311 South Street, Marsden Park

Landscape State Significant Development Application

April 2022

SITE IMAGE
Landscape Architects

dexus

Landscape /
Design Philosophy

Designing to the *Greener Places* and *Better Places* Design Framework for Green Infrastructure:

Following the ethos of the '*Greener Places'* design framework, this project focuses on providing canopy coverage and vegetated setbacks along both South Street and Collector Road Street as well as 3 large communal areas for the use of office workers and site visitors.

The entry to the corner of South Street and Collector Road is highlighted by formal low planting and a row of feature trees which allow visual access into the site. The entirety of the South Street frontage will host a row of upright deciduous trees with low groundcover planting beneath. Behind the fence along both street frontages the canopy is made up of tree species from the Cumberland Plain Woodland (CPW) Vegetation Community. The understory planting to these areas is also comprised of CPW species to help increase the sites biodiversity and reestablish the threatened community (found locally in remnant bushland areas of Blacktown) and soften the built form.

Tree canopy coverage across the site shall be increased extensively mainly through the use of native species introduced to these setbacks. The lack of existing canopy coverage on the site means that there will be no need to remove any pre-existing tree species, allowing the project to focus more on the integration of native vegetative species that are endemic to the Cumberland Plain Woodland ecology.

Incorporating the *Greener Places* and *Better Places* principles through the landscape design philosophy:

1. Integration & Better for community

Combine green infrastructure with urban development and grey infrastructure

This principle seeks to transition away from single purpose grey infrastructure and promote the benefits of diversifying the use of developments through integration of green infrastructure. Throughout Marsden Park there is a multitude of large industrial lots dominated by considerable areas of asphalt and concrete. Despite this, the relatively low density of the suburb provides great opportunity for green setbacks and tree lined streets along arterial roads and residential streets. The lack of pre-existing vegetation on site means that the development doesn't come at the cost of the removal of any significant species, allowing the planting to help counteract the industrial processes involved in the construction of the grey infrastructure.

2. Connectivity

Create an interconnected network of open space

Connection and enhancing community amenity is one of the most critical principles within the framework. This development pursues connectivity through the following:

- Increased street tree planting which in turn provides increased canopy coverage
- Enhanced network of green streets in Marsden Park
- Minimise fragmentation of core bushland through the use of Cumberland Plain Woodland Planting along setbacks

3. Multifunctionality & Better Fit

Good design in the built environment is informed by and derived from its location, context and social setting.

The project's proximity to remnant Cumberland Plain Woodland ecologies found in nature reserves such as the Windsor Downs Nature Reserve, the Castlereagh Nature Reserve, and the Wianamatta Regional Park provides a great opportunity to create a link to the sites contextual values and ecological character. The location highlights the importance of threading Cumberland Plain Woodland species into the new development where possible. As indicated in the *Better Places* objectives, new developments contribute to a locality's context and character and create a dialogue with established places such as the aforementioned reserves.

Multifunctionality as a principle, also places emphasis on diversity of ecosystems, bioretention etc. These systems work cohesively together to create a landscape which respects and responds to the remnant ecology of the region, whilst also providing the on-site planting with ways to treat and protect itself alongside the existing ecology, through areas of bioretention and more.

The key benefits of adopting the *Greener Places* and *Better Places* framework as a basis for this design include:

- Increased attractiveness of local high streets
- Greater inward investment opportunities
- Cleaner air
- Reduced flood risk
- Improved microclimate
- Improved visual amenity
- Improved local habitat
- Cleaner water in our creeks and rivers

Landscape /
Masterplan Key Areas

SCALE 1:1000

Key Areas

1 *South Street Frontage and Setback*

The South Street setback planting focuses on breaking up the building elevation from the street through the use of large and medium sized canopy trees and an understory planting mix composed of predominantly Cumberland Plain Woodland species.

2 *South Street/Collector Road Entry & Communal Area 1*

This entry point at the corner of Collector Road and South Street is the most visually prominent corner of the site, and is therefore highlighted as such. The area includes feature entry planting, pedestrianised paving, softening of built form and an attractive communal open space providing outdoor amenity for office workers and people using the warehouse. The acoustic wall along part of the northern facade will also be green as part of the landscape strategy.

3 *Collector Road Communal Area 2*

This communal area provides a landscaped buffer between the building alongside additional pedestrian access and paved seating areas complimented by areas of open turf and large canopy trees.

4 *Collector Road Communal Area 3*

Similar to communal area 2, this space provides a lunch area/ large breakout space in a park like setting. the communal open spaces are located in sunny open areas and in addition to providing outdoor amenity they assist in softening the warehouse 2 facade form Collector Road.

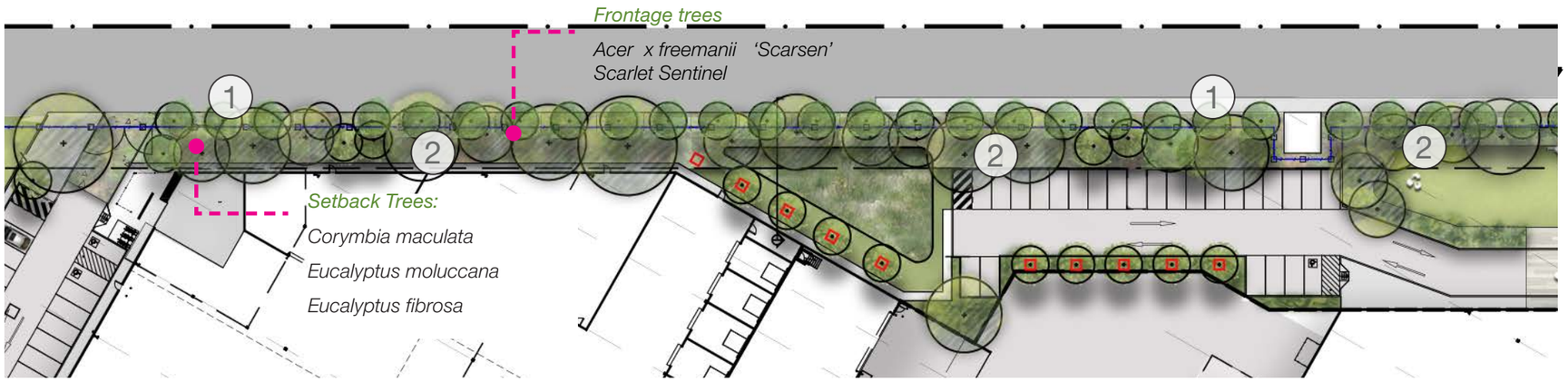
5 *Carpark Planting*

The car park areas will host tree planting where possible to help reduce the heat island effect across the site.

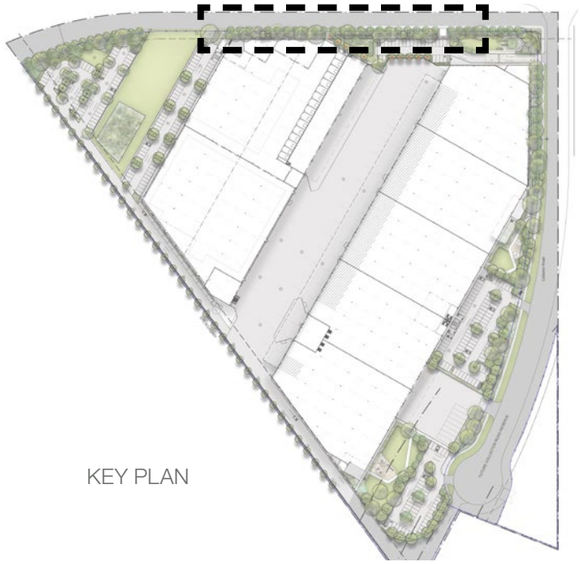
6 *Bioretention Planting*

The mix of native grasses and sedges will be planted in allocated bioretention basins to assist the filtration of on-site storm water runoff.

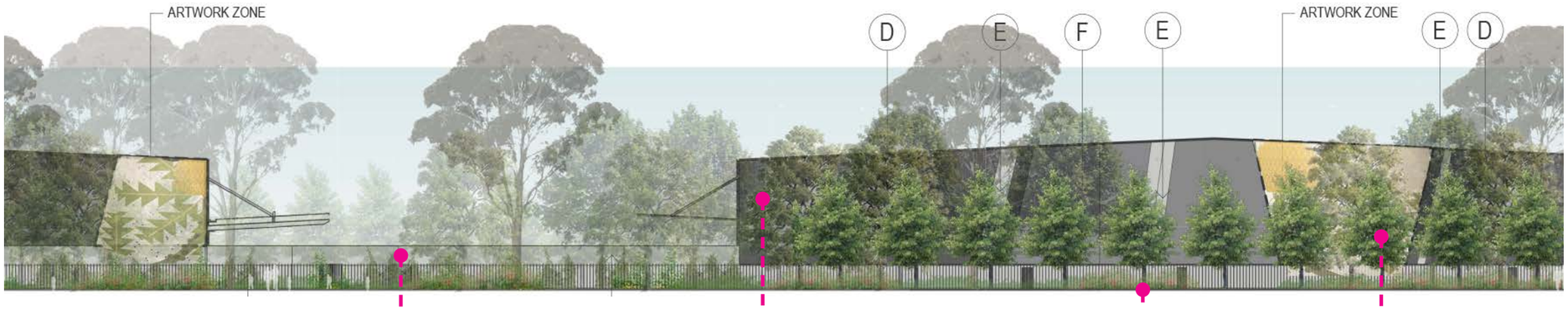
Landscape /
South Street Frontage and Setback



SCALE 1:500



KEY PLAN



Acoustic wall (shown behind) with vertical planting

Large and medium canopy CWP trees shown behind (within setback)

Low groundcover planting along fence line

Row of upright feature trees along frontage boundary

Upright formal planting in front of fence line

Cumberland Plain Woodland species to setback

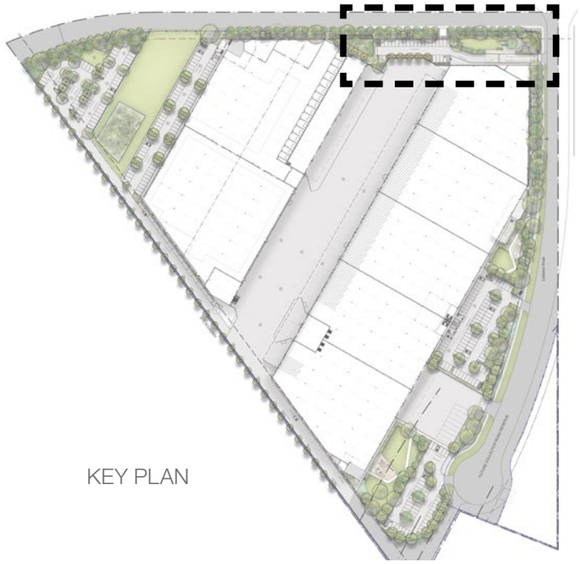
Vertical planting to acoustic wall

South Street/Collector Road Entry & Communal Area

The South Street setback planting focuses on breaking up the building elevation from the street through the use of large and medium sized canopy trees and an understory planting. In front of the fence line along the street is a structured line of trees evenly spaced with groundcover planting underneath. Behind the fence line within the setback, informal mass planting of Cumberland Plain Woodland Species will occur to help increase the sites biodiversity and re-establish the threatened community as well as soften the built form.

Landscape /
South Street / Collector Road Entry Communal Area 1

SCALE 1:400



KEY PLAN

South Street/Collector Road Entry & Communal Area

This entry point at the corner of Collector Road and South Street is the most visually prominent corner of the site, and is therefore highlighted as such. The area includes feature entry planting, pedestrianised paving, softening of built form and an attractive communal open space providing outdoor amenity for office workers and people using the warehouse.The acoustic wall along part of the northern facade will also be softened through the use of native climbers fixed to the wall and upright deciduous trees planted in front.

NOTE: Furniture layout to communal area is indicative and subject to be finalised during design development

Sculptural entry feature

Feature entry trees

Pedestiranised paving across driveway

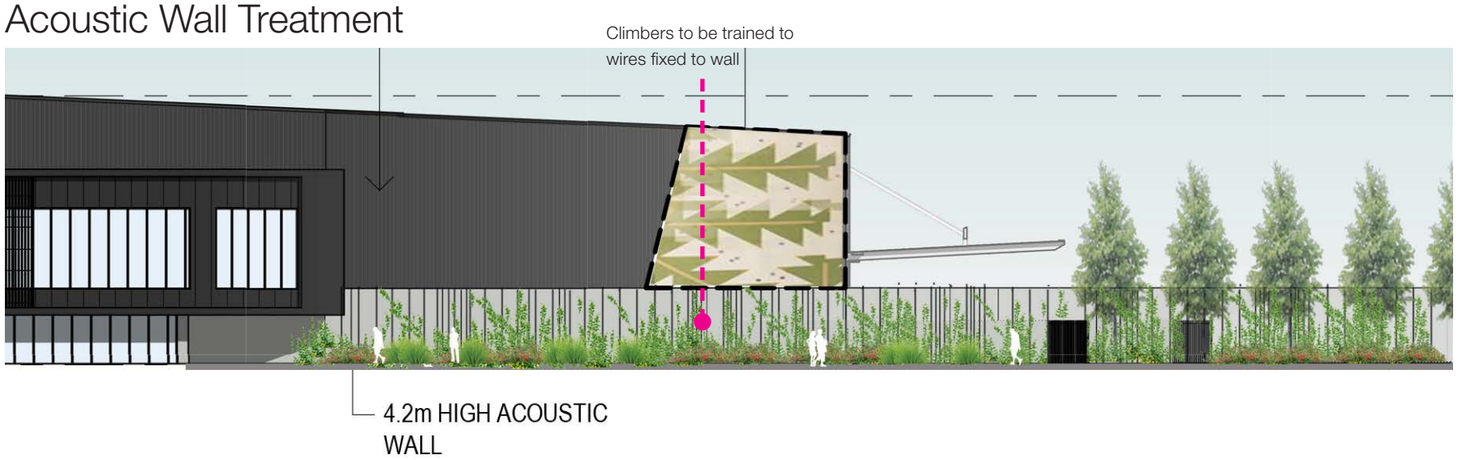
Seating area

Passive lawn area

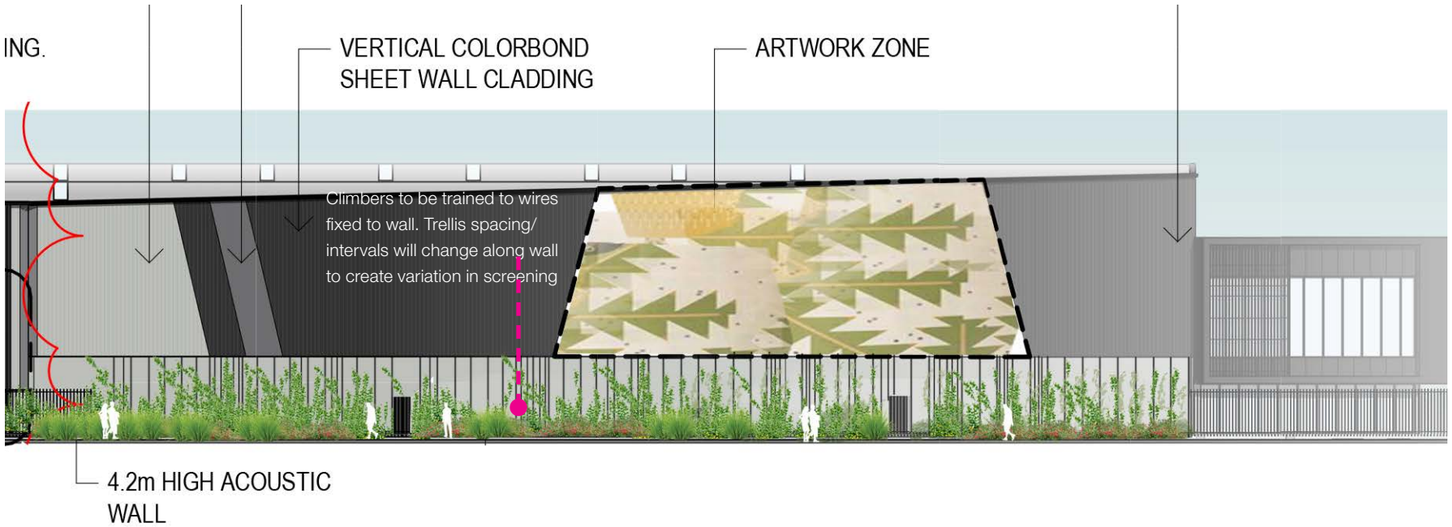
Vertical greenery to acoustic wall

Refer to next page for further detail

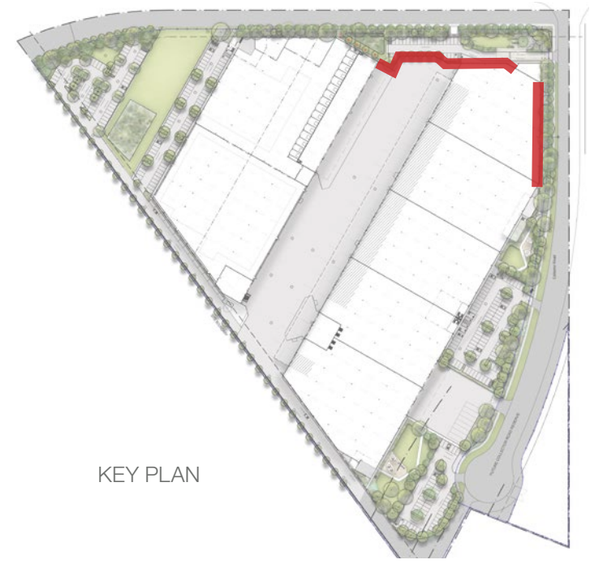
Landscape /
Acoustic Wall Treatment



Northern Elevation - Acoustic Wall Screening



Eastern Elevation - Acoustic Wall Screening (WH 2)



KEY PLAN

Acoustic Wall

The 4.2m High acoustic walls located along the northern and eastern facade will be screened with vertical climbers and shrubbery to the base (where possible).

Climbing plants (***Hibbertia scandens*** & ***Pandorea pandorana)*** are to be trained to wires fixed to the acoustic wall. The trellis spacing/ intervals will change along the wall to create variation in screening. Both species selected as climbing plants are native and will adapt well to the site conditions.

Vertical greenery to acoustic wall

Rope/ wire system fixed to wall

Hibbertia scandens

Pandorea pandorana

SITE IMAGE
Landscape Architects

dexus

311 South Street, Marsden Park | SSDA

Client	Dexus	Drawing Number	006
Site Image Job Number	SS21-4829	Issue	C
		Date	06.04.2022

Landscape /
Collector Road - Communal Area 2

SCALE 1:400

Footpath

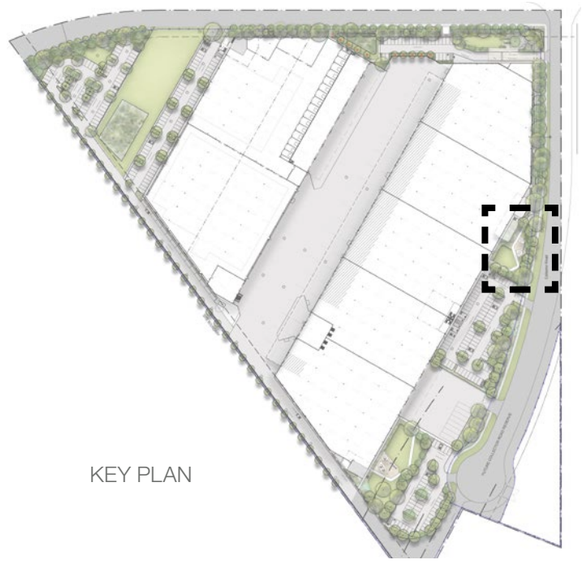
Planting

Park benches with green outlook

Planting to frame turf

Tree planting to lawn

Paved area with seating



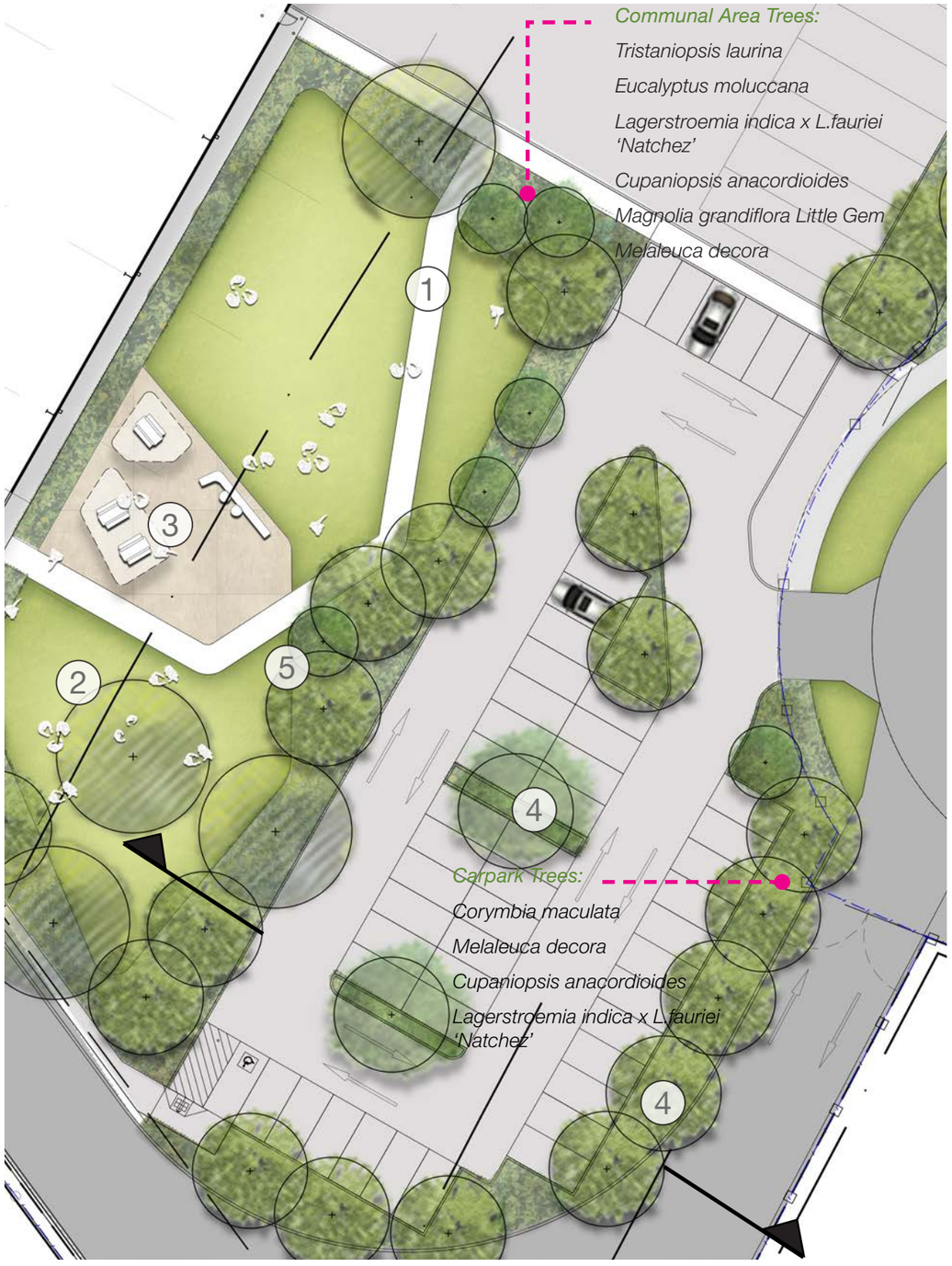
KEY PLAN

Collector Road Communal Area 2

This communal area provides a landscaped buffer between the building alongside additional pedestrian access and paved seating areas complimented by areas of open turf and large canopy trees. The setback along Collector Rd is planted with Cumberland Plain Woodland Species and provides a pedestrian link to the northern part of the site.

NOTE: Furniture layout to communal area is indicative and subject to be finalised during design development

Landscape /
Collector Road - Communal Area 3



SCALE 1:400

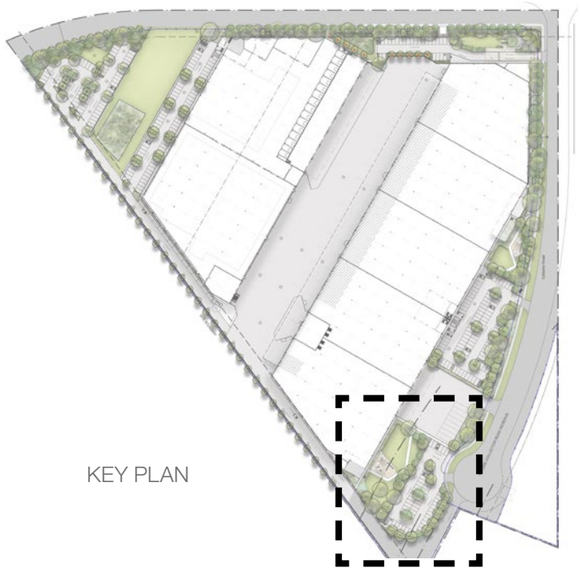
Footpath

Open lawn area for flexible use

Covered seating area

Increased canopy to carpark

Tree planting to lawn



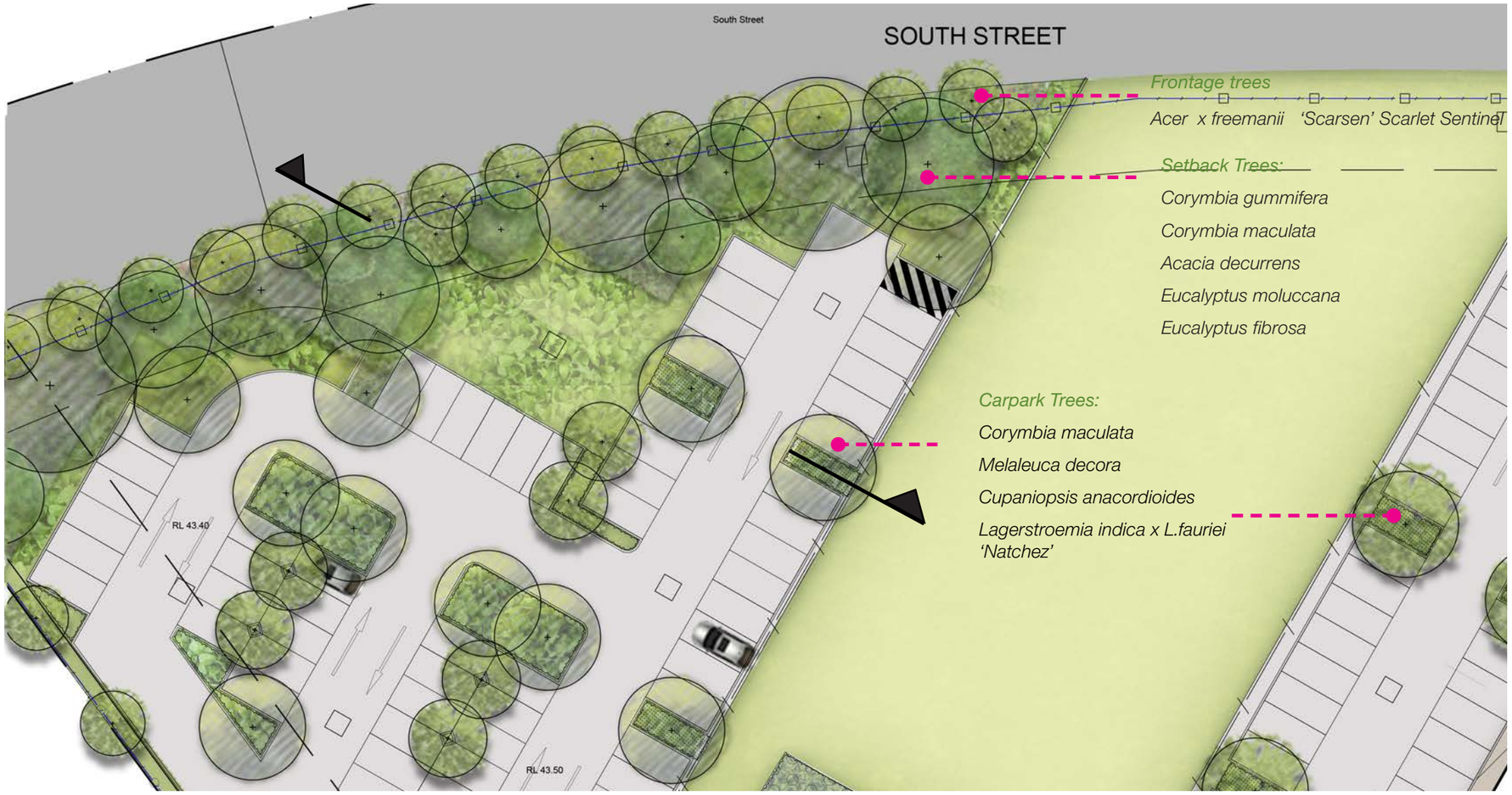
KEY PLAN

Collector Road Communal Area 3

Similar to communal area 2, this space provides a lunch area/ large breakout space in a park like setting. The communal open spaces are located in sunny open areas and in addition to providing outdoor amenity they assist in softening the warehouse 2 facade form Collector Road.

NOTE: Furniture layout to communal area is indicative and subject to be finalised during design development

Landscape /
South Western Carpark Planting



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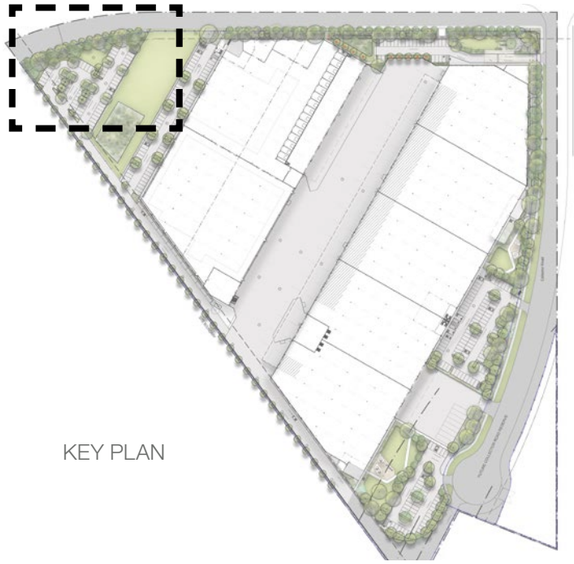


KEY PLAN

Setback Planting & Carpark Planting

The planting strategy along South Street continues along the entirety of the street. Along the fence line along is a structured line of trees evenly spaced with groundcover planting underneath. Behind the fence line within the setback, informal mass planting of Cumberland Plain Woodland Species will occur. WIthin the carpark a more low maintenance pallete for understory plants is propose. The trees to the carpak will be a large and medium species which provide increased canopy cover and reduce the heat island effect.

Native Shrubs

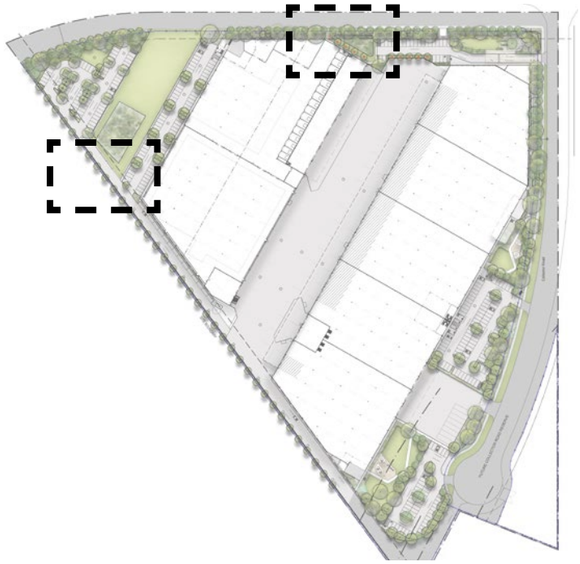
Large Canopy Trees

Planting to carpark islands

Medium sized trees

Landscape /
Bioretention

SCALE 1:300



KEY PLAN

Bioretention Planting

These planted areas are an essential part of the bioretention system as it removes pollutants and maintains the hydraulic conductivity of the filter media. Plants have been selected with reference to the Blacktown City Council WSUD standard drawings and specification as well as the civil drawings. The mixture of native grasses, shrubs, and sedges have been strategically placed in allocated basins to maximise the effect the planting will have in filtering on-site storm water runoff.

Native Shrubs

Sedges

Bioretention

Native Grasses

Landscape /
Planting within Asset Protection Zone

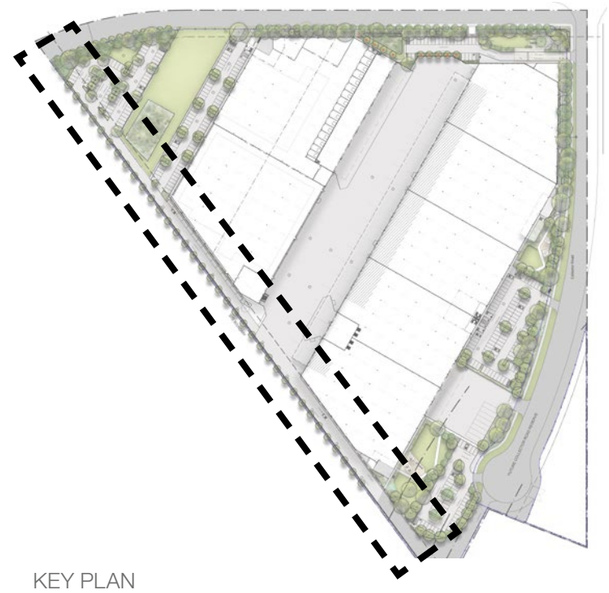
- *Tree canopy cover should be **less than 15%** at maturity;*
- *Trees at maturity should not touch or overhang the building;*
- *Lower limbs should be removed up to a height of **2m above the ground**;*
- *Tree canopies should be separated by **2 to 5m**; and*
- *Preference should be given to retaining smooth barked and evergreen trees.*

- *Large discontinuities or gaps in the vegetation should be provided to slow down or break the progress of fire towards buildings;*
- *Shrubs should not be located under trees;*
- *Shrubs should form **less than 10%** ground cover; and*
- *Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.*

- *Grass should be kept mown to a height of **less than 100mm**; and*
- *Leaves and other debris should be removed*

SCALE 1:2000

Pyrus calleryana 'Capital



KEY PLAN

Planting Within APZ

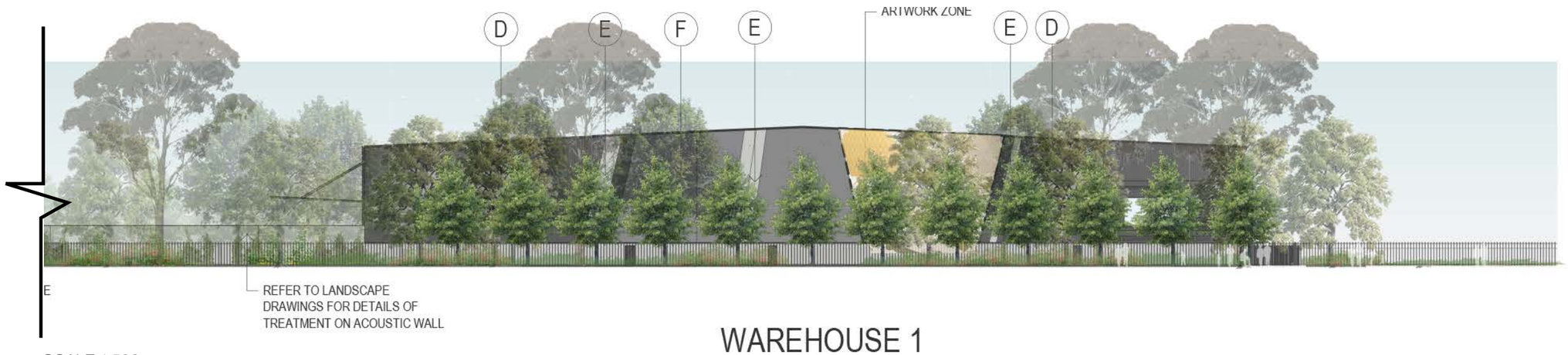
Due to the constraints of planting within the APZ no trees are proposed up against the building. To mitigate the seperate issue of screening the south west boundary from the neighboroing property, Ornamental pears have been proposed to soften the visual impact of the wall/ boundary. Due to their fastigiate form, these trees will not have interconnecting canopies and do not encroach the 15% canopy cover within the APZ. where trees are located in the carpark (still part of the APZ, there will be no shrubs planted benaeth the canopies.

Landscape /
Northern Elevation (From South Street)

10-15 Year growth

SCALE 1:500

WAREHOUSE 2



WAREHOUSE 1

SCALE 1:500

KEY PLAN

5 Year growth

SCALE 1:500

WAREHOUSE 2

SITE IMAGE
Landscape Architects

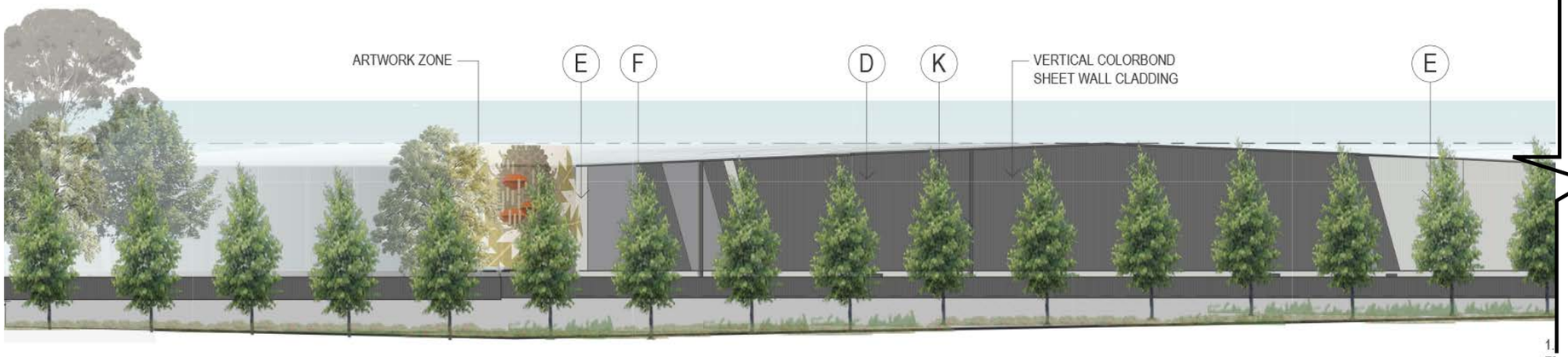
dexus

311 South Street, Marsden Park | SSDA

Client	Dexus	Drawing Number	0012
Site Image Job Number	SS21-4829	Issue	C
		Date	06.04.2022

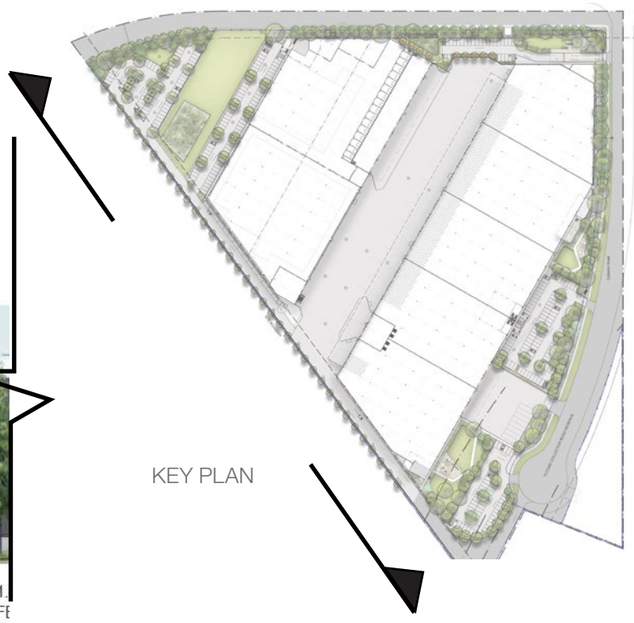
Landscape /
South West Elevation

10-15 Year growth



WAREHOUSE 1

SCALE 1:500



KEY PLAN

10-15 Year growth

WAREHOUSE 2

SCALE 1:500

Landscape /
Tree Planting Strategy

South Street Frontage

Acer x freemanii 'Scarsen' Scarlet Sentinel™

South West Boundary Trees

Pyrus calleryana 'Capital

Cumberland Plain Woodland Trees

Corymbia maculata

Eucalyptus moluccana

Eucalyptus fibrosa

Acacia decurrens

Melaleuca decora

Carpark Tree Planting

Corymbia maculata

Melaleuca decora

Tristaniopsis laurina

Cupaniopsis anacordioides

Lagerstroemia indica x L.fauriei 'Natchez'

Communal Area Trees

Eucalyptus moluccana

Melaleuca decora

Tristaniopsis laurina

Cupaniopsis anacordioides

Lagerstroemia indica x L.fauriei 'Natchez'

Magnolia grandiflora Little Gem

Plant Schedule

Symbol	Botanic Name	Common Name	Mature Size	Pot size	Density	Qty
	Trees					
Cg	*Corymbia gummifera*	Red bloodwood	10 x 20	100L	As Shown	**12**
Md	*Melaleuca decora*	White Feather Honey myrtle	7 X 7	100L	As Shown	**16**
Ad	*Acacia decurrens*	Black Wattle	10 x 6	100L	As Shown	**18**
Ca	*Cupaniopsis anacordioides*	Tuckeroo	8 x 5	100L	As Shown	**18**
Cm	*Corymbia maculata*	Spotted Gum	30 x 8	100L	As Shown	**18**
Em	*Eucalyptus moluccana*	Grey Box	8 x 20	100L	As Shown	**15**
Ef	*Eucalyptus fibrosa*	Red Ironbark	30 x 10	100L	As Shown	**12**
ASS	*Acer x freemanii 'Scarsen' Scarlet Sentinel™*	Maple	12 x 7	100L	As Shown	**47**
PCC	*Pyrus calleryana 'Capital*	Capital Pear	10 x 3	100L	As Shown	**41**
Li	*Lagerstroemia indica x L.fauriei 'Natchez'*	Crepe Myrtle (White)	8 x 6	100L	As Shown	**3**
MLG	*Magnolia grandiflora Little Gem*	Little Gem Magnolia	5 x 3	100L	As Shown	**5**
TL	*Tristaniopsis laurina*	Water Gum	8 x 5	100L	As Shown	**5**

Total number of new trees: 210

Landscape /
Shrubs and Understory Planting Strategy

Plant Schedule

Symbol	Botanic Name	Common Name	Mature Size	Pot size	Density
	Shrubs and Accents				
CLJ	*Callistemon viminalis Little John*	Little John Bottlebrush	0.8 x 0.8	300mm	As Shown
CRS	*Cordyline 'Red Sensation'*	Red Cordyline	1.5 x 1.0	300mm	As Shown
Dg	*Dietes grandiflora*	Fortnight lily	1.2 x 1.2	300mm	As Shown
Mp	*Murraya panniculata*	Mock Orange	3.0 x 2.0	300mm	As Shown
PgR	*Photinia glabra 'Rubens'*	Dwarf Photinia	3.0 x 2.0	300mm	As Shown
PBB	*Phormium 'Bronze Baby'*	Bronze new Zealand Flax	0.7 x 0.8	300mm	As Shown
PX	*Philodendron 'Xanadu'*	Dwarf Philodendron	1.0 x 1.0	300mm	As Shown
Ri	*Raphiolepis indica*	Indian Hawthorn	1.5 x 1.5	300mm	As Shown
Sc	*Syzygium cascade*	Pink Flowering Lily Pilly	2.5 x 2.0	300mm	As Shown
WWG	*Westringia 'Wyngabbie Gem'*	Zanzibar Gem	1.5 x 1.5	300mm	As Shown
Wf	*Westringia fruticosa*	Coastal Rosemary	1.5 x 1	200mm	As Shown
GRG	*Grevillea 'Robyn Gordon'*	Grevillea 'Robyn Gordon'	1.5 x 1.5	200mm	As Shown
As	*Acmena smithii*	Lilly Pilly	2 x 1	200mm	As Shown
	Groundcovers and Grasses				
Dc	*Dianella caerulea*	Blue flax lily	0.8 x 0.7	150mm	As Shown
Ju	*Juncus usitatus*	Common Rush	1 x 0.5	150mm	As Shown
Ll	*Lomandra longifolia*	Mat Rush	1 x 0.6	150mm	As Shown
Lm	*Liriope muscari 'Evergreen Giant'*	Giant Liriope	0.5 x 0.5	150mm	As Shown
LV	*Lomandra 'Verday'*	Mat Rush	0.5 x 0.5	150mm	As Shown
MCT	*Melaleuca linariifolia 'Claret Tops'*	Honey Myrtle	1.2 X 1	150mm	As Shown
Mpa	*Myoporum parvifolium*	Creeping Boobialla	0.2 x 0.8	150mm	As Shown
PE	*Poa labillardieri 'Eskdale'*	Poa	0.6 x 0.5	150mm	As Shown
Ta	*Themeda australis*	Kangaroo Grass	0.5 x 0.5	150mm	As Shown
Hs	*Hibbertia scandens*	Guinea Flower	climber	150mm	As Shown
Vh	*Viola hederacea*	Native Violet	2 x 1	150mm	5/m2
Ga	*Gazania tomentosa*	Silver leaf Gazania	0.15 x 1	150mm	5/m2
Hv	*Hardenbergia violacea*	False Sardaparilla	0.5 x 1	150mm	5/m2
Lf	*Lomandra filiformis*	Wattle Mat Rush	0.5 x 0.75	150mm	5/m2
	Bioretention Basin				
As	Austrostipa stipoides	Prickly Spear Grass	1 x 1	150mm	5/m2
Ca	Carex appressa	Tall Sedge	1 x 1	150mm	5/m2
Dr	Dianella revoluta	Spreading Fax Lily	1 x 2	150mm	5/m2
Ll	Lomandra longifolia	Mat Rush	1 x 0.6	150mm	5/m2
Ju	Juncus usitatus	Common Rush	1 x 0.5	150mm	5/m2
Me	Melaleuca erubescens	Pink honey myrtle shrub	1.8 x 3.0	150mm	5/m2
	CPW Planting Matrix				
Dm	*Dichelachne micrantha*	Plume grass	1.2 x 0.5	150mm	5/m2
Dr	*Dianella revoluta*	Blue Flax Lily	0.7 x 0.4	150mm	5/m2
Ia	*Indigofera australis*	Australian indigo	1 x 1.2	200mm	5/m2
Hv	*Hardenbergia violacea*	False Sardaparilla	0.5 x 1	150mm	5/m2
Ds	*Dilwynia sieberi*	Prickly Parrot pea	1.5 x 1	200mm	5/m2
Lm	*Lomandra multiflora*	Mat rush	0.7 x 1	150mm	5/m2
Bs	*Bursaria spinosa*	Sweet bursaria	2 x 2	200mm	5/m2
Ta	*Themeda australis*	Kangaroo Grass	0.6 x 0.5	150mm	5/m2

Formal Planting along South Street

Low Groundcovers and shrubs in an organised arrangement in front of fence line. Upright medium sized tree planting evenly spaced along entrie South street frontage.

Cumberland Plain Woodland Mix

A mix of medium shrubs, grasses and groundcovers selected from the Cumberland plain woodland species list. This is an endangered vegetation community that has been found within the Blacktown local government area and fragmentation is the biggest threat.

Carpark Planting

Low maintenance & low water use attractive planting to carpark Garden beds.

Biobasin Planting

Low grasses and sedges selected with reference to the Blacktown City Council WSUD.

Acoustic Wall Planting

Native climbers to be planted and trained to acoustic wall to help soften the visual impact of the wall.

Communal Open Space Planting

Structured planting with a mix of hedges, shrubs, accents and groundcovers comprised of mainly native low water use species.

Landscape /
Shrubs and Understory Planting Strategy

Formal Planting along South Street


Gazania tomentosa


Dietes grandiflora


Westringia fruticosa


Callistemon 'Little John'


Lomandra longifolia


Melaleuca linariifolia 'Claret Tops'

Cumberland Plain Woodland Mix


Hardenbergia violacea


Dianella revoluta


Dillwynia sieberi


Bursaria spinosa


Dichelachne micrantha


Indigofera australis

Carpark Planting


Dietes grandiflora


Dianella revoluta


Viola hederacea


Lomandra longifolia


Phormium 'Bronze Baby'

Biobasin Planting


Juncus usitatus


Dianella revoluta

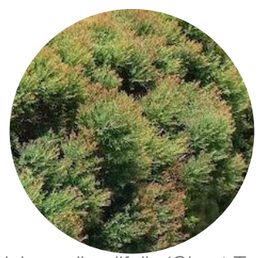

Carex appressa


Lomandra longifolia

Acoustic Wall Planting


Hibbertia scandens

Communal Open Space Planting


Melaleuca linariifolia 'Claret Tops'


Westringia fruticosa


Cordyline 'Red Sensation'


Syzygium cascade


Dietes grandiflora


Dianella revoluta