



URBIS

LAKE BUSINESS PARK

11-13 LORD STREET, BOTANY

DEVELOPMENT APPLICATION

Prepared for

DEXUS

24th October 2018

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CONTENTS

INTRODUCTION	4
DESIGN RESPONSE	5
Methodology	5
Plant establishment maintenance	5
Tree Retention Strategy	6
TREE RETENTION STRATEGY	7
SITE ANALYSIS	8
PUBLIC DOMAIN OPPORTUNITIES	9
ACCESS & CIRCULATION	10
PUBLIC DOMAIN PROGRAM	11
GUIDING PRINCIPLES	13
LANDSCAPE PLAN	14
DETAIL LANDSCAPE PLAN	15
DETAIL LANDSCAPE PLAN	16
DETAIL LANDSCAPE PLAN	17
DETAIL LANDSCAPE PLAN	18

DETAIL LANDSCAPE PLAN	19
PRECEDENT IMAGERY	20
LANDSCAPE SECTIONS	22
PLANTING STRATEGY	23
MATERIALS STRATEGY + PALETTE	24
TYPICAL LANDSCAPE DETAILS	25
TYPICAL LANDSCAPE DETAILS - TREES IN PAVING	26

INTRODUCTION

This Landscape Architectural report presents the landscape design philosophy for the proposed development at 11-13 Lord Street, Botany.

The landscape proposal has been prepared after review of, and in compliance with Council's DCP - Landscape Code, DA application checklist and in accordance with the Apartment Design Guidelines.

Site Context

Lord Street sits at the northern end of Botany town centre. It provides an attractive landscape setting for a major established employment precinct containing Lakes Business Park and Sir Joseph Banks Corporate Park.

The site currently consists of two commercial buildings which its within an extensive car park serviced by multiple vehicular access points to Lord Street.

Lord Street frontage consists of a mature tree avenue and WSUD detention basin. The western and southern boundary interfaces primarily consists of existing commercial developments with a small pocket of converted residential at the south-west corner.

Existing Boralee Park to the east/south-east provides connection to public recreation including sport fields, local playground and pedestrian links to near by Botany Aquatic Centre and residential developments

Development Proposal

The proposed development involves the construction of a new industrial warehouse building (building C) and modification improvements of building A & B.

The landscape incorporates public domain and pedestrian through link; retail/ food & beverage frontages; commercial lobbies; car park upgrades.

The application also look to, where possible, retain and enhance the significant vegetation on site including the strong tree avenue and WSUD planting along Lord Street. The existign native shrub plantign to the southern bounday is also imortant to provide screening and natural buffer to the adjacent residential and commercial propoerties.



Existing Carpark



Existing trees along Lord Street

DESIGN RESPONSE

METHODOLOGY

Commercial Precinct

- Commercial shop lobby's facing Lord Street will be highlighted with lush planting upgrades, ornamental trees and seating opportunities.
- Installation of car park tree planting where possible to soften commercial building mass, provide shade and increase public amenity.
- Lush three tiered planting to southern boundary to screen existing commercial and residential buildings. Tiered Planting consisting of Trees, shrubs and grasses/ groundcovers.

Public Domain

- Retention of concrete footpaths within commercial precinct. Upgrading where required.
- Strengthening pedestrian connections through existing WSUD landscape with raised timber board walks.
- New pedestrian priority crossing points/connections to the food & beverage precinct with higher finish pavement materials.
- Food & beverage forecourt to the north-east will provide a site address, consisting of low feature planting under existing trees, bench seating and pedestrian lighting.
- To increase visual connection into the site , all medium height vegetation under the existing Lord Street tree avenue is proposed to be removed.

Food & Beverage/Retail Precinct

- Outdoor retail/cafe seating areas will be complemented with high quality paving finishes.
- Ornamental trees along the retail frontage will be integrated into the new awning extensions, providing public amenity through screening of the building mass, breakup of the extensive paving and separation from the adjacent parking.
- Pedestrian through link finished with high class paving provides flexibility to adjacent retail and weekend event opportunities. Overhead catenary allows for lighting and public art installations, providing a vibrant ceiling to below activities.
- Lobby's to Building A Level 2 offices and childcare will be sleek and subtle. Lobby's will be highlighted with; ornamental trees, feature seating and small lawn squares. Lobby squares will provide customer relief between retail/food & beverage activated frontages.
- Existing eastern road will be upgraded with high quality paving material creating a pedestrian priority thoroughfare to the food & beverage/retail precinct.

Lighting

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

Water Management

- Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- Where possible storm water runoff will be directed to the lawn and garden beds.
 - All soft landscape zones on structure will be detailed to have subsurface drainage.

- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

PLANT ESTABLISHMENT MAINTENANCE

Maintenance Notes:

General

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

Watering

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,

- adjust / replace stakes and ties
- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

Compliance

- Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident.
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter
- all non-conformance reports and defects notifications have been closed out.
- plant maintenance compliance schedule:

Pruning

- Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.

Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

Plant Material	Acceptable failure per area	Acceptable concentration of failure
Tube stock given location*	<10%	<15% in any
100-150mm given location*	<5%	<15% in any
45L	<nil	nil%
Turf	<5%	nil%
Trees (200L/400L/1000L/ Trunk)	< nil%	< nil%

Fertilising

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

Completion

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

Drainage & Watering Strategy

- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- all irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;
- Low water demand shrub planting is proposed.
- Refer detail on drawings page 25 for 'on grade' and 'on slab' drainage intent.

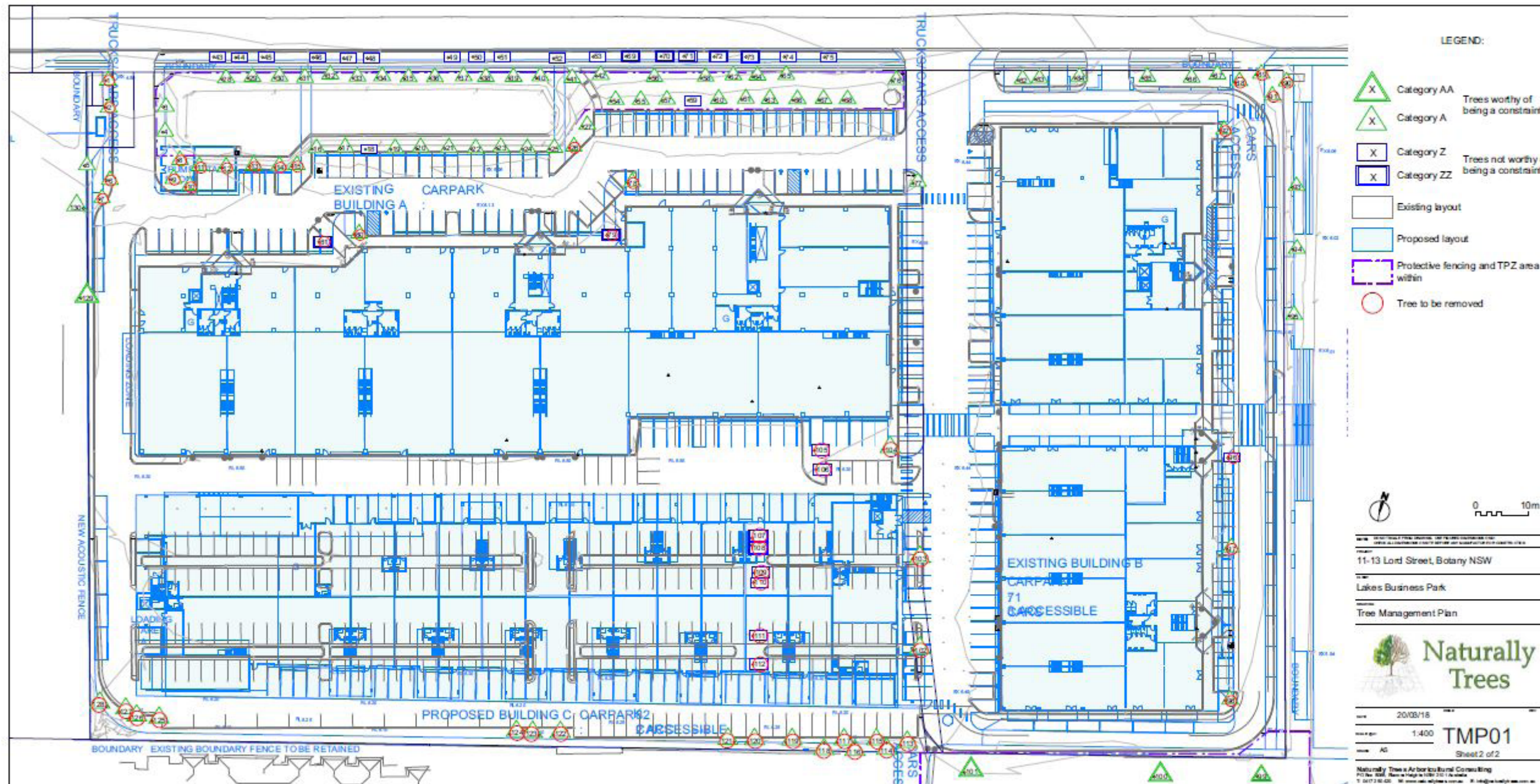
Safety and Security

- An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;
- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;
 - All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
 - All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
 - Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

TREE RETENTION STRATEGY

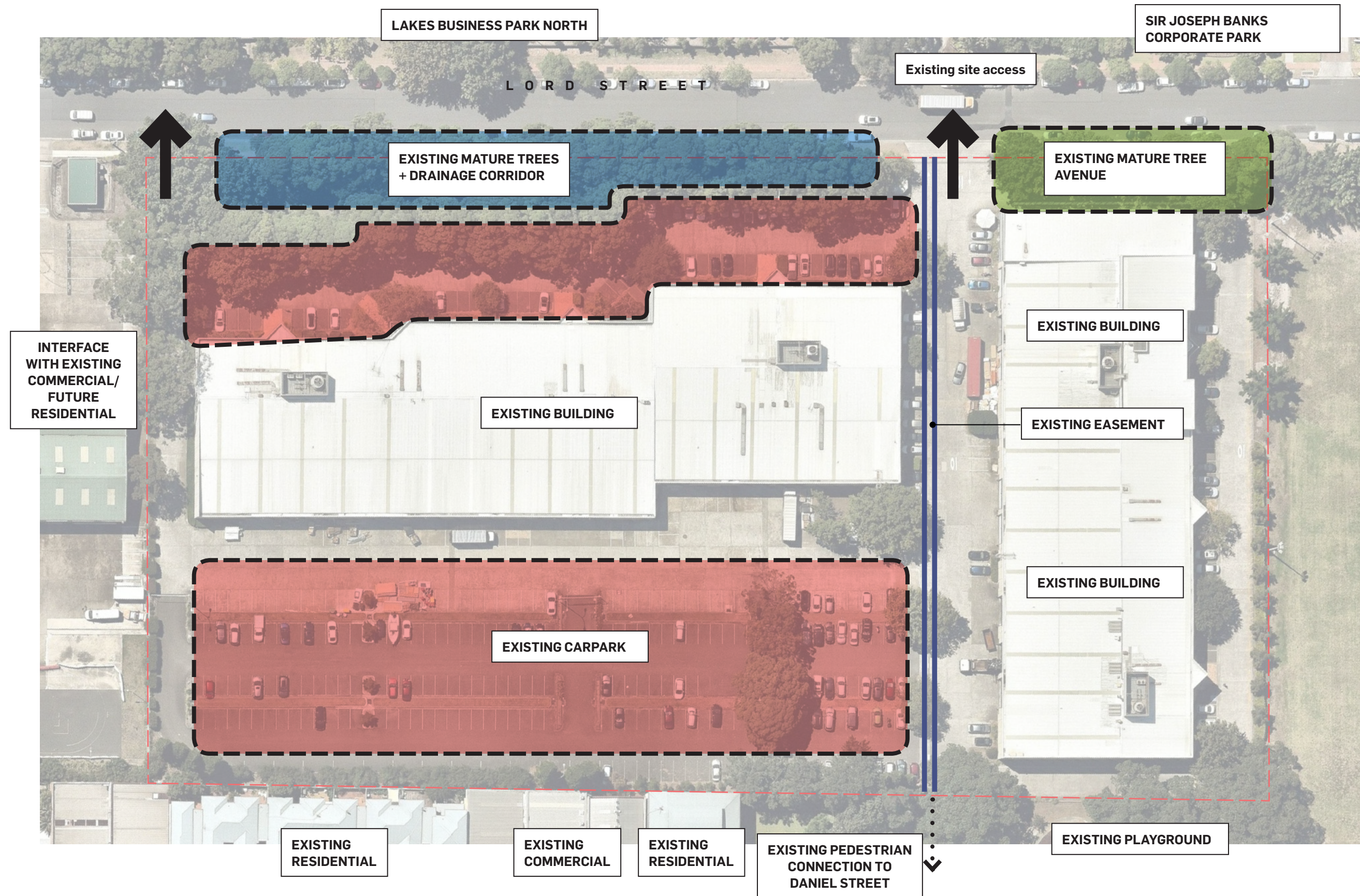
- Refer to Naturally Trees arborist report for detailed tree reports and species.
- Existing trees associated with car park upgrade works and new entry off Lord Street to be removed.
- Existing trees in proposed Building C location to be removed.
- Tree retention and protection to existing Ficus trees along Booralee Park interface.
- Retain where possible trees along southern and western boundary including the Araucaria columnaris (Hoop Pine). Replacement trees to be native to the Botany area
- Retain and enhance the existing native shrub vegetation along the southern boundary to maintain screening to adjacent commercial and residetial properties.
- Tree protection will be carried out as per arborist report

TREE RETENTION STRATEGY

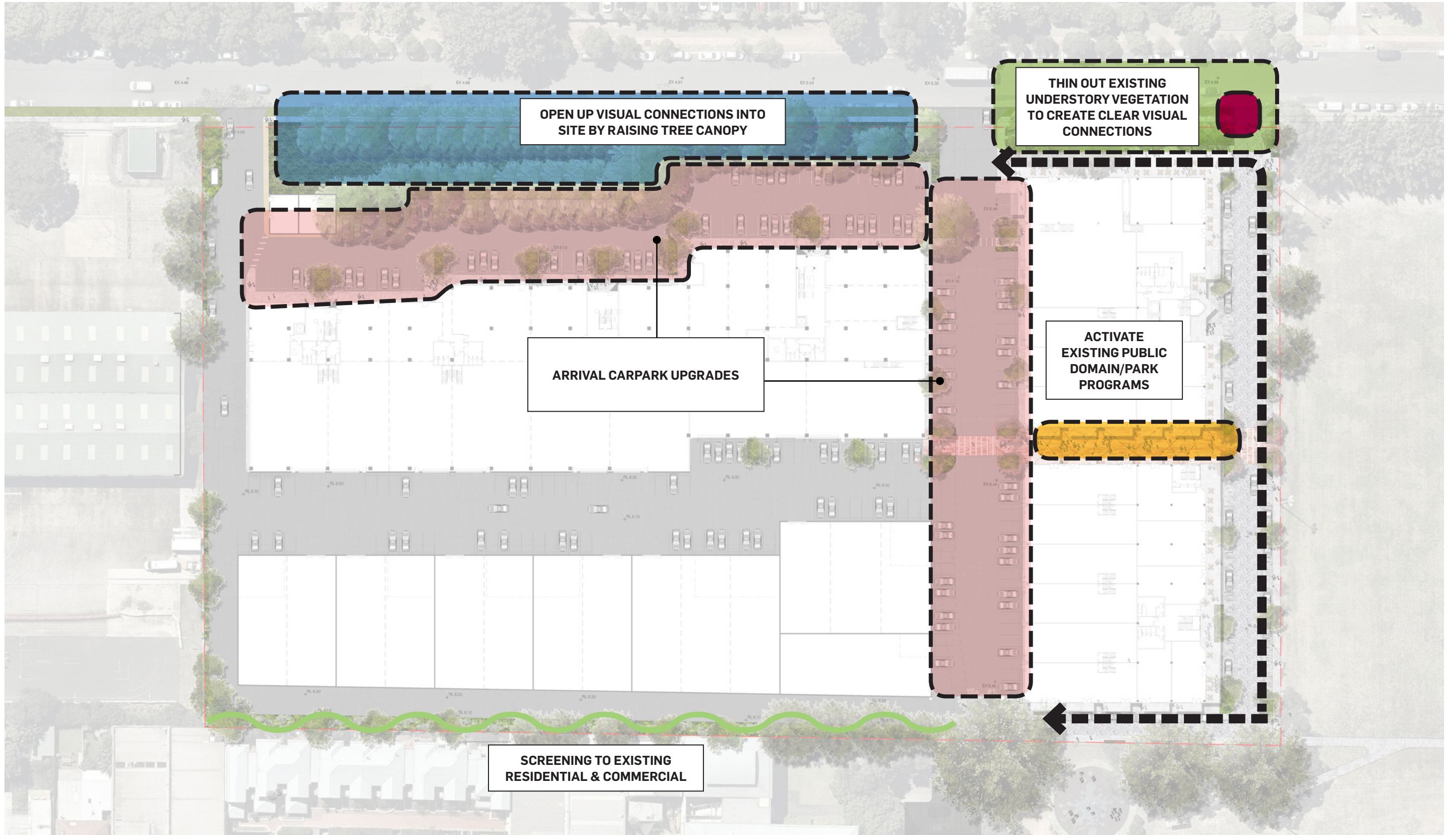


Extracted from Naturally Trees arborist report.
Refer full report for full details of species & tree protection measures.

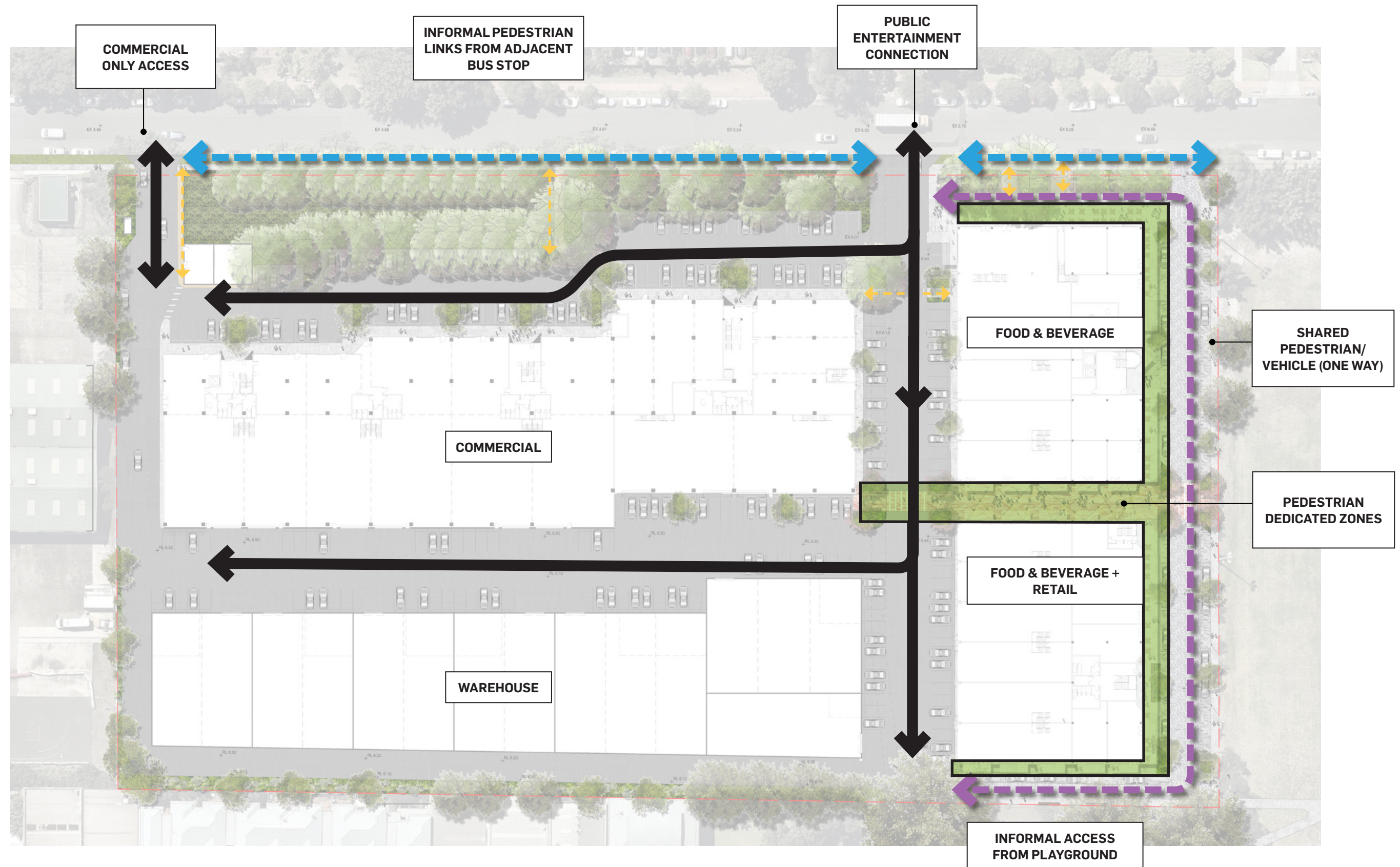
SITE ANALYSIS



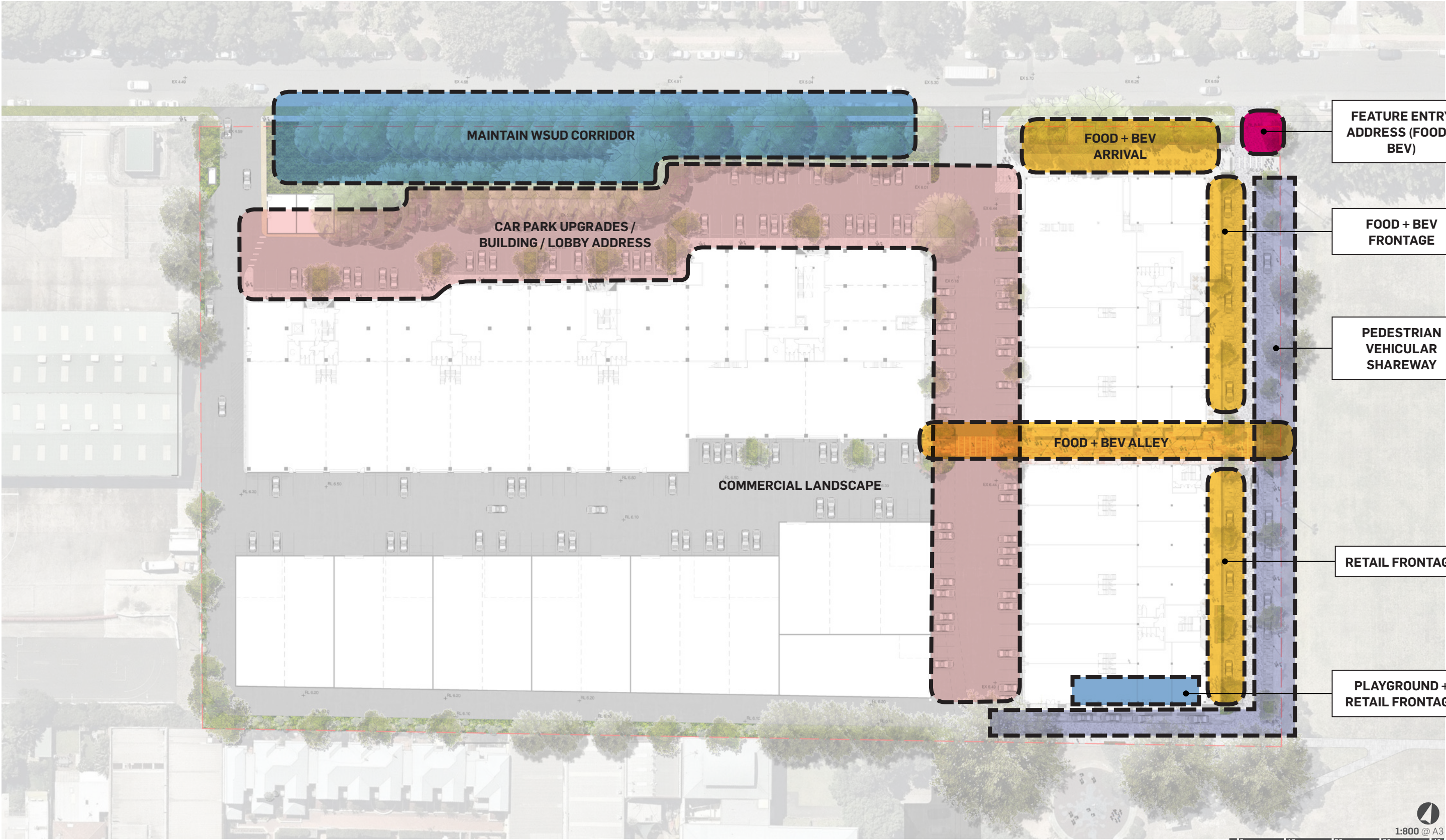
PUBLIC DOMAIN OPPORTUNITIES



ACCESS & CIRCULATION



PUBLIC DOMAIN PROGRAM





LANDSCAPE DESIGN RESPONSE

GUIDING PRINCIPLES

COMMERCIAL



- Distinctive arrival
- Open + welcoming entrances
- Vernacular streetscape
- Open & flexible public amenity

PUBLIC DOMAIN



- Occupied spaces of flexible use
- Series of destinations
- Connecting to the community
- Series of connected spaces
- Vibrant exchange of public engagement

FOOD & BEVERAGE/RETAIL



- Provision of high quality facilities
- A visually rich landscape of varying character
- Supporting a vibrant Lord Street residential & employment precinct
- Flexibility of spaces

LANDSCAPE PLAN



- Notes**
- | | | | | |
|---------------------------------|-------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------|-------------------------------------------|
| 1 Existing trees to be retained | 3 Pedestrian crossing | 5 Screening to adjacent commercial | 7 Tree blisters in parking bays | 9 Proposed pump station location |
| 2 Pedestrian crossing over WSUD | 4 Additional trees in car parking bays. No loss of additional car parks | 6 Shrub + tree screening to existing residential | 8 Proposed street trees to Booralee Park | 10 Acoustic barrier refer acoustic report |
| [- - -] Development staging | | | | |

DETAIL LANDSCAPE PLAN

DETAIL PLAN A



Notes

- 1 Vehicle entrance

2 Existing trees in planting combined with seating + lighting
- 3 Small scape unit paved vehicular + ped shareway

4 Existing Booralee Park turf batter
- 5 Existing footpath + verge

6 Outdoor food and bev dining
- 7 Large scale pedestrian unit paving

8 Landscape entrances & retreat nodes
- 9 Bench Seating

10 Pedestrian/street lighting

DETAIL LANDSCAPE PLAN

DETAIL PLAN B

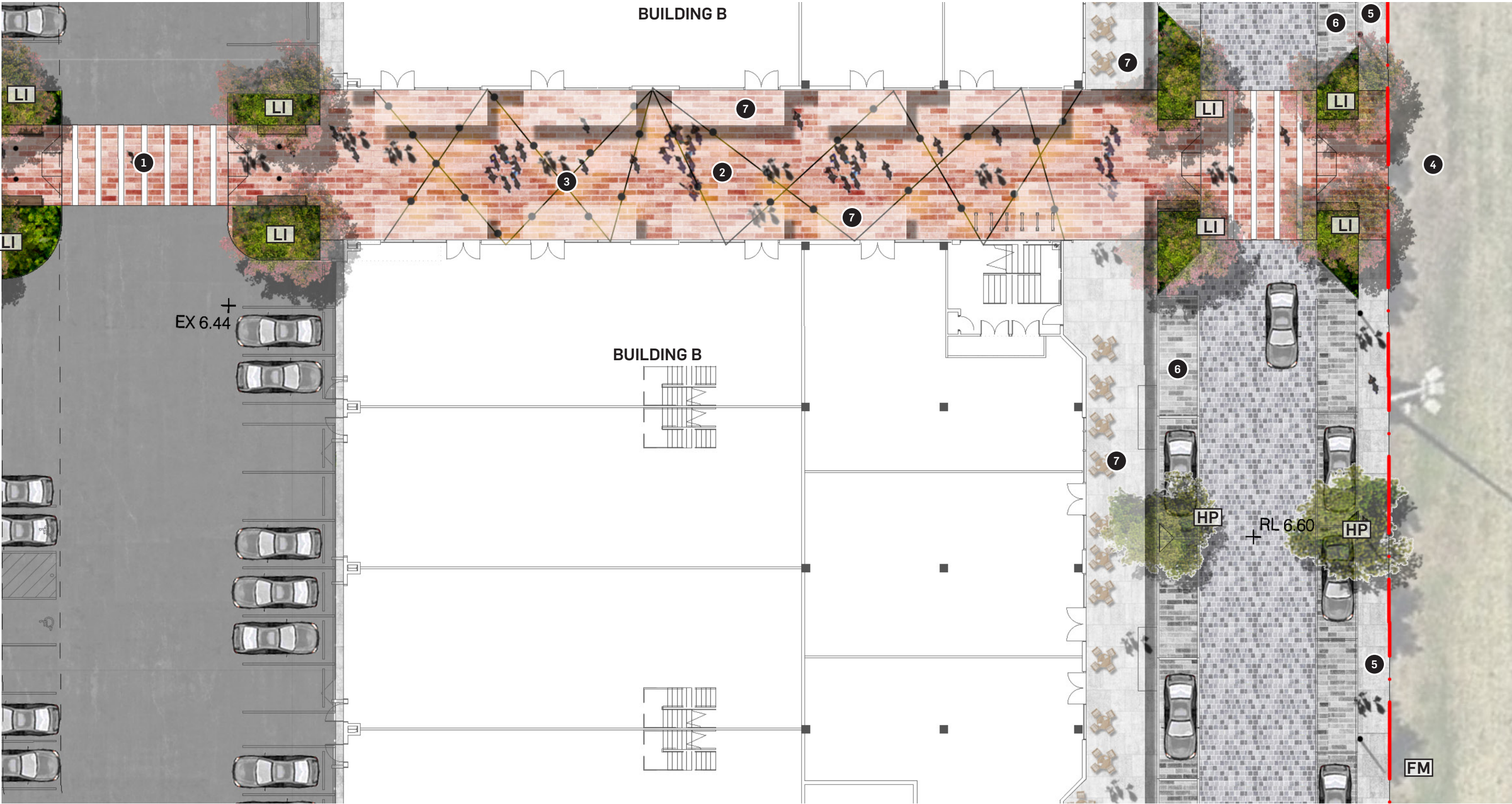


Notes

- | | | | | | | | |
|---|---------------------------------------|---|-------------------------------------------------------|---|-------------------------------|---|------------------------------------|
| 1 | Outdoor cafe dining | 3 | Internal lobby arrival | 5 | Pedestrian vehicular shareway | 7 | Existing Booralee Park turf batter |
| 2 | Lobby arrival lawn & feature planting | 4 | On street parking defined by kerb and paving variance | 6 | Pedestrian footpath | 8 | Existing trees |

DETAIL LANDSCAPE PLAN

DETAIL PLAN C

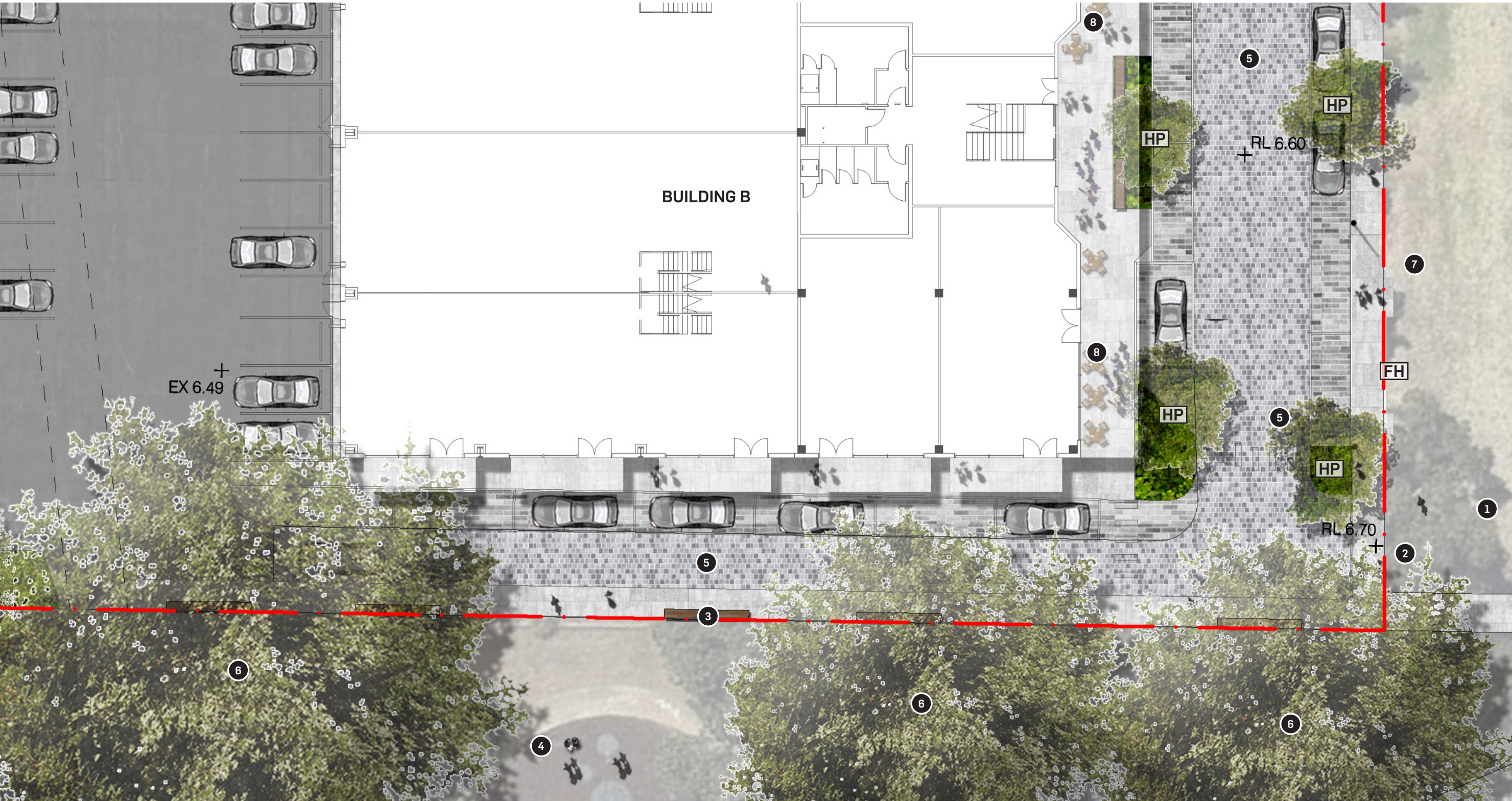


Notes

- | | | | | | | | |
|---|-------------------------------------------------|---|-----------------------------------------------|---|---------------------|---|-----------------------------------------------|
| 1 | Pedestrian crossing /
through link extension | 3 | Overhead catenary / public
art opportunity | 5 | Pedestrian footpath | 7 | Awnings over entrances to
retail frontages |
| 2 | Maintain clear pedestrian
link | 4 | Existing Booralee Park turf
batter | 6 | Parallel parking | | |

DETAIL LANDSCAPE PLAN

DETAIL PLAN D

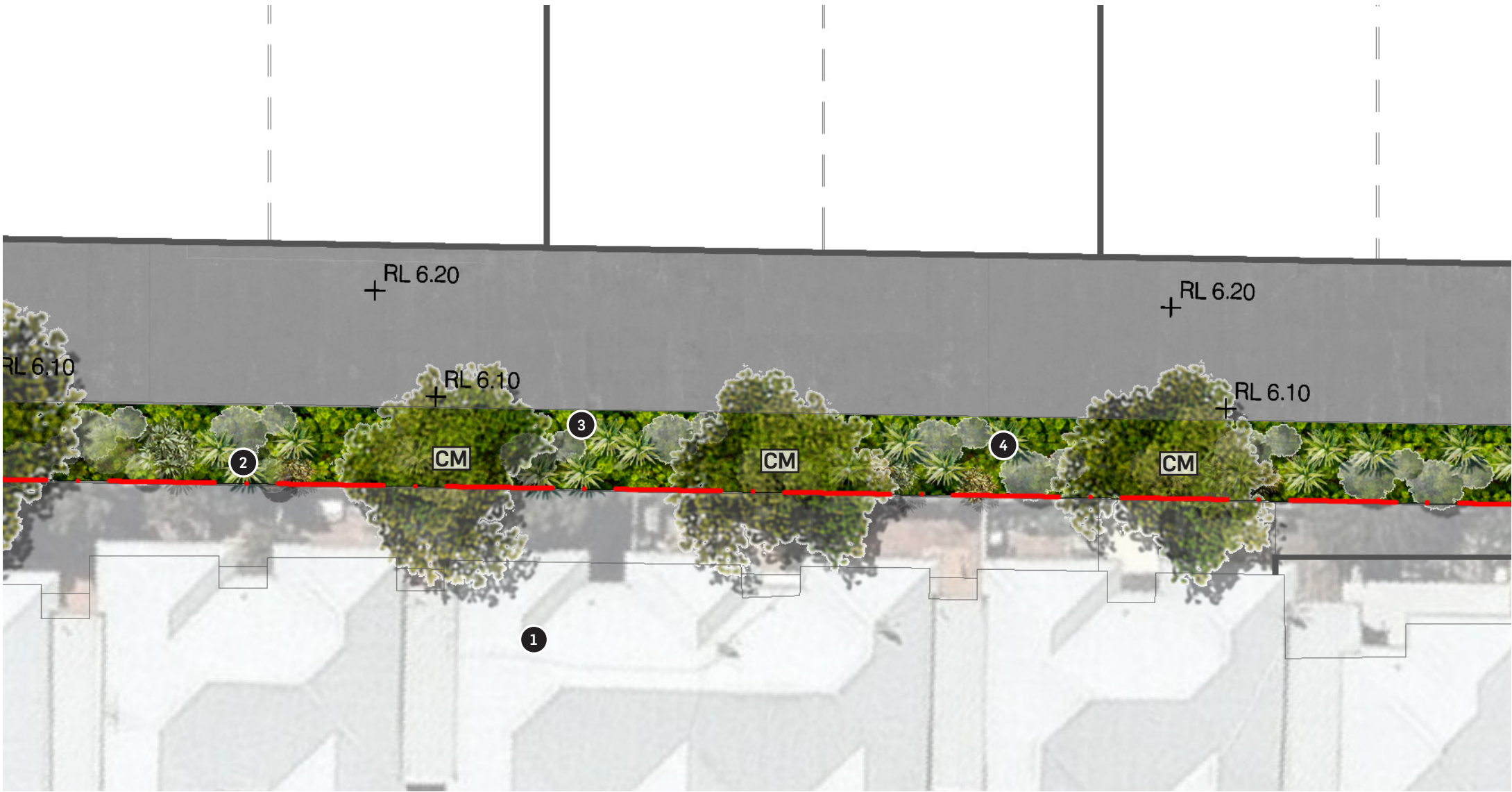


Notes

- | | | | | | | | |
|---|------------------------------------------------|---|------------------------------|---|-------------------------------|---|------------------------------------|
| 1 | Booralee Park interface | 3 | Bench seating | 5 | Pedestrian vehicular shareway | 7 | Existing Booralee Park turf batter |
| 2 | Gateway square to aquatic centre + residential | 4 | Existing playground adjacent | 6 | Existing trees | 8 | Outdoor cafe seating |

DETAIL LANDSCAPE PLAN

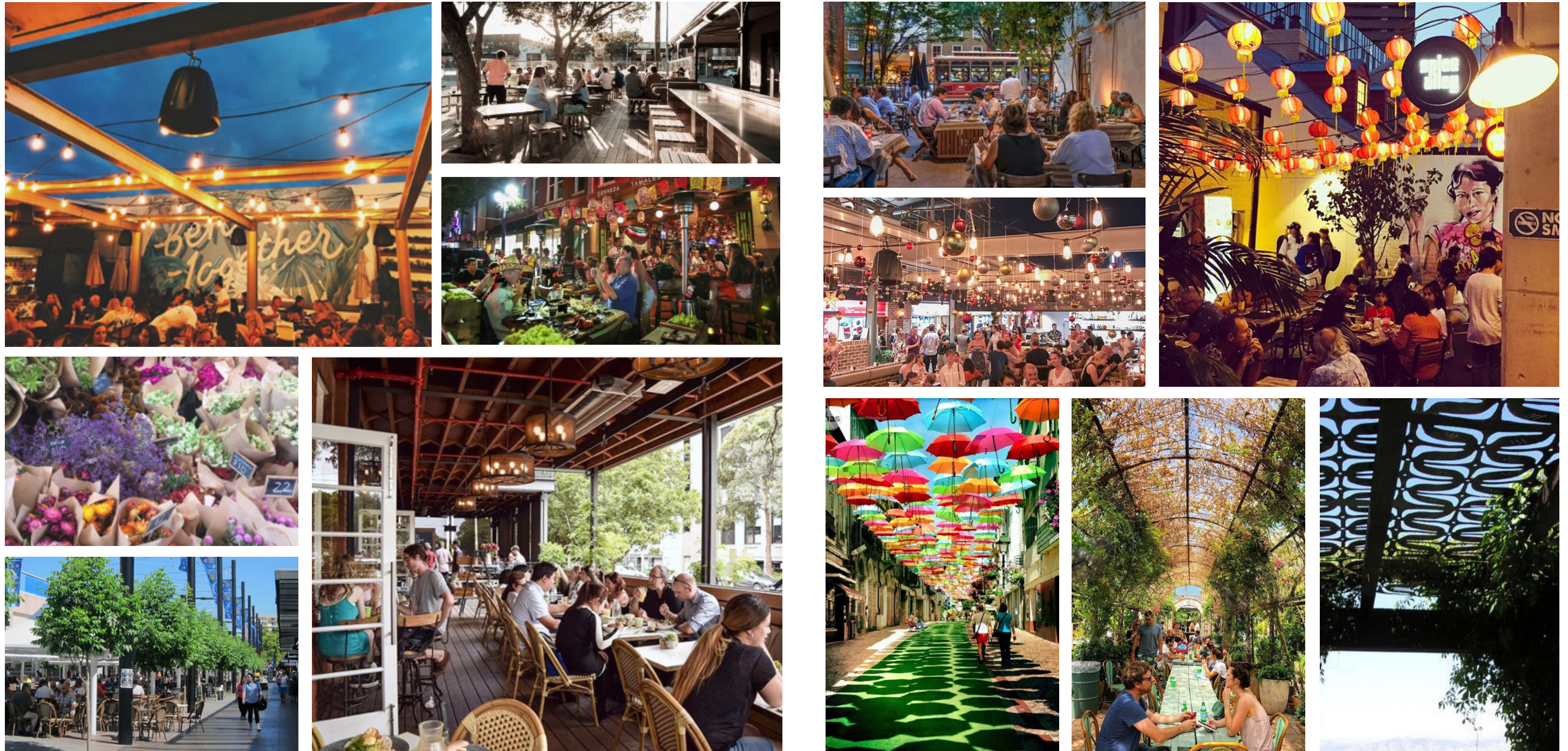
DETAIL PLAN E



Notes

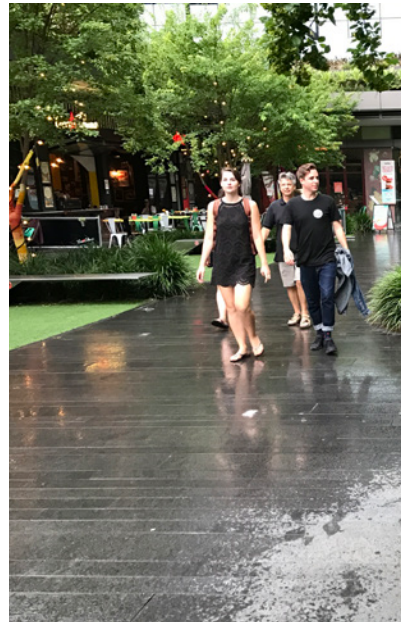
- | | | | |
|---|----------------------|---|----------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Existing residential | 3 | Retain existing shrub planting where achievable and enhance with similar planting where required to create a 3 tiered landscape buffer |
| 2 | Landscape buffer | 4 | Existing boundary fence to be retained |

PRECEDENT IMAGERY



FOOD AND BEVERAGE/RETAIL FRONTAGE

FOOD AND BEVERAGE ALLEY



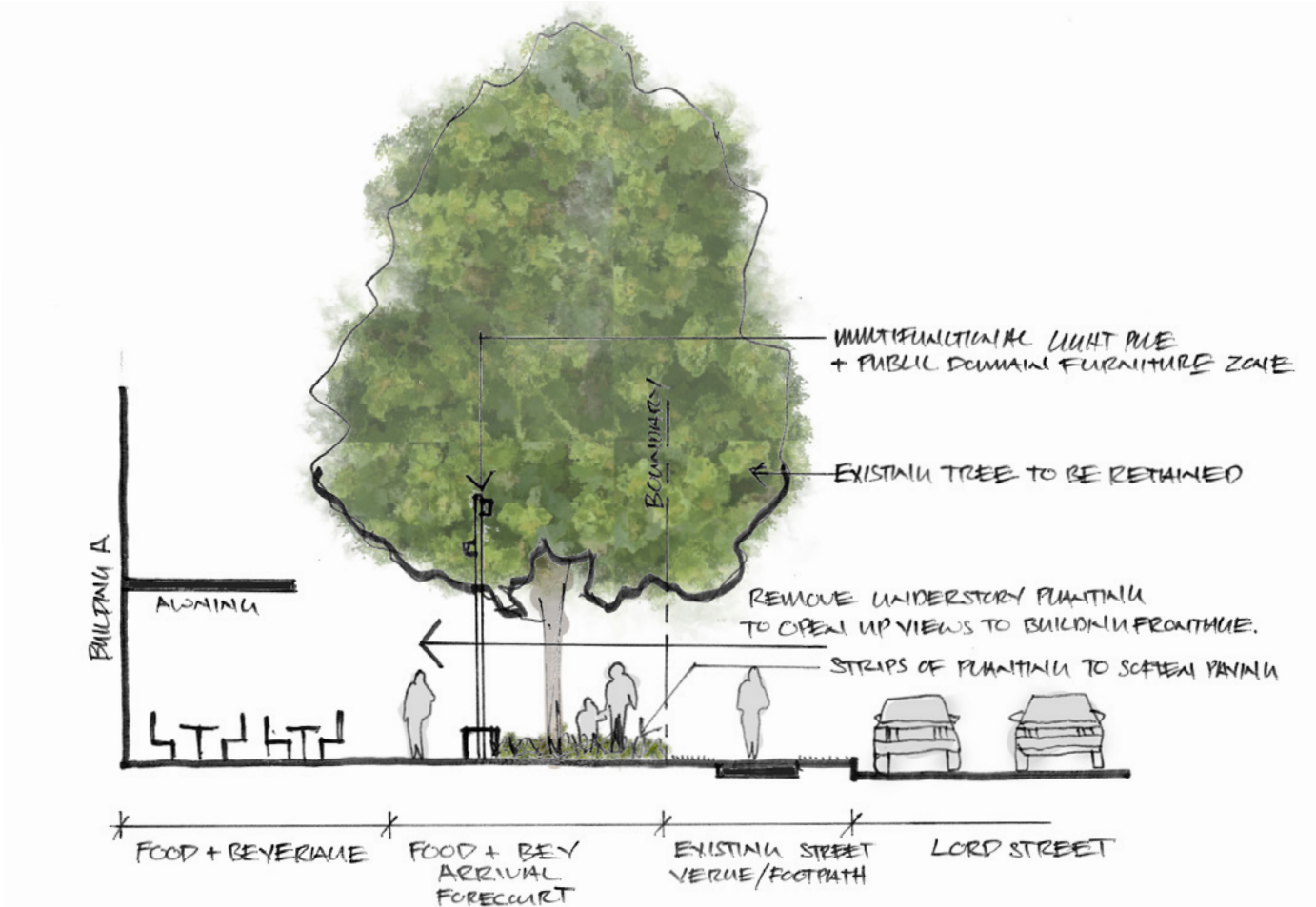
PEDESTRIAN & VEHICULAR SHAREWAY



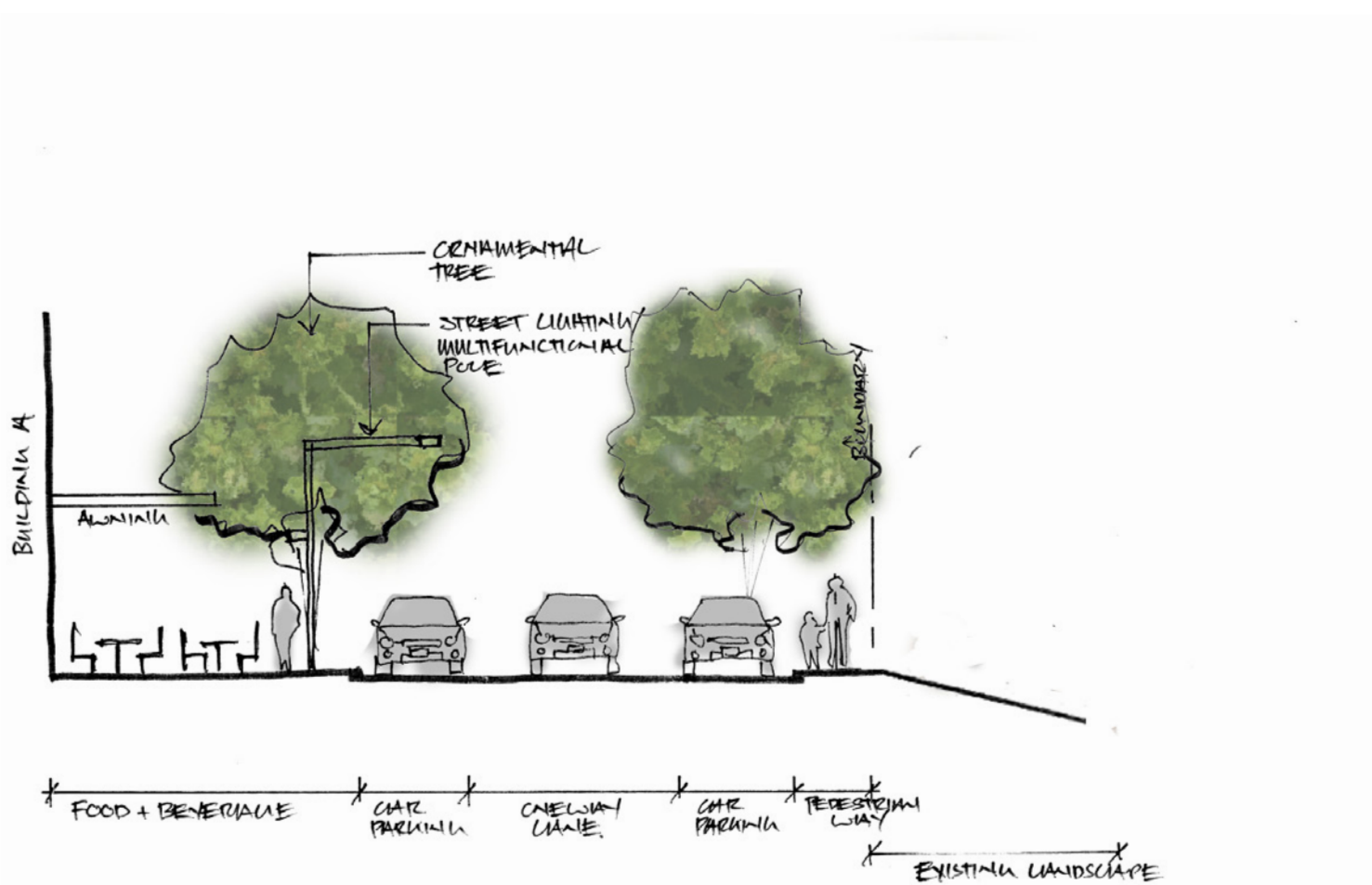
COMMERCIAL ARRIVAL / CAR PARKING

VERTICAL SCREENING

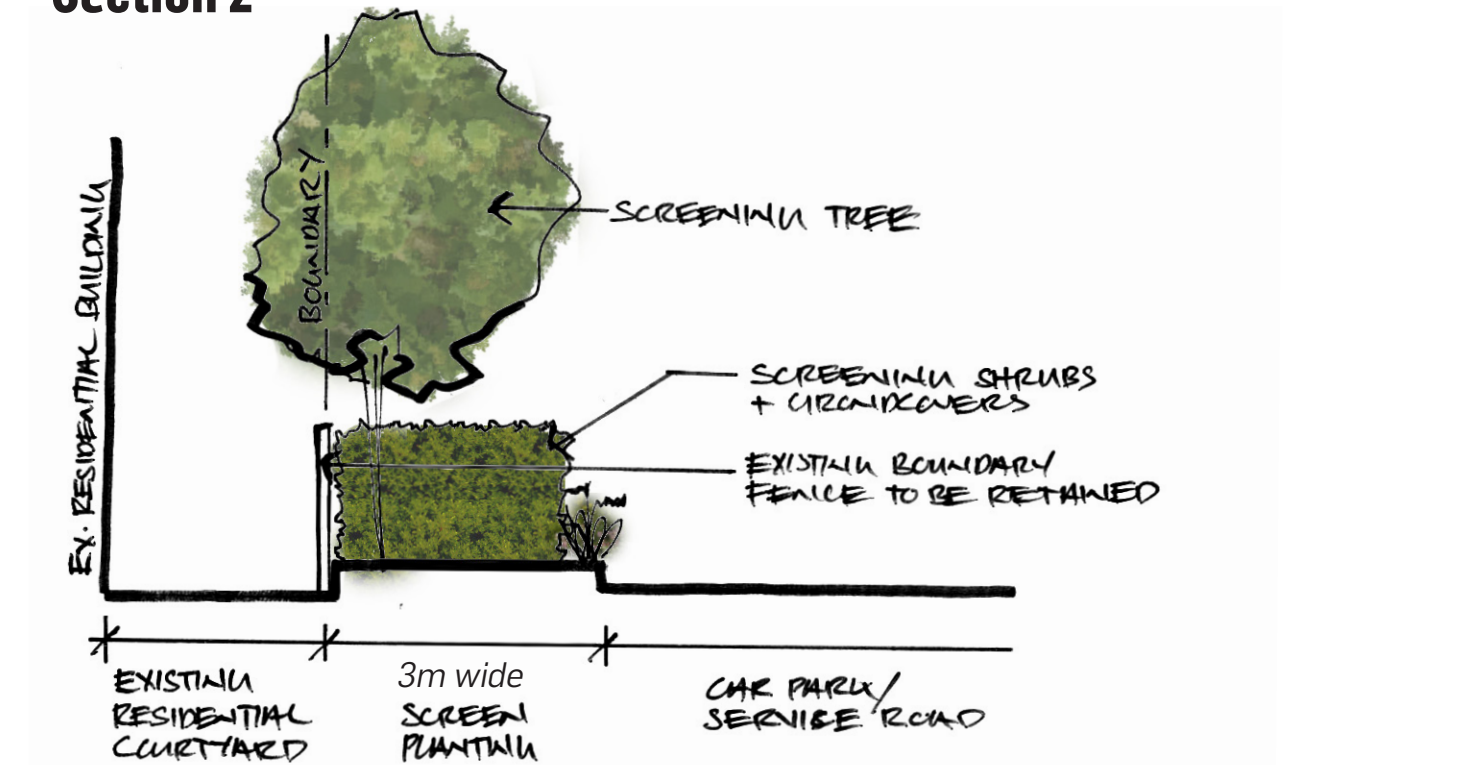
TYPICAL LANDSCAPE SECTIONS



Section 1



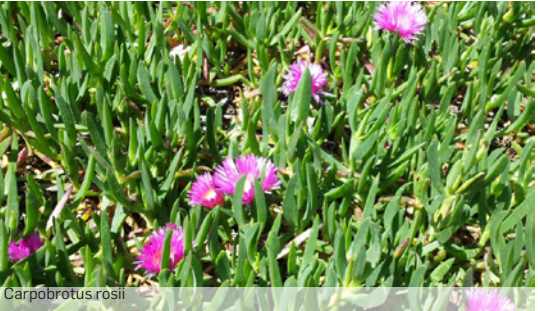
Section 2



Section 3

PLANTING STRATEGY

The planting palette has been carefully selected to accommodate for different micro-climates around the site. It is a diverse selection native and exotic species with evergreen and deciduous trees. The planting will be lush green and colourful, while providing clear sight lines, privacy to residents and creating beauty in common spaces.



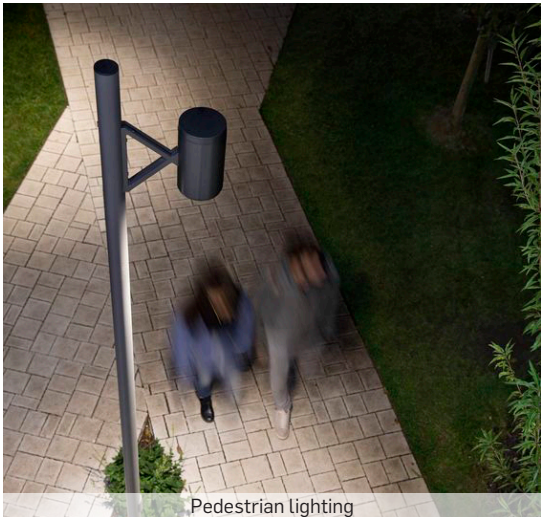
CODE	COMMON NAME	SCIENTIFIC NAME	HEIGHT + SPREAD (M)	POT SIZE
Trees				
CM	Lemon scented gum	Corymbia maculata	20x10	400L
CA	Tuckeroo	Cupaniopsis anacardioides	10x5	400L
LI	Crepe Myrtle	Lagerstroemia indica 'biloxi'	7x5	200L
LC	Brush Box	Lophostemon confertus	12 x 5	200L
HP	Tulip Tree	Harpulia pendula	8x4	200L
Shrubs + Hedges				
ACA lim	Limelight acacia	Acacia cognata 'limelight'	1x1	200mm
ALO bri	Spoon Lily	Alocasia brisbanensis	1.5 x 1	200mm
ART cir	New Zealand Rock lily	Arthropodium cirratum	0.6x1	200mm
CRO exa	Small Crowea	Crowea exalata	1x1	200mm
WES fru	Coastal Rosemary	Westringia fruticosa	1x1	200mm
MET col	NZ Christmas Bush	Metrosideros collina	1.5 x 1	200mm
PHI xan	Xanadu	Philodendron xanadu	1x1	200mm
PHI con	Ruby Congo	Philodendron congo	1.5 x 0.7	200mm
RAP umb	Indian Hawthorn	Raphiiolepis umbellata	1x1	300mm
ROS off	Rosemary	Rosemarinus officinalis	1x0.7	200mm
SYZ lue	Lilly Pilly	Syzygium luehmannii 'Royal Flame'	1.5x1.5	400mm
Groundcovers + grasses				
CAS cou	Cousin it	Casuarina 'cousin it'	ground cover	200mm
CAR ros	Pig Face	Carpobrotus rosii	ground cover	200mm
MYO par	Creeping boobiala	Myoporum parvifolium	ground cover	150mm
DIE gra	Wild Iris	Dietes grandiflora	0.4 x 0.5	150mm
DIA lon	Pale Flax Lily	Dianella longifolia	0.5 x 0.5	150mm
LIR mus	Liriope	Liriope muscari	0.3x0.3	150mm
JUN usi	Common Rush	Juncus usitatus	0.8-1x0.5	150mm
SEN ser	Blue Chalk Sticks	Scenecio serpens	ground cover	150mm
TRA jas	Chinese Star Jasmine	Trachleospermum jasminoides	0.2x1	150mm
Accent				
ANI sp	Kangaroo Paw	Anigozanthos sp. 'Ruby velvet'	1x0.5	150mm
ASP ela	Cast Iron Plant	Aspidistra elatior	0.4x0.6	200mm
CRI ped	Swamp Lily	Crinum pedunculatum	1.5 x1	400mm
CYC rev	Cycad	Cycas revolata	1.2x1	300mm
DOR exc	Gynea Lily	Doryanthes excelsa	2x1.5	300mm
HYM lit	Spider Lily	Hymenocallis littoralis	0.7 x0.7	200mm
PHO ten	New Zealand Flax	Phormium tenax	1.5x1	300mm
SAN tri	Mother in laws tongue	Sansevieria trifasciata	1 x 0.8	200mm
STR reg	Bird of Paradise	Strelitzia reginae	2x1	300mm

MATERIALS STRATEGY + PALETTE

- All paving materials and furniture would be subject to relevant Australian Standards and be of high quality and finishes.
- Paving will consist of contrasting finishes, textures and materials (stone and concrete) providing a coordinated palette throughout the site.
 - Seating elements will be of high quality. A combination of concrete and timber contrasting elements will be used across the site.
 - Lighting will be provided to meet all Australian standards and Green Star energy efficiency requirements. Feature lights will highlight distinguished interest areas & landscape elements.



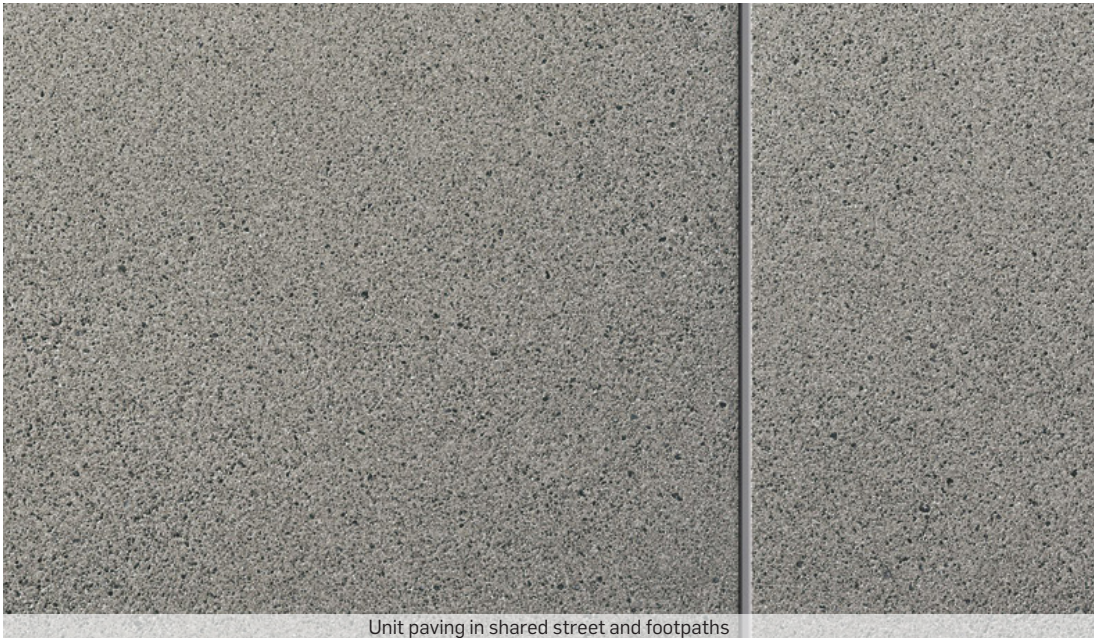
Shareway paving



Pedestrian lighting



Overhead catenary lighting



Unit paving in shared street and footpaths

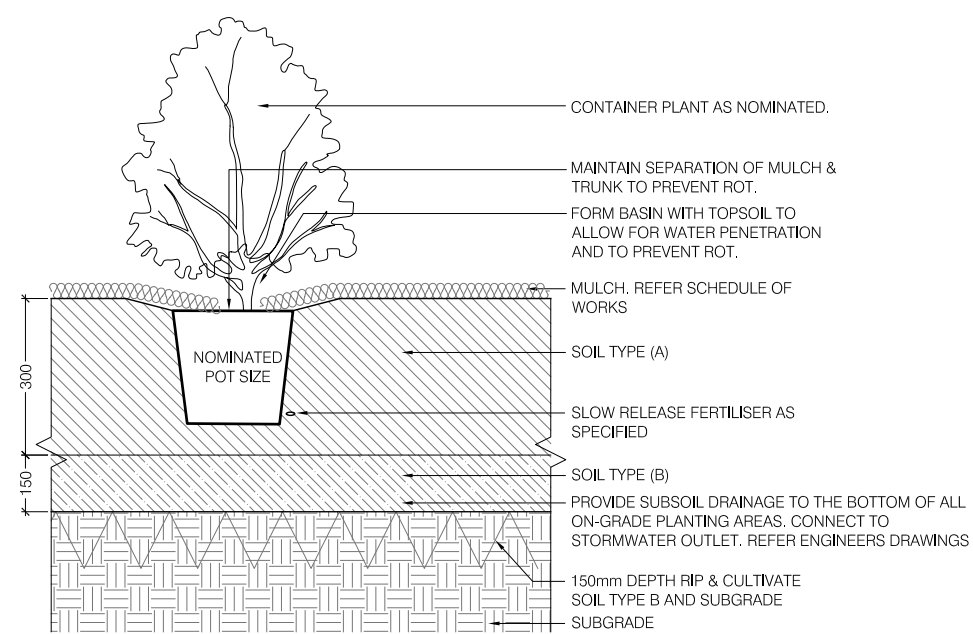


Feature paving to Food & Beverage Alley

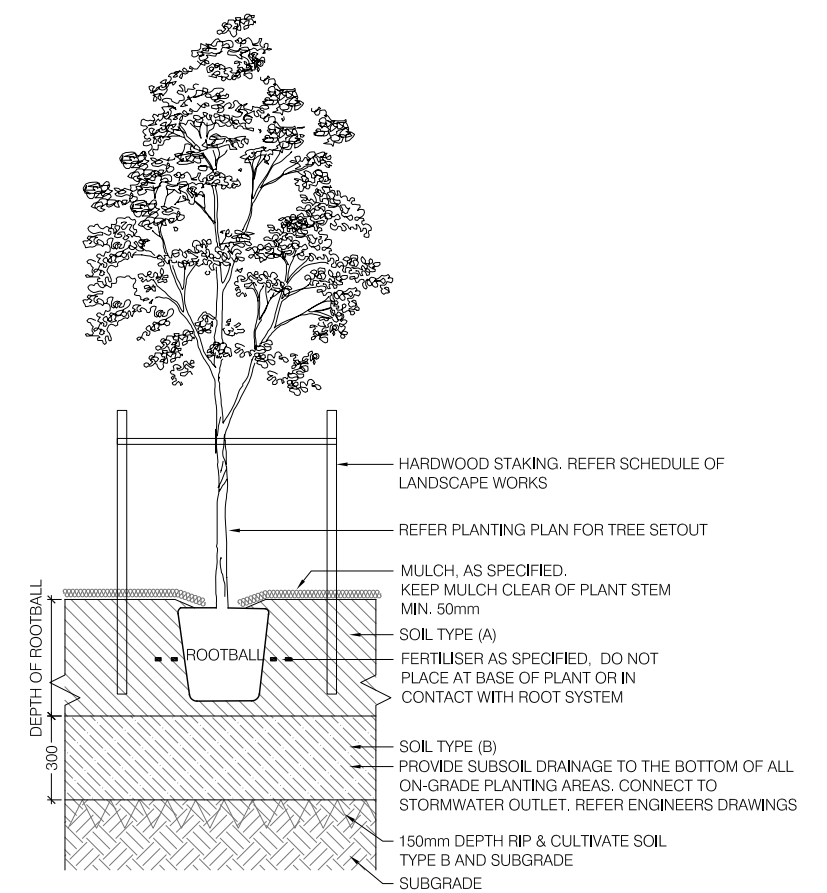


High quality bench seating

TYPICAL LANDSCAPE DETAILS



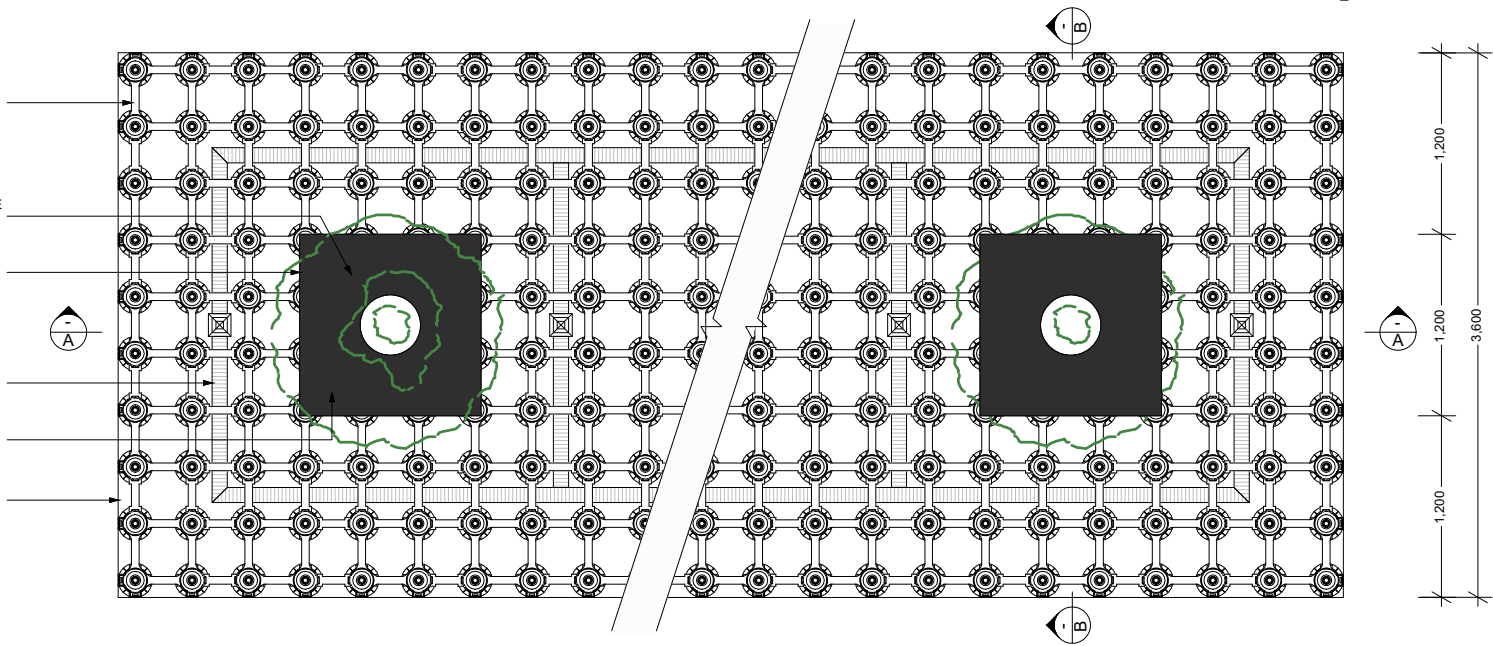
Shrubs/grasses/groundcovers on grade 1:20@A3 - 1:10 @A1



Tree on grade 1:40@A3 - 1:20 @A1

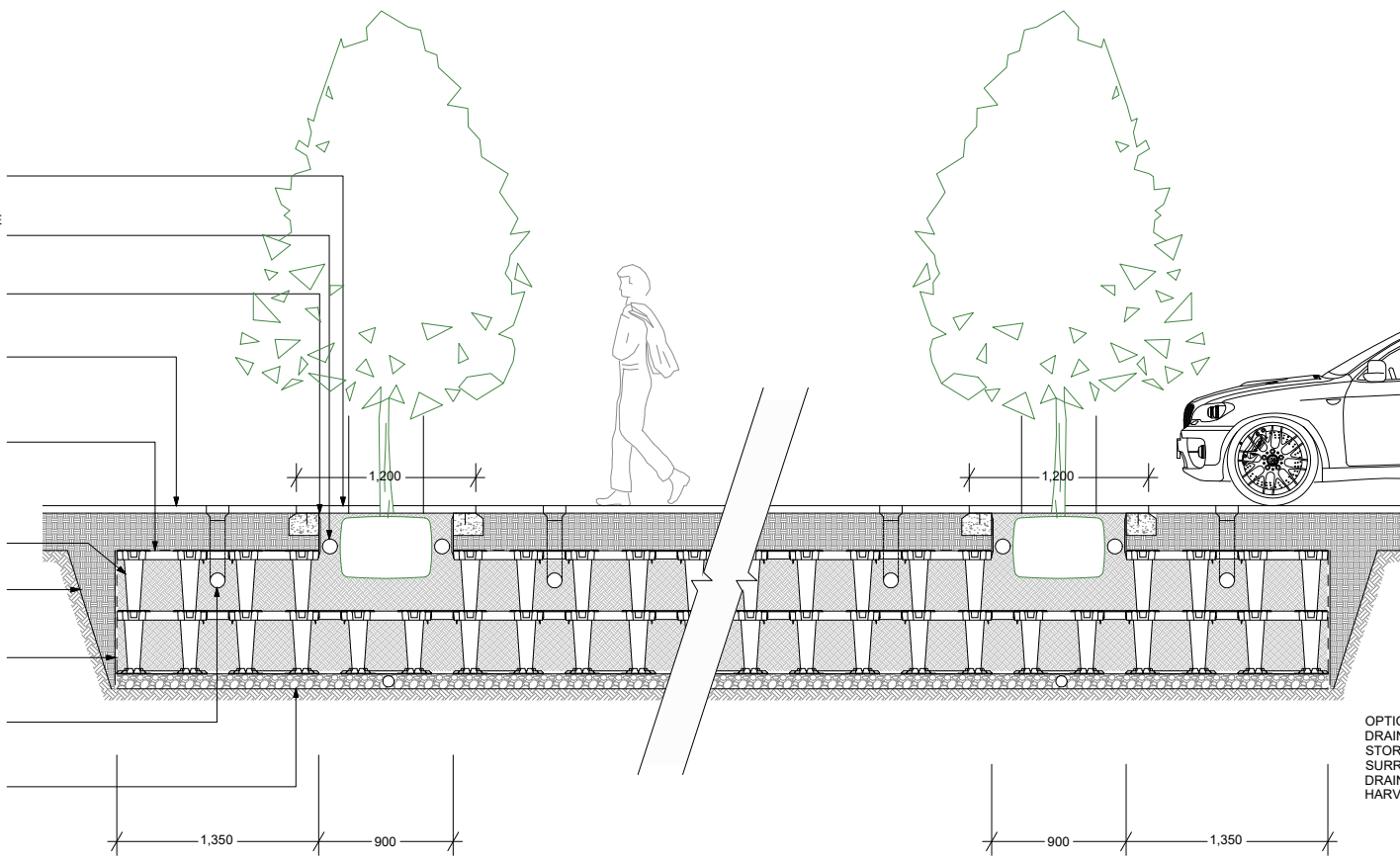
TYPICAL LANDSCAPE DETAILS - TREES IN PAVING/PARKING BAYS

- Stratavault Generation 6 STRUCTURAL SOIL MODULES LOADED WITH SCREENED SANDY LOAM SOIL MIX, ORGANIC 4-8% BY VOLUME.
- RRPREC1 RootRain PRECINCT SINGLE INLET FOR INITIAL WATERING OF ROOTBALL ZONE.
- CITYGREEN TREE GRILLE AND GUARD - REFER TO ADDITIONAL SPECIFICATIONS.
- RRARB2 RootRain ARBORVENT DUAL INLET DEEP WATERING AND AERATION SYSTEM.
- RER300 ReRoot RIBBED LINEAR BARRIER INSTALLED ABOVE Stratavault, WITH RIBS FACING TREE.
- RSB450 RootStop BARRIER LAID ON OUTER WALLS OF PIT.

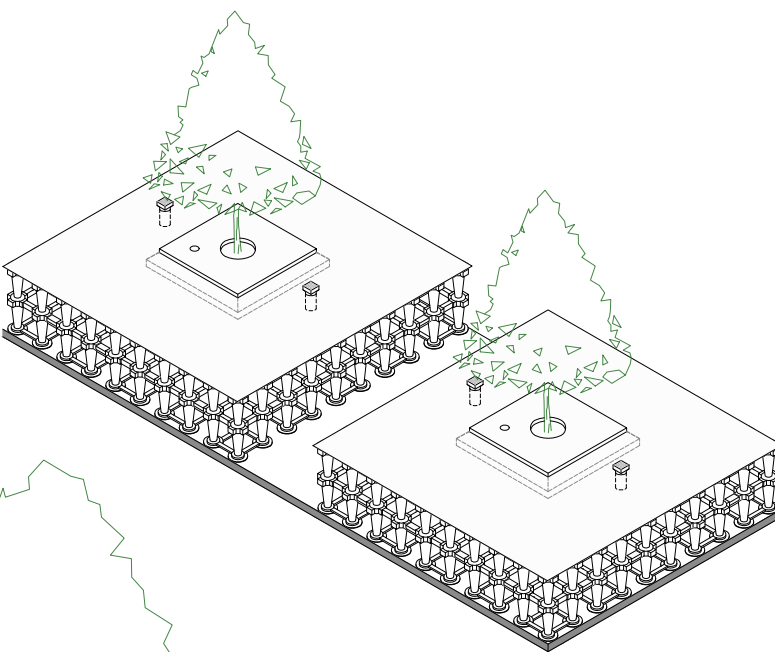


LINKED TREEPIT - PLAN
SCALE 1:25 (A1)
SCALE 1:50 (A3)

- CITYGREEN TREE GRILLE AND GUARD - REFER TO ADDITIONAL SPECIFICATIONS.
- RRPREC1 RootRain PRECINCT SINGLE INLET FOR INITIAL WATERING OF ROOTBALL ZONE.
- RER300 ReRoot RIBBED LINEAR BARRIER INSTALLED ABOVE Stratavault, WITH RIBS FACING TREE.
- PAVEMENT LAYERS AND SUB-BASE DESIGN TO ENGINEER SPECIFICATIONS.
- FilterGrid HEAVY GRADE NON-WOVEN FILTER FABRIC WITH REINFORCING GRID TO TOP SURFACE OF Stratavault MATRIX, AND FOLDED TO LINE OUTER EDGE OF MATRIX TO REQUIRE FilterGrid TO EXTEND TO BOTTOM OF MATRIX
- Stratavault Generation 6 STRUCTURAL SOIL MODULES LOADED WITH SCREENED SANDY LOAM SOIL MIX, ORGANIC 4-8% BY VOLUME.
- COMPACTED GRANULAR COLLAR AS PER SPECIFICATIONS
- RSB900 RootStop BARRIER LAID ON OUTER WALLS OF PIT WHERE REQUIRED FOR PROTECTION OF SERVICES OR INFRASTRUCTURE FROM ROOT PENETRATION
- RRARB2 RootRain ARBORVENT DUAL INLET DEEP WATERING AND AERATION SYSTEM.
- OPTIONAL: 100mm DRAINAGE LAYER, 5-10mm STONE CHIP (REQUIRED IF SURROUNDING SOIL IS NOT FREE DRAINING, OR IF TREE PIT IS HARVESTING STORMWATER)

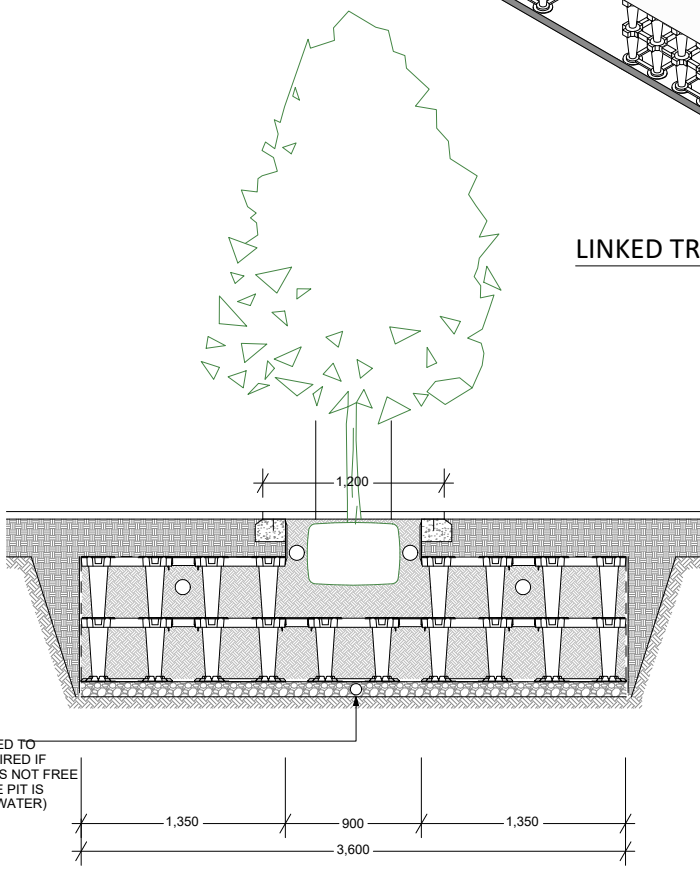


LINKED TREEPIT - SECTION AA
SCALE 1:25 (A1)
SCALE 1:50 (A3)



LINKED TREEPIT - ISOMETRIC ELEVATION
SCALE 1:50 (A1)
SCALE 1:100 (A3)

OPTIONAL: DRAINAGE CONNECTED TO STORMWATER (REQUIRED IF SURROUNDING SOIL IS NOT FREE DRAINING, OR IF TREE PIT IS HARVESTING STORMWATER)



LINKED TREEPIT - SECTION BB
SCALE 1:25 (A1)
SCALE 1:50 (A3)

