



Mixed Use Development

19A Evans Ave Eastlakes NSW 2018

Landscape SSDA Report

Revision A

Prepared for: Conquest

By: Site Image Landscape Architects

Date: 18th May 2026

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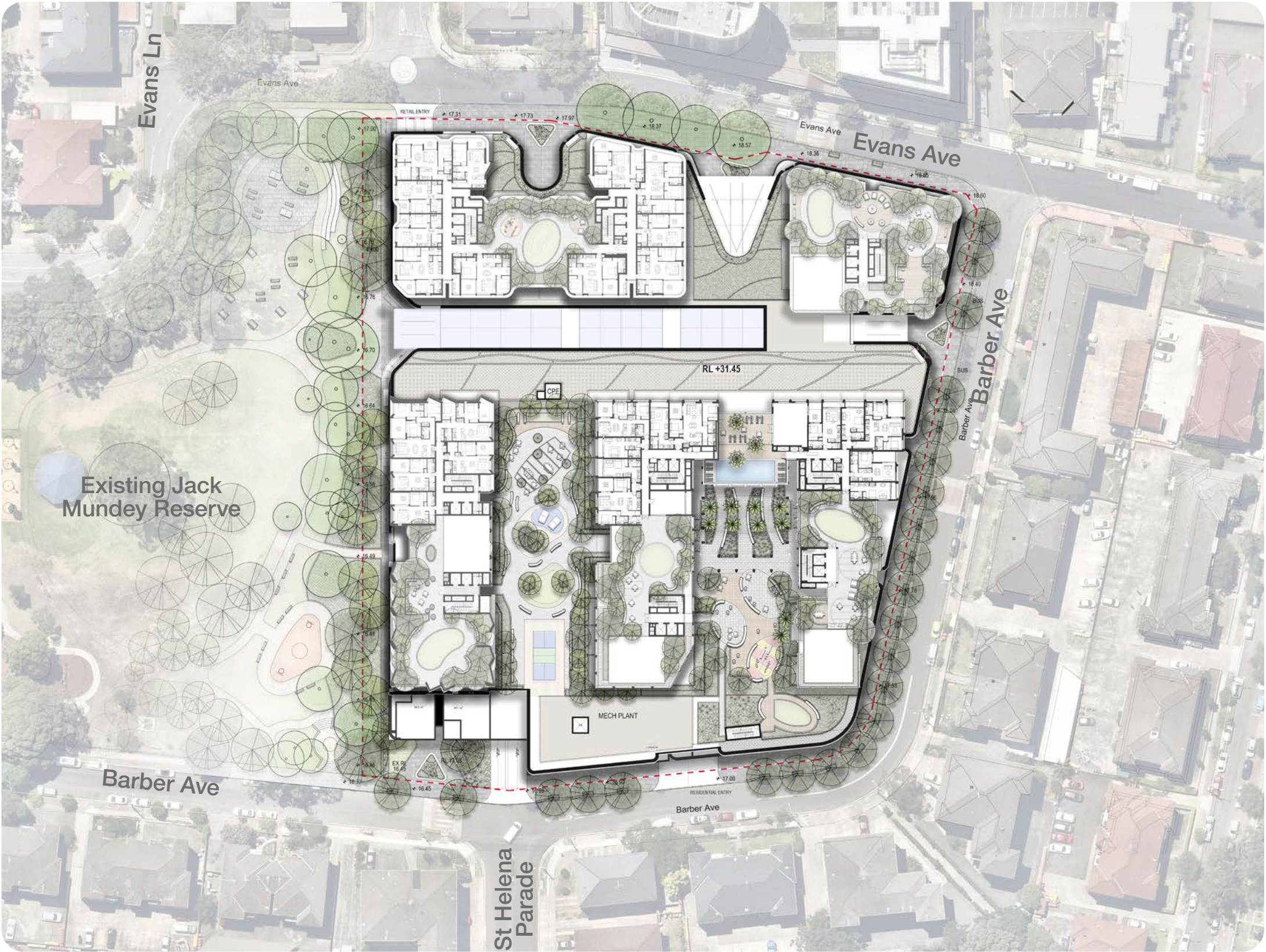
Project Overview

Site Image have been engaged to work in conjunction with the project team led by DKO Architecture team on the design of a mixed use development at 19A Evan Avenue Eastlakes. The development consists of :

- + demolition of the existing building
- + site preparation works, excavation and tree removal
- + multi-level carpark basement
- + retail and commercial development at ground levels and levels 1 and 2.
- + green interface and connection to Jack Munday Reserve
- + public domain/streetscape upgrades
- + four residential towers with communal open spaces across all four towers at various levels including levels 2,4, 14, 17 and 18
- + ancillary spaces including community rooms at ground level and childcare at level 2
- + tree planting and landscape to ground floor, podium levels and rooftops of residential towers

Communal open spaces have been designed to support the wellbeing of residents, their families and visitors, offering a range of recreational opportunities at various levels across the site.

Publicly accessible external spaces have been designed to create an activated, accessible retail precinct which supports community connections.



Introduction

The landscape design has been developed in response to the broader strategic objectives of the NSW Government Architect relating to place-based design, Greener Places, Connecting with Country and the delivery of high quality public realm outcomes within higher density urban environments. As part of the SSDA process, the design has sought to establish a meaningful and contextually responsive landscape that strengthens the relationship between built form, ecology, community and the surrounding open space network. Through collaboration with specialist Connecting with Country consultants, the landscape framework has evolved from an understanding of the site's original ecological systems, cultural narratives and relationship to the wider Eastlakes landscape setting.

A key consideration of the project has been its interface with Jack Munday Reserve and the opportunity to reinforce the character and amenity of the adjoining public open space through an integrated landscape response. The design promotes visual and spatial connectivity to the reserve through generous communal open spaces,

layered planting and a landscape language informed by the historic dune and wetland ecologies of the area. Native and endemic planting has been incorporated throughout the development to strengthen biodiversity outcomes, contribute to urban greening objectives and create a stronger sense of place for residents and visitors. The rooftop and terrace common open space areas have been designed to complement the extensive recreational and passive amenity provided by the adjoining parklands, offering a diverse range of spaces for residents within the development itself. These areas provide opportunities for recreation, social gathering, quiet retreat, wellness and outdoor living, while also extending the green character of the reserve vertically through the site. At ground level, the public domain has been enhanced through widened footpaths, increased deep soil planting zones and the introduction of new wide canopy street trees to strengthen the greening of the streetscape. These initiatives improve pedestrian amenity and walkability, provide increased shading and comfort, and contribute to reducing the urban heat island effect within the surrounding urban environment.



The Existing Site



PRE-EXISTING SITE

Original Local Landscapes

The suburb of Eastlakes was originally known as “Botany Swamps,” characterised by a low-lying freshwater wetland ecosystem underlain by the low nutrient Botany Sands.

The original vegetation was a mosaic of diverse heathlands, scrub, and extensive wetlands that supported unique plant communities including the now endangered Eastern Suburbs Banksia Scrub (ESBS). Other vegetation communities included wetlands and marshlands commonly featuring paperbark forests (*Melaleuca quinquenervia*), the remnants of which are preserved within Centennial Park today. Core vegetation communities include:

Eastern Suburbs Banksia Scrub (ESBS): This is the most iconic original community. It is a sclerophyllous heath or scrub confined to deep, wind-formed sand deposits. Key species included Wallum Banksia (*Banksia aemula*), Heath-leaved Banksia (*Banksia ericifolia*), Old Man Banksia (*Banksia serrata*), and Grass Trees (*Xanthorrhoea resinosa*).

Wetlands and Marshlands: The low-lying areas of Eastlakes were dominated by reedlands, sedgelands, and paperbark swamps. Common plants included Broad-leaved Paperbark (*Melaleuca quinquenervia*), marsh grasses, and aquatic herbs like *Ludwigia*.

Sandplain Heath: In areas with deeper sand dunes and better access to water, ESBS transitioned into a denser woodland or heath featuring Coast Tea-tree (*Leptospermum laevigatum*) and Coastal Wattle (*Acacia longifolia* subsp. *sophorae*).



PRE-EXISTING SITE

Endemic Landscapes

Endemic plant species

The landscape plans indicate areas where feature endemic plant associations / species will be featured. These will be set within a native character to remaining areas.

Planting design is to feature the rich diversity of endemic flora, with different flowering, productive, medicinal, and edible plants featuring through the six traditional seasons. The planting design is also intended to attract, provide shelter and respite to key fauna Kin.



EVOLUTION OF THE LANDSCAPE

Historic Patterns of Settlement

Eastlakes was named after the great wetland lake system it contained. It was part of an original land grant dominated by the 417 acre purchase by TWM Winder who was interested in its industrial potential given its abundant water supply. Smaller landholdings were utilised for market gardens. Its landform and plentiful water were considered a deterrent to development in contrast to surrounding suburbs. The shopping centre site was once home to the broader Rosebery Park Racecourse, a major attraction which opened in 1906 and was eventually sold for residential development in 1961.



John Thompson - From Mud Bank Botany Bay - mouth of Cooks River 1830



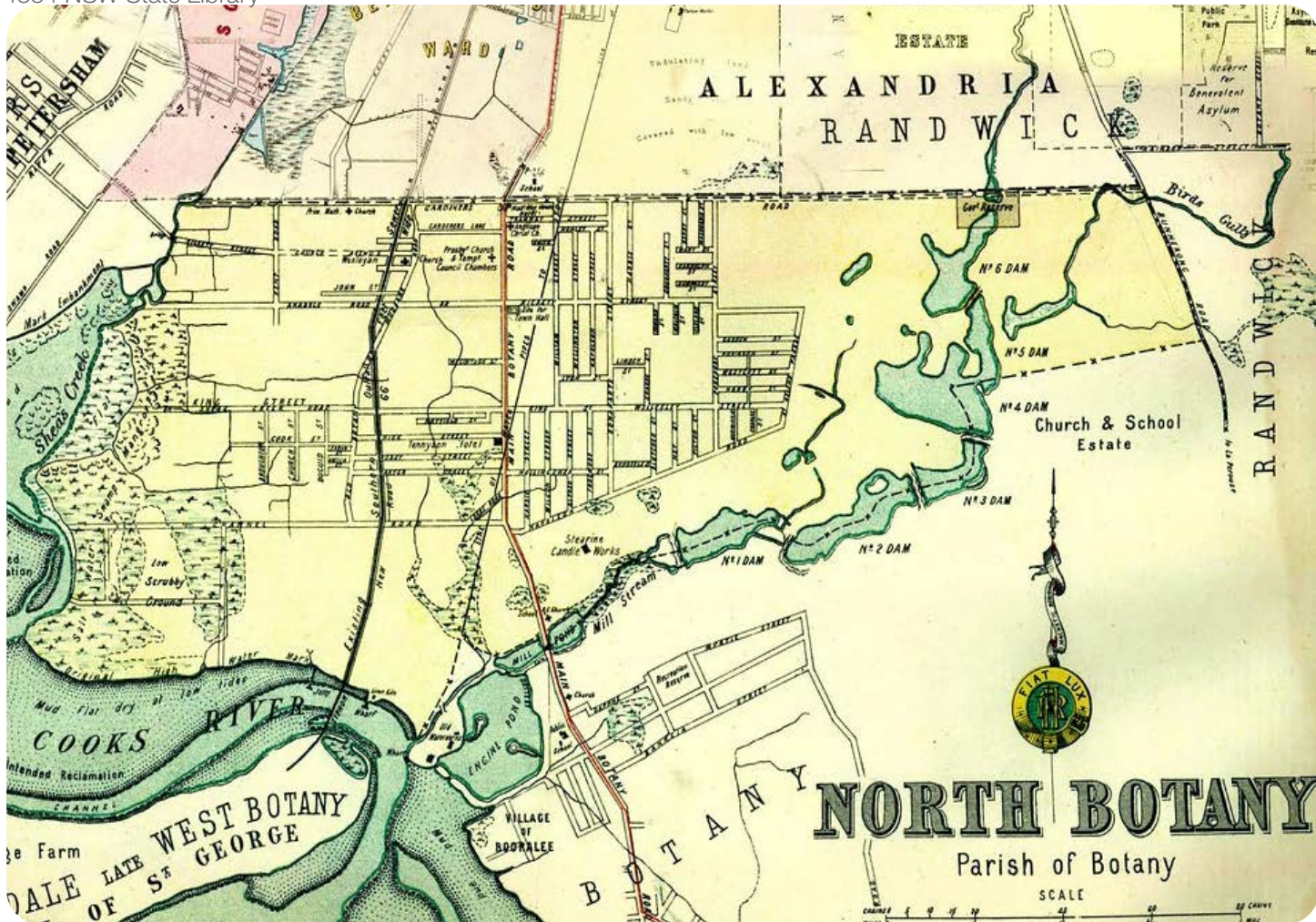
TL Mitchell's map of Botany Bay, Port Jackson and rivers 1834 NSW State Library



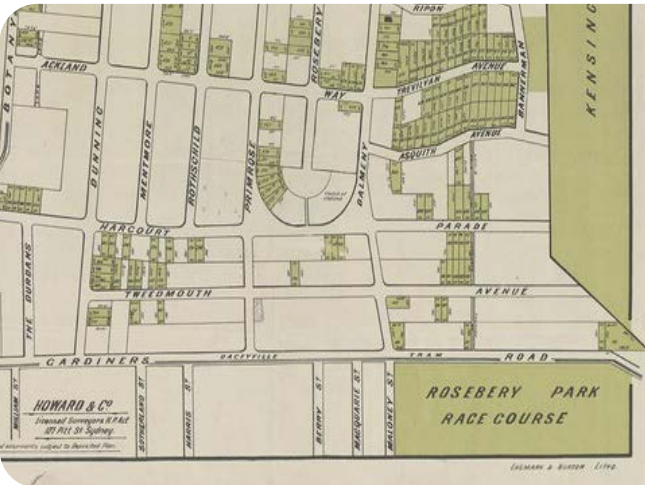
William Leigh Botany Bay from Newtown 1853



Samuel Elyard Wool Washing Estate Botany c1870



North Botany 1888 - By Higinbotham & Robinson - City of Sydney Archives

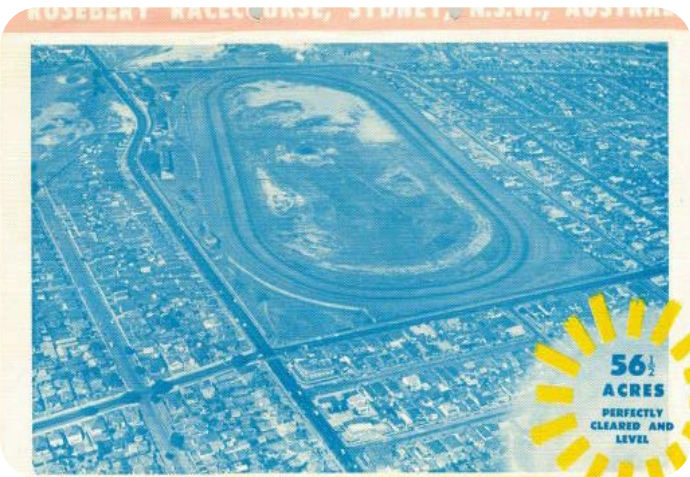


Portion of 1919 Subdivision plan indicating Rosebery Park Racecourse, the current site of Eastlakes Shopping Centre
Source: Etsy

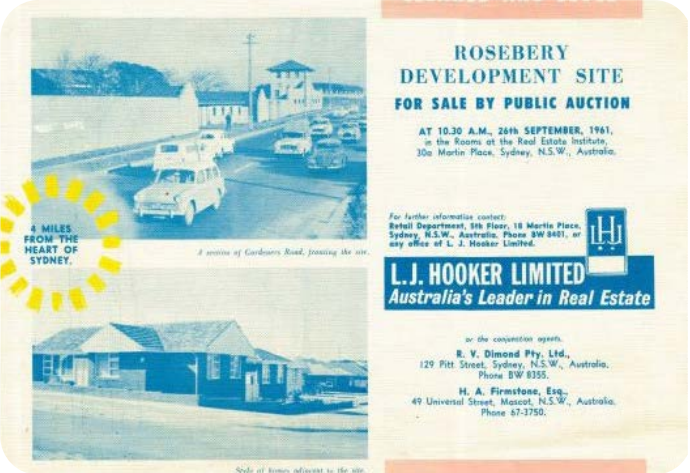
EVOLUTION OF THE LANDSCAPE

Historic Patterns of Settlement

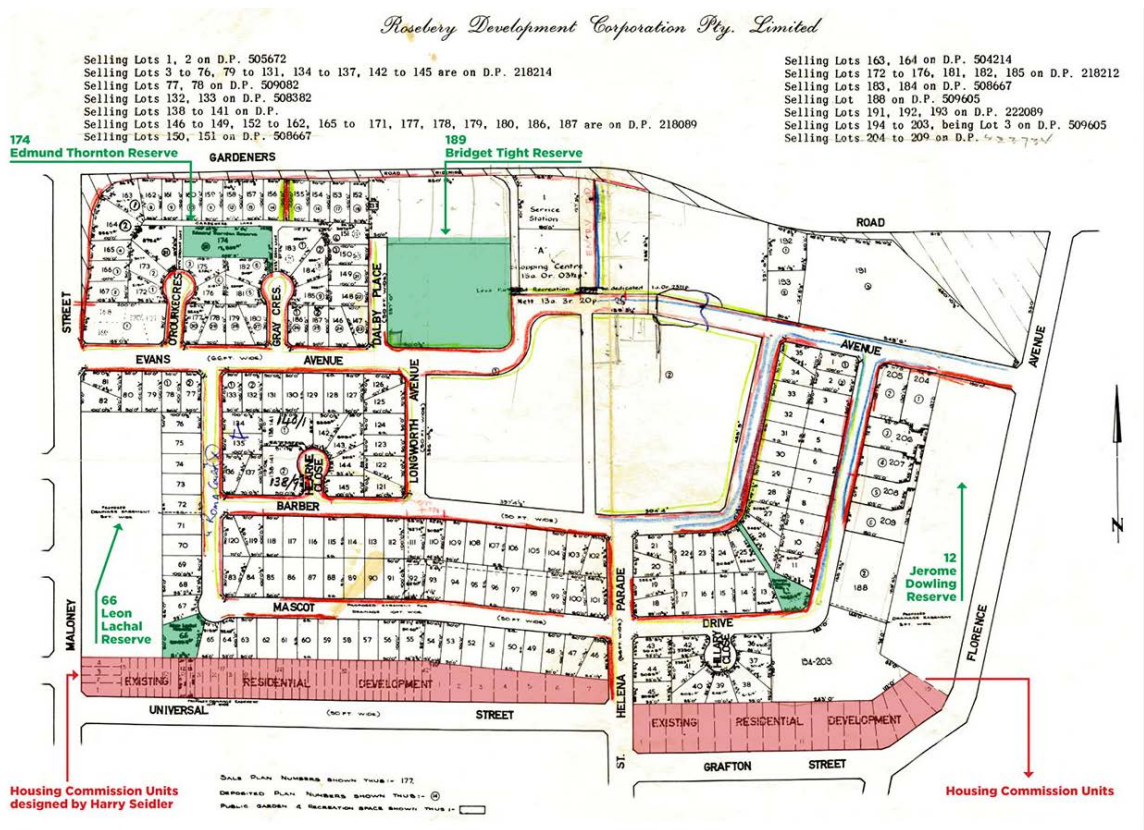
Rosebery Park Racecourse was relocated to the site in 1906 and became a popular sporting attraction, particularly between the interwar period. It was well-known for its mid-week pony races. Pony races involved full-sized thoroughbreds and mixed-bred racehorses that were of a slightly smaller breed. The course was just one of several pony tracks in Sydney, which included Ascot (which was resumed during the expansion of Sydney Airport) and Victoria Park, which is now a major residential precinct, in close proximity to Green Square Station. Once the racecourse was sold, the area was subdivided with the 1962 subdivision prepared by Harry Seidler.



1945 Aerial Photo Source: greenbans.net.au



1945 Aerial Photo Source: greenbans.net.au



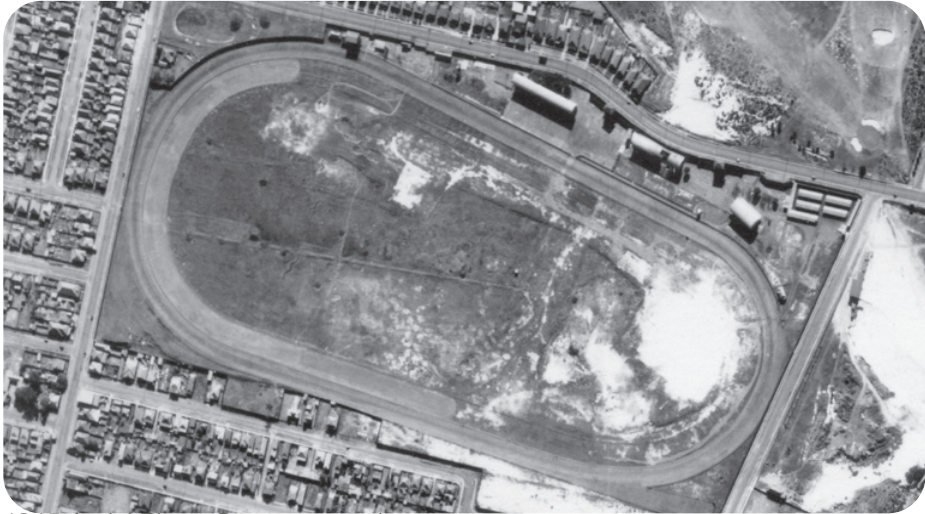
1963 Subdivision Plan Source: greenbans.net.au



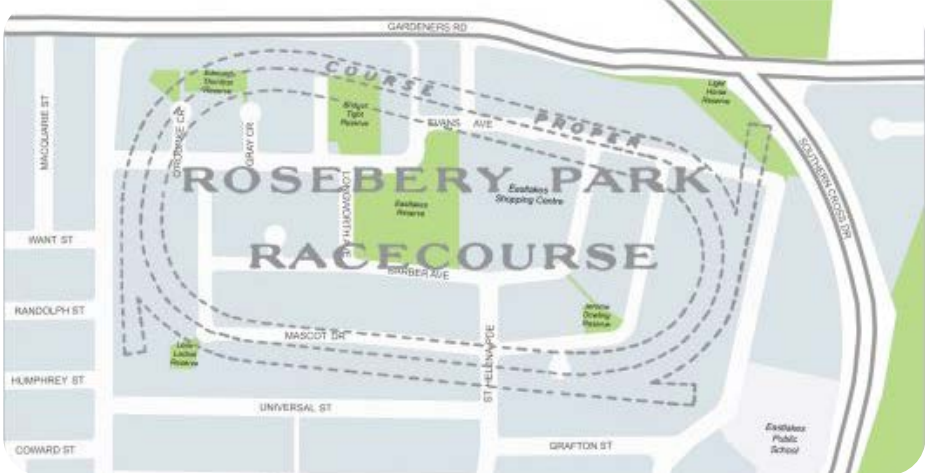
1971 Aerial Photo Source: greenbans.net.au



Photo of Rosebery Racetrack before its closure in 1962 Source: National Library of Australia



1945 Aerial Photo Source: greenbans.net.au



1945 Aerial Photo Source: greenbans.net.au

EVOLUTION OF THE LANDSCAPE

Jack Munday Environmental Legacy

Jack Munday’s environmental legacy in Eastlakes stems from his leadership in the 1971 green ban by the NSW Builders Labourers’ Federation which halted developer Parkes Development’s plan to build extra apartments on the public housing estate’s only central open park space. In recognition, the reserve was renamed Jack Munday Reserve in 2021.



THE EXISTING SITE
Landscape Context - Local Open Space Network



Edmund Thornton Reserve



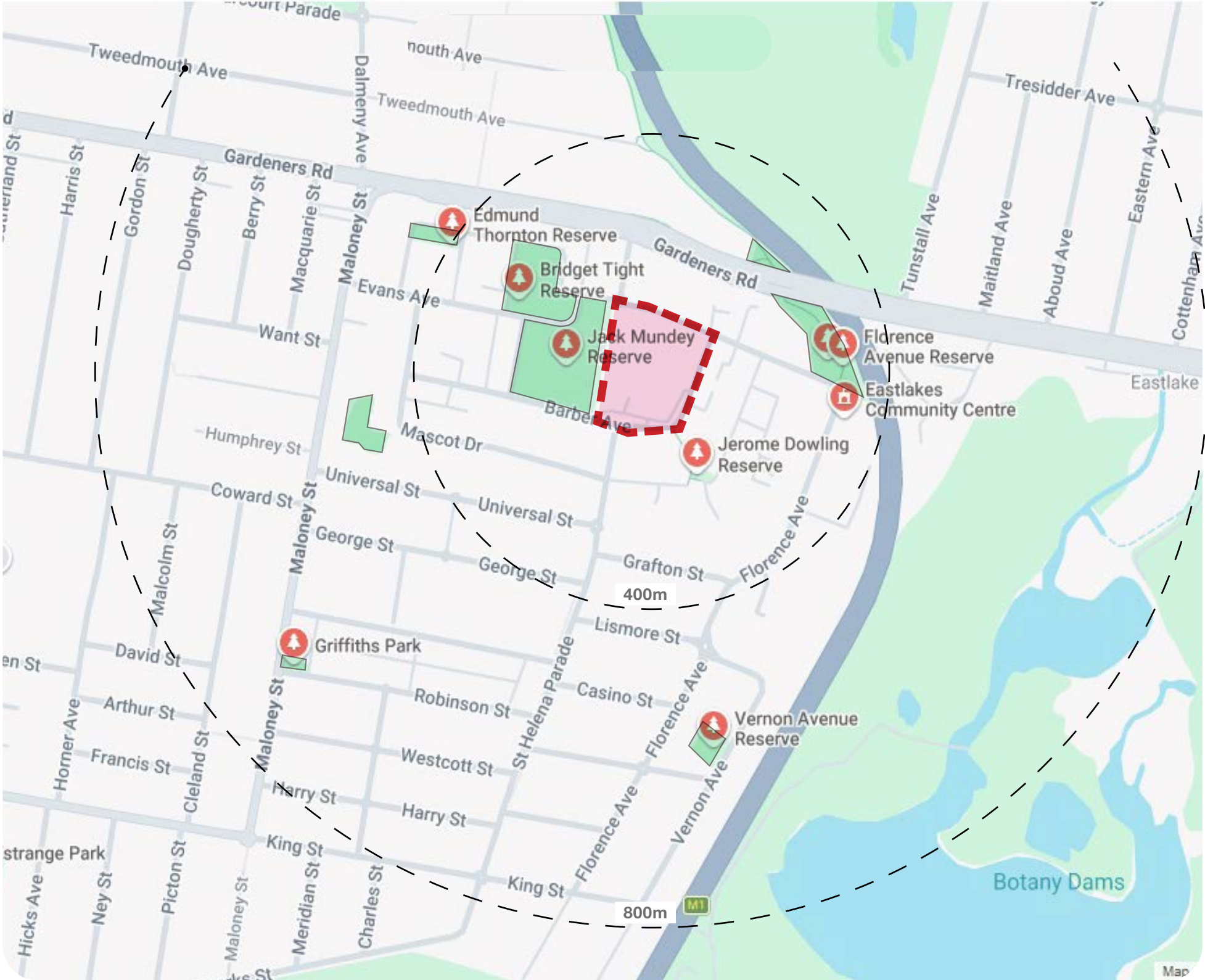
Bridget Tight Reserve



Leon Lachal Reserve



Griffiths Park



Jack Munday Reserve



Florence Avenue Reserve



Jerome Dowling Reserve



Vernon Avenue Reserve

Landscape Design Approach



LANDSCAPE DESIGN APPROACH

Vision

Our vision is to create a high quality landscape setting for both the public domain and communal open spaces to complement the built form. Both public and communal open spaces are recognised as valuable, acting as social hubs where people meet, socialise or transit through as part of their daily routine. We aim to develop a welcoming landscape which is vibrant, accessible and offers a diversity of spaces and uses for residents and retail patrons alike.

Principles

Safe and Accessible – a landscape which is safe and legible, making it easy to move around with logically links to internal spaces and programming

Vibrant and Active - a landscape that encourages participation by offering a range of recreational activities which benefit the widest variety of users

Social and Connected - a landscape which amplifies sharing by providing both active and passive spaces for gathering and involvement with the broader residential community

Flexible – ability for spaces to adapt over time and respond to resident’s needs and desires

Connect with Country - a place which creates meaning for the community by expressing underlying local themes of connecting with country

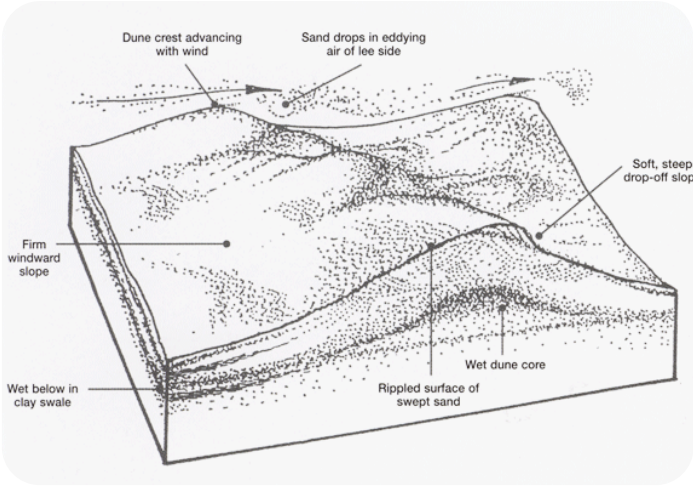
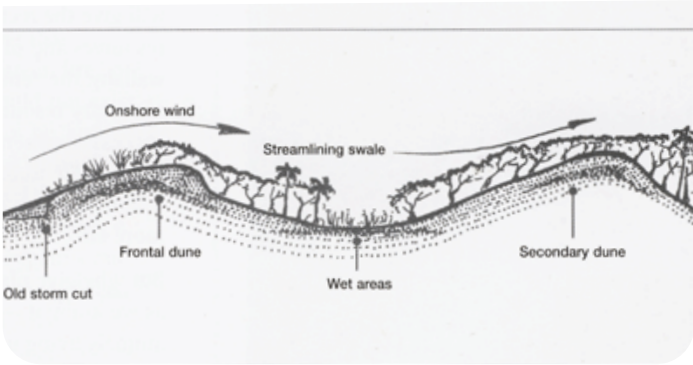
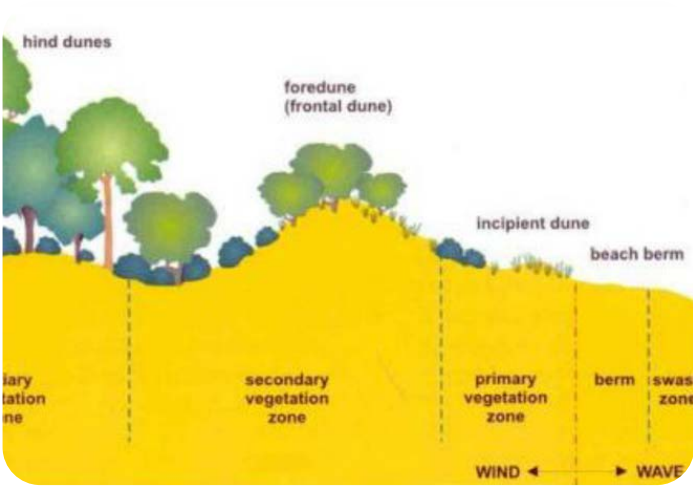


LANDSCAPE DESIGN APPROACH

Connecting with Country - Dune Forms & Landscape Inspiration

Connecting and designing with country is about storytelling and creating meaningful placemaking elements that recognise the local landscape and cultural heritage, and equally engage with the specific sense of place, and places created by the landscape and architecture.

The following starting points for potential themes are provided to assist artists. The suitability of CwC proposals for design excellence will guide Artist towards finalising of a proposal that meets the approval of Council.



Dune Succession Planting /Freshwater Wetlands

Use the natural horizontal strata of Earth and Sky Country to guide form, massing and the organisation of open space. This provides a grounded base for a community made up of many cultures and family structures, while allowing lighter elements to open towards the sky.



Freshwater Sustaining Habitats, Wildlife & People

Recognise water as an influencing and shaping force on this land; softening how podium edges, terraces and landscape transitions may be formed, as if the earth is revealed by the movement or to-and-fro of water. This creates intuitive, welcoming spaces that reflect the way people from diverse backgrounds navigate and gather.



LANDSCAPE DESIGN APPROACH

Connecting with Country - Organic Forms

Spaces for Families & Generational Knowledge

Prioritise environments where children, parents and elders can gather and engage as families, encouraging sharing of knowledge, story telling, including communal herb gardens, acknowledging Eastlake's strong culture of food, family and intergenerational living.

Dunal shapes as an Expressions of Country

Embed sinuous curves and oval shapes which mimic the underlying remnant dunes of the botany sands area. These are expressed in a layered approach at various levels, repeating the design language to create a cohesive approach to landscape design.

- Ripples and Riparian Systems

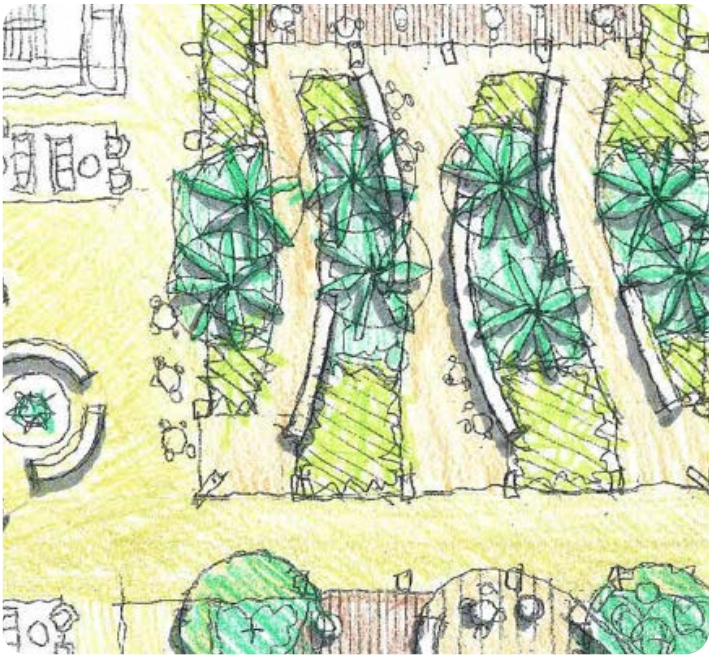
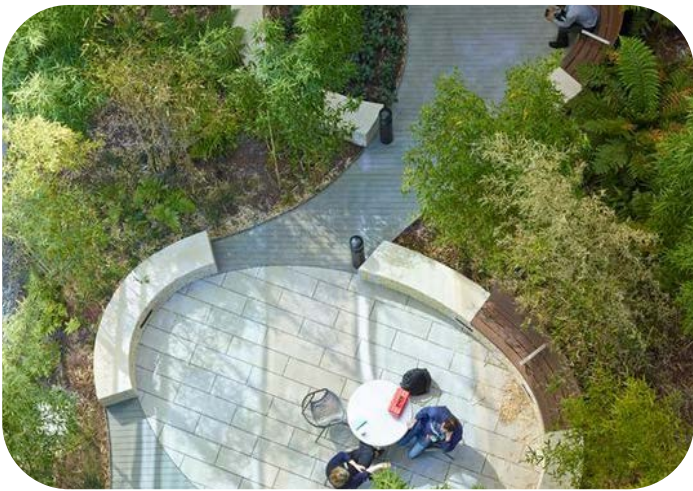
Flowing ripple forms reference the historic waterways and wetlands between the dunes, informing the layout of pathways, planting beds and gathering spaces. Curved circulation routes and layered planting create a sense of movement and softer transitions across the rooftop terraces.

- Paperbark and Organic Curves

Overlapping irregular curves are inspired by the layered texture of Melaleuca paperbark and the vegetation communities of wetter landscapes. These forms shape seating areas, garden beds and communal spaces, creating a naturalistic and less formal spatial character.

- Ovoid Dune and Waterway Forms

Soft ovoid geometries reference the broader form of the original dune systems and waterways. These shapes inform the planning of lawns, planting islands and recreation spaces, establishing a cohesive landscape language across the terraces that reflects the historic ecology of Eastlakes.



Landscape Concept Plan



LANDSCAPE PLAN
Public Domain Plan

LEGEND

- ① Vehicular Entry/Egress
- ② Main pedestrian entries from Evans Avenue
- ③ Existing street trees to be retained
- ④ Main internal retail spine which connects Barber Avenue to Jack Munday Reserve
- ⑤ Barber Avenue pedestrian entry
- ⑥ Proposed bus stop
- ⑦ Connection to Jack Munday Reserve
- ⑧ Park interface includes ramp access and retention of trees
- ⑨ New street tree planting to Barber Avenue
- ⑩ Loading Dock
- ⑪ Residential forecourt and lobby



LANDSCAPE PLAN
Public Domain Plan Diagram

LEGEND

-  Retail Edge
-  Residential Edge
-  Existing Street Trees
-  New Street Trees
-  Proposed bus location
-  Lobby Area
-  Community Centre Corner
-  Public Entries
-  Residential Entries

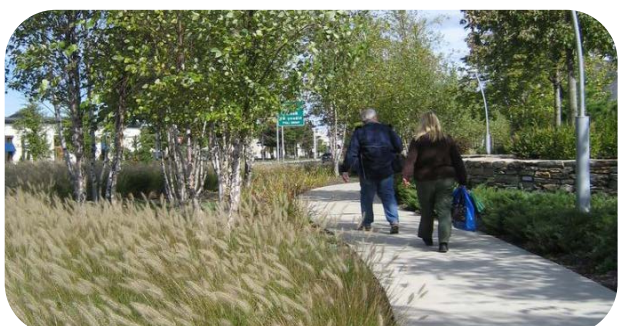


LANDSCAPE MASTER PLAN

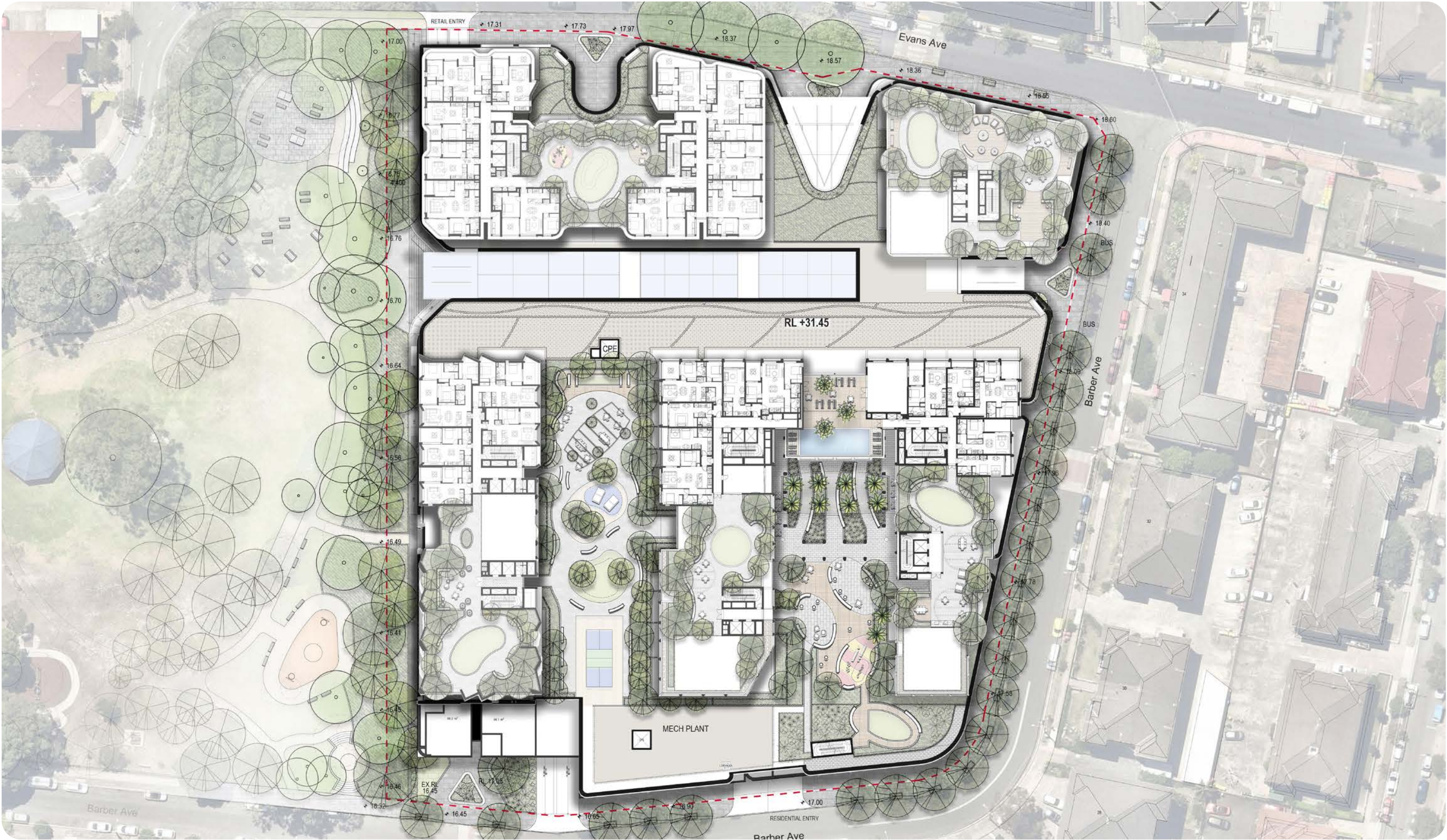
Park Interface - For Discussion with Council Only - Subject to Agreement

LEGEND

- ① Pedestrian ramp access
- ② Amphitheatre stair connection to park
- ③ Seating/Activity area within park
- ④ Proposed loop path
- ⑤ Upgraded Exercise/Fitness station
- ⑥ Residential access to park
- ⑦ Upgraded active zone/basketball courts
- ⑧ Jack Munday Memorial upgraded
- ⑨ New entry path 'arc'
- ⑩ Existing trees retained and protected
- ⑪ CwC endemic dunal planting



COMPOSITE LANDSCAPE PLAN
Communal Open Spaces and Rooftops



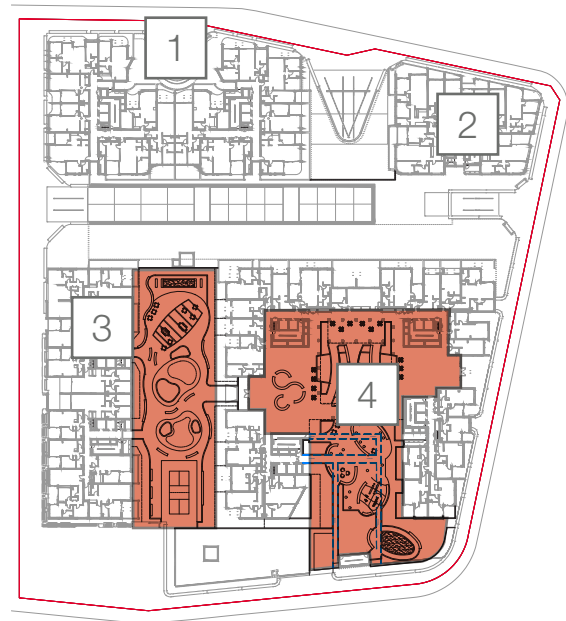
LANDSCAPE COMMON OPEN SPACE

Communal Open Spaces

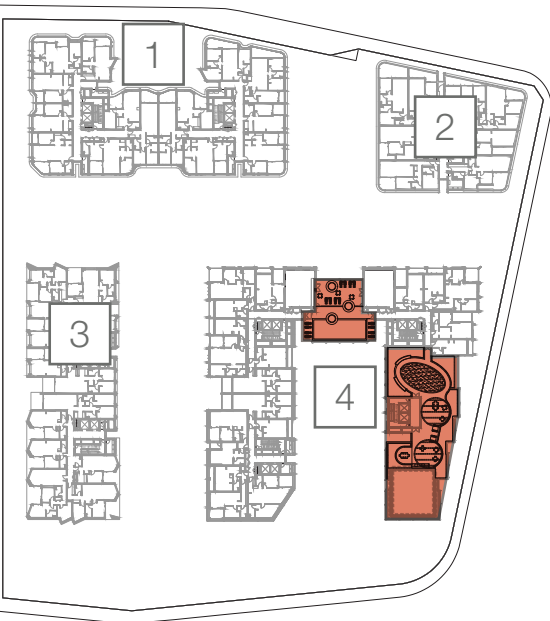
Podium and rooftop open space areas provide benefits such as panoramic outlook; access to breezes and sun; and protected and more protected environments. Design has responded to the attributes of each COS area.

The residential amenity provision in landscape terraces has been determined with consideration of the extensive amenity provided by the adjacent park. Flexible, multi-purpose / passive uses have been given priority.

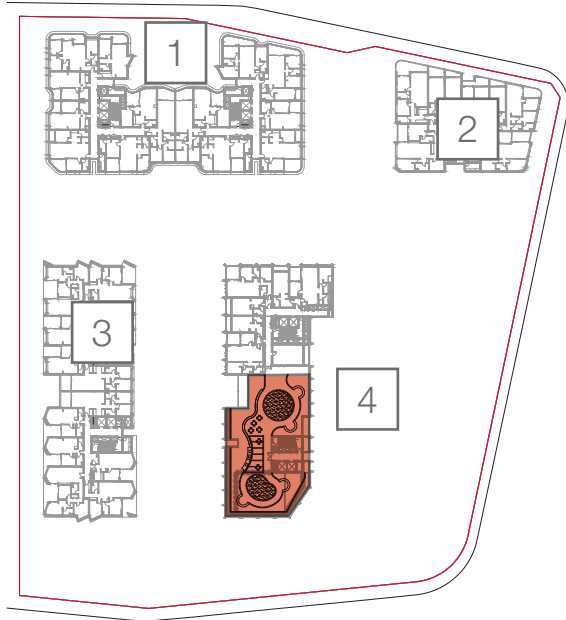
Level 4



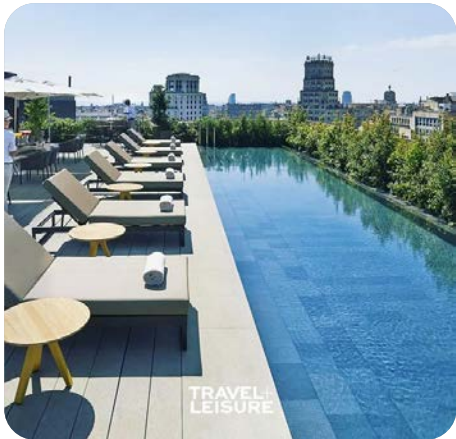
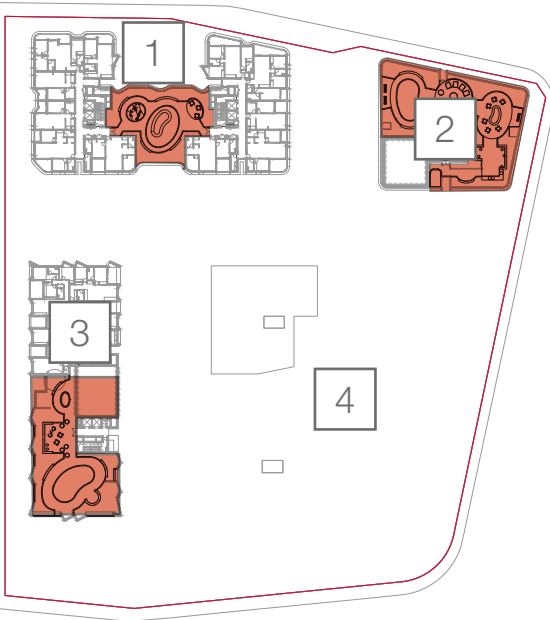
Level 14



Level 17



Level 18



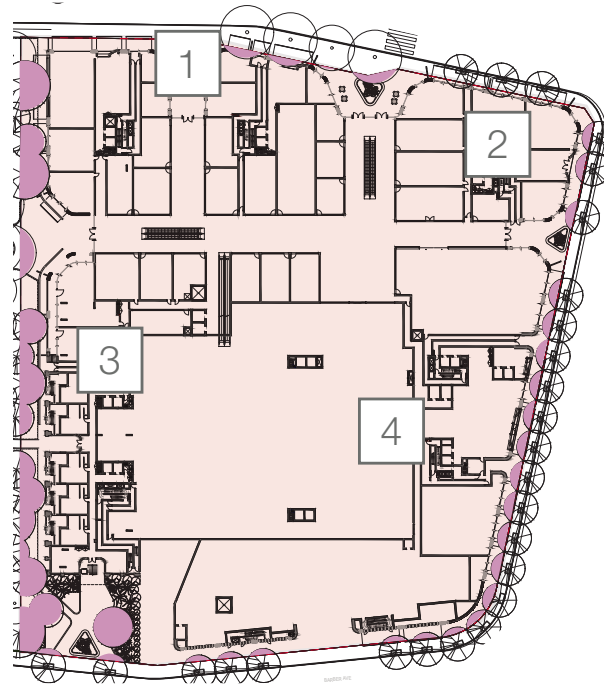
LANDSCAPE COMMON OPEN SPACE

Communal Open Spaces & Canopy Calculation Diagram

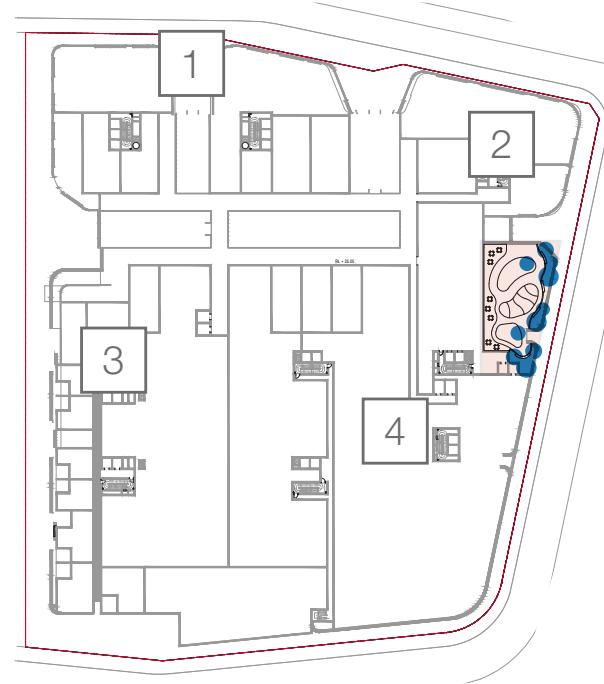
Site Area: 17.956 m²
Combined Canopy Area: 3224.23 m²
Area as Percentage: 18%

- Ground Floor Area: 926.38 m²
- Level 2 Area: 131.11 m²
- Level 4 Area: 868.02 m²
- Level 14 Area: 190.77 m²
- Level 17 Area: 246.85 m²
- Level 18 Area: 861.79 m²

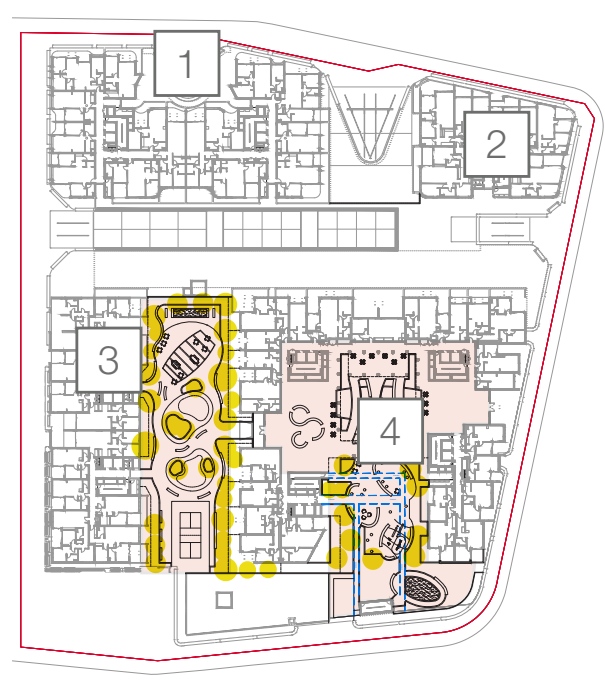
Ground Level



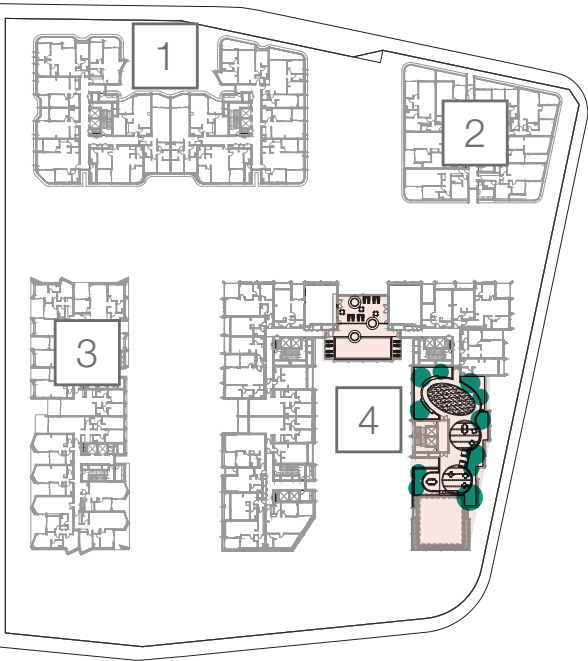
Level 2



Level 4



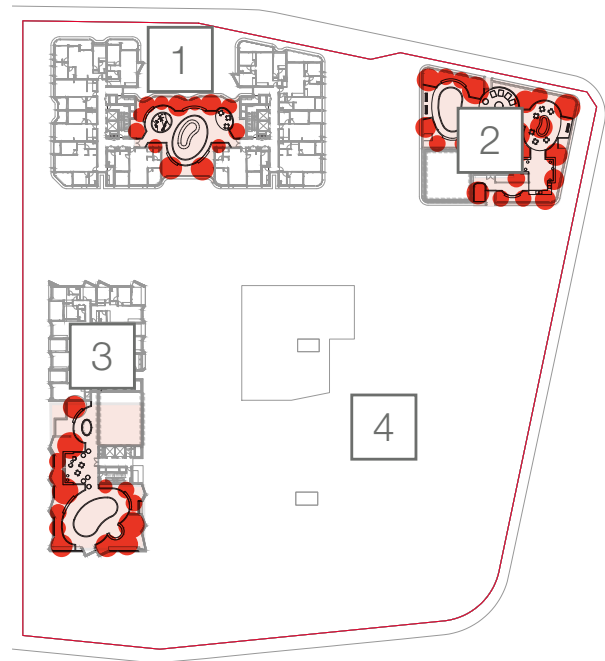
Level 14



Level 17



Level 18



Common Open Space Areas

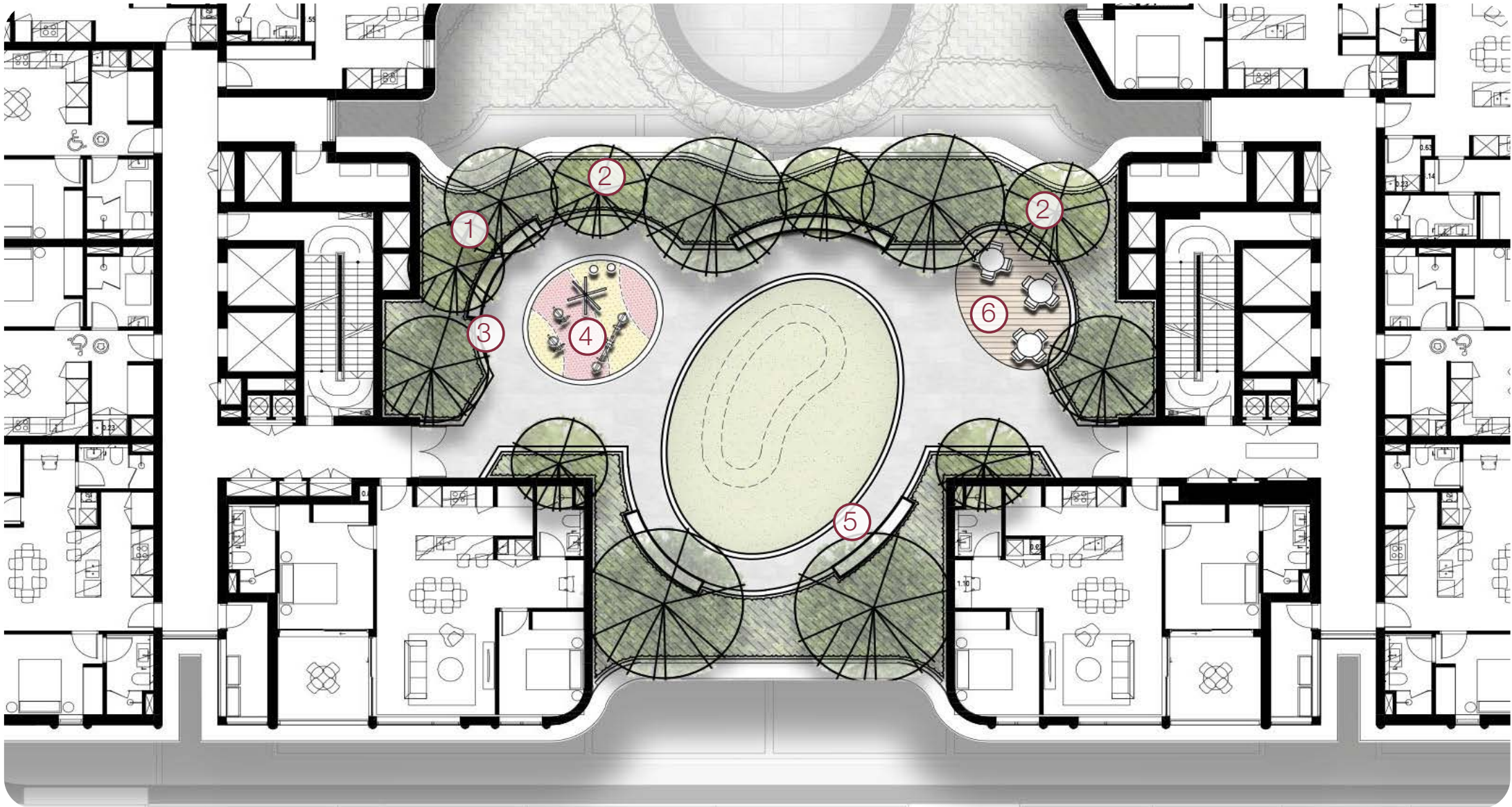


LANDSCAPE DETAIL AREAS

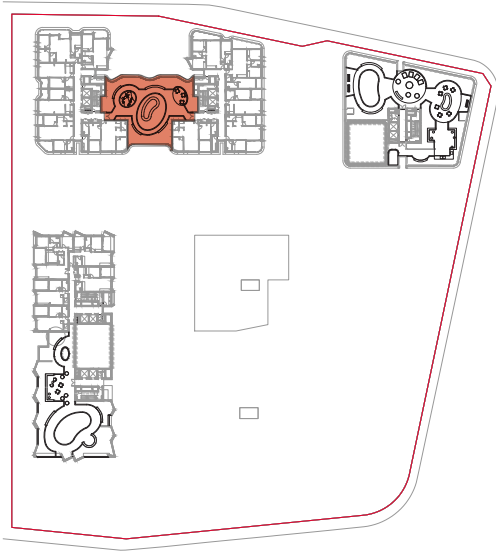
Level 18 **Building 1** Communal Open Space (BTS)

LEGEND

- ① Green perimeter planting / shade
- ② City outlook view position
- ③ Parents seating benches
- ④ Junior playground
- ⑤ Lawn and long bench seats
- ⑥ Social gathering / eating / party



KEY PLAN

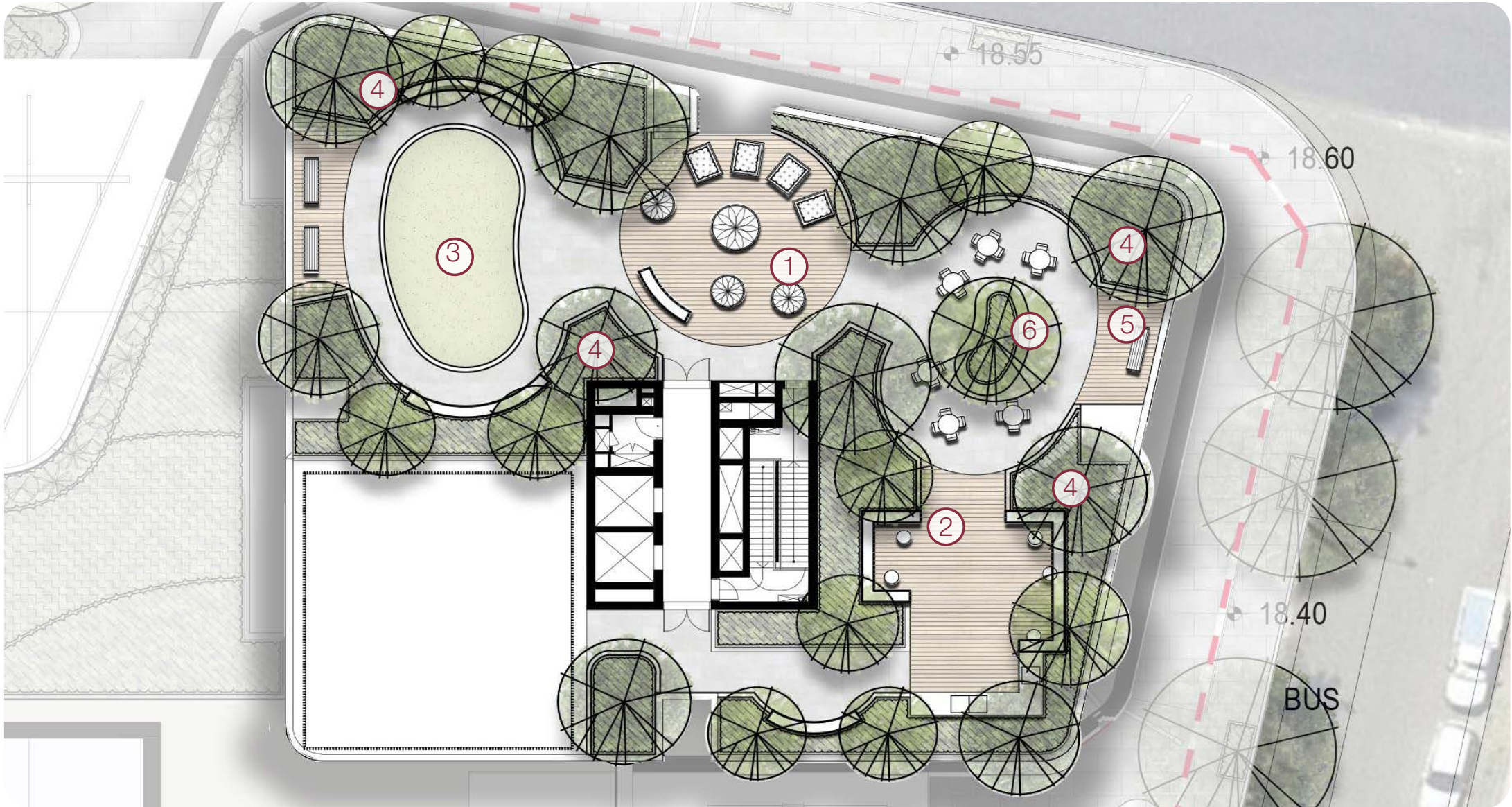
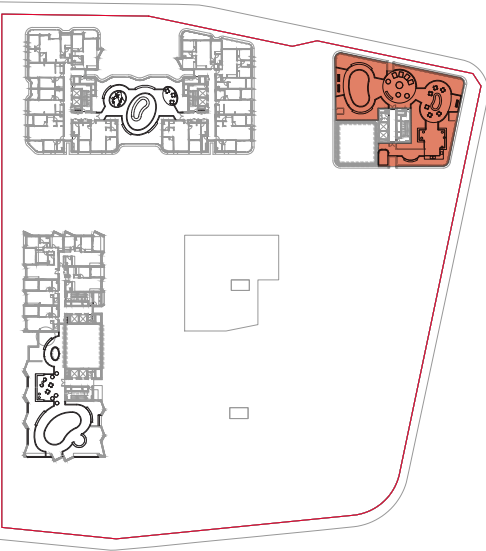


LANDSCAPE DETAIL AREAS
Level 18 Building 2 Communal Open Space (BTS)

LEGEND

- ① Community Garden planters
- ② Barbeque / Seating
- ③ Relaxation / gathering lawn
- ④ Tree planting / perimeter seats
- ⑤ Vista seating
- ⑥ Diverse / active social seating

KEY PLAN

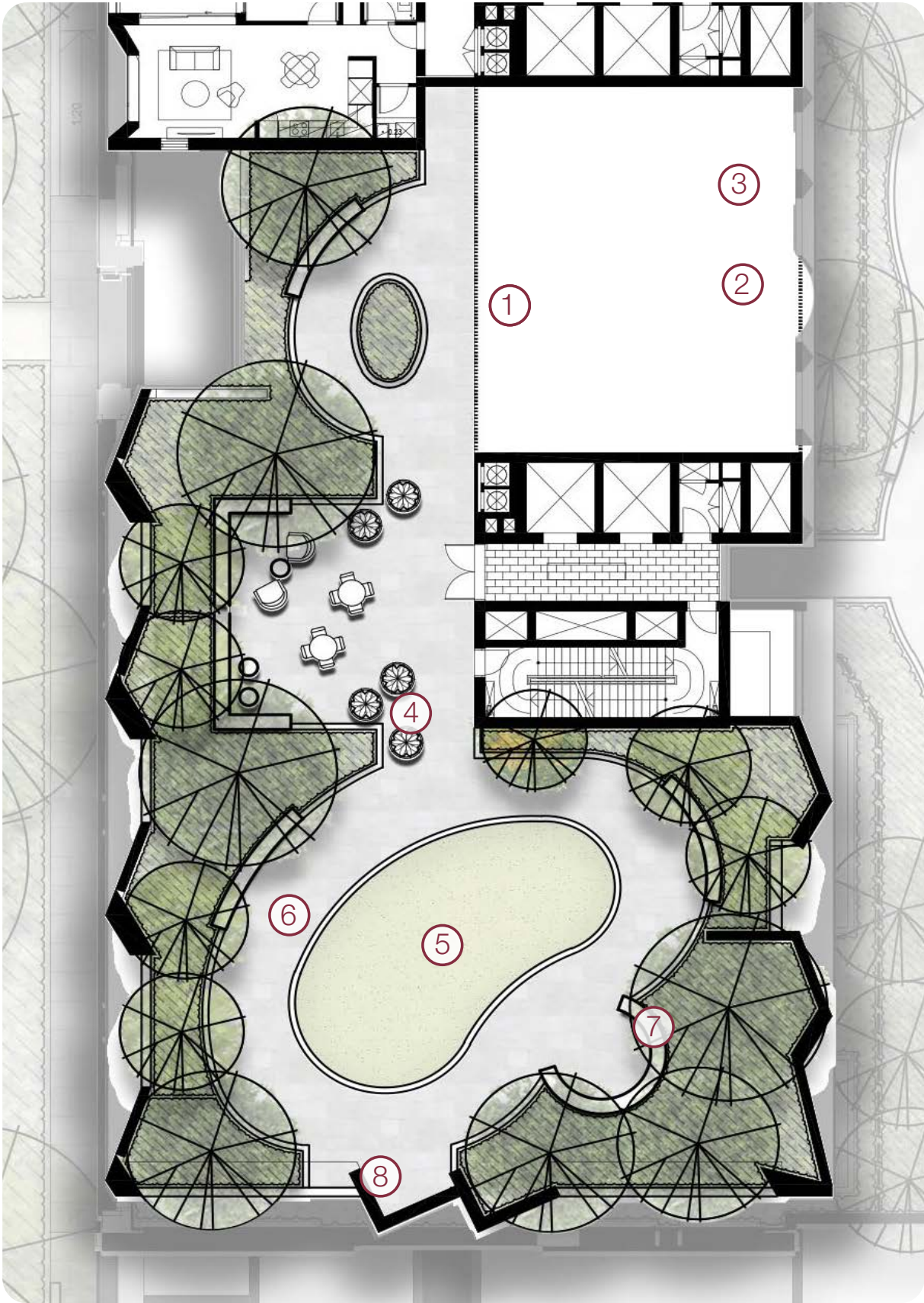
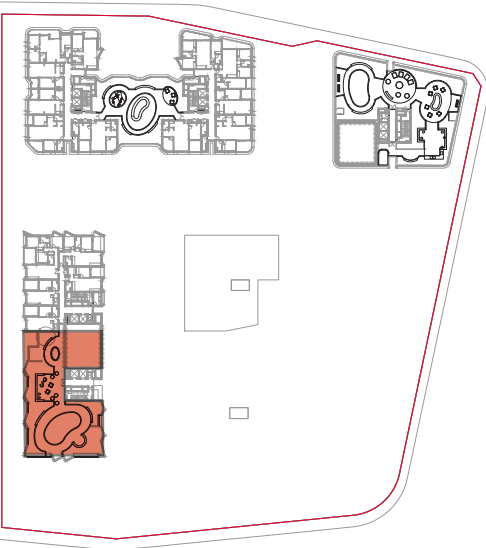


LANDSCAPE DETAIL AREAS
Level 18 Building 3 Communal Open Space (BTS)

LEGEND

- ① Flexible lawn area
- ② Family social seating
- ③ Perimeter planters and shade trees
- ④ Community Garden planters
- ⑤ Relaxation / play lawn
- ⑥ Loop walkway and passive seating
- ⑦ Alcove seating
- ⑧ Vista outlook edge

KEY PLAN

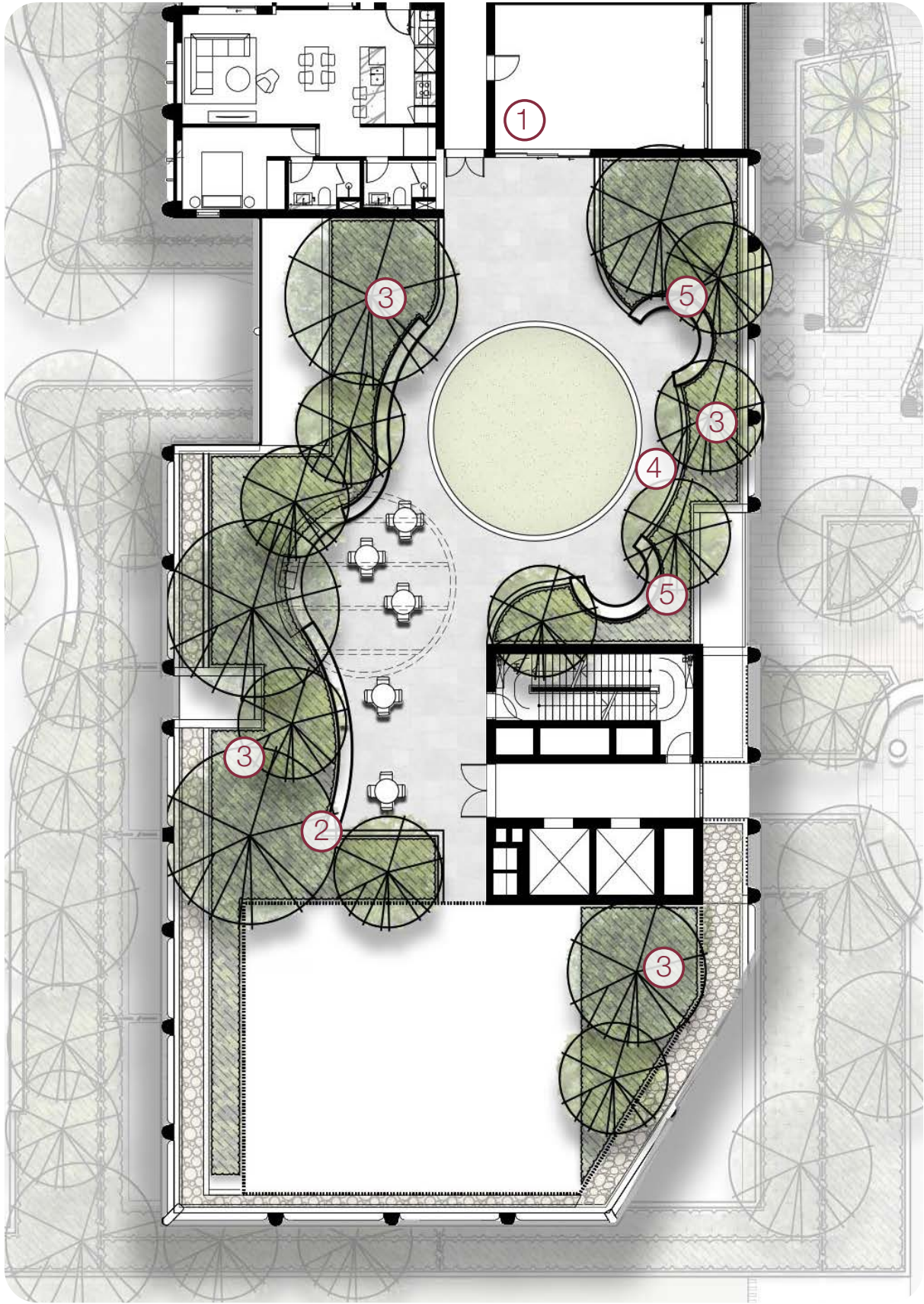
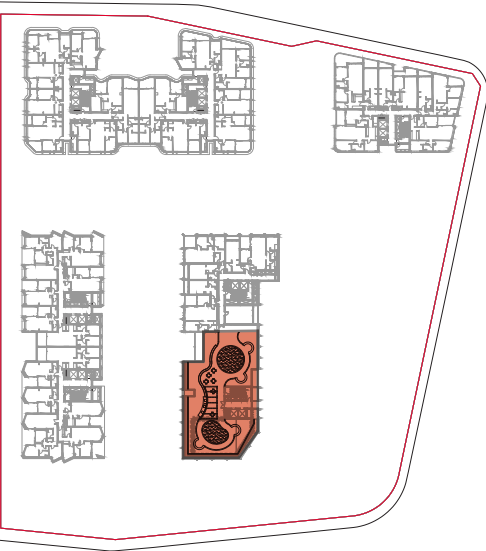


LANDSCAPE DETAIL AREAS
Level 17 Building 4 Communal Open Space (BTR)

LEGEND

- ① Community Room Social Terrace
- ② Linear seating & tables / BBQ
- ③ Tree planting / perimeter planters
- ④ Loop walkway and family lawn
- ⑤ Seating Alcoves

KEY PLAN

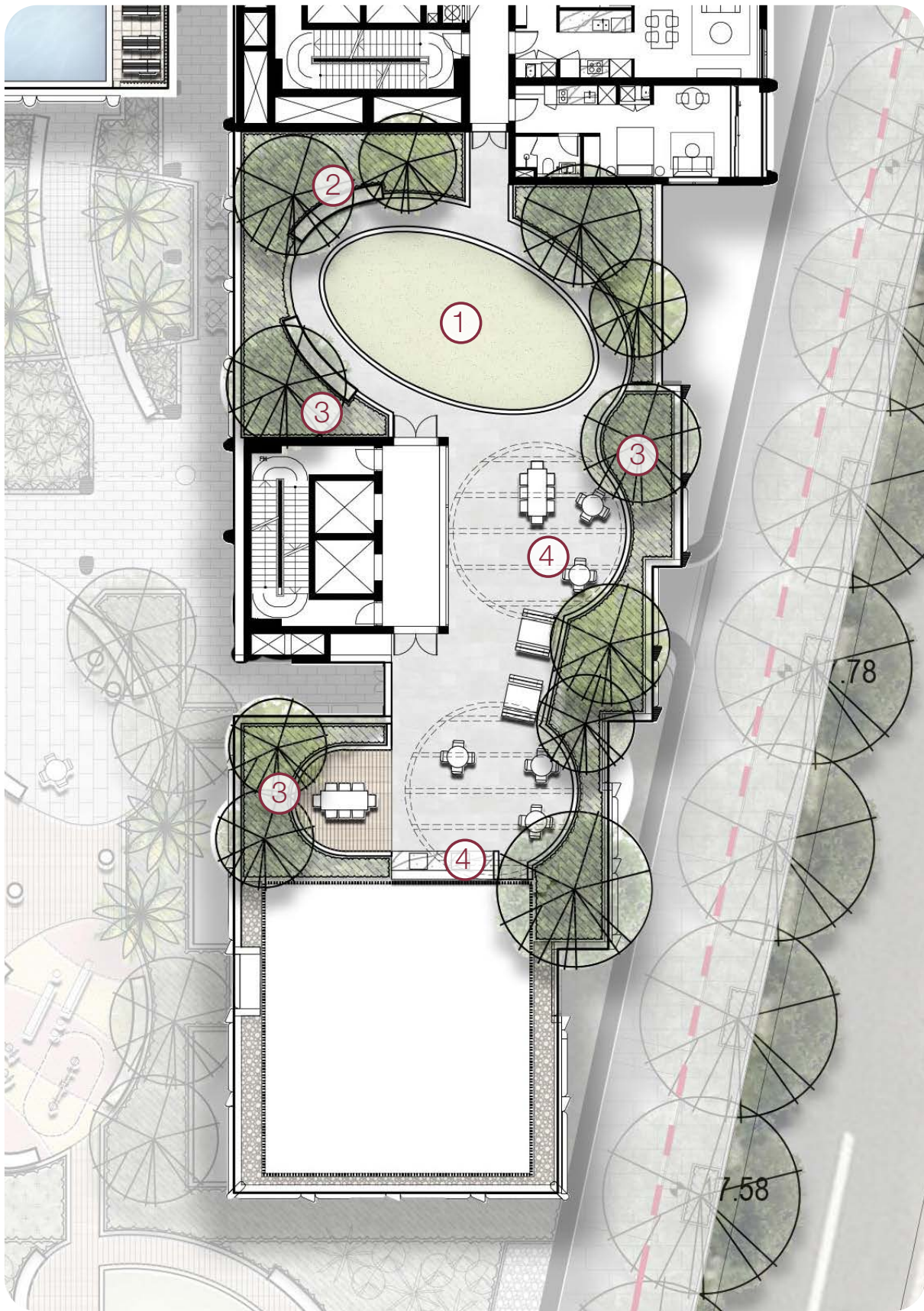
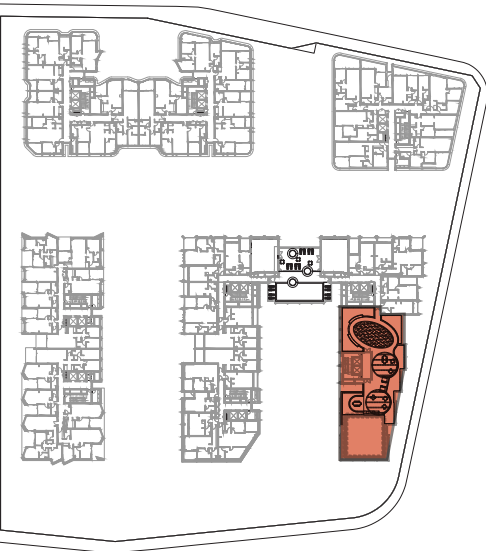


LANDSCAPE DETAIL AREAS
Level 14 Building 4 Communal Open Space EAST (BTR)

LEGEND

- ① Flexible lawn area
- ② Parent seating
- ③ Tree planting / perimeter planters
- ④ Barbeque and tables and chairs

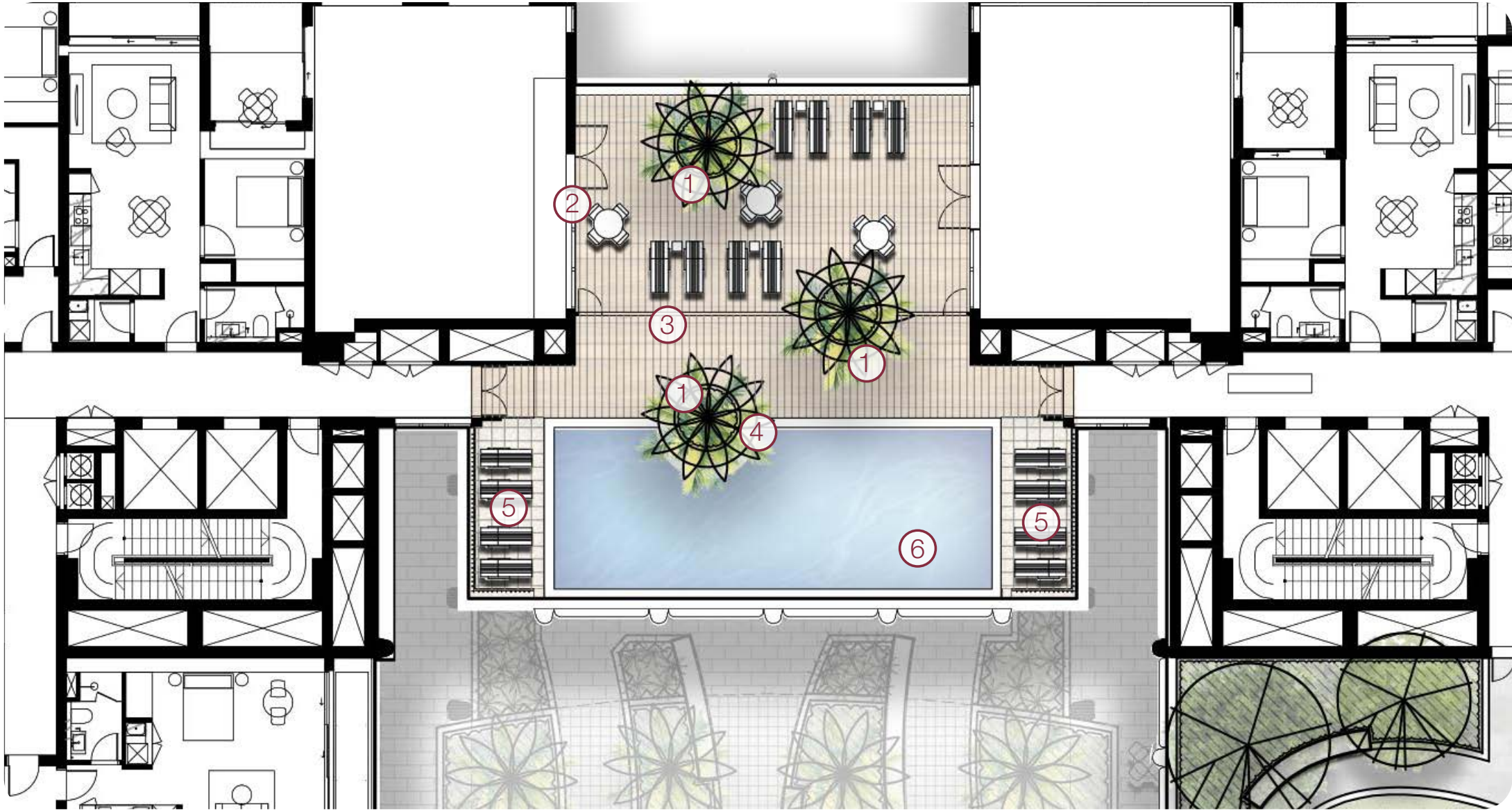
KEY PLAN



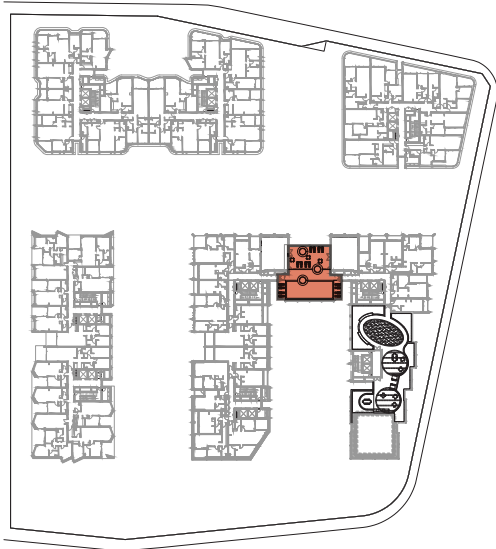
LANDSCAPE DETAIL AREAS Level 14 Building 4 Communal Open Space CENTRAL (BTR)

LEGEND

- ① Palm planters, glazed viewing edge
- ② BTR Amenity breakout to deck
- ③ Pool fence to secure pool area
- ④ Planter inset into side of pool
- ⑤ Poolside lounges
- ⑥ Pool with striking motif



KEY PLAN



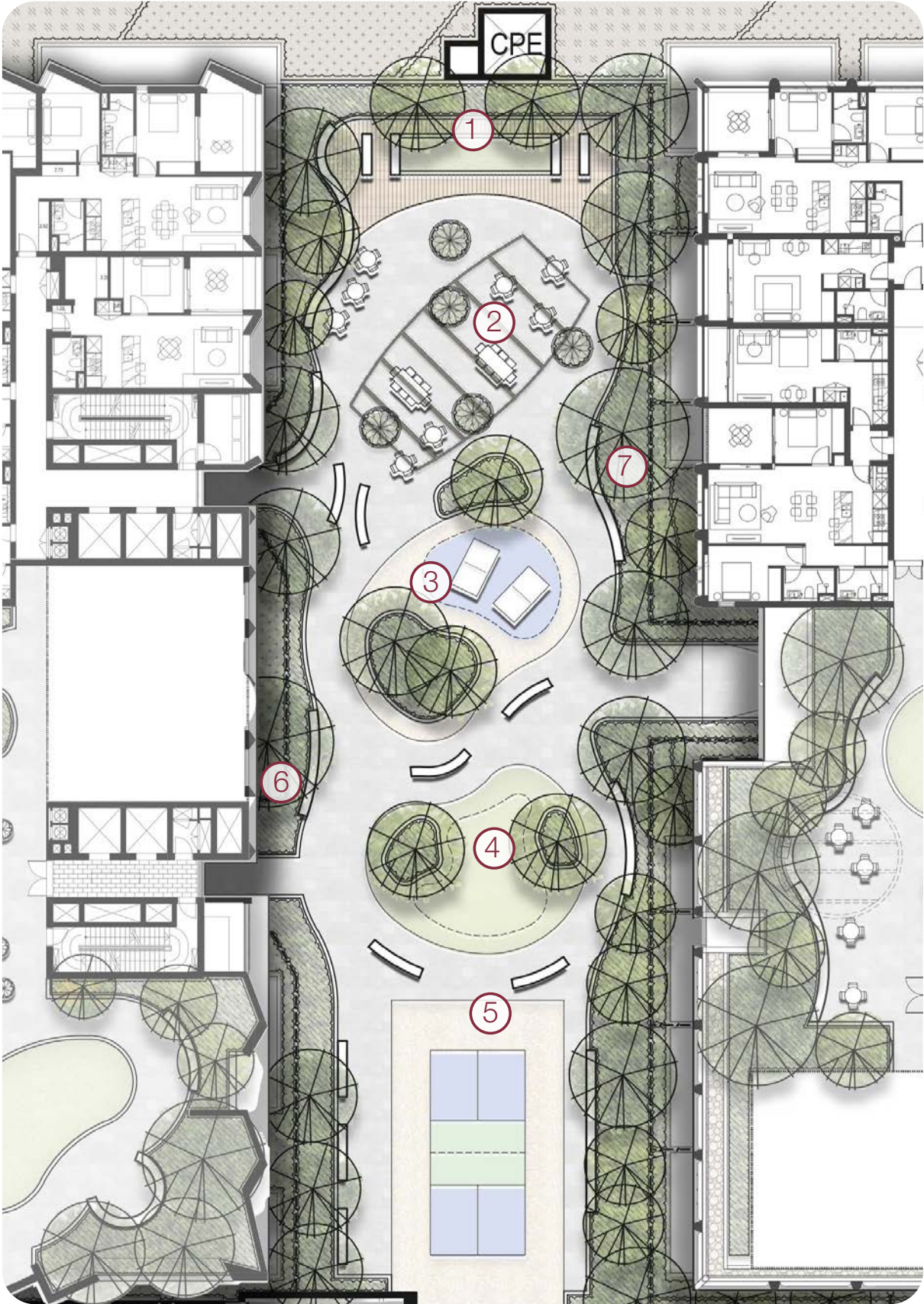
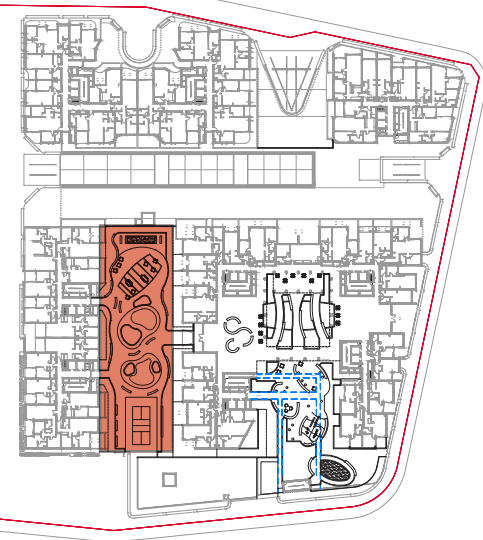
LANDSCAPE DETAIL AREAS

Level 4 Building 3 Communal Open Space (BTS)

LEGEND

- ① Bocce court and seating
- ② Pergola / shelter / BBQ / seats
- ③ Kids gaming pavement markings
- ④ Golf putting practice Area
- ⑤ Pickle ball court and adjacent seats
- ⑥ Green edge to residential
- ⑦ Feature curved benches / fencing

KEY PLAN

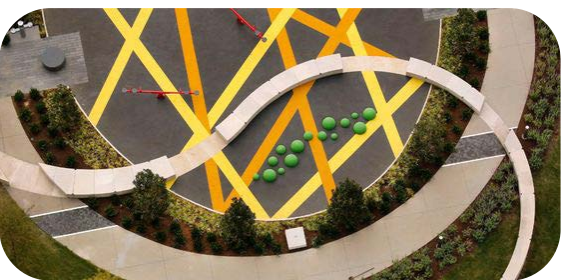
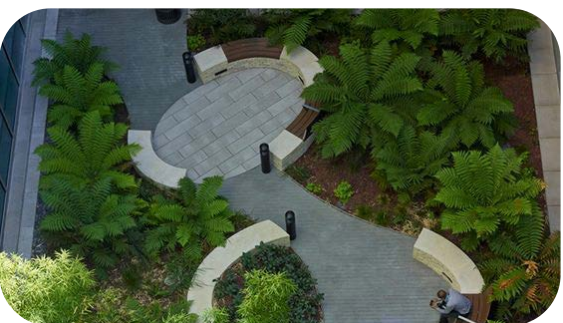
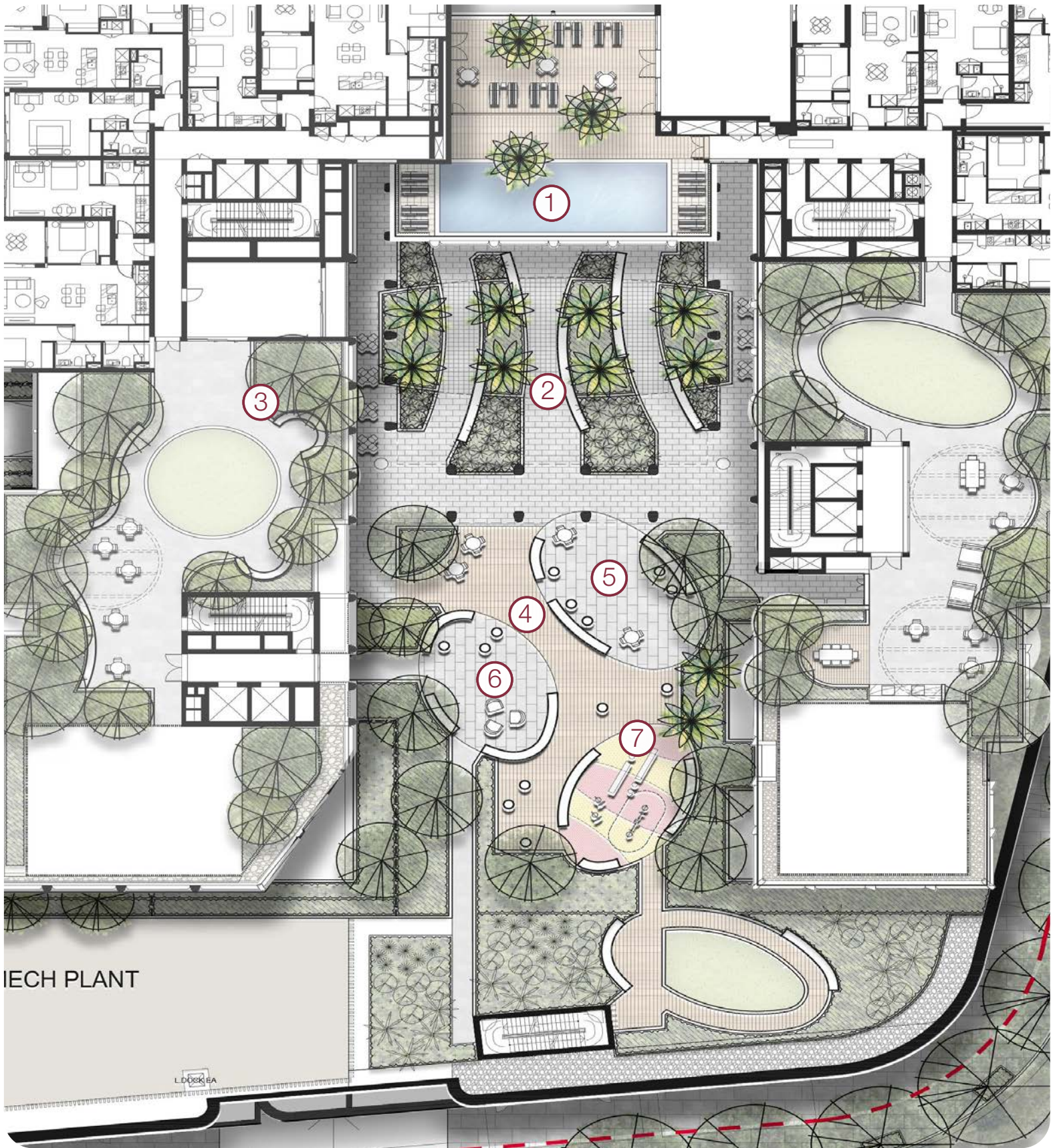
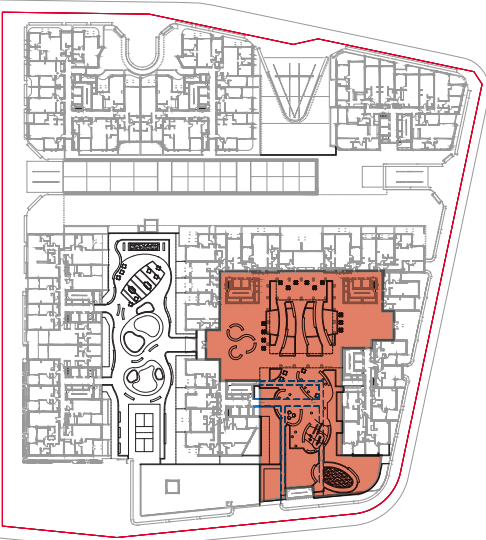


LANDSCAPE DETAIL AREAS
Level 4 Building 4 Communal Open Space (BTR)

LEGEND

- ① Casual seating/social
- ② Garden seating- palms & bamboo
- ③ Tropical social seating
- ④ Linking timber deck
- ⑤ Cafe style gathering space
- ⑥ Wicker casual lounges
- ⑦ Childrens play zone

KEY PLAN



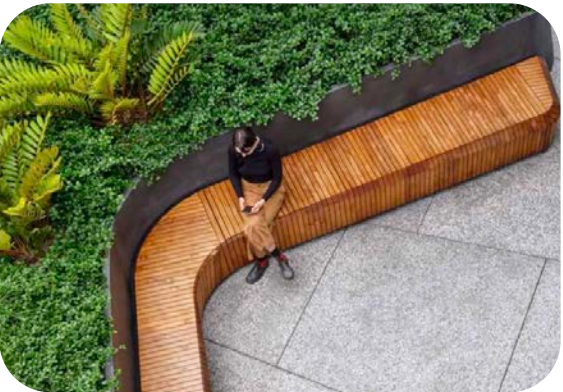
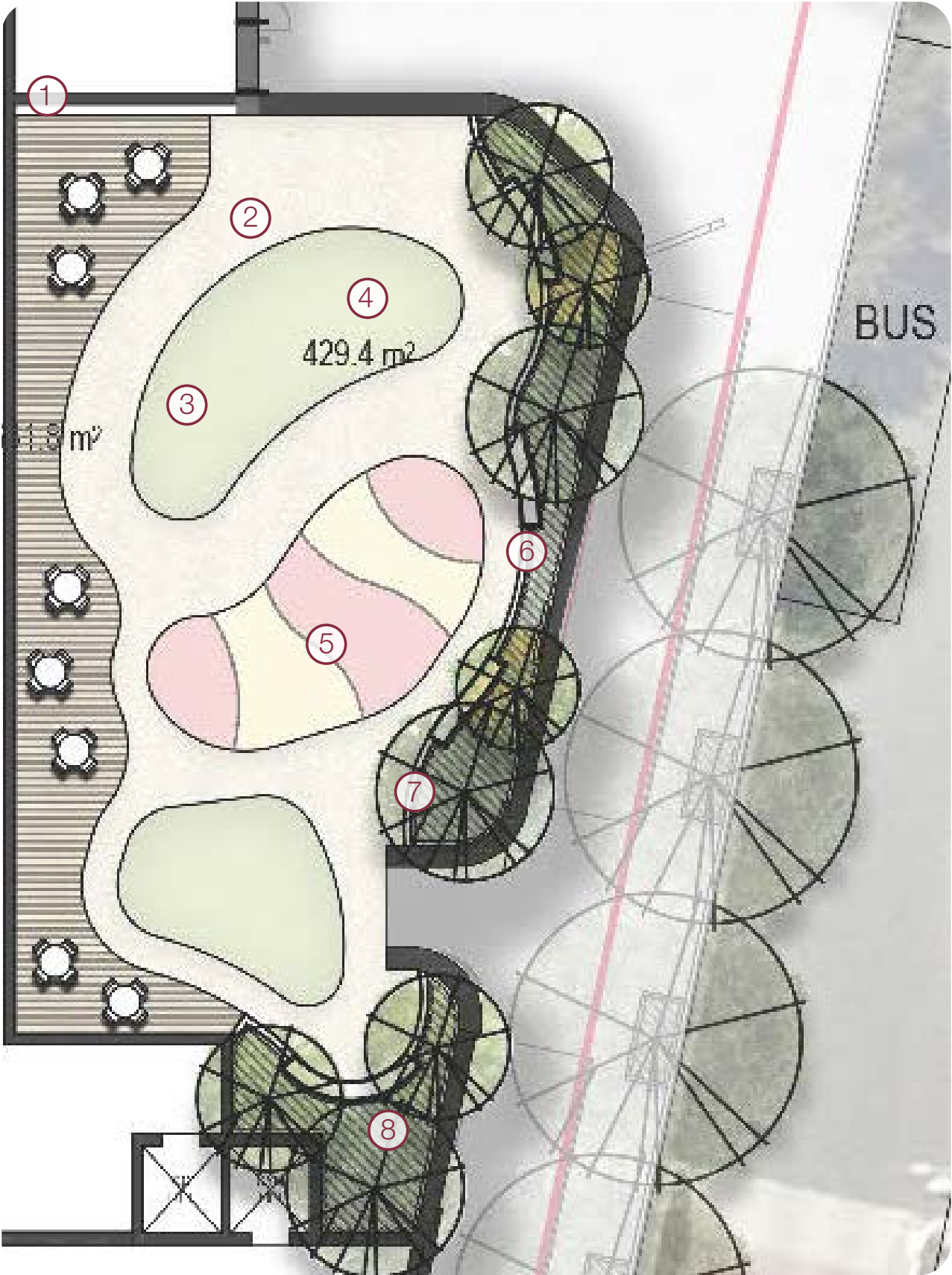
LANDSCAPE DETAIL AREAS

Level 2 Building 4 - Child Care Open Space

LEGEND

- ① Timber deck margin to indoor
- ② Softfall loop / linking walkways
- ③ Mounded artificial grass
- ④ Landscaped island planters / seats
- ⑤ 3 x age group play equipment
- ⑥ Bench seating to eastern edge
- ⑦ Landscape edge (accessible garden)
- ⑧ Greening / shading trees to edge

KEY PLAN



Level 4 Building 4 - BTR Lobby



LANDSCAPE MASTER PLAN AND ADJOINING PARK

