

158-164 OLD BATHURST ROAD, EMU PLAINS LANDSCAPE DA REPORT

[Redacted]

We acknowledge the traditional custodians of the land, and pay our respects to their elders past present and emerging, recognising their continuing connection to land, waters and culture.

Issue	Title	Date	Prepared	Checked
1	Concept Report	10/11/2021	NT/MS	TF
2	Draft DA	24/03/2022	TN/MS	JH
3	Issue for DA	07/04/2022	TN/MS	JH
4	Re-Issue for DA	07/10/2022	TN/MS	JH
5				
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1.0 SITE ANALYSIS

01

SITE CONTEXT

- Located in Emu Plains
- Several local parks reserves within the 1km radius
- Nepean River is located to the North and East
- Major roads and train lines provides good access to the site
- Approximately 8 minutes walk to the Emu Plains Train Station



SITE ANALYSIS

- Legend**
- Site Boundary
 - Existing Trees
 - Existing Trees & Vegetation
 - Existing Building
 - Existing Car Park
 - Open ground
 - Existing Road



EXISTING TREES

Legend

Site Boundary

To be considered for retention as part of site design

Priority for Retention



SITE PHOTOS




2.0 LANDSCAPE DA PLAN





02


LANDSCAPE PLAN


LEGEND


- 


EXTENT OF WORKS
BOUNDARY
- 


EXISTING TREE
RETAINED
- 


PROPOSED TREE
(8m Spacing)
(SUB DIVISIONS)
- 

PROPOSED TREE
(WETLAND)
- 

PROPOSED STREET TREE
(10m Spacing)
- 

PLANTING
- 

DECO-GRANITE
PATHWAY
- 

PATHWAY
(CONCRETE)
- 

WETLAND

TREE CANOPY COVERAGE:

The existing tree canopy comprising 726 trees of varying sizes across site, which measured from aerial photographs is covers approximately 15% of the total site area. The proposal will retain 326 trees, which combined with the proposed 282 planted trees, will provides a future canopy coverage of approximately 27 - 28% as the new planting matures.

Additional canopy coverage of can also be acheived across the development by the planting of 3 -5 trees per lot of varying sizes in parking and outdoor areas, and allowing for building setbacks which will achieve an estimated 8- 9% additional canopy. Overall, the estimated tree canopy coverage that can be acheived as the total tree canopy matures would be between 35% and 37%.

We also note the footpath will have approximately 80% shade cover from the mature tree canopy cover during the warmest months.

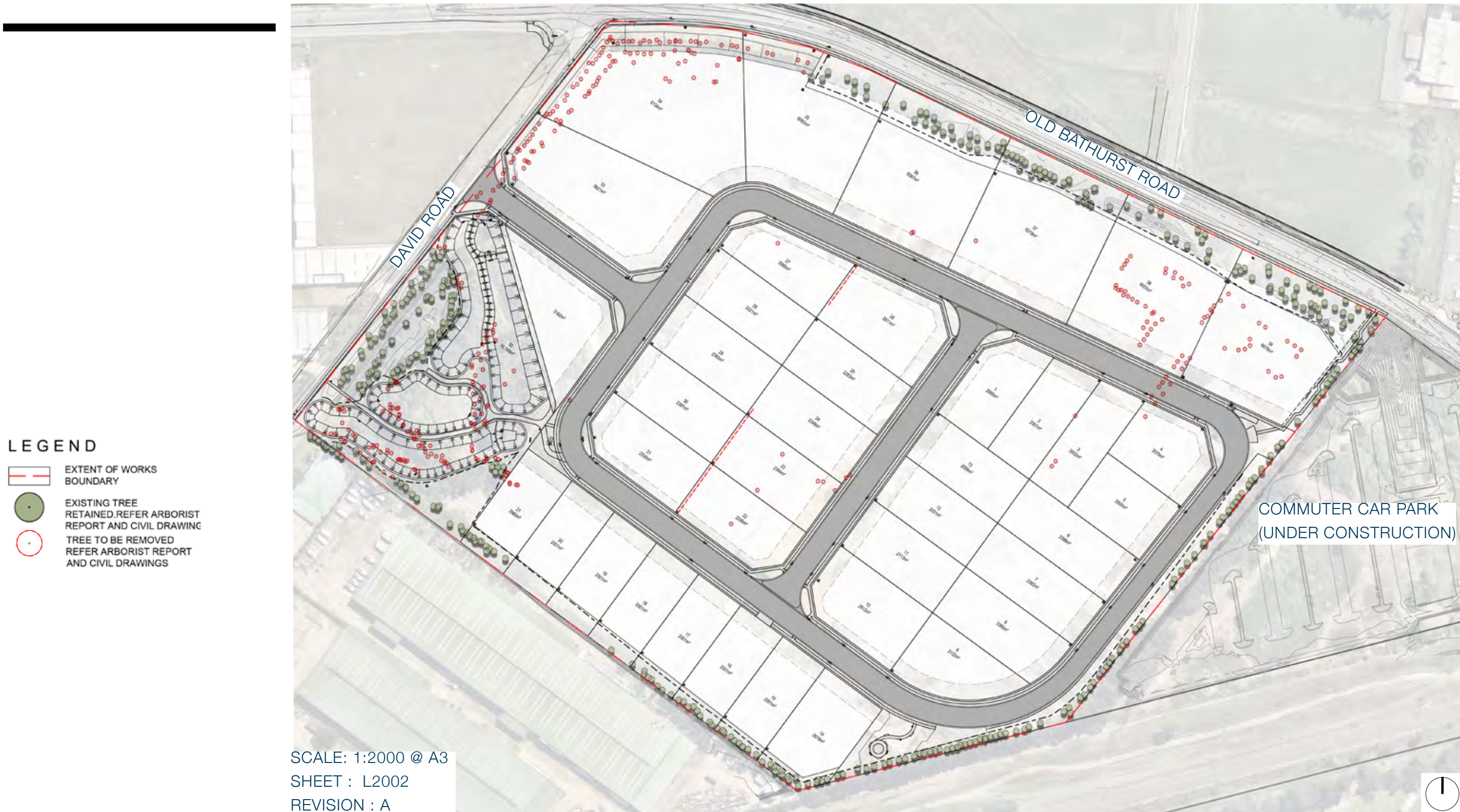
To "future-proof" the landscape plantings the selection has judged suitable species for future climate projection ahead to the years up to 2050
Note:

Measurements are based of the individual tree species achieving semi mature height after 15 years.
Street tree planting and numbers spacing has allowed for future driveways and lighting.

The 27-28% site coverage is only applies to the areas with trees shown on the plan



TREE RETENTION PRIORITY



STREET TREE - SUBDIVISION

LEGEND

- EXTENT OF WORKS BOUNDARY
- EXISTING TREE RETAINED
- PROPOSED STREET TREE LOPHOSTEMON CONFERTUS (10m Spacing)
- TREES FOR WETLAND SURROUND

STREET TREE - SUBDIVISION (8m Spacing)

- T1 EUCALYPTUS CAMALDULENSIS (2)
- T2 CORYMBIA MACULATA (2)
- T3 EUCALYPTUS MELLIODORA (2)
- T4 EUCALYPTUS TERETICORNIS (2)
- T5 MELALEUCA STYPHELIODES

NOTE :

- (1) The street tree spacing is approximately 8m – allowing for the verge width of 1.2m and minimum soil depth of 2.0m, achieves a soil volume greater than 80 cubic metres suitable for larger trees as per Table 1: tree size and planting site area, as the Penrith DCP Control Plan 2014, C14 Urban Heat Management
- (2) Foraging trees suitable for the swift parrot (Lathamus discolor)

Street tree planting and numbers spacing has allowed for future driveways and lighting.



PEDESTRIAN CIRCULATION



INDICATIVE SIGNAGE PLAN

LEGEND

- EXTENT OF WORKS BOUNDARY
- EXISTING TREE RETAINED
- PROPOSED TREE (8m Spacing) (SUB DIVISIONS)
- PROPOSED STREET TREE (10m Spacing)
- ENTRY STATEMENT SIGNAGE
- SITE IDENTITY SIGNAGE
- INTERPRETIVE SIGNAGE (OPTIONAL)

NOTE :












- The plans indicates the preferable locations for entry statement and signage.
- Details of signage are to be confirmed post approval to the satisfaction of Council.



SCALE: 1:2000 @ A3
SHEET : L2005
REVISION : A

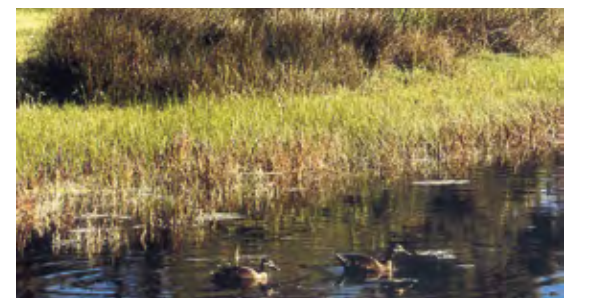
WETLAND DESIGN

LEGEND

-  EXTENT OF WORKS BOUNDARY
-  EXISTING TREE RETAINED
-  PROPOSED TREE (8m Spacing) (SUB DIVISIONS)
-  PROPOSED TREE (WETLAND)
-  PROPOSED STREET TREE (10m Spacing)
-  PLANTING
-  PATHWAY (CONCRETE)
-  DECO-GRANITE PATHWAY
-  WETLAND
-  WETLAND PLANTING
-  BIKE RACKS LOCATIONS











SCALE: 1:1000 @ A3
SHEET : L2006
REVISION : A



LANE PATHWAY CONNECTION

LEGEND

-  EXTENT OF WORKS BOUNDARY
-  EXISTING TREE RETAINED
-  PROPOSED TREE (8m Spacing) (SUB DIVISIONS)
-  PROPOSED STREET TREE (10m Spacing)
-  PLANTING
-  TURF
-  PATHWAY (CONCRETE)
-  BIKE RACKS LOCATIONS











SCALE: 1:500 @ A3
SHEET : L2007
REVISION : A



- 1.5m Slaggered pathway design to retain the existing trees while breaking the monotony for linear pathway in narrow lane.
- Pockets of planting around pathways to develop interest.
- Connection to Old Bathurst Road and Emu Plains station.

SWIFT PARROT ECOLOGY CORRIDOR(SPEC) CORRIDOR BREAK OUT AREA

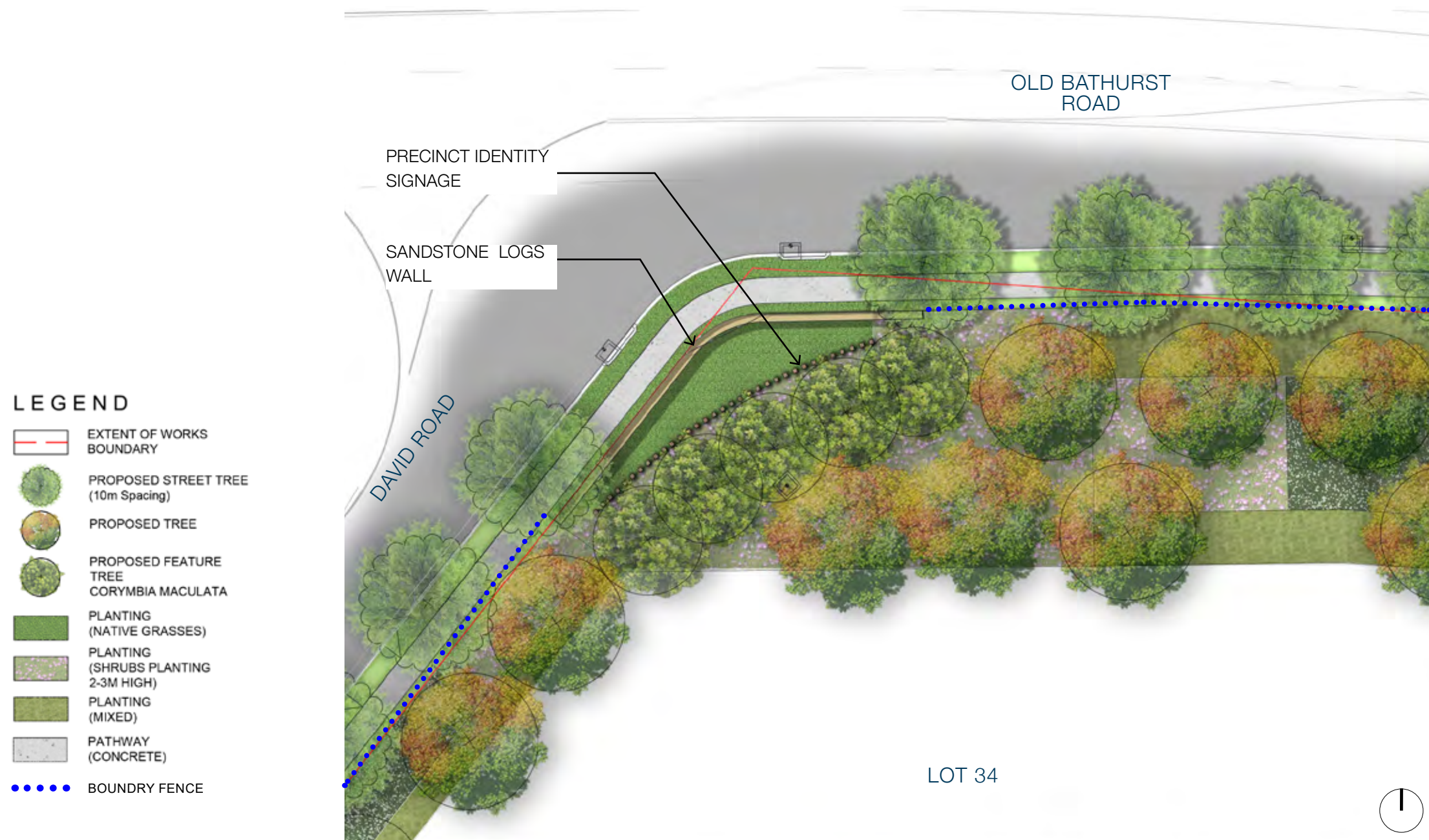
LEGEND

-  EXTENT OF WORKS BOUNDARY
-  EXISTING TREE RETAINED
-  PROPOSED TREE (8m Spacing) (SUB DIVISIONS)
-  PROPOSED STREET TREE (10m Spacing)
-  PLANTING
-  TURF
-  DECO-GRANITE PATHWAY
-  BIKE RACKS LOCATIONS



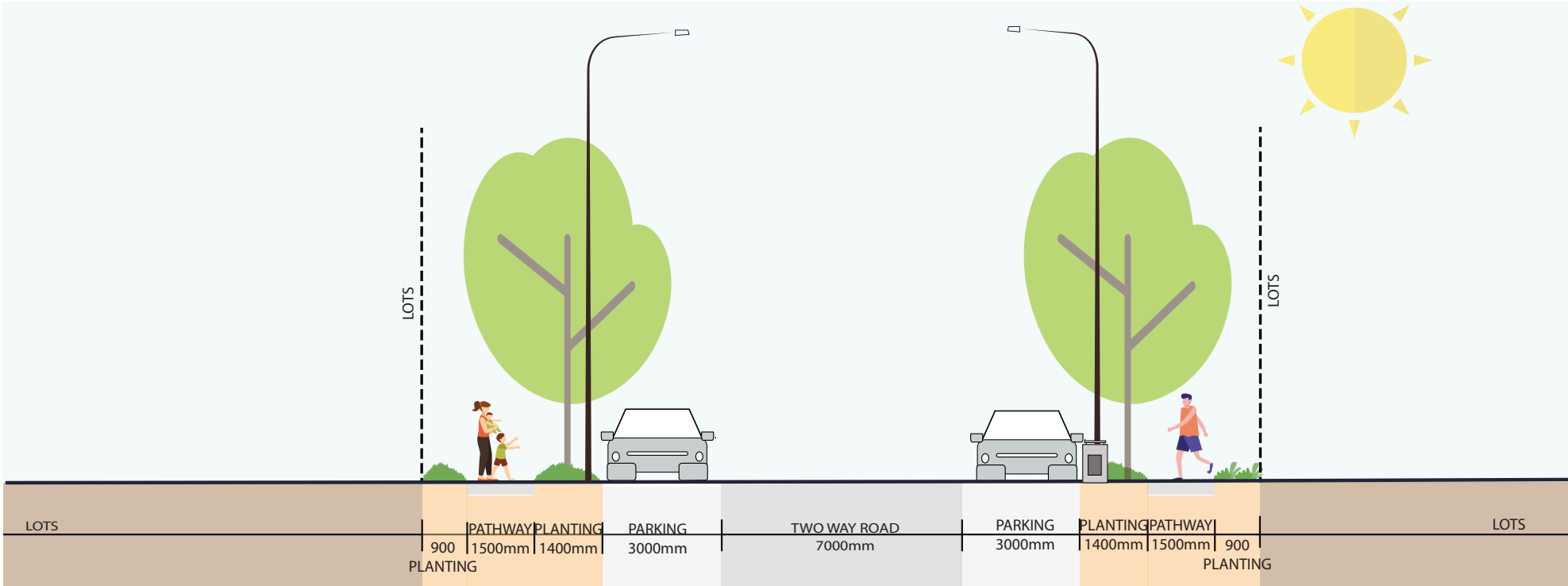
- Break out area providing seating to the users and interpretive signage to address endangered species / ecology etc.
- Break out area and Swift Parrot Ecology Corridor further supplemented with trees that provide habitat for Swift Parrot.

IDENTITY SIGNAGE LOTS 34

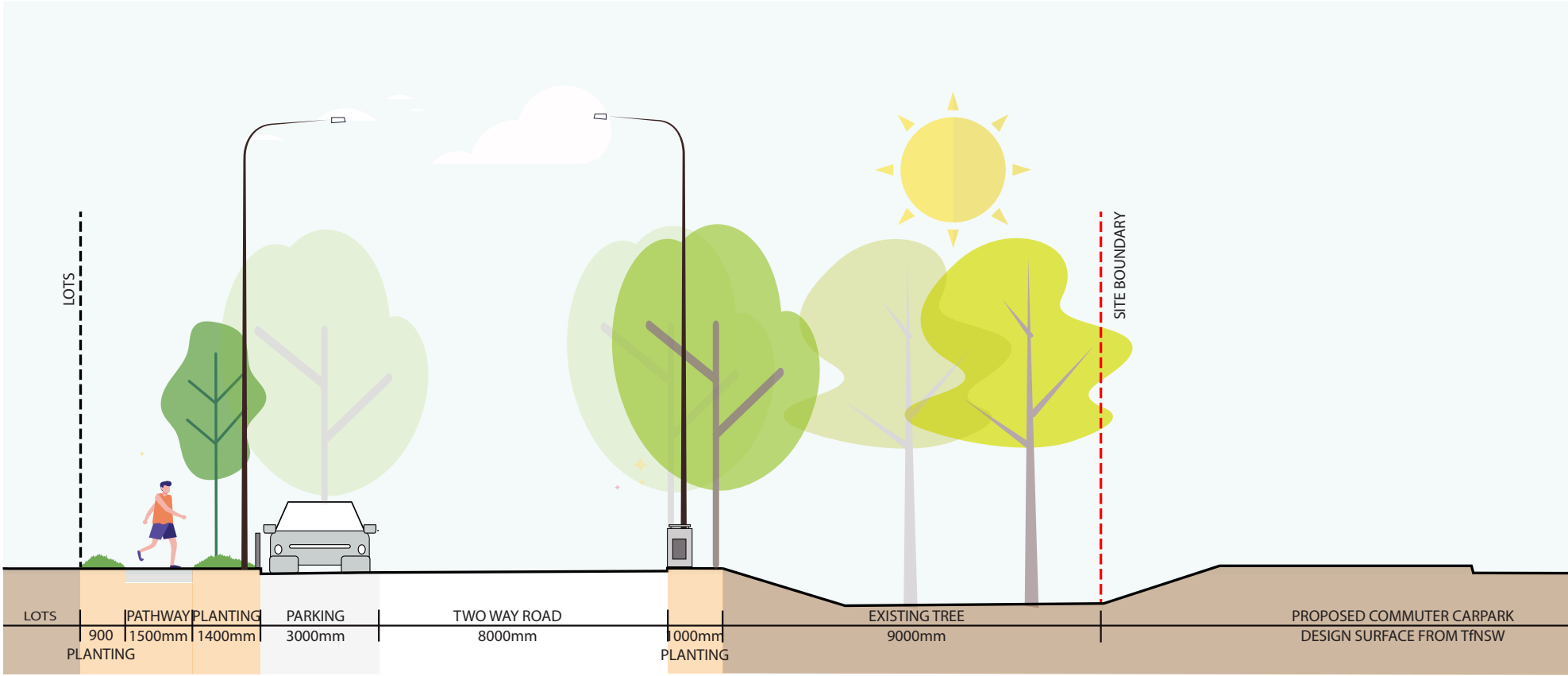


Indicative signage

SECTIONS

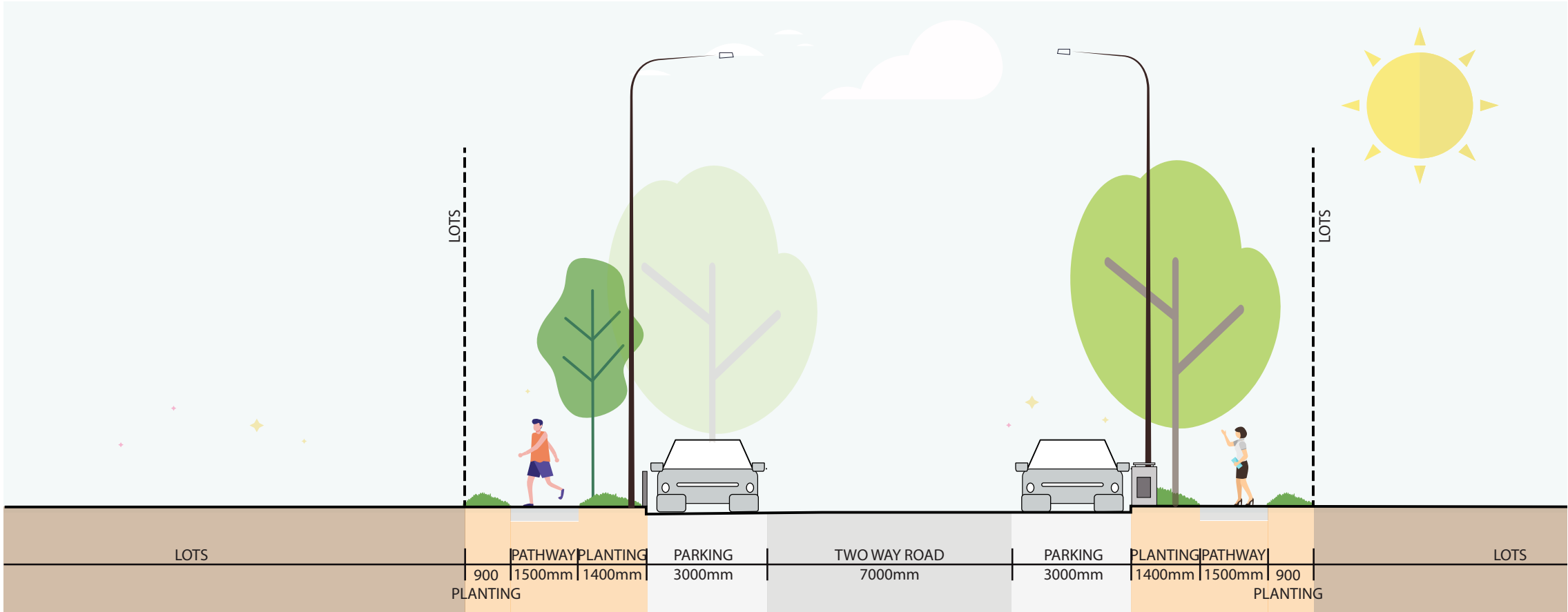
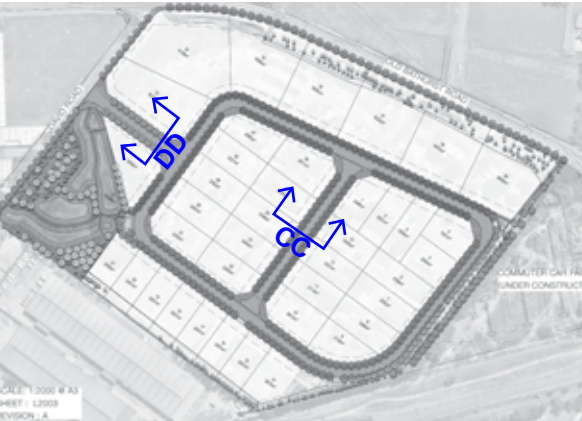


SECTION AA

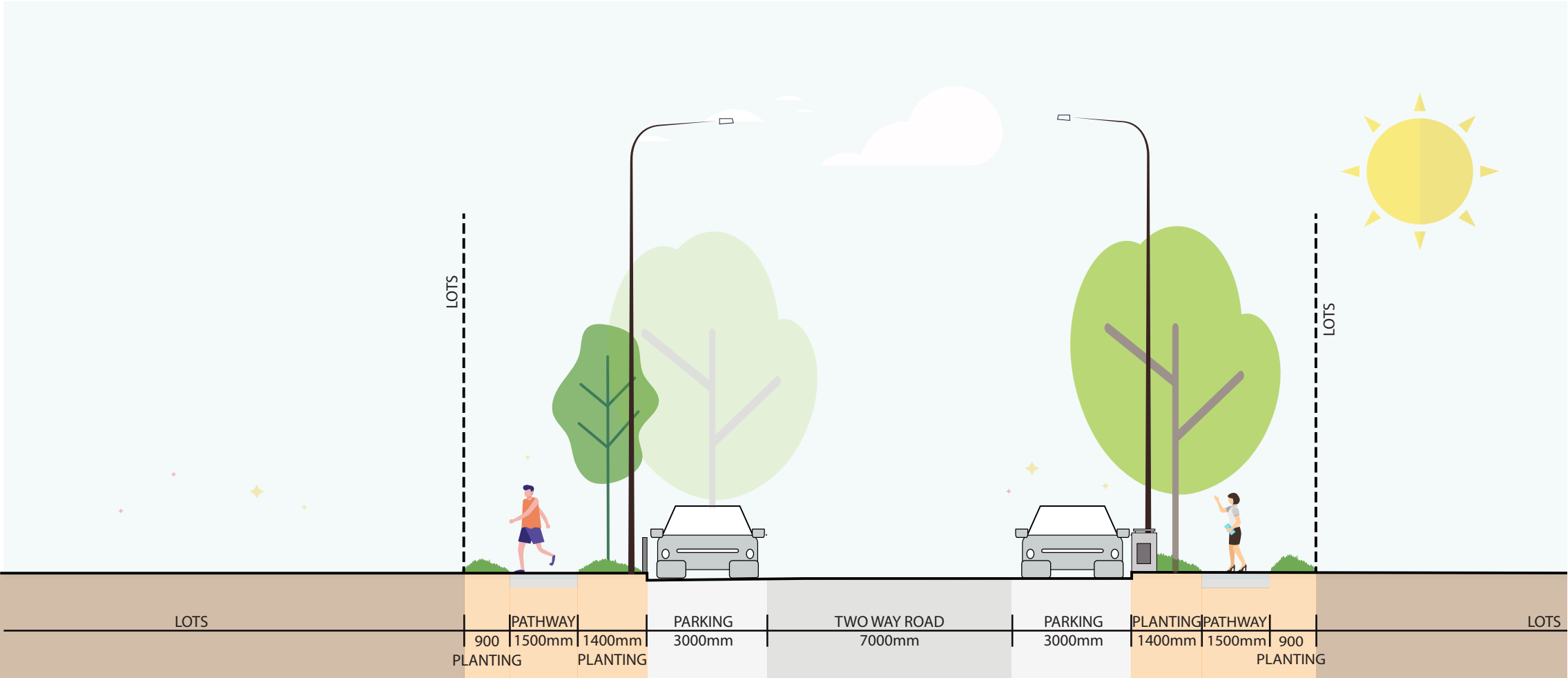


SECTION BB

SECTIONS

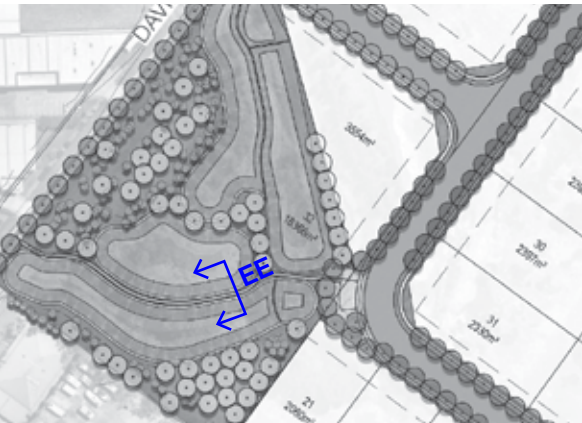


SECTION CC

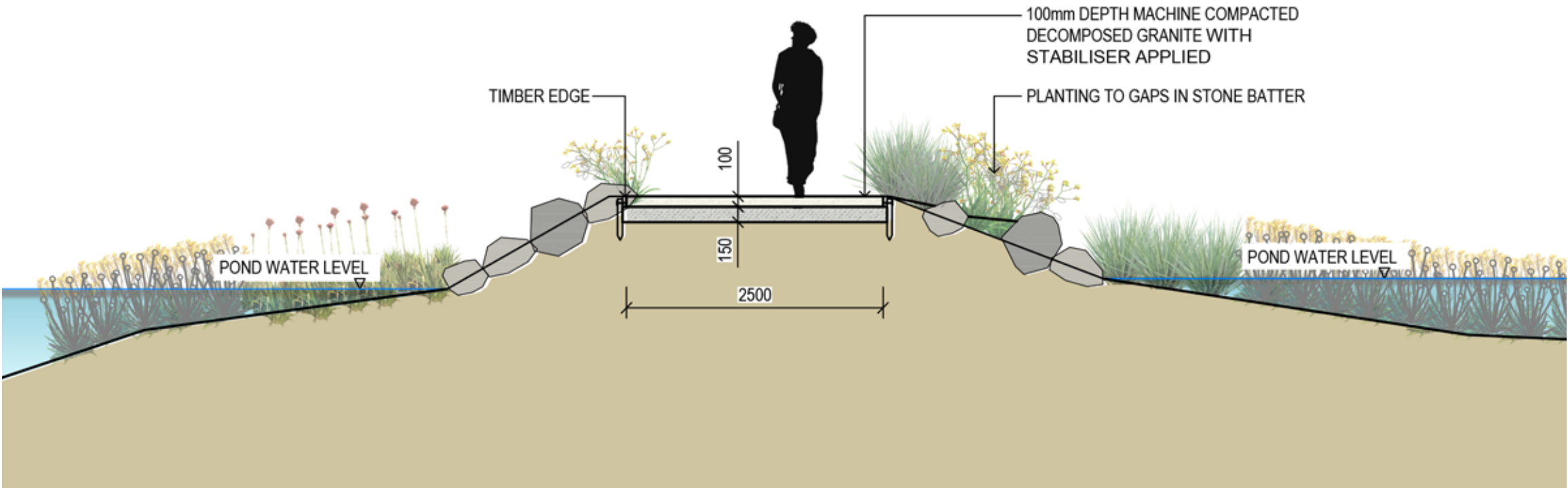


SECTION DD

SECTIONS

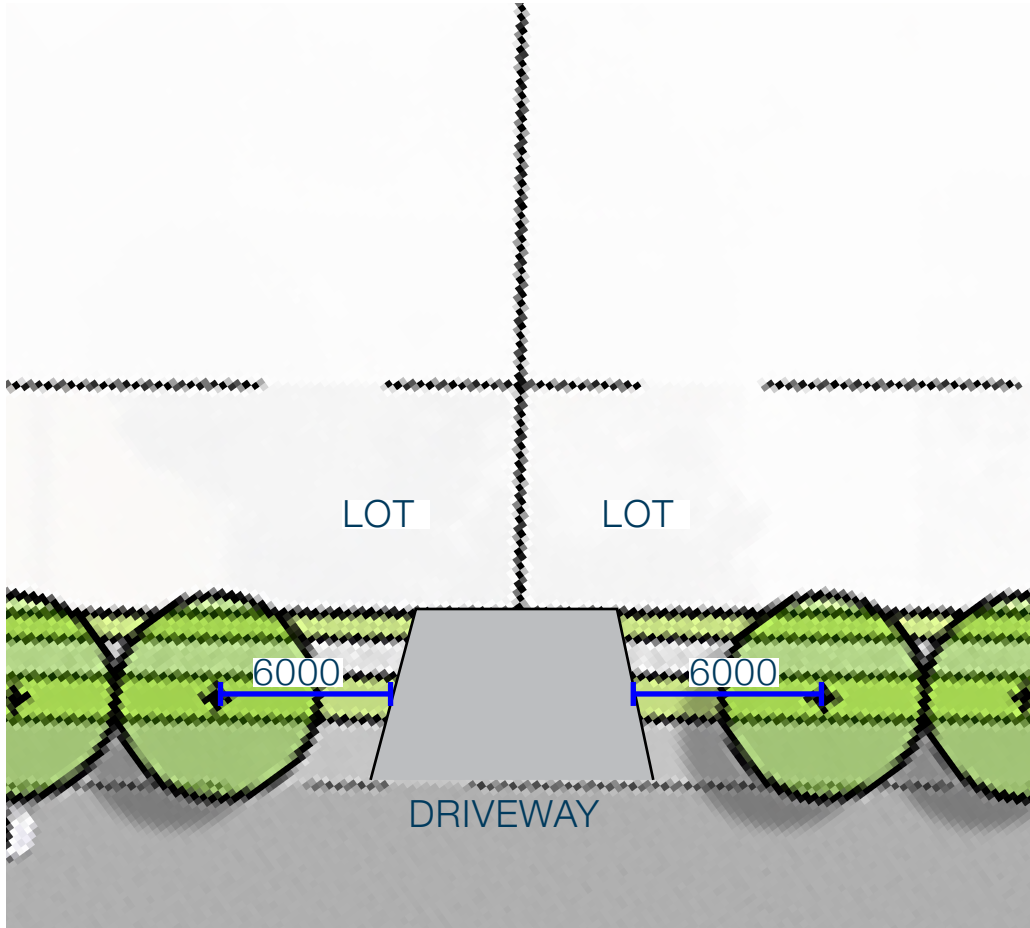


- NOTE:
- Design intent for a Deco granite gravel pathway through wetland to provide connectivity to David Road.
 - Further detailed design to be worked out during design development stage



SECTION EE 1:50 A3

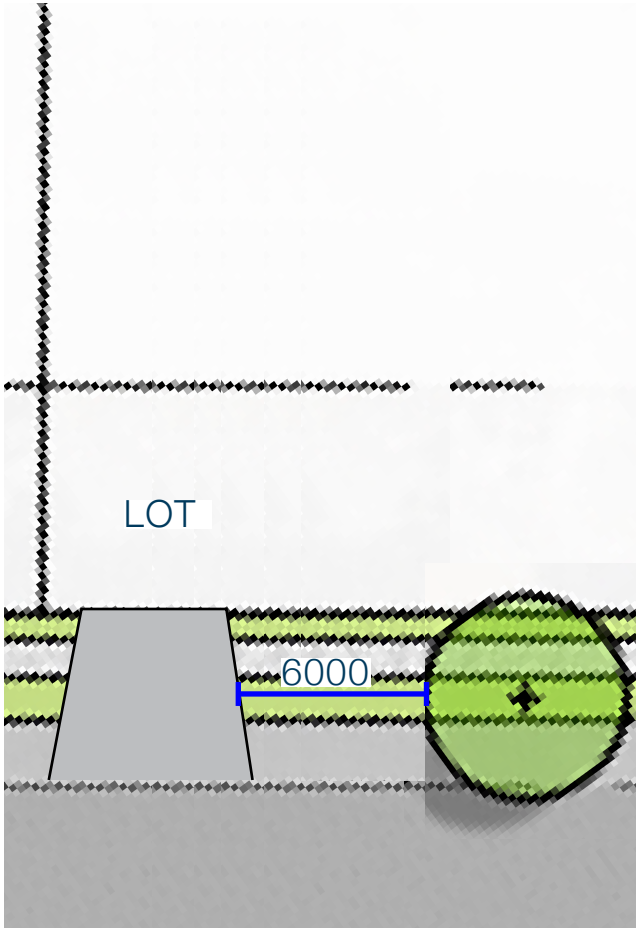
TREE PLANTING - OFFSETS



TYPICAL TREE OFFSET - COMMON DRIVEWAYS

- MIN 6M

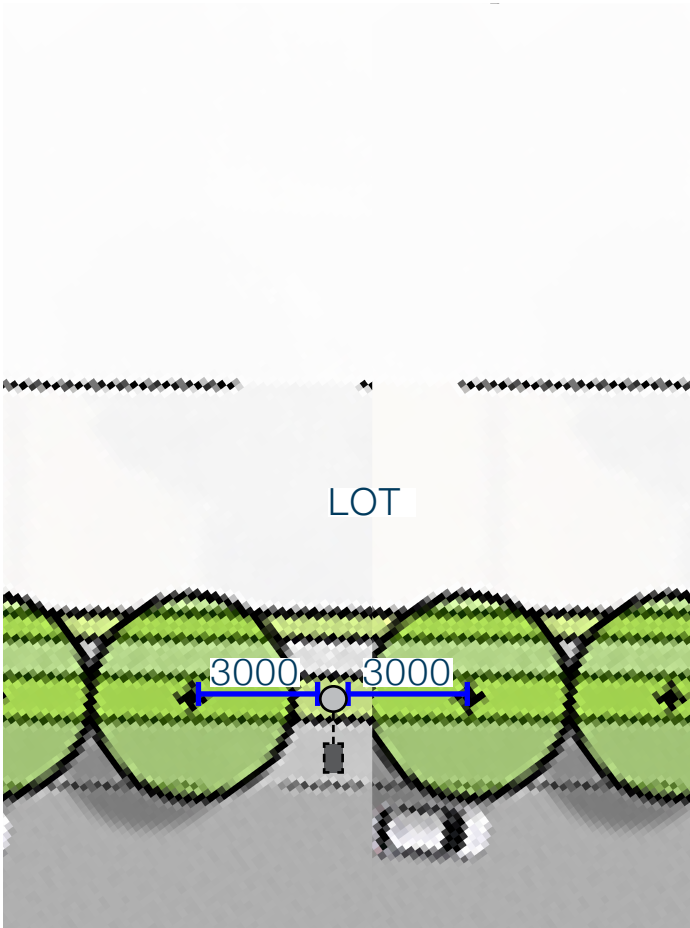
NOTE :
– DRIVEWAYS WIDTH AND LOCATIONS TO BE
CONFIRMED



TYPICAL TREE OFFSET - SINGLE LOT DRIVEWAY

- MIN 6M

NOTE :
– DRIVEWAYS WIDTH AND LOCATIONS TO BE
CONFIRMED



TYPICAL TREE OFFSET - ELECTRICAL LIGHTING

- MIN 3M

MATERIALS PALETTE

Concrete



Decomposed Granite Path



Zig Zag path with planting (Laneway)



Decoposed Granite path in Wetland



Sandstone walls to entry areas / breakout spaces



Public seating



Palisade boundary fencing



Bike racks to breakout / public areas



INDICATIVE SIGNAGE PALETTE

PRECINCT SIGNAGE



INTERPRETIVE SIGNAGE - Optional



SOFTSCAPE

PROPOSED PLANTING PALETTE

Plants to be selected from the following list

CODE	BOTANIC NAME	COMMON NAME	MATURE HEIGHT x WIDTH (M)
TREES - Old Bathurst Road and David Road			
	<i>Lophostemon confertus</i>	Brush Box	10 x 5

TREES -Subdivision			
T1	<i>Eucalyptus camaldulensis</i> (1)	Red River Gum	30 x 15
T2	<i>Corymbia maculata</i> (1)	Spotted Gum	18 x 6
T3	<i>Eucalyptus melliodora</i> (1)	Yellow Gum	15 x 10
T4	<i>Eucalyptus tereticornis</i> (1)	Forest Red Gum	25 x 10
T5	<i>Melaleuca stypheliodes</i>	White Paper Bark	6 x 3

SHRUBS & ACCENT			
NOTE : UNDERSTOREY SPECIES TO BE SELECTED FROM BELOW LIST			
	<i>Acacia fimbriata</i>	Fringed Wattle	6 x 5
	<i>Bursaria spinosa</i> (1)	Australian Blackthorn	4 x 3
	<i>Doryanthes excelsa</i>	Gymea Lily	2 x 2
	<i>Eremophila debilis</i>	Winter Apple	0.5 x 2
	<i>Grevillea 'Bronze Rambler'</i>	Spiderflower Bronze Rambler	2 x 2
	<i>Grevillea "Molonglo"</i>	Grevillea Molonglo	2 x 2
	<i>Grevillea 'Scarlet Sprite'</i>	Spiderflower Scarlet Sprite	1 x 1
	<i>Indigofera australis</i> (1)	Australian Indigo	1 X 2
	<i>Hardenbergia violacea</i>	Native Sarsparilla	3 x 3
	<i>Melaleuca 'Claret Top'</i>	Honey Myrtle	1 x 0.6
	<i>Melaleuca linariifolia</i>	Flax-leaved Paper Bark	6 x 3
	<i>Melaleuca nodosa</i>	Prickly Leaved Paperbark	3 x 2.5
	<i>Westringia fruticosa</i>	Coastal Rosemary	1 x 1

GRASS & GROUNDCOVER MIX			
	<i>Carex apressa</i>	Tall sedge	0.8 x 0.6
	<i>Grevillea 'Poorinda Royal Mantle'</i>	Grevillea	0.5 x 0.5
	<i>Isolepis nodosa</i>	Knobby Club Rush	1 x 0.5
	<i>Juncus usitatus</i>	Tussock Rush	1 x 0.5
	<i>Lomandra 'Hystrix'</i>	Mat Rush	1 x 0.5
	<i>Lomandra 'Tanika'</i>	Tanika Mat Rush	0.75 x 0.75
	<i>Poa labillardierei</i>	Tussock Grass	1 x 1
	<i>Themeda australis</i>	Kangaroo Grass	1 x 1

WETLAND MIX / SWALE MIX			
	<i>Carex apressa</i>	Tall sedge	0.8 x 0.6
	<i>Ficinia nodosa</i>	Knobby Club Rush	1 x 0.5
	<i>Juncus usitatus</i>	Tussock Rush	1 x 0.5
	<i>Lomandra longifolia</i>	Spiny-head Mat Rush	1 x 0.5
	<i>Lomandra 'Tanika'</i>	Taika Mat Rush	0.75 x 0.75
	<i>Poa labillardierei</i>	Tussock Grass	1 x 1
	<i>Themeda australis</i>	Kangaroo Grass	1 x 1

TREES TO WETLAND SURROUND			
	<i>Eucalyptus robusta</i> (1)	Swamp mahogany	15 x 10
	<i>Casuarina glauca</i> (1)	Swamp sheoak	12 x 5
	<i>Melalauca linariifolia</i> (1)	Snow in summer	8 x 5
	<i>Melaleuca decora</i>	White Feather Honeymyrtle	6 x 4
	<i>Eucalyptus amplifolia</i> (1)	Cabbage gum	20 x 10

1. Foraging trees suitable for the swift parrot (*Lathamus discolor*)

Note:

To “future-proof” the landscape plantings the selection has been judged on suitable species for future climate projections ahead to the years up to 2050

For the provision of Street trees for this subdivision, ‘Street & Park Tree Management Plan & Appendix’ has been referred.



Lophostemon confertus



Eucalyptus camaldulensis



Eucalyptus leucoxydon



Melaleuca stypheliodes



Eucalyptus sideroxylon rosea



Corymbia maculata



Indigofera australis



Westringia fruticosa



Bursaria spinosa



Doryanthes excelsa



Poa labillardierei



Melaleuca nodosa



Melaleuca linariifolia



Lomandra longifolia



Isolepis nodosa

SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011
Australia

MELBOURNE

Level 1, 104 Exhibition Street
Melbourne VIC 3000
Australia

BRISBANE

Level 14, 100 Edward Street
Brisbane QLD 4000
Australia

HO CHI MINH CITY

19th Floor – Havana Tower, 132 Ham Nghi,
Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam

