

# ALSPEC INDUSTRIAL BUSINESS PARK, Orchard Hills, NSW 2748

## Landscape Documentation for Industrial Estate Subdivision - Development Application



IMAGE TAKEN FROM NEARMAP 2023

### Drawing Register

Dwg No.	Drawing Name
LDA-00	Landscape Cover Sheet
LDA-01	Landscape Masterplan
LDA-01A	Typical Streetscape Layout
LDA-02	Streetscape Detail Plan - Sheet 1
LDA-03	Streetscape Detail Plan - Sheet 2
LDA-04	Streetscape Detail Plan - Sheet 3
LDA-05	Bioretention & Storage Basin Detail Plans
LDA-06	Terrace Wall Plan
LDA-07	Landscape Sections
LDA-08	Landscape Specification & Typical Details
LDA-09	Indicative Planting Schedule & Imagery



 SITE PLAN

Drawing Title:  
**Landscape Cover Sheet**  
DWG No:

**LDA-00**


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www.geoscapes.com.au  
ABN 84 620 205 781 ACN 620 205 781

Architect:



Client:



Scale:		Date:	Job Number:	North:	Revision					FOR DEVELOPMENT APPLICATION	
N.A.		13.02.25	230824		Rev	Date	Description	Drawn	Checked		
Project:		ALSPEC INDUSTRIAL BUSINESS PARK Orchard Hills, NSW 2748			<b>E</b>	18.03.24	FOR DA	<b>KC</b>	<b>BG</b>		
					<b>F</b>	23.08.24	FOR DA - Updated to Council RFI	<b>PT</b>	<b>BG</b>		
					<b>G</b>	03.12.24	FOR DA	<b>PT</b>	<b>BG</b>		
					<b>H</b>	13.02.25	FOR DA	<b>PT</b>	<b>BG</b>		

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LEGEND

- STORMWATER IRRIGATION AREAS
- HYDROMULCHED NATIVE GRASSES
- HAND PLANTED NATIVE GRASSES TO BIORETENTION BASIN

Hatch indicates hydromulched native grasses to stormwater irrigation area. Hydromulched grass species to include Carex appressa, Ficinia nodosa and, Juncus flavidua as recommended by Eco Logical Australia.. All hydromulching installation to be carried out by a specialist contractor.

Proposed Bioretention basin area with planting as specified under Penrith City Council WSUD guidelines. Species to include Ficinia nodosa, Juncus usitatus, Lomandra longifolia etc. **Refer to planting schedule on LDA-08**

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Proposed storage basin area with planting as specified under Penrith City Council WSUD guidelines and species capable of permanent inundation. Species to include Baumea articulata, Bolboscheonus fluviatilis etc. **Refer to planting schedule on LDA-08**

Proposed bioretention basin area with planting as specified under Penrith City Council WSUD guidelines. Species to include Ficinia nodosa, Juncus usitatus, Lomandra longifolia etc. **Refer to planting schedule on LDA-08**

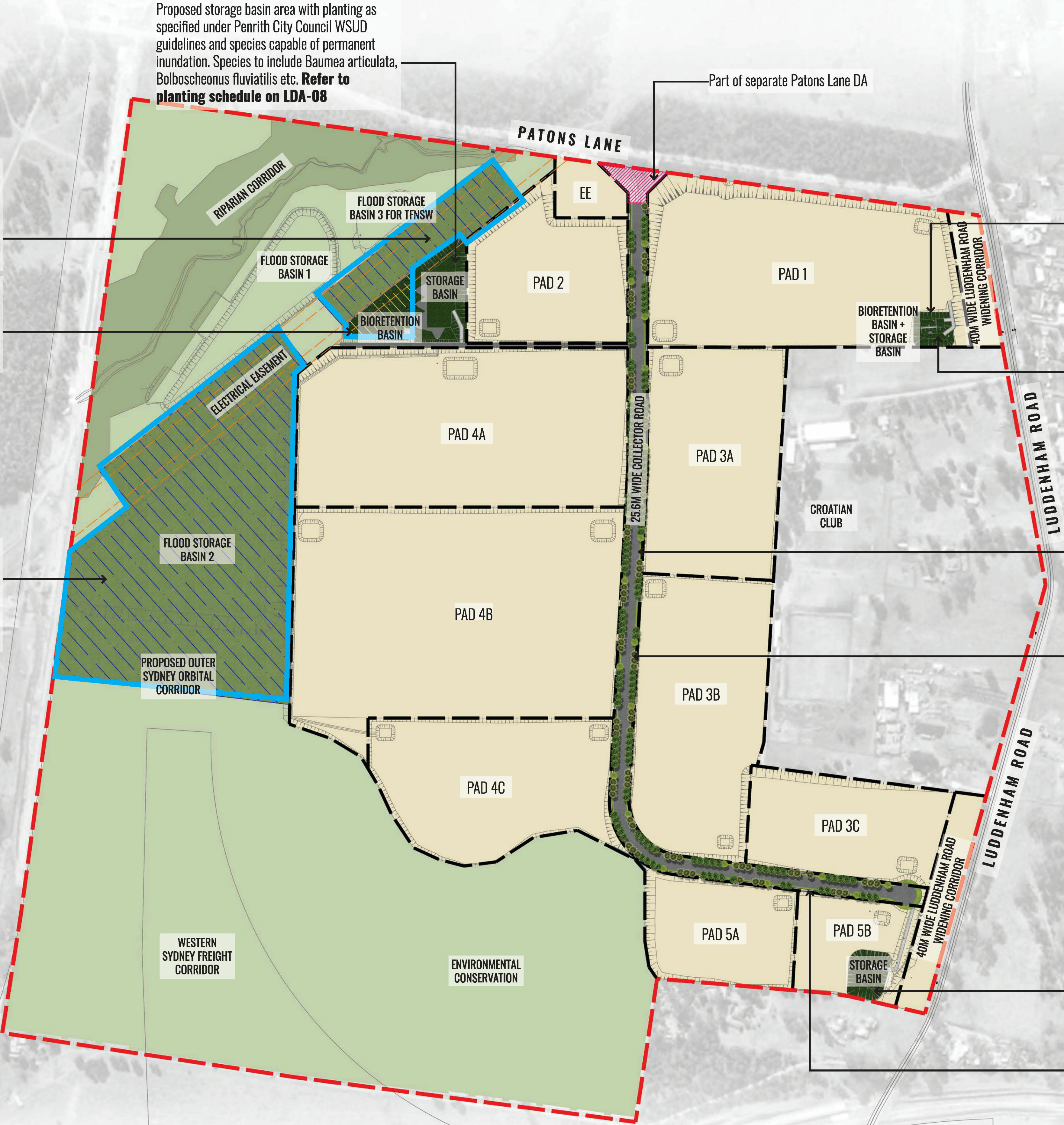
Proposed storage basin area with planting as specified under Penrith City Council WSUD guidelines and species capable of permanent inundation. Species to include Baumea articulata, Bolboscheonus fluviatilis etc. **Refer to planting schedule on LDA-08**

Gap between groups of street trees to allow for future driveways.

Continuous row of street trees planted at 8m centres to consist evergreen and deciduous trees. Street trees to include Koelreuteria paniculata, Quercus palustris and Waterhousea floribunda.

Proposed storage basin area with planting as specified under Penrith City Council WSUD guidelines and species capable of permanent inundation. Species to include Baumea articulata, Bolboscheonus fluviatilis etc. **Refer to planting schedule on LDA-08**

Gap between groups of street trees to allow for future driveways.



Drawing Title:  
**Landscape Masterplan**  
DWG No:

**LDA-01**

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Architect:

**nettleontribe**  
architecture

Client:

Scale: 1:3000 @ A1  
1:6000 @ A3

Date: 13.02.25

Job Number: 230824

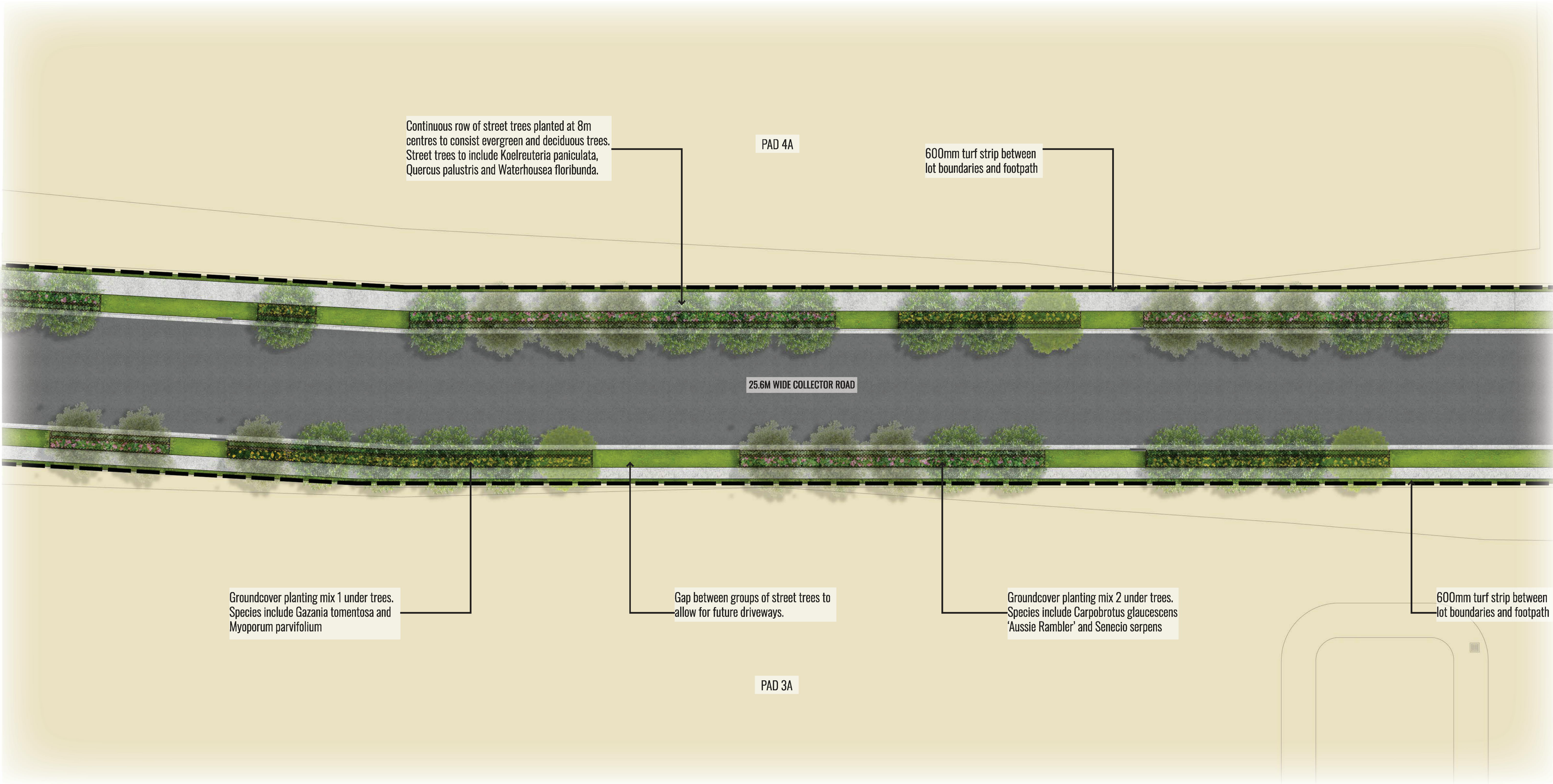
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Project: **ALSPEC INDUSTRIAL BUSINESS PARK**  
Orchard Hills, NSW 2748

Revision						FOR DEVELOPMENT APPLICATION	
Rev	Date	Description	Drawn	Checked			
E	18.03.24	FOR DA	KC	BG			
F	23.08.24	FOR DA - Updated to Council RFI	PT	BG			
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Drawing Title:  
**Typical Streetscape Layout**  
DWG No:

**LDA-01A**

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Architect:  
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Client:  
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INDUSTRIAL BUSINESS PARK

Scale:  
1:3000 @ A1  
1:6000 @ A3  
Project:

Date:  
13.02.25

Job Number:  
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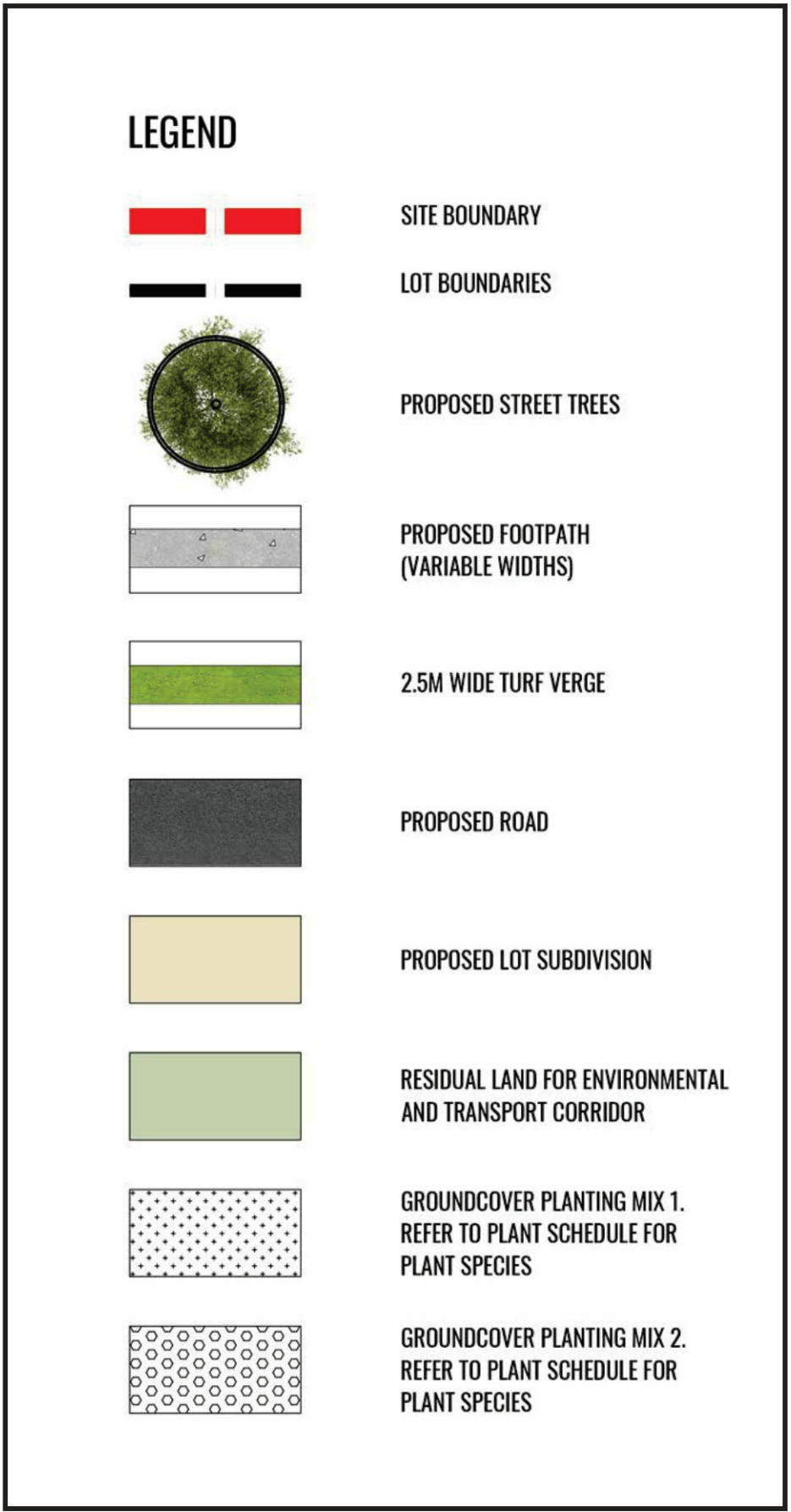
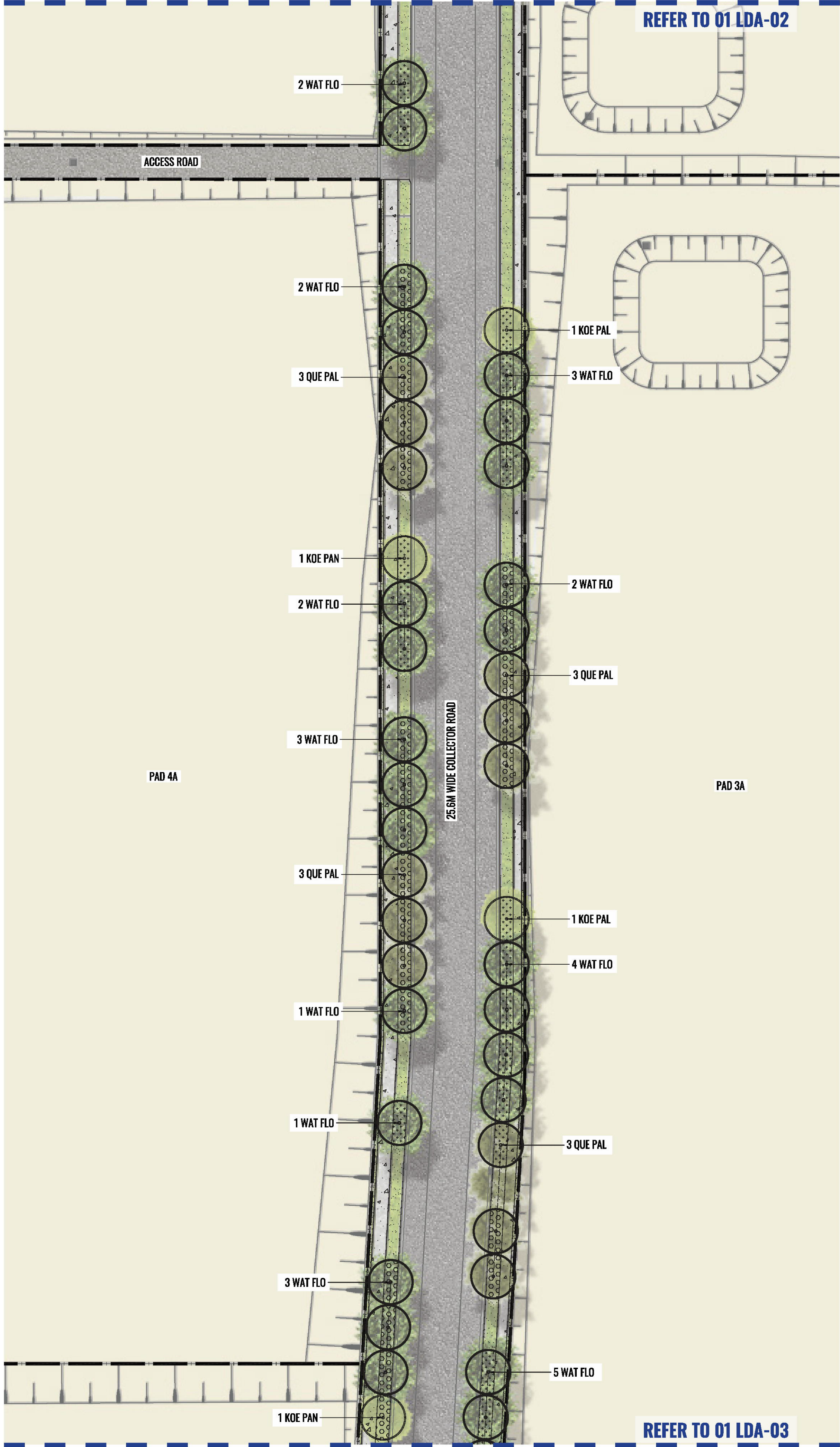
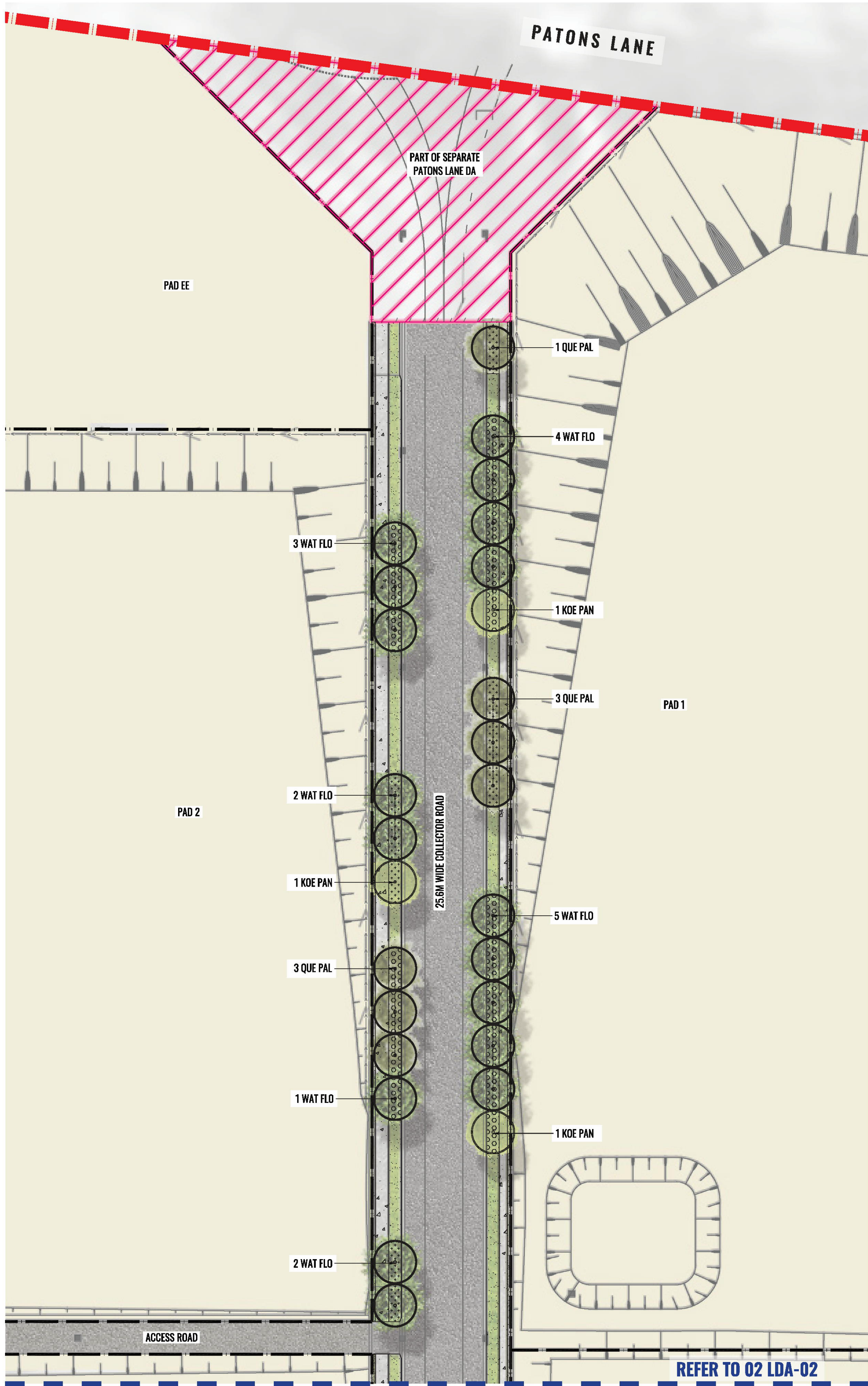
North:  
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Orchard Hills, NSW 2748

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Drawing Title:  
**Streetscape Detail Plan - Sheet 1**  
DWG No:

**LDA-02**

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1:1000 @ A3

Date:  
13.02.25

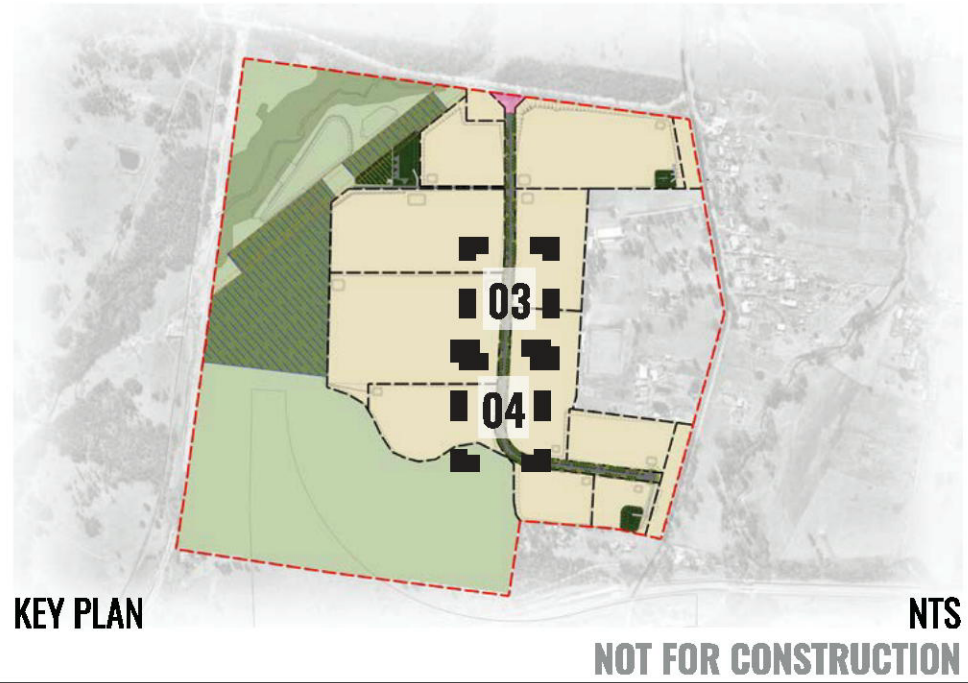
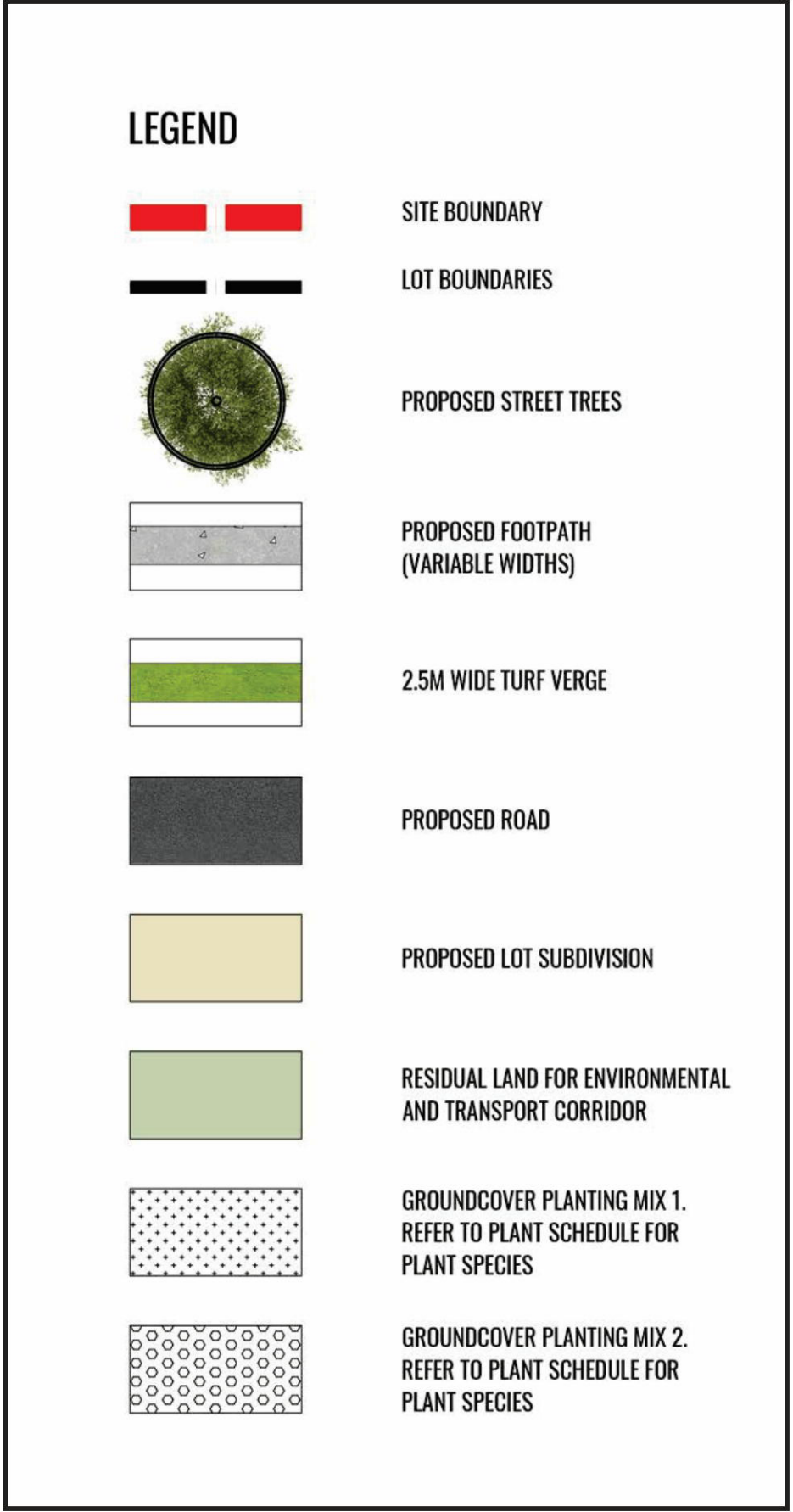
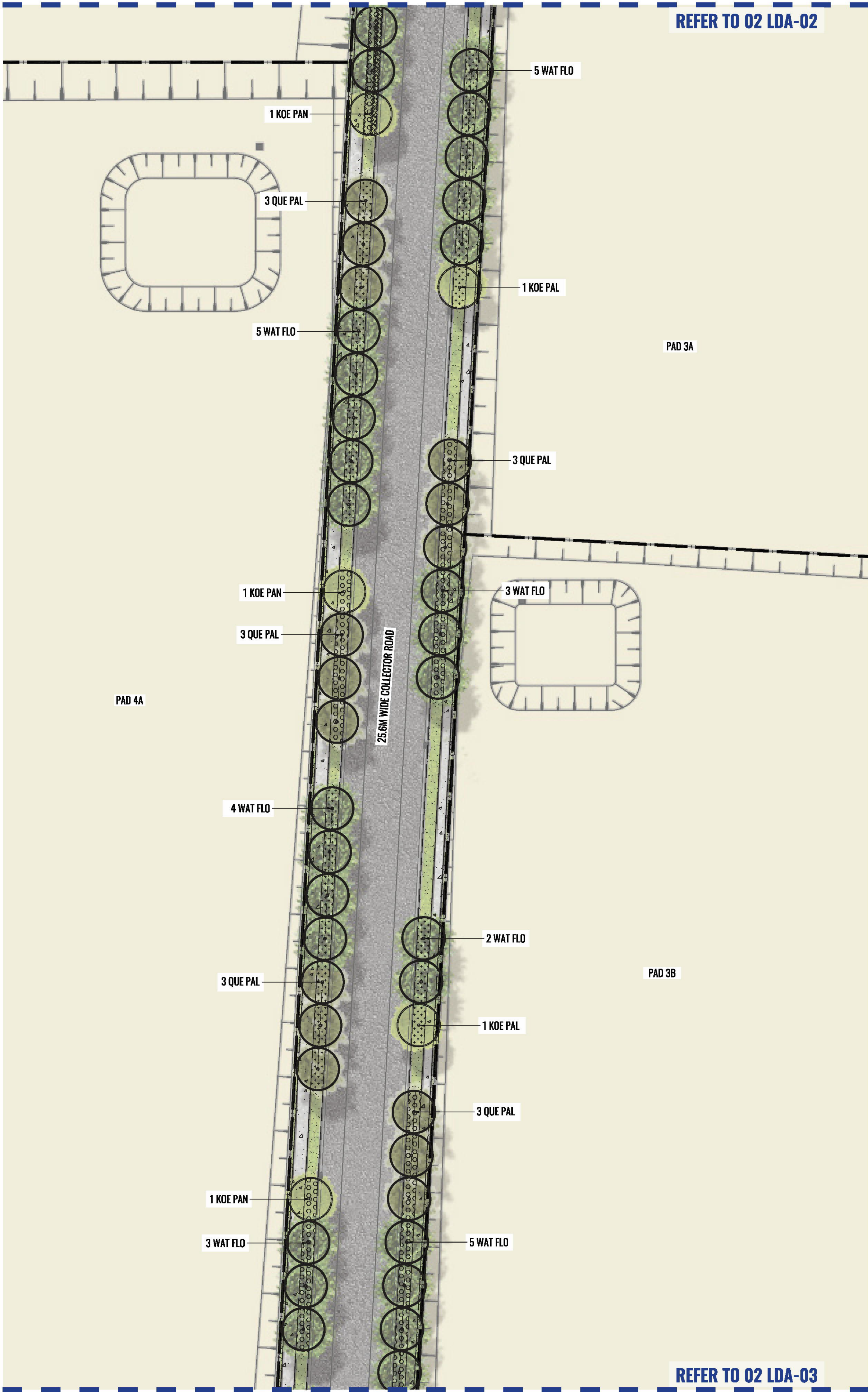
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Drawing Title:  
**Streetscape Detail Plan - Sheet 2**  
DWG No:

**LDA-03**

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Architect:  
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Client:  
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Scale:  
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1:1000 @ A3

Date:  
13.02.25

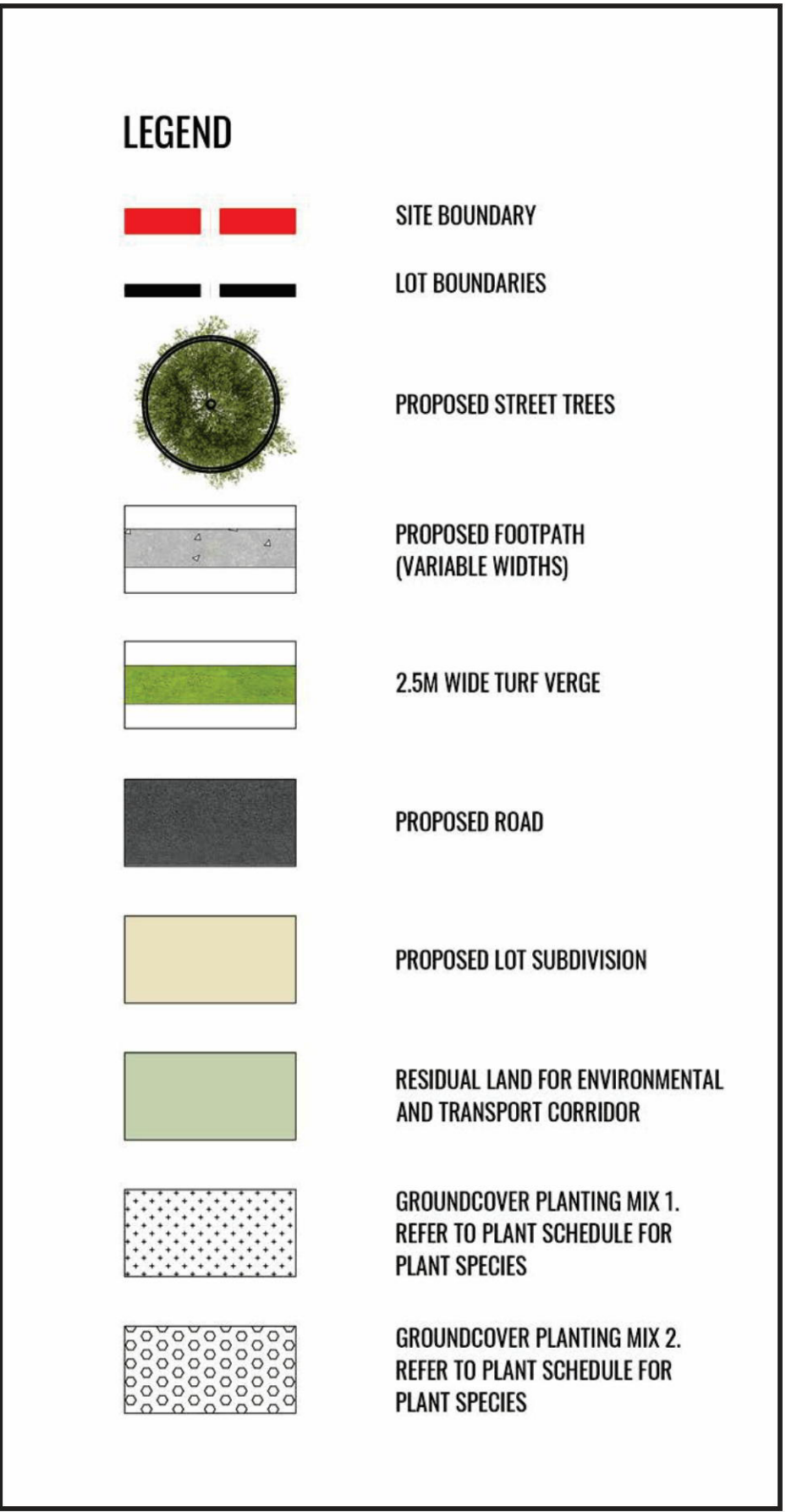
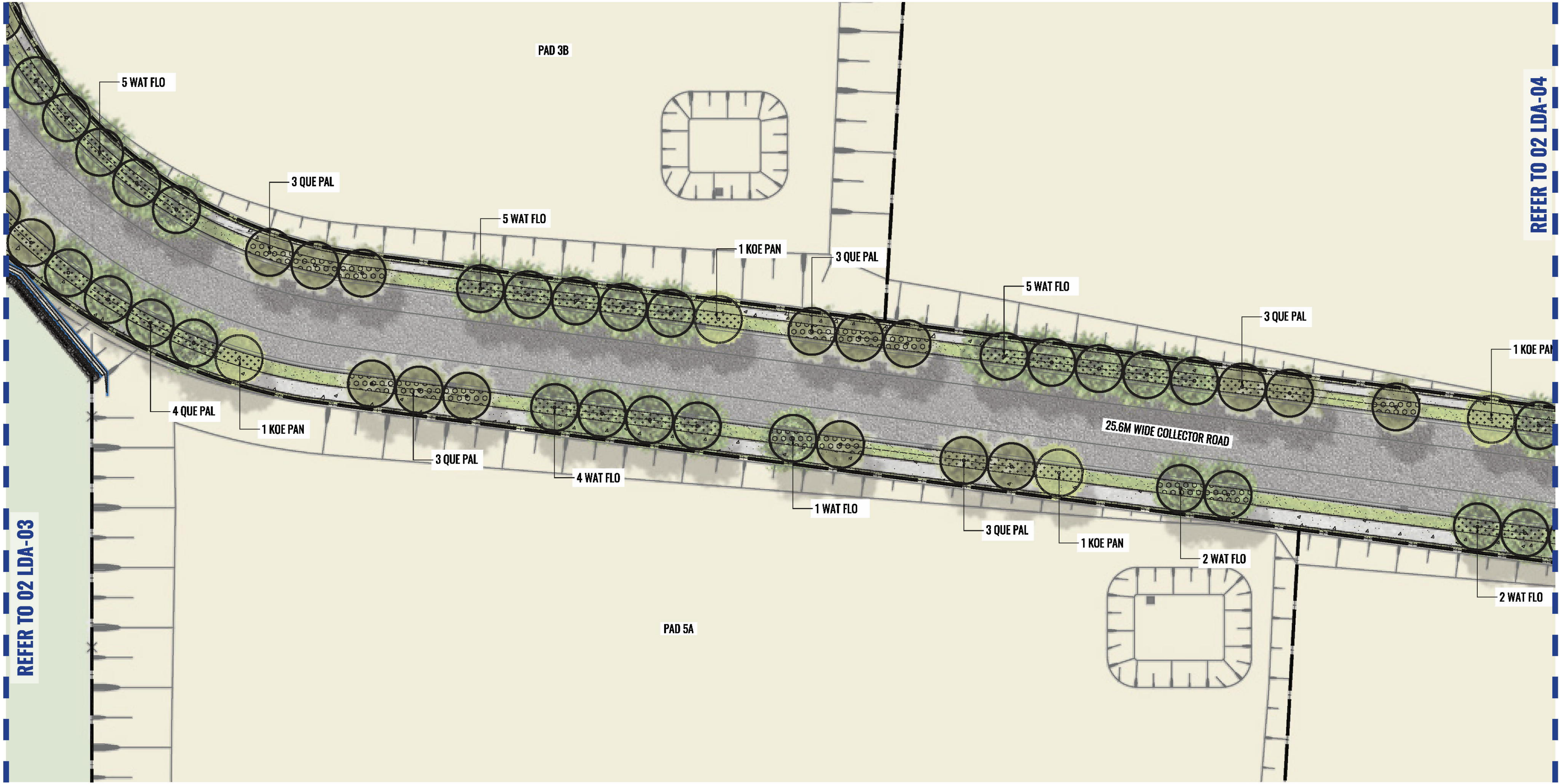
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230824

North:  
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Drawing Title:  
Streetscape Detail Plan - Sheet 3  
DWG No:

LDA-04

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Architect:  
**nettleontribe**  
architecture

Client:  
**PROPERTY**

**alspec**  
INDUSTRIAL BUSINESS PARK

Scale:  
1:500 @ A1  
1:1000 @ A3

Date:  
13.02.25

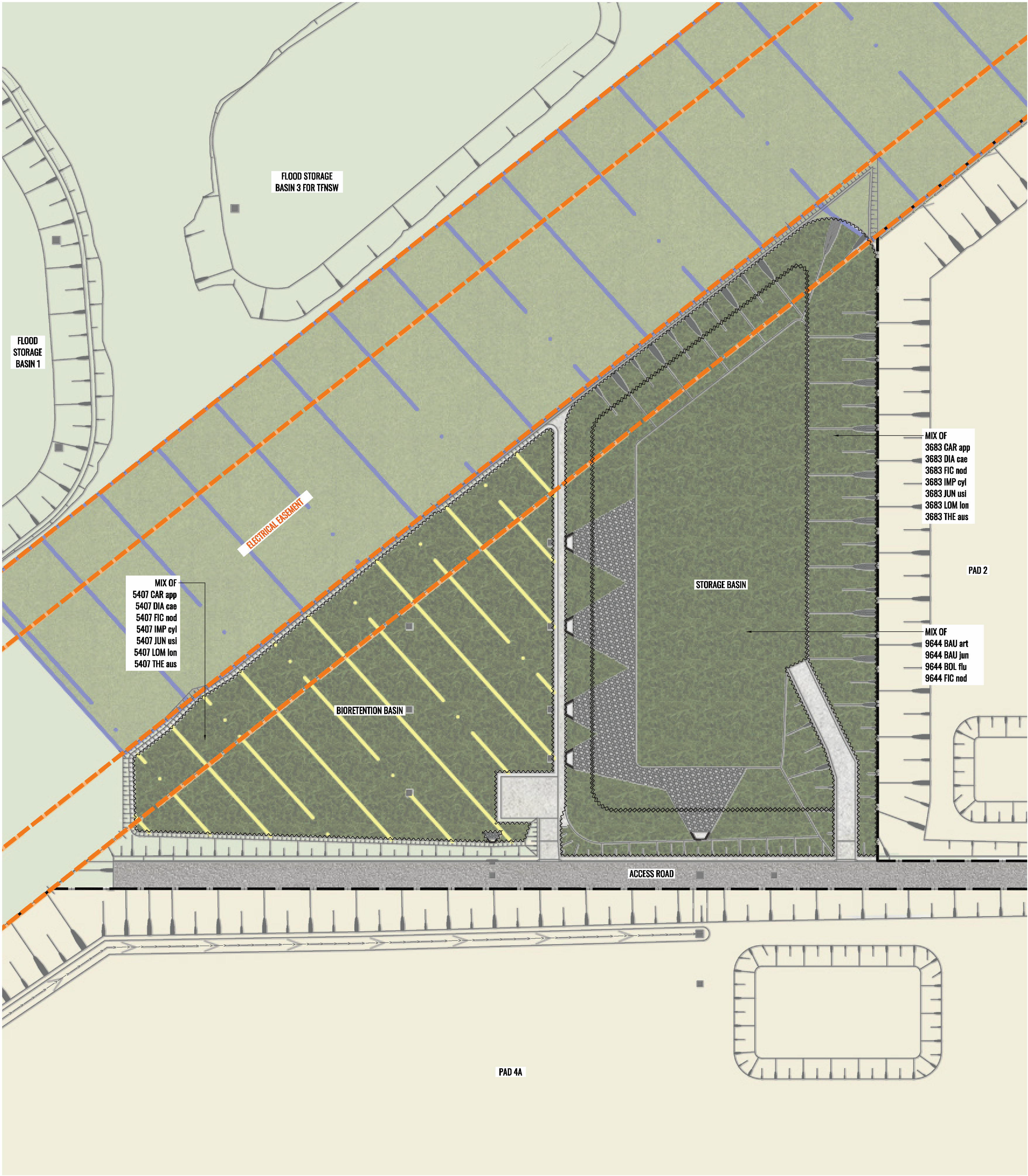
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North:  
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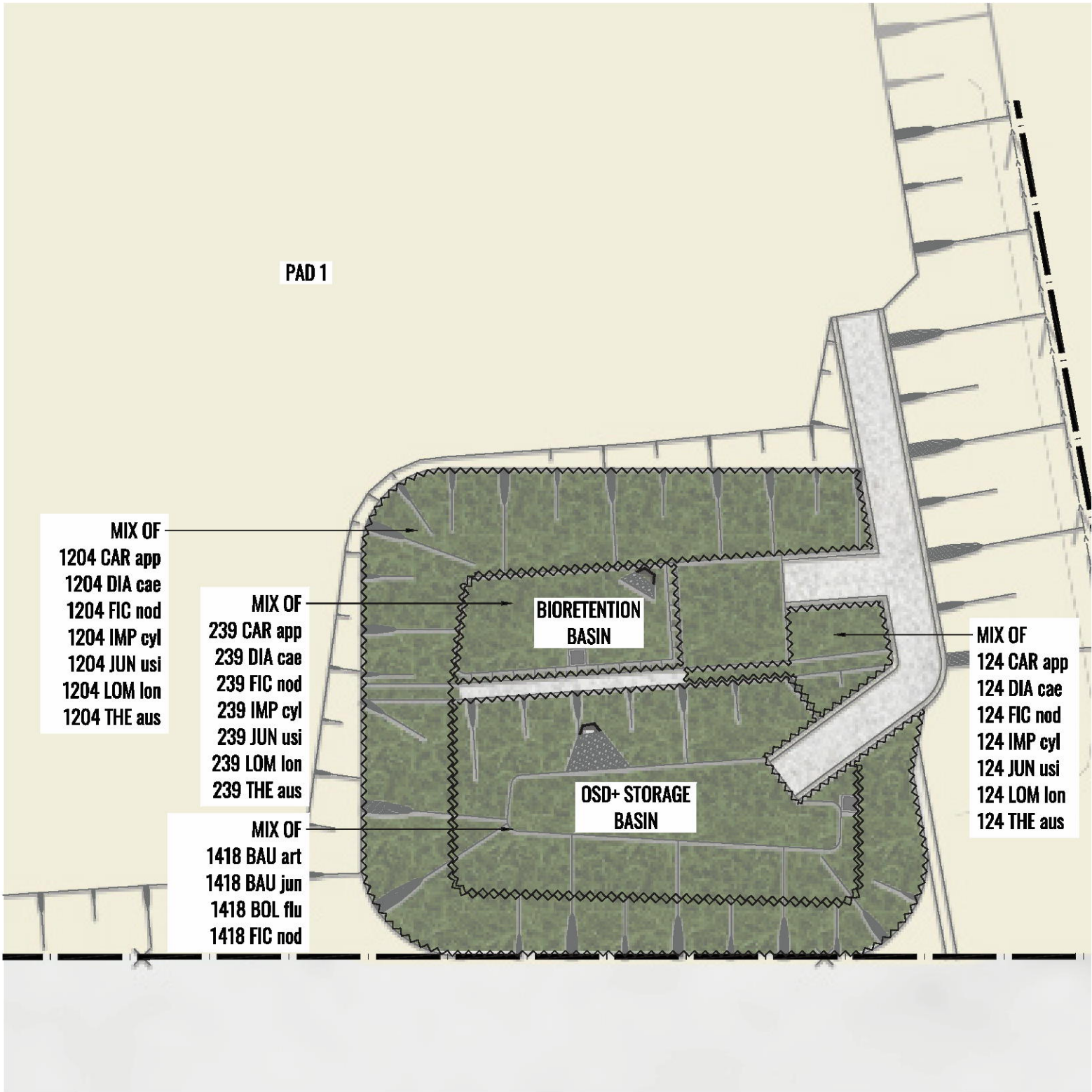
Project:  
ALSPEC INDUSTRIAL BUSINESS PARK  
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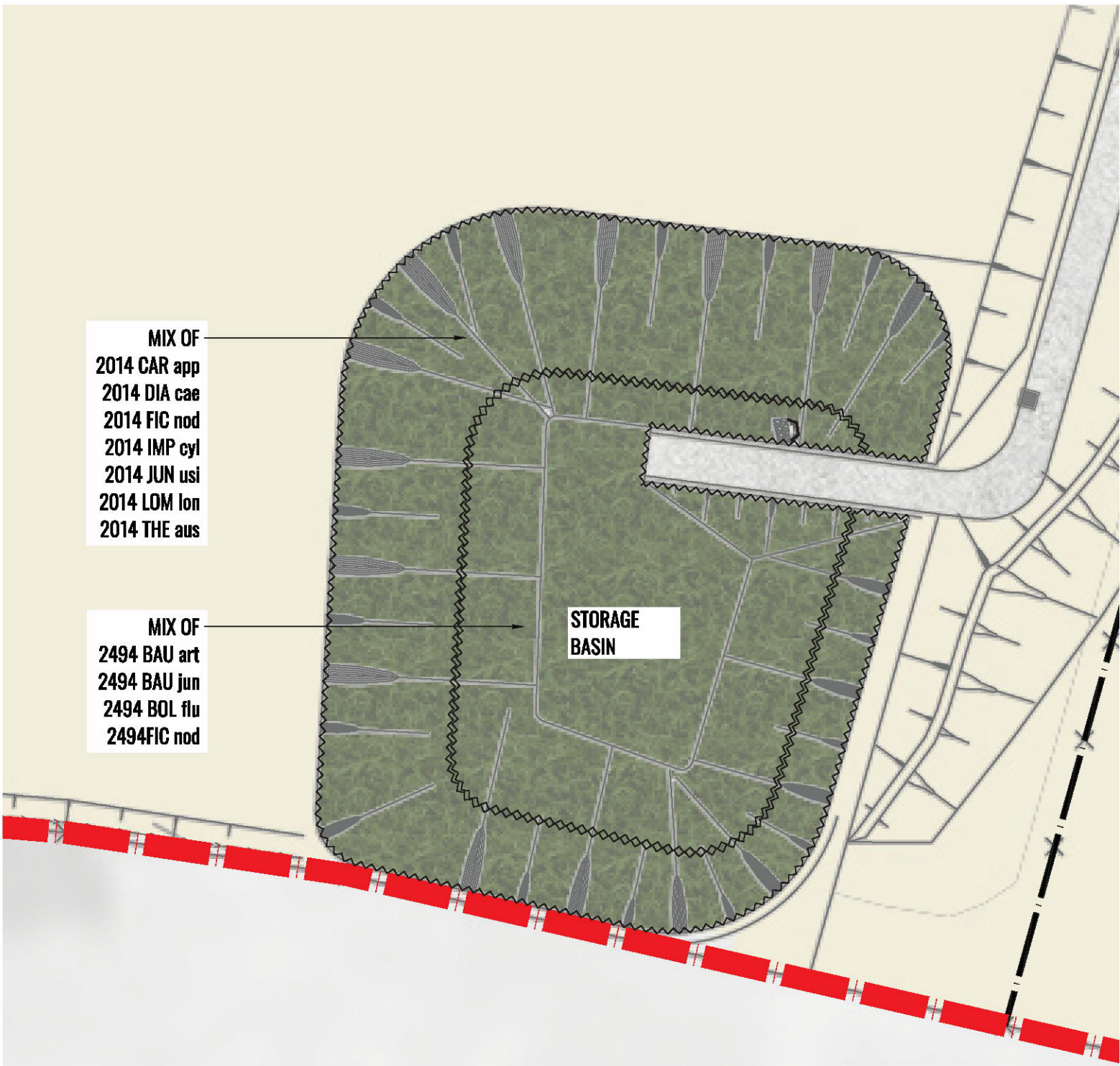




01 NORTH WEST BIORETENTION BASIN & STORAGE BASIN  
SCALE 1:500



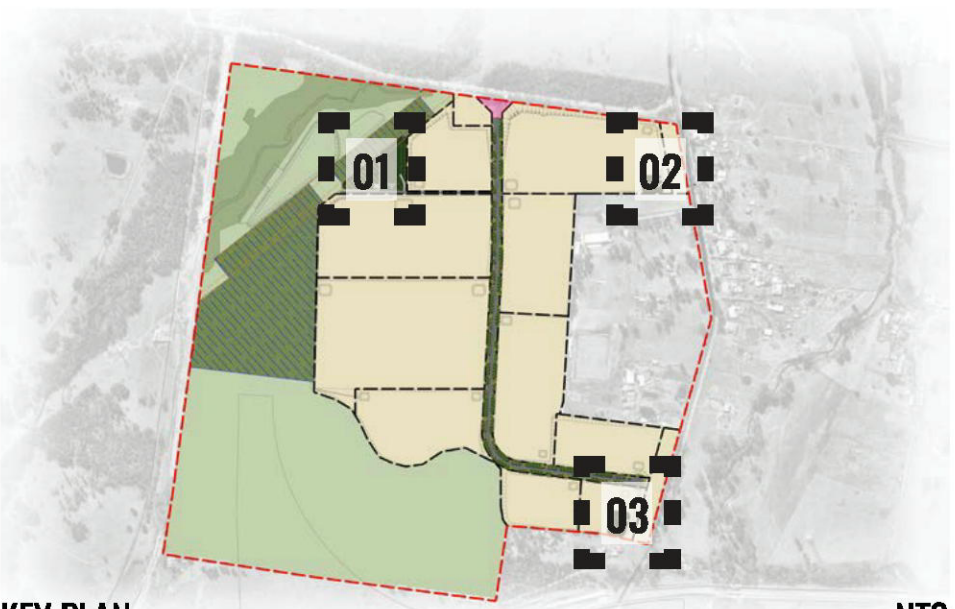
02 NORTH EAST BIORETENTION BASIN & STORAGE BASIN  
SCALE 1:500



03 SOUTH EAST STORAGE BASIN  
SCALE 1:500

**LEGEND**

- SITE BOUNDARY
- LOT BOUNDARIES
- PROPOSED BIORETENTION PLANTING. REFER TO LDA-07
- PROPOSED ROAD
- PROPOSED LOT SUBDIVISION
- RESIDUAL LAND FOR ENVIRONMENTAL AND TRANSPORT CORRIDOR
- ELECTRICAL EASEMENT
- HYDROMULCHED NATIVE GRASSES
- HAND PLANTED NATIVE GRASSES TO BIORETENTION BASIN



KEY PLAN  
NTS  
NOT FOR CONSTRUCTION

Drawing Title:  
**Bioretention & Storage Basin Detail Plans**  
DWG No:

**LDA-05**

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Architect:  
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Client:  
**PROPERTY**

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Scale:  
1:500 @ A1  
1:1000 @ A3

Date:  
13.02.25

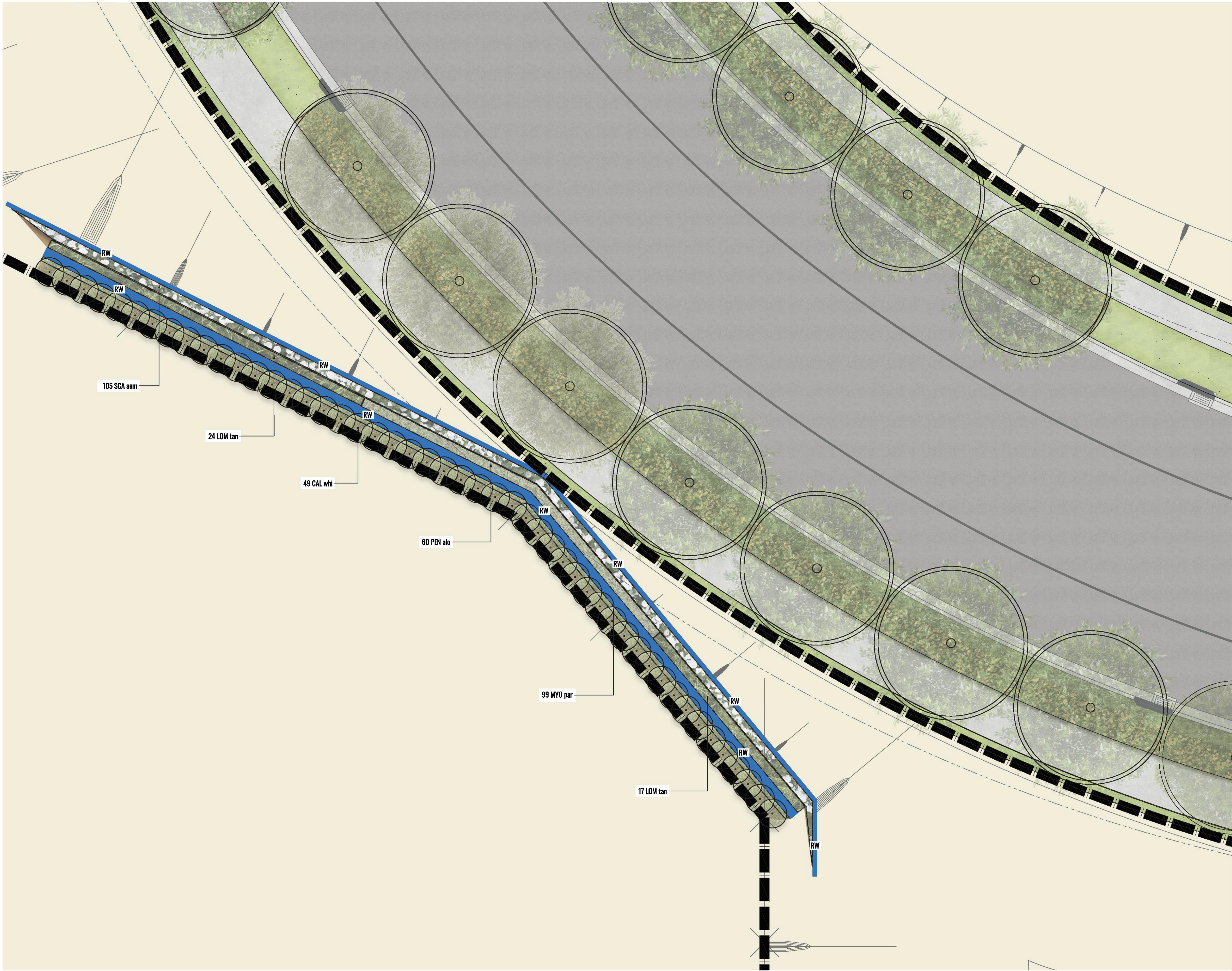
Job Number:  
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LEGEND

SITE BOUNDARY

LOT BOUNDARIES

RW

SANDSTONE BLOCK RETAINING WALL TO CIVIL DETAILS

SHRUB PLANTING

GROUND COVER PLANTING

PROPOSED ROAD

PROPOSED LOT SUBDIVISION

RESIDUAL LAND FOR ENVIRONMENTAL AND TRANSPORT CORRIDOR



Drawing Title:  
**Terrace Wall Plan**  
DWG No:

**LDA-06**

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Architect:

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Client:

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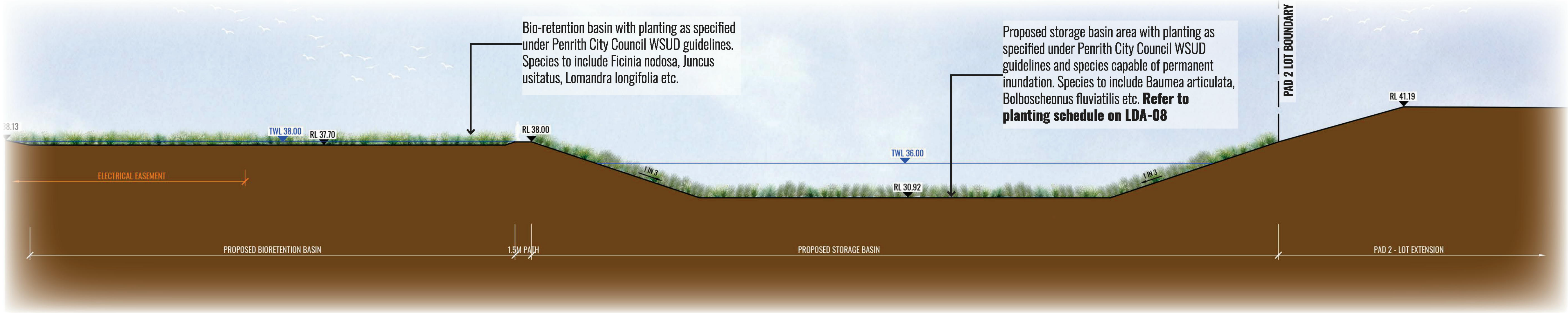
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13.02.25 230824

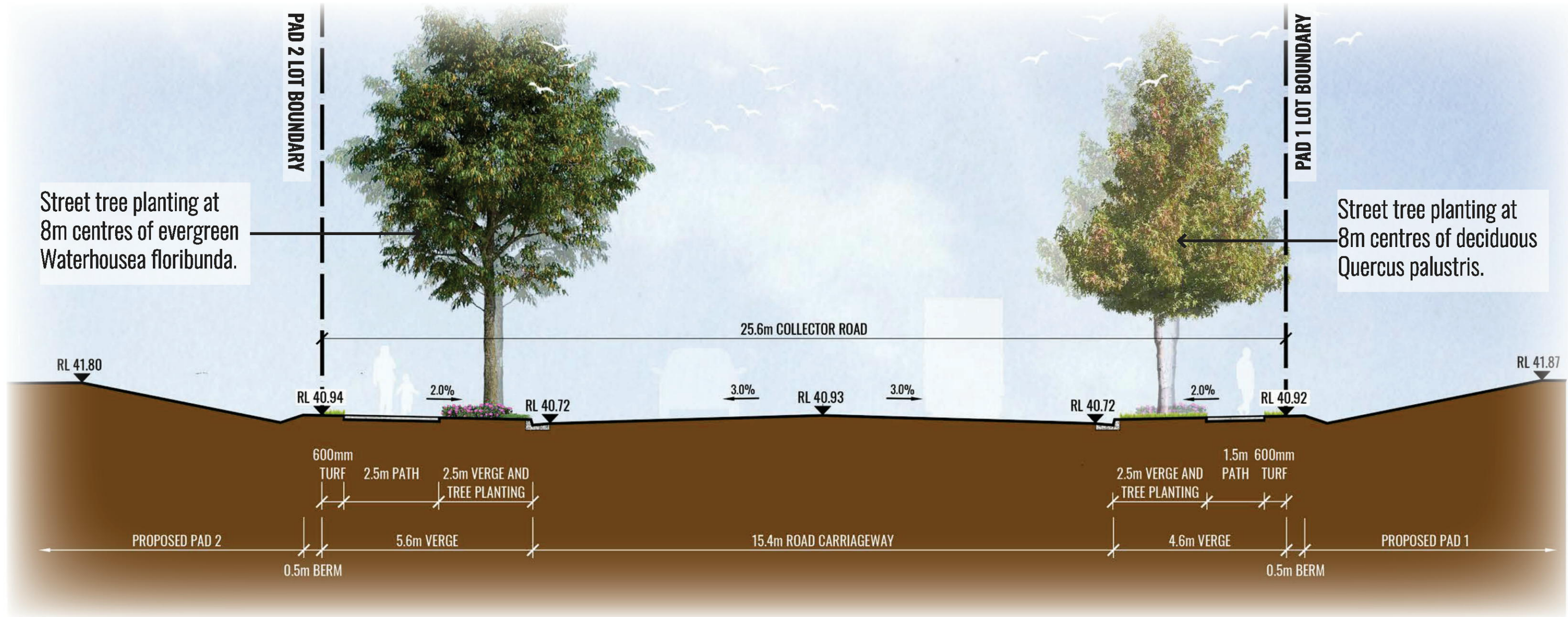
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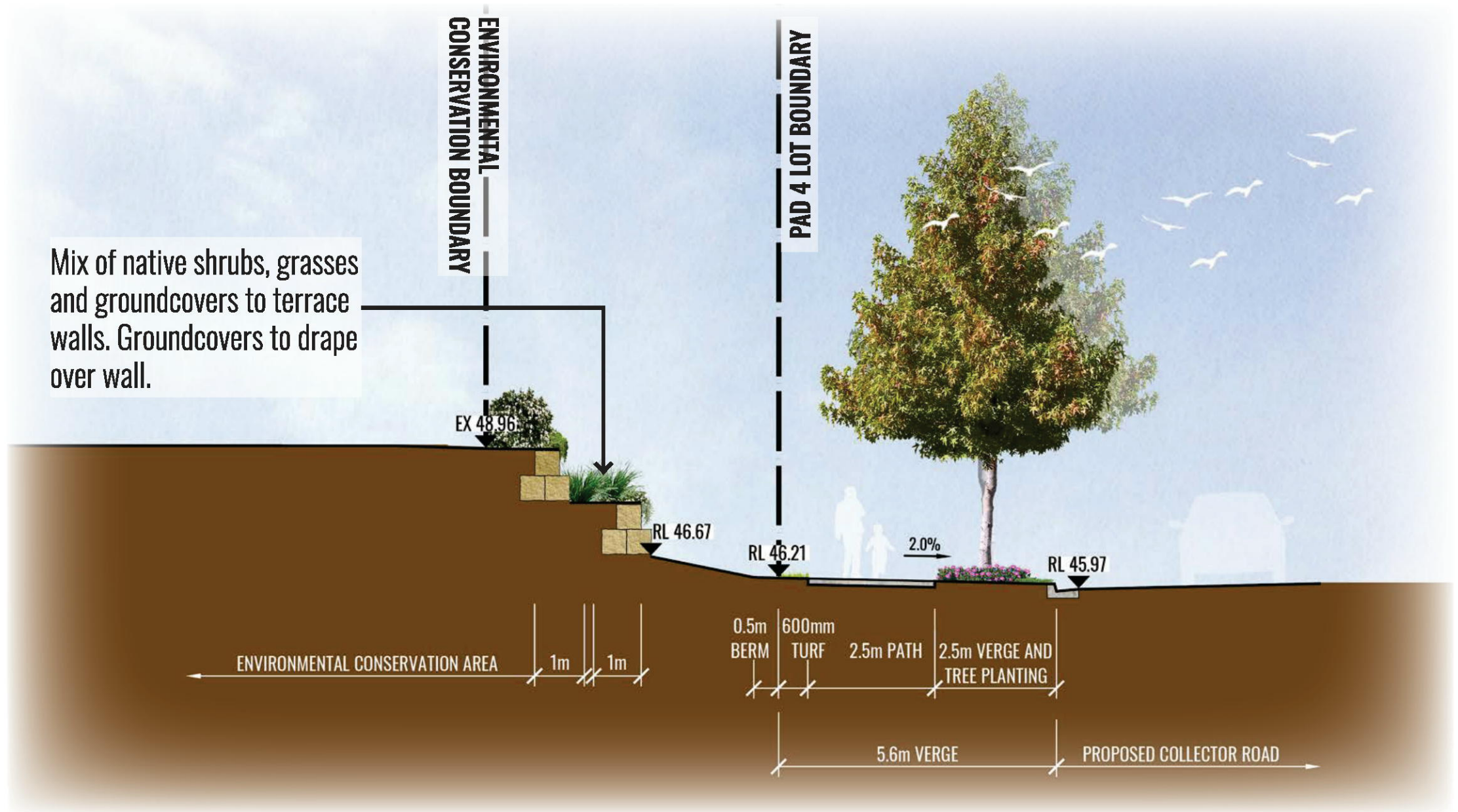




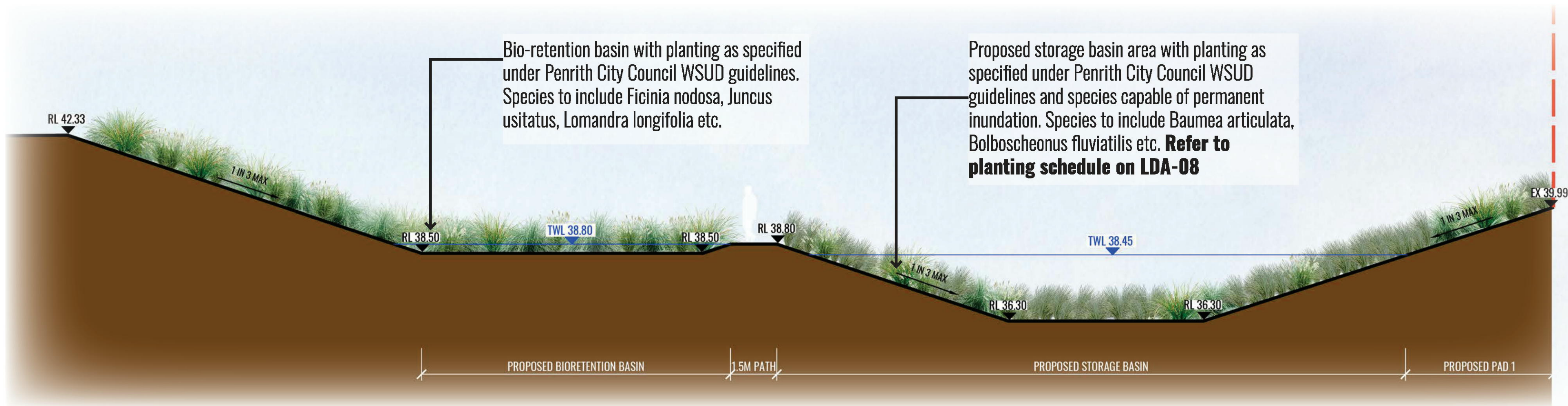
01 SECTION AA - BIORETENTION BASIN & STORAGE BASIN  
SCALE 1:200



02 SECTION BB - COLLECTOR ROAD  
SCALE 1:100



03 SECTION CC - TERRACE WALL  
SCALE 1:100



04 SECTION DD - BIORETENTION BASIN & STORAGE BASIN AT PAD 1  
SCALE 1:100



Drawing Title:  
**Landscape Sections**  
DWG No:

**LDA-07**

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INDUSTRIAL BUSINESS PARK

Scale: AS SHOWN @ A1 Date: 13.02.25 Job Number: 230824 North: N.A.  
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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

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 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.

Watering

Implement an appropriate hand watering regime 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 In Natural Ground

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. Soil to conform to AS4419 refer to typical detail.

Pest and Disease Control

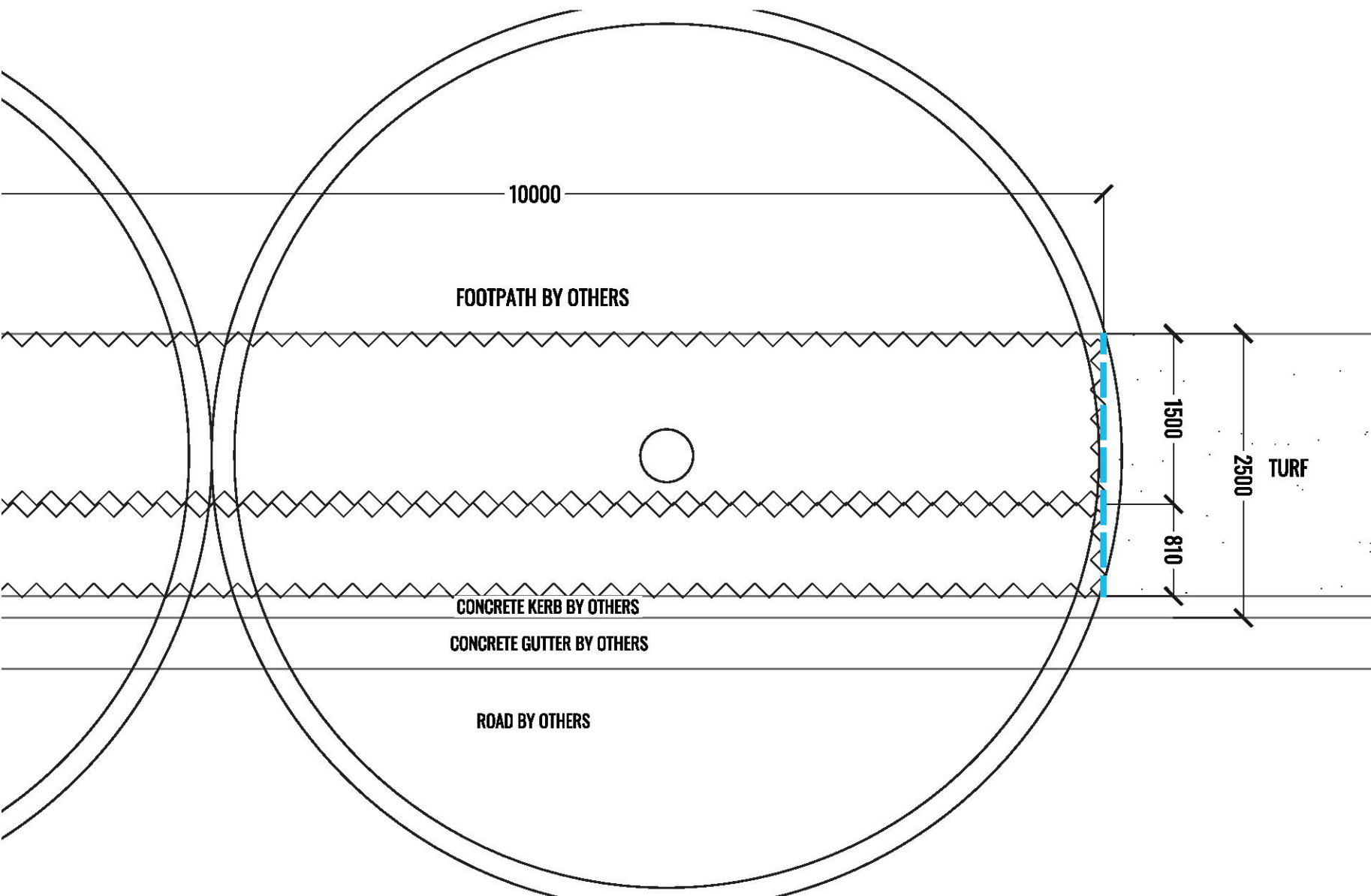
The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions. Frequency: weekly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

Fertilising

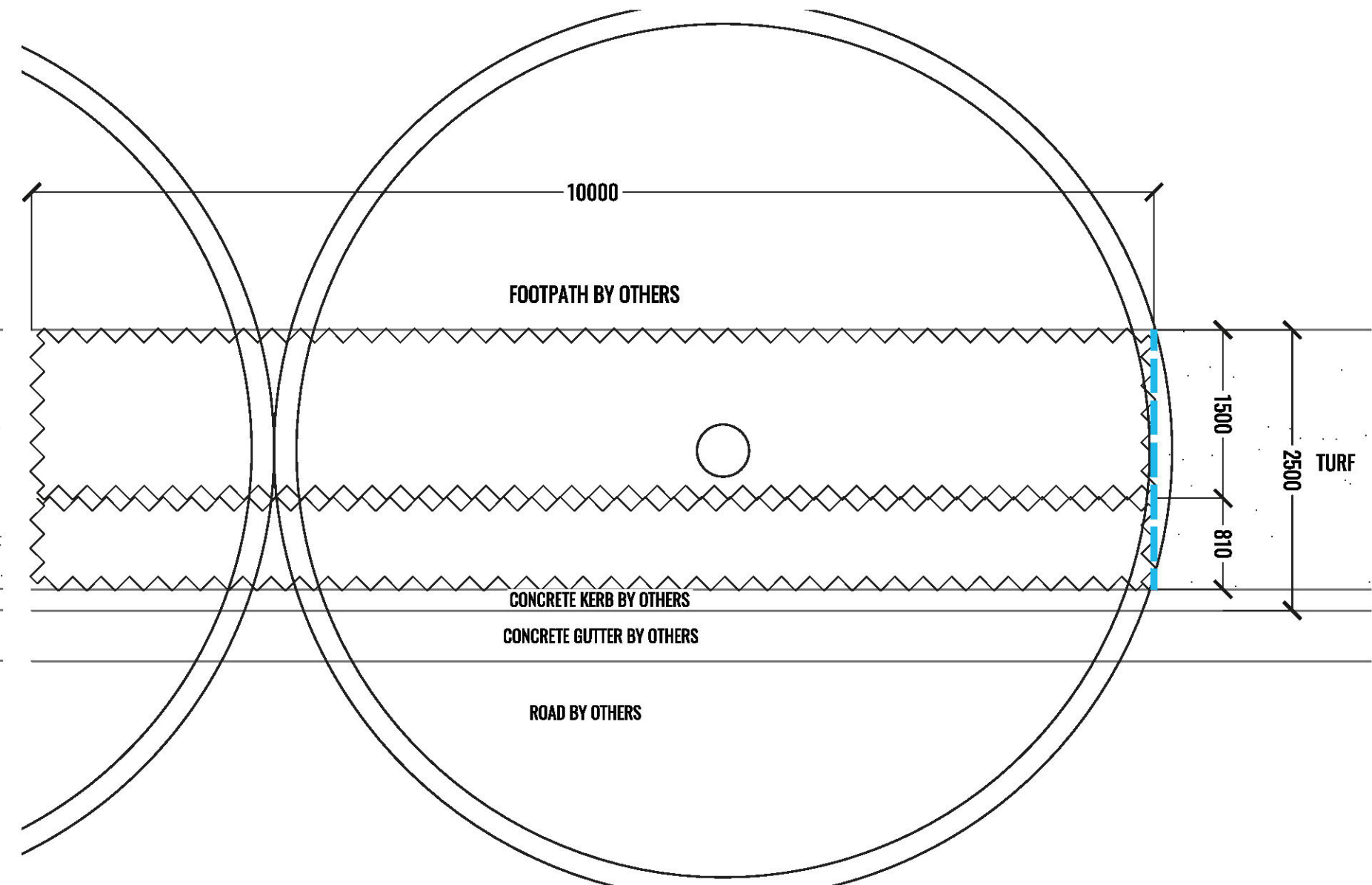
Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

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).

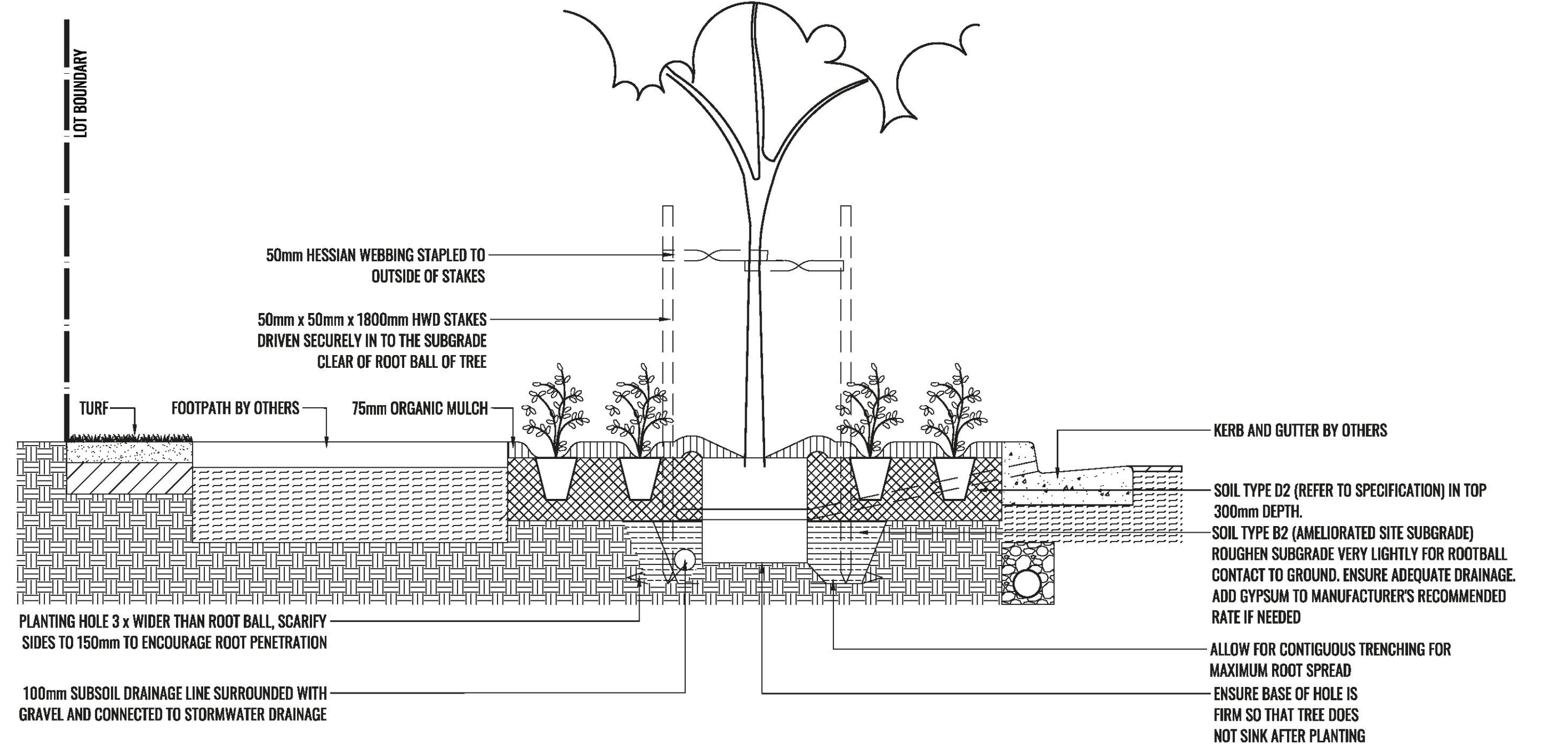


4 MATRIX 1 TYPICAL DETAIL  
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SCALE 1:50

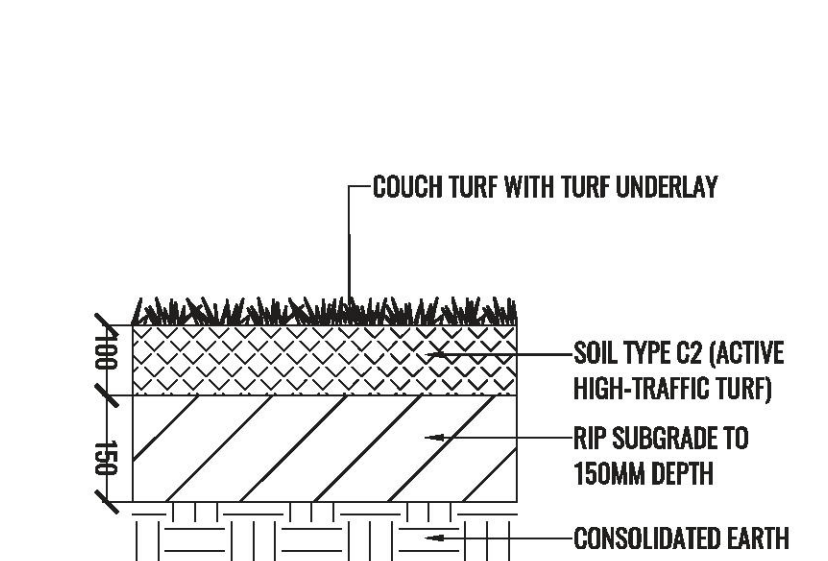


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TYPICAL SECTION  
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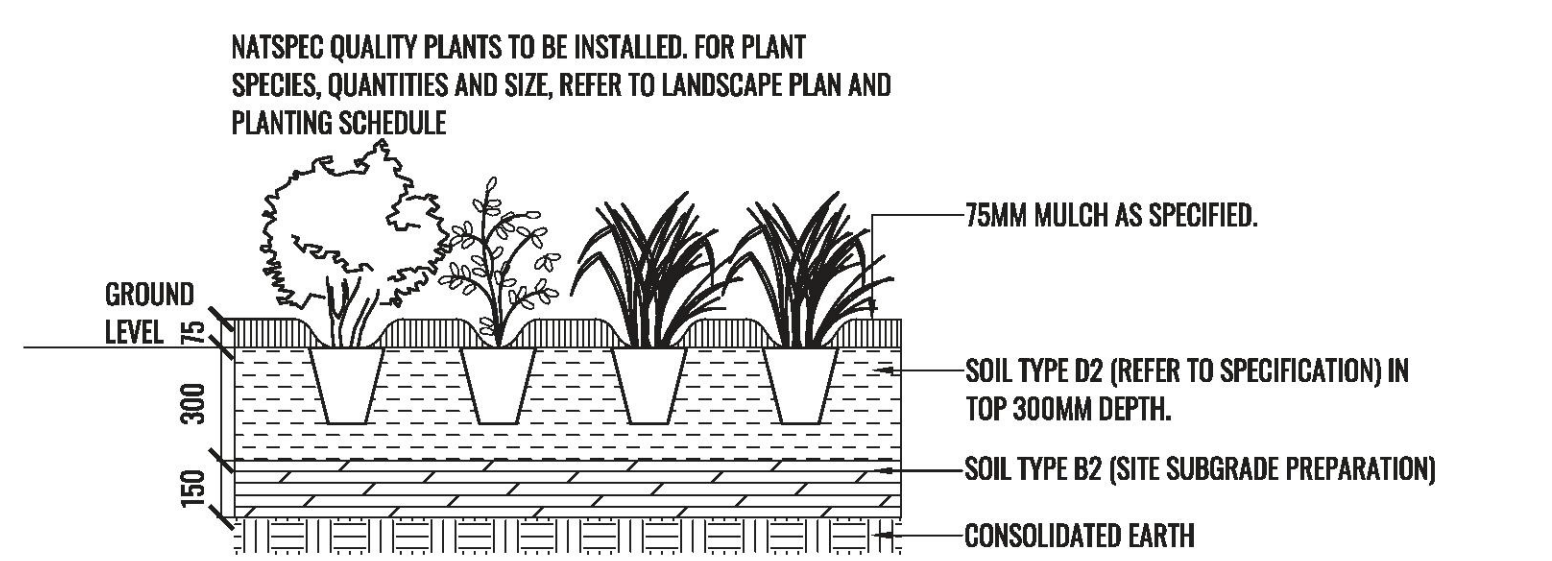
TYPICAL LANDSCAPE DETAILS



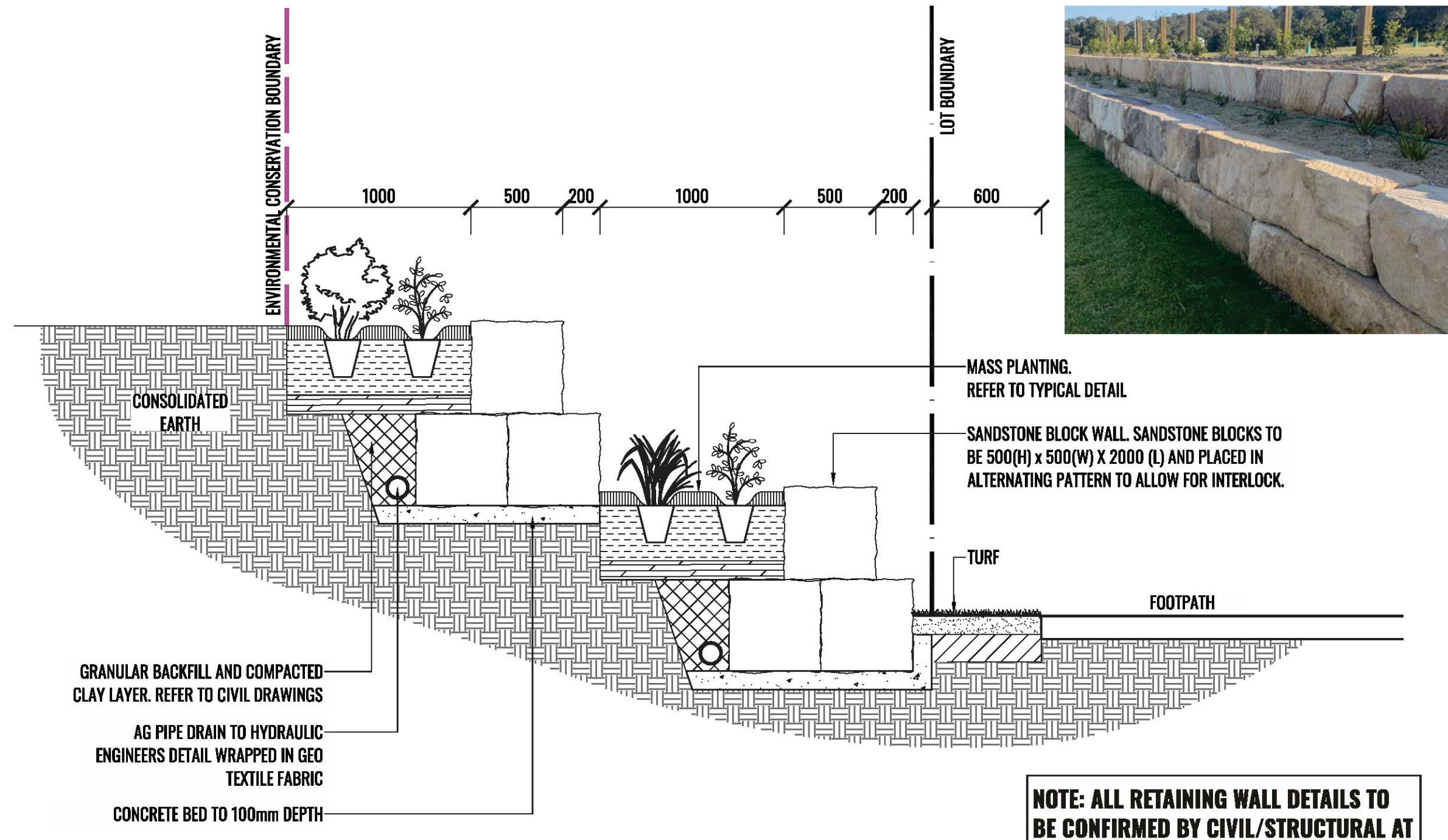
1 TYPICAL STREET TREE PLANTING WITH GROUNDCOVERS IN VERGE DETAIL  
TYPICAL SECTION  
SCALE 1:20



2 TYPICAL TURF DETAIL  
TYPICAL SECTION  
SCALE 1:10



3 TYPICAL MASS PLANTING DETAIL  
TYPICAL SECTION  
SCALE 1:20



6 TYPICAL TERRACED SANDSTONE BLOCK WALL DETAIL  
TYPICAL SECTION  
SCALE 1:25

NOTE: ALL RETAINING WALL DETAILS TO BE CONFIRMED BY CIVIL/STRUCTURAL AT CONSTRUCTION



Drawing Title:  
**Landscape Specification**  
DWG No:

**LDA-08**

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Client:  
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INDUSTRIAL BUSINESS PARK

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PLANTING SCHEDULES

Streetscape Planting Schedule						
Code	Botanical Name	Common Name	Mature Height	Spacing	Pot Size	Quantity*
Street Trees						
KOE PAN	<i>Koelreuteria paniculata</i>	Golden Rain Tree	6m	As shown	100L	15
QUE PAL	<i>Quercus palustris</i>	Swamp Spanish Oak	8-14m	As shown	100L	88
WAT FLO	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	10-15m	As shown	100L	142

Groundcover Planting Schedule						
Code	Botanical Name	Common Name	Mature Height	Spacing	Pot Size	Quantity*
Groundcovers						
CAR gla	<i>Carpobrotus glaucescens 'Aussie Rambler'</i>	Pigface	0.2m	3m2	140mm	3893
GAZ tom	<i>Gazania tomentosa</i>	Silver Gazania	0.3m	3m2	140mm	4185
MYO par	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.1m	2/Lm	140mm	1860
SEN ser	<i>Senecio serpens</i>	Blue Chalksticks	0.2m	2/Lm	140mm	1730

Bioretention Basin + Storage Basin Planting Schedule						
Code	Botanical Name	Common Name	Mature Height	Spacing	Pot Size	Quantity*
Groundcovers						
BAU art	<i>Baumea articulata</i>	Joined Twig Rush	1.5m - 2.5m	8m2	Tubestock	13556
BAU jun	<i>Baumea juncea</i>	Bare Twig Rush	1.0m	8m2	Tubestock	13556
BOL flu	<i>Bolboscheonus fluviatilis</i>	Marsh Club Rush	1.0m - 1.8m	8m2	Tubestock	13556
CAR app	<i>Carex appressa</i>	Tussock Sedge	1.0m	8m2	Tubestock	12671
DIA cae	<i>Dianella caerulea</i>	Blue Flax Lily	0.7m	8m2	Tubestock	12671
FIC nod	<i>Ficinia nodosa</i>	Knobby Club-Rush	1.2m	8m2	Tubestock	26227
IMP cyl	<i>Imperata cylindrica</i>	Blady Grass	1.0m	8m2	Tubestock	12671
JUN usi	<i>Juncus usitatus</i>	Common Rush	1.2m	8m2	Tubestock	12671
LOM lon	<i>Lomandra longifolia</i>	Mat Rush	1.0m	8m2	Tubestock	12671
THE aus	<i>Themeda australis</i>	Kangaroo Grass	1.5m	8m2	Tubestock	12671

Terrace Walls Planting Schedule						
Code	Botanical Name	Common Name	Mature Height	Spacing	Pot Size	Quantity*
Shrubs						
CAL whi	<i>Callistemon citrinus 'White Anzac'</i>	White Anzac	1.5m	As Shown	140mm	46
Groundcovers						
LOM tan	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6m	3/m2	140mm	41
MYO par	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.1m	2/Lm	140mm	99
PEN alo	<i>Pennisetum alopecuroides 'PAV300'</i>	Pennstripe™ Fountain Grass	0.45m	3/Lm	140mm	60
SCA aem	<i>Scaevola aemula 'Fairy White'</i>	White Fan Flower	0.3m	2/Lm	140mm	105

Hydromulch Planting Schedule			
Code	Botanical Name	Common Name	Mature Height
Groundcovers			
CAR app	<i>Carex appressa</i>	Tussock Sedge	1.0m
FIC nod	<i>Ficinia nodosa</i>	Knobby Club-Rush	1.2m
JUN fla	<i>Juncus flavidus</i>	Yellow Rush	1.0m

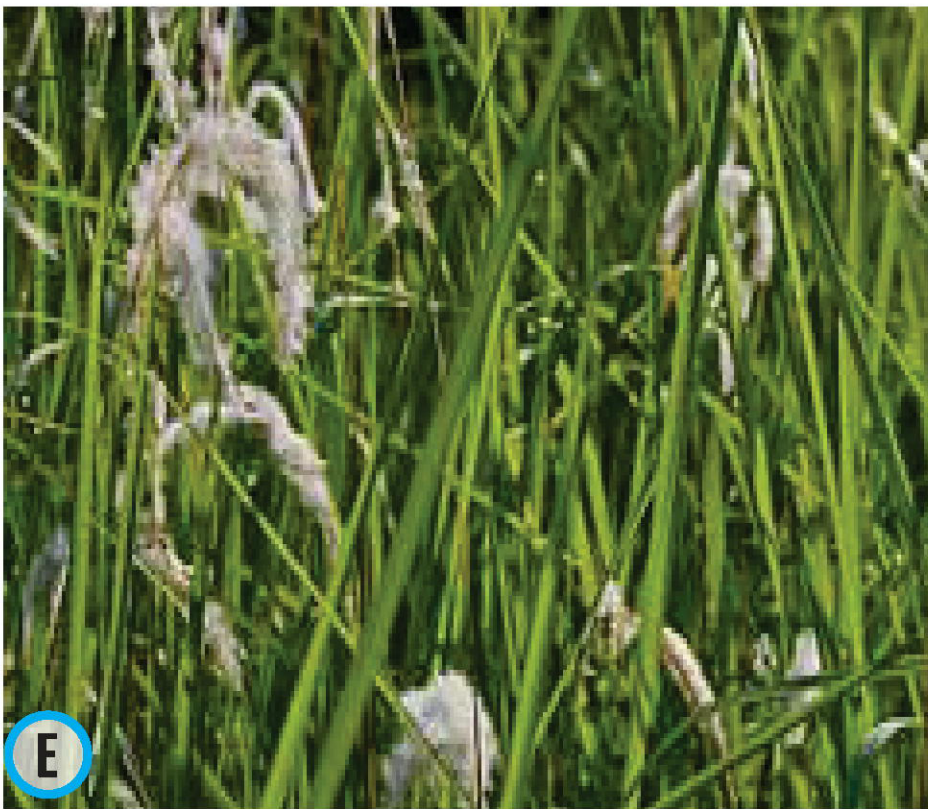
\* Final plant quantities to be confirmed at CC/Tender stage

STREET PLANT IMAGES



A.Gazania tomentosa B. Carpobrotus glaucescens 'Aussie Rambler' C. Senecio serpens D. Waterhousea floribunda

BIORETENTION BASIN & STORAGE BASIN PLANT IMAGES



A.Lomandra longifolia B. Carex appressa C. Dianella caerulea D. Themeda australis E. Imperata cylindrica F. Ficinia nodosa G. Baumea articulata H. Juncus usitatus