

LANDSCAPE DOCUMENTATION SET FOR DA



LA-201	LANDSCAPE ELEVATION 1
LA-202	LANDSCAPE SECTION 1&2
LA-600	TYPICAL DETAILS
LA-700	SPECIFICATION NOTES

DRAWING NO.	ISSUE
LA-000	B

GENERAL		SOFTWARES	
	SITE BOUNDARY		<u>EXISTING TREES</u> to be removed
	LINE OF ROOF ABOVE		<u>EXISTING TREES</u> to be retained & protected TPZ / SRZ refer to arborist's report
	<u>EXISTING CONTOUR</u> refer to survey		<u>PROPOSED TREES</u> refer to planting plan & schedule
	<u>PROPOSED CONTOURS</u> refer to civil engineer's design		<u>PROPOSED SHRUBS</u> refer to planting plan & schedule
	<u>PROPOSED GRADING</u>		<u>PROPOSED GROUNDCOVERS</u> refer to planting plan & schedule
			<u>PROPOSED TURF</u> as detailed and specified
<u>SERVICES (by others)</u>		<u>WALLING & EDGING</u>	
	<u>WATER</u> refer to survey		<u>RETAINING WALL</u> refer to civil engineer's drawings and specification
	<u>SEWER</u> refer to survey & civil Engineers' drawings		<u>GARDEN EDGING</u> galvanised edging as detailed and specified
	<u>ELECTRICAL</u> refer to survey		
	<u>ELECTRICAL - HIGH VOLTAGE</u> refer to survey		<u>FENCET TYPE 1</u> pallisade security fence refer to architect's specification
	<u>GAS</u> refer to survey		<u>FENCET TYPE 2</u> chain wire fence refer to architect's specification
	<u>TELECOMMUNICATION</u> refer to survey		
	<u>RISEING MAIN</u> refer to survey		
	<u>EASEMENTS</u> refer to survey		
	<u>SIGNAGE & POLES</u> road signage, light poles, and power poles by others		
	<u>STORMWATER PIT & GRATE DRAIN</u> refer to civil engineer's drawings		
	<u>PIT</u> by others		
			<u>PEDESTRIAN PATH</u> refer to architect's specification
			<u>CONCRTE DRIVEWAY</u> refer to civil engineer's drawings

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.

Project understanding

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 CA 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.

Landscape Areas and Urban Heat Island Effect

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**

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**

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.

- **Strategic Green Spaces**

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.

Newton Road Frontage

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 interest.
- 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 buffer.

The proposed canopies above are supported with indigenous understorey 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**.

Carpark and building entrance area

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 landscape areas.

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

Western & Eastern set back

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.

Northern set back

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.

Design Policies & Guidelines

1. REFER TO ARCHITECT'S DRAWINGS FOR ALL INTERNAL BUILDING LAYOUT & LEVELS.
2. 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 CROSSEOVERS.
4. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PROPOSED FOOTPATHS IN THE ROAD RESERVE ALIGNMENT AND LEVELS.
5. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL PAVEMENT JOINTS, PAVEMENT SUBSTRATE DETAILS
6. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SUBSOIL DRAIN DESIGN, LOCATION, AND CONNECTION.
7. 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.


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6.		Locate and protect all underground services prior to any excavation.
7.		The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong AILA #12247
B	04/02/2025	Post-DA Amendments
A	13/06/2024	Issue for DA
REV	DATE	DESCRIPTION

PROJECT:

88 Newton Road, Wetherill Park NSW
2164

CLIENT:

Centuria Capital Limited

<h1>STUDIO IZ</h1>	
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, Chattrwood NSW 2067	
DRAWING	
KG	CL
DATE CREATED	PROJECT NO.
MARCH 2024	LA240307
DRAWING TITLE	
<h2>Legend, General Notes & Design Statement</h2>	
SCALE	NORTH POINT
A1	
NTS	
DRAWING NO.	ISSUE
LA-001	B



ID	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	TPZ radius	SRZ radius	COMMENTS
Trees to be retained								
T180	<i>Eucalyptus moluccana</i>	Grey Box	220mm	10m	8m	2.6m	1.8m	Located on adjoining land
T182	<i>Eucalyptus moluccana</i>	Grey Box	220mm	12m	8m	2.6m	2.0m	Located on adjoining land

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PROJECT CONTACT


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APPROVED KG	DRAWN CL
DATE CREATED MARCH 2024	PROJECT NO. LA240307

DRAWING TITLE

Existing Tree Plan

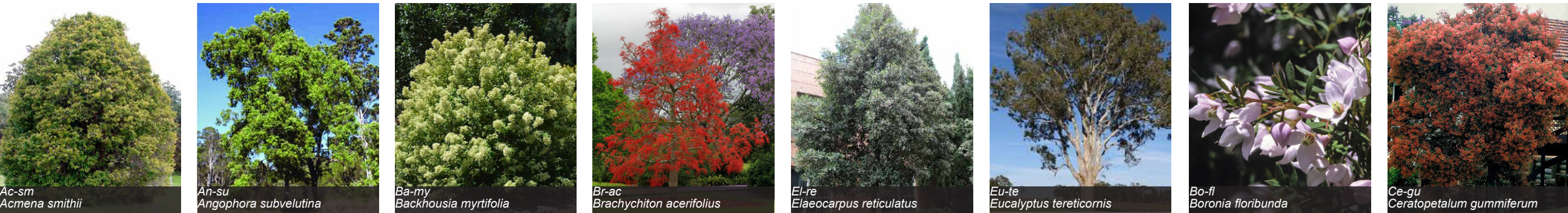
SCALE A1 1.600	NORTH POINT 
DRAWING NO. LA-002	ISSUE B

PLANTING SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	SPREAD	SPACING	NATIVE TO FAIRFIED ¹	NATIVE ²	QTY
Trees									
Ac-sm	<i>Acmena smithii</i>	Lilly Pilly	75lt	12m	6m	As Shown	Y	Y	11
An-su	<i>Angophora subvelutina</i>	Angophora subvelutina	75lt	12m	8m	As Shown	Y	Y	7
Ba-my	<i>Backhousia myrtifolia</i>	Grey Myrtle	45lt	3m	2-4m	As Shown	Y	Y	10
Br-ac	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	75lt	15m+	5m	As Shown	Y	Y	7
El-re	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	75lt	12m	5m	As Shown		Y	13
Eu-te	<i>Eucalyptus tereticornis</i>	Forest Red Gum	75lt	20m+	10m	As Shown	Y		30
Gl-fe	<i>Glochidion ferdinandi</i>	Cheese Tree	45lt	10m	6m	As Shown	Y	Y	4
Lo-co	<i>Lophostemon confertus</i>	Queensland Brush Box	45lt	15m	10m	As Shown		Y	11
Me-li	<i>Melaleuca linariifolia</i>	Snow in Summer	45lt	8m	5m	As Shown	Y	Y	6
Shrubs									
Bo-fl	<i>Boronia floribunda</i>	Pale Pink Boronia	300mm	1m	1m	0.9m centres		Y	81
Ca-fl	<i>Callistemon hybrid 'Fluro Brust' *</i>	Callistemon Fluro Brust	300mm	1-1.5m	0.9-1.2m	1m centres		Y	89
Ce-gu	<i>Ceratopetalum gummiferum</i>	New South Wales Christmas bush	300mm	5m	2-3m	As shown		Y	47
Co-al	<i>Correa alba</i>	White Correa	300mm	1.5m	1m	1m centres		Y	13
Do-ex	<i>Doryanthes excelsa</i>	Gymea Lily	300mm	1-2m	1-2m	As shown		Y	96
Do-vi	<i>Dodonaea viscosa</i>	Hop Bush	300mm	1-3m	1-2m	As shown	Y	Y	190
Gr-iv	<i>Grevillea 'Ivanhoe'</i>	Ivanhoe Grevillea	300mm	3-4m	2-3m	2m centres		Y	44
Gr-ro	<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	300mm	1-1.5m	1-1.5m	1m centres		Y	54
In-au	<i>Indigofera australis</i>	Austral Indigo	300mm	2m	2m	2m centres	Y	Y	131
Ku-am	<i>Kunzea ambigua</i>	Tick Bush	300mm	2-3m	2-3m	3m centres	Y	Y	50
Le-pe	<i>Leptospermum petersonii</i>	Lemon-scented Tea Tree	300mm	1.5-3m	1.5-2m	2m centres	Y	Y	21
Me-th	<i>Melaleuca thymifolia</i>	Thyme Honey-Myrtle	300mm	1-1.2m	1-1.5m	1m centres	Y	Y	105
We-fr	<i>Westringia fruticosa</i>	Coastal Rosemary	300mm	2m	1.5m	1m centres		Y	225
Groundcovers									
Ca-ap	<i>Carex appressa</i>	Tall Sedge	140mm	1.2m	1m	5/m2	Y	Y	200
Di-em	<i>Dianella tasmanica 'Emerald Arch' *</i>	Flax Lily	140mm	0.5m	0.5m	5/m2		Y	350
Di-re	<i>Dianella revoluta</i>	Black Anther Flax Lily	140mm	1m	0.5m	5/m2	Y	Y	900
Di-rp	<i>Dichondra repens</i>	Kidney Weed	140mm	0.2m	1.5m	4/m2	Y	Y	988
Di-ta	<i>Dianella tasmanica 'Tas Red' *</i>	Dianella Tas Red	140mm	0.6m	0.65m	5/m2		Y	653
Ha-ha	<i>Hardenbergia violacea 'Happy Wanderer' **</i>	Hardenbergia	140mm	0.4m	2m	4/m2	Y	Y	963
Is-no	<i>Isolepis nodosa</i>	Knobby Clubrush	140mm	1m	1m	5/m2		Y	460
Ju-us	<i>Juncus usitatus</i>	Tussock Rush	140mm	1.2m	0.5m	5/m2	Y	Y	475
Lo-kd	<i>Lomandra longifolia 'Katrinus Deluxe' *</i>	Lomandra Katrinus Deluxe	140mm	0.7m	0.7m	5/m2		Y	2245
Lo-li	<i>Lomandra logifolia x confertifolia 'Lime Tuff' *</i>	Lomandra Lime Tuff	140mm	0.4m	0.4m	6/m2		Y	1450
Lo-lo	<i>Lomandra longifolia</i>	Mat Rush	140mm	1m	1m	5/m2	Y	Y	2061
Lo-ta	<i>Lomandra longifolia 'Tanika' *</i>	Lomandra Tanika	140mm	0.5m	0.5m	5/m2		Y	2465
My-pa	<i>Myoporum parvifolium</i>	Myoporum Parvifolium	140mm	0.3m	1-3m	4/m2		Y	1579
Po-la	<i>Poa labillardieri</i>	Common Tussock Grass	140mm	1m	0.6m	5/m2	Y	Y	3814
Th-au	<i>Themeda australis</i>	Kangaroo Grass	140mm	0.8m	0.3m	7/m2	Y	Y	920
NOTES:									
Replacement of selected plants, proposed pot sizes to be approved by superintendent and project landscape architect prior to ordering.									
1. 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

Newton Road Frontage



Carpark Area



Drainage Swale & Erosion Control



General Set Back Areas & Driveway Side Planting



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A	13/06/2024	Issue for DA
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FOR APPROVAL
NOT FOR TENDER OR CONSTRUCTION

PROJECT:

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CLIENT:

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PROJECT CONTACT

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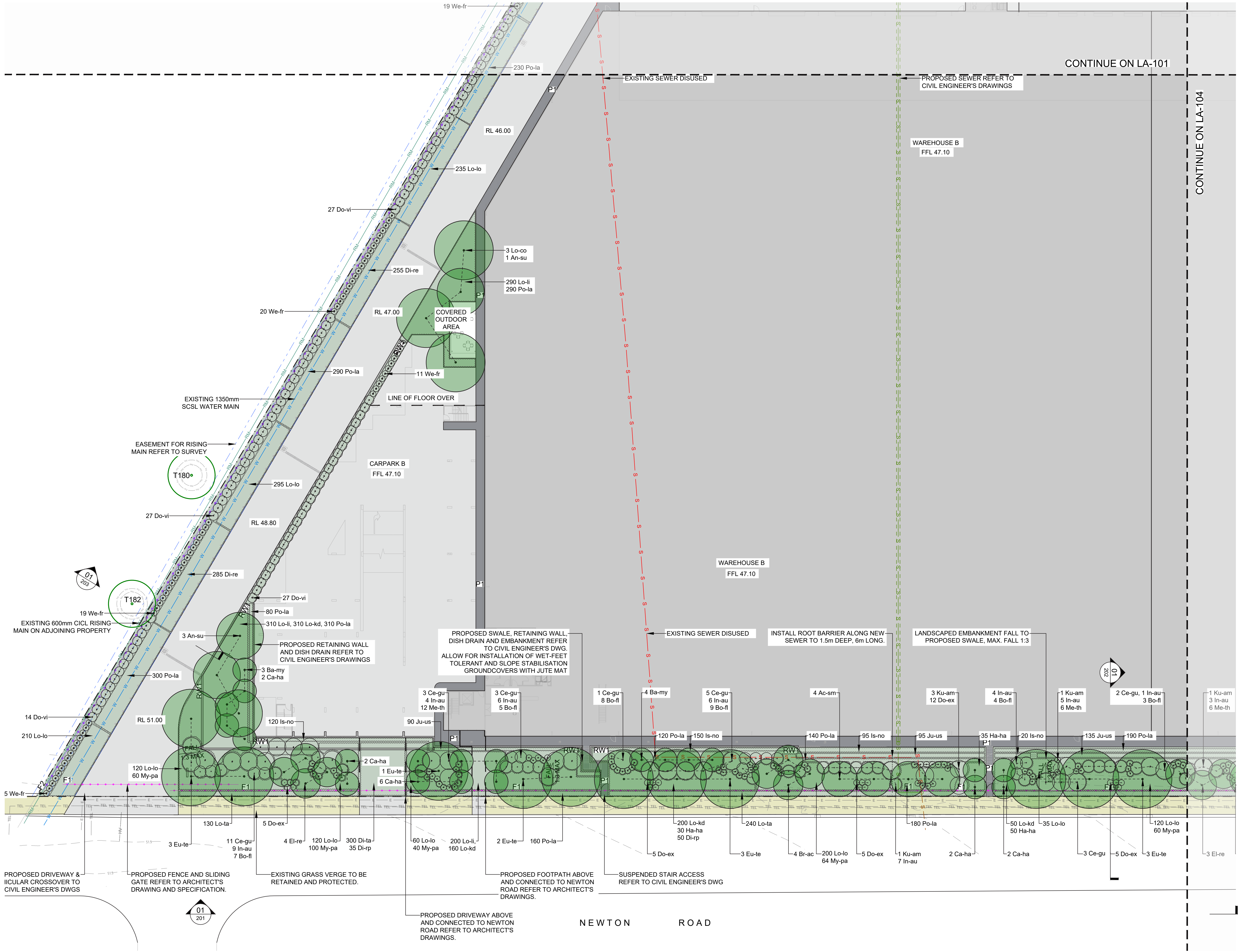
APPROVED	DRAWN
KG	CL
DATE CREATED	PROJECT NO.
MARCH 2024	LA240307

DRAWING TITLE

Planting Strategy

SCALE	NORTH POINT
A1	
NTS	

DRAWING NO.	ISSUE
LA-003	B



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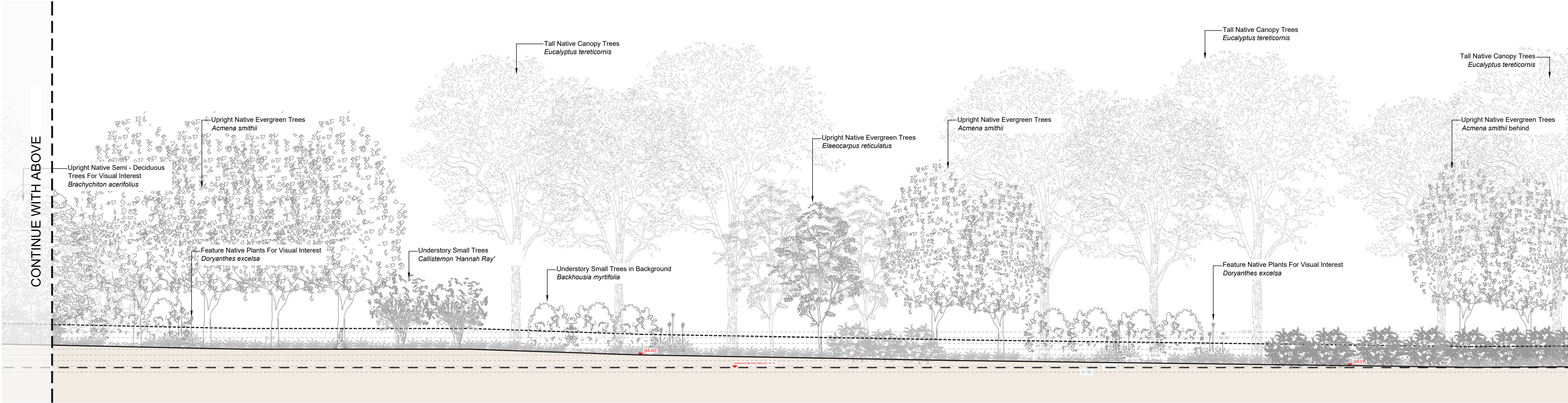
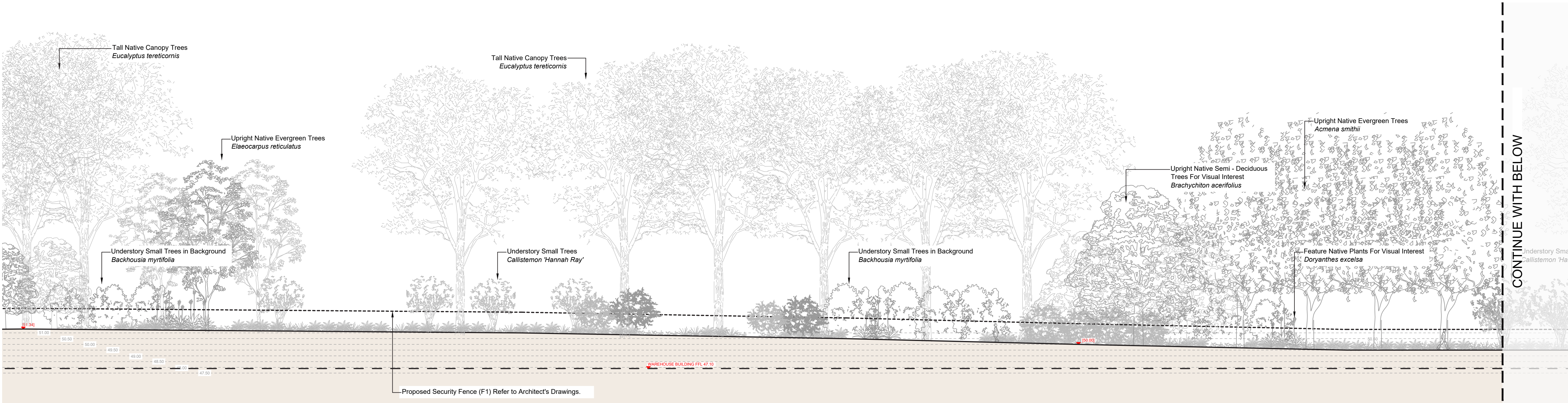
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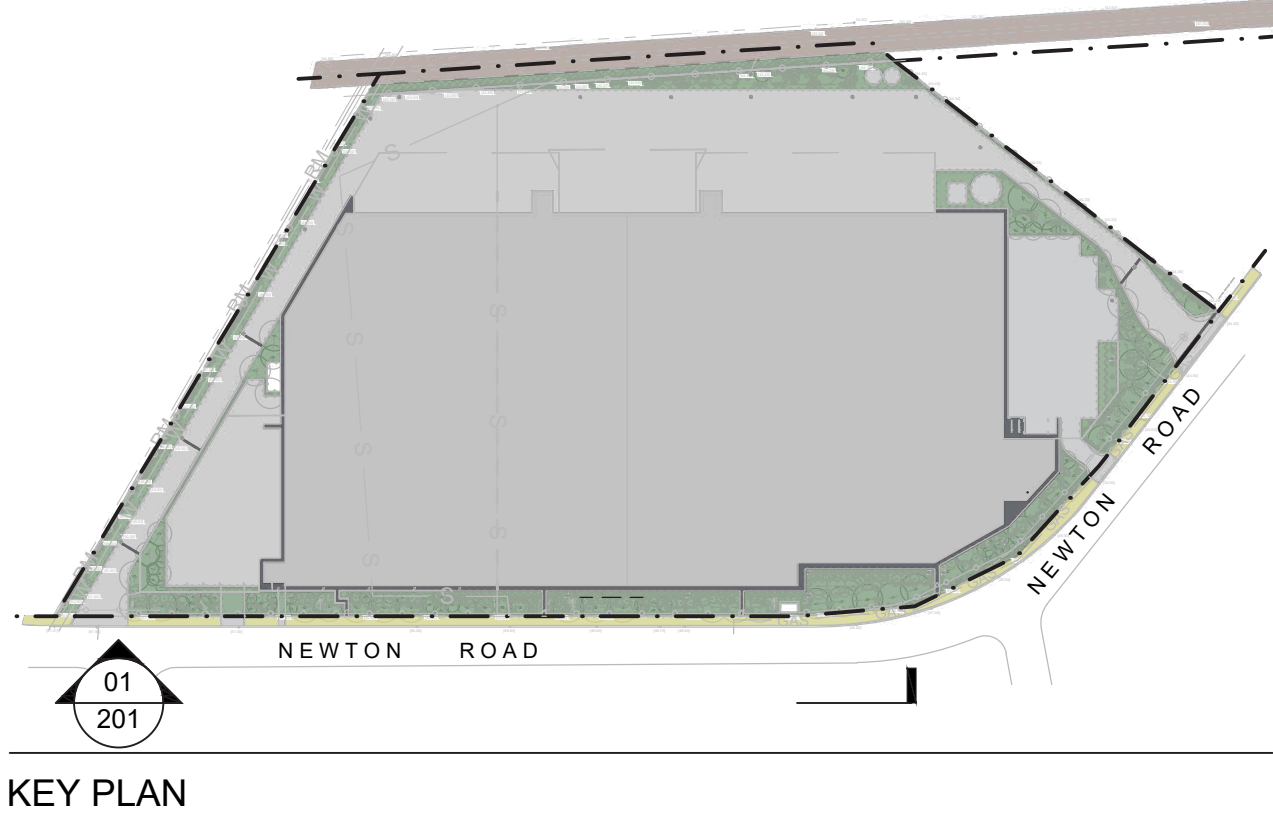
DRAWING TITLE
Landscape Plan - Sheet 3

SCALE A1 1:300	NORTH POINT
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DRAWING NO. LA-103	ISSUE B
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01 LONG ELEVATION - NEWTON ROAD
1:200 @ A1



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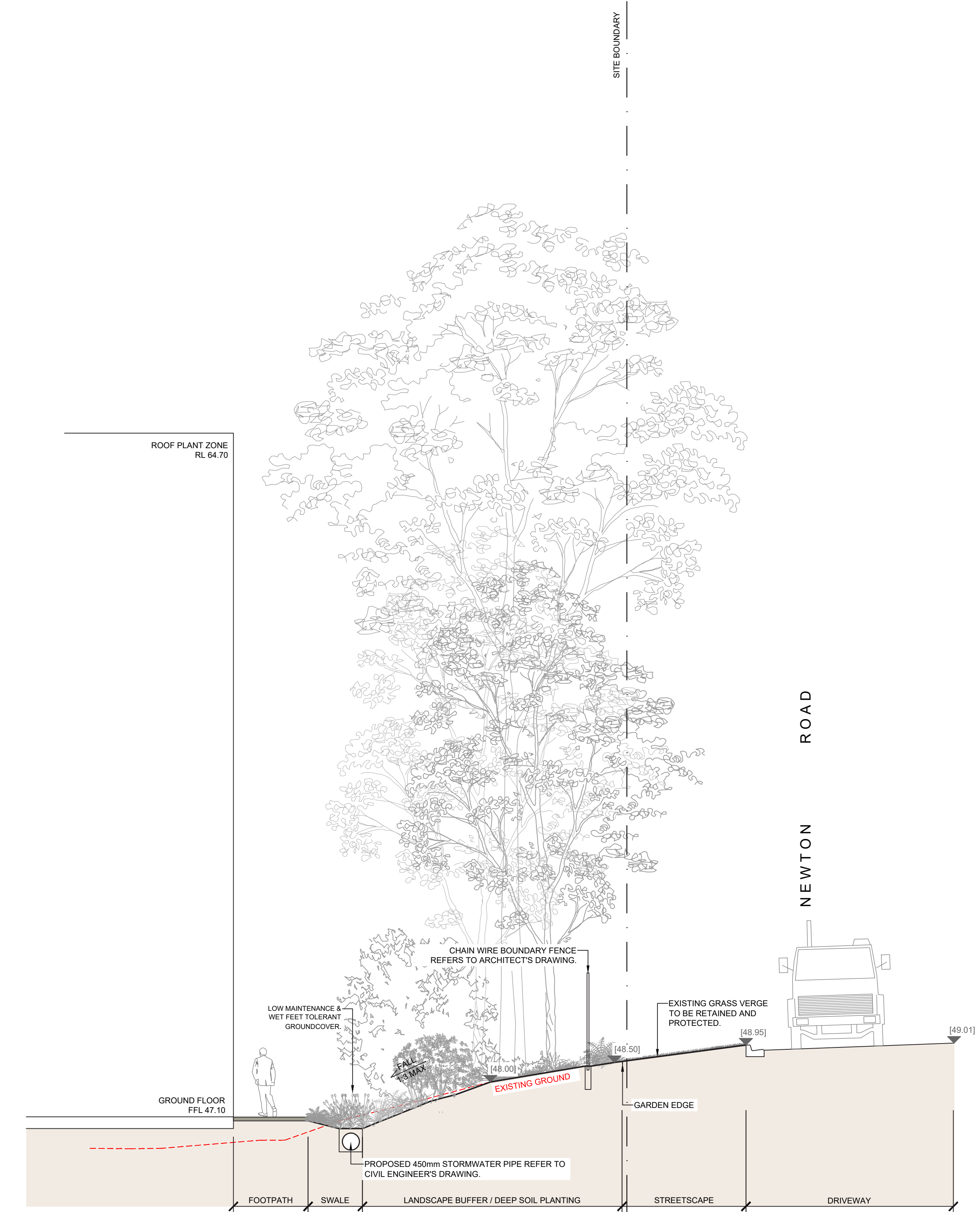
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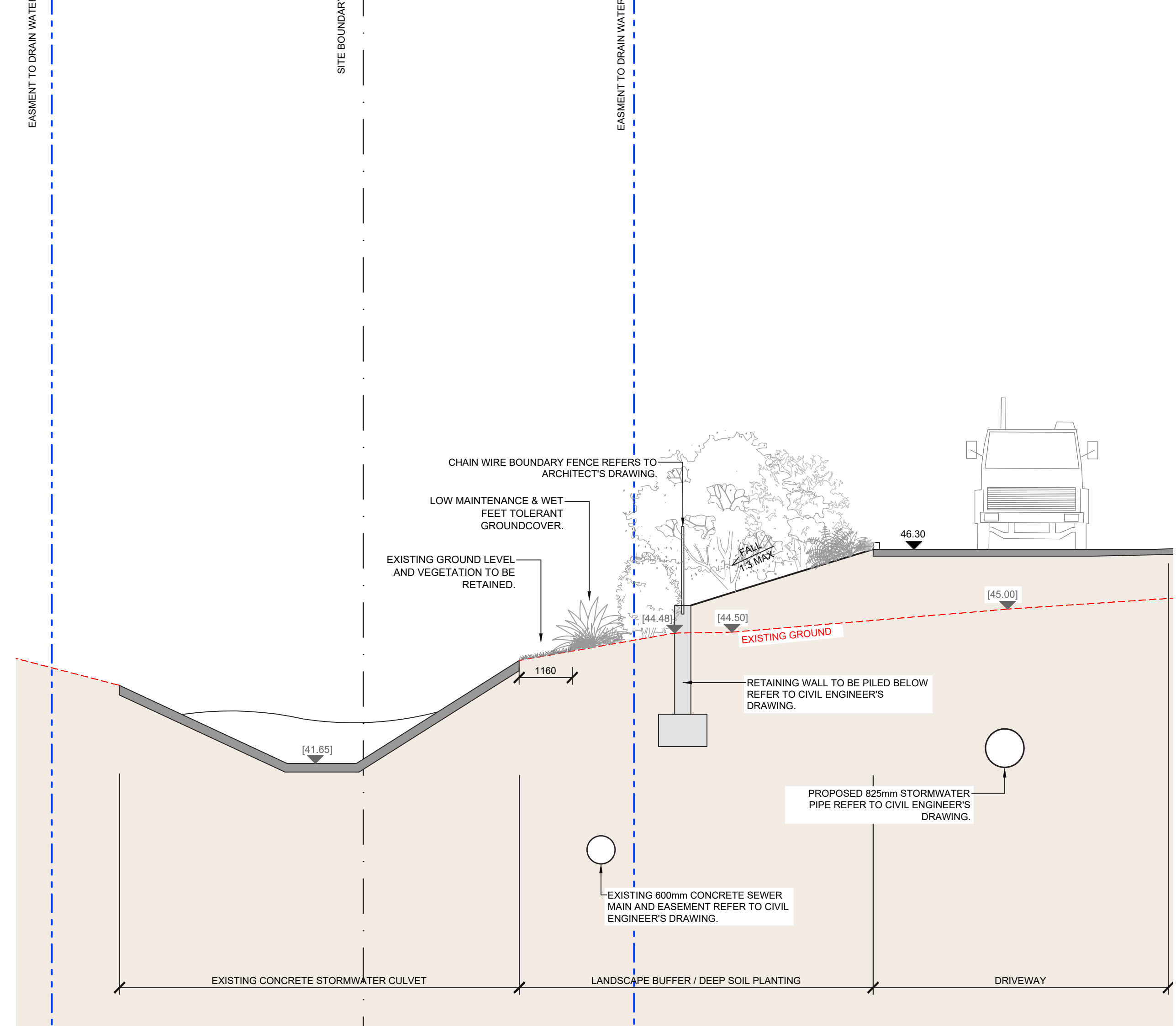
DRAWING TITLE
Landscape Long Elevation 1

SCALE A1 1:200	NORTH POINT
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DRAWING NO. LA-201	ISSUE B
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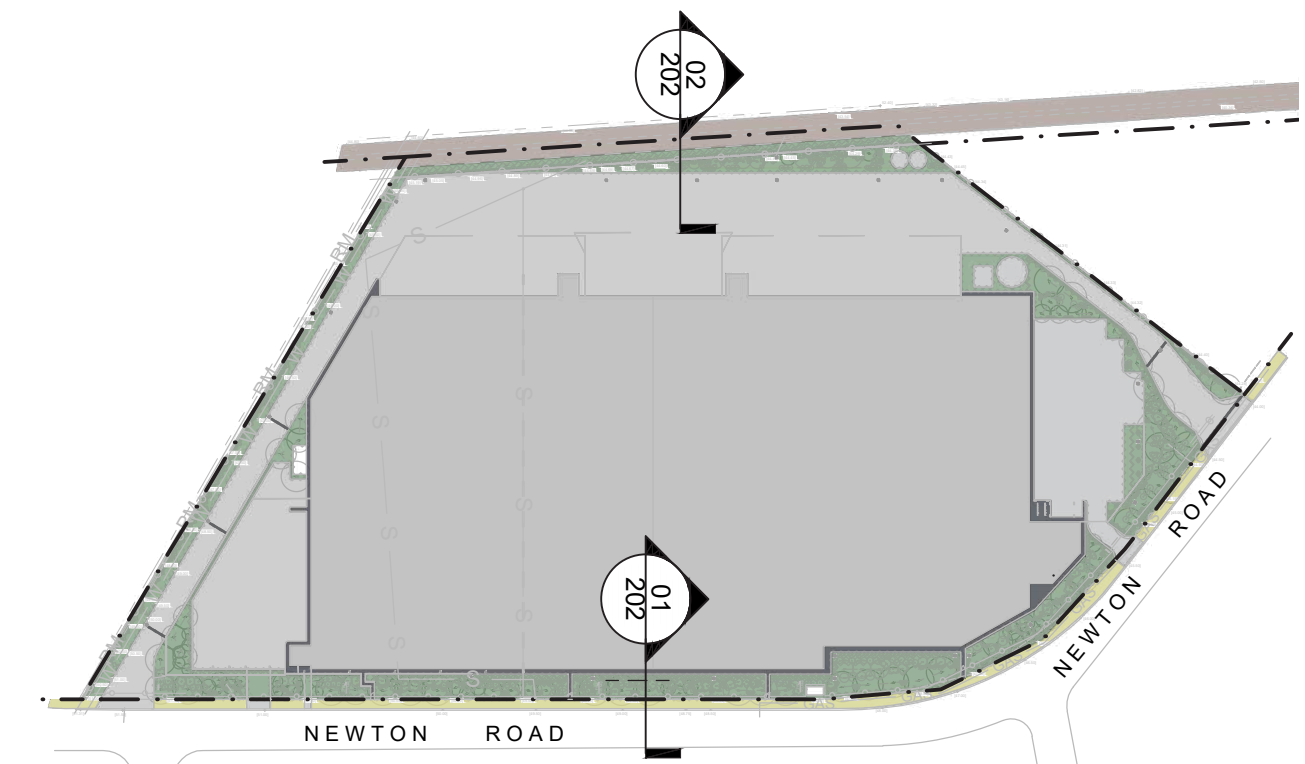


01 SECTION 1
1:75 @ A1



02 SECTION 2
1:75 @ A1

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KEY PLAN

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STUDIO IZ

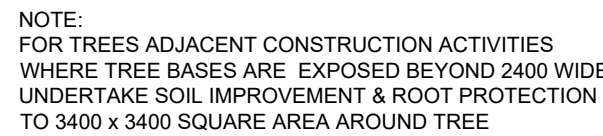
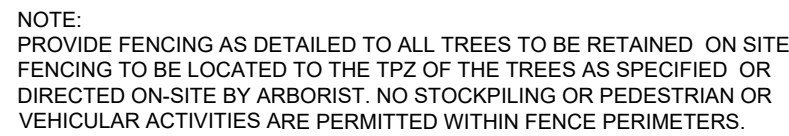
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APPROVED KG	DRAWN CL
DATE CREATED MARCH 2024	PROJECT NO. LA240307

DRAWING TITLE
Landscape Section 1 & 2

SCALE A1 1:75	NORTH POINT
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DRAWING NO. LA-202	ISSUE B
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 Figured dimensions shall be taken in preference to
 scaling.
 The contractor shall check all dimensions on site
 before commencing work.

1. Do not scale drawings, figured dimensions have preference over scaled dimensions. The contractor shall check all dimensions on site before commencing works.
2. Any discrepancies must be reported immediately to the superintendent and project landscape architect for clarification and approval.
3. All existing trees shown as retained to be protected as per arborist report and landscape specification.
4. Refer to architect's drawings for final internal footprint, FFL of the proposed building.
5. Refer to OSDM engineer's drawings for final location of storm tanks, rainwater tanks, grate drain and pits, proposed crossfall and gully levels.
6. Locate and protect all underground services prior to any excavation.
7. The drawing has been prepared by qualified landscape architect at Studio IZ Pty Ltd Kate Gong ALLA #12247

07 SWALE PLANTING
TYPICAL DETAIL 1:20

LA-600

B

