**Landscape Design Statement**

THE PROJECT AT HOLLINSWORTH ROAD, MARSDEN PARK INVOLVES THE DEVELOPMENT OF APPROXIMATELY 21.5HA OF LAND FOR A NEW WAREHOUSE AND INDUSTRIAL ESTATE. THE SITE IS BOUND BY THE PROPOSED HOLLINSWORTH ROAD EXTENSION, WOODLAND TO THE EAST AND WEST AND OPEN GRASSLAND TO THE SOUTH. SETBACKS ALLOW FOR SIGNIFICANT LANDSCAPE BUFFER PLANTING TO SCREEN THE DEVELOPMENT AND INTEGRATE THE SITE WITHIN ITS BROADER ENVIRONMENT.

THE LANDSCAPE DESIGN AIMS TO PROVIDE THE FOLLOWING OUTCOMES IN RESPONSE TO THE SEARs:

- USE NATIVE SPECIES THAT ARE LOCAL TO THE AREA.
- USE TREES THROUGHOUT THE SITE, WHERE FEASIBLE, TO PROVIDE SHADE AMENITY AND CANOPY COVER WITHIN VEGETATED AREAS.
- USE LOCAL SPECIES AS UNDERSTOREY PLANTING TO ENHANCE LOCAL HABITAT VALUES.
- PROVIDE INTEREST WITHIN THE LANDSCAPE AT FOCAL POINTS AROUND OFFICE BUILDINGS AND STAFF OUTDOOR AREAS.
- RE-VEGETATE BUFFER ZONES WITH NATIVE SPECIES FROM THE CUMBERLAND PLAIN WOODLAND COMMUNITY.
For street tree planting refer to plans prepared by Bio Engineered Solutions.

Native endemic tree, shrub and groundcover planting. To include species from Cumberland Plain Woodland. Such as: Eucalyptus crebra, Eucalyptus moluccana, Daviesia ulicifolia, Themeda australis and Microlaena stipoides.

Mixed native endemic planting to provide visual separation between buildings. Species to include: Eucalyptus haemastoma, Eucalyptus moluccana, Bursaria, Indigofera, Doryanthes, Dianella and Lomandra.

Tree and native hedge screen planting to provide separation between loading zones.

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Scribbly gum trees with clear trunks to landscape car parking bays, providing shade amenity. Planting to be kept low around bays to comply with CPTED.

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Refer to SSD-07 for typical communal space layout.

Communal space.

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Scribbly gum trees with clear trunks to landscape car parking bays. Providing shade amenity. Planting to be kept low around bays to comply with CPTED.

Planting within APZ (refer to bushfire report). Landscaping to be in accordance with NSW RFS guidelines. Trees to be spaced apart and shrubs and groundcovers to be planted in isolated groups.

Access road lined with native trees.

NOTE: DUE TO THE EXTENT OF THE DEVELOPMENT, TREE RETENTION MAY PROVE DIFFICULT. HOWEVER, EXISTING TREES SHOULD BE RETAINED WHEREVER POSSIBLE. THIS WILL BE SUBJECT TO AN ARBOРИST ASSESSMENT.
Mixed native endemic planting to provide visual separation between buildings. Species to include: Eucalyptus haemastoma, Eucalyptus moluccana, Bursaria, Indigofera, Doryanthes, Dianella and Lomandra.

Due to the extent of the development, tree retention may prove difficult. However, existing trees should be retained wherever possible. This will be subject to an arborist assessment.
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Temporary grassland to be maintained 40cm height.

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Mixed native endemic planting to provide visual separation between buildings. Species to include: Eucalyptus haemastoma, Eucalyptus moluccana, Bursaria, Indigofera Doryanthes, Dianella and Lomandra.

Rain water tank

Office building with communal open space.

Scribbly gum trees with clear trunks to landscape car parking bays, providing shade amenity. Planting to be kept low around bays to comply with CPTED.

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Temporary grassland to be maintained at 40cm height.

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Office building with communal open space.

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Potential artefact reburial location (refer to Aboriginal Cultural Heritage Report).

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1m high retaining wall to provide separation to carparking areas.

Formal hedge to provide screening.

Flowering deciduous trees at each office, providing solar access in winter. Trees also help with way finding within estate.

Turf area.

Seating benches.

Paved area with shade awning.

Rain water tank.
MIX OF TALL CANOPY TREES PLANTED AT 7.5M CENTRES TO BE A MIX OF CUMBERLAND PLAIN SPECIES TO INCLUDE EUCALYPTUS CREBRA, EUCALYPTUS MOLUCCANA, EXOCARPOS CUPRESSIFORMIS, AND EUCALYPTUS TERETICORNIS.

TALL SCRIBBLY GUM TREES TO CAR PARKING ISLANDS, TO PROVIDE SHADE AMENITY.

LOW MAINTENANCE PLANTING TO CAR PARKING ISLANDS, INCLUDING LOMANDRA + DIANELLA, HEIGHT TO BE >1M FOR SECURITY AND SITE LINES.

EXISTING TREES TO CARAVAN PARK.

EXISTING BOUNDARY FENCE TO CARAVAN PARK.

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MIX OF CUMBERLAND PLAIN SHRUBS AND GROUND COVER TO PROVIDE VISUAL BUFFER TO CAR PARKS AND LOWER AREAS OF BUILDING. TO INCLUDE DAVIESIA UPLICIFOLIA, GLYCINE TABACINA, ENCHINOPOGON OVALIS, THEMEDA AUSTRALIS AND LOMANDRA FILIFORMIS.
MIX OF LOW GROUND COVER PLANTING INCLUDING LOMANDRA, DIANELLA, MICROLAENA AND THEMEDA.

TO BE SUPPLEMENTED WITH SHRUB PLANTING SUCH AS INDIGOFERA, BURSARIA AND ACACIA. SHRUBS NOT TO PLACE DIRECTLY UNDER TREE CANOPIES.

GAPS IN PLANTING PROVIDED TO FULFIL APZ REQUIREMENTS.

AREAS TO BE MANAGED AS APZ TREES TO BE THINNED AS REQUIRED. REFER TO BUSHFIRE REPORT.

MIX OF TALL CANOPY TREES PLANTED IN ISOLATION TO FULFIL APZ REQUIREMENTS.

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LOW MAINTENANCE PLANTING TO CARRY PARENTAL FUNCTION TO FULFILL BUSH FIRE REQUIREMENTS.

MIX OF TALL CANOPY TREES PLANTED AT 7.5M CENTRES TO PROVIDE VISUAL BUFFER TO CARRY PARKS AND LOWER AREAS OF BUILDING. TO INCLUDE DAVIESIA ULICIFOLIA, GLYCINE TABACINA, ENCHINOPOGON OVATUS, THEMEDA AUSTRALIS AND LOMANDRA FILIFORMIS.

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1.8M HIGH SECURITY FENCE.

RETAINING WALL TO, CIVIL ENGINEERS DETAILS.

LOW MAINTENANCE PLANTING TO CARRY PARENTAL FUNCTION TO FULFILL BUSH FIRE REQUIREMENTS.

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General
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. The landscape contractor shall attend the site on a weekly basis to maintain the landscape works for the term of the maintenance period commencing from practical completion.

Rubbish Removal
During the term of the maintenance period the Landscape Contractor shall undertake rubbish removal from the site on a weekly basis to ensure the site remains in tidy condition.

Weed Eradication
Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. ‘Roundup’, applied in accordance with the manufacturer’s directions).

Tree Replacement
Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to root, or are damaged or stolen will be replaced. Replacement material shall have the maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree/plants.

Frequency: as required.

Stakes
Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent.

Pruning
Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces
All planter beds and garden areas shall have a minimum depth of 75mm Forest Fines mulch. All mulch is to be free of deleterious matter such as soil, weeds and sticks. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstall depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client.

Watering
Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.

Frequency: Weekly or as required.

Soil
Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to ‘Organic Garden Mix’ as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to ‘Native Low P Mix’ as supplied by Australian Native Landscapes. All garden bed areas to have minimum 300mm depth topsoil, 100mm depth to turf areas.

Pest and Disease Control
The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer’s directions.

Frequency: weekly inspection

Fertilising
Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.