



Oakdale South - MOD 4

Landscape
June 2017

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INTRODUCTION

This report has been prepared to support the proposed Section 96 revisions to the approved State Significant Development (SSD 6917) for the staged development of the Oakdale South Estate (OSE).

The aim of this report is to provide the revised concept landscape design response for the revised masterplan and Stage 1 DA. The report responds to the Secretary's Environmental Assessment Requirements (SEARs) as they relate to landscape architecture/ design specifically:

Urban Design and Visual: Suitable landscaping incorporating endemic species;

This report supports an Environmental Impact Statement (EIS) prepared in respect of the proposal and should be read in conjunction with the EIS and development plans submitted with the SSDA.

The SEARs relevant to this SSD have been considered and are addressed in this report as follows:

The SSD approval sets out:

An overarching planning framework to guide the staged development of the OSE including:

- An Indicative Master Plan and Structure Plan;
- Development Controls for the OSE;
- A Biodiversity Offset Strategy.

Stage 1 Development of the Estate including:

1. A package of estate-wide site preparation works to be implemented in stages including:

- Subdivision;
- Bulk earthworks (including construction of detention basins); and
- Construction of retaining walls, road and utility infrastructure/services.

2. Development for the purposes of warehousing and distribution including:

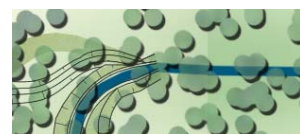
- The construction of warehouse buildings in Precincts 1;
- The construction of hardstand, loading, car parking and landscaping in Precincts 1;
- The fit out and use of buildings in Precincts 1 for generic warehousing and distribution uses.

Landscape Concept Master Plan

The landscape concept masterplan demonstrates the vision for the Oakdale South Estate (OSE). Various proposed landscape upgrades, rehabilitation and enhancements are proposed.



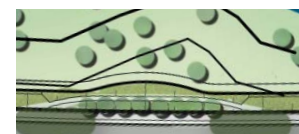
Bioretention basin



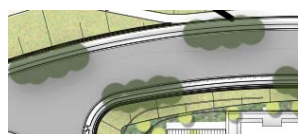
Creek & Riparian Zone



Biodiversity Zone



Landscape Node



Estate Streetscape



On site presentational landscaping



On site buffer planting



Vegetated embankments



Typical Landscape Site Section

This section has been produced to graphically demonstrate the interfaces and relationship of intended landscape treatments across the subject site.



Defendable zone



Ecology fence



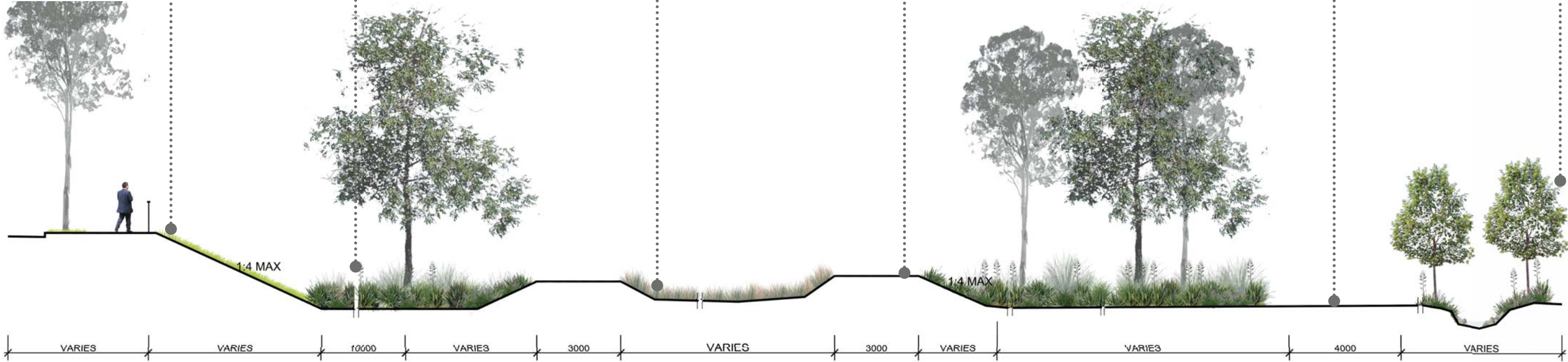
Bio-retention basin



Spray seal maintenance road
4m for Fire Service, 3m for basin and biodiversity



Riparian zone



SCALE 1:150



Prepared by:

SITE IMAGE
 Landscape Architects

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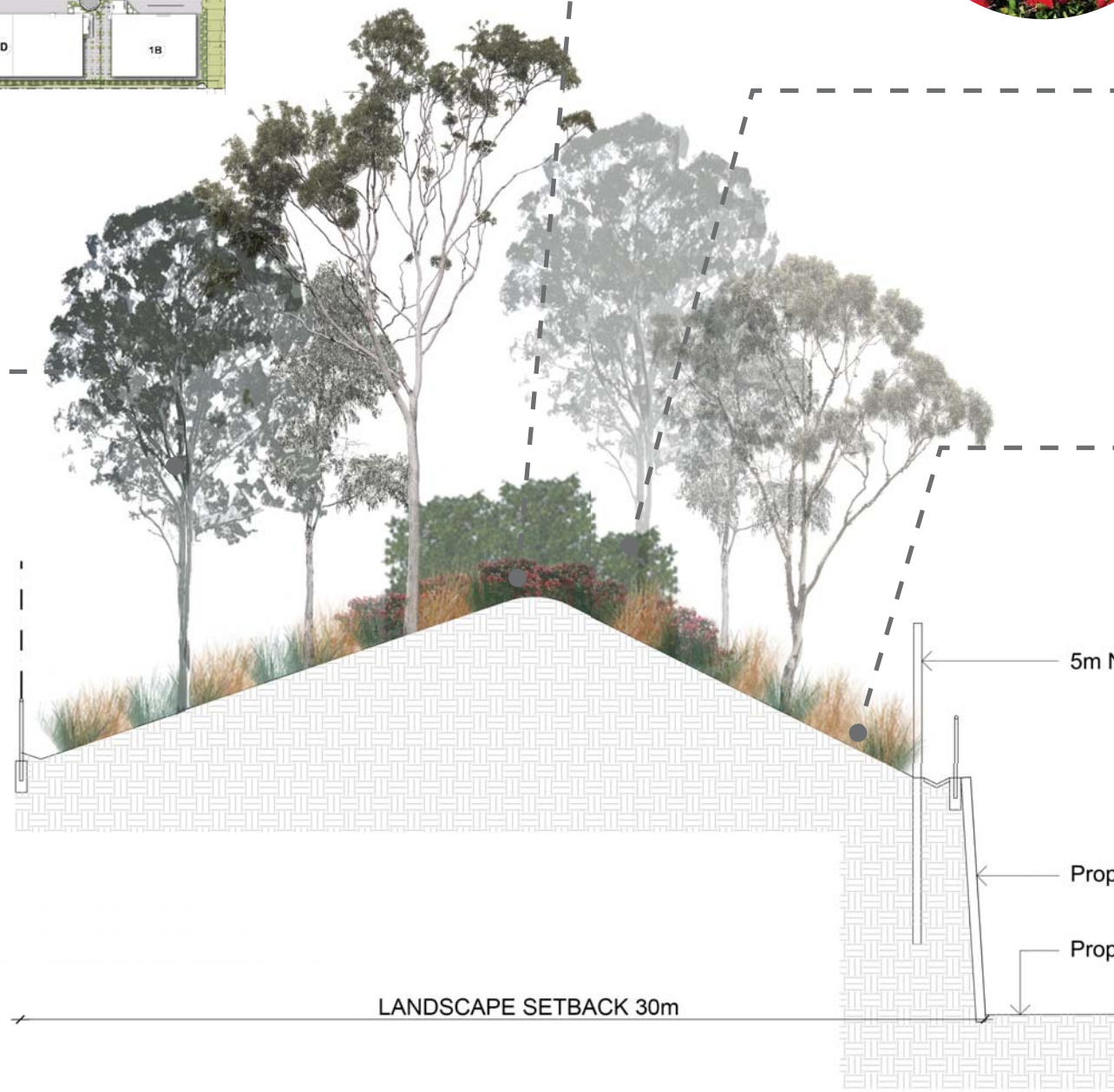


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 Site Image Job Number

Goodman
 SS15-3057
 Drawing Number
 Issue
 Date

LR-004
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 21.06.2017

Southern Boundary Landscape Section

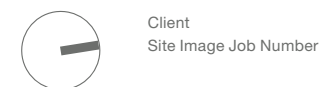


Section AA (Southern Boundary)
1:200 (Adapted from Civil section)

SCALE 1:200

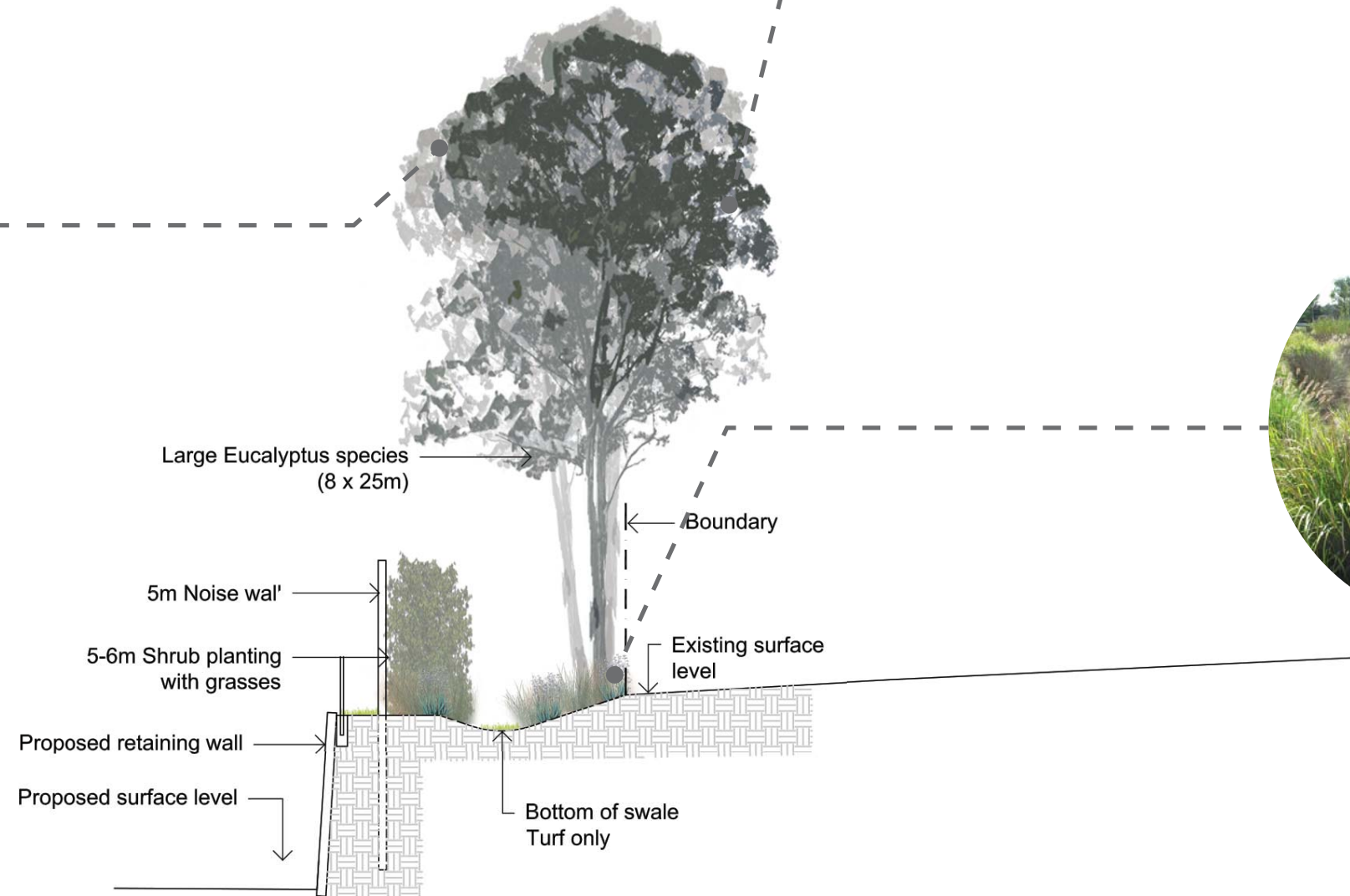


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Drawing Number Issue Date
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Eastern Boundary Landscape Section



Section BB (Eastern Boundary)
1:100 (Adapted from Civil section)











SCALE 1:200

Vegetation Typologies



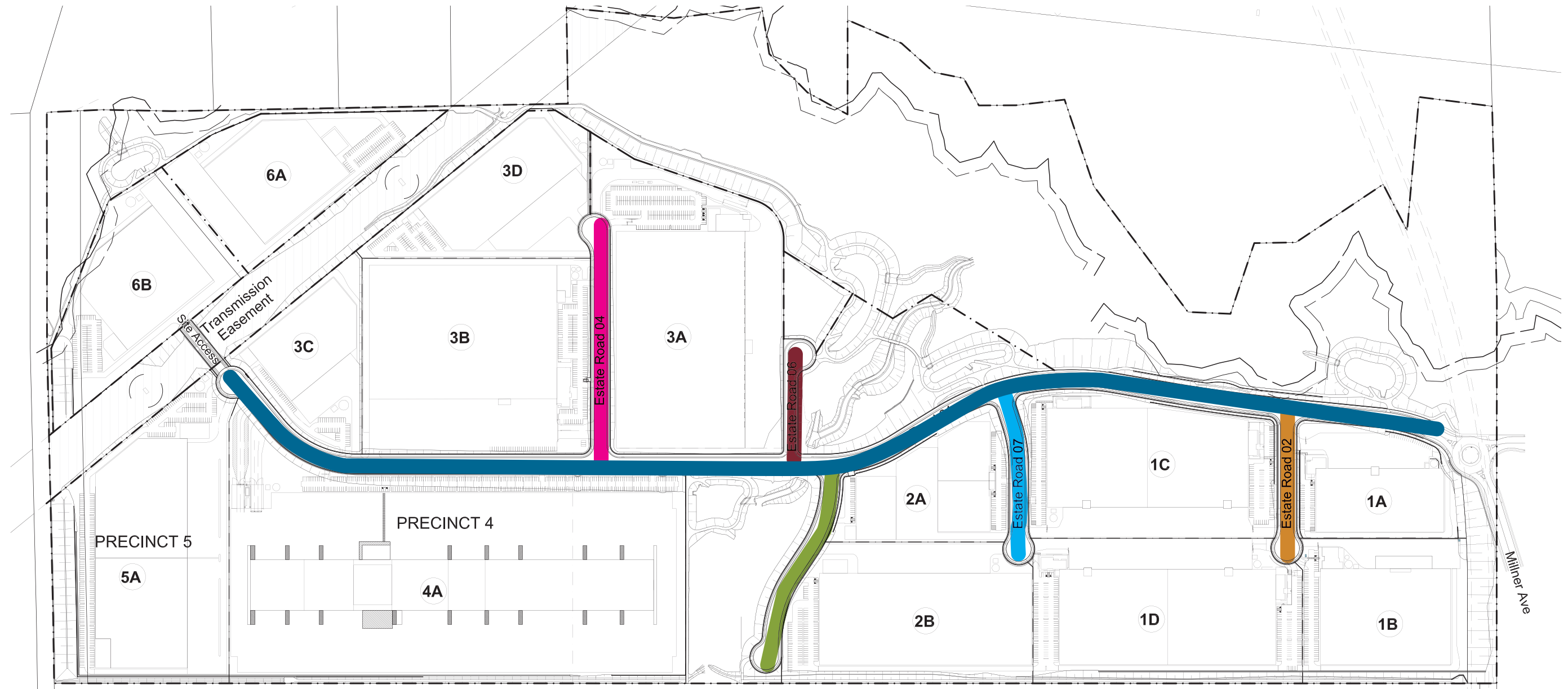
| | | | | | | | | | |
|---|--|--|---|--|---|---|---|--|---|
| <p>Typology 1 Streetscape</p> | <p>Typology 2 Landscape Nodes</p> | <p>Typology 3 Basins</p> | <p>Typology 4 Biodiversity Zone</p> | <p>Typology 5 Riparian Zone</p> | <p>Typology 6 Defendable Zone</p> | <p>Typology 7 On Lot Landscaping</p> | <p>Typology 8 Existing Managed Grasses</p> | <p>Typology 9 Embankment Turf</p> | <p>Typology 10 Boundary Planting</p> |
| <p>Refer to Street Tree Masterplan. Copse detail, ballast stone base.</p> | <p>Formalised planting to create legibility and amenity.</p> | <p>Bioretention species in accordance with Penrith City Council WSUD Guidelines.</p> | <p>Various rehabilitated plant communities, refer to AECOM documentation.</p> | <p>Rehabilitation of creekline included in biodiversity offsets.</p> | <p>Managed clear turf zone as stipulated by fire consultant</p> | <p>Presentation landscaping, softening of built form and amenity creation</p> | <p>Powerline easement, retain existing pastoral grassses and reinstate as required by civil works</p> | <p>Turf to civil embankment</p> | <p>Screen planting to boundary</p> |
| | | | | | | | | | |

Typical Species List and Reference Table

| Typology 1 | Typology 2 | Typology 3 | Typology 4 | Typology 5 | Typology 6 | Typology 7 | Typology 8 | Typology 9 | Typology 10 |
|--|---|---|---|---|--|---|---|---|---|
| Streetscape | Landscape Node | Basins | Biodiversity Zone | Riparian Zone | Defendable Zone | On Lot Landscaping | Existing Managed Grasses | Embankment Turf | Boundary Planting |
| Refer to Street Tree Masterplan. LR-007 | Indicative Plant List | Indicative Plant List | Refer AECOM VMP | Refer AECOM VMP | Managed clear turf zone as stipulated by fire consultant | Indicative Plant List | | | Indicative Plant List |
| Road 1 / Estate Road: - <i>Corymbia maculata</i> | Trees: - <i>Brachyhiton acerifolius</i> | Basin Matrix Planting: - <i>Imperata cylindrica</i> - <i>Ficinia nodosa</i> | | | | Trees: - <i>Cupaniopsis anacardioides</i> | | | Trees: - <i>Eucalyptus Crebra</i> - <i>Eucalyptus moluccana</i> - <i>Eucalyptus tereticornis</i> |
| Road 2: - <i>Eucalyptus crebra</i> | Shrubs & Accents: - <i>Doryanthes excelsa</i> | - <i>Juncus usitatus</i> | | | | Shrubs & Accents: - <i>Doryanthes excelsa</i> - <i>Westringia fruticosa</i> | | | Shrubs & Accents: - <i>Acmena smithii var. minor</i> |
| Road 3: - <i>Angophora subvelutina</i> | - <i>Westringia fruticosa</i> | - <i>Poa siebreinan</i> | | | | Grasses: - <i>Dianella 'Breeze'</i> - <i>Lomandra longifolia</i> | | | Grasses: - <i>Pennisetum 'Nafray'</i> |
| Road 4: - <i>Eucalyptus molucanna</i> | Grasses: - <i>Poa 'Eskdale'</i> | - <i>Themeda australis</i> - <i>Dianella caerulea</i> <i>Carex appressa</i> | | | | | | | |
| Road 5: - <i>Eucalyptus crebra</i> | | | | | | | | | |
| Refer to Street Tree Masterplan. Copse detail, ballast stone base. | Formalised planting to create legibility and amenity. | Mixed native grass planting in basin, potential expansion of biodiversity zone on batter. | Various rehabilitated plant communities, refer to AECOM documentation. | Rehabilitation of creekline included in biodiversity offsets. | Managed clear turf zone as stipulated by fire consultant | Presentational landscaping, softening of built form and amenity creation | Existing pastoral grasses, maintained under powerline easement. | Turf planting to embankment | Native screening to boundary |
|  |  |  |  |  |  |  |  |  |  |

Street Tree Master Plan

This section has been produced to graphically demonstrate the interfaces and relationship of intended landscape treatments across the subject site.



Estate Road (Road 1)
Corymbia maculata
 Spotted Gum
 30m (h) x 8m (w)



Road 2
Eucalyptus crebra
 Narrow-leaved Ironbark
 15m (h) x 6m (w)



Road 3
Angophora subvelutina
 Broad-leaved Apple
 18m (h) x 8m (w)



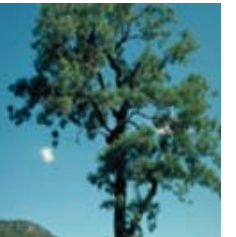
Road 4
Eucalyptus moluccana
 Grey Box
 25m (h) x 6m (w)



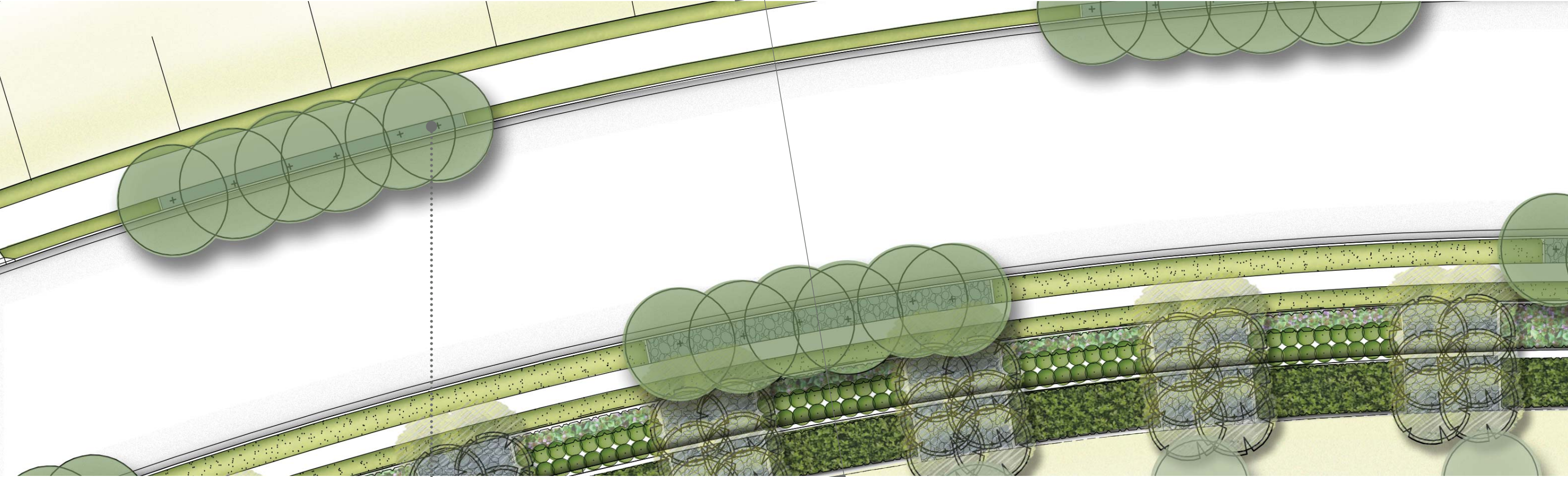
Road 6
Eucalyptus crebra
 Narrow-leaved Ironbark
 15m (h) x 6m (w)



Road 7
Eucalyptus crebra
 Narrow-leaved Ironbark
 15m (h) x 6m (w)



Streetscape Typical Detail

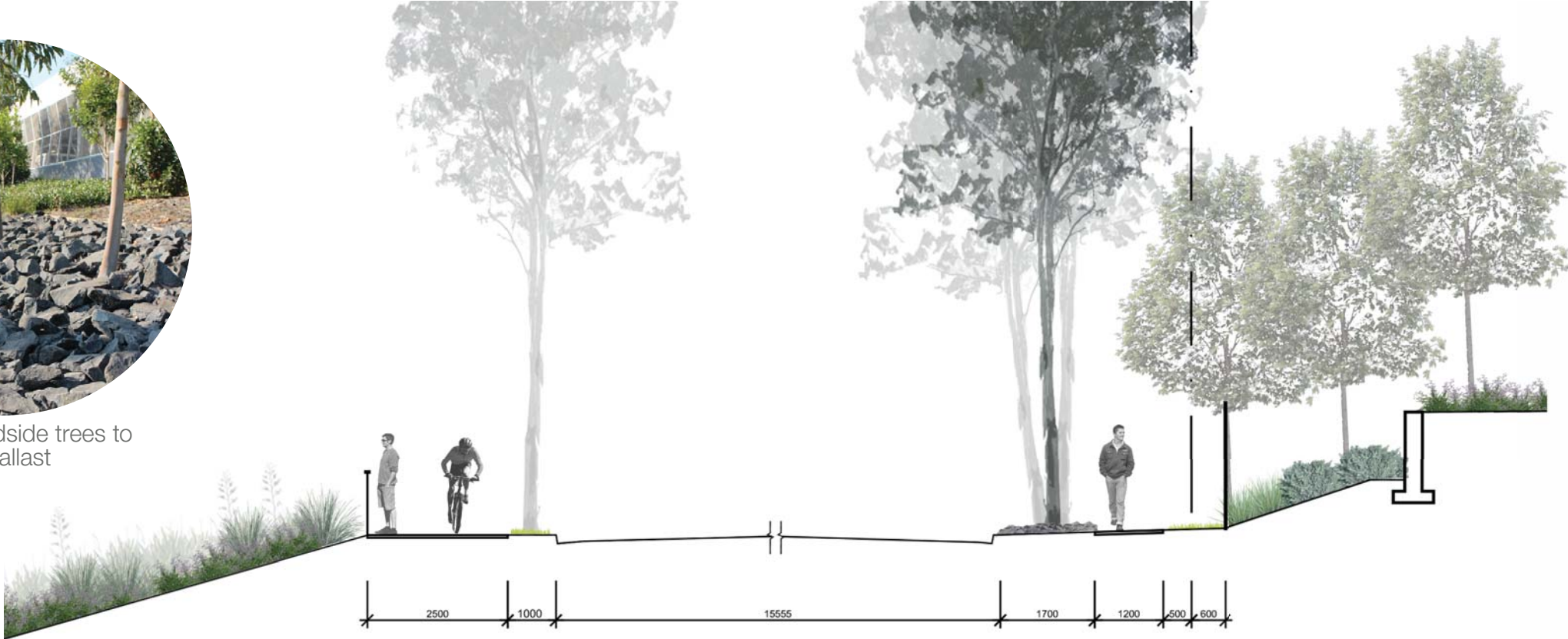


SCALE 1:250

Proposed trees flanking both side of all proposed streets. The main estate road shall consist of a 2.5m shareway for pedestrians and cyclists. Grass verge shall separate 'copse' street tree planting, based in ballast, with organic mulch underlay.

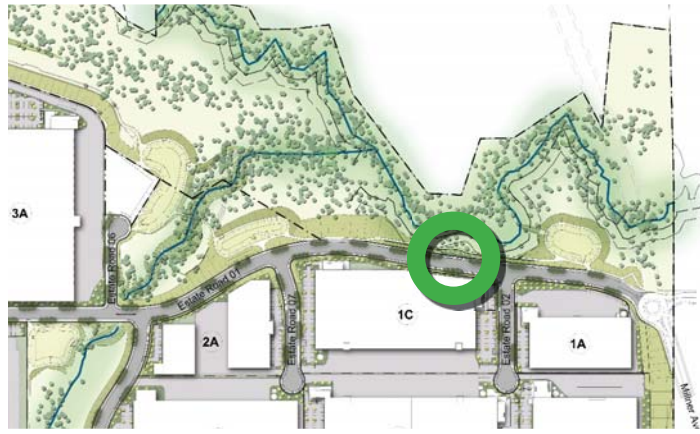


Copses of roadside trees to be in ballast



SCALE 1:100

Landscape Node 1 - Plan & Section



Block seating, potentially incorporating salvaged heritage items (circa. 1850 brickwork)

To ensure adequate respite and relaxation amenity, Landscape nodes are proposed along the main spine road, interfacing with natural biodiversity landscape works.

These nodes shall provide shade, visual separation from vehicles, views, seating, and potentially host interpretive art of European historical artefact found on site.



Ballustrade on top of key stone wall (Detail Indicative)



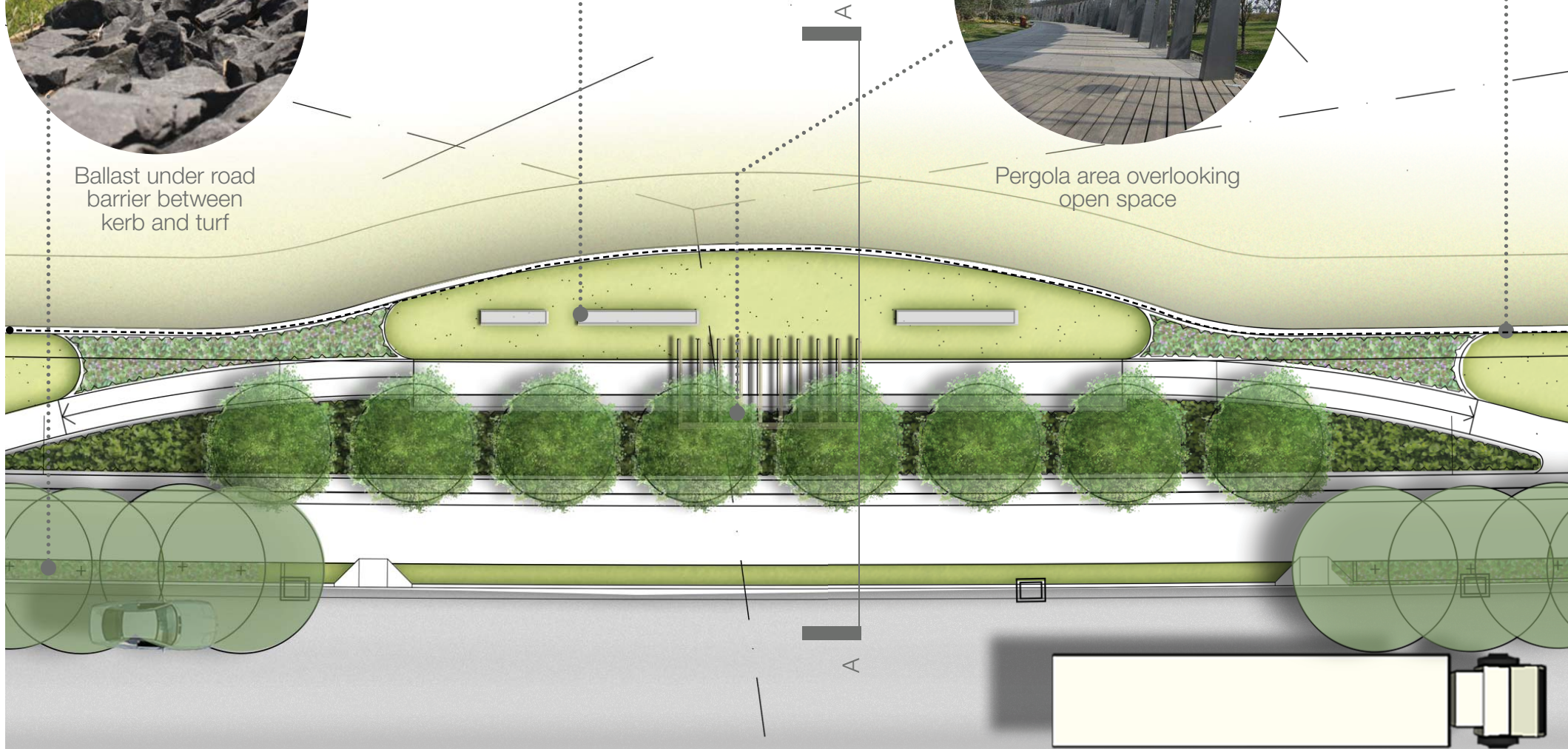
Feature native plantings to enhance wayfinding and legibility



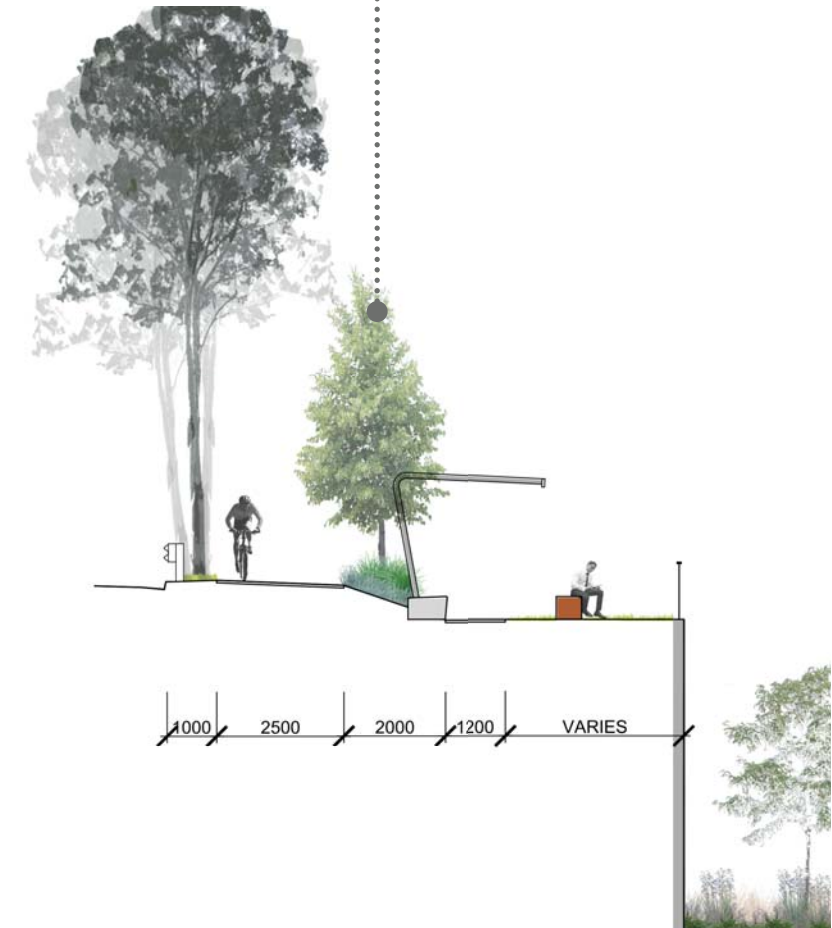
Ballast under road barrier between kerb and turf



Pergola area overlooking open space



SCALE 1:250



SCALE 1:75

Landscape Node 2 - Plan / Section



Nodes shall be strategically placed close to office administration areas, entries etc to 'cluster' activity, and provide convenience and accessibility for workers of nearby facilities.

Landscapes nodes shall also be used by pedestrians and cyclists, create a sense of place and legibility across the site.

The use of feature planting and pergola structures will further enhance these areas, and create a focal points for the greater estate



Planted embankment



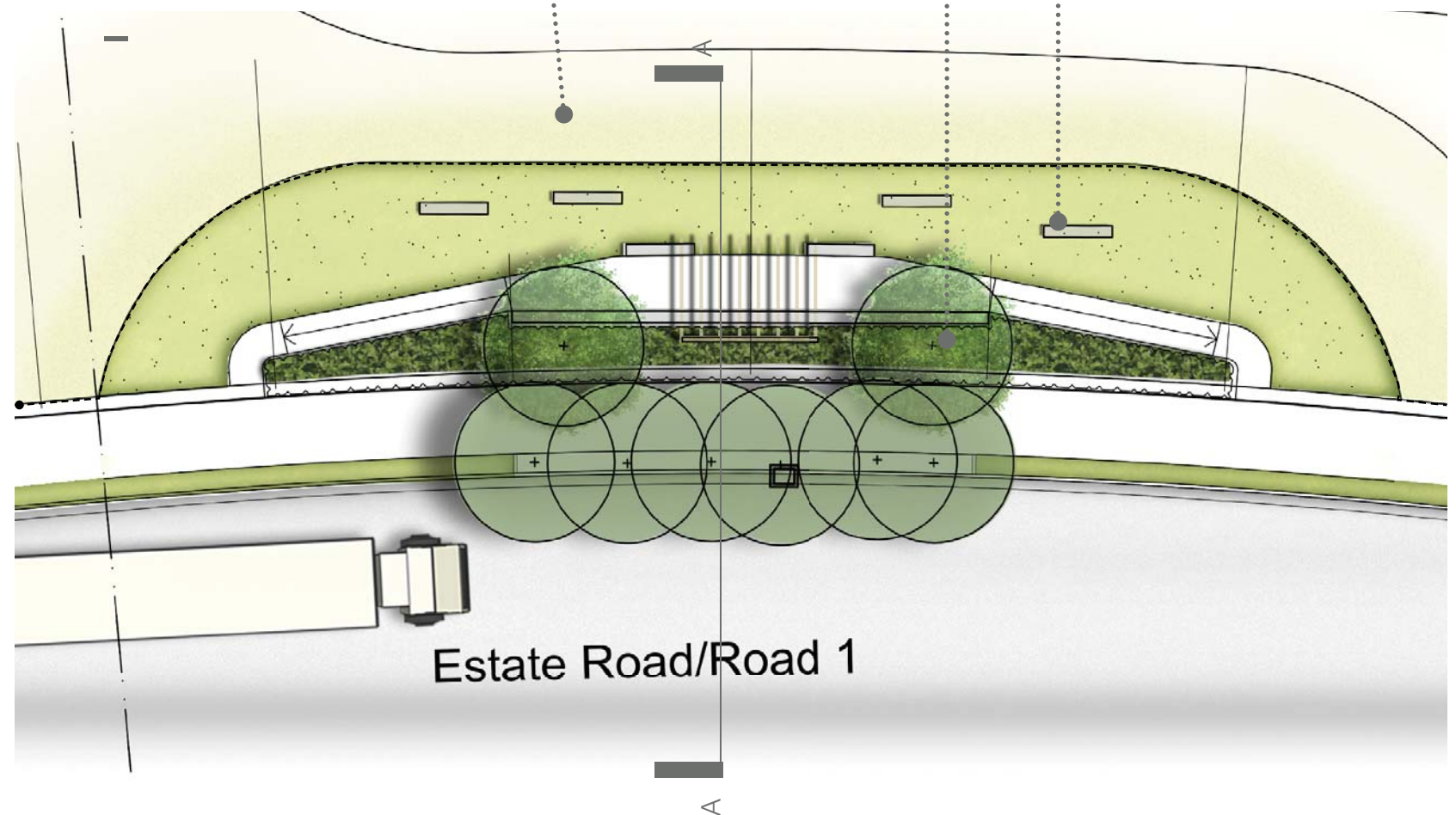
Presentational planting



Seating overlooking open space



SCALE 1:100



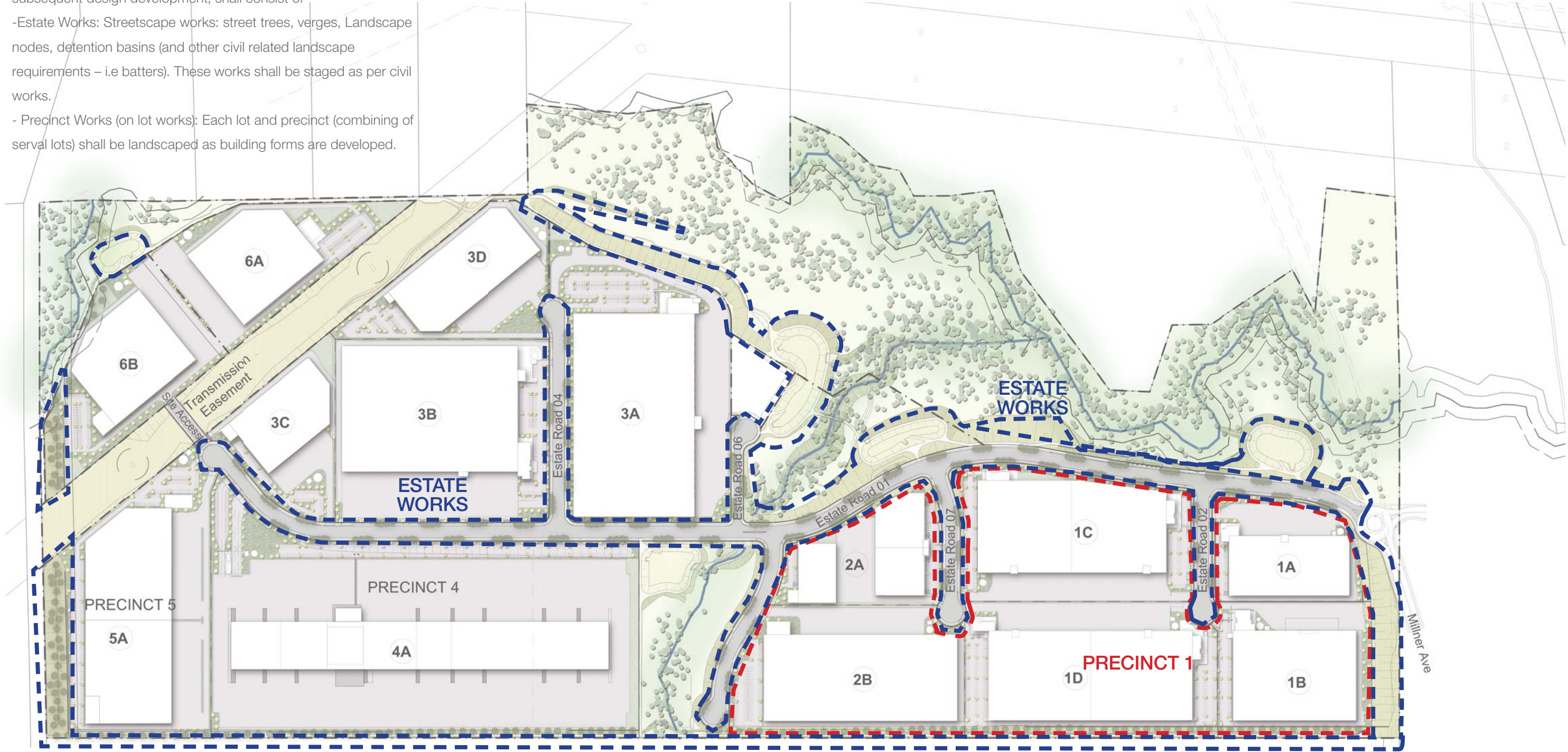
SCALE 1:250

Stage 1 Development

Landscape Scope of Works

The landscape works described specifically in this report, and subsequent design development, shall consist of

- Estate Works: Streetscape works: street trees, verges, Landscape nodes, detention basins (and other civil related landscape requirements – i.e batters). These works shall be staged as per civil works.
- Precinct Works (on lot works): Each lot and precinct (combining of several lots) shall be landscaped as building forms are developed.



- - - Estate Works
- - - Precinct Works





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Estate Landscape Works

June 2017