

# Metroll & Spec: 230 Martin Road, Badgerys Creek, NSW 2555

## Landscape Documentation for State Significant Development Application

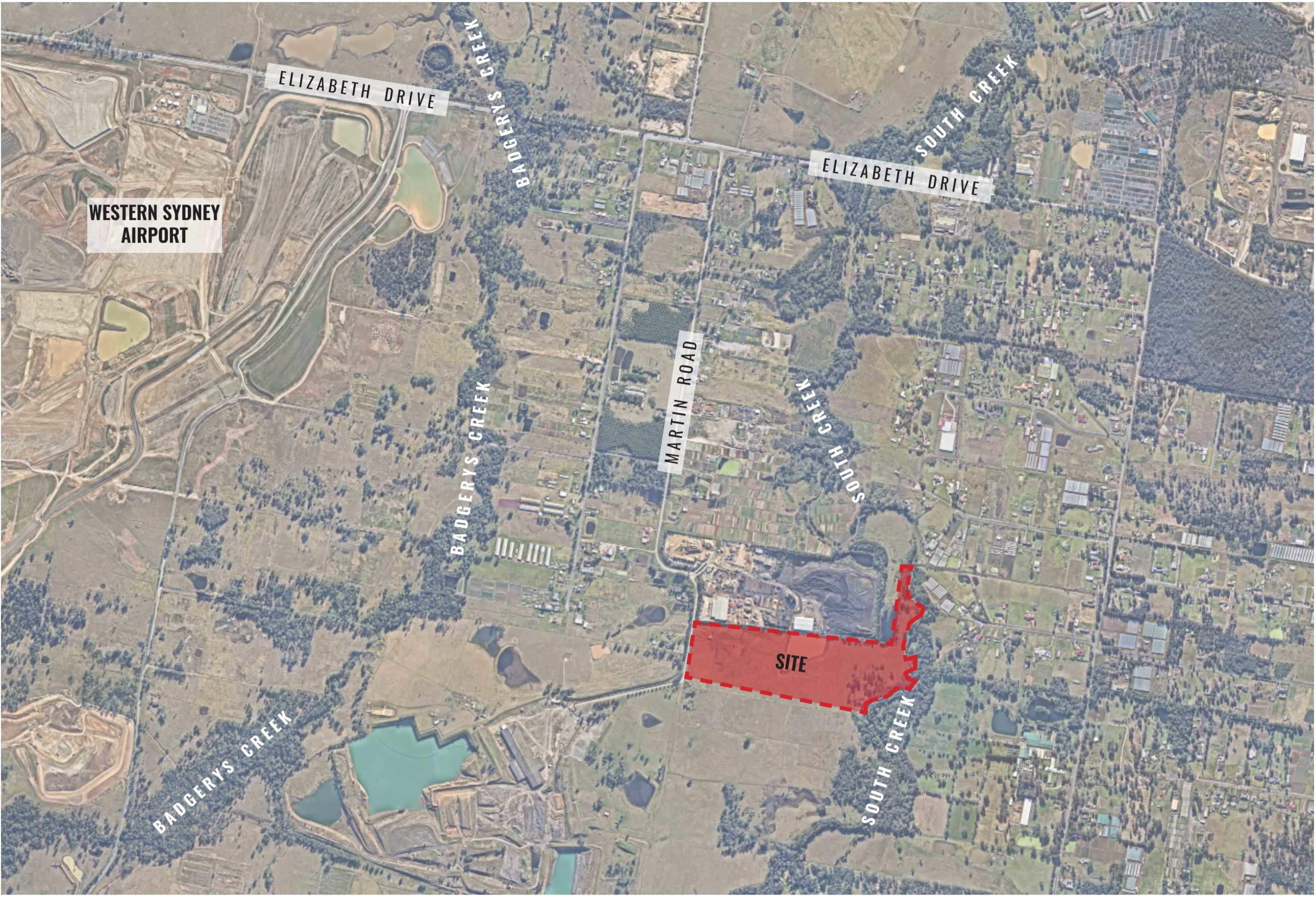


IMAGE TAKEN FROM NEARMAP 2022

### Drawing Register

Dwg No.	Drawing Name
SSD-00	Landscape Cover Sheet
SSD-01	Landscape Masterplan
SSD-02	Landscape Plan - Non-Developable Area
SSD-03	Canopy Cover Calculations
SSD-04	Landscape Sections
SSD-05	Specifications & Details
SSD-06	Planting Schedule & Imagery



### SITE PLAN

Drawing Title:  
**Landscape Cover Sheet**  
DWG No:

**SSD-00**

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Project Manager:  
**EMKC<sup>3</sup>**  
development | cubed


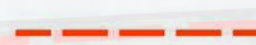

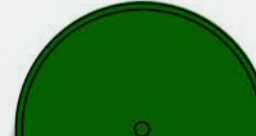
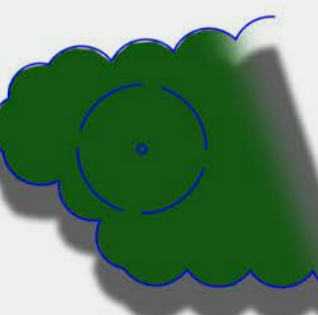

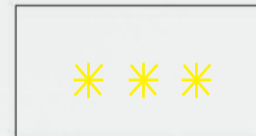

Architect:  
**EMKC<sup>3</sup>**  
development | cubed

Scale: 1:2400 @ A1  
1:4800 @ A3  
Date: 20.10.23  
Job Number: 230825  
North:   
Project: Metroll & Spec  
230 Martin Road, Badgerys Creek, NSW 2555

Revision		FOR STATE SIGNIFICANT DEVELOPMENT			
Rev	Date	Description	Drawn	Checked	
A	20.10.23	CANOPY CALC. COMPLIANCE	TW	BG	

MARTIN ROAD

LEGEND

-  SITE BOUNDARY
-  DEVELOPABLE BOUNDARY
-  PROPOSED TREES TO THE DEVELOPABLE AREA / IPA WITH 3M CANOPY OFFSET
-  PROPOSED TREES TO THE NON-DEVELOPABLE AREA / OPA WITH 3M CANOPY OFFSET
-  EXISTING TREES / VEGETATION TO THE NON-DEVELOPABLE AREA
-  SHRUBS & GROUNDCOVERS SHRUBS TO MAKE UP ONLY 10% OF IPA DEVELOPABLE AREA
-  AREAS OF OPPORTUNITY FOR WAYFINDING SIGNAGE
-  POTENTIAL SITE FOR INDIGENOUS PUBLIC ART

Feature *Brachychiton ruprestris* (Queensland Bottle tree) to be planted at Entrances and Exits for way finding

Tree species to include; *Melaleuca decora*, *Eucalyptus tereticornis*, *Hymenosporum flavum*

Clusters of trees along side boundaries to have spaces between clusters as per Bush Fire Guidelines

SITE BOUNDARY

Trees accustomed to boggy soil to be planted in Flood Zone; e.g. *Casuarinas* & *Melaleucas*

Shrubs to be located outside of tree canopy extents to a maximum of 10% of IPA area

EXISTING DAM TO BE RETAINED

REFER TO SSD -02

*Brachychiton populneus* shade trees to carparking bays

SITE BOUNDARY

Clusters of trees along side boundaries to have spaces between clusters as per Bush Fire Guidelines

DEVELOPABLE SITE BOUNDARY

DEVELOPABLE SITE BOUNDARY

DEVELOPABLE SITE BOUNDARY

PARK ROAD

POTENTIAL

AWNING

FLOOD ZONE

FLOOD ZONE

FLOOD ZONE

WAREHOUSE 1

LOADING ZONE

WAREHOUSE 2

AWNING

AWNING

LOADING ZONE

OFFICE

Possible location of entry signage

*Brachychiton populneus* shade trees to carparking bays

TANK

Opportunity for an Indigenous Public Artwork

Feature *Brachychiton ruprestris* (Queensland Bottle tree)

Possible location of entry signage

*Brachychiton populneus* shade trees to carparking bays

Large shade *Eucalyptus tereticornis* & *Eucalyptus ovata* to front landscape setback

TANK

OFFICE

OFFICE

TRUCK ENTRY

CAR PARK ENTRY / EXIT

CARPARK

CARPARK

CARPARK

TRUCK EXIT

TRUCK ENTRY / EXIT

CAR PARK ENTRY / EXIT

CARPARK

CARPARK

CARPARK

Drawing Title:  
**Landscape Masterplan**  
DWG No:

**SSD-01**

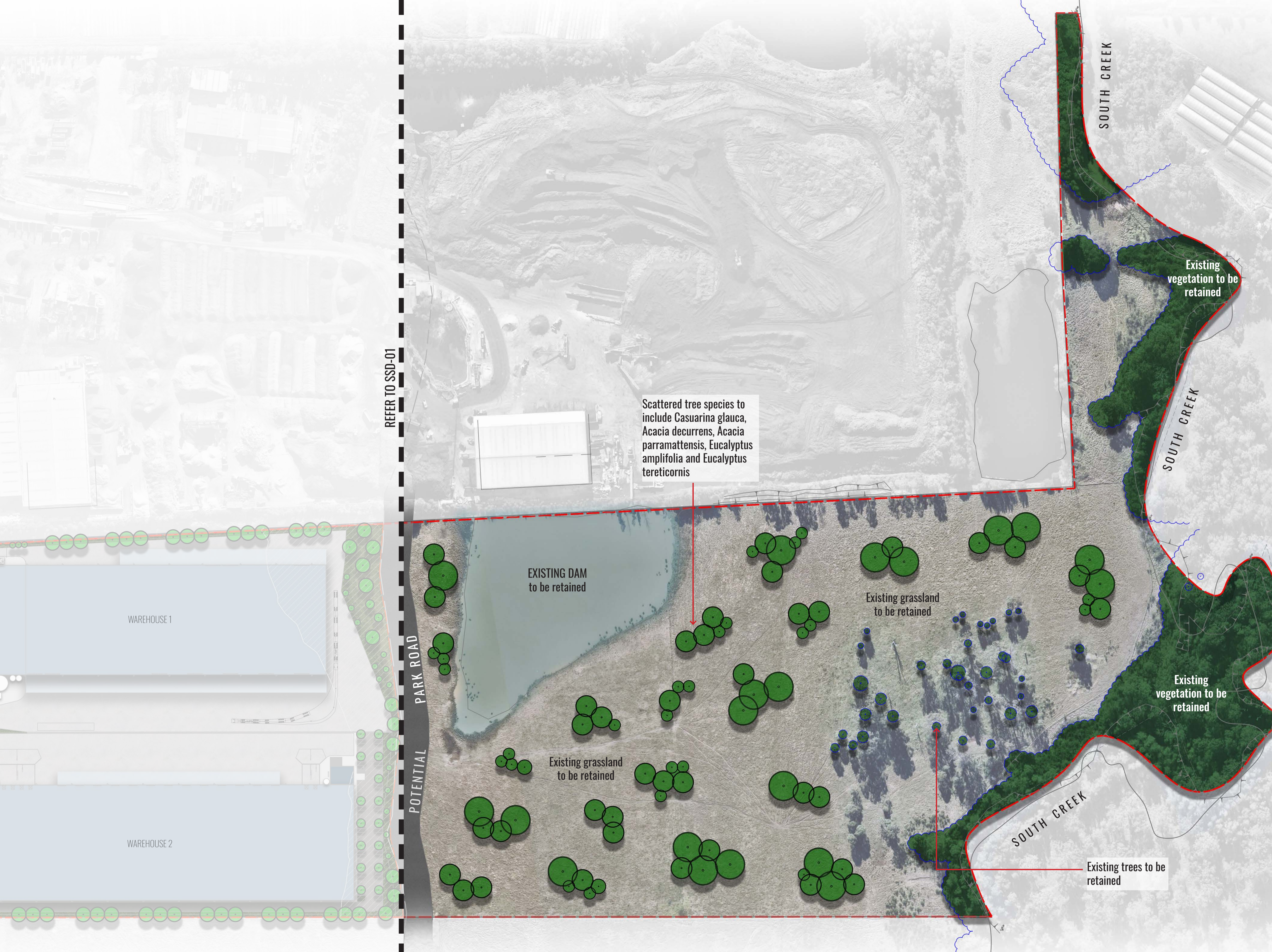
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development | cubed

Architect:  
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1:1200 @ A3  
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**LEGEND**

- - - SITE BOUNDARY
- - - DEVELOPABLE BOUNDARY
- PROPOSED TREES TO THE DEVELOPABLE AREA / IPA WITH 3M CANOPY OFFSET
- PROPOSED TREES TO THE NON-DEVELOPABLE AREA / OPA WITH 3M CANOPY OFFSET
- EXISTING TREES / VEGETATION TO THE NON-DEVELOPABLE AREA
- SHRUBS & GROUNDCOVERS  
SHRUBS TO MAKE UP ONLY 10% OF IPA DEVELOPABLE AREA
- AREAS OF OPPORTUNITY FOR WAYFINDING SIGNAGE
- POTENTIAL SITE FOR INDIGENOUS PUBLIC ART

REFER TO SSD-01

Scattered tree species to include *Casuarina glauca*, *Acacia decurrens*, *Acacia parramattensis*, *Eucalyptus amplifolia* and *Eucalyptus tereticornis*

EXISTING DAM to be retained

Existing grassland to be retained

Existing grassland to be retained

Existing vegetation to be retained

Existing trees to be retained

Drawing Title:  
**Landscape Plan - Undevelopable Area**  
DWG No:  
**SSD-02**

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# CANOPY COVER

DEVELOPABLE AREA = 80832.61m<sup>2</sup>

IPA DEVELOPABLE AREA (DEVELOPABLE AREA - BUILDING + OFFICE FOOTPRINT) = 42946.61m<sup>2</sup>

- NUMBER OF PROPOSED TREES = 133
- TOTAL CANOPY COVER OF PROPOSED TREES WITHIN DEVELOPABLE AREA = 6507.23m<sup>2</sup> (15% OF IPA DEVELOPABLE AREA)

NON-DEVELOPABLE AREA = 159959.60m<sup>2</sup>

- NUMBER OF PROPOSED SCATTERED TREES = 86
- CANOPY COVER OF PROPOSED SCATTERED TREES WITHIN NON-DEVELOPABLE AREA = 1017.74m<sup>2</sup>
- CANOPY COVER OF EXISTING VEGETATION = 25587.26m<sup>2</sup>
- TOTAL CANOPY COVER TO NON-DEVELOPABLE AREA = 39826.64m<sup>2</sup> (25% OF AREA)

TOTAL SITE AREA = 249782.2m<sup>2</sup>

TOTAL SITE CANOPY COVER = 46333.87m<sup>2</sup>

- = PROPOSED SCATTERED TREES + EXISTING TREES + PROPOSED TREES
- = 19% OF TOTAL SITE AREA

Maximum allowable Canopy Cover in IPA = 15%  
Trees / Tre Clumps to have spaces inbetween as per Bush Fire guidelines

Shrubs to be located outside of tree canopy extents to a maximum of 10% of IPA area

Trees to be planted in clumps with spaces between as per Bush Fire guidelines

Maximum allowable Canopy Cover in OPA = 25%

## LEGEND

- SITE BOUNDARY
- DEVELOPABLE BOUNDARY
- PROPOSED TREES TO THE DEVELOPABLE AREA / IPA WITH 3M CANOPY OFFSET
- PROPOSED TREES TO THE NON-DEVELOPABLE AREA / OPA WITH 3M CANOPY OFFSET
- EXISTING TREES / VEGETATION TO THE NON-DEVELOPABLE AREA



Drawing Title:  
**Canopy Cover Calculations**  
DWG No:

**SSD-03**

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# PLANTING SCHEDULE

## Landscape Planting Schedule - Developable Area

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	INSTALL SIZE	PLANTING DENSITY	RIVER-FLAT EUCALYPT FOREST	CUMBERLAND PLAIN SHALE WOODLAND	AEROTROPOLIS DCP PLANT LIST
<b>Trees</b>								
BAC MYR	<i>Backhousia myrtifolia</i>	Grey Myrtle	30m	100LT	As Shown	✓		✓
BRA POP	<i>Brachychiton populneus</i>	Kurrajong	20m	100LT	As Shown			✓
BRA RUP	<i>Brachychiton rupestris</i>	Queensland Bottle Tree	30m	100LT	As Shown			✓
CAS CUN	<i>Casuarina cunninghamiana</i>	River She-oak	30m	Tubestock	As Shown	✓		✓
CAS GLA	<i>Casuarina glauca</i>	Swamp She-oak	20m	Tubestock	As Shown	✓		✓
EUC OVA	<i>Eucalyptus ovata</i>	Swamp Gum	30m	Tubestock	As Shown	✓		
EUC TER	<i>Eucalyptus tereticornis</i>	Forest Red Gum	30-50m	Tubestock	As Shown	✓	✓	✓
MEL LIN	<i>Melaleuca linariifolia</i>	Snow-In-Summer	6-10m	Tubestock	As Shown	✓		✓
MEL DEC	<i>Melaleuca decora</i>	Paperbark	6-12m	Tubestock	As Shown	✓		✓
HYM FLA	<i>Hymenosporum flavum</i>	Native Frangipani	5-15m	100LT	As Shown			✓
<b>Shrubs</b>								
ACM smi	<i>Acmena smithii</i>	Common Lilly Pilly	5m*	200mm	1.25m ctrs	✓		
BRE obl	<i>Breynia oblongifolia</i>	Coffee Bush	2-3m	50mm	As Shown	✓	✓	✓
DAV uli	<i>Daviesia ulicifolia</i>	Gorse Bitter Pea	2m	50mm	As Shown		✓	✓
DOD vis	<i>Dodonaea viscosa</i>	Hopbush	2.5m	50mm	As Shown		✓	✓
IND aus	<i>Indigofera australis</i>	Australian Indigo	2m	50mm	As Shown		✓	✓
OZO dio	<i>Ozothamnus diosmifolius</i>	Rice Flower	2m	50mm	As Shown	✓		
WES aus	<i>Westringia fruticosa</i> 'Aussie Box'	Coastal Rosemary	1m	50mm	3/m2			✓
<b>Grasses &amp; Groundcovers</b>								
ASP con	<i>Asperula conferta</i>	Common Woodruff	0.2m	140mm	4/m2		✓	✓
BRA mul	<i>Brachyscome multifida</i> 'White Bliss'	Swan River Daisy	0.2m	140mm	3/m2			
BRU aus	<i>Brunoniella australis</i>	Blue Trumpet	0.3m	140mm	4/m2		✓	✓
CAR app	<i>Carex appressa</i>	Tall Sedge	1.2m	Tubestock	4/m2			✓
CHR api	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.3m	140mm	3/m2			✓
DIA lon	<i>Dianella longifolia</i>	Pale flax lily	0.6m	Tubestock	4/m2		✓	✓
DIA cae	<i>Dianella caerulea</i>	Native Flax	0.6m	Tubestock	4/m2		✓	✓
DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.1m	140mm	4/m2	✓	✓	✓
GOO hed	<i>Goodenia hederacea</i>	Goodenia	0.3m	140mm	4/m2***		✓	✓
HAR vio	<i>Hardenbergia violacea</i>	Purple Coral Pea	1.5m	140mm	3/m2	✓	✓	✓
JUN usi	<i>Juncus usitatus</i>	Common Rush	1.2m	Tubestock	4/m2			✓
LOM lon	<i>Lomandra longifolia</i>	Mat Rush	0.6m	Tubestock	4/m2***	✓		✓
LOM mul	<i>Lomandra multiflora</i>	Many-flowered Mat-rush	0.6m	Tubestock	7/m2		✓	✓
MIC spi	<i>Microlaena stipoides</i>	Weeping grass	0.75m	Tubestock	7/m2		✓	✓
POA lab	<i>Poa labillardierei</i>	Tussock Grass	0.8m	Tubestock	4/m2			✓
THE aus	<i>Themeda australis</i>	Kangaroo Grass	1.5m	Tubestock	7/m2		✓	✓
SCA aem	<i>Scaevola aemula</i> 'Mauve Clusters'	Fan Flower	0.3m	140mm	3/m2			

## Landscape Planting Schedule - Undevelopable Area

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	INSTALL SIZE	PLANTING DENSITY	RIVER-FLAT EUCALYPT FOREST	CUMBERLAND PLAIN SHALE WOODLAND	AEROTROPOLIS DCP APPROVED
<b>Trees</b>								
ACA PAR	<i>Acacia parramattensis</i>	Parramatta Wattle	15m	Tubestock	As Shown	✓	✓	✓
ACA DEC	<i>Acacia decurrens</i>	Black Wattle	10m	Tubestock	As Shown		✓	✓
CAS GLA	<i>Casuarina glauca</i>	Swamp She-oak	20m	Tubestock	As Shown	✓		✓
CAS CUN	<i>Casuarina cunninghamiana</i>	River She-oak	30m	Tubestock	As Shown	✓		✓
EUC AMP	<i>Eucalyptus amplifolia</i>	Cabbage Gum	30m	Tubestock	As Shown	✓		✓
EUC TER	<i>Eucalyptus tereticornis</i>	Forest Red Gum	30-50m	Tubestock	As Shown	✓	✓	✓

# PLANT IMAGES



A. Brachychiton rupestris B. Daviesia ulicifolia C. Ozothamnus diosmifolius D. Breynia oblongifolia E. Hardenbergia violacea F. Dichondra repens G. Asperula conferta H. Brachychiton populneus I. Backhousia myrtifolia J. Goodenia hederacea K. Chrysocephalum apiculatum L. Juncus usitatus M. Indigofera australis N. Scaevola aemula 'Mauve Clusters' O. Dianella caerulea

# PRECEDENT IMAGES



Drawing Title:  
**Planting Schedule & Imagery**  
DWG No: **SSD-06**

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