



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 7 granted on the 9/03/12

in respect to MP 0149

Signed [Signature]

Sheet No. 1 of 1

PART LANDSCAPE PLAN

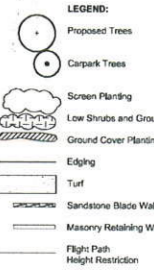
SCALE: 1:500 @ A0

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT
TREES - OTHER AREAS				
Banksia integrifolia	Coast Banksia	75L	random	6m
Cupressus anacardoides	Tuckeroo	75L	random	6m
Elaeocarpus 'Eumundi'	Eumundi Ash	75L	random	8m
Eucalyptus punctata	Grey Gum	75L	random	10m
Fraxinus griffithii	Evergreen Ash	75L	random	6m
Lophostemon confertus	Brush Box	75L	random	6m
TREES - CARPARK				
Acmena smithii	Lilly Pilly	25L	random	6m
Cupressus anacardoides	Tuckeroo	25L	random	6m
Tristania laurina	Water Box	25L	random	6m
SCREEN PLANTING 1.5 TO 6 M HIGH				
Acmena smithii	Lilly Pilly	200mm	2.5m	6m
Banksia integrifolia	Coast Banksia	200mm	2.5m	6m
Callistemon salignus	Bottlebrush	200mm	1.5m	5m
Cornus alba	Cornus	200mm	1.2m	3m
Elaeocarpus reticulatus	Blueberry Ash	200mm	2.5m	6m
Leptospermum pteronotum	Tea Tree	200mm	1.5m	4m
Syzygium paniculatum 'Select'	Lilly Pilly	200mm	1.5m	4m
Syzygium 'Cascador'	Lilly Pilly	200mm	1.2m	4m
Syzygium luehmannii	Lilly Pilly	200mm	1.2m	6m
Xylomya sancticum	Xylomya	200mm	1.2m	4m
Westringia fruticosa	Coast Rosemary	200mm	1.0m	1.5m
SHRUB AND GROUND COVER PLANTING TO 1.2 M HIGH				
Austrocyathus dulcis	Molten Berry	150mm	0.5m	0.4m
Grevillea 'Bronze Rambler'	Grevillea	150mm	0.5m	0.2m
Callistemon 'Little John'	Bottlebrush	150mm	0.5m	0.4m
Dianella 'Little Jess'	Flax Lily	150mm	0.5m	0.3m
Lilium 'Evergreen Giant'	Giant Lilium	150mm	0.7m	0.4m
Metrosideros 'Tiff'	NZ Knap Bush	200mm	0.8m	1.2m
Nandina 'Nana'	Dwarf Nandina	150mm	0.5m	0.4m
Syzygium 'Aussie Boomer'	Lilly Pilly	200mm	0.6m	1.2m
GROUND COVERS - GRASSES				
Dianella 'Breeze'	Flax Lily	150mm	0.7m	0.4m
Dianella 'Little Jess'	Flax Lily	150mm	0.5m	0.3m
Dianella caerulea	Flax Lily	150mm	0.7m	0.5m
Lomandra 'Kistinus'	Maid Rush	150mm	0.7m	0.7m
Lomandra 'Lanika'	Maid Rush	150mm	0.5m	0.4m
Lomandra longifolia	Maid Rush	150mm	0.8m	1.0m

PART LANDSCAPE PLAN

SCALE: 1:500 @ A0



DESIGN NOTES

Background

The Landscape Master Plan is being resubmitted for Development Application approval due to Conditions from the Department of Planning and major changes to the site plan layout.

The main changes to the Site Plan are as follows:
1. Road widening of 3metres to the Princes Highway to allow for slip lanes to the carpark entry.
2. Redesign of the carpark layout and deletion of the proposed bio-walls within the carpark. The latter are replaced by detention ponds/tank on the access roads to Bellevue and Smith Streets.
3. The inclusion of Water Storage Tanks in the area previously set aside for the relocated Fig Tree and the associated Seating Area.

Conditions from the Department of Planning as part of Condition B7, are as follows:
- Relocation of the existing Monton Bay Fig Tree to the staff outdoor recreation area.

Response: The Tree has been moved further west and a seating has been incorporated beneath the tree. Refer Section A-A. The location of the Tree will provide a greater public benefit to the streetscape as it is more visible. The tree canopy will also have a larger area in which to spread. The paved seating area under the tree is larger than the previous seating area and its new location provides easier pedestrian access from the Alaco Building.

- Provision of a minimum of sixteen (16) trees along the Princes Highway frontage in cluster planting.
Response: 21 new trees have been included immediate to the Princes Highway frontage.

- Appropriate landscape screening of the gable walls with climbing plants.
Response: The 4metre gable walls along the north-east boundary have been deleted. All other gable walls are low walls approx. 600mm high.
- A minimum of twelve (12) trees in planters at the entrance to the store.
Response: 12 new trees have been included in the raised planter between the building and the covered walkway to the south of the store entrance.
- A variation of tree species within the carpark.
Response: Three tree species have been selected for the main carpark. Species selection is related by necessity to flight path height restrictions and the species ability to survive in carpark planting islands.

Part B - Prior to Issue of Construction Certificate - Condition B1 (d)
- The at-grade car park layout shall be amended to provide for the planting of a total of 270 super advanced trees.
Response: 190 new trees are proposed in the at-grade carpark. Rather than super-advanced size, 25 litre size is recommended. This recommendation is due to the level of the capping over the site and the need for the trees to establish themselves in this restricted environment. Given that they are native species their growth rate will be greater if planted at a less mature stage. The trees will be protected with proper staking and a 24metre Plant Establishment Maintenance Period to ensure their survival. All planting areas are to be backfilled with imported planting soil and mulch and irrigated.
The tree species selected for the at-grade carpark are restricted to mature height to between 6metres and 8 metres due to Sydney Airport flight path height restrictions.

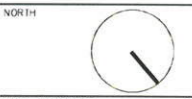
Issue C

Background

Following a request by the Client for the deletion of 12 blade walls, Council has requested additional tree planting. Issue C shows the blade walls deleted and an additional 15 trees added.

Summary

Area 1:
Six new trees have been added to the raised planters at the front of the Alaco Building.
Four blade walls have been deleted adjacent to the relocated Fig Tree but any additional tree planting in this area would have diminished the impact of the Fig Tree and the tree planting already shown on the Landscape Plan.
Area 2:
Four blade walls have been deleted and six new trees have been added adjacent to the ramped footpath entry.
Area 3:
Four blade walls have been deleted and three new trees have been added in the turf area where the walls were located.



ISSUE AMENDMENT	DATE	CHKD
PRELIMINARY ISSUE	11/03/10	D.S.
PRELIMINARY ISSUE	08/03/10	D.S.
PRELIMINARY ISSUE	11/03/10	D.S.
PRELIMINARY ISSUE	29/03/10	D.S.
A FOR D.O.P.	31/03/10	D.S.
B FOR D.O.P.	30/11/11	D.S.
C FOR D.O.P.	27/07/12	D.S.



LEFFLER SIMES ARCHITECTS

NOTES:
All dimensions are in millimetres unless otherwise stated.
Do not scale from this drawing.
Verify all dimensions on site prior to construction.

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CLIENT:
IKEA TEMPE

PROJECT:
Proposed Bulky Goods Development; Princes Highway Tempe, Sydney, NSW

DRAWING:
LANDSCAPE MASTER PLAN

DATE: March 2010
SCALE: 1:500 @ A0
PROJECT No.: 0907
DRAWING No.: L01
ISSUE: C

SECTION 'A-A' - Relocated Fig Tree & Surrounds
SECTION SCALE 1:200