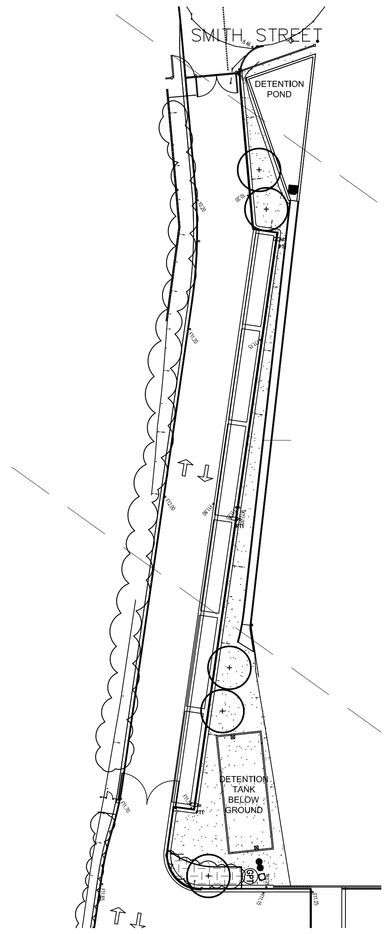


PART LANDSCAPE PLAN

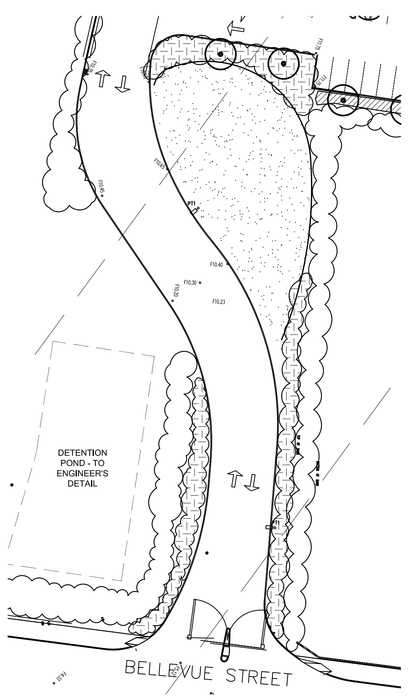
SCALE: 1 : 500 @ A0

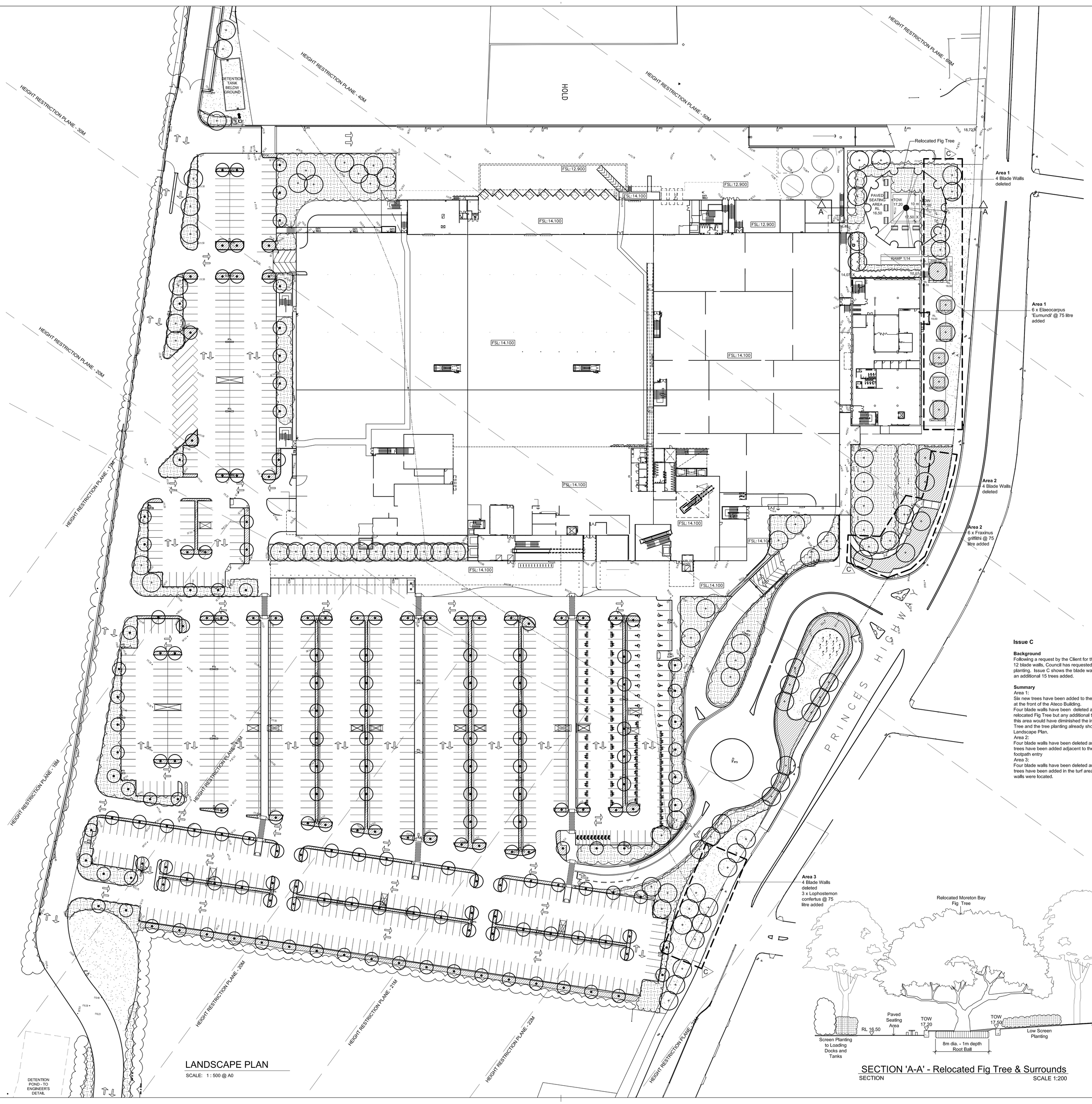
PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HEIGHT
TREES - OTHER AREAS				
Banksia integrifolia	Coast Banksia	75L	random	6m
Cupaniopsis anacardioides	Tuckeroo	75L	random	6m
Elaeocarpus 'Eumundi'	Eumundi Ash	75L	random	8m
Eucalyptus punctata	Grey Gum	75L	random	10m
Fraxinus griffithii	Evergreen Ash	75L	random	6m
Lophostemon confertus	Brush Box	75L	random	8m
TREES - CARPARK				
Acmena smithii	Lilly Pilly	25L	random	6m
Cupaniopsis anacardioides	Tuckeroo	25L	random	6m
Tristaniopsis laurina	Water Box	25L	random	6m
SCREEN PLANTING 1.5 TO 6 M HIGH				
Acmena smithii	Lilly Pilly	200mm	2.5m	6m
Banksia integrifolia	Coast Banksia	200mm	2.5m	6m
Callistemon salignus	Bottlebrush	200mm	1.5m	5m
Correa alba	Correa	200mm	1.2m	3m
Elaeocarpus reticulatus	Blueberry Ash	200mm	2.5m	6m
Leptospermum pertersonii	Tea Tree	200mm	1.5m	4m
Syzygium paniculatum 'Select'	Lilly Pilly	200mm	1.5m	4m
Syzygium 'Cascade'	Lilly Pilly	200mm	1.2m	4m
Syzygium luemannii	Lilly Pilly	200mm	1.2m	6m
Xylosma senticosum	Xylosma	200mm	1.2m	4m
Westringia fruticosa	Coast Rosemary	200mm	1.0m	1.5m
SHRUB AND GROUND COVER PLANTING TO 1.2 M HIGH				
Austromyrtus dulcis	Midgen Berry	150mm	0.5m	0.4m
Grevillea 'Bronze Ramblr	Grevillea	150mm	0.8m	0.2m
Callistemon 'Little John'	Bottlebrush	200mm	0.5m	0.4m
Dianella 'Little Jess'	Flax Lily	150mm	0.5m	0.3m
Liriope 'Evergreen Giant'	Giant Liriope	150mm	0.7m	0.4m
Metrosideros 'Fiji'	NZ Xmas Bush	200mm	0.8m	1.2m
Nandina 'Nana'	Dwarf Nandina	150mm	0.5m	0.4m
Syzygium 'Aussie Boomer'	Lilly Pilly	200mm	0.8m	1.2m
GROUND COVERS - GRASSES				
Dianella 'Breeze'	Flax Lilly	150mm	0.7m	0.4m
Dianella 'Little Jess'	Flax Lily	150mm	0.5m	0.3m
Dianella caerulea	Flax Lily	150mm	0.7m	0.5m
Lomandra 'Katrinus'	Matt Rush	150mm	0.7m	0.7m
Lomandra 'Tanika'	Matt Rush	150mm	0.5m	0.4m
Lomandra longifolia	Matt Rush	150mm	0.8m	1.0m

PART LANDSCAPE PLAN

SCALE: 1 : 500 @ A0





LANDSCAPE PLAN

SCALE: 1 : 500 @ A0

LEGEND:

- Proposed Trees
- Carpark Trees
- Screen Planting
- Low Shrubs and Ground Covers
- Ground Cover Planting - Grasses
- Edging
- Turf
- Sandstone Blade Walls
- Masonry Retaining Walls
- Flight Path Height Restriction

DESIGN NOTES

Background

The Landscape Master Plan is being resubmitted for Development Application approval due to Conditions from the Department of Planning and major changes to the site plan layout.

The main changes to the Site Plan are as follows:
1. Road widening of 3metres to the Princes Highway to allow for slip lanes to the carpark entry
2. Redesign of the carpark layout and deletion of the proposed Bio-swales within the carpark. The latter are replaced by detention ponds/tank on the access roads to Bellevue and Smith Streets
3. The inclusion of Water Storage Tanks in the area previously set aside for the relocated Fig Tree and the associated Seating Area

Conditions from the Department of Planning as part of Condition B7, are as follows:
- Relocation of the existing Moreton Bay Fig Tree to the staff outdoor recreation area
Response: The Tree has been moved further west and a seating has been incorporated beneath the tree. Refer Section A+A. The location of the Tree will provide a greater public benefit to the streetscape as it is more visible. The tree canopy will also have a larger area in which to spread. The paved seating area under the tree is larger than the previous seating area and its new location provides easier pedestrian access from the Ateco Building.

- Provision of a minimum of sixteen (16) trees along the Princes Highway frontage in cluster planting
Response: 21 new trees have been included immediate to the Princes Highway frontage

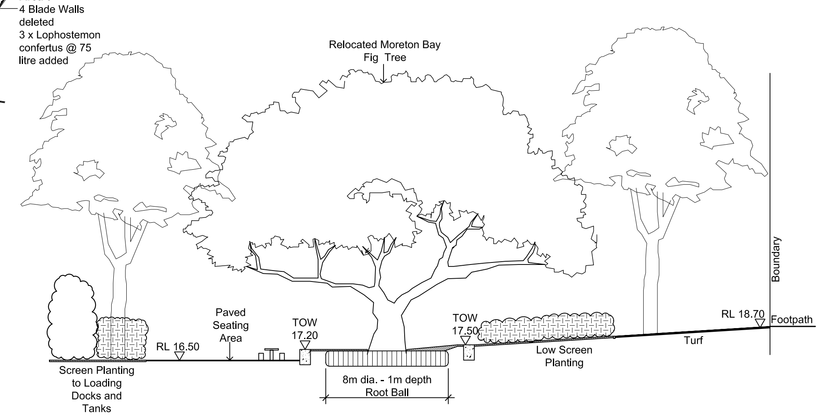
- Appropriate landscape screening of the gabion walls with climbing plants
Response: The 4metre gabion walls along the north-east boundary have been deleted. All other gabion walls are low walls approx. 500mm high
- A minimum of twelve (12) trees in planters at the entrance to the store
Response: 12 new trees have been included in the raised planter between the building and the covered walkway to the south of the store entrance
- A variation of tree species within the carpark
Response: Three tree species have been selected for the main carpark. Species selection is related by necessity to flight path height restrictions and the species ability to survive in carpark planting islands.

Part B- Prior to Issue of Construction Certificate - Condition B1 (d)
- The at-grade car park layout shall be amended to provide for the planting of a total of 270 super advanced trees
Response: 198 new trees are proposed in the at-grade carpark. Rather than super-advanced size, 25 litre size is recommended. This recommendation is due to the level of the capping over the tip site and the need for the trees to establish themselves in this restricted environment. Given that they are native species their growth rate will be greater if planted at a less mature stage. The trees will be protected with proper staking and a 24month Plant Establishment/ Maintenance Period to ensure their survival. All planting areas are to be backfilled with imported planting soil and mulch and irrigated.
The tree species selected for the at-grade carpark are restricted in mature height to between 6metres and 8 metres due to Sydney Airport flight path height restrictions.

Issue C

Background
Following a request by the Client for the deletion of 12 blade walls, Council has requested additional tree planting. Issue C shows the blade walls deleted and an additional 15 trees added.

Summary
Area 1:
Six new trees have been added to the raised planters at the front of the Ateco Building.
Four blade walls have been deleted adjacent to the relocated Fig Tree but any additional tree planting in this area would have diminished the impact of the Fig Tree and the tree planting already shown on the Landscape Plan.
Area 2:
Four blade walls have been deleted and six new trees have been added adjacent to the ramped footpath entry
Area 3:
Four blade walls have been deleted and three new trees have been added in the turf area where the walls were located.



SECTION 'A-A' - Relocated Fig Tree & Surrounds

SECTION SCALE 1:200

NORTH

ISSUE	AMENDMENT	DATE	CHK'D
–	PRELIMINARY ISSUE	11.02.10	D.S.
–	PRELIMINARY ISSUE	01.03.10	D.S.
–	PRELIMINARY ISSUE	11.03.10	D.S.
–	PRELIMINARY ISSUE	25.03.10	D.S.
A	FOR D.O.P.	31.03.10	D.S.
B	FOR D.O.P.	30.11.11.	D.S.
C	FOR D.O.P.	27.01.12.	D.S.

0 10 20 30 40 50m

IKEA

LEFFLER SIMES ARCHITECTS

NOTES:
All dimensions are in millimetres unless otherwise noted.
Do not scale from this drawing.
Verify all dimensions on site prior to construction.

STEVENS LANDSCAPE ARCHITECTS
65A Moore Park Road, Centennial Park NSW 2021
PO Box 468, Woollahra NSW 1350
T: 02 9356 2927
E: stevens@swaland.com

CLIENT
IKEA TEMPE

PROJECT
Proposed Bulky Goods Development; Princes Highway Tempe, Sydney, NSW

DRAWING
LANDSCAPE MASTER PLAN

DATE	SCALE	DRAWN
March 2010	1:500 @ A0	AMS
PROJECT No.	DRAWING No.	ISSUE
0907	L01	C