

# PROPOSED INDUSTRIAL FACILITY

600 WOODSTOCK AVENUE, ROOTY HILL, NSW 2766

LANDSCAPE CONCEPT PLAN

DA SUBMISSION

10.01.2022

ISSUE D

DRAWING LIST:

L-01	Coversheet
L-02	Landscape Masterplan
L-03	Landscape Planting Strategy
L-04	Landscape Section A-A
L-05	Landscape Section B-B
L-06	Landscape Section C-C
L-07	Proposed Plant Schedule
L-08	Typical Specification + Maintenance Notes
L-09	Typical Construction Details
L-10	Charter Hall Landscape Details

CLIENT:



PROJECT MANAGER:



LANDSCAPE ARCHITECT:





LANDSCAPE MASTERPLAN

KEY

SITE BOUNDARY

SECURITY FENCE  
TO ARCHITECT'S DETAILS

GARDEN EDGING

EXISTING TREES TO BE RETAINED  
REFER TO ARBORIST'S REPORT

EXISTING TREES TO BE REMOVED  
REFER TO ARBORIST'S REPORT

TREE PROTECTION

PROPOSED CANOPY TREE  
PLANTING  
REFER TO PLANT SCHEDULE

MASS PLANTING BEDS

EXISTING TURF TO BE RETAINED

TREE PROTECTION FENCING

CONCRETE SURFACE  
TO ENGINEER'S DETAILS

PAVED SURFACE  
TO ARCHITECT'S DETAILS

RETAINING WALL  
TO ENGINEER'S DETAILS

ELECTRICAL EASEMENT

DESIGN NOTES

1. CAR ENTRY / EXIT DRIVEWAY

2. TRUCK ENTRY / EXIT

3. PROPOSED TRUCK ENTRY

4. ENTRY STATEMENT B

5. ENTRY STATEMENT C

6. PROPOSED STREET TREES (E.G TRISTANIOPSIS LAURINA)

7. MEDIUM CANOPY TREES (10m HT)

8. SCREENING TREES

9. LARGE CANOPY TREES (E.g EUCALYPTUS, ANGOPHORA COSTATA)

10. FORMAL MOUND WITH BANDS OF SHRUBS, GRASSES AND GROUNDCOVERS

11. FORMAL BANDS OF PLANTING + MAGNOLIA TREES IN GRID

12. EXISTING SUBSTATION

13. EXISTING TURF TO BE RETAINED

14. FINAL STREETSCAPE DETAILS TO COUNCIL'S SPECIFICATIONS

CONTEXT PLAN

15. EXISTING SUBSTATION TO BE DEMOLISHED

16. ELECTRICAL EASEMENT (OVERHEAD POWERLINES)

The main drawing is a detailed landscape masterplan for an industrial facility. It shows the layout of the site, including the MRF Building (FFL 43.83), Office, Pump House, and Carpark. The plan includes various landscaping elements such as trees, shrubs, and groundcovers, along with infrastructure like roads, fences, and easements. Key features include Kellogg Rd to the north, Woodstock Ave to the east, and Kellogg Rd to the west. The plan also shows existing trees to be retained and removed, as well as proposed canopy tree planting. Various annotations and callouts provide specific details about the landscaping and infrastructure.

PROJECT

PROPOSED INDUSTRIAL FACILITY

600 WOODSTOCK AVE, ROOTY HILL, NSW 2766

DRAWING TITLE

ENTRY LANDSCAPE PLAN:  
SIGNAGE LOCATION

PROJECT NO.

H8-21058

PURPOSE

DA  
SUBMISSION

SCALE

1:600@A3

REVISION

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DATE

10.01.2022

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KM

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DV

PAGE

L02

CLIENT

Charter Hall

0 5 10 20 30m

SCALE 1:600 AT A3

HABIT8

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32/24 Scott St,  
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# LANDSCAPE PLANTING STRATEGY

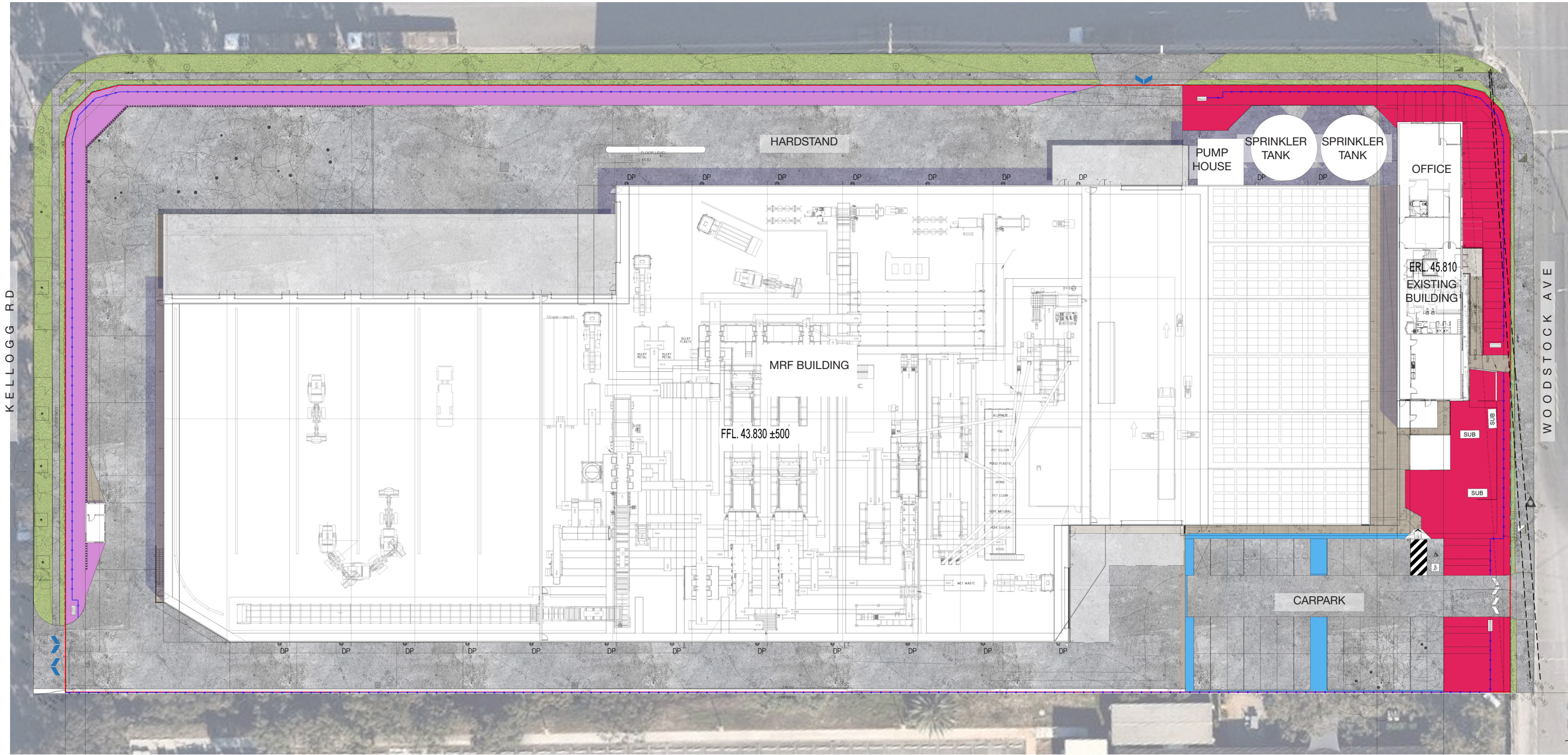
## KEY

Carpark and Office  
Planting

Feature Building Frontage  
Planting

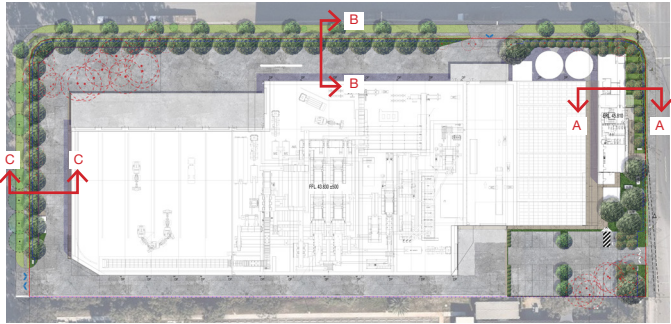
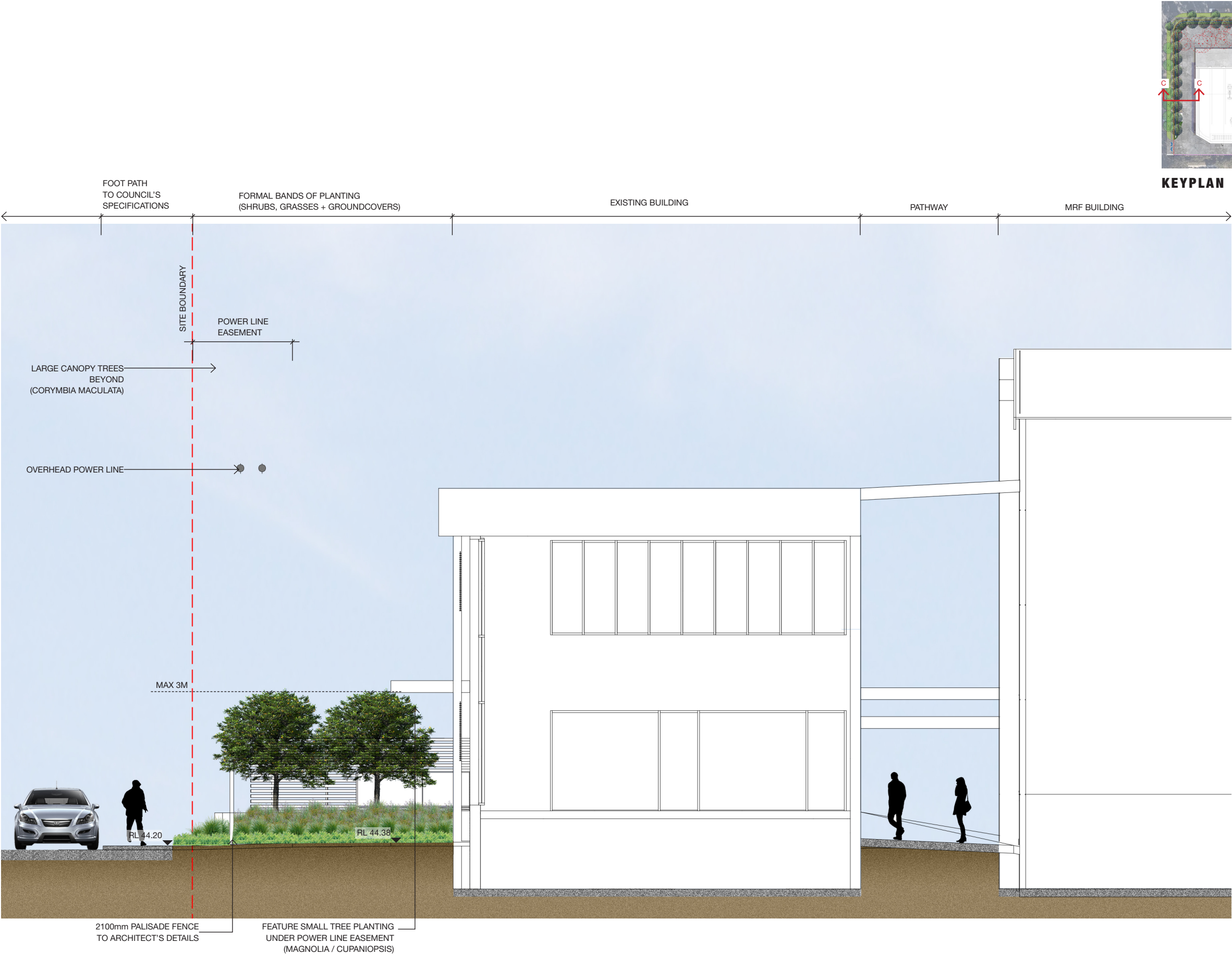
Setback Landscape  
Planting

NOTE:  
REFER TO PLANT LIST ON DWG L07 FOR  
DETAILED SCHEDULES





# LANDSCAPE SECTION A-A



KEYPLAN

SECTION A-A  
SCALE 1:100 @A3

PROJECT  
**PROPOSED INDUSTRIAL FACILITY**  
600 WOODSTOCK AVE, ROOTY HILL, NSW 2766

DRAWING TITLE  
**LANDSCAPE SECTION A-A**

PROJECT NO.  
H8-21058

PURPOSE  
DA  
SUBMISSION

SCALE  
1:100@A3

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10.01.2022

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**Charter Hall**

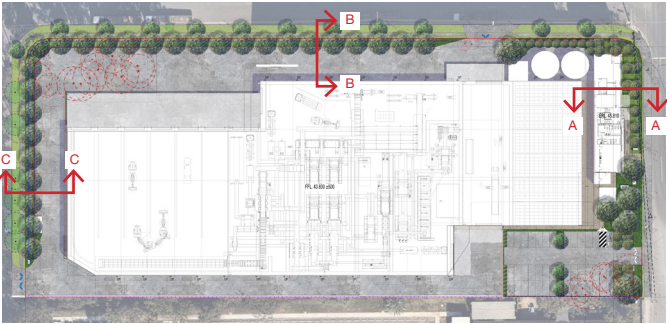
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SCALE 1:100 AT A3

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# LANDSCAPE SECTION B-B



KEYPLAN



PROPOSED STREET TREE (E.G. TRISTANIOPSIS LAURINA)

SCREENING TREES BEYOND (E.G. ELAEOCARPUS)

LARGE CANOPY TREE BEYOND (E.G. EUCALYPTUS SP)

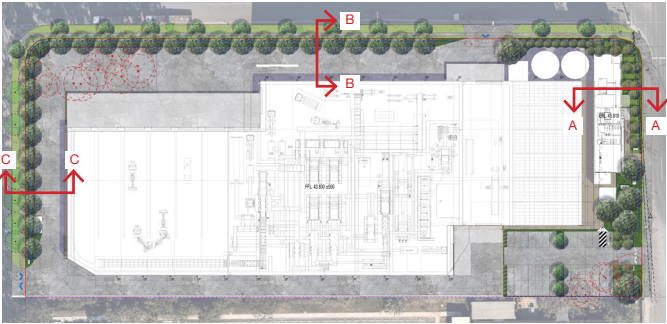
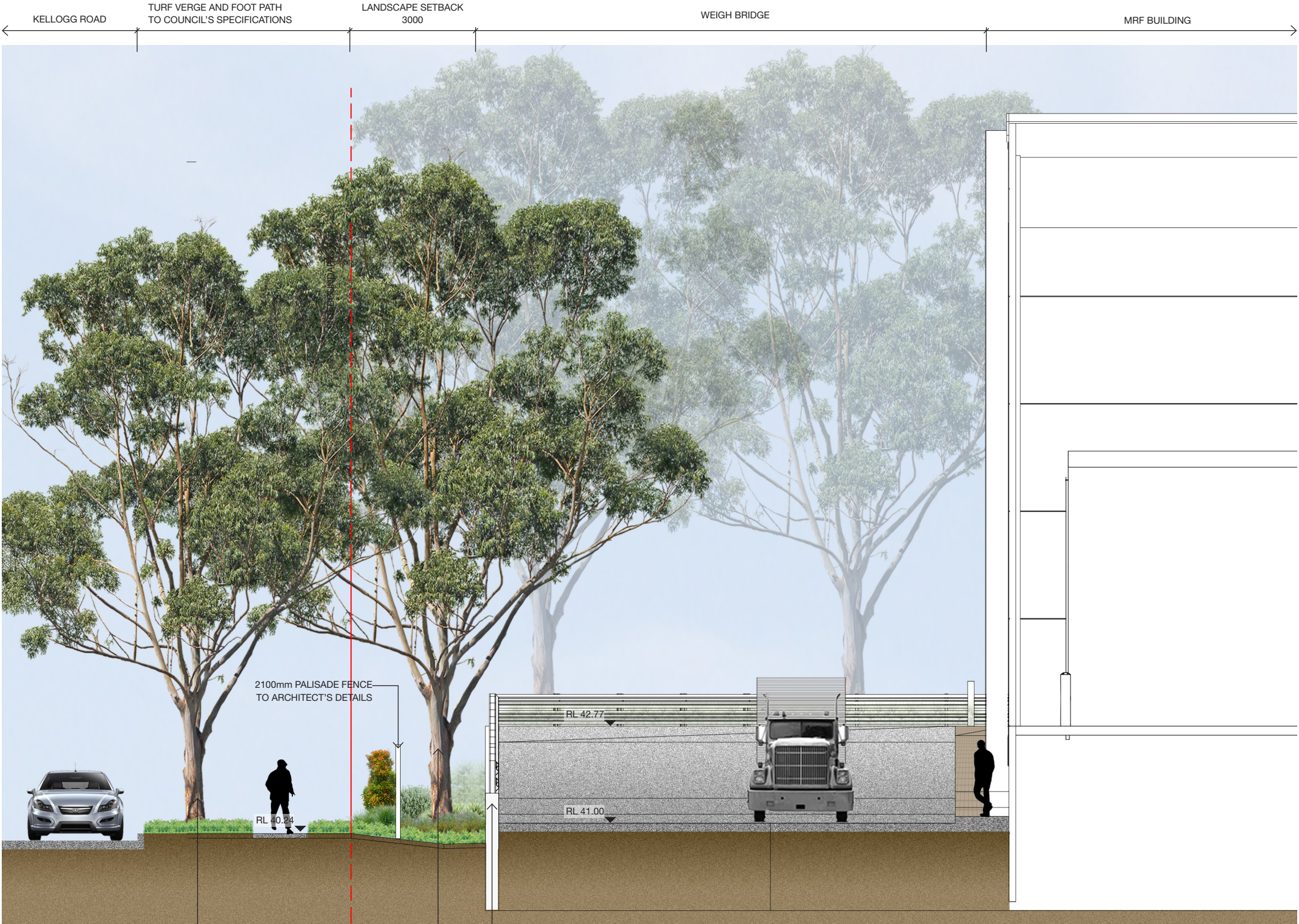
SECTION B-B  
SCALE 1:100 @A3

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED INDUSTRIAL FACILITY 600 WOODSTOCK AVE, ROOTY HILL, NSW 2766	LANDSCAPE SECTION B-B	H8-21058	DA SUBMISSION	1:100@A3	D	10.01.2022	KM	DV	L05	Charter Hall





# LANDSCAPE SECTION C-C



KEYPLAN

EXISTING STREET TREE  
TO BE RETAINED

PROPOSED MEDIUM  
CANOPY TREE

RETAINING WALL  
TO ENGINEER'S DETAILS

SECTION C-C  
SCALE 1:100 @A3

PROJECT  
**PROPOSED INDUSTRIAL FACILITY**  
600 WOODSTOCK AVE, ROOTY HILL, NSW 2766

DRAWING TITLE  
**LANDSCAPE SECTION C-C**

PROJECT NO.  
H8-21058

PURPOSE  
DA  
SUBMISSION

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# PROPOSED PLANT SCHEDULE

	CODE	BOTANICAL NAME	HT IN POT (m)	POT SIZE	DENSITY	NOS.
	TREES					
	TL	Tristaniopsis 'Luscious'	2.5	100L	As Shown	15
	CUP	Cupaniopsis anacardioides	2.5	100L	As Shown	12
* *	CMA	Corymbia maculata	2.0	100L	As Shown	12
* *	ET	Eucalyptus tereticornis	2.5	100L	As Shown	9
* *	AF	Angophora floribunda	2.5	100L	As Shown	2
	ER	Elaeocarpus reticulatus	2.5	100L	As Shown	11
* *	EMM	Eucalyptus moluccana	2.0	100L	As Shown	10
*	MEX	Magnolia 'Exmouth'	2.0	200L	As Shown	9
	SHRUBS					
*	AA	Agave attenuata		200mm	2/m²	10
	WFR	Westringia fruticosa		200mm	2/m²	656
*	DEX	Doryanthes excelsa		300mm	2/m²	93
	CLJ	Callistemon 'Little John'		200mm	2/m²	80
	SSF	Syzygium 'Resilience'		300mm	2/m²	443
	GROUNDCOVERS AND GRASSES					
* *	DL	Dianella longifolia		150mm	5/m²	103
* *	LL	Lomandra multiflora		150mm	5/m²	2100
	LT	Lomandra longifolia 'Tanika'		150mm	5/m²	320
*	SS	Senecio serpens		150mm	5/m²	200
*	CGL	Carpobrotus glaucescens		150mm	5/m²	2213
* *	DR	Dichondra repens		150mm	5/m²	340
* *	CS	Crassula sieberiana		150mm	5/m²	285

NOTE:

- \* FEATURE PLANT SPECIES
- \* \* CUMBERLAND PLAIN WOODLAND SPECIES





# TYPICAL SPECIFICATION + MAINTENANCE 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)  
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.

MAINTENANCE PERIOD: (52 Weeks) - Confirm with Project Manager

IRRIGATION PERFORMANCE SPECIFICATION NOTES  
IRRIGATION OVERVIEW - Confirm with Project Manager at tender stage

EXTENT (All Landscaped 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.



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01 TREE PLANTING DETAIL (UP TO 100L)  
1:10 @ A1 / 1:20 @ A3

02 TREE PLANTING DETAIL (200L+)  
1:15 @ A1 / 1:30 @ A3

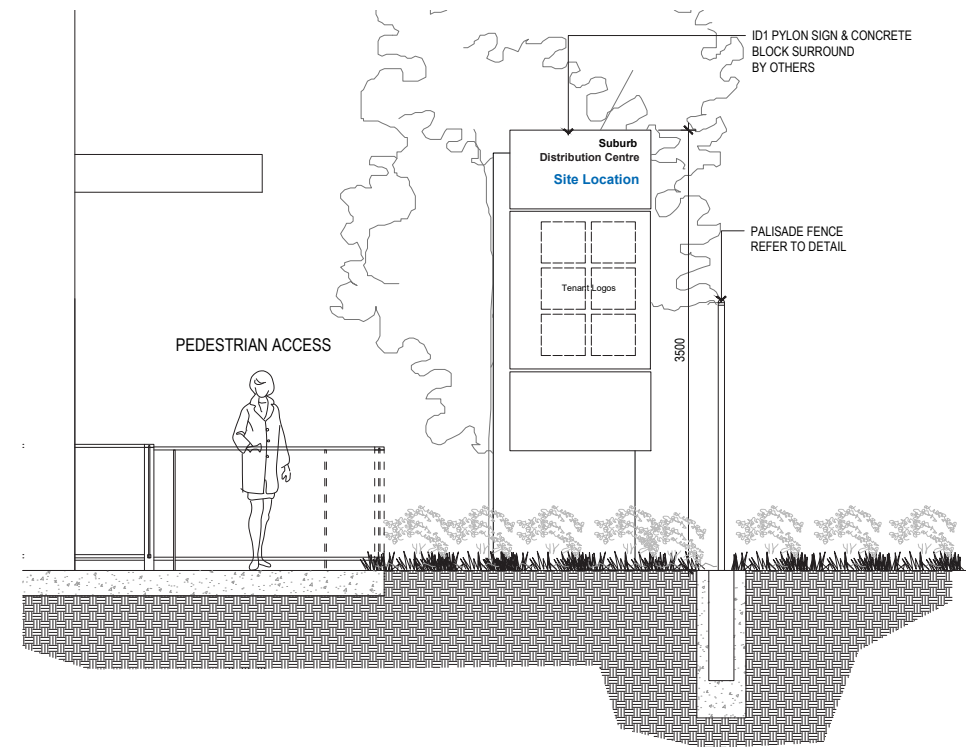
03 TREE PROTECTION DETAIL  
1:20 @ A1 / 1:40 @ A3

04 MASS PLANTING BED  
1:10 @ A1 / 1:20 @ A3

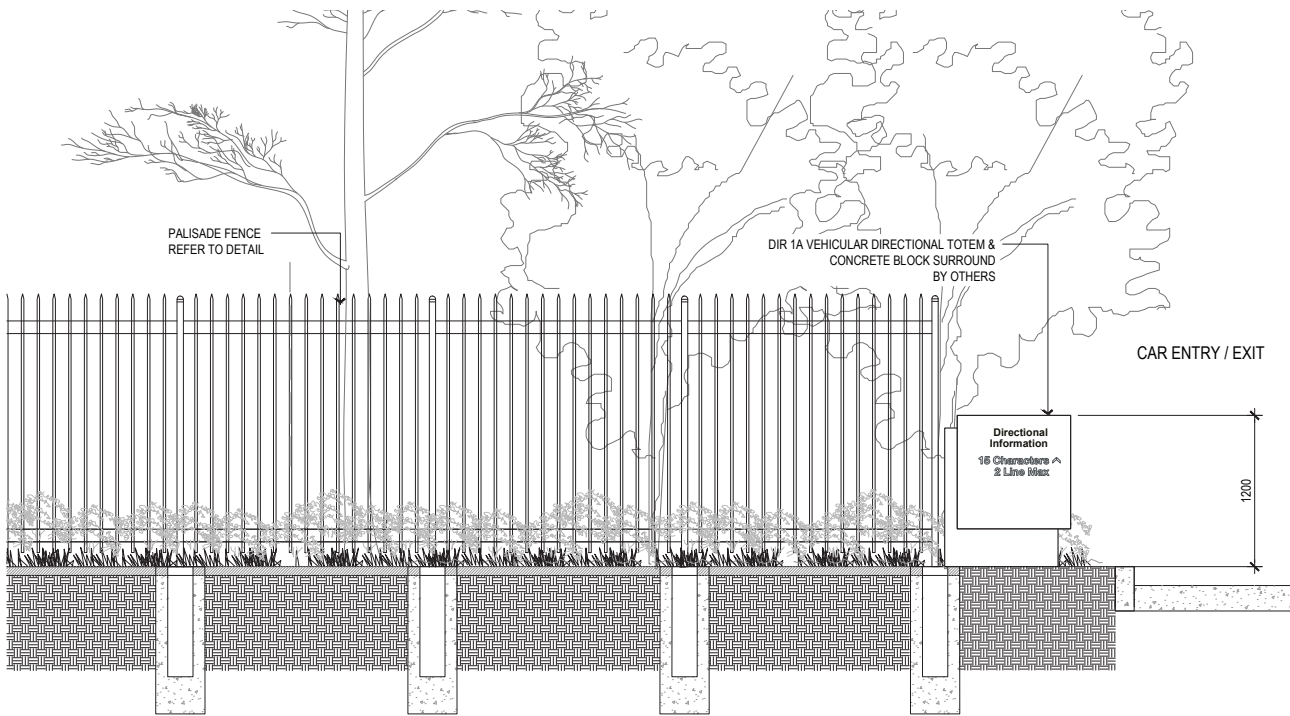
05 CORTEN STEEL EDGING  
1:10 @ A1 / 1:20 @ A3



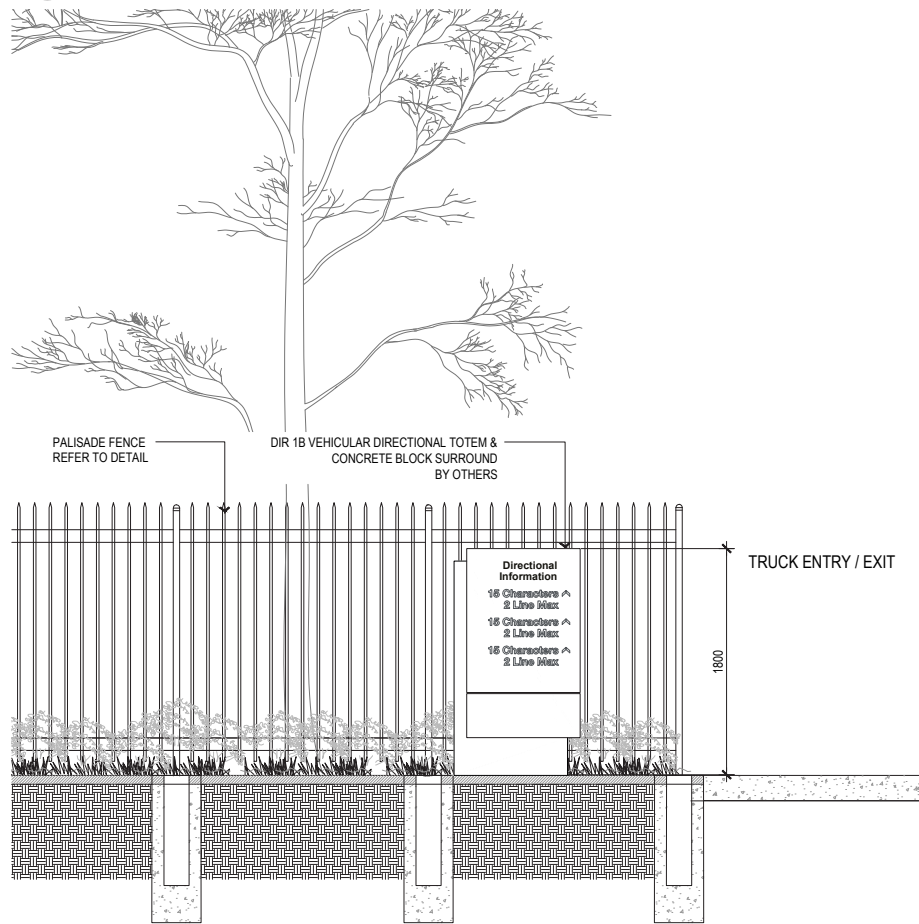
# CHARTER HALL LANDSCAPE DETAILS



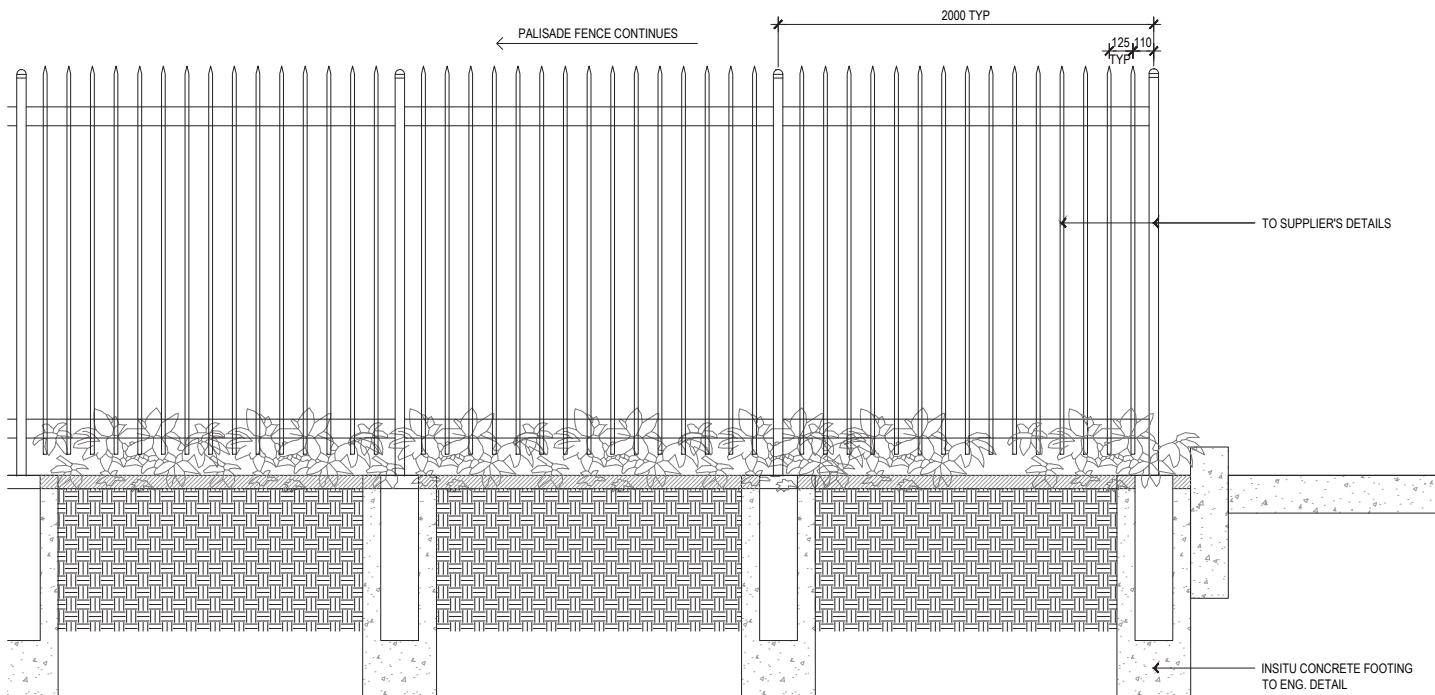
01 ENTRY STATEMENT TYPE B (PEDESTRIAN GATE)  
SCALE 1: 30



02 ENTRY STATEMENT TYPE B (CAR PARK ENTRY)  
SCALE 1: 30



03 ENTRY STATEMENT TYPE C (TRUCK ENTRY / EXIT)  
SCALE 1: 30



04 PALISADE FENCE DETAIL  
SCALE 1: 20