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**Landscape Report
for Section 96
Stormwater & Sewer Diversion,
Westfield Warringah Mall, Brookvale**

**for
Scentre Group**

27th September 2017

project no 4296-00

landscan

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issue register

Date of Issue	Reason for Issue	Prepared by	Checked by	Signed
03 Dec 2008	Preliminary Issue A	A Beeston	C M ^c Lay	
09 Dec 2008	Da Issue B	A Beeston	A Beeston	<i>A Beeston</i>
24 June 2010	DA Issue C	A Beeston	C M ^c Lay	<i>C M^cLay</i>
13 Oct 2015	Section 96	A Beeston	A Beeston	<i>A Beeston</i>
26 Jul 2017	Section 96	A Beeston	A Beeston	<i>A Beeston</i>
27 Sept 2017	Section 96	A Beeston	A Beeston	<i>A Beeston</i>



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1 Landscape Design Philosophy

1.1 Aim

The landscape design has been prepared to address the environmental and visual requirements of removing the existing vegetation at Warringah Mall. The design aims to soften the impact of the trees removed as a result of the proposed stormwater culvert and sewer diversion alignment along Pittwater Road and Condamine Street at Warringah Mall. Species have been selected that are suitable for planting in the Warringah Council area and aligning with the proposed Stage 2 frontage landscape planting palette delivered as part of the redevelopment submission.

1.2 New Sewer Diversion & Stormwater to Pittwater Road and Condamine Street

The eastern boundary of Warringah Mall is bounded by Pittwater road and Condamine Street. Many large existing trees have been planted along this boundary in the past. There are two significant tree plantings;

1. One grouping is located at the bus stops on Pittwater road and includes a Norfolk Island Pine 20m, Port Jackson Fig 14m and Moreton Bay figs 12m&10m and a Brush Box 14m. This grouping of large substantial trees is visually significant to the street interface and Bus stops. These trees no. 6-11 are noted under Zone D in the Tree Report Warringah Mall Brookvale development 2008 by Treescan.
2. The second grouping of trees located along Condamine Street is made up of mainly large mature melaleuca and casuarinas species from 8 to 16m tall. This grouping of trees is visually prominent from the road and provides screening to Warringah Mall and its carparks. These trees, No.s 15-68 have been captured under the Arboriculture Assessment Report 2015 by Jacksons Nature Works.

The sewer diversion and stormwater concrete culvert located along Pittwater Road and Condamine Street as detailed on the civil drawings is proposing to remove the majority of these trees. This will have a detrimental effect to the street frontage to both these roads. Both the sewer and stormwater will be located underground and provision of new planting over.

The proposed landscape design will aim to soften the impact of the existing vegetation removed. It will consist of mature tree planting to replace the significant stand of trees located around the bus stop frontage to Condamine and Pittwater. The landscape design has been adjusted to suit the current TFNSW B-Line bus route abutting the site to minimise construction works overlap. Banding of low shrubs, accents and groundcovers will be planted beneath medium to large trees to maintain clear sight lines into the site. Plant species selected have a 'resort' characteristic and have been selected to align these landscape works with the future stage 2 planting palette delivered as part of the recent redevelopment submission.



1.3 Plant List

	Botanic Name	Common Name	Height	Spread	Rate(centres)	Potsize	Quantity
TREES							
Lc	Lophostemon confertus	Brush Box	15m	10m		5L	6
Sg	Syncarpia glomulifera	Turpentine	18m	8m		5L	3
ME	Magnolia grandiflora 'Exmouth'	Bull Bay Magnolia	14m	6m		5L	3
Tl	Tristanopsis laurina 'Luscious'	Luscious Water Gum	6m	5m		5L	8
Wf	Waterhousia floribunda	Weeping Lilly Pilly	10m	6m		5L	12
Ah 1200L	Arucaria heterophylla	Norfolk Island Pine	30m	8m		1200L	2
Fr 1200L	Ficus rubiginosa	Port Jackson Fig	20m	20m		1200L	3
Lc 800L	Lophostemon confertus	Brush Box	15m	10m		800L	1
PALMS							
Cyr	Cycas revoluta	Sago Palm	3m	1.5m		300mm	46
Hf	Howea forsteriana	Kentia Palm	10m	6m		100L	35
La	Livistona australis	Cabbage Palm	15m	5m		400L	30
Re	Rhapis excelsa	Lady Palm	3m	2m	3 per m2	250mm	573
SHRUBS							
De	Doryanthes excelsa	Gynea lily	2m	3m	1m	300mm	50
Gj	Gardenia jasminoides	Gardenia	1m	1m	500mm	200mm	684
Ri	Rhaphiolepis indica	Indian hawthorn	2m	3m	500mm	200mm	316
Sa	Syzygium 'Aussie Southern'	Dwarf Lilly Pilly	2.5m	2m	1m	150mm	121
WfJG	Westringia fruticosa 'zena'	Dwarf Westringia	0.8m	0.8m	500mm	150mm	556
GROUNDCOVERS & SHADE TOLERANT PLANTS							
DcB	Dianella caerulea 'Breeze'	Dianella Breeze	0.5m	0.5m	400mm	150mm	687
Cr	Cissus rhombifolia	Grape Ivy	0.5	3m	500mm	Virotube	564
Hc	Hedera canariensis	Canary Island Ivy	0.5	7m	500mm	Virotube	408
Hs	Hibbertia scandens	Golden Guinea Vine	0.5	3m	500mm	Virotube	756
LJR	Liriope muscari 'Just Right'	Just Right	0.5m	0.45	400mm	150mm	792
PX	Philodendron 'Xanadu'	Xanadu	1m	1m	500mm	150mm	766