

St Leonards - Nicholson Place

46-52 Nicholson Street &

59-67 Christie Street

SSDA Landscape Report



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1 Introduction

1.1 Purpose of Report

Purpose of Report

This report has been prepared by 360° Landscape Architecture in support of the State Significant Development Application for a mixed-use built-to-rent commercial development located at 46-52 Nicholson Street and 59-67 Christie Street, St Leonards (the site).

This report outlines the landscape architectural vision, design strategy and landscape design concept, developed as an integral component of the overall urban and architecture design.

The primary purpose of this report is to present the landscape design intent, demonstrating how landscape elements will contribute to the creation of a vibrant, functional and ecologically responsive public realm. It also explains how the proposed landscape design responds to the site’s unique physical, cultural, and environmental attributes.

In preparing this report, 360° Landscape Architects has worked in close collaboration with the wider project team, ensuring that landscape outcomes are seamlessly integrated with the architectural, urban design, and planning components of the proposal. This integrated design process has resulted in a cohesive, place-specific outcome that aligns with State Significant Development objectives and supports the strategic planning framework for the St Leonards precinct.

SEAR’s Items

The Landscape design will respond to all relevant design guidelines & advice from both Lane Cove Council & the NSW Department of Planning, by specifically addressing the SEARs items as detailed in the table below.

SEARs Reference	Relevant Section
14. Trees and Landscaping	
14.1 Provide a landscape plan, that: - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area); - provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.	• Site planning (Section 2), tree location (section 4 - Drawing L-1000 to L-1034), tree schedule (section 4 - Drawing L-002), canopy coverage (Section 2.12) • Section 1.5
14.2 If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: - any existing canopy coverage to be retained on-site; - tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	Section 1.5
23. Public Space	
23.1 If public space is proposed as part of the development, demonstrate how the development: - maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/ plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department; - provides accessible public space; - maximises permeability and connectivity; - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection; - maximises street activation; - minimises potential vehicle, bicycle and pedestrian conflicts.	Section 2.1, 2.2 & 2.3

1.2 Local Context

Site Location

The site is located in the heart of St Leonards' CBD, within the Lane Cove Council LGA, and is bounded by Christie Street and Nicholson Street. Positioned approximately 5 km north of the Sydney CBD, St Leonards is undergoing significant transformation, shifting from smaller commercial buildings to multi-storey, mixed-use, and commercial developments.

Context

The Pacific Highway corridor has undergone significant transformation, with substantial mixed-use developments replacing smaller-scale buildings. Several adjoining properties have secured Development Application (DA) approvals or have proposals currently under assessment, signalling continued growth in the area. To the northwest, the site benefits from close proximity to St Leonards Train Station, Royal North Shore Hospital, and major recent projects such as The Forum and Wadanggari Park. To the south, the character transitions to predominantly residential, comprising strata complexes and a smaller number of single dwellings within the Lane Cove LGA.

Within a 400 m radius, as illustrated in the Figure 1, the precinct offers a variety of existing and potential open spaces. The site is highly accessible, with St Leonards Station and St Leonards Plaza to the north, and Friedlander Place to the east, all within a short walking distance. The Crows Nest Metro Station, located to the southeast, will further enhance transport connectivity and strengthen the precinct's strategic position.



Figure 1: Site Location Diagram.

1.3 Site Character

St Leonards Character

St Leonards is a vibrant commercial hub anchored by its busy railway station and supported by a diverse mix of health, education, and industrial precincts. The area contrasts with the neighbouring village-like atmosphere of Crows Nest, yet the two are seamlessly linked by an active network of streets, laneways, and public spaces valued for their accessibility, vibrancy, and community focus.

Site Landscape Character

The subject site occupies a strategic position between St Leonards Station and the new Crows Nest Metro Station, within a 5-minute walk to high-frequency public transport. The immediate surrounds are characterised by high-density mixed-use development, where the urban design prioritises an engaging street experience through wider footpaths, greenery, and active frontages—fostering a safe, vibrant, and human-scaled public realm.

The site benefits from close proximity to newly established public spaces, including Ernest Place, Hume Street Park, Wadanggari Park, and Friedlander Place. With the introduction of an additional central plaza, the site has the potential to enhance the precinct's role as a community gathering destination.

It is important to highlight the value placed on the area's excellent accessibility, proximity to services, and lively atmosphere, alongside a desire for safe, well-lit, and inviting spaces that encourage activity beyond business hours. Respect for heritage streetscapes, and the integration of Aboriginal and European cultural narratives, are seen as essential to maintaining the area's identity. There is also strong local interest in expanding creative hubs, boutique bars, and public venues for socialising, arts, and events—further enriching the precinct's cultural life.



1.4 Connection to Country Principles

The lands surrounding St Leonards are part of Gaimaragal Country, cared for by its Traditional Custodians for countless generations. This landscape of sandstone ridgetops, creeks, gullies, and harbour vistas is rich with cultural, spiritual, and ecological meaning. It is a place where natural systems, cultural traditions, and community life have been interwoven since time immemorial.

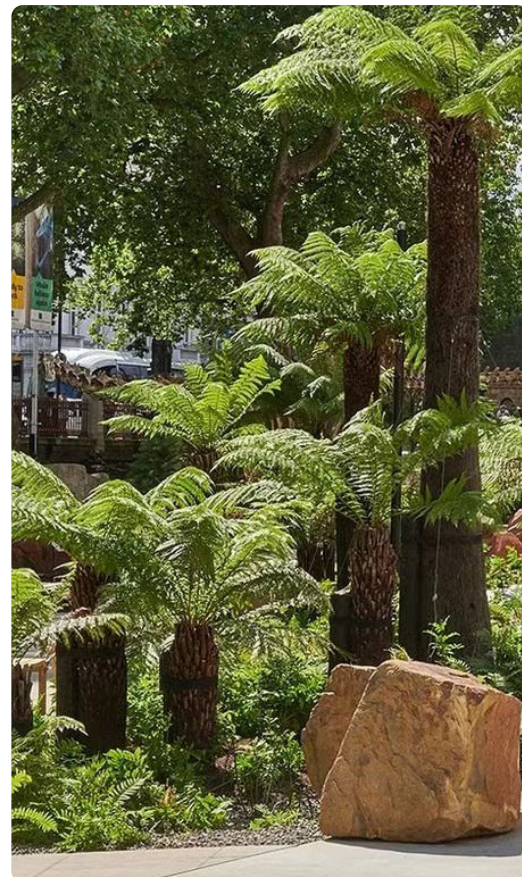
As part of the design process, the project team walked Country with Uncle Dennis Foley, who generously shared stories and cultural knowledge, deepening our understanding of the place. These conversations revealed layers of meaning embedded in the landscape, from ceremonial sites and bora grounds that connect songlines across the region, to smoke signalling practices that welcomed visitors travelling by water, to the native vegetation that has sustained people for thousands of years.

The narratives of this Country are not only historical, but living and evolving. They speak of a spiritual relationship to the land, passed down through millennia, and of a responsibility to care for its natural systems. The design approach honours these principles by embedding cultural narratives in the public domain, restoring native character, and fostering spaces where community can gather, learn, and connect. This vision ensures that the landscape does more than provide amenity, it becomes a place of shared respect, cultural exchange, and enduring stewardship.

RESPONSIVE TO SITE

Integrate First Nations land management knowledge to shape a sustainable landscape that is deeply connected to Country and reflective of place and history.

Select locally sourced materials that echo the region's natural character, textures, and tones, to reinforce a strong sense of place and to honour the identity of the land.



GATHER & CONNECT

Inspired by the tradition of Boras (meeting places), meaningful spaces for gathering and cultural exchange are created beneath a canopy of deep-green planting.

Immersive gardens, layered with texture, scent, and dappled light, are paired with water or reflective elements that invite pause, contemplation, and storytelling, awakening all senses and strengthening connection to place and community.



DEEP ROOT (PLANTING)

Anchor the design in Country with a rich, deep-green planting palette inspired by the Lane Cove River corridor, drawing on its unique ecology and character.

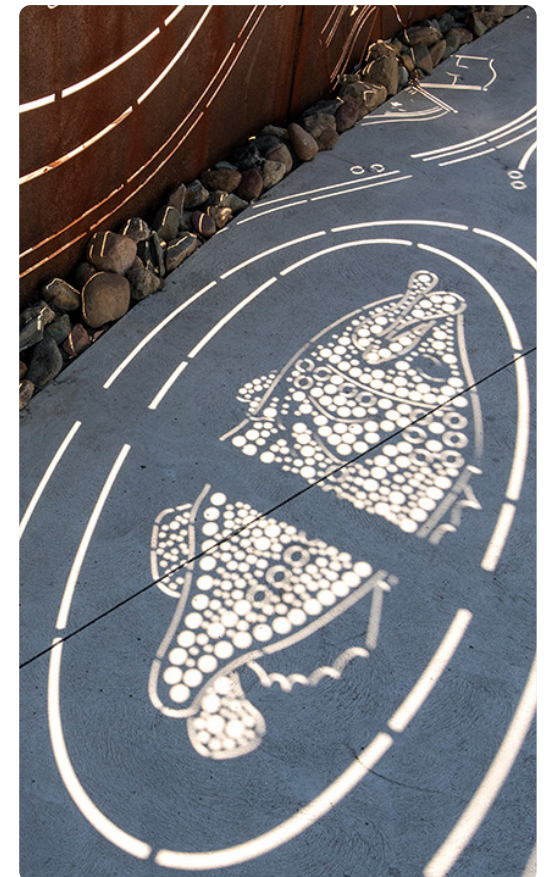
Showcase lush tree ferns, layered understorey, and immersive greenery to evoke the richness of local ecologies, restore natural character, enhance biodiversity, and foster a sensory connection to the landscape.



CURATE ART & OBJECTS

Embed Indigenous stories through artworks, sculptures, or installations that reflect local narratives in form, planting, and materiality.

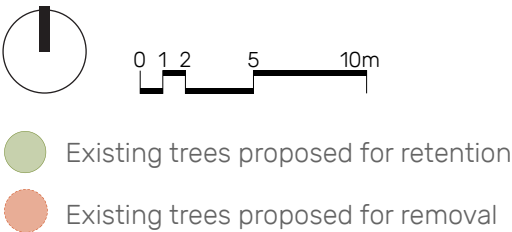
Reference traditions such as bora grounds, whale initiation, smoke signalling, water features, and spatial storytelling, while incorporating Indigenous language into names, wayfinding, and signage to strengthen cultural identity.



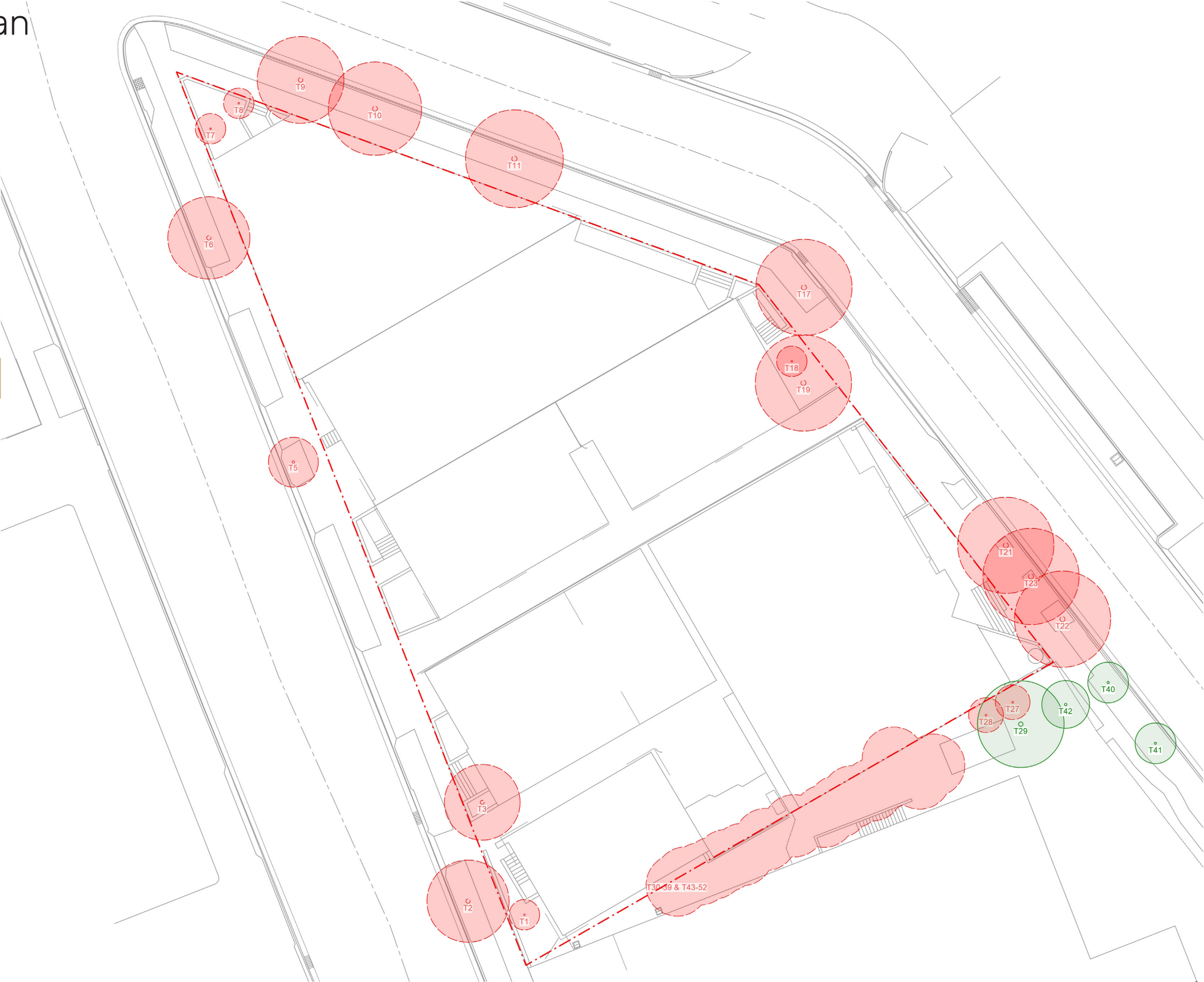
1.5 Tree Protection Plan

Note: Tree Retention and Removal Plan for Information only and was be part of separate DA package.
Refer to Arboricultural Development Impact Assessment by Elke, Revision B Dated 31.07.2025.

Legend



Tree No	Botanical Name	Common Name	Retain or Removed
1	<i>Glochidion ferdinandi</i>	Cheese Tree	Remove
2	<i>Photinia robusta</i>	Photinia	Remove
3	<i>Cupressus sp.</i>	Cypress pine	Remove
5	<i>Viburnum tinus</i>	Viburnum	Remove
6	<i>Viburnum tinus</i>	Viburnum	Remove
7	<i>Grevillea whiteana 'Moonlight'</i>	Grevillea	Remove
8	<i>Grevillea whiteana 'Moonlight'</i>	Grevillea	Remove
9	<i>Photinia robusta</i>	Photinia	Remove
10	<i>Photinia robusta</i>	Photinia	Remove
11	<i>Photinia robusta</i>	Photinia	Remove
17	<i>Melaleuca quinquenervia</i>	Paperbark	Remove
18	<i>Murraya panbiculata</i>	Orange Jessamine	Remove
19	<i>Howea forsteriana</i>	Kentia palm	Remove
21	<i>Callistemon viminalis</i>	Bottlebrush	Remove
22	<i>Eucalyptus scoparia</i>	White gum	Remove
23	<i>Callistemon viminalis</i>	Bottlebrush	Remove
27	<i>Backhousia citriodora</i>	Lemon myrtle	Remove
28	<i>Elaeocarpus reticulatus</i>	Blueberry ash	Remove
29	<i>Waterhousia floribunda</i>	Weeping Lily Pilly	Retain
30-39 & 43-52	<i>Syzygium paniculatum</i>	Lily Pilly	Remove
40	<i>Eucalyptus paniculata</i>	Grey Ironbark	Retain
41	<i>Eucalyptus paniculata</i>	Grey Ironbark	Retain
42	<i>Viburnum tinus</i>	Viburnum	Retain



2 Landscape Concept Design

2.1 Public Space Landscape Vision & Principles

Foster Belonging and Community

The landscape should cultivate a sense of belonging by acting as a shared “village” space within the urban context.

It should provide opportunities for people to come together, feel comfortable, and develop a connection to place. The design aspires to create an environment that is both welcoming and inclusive, where everyday interactions contribute to a strong sense of community.



Celebrate Nature’s Richness

The vision for the landscape emphasises depth, variety, and richness drawn from the local context and natural environment.

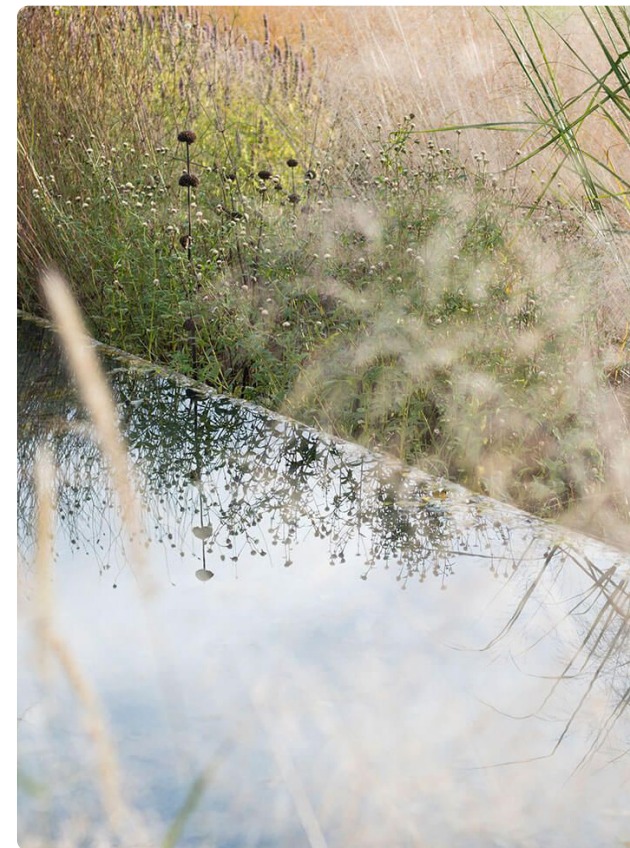
It aims to create an immersive environment that feels restorative, offering respite from the intensity of the surrounding city. By embracing the qualities of wild gardens and layered natural character, the space aspires to feel like an oasis, one that is lush, grounding, and timeless.



Engage the Senses

Beyond visual appeal, the design seeks to engage people on multiple sensory levels via different lens and design elements.

The interplay of light and shadow, the richness of textures, and the atmosphere of the setting are all carefully considered to create moments of calm as well as stimulation. The landscape becomes a place where visitors are invited to pause, notice, and feel a deeper connection to their surroundings.



Connect Seamlessly to Context

The landscape is conceived as an integral part of its wider setting and the St Leonards precinct as a whole, rather than a separate layer.

It should flow seamlessly between the architecture and the city beyond, enhancing accessibility and ensuring coherence with the urban fabric. In doing so, the project reinforces local identity while offering a grounded, enduring contribution to the evolving character of St Leonards.

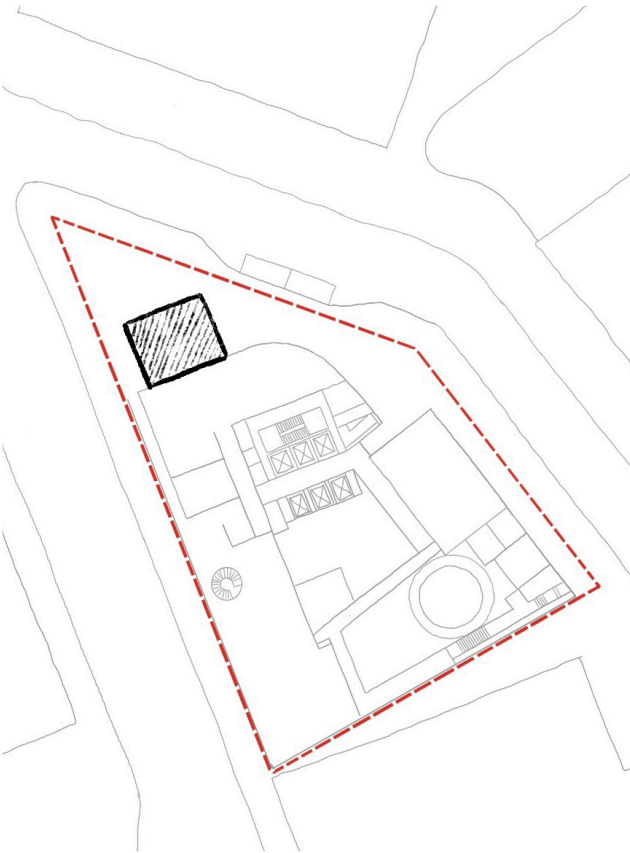


Public Space Design Moves

Define the village plaza

A central, human-scaled plaza forms the heart of the site, fostering belonging and community.

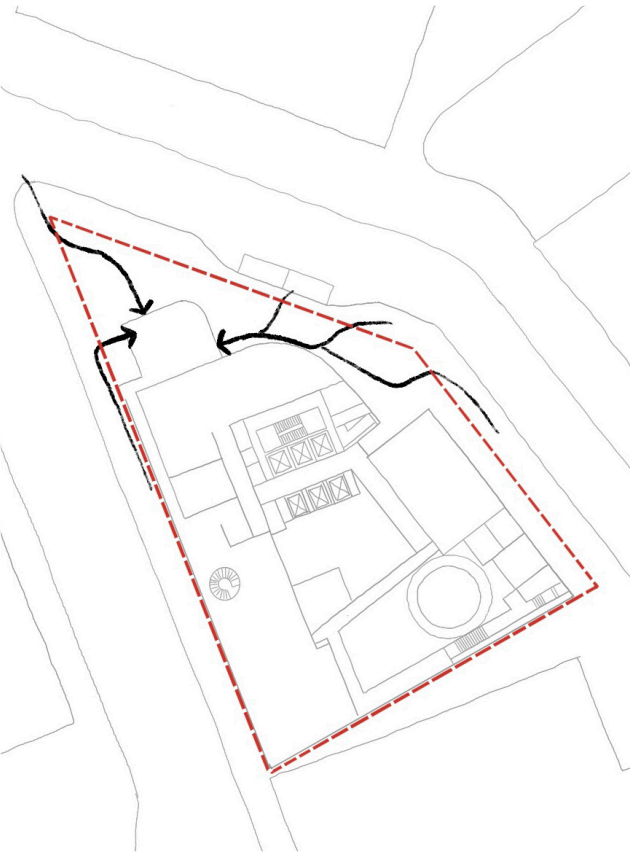
A simple, elegant form framed by a tree-fern grove recalls the Lane Cove Riverside landscape, reinforcing local identity.



Connect and Orient

Establish clear, legible routes that link the plaza to surrounding streets and public spaces.

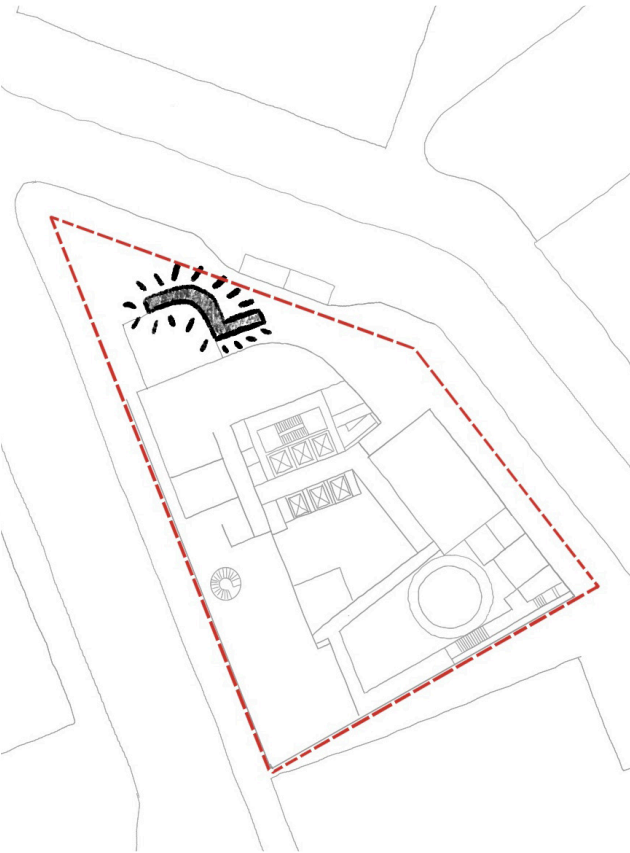
Multiple entry points ensure easy movement to the building lobby and plaza, enhancing permeability and wayfinding.



Stimulate the senses

Introduce a distinctive focal element that enriches the sensory experience of the plaza.

Light, shadow, movement, texture, and sound combine to create a dynamic atmosphere for both quiet reflection and lively gatherings.



Envelop with abundant greenery

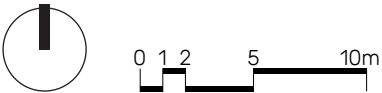
Surround the plaza with lush, deep-green planting to create a soft, immersive setting.

Verdant perimeter gardens help to humanise the scale of the building, while abundant greenery provides comfort, shade, and a sense of retreat within the city.



2.2 Ground Floor Landscape Plan

Legend



- ① Drop-off zone along Nicholson Street
- ② Entry stairs to the lobby areas
- ③ Terraced and embankment layered planting to form a lush, softened green boundary
- ④ Large feature tree at corner Nicholson & Christie St
- ⑤ 1:20 accessible walkway from public footpath to the central lobby plaza
- ⑥ Tree-fern grove with deep-green groundcover planting and circular seating
- ⑦ Unique seating element with high backrest
- ⑧ A reflective pond at the back of the seating element
- ⑨ 1:14 accessible ramp connection from Nicholson St
- ⑩ Service path



Legend - Detail Plan of The Undercroft Plaza



- ① Drop-off zone along Nicholson Street
- ② Entry stairs to the lobby areas that blend seamlessly to the adjacent gardens
- ③ Terraced and embankment layered planting to form a lush, softened green boundary
- ④ Large feature tree at corner Nicholson & Christie St
- ⑤ 1:20 accessible walkway from public footpath to the central lobby plaza
- ⑥ Tree-fern grove with deep-green and layered groundcover planting
- ⑦ Elegant and simple circular seating elements
- ⑧ Unique seating element with high backrest
- ⑨ A reflective pond at the back of the seating element
- ⑩ Entry to the internal gym wellness area



2.3 Ground Floor Landscape Sections



Key Plan

- ① Nicholson Street public domain footpath
- ② Accessible 1:20 walkway to the undercroft plaza
- ③ Reflective pond at the back of the signature large seating elements for contemplation and gathering
- ④ Tree fern grove encircled by simple & elegant seating elements and lush & green groundcover planting
- ⑤ Building lobby





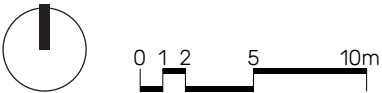
Key Plan

- ① Stair connection on Nicholson Street
- ② Perimeter gardens framing the undercroft plaza
- ③ Reflective pond at the back of the signature large seating elements for contemplation and gathering
- ④ Tree fern grove encircled by simple & elegant seating elements and lush & green groundcover planting
- ⑤ Stair connection on Christie Street



2.4 Level 01 Landscape Plan

Legend

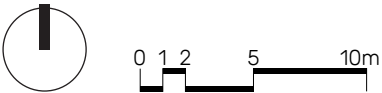


- ① Planters front of apartment units to provide a soft green edge and privacy
- ② Generous raised planter with feature trees and lush greenery of tree ferns and immersive planting
- ③ Provided seating elements along with flexible outdoor furniture for social gatherings
- ④ Central BBQ extended benchtop with stools
- ⑤ Spiral stair to Level 02 walkway by Architects
- ⑥ Feature concrete unit pavers on pedestal



2.5 Level 02 Landscape Plan

Legend

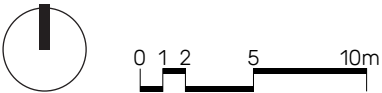


- ① Level 01 podium landscape below
- ② Suspended walkway overlooking the Level 1 podium landscape by Architects
- ③ Feature spiral stair from Level 1 by Architects



2.6 Level 03 Landscape Plan

Legend



- ① Level 01 podium landscape below
- ② Level 02 suspended walkway below
- ③ Inaccessible intensive low-maintenance planting



2.7 Level 01, 02 & 03 Landscape Section



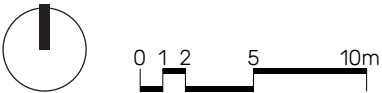
Key Plan

- ① Planters front of apartment units to provide a soft green edge and privacy
- ② Generous raised planter with feature trees and lush greenery of tree ferns and immersive planting
- ③ Seating elements along with flexible outdoor furniture for social gatherings
- ④ Level 02 suspended walkway overlooking the garden

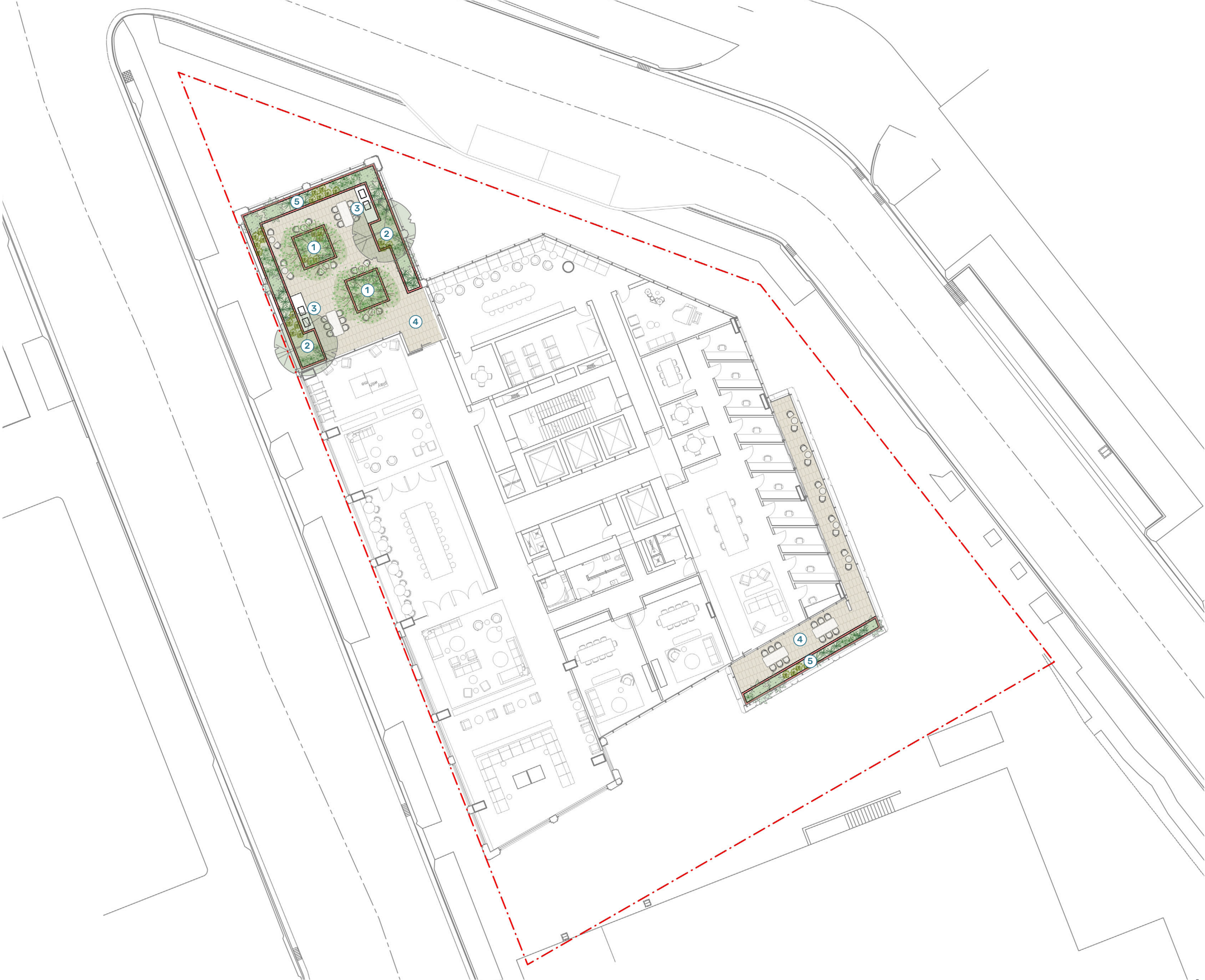


2.8 Level 33 Landscape Plan

Legend

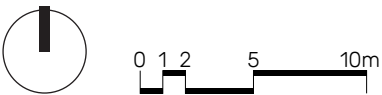


- ① Central planters with a large feature tree offering distinctive gathering space while mitigating wind impacts.
- ② Anchored corner planting with trees to provide a lush green backdrop and sheltered setting for the BBQ area
- ③ BBQ area with outdoor table settings
- ④ Paving area on pedestal for outdoor gathering
- ⑤ Generous perimeter planters along the building parapet to introduce greenery and enhance comfort for outdoor activities

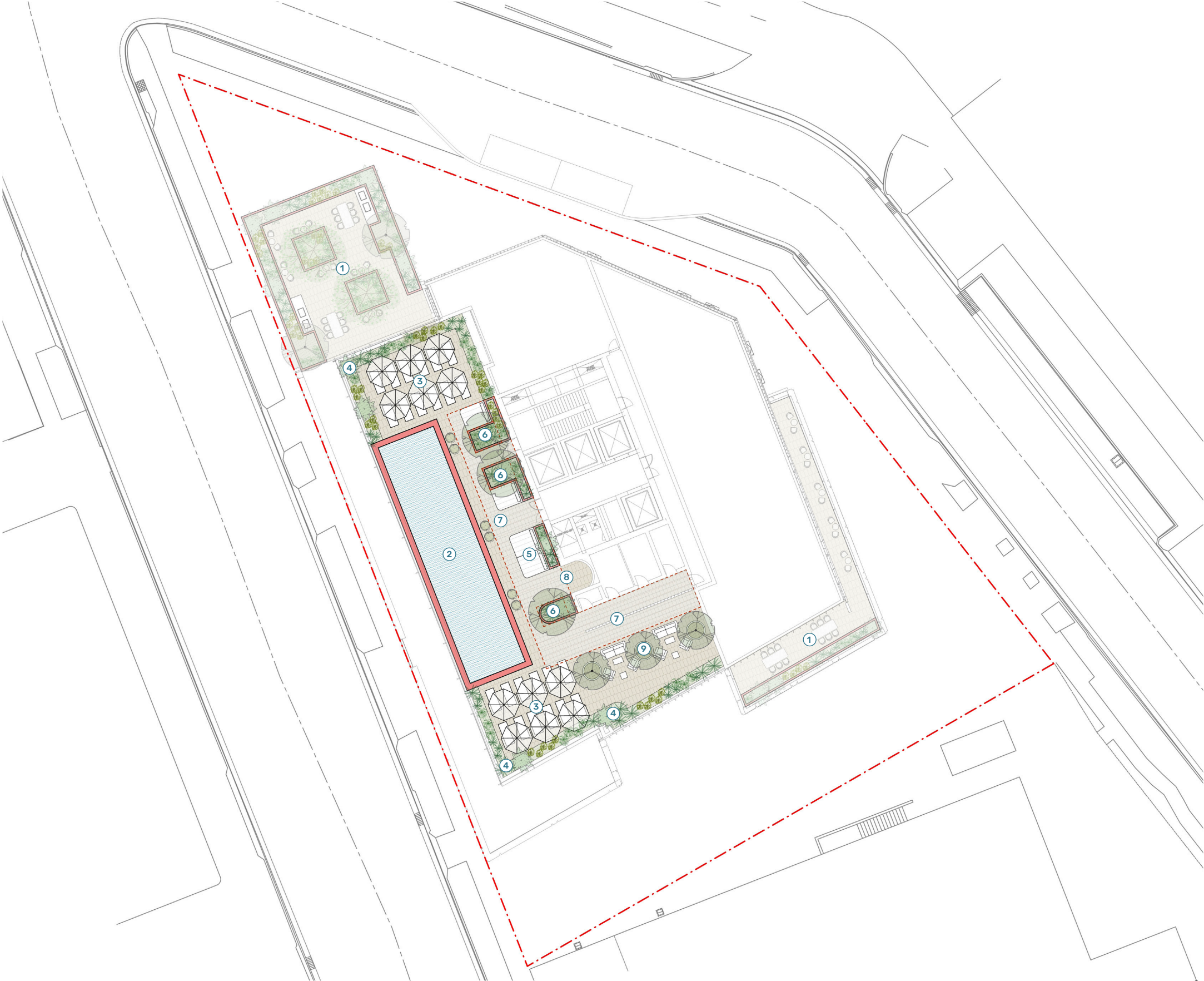


2.9 Level 34 Landscape Plan

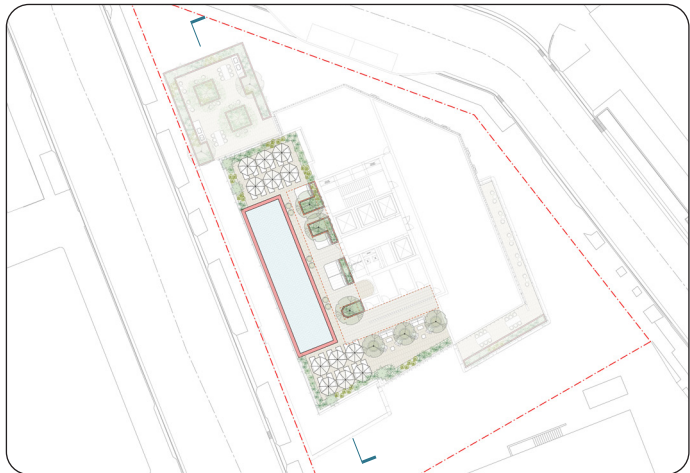
Legend



- ① Level 33 podium landscape below
- ② Communal pool with a raised seating edge, complemented by cabana and daybed zones for relaxation and social interaction
- ③ Pool cabana area with flexible furniture settings of umbrella and recliners
- ④ Flush perimeter planting to create a continuous green edge that softens the communal landscape
- ⑤ Fixed daybed settings integrated with raised planters
- ⑥ Raised planter with mature trees to form a sheltered relaxation zone while reducing wind impacts
- ⑦ Extended canopy on top to provide a sheltered and comfortable daybed area
- ⑧ Outdoor pool shower area
- ⑨ Lounge area with flexible outdoor furniture settings

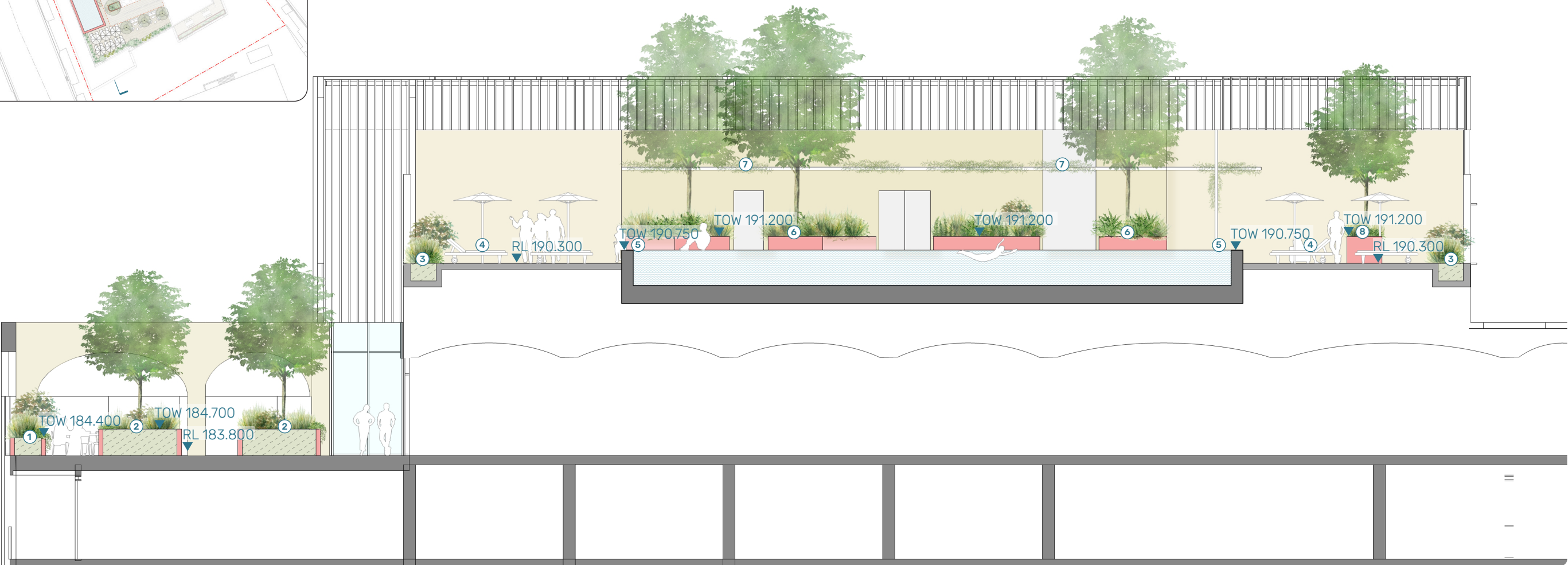


2.10 Level 33 & 34
Landscape Section



Key Plan

- ① Perimeter planter along the Level 33 podium landscape framing a greenery edge
- ② Large central planters with feature trees
- ③ Flush planting edge on the Level 34 Communal Pool
- ④ Cabana area with flexible pool furnitures
- ⑤ Raised pool edge to offer distinctive social interaction
- ⑥ Intermediate planters with mature trees provide wind mitigation and shelter for the daybed area
- ⑦ Extended architectural canopy with cutout for mature trees to provide a sheltered daybed area
- ⑧ Tree-filled round planter surrounds the lounge area

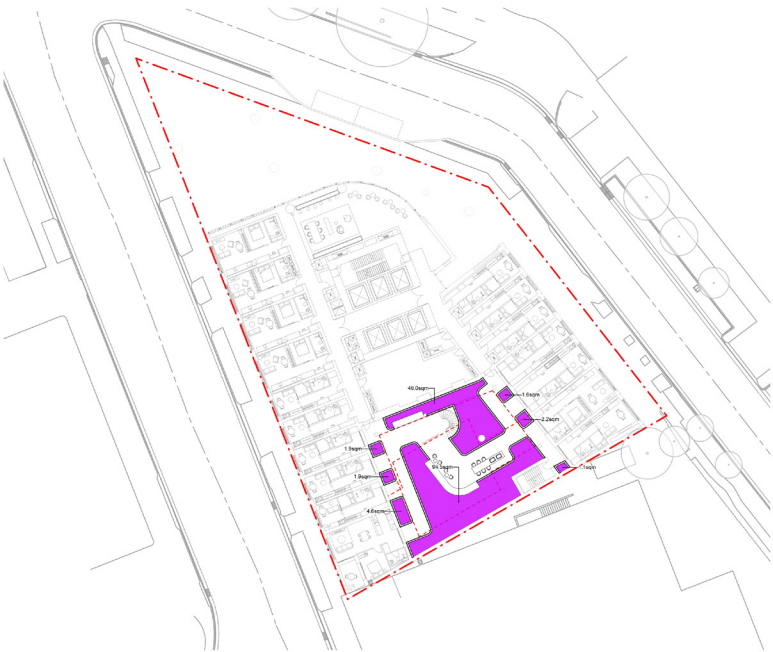


2.11 Landscape Soil Diagram

UPPER GROUND LEVEL
Total Landscape Area = 226.2 sqm
Deep Soil Area (awning over) = 44.3 sqm
Deep Soil Area (open to sky) = 132.9 sqm
Landscape Area on structure (900-1000mm depth) = 49 sqm



LEVEL 01
Landscape Area on structure (900-1000mm depth) = 153.8 sqm



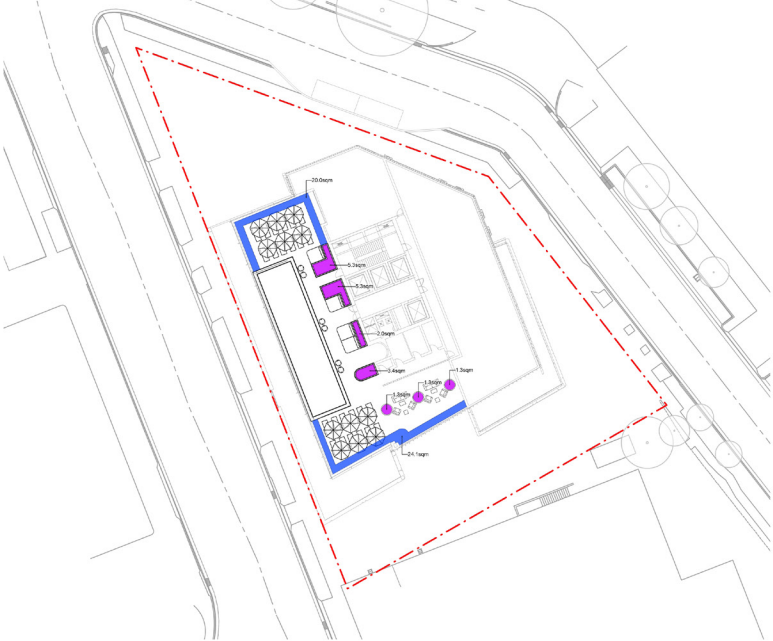
LEVEL 03
Landscape Area on structure (400-500mm depth) = 253.5 sqm



LEVEL 33
Total Landscape Area = 56.3 sqm
Landscape Area on structure (600-700mm depth) = 43.8 sqm
Landscape Area on structure (900-1000mm depth) = 12.5 sqm



LEVEL 34
Total Landscape Area = 64.0 sqm
Landscape Area on structure (600-700mm depth) = 44.1 sqm
Landscape Area on structure (900-1000mm depth) = 19.9 sqm



LEGEND

- Deep soil gardens (compliant - open to sky)
- Deep soil gardens (non-compliant - awning over)
- Landscape Area on structure**
 - 900-1000mm Soil Depth Gardens
 - 600-700mm Soil Depth Gardens
 - 400-500mm Soil Depth Gardens

DEEP SOIL AREA	
Total Deep Soil Area	177.2 sqm
LANDSCAPE AREA	
Upper Ground Floor	226.2 sqm
Level 01	153.8 sqm
Level 03	253.5 sqm
Level 33	56.3 sqm
Level 34	64.0 sqm
Total Landscape Area	753.8 sqm

2.12 Canopy Coverage Diagram

EXISTING CANOPY COVERAGE
Total Canopy Coverage = 634.3 sqm



PROPOSED CANOPY COVERAGE
Total Canopy Coverage = 788.3 sqm



3 Landscape Character

3.1 Ground Floor Landscape Character

The ground floor landscape exudes a deep-green, immersive character defined by a lush canopy of signature tree ferns and layered understory planting. Dense foliage, varied textures, and rich tonal greens create a cool, sheltered environment that feels both intimate and inviting.

The central deep-green plaza, framed by the tree fern grove, acts as the heart of the space, providing a focal point for gathering and rest. From here, pathways lead through verdant garden terraces and connect to a reflective pond, subtly tucked behind a curvilinear seat wall to create a quiet, contemplative zone.

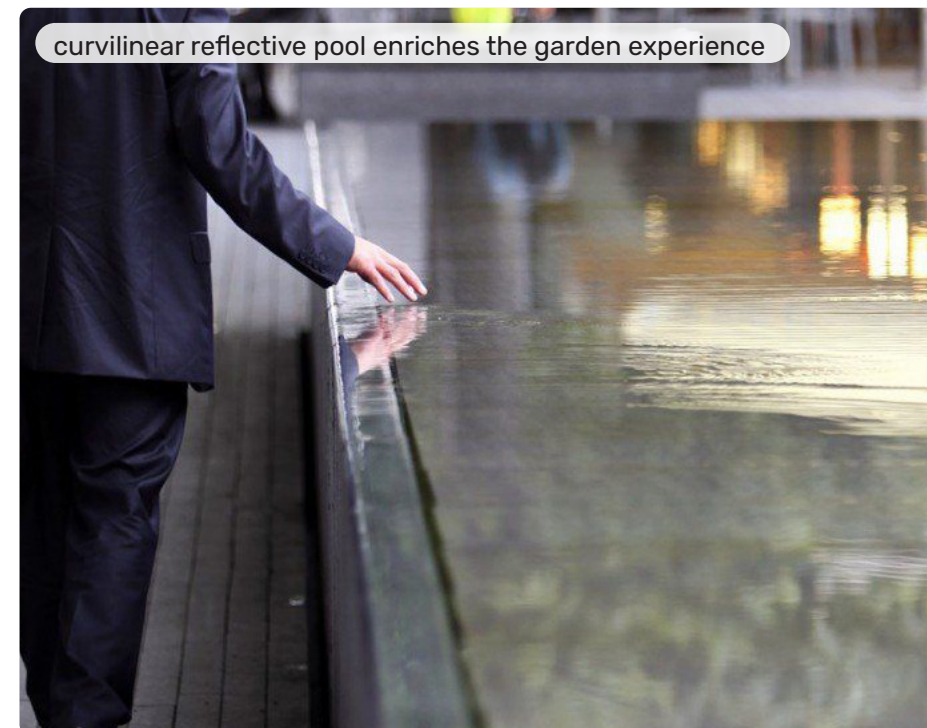
The planting composition blends the vertical elegance of tree ferns with a mix of broadleaf species, fine textures, and seasonal accents, delivering visual depth and a sensory connection to nature. Hardscape elements are finished in warm, grounded materials that complement the architecture and dissolve seamlessly into the surrounding greenery.

Paving, seat walls, and planter edges are restrained in tone and refined in detail, allowing the vibrant planting to dominate the visual experience. The integration of water in the reflective pond adds light, movement, and tranquility, reinforcing the sense of an urban oasis.

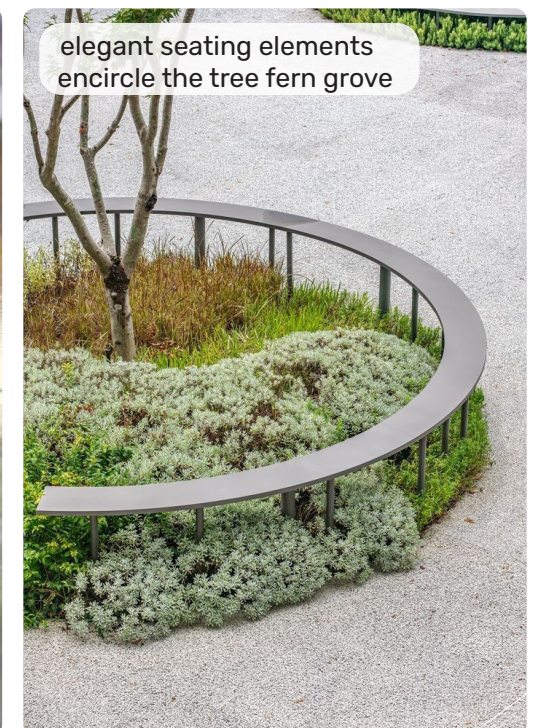
Together, the spatial arrangement, material palette, and lush planting form a cohesive, verdant setting that anchors the building in its landscape and enriches the public realm with a strong, immersive garden identity.



unique tree fern grove defines the plaza core



curvilinear reflective pool enriches the garden experience



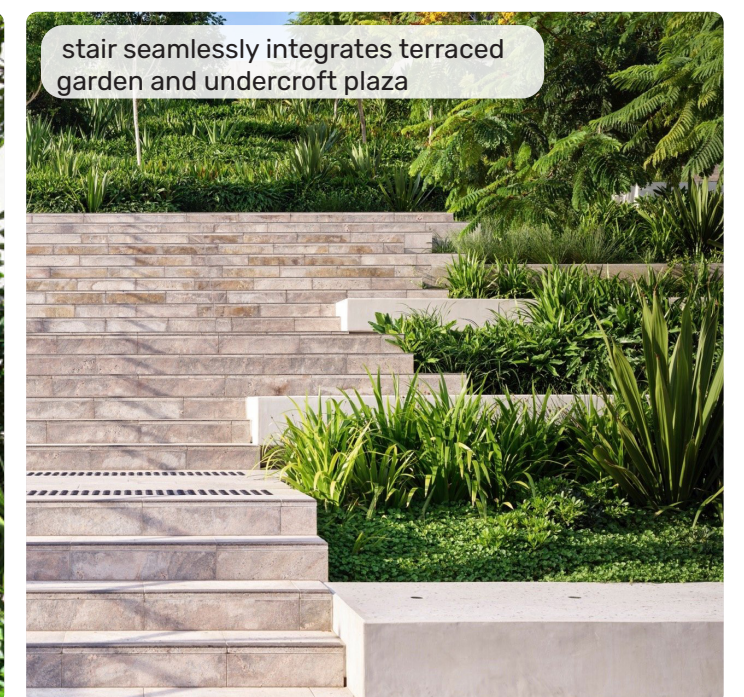
elegant seating elements encircle the tree fern grove



diverse seating options within lush garden setting



dense & deep-green verdant planting

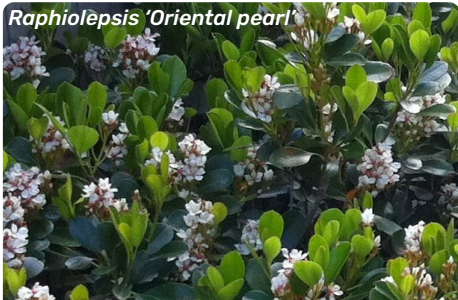


stair seamlessly integrates terraced garden and undercroft plaza

3.2 Ground Floor Planting Character

Planting Schedule

Botanical Name	Common Name	Mature Height & Spread	Native/Exotic
Trees			
Angophora costata	Smooth-barked apple	15x25m	Native
Cyathea australis	Tree fern	4m x 3m	Native
Tristaniopsis laurina 'Luscious'	Water Gum	10m x 5m	Native
Waterhousia "Green Avenue"	Tallowood	12m x 6m	Native
Shrubs & Groundcovers			
Arthropodium strictus	Chocolate Lilly	0.5m x 0.3m	Native
Alocasia macrorrhizos	Giant Taro	2m x 1m	Exotic
Blechnum "Silver Lady"	Silver Lady fern	1m x 1m	Exotic
Casuarina 'Green Wave'	Green Wave	0.5m x 1.5m	Native
Casuarina 'Cousin It'	Cousin It	0.5m x 1.5m	Native
Ctenathe "Burle Marx"	Ctenathe	0.8m x 0.6m	Exotic
Dichondra repens	Kidney Weed	0.3m x 5m	Native
Doodia aspera	Prickly rasp fern	0.5m x 0.5m	Native
Helmholtzia glabberima	Steam lily	1m x 0.7m	Native
Liriope evergreen giant	Lilyturf	0.6m x 0.6m	Exotic
Lomandra 'lime tuff'	Mat Rush Lime Tuff	0.8m x 1m	Native
Ligularia tussilaginea	Tractor seat	1m x 0.7m	Exotic
Myoporum parvifolium	Creeping Boobialla	0.3m x 0.3m	Native
Neomarica gracillis	Walking Iris	0.7m x 0.6m	Exotic
Pittosporum "Miss Muffet"	Dwarf Pittosporum	1.5m x 1m	Exotic
Rhapis excelsa	Lady Palm	4m x 2m	Exotic
Raphiolepis "Oriental Pearl"	Indian Hawthorne	1m x 1m	Exotic
Syzygium "Resilience"	Resilienace Lilly Pilly	4m x 1.2m	Native
Viola hederacea	Native Violet	0.2m x 1m	Native
Westringia 'Jervis Gem'	Coastal Rosemary	1.2m x 1.5m	Native



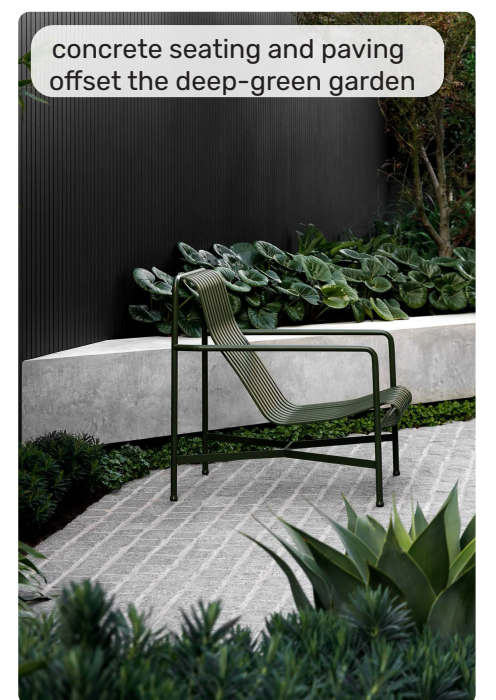
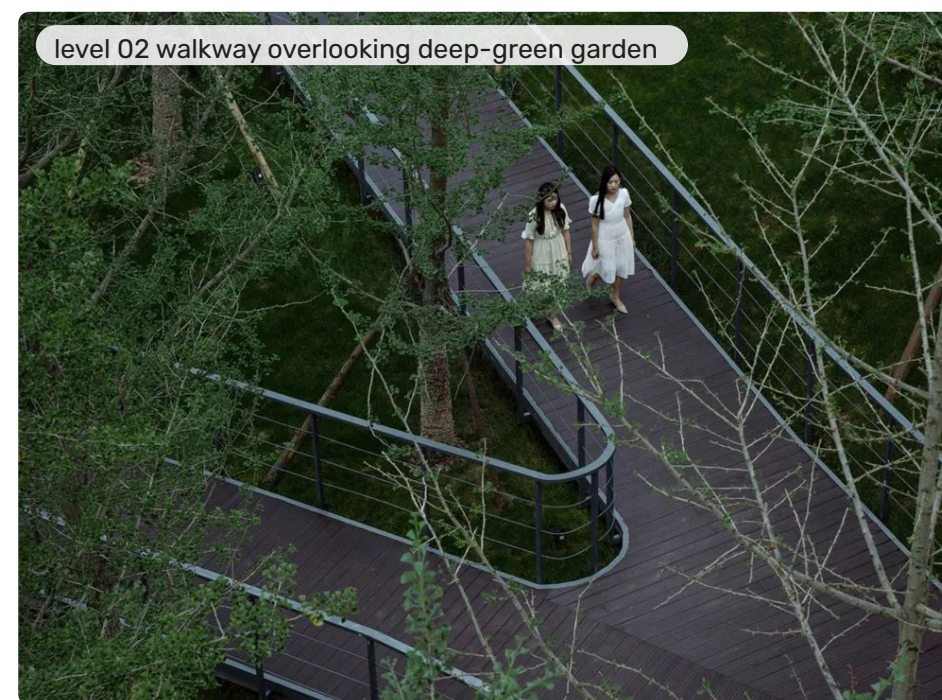
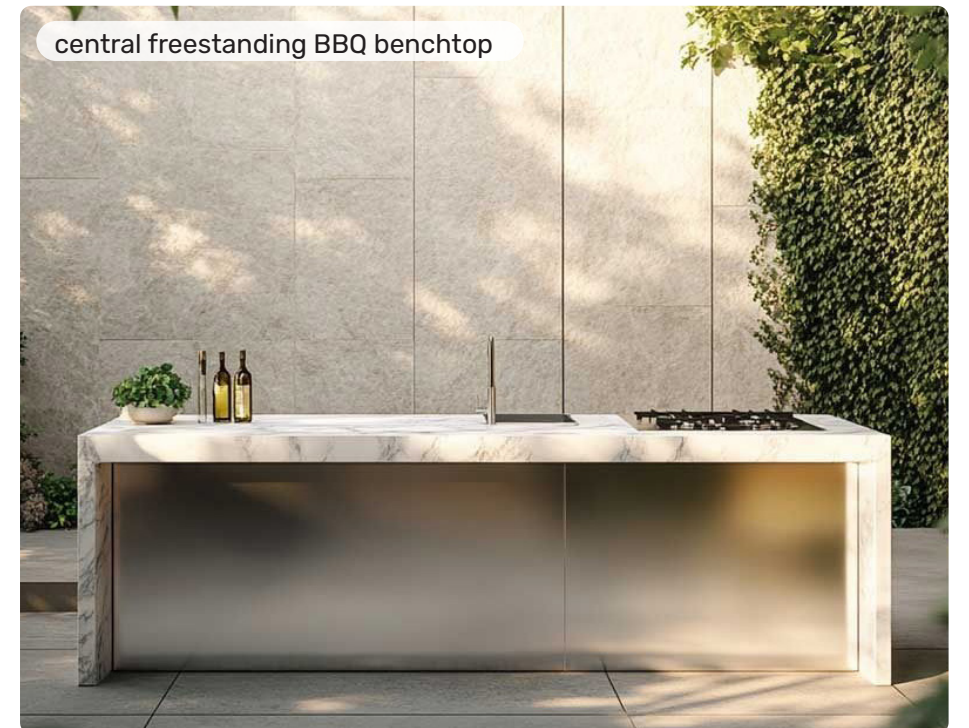
3.3 L01 Communal Courtyard Landscape Character

The southern courtyard is conceived as an intimate, sheltered outdoor retreat, offering residents a lush green escape within the heart of the development. The sculptural spiral stair connection links seamlessly to the suspended Level 02 walkway, the space invites exploration and movement between levels, creating a dynamic visual and physical connection.

At its centre, a communal BBQ area forms the social hub of the courtyard. Anchored by a generous, extended benchtop with integrated stools and large-scale concrete seating elements, the area is designed for shared dining, informal gatherings, and community events. The robust materiality of the concrete contrasts elegantly with the softness of the surrounding planting.

A deep-green planting palette defines the courtyard's immersive character. Feature tree ferns and layered understory ferns create a cool, shaded environment, evoking a subtropical woodland feel. The dense foliage not only enhances privacy and tranquillity but also contributes to a rich sensory experience through texture, movement, and filtered light.

The result is a secluded, verdant sanctuary that combines strong architectural gestures with lush planting, providing both active communal spaces and quiet moments of respite for residents.



3.4 L01 Communal Courtyard Planting Character

Planting Schedule

Botanical Name	Common Name	Mature Height & Spread	Native/Exotic
Trees			
<i>Betula nigra</i>	River Birch	15m x 12m	Exotic
<i>Cyathea australis</i>	Tree fern	4m x 3m	Native
<i>Livistona australis</i>	Cabbage Palm	25-30m height	Native
<i>Waterhousia 'Green Avenue'</i>	Tallowood	12m x 6m	Native
Shrubs & Groundcovers			
<i>Acmena smithii</i>	Lilly Pilly	3x3m	Native
<i>Alocasia macrorrhizos</i>	Giant Taro	2m x 1m	Exotic
<i>Blechnum 'Silver Lady'</i>	Silver Lady fern	1m x 1m	Exotic
<i>Casuarina 'Cousin It'</i>	Cousin It	0.5m x 1.5m	Native
<i>Ctenatthe 'Burle Marx'</i>	Ctenatthe	0.8m x 0.6m	Exotic
<i>Dichondra repens</i>	Kidney Weed	0.3m x 5m	Native
<i>Doodia aspera</i>	Prickly rasp fern	0.5m x 0.5m	Native
<i>Fatsia japonica</i>	Japanese Aralia	2x2m	Exotic
<i>Liriope evergreen giant</i>	Lilyturf	0.6m x 0.6m	Exotic
<i>Ligularia tussilaginea</i>	Tractor seat	1m x 0.7m	Exotic
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3m x 0.3m	Native
<i>Ophiopogon japonicus</i>	Mondo Grass	0.3m x 0.6m	Exotic
<i>Rhapis excelsa</i>	Lady Palm	4m x 2m	Exotic
<i>Syzygium 'Resilience'</i>	Resilienace Lilly Pilly	4m x 1.2m	Native
<i>Viola hederacea</i>	Native Violet	0.2m x 1m	Native



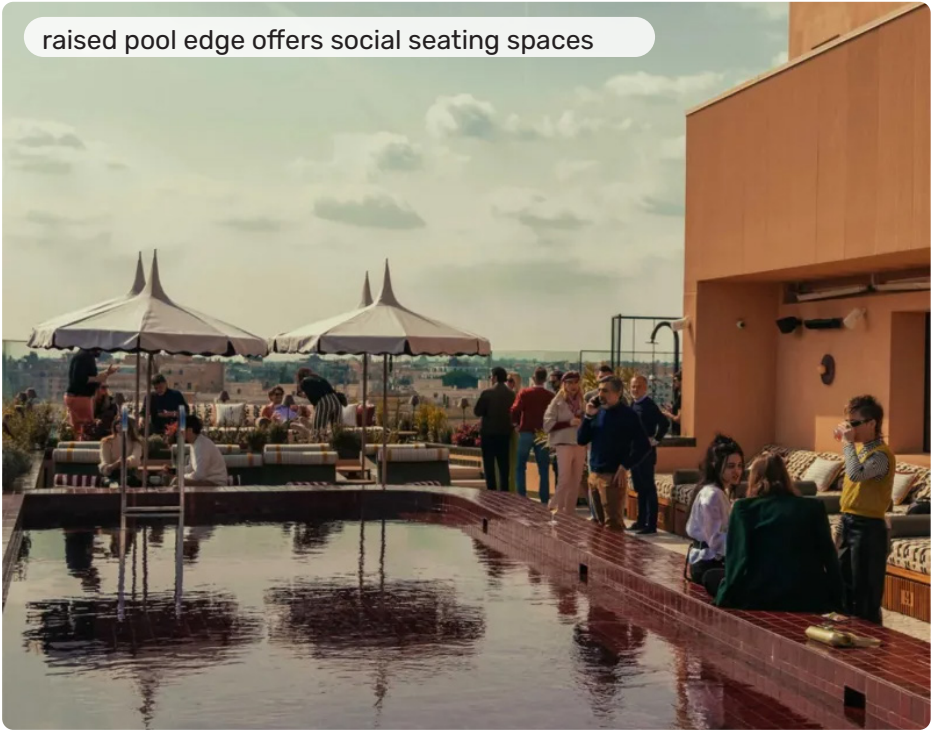
3.5 L33 & L34 Communal Pool Landscape Character

The communal pool terrace embodies a refined, resort-like character where robust materials and lush planting create a calm yet vibrant atmosphere.

The fixed concrete aggregate finish to daybed platforms and integrated planters forms a robust yet elegant base, its subtle texture contrasted by warm-toned concrete pavers on pedestals that complement the pool's clean, contemporary lines.

Perimeter planting, in a mix of raised and flush planters, introduces a continuous green frame that softens the built form, while mature feature trees provide shade, seasonal variation, and a strong vertical presence.

Layered understory planting adds depth and texture, creating a rich visual tapestry against the backdrop of the skyline. An extended architectural canopy shelters the daybed and lounge areas, enhancing comfort and usability while framing views across the landscape. Strategic integration of greenery with seating edges and cabana zones enhances microclimate, wind protection, and visual softness, ensuring the space feels anchored in a verdant rooftop setting.



raised pool edge offers social seating spaces



raised pool edge with cabana area



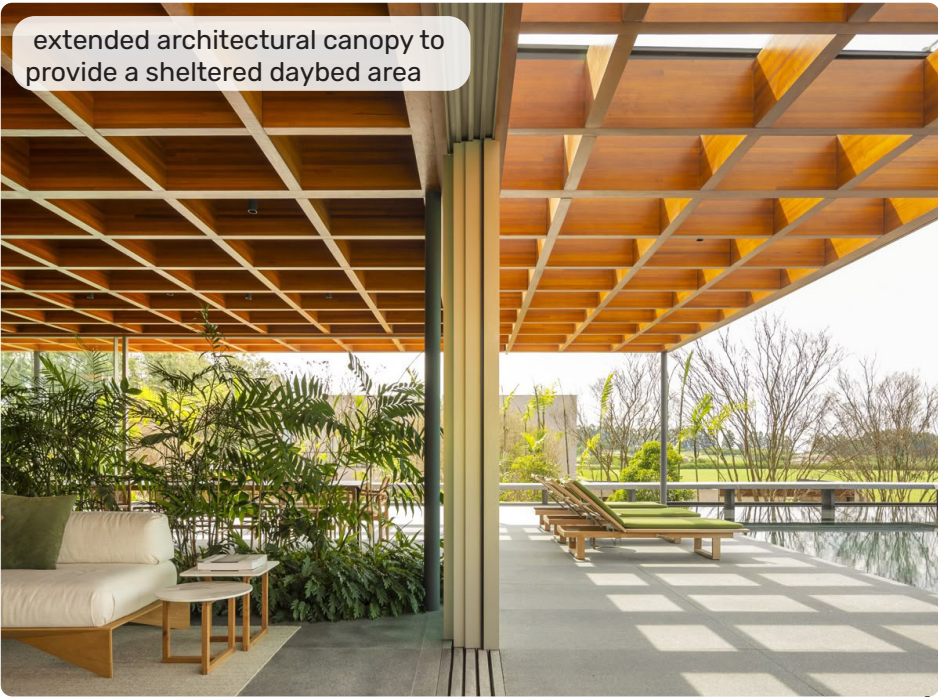
flush perimeter planting edge



fixed daybed area integrated with raised planter behind



central planter with large feature tree



extended architectural canopy to provide a sheltered daybed area

3.6 L33 & L34 Communal Pool Planting Character

Planting Schedule

Botanical Name	Common Name	Mature Height & Spread	Native/Exotic
Trees			
<i>Lagerstroemia indica</i>	Crepe Myrtle	10m x 5m	Exotic
<i>Olea 'Swan Hill'</i>	"Swan Hill" Olive	6m x 5m	Exotic
<i>Tristaniopsis 'Luscious'</i>	Water Gum	7m x 4m	Native
Shrubs & Groundcovers			
<i>Agave gemoniflora</i>	Spiny Agave	0.7m x 0.7m	Exotic
<i>Aloe 'Tangerine Tree'</i>	Aloe	0.7m x 0.7m	Exotic
<i>Bougainvillea species</i>	Bougainvillea	4m x 2m	Exotic
<i>Casuarina 'Green Wave'</i>	Green Wave	0.5m x 1.5m	Native
<i>Casuarina 'Cousin It'</i>	Cousin It	0.5m x 1.5m	Native
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.6m x 1.5m	Exotic
<i>Correa alba</i>	White Correa	1.2m x 1.5m	Native
<i>Calistemon "Wilderness White"</i>	White Callistemon	2.5m x 1.5m	Native
<i>Dichondra repens</i>	Kidney Weed	0.3m x 5m	Native
<i>Doryanthes excelsa</i>	Gymea Lilly	3-4m x 1m	Native
<i>Gaura lindheimeri 'belleza white'</i>	Wand Flower	1.2m x 0.9m	Exotic
<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	1.5m x 2m	Exotic
<i>Liriope evergreen giant</i>	Lilyturf	0.6m x 0.6m	Exotic
<i>Lomandra 'lime tuff'</i>	Mat Rush Lime Tuff	0.8m x 1m	Native
<i>Lomandra "Tanika"</i>	Mat Rushh Tanika	0.8m x 1m	Native
<i>Miscanthus sinensis 'Adagio'</i>	Eulalia Grass	1.5m x 1.5m	Exotic
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.3m x 0.3m	Native
<i>Rhagodia spinescens 'flat bush'</i>	Saltbush	0.45m x 1m	Native
<i>Rosmarinus officinalis 'Prostrate'</i>	Prostrate Rosemary	0.3m x 2m	Exotic
<i>Salvia 'Heat Wave blast'</i>	Red Salvia	0.7m x 0.6m	Exotic
<i>Senecio mandraliscae</i>	Blue Chalksticks	0.6m x 0.9m	Native
<i>Viola hederacea</i>	Native Violet	0.2m x 1m	Native
<i>Westringia 'Jervis Gem'</i>	Coastal Rosemary	1.2m x 1.5m	Native



4 Appendix Landscape Drawings



DRAWING LIST

Sections			
L-8001	Landscape Section - Upper Ground Floor 1	1:50	A1
L-8002	Landscape Section - Upper Ground Floor 2	1:50	A1
L-8003	Landscape Section - Level 01, 02 & 03	1:50	A1
L-8004	Landscape Section - Level 33 & 34	1:75	A1

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* Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZs).

* Drip irrigation is to be fully concealed by 75mm minimum of mulch.

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- Do not scale from drawings
- All discrepancies to be brought to the attention of the Project Landscape Architect
- Larger scales shall be used for details and dimensions take precedence. All dimensions in mm unless otherwise stated
- All dimensions and levels in m unless stated
- Use Imperial dimensions only
- Verify all dimensions on site before the commencement of any works
- Contractors shall locate and protect all services prior to construction
- All work shall be carried out in accordance with AS/NZS 3000 and all Government Regulations
- Structural Details shall be subject to Engineer's Specifications
- Drainage & Water Treatment Details shall be subject to Hydraulic Engineer's Specifications
- Drainage & Water Treatment Details shall be subject to Civil Engineer's Specifications
- Drainage & Water Treatment Details shall be subject to 260 Degree Landscape Architects Pty Ltds any variations in design, construction and materials specified, and personal applications without permission from the Project Engineer or Landscape Architect
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LEGEND

HARDWORKS		
	Steel Edge	Flush steel edge 5mm
	Paving type 1	Concrete Unit Pavers. Subject to further design development
	Wall Type 1	Concrete/Brick retaining wall along garden bed. Subject to further design development
	Wall Type 2	Large concrete seating element in the central plaza. Subject to further design development
	Wall Type 3	Planter wall in podium landscape. Subject to further design development
	Wall Type 4	Raised pool seating edge and pool capping wall. Subject to further design development
	Freestanding seating fixture	Powercoated metal/steel seating element around tree surround. Subject to further design development
	Water Feature	Reflective pond. Subject to further design development
	Communal Pool	Communal pool on level 34. Subject to further design development
SOFTWARES		
	Tree to be Retained and Protected	Refer to Arborist Report
	Tree to be Removed	Refer to Arborist Report
	New Tree	Refer to Plant Schedule
	Garden Bed Type 1	Garden Bed on Grade
	Garden Bed Type 2	Garden Bed on Slab
	Shrub & Groundcover	Refer to Plant Schedule
GENERALS		
	Site Boundary	Refer to Survey's Drawings
	Awning Over	Refer to Architect's Drawings
	Basement Below	Refer to Architect's Drawings

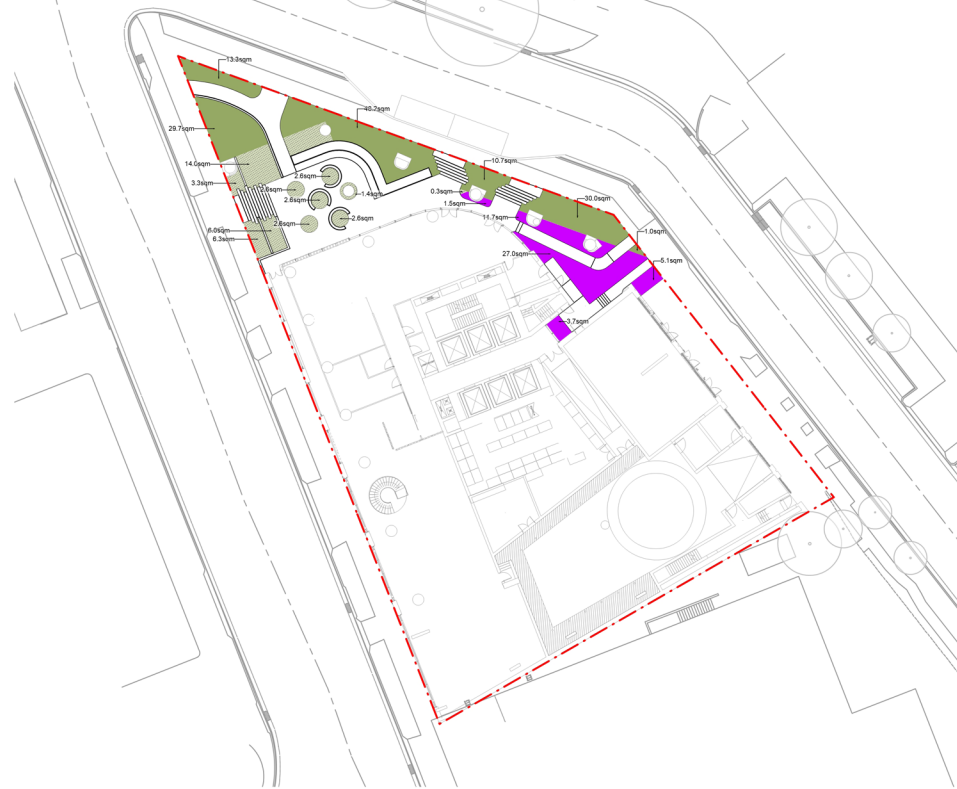
PLANTING SCHEDULE

Botanical Name	Common Name	Mature Height & Spread	Native/Exotic	Quantity
Trees				
Angophora costata	Smooth-barked apple	15x25m	Native	1
Betula nigra	River Birch	15m x 12m	Exotic	3
Cyathea australis	Tree fern	4m x 3m	Native	29
Largerstroemia indica	Crepe Myrtle	10m x 5m	Exotic	2
Livistona australis	Cabbage Palm	25-30m height	Native	1
Olea 'Swan Hill'	"Swan Hill" Olive	6m x 5m	Exotic	3
Tristaniopsis laurina 'Lusious'	Water Gum	10m x 5m	Native	21
Waterhousia "Green Avenue"	Tallowood	12m x 6m	Native	3
Shrubs & Groundcovers				
Acmena smithii	Lilly Pilly	3x3m	Native	
Agave geminiflora	Spiny Agave	0.7m x 0.7m	Exotic	
Arthropodium strictus	Chocolate Lilly	0.5m x 0.3m	Native	
Alocasia macrorrhizos	Giant Taro	2m x 1m	Exotic	
Aloe 'Tangerine Tree'	Aloe	0.7m x 0.7m	Exotic	
Blechnum 'Silver Lady'	Silver Lady fern	1m x 1m	Exotic	
Bougainvillea species	Bougainvillea	4m x 2m	Exotic	
Calistemon 'Wilderness White'	White Callistemon	2.5m x 1.5m	Native	
Casuarina 'Green Wave'	Green Wave	0.5m x 1.5m	Native	
Casuarina 'Cousin It'	Cousin It	0.5m x 1.5m	Native	
Chryscephalum apiculatum	Yellow Buttons	0.6m x 1.5m	Exotic	
Correa alba	White Correa	1.2m x 1.5m	Native	
Ctenathe "Burle Marx"	Ctenathe	0.8m x 0.6m	Exotic	
Dichondra repens	Kidney Weed	0.3m x 5m	Native	
Doodia aspera	Prickly rasp fern	0.5m x 0.5m	Native	
Doryanthes excelsa	Gynea Lilly	3-4m x 1m	Native	
Fatsia japonica	Japanese Aralia	2x2m	Exotic	
Gaura lindheimeri 'belleza white'	Wand Flower	1.2m x 0.9m	Exotic	
Grevillea rosmarinifolia	Rosemary Grevillea	1.5m x 2m	Exotic	
Helmholtzia glaberrima	Steam lily	1m x 0.7m	Native	
Liriope evergreen giant	Lilyturf	0.6m x 0.6m	Exotic	
Lomandra 'lime tuff'	Mat Rush Lime Tuff	0.8m x 1m	Native	
Lomandra 'Tanika'	Mat Rushh Tanika	0.8m x 1m	Native	
Ligularia tussilaginea	Tractor seat	1m x 0.7m	Exotic	
Miscanthus sinensis 'Adagio'	Eulalia Grass	1.5m x 1.5m	Exotic	
Myoporum parvifolium	Creeping Boobialla	0.3m x 0.3m	Native	
Neomarica gracillis	Walking Iris	0.7m x 0.6m	Exotic	
Ophiopogon japonicus	Mondo Grass	0.3m x 0.6m	Exotic	
Pittosporum "Miss Muffet"	Dwarf Pittosporum	1.5m x 1m	Exotic	
Rhagodia spinescens 'flat bush'	Saltbush	0.45m x 1m	Native	
Rhapis excelsa	Lady Palm	4m x 2m	Exotic	
Rhaphiolepis "Oriental Pearl"	Indian Hawthorne	1m x 1m	Exotic	
Rosmarinus officinalis 'Prostrate'	Prostrate Rosemary	0.3m x 2m	Exotic	
Salvia 'Heat Wave blast'	Red Salvia	0.7m x 0.6m	Exotic	
Senecio mandraliscae	Blue Chalksticks	0.6m x 0.9m	Native	
Syzygium "Resilience"	Resilienace Lilly Pilly	4m x 1.2m	Native	
Viola hederacea	Native Violet	0.2m x 1m	Native	
Westringia 'Jervis Gem'	Coastal Rosemary	1.2m x 1.5m	Native	

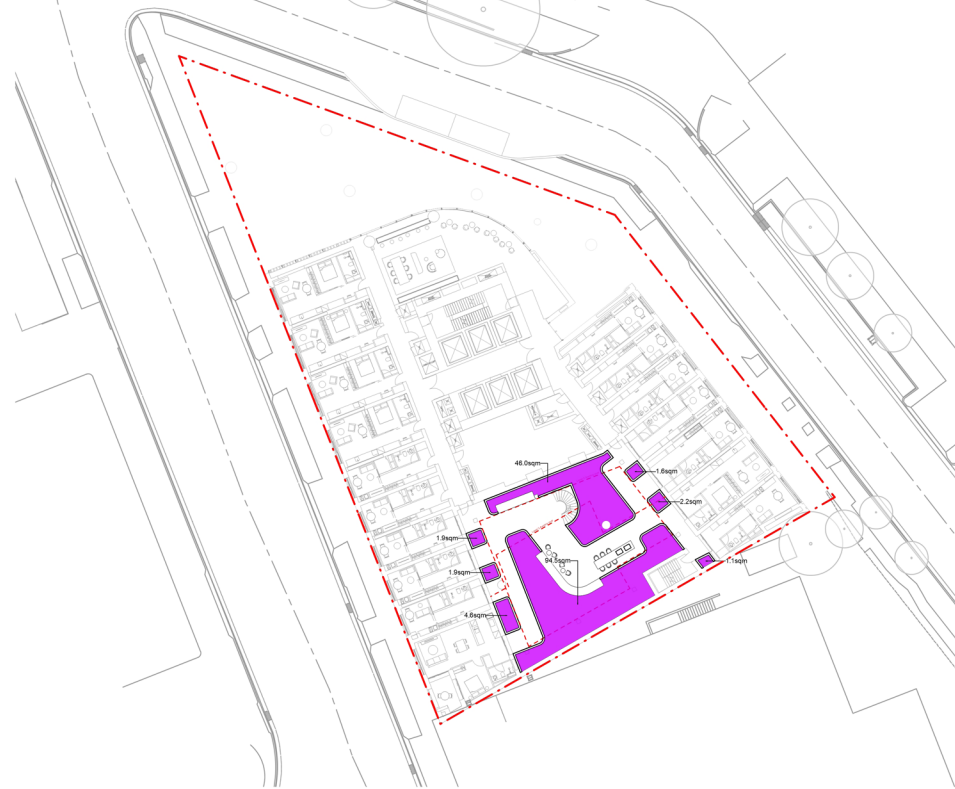
SSDA SUBMISSION NOT FOR CONSTRUCTION	Rev	Amendment	Date	By	IMPORTANT NOTES: Do not scale from drawings. All dimensions are the straight to the attention of the Project Landscape Architect. Layer colour, drawings and within dimensions take precedence. All dimensions are in units unless otherwise stated. All lines dimensions and B/L are in metres. Use Imperial dimensions only. Verify all dimensions on site before the commencement of any works. Contractors shall track and protect all services prior to construction. All works shall be carried out in accordance with AS/NZS, BSA and Local Government Regulations. Drawings created shall be subject to Engineer's Specifications. Drawings & Briefs created shall be subject to Hydraulic Engineer's Specifications. All plans shall be sealed and signed as a professional engineer by a Certified TradeMark according to the Landscape Drawings and Design Register. Be responsible to the extent of the 360 Degree Landscape Architects Pty Ltd for any variations in design, construction method, materials specified and general specifications without permission from the Project Engineer or Landscape Architect. This Drawing is copyright to 360 Degree Landscape Architects Pty Ltd.	CLIENT Coronation ARCHITECT COX Architecture SCALE N/A SIZE A1	CHECKED TL DRAWN JG STAGE SSDA	DWG. TITLE Legend & Schedules PROJECT Nicholson Place, St Leonards	 Level 1, 1 Mary's Place Surry Hills, 2010 P 02 9332 3601 W 360.net.au ABN 90 146 901 322	L-0002
	A	SSDA SUBMISSION	11/09/25	JG						



Total Landscape Area = 226.2 sqm
 Deep Soil Area (awning over) = 44.3 sqm
 Deep Soil Area (open to sky) = 132.9 sqm
 Landscape Area on structure (900-1000mm depth) = 49 sqm



Landscape Area on structure (900-1000mm depth) = 153.8 sqm



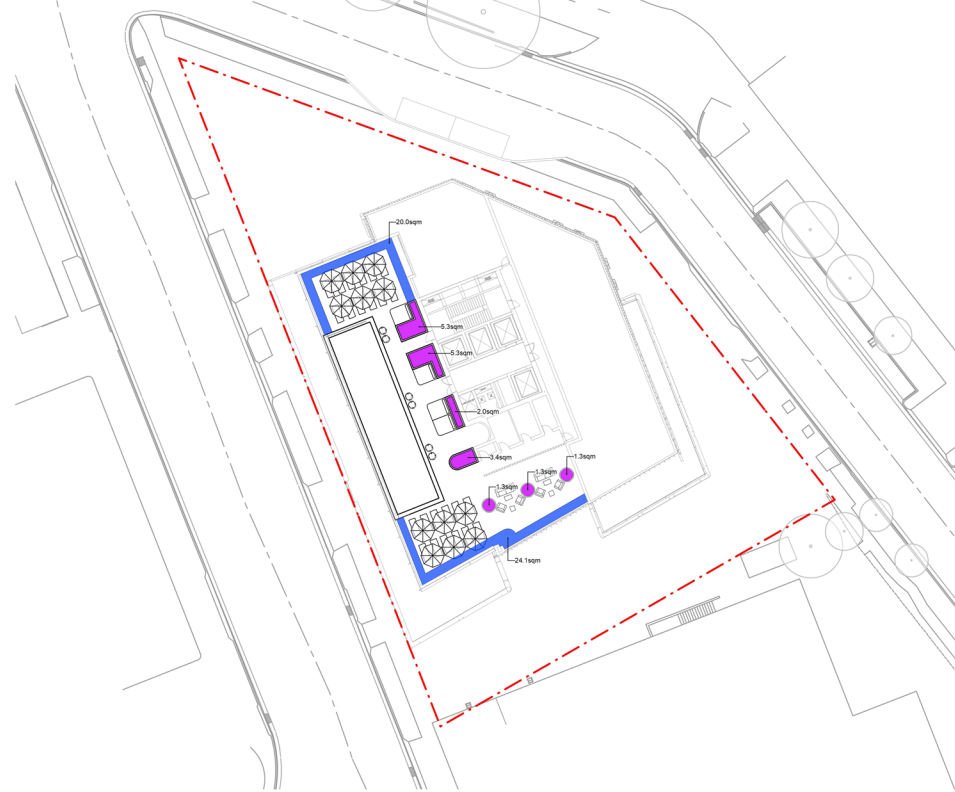
Landscape Area on structure (400-500mm depth) = 253.5 sqm



Total Landscape Area = 56.3 sqm
Landscape Area on structure (600-700mm depth) = 43.8 sqm
Landscape Area on structure (900-1000mm depth) = 12.5 sqm



Total Landscape Area = 64.0 sqm
Landscape Area on structure (600-700mm depth) = 44.1 sqm
Landscape Area on structure (900-1000mm depth) = 19.9 sqm



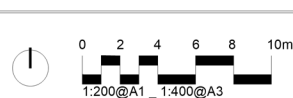
- Deep soil gardens (compliant - open to sky)
- Deep soil gardens (non-compliant - awning over)

Landscape Area on structure

- 900-1000mm Soil Depth Gardens
- 600-700mm Soil Depth Gardens
- 400-500mm Soil Depth Gardens

Total Landscape Area	753.8 sqm
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Large scale drawings and other dimensions take preference. All dimensions in mm unless otherwise stated.

All dimensions and R/Ls in metres.

Use figured dimensions only.

Verity of dimensions on site before the commencement of any works.

Contractors shall locate and protect all services prior to construction.

Work shall be carried out in accordance with AIA, R/Ls and all Government Regulations.

Structural Details shall be subject to Engineer's Specifications.

Drainage & Water Features Details shall be subject to Hydraulic Engineer's Specifications.

Work shall be carried out in accordance manner by Qualified Tradesmen according to Landscape Drawings and Engineer's Specifications.

No responsibility will be taken for 3D/Computer Generated Landscapes/Architects/Planner any variations in design, construction methods or materials or any other specifications or details not shown from the Project Engineer or Landscape Architect.

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Soil Diagrams

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Total Canopy Coverage = 634.3 sqm



Total Canopy Coverage = 788.3 sqm



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- All tree dimensions and RLs in meters.
- Use figured dimensions only.
- All dimensions on site before the commencement of any works
- Contractors shall locate and protect all services prior to construction
- All work shall be carried out in accordance with AS/NZS 1546 and Local Government Regulations.
- Contractor's Details shall be subject to Engineer's Specifications
- Drawings & Winter Features Details shall be added, Hydraulic and Civil Engineering Specifications
- All work shall be taken out in a professional manner by Qualified Tradesperson according to Landscape Drawings and Engineer's Specifications
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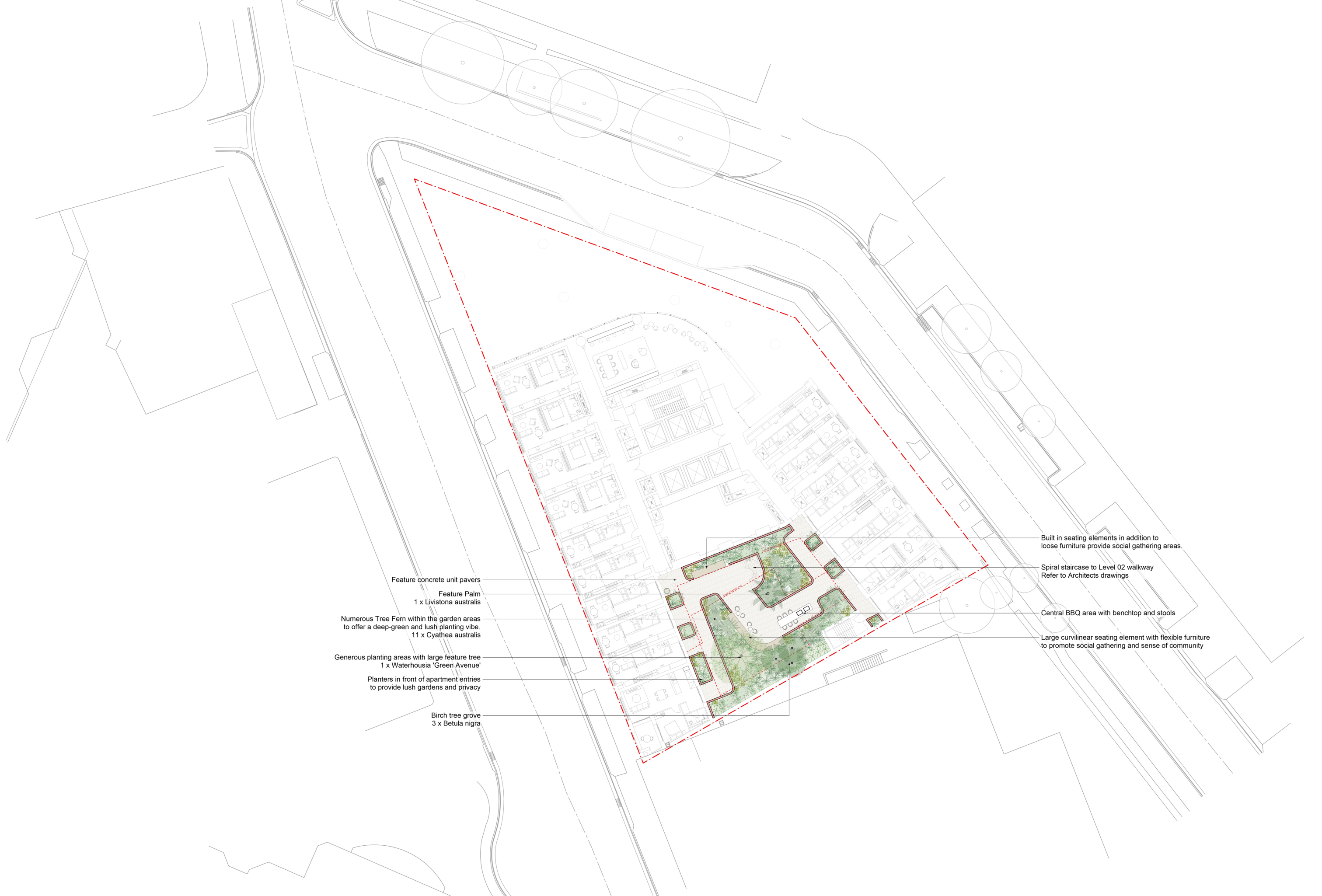
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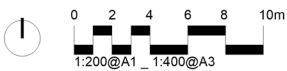
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- All dimensions and R/Ls in meters.
- Use Imperial dimensions only.
- Verify all dimensions on site before the commencement of any works.
- Contractors shall locate and mark all dimensions prior to construction.
- All work shall be carried out in accordance with AIA, BCA and Local Government Regulations.
- Contractors shall be responsible for obtaining all necessary permits.
- Change & Trivial Specification Details shall be subject to Hydraulic Engineer's approval.
- Change & Trivial Specification Details shall be subject to Landscape Architect's approval.
- Change & Trivial Specifications.

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General Arrangement Plan - Level 01

PROJECT
Nicholson Place, St Leonards



Spiral staircase to Level 02 walkway
Refer to Architects drawings

Elevated walkway with feature concrete unit pavers

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All dimensions are given in metres and are to be rounded up to the nearest whole number.
All work shall be carried out in accordance with AS/NZS 1546 and Local Government Regulations.
The Project Landscape Architect is not responsible for the design of any structure or building.
All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Project Specifications.
The Project Landscape Architect is not responsible for the design of any structure or building.
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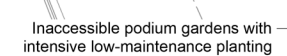
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	STAGE SSDA

DWG. TITLE
General Arrangement Plan - Level 02

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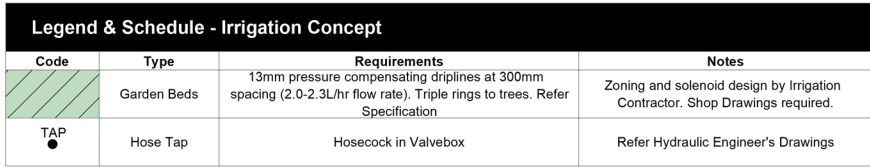
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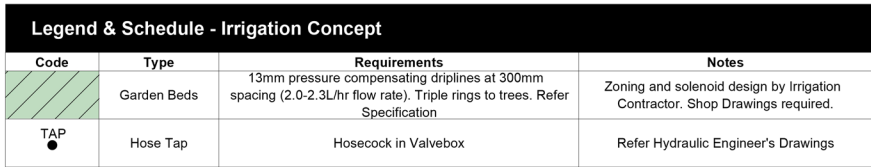




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Irrigation Plan - Upper Ground

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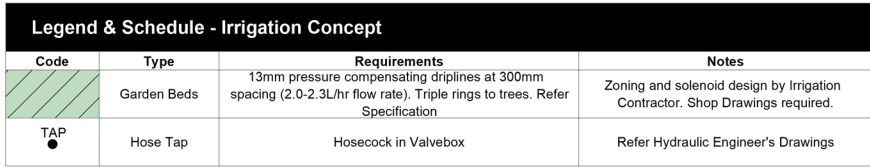
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ARCHITECT COX Architecture	
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DWG. TITLE
Irrigation Plan - Level 01

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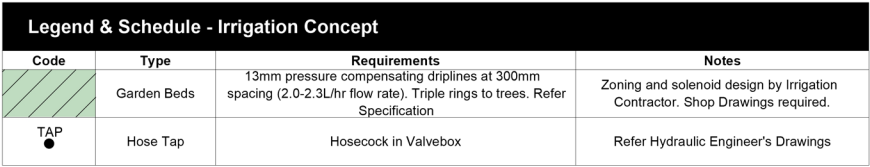


CLIENT Coronation		CHECKED TL
ARCHITECT COX Architecture		DRAWN JG
SCALE N/A	SIZE A1	STAGE SSDA

CHECKED TL	
DRAWN JG	
STAGE SSDA	

DWG. TITLE
Irrigation Plan - Level 03

PROJECT
Nicholson Place, St Leonards



Rev	Amendment	Date	By
A	SSDA SUBMISSION	11/09/25	JG



CLIENT Coronation		CHECKED TL
ARCHITECT COX Architecture		DRAWN JG
SCALE N/A	SIZE A1	STAGE SSDA

CHECKED TL
DRAWN JG
STAGE SSDA

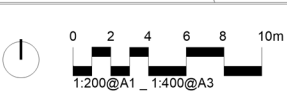
DWG. TITLE
Irrigation Plan - Level 33

PROJECT
Nicholson Place, St Leonards

Legend & Schedule - Irrigation Concept			
Code	Type	Requirements	Notes
	Garden Beds	13mm pressure compensating driplines at 300mm spacing (2.0-2.3L/hr flow rate). Triple rings to trees. Refer Specification	Zoning and solenoid design by Irrigation Contractor. Shop Drawings required.
TAP	Hose Tap	Hosecock in Valvebox	Refer Hydraulic Engineer's Drawings

SSDA SUBMISSION
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
A	SSDA SUBMISSION	11/09/25	JG



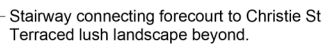
IMPORTANT NOTES:
All drawings are to be brought to the attention of the Project Landscape Architect.
All drawings shall be in accordance with the Australian Standard AS/NZS 1547:2012. All drawings shall be in accordance with the Australian Standard AS/NZS 1547:2012. All drawings shall be in accordance with the Australian Standard AS/NZS 1547:2012.
Use of drawings is limited to the project for which they were prepared. No other use is permitted without the written consent of the Project Landscape Architect.
Drawings shall be used in accordance with the Australian Standard AS/NZS 1547:2012. All drawings shall be in accordance with the Australian Standard AS/NZS 1547:2012. All drawings shall be in accordance with the Australian Standard AS/NZS 1547:2012.
The responsibility for the design and construction of the project shall remain with the client. The Project Landscape Architect is not responsible for the design and construction of the project.

CLIENT	Coronation
ARCHITECT	COX Architecture
SCALE	N/A
SIZE	A1

CHECKED	TL
DRAWN	JG
STAGE	SSDA

DWG. TITLE
Irrigation Plan - Level 34

PROJECT
Nicholson Place, St Leonards

L-8002



360°