

46-50 COWAN ROAD ST.IVES

18/03/2026 Development Application Landscape Drawings

CLIENT: TRADERS IN PURPLE

ARCHITECT: PLUS ARCHITECTURE SYDNEY



KEY

1. Existing 2 x Magnolia grandiflora (T31 and T32) to be retained and protected.
2. Existing Jacaranda T02, to be retained and protected.
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. Massed planting, bespoke paving and seat at the entrance.
7. Off street bicycle parking.
8. Low decorative edge beyond basement at garden entry.
9. Deep soil for large trees in front of private terraces at Cowan Street frontage.
10. 1600mm high picket fencing to define private terraces.
11. Private terrace gardens.
12. Permeable paving at fire egress and access to services.
13. Cluster of existing mixed deciduous trees to be retained (refer to arborists report for detail).
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 soil for planting large 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.

NOTE:

- Refer to architects drawings for critical information and dimensions of setbacks.
- Refer to arborists drawings for critical information on the Tree Protection and Retention Plan.



- 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. Generous massed planting areas within deep soil zones.
 - 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

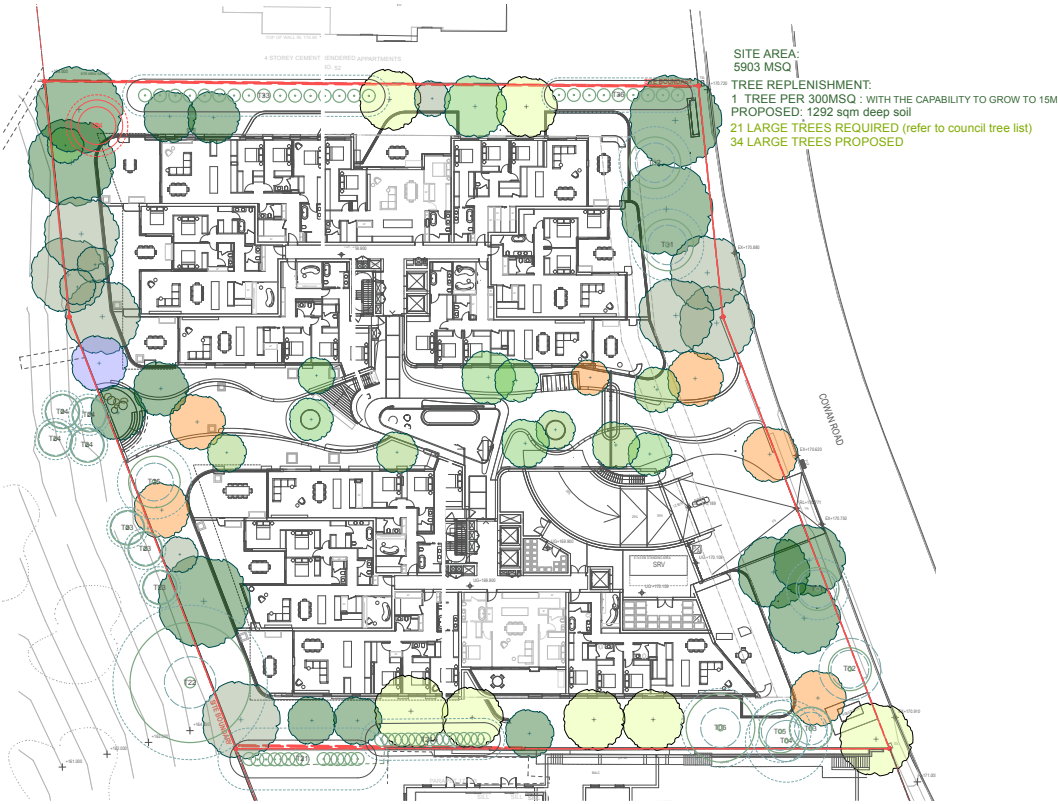
- 1. Large canopy trees of Eucalyptus punctata.
- 2. Large dome shaped deciduous tree such as Acer buergerianum, as an entry statement within massed planting on grade.
- 3. Off street bicycle parking.
- 4. Mixed species smaller groupings of native and exotic trees to define leafy courtyard character, 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. Deep massed planting to separate communal garden and Cowan Road from apartments.
- 9. Small trees in larger raised planters over basement.
- 10. Perimeter fence 900mm high maximum around private terraces
- 11. Security fence and gate.
- 12. 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.
 - 6. Planters 1 meter offset from edge for safe maintenance.
Gaps between planters to be minimum 800mm.



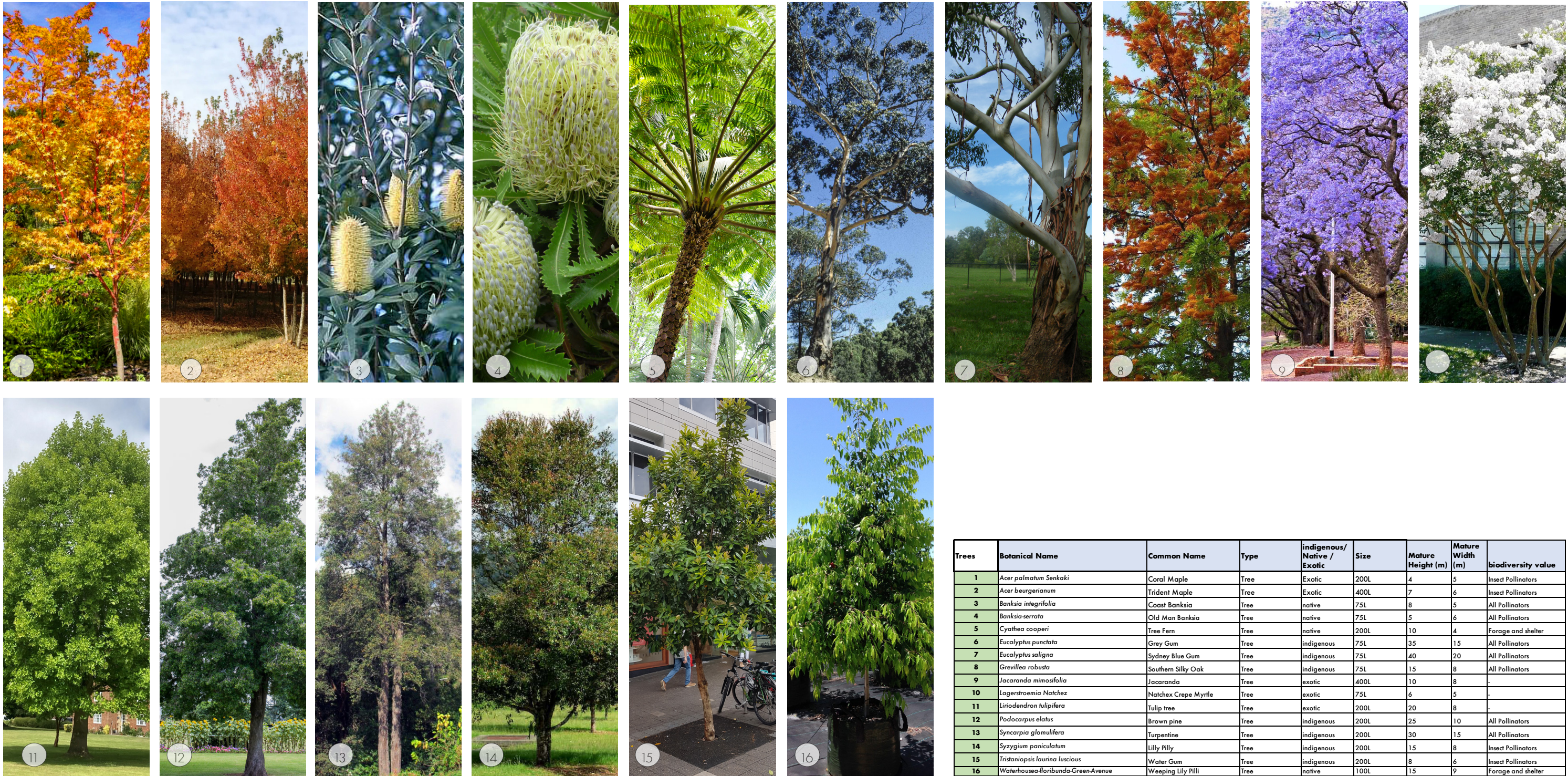
CANOPY COVERAGE



TREE REMOVAL AND REPLACEMENT



LANDSCAPE SPACES



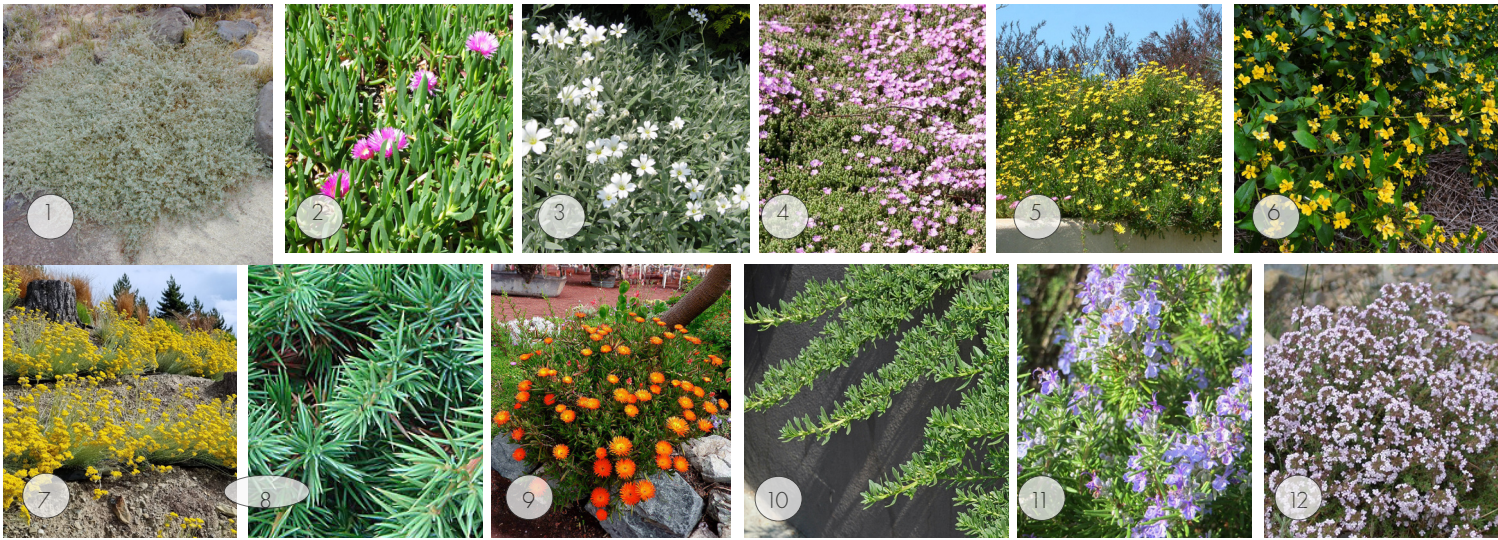
Trees	Botanical Name	Common Name	Type	indigenous/ Native / Exotic	Size	Mature Height (m)	Mature Width (m)	biodiversity value
1	<i>Acer palmatum</i> Senkaki	Coral Maple	Tree	Exotic	200L	4	5	Insect Pollinators
2	<i>Acer buergerianum</i>	Trident Maple	Tree	Exotic	400L	7	6	Insect Pollinators
3	<i>Banksia integrifolia</i>	Coast Banksia	Tree	native	75L	8	5	All Pollinators
4	<i>Banksia serrata</i>	Old Man Banksia	Tree	native	75L	5	6	All Pollinators
5	<i>Cyathea cooperi</i>	Tree Fern	Tree	native	200L	10	4	Forage and shelter
6	<i>Eucalyptus punctata</i>	Grey Gum	Tree	indigenous	75L	35	15	All Pollinators
7	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Tree	indigenous	75L	40	20	All Pollinators
8	<i>Grevillea robusta</i>	Southern Silky Oak	Tree	indigenous	75L	15	8	All Pollinators
9	<i>Jacaranda mimosifolia</i>	Jacaranda	Tree	exotic	400L	10	8	-
10	<i>Lagerstroemia Natchez</i>	Natchez Crepe Myrtle	Tree	exotic	75L	6	5	-
11	<i>Liriodendron tulipifera</i>	Tulip tree	Tree	exotic	200L	20	8	-
12	<i>Podocarpus elatus</i>	Brown pine	Tree	indigenous	200L	25	10	All Pollinators
13	<i>Syncarpia glomulifera</i>	Turpentine	Tree	indigenous	200L	30	15	All Pollinators
14	<i>Syzygium paniculatum</i>	Lilly Pilly	Tree	indigenous	200L	15	8	Insect Pollinators
15	<i>Tristaniaopsis laurina luscious</i>	Water Gum	Tree	indigenous	200L	8	6	Insect Pollinators
16	<i>Waterhousea floribunda</i> Green-Avenue	Weeping Lilly Pilly	Tree	native	100L	15	9	Forage and shelter



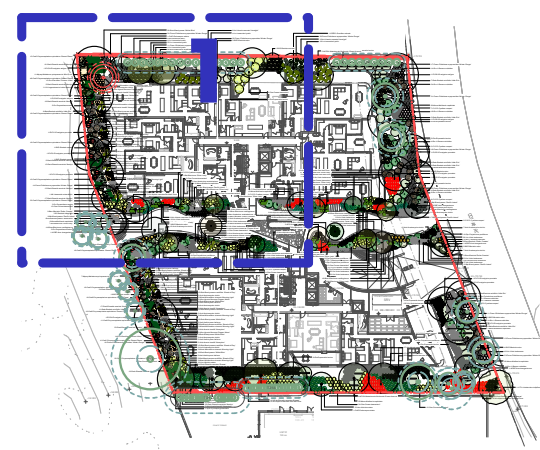
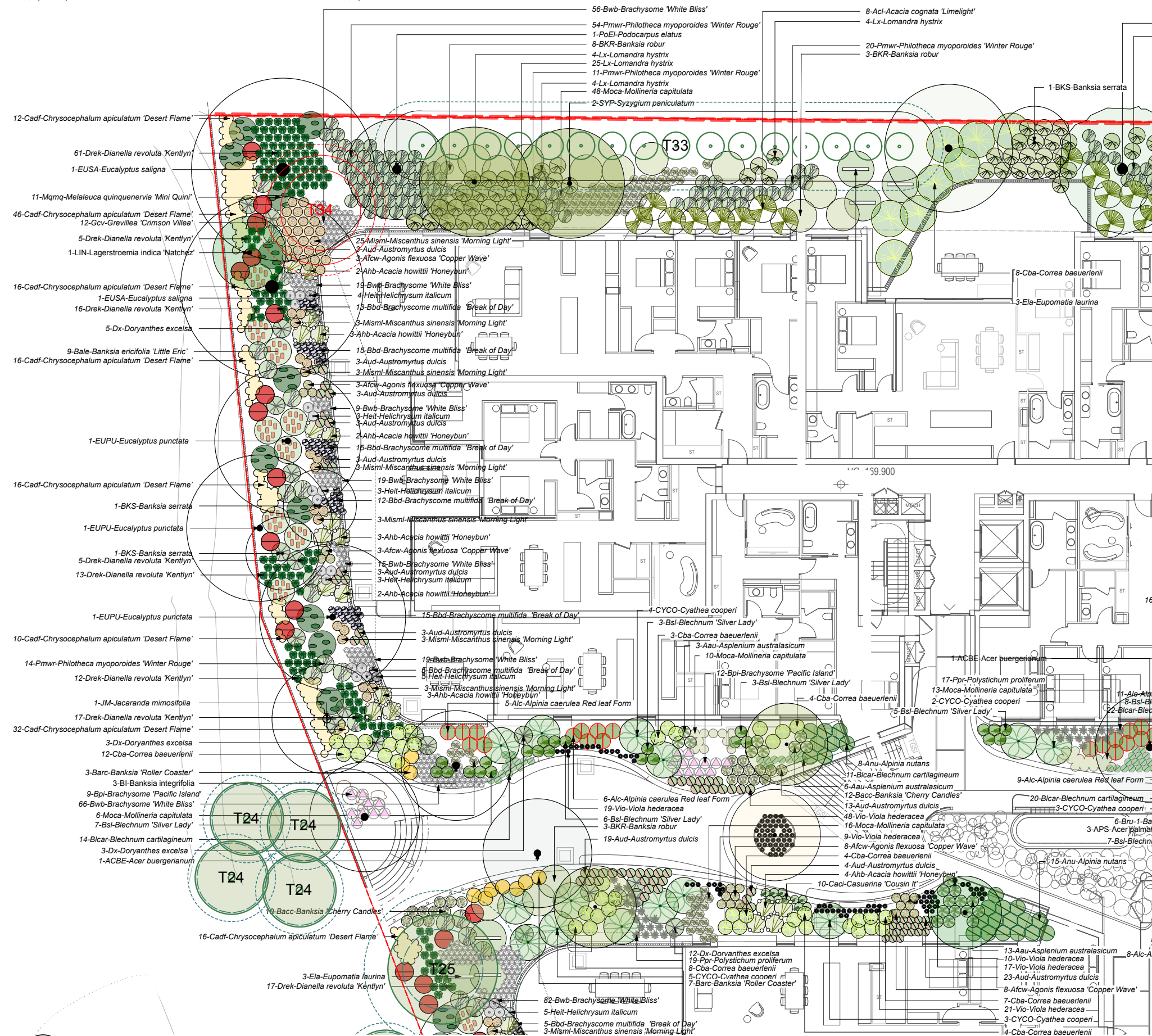
Shrubs and Groundcovers	Botanical Name	Common Name	Type	Indigenous/ Native / Exotic	Size	Height (m)	Width (m)	biodiversity value
1	Acacia 'Honeybun'	Honeybun Wattle	shrub	native	200mm	1	1	Insect Pollinators
2	Austrarytus dulcis	Midgen	groundcover	indigenous	150mm	0.6	1	Insect Pollinators
3	Acmena smithii 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 ericafolia 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	Platcerum 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 hederacoe	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	<i>Ajuga australis</i>	Native Buebell	groundcover	indigenous			Insect Pollinators
3	<i>Austromyrs dulcis</i>	Midgen Berry	cascading	native	1	1	Insect Pollinators
4	<i>Blechnum cartilagineum</i>	Gristle Fern	Fern	indigenous	0.5	0.2	-
7	<i>Bulbine bulbosa</i>	Bulbine Lily	Lily	indigenous	0.3	0.3	Insect Pollinators
9	<i>Cerastium tomentosum</i>	Snow in Summer	cascading	exotic	0.2	0.6	Insect Pollinators
9	<i>Chrysocephalum semipapposum</i>	Yellow Buttons	groundcover	indigenous	0.2	0.6	Insect Pollinators
11	<i>Dymondia margaretae</i>	Silver carpet	groundcover	exotic	0.1	0.6	Insect Pollinators
12	<i>Drosanthemum hispidum</i>	Ice Plant	groundcover	exotic	0.2	0.3	Insect Pollinators
13	<i>Drosanthemum floribundum</i>	Rosea Ice Plant	groundcover	exotic	0.2	0.4	Insect Pollinators
15	<i>Goodenia ovata</i> Gold Cover	Hop Goodenia	shrub	indigenous	0.2	0.3	Insect Pollinators
16	<i>Lampranthus aurantiacus</i>	Iceplant	perennial	exotic	0.2	0.6	Insect Pollinators
22	<i>Pratia pendunculata</i>	Pratia	Herb	indigenous	0.1	0.6	Insect Pollinators
23	<i>Rhodanthe anthemoides</i>	Chamomile Sunray	Herb	indigenous	0.1	0.6	Insect Pollinators
24	<i>Rosmarinus officianalis prostrate form</i>	Prostrate Rosemary	groundcover	exotic	0.2	0.6	Insect Pollinators
25	<i>Selliera radicans</i>	remuremu	Herb	indigenous	0.2	1	Insect Pollinators
26	<i>Thymus vulgaris</i>	Thyme	groundcover	exotic	0.2	0.6	Insect Pollinators
27	<i>Veronica gracilis</i>	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	<i>Aptenia cordifolia</i>	Baby Sun Rose	groundcover	exotic	0.2	0.3	Insect Pollinators
2	<i>Atriplex cinerea</i>	Coast Saltbush	perennial	native	1	1	Insect Pollinators
3	<i>Carpobrotus glauca</i>	Pigface	groundcover	native	0.5	0.2	-
4	<i>Cerastium tomentosum</i>	Snow in Summer	cascading	exotic	0.5	0.2	-
5	<i>Drosanthemum hispidum</i>	Ice Plant	groundcover	exotic	0.2	0.6	Insect Pollinators
6	<i>Drosanthemum floribundum</i>	Rosea Ice Plant	groundcover	exotic	0.1	0.6	Insect Pollinators
7	<i>Euryops pectinatus</i> 'Little Sunray'	Little Sunray' African Bush Daisy	shrub	exotic	0.2	0.3	Insect Pollinators
8	<i>Einadia nutans</i>	Nodding Saltbush	groundcover	native	0.6	2	Insect Pollinators
9	<i>Goodenia ovata</i> Gold Cover	Hop Goodenia	shrub	native	0.2	0.6	Insect Pollinators
10	<i>Helichrysum italicum</i>	Curry plant	perennial	exotic	0.2	0.3	Insect Pollinators
11	<i>Juniperus conferta</i> 'Blue Pacific'	Shore Juniper	cascading	exotic	0.2	0.6	Insect Pollinators
12	<i>Mesembryanthemum</i> (red flower)	Common Ice Plant	shrub	exotic	0.2	0.6	Insect Pollinators
13	<i>Mesembryanthemum</i> (yellow flower)	Common Ice Plant	groundcover	exotic	0.2	1	Insect Pollinators
14	<i>Rosmarinus officianalis prostrate form</i>	Prostrate Rosemary	groundcover	exotic	0.2	1	Insect Pollinators
15	<i>Thymus vulgaris</i>	Thyme	groundcover	exotic	0.2	1	Insect Pollinators



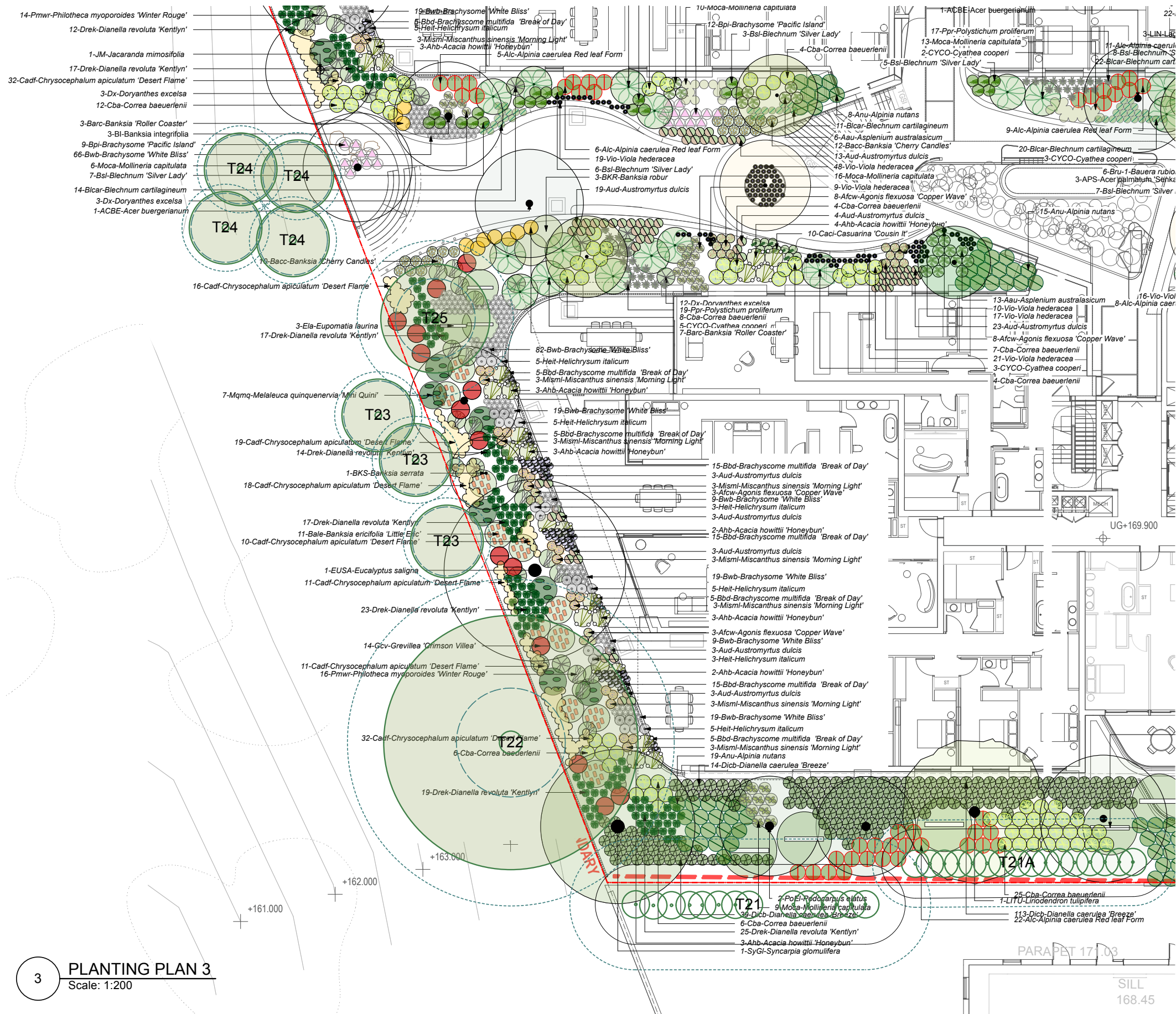
1 PLANTING PLAN 1
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Landscape Design | GROUND FLOOR Planting Plan 2

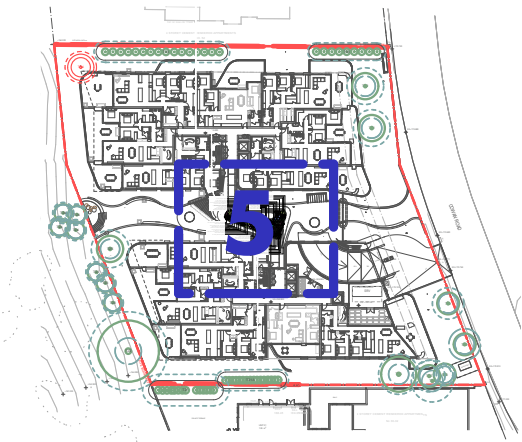
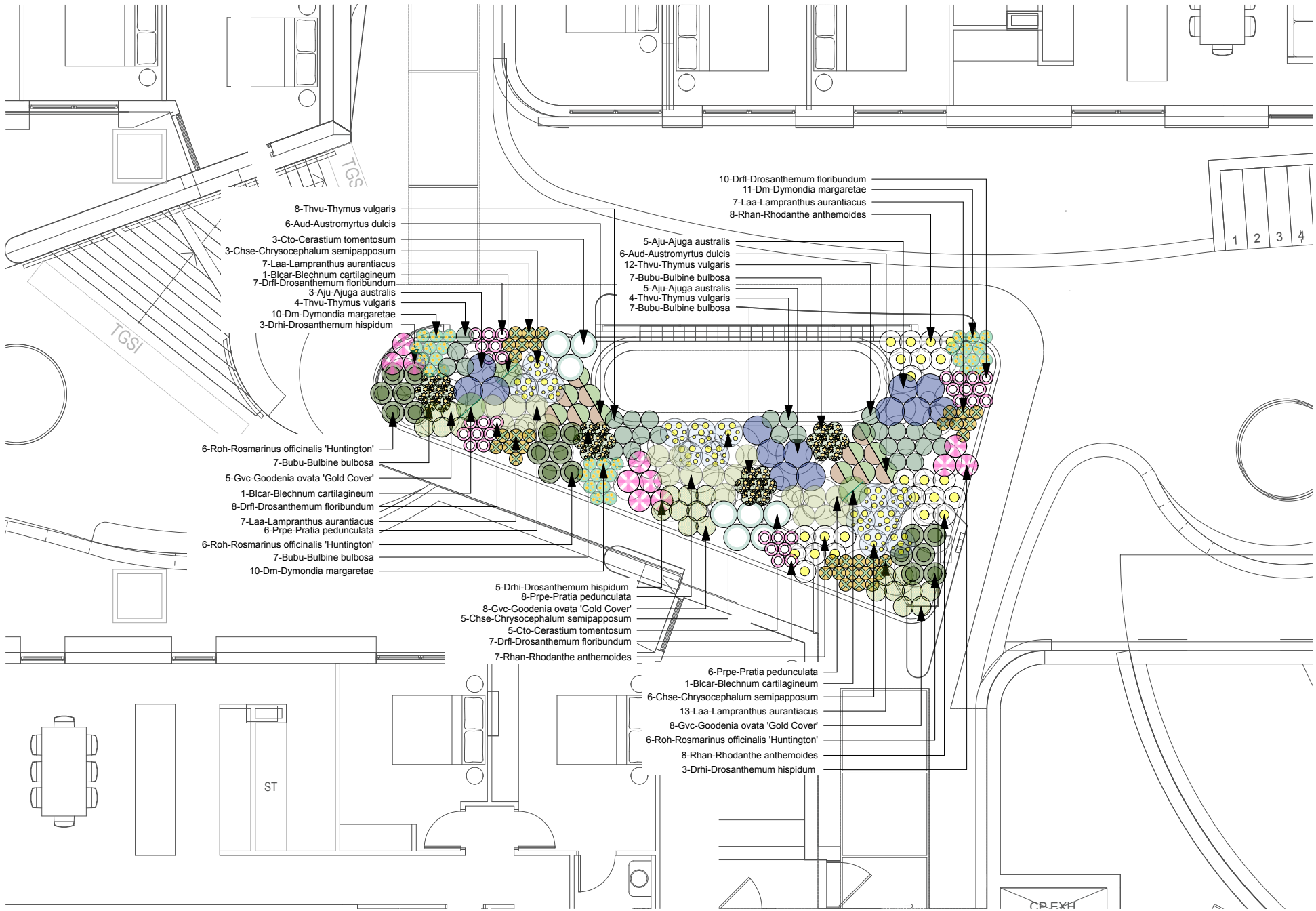


Planting Schedule - GROUND FLOOR + LEVEL 01 LIVING ROOF				
ID	Latin Name	Common Name	Pot Size	Quantity
Aau	Asplenium australasicum	Bird's Nest Fern	200mm	22
ACBE	Acer buergerianum	Trident Maple	400L	5
Aci	Acacia cognata 'Limelight'	River Wattle	200mm	23
Aciw	Acacia flexuosa 'Copper Wave'	Willow Pepper Mint	200mm	31
Ahb	Acacia howittii 'Honeybun'	Silky Wattle	200mm	35
Aiu	Alpinia australis	Austral Bugle	150mm	13
Aic	Alpinia caerulea Red leaf Form	Native Ginger	200mm	148
Anu	Alpinia nutans	Dwarf Cardamon	200mm	112
APS	Acer palmatum 'Sehkaki'	Coral Bark Maple	200L	3
Aud	Austromyrtus dulcis	Midgenberry	200mm	175
Bacc	Banksia 'Cherry Candles'	Banksia Cherry Candles	200mm	22
Bale	Banksia ericifolia 'Little Eric'	Little Eric Banksia	200mm	52
Barc	Banksia 'Roller Coaster'	Prostrate Coast Banksia	150mm	24
Bbd	Brachyscome multifida 'Break of Day'	Native Daisy	150mm	140
Bi	Banksia integrifolia	Coastal Banksia	200L	3
BKR	Banksia robur	Swamp Banksia	140mm	27
BKS	Banksia serrata	Old Man Banksia	45L	4
Bicar	Blechnum cartilagineum	Gristle Fern	200mm	158
Bpi	Brachysome 'Pacific Island'	Cut leaf Daisy	200mm	56
Bru-1	Bauera rubioides	Dog Rose	200mm	128
Bsl	Blechnum 'Silver Lady'	Silver Lady	200mm	77
Bubu	Bulbine bulbosa	Bulbine Lily	150mm	28
Bwb	Brachysome 'White Bliss'	Cut leaf Daisy	140mm	360
Caci	Casuarina 'Cousin It'	Cousin It	150mm	10
Cadl	Chryscephalum apiculatum 'Desert Flame'	Yellow Buttons	150mm	265
Cba	Correa baeuerlenii	Chefs Cap Correa	300mm	160
Chse	Chryscephalum sempapposum	Clustered Everlasting	200mm	14
Cto	Cerastium tomentosum	Snow-In-Summer	150mm	8
CYCO	Cyathea cooperi	Tree Fern	100L	53
Dicb	Dianella caerulea 'Breeze'	Blue Flax Lily	150mm	274
Dm	Dymondia marquetiae	Silver carpet	150mm	31
Drek	Dianella revoluta 'Kentlyn'	Native Flax	200mm	244
Drfl	Drosera flabellifolia	Rodondo creeper	150mm	32
Drhi	Drosera hispidum	Miniature Pigface	150mm	11
Dx	Dorvantes excelsa	Gymea Lily	300mm	26
Ela	Eupomatia laurina	Bolwarra, Copper Laurel	300mm	44
EUPU	Eucalyptus punctata	Grey Gum	200L	9
EUSA	Eucalyptus saligna	Sydney Blue Gum	200L	5
Gcv	Grevillea 'Crimson Villae'	Rosemary Grevillea	200mm	26
GRRO	Grevillea robusta	Silky Oak	200L	1
Gvc	Goodenia ovata 'Gold Cover'	Goodenia	150mm	21
Heit	Helichrysum italicum	Curry Plant	200mm	44
JM	Jacaranda mimosifolia	Jacaranda	400L	1
Laa	Lampranthus aurantiacus	Orange Ice Plant	150mm	34
LIN	Lagerstroemia indica 'Natchez'	Crepe Myrtle	400L	4
LITU	Liriodendron tulipifera	Tulip Tree	400L	2
Lx	Lomandra hystrix	Mat-rush	150mm	112
Mism	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	300mm	64
Moca	Mollineria capitulata	Weevil Lily	200mm	294
Mmq	Melaleuca quinquenervia 'Mini Quini'	Mini Quini Paperbark	150mm	18
Pmwr	Philotheca myoporoides 'Winter Rouge'	Wax Flower	200mm	265
PoEl	Podocarpus elatus	Plum Pine, Brown Pine	200L	4
Ppr	Polystichum proliferum	Mother Shield Fern	200mm	201
Pppe	Pteris pedunculata	Star creeper	150mm	20
Rhan	Rhodanthe anthemoides	Chamomile Sunray	150mm	23
Roh	Rosmarinus officinalis 'Huntington'	Creeper Rosemary	200mm	18
SyGl	Synsphaera glomerulifera	Turpentine	200L	1
SYP	Syzygium paniculatum	Magenta Lillypilly	200L	2
Thvu	Thymus vulgaris	Common Thyme	150mm	28
TRL	Tristanopsis 'Luscious'	Water Gum	75L	5
Vio	Viola hederacea	Native Violet	150mm	610
WFGA	Waterhousia floribunda 'Green Avenue'	Weeping Lilly Pilly	400L	5

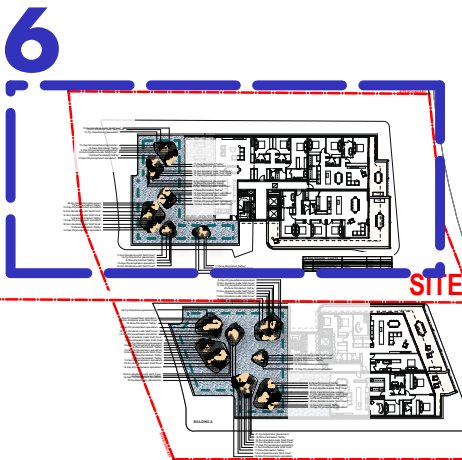
2 PLANTING PLAN 2
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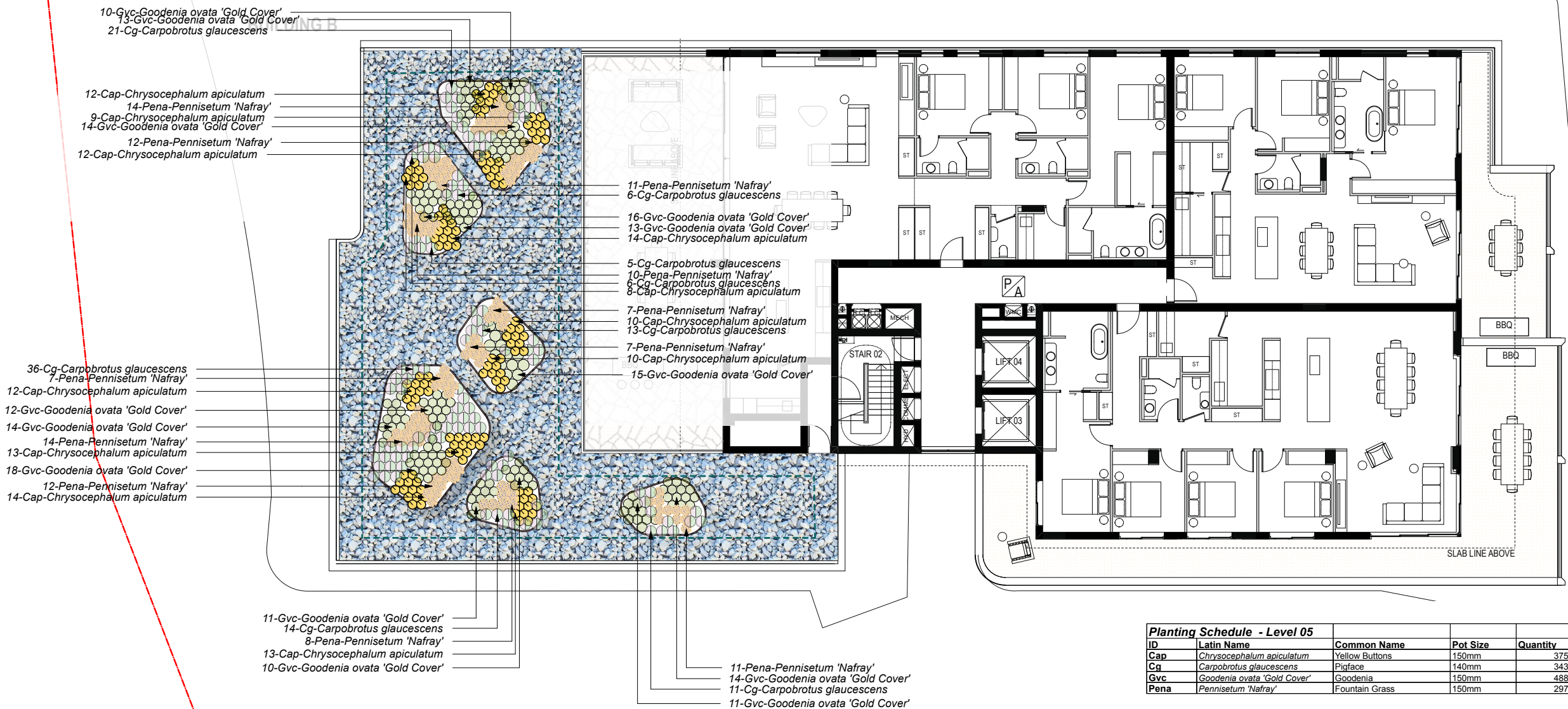




5 PLANTING PLAN 5
Scale: 1:100



BUILDING B



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	375
Cg	Carpobrotus glaucescens	Pigface	140mm	343
Gvc	Goodenia ovata 'Gold Cover'	Goodenia	150mm	488
Pena	Pennisetum 'Nafay'	Fountain Grass	150mm	297

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

