



2-10 Cottonwood Crescent

MACQUARIE PARK

LANDSCAPE DEVELOPMENT
APPLICATION

PREPARED BY
MERITON
4TH FEBRUARY 2021

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1.1 DEVELOPMENT PROPOSAL

The proposed new 2-10 Cottonwood Crescent development site is located within an hours drive of Sydney's CBD. The site also sits in close proximity to Macquarie University, Macquarie Centre and Macquarie Station, providing users with easy access to public transport such as buses, trains various retail option and educational institutions.

The future residents will benefit from a variety of existing communal natural spaces along the Shrimpton Creek Reserve. Connected by a public path, these spaces include the adjacent Wilga Park, Cottonwood Reserve and Shrimptos Creek, Skate park and Macquarie Centre.

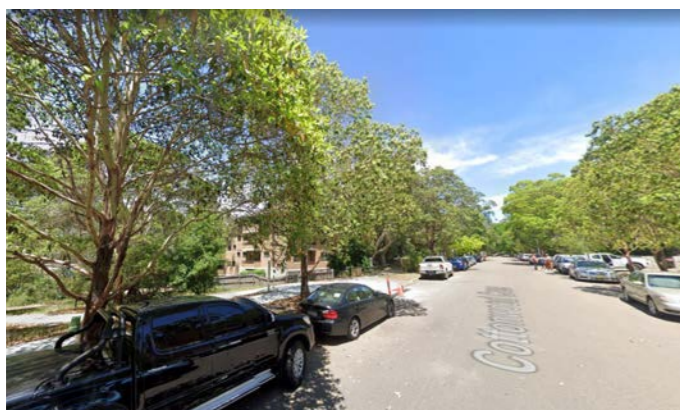
Cottonwood Crescent upgrades in front of the development will include new pedestrian concrete path and street trees. The building frontages looks to integrate the private terraces into he surrounding residential character, offering direct access to the street and matching surrounding planting character.

The private communal spaces look to enhance the residents experience with a mix of passive and active spaces. Podium spaces look to maximise the nature views towards Shrimptons Creek. Communal spaces are also provided along the Shrimptons Creek Reserve boundary, creating activation and connection to the local open space.

Riparian planting upgrades address the BioNet Vegetation Classification reference for NSW Plant Community Type (PCT) Master Classification 1181 - Smooth-barked Apple - Red Bloodwood - Sydney Peppermint healthy open forest on slopes of dry sandstone gullies of western and southern Sydney, Sydney Basin Bioregion.



Cottonwood Cres looking North



Cottonwood Cres looking South

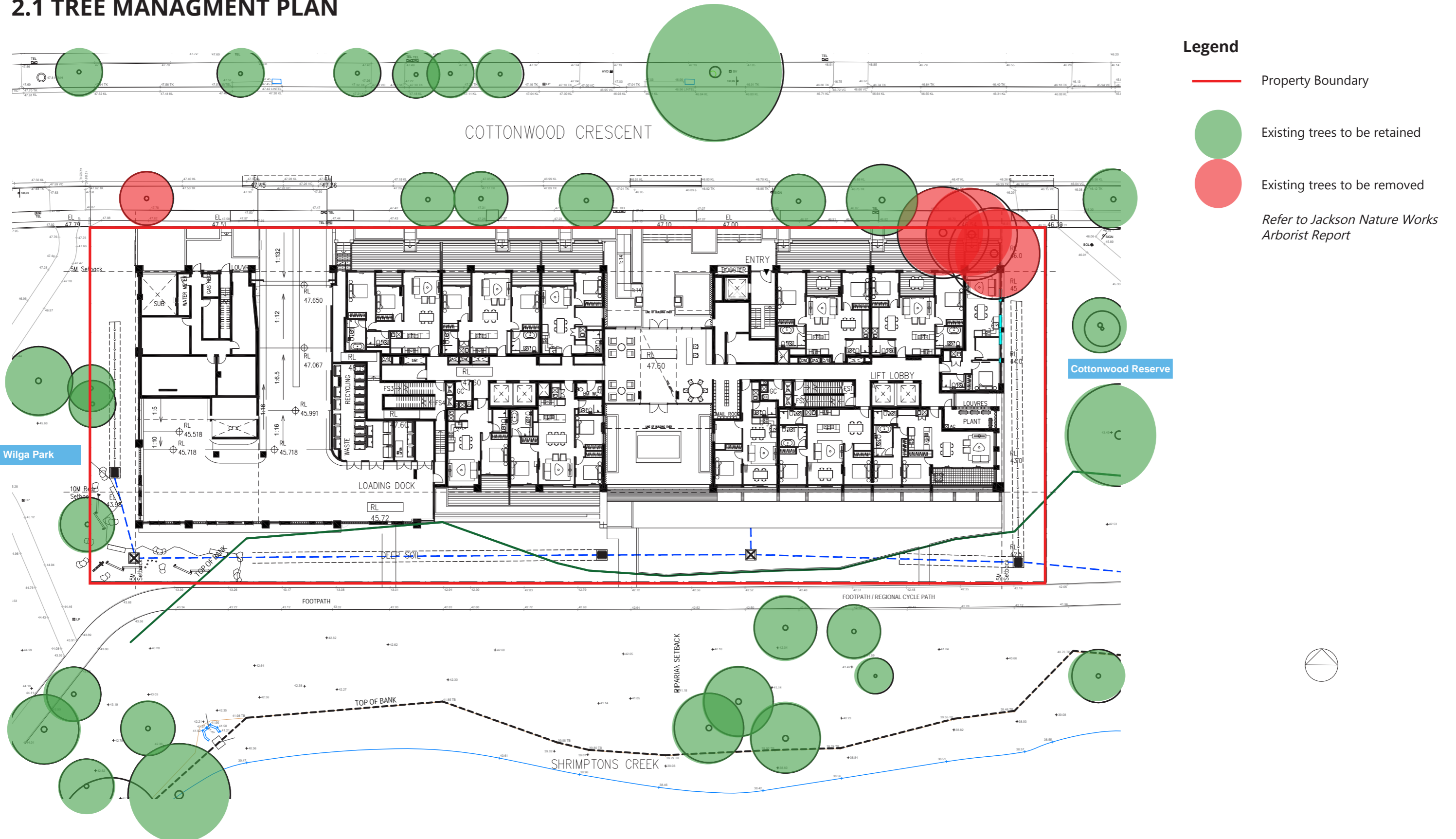


LEGEND



DEVELOPMENT SITE

2.1 TREE MANAGEMENT PLAN



2.2 LOWER GROUND LEVEL LANDSCAPE CONCEPT PLAN

- ①

Existing Riparian planting
- ②

Proposed Riparian planting
- ③

Buffer Planting
- ④

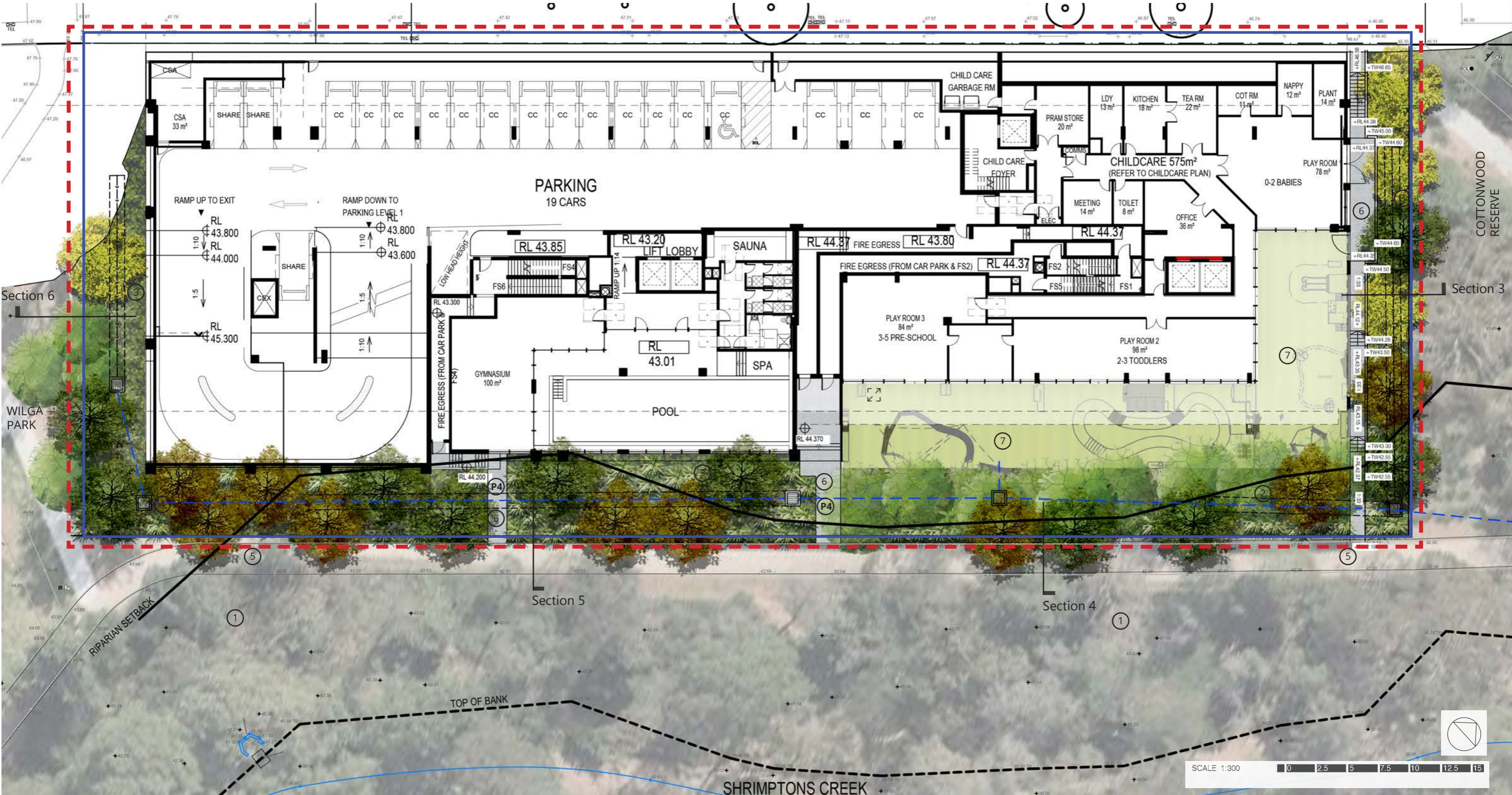
Nature play integration with Wilga Park
- ⑤

Existing park path
- ⑥

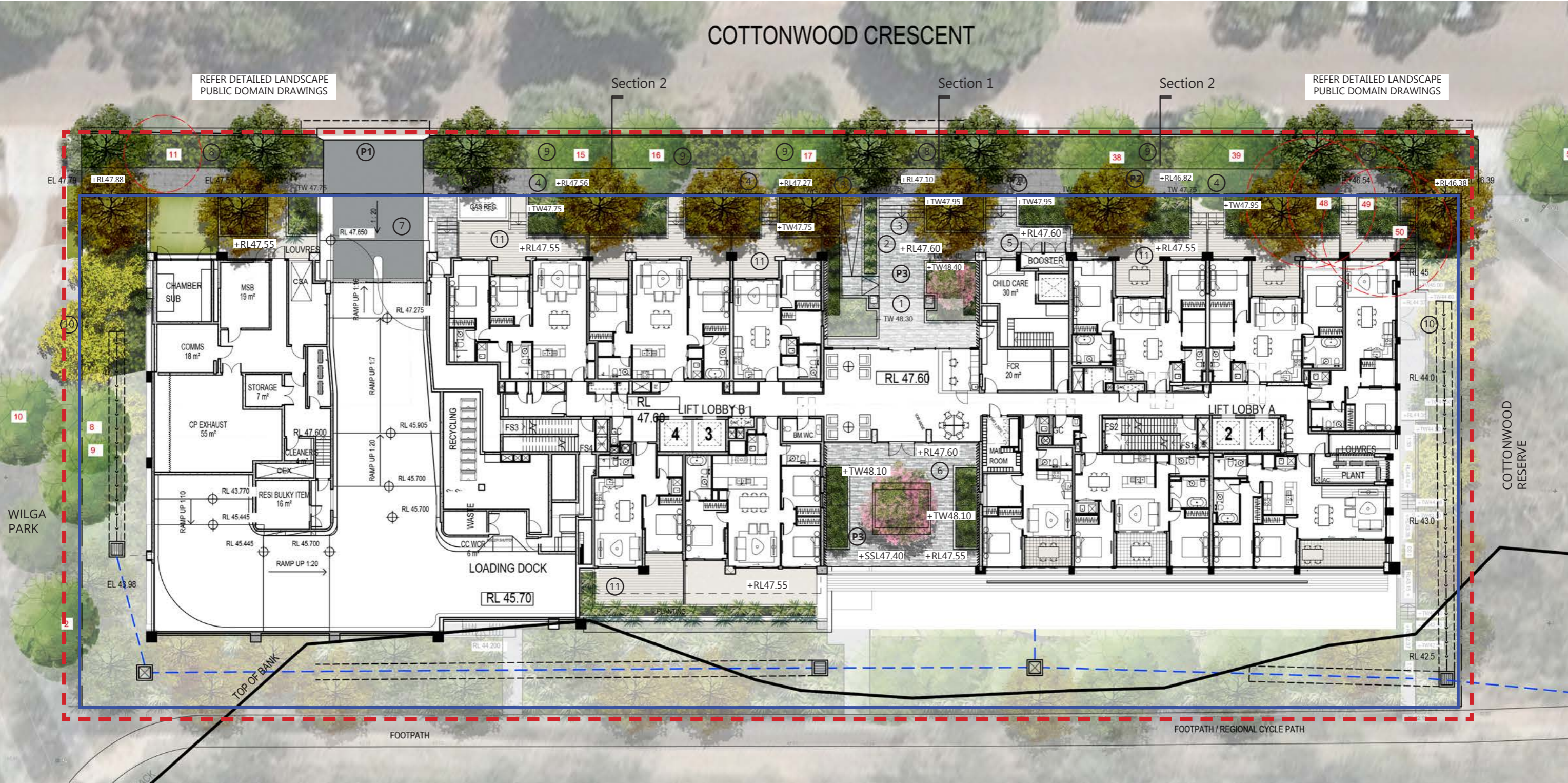
Proposed fire egress path
- ⑦

Childcare outdoor learning. Refer detailed childcare design
- Property boundary
- Extent of Works
- Riparian boundary
- Ⓟ

Pavement Type 4: Exposed aggregate concrete



2.3 GROUND LEVEL LANDSCAPE CONCEPT PLAN



Legend

- ① Lobby forecourt
- ② Entry raised planters
- ③ Stairs & accessible ramp
- ④ Private terrace entries
- ⑤ Childcare entry forecourt
- ⑥ Communal open space / viewing platform raised planting & seating area
- ⑦ Basement driveway
- ⑧ Public domain / streetscape upgrades. Refer Public Domain Plans
- ⑨ Existing trees to be retained
- ⑩ Buffer planting between building & park
- ⑪ Private terraces

- Property boundary
- - - Extent of Works
- Riparian boundary
- (P1) Pavement Type 1: Driveway to engineers detail
- (P2) Pavement Type 2: Public Domain Paver. Refer Public Domain Plan
- (P3) Pavement Type 3: Tile paver
- (P4) Pavement Type 4: Exposed aggregate concrete

- Trees to be removed. Refer Arborist Report
- Trees to be retained. Refer Arborist Report
- Replacement street trees. Refer plant schedule

SCALE 1:300

2.4 LEVEL 7 LANDSCAPE CONCEPT PLAN



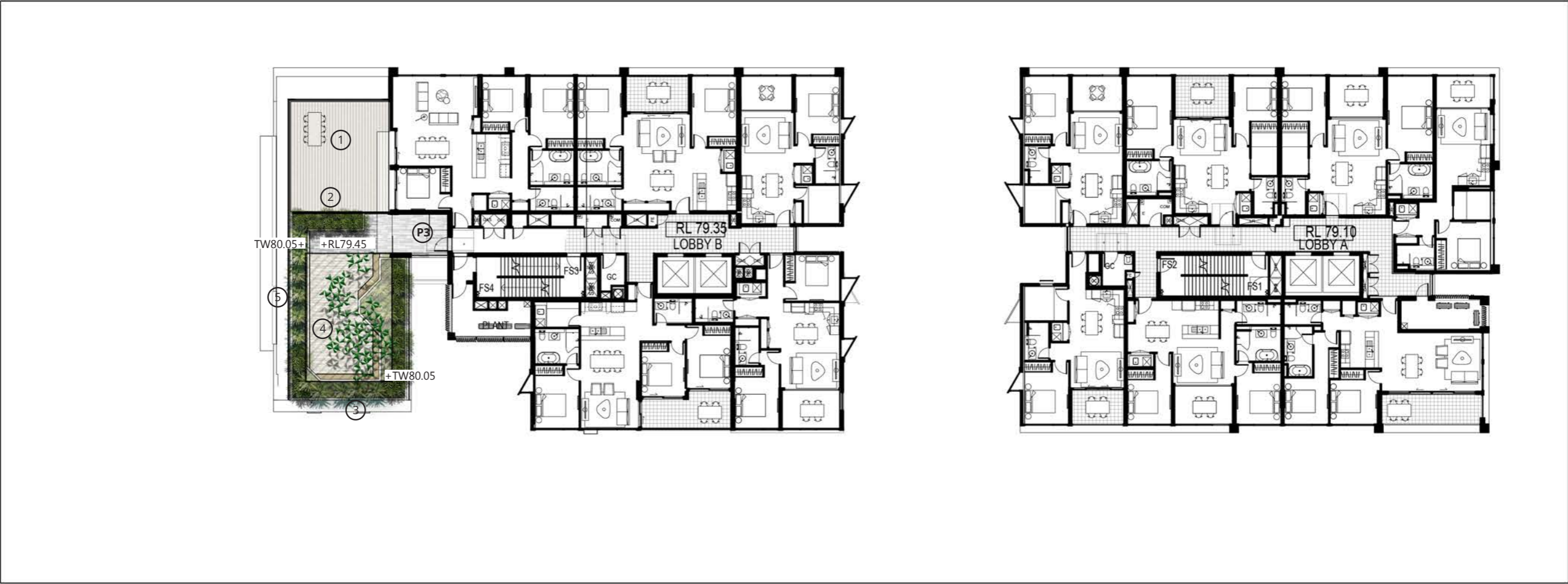
- Legend

 - ① Raised planters with feature trees & integrated seating
 - ② Raised planter with low planting to maximise views to riparian corridor
 - ③ Communal seating
- Property boundary
 - - - Extent of Works
 - Ⓟ Pavement Type 3: Unit paver

SCALE 1:300

0 2.5 5 7.5 10 12.5 15

2.5 LEVEL 10 LANDSCAPE CONCEPT PLAN



Legend

- ①

Private terrace

②

Screening to private terrace

③

Raised planters with integrated seating

④

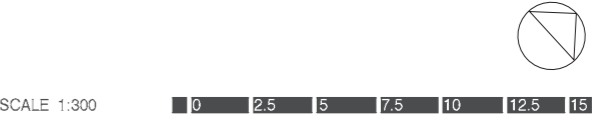
Arbour with climbing plants

⑤

Hedge screen planting to address wind

Ⓟ

Pavement Type 3: Unit paver



2.6 LEVEL 12 LANDSCAPE CONCEPT PLAN



Legend

- ①

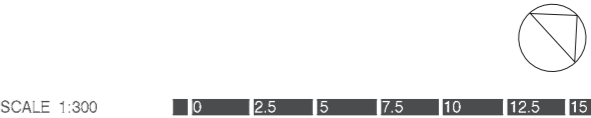
Raised planters with integrated seating
- ②

BBQ Arbour with climbing plants
- ③

Raised screen planting from adjacent private terraces
- ④

Informal Synthetic turf seating area
- Ⓟ

Pavement Type 3: Unit paver



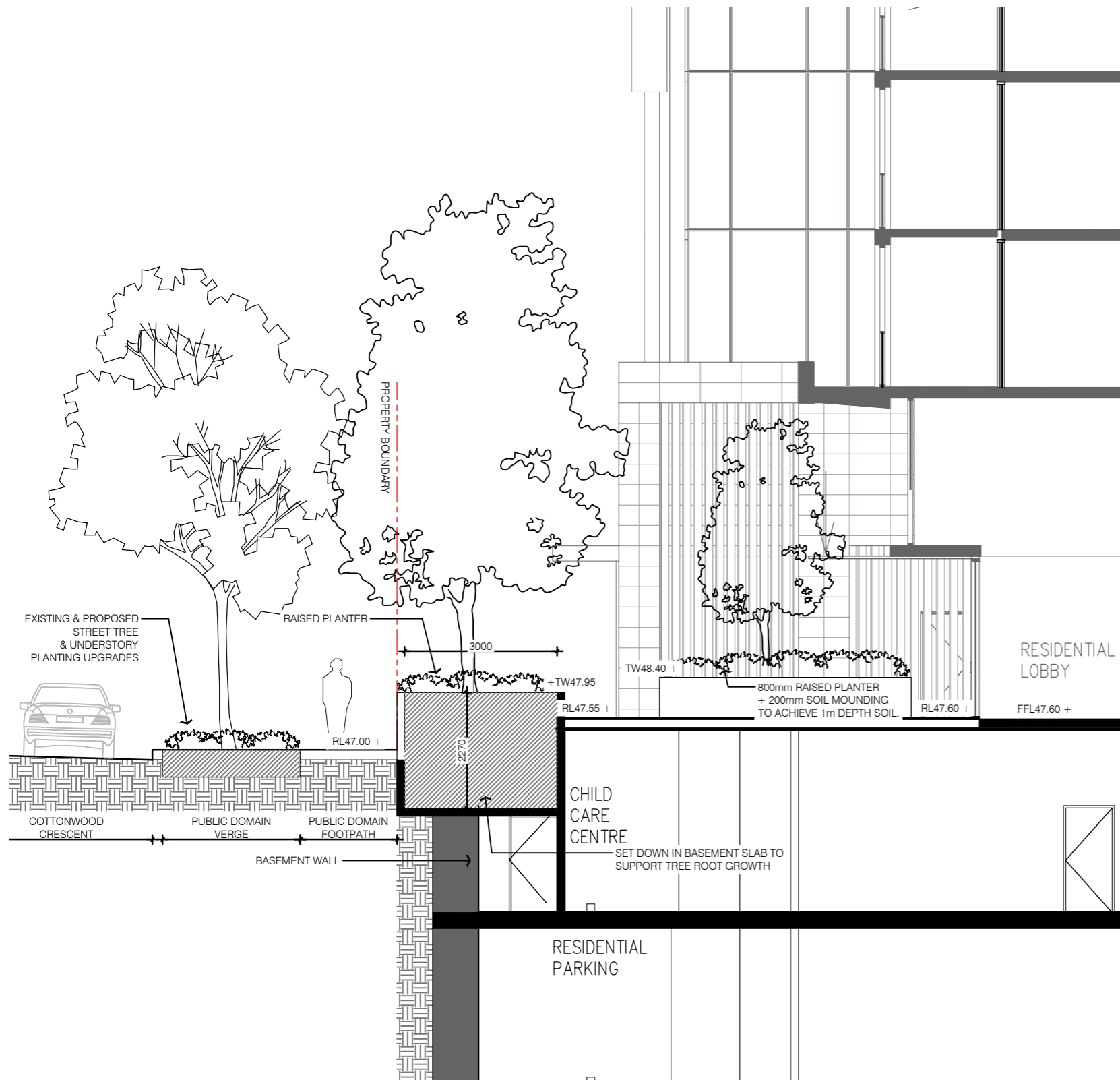
03

PRECEDENT IMAGES

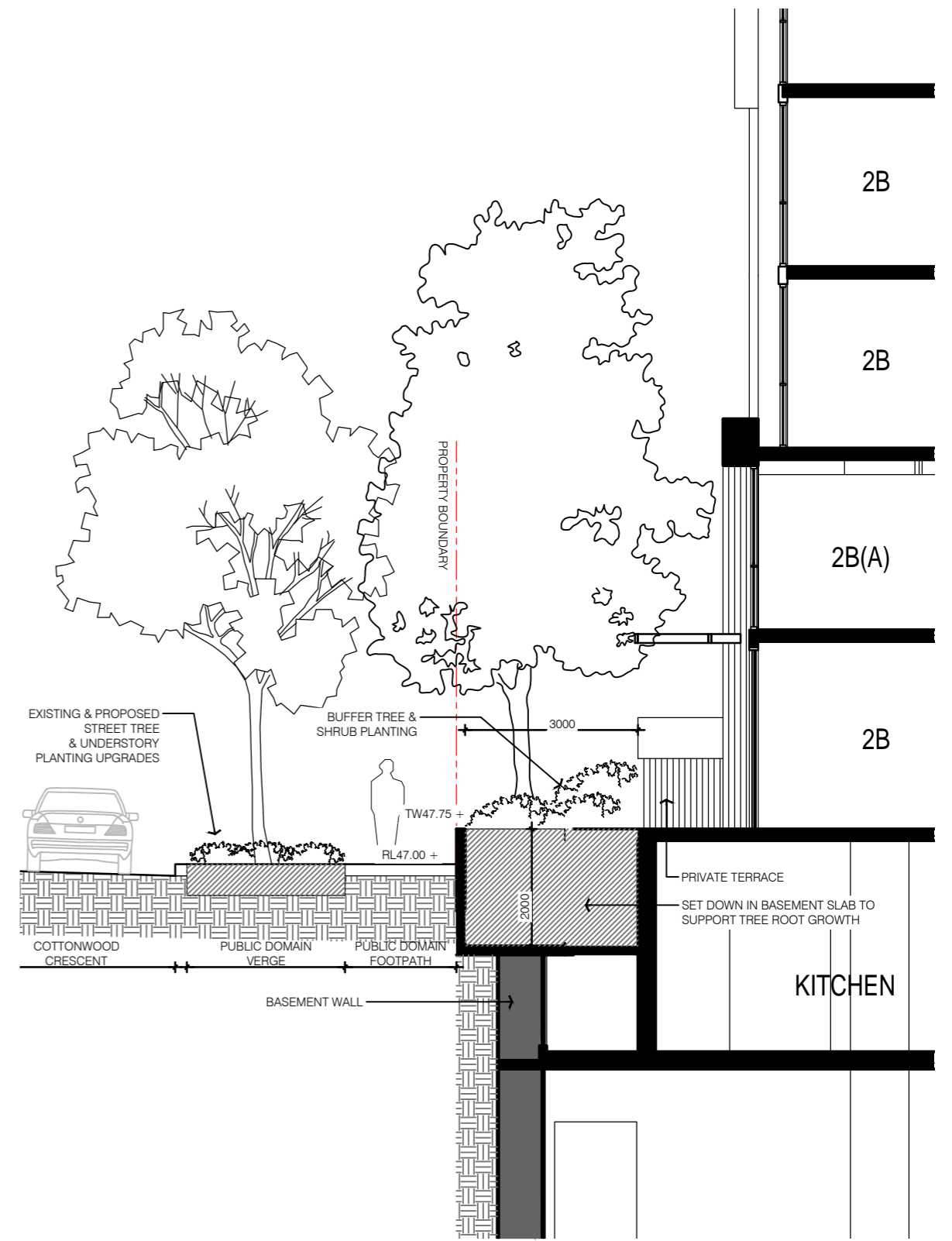


04

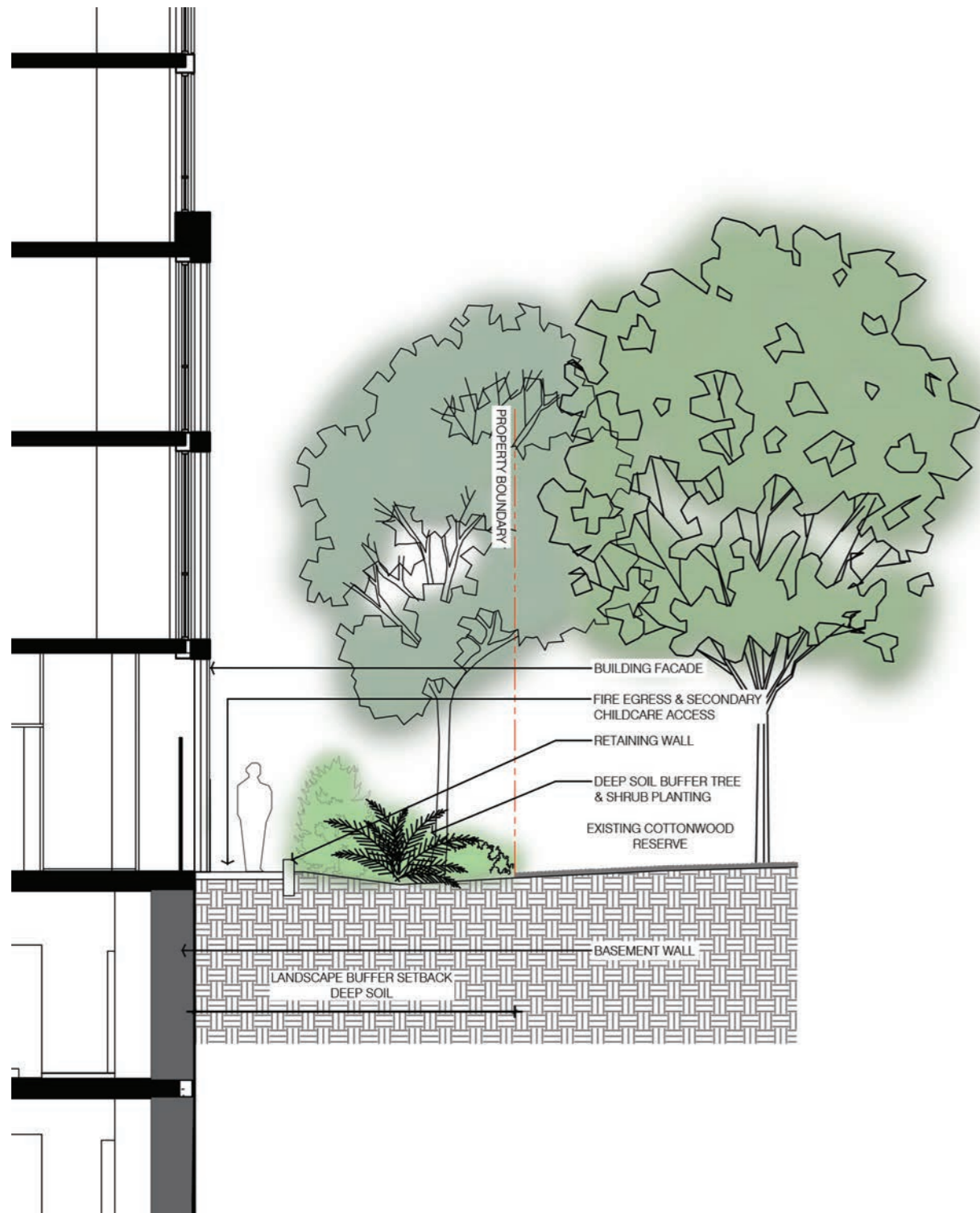
TYPICAL SECTIONS



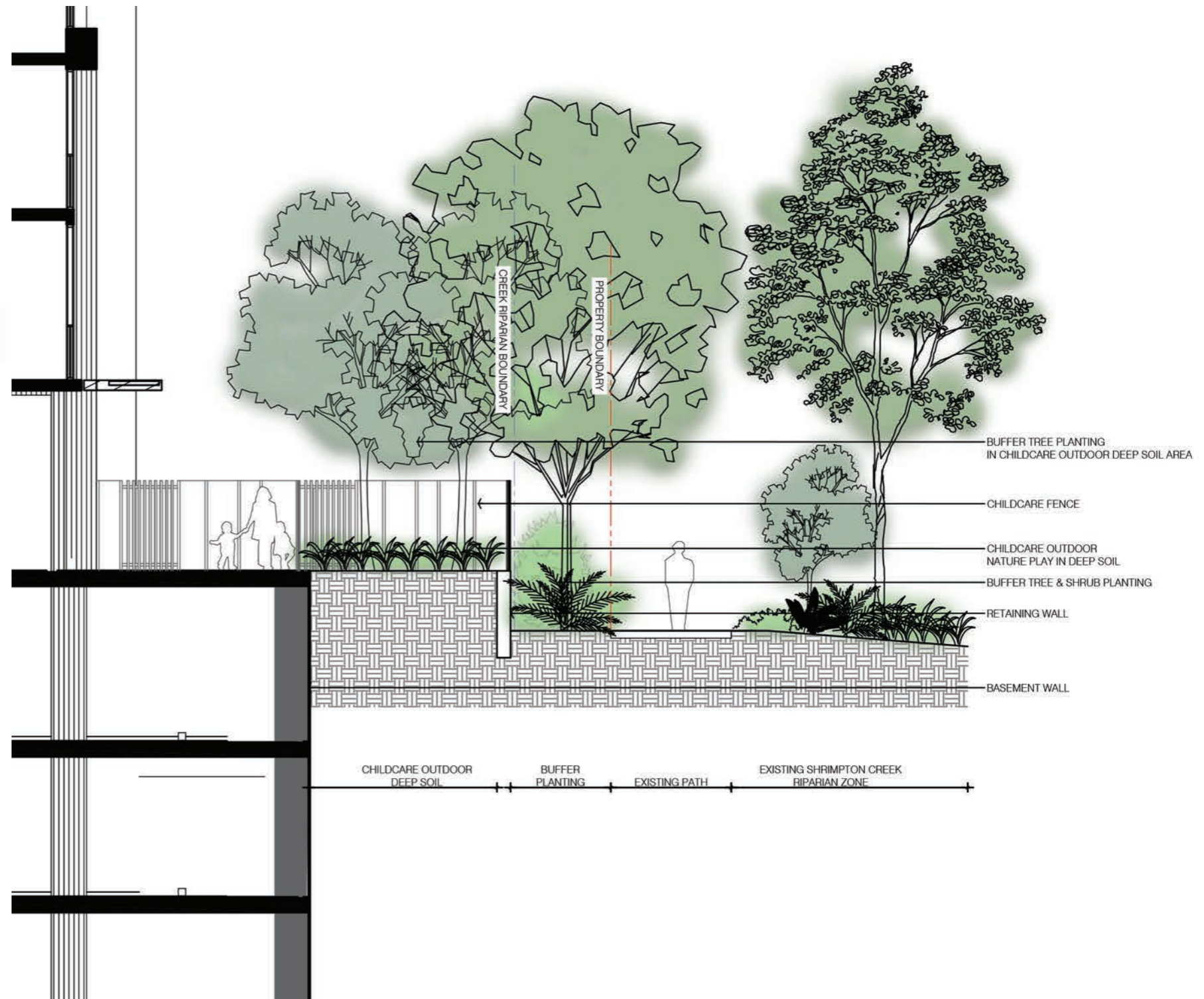
SECTION 1 1:100@A3



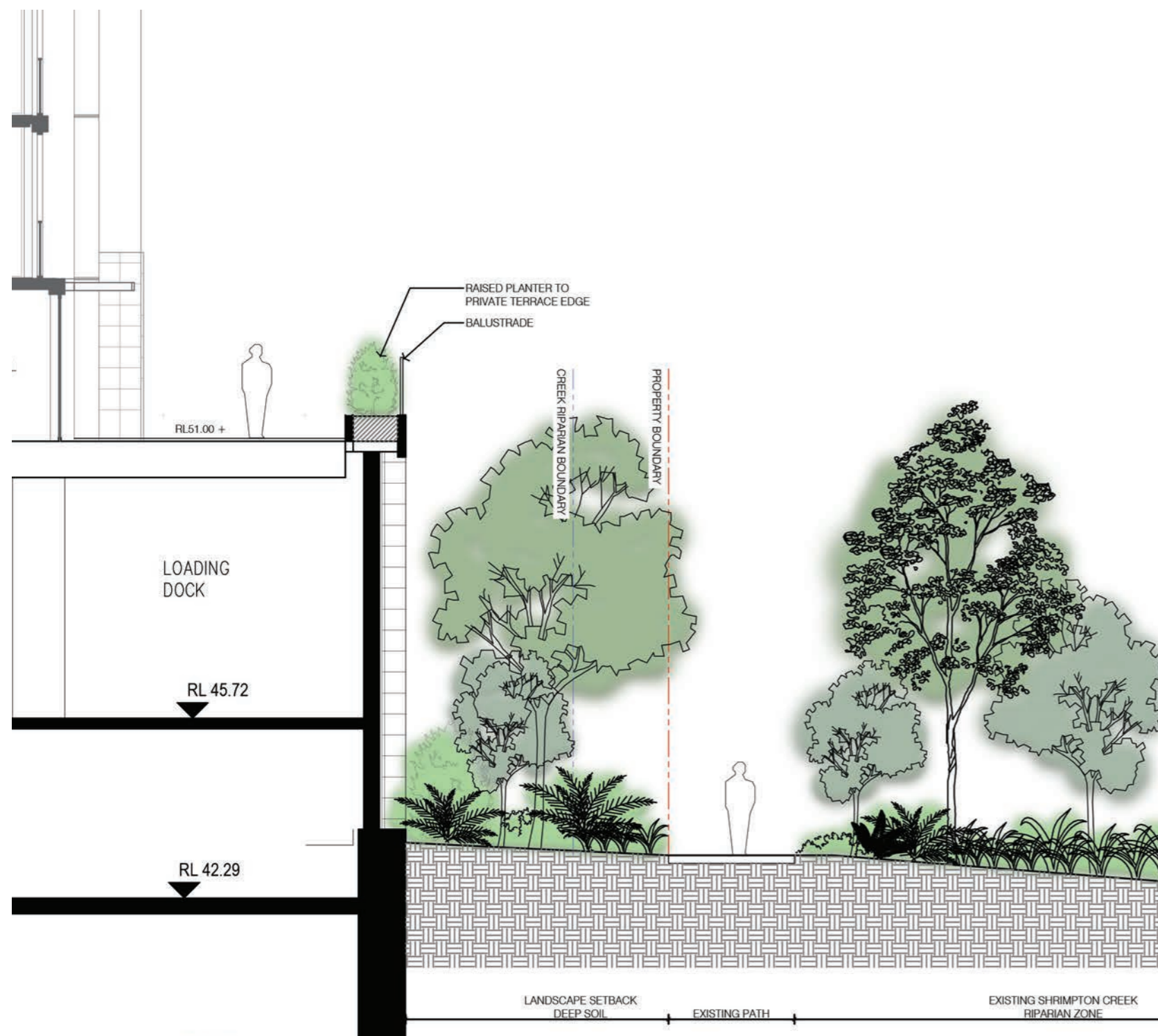
SECTION 2 1:100@A3



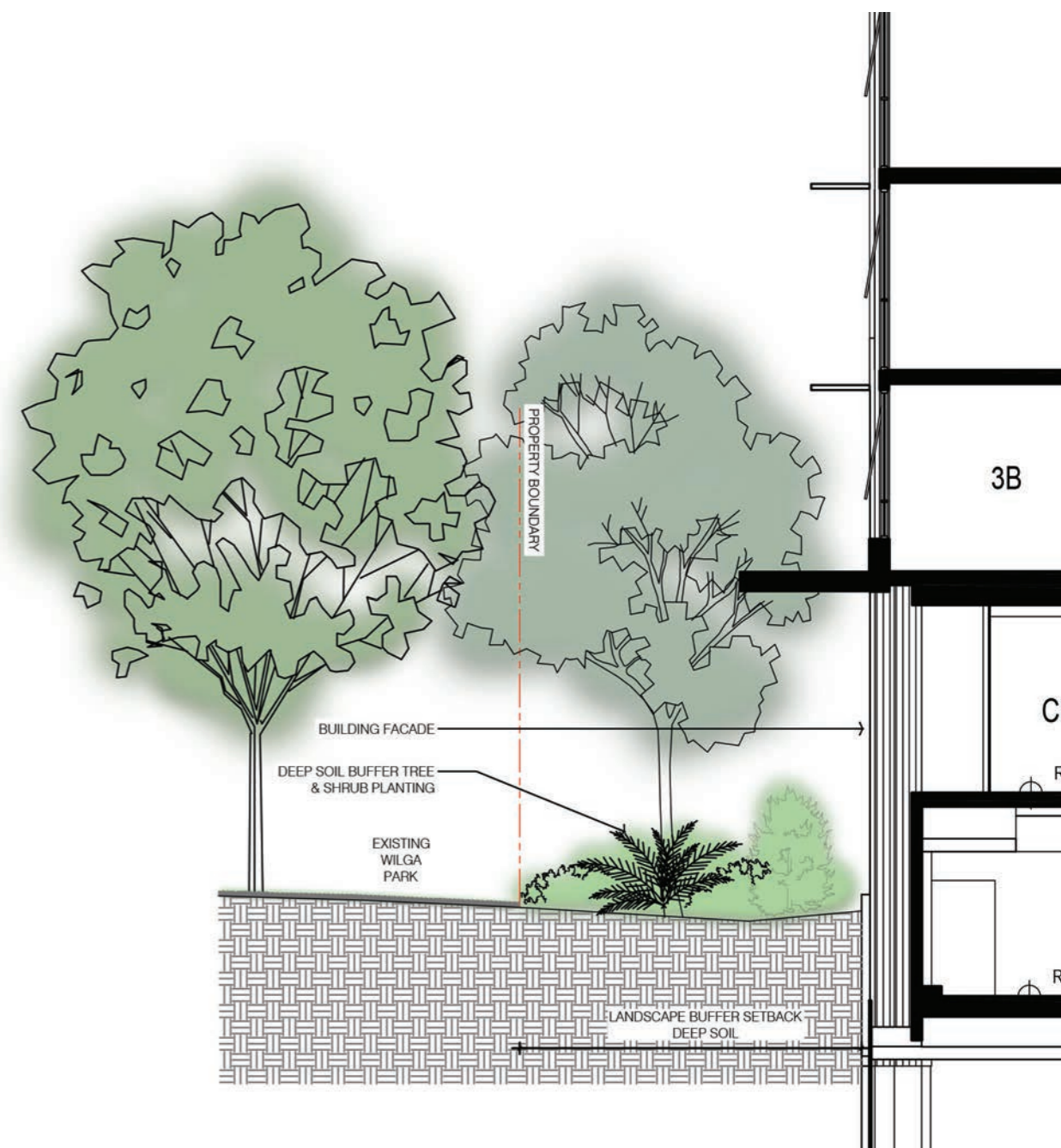
SECTION 3 1:100@A3



SECTION 4 1:100@A3



SECTION 5 1:100@A3



SECTION 6 1:100@A3

STREETSCAPE



Lophostemon confertus



Syzygium elegance

RIPARIAN ZONE



Angophora costata



Persoonia levis

PRIVATE

Cottonwood Setback Tree



Waterhousia floribunda



Grevillea 'Moon Light'

RIPARIAN ZONE



Banksia serata



Platysace linearifolia



Corymbia maculata



Westringea fruticosa

RIPARIAN ZONE



Syncarpia glomulifera



Lomandra cylindria



Elaeocarpus reticulatus



Liriope muscari

RIPARIAN ZONE



Acacia terminalis



Pomax umbellata



Lagerstromia indica



Dianella longifolia

RIPARIAN ZONE



Banksia spinulosa



Xanthosia pilosa

BOTANICAL NAME	COMMON NAME	MATURITY HEIGHT AND SPREAD (m)	INSTILLATION POT SIZE	DENSITY/m²
STREET TREES				
Lophostemon confertus	Brush Box	15m x 7m	200L	As Shown
PRIVATE				
Trees				
Angophora costata	Smooth-barked Apple	30x10	200L	As Shown
Corymbia maculata	Red Bloodwood	12x6	200L	As Shown
Cyathea maculata	Rough Tree Fern	5x5	100L	As Shown
Elaeocarpus reticulatus	Blubery Ash	9x4	200L	As Shown
Elaeocarpus eumundi	Broad Leafed Quondong	15x4	200L	As Shown
Waterhousia floribunda	Weeping Lilly Pilly	18x5	200L	As Shown
Lagerstromia indica 'Sioux'	Crepe Myrtle	4x3	200L	As Shown
Shrubs & Groundcovers				
Alpinia caerulea	Native Ginger	0.5x1	200mm	2
Asplenium australasicum	Birds Nest Fern	1x1	200mm	2
Blechnum Silver Lady	Dward Tree Fern	0.5x1	200mm	2
Doryanthes excelsa	Gymea Lily	3x3	200mm	2
Loropetalum ruby	Daruma Ruby	1.5x1	200mm	3
Macrozamia communis	Burrawang	3x3	200mm	2
Phormium cookianum 'Purpurea'	Purple Mountain Flax	1x1	200mm	3
Syzygium elegance	Lilly Pilly	2x2	200mm	2
Westringea fruticosa 'Zena'	Coastal Rosemary	1.5x1.5	200mm	3
Zamia furfuracea	Cardboard Palm	1.5x1.5	200mm	3
Callistemon 'White Anzac'	Callistemon	1.5x1.5	200mm	3
Altenanthera dentata 'Red Ruby'	Little Ruby	0.4x0.6	200mm	3
Gardenia augusta	Magnifica	1.5m x 1m	200mm	3
Grevillea 'Moonlight'	Grevillea	3m x 2m	200mm	2
Clivia miniata	Bush Lily	0.7m x 07m	150mm	4
Dianella longifolia 'Stripey White'	Pale Flax Lilly	0.5m x 0.5m	150mm	5
Liriope muscari	Varigated Liriope	0.5m x 0.5m	150mm	5
Myoporum pavifolium	Creeping boobialla	0.4m x 1m	150mm	3
Trachelospermum jasminoides 'Tricolour'	Star Jasmine	0.5m x 1m	150mm	4
RIPARIAN ZONE				
Trees				
Angophora costata	Smooth-barked Apple	30x10	100L	As Shown
Banksia serata	Oldman Banksia	12x4	100L	As Shown
Eucalyptus piperita	Sydney Peppermint	20x8	100L	As Shown
Eucalyptus punctata	Grey Gum	35x10	100L	As Shown
Syncarpia glomulifera	Terpentine Tree	40x15	100L	As Shown
Shrubs & Groundcovers				
Acacia terminalis	Sunshine Wattle	4x3	200mm	2
Banksia spinulosa	Hairbin Banksia	1.5x1	200mm	2
Dodonaea triquetra	Hop Bush	3x2	200mm	2
Grevillea mucronulata	Spider Flower	2x2	200mm	4
Lomatia silaifolia	Crinkle Bush	2x1.5	200mm	2
Persoonia levis	Broad-leaved Geebung	4x3	200mm	2
Platysace linearifolia	Thyme Spurge	1.5x1.5	200mm	3
Dianella caerulea	Blue Flax Lily	0.6x0.5	150mm	6
Gonocarpus teucrioides	Raspwort	0.4x0.4	150mm	6
Lomandra cylindrica	Mat-rush	0.5x0.5	150mm	6
Lomandra multiflora	Mat-rush	0.5x0.5	150mm	6
Pomax umbellata	Pomax	0.4x0.4	150mm	6
Xanthosia pilosa	Wooly Xanthosia	0.5x0.5	150mm	6

6.1 MATERIAL STRATEGY

PAVING



P2: 600x300x60mm Granit Paver.
Refer Public Domain Drawings



P3: Light tile paver

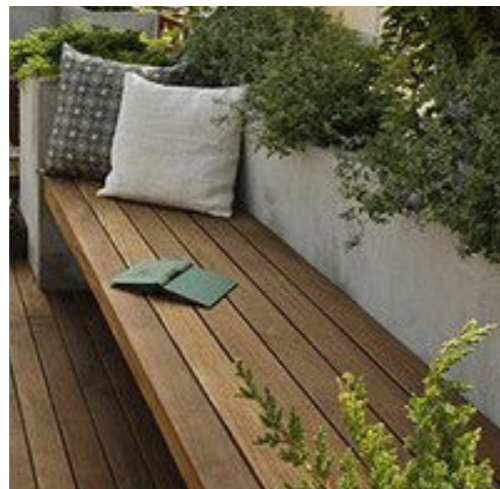


P4: Exposed aggregate concrete

6.2 FURNITURE STRATEGY



BBQ Table & bench seats



Integrated bench seating



Creek edge seating



Communal BBQ / Shade Pergola

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 initialed 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: *as defined by the superintendent

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/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.

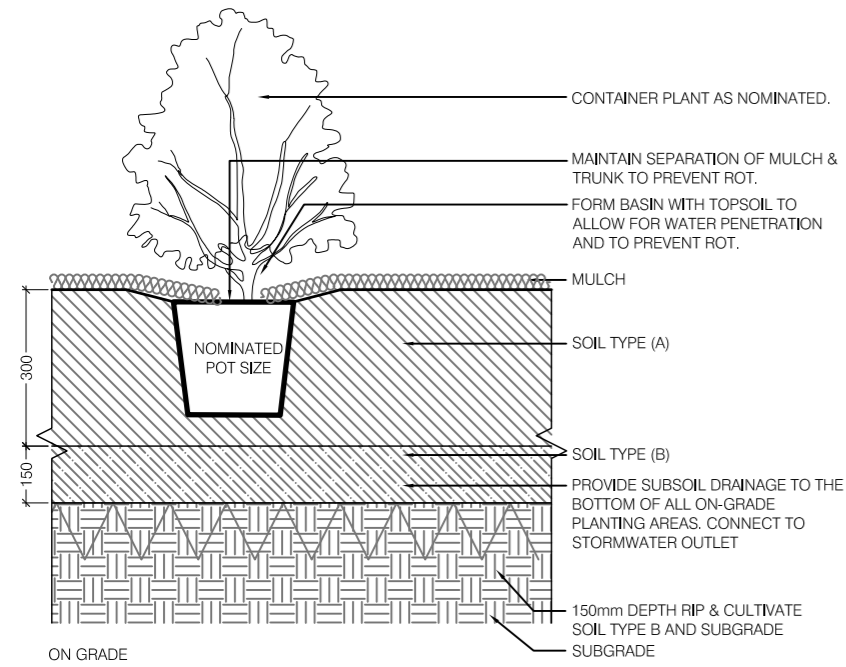
Completion

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

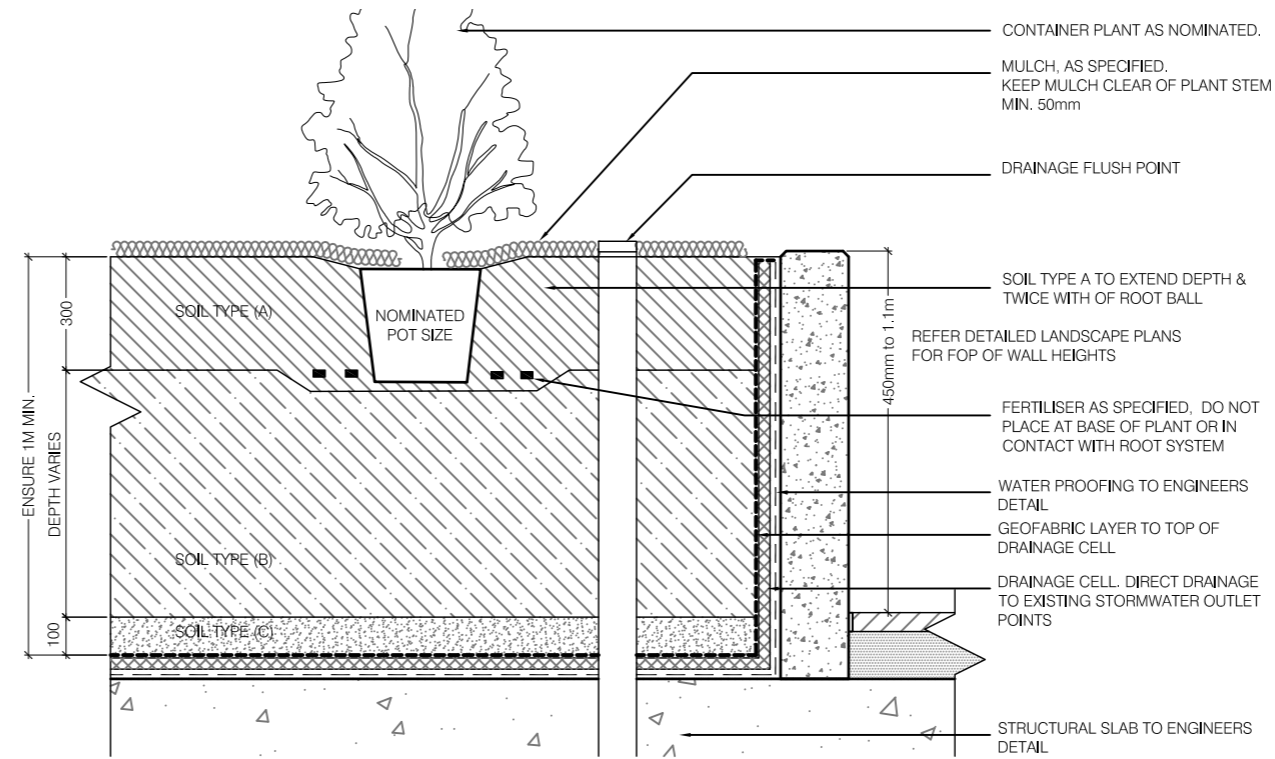
Drainage & Watering Strategy

- Water sensitive urban design (WSUD) principles 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 (ongrade & podium) 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;

TYPICAL DETAILS



TYPICAL SHRUB/GROUNDCOVER PLANTING ON GRADE



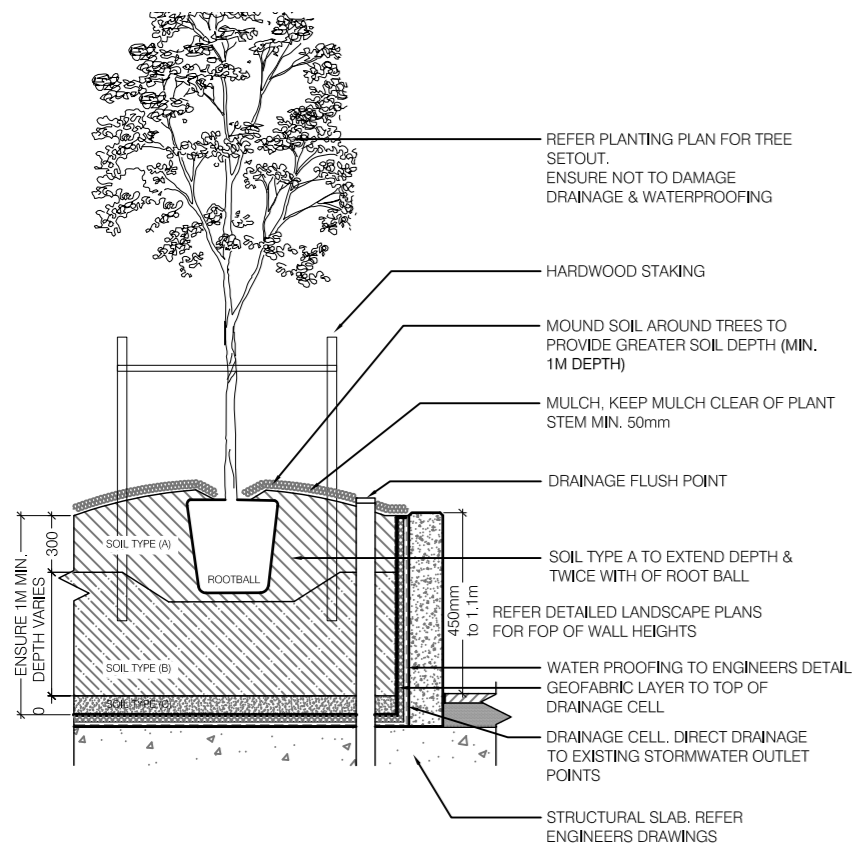
TYPICAL SHRUB/GROUNDCOVER PLANTING ON PODIUM

SOIL SPECIFICATION

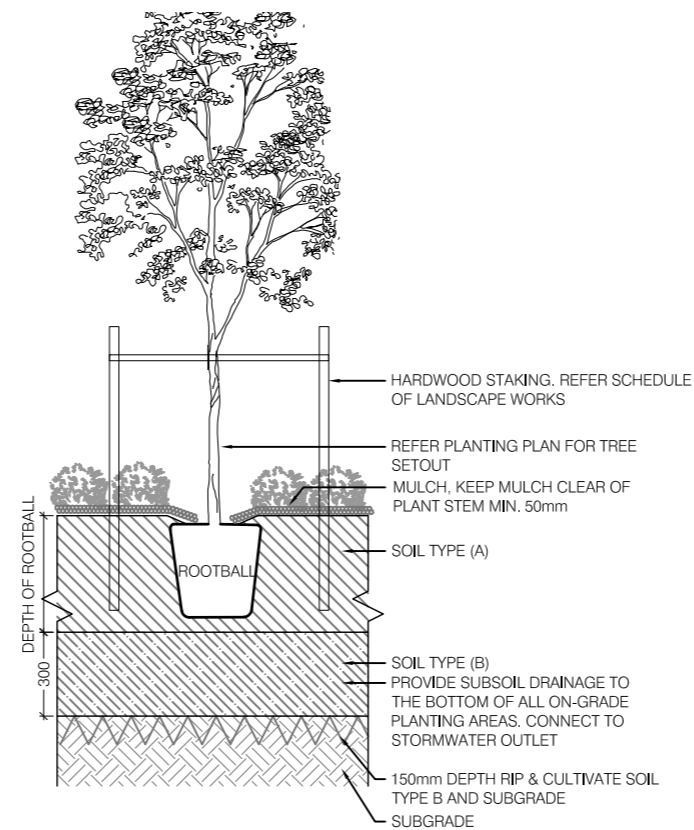
SOIL TYPE A: 300 MM DEEP BENEDICT SMARTMIX NO.4 LEIGHT WEIGHT PLANTER BOX MIX (OR APPROVED EQUIVALENT)

SOIL TYPE B: DEPTH VARIES - BENEDICT SMARTMIX NO.5 LEIGHT WEIGHT PLANTER BOX SUB-SOIL (OR APPROVED EQUIVALENT)

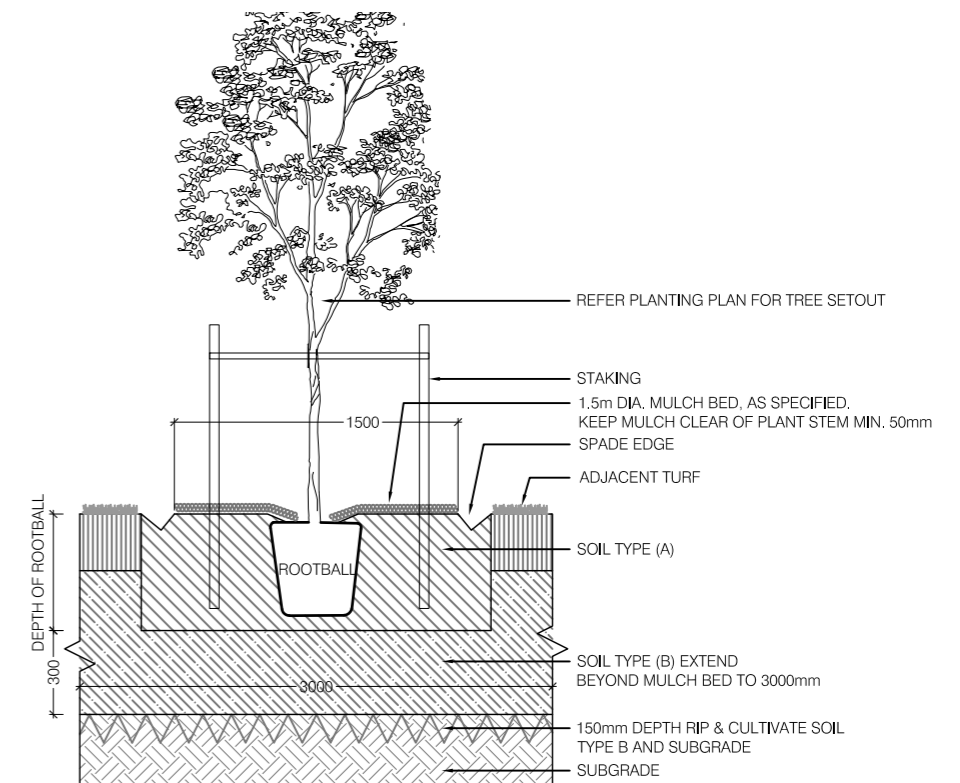
SOIL TYPE C: 100 MM DEEP BENEDICT WASHED COARSE SAND (OR APPROVED EQUIVALENT)



TYPICAL SMALL TREE PLANTING ON PODIUM



TYPICAL TREE PLANTING ON GRADE



TYPICAL STREET TREE PLANTING IN TURF

