

Drawing List

NAME	DRAWING NUMBER	SCALE
Landscape Statement	SYD19127_DA-001	NTS
Tree Removal and Retention Plan	SYD19127_DA-002	1:200
Ground Plane Plan	SYD19127_DA-003	1:200
L03 Plan	SYD19127_DA-004	1:200
Indicative Planting Plan	SYD19127_DA-006	NTS

Ground Plane - Precedents



Ground plane activation with loose cafe furniture and pots



Fixed furniture activating stairs



Variety of low, shade tolerant planting

Level 3 - Precedents



Outdoor dining and working is encouraged with fixed furniture



High-quality fixed and loose furniture set against a backdrop of planting



Example of corten planter wall and tiered planting

Landscape Statement

Introduction

ASPECT Studios has been commissioned to prepare a Landscape Concept for the development at 50 Kent Road, Mascot. Please refer to documents by Sissons for information regarding the architecture.

The development at 50 Kent Road, Mascot comprises a commercial building and associated ground plane works.

The concept for the overall development focusses on increasing wellness for workers and visitors to the building. We share the developer's vision for 'Mascot's Healthiest & Most Productive Office Building'.

Landscape interventions throughout the building contribute to this aspiration both physically (through the well documented benefits of planting to the environment) as well as psychologically (through the positive effects of Biophilia).

Existing Site

There are a number of mature trees along the Kent Road and Coward Street footpaths. They have been assessed by the project Arborist as having 'moderate' value, and have been recommended for consideration for removal.

In order to preserve as much canopy cover on the site as possible, some trees are being proposed for removal with the majority being proposed for retention. This will of course, depend of the health of the trees through the construction stage and the viability of the trees when weighed against public safety and amenity.

Aside from these mature trees, no other significant site features are being retained and the proposed landscape design responds to the new proposed building.

Design Principles

The landscape spaces have been designed with the following principles in mind. Landscape spaces aim to:

- 1/ Be habitable, and provide as many opportunities to enjoy the outdoors as possible
- 2/ Be flexible, and allow for a variety of programs to occur throughout the year
- 3/ Promote wellness, by allowing for active programs and supporting Biophilic outcomes

Ground Plane

The landscape on the ground plane ties together the surrounding existing footpath levels with the new ground floor levels. A 1:20 walkway provides step-free access from Coward Street to a main entry. A short staircase provides entry from Kent Road.

To the east and south of the building, lush planting is proposed to be planted sensitively to the base of the trees. Low retaining walls will be required to maintain soil levels around the existing tree roots. Timber seating, capping these walls, provides opportunities for spill-out from the ground floor and promotes outdoor working. Fixed seating is also provided along Kent Rd, to allow for a pause point prior to entering the building.

Level 03

Planting on Level 03 prioritises the well-being of workers within the building, by providing a green outlook from the internal office spaces as well as outdoor seating opportunities. A combination of cascading and upright planting maximises green views. A straightforward detail, whereby an integrated planter and timber seating forms the balustrade for Level 03. Its design ensures robust and easy-to-maintain planted areas.

Tree Removal and Retention Plan 1:200 @ A1 (Refer to Surveyors Drawing 50805 001DT 3-10-19)

720 R.L. 3.45 (A.H.D.) IN KENT ROAD

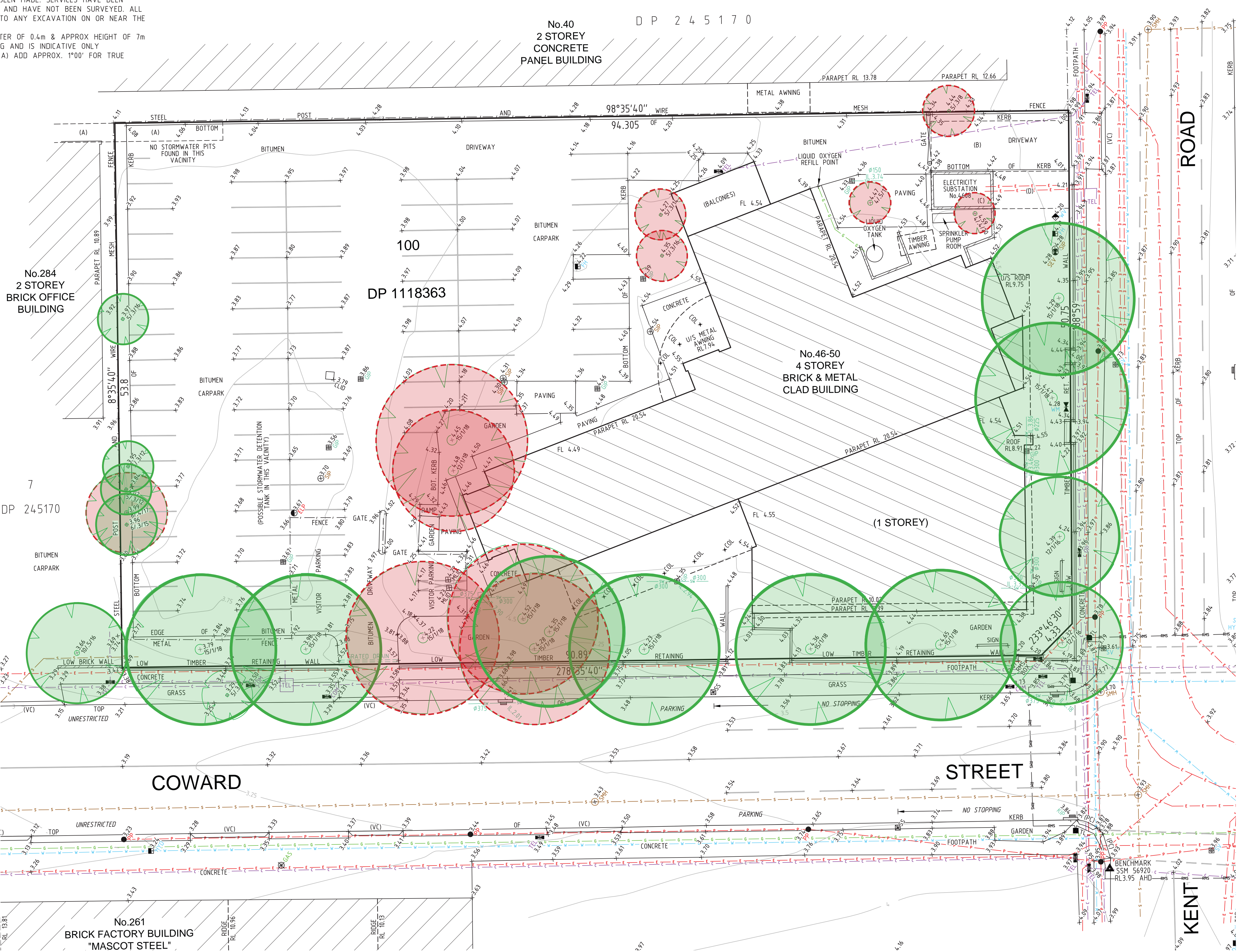
SHOULD BE USED FOR CALCULATIONS

INVESTIGATION OF INTERNAL FLOOR

SEEN MADE. SERVICES HAVE BEEN
AND HAVE NOT BEEN SURVEYED. ALL
TO ANY EXCAVATION ON OR NEAR THE

FER OF 0.4m & APPROX HEIGHT OF 7m
G AND IS INDICATIVE ONLY
A) ADD APPROX. 1°00' FOR TRUE

Note: Some trees will need to be trimmed to gain access during the construction phase. This work will be done in consultation with the project arborist.



Legend

Trees to be retained

Trees to be removed

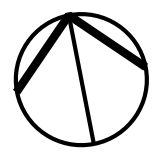


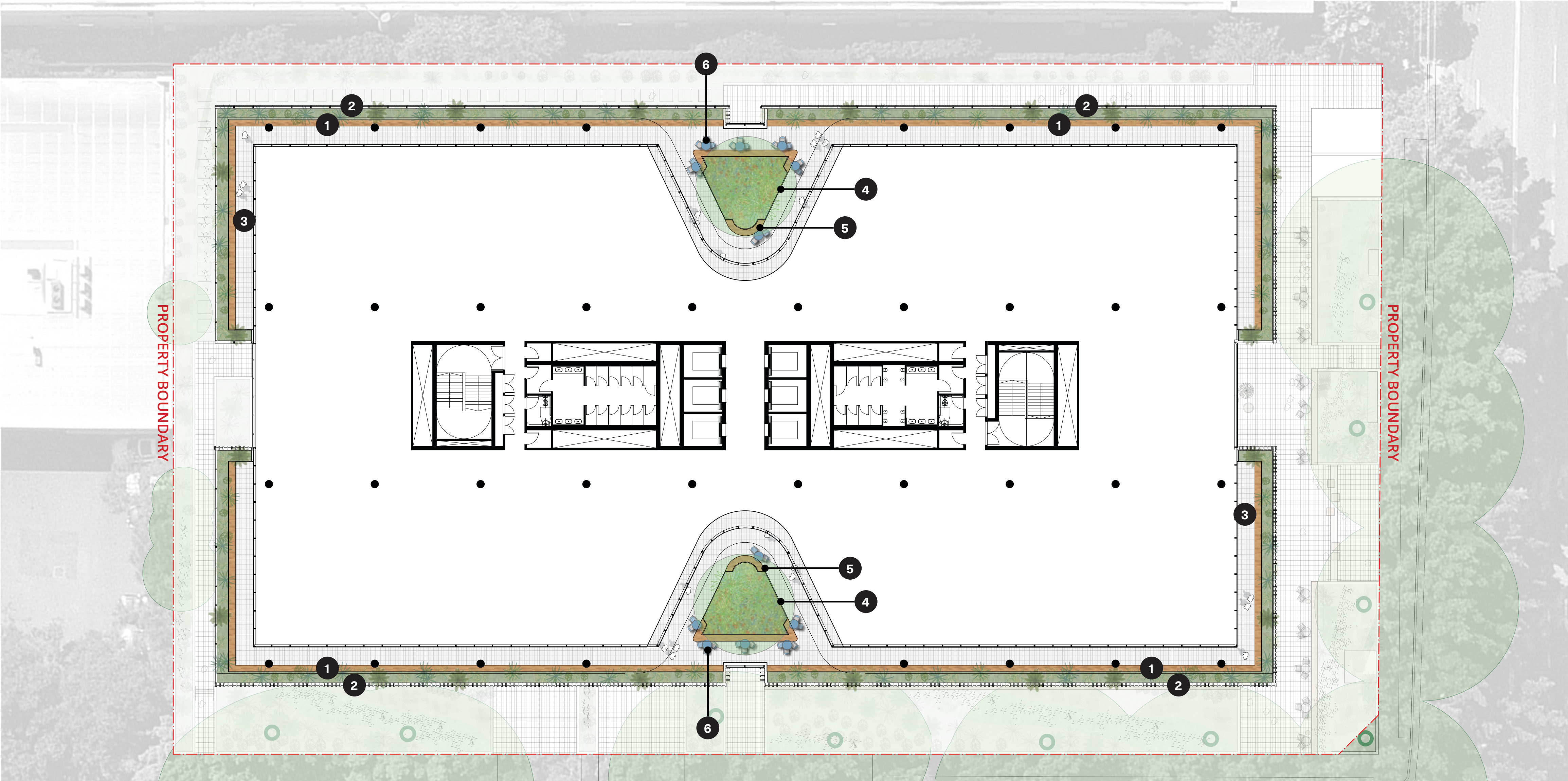
Legend

- 1 Paved spill-out area with loose furniture and pot-plants. Cross-falls vary from 1:40 to 1:33 max
- 2 1:20 walkway from Coward Street to building entry
- 3 Planter wall. Detail to be confirmed with arborist to protect existing tree roots
- 4 Entry stairs with fixed seating
- 5 Timber capping element. Timber to match architectural finishes
- 6 Lush understorey planting, irrigated and mulched
- 7 Retain existing footpath
- 8 Screening shrubs and small trees to boundary

Total deep soil area: 820sqm

Note: Some trees will need to be trimmed to gain access during the construction phase. This work will be done in consultation with the project arborist.





Legend

- 1 Raised planter-box with integrated timber bench seating to form balustrade for outdoor terrace. Detail by architects
- 2 Hardy cascading planting with irrigation and concealed drainage
- 3 Paved area to match architectural finishes
- 4 Raised metal edge to 1m above approx 800mm adjacent FFL with large feature tree to centre
- 5 Integrated timber bench seating
- 6 Proprietary cafe seating

Total softworks (planting) area: 260sqm

Rooftop - Precedents



Raised planters with planting and seating elements



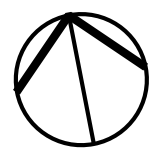
High-quality fixed and loose furniture set against a backdrop of planting



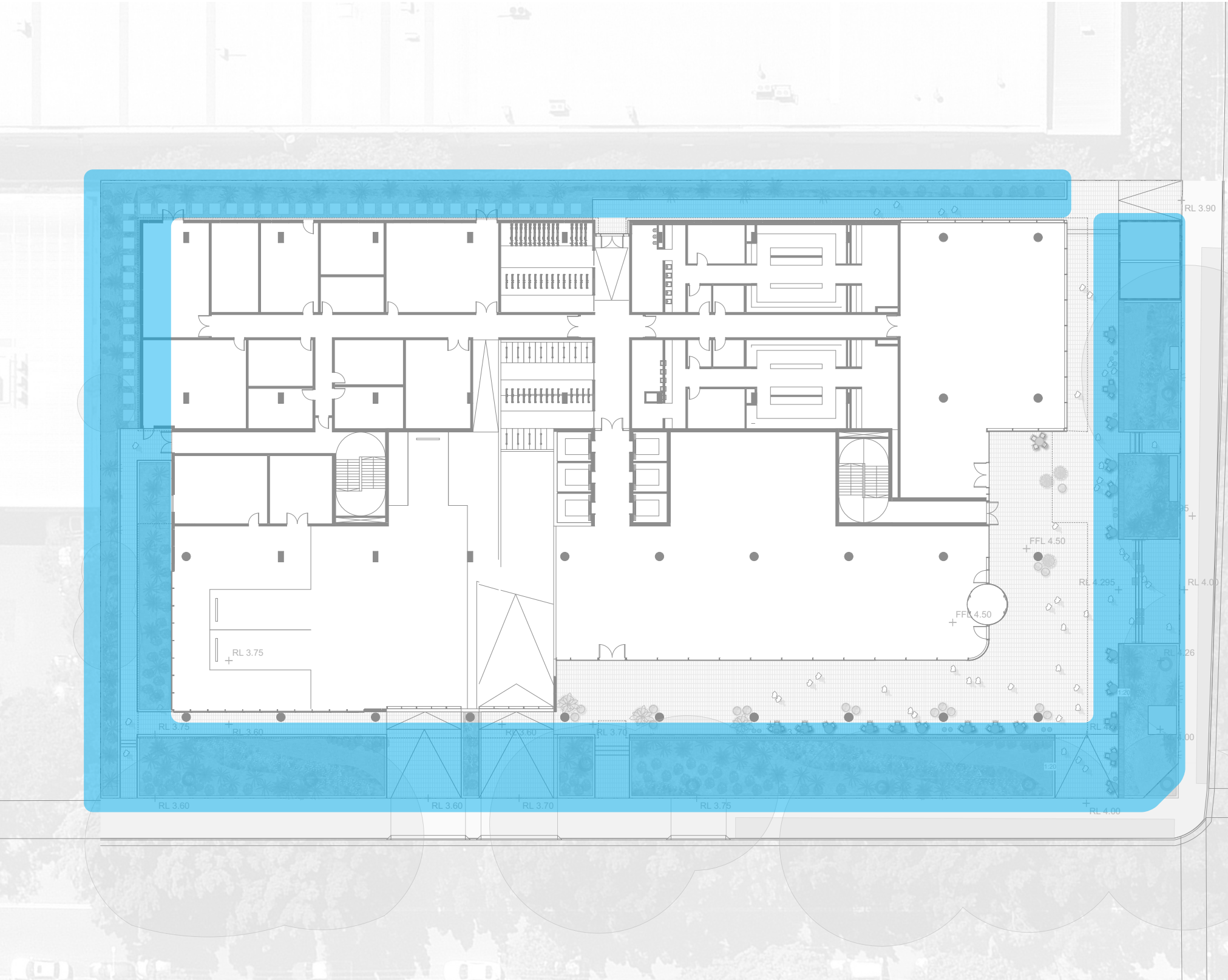
Example of corten planter wall



Tiered planting



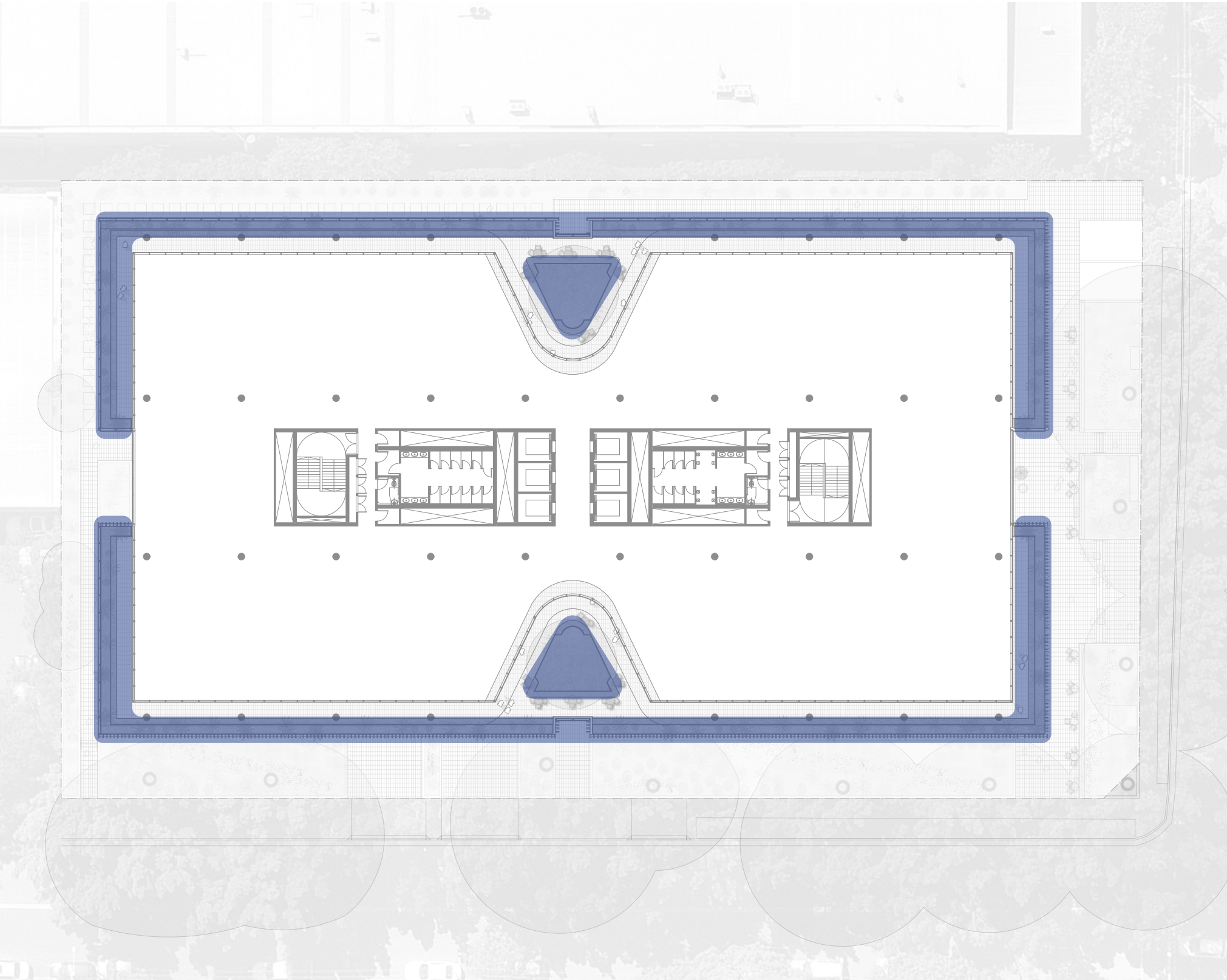
Indicative Planting Plan Ground Plane - NTS



Planting Palette Name			
Botanic Name	Pot Size (mm)	Spacing(mm)	N/Exotic
Acmena smithii 'Sublime	200	200-300	N
Ajuga repens	150	300	E
Aspidistra elatior	300	250	E
Arthrpodium cirratum	300	500	E
Ceratopetalum gummiferum	200	200-300	N
Cissus antarctica	200	500	N
Dichondra repens	150	300	N
Elaeocarpus eumundii	200	200-300	N
Melaleuca armillaris	200	200-300	N
Pachysandra terminalis	150	400	E
Pratia pedunculata	150	300	N
Viola banksia	150	300	N

Note: Some trees will need to be trimmed to gain access during the construction phase. This work will be done in consultation with the project arborist.

Indicative Planting Plan L03 - NTS



Planting Palette Name			
Botanic Name	Pot Size (mm)	Spacing(mm)	Native/Exotic
Aloe 'Sea Urchin	200	400	E
Aloe plicatis	300	400	E
Crassula undulata 'Max Cookie'	200	300	N
Crassula arborescens 'Blue Bird'	200	300	E
Casuarina 'Cousin It'	150	500	N
Euphorbia tirucalli 'Sticks on Fire'	300	500	E
Gardenia augusta 'O So Fine'	300	500	E
Lomandra 'Katie Belles'	200	500	N
Lomandra 'Tanika"	200	300	N
Russelia equisetiformis	300	500	E
Sedum ternatum	150	300	E
Senecio mandraliscae	150	300	E

