



INDICATIVE PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
TREES			
Corymbia citriodora	Lemon Scented Gum	30m	10m
Syzygium luehmannii	Small leaved lilly plly	15m	8m
Tristaniopsis laurina	Water gum	10m	8m
SCREENING PLANTS			
Acmena smithii	Lillypilly	12m	6m
Elaeocarpus reticulatus	Blueberry Ash	10m	4m
ACCENT PLANTS			
Asplenium australasicum	Birds nest fern	1m	1m
Blechnum nudum	Fishbone Water Fern	0.7m	0.5m
Dicksonia antarctica	Soft tree fern	6m	3m
Doryanthus excelsa	Gymea lilly	2m	2m
Macrozamia communis	Burrawang Cycad	2m	2m
SHRUBS			
Acacia cognata 'Limelight'	Bower wattle	0.8m	1.2m
Agapanthus africanus	Agapanthus	0.6m	1m
Callistemon citrinus	Crimson Bottlebrush	3m	2m
Clivia miniata	Kaffir lily	0.6m	1m
Correa reflexa	Common Correa	0.8m	0.6m
Ceratopetalum gummiiferum	NSW Christmas Bush	3m	2m
Dodonaea viscosa	Hop Bush	1.5m	1.5m
Grevillea caleyi	Caley's Grevillea	3m	4m
Isopogan anemonifolius	Drumsticks	2m	1.5m
Westringia fruticosa	Coastal Rosemary	2m	2m
GRASSES			
Carex appressa	Tall Sedge	0.8m	0.6m
Dianella caerulea	Flax Lily	0.6m	0.6m
Lomandra 'tanika'	Matt rush	1.5m	1m
Pennisetum alopearoides	Swamp Foxtail	0.5m	0.8m
Poa poiformis 'Kingsdale'	Blue Coastal Tussock Grass	0.45m	0.2m
Poa labillardieri	Tussock Grass	1m	0.6m
Themeda australis	Kangaroo Grass	0.5m	0.3m
GROUNDCOVERS/CLIMBERS			
Ficus pumila	Creeping fig	0.2m	1m
Viola hederacea	Native Violet	0.2m	1m
Grevillea 'Poorinda Royal Mantle'	Grevillea Royal Mantle	0.2m	3m
Carpobrotus glaucescens	Pigface	0.1m	1m
Chrysocephalum apiculatum	Yellow buttons	0.15m	0.7m
Juniperus taxifolia var lutchuensis		0.2m	1m
Scaevola ramosissima	Hairy fanflower	0.2m	0.8m
Hardenbergia comptoniana	WA Coral Pea	0.2m	3m
Trachelospermum jasminoides	Star Jasmine	0.2m	3m

4.1 PLANTING

The planting design is to utilize a hardy low-maintenance palette of plants that will allow a formal garden character of massed ground covers, border and hedging plants as well as sedges, grasses and other textural planting. Other functions of the selected plant species include: boundary screening, car park trees, undercroft arrival feature treatments, and forecourt and street-front feature planting. The plant species are generally endemic to the locality, contributing to the ESD benefits of the landscape setting. Low-water tolerance was also important given the potential for future restrictions on irrigation. Planting detail selection will be low-allergenic, compatible with car park and pedestrian areas, and be suitable to the airport proximity in terms of not attracting a large bird population.

4.3 CPTED - Crime Prevention Through Environmental Design

As identified in the ‘Crime Prevention Through Environmental Design (CPTED)’ Report prepared by Urbis, “There are no current concerns in relation to levels of crime in Tempe and around the proposed IKEA development site”. While this is currently the case, it is inherent to landscape architecture that the proposed design follows good practice of crime prevention to deter potential crime or unlawful activities occurring on the site. Also identified by Urbis, the following design issues require addressing within the landscape design of the site.

Access and Pedestrian Safety:

The proposed scheme for the Tempe Ikea site provides dedicated pedestrian access routes to the store and surrounding areas. In addition to this, Traffic light signals for vehicular access to the site will allow shoppers ease of access across the Princes Highway. The landscape itself uses patterns that are directional in nature and along with blade walls, will help filter people towards the dedicated paths within the landscape. As detailed by the architect, within the car park there are also dedicated pedestrian routes that disperse shoppers to their cars. These paths have been located to negotiate and avoid the landscape planting and swales in this area.

LEGEND

- BOLLARD
- WALL LIGHTS
- UPLIGHTS
- STREET LIGHTS
- POST LIGHTS



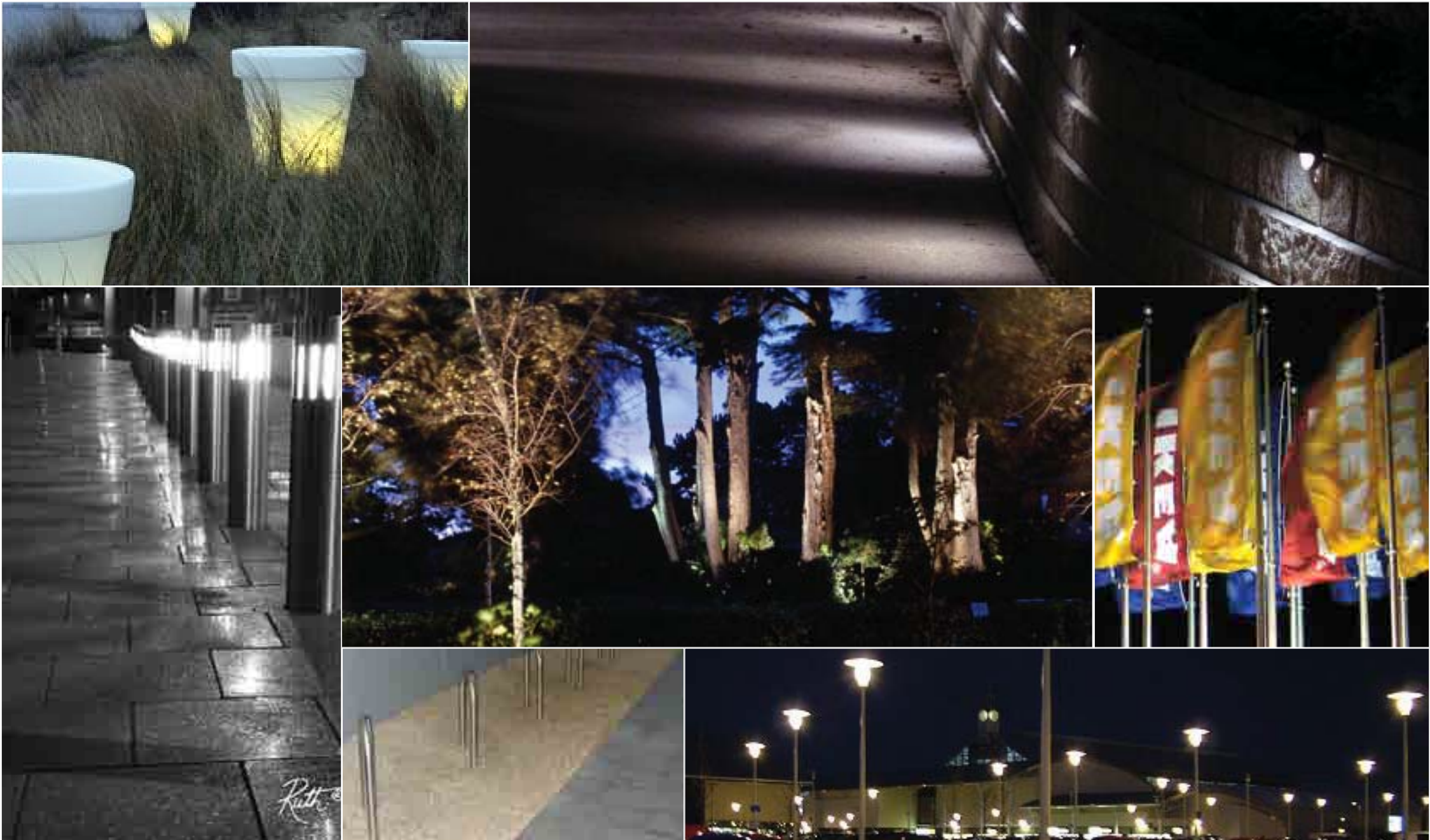
SITE IMAGE

Lighting and Fencing:

Lighting becomes one of the key elements to Crime Prevention on this site. Lighting is used within in the car park at regular intervals to ensure secure access to all cars. As well as lighting to the car park, security cameras will be placed to ensure maximum surveillance of the site. (Refer to adjacent lighting plan for key lighting locations within the site) In addition to the secure boundary fencing, the landscape design incorporates Gabion blade walls to the boundary to filter views to the surrounding area and create a point of interest in these areas. All blade walls within the landscape will be well lit to ensure they don't allow concealment

Open Space and Landscaping:

Due to the nature of the site and it's location in relation to the airport and flight path, the landscape treatment consists essentially of low flat treatments. The use of grasses and groundcovers within the landscape allow clear views throughout the site. Clear trunked trees used in every second car park bay are spaced 15m apart, this treatment coupled with lighting allow views within the car park. Free standing 'Blade Walls' are used as a landscape treatment within the site. In many cases these walls 'grow' out of the ground as a result of the change in level. On the leading edge these walls are no higher than 400 – 500 mm. While the back edge may be quite higher, this will be within non-trafficable landscape zones. All walls will be up lit as a feature of the design. Landscape has been used to discourage loitering around concealed areas of the site – including the Bellevue and Smith Street entry. To Bellevue Street, a raised landscape platform is proposed with gravel and ballast ground covers to discourage access. Landscape areas to Smith Street consist of fenced water detention basins which will prevent access to these zones.



SITE IMAGE



4.4 HERITAGE STRATEGY

The importance of Heritage elements that exist on the development site have been acknowledged and identified to be retained and recognised within the context of the landscape design for the site. This is to be consistent with best practice in conservation and property management and co-ordinated with the Heritage report and analysis conducted by the projects heritage consultants Godden Makay Logan.

Strategic Planning for the Heritage Strategy within the Tempe Ikea Masterplan
The framework for the representation and retainment of heritage items as part of the Tempe Ikea site has been set out in the Landscape Masterplan and accompanying report.

Identified Heritage features of the Tempe Ikea Development Site
Due to the history of the site, a number of existing elements are of significant heritage value. These elements and their representation within the landscape are listed in the adjacent table.

*For an accurate and comprehensive Heritage Analysis of the study area, please refer to the Heritage Report prepared by Godden Mackay Logan



HERITATE ASPECT	KEY ELEMENTS	DISCUSSION	PLAN REF NO.
Bayview Asylum	Trees	As part of the Bayview Asylum site, there are a number of significant trees that exist. Based on their heritage importance a large Moreton Bay Fig will be retained as a representation of this part of the site. The fig is believed to be planted at the time of building. To accommodate and reflect the importance of this tree, it will be relocated (by appointed tree transplant experts) and set within a landscape zone to make a feature of the tree. Understorey planting, similar to that used on the Asylum site, will be used in this situation to retain the context of the tree.	1
Penfolds site - 'Ateco Building'	Building	The 'Ateco Building' will be retained as part of the proposal for the site. To emphasise the significance of the building, the landscape will mirror the distinctive façade treatment, projecting paving bands and planter beds at the same intervals as the windows. A low landscape setting to it's surrounds allows clear views through to the building and the clock tower.	2
	Bricks	Portions of the brick façade of the building will be demolished as part of the proposal. Where possible, these bricks are to be retained and re-used within the proposed gabion treatment, raised planter boxes to the building forecourt or as the paving bands – subject to quality and approval by landscape architect.	2
Brickworks site	Brick Wall		3

*Refer to 'Heritage Interpretive Opportunities in Landscape' plan on following page for reference locations

HERITAGE INTERPRETIVE OPPORTUNITIES WITHIN THE LANDSCAPE

1. Bayview Assylum
The retention of the large scale Ficus macrophylla (Moreton Bay Fig) tree in this area provides a significant recognition of the landscaped grounds of the Bayview Assylum. The tree is to be relocated a short distance from its original position in the grounds of the Assylum so that it can be afforded a full setting with heritage interpretation opportunities. A structured garden will include massed shrub planting reminiscent of the original gardens. The broad crushed granite or gravel seating area below the tree has seating walls to the perimeter, all of which provides opportunities for display of photographic and text information plaques and the like. The tree's proposed location is ideal in terms of being visible from the main roadway of the Princes Highway, with it's significant scale being framed by the adjacent built forms.

2. Penfold's site – 'Ateco Building'
A large forecourt and adjacent open space landscape area are to afford this building a significant setting. The modern garden design is concerned with providing an appropriate urban setting on the major street frontage, creating an interpretation of heritage setting rather than a recreation of the original grounds. The design has utilised the distinctive façade and it's regular vertical fenestration as inspiration for the linear pavement and lawn patterns. The landscape is also low in height to ensure no obstruction to the clear visibility and presence of the building. Detailed opportunities for interpretive elements occur throughout the area, and will be demonstrated fully at the Design Development stage of documentation. Re-use of bricks retrieved from the renovation proposals for the building may be utilised in the landscape.

3. Brickworks Site
The Brickworks site is potentially acknowledged in the sculptural wall elements occurring along the front boundary and assisting the level change around the entry roadways against the building at the Princes Highway. Gabion Walls may be filled with quarry related materials as accent elements in these walls, and interpretive signage provided to demonstrate relevance to the quarry that operated on the site.



SITE IMAGE

