SECTION 1: 1:50

NSW GOVERNMENT Planning
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. SSD 8606
granted on the. 16/8/18
Signed
Sheet No. 10 of 61
NSW GOVERNMENT Planning

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Approved Application No. SSD 8606

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Signed

Sheet No. 21 of 61
Lot 23 & 24 Hollinsworth Road, Marsden Park, NSW, 2765

Landscape Documentation for State Significant Development Approval

SSD-00

Drawing Register:

Dwg No. Drawing Name
SSD-01 Landscape Plan - Area 1
SSD-02 Landscape Plan - Area 2
SSD-03 Landscape Plan - Area 3
SSD-04 Landscape Plan - Area 4
SSD-05 Landscape Plan - Area 5
SSD-06 Landscape Plan - Area 6

Dwg No. Drawing Name
SSD-07 Typical Communal Area
SSD-08 Landscape Sections: AA & BB
SSD-09 Landscape Sections: CC & DD
SSD-10 Landscape Sections: EE & FF
SSD-11 Fencing Plan
SSD-12 Typical Specification & Details
SSD-13 Planting Lists & Images

NSW GOVERNMENT Planning

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SSD 8606

Landscape Design Statement

FOR DETAILED SITE LEVELS, PROPOSED GRADING AND RETAINING WALLS REFER TO CIVIL ENGINEER.

- 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 UNDERSTORY PLANTING TO ENHANCE LOCAL HABITAT VALUES.
- PROVIDE INTEREST WITHIN THE LANDSCAPE AT FOCAL POINTS AROUND OFFICE BUILDINGS AND STAFF OUTDOOR AREAS.
- VEGETATE BUFFER ZONES WITH NATIVE SPECIES FROM THE CUMBERLAND AND PLAIN WOODS AND COMMUNITY.

Scale: 1:500 @ A2

Date: 07.03.2018

Job Number: 179066

Hollinsworth Road
Marsden Park, NSW 2765
2.5m wide concrete shared footpath.

Grass verge with tree planting.

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.

For street tree planting refer to plans prepared by Bio Engineered Solutions.

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.

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

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

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

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 ARBORIST ASSESSMENT.
Native endemic tree, shrub and ground cover planting. To include species from Cumberland Plain Woodland. Such as: Eucalyptus crebra, Eucalyptus moluccana, Daviesia ulicifolia, Themeda australis and Microlena stipoides.

Building 1A PAD RL: 55.3
- Scribbly gum trees with clear trunks to landscape car parking bays. Providing shade amenity. Planting to be kept low around bays to comply with CAPED.

Building 1B PAD RL: 55.3

Building 2A PAD RL: 55.3

Building 2B PAD RL: 55.8

AWNING ABOVE

LOADING ZONE

LOADING ZONE

AWNING ABOVE

ACCESS ROAD

OFFICE

CAR PARK

OFFICE

CAR PARK

CAR PARK

OFFICE

CAR PARK

ACCESS ROAD

HIGH BAY

Access road lined with native trees.

Communal space.

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

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

Building 3 PAD RL: 55.8

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 ARBORIST ASSESSMENT.
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.
Mixed native endemic planting to provide visual separation between buildings. Species to include: Eucalyptus haemastoma, Eucalyptus moluccana, Bursaria, Indigopera Doryanthes, Gloriana and Lomandra.

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.

Office building with communal open space.

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.

Potential artefact reburial location

NOTE: DUE TO THE EXTENT OF THE DEVELOPMENT, TREE RETENTION MAY PROVE DIFFICULT. HOWEVER EXISTING TREES SHOULD BE RETAINED WHEREVER POSSIBLE. THIS WILL BE SUPPORTED TO AN ANTHROPOLOGIST ASSESSMENT.
ACCESS ROAD 1

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

Formal hedge to provide screening.

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

Turf area.

Seating benches.

Paved area with shade awning.

Rain water tank.
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 plants that die or fail to thrive, 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. Reintestate 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 a reas 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 9’ 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.