

Attachment A6

Landscape Report

923-935 BOURKE ST WATERLOO - LANDSCAPE REPORT

ISSUE E - 31TH AUGUST 2022

PREPARED FOR
FABCOT

ARCHITECTS
BATESSMART™

PREPARED BY
turf



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SITE ANALYSIS | LANDSCAPE



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LEGEND

- Site
- Open space
- Train Station
- Future Metro Station
- Large Streets Canopy Coverage
- Walking Distances

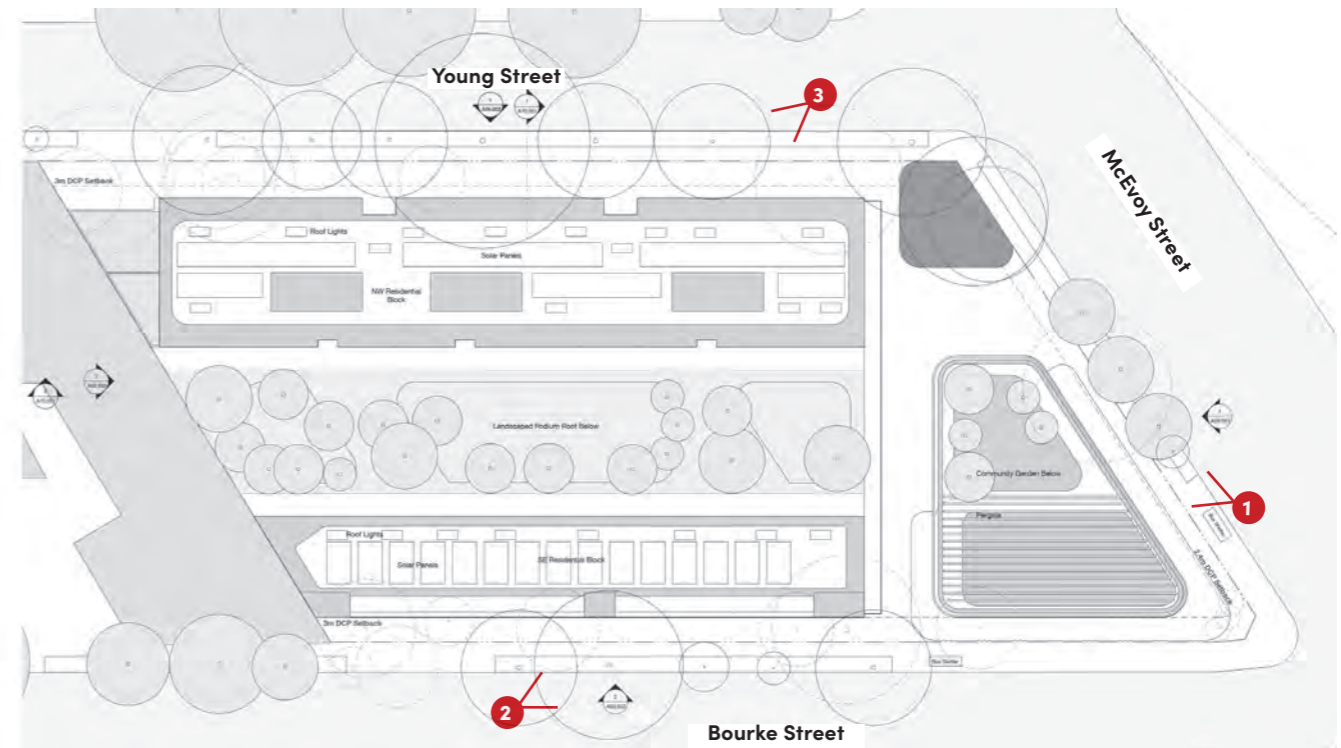
Walkable large open spaces

EXISTING STREET CHARACTER

To the east is the 'Sydneygate' former industrial lands which has been redeveloped into mixed-use precinct over the last decade. To the north of the site is the danks street south mixed-use urban renewal precinct set within the former Sydney water site and surrounding former light industrial precinct to the north and north-west. To the south and south-west of the site are 1-2 storey light industrial and retail showroom premises along Young St and Powell St, within older brick and masonry built form.

The street tree character along Young and McEvoy street is primarily Australian native Eucalyptus and Corymbia which create a lush green street environment. The street character along Bourke street is a combination of native and exotics which creates a strong canopy coverage for the street.

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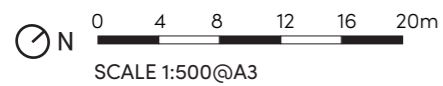
TREE LOCATION PLAN

TREE SCHEDULE

- | | |
|------------------------------------|--------------------------------------|
| 1. <i>Eucalyptus scoparia</i> | 27. <i>Lophostemon confertus</i> |
| 2. <i>Corymbia citriodora</i> | 28. <i>Tristaniopsis laurina</i> |
| 3. <i>Eucalyptus saligna</i> | 29. <i>Platanus × acerifolia</i> |
| 4. <i>Eucalyptus saligna</i> | 30. <i>Platanus × acerifolia</i> |
| 5. <i>Corymbia citriodora</i> | 31. <i>Liquidambar styraciflua</i> |
| 6. <i>Corymbia citriodora</i> | 32. <i>Lophostemon confertus</i> |
| 7. <i>Corymbia citriodora</i> | 33. <i>Platanus × acerifolia</i> |
| 8. <i>Eucalyptus punctata</i> | 34. <i>Lophostemon confertus</i> |
| 9. <i>Eucalyptus saligna</i> | 35. <i>Tristaniopsis laurina</i> |
| 10. <i>Platanus × acerifolia</i> | 36. <i>Tristaniopsis laurina</i> |
| 11. <i>Eucalyptus microcorys</i> | 37. <i>Eucalyptus saligna</i> |
| 12. <i>Eucalyptus microcorys</i> | 38. <i>Casuarina cunninghamiana</i> |
| 13. <i>Eucalyptus microcorys</i> | 39. <i>Cupaniopsis anacardioides</i> |
| 14. <i>Corymbia citriodora</i> | |
| 15. <i>Eucalyptus microcorys</i> | |
| 16. <i>Eucalyptus microcorys</i> | |
| 17. <i>Corymbia citriodora</i> | |
| 18. <i>Corymbia citriodora</i> | |
| 19. <i>Eucalyptus robusta</i> | |
| 20. <i>Syagrus romanzoffiana</i> | |
| 21. <i>Syagrus romanzoffiana</i> | |
| 22. <i>Syagrus romanzoffiana</i> | |
| 23. <i>Eucalyptus nicholii</i> | |
| 24. <i>Liquidambar styraciflua</i> | |
| 25. <i>Eucalyptus saligna</i> | |
| 26. <i>Platanus × acerifolia</i> | |

LEGEND

-  Trees to be removed
-  Existing trees to be retained



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LANDSCAPE VISION

An important **new place** in the heart of Waterloo; a bustling community **diverse** in its offerings. **Flexible spaces** for living, for Shop, for play, or to just simply, 'be'.



PLACE PRINCIPLES



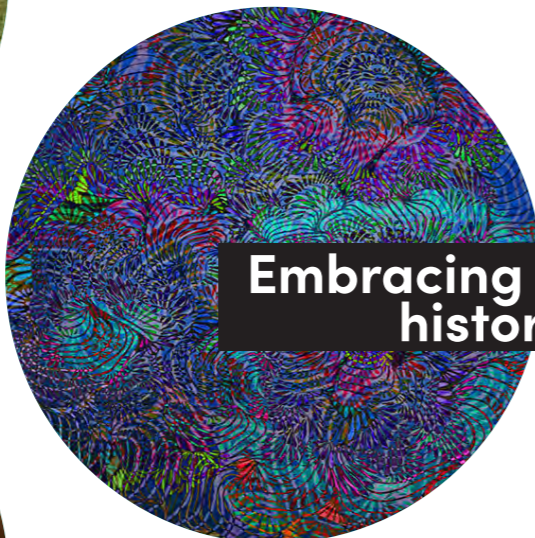
Community at heart



A Place for all



Embrace sustainability



Embracing the site history



inside/outside

COMMUNITY AT HEART

Creating a local destination for Waterloo to meet the long-term needs of current and future residents, businesses and visitors

A PLACE THAT WELCOMES ALL

Catering for a broad demographic, the offering is equally attractive for workers during business hours and families for social gatherings.

EMBRACE SUSTAINABILITY

The design embraces best practice landscape sustainability through the retention of a majority of the generous street trees to create an inviting, sustainable place to live, work, and visit.

EMBRACING THE SITES HISTORY

The public domain with respond and recognising the history of the site and bringing the past to the present through materiality, urban elements and public art.

INSIDE / OUTSIDE CONNECTIONS

Biophilic design underpins the landscape approach, with a focus on maximising visual and physical connections with nature throughout the public domain and built form.

CITY OF SYDNEY STRATEGIC ALIGNMENT STREET TREE MASTER PLAN



City of Sydney street tree masterplan



LEGEND

Site

Trees to be removed **Existing trees to be retained** **Proposed trees (Lophostemon Confertus)**

BOURKE STREET

- Lc **Lophostemon confertus (Brush Box)**
- Pa **Platanus acerifolia (London Plane)**

YOUNG STREET

- Em **Eucalyptus microcorys (Tallowood)**

MCEVOY STREET

- Lc **Lophostemon confertus (Brush Box)**



TREE SCHEDULE

- | | | | |
|----------------------------------|------------------------------------|------------------------------------|--------------------------------------|
| 1. <i>Eucalyptus scoparia</i> | 13. <i>Eucalyptus microcorys</i> | 25. <i>Eucalyptus saligna</i> | 37. <i>Eucalyptus saligna</i> |
| 2. <i>Corymbia citriodora</i> | 14. <i>Corymbia citriodora</i> | 26. <i>Platanus x acerifolia</i> | 38. <i>Casuarina cunninghamiana</i> |
| 3. <i>Eucalyptus saligna</i> | 15. <i>Eucalyptus microcorys</i> | 27. <i>Lophostemon confertus</i> | 39. <i>Cupaniopsis anacardioides</i> |
| 4. <i>Eucalyptus saligna</i> | 16. <i>Eucalyptus microcorys</i> | 28. <i>Tristaniopsis laurina</i> | |
| 5. <i>Corymbia citriodora</i> | 17. <i>Corymbia citriodora</i> | 29. <i>Platanus x acerifolia</i> | |
| 6. <i>Corymbia citriodora</i> | 18. <i>Corymbia citriodora</i> | 30. <i>Platanus x acerifolia</i> | |
| 7. <i>Corymbia citriodora</i> | 19. <i>Eucalyptus robusta</i> | 31. <i>Liquidambar styraciflua</i> | |
| 8. <i>Eucalyptus punctata</i> | 20. <i>Syagrus romanzoffiana</i> | 32. <i>Lophostemon confertus</i> | |
| 9. <i>Eucalyptus saligna</i> | 21. <i>Syagrus romanzoffiana</i> | 33. <i>Platanus x acerifolia</i> | |
| 10. <i>Platanus x acerifolia</i> | 22. <i>Syagrus romanzoffiana</i> | 34. <i>Lophostemon confertus</i> | |
| 11. <i>Eucalyptus microcorys</i> | 23. <i>Eucalyptus nicholii</i> | 35. <i>Tristaniopsis laurina</i> | |
| 12. <i>Eucalyptus microcorys</i> | 24. <i>Liquidambar styraciflua</i> | 36. <i>Tristaniopsis laurina</i> | |



Proposed Trees - Lophostemon Confertus

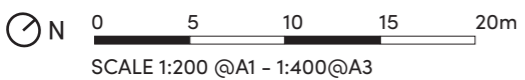
GROUND LANDSCAPE PLAN



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LEGEND

- Site boundary
- ① Bluestone unit paving
- ② Pavement Banding
- ③ Raised deck around open lawn
- ④ Raised deck breakout area
- ⑤ Awning



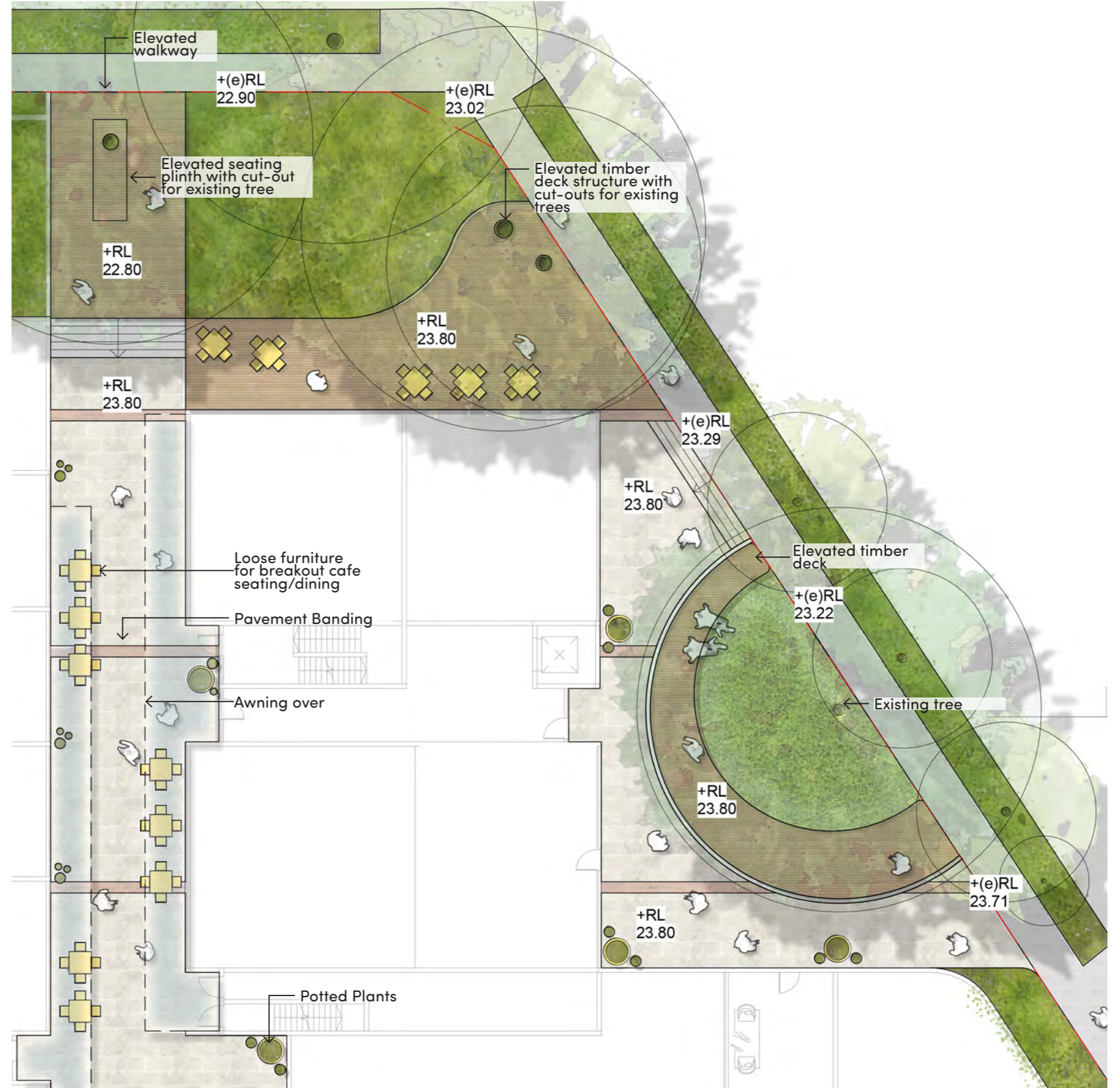
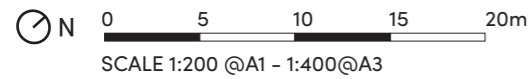
BOURKE STREET

GROUND

DETAILED LANDSCAPE PLAN



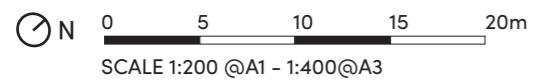
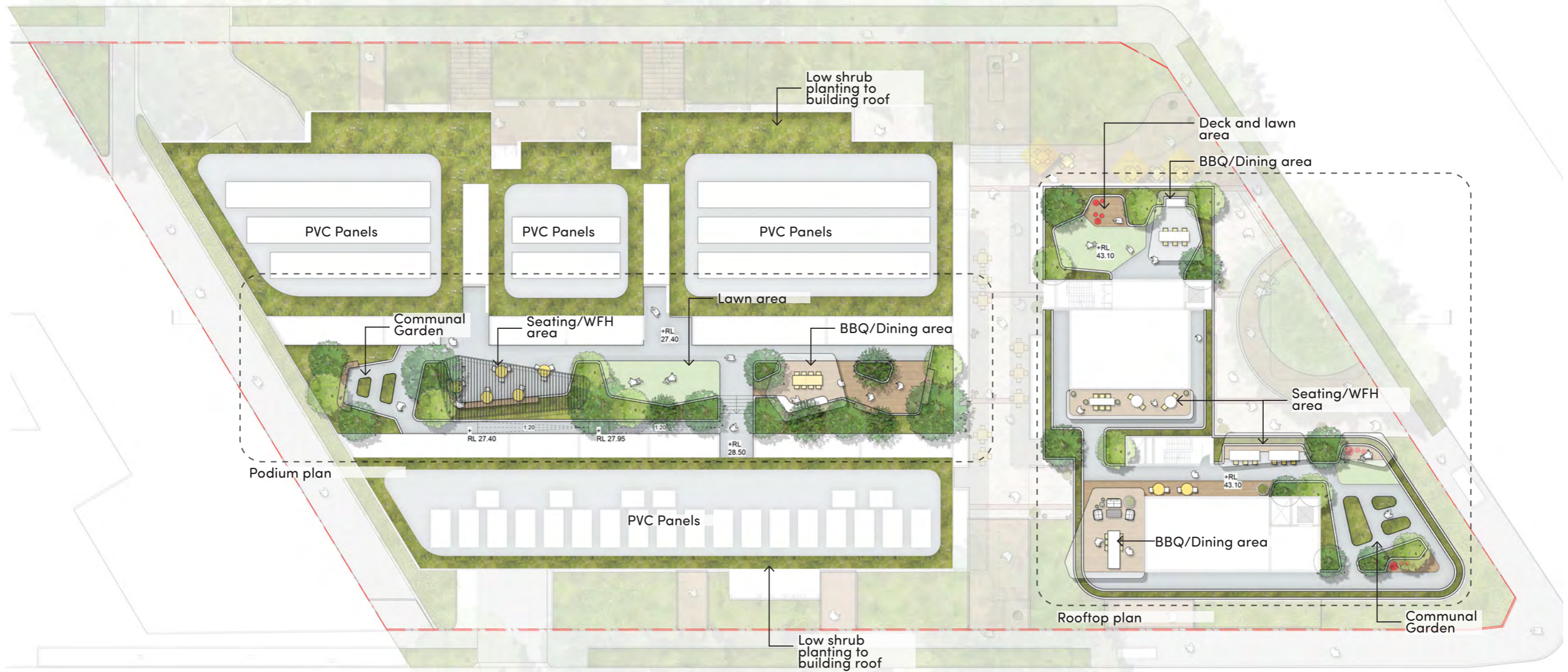
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PODIUM/ROOFTOP PLAN

LANDSCAPE PLAN

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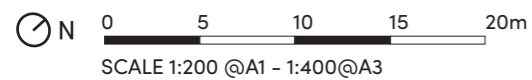
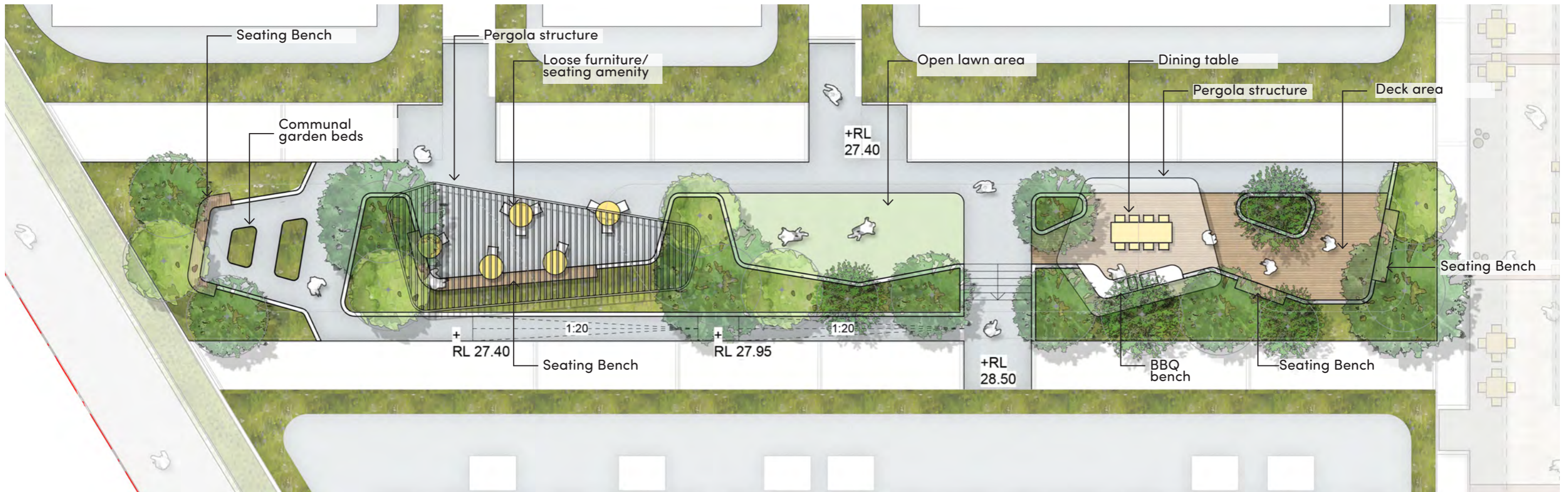


PODIUM PLAN

DETAILED LANDSCAPE PLAN



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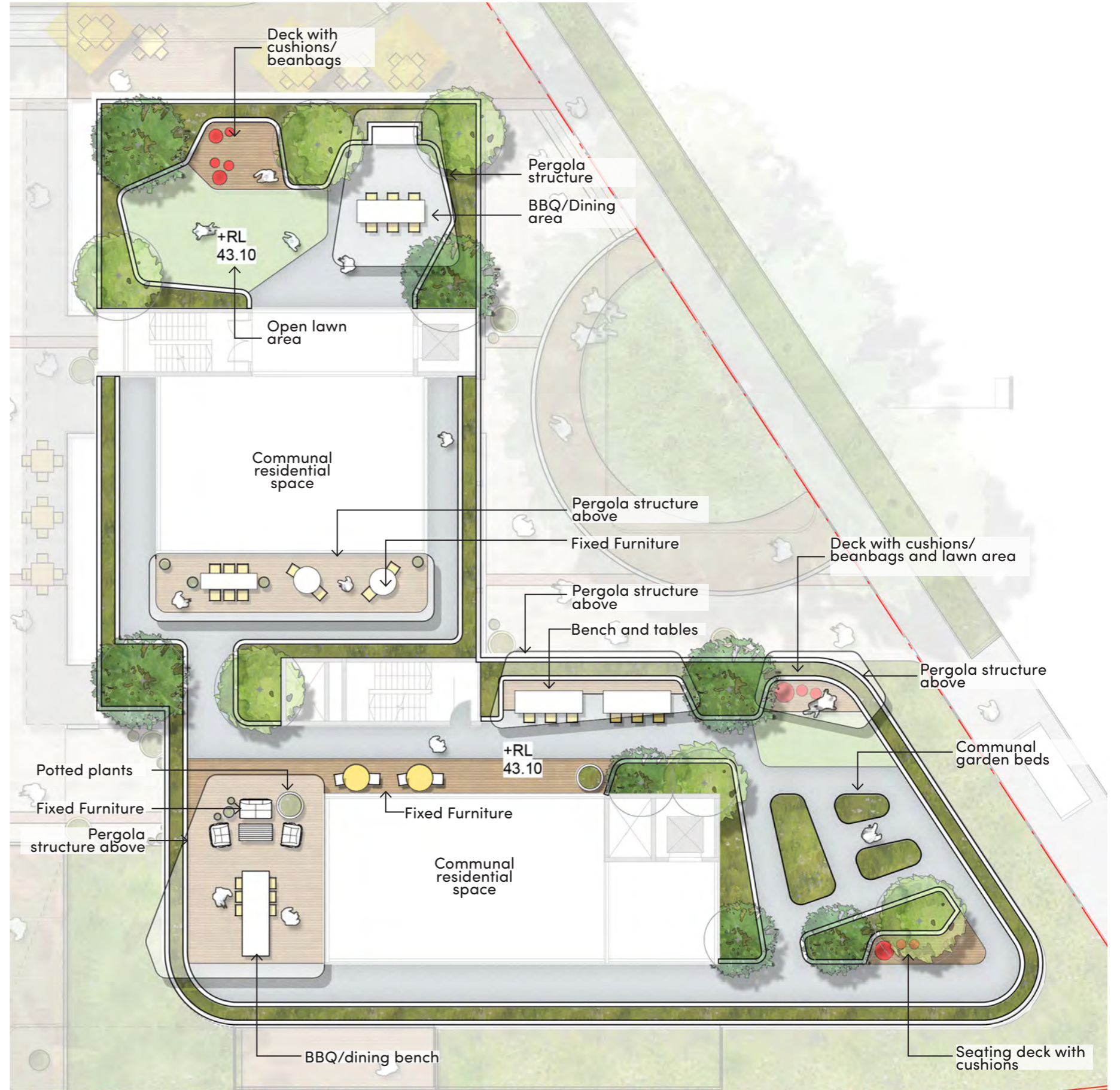
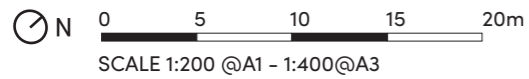


ROOF PLAN

DETAILED LANDSCAPE PLAN



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PLANTING STRATEGY

The site is located on the Botany aquifer, an ancient sand basin featuring open heathland vegetation, ridges, lagoons and soaks. Nearby landscapes include, banksia scrub on headlands and temperate rainforest gullies.

This landscape is the home of the Dharawal people, the traditional custodians who understood their land in six seasons each representing spatial variations, materials and landscape – the flow of plant and animal resources on which they relied.

We see these underlying ‘lost’ landscapes as significant, incumbent on us to return, interpret and adapt them in the making of this new place – to respect our first people custodians, to strengthen local biodiversity & resilience, while ultimately connecting people with place.

The landscape strategy will consult and engage with the First Nations Australians in selection of the appropriate flora for the site.

PLAZA



Hibbertia scandens
Snake Vine

Banksia integrifolia
Coast Banksia

Acacia sophorae
Coastal Wattle

Grevillea buxifolia
Red Spider Flower

Xanthorrhoea australis
Grass Tree

Juncus usitatus
Common Rush

PODIUM



Syzygium australe
Brush Cherry

Acmena smithii
Lilly Pilly

Acmena smithii
Lilly Pilly

Melaleuca linariifolia
Snow in Summer

Banksia integrifolia
Coast Banksia

Carex appressa
Tall Sedge

Grevillea speciose
Red Spider Flower

NATIVE SHADE SPECIES



Archontophoenix cunninghamiana
Bangalow Palm

Howea forsteriana
Kentia Palm

Asplenium australasicum
Birds Nest Fern

Asplenium nidus
Birds Nest Fern



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