

46-50 COWAN ROAD ST.IVES
27/08/2025 **DEVELOPMENT APPLICATION**

CLIENT: TRADERS IN PURPLE
ARCHITECT: PLUS ARCHITECTURE SYDNEY

SITE ADDRESS AND PRIVACY

Boundary Treatment:

- Develop a strong landscape character that addresses Cowan Road and Pymble Golf Course while ensuring privacy for adjacent buildings.

Tree Selection:

- Utilize large native trees in areas with sufficient soil depth, particularly along northern and southern boundaries to establish appropriate scale and character.

De-facto Street Trees:

- There is no opportunity for street tree planting in the public domain due to minimal footpath width. Trees that address the street will need to be in the landscape setback.

Spatial Planning:

- Position large trees with adequate spacing to preserve key views and complement the architectural expression of facades and entry points.

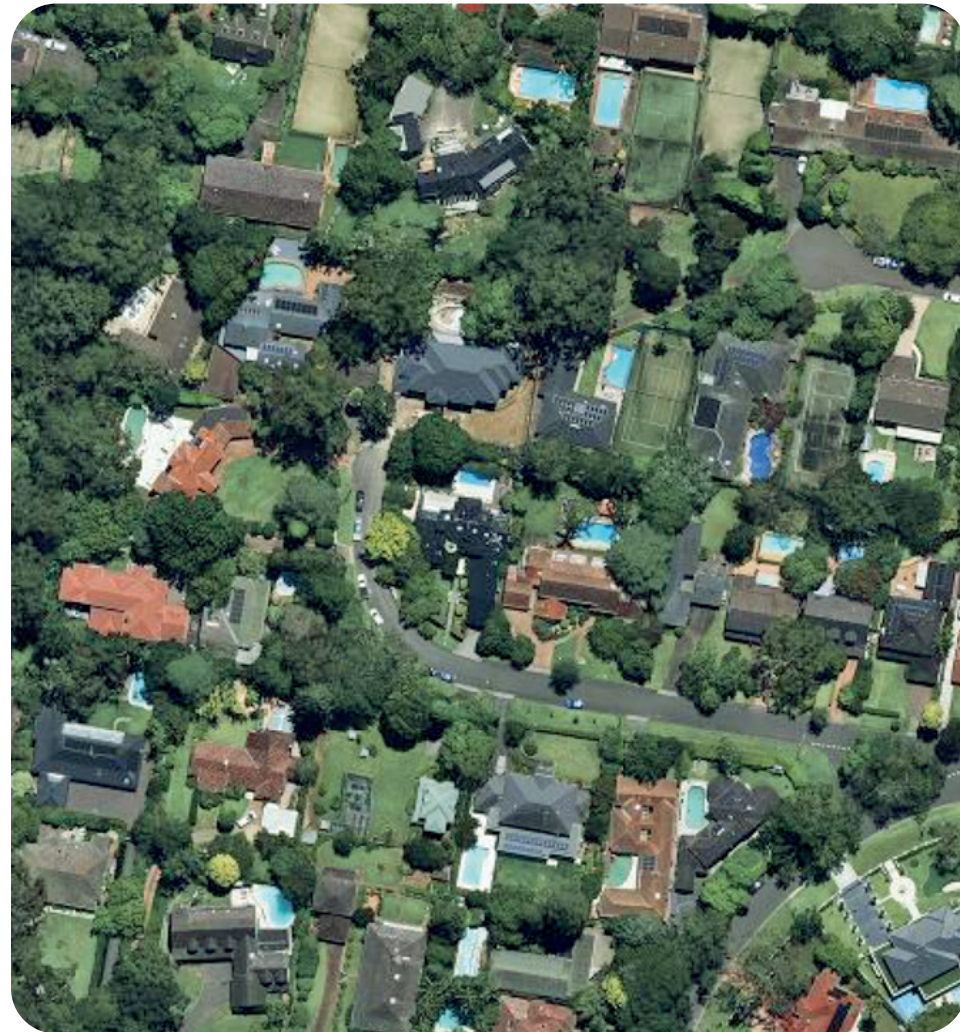
Landscape Title

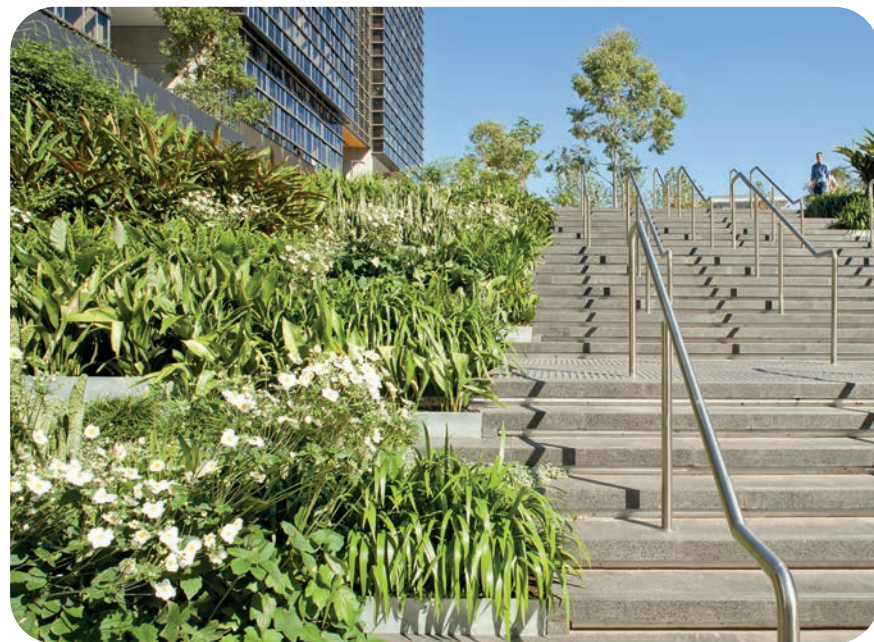
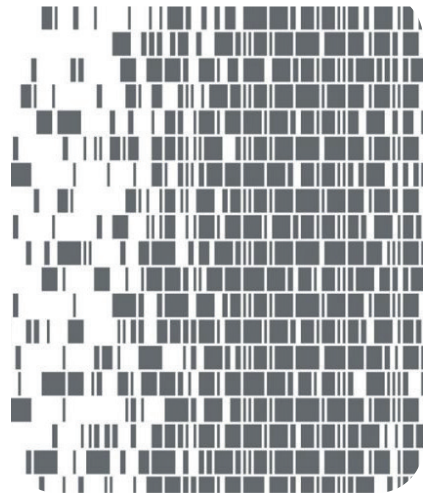
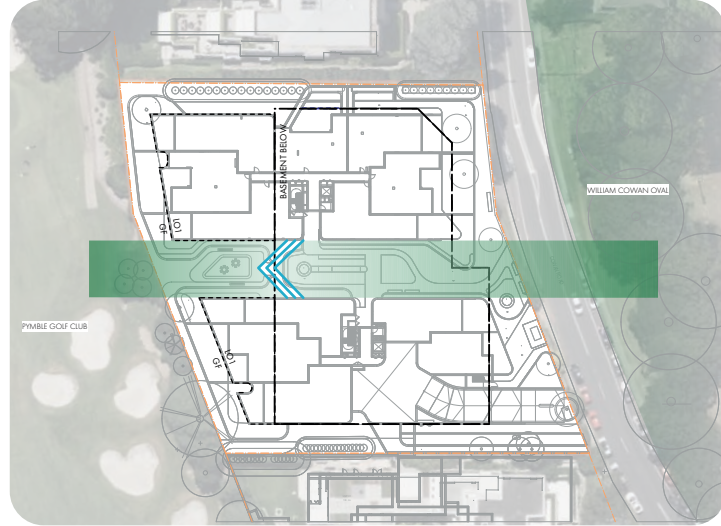
- Large areas of the deep soil on the perimeter are within common property landscape to ensure garden presentation and maintenance is always optimal by the Owners Corporation.
- These common spaces are 'borrowed' by adjacent private terraces to give owners a more extensive landscape character.



Design Concept | Design Principles - LINEAR PARK CHARACTER

- The main communal property space is consolidated through the core running east-west.
- This provides direct access and character connection between Cowan Oval and the Pymble Golf Course.
- The design features an immersive green space with access points and small gathering opportunities as negative space among the greenery.
- The greenery character and selection of landscape materials, will be seamless when crossing from deep soil zones, across structures, and back to deep soil zones.
- These “clearings” will provide high-quality, thoughtful spaces with differing roles and hierarchy.
- Spaces can be modest in scale as this buyer/owner profile doesn’t require large recreation areas (already provided by Cowan Park and the landscape contribution from the Golf Course).
- The surrounding streets are also amenable for exercise and pedestrian use
- Level changes across the linear park will be as gradual and amenable as possible, incorporating landscape terraces and steps, (The Green Drop).



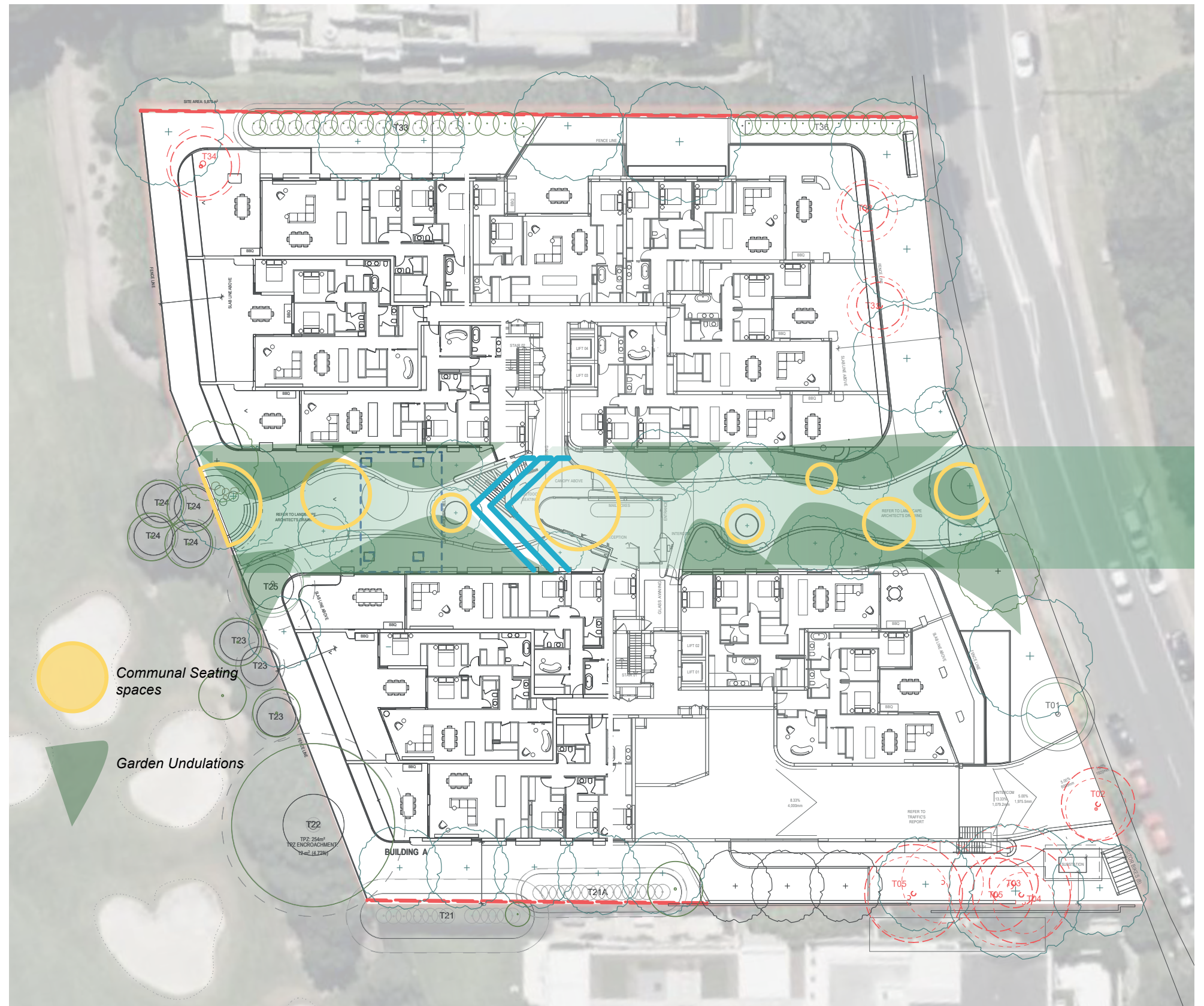


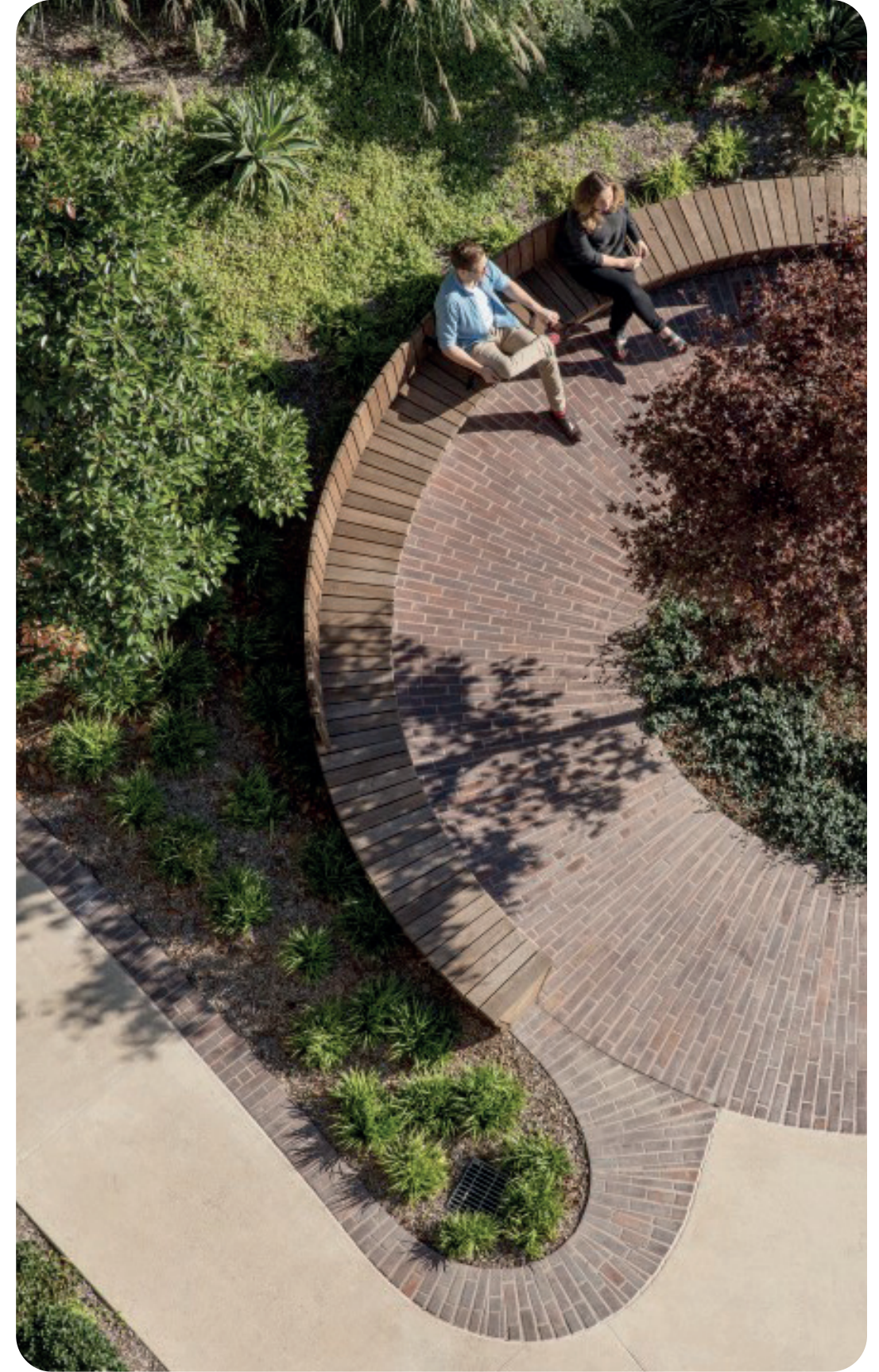
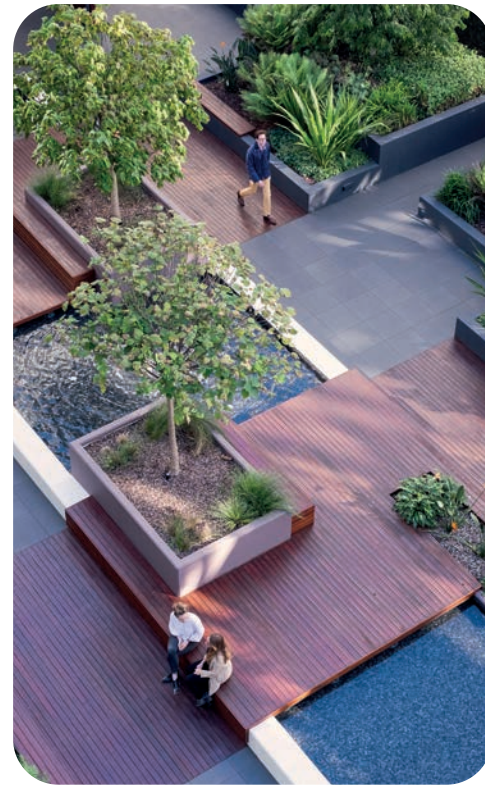
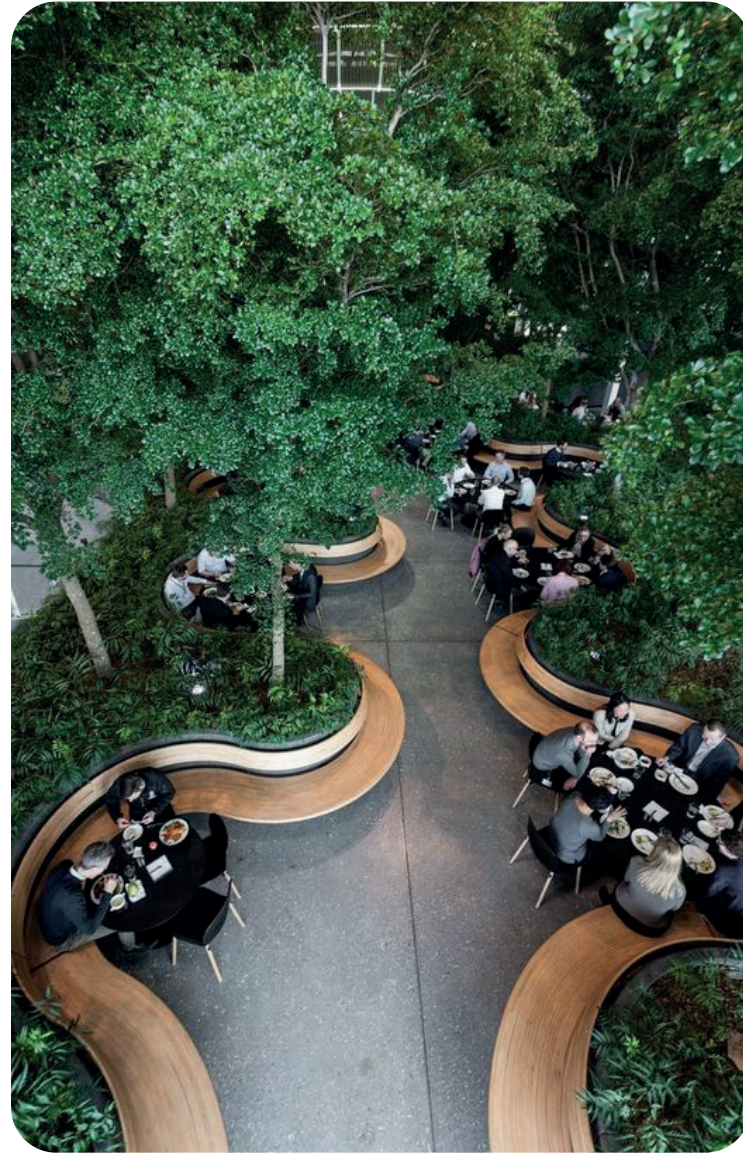
Design Concept | Design Principles - LINEAR PARK SPACES

- The linear park provides a meandering pathway through gardens featuring a variety of immersive spaces. These spaces are intentionally designed to be small and intimate, exaggerating the sense of enclosure while offering multiple options and outlooks. They also serve to punctuate the entries to building foyers.
- The landscape geometry remains consistent whether positioned over deep soil or above basement structures. The upper meander connects to the lower garden meander via stairs embedded within the garden structure.
- Forecourts positioned at either end will feature strong landscaping while maintaining unobstructed entry to the buildings and creating a distinct street presence. Low sandstone walls will provide contextually appropriate materials.
- The space at the top of the green slope holds particular significance due to its promenade feature and proximity to the main building foyers.
- This integration of architectural and landscape elements will require further collaborative development particularly at the green drop.



An example of contextually appropriate low walls on existing properties. Cowan Road.

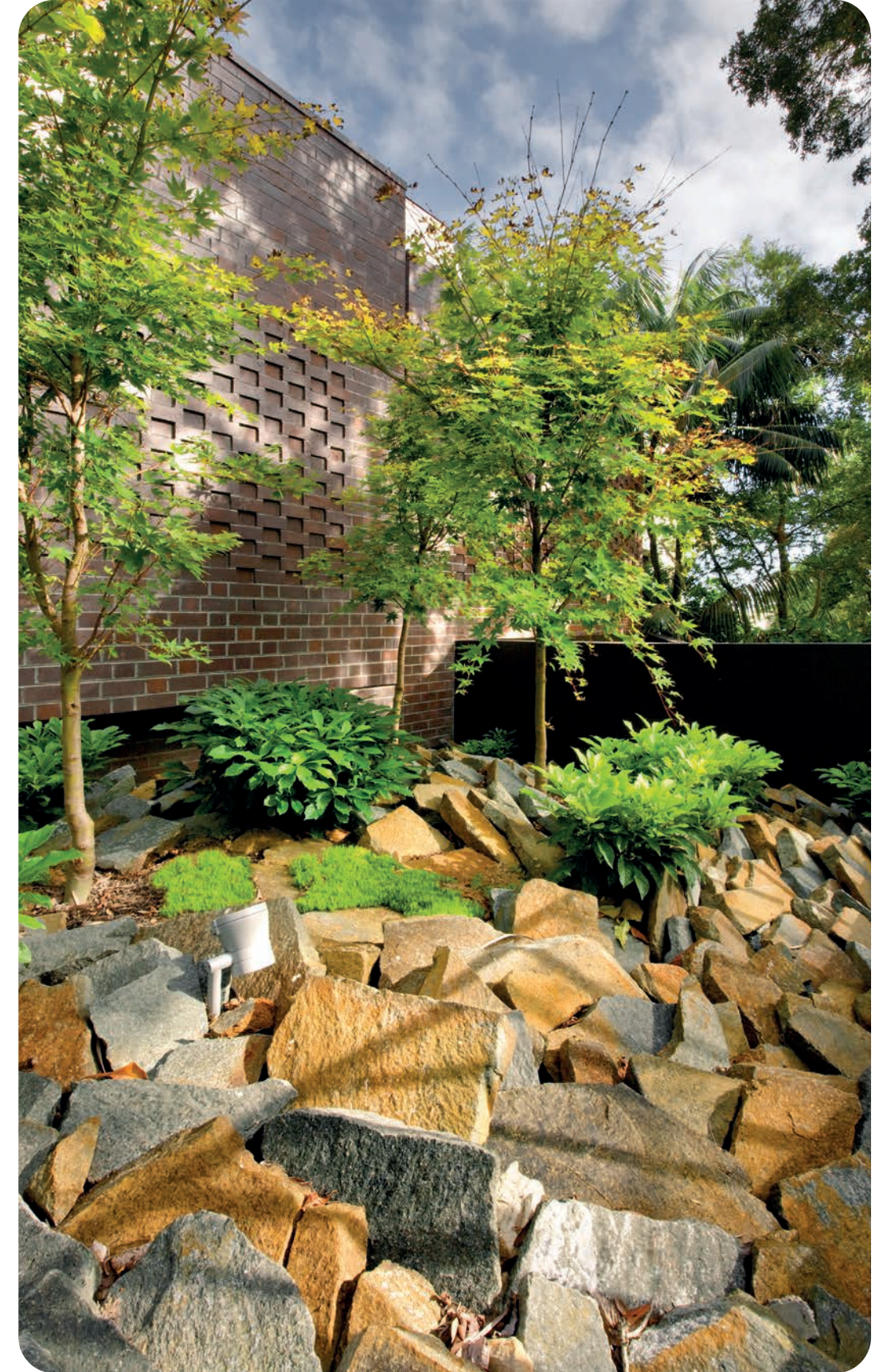


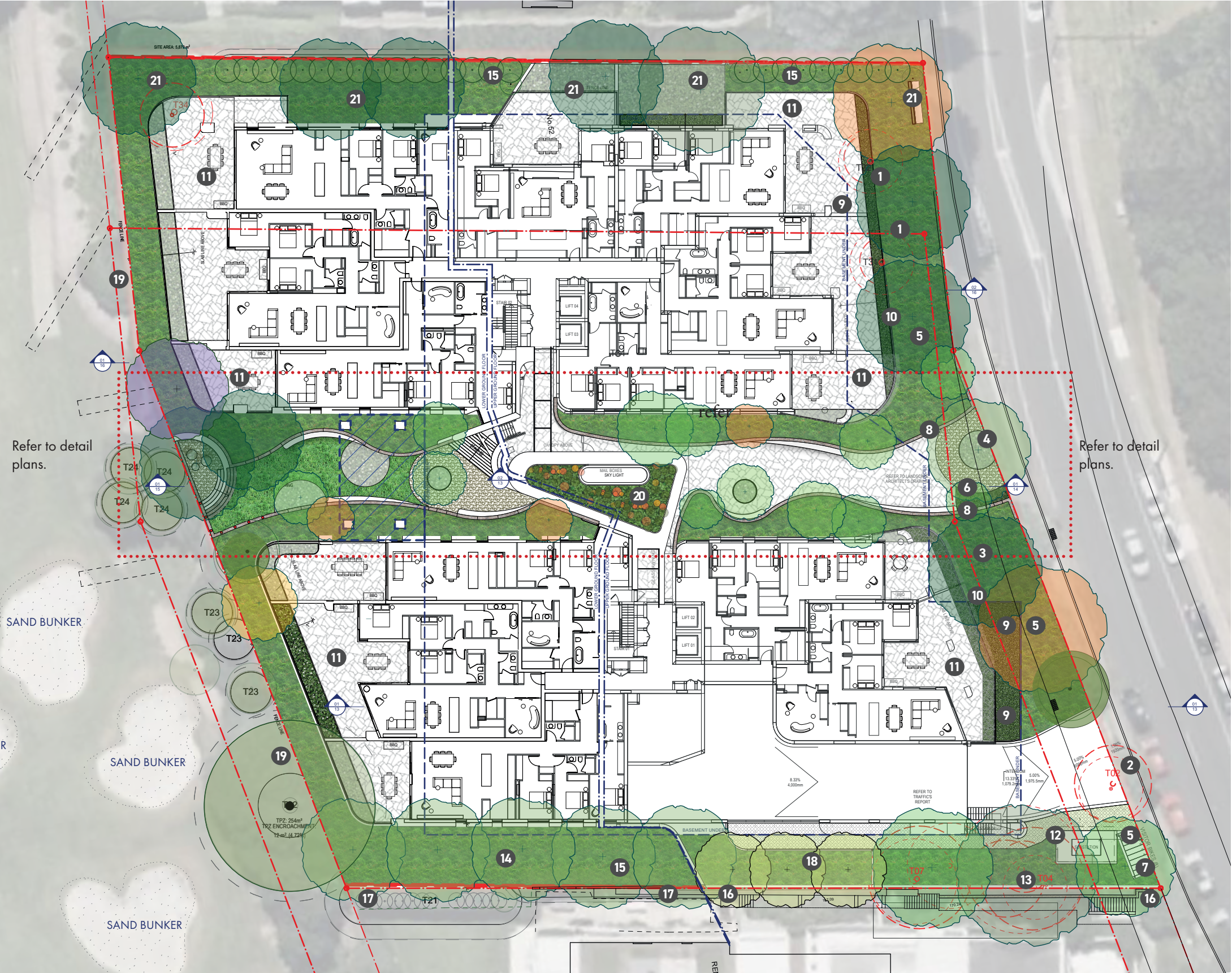


Design Concept | Design Principles - 'THE BUSH'

- Tree planting serves a crucial role on the site perimeters, while trees within the linear park form 'The Bush.'
- This continuous canopy of taller trees creates a natural venturi effect, establishing scale and enclosure between the park's greenery and the golf course beyond.
- The planting character reflects the diverse indigenous, native, and exotic species found in surrounding streets and gardens. This rich tapestry includes towering Eucalypts, deciduous trees offering autumn color, and native rainforest species—all contributing to scale, shade, visual interest, and habitat for both people and local wildlife.
- Species selection is meticulously planned to accommodate root systems, available soil volume, sightlines, and optimal sunlight. This east-west corridor provides a shaded sanctuary reminiscent of the mature surrounding gardens and sandstone creek gullies—a natural oasis for visitors to discover and enjoy.

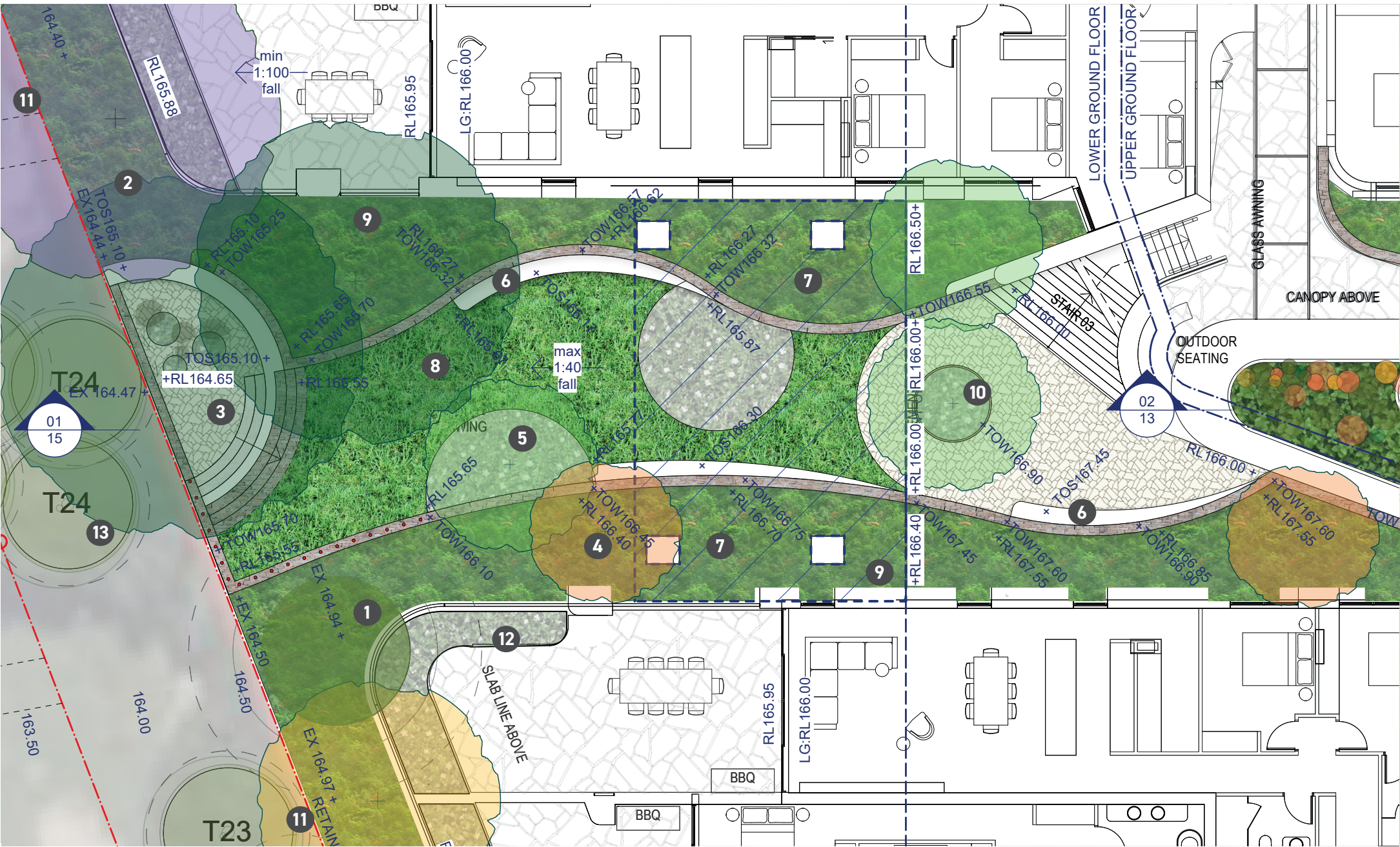




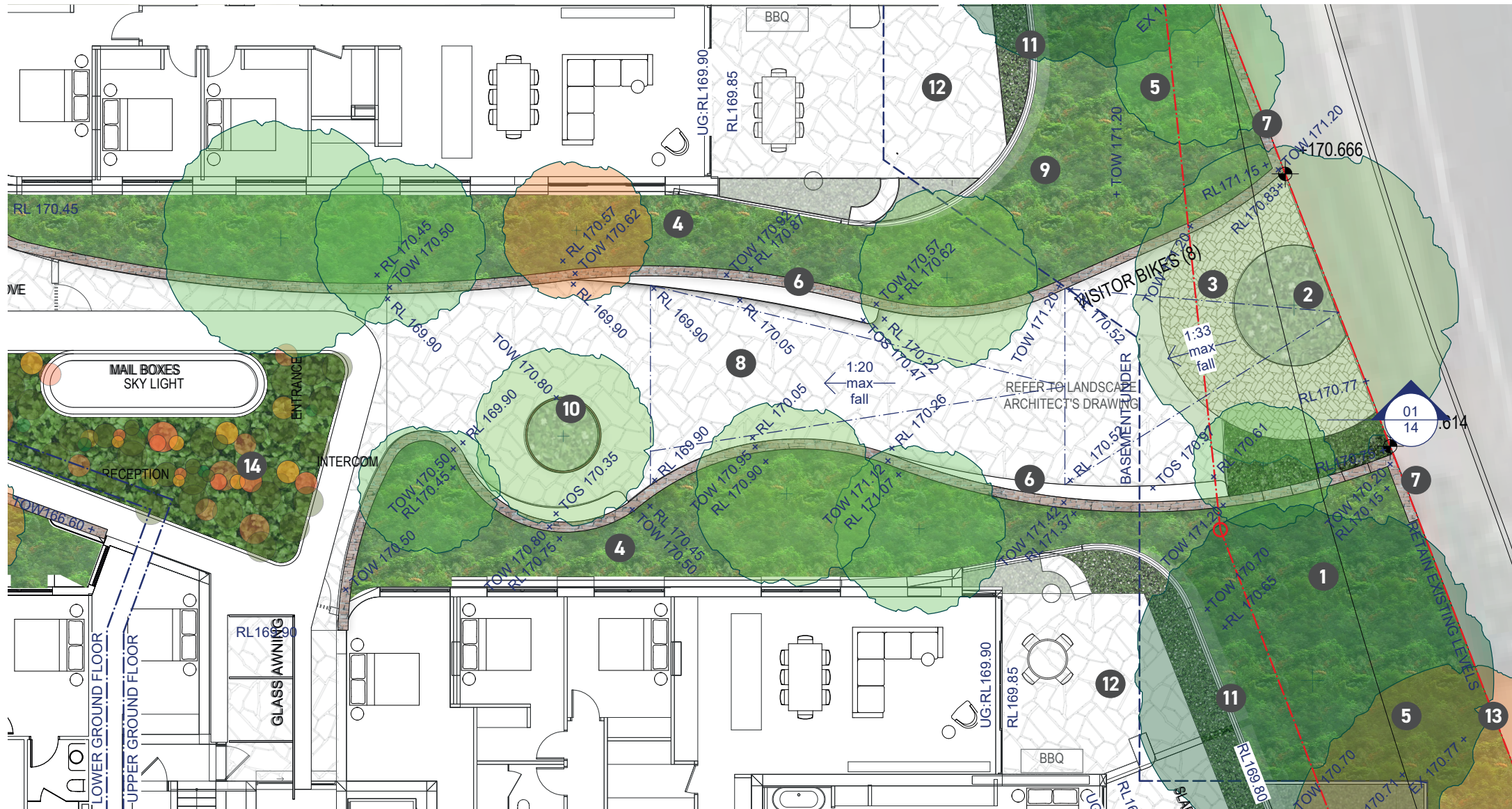


KEY

- 1. Existing trees T31 and T32 removed.
- 2. Existing Jacaranda removed T02.
- 3. Large canopy tree in landscape setback.
- 4. Feature deciduous tree to mark entrance and provide street tree greening (when there is not enough space on the verge).
- 5. New mixed exotic, native and indigenous trees along the street frontage as de-facto street trees. Tree character matches the eclectic street tree diversity of the context.
- 6. Alcove with massed planting, permeable paving and seat at the entrance.
- 7. Off street bicycle parking.
- 8. Low decorative edge beyond basement at garden entry.
- 9. 1000mm depth planters over basement slab at Cowan Street frontage.
- 10. 1600mm high picket fencing setback in the communal landscape to define private terraces.
- 11. Private terrace gardens.
- 12. Permeable paving at fire egress and access to services.
- 13. Cluster of mixed deciduous trees overplanted removed to allow space for large native screen trees.
- 14. Large trees in deep soil zone on southern boundary for additional screening.
- 15. Existing boundary screening planting maintained on northern and southern interface.
- 16. Existing masonry wall retained.
- 17. New lapped and capped 1.8m tall timber fence.
- 18. Deep planters over basement for planting medium sized screening trees.
- 19. Landscape setback zone with steel edge to define boundary and shrub planting along low boundary fence.
- 20. Level 1 Green Roof.
- 21. Large canopy trees for screening on northern boundary in deep soil zone.



- KEY
- 1. Existing tree T25 retained.
 - 2. New Jacaranda tree planted to supplement Jacaranda planted at street entry.
 - 3. Circular stepped terrace with large shade tree over, such as indigenous cheese tree.
 - 4. Mixed species smaller groupings of native and exotic trees to define leafy courtyard character, provide shade and privacy.
 - 5. Trees planted within deep soil zone in front of and behind low seating wall.
 - 6. Seating wall with sinuous form to create a relaxed character to the garden.
 - 7. Detention tank setdown 1000mm from finished RL. Surcharge and access pits are located within garden areas with finished level tuned to garden RL's.
 - 8. Turfed access over deep soil within open space.
 - 9. Deep massed planting to separate communal garden from apartments.
 - 10. Small trees in larger raised planters over basement.
 - 11. Perimeter fence 900mm high maximum.
 - 12. Planters at western edge of private terrace.
 - 13. Existing mixed trees within golf course.



KEY

1. Large canopy tree
2. Large dome shaped deciduous tree as an entry statement within massed planting on grade.
3. Permeable paving around entry tree to maximise available soil volume.
4. Mixed species smaller groupings of native and exotic trees to define leafy courtyard character, provide shade and privacy.
5. Trees planted within deep soil zone along street frontage to contribute to public domain greening (in lieu of space within the verge).
6. Seating wall with sinuous form to create a relaxed character to the garden.
7. Low sandstone wing walls at entry inspired by 20th century style walls in older houses along the street.
8. Turfed access over deep soil within open space.
9. Deep massed planting to separate communal garden and Cowan Road from apartments.
10. Small trees in larger raised planters over basement.
11. Perimeter fence 900mm high maximum around private terraces
12. Planters at western edge of private terrace.
13. No fence along property boundary.
14. L1 shallow profile rooftop garden on pavilion.



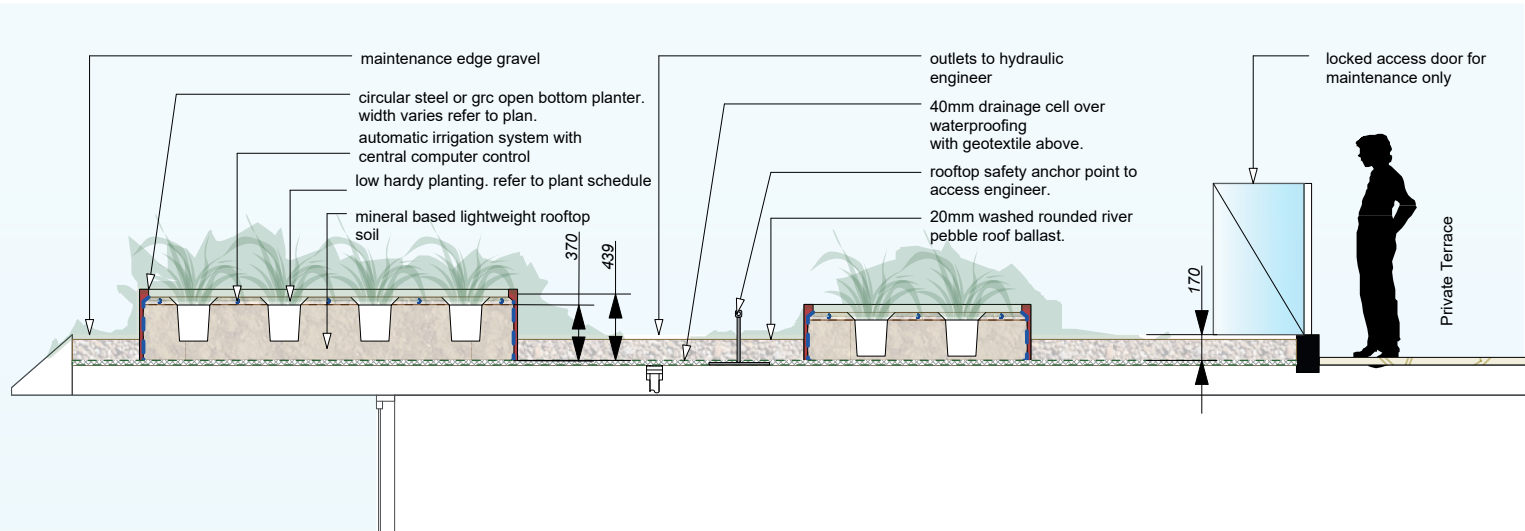
- KEY
- 1. Private terraces on Level 5 .
 - 2. Low hob edges with glass balustrade around perimeter.
 - 3. Gravel and planted roof with 200mm depth and raised planters 500mm in total height.
 - 4. Low indigenous planting with spreading groundcovers.
 - 5. Locked maintenance access.



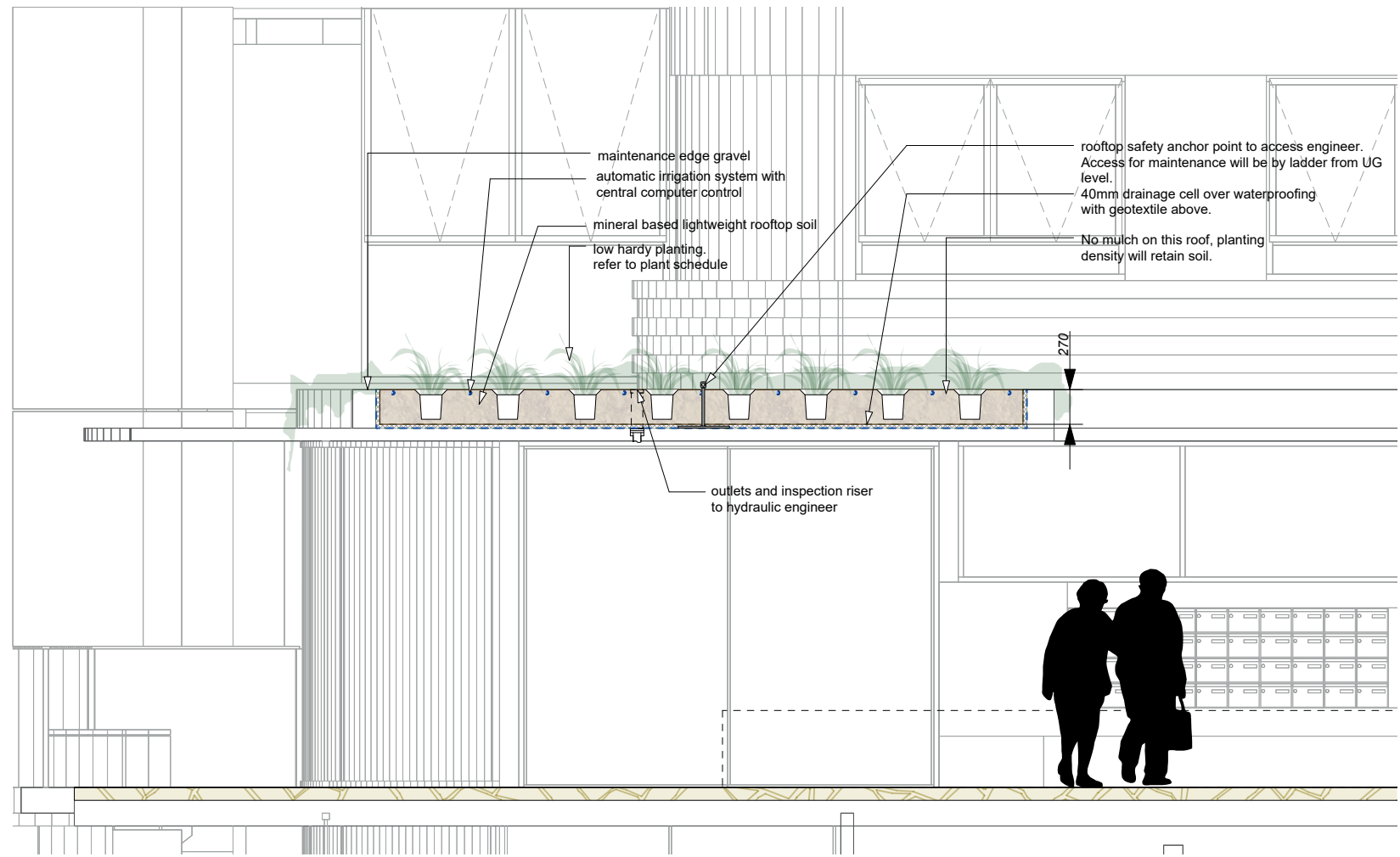
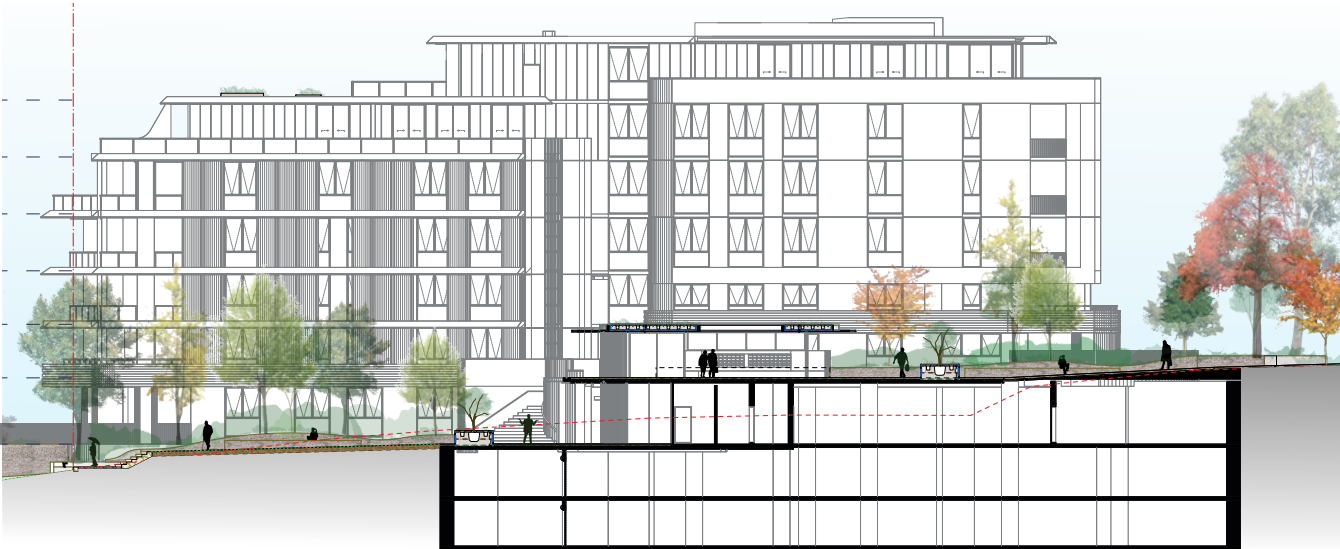
CANOPY COVERAGE

TREE REMOVAL AND REPLACEMENT

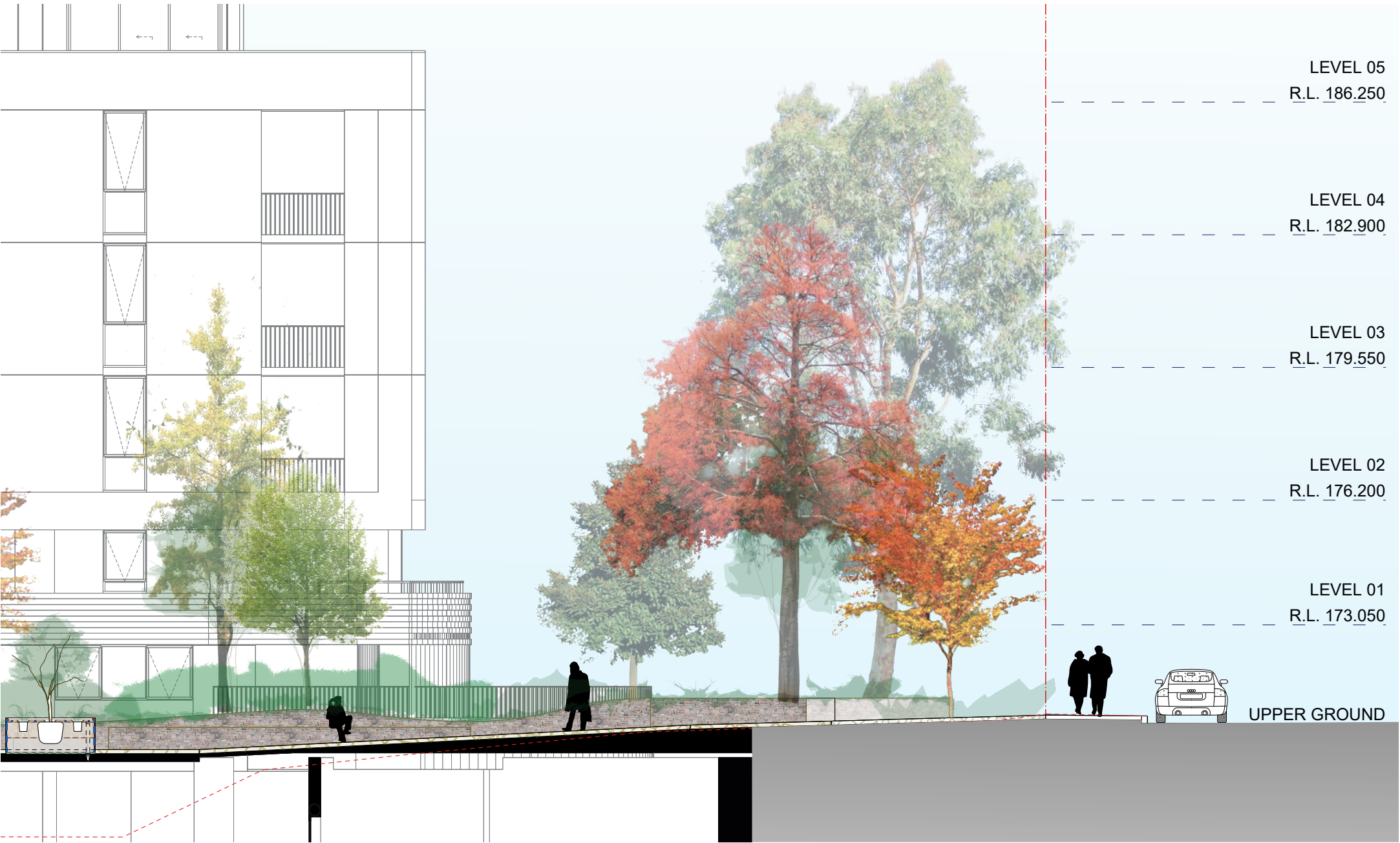
LANDSCAPE SPACES

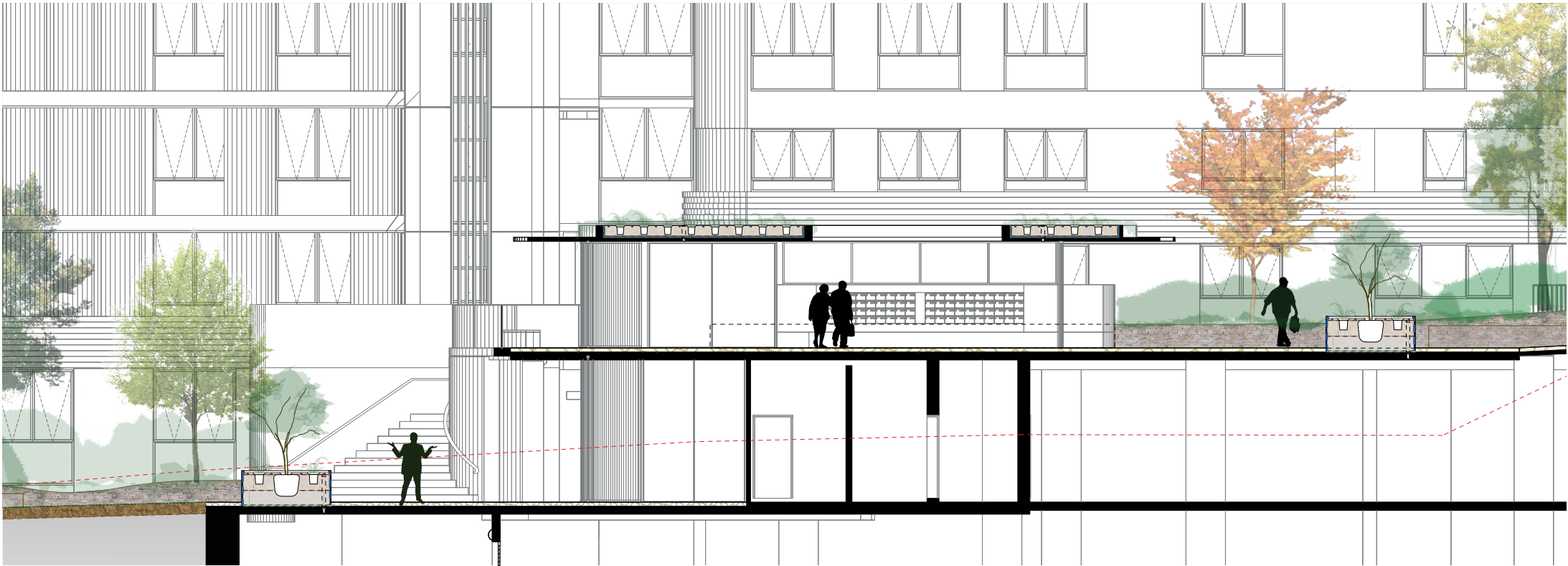
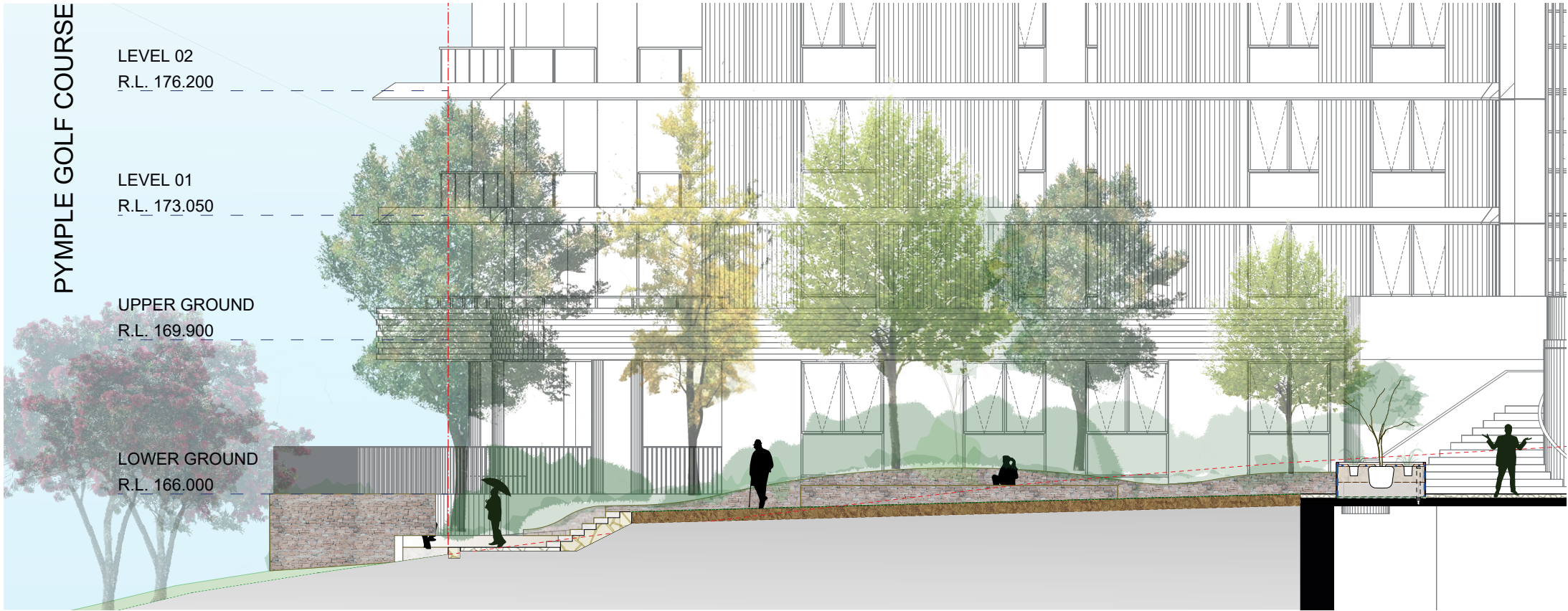


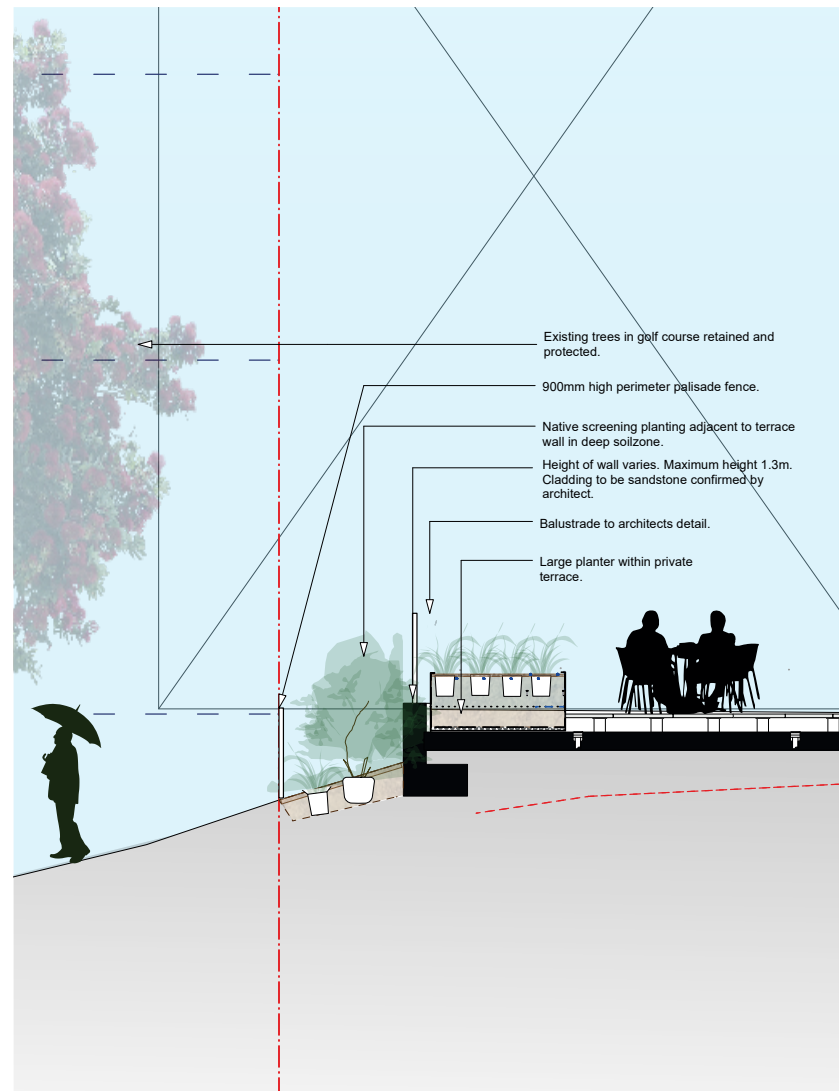
1 DETAIL 01- GREEN/GRAVEL ROOF L5
Scale: 1:50



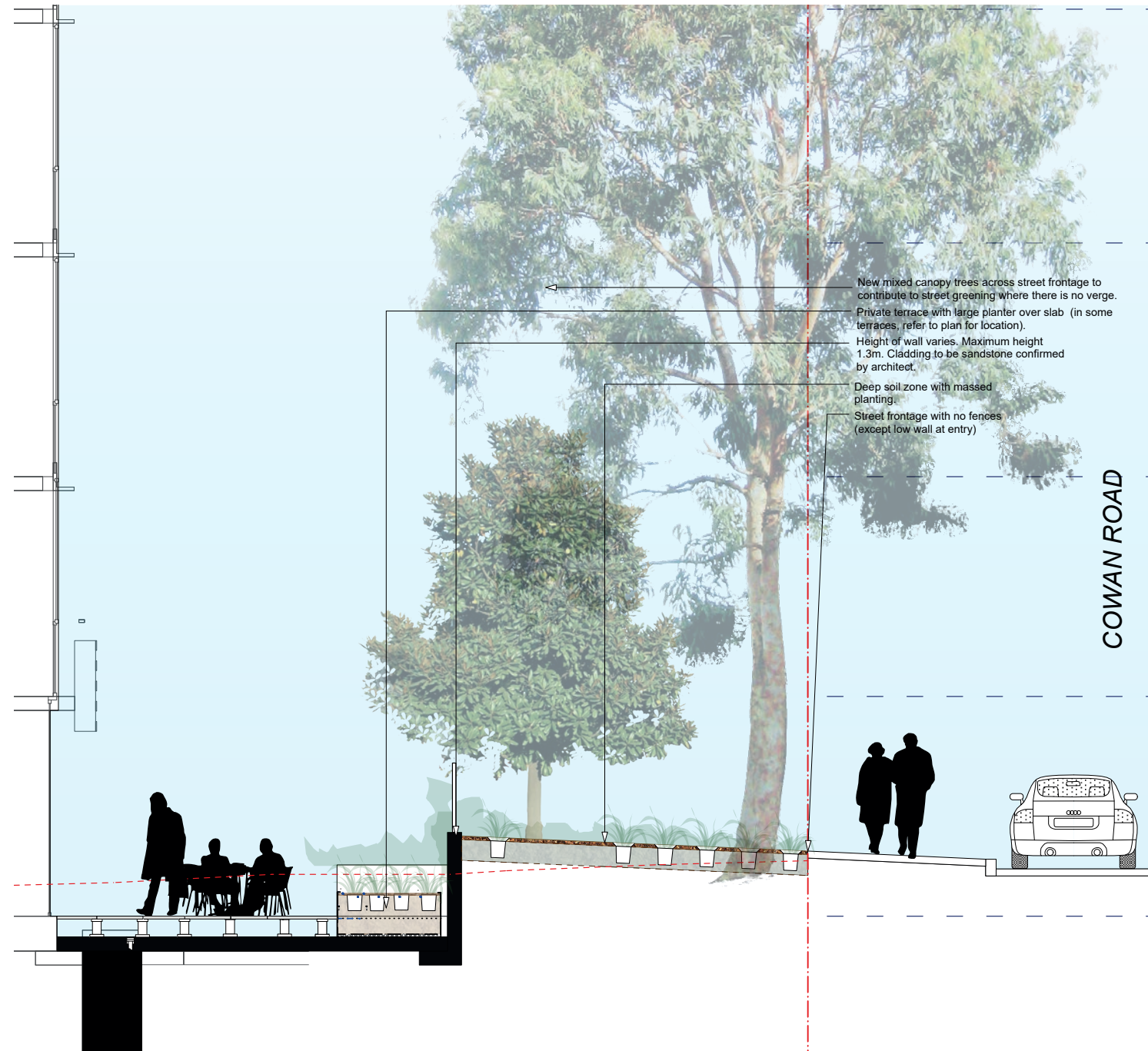
2 DETAIL 01- GREEN ROOF L1
Scale: 1:50







1 Golf Course Interface
Scale: 1:75



2 Cowan Road Street Address Typical
Scale: 1:75



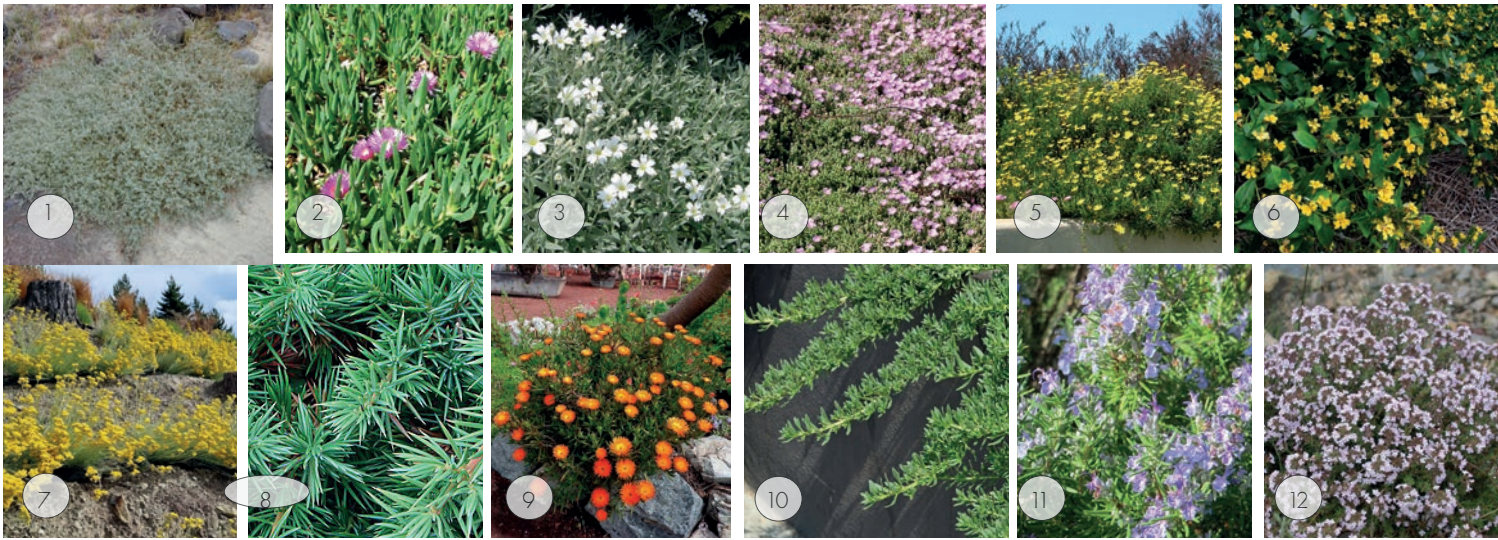
Trees	Botanical Name	Common Name	Type	Indigenous/ Native / Exotic	Size	Mature Height (m)	Mature Width (m)	biodiversity value
1	<i>Acer palmatum</i> Senkaki	Coral Maple	Tree	Exotic	200L	4	5	Insect Pollinators
2	<i>Acer buergerianum</i>	Trident Maple	Tree	Exotic	400L	7	6	Insect Pollinators
3	<i>Angophora costata</i>	Sydney Red Gum	Tree	indigenous	200L	30	15	All Pollinators
4	<i>Banksia integrifolia</i>	Coast Banksia	Tree	native	75L	8	5	All Pollinators
5	<i>Banksia serrata</i>	Old Man Banksia	Tree	native	75L	5	6	All Pollinators
6	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	Tree	native	200L	11	8	Insect Pollinators
7	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Tree	indigenous	75L	40	20	All Pollinators
8	<i>Ginkgo biloba</i>	Ginko	Tree	Exotic	300L	11	7	Insect Pollinators
9	<i>Glochidion ferdinandi</i>	Cheese Tree	Tree	indigenous	75L	12	8	Forage and shelter
10	<i>Lagerstroemia Natchez</i>	Natchez Crepe Myrtle	Tree	exotic	75L	6	5	-
11	<i>Tristanopsis laurina luscious</i>	Water Gum	Tree	indigenous	200L	8	6	Insect Pollinators
12	<i>Waterhousea floribunda-Green-Avenue</i>	Weeping Lily Pili	Tree	native	100L	15	9	Forage and shelter



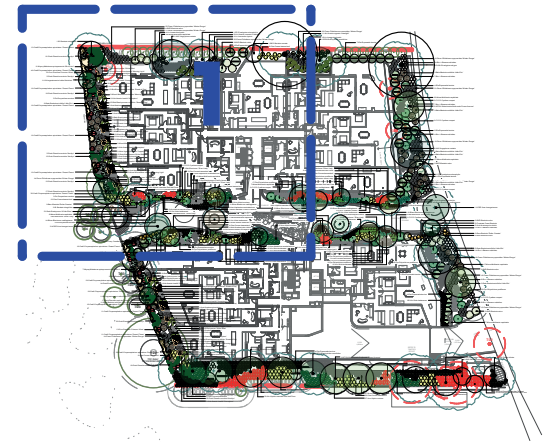
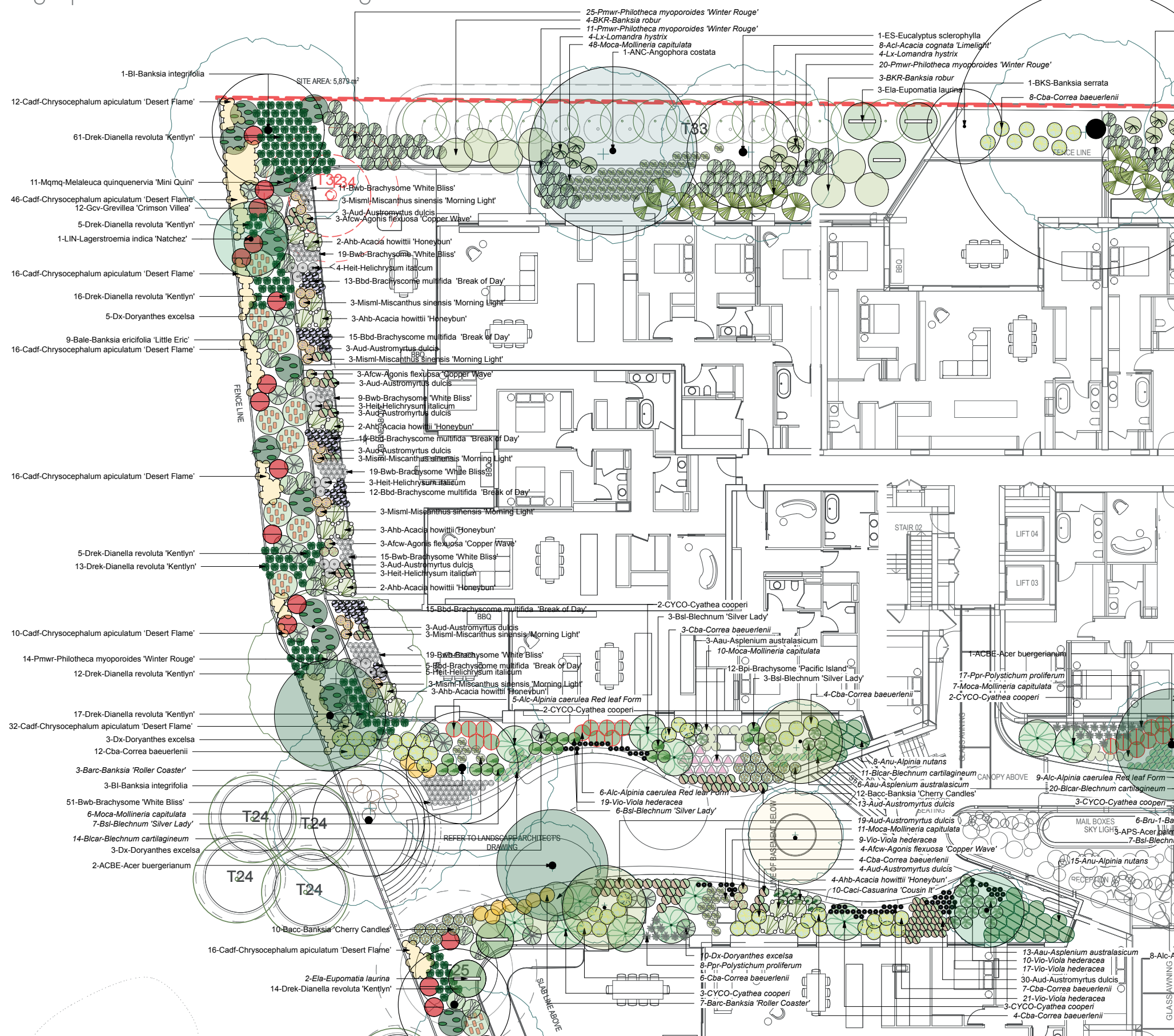
Shrubs and Groundcovers	Botanical Name	Common Name	Type	Indigenous/ Native / Exotic	Size	Height (m)	Width (m)	biodiversity value
1	Acacia 'Honeybun'	Honeybun Wattle	shrub	native	200mm	1	1	Insect Pollinators
2	Austromyrtus dulcis	Midgen	groundcover	indigenous	150mm	0.6	1	Insect Pollinators
3	Acmena smithii minor	Dwarf Lili Pili	shrub	indigenous	200mm	2	2	Insect Pollinators
4	Agonis flexuosa 'Copper Wave'	Copper Wave Myrtle	shrub	native	200mm	1	2	Insect Pollinators
5	Alpinia nutans	Falso cardamon	perennial	exotic	200mm	0.8	0.6	Insect Pollinators
6	Alpinia-caerulea	Native Ginger	perennial	native	200mm	2	1	Insect Pollinators
7	Anemone x hybrida	Anemone	Herb	exotic	150mm	0.2	0.6	Insect Pollinators
8	Asplenium australasicum	Birds Nest Fern	fern	indigenous	200mm	0.5	0.6	Insect Pollinators
9	Banksia 'Roller coaster'	Roller Coaster Coast Banksia	shrub	native	200mm	0.6	2	Insect Pollinators
10	Banksia spinulosa Cherry Candles	Cherry Candles Banksia	shrub	indigenous	200mm	1	1	Insect Pollinators
11	Banksia ericifolia Little Eric'	Dwarf Heath Banksia	shrub	indigenous	200mm	1	1	Insect Pollinators
12	Banksia spinulosa	Hairpin Banksia	shrub	indigenous	300mm	3	2	Insect Pollinators
13	Blechnum-gibbum-Silver-Lady	Silver Lady Fern	fern	exotic	200mm	0.6	0.6	Insect Pollinators
14	brachyscome multifida white	White Cut Leaf Daisy	herb	indigenous	150mm	0.2	1	Insect Pollinators
15	Brachyscome pacific-island	Purple Cut Leaf Daisy	herb	native	150mm	0.2	1	Insect Pollinators
16	Correa baeuerlenii	Chefs Cap Correa	shrub	native	200mm	2	1	Insect Pollinators
17	Casuarina cousin it	Cousin It	groundcover	native	200mm	0.6	1	
18	Chryscephalum apiculatum 'Desert Flame'	Desert Flame Daisy	Herb	native	150mm	0.6	1	Insect Pollinators
19	Cyathea cooperi	Rough Bark Tree Fern	fern	indigenous	150mm	5	1	
20	Dianella revoluta 'Kantlyn'	Dianella Kantlyn	perennial	indigenous	150mm	0.6	0.6	Insect Pollinators
21	Dianella-caerulea 'Breeze'	Dianella Breeze	perennial	indigenous	150mm	0.6	0.6	Insect Pollinators
22	Doryanthes excelsa	Gymea Lily	perennial	indigenous	75L	2	2	All pollinators
23	Eupomatia laurina	Bolwarra	shrub	indigenous	300mm	2	2	Insect Pollinators
24	Grevillea 'Ruby Jewel'	Grevillea Ruby Jewel	shrub	native	200mm	1	1	All pollinators
25	Grevillea 'Scarlet Sprite'	Grevillea Scarlet Sprite	shrub	native	200mm	1	1	All pollinators
26	Lavandula stoechas	Lavander	shrub	indigenous	200mm	1	1	Insect Pollinators
27	Leucophyta_brownii	Cushion Bush	perennial	native	150mm	1	1	Insect Pollinators
28	Miscanthus-sinensis-Morning-Light	Chinese Silver Grass	grass	exotic	150mm	1	1	
29	Melaleuca 'Little Quin Quin'	Dwarf Swamp Paperbark	perennial	native	200mm	2	2	All pollinators
30	Olearia tomentosa	Daisy Bush	herb	indigenous	200mm	2	2	Insect Pollinators
31	Pandorea jasminoides 'Lady Di'	Bower Vine	perennial	native	150mm	3	0.6	Insect Pollinators
32	Pennisetum 'Nafay'	Fountain Grass cultivar	grass	indigenous	150mm	0.8	0.8	
33	Platercerum bifurcatum	Staghorn	fern	indigenous	large	1	1	
34	Philotheca myoporoides 'Winter Rouge'	Waxflower cultivar	shrub	native	200mm	1	1	Insect Pollinators
35	Plectranthus nitidus	Silver Shield	groundcover	native	150mm	1	1	Insect Pollinators
36	Viola hederaceae	Native Violet	groundcover	indigenous	150mm	0.2	1	Insect Pollinators



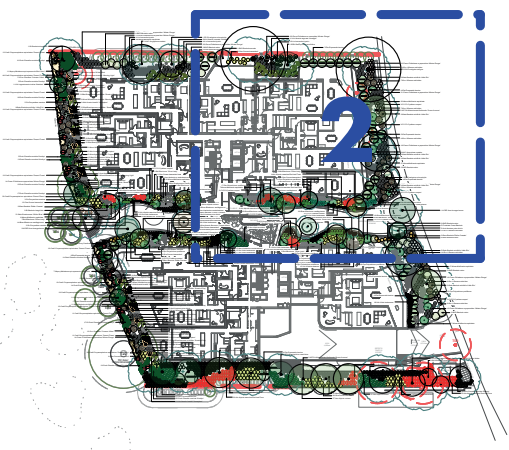
PAVILLION ROOF TERRACE	Botanical Name	Common Name	Type	indigenous/ Native / Exotic	Mature Height (m)	Mature Width (m)	biodiversity value
1	Ajuga australis	Native Buebell	groundcover	indigenous			Insect Pollinators
3	Austromyrs dulcis	Midgen Berry	cascading	native	1	1	Insect Pollinators
4	Blechnum cartilagenum	Gristle Fern	Fern	indigenous	0.5	0.2	-
7	Bulbine bulbosa	Bulbine Lily	Lily	indigenous	0.3	0.3	Insect Pollinators
9	Cerastium tomentosum	Snow in Summer	cascading	exotic	0.2	0.6	Insect Pollinators
9	Chrysocephalum semipapposum	Yellow Buttons	groundcover	indigenous	0.2	0.6	Insect Pollinators
11	Dymondia margaretae	Silver carpet	groundcover	exotic	0.1	0.6	Insect Pollinators
12	Drosanthemum hispidum	Ice Plant	groundcover	exotic	0.2	0.3	Insect Pollinators
13	Drosanthemum floribundum	Rosea Ice Plant	groundcover	exotic	0.2	0.4	Insect Pollinators
15	Goodenia ovata Gold Cover	Hop Goodenia	shrub	indigenous	0.2	0.3	Insect Pollinators
16	Lampranthus aurantiacus	Iceplant	perennial	exotic	0.2	0.6	Insect Pollinators
22	Pratia pendunculata	Pratia	Herb	indigenous	0.1	0.6	Insect Pollinators
23	Rhodanthe anthemoides	Chamomile Sunray	Herb	indigenous	0.1	0.6	Insect Pollinators
24	Rosmarinus officianalis prostrate form	Prostrate Rosemary	groundcover	exotic	0.2	0.6	Insect Pollinators
25	Selliera radicans	remuremu	Herb	indigenous	0.2	1	Insect Pollinators
26	Thymus vulgaris	Thyme	groundcover	exotic	0.2	0.6	Insect Pollinators
27	Veronica gracilis	Slender Speedwell	Herb	indigenous	0.2	1	-



L5 GRAVEL GARDEN	Botanical Name	Common Name	Type	indigenous/ Native / Exotic	Height (m)	Mature Width (m)	biodiversity value
1	Aptenia cordifolia	Baby Sun Rose	groundcover	exotic	0.2	0.3	Insect Pollinators
2	Atriplex cinerea	Coast Saltbush	perennial	native	1	1	Insect Pollinators
3	Carpobrotus glauca	Pigface	groundcover	native	0.5	0.2	-
4	Cerastium tomentosum	Snow in Summer	cascading	exotic	0.5	0.2	-
5	Drosanthemum hispidum	Ice Plant	groundcover	exotic	0.2	0.6	Insect Pollinators
6	Drosanthemum floribundum	Rosea Ice Plant	groundcover	exotic	0.1	0.6	Insect Pollinators
7	Euryops pectinatus 'Little Sunray'	Little Sunray' African Bush Daisy	shrub	exotic	0.2	0.3	Insect Pollinators
8	Einadia nutans	Nodding Saltbush	groundcover	native	0.6	2	Insect Pollinators
9	Goodenia ovata Gold Cover	Hop Goodenia	shrub	native	0.2	0.6	Insect Pollinators
10	Helichrysum italicum	Curry plant	perennial	exotic	0.2	0.3	Insect Pollinators
11	Juniperus conferta 'Blue Pacific'	Shore Juniper	cascading	exotic	0.2	0.6	Insect Pollinators
12	Mesembryanthemum (red flower)	Common Ice Plant	shrub	exotic	0.2	0.6	Insect Pollinators
13	Mesembryanthemum (yellow flower)	Common Ice Plant	groundcover	exotic	0.2	1	Insect Pollinators
14	Rosmarinus officianalis prostrate form	Prostrate Rosemary	groundcover	exotic	0.2	1	Insect Pollinators
15	Thymus vulgaris	Thyme	groundcover	exotic	0.2	1	Insect Pollinators



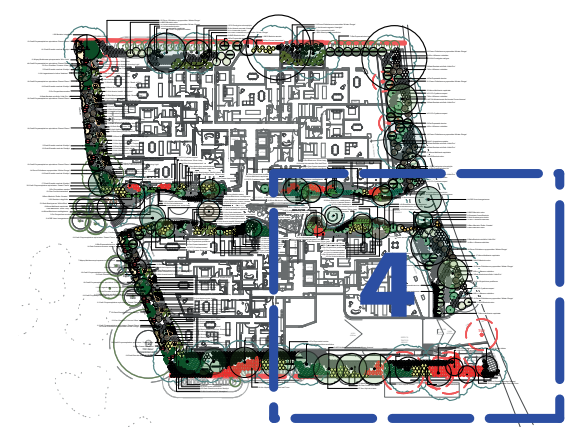
1 PLANTING PLAN 1
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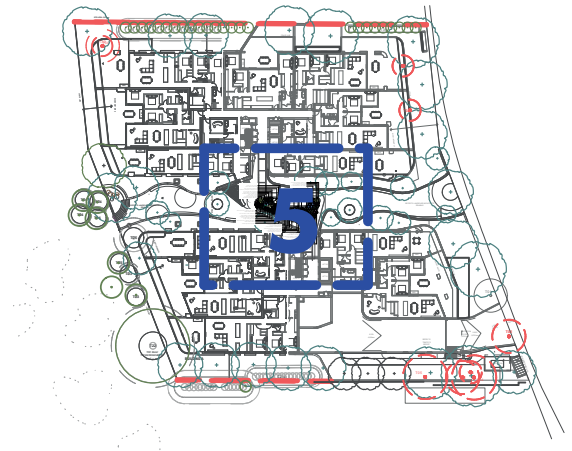
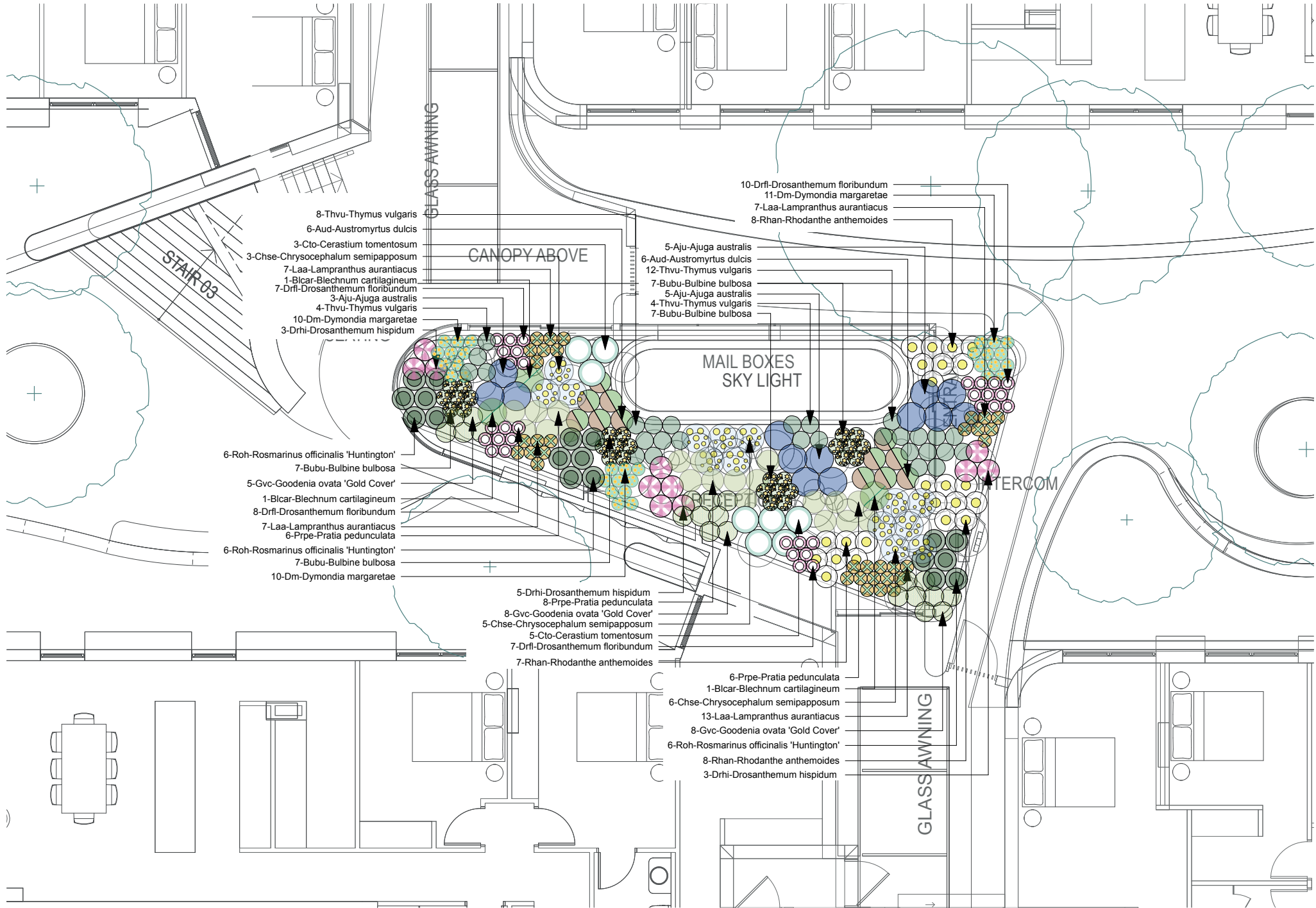
Planting Schedule - GROUND FLOOR + LEVEL 01 LIVING ROOF				
ID	Latin Name	Common Name	Pot Size	Quantity
Aau	Asplenium australasicum	Bird's Nest Fern	200mm	22
ACBE	Acer buergerianum	Trident Maple	400L	4
ACI	Acacia cognata 'Limelight'	River Wattle	200mm	19
Alcw	Azara flexuosa 'Copper Wave'	Willow Pepper Mint	200mm	19
Anb	Acacia howittii 'Honeybun'	Sticky Wattle	200mm	32
Aiu	Alpinia australis	Austral Buple	150mm	13
Aic	Alpinia caerulea Red leaf Form	Native Ginger	200mm	145
ANC	Anacardium occidentale	Rusty Gum Tree	300L	3
Anu	Alpinia nutans	Dwarf Cardamon	200mm	90
APS	Acer palmatum 'Senkaki'	Coral Bark Maple	200L	3
Aud	Austromyrtus dulcis	Midgenberry	200mm	132
Bacc	Banksia 'Cherry Candles'	Banksia Cherry Candles	200mm	22
Bale	Banksia ericifolia 'Little Eric'	Little Eric Banksia	200mm	45
Barc	Banksia 'Roller Coaster'	Prostrate Coast Banksia	150mm	18
Bbd	Brachycome multifida 'Break of Day'	Native Daisy	150mm	135
BI	Banksia integrifolia	Coastal Banksia	200L	5
BKR	Banksia robur	Swamp Banksia	140mm	22
BKS	Banksia serrata	Old Man Banksia	45L	5
Bicar	Blechnum cartilagineum	Gristle Fern	200mm	159
Bpi	Brachyscome 'Pacific Island'	Cut leaf Daisy	200mm	12
BRA	Brachychiton acerifolius	Bottle Tree: Illawarra Flame Tree	200L	4
Bru-1	Bauera rubioides	Olea Rose	200mm	88
Bsl	Blechnum 'Silver Lady'	Silver Lady	200mm	67
Bubu	Bulbine bulbosa	Bulbine Lily	150mm	28
Bwb	Brachyscome 'White Bliss'	Cut leaf Daisy	140mm	218
Caci	Casuarina 'Cousin It'	Cousin It	150mm	10
Cadl	Chrysocarpum apiculatum 'Desert Flame'	Yellow Buttons	150mm	265
Cba	Correa baeuerlenii	Chefs Cap Correa	300mm	145
Chse	Chrysocarpum semipapposum	Clustered Everlasting	200mm	14
Cto	Cerastium tomentosum	Snow-In-Summer	150mm	8
CYCO	Cyathea cooperi	Tree Fern	100L	38
Dicb	Dianella caerulea 'Breeze'	Blue Flax Lily	150mm	256
Dm	Dymondia margaritae	Silver carpet	150mm	31
Drek	Dianella revoluta 'Kentlyn'	Native Flax	200mm	241
Drfl	Drosera rotundifolia	Rodondo creeper	150mm	32
Drhi	Drosera rotundifolia	Miniature Pigface	150mm	11
Dx	Dorothy's excelsa	Gymea Lily	300mm	24
Ela	Eupomatia laurina	Bottle Tree: Copper Laurel	300mm	35
ES	Eucalyptus sclerophylla	Hard-leaved Scribbly Gum	200L	3
EUSA	Eucalyptus saligna	Sydney Blue Gum	200L	2
Gcv	Grevillea 'Crimson Villea'	Rosemary Grevillea	200mm	24
GIBI	Ginkgo biloba	Maidenhair Tree	400L	1
GLF	Glochidion ferdinandi	Cheese Tree	400L	2
Gvc	Goodenia ovata 'Gold Cover'	Goodenia	150mm	21
Heit	Helichrysum italicum	Curry Plant	200mm	39
Laa	Lampranthus aurantiacus	Orange Ice Plant	150mm	34
LIN	Lagerstroemia indica 'Natchez'	Crepe Myrtle	400L	6
Lx	Lomandra hystrix	Mat-rush	150mm	24
Mism	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	300mm	39
Moca	Mollineria capitulata	Weevil Lily	200mm	270
Mmq	Melaleuca quinquenervia 'Mini Quini'	Mini Quini Paperbark	150mm	18
Pmwr	Philotheca myoporoides 'Winter Rouge'	Wax Flower	200mm	214
Ppr	Polystichum proliferum	Mother Shield Fern	300	127
Ppe	Pilea pedunculata	Star creeper	150mm	20
Rhan	Rhodanthe anthemoides	Chamomile Sunray	150mm	23
Roh	Rosmarinus officinalis 'Huntington'	Creeping Rosemary	200mm	18
Thyu	Thymus vulgaris	Common Thyme	150mm	28
TRL	Tristanopsis 'Luscious'	Water Gum	75L	5
Vio	Viola hederacea	Native Violet	150mm	240
WFGA	Waterhousia floribunda 'Green Avenue'	Weeping Lilly Pilly	400L	5

2 PLANTING PLAN 2
Scale: 1:200

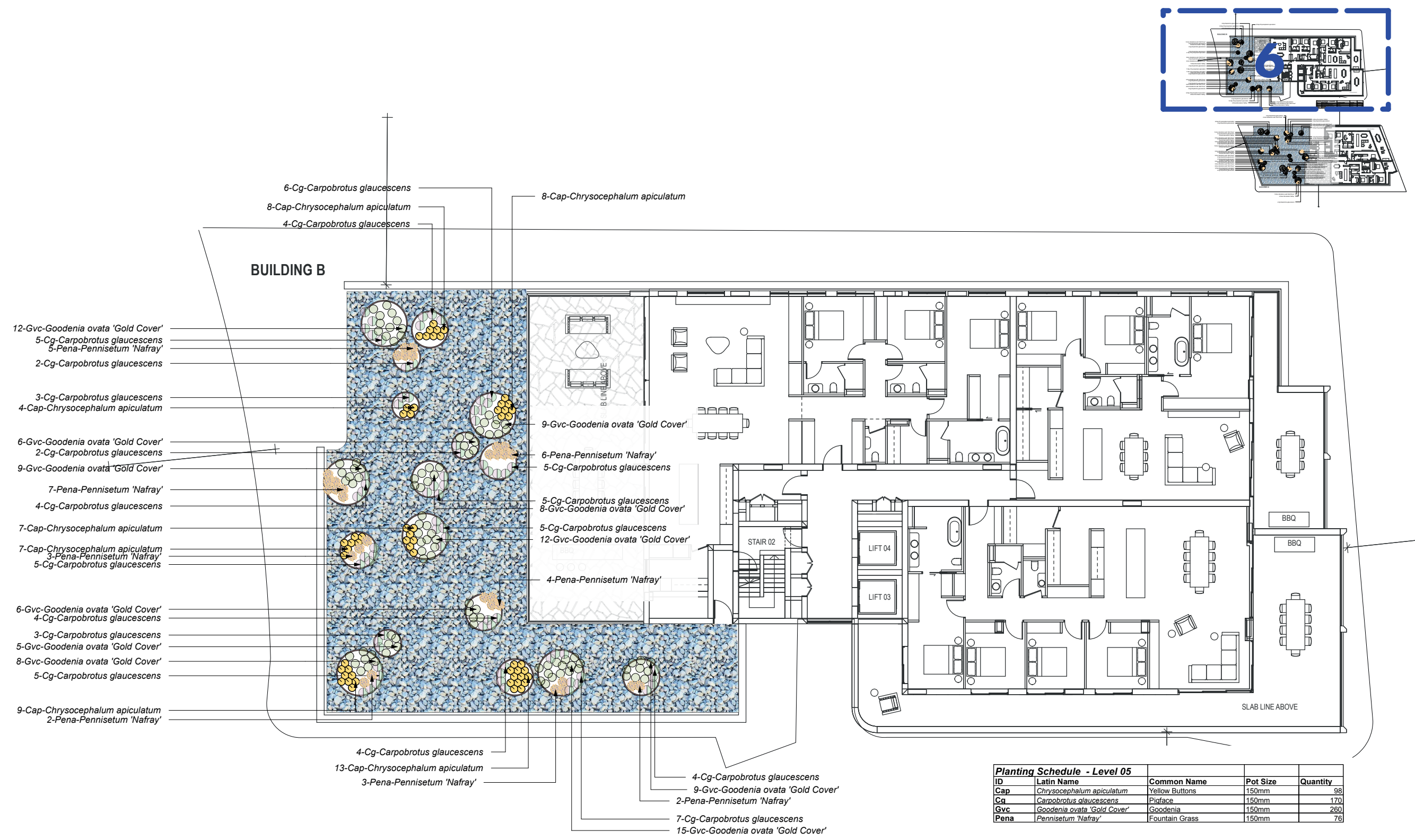




4 PLANTING PLAN 4

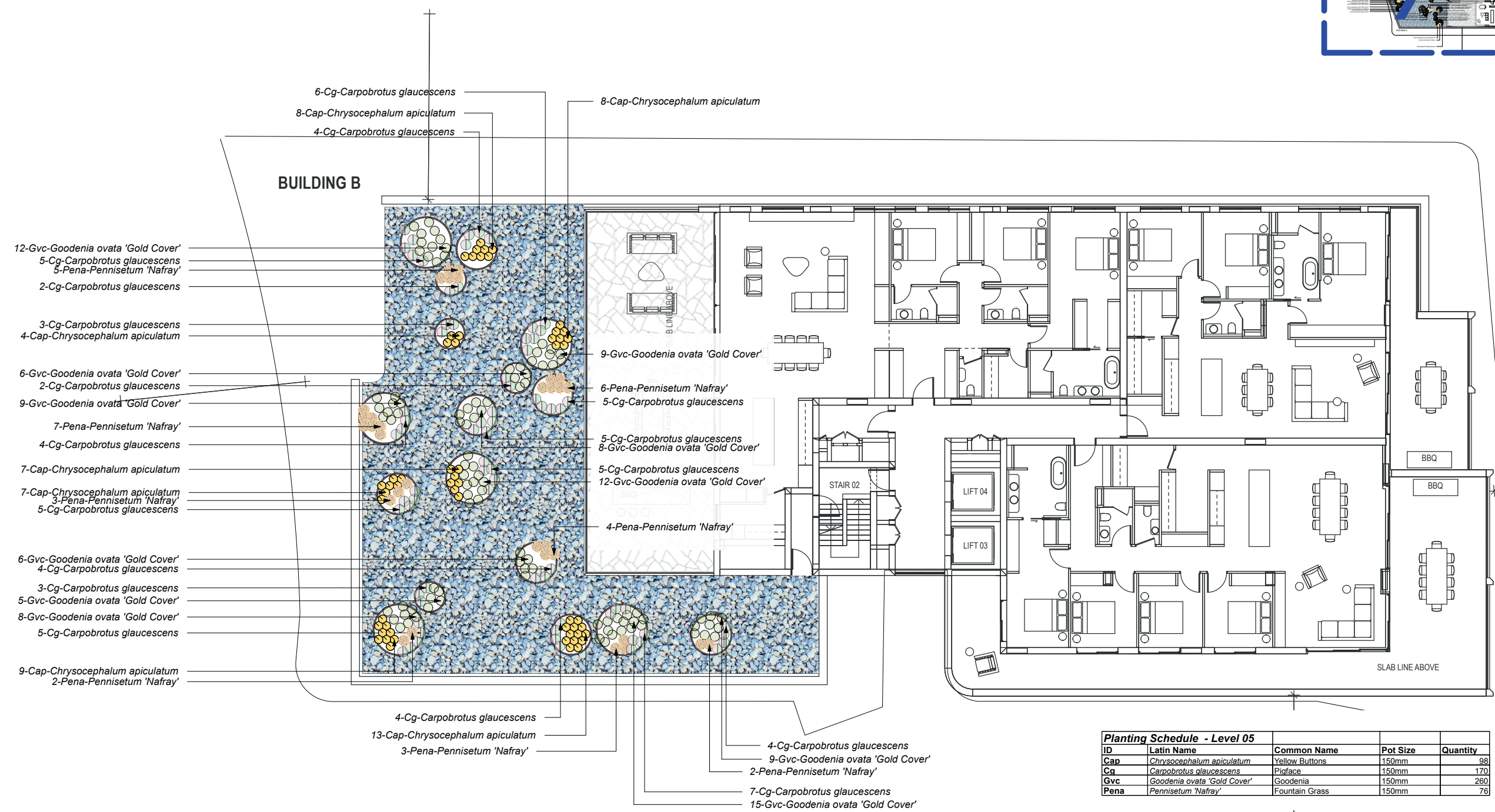
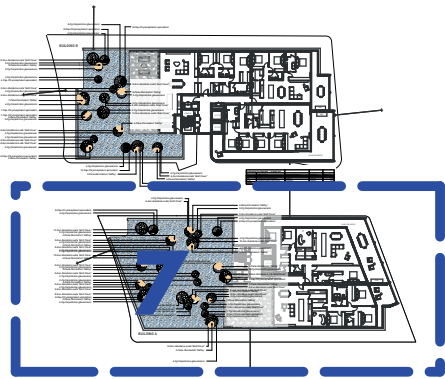


5 PLANTING PLAN 5
Scale: 1:100



6 PLANTING PLAN 6 + PLANTING SCHEDULE
Scale: 1:200

Planting Schedule - Level 05				
ID	Latin Name	Common Name	Pot Size	Quantity
Cap	Chrysocephalum apiculatum	Yellow Buttons	150mm	98
Cg	Carpobrotus glaucescens	Picface	150mm	170
Gvc	Goodenia ovata 'Gold Cover'	Goodenia	150mm	260
Pena	Pennisetum 'Nafay'	Fountain Grass	150mm	76



Planting Schedule - Level 05				
ID	Latin Name	Common Name	Pot Size	Quantity
Cap	Chrysocephalum apiculatum	Yellow Buttons	150mm	98
Cg	Carpobrotus glaucescens	Pigface	150mm	170
Gvc	Goodenia ovata 'Gold Cover'	Goodenia	150mm	260
Pena	Pennisetum 'Nafay'	Fountain Grass	150mm	76

7 PLANTING PLAN 7 + PLANTING SCHEDULE
Scale: 1:200