

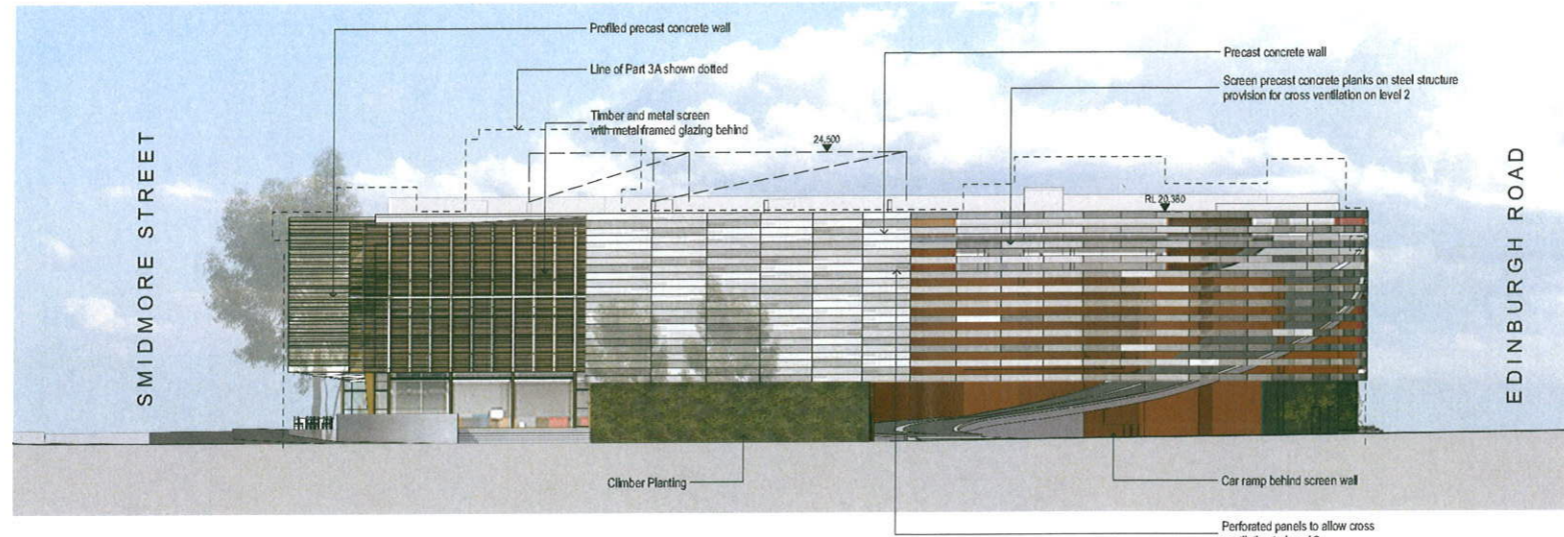
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- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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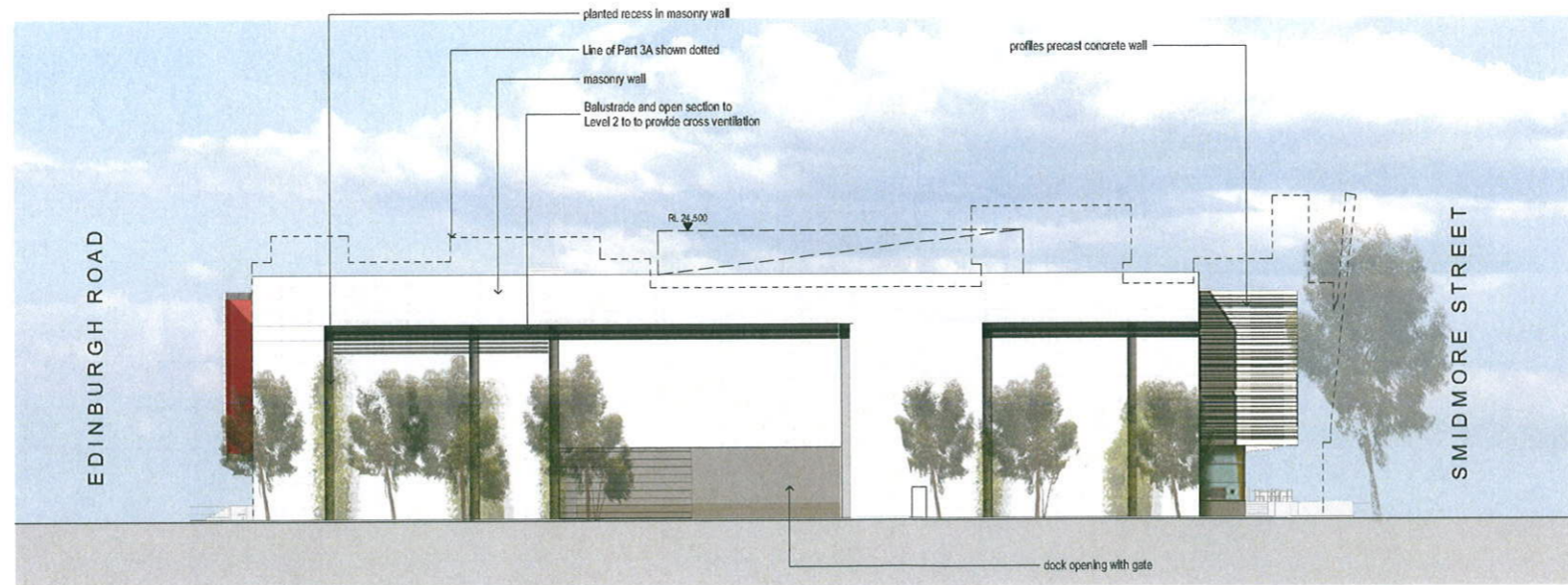
KEYPLAN



LEGEND



1 ELEVATION West
1:250



2 ELEVATION East
1:250

NSW GOVERNMENT Planning

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Sheet No. 36 of 48

RL +21.500
21.5 Roof

RL +18.700
18.7 Level 2A

RL +15.900
15.9 Level 2

RL +10.900
10.9 Level 1

RL +5.900
05.9 Ground Floor

01 21-12-12 ISSUE FOR SECTION 75W

REV. DATE DESCRIPTION BY

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PROJECT
MARRICKVILLE METRO EXPANSION
AMP CAPITAL INVESTMENTS

AMP CAPITAL

TITLE
ELEVATIONS
WEST & EAST ELEVATIONS

SCALE 1:250 @ A1	DRAWN	IDH	PROJECT CODE
DATE 14-12-12	APPROVED		AMPM
SHEET NO.			REVISION
160496:EA112			

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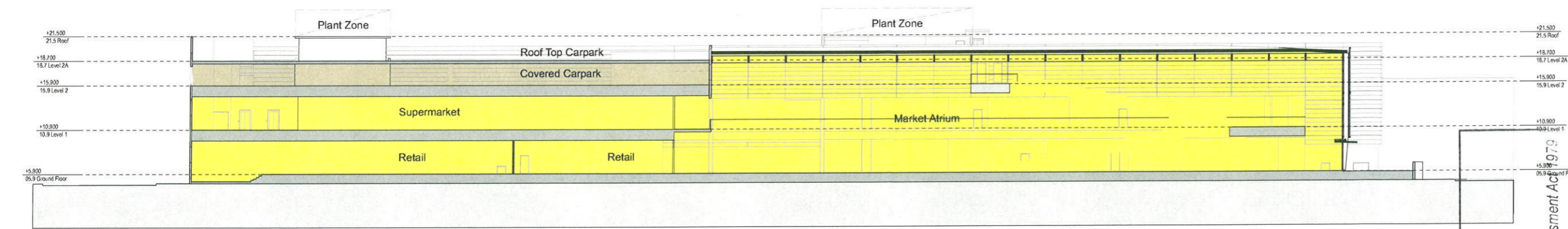


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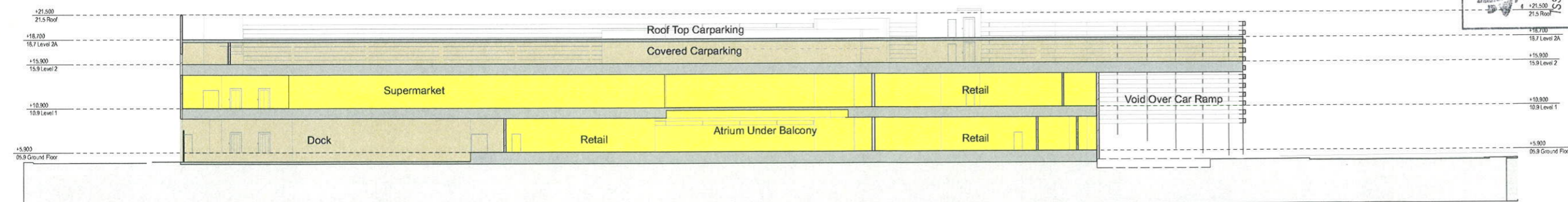
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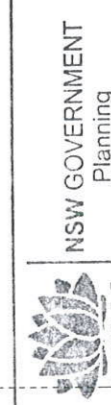
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1 SECTION EAST / WEST
1:250



2 SECTION EAST / WEST
1:250



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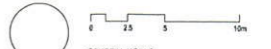
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PROJECT
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 AMP CAPITAL INVESTMENTS
AMP CAPITAL

TITLE
 SECTIONS
 LONG SECTIONS

SCALE	1:250 @ A1	DRAWN	IDA	PROJECT CODE
DATE	14-12-12	APPROVED		AMP
SHEET NO.	160496:EA113	REVISION		

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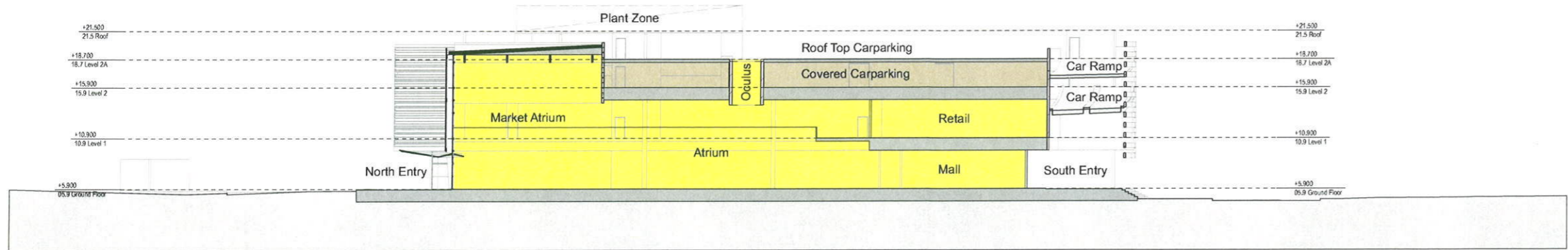


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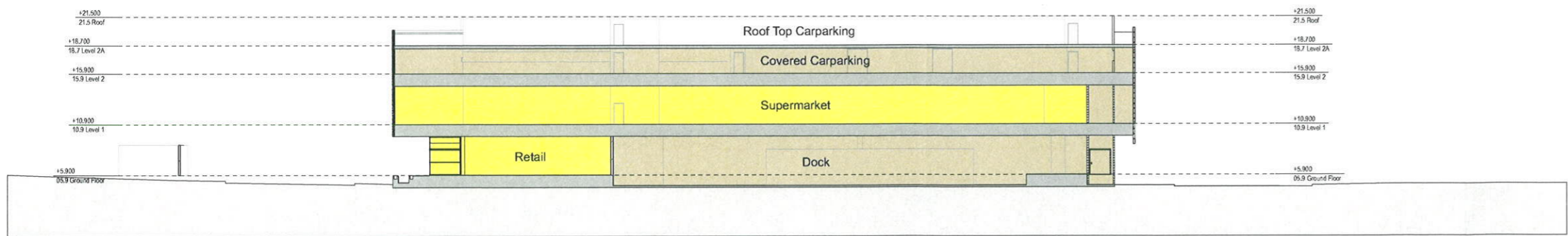
KEYPLAN



LEGEND



3 SECTION NORTH/SOUTH
1:250



4 SECTION NORTH/SOUTH
1:250

NSW GOVERNMENT
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01 26-09-12 INITIAL CONSULTANT ISSUE IDH

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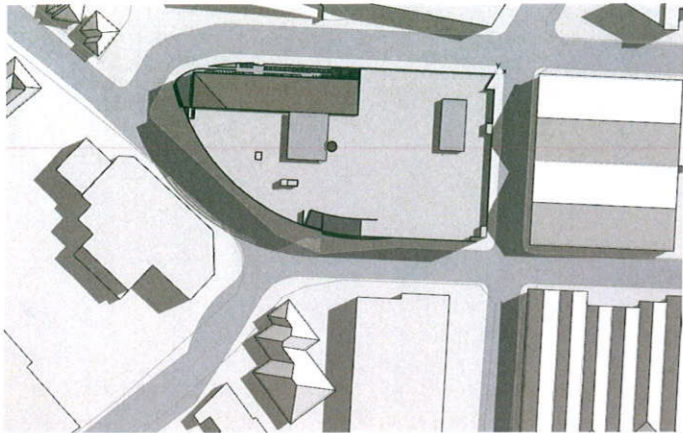
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MARRICKVILLE METRO EXPANSION
AMP CAPITAL INVESTMENTS

AMP CAPITAL

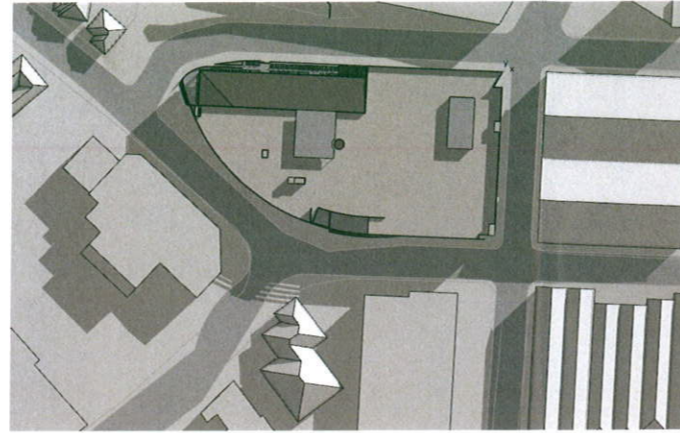
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SECTIONS
SHORT SECTIONS

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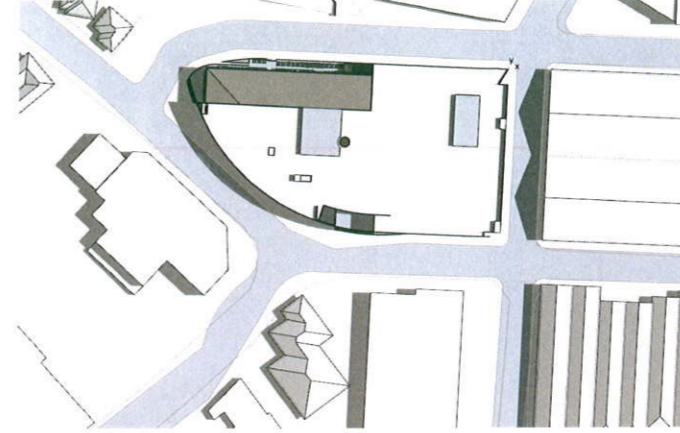
SECTION 75W SUBMISSION



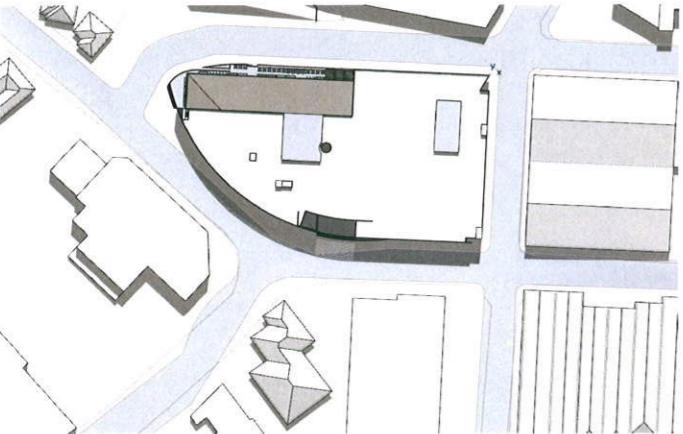
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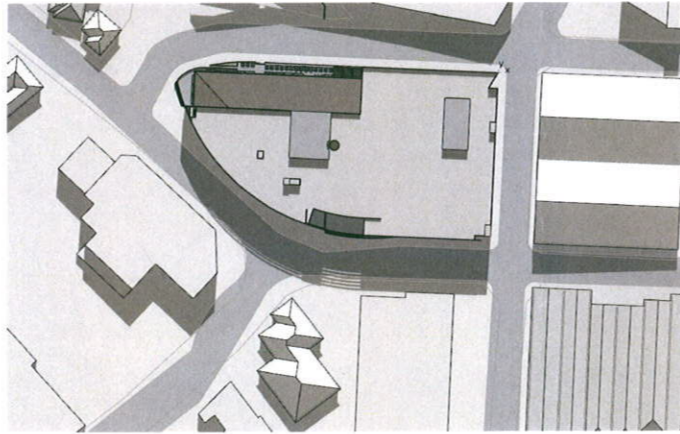
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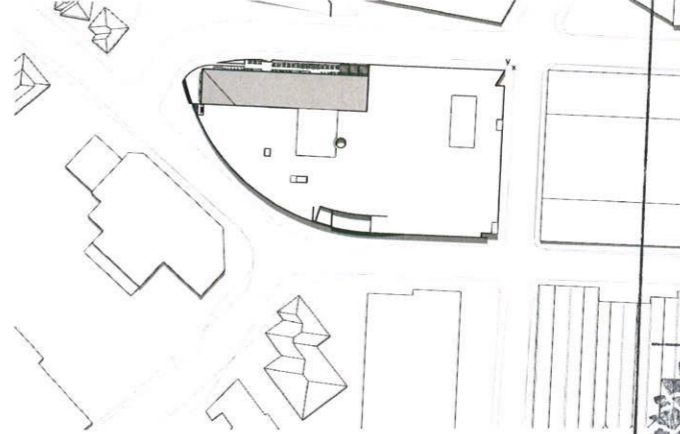
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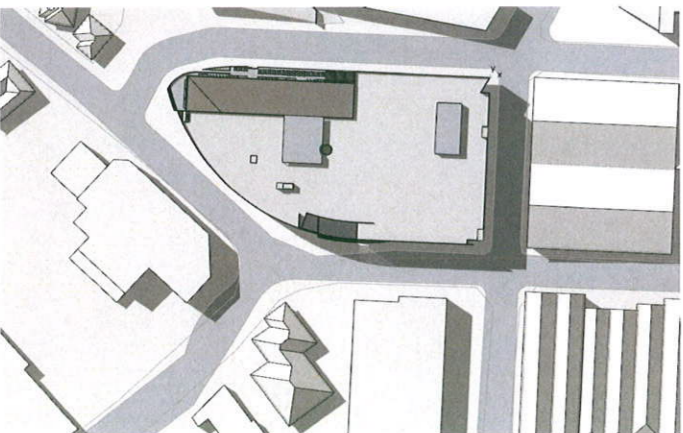
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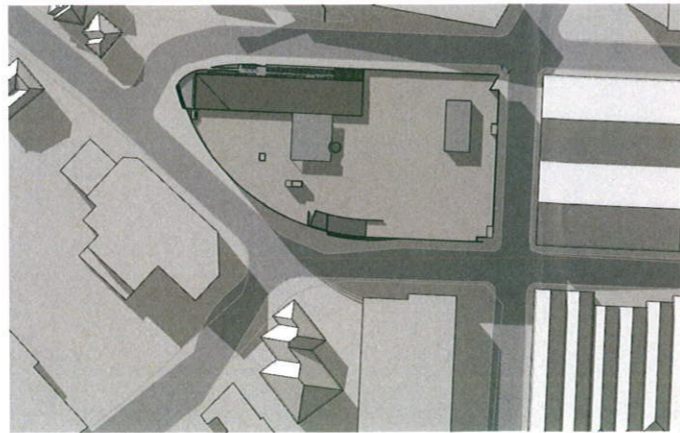
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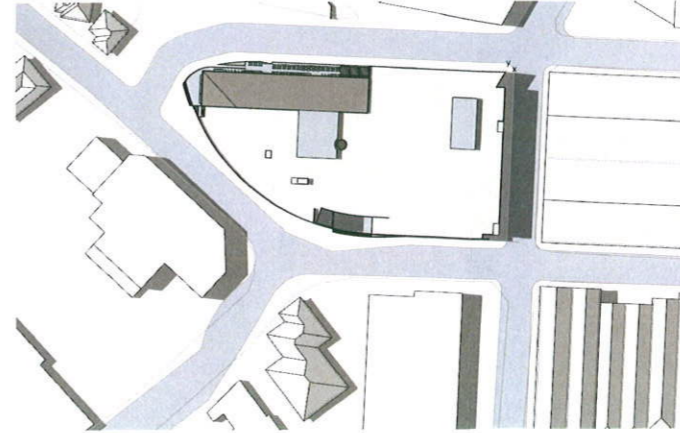
December 21 - 12noon



March 21 - 3pm



June 21 - 3pm



December 21 - 3pm



GENERAL NOTES
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3. ALL SHADOWS ARE BASED ON THE ASSUMPTION THAT THE SUN IS AT AN ALTITUDE OF 45 DEGREES.

KEYPLAN



LEGEND

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Planning

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No. 1 granted on the 16/04/2013

in respect to MP 09 0191

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Sheet No. 39 of 48

01 21-12-12 ISSUE FOR SECTION 75W

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01	21-12-12	ISSUE FOR SECTION 75W	BY

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PROJECT
MARRICKVILLE METRO EXPANSION
AMP CAPITAL INVESTMENTS

TITLE
GENERAL ARRANGEMENTS
Shadows

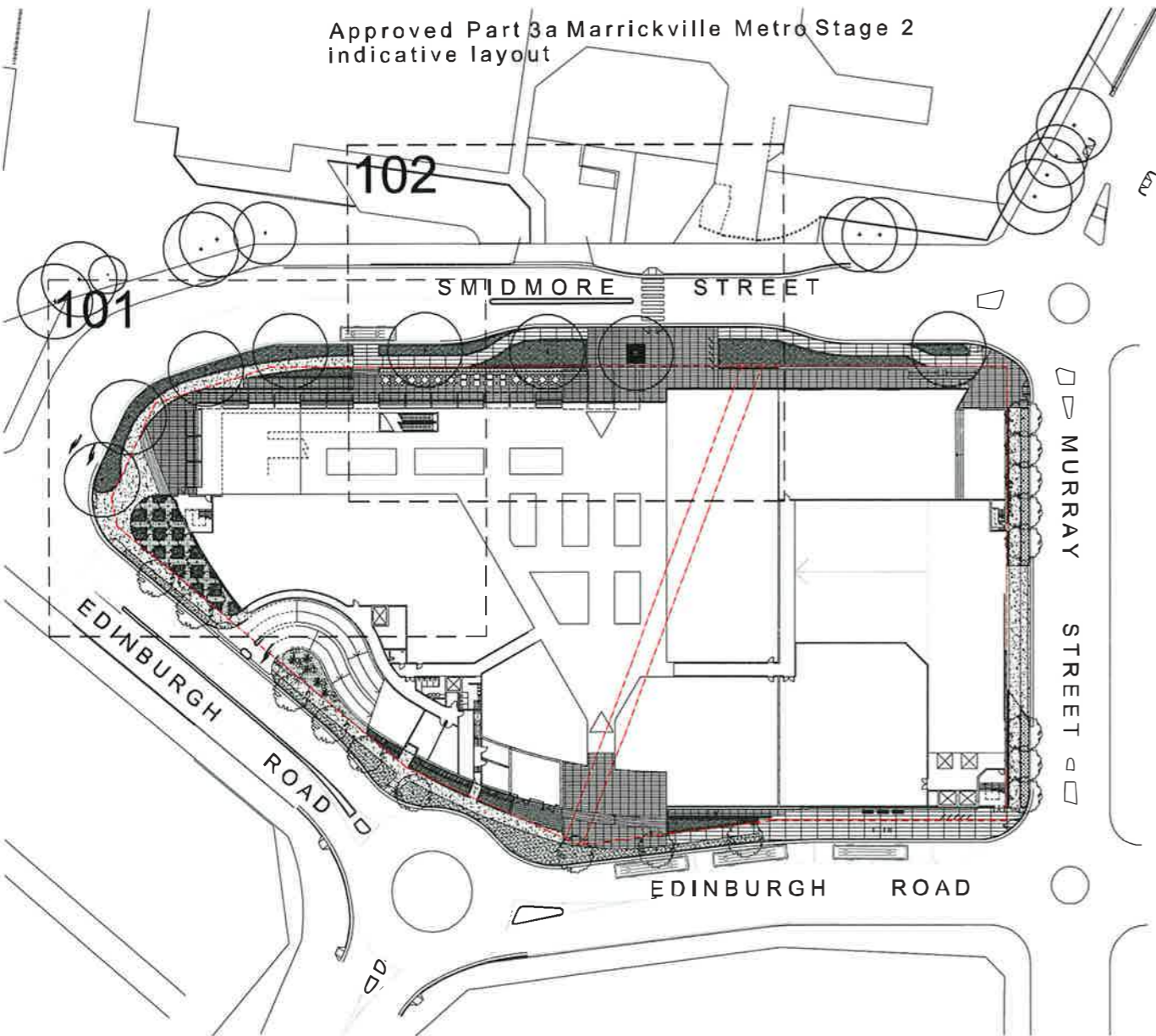
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DATE	14-12-12	APPROVED		AMPM
SHEET NO.	160496:EA115			REVISION
				01

SECTION 75W SUBMISSION

Marrickville Metro Expansion

AMP Capital Investments

000	Coversheet
001	Landscape Design Statement
002	Landscape Character Plan
010	Tree Removal Plan
100	Landscape Masterplan
C100	Colour Landscape Masterplan
101	Landscape Plan
102	Landscape Plan



Section 75W Notes

This Section 75W Landscape Design package has been prepared on behalf of AMP Capital Investors to accompany an application to modify the existing Concept Plan Approval under Section 75W of the *Environmental Planning & Assessment Act 1979*. This application seeks to modify the existing Major Project Approval No. 09_0191, relating to the Stage 1 development of the Marrickville Metro Shopping Centre.

Indicative Plant Schedule

Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Plant Origin	Water Rating
Trees					
<i>Eucalyptus paniculata</i>	Grey Ironbark	15-30	10	Indigenous	Low
<i>Fraxinus griffithii</i>	Evergreen Ash	8	4	Non Indigenous	Medium
<i>Olea europea</i>	Olive Tree	6	4	Non Indigenous	Low
Hedge					
<i>Acmena smithii</i> var. <i>minor</i>	Dwarf Lillypilly	3	2	Indigenous	Medium
<i>Acmena smithii</i> var. <i>minor</i> 'Ailyn Magic'	Ailyn Magic Lilly Pilly	0.8	0.8	Indigenous	Medium
<i>Murraya paniculata</i>	Orange Jasmine	3	2	Non Indigenous	Medium
<i>Westringia</i> 'Wynyabbie Gem'	Wynyabbie Rosemary	1.5	1.5	Indigenous	Low
Accents					
<i>Cycas revoluta</i>	Cycad	3	2	Non Indigenous	Medium
<i>Doryanthes excelsa</i>	Gynea Lily	2	2	Indigenous	Low
Groundcovers & Grasses					
<i>Liriope muscari</i> 'Evergreen Giant'	Giant Liriope	0.6	0.5	Non Indigenous	Medium
<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat Rush	0.7	0.6	Indigenous	Low
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3	1	Indigenous	Low
<i>Themeda australis</i>	Kangaroo Grass	0.8	0.3	Indigenous	Low
<i>Philodendron</i> 'Xanadu'	Xanadu	0.6	0.8	Non Indigenous	High
<i>Carex appressa</i>	Grass Flag	0.8	0.6	Indigenous	Medium
<i>Juncus usitatus</i>	Juncus	0.8	0.3	Indigenous	Medium
<i>Isolepis nodosa</i>	Knobby Club Grass	1	0.7	Indigenous	Low
<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat Rush	0.7	0.6	Indigenous	Low

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B	Section 75W Submission	KA	SB	13.12.2012
A	Draft for review	KA	SB	10.12.2012
Issue	Revision Description	Drawn	Check	Date

LEGEND

NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 75W Modification Application

No. granted on the 16/04/2013.

in respect to MP 09-0191

Signed: [Signature]

Sheet No. 40 of 48



Project:
Marrickville Metro Expansion

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Landscape Architects

SECTION 75W

Drawing Name:
Cover Sheet

Scale: 1:500 @ A1
Job Number:

SS12-2547

Sheet 1 of 1
Drawing Number:
Issue:

000 B

NOT FOR CONSTRUCTION

Section 75W Submission based on modification of the existng Concept Plan

- Concept Plan Approval was granted on 19 March 2012 for: "...use of the existing building for retail premises and business premises, and expand the Marrickville Metro Shopping Centre including a first floor addition to the existing building at 34 Victoria Road, a new 2 level retail building at 13-55 Edinburgh Road and two levels of rooftop parking above each building."
- The proposed modifications relate only to Stage 1 of the project involving the redevelopment of the existng Industrial land south of Smldmore Street (13-55 Edinburgh Road) to create a two level free-standing retail addition to the shopping centre with roof top car parking.
- The proposed modifications seek to refine the approved design, enhancing its design quality both internally and externally and its relationship with the public domain.

1.0 Smldmore Street (Refer Concept Plan: Zone1)

- A central road crossing is proposed to link the Smldmore Street precinct development with that of Marrickville Metro Stage 2. Once this crossing point reaches the edge of the footpath it is proposed to treat the paving as an address to the Building and pedestrian access is to be by way of a slight incline to the building entry.
- There are a number of large, good specimen Lemon scented Gum trees (*Corymbia citriodora*) on the southside of Smldmore Street which are proposed to be retained. Two smaller specimen Eucalypt trees are proposed for removal.

These large impressive existing trees to be retained compliment the scale of the building & the large scale architectural treatment of the frontage. The new building proposal is also set back at a greater distance from the street, to ensure that the tree canopies are not compromised.

In order to retain one of the Lemon Scented Gum trees at the Building entry It is proposed to suspend the paving over the existing tree level using a tree grille. The remaining Lemon Scented Gums will be accommodated in a bio- retention area at the lower street tree level and surrounded by a planting area of native grasses.

- There is a distinctive two level treatment to Smldmore street. The lower area is proposed as a functional footpath link, incorporating a setdown area. The upper level is proposed to be separated from the lower using a combination of a high level seating wall and a low level planter wall. The upper level is proposed as a combination of circulation space and activity area, with potentially outdoor dining or temporary market stalls. The low seating wall is proposed to add to the recreational amenity of the area, when these functions do not exist.

4.0 Level 2A: Roof Garden

- Provision has been made within the architectural design to accomodate a Roof Garden area which could potentially be a 'Community Garden'. Raised planters made of timber or metal are proposed.

Landscape Design Statement Notes for Section 75W Submisson for Smldmore Street Precinct

- These notes are to outline the modifications that are proposed for the Section 75W submission with reference to the original Landscape Design Statement for the Part 3A submisson.
- The notes seek to address the 3 street frontages with respect to the status of existing trees and the design concepts of these areas, with regard to the function of the area, design of the building frontage and any attention to changes in level.
- An associated Arborist Report will be submitted in conjunction with this application which will include an assessment of the existing trees affected by the new development to the Smldmore Street Precinct.

2.0 Edinburgh Road (Refer Concept Plan: Zone 2)

- There are a number of existing trees on Edinburgh Road (not previously assessed), however all are either Immature; of poor specimen or inconsistent with the proposed treatment of the street.

New tree planting to the Edinburgh Road verge is proposed, with a type of Euclayptus tree to continue the planting theme of the previous Part 3A submission area.

- The landscape design of Edinburgh Road is influenced to some extent by the differing functional aspects of the building & street.

The western end is proposed as a feature grove of trees in a low level bio-retention area, that combines a formal layout of trees & either native grasses or low shrub planting amongst an inert ground surface treatment, such as gravel.

The next area continues the treatment of an inert ground surface, punctuated by feature plants, such as cycads.

As the building sweeps around Edinburgh Road with a translucent curved façade, the landscape treatment is a two tier arrangement of shrub planting and climbing plants that set off a proposed feature of espalier trees that are designed to follow this building façade using a series of horizontal wires. At the street verge, this curve is complimented by a sweep of maintained grass verge.

The eastern end of Edinburgh Road is mainly a function of the bus interchange area, with the landscape treatment largely limited to functional hardscape elements.

General Landscape Concept / Materials

- The overall concept is based on simple, large scale design features, but with an attention to detail that will compliment the scale of the building and its associated attention to detail
- Low level planted bio-retention areas are proposed on both Smldmore Street and Edinburgh Road.

3.0 MurrayStreet (Refer Concept Plan: Zone 3)

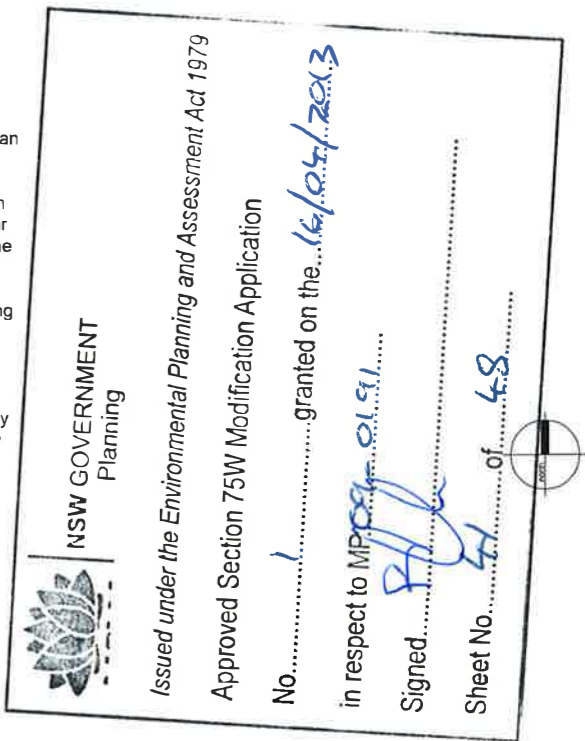
- There are no existing trees on Murray Street and the existing buildings provide an imposing industrial feel.
- The landscape design for Murray Street is proposed to punctuate the street with a delicate but large deciduous tree to provide visual interest throughout the year such as an Evergreen Ash (*Fraxinus griffithii*). The scale of the tree to match the scale of the building.
- To continue the industrial feeling of the street & its function primarily as a loading dock access is proposed to introduce a green element to the façade using a climber following vertical wires or chains, accommodated in recesses that are incorporated into the building design.
- This climber / ground cover plant is also proposed for use in the verge of Murray Street, to break up the industrial nature of the street using a robust, but visually attractive ground covering plant.

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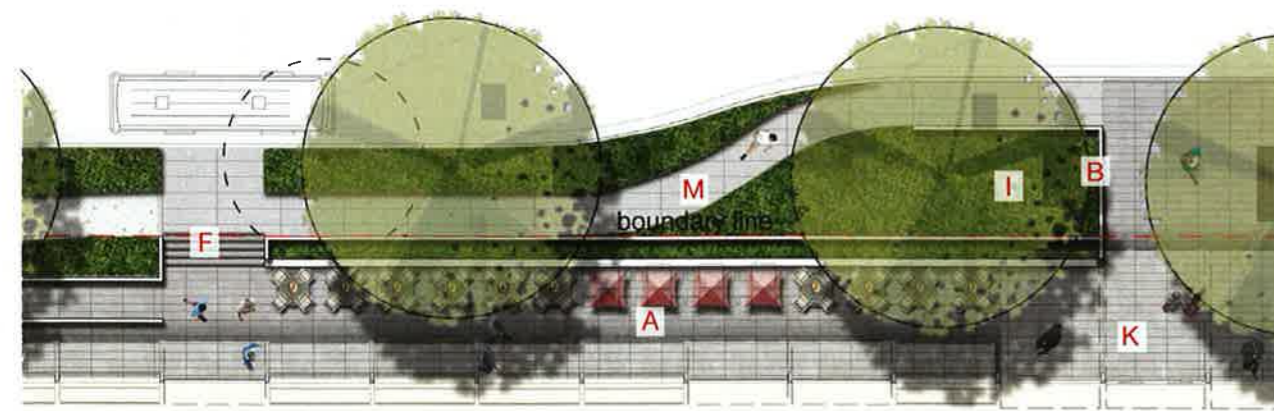
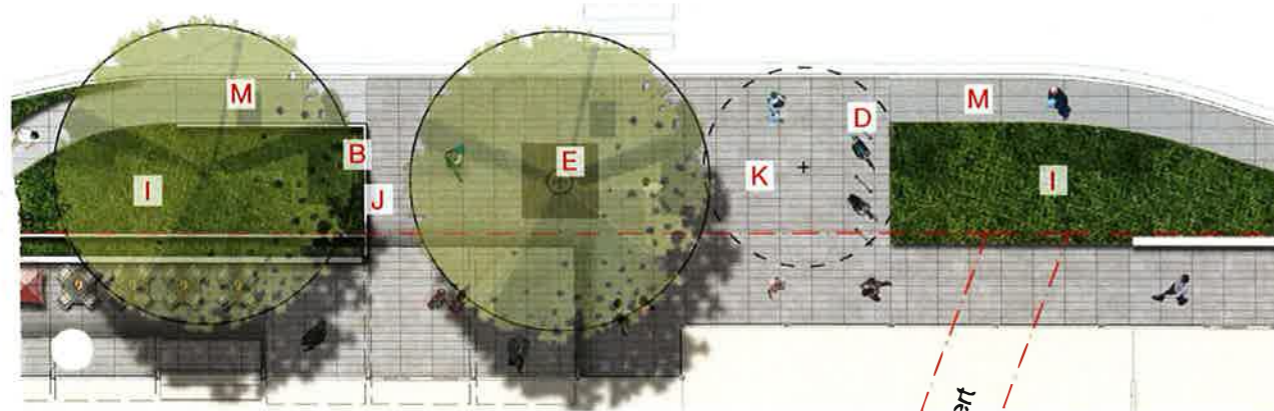
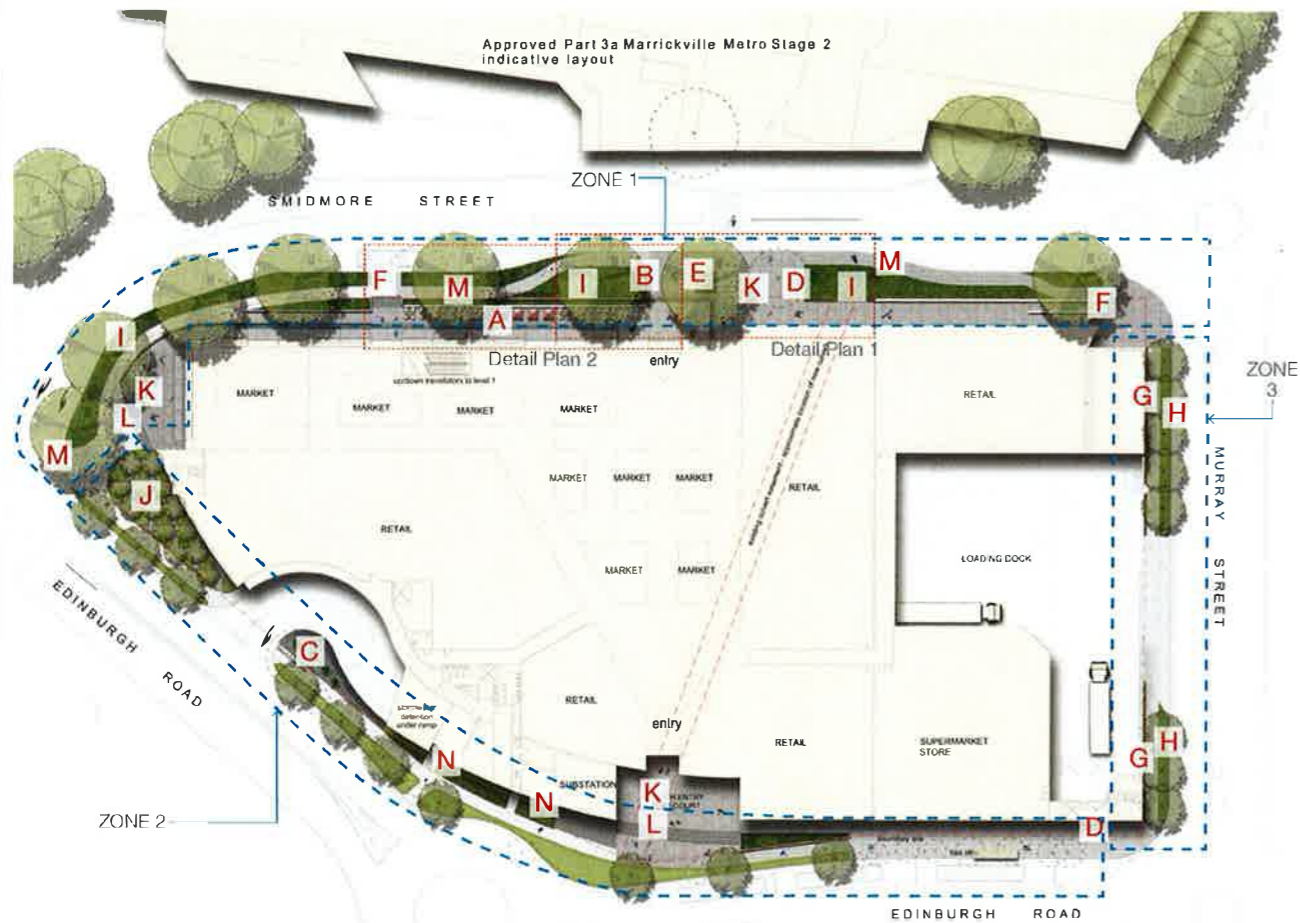
Project: Marrickville Metro Expansion

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SECTION 75W

Drawing Name: Landscape Design Statement
Drawing Number: SS12-2547
Issue: 001 B
Sheet 1 of 1

A1



Outdoor Seating / temporary market zone



Timber Kick Rail



Massed Cycad planting



Bike Racks



Steel Tree Grill flush with Paving



Concrete Steps



Feature trellis to building facade



Eg. Evergreen Ash (*Fraxinus griffithii*) planting to street verge



bio-retention planting



Tree grove planted amongst gravel and feature grasses



Small format concrete paving



Feature Concrete steps



Large format concrete paving



Espalier / Pleached trees along building facade

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No. 1 granted on the 16/04/2013

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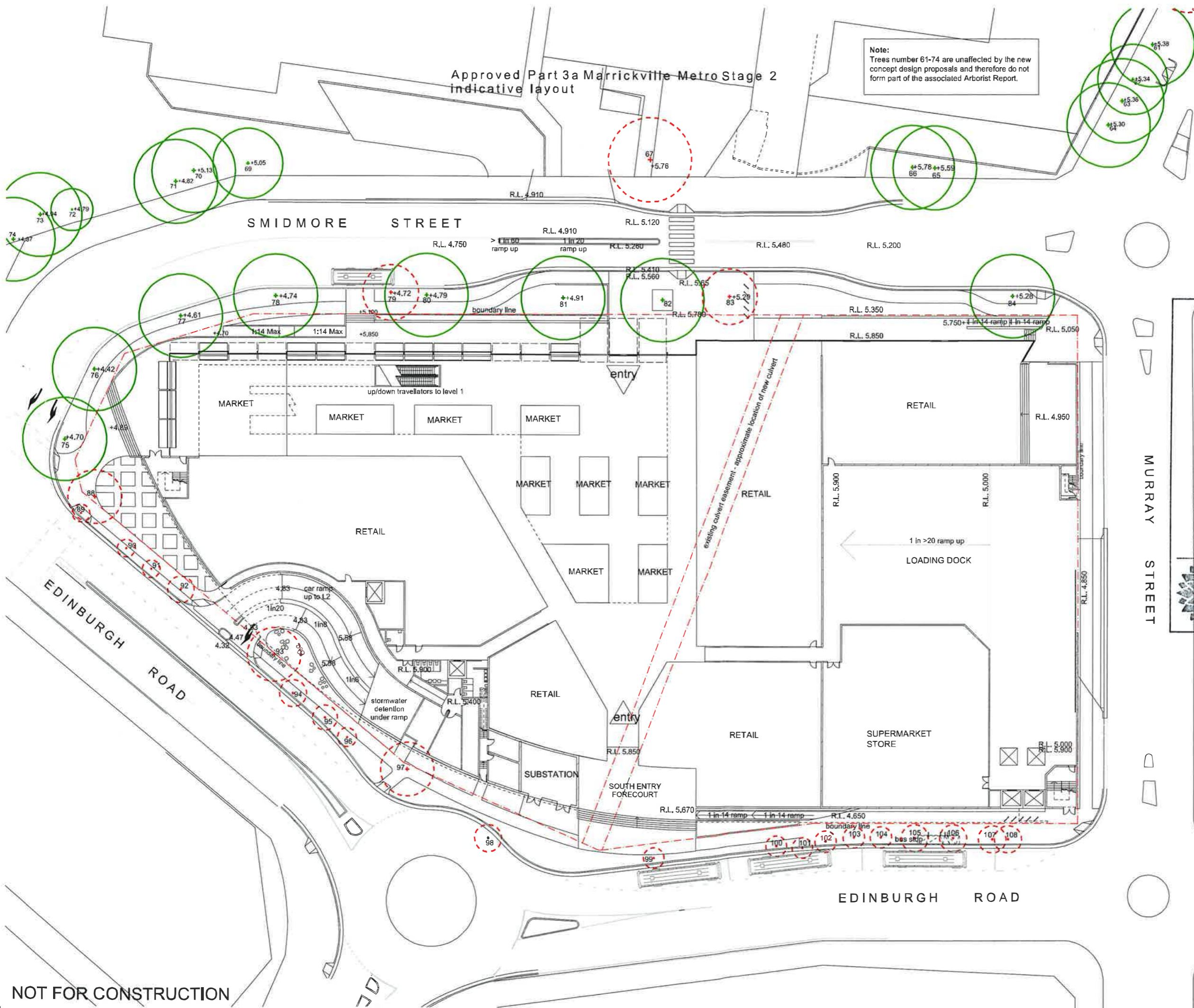
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SECTION 75W

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Note:
Trees number 61-74 are unaffected by the new concept design proposals and therefore do not form part of the associated Arborist Report.

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Existing Trees to be Retained

Existing Trees to be Removed

Arborist reference number & Existing Level at base of tree

Note:
Refer to associated Arborist Report for details of trees 75-108.

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Sheet No. 4 of 48

Project: Marrickville Metro Expansion

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Client:

AMP capital
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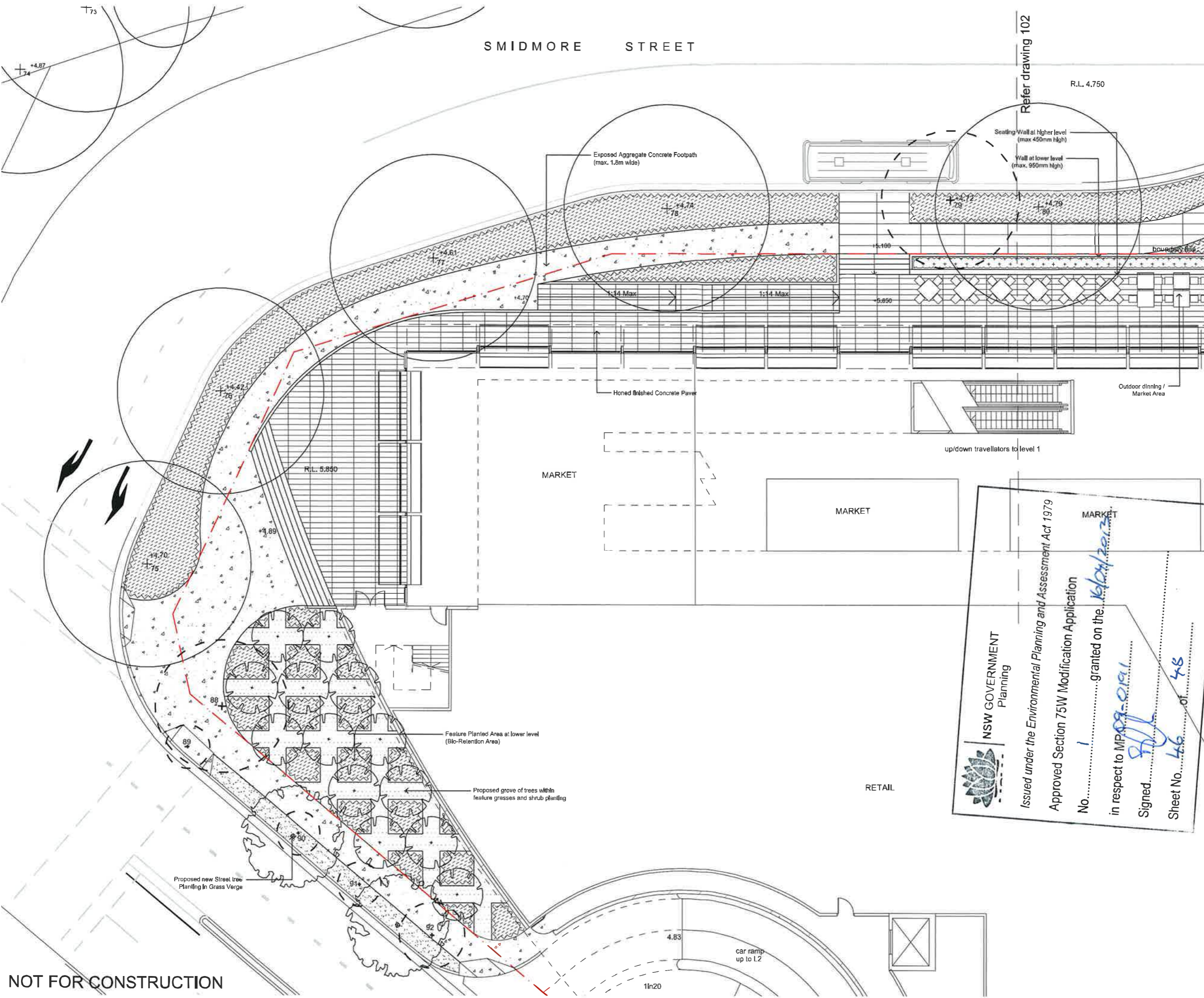


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Job Number: SS12-2547
Drawing Number: 100
Sheet 1 of 1
Issues: B

EDINBURGH ROAD

A1



NOT FOR CONSTRUCTION

A1

Refer drawing 102

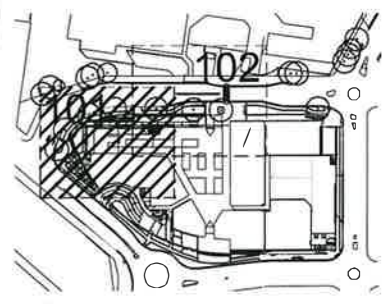
R.L. 4,750

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Issue	Revision Description	Issue	Revision Description	Issue	Revision Description
1	Section 75W Submission	1	Section 75W Submission	1	Section 75W Submission
2	Draft for review	2	Draft for review	2	Draft for review
3	Revision Description	3	Revision Description	3	Revision Description
4		4		4	
5		5		5	
6		6		6	
7		7		7	
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100		100		100	

- LEGEND
- Existing Trees to be Retained
 - Existing Trees to be Removed
 - Proposed Street Trees
 - Proposed Feature Trees - Olive Trees
 - Paving
 - In-situ concrete paving
 - Large scale pebbles & gravel
 - Planting
 - Turf



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 1 granted on the 16/04/2012

in respect to MP09-091

Signed [Signature]

Sheet No. 46 of 48



Project:
Marrickville Metro Expansion

SITE IMAGE

Level 1, 3-5 Baptist Street
Surry Hills NSW 2010
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Landscape Architects

SECTION 75W

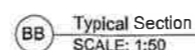
Drawing Name:
Landscape Plan

Scale: 1:100 @ A1

Job Number:
SS12-2547

Sheet 1 of 2

Drawing Number:
101 B



signed.....

LEGEND

Existing

Existing

Proposed

Proposed Feature Trees - Olive Trees

Turf



Scale: _____

Job Number: SS12-2547 Drawing Number: 102 Issue: B

Approved Part 3a Marrickville Metro Stage 2
indicative layout

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Issue	Revision Description	Drawn	Check	Date
B	Section 75W Submission	KA	SB	13.12.2012
A	Draft for review	KA	SB	10.12.2012

- LEGEND
- Existing Trees to be Retained
 - Existing Trees to be Removed
 - Proposed Street Trees
 - Proposed Feature Trees - Olive Trees
 - Paving
 - In-situ concrete paving
 - Large scale pebbles & gravel
 - Planting
 - Turf

MURRAY STREET

NSW GOVERNMENT Planning

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Approved Section 75W Modification Application

Client: 1 granted on the 16/01/13

Project: Marrickville Metro Expansion

AMF capital INVESTORS

SITE IMAGE

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SECTION 75W

Drawing Name:
Colour Landscape Masterplan

Scale: 1:250 @ A1

Job Number:
SS12-2547

Sheet 1 of 1

Drawing Number:
C100 B

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