

ARDEX WAREHOUSE

THE YARDS, KEMPS CREEK, NSW

LANDSCAPE CONCEPT PLAN
13.09.2021
DA SUBMISSION
ISSUE C



DRAWING LIST:

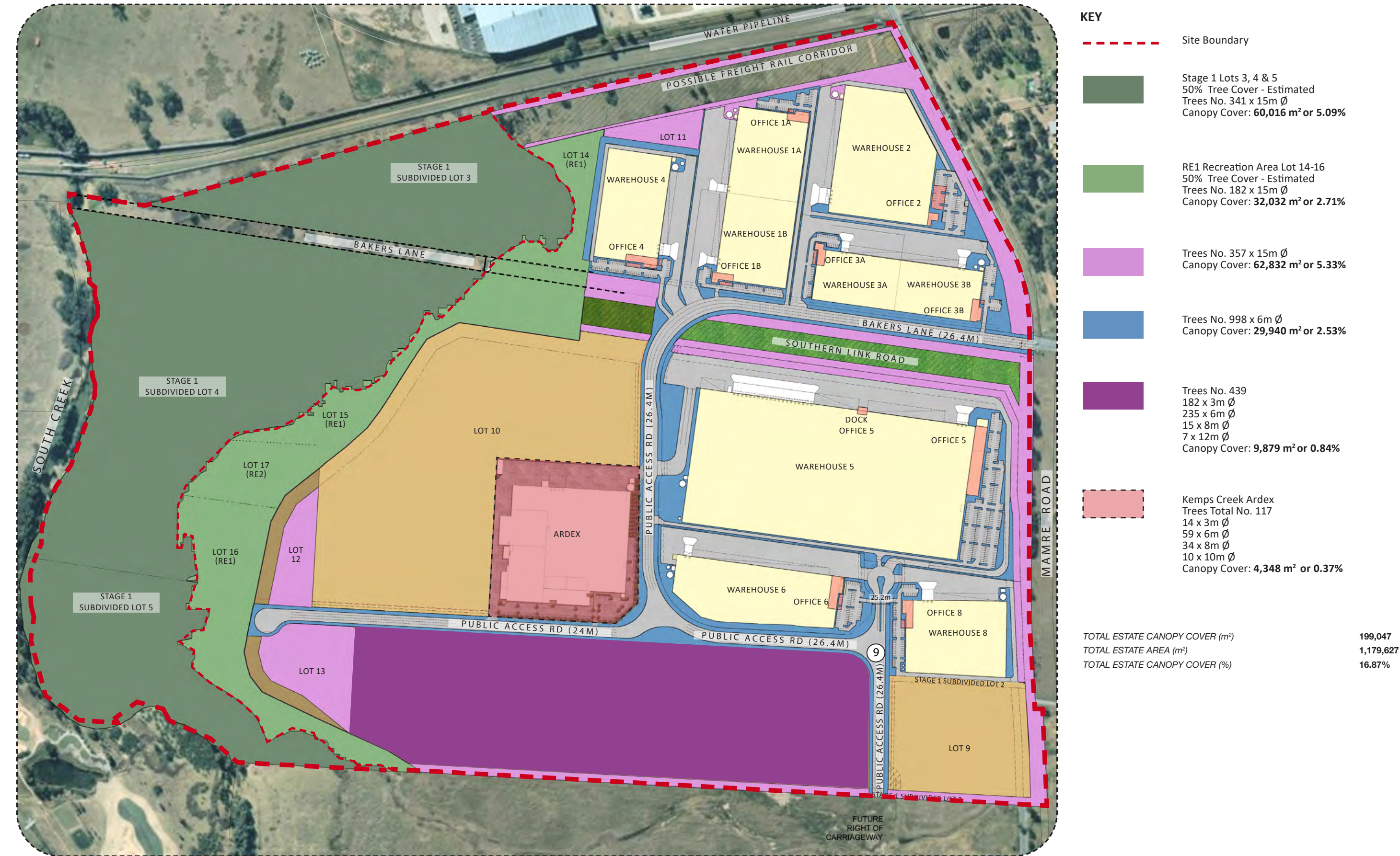
- L-01 Coversheet
- L-02 Estate Canopy Cover Diagram
- L-03 Landscape Masterplan
- L-04 Landscape Concept Plan 01
- L-05 Landscape Concept Plan 02
- L-06 Landscape Concept Plan 03
- L-07 Landscape Concept Plan 04
- L-08 Landscape Section A-A
- L-09 Landscape Section B-B
- L-10 Planting Strategy
- L-11 Typical Specification & Maintenance Notes
- L-12 Typical Landscape Details



LANDSCAPE ARCHITECT:



ESTATE CANOPY COVER DIAGRAM



LANDSCAPE MASTERPLAN



CONTEXT PLAN

KEY

- SITE BOUNDARY
- - - SECURITY FENCE TO ARCHITECT'S DETAILS
- - - RETAINING WALL TO ENGINEER'S DETAILS
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF REFER TO DETAIL
- MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS

TREE NO.	TREE CANOPY	CANOPY AREA (m²)	TOTAL CANOPY COVER (m²)
14	3m	7	98
59	6m	30	1,770
34	8m	50	1,700
10	10m	78	780

TOTAL TREE NO. 117
TOTAL SQM CANOPY COVER 4,348
ARDEX TOTAL AREA 43,862
TOTAL CANOPY PERCENTAGE 10%

DESIGN NOTES

1. LANDSCAPE SETBACK

2. FOOTPATH & STREET TREES PART OF SEPARATE DOCUMENTATION SET

3. TRUCK ENTRY

4. TRUCK EXIT

5. OUTDOOR AREA WITH TREE IN PLANTER BOX

6. MOUNTABLE KERB

7. CAR PARKING

8. BIKE RACKS TO ARCHITECT'S DETAILS

9. CAR ENTRY / EXIT

10. BOUNDARY PLANTING

11. 900mm MULCH AREA FOR ACCESS
12. ESTATE IDENTIFICATION SIGNAGE (PRIMARY) TO ARCHITECT'S DETAILS

13. ESTATE IDENTIFICATION SIGNAGE (SECONDARY) TO ARCHITECT'S DETAILS

14. BUILDING IDENTIFICATION SIGNAGE TO ARCHITECT'S DETAILS

15. ESTATE NAVIGATION SIGNAGE TO ARCHITECT'S DETAILS

16. FEATURE ENTRY TREE IN PAVEMENT

LANDSCAPE CONCEPT PLAN 01



KEYPLAN

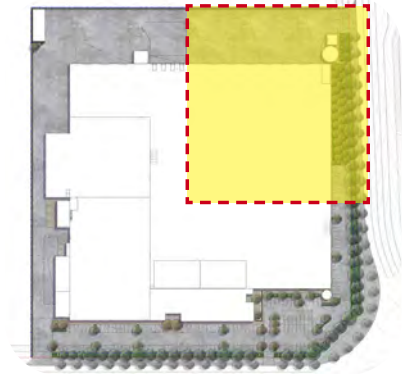
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DESIGN NOTES

- 1. LANDSCAPE SETBACK
- 2. FOOTPATH & STREET TREES PART OF SEPARATE DOCUMENTATION SET
- 3. TRUCK ENTRY
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- 5. OUTDOOR AREA WITH TREE IN PLANTER BOX
- 6. MOUNTABLE KERB
- 7. CAR PARKING
- 8. BIKE RACKS TO ARCHITECT'S DETAILS
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- 10. BOUNDARY PLANTING
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- 15. ESTATE NAVIGATION SIGNAGE TO ARCHITECT'S DETAILS
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LANDSCAPE CONCEPT PLAN 02



KEYPLAN

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- PAVED SURFACE TO ARCHITECT'S DETAILS

DESIGN NOTES

1. LANDSCAPE SETBACK

2. FOOTPATH & STREET TREES PART OF SEPARATE DOCUMENTATION SET

3. TRUCK ENTRY

4. TRUCK EXIT

5. OUTDOOR AREA WITH TREE IN PLANTER BOX

6. MOUNTABLE KERB

7. CAR PARKING

8. BIKE RACKS TO ARCHITECT'S DETAILS

9. CAR ENTRY / EXIT

10. BOUNDARY PLANTING

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12. ESTATE IDENTIFICATION SIGNAGE (PRIMARY) TO ARCHITECT'S DETAILS

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14. BUILDING IDENTIFICATION SIGNAGE TO ARCHITECT'S DETAILS

15. ESTATE NAVIGATION SIGNAGE TO ARCHITECT'S DETAILS

16. FEATURE ENTRY TREE IN PAVEMENT

LANDSCAPE CONCEPT PLAN 03



KEYPLAN

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- PAVED SURFACE TO ARCHITECT'S DETAILS

DESIGN NOTES

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- 3. TRUCK ENTRY
- 4. TRUCK EXIT
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LANDSCAPE CONCEPT PLAN 04



KEYPLAN

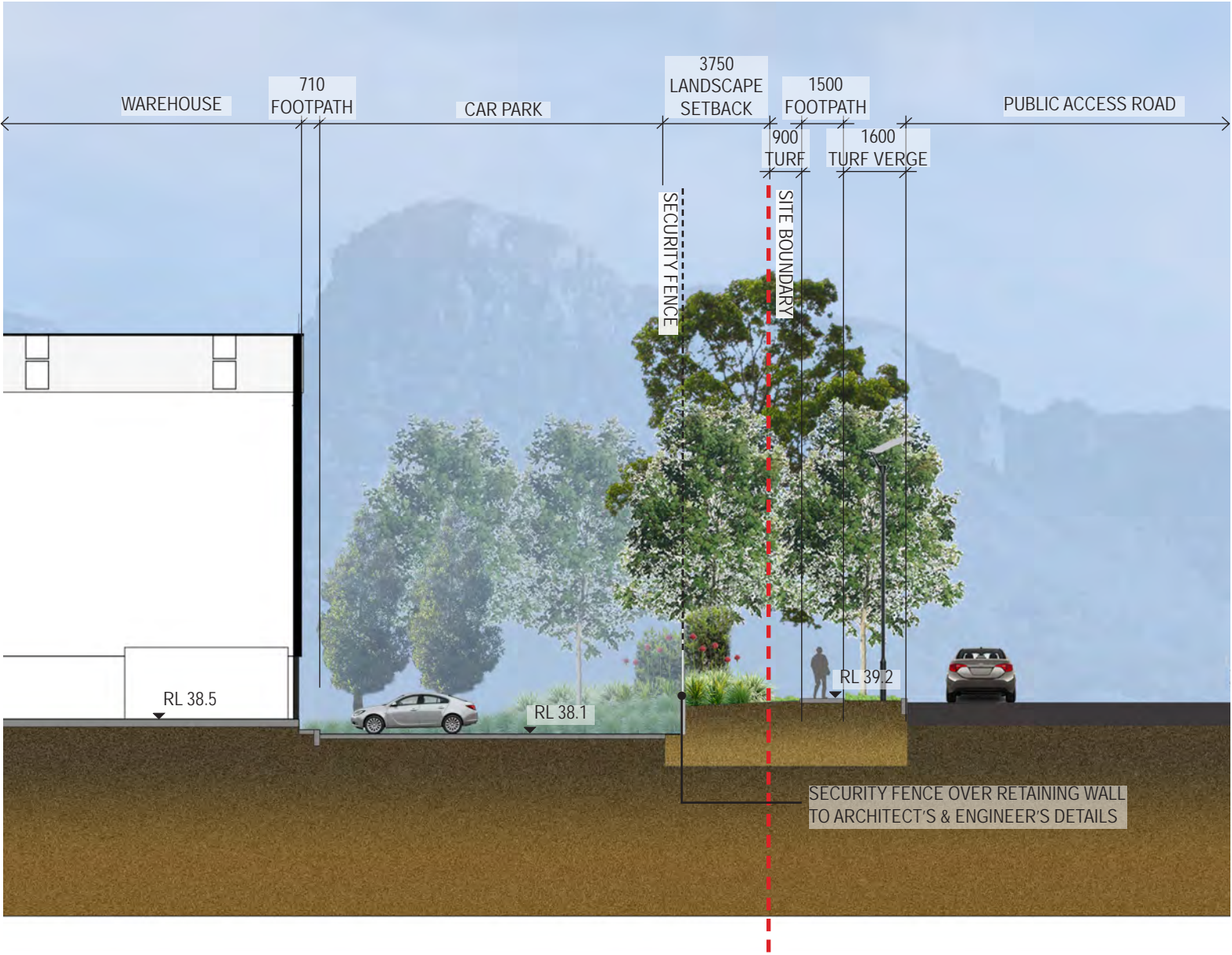
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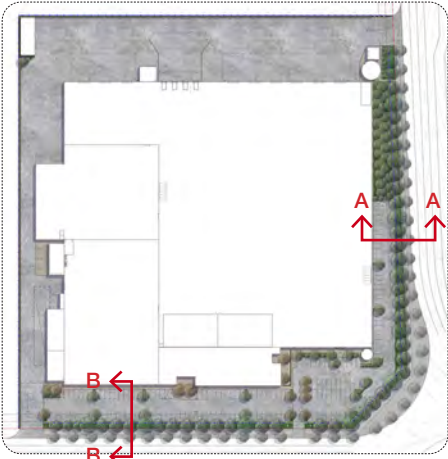
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LANDSCAPE SECTION A-A

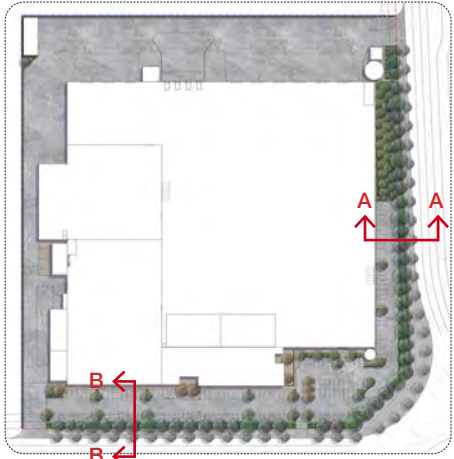
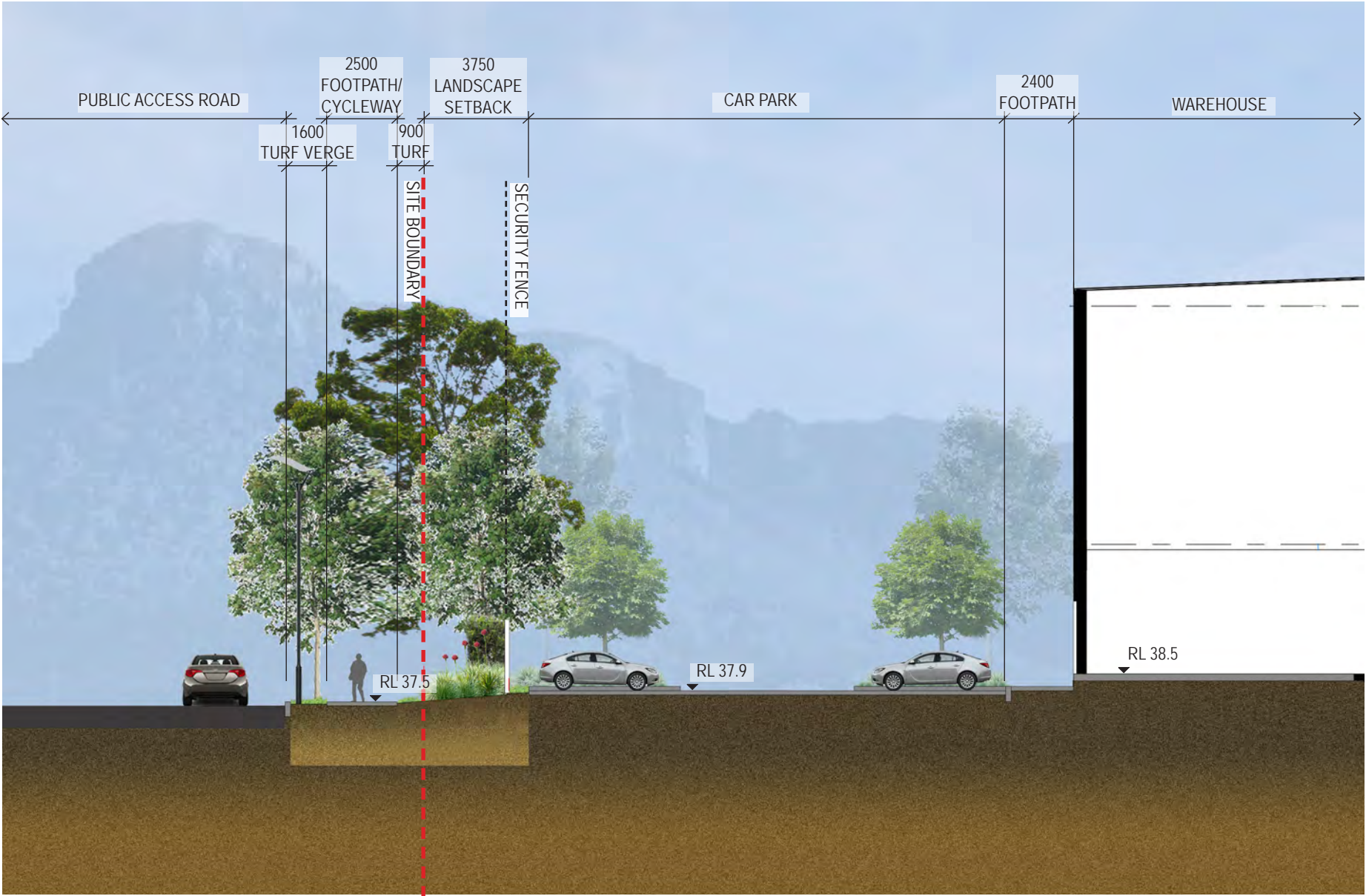


01 SECTION A-A
Scale 1:200@A3 / 1:100@A1



KEYPLAN

LANDSCAPE SECTION B-B



KEYPLAN

01 SECTION B-B
Scale 1:200@A3 / 1:100@A1

PLANTING STRATEGY

Plant list sourced from "Penrith City Council DCP

SMALL TREE SPECIES	
BOTANICAL NAME	COMMON NAME
Acer negundo ‘Sensation’	Sensation Maple
Acmena smithii	Lilly Pilly
Angophora hispida	Dwarf Apple
Backhousia citriodora	Lemon Scented Myrtle
Banksia integrifolia	Coast Banksia
Brachychiton populneus	Kurrajong
Callistemon salignus	Willow Bottlebrush
Callistemon viminalis ‘Kings Park Special’	Weeping Bottlebrush
Cupaniopsis anacarooides	Tuckeroo
Fraxinus griffithii	Evergreen Ash
Lagerstroemia hybrids ‘Indian Summer Range’	Crepe Myrtle Lipan, Biloxi
Lophostemon confertus	Brush Box
Magnolia grandiflora ‘Exmouth’	Bull Bay Magnolia
Melaleuca linariifolia	Snow in Summer
Pistachia chinensis	Chinese Pistachio
Pyrus calleryana 'Bradford'	Pear
Tristaniopsis laurina	Water Gum
Waterhousea floribunda and cultivars	Weeping Lilly Pilly
Syzygium leuhmannii	Riberry, Small leafed lilly pilly
Ulmus parvifolia (cult)	Chinese elm
Acacia longifolia	Sydney Golden wattle
Acacia parramattensis	Parramatta Wattle
Melaleuca decora	White Feather Honeymyrtle
Melaleuca linariifolia	Snow-in-Summer

PLANT IMAGES



EUCALYPTUS CREBRA



MAGNOLIA
"COOLWYN GLOSS"



ELAEOCARPUS RETICULATUS



CUPANIOPSIS
ANACARDIOIDES



EUCALYPTUS AMPLIFOLIA



WATERHOUSEA
FLORIBUNDA



GLOCHIDION FERDINANDI



MELALEUCA LINARIIFOLIA



SYNCARPIA
GLOMULIFERA



MELALEUCA STYPHELIOIDES



TRISTANIOPSIS LAURINA



BANKSIA SERRATA



CALLISTEMON SP

LARGER TREE SPECIES	
BOTANICAL NAME	COMMON NAME
Melaleuca quinquenervia	Broad-leaved Paperbark
Washingtonia robusta	Fan palm
Casuarina glauca	Swamp Oak
Eucalyptus amplifolia	Cabbage Gum
Eucalyptus crebra	Narrow Leaved Ironbark
Eucalyptus fibrosa	Broad Leaved Ironbark
Eucalyptus longifolia	Woollybutt
Eucalyptus moluccana	Grey Box
Eucalyptus punctata	Grey Gum
Eucalyptus saligna	Sydney Blue Gum
Eucalyptus tereticornis	Forest Red Gum

PLANTING STRATEGY



INTEGRATION:

STREET TREE PLANTING, SETBACK PLANTING AND BUFFER PLANTING SHALL BE INTEGRATED WITH SOFT ENGINEERING SWALES AND SHALL LINK WITH THE RE-VEGETATED CREEK CORRIDOR



CONNECTIVITY:

THE STREETScape USES PEDESTRIAN AND BIKE PATHS TO CONNECT ALL BUILDINGS WITHIN THE DEVELOPMENT WITH PUBLIC SPACE AND THE CREEK CORRIDOR WHILE LINKING IN WITH THE REGIONAL BIKE NETWORK.

MULTIFUNCTIONALITY:

THE PLANTING STRATEGY ALLOWS FOR THE VARIOUS MICRO-CLIMATE ECOSYSTEMS CREATED BY BUILT FORM AND ROADS. ALL PLANTING LINKS BACK TO THE LOCAL ENDEMIC PLANTING AND CREEK CORRIDOR ENVIRONMENT.

NATIVE PLANT SPECIES	
BOTANICAL NAME	COMMON NAME
GROUNDCOVERS, FERNS, HEDGES, GRASSES & CLIMBERS	
Adiantum aethiopicum	Maidenhair Fern
Alternanthera denticulata	Lesser Joyweed
Baumea articulata	Bare Twig-rush
Carex appressa	Tall sedge
Cissus antarctica	Native Grape
Clematis aristata	Old Man's Beard
Convolvulus erubescens	Australian Bindweed
Danthonia racemosa	Wallaby Grass
Dianella longifolia	Flax Lily
Dichondra repens	Kidney Weed
Hardenbergia violacea	Purple Twining-pea
Hydrocotyle geraniifolia	Pennywort
Juncus usitatus	Common Rush
Kennedia rubicunda	Dusky Coral Pea
Lomandra longifolia	Spiny Mat Rush
Microlaena stipoides	Weeping Grass
Pandorea pandorana	Wonga Vine
Paspalum distichum	Water Couch
Poa labillardieri	Tussock Grass

LARGER TREE SPECIES	
BOTANICAL NAME	COMMON NAME
Araucaria columnaris & A. heterophylla	Cook Pine/ Norfolk Island Pine
Angophora floribunda	Rough-barked Apple
Corymbia maculata	Spotted Gum
Ficus microphylla. F.microcarpa var. hillii	Fig

TYPICAL SPECIFICATION + MAINTENANCE NOTES

SPECIFICATION NOTES

SERVICES

Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

PLANTING MIXTURE - (300mm DEPTH)

Imported Garden Mix.
Type: Premium
Available: Australian Native Landscapes (ANL)

TURF SOIL MIX (150mm DEPTH)

Type: Turf underlay
Available: Australian Native Landscapes (ANL)

MULCH

APPLICATION: Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

MULCH TYPE: (75mm DEPTH)

Type 1:
Pine bark: From mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

COMPOST

Shall be “GO Compost” as available from Soilco or approved equal.

PLANT MATERIAL

All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

FERTILISER

MASS PLANTING AREAS: Fertiliser shall be ‘Nutricote’ or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.
TURF: Shall be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.
TREES IN GRASS AND SUPER ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING

Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.
a. 100-greater than 200litre 3x(1800x50x50mm)
Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

TURF

Obtain turf from a specialist grower of cultivated turf. turf shall be of even thickness, free from weeds and other foreign matter; lay in stretcher pattern with joints staggered and close butted, perpendicular to gradient of FSL. Water immediately after laying.
TURF TYPE: Couch (Confirm with council prior to construction)

LANDSCAPE MAINTENANCE PROGRAM

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, re-seeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing, maintaining the site in a neat and tidy condition as follows:-

GENERAL

The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. Landlord to maintain all landscape areas in perpetuity (life of the development).

WATERING

Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth.

RUBBISH REMOVAL

During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

REPLACEMENTS

The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis after the plant has died or is seen to be missing.

STAKES AND TIES

The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Remove stakes and ties at the end of the maintenance period if so directed.

PRUNING

General: Prune to reflect the natural growth flowering and regrowth habit of the individual species. Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.
Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.
Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified ‘arborist’.

MULCHED SURFACES

All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

PEST AND DISEASE CONTROL

The landscape contractor shall spray against insect and fungus infestation with all spraying to be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately that they are detected) to the Landscape Architect.

GRASS AND TURF AREAS

The landscape contractor shall maintain all grass and turf areas by watering, weeding, re-seeding, rolling, mowing, trimming or other operations as necessary. Seed and turf species shall be the same as the original specified mixture. Grass and turf areas shall be sprayed with approved selective herbicide against broad leafed weeds as required by the Landscape Architect and in accordance with the manufacturer's directions. Grass and turf areas shall be fertilised once a year in autumn with “Dynamic Lifter” for lawns at a rate of 20kg per 100m2. Fertiliser shall be watered in immediately after application. Irregularities in the grass and turf shall be watered in immediately after application.
Grass and turf areas shall be kept mown to maintain a healthy and vigorous sward. Mowing height: 30-50mm.

WEED ERADICATION

Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. ‘Roundup’) in any of its registered formulae, at the recommended maximum rate. Regularly remove by

hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

SOIL SUBSIDENCE

Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

MAITENANCE PERIOD: (26 Weeks) - Confirm with Project Manager

IRRIGATION PERFORMANCE SPECIFICATION NOTES

IRRIGATION OVERVIEW - Confirm with Project Manager at tender stage

EXTENT (Setback, Carpark, Garden and Turf Areas)

All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump

DRIPLINE

Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers.
Install line at 500mm spacings with the first line to be 150mm in from edge. Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

CONTROL VALVES

24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side. Controller to be Toro greenkeeper or approved equal with a rain switch. Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.



CONTROL WIRES

Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

Provide a backflow prevention device to Sydney water standards AS 3500.

RELEVANT AUSTRALIAN STANDARDS

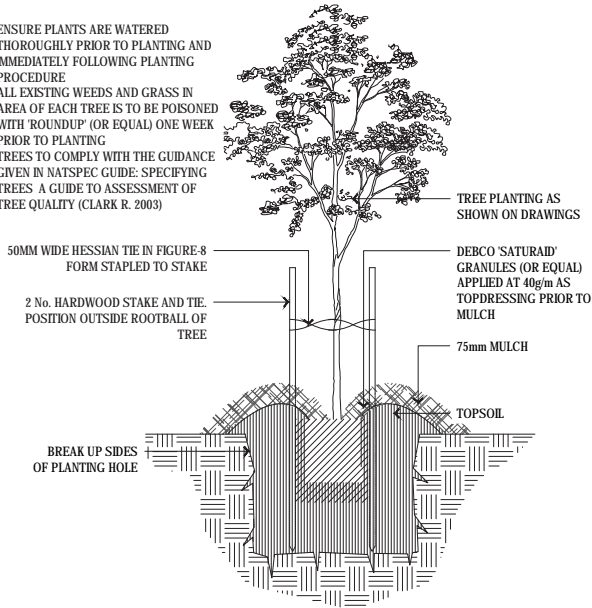
Soil: AS4419, AS3743, AS4454.
Mulch: AS4454.
Tree Stock: AS2303.
Pruning: AS4373.
Tree Protection: AS4970.
Contractors to comply with the above Australian Standards.

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
ARDEX WAREHOUSE THE YARDS, KEMPS CREEK NSW	TYPICAL SPECIFICATION + MAINTENANCE NOTES	H8-21023	COUNCIL SUBMISSION	NTS	C	13.09.2021	KM/DG	DV	L 11	
										Level 57, MLC Centre 19-29 Martin Place, Sydney, NSW 2000 32/24 Scott St, Byron Bay, NSW 2481 www.habit8.com.au M: 0425 206 047

TYPICAL LANDSCAPE DETAILS

NOTE:

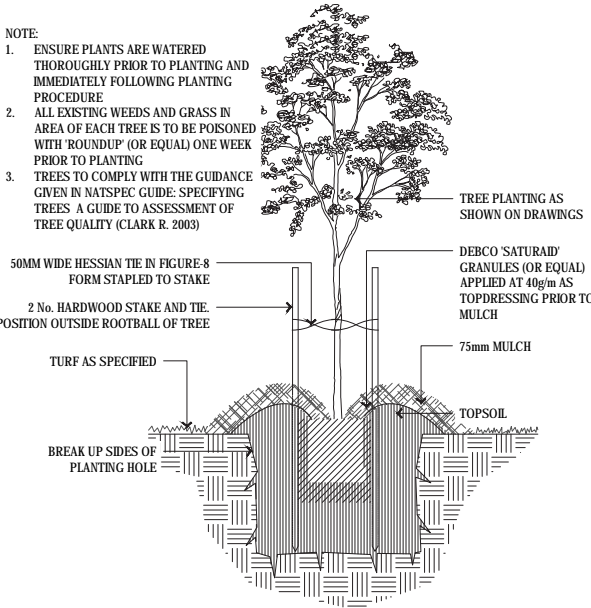
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- 2. ALL EXISTING WEEDS AND GRASS IN AREA OF EACH TREE IS TO BE POISONED WITH 'ROUNDUP' (OR EQUAL) ONE WEEK PRIOR TO PLANTING
- 3. TREES TO COMPLY WITH THE GUIDANCE GIVEN IN NATSPEC GUIDE: SPECIFYING TREES A GUIDE TO ASSESSMENT OF TREE QUALITY (CLARK R. 2003)



A TYPICAL TREE PLANTING DETAIL UNDER 100L (IN GARDEN BED)
SCALE 1 : 20 @A1

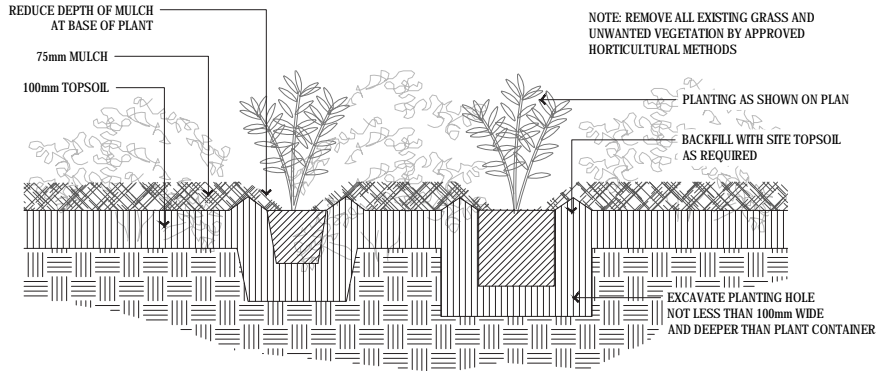
NOTE:

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B TYPICAL TREE PLANTING DETAIL (IN TURF)
SCALE 1 : 20 @A1

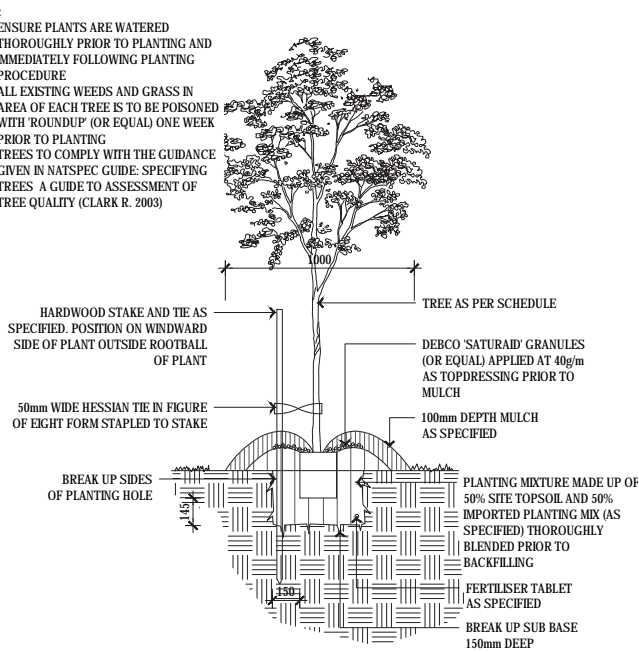
REDUCE DEPTH OF MULCH AT BASE OF PLANT
75mm MULCH
100mm TOPSOIL



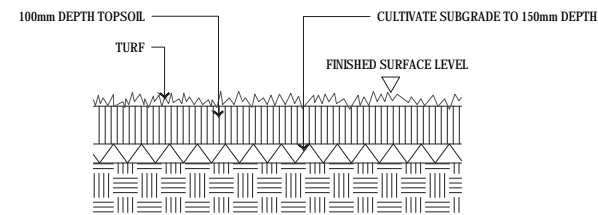
C MASS PLANTING DETAIL
SCALE 1 : 10 @A1

NOTE:

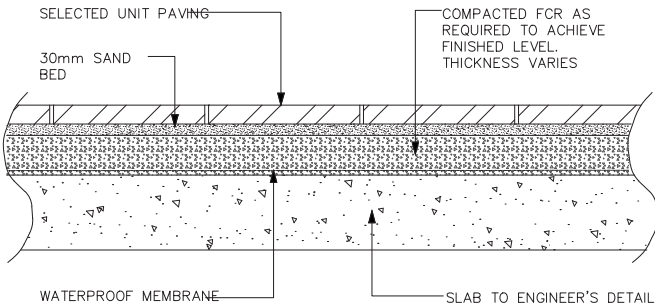
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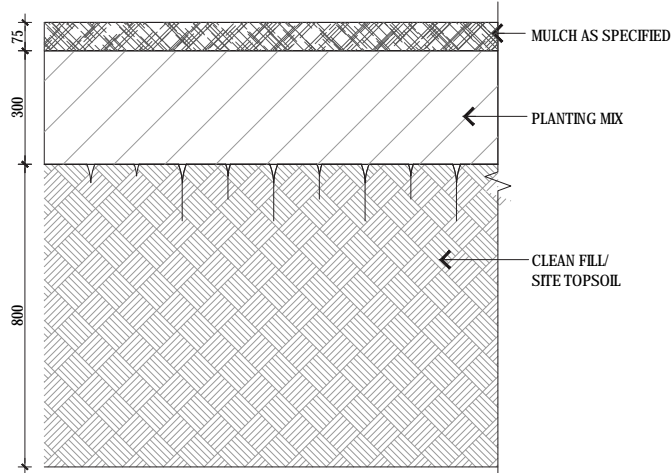
D TYPICAL TREE PLANTING DETAIL OVER 100L
SCALE 1 : 20 @A1



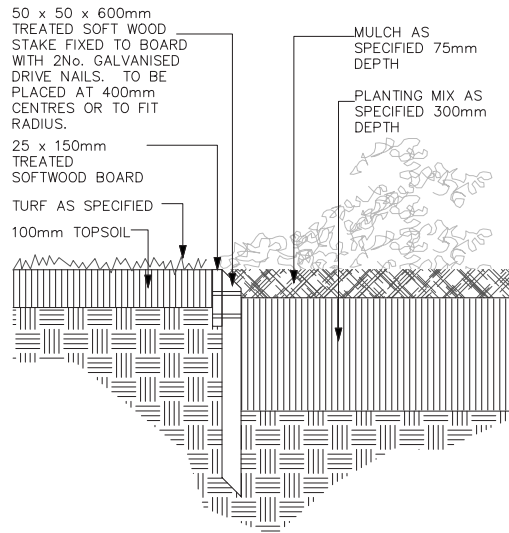
G TURF DETAIL
SCALE 1 : 10 @A1



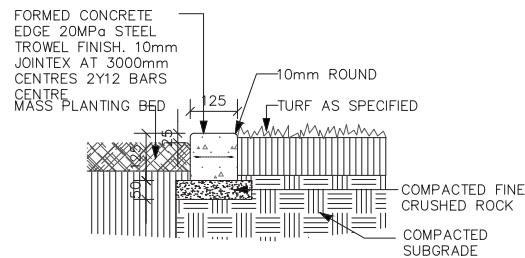
E UNIT PAVING ON SLAB DETAIL
SCALE 1 : 10 @A1



H TYPICAL SOIL PROFILE
SCALE 1 : 10 @A1



F TIMBER EDGE DETAIL
SCALE 1 : 10 @A1



I CONCRETE EDGE DETAIL
SCALE 1 : 10 @A1