



74 Edinburgh Road, Marrickville
Landscape SSDA Report
August 2020

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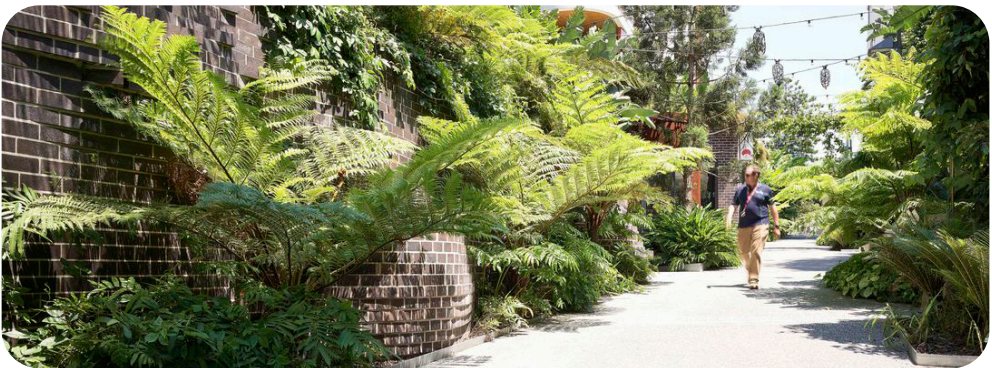
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Introduction

This report sets out the proposed landscape strategy associated with the redevelopment of 74 Edinburgh Road, Marrickville for a warehouse and distribution centre. The relevant guidelines in *Marrickville DCP 2011 - Section 2.18 Landscaping and Open Spaces*, *Greater Sydney Commission District Plan*, *Marrickville Urban Forest Strategy* and *Marrickville Street Tree Master Plan* have been considered in the preparation of this Landscape Strategy.

This report sets out landscape considerations and design proposals associated with the site development proposals and is to be read in conjunction with related planning, architectural and consultant reports describing the allied aspects of the works. Those reports comprehensively describe the physical site, context, constraints, controls, and built form, proposed development and assesses impacts and benefits. This report will focus on landscape aspects of the site and proposed development, and aims to minimize duplication of information contained in accompanying reports.

Generally, this report describes the proposed development and associated landscaping, sets out relevant authorities codes and requirements, and describes the landscape features that illustrate conformance with these requirements.





COMMUNITY

Create meaningful spaces that encourage social interaction & provide a range of public & private uses



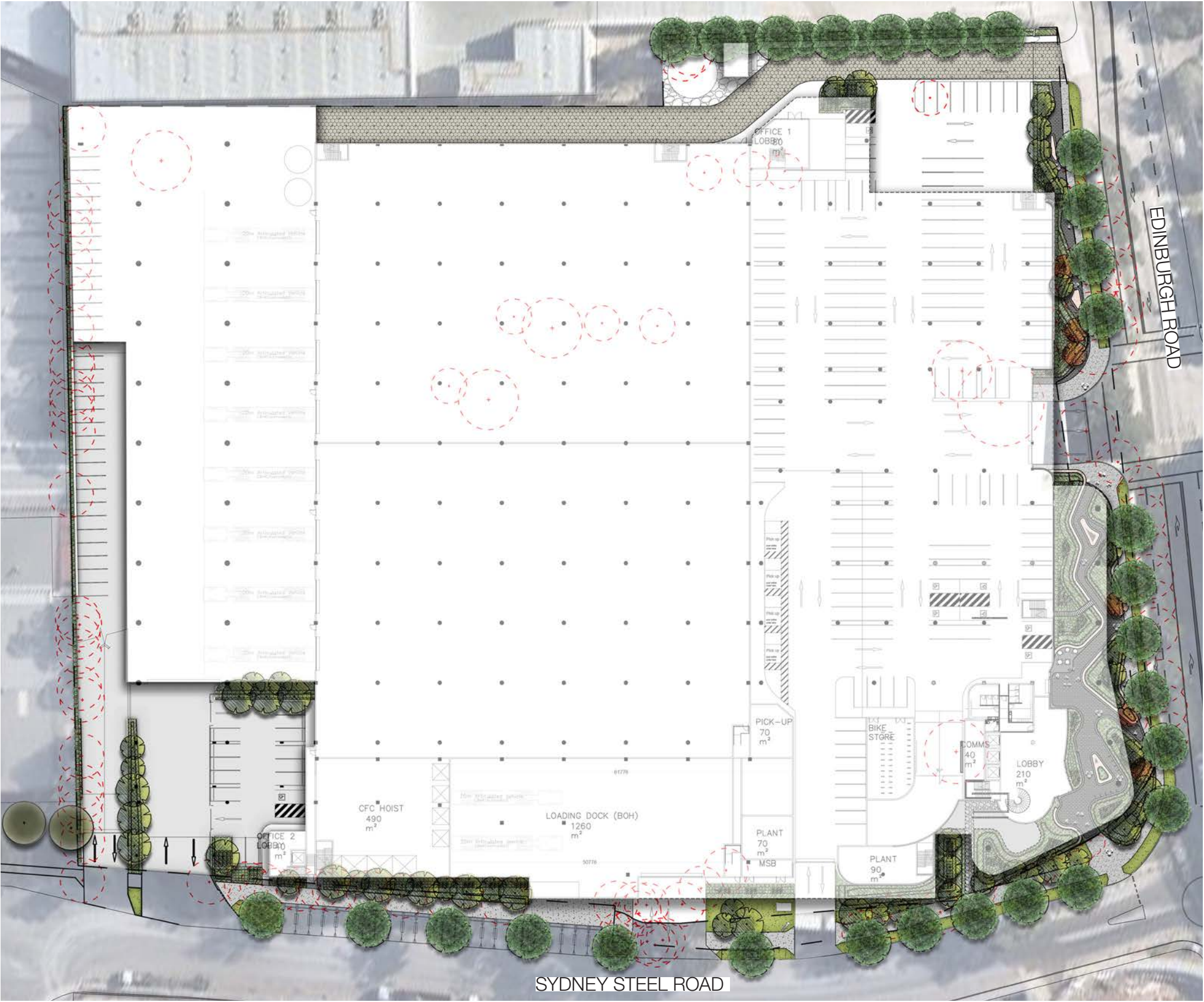
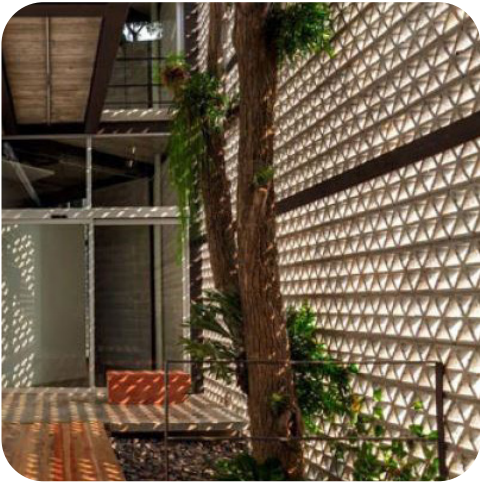
CONNECTIVITY

Provide important pedestrian connections which encourage walking & cycling



SUSTAINABILITY

Promote environmentally sustainable design





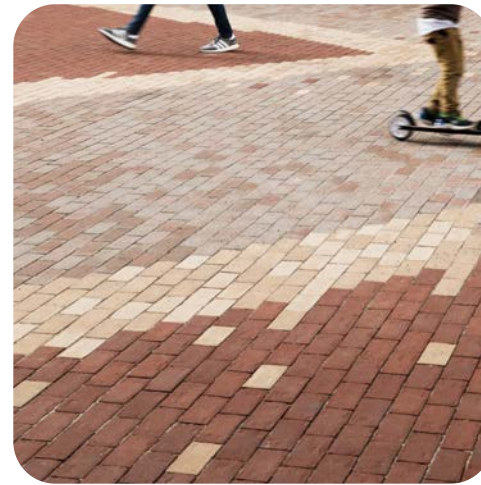
1 Brick planter walls



2 Opportunity for cafe seating



3 Large street trees planted in large planted out tree pits



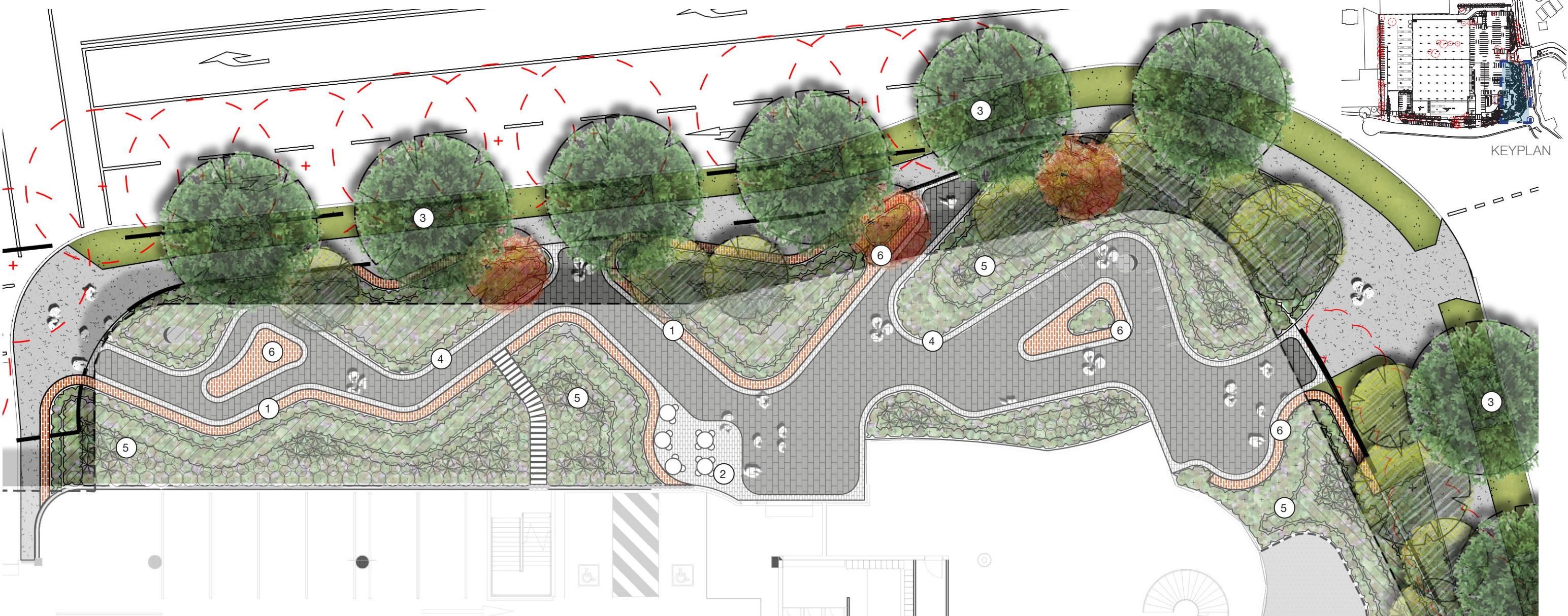
4 Feature brick paving to bleed into the infill high quality paving



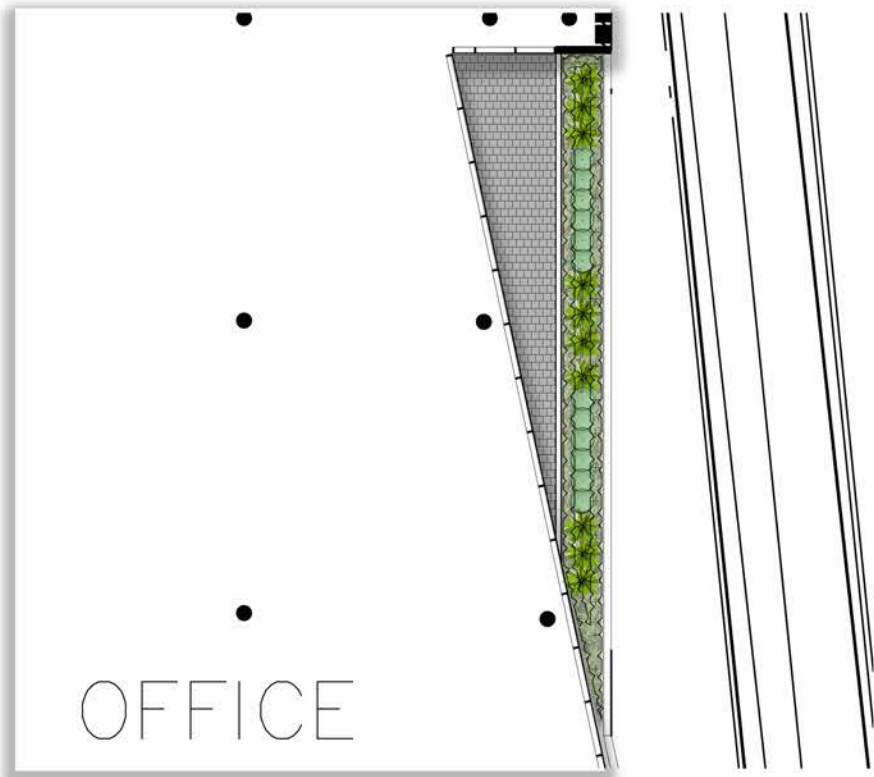
5 Shade tolerant plants to be incorporated with meandering paths



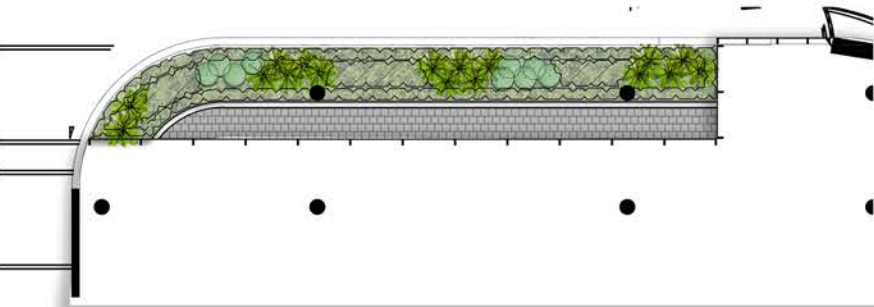
6 Integration of timber to provide seating amenity



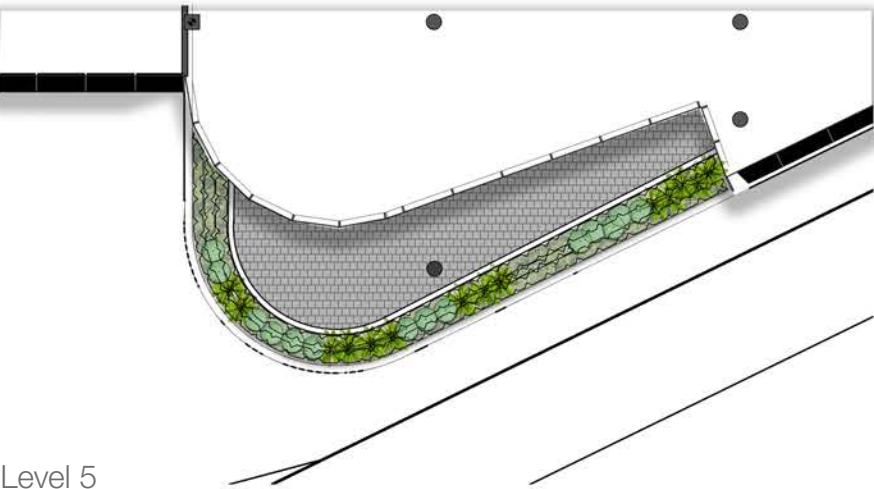
Balcony Planters & Rooftop Terrace



Level 3



Level 4

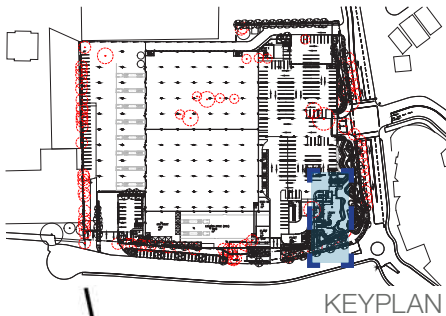


Level 5



The Architectural design has allowed for balcony planters which will have cascading & hardy plant species that will help soften the built form and provide visual amenity to the various office spaces.

The roof terrace makes use of the views towards the city and provides BBQ and dining facilities with a green fringe of shrubs to mitigate any prevailing winds.



KEYPLAN



Roof Terrace

Tree Canopy Cover

*Note: As per the Greater Sydney Commission District Plan, the canopy cover for land zoned IN1 – General Industrial is 25%.
Total Site Area 27202m2 Total Tree Canopy Cover Area 1000m2 (4% of Site) Tree Canopy ●

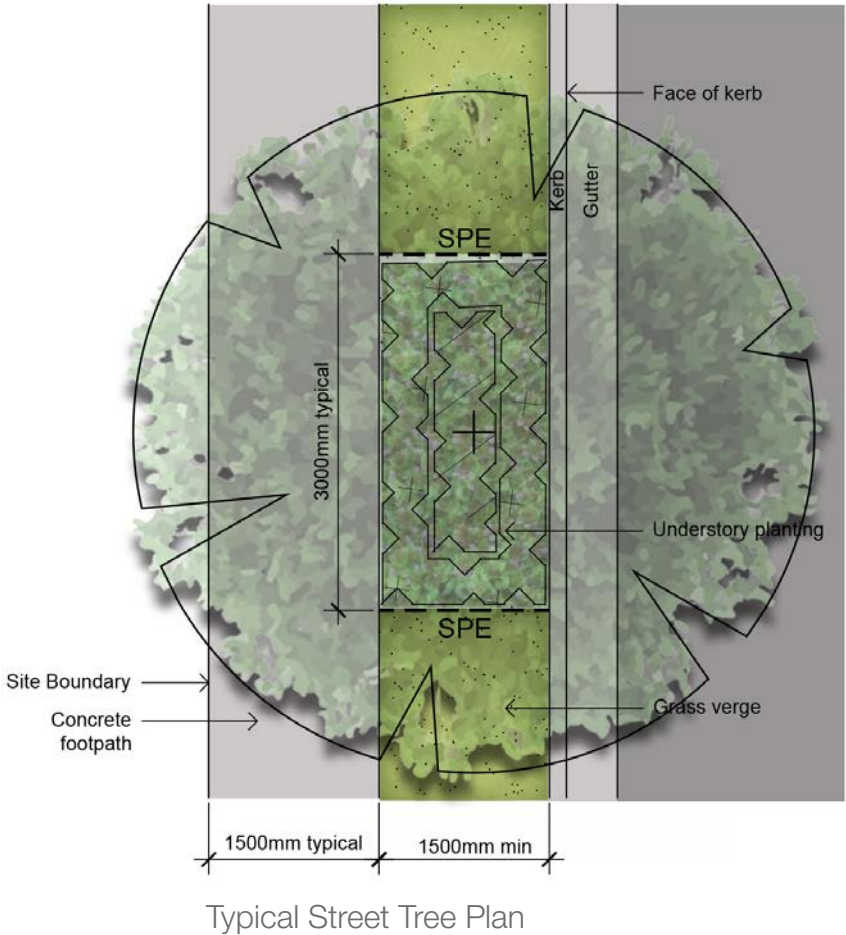


Despite the nature of the proposed development not allowing for the required 25% tree canopy cover a considerable effort has been made to provide and enable strong canopy links.

Within the site where possible every opportunity to provide multi layered tree canopies has been taken. The proposed development allows for access to significant areas of deep soil which enable the trees to establish and compliment the street frontages and street tree canopy.

Outside the site boundary and in conjunction with the *Marrickville Street Tree Master Plan 2014* trees have been placed along Edinburgh & Sydney Steel Road.

The use of both the Spotted and Lemon Scented Gum which at maturity reach approx. 20m tall x 8m wide provide a strong canopy presence along the frontages and help soften the built form. The proposed street tree detail below demonstrates the intent to have large planted out tree pits approx. 1.5x3m allowing the trees to establish and be supported by the adjacent soil volumes. The Landscape Strategy also notes the intention to install 400L street trees to provide instant street presence for both people using the public domain footpath and vehicles/ pedestrians passing by.



Plant Species Selection

*Street Trees have been selected from Marrickville Street Tree Master Plan 2014. All other plant species were part of a previously Council approved schedule for this development site.

| Botanic Name | Common Name | Mature Height (m) | Mature Width (m) |
|--|-------------------------|-------------------|------------------|
| Street Trees | | | |
| <i>Corymbia maculata</i> | Spotted Gum | 25 | 8 |
| <i>Corymbia citridora</i> | Lemon Scented Gum | 20 | 8 |
| Trees | | | |
| <i>Cupaniopsis anacardioides</i> | Tuckeroo | 7 | 5 |
| <i>Lagerstroomia indica</i> 'Nachez' | Crepe Myrtle | 8 | 6 |
| <i>Magnolia</i> 'Little Gem' | Dwarf Magnolia | 6 | 3 |
| <i>Tristaniopsis</i> 'Luscious' | Watergum | 10 | 5 |
| Shrubs | | | |
| <i>Loropetalum</i> 'China Pink' | Chinese Fringe Flower | 1.5 | 1.5 |
| <i>Nandina Domestica</i> 'Gulf Stream' | Dwarf nandina | 0.5 | 0.5 |
| <i>Syzygium australe</i> 'Resilience' | Lillypilly 'Resilience' | 3 | 2 |
| Groundcovers/ Grasses | | | |
| <i>Hedera canariensis</i> | Canary Island Ivy | 0.2 | 7 |
| <i>Liriope</i> 'Evergreen Giant' | Evergreen Giant | 0.7 | 0.7 |
| <i>Liriope</i> 'Variegata' | Lilyturf | 0.6 | 0.6 |
| <i>Trachelospermum jasminoides</i> | Star Jasmine | 0.1 | 6 |
| <i>Trachelospermum</i> 'Tricolour' | Tricolour Jasmine | 0.1 | 6 |
| Accents | | | |
| <i>Cycas revoluta</i> | Sago Palm | 3 | 2 |
| <i>Philodendron Xanadu</i> | Xanadu | 0.8 | 1 |
| Level 3 | | | |
| <i>Carpobrotus glaucescens</i> | Pig Face | 0.2 | 2 |
| <i>Russelia equisetiformis</i> 'Lemon Falls' | Coral Plant | 1.5 | 1 |
| <i>Raphiolepis indica</i> 'Oriental Pearl' | Oriental Pearl | 1 | 1 |
| Level 4 | | | |
| <i>Carpobrotus glaucescens</i> | Pig Face | 0.2 | 2 |
| <i>Philodendron Xanadu</i> | Xanadu | 0.8 | 1 |
| <i>Russelia equisetiformis</i> 'Lemon Falls' | Coral Plant | 1.5 | 1 |
| <i>Raphiolepis indica</i> 'Oriental Pearl' | Oriental Pearl | 1 | 1 |
| Level 5 | | | |
| <i>Carpobrotus glaucescens</i> | Pig Face | 0.2 | 2 |
| <i>Philodendron Xanadu</i> | Xanadu | 0.8 | 1 |
| <i>Russelia equisetiformis</i> 'Lemon Falls' | Coral Plant | 1.5 | 1 |
| <i>Raphiolepis indica</i> 'Oriental Pearl' | Oriental Pearl | 1 | 1 |
| Roof | | | |
| <i>Carpobrotus glaucescens</i> | Pig Face | 0.2 | 2 |
| <i>Raphiolepis indica</i> 'Oriental Pearl' | Oriental Pearl | 1 | 1 |



General Specification Notes

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES

Trees to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling

Except as otherwise note in the contract, bulk excavation is excluded from the landscape works. Trim and fill the excavated ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pits. Include pipe filter socks.

SOFTWORKS

Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the

soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge;
- Smooth and free from stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment points;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation

Following excavation of the planting hole place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Mulch

Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm, after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it from drying out

between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butted;
- Parallel long sides of level areas, with contours on slopes; &
- To finish flush, after tamping, with adjacent finished surfaces of ground.

IRRIGATION

All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic fixed spray & drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and watering;
- Erosion control; and
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best.

Maintenance Activities

Schedule the following activities to occur on a timely basis.

- Plant replacement - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.
- Pruning - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the

shape and form expected of the plant type.

- Insect and pest control - Avoid spraying;
- if ever possible;
- in wet weather or if wet weather is imminent;
- if target plants are still wet after rain;
- in windy weather; and
- if non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Record in the logbook all relevant details of spraying activities including:

- Product brand / manufacturer's name,
- Chemical / product name,
- Chemical contents,
- Application quantity and rate,
- Date of application and location,
- Results of application, and
- Use approval authority.
- Fertilising - Fertilise gardens with a proprietary slow release

fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including:

- Product brand / manufacturer's name,
- Fertiliser / product name,
- Application quantity and rate, and
- Date of application and location.
- Maintaining mulch - Maintain the surface in a clean, tidy and

weed free condition and reinstate the mulch as necessary to ensure correct depth as specified.

- Mowing and top dressing - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface.

- Irrigation and watering - Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required. Provide additional watering, if necessary.

- Weeding and rubbish removal - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set.