design.

They inform GROUND iNK's approach to creating a landscape-led development that not only meets the needs of residents but also seeks to further enhance connections to the surrounding native ecology while contributing in a positive and meaningful way to connecting to our Indigenous Country.

PROJECT DESCRIPTION

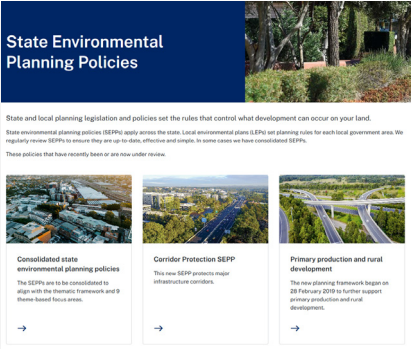
This application seeks approval for a residential flat building at 8-24 Nicholson Street, Wollstonecraft for:

- Site amalgamation,
- Demolition of existing structures on the land and excavation of basement levels,
- The construction of an 12-storey residential flat building, comprising:
 - 3-levels of basement car parking,
 - Car parking, waste storage, loading and building services located to the lower ground level,
 - 12-levels of residential dwellings, comprising 1, 2 and 3-bedroom apartments,
 - Rooftop communal open space,
- Rooftop servicing and plant,
- Vehicle access and egress from Oxley Street,
- Landscaping on the ground floor, lower ground floor and on structure to the rooftop communal open space.

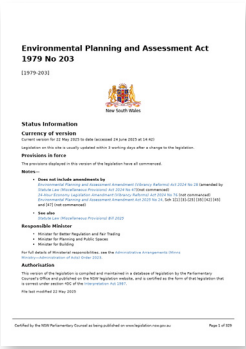
STATUTORY CONTEXT

- Roads Act (1993) - including Section 138 (Not Pictured)
- Sydney Water Act (1994) - Section 73 (Not Pictured)
- State Environmental Planning Policies:
 - State Environmental Planning Policy (Sustainable Buildings) (2022)
 - State Environmental Planning Policy (Resilience and Hazards) (2021)
 - State Environmental Planning Policy (Transport and Infrastructure) (2021)
 - State Environmental Planning Policy (Housing) (2021)
 - State Environmental Planning Policy (Biodiversity and Conservation) (2021)
- Environment Planning and Assessment Act (1979) - Section 1.3 and 4.15

STATE ENVIRONMENTAL PLANNING POLICIES



ENVIRONMENT PLANNING AND ASSESSMENT ACT (1979)



SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

SEARs Requirements Declaration		
Name	Robert Loughman	
Qualifications	BLArch; Registered Landscape Architect (#7813)	
The undersigned declares that this Landscape SSDA report has been prepared in response to the following SEARs requirements issued for the Project on 23/06/2025 for SSD-86462209:		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
14	Trees and Landscaping: • Provide a landscape plan, that: • 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). • Provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. • 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: • Any existing canopy coverage to be retained on-site.	pg. 05
Signed		
Dated	20/10/2025	

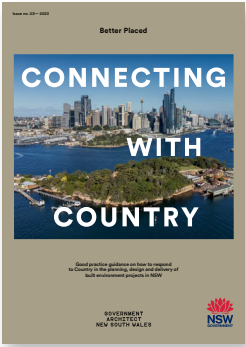
DESIGN WITH COUNTRY

- *Designing with Country Discussion Paper (2020)*
- *Connecting with Country Framework (2023)*

DESIGNING WITH COUNTRY DISCUSSION (2020)



CONNECTING WITH COUNTRY FRAMEWORK (2023)



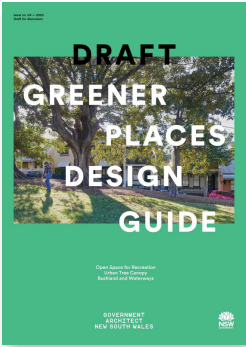
OTHER STATE GOVERNMENT POLICIES & GUIDELINES

- *Transport Oriented Development Program (2023)*
- *Greener Places Design Guide (2020)*
- *Apartment Design Guide (2021) – ADG 2021*
- *Sydney Green Grid (2017)*
- *Greener Places Design Guide (2020)*

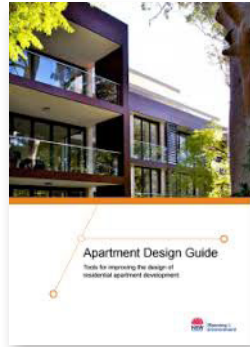
TRANSPORT ORIENTED DEVELOPMENT (2023)



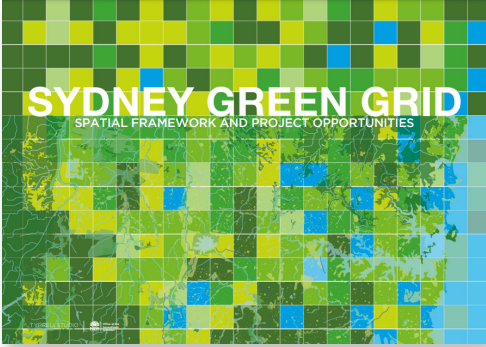
GREENER PLACES DESIGN GUIDE (2021)



APARTMENT DESIGN GUIDE (2021)



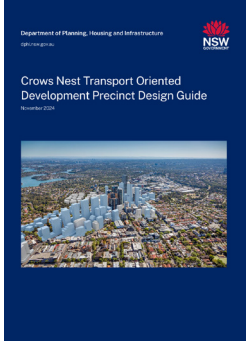
SYDNEY GREEN GRID (2017)



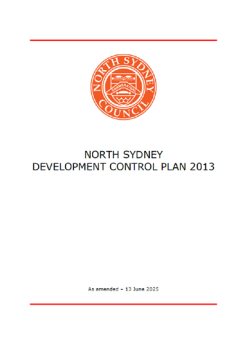
LOCAL GOVERNMENT POLICIES & GUIDELINES

- *Crows Nest Transport Oriented Development Precinct Design Guide (2024)*
- *North Sydney Development Control Plan (DCP) (2013)*
- *North Sydney Urban Forest Strategy (2019)*
- *North Sydney Local Environmental Plan (2013) (Not Pictured)*
- *North Sydney Environmental Upgrade Policy (2022) (Not Pictured)*
- *North Sydney Community Strategic Plan (2025 - 2035) (Not Pictured)*

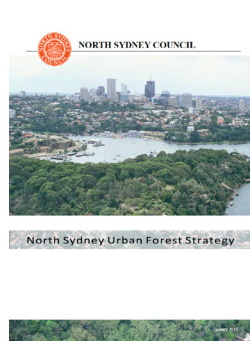
CROWS NEST TRANSPORT ORIENTED DEVELOPMENT (2024)



NORTH SYDNEY DCP (2013)



NORTH SYDNEY URBAN FOREST STRATEGY (2019)



EXISTING CONDITION OF THE SITE/SURROUNDS

- Descending topographic location from Pacific Highway sandstone ridgeline characteristic into vegetated gullies along the harbour
- Solar and flood conditions determining the plant typologies of the site
- Flood conditions determining level of accessibility

POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE EXISTING CONDITION

- Scale of building can potentially impact the visual amenity of its surroundings
- Removal of existing trees on site can result in loss of species' habitat and reduced landscape amenity

PROPOSE MITIGATION MEASURES TO MINIMISE THE POTENTIAL IMPACTS

- Designing an elevated boardwalk to allow access to COS and fire egress whilst retaining existing tree roots and existing understorey plants
- Supplementing existing vegetation with endemic plant species to enhance biodiversity
- Providing street presence with screen planting along building form to establish a soft, green edge

IMPACTS & PROPOSED MITIGATION MEASURES

- As a result of the proposed mitigation measures, the site's existing native vegetation is minimally impacted as it is intended to be retained and protected
- The design of the elevated boardwalk will ensure that residents can safely access COS and avoid flood zones
- The screen planting will ensure that the building form and street presence are softened while providing visual amenity

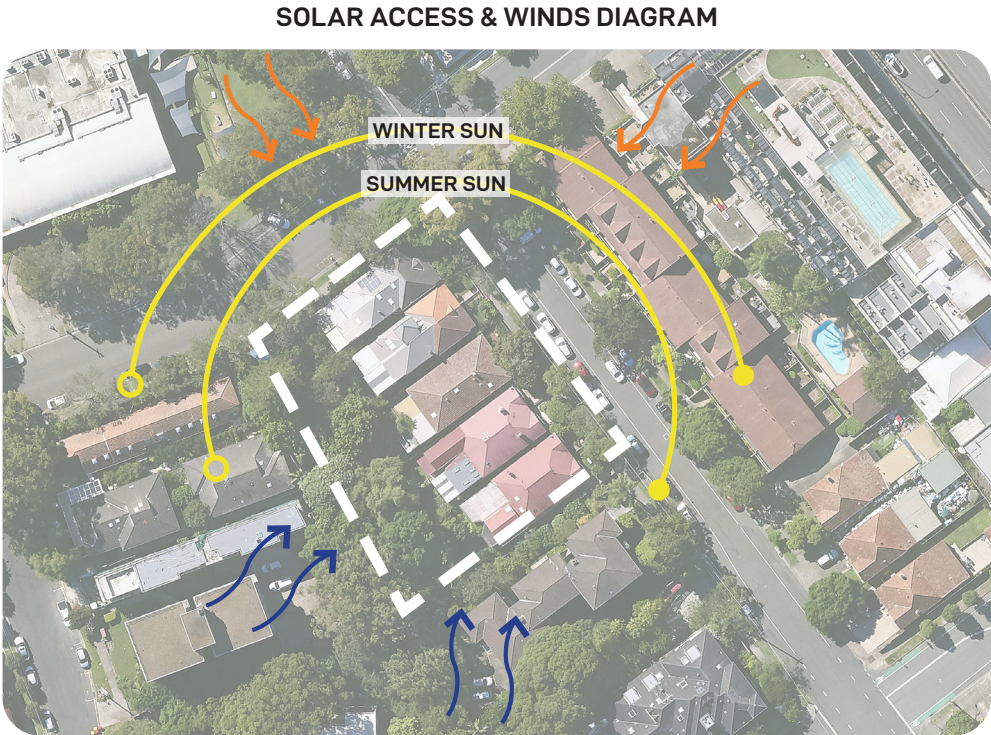


2.0

Site Context & Analysis



LOCAL TRANSPORT DIAGRAM



LOCAL VEGETATION DIAGRAM



- LEGEND**
- SUNRISE SOLAR ACCESS
 - SUNSET SOLAR ACCESS
 - SUMMER PREVAILING WINDS
 - WINTER PREVAILING WINDS

- LEGEND**
- EXISTING VEGETATION

TOPOGRAPHY & VIEWS DIAGRAM

The site occupies a prominent position on a steep slope along a local sandstone ridgeline characteristic of the Lower North Shore, descending toward the vegetated gullies towards the harbour. Its alignment along the contour allows the building footprint to manage the change in level efficiently, minimising extensive cut and fill.

The landscape strategy takes advantage of views towards the city, bringing them into communal spaces to enhance visual connection and engagement with the surrounding landscape.



NICHOLSON STREET



OXLEY STREET



GROUND FLOOR VIEW: RETAINING & PROTECTING EXISTING CONNECTION WITH MATURE VEGETATION

2.2 SURROUNDING EXISTING CONTEXT

Following European settlement, the area that is now Wollstonecraft was sparsely developed and predominantly characterised by timber-getting and bushland, with limited agricultural activity. Logging and small-scale market gardens took advantage of cleared land, particularly where access to transportation routes was available.

The construction of the North Shore railway line in 1890 - followed by the expansion of road infrastructure - significantly accelerated residential growth, transforming the suburb into a desirable living area during the early 20th century. This growth is reflected in the heritage-rich streetscapes of Wollstonecraft, which feature Federation houses, Interwar homes, and Art Deco apartment buildings, all of which contribute to its distinctive architectural character within the North Sydney Council jurisdiction.

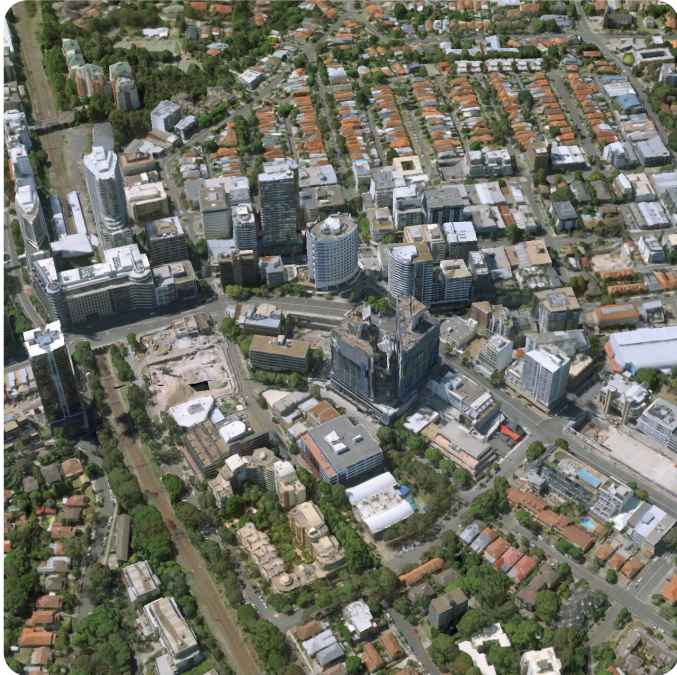
The site is characterised by detached dwellings - grand homes within large lots of manicured gardens, set amongst dense tree canopy and significant bushland that supports biodiversity and habitat.

Today, it also enjoys close proximity to the metro line, rail line and Pacific Highway corridor at Crows Nest and St Leonards with its more intense retail and commercial uses and transport connections.

To the south-west, the landscape transitions towards bushland corridors and vegetated gullies that form part of North Sydney Council's identified bushland and 'green link' network. These corridors follow the natural topography of ridgelines and drainage lines that connect to the Sydney Harbour.

Streets are laid predominantly perpendicular from the Pacific Highway but the layout is distorted around heavily vegetated gullies and sloping topography.

URBAN CONTEXT



COMMERCIAL & TRANSPORT HUB ALONG PACIFIC HIGHWAY



TYPICAL STREET LAYOUT IN WOLLSTONECRAFT



FEDERATION ARTS & CRAFTS SYLE HERITAGE HOME IN WOLLSTONECRAFT

PLANT COMMUNITY TYPES



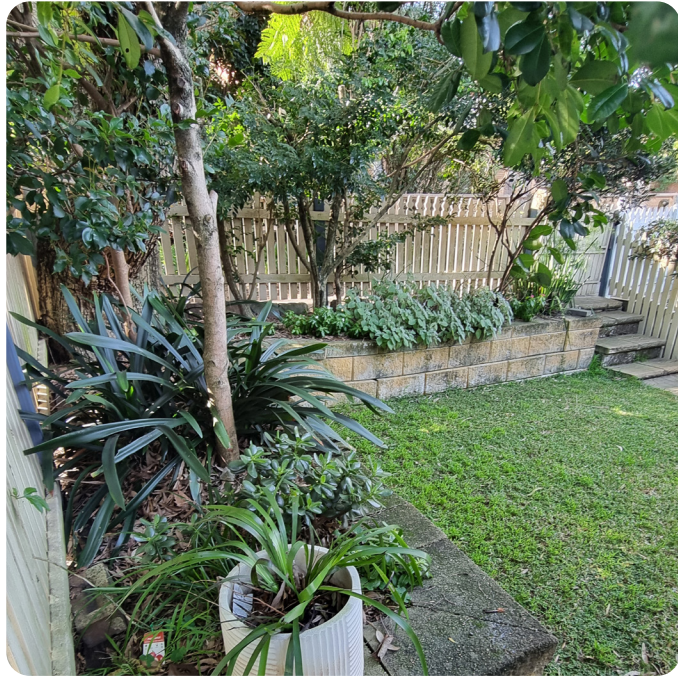
ANGOPHORA FORESHORE FOREST



SANDSTONE GALLERY RAINFOREST

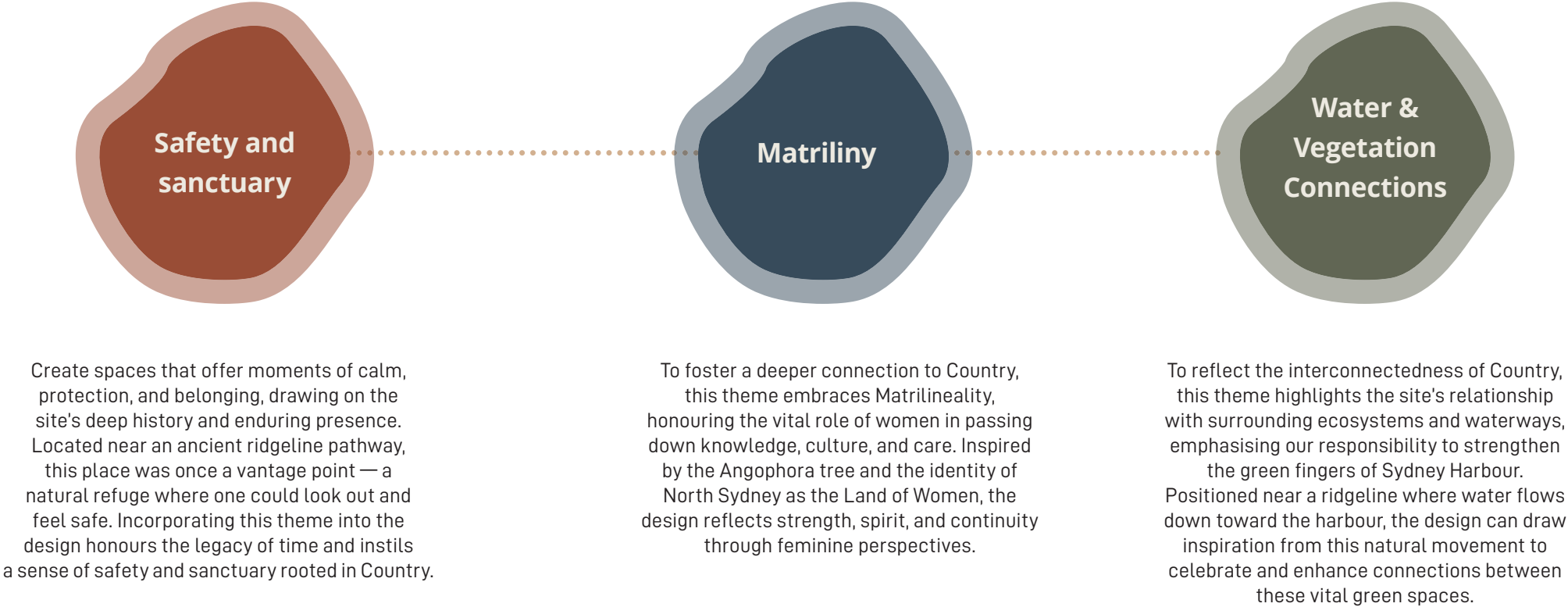


DISCLIMAX SANDSTONE SCRUB



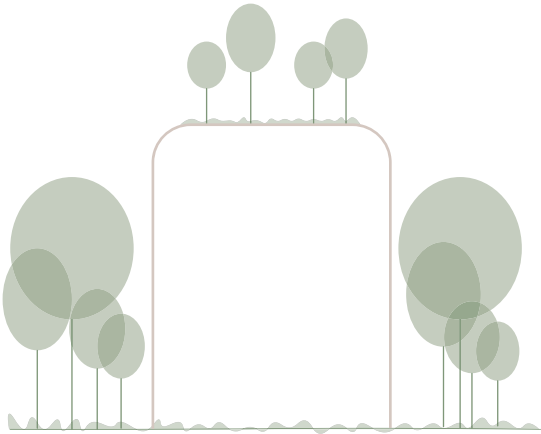
As we design and construct on this Country, we recognise the enduring connection to this land, sea, and sky, and the rich cultural heritage the *Cammeraygal People* bring to our shared community.

The Connecting with Country Report was created by *Arcadia Landscape Architecture* in collaboration with Uncle Dennis Foley who is an elder and a local knowledge holder.



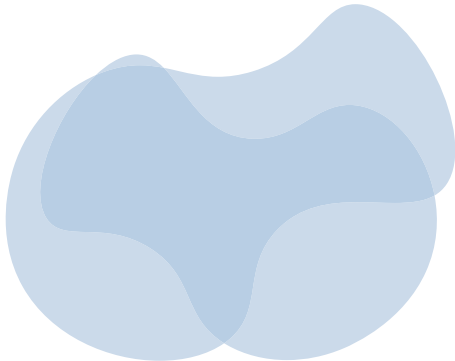
3.0

Design Approach



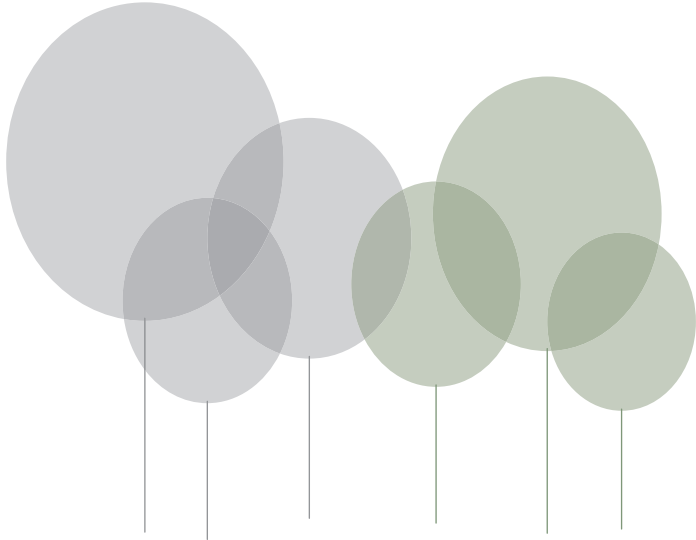
0.1 DESIGNING SPACES THAT HEIGHTEN THE FOREST LANDSCAPE AND HARBOUR VIEWS

- Taking advantage of the site's topographic position to enhance its expansive views
- Embracing the natural contours of the land to develop unique spaces that accentuate the site's character



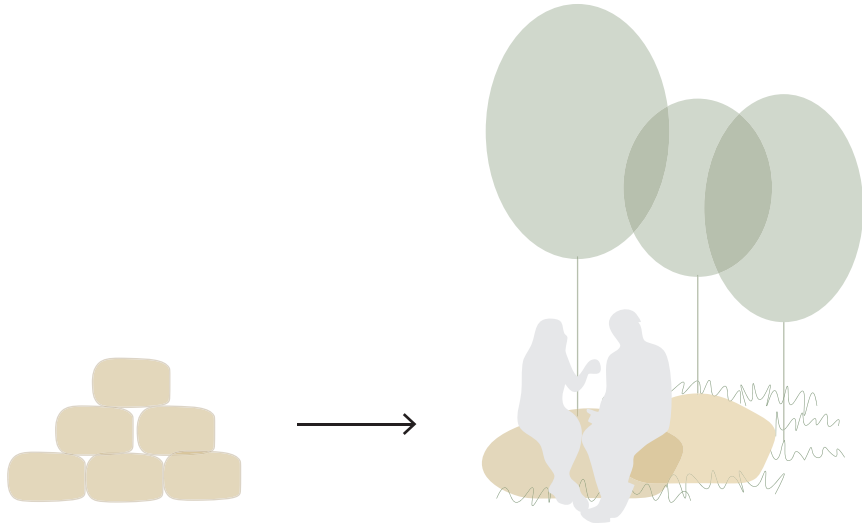
0.2 APPRECIATING STRONG WATER RELATIONSHIP

- Utilising the site's overland flow zones to navigate communal open space



03. COMPLIMENTING PLANTING COMPOSITION OF EXISTING LANDSCAPE CHARACTER

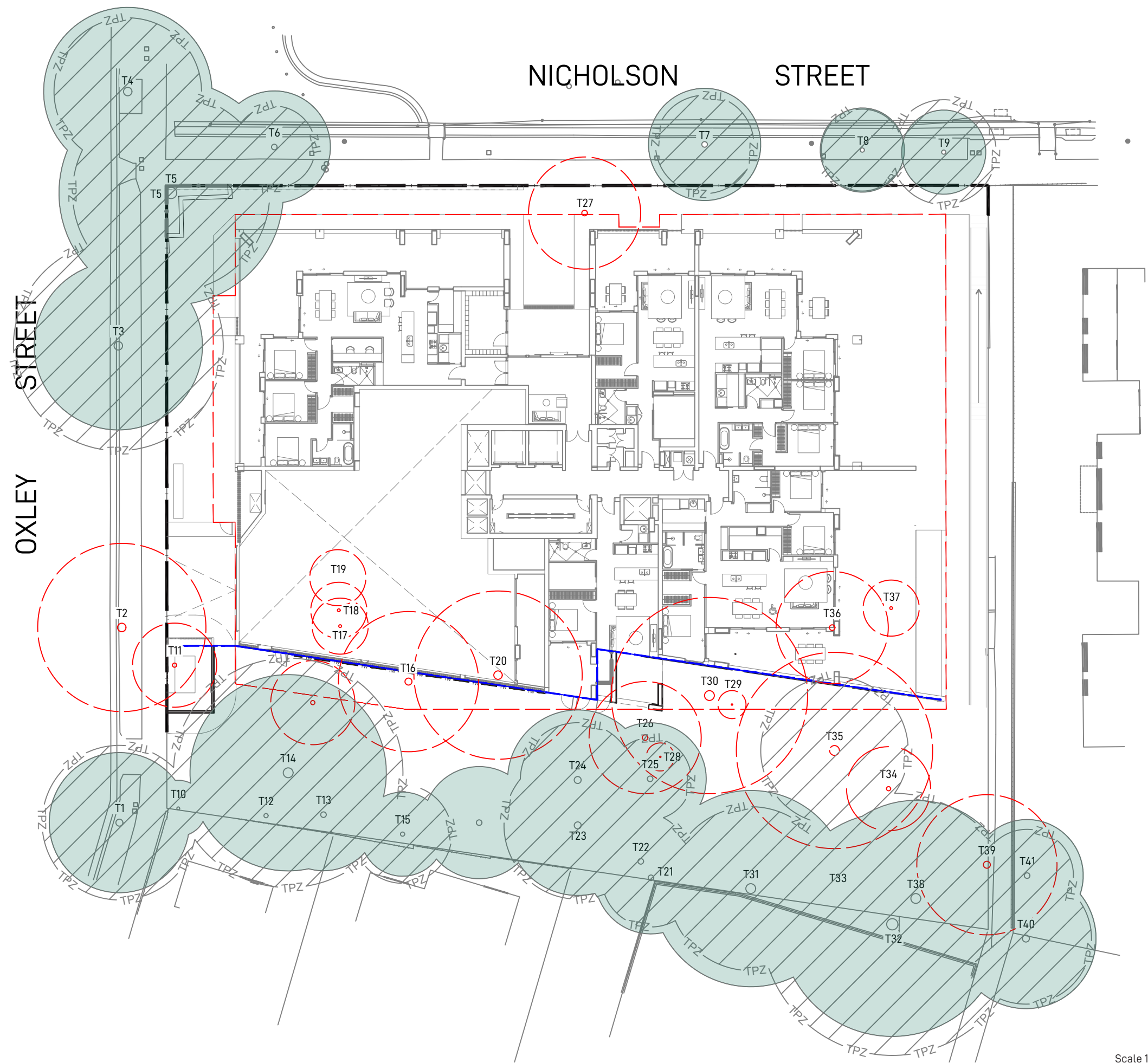
- Carefully selecting plant species to complement existing plant communities of the site and in addition to enhancing visual amenity of the building
- Heightening the connection to endemic nature within the residential setting
- Providing extensive Deep Soil areas to extend the ecology into the site



04. REUSING EXISTING SANDSTONE MATERIAL

- Embracing the underlying geology of the site's ridgeline by reusing excavated sandstone boulders
- Interplaying between land & building form

3.2 EXISTING TREE PLAN



LEGEND

- SITE BOUNDARY LINE
- BASEMENT LINE
- T37 EXISTING TREES TO BE REMOVED
- T40 EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION WORKS
- TPZ TREE PROTECTION ZONE

NOTE: REFER TO PRE-DEVELOPMENT TREE ASSESSMENT REPORT PREPARED BY CPS DATED 17 FEBRUARY 2025 FOR EXISTING TREE SPECIES, HEIGHT, ETC

TREE	SCIENTIFIC NAME	COMMON NAME	ACTION
T1	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T2	<i>Callistemon viminalis</i>	Weeping Bottlebrush	REMOVE
T3	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T4	<i>Corymbia maculata</i>	Spotted Gum	RETAIN
T5	<i>Jacaranda mimosifolia</i>	Jacaranda	RETAIN
T6	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T7	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T8	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T9	<i>Callistemon viminalis</i>	Weeping Bottlebrush	RETAIN
T10	<i>Persea americana</i>	Avocado	RETAIN
T11	<i>Acer palmatum</i>	Japanese Maple	REMOVE
T12	<i>Fraxinus griffithii</i>	Evergreen Ash	RETAIN
T13	<i>Syzygium sp.</i>	Lilly Pilly	RETAIN
T14	<i>Araucaria heterophylla</i>	Norfolk Island Pine	RETAIN
T15	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	RETAIN
T16	<i>Camellia sasanqua</i>	Camellia	REMOVE
T17	<i>Gordonia axillaris</i>	Fried Egg Plant	REMOVE
T18	<i>Lagerstroemia indica</i>	Crepe Myrtle	REMOVE
T19	<i>Lagerstroemia indica</i>	Crepe Myrtle	REMOVE
T20	<i>Radermachera sinica</i>	China Doll	REMOVE
T21	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	RETAIN
T22	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	RETAIN
T23	<i>Castanospermum australe</i>	Moreton Bay Chestnut	RETAIN
T24	<i>Castanospermum australe</i>	Moreton Bay Chestnut	RETAIN
T25	<i>Celtis sinensis</i>	Chinese Hackberry	RETAIN
T26	<i>Camellia sasanqua</i>	Camellia	REMOVE
T27	<i>Magnolia sp.</i>	Magnolia	REMOVE
T28	<i>Dyopsis lutescens</i>	Golden Cane Palm	REMOVE
T29	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	REMOVE
T30	<i>Alnus jorullensis</i>	Evergreen Alder	REMOVE
T31	<i>Jacaranda mimosifolia</i>	Jacaranda	RETAIN
T32	<i>Eucalyptus grandis</i>	Flooded Gum	RETAIN
T33	<i>Dyopsis lutescens</i>	Golden Cane Palm	RETAIN
T34	<i>Plumeria sp.</i>	Frangipani	RETAIN
T35	<i>Jacaranda mimosifolia</i>	Jacaranda	REMOVE
T36	<i>Ceratopetalum gummiferum</i>	Nsw Xmas Bush	REMOVE
T37	<i>Camellia japonica</i>	Camellia	REMOVE
T38	<i>Casuarina cunninghamiana</i>	River Sheoak	RETAIN
T39	<i>Dead tree</i>		REMOVE
T40	<i>Glochidion ferdinandi</i>	Cheese Tree	RETAIN
T41	<i>Casuarina cunninghamiana</i>	River Sheoak	RETAIN

*Existing tree heights sourced from Pre-Development Tree Assessment completed by consulting arborist James Hume-Grimm dated 17 February 2025