

42 Boorea Street, Lidcombe, NSW, 2141

Landscape Documentation for State Significant Development Application

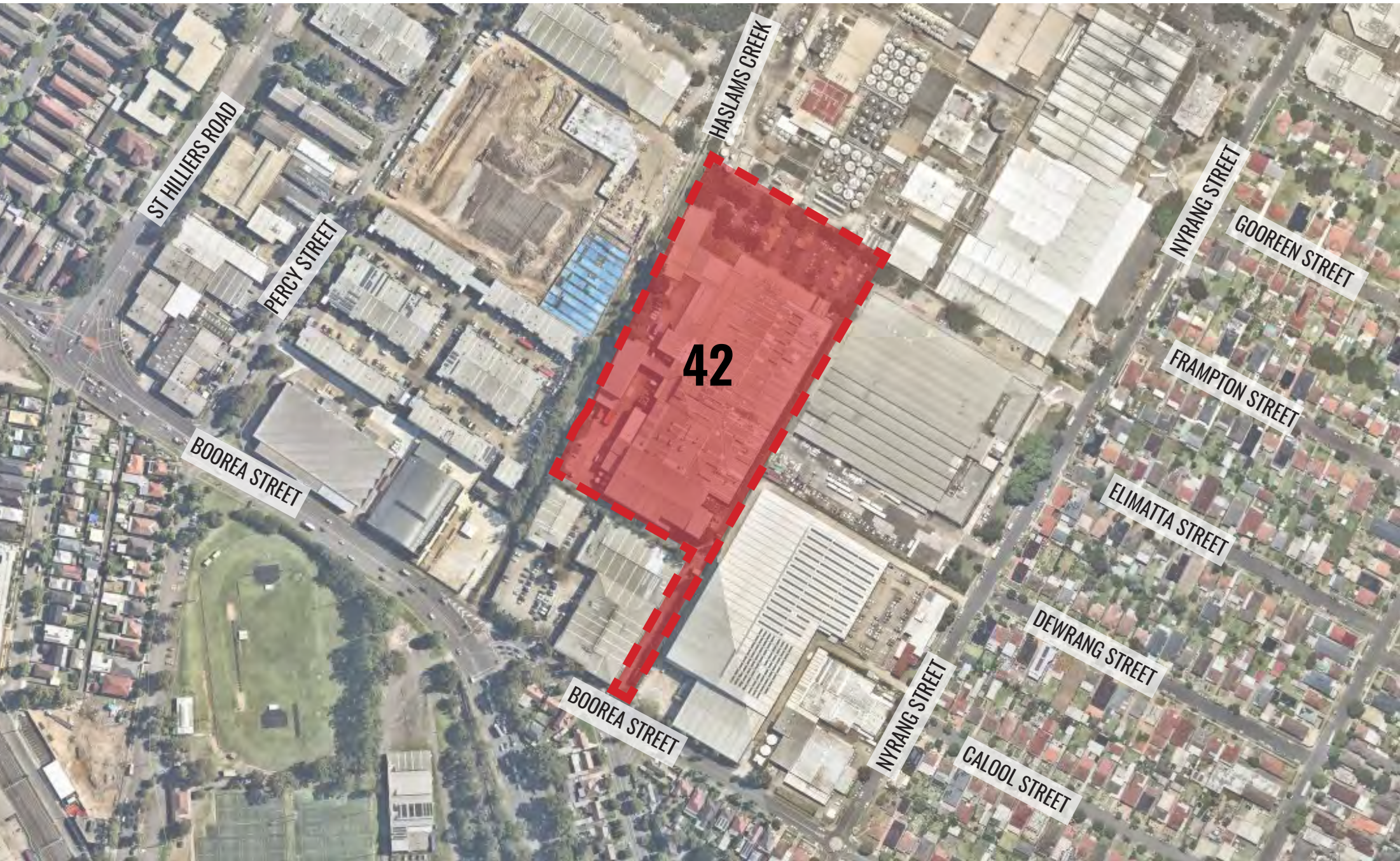


IMAGE TAKEN FROM NEARMAP 2022

Drawing Register

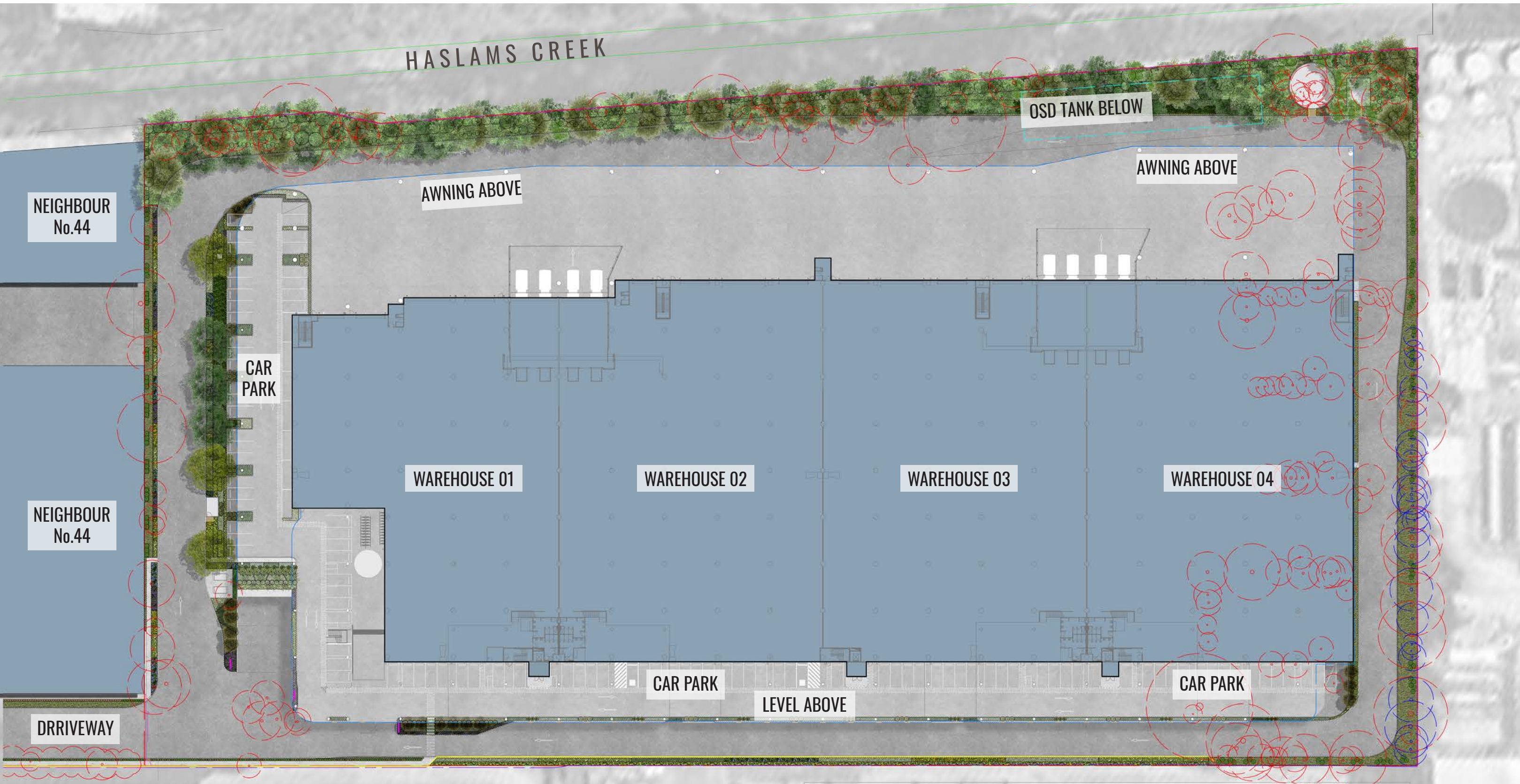
Dwg No.	Drawing Name
SSD-00	Landscape Cover Sheet
SSD-01	Landscape Masterplan
SSD-02	Detail Plan 1
SSD-03	Detail Plan 2
SSD-04	Detail Plan 3
SSD-05	Detail Plan 4
SSD-06	Driveway, Mezzanine & Level 1 Office Access Detail Plans
SSD-07	Level 1 Detail Plan & Section AA
SSD-08	Sections BB, CC & DD
SSD-09	Specifications & Details
SSD-10	Plant Schedule & Imagery

Design Statement

The project at 42 Boorea Street, Lidcombe involves the re-development of approximately 4ha of industrial land for a new two-storey warehouse, it is bounded by Boorea St and Haslams Creek. The Haslams Creek landscape buffer allows for significant canopy tree planting to help screen the development and integrate the site within its broader environment.

The landscape design aims to provide the following outcomes in response to the SEARs:

- Incorporate native species that are local to the area.
- Plant trees throughout the site where feasible, to provide shade amenity and canopy cover.
- Retain existing trees where possible and underplant with native species to enhance local habitat values.
- Provide interest within the landscape at focal points around office buildings and level 1 staff outdoor areas.
- Re-vegetate Haslams Creek with endemic plant species from Sydney Turpentine Ironbark Forest (STIF)



SITE PLAN


Drawing Title:
Landscape Cover Sheet
DWG No:

SSD-00

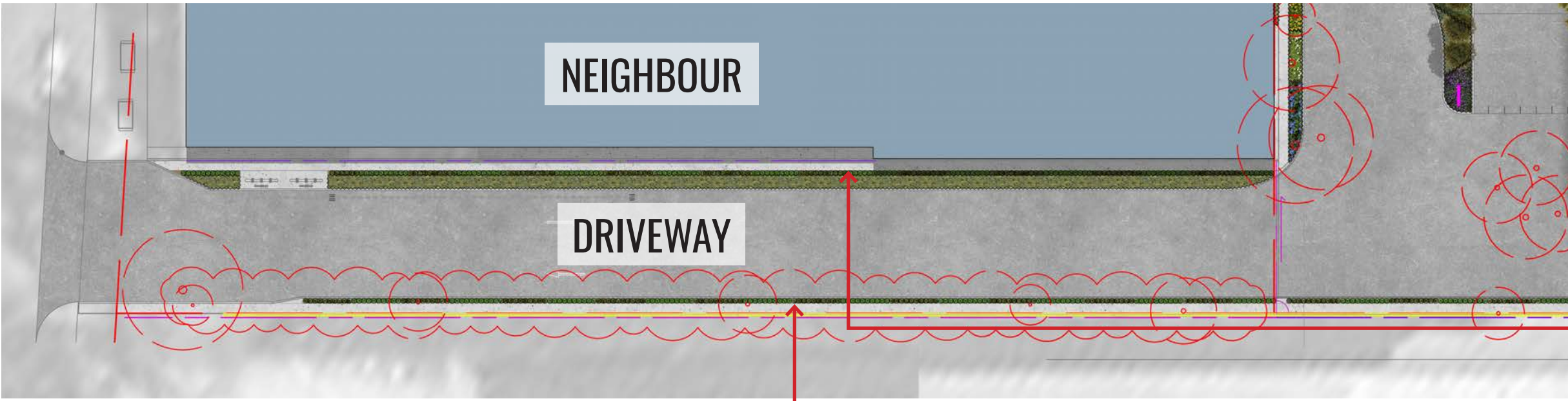
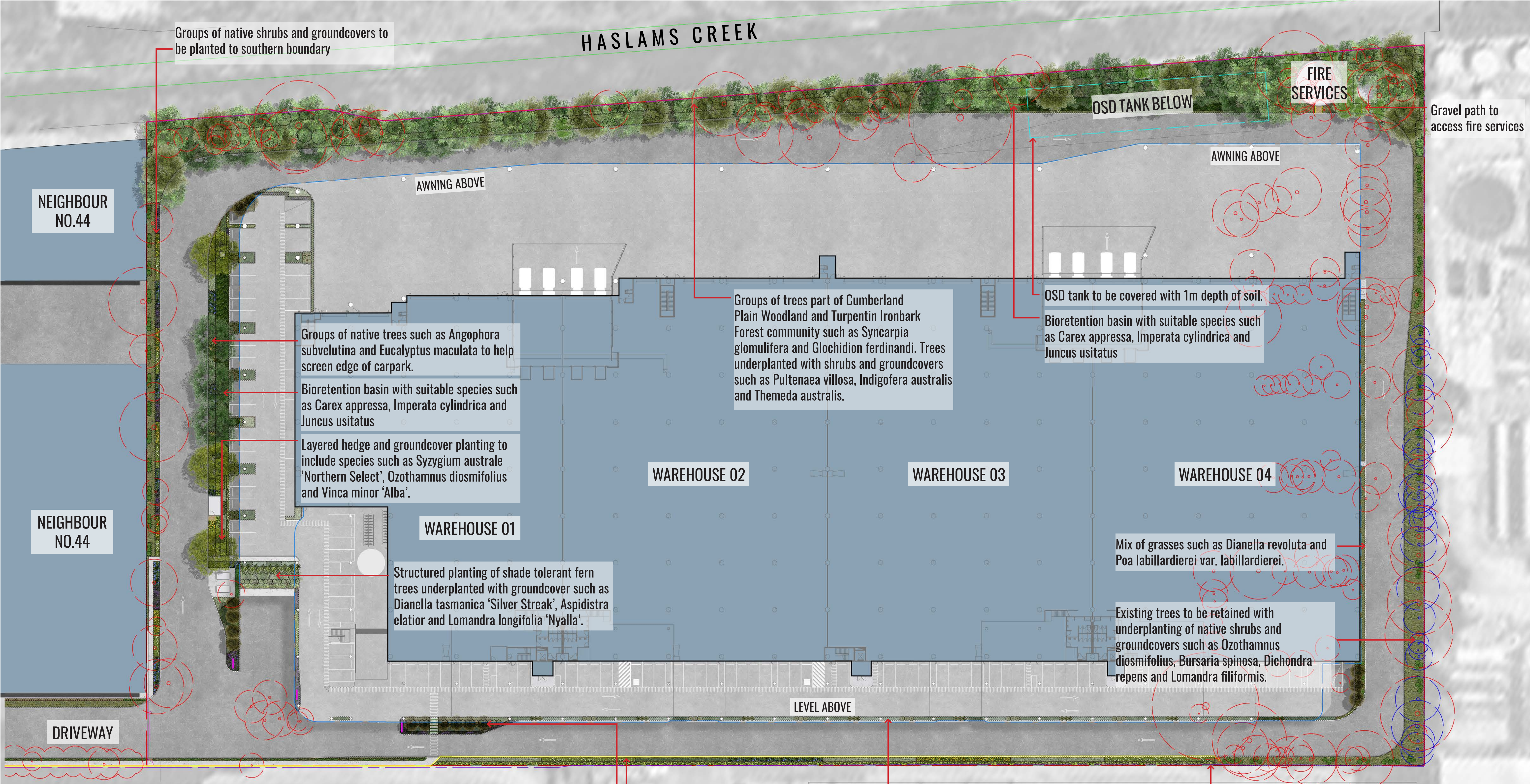
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ABN 84 620 205 781 ACN 620 205 781

Architect:
SBA
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Client:
Hale

Scale:	Date:	Job Number:	North:	Revision					FOR SSD - NOT FOR CONSTRUCTION	
N/A	05.05.22	211109		Rev	Date	Description	Drawn	Checked		
Project: 42, Boorea Street Lidcombe, NSW 2141				-	01.04.22	FOR SSD (DRAFT)	KC	BG		
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42, Boorea Street
Lidcombe, NSW 2141



Existing Pennisetum's to be removed and replaced with creepers to drape over existing retaining wall and supplemented by native shrubs and groundcovers.

Planting of shade tolearnt Elaeacarpus eumundii underplanted with feature Clivia miniata and flowering groundcovers such as Viola hederacea.

Mass planting of native shrubs groundcovers to easement with species such as Callistemon 'Sweet burst', Goodenia hederacea, Pratia purpurascens and Lomandra filiformis.

Shrub planting to edge of footpath, species such as Callistemon 'Sweet burst' and Westringia 'Aussie Box'

Alternate planting of shade tolerant shrubs and groundcovers to landscaped median strip. Species to include Aspidistra elatior and Dianella tasmanica 'Silver Streak'.

Screening hedge to boundary.

Landscape Calculations

Site Area: 41,069m2
Landscape Area: 4,579m2 (11.6% of site area)
Proposed Trees: 134

Canopy Cover (existing + proposed): 4,146 m2
(10.1% site area)

Drawing Title:
Landscape Masterplan
DWG No:

SSD-01

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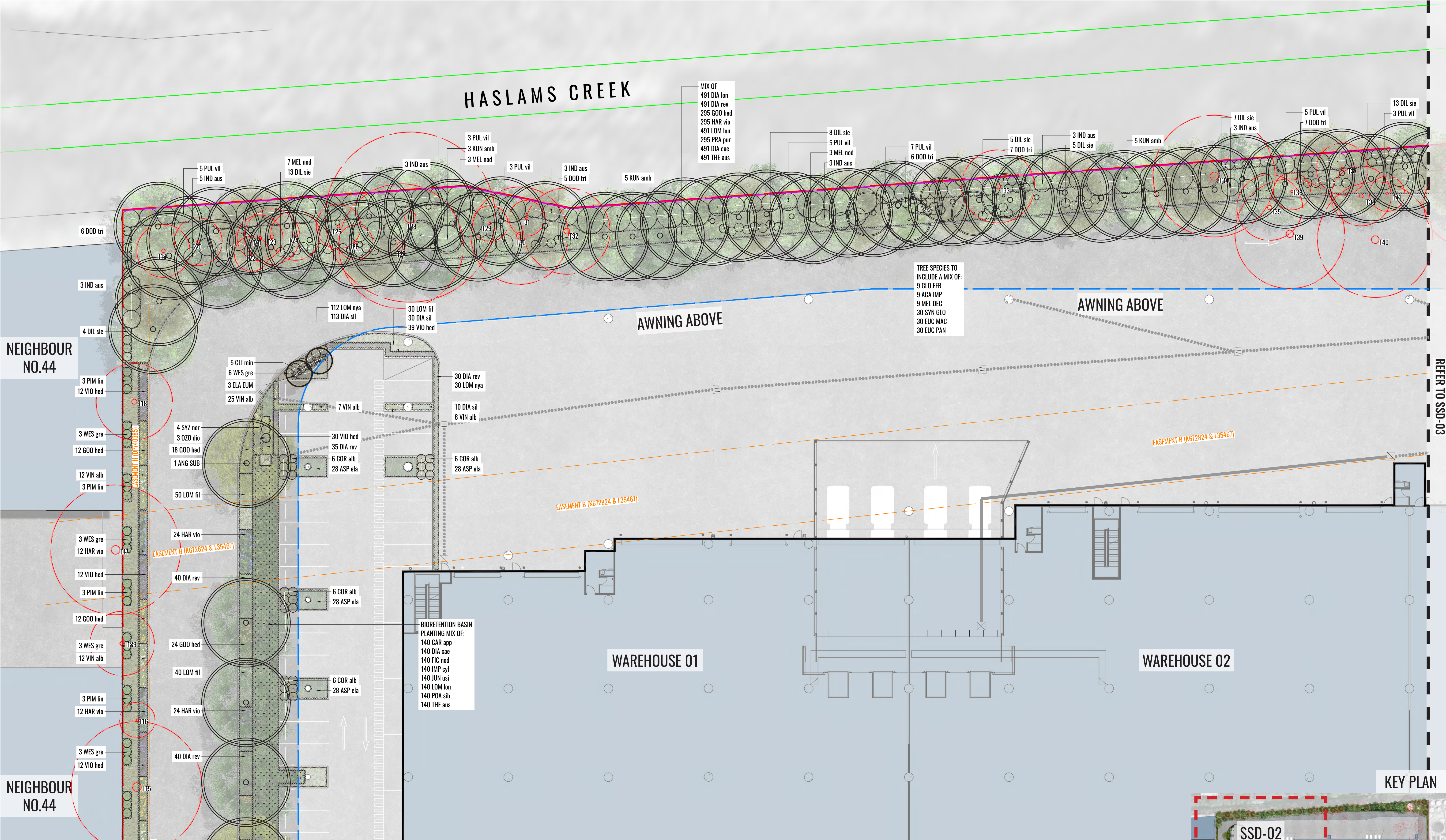
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Project: 42, Boorea Street
Lidcombe, NSW 2141



LEGEND

SITE BOUNDARY

PROPOSED TREES

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

MASS HEDGE/SHRUB PLANTING

ACCENT/FEATURE PLANTING

PROPOSED SHRUBS

PROPOSED GROUNDCOVER PLANTING

PROPOSED GRAVEL

LEVEL/AWNING ABOVE

EXISTING EASEMENTS TO REMAIN

EASEMENTS TO BE DECOMMISSIONED

EXISTING CHANNEL

EXISTING RETAINING WALL

FENCE TYPE 1

EXISTING FENCE

PROPOSED SIGNAGE

OSD TANK

BIORETENTION BASIN

TE

TIMBER EDGE

Drawing Title:
Detail Plan 1
DWG No:

SSD-02

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1:400 @ A3

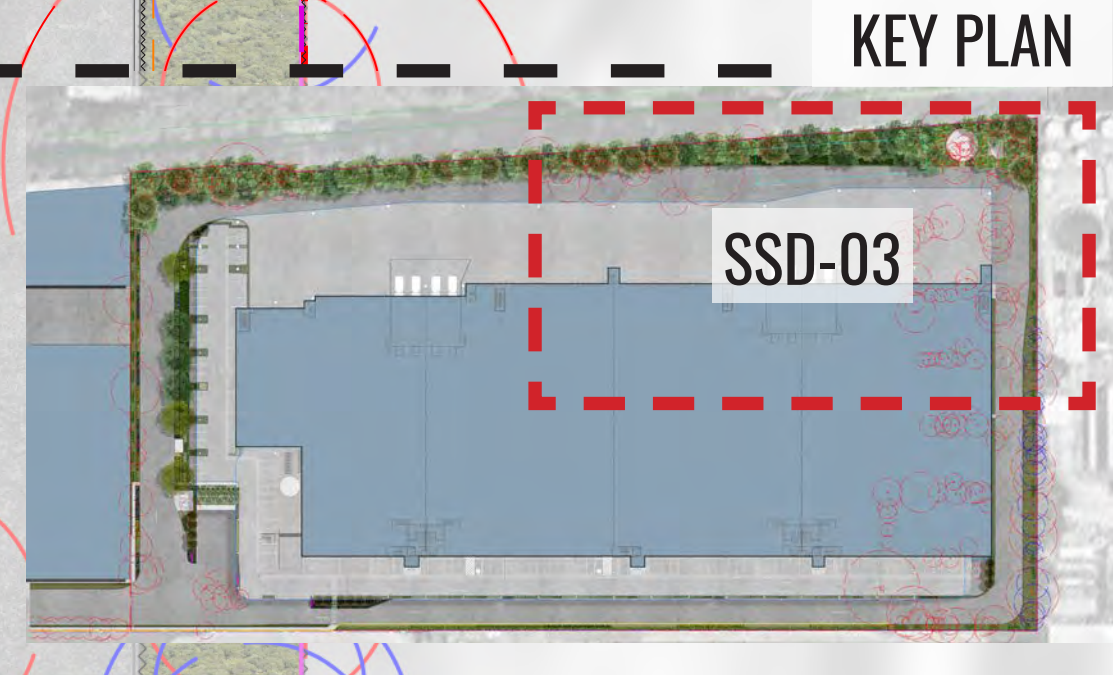
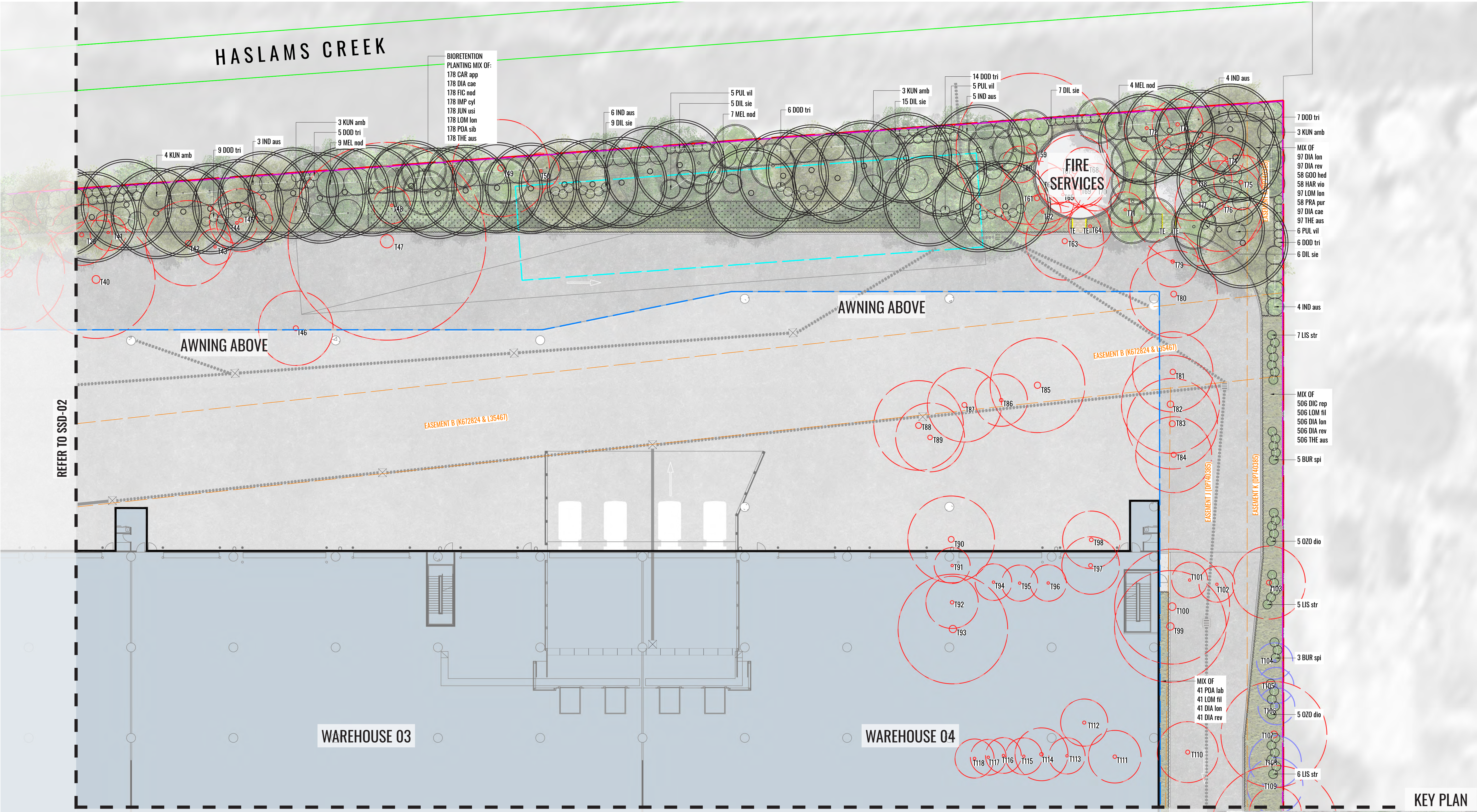
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B	26.04.22	FOR SSD	KC	BG
C	05.05.22	FOR SSD	RJ	BG



LEGEND

SITE BOUNDARY

PROPOSED TREES

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

MASS HEDGE/SHRUB PLANTING

ACCENT/ FEATURE PLANTING

PROPOSED SHRUBS

PROPOSED GROUND COVER PLANTING

PROPOSED GRAVEL

LEVEL/AWNING ABOVE

EXISTING EASEMENTS TO REMAIN

EASEMENTS TO BE DECOMMISSIONED

EXISTING CHANNEL

EXISTING RETAINING WALL

FENCE TYPE 1

EXISTING FENCE

PROPOSED SIGNAGE

OSD TANK

BIORETENTION BASIN

TE TIMBER EDGE

Drawing Title:
Detail Plan 2
DWG No:
SSD-03

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1:400 @ A3

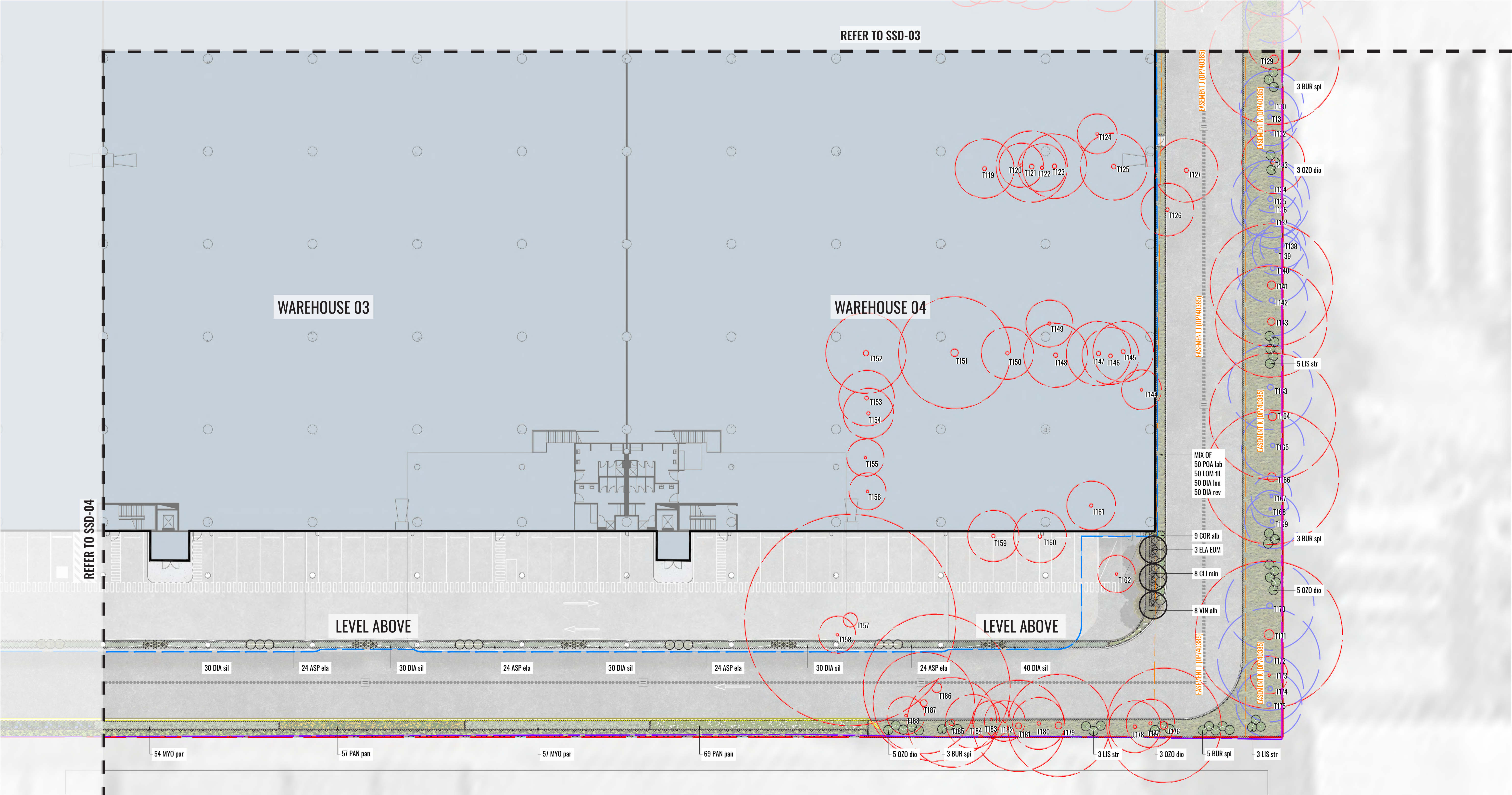
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Job Number:
211109

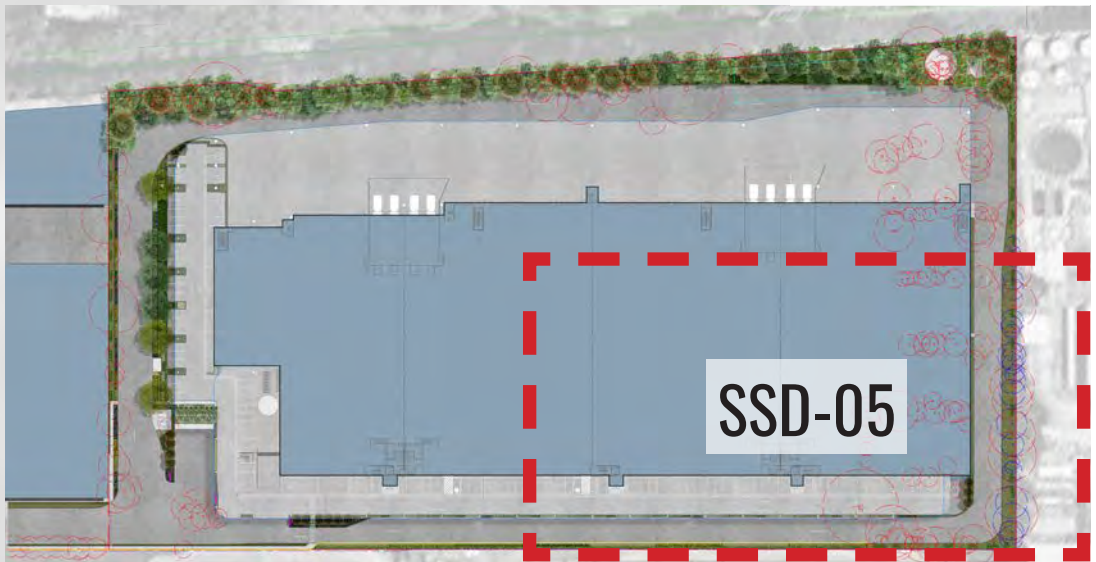
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C	05.05.22	FOR SSD	RJ	BG	



KEY PLAN



LEGEND													
	SITE BOUNDARY		PROPOSED TREES		EXISTING TREE TO BE RETAINED		EXISTING TREE TO BE REMOVED		MASS HEDGE/ SHRUB PLANTING		ACCENT/ FEATURE PLANTING		PROPOSED SHRUBS
	PROPOSED GROUNDCOVER PLANTING		PROPOSED GRAVEL		LEVEL/AWNING ABOVE		EXISTING EASEMENTS TO REMAIN		EASEMENTS TO BE DECOMMISSIONED		EXISTING CHANNEL		EXISTING RETAINING WALL
	FENCE TYPE 1		EXISTING FENCE		PROPOSED SIGNAGE		OSD TANK		BIORETENTION BASIN		TE	TIMBER EDGE	

Drawing Title:
Detail Plan 4
DWG No:
SSD-05

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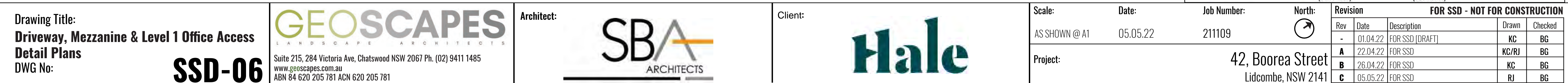
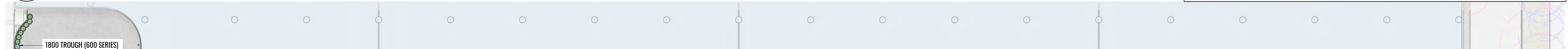
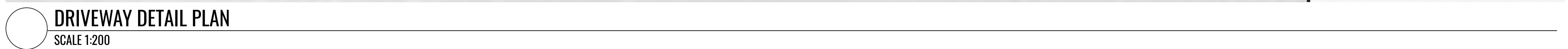
Architect:
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Client:
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Scale:
1:200 @ A1
1:400 @ A3
Project:

Date:
05.05.22
Job Number:
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SSD-06

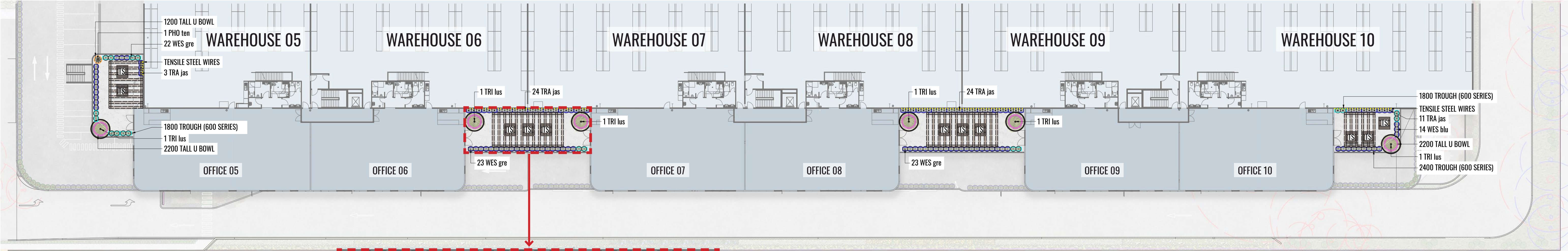
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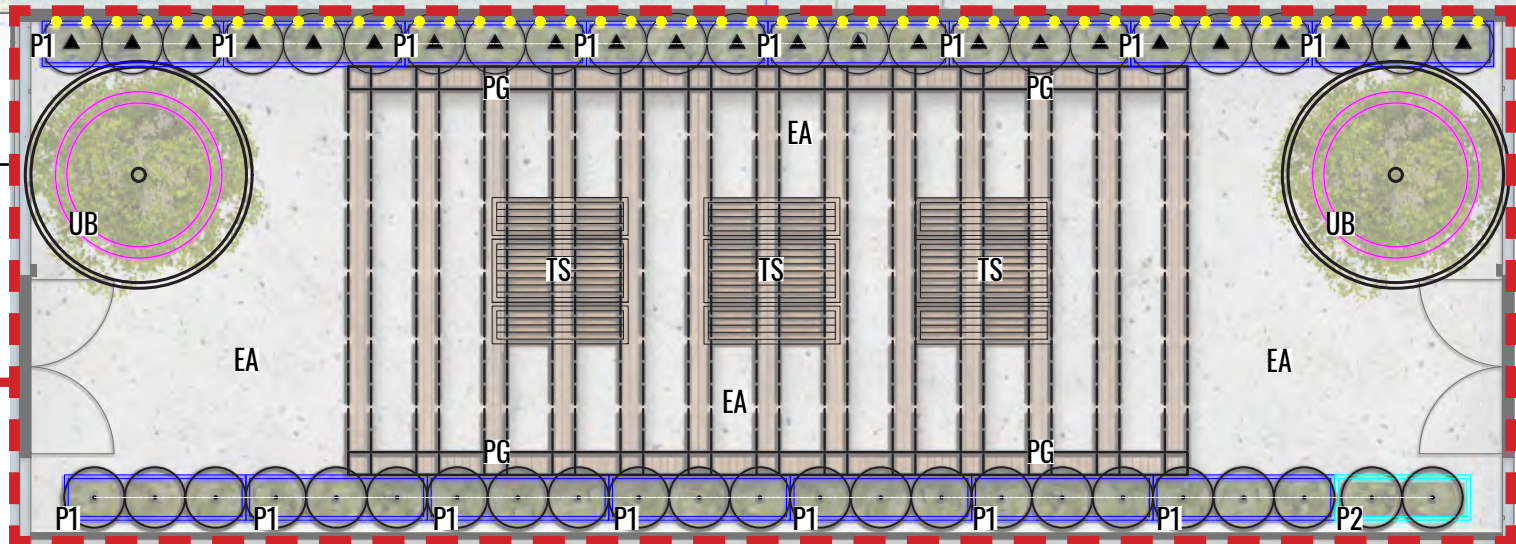
Architect:

Client:

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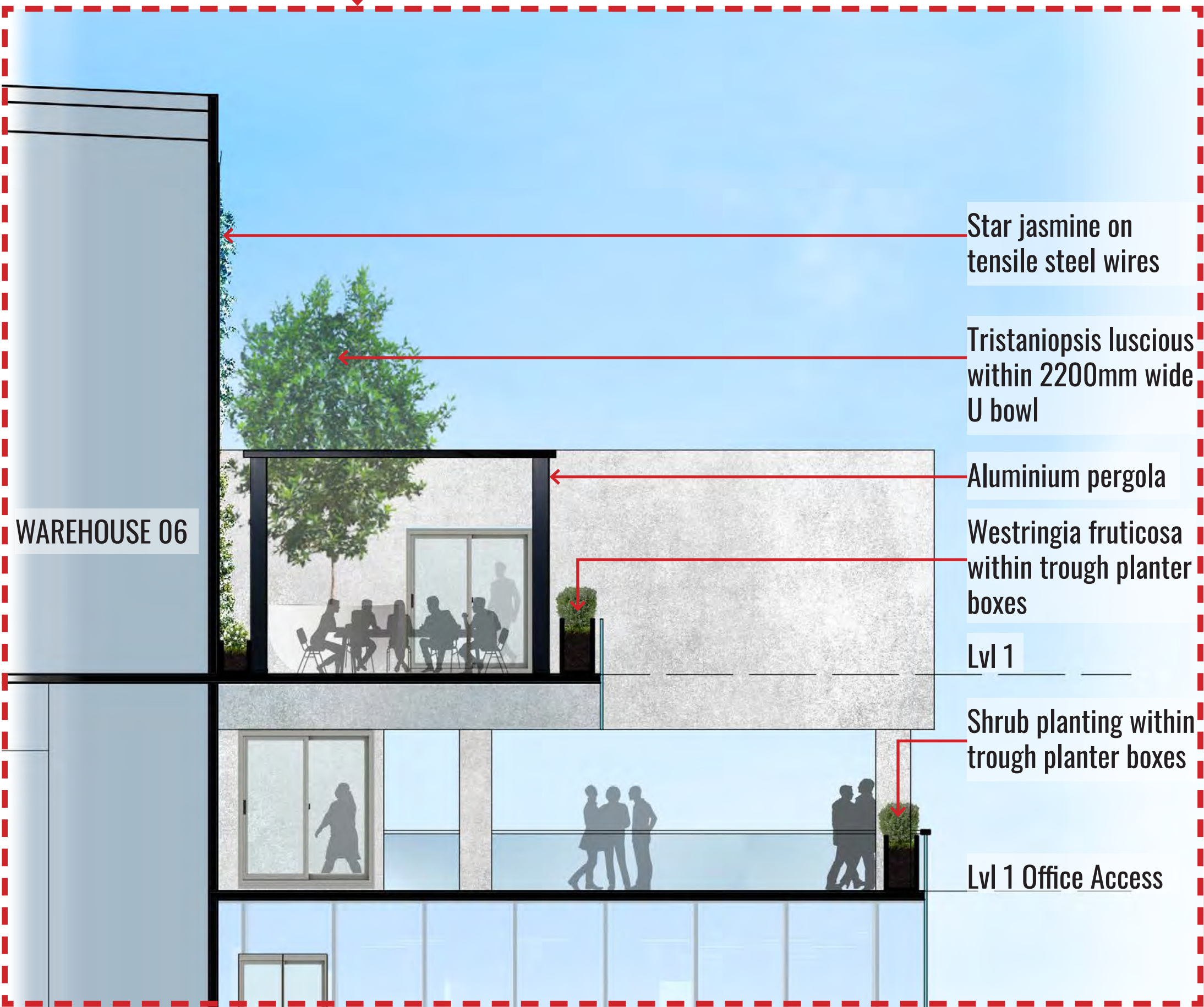
LEVEL 1 DETAIL PLAN
SCALE 1:300



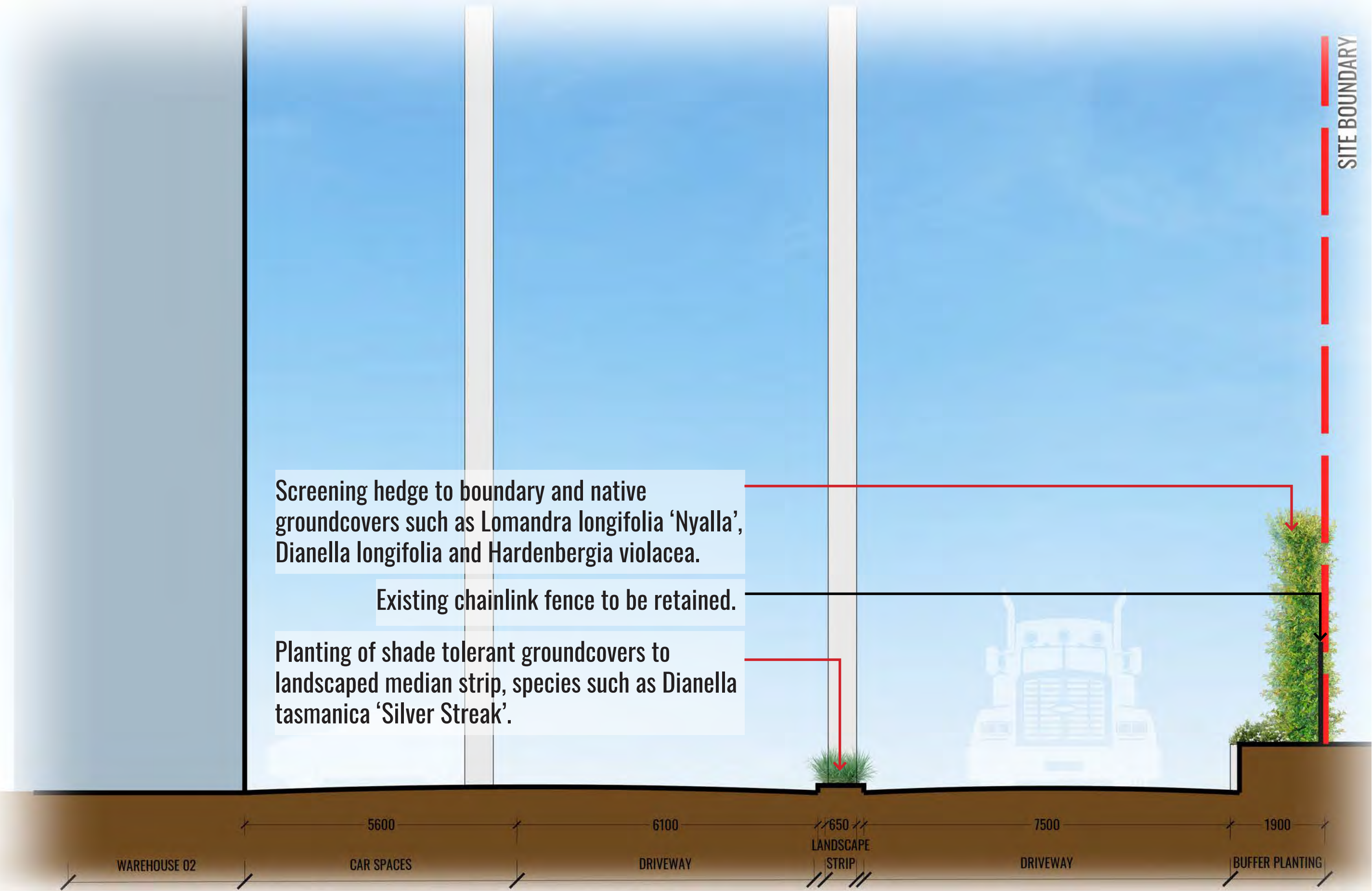
LEVEL 1 TYPICAL OUTDOOR AREA DETAIL
SCALE 1:100

LEGEND
TS MONACO TABLE SETTING
PG ALUMINUM PERGOLA
P1 2400 TROUGH (600 SERIES)
P2 1800 TROUGH (600 SERIES)
UB 2200 TALL U BOWL
EA EXPOSED AGGREGATE CONCRETE
TENSILE STEEL WIRES AT 400mm CENTRES ATTACHED TO BUILDING

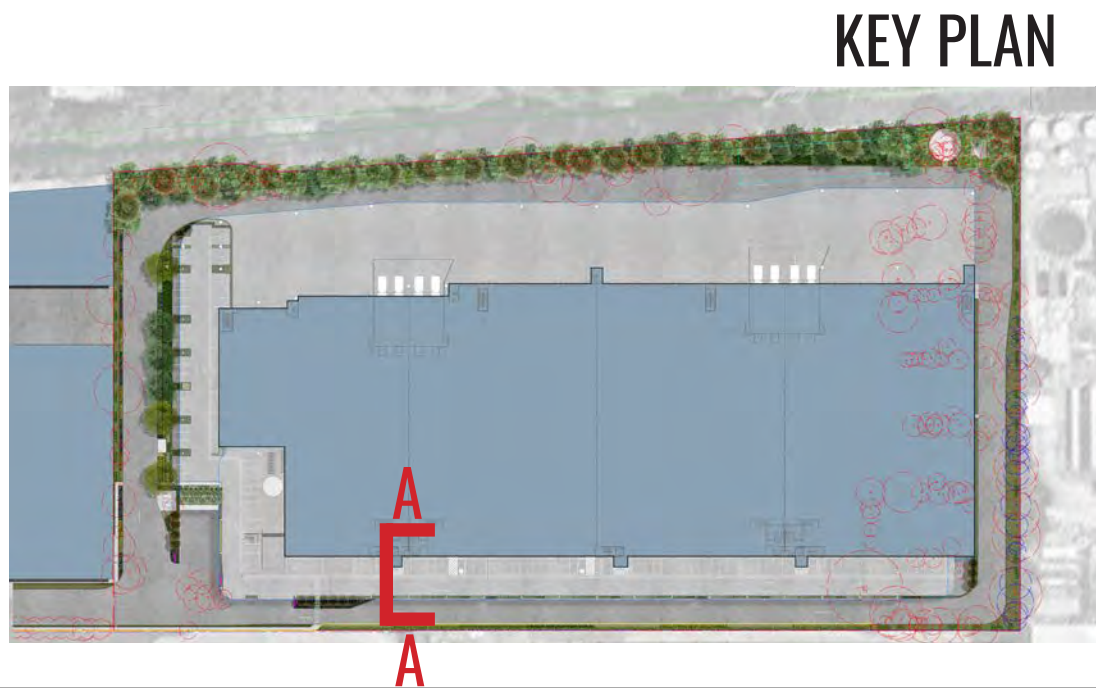
LEGEND
PROPOSED SHRUBS
2400 TROUGH (600 SERIES)
1800 TROUGH (600 SERIES)
2200 TALL U BOWL
1200 TALL U BOWL
MONACO TABLE SETTING
TENSILE STEEL WIRES AT 400mm CENTRES ATTACHED TO BUILDING
PROPOSED TREE
ACCENT/FEATURE PLANT
PROPOSED CLIMBERS



LEVEL 1 TYPICAL OUTDOOR AREA DETAIL SECTION
SCALE 1:75



SECTION AA
SCALE 1:75



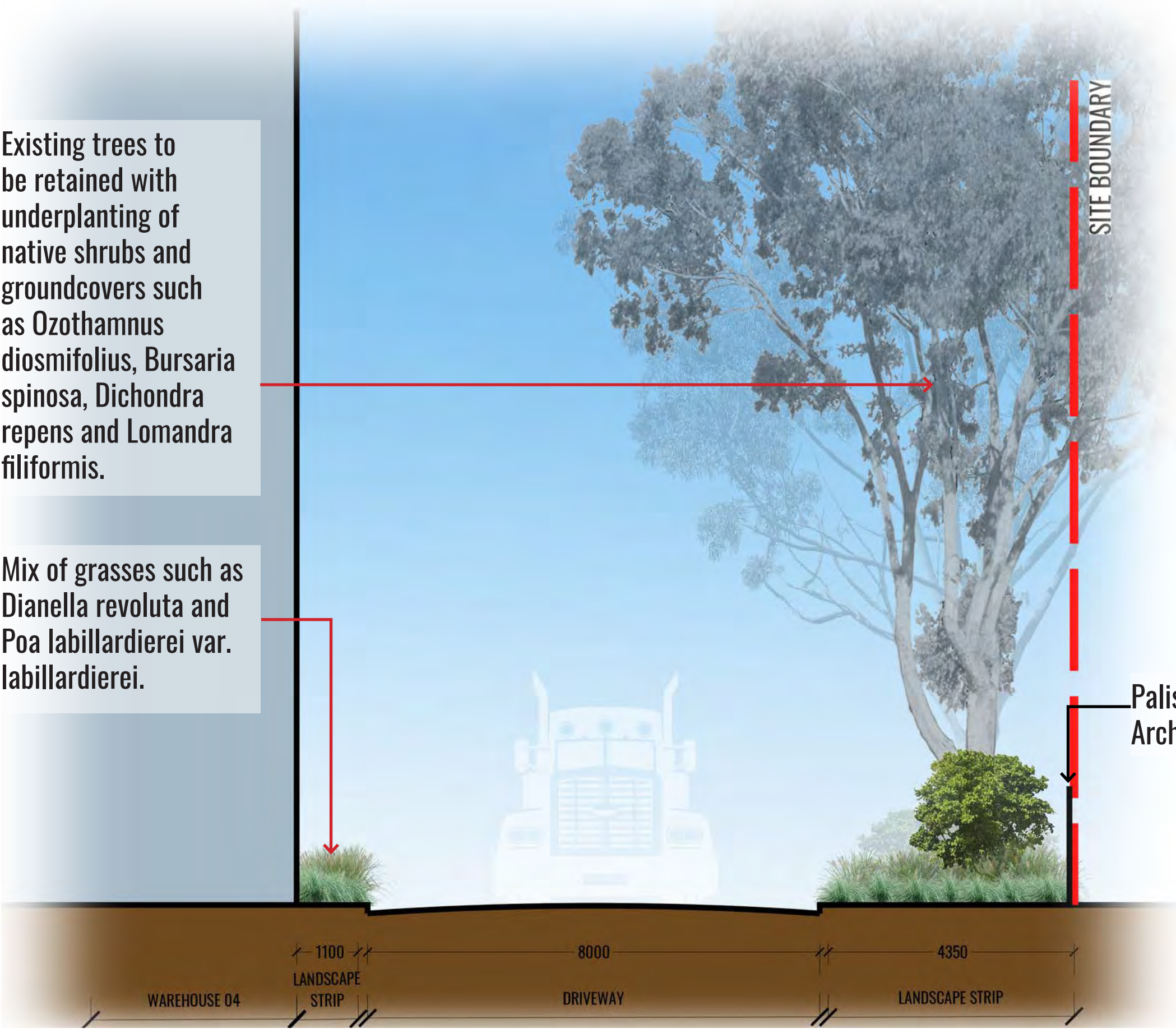
Drawing Title:
Level 1 Detail Plan & Section AA
DWG No:
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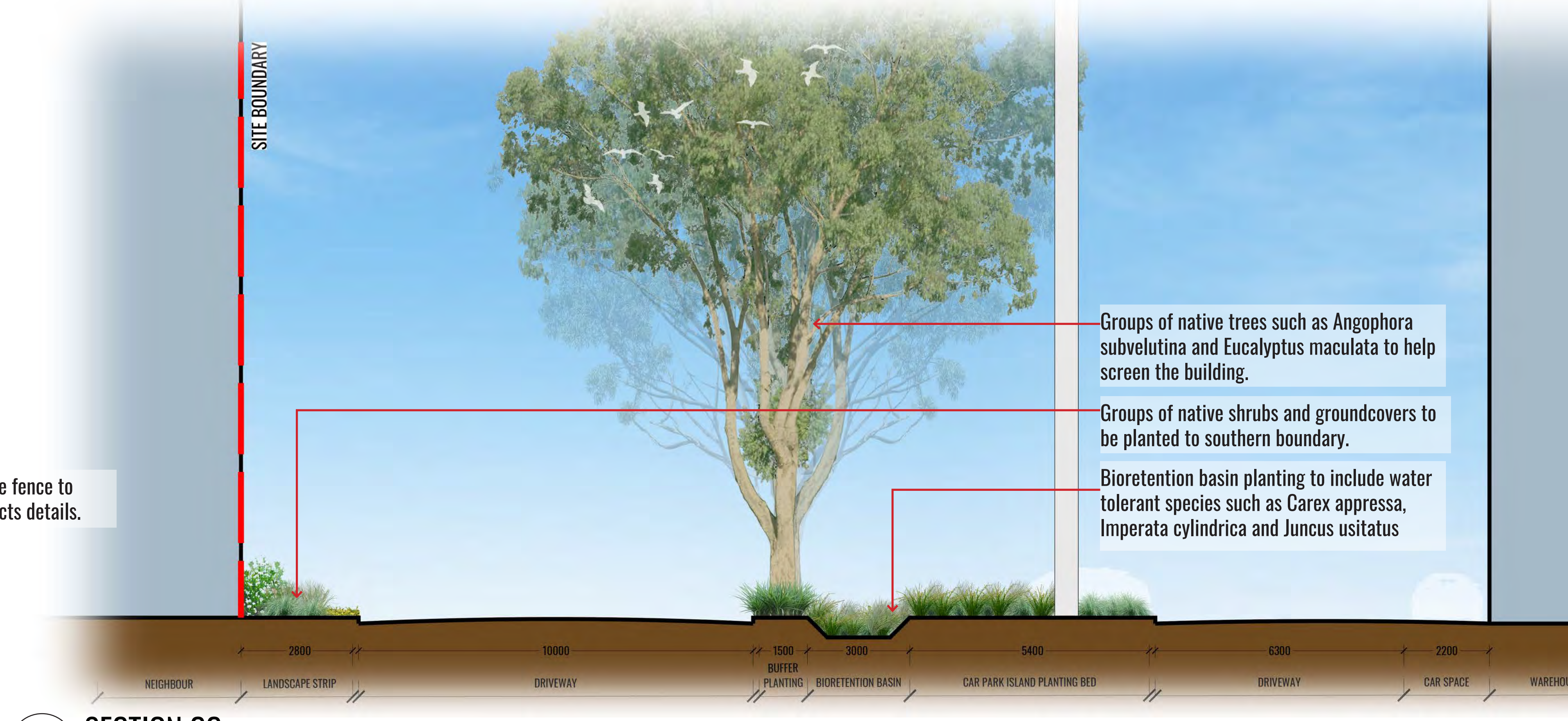
Architect:
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Client:
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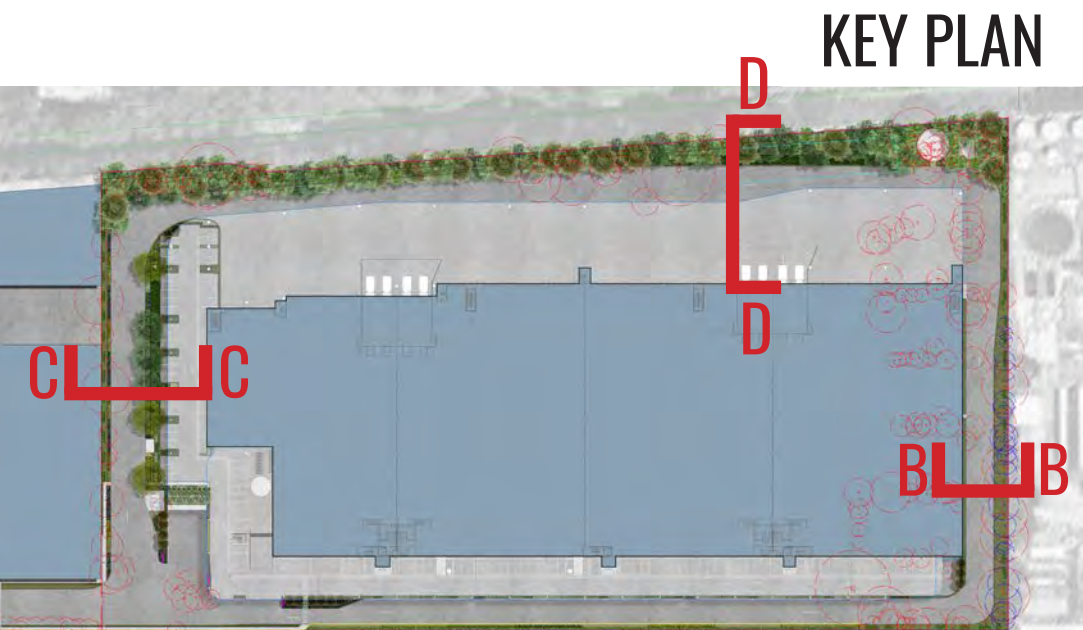
SECTION BB
SCALE 1:75



SECTION CC
SCALE 1:75



SECTION DD
SCALE 1:75



Drawing Title:
Sections BB, CC & DD
DWG No:
SSD-08

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Architect:
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Scale: AS SHOWN @ A1
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Lidcombe, NSW 2141

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MAINTENANCE PLAN

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. The landscape contractor shall attend the site on a **weekly basis** to maintain the landscape works commencing from practical completion.

Rubbish Removal

The Landscape Contractor shall undertake rubbish removal from the site on a **weekly basis** to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's direction).

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the initial maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.

Frequency: as required.

Stakes

Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces

All planter beds and garden areas shall have a minimum depth of 75mm organic mulch. All mulch is to be free of deleterious matter such as soil, weeds, sticks and should conform to AS 4454.

Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client & estate management.

Organic mulch is not to be used within 1m of a building. Use pebble mulch in these areas instead.

Watering

Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.
Frequency: Weekly or as required.

Soil In Natural Ground

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Soil to conform to AS4419 refer to typical detail.

Pest and Disease Control

The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions.

Frequency: weekly inspection

Fertilising

Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

Irrigation

A sub surface dripper style, electrically automated self timed irrigation system is recommended to be supplied to all garden bed areas and planter container. Regular checks are to be made to ensure continued successful operation. The Landscape Contractor shall be responsible for coordination and engagement of a specialist irrigation designer and installation contractor to design, supply and install an automatic subterranean drip irrigation system to all raised planter beds.

The irrigation system will need to provide designated landscaped areas with enough water for vigorous healthy plant growth. As a general rule landscaped areas will need 20-25mm, species dependant, of water per week. The landscape Contractor will need to monitor natural rainfall using a rain switch in order to set irrigation flow rates accordingly on a monthly basis.

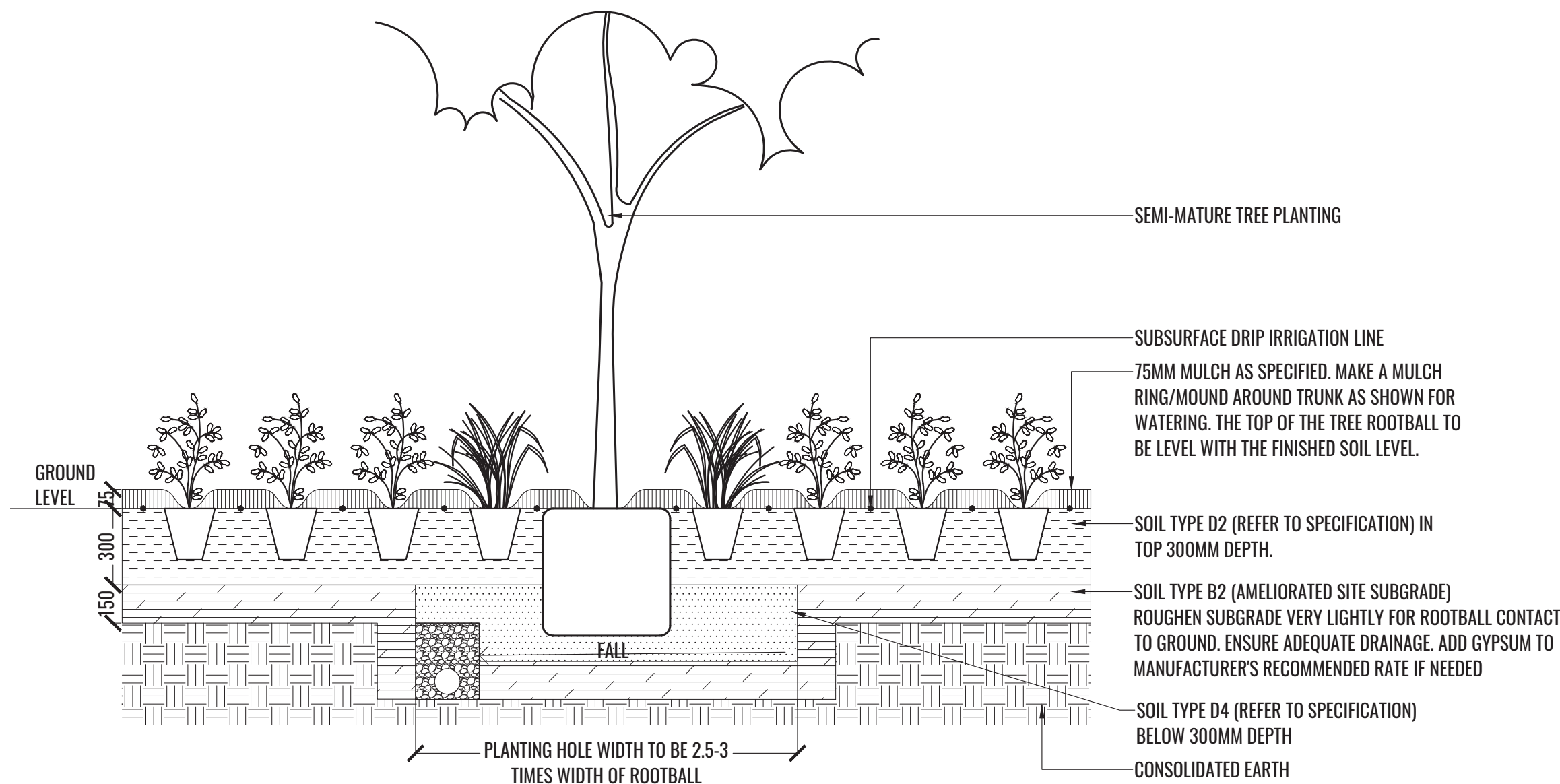
Standards

All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haegi 2017).

TYPICAL LANDSCAPE DETAILS

TREE/SHRUB SIZE AND QUALITY TO BE TO NATSPEC STANDARD. SPECIES IS TO BE AS PER PLAN AND PLANT SCHEDULE. ENSURE ONLY HEALTHY AND VIGOROUS, DISEASE FREE, WELL MAINTAINED PLANTS ARE USED.

TAKE CARE TO ENSURE FOLIAGE, BRANCHES, TRUNKS AND ROOT CROWNS ARE NOT DAMAGED BEFORE, DURING AND AFTER PLANTING. ENSURE OPTIMUM MAINTENANCE AND ESTABLISHMENT OF TREES/SHRUBS OCCURS AS SOON AS THEY ARE AT SITE



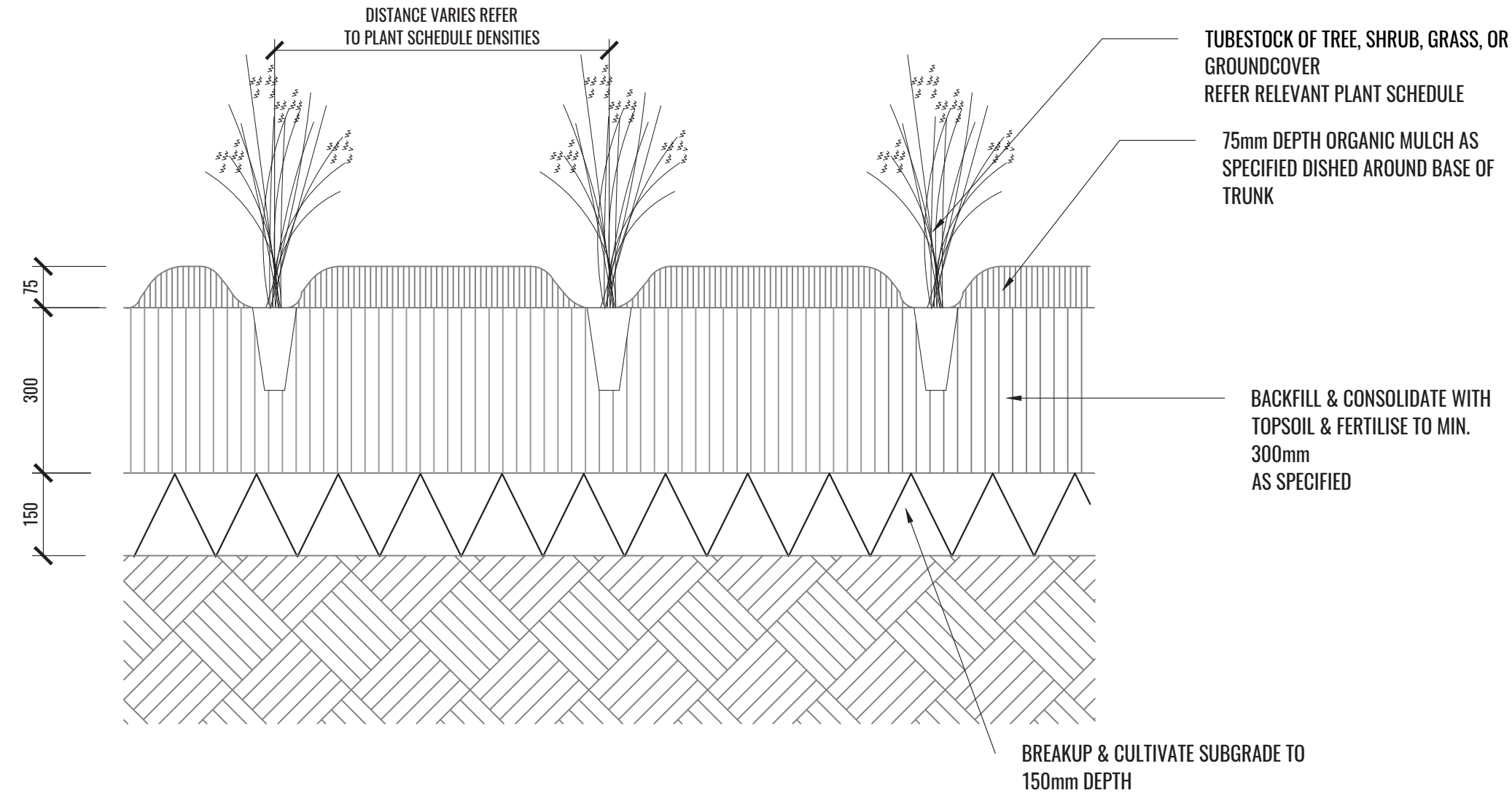
THOROUGHLY SOAK THE ROOTBALL OF TREE WITH FRESH WATER BEFORE TAKING OFF POT OR BAG. WHEN PLANTING HOLE IS COMPLETE USE A SHARP SPADE TO SHAVE OFF 20-50MM OF THE SIDES AND BASE OF ROOTBALL (TO ROOT PRUNE IT) BEFORE CAREFULLY PLACING INTO PLANTING HOLE. IF NORTH IS MARKED ON THE TREE, ENSURE ORIENTATION IS CORRECT WITH NORTH MARKING TO THE NORTH.

- REMOVE ANY STAKES, TIES AND LABELS. WATER ROOTBALL THOROUGHLY.
- TOP OF ROOTBALL TO FINISH FLUSH WITH TOP OF SOIL

1 MASS PLANTING AND TREE DETAIL

TYPICAL SECTION

SCALE 1:20



2 TYPICAL TUBESTOCK PLANTING DETAIL

TYPICAL SECTION

SCALE 1:10

<div>Drawing Title:</div> <div>Specifications & Details</div> <div>DWG No:</div> <div>SSD-09</div>	<div><div>GEOSCAPHES</div><div>LANDSCAPE ARCHITECTS</div></div> <div>Suite 215, 284 Victoria Ave, Chatswood NSW 2067 Ph. (02) 9411 1485</div> <div>www.geoscapes.com.au</div> <div>ABN 84 620 205 781 ACN 620 205 781</div>	<div>Architect:</div> <div><div>SBA</div><div>ARCHITECTS</div></div>	<div>Client:</div> <div><div>Hale</div></div>	<div>Scale:</div> <div>N/A</div>	<div>Date:</div> <div>05.05.22</div>	<div>Job Number:</div> <div>211109</div>	<div>North:</div> <div>N/A</div>	<div>Revision</div> <div>FOR SSD - NOT FOR CONSTRUCTION</div>				
								<div>Rev</div> <div>-</div>	<div>Date</div> <div>01.04.22</div>	<div>Description</div> <div>FOR SSD (DRAFT)</div>	<div>Drawn</div> <div>KC</div>	<div>Checked</div> <div>BG</div>
				<div>Project:</div> <div>42, Boorea Street</div> <div>Lidcombe, NSW 2141</div>				<div>A</div>	<div>22.04.22</div>	<div>FOR SSD</div>	<div>KC/RJ</div>	<div>BG</div>
								<div>B</div>	<div>26.04.22</div>	<div>FOR SSD</div>	<div>KC</div>	<div>BG</div>
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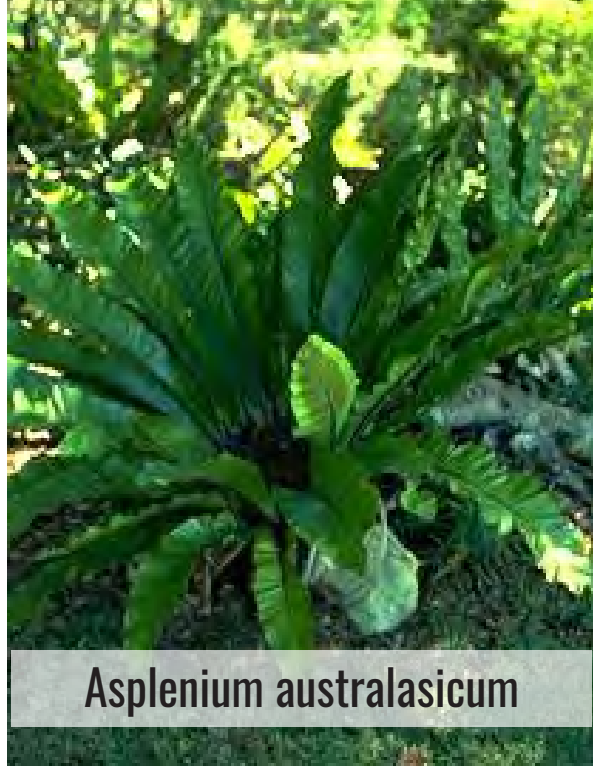
PLANT SCHEDULE

Ground Floor Plant Schedule							
Code	Botanical Name	Common Name	Mature Height	Native	Spacing	Pot Size	Quantity
Trees							
ACA IMP	<i>Acacia implexa</i>	Hickory Wattle	5-15m	✓	As shown	75L	9
ANG SUB	<i>Angophora subvelutina</i>	Broad-Leaved Apple	15m	✓	As shown	75L	4
ELA EUM	<i>Elaeocarpus eumundii</i>	Eumundii Quandong	7m	✓	As shown	75L	16
EUC MAC	<i>Eucalyptus maculata</i>	Spotted Gum	25m	✓	As shown	75L	33
EUC PAN	<i>Eucalyptus paniculata</i>	Grey Ironbark	25m	✓	As shown	75L	30
GLO FER	<i>Glochidion ferdinandi</i>	Cheese Tree	8m	✓	As shown	75L	9
MEL DEC	<i>Melaleuca decora</i>	White Feather Honeymyrtle	10m	✓	As shown	75L	9
SYN GLO	<i>Syncarpia glomulifera</i>	Turpentine Tree	25m	✓	As shown	75L	30
Tree Ferns							
DIC ANT	<i>Dicksonia antarctica</i>	Soft Tree Fern	5m	✓	As shown	75L	4
Shrubs							
ASP aus	<i>Asplenium australasicum</i>	Bird's Nest Fern	1.5m	✓	As shown	200mm	8
BUR spi	<i>Bursaria spinosa</i>	Native Blackthorn	3m	✓	As shown	200mm	22
BUX suf	<i>Buxus sempervirens 'Suffruticosa'</i>	Common Boxwood	1m		As shown or 0.7m Ctrs	200mm	42
CAL swe	<i>Callistemon 'Sweet burst'</i>	Sweet Burst Callistemon	1m	✓	As shown	200mm	257
COR alb	<i>Correa alba</i>	Native Fuschia	1.5m	✓	As shown	200mm	62
CLI min	<i>Clivia miniata</i>	Kaffir Lily	0.6m		As shown	200mm	61
DOD tri	<i>Dodonaea triquetra</i>	Common Hop Bush	5m	✓	As shown	200mm	78
DIL sie	<i>Dillwynia sieberi</i>	Prickly Parrot Pea	2m	✓	As shown	200mm	97
IND aus	<i>Indigofera australis</i>	Australian Indigo	2m	✓	As shown	200mm	45
KUN amb	<i>Kunzea ambigua</i>	Tick Bush	2m	✓	As shown	200mm	26
LIS str	<i>Lissanthe strigosa</i>	Peach Heath	1m	✓	As shown	200mm	29
MEL nod	<i>Melaleuca nodosa</i>	Prickly-Leaved Paperbark	3m	✓	As shown	200mm	33
OZO dio	<i>Ozothamnus diosmifolius</i>	Rice Flower	1m	✓	As shown	200mm	32
PIM lin	<i>Pimelia linifolia</i>	Dwarf Rice Flower	0.5m	✓	As shown	200mm	27
PLE arg	<i>Plectranthus argentatus</i>	Silver Spurflower	1m	✓	As shown	200mm	13
PUL vil	<i>Pultenaea villosa</i>	Hairy Bush-Pea	2m	✓	As shown	200mm	47
SYZ nor	<i>Syzygium australe 'Northern Select'</i>	Lilly Pilly	5m	✓	1.25m Ctrs	200mm	147
WES aus	<i>Westringia fruticosa 'Aussie Box'</i>	Westringia Aussie Box	0.8m	✓	As shown	200mm	267
WES gre	<i>Westringia fruticosa 'Grey Box'</i>	Westringia Grey Box	0.45m	✓	As shown	200mm	24
Grasses + Groundcover							
ASP ela	<i>Aspidistra elatior</i>	Cast Iron Plant	0.5m		4/m2 or 3/Lm	140mm	376
DIA cae	<i>Dianella caerulea</i>	Blue Flax-Lily	1m	✓	5/m2	Tubestock	641
DIA lon	<i>Dianella longifolia</i>	Flax Lily	1m	✓	5/m2	Tubestock	1288
DIA rev	<i>Dianella revoluta</i>	Native Flax	1m	✓	5/m2 or 4/Lm	Tubestock	1652
DIA sil	<i>Dianella tasmanica 'Silver Streak'</i>	Flax Lily	0.5m	✓	5/m2 or 4/Lm	140mm	543
DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.1m	✓	6/m2	140mm	590
GOO hed	<i>Goodenia hederacea</i>	Goodenia	0.8m	✓	3/m2	140mm	577
HAR vio	<i>Hardenbergia violacea</i>	Purple Coral Pea	0.4m	✓	3/m2	140mm	527
LOM lon	<i>Lomandra longifolia</i>	Spiny-Head Mat-Rush	0.5m	✓	5/m2	Tubestock	588
LOM fil	<i>Lomandra filiformis</i>	Wattle Mat Rush	0.5m	✓	5/m2	Tubestock	1030
LOM nya	<i>Lomandra longifolia 'Nyalla'</i>	Mat Rush	0.75m	✓	5/m2 or 4/Lm	Tubestock	350
MYO par	<i>Myopoprum parvifolium 'Yareena'</i>	Creeping Boobialla	0.15m	✓	3/m2 or 3/Lm	140mm	216
PAN pan	<i>Pandorea pandorana</i>	Wonga Wonga Vine	0.1m	✓	3/m2 or 3/Lm	140mm	231
POA lab	<i>Poa labillardierei var. labillardierei</i>	Common Tussock-Grass	1.2m	✓	5/m2	Tubestock	569
PRA pur	<i>Pratia purpurascens</i>	White Root	0.2m	✓	3/m2	140mm	430
THE aus	<i>Themeda australis</i>	Kangaroo Grass	1.5m	✓	5/m2	Tubestock	1094
VIN alb	<i>Vinca minor 'Alba'</i>	Dwarf Periwinkle	0.1m		5/m2 or 4/Lm	140mm	233
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1m	✓	3/m2 or 3/Lm	140mm	339
*Plant numbers to be finalised at Detailed Design / CC-Tender stage							

Upper Levels Plant Schedule							
Code	Botanical Name	Common Name	Mature Height	Native	Spacing	Pot Size	Quantity
Trees							
FIC LYR	<i>Ficus lyrata</i>	Fiddle Leaf Fig	7m		As shown	75L	3
TRI LUS	<i>Tristaniaopsis laurina 'Luscious'</i>	Water Gum	7m	✓	As shown	75L	6
Shrubs							
BUX suf	<i>Buxus sempervirens 'Suffruticosa'</i>	Common Boxwood	1m		As shown	200mm	126
PHI imp	<i>Philodendron erubescens 'Imperial Green'</i>	Imperial Green Philodendron	0.9m		As shown	200mm	108
PHO ten	<i>Phormium tenax</i>	New Zealand Flax	2m		As shown	200mm	2
WES gre	<i>Westringia fruticosa 'Grey Box'</i>	Westringia Grey Box	0.45m	✓	As shown	200mm	229
Climbers							
TRA jas	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.6m		As shown	200mm	62
*Plant numbers to be finalised at Detailed Design / CC-Tender stage							

Bioretention Plant Schedule							
Code	Botanical Name	Common Name	Mature Height	Native	Spacing	Pot Size	Quantity
Grasses							
CAR app	<i>Carex appressa</i>	Tussock Sedge	1.0m	✓	8m2	Tubestock	318
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lily	0.7m	✓	8m2	Tubestock	318
FIC nod	<i>Ficinia nodosa</i>	Knobby Club-Rush	1.2m	✓	8m2	Tubestock	318
IMP cyl	<i>Imperata cylindrica</i>	Blady Grass	1.0m	✓	8m2	Tubestock	318
JUN usi	<i>Juncus usitatus</i>	Common Rush	1.2m	✓	8m2	Tubestock	318
LOM lon	<i>Lomandra longifolia</i>	Mat Rush	1.0m	✓	8m2	Tubestock	318
POA sib	<i>Poa sieberiana</i>	Grey Tussock Grass	0.8m	✓	8m2	Tubestock	318
THE aus	<i>Themeda australis</i>	Kangaroo Grass	1.5m	✓	8m2	Tubestock	318
*Plant numbers to be finalised at Detailed Design / CC-Tender stage							

PLANT IMAGES



Drawing Title:
Plant Schedule & Imagery
DWG No:

SSD-10

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Scale:	Date:	Job Number:	North:	Revision					FOR SSD - NOT FOR CONSTRUCTION	
N/A	05.05.22	211109	N/A	Rev	Date	Description	Drawn	Checked		
Project:	42, Boorea Street Lidcombe, NSW 2141			-	01.04.22	FOR SSD [DRAFT]	KC	BG		
				A	22.04.22	FOR SSD	KC/RJ	BG		
				B	26.04.22	FOR SSD	KC	BG		
				C	05.05.22	FOR SSD	RJ	BG		