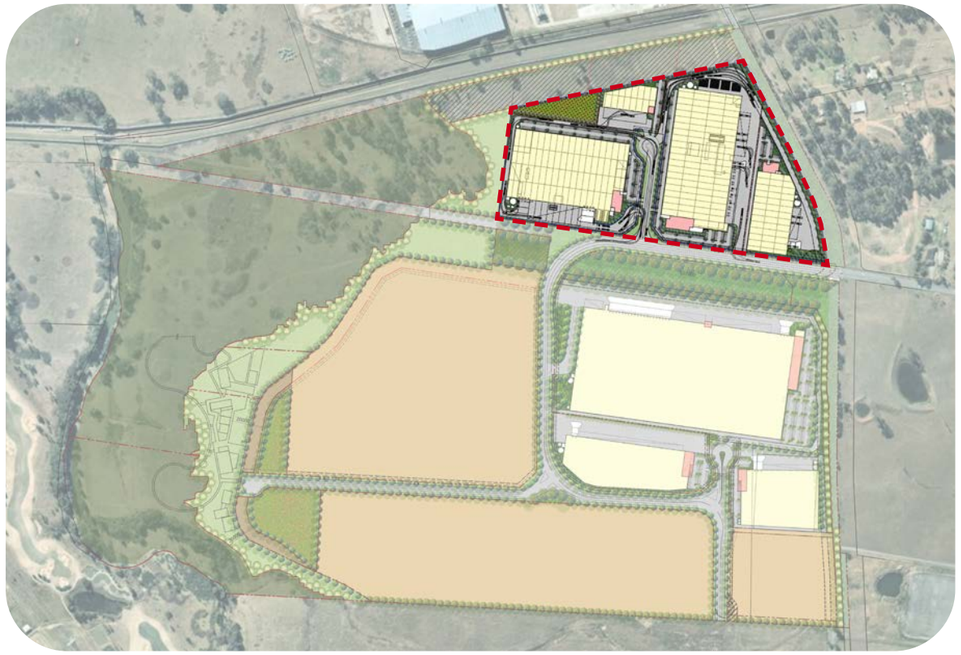
THE YARDS KEMPS CREEK MODIFICATION

THE YARDS, KEMPS CREEK, NSW

LANDSCAPE CONCEPT PLAN
24.11.2021
DA SUBMISSION
ISSUE E



DRAWING LIST:

FRASERS PROPERTY

ALTIS PROPERTY PARTNERS

LANDSCAPE ARCHITECT:

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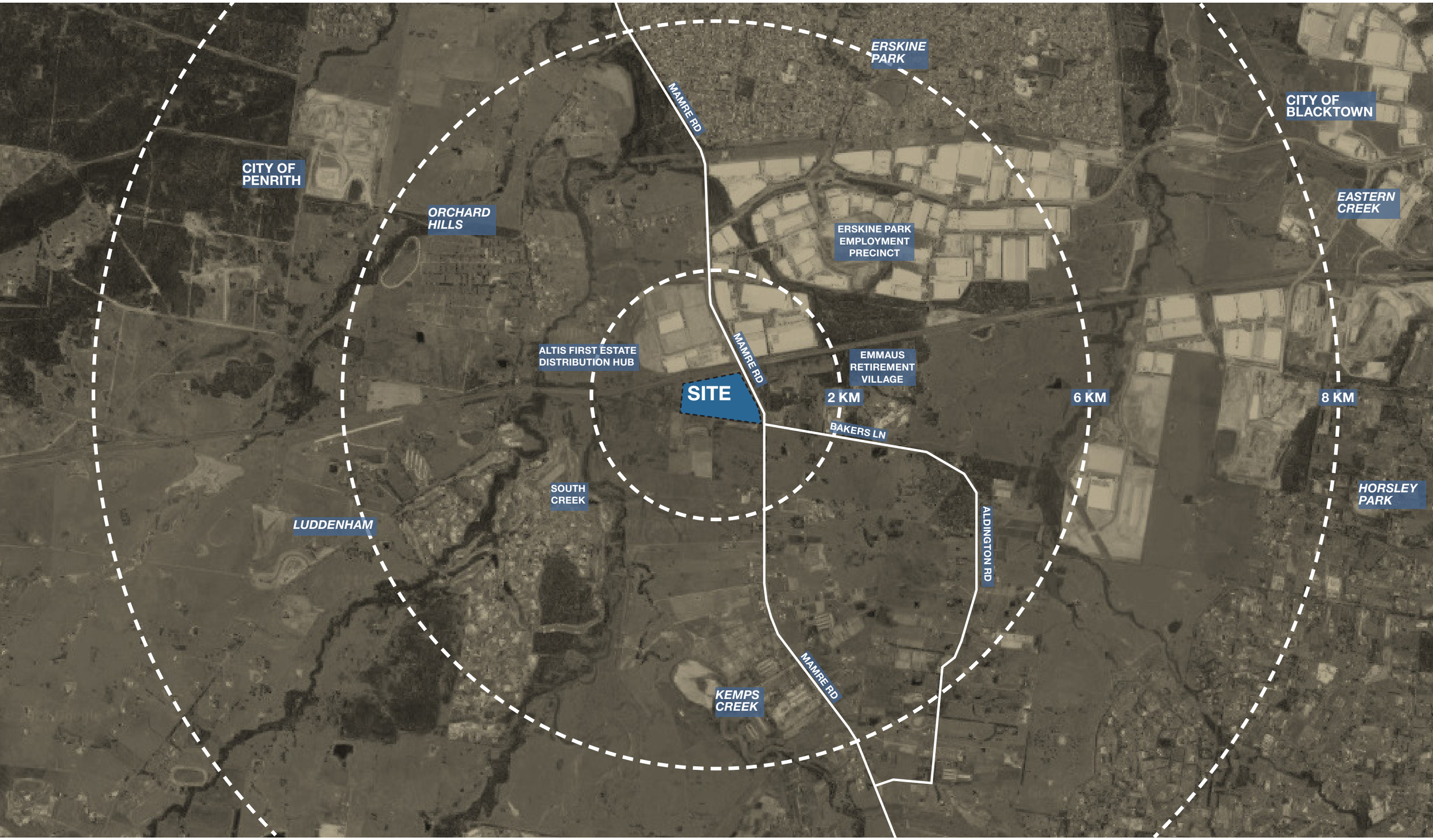
REGIONAL CONTEXT



PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	REGIONAL CONTEXT	H8-21043	DA SUBMISSION	NTS	E	24.11.2021	KM/DG	DV	L02	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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SITE CONTEXT: AERIAL PHOTO

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	SITE CONTEXT: AERIAL PHOTO	H8-21043	DA SUBMISSION	NTS	E	24.11.2021	KM/DG	DV	L03	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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SITE ZONING MAP

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	SITE ZONING MAP	H8-21043	DA SUBMISSION	NTS	E	24.11.2021	KM/DG	DV	L04	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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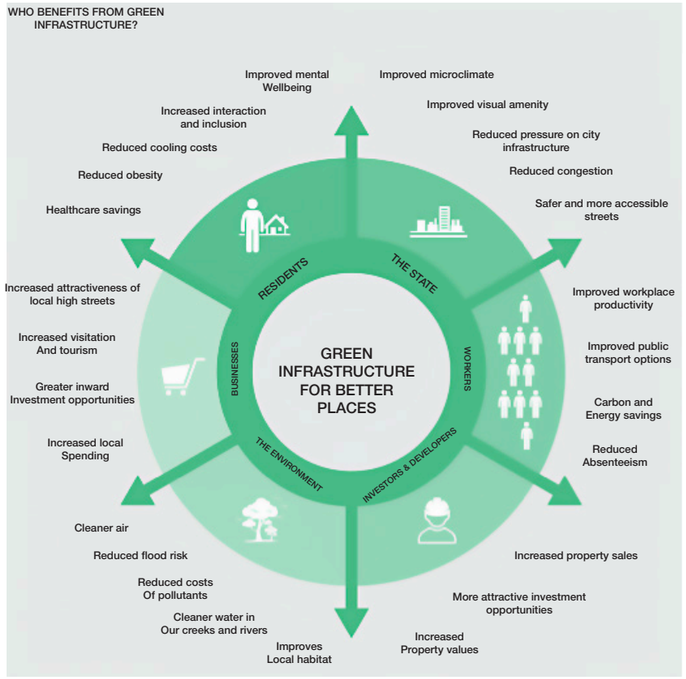
LANDSCAPE DESIGN PHILOSOPHY

Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support a good quality of life in an urban environment.

Green Infrastructure should be envisioned as a three-dimensional envelope that surrounds and connects buildings, streets and utilities. The concept of landscape as Green Infrastructure provides a framework for integrating the work of designers, planners, developers and policy makers, and leveraging this collaboration to achieve larger local or state goals.



NSW GAO - Greener Places Policy 2020

Green Infrastructure is as crucial to the city as transport, cultural and communications infrastructure. It delivers a range of benefits including:

- Healthy living
- Mitigating flooding
- Improving air and water quality
- Cooling the urban environment
- Encouraging walking and cycling
- Enhancing biodiversity and ecological resilience
- Absorbing and transforming waste.

The landscape design principles for the landscape masterplan (Issue K-23.07.20) are consistent with the previous exhibited application. These four main principles associated with the draft NSW Greener Places Policy prepared by the Government Architect NSW (2017) are:

a) Principle 1: Integration: We propose a multi-purpose infrastructure strategy that mimics nature, provides critical ecosystem services and promotes healthy and active living. We propose to combine green space with urban development and WSD infrastructure.

b) Principle 2: Connectivity: We aim to create a network of high quality open streetscape and spaces that connect with each warehouse and office, public transport hubs, South creek corridor. The network includes physical and functional connections that benefit people, wildlife and the logistics nature of the estate.

c) Principle 3: Multifunctionality: Our proposed green space infrastructure is designed to be high quality and high performing, producing ecological, social, environmental and economic benefits. The multifunctionality of our design proposal allows the sites green infrastructure to deliver multiple ecosystem, environmental and other services simultaneously.

d) Principle 4: Participation: We have followed a planning process that has been open to all, transparent and incorporates the knowledge and needs of all interested and diverse parties. The process has involved stakeholders in development, NSW Government Penrith Council and the industrial open market through tenants and the companies they represent. The process has incorporated local and state Green Infrastructure policies and actions.

The following design features reflect the project outcomes:

PROJECT OUTCOMES:

1. Conservation of the natural environment.

- This project will lead to the future enhancement of the increasing endemic canopy tree planting
- promotion of social, cultural, recreational, and educational opportunities within natural landscapes.

2. Increased access to open space

- improved connections to local destinations such as the South Creek corridor
- quantity, quality, distribution, and accessibility of Industrial office green spaces enables the delivery of multifunctional spaces that promote healthy work environments

3. Improved connectivity to promote active living

- improvements to the office communal areas and frontages that promote exercise and alternative modes of transport such as walking and cycling.

4. Increase urban greening to ameliorate climate extremes

- design of green cover strategies including street trees, front setback canopy trees, cooler pavement materials and WSUD.
- Provide benefits such as improved amenity, comfort, health, reduced stormwater run-off, improved air and water quality, and energy and resource efficiency

a) RE-VEGETATION STRATEGY

The strategy for re-vegetating the site focuses on canopy tree planting to reduce the “urban heat island effect”. We have proposed a mix of local endemic, native and exotic trees to strengthen the urban design principles and to comply with current sustainability guidelines. Street verges, buffer tree planting to boundaries and all road setbacks are densely planted with canopy trees ranging from 6m to 15m+ in height and canopy spread. Car parks hard surfaces are shaded by tree planting between car parking spaces. Cycleways and path systems are also shaded by canopy tree planting. WSUD principles including soft engineering through bio-swales, detention basins and grey water re-use (co-ordinated with the civil engineer) shall help in maintaining and managing the re-vegetation areas.

Greener Places policy principles: Integration, Connectivity, Multifunctionality.

b) COMPLETE STREETS

All streets have been designed to be multifunctional and provide connectivity throughout the Estate for vehicles, pedestrians and cyclists. The streets form the main “green spines” throughout development. The street has been designed in accordance with Penrith City Council’s Public Domain policy. The main features of the public domain street design are to:

1. Provide tree canopy cover and reduce the “urban heat island effect”;
2. Provide safe and comfortable transit for pedestrians and cyclists;
3. Strengthen canopy connectivity through the Estate;
4. Visually link the Estate and Blue Mountains beyond;
5. Allow multi-functionality through the revisions of various transit lanes such as heavy vehicle, cars, pedestrian footpaths and cycleways;
6. Soften and screen the bulk of the warehouses;
7. Help create a cooler microclimate around buildings and along pedestrian routes;
8. Provide multiple opportunities to create an address for each warehouse project;
9. Integrate lighting for safety;
10. Allow safe passage for visitors and workers
11. Strengthen the connection from Mamre Road through improvements to Aldington Road.
12. Incorporate WSUD principles into the streetscape including water quality bio-swales and vegetated detention basins.

Greener Places policy principles: Integration, Connectivity, Multifunctionality, Participation

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LANDSCAPE MASTERPLAN

KEY

- SITE BOUNDARY
- 2100mm HT PALISADE SECURITY FENCE TO ARCHITECT'S DETAILS
- CONCRETE EDGING
- ACOUSTIC BARRIER IF REQUIRED AS NOTED IN THE SSD-9522 OPERATIONAL NOISE ASSESSMENT FOR MODIFICATION REPORT
- PLANTING BEDS REFER TO PLANT SCHEDULE
- BIO BASIN REFER TO PLANT SCHEDULE
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF

CONTEXT PLAN

DESIGN NOTES

1. **SITE ENTRY FEATURE**
   - Feature tree planting
   - Signage
2. **MAMRE RD SETBACK**
   - Large canopy tree planting (15m ht x 10m dia)
   - Canopy tree planting (10m ht)
   - Screening shrubs (min 3m ht)
3. **INTERNAL ACCESS ROAD**
   - 2m landscape setback from boundary to fence line
   - Canopy street tree planting (6m ht+) to turf verge
   - Large canopy trees in setback
   - Footpath to DCP requirements
4. **CARPARK**
   - Feature tree planting at carpark entry points
   - Canopy trees (6m min ht)
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   - Feature trees around office and carpark entries
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6. **SCREEN PLANTING**
   - Canopy tree planting (10m min ht x 10m dia canopy)
7. **MAMRE ROAD WIDENING (FUTURE)**
8. **CAR ENTRY / EXIT**
   - **8a.** Car Entry Only
   - **8b.** Car Exit Only
   - **8c.** Truck Entry Only
   - **8d.** Truck Exit Only
   - **8e.** Truck Entry / Exit
9. **FUTURE RAIL CORRIDOR**
10. CONCRETE EDGING TO SITE BOUNDARY

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE MASTERPLAN	H8-21043	DA SUBMISSION	1:2000 @A3	E	24.11.2021	KM/DG	DV	L06	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

0 20 40 60 80 100m

SCALE 1:2000 AT A3

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LANDSCAPE CONCEPT PLAN 01

KEYPLAN

KEY

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- TURF
- PLANTING BEDS REFER TO PLANT SCHEDULE
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PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE CONCEPT PLAN 01	H8-21043	DA SUBMISSION	1:800 @A3	E	24.11.2021	KM/DG	DV	L07	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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SCALE 1:800 AT A3

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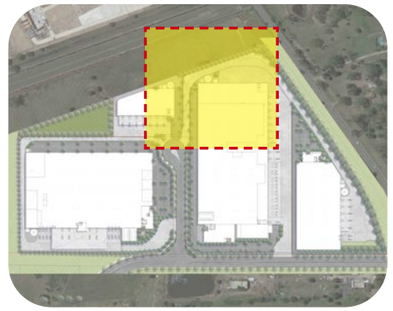
LANDSCAPE CONCEPT PLAN 02



KEYPLAN

KEY

- SITE BOUNDARY
- 2100mm HT PALISADE SECURITY FENCE TO ARCHITECT'S DETAILS
- CONCRETE EDGING
- ACOUSTIC BARRIER IF REQUIRED AS NOTED IN THE SSD-9522 OPERATIONAL NOISE ASSESSMENT FOR MODIFICATION REPORT
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF
- PLANTING BEDS REFER TO PLANT SCHEDULE
- BIO BASIN REFER TO PLANT SCHEDULE

DESIGN NOTES

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7. **MAMRE ROAD WIDENING (FUTURE)**
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10. CONCRETE EDGING TO SITE BOUNDARY

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE CONCEPT PLAN 02	H8-21043	DA SUBMISSION	1:800 @A3	E	24.11.2021	KM/DG	DV	L08	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

0 5 10 15 20 30m

SCALE 1:800 AT A3

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LANDSCAPE CONCEPT PLAN 03

KEYPLAN

KEY

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- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF
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PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE CONCEPT PLAN 03	H8-21043	DA SUBMISSION	1:800 @A3	E	24.11.2021	KM/DG	DV	L09	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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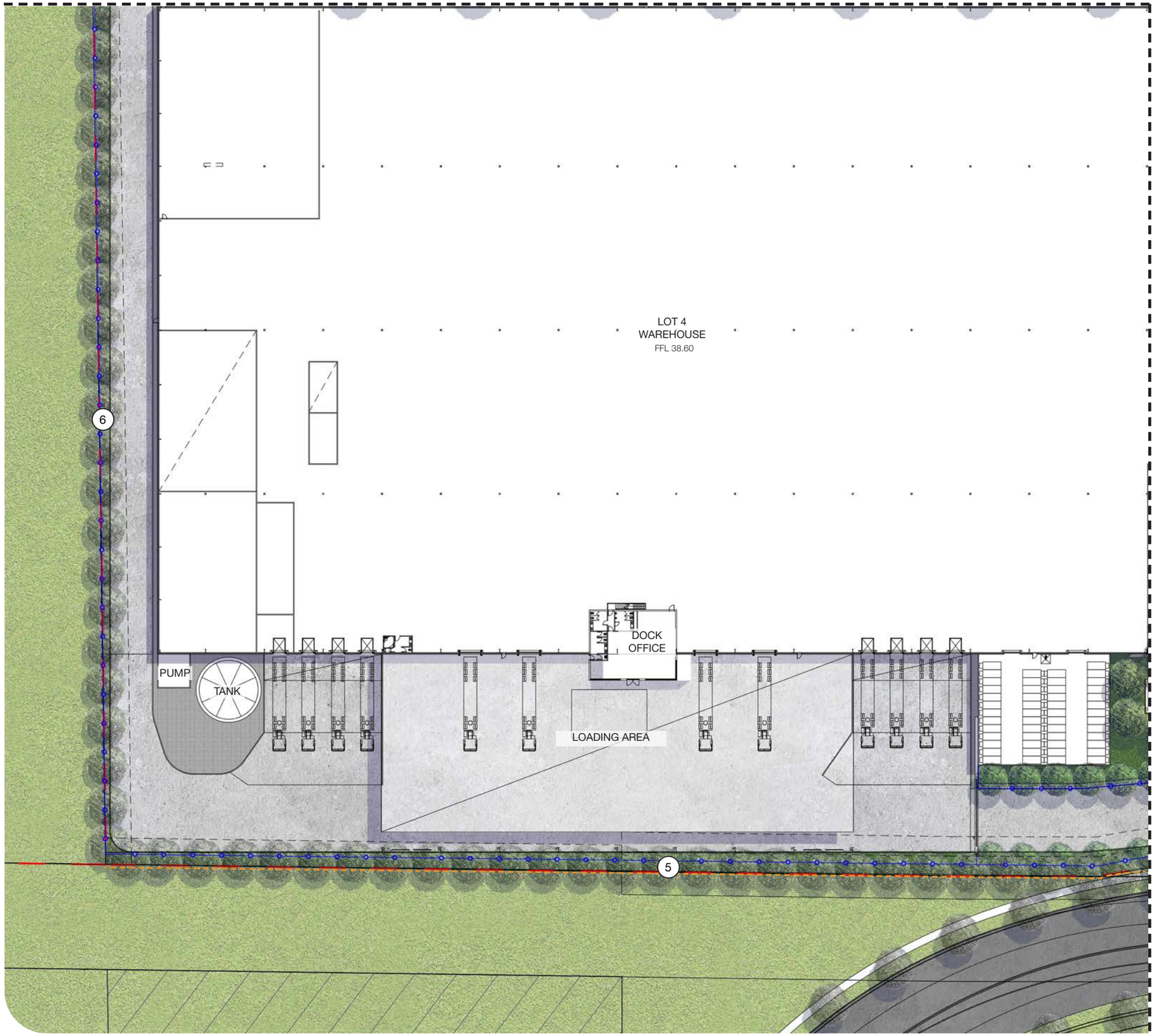
LANDSCAPE CONCEPT PLAN 04



KEYPLAN

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   8a. Car Entry Only

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   8c. Truck Entry Only

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10. CONCRETE EDGING TO SITE BOUNDARY

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE CONCEPT PLAN 04	H8-21043	DA SUBMISSION	1:800 @A3	E	24.11.2021	KM/DG	DV	L010	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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LANDSCAPE CONCEPT PLAN 05

KEYPLAN

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PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE CONCEPT PLAN 05	H8-21043	DA SUBMISSION	1:800 @A3	E	24.11.2021	KM/DG	DV	L011	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

0 5 10 15 20 30m

SCALE 1:800 AT A3

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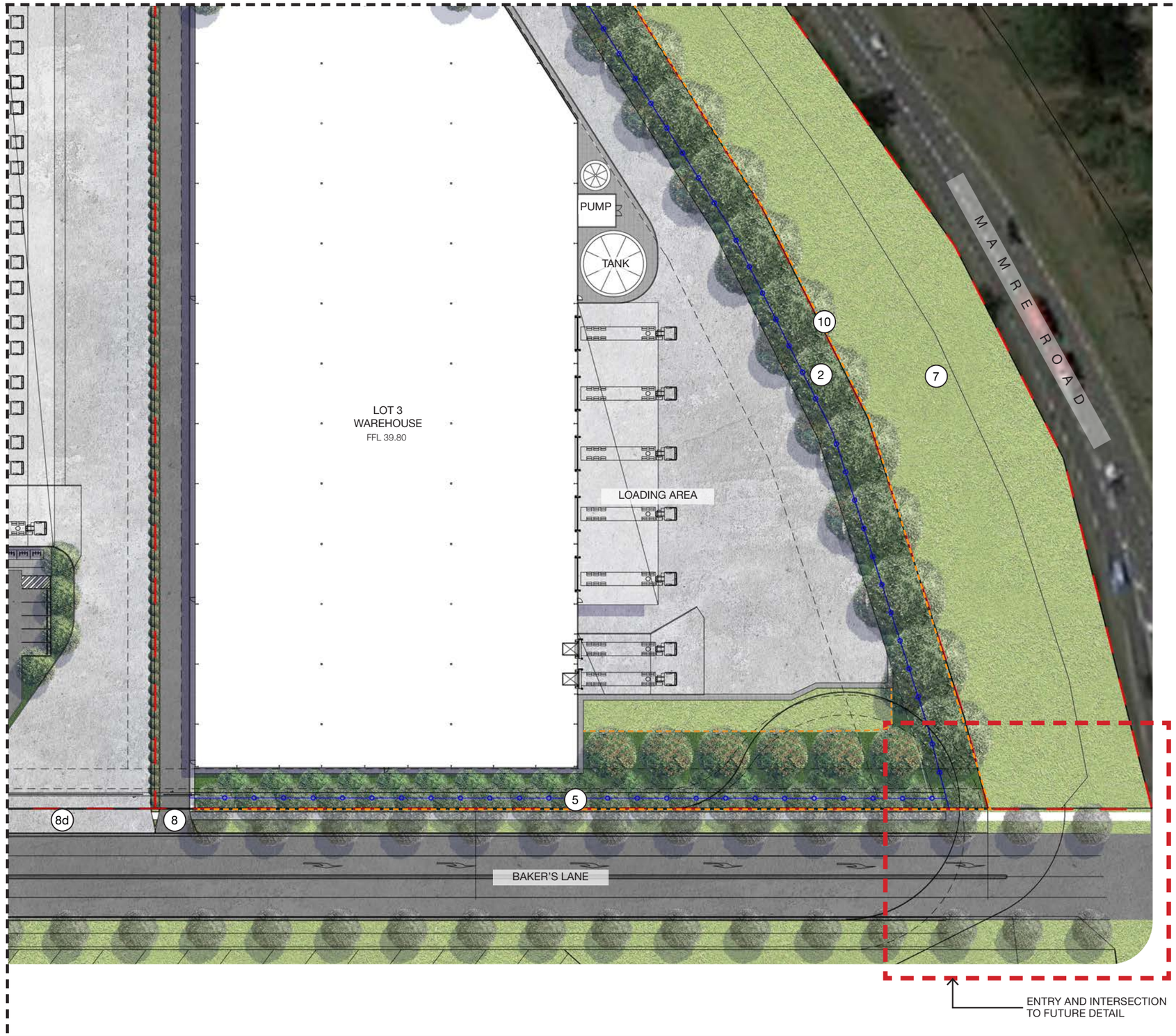
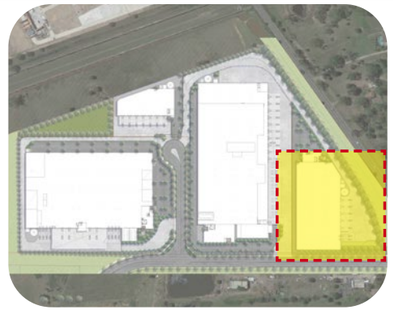
LANDSCAPE CONCEPT PLAN 06





KEYPLAN

KEY

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5. **LANDSCAPE SETBACK**
   - 2m landscape setback from boundary to fence line
   - Canopy street tree planting (6m ht+) to turf verge
   - Large canopy trees in setback (10m min ht x 10m dia canopy)
6. **SCREEN PLANTING**
   - Canopy tree planting (10m min ht x 10m dia canopy)
7. **MAMRE ROAD WIDENING (FUTURE)**
8. **CAR ENTRY / EXIT**
   - **8a.** Car Entry Only
   - **8b.** Car Exit Only
   - **8c.** Truck Entry Only
   - **8d.** Truck Exit Only
   - **8e.** Truck Entry / Exit
9. **FUTURE RAIL CORRIDOR**
10. CONCRETE EDGING TO SITE BOUNDARY

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE CONCEPT PLAN 06	H8-21043	DA SUBMISSION	1:800 @A3	E	24.11.2021	KM/DG	DV	L012	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

0 5 10 15 20 30m

SCALE 1:800 AT A3

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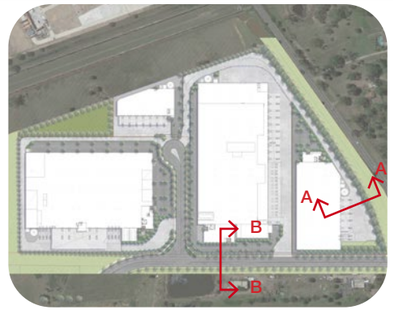
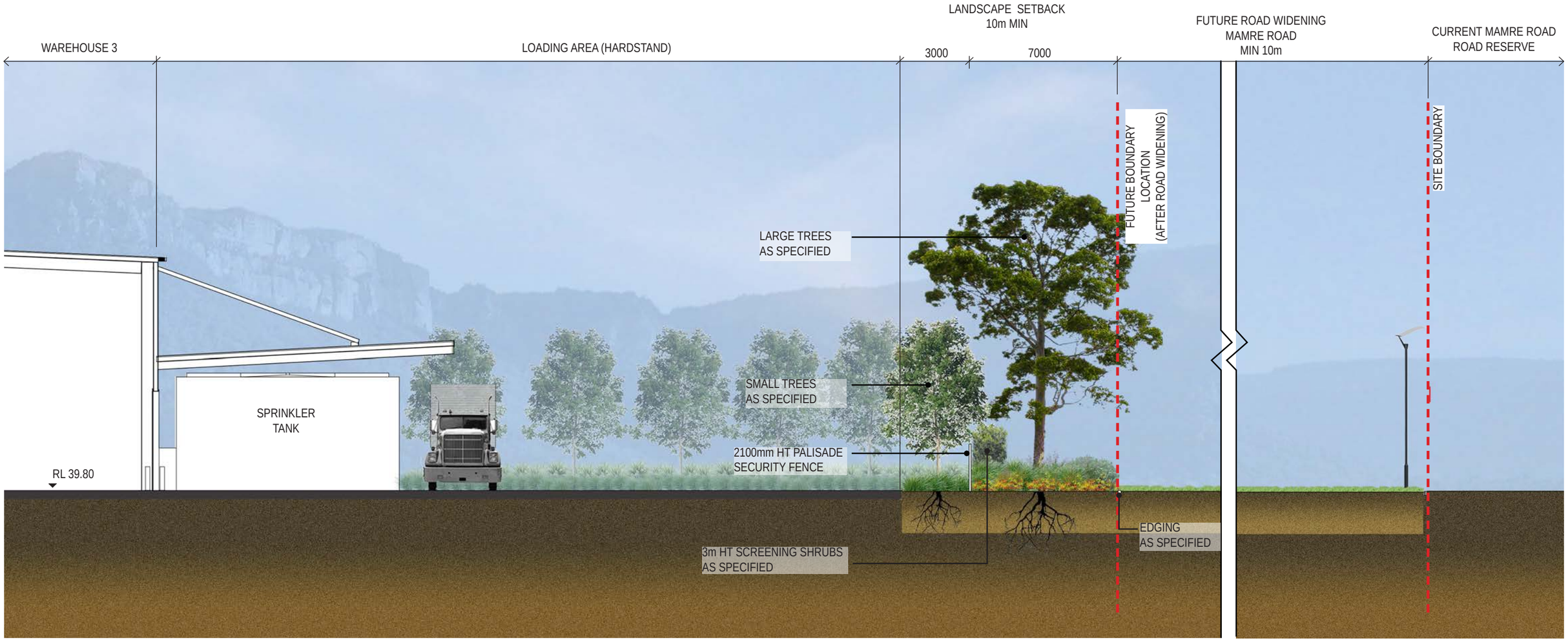
LANDSCAPE SECTION A-A



KEYPLAN



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

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE SECTION A-A	H8-21043	DA SUBMISSION	1:200 @A3	E	24.11.2021	KM/DG	DV	L013	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

0 2 4 6 8 10m
SCALE 1:200 AT A3

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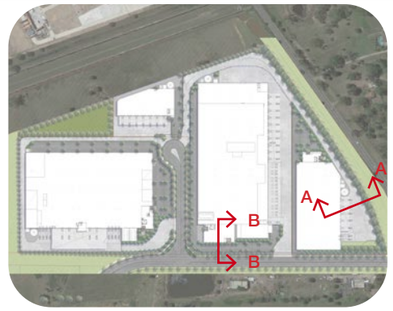
LANDSCAPE SECTION B-B



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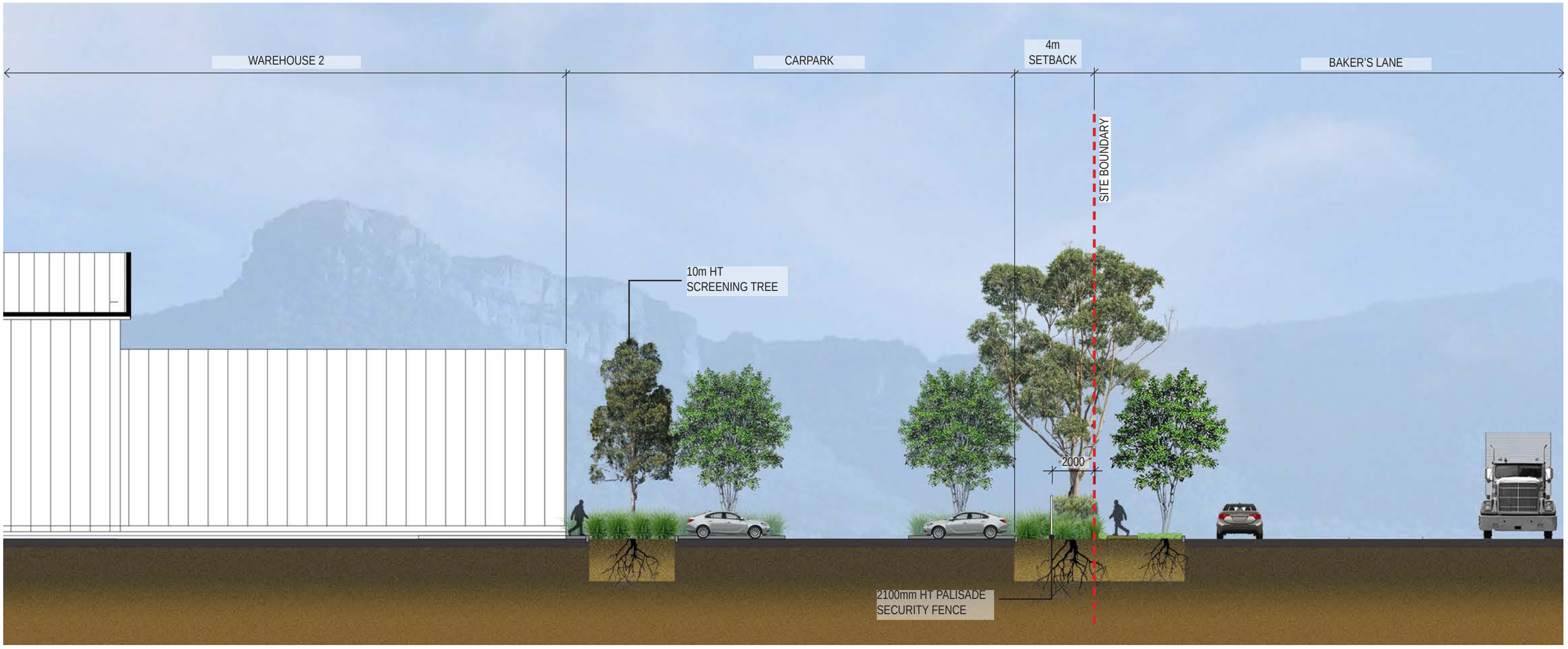

02 **SECTION B-B**
Scale 1:200@A3 / 1:100@A1

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	LANDSCAPE SECTION B-B	H8-21043	DA SUBMISSION	1:200 @A3	E	24.11.2021	KM/DG	DV	L014	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

0 2 4 6 8 10m
SCALE 1:200 AT A3

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PLANTING STRATEGY

SMALL TREE SPECIES	
BOTANICAL NAME + POT SIZE	**COMMON NAME**
Acer negundo 'Sensation' (100L)	Sensation Maple
Acmena smithii (100L)	Lilly Pilly
Angophora hispida (100L)	Dwarf Apple
Backhousia citriodora (100L)	Lemon Scented Myrtle
Banksia integrifolia (100L)	Coast Banksia
Brachychiton populneus (400L)	Kurrajong
Callistemon salignus (75L)	Willow Bottlebrush
Cupaniopsis anacaroides (100L)	Tuckeroo
Fraxinus griffithii (200L)	Evergreen Ash
Lagerstroemia hybrids 'Indian Summer Range' (100L)	Crepe Myrtle Lipan, Biloxi
Lophostemon confertus (200L)	Brush Box
Magnolia grandiflora 'Exmouth' (200L)	Bull Bay Magnolia
Melaleuca linariifolia (100L)	Snow in Summer
Pyrus calleryana 'Bradford' (100L)	Pear
Tristaniopsis laurina 'luscious' (200L)	Water Gum
Waterhousea floribunda and cultivars (200L)	Weeping Lilly Pilly
Syzygium leuhmannii (75L)	Riberry, Small leafed lilly pilly
Ulmus parvifolia (cult)	Chinese elm
Acacia longifolia (35L)	Sydney Golden wattle
Acacia parramattensis (35L)	Parramatta Wattle
Melaleuca decora (35L)	White Feather Honeymyrtle
Angophora costata (200L)	Smooth Bark Apple

LARGER TREE SPECIES	
BOTANICAL NAME + POT SIZE	**COMMON NAME**
Melaleuca quinquenervia (75L)	Broad-leaved Paperbark
Washingtonia robusta (400L)	Fan palm
Casuarina glauca (75L)	Swamp Oak
Eucalyptus amplifolia (75L)	Cabbage Gum
Eucalyptus crebra (75L)	Narrow Leaved Ironbark
Eucalyptus fibrosa (75L)	Broad Leaved Ironbark
Eucalyptus longifolia (75L)	Woolybutt
Eucalyptus moluccana (75L)	Grey Box
Eucalyptus punctata (75L)	Grey Gum
Eucalyptus saligna (75L)	Sydney Blue Gum
Eucalyptus tereticornis (75L)	Forest Red Gum
Araucaria columnaris & A. heterophylla (400L)	Cook Pine/ Norfolk Island Pine
Angophora costata (400L)	Smooth Bark Apple
Corymbia maculata (200L)	Spotted Gum
Ficus microphylla. F.microcarpa var. hillii (400L)	Fig

PLANTING STRATEGY

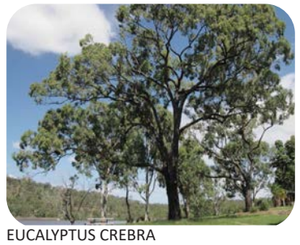
INTEGRATION:
STREET TREE PLANTING, SETBACK PLANTING AND BUFFER PLANTING SHALL BE INTEGRATED WITH SOFT ENGINEERING SWALES AND SHALL LINK WITH THE RE-VEGETATED CREEK CORRIDOR

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.

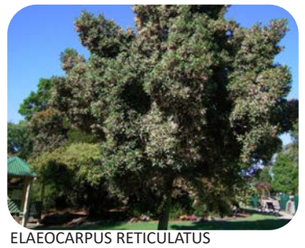
MULTIFUNCTIONALITY:
THE PLANTING STRATEGY ALLOWS FOR THE VARIOUS MICRO-CLIMATE ECOSYSTEMS CREATED BY BUILT FORM AND ROADS. ALL PLANTING LINKS BACK TO THE LOCAL ENDEMIC PLANTING AND CREEK CORRIDOR ENVIRONMENT.

Plant list sourced from "Penrith City Council DCP

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

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	PLANTING STRATEGY	H8-21043	DA SUBMISSION	NTS	E	24.11.2021	KM/DG	DV	L 15	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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PLANTING STRATEGY

SHRUBS	
BOTANICAL NAME	**COMMON NAME**
Acacia binervia	Coast Myall
Acacia implexa	Hickory
Acacia ulicifolia	
Banksia serrata	Old Man Banksia
Breynia oblongifolia	Common Breynia
Bursaria spinosa	Blackthorn
Callistemon salignus	Willow Bottlebrush
Callistemon sp	
Clerodendrum tomentosum	Hairy Clerodendrum
Croton verreauxii	Native Cascarilla
Daviesia genistifolia	
Daviesia ulicifolia	
Dillwynia juniperina	Prickly Parrot-pea
Dodonaea triquetra	
Dodonaea viscosa	Wedge-leaf Hop Bush
Duboisia myoporoides	Corkwood
Gonocarpus longifolius	
Goodenia hederacea	
Goodenia ovata	
Grevillea juniperina	
Hakea sericea	
Hibbertia diffusa	
Hibiscus heterophyllus	Native Rosella
Hymenanthera dentata	Tree Violet
Leptospermum trinervium	Paperbark Tea Tree

GROUNDCOVERS, FERNS, HEDGES, GRASSES & CLIMBERS (150mm pot size)	
BOTANICAL NAME (150mm pot size) @ 4/m2	**COMMON NAME**
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 (400L)	Cook Pine/ Norfolk Island Pine
Angophora costata (200L)	Smooth Bark Apple
Corymbia maculata (200L)	Spotted Gum
Ficus microphylla. F.microcarpa var. hillii (400L)	Fig

BIO-RETENTION BASIN PLANT SPECIES (TUBESTOCK) @ 5/m2	
BOTANICAL NAME	**COMMON NAME**
Themada australis	Kangaroo Grass
Lomandra longifolia	Spiny Mat Rush
Poa labillardieri	Tussock Grass

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
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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
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	TYPICAL SPECIFICATION + MAINTENANCE NOTES	H8-21043	DA SUBMISSION	NTS	E	24.11.2021	KM/DG	DV	L 17	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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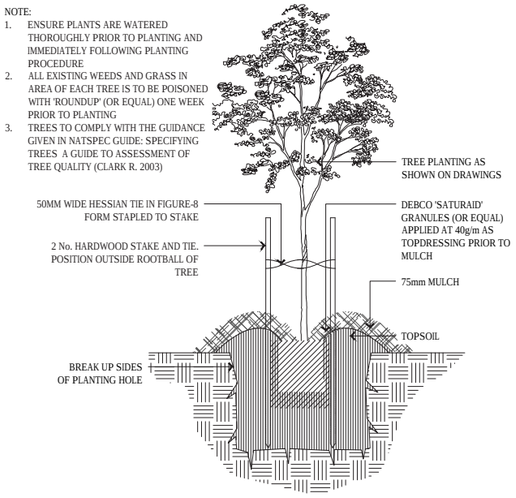
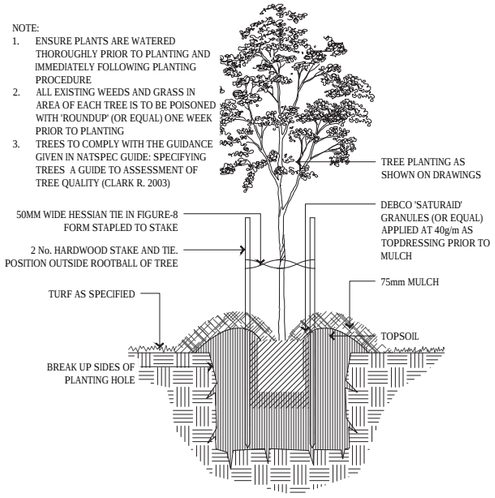
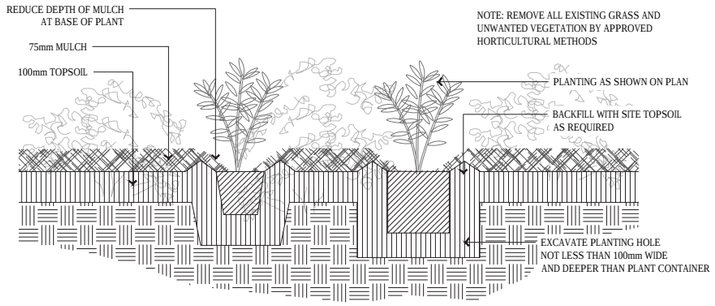
TYPICAL LANDSCAPE DETAILS



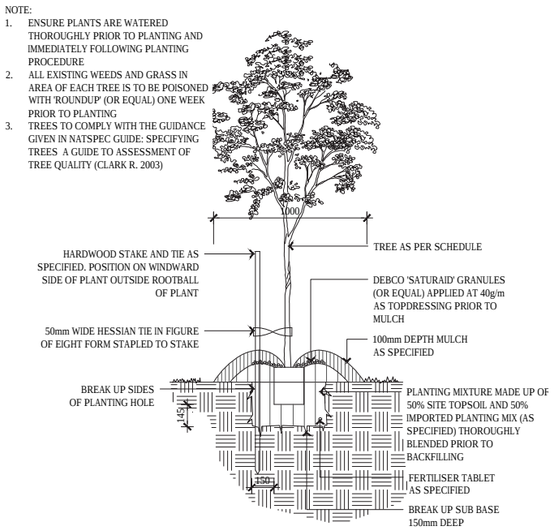
A TYPICAL TREE PLANTING DETAIL UNDER 100L (IN GARDEN BED)
- SCALE 1 : 20 @A1



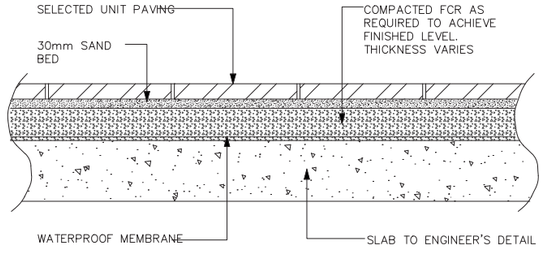
B TYPICAL TREE PLANTING DETAIL (IN TURF)
- SCALE 1 : 20 @A1



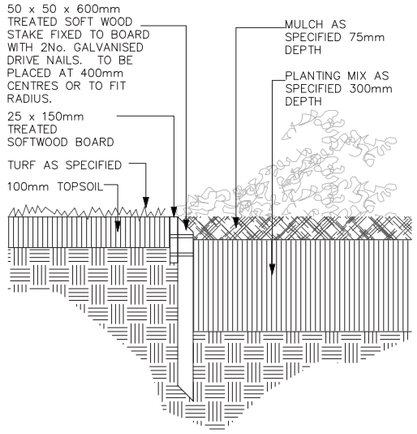
C MASS PLANTING DETAIL
- SCALE 1 : 10 @A1



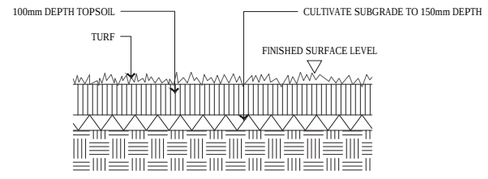
D TYPICAL TREE PLANTING DETAIL OVER 100L
- SCALE 1 : 20 @A1



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



F TIMBER EDGE DETAIL
- SCALE 1 : 10 @A1



G TURF DETAIL
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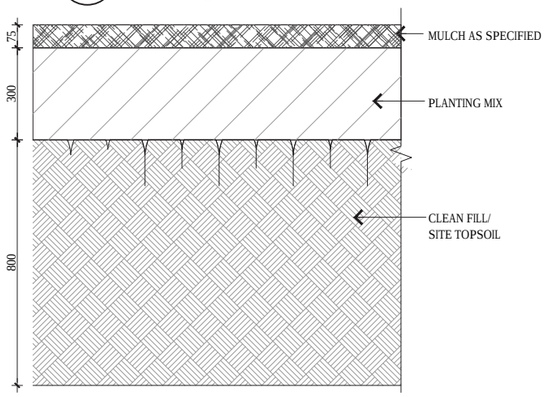
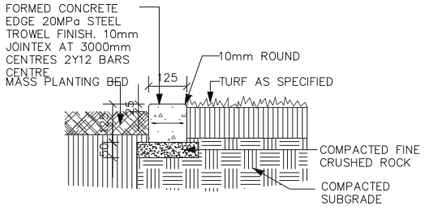


H TYPICAL SOIL PROFILE
- SCALE 1 : 10 @A1



I CONCRETE EDGE DETAIL
- SCALE 1 : 10 @A1

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS KEMPS CREEK MODIFICATION THE YARDS, KEMPS CREEK NSW	TYPICAL LANDSCAPE DETAILS	H8-21043	DA SUBMISSION	AS SHOWN	E	24.11.2021	KM/DG	DV	L 18	FRASERS PROPERTY ALTIS PROPERTY PARTNERS

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