

20-22 Atchison Street, St Leonards



Landscape Concept Report

Prepared for Setia

Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Quality Assurance

20-22 Atchison Street, St Leonards
Landscape Concept Report

Prepared for
Setia

Project Number
[225-0032-00-L-01-RP01]

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	14 August 2025	DRAFT Landscape Concept Report For Review	TR	BM	JF
01	18 September 2025	Landscape Concept Report for SSDA Submission	TR/EF	BM	JF
02	24 September 2025	Updated Landscape Concept Report for SSDA Submission	TR/EF	BM	JF

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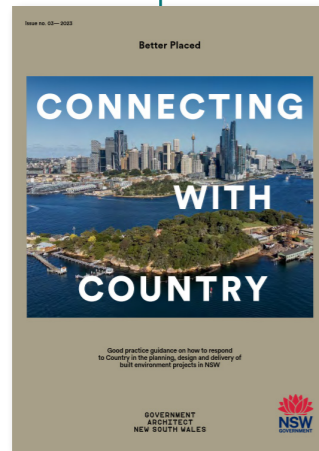
1 Reference Documents

The Landscape Concept Report has been prepared with reference to the following documents:

NSW Govt Documents



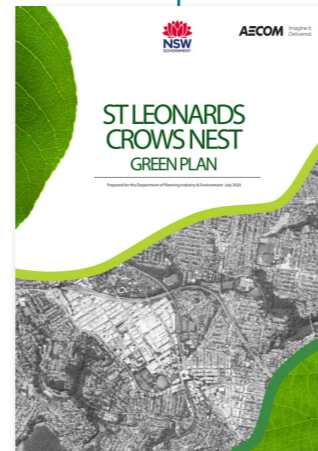
Crows Nest Transport Oriented Development Precinct Design Guide



Connecting With Country



Apartment Design Guide (ADG)



St Leonards Crows Nest Green Plan (2020)

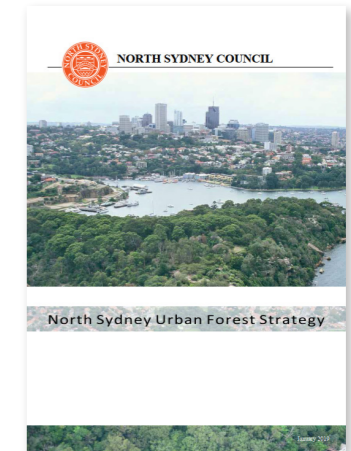
North Sydney Council Documents



North Sydney Public Domain Style Manual & Design Codes



North Sydney Public Domain Style Manual & Design Codes, 06 Special Areas: A. St Leonards



North Sydney Urban Forest Strategy

2 Introduction

This report has been prepared to support a State Significant Development Application (SSDA) SSD-87486461 for the site at 20-22 Atchison Street, St Leonards (the site).

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 9 July 2025 (SSD-87486461). Specifically, this report has been prepared to respond to the following SEARs:

Secretary's Environmental Assessment Requirements	Refer Report Section
14. Trees and Landscaping <ul style="list-style-type: none"> Provide a landscape plan, that: <ul style="list-style-type: none"> details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. 	7.2.2, 7.2.3, 8

In addition to the above SEAR's requirements, this report has been prepared in response to the following landscape requirements identified within the Crows Nest Transport Oriented Development (TOD) Precinct Design Guide and Apartment Design Guide (ADG).

Crows Nest Transport Oriented Development (TOD) Precinct Design Guide	Refer Report Section
2.4 Key Themes and Objectives - Environment Create a network of new and existing usable, public open spaces which prioritise walking, cycling, and access to transport to promote a healthier urban environment and encourage social interaction. Ensure public streets are safer and more enjoyable places to be by improving safety and accessibility and ensure a diversity of spaces are delivered that cater to varying needs. Objectives: <ul style="list-style-type: none"> Ensure the size, distribution and program of open spaces is proportional to the future needs of residents. Knit together the network of streets, civic spaces, and open spaces through green streets and active links. Maximise setbacks for active uses and opportunities for landscaping and tree planting to increase pedestrian amenity. Maximise tree canopy cover and deep soil on public and private sites and encourage local biodiversity. Protect solar access and amenity to key public spaces through the provision of design controls. Incorporate materials and planting that are endemic to the site including ground covers, shrubs, canopy species to create ecological and cultural benefit. Development applications should undertake an analysis of the biodiversity values on the subject land and surrounding sites to determine location and extent of biodiversity values. Acknowledge the cultural landscape area importance to the Gammarrgal people and how it has changed over time. Investigate opportunities to include Aboriginal art and other installations in green spaces and other urban design elements. 	Item 8.1.1 Item 8.1.1 Item 8.1.1 Items 8.1.2, 8.1.3 & Section 9.6 Section 5, Item 8.1.4 Section 9.6 Refer Ecologist Report as well as Items 8.1.2, 8.1.3 & Section 9.6 Section 7, Item 8.1.5 Section 7, Item 8.1.5

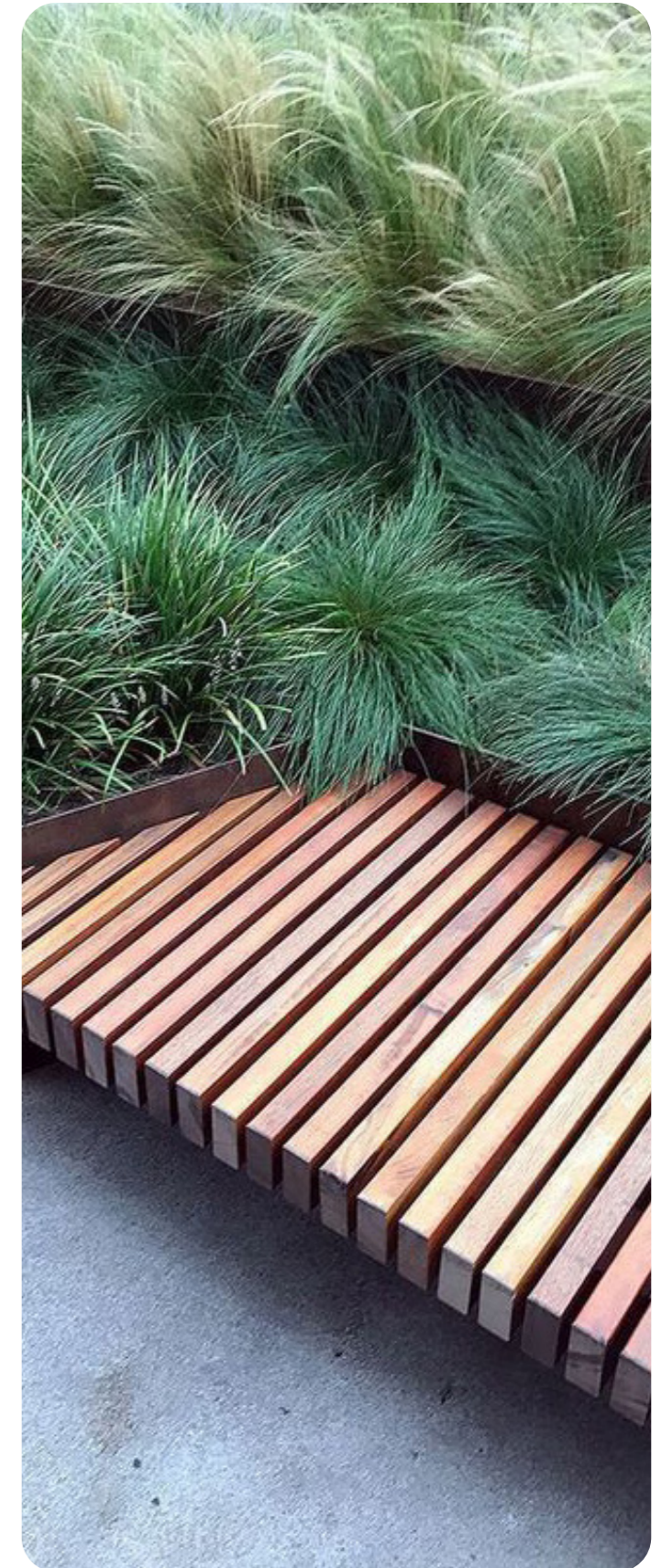
3 Project Description

The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a shop top housing development using the recently introduced provisions under the Transit Oriented Development (TOD) reforms.

The project seeks consent for:

- Demolition of existing buildings on site and tree removal.
- Construction of a 40-storey shop top housing development comprising:
 - 4-storey mixed-use (commercial, residential and retail) podium with a retail tenancy at ground level (Atchison Street frontage).
 - 36 levels of residential apartments and residential amenities within the tower.
 - Landscaping and public amenities along the Mitchell Street eastern elevation at ground level.
 - Consolidated vehicular and loading access from Atchison Lane.
 - 5 storey basement accommodating car, bicycle and motorcycle parking, storage, plant and end of trip facilities (EOTF) for the commercial component.
- Amalgamation of Lot 1 in DP740017 and Lot 120 DP564606.
- 10% of residential floor space to be used for affordable housing via dedication and monetary contribution.
- Storage areas, utilities and service provision.

Refer to Architectural Plans prepared by Cox Architecture appended to the Environmental Impact Statement.



4 The Site

The site occupies a strategic location in the St Leonards Crows Nest precinct and is in close proximity to the St Leonards railway station and Crows Nest Metro station and town centre.

The site is located at 20-22 Atchison Street, St Leonards. The site has a primary frontage to Atchison Street to the south, Mitchell Street to the east and Atchison Lane to the north. The site is located within the North Sydney Local Government Area (LGA) and is located approximately 4.5km north of the Sydney CBD.

The site comprises two allotments described as Lot 1 in DP740017 and Lot 120 DP564606 with a total area of 1374.4sqm. The site is located near the crest of a high ridgeline point, with Mitchell Street falling in elevation towards the north of the site and Atchison Street and Lane both fall towards the west. The site location and key viewpoints are outlined in **Figure 1**.

Existing development on the site includes:

- 22 Atchison Street is currently occupied by six storey commercial office building and 18-20 Atchison Street comprises a three-storey commercial building which is currently vacant. The buildings was constructed in the 1980s and has a primary frontage to Atchison Street and secondary vehicular access from Atchison Lane.
- 22 Atchison Street accommodates additional vehicular access from Mitchell Street.



Figure 1. Site Plan
 Subject Site
 View Points



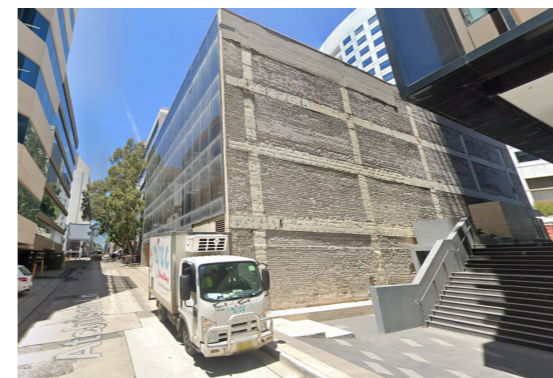
1 North View from Mitchell St Square



2 Northwest View from the intersection of Atchison St and Mitchell St



3 Southwest View from the intersection of Mitchell St and Atchison Ln



4 Southeast View from Atchison Ln



5 East View from Atchison St

5 Analysis

5.1 Site Analysis and Landscape Strategies

The below analysis plan identifies prevailing environmental conditions including solar and wind, predominant pedestrian and cyclist movements including paths and access points, and proposed opportunities to activate the street frontage at ground level adjacent the public domain.

The existing **Site Through Link** to the west is to be retained and protected with only minor make-good works as required.

Atchison Lane frontage to the south offers necessary back-of-house facilities and access points, incl. basement carpark entry/exit, substation and a bike storage rack area.

Mitchell Street frontage to the east offers publicly accessible open space in the form of seating terraces due to the topographical constraints of the site and includes tree planting to mitigate downwash winds from the developments facade. The established urban design style as per Mitchell Street Square has been adopted to ensure this offering complements and responds to the existing urban character.

Atchison Street frontage provides primary residential and commercial entry points and elevated retail offering to the south-western corner

Legend

FLows/ACCESS POINTS

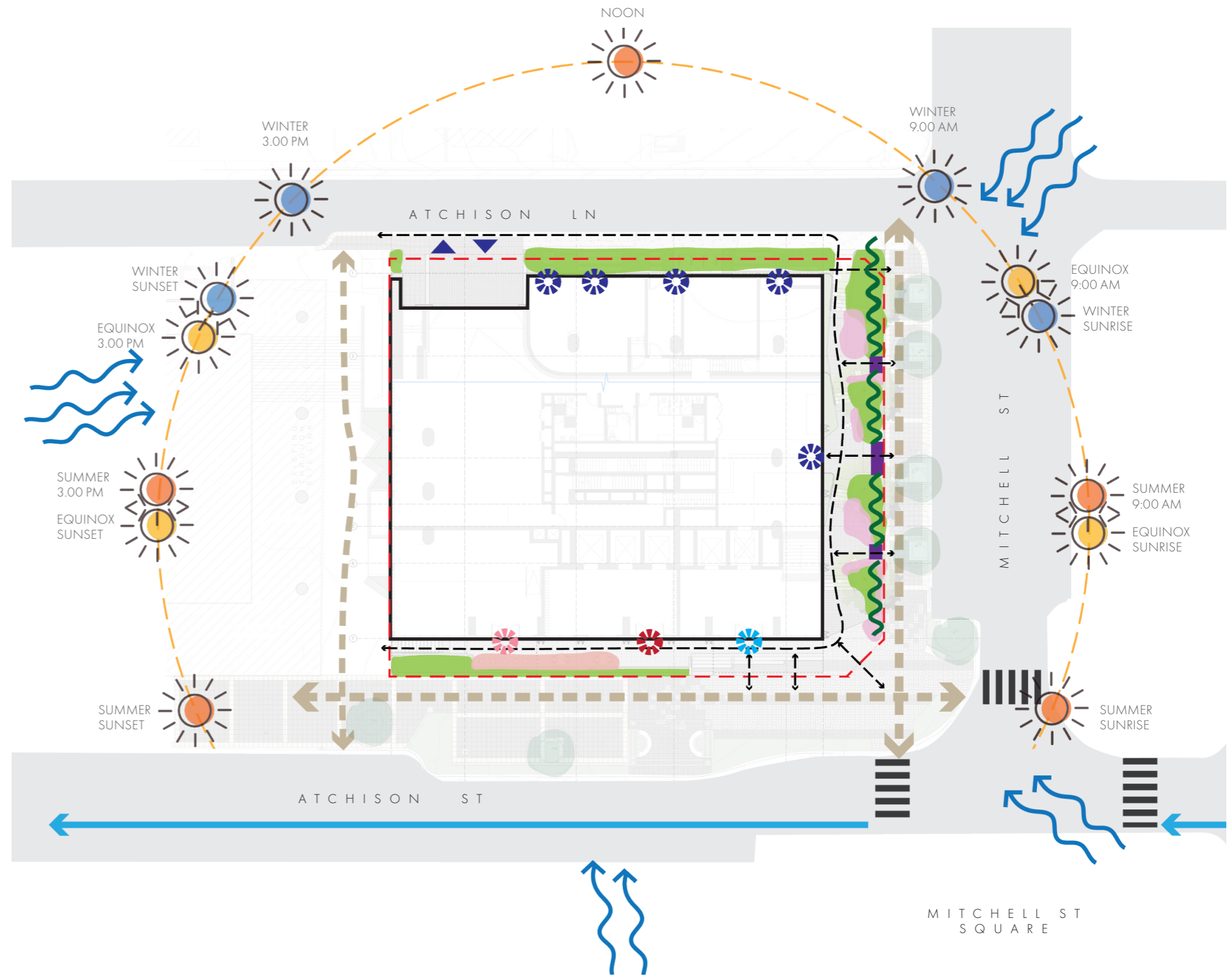
- Footpath
- Pedestrian flow
- Existing cycleway
- Vehicle exit/entry
- Pedestrian egress/service access
- Pedestrian residential entry
- Pedestrian retail access
- Pedestrian commercial access
- Threshold ramp

SOLAR / WIND

- Sun path
- Prevailing winds
- Downwash wind mitigation (tree planting)

ACTIVATION

- Seating opportunities integrated with planting
- Spillover outdoor dining opportunities



6 Project Appreciation

St Leonards and Crows Nest are undergoing significant transformation through the Transport Oriented Development (TOD) initiative, aiming to deliver increased housing density along the Metro transport corridor. The 20-22 Atchison Street Development is an exciting opportunity within this TOD initiative, envisioned not merely as a vertical increase in residential density but as a place-based design that will enhance its wider context and feed into the greater urban fabric.

The landscape design has been developed in close coordination with the architectural vision to deliver a cohesive, high-quality public realm, integrating landscape and built form in a way that responds to site topography and enhances amenity. Design interventions on ground level and amenities on the Level 4 podium engage with urban biodiversity, creating ecologically rich green spaces that accommodate varied user experiences and offer a tangible connection with nature.

Biophilic design

Prioritising sustainability and technical innovation, this biophilic design response enhances wellbeing, biodiversity and environmental performance by harnessing green infrastructure such as green walls, green columns and spillover planting to create calming and restorative experiences. The use of on-structure planting systems (e.g. Stratavault) enables the landscape to respond to architectural constraints while meeting soil volume and canopy coverage requirements, functionally embedding these landscape elements into the building's structure and performance. The landscape design also features subtle changes of level to define and create a variety of outdoor rooms which accommodate a diverse range of individual, small and large group experiences, passive activities and social interactions which culminate in a sense of community.

Precinct character

Building on the St Leonards Crows Nest Green Plan, the design integrates with St Leonards' natural character and site identity, harnessing a mostly native plant palette to provide high-value biodiversity spaces with strategically selected exotic species that integrate with and extend the existing character of surrounding St Leonards streets. Through the creation of habitat onsite, this project will add to the wider green network of St Leonards. Aligning with Council's Public Domain Design Codes and TOD objectives, the design retains and enhances the existing Site Through Link, contributing to pedestrian permeability and urban connectivity within the larger precinct.

Connection to Country

The Connecting with Country Framework document also provided guidance on the design's approach to landscape design with the selection of native species to promote ecological resilience. The document also guided the design's focus on connection to Sky, harnessing the site's elevated ridgeline position within the Crows Nest TOD Precinct which offers a unique opportunity to engage with the Sky and surrounding urban fabric of St Leonards. Opportunities have been identified in this space to further the design's connection to Country into the future through sensitive consultation and ongoing reconciliation.

Urban biodiversity

The TOD initiative presents an exciting future for the St Leonards region, where alongside increasing housing density and improving transport connections in the area, sustainable urban nature can thrive and improve quality of life for residents and visitors alike. The landscape design for 20-22 Atchison Street exemplifies how landscape architecture can elevate urban development through ecological intelligence, cultural sensitivity and place-based design. It contributes meaningfully to the architectural identity of the building and broader urban context, delivering a space that is inclusive, ecologically resilient and connected to its setting.



7 Connection to Country Principles

The Cammeraygal People and Gai-maragal People of the Eora Nation have been the Traditional Custodians of the lands surrounding St Leonards since time immemorial. The landscape design for 20-22 Atchison Street, St Leonards, draws inspiration from the enduring cultural and spiritual connection that these peoples have with local Country, a place of rugged coastal riverside, creek lines, gullies, sandstone ridgetops and views both north and south to harbours. For the Gai-maragal people, a nearby ridgeline known 'five ways' holds great significance in connecting the region to various other songlines and serving as a major meeting point for ceremonies to take place, bringing depth to the site's cultural context.

Connection to Earth

The design's materiality is grounded in existing site character, incorporating raw sandstone elements in both the architectural and landscape design to reflect Sydney's bedrock. The planting palette further connects to Country and place by bringing a largely native planting profile to site, reflecting the pre-colonial character of St Leonards. This native palette will be supported by limited exotic species, most prevalent around the site edges to integrate it into the established urban fabric, reflecting the contemporary planting character of the wider area with both native and exotic species.

Connection to Sky

Positioned on a ridgeline within the Crows Nest Transport Oriented Development (TOD) Precinct, the site offers a unique opportunity to frame and celebrate Sky as a living cultural landscape. The Level 4 podium is a contemporary garden space that facilitates this connection to Country. A tall void space up to Level 6 and the integration of vertical planting – climbers, green walls, spillover planter boxes – softens the built form and draws the eye upward, encouraging residents to engage with Sky. The green columns and green wall on Level 4 also present opportunities to connect Sky and Earth together by grounding the vegetation into the planter boxes below while also elevating it to sky above by integrated planting into the soffit treatment above.

The design responds to solar orientation and prevailing winds, creating microclimates through the use of strategic tree planting and shade structure placement. The elevated terraces and open spaces are intentionally open to the sky, allowing unmediated exposure to sunlight, moonlight and the weather to reinforce Sky as an active participant in daily life.

Connection to Culture

The design presents opportunities for cultural expression and interpretive storytelling to be embedded within the Level 4 and ground floor entry/lobby amenities, post-SSDA. Aboriginal-inspired patterns or motifs through engraving surface treatment on pavement, timber decking and retaining walls and suspended textural screening suspended around the perimeter of the tower above Level 4 present opportunities to feature stories of seasonal cycles and celebrate connection to Sky in the design. Engaging with a Connection with Country Consultant to expand upon these opportunities would facilitate the precise expression of Country in the design, ensuring cultural authenticity, relevance and sensitivity in any intervention.



Opportunity: Engraving and etching to hard surfaces including timber, stone and concrete pavement, seating and retaining walls



Opportunity: Textured screening suspended above Level 4 (podium) could respond to local Indigenous stories



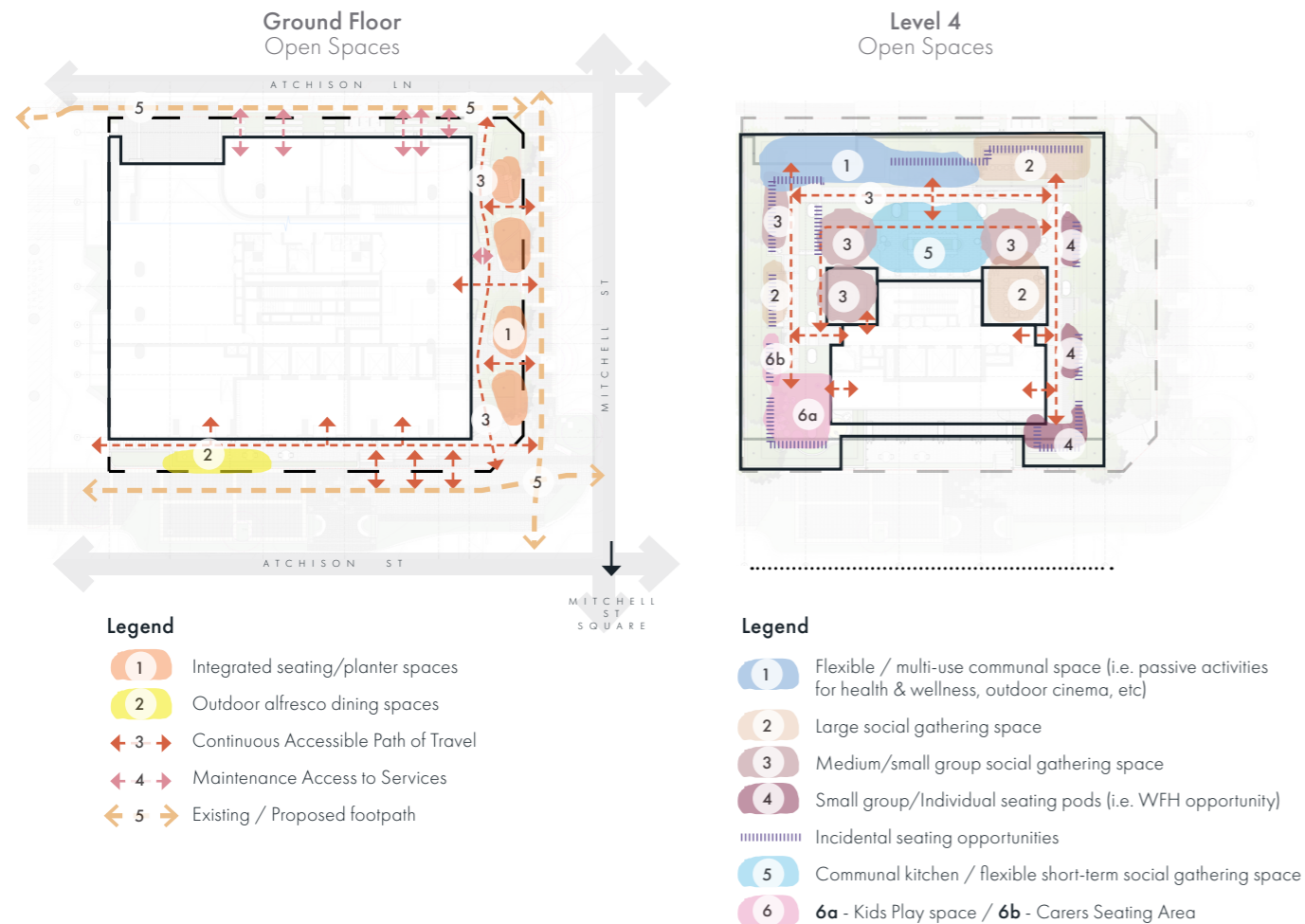
Opportunity: Soffit treatment to shelters on Level 4 (podium) could celebrate a connection to Country and connection to Sky

8 Statutory Landscape Requirements & Responses

8.1.1 Open Spaces / Setbacks

Requirement (Crows Nest TOD Precinct Design Guide)

- Ensure the size, distribution and program of open spaces is proportional to the future needs of residents.
- Knit together the network of streets, civic spaces, and open spaces through green streets and active links.
- Maximise setbacks for active uses and opportunities for landscaping and tree planting to increase pedestrian amenity.



Landscape Response

- A range of open spaces on the Ground Floor and Level 4 have been tailored to meet the anticipated needs of future residents.
- On Ground Floor, seating pods and spill-out dining areas along the street frontage are thoughtfully integrated with the local context, echoing and extending the established design character of Mitchell Street Square.
- Setbacks have been optimised to provide active uses and incorporate hard and soft landscaping incl. tree planting that will improve the user experience by providing a functional human-scale environment, stronger connection with nature, a more desirable micro climate as well as improved biodiversity outcomes.

8.1.2 Canopy Coverage

Requirement (Crows Nest TOD Precinct Design Guide)

- Maximise tree canopy cover and deep soil on public and private sites and encourage local biodiversity.



Landscape Response

- Tree canopy cover have been maximised on both public and private land to achieve a net gain, which contributes to strategic canopy targets and supports improved biodiversity outcomes.
- The site requires at least 15% or 206.25m² canopy cover and 10% or 137.5m² of deep soil accommodating at least four medium trees equivalent to 200m² canopy cover. The zero-lot development is not capable of accommodating deep soil provisions due to limited space and practical constraints of the site. However, the development is capable of accommodating four (4) Small Trees on GF and fourteen (14) Small Trees on L4, totalling eighteen (18) Small Trees with a total canopy cover of approximately 504m² - a net gain of 298m². Refer to **Table 1** for details.

Table 1. Tree Canopy Coverage

Locations	Existing Canopy Cover	Proposed Canopy Cover	Net Difference
Ground Floor	364m ²	270m ²	-94m ²
Level 4	0	392m ²	+392m ²
Total			+298m² net gain of additional Canopy Cover

8.1.3 Landscape Area / Soil Volume

Requirement (Apartment Design Guide - ADG)

ADG Table 5 Minimum soil standards for plant types and sizes:

Plant Type	Definition	Soil Volume	Soil Depth	Soil Area
Small trees	6-8m high, up to 4m crown spread at maturity	9m ³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	



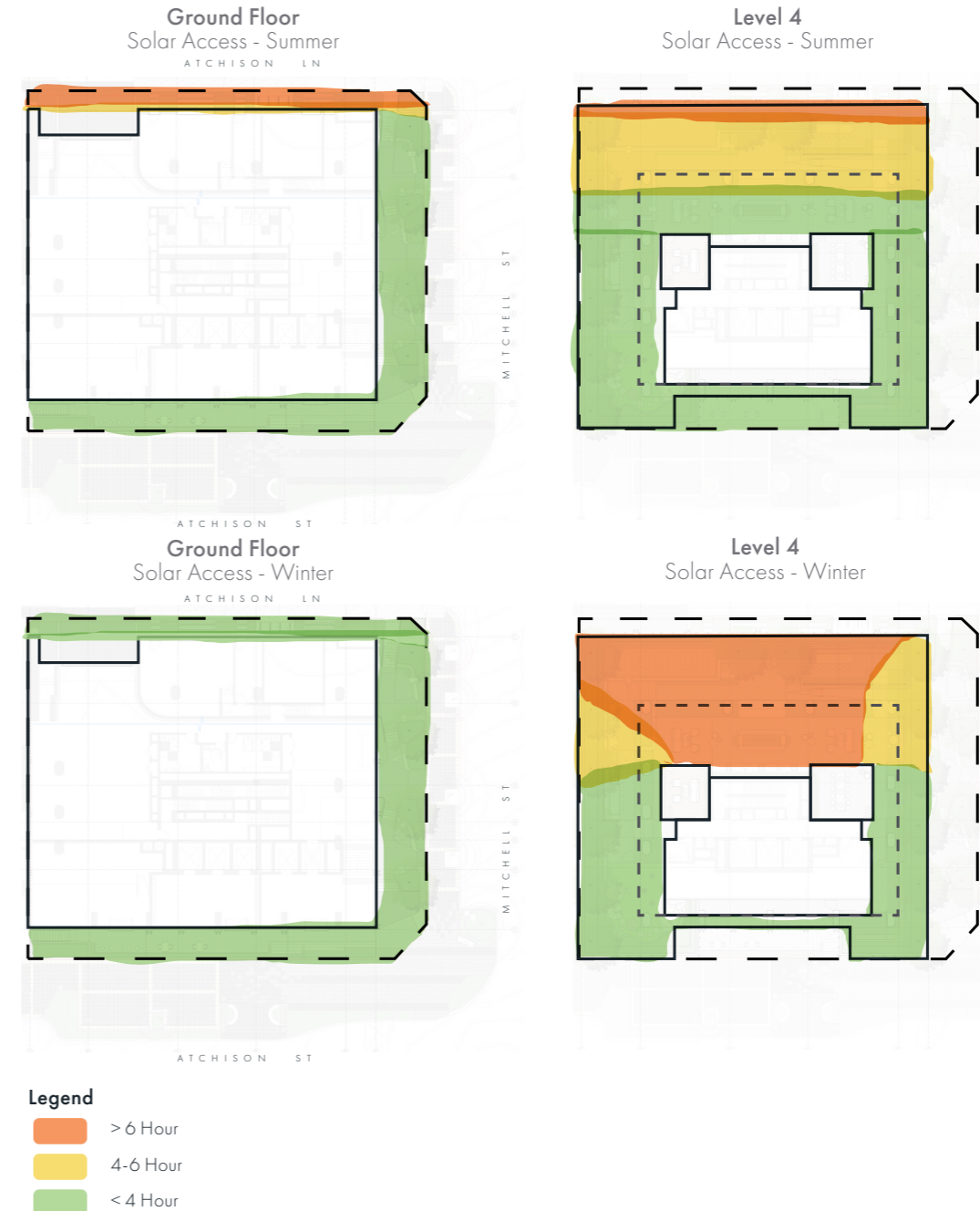
Landscape Response

- The proposed zero-lot development requires all landscape areas within the site boundary to be designed on-structure and comply with minimum soil volume requirements as per **Table 5** within *Apartment Design Guide (ADG)*.
- Proposed planters or raised garden beds for trees, shrubs, and groundcovers are to comply with the minimum soil volume requirements for 'Small Trees' in **Table 5** of the *Apartment Design Guide (ADG)*.
- GF utilises a Stratavault system where required to obtain available soil volume beneath hardstand areas and satisfy minimum soil volume requirements.
- All garden bed areas to be serviced by a full automatic irrigation system.
- All planting areas located under building footprint or with a southerly aspect to undergo UV testing to determine adequate quantity and duration of UV lighting required to achieve and sustain lush, healthy and thriving plant growth.

8.1.4 Solar access and amenity

Requirement (Crows Nest TOD Precinct Design Guide)

- Protect solar access and amenity to key public spaces through the provision of design controls.



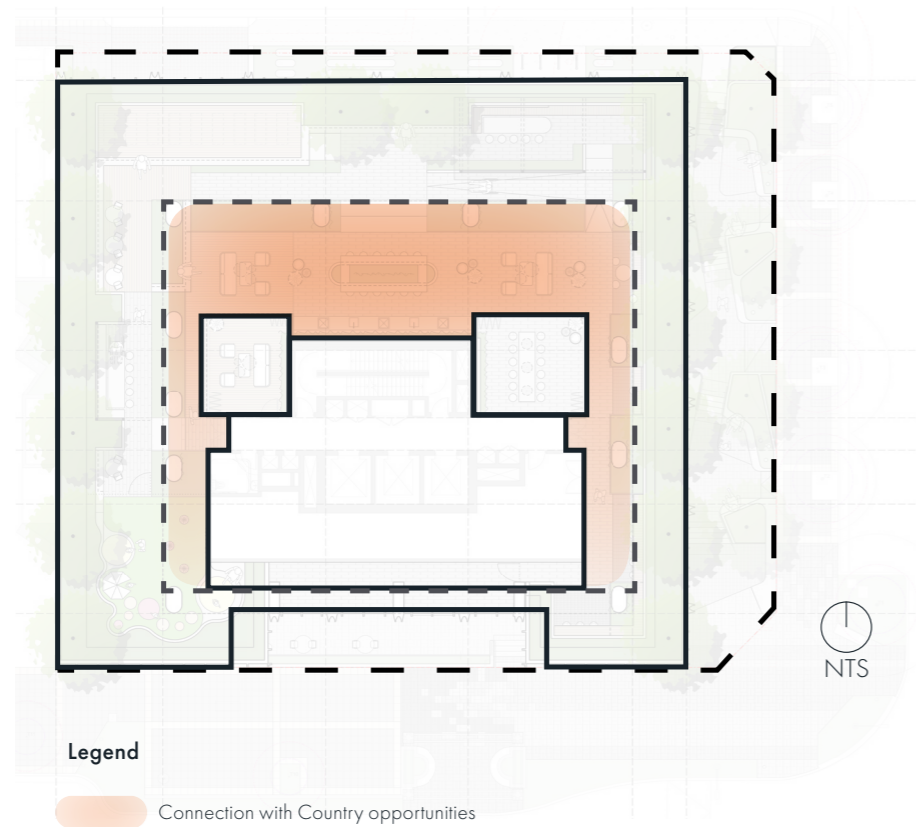
Landscape Response

- Majority of trees on Level 4 are located outside the balustrade to mitigate climbable risk, maximise DDA circulation space, consolidate and share minimum soil volume requirements, achieve minimum solar access requirements and biophilic design response to perimeter of podium (i.e. spillover planting addresses the public domain).

8.1.5 Connecting to Country

Requirement (Crows Nest TOD Precinct Design Guide)

- Acknowledge the cultural landscape area importance to the Gammarrgal people and how it has changed over time.
- Investigate opportunities to include Aboriginal art and other installations in green spaces and other urban design elements.



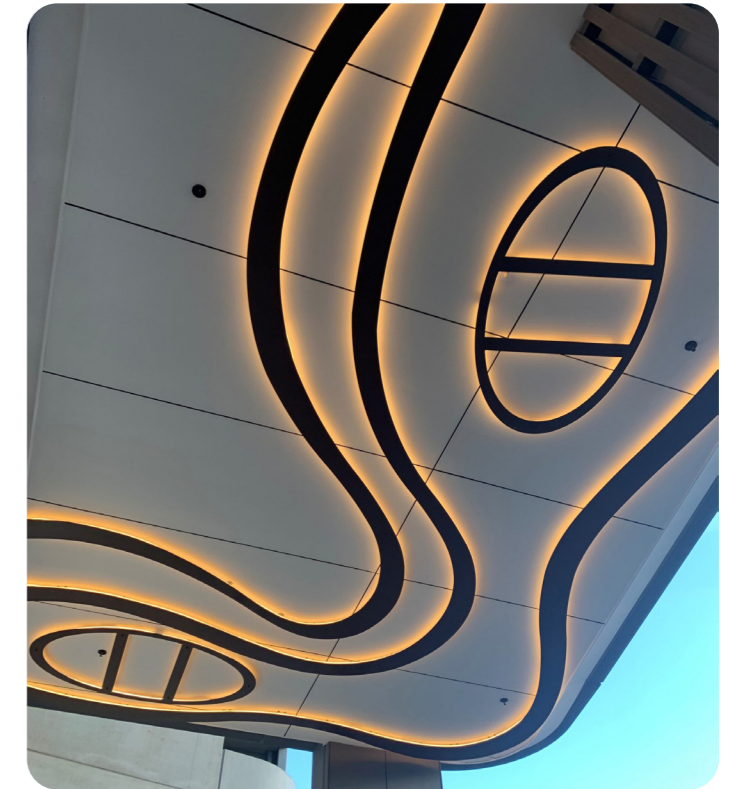
Landscape Response

The landscape design approach is sympathetic to the Connecting with Country framework (Government Architect NSW, 2023) in its incorporation of a largely native planting palette and connection to Sky on the Level 4 podium. The design response identifies future opportunities to meaningfully integrate and celebrate Country into both Architecture and Landscape to enhance cultural identity within the local context.

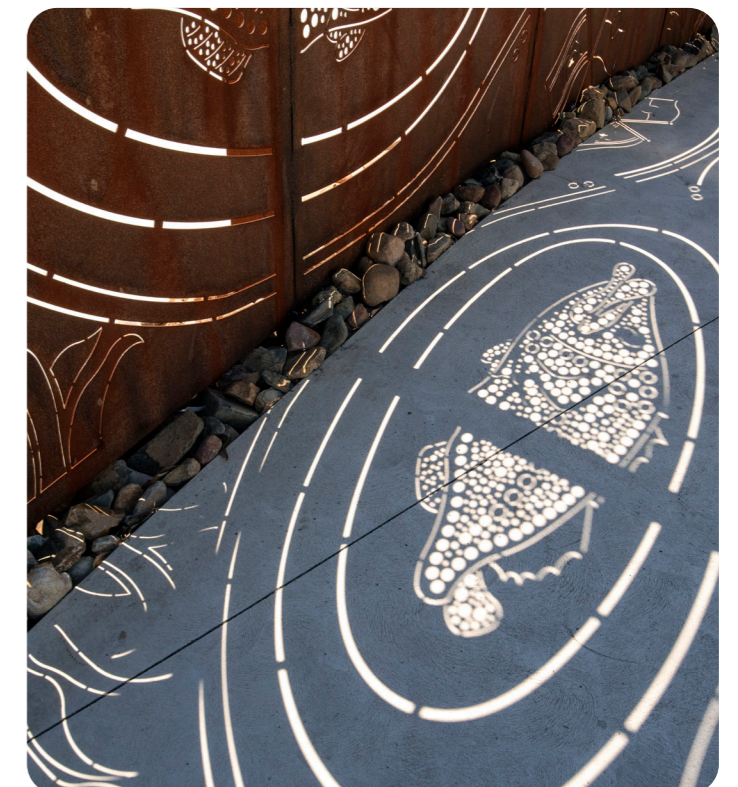
These opportunities to embed Country elements include:

- Aboriginal-inspired story telling to ceiling, soffit or shelter treatment
- Native tree and understory planting incl. spillovers to perimeter of podium reinforces a visual connection to country from groundlevel
- Engravings within hard surface treatments incl. pavements, raised seating walls, timber elements
- Subtle indirect feature lighting to illuminate landscape to promote use at night and facilitate a connection with sky

These opportunities will be refined with appropriate and relevant input from First Nations representatives to ensure cultural authenticity and contextual relevance is achieved.



Connecting with Country opportunities include soffit treatment to Ground Floor entries and Level 4 (podium)



Connecting with Country opportunities include shelter treatment on Level 4 (podium)

9 Design Concept

9.1 Ground Floor Concept Plan

Legend

- EXISTING**
- ⊙ Existing Trees to be removed. Refer Arborist's Report.
 - ⊙ Existing Trees to be retained and protected. Refer Arborist's Report.
 - ⊙ TPZ shown pink / dashed line
 - ⊙ SRZ shown purple / dashed line
 - Site Boundary
 - 1 Garden bed to be retained and protected
 - 2 Pergola with raised planter and integrated seating to be retained and protected
 - 3 Split level paved terraced (alfresco dining opportunity for adjacent retail occupancy) area to be retained and protected
 - 4 Public domain paving treatment as per NSC Public Domain & Design Code - O6 Special Areas: A. St Leonards to be retained and protected
 - 5 Public domain paving treatment as per Mitchell Street Square to be retained and protected
 - 6 Through Site Link to be retained and protected
 - 7 Recently upgraded public domain treatment to be retained and protected
- PROPOSED**
- 1 Vehicular entry / exit to basement
 - 2 Emergency egress / service access
 - 3 Commercial premises
 - 4 Residential building entry
 - 5 Commercial building entry
 - 6 Grade responsive seating terraces integrated with planting & feature lighting (extension of Mitchell Street Square)
 - 7 Outdoor dining opportunities
 - 8 Fading Steps
 - 9 Vegetated verge
 - 10 Raised planter with spillover planting to reflect biophylic design response to perimeter of Level 4 (podium) above
 - 11 Proposed public domain treatment (subject to council approval and relevant conditions of development consent)
 - 12 Bike racks
 - 13 Steppers in garden bed (DDA compliant path not required)
 - 14 Extend existing kerb alignment to facilitate accessible path of travel around neighbouring non-conformances



1:400 @ A3

9.2 Ground Floor Elevation - East



1 Grade responsive seating opportunities integrated with raised planter



2 Raised planter responds to grade variations



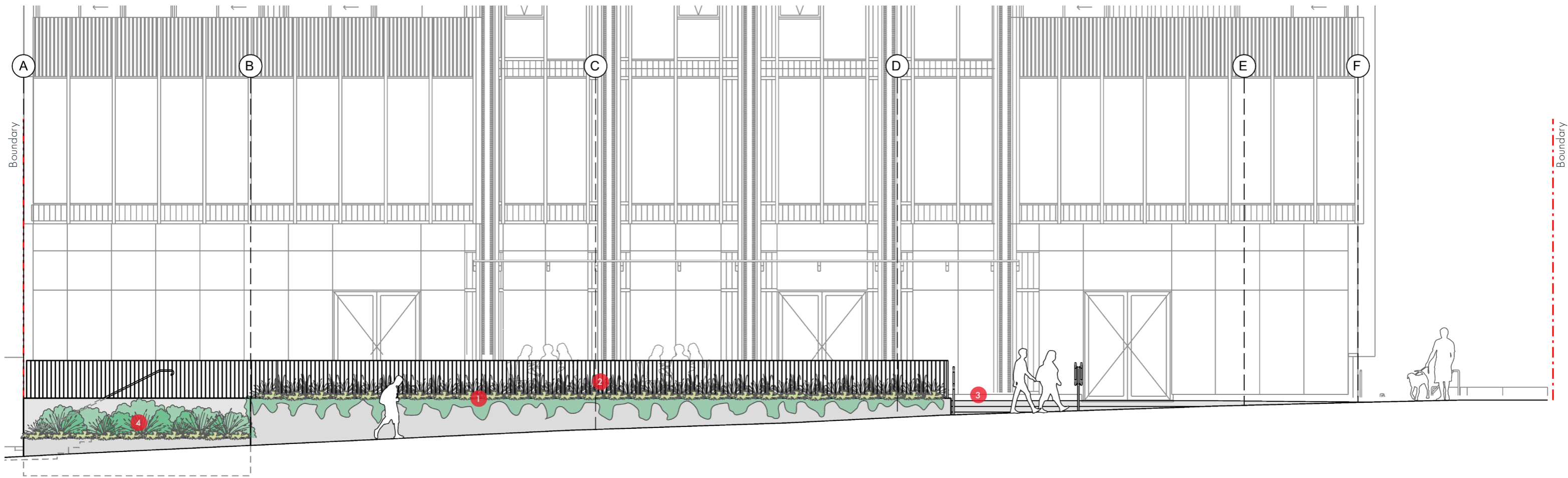
3 Feature lighting integrated into planters



4 Paving to match existing Mitchell Street Square

1:200 @ A3

9.3 Ground Floor Elevation - South



1 Spillover Planting to raised planter



2 Outdoor dining opportunity



3 Fading concrete steps



4 Raised planter

9.4 Amenities Level 4 Concept Plan



3 Large dining space for bigger groups / small events with level change & open shelter to external areas



6 Small meeting space with built-in timber seating & tables



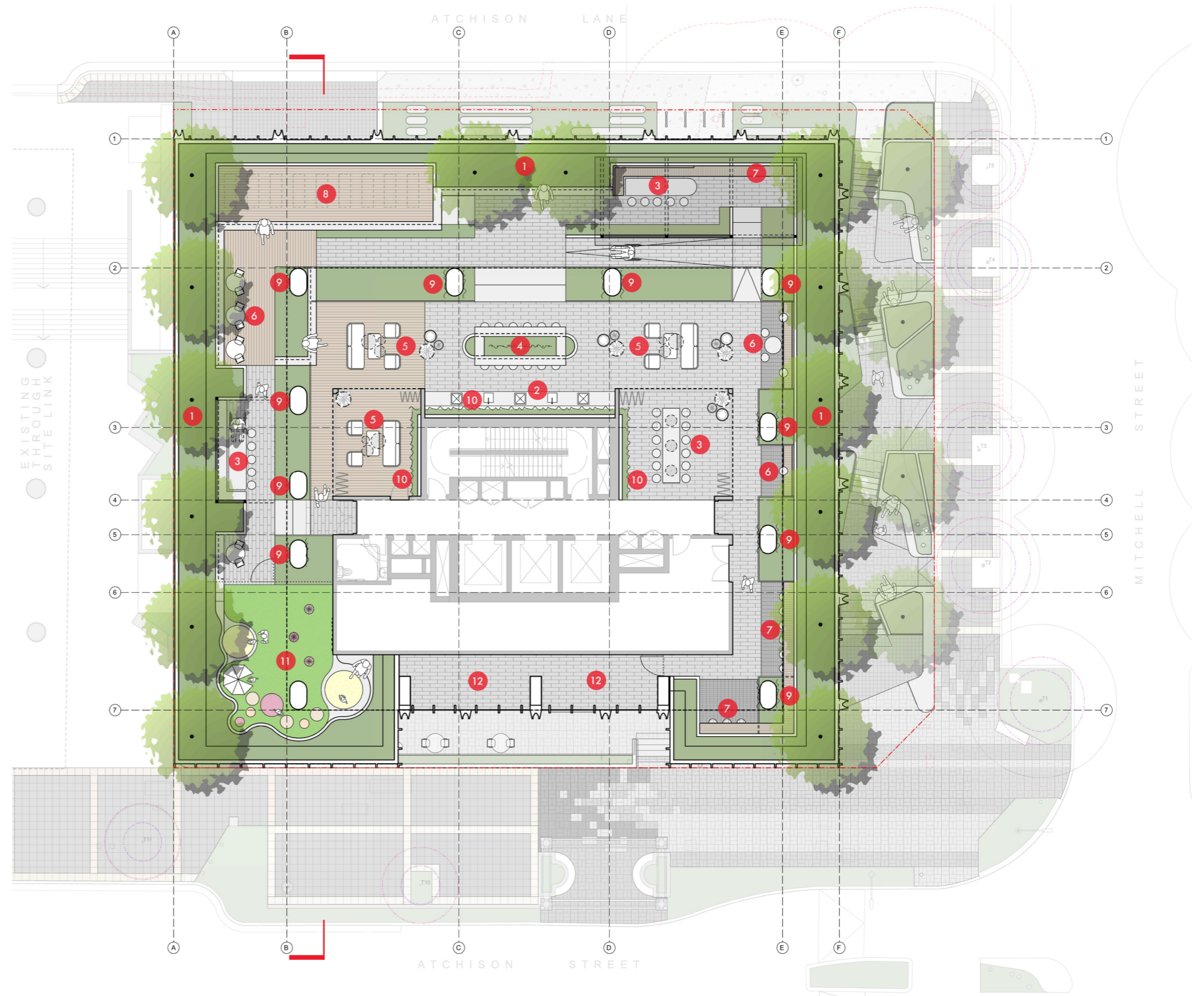
9 Living Green columns



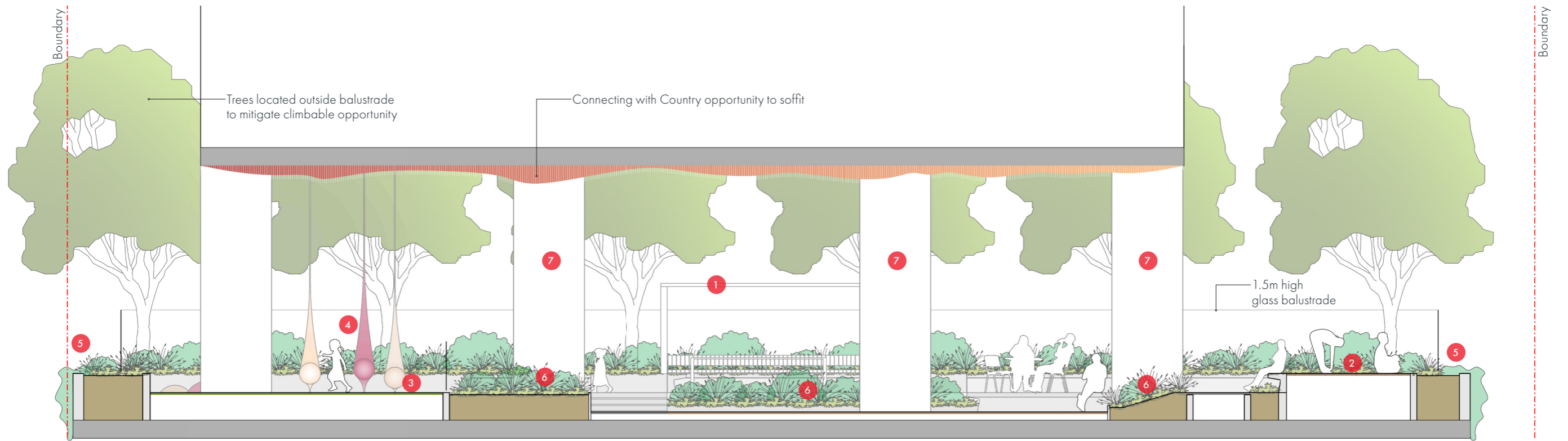
10 Living Green wall

Legend

- Site boundary
- 1 Perimeter tree planting (trees, shrubs, grasses, groundcovers, spillovers)
- 2 Communal kitchen (BBQs, Sinks, Fridges, etc)
- 3 Large dining space for bigger groups (birthday parties) with level change & open shelter to external areas
- 4 Medium/small group communal bar space integrated with raised planter
- 5 Medium/small gathering space incl. lounge setting, pendant lighting, pot clusters, etc
- 6 Small meeting / dining space with built-in timber seating & tables
- 7 Raised hardwood timber bar with GPO's for WFH opportunities
- 8 Multi-use communal space (passive activities: yoga, outdoor cinema, etc)
- 9 Living Green column
- 10 Living Green wall
- 11 Play space (imagination play, teepee, sand pit, sensory swing, play mounds, rock-climbing, etc)
- 12 Maintenance access only



9.5 Amenities Level 4 Section



1 Open shelter to define large gathering spaces



2 Timber batten seating



3 Play space: In-ground Sand Pit



4 Play space: Suspended Polymesh teathered swing



5 Spillover planting combined with low shrubs



6 Textured planting

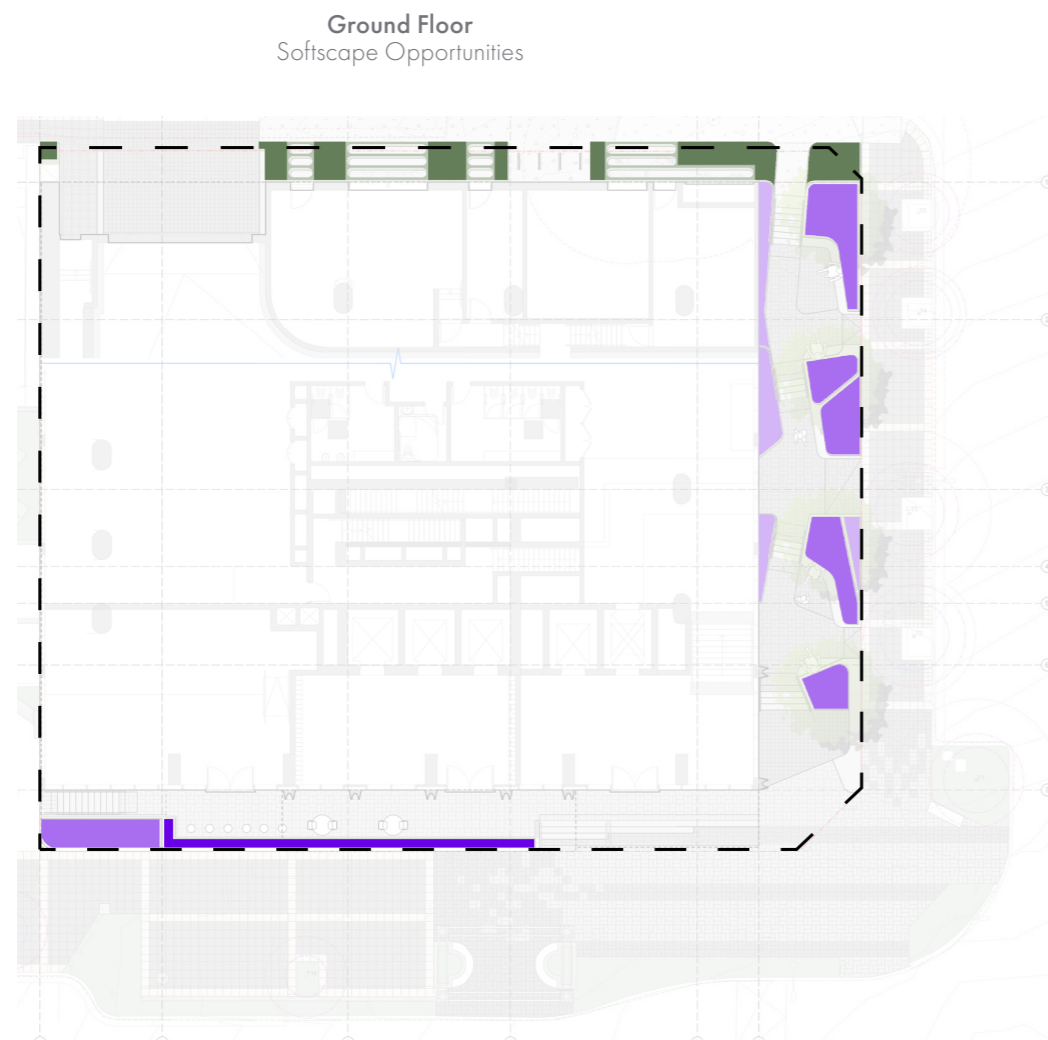


7 Living Green column

9.6 Planting Plan, Palette & Schedule

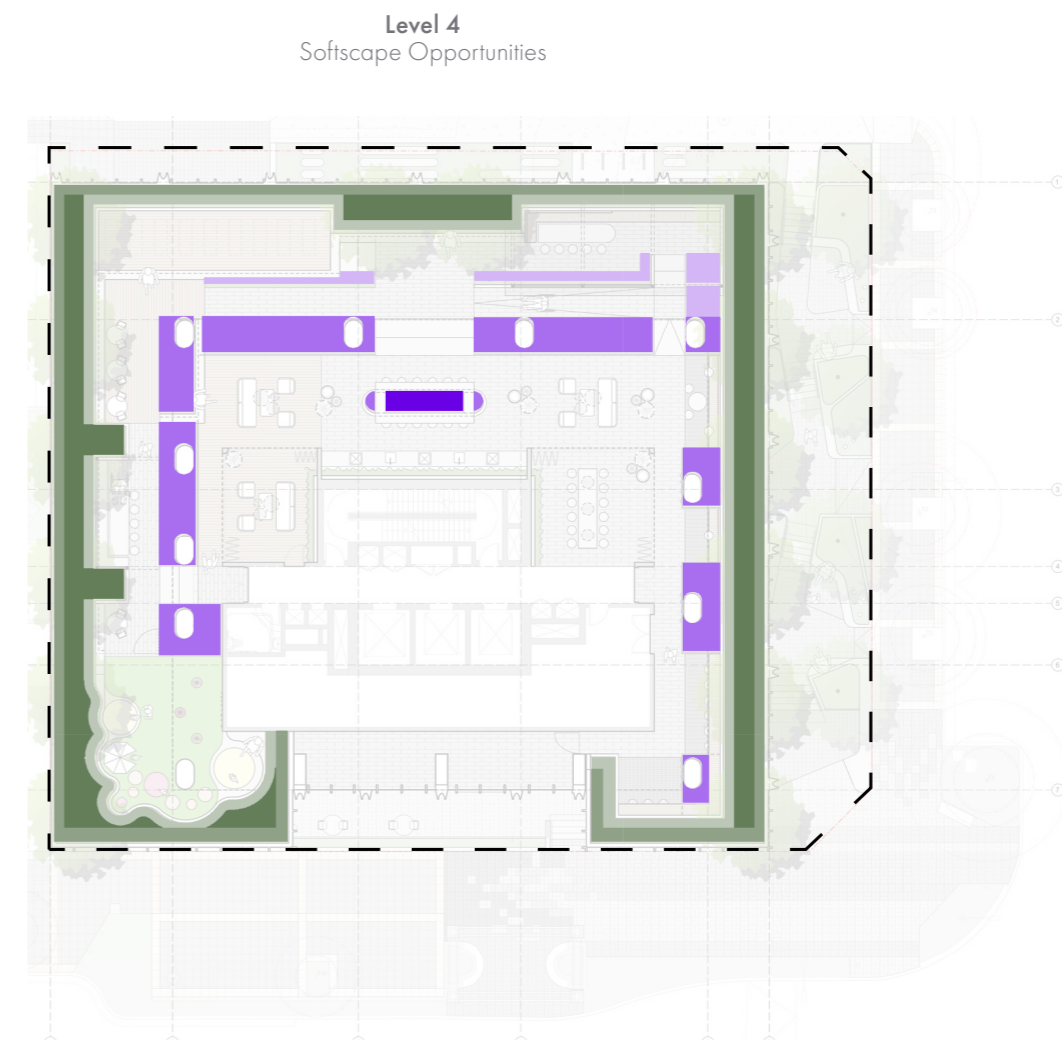
Species selected in the plant schedule have been used within 11 planting mixes found throughout the project. There are 5 mixes throughout Ground Floor and 6 mixes throughout Level 4. The plant schedule features a total of approx. 81% native species which promotes local biodiversity, ecological resilience and connection with country, supplemented by approx. 19% exotic species which have been selected to complement the established planting palette found within the surrounding urban context as per Mitchell Street Square and in response to the challenging micro-climatic and environmental conditions found within Level 4.

Species selection for the proposed living greenwall, living green columns, and pot clusters are subject to specialist horticultural advice following the engagement of suitably qualified and experienced D&C contractor such as Fytogreen or approved equivalent. The engagement of a suitable D&C contractor will be undertaken following SSDA process. However, approx. square meter areas of these specialist horticultural items can be found within item **8.1.3** of this report.



Legend

- Mix 1a - Native Groundcover Mix - 10m²
- Mix 1b - Native Shrubs, Grasses & Groundcover Mix - 26m²
- Mix 1d - Exotic Grasses & Groundcover Mix - 13m²
- Mix 1e - Exotic Understorey Mix - 38m²
- Mix 1f - Exotic Spillover Mix - 9m²

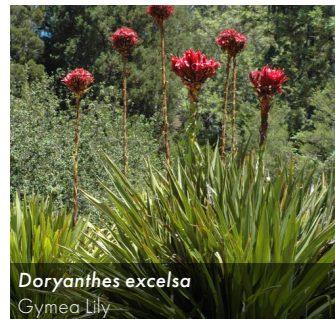
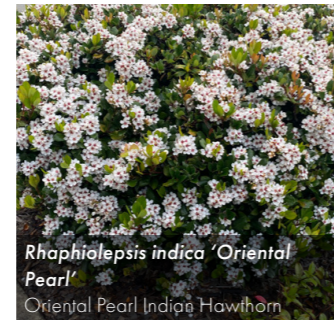


Legend

- Mix 4a - Native Grasses & Groundcover Mix - 57m²
- Mix 4b - Native Shrub Mix - 85m²
- Mix 4c - Native Spillover Mix - 67m²
- Mix 4d - Exotic Grasses & Groundcover Mix - 15m²
- Mix 4e - Exotic Understorey Mix - 69m²
- Mix 4f - Exotic Screening Mix - 4m²

9.6.1 Plant Palette

The proposed planting palette features a range of plant sizes, textures, colours and flowering times which create a variety of seasonal interactions for residents to experience and enjoy. The relatively low maintenance and low water use species maximise the landscapes ability to thrive while creating positive, immersive and restorative experience through a strong connection with



9.6.2 Tree Schedule

Three tree species have been selected to supplement existing street tree canopy, including two native species and one exotic species. *Tristaniopsis laurina* 'Luscious' contributes to the majority of the tree planting quantity.

Symbol	Botanical Name	Common Name	Size at Installation	Size at Maturity (H x W)	Spacing	Location	Qty
Trees							
TIL	<i>Tristaniopsis laurina</i> 'Luscious'	Watergum	200L bag	7.0-10.0m x 4.0-5.0m	As Shown	Level 4 Amenities (External Perimeter)	12
ErP	<i>Elaeocarpus reticulatus</i> 'Prima Donna'	Blueberry Ash	200L bag	10.0 x 4.0m	As Shown	Mitchell Street	4
LIN	<i>Lagerstroemia indica</i> 'Natchez' (White)	Crepe Myrtle	200L bag	6.0-8.0 x 3.0-4.0m	As Shown	Level 4 Amenities (Internal Perimeter)	2
							Native Tree Species: 89%
							Exotic Tree Species: 11%
							Total Tree Qty: 18

Planting notes

- All trees require tri-staking and hessian ties until establishment.
- All trees located on-structure require suitable tree anchoring system as supplied by Platipus or approved equivalent.
- All plants demarcated with * (asterisk) require formative shaping and pruning to maintain desired size, shape and compact form.
- All garden bed areas require fully automatic irrigation system.
- Vertical greenwall, green columns and localised pot clusters subject to D&C process by suitably experienced and qualified specialist such Fytogreen or approved equivalent.
- UV lighting is required to all undercroft planting areas and subject to D&C process by suitably experienced and qualified specialist.
- Hierarchical planting arrangement to be employed throughout (smallest plants to the edge / largest plants to the middle)
- Narrow / linear garden beds or plant mixes require increase in density of approx 2:1 to achieve appropriate quantities.

9.6.3 Plant Schedule

Symbol	Botanical Name	Common Name	Size at Installation	Size at Maturity (H x W)	Spacing	Mix 1a		Mix 1b		Mix 1d		Mix 1e		Mix 1f		Mix 4a		Mix 4b		Mix 4c		Mix 4d		Mix 4e		Mix 4f		Total Qty		
						Typ %	Qty	Typ %	Qty	Typ %	Qty	Typ %	Qty	Typ %	Qty	Typ %	Qty	Typ %	Qty	Typ %	Qty	Typ %	Qty	Typ %	Qty	Typ %	Qty		Typ %	Qty
Screening Plants																														
Re	Rhapis excelsa	Broadleaf Lady Palm	200mm pot	2.0 x 1.0m	3 / sqm																						50%	6	6	
Large Textural Shrubs																														
RiO	Rhaphiolepis indica 'Oriental Pearl' *	Oriental Pearl Indian Hawthorn	200mm pot	1.5 x 1.5m	3 / sqm							10%	11										10%	5	10%	21			37	
WiS	Westringia fruticosa 'Zena' *	Coastal Rosemary	200mm pot	1.0 x 0.8m	3 / sqm			5%	4										5%	13									16	
WiY	Westringia fruticosa 'Smoke' *	Coastal Rosemary	200mm pot	1.0 x 0.8m	3 / sqm			5%	4										5%	13									16	
Small Textural Shrubs																														
AcL	Acacia cognata 'Limelight'	River Wattle	140mm pot	1.0 x 1.2m	3 / sqm			5%	4																				16	
CuM	Crassula undulatifolia 'Max Cook'	Jade Plant Max Cook	140mm pot	0.3 x 0.3m	9 / sqm																		5%	7	5%	31			38	
EcW	Euphorbia characias subsp. Wulfenii	Mediterranean Spurge	200mm pot	1.0 x 1.0m	3 / sqm																		5%	2	5%	10			13	
ESS	Euphorbia Silver Swan 'Wilcott'	Silver Swan Spurge	140mm pot	0.75 x 0.75m	5 / sqm																		5%	4	5%	17			21	
LIF	Leptospermum laevigatum 'Foreshore' *	Tea Tree	200mm pot	0.3 x 0.5m	5 / sqm			10%	12														10%	43					55	
Px	Philodendron 'Xanadu'	Philodendron	200mm pot	1.0 x 1.2m	3 / sqm								15%	17															17	
STT	Syzygium australe 'Tiny Trev' *	Lilly Pilly	200mm pot	0.8 x 1.0m	3 / sqm			5%	4														10%	26					29	
WiG	Westringia fruticosa 'Grey Box' *	Coastal Rosemary	140mm pot	0.3 x 0.3m	9 / sqm			10%	22														10%	77					98	
WiG	Westringia fruticosa 'White Mundi' *	Coastal Rosemary	140mm pot	0.4 x 1.0m	3 / sqm			5%	4														5%	13					16	
Small Flowering Shrubs																														
CSB	Callistemon spp. 'Sweet Burst' *	Sweet Burst Bottlebrush	140mm pot	0.9 x 0.9m	3 / sqm			5%	4														10%	26					29	
CBJ	Callistemon 'Better John' *	Better John Bottlebrush	140mm pot	0.9 x 0.9m	3 / sqm			5%	4														10%	26					29	
CaA	Chrysocephalum apiculatum 'Aussie Reflection' *	Yellow Buttons	140mm pot	0.5 x 0.6m	5 / sqm			5%	6														10%	43					49	
Pwj	Pimelea 'White Jewel' *	Rice Flower	200mm pot	0.4 x 0.8m	5 / sqm																		10%	43					43	
RiS	Rhaphiolepis indica 'Snow Maiden' *	Indian Hawthorn	200mm pot	0.8 x 0.5m	5 / sqm																		10%	8	10%	35			42	
SAJ	Sedum 'Autumn Joy'	Autumn Joy Sedum	140mm pot	0.7 x 0.3m	9 / sqm																		5%	7	5%	31			38	
Feature Plants																														
Ag	Agave geminiflora	Twin Flowered Agave	200mm pot	0.8 x 0.8m	5 / sqm																		10%	8	5%	17			25	
AMC	Aloe hybrid 'Mighty Coral'	Aloe	200mm pot	0.35 x 0.4m	5 / sqm																		10%	8	5%	17			25	
An	Alpinia nutans	Cinnamon Ginger	200mm pot	1.2 x 1.5m	3 / sqm							4%	5												5%	10			15	
De	Doryanthes excelsa	Gynea Lily	200mm pot	0.30 x 0.45m	5 / sqm			5%	6			3%	6																12	
KbS	Kalanchoe bracteata 'Silver Spoons'	Silver Spoons	200mm pot	0.30 x 0.45m	5 / sqm																		10%	8	5%	17			25	
Lr	Ligularia reniformis	Tractor Seat	200mm pot	0.6 x 0.6m	5 / sqm							10%	19												10%	35	25%	5	59	
StM	Sansevieria trifasciata 'Moonshine'	Snake Plant	200mm pot	0.3-0.5 x 0.5-1m	5 / sqm																		10%	8	5%	17			25	
Sr	Strelitzia juncea	Narrow-leaved Bird of Paradise	200mm pot	1.0 x 1.2m	3 / sqm							3%	3																3	
Grasses & Strappy Leaf Plants																														
Arc	Arrhophodium cirratum	Renga Renga Lily	50x50x125mm	0.5 x 0.5m	5 / sqm							12%	8	10%	19										5%	17			44	
DcB	Dianella caerulea 'Breeze'	Dianella Breeze	50x50x125mm	0.5 x 0.4m	5 / sqm			5%	6			15%	10	10%	19														236	
DcT	Dianella tasmanica 'Tas Red'	Dianella Tas Red	50x50x125mm	0.5 x 0.4m	5 / sqm			5%	6			15%	10	10%	19								50%	143	5%	21	65%	218	441	
Lmj	Liriope muscari 'Just Right'	Lily turf	50x50x125mm	0.5 x 0.5m	5 / sqm							20%	13	10%	19														32	
LIV	Lomandra longifolia 'Verday'	Verday	140mm pot	0.6 x 0.6m	5 / sqm																		50%	143	5%	21			164	
LrM	Lomandra rubiginosa 'Mist'	Mist	140mm pot	0.5 x 0.5m	5 / sqm			5%	6			10%	7	10%	19								50%	143			65%	218	392	
Groundcovers																														
Hs	Hibbertia scandens *	Guinea Flower	140mm pot	0.15 x 2m	3 / sqm	100%	30					10%	4																34	
Mc	Molinera capitulata	Palm Grass	140mm pot	0.6-1.0 x 1.0m	9 / sqm			5%	11																	5%	31	25%	9	51
Ss	Senecio Serpens	Blue Chalk Sticks	140mm pot	0.2 x 0.3m	9 / sqm																				5%	7	5%	31	38	
Vh	Viola hederacea	Native Violet	140mm pot	0.15 x 0.5m	9 / sqm			5%	11																5%	7	5%	31	49	
Wfl	Westringia fruticosa 'Low Horizon' *	Native rosemary	140mm pot	0.3 x 0.7m	5 / sqm			5%	6			10%	7																13	
WfM	Westringia fruticosa 'Mundi' *	Native rosemary	140mm pot	0.4 x 1.5m	3 / sqm			5%	4																				4	
Spillovers																														
CgC	Casuarina glauca 'Cousin It'	She Oak	140mm pot (min 500mm leader)	0.2 x 2.0m	9 / sqm									35%	28								35%	211					239	
DaS	Dichondra argenta 'Silver Falls'	Dichondra Silver Falls	140mm pot (min 500mm leader)	0.2 x 6.0m	9 / sqm										2.5%	9													9	
DaE	Dichondra argenta 'Emerald Falls'	Dichondra Emerald Falls	140mm pot (min 500mm leader)	0.2 x 6.0m	9 / sqm							8%	9		2.5%	9													18	
RoP	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	140mm pot (min 500mm leader)	0.3 x 2.5m	9 / sqm									35%	28								35%	211					239	
						Native Plant Species:	100%	30	100%	120	60%	36	33%	63	200%	115	200%	570	100%	374	200%	858	15%	14	15%	79	25%	9	2269 or 81%	
						Exotic Plant Species:	0%	0	0%	0	40%	30	67%	111	0%	0	0%	0	0%	0	0%	0	85%	68	85%	307	75%	11	527 or 19%	
						Total Qty:	100%	30	100%	120	100%	67	100%	173	200%	115	200%	570	100%	374	200%	858	100%	83	100%	386	100%	20	2796	

10 Appendices - Landscape Concept Drawings

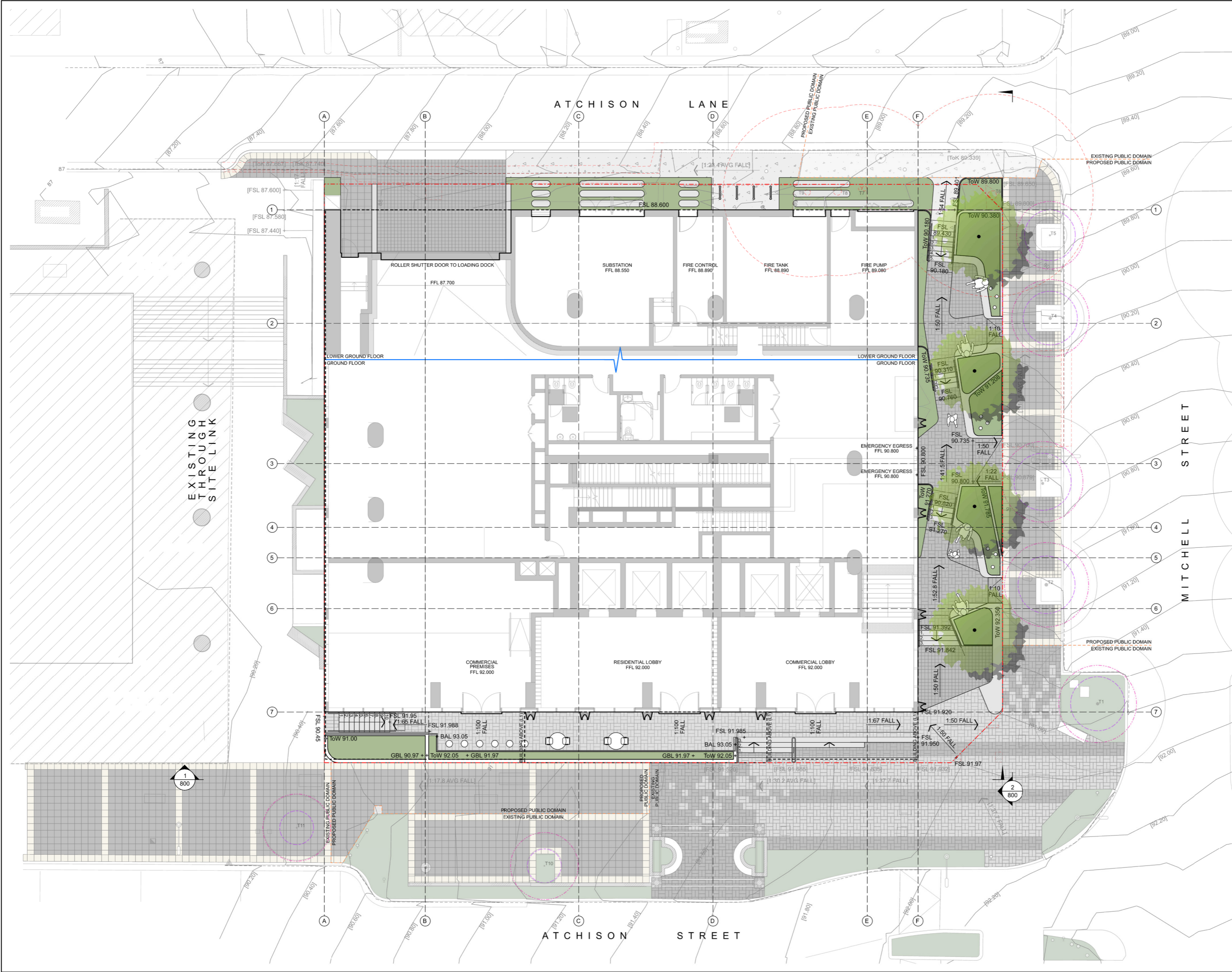
Landscape Concept Plan - Ground Floor

Landscape Concept Plan - Level 4 (Podium)

Landscape Concept Elevations - Ground Floor

Landscape Concept Elevations - Level 4 (Podium)





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B	REVISED CONCEPT FOR REVIEW	25.07.25	BM	LH
C	UPDATED BASE PLANS	14.08.25	BM	LH
1	SSDA SUBMISSION	18.09.25	BM	LH
2	SSDA SUBMISSION (REVISED ARCH)	24.09.25	BM	LH

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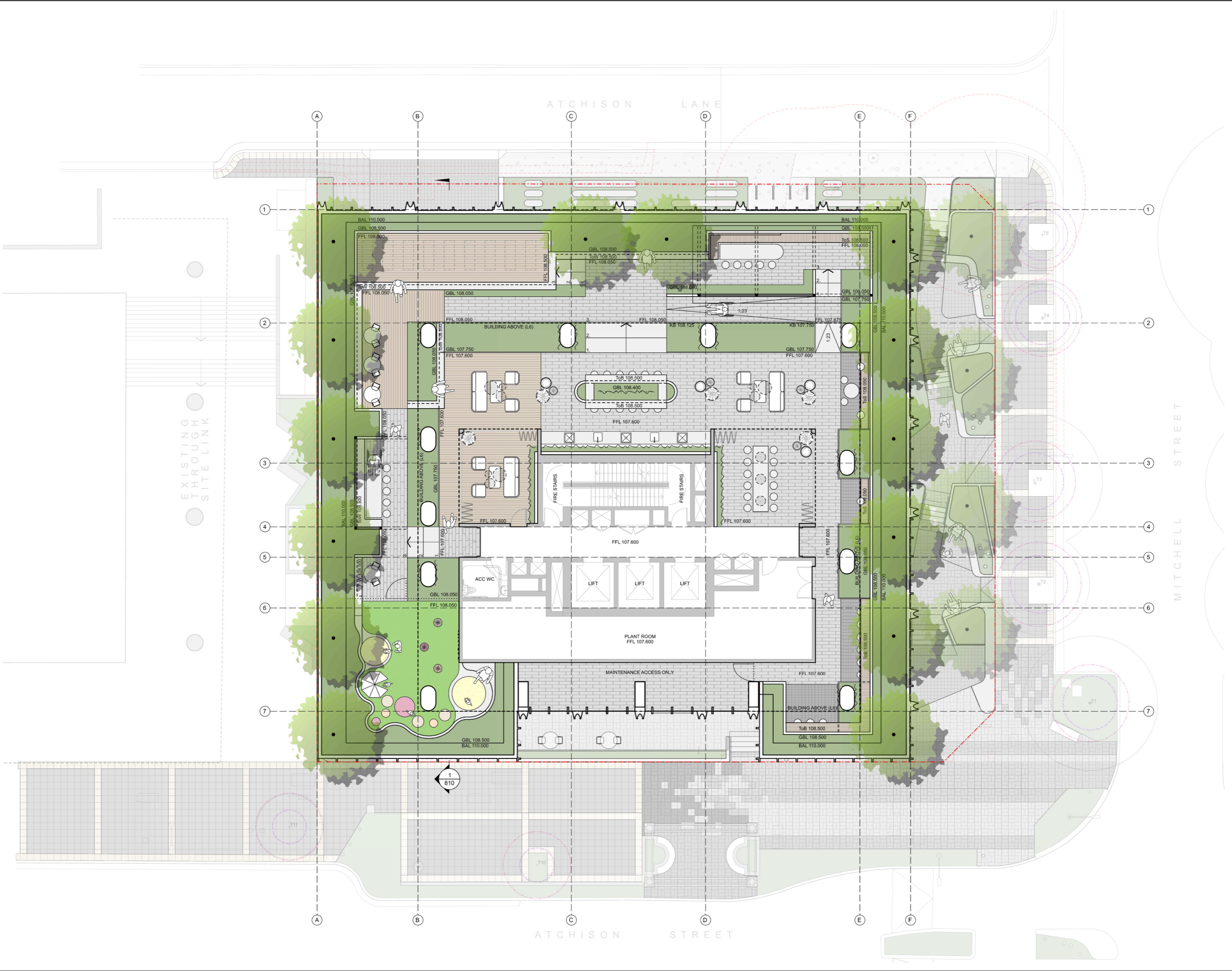
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Setia

DRAWING TITLE
LANDSCAPE CONCEPT PLAN
GROUND FLOOR

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LEVEL 4 (PODIUM)

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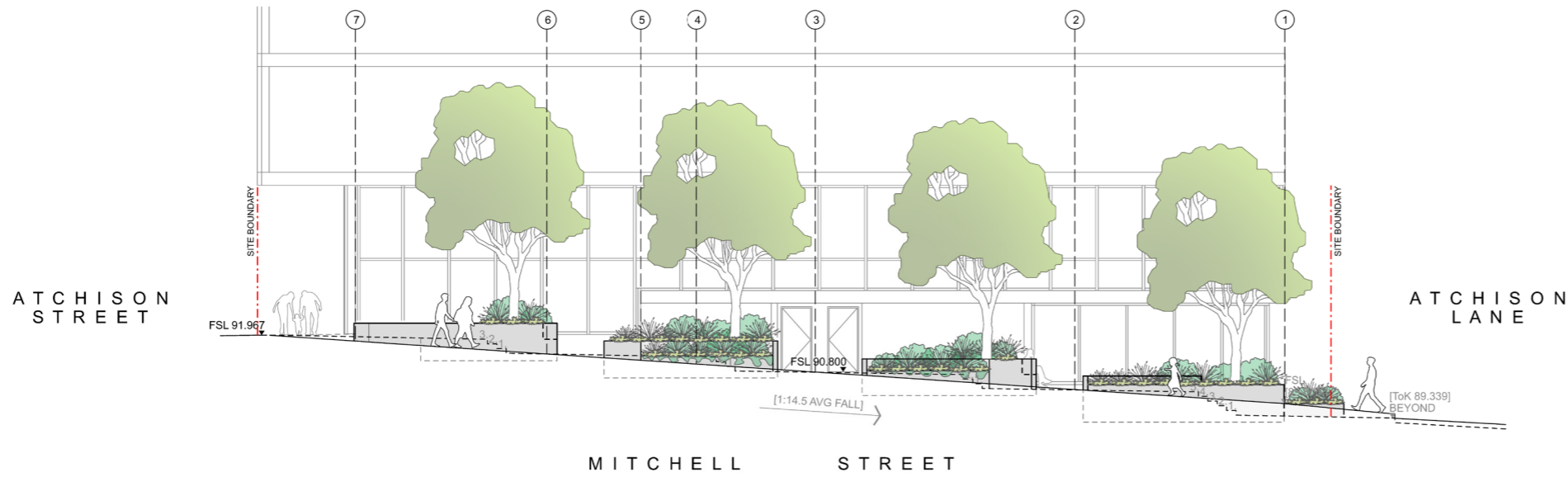
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1 Atchison Street
Southern Elevation

1:100 @ A1



2 Mitchell Street
Eastern Elevation

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DRAWING TITLE

LANDSCAPE CONCEPT ELEVATIONS
GROUND FLOOR

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Contact Tract

Sydney

Gamaragal Country
Level 8, 80 Mount Street, North Sydney NSW, Australia 2060
(02) 9954 3733
sydney@tract.net.au