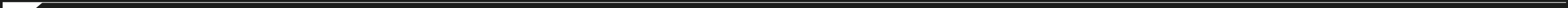


14 AQUATIC DRIVE STRATA INDUSTRIAL

LANDSCAPE DEVELOPMENT APPLICATION

PREPARED FOR
GOODMAN PROPERTY SERVICES (AUST) PTY LTD



**In the spirit of reconciliation Place Design Group
Acknowledges the Traditional Custodians of this area,
the Garigal People, who have cared for this land since
time immemorial. We pay our respect to their elders past
and present and extend that respect to all Aboriginal and
Torres Strait Islander peoples today.**

Report Title:	14 Aquatic Drive Strata Industrial
Document Number:	240307
Prepared for:	Goodman Property Services (Aust) Pty Ltd
Authors:	SR, LD
Revision Number:	05
Revision Issue Date:	30/04/2025
Approved:	TF
Reason for Revision:	Development Application

Disclaimer: This report has been prepared in accordance with the scope of services described in the contract or agreement between Place Design Group Pty Ltd Can 082 370 063 and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Place Design Group accepts no responsibility for its use by other parties.

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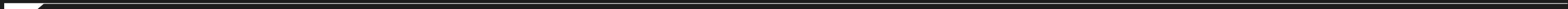
Site Context Analysis	05
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02 LANDSACPE DESIGN

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01

LANDSCAPE ANALYSIS



CONTEXT ANALYSIS

LEGEND

Site Boundary



02

LANDSCAPE DESIGN

● PRECEDENTS



+ Seating bench with planting



+ Picnic table and seating amongst planting



+ Raised corten edge



+ Decogranite paving



+ Outdoor cafe style seating



+ Concrete path

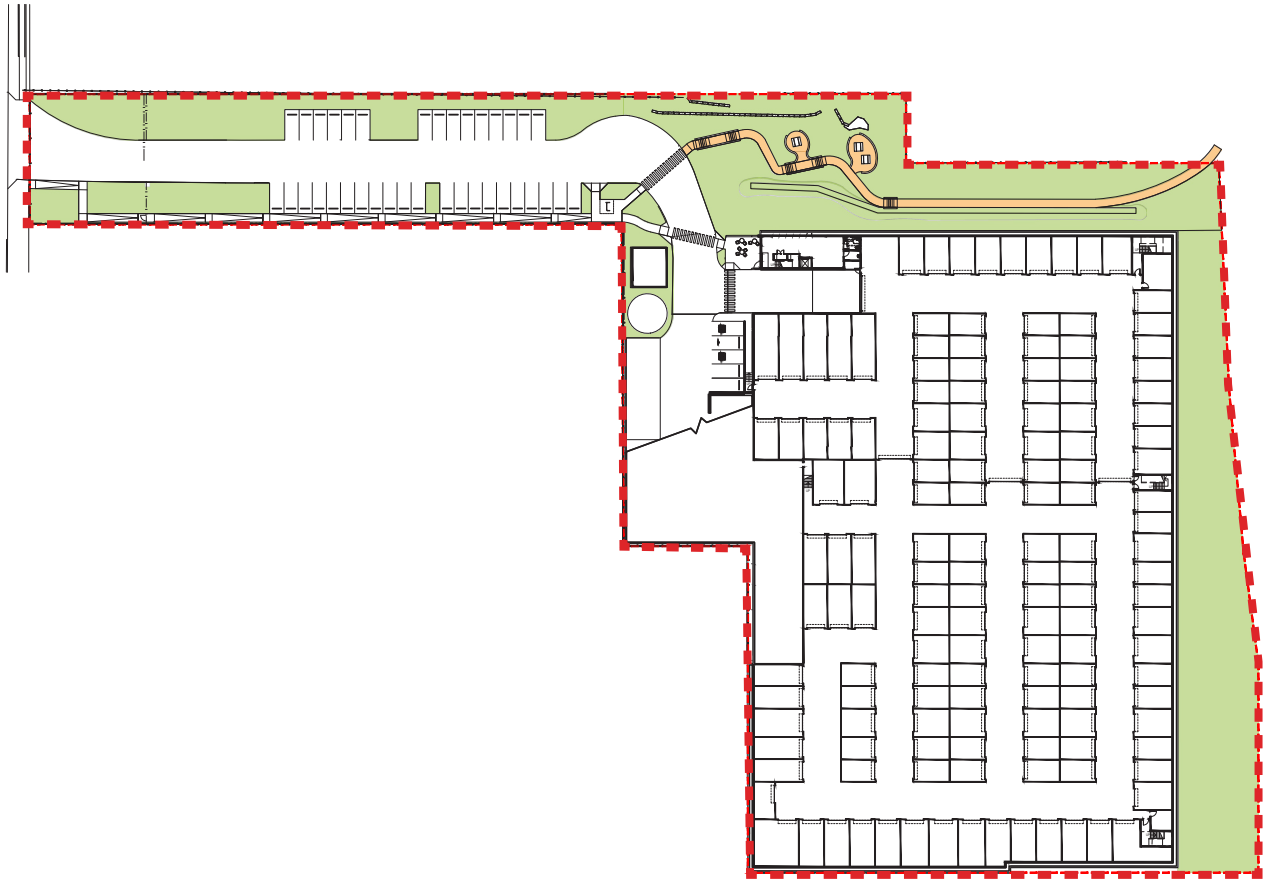


+ Bike rack






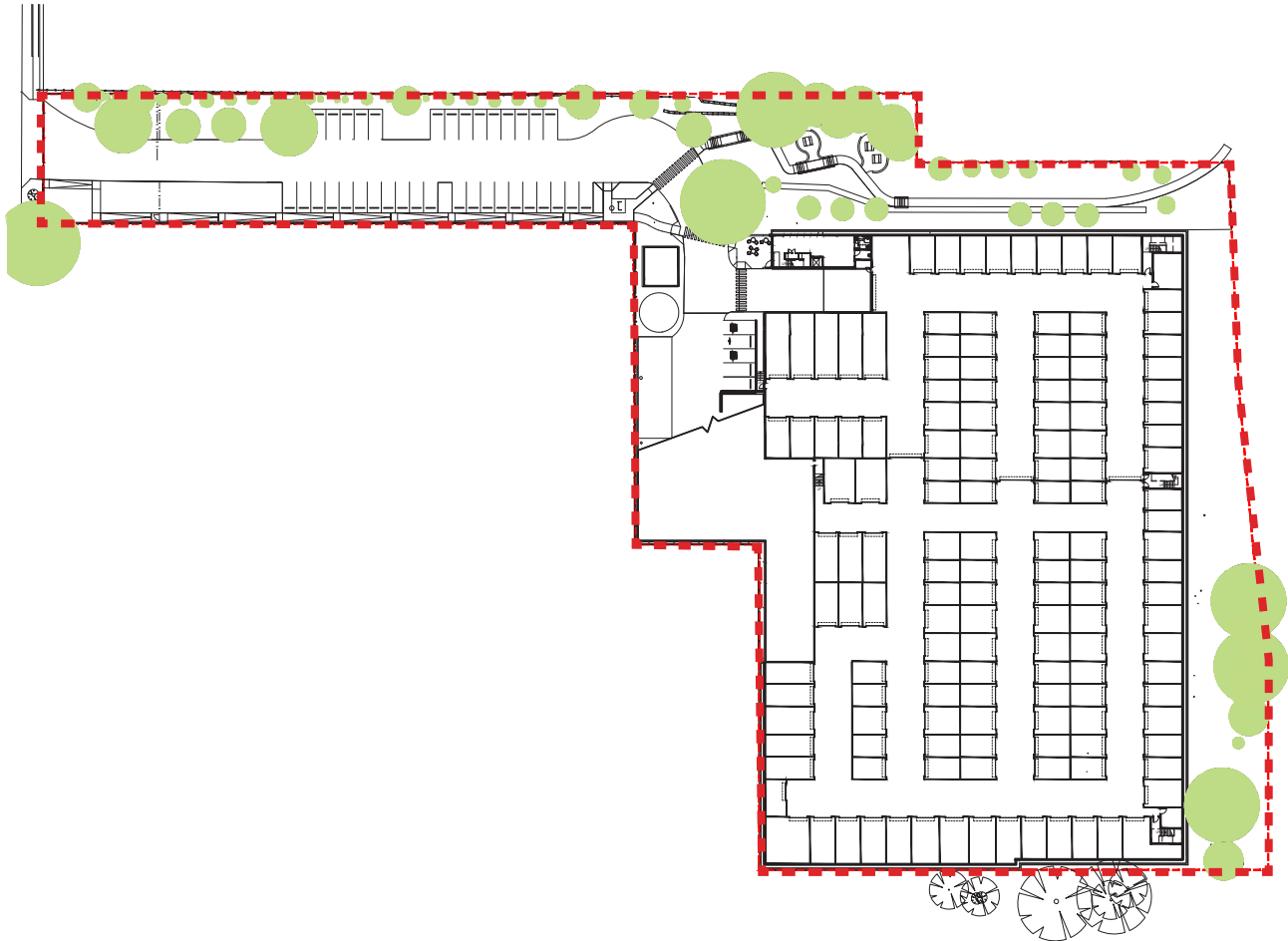
+ Cascading planting

● DEEP SOIL & CANOPY COVER





DEEP SOIL

LEGEND		
	Site Extent	
	Deep Soil (landscape only):	24%
	Deep Soil (landscape and path/ deco areas):	25%



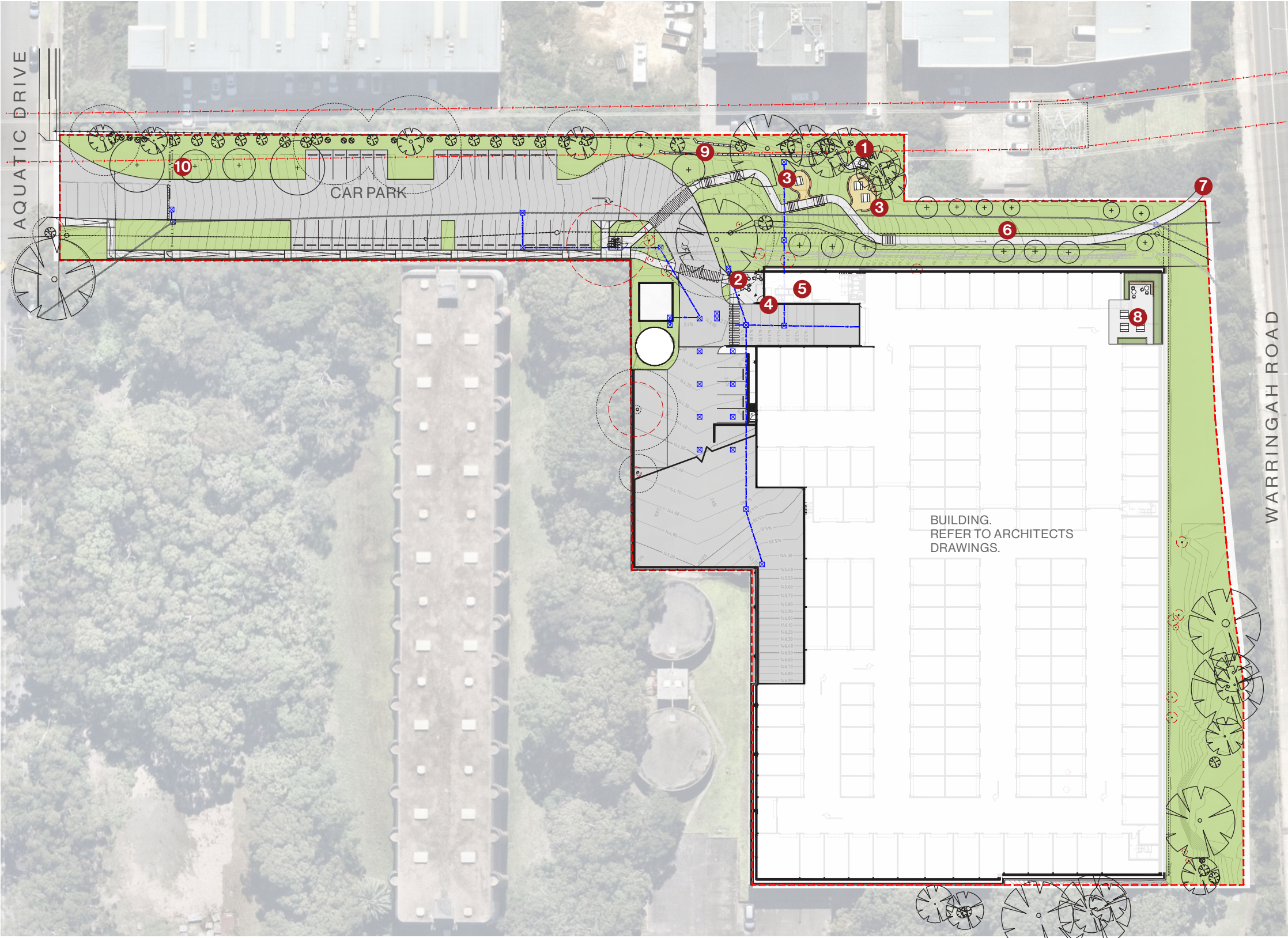
CANOPY COVER

LEGEND		
	Site Extent	
	Canopy Cover:	10%

OVERALL LANDSCAPE PLAN

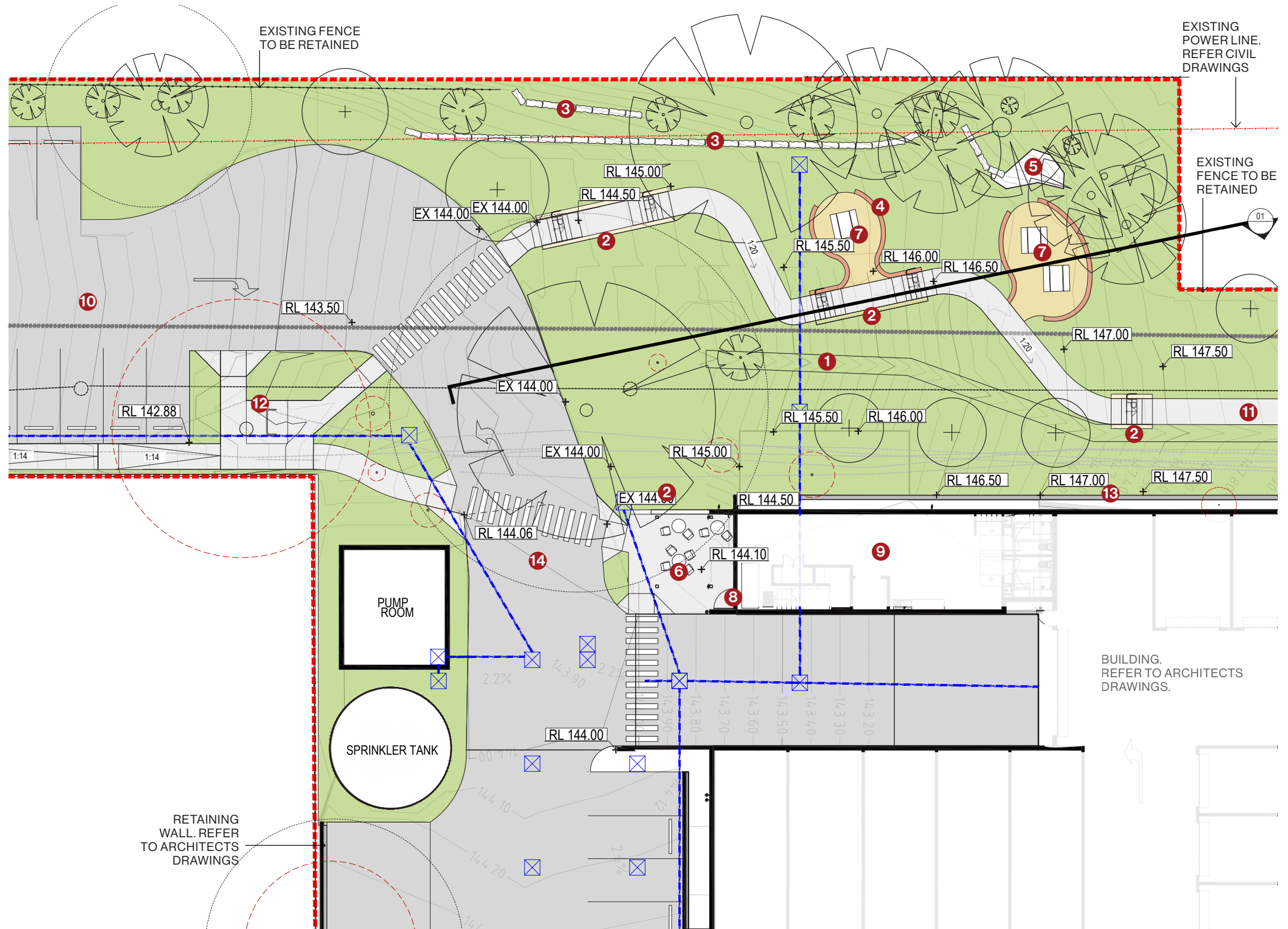
LEGEND

	Site boundary
	Concrete path
	Car park. Refer Architects drawings
	General planting
	Decogranite
	Retaining wall
	Raised corten steel edge
	Existing rock to be retained
	Outdoor dinning area
	Breakout seating areas
	Building entry
	Cafe / lobby
	Site though link from Warringah Road
	Existing footpath
	Outdoor breakout space. Refer Detail Landscape Plan Level 02
	Existing retaining wall to be retained
	Sliding gate. Refer Architects drawings
	Existing trees. Refer Tree Management Plan
	Proposed trees. Refer Tree Management Plan
	Existing trees to be removed. Refer Tree Management Plan









LEGEND

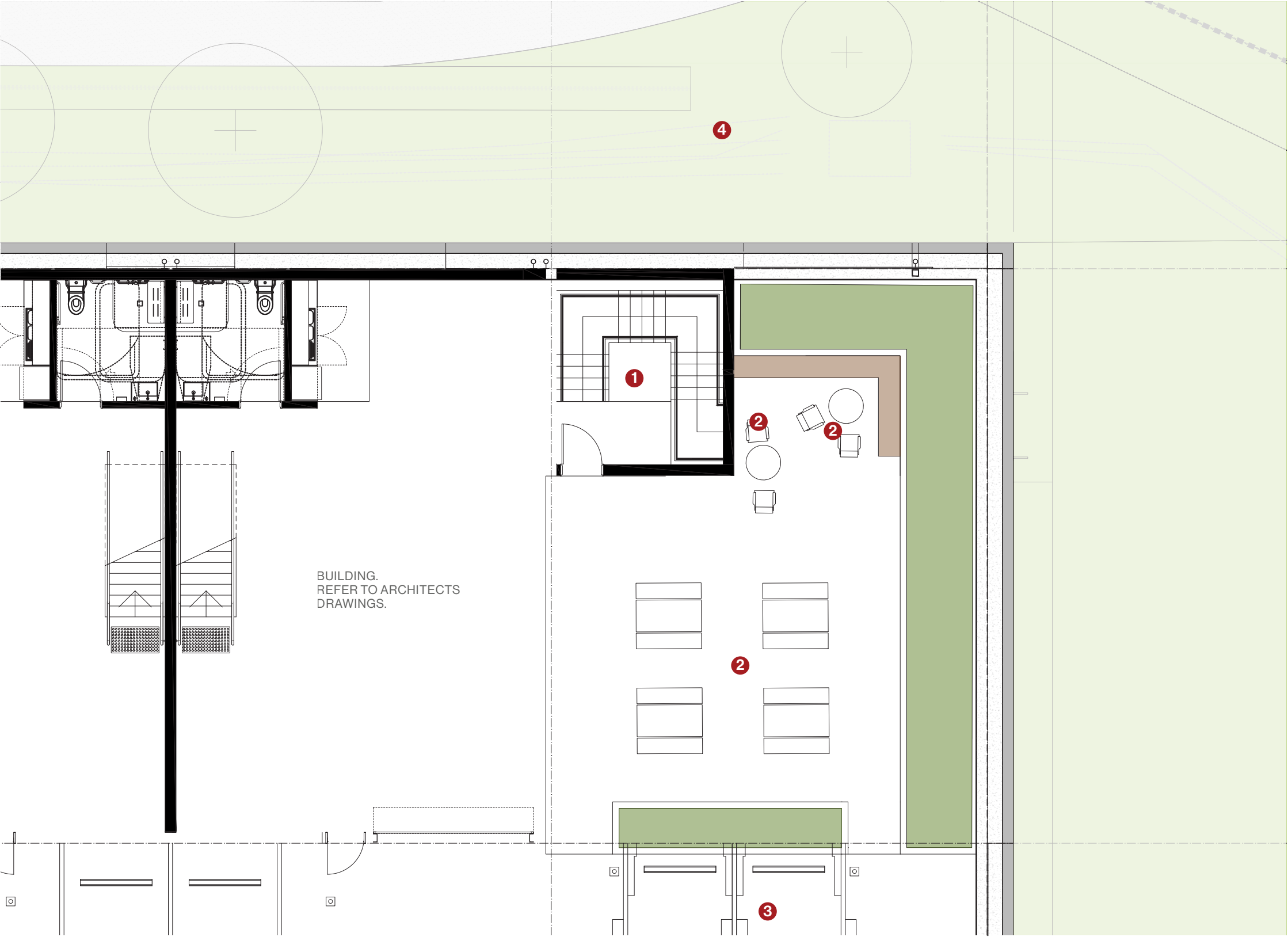
- | | |
|---|---|
|  | Site boundary |
|  | Proposed contour lines. Refer civil drawings |
|  | Concrete path |
|  | General planting |
|  | Decogranite |
|  | Swale as per Civil drawings |
|  | Retaining wall |
|  | Existing retaining wall to be retained |
|  | Raised corten steel edge |
|  | Existing rock to be retained |
|  | Outdoor dining area |
|  | Breakout seating areas |
|  | Building entry |
|  | Cafe / lobby |
|  | Car park. Refer Architects drawings |
|  | Site though link from Warringah Road |
|  | Bike rack |
|  | Retaining wall and spoon drain around building perimeter. Refer Architects drawings |
|  | Pedestrian crossing |
|  | Existing trees to be removed. Refer Tree Management Plan |
|  | Existing trees. Refer Tree Management Plan |
|  | Proposed trees. Refer Tree Management Plan |
|  | Existing stormwater pits/lines to be retained. Refer Civil drawings |
|  | Proposed stormwater pits/lines. Refer Civil drawings |
|  | Existing sewer line. Refer Civil drawings |
|  | Existing power lines. Refer Civil drawings |
|  | Existing communication lines. Refer Civil drawings |
| EX 144.00 | Existing level to be retained |
| RL 144.00 | Proposed contour |



● DETAILED LANDSCAPE PLAN LEVEL 02

















LEGEND

-  Raised planters with groundcover and cascading planting. Refer to Indicative Planting Schedule Level 02
-  Integrated bench seating into raised planter
-  1 Fire stair. Refer Architects drawings
-  2 Outdoor seating and dining
-  3 Car park. Refer Architects drawings
-  4 Landscape to ground level. Refer Detail Landscape Plan Ground Level

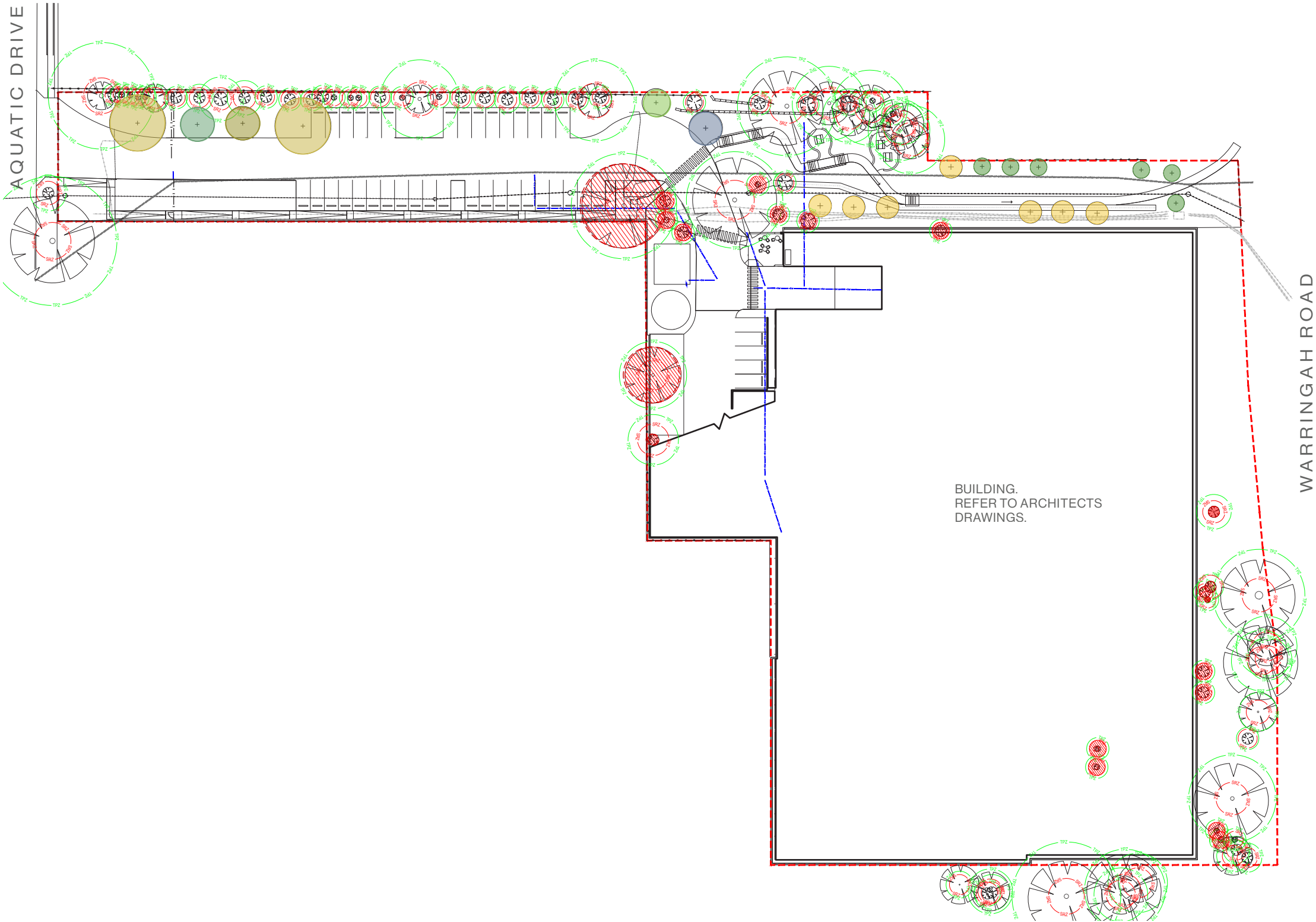


● TREE MANAGEMENT PLAN

LEGEND

	Site Boundary
	Existing tree to be retained. Refer to Arborist Report
	Tree Protection Zone (TPZ). Refer to Arborist Report
	Structural Root Zone (SRZ). Refer to Arborist Report
	Tree to be removed. Refer to Arborist Assessment
	<i>Acacia floribunda</i>
	<i>Angophora costata</i>
	<i>Banksia integrifolia</i>
	<i>Ceratopetalum gummiferum</i>
	<i>Corymbia maculata</i> 'Ribbons of Hope'
	<i>Melaleuca ericifolia</i>
	<i>Tristaniopsis laurina</i>
	Existing sewer lines. Refer Civil drawings
	Existing stormwater lines. Refer Civil drawings
	Proposed stormwater lines. Refer Civil drawings
	Existing communication lines. Refer Civil drawings

- NOTE:
- Tree canopies should be separated 2-5m at maturity
 - Trees should not touch or overhang building
 - Preference should be given to smooth barked and evergreen trees
 - Lower limbs should be removed up to height of 2m above ground



● PLANTING PLAN

LEGEND

1

General planting. Refer Indicative Planting Schedule Ground Floor

2

Swale planting. Refer Indicative Planting Schedule Ground Floor

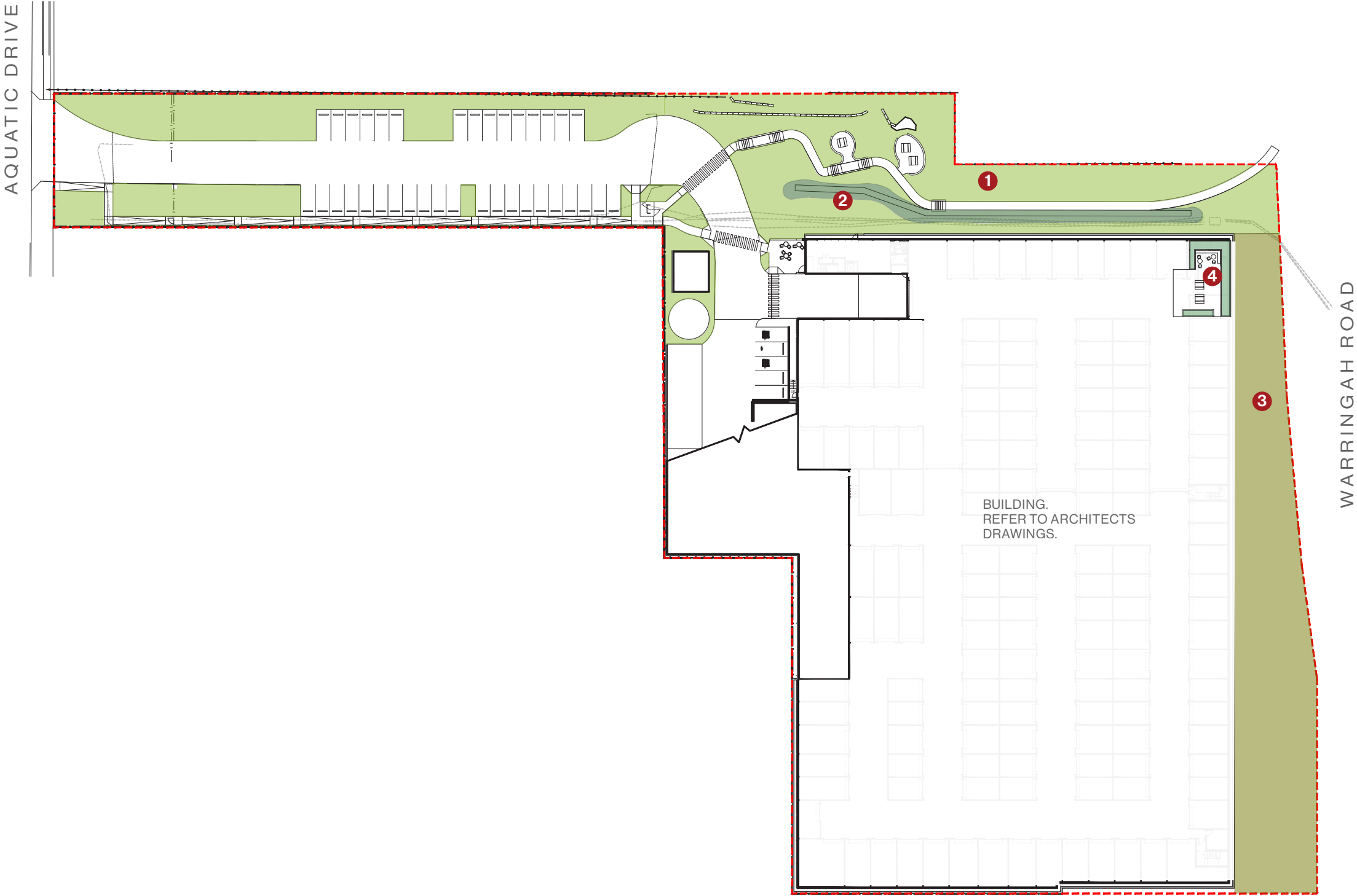
3

Existing vegetation to be retained

4

Groundcover and cascading planting. Refer Indicative Planting Schedule Level 02

Note: Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation as per Bushfire Consultant advice.



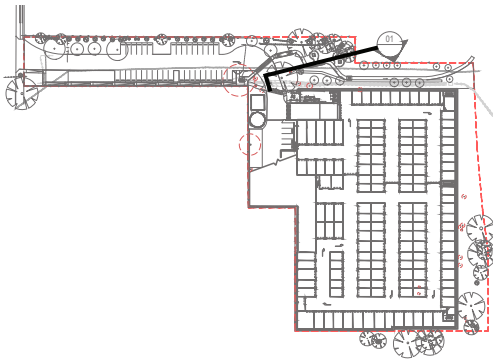
- NOTE:
- Create large discontinuities or gaps in vegetation to slow progress of potential fire towards building
 - Shrubs should not be located underneath trees
 - Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation



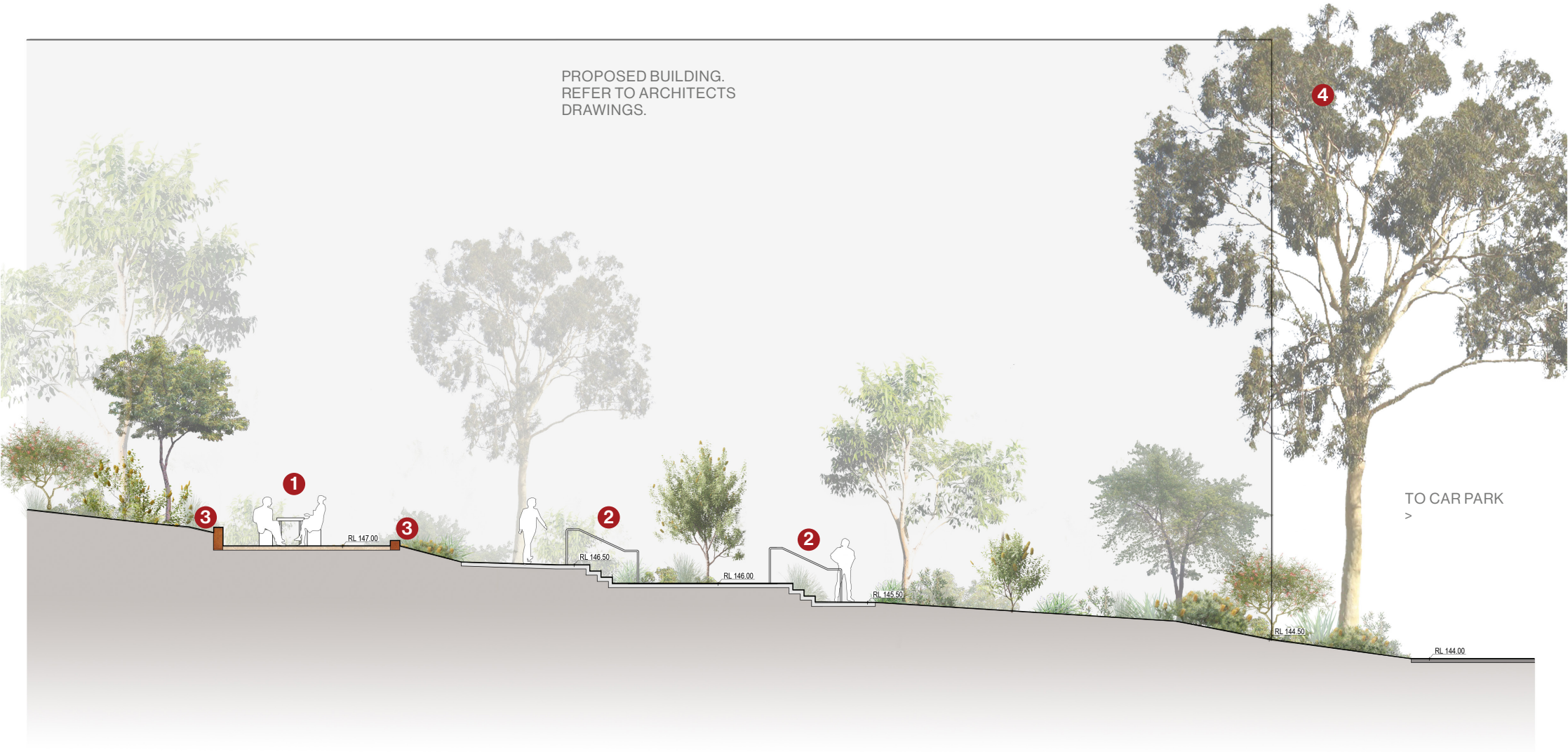
● LANDSCAPE SECTION 01

LEGEND

- 1 Breakout seating area
- 2 Proposed stairs
- 3 Raised corten steel edge
- 4 Existing tree to be retained



TO WARRINGAH
ROAD
<



● INDICATIVE TREE PLANTING SCHEDULE

TREES

SYM	COMMON NAME		MATURE HEIGHT (H)	MATURE WIDTH (W)	POT SIZE	QTY.
AF	<i>Acacia floribunda</i>	Wattle	8 m	4 m	100 L	7
AC	<i>Angophora costata</i>	Sydney Red Gum	15 m	10 m	100 L	2
BI	<i>Banksia integrifolia</i>	Coastal Banksia	15 m	6 m	100 L	1
CG	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	6 m	3 m	100 L	6
CM	<i>Corymbia maculata</i> 'Ribbons of Hope'	Spotted Gum	15 m	5 m	100 L	1
ME	<i>Melaleuca ericifolia</i>	Swamp Paperback	10 m	6 m	100 L	1
TL	<i>Tristaniopsis laurina</i>	Water Gum	15 m	6 m	100 L	1

TREES



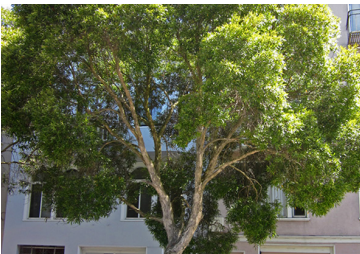
+ ACACIA
floribunda



+ ANGOPHORA
costata



+ BANKSIA
integrifolia



+ TRISTANIOPSIS
laurina



+ CERATOPETALUM
gummiferum



+ CORYMBIA
maculata 'Ribbons of Hope'



+ MELALEUCA
ericifolia

● INDICATIVE PLANTING SCHEDULE

GROUND FLOOR

GENERAL PLANTING

SYM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (H)	MATURE WIDTH (W)	POT SIZE
SHRUBS					
AL	Acacia longifolia	Coastal Wattle	2 m	2 m	300 mm
AT	Acacia terminalis	Sunshine Wattle	6 m	1.5 m	300 mm
BSP	Banksia spinulosa	Hairpin Banksia	3 m	3 m	300 mm
CE	Callistemon citrinus 'Endeavour'	Bottlebrush	3 m	3 m	300 mm
CLJ	Callistemon viminalis 'Little John'	Callistemon	1 m	1 m	300 mm
GM	Grevillea 'Moonlight'	Grevillea 'Moonlight'	5 m	4 m	300 mm
GRG	Grevillea 'Robyn Gordon'	Grevillea 'Robyn Gordon'	1.5 m	1.5 m	300 mm
GRS	Grevillea speciosa 'Red Spider'	Grevillea 'Red Spider'	3 m	2 m	300 mm
LA	Indigofera australis	Australian Indigo	2 m	2 m	300 mm
LP	Leptospermum petersonii	Lemon Scented Tea Tree	5 m	2 m	300 mm
MD	Melaleuca decussata	Cross Leaf Honeymyrtle	2 m	2 m	300 mm
MH	Melaleuca hypericifolia	Hillock Bush	2.5 m	2 m	300 mm
MN	Melaleuca nesophila	Honey Myrtle	5 m	4 m	300 mm
PM	Prostanthera 'Minty'	Mint Bush	2 m	1.5 m	300 mm
GRASSES					
DC	Dianella caerulea	Blue Flax Lily	1 m	2 m	150 mm
DCR	Dichelachne crinita	Longhair Plum Grass	1.5 m	0.8 m	150 mm
FN	Ficinia nodosa	Knobby Club Rush	0.5 m	1 m	150 mm
LT	Lomandra longifolia 'Tanika'	Tanika	0.65 m	0.65 m	150 mm
MS	Microlaena stipoides	Weeping Grass	0.6 m	1 m	150 mm
PK	Poa poiiformis 'Kingsdale'	Tussock Grass	0.45 m	0.45 m	150 mm
RG	Rytidosperma geniculatum	Wallaby Grass	0.9 m	0.6 m	150 mm
TT	Themeda triandra	Kangaroo Grass	1.5 m	0.8 m	150 mm

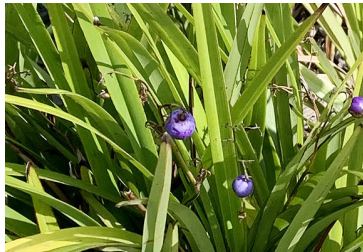
SYM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (H)	MATURE WIDTH (W)	POT SIZE
GROUNDCOVERS					
BS	Boronia serrulata	Native Rose	1 m	1 m	150 mm
CG	Carpobrotus glaucescens	Pig Face	0.3 m	1 m	150 mm
PA	Pelargonium australe	Native Geranium	0.4 m	0.6 m	150 mm
HV	Hardenbergia violacea	Native Sarsaparilla	5 m	3 m	150 mm
DR	Dichondra repens	Kidney Weed	0.1 m	1 m	150 mm
HS	Hibbertia scandens	Guinea Flower	3 m	5 m	150 mm
GO	Goodenia ovata	Goodenia	0.5 m	2 m	150 mm
MP	Myoporum insulare 'Prostrate'	Boobialla	0.5 m	1 m	150 mm
VH	Viola hederacea	Native Violet	0.2 m	0.5 m	150 mm

SWALE PLANTING

SYM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (H)	MATURE WIDTH (W)	POT SIZE
SHRUBS					
MD	Melaleuca decussata	Cross Leaf Honeymyrtle	2 m	2 m	300 mm
GRASSES					
DC	Dianella caerulea	Blue Flax Lily	1 m	2 m	150 mm
FN	Ficinia nodosa	Knobby Club Rush	0.5 m	1 m	150 mm
LT	Lomandra longifolia 'Tanika'	Lomandra Tanika	0.65 m	0.65 m	150 mm
GROUNDCOVERS					
PA	Pelargonium australe	Native Geranium	0.4 m	0.6 m	150 mm

● PLANTING PALETTE GROUND FLOOR

GENERAL PLANTING



+ DIANELLA
caerulea



+ DICHELACHNE
crinita



+ THEMEDA
triandra



+ FICINIA
nodosa



+ PELARGONIUM
australe



+ DICHONDRA
repens



+ GOODENIA
ovata



+ RYTIDOSPERMA
geniculatum



+ LOMANDRA
longifolia 'Tanika'



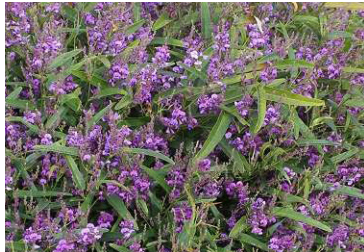
+ MICROLAENA
stripoides



+ POA
poiformis 'Kingsdale'



+ CARPOBROTUS
glaucescens



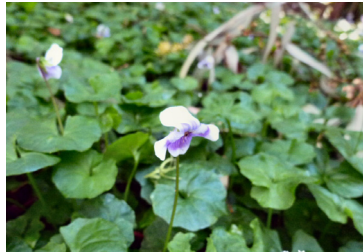
+ HARDENBERGIA
violacea



+ HIBBERTIA
scandens



+ MYOPORUM
insulare 'Prostrate'



+ VIOLA
hederacea



+ GREVILLEA
'Robyn Gordon'



+ INDIGOFERA
australis



+ MELALEUCA
nesophila



+ PROSTANTHERA
'Minty'



+ ACACIA
longifolia



+ BANKSIA
spinulosa



+ CALLISTEMON
viminalis 'Little John'

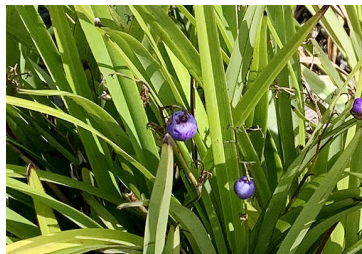


+ GREVILLEA
'Moonlight'

SWALE PLANTING



+ MELALEUCA
decussata



+ DIANELLA
caerulea



+ FICINIA
nodosa



+ LOMANDRA
tanika



+ PELARGONIUM
australe

●

INDICATIVE PLANTING SCHEDULE

LEVEL 02

LEVEL 02 PLANTING

SYM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (H)	MATURE WIDTH (W)	POT SIZE
SHRUBS					
BSP	<i>Banksia spinulosa</i>	Hairpin Banksia	3 m	3 m	300 mm
MN	<i>Melaleuca nesophila</i>	Honey Myrtle	5 m	4 m	300 mm
PM	<i>Prostanthera 'Minty'</i>	Mint Bush	2 m	1.5 m	300 mm
GRASSES					
DC	<i>Dianella caerulea</i>	Blue Flax Lily	1 m	2 m	150 mm
LT	<i>Lomandra longifolia 'Tanika'</i>	Tanika	0.65 m	0.65 m	150 mm
PK	<i>Poa poiformis 'Kingsdale'</i>	Tussock Grass	0.45 m	0.45 m	150 mm
GROUNDCOVERS					
CG	<i>Carpobrotus glaucescens</i>	Pig Face	0.3 m	1 m	150 mm
HS	<i>Hibbertia scandens</i>	Guinea Flower	3 m	5 m	150 mm
MP	<i>Myoporum insulare 'Prostrate'</i>	Boobialla	0.5 m	1 m	150 mm
PO	<i>Rosmarinus officinalis 'Prostrata'</i>	Prostrate Rosemary	0.3 m	1 m	150 m
DA	<i>Dichondra argentea 'Silver Falls'</i>	Silver Falls	0.2 m	1 m	150 m
VH	<i>Viola hederacea</i>	Native Violet	0.2 m	0.5 m	150 mm

PLANTING PALETTE



DIANELLA
caerulea



+ LOMANDRA
longifolia 'Tanika'



+ POA
poiformis 'Kingsdale'



+ CARPOBROTUS
glaucescens



MELALEUCA
nesophila



+ HIBBERTIA
scandens



+ MYOPORUM
insulare 'Prostrate'



+ VIOLA
hederacea



PROSTANTHERA
'Minty'



+ BANKSIA
spinulosa

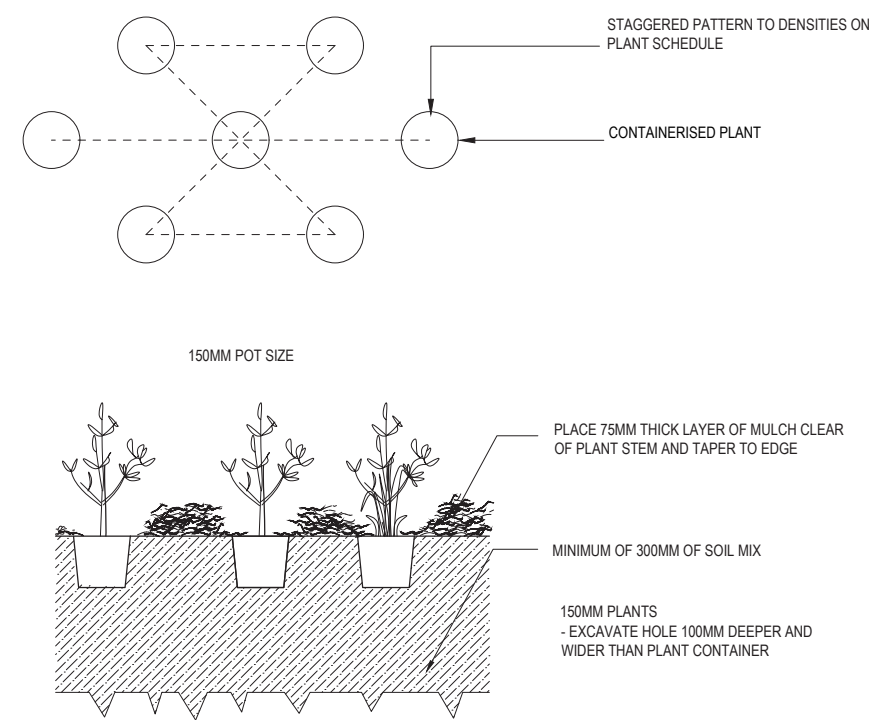


+ ROSMARINUS
officinalis 'Prostrata'

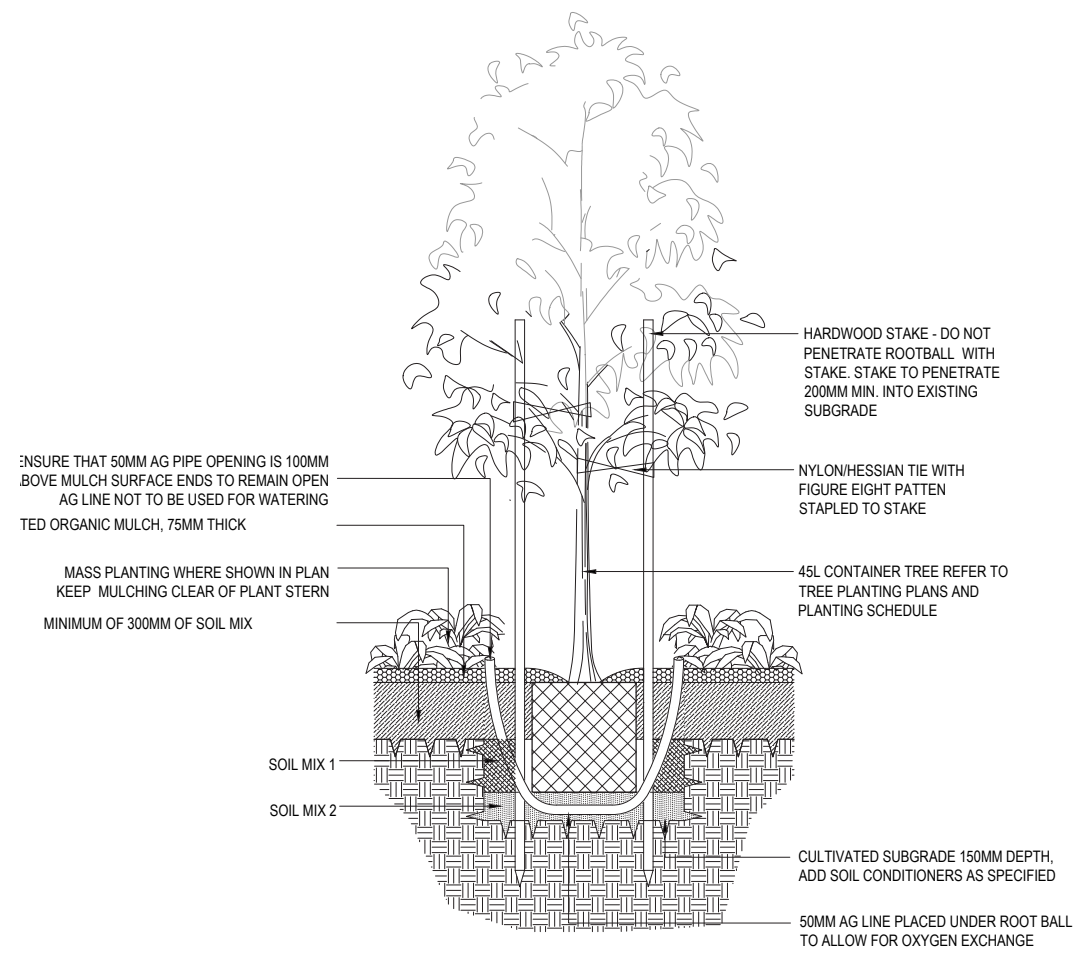


+ DICHONDRA
argentea 'Silver Falls'

TYPICAL SOFTSCAPE DETAILS

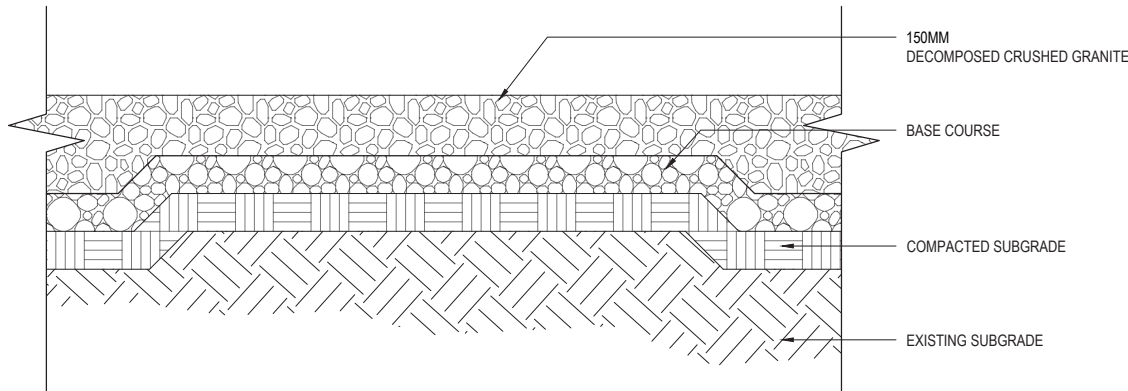


01 MASS PLANTING
1:40@A3

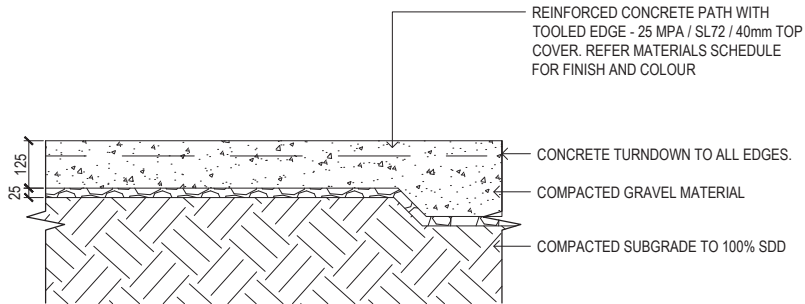


02 TREE ON GRADE
1:40@A3

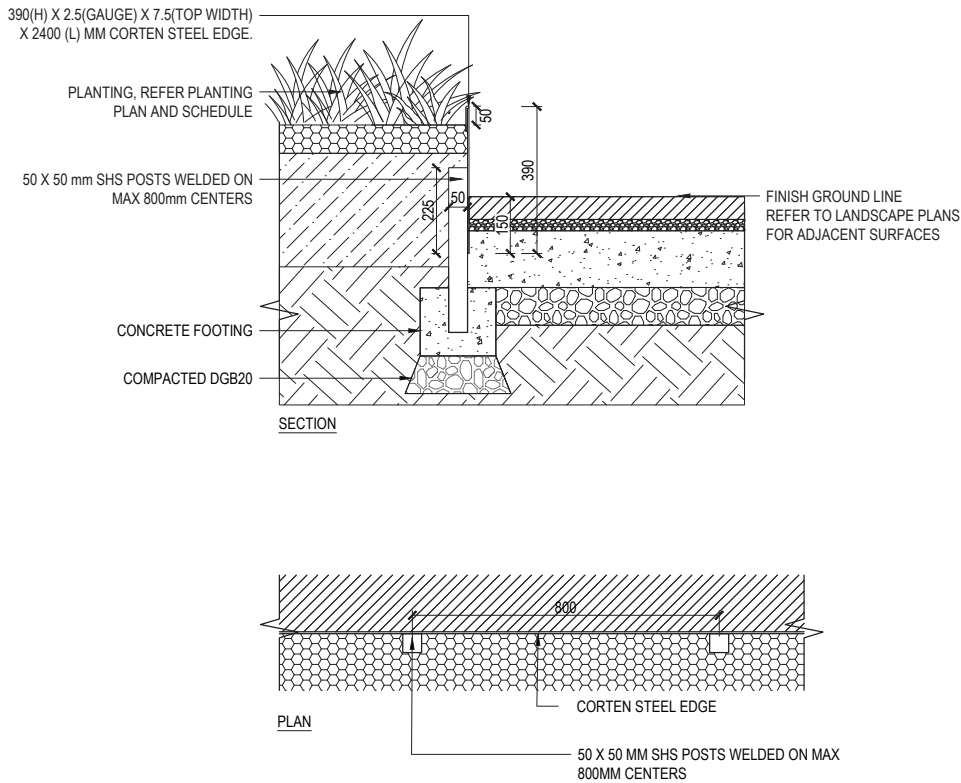
TYPICAL HARDSCAPE DETAILS



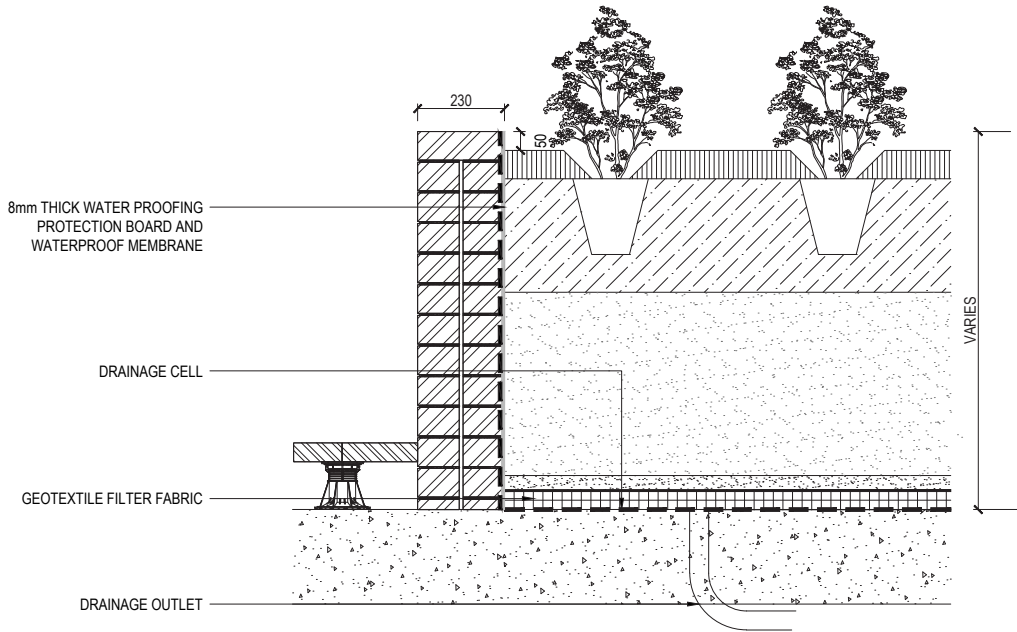
01 DECOGRANITE PAVING
1:20@A3



02 CONCRETE FOOTPATH
1:20@A3



03 RAISED CORTEN STEEL EDGE
1:20@A3



04 RAISED PLANTER
1:20@A3

●

MAINTENANCE SCHEDULE

PLACE Design Group Pty Ltd

PROPOSED MAINTENANCE SCHEDULE

Client:	Goodman Property Services (Aust) Pty Ltd
Project Name:	14 Aquatic Drive, Frenchs Forest
Precinct Name:	All areas with softscaping
Works Description:	Maintenance of Soft Landscape areas
Maintenance Period:	12 Months from Practical Completion
SOFTSCAPE AREAS:	Car Park Planting, External Laneway, Front Entry

TASK DESCRIPTION:	FREQUENCY: 0-6 Months	FREQUENCY: 6 - 12 Months
Trees Visual inspection of all trees Manually inspect water levels to trees Inspect damage to trees Replace any taping to trees Prune dead or damaged branches Check for and report pests & diseases Replace failed or damaged trees Spray in accordance with manufacturers recommendations Adjust &/or replace stakes & ties where necessary Lower limbs should be removed up to 2m above the ground as per Bushfire Consultant advice	<i>Fortnightly in summer/Monthly in Winter</i> <i>Fortnightly in summer/Monthly in Winter</i> <i>Fortnightly in summer/Monthly in Winter</i> <i>Fortnightly in summer/Monthly in Winter</i> <i>Fortnightly in summer/Monthly in Winter</i> <i>Fortnightly</i> <i>Fortnightly/As required</i> <i>As required</i> <i>As required</i> <i>As required</i>	Monthly in summer/Once in Winter Monthly in summer/Once in Winter Monthly in summer/Once in Winter Monthly in summer/Once in Winter Monthly in summer/Once in Winter Monthly in summer/Once in Winter Monthly Monthly/As required As required As required As required
Mulch Remove litter & debris from mulch areas Remove weed growth in mulch areas Top up mulch levels	<i>Fortnightly</i> <i>Fortnightly</i> <i>Annually</i>	Monthly Monthly Annually
Plants Check for and report pests & diseases Spray in accordance with manufacturers recommendations Prune damaged or dead branches Remove weed growth in plant areas Replace failed or damaged plants Adjust &/or replace stakes & ties where necessary	<i>Fortnightly</i> <i>Fortnightly</i> <i>Fortnightly</i> <i>Fortnightly</i> <i>Fortnightly/As required</i> <i>Fortnightly/As required</i>	Monthly Monthly Monthly Monthly Monthly/As required Monthly/As required
General Watering Irrigation to all garden beds Hand water to individual pots	Weekly first 6 months/Fortnightly there after dependent on Weekly first 6 months/Fortnightly there after dependent on	Monthly dependent on rainfall conditions Monthly dependent on rainfall conditions
Urgent works Report any theft, damage or vandalism	<i>Weekly</i>	As required

ADDITIONAL WORKS / COMMENTS:
Post practical completion. Refer to the owner's standard maintenance specification.
Maintence to be undertaken weekly by maintenance staff.

**place
design
group.**

North Queensland
South East Queensland
New South Wales

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