

Oakdale South
Landscape
January 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:

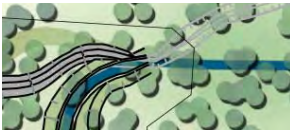
- The SSD approval sets out:
- An overarching planning framework to guide the staged development of the OSE including:
- An Indicative Master Plan and Structure Plan;
 - Development Controls for the OSE;
 - A Biodiversity Offset Strategy.
- Stage 1 Development of the Estate including:
1. A package of 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.
 - Environmental management measures and protocols for the site.
 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

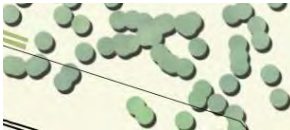
The landscape concept masterplan demonstrates the vision for the Oakdale South Estate (OSE). Various proposed landscape upgrades, rehabilitation and enhancements are proposed.



Bioretention basin



Creek & Riparian Zone



Biodiversity Zone



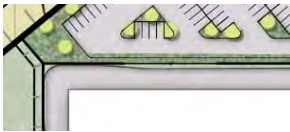
Landscape Node



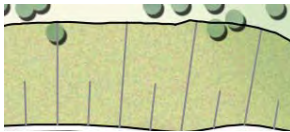
Estate Streetscape



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



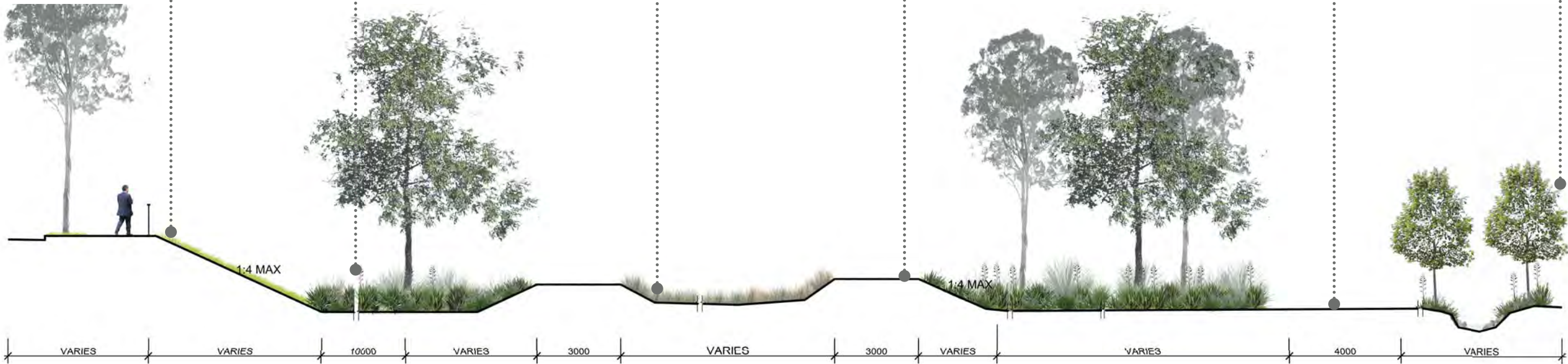
Bio-retention basin



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



Riparian zone



SCALE 1:150



Prepared by:



SITE IMAGE
Landscape Architects

Oakdale South | Landscape



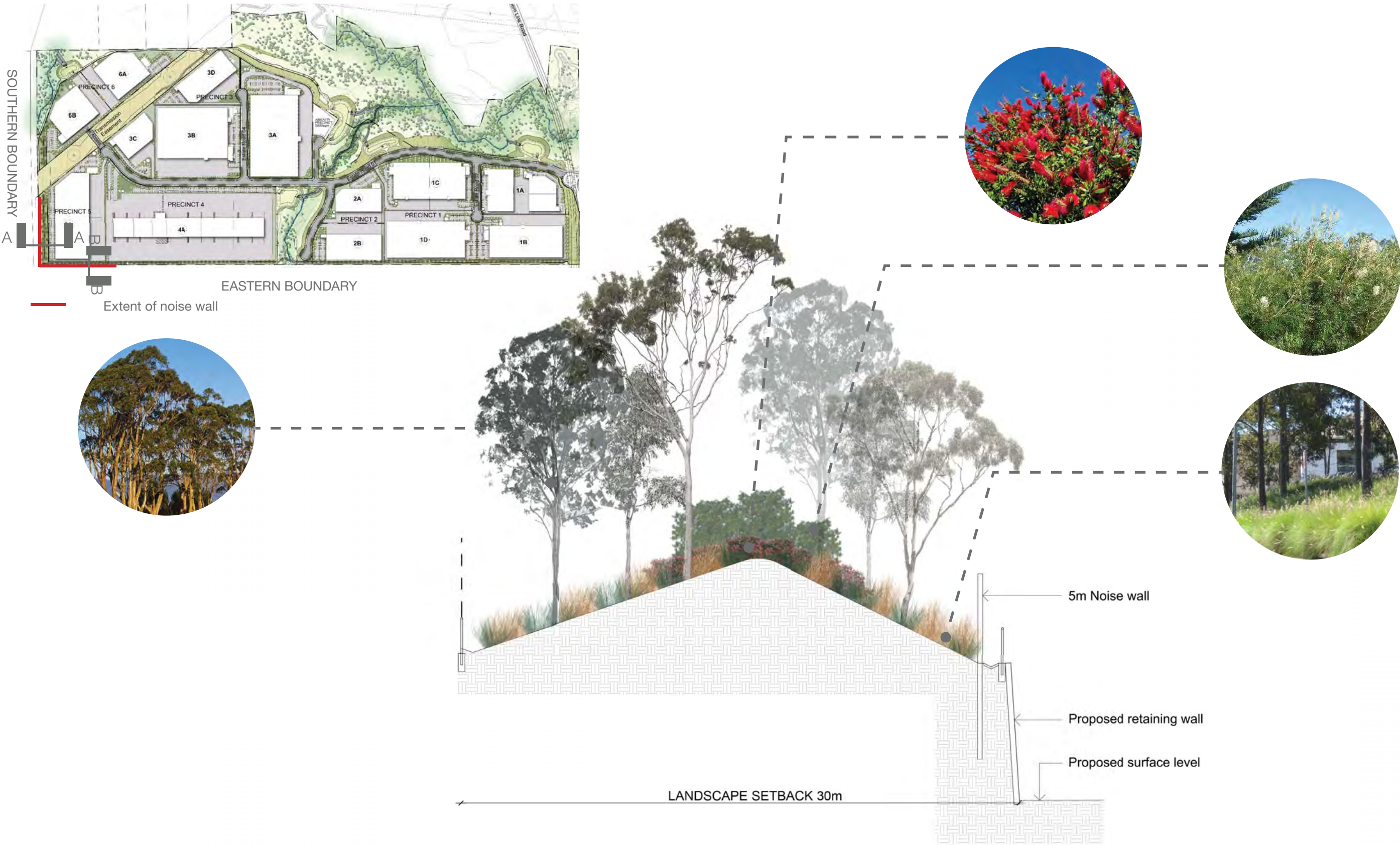
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Site Image Job Number

Goodman
SS15-3057

Drawing Number
Issue
Date

LR-004
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16.01.2017

Southern Boundary Landscape Section



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

SCALE 1:200

Eastern Boundary Landscape Section



SCALE 1:200

BRICKWORKS

Goodman

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Landscape Architects

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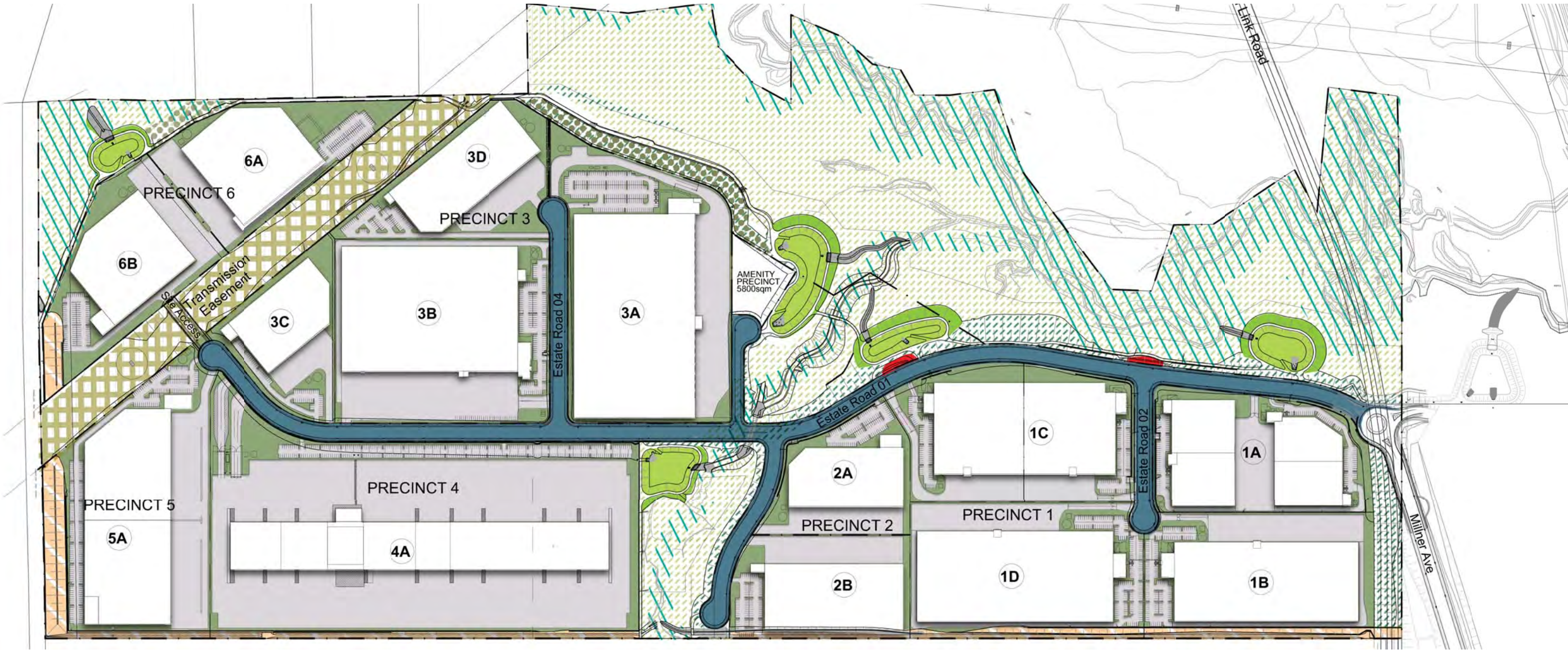
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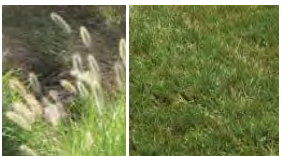






Goodman
SS15-3057

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Date

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16.01.2017

Vegetation Typologies



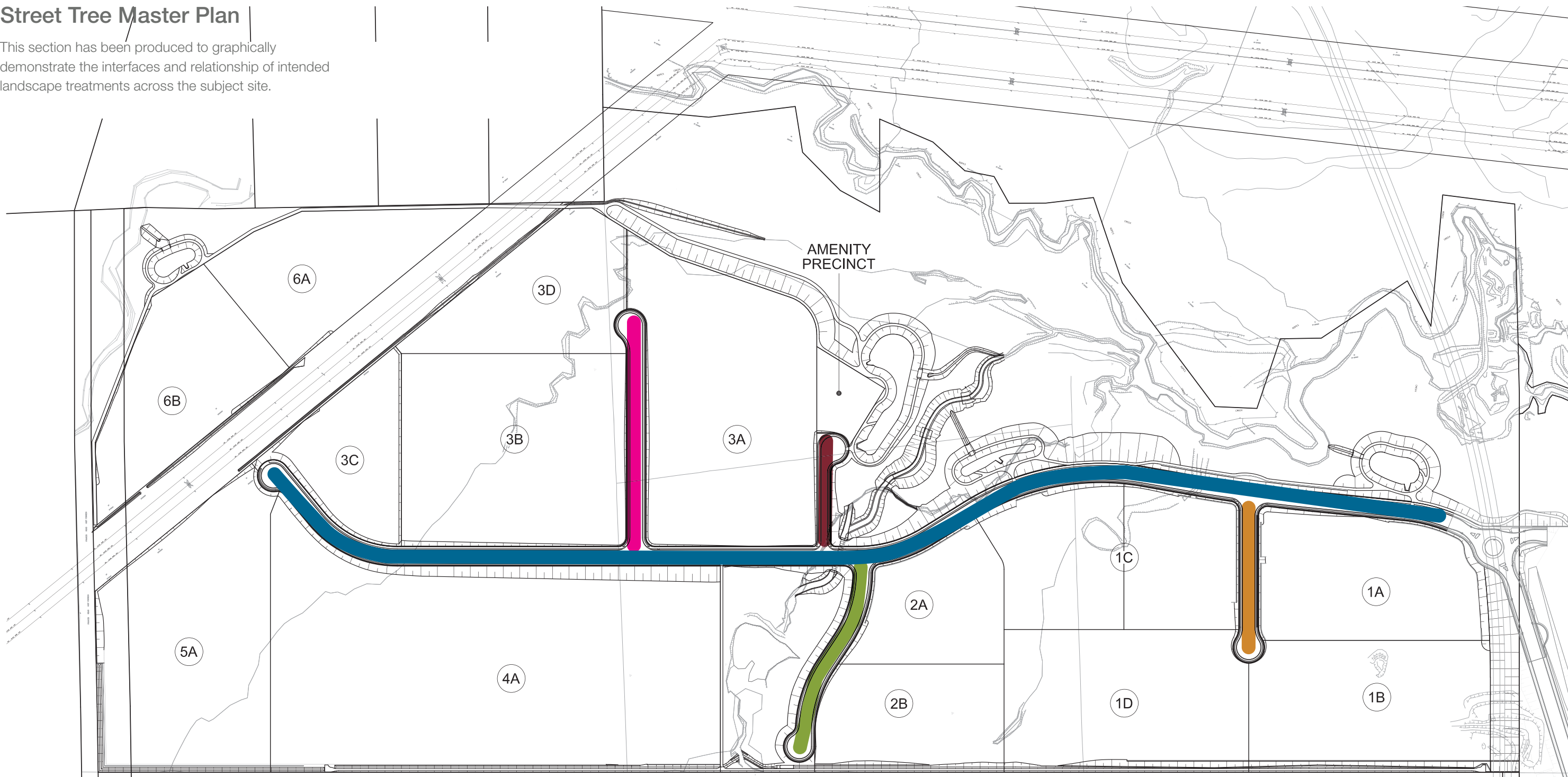
									
Typology 1 Streetscape	Typology 2 Landscape Nodes	Typology 3 Basins	Typology 4 Biodiversity Zone	Typology 5 Riparian Zone	Typology 6 Defendable Zone	Typology 7 On Lot Landscaping	Typology 8 Existing Managed Grasses	Typology 9 Embankment Turf	Typology 10 Boundary Planting
Refer to Street Tree Masterplan.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

Typical Species List and Reference Table

Typology 1 Streetscape	Typology 2 Landscape Node	Typology 3 Basins	Typology 4 Biodiversity Zone	Typology 5 Riparian Zone	Typology 6 Defendable Zone	Typology 7 On Lot Landscaping	Typology 8 Existing Managed Grasses	Typology 9 Embankment Turf	Typology 10 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>- Brachychiton 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> <i>-Poa siebreinan</i>				Shrubs & Accents: <i>-Doryanthes excelsa</i> <i>- Westringia fruticosa</i>			
Road 3: <i>- Angophora subvelutina</i>	<i>- Westringia fruticosa</i>	<i>-Themeda australis</i> <i>-Dianella caerulea</i>				Grasses: <i>- Dianella ‘Breeze’</i> <i>- Lomandra longifolia</i>			Shrubs & Accents: <i>-Acmena smithii var. minor</i>
Road 4: <i>- Eucalyptus molucanna</i>	Grasses: <i>- Poa ‘Eskdale’</i>	<i>Carex appressa</i>							Grasses: <i>-Pennisetum ‘Nafray’</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)

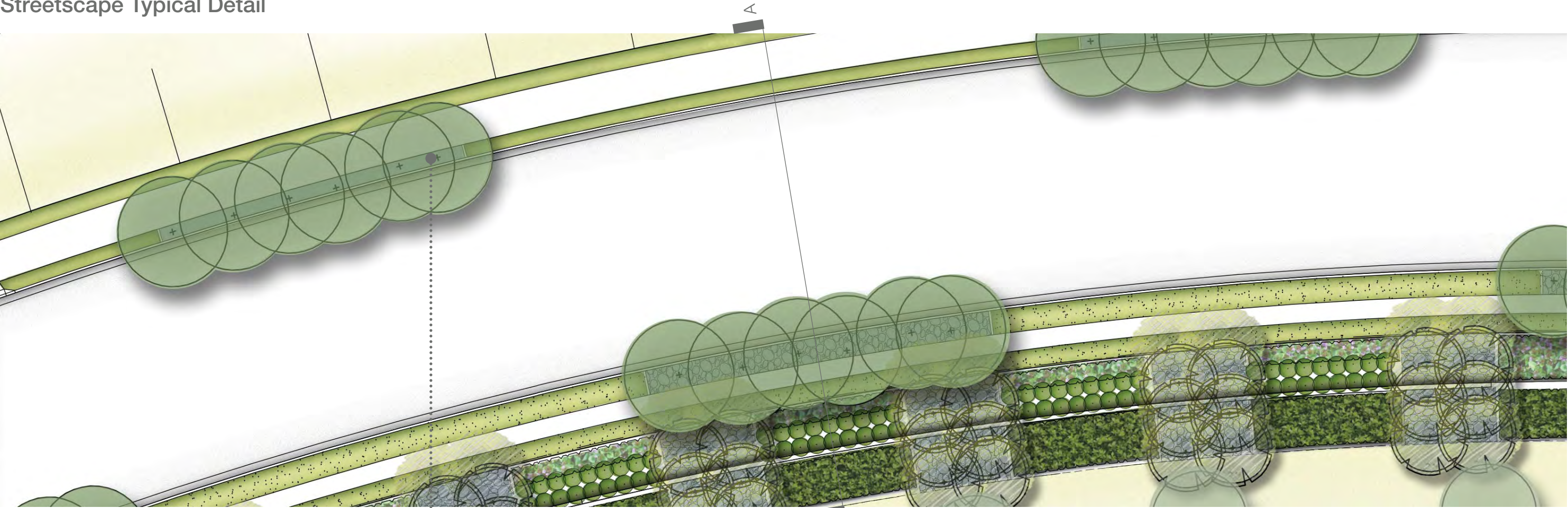


Road 5

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



Streetscape Typical Detail

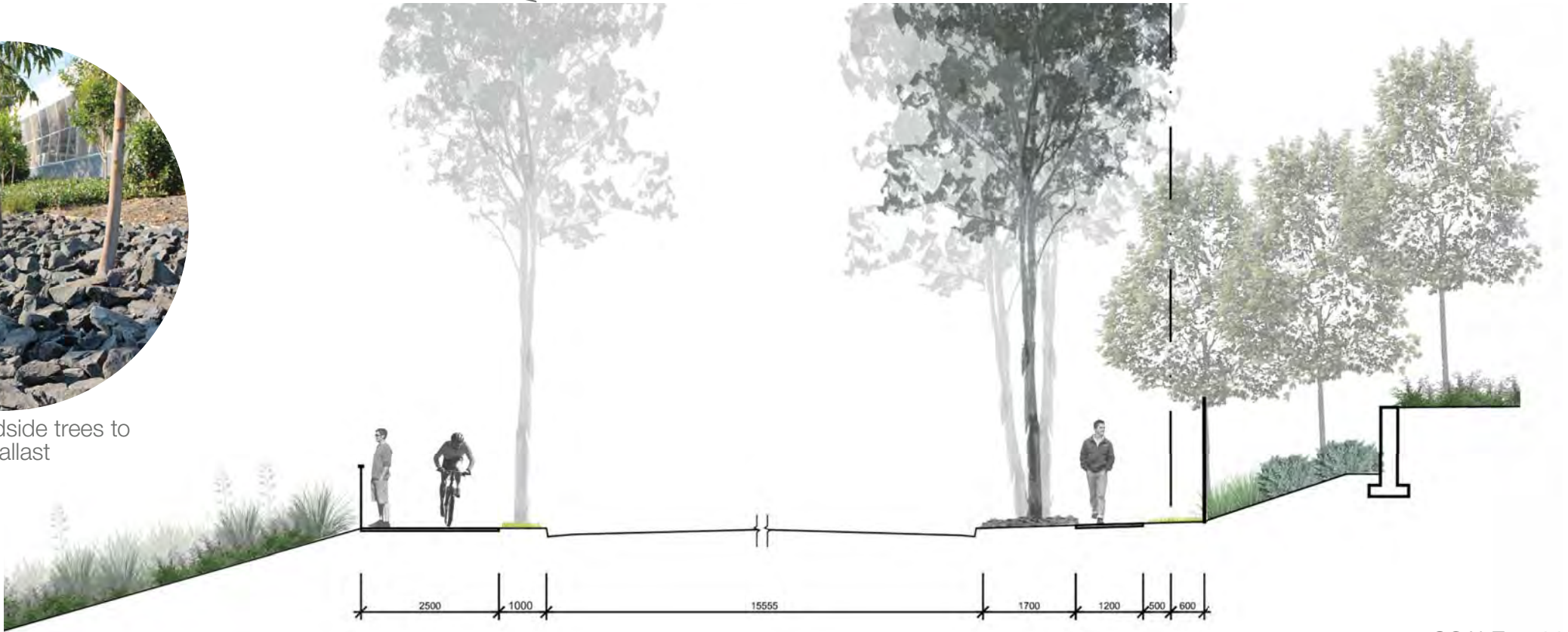


SCALE 1:250

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)



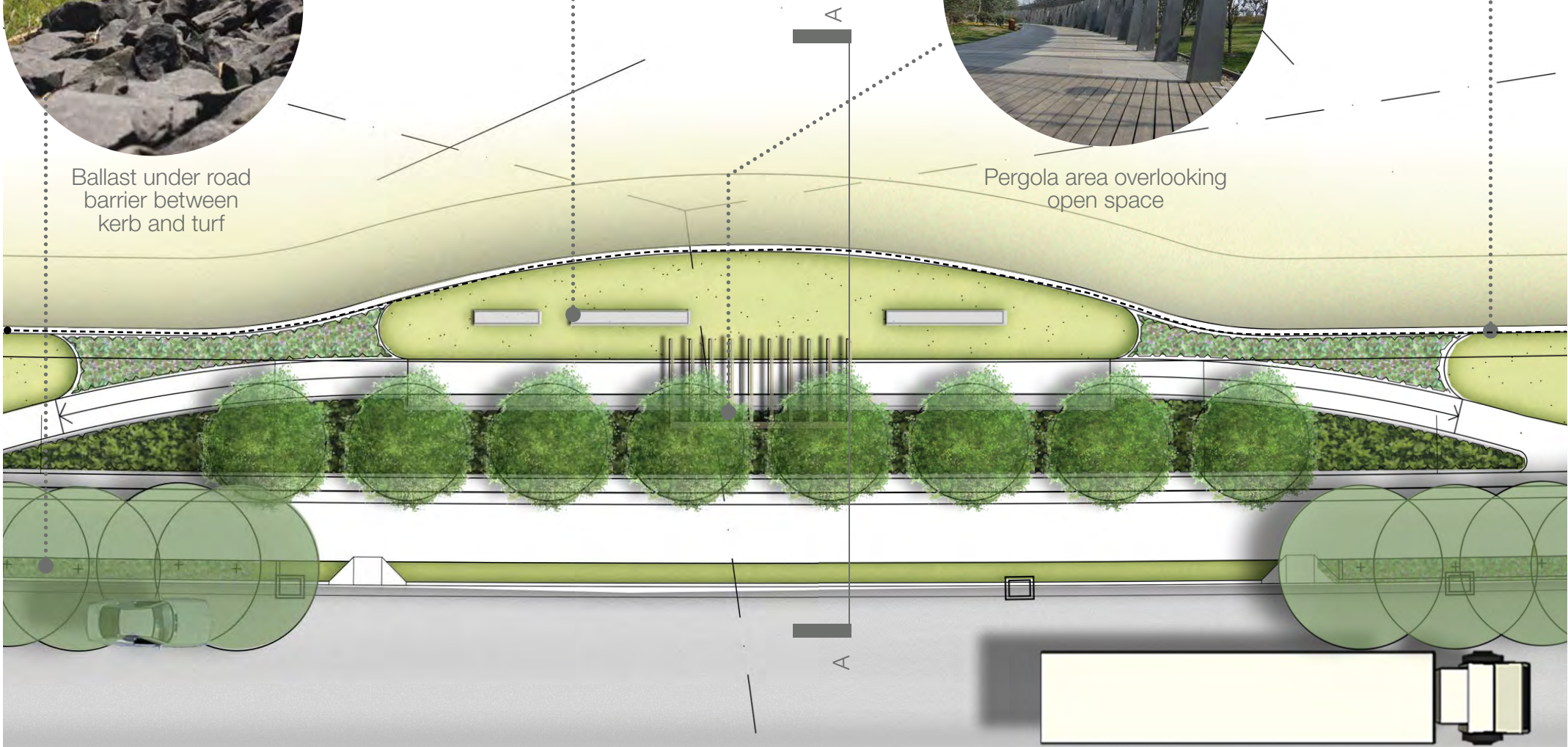
Feature native plantings to enhance wayfinding and legibility



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



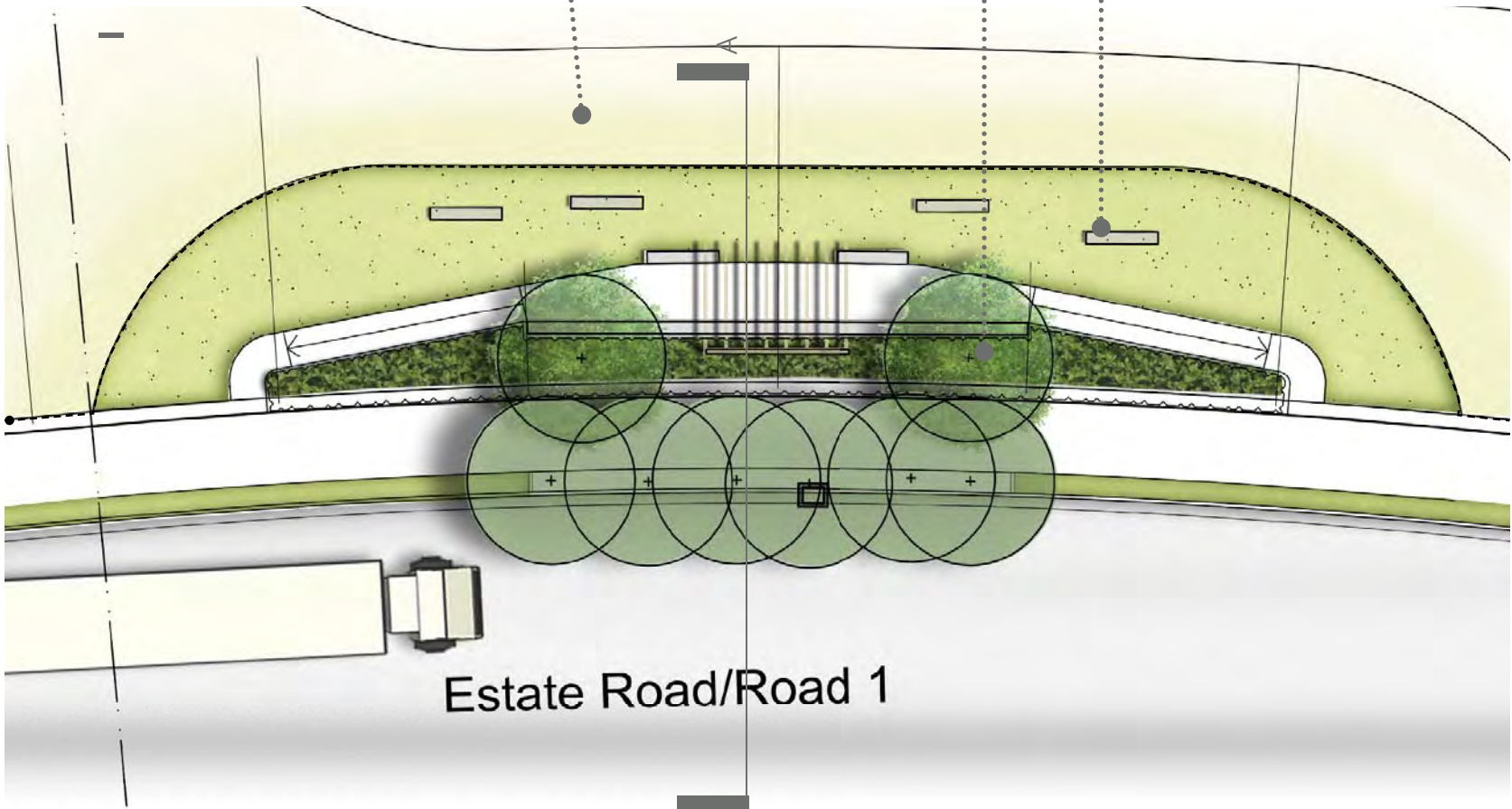
Presentational planting



Seating overlooking open space



SCALE 1:100



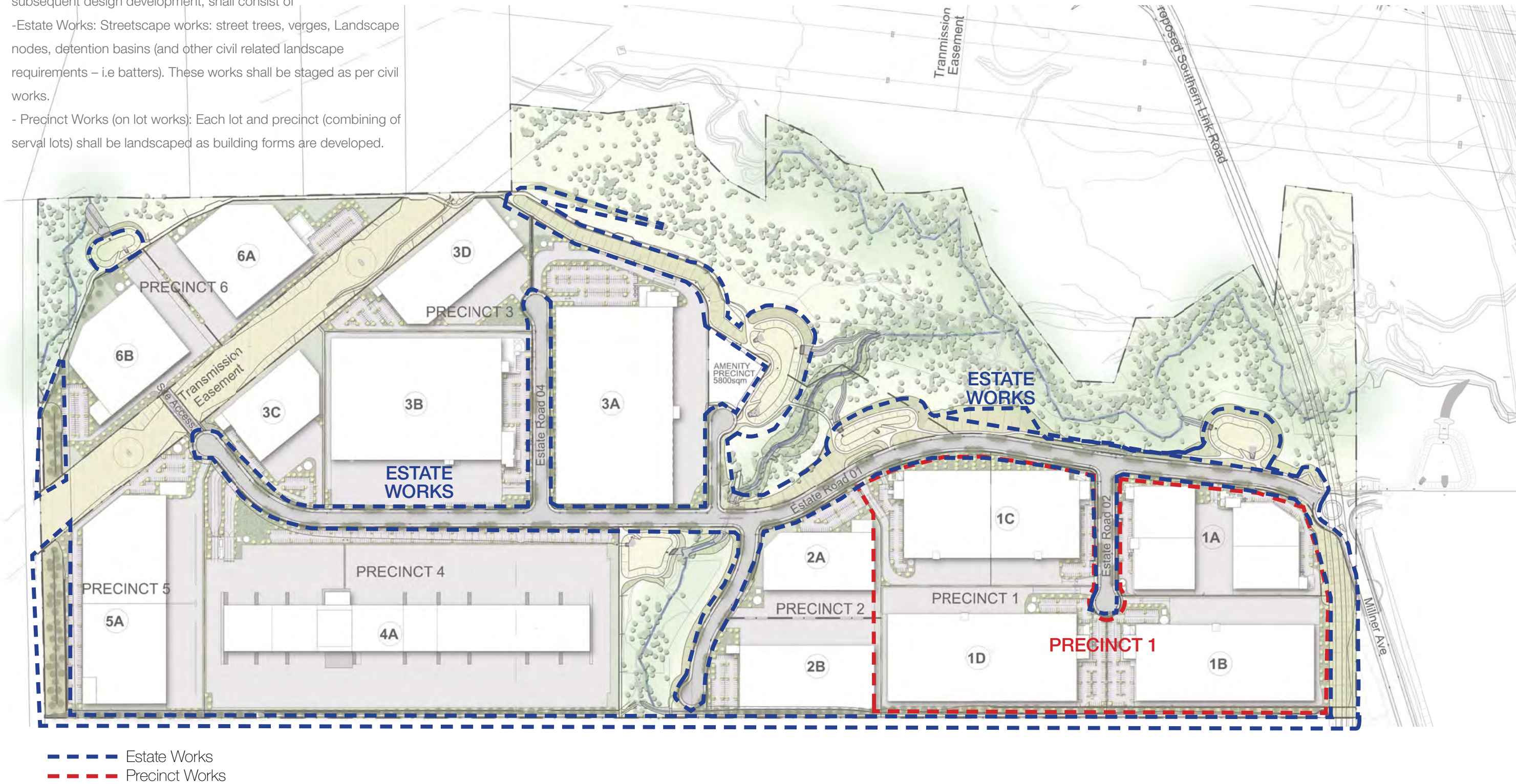
SCALE 1:250

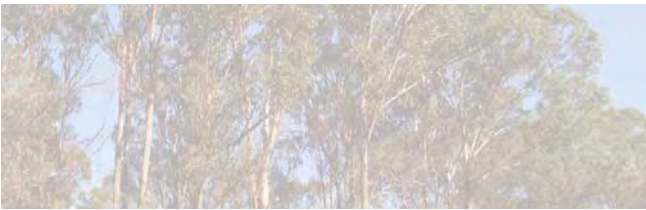
Stage 1 Development

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 serval lots) shall be landscaped as building forms are developed.





Oakdale South
Estate Landscape Works
January 2017

BRICKWORKS

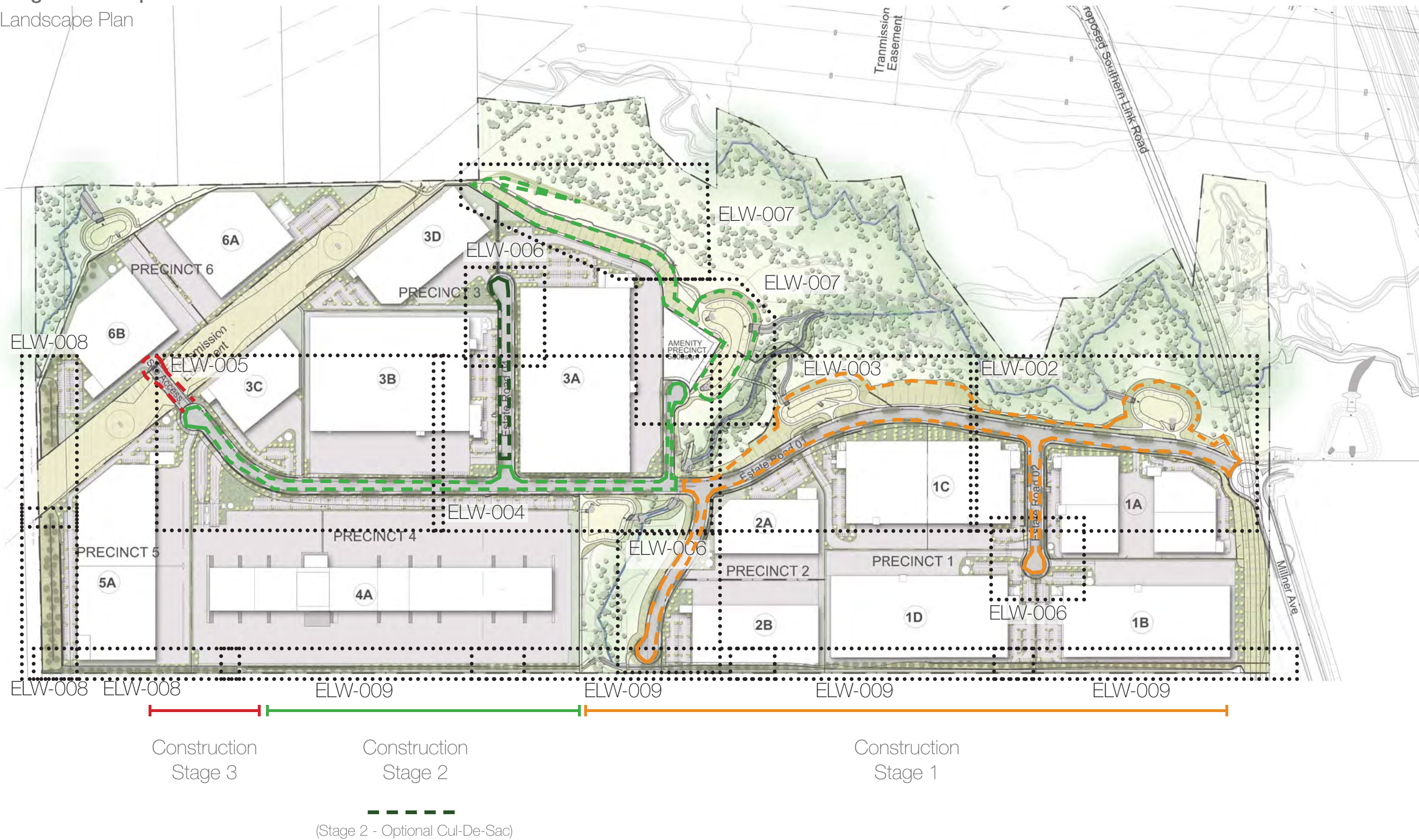


Prepared by:



SITE IMAGE
Landscape Architects

Stage 1 Development Works
Landscape Plan



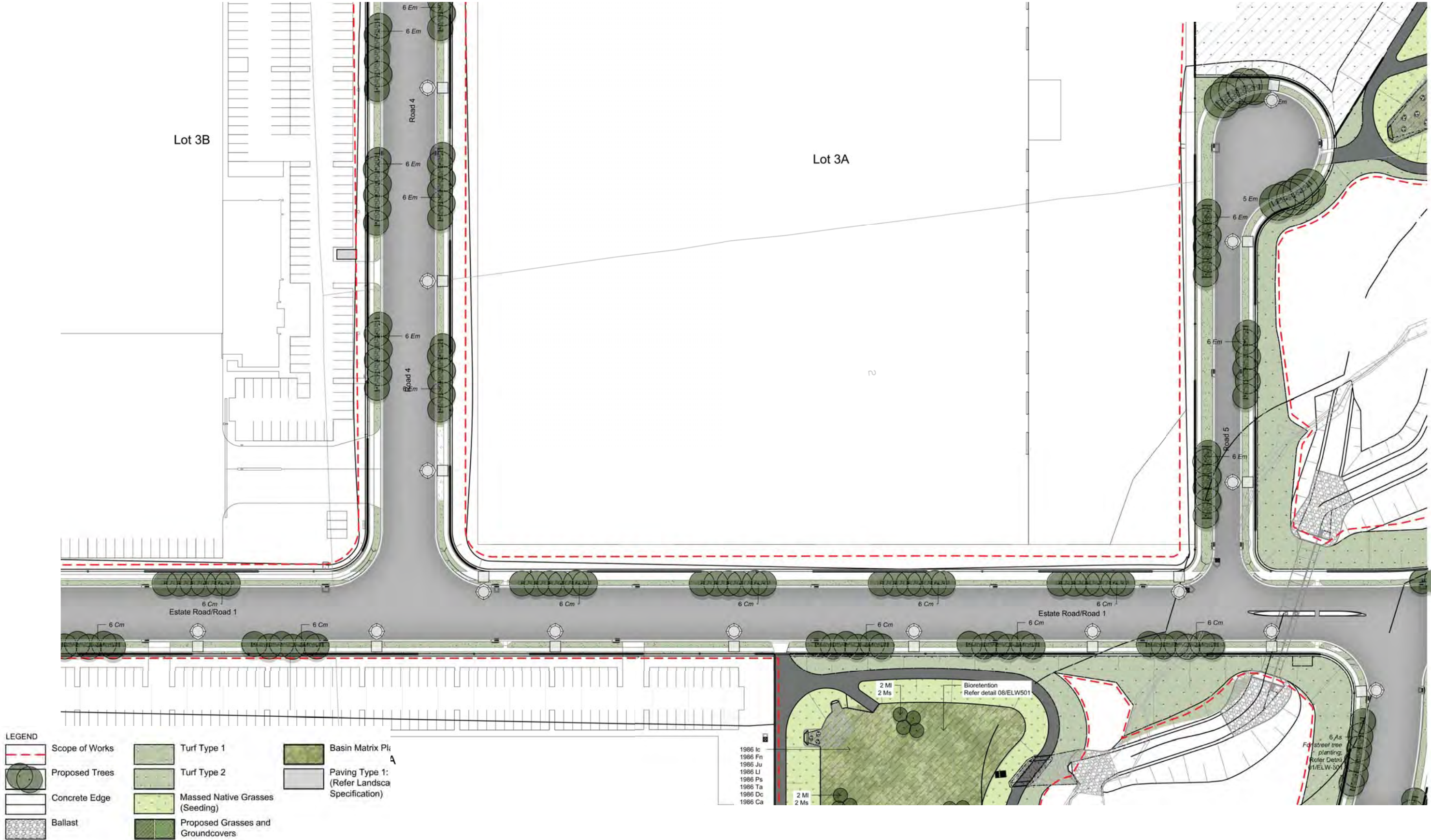
Estate Landscape Works
Landscape Plan



Estate Landscape Works
Landscape Plan

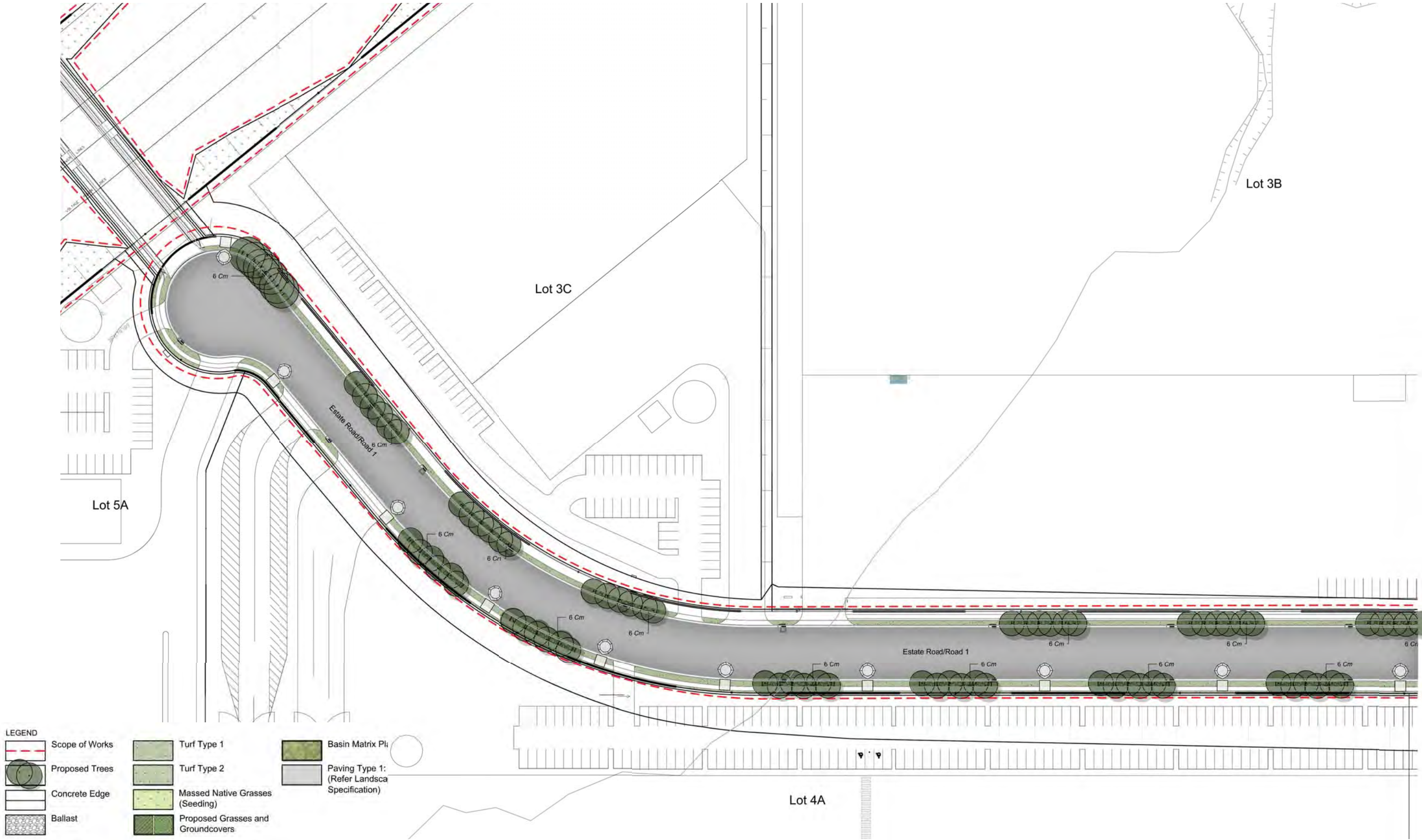


Estate Landscape Works
Landscape Plan

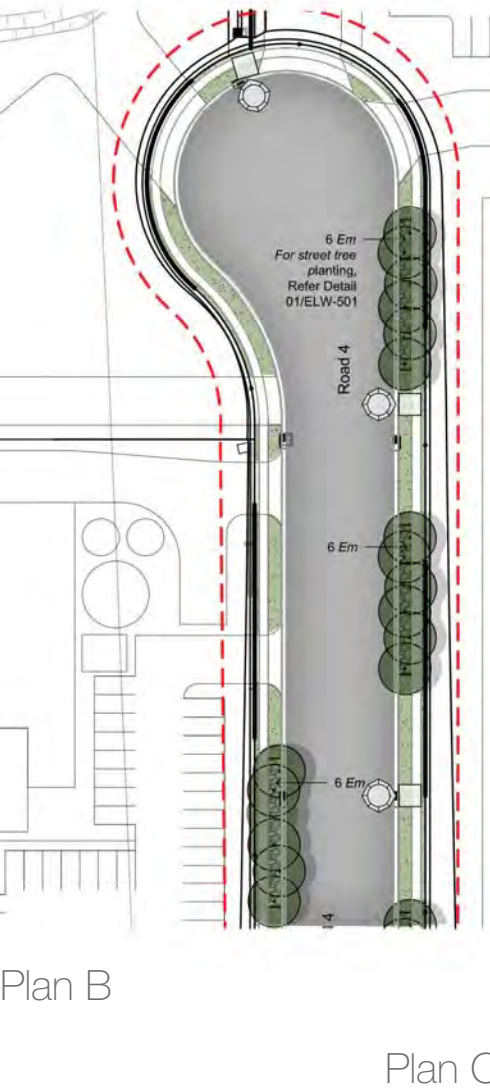
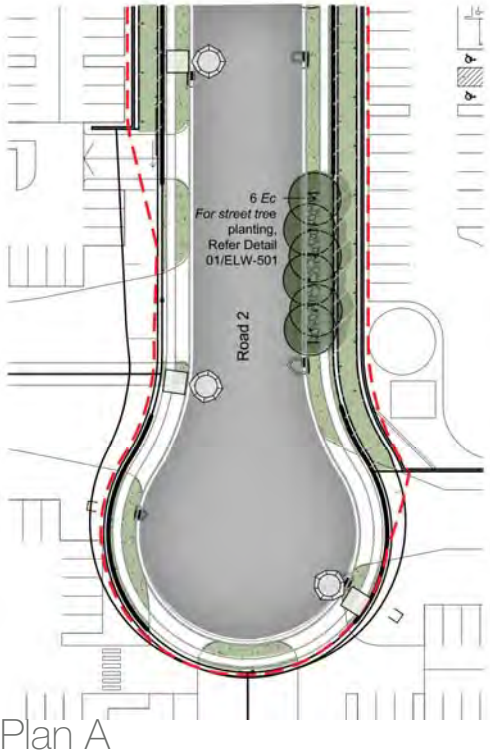
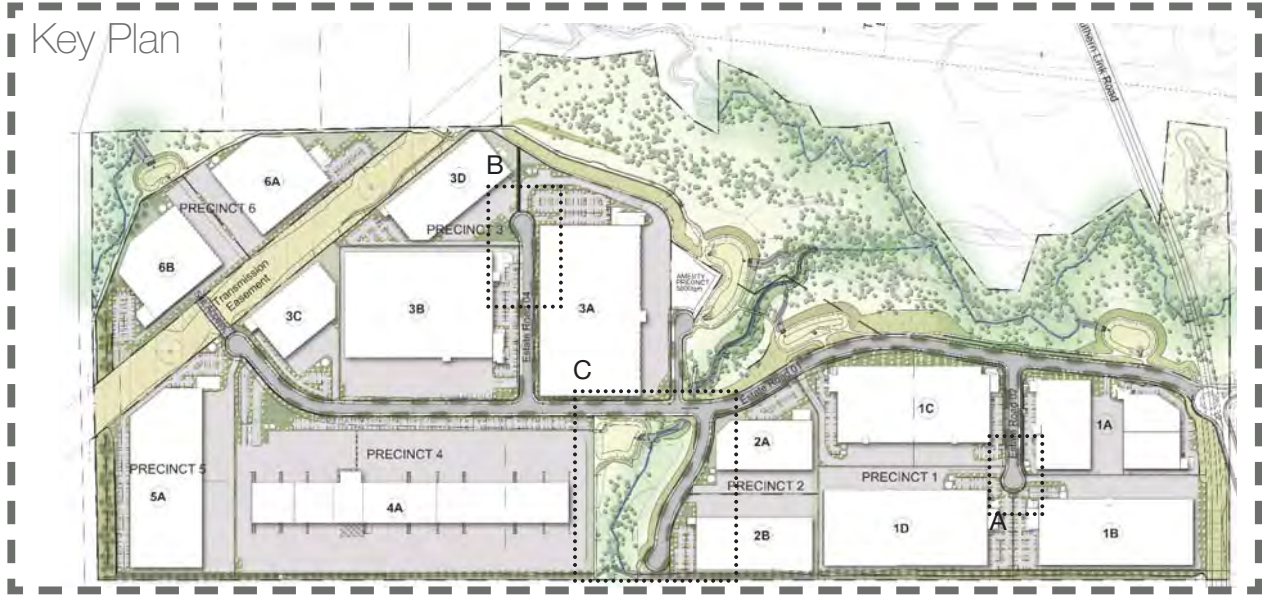


Estate Landscape Works

Landscape Plan



Estate Landscape Works
Landscape Plan

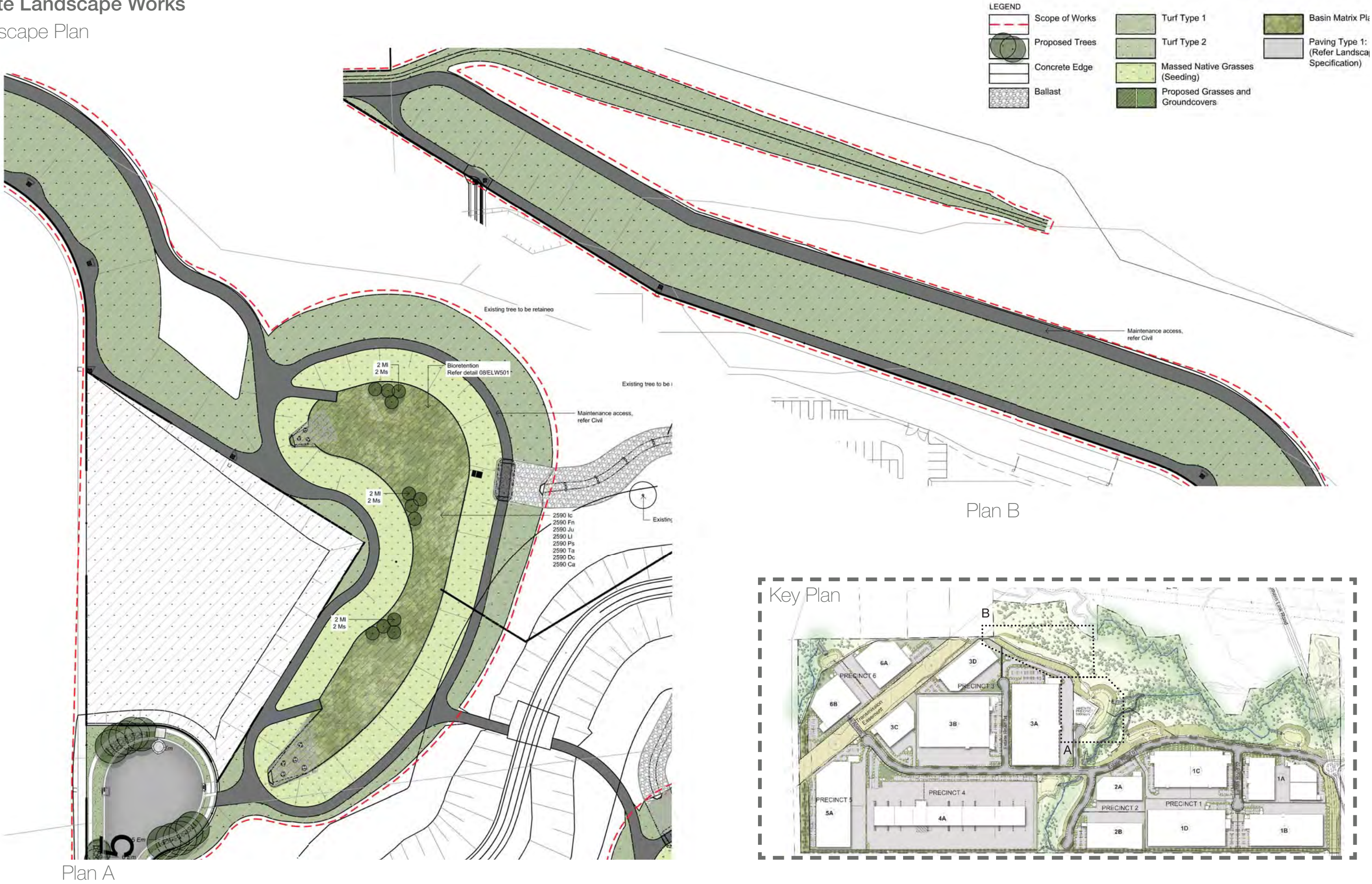


LEGEND

Scope of Works	Turf Type 1	Basin Matrix Pl
Proposed Trees	Turf Type 2	Paving Type 1: (Refer Landsc
Concrete Edge	Massed Native Grasses (Seeding)	Specification)
Ballast	Proposed Grasses and Groundcovers	

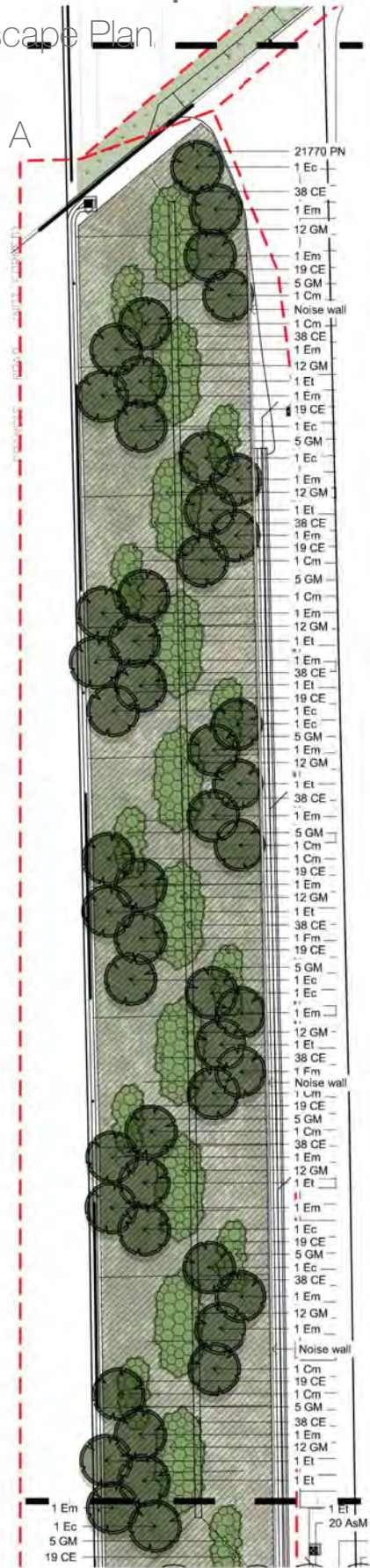
Estate Landscape Works

Landscape Plan



Landscape Plan

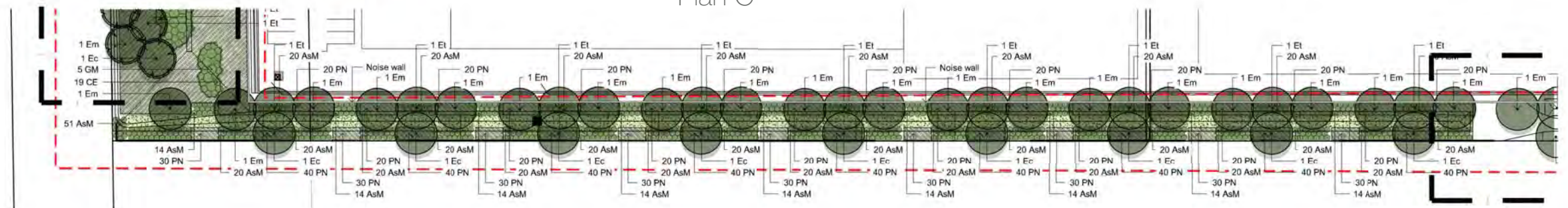
Plan A





Plan B



Plan C



LEGEND

- | | | | | | |
|---|----------------|---|--------------------------------------|---|--|
|  | Scope of Works |  | Turf Type 1 |  | Basin Matrix Pl: |
|  | Proposed Trees |  | Turf Type 2 |  | Paving Type 1:
(Refer Landscape
Specification) |
|  | Concrete Edge |  | Massed Native Grasses
(Seeding) | | |
|  | Ballast |  | Proposed Grasses and
Groundcovers | | |

■ Key Plan



Landscape Plan



This detailed landscape plan shows the layout of the promenade area. It includes the placement of various tree species: *Em* (Eucalyptus), *Et* (Eucalyptus), and *Ec* (Eucalyptus). The plan also indicates the location of the 'Banc' (benches) and the 'Lecteur' (reader) area. The layout is divided into sections by vertical lines, and the overall design is shown in a perspective view.

Typical Landscape Details & Plant Schedule (Not to scale)



Diagram illustrating the cross-section of a precast unit paving system. The components shown from top to bottom are:

- Precast unit paving with mortar joints as specified.
- 25mm mortar bed.
- Waterproofing & drainage by others.
- Base slab by others.

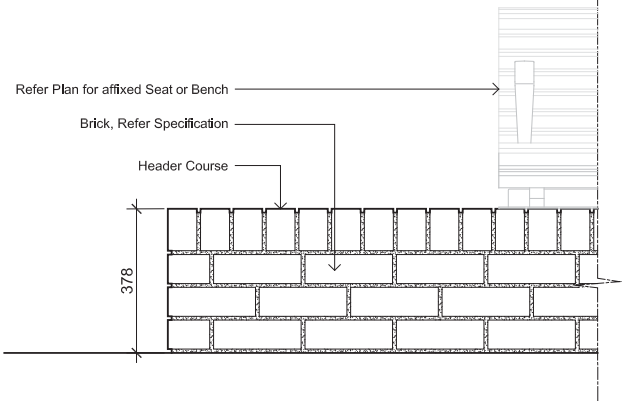
The diagram also indicates a 'Fall' (slope) direction.

06 PRECAST UNIT PAVERS ON SUSPENDED SLAB
ELW-501

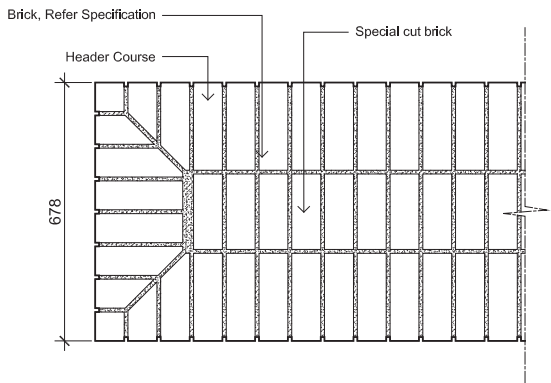


Estate Landscape Works

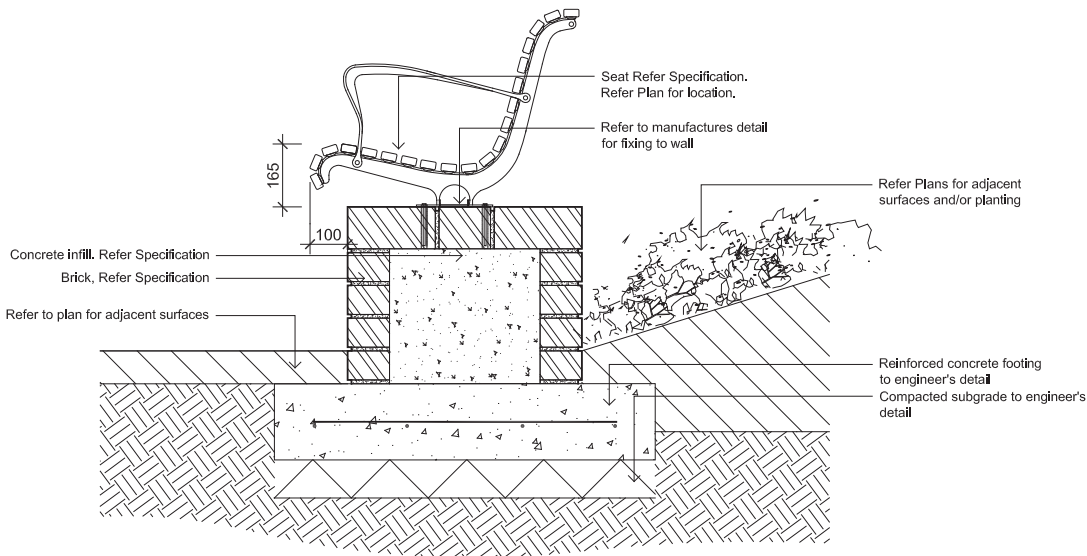
Typical Landscape Details (Not to scale)



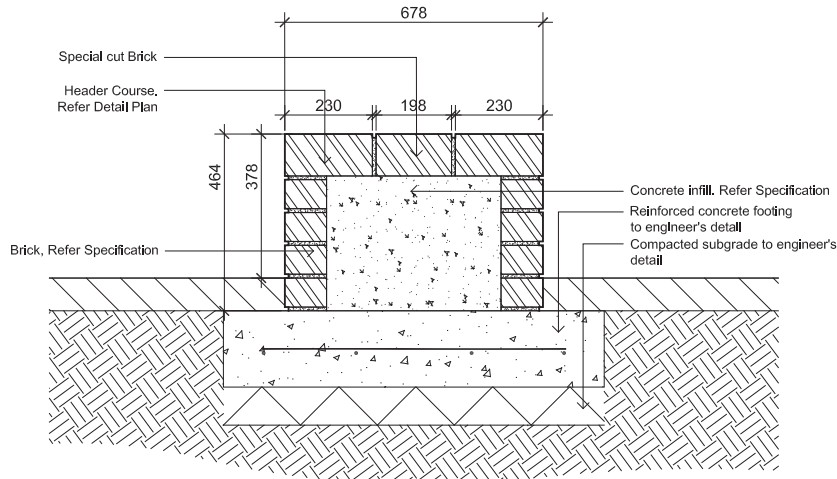
01 TYPICAL BRICK SEATING WALL ELEVATION
ELW-502



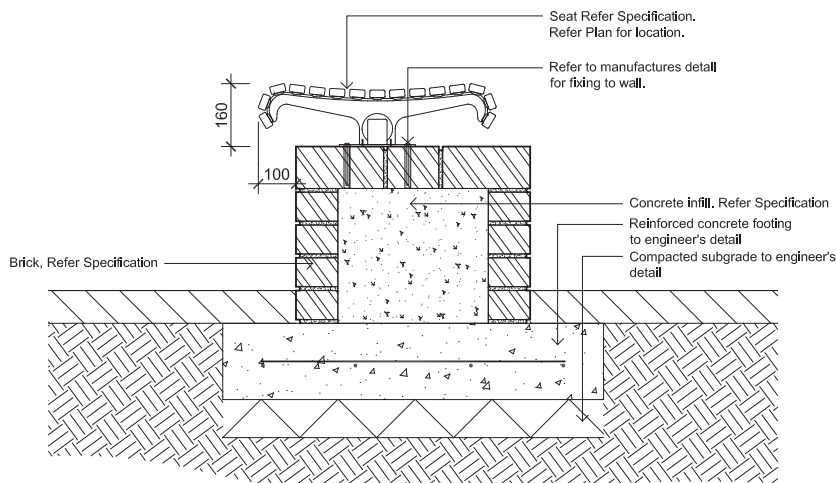
02 TYPICAL BRICK SEATING WALL PLAN
ELW-502



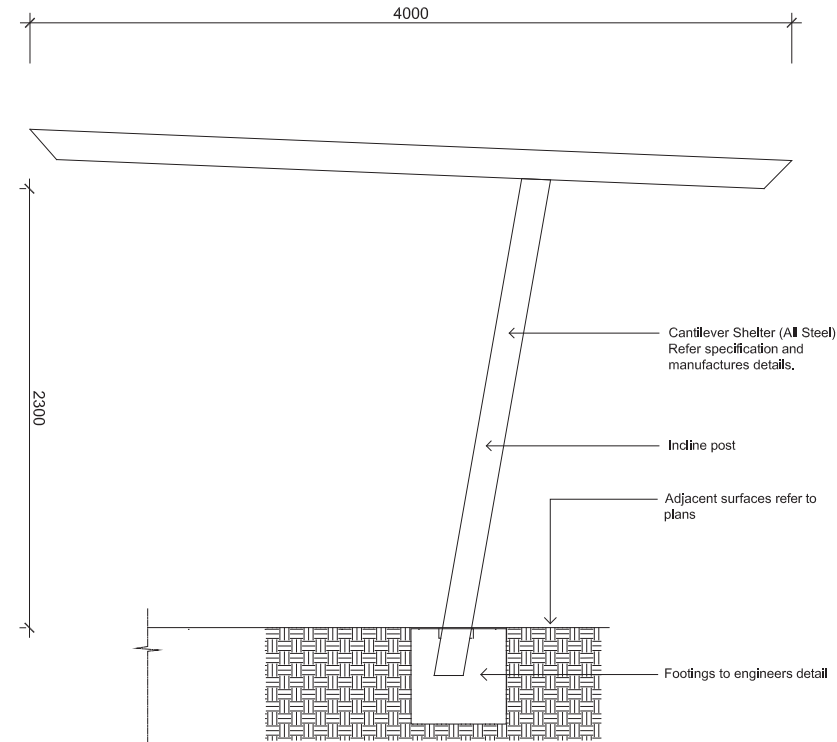
05 BRICK SEATING WALL WITH SEAT
ELW-502



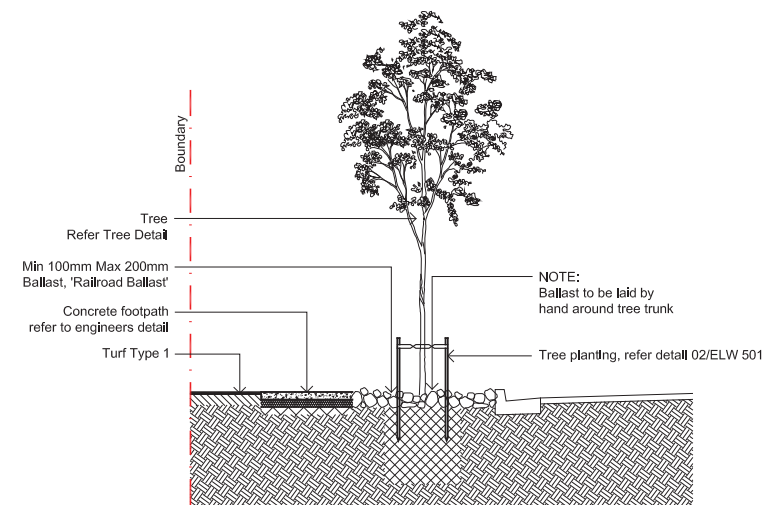
03 TYPICAL BRICK SEATING WALL
ELW-502



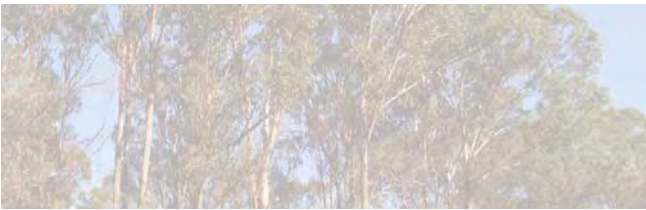
06 BRICK SEATING WALL WITH BENCH
ELW-502



04 PERGOLA
ELW 502



07 Street Tree Planting Detail
ELW-502



Oakdale South

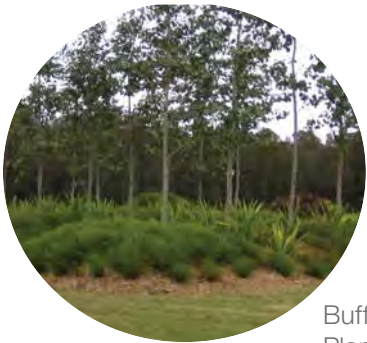
Precinct 1 Landscape
January 2017



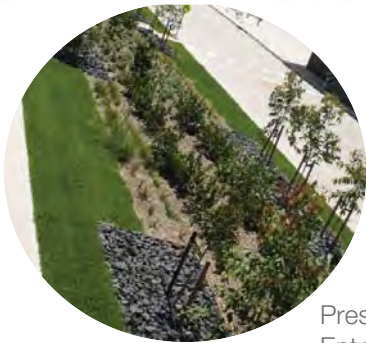
SITE IMAGE
Landscape Architects

Lot Landscaping - Precinct 1

Landscape Plan 1:2000



Buffer / Screen
Planting



Presentation /
Entry Planting



Feature 'Railroad
Rock Ballast' Banding



Secondary Planting
Zone - Grid of Trees in Turf



Carpark
Planting



Oakdale South | Landscape



Client
Site Image Job Number

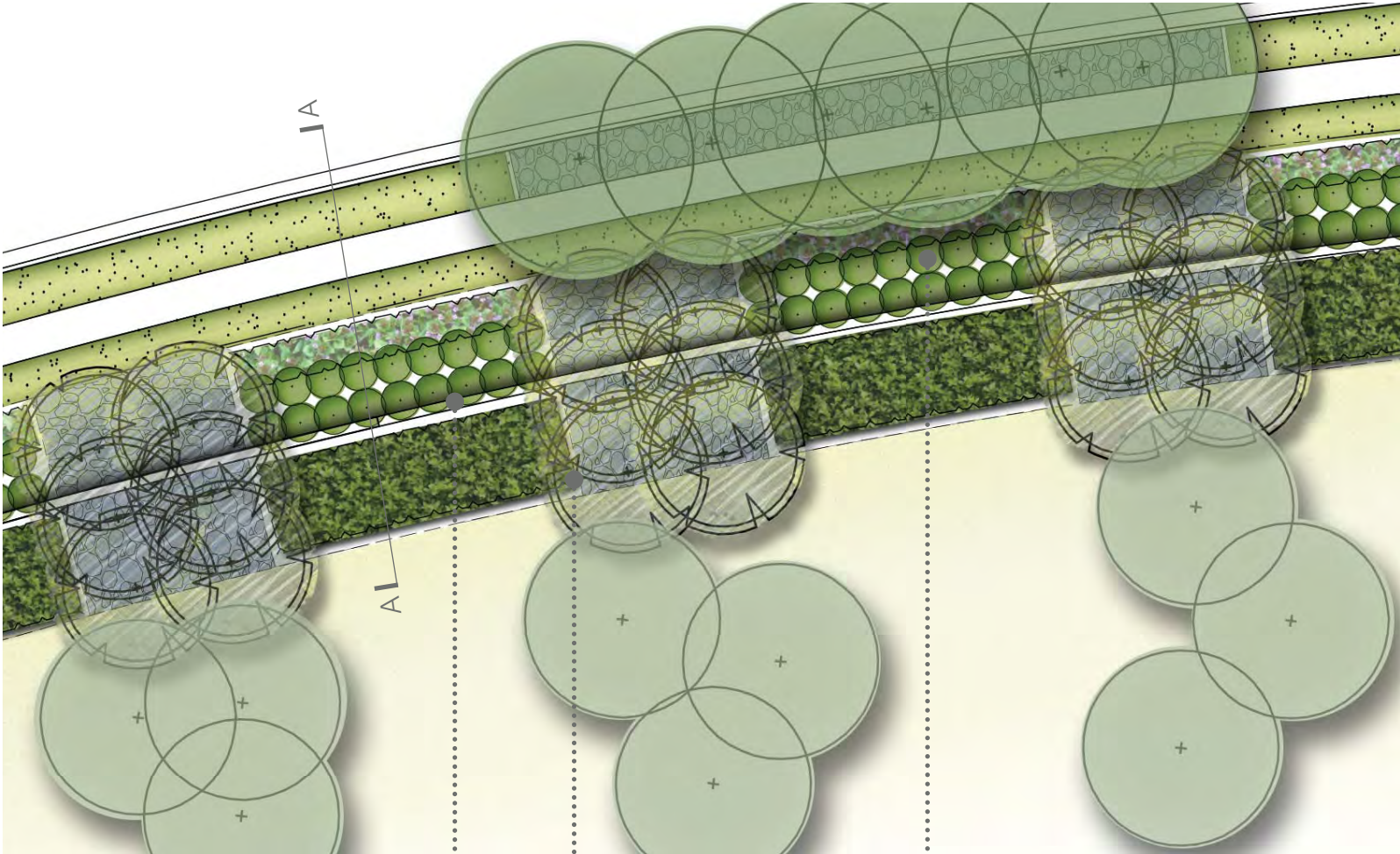
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Lot Landscaping - Precinct 1

Primary Presentational Frontage - Typical Landscape Detail Plan



PLAN | SCALE 1:200



Tiers of planting



Feature ballast rock to base of trees



Native planting modules

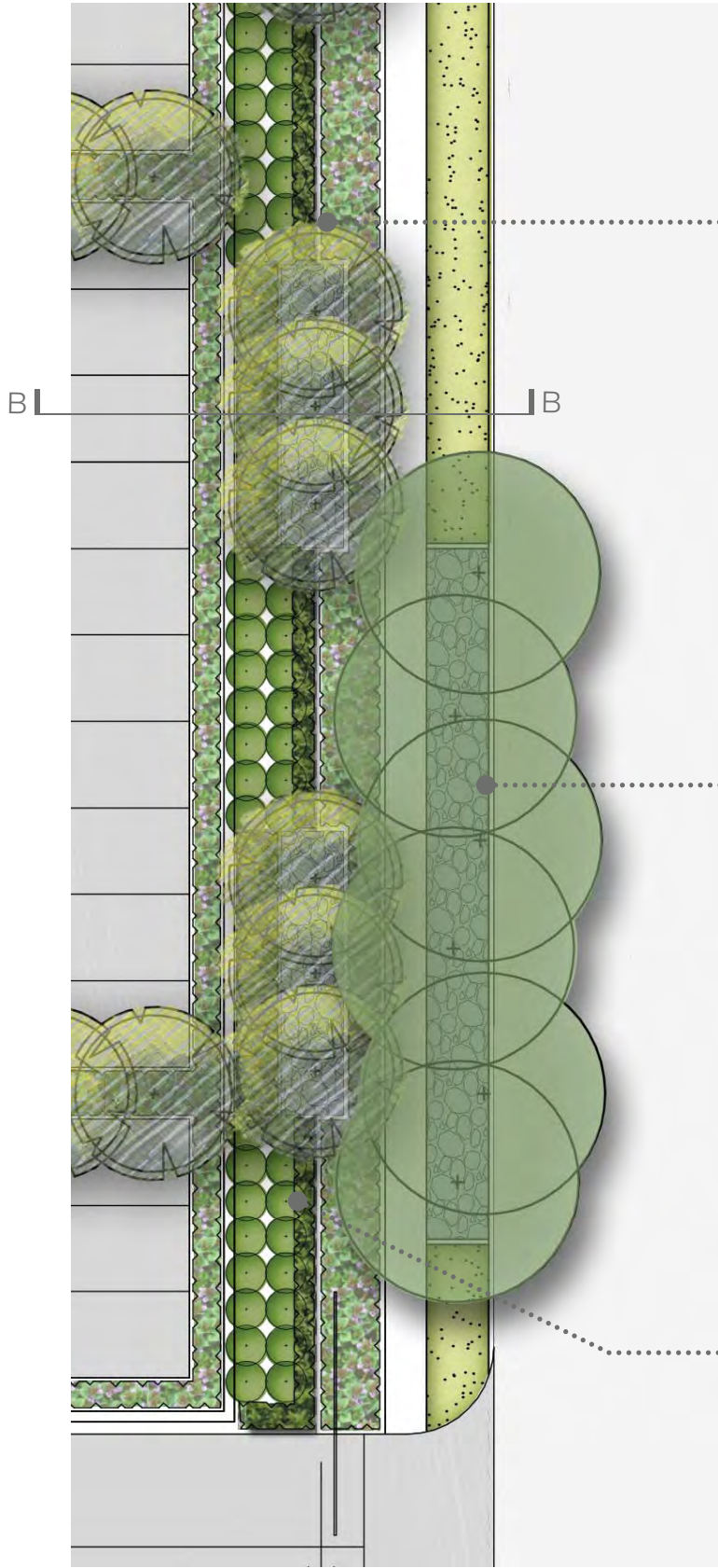


SECTION A | SCALE 1:100

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SECTION B | SCALE 1:100



PLAN | SCALE 1:200



Mass planted grasses



Ballast bays



Native hedges

Lot Landscaping - Precinct 1

Planting Palette

Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size
Trees				
<i>Angophora floribunda</i>	Rough-barked Apple	20	8	75L
<i>Cupaniopsis anacardioides</i>	Tuckeroo	15	8	75L
<i>Corymbia maculata</i>	Spotted Gum	15	7	75L
<i>Eucalyptus amplifolia</i>	Cabbage Gum	25	8	75L
<i>Eucalyptus crebra</i>	Narrow Leaved Ironbark	15	6	25L
<i>Eucalyptus moluccana</i>	Grey Box	20	8	25L
<i>Eucalyptus tereticornis</i>	Forest Red Gum	30	10	75L
<i>Pyrus calleryana</i>	Callery Pear	11	7	75L
<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	9	8	75L
<i>Melaleuca decora</i>	White Feather Honeymyrtle	7	3	25L
<i>Melaleuca nodosa</i>	Ball Honey-myrtle	4	2.5	25L
<i>Melaleuca styphelioides</i>	Prickly Leaved Paperbark	7	3	75L
Shrubs				
<i>Acacia falcata</i>	Sickle Wattle	4	2	300mm
<i>Callistemon</i> 'Endeavour'	Bottlebrush	3	3	300mm
<i>Kunzea ambigua</i>	Tick Bush	2.5	2.5	300mm
<i>Pittosporum</i> 'Miss Muffet'	Dwarf Pittosporum	1	1.5	300mm
<i>Viburnum odoratissimum</i>	Sweet Viburnum	5	3.5	300mm
<i>Westringia glabra</i>	Violet Westringia	1	1	300mm
Accent Species				
<i>Phormium tenax</i> 'Evening Glow'	NZ Flax Lily	1.5	2	300mm
<i>Phormium tenax</i> 'Purpurea'	Purple NZ Flax	1.5	1	300mm
Groundcovers and Grasses				
<i>Dianella caerulea</i> 'Breeze'	Blue Flax Lily	0.4	0.4	150mm
<i>Hardenbergia violacea</i>	Happy Wanderer Native Sarsparilla	2.5	2.5	150mm
<i>Hibbertia scandens</i>	Snake Vine	0.2	2	150mm
<i>Lomandra longifolia</i>	Mat Rush	1	0.6	150mm
<i>Lomandra longifolia</i> 'Tanika'	Matt Rush Grass	0.7	0.6	150mm
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2	1.5	150mm
<i>Pennisetum</i> 'Nafray'	Nafray	0.8	0.5	150mm
<i>Poa labillardieri</i>	Tussock Grass	0.8	0.5	150mm
<i>Themeda australis</i>	Kangaroo Grass	0.8	0.3	150mm



Corymbia maculata



Cupaniopsis anacardioides



Tristaniopsis laurina 'Luscious'



Poa labillardieri



Pyrus calleryana



Pyrus calleryana



Myoporum parvifolium



Callistemon 'Endeavour'



Dianella caerulea 'Breeze'



Phormium tenax 'Purpurea'



Pennisetum 'Nafray'



Westringia fruticosa