

Landscape Architecture SSDA Design Report

300 Burns Bay Road Lane Cove NSW

Prepared For Lane Cove Developments No.1 Pty Ltd

Land+Form[®]



Prepared for

Lane Cove Developments No.1 Pty Ltd
102 Bonds Rd, Riverwood NSW 2210
<https://level33.com.au/>

State Significant Development Application
December 2025

This report 2024047-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 Lane Cove Council Public
Domain Guidelines and how the objectives and relevant sections have been achieved.

Land and form Studios Pty Ltd
3 Gladstone St, Newtown NSW 2042

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Introduction + Context

Introduction

The site is located at 300 Burns Bay Road, Lane Cove NSW 2066 and is legally described as Lot 15 DP1230609.

Situated within the Lane Cove Council (LCC) Local Government Area (LGA), the site is zoned R4 High Density Residential within the Lane Cove Local Environmental Plan 2009 (LCLEP). It has an area of 7,595 m² and comprises an existing office building and warehouse extension on the eastern portion of the site. A single storey structure providing car parking occupies the western part of the site. Car parking is also provided at grade along the southern site boundary and a tennis court is located on the western part of the site.

The site has a sloping topography, with a high point at 22.15m (AHD) along the boundary with the properties to the north, sloping south to a low point of 18.83m (AHD) along the southern boundary, representing an approx. 3.5m level change across the site from north to south.

Vehicle and pedestrian access to the site is via Burns Bay Road. A right of carriageway extends along the western site boundary for driveway access to the neighbouring buildings at 292-298 Burns Bay Road.

This SSDA seeks approval for:

- Demolition of existing structures on the site, tree removal and site excavation for basement levels.
- Construction of a new residential flat building ranging from 7-15 storeys and comprising 225 apartments including:
 - » 198 market apartments;
 - » 34 affordable apartments; and
 - » Communal areas at lower ground, ground level with new recreation park at the eastern edge of the site, rooftop levels including a pool.
- Car and bicycle parking for residents and visitors at lower ground and two (2) basement levels, including:
 - » 237 car parking spaces;
 - » Garbage storage; and
 - » Plant rooms and other associated services.

- Public domain and landscaping improvements, including:
 - » New open space at the eastern edge of the site; and
 - » Hard and soft landscaping works.

The concurrent Rezoning seeks the following amendments to the Lane Cove Local Environmental Plan 2010 (LCLEP 2010) to facilitate the proposed development:

- Amend the Height of Buildings Map under Clause 4.3 to increase the building height from 21m to 54m; and
- Amend the Maximum Floor Space Ratio Map under Clause 4.4 to change the maximum Floorspace Ratio (FSR) from 2:1 to 3.22:1.

For a further detailed project description, please refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

This report should be read in conjunction with the Rezoning Request and Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Plans prepared by PBD Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

The Overall Offer (approximate)

- Communal open spaces with active and passive uses
- 135 new trees to be planted to the precinct
- 36% of communal open space area
- 18% deep soil area



Strategic Context

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 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 Environmental Planning & Assessment (EP&A) Act 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



Mapping Landscape



Vegetation communities that covered the site & the Lane Cove region pre-clearing

- Sydney Coastal Sandstone Foreshore Forest
- Sydney Coastal Enriched Moist Sandstone Forest
- Grey Mangrove-River Mangrove Forest



SYDNEY RED GUM
Angophora costata



SUNSHINE WATTLE
Acacia terminalis



NARROW-LEAVED BOTTLEBRUSH
Callistemon linearis



ORIENTAL DOLLARBIRD
Eurystomus orientalis



SCRIBBLY GUM
Eucalyptus haemastoma



BROAD-LEAVED PAPERBARK
Melaleuca quinquenervia



STOUT BAMBOO GRASS
austrostipa ramosissima



SWAMP WALLABY
Eucalyptus haemastoma



GREY MYRTLE
Backhousia myrtifolia



BLUEBERRY ASH
Elaeocarpus reticulatus



BLUEBERRY LILY
Dianella revoluta

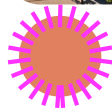
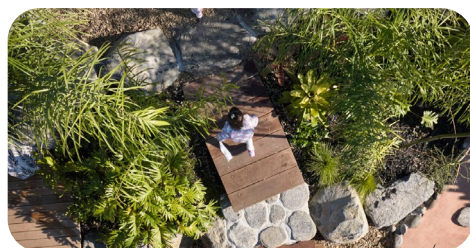


COPPER TAILED SKINK
Ctenotus taeniolatus

Site Context



Designing with Country Integration



CENTRAL ELEMENTS FOR LEARNING

Incorporating spaces for gathering, exploration and play encourages learning about Country through the senses. Seating and communal gathering areas are proposed at key entry points and within shared open spaces, complemented by zones for exploration and play that promote tactile learning through plants and natural materials reflective of the site.



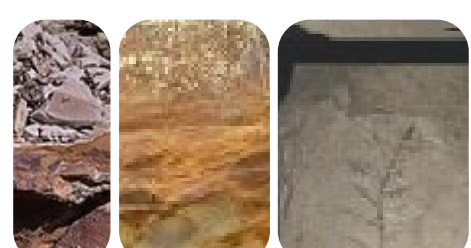
CANOPY FOR BIRDS AND MAMMALS

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.



ENDEMIC PLANTING

Endemic planting has been incorporated throughout the landscape design to help support local biodiversity and provide habitat for native wildlife. It also enhances ecological resilience while reducing water use and maintenance by using species adapted to the local environment.



GEOLOGICAL MATERIAL

Understanding the primary materials on-site has guided the selection of materials proposed for the development, while also informing opportunities for sensory experiences and wayfinding through engraved elements. The site's geology is dominated by two primary materials, which, together with sandy soils composed of crushed sandstone and native bush rock, form the foundation of the project site and much of the surrounding landscape.

The Design

A photograph of a modern courtyard or cafe area. On the right, there is a curved bar with a brick base and a dark upper section. Behind the bar, various coffee-making supplies like cups and bottles are visible. In the center, a man with long hair, wearing a grey t-shirt and dark pants, stands with his hands on the bar, looking towards the left. The courtyard is filled with lush greenery, including large monstera leaves in the foreground, a tall palm-like plant in the center, and various ferns. To the left, there are wooden planters and a wall covered in climbing ivy. The ground is paved with reddish-brown bricks. The overall atmosphere is bright and natural.

LANDSCAPE VISION

“ CREATE A HABITAT AND A HOME THAT HARMONIOUSLY
INTEGRATES THE NATURAL LANDSCAPE AND CONTEXT OF
“ LANE COVE

Design Statement

Ground floor & Streetscapes

Extensive ground floor communal open space creates a continuous green link to nearby reserves and parks. It enhances the built form, while streetscape improvements boost access and celebrate existing canopy coverage and support local wildlife habitats.

Communal Landscape on Roof

A communal open space is proposed on multiple rooftop spaces to expand landscape areas and communal zones, while maximising views to the existing reserve and Lane Cove River. The rooftop 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

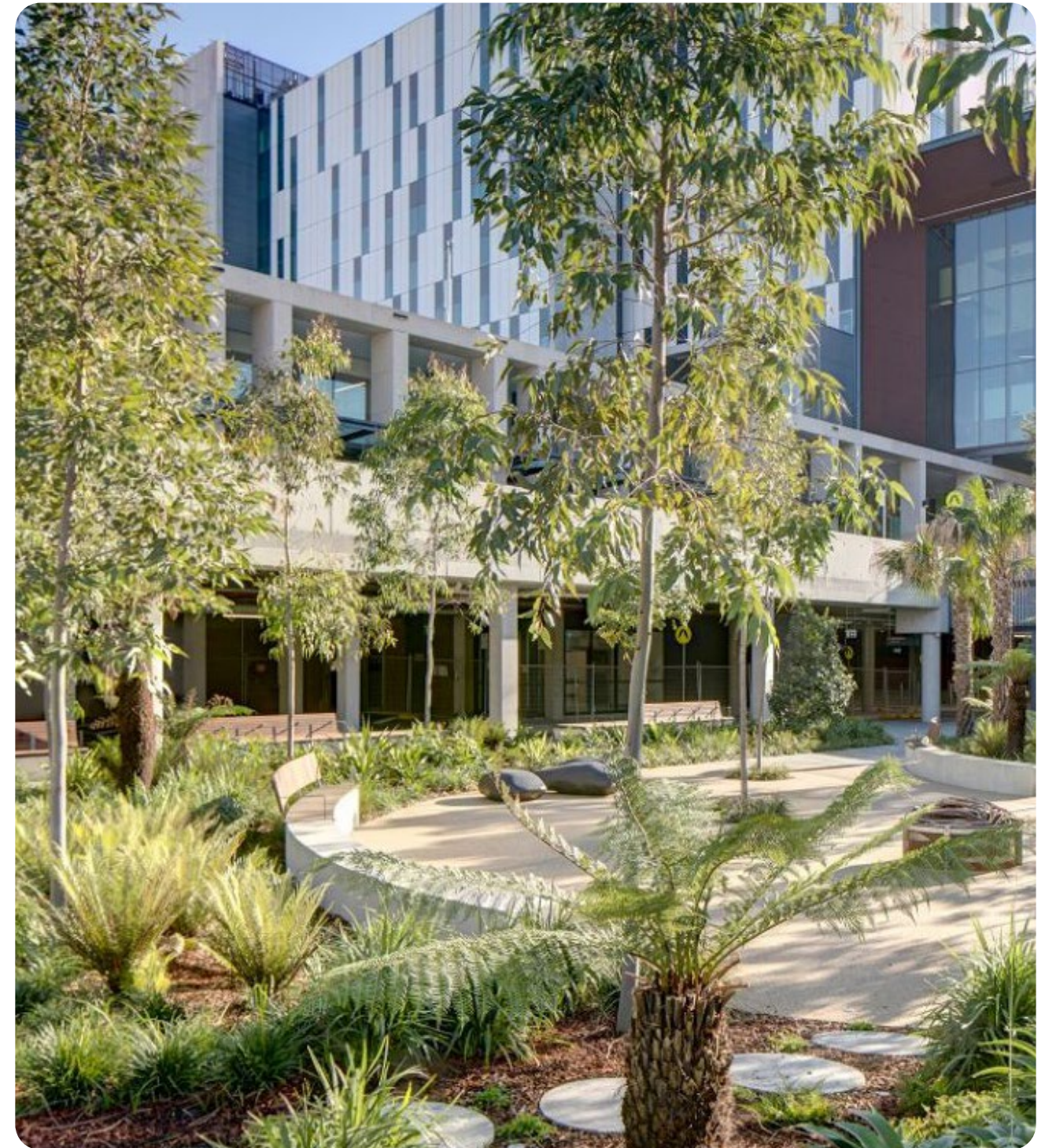
All planters have a minimum soil depth of 800-1000mm including slab setdowns. This enables low planter walls for better visual permeability and meets ADG soil depth requirements for trees.

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 entry points under the refuge of native trees, fostering connection and storytelling. Additionally, it features a nature play area that invites children to engage in sensory and experiential activities, deepening their relationship with Country. Nestled beneath the shade of existing trees, creating a serene environment for exploration and learning.



Landscape Principles



A SAFE AND CONNECTED COMMUNITY

A welcoming neighbourhood that fosters a sense of belonging and security within the leafy, residential character of Lane Cove. Well-connected to nearby quality parks and natural amenity like the Lane Cove River, the space is designed to embrace the lifestyle and character of the area. Shared spaces encourage social interaction and community engagement, supporting a resilient and inclusive neighbourhood that reflects Lane Cove’s unique local identity.



SITE-RESPONSIVE DESIGN

We aim to create resilient spaces that harness innovation and a commitment to a sustainable community for all. The proposal enhances urban canopy cover through the planting of endemic trees and ‘green’ canopy structures to mitigate the heat island effect, while introducing local materials such as sandstone to reduce waste and reinforce a connection to the site’s history and character.



INTEGRATING NATURAL CHARACTER

Guided by biophilic principles, the design balances built form with Lane Cove’s leafy, suburban character. Generous green spaces, perimeter corridors, and selective tree planting enhance the local streetscape, while natural materials throughout the site reinforce a connection to the surrounding landscape. The result is a harmonious network of spaces that blends nature and urban life, celebrating tree canopy, sustainability, and the local context.

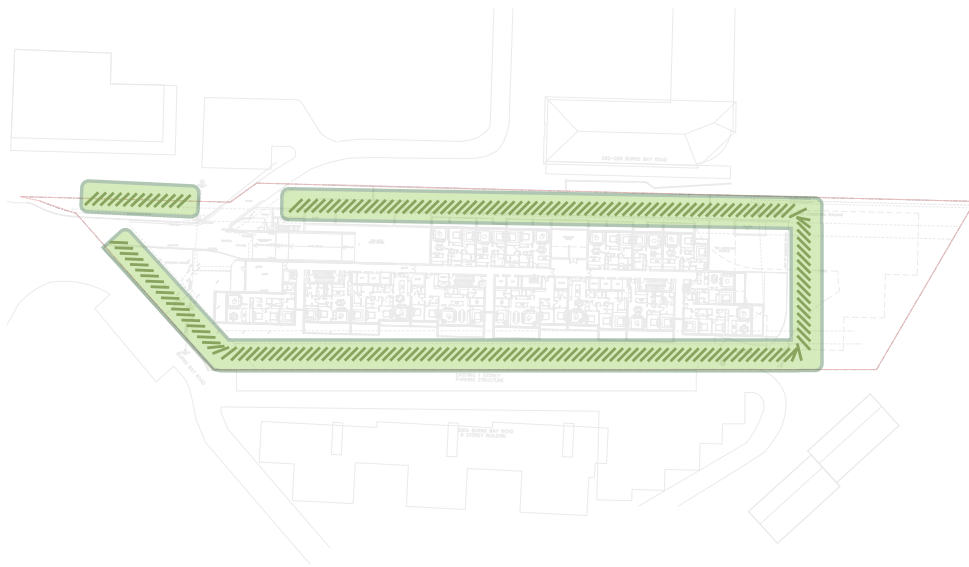


HEALTHY LIVING THROUGH SHARED SPACES

A site designed to promote a healthy, positive lifestyle, featuring communal spaces and pathways that connect various areas of the program. Outdoor amenities encourage intergenerational gathering, incidental meetings, playful interactions, and strengthen connections between people and nature, fostering a vibrant and inclusive community.

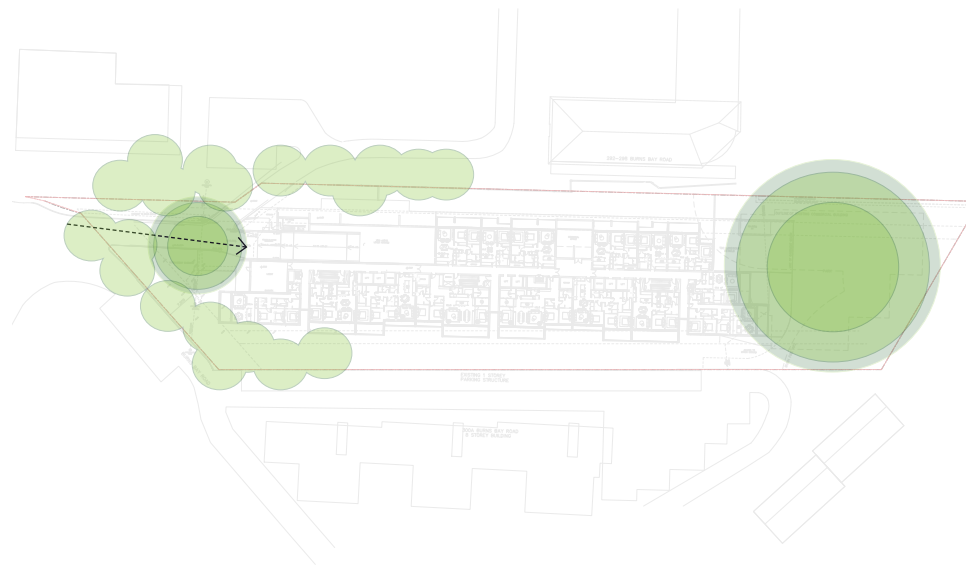
Key Moves

RESTORATIVE EDGES



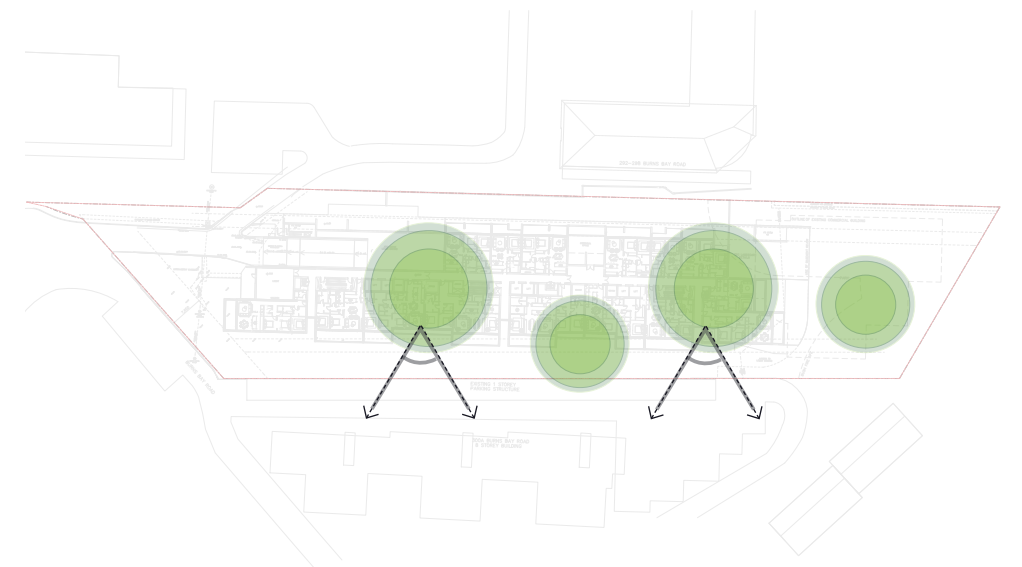
Revegetation along the site's edges restores endemic plant communities, strengthens riverbank stability, and enhances ecological connections to the Lane Cove River.

CONNECTIVITY THROUGH COUNTRY AND PLACE



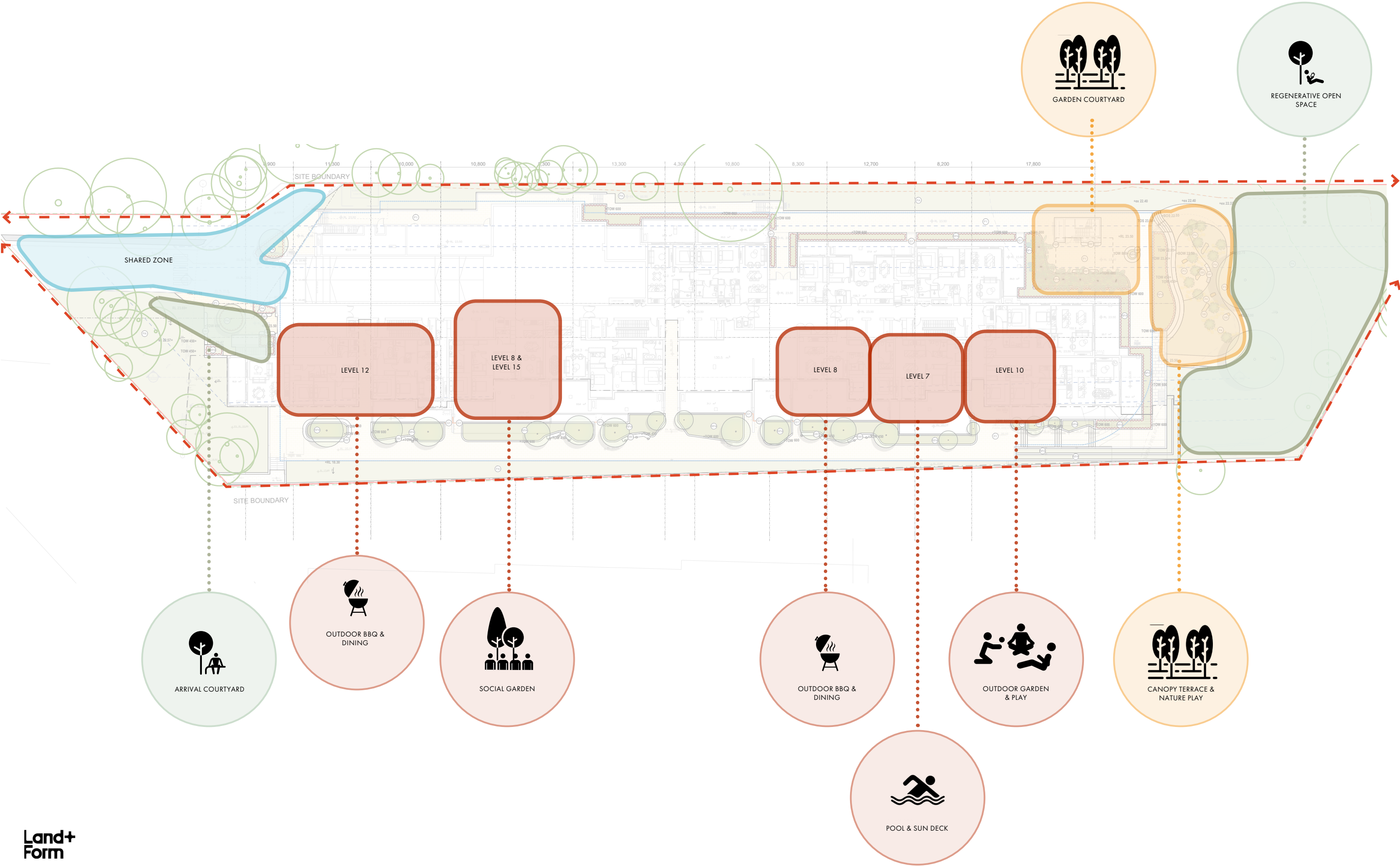
The entry is celebrated through a landscape of retained trees and native planting, creating a natural threshold that frames arrival and establishes a strong sense of place. Bookended by the existing reserve, the communal open space is intentionally understated, using minimal interventions to encourage light-touch, meaningful interaction.

PROMOTE HEALTH AND WELLBEING

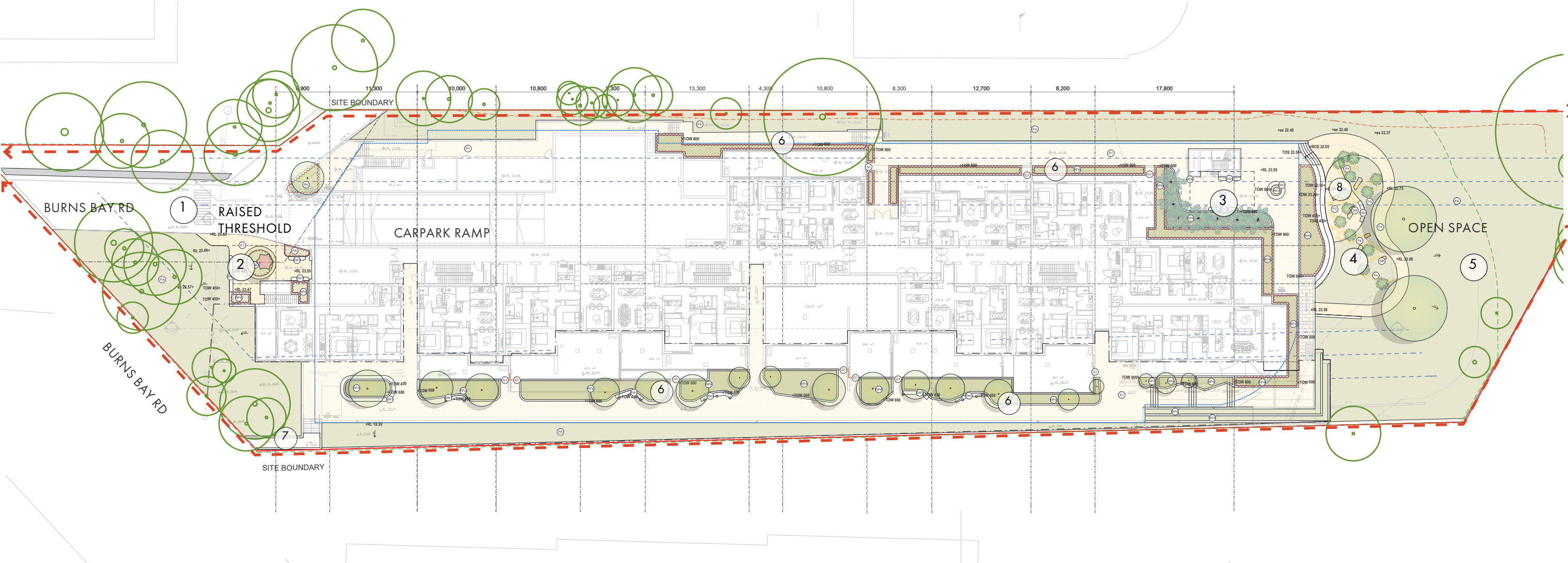


This development prioritises health and well-being. Communal amenities are oriented to receive northern sun, creating warm, inviting spaces for gathering, relaxation, and everyday connection with nature.

Communal Program & Amenity



Ground Floor Plan



EXISTING TREES
TO BE RETAINED

OPPORTUNITY FOR
ART INSTALLATION

1 SHARED ZONE WITH PROPOSED
PEDESTRIAN CROSSING

2 ARRIVAL COURTYARD WITH
CIRCULAR IN GROUND PLANTING
AND SEATING WALLS

3 GARDEN COURTYARD WITH
PERGOLA STRUCTURE AND
SEATING NOOKS

4 NATURE PLAY IN GRAVEL AND
PLANTING. TERRACED STEPS AND
ACCESS LOOP PATH.

5 REGENERATIVE OPEN SPACE WITH
NEW TREE PLANTING TO MERGE
WITH EXISTING CANOPY

6 RAISED PLANTERS WITH
ARCHITECTURAL SCREENING FOR
PRIVACY BUFFER

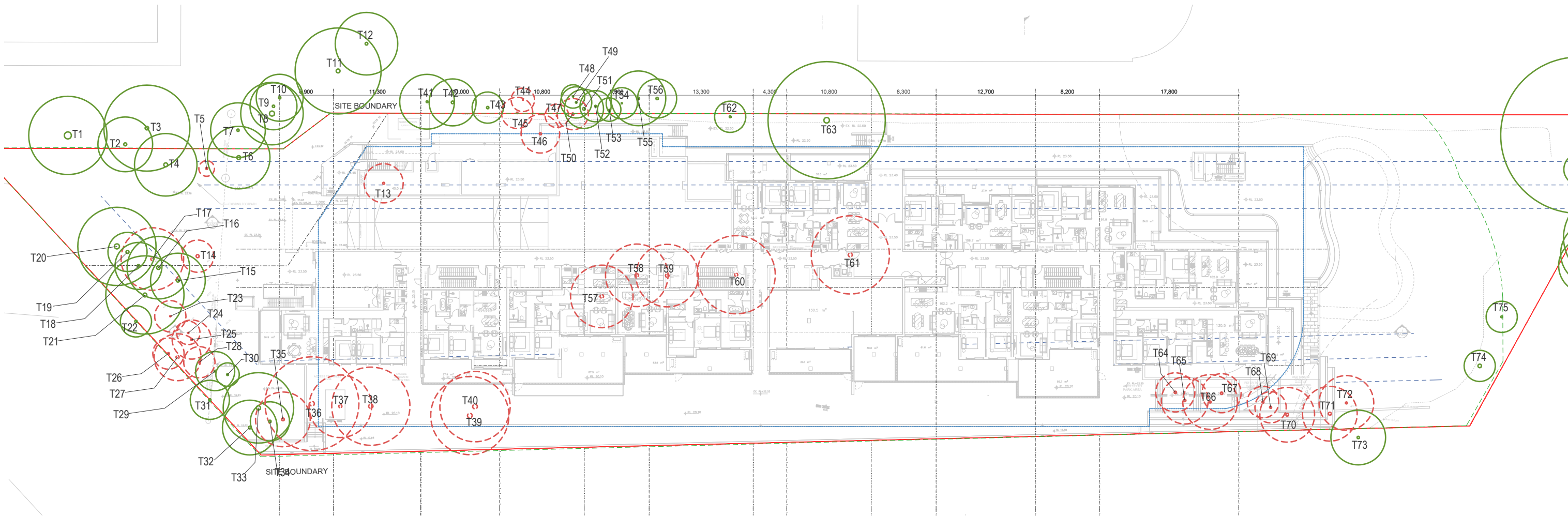
7 ACCESS PATH TO BURNS BAY ROAD

8 NATIVE GARDEN MANAGED WITHIN
THE ASSET PROTECTION ZONE



Scale 1:500@ A3
0 1 2 5 10

Tree Management Plan



Please refer to the Arboricultural Impact Assessment prepared by Creative Planning Solutions (Project No. H498, Rev Draft-P1, dated 5 December 2025). The assessment identifies a total of eighty-five (85) trees located on and immediately adjoining the site.

Based on the current proposal, the development will result in the removal of thirty-two (32) trees. These removals comprise:

- 20 trees located within the footprint of the proposed building, basement, retaining walls or associated paved/landscaped areas.
- 2 trees subject to major and unsustainable encroachments into their Notional Root Zones (NRZ) and Structural Root Zones (SRZ), as defined under AS4970-2025.
- 2 trees identified as dead with no habitat value.

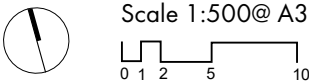
- 8 trees to be removed to satisfy the bushfire Inner Protection Area (IPA)

A total of fifty-three (53) trees are recommended for retention and protection. These include trees with no anticipated impacts, as well as those subject to minor or moderate encroachments deemed sustainable under AS4970-2025

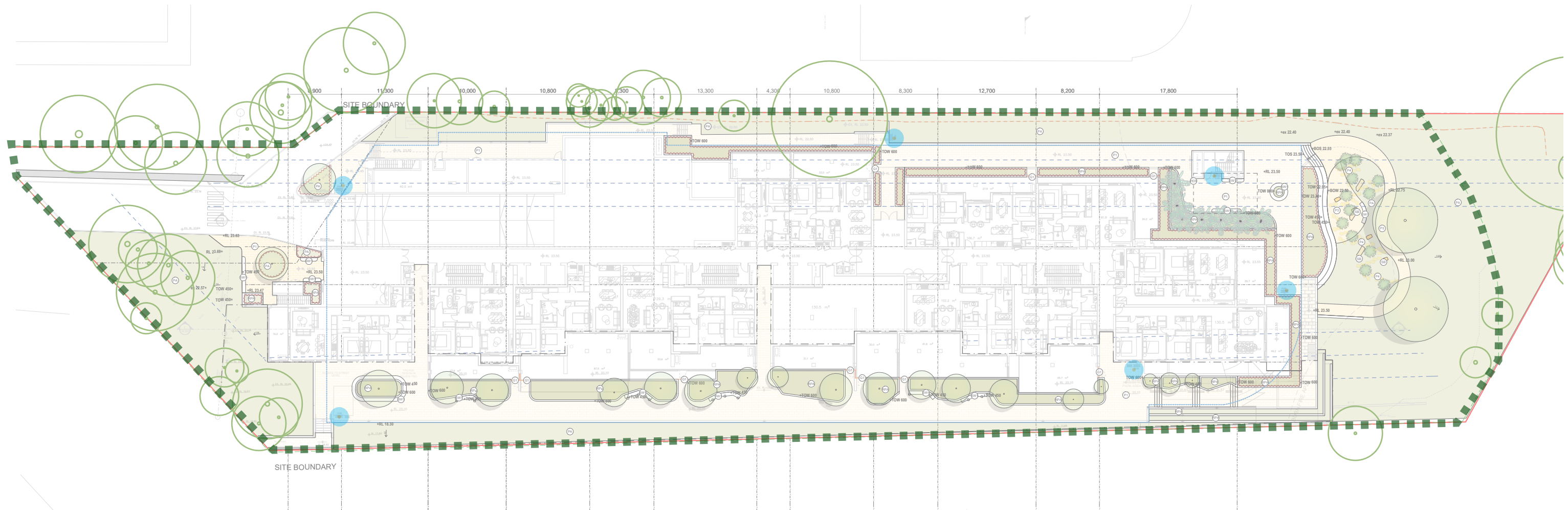
One tree (Tree 32) will experience a major encroachment from the proposed pathway and stormwater infrastructure; however, retention is supported subject to strict root-sensitive construction and arborist supervision.

While a proportion of the existing vegetation will be removed to accommodate the proposed works and bushfire compliance, the future landscape design will introduce substantial replacement planting across deep soil zones and podium areas. This will deliver a long-term improvement in canopy cover, landscape quality and site amenity relative to existing conditions.

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



Bush Fire Management



Bushfire Mitigation Measures – Landscape Design Summary

Asset Protection Zones (APZs) / Landscaping

All areas not built upon are to be maintained as an APZ/Inner Protection Area (IPA) according to PBP 2019. Landscaping within the APZ must reduce fuel loads:

- Tree canopy cover <15% at maturity; trees must not overhang buildings.
- Lower limbs removed up to 2 m above ground; canopies separated by 2–5 m.
- Shrubs limited to <10% ground cover; create gaps to slow fire spread.
- Grass maintained to ≤100 mm; leaf litter and debris removed. Use smooth-barked, low-flammability species; avoid climbing

plants on structures.

- Non-combustible material (woodchips, mulch, timber furniture, garden sheds) kept away from buildings.
- Provide a minimum 1 m wide cleared pedestrian path around building perimeters.

Water Supply & Firefighting Access

- Hydrant booster set installed at site entry (Burns Bay Road) with hydrants spaced to ensure no point of building exceeds 70 m from water supply.
- Fire hose reels provided across landscape and APZ areas (30 m hose length, 10 m water jet reach).
- Firefighting vehicles can access the site safely, with pedestrian routes enabling hose deployment to all buildings.

Landscape Placement & Design Principles

- Planting kept sparse near buildings; avoid continuous canopy cover.
- Trees and shrubs arranged to create discontinuities and maintain separation from combustible materials.

- ■ ■ Asset Protection Zones (APZ)
- Indicative location of Fire Hose Reel

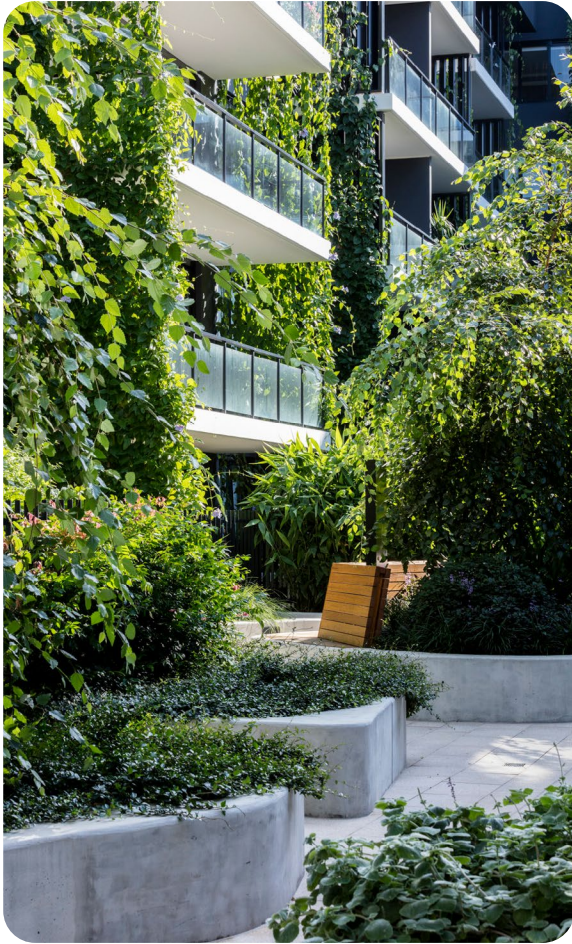
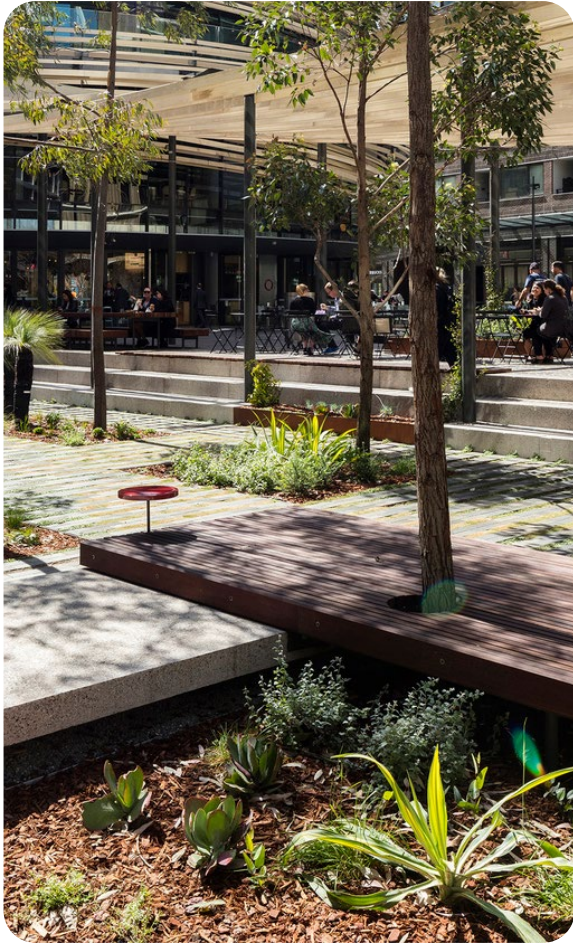
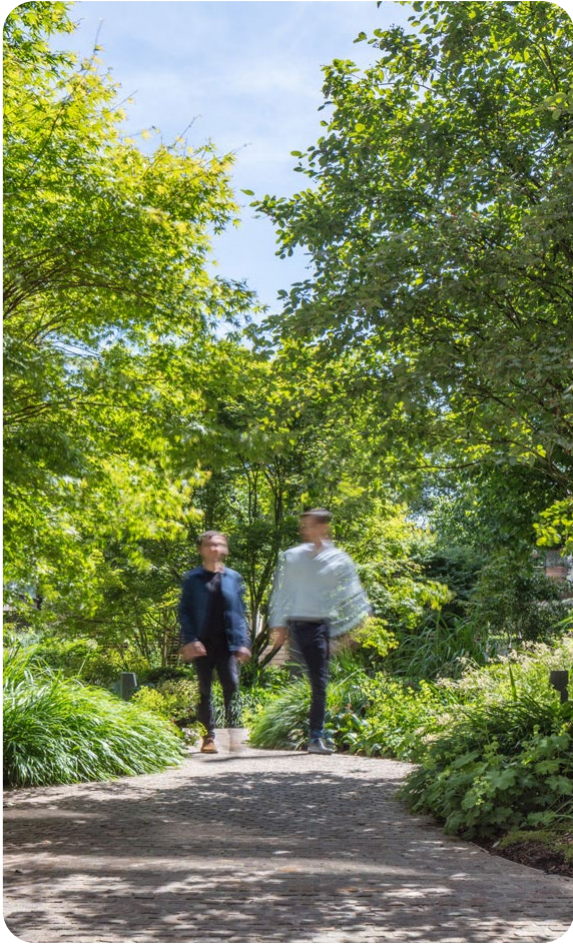


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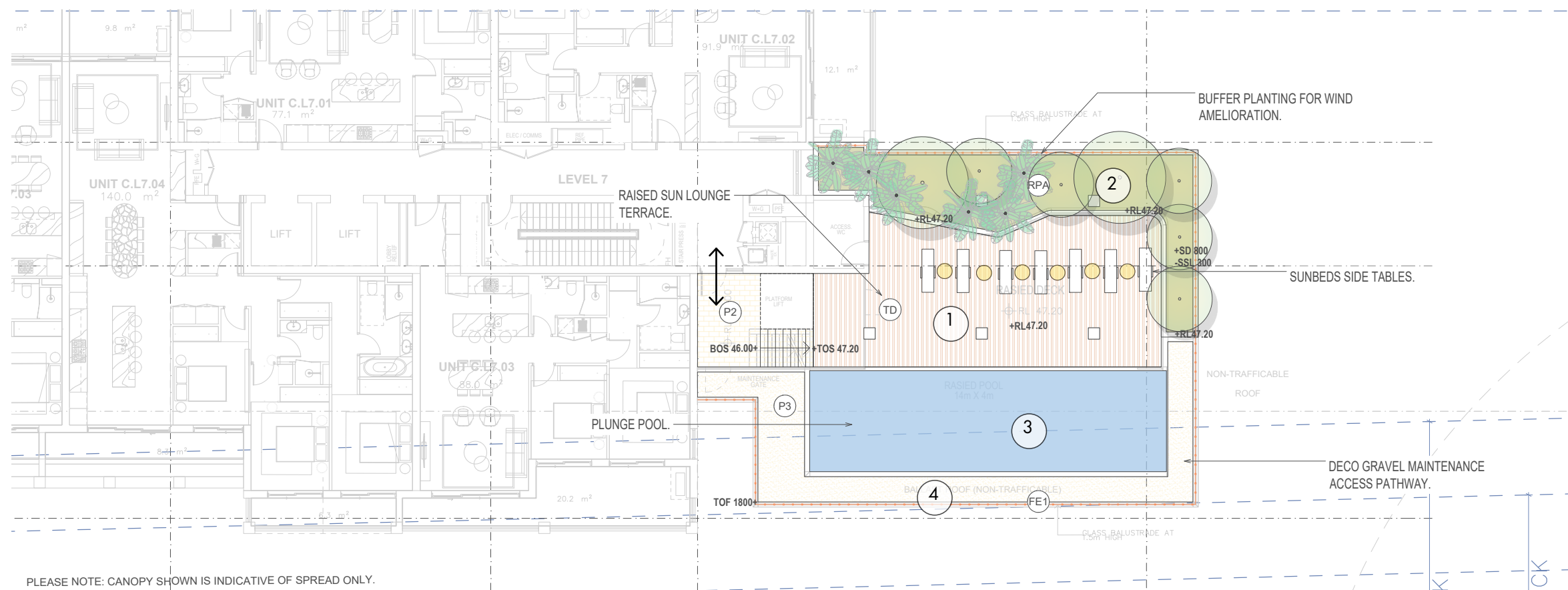
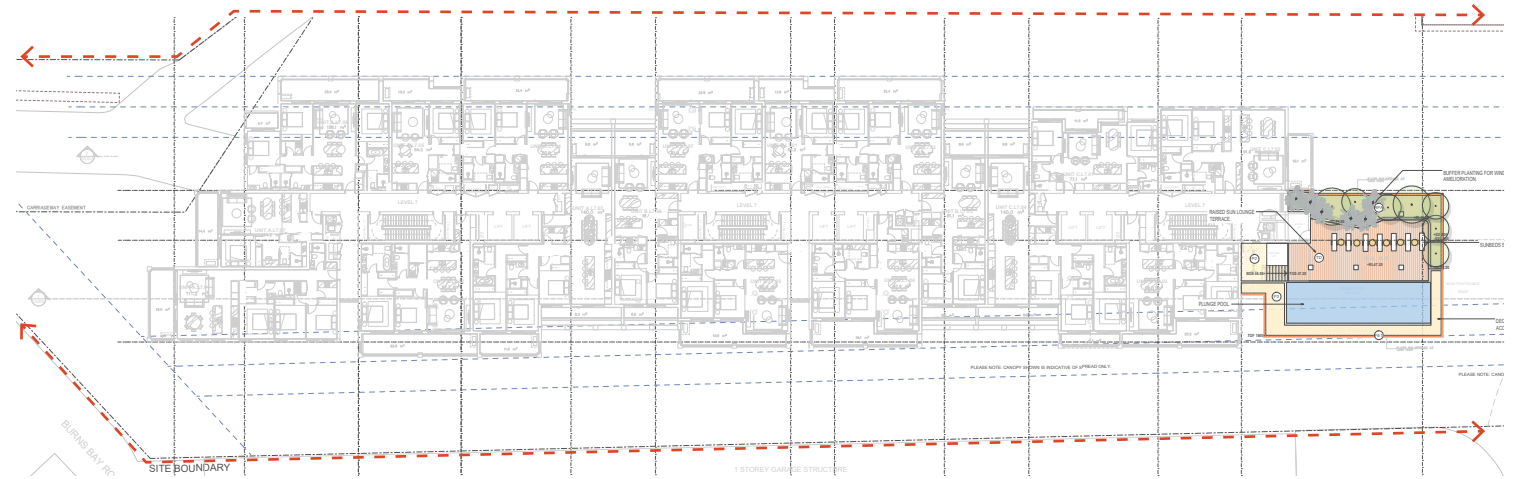


*Note that canopy outline is shown indicatively only.

Ground Floor Character



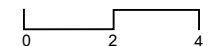
Level 7 Plan



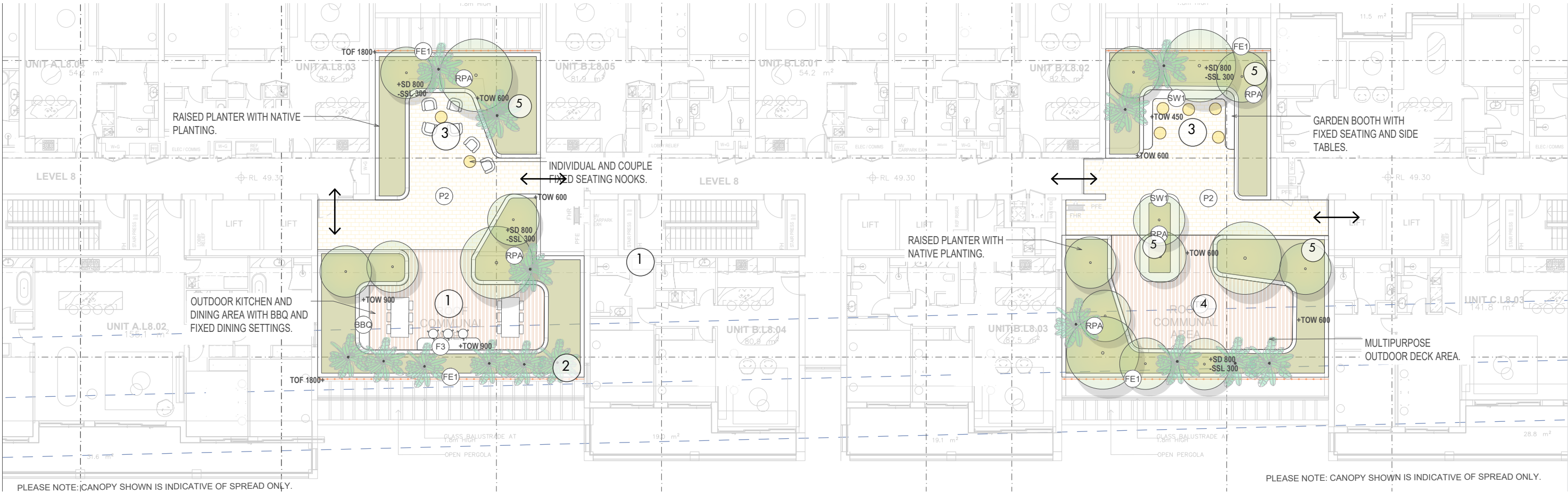
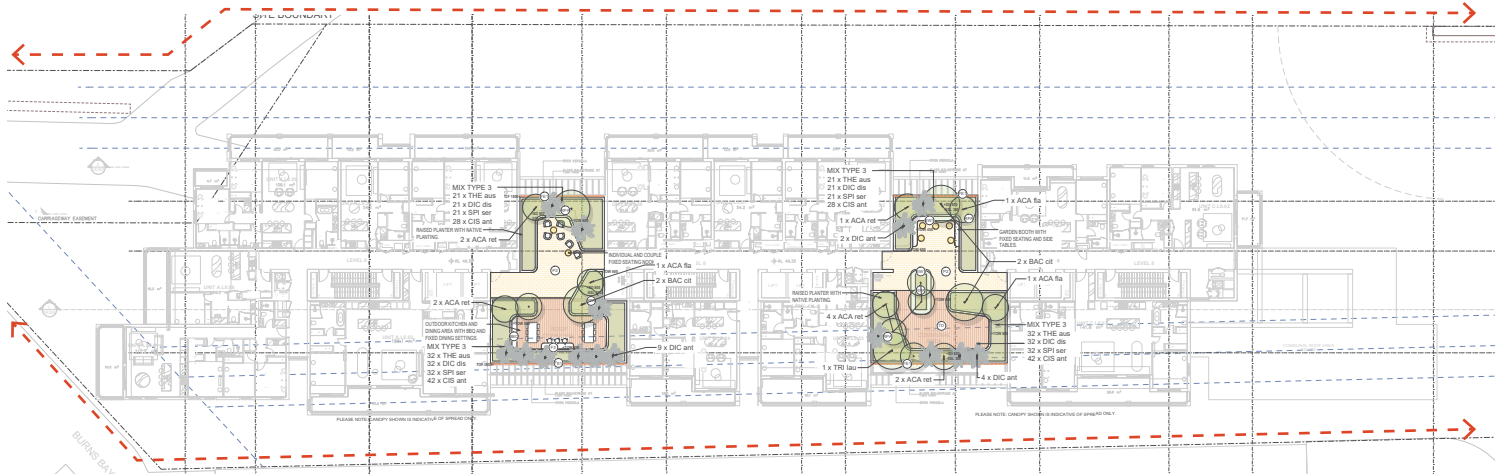
- 1 RAISED SUN DECK WITH SUN BEDS AND AWNING
- 2 FLUSH PLANTER BED WITH BUFFER PLANTING
- 3 14X4M -1.5M DEEP PLUNGE POOL
- 4 COMMUNAL DECK



Scale 1:200@ A3



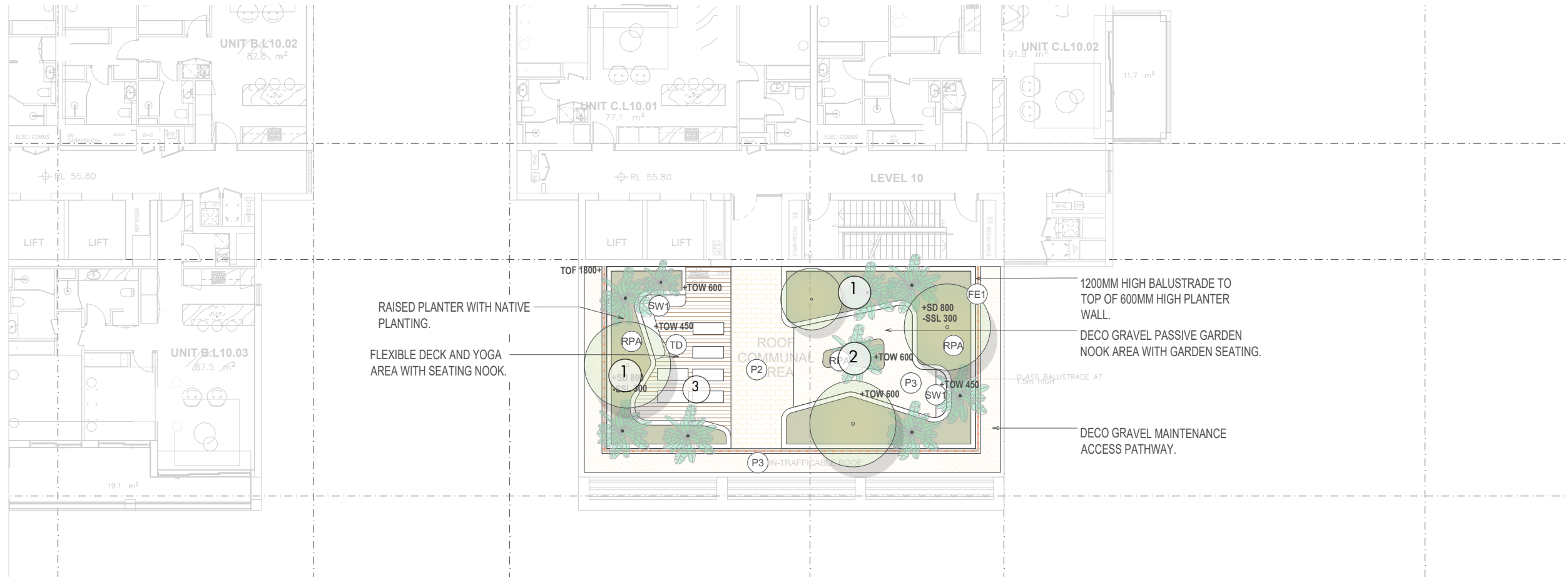
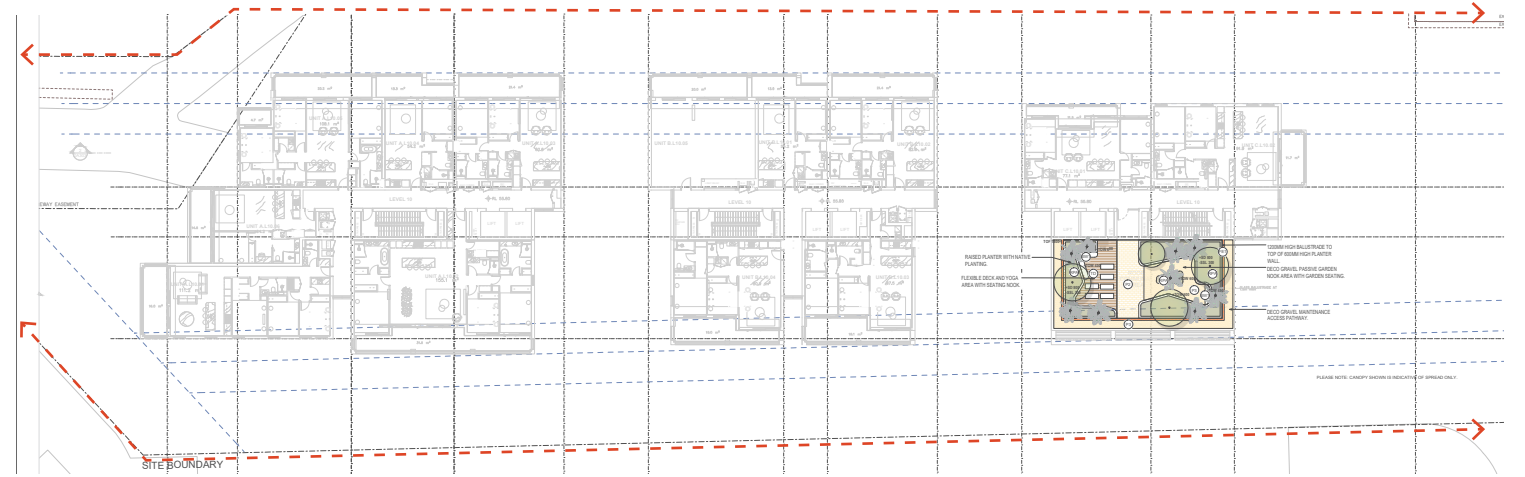
Level 8 Plan



- ① OUTDOOR KITCHEN & DINING DECK
- ② SOCIAL BUSH TUCKER GARDEN GARDEN
- ③ SEATING LOUNGE AND NOOKS
- ④ FLEXIBLE COMMUNAL DECK
- ⑤ RAISED PLANTERS WITH SHRUBS AND SMALL TREES

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0 2 4

Level 10 Plan

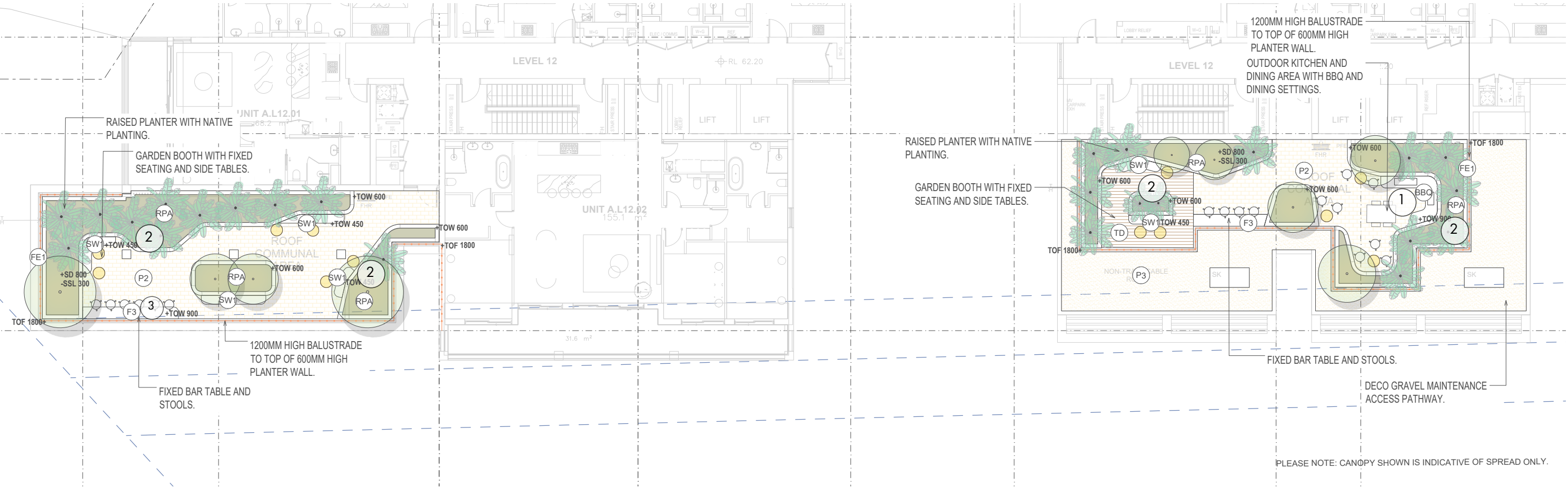
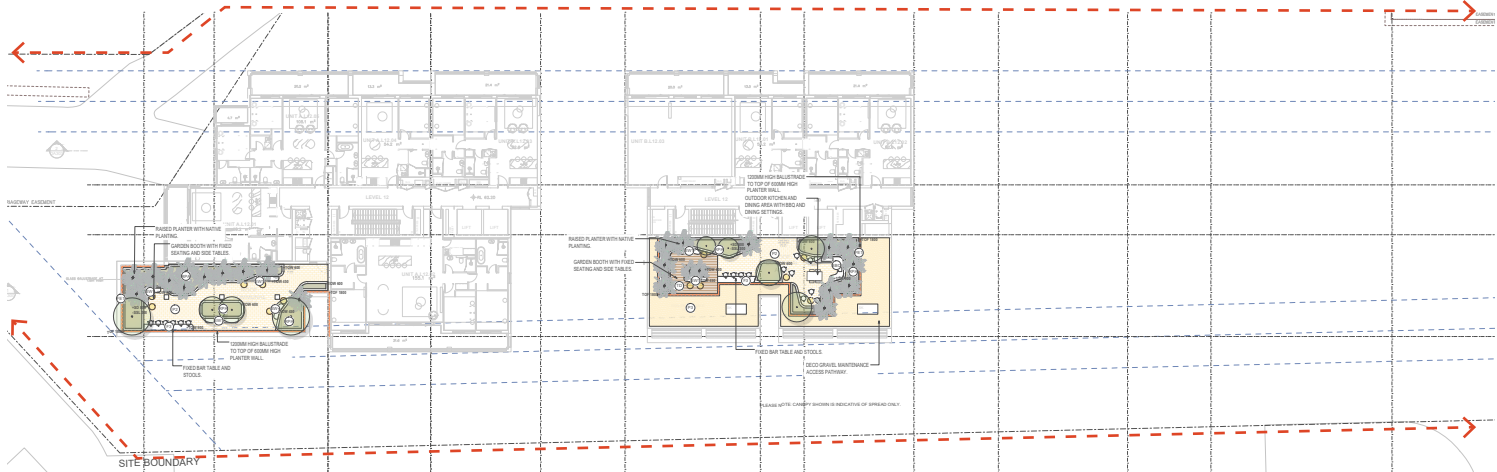


- 1 RAISED PLANTERS WITH SEATING EDGE
- 2 EDUCATION & PASSIVE PLAY
- 3 YOGA AND OUTDOOR GYM AREA



Scale 1:200@ A3

Level 12 Plan



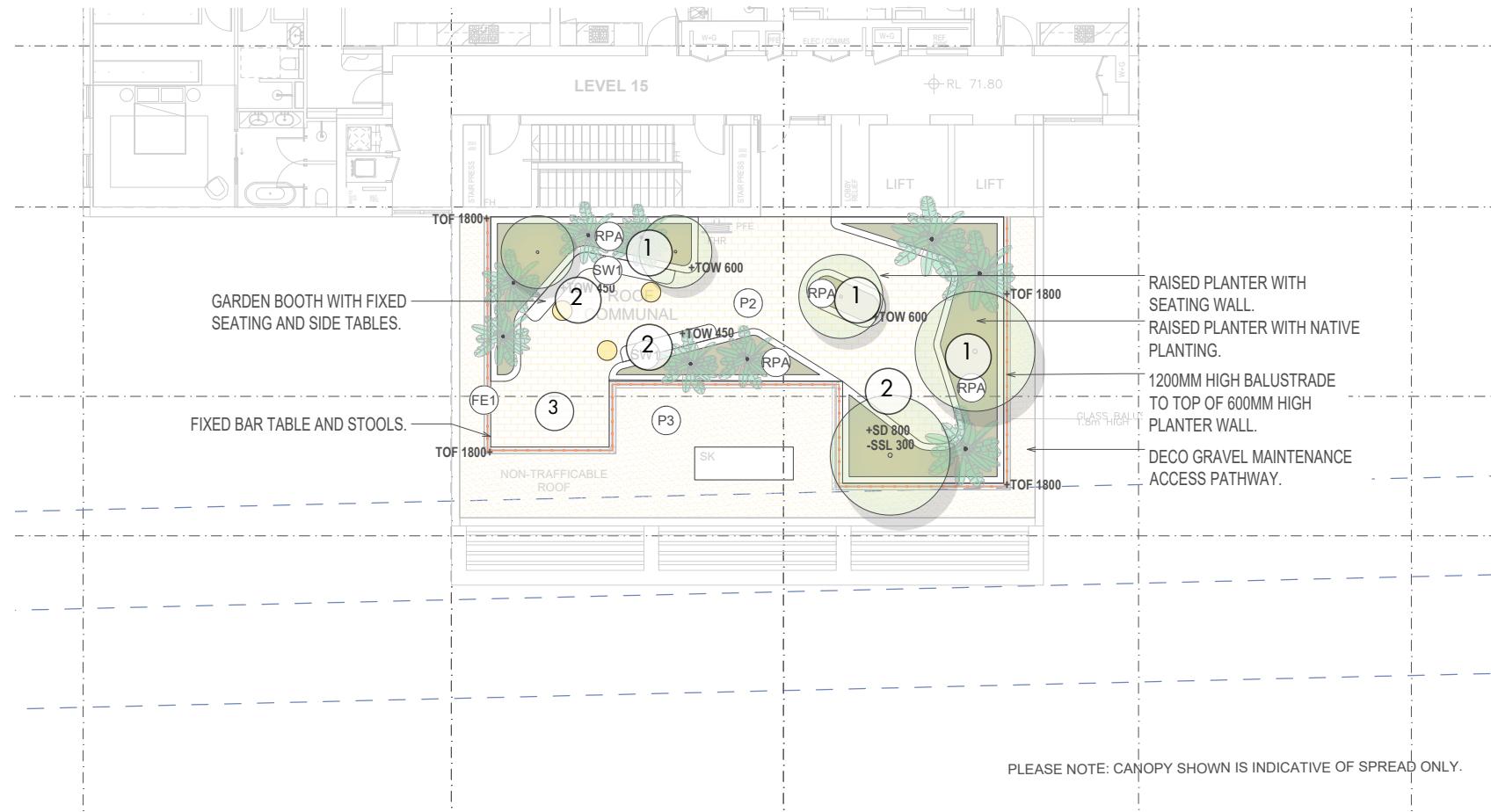
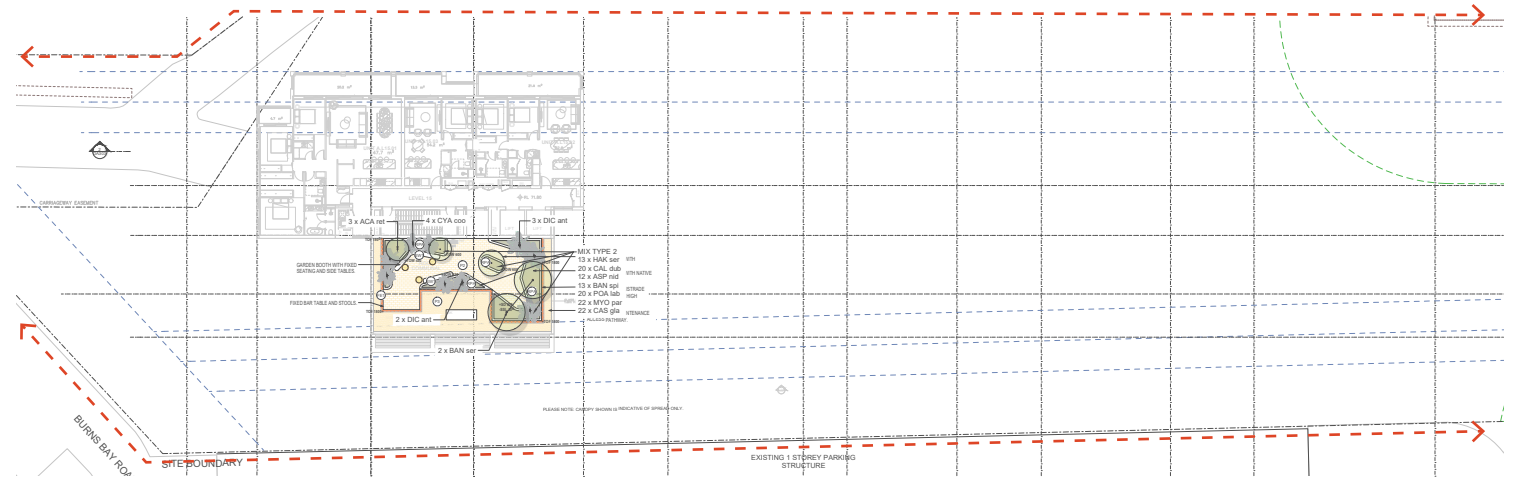
- 1 OUTDOOR KITCHEN AND DINING
- 2 GARDEN LOUNGE- RAISED PLANTER WITH SEATING EDG
- 3 SOCIAL BAR SETTING



Scale 1:200@ A3

0 2 4

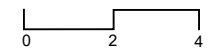
Level 15 Plan



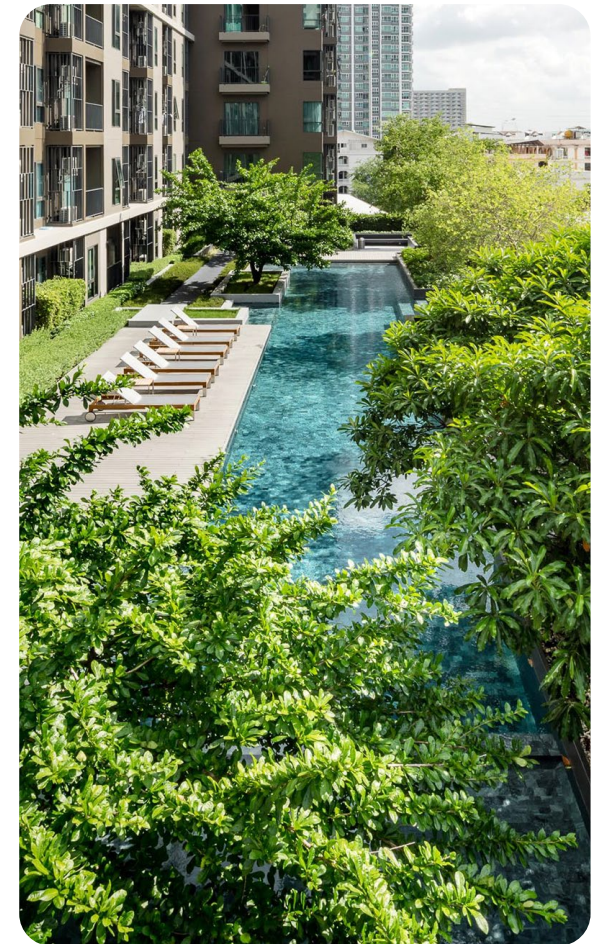
- 1 SOCIAL GARDEN WITH RAISED PLANTERS
- 2 SEATING NOOKS
- 3 OPEN PASSIVE SPACE TO ALLOW FOR VIEWS TO LANE COVE RIVER



Scale 1:200@ A3



Rooftop Character



Planting + *Materials* Palette

Planting Palette - Trees



Corymbia gummifera



Cyathea cooperi



Elaeocarpus reticulatus



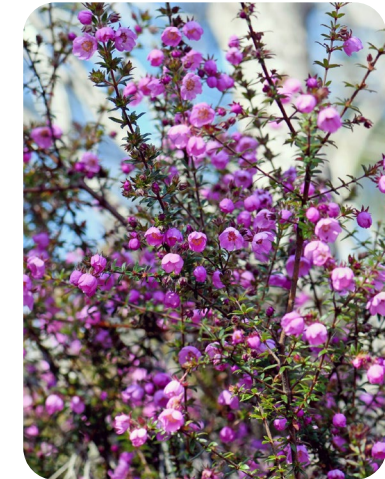
Tristaniopsis laurina



Acacia retinodes



Old man banksia



Bauera rubioides



Acacia falcata



Syzygium paniculatum



Acacia retinodes



Dicksonia antarctica



Livistona australis



Banksia integrifolia



Banksia robur

Planting Palette - Understorey

MIX TYPE 1 - FULL SUN/PART SHSADE



Pultenaea daphnoides



Banksia spinulosa



Lomandra longifolia



Hakea sericea



Ozothamnus diosmifolius



Myoporum parvifolium



Hovea longifolia



Casuarina glauca



Pomaderris lanigera

MIX TYPE 2 - PART SHADE/SHADE TOLERANT



Sarcopetalum harvevanum



Calochlaena dubia



Synoum glandulosum



Pittosporum revolutum



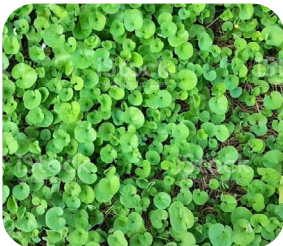
Lomandra Longfolia LM400



Eupomatia laurina



Pandorea pandorana



Dichondra repens



Zoysia tenuifolia

MIX TYPE 3 - LOW WATER



Crowea exalata



Themeda australis



Dianella revoluta

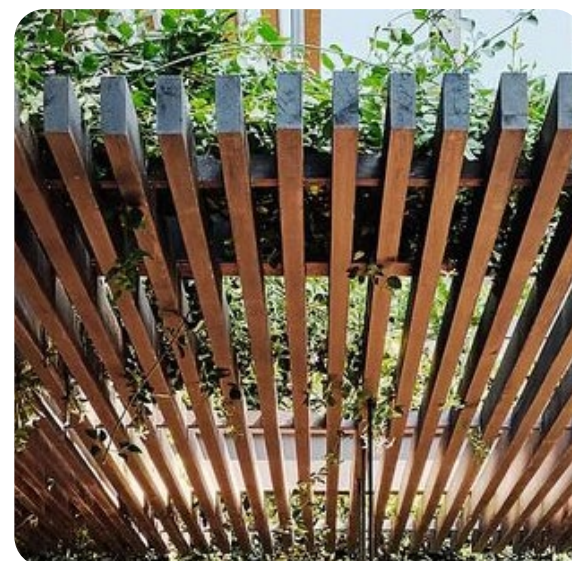
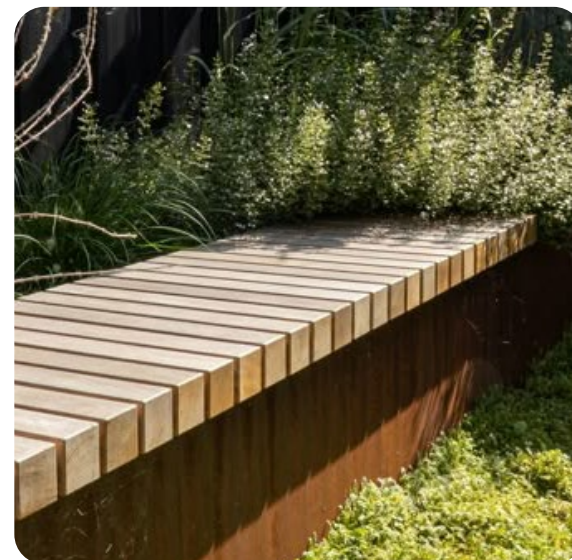


Dichelachne crinita

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.

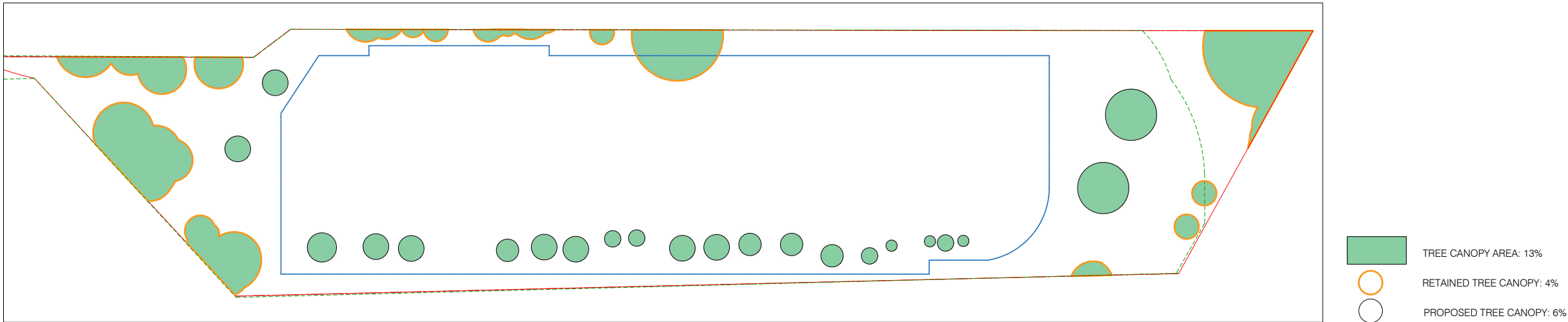
As the proposal goes through the development approval process the team will work closely with Council to ensure the public domain aligns with Council's ambitions, standards and guidelines.



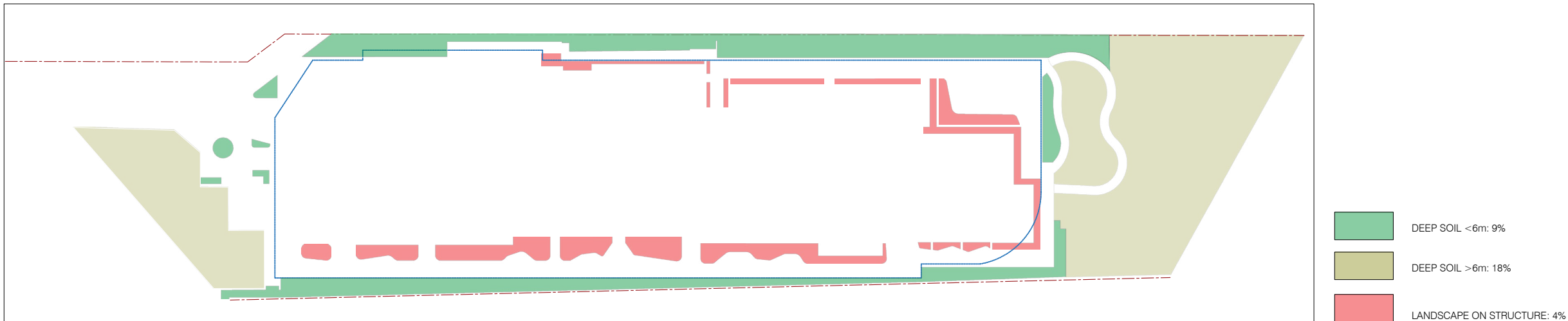
Landscape Performace

Compliance Diagram

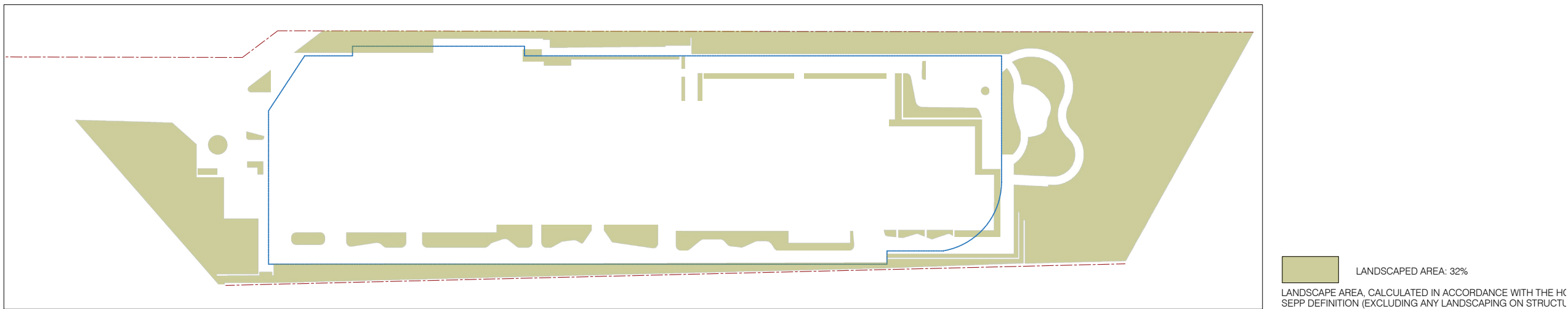
TREE CANOPY



DEEP SOIL

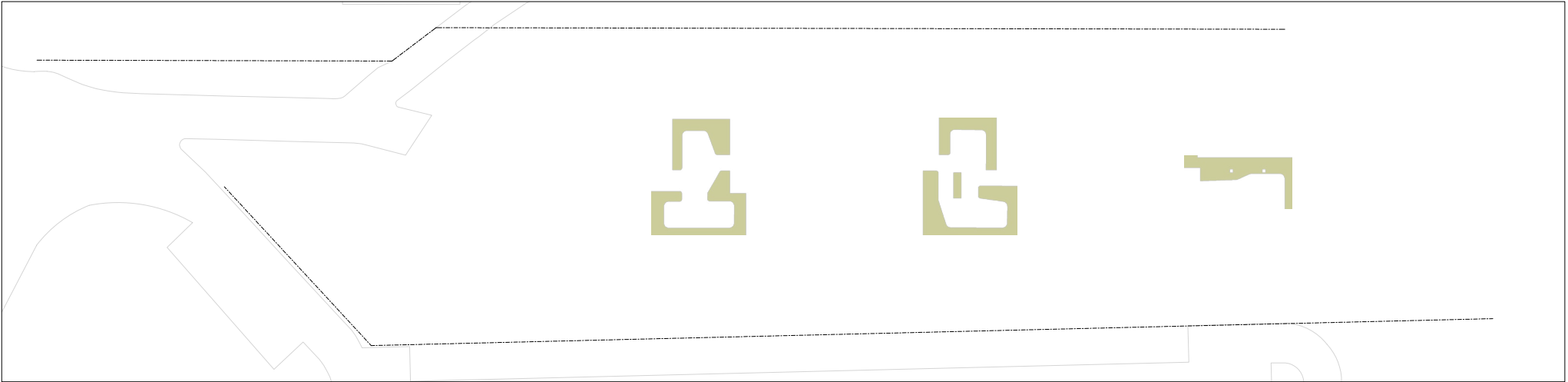


LANDSCAPE AREA - GROUND FLOOR

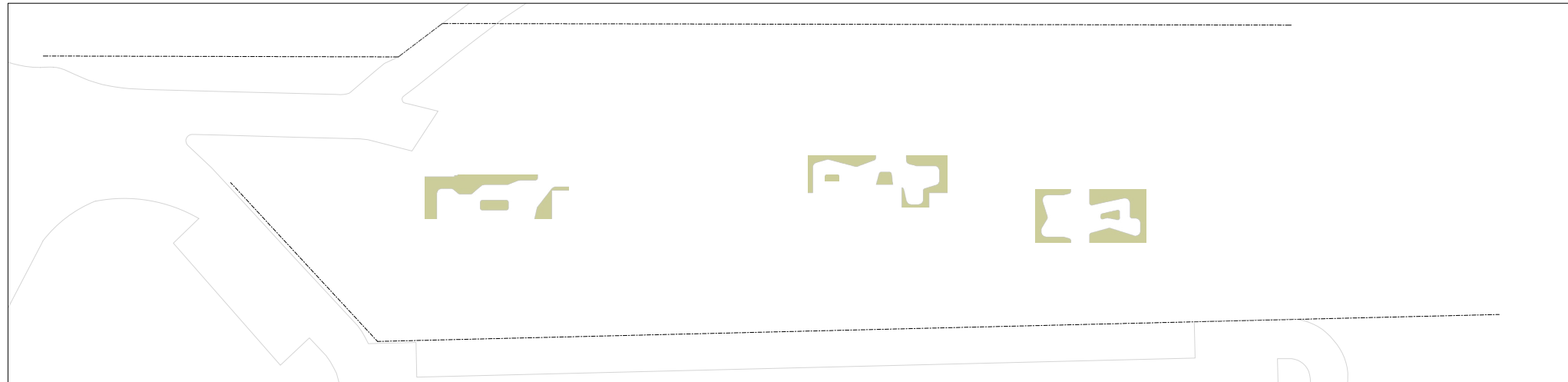


Compliance Diagram

LANDSCAPED AREA - LEVEL 7 & 8



LANDSCAPED AREA - LEVEL 10 & 12

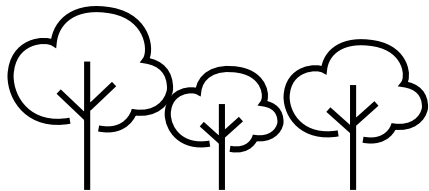


LANDSCAPED AREA - LEVEL 15



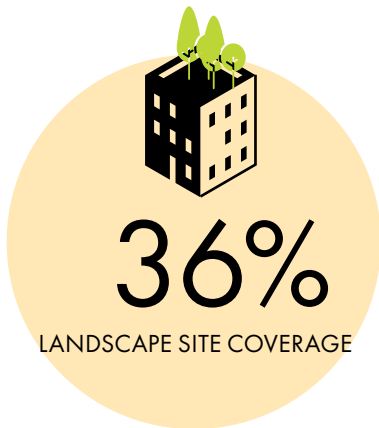
LANDSCAPED AREA: 4%

Design Outcomes



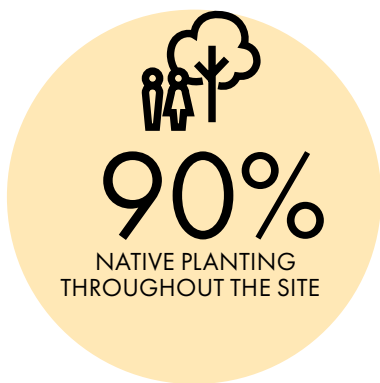
ENHANCED SITE CHARACTER

The retention of key existing trees and the provision of 135 new trees in the communal open spaces including rooftop spaces, will mitigate Urban Heat Island effect and enhance the local canopy character.



CREATING URBAN HABITATS

The landscape within and surrounding the development will encourage and support habitat corridors for local wildlife and feature a generous 40% coverage of soft and hard landscaping.



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+
Form

Appendix A

Landscape SSDA Drawings