

# 3-7 MIDDLEMISS ST & 64-66 LAVENDER ST, LAVENDER BAY





Prepared for

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State Significant Development Application  
October 2025

This report 2025082-LR-DA000[1] should be read in conjunction with  
Land and Form Studios Landscape Development Application drawings  
(Appendix A) prepared by Land and Form Studios.

This Design Report provides an explanation that verifies how the development addresses  
how design quality principles are achieved, and demonstrates, in terms of the DCP for  
North Sydney Council Public Domain Guidelines and how the objectives and relevant  
sections have been achieved.

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no responsibility for its use by other parties.

We acknowledge the Traditional Custodians, the First Peoples of Australia. We  
acknowledge their many Countries, knowledges and cultures. We acknowledge their  
evolving, living cultures and dynamic relationships with Country. We pay our respects to  
their Elders – past, present, and future

This document has been prepared in collaboration with:





| Declaration                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Qualified Professional Name                                                                                                                                                                                          | Ro Iyer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                  |
| Qualified Professional Qualifications                                                                                                                                                                                | Registered Landscape Architect 7993                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                  |
| The undersigned declares that this Landscape SSDA has been prepared in response to the following SEARs requirements issued for the Project on 30 June 2025 (EIS) and 2 July 2025 (Rezoning Report) for SSD-86797708: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |
| SEARs item no.                                                                                                                                                                                                       | SEARs Issue and Assessment Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Relevant Section of this Report that addresses SEARs Requirement |
| 14 Trees and Landscaping                                                                                                                                                                                             | <p>Provide a landscape plan, that:</p> <ul style="list-style-type: none"> <li>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).</li> <li>provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>any existing canopy coverage to be retained on-site.</li> <li>tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant</li> </ul> | 2025082_LD-DA000[1]<br>(002-004, 010, 200-220)                   |
| 23 Public Space                                                                                                                                                                                                      | <p>If public space is proposed as part of the development, demonstrate how the development:</p> <ul style="list-style-type: none"> <li>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.</li> <li>provides accessible public space.</li> <li>maximises permeability and connectivity.</li> <li>maximises the amenity of public spaces in line with their intended use</li> </ul>                                                                                                                                                                                                                                                                                       | 2025082_LD-DA000[1]<br>(100-120)                                 |
| <p>Signed</p>                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |





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# Introduction



## Project Overview

The proposed development seeks approval for the rezoning of the site and development consent or the construction of a residential development.

1. The SSDA specifically involves the following works:

- Demolition of the existing buildings on site;
- Site excavation, and other preparatory site works;
- Construction of a 32 and 23 - storey residential flat building including 3% designated affordable housing consisting of approximately a total of 160 dwellings,
- Five levels of basement parking,
- Vehicular access from Lavender Street and loading access from Middlemiss Street,
- A new public accessible open space, including through-site link and site landscaping and
- Site amalgamation,
- Utility and services augmentation as required.

To accommodate the proposed SSDA, a concurrent rezoning is sought to increase the site's maximum building height.

The landscape comprises a publicly accessible through-site link, plaza, and a north-facing sculptural garden. Opportunities to retain existing street trees and select trees on site have been explored, alongside additional tree planting.

The development also includes rooftop levels dedicated to residential amenity, featuring a pool and spaces for BBQ, dining, seating, and gathering.





RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW Environmental Planning & Assessment (EP&A) Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the EP&A Act 1979 amendments to include the promotion of good design and amenity of the built environment.

Apartment Design Guide

Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design

Part 4: 4P Planting on structures

OBJECTIVES FOR GOOD DESIGN (GANSW)



**OBJECTIVE 1.**  
**Better fit**  
contextual,  
local and  
of its place



**OBJECTIVE 2.**  
**Better performance**  
sustainable,  
adaptable  
and durable



**OBJECTIVE 3.**  
**Better for community**  
inclusive,  
connected  
and diverse



**OBJECTIVE 4.**  
**Better for people**  
safe,  
comfortable  
and liveable



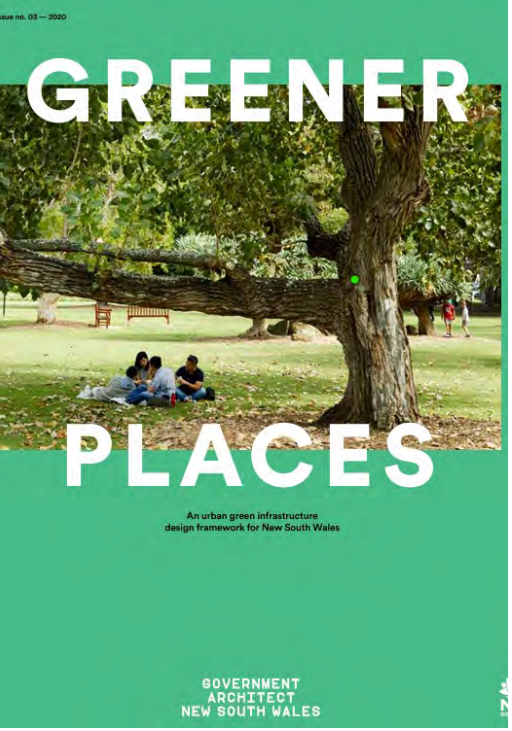
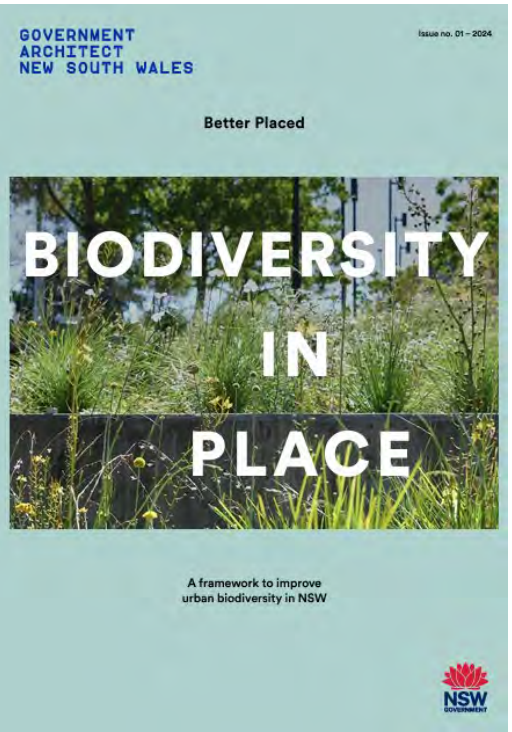
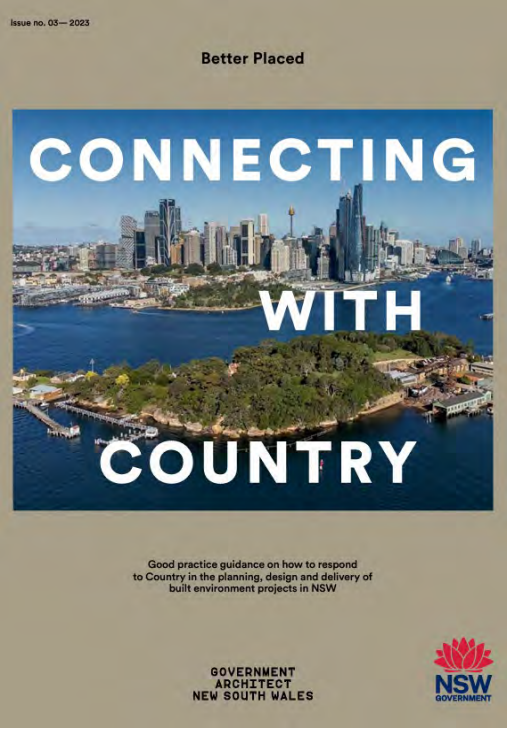
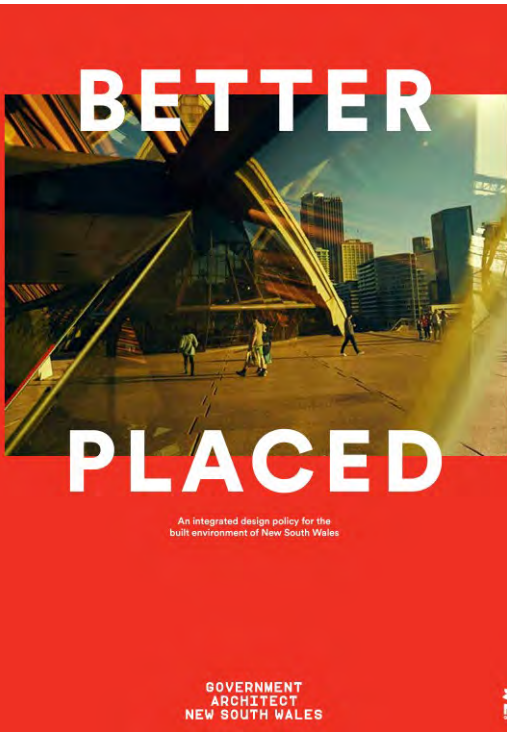
**OBJECTIVE 5.**  
**Better working**  
functional,  
efficient and  
fit for purpose



**OBJECTIVE 6.**  
**Better value**  
creating and  
adding value



**OBJECTIVE 7.**  
**Better look and feel**  
engaging,  
inviting and  
attractive





This SSDA relates to the site located at 1 Barrack Lane and 81-83 George This Landscape Strategy has been prepared in accordance with the current planning and public domain framework of North Sydney Council and responds to the established character of Lavender Bay. The proposal recognises the area’s harbour-side garden setting, established tree canopy, and pedestrian-scaled streets, and seeks to reinforce these qualities through deep soil planting, strengthened green edges, and a high-quality public interface along Middlemiss Street.

Council’s contemporary approach emphasises integrated public domain outcomes, sustainable landscape systems, and strong connections between private development and the street. The design therefore prioritises canopy expansion, water-sensitive urban design, pedestrian amenity, and careful coordination with existing and future infrastructure. The landscape strategy supports a cohesive streetscape outcome that aligns with Council’s material, planting, and accessibility standards while enhancing the local village and harbour character.

Overall, the landscape strategy aligns with North Sydney Council’s performance-based planning framework by:

- Reinforcing the established harbour garden character of Lavender Bay
- Enhancing canopy cover and green infrastructure outcomes
- Delivering a cohesive and accessible street interface
- Safeguarding future movement infrastructure including pedestrian and cycle connections

The design ensures that landscape works contribute positively to both the immediate site and the broader public domain network, supporting Council’s objectives for a high-quality, resilient and connected urban environment.

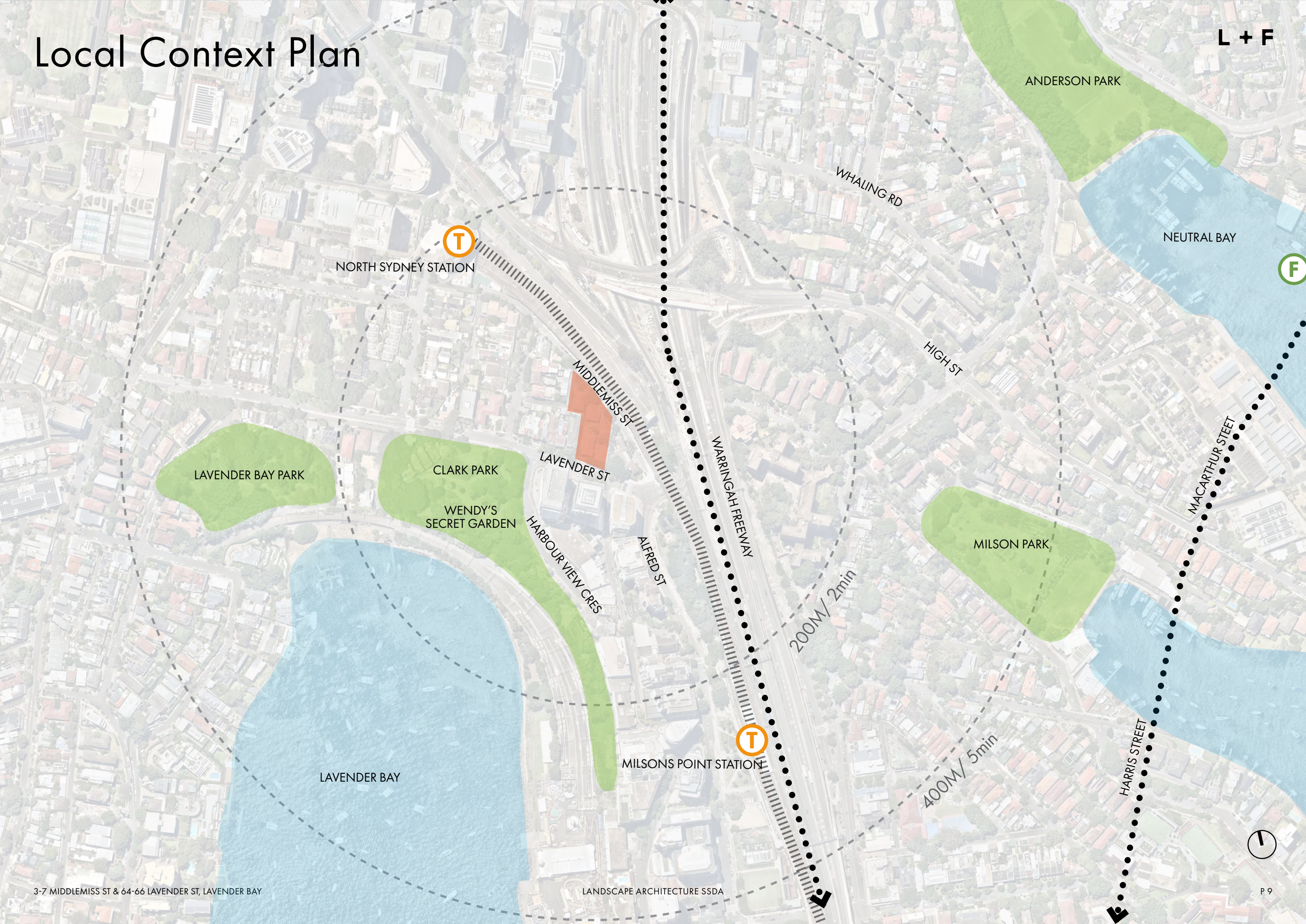




# Site Context



# Local Context Plan



L + F

ANDERSON PARK

NEUTRAL BAY

F

WHALING RD

HIGH ST

MACARTHUR STEET

HARRIS STREET

T

NORTH SYDNEY STATION

MIDDLEMISS ST

LAVENDER ST

WARRINGAH FREEWAY

ALFRED ST

HARBOUR VIEW CRES

LAVENDER BAY PARK

CLARK PARK

WENDY'S SECRET GARDEN

MILSON PARK

LAVENDER BAY

T

MILSONS POINT STATION

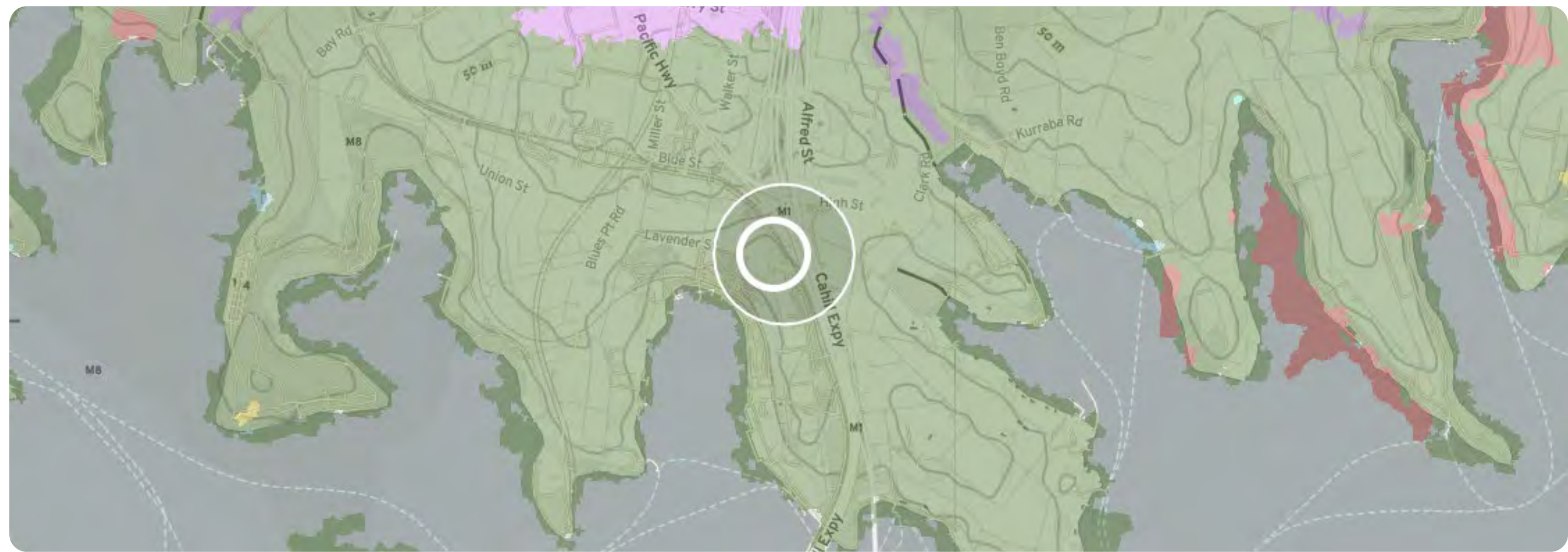
200M / 2min

400M / 5min





# Landscape Mapping



Pre-clearing Map taken from NSW Government website Trees Near Me NSW

- Sydney Coastal Sandstone Foreshores Forest
- Blue Gum High Forest
- Sydney Enriched Sandstone Moist Forest
- Sydney Coastal Lilly Pilly-Palm Gallery Rainforest



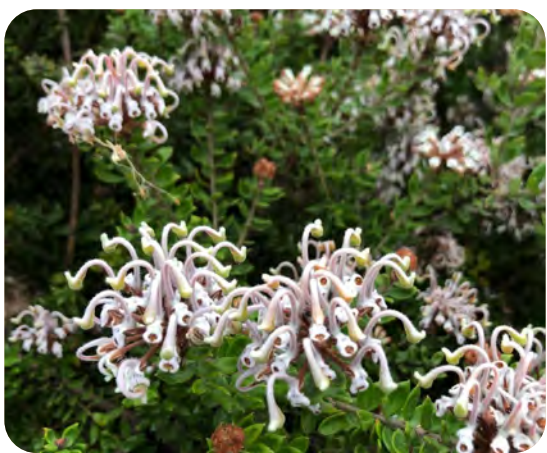
Eucalyptus paniculata



Jacksonia scoparia



Banksia ericifolia



Grevillea buxifolia



Westringia fruticosa



# Site Heritage



Historic warehouses - dating to 1923 steel works for Harbour Bridge



Heritage-listed Victorian and Federation-era housing

*"... I love it how people can just grab their smartphones and capture their very own piece of Sydney while passing by on their daily walk or run. Secondly, it's lovely that I don't have to always head right into the city centre to enjoy the spectacular views of Sydney Harbour. Thirdly, the heritage-style residential blocks gives the image a lot more character and a local feel to this vantage point."*  
- Karen Au Yeung



Map of Port Jackson which is opposite to Sydney 1828



# Designing with Country Integration



## CANOPY FOR HABITAT

Endemic trees have been incorporated into the landscape design to encourage native habitats and strengthen ecological resilience. This is integral to a genuine Connection to Country, as ecosystems are part of Country and reflect what existed long before human intervention. Endemic species also support pollination and seed dispersal, helping maintain healthy, resilient landscapes.

## MOMENTS OF SENSORY

A strong sensory landscape framework shapes the design, forming an immersive green link that prioritises the pedestrian experience. Textured sandstone, layered in-ground and raised planting beds, and a rich mix of foliage and seasonal variation engage sight, touch, and smell while encouraging moments of pause. Fragrant species, diverse leaf forms, and filtered canopy light create a calming and restorative environment. Plant selections suited to the local harbour microclimate ensure long-term resilience with reduced water use and maintenance.



## GEOLOGICAL MATERIAL

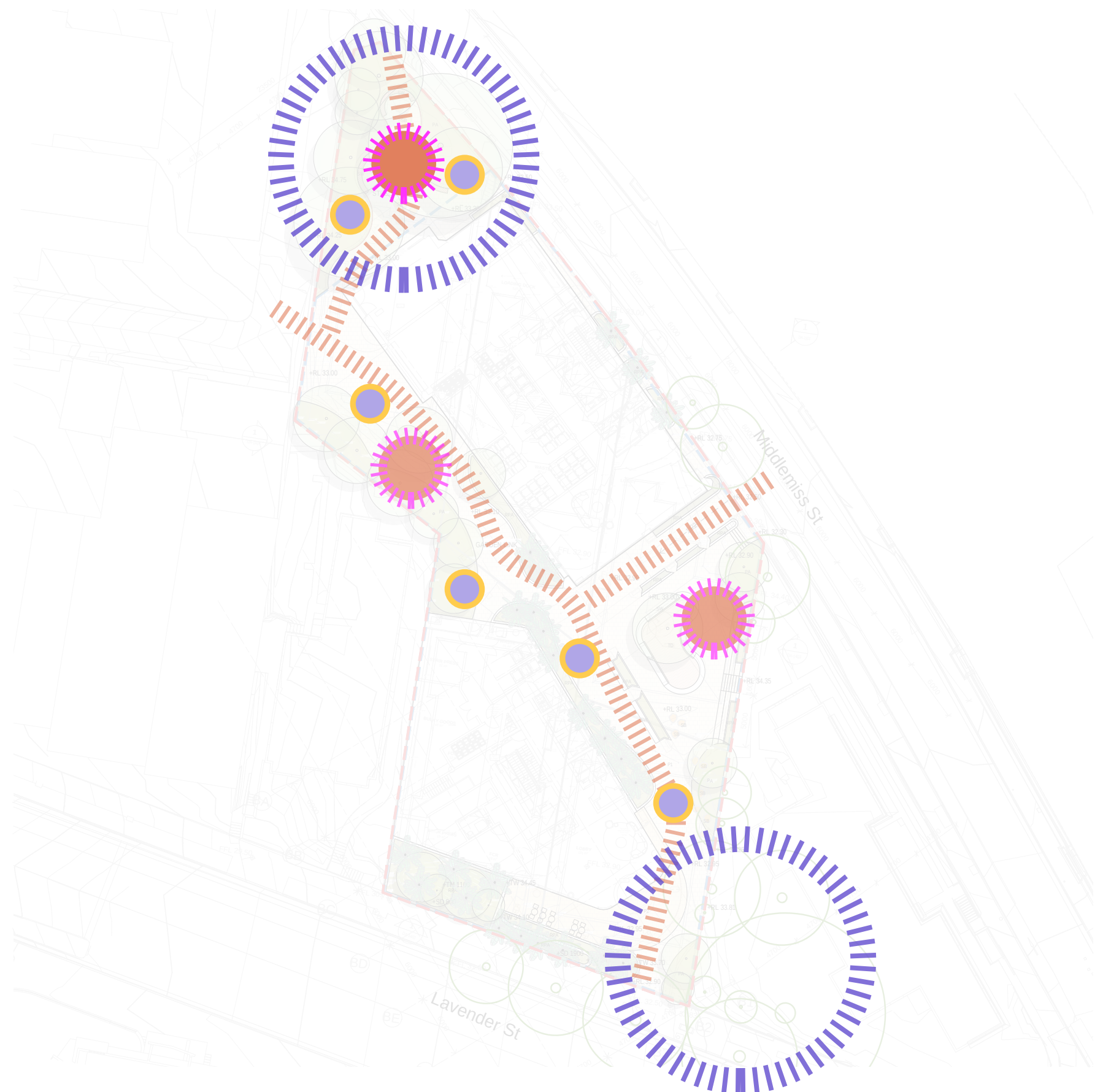
In Lavender Bay and surrounding foreshore areas, there may also be Quaternary alluvial and colluvial deposits, including weathered sandstone, sandy fills, and reclaimed materials associated with historic harbour-edge modification. Crushed sandstone and sandy soils further influence the landscape palette, shaping pathways and planted areas that reflect the site's natural substrate.

These material references are expressed not only as structural and landscape elements, but also through tactile surfaces and subtle engraved wayfinding details, enriching the sensory experience while reinforcing a strong connection to North Sydney's geological identity.



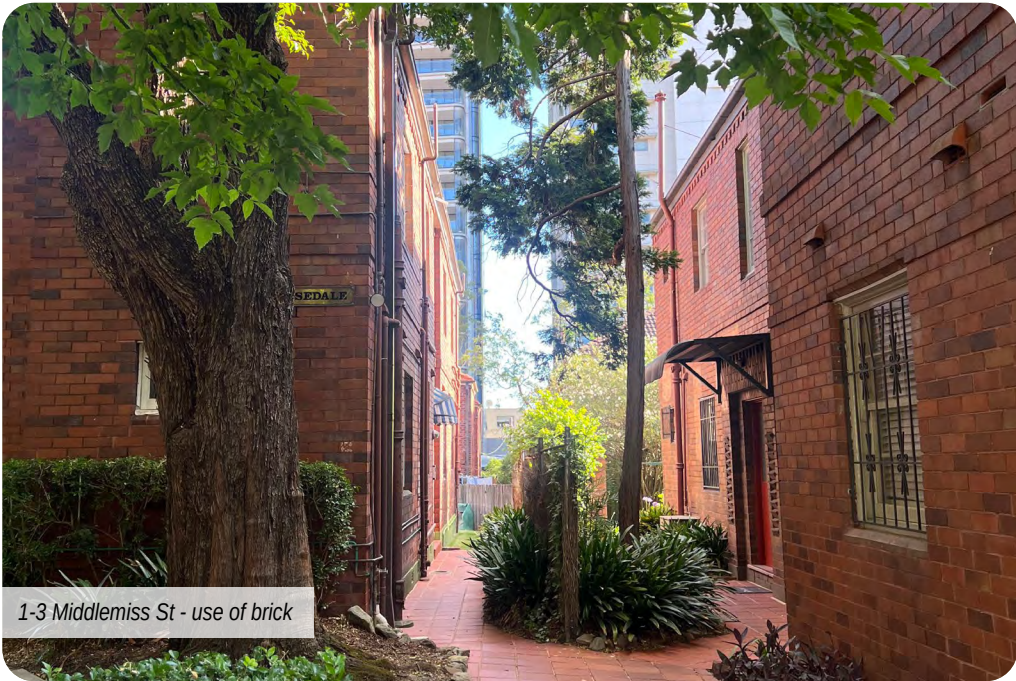
## NATIVE SEASONAL PLANTING

Aboriginal seasonal knowledge is a sophisticated system that weaves together the physical, cultural, and practical aspects of life. These frameworks guide sustainable ways of living on Country — shaping when to hunt, gather, and care for the land in tune with natural cycles. More than a way of marking time, the seasons express relationships between people, place, and the living systems that sustain both. They reflect knowledge refined and shared across generations, offering insight into enduring connections with the land that have evolved over tens of thousands of years.





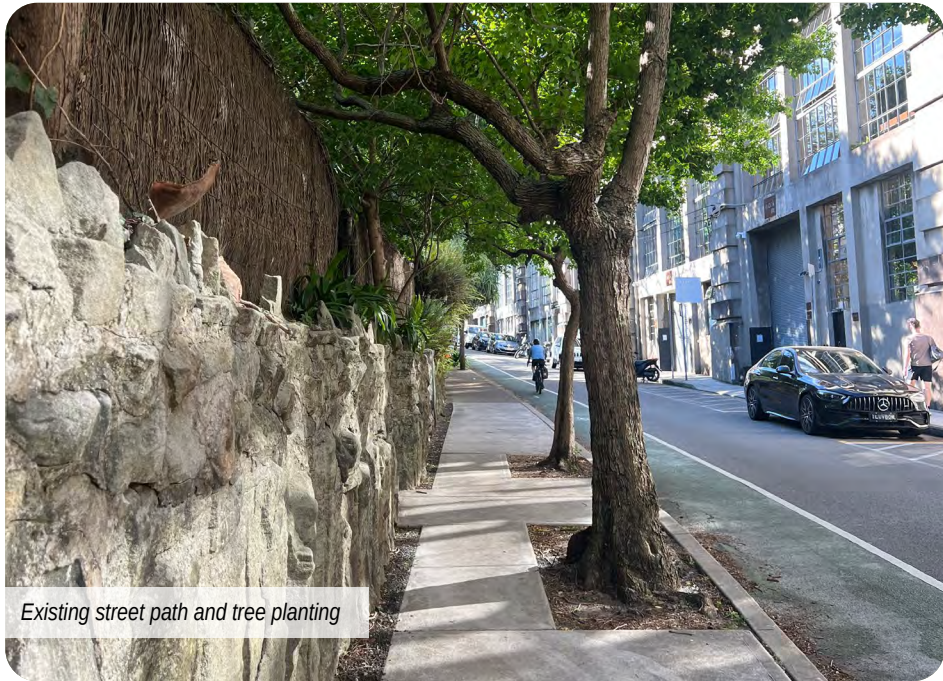
# Existing Site Character



1-3 Middlemiss St - use of brick



Existing sandstone retaining wall and exposed pipe



Existing street path and tree planting



64-66 Lavender St - Levels and retaining



Existing Spotted Gum Trunk on Middlemiss St



Bike lane along Middlemiss St



# Journey between the Gardens

The site is envisioned as part of a connected network of gardens, linking to the existing Wendy Whiteley Garden at Lavender Bay. Beginning within a fine-grain residential street, the route gently descends toward the harbour, transitioning through pocket parks and shaded pedestrian links that soften the journey.





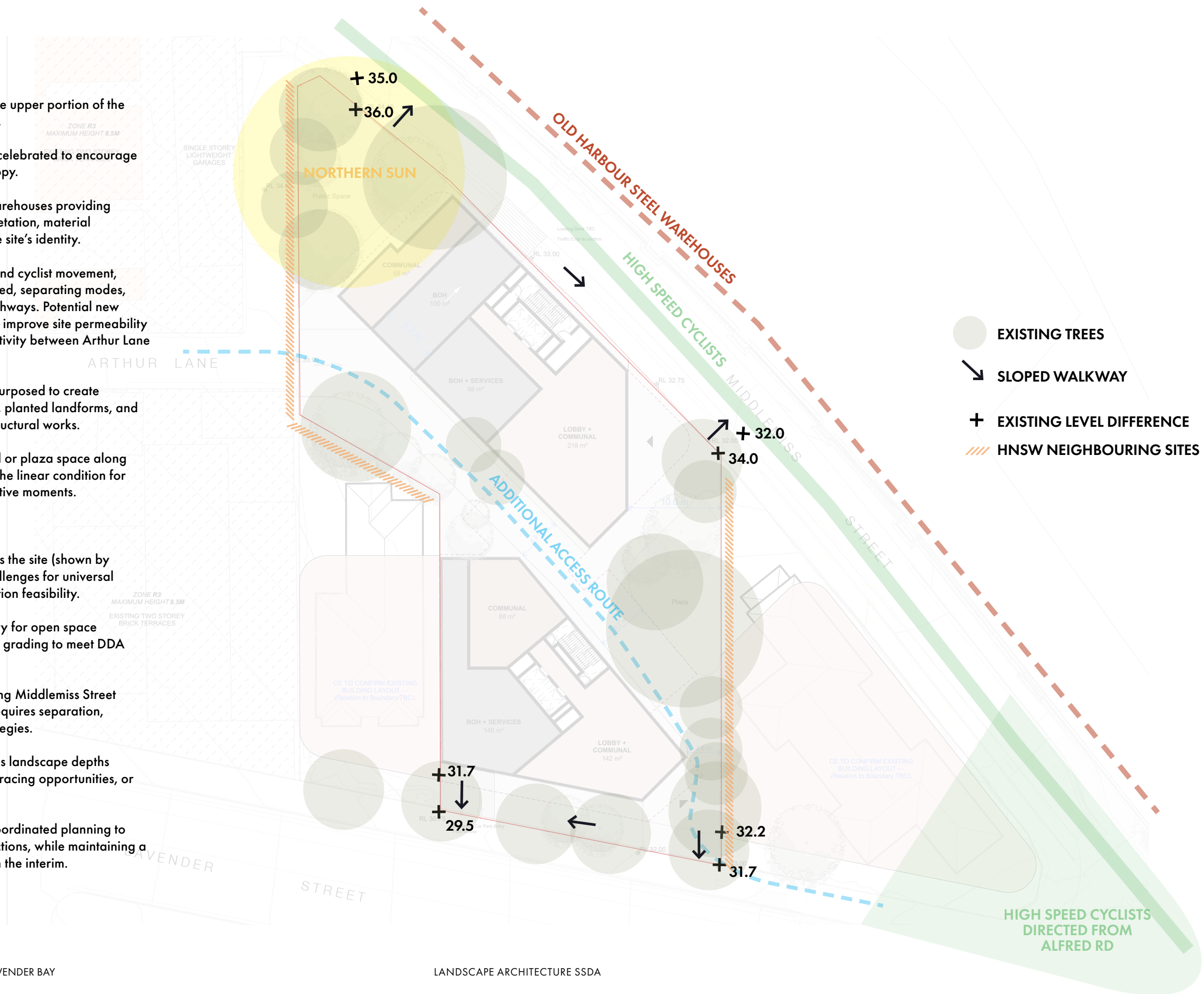
# Opportunities and Constraints

## Opportunities

- Prime northern sun exposure in the upper portion of the site, ideal for passive open space.
- Existing trees to be retained and celebrated to encourage sense of identity and mature canopy.
- Interface with historic harbour warehouses providing opportunities for heritage interpretation, material connection, and strengthening the site's identity.
- Ability to rationalise pedestrian and cyclist movement, improving safety by reducing speed, separating modes, and creating clear desire-line pathways. Potential new access route (as shown in blue) to improve site permeability and strengthen east–west connectivity between Arthur Lane and Lavender Street.
- Existing level changes can be repurposed to create terraced seating, retaining edges, planted landforms, and visual interest while minimising structural works.
- Opportunity to create a threshold or plaza space along the warehouse edge, leveraging the linear condition for circulation, activation, or interpretive moments.

## Constraints

- Significant level differences across the site (shown by multiple “+” markers), posing challenges for universal access, wayfinding, and construction feasibility.
- Sloped walkways reduce flexibility for open space programming and require careful grading to meet DDA compliance.
- High-speed cyclist movement along Middlemiss Street introduces safety concerns and requires separation, deflection, or traffic-calming strategies.
- Tight site geometry limits generous landscape depths and may restrict tree planting, terracing opportunities, or accessible ramp lengths.
- Neighbouring sites will require coordinated planning to enable future through-site connections, while maintaining a clear and functional separation in the interim.









# Berry Square - North Sydney

- Demonstrates how public open space can successfully interface with active commercial frontages while still feeling welcoming and human-scaled.
- Provides a highly connected pedestrian environment with clear desire lines, supporting movement between transport hubs, workplaces and public realm.
- Uses planting, seating terraces and material transitions to soften a dense urban setting and create comfortable places to pause within a movement-heavy context.



# Garden of Cloud & Stone - Sydney

- Uses sculptural landscape elements and textural, natural materials to create memorable identity and place-making in a compact urban site.
- Blends soft and hard landscape seamlessly to encourage passive recreation, informal gathering, and visual interest throughout the day.
- Shows effective integration of planting to soften adjacent built form and create calm, high-amenity public open space.





# Glassfield - Bristol

- Transforms a previously disconnected area into a legible, safe, and engaging pedestrian link with clear sightlines and intuitive wayfinding.
- Demonstrates how active frontages, lighting, and materiality can enhance perceived safety and support movement through mixed-use interfaces.
- Provides robust, urban-scaled planting that withstands heavy foot traffic while improving microclimate and environmental performance.



# La Samaritaine Place

- Demonstrates effective activation of a commercial frontage through generous public realm, seating, planting and clear pedestrian priority.
- Creates a welcoming urban forecourt that blends movement, pause and retail interface without feeling congested.
- Shows how subtle landscape interventions - paving, furniture, edges - can elevate the identity and comfort of a high-intensity urban hub.





# Precinct Vision and Design



# Landscape Vision

L + F

**“To create a vibrant destination that celebrates the site’s unique character and its connection to Lavender Bay. A network of welcoming spaces that brings people together, encouraging activity, interaction and a strong sense of community. Offering moments of pause, movement and discovery.”**



# Design Statement

## Ground floor & Streetscapes

Extensive ground floor communal open space creates a continuous green link to nearby reserves and parks. Centrally located, it enhances the built form and boosts canopy coverage and support local wildlife habitats.

## Communal Landscapes and Rooftop spaces

Communal open space is proposed to expand landscape areas and communal zones, while maximising amenity in the development. Ideal in the midwinter sun to promote communal activity all year round. The landscape enhances urban habitat and boosts biodiversity in the area.

## CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape, while buffer planting near private apartments provides privacy.

## Deep Soil, Soil Depths on Podiums & Permanent Planting

All planters have a minimum soil depth of 750-1000mm including slab setdowns. This enables low planter walls for better visual permeability and meets ADG soil depth requirements for trees. Deep soil areas have been maximised with mass native tree planting where feasible throughout the project. Planting area on ground floor ranges between 150-800mm slab setdowns, providing a diverse planting character and allowing for pockets of flush planting.

## Healing Country

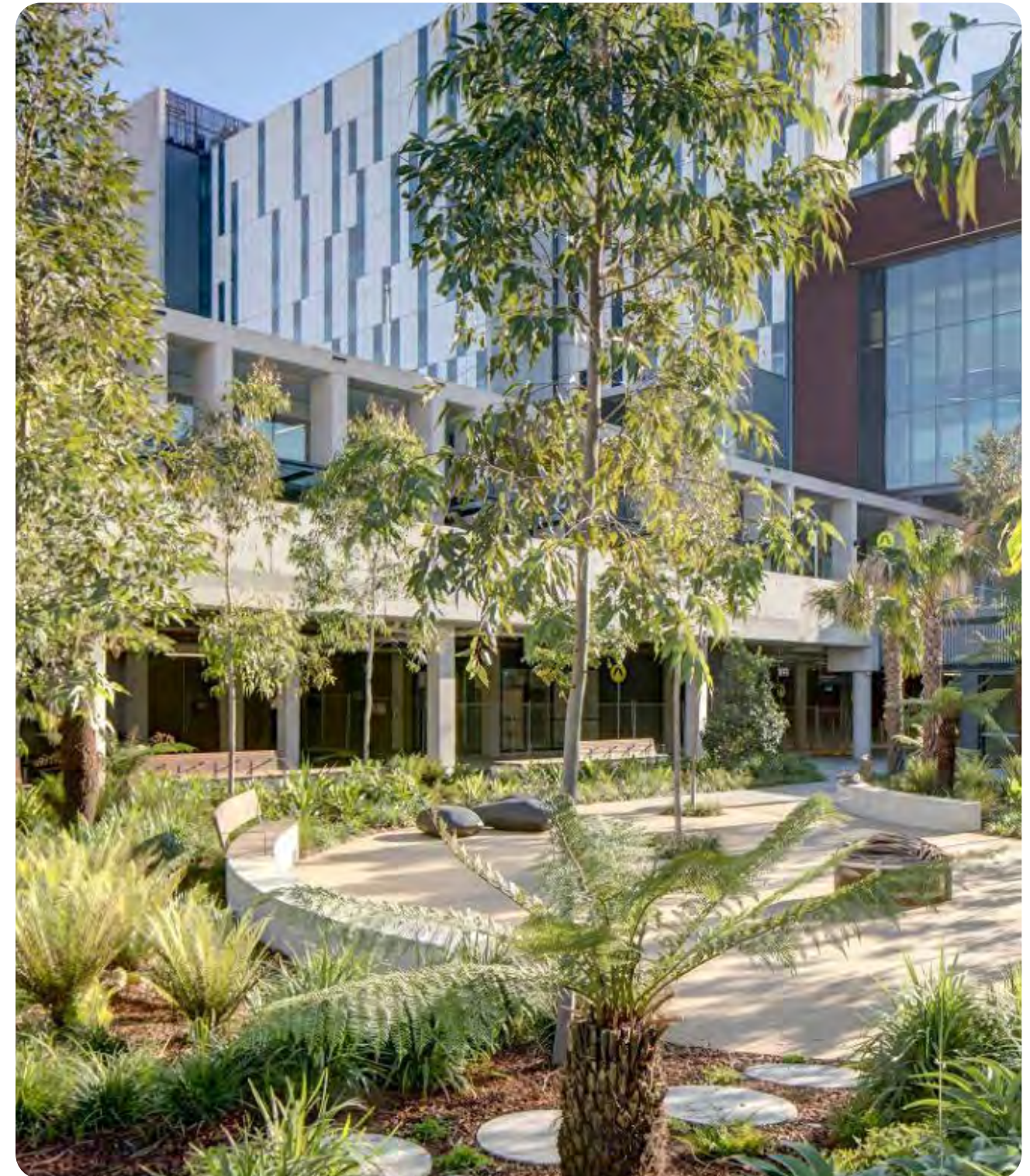
This design weaves together elements that pay homage to the site's rich heritage. Using existing materials as well as materials that resonate with the local landscape. Incorporating endemic plant species, encouraging an enhancement of biodiversity and creates vibrant habitats through carefully selected plants that respond to the seasons, enriching the ecosystem.

## Celebrating Country

The design beautifully integrates ample opportunities for gathering at yarning circles under the refuge of native trees, fostering connection and storytelling. Additionally, it features a sensory link that invites people to engage in an emersive walk amongst native planting that leads to a sculptural garden, deepening their relationship with Country. Nestled beneath the shade of trees, creating a serene environment for exploration and learning.

## Through Site Link

A through-site link is proposed to connect Lavender Street and Arthur Lane, creating a safe, comfortable and sensory-rich pedestrian experience. The link enhances site permeability by providing clear connections to Middlemiss Street, improving accessibility and integration with the surrounding street network.







## A SAFE AND CONNECTED COMMUNITY

The design promotes walkability and legibility, providing safe pedestrian links to surrounding streets and open spaces such as Wendy Whiteley’s Secret Garden and Lavender Bay Parklands. Shared communal spaces are integrated throughout the site to encourage social interaction and community cohesion, supporting a resilient and inclusive neighbourhood.



## SITE-RESPONSIVE DESIGN

Responding to the site’s natural slope towards Lavender Bay, the built form is carefully articulated to step with the topography, minimising visual bulk and preserving key view corridors towards Sydney Harbour. The proposal respects the fine-grain residential context while acknowledging the broader skyline presence of North Sydney’s commercial centre.



## INTEGRATING NATURAL CHARACTER

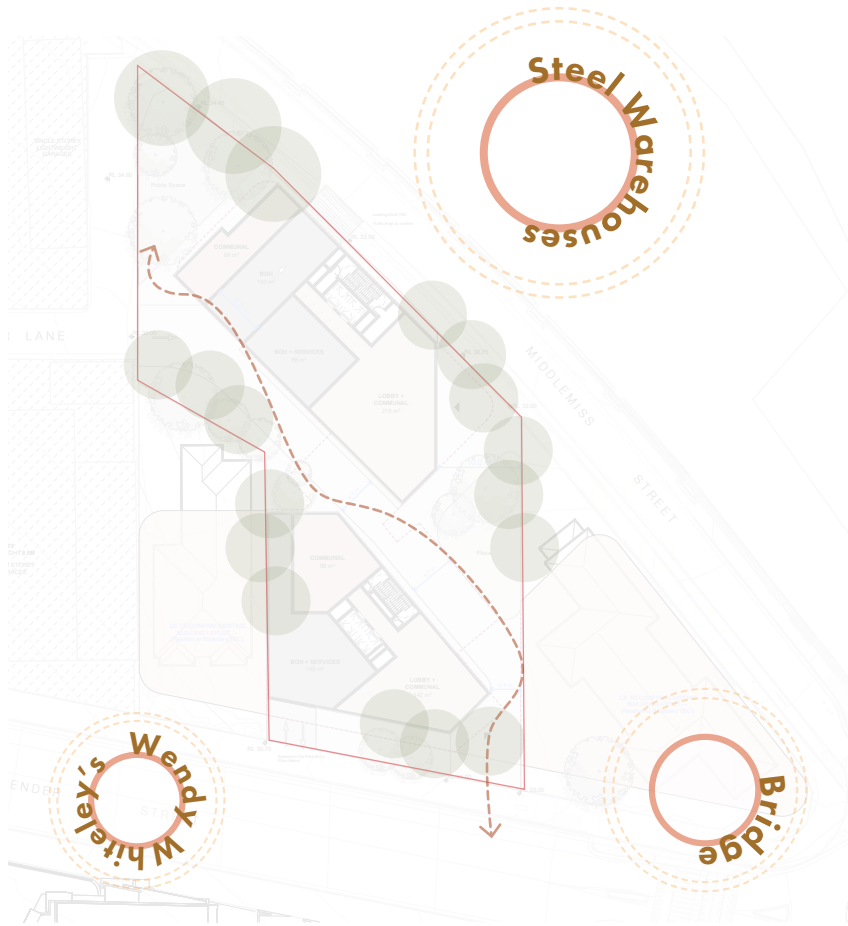
Guided by biophilic design principles, the development balances built form with the verdant and maritime character of Lavender Bay. Material selections draw from the surrounding context — textured masonry and natural finishes. The result is a cohesive composition that integrates architecture and landscape, celebrating tree canopy, filtered harbour views, and the subtropical qualities of Sydney’s climate.



## HEALTHY LIVING THROUGH SHARED SPACES

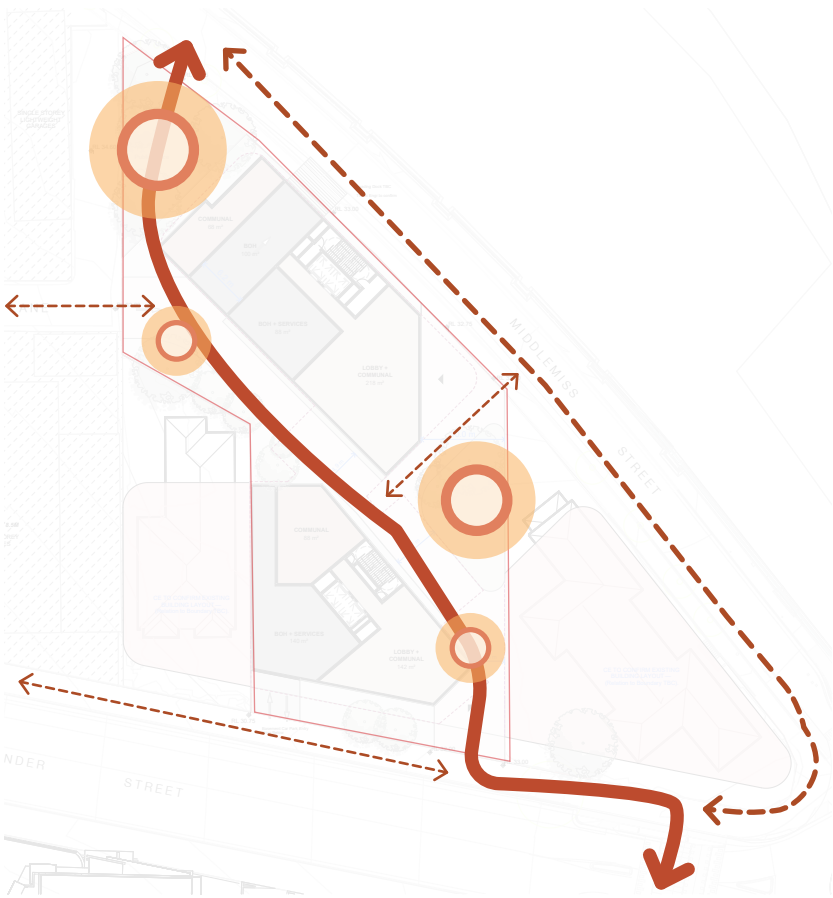
The development promotes healthy, active living through well-defined pedestrian pathways, communal open spaces, and universally accessible design. Landscaped courtyards and shared terraces provide opportunities for intergenerational gathering, quiet retreat, and incidental interaction. By strengthening physical and visual connections to nearby open space networks and harbour walks, the proposal encourages walking, cycling, and outdoor recreation as part of everyday life.





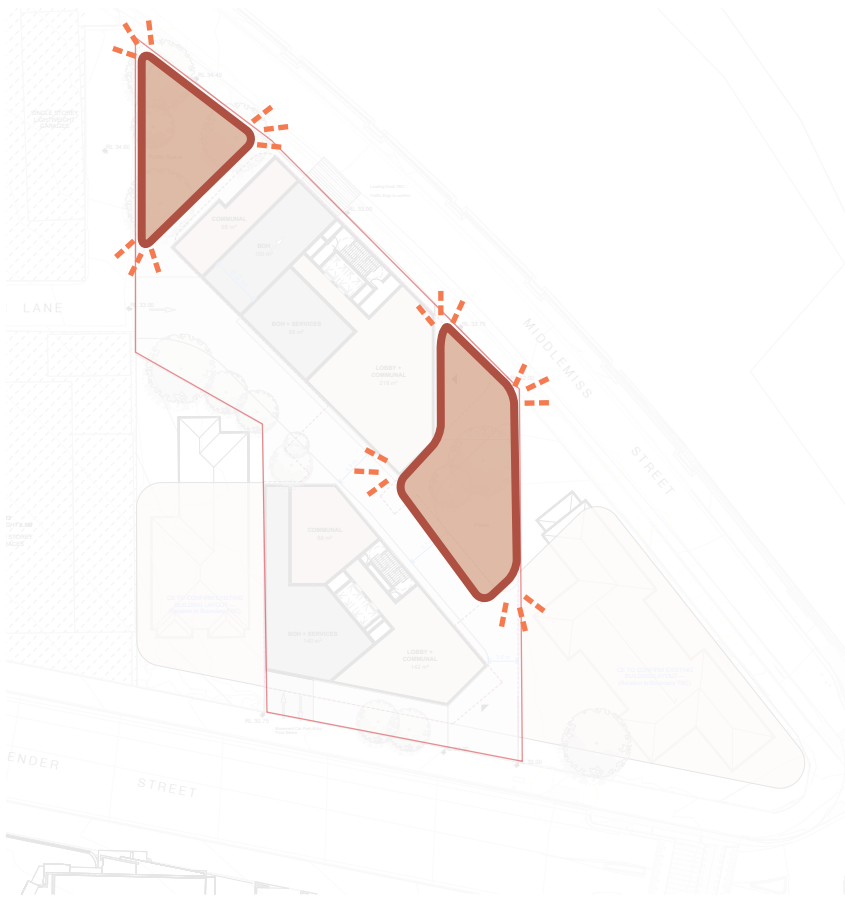
Create a sense of place

Craft a place deeply rooted in its surrounding character, drawing inspiration from the site’s exposed sandstone edges, natural level changes, mature existing trees and historic brick fabric. These elements inform a landscape identity that feels authentic to Lavender Bay, celebrating the textures, forms and materiality that make the area unique while creating a cohesive and memorable public realm.



Creating a centred and well connected precinct

Create a centred and well-connected precinct that places pedestrians, safety and cyclists at the forefront, seamlessly linking into the wider context of Lavender Bay. The design encourages effortless movement throughout the site, offering moments for exploration, pause and engagement along the way, allowing people to experience the place in an intuitive manner.



Creating natural & urban anchors

Create public green anchors that define and hold the site, offering soft, welcoming spaces that provide open, accessible refuge within a context otherwise dominated by movement, hardscape and built form. These anchors become essential pauses in the urban fabric, supporting comfort and community presence.



# Scale Comparison

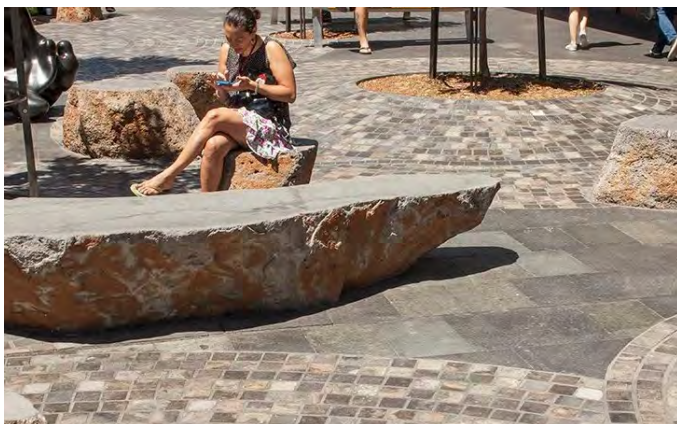
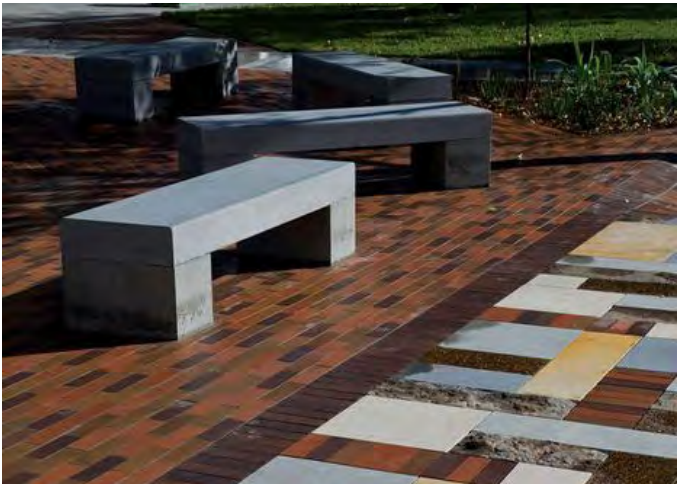
Balfour Street Pocket Park, Sydney



Cloud and Stone, Haymarket



University of Queensland Reconciliation Garden





# Landscape Zones









# Tree Management Plan



Please refer to the Arboricultural Impact Assessment prepared by Advanced Treescape Consulting (Ref. 25-151a-01, Issue 1, dated 12 December 2025).

The proposal will result in the following impacts to existing trees:

An approximate total of 17 trees are proposed for removal, comprising:

- Trees located within the footprint of the proposed building and basement excavation, including deep soil level changes to Arthur Lane and the basement carpark footprint (Trees 16–23 and 26–32).
- These removals are required to facilitate the proposed demolition, bulk excavation, basement construction and associated structural works, including impacts within Structural Root Zones (SRZ) and Notional Root Zones (NRZ).

A total of 25 trees will be retained and protected during construction, comprising:

- 15 street trees along Lavender Street and Middlemiss Street (Trees 1–15), which will not be directly impacted, subject to trunk armour and protection measures.
- 10 trees located on adjoining properties (Trees 24, 25, 33–42), where impacts are assessed as acceptable and managed through site boundary fencing and Tree Protection Zone (TPZ) controls.

All retained trees will be protected in accordance with AS 4970–2025 Protection of Trees on Development Sites, including implementation of Tree Protection Zones, trunk protection, and project arborist oversight where required.

While a number of existing trees will be removed to accommodate the proposed development, the landscape proposal provides opportunity for substantial replacement planting within deep soil zones and podium landscapes, contributing to long-term canopy renewal and improved urban amenity relative to the current fragmented condition of the site.

-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED

Scale 1:400@ A3  
0 5 10





# Ground Floor Plan



- 1 **STEEL AND STONE GARDEN**  
PASSIVE SEATING WITH NATIVE PLANTING IN NORTHERN DEEP SOIL AREA WITH LARGE AND MEDIUM TREES RETAINED
- 2 1:22 RAMPED ACCESS FROM MIDDLEMISS STREET THROUGH COLONADE WITH PLANTING BETWEEN RAMP
- 3 **CENTRAL COURTYARD**  
FEATURE FIG IN RAISED DECK WITH SEATING WALLS AND FLEXIBLE SPACE
- 4 TERRACED STEPS AND STAIRS WITH POTENTIAL FOR FUTURE CONNECTION TO ADJACENT DEVELOPMENTS
- 5 RAISED PLANTERS WITH FEATURE SHRUBS AND SMALL TREES
- 6 COMMUNAL SPILL OUT AREA WITH OUTDOOR SEATING
- 7 ON GRADE ENTRANCE FROM LAVENDER STREET
- 8 TERRACED PLANTER WITH RETAINING WALLS AND CASCADING PLANTING
- 9 **NATIVE TRAIL**  
GREEN LINK WITH MOMENTS FOR SENSORY EXPLORATION THROUGH IN-GROUND PLANTING BEDS
- 11 BUFFER PLANTERS TO STREET FRONTAGE
- 12 RAISED PLANTER OVER BASEMENT WITH CASCADING PLANTS

Scale 1:400@ A3





The site plan illustrates the proposed development at 100 Middlemiss Street. The site is bounded by Middlemiss Street to the north and east, and an unnamed street to the south. The plan shows two main building footprints, each with a lobby and communal area, and two basement car parks. A public space area is located to the north of the site. The plan also shows the existing building layout and the proposed building layout. The site is divided into several zones, including a public space, a loading dock, a traffic sign, and a place. The plan includes various annotations such as 'CE TO CONFIRM EXISTING BUILDING LAYOUT (Relation to Boundary TBC)' and 'CE TO CONFIRM EXISTING BUILDING LAYOUT (Relation to Boundary TBC)'. The plan also shows the existing building layout and the proposed building layout. The site is divided into several zones, including a public space, a loading dock, a traffic sign, and a place. The plan includes various annotations such as 'CE TO CONFIRM EXISTING BUILDING LAYOUT (Relation to Boundary TBC)' and 'CE TO CONFIRM EXISTING BUILDING LAYOUT (Relation to Boundary TBC)'.

0 2 4





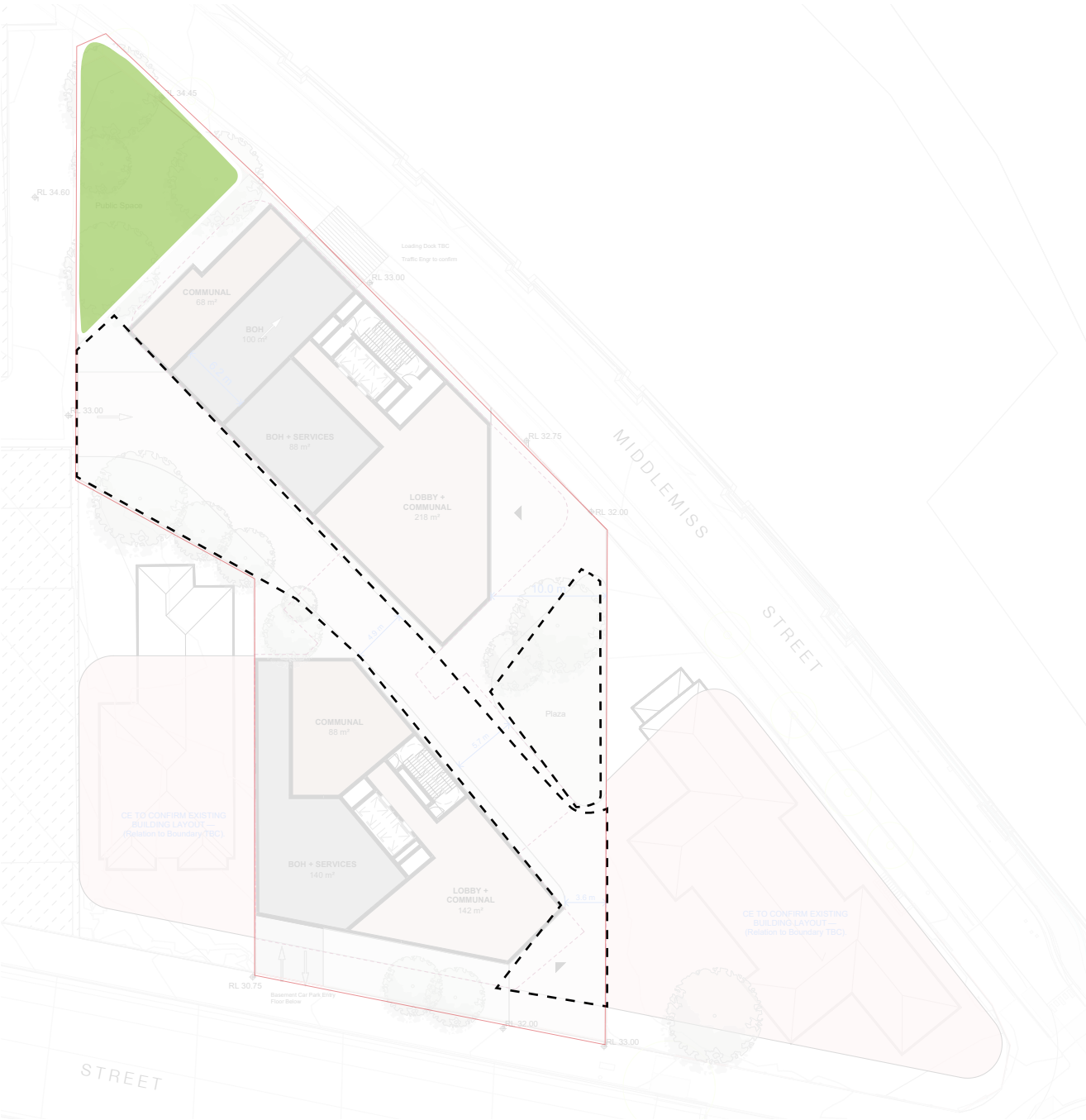
0 2 4





# Steel and Stone Garden

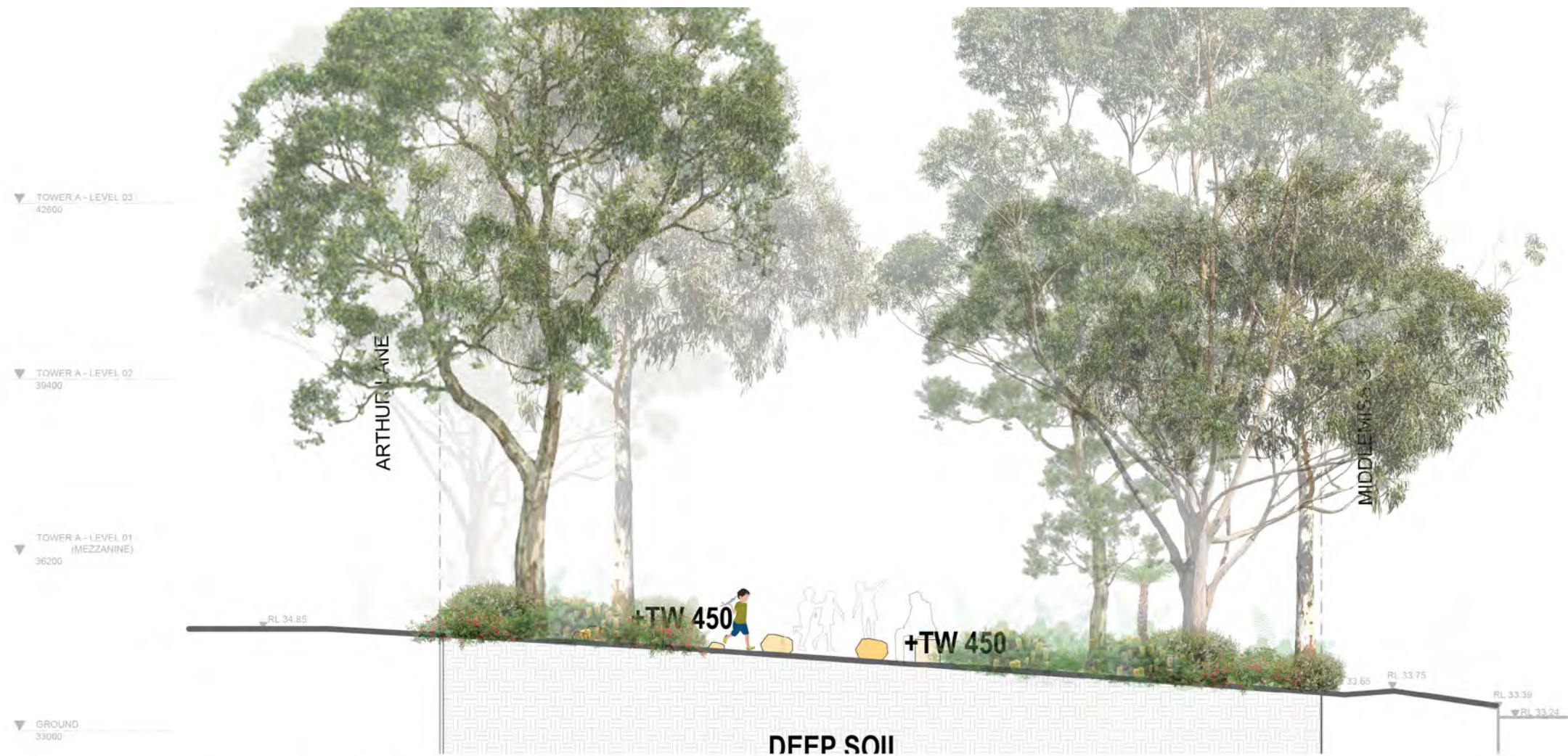
The Steel and Stone Garden is a north-facing pocket of trees and lush planting, framed by seating walls for rest and social interaction. Subtle moments of play are introduced through the use of materials like sandstone and steel, creating a tactile and engaging environment within the garden that represents the surrounding context.



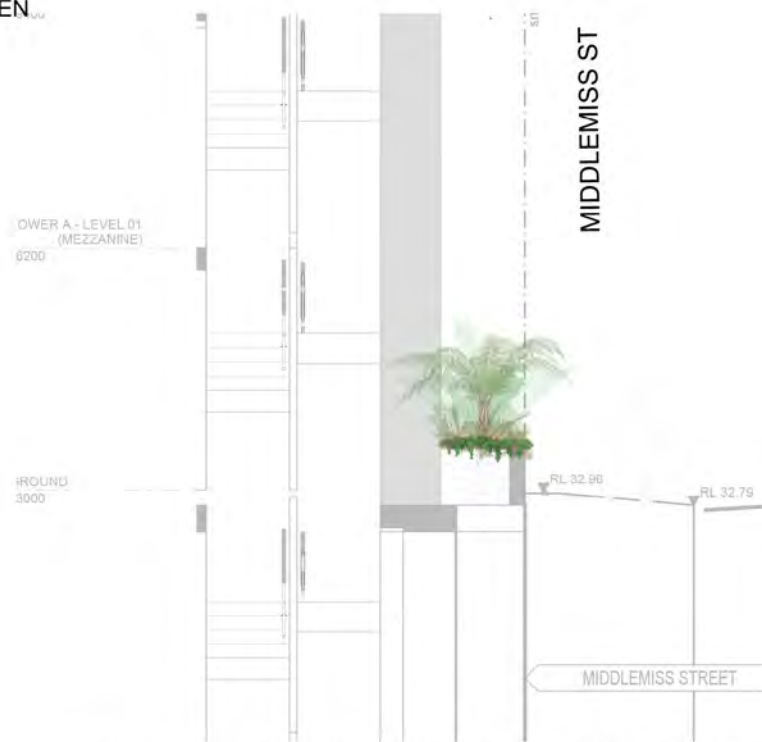
Scale 1:200@ A3







aa TYPICAL SECTION - STEEL AND STONE GARDEN



bb TYPICAL SECTION - PLANTER TO BUILDING FACADE ON MIDDLEMISS ST



KEY PLAN - NTS



cc TYPICAL SECTION - PLANTER OVER DRIVEWAY



# Ground Floor Landscape Section

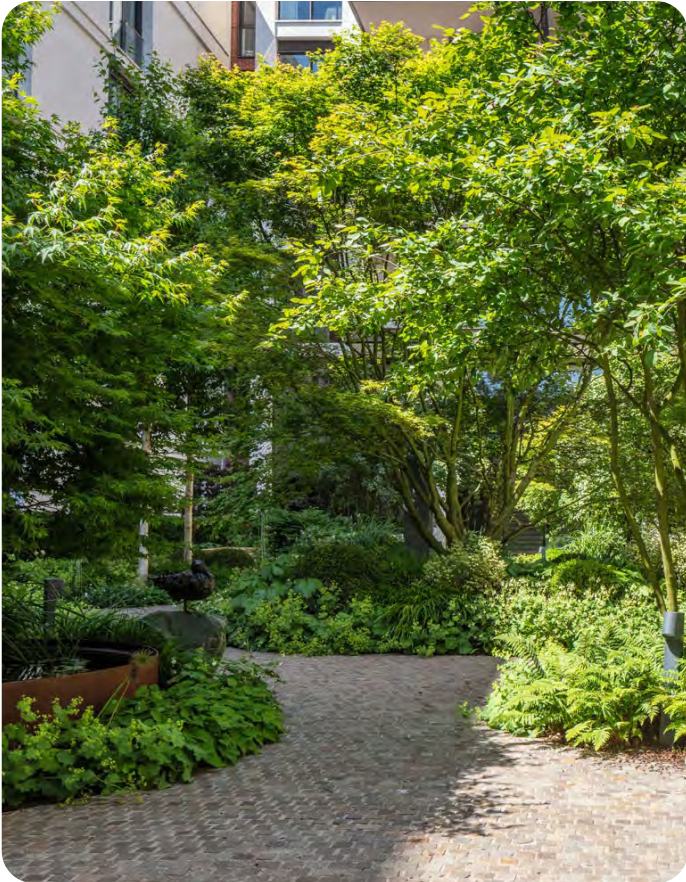


KEY PLAN - NTS

dd TYPICAL SECTION - CENTRAL PLAZA AND DECK

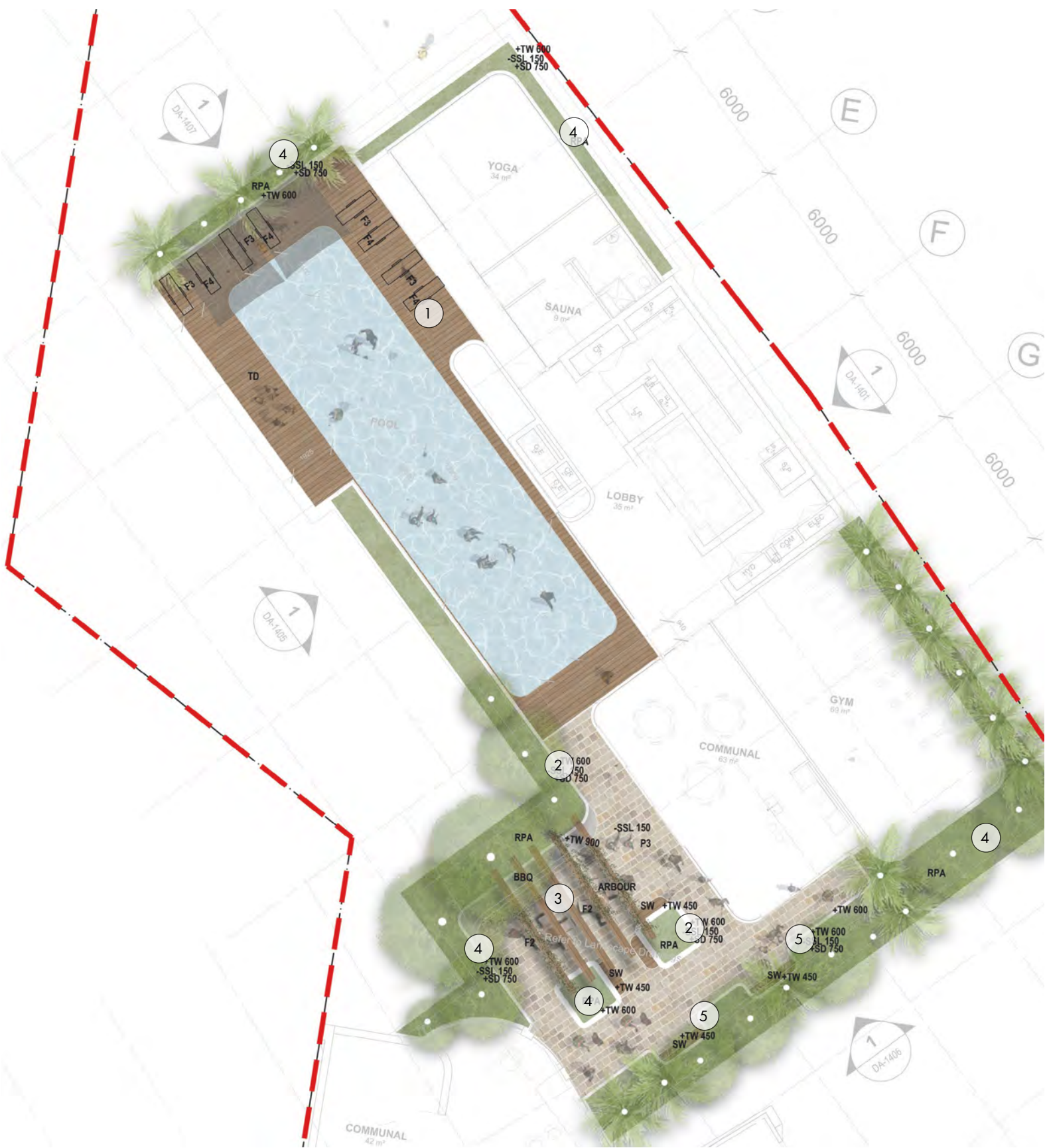


# Ground Floor Landscape Character

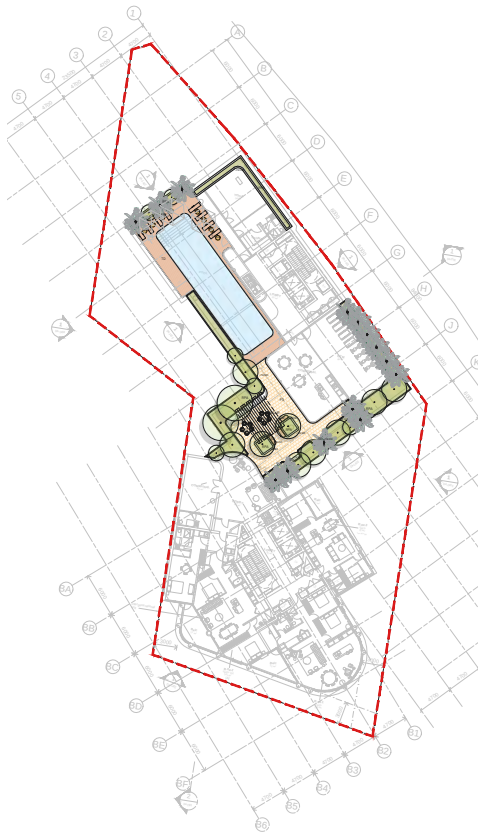




# Level 4 Communal Open Space



- 1 SUN DECK AND LOUNGE WITH BUFFER PLANTING
- 2 BUSHTUCKER PLANTING FOR KITCHEN USE
- 3 ARBOUR IN RAISED PLANTER OVER BBQ AREA FOR WIND MITIGATION
- 4 RAISED PLANTERS WITH FEATURE SMALL TREES, SHRUBS AND NATIVE PLANTING
- 5 PASSIVE SEATING NOOKS WITH NATIVE PLANTING



Scale 1:200@ A3

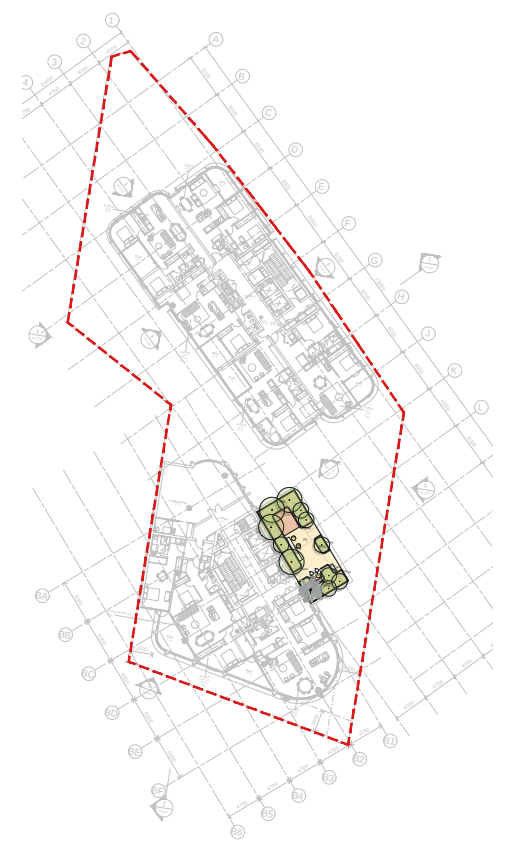




# Level 5 Communal Open Space



- ① NORTHERN BUFFER PLANTING WITH SMALL TREE PLANTING FOR WIND MITIGATION
- ② FLEXIBLE COMMUNAL DECK
- ③ SEATING TO RAISED PLANTER WITH TABLES
- ④ OPEN AREAS WITH OPPORTUNITIY FOR LOOK OUT
- ⑤ SEATED NOOKS IN RAISED GARDEN BEDS



Scale 1:200@ A3





# Level 4 & 5 Communal Open Space Character





# Planting + Materials



# Planting Palette - Trees



*Acmena smithii*



*Angophora costata*



*Angophora hispida*



*Backhousia citriodora*



*Banksia integrifolia*



*Cyathea cooperi*



*Dicksonia antarctica*



*Eleocharis reticulata*



*Eucalyptus haemastoma*



*Jacaranda mimosifolia*



*Tristania laurina*



# Planting Palette - Understorey

## MIX TYPE 1 - JACARANDA INSPIRED



Indigofera australis



Bauera Rubioides



Grevillea sericea



Melaleuca thymifolia



Prostanthera incisa



Westringia fruticosa



Brachyscome multifida



Prostanthera rotundifolia



Viola hederacea

## MIX TYPE 2 - PART / FULL SHADE



Alpinia caerulea



Asplenium australasicum



Austromyrtus dulcis



Blechnum cartilagineum



Correa baeuerlenii



Philotheca myoporoides



Lomandra fluviatilis



Dichondra repens



Viola hederacea

## MIX TYPE 3 - PART / FULL SUN



Chrysocephalum apiculatum



Acacia cognata 'lime-light'



Actinotus helianthi



Banksia oblongifolia



Correa alba



Themeda triandra



Lomandra longifolia



Myoporum parvifolium 'yareena'



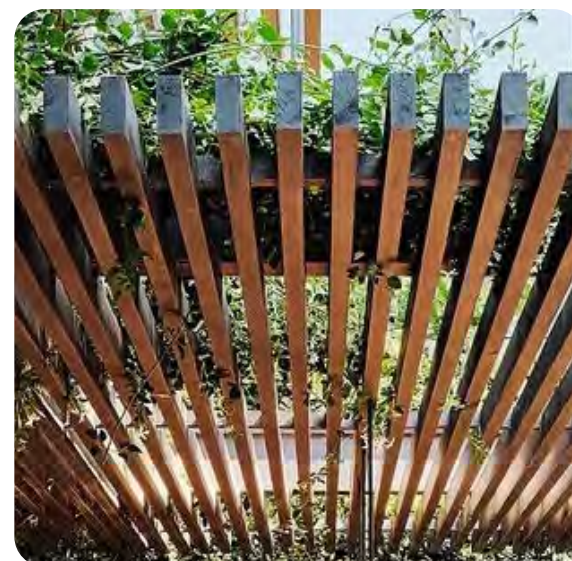
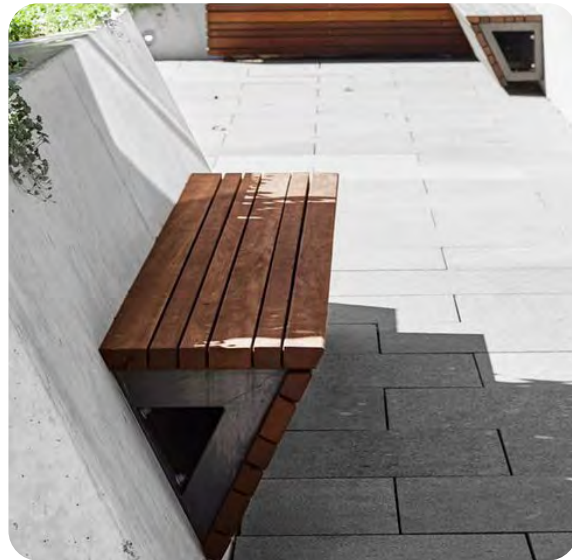
Prostanthera incisa



# Materials Palette

The materiality complements the natural setting of the site with the use of natural materials such as stone and timber. A robust set of finishes are proposed throughout the site for longevity of use.

As the proposal goes through the development approval process the team will work closely with Council to ensure the public domain aligns with Council's ambitions, standards and guidelines.

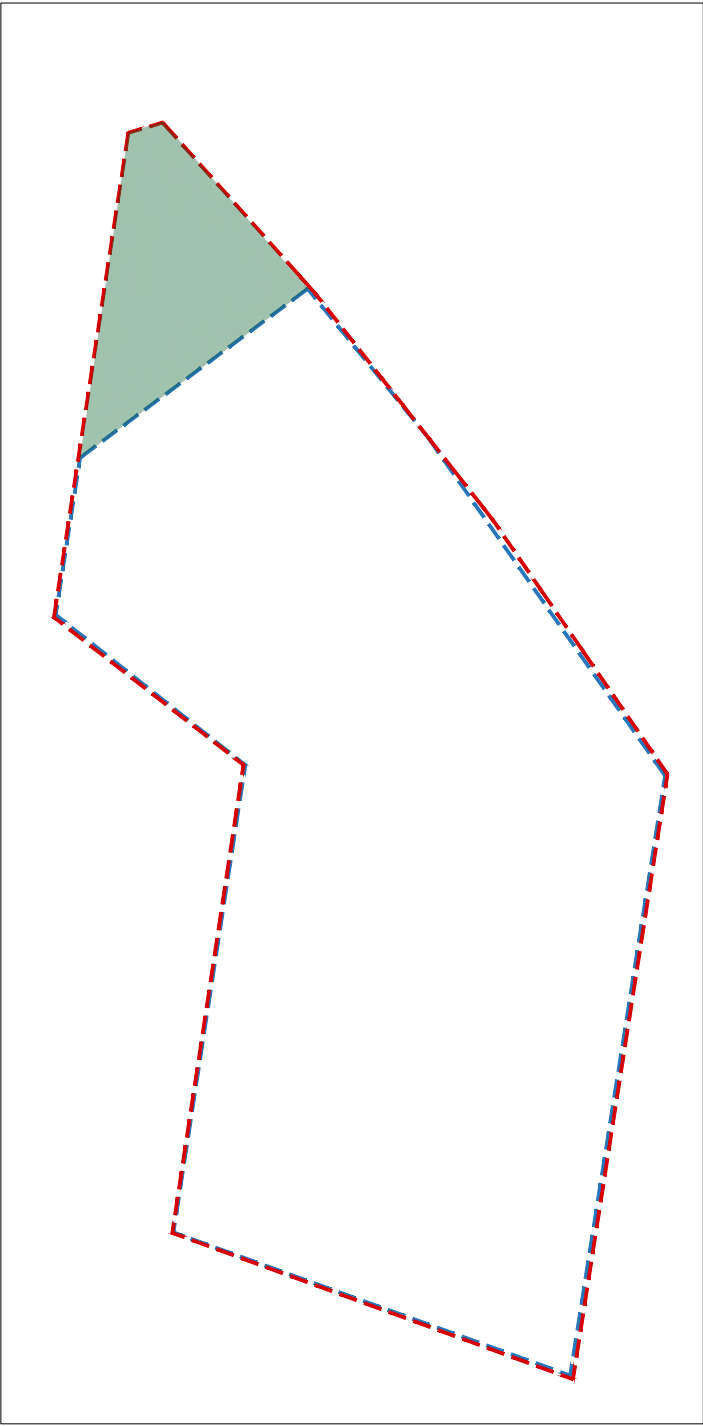




# Landscape Performance



# Deep Soil



TOTAL CALCULATIONS (GROUND)

DEEP SOIL

Total deep soil area = 8% (195m2)

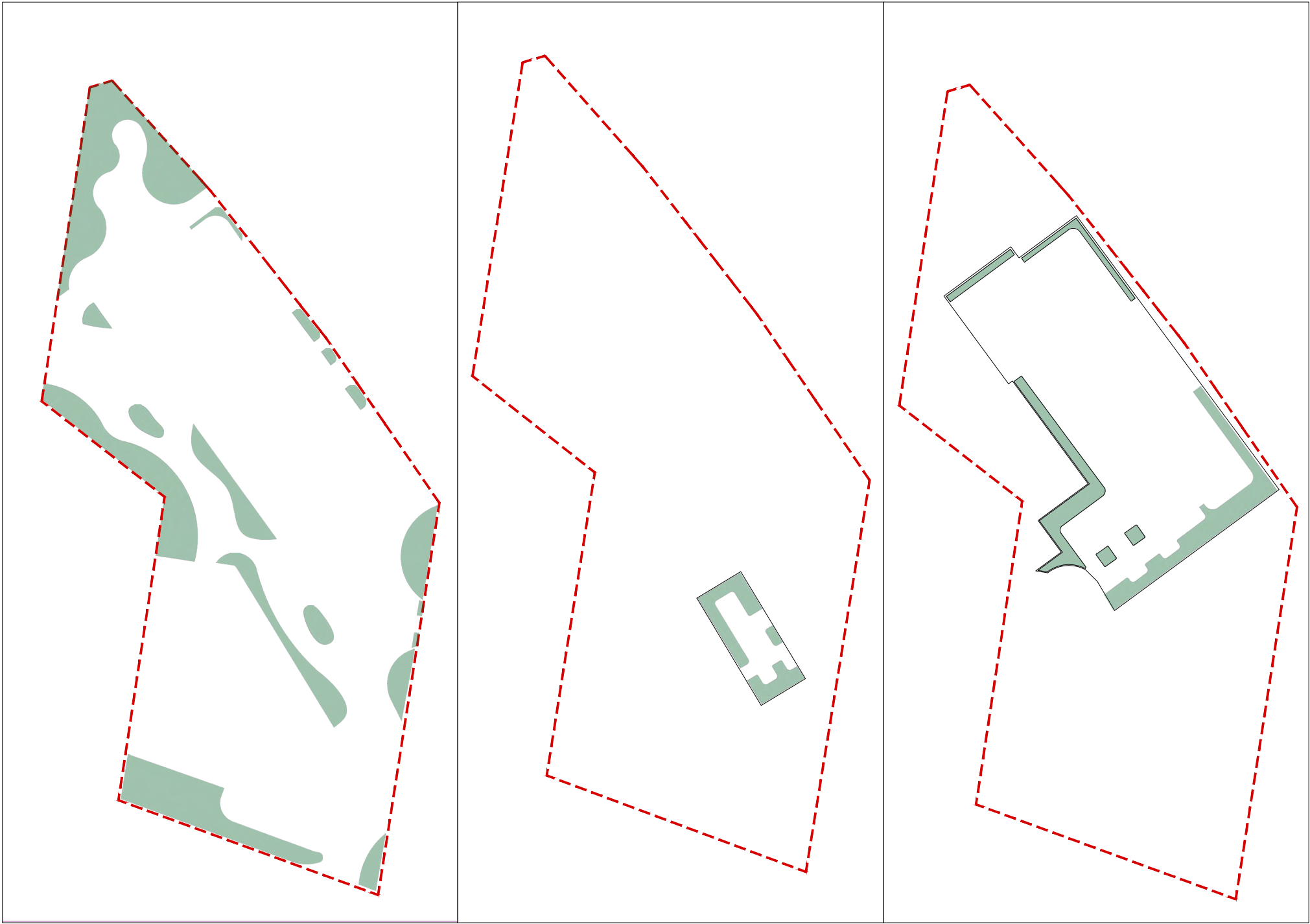
DEEP SOIL

<6m = 193m2 8%

Total deep soil area: 8% (193m2)



# Landscape Area



LANDSCAPE AREA

417m2

Total landscape area: 18% (417m2)

LANDSCAPE AREA

Landscape area: 1% (38m2)

LANDSCAPE AREA

Landscape area: 5% (122m2)

TOTAL CALCULATIONS (GROUND AND ROOFTOPS)

LANDSCAPE AREA

Total landscape area= 25% (577m2)

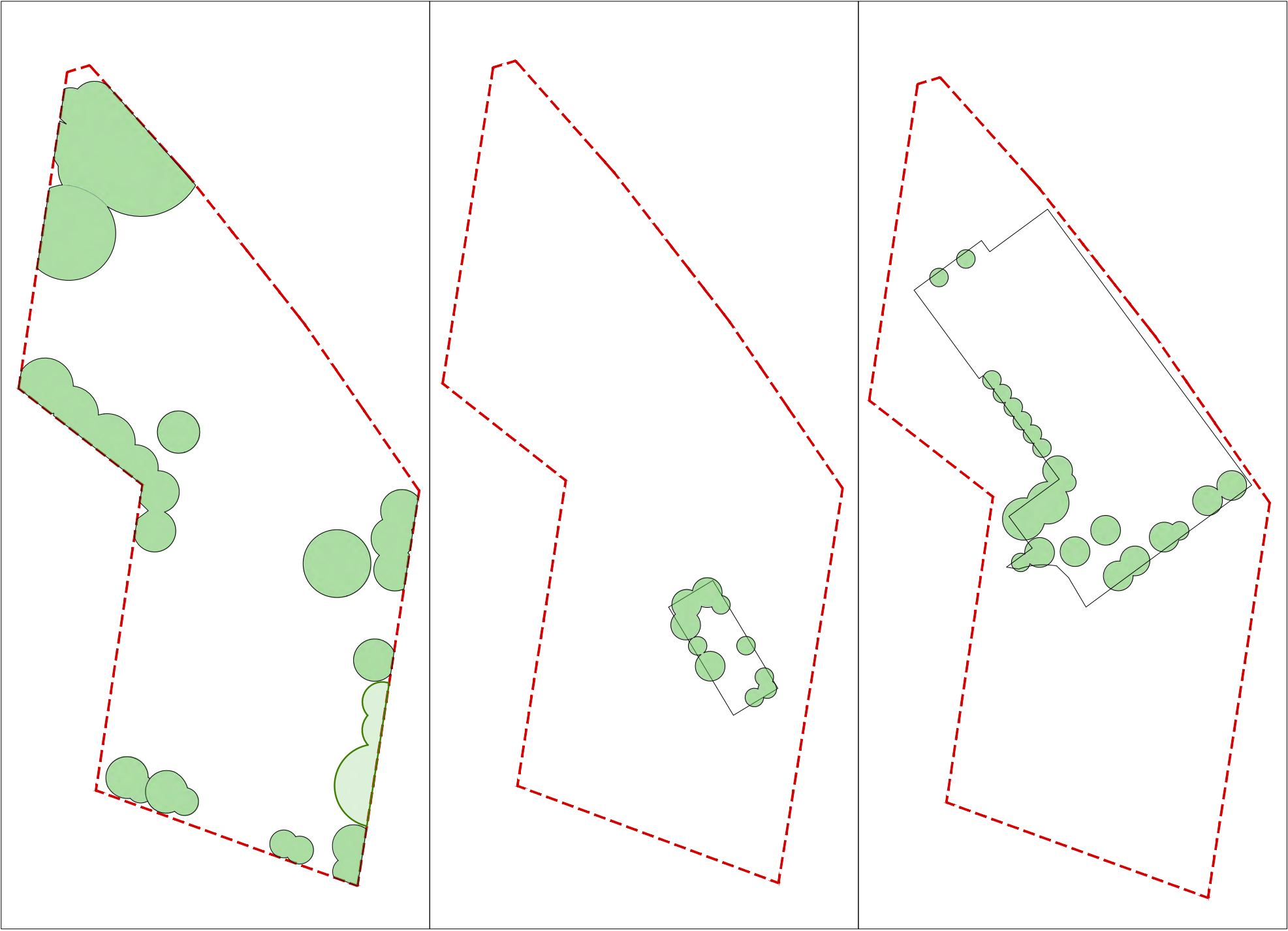


# Communal Open Space





# Canopy Coverage



TREE CANOPY CALCULATION

Retained tree canopy area: 2% (45m2)

Proposed tree canopy area: 22% (517m2)

Total tree canopy area: 24% (562m2)

TREE CANOPY CALCULATION

Proposed tree canopy area: 2% (49m2)

TREE CANOPY CALCULATION

Proposed tree canopy area: 6% (140m2)

TOTAL CALCULATIONS (GROUND AND ROOFTOPS)

TREE CANOPY CALCULATION

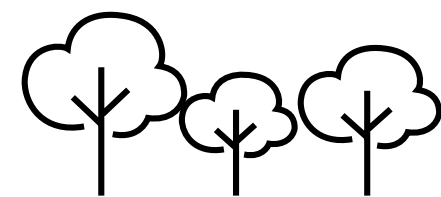
Retained tree canopy area: 2% (45m2)

Proposed tree canopy area: 30% (706m2)

Total tree canopy area: 32% (751m2)

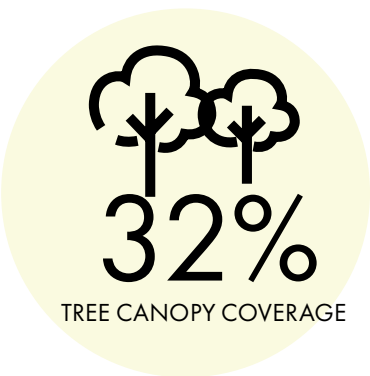


# Design Outcomes



## ENHANCED NATIVE TREE CANOPY

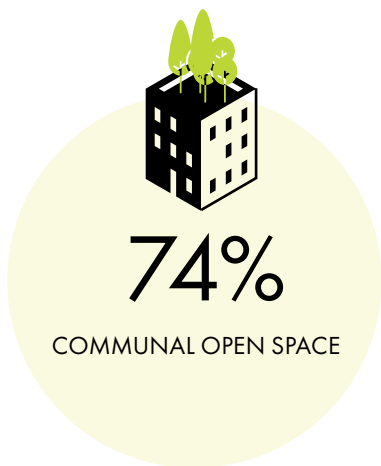
The retention of key existing trees and the provision of new trees in the communal open spaces will enable the site to retain it's current tree canopy character and further mitigate Urban Heat Island effect and enhance the local canopy character.



## CREATING URBAN HABITATS

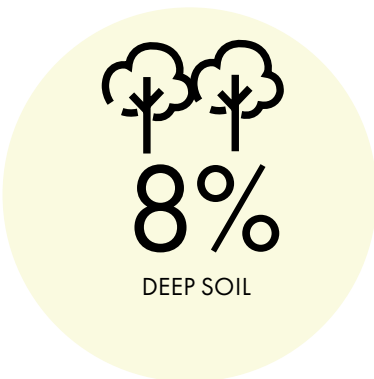
The open space will encourage and support habitat corridors for local wildlife and feature a generous coverage of soft and hard landscaping.

\*Note figures indicative only and are subject to design development.



## DEEP SOIL LANDSCAPE

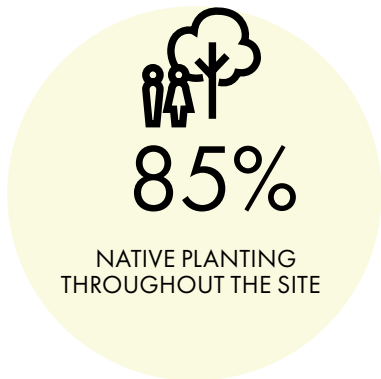
The proposal incorporates a generous northern deep soil zone that enables the planting of large and medium canopy trees within the primary communal open space. This densely planted landscape buffer softens the building's interface with its urban surroundings while maximising northern sunlight for a warm, highly usable garden. The result is a sunlit, sheltered communal space that enhances amenity, privacy, and long-term ecological performance.



## PROMOTING BIOPHILIC DESIGN

The planting typologies in the communal open space will promote biophilic design by creating extensive tree canopy & gardens to for humans to encounter and contribute to the continuation of the local flora and fauna systems.

\*Note figures indicative only and are subject to design development.







LAND AND FORM  
STUDIOS

LANDSCAPE  
ARCHITECTURE +  
PUBLIC REALM  
DESIGN

SUITE 8  
410 CROWN ST  
SURRY HILLS



# Appendix A

## Landscape SSDA Drawings