

61 MILPERRA ROAD, REVESBY, NSW 2212

Landscape Documentation for S4.55 Modification Application

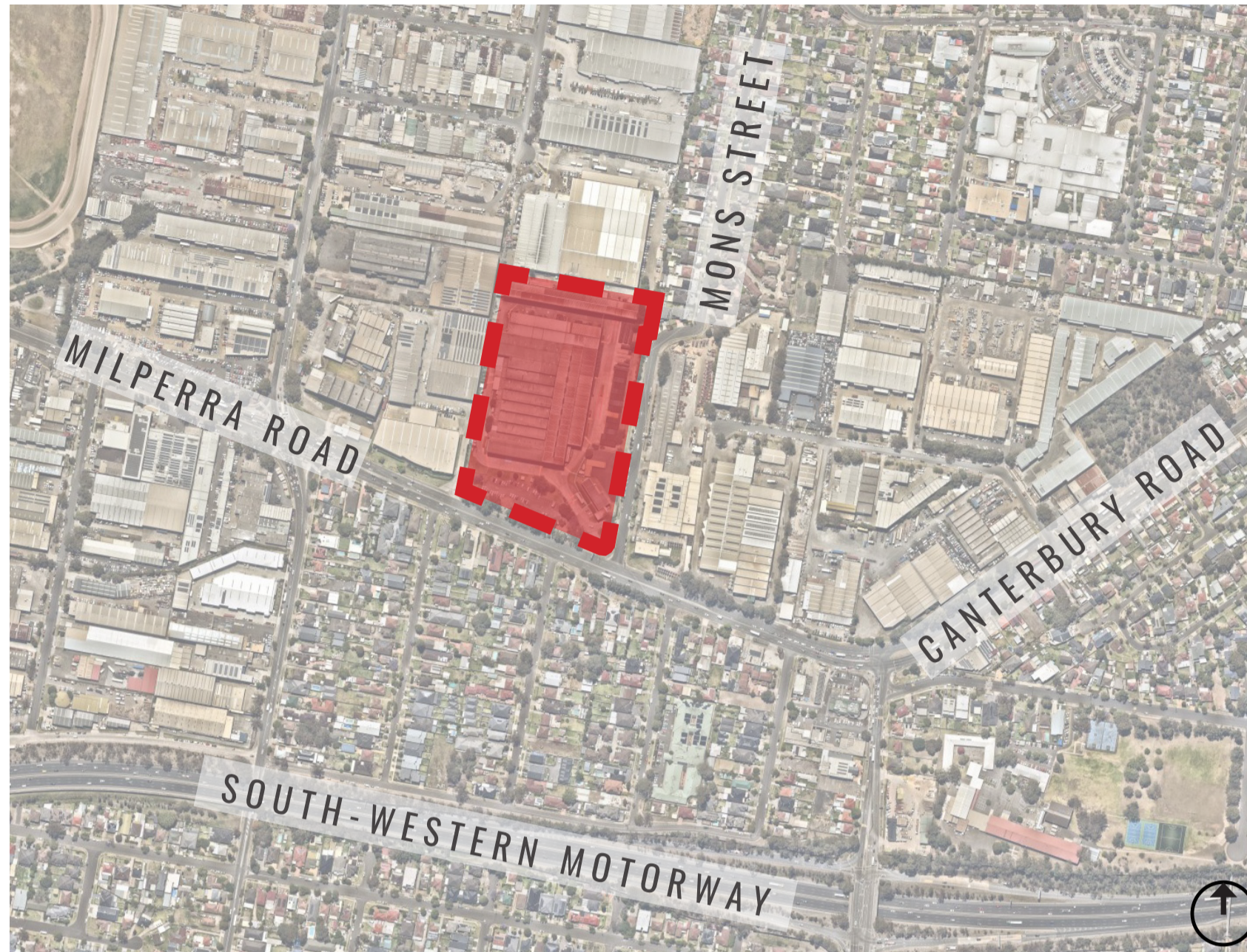


IMAGE TAKEN FROM NEARMAP 2023

Drawing Register

Dwg No.	Drawing Name
SSD-00	Cover Page
SSD-01	Landscape Master Plan
SSD-02	Tree Canopy Cover Plan
SSD-03	Landscape GF Detail Plan - Sheet 1
SSD-04	Landscape GF Detail Plan - Sheet 2
SSD-05	Landscape GF Detail Plan - Sheet 3
SSD-06	Landscape GF Detail Plan - Sheet 4
SSD-07	Landscape Street Tree Detail Plan
SSD-08	Landscape Sections
SSD-09	Specification & Details
SSD-10	Plant Schedule & Imagery



SITE PLAN

Key Considerations

Council Comments	Report Reference
Biodiversity	
1. Council acknowledges that the substantial size of the site presents favourable conditions for making a positive contribution towards achieving the targeted tree canopy coverage. In light of this, Council recommends that such contributions could be made through the following avenues:	
a. Allocating a minimum of 15% of the site area as deep soil with at least 20% canopy coverage;	The proposed landscaping achieves 6.3% deep soil and 7% canopy cover. Refer to SSD-02 for the Tree Canopy Plan.
b. Include at least one medium-sized tree every fifth car parking space provided. These trees should be situated within a planted zone of 13 m ² , equivalent to the area of a standard car parking bay; and	Waterhousea floribunda trees are proposed at a rate of 1 per 5 car spaces. Refer to detail plans SSD-03 to SSD-05.
c. Allocating a minimum width of 3m for deep soil zones along the side and rear boundaries to facilitate proper tree planting and supporting healthy tree growth.	Landscaping setbacks have been proposed where necessary and will provide screening to the building facade.
2. Council notes that the proposal mentions the removal of approximately 30 trees, including some native trees, without providing further details. Thus, Council requests that the proposal clearly identifies existing trees slated for retention or removal on the plans, along with their corresponding tree protection zones and structural root zones.	Please refer to the Arborist Report by Arbor Express.
3. Council Requests that the proposal should prioritise the retention and protection of large canopy trees along Milperra Road facing the R2 Zone and existing trees along the eastern property boundary on Mons Street.	Existing trees have been retained where possible along the Mons Street frontage. Please refer to SSD-03 and SSD-04.
Landscaping	
15. In accordance with the CBDGP 2023, Council requests that the proposal incorporates a minimum 10m wide landscaped area along Mons Street to enhance the streetscape and provide green space.	A 3m wide landscape setback has been provided to match the existing neighbouring sites and includes large canopy trees to soften the building facade. Please refer to SSD-04 and SSD-05.
16. Council requests that an integrated landscape design should be provided by the proposal to minimise amenity impacts. This should include detailed plans of proposed site planting, specifying the location, number, and species of plantings, heights of trees at maturity, and proposed canopy coverage as a percentage of the site area. Tree locations must be clearly indicated on the plans, and the proposal should utilise a varied and diverse planting palette while incorporating water-sensitive urban design elements where feasible.	Planting details can be located on drawings SSD-03 to SSD-06.

Summary of SEARs

SEARs Items	Secretary's Environmental Assessment Requirements	Report Reference
Key Issues	Trees and Landscaping	
	Provide a detailed site-wide landscape plan, that:	
	- Identifies the number and location of trees to be removed and retained,	Please refer to the detail plans SSD-02 to SSD-05 for the existing trees to be retained and removed.
	- Details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).	Please refer to the detail plans SSD-02 to SSD-05 for proposed planting as well as SSD-09 for the plant schedule which will include details of species.
	Demonstrates how the proposed development would:	
	- Contribute to long term landscape setting in respect of the site and street scape.	Existing trees at the frontage of Milperra Road have been retained where possible to ensure canopy from day one. This has been supplemented with additional proposed trees, shrubs and groundcovers to ensure sufficient screening of the building.
- Mitigate the urban heat island effect and ensure appropriate comfort levels on-site.	As mentioned above existing trees have been retained where possible to provide canopy and trees have been proposed in car parking blister to provide shade to car spaces.	
- Contribute to the objective of increased urban tree canopy cover.	Trees that require removal will be replaced at a ratio of 3:1 which will contribute to the increase of urban tree canopy cover.	
- Maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.	Landscape areas on site will include native planting as well as species indigenous to site. Bush fire has been considered and is not deemed a risk as per the NSW Rural Fire Service Bushfire Prone Land map.	
Built Form and Urban Design		
- Identify design options considered during the iterative process and demonstrate the proposed development has been optimised to provide an integrated landscape design and to minimise amenity impacts by having regard to relevant evaluation criteria in Better Placed.	Views from sensitive areas were considered during this process and how the proposed building will affect their visual amenity. Large canopy trees have been proposed where possible to ensure a softer visual appearance of the building as well as climbers to screen acoustic walls.	
- Ensure architectural drawings and the associated visual impact assessment clearly include/consider any earthworks and retaining walls as part of the development. Details of the trees proposed to be removed should also be included.	All retaining walls have been considered in the landscape design as per the architectural and civil drawings. The retaining walls were intentionally placed to ensure a large quantity of existing trees are retained in the Milperra Road setback allowing for screening from day one.	

Design Statement

Landscaping has been designed to meet the objectives for design excellence as in accordance with relevant planning provisions and good design as per the Government Architect NSW 2017, 'Better Placed' document. This has been achieved in the following ways:

- Better Fit-**
- o By understanding the immediate context of the site and existing features retaining walls have been proposed to ensure that almost all existing trees within the Milperra Road setback are retained to offer visual screening of the building immediate following construction. Additional native species are also proposed that will match the existing landscape whilst providing enough tall screening to ensure the retaining wall is well screened.
- Better Performance-**
- o Utilising a mix of native and indigenous planting to specific locations to respond to the existing character of the site. This reduces the dependence on irrigation
 - o Canopy trees proposed at car parking blisters provide shade and help to mitigate Urban Heat Island Effect
- Better Working-**
- o By adopting a high-quality landscape setting around car parking and entrances, an aesthetically pleasing outlook will be created. This is especially important for workers and everyday users of the proposed development.
- Better Look and Feel-**
- o Utilising floral deciduous trees at pedestrian and car entrances for way finding and to provide seasonal interest throughout the year.
 - o Existing and proposed landscaping help to sit the building more comfortably into the public domain and screen elements such as the carpark and noise walls. This will benefit nearby residential users.

Drawing Title:
Cover Page
DWG No:

SSD-00



Architect:

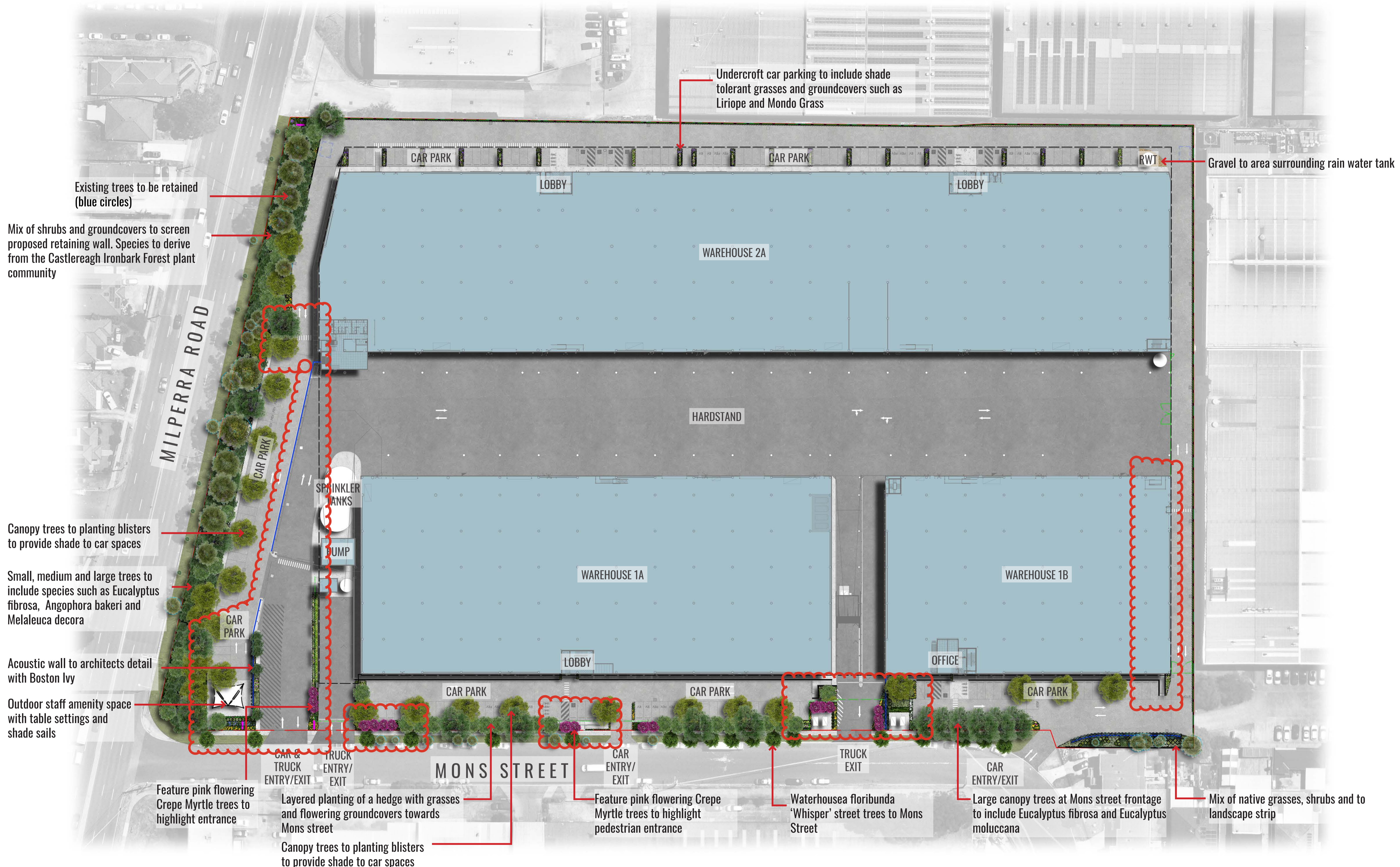


Client:



Scale:	Date:	Job Number:	North:	Revision		FOR \$4.55			
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					I	20.03.26	FOR S4.55 ISSUE	KC	BG
					J	27.03.26	FOR S4.55 ISSUE	KC	BG

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Drawing Title:
Landscape Master Plan
 DWG No:

SSD-01

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Architect:
watson young

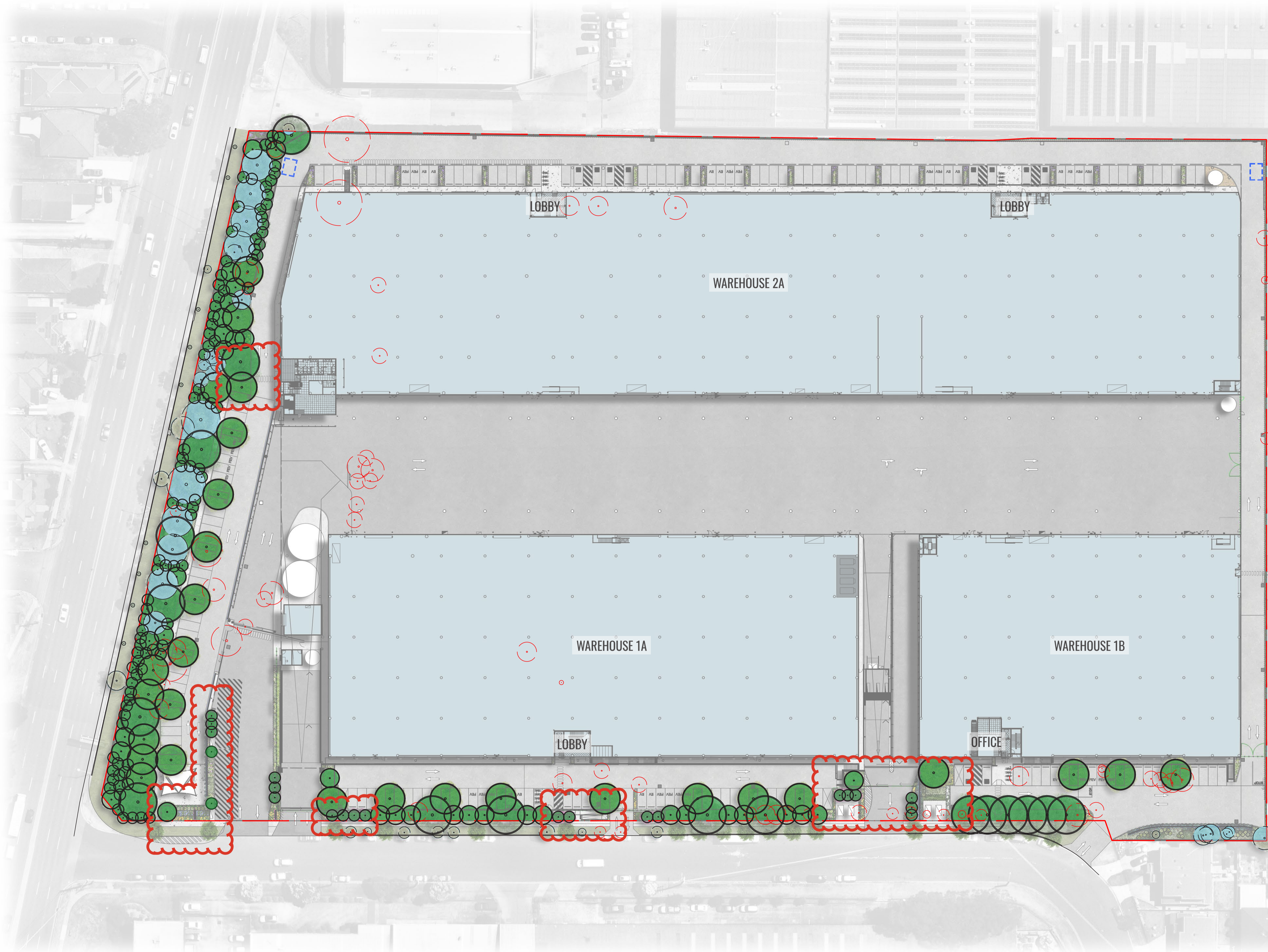
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Gateway CAPITAL

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 Date: 27.03.26
 Job Number: 250304
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- LEGEND**
- SITE BOUNDARY
 - PROPOSED TREE
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED

LANDSCAPE CALCULATIONS

Site Area: 50,329 m²

Landscape Area: 3,152 m²

Proposed Tree Planting: 194

Proposed Canopy Cover: 2,904.5 m²

Proposed Existing Tree Canopy to be retained: 646.8 m²

Proposed Canopy Cover and Existing Tree Canopy to be retained: 3,551.3 m² (7% of site area)

Trees Removed: 64

DCP Requirements:

1 tree per 30m² of landscape area = 122

3:1 tree replacement ratio for every tree removed = 192

Drawing Title:
Tree Canopy Plan
DWG No:

SSD-02

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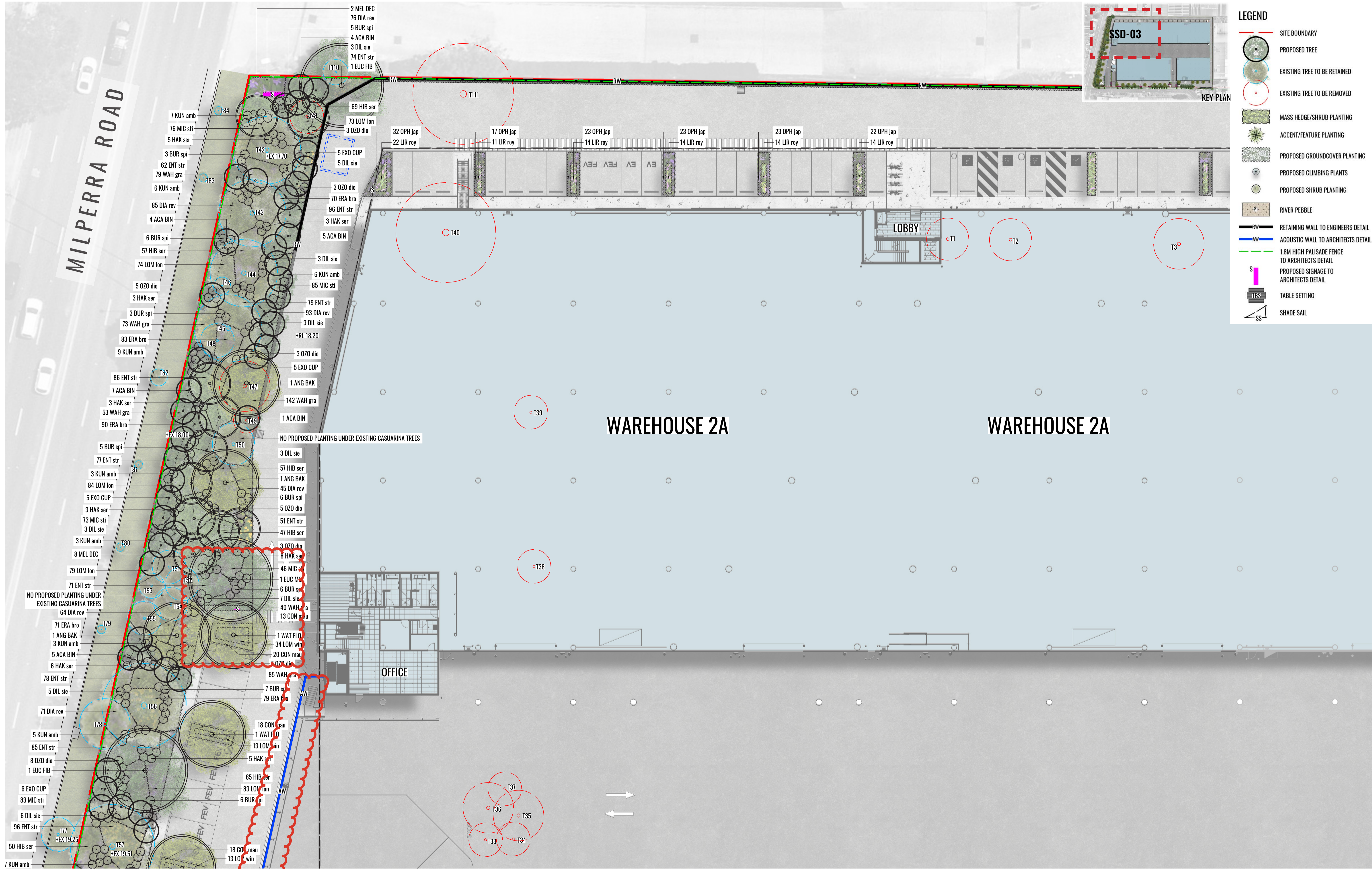
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61 Milperra Road

REVESBY, NSW 2212

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Drawing Title:
Landscape GF Detail Plan - Sheet 1
 DWG No: **SSD-03**

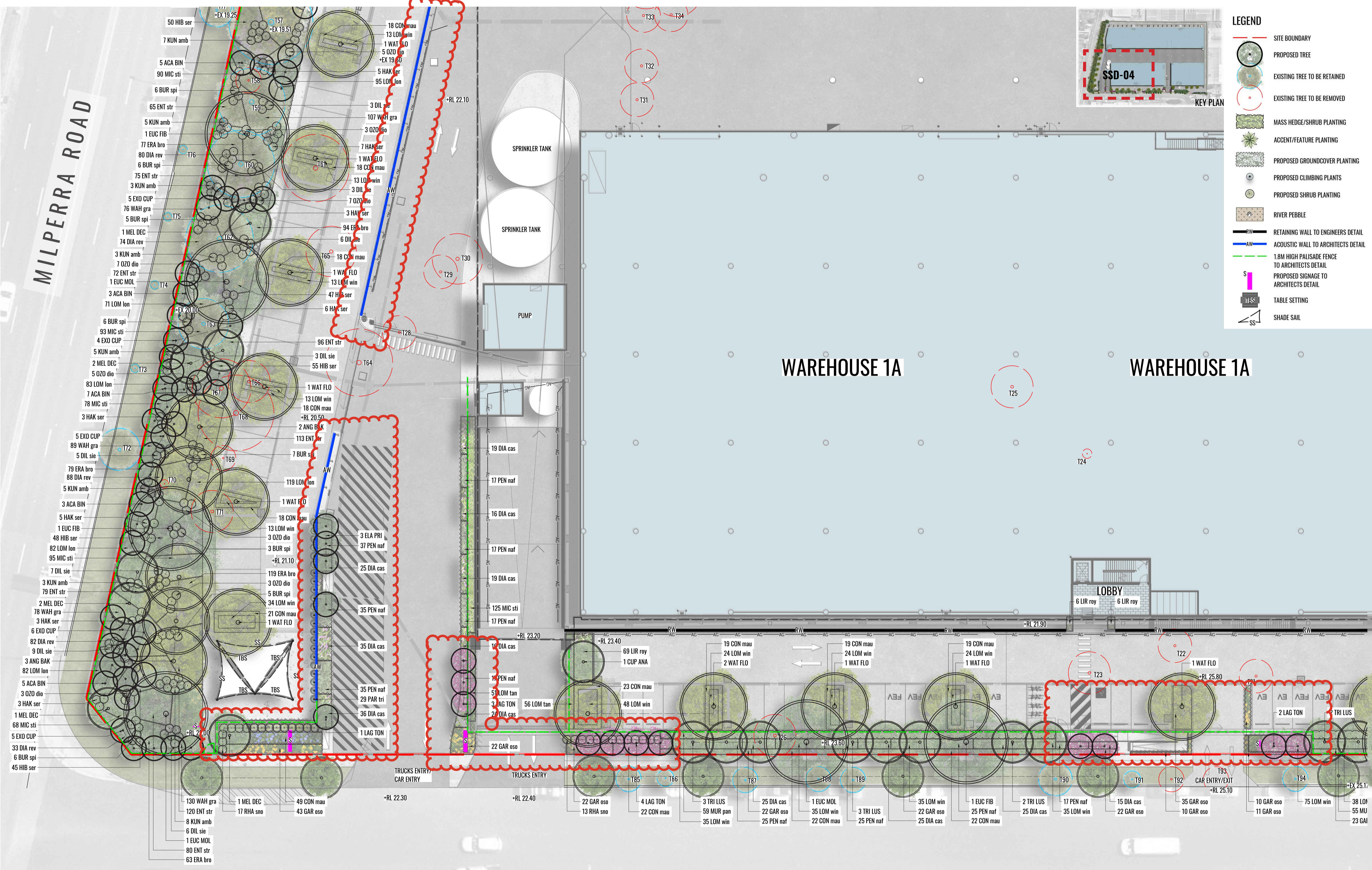
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				H	05.12.24	FOR SSD - RTS COMMENTS	KC	BG
				I	20.03.26	FOR \$4.55 ISSUE	KC	BG
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Drawing Title:
Landscape GF Detail Plan - Sheet 2
 DWG No: **SSD-04**

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Client:
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Scale: 1:200 @ A1
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 Date: 27.03.26
 Job Number: 250304
 Project: 61 Milperra Road
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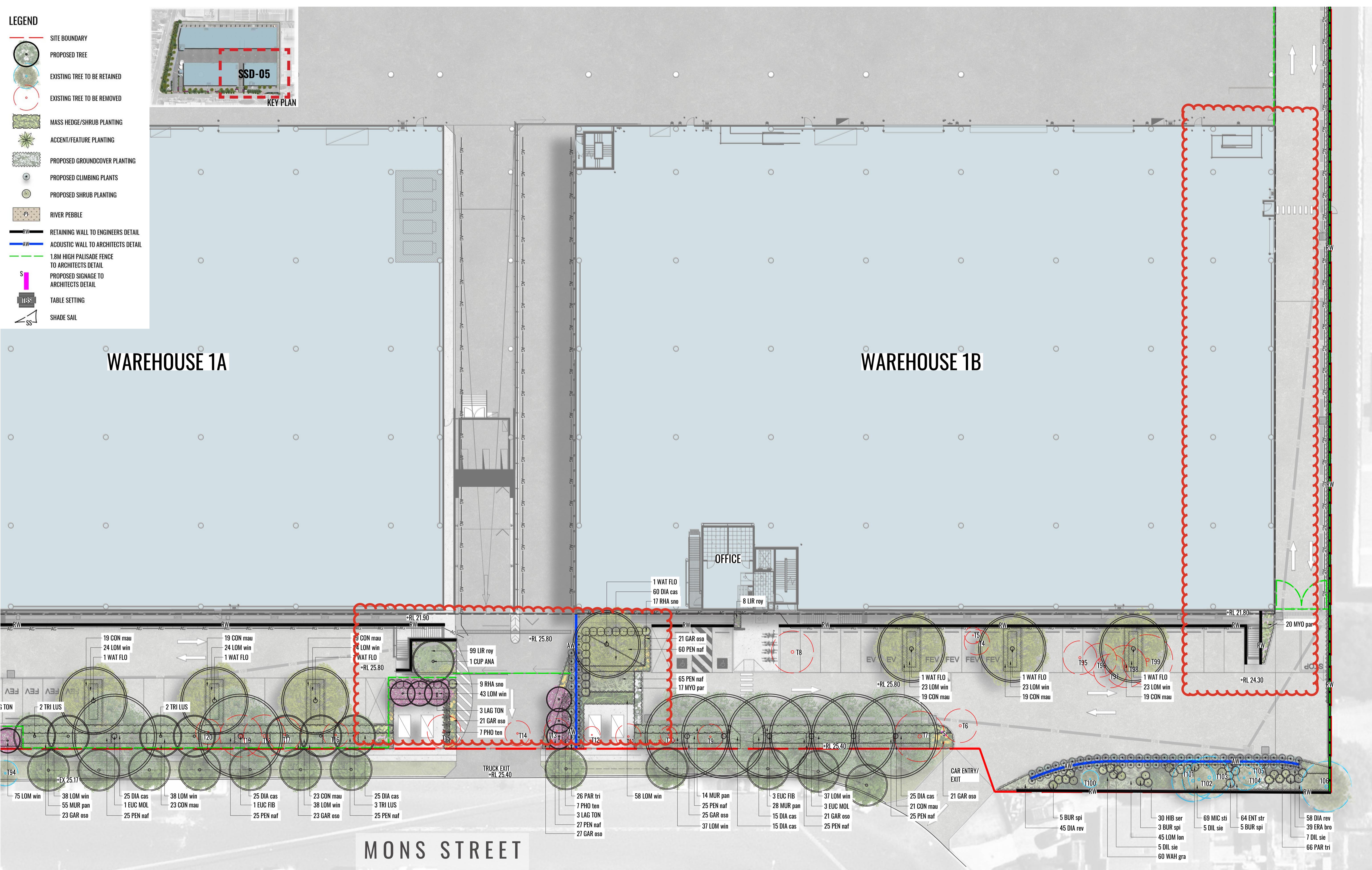
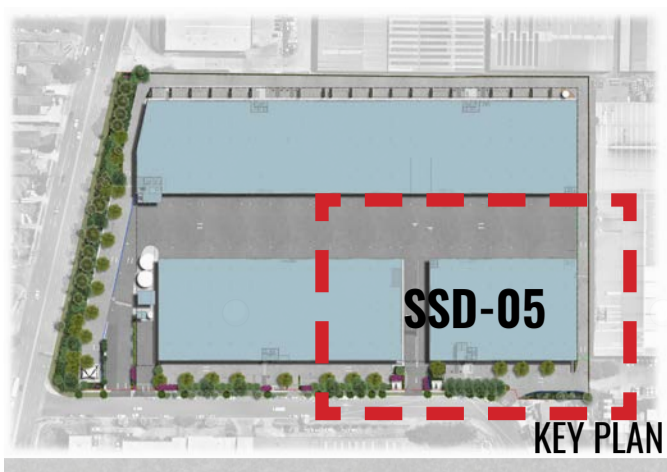
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LEGEND

-  SITE BOUNDARY
-  PROPOSED TREE
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED
-  MASS HEDGE/SHRUB PLANTING
-  ACCENT/FEATURE PLANTING
-  PROPOSED GROUNDCOVER PLANTING
-  PROPOSED CLIMBING PLANTS
-  PROPOSED SHRUB PLANTING
-  RIVER PEBBLE
-  RETAINING WALL TO ENGINEERS DETAIL
-  ACOUSTIC WALL TO ARCHITECTS DETAIL
-  1.8M HIGH PALLISADE FENCE TO ARCHITECTS DETAIL
-  PROPOSED SIGNAGE TO ARCHITECTS DETAIL
-  TABLE SETTING
-  SHADE SAIL



Drawing Title:
Landscape GF Detail Plan - Sheet 3
 DWG No: **SSD-05**

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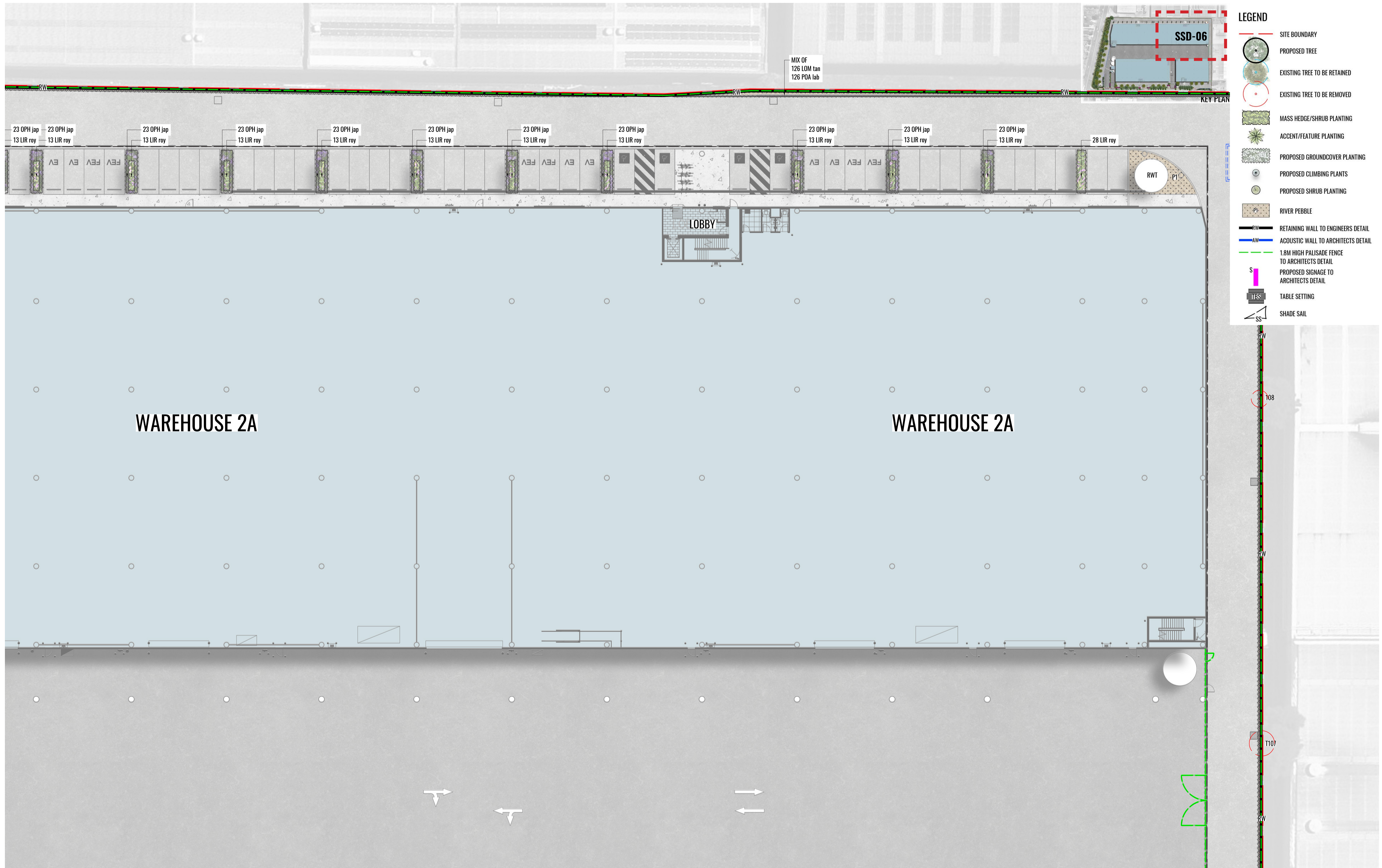
Architect:

Client:

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 Date: 27.03.26
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 Project: 61 Milperra Road
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 - PROPOSED GROUNDCOVER PLANTING
 - PROPOSED CLIMBING PLANTS
 - PROPOSED SHRUB PLANTING
 - RIVER PEBBLE
 - RETAINING WALL TO ENGINEERS DETAIL
 - ACOUSTIC WALL TO ARCHITECTS DETAIL
 - 1.8M HIGH PALLISADE FENCE TO ARCHITECTS DETAIL
 - PROPOSED SIGNAGE TO ARCHITECTS DETAIL
 - TABLE SETTING
 - SHADE SAIL

WAREHOUSE 2A

WAREHOUSE 2A

LOBBY

SSD-06

KEY PLAN

MIX OF
126 LOM tan
126 POA lab

23 OPH jap
13 LIR roy

23 OPH jap
13 LIR roy

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28 LIR roy

RWT

T108

T107

Drawing Title:
Landscape GF Detail Plan - Sheet 4
DWG No: **SSD-06**

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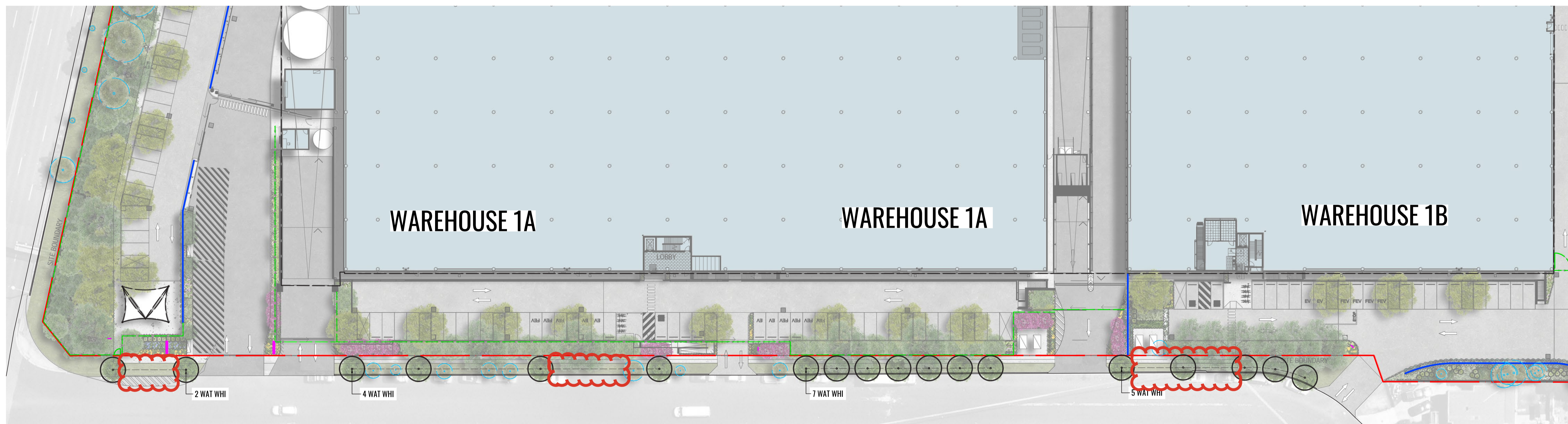
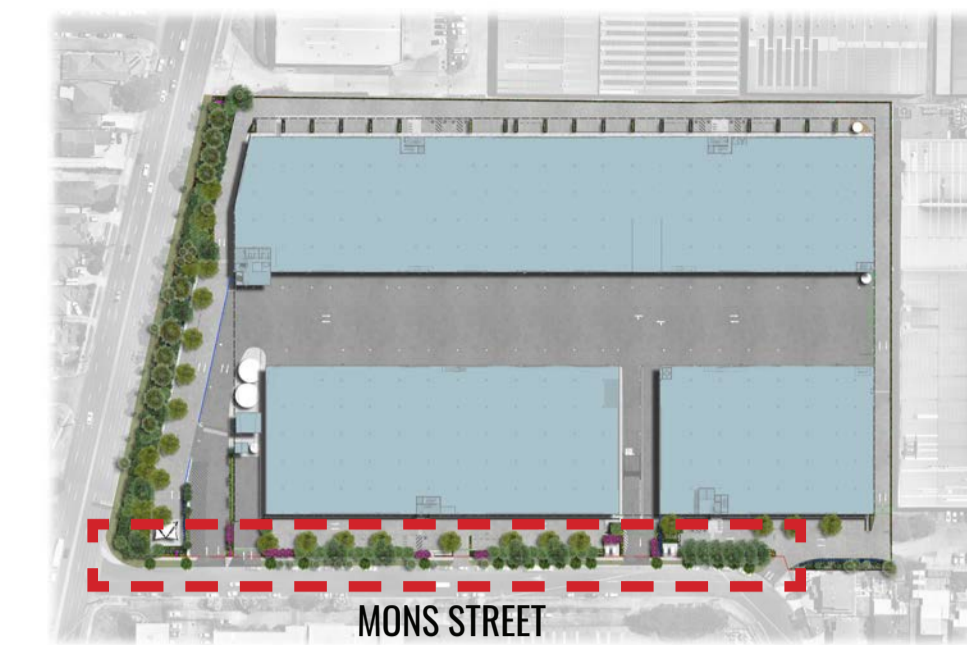
Architect:
watson young

Client:
Gateway CAPITAL

Scale: 1:200 @ A1, 1:400 @ A3
Date: 27.03.26
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Project: 61 Milperra Road
REVESBY, NSW 2212

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J	27.03.26	FOR \$4.55 ISSUE	KC	BG

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MONS STREET TREE DETAIL PLAN
SCALE 1:400

Drawing Title:
Landscape Street Tree Detail Plan

DWG No: **SSD-07**

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Architect:

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Client:

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Scale:
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AS SHOWN @A3

Date:
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Job Number:
250304

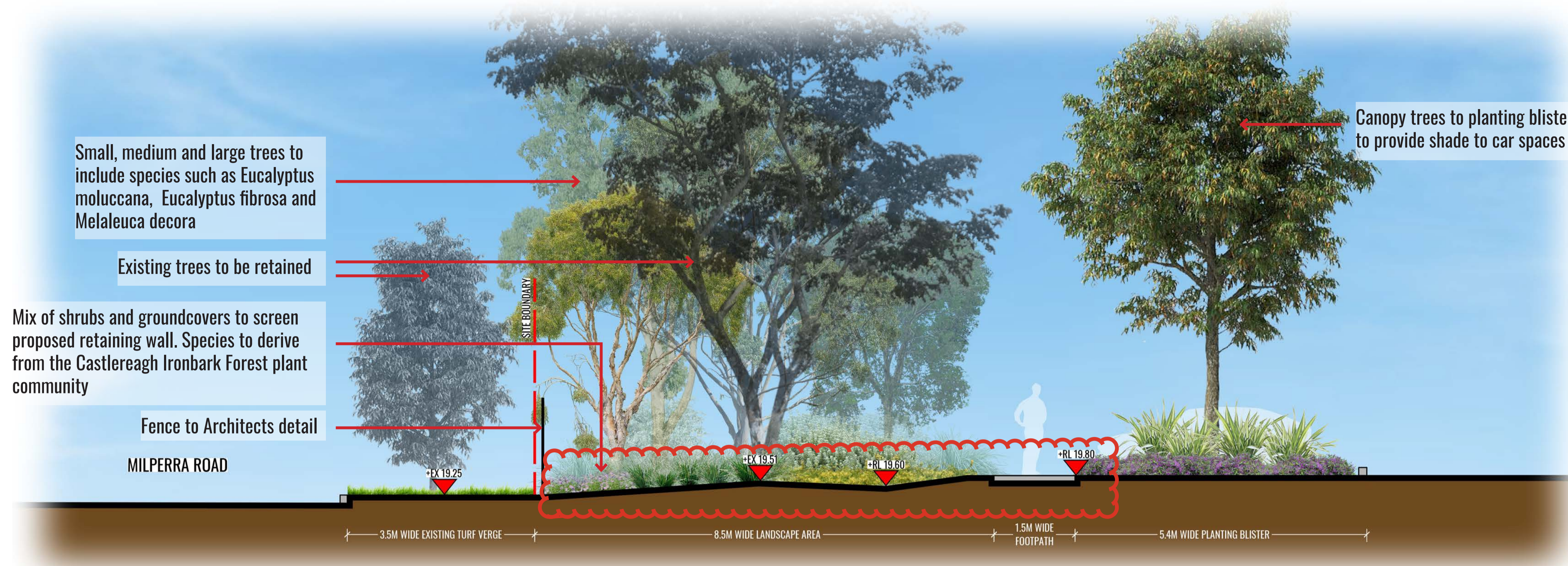
North:

Project: 61 Milperra Road

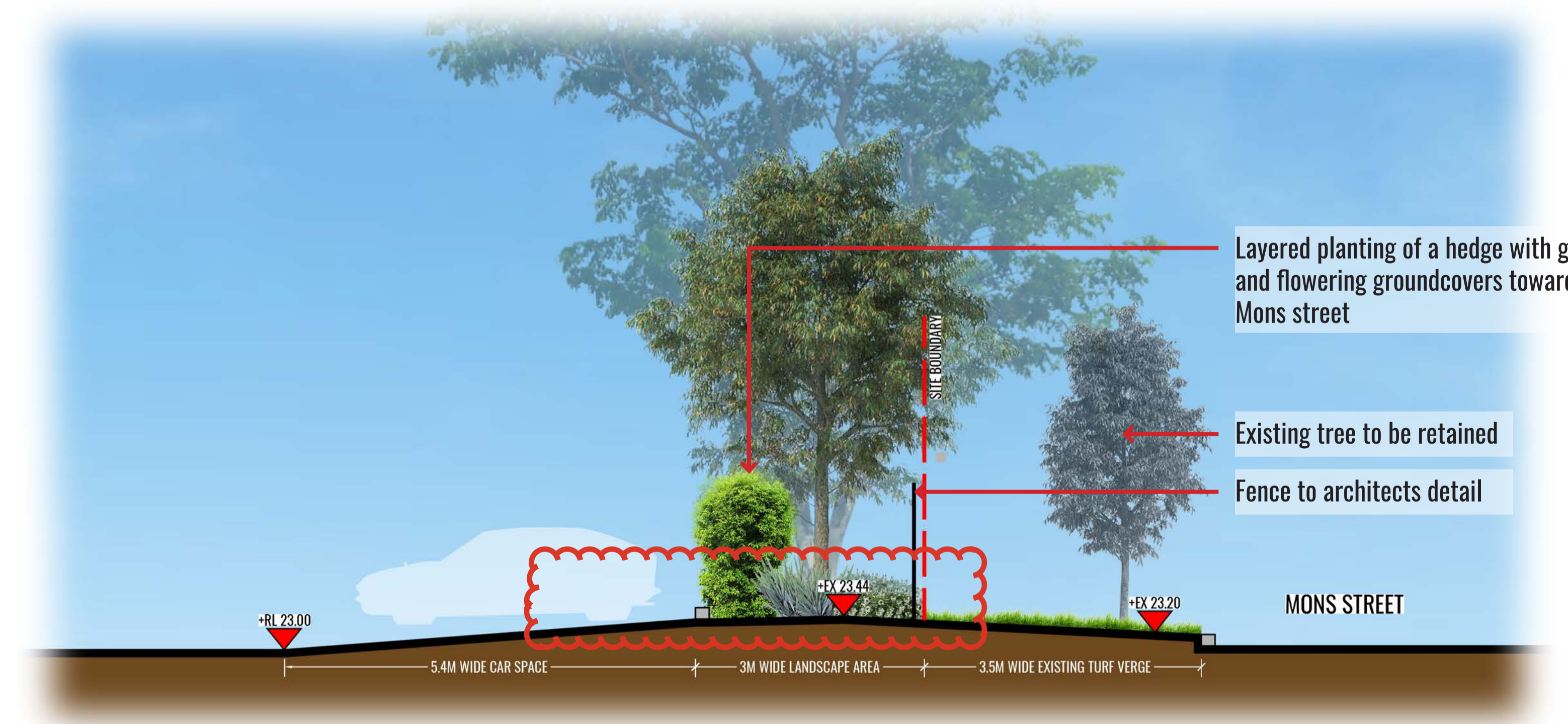
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SECTION AA
SCALE 1:50



SECTION BB
SCALE 1:50

Drawing Title:
Landscape Sections
DWG No:
SSD-08

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Date: 27.03.26
Job Number: 250304
North:
Project: 61 Milperra Road
REVESBY, NSW 2212

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MAINTENANCE PLAN

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a **weekly basis** to maintain the landscape works commencing from practical completion.

Rubbish Removal

The Landscape Contractor shall undertake rubbish removal from the site on a **weekly basis** to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's direction.

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the initial maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.

Frequency: as required.

Stakes

Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces

All planter beds and garden areas shall have a minimum depth of 75mm organic mulch. All mulch is to be free of deleterious matter such as soil, weeds, sticks and should conform to AS 4454. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client & estate management.

Watering

Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.

Frequency: Weekly or as required.

Soil In Natural Ground

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Soil to conform to AS4419 refer to typical detail.

Pest and Disease Control

The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions.

Frequency: weekly inspection

Fertilising

Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

Irrigation

A sub surface dripper style, electrically automated self timed irrigation system is recommended to be supplied to all garden bed areas and planter container. Regular checks are to be made to ensure continued successful operation. The Landscape Contractor shall be responsible for coordination and engagement of a specialist irrigation designer and installation contractor to design, supply and install an automatic subterranean drip irrigation system to all raised planter beds.

The irrigation system will need to provide designated landscaped areas with enough water for vigorous healthy plant growth. As a general rule landscaped areas will need 20-25mm, species dependant, of water per week. The landscape Contractor will need to monitor natural rainfall using a rain switch in order to set irrigation flow rates accordingly on a monthly basis.

Planter Box

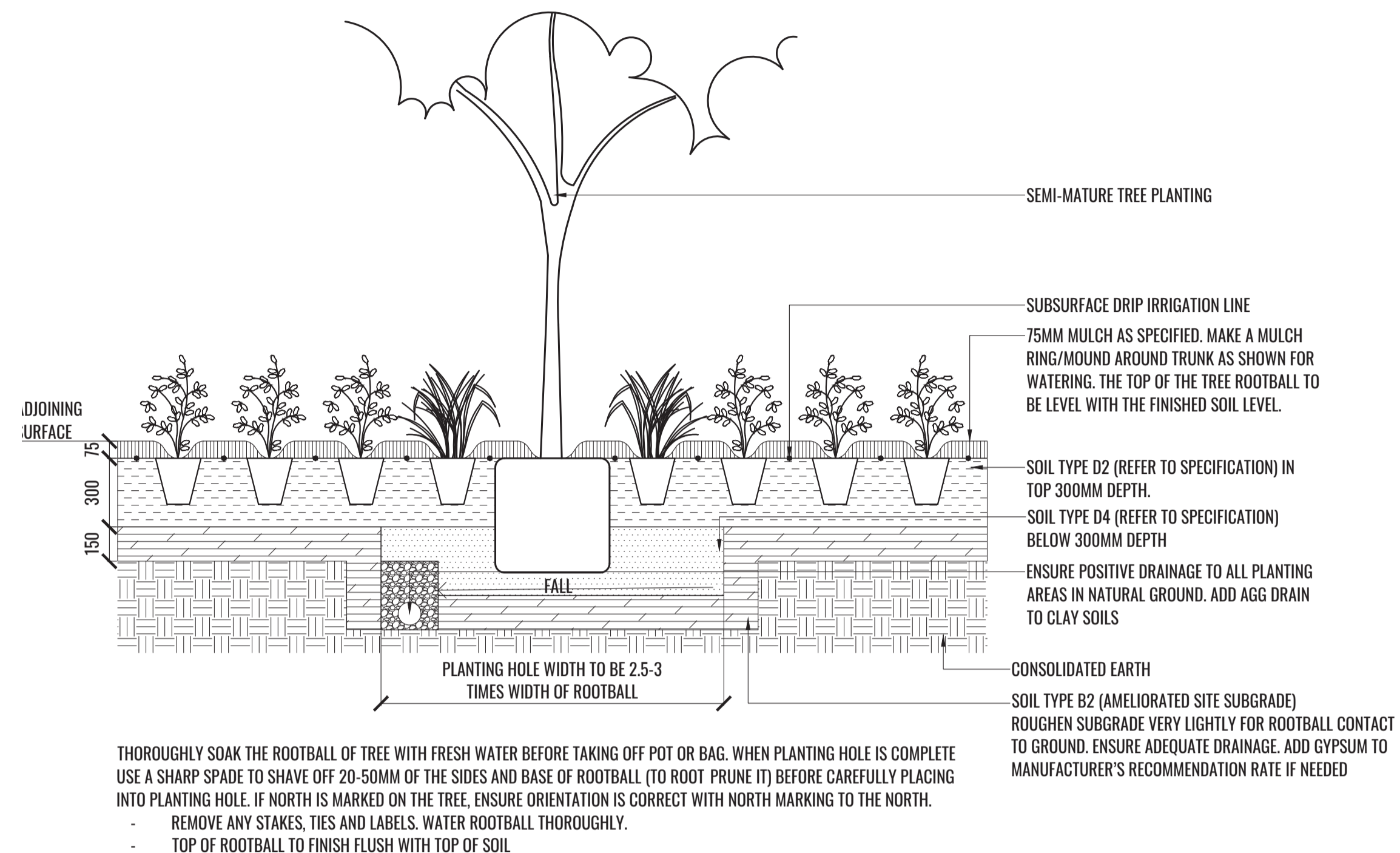
The waterproofing membrane is to be sealed to the drainage outlet and exted vertically to a height of 100mm above the soil or fill level. A protection board should be installed to minimise root damage to the membrane. The internal fall in the planter box should be a minium of 1:100 and a suitable safety overflow should be provided. Externally exposed walls of the planter boxes should be waterproofed to prevent failure of the internal membrane.

Standards

All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haegge 2017).

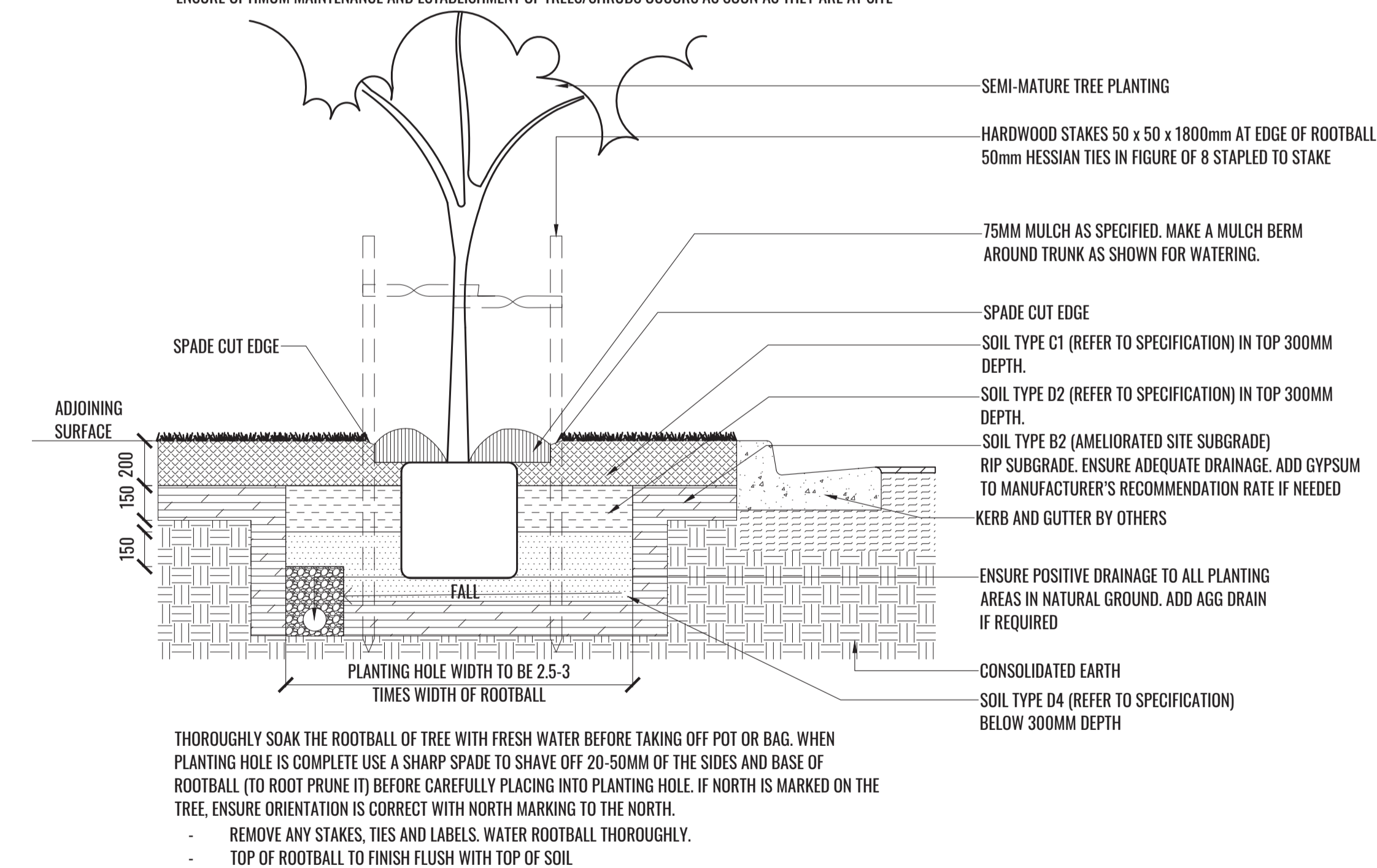
TYPICAL LANDSCAPE DETAILS

TREE/SHRUB SIZE AND QUALITY TO BE TO NATSPEC STANDARD. SPECIES IS TO BE AS PER PLAN AND PLANT SCHEDULE. ENSURE ONLY HEALTHY AND VIGOROUS, DISEASE FREE, WELL MAINTAINED PLANTS ARE USED. TAKE CARE TO ENSURE FOLIAGE, BRANCHES, TRUNKS AND ROOT CROWNS ARE NOT DAMAGED BEFORE, DURING AND AFTER PLANTING. ENSURE OPTIMUM MAINTENANCE AND ESTABLISHMENT OF TREES/SHRUBS OCCURS AS SOON AS THEY ARE AT SITE



1 MASS PLANTING AND TREE TYPICAL DETAIL
TYPICAL SECTION SCALE 1:20

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2 TREE PLANTING IN TURF VERGE TYPICAL DETAIL
TYPICAL SECTION SCALE 1:20

Drawing Title:
Specification & Details
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SSD-09

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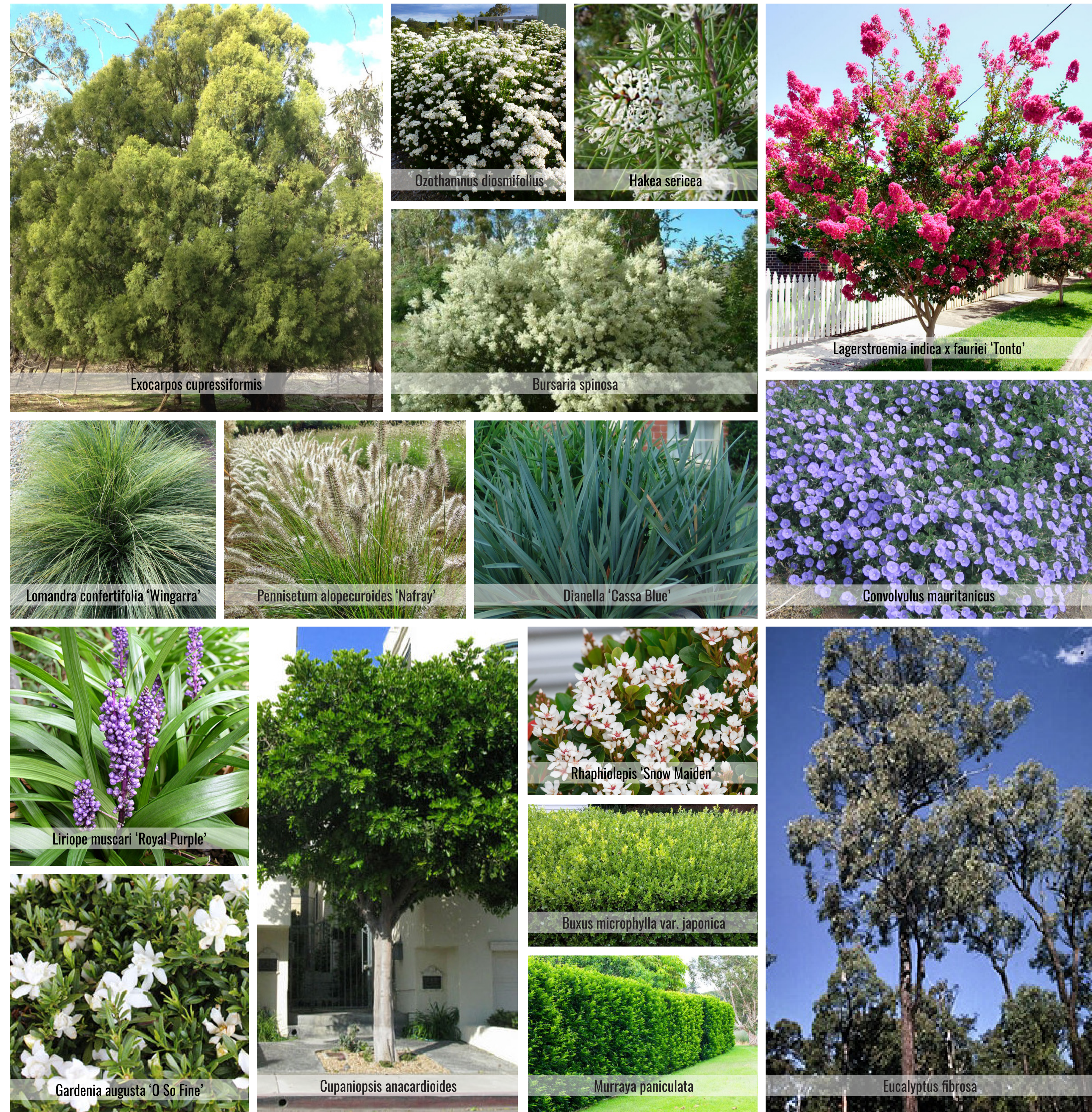
PLANTING SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Native	Qty
Street Trees							
WAT WHI	<i>Waterhousea floribunda 'Whisper'</i>	Weeping Lilly Pilly	8m	As Shown	75L	✓	18
Trees							
ACA BIN	<i>Acacia binervia</i>	Myall Wattle	5-8m	As Shown	75L	✓	49
ANG BAK	<i>Angophora bakeri</i>	Narrow-Leaved Apple	10m	As Shown	75L	✓	8
CUP ANA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	6-12m	As Shown	75L	✓	2
ELA PRI	<i>Elaeocarpus reticulatus 'Prima Donna'</i>	Blueberry Ash	7-8m	As Shown	75L	✓	4
EUC FIB	<i>Eucalyptus fibrosa</i>	Red Ironbark	25m	As Shown	75L	✓	9
EUC MOL	<i>Eucalyptus moluccana</i>	Grey Box	25m	As Shown	75L	✓	8
EXO CUP	<i>Exocarpos cupressiformis</i>	Native Cherry	3-8m	As Shown	75L	✓	46
LAG TON	<i>Lagerstroemia indica x fauriei 'Tonto'</i>	Crepe Myrtle	3m	As Shown	75L		16
MEL DEC	<i>Melaleuca decora</i>	White Feather Honeymyrtle	12m	As Shown	75L	✓	17
TRI LUS	<i>Tristaniaopsis laurina 'Luscious'</i>	Water Gum	7-12m	As Shown	75L	✓	15
WAT FLO	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	10-15m	As Shown	75L	✓	20
Shrubs							
BUR spi	<i>Bursaria spinosa</i>	Sweet Bursaria	3-4m	As Shown	Tubestock	✓	104
DIL sie	<i>Dillwynia sieberi</i>	Sieber's Parrot Pea	2.5m	As Shown	Tubestock	✓	97
HAK ser	<i>Hakea sericea</i>	Needlebush	2m	As Shown	Tubestock	✓	71
KUN amb	<i>Kunzea ambigua</i>	Tick Bush	3m	As Shown	Tubestock	✓	81
MUR pan	<i>Murraya paniculata</i>	Orange jessamine	3m	800mm Ctrs	200mm		156
OZO dio	<i>Ozothamnus diosmifolius</i>	Rice Flower	1.5m	As Shown	200mm	✓	73
RHA sno	<i>Rhaphiolepis 'Snow Maiden'</i>	Indian Hawthorn	1m	As Shown	200mm		56
Accent Shrubs							
PHO ten	<i>Phormium tenax</i>	New Zealand Flax	2m	As Shown	200mm		14
Grasses & Groundcovers							
CON mau	<i>Convolvulus mauritanicus</i>	Blue Rock Bindweed	0.3m	3/m2 or 2/Lm	140mm		538
DIA cas	<i>Dianella 'Cassa Blue'</i>	Blue Flax Lily	0.5m	5/m2 or 4/Lm	140mm	✓	470
DIA rev	<i>Dianella revoluta</i>	Flax Lily	1m	5/m2	Tubestock	✓	894
ENT str	<i>Entolasia stricta</i>	Wiry Panic	0.8m	5/m2	Tubestock	✓	1619
ERA bro	<i>Eragrostis brownii</i>	Browns Lovegrass	0.6m	5/m2	Tubestock	✓	864
HIB ser	<i>Hibbertia serpyllifolia</i>	Guinea Flower	0.5m	3/m2	Tubestock	✓	570
GAR oso	<i>Gardenia augusta 'O So Fine'</i>	Gardenia	0.3m	3/m2 or 2/Lm	140mm		401
LIR roy	<i>Liriope muscari 'Royal Purple'</i>	Lily Turf	0.4m	5/m2	140mm		474
LOM lon	<i>Lomandra longifolia</i>	Spiny Head Mat Rush	1m	5/m2	Tubestock	✓	894
LOM tan	<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	0.6m	5/m2	Tubestock	✓	299
LOM win	<i>Lomandra confertifolia 'Wingarra'</i>	Mat Rush	0.4m	5/m2 or 4/Lm	Tubestock	✓	911
MIC sti	<i>Microlaena stipoides</i>	Weeping Grass	0.7m	5/m2	Tubestock	✓	856
MYO par	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.1m	3/m2 or 2/Lm	Tubestock	✓	37
OPH jap	<i>Ophiopogon japonicus</i>	Mondo Grass	0.3m	5/m2 or 4/Lm	Tubestock		393
PEN naf	<i>Pennisetum alopecuroides 'Nafray'</i>	Foxtail Grass	0.6m	5/m2 or 4/Lm	Tubestock		569
POA lab	<i>Poa labillardieri 'Eskdale'</i>	Tussock Grass	0.6m	5/m2	Tubestock	✓	192
WAH gra	<i>Wahlenbergia gracilis</i>	Australian bluebell	0.2m	5/m2	Tubestock	✓	1012
Climbers							
PAR tri	<i>Parthenocissus tricuspidata</i>	Boston Ivy	10m	1m Ctrs	140mm		121

*To be trimmed to height indicated

**Quantities to be finalised during CC-Tender stage

PLANT IMAGES



Drawing Title:
Planting Schedules & Imagery
 DWG No: **SSD-10**

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Architect:
watson young

Client:
Gateway CAPITAL

Scale:	Date:	Job Number:	North:	Revision	FOR \$4.55			
	27.03.26	250304		Rev	Date	Description		
Project: 61 Milperra Road REVESBY, NSW 2212				G	27.11.24	FOR SSD - RTS COMMENTS	Drawn	Checked
				H	05.12.24	FOR SSD - RTS COMMENTS	KC	BG
				I	20.03.26	FOR \$4.55 ISSUE	KC	BG
				J	27.03.26	FOR \$4.55 ISSUE	KC	BG

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