COPE Sensitive Freight, Orchard Hills, NSW 2748

Landscape Documentation for Development Application



nettletontribe

The COPE Sensitive Freight development application is seeking approval to construct a warehouse and distribution building on 221-227 Luddenham Road, Orchard Hills (the site), situated within the Alspec Industrial Business Park (AIBP) at 221-235 Luddenham Road, Orchard Hills.

The AIBP Planning Proposal was lodged to Penrith City Council (PCC) in December 2022 and expected to be finalised in February 2024. The AIBP Planning Proposal amended the Penrith Local Environmental Plan (PLEP) 2010 through rezoning the central and eastern portions of the AIBP site to E4 General Industrial which permits the development and operation of warehouse and distribution uses.

The COPE project area is situated within the western portion of the AIBP site, and has a direct interface with an electrical easement to the north-west, and two future basins along the northern and western boundaries of the site. The proposed development has a direct interface with the north-south internal local road, which provides access to Patons Lane and Luddenham Road.

These Landscape Drawings prepared by Geoscapes for the AIBP Planning Proposal identified the below recommendations in the Penrith DCP which supported the rezoning of AIBP and the development of the COPE proposal

- Part C6 6.1.2 1) b) Selecting low water/low maintenance plants, including drought tolerant species
- Part C6 6.1.2 1) c) Planting native or indigenous plants These plants have lower water requirements and have evolved to cope best with the existing conditions, hence reducing maintenance, fertilising and watering requirements
- Part C14 1.4 Table 2: A minimum of 40% tree canopy cover must be provided over the total combined area of all carparking spaces, where car parking is to be provided on the development site.
- Part C14 1.4 Table 2: Where tree roots are expected to grow beneath car parking spaces, engineered tree pits or vaults and aeration infrastructure must be provided and designed in accordance with design guidance provided in engineering design guidelines, the Penrith DCP Street and Park Tree Management Plan and this DCP.
- Part D4 4.7 B. 8) Landscaping adjacent to front fencing shall not form a tall dense screen, except where required to screen outdoor storage areas or plant and

WAREHOUSE

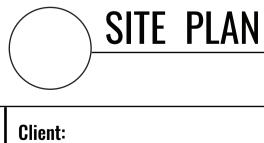
- Part E17 17.2.2 B.1: Landscaped front setbacks should include canopy trees whose mature height is in scale with the proposed development
- Part E17 17.2.2 B.6: Within car parking areas, tree planted landscaped blister islands are to be provided at a maximum rate of 1 per 6 car spaces and be minimum width

Drawing Register

Dwg No.	Drawing Name
Dwg No. LDA-00 LDA-01 LDA-02 LDA-03 LDA-04 LDA-05 LDA-06 LDA-07	Landscape Cover Sheet Landscape Master Plan Canopy Cover Calculation Landscape Detail Plan 1 Landscape Detail Plan 2 Landscape Detail Plan 3 Landscape Detail Plan 4 Landscape Detail Plan 5
LDA-08 LDA-08A LDA-09 LDA-10	Landscape Section AA & Elevation Landscape Section BB & CC Specification & Details Planting Schedule & Imagery

Appendix

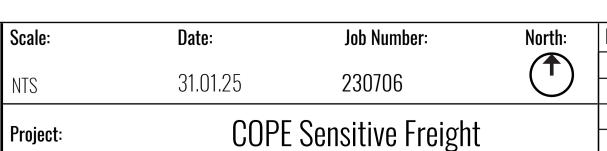
OSSM Irrigation - Indicative Irrigation Plan (Plan by Nettleton Tribe)

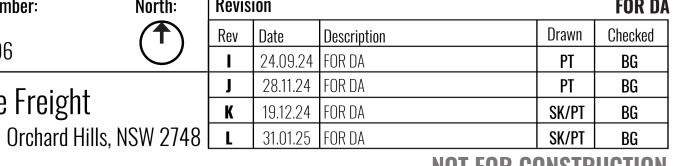


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WORKS SUBJECT TO SEPARATE DA







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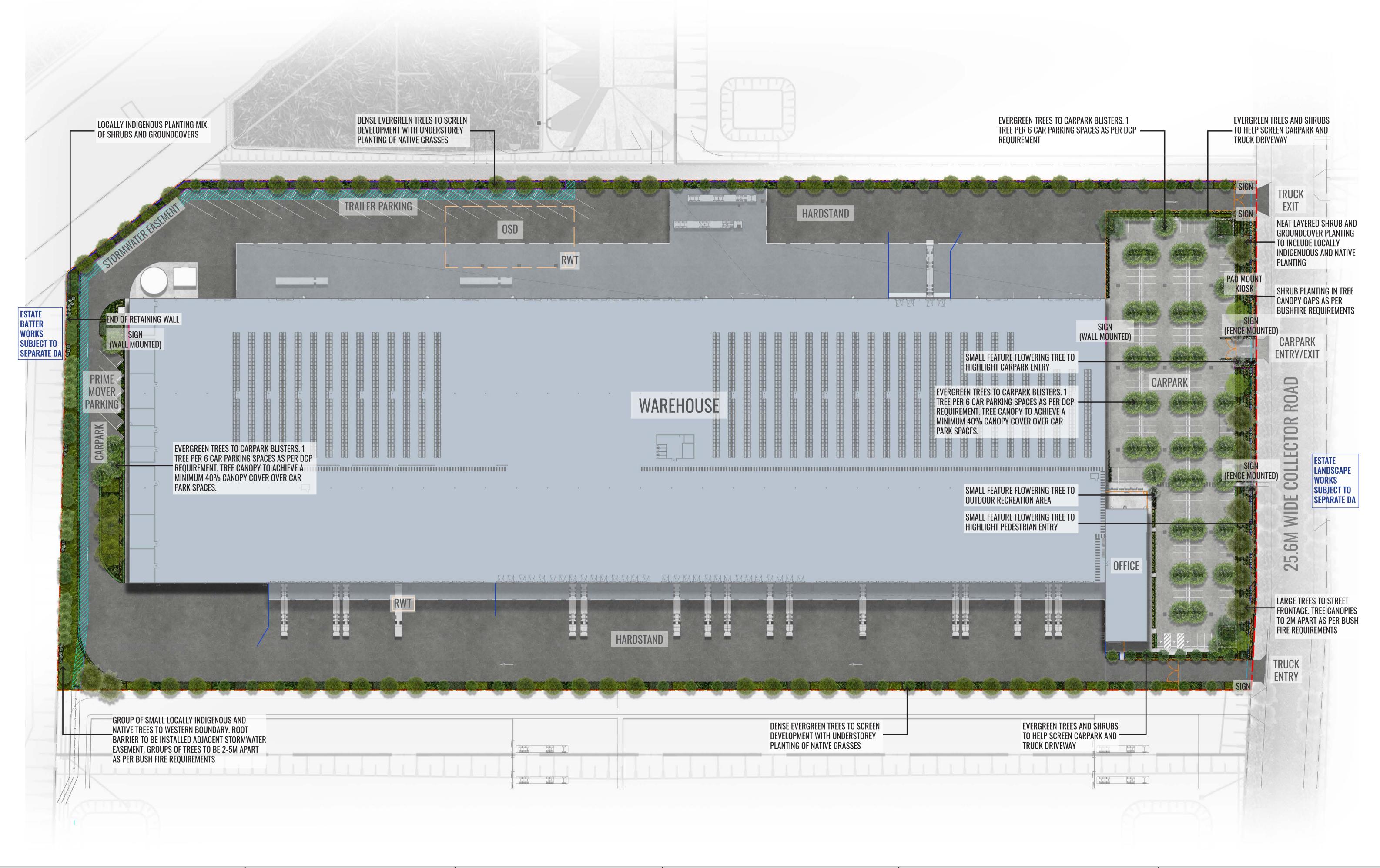
Landscape Cover Sheet DWG No:



INDUSTRIAL BUSINESS PARK

ESTATE LANDSCAPE WORKS

SUBJECT TO SEPARATE DA



Landscape Master Plan

DWG No:

LDA-01

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ABN 84 620 205 781 ACN 620 205 781

nettletontribe architecture





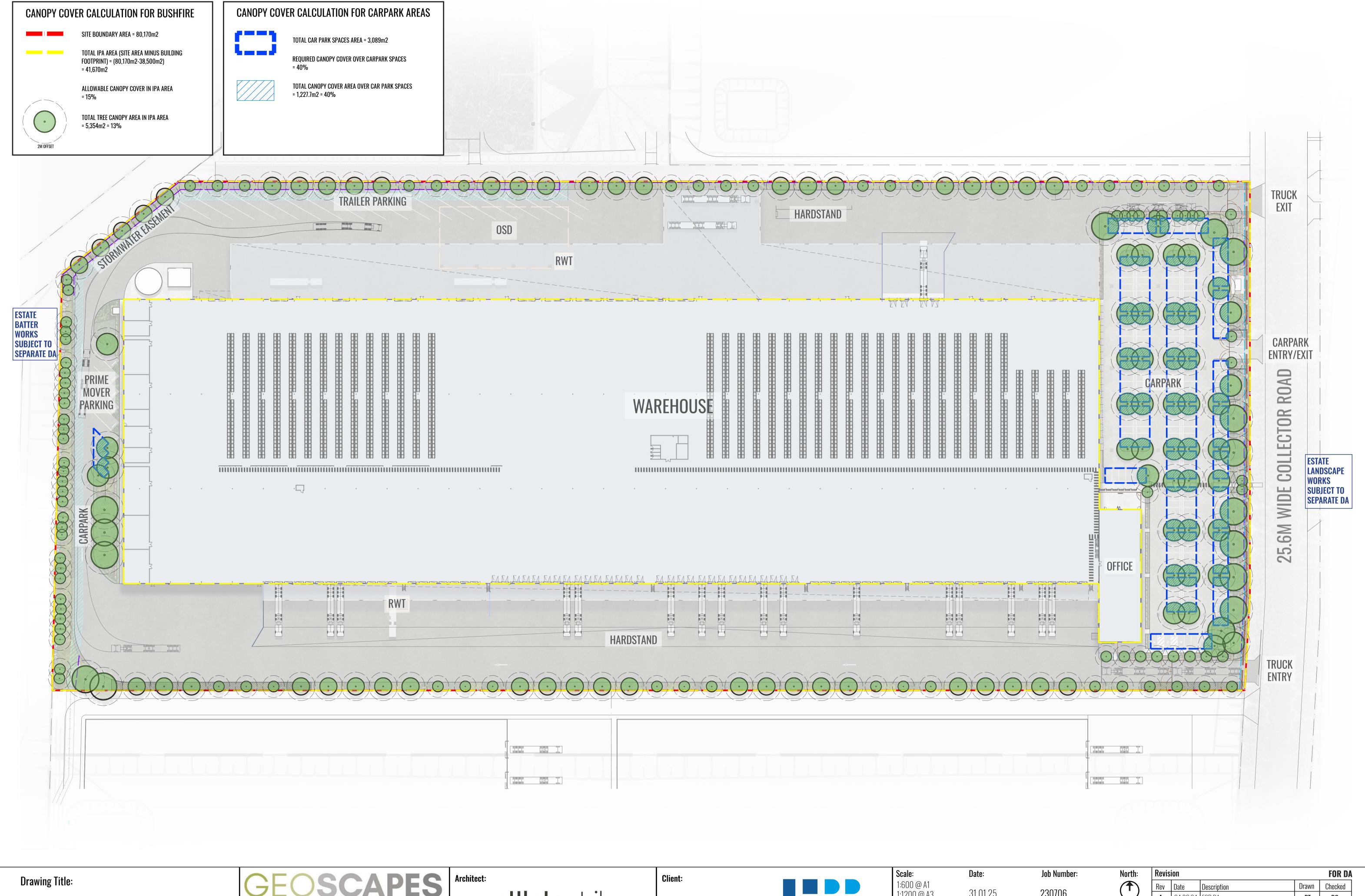
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Canopy Cover Calculation DWG No:

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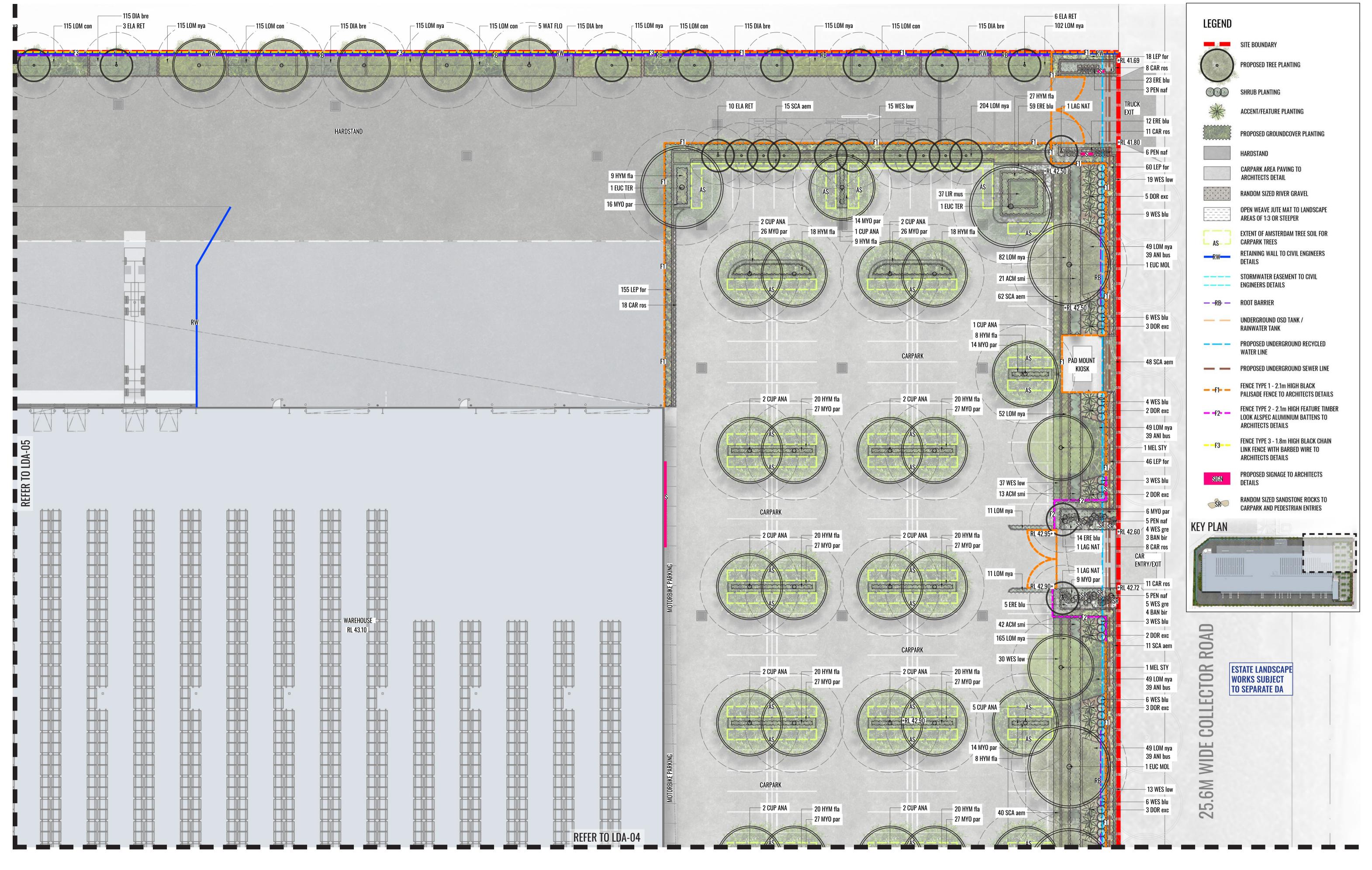
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DWG No:

Landscape Detail Plan 1

LDA-03

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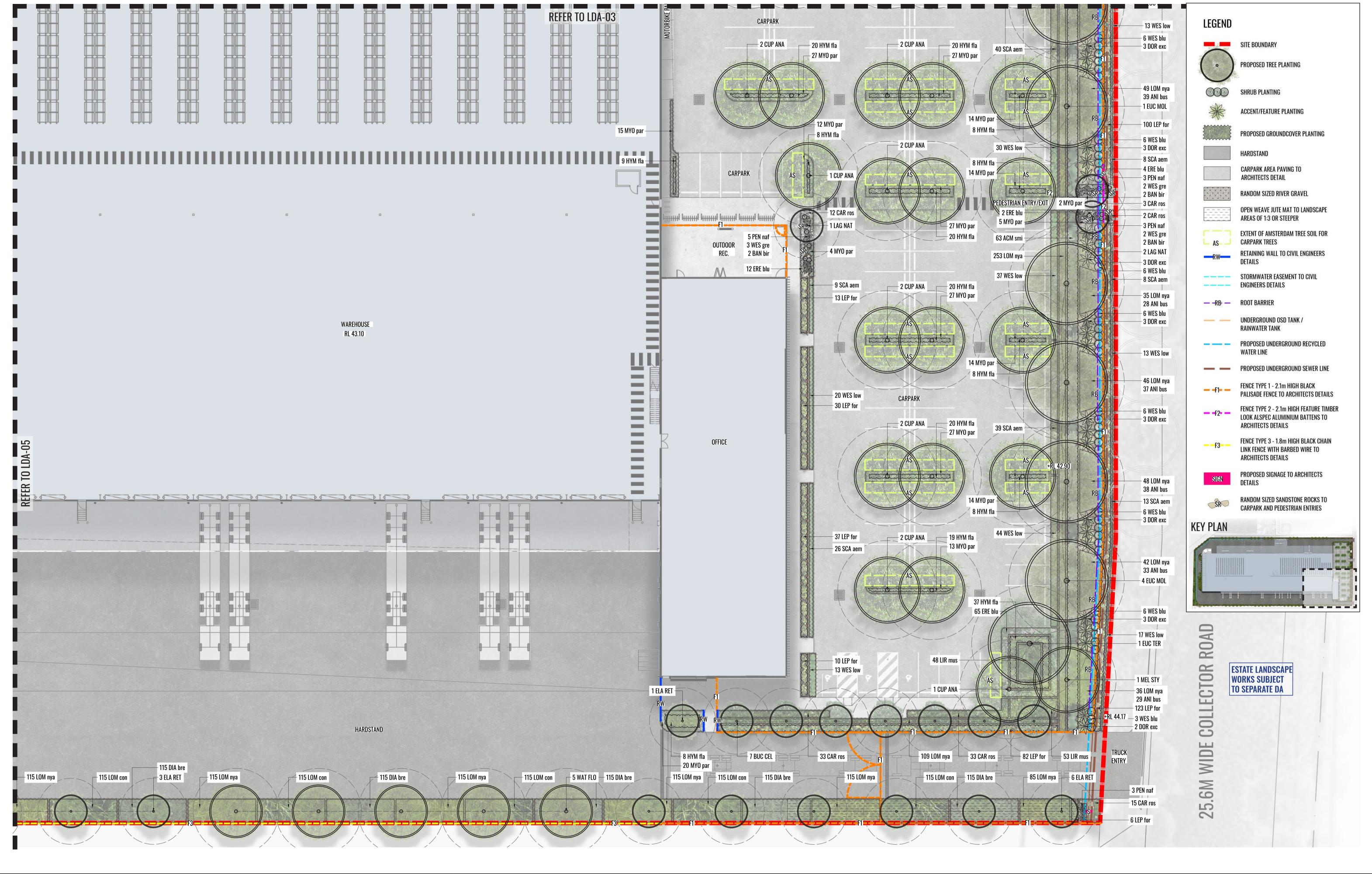






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DWG No:

Landscape Detail Plan 2

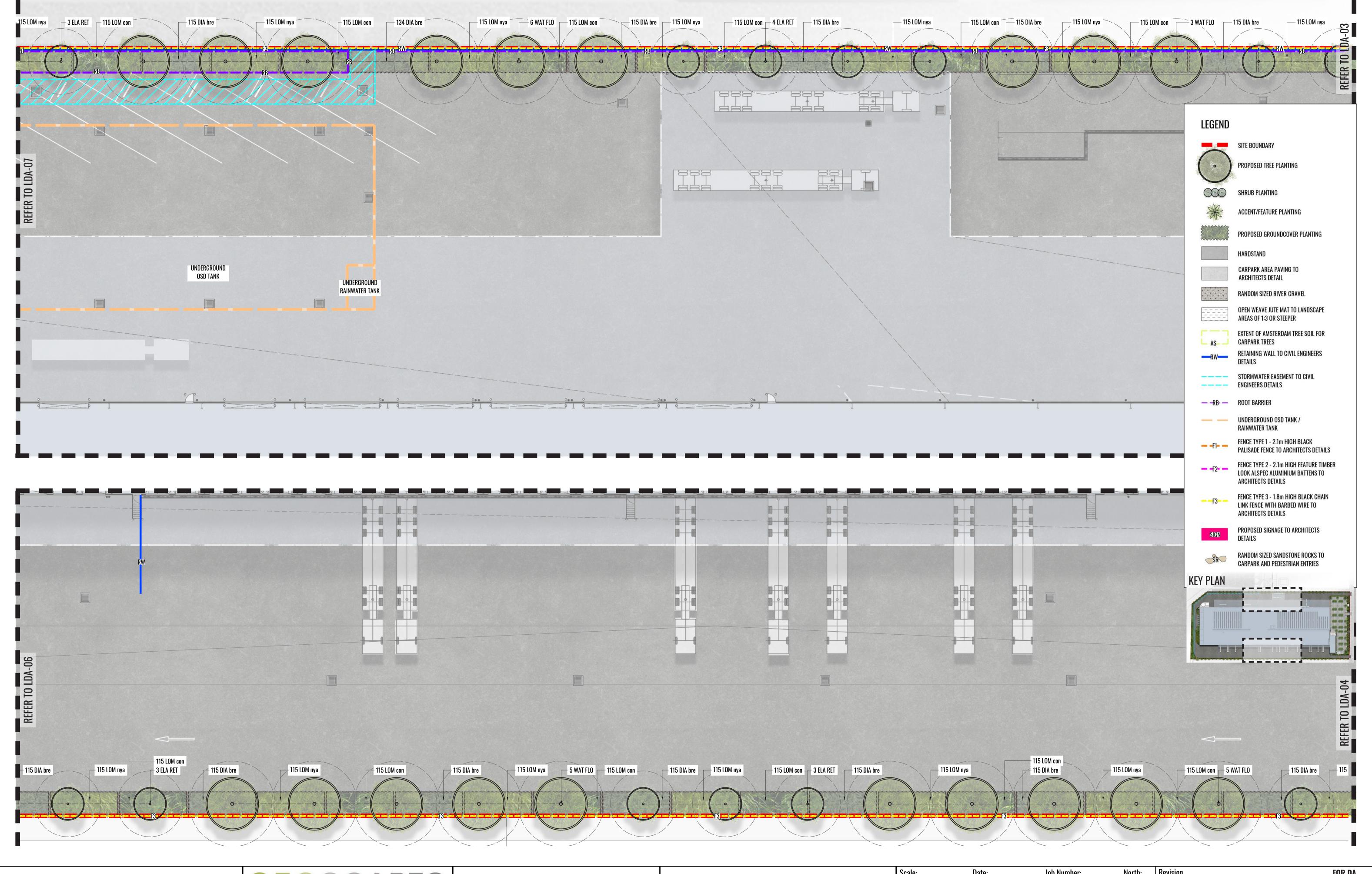
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ABN 84 620 205 781 ACN 620 205 781





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Landscape Detail Plan 3DWG No:

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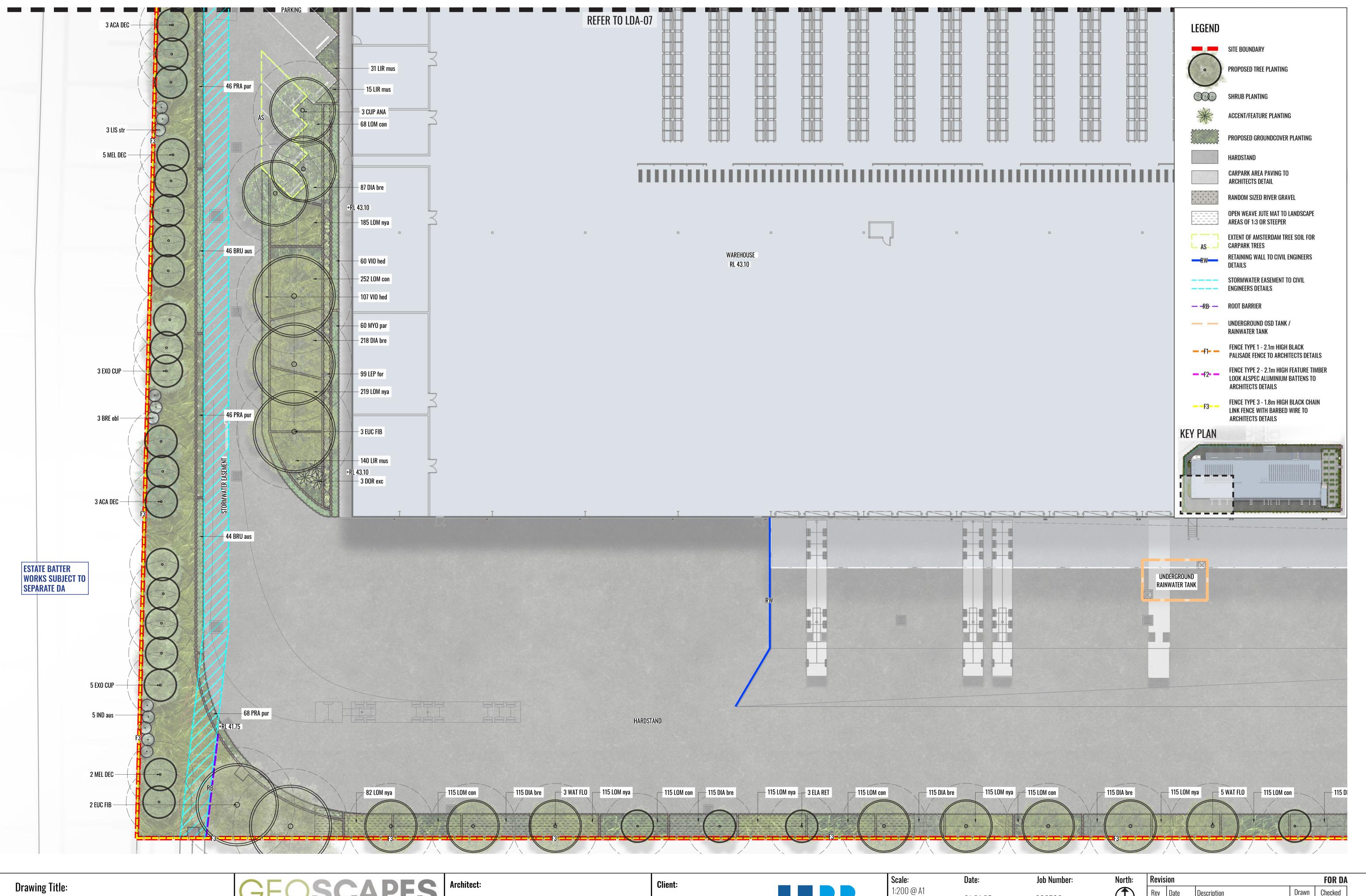




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Landscape Detail Plan 4 DWG No:

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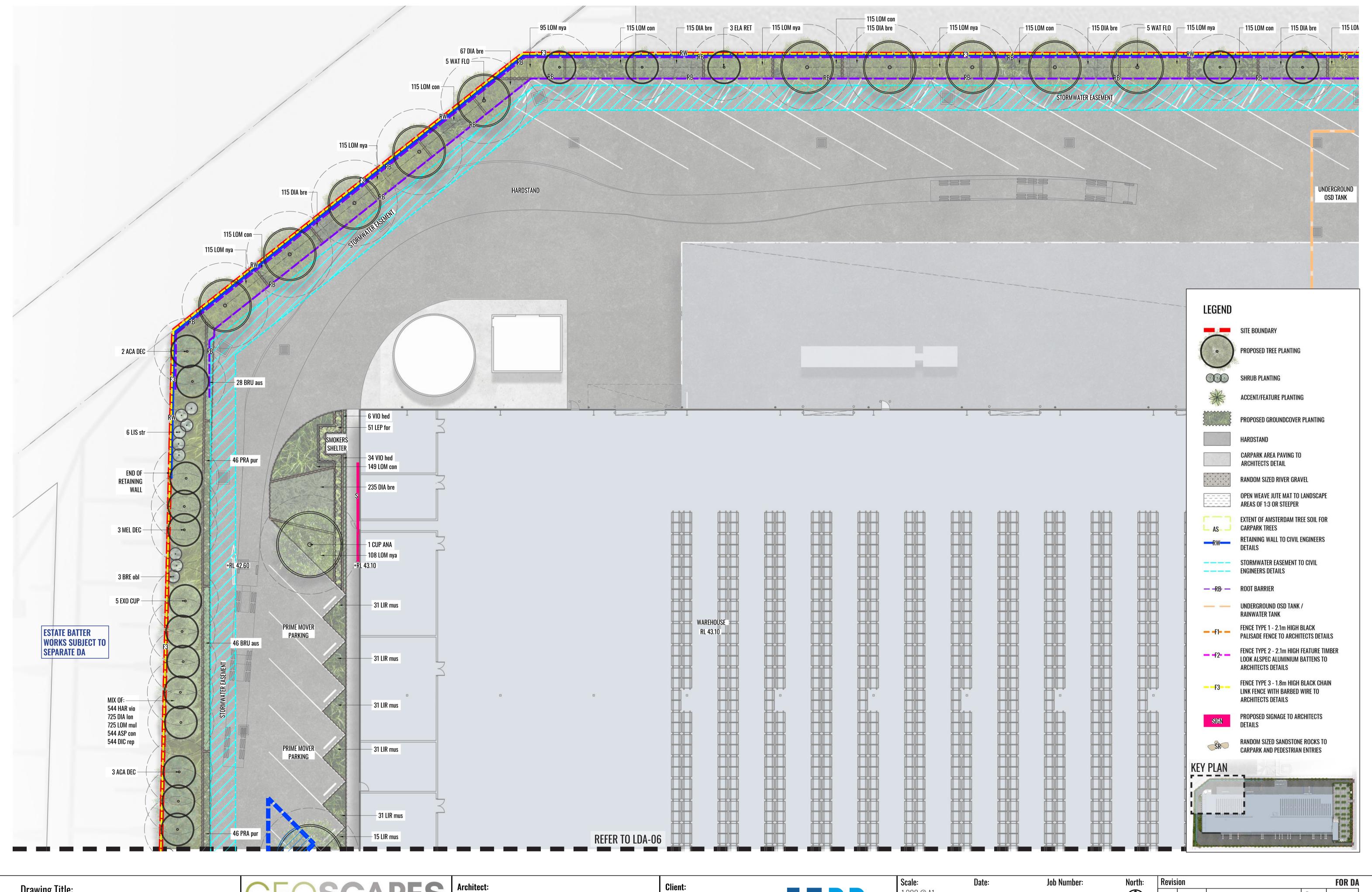




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Landscape Detail Plan 5

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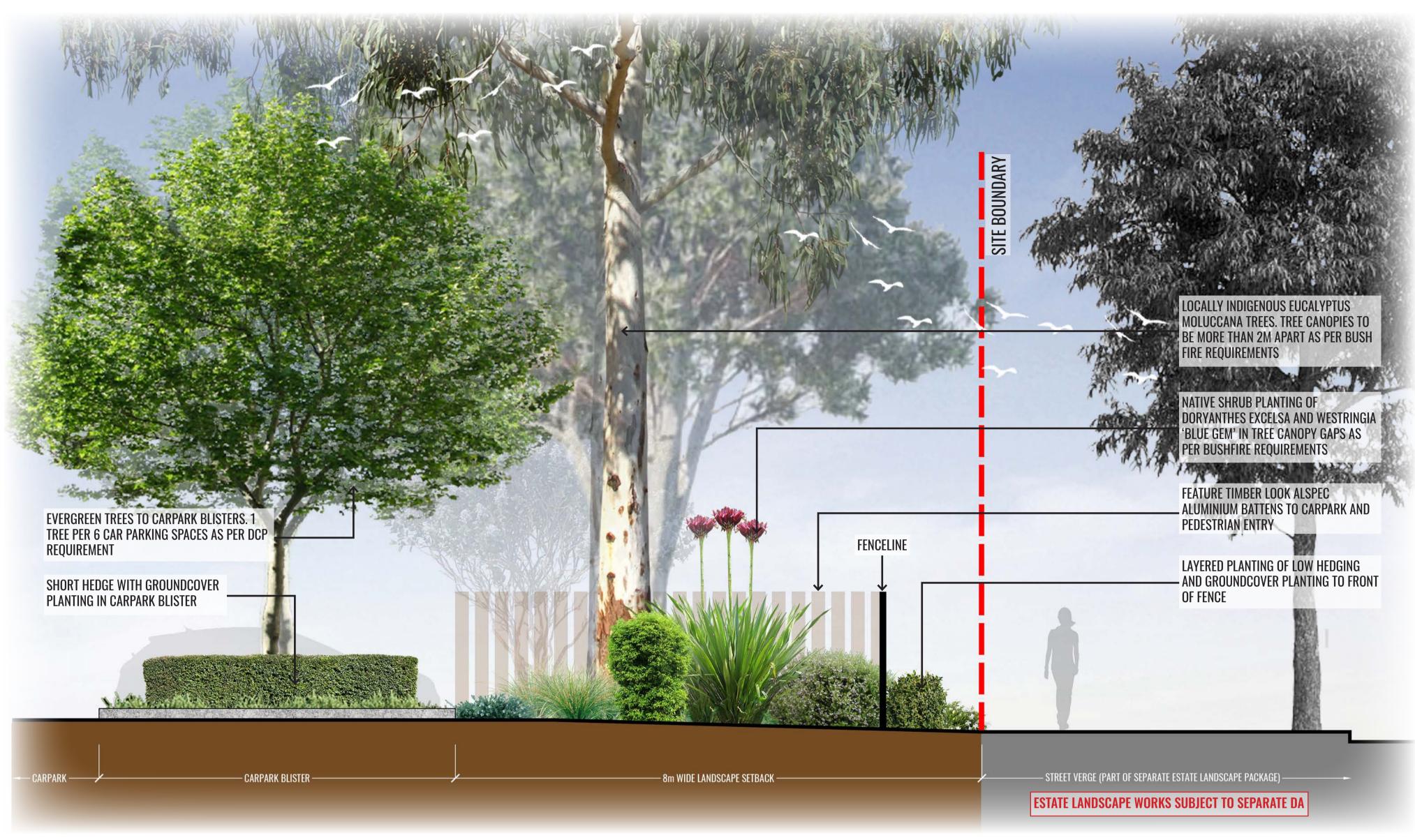
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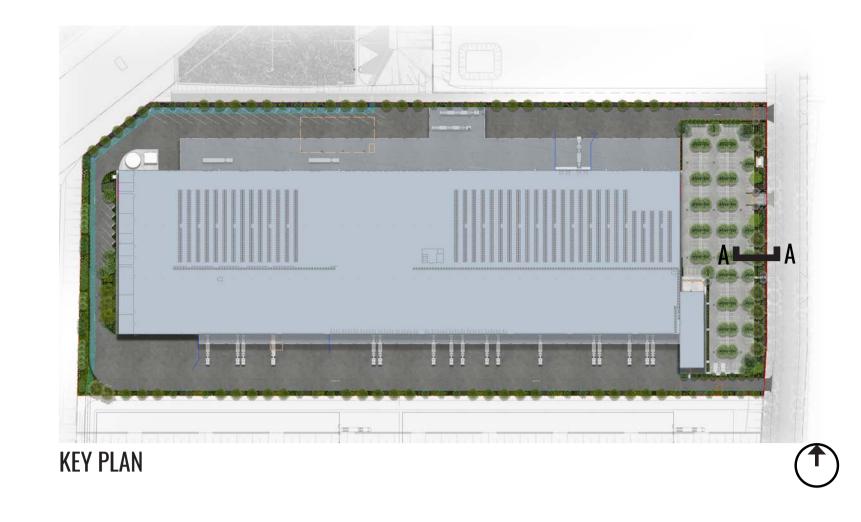




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SECTION AA - STREET FRONTAGE



2 EASTERN ELEVATION
SCALE 1:100

Drawing Title:

Landscape Section AA & Elevation

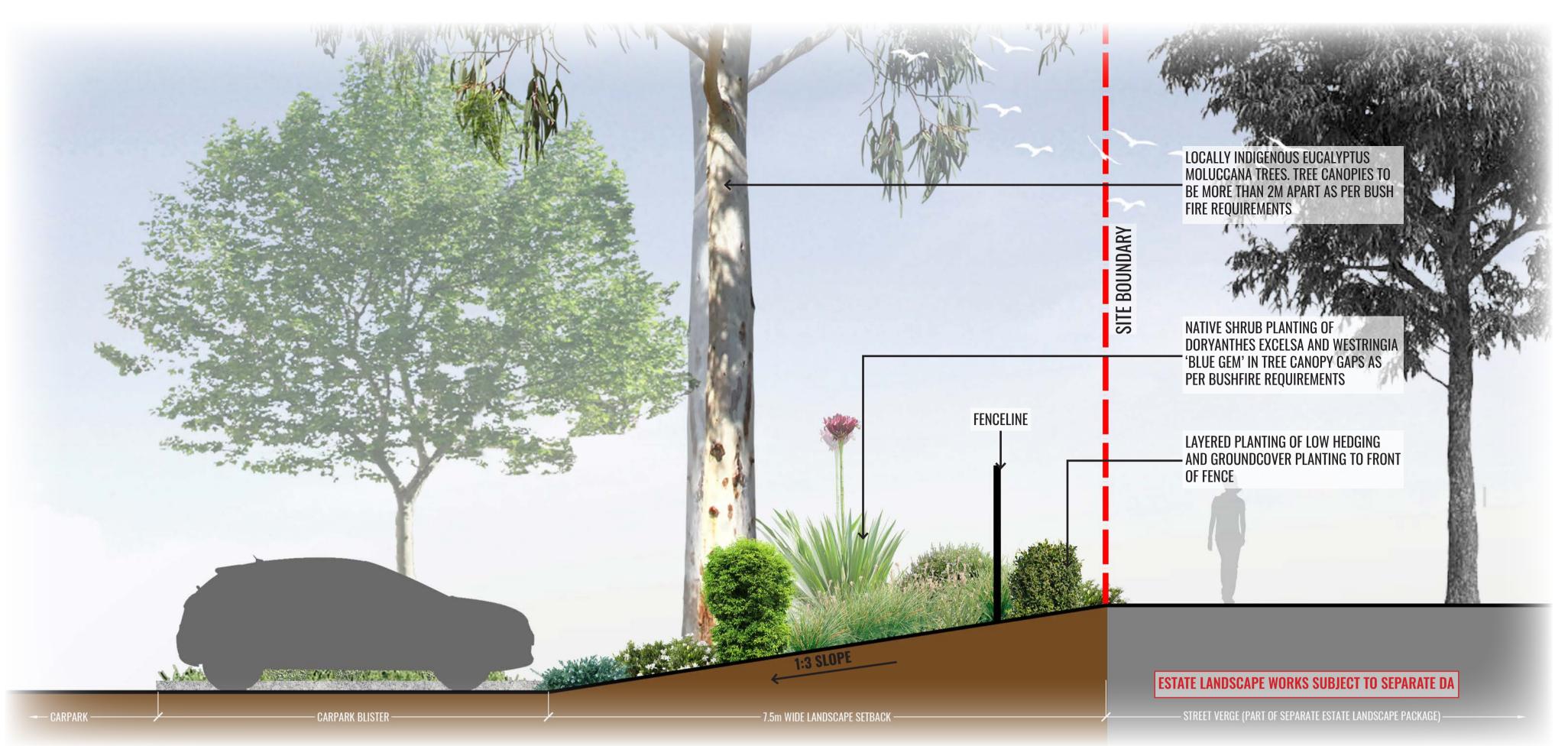
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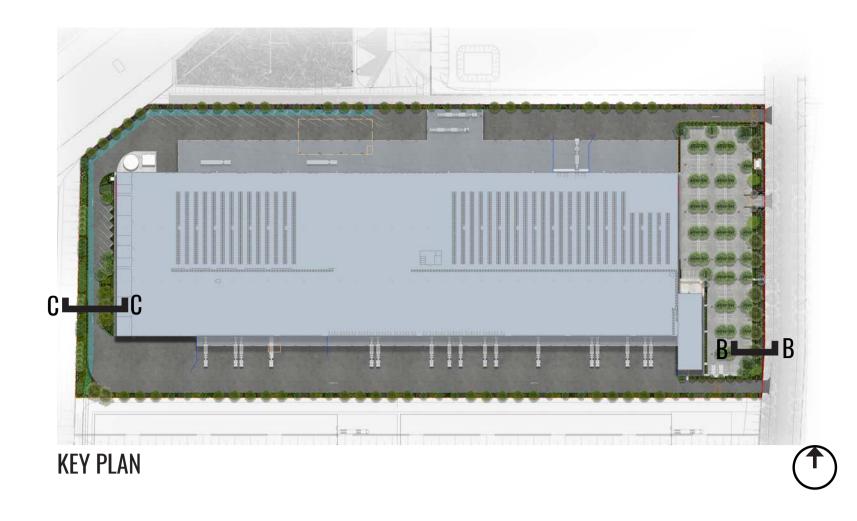
Suite 303, 8 Help Street, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781



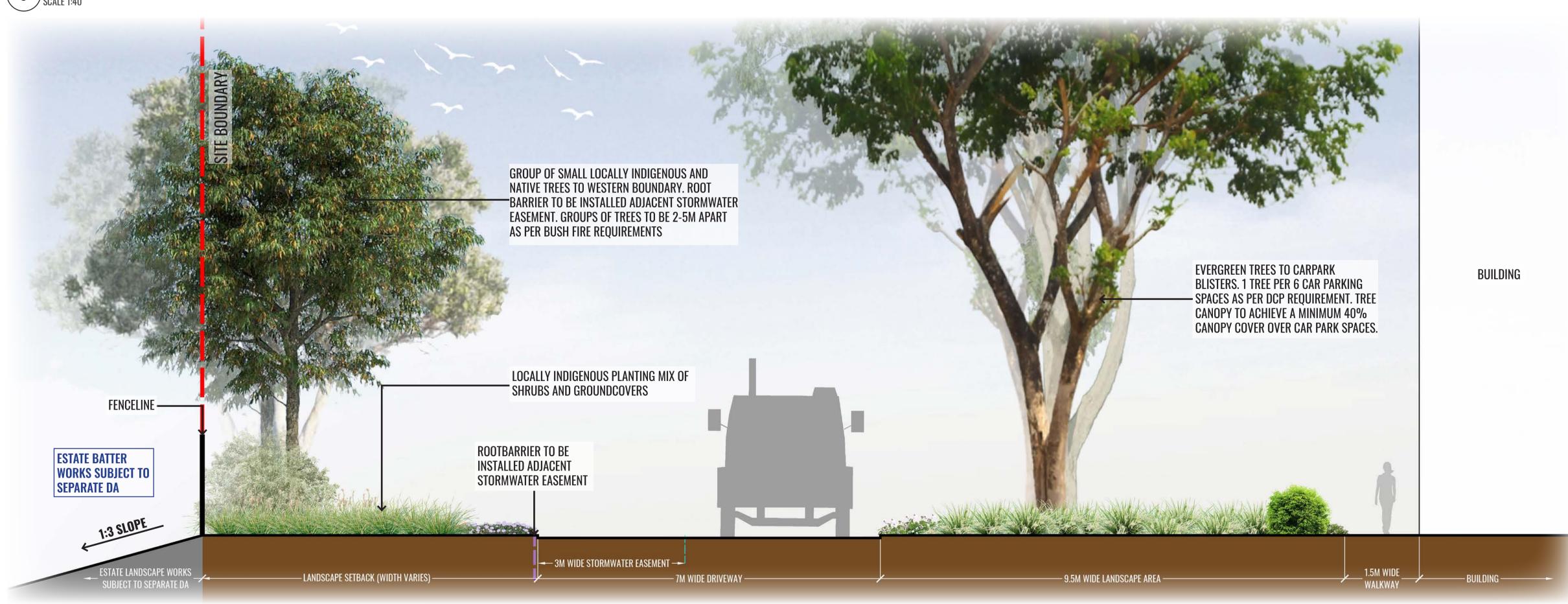


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3 SECTION BB - STREET FRONTAGE 1:3 SLOPE
SCALE 1:40



4 SECTION CC - REAR BOUNDARY
SCALE 1:50

Drawing Title:

Landscape Section BB & CC

DWG No:

LDA-08A

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MAINTENANCE PLAN

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 commencing from practical completion

Rubbish Removal

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 direction.

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 thrive, or are damaged or stolen will be replaced. Replacement material shall have the initial 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

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 organic mulch. All mulch is to be free of deleterious matter such as soil, weeds, sticks and should conform to AS 4454.

Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate 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 & estate management.

Soil In Natural Ground

All soils to conform to the landscape typical details shown in GEOSCAPES drawings. For soils in locations where Recycled Water is used for irrigation, refer to soil specs from Whitehead & Associates Environmental Consultants documentation and project specific advice from SESL documentation.

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.

Irrigation

Irrigation will be provided through two systems. The first will be delivered through water treated at the OSSM, the second will be delivered through harvested rainwater. The Recycled Water and harvested rainwater are used in specific landscape areas as shown in the Appendix on NettletonTribe Plan 11178_DA280. The fully automatic irrigation system has been designed by Total Irrigation Design and these drawings and specifications should be used for design and installation.

Standards

All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance

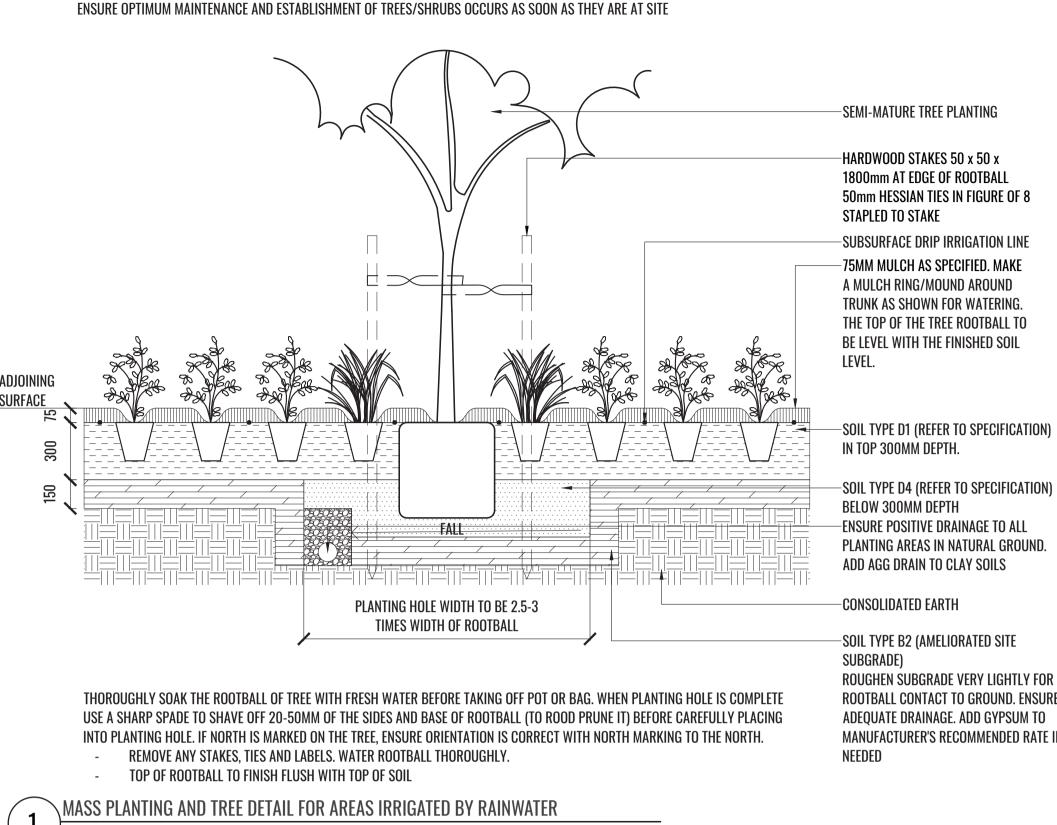
with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haege 2017).

TYPICAL LANDSCAPE DETAILS

TYPICAL SECTION

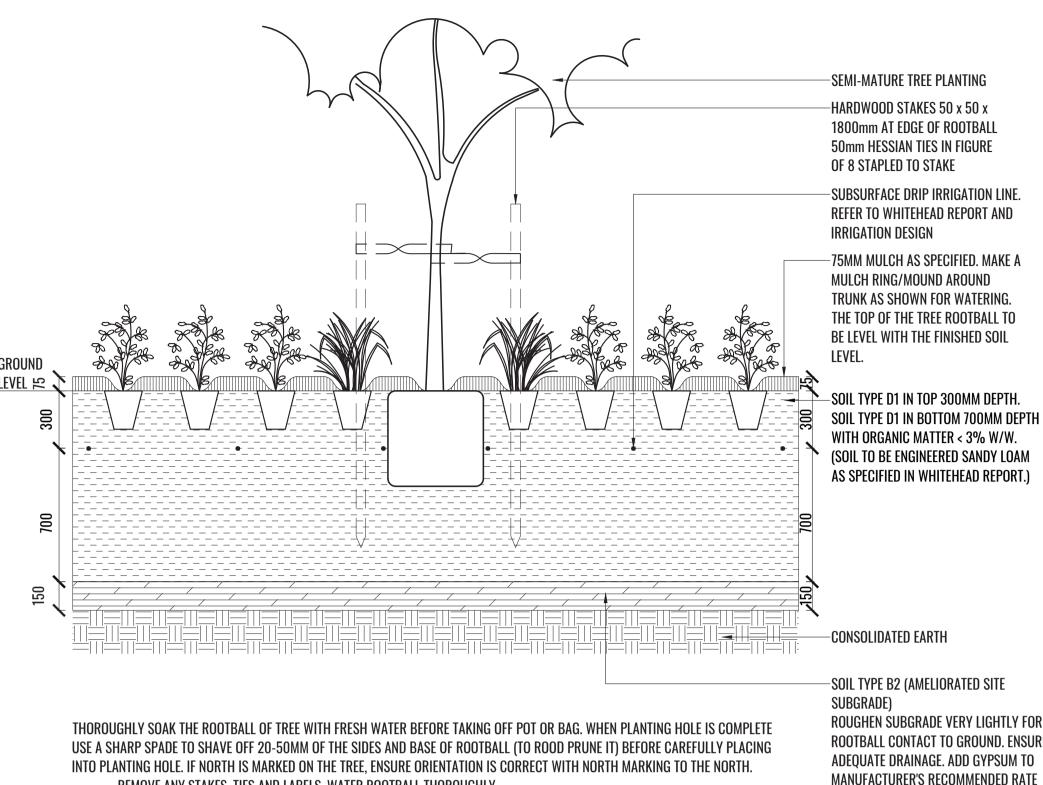
-2500 CAR SPACE

TAKE CARE TO ENSURE FOLIAGE, BRANCHES, TRUNKS AND ROOT CROWNS ARE NOT DAMAGED BEFORE, DURING AND AFTER PLANTING.



SCALE 1:20



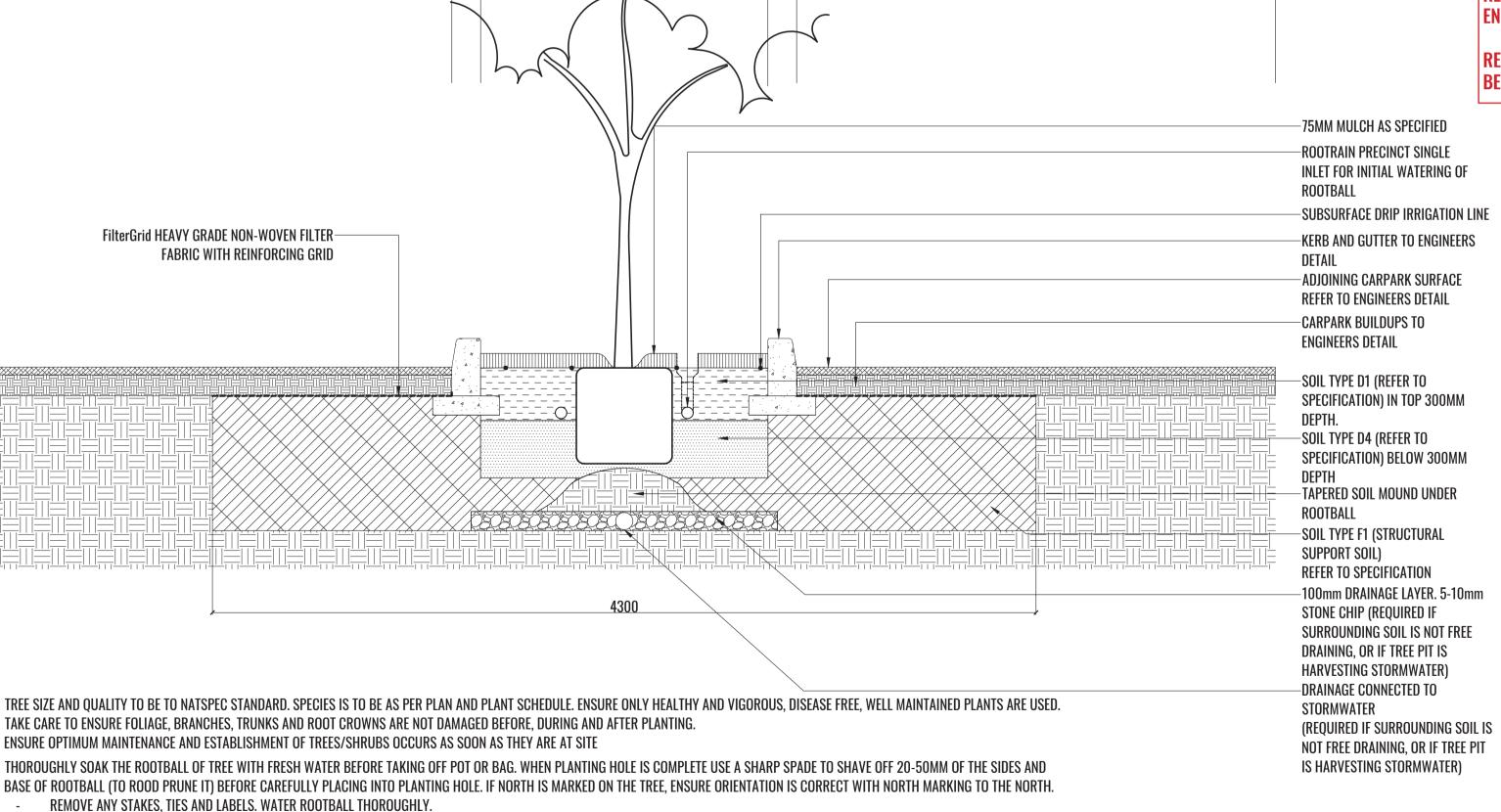




REMOVE ANY STAKES. TIES AND LABELS. WATER ROOTBALL THOROUGHLY.

TOP OF ROOTBALL TO FINISH FLUSH WITH TOP OF SOIL

-2500 CAR SPACE

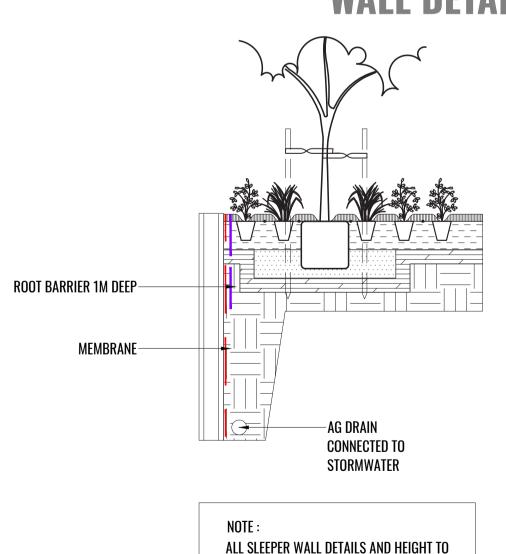


ALL DRAWINGS AND SPECIFICATIONS ON LANDSCAPE DRAWINGS AND DETAILS THAT RELATE TO AREAS RECEIVING RECYCLED WATER IRRIGATION SHOULD BE READ IN CONJUNCTION WITH SESL REPORTS AND WHITEHEAD & ASSOCIATES **ENVIRONMENTAL CONSULTANTS DOCUMENTATION**

REFER TO APPENDIX (NETTLETON TRIBE DRAWING 11178 DA280) FOR AREAS TO BE IRRIGATED WITH RECYCLED WATER OR RAINWATER

PRECAST SLEEPER RETAINING WALL DETAIL

IF NEEDED



TYPICAL PLANTING DETAIL TO PRECAST SLEEPER RETAINING WALL TYPICAL SECTION SCALE 1:40

FOLLOW STRUCTURAL ENGINEERS DETAILS

Drawing Title:

Specification & Details

DWG No:

Suite 303, 8 Help Street, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

TYPICAL SECTION

TYPICAL CARPARK TREE PIT WITH STRUCTURAL AMSTERDAM TREE SOIL - FOR RAINWATER IRRIGATED AREAS ONLY

Client: <u>alspec</u>



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PLANTING SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Shale Plain Woodlands	Native	Qty*
Trees								
ACA DEC	Acacia decurrens	Black Wattle	8-12m	As Shown	25L	✓	✓	8
BUC CEL	Buckinghamia celsissima	Ivory Curl Tree	8m	As Shown	75L		✓	7
CUP ANA	Cupaniopsis anacardioides	Tuckeroo	8m	As Shown	75L		✓	41
ELA RET	Elaeocarpus reticulatus	Blueberry Ash	10m	As Shown	25L		✓	48
EUC FIB	Eucalyptus fibrosa	Red Ironbark	30m	As Shown	25L	✓	✓	5
EUC MOL	Eucalyptus moluccana	Grey Box	25m	As Shown	75L	✓	✓	7
EUC TER	Eucalyptus tereticornis	Forest Red Gum	30m	As Shown	25L	✓	✓	3
EXO CUP	Exocarpos cupressiformis	Native Cherry	8m	As Shown	25L	✓	✓	13
LAG NAT	Lagerstroemia indica 'Natchez'	White Crepe Myrtle	6m	As Shown	75L			6
MEL DEC	Melaleuca decora	White Feather Honeymyrtle	8m	As Shown	25L	✓	✓	10
MEL STY	Melaleuca stypheliodes	Prickly-leaved Paperbark	10m	As Shown	75L		✓	3
WAT FLO	Waterhousia floribunda 'DOW20' Sweeper	Weeping Lilly Pilly	10m	As Shown	25L		✓	47
Shrubs								
ACM smi	Acmena smithii 'DOW30'	Sublime	1.5m**	1000mm Ctrs	200mm		✓	139
BAN bir	Banksia spinulosa 'Birthday Candles'	Dwarf Banksia	0.5m	As Shown	200mm		✓	13
BRE obl	Breynia oblongifolia	Coffee Bush	2-3m	As Shown	200mm	✓	✓	6
HYM fla	Hymenosporum flavum 'Gold Nugget'	Dwarf Native Frangipani	0.75m	500mm Ctrs	200mm		✓	430
IND aus	Indigofera australis	Australian Indigo	2.5m	As Shown	200mm	✓	✓	5
LEP for	Leptospermum 'Foreshore'	Tea Tree	0.5m	500mm Ctrs	200mm		✓	830
LIS str	Lissanthe strigosa	Peach Heath	1m	As Shown	200mm	✓	✓	9
WES blu	Westringia hybrid 'WESO3'	Blue Gem Westringia	1m	As Shown	200mm		√	76
WES gre	Westringia fruticosa 'WESO4'	Grey Box Westringia	0.45m	As Shown	200mm		√	16
Accent SI		, ,						
DOR exc	Doryanthes excelsa	Gymea Lily	2-4m	As Shown	200mm		√	43
PEN naf	Pennisetum alopecuroides 'Nafray'	Swamp Foxtail	0.6m	As Shown	140mm		√	33
Grasses 8	R Groundcovers	'						
ASP con	Asperula conferta	Common Woodruff	0.3m	3/m2	140mm	✓	√	544
ANI bus	Anigozanthos 'Bush Diamond'	White Kangroo Paw	0.5m	4/m2	140mm		√	360
BRU aus	Brunoniella australis	Blue Trumpet	0.2m	3/m2	140mm	√	√	164
CAR ros	Carpobrotus rossii 'White Hot'	White Pigface	0.2m	3/m2 OR 2/Lm	140mm		√	154
DIA bre	Dianella caerulea 'Breeze'	Blue Native Flax	0.7m	5/m2	Tubestock		√	4306
DIA lon	Dianella longifolia	Smooth Native Flax	1m	4/m2	Tubestock	√	✓	725
DIC rep	Dichondra repens	Kidney Weed	0.15m	3/m2	140mm	√	✓	544
ERE blu	Eremophila 'Blue Horizon'	Prostate Emu Bush	0.25m	3/m2	140mm	,	<u> </u>	196
HAR vio	Hardenbergia violacea	Purple Coral Pea	2m	3/m2	140mm	✓	<u> </u>	544
LIR mus	Liriope muscari 'Monroe White'	Lily Turf	0.5m	4/m2 OR 3/Lm	140mm	,	<u> </u>	448
LOM con	Lomandra confertifolia 'LM700'	Pacific Sky Mat Rush	0.75m	5/m2	Tubestock		→	4264
LOM mul	Lomandra multiflora	Many Flower Mat Rush	0.75m	4/m2	Tubestock	√	→	725
LOM nya	Lomandra longifolia 'Nyalla'	Spiny Head Mat Rush	0.8m	5/m2	Tubestock	•	√	5780
MYO par	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1m	3/m2	140mm		√	609
PRA pur	Pratia purpurascens	White Root	0.1111 0.3m	3/m2	140mm	√	∨ ✓	206
SCA aem	Scaevola aemula 'Fairy White'	White Fan Flower	0.3m	3/m2	140mm	v	✓	279
	Viola hederacea	Native Violet	0.3iii 0.15m	3/m2 OR 2/Lm	140mm			207
VIO hed	Westringia fruticosa 'WESO6'	Low Horizon Westringia	0.13m	3/m2	140mm		√	288
WES low	rrostingia itutibusa rresuu	LOW HOUSEN WESTINGIA	บ.งเแ	3/IIIZ	140111111		✓	200

^{*} To be finalised during CC/Tender



Anigozanthos 'Bush Diamond'







Drawing Title:

Planting Schedule & Imagery

DWG No:

Suite 303, 8 Help Street, Chatswood NSW 2067 Ph. (02) 9411 1485 www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781







cale:	Date:	Job Number:	North:	Revision				FOR DA
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		Orchard Hill	s, NSW 2748	L	31.01.25	FOR DA	SK/PT	BG

^{**} Plants to be trimmed to heights indicated