

# 130-150 GEORGE STREET PARRAMATTA

## LANDSCAPE DEVELOPMENT APPLICATION REPORT

ISSUE C

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Prepared for Dexus Property Group

By Turf Design Studio

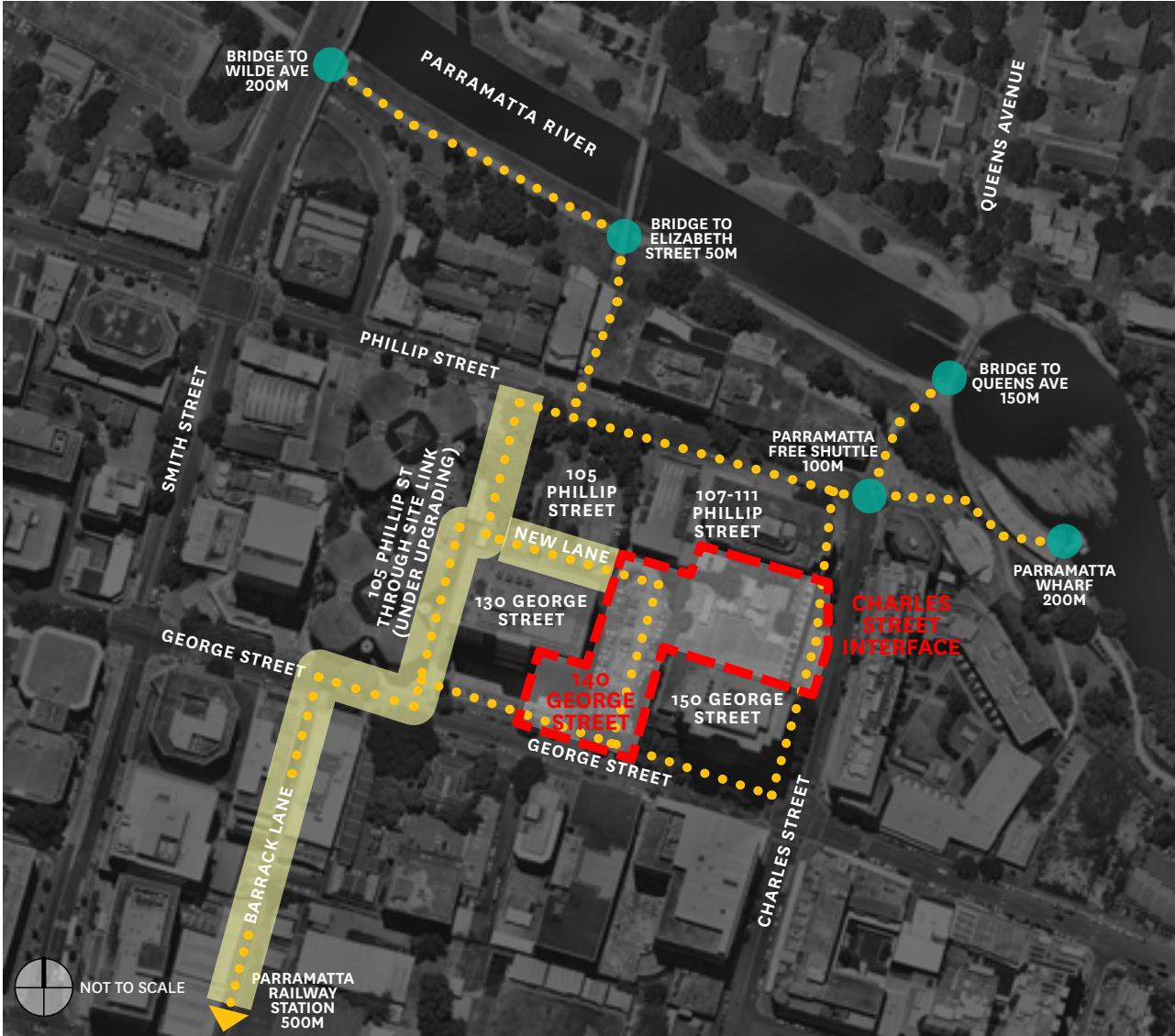


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INTRODUCTION	3
LOCAL CONTEXT / CHARACTER	4
SITE ANALYSIS	5
TREE MANAGEMENT PLAN	7
LANDSCAPE PLAN - OVERALL PLAN	8
LANDSCAPE PLAN - GROUND FLOOR + PUBLIC DOMAIN	9
LANDSCAPE PLAN - ROOF TERRACES	10
LANDSCAPE SECTIONS	11
3D VIEW - GEORGE ST INTERFACE	14
3D VIEW - SUNKEN GARDEN	15
3D VIEW - CHARLES ST INTERFACE	16
MATERIAL PALETTE	17
LIGHTING STRATEGY	18
TYPICAL DETAIL	19
PLANTING PALETTE	20-22
DESIGN STATEMENT	23





## SITE CONTEXT

140 George Street comprises an area of 6467m<sup>2</sup> bounded by Charles Street to the east and George Street to the south. The site sits within a city precinct surrounded by predominantly commercial and mixed-use developments. The current proposed public domain and landscape area will cover approximately 2470m<sup>2</sup> of the site. The proposed main lobby entry from George St supports activation of the new lane between 130 George St & 105 Phillip St. The proposed redevelopment of 140 George St will further contribute to the positive urban connectivity outcomes achieved by redevelopment of adjacent 105 Phillip St, and assist with activation of the new laneway between 130 George & 105 Phillip St.

The surrounding landscape character is urban, with regular street tree planting and the river foreshore in close walking proximity to the north.

The site sits in a unique parcel of land that offers great opportunities to benefit from the sweeping views of Parramatta River and towards the CBD. The site is surrounded by existing public infrastructure that will service future office workers, residents and visitors.

## CONNECTING INTO PCC'S LANEWAY STRATEGY

Parramatta City Council has an extensive laneways network that contributes to the connectivity and servicing of its large city blocks. As the city grows, Council seek to retain the traditional functions of the lanes, while addressing the changing social and economic needs of the city. Formerly, lanes were only in place to provide a connection from A to B. Today, laneways are recognised for their important role in providing the fine grain & activation at street level.

A through-site link is proposed from 140 George Street through to 105 Phillip Street and will provide direct, shared pedestrian and equal access to the river foreshore and back towards the railway station via Barrack Lane. The landscape elements for 140 George Street will tie into the current 105 Phillip St through-site link upgrade and strengthen the greater laneway strategy of Parramatta.



EXISTING STREET VIEWS

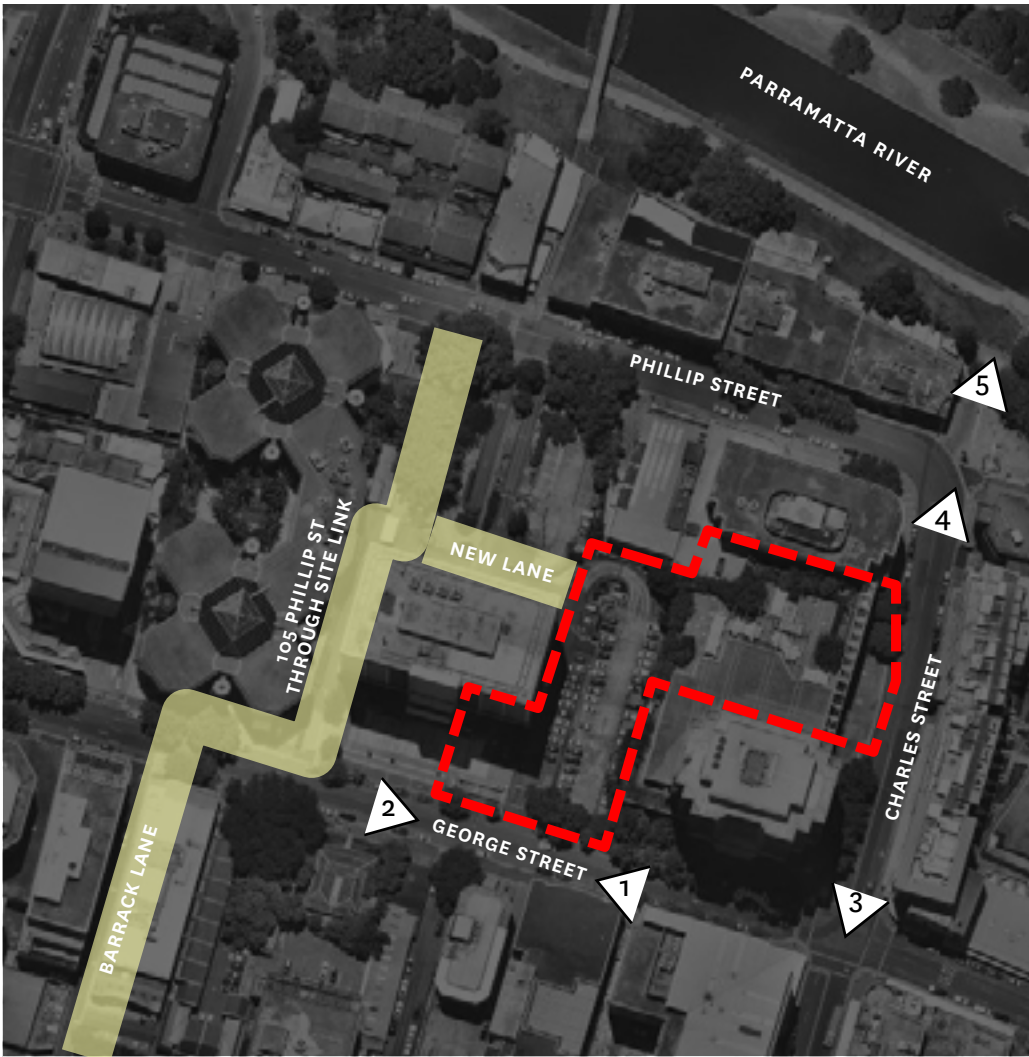


1. View EAST along George Street    2. View WEST along George Street    3. View NORTH along Charles Street    4. View SOUTH along Charles Street    5. View SOUTH from ferry wharf

105 PHILLIP ST UPGRADE (UNDER CONSTRUCTION)



Indicative 3D View - showing connection to 140 George St





Existing Parramatta City Council street paving - honed concrete unit paving.



1. Existing George St Footpath

Existing Cafe terrace. Potential to integrate with proposed through-site link.



2. Existing 130 George Street Cafe Terrace

Existing car dominated path through site.



3. Existing service path exit to George Street

Existing cafe balcony lack of connection to adjacent path.



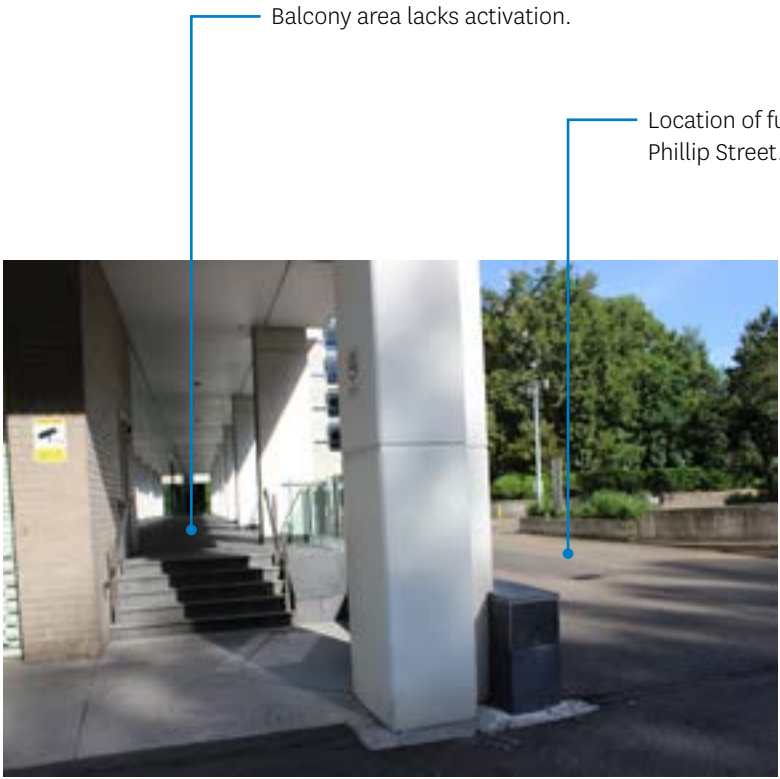
4. Existing service path



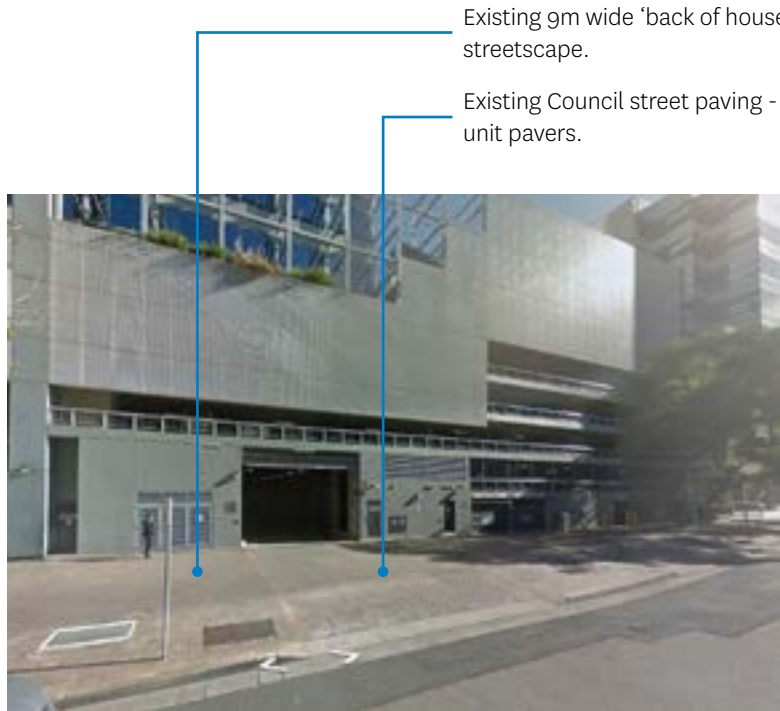




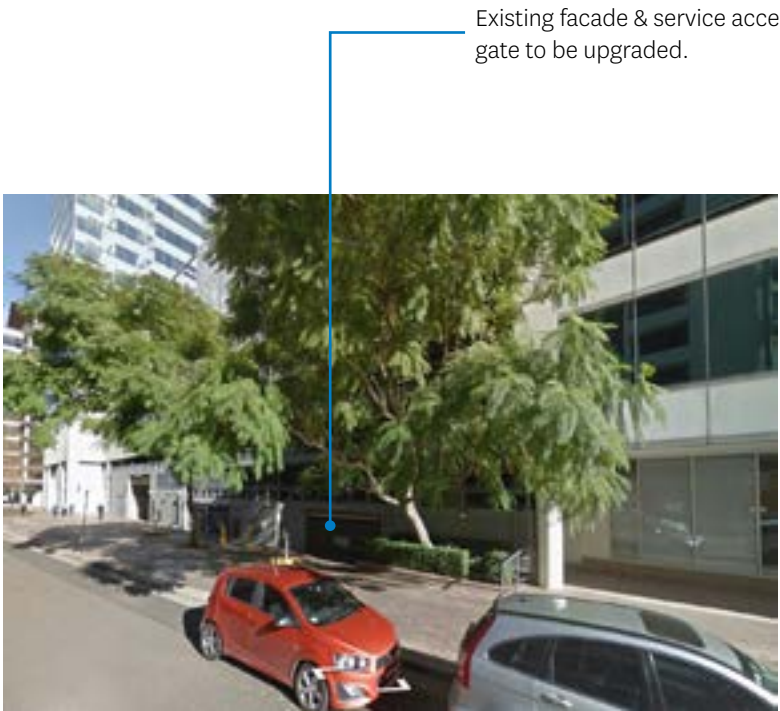
1. Existing car park. (Location of proposed building)



2. Existing 130 George Street back terrace & service road



3. Existing Charles Street interface.



4. Existing Charles Street interface.



TREE MANAGEMENT PLAN

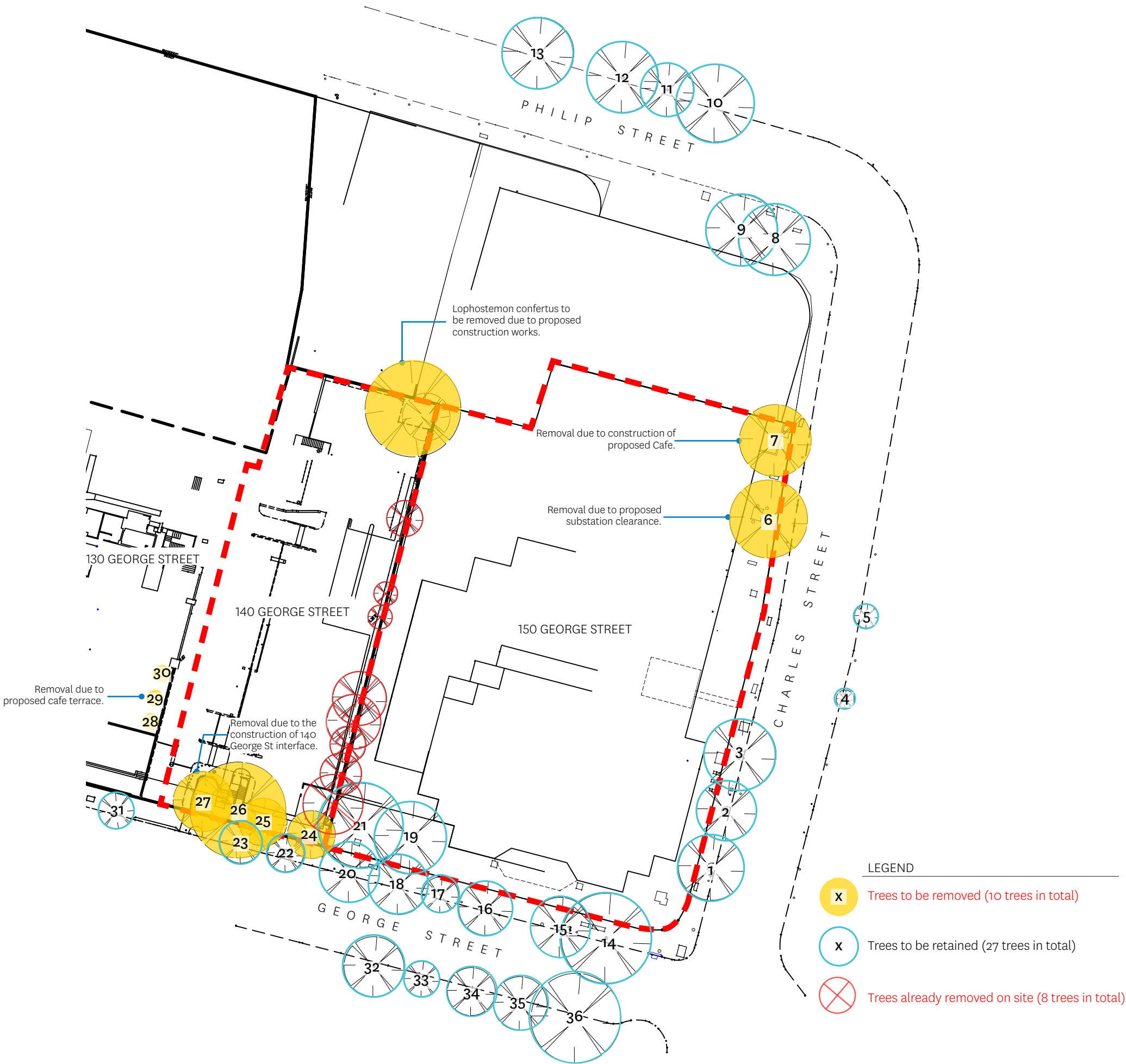
EXISTING TREE SPECIES

	Botanical Name	Height (m)	Canopy Size (m)	Significance (Low/ Moderate High)
1	Platanus x hybrida	16	12	M
2	Platanus x hybrida	16	12	M
3	Platanus x hybrida	16	12	M
4	Syzygium sp.	6	3	L
5	Syzygium sp.	7	3	L
6	Jacaranda mimosifolia	14	10	M
7	Jacaranda mimosifolia	14	10	M
8	Platanus x hybrida	12	9	M
9	Platanus x hybrida	12	9	M
10	Melia azedarach	12	9	M
11	Melia azedarach	12	8	M
12	Melia azedarach	12	9	M
13	Melia azedarach	14	12	M
14	Platanus x hybrida	16	12	M
16	Platanus x hybrida	10	10	M
17	Platanus x hybrida	10	9	M
18	Platanus x hybrida	10	9	M
19	Platanus x hybrida	10	9	M
20	Platanus x hybrida	10	9	M
21	Platanus x hybrida	16	12	M
22	Lophostemon confertus	12	7	M
23	Lophostemon confertus	12	7	M
24	Lophostemon confertus	10	8	M
25	Lophostemon confertus	10	8	M
26	Platanus x hybrida	10	8	M
27	Corymbia eximia	16	9	H
28	Ulmus parvifolia	5	4	L
29	Ulmus parvifolia	5	4	L
30	Ulmus parvifolia	5	4	L
31	Platanus x hybrida	7	4	M
32	Platanus x hybrida	14	7	M
33	Platanus x hybrida	14	7	M
34	Platanus x hybrida	14	7	M
35	Platanus x hybrida	14	7	M
36	Platanus x hybrida	14	7	M
-	Lophostemon confertus	12	16	-

Refer Arborist Report by Naturally Trees, September 2017, for further information on tree management and protection measures required for existing trees retained.

EXISTING/PROPOSED TREE SUMMARY

Total existing trees removed	10
Total proposed trees	53
Net gain of trees	43





LANDSCAPE PLAN  
OVERALL PLAN



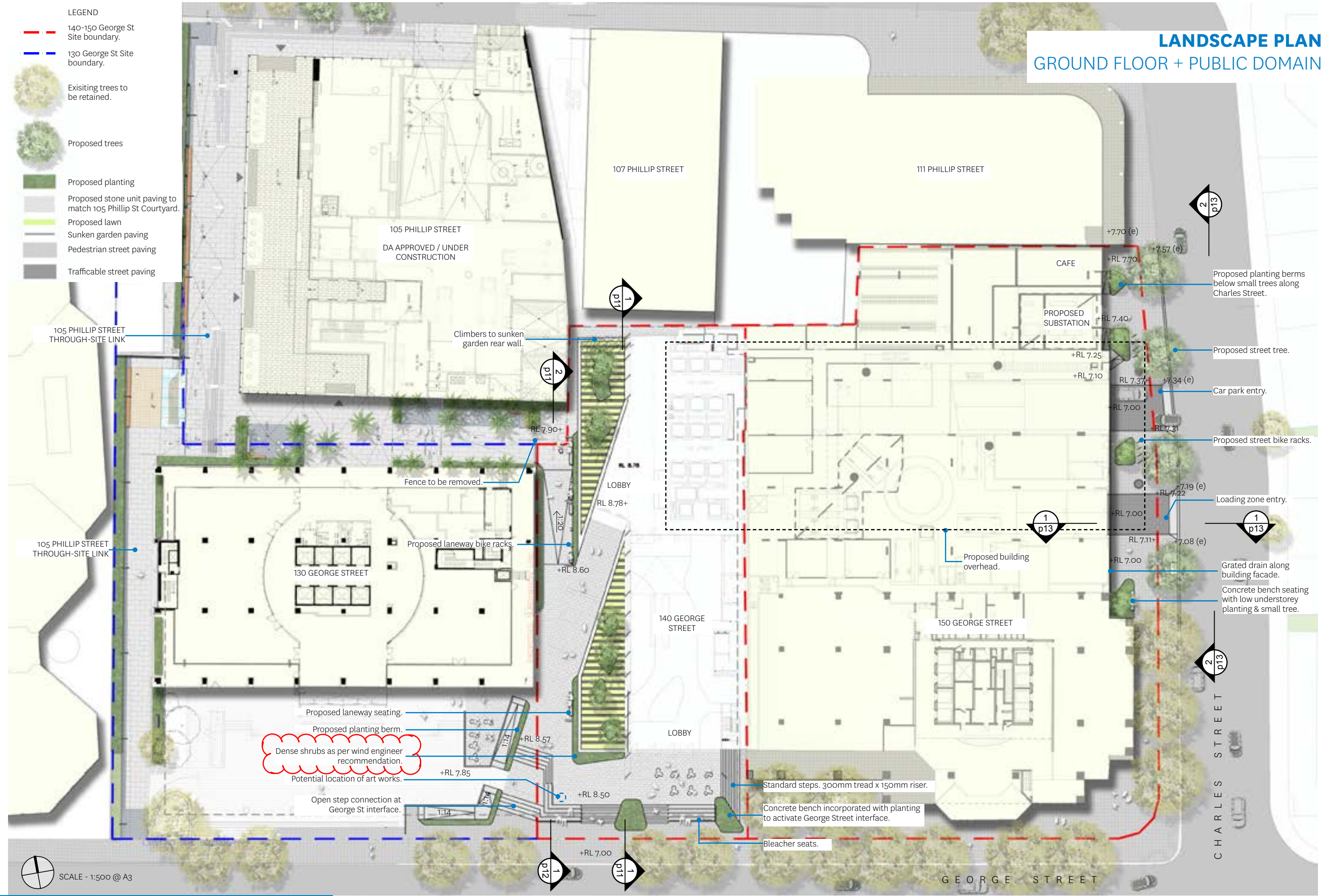
SCALE - 1:500 @ A3



# LANDSCAPE PLAN

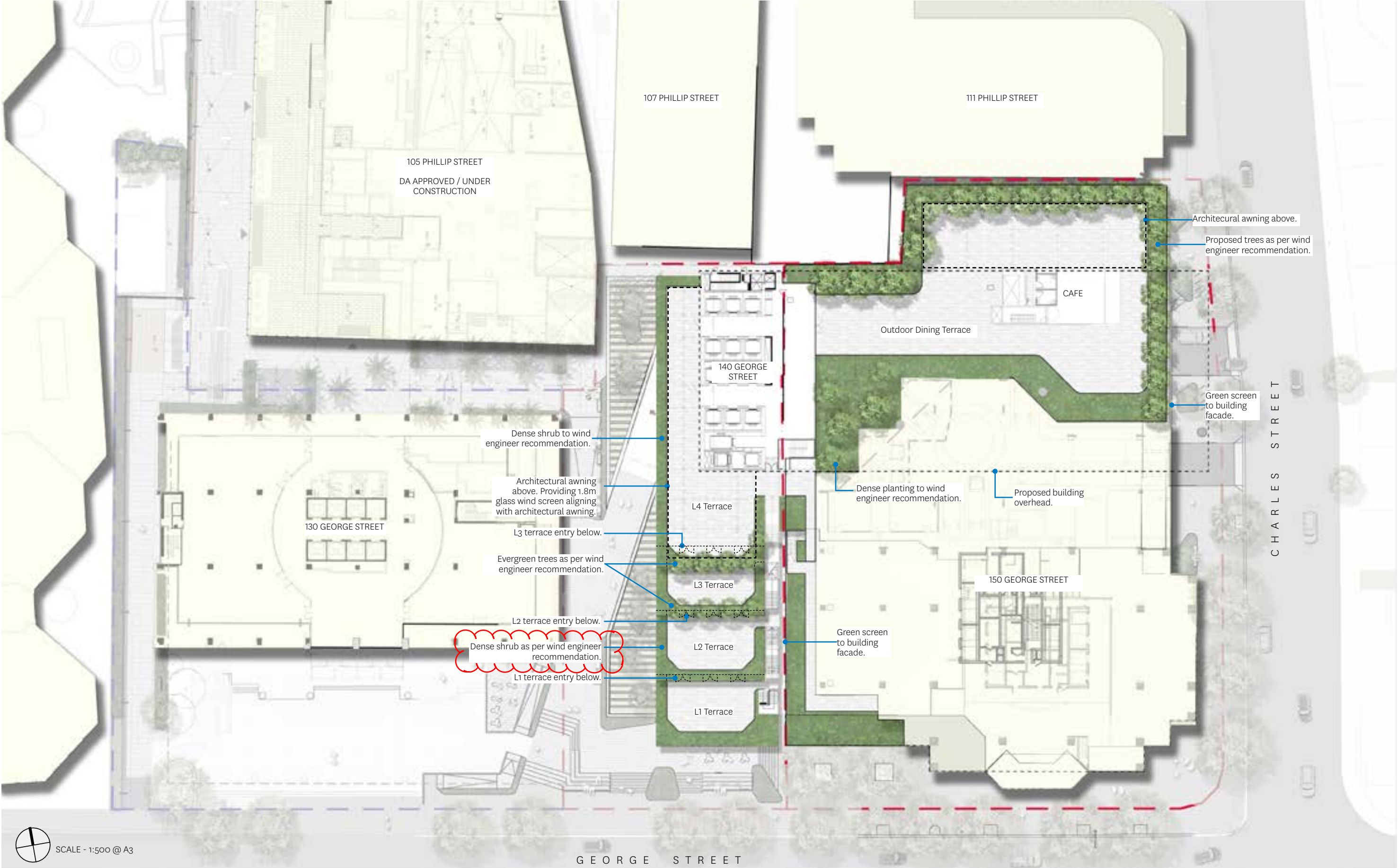
## GROUND FLOOR + PUBLIC DOMAIN

- LEGEND**
- 140-150 George St Site boundary.
  - 130 George St Site boundary.
  - Existing trees to be retained.
  - Proposed trees
  - Proposed planting
  - Proposed stone unit paving to match 105 Phillip St Courtyard.
  - Proposed lawn
  - Sunken garden paving
  - Pedestrian street paving
  - Trafficable street paving





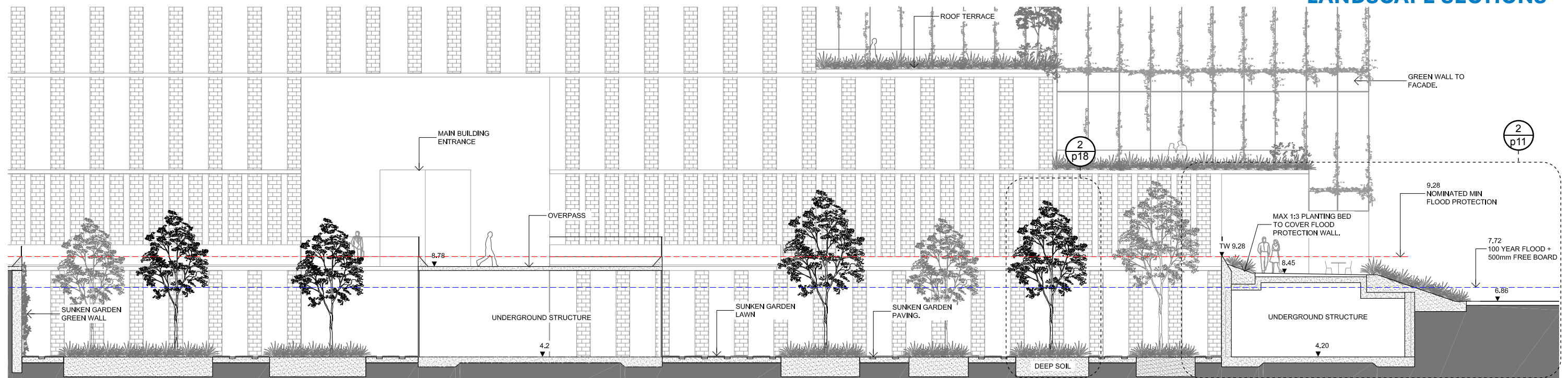
LANDSCAPE PLAN  
ROOF TERRACES



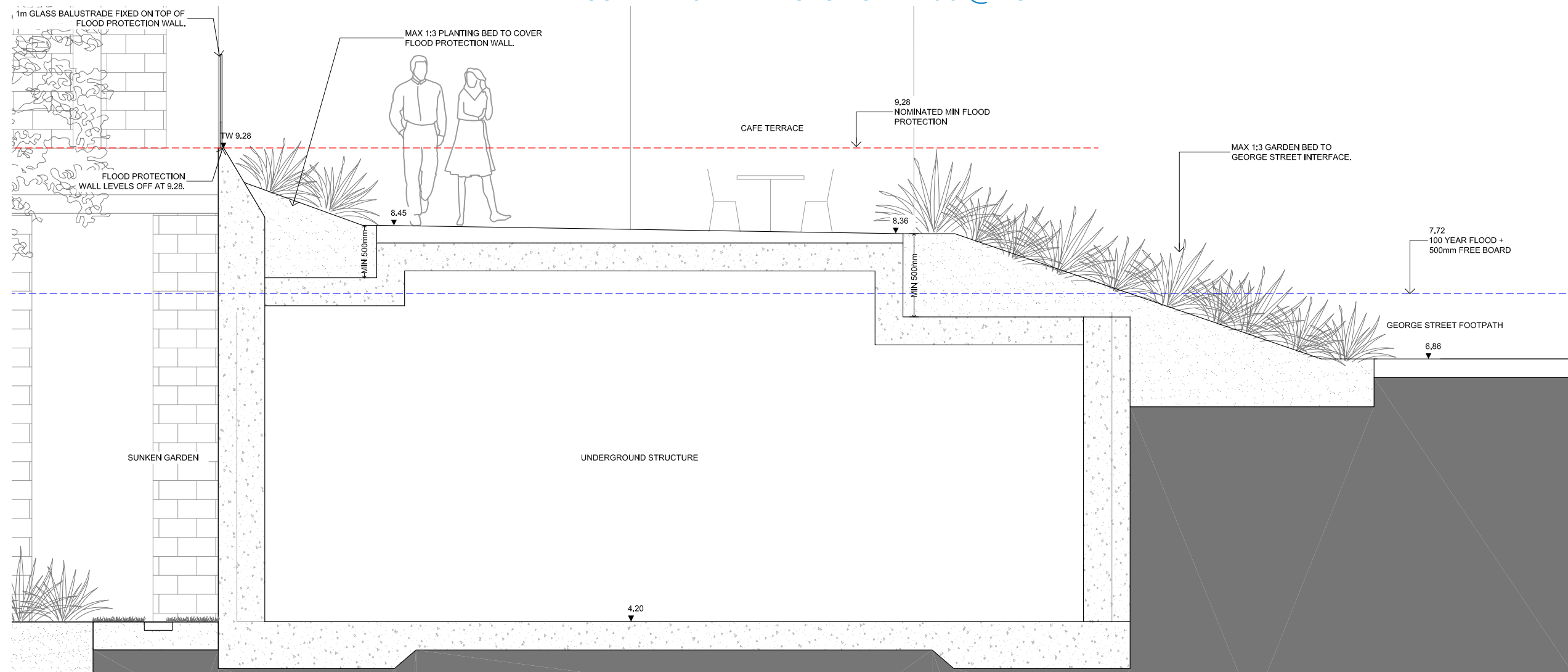
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## LANDSCAPE SECTIONS

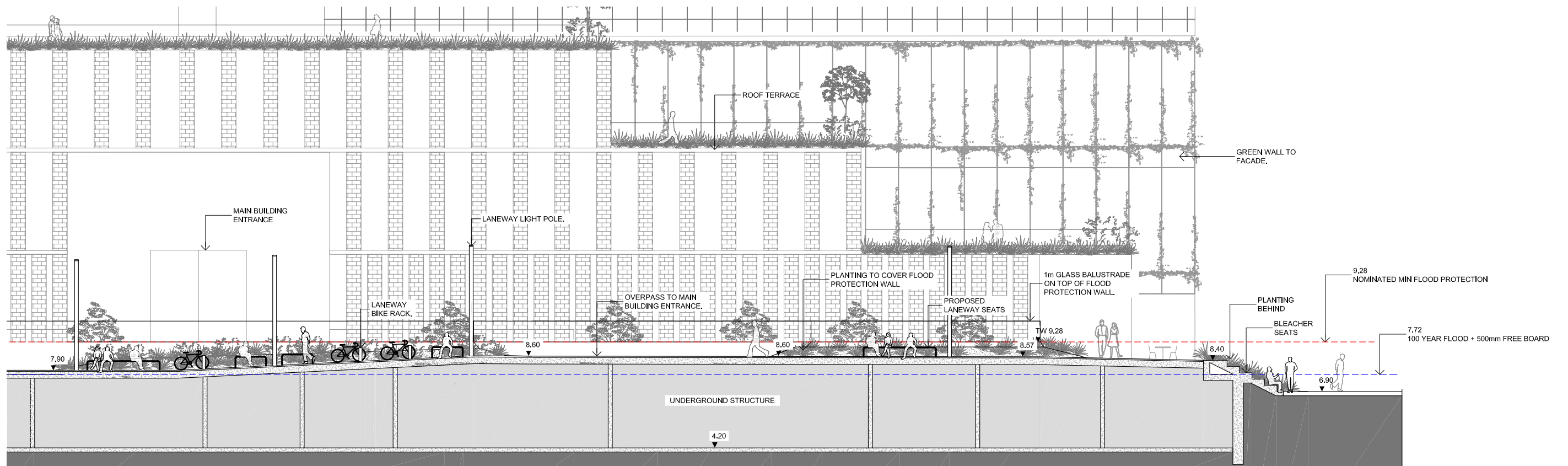


1. SUNKEN GARDEN SECTION 1:200 @ A3



2. GEORGE STREET INTERFACE SECTION 1:50 @ A3

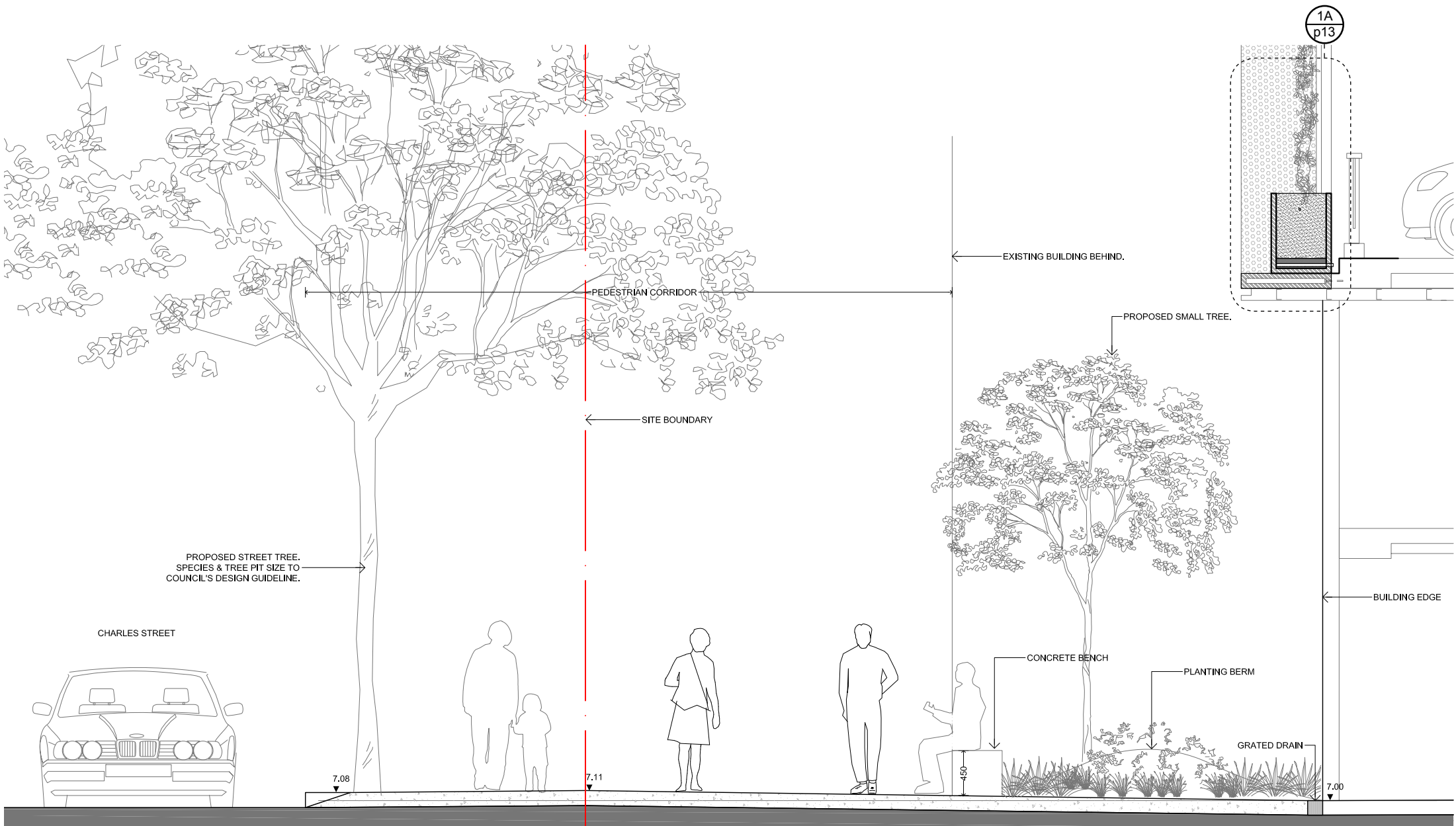




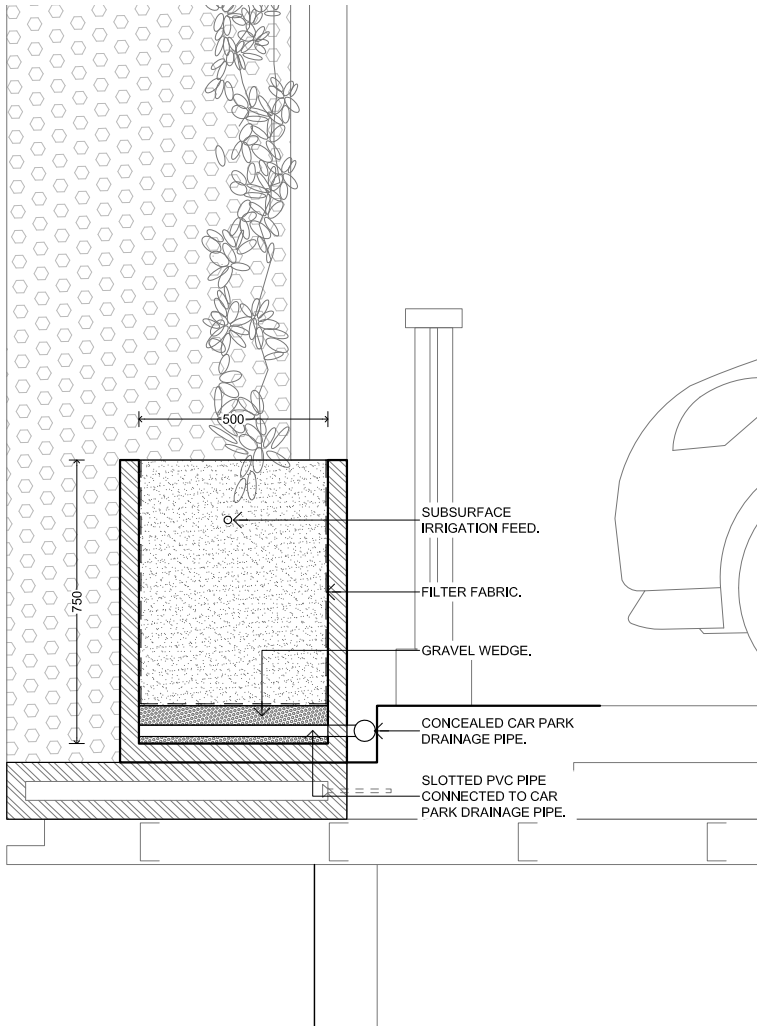
1. THROUGH-SITE LINK SECTION 1:200 @ A3



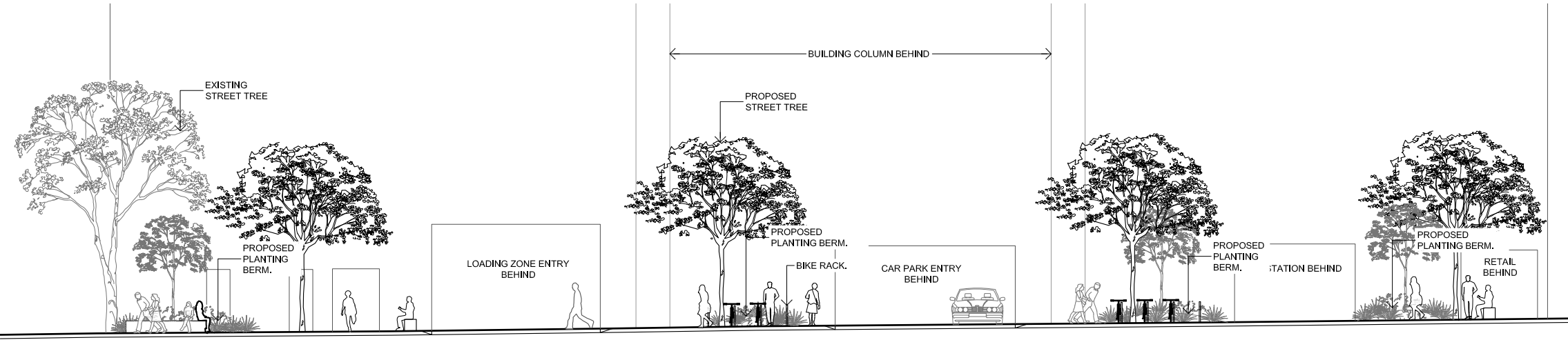
LANDSCAPE SECTIONS



1. CHARLES STREET SECTION 1:50 @ A3



1A. GREEN SCREEN PLANTER DETAIL 1:20 @ A3



2. CHARLES STREET ELEVATION 1:200 @ A3



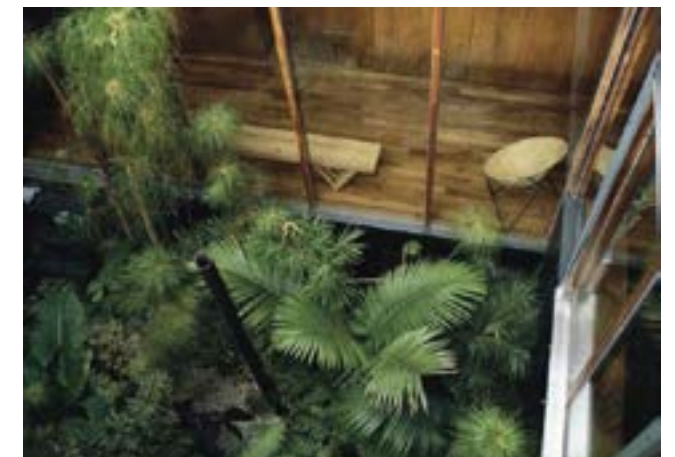


PROPOSED GREEN EDGES



PROPOSED GREEN SCREEN TO BUILDING FACADE





PROPOSED SUNKEN GARDEN



**3D VIEWS**  
CHARLES STREET INTERFACE



PROPOSED PLANTING BERMS



LANEWAY PAVING



STONE UNIT PAVING TO MATCH 105 PHILLIP STREET NEW LANE



GRANITE STEPS

STREET PAVING



PEDESTRIAN STREET PAVING & TREE PIT TO COUNCIL STANDARD



TRAFFICABLE STREET PAVING TO COUNCIL STANDARD

SUNKEN GARDEN PAVING



STONE PAVING STRIP WITH LAWN TO SUNKEN GARDEN

PODIUM TERRACE PAVING



UNIT PAVING TO PODIUM TERRACES

FURNITURE & FIXINGS



CONCRETE BENCH WITH PLANTING BERM



FOLDED STEEL BENCH TO LANEWAY

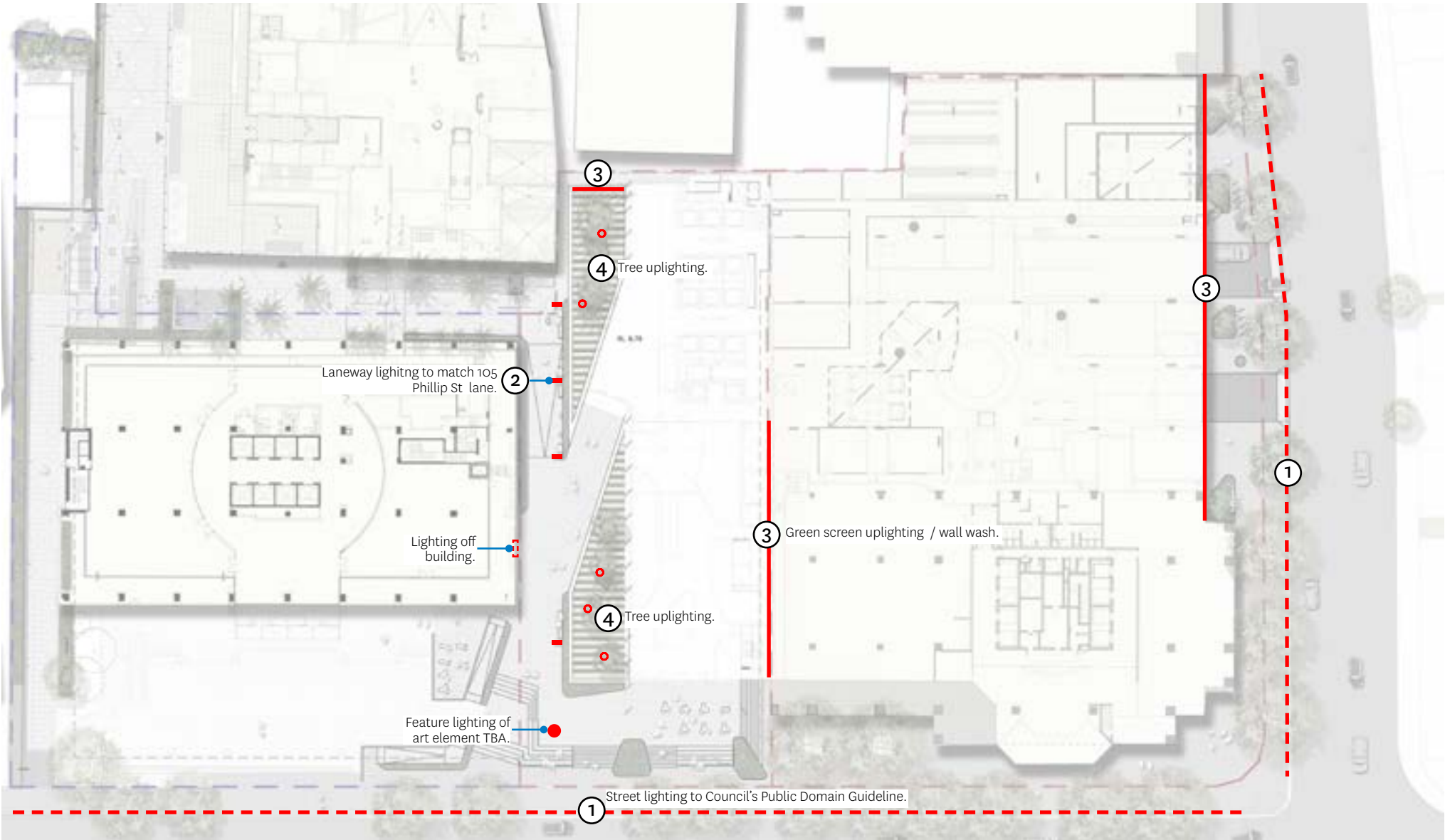


LANEWAY BIKE RACKS



STREET BIKE RACK TO PCC PDG - SFA SEMIHOOP (OR EQUAL)





① Street lighting to Council's Public Domain Guideline.  
Large multi function pole (10m).



② Laneway lighting to match 105 Phillip St lane.  
WE-EF VFL520 LED (700mA) 108-1502. (or equal)

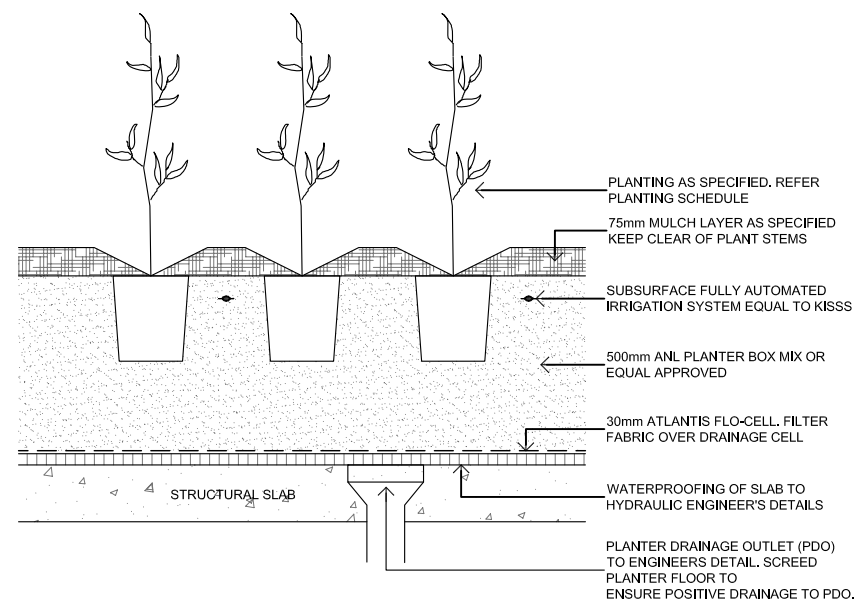


③ Green screen uplighting / wall wash.

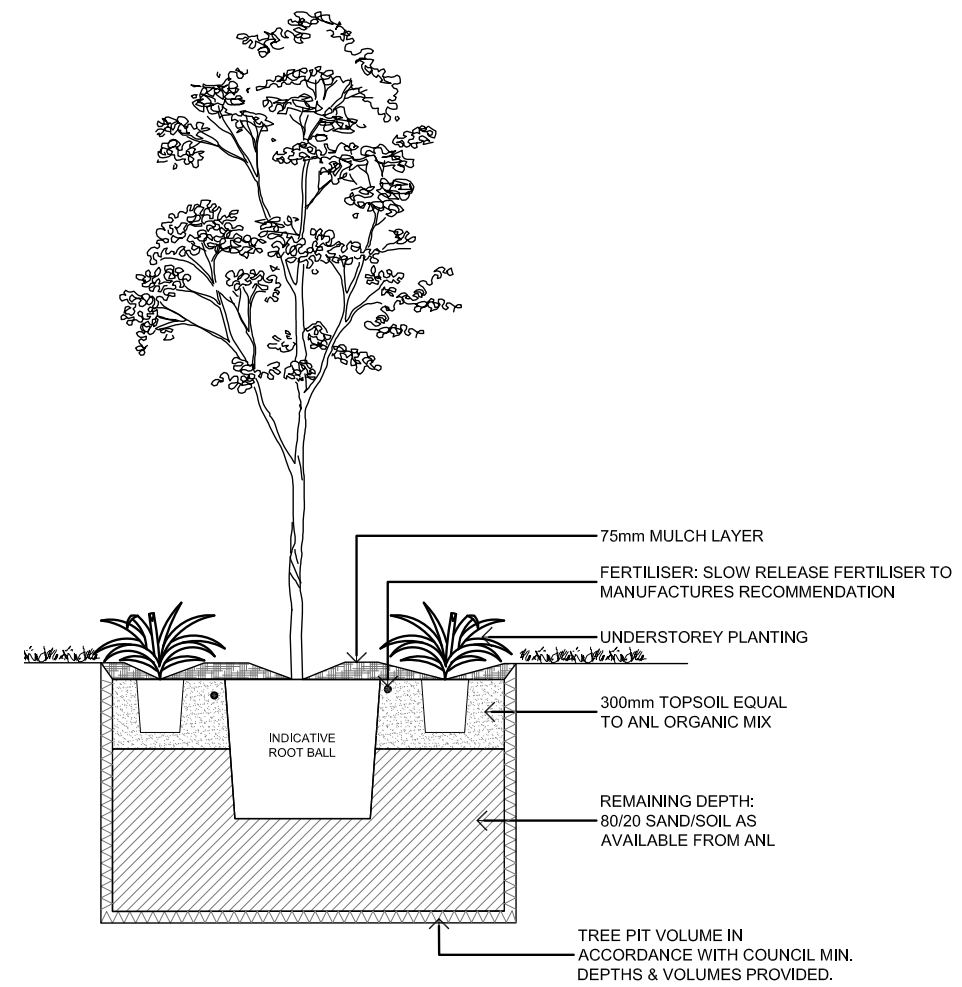


④ Tree uplighting.





1. TYPICAL MASS PLANTING ON STRUCTURE 1:20 @ A3



2. TYPICAL TREE PLANTING ON DEEP SOIL 1:40 @ A3



TREE PALETTE

STREET TREES		
Botanical Name	Common Name	Pot Size / Installation size
PH - Platanus x hybrida	Plane Tree	400L

TREES		
Botanical Name	Common Name	Pot Size / Installation size
TL - Tristaniopsis laurina	Water Gum	200L

**NOTE:**  
Refer Landscape Plan for proposed street tree locations.



Platanus x hybrida



Tristaniopsis laurina

UNDERSTOREY PALETTE

GROUNDCOVERS, CLIMBERS & SHRUBS		
Botanical Name	Common Name	Pot Size / Installation size
Aspidistra elatior	Cast Iron Plant	140mm
Calathea zebrina	Zebra plant	200mm
Cordyline glauca	Green Ti Plant	200mm
Cordyline rubra	Red Leaf Cordyline	200mm
Ilex crenata	Japanese Holly	300mm
Dietes iridioides	wood iris	200mm
Liriope gigantea	Giant Liriope	140mm
Philodendron 'Xanadu'	Xanadu	150-200mm
Syngonium podophyllum	African evergreen	140mm
Syzygium 'Cascade'	Cascade Lilly-Pilly	45L
Trachelospermum asiaticum	Asiatic Jasmine	140mm



Dietes iridioides



Cordyline rubra



Liriope gigantea



Philodendron 'Xanadu'



Cordyline glauca



Syzygium 'Cascade'



Aspidistra elatior



Syngonium podophyllum



Ilex crenata



Calathea zebrina



Trachelospermum asiaticum

**NOTE:**  
Planting arrangements and quantities to be provided during DD/Tender.



SUNKEN GARDEN TREE PALETTE

TREES		
Botanical Name	Common Name	Pot Size / Installation size
AC - Archontophoenix cunninghamiana	Banglow Palm	4m Trunk
HF - Hymenosporum flavum	Native Frangipani	400l
PM - Polyscias murrayi	Pencil Cedar	400L



Hymenosporum flavum



Polyscias murrayi



Archontophoenix cunninghamiana

SUNKEN GARDEN GROUND COVER

GROUND COVER		
Botanical Name	Common Name	Pot Size / Installation size
Dr - Dichondra repens	Kidney Weed	140mm
Ds - Dichondra 'Silver Falls'	Silver Dichondra	140mm



Dichondra repens



Dichondra 'Silver Falls'

GREEN SCREEN CLIMBERS

GROUND COVER		
Botanical Name	Common Name	Pot Size / Installation size
Bh - Billardiera heterophylla	Bluebell Creeper	140mm
Hc - Hedera canariensis	Canarian Ivy	140mm
Hs - Hibbertia scandens	Snake Vine	140mm
Pv - Pyrostegia venusta	Orange Trumpet Creeper	140mm
Tj - Trachelospermum jasminoides	Star Jasmine	140mm



Billardiera heterophylla



Hedera canariensis



Hibbertia scandens



Pyrostegia venusta



Trachelospermum jasminoides

**NOTE:**  
Planting arrangements and quantities to be provided during DD/Tender.



TREE PALETTE

TREES		
Botanical Name	Common Name	Pot Size / Installation size
Tristaniopsis laurina	Water Gum	200L
Cupaniopsis anacardioides	Tuckeroo	200L
Acmena smithii	Common Lilly Pilly	200L



Tristaniopsis laurina



Acmena smithii

UNDERSTOREY PALETTE

GROUNDCOVERS, CLIMBERS & SHRUBS		
Botanical Name	Common Name	Pot Size / Installation size
Syzygium sp.	Lilly Pilly	200mm
Acmena 'Allyn Magic'	Dwarf Lilly Pilly	200mm
Cordyline 'Electric Pink'	Electric Pink Cordyline	300mm
Cordyline 'Glaucia'	Ti Plant	300mm
Cordyline 'Torbay Dazzler'	Cordyline Torbay Dazzler	300mm
Cycas revoluta	Sago Palm	300mm
Dianella 'Revelation'	Flax lily	150mm
Liriope 'Evergreen Giant'	Evergreen Giant.	200mm
Billardiera heterophylla	Bluebell Creeper	140mm
Hibbertia scandens	Snake Vine	140mm
Hedera canariensis	Canarian Ivy	140mm
Trachelospermum jasminoides	Star Jasmine	140mm



Syzygium sp.



Acmena 'Allyn Magic'



Cordyline 'Electric Pink'



Cordyline 'Glaucia'



Cordyline 'Torbay Dazzler'



Cycas revoluta



Liriope 'Evergreen Giant'



Dianella 'Revelation'

**NOTE:**  
Planting arrangements and quantities to be provided during DD/Tender



Billardiera heterophylla



Hibbertia scandens



Hedera canariensis



Trachelospermum jasminoides



APPROACH

Our design approach begins with connecting and activating the site. The planned revival of 105 Phillip Street through-site link and Barrack Lane, with quality materials and detailing of custom elements, will set a new benchmark for laneway upgrades in Parramatta. Our design directly responds to the design of 105 Phillip Street through-site link by carrying through the ground plane of stone unit paving, and greening the urban landscape.

The public domain will consist of generously proportioned pathways, supported by landscape wherever appropriate to contribute to the urban ecology. Seating is also integrated with planting along Charles St to rejuvenate the public domain; encouraging people to take respite and engage with city life on their journey along the street.

The proposed trellis frame structure will deliver life & greenery to the existing blank facades of 150 George St that interface with the street, screening unsightly infrastructure and helps mitigate the perceived bulk and scale of the building.

The landscape response seeks to offer a diversity of external spaces to enhance and contribute to the work and living place experience. The design responds to key desire lines & creates a clear hierarchy of spaces, abstracting the architectural language to inform the spatial arrangement and geometry of the public domain and podium landscapes.

Vegetation is proposed to augment indigenous biodiversity, moderate environmental conditions, complement vertical building scale and forms, enhance privacy, provide a presence of lush greenery on the rooftops, and offer a rich communal landscape setting.

URBAN ELEMENTS

Elements such as paving, furniture, screening and lighting will be developed further during detailed design. Refer plans and page 17 for proposed materials & finishes.

PLANTING DESIGN

The planting design has been developed in order to provide a lush and rich visual aesthetic. Complimentary foliage, colour and textures have been selected to ensure visual harmony.

A range of species including local native and exotic will be used to promote biodiversity and robustness within the planting scheme. Low-growing plant species will be located where appropriate to ensure clear views and site lines.

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

The habit and form of canopy trees will provide a dappled filigree of light and shade providing environmental amelioration year round.

The soil volume will be provided as per City of Parramatta’s requirement.

Plant Type	Min soil Depth	Min Soil Volume
Large trees (over 8m high)	1.3m	150m³
Medium trees (2m-8m high)	1m	35m³
Small trees (up to 2m high)	800mm	9m³
Shrubs and ground cover	500mm	n/a

AMENITY

Solar access and natural ventilation have been maximised by selecting a variety of tree species to suit varying requirements throughout the site. Deciduous and light-canopied trees have been nominated in close proximity to building facades.

Visual privacy needs have been addressed in the planting design. The desire for an outlook to public areas is balanced with the need for privacy internally and externally, during day and night.

The design acknowledges the opportunity to provide communal open space and take advantage of elevated views to George St. The outdoor dining terrace will provide a weather protected external meeting place for large & small groups; formal & informal.

ACCESSIBILITY

All workers of 140 George Street can access and enjoy communal areas. Universal access to AS1428 has been incorporated into communal spaces, connecting walkways and building entries without compromising design quality.

Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that workers and patrons can access site amenities comfortably. Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building entries and service areas.

DRAINAGE

The detailed design will specify drainage cell to all soft landscape zones on structure. Design of the landscapes considers minimum freeboard requirements. The sunken garden space will be appropriately drained.

IRRIGATION

Irrigation will be included as a design & construction item within the tender package. Irrigation will be provided to all soft landscape areas.

SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed

by individual species. For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Suggested material would equal Australian Native Landscapes ‘Low P’ mixture. In areas where exotic species are to be planted an industry standard organic soil mixture will be provided. Consideration will be given to the planting arrangement to ensure species sensitive to nutrient will be grouped together.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. More importantly, the site-through link will be well-lit to provide safe passage through and around the site at all hours. The proposed laneway lighting will be consistent with the 105 Phillip Street to provide continuity and strengthen the urban link through to Parramatta River.

PLANT ESTABLISHMENT & MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include ‘works to date’ information with all progress payment invoices. Works will include, but not be limited to:

- monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- suppression of weed growth.
- low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements and,
- selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.