

THE YARDS RE2 LAND

KEMPS CREEK INDUSTRIAL COMMUNITY NSW 2178

LANDSCAPE CONCEPT PLAN: BIKE PATH + RECREATION AREAS

09.06.2023

SSDA SUBMISSION

ISSUE C



DRAWING LIST:

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| L-04 | Landscape Concept Plan 01: Bike Path + Recreation Areas |
| L-05 | Landscape Concept Plan 02: Bike Path + Recreation Areas |
| L-06 | Landscape Concept Plan 03: Bike Path + Recreation Areas |
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Canopy Tree Offset
Commitment

When this symbol appears on the drawing, Habit8 with our selected nursery partner will donate 5 x 300mm pot size endemic canopy trees to the local Landcare group in the LGA. This initiative is a joint commitment with landscape architect and client in providing local tree canopy cover to help mitigate the urban heat island effect while increasing local biodiversity values.



FRASERS
PROPERTY



ALTIS
PROPERTY PARTNERS

LANDSCAPE ARCHITECT:



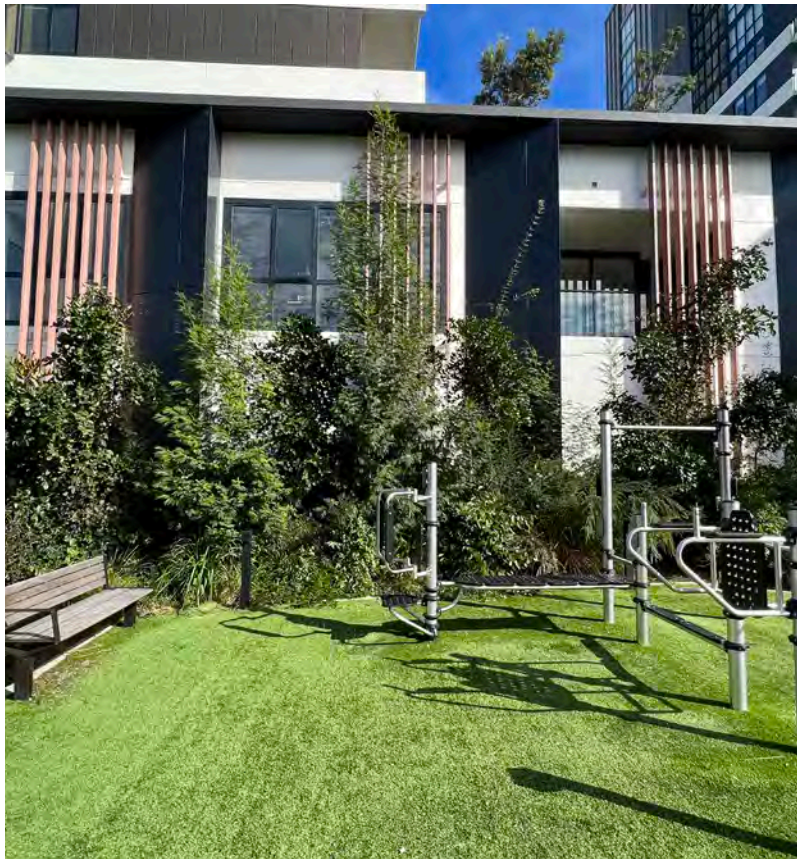
HABIT8

Landscape Architecture & Urbanism

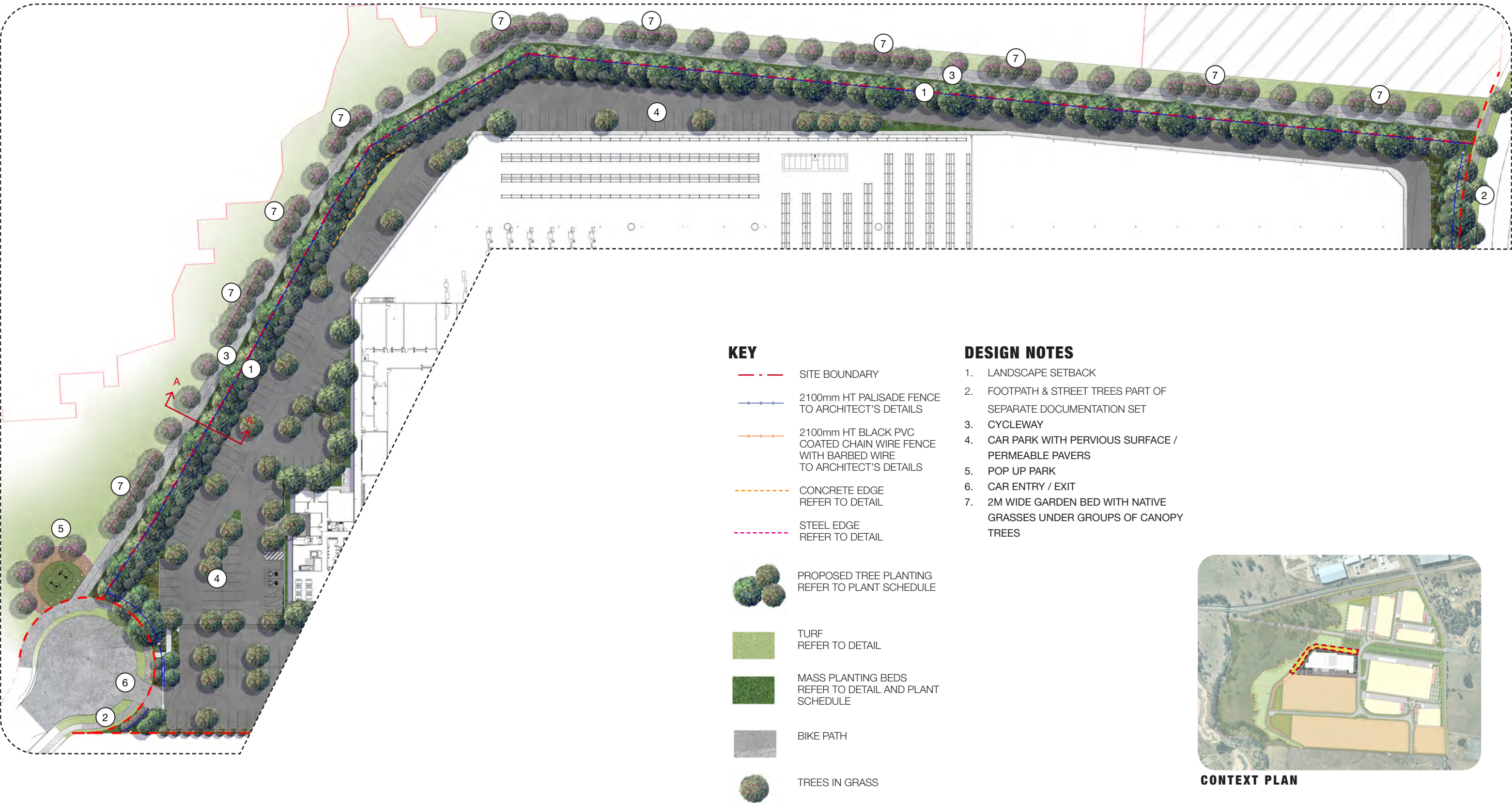
SYDNEY <small>(Gadigal country)</small>	BYRON BAY <small>(Bundjalung country)</small>
MELBOURNE <small>(Wurundjeri country)</small>	SE QUEENSLAND <small>(Yugambeh country)</small>

www.habit8.com.au

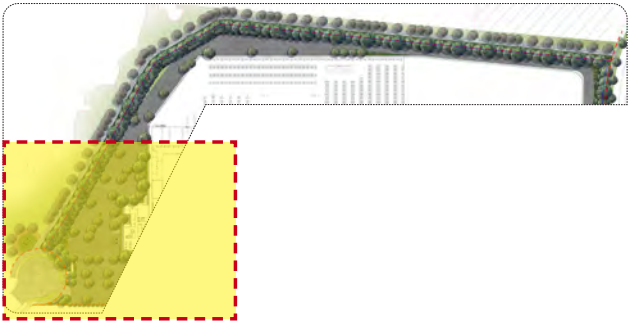
DESIGN PRECEDENT IMAGES



LANDSCAPE MASTERPLAN: BIKE PATH + RECREATION AREAS



LANDSCAPE CONCEPT PLAN 01: BIKE PATH + RECREATION AREAS



KEYPLAN

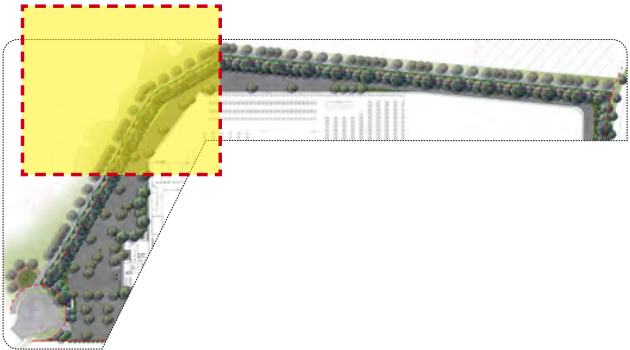
KEY

- SITE BOUNDARY
- 2100mm HT PALISADE FENCE TO ARCHITECT'S DETAILS
- 2100mm HT BLACK PVC COATED CHAIN WIRE FENCE WITH BARBED WIRE TO ARCHITECT'S DETAILS
- CONCRETE EDGE REFER TO DETAIL
- STEEL EDGE REFER TO DETAIL
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF REFER TO DETAIL
- MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
- BIKE PATH
- TREES IN GRASS

DESIGN NOTES

1. LANDSCAPE SETBACK
2. FOOTPATH & STREET TREES PART OF SEPARATE DOCUMENTATION SET
3. CYCLEWAY
4. CAR PARK WITH PERVIOUS SURFACE / PERMEABLE PAVERS
5. POP UP PARK
6. CAR ENTRY / EXIT
7. 2M WIDE GARDEN BED WITH NATIVE GRASSES UNDER GROUPS OF CANOPY TREES

LANDSCAPE CONCEPT PLAN 02: BIKE PATH + RECREATION AREAS



KEYPLAN

KEY

- SITE BOUNDARY
- 2100mm HT PALISADE FENCE TO ARCHITECT'S DETAILS
- 2100mm HT BLACK PVC COATED CHAIN WIRE FENCE WITH BARBED WIRE TO ARCHITECT'S DETAILS
- CONCRETE EDGE REFER TO DETAIL
- STEEL EDGE REFER TO DETAIL
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF REFER TO DETAIL
- MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
- BIKE PATH
- TREES IN GRASS

DESIGN NOTES

1. LANDSCAPE SETBACK
2. FOOTPATH & STREET TREES PART OF SEPARATE DOCUMENTATION SET
3. CYCLEWAY
4. CAR PARK WITH PERVIOUS SURFACE / PERMEABLE PAVERS
5. POP UP PARK
6. CAR ENTRY / EXIT
7. 2M WIDE GARDEN BED WITH NATIVE GRASSES UNDER GROUPS OF CANOPY TREES

LANDSCAPE CONCEPT PLAN 03: BIKE PATH + RECREATION AREAS



KEYPLAN

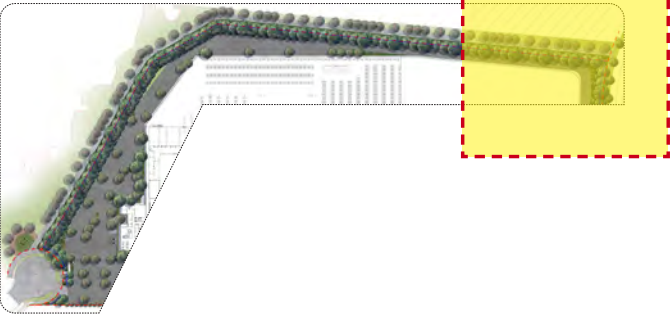
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- SITE BOUNDARY
- 2100mm HT PALISADE FENCE TO ARCHITECT'S DETAILS
- 2100mm HT BLACK PVC COATED CHAIN WIRE FENCE WITH BARBED WIRE TO ARCHITECT'S DETAILS
- CONCRETE EDGE REFER TO DETAIL
- STEEL EDGE REFER TO DETAIL
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- TURF REFER TO DETAIL
- MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
- BIKE PATH
- TREES IN GRASS

DESIGN NOTES










1. LANDSCAPE SETBACK
2. FOOTPATH & STREET TREES PART OF SEPARATE DOCUMENTATION SET
3. CYCLEWAY
4. CAR PARK WITH PERVIOUS SURFACE / PERMEABLE PAVERS
5. POP UP PARK
6. CAR ENTRY / EXIT
7. 2M WIDE GARDEN BED WITH NATIVE GRASSES UNDER GROUPS OF CANOPY TREES

LANDSCAPE CONCEPT PLAN 04: BIKE PATH + RECREATION AREAS



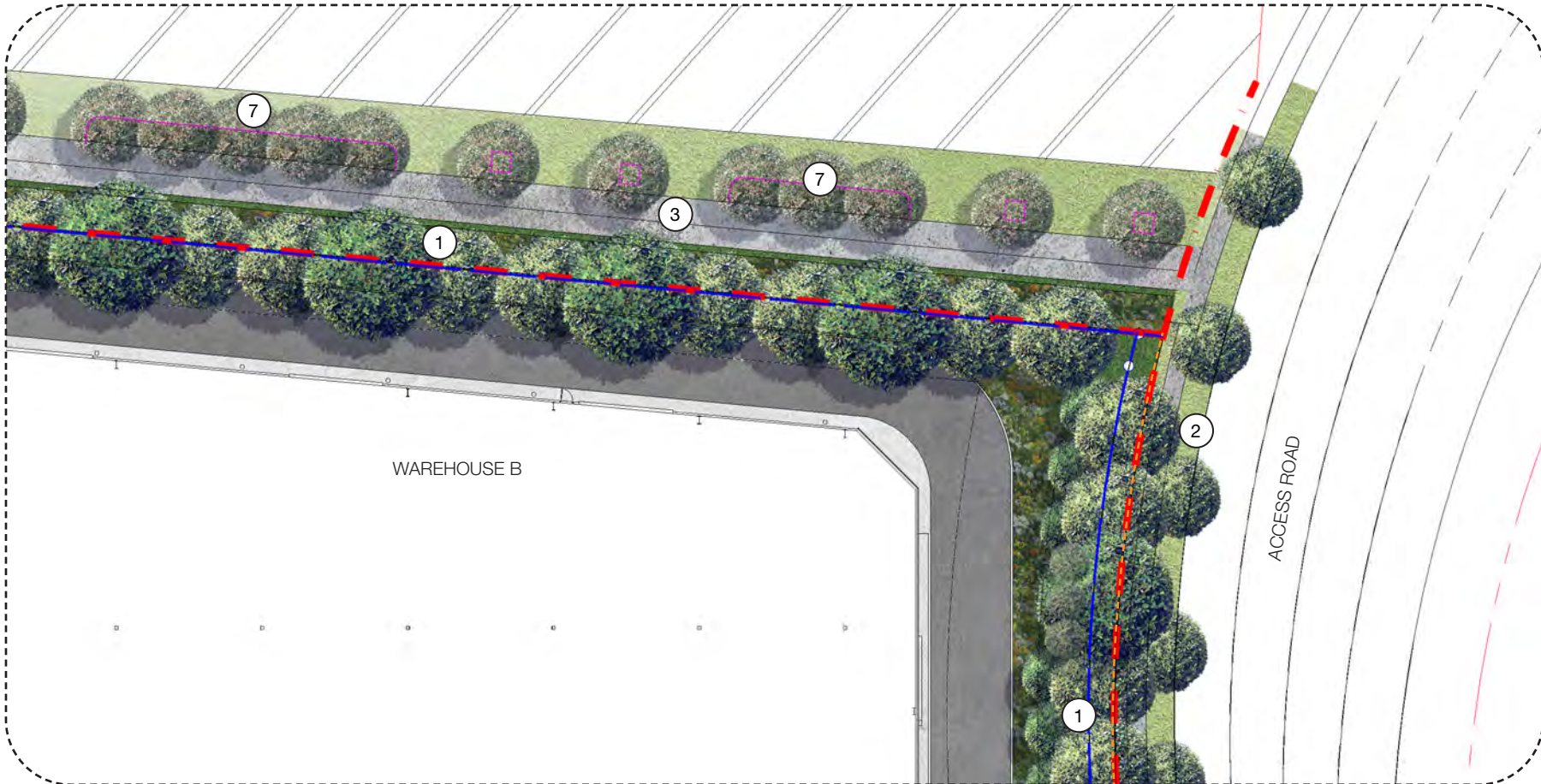
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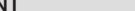
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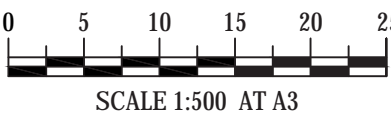
- | | |
|---|--|
|  | SITE BOUNDARY |
|  | 2100mm HT PALISADE FENCE
TO ARCHITECT'S DETAILS |
|  | 2100mm HT BLACK PVC
COATED CHAIN WIRE FENCE
WITH BARBED WIRE
TO ARCHITECT'S DETAILS |
|  | CONCRETE EDGE
REFER TO DETAIL |
|  | STEEL EDGE
REFER TO DETAIL |
|  | PROPOSED TREE PLANTING
REFER TO PLANT SCHEDULE |
|  | TURF
REFER TO DETAIL |
|  | MASS PLANTING BEDS
REFER TO DETAIL AND PLANT
SCHEDULE |
|  | BIKE PATH |
|  | TREES IN GRASS |

DESIGN NOTES

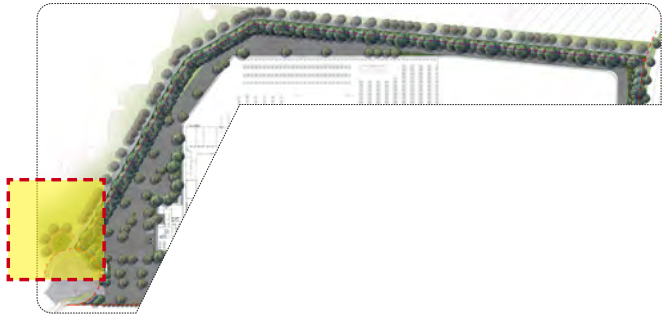
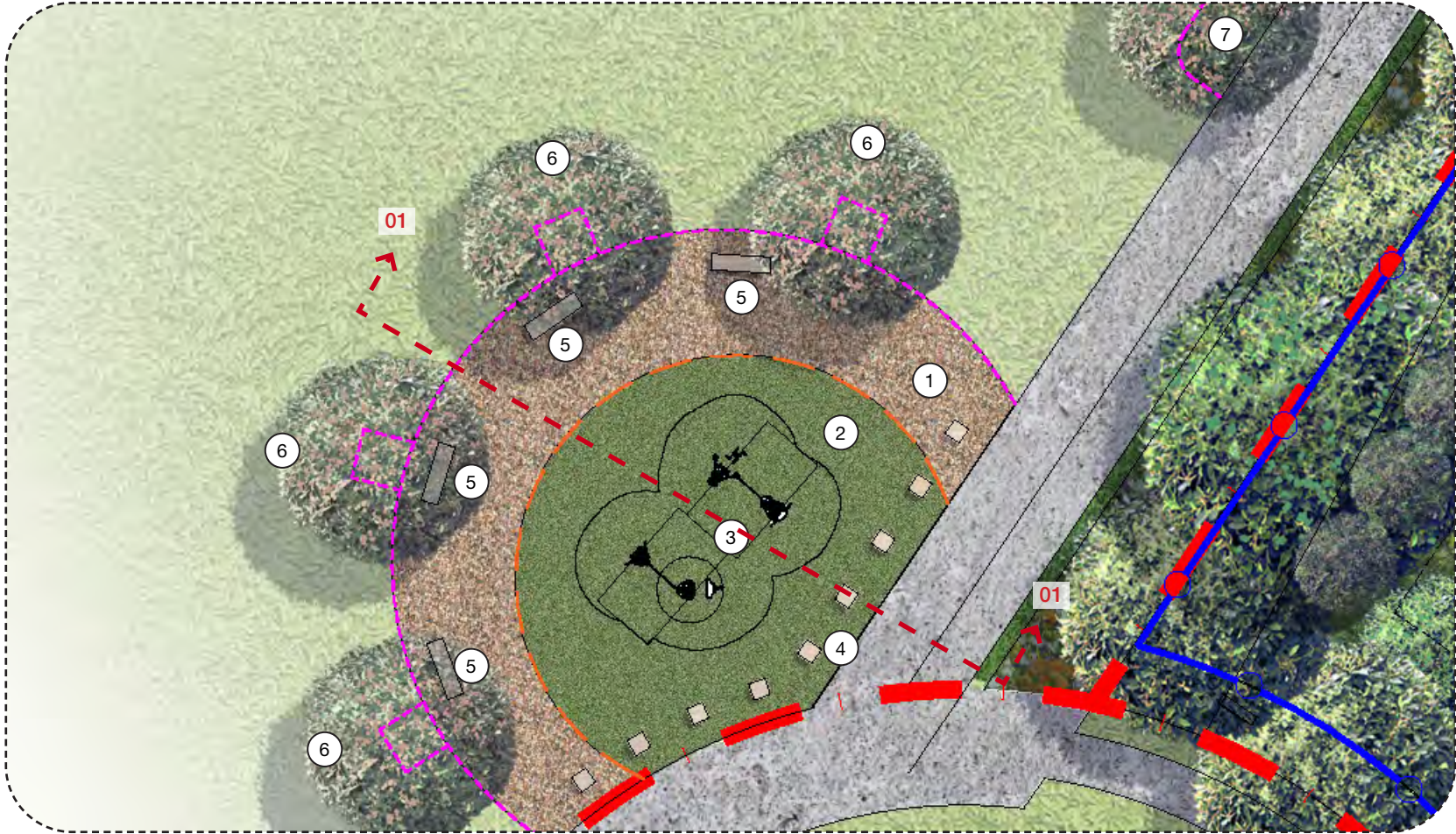
1. LANDSCAPE SETBACK
2. FOOTPATH & STREET TREES PART OF SEPARATE DOCUMENTATION SET
3. CYCLEWAY
4. CAR PARK WITH PERVIOUS SURFACE / PERMEABLE PAVERS
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7. 2M WIDE GARDEN BED WITH NATIVE GRASSES UNDER GROUPS OF CANOPY TREES



PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS RE2 LAND KEMPS CREEK INDUSTRIAL COMMUNITY NSW 2178	LANDSCAPE CONCEPT PLAN 04: BIKE PATH + RECREATION AREAS	H8-23024	SSDA SUBMISSION	1:500 @A3	C	09.06.2023	KM/DG	DV	L07	 FRASERS PROPERTY ALTIS



LANDSCAPE CONCEPT PLAN: EXERCISE AREA



KEYPLAN

KEY

- SITE BOUNDARY
- 2100mm HT PALISADE FENCE TO LOT BOUNDARY
- CONCRETE EDGE REFER TO DETAIL
- STEEL EDGE REFER TO DETAIL



PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE



TURF REFER TO DETAIL



MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE



BIKE PATH



TREES IN GRASS



COMPACTED DECOMPOSED GRANITE



SOFTFALL WITH SYNTHETIC GRASS OVER



SANDSTONE LOG SEATS



SANDSTONE CUBE BOLLARDS



FITNESS EQUIPMENT

TYPE: SSPF-2000
AVAILABLE: PARKFIT AUSTRALIA

RE2 LAND SEATING AREA EXERCISE AREA 3500mm CYCLEWAY LANDSCAPE LOT SETBACK



PROPOSED LARGE CANOPY STREET TREES (10-20M HT)

PROPOSED FEATURE TREES (EG. ILLAWARRA FLAME TREE)

FITNESS EQUIPMENT SSPF-2000 AVAILABLE: PARKFIT AUSTRALIA

500X500X500MM SANDSTONE CUBE BOLLARDS

STEEL EDGE

CONCRETE EDGE

SOFTFALL AREA REFER TO DETAILS

COMPACTED DECOMPOSED GRANITE

SANDSTONE LOG SEAT

REFER TO SPECIFICATIONS

01

SECTION 01

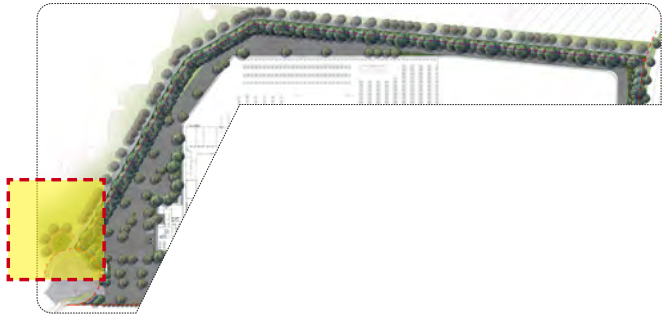
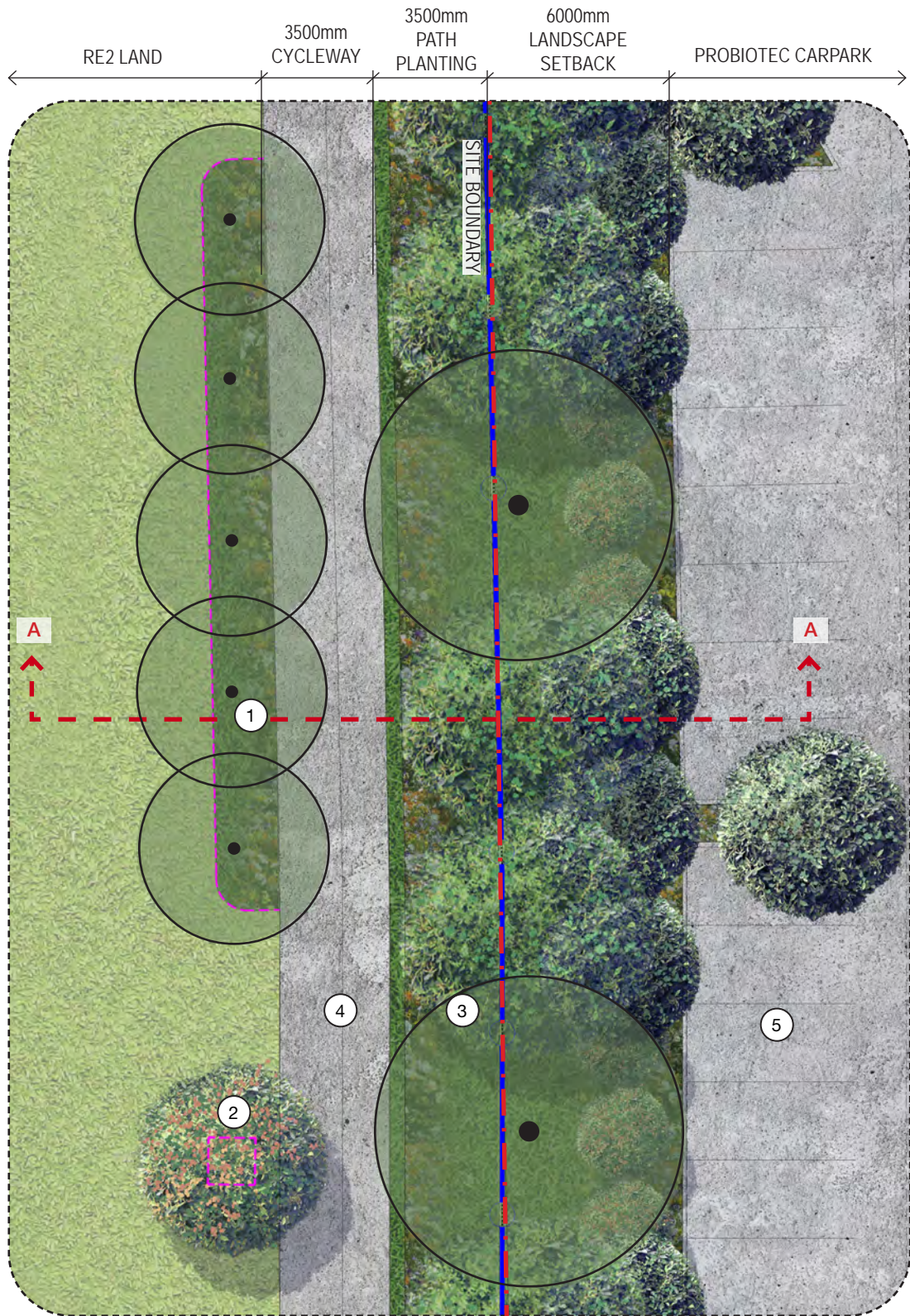
Scale 1:200@A3 / 1:100@A1

DESIGN NOTES

- DECOMPOSED GRANITE
- SOFTFALL (WITH SYNTHETIC GRASS OVER)
- FITNESS EQUIPMENT (SSPF-2000 AVAILABLE: PARKFIT AUSTRALIA)
- 500X500X500mm SANDSTONE CUBE BOLLARD/SEATS
- 1800X500mm SANDSTONE LOG SEATS
- FEATURE TREES IN GRASS (EG. ILLAWARRA FLAME TREES)
- 2M WIDE GARDEN BED WITH NATIVE GRASSES UNDER GROUPS OF CANOPY TREES



LANDSCAPE CONCEPT PLAN: BIKE PATH



KEYPLAN

DESIGN NOTES

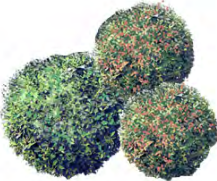
- 2M WIDE GARDEN BED WITH NATIVE GRASSES UNDER GROUPS OF CANOPY TREES
- TREES IN GRASS
- LANDSCAPE SETBACK TO LOT
- BIKE PATH
- CARPARK IN LOT

BIKE PATH SURFACE OPTIONS:

- A. CONCRETE
- B. BITUMEN
- C. COMPACTED DECOMPOSED GRANITE

KEY

- SITE BOUNDARY
- 2100mm HT PALISADE FENCE TO LOT BOUNDARY
- CONCRETE EDGE REFER TO DETAIL
- STEEL EDGE REFER TO DETAIL



PROPOSED TREE PLANTING
REFER TO PLANT SCHEDULE



TURF
REFER TO DETAIL



MASS PLANTING BEDS
REFER TO DETAIL AND PLANT SCHEDULE



BIKE PATH



TREES IN GRASS



COMPACTED DECOMPOSED GRANITE



SOFTFALL WITH SYNTHETIC GRASS OVER



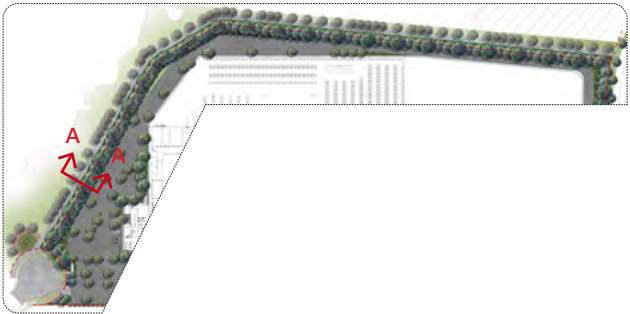
SANDSTONE LOG SEATS



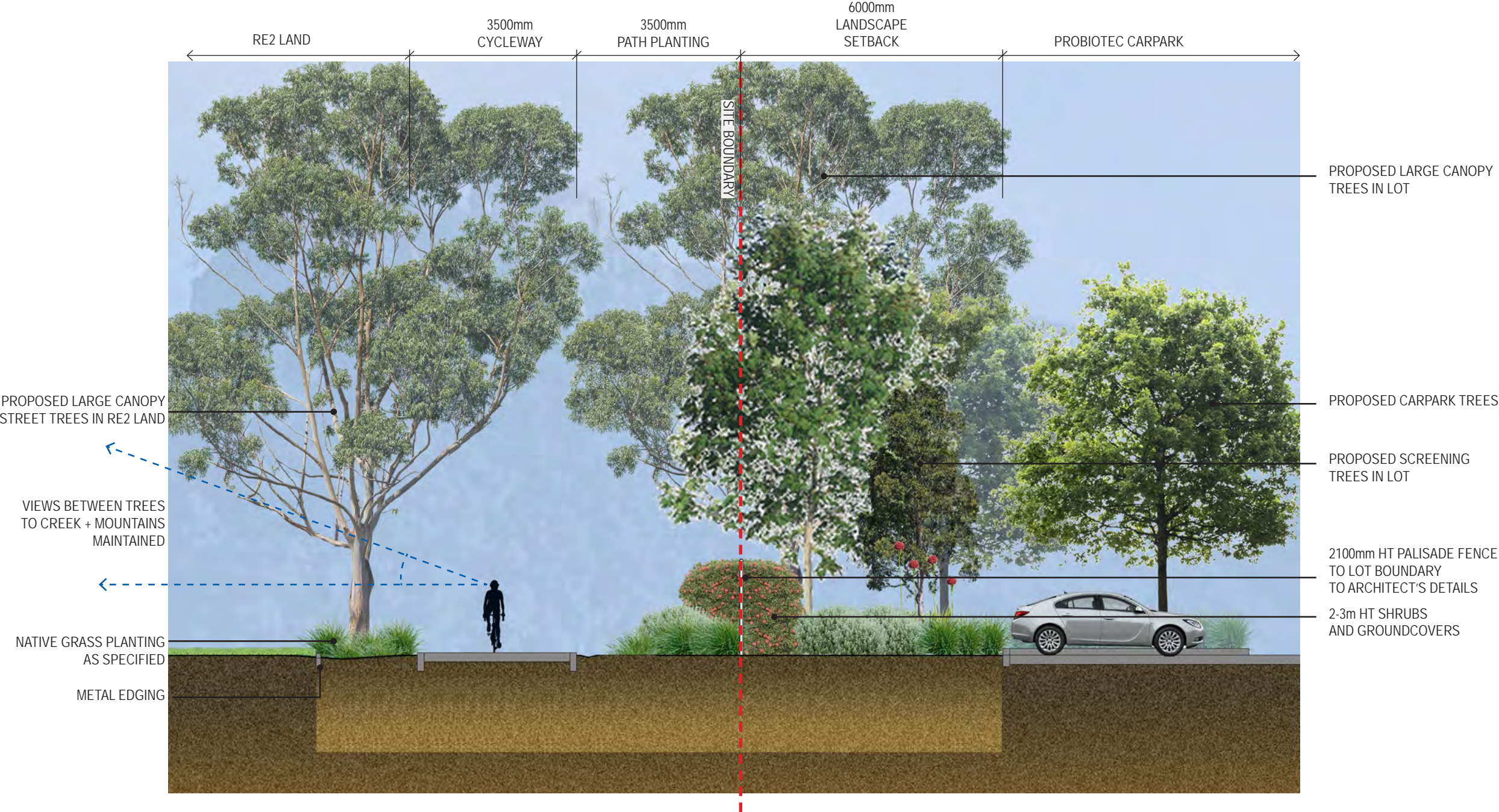
SANDSTONE CUBE BOLLARDS



LANDSCAPE SECTION A-A



KEYPLAN

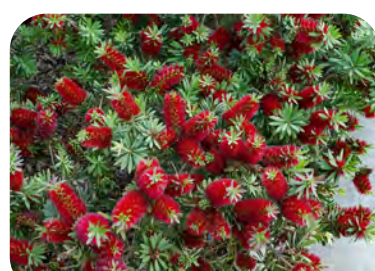


01 SECTION A-A (TYPICAL)
Scale 1:100@A3

INDICATIVE PLANT SCHEDULE

Plant species sourced from the Mamre Road DCP 2021 Appendix C Plant List

CODE	BOTANICAL NAME	HT IN POT (m)	POT SIZE	DENSITY
TREES				
CUP	Cupaniopsis anacardioides	2.5	100L	As Shown
AC	Angophora costata	2.0	100L	As Shown
ER	Elaeocarpus reticulatus	2.5	45L	As Shown
EMM	Eucalyptus moluccana	2.5	35L	As Shown
LIN	Lagerstroemia indica	2.5	100L	As Shown
ES	Eucalyptus sideroxylon	2.5	35L	As Shown
ET	Eucalyptus tereticornis	2.5	35L	As Shown
BA	Brachychiton acerifolius	2.0	75L	As Shown
WFL	Waterhousea floribunda	2.5	100L	As Shown
SHRUBS				
DEX	Doryanthes excelsa		200mm	1/m²
GRG	Grevillea 'Robyn Gordon'		150mm	2/m²
CCC	Callistemon 'Captain Cook'		200mm	1/m²
CLJ	Callistemon 'Little John'		200mm	2/m²
CCI	Callistemon 'Citrinus'		200mm	2/m²
CA	Correa Alba		300mm	2/m²
PMM	Pittosporum 'Miss Muffet'		300mm	3/m²
HS	Hakea sericea		300mm	3/m²
KA	Kunzea ambigua		300mm	3/m²
BS	Bursaria spinosa		300mm	3/m²
GROUNDCOVERS AND GRASSES				
LL	Lomandra longifolia		150mm	4/m²
LT	Lomandra longifolia 'Tanika'		150mm	4/m²
HV	Hardenbergia violacea		150mm	4/m²
VH	Viola hederacea		150mm	4/m²
TA	Themeda australis		150mm	4/m²
TJ	Trachospermum jasminoides		150mm	4/m²
PL	Poa labillardieri		150mm	4/m²
JU	Juncus usitatus		150mm	4/m²
IN	Isolepis nodosa		150mm	4/m²



TYPICAL SPECIFICATION + MAINTENANCE NOTES

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

PLANTING MIXTURE - (300mm DEPTH)

Imported Garden Mix.
Type: Premium
Available: Australian Native Landscapes (ANL)

TURF SOIL MIX (150mm DEPTH)

Type: Turf underlay
Available: Australian Native Landscapes (ANL)

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: (75mm DEPTH)

Type 1:
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 “GO Compost” as available from Soilco or approved equal.

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 ‘Nutricote’ 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. 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, perpendicular to gradient of FSL. Water immediately after laying.
TURF TYPE: Couch (Confirm with council prior to construction)

FITNESS EQUIPMENT

EXERCISE AREA 01
Type: SSPF-2000
Available: ParkFit Australia Ph:(02)8851 7630

SANDSTONE SEAT

1800X500X500
Available: Gosford Quarries Ph: (02) 8585 8282

SANDSTONE CUBE SEAT

500X500X500
Available: Gosford Quarries Ph: (02) 8585 8282

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, re-seeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, 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. Landlord to maintain all landscape areas in perpetuity (life of the development).

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 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

General: Prune to reflect the natural growth flowering and regrowth habit of the individual species. Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.
Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.
Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified ‘arborist’.

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. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

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, re-seeding, rolling, mowing, trimming 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 leafed 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.

MAINTENANCE PERIOD: (26 Weeks) - Confirm with Project Manager

IRRIGATION PERFORMANCE SPECIFICATION NOTES

IRRIGATION OVERVIEW - Confirm with Project Manager at tender stage

EXTENT (Setback, Carpark, Garden and Turf Areas)

All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump

DRIPLINE

Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers.
Install line at 500mm spacings with the first line to be 150mm in from edge. Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

CONTROL VALVES

24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side. Controller to be Toro greenkeeper or approved equal with a rain switch.
Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.


CONTROL WIRES

Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

Provide a backflow prevention device to Sydney water standards AS 3500.

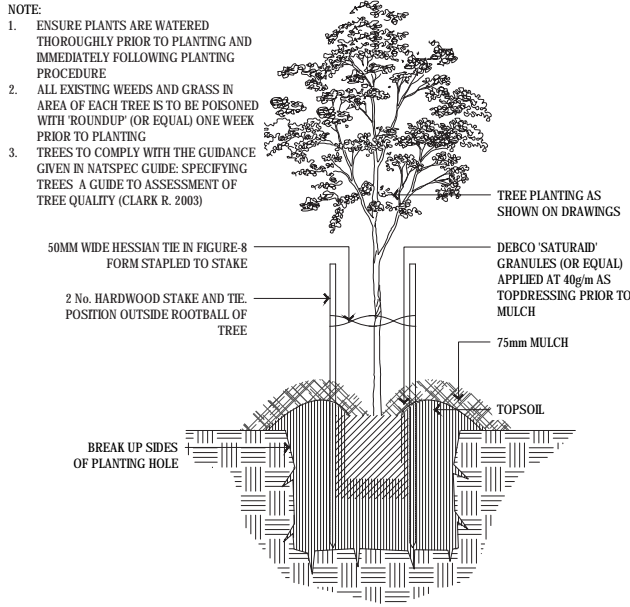
RELEVANT AUSTRALIAN STANDARDS

Soil: AS4419, AS3743, AS4454.
Mulch: AS4454.
Tree Stock: AS2303.
Pruning: AS4373.
Tree Protection: AS4970.
Contractors to comply with the above Australian Standards.

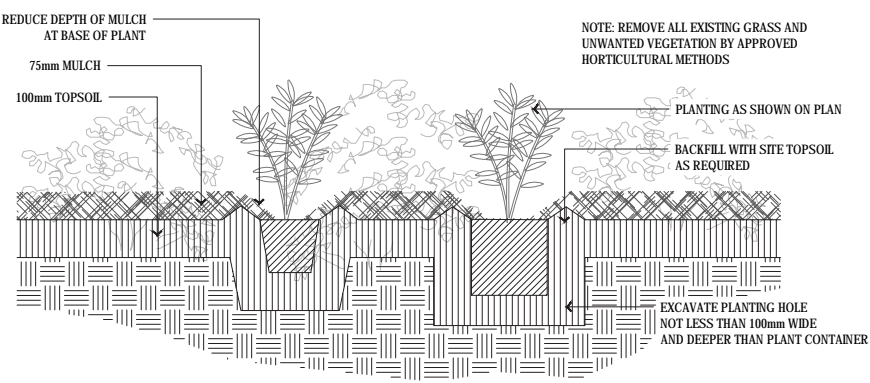
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE YARDS RE2 LAND KEMPS CREEK INDUSTRIAL COMMUNITY NSW 2178	TYPICAL SPECIFICATION + MAINTENANCE NOTES	H8-23024	SSDA SUBMISSION	NTS	C	09.06.2023	KM/DG	DV	L 12	



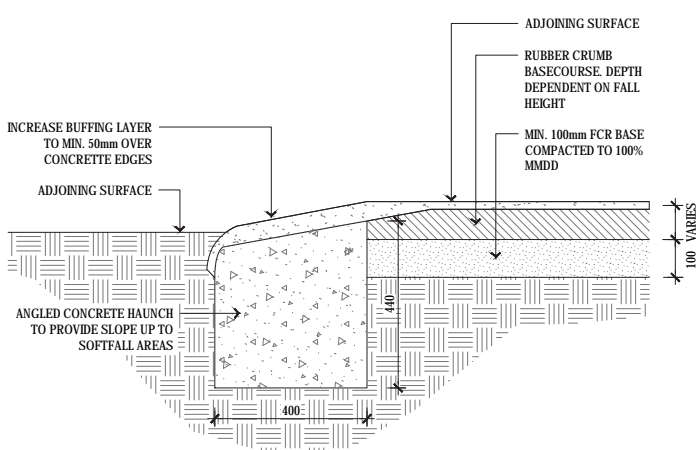
TYPICAL LANDSCAPE DETAILS



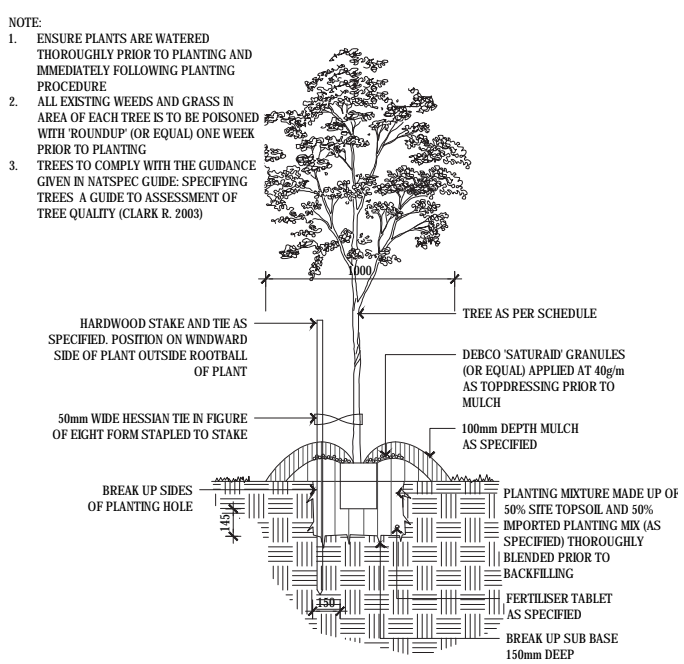
01 TYPICAL TREE PLANTING DETAIL UNDER 100L
1:20 @ A1 / 1:40 @ A3
(IN GARDEN BED)



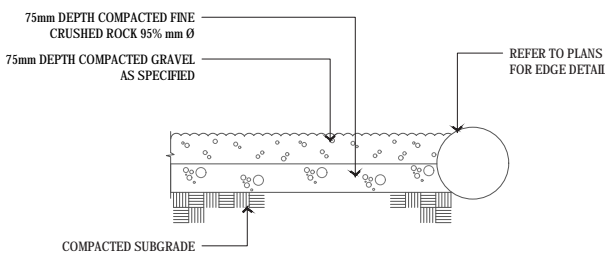
03 MASS PLANTING DETAIL
1:10 @ A1 / 1:20 @ A3



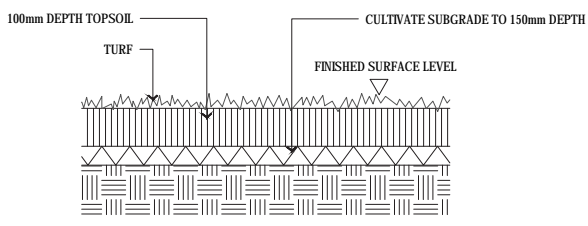
06 SOFTFALL / CONCRETE EDGE DETAIL
1:10 @ A1 / 1:20 @ A3



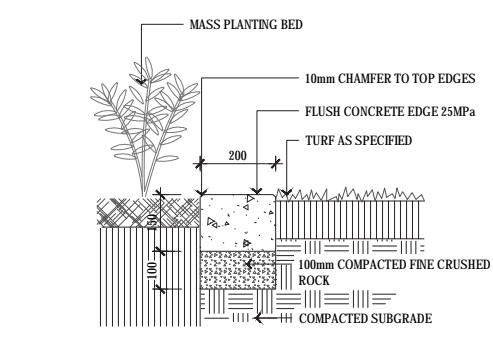
02 TYPICAL TREE PLANTING DETAIL OVER 100L
1:20 @ A1 / 1:40 @ A3



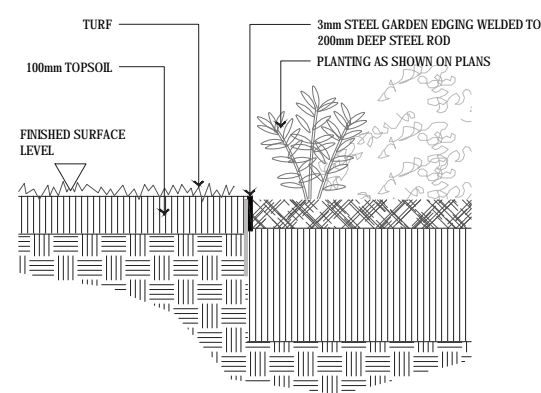
04 COMPACTED DECOMPOSED GRANITE DETAIL
1:10 @ A1 / 1:20 @ A3



05 TURF DETAIL
1:10 @ A1 / 1:20 @ A3



07 CONCRETE EDGE DETAIL
1:10 @ A1 / 1:20 @ A3



08 STEEL EDGE DETAIL
1:10 @ A1 / 1:20 @ A3