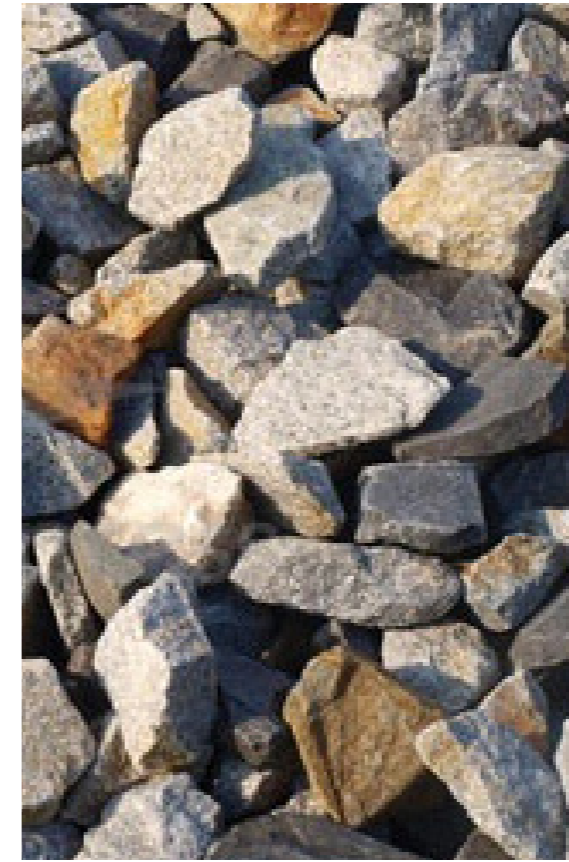


PRECINCT A (LOT 204) THE CROSSROADS CASULA

Concept Design Report DA Submission
For AMP Capital Investors



Issue: E
09.03.2017



SITE IMAGE
Landscape Architects

AMP Capital Investors
Client

Nettletontribe
Architect



LANDSCAPE MASTERPLAN

The landscape masterplan report identifies the location of the whole AMP Capital Investors site as a section of land bounded by Campbelltown Road to the South East, the highway to North West and existing industrial area to the North East.

NOTE:

- Since the submission of the landscape masterplan report, the lots are now referred to as Precincts A, B and C.
- This S96 submission only applies to Warehouse 2 of Precinct A.

The existing creek line to the North West does not bound Precinct A on any sides, but the remnants of Cumberland Plain Woodland planting to the East of Precinct A forms a strong buffer planting strip that the S96 DA proposals for Precinct A still aim to protect and supplement to strengthen this ecological area and natural screening opportunity.

Reproduced from SITE IMAGE:
Landscape Masterplan
DA Submission
The Crossroads Casula



SITE IMAGE
Landscape Architects

Precinct A - The Crossroads Casula | Design Report

Site Location & Proposals

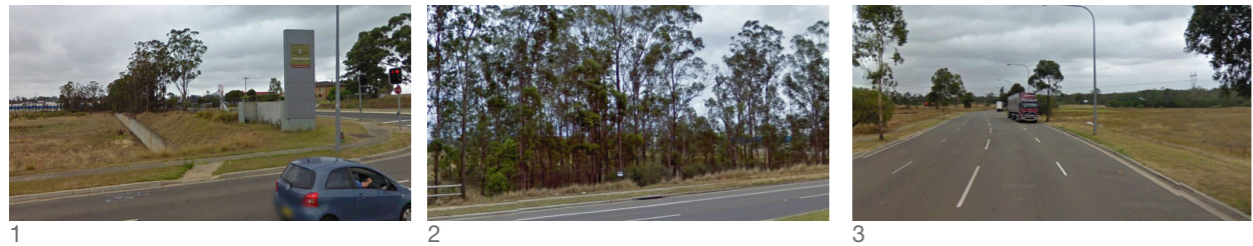
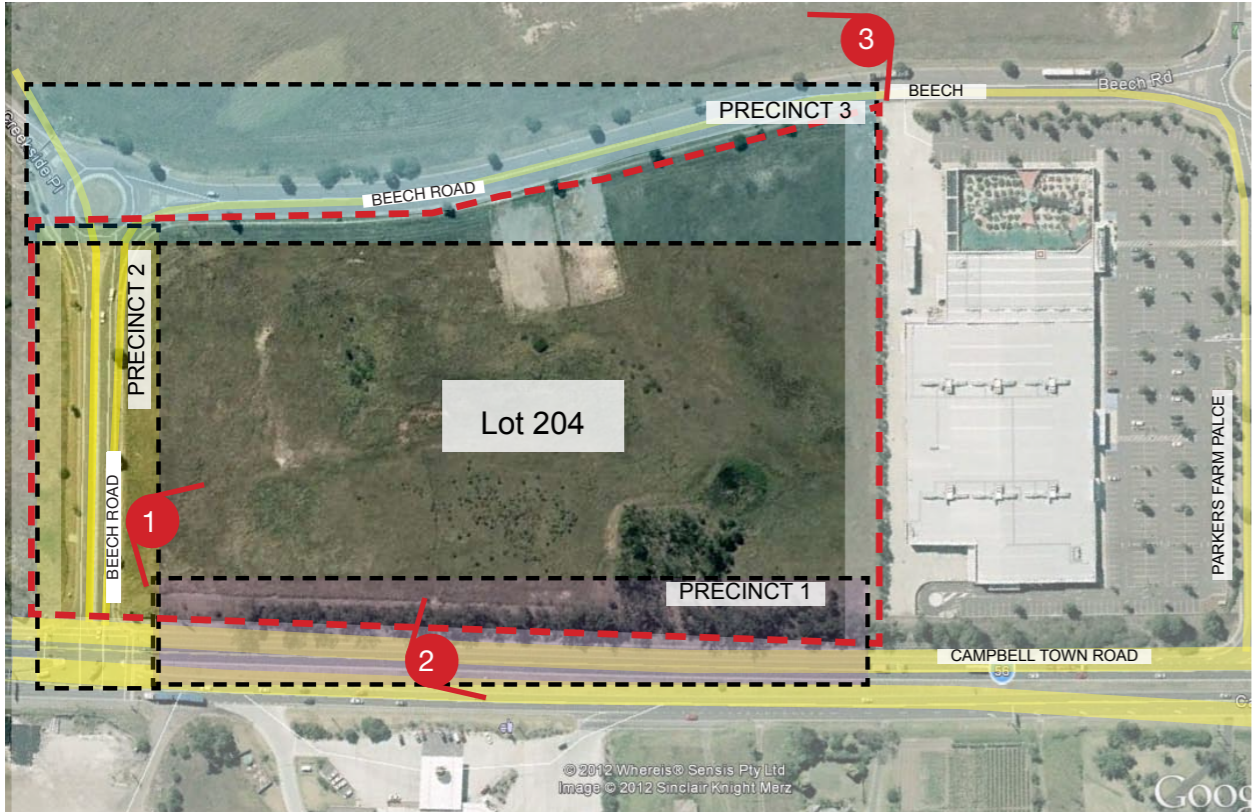
Site Image Job Number
Architect
Client

SS12-2557
Nettletontribe
Amp Capital Investors

Drawing No
Date
Issue

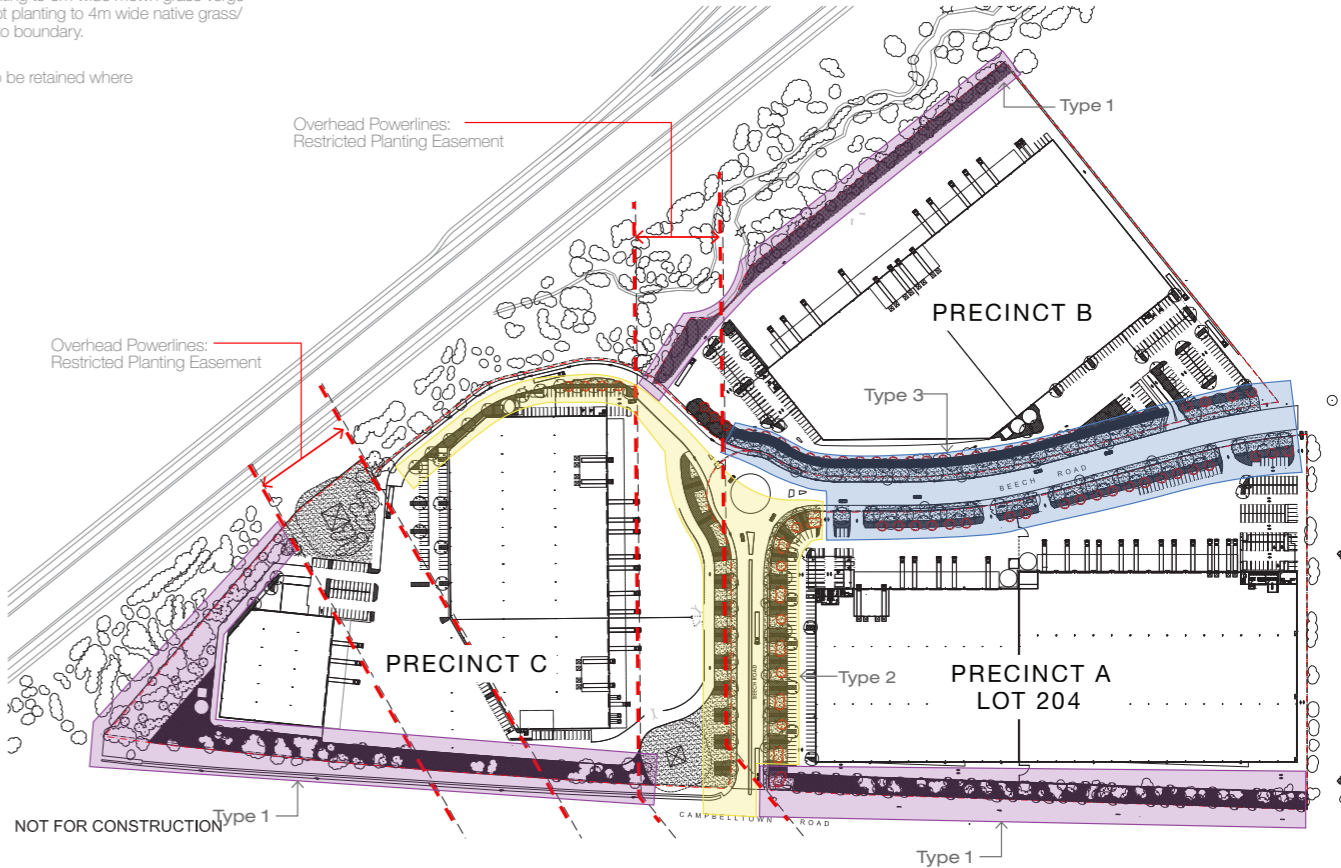
0001
09.03.2017
E

Site Image (NSW) Pty Ltd
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600



- Type 1: Woodland Buffer Planting**
- Mix of native Eucalyptus trees & Acacia shrub planting.
- Type 2: Formal Entry Road Planting**
- Formal native Eucalyptus tree avenue planting with large size gravel/ballast & native grass banding to mown grass verge
- Type 3: Informal Beech Road Planting**
- Native Eucalypt planting to 6m wide mown grass verge
 - Ornamental Eucalypt planting to 4m wide native grass/low shrub frontage to boundary.
- Note:**
- Existing Eucalyptus street trees to be retained where possible

Reproduced from SITE IMAGE:
Landscape Masterplan
DA Submission
The Crossroads Casula



SITE & PRECINCTS

The landscape design to Precinct A comprises 3 sides, the fourth side adjoins an existing industrial area where the existing planting to this site forms a buffer to Precinct A. Where possible additional landscaping is proposed within the car parking and building surrounds, which will comprise low shrub planting and 75L trees. The scale of the development however means that the emphasis is on the perimeter landscape, enabling large scale truck manoeuvres within the site.

The landscape masterplan concept design consists of 3 main types of planting that has been taken through to the design of Precinct A - involving 3 precincts summarised as follows (the details of which are outlined over the next few pages):

Precinct 1:
Woodland Buffer Planting

- Supplementary tree and shrub planting is proposed of Cumberland Plain Woodland species comprising a mix of native Eucalypt species.
- The planting will be bounded on all sides by chain wire fencing (Access gates will be installed for access to this area from Precinct A).

Precinct 2:
Formal Entry

- The planting of smaller Eucalypt planting to the embankment between Beech Rd and Precinct A will help to produce some intermediate level screening of warehouse of Precinct A.
- The combination of the Eucalyptus trees including the red flowering Eucalypt will create visual interest and an overall hierarchy of tree planting heights.

Precinct 3:
Informal Beech Road
Planting

- A height hierarchy of mature tree species and proposed tree sizes will similarly create intermediate level screening to the warehouse of Precinct A.
- The concept of large trees in grass with natives grasses/low shrub planting and smaller trees including the red flowering Eucalypt will also provide visual interest to the street.

A separate S96 DA submission package of drawings (plant schedule, plan and sections) illustrates the detailed designs of the landscape. Typically 1.8m high pallisade fencing is proposed to be located on the boundaries of precincts 2 and 3.



SITE IMAGE
Landscape Architects

Precinct A - The Crossroads Casula | Design Report

Site Location and Precincts

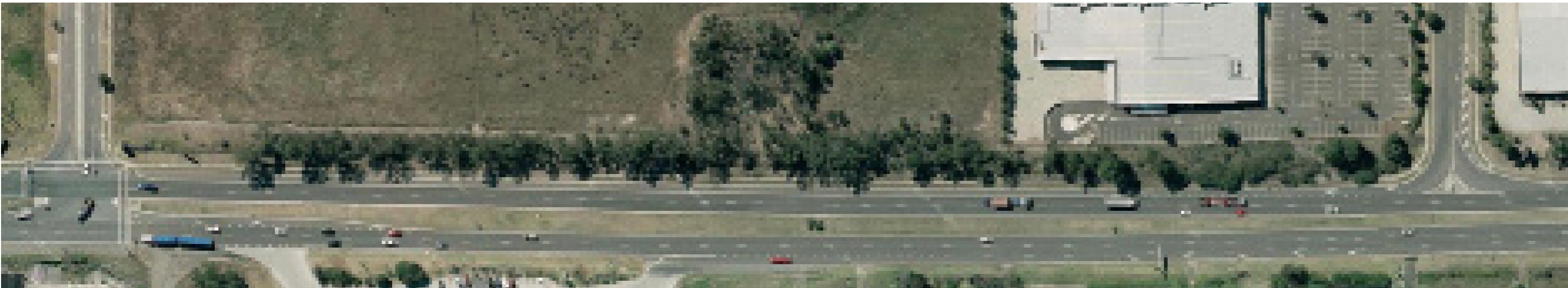
Site Image Job Number
Architect
Client

SS12-2557
Nettletontribe
Amp Capital Investors

Drawing No
Date
Issue

0002
09.03.2017
E

Site Image (NSW) Pty Ltd
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600



Corymbia tereticornis



Eucalyptus crebra



Corymbia maculata



Eucalyptus eugenioides



Acacia parramattensis



Bursaria spinosa

PLANTING PRECINCT 1

The environmental assessment report prepared by Woodlots & Wetlands identified a mixture of Cumberland Plain woodland species recommended for planting in the buffer zone, of which the following species have been selected for precinct planting, comprising a mix Eucalytus and Acacia species.

TREE PLANTING

Eucalyptus tereticornis
Eucalyptus crebra
Corymbia maculata

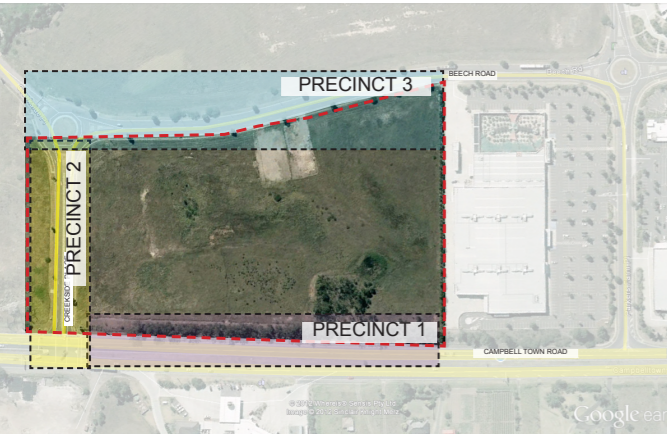
SHRUB PLANTING

Acacia parramattensis
Acacia implexa
Bursaria spinosa
Indigofera australis

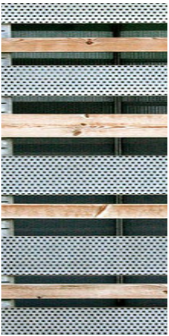
GROUND COVER PLANTING

Themeda australis
Eragrostis leptostachya

- A mix of 45L and 25L tree planting is proposed to be interspersed to supplement existing tree planting. A further understory of 200mm pot size shrubs and ground cover planting is also proposed.
- In areas where supplementary planting is significant, a matrix mix is proposed.



KEY PLAN



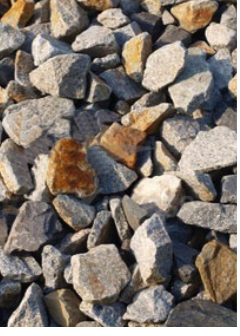
Eucalyptus ficifolia



Eucalyptus crebra



Pennisetum rubrum



Ballast

PLANTING PRECINCT 2

This proposed landscape will create an entry statement to the road junction of Campbelltown Road featuring striking bands of low level elements. Bands of native grasses will frame ballast strips with bays of turf, backed by shrub planting fronting Beech Road between. The existing Eucalypt street tree planting in the verge is proposed to be supplemented with a hierarchy of small to medium sized native trees and smaller flowering Eucalyptus trees. The hierarchy of planting will help to reduce the building mass of Precinct A and the visibility of the truck hardstand area. The tree planting will also provide some shade to this extensive area of hardstand.

INDICATIVE SPECIES LIST

AVENUE (100L) NATIVE TREE PLANTING

- Eucalyptus crebra
- Melaleuca decora

75L FEATURE NATIVE TREE PLANTING

- Eucalyptus ficifolia
- Melaleuca linariifolia

SHRUB PLANTING

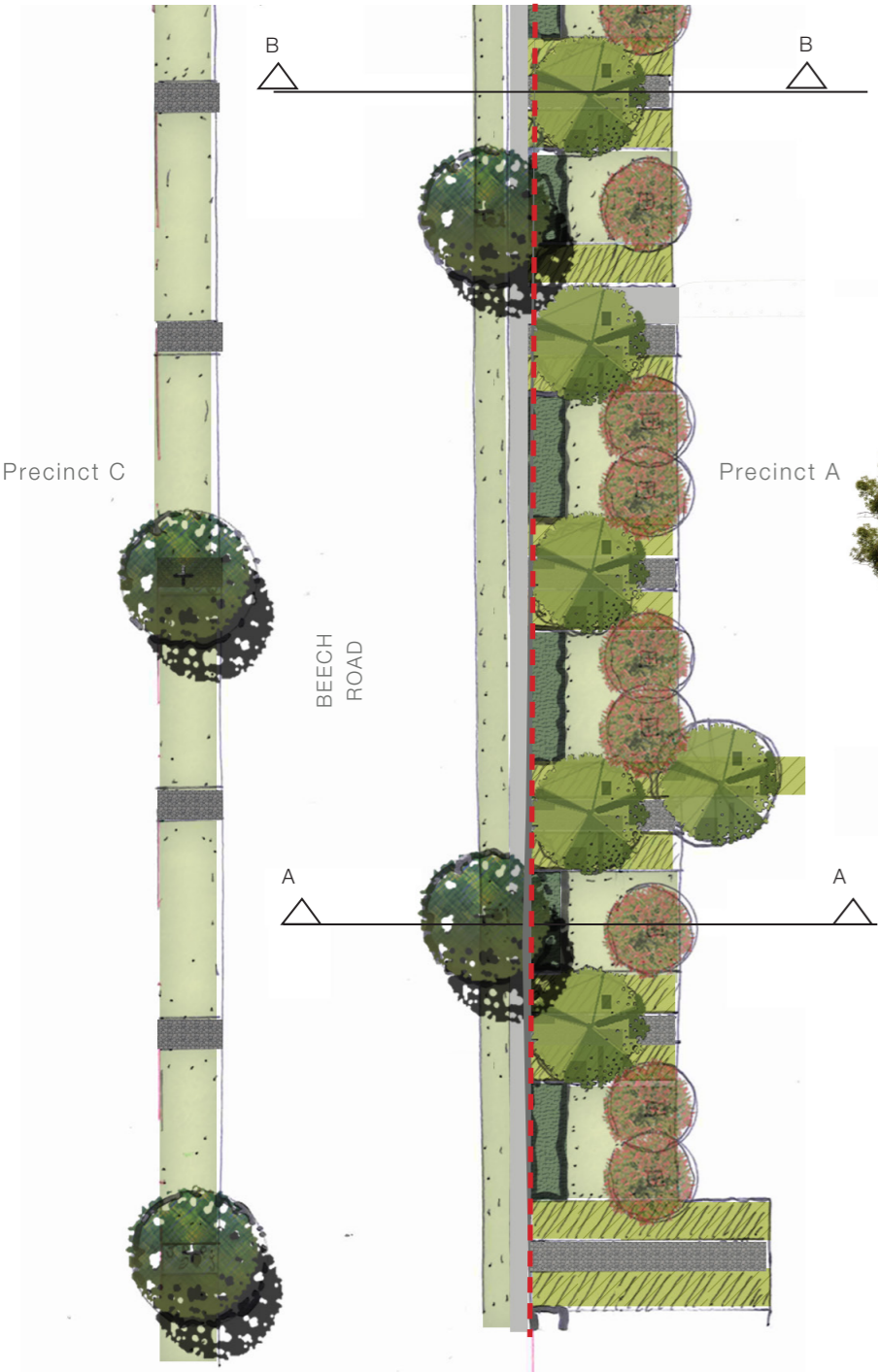
- Acmena smithii
- Callistemon citrinus
- Leptospermum flavescens

NATIVE GRASSES

- Poa labillarderi
- Pennisetum alopecuroides
- Pennisetum rubrum

GROUNDCOVER PLANTING

- Chrysocephalum apiculatum, Grevillea 'Bronze Rambler', Myoporum parvifolium, Hibbertia scandens.



TYPICAL SECTION A-A

TYPICAL SECTION BB

KEY

Existing Eucalypt tree to be retained

Proposed Small Flowering Gum

Proposed small native tree

Shrub Planting

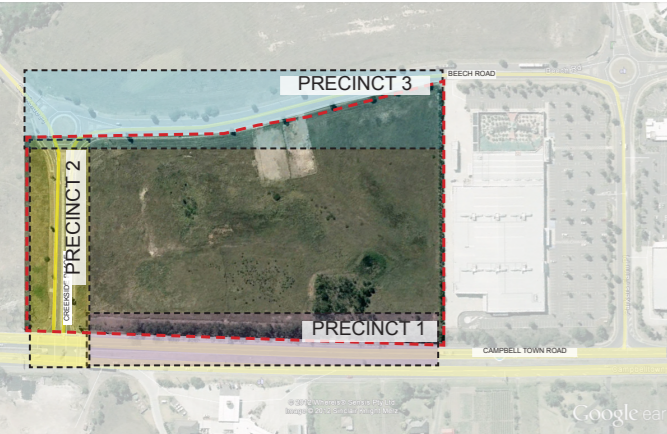
Native Grass Planting

Grass Verge

Ballast gravel

Existing Footpath

1.8m high Security fence on boundary



KEY PLAN



Eucalyptus Crebra



Corymbia maculata



Eucalyptus ficifolia



Indigofera australis



Pennisetum alopecuroides



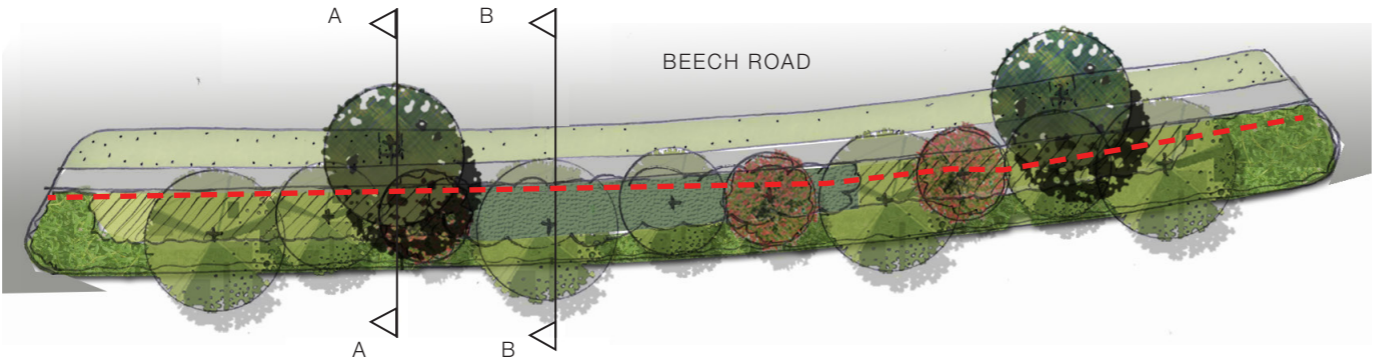
Dianella 'Little Jess'

PLANTING PRECINCT 3

The landscape theme for this linear road access is centred around supplementing the existing Eucalypt tree planting with new Eucalypt planting to frame the road corridor.

The Tree planting of Eucalyptus species is proposed to create visual links to the Cumberland Plain species native to the area.

This informal avenue typology is proposed to be supplemented with smaller feature flowering native trees such as Eucalyptus ficifolia with understorey planting of shrubs, native grasses and groundcovers. This hierarchy of planting is proposed to help to create visual screening to the building mass beyond.



KEY

- Proposed replacement tree (in verge)
- Proposed small Flowering
- Proposed small native trees/large Eucalypt trees
- Shrub Planting
- Native Grass Planting
- Groundcover planting
- Grass Verge
- Existing footpath
- 1.8m high Security fence



TYPICAL SECTION AA



TYPICAL SECTION BB

Indicative Species List

100L EUCALYPTUS PLANTING

- Corymbia maculata
- Eucalyptus crebra
- Eucalyptus mollucana

75L FEATURE NATIVE TREE PLANTING

- Eucalyptus ficifolia
- Melaleuca linariifolia

SHRUB PLANTING

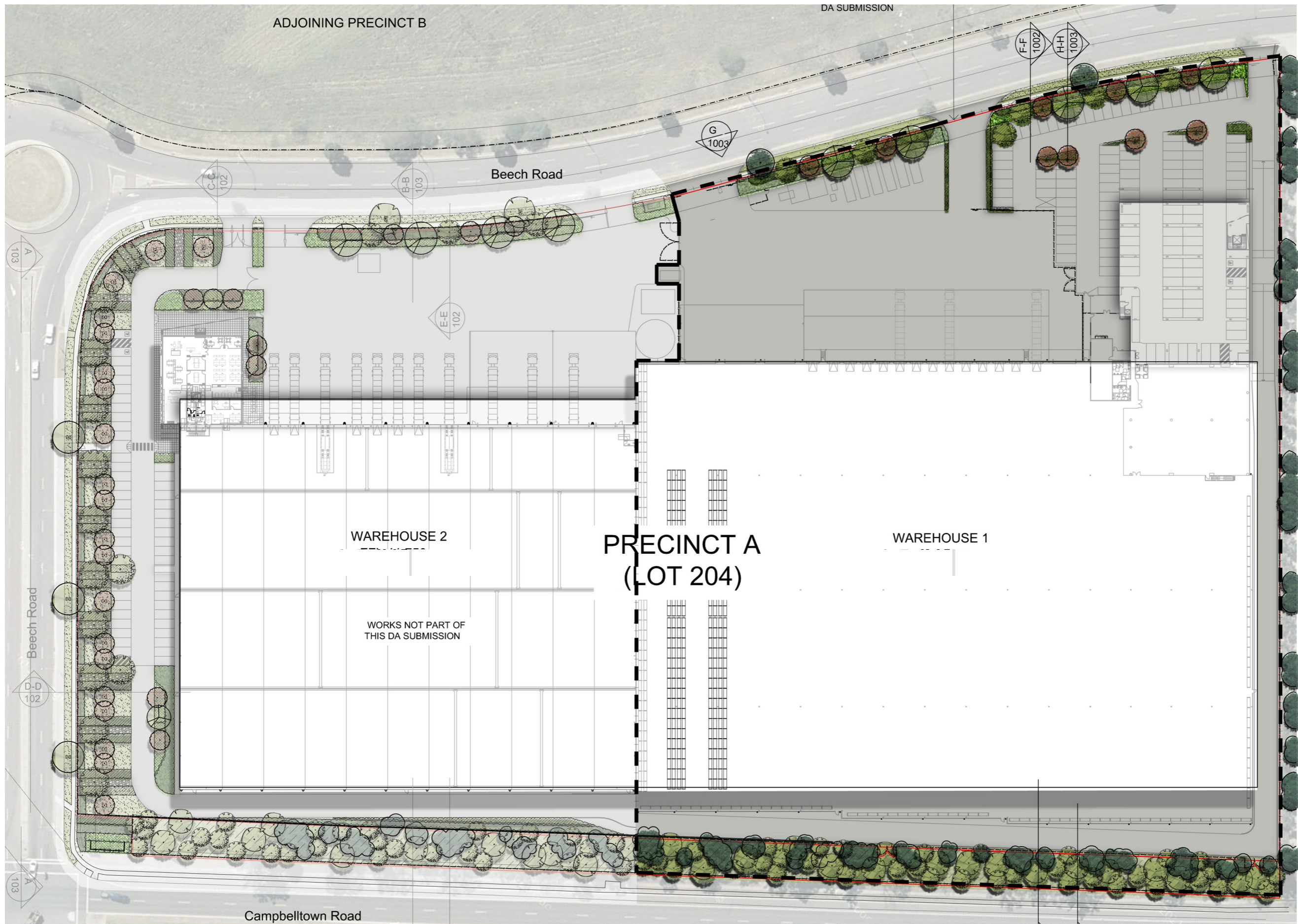
- Callisetmon citrinus, Indigofera australis
- Leptospermum flavescens

NATIVE GRASSES

- Pennisetum alopecuroides, Dianella 'Little Jess', Lomandra longifoila 'Tanika', Themeda australis

GROUNDCOVER PLANTING

- Chrysocephalum apiculatum, Grevillea 'Bronze Rambler', Myoporum parvifolium



SITE IMAGE
Landscape Architects

Precinct A - The Crossroads Casula | Design Report

Landscape Masterplan

Site Image Job Number
Architect
Client

SS12-2557
Nettleontribe
Amp Capital Investors

Drawing No
Date
Issue

0006
09.03.2017
E

Site Image (NSW) Pty Ltd
Level 1, 3-5 Baptist Street Redfern NSW 2016 Australia | T +61 2 8332 5600