# 88 NEWTON ROAD, WETHERILL PARK NSW 2164 LANDSCAPE DOCUMENTATION SET FOR DA



# DRAWING LIST

LA-000	COVER SHEET	LA-201	LANDSCAPE ELEVATION 1
LA-001	LEGEND, GENERAL NOTES & DESIGN STATEMENT	LA-202	LANDSCAPE SECTION 1&2
LA-002	EXISTING TREE PLAN		
LA-003	PLANTING STRATEGY		
		LA-600	TYPICAL DETAILS
LA-101	LANDSCAPE PLAN - SHEET 1	LA-700	SPECIFICATION NOTES
LA-102	LANDSCAPE PLAN - SHEET 2		
LA-103	LANDSCAPE PLAN - SHEET 3		
LA-104	LANDSCAPE PLAN - SHEET 4		

NOTE						
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i S	oreference ove shall check all o works.	r scaled d dimension	imensions. The contractor is on site before commencing			
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6. L	bits, proposed ₋ocate and pro any excavation	crossfall a tect all un	nd driveway levels. derground services prior to repared by qualified landscape			
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# LEGEND

## GENERAL

46.02
46.90
FALL 1:21 MAX

# SITE BOUNDARY LINE OF ROOF ABOVE EXISTING CONTOUR refer to survey

PROPOSED CONTOURS refer to civil engineer's design

PROPOSED GRADING

ERVICES (by o	thers)
• w w	WATER refer to survey
— s ——	<u>SEWER</u> refer to survey & civil Engineers' drawings
— Е —— Е ——	ELECTRICAL refer to survey
HV	ELECTRICAL - HIGH VOLTAGE refer to survey
GAS ——— GAS ———	GAS refer to survey
TEL TEL	TELECOMMUNICATION refer to survey
RM	RISING MAIN refer to survey
	EASEMENTS refer to survey
.P● PP● S●	SIGNAGE & POLES road signage, light poles, and power poles by others
	STORMWATER PIT & GRATE DRAIN refer to civil engineer's drawings

PIT by others

 $\bigtriangleup$ 

Refer to civil engineer's drawings for all proposed pits, drainage, grading works, retaining wall and finish levels, road alignment, kerb & gutter and crash barriers.

# SOFTWORKS

EXISTING TREES

EXISTING TREES

PROPOSED TREES

PROPOSED SHRUBS

PROPOSED TURF

RETAINING WALL

and specification

FENCET TYPE 1

FENCET TYPE 2

specification

GARDEN EDGING

as detailed and specified

to be retained & protected

TPZ / SRZ refer to arborist's report

refer to planting plan & schedule

refer to planting plan & schedule

PROPOSED GROUNDCOVERS

refer to planting plan & schedule

refer to civil engineer's drawings

galvanised edging as detailed and

palisade security fence refer to

chain wire fence refer to architect's

architect's specification

to be removed









# WALLING & EDGING



# specified **FENCES**

0 0 0 0 0 F2

# **FINISHES & FURNITURES**



PEDESTRIAN PATH refer to architect's specification

CONCRTETE DRIVEWAY refer to civil engineer's drawings

# **DESIGN STATEMENT**

# Project understanding

## Landscape Areas and Urban Heat Island Effect

Priority is given to planting canopy trees in locations where they can offer optimal natural shade and ecological benefits. Along the Newton Road Frontage, a 10m wide continuous ecological corridor is established, featuring clusters of native tree plantings. Similarly, the Carpark area integrates a mix of large and small trees strategically placed within islands and adjacent garden spaces to mitigate heat absorption by concrete surfaces. Continuous Tree Screens

Strategic Green Spaces

# Newton Road Frontage

est

buffer.

## Carpark and building entrance area

scape areas.

Western & Eastern set back

# Northern set back

**Design Policies & Guidelines** 



# GENERAL NOTES

REFER TO ARCHITECT'S DRAWINGS FOR ALL INTERNAL BUILDING LAYOUT & LEVELS.

- REFER TO ARCHITECT'S DRAWING FOR EXTERNAL DECKING, BALUSTRADES, AND LIGHTING DETAILS. 3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL MAJOR RETAINING WALLS, SEWER LINES, MANHOLES, DRAINAGE PITS, KERBS & GUTTER, AND VEHICULAR CROSSOVERS.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PROPOSED FOOTPATHS IN THE ROAD RESERVE ALIGNMENT AND LEVELS.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PAVEMENT JOINTS, PAVEMENT SUBSTRATE DETAILS
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SUBSOIL DRAIN DESIGN, LOCATION, AND CONNECTION. THIS DOCUMENTATION SET SHALL BE READ IN CONJUNCTION WITH ARCHITECT'S, CIVIL, STORMWATER, AND STRUCTURAL
- ENGINEER'S DRAWINGS. 8. LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION. PROPOSED TREES TO BE LOCATED MINIMUM
- 6M FROM ANY EXISTING SEWER LINES, ALL UNDERGROUND SERVICES TO BE LOCATED AND PROTECTED PRIOR TO ANY EXCAVATION AND INSTALLATION OF TREES.
- 9. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS. 10. DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS
- 11. CONTRACTOR TO CHECK EXISTING LEVELS ALONG SITE BOUNDARY TO CONFIRM EXTENT AND HEIGHT OF PROPOSED RETAINING WALLS. OBTAIN APPROVAL FROM SUPERINTENDENT AND PROJECT LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 12. THIS DRAWING SET IS TO BE PRINTED IN COLOUR.

IRRIGATION



The proposed development includes a whole new warehouse building with associated office block, staff amenities, and suspended car park levels. The proposed civil works introduced a new 1 in 3 embankments along the South-eastern boundary of site due to flooding issues. The embankment falls from Newton Road towards the proposed warehouse, with associated civil retaining walls, dish drain and drainage swales. This proposed modification of existing ground levels will thus require the removal of existing trees and bushes along the Newton Road Frontage.

## Landscape Design Opportunities and Approach

To remediate the loss of existing trees and to provide an enhanced landscape treatment to the site, the landscape design emphasis on meaningful planting design in deep soil and key landscape areas, aiming to provide high quality outdoor amenities, and establish a connected canopy corridor in response to the GA NSW Design Framework Greener Places and Better Placed for green infrastructure.

The main vegetation group that is indigenous to the site locality is Cumberland Plain Woodland (CPW). The proposed planting are predominantly indigenous species with low water requirements within the range of Cumberland Plain Woodland Species. The only exception being the outdoor lawn area at the office building entrance, where a few deciduous trees are used to provide entrance statement, visual amenity, and winter solar access. The proposed canopy for the entire site has achieved 4266.03m2, that is approx. 8.2% of the entire site area.

The proposed development has achieved a significant landscape area totaling 7296.05 m2, accounting for approximately 14.05% of the project site. This landscape design incorporates a series of strategically placed Deep Soil Zones (DSZ) along key areas such as the Newton Road Frontage, Carpark zones, Western setback, and the Northern boundary.

To address the urban heat island effect, the proposed landscape plan employs the following strategies:

## Maximising Canopy Tree Planting

Open canopy species and densely formed upright trees are strategically positioned along the northern setback areas to provide continuous natural shade and screening over proposed hard stand areas, effectively reducing heat exposure.

Integration of vegetation, outdoor furniture, and open turf areas within the office forecourt encourages outdoor activities while enhancing pedestrian comfort. These elements offer natural greenery, shade, and cooling, fostering a more inviting environment.

The newton road frontage provides a total width of approximately 10m wide landscaped buffer zone. The proposed planting scheme remains Cumberland Plain Woodland species and includes an organised structure of:

Tall Open Canopy Trees, planted in groups along street front, clear stemmed with a mature height exceeding 20m. They provide extended evergreen canopy that offers a primary visual buffer and contribute positively to the streetscape.

Upright indigenous trees with colour variation are proposed in groups of 4 and alternate with the tall open canopy trees above to create a rhythm of visual inter-

Upright indigenous trees with a dense volume are proposed at the back of tall open canopy trees, where they are located on the lower end of the landscape embankment. These trees have a tendency to grow taller in a shaded environment and will establish a dense green backdrop as a supplementary planting

The proposed canopies above are supported with indigenous understory planting of shrubs and soil erosion control groundcovers to encourages a diverse biodiversity for the local area, and contributes to stormwater quality control.

Wetland groundcovers and grasses that is indigenous to the area have been proposed in the drainage swales to filter and enhance stormwater quality. This section provides 5 planting areas (separated by fire egress stair) that complies with the required cluster planting areas in **Fairfield Citywide DCP**.

The CPW indigenous plant palette extends to the car park area for a low water use landscape solution that is resilient to the local environment, and consistent with the overall landscape treatment on site. The proposed combination of tall canopy trees mitigates the urban heat island effect by providing descent shade, while the medium sized flowering indigenous trees offer desired visual attractions.

The proposed shrubs and groundcovers have been selected to maintain a lower height around the car park area to ensure visual clearance through the land-

Two planting areas around the carpark have achieved compliance to the required cluster planting areas in Fairfield Citywide DCP.

A combination of low maintenance & low water usage indigenous groundcovers and grasses arranged in alternative pattern along the new driveway for added greenery and embankment soil erosion.

3 x indigenous tall canopy tree and a combination of upright, smaller trees, shrubs, and groundcovers have been provided to the extended garden area at the RWT area. This island of green will offer a break space in the hard stand areas, and soften the height of the proposed carpark levels. To the northern side of the proposed retaining wall (close to existing culvert). A row of native shrubs and groundcovers are proposed to remediate the loss of existing grasses due to construction works. This layered planting scheme will also mitigate the visual impact of the proposed wall and security fences.

### Landscape Design Vision





Urban Canopy & Biodiversity

- Contribute to the increased continuous urban tree canopy cover
- Connecting to the wider streetscape and urban green infrastructure Biodiversity benefits with a combination of locally native species
- Colour variation and contrast for vibrant street frontage
- Mitigate urban heat island effect





Amenity & Wellbeing

- Open and welcoming entrance landscape
- Clear wayfinding from carpark to building entrance
- Outdoor north aspect amenity space with seating area, and furniture sets
- Rock garden providing relaxing view for both external and internal space of the building



Roadside Planting, Bio-swale & Erosion Control

- Increased green connection Contribute to erosion control to proposed landscape slopes

TREES AND PLANTING BEDS IN FEATURE LANDSCAPE AREAS ARE TO BE IRRIGATED BY AN AUTOMATICALLY CONTROLLED DRIP IRRIGATION SYSTEM, OR APPROVED SIMILAR THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO SUIT THE FOLLOWING: THE WATER REQUIREMENTS OF PLANT TYPES.

• THE INFILTRATION RATE OF THE SOIL AS WELL AS SEASONS, EXPOSURE, TOPOGRAPHY AND ANY LOCAL AUTHORITY RESTRICTIONS.

ADJUSTMENT OR SHUT DOWN DURING AND AFTER PERIODS OF PROLONGED HEAVY RAIN

#### PLANTING ESTABLISHMENT AND MAINTENANCE PERIOD

THE GENERAL APPEARANCE AND PRESENTATION OF THE LANDSCAPE AND THE QUALITY OF PLANT MATERIAL AT THE DATE OF PRACTICAL COMPLETION IS TO BE MAINTAINED FOR THE PLANTING ESTABLISHMENT PERIOD. LANDSCAPE MAINTENANCE IS TO BE UNDERTAKEN FOR A PERIOD OF 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION DURING WHICH TIME THE CONTRACT AREAS ARE TO BE MAINTAINED AND ANY DEFECTS, WHICH BECOME APPARENT, ARE TO BE RECTIFIED. WORK IS TO INCLUDE BUT SHALL NOT BE LIMITED TO:

WEEDING: WEEDS ARE TO BE REMOVED FROM LAWN, GARDEN BED AREAS AND PAVEMENT BY HAND OR ENVIRONMENTALLY ACCEPTABLE CHEMICAL APPLICATION.

 FERTILISING: APPROVED FERTILISER IS TO BE APPLIED IN ACCORDANCE WITH PLANT TYPE AND SEASONAL GROWTH REQUIREMENTS. PRUNING: PRUNING WORKS ARE TO BE CARRIED OUT TO ENHANCE PLANT VIGOUR, MAINTAIN DENSE FOLIAGE AND REMOVE SAFETY HAZARDS OR DEAD AND DAMAGED MATERIAL. MAJOR TREE PRUNING OR LOPPING IS TO BE CARRIED OUT BY A SUITABLY QUALIFIED TREE SURGEON/ARBORIST.

• STAKES AND TIES: TREE STAKES AND TIES ARE TO BE ADJUSTED AND REPLACED AS REQUIRED AND REMOVED WHEN THE PLANT HAS ACHIEVED A STABLE CONDITION. • INSECT AND DISEASE CONTROL: PESTS AND DISEASES THAT MAY AFFECT THE PLANTS ARE TO BE CONTROLLED BY NATURAL OR APPROVED CHEMICAL METHOD.

MOWING: AS REQUIRED DEPENDING ON SEASONAL CONDITIONS AND TURF HEIGHT.

PLANT REPLACEMENT: FAILED, DEAD OR DAMAGED PLANTS ARE TO BE REPLACED WITH PLANTS OF THE SAME SPECIES AND SIZE.

• WASTE REMOVAL: NO WASTE IS TO BE LEFT ON SITE. WASTE IS TO BE DISPOSED AT A DESIGNATED WASTE REMOVAL SITE. • EXISTING PLANTING AND GRASS: EXISTING GRASS AND PLANTING WITHIN THE LANDSCAPE CONTRACT AREA IS TO BE MAINTAINED IN THE SAME WAY AS NEW GRASS OR PLANTING.

 HARDWORKS: LEAVES, MULCH AND ORGANIC DEBRIS ARE TO BE REMOVED FROM PAVEMENT AND DRAINS. ANY DEFECTIVE PAVEMENTS ARE TO BE MADE GOOD. • IRRIGATION: ALL COMPONENTS ARE TO BE CHECKED FOR PROPER OPERATION. DAMAGED COMPONENTS ARE TO BE REPAIRED OR REPLACED WITH PARTS FROM THE SAME MANUFACTURER. DIRT OR FOREIGN MATTER ARE TO BE FLUSHED FROM THE SYSTEM AND ANY BLOCKAGES CLEARED







Improved ecology that contributes to surface stormwater cleansing and filtration

NOTE	Copyright of St	udio IZ Pt	v I tel
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1	oreference ove	r scaled d	gured dimensions have imensions. The contractor
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7.		as been pr	epared by qualified landsc Ltd Kate Gong AILA #1224
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ID	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	TPZ radius	SRZ radius	
Trees to be retained								
T180	Eucalyptus moluccana	Grey Box	220mm	10m	8m	2.6m	1.8m	
T182	Eucalyptus moluccana	Grey Box	220mm	12m	8m	2.6m	2.0m	

# PLANTING SCHEDULE

ID	BOTANICAL NAME		POT SIZE	MATURE HEIGHT	SPREAD	SPACING	NATIVIE TO FAIRFILED <sup>1</sup>
Trees							
Ac-sm	Acmena smithii	Lilly Pilly	75lt	12m	6m	As Shown	Y
An-su	Angophora subvelutina	Angophora subvelutina	75lt	12m	8m	As Shown	Y
Ba-my	Backhousia myrtifolia	Grey Myrtle	45lt	3m	2-4m	As Shown	Y
Br-ac	Brachychiton acerifolius	Illawarra Flame Tree	75lt	15m+	5m	As Shown	Y
El-re	Elaeocarpus reticulatus	Blueberry Ash	75lt	12m	5m	As Shown	
Eu-te	Eucalyptus tereticornis	Forest Red Gum	75lt	20m+	10m	As Shown	Y
Gl-fe	Glochidion ferdinandi	Cheese Tree	45lt	10m	6m	As Shown	Y
Lo-co	Lophostemon confertus	Queensland Brush Box	45lt	15m	10m	As Shown	
Me-li	Melaleuca linariifolia	Snow in Summer	45lt	8m	5m	As Shown	Y
Shrubs							
Bo-fl	Boronia floribunda	Pale Pink Boronia	300mm	1m	1m	0.9m centres	
Ca-fl	Callistemon hybrid ' Fluro Brust' *	Callistemon Fluro Brust	300mm	1-1.5m	0.9-1.2m	1m centres	
Ce-gu	Ceratopetalum gummiferum	New South Wales Christmas bush	300mm	5m	2-3m	As shown	
Co-al	Correa alba	White Correa	300mm	1.5m	1m	1m centres	
Do-ex	Doryanthes excelsa	Gymea Lily	300mm	1-2m	1-2m	As shown	
Do-vi	Dodonaea viscosa	Hop Bush	300mm	1-3m	1-2m	As shown	Y
Gr-iv	Grevillea 'Ivanhoe'	Ivanhoe Grevillea	300mm	3-4m	2-3m	2m centres	
Gr-ro	Grevillea rosmarinifolia	Rosemary Grevillea	300mm	1-1.5m	1-1.5m	1m centres	
In-au	Indigofera australis	Austral Indigo	300mm	2m	2m	2m centres	Y
Ku-am	Kunzea ambigua	Tick Bush	300mm	2-3m	2-3m	3m centres	Y
Le-pe	Leptospermum petersonii	Lemon-scented Tea Tree	300mm	1.5-3m	1.5-2m	2m centres	Y
Me-th	Melaleuca thymifolia	Thyme Honey-Myrtle	300mm	1-1.2m	1-1.5m	1m centres	Y
We-fr	Westringia fruticosa	Coastal Rosemary	300mm	2m	1.5m	1m centres	
Ground	covers	•		•	•	•	
Ca-ap	Carex appressa	Tall Sedge	140mm	1.2m	1m	5/m2	Y
Di-em	Dianella tasmanica 'Emerald Arch' *	Flax Lily	140mm	0.5m	0.5m	5/m2	
Di-re	Dianella revoluta	Black Anther Flax Lily	140mm	1m	0.5m	5/m2	Y
Di-rp	Dichondra repens	Kidney Weed	140mm	0.2m	1.5m	4/m2	Y
Di-ta	Dianella tasmanica 'Tas Red' *	Dianella Tas Red	140mm	0.6m	0.65m	5/m2	
Ha-ha	Hardenbergia violacea 'Happy Wanderer' *	Hardenbergia	140mm	0.4m	2m	4/m2	Y
ls-no	Isolepis nodosa	Knobby Clubrush	140mm	1m	1m	5/m2	
Ju-us	Juncus usitatus	Tussock Rush	140mm	1.2m	0.5m	5/m2	Y
Lo-kd	Lomandra longifolia 'Katrinus Deluxe' *	Lomandra Katrinus Deluxe	140mm	0.7m	0.7m	5/m2	
Lo-li	Lomandra logifolia x confertifolia 'Lime Tuff' *	Lomandra Lime Tuff	140mm	0.4m	0.4m	6/m2	
Lo-lo	Lomandra longifolia	Mat Rush	140mm	1m	1m	5/m2	Y
Lo-ta	Lomandra longifolia 'Tanika' *	Lomandra Tanika	140mm	0.5m	0.5m	5/m2	
Му-ра	Myoporum parvifolium	Myoporum Parvifolium	140mm	0.3m	1-3m	4/m2	
Po-la	Poa labillardieri	Common Tussock Grass	140mm	1m	0.6m	5/m2	Y
Th-au	Themeda australia	Kangaroo Grass	140mm	0.8m	0.3m	7/m2	Y
NOTEO							

NOTES:

Replacement of selected plants, proposed pot sizes to be approved by superintendent and project landscape architect prior to ordering.

I. Species native to Fairfield City as per Fairfield Citywide Development Control Plan Appendix F.

2. Species native to Australia and suitable to Fairfield. Refer to Fairfield Citywide Development Control Plan Appendix F. \* Indigenous cultivar species.

# PLANTING PALETTE

## <u>Newton Road Frontage</u>



## Drainage Swale & Erosion Control



General Set Back Areas & Driveway Side Planting



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	V	44
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	Y Y Y Y Y Y Y	10
	Ť V	10
	ř V	7 13
	ř V	
	f V	30
	ř V	4
	Y	6
	T	0
	Y	81
	Y	89
	Y	47
	Y	13
	Y	96
	Y	190
	Y	44
	Y Y Y Y Y Y Y Y Y Y	54
	Y	131
	Y	50
	Y	21
	Y	105
	Y	225
	Y Y Y Y Y Y	200
	Y	350
	Y	900
	Y	988
	Y	653
	Y	963
	Y	460
	Y Y	475
	Y	2245
	Y Y Y Y Y	1450
	Y	2061
	Y	2465
	Y	1579
		3814
	Y	920

















NOTE					
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5. R Ic pi	efer to stormy ocation of OSE its, proposed	vater engineer's drawings for final 0 tanks, rainwater tanks, grate drain and crossfall and driveway levels. tect all underground services prior to			
a 7. T	ny excavation he drawing ha	0			
в	04/02/2025	Post-DA Amendments			
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88 N 2164		oad, Wetherill Park NSW			
CLIENT	Г:				
Cent	turia Cap	ital Limited			

PROJECT CONTACT



STUDIO IZ PTY LTD ABN: 20 611 333 521 TEL: +61 02 8004 6946 EMAIL: info@studioiz.com.au Suite 403, Level 4, Tower B, Citadel Towers, 799 Pacific Hwy, Chatswood NSW 2067

DRAWN

PROJECT NO.

CL

LA240307

APPROVED KG

DATE CREATED

MARCH 2024

DRAWING TITLE Planting Strategy

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88 Newton Road, Wetherill Park NSW 2164					

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Figured dimensions shall be taken in preference to

The contractor shall check all dimensions on site

Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor

shall check all dimensions on site before commencing

Any discrepancies must be reported immediately to the

All existing trees shown as retained to be protected as per arborist report and landscape specification.
Refer to architect's drawings for final internal footprint, FFL of the proposed building .
Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and

superintendent and project landscape architect for

pits, proposed crossfall and driveway levels.

Locate and protect all underground services prior to

The drawing has been prepared by qualified landscape

architect at Studio IZ Pty Ltd Kate Gong AILA #12247

**Centuria Capital Limited** 

PROJECT CONTACT



STUDIO IZ PTY LTD ABN: 20 611 333 521 TEL: +61 02 8004 6946 EMAIL: info@studioiz.com.au Suite 403, Level 4, Tower B, Citadel Towers, 799 Pacific Hwy, Chatswood NSW 2067

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PROJECT NO.

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APPROVED KG

DATE CREATED

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MARCH 2024

## Landscape Plan -Sheet 4

ISSUE

SCALE NORTH POINT

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SECTION 1 01 SECTION 1 1:75 @ A1



Note:

Refer to civil engineer's drawings for all proposed pits, drainage, grading works, retaining wall and finish levels, road alignment, kerb & gutter and crash barriers.



KEY PLAN

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## TRUNK PROTECTION: HESSIAN PROTECTIVE PADDING WRAPPED AROUND TREE. TIMBER 100 x 50mm UNDRESSED HARDWOOD WIRED TOGETHER TO 1800mm AROUND TRUNK. ENSURE WIRES DO NOT DAMAGE TRUNK NOTE Copyright of Studio IZ Pty Ltd. Figured dimensions shall be taken in preference to scaling. The contractor shall check all dimensions on site before commencing work. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval. All existing trees shown as retained to be protected as per arborist report and landscape specification. Refer to architect's drawings for final internal footprint, FFL of the proposed building . Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels. Locate and protect all underground services prior to any excavation. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247 04/02/2025 Post-DA Amendments -WATER RESERVOIR AND WATERING POINT. 13/06/2024 Issue for DA ALLOW FOR SLOW DRIP IRRIGATION TO ELIMINATE WASHING OUT OF SOIL & ROOT DATE DESCRIPTION FOR APPROVAL NOT FOR TENDER OR CONSTRUCTION PROJECT: 88 Newton Road, Wetherill Park NSW 2164 -BACKFILL SOIL TO BE FREE FROM CLUMPS AND CULTIVATED TO A GOOD TILTH. BACK-FILL TO CONSIST OF TOP SOIL AS SPECIFIED. POSITION PLANT IN THE MIDDLE OF HOLE WITH THE TRUNK FLARE VISIBLE & NOT COVERED. ADD LOOSE SOIL AROUND ROOTS. LIGHTLY TAMP SOIL UNTIL AIR POCKETS ARE REMOVED, HOWEVER, SOIL IS NOT TO BE COMPACTED CLIENT: TO A POINT WHERE WATER IS REPELLED. PLANTS ARE TO BE FLOOD WATERED IN THEIR POTS PRIOR TO PLANTING AND FLOOD WATERED WITHIN 30MINS AFTER PLANTING. **Centuria Capital Limited** PROJECT CONTACT STUDIO STUDIO IZ PTY LTD ABN: 20 611 333 521 TEL: +61 02 8004 6946 EMAIL: info@studioiz.com.au Suite 403, Level 4, Tower B, Citadel Towers, 799 Pacific Hwy, Chatswood NSW 2067 APPROVED DRAWN KG CL DATE CREATED PROJECT NO. MARCH 2024 LA240307 DRAWING TITLE **Typical Details** NORTH POINT SCALE 1:20 DRAWING NO. ISSUE Β LA-600

## SPECIFICATION NOTES

### **GENERAL NOTES**

### References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineers' details and specifications. Read this specification in conjunction with the plant and materials schedules on the drawings. If in doubt about any detail or if conflicts are found in the documents, seek advice.

#### Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License

and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

#### HARDWORKS

#### Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on Provide all footings and fixings required for the items to be stable and in accordance with applicable codes, BCA, and Australian standards.

#### Garden walls, fences, steps, and Edging

Construct garden walls, fences, steps, and edging as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, to comply with BCA, Australian Standards and applicable legislation. Refer to engineer's details for structural retaining walls, heavy duty slabs, concrete stairs, concrete strength, reinforcing and joint placement.

#### Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all sub-grade / subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the sub-grade. Ensure that the base course under paved surfaces is a continuous plane offering a constant depth of bedding material not exceeding 50mm.

#### Samples

Samples to be provided for each type of landscape material for client's approval prior to ordering and installation. Confirm with superintendent for quantity of samples to be provided.

#### SOFTWORKS

#### Soil Testing

Where site soil is to be retrieved from and stored for reuse on site, undertake at least two (2) soil tests, in locations as advised by the Project Manager. Provide results and recommendations regarding soil additives for the benefit of healthy plant growth and to adjust the soil components to achieve an appropriate planting medium for successful plant development.

#### Subsoil

Excavate and/or fill all garden beds to bring the top of subsoil to at least 300mm below finished design soil levels. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. In all areas shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees and shrubs to be retained. Cultivate or rip the subsoil to a further depth of 100mm before placing top soil. Remove stones of size exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or existing tree roots. If necessary cultivate these areas by During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels again after cultivation.

#### Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and
- edges
- Smooth and free from inorganic matter, stones or clods of soil • Graded to drain freely, without ponding, to catchment and/or sub-soil drains
- Graded evenly to adjoining surfaces
- Ready for planting

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. Topsoil to be installed to depth of 300mm for tree and mass planting garden beds, 100mm of turf underlay should be used under turf areas.

#### Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, inorganic matter, grass, weeds and the reproductive parts of unwanted plants.

#### Fertilise

Provide proprietary fertilisers, delivered to the site in sealed containers marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses, application rates and safety procedures. Apply appropriate fertiliser suited to the provenance of plants (indigenous or

#### included in the design. exotic)

#### Plants

Supply plants in accordance with the landscape design drawings and schedules, which have the following characteristics: • Large healthy root systems, with no evidence of root curl, restriction or damage;

- Vigorous, well established, free from disease and pests, of good form consistent with the species/variety; Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site in full sun,
- partial shade or full shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and Containers shall be free from weeds and of appropriate size in relation to the specified plant size.

## Plant Installation

Following excavation of the planting hole, place and spread 15gms of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly orientated to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that the backfill soil is not placed over the top of the root ball and that the root ball is not higher than the soil in which it is planted. Apply fertiliser, as specified around the plants in the soil at the time of planting.

## Embankment Stabilisation

Where necessary and shown on the drawings prevent soil erosion or soil movement by stabilising embankments as follows. As a minimum this should be on slopes steeper than or equal to 1:3 gradient. Stabilise embankments using biodegradable fibre reinforced heavy weight jute fabric. Lay fabric from top to bottom of slope. Install in accordance with manufacturer's specification, including 300 x 300mm anchor trench at top and bottom of slope, backfilled with soil over the fabric and compacted into the trenches. Using U-shaped galvanised steel pegs at 1000 mm centres generally and 250mm centres at edge overlaps, secure the fabric to the prepared soil surface. Plant through the fabric after it is installed.

## Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths, kerbs and all service trenches, where their proximity poses a threat to the stability of the built infrastructure. Install in accordance with manufacturer's recommendations.

specified depth. Mulching to be:

For General Garden Bed - Forest Fines by ANL (or approved equivalent) https://anlscape.com.au/landscaping/garden-mulch-supplies/forest-fines

# https://aussieenvironmental.com.au/products/jute-matting

Stakes and ties

# Plants (>25 lt): 1 off 38 x 38 x 1200mm;

Turfing

# Turf to be:

## IRRIGATION

## DRAINAGE

## TREE PROTECTION NOTES

1. The tree protection zone (TPZ) is a radial distance measured from the centre of the trunk of the tree and calculated in accordance with AS 4970-2009 (Protection of Trees on Development Sites)

- development sites).

- of the tree protection zone.

- 4970-2009

- supervision of the site arborist.
- souaht

Unless noted otherwise, mulch shall be approved proprietary recycled wood fibre or pine bark material. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even plane, flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the

For Landscaped slopes at Newton Road Frontage (max gradient 1:3) & Planted swales: Jute Mat 750gsm by Aussie Environmental (or approved equivalent)

Stakes shall be durable hardwood, straight, free of knots and twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

• Semi-advanced plants (>75 lt): 2 off 50x50x 1800mm; • Advanced (>100 lt): 3 off 50 x 50 x 2400mm.

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Turf shall have an even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner: • In stretcher pattern, joints staggered and close butted;

• Parallel long sides of level areas, with contours on slopes; and To finish flush, after lightly tamping, with adjacent finished surfaces and design levels.

TifTuf Hybrid Bermuda - By Lawn Solutions (or approved similar drought tolerant species) https://lawnsolutionsaustralia.com.au/grass-type/tiftuf/

#### All proposed landscape areas shall be irrigated.

The irrigation system shall be an automatic permanent system, with an irrigation controller self operated via a soil moisture sensor. The system shall be calibrated to deliver the optimum rate and volume of water appropriate to the type of plants in the design. The system shall be adjustable and fully serviceable. The layout of the entire irrigation system shall focus on delivering the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Generally do not use fine mist emitters that provide a drifting mist that may wet paths and the buildings unless specifically required by the design.

All landscape areas are to have positive drainage to SW systems. If areas of poor drainage are identified on site then this should be brought to the site superintendents attention. Install agg lines if required.

2. The Structural Root Zone (SRZ) provides the bulk of mechanical support and anchorage for a tree. This is also a radial distance measured from the centre of the trunk and calculated in accordance with AS 4970-2009 (Protection of trees on

3. Incursions within the SRZ are not recommended as they are likely to result in the severance of woody roots which may compromise the stability of the tree or lead to its decline and demise.

Tree protection shall be in accordance with AS 4970-2009 (Protection of trees on development sites.) 5. Tree Protection Fence - All trees within the site to be retained shall be protected prior to and during construction from all activities that may result in detrimental impact by erecting a suitable protective fence beneath the canopy to the full extent

6. As a minimum, the fence should consist of temporary chain wire panels of 1.8m in height, supported by steel stakes as required and fastened together and supported to prevent sideways movement using corner braces where required. The fence shall be erected prior to the commencement of any work on-site and shall be maintained in good condition for the duration of construction. Where tree protection zones merge together a single fence encompassing the area is deemed to be adequate. Existing site boundary fences may form part of the enclosure.

7. Tree Protection Signs - Signs shall be installed on the tree protection fence to prevent unauthorised movement of plant and equipment or entry to the tree protection zone. The signs shall be securely attached to the fence using cable ties or equivalent. Signs shall be placed at minimum 10 metre intervals. The wording and layout of the sign shall comply with AS

8. Trunk Protection - Where provision of tree protection fencing is in impractical due to its proximity to the proposed building footprint, trunk protection shall be erected around nominated trees to avoid accidental damage. The trunk protection shall consist of a layer of carpet underfelt (or similar) wrapped around the trunk, followed by 1.8m lengths of softwood timbers (90x45mm in section) aligned vertically with 2mm galvanised wire or galvanised hoop strap. Recycled timber (such as demolition waste) may be suitable for this purpose, subject to the approval of the project arborist. The timber shall be wrapped around the trunk (over the carpet underfelt), but not fixed to the tree to avoid mechanical injury or damage to the trunk. Trunk protection should be installed prior to any site works and maintained in good condition for the duration of the construction period. Carpet underfelt (alone) is sufficient for trees with a trunk diametre of less than 200mm. 9. Demolition and excavation within the tree protection zones of trees to be retained shall be undertaken under the

10. Tree Damage - Care shall be taken when operating cranes, drilling rigs and similar equipment near trees to avoid damage to tree canopies (foliage and branches). Under no circumstances shall branches be torn-off by construction equipment. Where there is potential conflict between tree canopy and construction activities, the advice of the site arborist must be

11. In the event of any tree becoming damaged for any reason during the construction period, a consulting arborist (Australian Qualification Framework Level 5) shall be engaged to inspect and provide advice on any remedial action to minimise any adverse impact. Such remedial action shall be implemented as soon as practicable and certified by the arborist.

#### LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. Unless contracted otherwise, the Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks from Practical Completion of the works. The landscape maintenance works shall include, but not be limited to:

- Replacing failed plants
- Pruning Insect and pest control
- Fertilising
- Maintaining and removing stakes and ties
- Maintaining mulch Mowing and top dressing
- Irrigation and watering
- Erosion control Weed and rubbish removal

## Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used, implemented and concluded to keep the landscape always looking its best. Enter data daily and review information every 2 weeks. Observe trends and develop a maintenance regime around seasonal and observed event occurrences.

#### Maintenance Activities

During the defects maintenance period schedule the following activities to occur on a timely basis.

- Plant replacement Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed. Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants. Observe and replace failed plants within 2 weeks of observation.
- **Pruning** Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type. Observe daily and prune plants on a needs basis
- Insect, disease and pest control Avoid spraying:
  - a. if ever possible b. in wet weather or if wet weather is imminent
  - c. if target plants are still wet after rain
  - d. in windy weather
  - e. if non-target species are too close

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturers' recommendations. Observe daily and act as necessary to control any infestation or disease. Record in the logbook all relevant details of spraying activities including:

- a. Product brand / manufacturer's name b. chemical / product name
- c. chemical contents
- d. application quantity and rate
- e. date of application and location f. results of application, and
- g. use approval authority
- directions and recommendations. Apply 6-12 monthly. Record in the logbook all relevant details of fertilising including: a. Product brand / manufacturer's name
- b. Fertiliser / product name
- c. Application quantity and rate, and
- d. Date of application and location
- Stakes and ties Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period). Inspect and act at least every 2
- **Maintaining mulch** Maintain the surface in a clean, tidy and weed free condition and reinstate the mulch as necessary to ensure correct depth as specified. Observe weekly and replenish mulch as required.
- **Mowing and top dressing** Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each Top dress to a maximum of 10mm to fill depressions and hollows in the surface. Mow weekly/fortnightly in warmer months. Mow monthly or as required in cooler months. Top dress at approximately 6 monthly intervals.
- Irrigation and watering Maintain the irrigation system to sure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. Adjust and calibrate as required. Provide additional watering, if necessary but inspect irrigation weekly and make repairs as necessary.
- **Erosion control** Where necessary, maintain the erosion control fabric in a tidy and weed free condition and reinstate as necessary to ensure control measures are effective where deemed necessary. Inspect every 2 weeks and act to repair any damage as soon as possible.
- Weeding and rubbish removal During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set. Constant observation and removal of weeds is essential.

• Fertilising - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's

# NOTE Copyright of Studio IZ Pty Ltd. Figured dimensions shall be taken in preference to The contractor shall check all dimensions on site before commencing work. Do not scale drawings, figured dimensions have

- preference over scaled dimensions. The contractor shall check all dimensions on site before commencing
- Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval
- All existing trees shown as retained to be protected as per arborist report and landscape specification. Refer to architect's drawings for final internal footprint,
- FFL of the proposed building Refer to stormwater engineer's drawings for final location of OSD tanks, rainwater tanks, grate drain and pits, proposed crossfall and driveway levels.
- Locate and protect all underground services prior to anv excavation The drawing has been prepared by qualified landscape

architect at Studio IZ Pty Ltd Kate Gong AILA #12247				
В	04/02/2025	Post-DA Amendments		
А	13/06/2024	Issue for DA		
REV	DATE	DESCRIPTION		

FOR APPROVAL NOT FOR TENDER OR CONSTRUCTION

PROJECT:

88 Newton Road, Wetherill Park NSW 2164

CLIENT:

**Centuria Capital Limited** 

PROJECT CONTACT



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DRAWN

PROJECT NO.

CL

LA240307

APPROVED KG

DATE CREATED

**MARCH 2024** 

DRAWING TITLE

## **Specification Notes**

SCALE	NORTH POINT
A1 NTS	$\bigotimes$
DRAWING NO.	ISSUE
LA-700	В