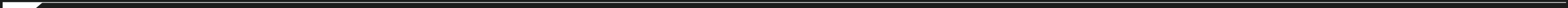


14 AQUATIC DRIVE STRATA INDUSTRIAL

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:	AM, LD
Revision Number:	07
Revision Issue Date:	10/10/2025
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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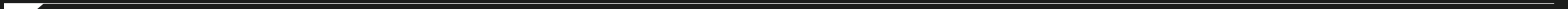
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01

LANDSCAPE ANALYSIS



CONTEXT ANALYSIS

LEGEND

Site Boundary



02

LANDSCAPE DESIGN

● PRECEDENTS



+ Seating bench with planting



+ Picnic table and seating amongst planting



+ Raised corten edge



+ Deco granite paving



+ Outdoor cafe style seating



+ Concrete path

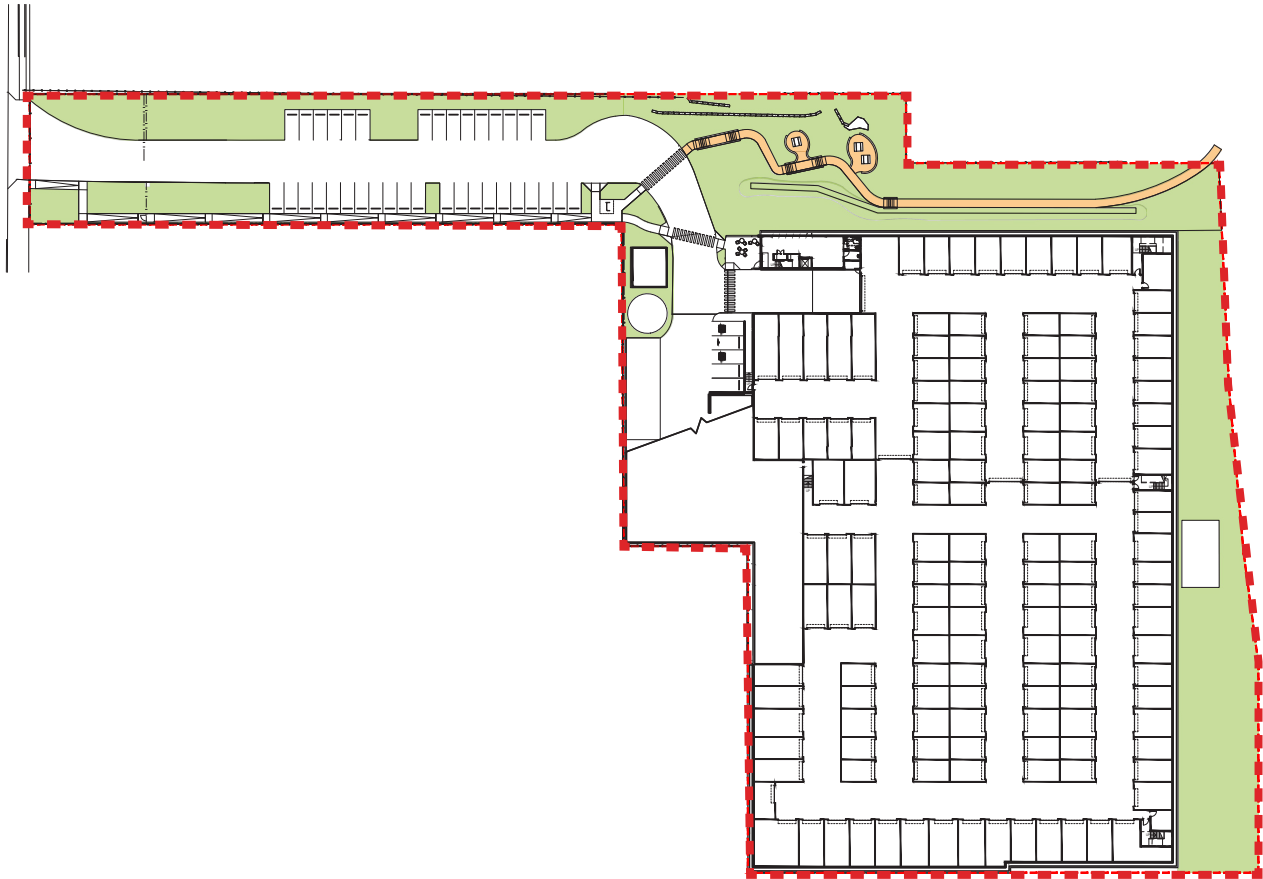


+ Bike rack



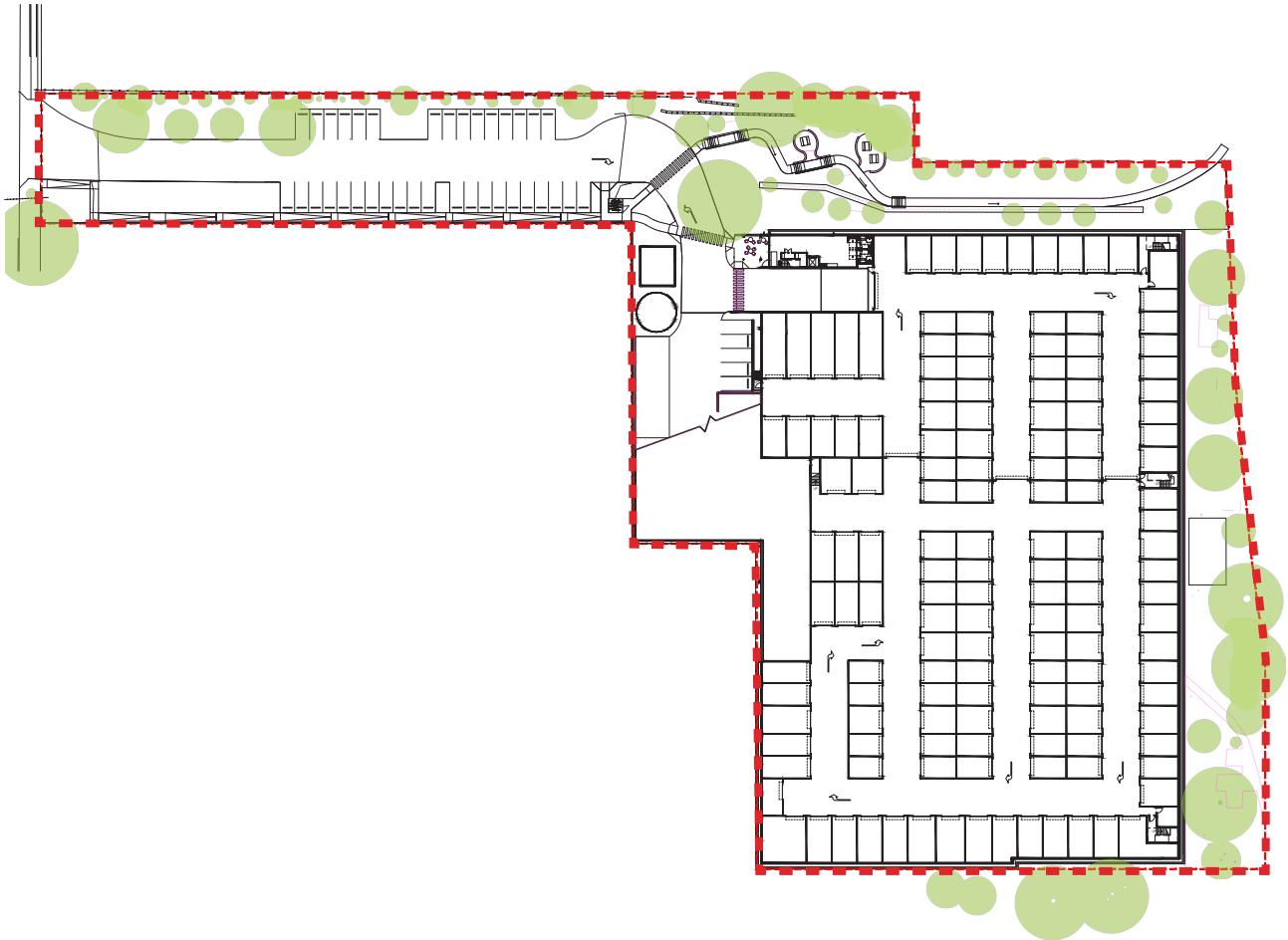
+ Cascading planting

● DEEP SOIL & CANOPY COVER



DEEP SOIL

LEGEND		
	Site Extent	15481m2
	Deep Soil (landscape only):	23.5%
	Deep Soil (landscape and path/ deco areas):	24.5%



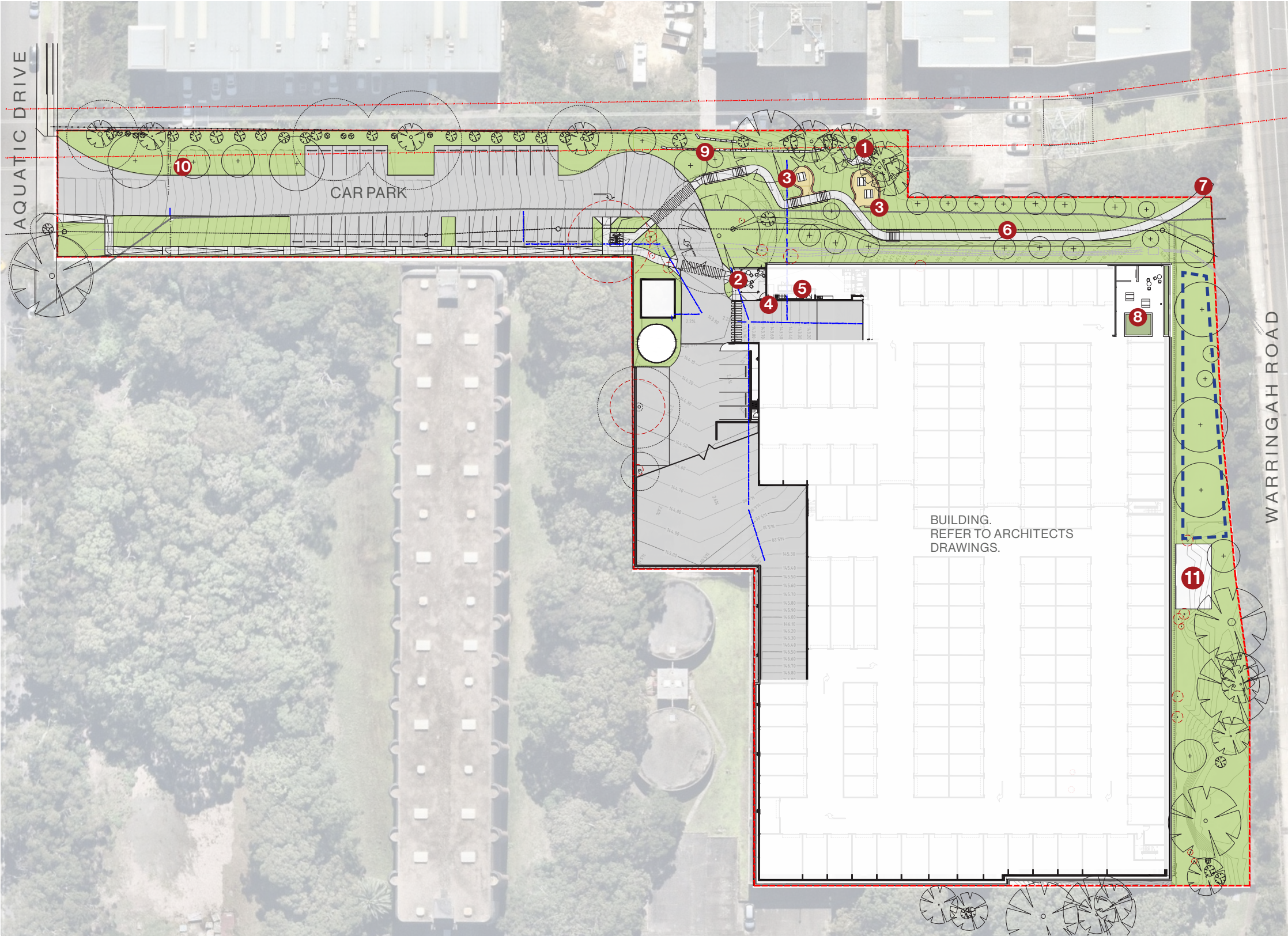
CANOPY COVER

LEGEND		
	Site Extent	15481m2
	Canopy Cover:	15%

OVERALL LANDSCAPE PLAN

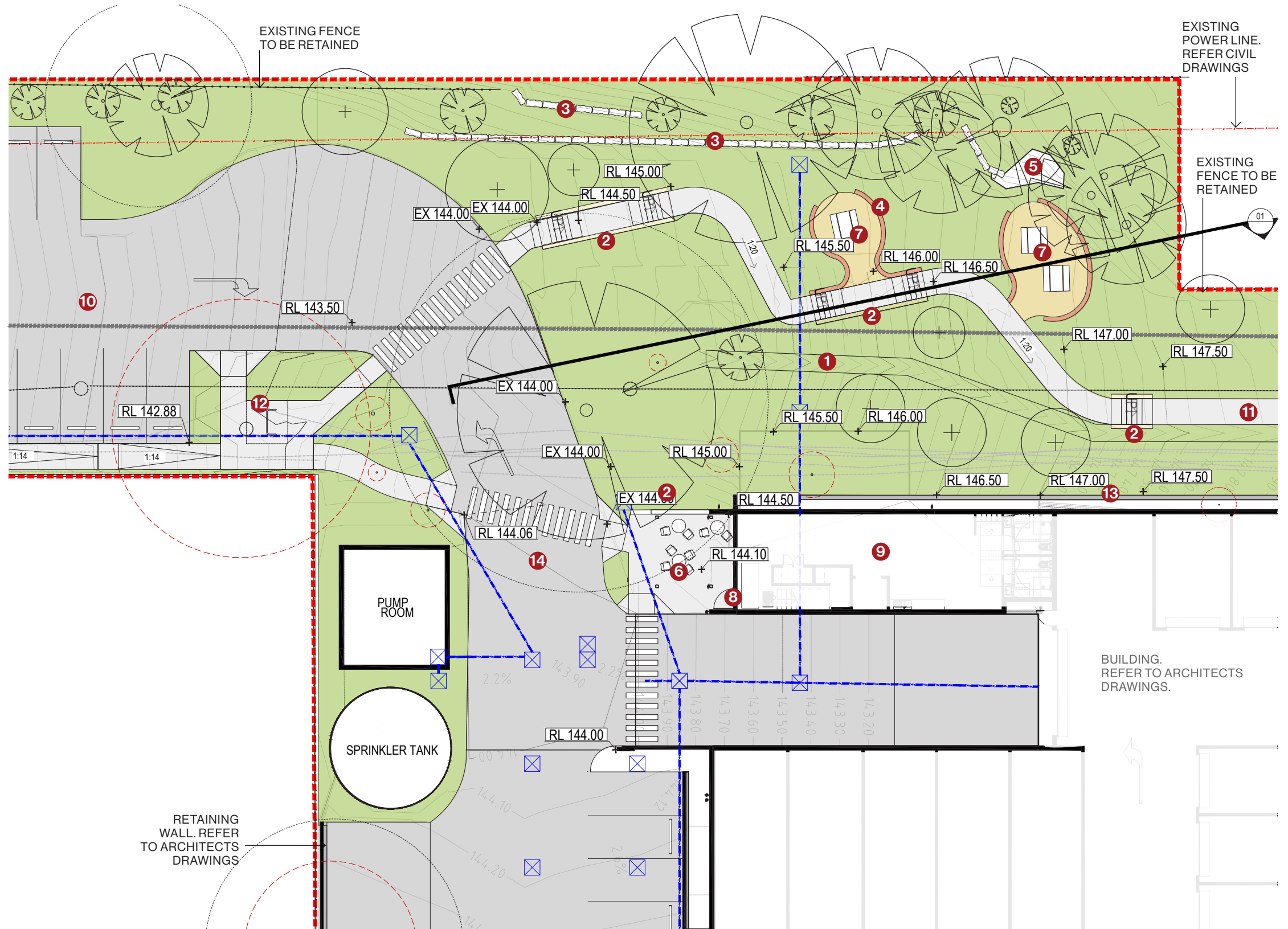
LEGEND

- Site boundary
- Concrete path
- Car park. Refer architects drawings
- General planting
- Decogranite
- Retaining wall
- Raised corten steel edge
- Existing hardstand to be demolished and in filled with mass planting
- 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 substation to be demolished. New substation proposed. Refer engineers package.
- 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

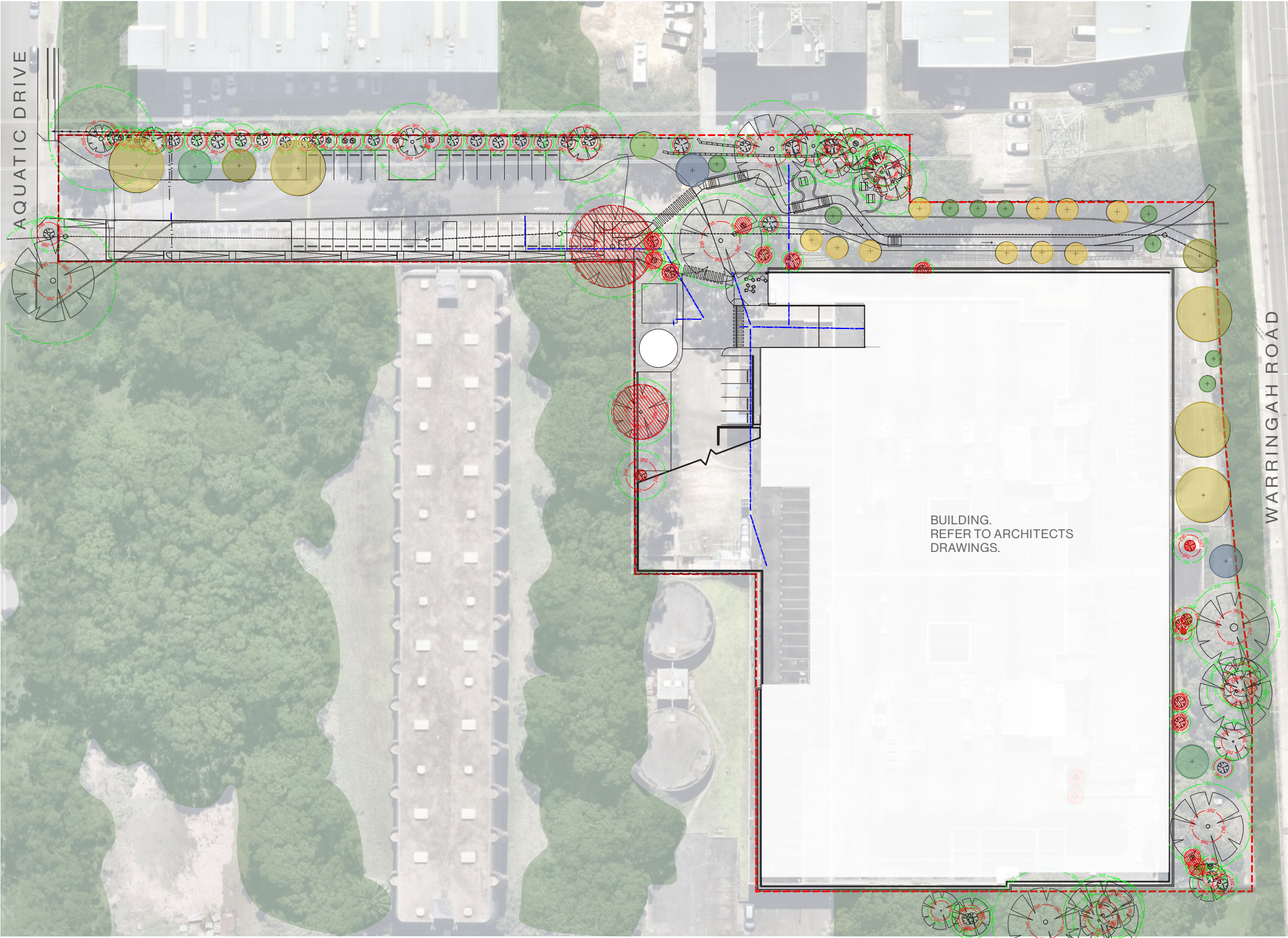


● TREE MANAGEMENT PLAN

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 linifolia</i>
	<i>Angophora costata</i>
	<i>Banksia serrata</i>
	<i>Ceratopetalum gummiferum</i>
	<i>Eucalyptus haemastoma</i>
	<i>Leptospermum trinervium</i>
	<i>Tristaniopsis laurina</i>
	Existing tree canopy outside of scope of works
	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

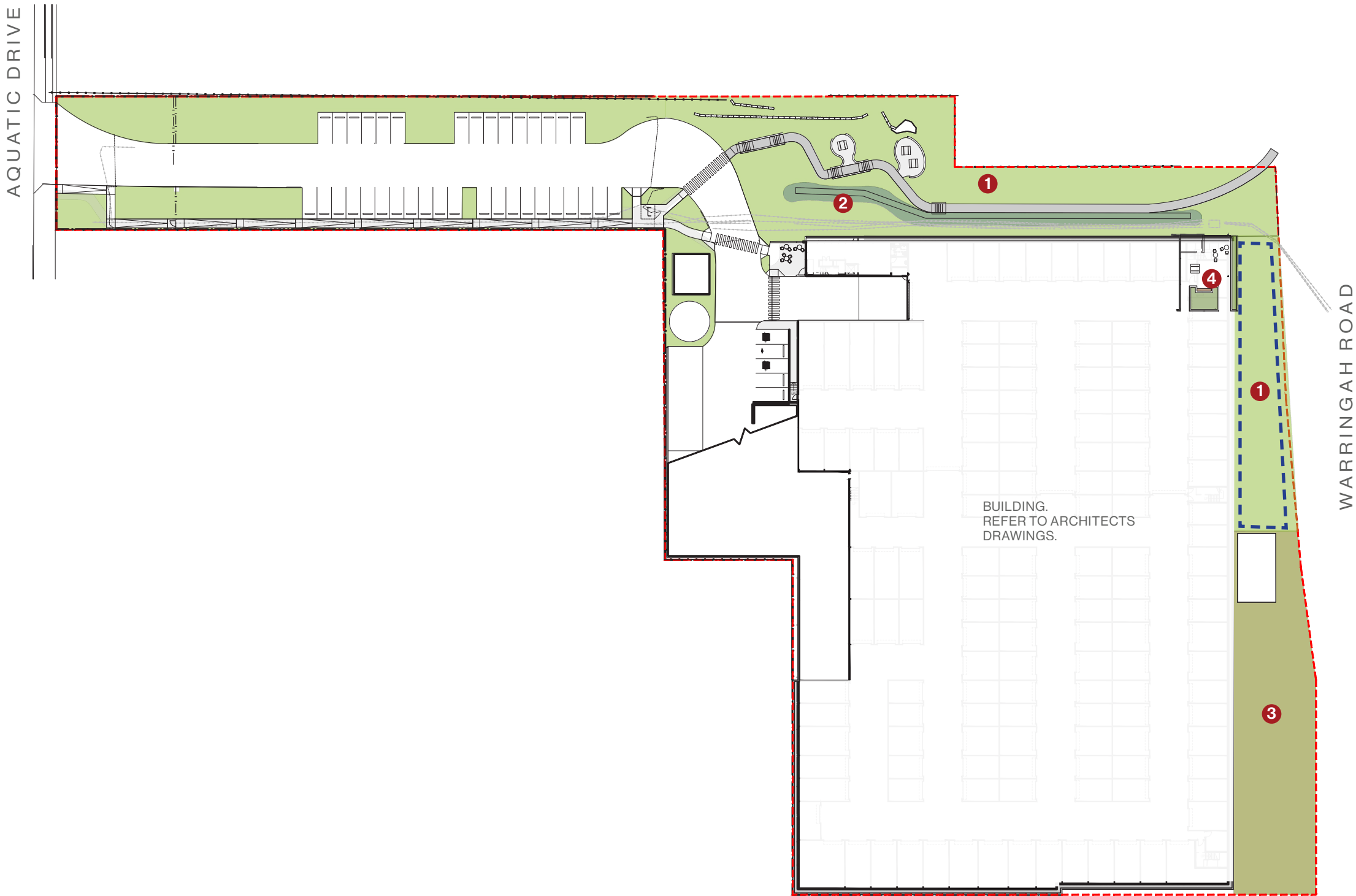
4

Groundcover and cascading planting. Refer Indicative Planting Schedule Level 02

Existing hardstand to be demolished and in filled with mass planting

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.

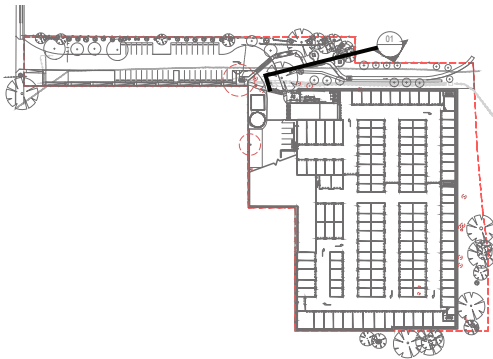
- NOTE:
- Create large discontinuities or gaps in vegetation to slow progress of potential fire towards building
 - Shrubs should not be located underneath trees
 - Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation



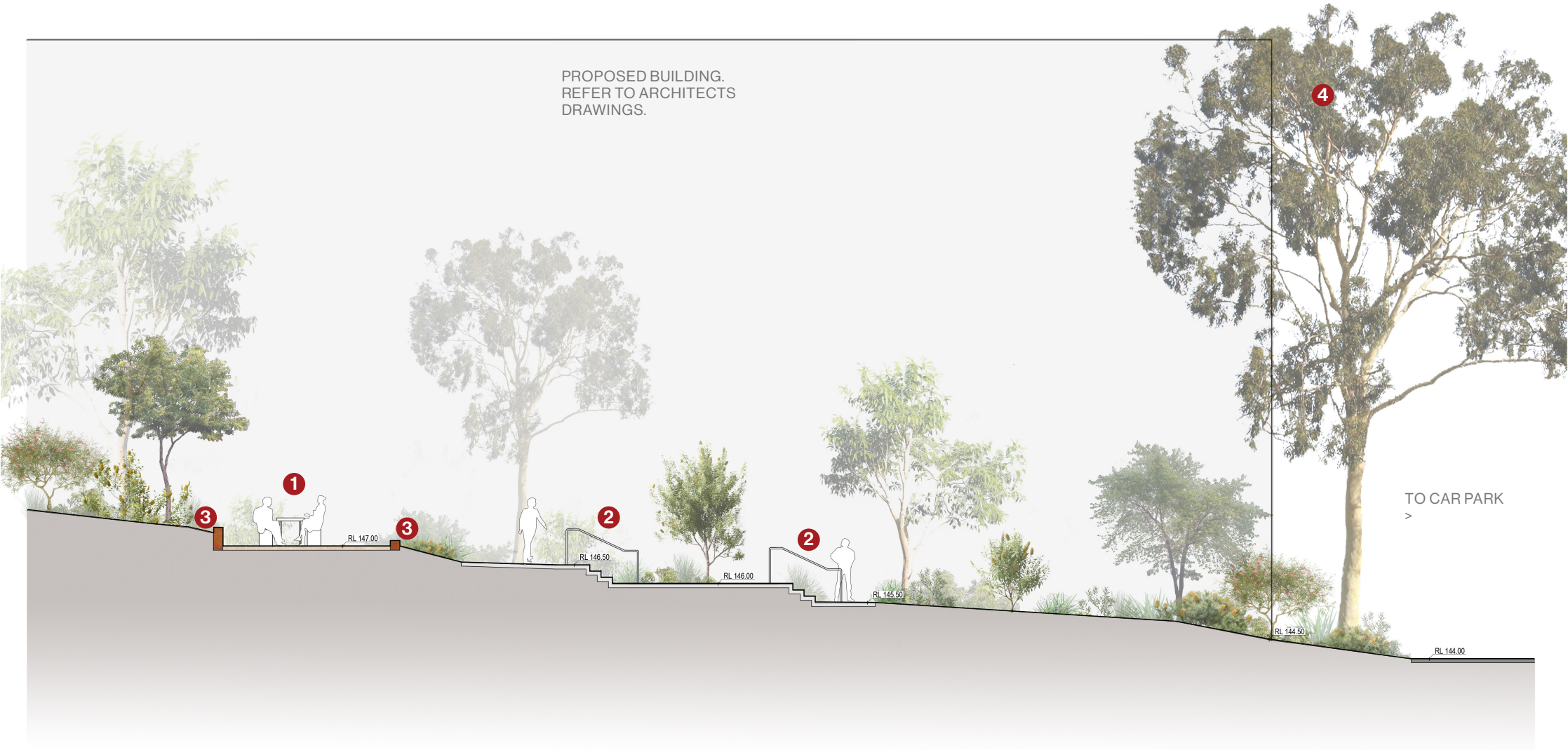
● LANDSCAPE SECTION 01

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.
AC	<i>Angophora costata</i>	Sydney Red Gum	15 m	10 m	100 L	5
AL	<i>Acacia linifolia</i>	White Wattle	5 m	3 m	100 L	10
BS	<i>Banksia serrata</i>	Coastal Banksia	15 m	4 m	100 L	2
CG	<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	6 m	3 m	100 L	9
EG	<i>Eucalyptus haemastoma</i>	Broadleaf scribbly gum	15 m	8 m	100 L	1
LT	<i>Leptospermum trinervium</i>	Wooly-tea tree	5 m	3 m	100 L	1
TL	<i>Tristaniopsis laurina</i>	Water Gum	15 m	6 m	100 L	2

TREES



+ ANGOPHORA
costata



+ ACACIA
linifolia



+ BANKSIA
serrata



+ TRISTANIOPSIS
laurina



+ CERATOPETALUM
gummiferum



+ EUCALYPTUS
haemastoma



+ LEPTOSPERMUM
trinervium

● INDICATIVE PLANTING SCHEDULE

GROUND FLOOR

GENERAL PLANTING

SYM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (H)	MATURE WIDTH (W)	POT SIZE
SHRUBS					
AM	Acacia myrtifolia	Myrtle Wattle	2 m	2 m	300 mm
AS	Acacia suaveolens	Sweet Wattle	5 m	1.5 m	300 mm
BL	Boronia ledifolia	Show Boronia	1.5 m	1 m	300 mm
BS	Banksia spinulosa	Hairpin Banksia	3 m	3 m	300 mm
GC	Grevillea 'caleyi'	Grevillea 'Caley'	4 m	4 m	300 mm
GB	Grevillea buxifolia	Grevillea 'Grey Spider'	1.5 m	1.5 m	300 mm
GL	Grevillea linearfolia	Grevillea linearfolia	2 m	1.5 m	300 mm
LP	Leptospermum trinervium	Tea Tree	4 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	Banksia serrata	Old man Banksia	m	4 m	300 mm
PM	Lomatia silaifolia	Crinkle Bush	1.5 m	1.5 m	300 mm
GRASSES					
DC	Dianella caerulea	Blue Flax Lily	1 m	2 m	150 mm
DCR	Entolasia stricta	Wiry Panic	1 m	0.8 m	150 mm
LO	Lomandra obliqua	Twisted Mat rush	0.4m	0.6 m	150 mm
LT	Lomandra longifolia	Tanika	0.65 m	0.65 m	150 mm
MS	Micrantheum ericoides	Heath Myrtle	0.4m	0.7 m	150 mm
PK	Poa poiformis 'Kingsdale'	Tussock Grass	0.45 m	0.45 m	150 mm
TT	Themeda triandra	Kangaroo Grass	1.5 m	0.8 m	150 mm
GROUNDCOVERS					
BP	Boronia pinnata	Boronia	1 m	1 m	150 mm
HS	Hibbertia bracteata	Guinea Flower	1 m	1 m	150 mm
GO	Goodenia ovata	Goodenia	0.5 m	2 m	150 mm
PA	Patersonia sericea	Purple flag	0.5 m	0.5 m	150 mm

SYM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (H)	MATURE WIDTH (W)	POT SIZE
MP	Myoporum insulare 'Prostrate'	Boobialla	0.5 m	1 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
LO	Lomandra obliqua	Twisted Mat rush	0.4m	0.6 m	150 mm
LT	Lomandra longifolia 'Tanika'	Lomandra Tanika	0.65 m	0.65 m	150 mm
GROUNDCOVERS					
Ds	Dampiera stricta	Blue Dampiera	0.5 m	0.5 m	150 mm

●

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
LS	<i>Lomatia silaifolia</i>	Crinkle Bush	1.5 m	1.5 m	300 mm
GRASSES					
DC	<i>Dianella caerulea</i>	Blue Flax Lily	1m	2 m	150 mm
LT	<i>Lomandra longifolia</i> 'Tanika'	Tanika	0.65 m	0.65 m	150 mm
PK	<i>Xanthorrhoea media</i>	Grass tree	0.45 m	1m	150 mm
GROUNDCOVERS					
CG	<i>Carpobrotus glaucescens</i>	Pig Face	0.3 m	1m	150 mm
BS	<i>Billardiera scandens</i>	Apple berry	1.5 m	3 m	150 mm
BH	<i>Bossiaea heterophylla</i>	Bossiaea	0.5 m	1m	150 mm
DA	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls	0.2 m	1m	150 m
DS	<i>Dampiera stricta</i>	Blue Dampiera	0.5 m	0.5 m	150 mm

PLANTING PALETTE



+ DIANELLA
caerulea



+ LOMANDRA
longifolia 'Tanika'



+ XANTHORRHOEA
media



+ CARPOBROTUS
glaucescens



+ MELALEUCA
nesophila



+ BILLARDIERA
scandens



+ BOSSIAEA
heterophylla



+ DAMPIERA
stricta



+ LOMATIA
silaifolia

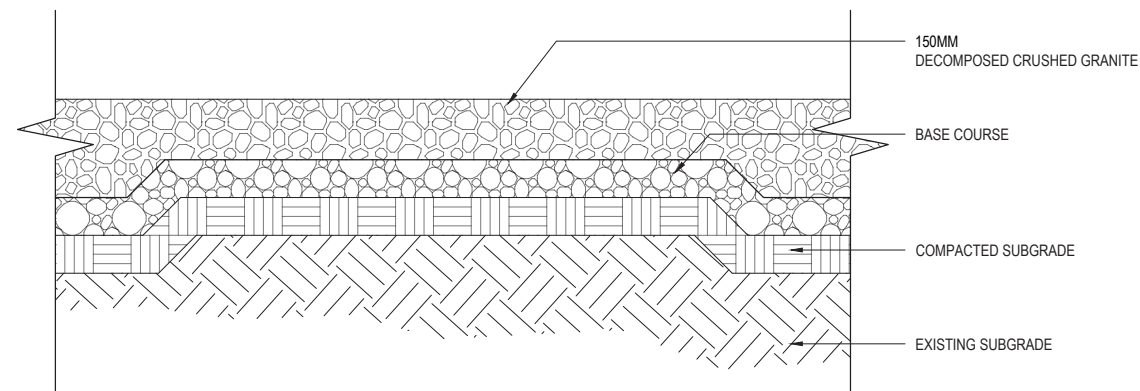


+ BANKSIA
spinulosa

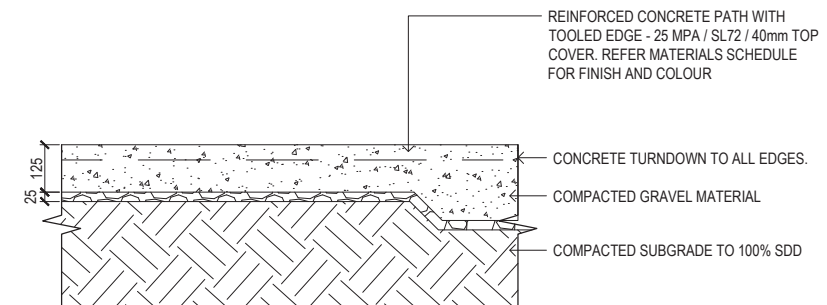


+ DICHONDRA
argentea 'Silver Falls'

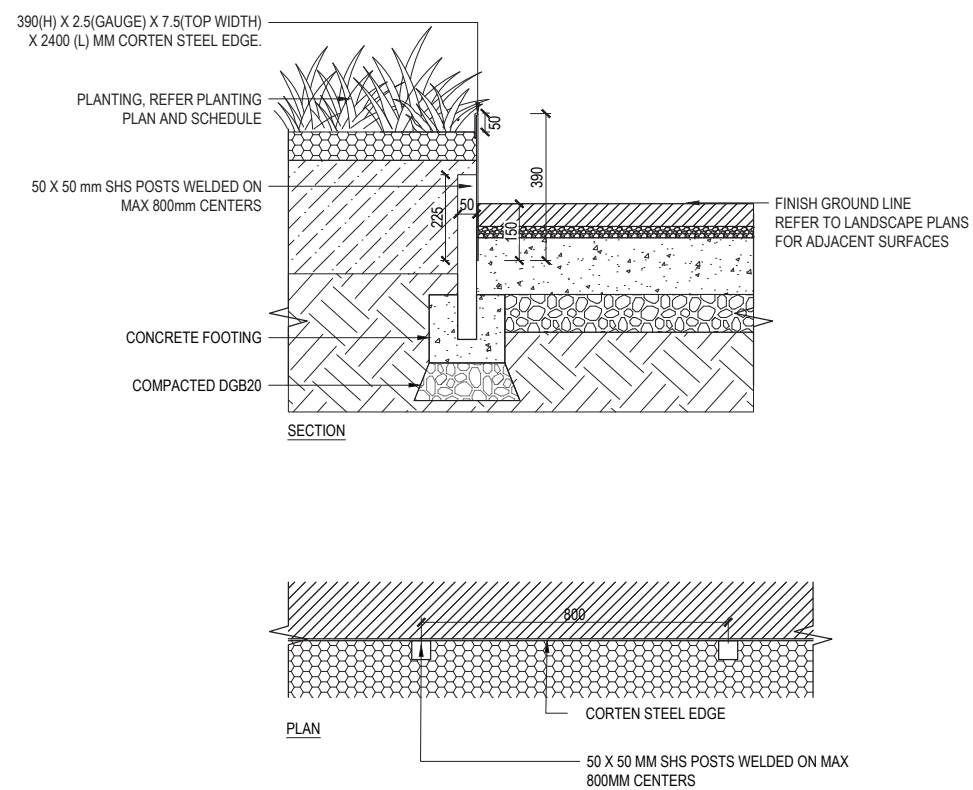
TYPICAL HARDSCAPE DETAILS



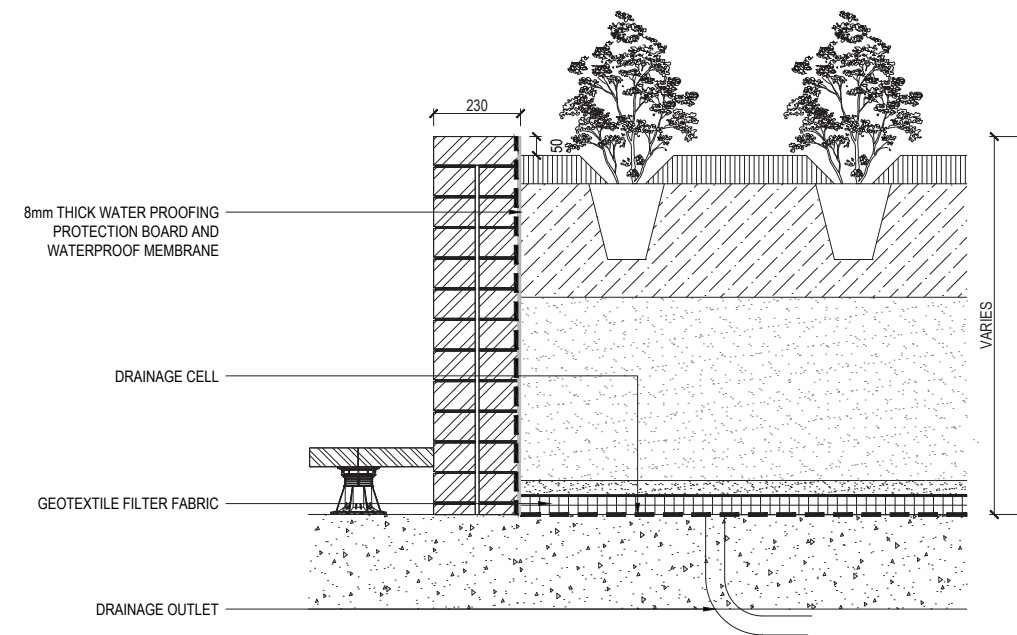
01 DECOGRANITE PAVING
1:20@A3



02 CONCRETE FOOTPATH
1:20@A3

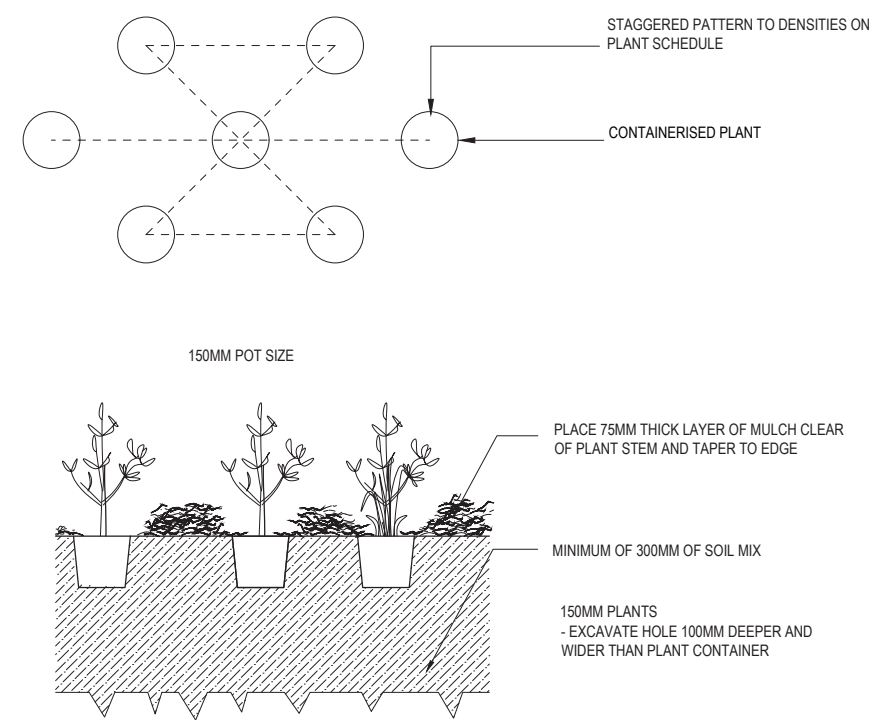


03 RAISED CORTEN STEEL EDGE
1:20@A3

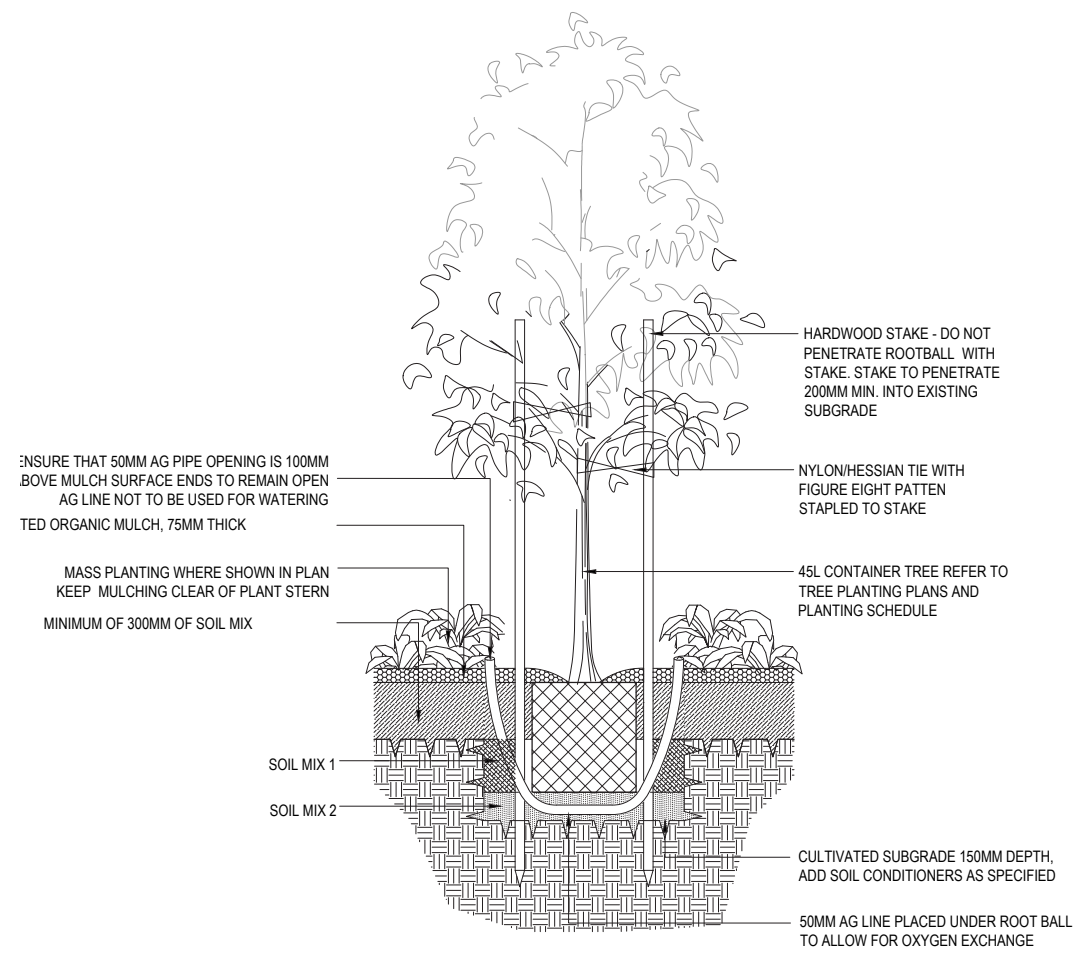


04 RAISED PLANTER
1:20@A3

TYPICAL SOFTSCAPE DETAILS



01 MASS PLANTING
1:40@A3



02 TREE ON GRADE
1:40@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.

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group.

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South East Queensland
New South Wales

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