

ARCADIA

5-9 Cowan Road St Ives SSDA Landscape Report - Response to Submissions

Prepared for Prosper
June 2026

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A	Issued 03 September 2025	MB
Rev B	Issued 05 September 2025	MB
Rev C	Issued 19 December 2025	MB
Rev D	Issued 13 February 2026	MB
Rev E	Issued 10 April 2026	MB
Rev F	Issued 05 June 2026	MB

Arcadia Sydney
Jones Bay Wharf, Lower Deck, Suite 70
26-32 Pirrama Road, Pyrmont NSW 2009
T 02 8571 2900
E sydney@arcadiala.com.au
arcadiala.com.au
[@arcadialandarch](https://www.instagram.com/arcadialandarch)
Arcadia Landscape Architecture Pty Ltd
ABN 83 148 994 870

DPHI Comments to RtS

DPHI - 5:

Only trees 16 and 24 are proposed to retained. Trees 2, 15, 18 and 19 are still proposed to be removed.

Arcadia Comments: The proposal has been revised to retain four of the six trees originally identified for removal, being T15, T16, T18 and T24, which together maintain continuity of canopy cover and streetscape character.

Two of the six trees are indentified for removal - T2 *Lophostemon confertus* (Brush Box) and T19 *Melaleuca myrtifolia* (Sweet scented Paperbark).

T2 – *Lophostemon confertus* (Brush Box)

T2 is located within the proposed building footprint and conflicts with substation location. Retention is not feasible. It is proposed to be removed and replaced with a Turpentine (*Syncarpia glomulifera*), a locally native species that thrives in a similar growth habitat and contributes to the desired long-term streetscape canopy.

T19 – *Melaleuca myrtifolia* (Sweet scented Paperbark)

T19 is located within the proposed building footprint and conflicts with the new fire sprinkler and hydrant booster infrastructure. Retention is not feasible due to very limited space for the new essential services along the street interface. Its removal will have minimal impact on the established street character or overall canopy structure. It will be replaced with a Lilly Pilly (*Acmena smithii*).

DPHI - 6:

The response to DPHI letter states ‘Adjustments to OSD tank size and location due to existing sewer and stormwater easements’ Ensure the Architectural plans/stormwater plan reflect this change.

Arcadia Comments: The planting design adjacent to the on-site detention (OSD) tank was reviewed and updated in the previous revision as part of the amended landscape plan.

One tree previously proposed above the OSD tank has been removed to avoid conflicts with underground infrastructure. The remaining two proposed new trees adjacent to OSD tank are *Lagerstroemia indica* (Crepe Myrtle). Their locations are outside the OSD tank footprint and do not conflict with the tank or associated services.

Refer to Pg. 16 Masterplan Ground Floor and Pg. 36 Tree Removal and Replacement Plan.

DPHI - 7:

Review the planting to the level 7 communal open space to reflect the recommendations within the wind report. The following species as shown on the landscape plan are less than 1.5m in height (contrary to the wind report):

- DT, DC, GS, SW, MV and PX.

Ensure selected species exceed 1.5m in height to address wind mitigation recommendations.

Arcadia Comments: The planting design for the Level 7 communal open space was reviewed and updated in response to the wind report in the previous revision.

To address the southern summer wind condition identified in the report, while maintaining overall user experience, views, and comfort, MV (*Melaleuca viminalis*- Little John) is proposed along the outer edge of the southern raised planters to both the Level 7 and Level 8 communal open spaces.

As a small to medium shrub with strong flower colour, foliage texture, and year round structure, *Melaleuca viminalis* grow naturally to approx 1-1.2m in height. Planted within the 500mm raised planter, it contributes to achieving the required minimum 1.5m height above the communal open space FFL along the southern perimeter, as identified in the wind report, thereby improving wind mitigation and overall user comfort.

In relation to the north-east wind condition identified in the wind report, both Level 7 and Level 8 communal open spaces are generally screened by the building massing and are therefore largely protected from north-east winds.

Refer to Pg. 25-26 Level 7 Masterplan and Section, and landscape documentation package.

DPHI - 9:

Revise proposed landscape planting within the sight triangles adjacent to the driveway to increase pedestrian safety. Amend the traffic report to confirm no issues with plant species selected in the sight triangles.

Arcadia Comments: Planting adjacent to the driveway was reviewed. Planting within the sight triangle has been removed to maintain clear sightlines and improve pedestrian safety and visibility.

Dianella caerulea (DC) is proposed outside the driveway sight triangle, as it typically grows to approximately 500mm in height and is suitable for maintaining visibility requirements. Its character also complements the landscape setting and arrival experience at the entry.

Refer to Pg. 16 Masterplan Ground Floor and landscape documentation package.

DPHI - 18:

Revise the ground floor architectural plans against the landscape plan, as there is inconsistency between the location of paving, decking and landscaped area.

Arcadia Comments: The ground floor architectural plans and landscape plans have been coordinated and updated to ensure full consistency in the location and extent of paving, decking and landscaped areas across all documentation.

Contents

01		02		03		04	
RtS Comments	03	Vision	11	Landscape Design	15	/ Level 8 Comparison	28
Executive Summary	05	Place Objectives	12	Masterplan	16	/ Roof Top	29
SEARS Comments	06			/ Ground Floor	17		
				/ Ground Floor Comparison	18	Landscape strategies	31
Context and analysis	07			/ Landscape courtyard	19	/ Deep Soil	32
Background Documents	08			/ Landscape courtyard Comparison	20	/ Soil Depth On Ground Floor	34
Regional Context	09			/ Level 1	22	/ Soil Depth On Level 7	35
/ St Ives Context	09			/ Level 2 - 5	23	/ Soil Depth On Level 8	36
Connecting with Ecology	10			/ Level 6	24	Communal Open Space	37
				/ Level 7	25	Tree Removal and Replacement Plan	38
				/ Level 7 Comparison	26	Planting Pallette	40
				/ Level 8 Penthouse	27		

Executive Summary

This Landscape Report has been prepared by Arcadia Landscape Architecture to accompany a detailed State Significant Development Application (SSDA) for a residential development (including in-fill affordable housing) at 5-9 Cowan Road, St Ives within the Ku-ring-gai Local Government Area (LGA)

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-88948458) on 25 July 2025.

The SSD application seeks development consent for a proposed residential flat building, including in-fill affordable housing at 5-9 Cowan Road, St Ives (the site). The proposed works include demolition of existing structures, site preparation works, excavation and construction of the building and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- demolition of the existing row of 10 attached townhouses at the site;
- construction of an 9-storey residential flat building comprising:
- 77 new dwellings (64 market residential units and 13 affordable housing units)
- 3 basement levels for car parking
- Communal open space at Ground Level and Level 7 landscaping and associated site works.

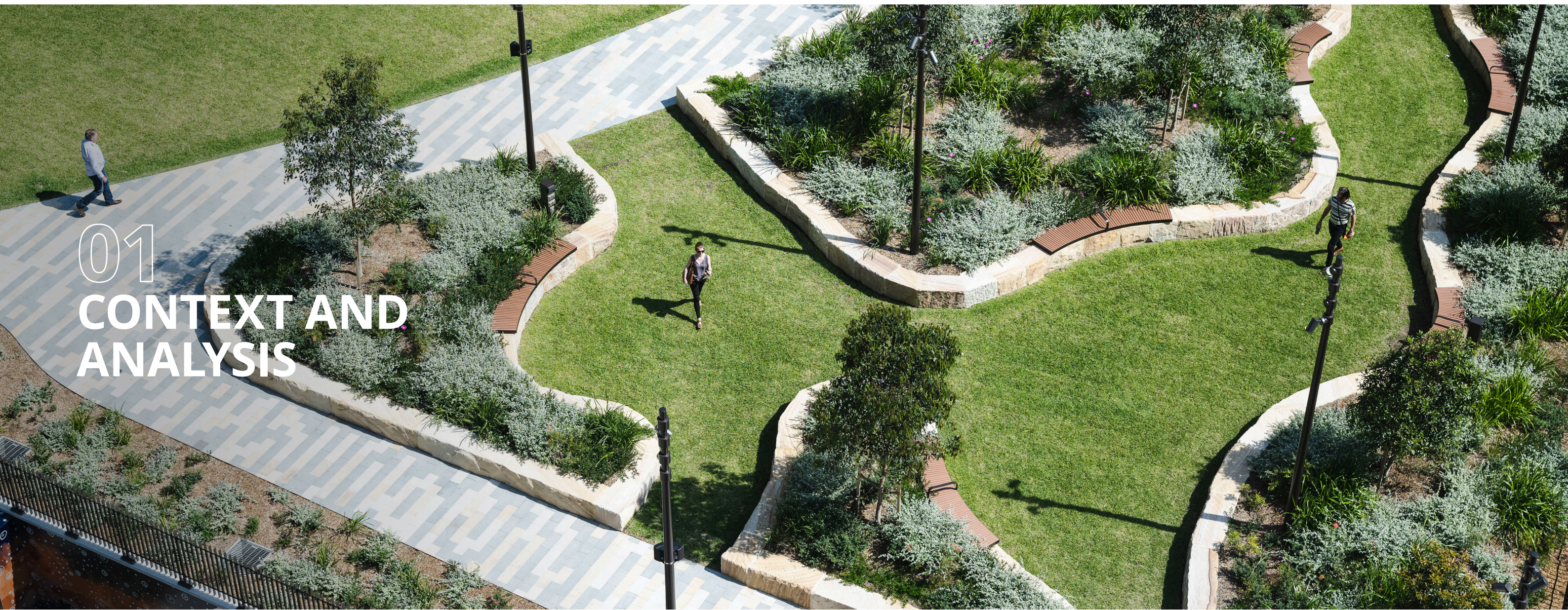
The proposal also incorporates 15% of the total gross floor area for affordable housing and seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 16 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) to achieve 30% additional building height and 30% additional floor space ratio (FSR).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 25 July 2025 and issued for the SSDA (SSD-88948458). Specifically, this report has been prepared to respond to the SEARs requirement issued below.



SEARS Comments

SECTION	SEAR SSDA	LANDSCAPE RESPONSE
14.1.1	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).	Proposed Site Planting - Refer to the following documentation prepared as part of the SSDA submission: <i>SSDA Landscape Documentation (Softworks Plan)</i> Canopy Coverage - Refer to the following section of this Design Report: Tree Removal and Replacement Plan - Pg. 38
14.1.2	Provide a landscape plan, that: / provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.	Refer to the following section of this Design Report: Tree Removal and Replacement Plan - Pg. 38-39
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	Refer to the following report prepared as part of the SSDA submission: <i>Arboricultural Impact Assessment (AIA) Report by Advanced Treescape Consulting</i>



01
CONTEXT AND
ANALYSIS

Background Documents

Government Architect NSW

The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

The following reports guide best practice design for the public domain and open spaces at **5-9 Cowan Road**

Our open space design response pays particular attention to the design objectives detailed in the GANSW Draft Connecting With Country Report (2020).



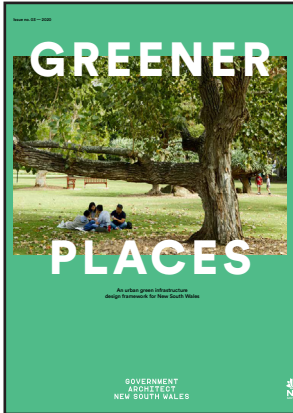
Better Placed (2017)



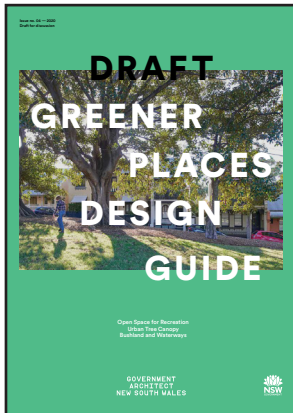
Implementing Good Design (2018)



Evaluating Good Design (2018)



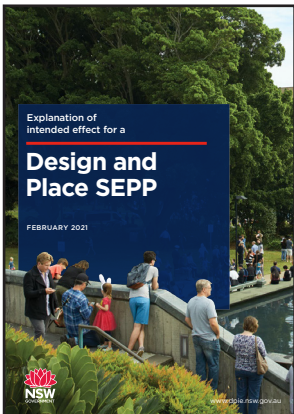
Greener Places (2020)



Draft Greener Places Design Guide (2020)



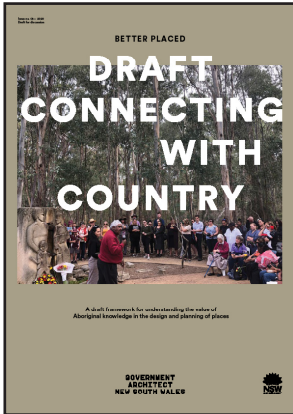
Sydney Green Grid - Central District (2020)



Design and Place SEPP (2021)



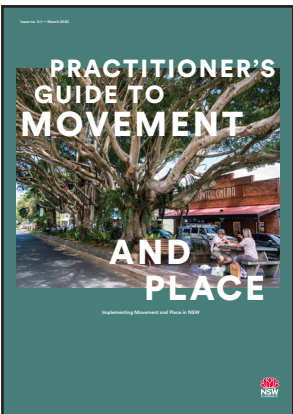
Design and Place in NSW (2021)



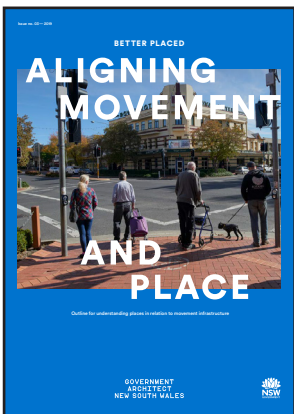
Draft Connecting with Country (2020)



Design Guide for Heritage (2019)



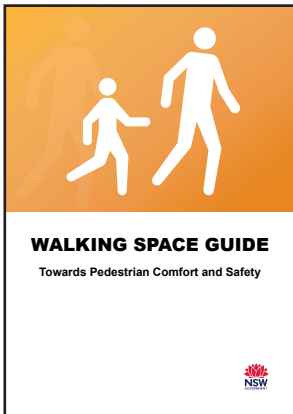
Practitioner's Guide to Movement and Place (2020)



Aligning Movement and Place (2019)



Cycleway Design Toolbox (2020)



Walking Spaces Guide (2020)

Regional Context

St Ives Context

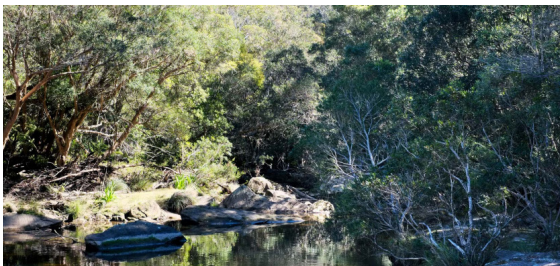
The project site is located 15km from Sydney's CBD, adjacent Pymble Golf Course and close to St Ives Shopping Village.

It is also in close proximity to many natural amenities including Garigal National Park, Dalrymple-Hay Nature Reserve and Cowan Creek.

LOCAL CHARACTER



Pymble Golf Course



Garigal National Park



St Ives Showground



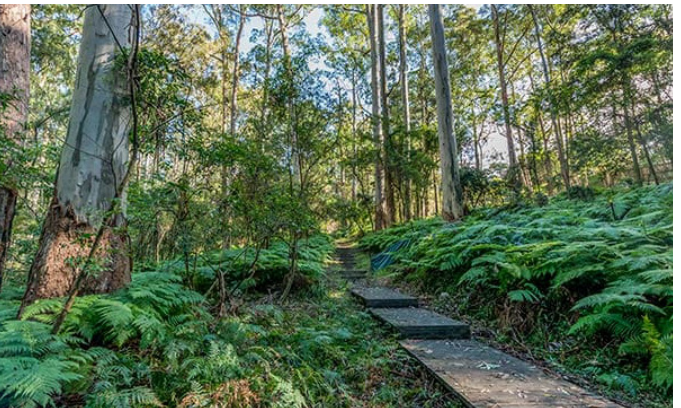
Connecting with Ecology

Vegetation Mapping

The project site is nestled within an ecologically rich context, there are three dominant vegetation communities including:



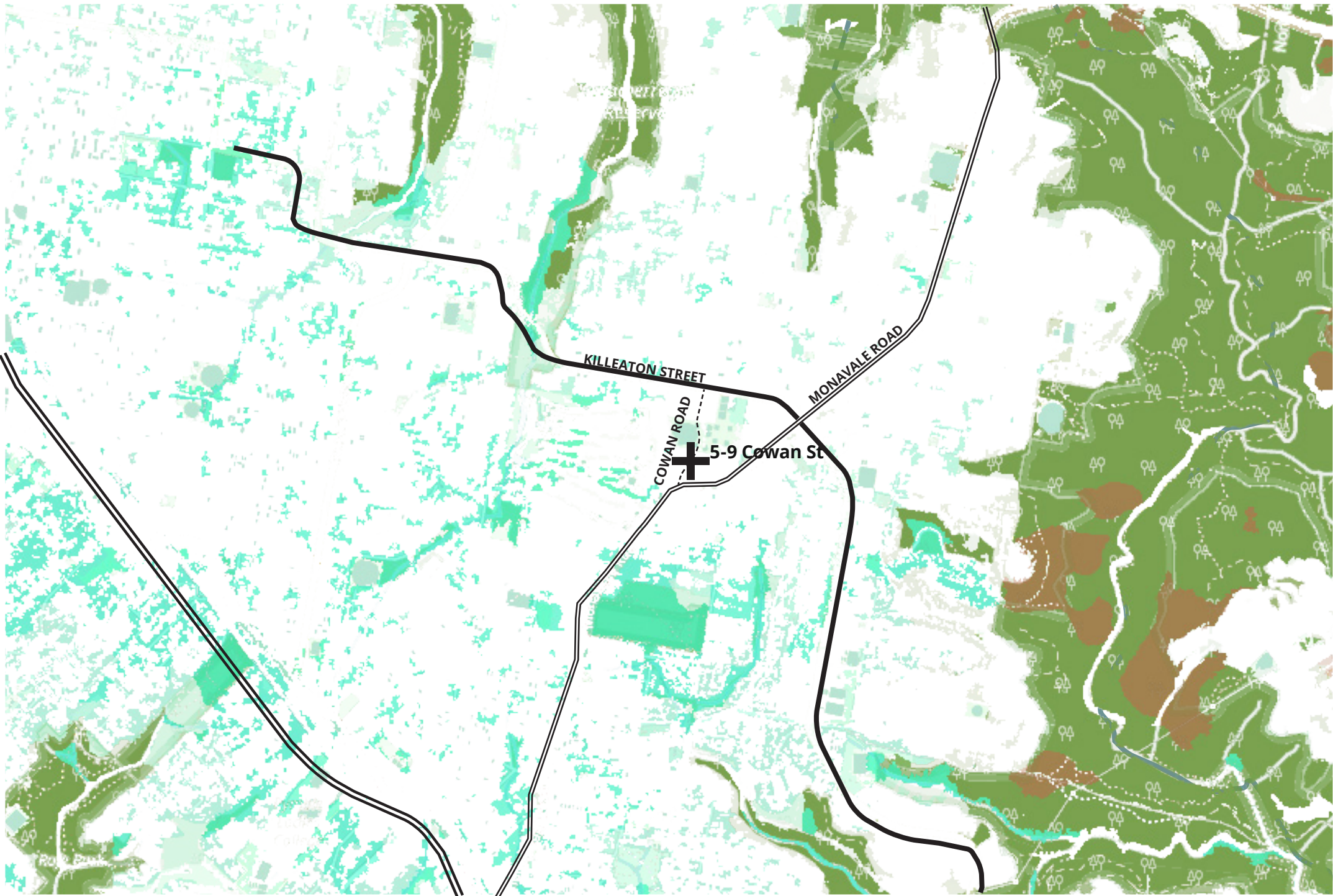
Garigal National Park



Ku-Ring-Gai Wildflower Garden



Dalrymple-Hay Nature Reserve



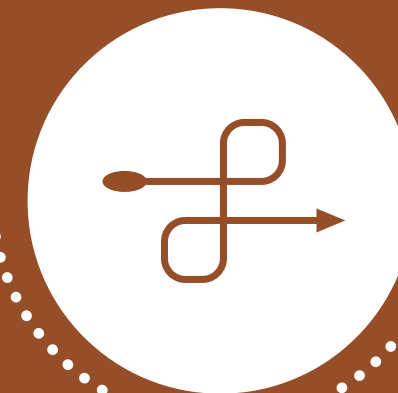
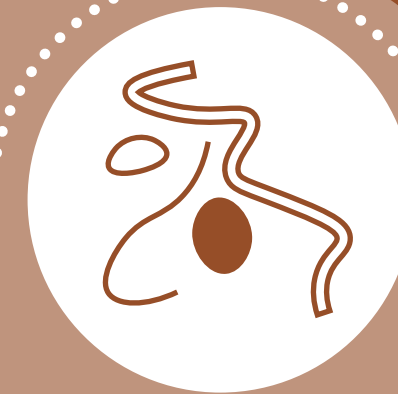
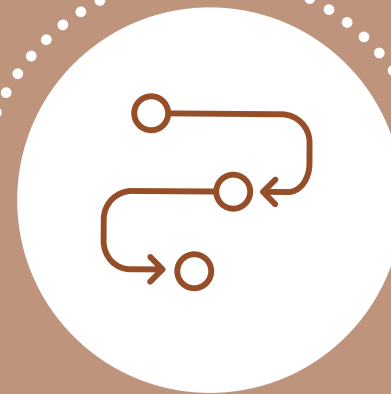
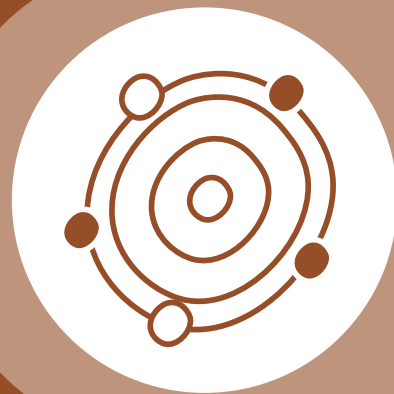
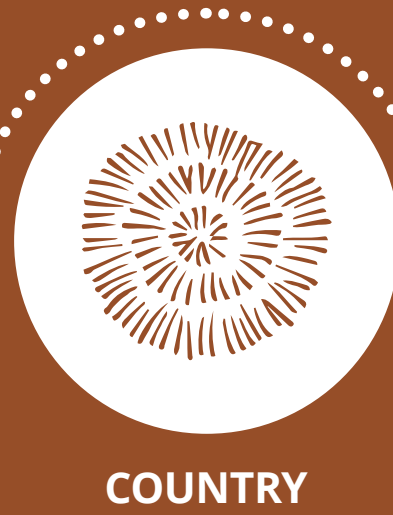
KEY

- Sydney Peppermint - Smooth-barked Apple - Red Bloodwood shrubby open forest on slopes of moist sandstone gullies, eastern Sydney Basin Bioregion
- Mallee - Banksia - Tea-tree - Hakea heath-woodland of the coastal sandstone plateaus of the Sydney basin
- Sydney Blue Gum - Blackbutt - Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion



02 VISION

What makes a great Place?



Concept
Design Objectives

A thoughtful response to the surrounding context informs the built form, prioritizing low maintenance and enhanced livability. The design approach seeks to soften building edges and cultivate a sense of comfort within private residences. By integrating test principles into the landscape, the project fosters a cohesive and well-considered design language throughout.

INVITING



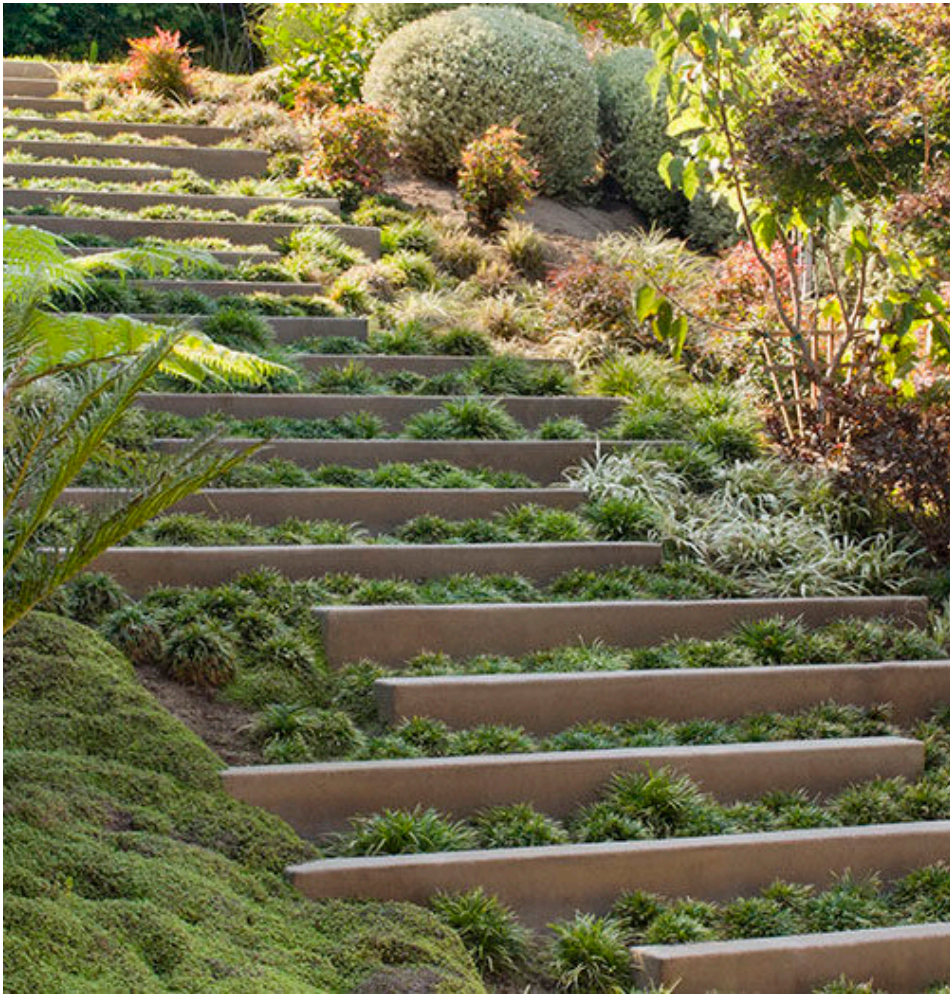
Comfortable and private home environment that says ‘Welcome home’

PRIVATE



Provide screening to property boundaries enhancing an private sanctuary.

MICROCLIMATE



Incorporating native species that speaks for the surrounding climate.

Design Approach
Planting Scheme

Proposed plants that generate ‘cooler’ spaces, define areas, create visual interest and provide shade. The planting strategy seeks to connect to the broader landscape character zones while providing a comfortable and welcoming space for residents. Softening street edges and building facades.

INVITING



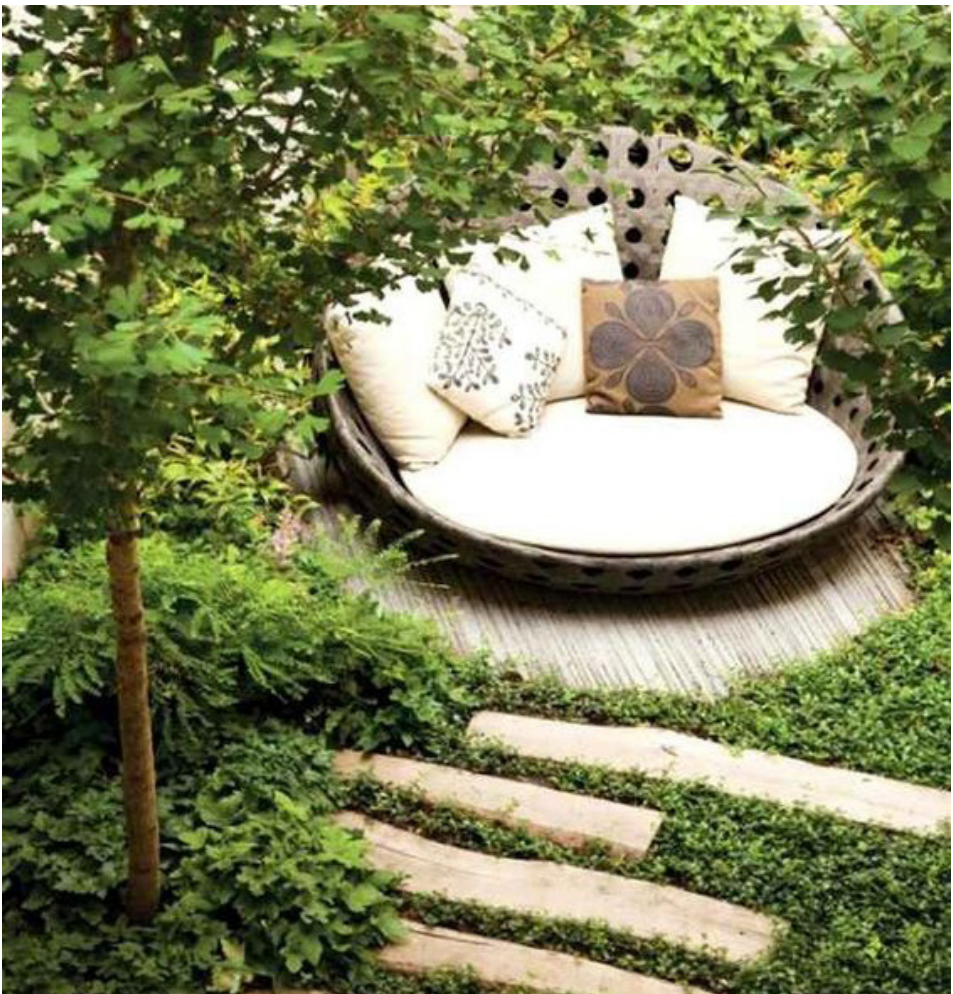
Easy to maintain soft formed landscaping enticing user with warm pallette landscape

PRIVATE



Use of tree planting to provide intimate spaces, visual interest, highlight views and provide shade

MICROCLIMATE

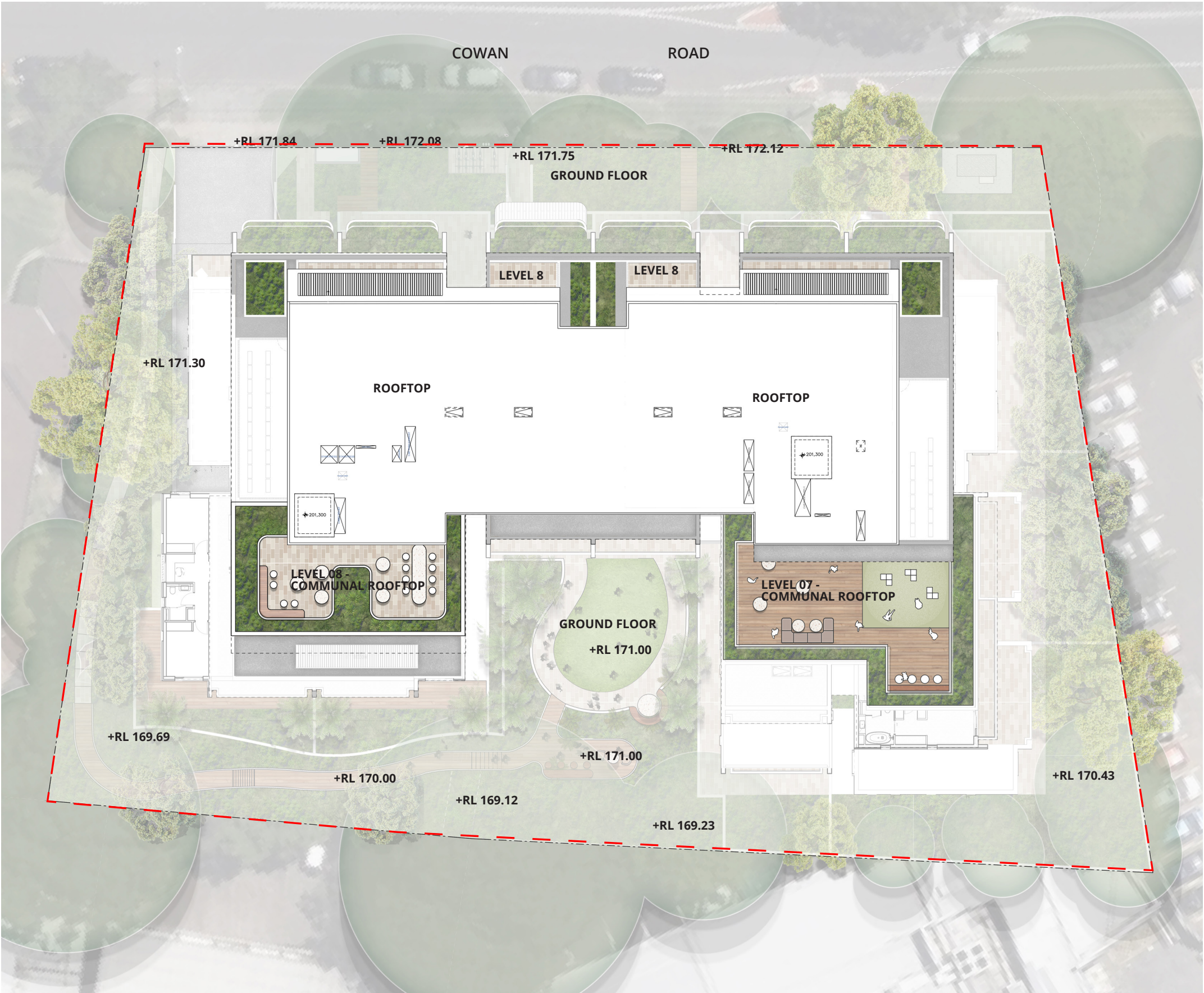


Plants the require minimal attention and will generate ‘cooler’ green spaces in a thriving microclimate



03 LANDSCAPE DESIGN

Masterplan



Masterplan

Ground Floor

KEY

- SITE BOUNDARY**
- 1 Main entrances
- 2 Shared driveway to basement below
- 3 Communal open space
- 4 Substation
- 5 Proposed Trees
- 6 Passive outdoor amenity space
- 7 Endemic shaded planting
- 8 Outdoor BBQ dining area
- 9 Decking with feature fern
- 10 Seating nook
- 11 Decking with casual seating
- 12 Golf Simulator
- 13 Boardwalk
- 14 Bicycle parking on permeable paving



Masterplan

Ground Floor Comparison

The masterplan has been refined in response to DPHI comments to improve compliance, clarity and overall landscape performance while retaining the original design intent.

Key changes include the retention of trees T15, T16, T18 and T24 to maintain street character, with selective removal and replacement of trees only where unavoidable building and services conflicts occur. Tree locations and planting have been adjusted and refined to avoid services and improve safety and visibility.

The revised landscape courtyard is organised around a central communal garden that functions as a flexible outdoor recreation and entertainment space.

NEW SCHEME



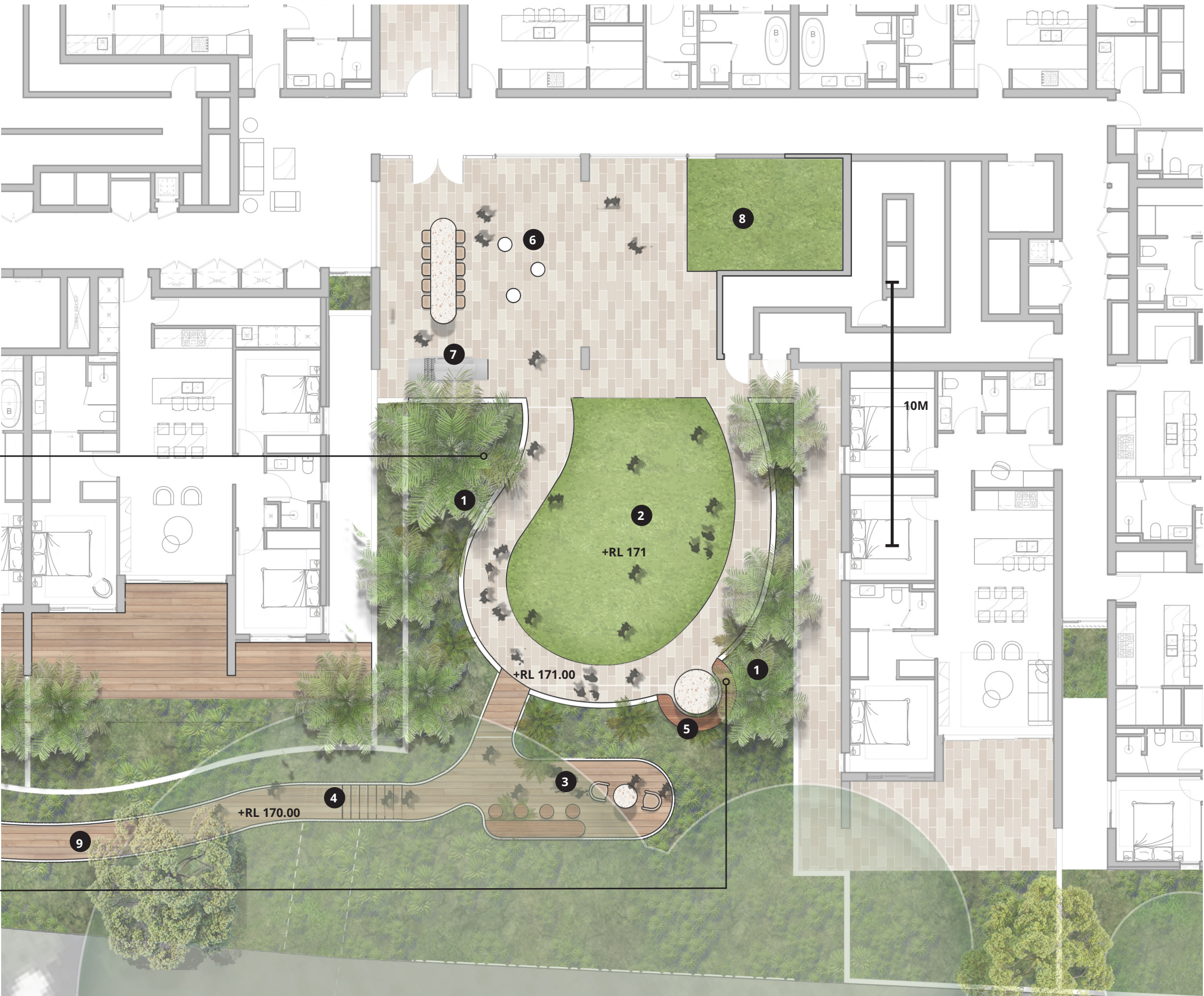
PREVIOUS RTS SCHEME



Masterplan

Ground Floor

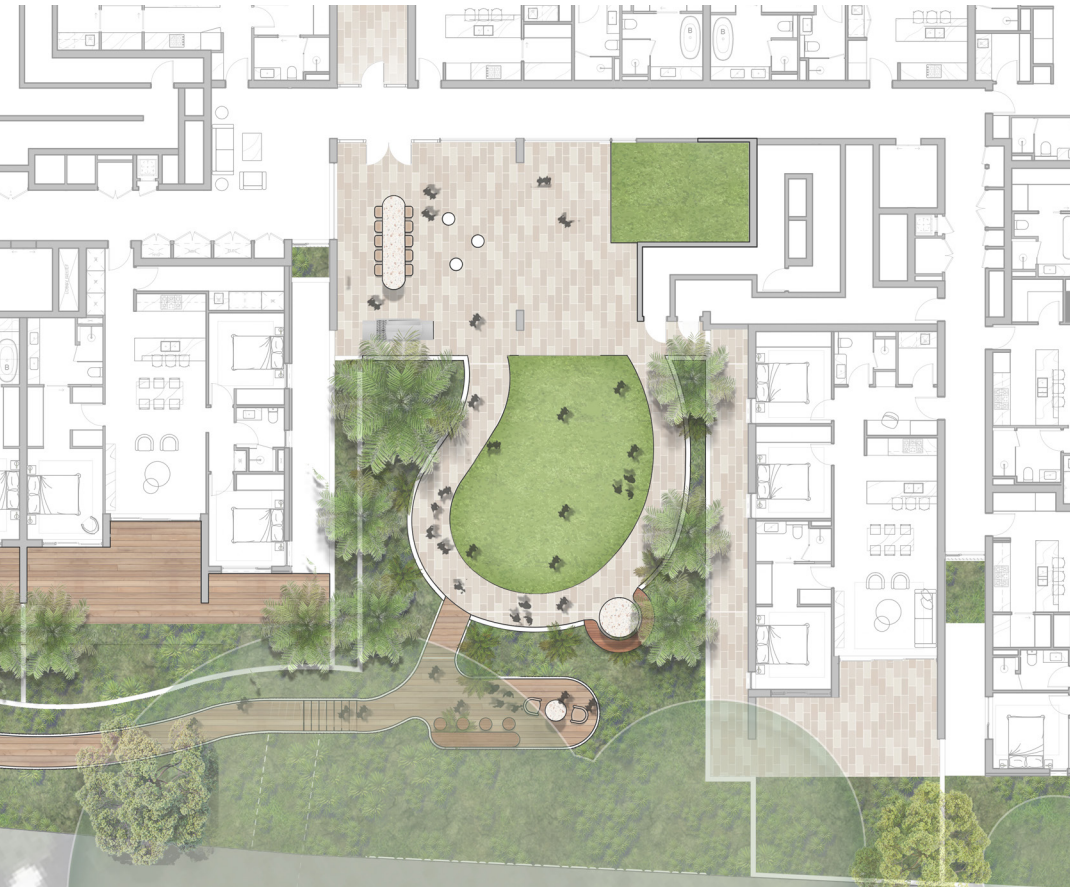
- KEY
- 1 Endemic shaded planting
 - 2 Synthetic Grass Entertainment/Activity Area
 - 3 Decking with casual seating
 - 4 Staircase
 - 5 Seating nook
 - 6 Communal Space
 - 7 Outdoor BBQ
 - 8 Golf Simulator
 - 9 Boardwalk



Masterplan Comparison

Ground Floor - Landscape Courtyard

NEW SCHEME

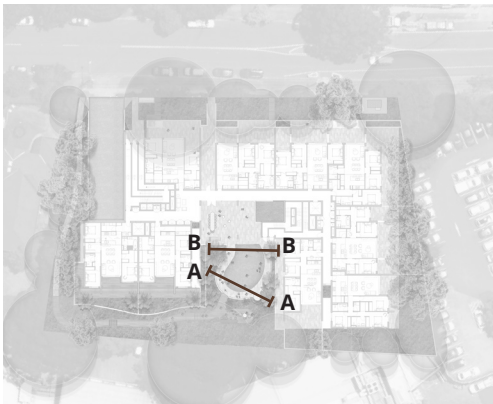


PREVIOUS RTS SCHEME

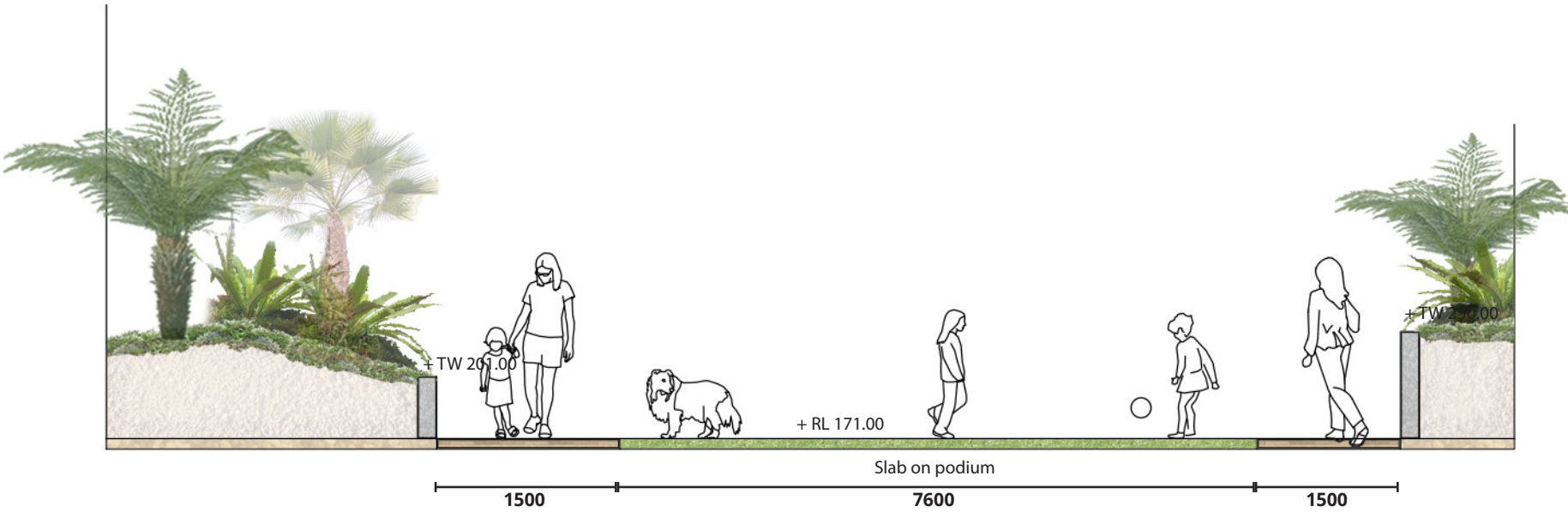


Section

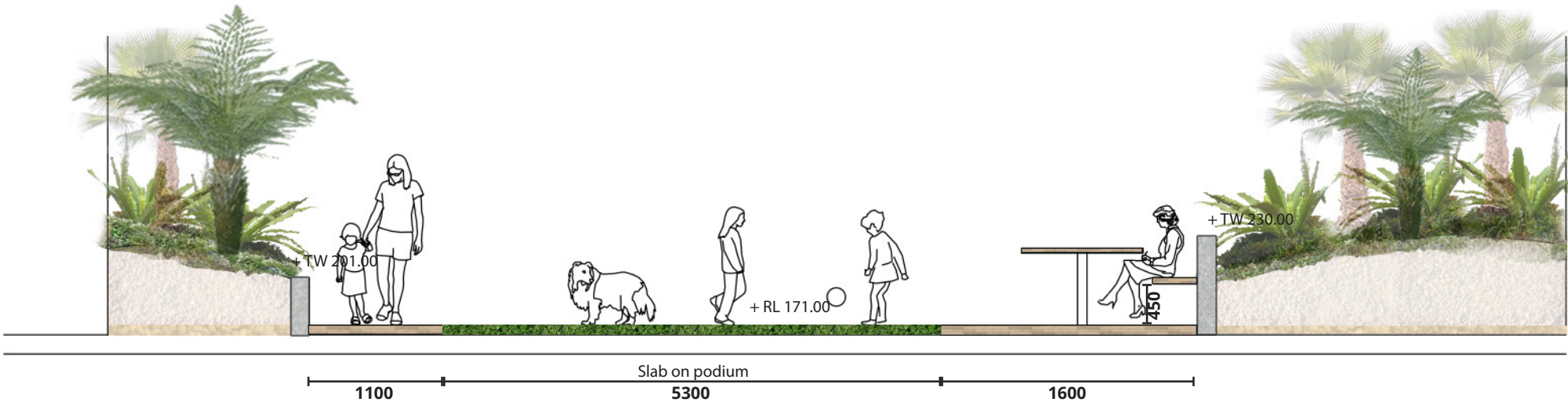
Ground Floor



SECTION AA



SECTION BB



Masterplan

Level 1

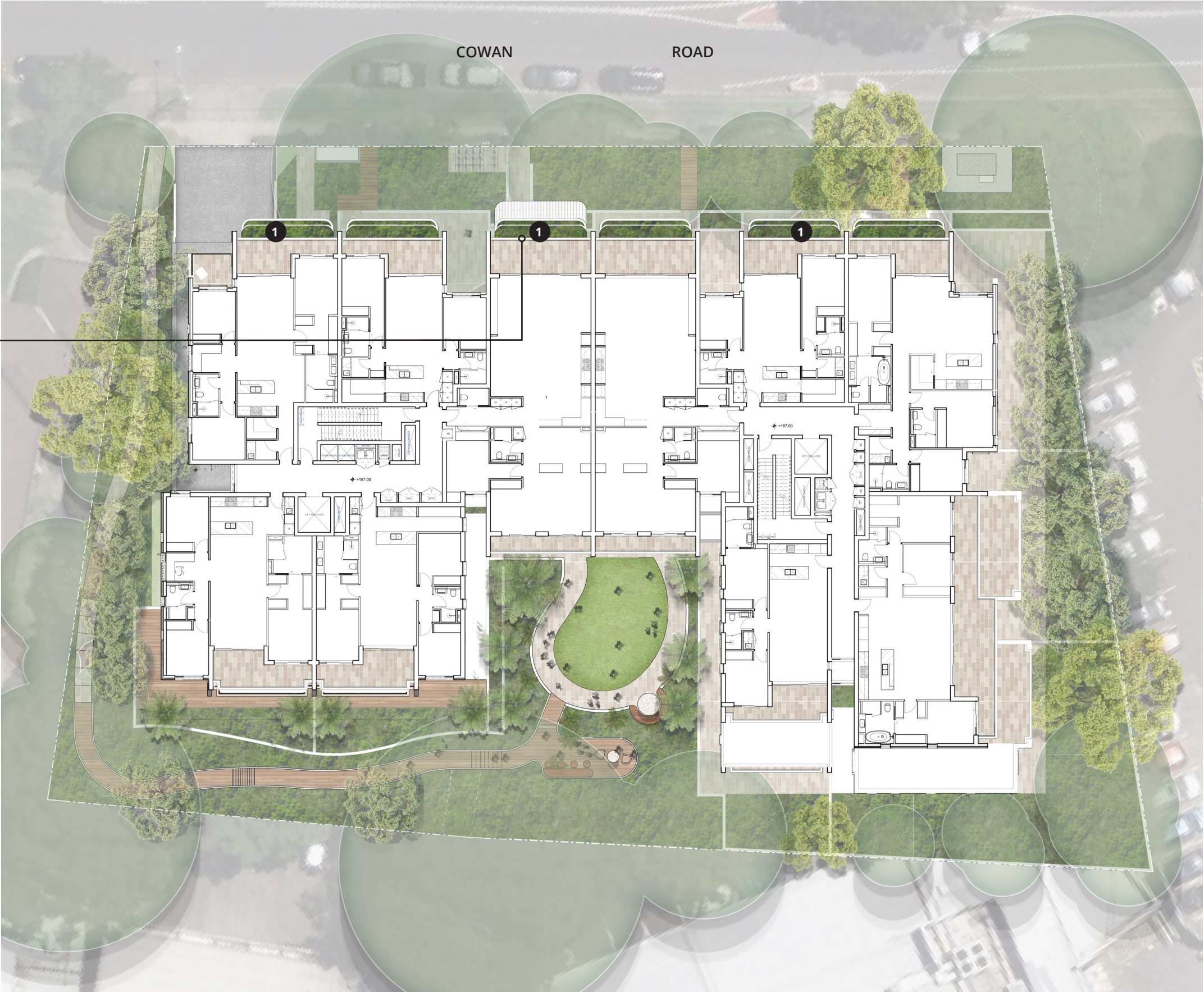
- KEY
- 1 Raised planter at balcony to soften building facade



Masterplan

Level 2-5

- KEY
- 1 Raised planter at balcony to soften building facade



Masterplan

Level 6

- KEY
- 1 Raised planter at balcony to soften building facade



Masterplan

Level 7

- KEY
- 1 Planter buffer
 - 2 Bar seating
 - 3 Session table
 - 4 Decking with bean bags and lounge seat
 - 5 Gym storage cabinet
 - 6 Loose foam cubes
 - 7 Yoga lawn - artificial turf
 - 8 Raised Planter (0.6m) with wind protection planting (1m)
Total 1.6m height from Level 7 FFL
 - 9 Skylights



SOUTH SUMMER WIND PROTECTION



Masterplan Comparison

Level 7 Communal Open Space

NEW SCHEME



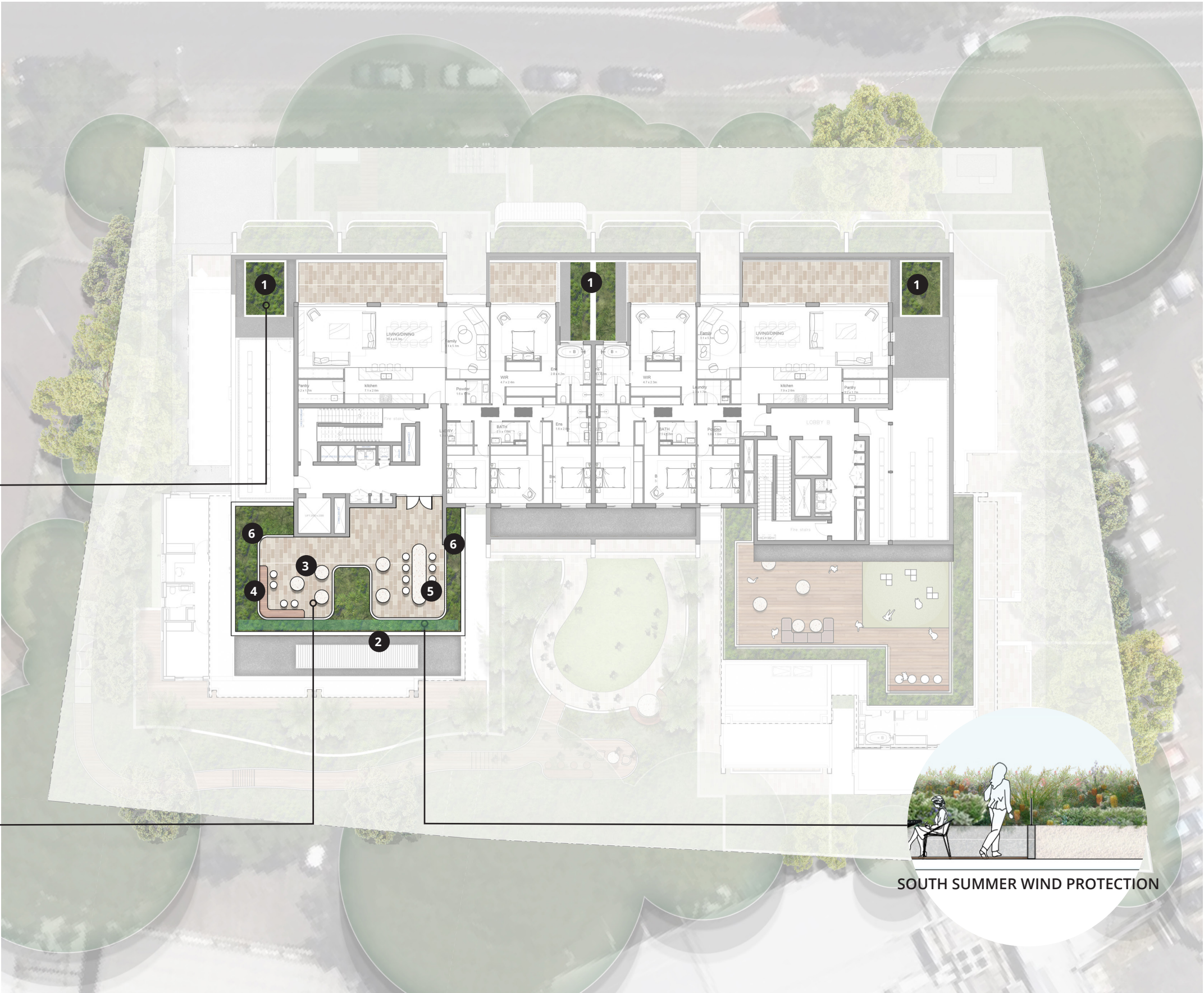
PREVIOUS RTS SCHEME



Masterplan

Level 8 Penthouse

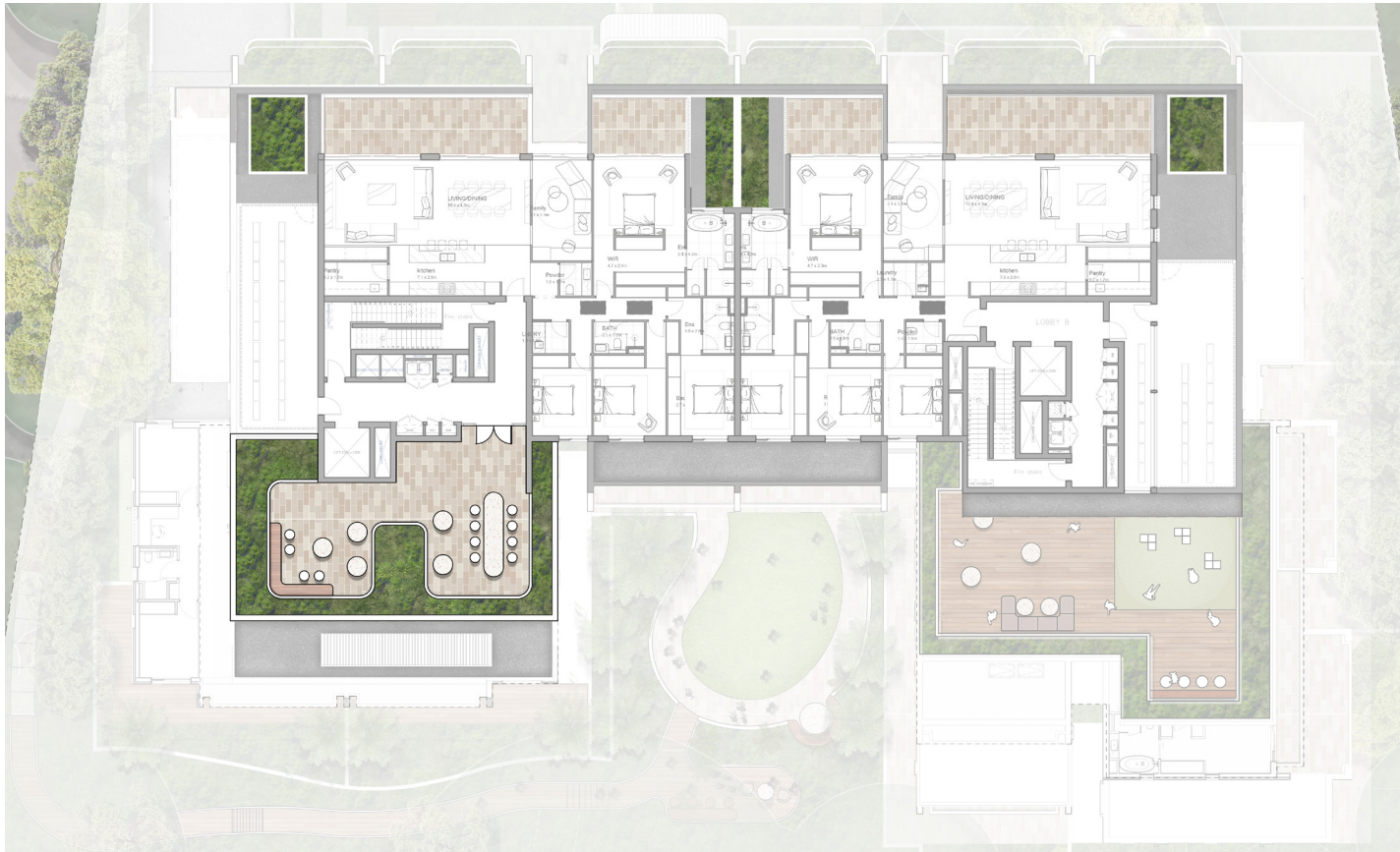
- KEY**
- 1 Green roof planting
 - 2 Raised Planter (0.6m) with wind protection planting (1m)
Total 1.6m height from Level 7 FFL
 - 3 Session table
 - 4 Bar Seating
 - 5 BBQ table integrated with group seating
 - 6 Planter buffer



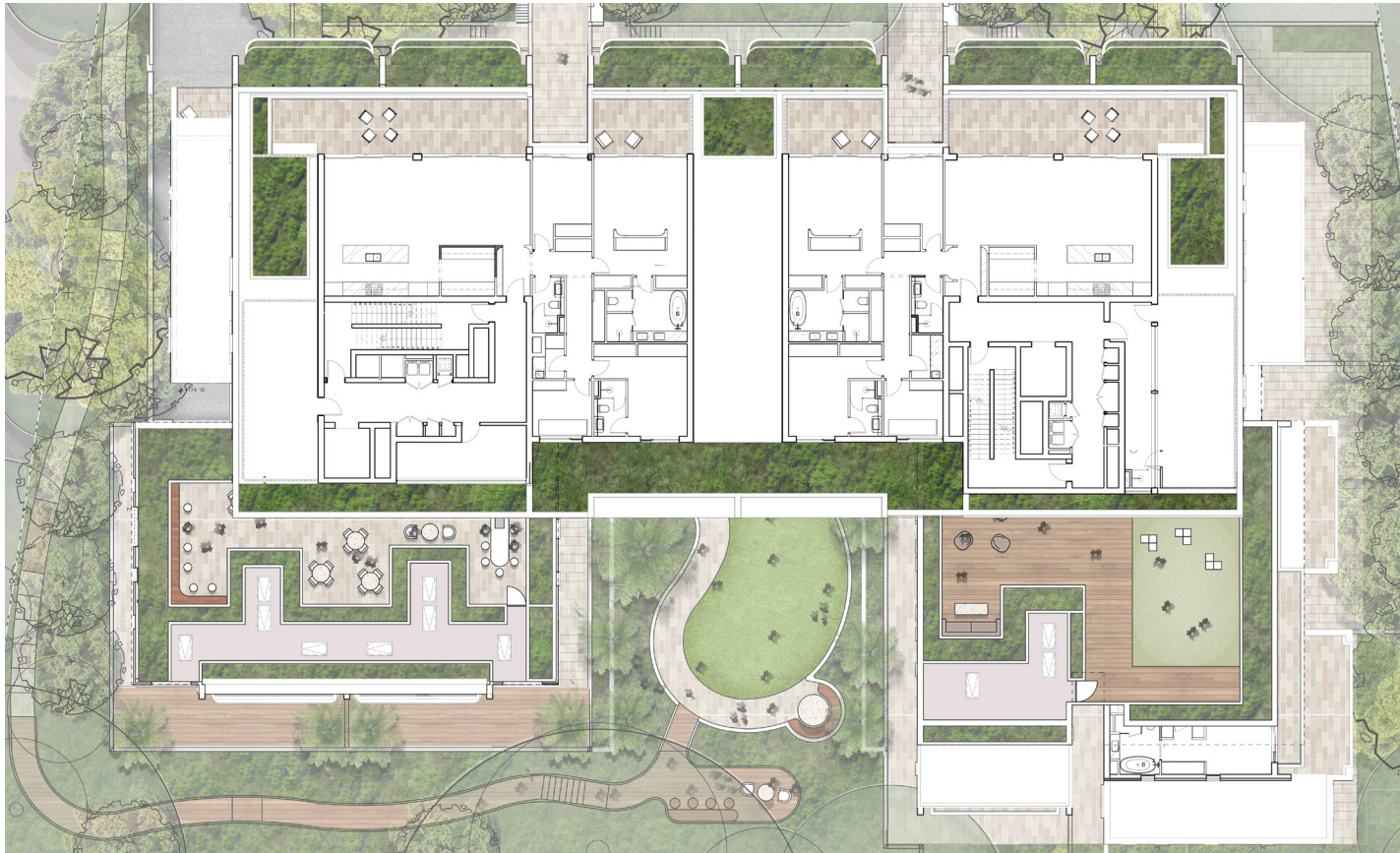
Masterplan Comparison

Level 8

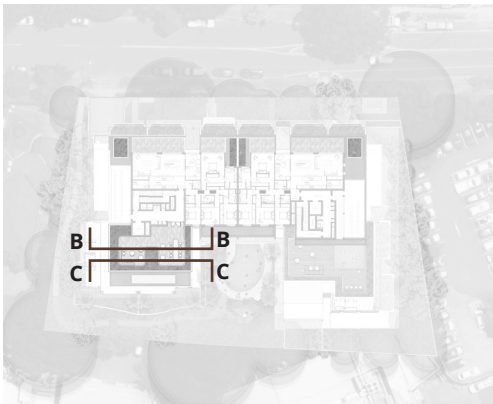
NEW SCHEME



PREVIOUS RTS SCHEME



Section
- Level 8



SECTION BB

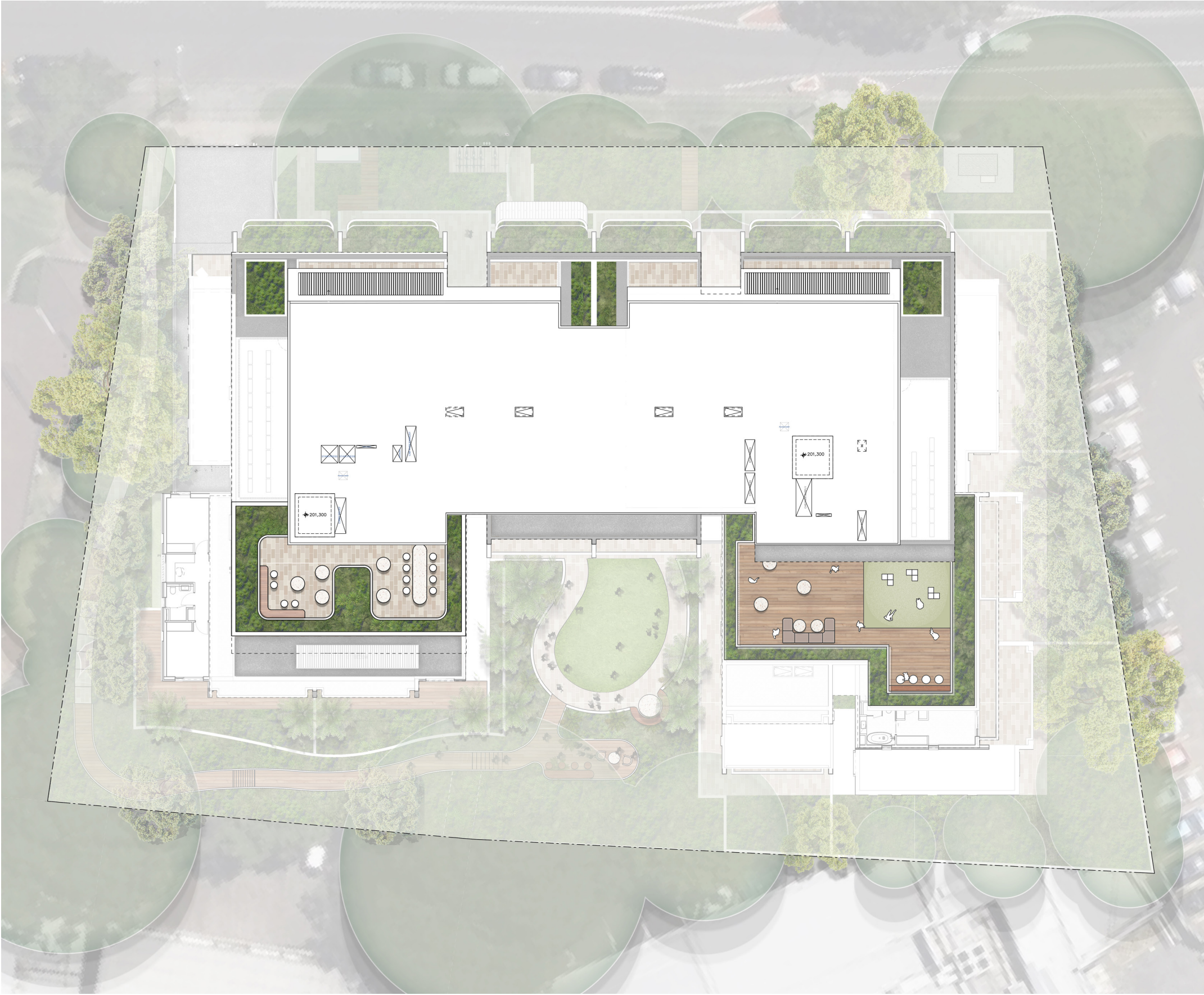
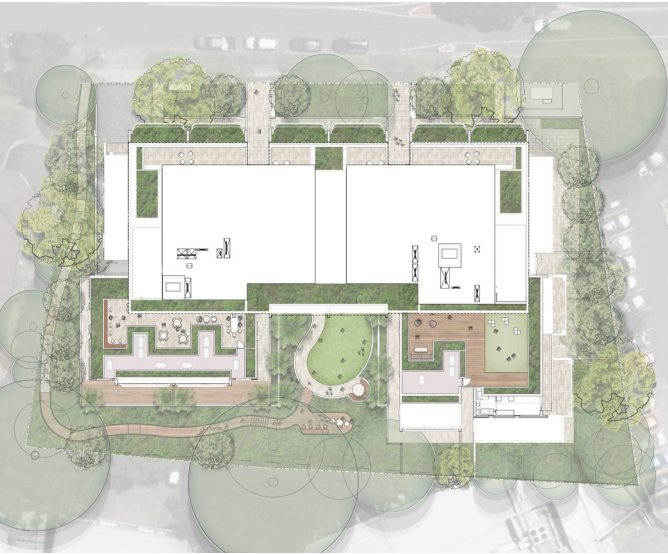


SECTION CC



Masterplan
Rooftop

PREVIOUS RTS SCHEME





04 LANDSCAPE STRATEGIES

Landscape Strategies

Deep Soil - 6m Min.

KEY

DEEP SOIL AREA	327 M2	9.4%
PLANTING ON PODIUM	126 M2	
EXTENT OF BASEMENT		
EXTENT OF OSD TANK		
SITE	3,467.7 M2	

PREVIOUS RTS SCHEME

KEY

DEEP SOIL AREA	389.4 M2	11.2%
PLANTING ON PODIUM	58 M2	
EXTENT OF BASEMENT		
EXTENT OF OSD TANK		
SITE	3,468 M2	



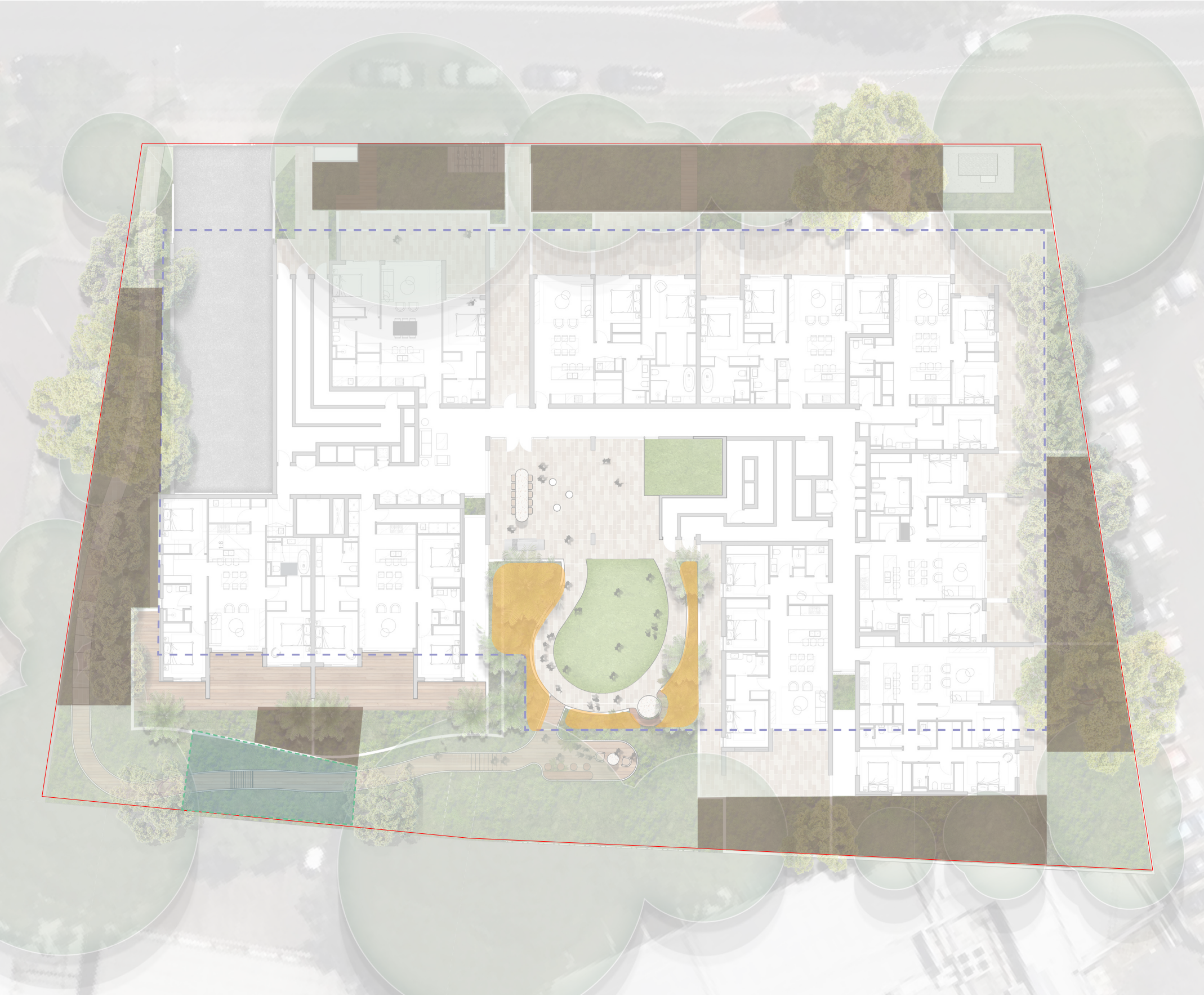
Landscape Strategies

Deep Soil - 3m Min.

KEY			
	DEEP SOIL AREA	545.8 M2	15.7%
	PLANTING ON PODIUM	126 M2	
	EXTENT OF BASEMENT		
	EXTENT OF OSD TANK		
	SITE	3,467.7 M2	

PREVIOUS RTS SCHEME

KEY			
	DEEP SOIL AREA	778.6 M2	22.4%
	PLANTING ON PODIUM	58 M2	
	EXTENT OF BASEMENT		
	EXTENT OF OSD TANK		
	SITE	3,468 M2	



Landscape Strategies

Soil Depth On Ground Floor

- KEY
- GREATER THAN 1000MM
 - 300MM SOIL DEPTH
 - 600MM SOIL DEPTH
 - 1000MM SOIL DEPTH
 - EXTENT OF BASEMENT



Landscape Strategies

Soil Depth On Level 8

KEY

600MM SOIL DEPTH



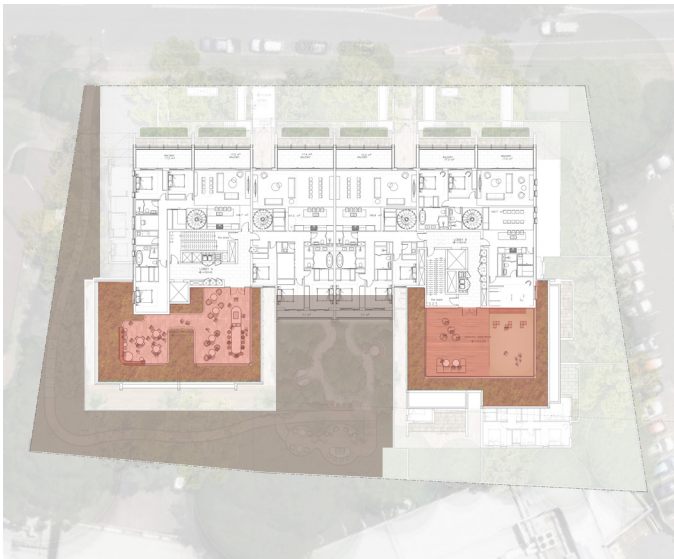
Communal Open Space

NEW SCHEME

	COMMUNAL OPEN SPACE ON GROUND FLOOR	770.1 M2 (22.2%)
	COMMUNAL OPEN SPACE AT LEVEL 7	121.5 M2 (3.5%)
	COMMUNAL OPEN SPACE AT LEVEL 8	80 M2 (2.3%)
	TOTAL AREA OF COMMUNAL OPEN SPACE	971.6 M2 (28%)
	SITE	3,468 M2

SSDA SCHEME

	COMMUNAL OPEN SPACE ON GROUND FLOOR	791 M2 (22.8%)
	COMMUNAL OPEN SPACE AT LEVEL 7	220 M2 (6.3%)
	TOTAL AREA OF COMMUNAL OPEN SPACE	1,011 M2 (29.1%)



Tree Removal and Replacement Plan

KEY

- EXTERNAL TREES
- TREES TO BE RETAINED
- TREE CANOPY
- TREES TO BE REMOVED

*Refer to the arborist report for confirmation of trees intended to be removed

Item	Total Number
Trees to be removed	24
Trees to be retained	23
Trees proposed	16
Tree replacement ratio(trees removed / trees proposed)	1:6
Tree Canopy percentage	37%



Tree Removal and Replacement Plan Comparison

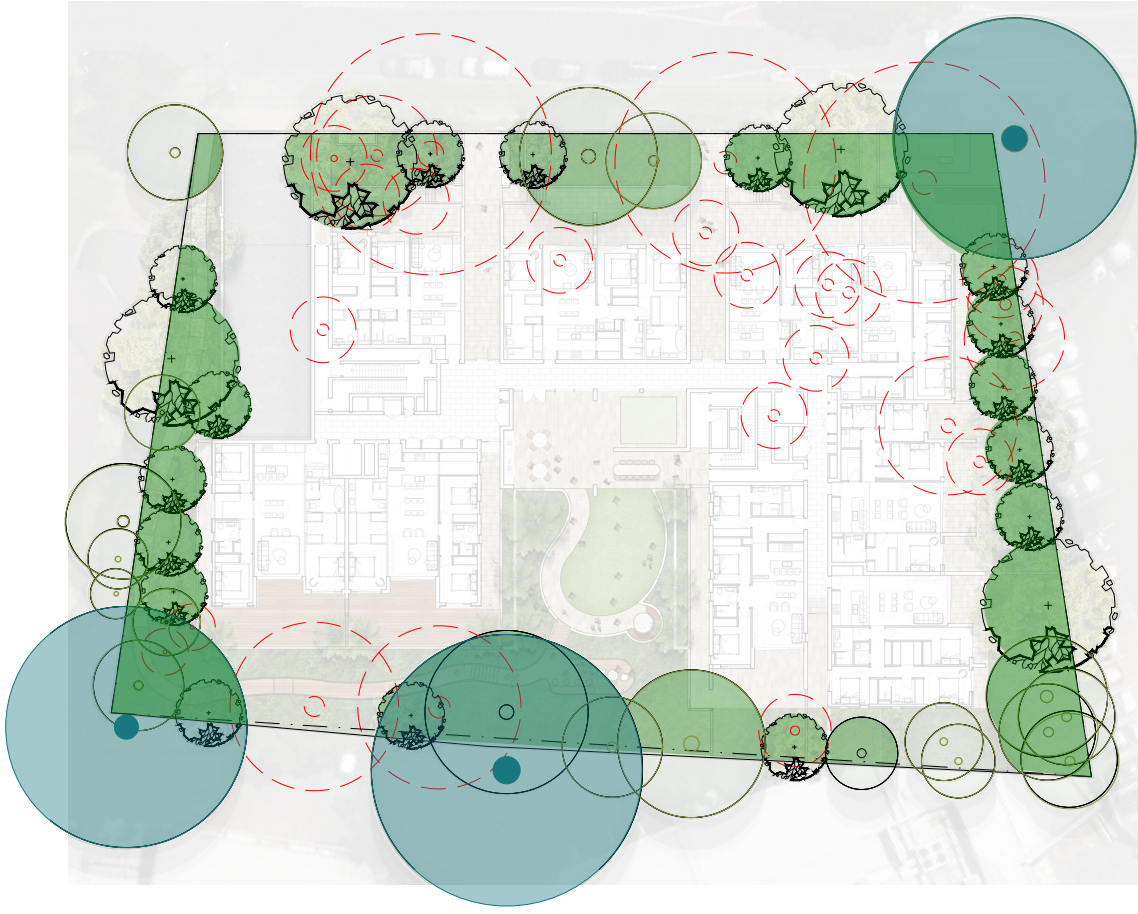
NEW SCHEME

Item	Total Number
Trees to be removed	24
Trees to be retained	23
Trees proposed	16
Tree replacement ratio(trees removed / trees proposed)	1:6
Tree Canopy percentage	37%



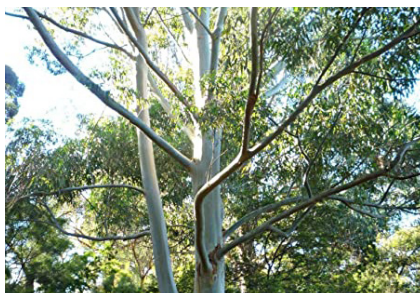
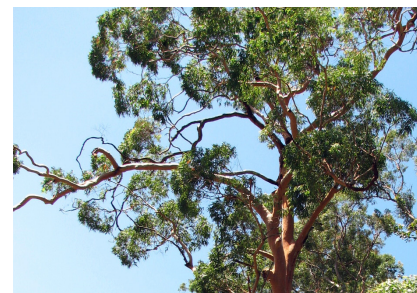
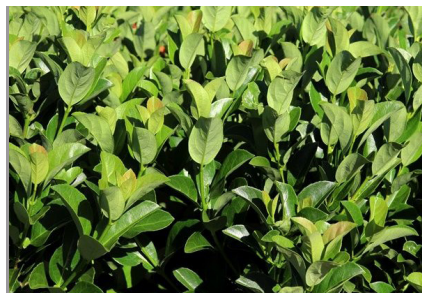
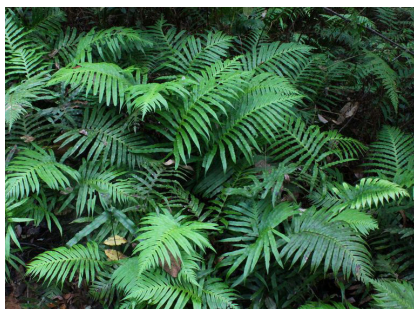
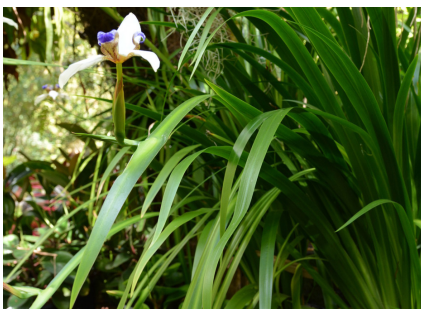
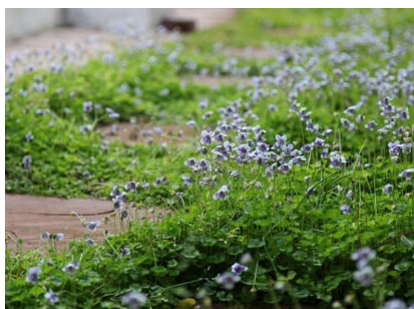
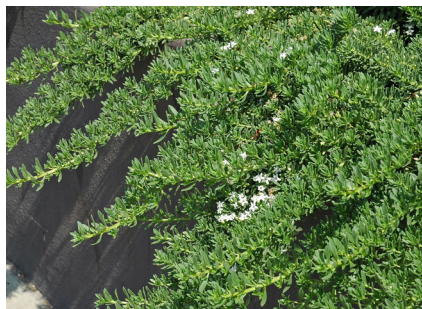
PREVIOUS RTS SCHEME

Item	Total Number
Trees to be removed	31
Trees to be retained	15
Trees proposed	20
Tree replacement ratio(trees removed / trees proposed)	1:1.13
Tree Canopy percentage	30%



Landscape Strategies

Planting Pallette

TREES	 Eucalyptus pilularis	 Eucalyptus saligna	 Angophora costata		SCREENING	 Magnolia 'Little Gem'	 Viburnum odoratissimum
SHRUBS, FERNS & ACCENTS	 Leucophyta brownii	 Raphiolepis 'Snow Maiden'	 Banksia 'Birthday Candles'	 Asplenium nidus	 Blechnum cartilagineum	 Adiantum aethiopicum	
	 Neomarica gracilis	 Westringia 'Grey Box'	 Poa labillardieri	 Lomandra longifolia 'Tanika'	 Dianella caerulea	 Westringia mundi	
	 Dichondra repens	 Rosmarinus officinalis prostratus	 Casuarina glauca 'Cousin It'	 Dichondra 'Silver Falls'	 Viola hederacea	 Myoporum parvifolium	
GROUNDCOVERS							

ARCADIA