



PAGEWOOD BATA 2 (North)

LANDSCAPE STAGE 1 CONCEPT MASTER PLAN REPORT

PREPARED BY
MERITON
06 OCTOBER 2020

CONTENTS

01

INTRODUCTION

4

- 1.1 Development Proposal 4
 - 1.2 Site Context 4
-

02

PUBLIC DESIGN PRINCIPLES

05

03

TREE RETENTION STRATEGY

06

04

OPEN SPACE CONTEXT ANALYSIS

07

05

OVERLYING DESIGN STRATEGIES

08

- 5.1 Public Domain Typologies 08
 - 5.2 Street Networks 09
 - 5.3 Shareway Network & Entry Nodes 10
 - 5.4 Public Art / Wayfinding 11
 - 5.5 WSUD Strategies 12
 - 5.6 Community Play / Active Stations 13
 - 5.7 Furniture Strategy 14
 - 5.8 Materials Strategy 15
 - 5.9 Public Domain Tree Canopy Cover 16
 - 5.10 Planting Strategy 17
-

06

PUBLIC DOMAIN MASTER PLAN

18

- 6.1 Urban Heart & Retail Link 19
 - 6.2 Urban Heart & Community Park 20
 - 6.3 Recreational Park 21
 - 6.4 Reserve Park (North) 22
 - 6.5 Reserve Park (South) 23
 - 6.6 Shareway Links 24
 - 6.7 Typical Public Domain Interface Sections 25
-

07

PRIVATE DEVELOPMENT STRATEGY

27

- 7.1 Private Building Strategies 27
 - 7.2 Landscape Setbacks 28
 - 7.3 Podium Community Gardens 29
 - 7.4 Planting Strategy 30
-

Note:

- Contents from this report have been referenced from the 'Pagewood Stage 2 Public Domain Master Plan - Development Application' Report prepared by Urbis (04.09.2018)

This Landscape Architectural report has been prepared for the Pagewood BATA Stage 2 precinct and presents the landscape design philosophy and intent for the public domain and open space for this site.

The design report and associated landscape plan have been prepared after review and in compliance with Bayside Council's DCP and Development application checklist. The philosophies also references both the existing Pagewood Stage 1 Open Space Master Plan document and current detailed public domain and private lot interfaces.

1.1 DEVELOPMENT PROPOSAL

The 8.95ha site is located in Sydney's Eastern City District, 8km from the CBD and within 6km of major employment centres, such as Sydney Airport, Port Botany, Randwick, UNSW, Centennial and Moore Parks.

Boarded by Banks Avenue, Heffron Road and Bunnerong Road the development connects the existing Stage 1 works to the south.

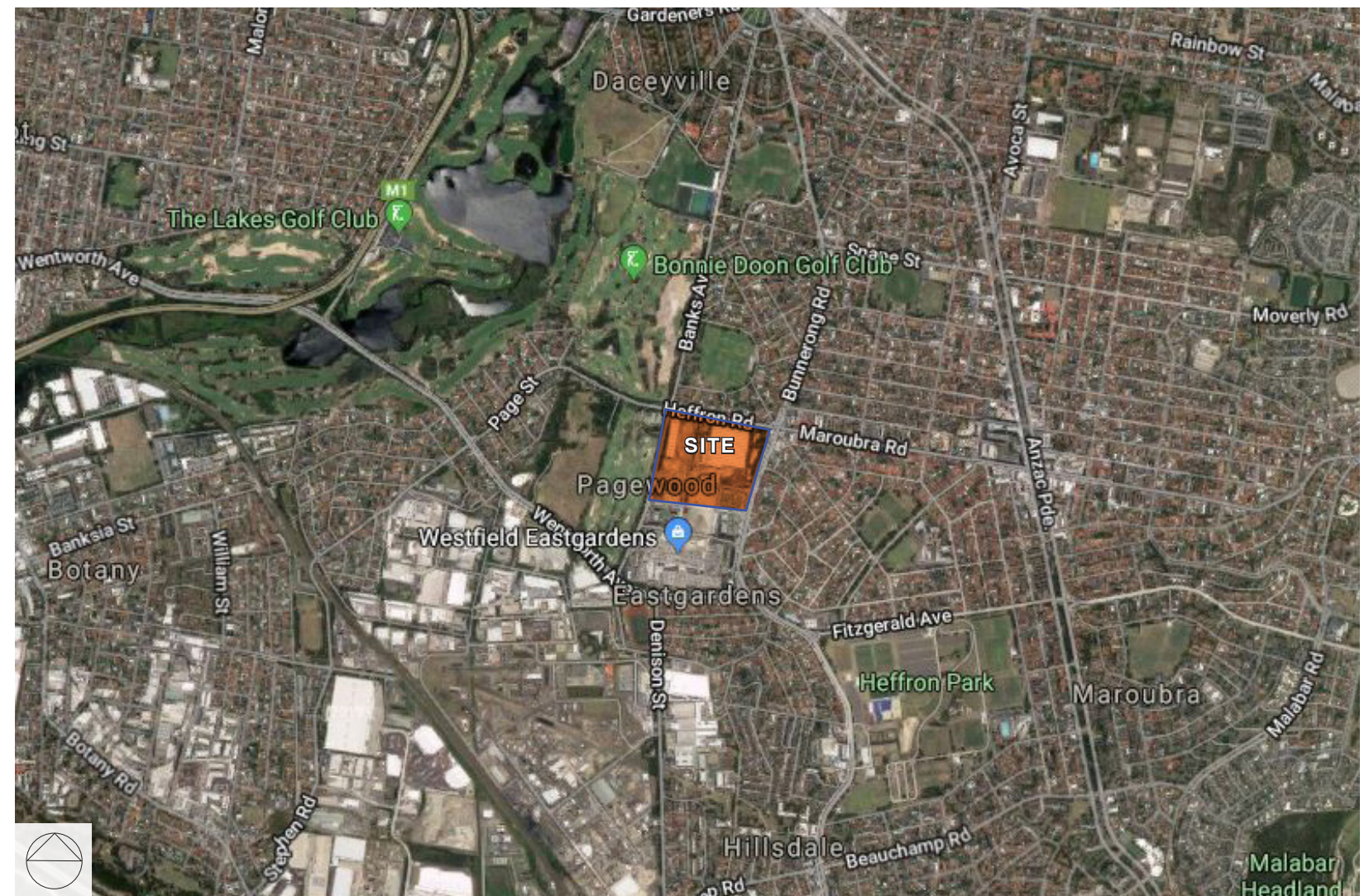
The site was originally the former British American Tobacco Australian (BATA) manufacturing facility. Prior to this it was used as the General Motors Holdern Factory.

1.2 SITE CONTEXT

The development is Stage 2 of the overall existing Pagewood development master plan. The Open Space Master Plan will provide a framework for creating a strong sense of character and active vibrant streets that leads to a 'village feel'.

The development will include a diverse range of build form from multi-storey mixed use residential towers with ground level retail activation and lower level town houses addressing the existing Heffron Road character.

The open space will include new public and private streetscape typologies, retail links, community heart, community park, recreational park, pedestrian through link parks and public domain setback to Heffron Road and Bunnerong Road. The open space will provide a series of rich and diverse networks which will tie the precinct together.



Bunnerong Road



Heffron Road



Banks Avenue

2.1 PUBLIC DESIGN PRINCIPLES

INTEGRATION



- Integrate green infrastructure to create an urban community that delivers quality of life
- Create balanced green recreational and functional open spaces that strengthen wider environmental, social and economic benefits
- Integrate green spaces into the built form
- Maintain existing trees where possible, particularly on the periphery, provide for adequate compensatory planting in new public spaces as part of an open and accessible precinct

CONNECTIVITY



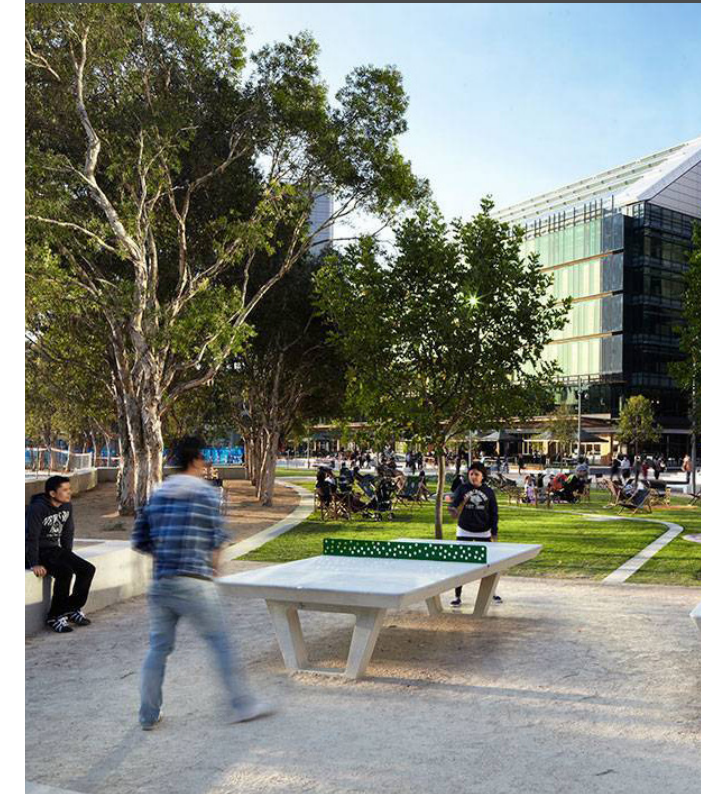
- Create a series of shared spaces that promote meaningful connections with the community
- Strengthen green streets and community access to local and regional green open spaces

MULTIFUNCTIONALITY



- Connect and enhances the development through high quality and high performing green spaces
- Deliver an open space that contributes to the value and understanding of place
- Design spaces that foster integration, community identity, sense of connectedness and community capacity

PARTICIPATION



- Engage the stakeholders to create community value
- Embrace diversity of activities to encourage community engagement
- Create places that cater to all ages and abilities

Note: the Public Domain Design Principles have been reference from the following documents prepared by the Government Architects NSW; including

- Greener Places
- Better Placed Principles

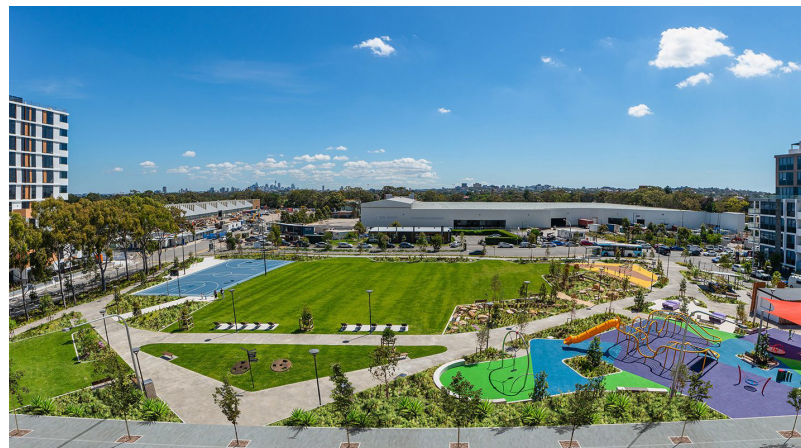


ROWLAND PARK

- Playground equipment for both younger and older age groups
- Seating, bike racks, picnic tables and picnic shelters
- Cricket nets, Playing Fields & Picnic areas

JELLCOE PARK

- Playground equipment with interesting balance games, ropes courses, slides, swings. Note lack of shade.
- Walking track and On-Leash Dog area
- Playing Fields and Cricket Nets

PENGUIN PARK

- Large playground catering for young and older children
- BBQ and picnic facilities including toilet amenities
- Basketball court and open kick-a-bout lawn area

**SNAPE PARK**

- Off-Leash dog area
- Cricket Oval, Practice Nets and Tennis Centre
- Fenced Playground with forts, swings and slides

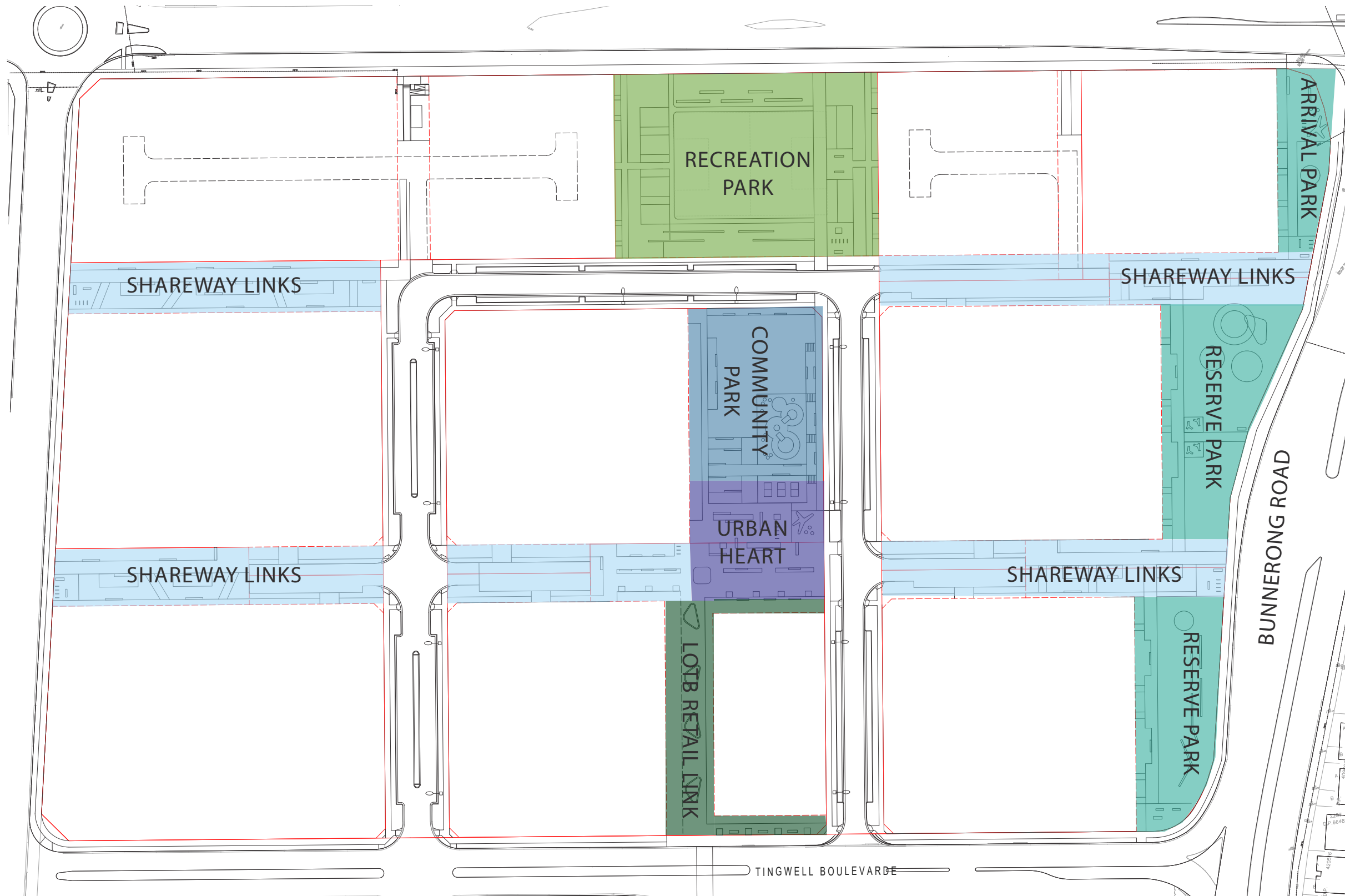
NAGLE PARK

- Playground equipment for both younger and older age groups
- Seating, bike racks, picnic tables and picnic shelters
- Cricket nets, Playing Fields & Picnic areas

HEFFRON PARK

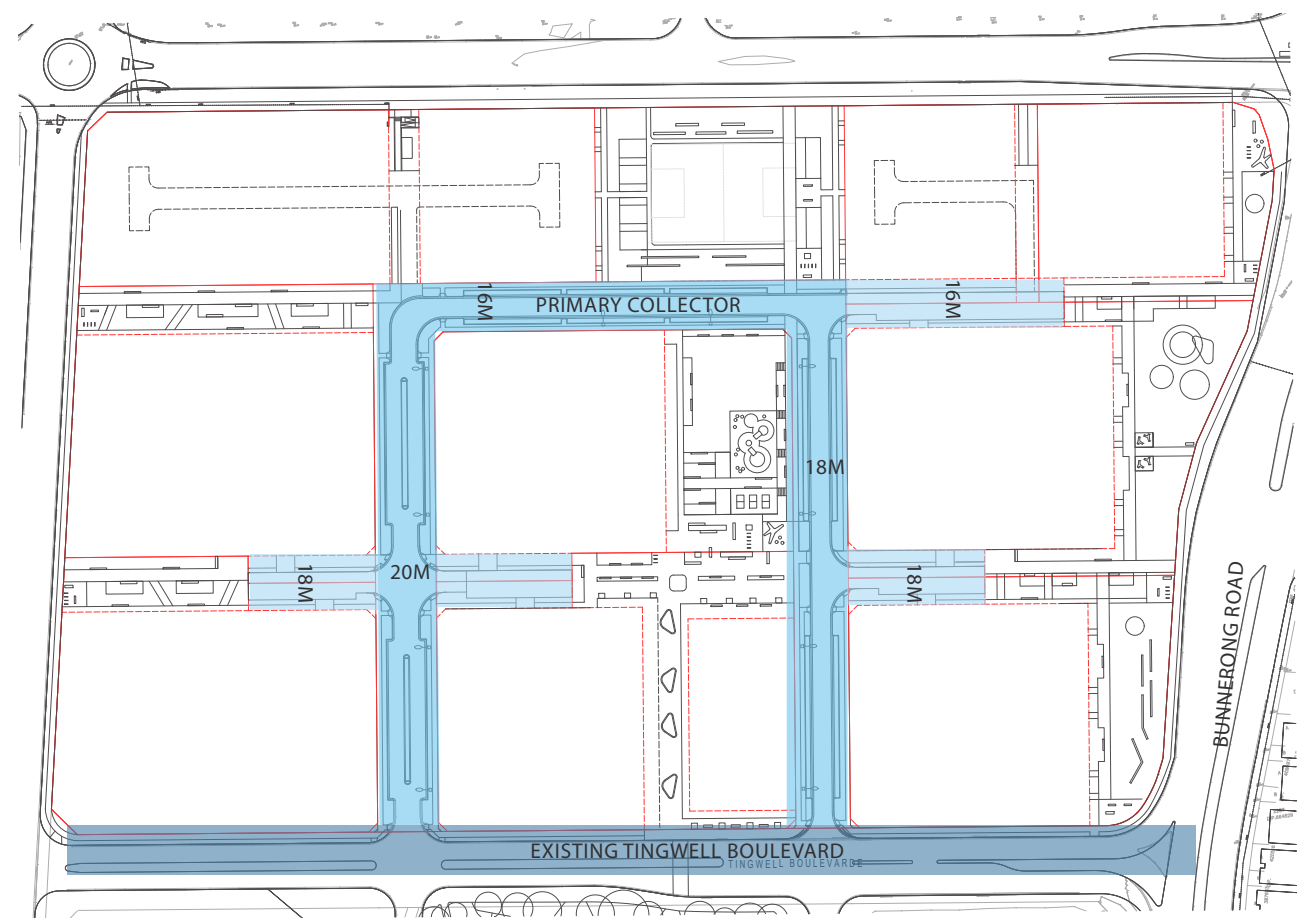
- Fenced children's learn to ride area.
 - Children's play equipment
- Bicycle / running track that runs around the park
 - Sports playing fields
- Full and half sized tennis courts
 - Netball courts

5.1 PUBLIC DOMAIN TYPOLOGIES



REFER SECTION 6 - MASTER PLAN,
FOR DETAILED TYPOLOGY AREAS
PLANS

5.2 STREET NETWORKS



- PRIMARY
- PRIVATE
- EXISTING BOULEVARD

DESIGN OBJECTIVES

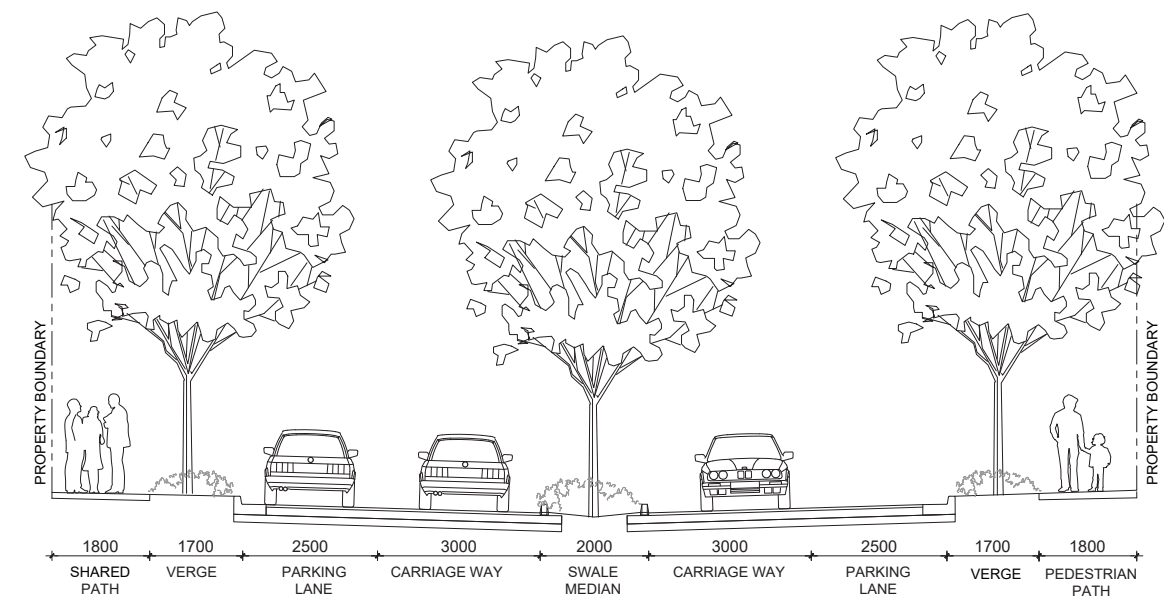
The street networks are to contribute to the activation of streets and public spaces.

Primary

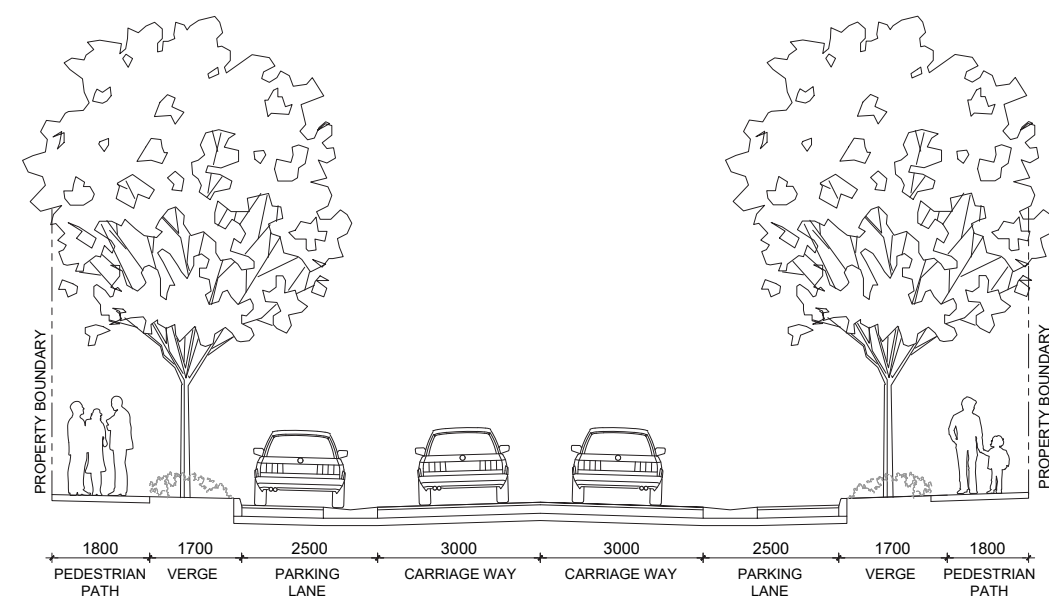
- BATA 2 Primary collector road addresses lessons learnt from BATA1.
- Maximises footpath widths for a open and connecting pedestrian movement. Refer 5.3 Shareway Strategy.
- Wide verges to stimulate large native canopy tree growth.
- Integrated WSUD strategies in car parking bays and road medians.
- Strong connective relationship with open space edges.

Private

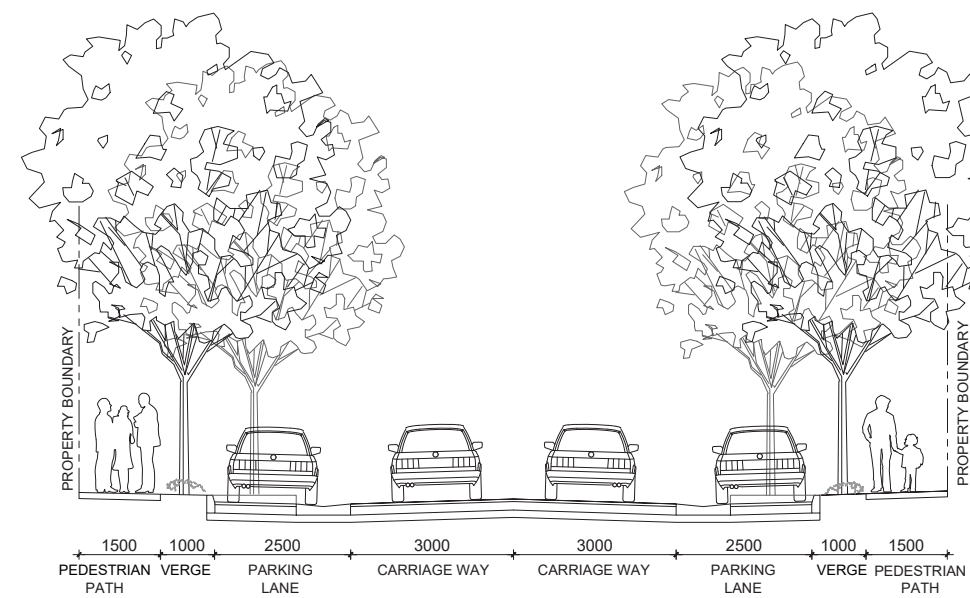
- Private road providing access to residential basements & loading docks.
- Vehicular slow down achieved through variances in materials, creating a more pedestrian friendly interface.



20M ROAD

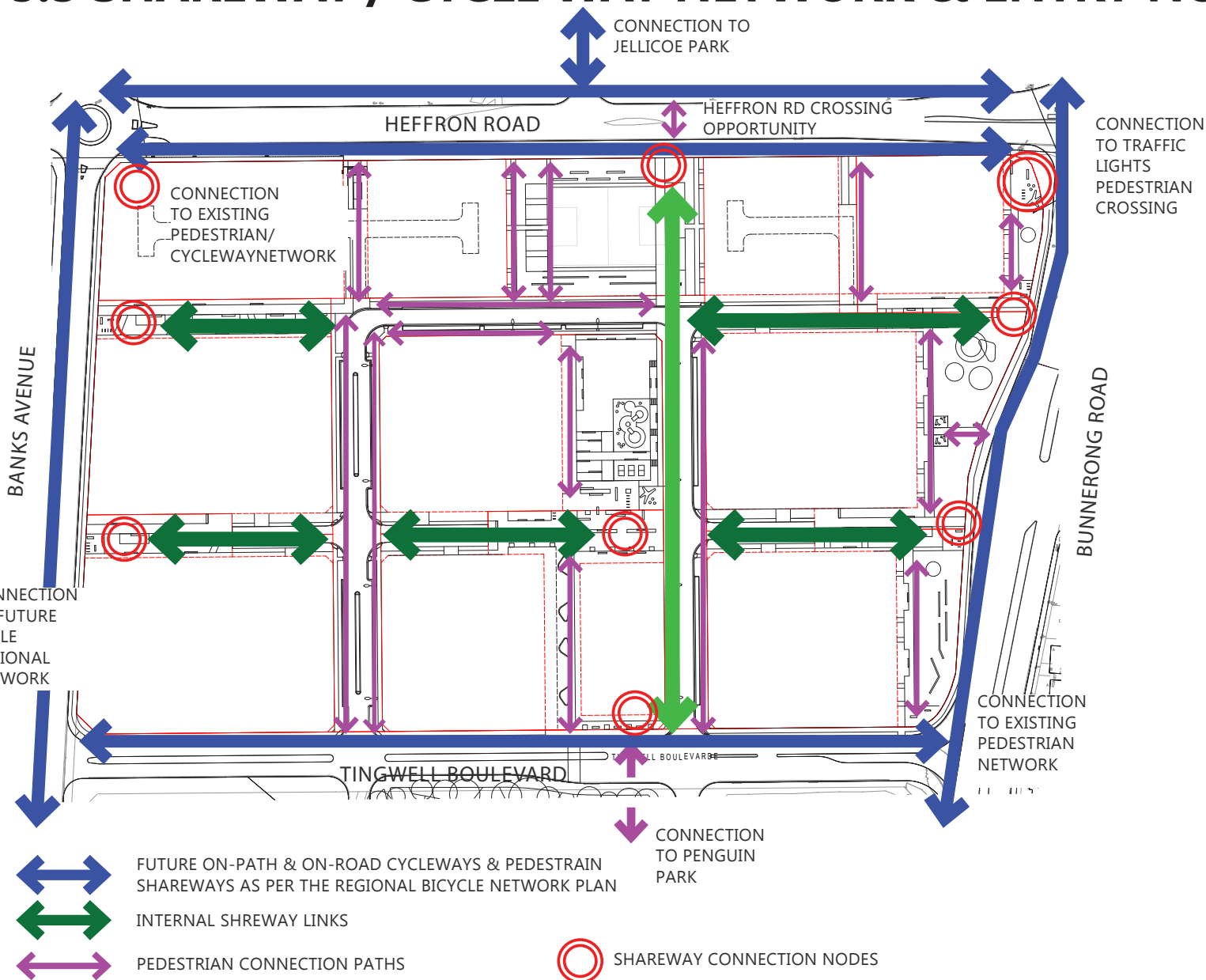


18M ROAD



16M ROAD

5.3 SHAREWAY / CYCLE WAY NETWORK & ENTRY NODES



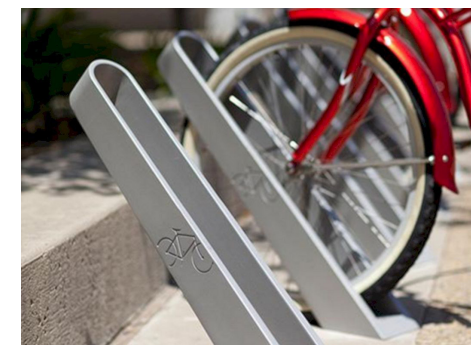
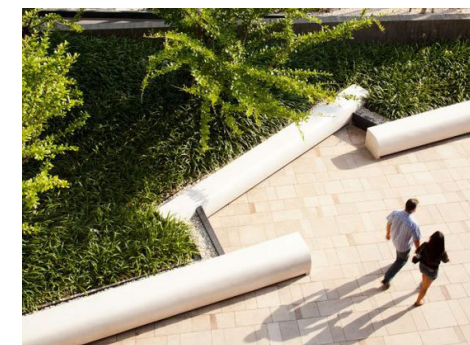
EXTERNAL SHAREWAY



INTERNAL SHAREWAY



ENTRY NODES

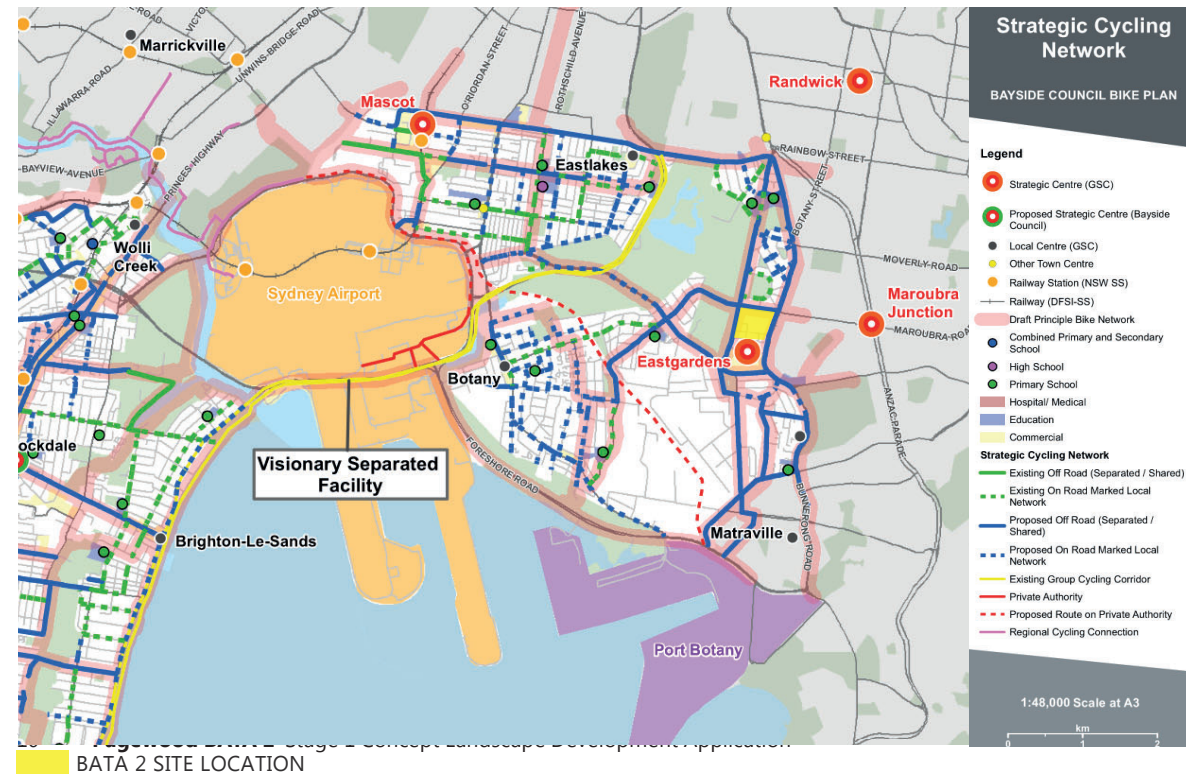


DESIGN OBJECTIVES

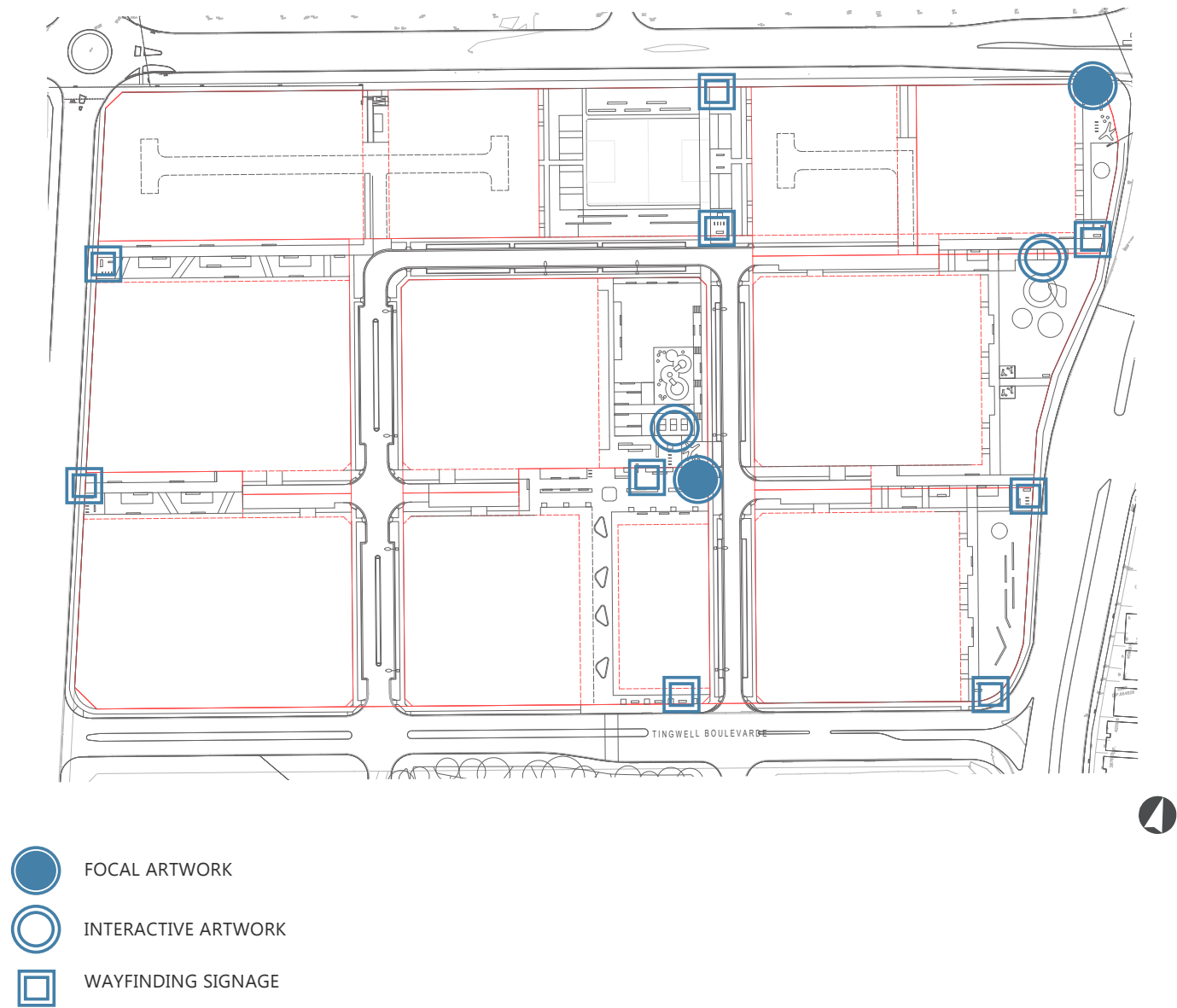
The pedestrian / cycle network is to promote a low speed environment to encourage pedestrian and cycling emphasis over vehicular use and focus on creating environments that are connected, safe, comfortable and sustainable.

- Proposed external upgrades to Bunnerong Road, Heffron Road and Banks Avenue cycleways have been approved as per the Regional Bicycle Network Plan.
- External cycleway upgrade to integrate with proposed internal pedestrian network strategy allowing for a greater regional connection.
- Interfaces with internal and external networks to be highlighted by entry nodes, allowing for an open, free flowing and inviting circulation.
- Internal shareways providing a clear north-south and east-west pedestrian network to the perimeter entry/arrival nodes.
- Pedestrian/Cycle network to create clear wayfinding and enhance experience and access to open space.

REGIONAL BICYCLE NETWORK PLAN



5.4 PUBLIC ART / WAYFINDING



DESIGN OBJECTIVES

- Public Artworks are to be designed to express the cultural and historical past of the site, specifically highlighting areas of interest as well as helping form precincts within the development. Public art can be used as a mechanism for educating and way finding, and enhance the overall cultural aspect of the development.
- All artworks should be designed to encourage a variety of sensory experiences.
 - All artworks should be designed to promote the historical, social and cultural context of the site.
 - All artworks should contribute to creating a sense of place within the various precincts as well as specific areas of interest.

FOCAL



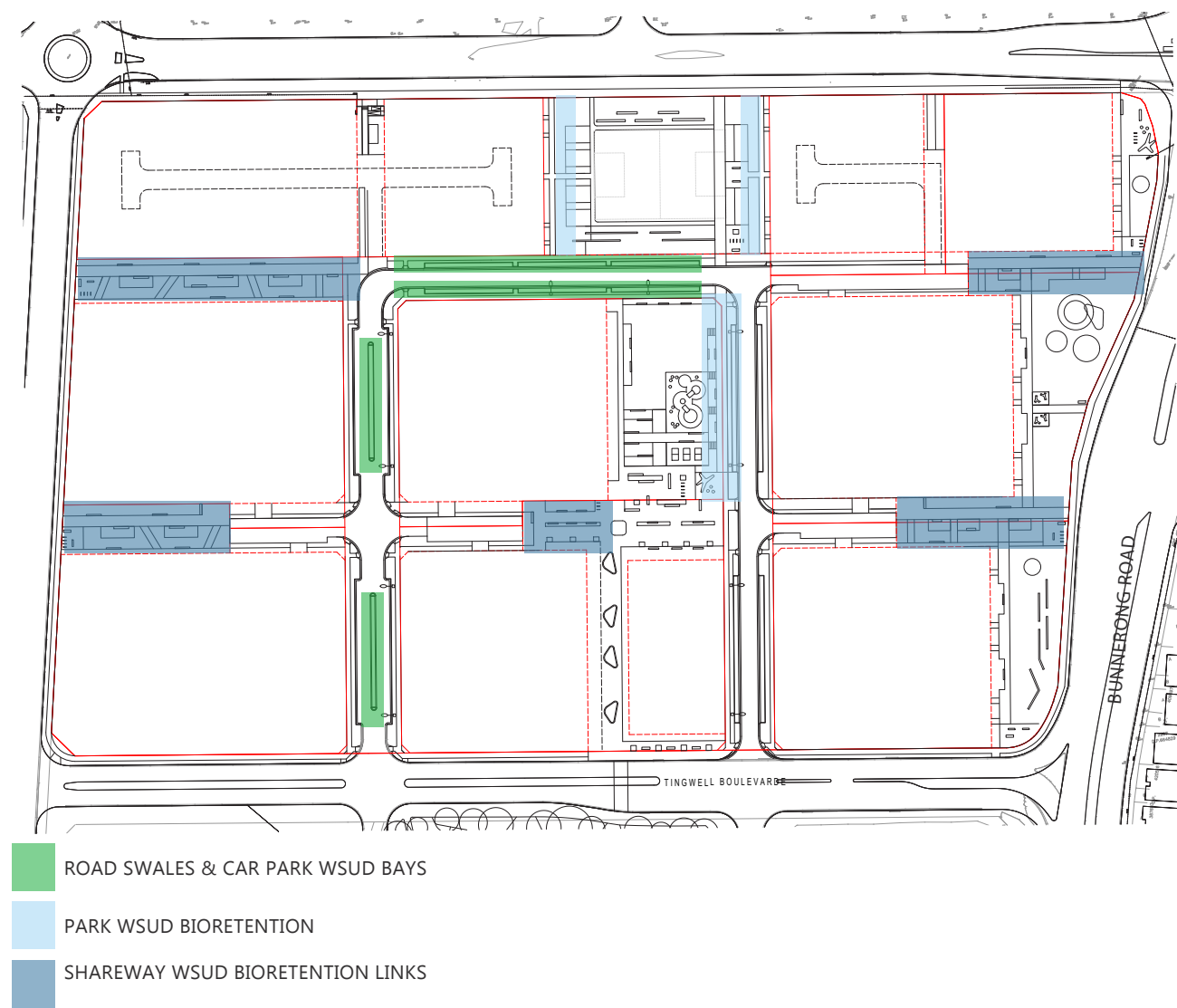
INTERACTIVE



SIGNAGE



5.5 WSUD STRATEGIES



DESIGN OBJECTIVES

- Integrating an appropriate Water Sensitive urban Design strategy into the development ensures the following environmental benefits are considered:
- Improving the quality of stormwater leaving the site through treatment methods which mimic natural systems.
 - Managing the flow-rates of stormwater through various infiltration, capture and storage methods minimising the risk of flooding and erosion to downstream systems.
 - Maximising stormwater capture and re-use to provide adequate public domain irrigation supply and promote vigorous plant growth.

Daylighting the management of urban water run-off in the public domain also improves community awareness of stormwater treatment practices, engaging everyone in the process and leading to a holistic improvement in environmental management.

- The primary WSUD interventions to be considered in the public domain include:
- Permeable surfaces for infiltration.
 - Broken or flush kerbs for passive irrigation of verge garden beds.
 - Rain gardens and bio-filtration gardens to capture and treat stormwater, connected to traditional.
 - Swales and basins in open spaces.

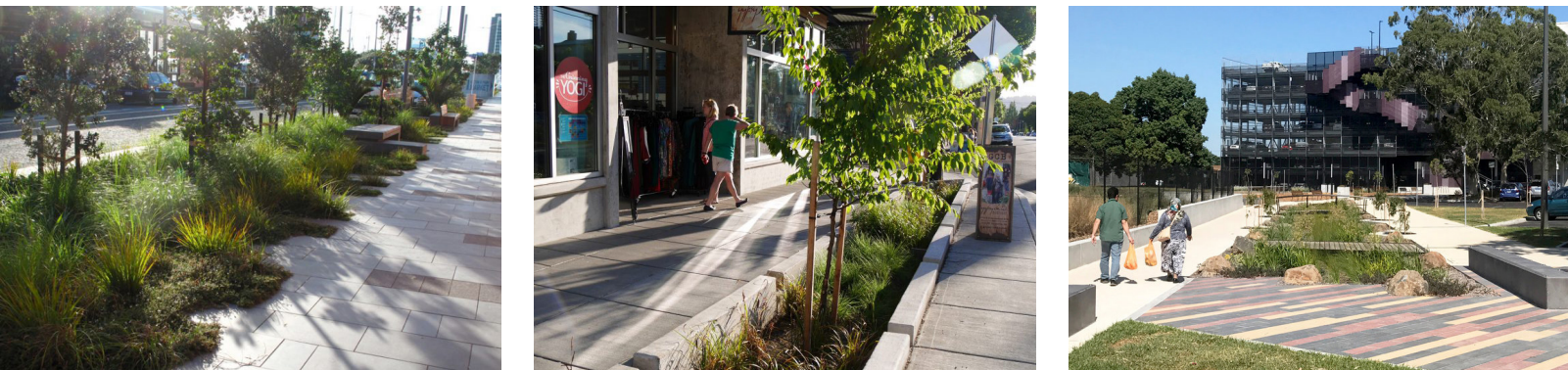
ROAD



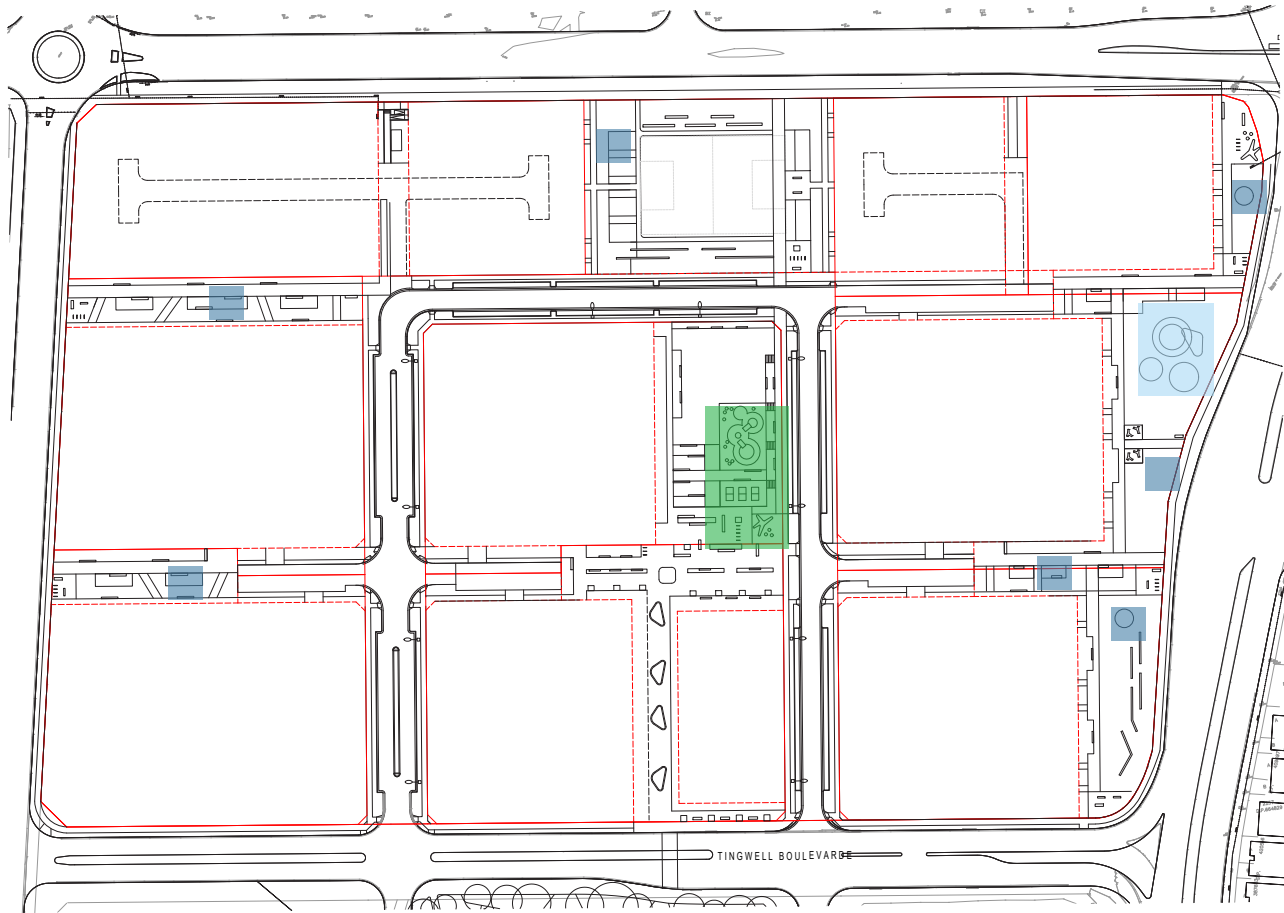
PARK



SHAREWAY LINKS



5.6 COMMUNITY PLAY / ACTIVE STATION

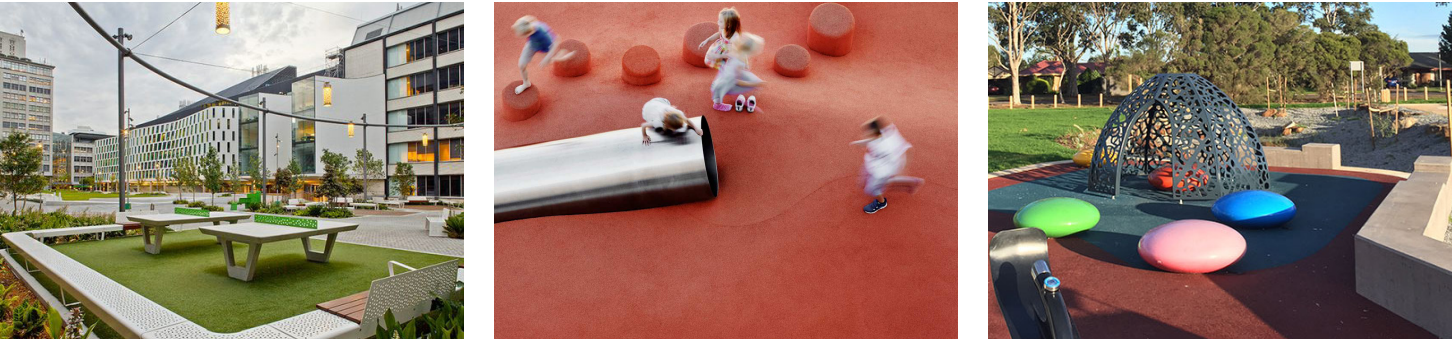


- URBAN HEART INTEGRATED PLAY OPPORTUNITIES
- RESERVE PARK INFORMAL PLAY OPPORTUNITIES
- ACTIVE STATION CIRCUIT OPPORTUNITIES

DESIGN OBJECTIVES

- Active spaces are to be multi functional and cater to a variety of age groups and abilities. Spaces are key to the activation, education and liveability of the development and should embody the thematic components of each precinct.
- To be designed to encourage a variety of sensory experiences and will incorporate various play opportunities.
 - Design to take into account the surrounding open space provisions to ensure a rich regional active network. Refer Section 5. Open Space Context Analysis.
 - Play spaces to be designed to accommodate a variety of age groups. To be designed in accordance to NSW Gov. Everyone Can Play (ECP) Guidelines.
 - CPTED principles to be considered throughout the design.

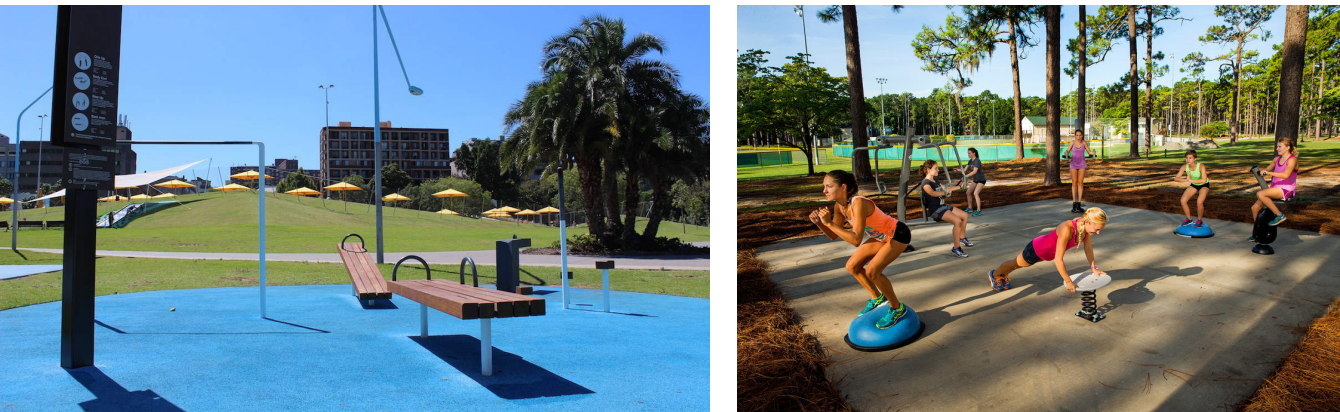
URBAN HEART INTEGRATED PLAY



RESERVE PARK INFORMAL PLAY



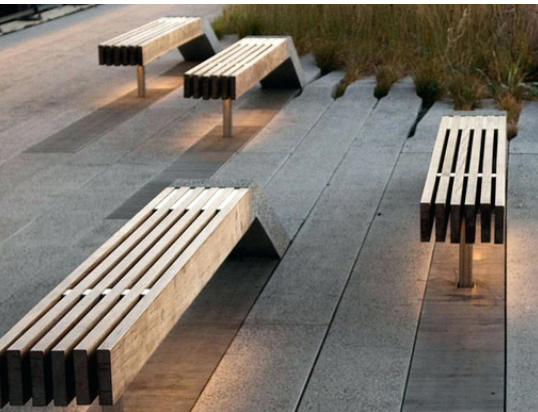
ACTIVITY STATIONS



5.7 FURNITURE STRATEGY



F1: Furniture Type 1
- Integrated timber seating
- Supplier: Street Furniture Australia



F2: Furniture Type 2
- Timber bench seating
- Supplier: Street Furniture Australia



F3: Furniture Type 3
- Bench seat (no back)
- To match Stage 1 furniture



F4: Furniture Type 4
- Bench seat (with back)
- To match Stage 1 furniture



F5: Furniture Type 5
- Rubbish bin
- To match Stage 1 furniture



F6: Furniture Type 6
- Stainless steel bollard
- To match Stage 1 furniture



F7: Furniture Type 7
- Bike racks
- To match Stage 1 furniture



F8: Furniture Type 8
- Tree Grates
- To match Stage 1 furniture

SHELTERS



SH1: Shelter Type 1



SH2: Shelter Type 2



SH3: Shelter Type 3

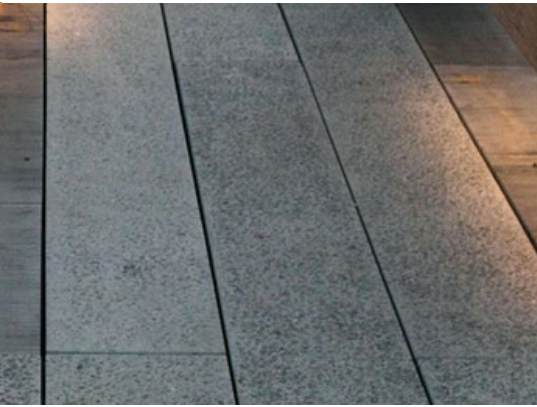
DESIGN OBJECTIVES

Provide elements that embody the natural and cultural heritage of the area through form and material selection. Ensure appropriate placement that reflect the various open space typologies as they are critical to establishing the identity of each precinct.

- Preference will be given for furniture designs that employ sustainable materials.
- Ensure that potential vandalism issues are addressed to minimise on-going maintenance costs.
- Ensure all furniture and fixtures are readily available from local suppliers or distributors.
- Custom designs must use readily available materials, meet Australian safety standards and embody design excellence.
- Equal access should be considered in the selection of furniture. Preference will be given to furniture that is accessible for wheelchair-bound visitors.
- Furniture is to be located where appropriate for its function and meet CPTED principles.
- Preference given to furniture and fixtures that have a high degree of functionality, efficiency and comfort.

5.8 MATERIALS STRATEGY

PAVEMENTS / FINISHES



P1: Pavement Type 1
- Large unit pavers



P2: Pavement Type 2
- Insitu exposed aggregate concrete



P3: Pavement Type 3
- Small unit pavers



P4: Pavement Type 4
- Decomposed granite



P5: Pavement Type 5
- Soft fall rubber

LIGHTING



P6: Pavement Type 6
- Permeable Paving



P7: Pavement Type 7
- Road Threshold Paving



P8: Pavement Type 8
- WSUD suspended walkways



L1: Light Type 1
- Pedestrian pole top lighting
- To match BATA Stage 1



L2: Light Type 2
- Feature uplighting

WALLS



W1: Wall Type 1
- Insitu concrete seating walls

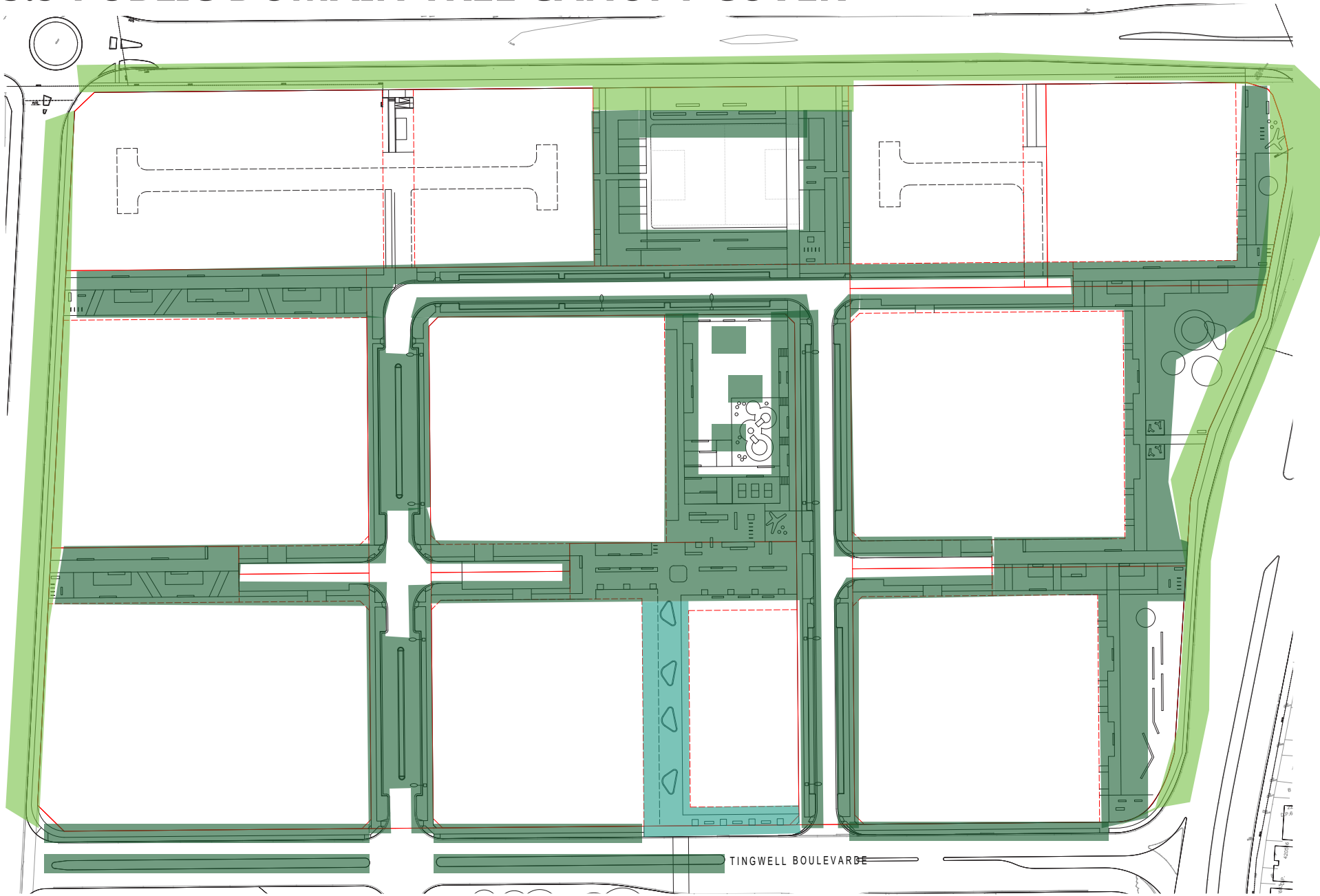


W2: Wall Type 2
- Insitu concrete amphitheatre walls

DESIGN OBJECTIVES

- Finish selections to ensure integration with the surrounding urban context, streets, parks and neighbouring properties.
- Minimise the extent of paving, or use permeable paving, to increase stormwater permeability.
 - Paths, and hard surfaces shall be constructed of materials expressive of the immediate site context, adjacent architecture and in accordance with Bayside DCP and Technical Guidelines.
 - Use of varying materials, finishes and patterns to establish streetscape and open space hierarchies.

5.9 PUBLIC DOMAIN TREE CANOPY COVER



DESIGN OBJECTIVES

- Achieve 30% of Public Domain Tree Canopy Cover
- Total Accessible Public Domain area: 31,012m²
 - Total tree canopy cover within site property boundary: 9,250m² (30%)
 - Note: Total canopy cover calculated by adding number of proposed trees (average canopy size) and existing trees to be retained, then dividing by the total Accessible Public Domain area.
- Native & Endemic Species v's Exotic Plant species.
- Achieve 70% Native & Endemic Tree species within Public Domain.
 - Achieve 50% Native & Endemic shrub & groundcover understory plant species within Public Domain.

TYPICAL PLANT SCHEDULE

Trees			
Botanical Name	Common Name	Mature Height x Spread (m)	Supply height (Pot size)
Corymbia maculata	Spotted Gum	30x10	200L
Lophostemon confertus	Brush Box	16x8	200L
Melaleuca quinquenervia	Paperbark	15x10	200L
Corymbia citriodora	Lemon-Scented-Gum	30x10	200L
Eucalyptus saligna	Sydney Blue Gum	40x10	200L
Banksia integrifolia	Coastal Banksia	15-6	200L
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	11 x 8	200L
Pyrus calleryana 'chanticleer'	Ornamental Pear	15x7	200L
Angophora floribunda	Rough barked Apple	18 x 8	200L
Brachychiton acerifolia	Illiwarra Flame Tree	5-10 x 6	200L
Ulmus parvifolia	Chinese Elm	10x4	200L
Lagerstroemia indica	Crepe Myrtle	6x4	200L
Tristaniopsis laurina	Water Gum	15x7	200L

Shrubs & Groundcovers			
Botanical Name	Common Name	Mature Height x Spread (m)	Supply height (Pot size)
Shrubs			
Adenanthos seiceus	Wooly Bush	1.5 x 1	200mm
Callistemon 'little John'	Bottlebrush	1.5x1.5	200mm
Grevillea 'Moonlight'	Moonlight Grevillea	3.5 x 2.5	200mm
Doryanthes excelsa	Gymea lily	2 x 1.5	200mm
Correa alba	The White Correa	2 x 1.5	200mm
Banksia spinulosa	Birthday Candles	1.5 1.5	200mm
Metrosideros sp.	New Zealand Christmas Bush	1 x 1	200mm
Beschorneria yuccoides	Yucca	2 x 2	200mm
Philodendron Xanadu	Xanadu	1 x 1	200mm
Phormium tenax	New Zealand Flax	1.5 x 1	200mm
Raphiolepis sp	Indian Hawthorn	1 x 1	200mm
Strelizia juncea	Bird of Paradise	6 x 3.5	200mm
Syzygium sp	Dwarf Lilly pilly	3 x 2	200mm
Westringia fruticosa	Coastal Rosemary	1 x 1	200mm
Grasses + Groundcovers			
Banksia integrifolia	Roller Blinds Banksia	3 x 0.6	150mm
Grevillea 'Royal Mantle'	Royal Mantle Grevillea	2 x 0.4	150mm
Liriope muscari	Liriope	0.5 x 0.6	150mm
Dianella longifolia	Blueberry Lily	1 x 0.5	150mm
Dietes grandiflora	Pale Flax Lily	1.5 x 1	150mm
Lomandra 'Tanika'	Lomandra	0.5 x 0.6	150mm
WSUD			
Cyperus gracilis	Slender Flat-sedge	1 x 1	150mm
Dianella longifolia	Blueberry Lily	0.4 x 0.4	150mm
Einadia hastata	Berry Saltbush	1 x .5	150mm
Juncus usitatus	Common Rush	1.1 x 0.7	150mm
Plectranthus parviflorus	Cockspur flower	1 x 0.5	150mm
Lomandra longifolia	Lomandra	1.5 x 1.5	150mm

5.10 PLANTING STRATEGY

STREETSCAPE

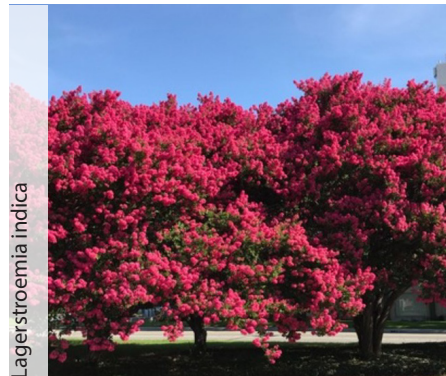


DESIGN OBJECTIVES

Planting strategy is a key driver in creating the desired character of the master plan including desired ambience, micro-climate, enclosure and aesthetics of the varying streetscapes and open spaces.

- Use of predominately indigenous / native vegetation into streets and open spaces.
- Selection of exotic plants are used to complement the native planting by providing feature interest, addressing shade conditions.
- Changing of street tree species where street interfaces with open space area to mark the entry to the various parks within the development.
- Selecting landmark trees where appropriate for wayfinding.
- Selection and design to be in coordination with council, DCP and existing Tree Master Plans.

PARKS



PUBLIC DOMAIN MASTER PLAN

HEFFRON ROAD

BANKS AVENUE

BUNNORONG ROAD

TINGWELL BOULEVARDE

REFER DETAIL PLAN 7.6

REFER DETAIL PLAN 7.3

REFER DETAIL PLAN 7.4

REFER DETAIL PLAN 7.6

REFER DETAIL PLAN 7.2

REFER DETAIL PLAN 7.4

REFER DETAIL PLAN 7.6

REFER DETAIL PLAN 7.1

REFER DETAIL PLAN 7.5

LEGEND

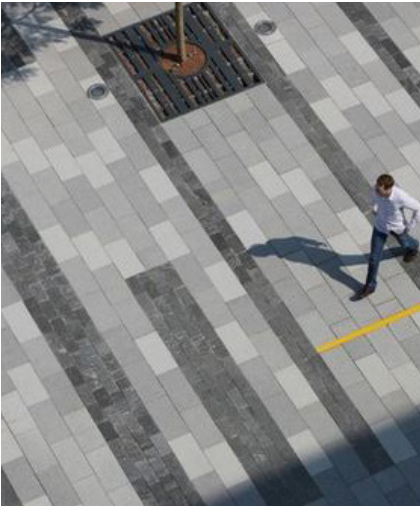
- Site boundary
- Private lot boundary

1:1000 @ A3

6.1 URBAN HEART & RETAIL LINK



- LEGEND
- 1 Pedestrian crossing from BATA2 to existing Penguin Park
 - 2 Retail Link; raised planters with integrated seating, flexible hard stand areas
 - 3 Public Domain streetscape including pedestrian shareway
 - 4 Arrival Retail Plaza addressing Penguin Park connection
 - 5 Retail / alfresco dining activation
 - 6 Flexible community square activated with public art, shaded seating, performance and pop-up space opportunities
 - 7 Shareway Plaza, connecting the site wide pedestrian shareway network



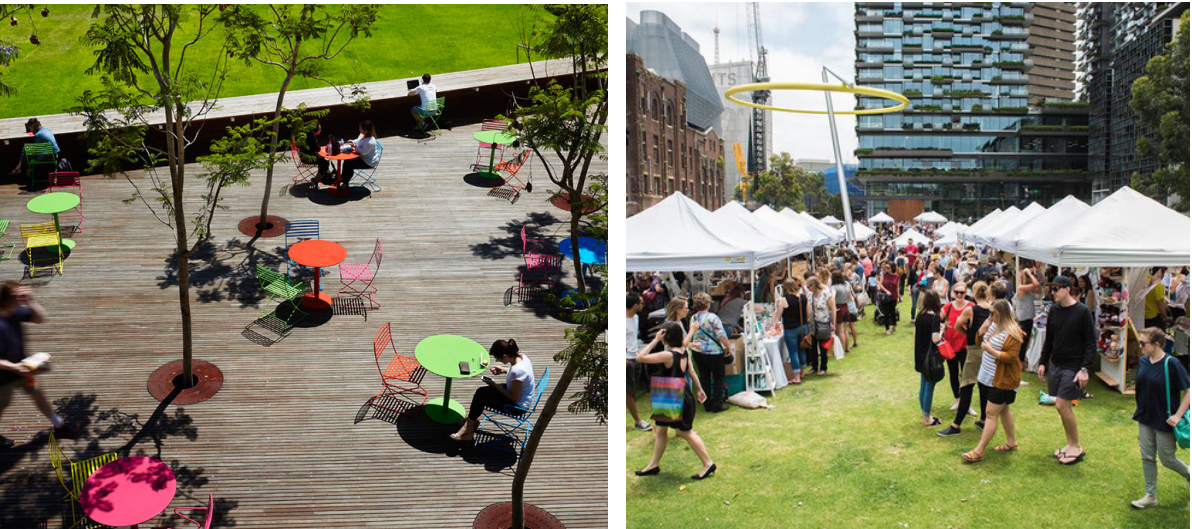
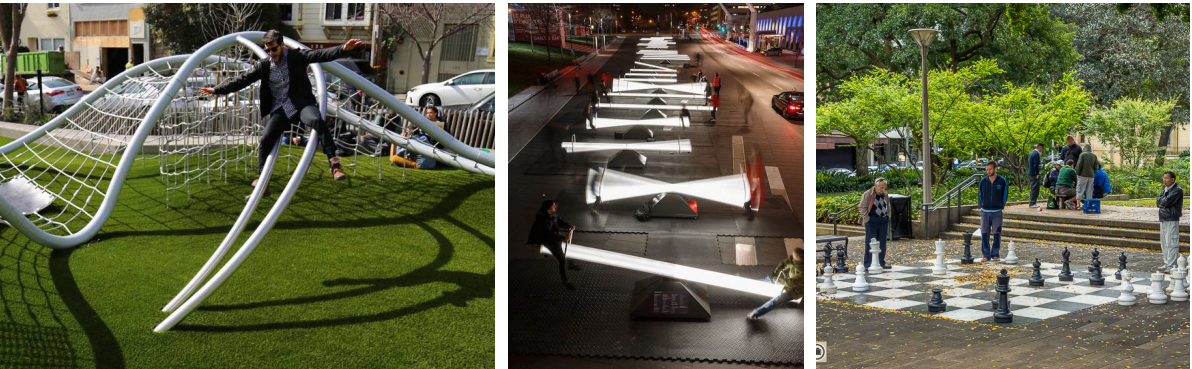
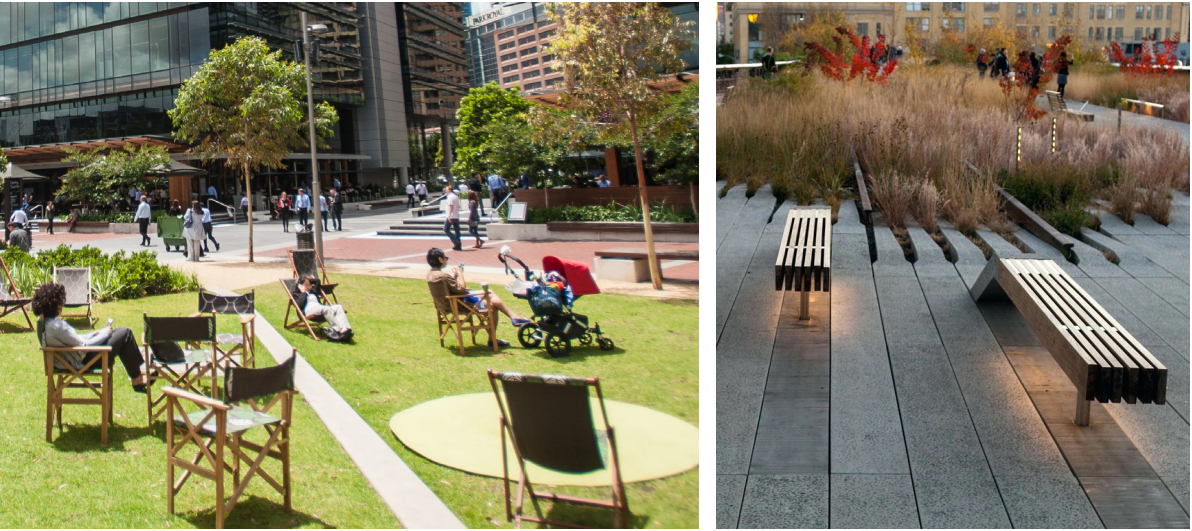
6.2 URBAN HEART & COMMUNITY PARK



- LEGEND
- 1 Shareway Hub; public art, wayfinding signage, integrated bike racks & seating
 - 2 Village bosque, informal & formal seating
 - 3 Passive community rooms, outdoor work from home stations
 - 4 Village engagement; bocce, chess, table tennis opportunities
 - 5 Active family area, interactive play
 - 6 Community event lawn
 - 7 WSUD link
 - 8 North-south pedestrian/cycle shareway
 - 9 Retail / Alfresco dining interface
 - 10 Integrated shade arbour

1:500 @ A3

0 5 10 15 20 25



6.3 RECREATIONAL PARK



- LEGEND
- 1 North-south pedestrian/cycle shareway
 - 2 Shareway node, wayfinding signage, bike parking
 - 3 Informal seating under tree canopies
 - 4 Flexible kick-about-lawn
 - 5 Community picnic facilities
 - 6 Flexible outdoor community rooms; small birthday parties, yoga classes
 - 7 Residential interface
 - 8 Retention of existing tree canopy
 - 9 Proposed Heffron Rd public domain shareway upgrade
 - 10 Opportunity for pedestrian crossing accross Heffron Road. Pending various authority advice and approvals



6.4 RESERVE PARK (NORTH)



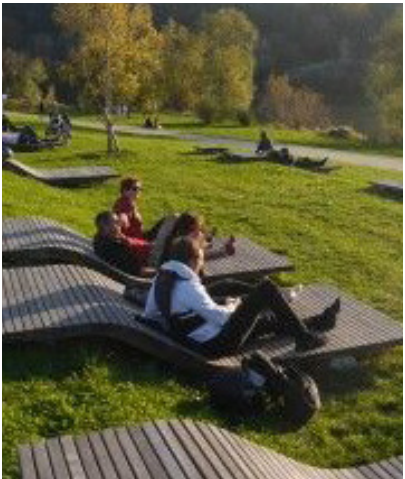
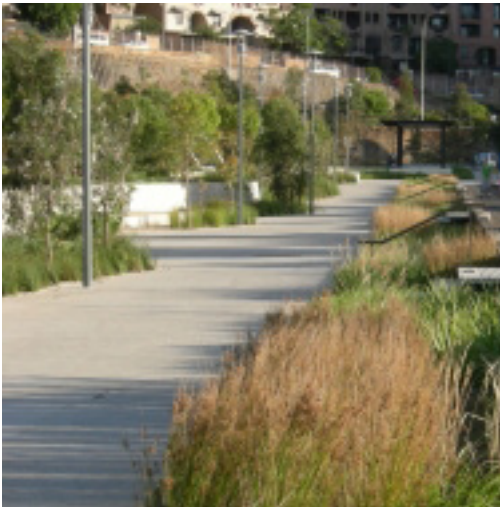
- LEGEND
- 1 Arrival Plaza, BATA2 estate address
 - 2 Retention of existing trees
 - 3 Generous internal pedestrian path network
 - 4 Site activity station strategy
 - 5 East-west pedestrian/cycle shareway
 - 6 Shareway Link Parks with integrated WSUD, passive gathering & seating
 - 7 Informal play opportunities
 - 8 Pedestrian links to perimeter public domain/streetscape network
 - 9 Flexible open lawn
 - 10 Perimeter public domain/streetscape path upgrades
 - 11 Shareway nodes to perimeter public domain/streetscape network, wayfinding signage



6.5 RESERVE PARK (SOUTH)

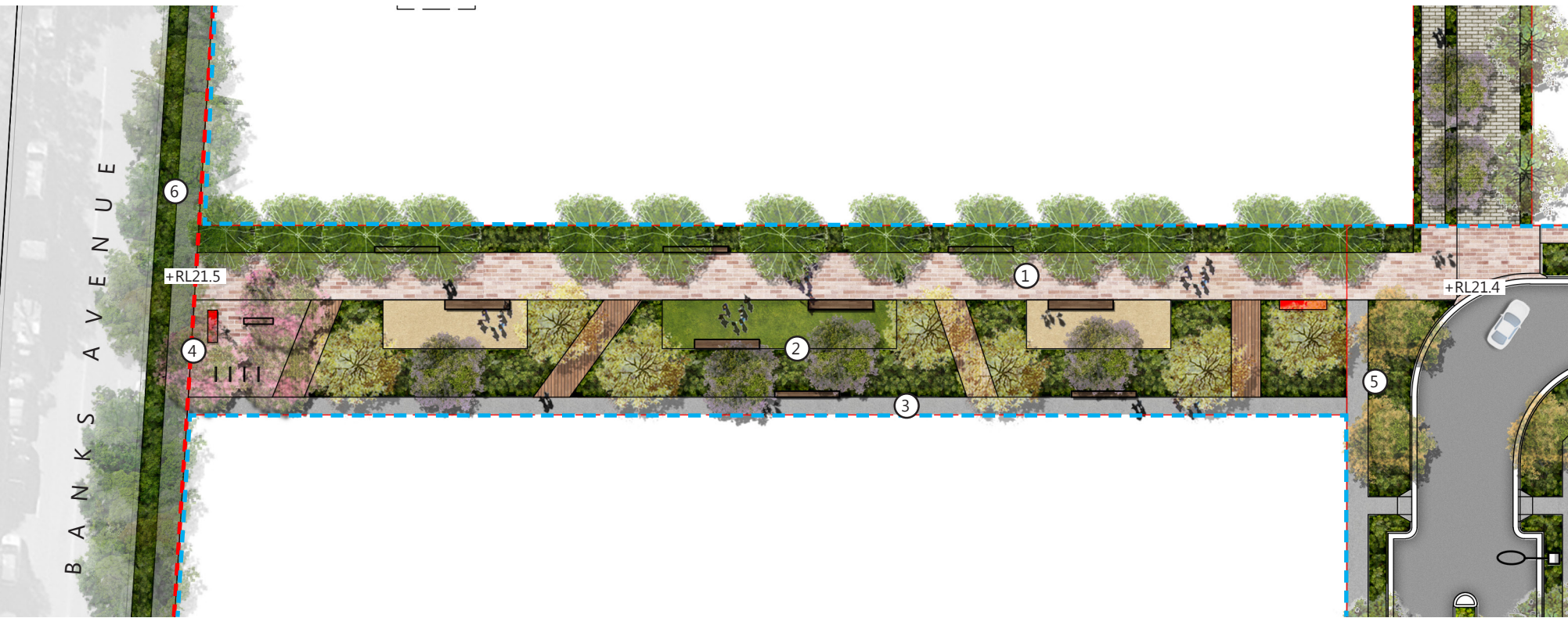


- LEGEND
- 1 Generous internal pedestrian path network
 - 2 East-west pedestrian/cycle shareway
 - 3 Shareway Link Parks with integrated WSUD, passive gathering & seating
 - 4 Shareway nodes to perimeter public domain/streetscape network, wayfinding signage
 - 5 Site activity station strategy
 - 6 Open lawn, informal seating walls
 - 7 Perimeter public domain/streetscape path upgrades
 - 8 Retention of existing trees



6.6 SHAREWAY LINKS

LINK 1

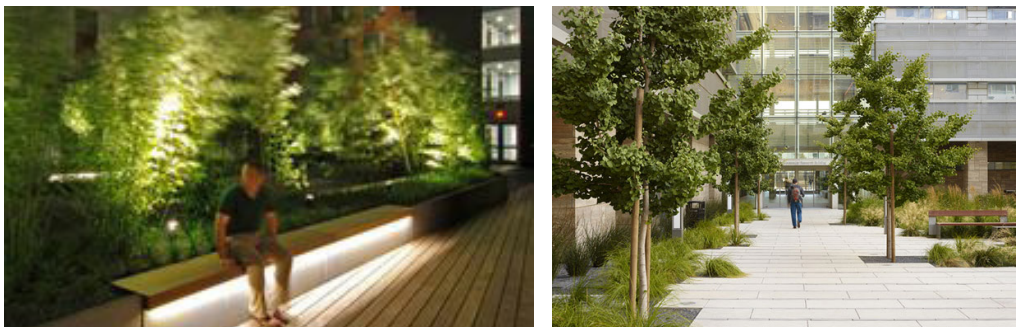
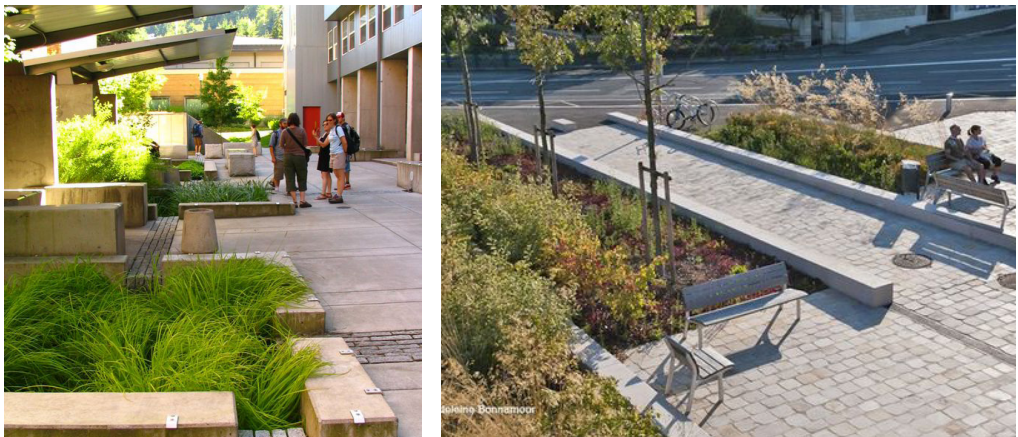
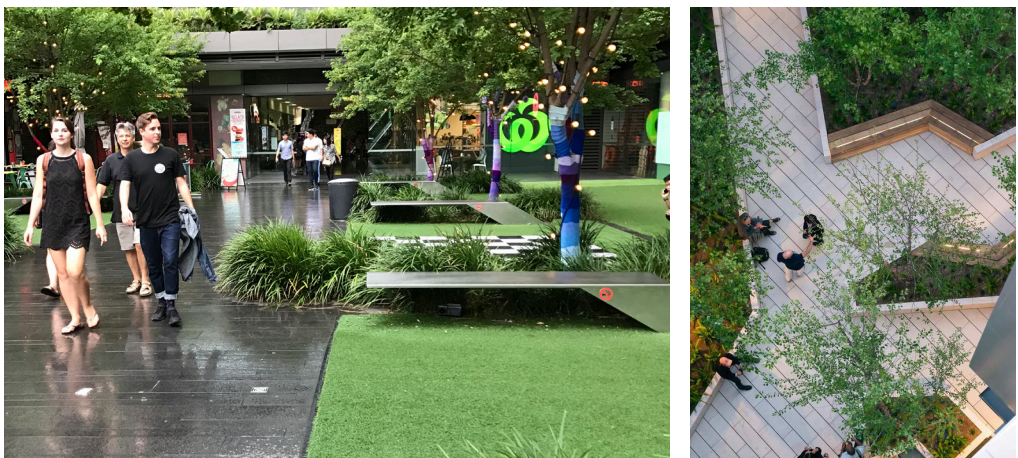
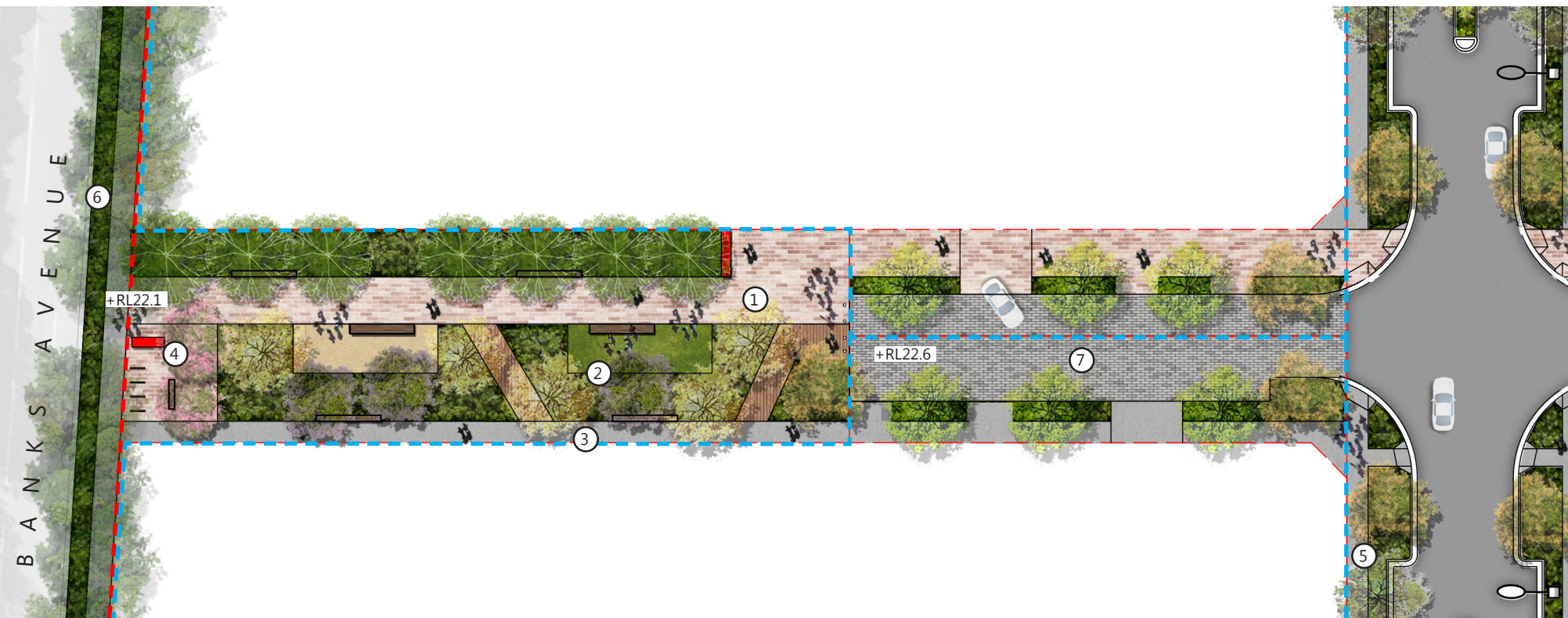


LEGEND

- ① East-west pedestrian/cycle shareway
- ② Shareway Link Parks with integrated WSUD, passive gathering & seating
- ③ Secondary pedestrian path addressing residential private terraces
- ④ Shareway nodes to perimeter public domain/streetscape network, wayfinding signage
- ⑤ Streetscape paths & planting
- ⑥ Perimeter public domain/streetscape path upgrades
- ⑦ Private Access Road to Residential basements



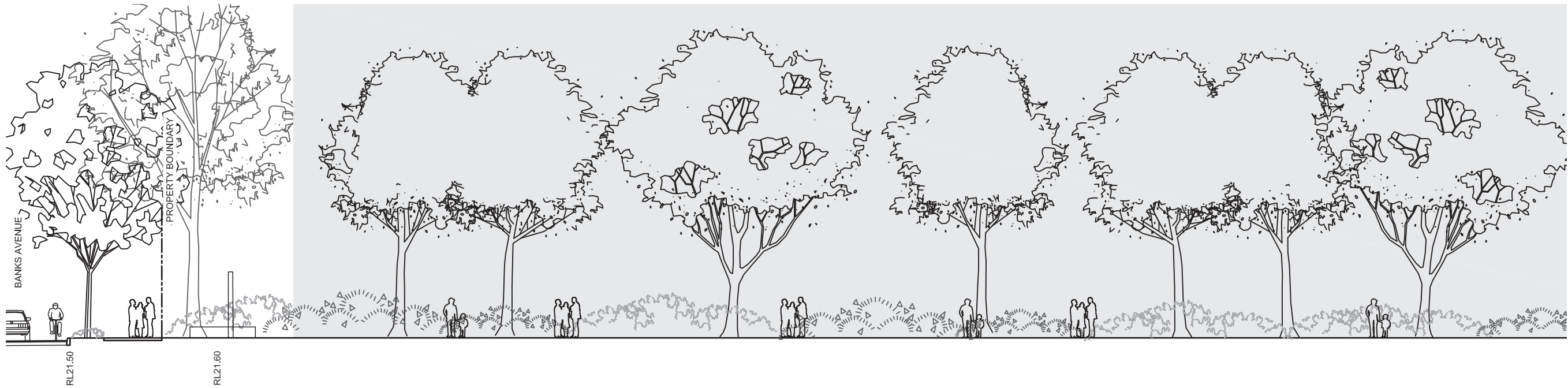
LINK 2



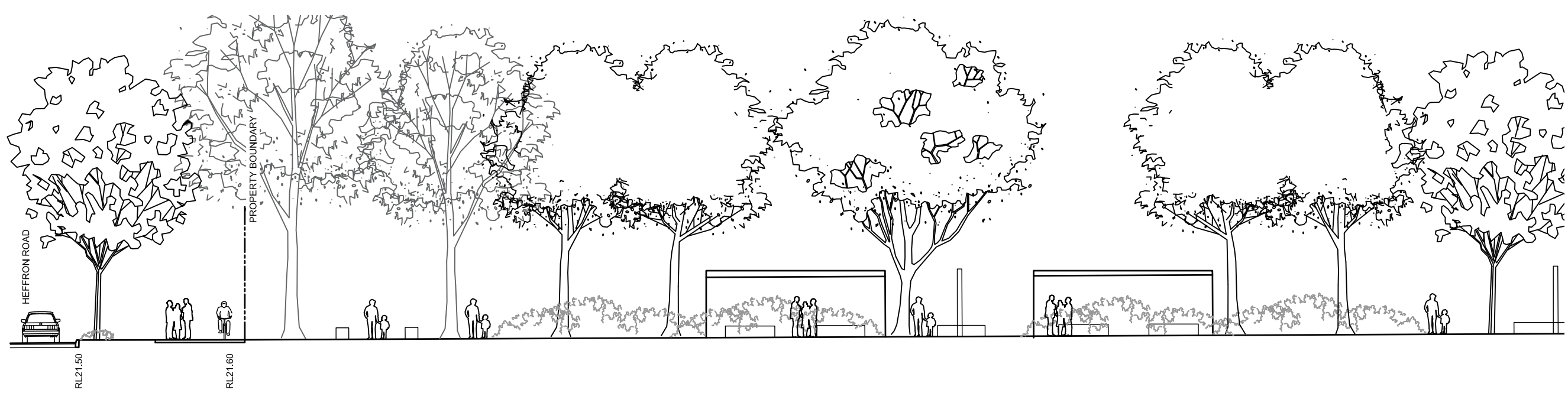
6.7 TYPICAL PUBLIC DOMAIN INTERFACE SECTIONS



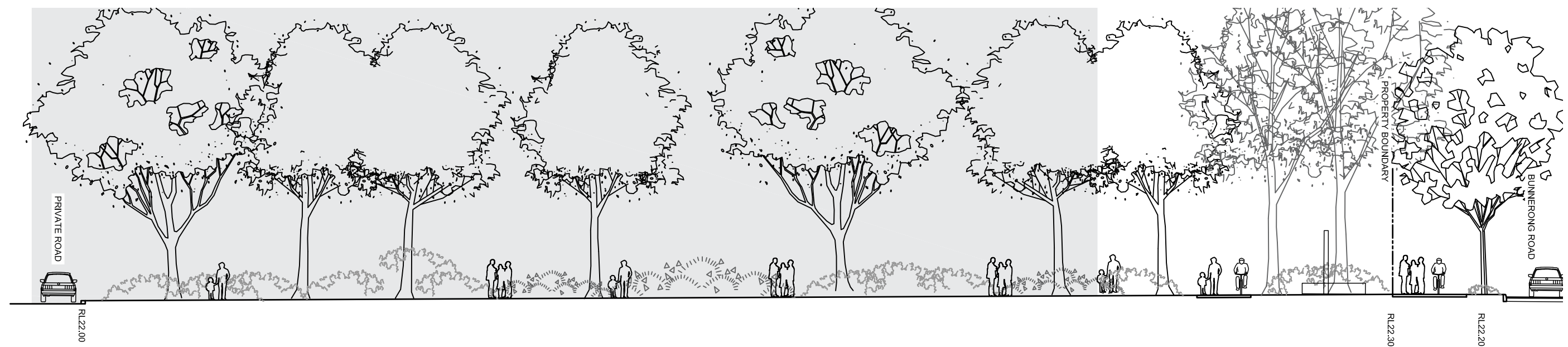
SECTION 1



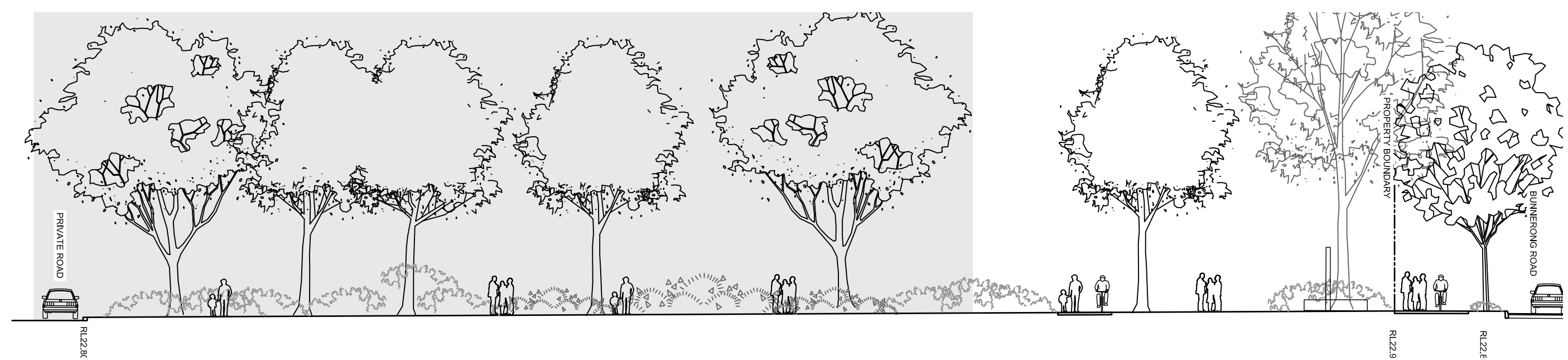
SECTION 2



SECTION 3

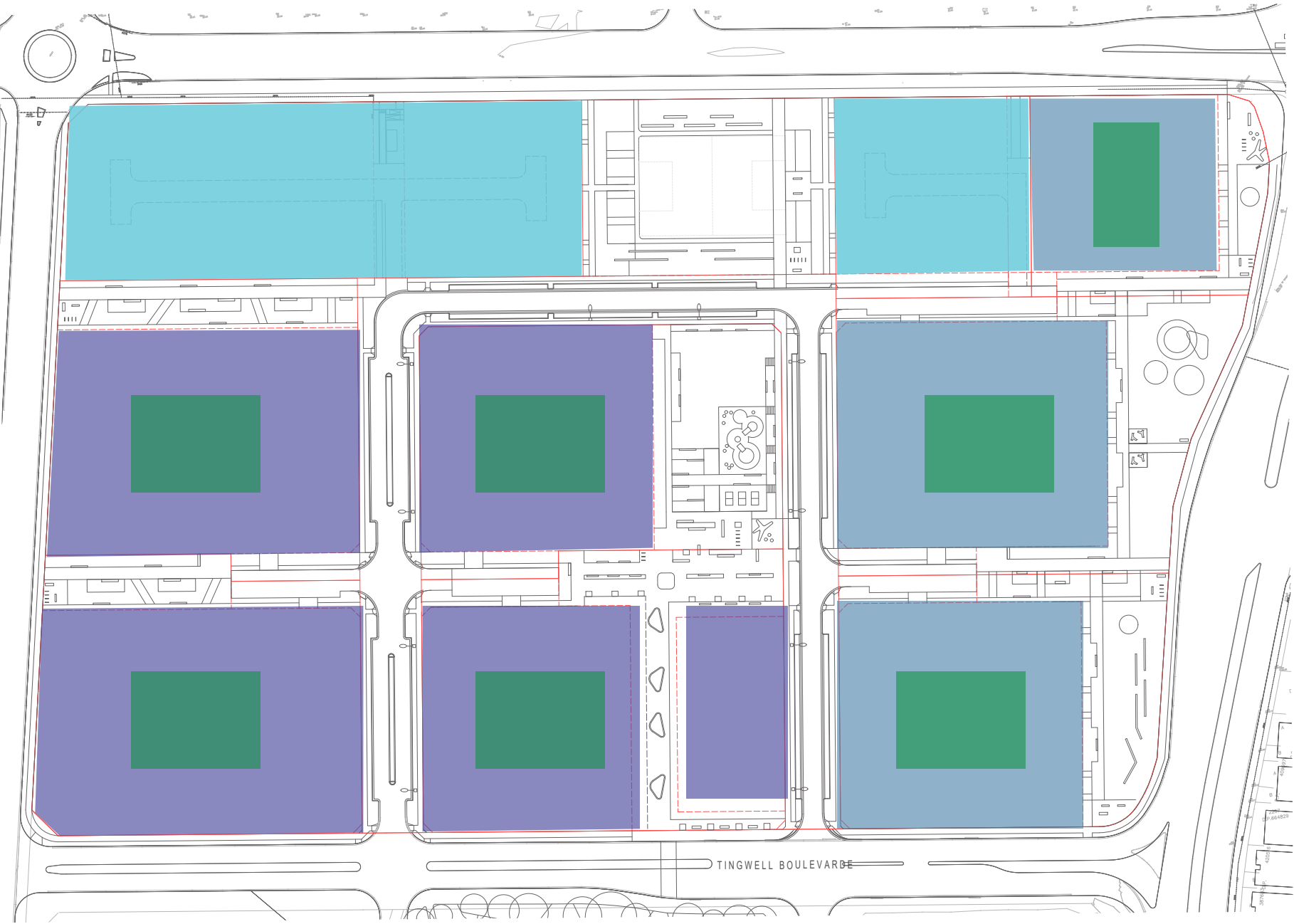


SECTION 4



SECTION 5

7.1 PRIVATE BUILDING STRATEGIES



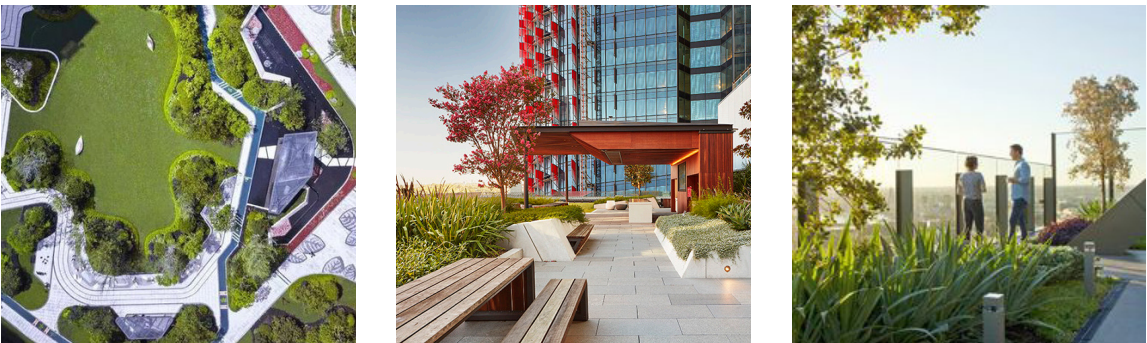
HIGH BUILDING SCALE

MEDIUM BUILDING SCALE

LOW BUILDING SCALE
(TERRACES)

INDICATIVE PODIUM COMMUNAL
OPEN SPACES

HIGH BUILDING COMMUNAL PODIUM



MEDIUM BUILDING COMMUNAL PODIUM



TERRACE GARDENS



DESIGN OBJECTIVES

- Create a series spaces allowing for a balance of passive and active opportunities.
- Maximise external views to surrounding context
- Mix of exotic and native layered tree and understory planting.
- Vegetative privacy screening to private terraces.
- Community/reproductive garden opportunities.
- Encourage outdoor work from home opportunities/relief.

[illegible]

A diagram illustrating the recommended setbacks for a large tree (3000-4000mm) from a building, path, verge, parking, and road. The tree is shown with a large, irregular canopy. A vertical dashed line labeled "PROPERTY BOUNDARY" runs through the center of the tree. The setbacks are indicated by horizontal arrows at the bottom: 3000-4000 (from the building to the property boundary), PATH (from the property boundary to the path), VERGE (from the path to the verge), PARKING (from the verge to the parking area), and ROAD (from the parking area to the road). The diagram also shows a building on the left, a path with two figures, and a road with two cars on the right.

7.3 PODIUM COMMUNITY GARDENS



DESIGN OBJECTIVES

Communal Open Spaces are to look for opportunities where viable to integrate community/reproductive gardens within the landscape design strategy.

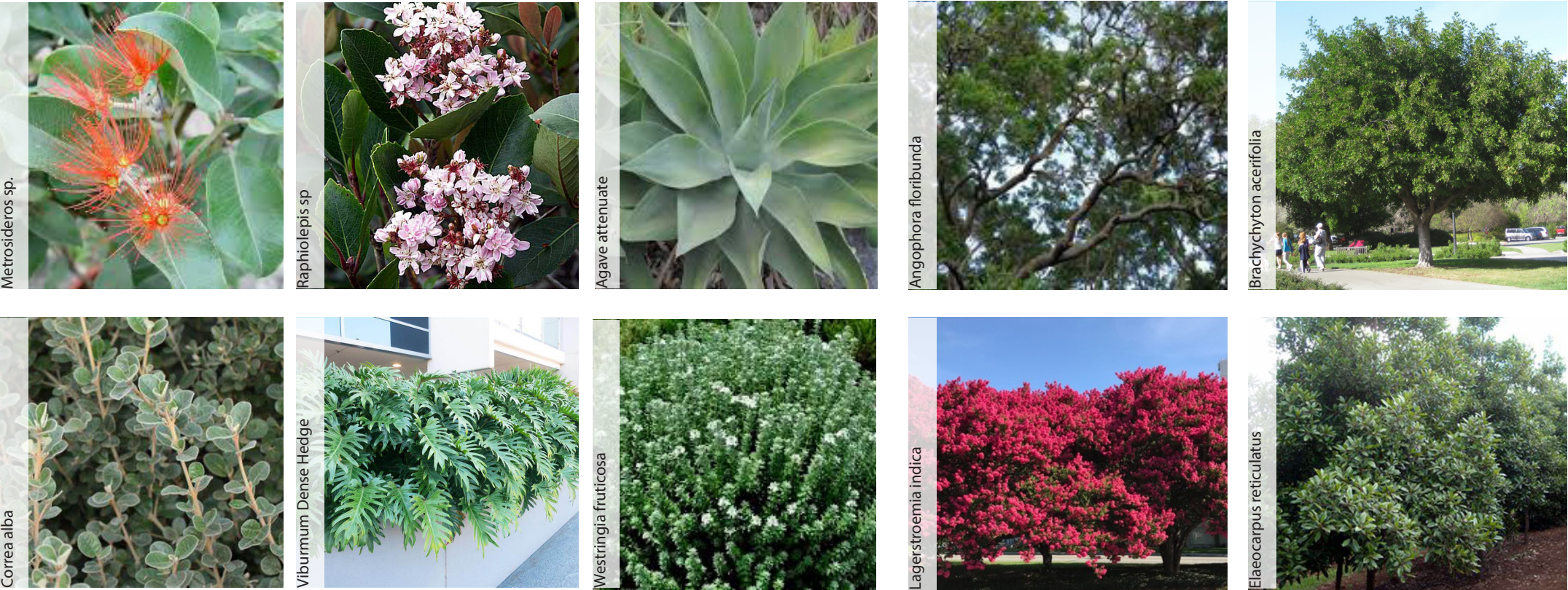
- Communal gardens can provide a means of bringing people living in close proximity together to share and build relationships.
- Make the gardens easily accessible by positioning near high pedestrian traffic areas.
- Consideration of location heat, cold, shade & sun to ensure success of gardens.
- The long-term management of productive gardens requires a flexible approach, including a succession plan pending level of community participation.

7.4 PLANTING STRATEGY

GROUND LEVEL SETBACK



PODIUM COMMUNAL SPACES



DESIGN OBJECTIVES

- Use of predominately indigenous / native vegetation into streets and open spaces.
- Selection of exotic plants are used to complement the native planting by providing feature interest, addressing shade conditions.
- Deep soil setback trees to be primarily indigenous / native.
- Achieve 10% Tree canopy cover accross the site, including podium and ground level.
- Achieve 50% Native & Endemic shrub & groundcover understory plant species within podium, roof gardens amd ground level setbacks.

TYPICAL PLANT SCHEDULE

Trees			
Botanical Name	Common Name	Mature Height x Spread (m)	Supply height (Pot size)
Corymbia citriodora	Lemon-Scented-Gum	30x10	200L
Lophostemon confertus	Brush Box	16x8	200L
Angophora floribunda	Rough barked Apple	18 x 8	200L
Angophora costata	Rough barked Apple	18 x 8	200L
Banksia integrifolia	Coastal Banksia	15-6	200L
Callistemon viminalis	Bottlebrush	11 x 8	200L
Pyrus callryana 'chanticleer'	Ornamental Pear	15x7	200L
Cupaniopsis anarcardiodes	Tuckeroo	10 x 6	200L
Elaeocarpus reticulatus	Blueberry Ash	10 x 4	200L
Ulmus parvifolia	Chinese Elm	10x4	200L
Lagerstroemia indica	Crepe Myrtle	6x4	200L
Tristaniopsis laurina	Water Gum	15x7	200L

Shrubs & Groundcovers			
Botanical Name	Common Name	Mature Height x Spread (m)	Supply height (Pot size)
Shrubs			
Adenanthos seiceus	Wooly Bush	1.5 x 1	200mm
Callistemon 'little John'	Bottlebrush	1.5x1.5	200mm
Crinum penduculatum	Swamp Lily	2 x 2	200mm
Doryanthes excelsa	Gymea lily	2 x 1.5	200mm
Rosmarinus officinalis	Rosemary	1.5 x 1.5	200mm
Viburnum 'Dence Fense'	Viburnum	3 x 2	200mm
Metrosideros sp.	New Zealand Christmas Bush	1 x 1	200mm
Monstera deliciosa	Swiss Cheese Plant	3 x 3	200mm
Grevillea 'Moonlight'	Moonlight Grevillea	3.5 x 2.5	200mm
Correa alba	The White Correa	2 x 1.5	200mm
Banksia spinulosa	Birthday Candles	1.5 1.5	200mm
Philodendron Xanadu	Xanadu	1 x 1	200mm
Phormium tenax	New Zealand Flax	1.5 x 1	200mm
Raphiolepis sp	Indian Hawthorn	1 x 1	200mm
Strelizia juncea	Bird of Paradise	6 x 3.5	200mm
Syzygium sp	Dwarf Lilly pilly	3 x 2	200mm
Westringia fruticosa	Coastal Rosemary	1 x 1	200mm
Grasses + Groundcovers			
Agapanthus africanus	African Lily	0.6 x 0.6	150mm
Agave attenuate	Agave	0.5 x 0.6	150mm
Aspidistra elatior	Cast Iron Plant	0.4 x 0.6	150mm
Dianella longifolia	Blueberry Lily	1 x 0.5	150mm
Diets grandiflora	Pale Flax Lily	1.5 x 1	150mm
Liriope muscari	Liriope	0.5 x 0.6	150mm
Liriope muscari	Liriope	0.5 x 0.6	150mm
Myoporum pavifolium	Creeping Boobialla	0.4 x 1	150mm
Grevillea 'Royal Mantle'	Royal Mantle Grevillea	2 x 0.4	150mm
Banksia integrifolia	Roller Coaster	3 x 0.6	150mm



Level 11, Meriton Tower,
528 Kent St, Sydney 2000