

# 45-57 MOXON ROAD, PUNCHBOWL, NSW, 2196

## Landscape Documentation for State Significant Development Application



Department of Planning,  
Housing and Infrastructure

Issued under the *Environmental Planning and Assessment Act 1979*  
Approved application number: SSD-55266460  
  
Granted on: 19 July 2024  
  
Signed: JF      Sheet number: 1 of 12




 SITE BOUNDARY

IMAGE TAKEN FROM NEARMAP 2022 

### Design Summary

This landscape plan meets the requirements of the Minister’s Project Specific SEARS regarding trees and landscaping. The proposed design is intended to provide a positive outcomes for 45-57 Moxon Road, Punchbowl in terms of landscaping areas and contributing to urban tree canopy. The location of the existing trees on site can be found on the detail plans SSD-03 to SSD-06. This in conjunction with the arborist report (Canopy Consulting) specifies the number of trees to be retained and removed. The landscape area will amount to 3,451 sqm which is 10% of the total site area. Within this landscape area approximately 3,044 sqm will be deep soil. All tree species chosen will reach a height of 5m and greater to ensure adequate canopy coverage is achieved. This will help in particular to provide screening from the southern and eastern boundaries of site and soften the built form. The view from the streetscape will be seen as layers of native groundcovers, shrubs both small, medium and large, and two rows of canopy trees to create a high quality landscape. The tree selection consists mainly of ingenious and natives species with one deciduous exotic tree used to highlight site entrances as a form of wayfinding. Of the native trees selected, Eucalyptus are positioned to provide shade to hardstand areas, helping to mitigate the urban heat island effect. This landscape plan will help to increase the urban tree canopy cover with 229 proposed trees on site that will provide shade, screening and amenity to 45-57 Moxon Road Punchbowl.

### Drawing Register

Dwg No.	Drawing Name			
SSD-00	Landscape Cover Sheet	SSD-06	Landscape Detail Plan 4	
SSD-01	Landscape Masterplan	SSD-07	Upper Floors Detail Plans	
SSD-02	Canopy Calculation	SSD-08	Landscape Section AA	
SSD-03	Landscape Detail Plan 1	SSD-09	Landscape Sections BB & CC	
SSD-04	Landscape Detail Plan 2	SSD-10	Specifications & Details	
SSD-05	Landscape Detail Plan 3	SSD-11	Plant Schedule & Imagery	



 SITE PLAN

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

**SSD-00**



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Architect:



Project Manager:



Scale:	Date:	Job Number:	North:	Revision				
N/A	04.10.23	220907		Rev	Date	Description	Drawn	Checked
Project: 45-57 Moxon Road, Punchbowl, NSW 2196				E	04.04.23	FOR SSD	KC	BG
				F	25.05.23	FOR SSD	KC	BG
				G	15.09.23	FOR SSD	KC	BG
				H	04.10.23	FOR SSD	KC	BG




Native tree planting of species to include *Elaeocarpus eumundi* and *Elaeocarpus reticulatus*. This is to be underplanted with shrubs and groundcovers comprising of *Lissanthe strigosa*, *Hibbertia diffusa* and *Dianella longifolia*.

Planting in natural ground of native shrubs and groundcovers to include *Ozothamnus diosmifolius*, *Kunzea ambigua* and *Lomandra filiformis*

Shade tolerant species to car park blisters undercover

Tall screening hedge to boundary of site



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LANDSCAPE AREA CALCULATION

Proposed landscape area = 3, 451m2 (10% of site area)

Native canopy trees to screen building underplanted with understorey *Elaeocarpus eumundi* trees

Sprinkler tank & Pump room

TRUCK & CAR EXIT

MOXON ROAD

Feature *Cercis canadensis* 'Forest Pansy' trees to highlight pedestrian entrance to site

Layered planting of native species to include *Acmeena* 'Sublime', *Correa alba* and *Pratia pedunculata*

Shade tolerant species to car park blisters undercover

CAR ENTRY & EXIT

Feature *Cercis canadensis* 'Forest Pansy' trees to highlight entrances to site

Canopy trees to frontage of site comprising of native species *Eucalyptus eugenioides* and *Eucalyptus fibrosa*

Low groundcovers around signage area

TRUCK & CAR ENTRY

Feature *Cercis canadensis* 'Forest Pansy' trees to highlight entrances to site

Mix of layered native planting with plants including *Lomandra longifolia* 'Tanika' and *Doryanthes excelsa*

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

**SSD-01**



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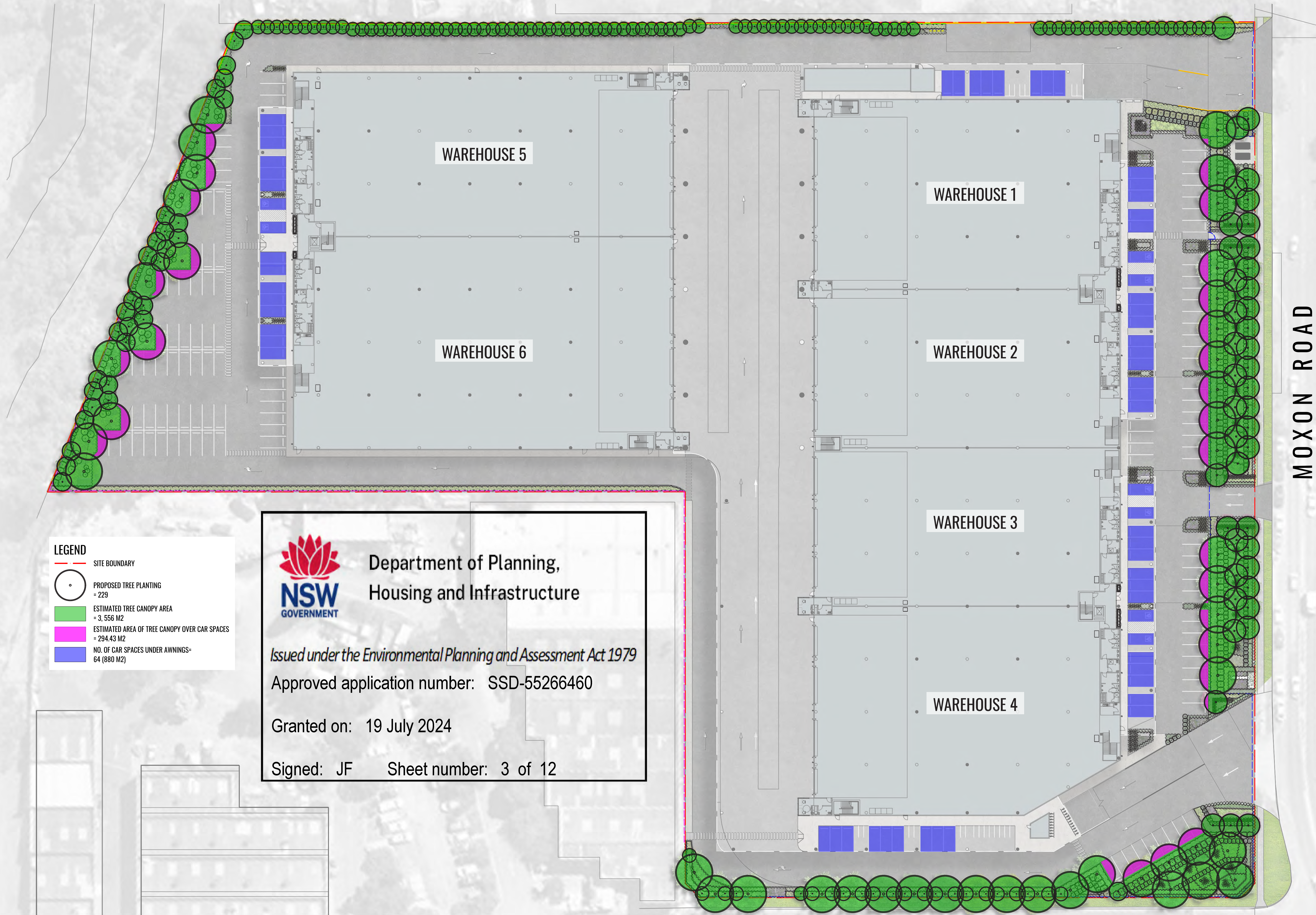
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Project:	45-57 Moxon Road, Punchbowl, NSW 2196										

45-57 Moxon Road,  
Punchbowl, NSW 2196





**LEGEND**

- SITE BOUNDARY
- PROPOSED TREE PLANTING  
= 229
- ESTIMATED TREE CANOPY AREA  
= 3,556 M2
- ESTIMATED AREA OF TREE CANOPY OVER CAR SPACES  
= 294.43 M2
- NO. OF CAR SPACES UNDER AWNINGS=  
64 (880 M2)



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Drawing Title:  
**Canopy Calculation**  
DWG No:

**SSD-02**

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Project Manager:



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					H	04.10.23	FOR SSD	KC	BG		





- LEGEND**
- SITE BOUNDARY
  - PROPOSED TREES
  - EXISTING TREES TO BE RETAINED
  - EXISTING TREES TO BE REMOVED
  - PROPOSED SHRUBS
  - ACCENT/FEATURE SHRUBS
  - HEDGE/MASS PLANTING
  - PROPOSED GROUNDCOVERS
  - PALISADE FENCE TO ARCHITECTS DETAILS
  - CHAIN WIRE FENCE TO ARCHITECTS DETAILS
  - PROPOSED SIGN TO ARCHITECTS DETAILS
  - RETAINING WALL TO ENGINEERS DETAILS
  - EXISTING LEVELS
  - PROPOSED LEVELS
  - ROOT BARRIER
  - TROUGH PLANTERS



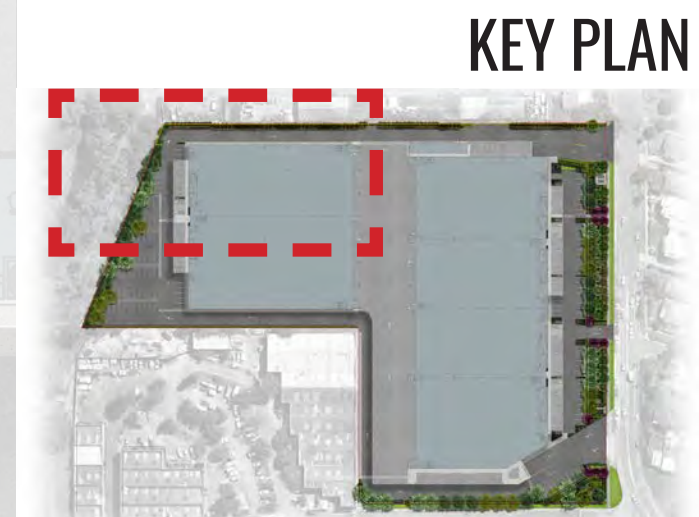
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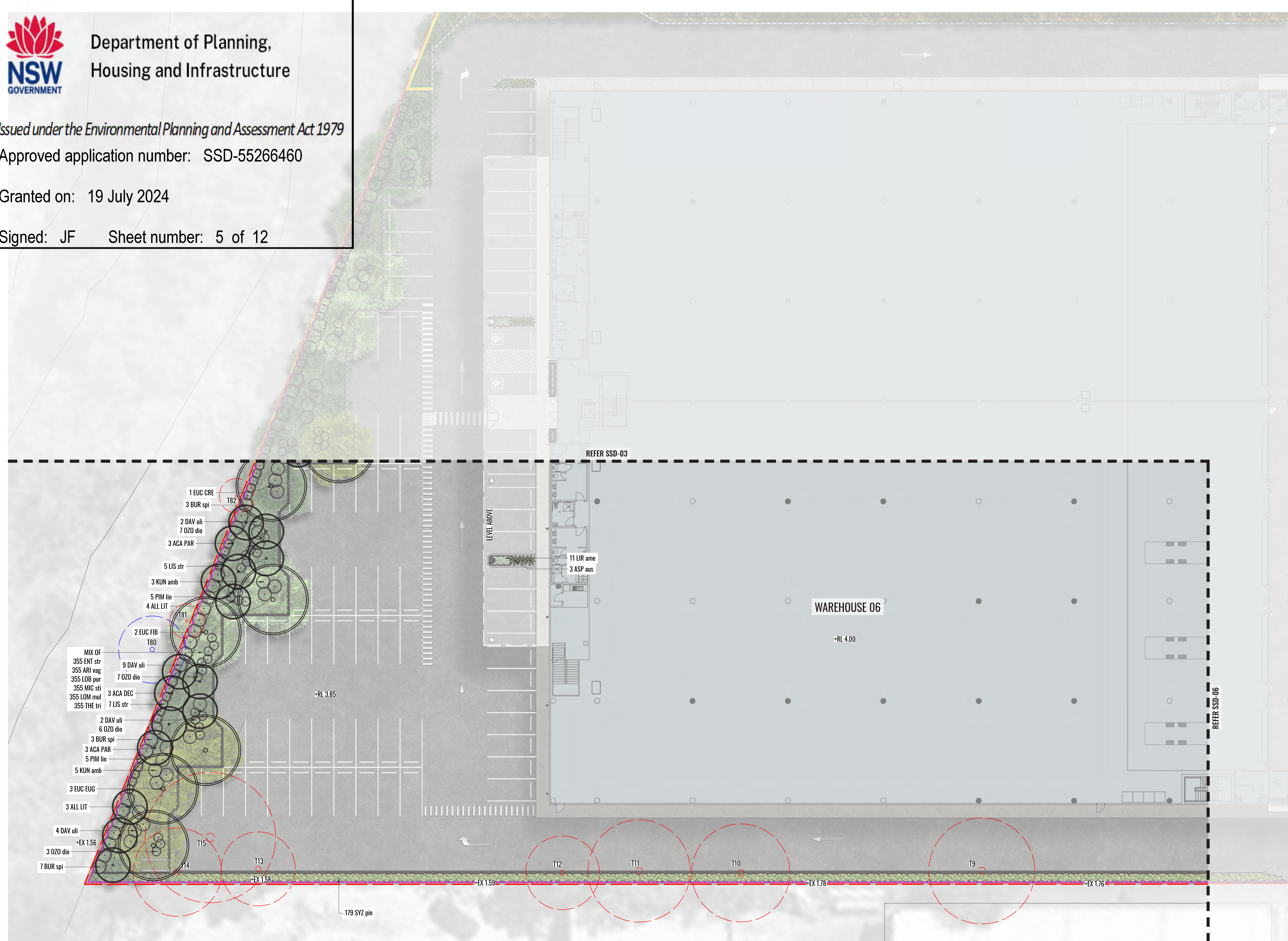
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- LEGEND**
- SITE BOUNDARY
  - PROPOSED TREES
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  - PROPOSED LEVELS
  - ROOT BARRIER
  - TROUGH PLANTERS

KEY PLAN



Drawing Title:  
**Landscape Detail Plan 2**  
DWG No:

**SSD-04**


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Architect:

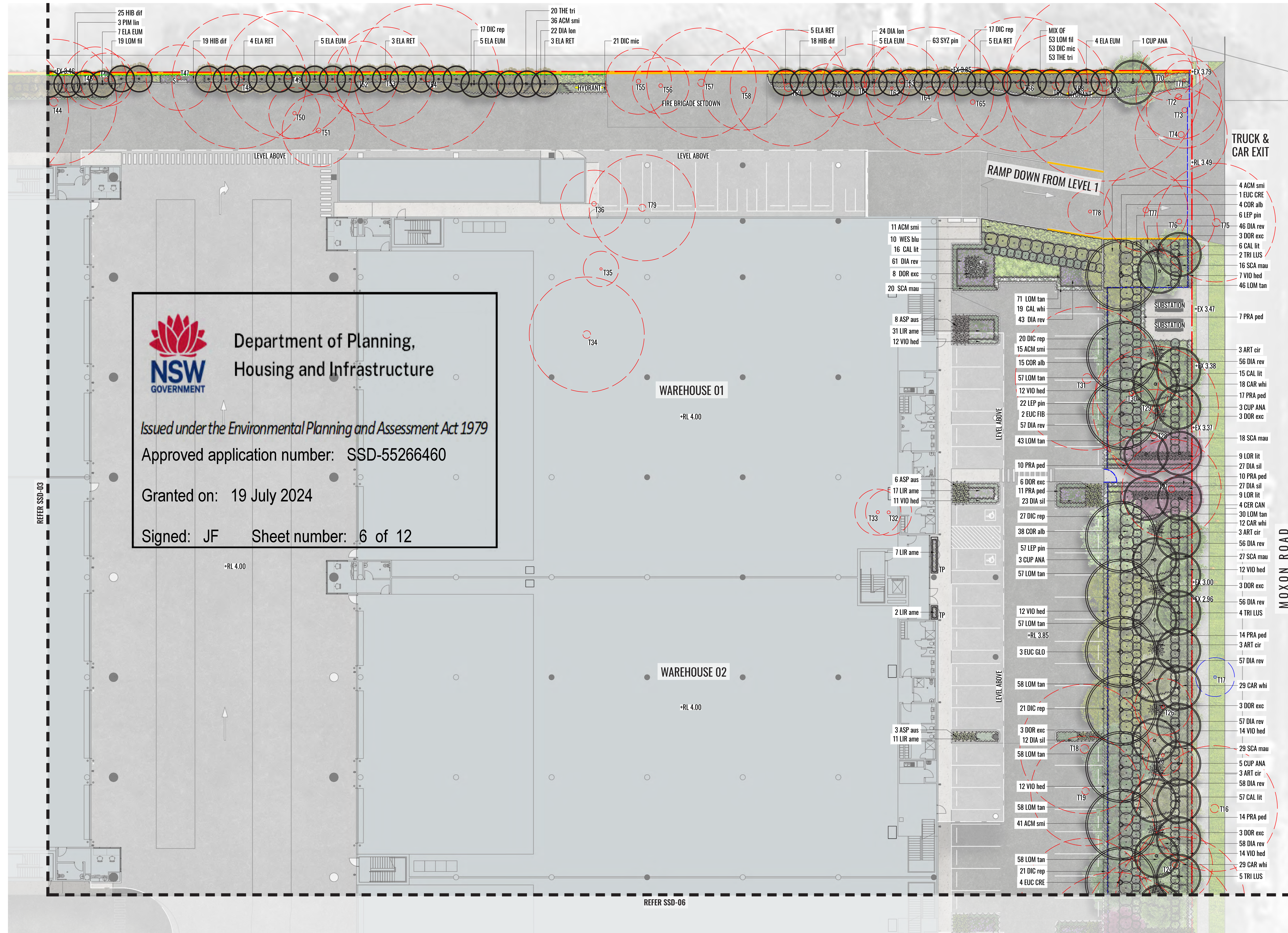


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Project:				<b>H</b>	04.10.23	FOR SSD		KC	BG	





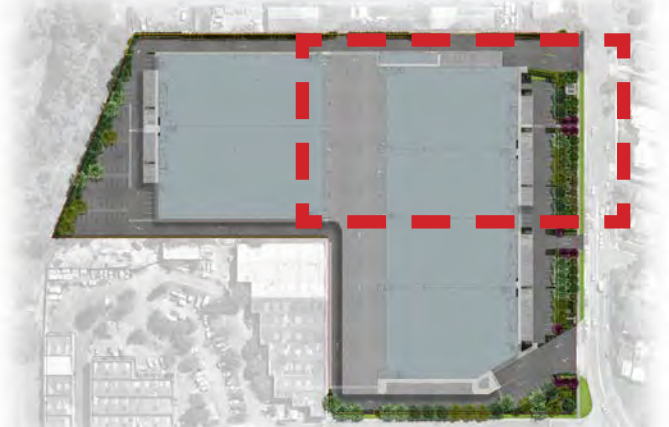
- LEGEND**
- SITE BOUNDARY
  - PROPOSED TREES
  - EXISTING TREES TO BE RETAINED
  - EXISTING TREES TO BE REMOVED
  - PROPOSED SHRUBS
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  - RETAINING WALL TO ENGINEERS DETAILS
  - EXISTING LEVELS
  - PROPOSED LEVELS
  - ROOT BARRIER
  - TROUGH PLANTERS

TRUCK & CAR EXIT

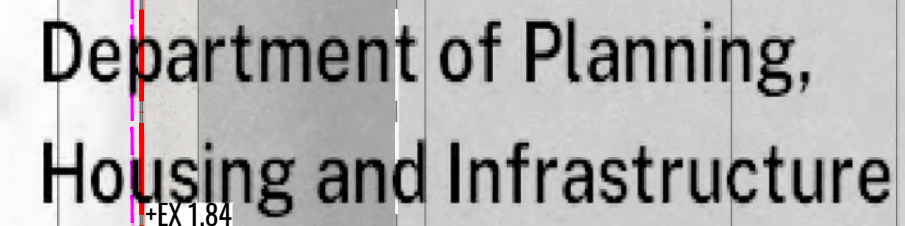
RAMP DOWN FROM LEVEL 1

MOXON ROAD

KEY PLAN



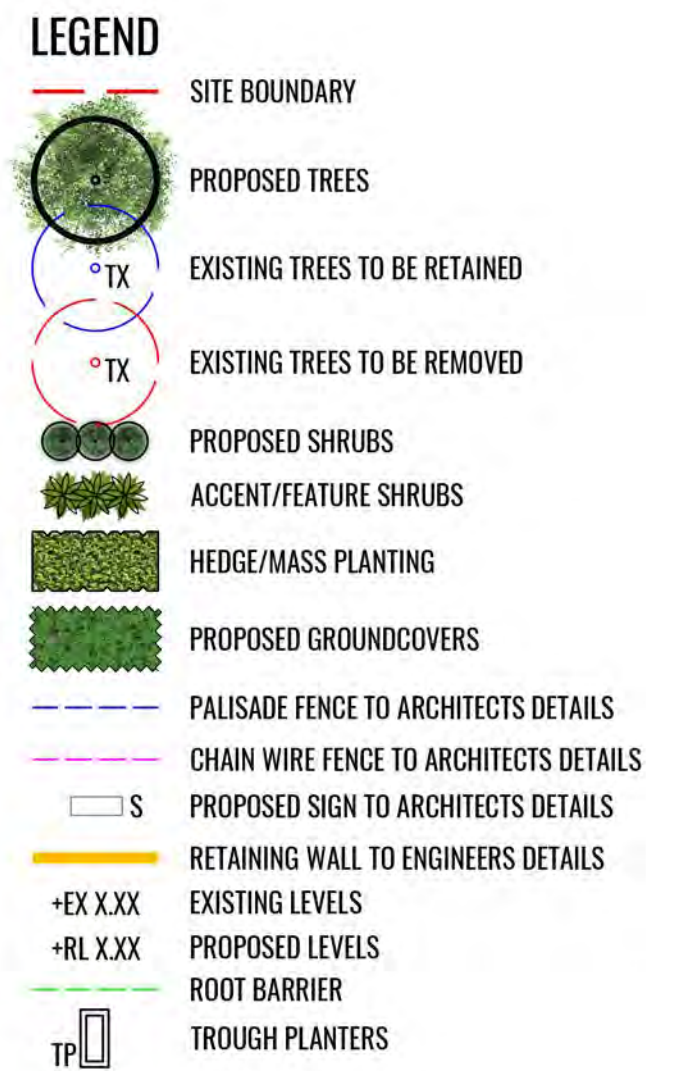




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## KEY PLAN



Drawing Title:  
**Landscape Detail Plan 4**  
DWG No:

# SSD-06

**GEO SCAPES**  
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**Architect:**

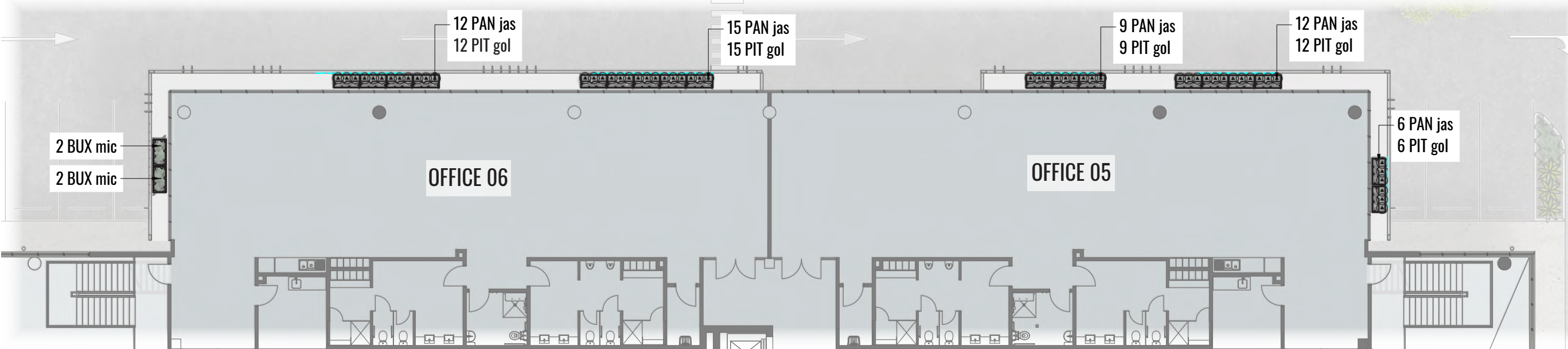


**Project Manager:**



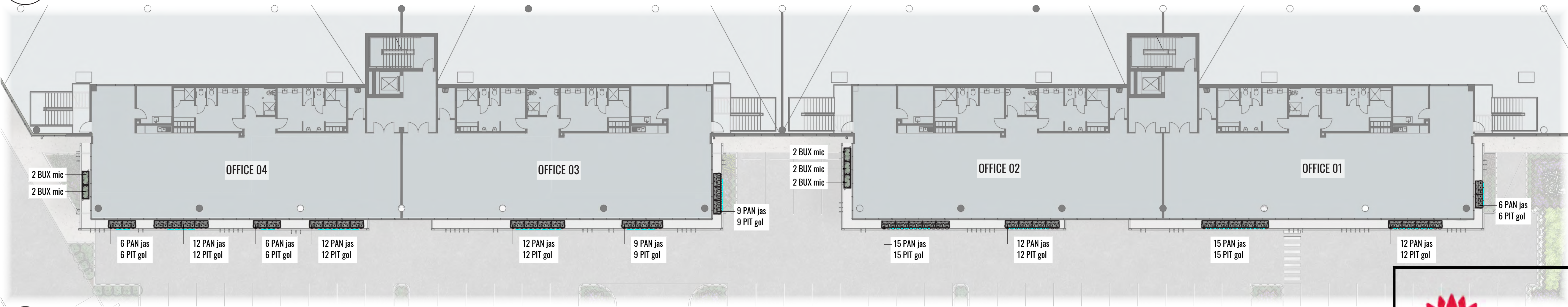
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<b>Project:</b> 45-57 Moxon Road, Punchbowl, NSW 2196				Rev	Date	Description	Drawn	Checked
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				<b>H</b>	04.10.23	FOR SSD	KC	BG





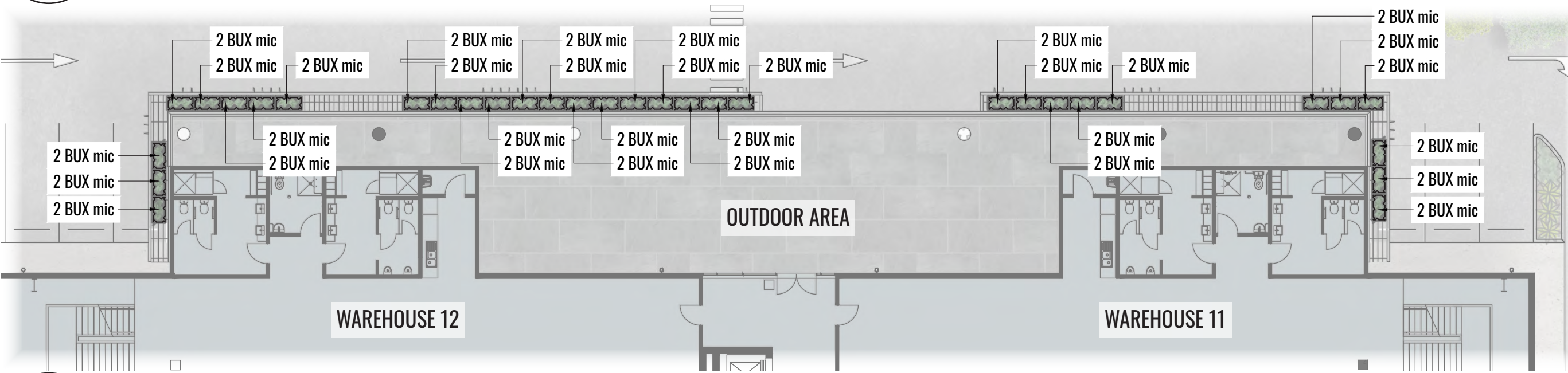
- LEGEND
- HORIZONTAL TENSILE STEEL WIRES ATTACHED TO ARCHITECTURAL BLADES SPACED AT 400MM VERTICAL INTERVALS
  - CLIMBERS
  - HEDGE/MASS PLANTING
  - PLANTER BOX

GROUND FLOOR MEZZANINE WEST OFFICES DETAIL PLAN



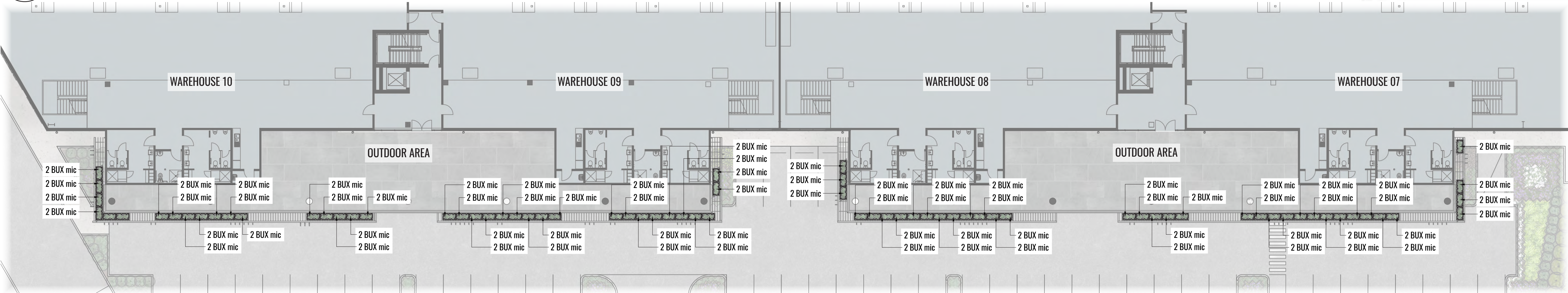
- LEGEND
- HORIZONTAL TENSILE STEEL WIRES ATTACHED TO ARCHITECTURAL BLADES SPACED AT 400MM VERTICAL INTERVALS
  - CLIMBERS
  - HEDGE/MASS PLANTING
  - PLANTER BOX

GROUND FLOOR MEZZANINE EAST OFFICES DETAIL PLAN



- LEGEND
- HEDGE/MASS PLANTING
  - PLANTER BOX

LEVEL 1 WEST OUTDOOR AREA



- LEGEND
- HEDGE/MASS PLANTING
  - PLANTER BOX

LEVEL 1 EAST OUTDOOR AREA



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Drawing Title:  
**Upper Floors Detail Plans**  
DWG No:

**SSD-07**

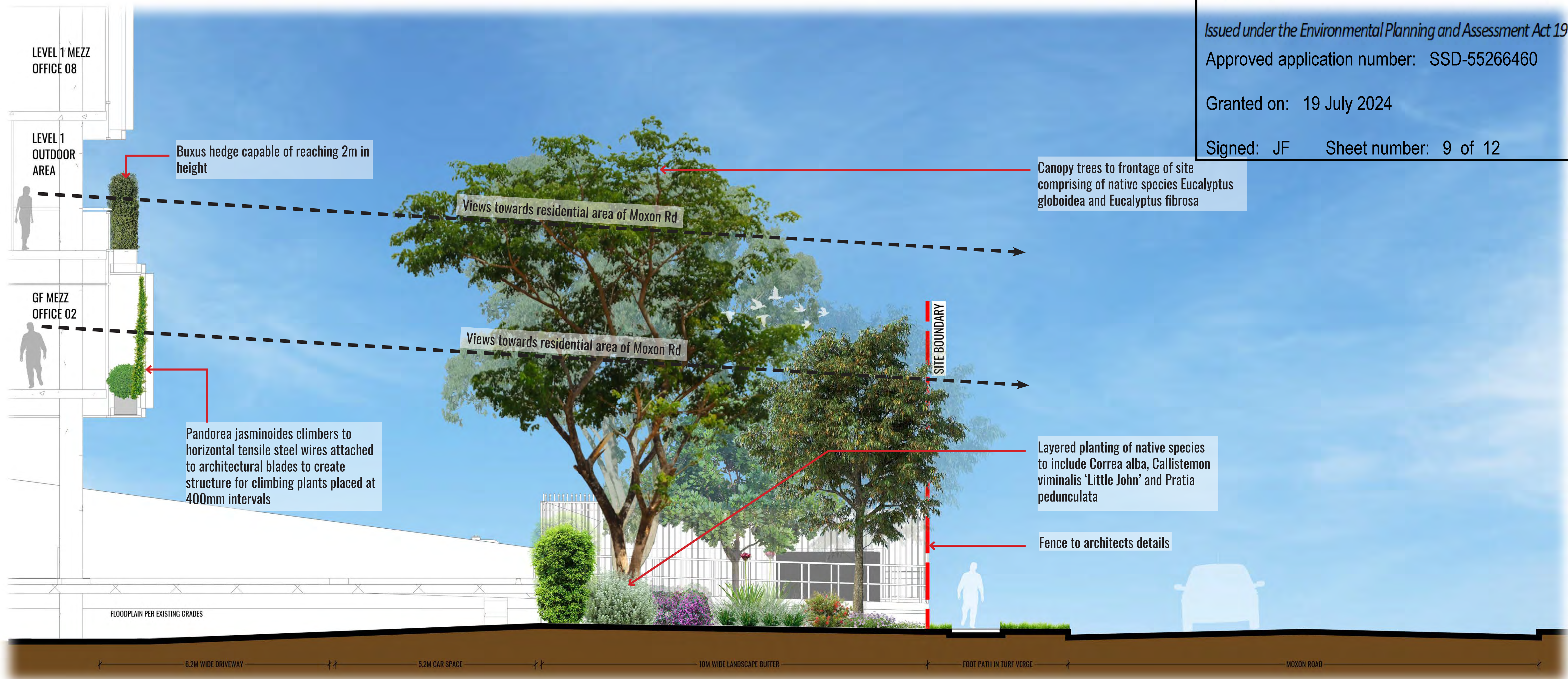
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Architect:  
**SBA**  
ARCHITECTS

Project Manager:  
**Hale**

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				H	04.10.23	FOR SSD	KC	BG





SECTION AA  
SCALE 1:50

KEY PLAN



Drawing Title:  
**Landscape Section AA**  
DWG No:

**SSD-08**

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Architect:



Project Manager:



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AS SHOWN @ A1	04.10.23	220907	N/A	Rev	Date	Description	Drawn	Checked		
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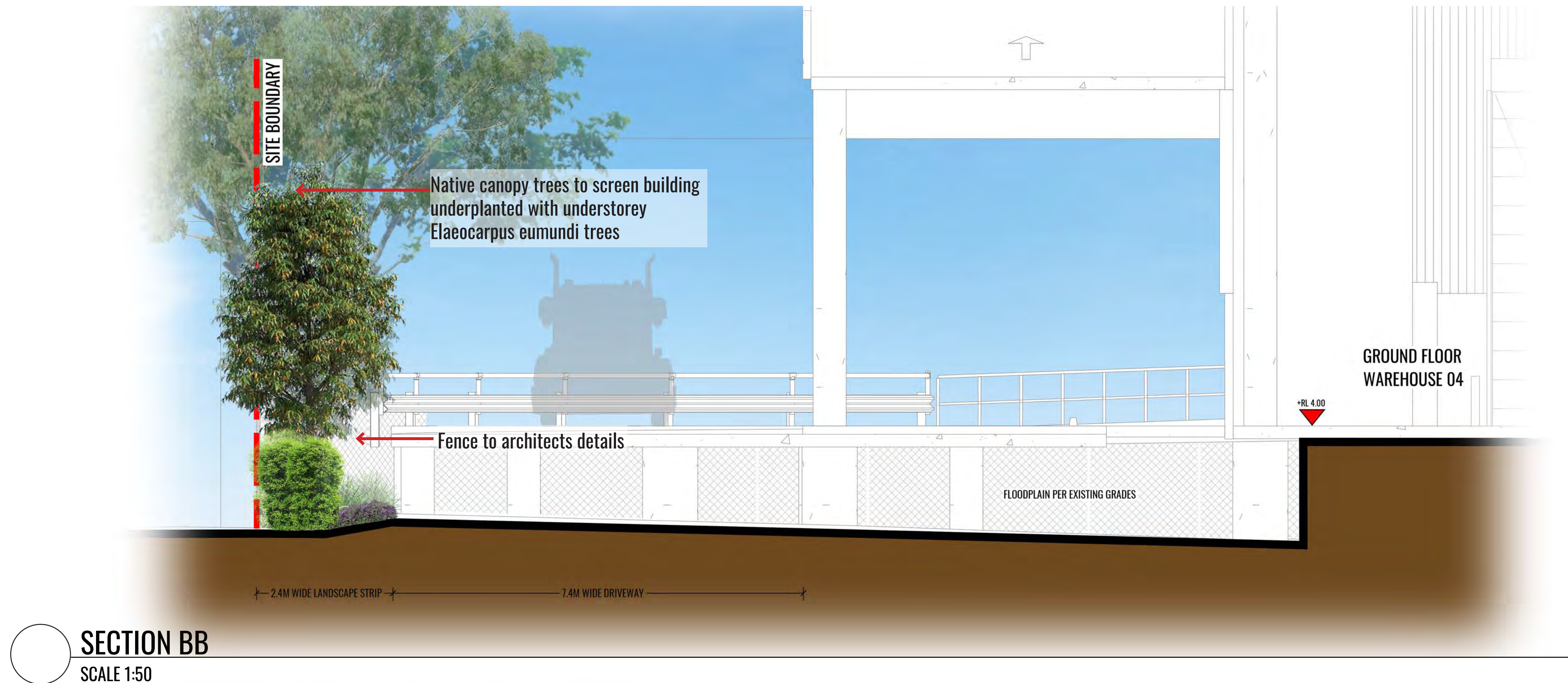
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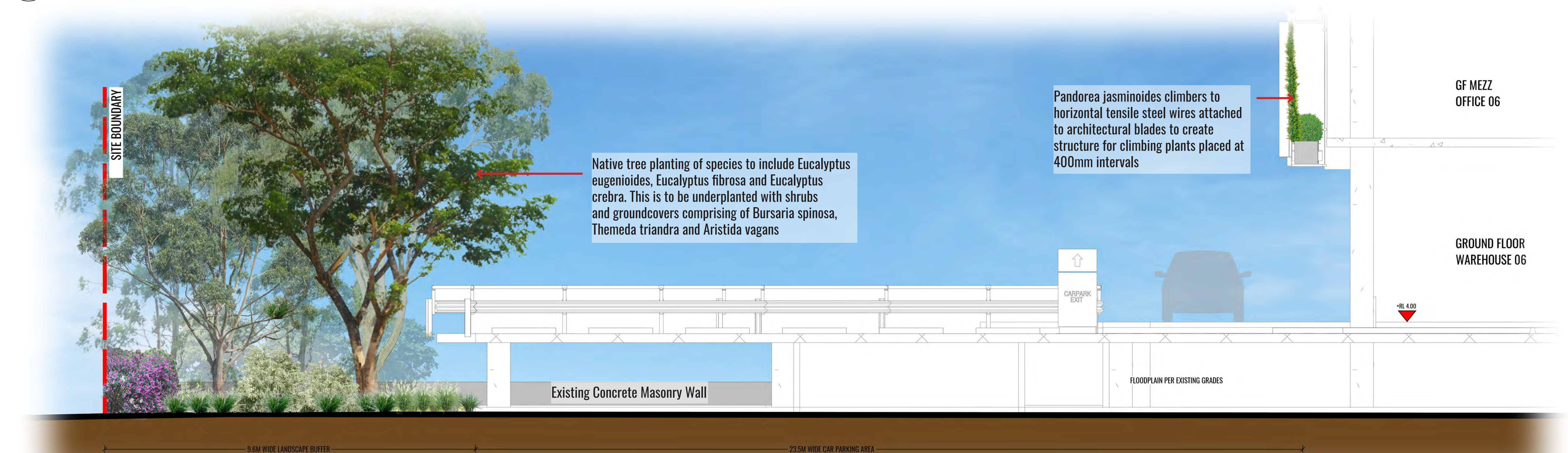
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SECTION BB  
SCALE 1:50



SECTION CC  
SCALE 1:50

Drawing Title:  
**Landscape Sections BB & CC**  
DWG No:

**SSD-09**

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Architect:



Project Manager:



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Project:

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MAINTENANCE PLAN

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a **weekly basis** to maintain the landscape works commencing from practical completion.

Rubbish Removal

The Landscape Contractor shall undertake rubbish removal from the site on a **weekly basis** to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's direction.

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the initial maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.

Frequency: as required.

Stakes

Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces

All planter beds and garden areas shall have a minimum depth of 75mm organic mulch. All mulch is to be free of deleterious matter such as soil, weeds, sticks and should conform to AS 4454. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstall depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client & estate management. Organic mulch is not to be used within 1m of a building. Use pebble mulch in these areas instead.

Watering

Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species. Frequency: Weekly or as required.

Soil In Natural Ground

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Soil to conform to AS4419 refer to typical detail.

Pest and Disease Control

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

Frequency: weekly inspection

Fertilising

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

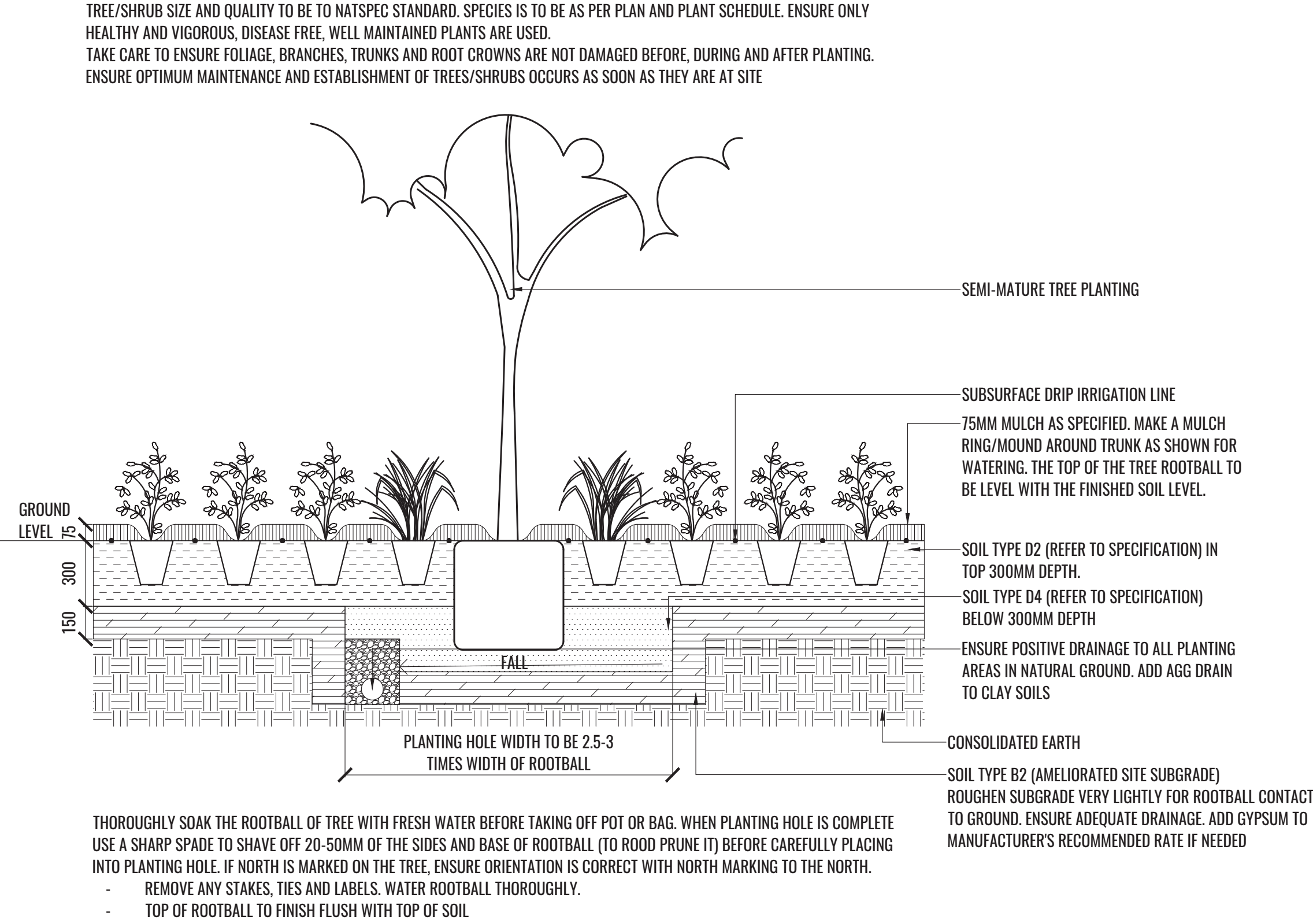
Irrigation

A sub surface dripper/spray style, electrically automated self timed irrigation system is to be supplied to all garden bed areas and planter containers. Regular checks are to be made to ensure continued successful operation. The Landscape Contractor shall be responsible for coordination and engagement of a specialist irrigation designer and installation contractor to design, supply and install an automatic subterranean drip irrigation system to all raised planter beds.

The irrigation system will need to provide designated landscaped areas with enough water for vigorous healthy plant growth. As a general rule landscaped areas will need 20-25mm, species dependent, of water per week. The landscape Contractor will need to monitor natural rainfall using a rain switch in order to set irrigation flow rates accordingly on a monthly basis.

Standards

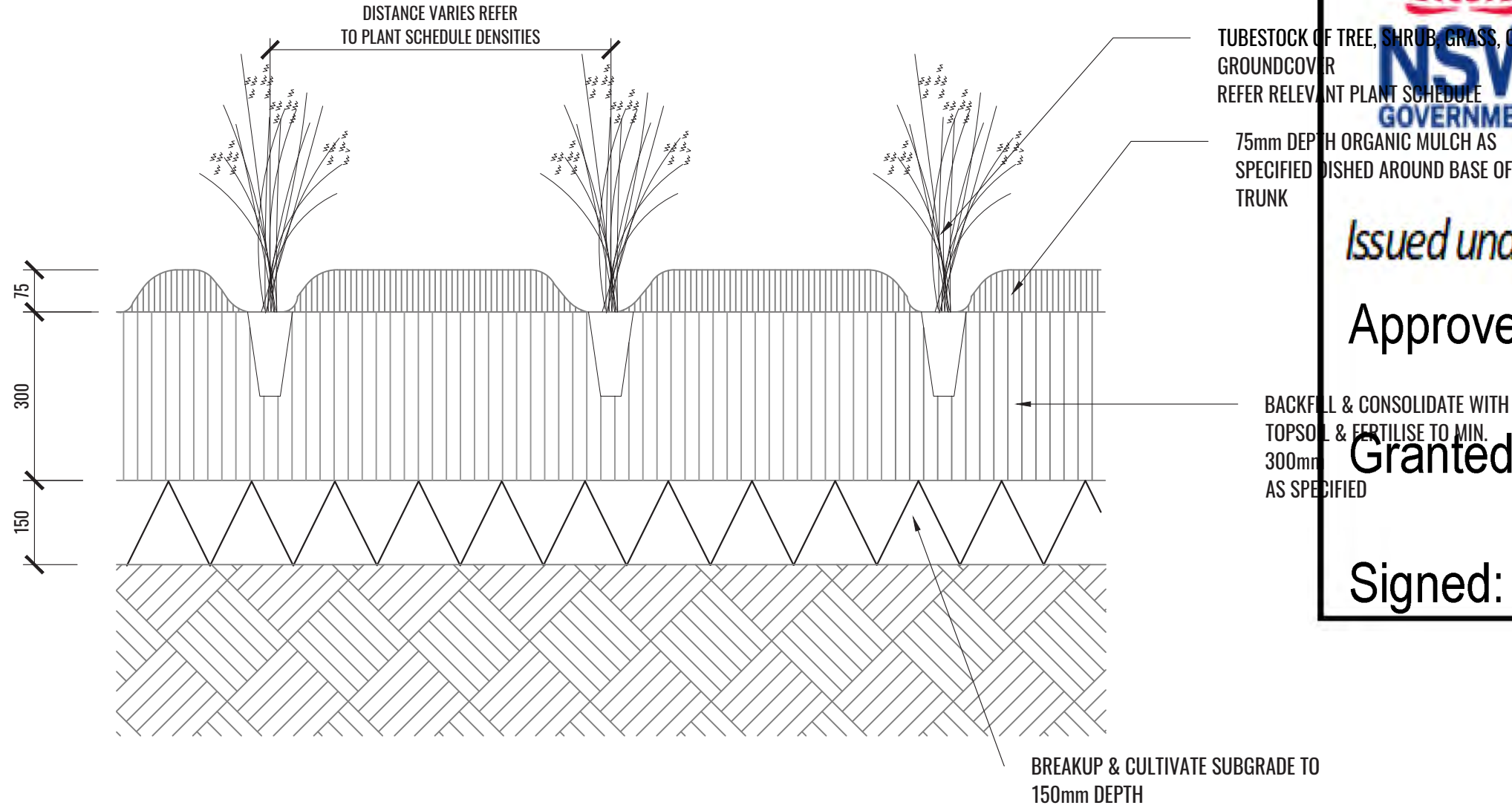
All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haeger 2017).



1 MASS PLANTING AND TREE DETAIL

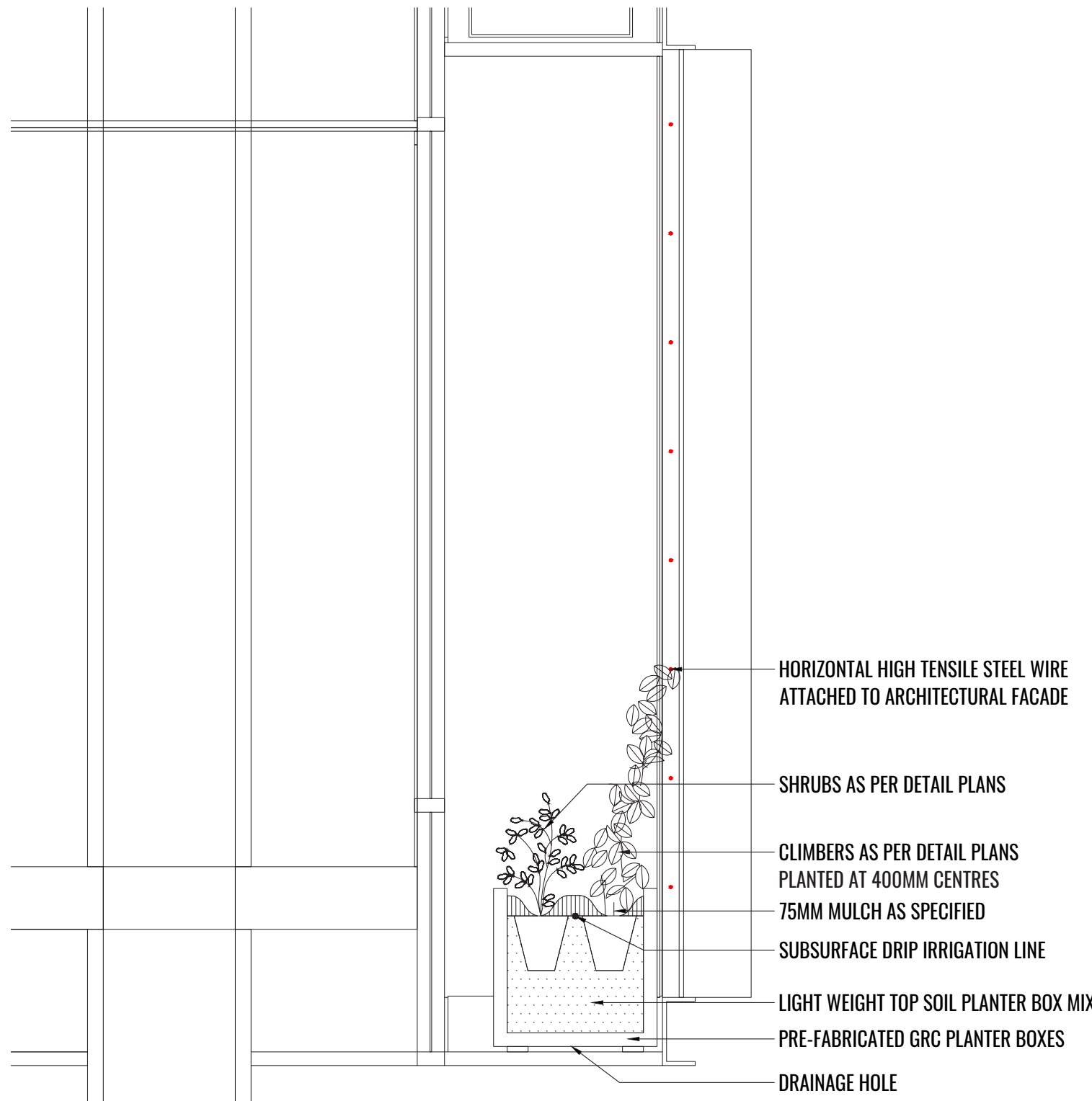
SCALE 1:20

TYPICAL LANDSCAPE DETAILS




2 TYPICAL TUBESTOCK PLANTING DETAIL

SCALE 1:10



3a GROUND FLOOR MEZZANINE PLANTER BOX TYPICAL DETAIL

SCALE 1:20



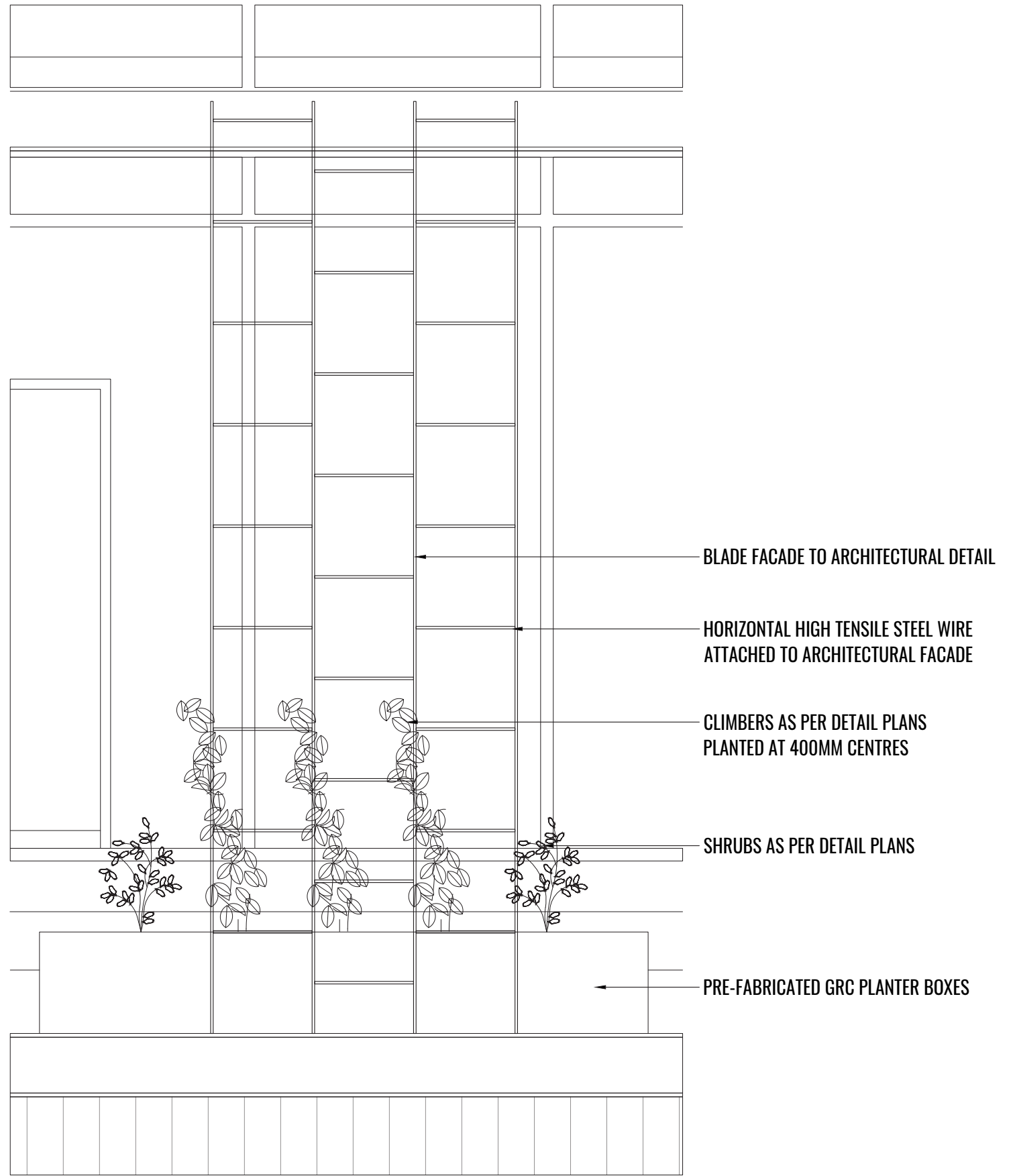
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3b GROUND FLOOR MEZZANINE PLANTER BOX TYPICAL DETAIL

SCALE 1:20

Drawing Title:  
**Specifications & Details**  
DWG No:

**SSD-10**



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PLANT SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Castlereagh Ironbark Forest	Native	Quantity*
Trees								
ACA DEC	Acacia decurrens	Black Wattle	3-10m	As Shown	75L	✓	✓	10
ACA PAR	Acacia parramattensis	Parramatta Wattle	15m	As Shown	75L	✓	✓	9
ALL LIT	Allocasuarina littoralis	Black She-Oak	8m	As Shown	75L	✓	✓	12
GER CAN	Cercis canadensis 'Forest Pansy'	Forest Pansy	5m	As Shown	75L			11
CUP ANA	Cupaniopsis anacardioides	Tuckeroo	5-8m	As Shown	75L		✓	15
ELA EUM	Elaeocarpus eumundi	Quandong	8-15m	As Shown	75L		✓	59
ELA RET	Elaeocarpus reticulatus	Blueberry Ash	9m	As Shown	75L		✓	50
EUC CRE	Eucalyptus crebra	Narrow-leaved Ironbark	15-20m	As Shown	75L	✓	✓	10
EUC EUG	Eucalyptus eugenoides	Thin-Leaved Stringybark	15-20m	As Shown	75L	✓	✓	8
EUC FIB	Eucalyptus fibrosa	Red Ironbark	15-20m	As Shown	75L	✓	✓	16
EUC GLO	Eucalyptus globoides	White Stringybark	15-20m	As Shown	75L	✓	✓	12
TRI LUS	Tristaniopsis laurina 'Luscious'	Water Gum	8m	As Shown	75L		✓	17
Shrubs								
ACM smi	Acmena smithii 'DOW 30' Sublime	Sublime Lilly Pilly	5m**	1.25m Ctrs	200mm		✓	238
ART cir	Arthropodium cirratum	New Zealand Rock Lily	0.85m	As Shown	200mm			27
ASP aus	Asplenium australasicum	Birds Nest Fern	1m	As Shown	200mm		✓	44
BUR spi	Bursaria spinosa	Blackthorn	1.5-4m	As Shown	200mm	✓	✓	26
CAL lit	Callistemon viminalis 'Little John'	Bottlebrush	0.75-1m	As Shown	200mm		✓	166
COR alb	Correa alba	White Correa	1.5m	As Shown	200mm		✓	120
DAV uli	Daviesia ulicifolia	Gorse Bitter-pea	2m	As Shown	200mm	✓	✓	23
DOR exc	Doryanthes excelsa	Gymea Lily	2m	As Shown	200mm		✓	72
KUN amb	Kunzea ambigua	Tick Bush	2m	As Shown	200mm	✓	✓	19
LEP pin	Leptospermum 'Pink Cascade'	Pink Cascade Tea Tree	0.8m	As Shown	200mm		✓	176
LIS str	Lissanthe strigosa	Peach Heath	1m	As Shown	200mm	✓	✓	45
LOR lit	Loropetalum 'Little China Ruby'	Loropetalum	1m	As Shown	200mm			56
OZO dio	Ozothamnus diosmifolius	Rice Flower	0.5-1.2m	As Shown	200mm	✓	✓	56
PIM lin	Pimelea linifolia	Slender Rice Flower	1.5m	As Shown	200mm	✓	✓	44
SYZ pin	Syzygium australe 'AATS' Pinnacle'	Pinnacle Lilly Pilly	6-10m	0.75m Ctrs	200mm		✓	377
WES blu	Westringia fruticosa 'Blue Gem'	Coastal Rosemary	1-1.5m	0.75m Ctrs	200mm		✓	43
Grasses & Groundcovers								
ARI vag	Aristida vagans	Threeawn Speargrass	0.8m	5/m2	TubeStock	✓	✓	355
CAR whi	Carpobrotus rossii 'White hot'	Native Pigface	0.2m	3/m2	140mm		✓	293
DIA lon	Dianella longifolia	Flax Lily	1.5m	5/m2	TubeStock	✓	✓	225
DIA rev	Dianella revoluta	Black-anther Flax Lily	0.75m	5/m2	TubeStock	✓	✓	1112
DIA sil	Dianella 'Silver Streak'	Flax Lily	04-0.5m	5/m2	TubeStock		✓	340
DIC mic	Dichelachne micrantha	Short-Hair Plume Grass	1.2m	5/m2	TubeStock	✓	✓	185
DIC rep	Dichondra repens	Kidney Weed	0.1m	5/m2	140mm	✓	✓	380
ENT str	Entolasia stricta	Wiry Panic	0.8m	5/m2	TubeStock	✓	✓	355
HIB dif	Hibbertia diffusa	Wedge Guinea Flower	0.3m	5/m2	140mm		✓	220
LIR ame	Liriope muscari 'Amethyst'	Lilyturf Amethyst	0.4m	5/m2	140mm			182
LOB pur	Lobelia purpurascens	White Root	0.1m	5/m2	TubeStock		✓	355
LOM mul	Lomandra multiflora subsp. Multiflora	Many-Flowered Mat-Rush	0.4m	5/m2	TubeStock	✓	✓	355
LOM tan	Lomandra longifolia 'Tanika'	Mat Rush	0.5m	5/m2	TubeStock		✓	1108
LOM fil	Lomandra filiformis	Wattle Mat-Rush	0.5m	5/m2	TubeStock	✓	✓	324
MIC sti	Microlaena stipoides	Weeping Grass	0.3m	5/m2	TubeStock	✓	✓	355
PRA ped	Pratia pedunculata	Matted Pratia	0.1m	3/m2	140mm		✓	154
SCA mau	Scaevola aemula 'Maue Clusters'	Fan Flower	0.2m	3/m2	140mm		✓	309
THE tri	Themeda triandra	Kangaroo Grass	1.5m	5/m2	TubeStock	✓	✓	552
VIO hed	Viola hederacea	Native Violet	0.1m	3/m2	140mm	✓	✓	261
Upper levels Planting								
BUX mic	Buxus microphylla 'Japonica'	Japanese Box	2m	0.5m Ctrs	200mm			220
PAN jas	Pandorea jasminoides	Bower Vine	0.15m	As Shown	200mm		✓	180
PIT gol	Pittosporum tenuifolium 'Golf Ball'	Pittosporum Golf Ball	0.5m	0.4m Ctrs	200mm			180
*Plant numbers to be finalised at Detailed Design / CC-Tender stage								
**To be trimmed to 3m								

PLANT IMAGES



**A.** Tristaniopsis laurina 'Luscious' **B.** Callistemon viminalis 'Little John' **C.** Doryanthes excelsa **D.** Pimelea linifolia **E.** Leptospermum 'Pink Cascade' **F.** Viola hederacea **G.** Pandorea jasminoides **H.** Carpobrotus rossii 'White hot' **I.** Kunzea ambigua **J.** Eucalyptus fibrosa **K.** Dianella 'Silver Streak' **L.** Dianella revoluta **M.** Lomandra longifolia 'Tanika' **N.** Pratia pedunculata **O.** Cercis canadensis 'Forest Pansy' **P.** Loropetalum 'Little China Ruby' **Q.** Westringia fruticosa 'Blue Gem'

Drawing Title:  
Plant Schedule & Imagery  
DWG No:

SSD-11

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Architect:



Project Manager:



Scale:	Date:	Job Number:	North:	Revision					FOR SSD (NOT FOR CONSTRUCTION)	
N/A	04.10.23	220907	N/A	Rev	Date	Description	Drawn	Checked		
Project:	45-57 Moxon Road, Punchbowl, NSW 2196			<b>E</b>	04.04.23	FOR SSD	KC	BG		
				<b>F</b>	25.05.23	FOR SSD	KC	BG		
				<b>G</b>	15.09.23	FOR SSD	KC	BG		
				<b>H</b>	04.10.23	FOR SSD	KC	BG		