

Attachment C10

Proponent Landscape Plan



Burrows Industrial Estate
Landscape Planning Proposal
June 2020



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Landscape Statement

This landscape report is to accompany the planning proposal for the site at 1-3 Burrows Rd, Alexandria 2015.

The landscape design aims to:

- Provide a sustainable landscape outcomes, such as; low water use species, sustainable and local hardscape materials,
- Aid in retaining and protecting as many existing trees as possible
- Investigate water life cycle (WSUD) where possible, such as rainwater harvesting
- Provide amelioration of views in/ out of site through planting design and specification
- Create an attractive, and amenable working environment
- Create and add to local ecology, through introduction of flora
- Adhere to relevant guidelines and controls.

Frontages



Internal Landscape



Staff Amenities Area



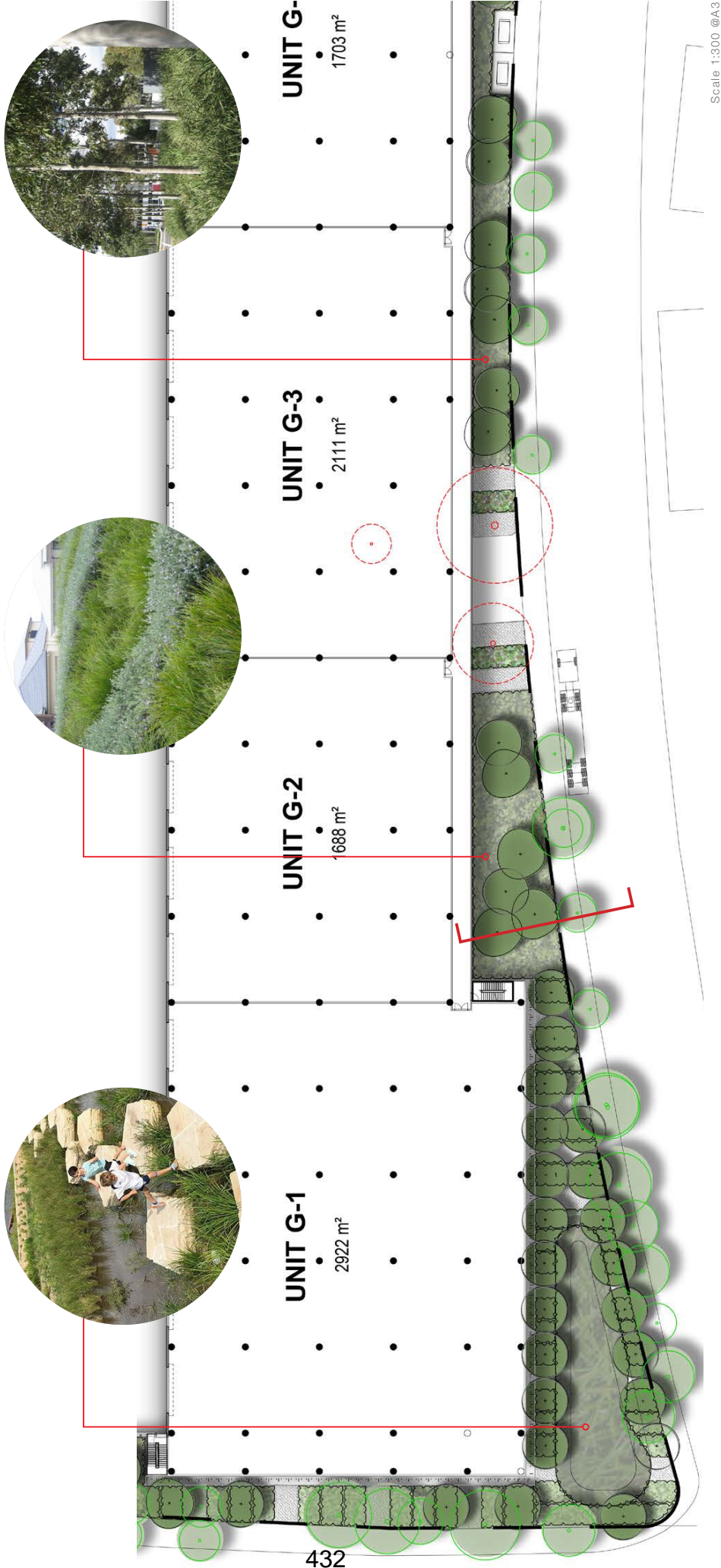
Green Roof



Frontages

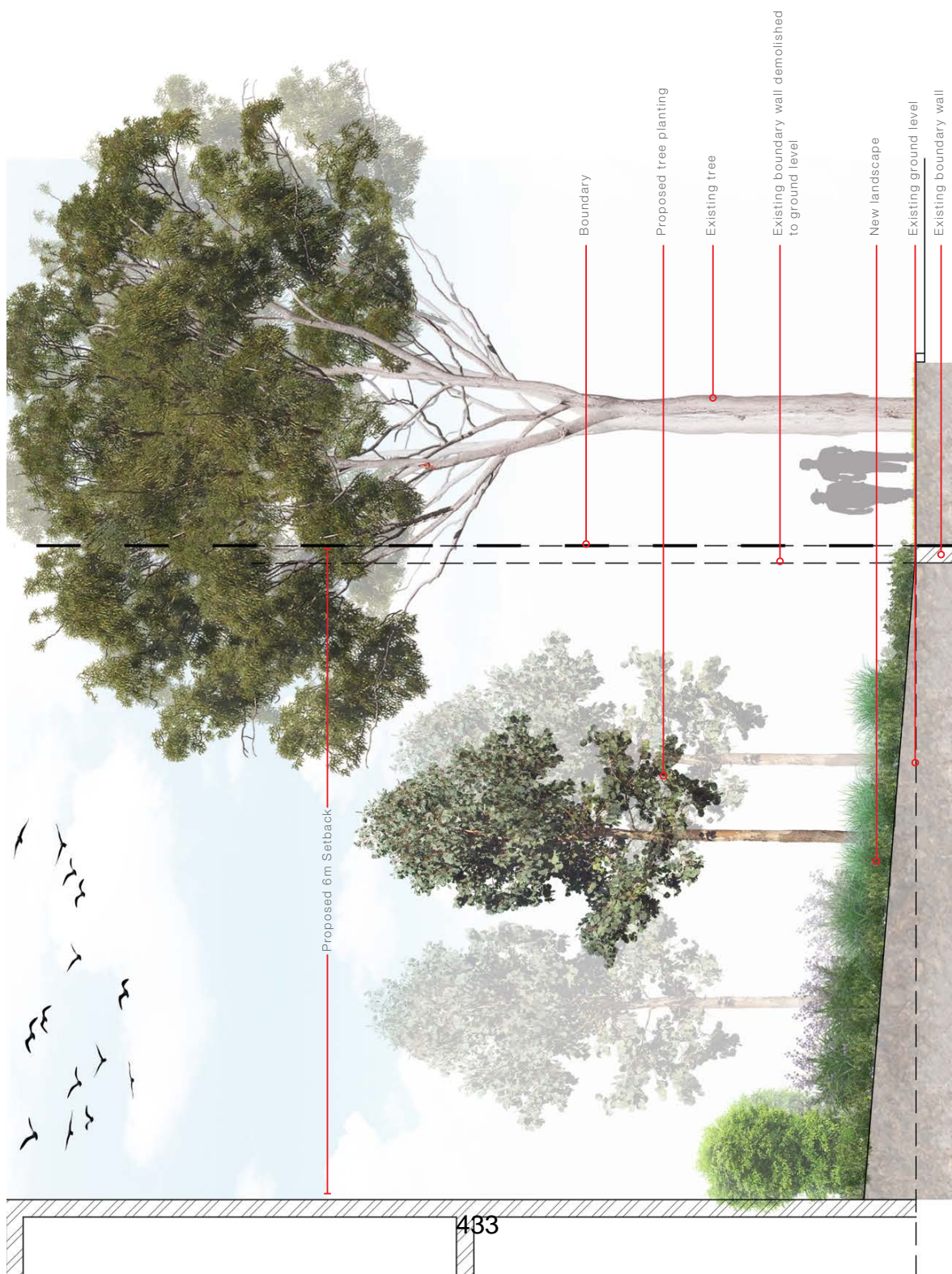
The landscape frontages, particularly with this site, are an important element of the external/ landscape design aiding in:

- Visually Softening built form
- Creating a green setback from street (6m)
- Adding to the overall 'greening' of the site
- Accommodating water detention ponds
- Provide a range of planting design to create legibility to the site



Typical Section

Due to many existing trees occurring, on or near (inside and outside) the property line, the newly proposed landscape frontage shall be carefully designed to ensure long term survival and health of existing trees.



Proposed trees & understorey planting



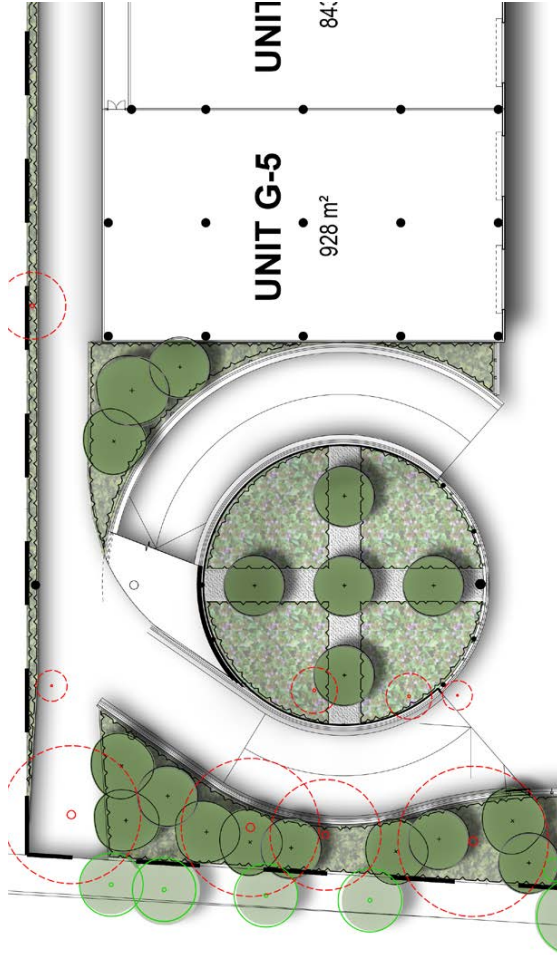
Presentational planting



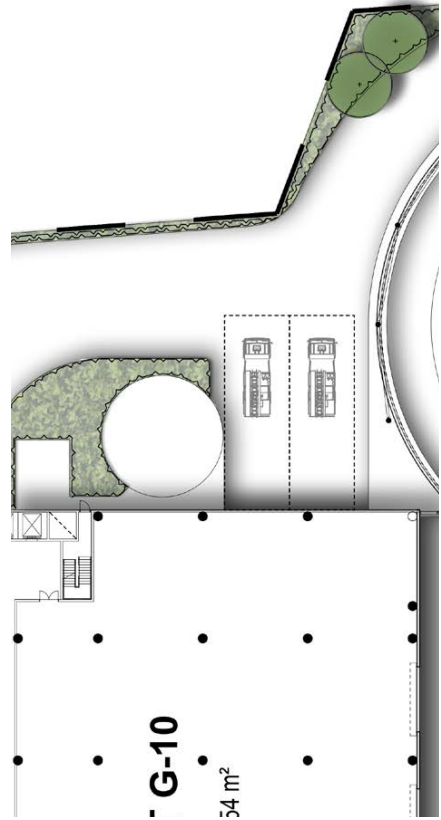
Internal Landscape

Balance of internal landscape areas, are to be utilised effectively to:

- Create further tree canopy
- Creation of 'green' outlooks, particularly from buildings
- Landscape buffer to neighbouring properties
- Potentially more isolated/ quiet amenity zones for employees



Scale 1:300 @A3



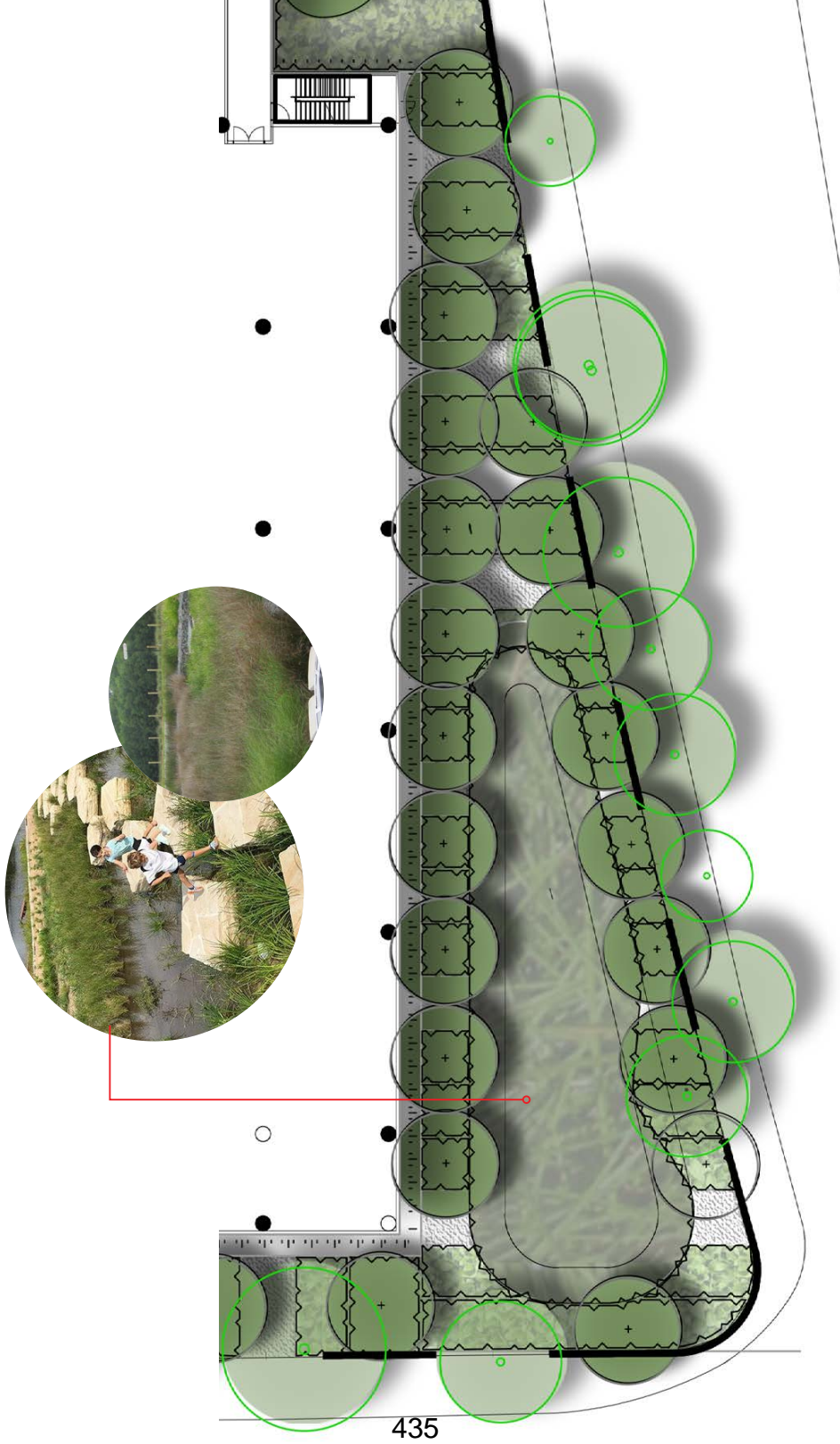
Scale 1:300 @A3



Water Management

Within the landscape design, investigation WSUD options shall be incorporated.

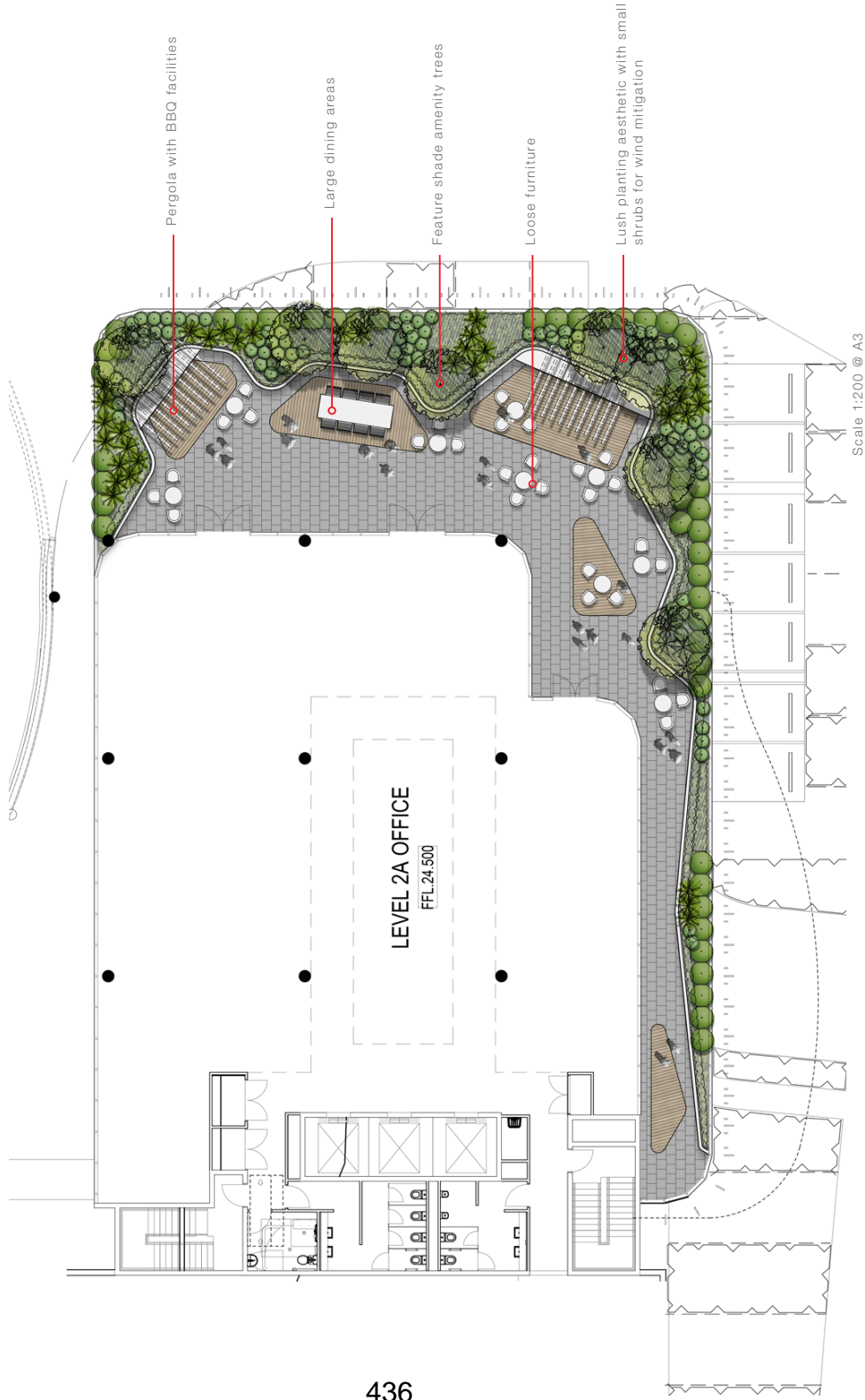
- Detention/ Retention systems (as shown); potential for amenity to be incorporated into these areas
- Rain gardens/ Bio swales: localised stormwater; particularly in carpark
- Rainwater harvesting: Due to the nature of the built form, a large amount of roof area is available for irrigation and/ or grey water reuse
- Passive irrigation



Staff Amenities Area

Well designed external amenity areas shall be created within the site. Comprising of the following attributes:

- Ample seating
- Dining facilities
- Attractive, durable, high quality finishes
- Shade amenity
- Where possible, a choice and scale of amenity areas/zones
- In general, areas that foster, relaxation, interaction, and areas that are desired to be used



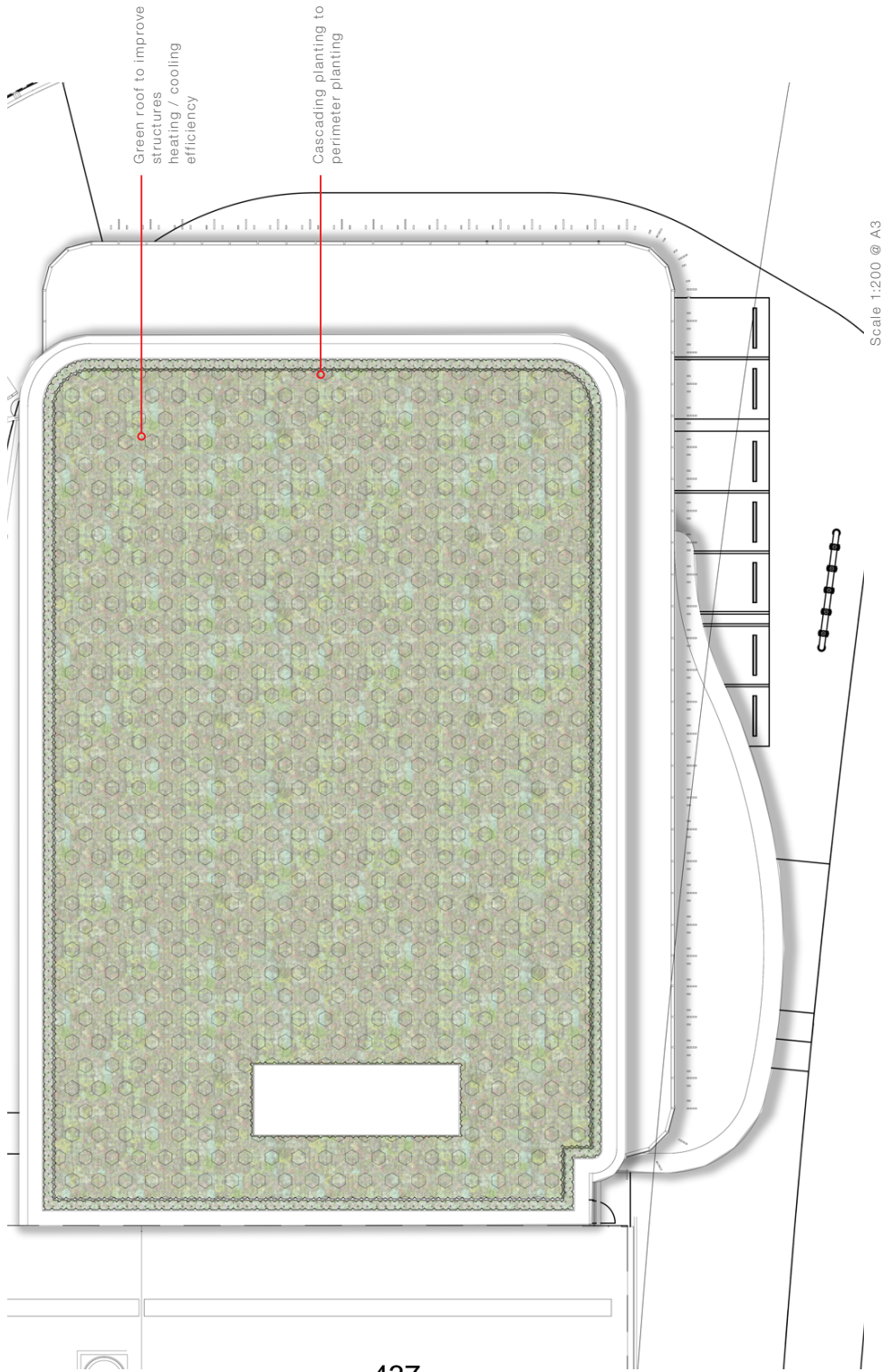
Green roof

A green roof (which is non-accessible) is proposed on the building as indicated below.

Planting will comprise of predominantly native species with some exotic.

Some major benefits include:

- Energy conservation
- Reduce stormwater runoff
- Lower 'heat island effect'
- Increase urban ecology



Massed plantings



Continuous safety maintenance line



Cascading planting typologies



Mixture of native & exotic species



Tree Retention & Removal

The diagram below, shows the proposed tree retention v removal. As shown, the retention proportion is reasonably high. Due to the proposed setback building line, and the existing build form creating a root barrier, this retention of frontage / street trees is achieved. (see typical sections)

