

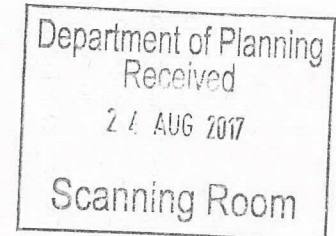


**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

23 August 2017

Ms Chloe Dunlop
Senior Planning Officer
Department of Planning & Environment
320 Pitt Street,
Sydney NSW 2000



Dear Chloe,

RESPONSE TO REQUEST FOR INFORMATION - PRESTONS SSD 7155 MOD 2

The attached documentation and the table within this letter responds to the request for additional information and agency comments regarding the Section 96(1A) application (SSD 7155 MOD2).


This response includes:

- Revised Architectural Drawings, including a 6m wide lockable gate from Yarrunga Street for Transgrid access.
- Revised Landscape Drawings, including an updated photomontage indicating that the reduce landscape setback will not erode the ability to screen built form on Bernera Road.
- The architectural drawings are coordinated with the existing Civil DA drawings, with no change to the civil drawings required.

Please call me on (02) 8233 7631 should you need to discuss the matters raised in this response.

Yours sincerely,

Ryan Macindoe
Senior Consultant

Submission	Response
Department of Planning and Environment	
<p>It is noted the landscaping section adjacent to Warehouse 4 along Bernera Road will be reduced from 6 metres to 2 metres in width.</p> <p>Please provide a detailed plan of the proposed landscaping along the Bernera Road frontage of Warehouse 4 which shows the height of tree species to be planted along this frontage of the site.</p> <p>Please also provide justification for the reduction in landscaping and an assessment of visual impacts on the Bernera Road streetscape.</p>	<p>Refer to the amended Landscape Package which shows the proposed planting detail on Bernera Road. The east elevation indicates the potential height of the proposed Grey Box and Grey Gums at 2 and 10 year periods, which will grow to a significant height once established and partially screen the majority of the buildings.</p> <p>The reduced setback does not limit the ability of the proposed trees and plantings to screen the built form of Warehouse 4. The tree species have been selected to provide leaf coverage at different heights, as shown on the updated photomontage included within the amended plans and extracted below for reference.</p> 

<p>Liverpool City Council</p>	
<p>The proposed change of use will lose warehouse floor space within the locality and may have economic implications in terms of the surrounding region. The proposed change of use needs to be substantiated by economic benefits. A Social and Economic Impact Assessment is required to scale the comparative economic benefits for the local community.</p>	<p>The proposed change of use from 'warehouse and distribution' to 'recreational facilities (indoor)' does not reduce the employment generation potential of the site. The final employment numbers for the proposed recreational facility will be similar if not larger than the approved warehouse building, noting that large contemporary warehouse developments generally have low staffing levels.</p> <p>The recreation facility boosts the availability of indoor recreation within the Liverpool LGA, and thus provides positive social and health benefits. The provision of a gym, swimming pool and indoor multipurpose sports hall will provide the opportunity for active recreation and promote exercise. The facility will complement existing facilities in the LGA, including the Michael Clarke Recreation Centre, and the Michael Wenden Aquatic Leisure Centre, as the population in the area increases. The sports facility will be available for workers of the surrounding industrial sites, which will support the health and wellbeing of local workers.</p>
<p>'Car parking' and 'Indoor Recreation Facilities' are prohibited use in the IN3 - Heavy Industrial zone under Liverpool LEP2008. Staff car parking for Warehouse 4 needs to be relocated within the IN1 (General Industrial) zone where it is permissible. This will assist to preserve the demarcation of the two different industrial zones.</p>	<p>Clause 89E(3) of the Act allows for SSD consent to be granted despite a development being partly prohibited. Accordingly, the recreational facility car park area on the IN3 can be granted consent under this provision.</p> <p>Clause 5.3 (flexible zone boundaries) of LLEP 2008 can also be applied to permit the car park area. The objective of Clause 5.3 'is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone'. The following satisfies the requirements:</p> <ul style="list-style-type: none"> • Logical and appropriate development: The recreation facility building (where most the use's activities will occur) is wholly located on the IN1 land, which permits 'recreation facility (outdoor)'. The only component of the development which is within

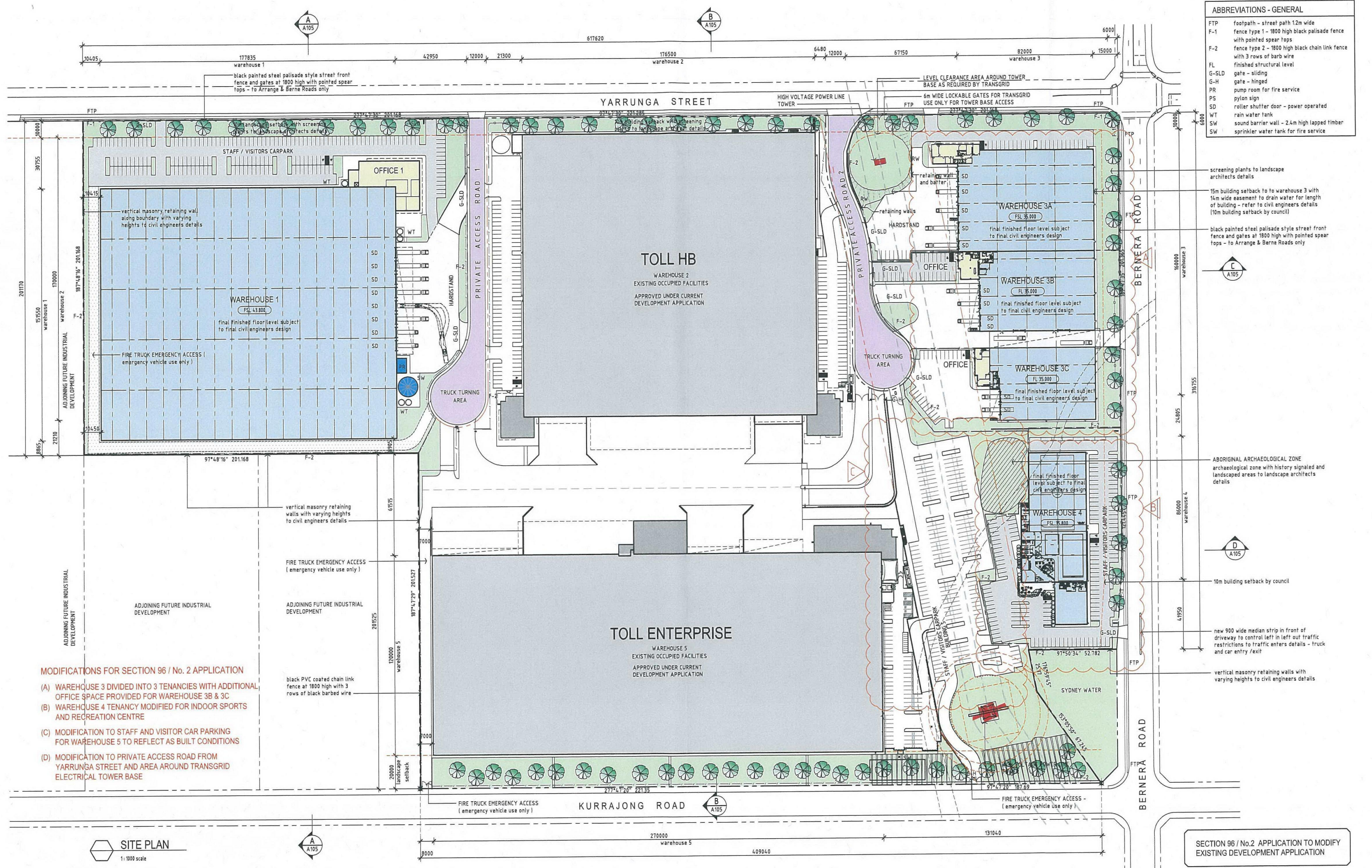
	<p>the IN3 land is car parking. Accordingly, the development is logical and appropriate for the circumstances.</p> <ul style="list-style-type: none"> • Compatibility with planning objectives and land uses of adjoining zones: The recreation facility is compatible with the objectives and land uses of the IN3 zone as demonstrated in the table within the EAR.
<p>It is recommended not to have direct access to the property from Bernera Road. Utilisation of secondary road is advised for this purpose. A detail traffic impact analysis will be required to support this.</p>	<p>The approved development has two access points from Bernera. The modified development does not seek to increase the number of approved access points.</p> <p>The proposed vehicle access points are located where good sight distances are available and there will be appropriate separation from intersections and each other. The truck access points will accommodate all vehicles requiring access to the site as indicated on the turning path diagrams in the submitted Traffic Report.</p>
<p>It is identified that fewer parking spaces are provided in the proposal compared to the car spaces needed as per Council's standard.</p> <p>Car parking space provisions in the Liverpool DCP :</p> <ul style="list-style-type: none"> • 1 space per 35m2 of office space; • 1 space per 75m2 of warehouse space; • 1 space per 22 m2 of recreation facilities. <p>Provision of less car spaces can be substantiated with the provision of other means of transportation such as adequate availability of public transport options and alternative (eg. active) transport arrangements etc. which is currently not present near the subject site.</p>	<p>As stated in the submitted Traffic Report, it has been the accepted practice for large contemporary warehouse developments to assess parking provision with reference to the RMS Guidelines which specify a parking provision for warehouse use of 1 space per 300m2 (warehouse and office floorspace) and this was the accepted approach for the previous approvals for the Prestons Industrial Estate and M5M7 Logistic Estate developments. For these developments, it has been accepted that a parking provision in the range of 1 space per 200m2 to 300m2 is applicable and the parking provision for the proposed S96(1A) warehouse outcome are as follows:</p> <ul style="list-style-type: none"> • Warehouse 3A 5,315m2 - 32 spaces (1 space per 166m2) • Warehouse 3B 3,735m2 - 27 spaces (1 space per 139m2) • Warehouse 3C 1,965m2 - 21 spaces (1 space per 142m2) <p>It is apparent that the proposed parking provision will be suitable and appropriate.</p>

	Further, Clause 11 of <i>State Environmental Planning Policy (State and Regional Development) 2011</i> states: <i>Development control plans do not apply to: (a) State significant development</i>
<p>Council is not supporting the proposed wording changes for Development Contributions conditions (B24) and intersection works conditions (C2, C3 and C4). Council also do not support the changes proposed in C15 (Stormwater Drainage works).</p> <p>LCC's (Infrastructure Division) consent to the proposed offset of development contributions should be sought before making this amendment.</p>	Refer to separate correspondence regarding Section 94 contributions.
Detail aboriginal cultural heritage assessment is required to measure the impact of the development on the identified archaeological site. A condition might be required in consultation with the OEH.	The proposed modifications make no changes to the approved Aboriginal archaeological zone as indicated on the plans.
Part of the site is impacted by flood risk. A flood impact analysis is required resulting from the proposed changes of use and the proposed reconfiguration of the warehouse and hard stand areas.	The Civil Engineering Report prepared by Costin Roe addresses the flood implications of the revised layout. Refer to Section 4.4.2 of the Civil Engineering Report.
Adequate noise mitigation measures are needed to minimise noise impacts on the residential areas to the south of the Kurrajong Road.	Refer to the Acoustic Report submitted which outlines the range of mitigation measures proposed to manage potential noise impacts.
It is recommended to connect the subject site with the cycle network around the site and to establish connection to the pedestrian and cycle network in the adjacent residential areas. On site cycle storage can be provided to encourage active transportation.	Noted.
It is recommended to reduce the visual bulk of industrial development along the Bernera Road frontage through the use of articulation and utilisation of suitable colour scheme.	The proposed modification to Warehouse 4 includes an improvement of the architectural character (when compared with the approved development) through the implementation of more glazing and articulation measures on the eastern and southern facades. This is illustrated in the visual comparison between the approved and proposed Warehouse 4 provided within the EAR.

Transport for NSW	
<p>Use of Emergency Access for Car Park Access of Warehouse 3A</p> <p>The approved plan indicates the emergency gate for access to Warehouse 3 will only be used if Transgrid blocks the private access road during maintenance to powerline tower. Provide clarify of whether the emergency access arrangement remains the same under the proposed modification or otherwise the proposed modification should indicate the change of emergency gate for the three warehouses (3A, 3B and 3B).</p> <p>Intersection upgrade on Bernera Road and Yarrunga Street</p> <p>It is noted that the intersection upgrade on Bernera Road and Yarrunga Street is required under the Development Consent for the original application. The current modification had incorporated the proposed layout for this intersection upgrade.</p> <p>Construction Traffic Management Plan</p> <p>A Construction Traffic Management Plan (CTMP) shall be prepared by a qualified person and be submitted to the Principal Certifying Authority prior to the commencement of any works on site. The CTMP must be prepared in consultation with Liverpool City Council and Roads and Maritime Services.</p>	<p>Use of Emergency Access for Car Park Access of Warehouse 3A</p> <p>The approved location of the emergency gate for access to Building 3 remains the same as approved. The modification seeks to formalise this emergency entrance and will also provide access for the car parking area to the north of Warehouse 3A.</p> <p>Intersection upgrade on Bernera Road and Yarrunga Street</p> <p>The details of this proposed intersection including but not limited to traffic signal phasing and timing, layout, and etc. should be reviewed and designed to the satisfaction of Council and Roads and Maritime Services.</p> <p>Construction Traffic Management Plan</p> <p>CTMP to be conditioned to the release of the Construction Certificate.</p>
Transgrid	
<p>TransGrid requires that the applicant provides further details of any proposed amendments in TransGrid's easement that weren't part of the design approved by TransGrid in January (see approval attached). Any works proposed within the easement require a technical assessment by TransGrid to ensure that the required horizontal and vertical clearances to transmission lines and structures are met. TransGrid's clearance requirements must be met to ensure the</p>	<p>Transgrid access has been revised with direct access from Yarrunga Street. Both submitted architectural and landscaping plans show this arrangement.</p> <p>The Proponent we are complying with Transgrid requirements providing 15m clearance from the outside edge of the transmission tower legs (to top of batter). Transgrid had previously requested 1:8 batter from the 15m clearance line. Now that access has been provided from Yarrunga Street the batter on this side of the tower is not required. The proposal includes</p>

<p>safety of the public. TransGrid also needs to assess the impacts of the proposal on TransGrid's assets.</p> <p>TransGrid objects to this modification application as the landscaping works would interfere with TransGrid's access to the tower. The design of the area surrounding TransGrid's northern tower is unacceptable and is different to the previously approved design which was developed in consultation with TransGrid. The attached marked up drawing was previously provided by the applicant's representative in response to the issues raised by TransGrid. The original design would have prevented TransGrid from being able to access our towers and the proposed retaining wall was agreed to be shortened at the north-west corner of the property near the tower to allow us access.</p> <p>Access to TransGrid's transmission lines, stanchions and easement must be maintained at all times. Accessways/roads within the easement must be able to safely withstand the 40 tonne load capacity of TransGrid's maintenance vehicles.</p>	<p>significant quantum of battering to meet Transgrid requirements and any further will preclude the development on this lot due to loss of access and truck movements.</p> <p>Refer to revised Architectural Drawings</p>
<p>Roads and Maritime Services (RMS)</p> <p>Roads and Maritime previously provided comments regarding proposed upgrade works at the Yato Road/Bernera Road/Yarrunga Street intersection dated 20 April 2016 (see attached). The proposed modifications to the layout of Warehouse 3, carpark, and conditions C2-C4 should not preclude an intersection design that accommodates safe and efficient B-double movements, given the increase in industrial development undertaken within close proximity to this intersection.</p>	<p>Noted. The Proponent is in consultation with RMS and Liverpool City Council regarding the detailed design and functional layout.</p>
<p>Office of Environment and Heritage</p> <p>The matter does not contain biodiversity, natural hazards or Aboriginal cultural heritage issues that require a formal OEH response.</p>	<p>Noted.</p>

<p>Water NSW</p> <p>The subject site is not location within close proximity to any WaterNSW land or infrastructure and therefore we have no specific comments or requirements regarding this proposal.</p>	<p>Noted.</p>
<p>Department of Primary Industries</p> <p>DPI has reviewed the EA and advises the proponent has adequately addressed matters of regulatory interest to the Department.</p>	<p>Noted.</p>



Issue: Date: Amendment:
 H 26/04/16 RESUBMISSION FOR PLANNING APPROVAL
 I 12/05/16 LIFT FROM CARPARK RELOCATED ADJACENT TO BUILDING 5
 J 28/09/16 ISSUED FOR SECTION 96 APPLICATION
 K 15/06/17 ISSUED FOR SECTION 96 - No. 2 APPLICATION
 L 08/06/17 access gate added from yarrunga street for transgrid tower base

Scale: 1:1000 @ A1 / 1:2000 scale @ A3

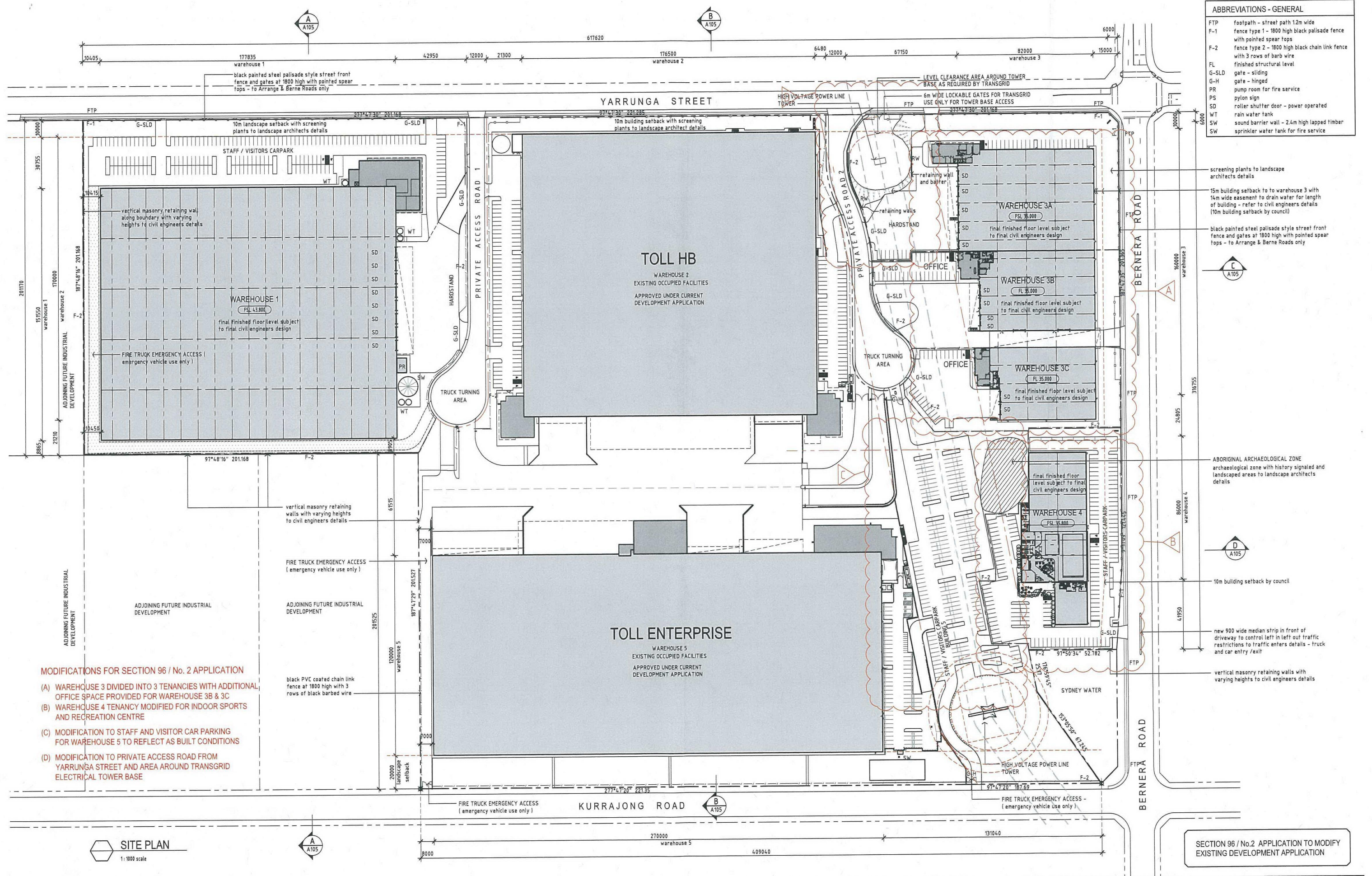
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Project Manager:
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Project:
PRESTONS INDUSTRIAL ESTATE
 PROPOSED WAREHOUSE DEVELOPMENT
 Cnr YARRUNGA STREET & BERNERA ROAD, PRESTONS NSW

axis AXIS ARCHITECTURAL
 4 / 112 Cranulla Street, Cranulla NSW 2230
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 e + david@axisarchitects.com.au
 AXIS ARCHITECTURAL Pty Ltd - ABN 18 856 853 376
 Nominated Architect - David McDonald NSW A18 No. 7997

Drawing:
SITE PLAN - COLOURED OVERALL ESTATE PLAN
 Drawn: AA Date: November 2015 Scale: 1:1000 @ A1 1:2000 @ A3
 Project No: 140604 Drawing No: S96 - A 102 Issue: L



Issue	Date	Amendment
H	26/04/16	RESUBMISSION FOR PLANNING APPROVAL
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0 10 20 30 40 50 100m - @ A1
0 20 40 60 80 100 200m - @ A3
1:1000 scale @ A1 / 1:2000 scale @ A3

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Project
PRESTONS INDUSTRIAL ESTATE
PROPOSED WAREHOUSE DEVELOPMENT
Cnr YARRUNGA STREET & BERNERA ROAD, PRESTONS NSW

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e + david@axisarchitects.com.au
AXIS ARCHITECTURAL Pty Ltd - ABN 18 066 853 376
Nominated Architect - David McDonald NSW ARB No. 7897

Drawn: AA
SITE PLAN OVERALL ESTATE PLAN
Date: November 2015
Scale: 1:1000 @ A1
1:2000 @ A3
Project No: 140604
Drawing No: S96 - A 101
Issue: L

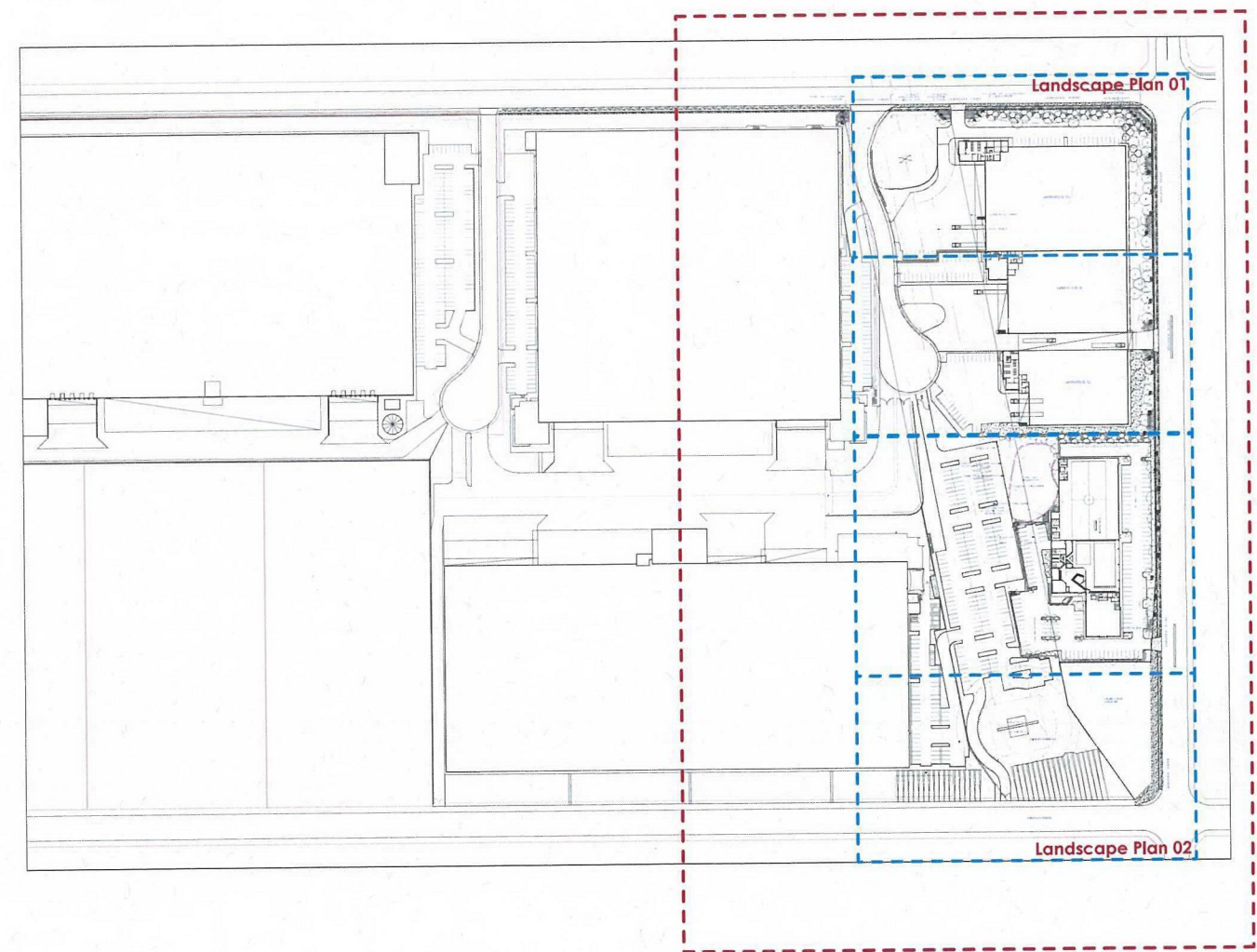


PROJECT: PRESTONS DISTRIBUTION CENTRE, DEVELOPMENT

Cnr Yarrunga Steet & Bernera Road Prestons NSW

DRAWING SHEETS:

- L000: Cover Sheet
- L101: Landscape Plan 01
- L102: Landscape Plan 02
- L103: Landscape Plan 03
- L104: Landscape Plan 04
- L201: Detail Plan 01
- L202: Detail Plan 02
- L203: Detail Plan 03
- L501: Design images, Specification & Plant Schedule
- L502: East Elevation 2 Years, 10 Years



SECTION 96 DEVELOPMENT AREA

ISSUE	DATE	PURPOSE
REVISION		FOR REVIEW
A	02.08.17	
B	19.08.17	FINAL REVIEW
C	27.06.17	Section 96
D	21.08.17	Section 96 Reissue

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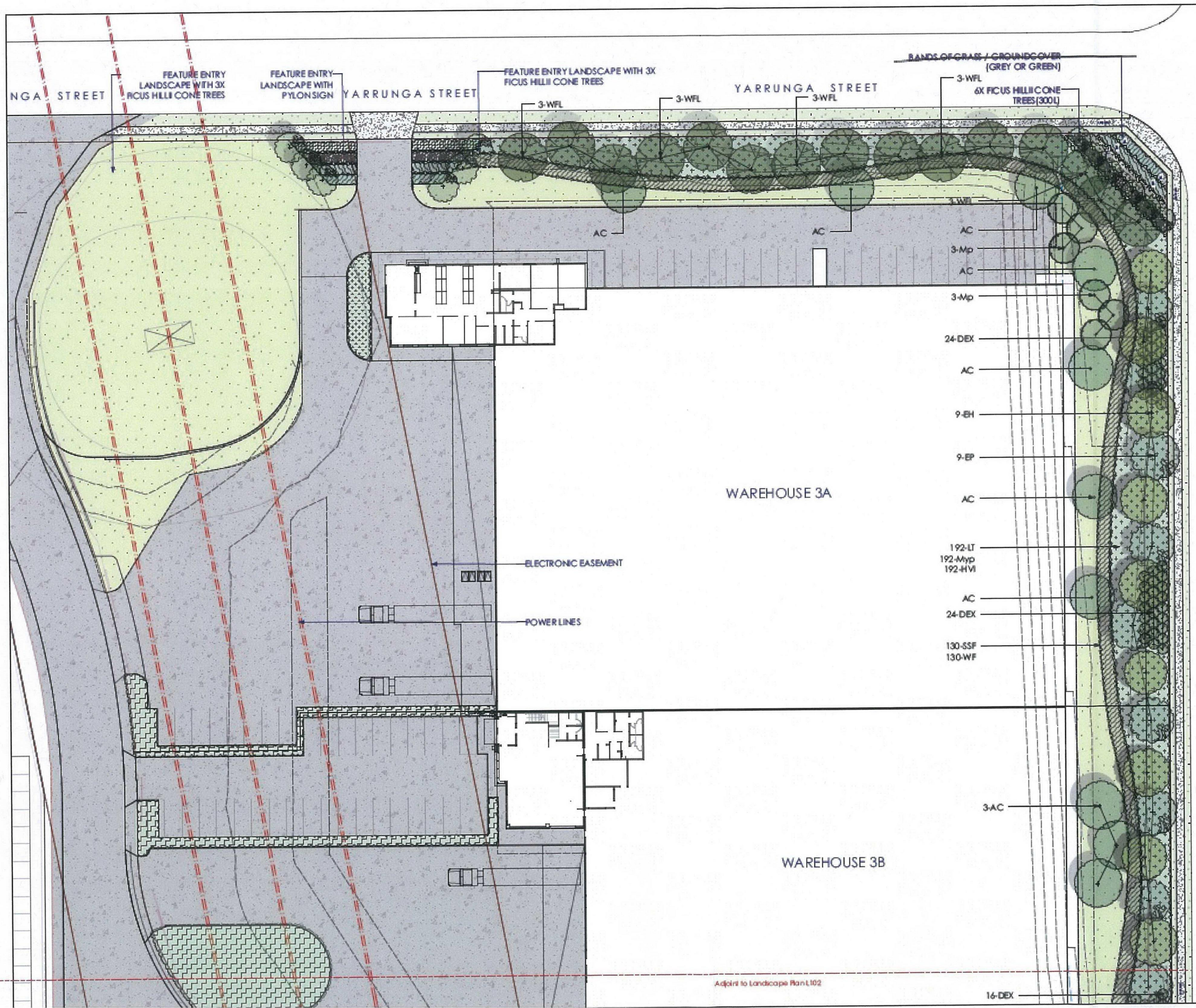
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PROJECT
PRESTONS INDUSTRIAL ESTATE , PROPOSED
WAREHOUSE DEVELOPMENT

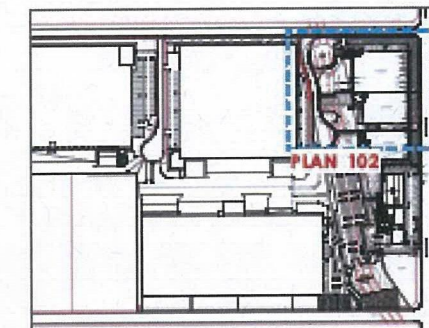
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Cover Sheet

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	DV	21.08.17
PROJECT NO.	DRAWING NO.	REVISION
H8-16040	L000	D

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ISSUE	DATE	PURPOSE
REVISION		FOR REVIEW
A	02.06.17	
B	19.06.17	FINAL REVIEW
C	27.06.17	Section 95
D	21.08.17	Section 95 Release



- LEGEND
- Transmission Wire Easement
 - Proposed Trees
 - Mass planting beds
 - Existing Landscapes

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PROJECT

PRESTONS INDUSTRIAL ESTATE, PROPOSED WAREHOUSE DEVELOPMENT

DRAWING TITLE

LANDSCAPE PLAN 01

SCALE

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DRAWN	CHECKED	PLOT DATE
DV	DV	21.08.17

PROJECT NO.	DRAWING NO.	REVISION
H8-16040	L101	D

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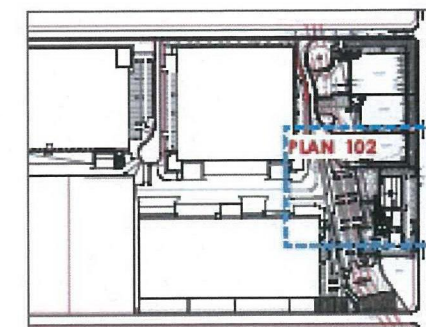
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Adjoin to Landscape Plan L102

16-DEX

ISSUE	DATE	PURPOSE
REVISION		FOR REVIEW
A	02.06.17	
B	19.06.17	FINAL REVIEW
C	27.06.17	Section 95
D	21.08.17	Section 95 Refinement



- LEGEND**
- Transmission Wire Easement
 - Proposed Trees
 - Mass planting beds
 - Existing Landscape

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Site & Landscaping
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02 9360 7771



PROJECT
PRESTONS INDUSTRIAL ESTATE, PROPOSED
WAREHOUSE DEVELOPMENT

DRAWING TITLE

LANDSCAPE PLAN 02

SCALE

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DV		21.08.17

PROJECT NO.	DRAWING NO.	REVISION
H8-16040	L102	D

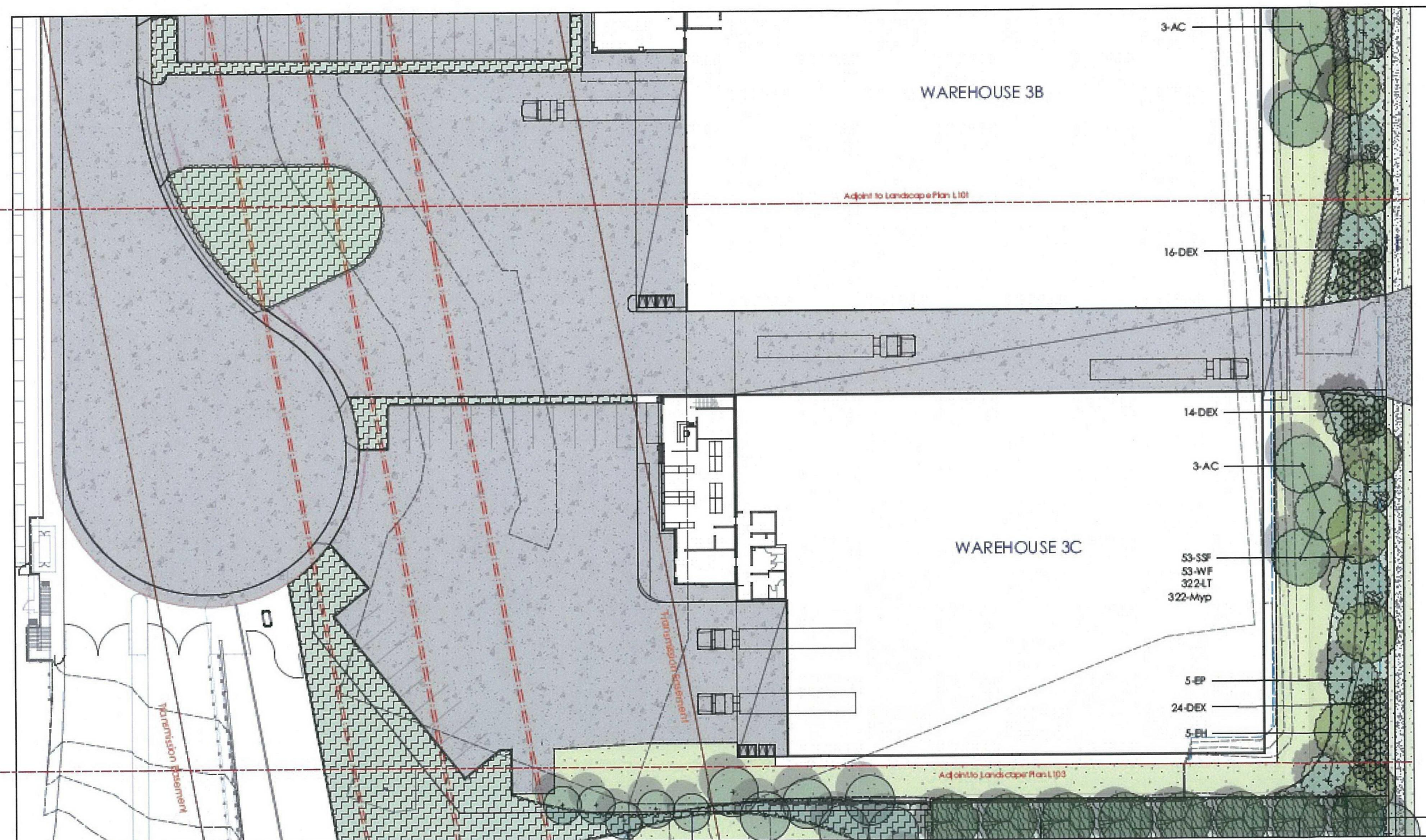
Site 25, 13-29 Nichols Street, Surry Hills, NSW, 2010

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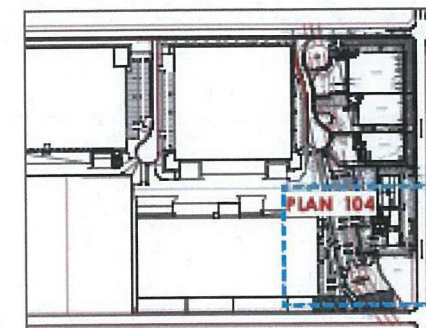
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ISSUE	DATE	PURPOSE
REVISION	02.05.17	FOR REVIEW
A	19.05.17	FINAL REVIEW
B	27.05.17	Section 95
C	21.05.17	Section 95 Release
D		



- LEGEND**
- Transmission Wire Easement
 - Proposed Trees
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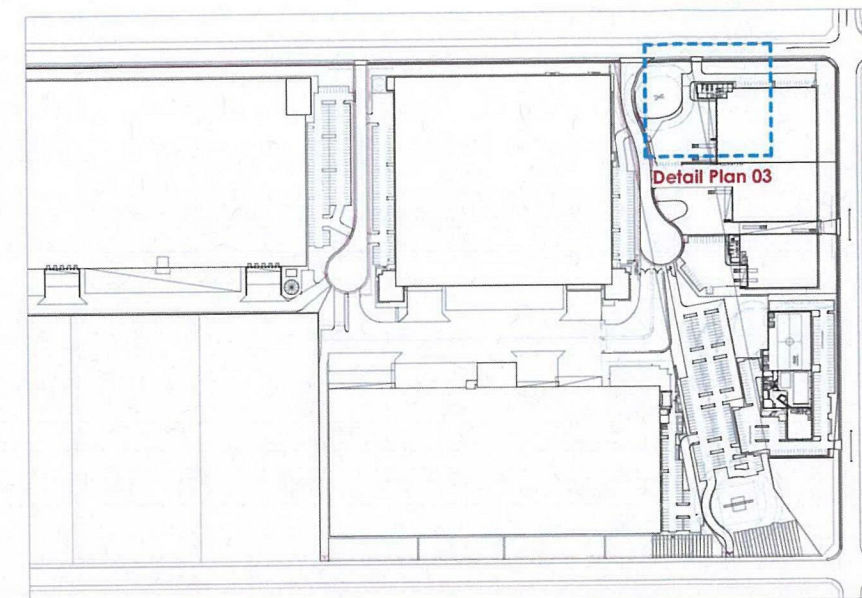
PROJECT
PRESTONS INDUSTRIAL ESTATE, PROPOSED
WAREHOUSE DEVELOPMENT

DRAWING TITLE
LANDSCAPE PLAN 04

SCALE		
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	DV	21.05.17
PROJECT NO.	DRAWING NO.	REVISION
H8-16040	L104	D

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ISSUE	REVISION	DATE	PURPOSE
A		02.06.17	FOR REVIEW
B		19.06.17	FINAL REVIEW
C		27.06.17	Section 96
D		21.08.17	Section 96 Reissue

- LEGEND**
- Transmission Wire Easement
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Entry trees



Entry banding planting A

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PROJECT
PRESTONS INDUSTRIAL ESTATE, PROPOSED
WAREHOUSE DEVELOPMENT

DRAWING TITLE
Detail Plan 03 (Typical)
Secondary Entrance_Option A

SCALE
1:100@A1 or 1:200@A3

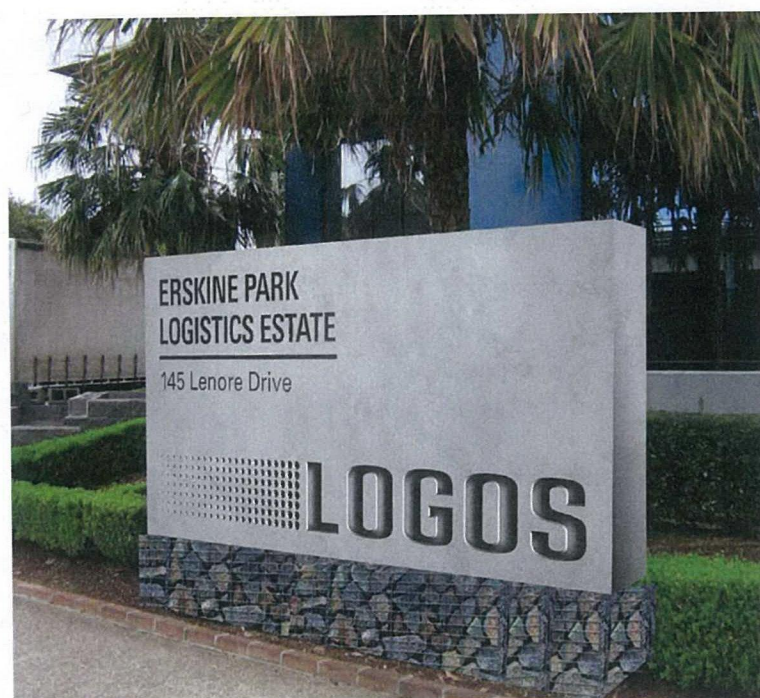
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PROJECT NO.	DRAWING NO.	REVISION
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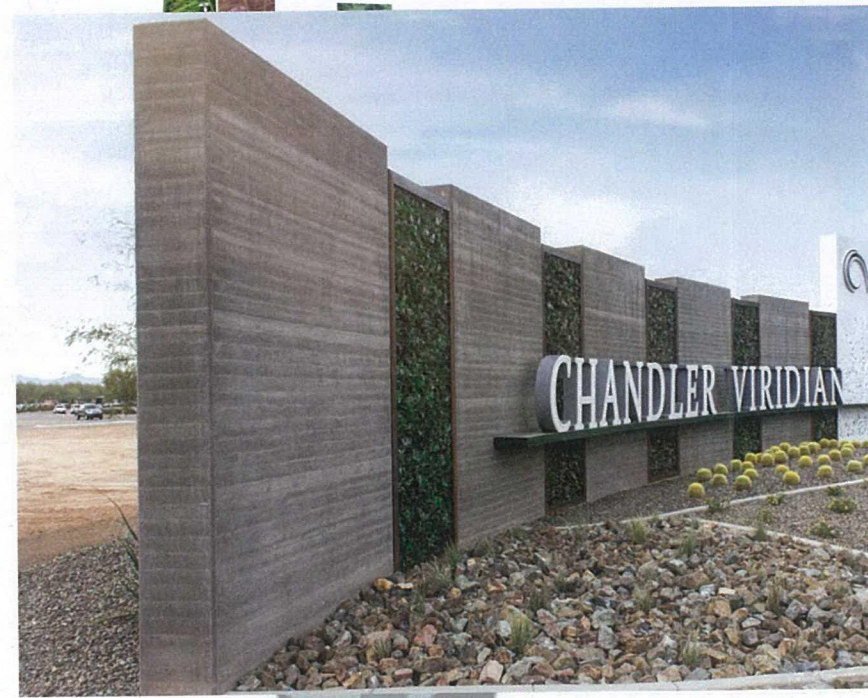
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Entry Signage



Entry banding planting B



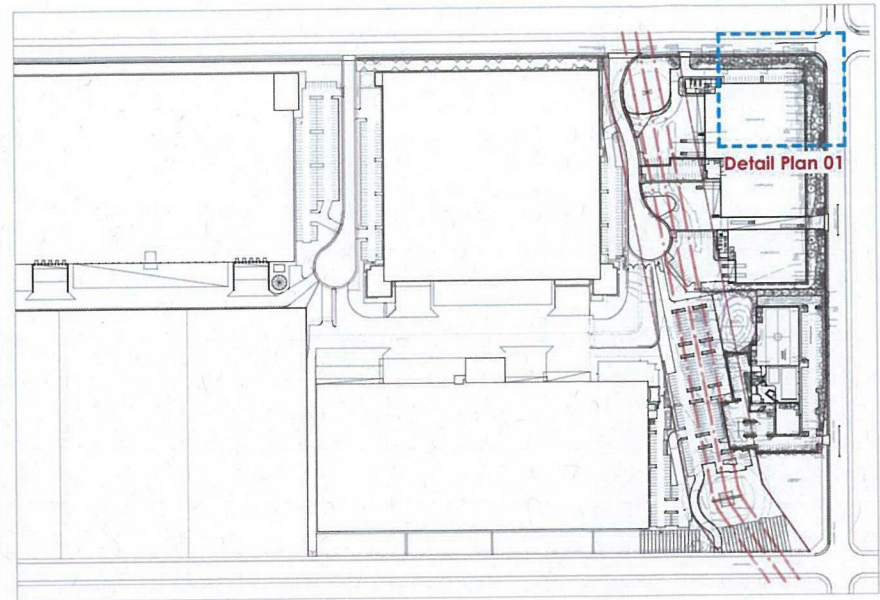
Gabion wall - Signage base



Entry banding planting C



River pebble mulch



ISSUE	DATE	PURPOSE
REVISION		FOR REVIEW
A	02.06.17	
B	19.06.17	FINAL REVIEW
C	27.06.17	Section 96
D	21.08.17	Section 96 Reissue

LEGEND

Transmission Wire Easement



Proposed Trees



Mass planting beds

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PROJECT

PRESTONS INDUSTRIAL ESTATE , PROPOSED
WAREHOUSE DEVELOPMENT

DRAWING TITLE

Detail Plan 01(Typical)
Intersection Landscape

SCALE

1:100@A1 or 1:200@A3

DRAWN	CHECKED	PLOT DATE
DV		21.08.17

PROJECT NO.	DRAWING NO.	REVISION
H8-16040	L201	D

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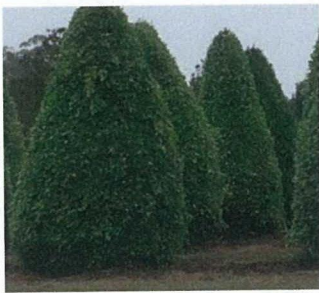
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Entry banding planting A



Entry trees



Entry banding planting B



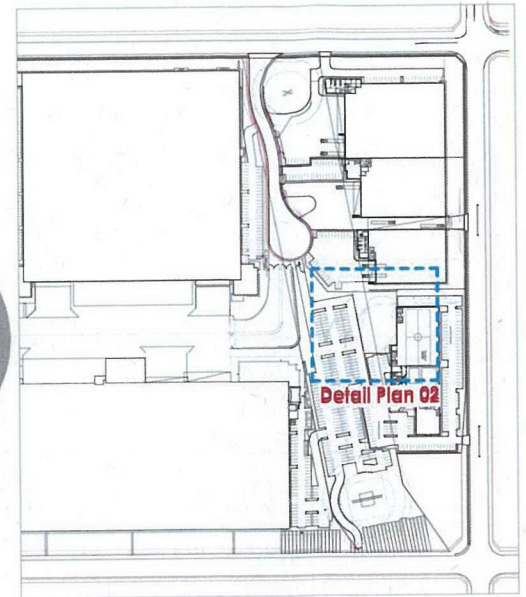
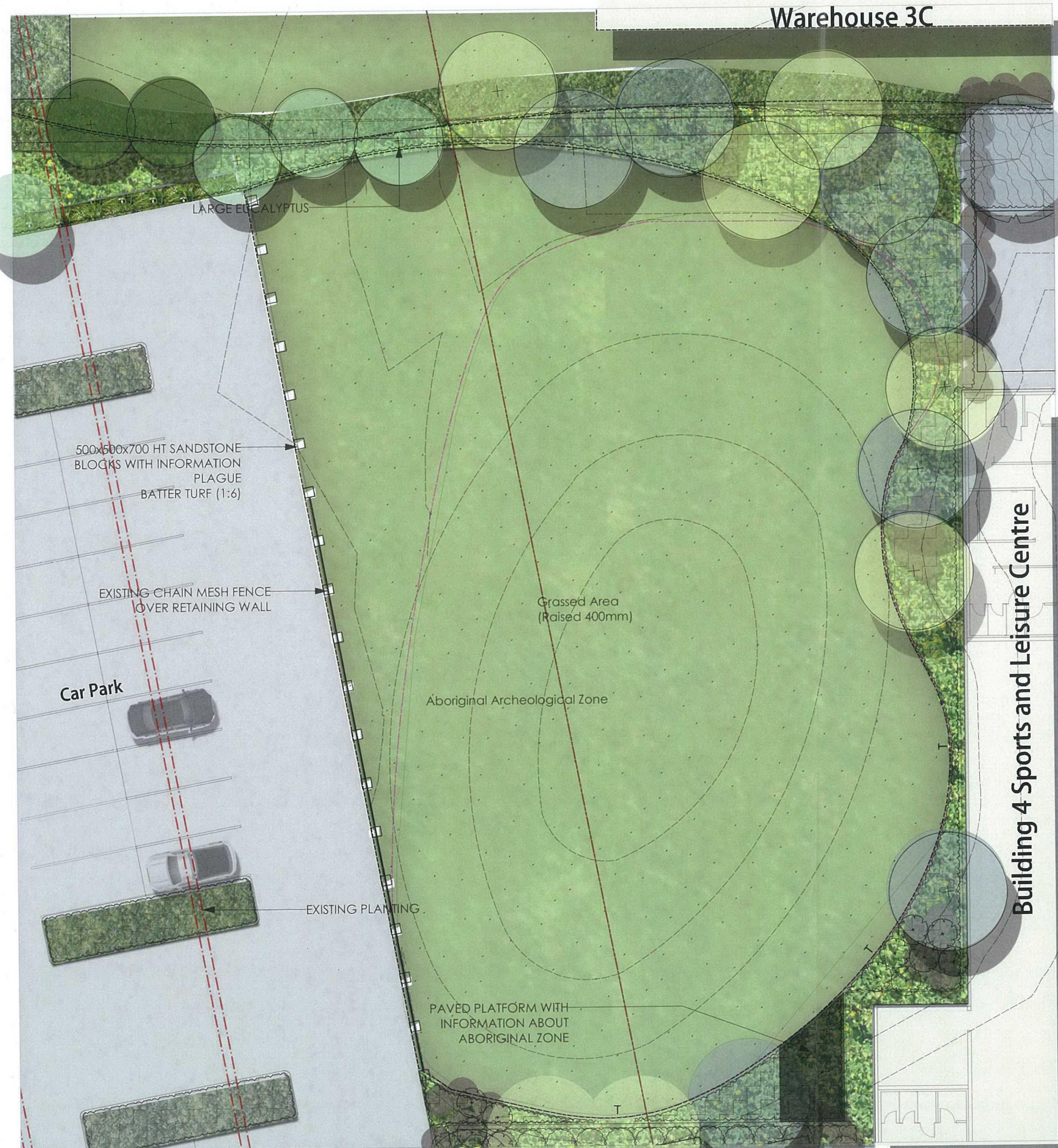
Gabion wall - Signage base



Entry banding planting C



River pebble mulch



ISSUE	DATE	PURPOSE
REVISION	02.06.17	FOR REVIEW
A	19.06.17	FINAL REVIEW
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 - Existing Landscape

Not For Construction

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NEVER scale off drawings, use figured dimensions only. Drawings indicate scope of works and general setback. These are not shop drawings.

CLIENT

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PROJECT
PRESTONS INDUSTRIAL ESTATE, PROPOSED
WAREHOUSE DEVELOPMENT

DRAWING TITLE
Detail Plan 03
Aboriginal Archaeology Area

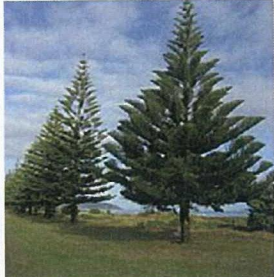
SCALE		
1:100@A1 or 1:200@A3		
DRAWN	CHECKED	PLOT DATE
DV		21.08.17
PROJECT NO.	DRAWING NO.	REVISION
H8-16040	L203	D

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ABN: 19 164 285 250





Phormium Bronze Baby



Araucaria heterophylla



Ficus hillii



Yucca .sp



Allocasuarina littoralis



Eucalyptus crebra



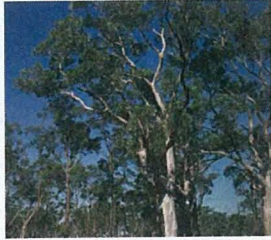
Casuarina cunninghamiana



Eucalyptus moluccana



Eucalyptus punctata



Eucalyptus haemastoma



Syncarpia glomulifera



Acacia falcata



Bursaria spinosa



Callistemon citrinus



Hakea salicifolia



Leptospermum petersonii



Pittosporum tenuifolium



Elaeocarpus reticulatus



Lagerstroemia indica



Doryanthes excelsa



Acmena smithii



Westringia fruticosa



Austroanthonia fulva



Billardiera scandens

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 andscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

PLANTING MIXTURE

Shall be homogenous blend of soil and additives in the following proportions:
Existing site soil if suitable or Imported Topsoil 50%
Compost 30%
D/W Sand 20%
Soil:BENEDICT Smartmix™ #6 Native Garden Soil Mix. Ph: (02) 9986 3500
www.benedict.com.au

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:

Type 1 (Mass planting):

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 well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral pH. Provide a certificate of proof of pH upon request. Shall be 'Spent Mushroom Compost'. Typical of the compost used throughout the mushroom industry with neutral pH value free from grass and weed growth. Provide a certificate of proof of pH value of compost upon request.

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 'Nutricate' 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. 5-15 litre size plant 1x(1200x25x25mm)
b. 35-75 litre size plant 2x(1500x38x38mm)
c. 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. Water immediately after laying.

TURF TYPE: KIKUYU

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, reseeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aeroling, 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. The maintenance period shall commence at practical completion and continue for a period of twenty six (26) weeks.

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 not exceeding two (2) weeks 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

Trees and shrubs shall be pruned as directed by the Landscape Architect. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning and beneficial to the condition of the plants. Any damaged growth shall be pruned. All pruned material shall be removed from the site.

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.

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, reseeding, rolling, mowing, limming 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 leaved 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.

Plants for Carparks, Roads and Office Buildings

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT
Trees		
Angophora floribunda	Rough-barked Apple	15-20m
Casuarina cunninghamiana	River She Oak	15-20m
Eucalyptus haemastoma	Scribbly Gum	12-18m
Eucalyptus punctata	Grey Gum	10-20m
Eucalyptus maluccana	Grey Box	12-18m
Elaeocarpus reticulatus	Blueberry Ash	8m
Frazinus oxycarpa Roywoodii	Claret Ash	8m
Lagerstroemia indica	Crepe Myrtle	8m
Tristaniopsis laurina	Water Gum	6-8m
Shrubs		
Acacia falcata	Sickle Wattle	5m
Acacia floribunda	White Sally	4-6m
Acmena smithii	Lilly-pilly	1.8m (Hedging)
Bursaria spinosa	Boxthorn	4m
Callistemon citrinus	Scarlet Bottlebrush	4m
Callistemon citrinus 'White Anzac'	White Anzac Bottlebrush	1m
Doryanthes excelsa	Gymea Lily	3m
Banksia ericifolia	Heath Banksia	3m
Grevillea 'Robyn Gordon'	Grevillea 'Robyn Gordon'	1.5m
Grevillea rosmarinifolia	Rosemary Grevillea	2m
Leptospermum sp.		3m
Melaleuca ericifolia	Swamp paperbark	3m
Melaleuca nesophylla		3m
Pittosporum tenuifolium	New Zealand Pittosporum	3m
Pultenaea villosa	Hairy Bush-pea	2m
Pittosporum undulatum		3m
Westringia fruticosa	Coast Rosemary	1.5m
Groundcovers		
Dianella caerulea	Blue Flax-lily	1m
Dianella revoluta	Blue Flax-lily, Spreading Flax-lily	1m
Dichondra repens	Kidney-weed, Mercury Bay Weed	0.2m
Hardenbergia violacea	False Sarsaparilla	0.5m
Lomandra longifolia	Spiny-headed Mat-rush	1m
Myoporum parvifolium	Creeping Boobialla	0.5m
Viola hederacea	Native Violet	0.2m

BERNERA ROAD SETBACK PLANTING SCHEDULE						
ID	Latin Name	Common Name	Height	Pot Size	Density	Qty
TREES						
AC	Angophora costata	Smooth-barked Apple	12-14m	200L	As Shown	13
Cup	Cupaniopsis anacardioides	Tuckeroo	5m	100L	As Shown	19
EH	Eucalyptus haemastoma	road-leaved Scribbly Gur	12-18m	200L	As Shown	14
EM	Eucalyptus moluccana	Grey Box	12-18m	200L	As Shown	9
EP	Eucalyptus paniculata	Grey Gum	12-18m	200L	As Shown	38
MG	Magnolia grandiflora	Magnolia	10-12m	200L	As Shown	1
Mp	Melaleuca parvistaminea	Rough Barked Honey My	4m	100L	As Shown	6
TL	Tristaniopsis "Luscious"	Water Gum	5m	200L	As Shown	7
WFL	Waterhousia floribunda	Weeping Lilly Pilly	6m	200L	As Shown	23
						Total 130
SHRUBS						
ASM	Acmena smithii var. Minor	Dwarf Lilly Pilly	1.5 - 1.8m	300mm	As Shown	25
BS	Bursaria spinosa	Blackthorn	2 - 4m	300mm	As Shown	118
CC	Callistemon citrinus	Lemon Bottlebrush	1.5 - 1.8m	300mm	As Shown	24
DEX	Doryanthes excelsa	Gymea Lily	3 - 4m	300mm	As Shown	126
GRG	Grevillea 'Robyn Gordon'	Grevillea	1.8 - 2m	300mm	As Shown	66
SSF	Syzgium 'Southern Form'	Dwarf Brush Cherry	2 - 4m	300mm	As Shown	354
WF	Westringia fruticosa	Coastal Rosemary	1.0 - 1.5m	300mm	As Shown	346
						Total 1059
GROUNDCOVERS						
HVI	Hardenbergia violacea	False sarsaparilla	0.2 - 0.3m	150mm	4/m2	474
LM	Liriope muscari	Turf Lily	0.8 - 1.0m	150mm	4/m2	82
LT	Lomandra Taniki	Mat Rush	0.8 - 1.0m	150mm	4/m2	1467
MPA	Myoporum parvifolium	Creeping Boobialla	0.3 - 0.5m	150mm	4/m2	514
						Total 2537

ISSUE

REVISION

A
B
C
D

DATE

02.06.17
19.06.17
27.06.17
21.08.17

PURPOSE

FOR REVIEW
FINAL REVIEW
Section 96
Section 96 Reissue

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PROJECT

PRESTONS INDUSTRIAL ESTATE , PROPOSED
WAREHOUSE DEVELOPMENT

DRAWING TITLE

Construction Details (Indicative)

SCALE

As Shown

DRAWN

DV

CHECKED

DV

PLOT DATE

21.08.17

PROJECT NO.

H8-16040 L501

DRAWING NO.

D

REVISION

Suite 25, 13-29 Nichols Street, Surry Hills, NSW, 2010

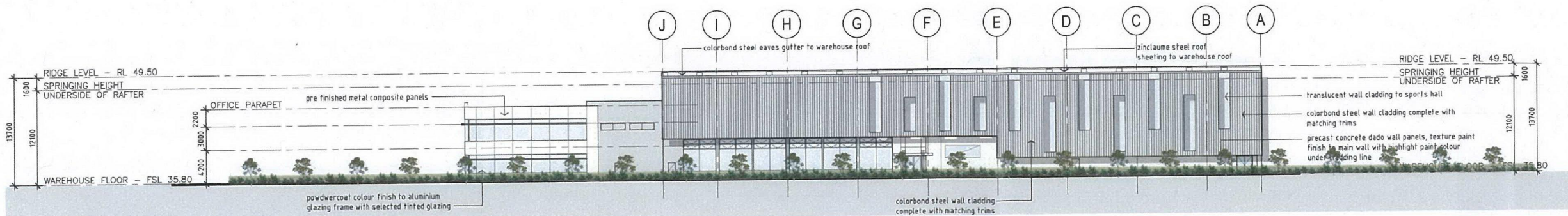
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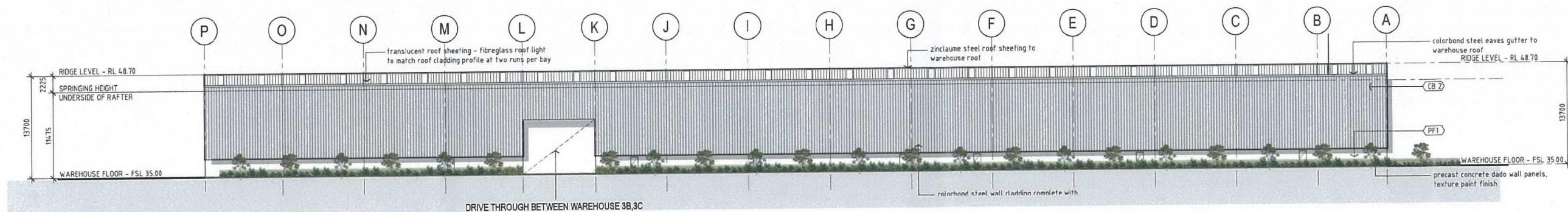
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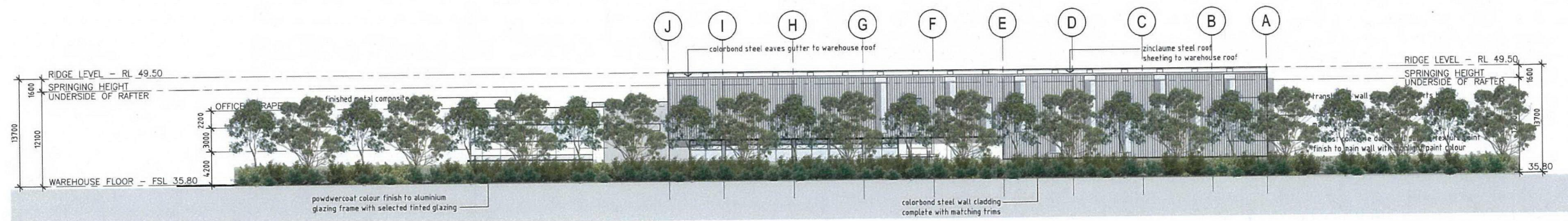
ISSUE	REVISION	DATE	PURPOSE
A		02.06.17	FOR REVIEW
B		19.06.17	FINAL REVIEW
C		27.06.17	Section 96
D		21.08.17	Section 96 Reissue



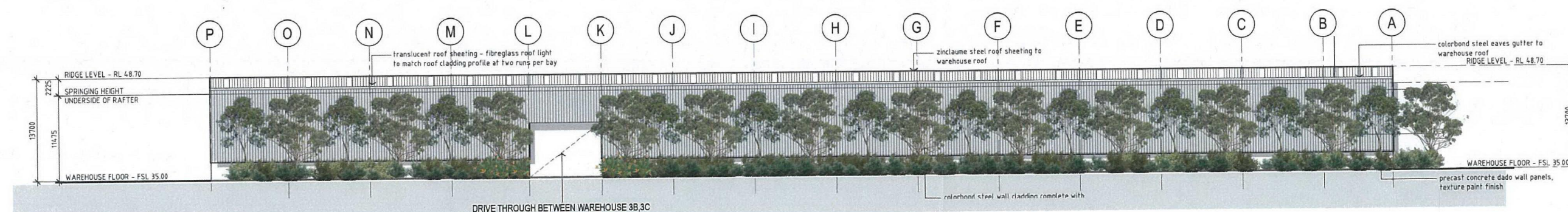
EAST ELEVATION -2 Years
WAREHOUSE 4 - SPORTS CENTRE
1:300 scale



EAST ELEVATION -2 Years
WAREHOUSE 3
1:300 scale



EAST ELEVATION -10 Years
WAREHOUSE 4 - SPORTS CENTRE
1:300 scale



EAST ELEVATION -10 Years
WAREHOUSE 3
1:300 scale

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PROJECT
PRESTONS INDUSTRIAL ESTATE, PROPOSED
WAREHOUSE DEVELOPMENT

DRAWING TITLE
East Elevation 2Years,10 Years

SCALE
1:300@A1 / 1:600@A3

DRAWN CHECKED PLOT DATE
DV 21.08.17

PROJECT NO. DRAWING NO. REVISION
H8-16040 L502 D

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