

520 GARDENERS ROAD, ALEXANDRIA SSDA

LANDSCAPE DESIGN REPORT

PREPARED FOR
CHARTER HALL
MARCH 2022

ACKNOWLEDGEMENT TO COUNTRY

Urbis acknowledges the traditional country of the Gadigal people. We recognise and respect their cultural heritage, beliefs and continuing relationship with the land, and that they are the proud survivors of more than two hundred years of dispossession.

We reiterate our commitment to addressing disadvantages and attaining justice for Aboriginal and Torres Strait Islander peoples of this community.

ISSUE AUTHORISATION

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Landscape Design Report

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Title: Connecting Land
Artists: Tarris King and Sarita King
Clan: Gurindji

Connecting Land is an expression of the beauty of the Australia Landscape. People's connection to the country and the lessons that caring for the land can teach us. Respect for the lands of Australia and creating a positive impact for people is at the centre of shaping great Australian cities and communities

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EXECUTIVE SUMMARY

This Landscape Design Report has been prepared by Urbis on behalf of the Charter Hall. It supports a State Significant Development Application 520 Gardeners Rd, Alexandria.

The purpose of this landscape report is to demonstrate the landscape design intent for the subject site. The landscape design responds to two key components: incorporating the required deep soil and tree canopy cover areas and offering a biophilic response to office and dining spaces.

Feature boundary planting will increase tree canopy cover along Gardeners Road and Bourke Road, creating a new green setting for the site. Additional tree canopy is provided on the upper-level podium to the carpark and courtyard areas, and together achieve the required 15% tree canopy cover, as detailed in 9.1 Tree canopy Cover.

The perimeter of the site achieves the required 15% deep soil area through a combination of permeable paving and landscape areas, that constitutes the majority of the public facing boundary, as detailed in 9.2 deep soil area.

A Biophilic approach will provide workers and visitor with access to green and inclusive open spaces across the development that provide a place to stop, rest and recharge from the everyday work demands. On the ground level adjacent to the entry and Café off Campbell Road Bridge, outdoor dining and a north facing garden has been provided, with trees, garden beds and a green wall in which seating is nestled into.

On level 2 there is a small, covered viewing deck adjacent to the northern lifts (and office space directly below) that looks out onto a rich biodiversity green roof. The main landscape space on level 2 is a courtyard and key entry point from the carpark. The space offers multiple seating opportunities from small groups to individual areas that are set in a green and lush landscape offering plenty of shade cover.

RESPONSE TO SEARS

The landscape design report is required by the Secretary’s Environmental Assessment Requirements (SEARs). This table identifies the SEARs and relevant reference within this report.

SEARs Item	Response Location
Provide a detailed site-wide landscape plan, that:	Section 1.0 Landscape Design Section 7.0 Site Access & Circulation Section 9.0 Landscape Planting Strategy Section 10.0 Fencing Strategy Section 14.0 Planting Schedule Section 15.0 Indicative Plant Species
<ul style="list-style-type: none">Identifies the number and location of trees to be removed and retained, and how opportunities to retain significant trees have been explored and/or informs the plan.Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.Demonstrates how the proposed development would:<ul style="list-style-type: none">contribute to long term landscape setting in respect of the site and streetscape.mitigate the urban heat island effect and ensure appropriate comfort levels on-site.contribute to the objective of increased urban tree canopy cover.maximise opportunities for green infrastructure, consistent with Greener Places.	



LANDSCAPE DESIGN CONCEPTS

1.0 INTRODUCTION

THE PROPOSAL

Charter Hall are seeking to establish a state of the art multi-storey industrial development located at 520 Gardeners Road

The Proposal

Construction of a two-storey warehouse and distribution centre comprising 21,952 m² of warehouse and distribution GFA with 5,557 m² ancillary office space, landscaping at ground and second floor levels, bicycle and car parking.

The proposal comprises the redevelopment of the site as summarised below:

- Construction, fit out and operation of a two-storey warehouse and distribution centre comprising approximately 27,590 m² GFA including:
 - 21,952 m² of warehouse and distribution GFA; and
 - 5,557 m² GFA ancillary office space.
- Provision of 64 bicycle parking spaces at ground floor level and 144 car parking spaces at second floor level.
- Approximately 3,342 m² of hard and soft landscaping at ground and second floor levels.
- Replacement of the existing vehicular access from Bourke Road with two new access driveways from Bourke Road.
- Earthworks and upgrades to existing on-site infrastructure.
- Provision of internal vehicle access route and loading docks.
- Building identification signage.
- Operation 24 hours per day seven days per week.

SITE DESCRIPTION

Site Context

Located at the edge of Alexandria distribution zone, the site has 2 frontages - Gardeners Road to the south and Bourke to the west.

The site is surrounded by a range of diverse land use. In the immediate context, Gardeners Road frontage has mixed land use of high density residential buildings, Offices , retail and industrial buildings. Bourke Road connects the site to local centres and Mascot trains station. East of the site is connecting to general industrial area that consists standalone warehouses as well as industrial units which provides space for small businesses.

Topography

The site is relatively flat given that it is a large developed site, having a gentle slope of about 0.2m difference between the highest and the lowest points falling towards the corner of Bourke and Gardeners Road

Existing Trees

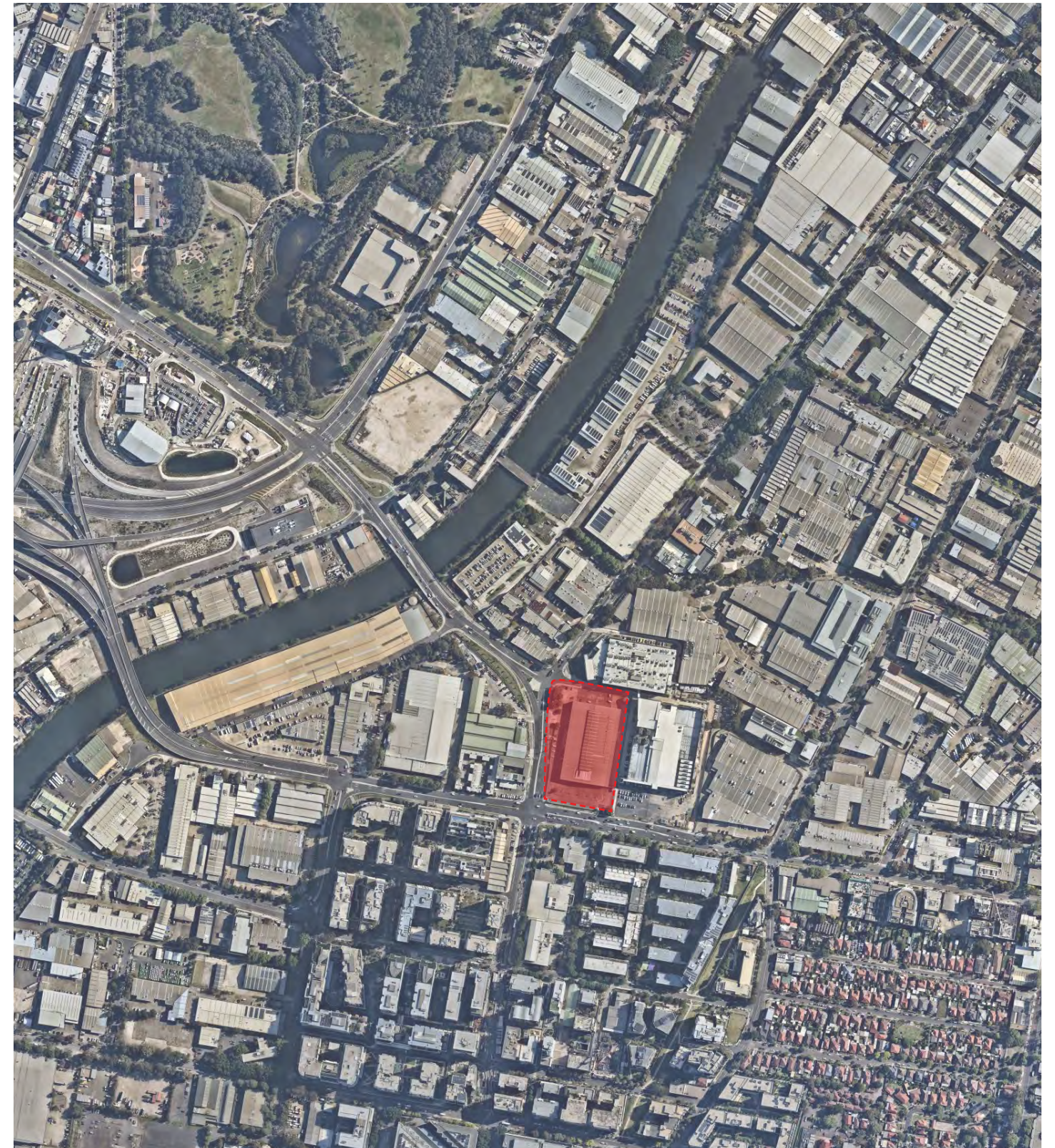
The site has 2 small clusters of trees to the north west and south east corners of the site

Street Frontages

The site has two street frontages: Frontage on Gardeners Road to the south and a frontage on Bourke Road to the west.

Easements

The site has and electrical easement along Bourke Road and an stormwater easement that wraps the outer boundary of the site



2.0 RELEVANT POLICIES AND GUIDELINES

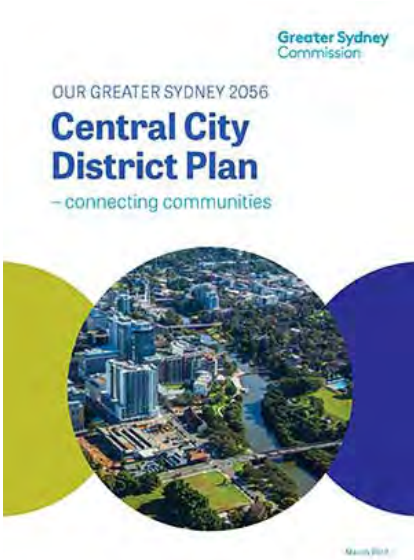


DRAFT GREENER PLACES DESIGN GUIDE

In June 2020, the Government Architect New South Wales (GANSW) released the *Draft Greener Places Design Guide* to provide information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The draft guide provides strategies, performance criteria and recommendations to assist planning authorities, and design and development communities to deliver green infrastructure.

The Greener Places design guide explains green infrastructure, why we need it and the benefits of providing it. The major components that make up the green infrastructure network fall into three categories:

1. Open space for recreations: green infrastructure for people
2. Urban tree canopy: green infrastructure for climate adaptation and resilience
3. Bushland and waterways: green infrastructure for habitat and ecological health.



DRAFT GREENER PLACES DESIGN GUIDE

Improving sustainability will involve incorporating natural landscape features into the urban environment; protecting and managing natural systems; cooling the urban environment; innovative and efficient use and re-use of energy, water and waste resources; and building the resilience of communities to natural and urban hazards, shocks and stresses.

Greater Sydney Commission (GSC); Planning Priority C16 - Increasing urban tree canopy cover and delivering Green Grid connections. This proposes recognising an optimal urban tree canopy coverage target for Greater Sydney that will vary by land use. No formal targets are set specifically for commercial and industrial land uses (recent projects of this nature are typically achieving 15-25%)



URBAN GREEN COVER IN NSW - TECHNICAL GUIDELINES

In 2015, the Government of NSW and Office of Environment and Heritage released the *Urban Green Cover in NSW Technical Guidelines* articulate practical advice, best practice and guidelines to increase the resilience of NSW settlements and communities to climate change, specifically to increase temperatures in urban settings.

The technical guidelines offer built environment professionals working in state and local government and the private sector practical information and typical details to encourage best practice applications of green cover, so as to minimise urban heat impacts across NSW.



DRAFT GREENER PLACES DESIGN GUIDE

Any Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Schedule 2 of the Environmental Planning and Assessment

Regulation 2000 (EP&A Regulation) and the State Significant Development Guidelines

Planning Secretary's Environmental Assessment requirements Warehouses and Distribution centres, development details

3. Design Quality
5. Visual Impact
7. Trees and Landscaping
9. Biodiversity

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3.0 LANDSCAPE DESIGN VISION

To create a series of vibrant and inclusive landscapes that foster a greater connection to nature whilst mitigating for Urban Heat Island effect and water cycle.

We have developed an integrated landscape design response which will:

- Provide multiple connections with the natural environment;
- Respond to the architectural scheme by ensuring seamless transitions to external spaces;
- Enrich the experience of uses through accessible landscapes;
- Maximise tree planting opportunities
- Provide for deep soil requirement

4.0 LANDSCAPE DESIGN PRINCIPLES

PUBLIC DOMAIN



- Unifying site
- Connecting to the wider streetscape
- Biodiversity benefits
- Vibrant frontage to building

COMMERCIAL



- Clear arrivals
- Open + welcoming entrances
- Vernacular treatments
- Open & flexible with clear way finding

FOOD & BEVERAGE



- Provision of high quality facilities
- A visually rich landscape of defined character
- Supporting a vibrant employment dining experience
- Courtyard provides flexible spaces with movable furniture that can be adapted to different size groups;
- Covered outdoor spaces integrated with the built form;

BIOPHILIA



- Provide multiple opportunities to connect to nature;
- Improved sustainability and ecology response to mitigate Urban Heat and enhance building cooling;
- Increased Natural Green Canopy;
- Green roofs to improve the thermal properties of the building envelope and provide shared landscape amenity for adjacent buildings

5.0 LANDSCAPE DESIGN

In recognising and reflecting this setting, the landscape design seeks to integrate the site into its landscape context with simple design responses that recognise the industrial nature of the land-use and will:

- Enhance pedestrian and cycle amenity
- Offer an improved streetscape condition
- Draw on the native species for increase biodiversity gain
- Provide landscape amenity directly adjacent to office space

STRATEGY

The strategy addresses all of these documents and seeks to strike the best practical balance between them, based on the stated Objectives below.

OBJECTIVES

The core objectives for the Tree Planting Strategy are to:

- Connect the site to its broader landscape context both ecologically and visually
- Provide shade for site users and visitors
- Mitigate Heat Island impacts through optimised urban tree canopy cover particularly focussed on shading roads and other heat sink areas
- Offer amenity to all those working at, visiting or passing by.

CONSTRAINTS AND OPPORTUNITIES

A range of constraints and opportunities arise in seeking to meet the above Goals and Objectives, including some conflicts in reconciling those Objectives with the Planning requirements and goals mentioned above.

Planning and Land Use Context

- a significant built form footprint, with the principal tree planting opportunities necessarily centred on the streets and boundaries
- Existing and relocated easements which will require an offset and additional protection
- There is a number of existing trees on site adjacent to Bourke Road which will be retained and which will assist in heat island mitigation impacts.

Design Context

- Regular movements of large trucks on the streets and to entry/exit points, truck heights may be up to 4.5 metres. Tree canopy adjoining driveways will need to address this constraint
- Sightlines at street junctions and driveway entries and exits must not be obscured by tree trunks
- Trees in confined conditions will be provided sufficient soil for healthy tree growth but cannot replicate the root soil extent of a natural setting; hence mature heights and canopy widths may be less than typically published for each species (see Plant Schedule for estimated sizes for this site).

Tree Species Performance

- Using tree species that are native and can be placed in an urbanised environment
- Larger trees will typically have a large canopy spread, but given the need to accommodate large trucks on site, suitable large species will need to be carefully located

and have larger clear trunk heights at maturity to avoid damage to trucks and trees.

DESIGN PROPOSAL

To address the above constraints and opportunities the design strategy illustrated includes:

- A balance of locally native trees and other Australian natives to optimise ecological values and heat island impact mitigation
- A combination of large and small tree species has been proposed. Larger species give structure and smaller species are provided to reduce impact around driveways where needed.
- Use of smaller tree species (of moderately fast growth and relatively dense canopies) to be provided on podium and placed at relatively close centres to achieve early heat mitigation
- By incorporating trees of different heights, the shadows cast during morning and afternoon are different lengths thereby spreading out the 'footprint' of shade.
- Gardens and courtyards will provide visual and habitable landscape amenity for better connection to nature and a place for rest and retreat.
- Integrated landscape, planting and Water Sensitive Urban Design (WSUD) principles will be incorporated to enhance amenity and landscape performance, including large areas of permeable paving

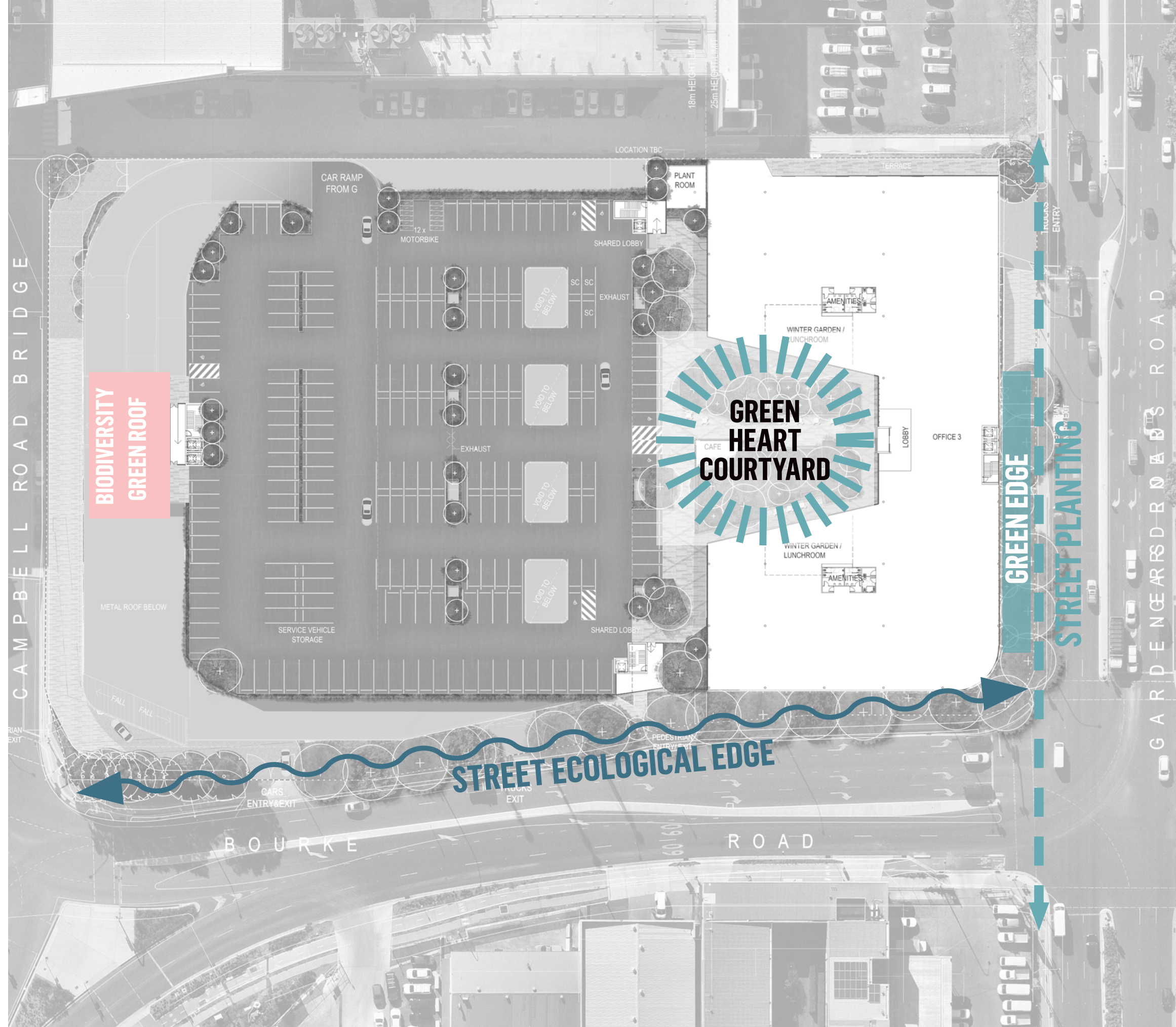
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7.0 LANDSCAPE OPPORTUNITIES

ENVIRONMENT AND ECOLOGY

The landscape design responds to the local context and provides:

- Multiple opportunities to connect and engage with nature;
- Improved sustainability and ecology response to mitigate Urban Heat and enhance building cooling;
- Increased Natural Green Canopy;
- Green roofs and arbours to improve the thermal properties of the building envelope and provide shared landscape amenity for adjacent buildings;



NOT TO SCALE

SITE ACCESS AND CIRCULATION

The building along the street front creates a strong geometry and organisational framework for access and circulation throughout the site.

VEHICLE ARRIVAL AND ENTRIES

The planting and tree layout will provide for an established gateway and clear entry/exist sightline.

STREETScape DESIGN

The streetscape will provide an important role as not only a functional space for movement and transportation but also establishing the character and identity






Key components of the streetscape will include:


- Existing pedestrian footpath and street crossings
- Large and small street trees of native / indigenous species
- 6m set back.

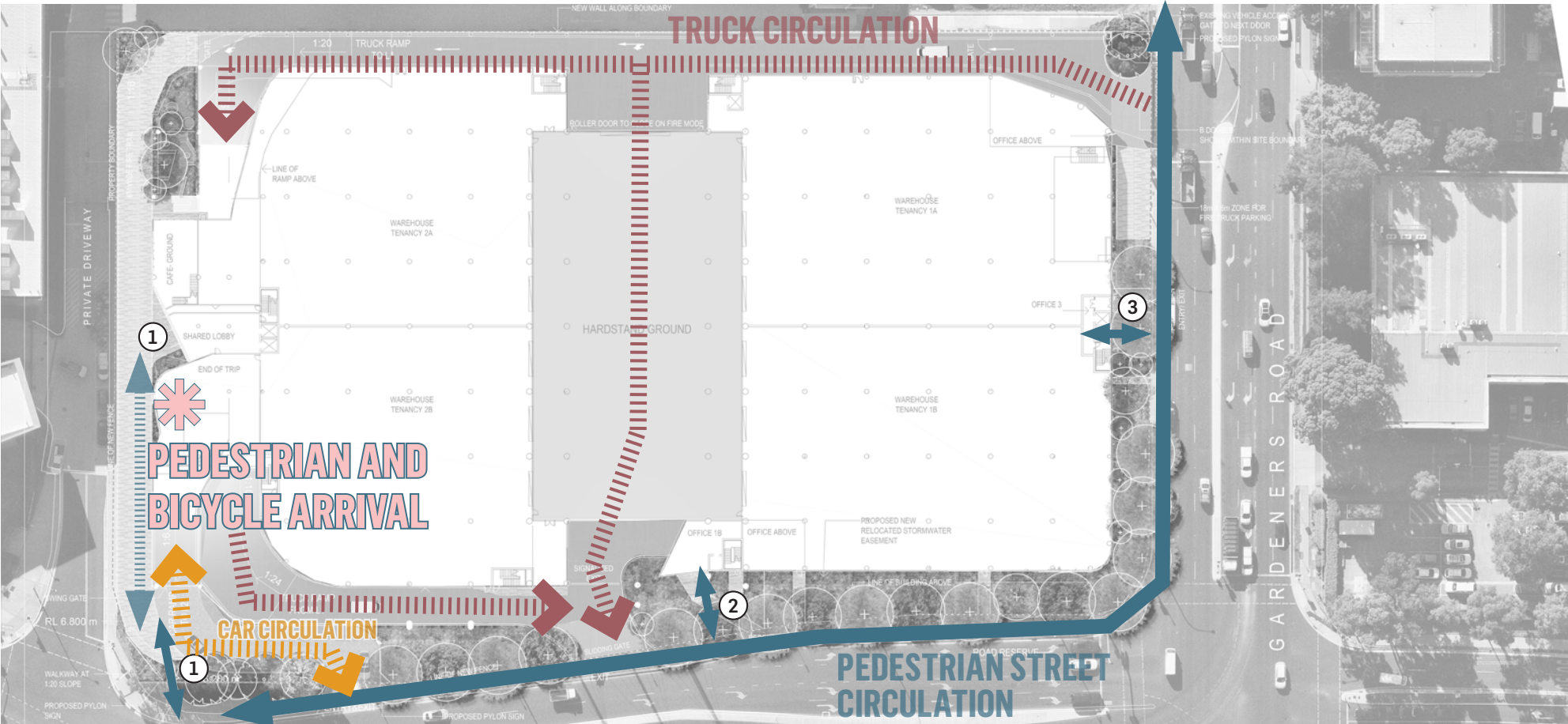
PRIVATE ROAD BOUNDARY

The existing retaining wall to private road boundary will be retained with the addition of a hob wall and fence for safety measures for vehicle access.

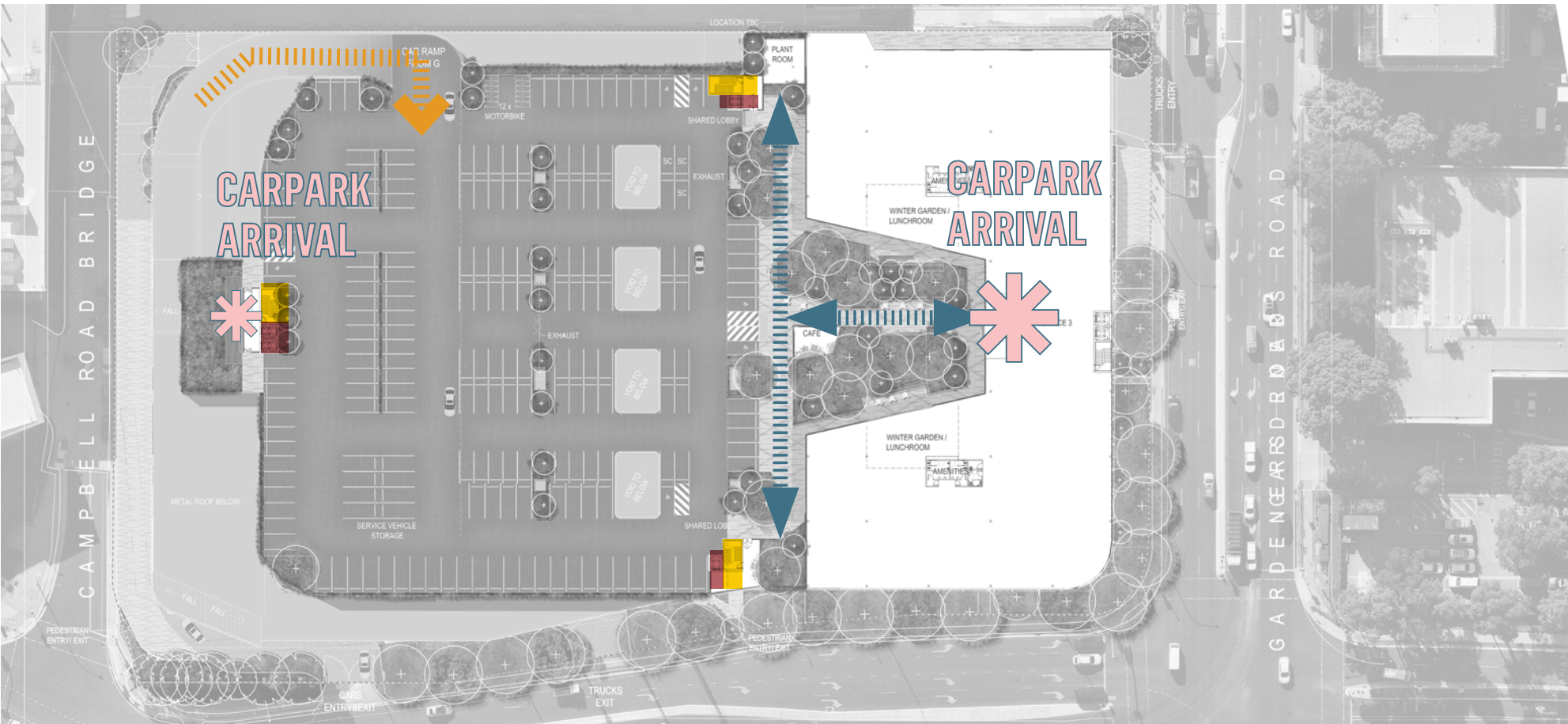
LEGEND:

-  Staircase Access
-  Lift Access
-  Pedestrian Access via Campbell Road
-  Pedestrian Access via Bourke Road
-  Pedestrian Access via Gardeners Road


NOT TO SCALE



GROUND LEVEL



LEVEL 2

The landscape design provides opportunities for rest and retreat in a range of landscape typologies including:

- [illegible]

This aerial site plan illustrates the proposed development at 100 Campbell Road. The plan is divided into three main functional zones, each highlighted with a semi-transparent overlay and labeled with large white text:

- CARPARK:** A large, rectangular area in the center-left, colored in a light tan/brown. It contains numerous parking spaces, some marked with car icons, and several yellow rectangular areas labeled "BICYCLE STORAGE". Other labels within this zone include "SERVICE VEHICLE STORAGE", "EXHAUST", "SC", "TO X MOTORBIKE", "CAR RAMP FROM G", "METAL ROOF BELOW", and "FALL".
- COURTYARD:** A central, irregularly shaped area, colored in a light blue/teal. It features a dense arrangement of circular tree symbols. Labels within this zone include "WINTER GARDEN / LUNCHROOM" and "AMENITIES".
- ARRIVAL:** A rectangular area on the right side, colored in a light grey/white. It is adjacent to the courtyard and contains labels for "TERRACE", "PLANT ROOM", "SHARED LOBBY", "TRUCKS ENTRY", and "PEDESTRIAN ENTRY/EXIT".

The plan also shows the surrounding context, including "CAMPBELL ROAD BRIDGE" to the left, "GARDENERS DRIVE" to the right, and "GARDENERS ROAD" at the bottom. Various other labels indicate specific features like "PEDESTRIAN ENTRY/EXIT", "TRUCKS EXIT", "FALL", and "METAL ROOF BELOW".

NOT TO SCALE

GATHERING SPACES

The landscape design provides opportunities for a variety of gathering spaces at different sizes and scales. These spaces cater for a wide range of uses including formal and informal gathering and social zones and learning areas.

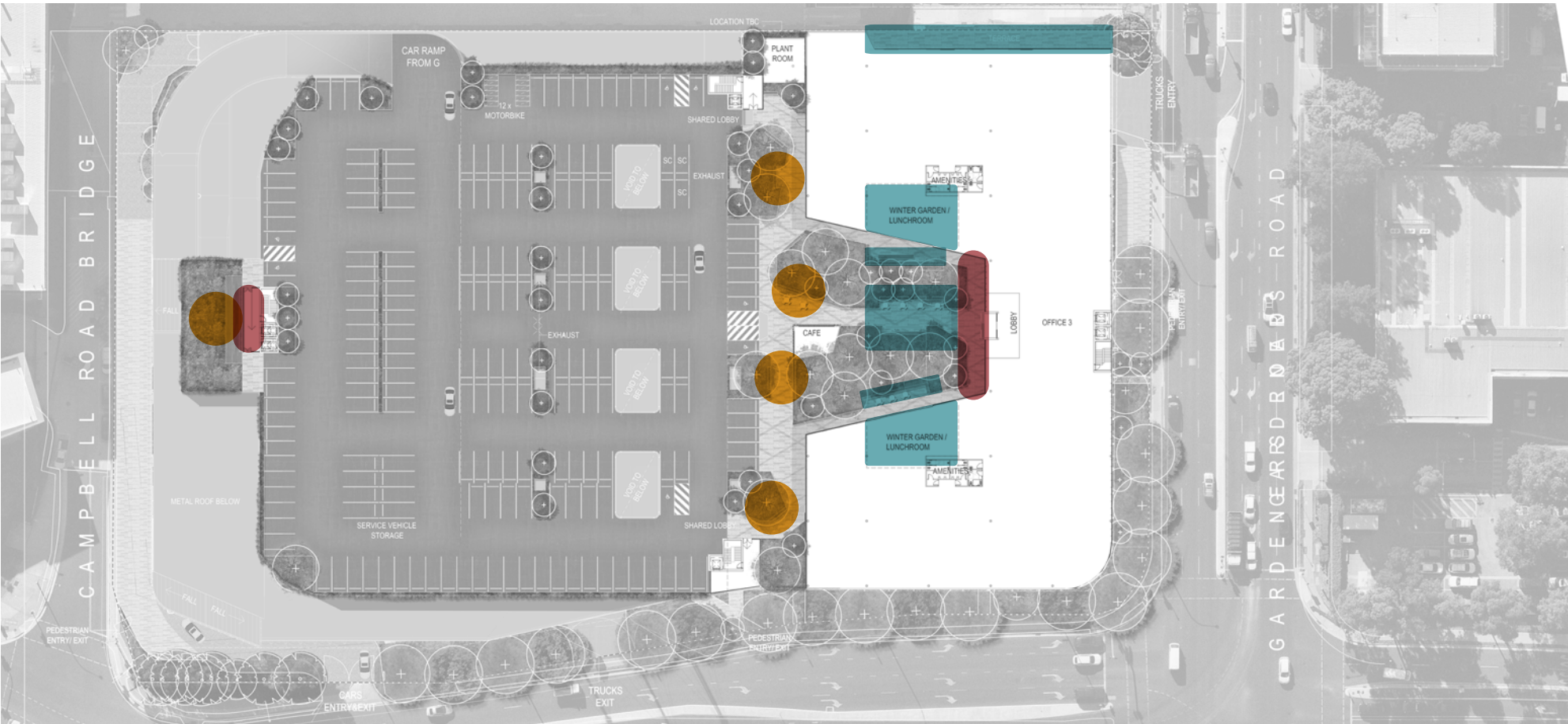
- LEGEND:
- Covered Arrival

Medium Flexible Gathering - Learning, and Social Spaces

Small Scale Gathering / Meeting Places



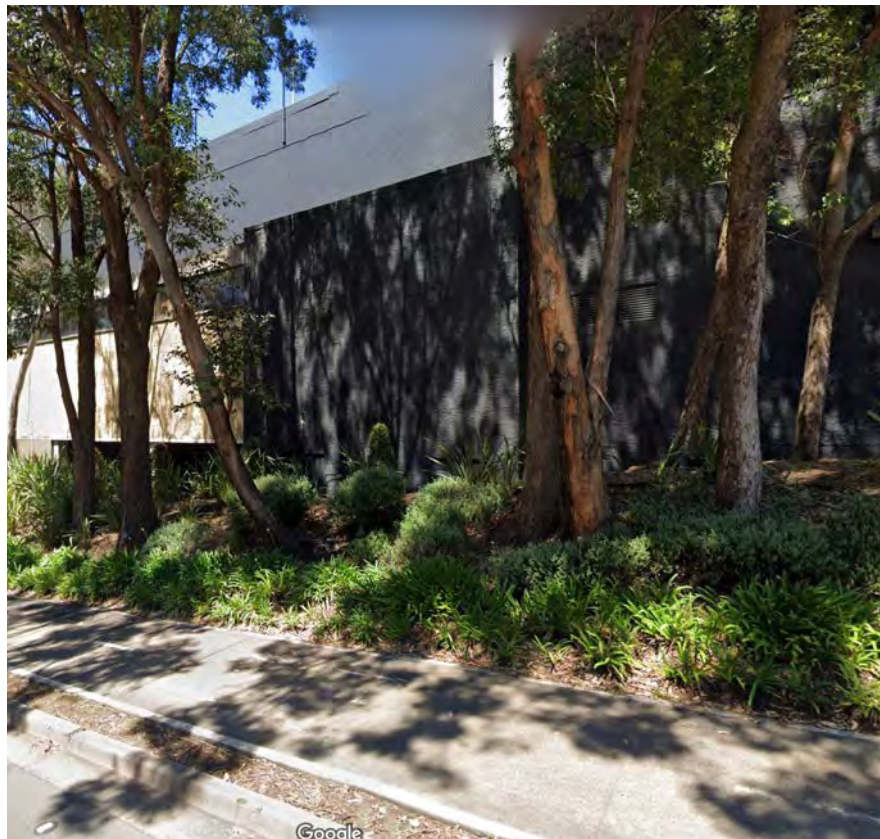
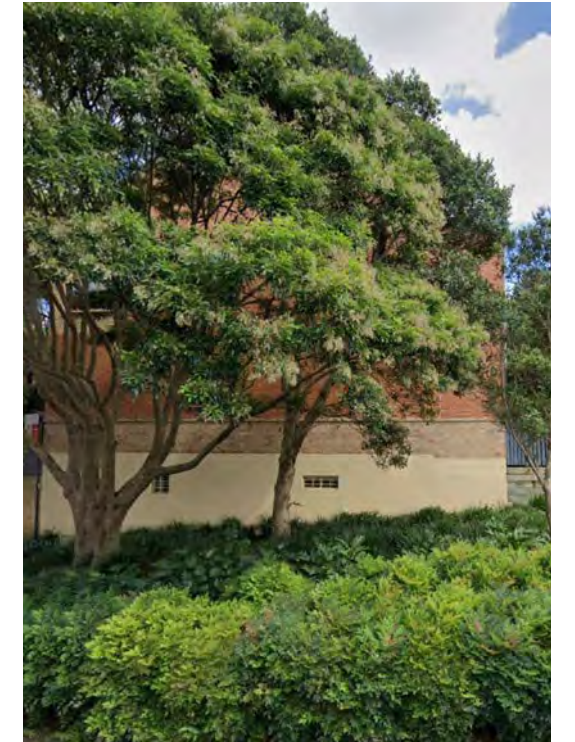
GROUND LEVEL



LEVEL 2

8.0 PRECEDENT IMAGERY

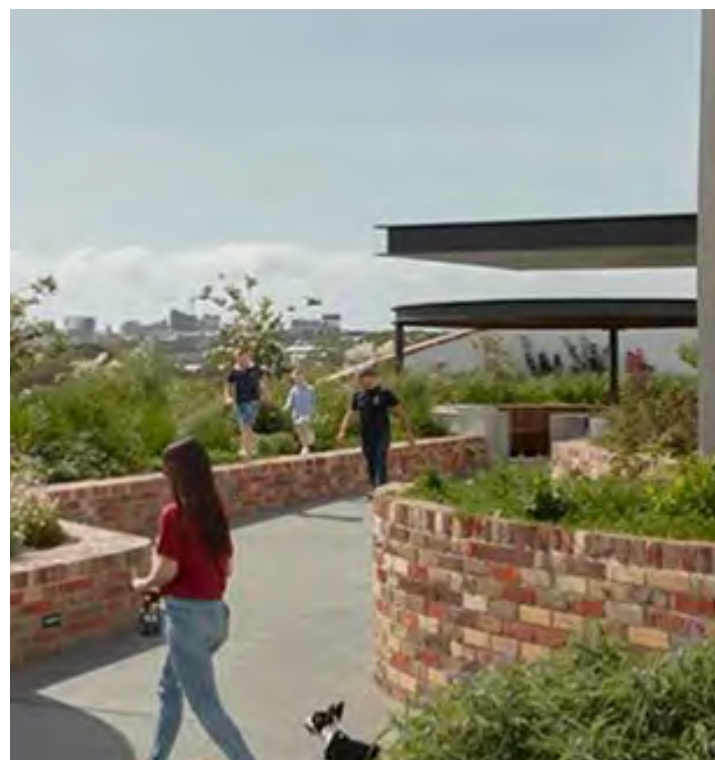
STREETSCAPE / BOUNDARY



COURTYARD / GARDEN



CARPARK



BIODIVERSITY GREEN ROOF



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9.0 PLANTING STRATEGY

The Planting Strategy identifies the following 6 typologies:

- Streetscape planting
- Cafe courtyard planting
- Retained trees
- Courtyard
- Green Roof
- Carpark planting

STREET TREES

Street trees have been located within the 6m setback to the boundary. Large tree species, with a maximum mature height of 20m have been selected for most of the street planting taking advantage of the deep soil areas. Further consideration with offsets from driveways will ensure minimal impacts on large vehicle access to the site. Refer to the Tree Planting Design Strategy section for more information.

MAINTENANCE AND PLANT HEALTH

All plant species, path surfaces and the likes have been chosen and of generally low maintenance suitable for the nature of the site.

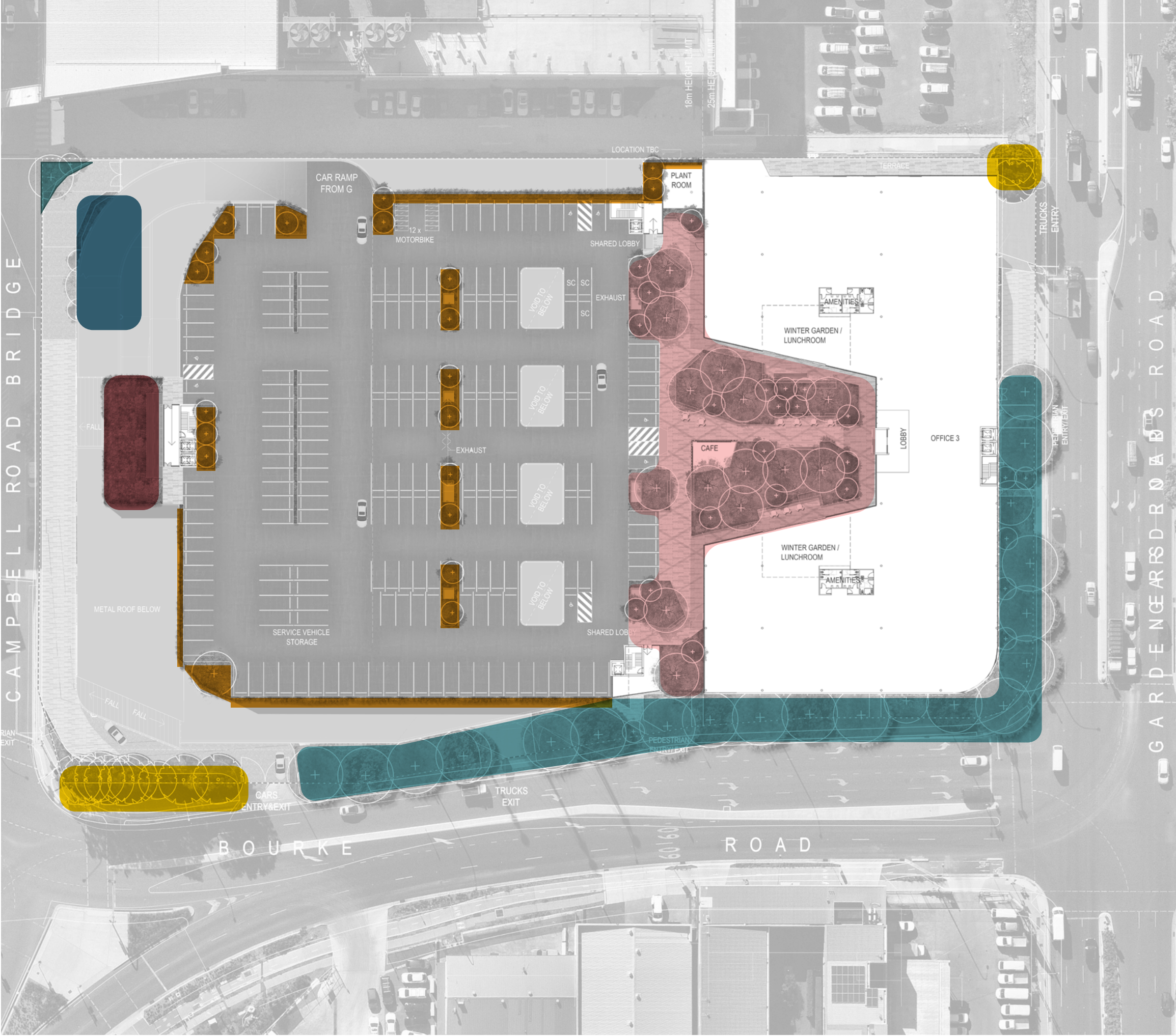
Please refer to Part B Planting Design, 11. Plant Schedule for proposed plants to each of the typologies

LEGEND:

- GR LV - Streetscape Planting
- GR LV - Cafe Courtyard planting
- GR LV - Retained Trees
- LV 2 Courtyard
- LV 2 Green Roof
- LV 2 Carpark Planting

GR LV = Ground Level / LV 2 = Level 2

NOT TO SCALE



9.1 TREE CANOPY COVER

Within the site boundary the landscape design proposes a total of 79 new trees, offering a total green canopy cover of approximately 15%. The inclusion of architectural arbours and shade canopies increases this canopy cover to a total of 20%. An additional 5% Level 2 Winter gardens is proposed by the architects.

Landscape calculations

- Existing site area = 18,988m²
- Tree Canopy Cover required = 15% of site area 2,848m²
- Tree Canopy at Ground = 1,809m² (9.5%)
(Including existing tree canopy = 187.2m²)
- Tree Canopy at Level 2 = 1256m² (6.5%)
- Total tree canopy across site = 3,064m² (16%)**

LEGEND:

- Large Tree Species
- Medium Tree Species
- Small Tree Species
- Retained Trees



9.2 DEEP SOIL AREA

Deep soil requirement are identified and confirmed below:

Landscape calculations

Existing site area = 18,988m²

Deep soil area required = 15% of site area 2,848.2m²




Landscape area at Ground = 1,579m² (8.3%)

Permeable surface area at Ground = 1332m² (7%)

(including Footpath area at Ground = XXXm²)

Total deep soil area within site = 2,911m² (15.3%)

LEGEND:

-  Landscape deep soil area
-  Permeable surface deep soil area
-  Existing deep soil area



NOT TO SCALE

10.0 FENCING STRATEGY

The fencing strategy is set to foster permeability of the physical environment to encourage movement and connections into the development. This includes visual connections from the street.

The overarching principles are:

- Minimise the visual impact of fences/barriers on the streets;
- Ensure an open and transparent design response and
- Be unobtrusive

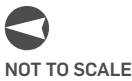
Generally vertical bar railings, powder coated black with planting is preferred.

Low Visual Impact will be achieved by:

- Eliminating fencing where possible (using the building as the secure line;
- Using planting & landform in conjunction with fencing to reduce visibility of fencing;
- Integrate planting with set back fencing where possible,

LEGEND:

- 2.1m High Fixed Boundary Fence
- Building As Boundary
- Sliding Gates
- Fire Access Gates
- Driveway Gate



INDICATIVE FENCING



2.1m High fixed palisade fence set back 1.5m to allow planting next to footpath



Sliding Gates and entry fencing

11.0 LANDSCAPE CONCEPT DESIGN SITE PLAN

GROUND FLOOR

- LEGEND:**
- ① Bourke Road (North) Pedestrian Access
 - ② Bourke Road Pedestrian Access
 - ③ Gardeners Road Pedestrian Access
 - ④ Bicycle Stands / Parking
 - ⑤ Ecological Planting
 - ⑥ Verge Planting
 - ⑦ Planter bed to entry
 - ⑧ Cafe Garden ground floor
 - ⑨ Indicative Street Tree Planting
 - ⑩ Retained Street Trees
 - ⑪ Permeable Paving

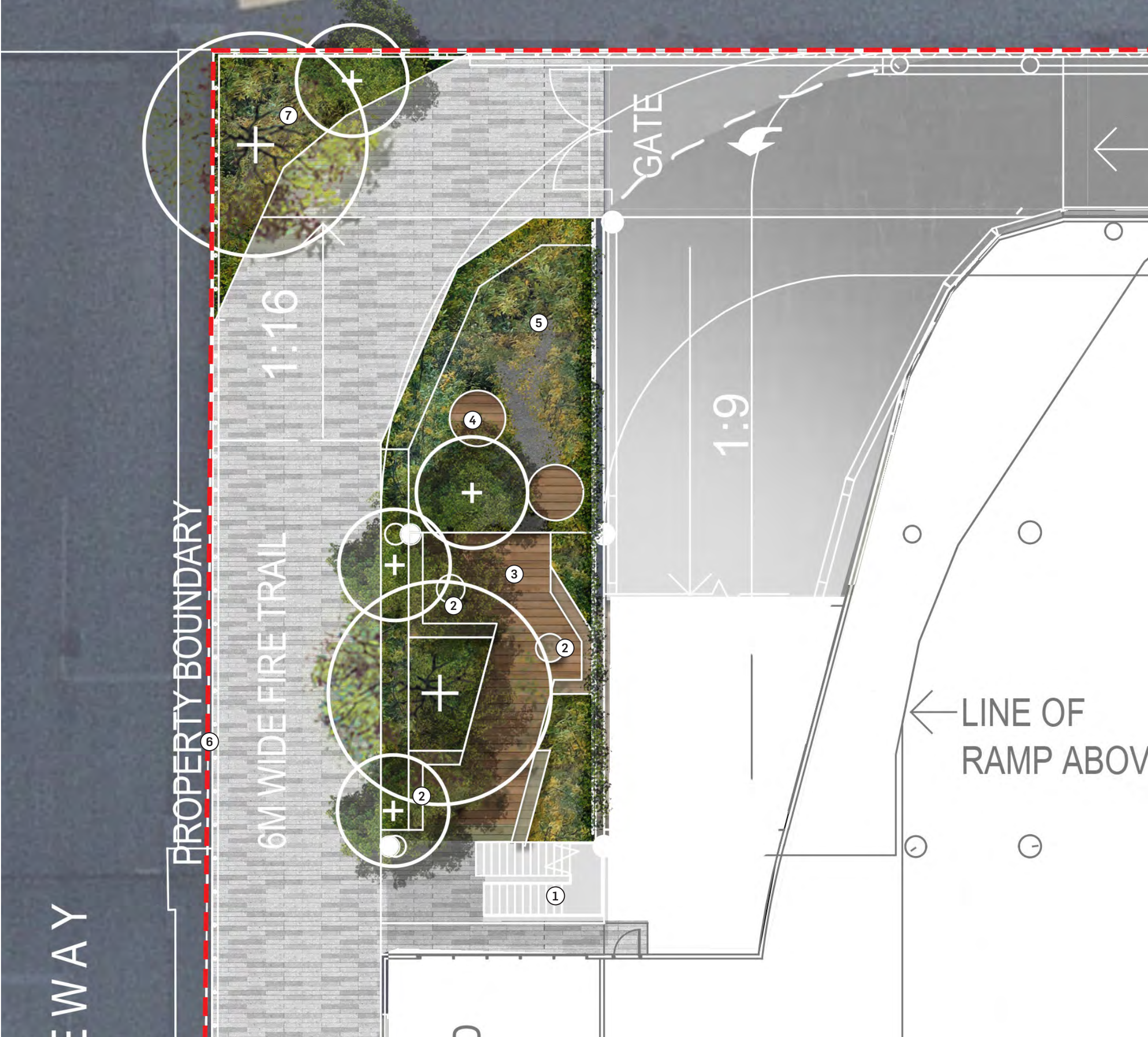


11.1 LANDSCAPE CONCEPT DESIGN DETAIL PLAN

GROUND FLOOR CENTRAL COURTYARD DETAIL

LEGEND:

- ① Moveable Furniture / Seating Elements
- ② Raised Planter and Seating nook
- ③ Decking
- ④ Individual seating pod
- ⑤ Native Garden
- ⑥ Fence boundary
- ⑦ Planted verge



12.0 LANDSCAPE SECTIONS

SECTION A: PRIVATE ROAD TO NORTH

LEGEND:

- ① Planter bed
- ② Permeable Paving
- ③ Root protection Barrier to services
- ④ Existing footpath



SECTION B:
BOURKE ROAD

- LEGEND:
- ① Ecological Edge Planting
 - ② Large Street Trees
 - ③ Root protection Barrier to services
 - ④ Existing footpath



SECTION C:
GARDENERS ROAD

- LEGEND:
- ① Ecological Edge Planting
 - ② Large Street Trees
 - ③ Root protection Barrier to services
 - ④ Existing footpath



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13.0 LANDSCAPE CONCEPT DESIGN LEVEL 2

LEGEND:

- ① Biodiversity Green roof and viewing deck
- ② Raised Planters
- ③ Cascading planting
- ④ Raised Planter with integrated seating
- ⑤ Cafe and courtyard

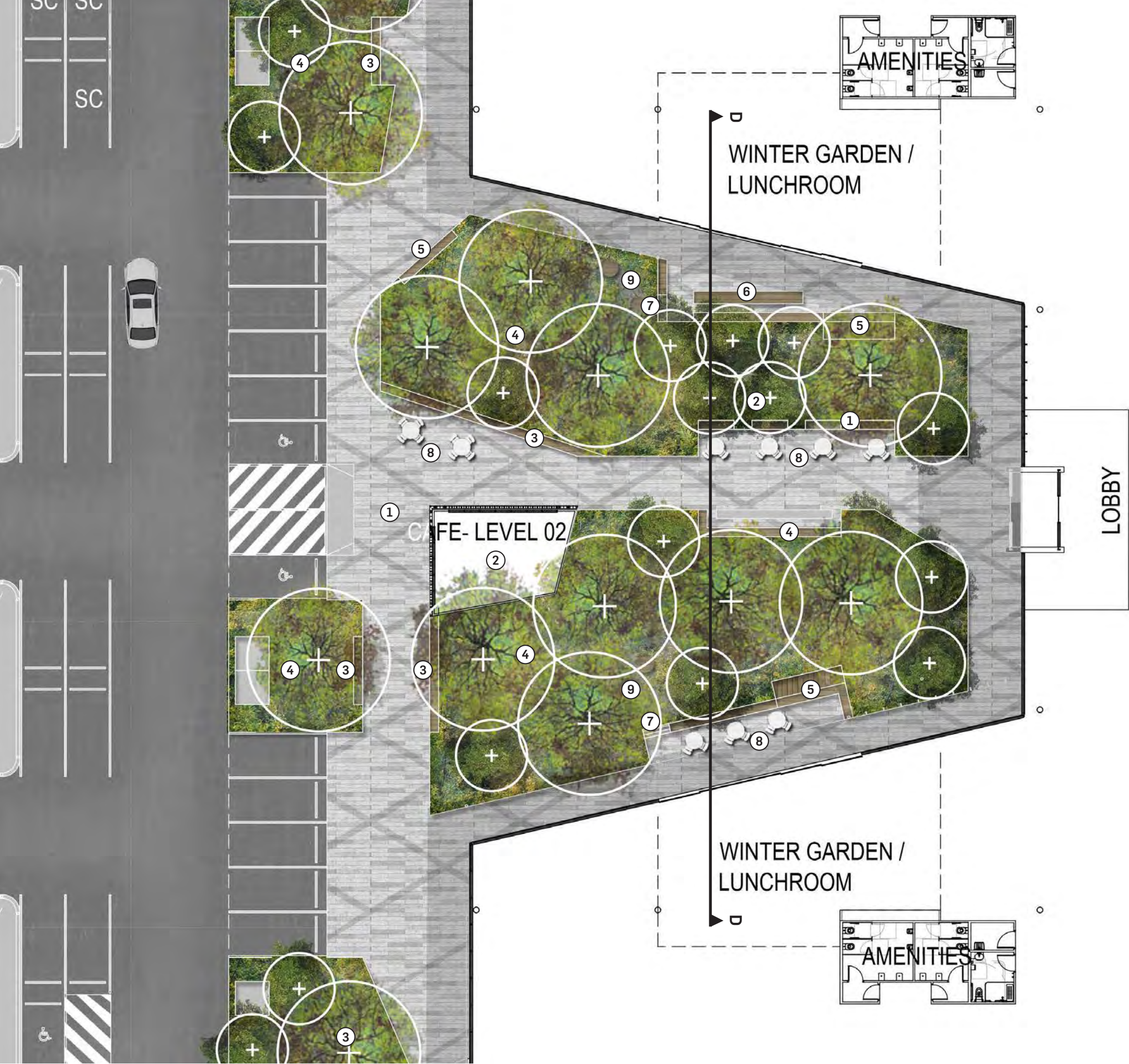


11.1 LANDSCAPE CONCEPT DESIGN DETAIL PLAN

LEVEL 2 COURTYARD DETAIL

LEGEND:

- ① Small unit paving with pattern
- ② Cafe
- ③ Raised planting beds and bench seating
- ④ Biodiversity / sensory planting
- ⑤ Lounge Seating bench
- ⑥ Long communal table
- ⑦ Planter access steps
- ⑧ Moveable Furniture / Seating Elements
4 No. Individual timber seating stumps to be located under tree canopy, on bark mulch, adjacent to maintenance access steps
- ⑨



SECTION D:
COURTYARD (L2)

- LEGEND:
- ① Long Table Seating
 - ② Raised Planting bed
 - ③ Planter Edge Seating
 - ④ Moveable Furniture



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B

PLANTING DESIGN

14.0 INDICATIVE PLANT SCHEDULE

Planting selection for the site has been chosen to be sensitive of local ecosystems, with a majority of species being chosen from within local communities that have a proven performance in this particular environmental conditions and functional requirements.

In locations where plants/trees are adjacent to service easements, precautions will be taken to offset a minimum 1.5m between easement centre and tree planting, and new and existing services will be prepared and wrapped in a root protection barrier membrane to protect from potential impacts. Existing services will require a work methodology that identifies hand digging and wrapping to ensure no disturbance.

In order to ensure the health and longevity of street trees, the majority of planting is from dry woodland and coastal systems that are drought tolerant and low maintenance along the street frontages.

Tree selection will also look to significantly increase canopy cover with native pollinators that could provide cooling and habitat responding to the Urban Heat Island (UHI) effect.

STREETSCAPE

Street Trees			
Botanic name Common name	Mature HxW(m)	Pot	/m²
<i>Corymbia maculata</i> Spotted Gum	30 x 10	400L	
<i>Corymbia eximia</i> Yellow Bloodwood	10 x 7	400L	
<i>Lophostemon confertus</i> Brush Box	15 x 10	400L	
Medium Trees			
<i>Melaleuca ericifolia</i> Swamp Paperbark	9 x 5	400L	
<i>Callistemon salignus</i> Willow Bottlebrush	8 x 8	400L	
Small Trees			
<i>Acacia longifolia</i> Golden Wattle	6 x 4	45L	
<i>Melaleuca decora</i> White Feather Myrtle	6 x 4	45L	
Border Planting			
<i>Kunzea ambigua</i> White Kunzea	3 x 2	300mm	1
<i>Grevillea 'Moonlight'</i>	2 x 2	300mm	1
<i>Rhagodia 'Aussie Flatbush'</i> Creeping Saltbush	0.5 x 1	300mm	2
<i>Westringia 'Zena'</i> Coastal Rosemary	0.6 x 0.9	300mm	4
<i>Poa 'Eskadale'</i> Tussock Grass	0.5 x 0.5	200mm	4
<i>Pennisetum alopecuroides</i> Fountain Grass	0.6 x 0.5	300mm	4
<i>Correa alba</i> White Correa	1 x 1.5	200mm	2
<i>Actinotus helianthi</i> Flannel Flower	0.5 x 0.5	140mm	4
<i>Hibbertia 'Little Rocker'</i> Hairy Guinea Flower	0.5 x 1.2	140mm	8
<i>Grevillea 'Gold Cluster'</i>	0.3 x 0.8	140mm	8
<i>Chrysocephalum apiculatum</i> Yellow Buttons	0.3 x 0.5	200mm	4
<i>Myoporum parvifolium</i> Creeping Myoporum	0.3 x 1.5	140mm	8

ACCENT AND COURTYARDS

Hedging			
Botanic name Common name	Mature HxW(m)	Pot	/m²
<i>Melaleuca 'Claret Tops'</i> Honey Myrtle	1.2 x 1	200mm	2
Groundcovers			
<i>Blechnum indicum</i> Silver Lady Fern	0.9 x 1.2	300mm	2
<i>Crinum pedunculatum</i> Swamp Lily	1.5 x 1	300mm	2
<i>Dianella caerulea</i> Flax Lily	0.4 x 0.4	200mm	4
<i>Hardenbergia violacea</i> Purple Coral Pea	0.5 x 2	200mm	4
<i>Ficinia nodosa</i> Knobby Club Rush	0.4 x 0.4	200mm	4
<i>Viola banksii</i> Native Violet	0.1 x 0.3	140mm	12
Climber			
<i>Ficus Pumila</i> Climbing fig	3 x 0.2	140mm	8

LEVEL 2 CARPARK AND CASCADE

Small Trees			
<i>Acacia longifolia</i> Golden Wattle	6 x 4	45L	
<i>Melaleuca decora</i> White Feather Myrtle	6 x 4	45L	
Groundcovers			
<i>Pennisetum alopecuroides</i> Fountain Grass	0.6 x 0.5	300mm	4
<i>Correa alba</i> White Correa	1 x 1.5	200mm	2
<i>Pratia purpurascens</i> Purple Pratia	0.2 x 0.5	200mm	8
<i>Myoporum parvifolium</i> Creeping Myoporum	0.3 x 1.5	140mm	8
<i>Actinotus helianthi</i> Flannel Flower	0.5 x 0.5	140mm	4
<i>Chrysocephalum apiculatum</i> Yellow Buttons	0.3 x 0.5	200mm	4
<i>Westringia 'Zena'</i> Coastal Rosemary	0.6 x 0.9	300mm	4
<i>Dichondra agrentea</i> Silver Falls	0.1 x 0.5	140mm	8

BIODIVERSITY GREEN ROOF

Green Roof			
Botanic name Common name	Mature HxW(m)	Pot	/m²
<i>Carpobrutus glaucescens</i> Pigface	0.3 x 1.5	200mm	4
<i>Dichondra repens</i> Kidney Weed	0.1 x 0.4	140mm	12
<i>Goodenia hederacea</i> Forest Goodenia	0.2 x 0.8	200mm	8
<i>Kennedia rubicunda</i> Dusky Coral Pea	0.2x 1	140mm	8
<i>Myoporum parvifolium</i> Creeping Myoporum	0.3 x 1.5	140mm	8
<i>Oxalis exilis</i> Yellow Sorrel	0.1 x 0.3	100mm	12
<i>Pratia purpurascens</i> Purplish Pratia	0.1 x 0.5	140mm	12
<i>Viola banksii</i> Native Violet	0.1 x 0.3	140mm	12

15.0 INDICATIVE PLANT SPECIES

TREES



Corymbia maculata



Calistemon salignus



Corymbia eximia



Melaleuca ericifolia



Lophostemon confertus



Melaleuca decora



Acacia longifolia

STREETSCAPE BORDER



Kunzea ambigua



Poa 'Eskadale'



Hibbertia 'Little Rocker'



Grevillea 'Moonlight'



Pennisetum alopecuroides



Grevillea 'Gold Cluster'



Rhagodia 'Aussie Flatbush'



Correa alba



Chrysocephalum apiculatum



Westringia 'Zena'



Actinotus helianthi



Myoporum pavifolium

ACCENT AND SHADE PLANTING



Melaleuca 'Claret Tops'



Crinum pedunculatum



Ficinia nodosa



Ficus pumila



Dianella caerulea



Viola banksii



Hardenbergia violacea



Blechnum 'Silver Lady'

LEVEL 2 AND CASCADE



Pennisetum alopecuroides



Actinotus helianthi



Correa alba



Chrysocephalum apiculatum



Pratia 'Blue Star Creeper'



Westringia 'Zena'



Myoporum pavifolium



Dichondra 'Silver Falls'

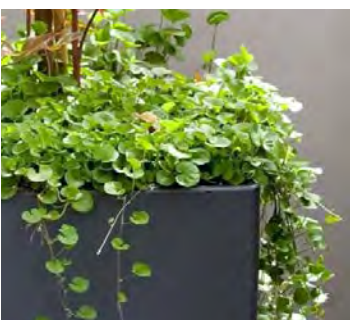
BIODIVERSITY GREEN ROOF



Carpobrutus glaucescens



Myoporum parvifolium



Dichondra repens



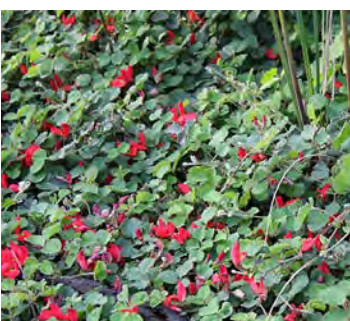
Oxalis exilis



Goodenia hederacea



Pratia purpurascens



Kennedia rubicunda



Viola banksii



LANDSCAPE PLANS

A	DEEP SOIL SURFACE		SO	PJ	10.12.21
	REV	DESCRIPTION	DWN	CHK	DATE

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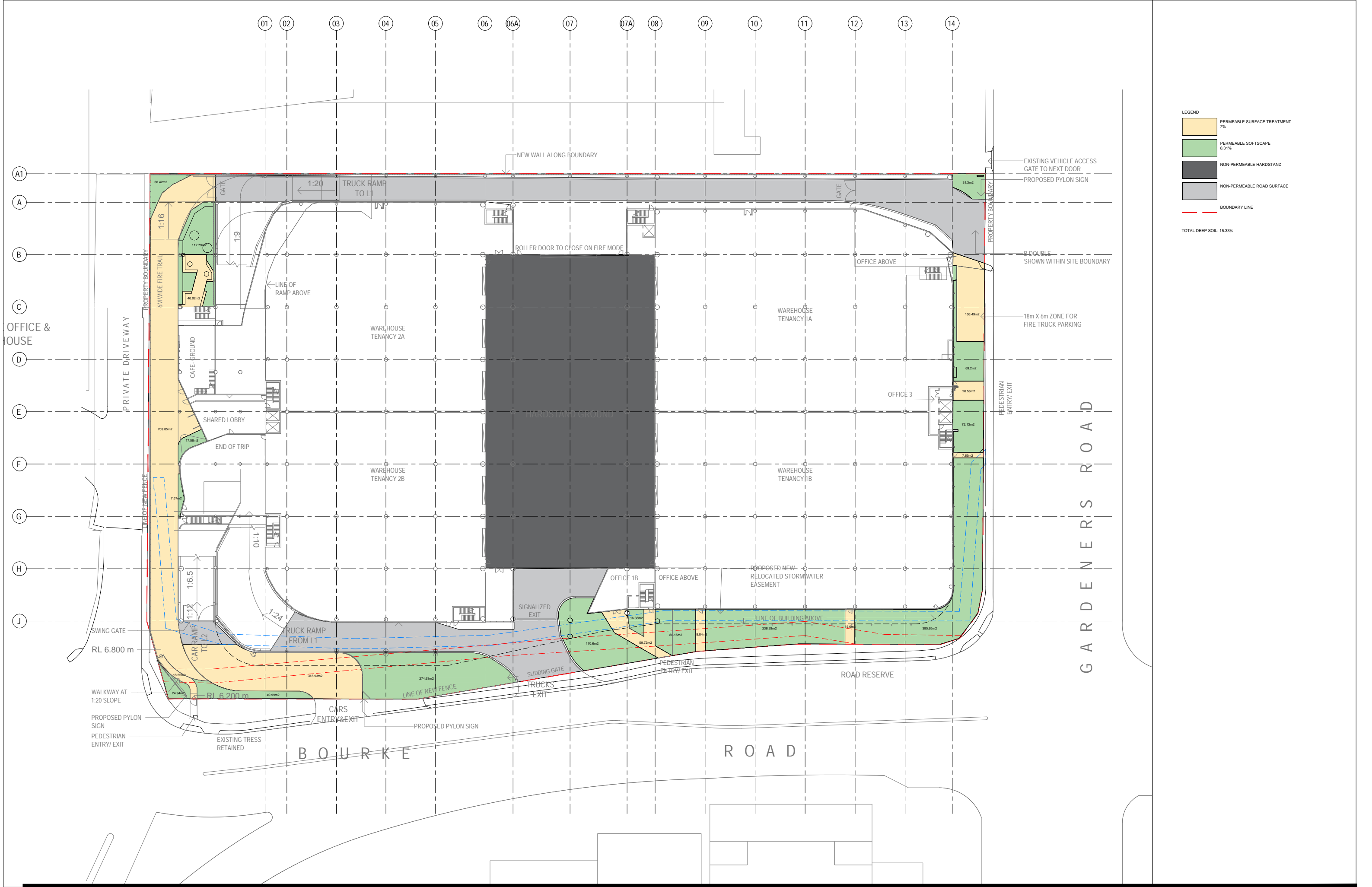
CLIENT
CHARTER HALL

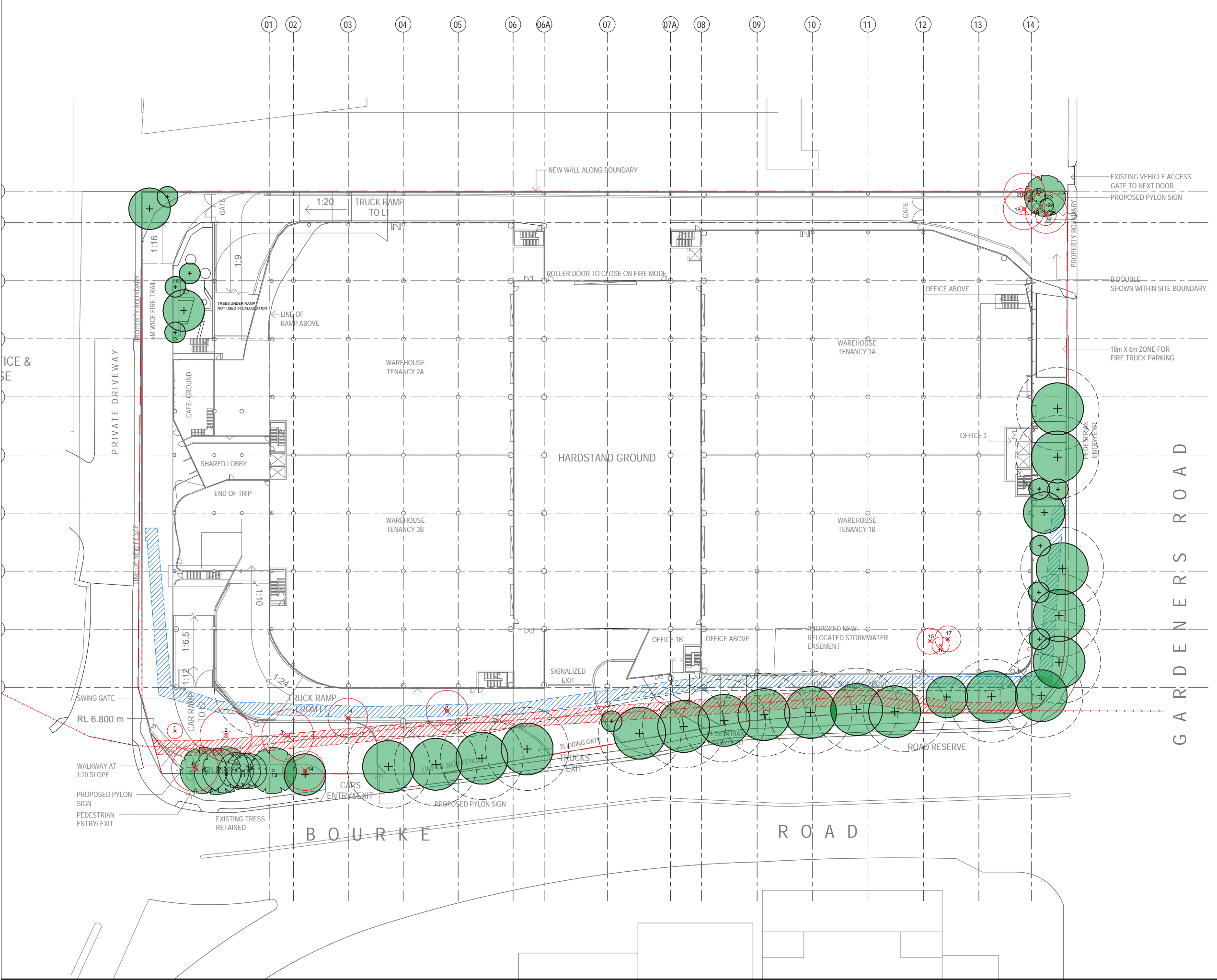
1:250 @ A0
1:500 @ A2
2.5 5 7.5 10 12.5m



PROJECT NO.
P0032153
DRAWING NO.
LA-102

DATE
10.12.21
REVISION
A





- LEGEND
- EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - TREE AT 10 YEARS
 - SMALL TREE 12.5 SQM
 - MEDIUM TREE 50 SQM
 - LARGE TREE 78.5 SQM
 - TREE AT MATURITY
 - PROPOSED STORMWATER EASEMENT (3M)
 - ELECTRICAL EASEMENT (3M FOR TREE CLEARANCE)
- RETAINED CANOPY: 187.2 SQM
ADDITIONAL CANOPY (NOT UNDERNEATH STRUCTURE): 1621.29 SQM
SUM CANOPY (GROUND LEVEL): 1808.47 SQM
REFER TO LEVEL 2 CANOPY FOR FURTHER CALCULATIONS
OVERLAPPING CANOPIES HAVE BEEN SUBTRACTED FROM TOTALS



520 GARDENERS ROAD, ALEXANDRIA
GROUND LEVEL CANOPY COVER

Angel Place, Level 8, 123 Pitt Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

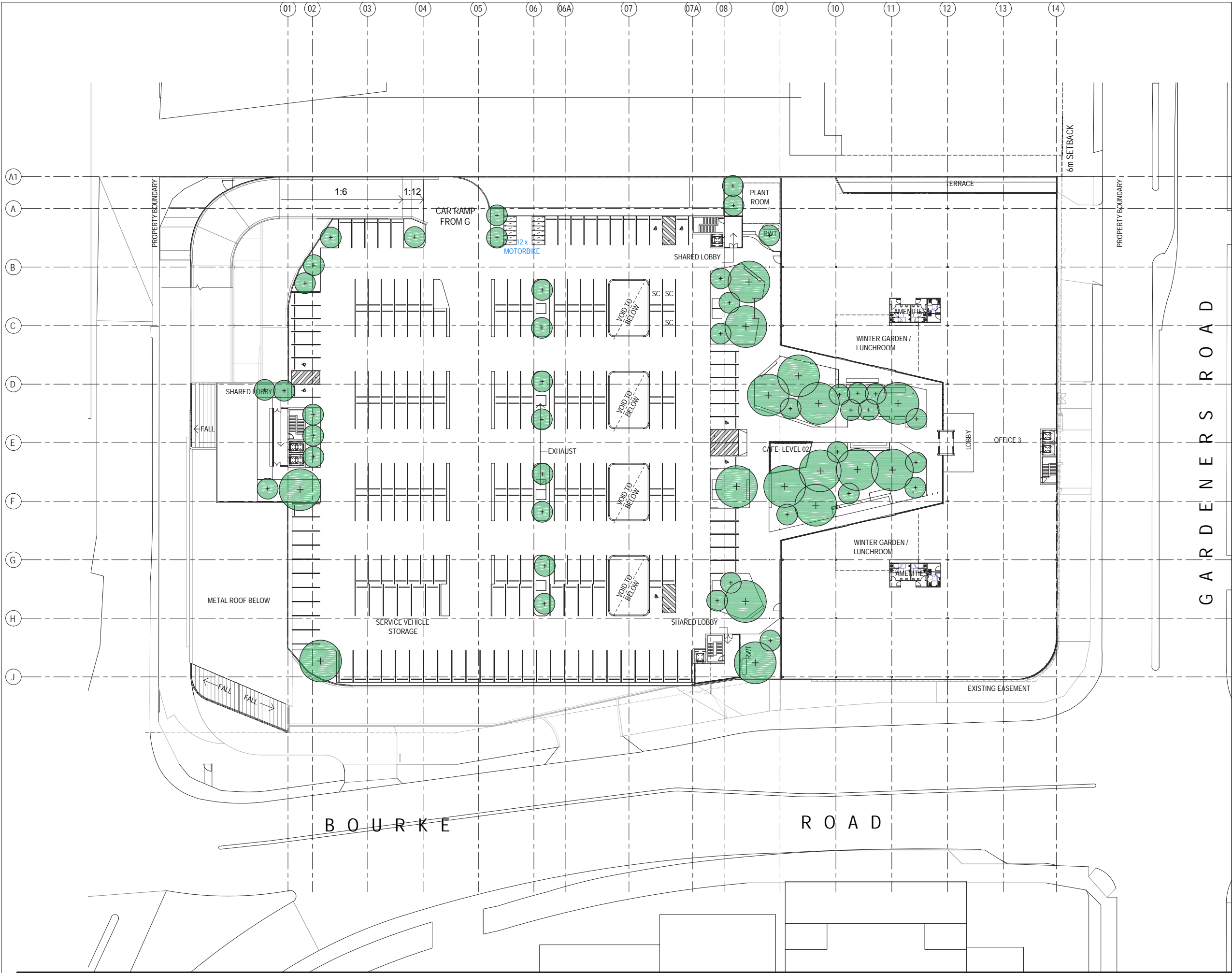
A	CANOPY GROUND LEVEL	SO	PJ	10.12.21
REV	DESCRIPTION	DWN	CHK	DATE

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CLIENT
CHARTER HALL

1:250 @ A0
1:500 @ A2
2.5 5 7.5 10 12.5m

PROJECT NO. P0032153
DRAWING NO. DA-103
DATE 10.12.21
REVISION A



LEGEND

TREE AT 10 YEARS

SMALL TREE
12.5 SQM

MEDIUM TREE
50 SQM

SUM CANOPY (GROUND LEVEL): 1808.47 SQM

SUM CANOPY (LEVEL 2): 1256.07 SQM

TOTAL CANOPY (SITE): 3064.54 SQM (16.1%)

OVERLAPPING CANOPIES HAVE BEEN SUBTRACTED FROM TOTALS



520 GARDENERS ROAD, ALEXANDRIA

LEVEL 2 CANOPY PLAN

Angel Place, Level 8, 123 Pitt Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

A	CANOPY LEVEL 2	SO	PJ	10.12.21
REV	DESCRIPTION	DWN	CHK	DATE

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CLIENT

CHARTER HALL

PROJECT NO.
P0032153

DRAWING NO.
LA-104

DATE
10.12.21

REVISION
A

1:250 @ A0
1:500 @ A2
12.5m

