

Attachment A12

Landscape Design Concept



43-49 MOUNTAIN STREET, ULTIMO

LANDSCAPE DESIGN CONCEPT

We acknowledge the Gadigal people of the Eora Nation as the Traditional Owners of Country, and recognise their continuing connection to land, water and culture. We pay our respect to their Elder past, present and emerging.

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Revision	Date	Prepared by	Approved by
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CHAPTER 1 – SITE UNDERSTANDING



963 RESPONSIVE LANDSCAPE
DESIGN

Located prominently on the corner of Mountain and Smail Streets, the retention of the Mountain Street substation offers a tangible connection to the site’s heritage, while also presenting an opportunity for adaptive reuse and activation along the public frontage.

The proposal retains two mature street trees along the Mountain Street frontage and introduces two additional trees on Smail Street to offset the removal of two street trees. Refurbishment of existing bio-basins and verge planting areas further contributes to the site’s green infrastructure.

PROMOTE SUSTAINABILITY

A concentrated zone of soft landscaping at the street corner enhances the pedestrian experience—offering shade, visual interest, and a comfortable space to pause and engage with the heritage fabric of the building.

While no existing trees are located within the site boundary, new landscaping is strategically positioned along building edges to benefit both the public realm and adjacent properties.

CREATE BEAUTIFUL AND
COMFORTABLE PLACES FOR
PEOPLE

The landscape design fosters a strong sense of place through the creation of distinct outdoor rooms for occupation.

Level 01 terraces provide intimate spaces for relaxation and social connection, while communal rooftop spaces activate the north and eastern edge of the site, offering urban outlook.

Planting along building edges softens the built form and enhances the skyline when viewed from the public realm. A curated selection of endemic and native plant species will ensure year-round interest, improved biodiversity, and a rich sensory experience.

CONTRIBUTE TO AND ENHANCE
THE NATURAL ENVIRONMENT
AND URBAN ECOLOGY

The proposal enhances existing ecological infrastructure through the refurbishment of bio-basins and verge gardens.

Native and endemic planting palettes are proposed throughout the site and public interfaces, delivering increased habitat opportunities, improved canopy coverage, and long-term biodiversity benefits.

PROMOTE AND IMPROVE WATER
QUALITY

The development prioritizes integrated water management by refurbishing bio-basins and enhancing their performance and biodiversity.

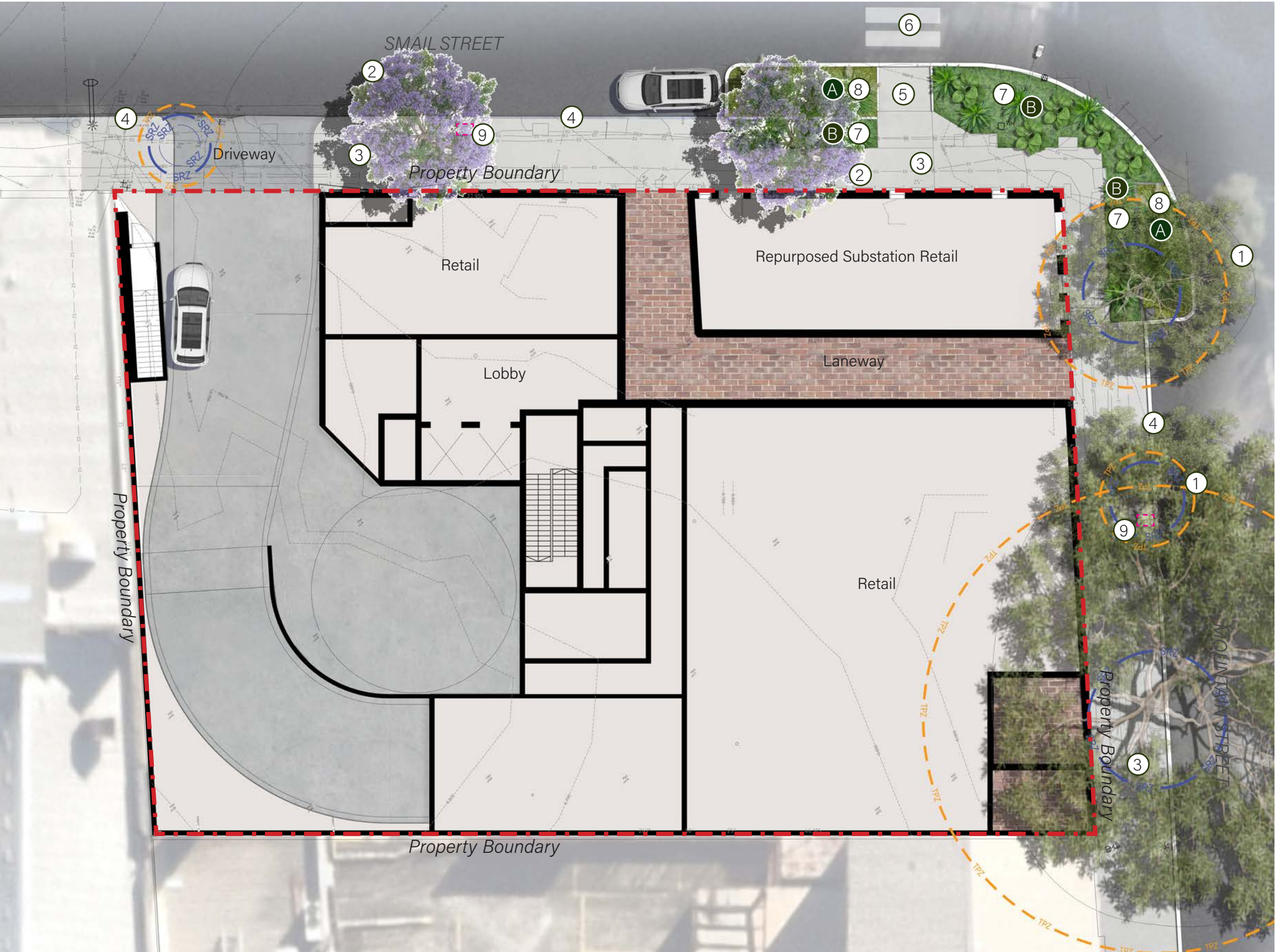
Opportunities to capture and reuse stormwater for irrigation of podium-level planting zones will be further investigated, supporting sustainable water practices and improving site resilience.

1.2 CHARACTER IMAGERY



2.1 CONCEPT PLAN Ground Floor Plan

1:200 @ A3



- legend

1

Existing street trees to be retained

2

Proposed street tree

3

Footpath

4

Existing kerb alignment to be retained

5

Kerb ramp

6

Pedestrian crossing

7

Existing verge planting area to be refurbished

8

Existing bio basin to be refurbished

9

Existing parking pay station to be retained - approx location shown

A

Refurbished bio basin to receive - tubestock at 8/m2

B

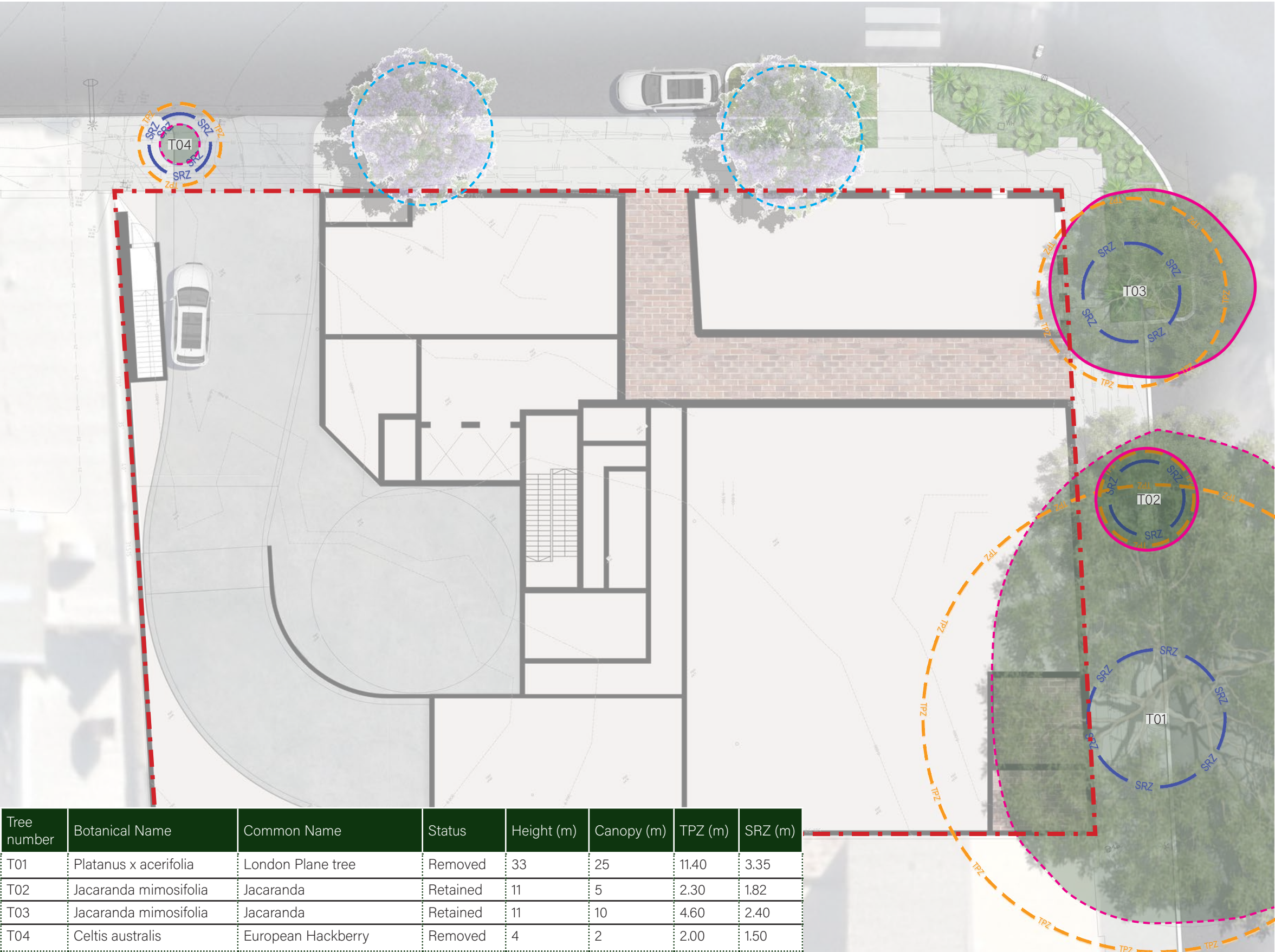
Existing verge planting area to receive - 140mm pots at 5/m2

2.2 VEGETATION MANAGEMENT PLAN

Ground Floor Plan

1:200 @ A3

967



legend

- Existing trees to be removed - extent of canopy shown
- Existing tree to be retained - extent of canopy shown
- New Street Tree - JACARANDA mimosifolia or approved similar
- TPZ (Tree Protection Zone)
- SRZ (Structural Root Zone)

2.3 GROUND PLANTING PALETTE

Verge Planting



896

Bio-retention



* Naturally occurring species identified in the LGA, *Urban Ecology Strategic Action Plan*
+ Likely indigenous to City of Sydney, *Urban Ecology Strategic Action Plan*

2.4 CONCEPT PLAN

Level 01 Plan

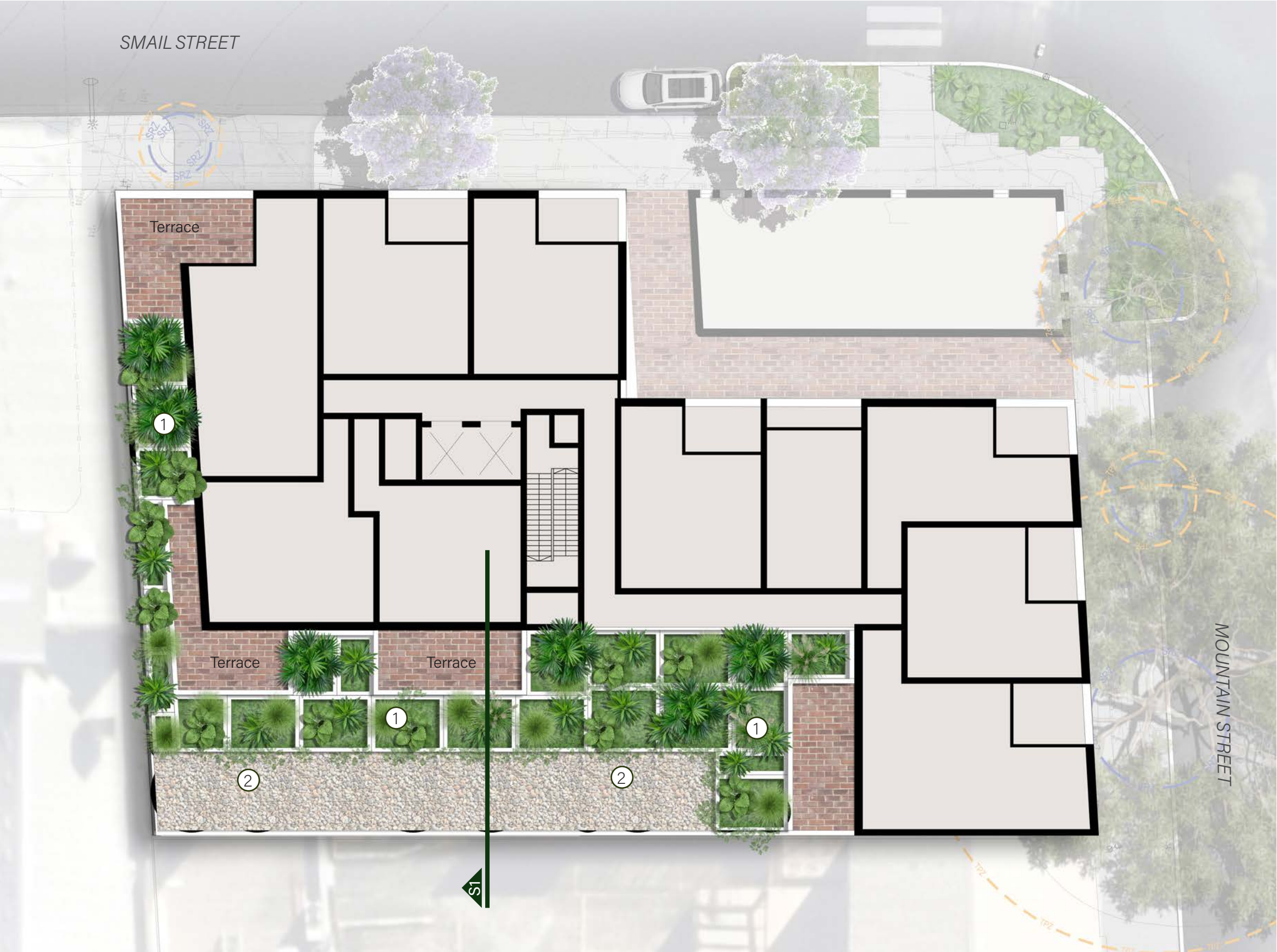
1:200 @ A3

legend

- ① Planting in GRC planters
- ② Gravel ballast/ maintenance zone

Planting areas to receive:
Groundcovers - 140mm pots at 4/m²
Shrubs - 200mm pots at 1/m²

696



Levels	Area (m ²)
Ground	N/A
Level 01	140m ²
Level 07	35m2
Total	175m ²

2.5 LEVEL 01 PLANTING PALETTE



ALOCASIA brisbanensis
Spoon Lily



MICROCORUM sp - N*
Kangaroo Fern



VIOLA hederacea - N*
Native Violet



GOODENIA ovata - N+
Hop Goodenia



ASPLENIUM australis - N*
Birds Nest Fern



PLECTRANTHUS parviflorus - N+
Cockspur Flower

970

* Naturally occurring species identified in the LGA, *Urban Ecology Strategic Action Plan*
+ Likely indigenous to City of Sydney, *Urban Ecology Strategic Action Plan*

2.6 CONCEPT PLAN
Level 07 - Communal Plan

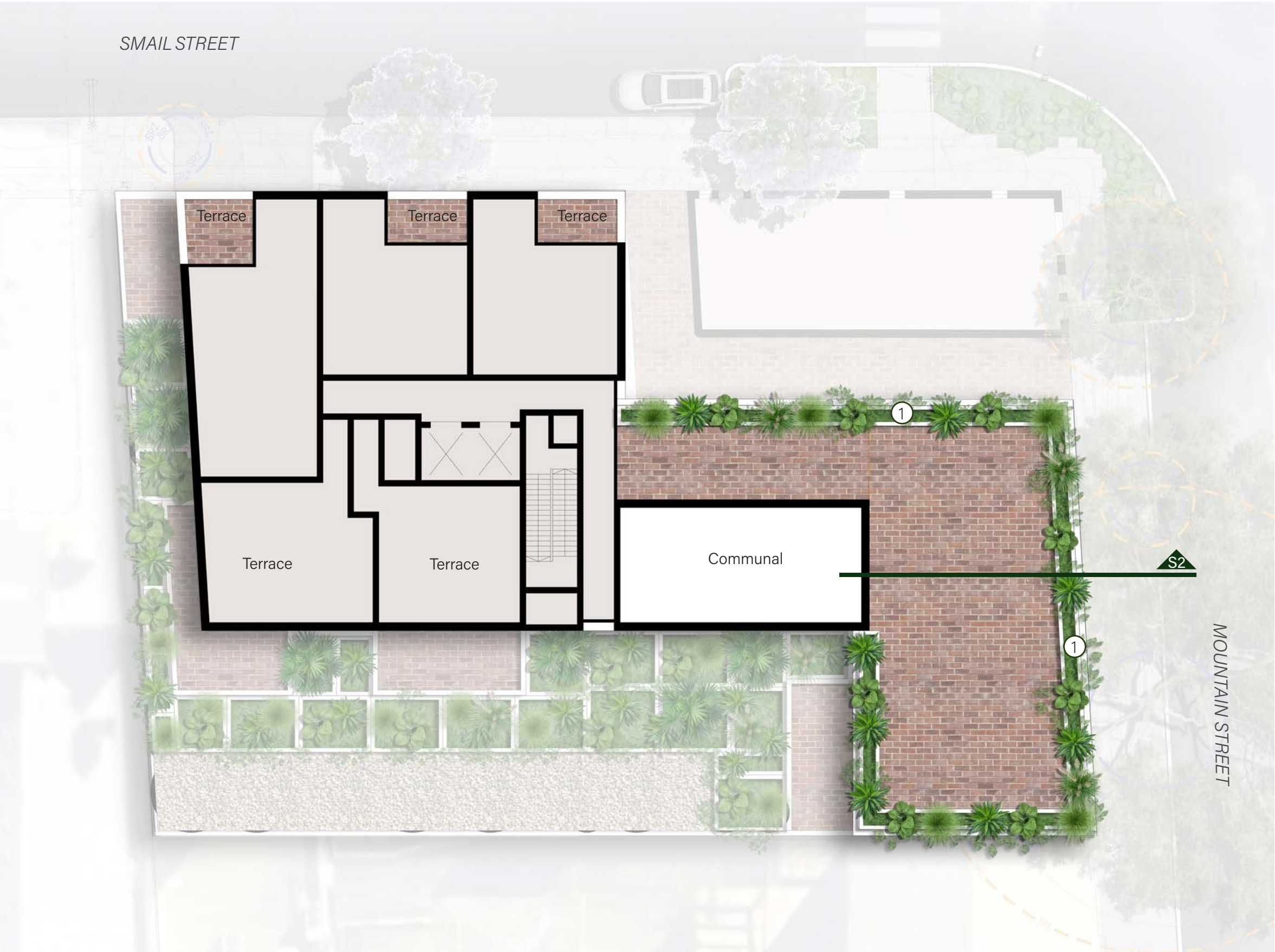
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legend

- ① Podium planter with small shrubs, groundcovers and cascading species

Planting areas to receive:

Groundcovers - 140mm pots at 4/m²
Shrubs - 200mm pots at 1/m²



Levels	Area (m ²)
Ground	N/A
Level 01	140m ²
Level 07	35m2
Total	175m ²

2.7 COMMUNAL PLANTING PALETTE



PLECTRANTHUS parviflorus - N+
Cockspur Flower



GOODENIA ovata - N+
Hop Goodenia



HARDENBERGIA violacea - N
False sarsaparilla



ASPENIUM australis - N*
Birds Nest Fern



MELALEUCA thymifolia - N+
Thyme Honey-myrtle



WESTRINGIA fruticosa - N+
Native Rosemary

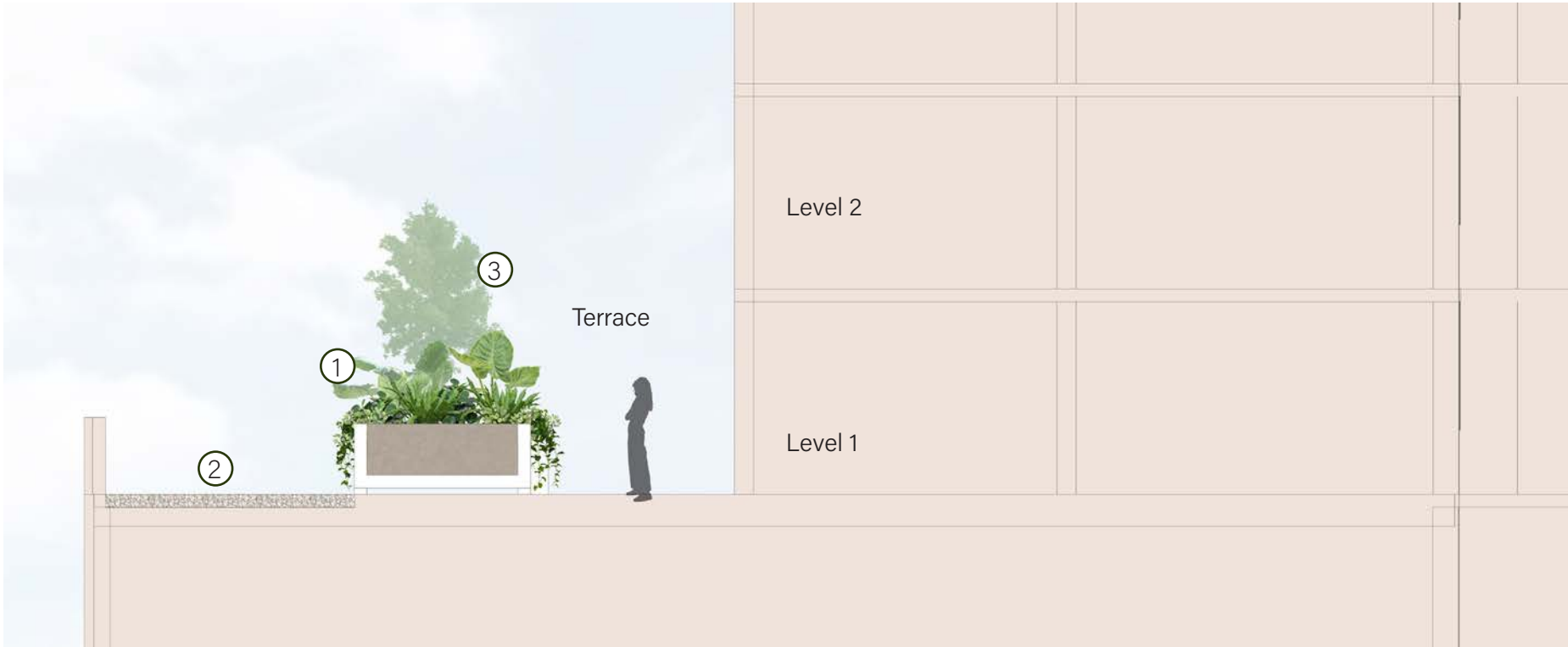
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* Naturally occurring species identified in the LGA, *Urban Ecology Strategic Action Plan*
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2.8 SECTIONS

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Section 1



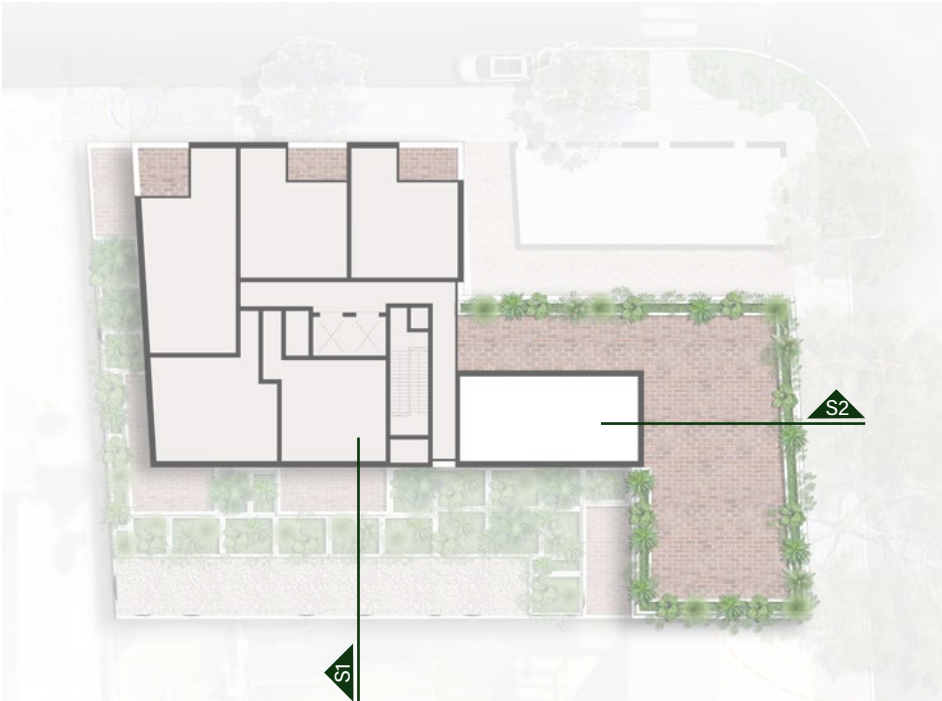
legend

- ① Planting in GRC planters
- ② Gravel ballast/ maintenance zone
- ③ Potential tree location
- ④ Podium planter with small shrubs, groundcovers and cascading species

Section 2



Key plan



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