

### Site - General Description

This landscape design report has been prepared in accordance with the Goulburn Mulwaree Development Control Plan 2009 (DCP), Appendix B Preferred Planting Species and Appendix G Landscape Policy: Site Analysis and Prepare a Landscape Plan.

The project site is located at 52 Sinclair Street, Goulburn NSW and is zoned E3 Environmental Management, B6 Enterprise Corridor and RU6 Transition. The site is bounded generally by rural properties with single storey dwellings located upon them some distance from the subject site. A council waste facility is located across Common Street. The topography slopes down from the northern and eastern boundaries to the south western corner near the existing dam, a drainage line extends from the north eastern corner to the south western corner. The majority of the site is relatively flat with the steeper topography located in the north eastern corner.

There are two existing sealed roads on site. These are to be retained and used as the main thoroughfares for the proposal.

Existing vegetation includes an number of remnant trees in the north western corner, a grove of exotic *Pinus species* and the remainder of the site is pasture grass.

### Proposed Development

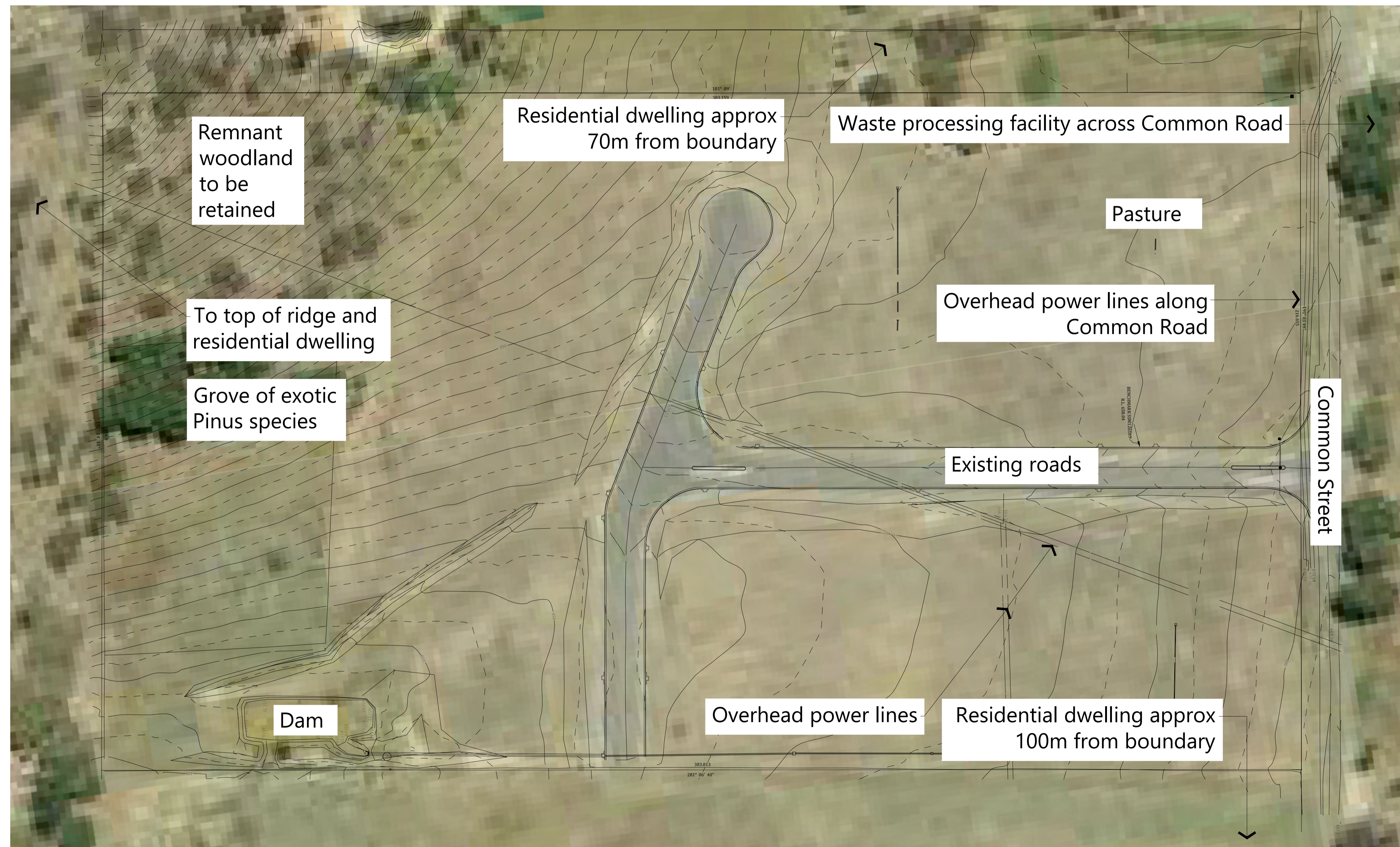
The proposed development is a mixed use development that includes a chicken processing plant, cold storage, chicken holding shed, administration building, truck maintenance shed and a childcare centre.

### Proposed Landscape Works and Objectives

The proposed landscape aims to:

- Reduce any visual impacts caused by the scale of the proposed buildings with the use of tall tree species and lower densely foliated species along boundaries where possible and selected areas identified within the visual impact assessment.
- Provide attractive outdoor areas for staff by providing seating and shade areas in a garden setting.
- Provide shade to car parking.
- Planting that complements the existing character of the surrounding landscape and development.
- Provide low maintenance selections of locally occurring and more broadly native plants.
- Provide exotic deciduous tree planting for winter solar access.
- Provide plantings around storm water detention basins to help improve water quality.

It is recommended that contract growing of the locally occurring Eucalyptus species being proposed is undertaken. This will ensure proposed pot sizes are available at the time of construction.



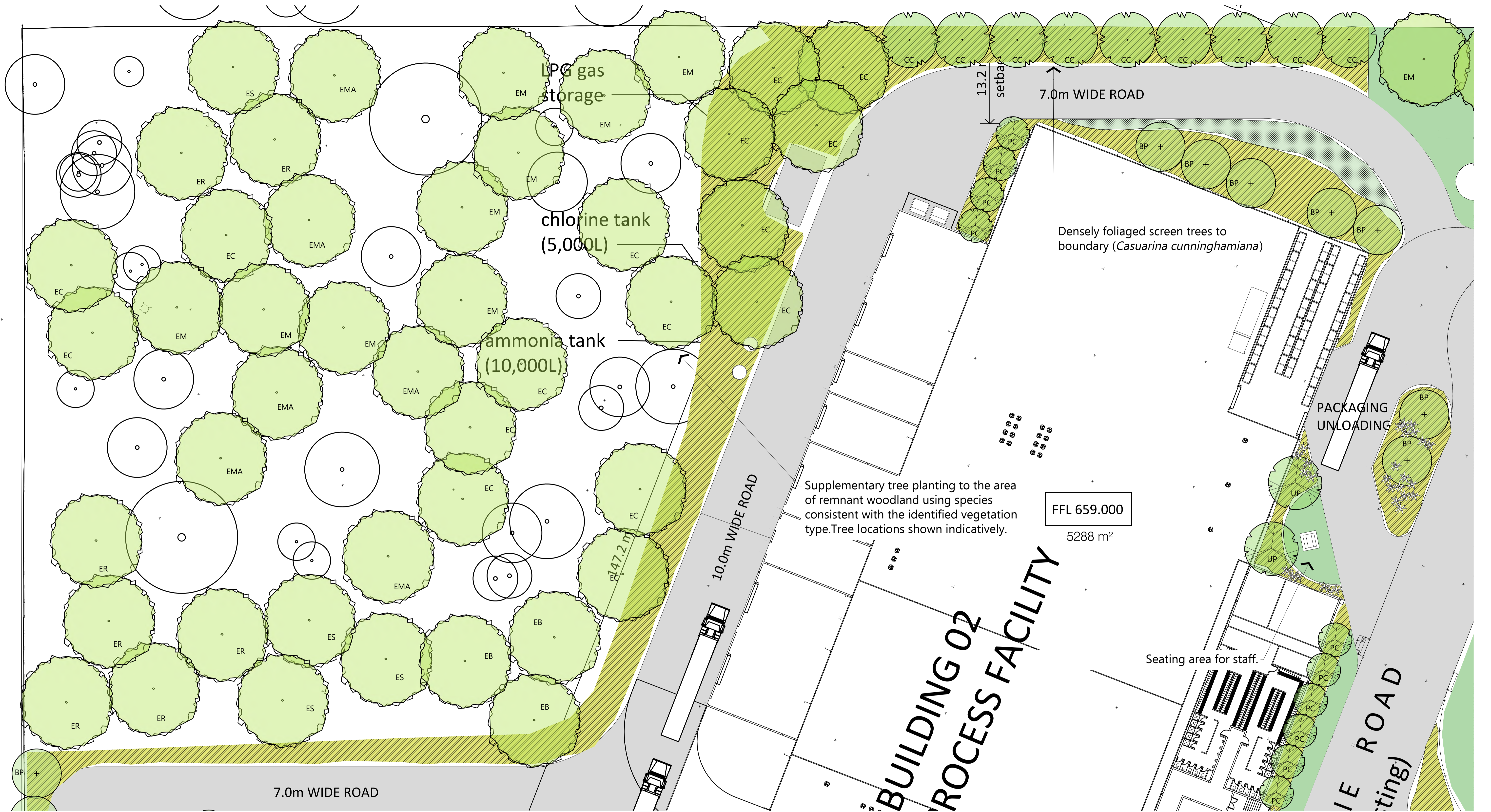
Issue	Details	Date
-	Draft Issue	15.02.19
A	DA Issue	04.04.19

Project:  
Mixed Use Development  
  
Lot 22 DP 750050  
  
Client:  
Woodlands Ridge Poultry Pty Ltd

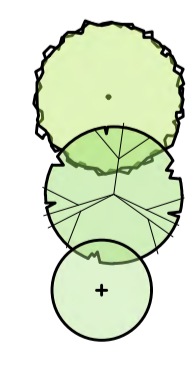
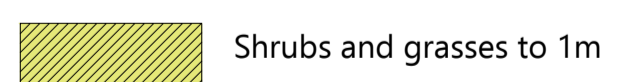

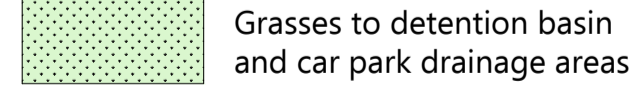
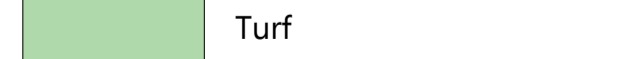
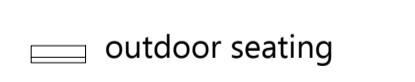
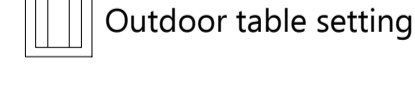
Title:  
**Site Analysis & Design Statement**

Site: 52 Sinclair Street, Goulburn NSW  
 Date: 04 April 2019  
 Job No: 1867  
 Revision: **A** Sheet: **L01**





**Legend**

-  Proposed trees. refer to plant schedule on sheet 07
-  Shrubs and grasses to 1m
-  Groundcovers
-  Grasses to detention basin and car park drainage areas
-  Turf
-  outdoor seating
-  Outdoor table setting



**MARA Consulting** Pty Ltd  
 Design | Communication  
 Level 1, 161 King Street, Newcastle NSW 2300  
 t: 02 4965 4317  
 e: mara@maraconsulting.com.au  
 w: maraconsulting.com.au



Scale 1: 250 @ A1

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-	Draft Issue	15.02.19
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Project:  
Mixed Use Development

Lot 22 DP 750050

Client:  
Woodlands Ridge Poultry Pty Ltd

Title:  
**Landscape Plan 1**

Site: 52 Sinclair Street, Goulburn NSW

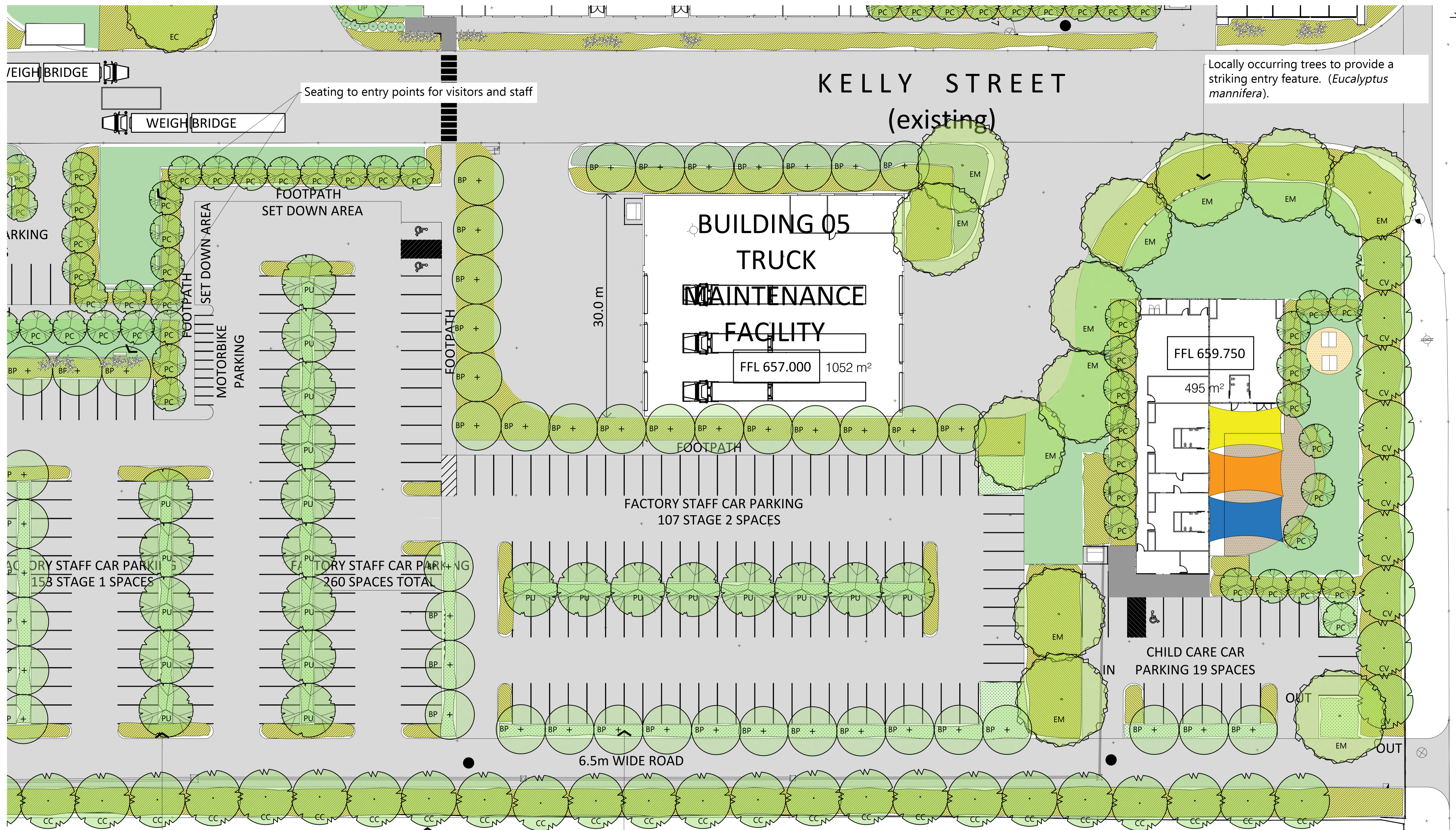
Date: 04 April 2019  
Job No: 1867

Revision: **A** Sheet:

**L03**



Issue	Details	Date
-	Draft Issue	15.02.19
A	DA Issue	04.04.19



Locally occurring trees to provide a striking entry feature. (*Eucalyptus mannifera*).

Seating to entry points for visitors and staff

FACTORY STAFF CAR PARKING  
107 STAGE 2 SPACES

FACTORY STAFF CAR PARKING  
153 STAGE 1 SPACES

FACTORY STAFF CAR PARKING  
260 SPACES TOTAL

CHILD CARE CAR PARKING  
19 SPACES

6.5m WIDE ROAD

Flush kerbs to allow storm water run off to percolate and drain through soil. Planting consisting of native grasses tolerant of periodic inundation.

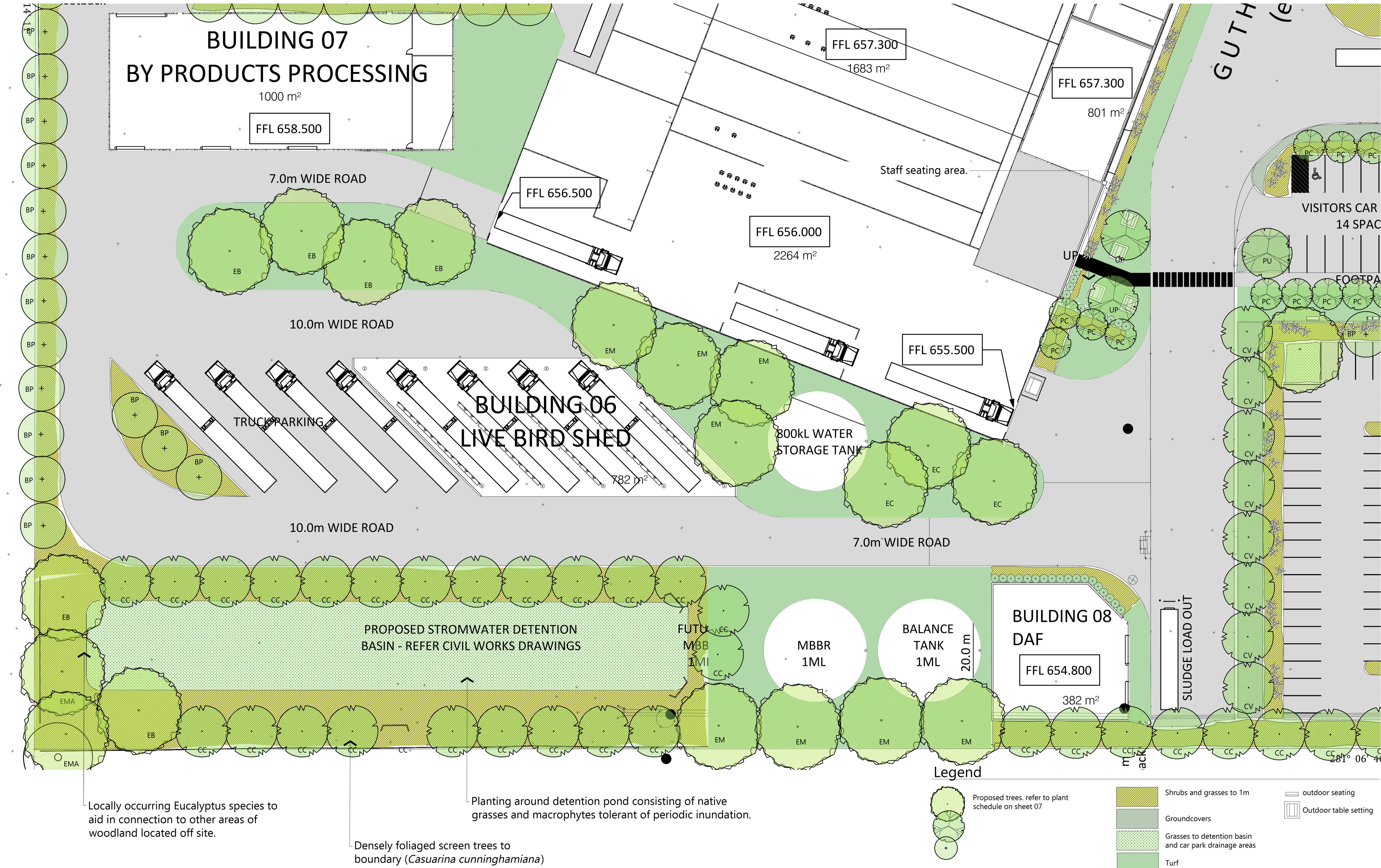
A mixture of exotic and native trees to provide shade to car parking.

Densely foliated screen trees to boundary (*Casuarina cunninghamiana*)

**Legend**

- Proposed trees. refer to plant schedule on sheet 07
- Shrubs and grasses to 1m
- Groundcovers
- Grasses to detention basin and car park drainage areas
- Turf
- outdoor seating
- Outdoor table setting

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**PLANTING SCHEDULE**

Sym.	Botanical Name	Common Name	Mature HxW	Pot Size	Density
<b>Trees</b>					
BP	<i>Brachychiton populneus</i>	Kurrajong	12x5	75L	As shown
CC	<i>Casuarina cunninghamiana</i>	River She-Oak	15x8	75L	As shown
CV	<i>Callistemon viminalis</i>	Bottlebrush	8x6	75L	As shown
EA	<i>Eucalyptus cinerea</i>	Argyle Apple	15x8	75L	As shown
EM	<i>Eucalyptus mannifera</i>	Brittle Gum	16x9	75L	As shown
PC	<i>Pyrus 'Capital'</i>	Ornamental Pear	12x4	75L	As shown
PU	<i>Pyrus ussuriensis</i>	Manchurian Pear	9x7	75L	As shown
UP	<i>Ulmus parvifolia</i>	Chinese Elm	12x10	75L	As shown
<b>Trees - Supplementary Planting to remnant woodland are</b>					
EB	<i>Eucalyptus bridgesiana</i>	Apple Box	20x10	5L	
EC	<i>Eucalyptus cinerea</i>	Argyle Apple	15x8	5L	
EMA	<i>Eucalyptus macrorhyncha</i>	Red Stringy Bark	20x10	5L	
EM	<i>Eucalyptus mannifera</i>	Brittle Gum	15x9	5L	
ER	<i>Eucalyptus rossii</i>	Inland Scribbly Gum	15x9	5L	
ES	<i>Eucalyptus sieberi</i>	Silvertop Ash	15x9	5L	
<b>Hedge to 1800mm</b>					
	<i>Photinia 'Red Robin'</i>	Photinia	4x3	5L	1.5m
<b>Accent Plants</b>					
	<i>Cordyline australis cvs</i>	Cabbage Tree	3x2	5L	As shown
	<i>Doryanthes excelsa</i>	Minmi Lily	2x2	5 L	As shown
	<i>Phormium tenax cvs</i>	NZ Flax	1.5x1.5	5 L	As shown
<b>Shrubs and Grasses</b>					
	<i>Banksia 'Minimarg'</i>	Dwarf Heath Leaved Banksia	0.5x1	5 L	1/m <sup>2</sup>
	<i>Banksia 'Bulli Baby'</i>	Dwarf Silver Banksia	1.2x1.2	5 L	1/m <sup>2</sup>
	<i>Correa 'Adorabell'</i>	Native Fushia	1x1	5 L	1/m <sup>2</sup>
	<i>Carex appressa</i>	Tall Sedge	1x1	Tubestock	4/m <sup>2</sup>
	<i>Callistemon 'Better John'</i>	Better John Dwarf Callistemon	1x1	5 L	1/m <sup>2</sup>
	<i>Callistemon subulatus</i>	Bottlebrush	1x1	5 L	1/m <sup>2</sup>
	<i>Grevillea 'Border Red'</i>	Grevillea	1.2x1.2	5 L	1/m <sup>2</sup>
	<i>Lomandra 'Katrinus Deluxe'</i>	Mat Rush	0.8x0.8	2.5 L	4/m <sup>2</sup>
	<i>Lomandra 'Tanika'</i>	Dwarf Matt Rush	0.6x0.6	2.5 L	4/m <sup>2</sup>
	<i>Poa 'Eskdale'</i>	Tussock Grass	0.6x0.6	Tubestock	4/m <sup>2</sup>
	<i>Poa seiberiana</i>	Tussock Grass	1x1	Tubestock	4/m <sup>2</sup>
	<i>Westringia 'Grey Box'</i>	Grey Box Coastal Rosemary	0.5x0.5	2.5 L	4/m <sup>2</sup>
	<i>Westringia 'Zena'</i>	Coastal Rosemary	0.7x0.7	2.5 L	2/m <sup>2</sup>
<b>Groundcovers</b>					
	<i>Banksia 'Roller Coaster'</i>	Prostrate Coastal Banksia	0.2x2	5L	2/m <sup>2</sup>
	<i>Grevillea 'Royal Rambler'</i>	Royal Rambler Grevillea	0.2x2	2.5L	2/m <sup>2</sup>
	<i>Grevillea 'Mt Tamboritha'</i>	Prostrate Grevillea	0.3x1	2.5L	2/m <sup>2</sup>
	<i>Hardenbergia violacea</i>	Native Sarsparilla	0.2x3	2.5L	1/m <sup>2</sup>
	<i>Myoporum parvifolium</i>	Boobialla	0.2x1	Tubestock	2/m <sup>2</sup>
	<i>Pultanaea pedunculata</i>	Matted Pea Bush	0.2x2	2.5L	2/m <sup>2</sup>
	<i>Scaevola 'Purple Fusion'</i>	Purple Fusion Fan Flower	0.2x1	Tubestock	3/m <sup>2</sup>
<b>Grasses to Detention Basin and Car Park Islands</b>					
	<i>Carex appressa</i>	Tall Sedge	1x1	Tubestock	4/m <sup>2</sup>
	<i>Ficinia nodosa</i>	Tall Sedge	0.8x0.8	Tubestock	4/m <sup>2</sup>
	<i>Juncus continous</i>	Sand Rush	1x1	Tubestock	4/m <sup>2</sup>
	<i>Lomandra longifolia</i>	Matt Rush	1x1	Tubestock	4/m <sup>2</sup>
<b>Turf</b>					
	<i>Cynodon dactylon</i>	Couch	Rolls		

**4.0 LANDSCAPE MAINTENANCE**

**4.1 MAINTENANCE BEFORE PRACTICAL COMPLETION**

Before Practical Completion of the works is achieved and the Maintenance Period commences, all works must be maintained by the Contractor in accordance with the Maintenance Specification. No additional payment will be made for this work.

**4.2 PERIOD**

The Plant Establishment Period begins at the date of Practical Completion. The duration of the establishment period is 52 weeks.

**4.3 SCOPE**

Prior to commencement of the Maintenance Period and in liaison with the Superintendent, the Contractor must prepare for agreement a maintenance program. This program must detail the timing and frequency of maintenance works in accordance with this Technical Specification.

The Contractor must maintain the whole of the works performed under the Contract for the specified Maintenance Period following the Date of Practical Completion. Maintenance of the works must include at least weekly visits but visits should be made more frequently if needed to attain required intervention levels and must also include the following:

- topping up of mulch areas;
- replanting;
- weed control;
- watering;
- mowing of nature strips as required and / or if instructed;
- mowing of grassed areas as required and / or if instructed;
- pest and disease control;
- pruning and plant re-location;
- checking, firming and securing plant stakes, and removal prior to final completion;
- litter removal including emptying of litter bins;
- reinstating edges as required;
- repair of any damaged concrete edges.

Joint inspections of all planted areas with the Contractor and Superintendent as a minimum, must be carried out after the completion of the works, at monthly intervals and at the completion of the Maintenance / Establishment Period or as otherwise agreed.

Any remedial works must be performed within two weeks of the date of inspection except where otherwise approved by the Superintendent or specified in this Technical Specification. All waste material must be removed from the site as soon as practicable.

**4.4 EXECUTION OF WORKS**

The works must be maintained as follows.

**Replanting**

Any plants that die or do not show satisfactory growth within the Maintenance Period for any reason other than vandalism, theft or fire must be replaced and replanted by the Contractor and at its cost. Replacement is to occur immediately subject to the next paragraph and irrespective of numbers of any unsatisfactory plants.

Replanting is not to be undertaken during November, December, January and February unless approved by the Superintendent.

Replanting must not take place during extreme weather conditions, such high winds, immediately before or during frosts and high temperatures.

Replacement plants must be approved by the Superintendent before use.

All plants are required to show signs of healthy growth at the completion of the Maintenance Period.

**Weed Control**

All planted, mulched, grassed, paved and other open space areas within the scope of works must be maintained in a weed-free state. Weeding must take place weekly or when weed growth affects 5 per cent of the total garden area.

**Watering**

All plants must be watered to ensure healthy and vigorous growth by applying an appropriate amount of water to the surrounding soil.

Mature trees must be watered in accordance with the following table. Watering rates may be reduced during plant dormancy periods and following site establishment.

Container Size	Tree Height	Average Trunk Diameter	Litres of water/week
15-20 litres	1.5-2.0m	30mm	5
40-50 litres	2.1-3.0m	50mm	8
75-100 litres	3.1-4.0m	75mm	12

All watering is to be undertaken in accordance with the requirements of the relevant water authority.

Watering frequency must be at the specified intervals outlined in the table below.

	Summer	Winter	Autumn	Spring
Frequency of watering	Weekly	Monthly	Fortnightly	Fortnightly

Joint inspections of all planted areas with the Contractor and Superintendent as a minimum, must be carried out after the completion of the works, at monthly intervals and at the completion of the Maintenance / Establishment Period or as otherwise agreed.

Any remedial works must be performed within two weeks of the date of inspection except where otherwise approved by the Superintendent or specified in this Technical Specification. All waste material must be removed from the site as soon as practicable.

**Grass Areas**

All specified grass areas must be maintained to provide a healthy, dense, vigorous uniformly green continuous expanse. Mowing must be carried out at intervals that maintain grass at a height in the range of 50 - 60mm at all times during the contract period. Where pests and diseases occur, treatment must be made in accordance with accepted horticultural standards. Broadleaf weeds must not exceed 5 per cent of the grass area.

**Stakes**

Stakes must remain firm and intact throughout the Maintenance / Defects Liability Periods. Defective items must be replaced within two weeks of the defect being identified.

**Pest and Disease Control**

All plants must be maintained free of insect infestation and plant disease.

**Mulching for Garden Areas**

All mulched areas must be maintained at a minimum depth of 75 mm and to the finished surface levels shown on the Drawings.

**Pruning and plant re-location**

The Contractor must prune trees and shrubs to remove damaged branches and encourage appropriate growth habit.

All other plants must be kept in tidy conditions.

The Contractor must ensure that plants branches or leaves do not obstruct paths and roads and that the plants are located outside the clear zones with the required off-sets to paths and roads as shown on the drawings.

Plants that are planted within or obstruct the clear zone must be moved and re-planted in an appropriate location as agreed to by the Superintendent or pruned appropriately.

**Litter Removal**

The Contractor is responsible for litter removal during the Maintenance Period. General litter (for example paper, bags, bottles and cans) must be removed from garden beds and areas of grass maintained under the Contract.

Contractor must empty litter bins during the maintenance period.

The Contractor is responsible for litter removal during the Maintenance Period.

General litter (for example paper, bags, bottles and cans) must be removed from garden beds and areas of grass maintained under the Contract.

**Reinstating Edges**

The Contractor is responsible for reinstatement of edges during the Maintenance Period.

**Drainage**

The Contractor must ensure drainage pits and all other infrastructure are clear of debris. Inspections must occur at least monthly.

**Repair Edges**

The Contractor will be responsible for maintaining all edges constructed under this contract. All elements must be kept in a neat, tidy, safe and useable condition. Maintenance works must include (but are not necessarily limited to) the following.

- Routine inspection of all edges. Any major defects must be reported immediately to the Superintendent and securely fenced up.
- If an inspection identifies any hazard to public safety which cannot be rectified immediately as routine maintenance the Contractor must make the area safe and report immediately the hazard to the Superintendent.
- Repair of damages deemed to be of minor nature by the Superintendent may be held off until deemed suitable by the Superintendent.

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Mixed Use Development

Lot 22 DP 750050

Client:  
Woodlands Ridge Poultry Pty Ltd

Title:  
**Plant Schedule and  
Proposed Maintenance  
Specification**

Site: 52 Sinclair Street, Goulburn NSW

Date: 04 April 2019  
Job No: 1867

Revision: **A** Sheet:

**L07**