

51 - 55 ARCHER STREET
CHATSWOOD NSW 2067

LANDSCAPE SSDA REPORT

20-MAY-2026



GROUND INK

GROUND iNK

GROUND iNK PTY LTD

LEVEL 4, 56 NERIDAH STREET
CHATSWOOD NSW 2067
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ACKNOWLEDGEMENT

GROUND iNK would like to acknowledge the Traditional Custodians of the land we work on. We pay our respects to Elders past, present and emerging and recognise their ongoing connection to Country.

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	10/04/26	DRAFT ISSUE	AP	MK
B	20/05/26	SSDA ISSUE	AP	PK



The subject application is for a proposed residential redevelopment in the Lower North Shore suburb of Chatswood.

The existing site comprises of detached low-density dwellings, typical of the housing found in this area of Chatswood.

51-55 Archer Street encompasses a lot area of 1,767m², on which a 45-storey residential flat building is proposed.

The development will deliver high-quality, well-designed homes located near key transport links and business districts within the Chatswood CBD.

In response to the site's opportunities and constraints outlined in **Section 2**, GROUND iNK's design approach is guided by the design principles described in **Section 3**. These principles inform the landscape treatment from broad design moves through to the detailed on-site landscape outcomes.

While navigating through its unique topography, the design seeks to connect and strengthen the site's rich biodiversity and celebrate the suburb's character. The landscape design will meet requirements for deep soil zones, canopy cover and communal open space, (as shown in **Section 3**).

Furthermore, the design will incorporate ideas addressed in *JMP Aboriginal Consultancy's* Walking with First Nations Report (as shown in **Section 2**).

Section 3 also provides a representation of the overall look and feel of the development, achieved through considered materiality and planting selection.



PROJECT DESCRIPTION

This application seeks approval for a residential flat building at 51-55 Archer Street, Chatswood for:

- Demolition of existing dwelling houses within the site;
- Construction of a 45-storey residential flat building comprising:
- A seven-storey podium incorporating a 25% affordable housing component;
- Ground-level communal open space, including a swimming pool;
- A six-storey basement car park.

ADDRESS	51-55 Archer Street, Chatswood
LOT AREA	1767M ²
ZONE	REZONED
UNDERLYING GEOLOGY	Ashfield Shale, Mittagong Formation Hawkesbury Sandstone
PLANT COMMUNITY TYPES	Sydney Coastal Sandstone Gully Forest, Sydney Coastal Coachwood Gallery Rainforest, Estuarine Swamp Oak Twig-Rush Forest

SSDA REQUIREMENTS

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1.0

SSDA Requirements

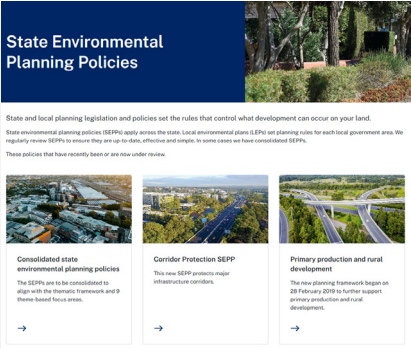
The documents and guidelines below have been used to guide the site's design strategy and formulate key principles which will form the basis of the design.

They inform GROUND iNK's approach to creating a landscape-led development that not only meets the needs of residents but also seeks to further enhance connections to the surrounding native ecology while contributing in a positive and meaningful way to connecting to our Indigenous Country.

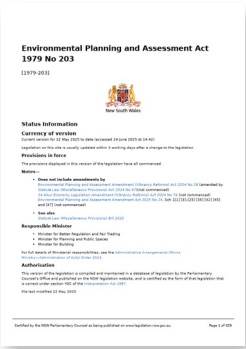
STATUTORY CONTEXT

- Roads Act (1993) - including Section 138 (Not Pictured)
- Sydney Water Act (1994) - Section 73 (Not Pictured)
- State Environmental Planning Policies:
 - State Environmental Planning Policy (Sustainable Buildings) (2022)
 - State Environmental Planning Policy (Resilience and Hazards) (2021)
 - State Environmental Planning Policy (Transport and Infrastructure) (2021)
 - State Environmental Planning Policy (Housing) (2021)
 - State Environmental Planning Policy (Biodiversity and Conservation) (2021)
- Environment Planning and Assessment Act (1979) - Section 1.3 and 4.15

STATE ENVIRONMENTAL PLANNING POLICIES



ENVIRONMENT PLANNING AND ASSESSMENT ACT (1979)



PROJECT DESCRIPTION

This application seeks approval for a residential flat building at 51-55 Archer Street, Chatswood for:

Proposed Development:

- Construction of 45 storey residential flat building comprising of:
- 38 storey residential tower providing 63 open market dwellings
- 7 storey podium providing 25% affordable housing component
- Ground level communal open space including pool
- 6 storey basement car park

GFA: 14931.2 sqm

- 15% Affordable: 2,239.68 sqm
- 10% Affordable: 1,493.12 sqm

SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

SEARs Requirements Declaration		
Name	Robert Loughman	
Qualifications	BLArch; Registered Landscape Architect (#7813)	
The undersigned declares that this Landscape SSDA report has been prepared in response to the following SEARs requirements issued for the Project on 20/10/2025 for SSD-94409457:		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
14	Trees and Landscaping: 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. • 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 • Address comments raised by Willoughby City Council at Appendix A.	pg. 07
Signed		
Dated	08/05/2026	

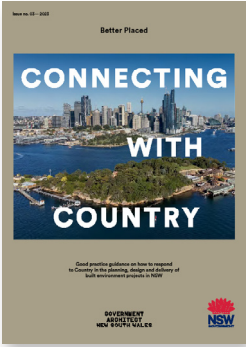
DESIGN WITH COUNTRY

- *Designing with Country Discussion Paper (2020)*
- *Connecting with Country Framework (2023)*

DESIGNING WITH COUNTRY DISCUSSION (2020)



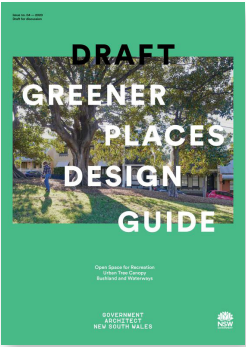
CONNECTING WITH COUNTRY FRAMEWORK (2023)



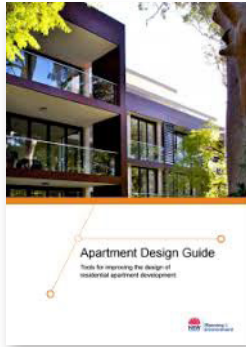
OTHER STATE GOVERNMENT POLICIES & GUIDELINES

- *Greener Places Design Guide (2020)*
- *Apartment Design Guide (2021) – ADG 2021*
- *Sydney Green Grid (2017)*

GREENER PLACES DESIGN GUIDE (2021)



APARTMENT DESIGN GUIDE (2021)



SYDNEY GREEN GRID (2017)



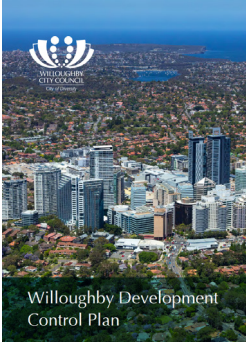
LOCAL GOVERNMENT POLICIES & GUIDELINES

- *Chatswood CBD Public Domain Manual (2021)*
- *Willoughby Development Control Plan (DCP) (2023)*
- *Willoughby Urban Bushland Plan of Management (2023)*
- *Willoughby Local Environmental Plan (2012) (Not Pictured)*
- *Chatswood CBD Planning and Urban Design Strategy (2036) (Not Pictured)*

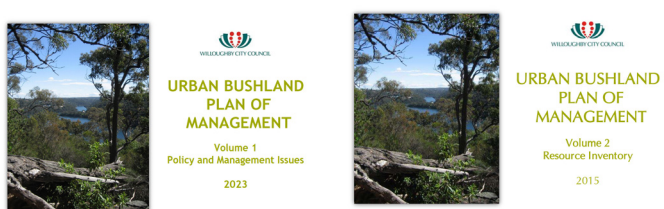
CHATSWOOD CBD PUBLIC DOMAIN MANUAL (2021)



WILLOUGHBY DCP (2023)



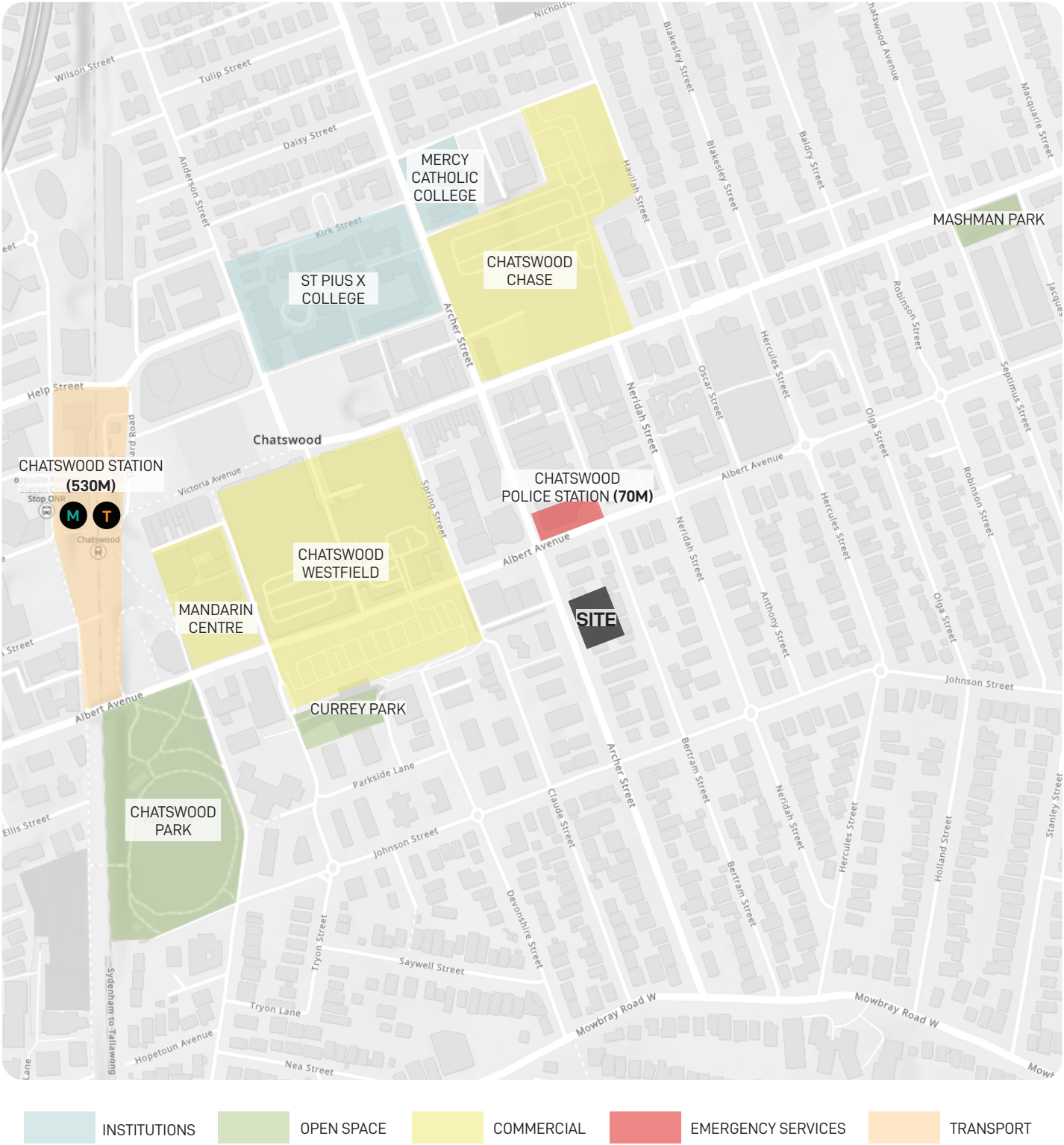
WILLOUGHBY URBAN BUSHLAND PLAN OF MANAGEMENT (2023)



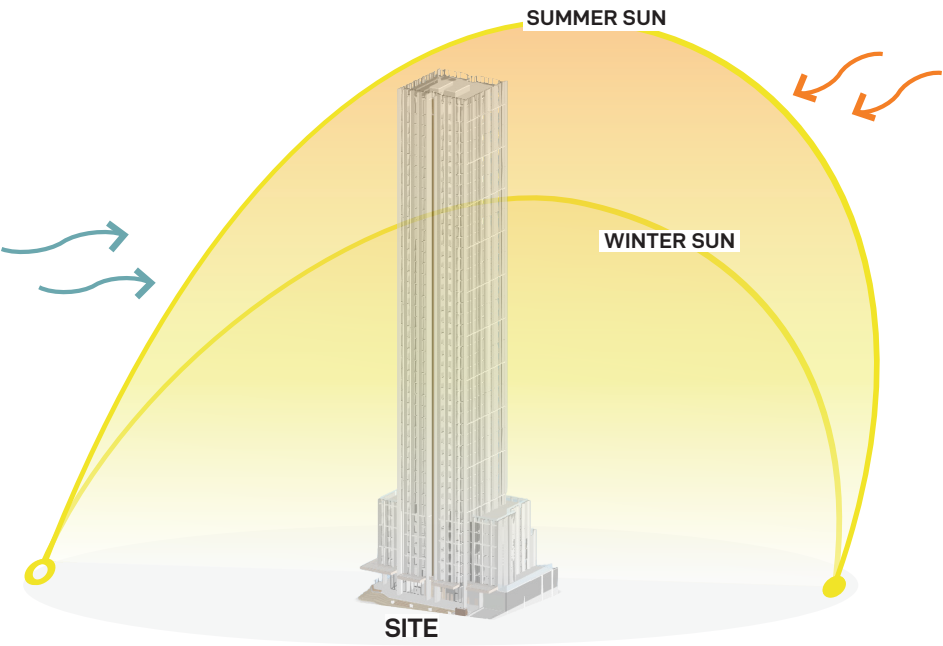
2.0

Site Context & Analysis

LOCAL INFRASTRUCTURE DIAGRAM



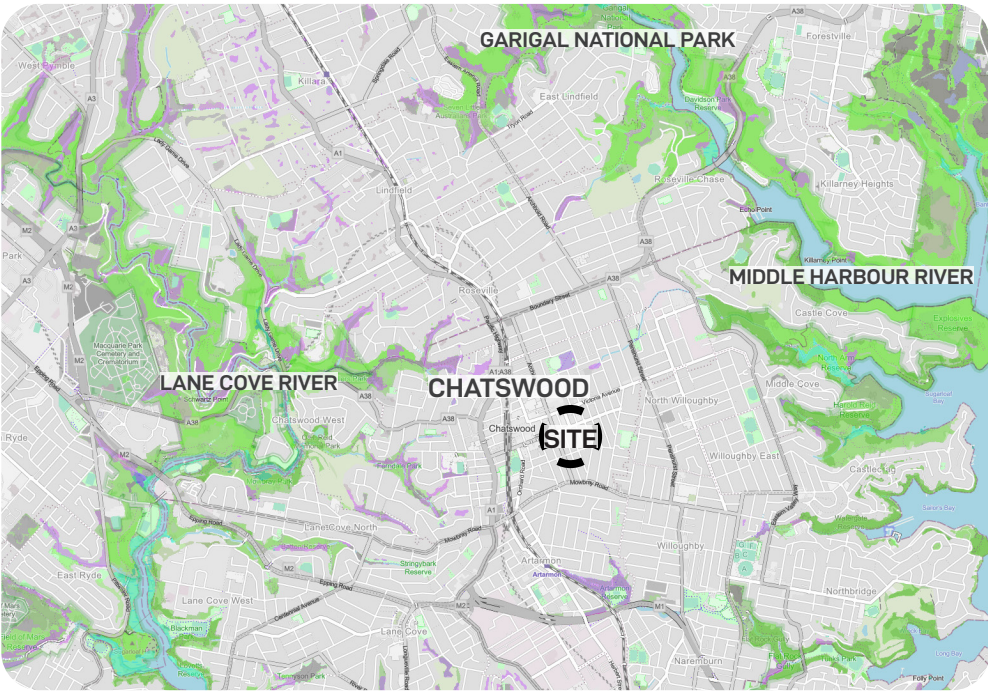
SOLAR ACCESS & WINDS DIAGRAM



LEGEND

- SUNRISE SOLAR ACCESS
- SUNSET SOLAR ACCESS
- SUMMER PREVAILING WINDS
- WINTER PREVAILING WINDS

LOCAL / SURROUNDING VEGETATION DIAGRAM



LANE COVE RIVER PLANT COMMUNITIES

- SYDNEY COASTAL SANDSTONE GULLY FOREST
- SYDNEY COASTAL ENRICHED SANDSTONE FOREST
- SYDNEY COASTAL FORESHORES GULLY RAINFOREST
- ESTUARINE SWAMP OAK TWIG-RUSH FOREST

GARIGAL NATIONAL PARK PLANT COMMUNITIES

- SYDNEY COASTAL COACHWOOD GALLERY RAINFOREST
- ESTUARINE SWAMP OAK TWIG-RUSH FOREST
- GREY MANGROVE-RIVER MANGROVE FOREST

MIDDLE HARBOUR RIVER PLANT COMMUNITIES

- SYDNEY COASTAL COACHWOOD GALLERY RAINFOREST
- SYDNEY COASTAL SANDSTONE FORESHORES FOREST
- NORTHERN SYDNEY SCRIBBLY GUM WOODLAND

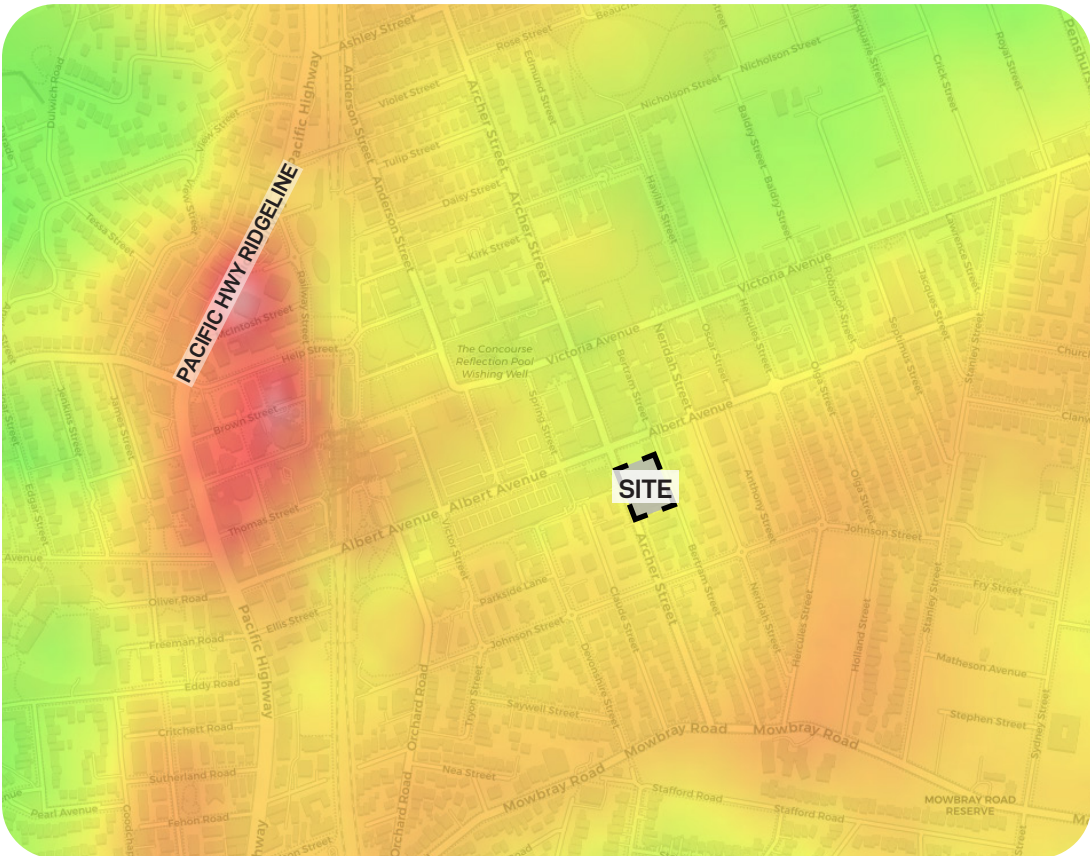
2.2 TOPOGRAPHY & VIEWS DIAGRAM

Chatswood CBD is structured along a prominent ridgeline aligned with the Pacific Highway, which forms a primary north-south spine through the centre. From this elevated ridge, the topography falls away gently into surrounding low-scale residential neighbourhoods to the east and west.

This landform creates a clear transition in scale and contributes to the area's spatial definition, with the sloping terrain enabling oblique views along streets and reinforcing the visual relationship between the CBD and its residential edges.



RIDGE LINE



SOUTH



NORTH



WEST

2.3 SURROUNDING EXISTING CONTEXT

Following European settlement, the area that is now Wollstonecraft was sparsely developed and predominantly characterised by timber-getting and bushland, with limited agricultural activity. Logging and small-scale market gardens took advantage of cleared land, particularly where access to transportation routes was available.

The construction of the North Shore railway line in 1890 - followed by the expansion of road infrastructure - significantly accelerated residential growth, transforming the suburb into a desirable living area during the early 20th century. This growth is reflected in the heritage-rich streetscapes of Chatswood, which feature Late Victorian style buildings, all of which contribute to its distinctive architectural character within the Willoughby Council jurisdiction.

The site is characterised by detached dwellings - large, bungalow styled homes within large lots of manicured gardens, set amongst dense tree canopy and significant bushland that supports biodiversity and habitat.

Today, it also enjoys close proximity to the metro line, rail line and Pacific Highway/ Victoria Avenue corridor at Chatswood with its more intense retail and commercial uses and transport connections.

Streets are predominantly laid out perpendicular and parallel, almost grid-like. In addition, the use of circular intersections such as roundabouts, are incorporated within the grid to assist in distributing traffic evenly and efficiently.

URBAN CONTEXT



COMMERCIAL & TRANSPORT HUB ALONG PACIFIC HIGHWAY



TYPICAL STREET LAYOUT IN CHATSWOOD

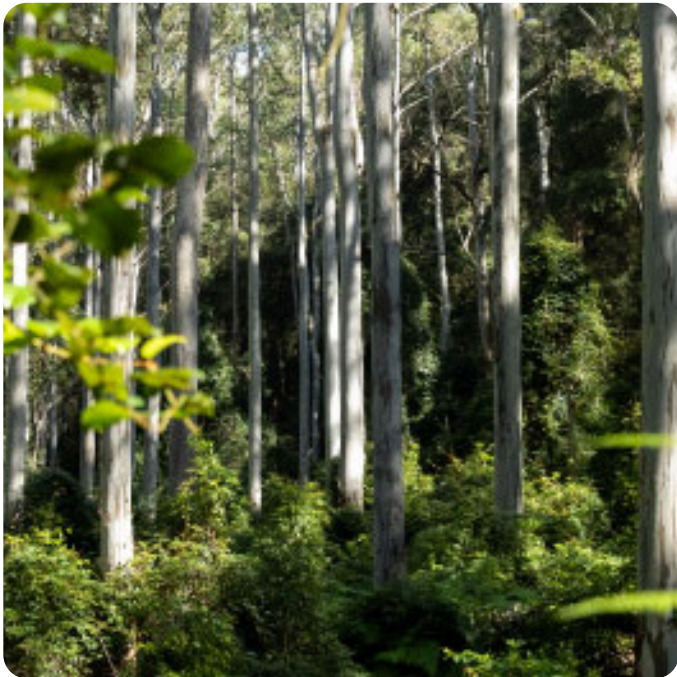


LATE VICTORIAN- SYLE HERITAGE HOME IN CHATSWOOD

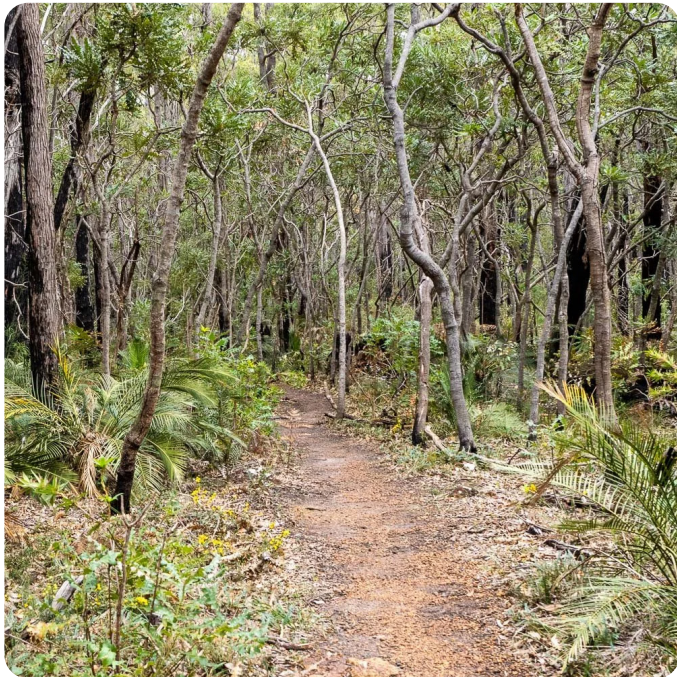
VEGETATIVE CONTEXT



SYDNEY COASTAL SANDSTONE GULLY FOREST



BLUE GUM HIGH FOREST



ESTUARINE SWAMP OAK TWIG-RUSH FOREST



As we design and construct on this Country, we recognise the enduring connection to this land, sea, and sky, and the rich cultural heritage the Cammeraygal People bring to our shared community.

The Walking with First Nations Report was created by JMP Aboriginal Consultancy in collaboration with Aunty Jean Moran, Paige Moran & Adam Byrne who are elders and local knowledge holders.

WALK ON COUNTRY NARRATIVE

*'This place sits on **Cammeraygal Country**, a sandstone and saltwater landscape shaped by the harbour, rivers, and ocean. It is **Whale Country**, where **saltwater songlines connect land, sky, and sea** across the valley of the saltwater. For the Cammeraygal people, Country is **alive, holding memory, law, and spirit**. Sandstone provided shelter and protection, and acts of gratitude acknowledged Country's care. Although many sandstone carvings have been lost through development, the **land continues to hold and remember these stories**.*

Waterways shaped life and movement, **forming boundaries, birthing channels, and pathways** that guided seasonal living and camp locations. **Ancient walking tracks and songlines** continue beneath today's roads, including the **Pacific Highway, super highway songline**. **Women held vital roles in nurturing, fishing, and sustaining community, carrying knowledge through practice and care**. Cultural knowledge was both practical and spiritual, expressed through water practices, ceremony, and stories connecting Father Sky and Mother Earth. Guided by Law and kinship, Cammeraygal culture remains **deeply family-oriented and community-led, grounded in caring for Country, giving back, and maintaining enduring connections to land and water**.

DESIGN ON COUNTRY NARRATIVE



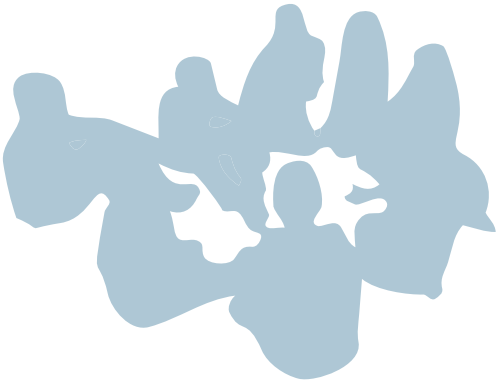
3.0

Design Approach



0.1 APPRECIATION OF SANDSTONE
ESCARPMENT FORMATION

- Responding to the site's dstinct geological formation
- Embracing the natural contours of the land to develop unique spaces that accentuate the site's character



0.2 SENSE OF COMMUNITY

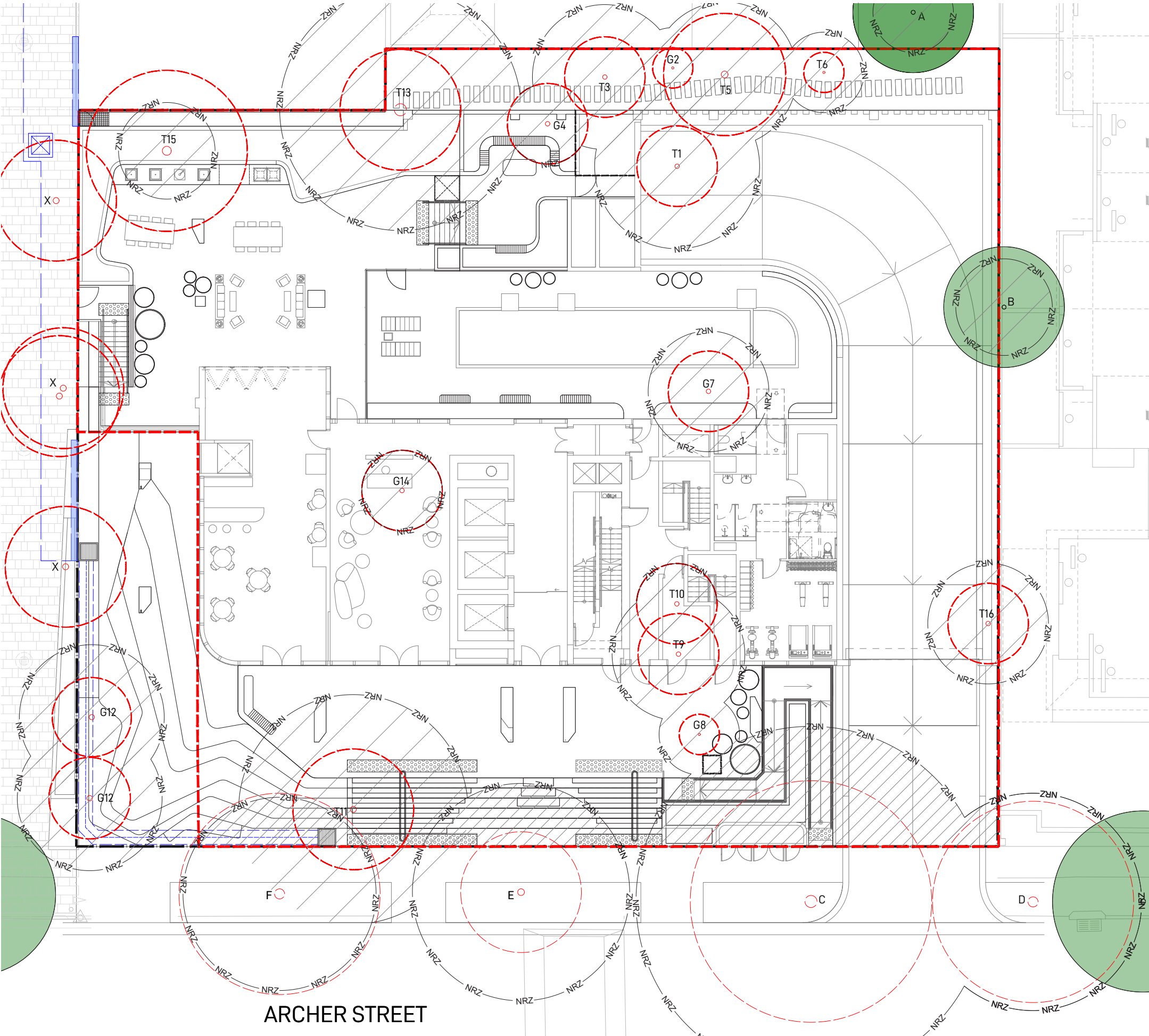
- Encouraging communal gatherings to reflect surrounding strong community-based characteristics



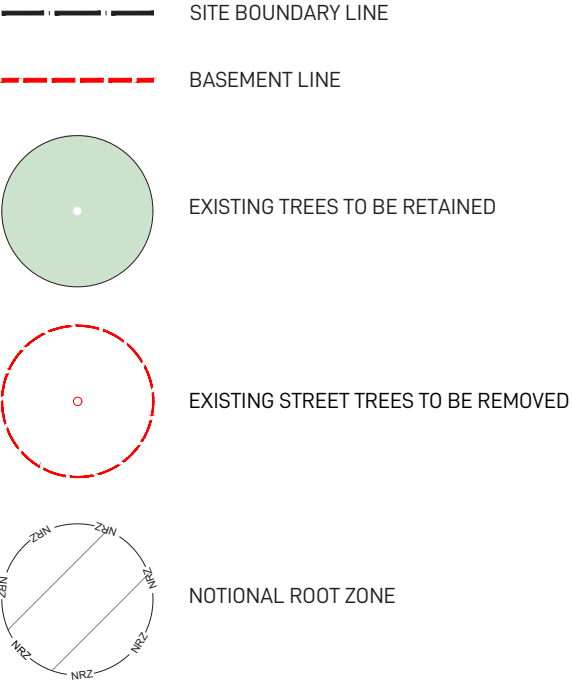
03. ACCENTUATING LOCAL VEGETATIVE CHARACTER

- Supporting the strong connection to endemic plant species within the residenial setting
- Utilising distinct vegetative character to create a sense of familiarity and belonging

3.2 EXISTING TREE PLAN



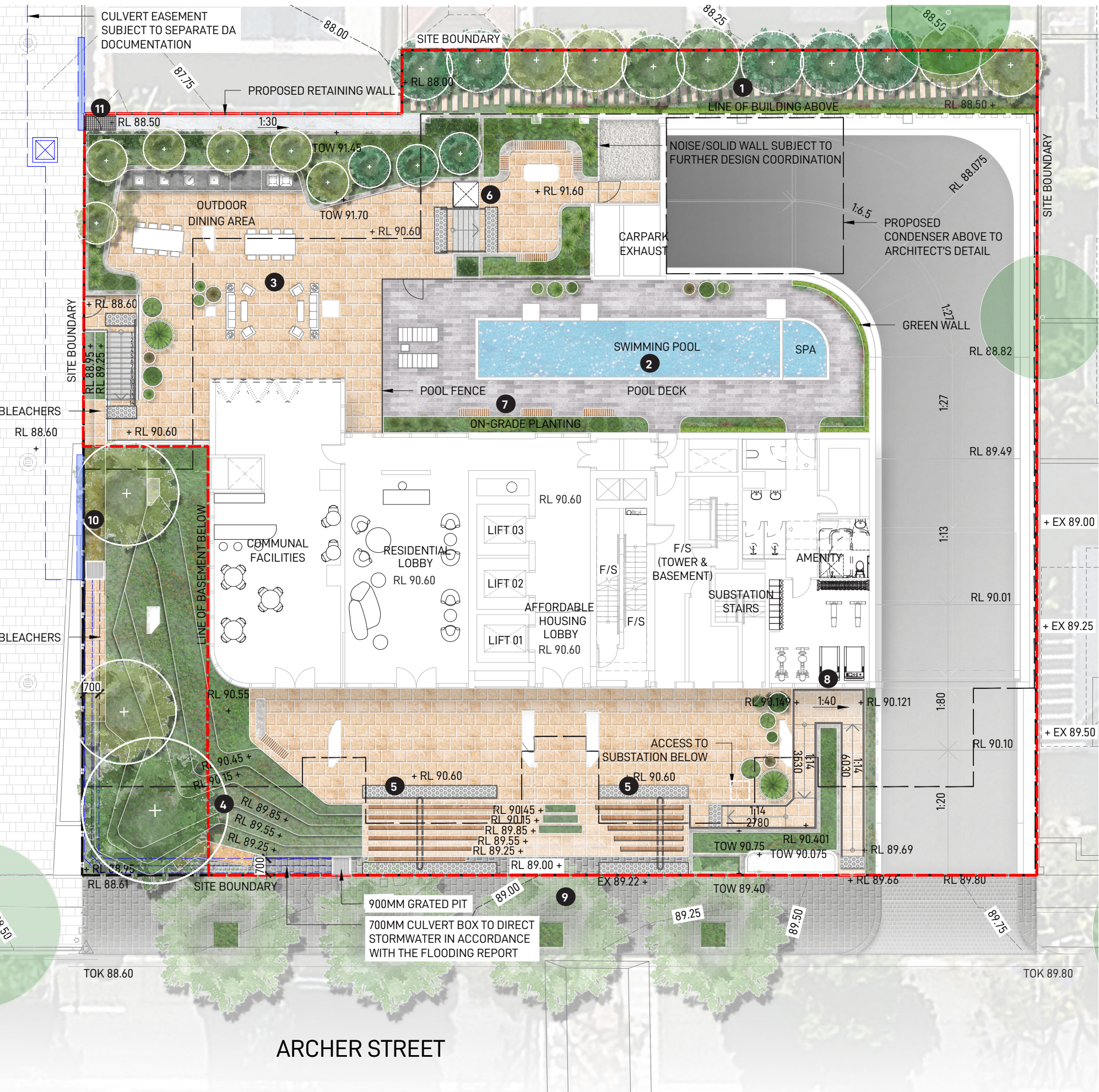
LEGEND



TREE	SCIENTIFIC NAME	COMMON NAME	ACTION
T1	<i>Ceratopetalum gummiferum</i>	Christmas Bush	REMOVE
G2	<i>Camellia sasanqua</i>	Camellia	REMOVE
T3	<i>Magnolia figo</i>	Port Wine Magnolia	REMOVE
G4	<i>Camellia sasanqua</i>	Camellia	REMOVE
T5	<i>Camellia japonica</i>	Japanese Camellia	REMOVE
T6	<i>Carica papaya</i>	Pawpaw	REMOVE
G7	<i>Camellia sasanqua</i>	Camellia	REMOVE
T8	<i>Viburnum odoratissimum</i>	Sweet Viburnum	REMOVE
T9	<i>Yucca elephantipes</i>	Spineless Yucca	REMOVE
T10	<i>Tibouchina granulosa</i>	Purple Glory Tree	REMOVE
T11	<i>Thuja orientalis</i>	Bookleaf Cypress	RETAIN
G12	<i>Thuja orientalis</i>	Bookleaf Cypress	REMOVE
T13	<i>Acer palmatum</i>	Japanese Maple	REMOVE
G14	<i>Citrus japonica</i>	Kumquat	REMOVE
T15	<i>Morus nigra</i>	Black Mulberry	REMOVE
T16	<i>Cyathea cooperi</i>	Coinspot Tree Fern	REMOVE
A	<i>Citrus sp.</i>	Citrus Species	RETAIN
B	<i>Mixed species group</i>		RETAIN
C	<i>Harpulia pendula</i>	Tulipwood	REMOVE
D	<i>Jacaranda mimosifolia</i>	Jacaranda	REMOVE
E	<i>Lophostemon confertus</i>	Brush Box	REMOVE
F	<i>Lophostemon confertus</i>	Brush Box	REMOVE

*Existing tree heights sourced from Tree Assessment Schedule completed by consulting arborist Martin Peacock Tree Care dated 15 September 2025

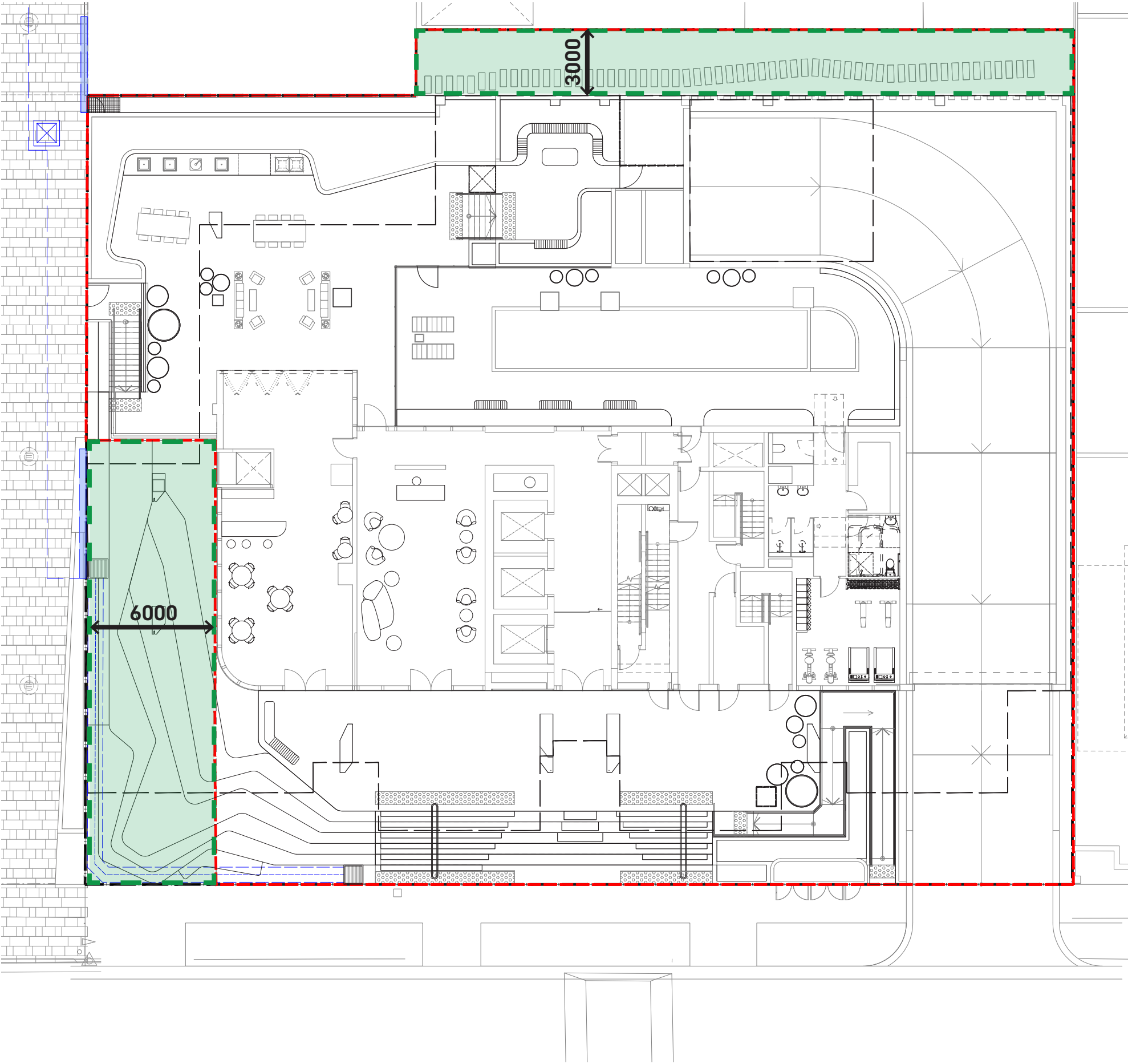
3.3 LANDSCAPE PLAN -GROUND FLOOR



- 1 DEEP SOIL AREA WITH NATIVE TREES AND UNDERSTOREY PLANTING
- 2 SWIMMING POOL WITH SPA AND GREEN WALL BACKDROP
- 3 OUTDOOR DINING AMENITIES AND LOUNGE AREA
- 4 FEATURE TERRACED GARDEN WITH SCULPTURAL TREE AND UNDERSTOREY
- 5 FEATURE ENTRY STEPS WITH BLEACHERS AND TERRACED PLANTING
- 6 PLATFORM LIFT
- 7 INDOOR PLANTING WITH SEATING BENCHES
- 8 DDA ACCESSIBLE 1:14 RAMP TO ENTRY LOBBY
- 9 CBD CORE PUBLIC DOMAIN PAVING WITH 4 NEW ADVANCED STREET TREES AND UNDERSTOREY PLANTING
- 10 PROPOSED RAIN GARDEN PLANTING TO ALLOW STORMWATER DISCHARGE TO ADJACENT CULVERT OPENING INTO THE CORONATION SITE
- 11 PROPOSED FRP BRIDGE OVER CULVERT OPENING TO ALLOW STORMWATER DISCHARGE INTO THE CORONATION SITE



3.4 DEEP SOIL DIAGRAM

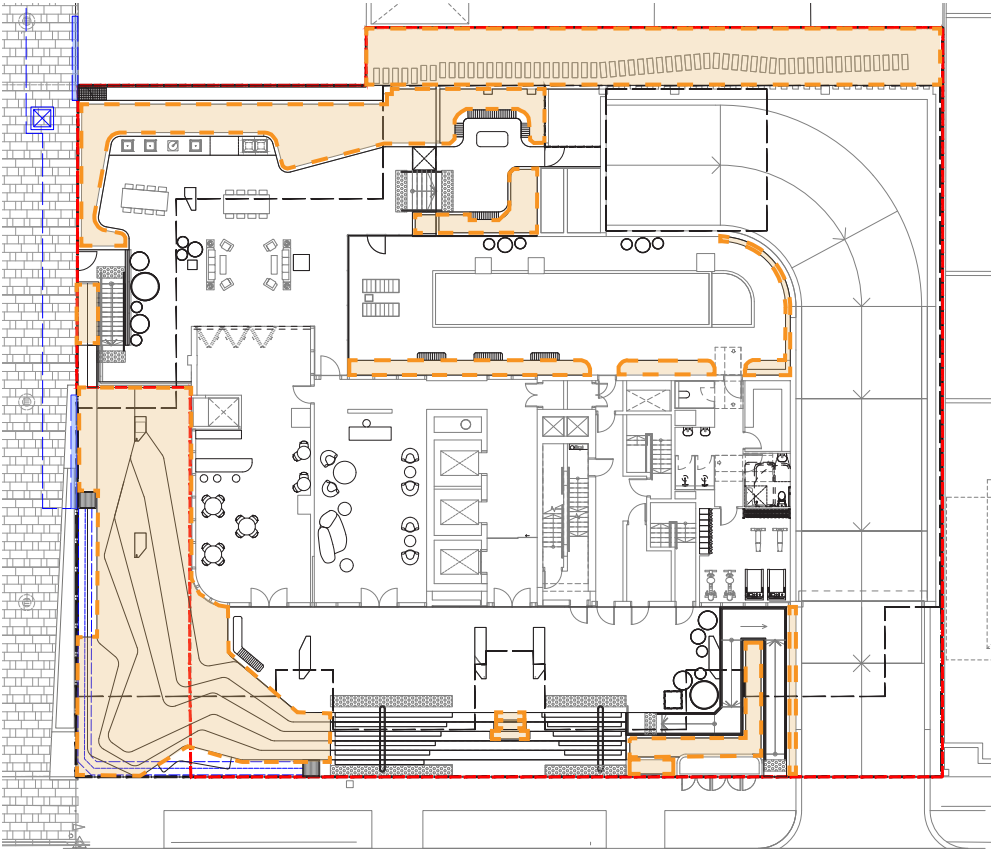


LEGEND

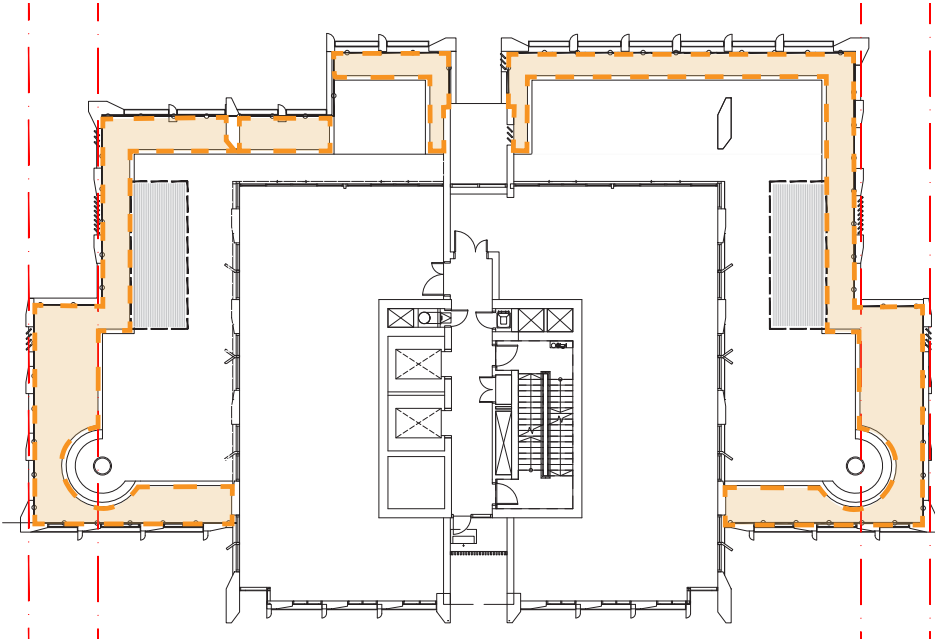
- SITE BOUNDARY LINE
- BASEMENT LINE
- ADG DEEP SOIL ZONE

DEEP SOIL CALCULATION

TOTAL SITE AREA	1767M ²
7% OF SITE (ADG REQUIREMENT)	123.7M ²
DEEP SOIL ACHIEVED USING ADG MEASUREMENT METHOD (3M DIMENSION)	92M ² (5%)
DEEP SOIL ACHIEVED USING ADG MEASUREMENT METHOD (6M DIMENSION)	124M ² (7%)
TOTAL DEEP SOIL AREA	216M ² (12%)
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST APARTMENT DESIGN GUIDE 2015	



GROUND FOOR



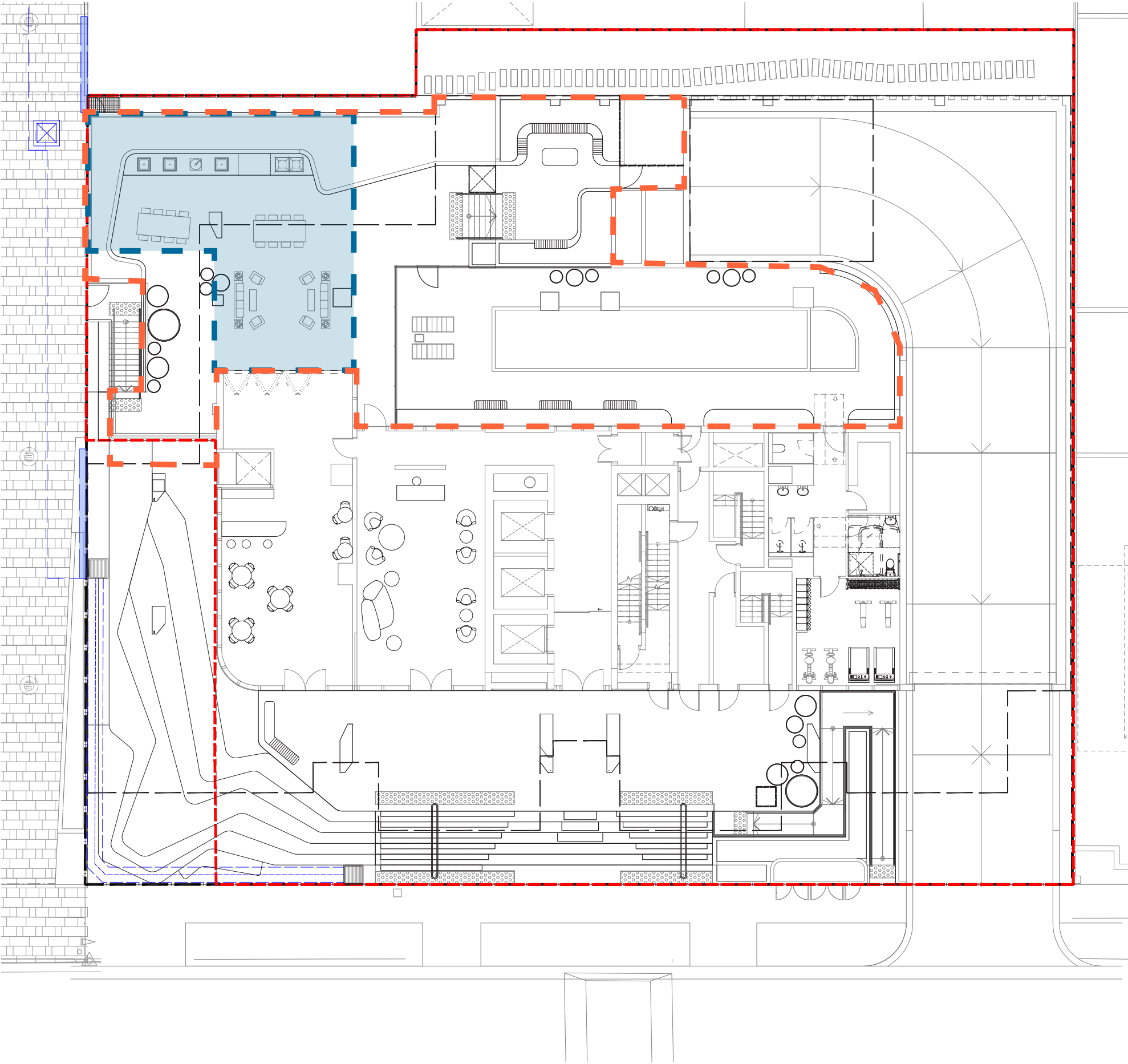
LEVEL 7

LEGEND

- SITE BOUNDARY LINE
- BASEMENT LINE
- LANDSCAPE AREA

LANDSCAPE AREA CALCULATION

PROPOSED	
TOTAL SITE AREA	1767M ²
LANDSCAPE AREA	GF: 344.2M ² LEVEL 7: 123M ²



LEGEND

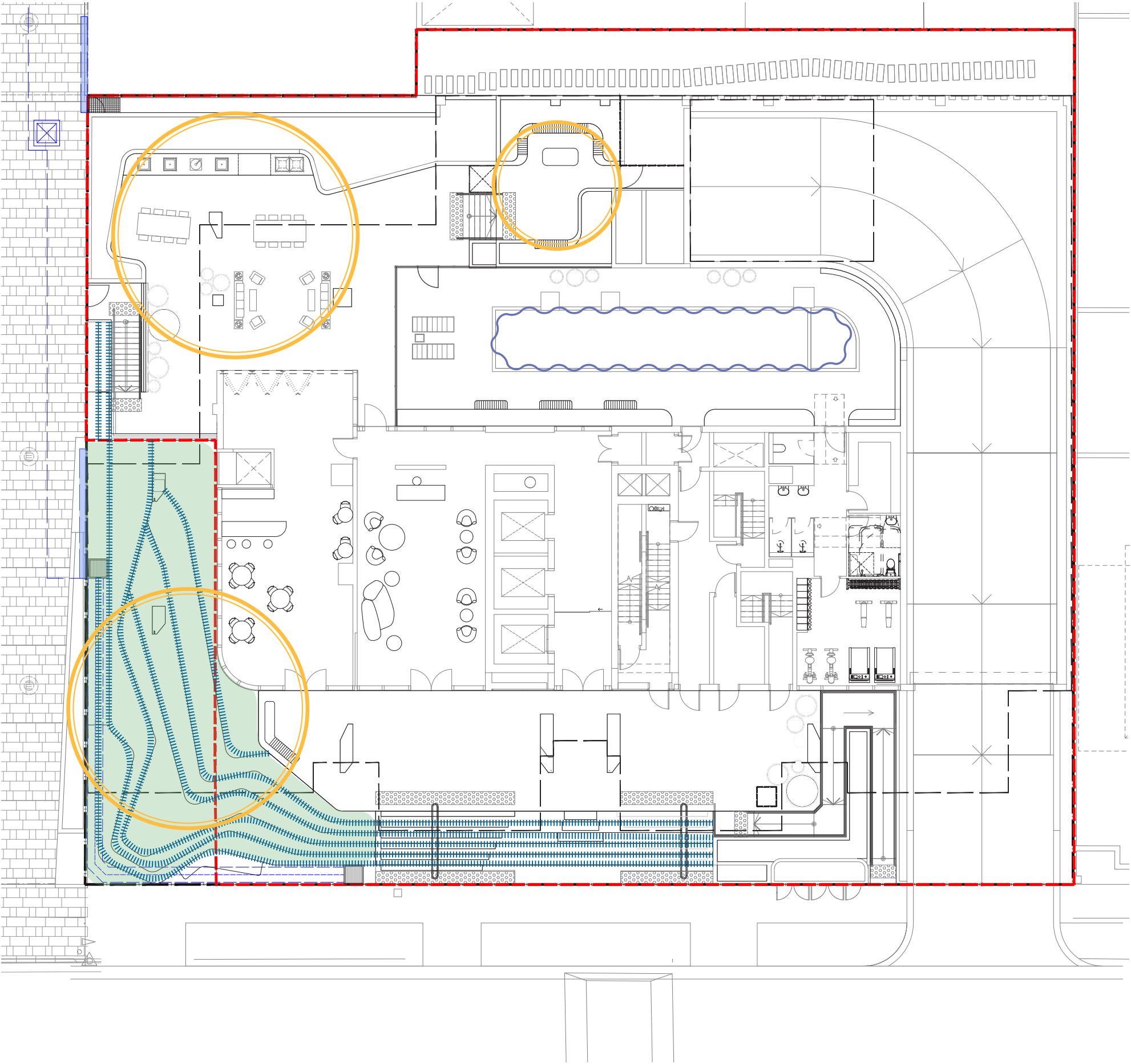
- SITE BOUNDARY LINE
- BASEMENT LINE
- COMMUNAL OPEN SPACE
- PRIMARY COMMUNAL OPEN SPACE

COS CALCULATION

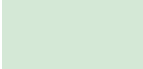
	REQUIRED	PROPOSED
TOTAL SITE AREA	1767M ²	
COMMUNAL OPEN SPACE	442M ² (25%)	GF: 456M ² (26%)
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST APARTMENT DESIGN GUIDE 2015		

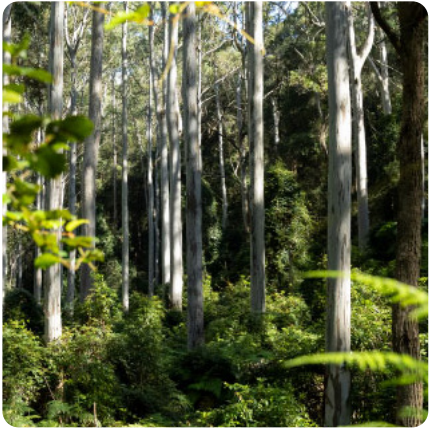
PCOS CALCULATION

	PROPOSED
TOTAL SITE AREA	1767M ²
PRIMARY COMMUNAL OPEN SPACE	GF: 114 ²
NOTE: THE ABOVE FIGURES ARE CALCULATED AGAINST APARTMENT DESIGN GUIDE 2015	

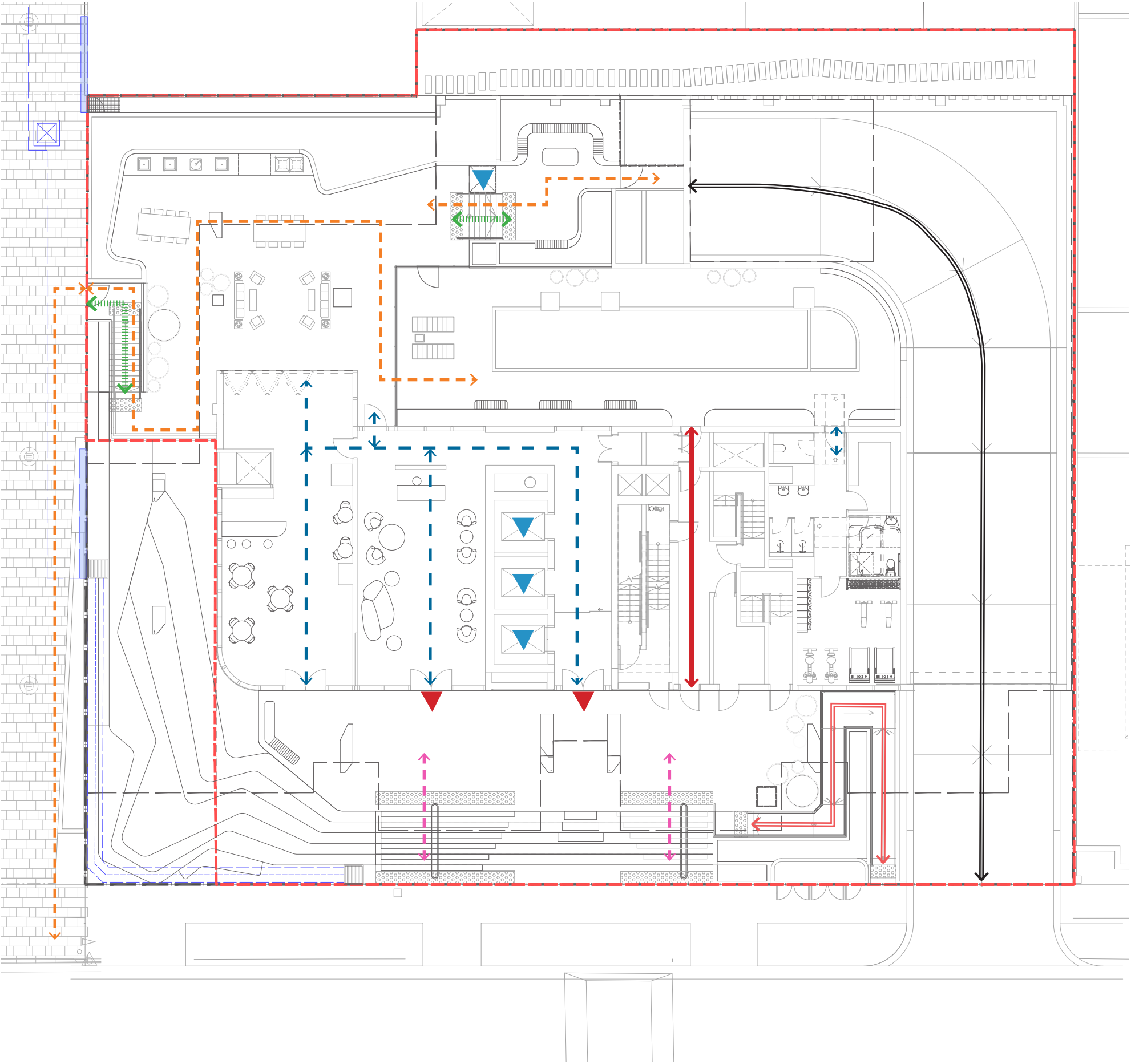


LEGEND

-  NATIVE PLANTING: EXPRESSION OF SYDNEY COASTAL SANDSTONE GULLY FOREST, SYDNEY COASTAL COACHWOOD GALLERY RAINFOREST, ESTUARINE SWAMP OAK TWIG-RUSH FOREST
-  GEOLOGICAL FORMATION OF SANDSTONE ESCARPMENT: INGRAINED STORIES OF SANDSTONE COUNTRY
-  'CONNECTING WITH COUNTRY' COMMUNITY GATHERING & KEY LANDSCAPE AREAS, DETERMINED & CELEBRATED THROUGH THE USE OF MATERIALS & PLANTING FROM COUNTRY
-  'WHALE COUNTRY': HONOURING THE PRESENCE OF WATERWAYS AND EXPRESSING SALTWATER IDENTITY

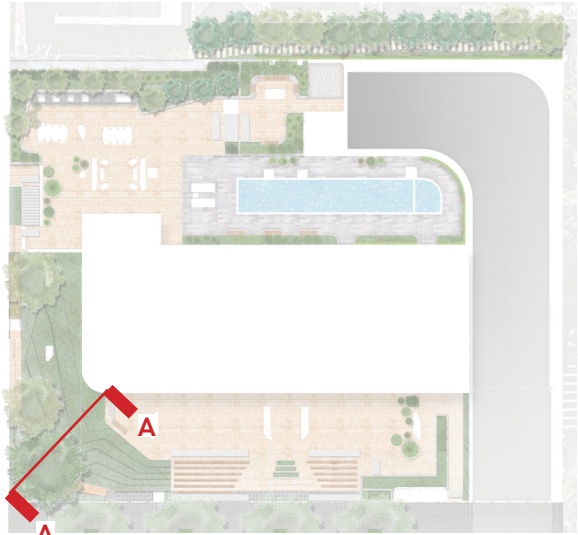
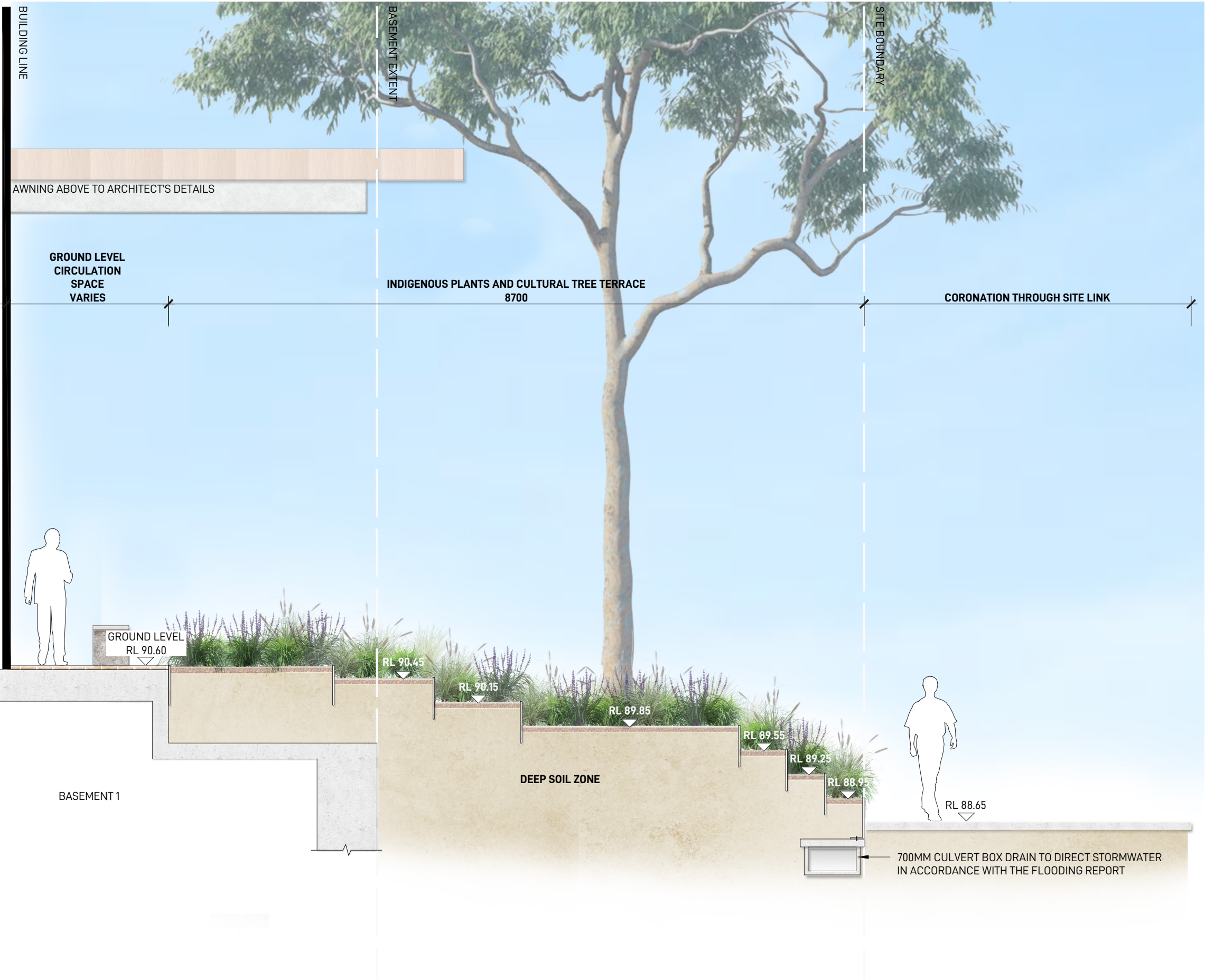


3.8 ACCESS & CIRCULATION DIAGRAM

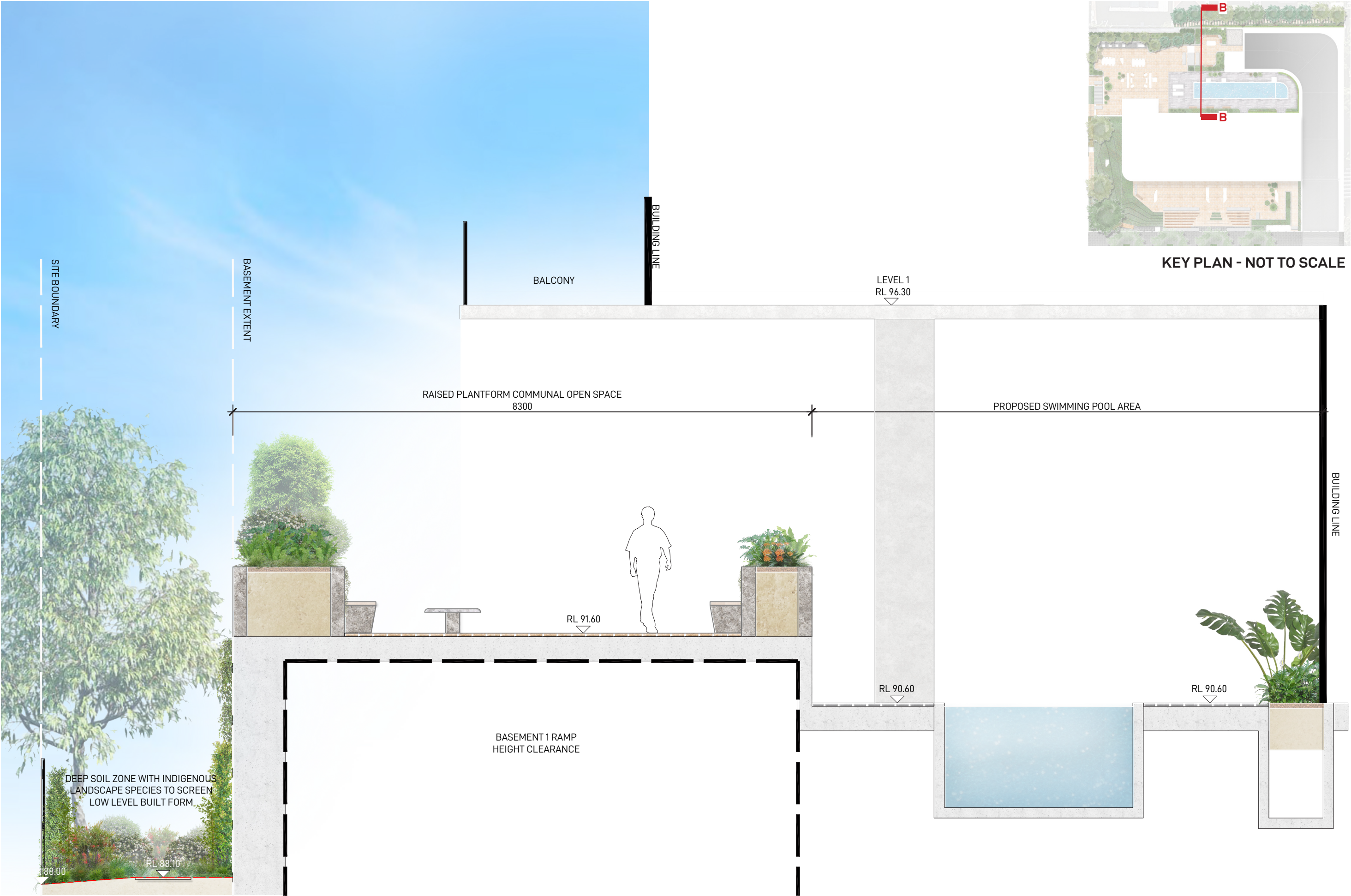


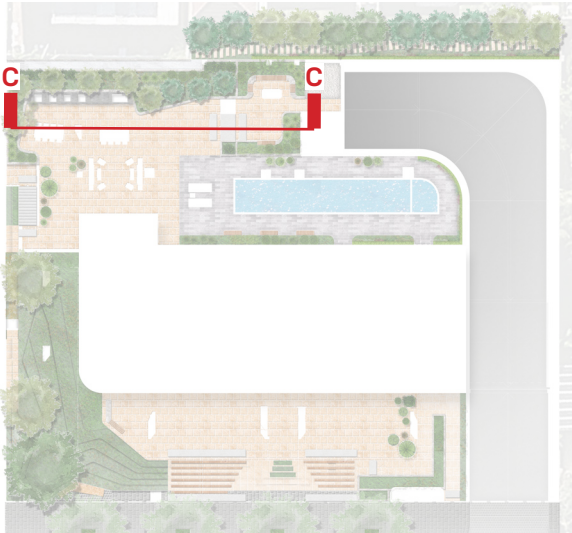
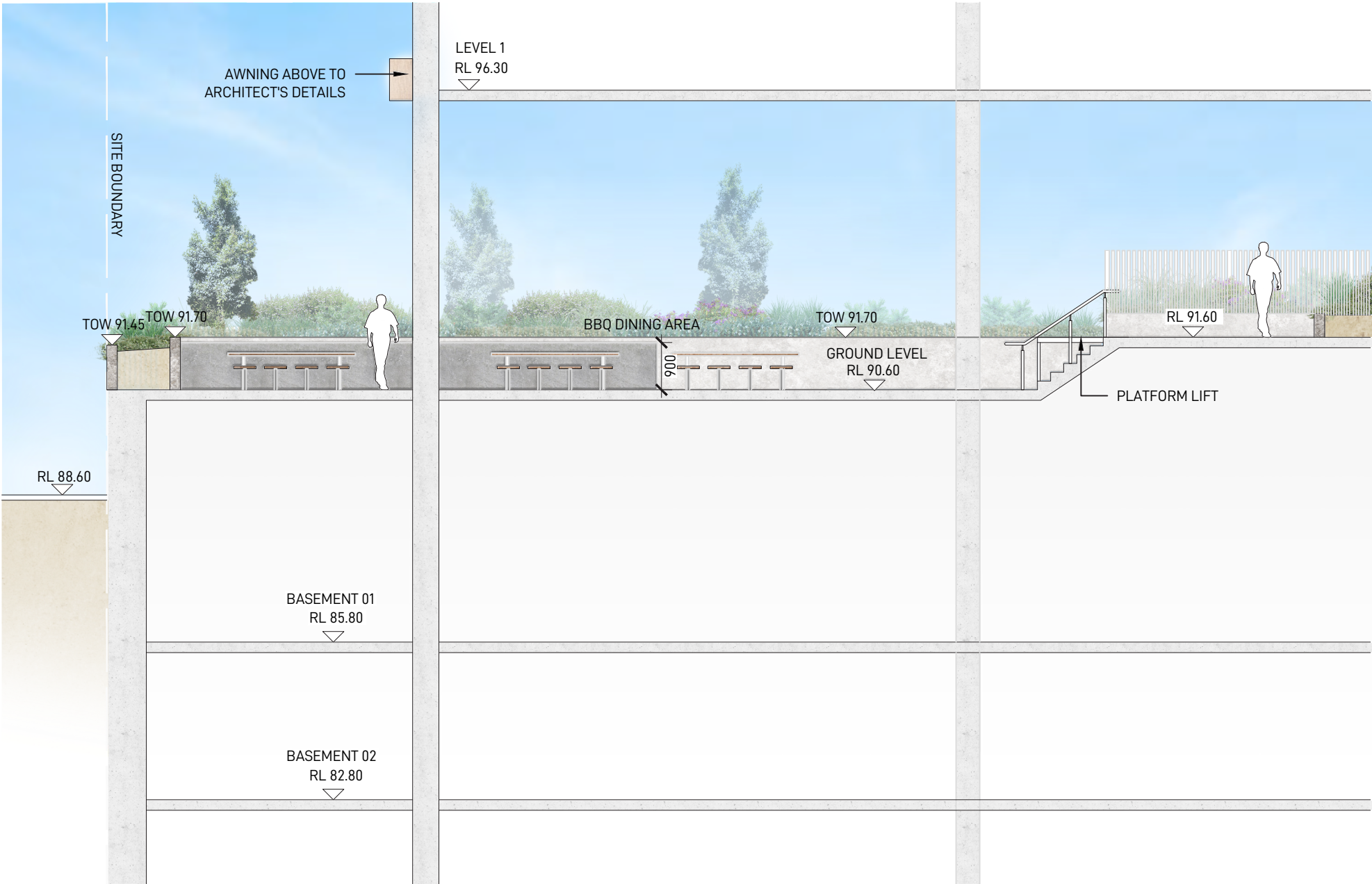
LEGEND

- RESIDENTIAL ACCESS
- 1:14 DDA ACCESSIBLE RAMP
- STAIRCASE
- INTERNAL CIRCULATION TO COS
- BASEMENT/CAR PARK ENTRY RAMP
- DIRECT PUBLIC STREET ACCESS TO RESIDENTIAL ENTRY
- FIRE ESCAPE
- ENTRY POINT
- INTERNAL LIFT ACCESS



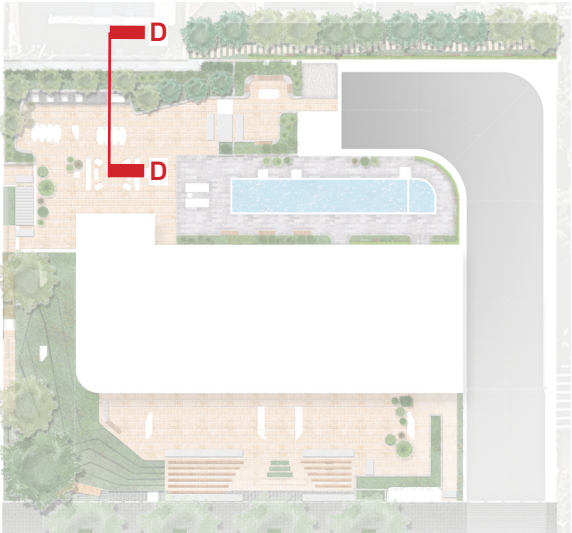
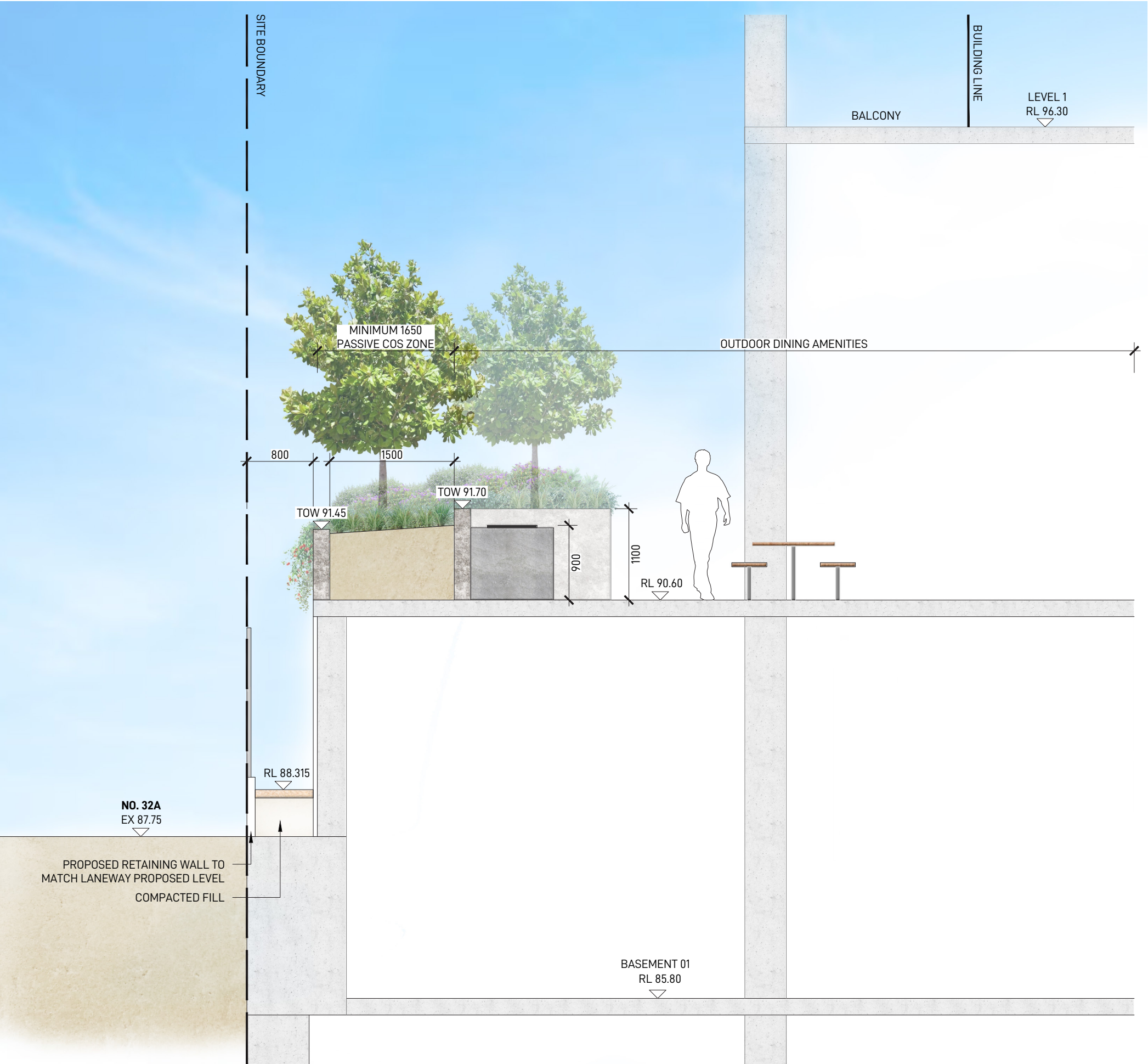
KEY PLAN - NOT TO SCALE



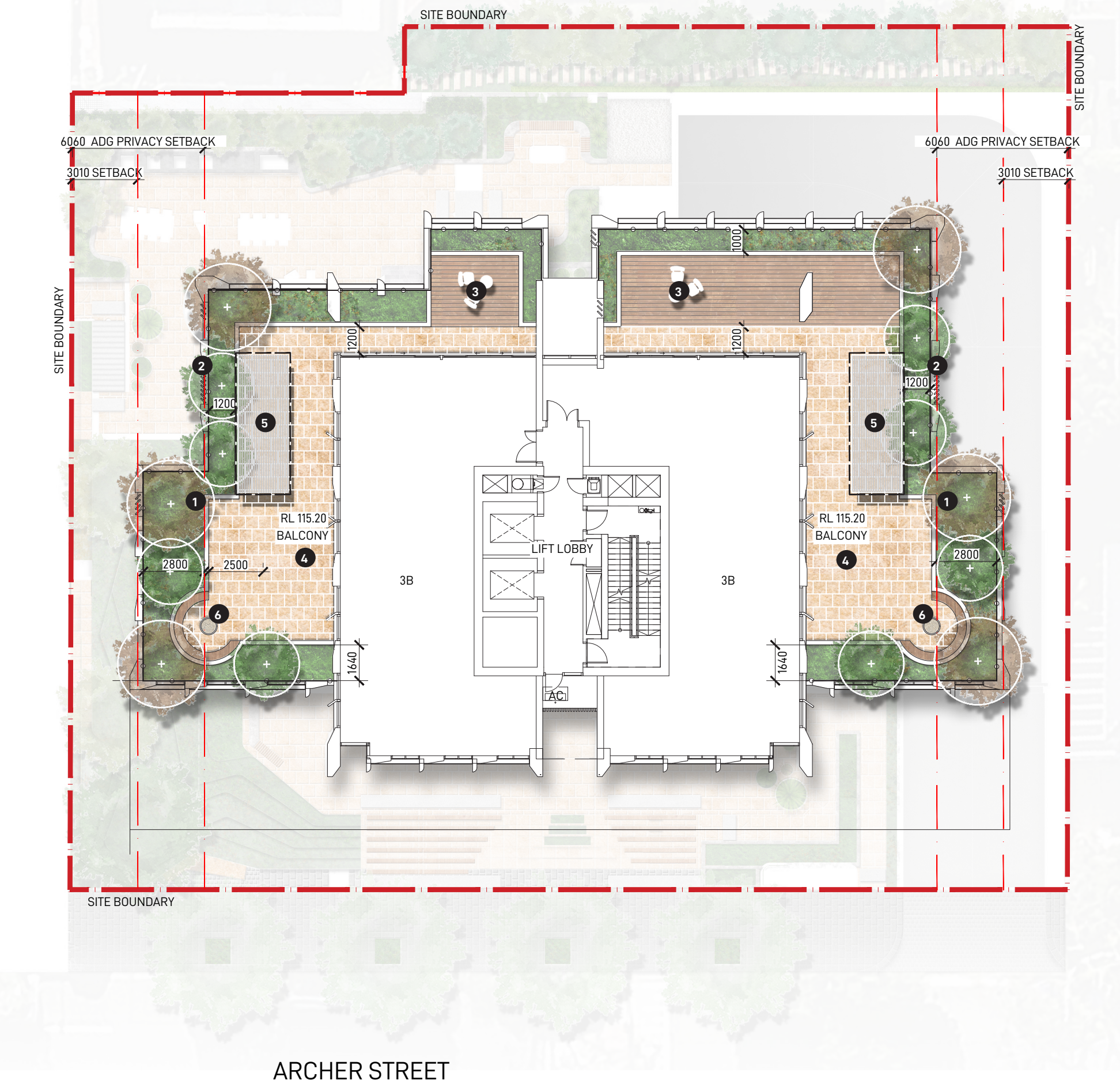


KEY PLAN - NOT TO SCALE

3.12 LANDSCAPE GROUND FLOOR SECTION - D

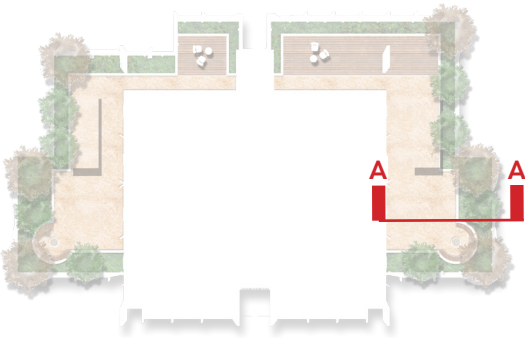
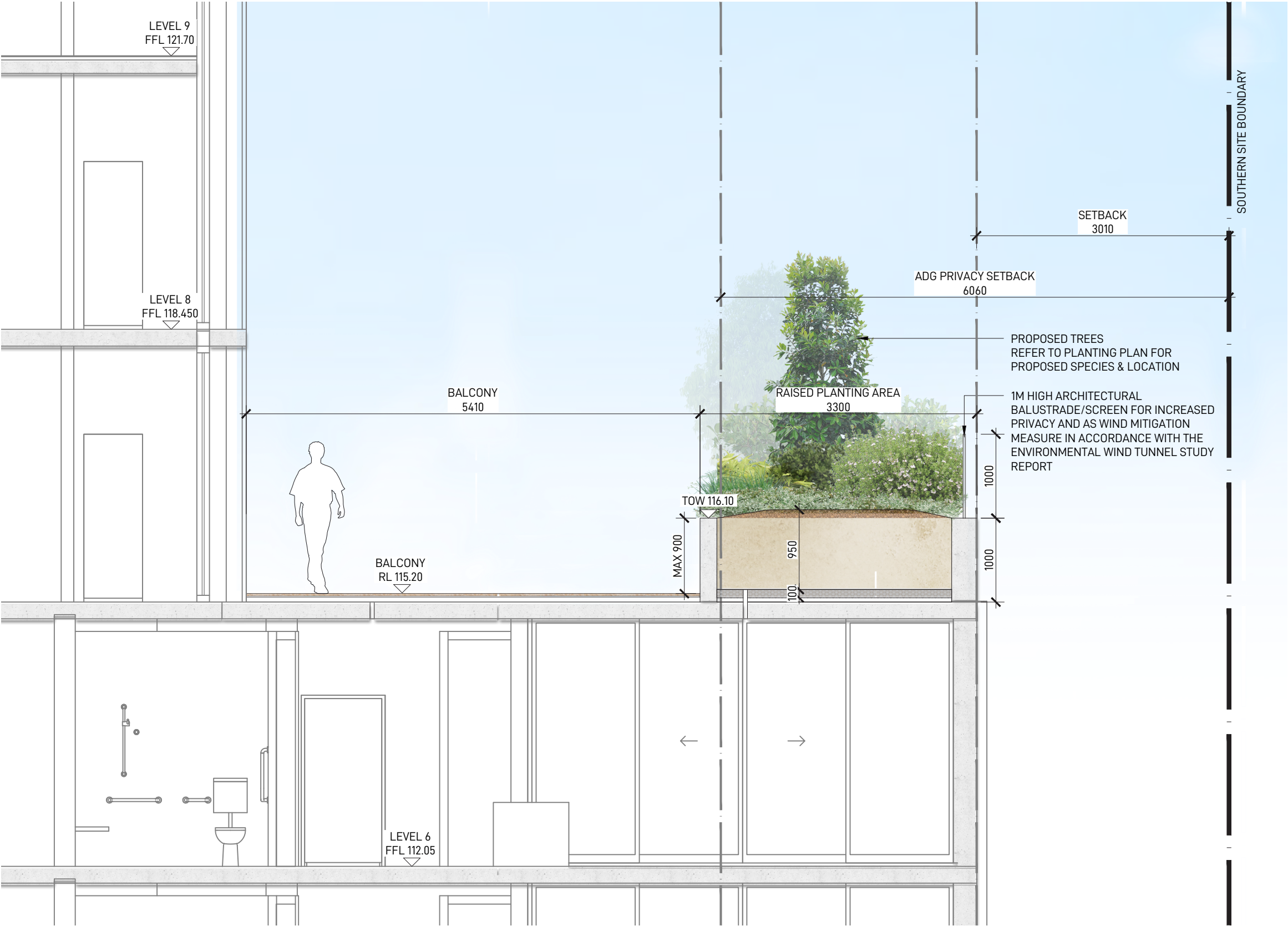


KEY PLAN - NOT TO SCALE



- 1 PROPOSED 1M HIGH RAISED PLANTING BUFFER CONSISTING OF COMPACT UPRIGHT TREES & UNDERSTOREY PLANTING TO PROVIDE VISUAL BUFFER TO NEIGHBOURING PROPERTIES
- 2 PROPOSED 1M HIGH GLAZED BALUSTRADE TO PROVIDE VERTICAL WINDBREAK MITIGATION MEASURE IN ACCORDANCE WITH THE ENVIRONMENTAL WIND TUNNEL STUDY PREPARED BY SLR CONSULTING AUSTRALIA
- 3 OUTDOOR LOUNGE AREA FURNITURE SUBJECT TO FUTURE DETAILS
- 4 PROPOSED FEATURE BALCONY UNIT PAVING ON PEDESTALS
- 5 PROPOSED PERGOLA FOR FAMILY EVENTS
- 6 PROPOSED FIRE PIT WITH SURROUNDING SEATING





KEY PLAN - NOT TO SCALE

4.0

Planting Plans
