



Emmaus Residential Aged Care

Washbay relocated inside warehouse

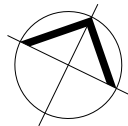
PENRITH CITY COUNCIL

This plan / document relates to Development Consent: DA200843.03

Subject to the conditions outlined in the consent

Warehouse fitout updated to meet tenant requirements

Emmaus Catholic College



Add Bore Pit

Driveway moved north

- LEGEND
- Site Boundary
  - Lot Boundary
  - Building 7.5m Setback
  - Landscape 3.75m Setback
  - Building 17.15m Setback To Main Road
  - Landscape 17.15m Setback to Main Road
  - FNC-2 Palisade Fencing
  - RW Retaining Wall

- SERVICES LEGEND
- Sewer
  - Stormwater
  - Electricity

Lot 2B  
Approved Industrial Facility  
(Currently Under Construction)

Development Area Schedule

|   |        |     |
|---|--------|-----|
| Site Area                                     | 21,283 | sqm |
| Warehouse                                     | 10,000 | sqm |
| Office (2 levels)                             | 1,000  | sqm |
| Total Building Area                           | 11,000 | sqm |
| Awning  | 1,155  | sqm |
| Site Cover (exc. awning)                      | 52     | %   |
| Floor Space Ratio                             | 0.52   |     |
| Hardstand Area                                | 4,525  | sqm |
| Light Duty Area                               | 2,530  | sqm |
| Carparking<br>(inclusive of 2 disable spaces) | 60     |     |



Oakdale West Estate

Kemps Creek, NSW

Proposed Industrial Facility - Lot 3A

Development Application - Modification 1

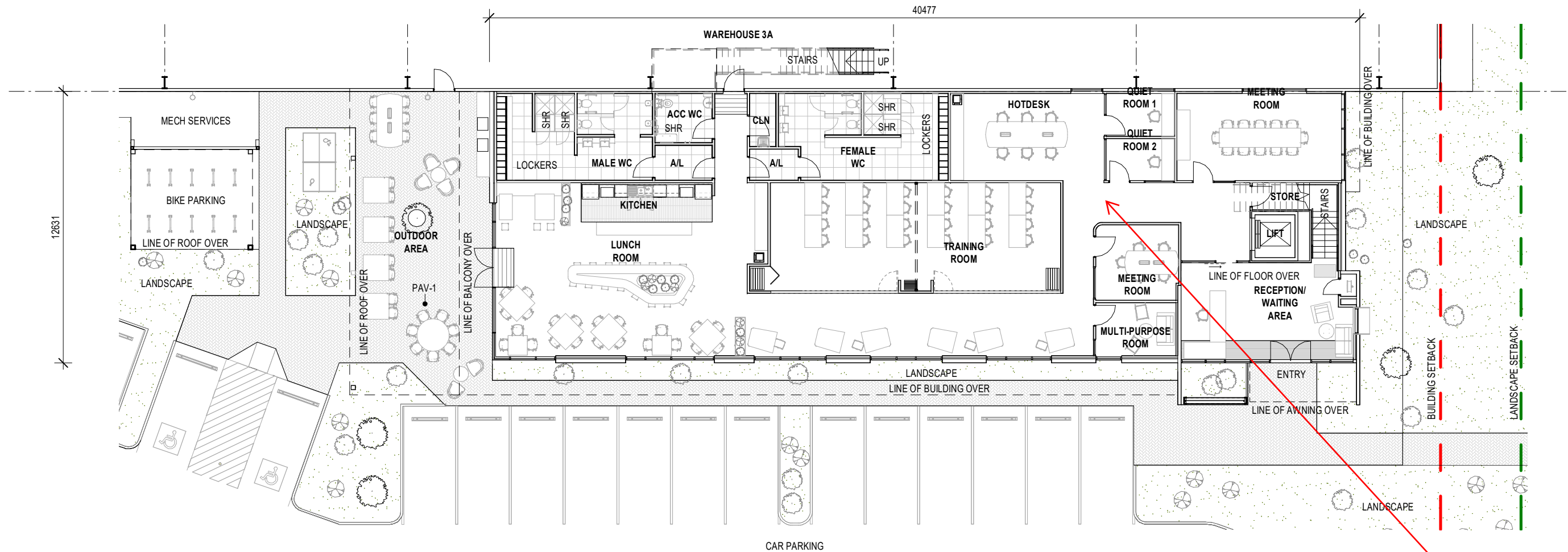
Site & Warehouse Plan

1:500 @ A1  
1:1000 @ A3

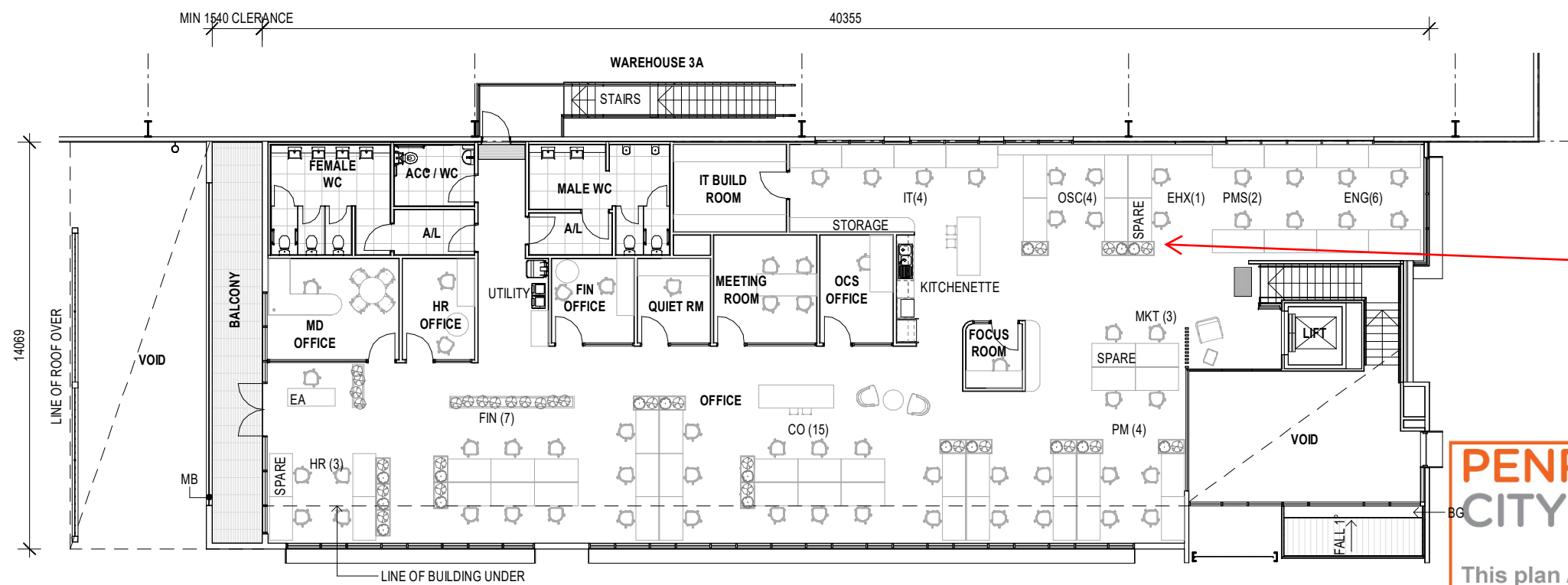
8 Nov 2021

OAK 3A DA 30 (J)  
Job No 21116





1 FLOOR PLAN - OFFICE GROUND 1:200



2 FLOOR PLAN - OFFICE LEVEL 01 1:200

Office layout revised to meet tenant requirements

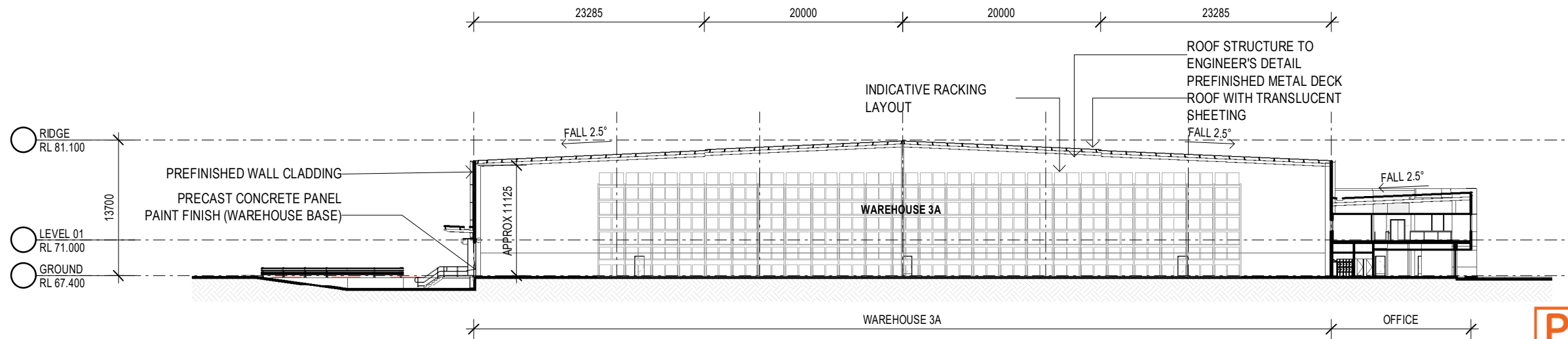
**PENRITH**  
CITY COUNCIL

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This plan / document relates to Development Consent: **DA20/0843.03**

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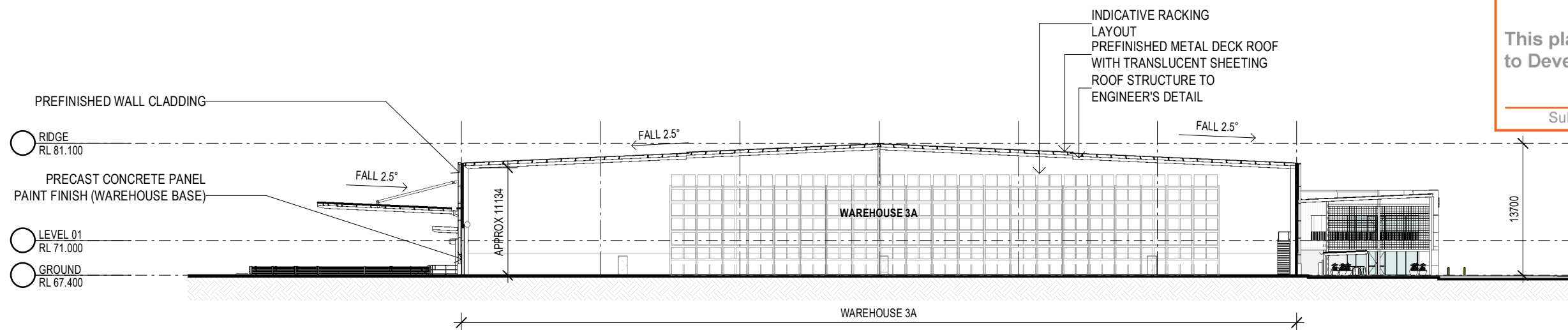
1 DA SECTION 01 - WAREHOUSE 3A 1:500

**PENRITH CITY COUNCIL**

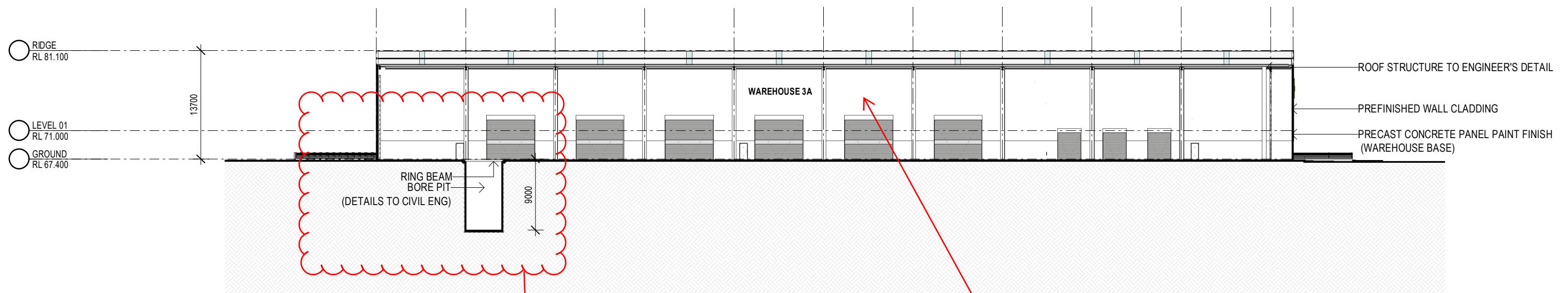
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2 DA SECTION 02 - WAREHOUSE 3A 1:500



3 DA SECTION 03 - WAREHOUSE 3A 1:500

Add bore pit

Add new section 03





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CITY COUNCIL

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THE ACCURACY  
OF DETAILS  
IN PLANS

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Lot 3B

Driveway  
moved north

Gate and path moved

**Lot 2B**  
Approved Industrial Facility (Currently  
Under Construction)

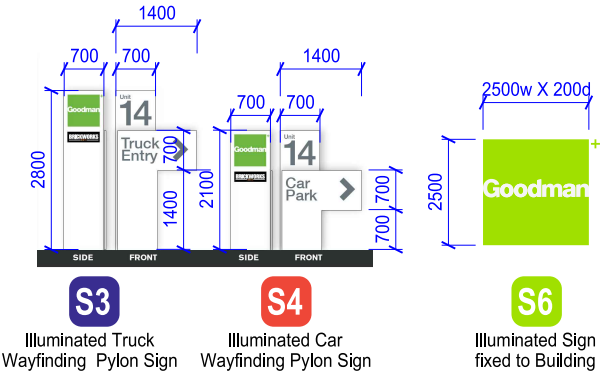
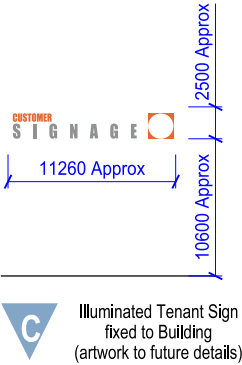
Industrial Facility  
Warehouse 3A

Estate Road 03

Signage Legend

- Customer Signage
- Wayfinding - Truck
- Wayfinding - Car
- Goodman Light Box (Type 1)  
on Warehouse

NOTE:  
Not To Scale



Oakdale West Estate  
Kemps Creek, NSW

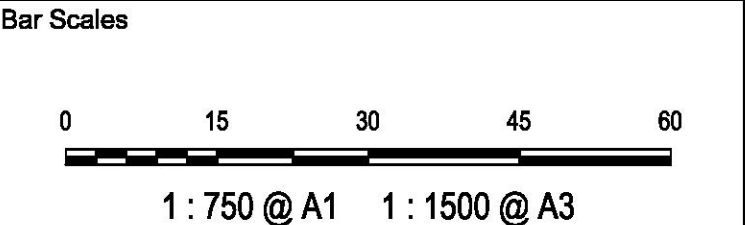
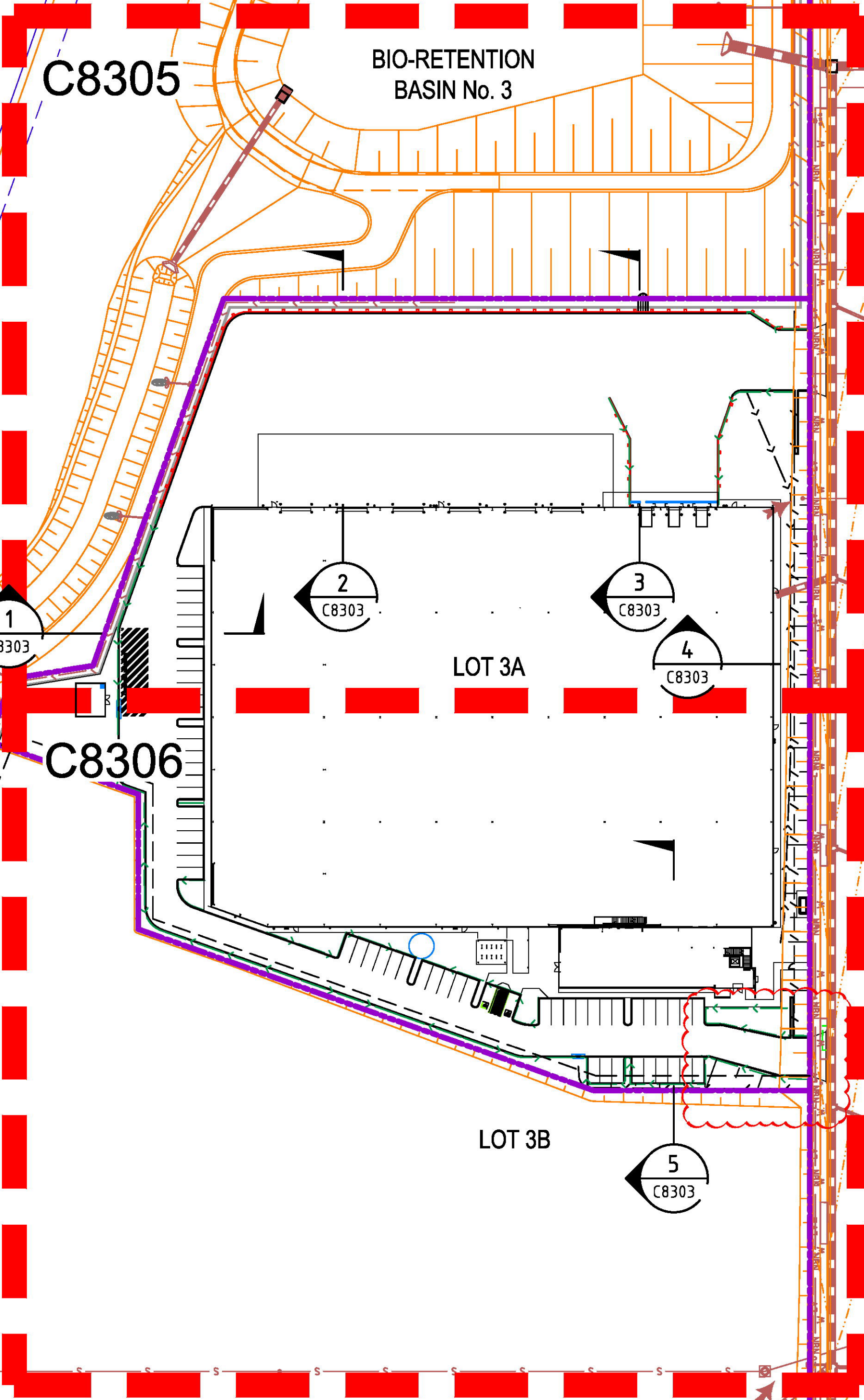
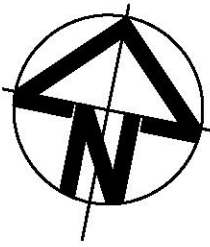
Proposed Industrial Facility - Lot 3A  
Development Application - Modification 1

Signage Plan

1:500 @ A1  
1:1000 @ A3  
8 Nov 2021

OAK 3A DA 39 (C)  
Job No 21116





|    |                        |          |
|----|------------------------|----------|
| 4  | ISSUE FOR CONSTRUCTION | 27-10-21 |
| 3  | ISSUE FOR CONSTRUCTION | 20-09-21 |
| 2  | ISSUE FOR CONSTRUCTION | 23-08-20 |
| 1  | ISSUE FOR CONSTRUCTION | 13.07.12 |
| P1 | ISSUED FOR INFORMATION | 05.07.21 |

| Issue | Description | Date |
|-------|-------------|------|
|-------|-------------|------|

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|--------|------------------|----|
| Status | FOR CONSTRUCTION | A1 |
|--------|------------------|----|

File Name 21-883-C8302.dwg

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|--------------|-------|----------|----|
| 1 : 750      |       | Drawn    | OJ |
|              |       | Designed | OJ |
| Height Datum | AHD   | Checked  | AL |
| Grid         | GDA94 | Approved | AM |

Client

Civil Engineers and Project Managers

Level 7, 153 Walker Street  
North Sydney NSW 2060  
ABN 96 130 882 405  
Tel: 02 9439 1777  
Fax: 02 9923 1055  
www.atl.net.au  
info@atl.net.au

Project

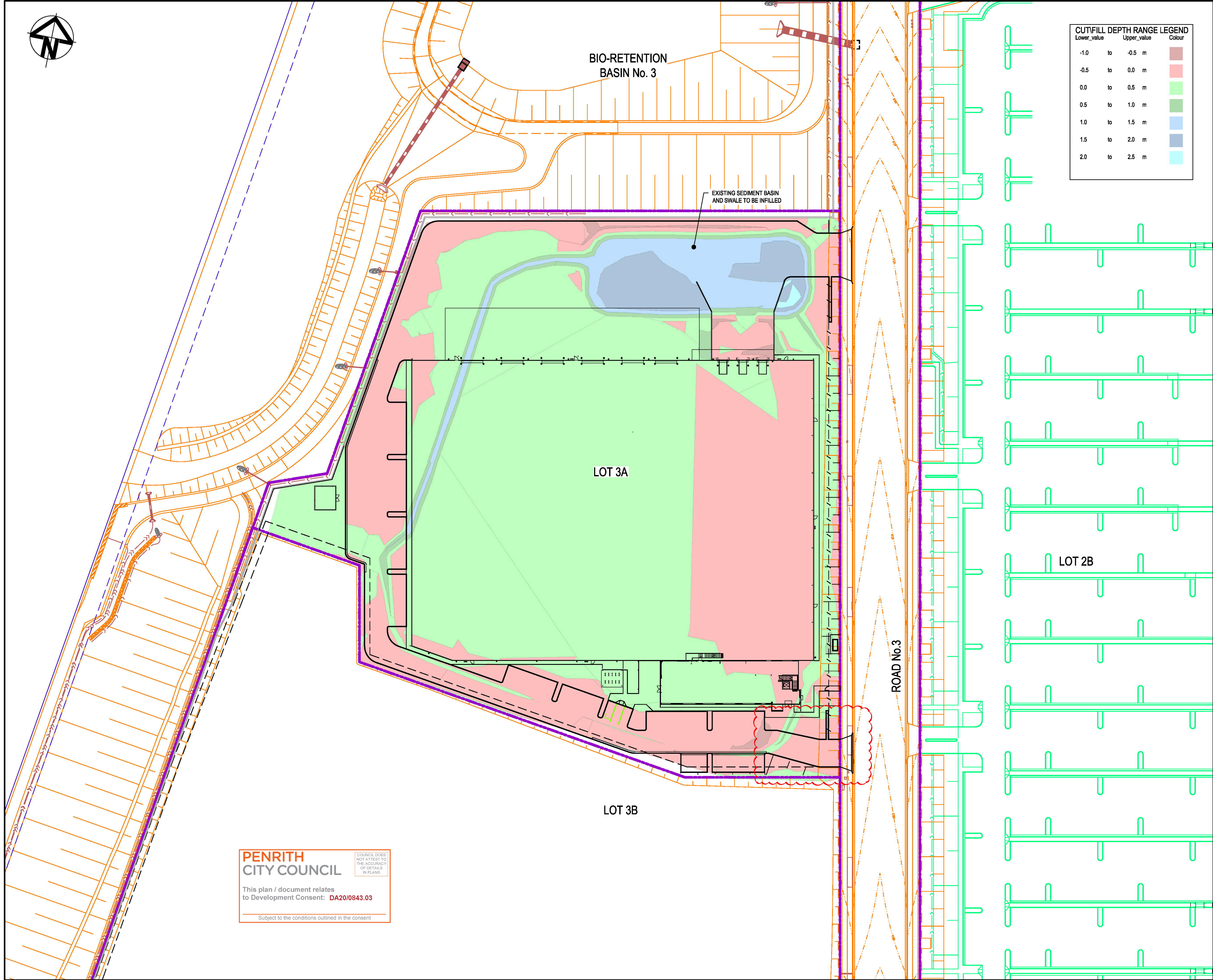
**PROPOSED INDUSTRIAL  
DEVELOPMENT  
OAKDALE WEST - LOT 3A**

Title

**GENERAL ARRANGEMENT  
PLAN**

|             |        |       |   |
|-------------|--------|-------|---|
| Drawing No. | 21-883 | Issue | 4 |
|-------------|--------|-------|---|

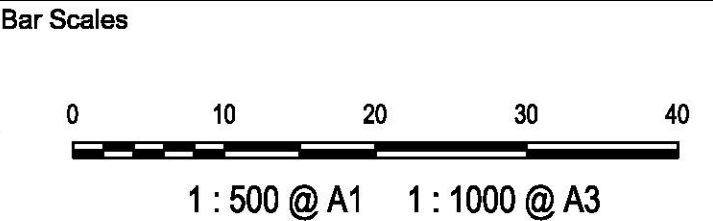




| CUT/FILL DEPTH RANGE LEGEND |             |        |
|-----------------------------|-------------|--------|
| Lower_value                 | Upper_value | Colour |
| -1.0                        | to -0.5 m   |        |
| -0.5                        | to 0.0 m    |        |
| 0.0                         | to 0.5 m    |        |
| 0.5                         | to 1.0 m    |        |
| 1.0                         | to 1.5 m    |        |
| 1.5                         | to 2.0 m    |        |
| 2.0                         | to 2.5 m    |        |

| NET CUT<br>(cu.m) | NET FILL<br>(cu.m) | BALANCE<br>(cu.m) |
|-------------------|--------------------|-------------------|
| -926              | 3,249              | 2,323 IMPORT      |

- NOTES**
- THE ABOVE VOLUMES ARE CALCULATED WITH THE ASSUMPTION THAT THE INFRASTRUCTURE WORKS ARE COMPLETED. REFER 15-272-C1000 SERIES DRAWING PACKAGE FOR DETAILS.
  - THE VOLUMES DO NOT TAKE INTO ACCOUNT THE FOLLOWING :-
    - BULKING FACTORS OF REMOVED CUT
    - REMOVAL OF EXISTING BUILDING SLABS AND PAVEMENTS
    - REMOVAL AND/OR REMEDIATION OF ANY EXISTING UNCONTROLLED FILL
    - PROPOSED LANDSCAPING
    - STORMWATER AND UTILITY TRENCHING
    - EROSION AND SEDIMENTATION CONTROL SWALES AND BASINS
  - ASSUMED PAVEMENT/BUILDING BUILDUPS ARE BASED ON THE FOLLOWING DEPTHS:
    - HEAVY DUTY RIGID PAVEMENT: 280mm
    - ASPHALT PAVEMENT: 330mm
    - BUILDING: 310mm
    - TANK/PUMP ROOMS: 250mm
    - FOOTPATH: 150mm



|    |                        |          |
|----|------------------------|----------|
| 5  | ISSUE FOR CONSTRUCTION | 27-10-21 |
| 4  | ISSUE FOR CONSTRUCTION | 20-09-21 |
| 3  | ISSUE FOR CONSTRUCTION | 23-08-20 |
| 2  | ISSUE FOR CONSTRUCTION | 16.07.21 |
| 1  | ISSUE FOR CONSTRUCTION | 13.07.12 |
| P1 | ISSUED FOR INFORMATION | 05.07.21 |

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|--------|------------------|----|
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| File Name | 21-883-C8304.dwg |
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| 1 : 500      |       | Drawn    | OJ |
|              |       | Designed | OJ |
| Height Datum | AHD   | Checked  | AL |
| Grid         | GDA94 | Approved | AM |

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Project

**PROPOSED INDUSTRIAL DEVELOPMENT  
OAKDALE WEST - LOT 3A**

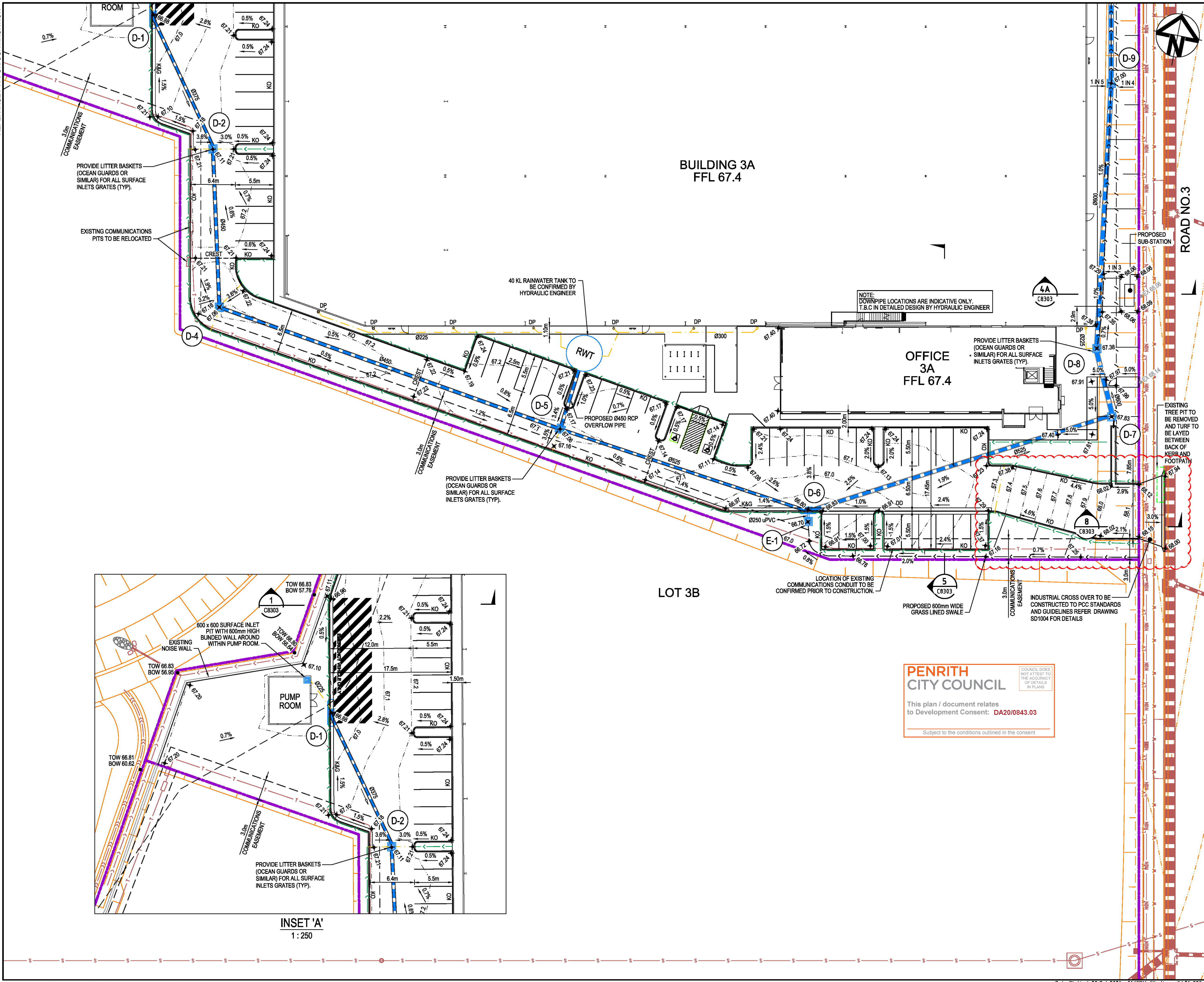
Title

**BULK EARTHWORKS PLAN**

| Drawing No. | 21-883-C8304 | Issue | 5 |
|-------------|--------------|-------|---|
|-------------|--------------|-------|---|



REFER INSET 'A' FOR CONTINUATION



### LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- PROPOSED CONTOUR
- K&G
- KO
- IK
- INTEGRAL KERB ONLY
- 74.00
- Q375
- STORMWATER PIPE WITH SIZE
- GD
- STORMWATER GRATED DRAIN WITH CLASS 'D' COVER
- DP
- STORMWATER DOWNPIPE AND PVC PIPE REFER HYDRAULIC ENGINEER FOR DETAILS
- GUARD RAIL
- SAFETY BARRIER
- SUBSOIL DRAINAGE (100mm Ø)
- GRASS LINED SWALE
- KERB INLET PIT
- SURFACE INLET PIT
- JUNCTION PIT
- EXISTING STORMWATER PIPE AND PIT
- EXISTING RETAINING WALL
- EXISTING COMMUNICATIONS
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING NBN
- EXISTING ELECTRICAL
- EXISTING GAS MAIN

Bar Scales

0 5 10 15 20

1 : 250 @ A1 1 : 500 @ A3

| Issue | Description            | Date     |
|-------|------------------------|----------|
| 4     | ISSUE FOR CONSTRUCTION | 27-10-21 |
| 3     | ISSUE FOR CONSTRUCTION | 20-09-21 |
| 2     | ISSUE FOR CONSTRUCTION | 23-08-20 |
| 1     | ISSUE FOR CONSTRUCTION | 13.07.12 |
| P1    | ISSUED FOR INFORMATION | 05.07.21 |

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| Status                               | FOR CONSTRUCTION                                      | A1       |
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|                                      | Designed  | OJ       |
| Height Datum                         | AHD   | Checked  |
| Grid                                 | GDA94   | Approved |
| Client                               |   |          |
| Civil Engineers and Project Managers |   |          |
| Project                              | PROPOSED INDUSTRIAL DEVELOPMENT OAKDALE WEST - LOT 3A |          |
| Title                                | SITWORKS AND STORMWATER DRAINAGE PLAN SHEET 2         |          |
| Drawing No.                          | 21-883-C8306  | Issue    |
|                                      | 21-883  | 4        |

Penrith City Council

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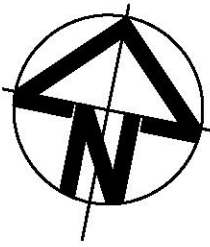
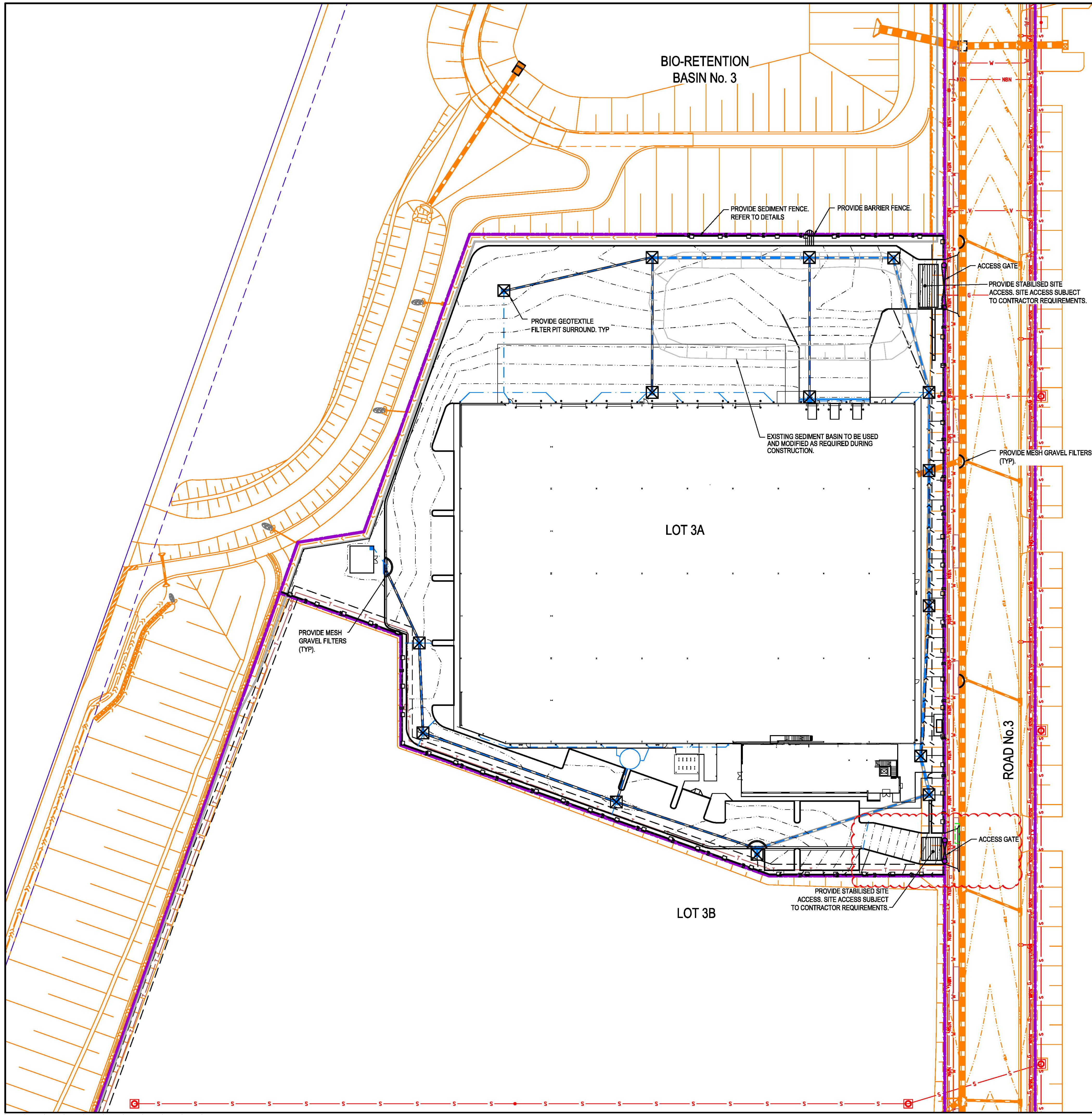
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Document Set ID: 9318854

Version: 1, Version Date: 22/12/2021

Date Plotted: 28 Oct 2021 - 01:13PM File Name: F:\21-883 Qanstruct - Lot 3A\6.0 Drgs\Civil\Final\21-883-C8306.dwg





**PENRITH**  
**CITY COUNCIL**

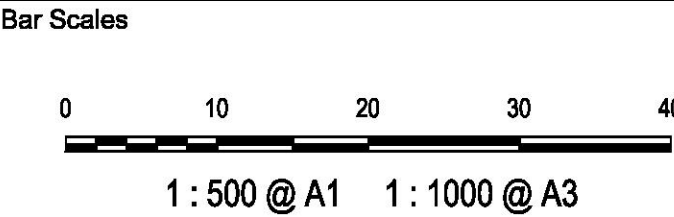
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LEGEND

- SEDIMENT FENCE (SD 6-8)
- CATCH DRAIN
- BARRIER FENCE
- STRAW BALE FILTER (SD 6-7)
- MESH AND GRAVEL INLET FILTER (SD 6-11)
- GEOTEXTILE INLET (SD 6-12)
- STABILISED SITE ACCESS AND TRUCK WASH DOWN AREA (SD 6-14)
- PROPOSED SITE ACCESS GATE



| Issue | Description            | Date     |
|-------|------------------------|----------|
| 4     | ISSUE FOR CONSTRUCTION | 27-10-21 |
| 3     | ISSUE FOR CONSTRUCTION | 20-09-21 |
| 2     | ISSUE FOR CONSTRUCTION | 23-08-20 |
| 1     | ISSUE FOR CONSTRUCTION | 13.07.12 |
| P1    | ISSUED FOR INFORMATION | 05.07.21 |

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| Status | FOR CONSTRUCTION | A1 |
|--------|------------------|----|

File Name 21-883-C8313.dwg

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|              |     | Designed | OJ       |
| Height Datum | AHD | Checked  | AL       |
| Grid         |     | GDA94    | Approved |

Client

Civil Engineers and Project Managers

Level 7, 153 Walker Street  
North Sydney NSW 2060  
ABN 96 130 882 405  
Tel: 02 9439 1777  
Fax: 02 9923 1055  
www.atl.net.au  
info@atl.net.au

Project  
**PROPOSED INDUSTRIAL DEVELOPMENT  
OAKDALE WEST - LOT 3A**

Title  
**EROSION AND SEDIMENT CONTROL PLAN**

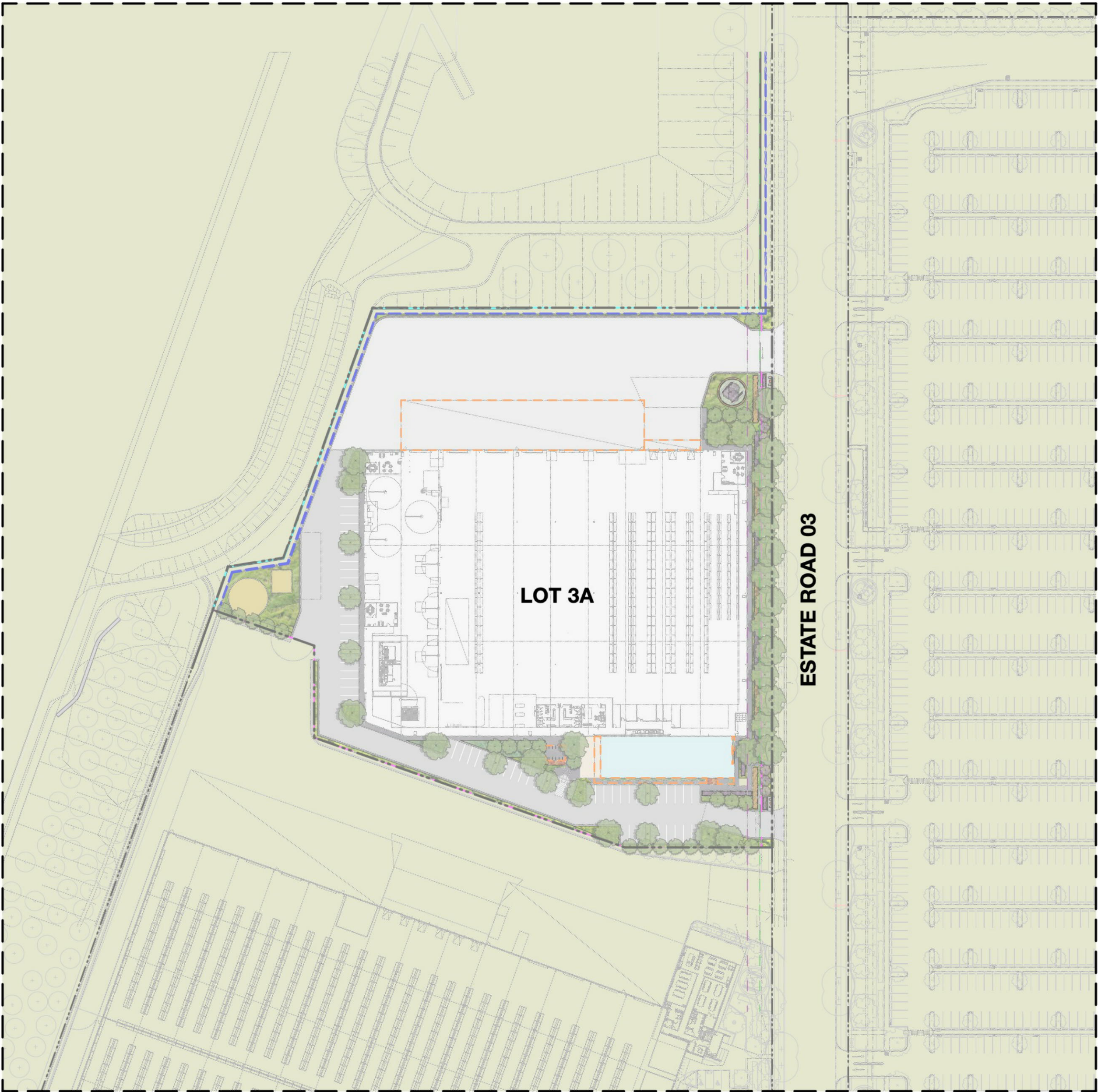
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|------------------------------------|---------------|-------------------|
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|------------------------------------|---------------|-------------------|





LANDSCAPE ARCHITECTURE  
Address Suite 5, 15 The Corso  
Manly NSW 2095  
Phone 02 9976 0756  
email office@scapedesign.com.au  
Web www.scapedesign.com.au

KEY MAP



PROJECT

Oakdale West Estate  
Stage 4 - Lot 3A

Kemps Creek, NSW

CLIENT

Goodman Property Services (AUST) PTY LTD

Cover Sheet

PHASE

Development Application  
Landscape Drawing Set

TRANSMITTAL

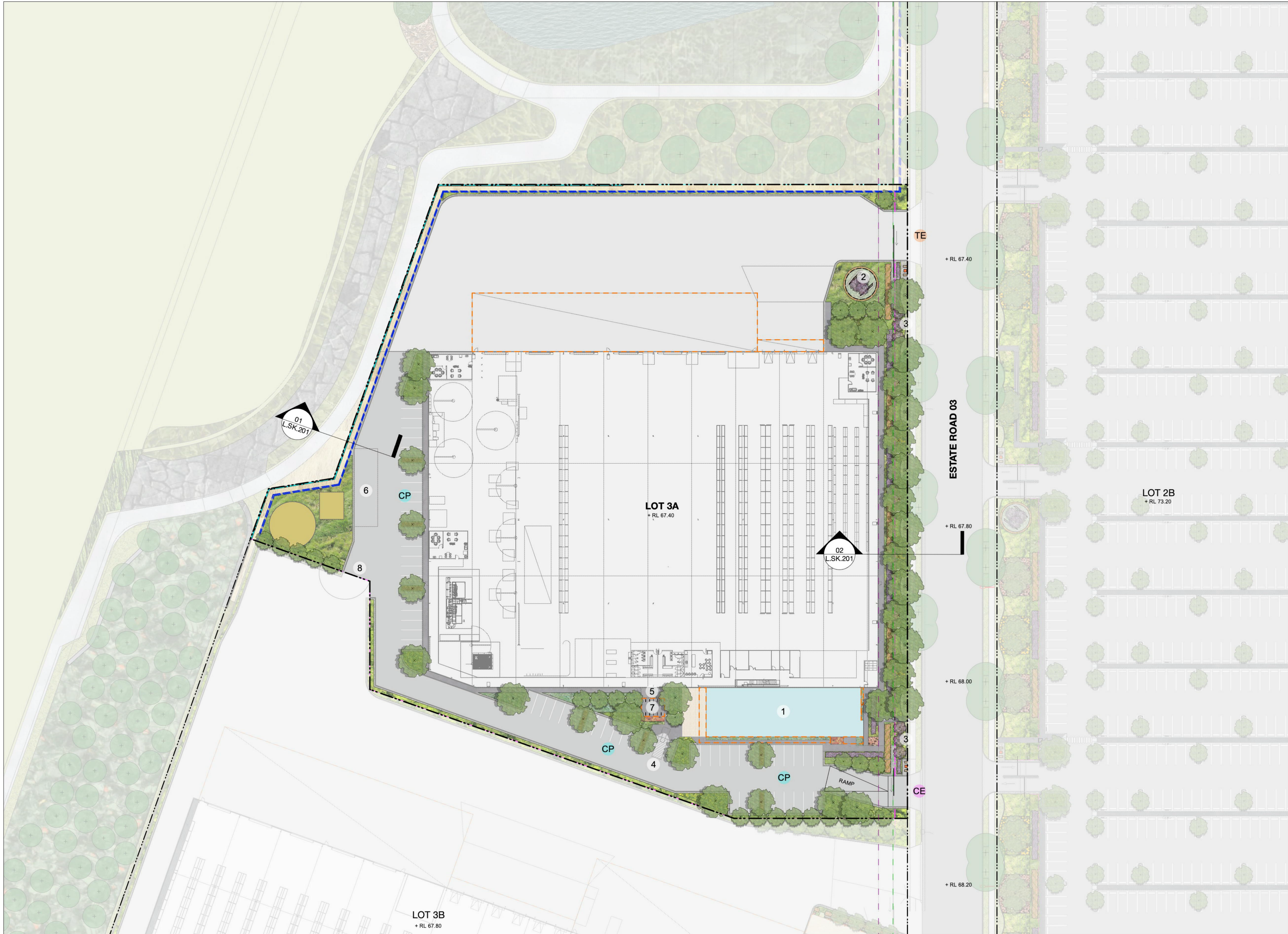
| Dwg. Number | Dwg. Name                           | Revision | Date     |
|-------------|-------------------------------------|----------|----------|
| L.SK.00     | Cover Sheet                         | E        | 17/11/21 |
| L.SK.01     | Landscape Sketch Plan - Lot 3A      | E        | 17/11/21 |
| L.SK.02     | Planting Plan - Lot 3A              | E        | 17/11/21 |
| L.SK.03     | Planting Schedule - Lot 3A          | E        | 17/11/21 |
| L.SK.04     | Character & Materials               | D        | 17/11/21 |
| L.SK.105    | Landscape - Detailed Plan & Notes   | D        | 17/11/21 |
| L.SK.200    | Carpark Details                     | D        | 17/11/21 |
| L.SK.201    | Landscape - Typical Street Sections | D        | 17/11/21 |

Draft - Not For Construction

Stage 4 DA - Lot 3A

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Verify services locations prior to commencement.  
Verify all dimensions on site prior to construction.





| LEGEND        |                                       |                                |
|---------------|---------------------------------------|--------------------------------|
| PROGRAMME     |                                       | PAVEMENTS                      |
| 1             | Office                                | Coarse Aggregate               |
| 2             | Entry Marker                          | Asphaltic Concrete             |
| 3             | Entry Feature Trees                   | Decomposed Granite             |
| 4             | Accessible Parking                    | Insitu Concrete                |
| 5             | Mech Services                         | Precast Concrete               |
| 6             | Fire Brigade Truck Parking (20m x 6m) | Stone Tiles                    |
| 7             | Covered Bike Parking                  | Feature paving                 |
| 8             | Brigade Accessible Gate               | Pram Ramp                      |
| CE            | Car entry/exit                        | FURNITURE & FITTINGS           |
| CP            | Carparking                            | Proposed Table Setting         |
| TE            | Truck entry/exit                      | Proposed Bicycle Rack          |
|               |                                       | Proposed Street Lighting       |
| GENERAL       | Site Boundary                         | Proposed Sleeper Mullion       |
|               | Lot Boundary                          | Proposed Sandstone Block       |
|               | Finished Floor Level                  | Gate                           |
|               | Reduced Level                         | Signage                        |
|               | Architecture Above                    | Proposed Seating               |
|               | Chain Mesh Fence                      | Proposed Pergola               |
|               | Refer Arch. dwgs.                     | PLANTING                       |
|               | Palisade Fence                        | TF1-General Turf               |
|               | Refer Arch. dwgs.                     | TF2-Feature Turf               |
|               | Building Setback                      | PM1A-Car park edge mix-sun     |
|               | Landscape Setback                     | PM1B-Car park edge mix-shade   |
|               | Proposed Ramp                         | PM2A-Car park island mix-sun   |
|               | Proposed Stairs                       | PM2B-Car park island mix-shade |
|               | Building                              | PM3A-Site edge mix - sun       |
|               | Amenities Lot                         | PM3B-Site edge mix - shade     |
|               | Services                              | PM4-Site markers mix           |
| WALLS & EDGES | Steel Edge                            | PM5A-Feature planting mix-sun  |
|               | Flush Concrete Kerb                   | PM6A-Site hedge mix-sun        |
|               | Raised Concrete Kerb                  | PM7A-Groundcover mix A         |
|               | Freestanding Gabion Wall              | PM7B-groundcover mix B         |
|               | Freestanding Insitu Wall              | PM8A-Climbers mix              |
|               | Freestanding Precast Wall             | Stage 1 Landscape Works        |
|               | Retaining Gabion Wall                 | TREES                          |
|               | Retaining Insitu Wall                 | Existing Tree to be Retained   |
|               | Retaining Precast Wall                | Existing Tree to be Removed    |
|               | Steel Wall                            | Refer ARBORISTS REPORT         |
|               | Noise Wall                            | Stage 1 Works - Proposed Tree  |
|               |                                       | Proposed Tree - General        |
|               |                                       | Proposed Tree - Entry Marker   |
|               |                                       | Proposed Tree - Site Marker    |

**PENRITH**  
CITY COUNCIL

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Subject to the conditions outlined in the consent

**scape** DESIGN

LANDSCAPE ARCHITECTURE

Stage 4 DA  
Lot 3A

Address Suite 5, 15 The Corso  
Marilyn NSW 2095  
Phone 02 9976 0756  
email office@sapedesign.com.au  
Web www.sapedesign.com.au

PROJECT  
**Oakdale West Estate**

CLIENT  
**Goodman Property Services**

**Draft**  
**Not For Construction**

|          |                         |    |          |
|----------|-------------------------|----|----------|
| E        | FOR COORDINATION        | ZZ | 17/11/21 |
| D        | DEVELOPMENT APPLICATION | ZZ | 18/2/21  |
| C        | DEVELOPMENT APPLICATION | MF | 11/11/20 |
| B        | DEVELOPMENT APPLICATION | MF | 26/10/20 |
| A        | CLIENT REVIEW           | MF | 13/10/20 |
| revision | revision description    | by | date     |

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Verify service locations prior to commencement.  
Verify all dimensions on site prior to construction.

## Landscape Sketch Plan - Lot 3A

|               |                         |
|---------------|-------------------------|
| scale         | 1:500@A1                |
| drawn         | MF/ZZ                   |
| checked       | CH                      |
| project no.   | 163-18                  |
| project phase | Development Application |

L.SK.01

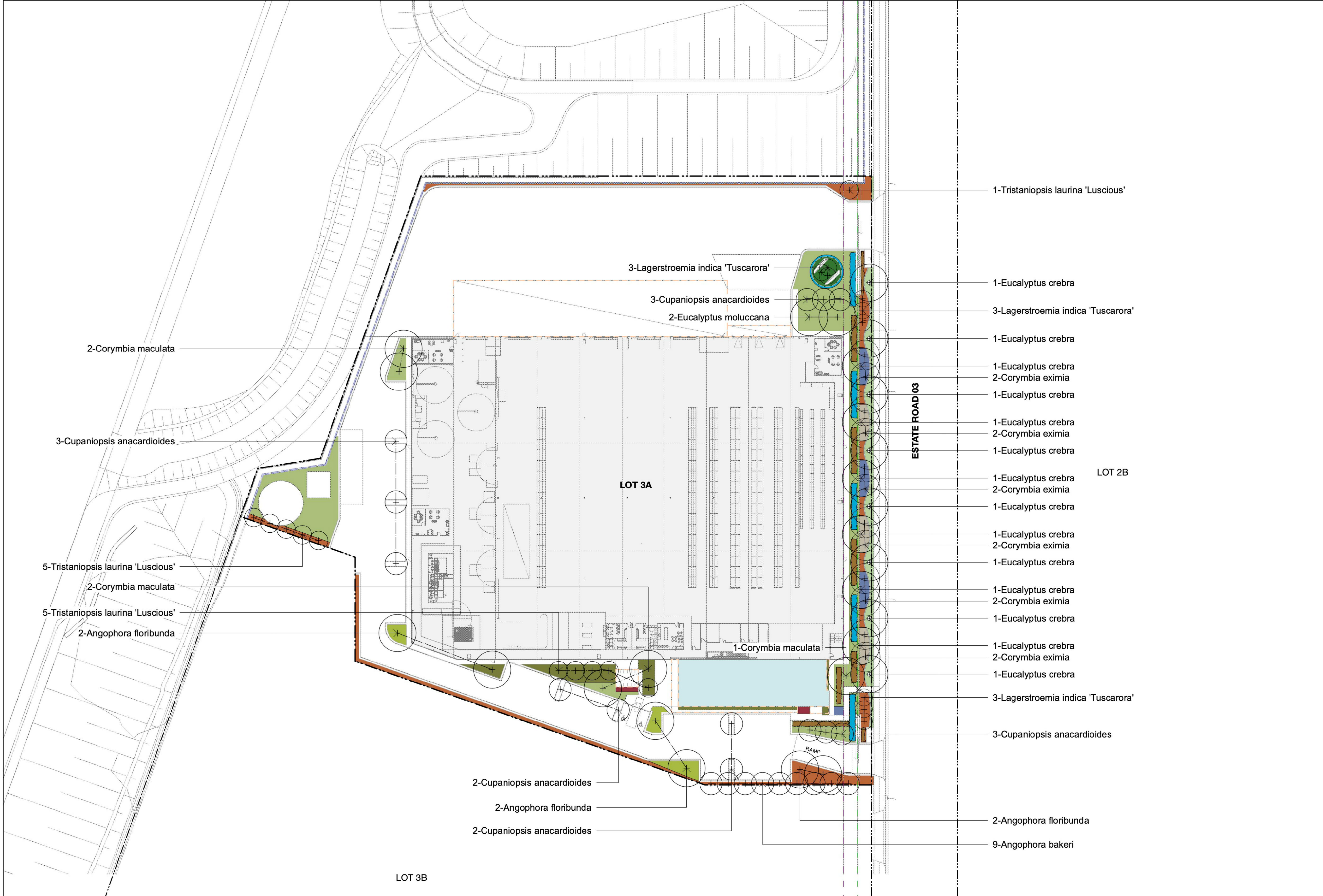
E

Note: All finished levels subject to change +/- 1000mm.

0 5 10 15 20 25 M







Note: All finished levels subject to change +/- 1000mm.

LEGEND

PLANTING

TF1-General Turf

TF2-Feature Turf

PM1A-Car park edge mix-sun

PM1B-Car park edge mix-shade

PM2A-Car park island mix-sun

PM3A-Site edge mix low - sun

PM5A-Feature planting mix

PM6A-Site hedge mix - sun

PM7A-Groundcover mix A

PM7B-Groundcover mix B

PM9A-Climbers mix

Proposed tree/specimen plant

PENRITH  
CITY COUNCIL

This plan / document relates  
to Development Consent: **DA20/0643.03**

Subject to the conditions outlined in the consent

scape  
DESIGN

LANDSCAPE ARCHITECTURE

Address Suite 5, 15 The Corso  
Marilyn NSW 2095

Phone 02 9976 0756  
email office@sapedesign.com.au  
Web www.sapedesign.com.au

PROJECT

Oakdale West Estate

CLIENT

Kemps Creek, NSW

CLIENT

Goodman Property Services

Draft  
Not For Construction

E FOR COORDINATION ZZ 17/11/21

D DEVELOPMENT APPLICATION ZZ 18/2/21

C DEVELOPMENT APPLICATION MF 11/11/20

B DEVELOPMENT APPLICATION MF 26/10/20

A CLIENT REVIEW MF 13/10/20

revision revision description by date

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Planting Plan - Lot 3A

scale 1:500@A1  
drawn MF/ZZ  
checked CH  
project no. 163-18  
project phase Development Application

L.SK.02

E



## PLANTING SCHEDULE - LOT 3A

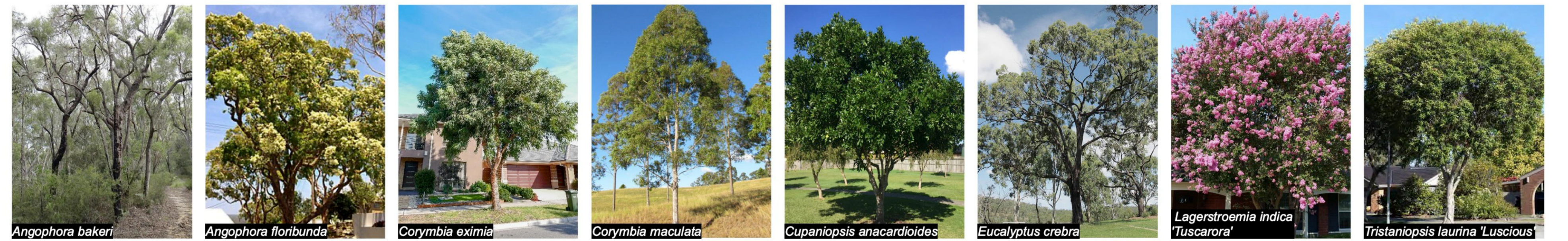
|                                  | Botanical Name                                  | Common Name                    | Height (m) | Spread (m) | Pot Size  | Rate (m2) |  |
|----------------------------------|---|--------------------------------|------------|------------|-----------|-----------|--|
| Trees                            | <i>Angophora bakeri</i>                         | Narrow-leaved Apple            | 12.0       | 6.0        | 75L       | As Shown  |  |
|                                  | <i>Angophora floribunda</i>                     | Rough-barked Apple             | 20.0       | 10.0       | 100L      | As Shown  |  |
|                                  | <i>Corymbia eximia</i>                          | Yellow Bloodwood               | 12.0       | 8.0        | 75L       | As Shown  |  |
|                                  | <i>Corymbia maculata</i>                        | Spotted Gum                    | 30.0       | 10.0       | 75L       | As Shown  |  |
|                                  | <i>Cupaniopsis anacardioides</i>                | Tuckeroo                       | 12.0       | 6.0        | 75L       | As Shown  |  |
|                                  | <i>Eucalyptus crebra</i>                        | Narrow leaved Ironbark         | 30.0       | 10.0       | 75L       | As Shown  |  |
|                                  | <i>Eucalyptus moluccana</i>                     | Grey Box                       | 25.0       | 10.0       | 75L       | As Shown  |  |
|                                  | <i>Lagerstroemia indica 'Tuscarora'</i>         | Tuscarora Crepe Myrtle         | 6.0        | 4.5        | 200L      | As Shown  |  |
|                                  | <i>Tristanopsis laurina 'Luscious'</i>          | Water Gum                      | 12.0       | 5.0        | 75L       | As Shown  |  |
| PM1A - Car Park Edge Mix - Sun   |   |                                |            |            | Area =    | 759 sq.m  |  |
|                                  | <i>Callistemon viminalis 'Little John'</i>      | Little John Bottlebrush        | 0.6        | 0.8        | 140mm     | 2         |  |
|                                  | <i>Pennisetum alopecuroides 'Nafray'</i>        | Pennisetum Nafray              | 0.5        | 0.5        | 140mm     | 1         |  |
|                                  | <i>Trachelospermum jasminoides</i>              | Star Jasmine                   | 0.9        | 0.3        | 140mm     | 2         |  |
| PM1B - Car Park Edge Mix - Shade |   |                                |            |            | Area =    | 187 sq.m  |  |
|                                  | <i>Pennisetum alopecuroides 'Nafray'</i>        | Pennisetum Nafray              | 0.5        | 0.5        | 140mm     | 1         |  |
|                                  | <i>Trachelospermum jasminoides</i>              | Star Jasmine                   | 0.9        | 0.3        | 140mm     | 2         |  |
|                                  | <i>Viola hederacea</i>                          | Native Violet                  | 0.1        | 0.2        | 140mm     | 2         |  |
| PM2A - Car Park Island Mix - Sun |   |                                |            |            | Area =    | 84 sq.m   |  |
|                                  | <i>Carex appressa</i>                           | Tall Sedge                     | 0.7        | 0.5        | 140mm     | 2         |  |
|                                  | <i>Gazania tomentosa</i>                        | Silver Gazania                 | 0.3        | 1.5        | 140mm     | 2         |  |
|                                  | <i>Nandina domestica 'Gulf Stream'</i>          | Dwarf Sacred Bamboo            | 0.8        | 0.8        | 140mm     | 2         |  |
|                                  | <i>Pennisetum alopecuroides 'Nafray'</i>        | Pennisetum Nafray              | 0.5        | 0.5        | 140mm     | 1         |  |
| PM3A - Site Edge Mix Low - Sun   |   |                                |            |            | Area =    | 463 sq.m  |  |
|                                  | <i>Callistemon 'Great Balls of Fire'</i>        | Bottlebrush                    | 2.0        | 2.0        | 140mm     | 1         |  |
|                                  | <i>Callistemon 'White Anzac'</i>                | Bottlebrush                    | 1.0        | 2.0        | 140mm     | 1         |  |
|                                  | <i>Gazania tomentosa</i>                        | Silver Gazania                 | 0.3        | 1.5        | 140mm     | 2         |  |
|                                  | <i>Pennisetum alopecuroides 'Nafray'</i>        | Pennisetum Nafray              | 0.5        | 0.5        | 140mm     | 1         |  |
| PM5A - Feature Planting Mix      |   |                                |            |            | Area =    | 112 sq.m  |  |
|                                  | <i>Doryanthes excelsa</i>                       | Gynea Lily                     | 2.0        | 1.5        | 200mm     | 2         |  |
|                                  | <i>Loropetalum chinense rubrum 'China Pink'</i> | Chinese Fringe Flower          | 1.5        | 1.5        | 200mm     | 2         |  |
|                                  | <i>Photinia x fraseri 'Red Robin'</i>           | Red Robin                      | 3.0        | 2.0        | 200mm     | 1         |  |
| PM6A - Site Hedge Mix - Sun      |   |                                |            |            | Area =    | 111 sq.m  |  |
|                                  | <i>Acmena smithii 'Hot Flush'</i>               | Lilly Pilly                    | 4.0        | 2.0        | 300mm     | 1         |  |
|                                  | <i>Metrosideros thomasi</i>                     | New Zealand Christmas Bush     | 4.0        | 4.0        | 300mm     | 1         |  |
|                                  | <i>Rhaphiolepis indica 'Oriental Pearl'</i>     | Oriental Pearl Indian Hawthorn | 1.0        | 1.0        | 300mm     | 2         |  |
|                                  | <i>Rhaphiolepis indica 'Snow Maiden'</i>        | Snow Maiden Indian Hawthorn    | 0.5        | 1.0        | 300mm     | 2         |  |
| PM7A - Groundcovers Mix A        |   |                                |            |            | Area =    | 71 sq.m   |  |
|                                  | <i>Gazania tomentosa</i>                        | Silver Gazania                 | 0.3        | 1.5        | 140mm     | 2         |  |
| PM7B - Groundcovers Mix B        |   |                                |            |            | Area =    | 77 sq.m   |  |
|                                  | <i>Trachelospermum jasminoides 'tricolor'</i>   | Tricolor Star Jasmine          | 0.5        | 1.0        | 140mm     | 2         |  |
| PM9A - Climbers Mix              |   |                                |            |            | Area =    | 14 sq.m   |  |
|                                  | <i>Trachelospermum jasminoides</i>              | Star Jasmine                   | 0.9        | 0.3        | 140mm     | 2         |  |
| TF1 - General Turf               |   |                                |            |            | Area =    | 195 sq.m  |  |
|                                  | <i>Stenotaphrum secundatum 'Sir Walter'</i>     | Sir Walter Buffalo             |            |            | Turf Roll |           |  |
| TF2 - Feature Turf (Planted)     |   |                                |            |            | Area =    | 42 sq.m   |  |
|                                  | <i>Zoysia tenuifolia</i>                        | No-Mow Grass/Velvet Grass      |            |            | 200mm     |           |  |

**NOTE:**

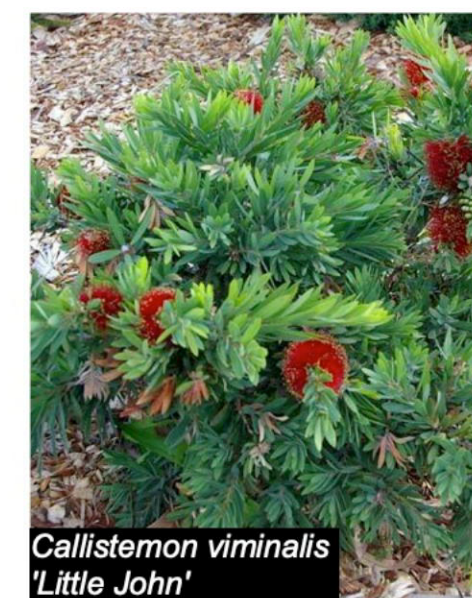
1. Mass planting to be undertaken in large groupings of the same species to approval of landscape architect.
2. Hedging species are to be set out in linear arrangements of same species to approval of landscape architect.
3. All planting and turf areas to be irrigated with subsurface drip line. Refer to the Oakdale West Estate Landscape Management Plan and Goodman Landscape Guidelines for further information

## PLANTING PALETTE

## Trees



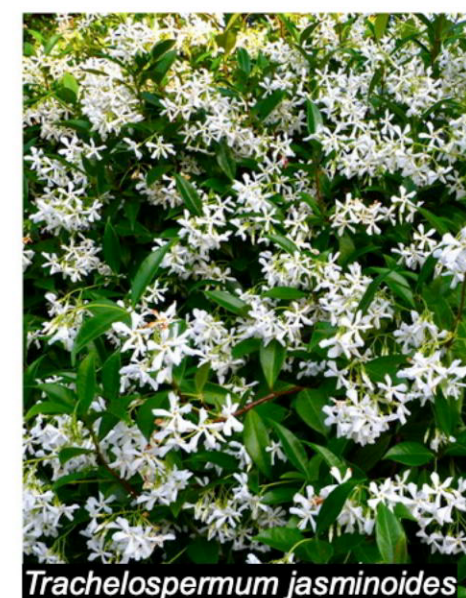
## PM1A - Car Park Edge Mix - Sun



## PM1B - Car Park Edge Mix - Shade



## PM2A - Car Park Island Mix - Sun



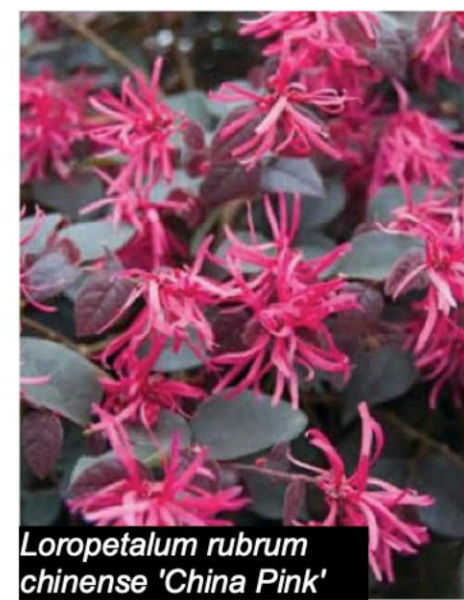
## PM3A - Site Edge Mix Low - Sun



### PM5A - Feature Planting Mix



## PM6A - Site Hedge Mix - Sun



## PM7A - Groundcovers Mix A



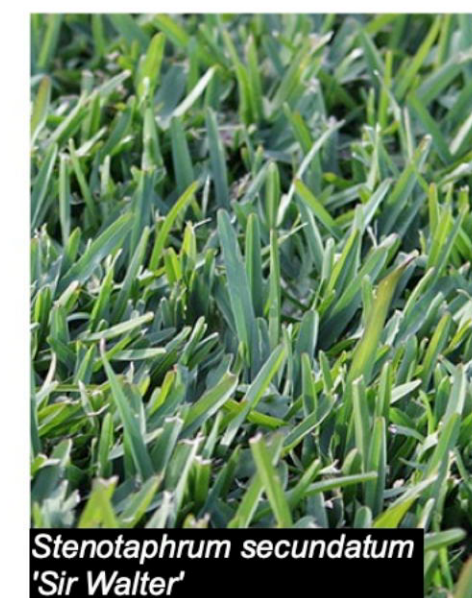
## PM7B - Groundcovers Mix B



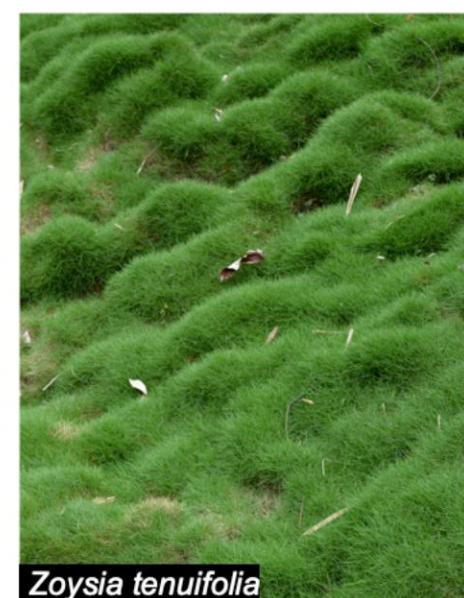
## PM9A - Climbers Mix




TF1 - General Turf



## TF2 - Feature Turf



|   |   |
|---|---|
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| Subject to the conditions outlined in the consent                           |   |

|   |                         |                        |   |
|---|-------------------------|------------------------|---|
|    |                         | LANDSCAPE ARCHITECTURE |   |
| <b>Stage 2 DA</b><br><b>Lot 3A</b>  |                         | Address                | Suite 5, 15 The Corso<br>Manly NSW 2095 |
|   |                         | Phone                  | 02 9976 0756                            |
|   |                         | email                  | office@scapedesign.com.au               |
|   |                         | Web                    | www.scapedesign.com.au                  |
| PROJECT<br><b>Oakdale West Estate, Stage 2</b><br>Oakdale West, NSW   |                         |                        |   |
| CLIENT<br><b>Goodman Property Services</b>  |                         |                        |   |
| <b>Draft</b><br><b>Not For Construction</b>   |                         |                        |   |
| E   | FOR COORDINATION        | ZZ                     | 17/11/21                                |
| D   | DEVELOPMENT APPLICATION | ZZ                     | 18/02/21                                |
| C   | DEVELOPMENT APPLICATION | MF                     | 11/11/20                                |
| B   | DEVELOPMENT APPLICATION | MF                     | 26/10/20                                |
| A   | CLIENT REVIEW           | MF                     | 13/10/20                                |
| revision  | revision description    | by                     | date                                    |
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| <b>Planting Schedule - Lot 3A</b>   |                         |                        |   |
| scale   | NTS                     |                        |   |
| drawn   | MF/ZZ                   |                        |   |
| checked   | CH                      |                        |   |
| project no.   | 163-18                  |                        |   |
| project phase   | Development Application |                        |   |
| <b>L.SK.03</b>  |                         | <b>E</b>               |   |



EXISTING SITE CHARACTER



Weathering steel



Mounding and grasses



Textured walling



Verge landscape



Street frontage



Signage and detailed planting at entries



Hardwood sleeper mullions

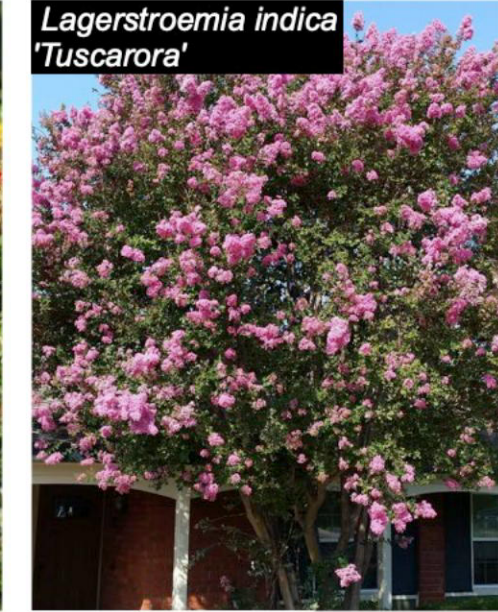
ENTRY MARKERS CONCEPT



PROPOSED LANDSCAPE CHARACTER



Mass planting bold texture and colour within native plant matrix



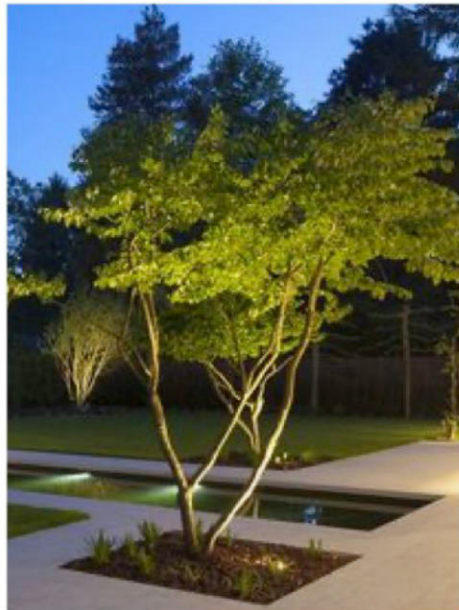
Feature trees



Green mounds



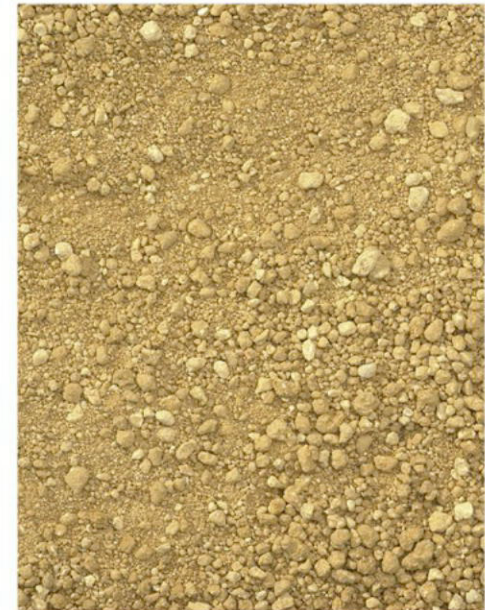
Weathering steel blades



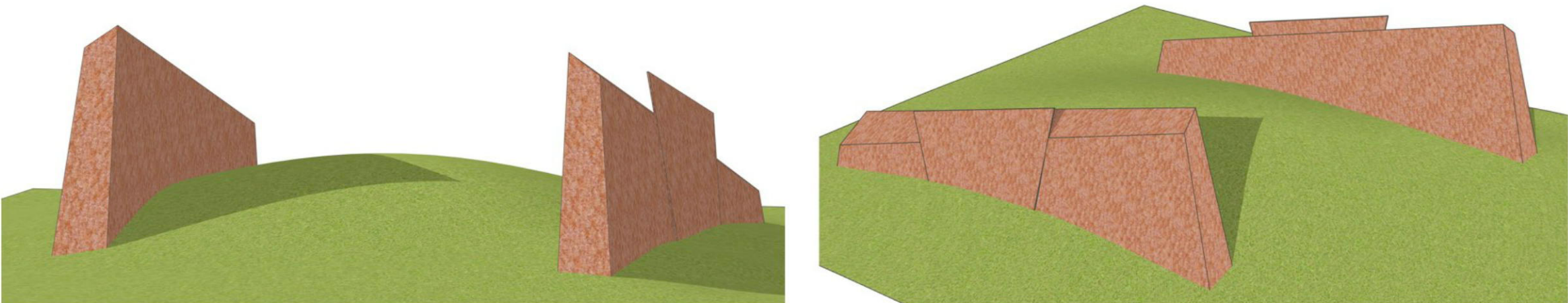
Feature uplighting



Feature sandstone blocks at pedestrian nodes and driveway intersections



Decomposed granite 'Gold'



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CITY COUNCIL

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PROJECT

**Oakdale West Estate**

CLIENT

**Goodman Property Services**

**Draft**

**Not For Construction**

|          |                         |    |          |
|----------|-------------------------|----|----------|
| D        | FOR COORDINATION        | ZZ | 17/11/21 |
| C        | DEVELOPMENT APPLICATION | MF | 11/11/20 |
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| revision | revision description    | by | date     |

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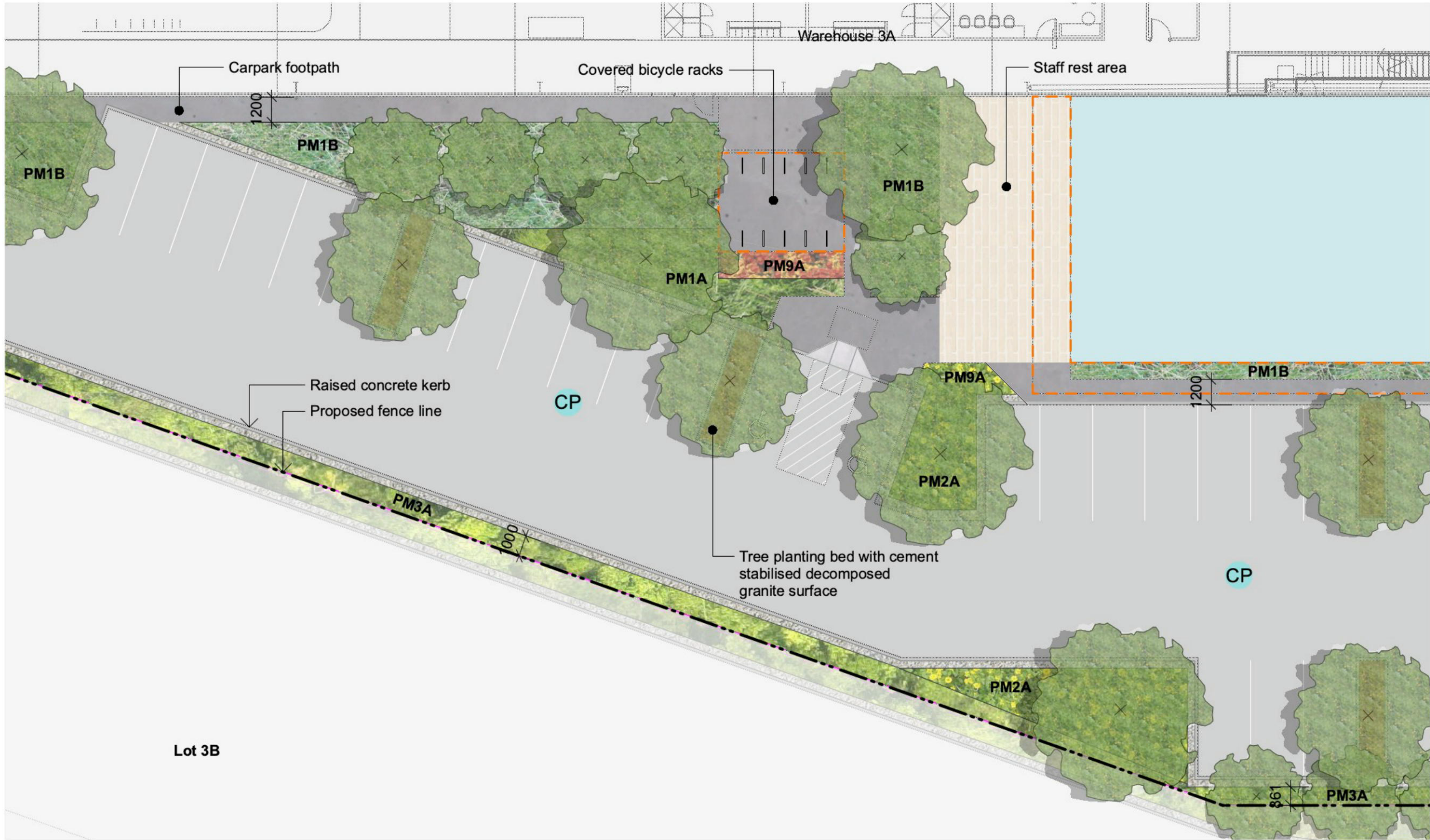
**Character & Materials**

|               |                         |
|---------------|-------------------------|
| scale         | NTS                     |
| drawn         | ZZ                      |
| checked       | CH                      |
| project no.   | 163-18                  |
| project phase | Development Application |

**L.SK.04**

**D**

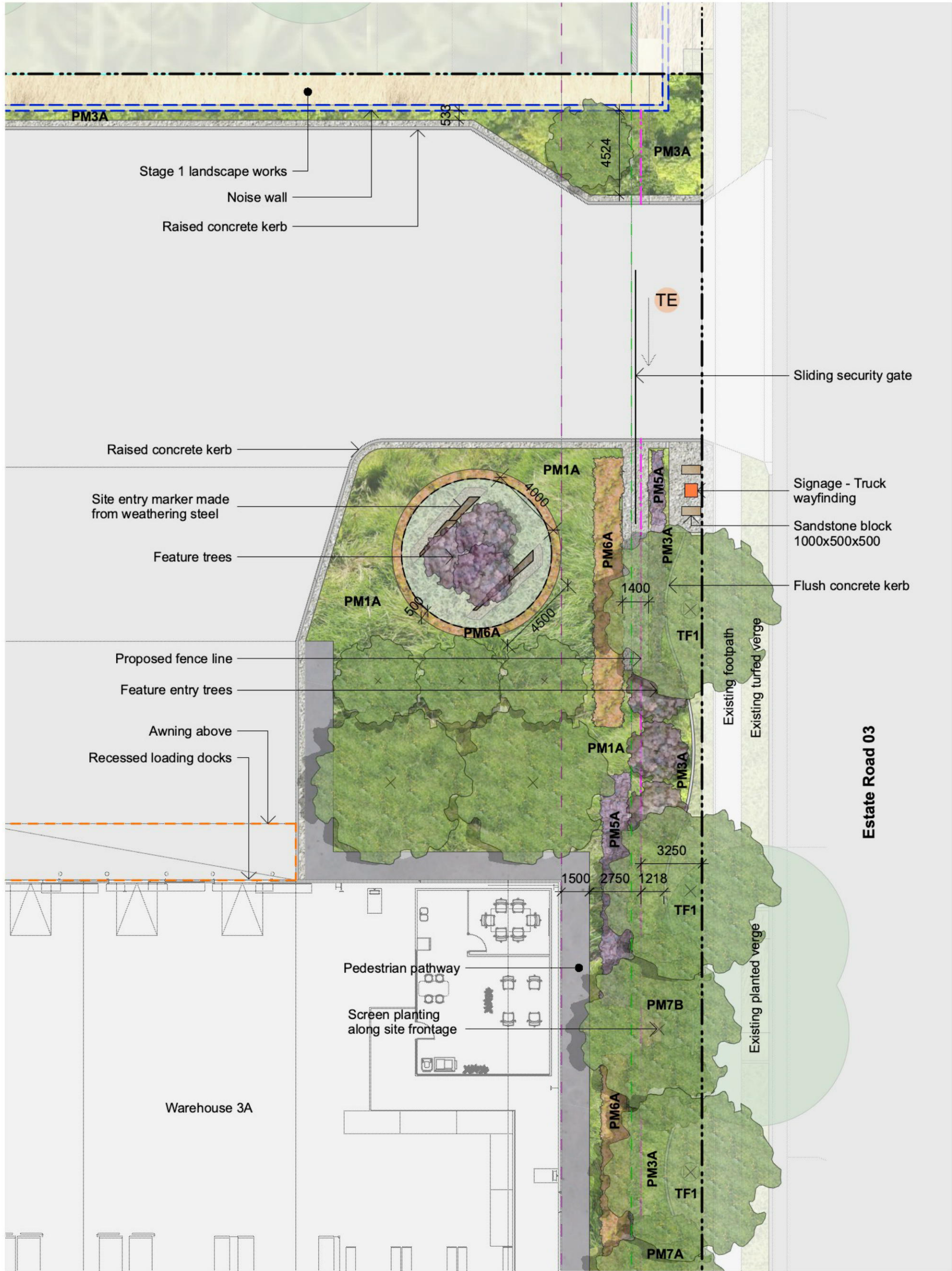




01 Lot 3A Office and Carpark  
Detail Plan - Scale 1:200 @ A1



02 Car Entry and Carpark  
Detail Plan - Scale 1:200 @ A1



03 Truck Entry  
Detail Plan - Scale 1:200 @ A1

#### Landscape Design Statement - Lot 3A Development Application

The landscape design prepared for Oakdale West Estate – Lot 3A, aims to expand on previous individual lot design within Oakdale West, reinforcing a consistent and robust landscape character, adhering to the high standard this development aims to achieve. Despite being one of the smaller lots within the Oakdale West Precinct, Lot 3A will incorporate over 50 native and exotic trees which seek to ensure all large expanses of built form, parking and utility areas are appropriately screened by vegetation. Permeable surfaces of planting, low maintenance turf and gravel, will be maximised in order to reduce run-off. Plant typologies implemented are to be low maintenance and drought resistant, ensuring all new landscaped areas are water sensitive and tolerant of the harsh Western Sydney climate. With the utilisation of water sensitive elements in carparks such as stratacell soil structure systems or similar, the large amounts of carpark hardscape will be broken up with significant tree planting.

Lot 3A falls under Stage 3 of construction, which will already see the completion of the vegetated bund along the Western edge of the estate. This vegetated bund provides large amounts of visual screening, particularly to the sensitive receivers in the West. To further reduce the visual impacts of the development, a noise wall will be installed along the boundary during the Stage 1 works. This will be accompanied by screening vegetation as well in order to further soften built elements within the Estate.

In addition, the generous landscape setbacks within Precinct 3 will foster a clustered, yet dense approach to tree planting with native species which is consistent with the Precinct 1 and 2 landscape design. This will further provide visual screening to the immediate neighbours of the site, but also for users of internal roads and footpaths. When combined with the proposed estate streetscape design, large, meaningful strips of canopy trees with mass planting of shrubs and groundcovers will form a dense vegetative screen for the development. Once within the site, tall feature trees help define the building edge and reinforce the main pedestrian entry points. Landscape verticality will also be provided through entry markers where possible, which are used at precinct nodes and driveway entry points to establish a network of wayfinding features. These elements reference the cultural history of the site through their materiality and form.

Overall, the planting palette aspires to balance council environmental and planning requirements, while also staying consistent to the high-quality Goodman landscape identity that is reflected throughout each of their estates both in Oakdale and more broadly in Western Sydney. With Goodman taking ownership of the landscape maintenance and on-going care of all landscape areas within Oakdale West Estate, the health and function both during the establishment period and beyond, will be carefully monitored and driven towards a successful and robust outcome.

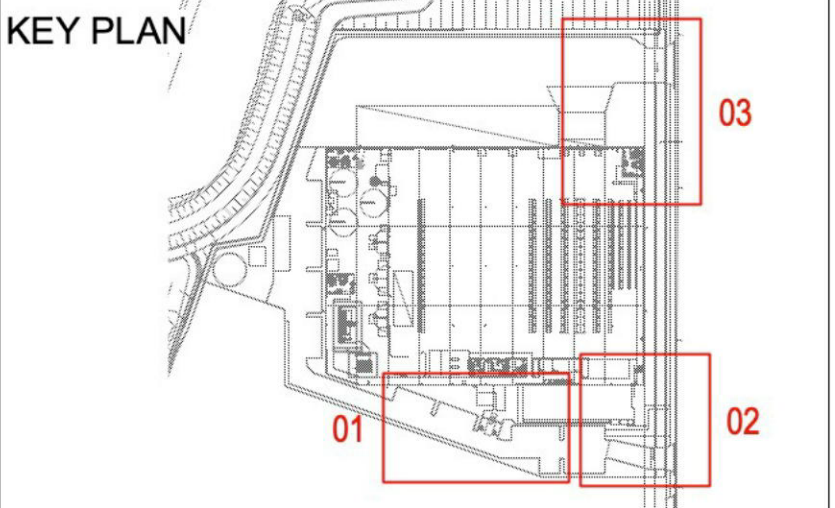
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**CITY COUNCIL**

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| LEGEND      |                                       |  |
|-------------|---------------------------------------|--|
| PROGRAMME   |                                       | PAVEMENTS  |
| 1           | Office                                | Coarse Aggregate                                   |
| 2           | Entry Marker                          | Asphaltic Concrete                                 |
| 3           | Entry Feature Trees                   | Decomposed Granite                                 |
| 4           | Accessible Parking                    | Insitu Concrete                                    |
| 5           | Mech Services                         | Precast Concrete                                   |
| 6           | Fire Brigade Truck Parking (20m x 6m) | Stone Tiles  |
| 7           | Covered Bike Parking                  | Feature paving                                     |
| 8           | Brigade Accessible Gate               | Pram Ramp  |
| CE          | Car entry/exit                        | FURNITURE & FITTINGS                               |
| CP          | Carparking                            |  |
| TE          | Truck entry/exit                      |  |
| GENERAL     |                                       | Proposed Table Setting                             |
| ---         | Site Boundary                         | Proposed Bicycle Rack                              |
| ---         | Lot Boundary                          | Proposed Street Lighting                           |
| + FFL 52.00 | Finished Floor Level                  | Proposed Sleeper Mullion                           |
| + RL 52.00  | Reduced Level                         | Proposed Sandstone Block                           |
| ---         | Architecture Above                    | Signage  |
| ---         | Chain Mesh Fence Refer Arch. dwgs.    | Proposed Seating                                   |
| ---         | Palisade Fence Refer Arch. dwgs.      | Proposed Pergola                                   |
| ---         | Building Setback                      | PLANTING   |
| ---         | Landscape Setback                     |  |
| ---         | Proposed Ramp                         |  |
| ---         | Proposed Stairs                       | TF1-General Turf                                   |
| ---         | Building                              | TF2-Feature Turf                                   |
| ---         | Amenities Lot                         | PM1A-Car park edge mix-sun                         |
| ---         | Services                              | PM1B-Car park edge mix-shade                       |
| ---         | Steel Edge                            | PM2A-Car park island mix-sun                       |
| ---         | Flush Concrete Kerb                   | PM2B-Car park island mix-shade                     |
| ---         | Raised Concrete Kerb                  | PM3A-Site edge mix - sun                           |
| ---         | Freestanding Gabion Wall              | PM3B-Site edge mix - shade                         |
| ---         | Freestanding Insitu Wall              | PM4-Site markers mix                               |
| ---         | Freestanding Precast Wall             | PM5A-Feature planting mix-sun                      |
| ---         | Retaining Gabion Wall                 | PM6A-Site hedge mix-sun                            |
| ---         | Retaining Insitu Wall                 | PM7A-Groundcover mix A                             |
| ---         | Retaining Precast Wall                | PM7B-groundcover mix B                             |
| ---         | Steel Wall                            | PM9A-Climbers mix                                  |
| ---         | Noise Wall                            | Stage 1 Landscape Works                            |
| TREES       |                                       | Existing Tree to be Retained                       |
|             |                                       | Existing Tree to be Removed Refer ARBORISTS REPORT |
|             |                                       | Stage 1 Works - Proposed Tree                      |
|             |                                       | Proposed Tree - General                            |
|             |                                       | Proposed Tree - Entry Marker                       |
|             |                                       | Proposed Tree - Site Marker                        |



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PROJECT

**Oakdale West Estate**

CLIENT

**Goodman Property Services**

**Draft**  
**Not For Construction**

|          |                         |    |          |
|----------|-------------------------|----|----------|
| D        | FOR COORDINATION        | ZZ | 17/11/21 |
| C        | DEVELOPMENT APPLICATION | MF | 11/11/20 |
| B        | DEVELOPMENT APPLICATION | MF | 26/10/20 |
| A        | CLIENT REVIEW           | MF | 13/10/20 |
| revision | revision description    | by | date     |

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## Landscape Detailed Plan & Notes

|               |                         |
|---------------|-------------------------|
| scale         | 1:200 @ A1              |
| drawn         | MF/ZZ                   |
| checked       | CH                      |
| project no.   | 163-18                  |
| project phase | Development Application |

L.SK.105

D

Note: All finished levels subject to change +/- 1000mm.

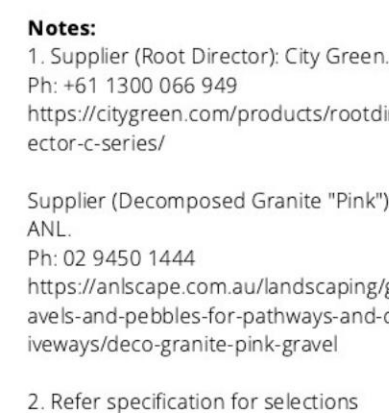






| MATERIALS SCHEDULE                              |                   |          |
|---|-------------------|----------|
| Description                                     |                   | Volume   |
| SOIL STRUCTURE SYSTEM - STRATA CELL OR SIMILAR  |                   |          |
| Type 1 - Soil Structure System 3000x6500mm      |                   | 136.5 m3 |
| <i>Paving-Soil Structure System Type 1</i>      | <i>136.5</i>      |          |
| Type 4 - Soil Structure System Triangle Islands |                   | 256.7 m3 |
| <i>Paving-Soil Structure System Type 4</i>      | <i>256.7</i>      |          |
|   | <b>Total Area</b> | 393.2 m3 |

**NOTES:**  
Full width of excavated tree pit (3000 W x 6500 W x 1000 D) to be back filled with imported topsoil, ameliorated site soil and structural soil. Provide a minimum of 15m<sup>3</sup> of topsoil per tree in car park island beds.



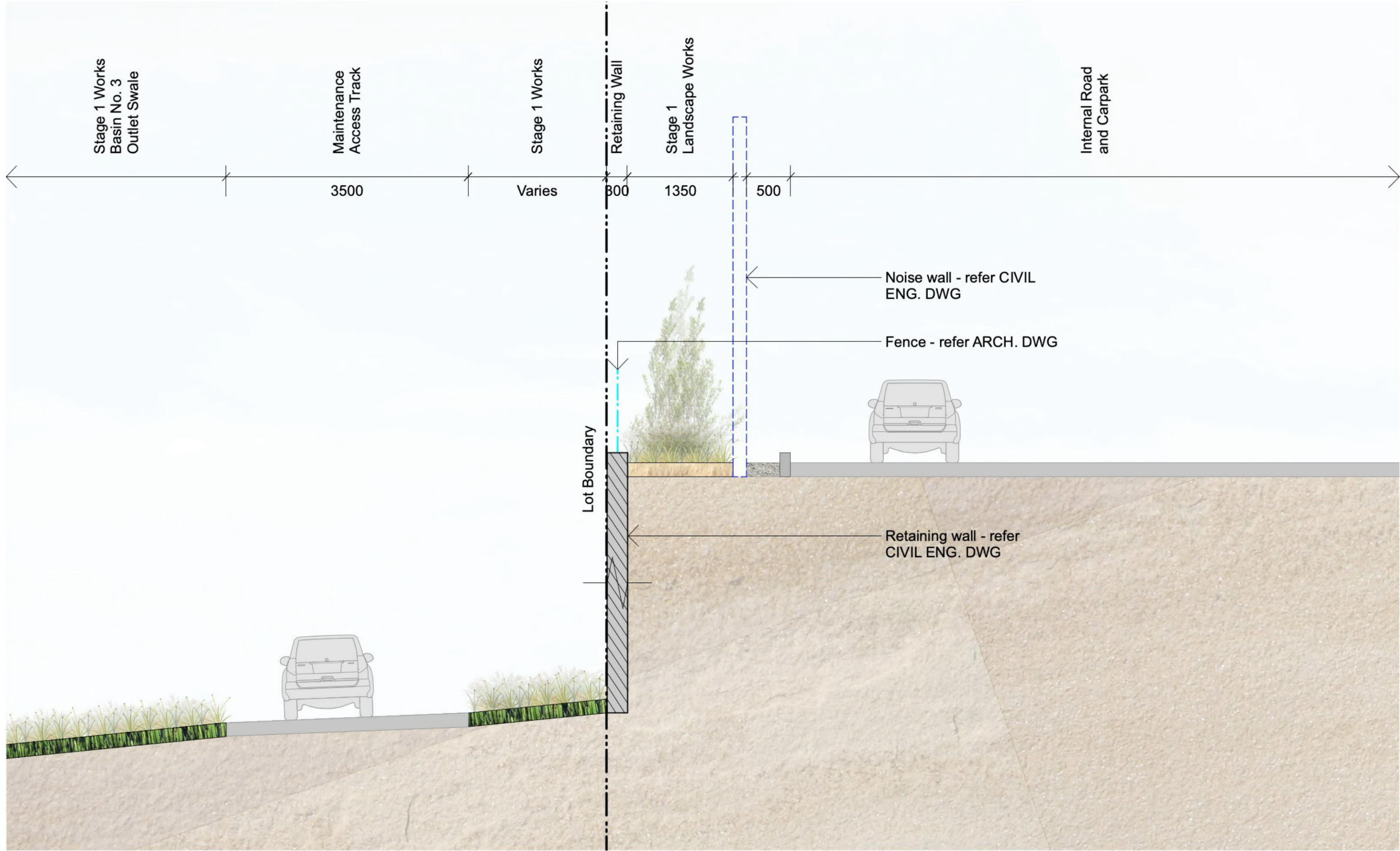
# KEY PLAN

|         |                           |
|---------|---------------------------|
| PROJECT | Oakdale West Estate       |
|         | Kemps Creek, NSW          |
| CLIENT  | Goodman Property Services |

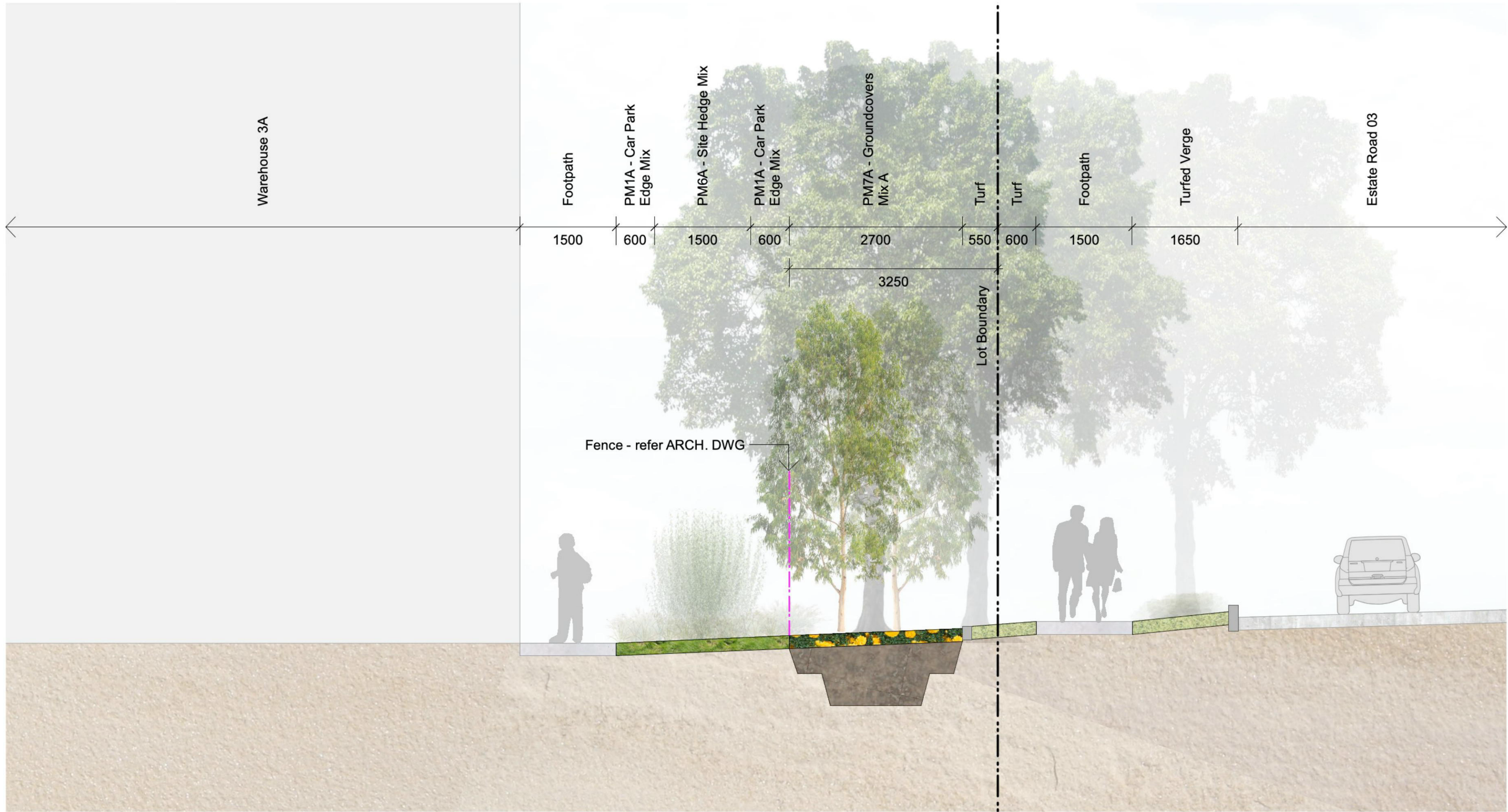
|          |                         |    |          |
|----------|-------------------------|----|----------|
| D        | FOR COORDINATION        | ZZ | 17/11/21 |
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| A        | CLIENT REVIEW           | MF | 13/10/20 |
| revision | revision description    | by | date     |

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| <h1>Carpark Details</h1>  |                         |
| scale   | 1:100 & 1:50 @A1        |
| drawn   | MFF/ZZ                  |
| checked   | CH                      |
| project no.   | 163-18                  |
| project phase   | Development Application |
| <div>L.SK.200</div> <div>D</div>  |                         |





01 Lot Boundary Retaining Wall  
Typical Street Section - Scale 1:50 @ A1



02 Estate Road 03 - Turfed Verge  
Typical Street Section - Scale 1:50 @ A1

Note: All finished levels subject to change +/- 1000mm.

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CITY COUNCIL

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**scape**DESIGN

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|          |                         |    |          |
|----------|-------------------------|----|----------|
| D        | FOR COORDINATION        | ZZ | 17/11/21 |
| C        | DEVELOPMENT APPLICATION | MF | 11/11/20 |
| B        | DEVELOPMENT APPLICATION | MF | 26/10/20 |
| A        | CLIENT REVIEW           | MF | 13/10/20 |
| revision | revision description    | by | date     |

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Do not scale from this drawing.  
Refer to 'Dial Before You Dig' documents, design drawings and survey for locations of all services.  
Verify service locations prior to commencement.  
Verify all dimensions on site prior to construction.

Landscape - Typical Street Sections

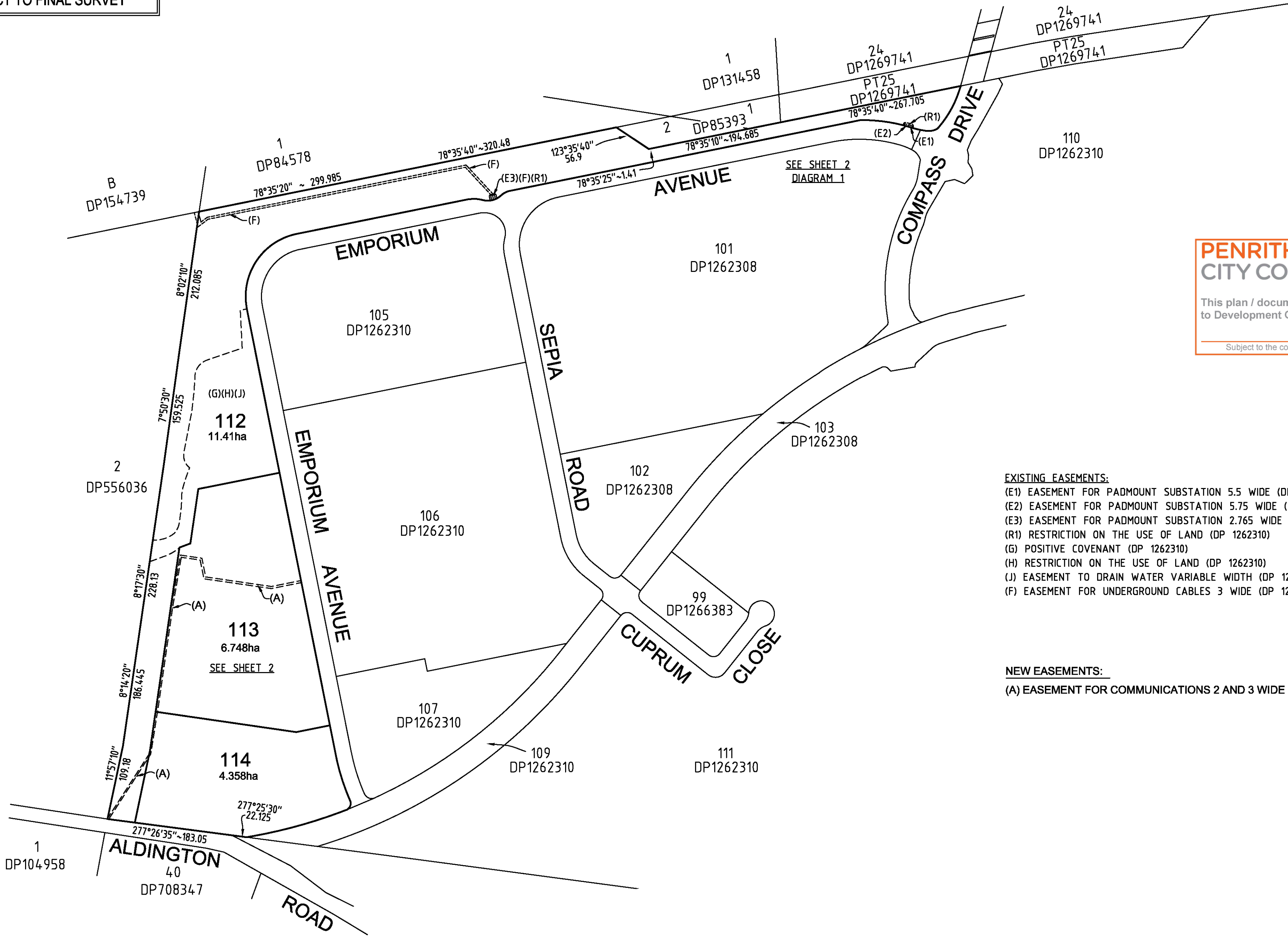
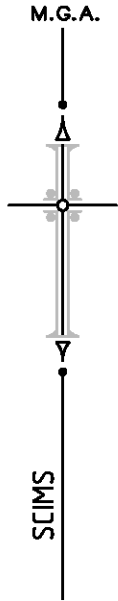
|               |                         |
|---------------|-------------------------|
| scale         | 1:50 & 1:100@A1         |
| drawn         | MF/ZZ                   |
| checked       | CH                      |
| project no.   | 163-18                  |
| project phase | Development Application |

L.SK.201

D



THIS IS A DRAFT PLAN ONLY AND IS  
SUBJECT TO FINAL SURVEY



**PENRITH**  
**CITY COUNCIL**

COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS

This plan / document relates to Development Consent: **DA20/0843.03**

Subject to the conditions outlined in the consent

**EXISTING EASEMENTS:**  
(E1) EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE (DP 1262310)  
(E2) EASEMENT FOR PADMOUNT SUBSTATION 5.75 WIDE (DP 1262310)  
(E3) EASEMENT FOR PADMOUNT SUBSTATION 2.765 WIDE (DP 1262310)  
(R1) RESTRICTION ON THE USE OF LAND (DP 1262310)  
(G) POSITIVE COVENANT (DP 1262310)  
(H) RESTRICTION ON THE USE OF LAND (DP 1262310)  
(J) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP 1262310)  
(F) EASEMENT FOR UNDERGROUND CABLES 3 WIDE (DP 1262310)

**NEW EASEMENTS:**  
(A) EASEMENT FOR COMMUNICATIONS 2 AND 3 WIDE

|  |  |  |                       |   |
|--|--|--|-----------------------|---|
| <div>SURVEYOR</div> <div>Name: SCOTT PETER LINDSAY LORD</div> <div>Date of Survey: DRAFT ONLY</div> <div>Surveyor's Reference: 50034 040DP</div> | <div>PLAN OF SUBDIVISION OF LOT 108 IN DP1262310</div> | <div>LGA: PENRITH</div> <div>Locality : KEMPS CREEK</div> <div>Reduction Ratio 1: 4000</div> <div>Lengths are in metres.</div> | <div>Registered</div> | <div>DP DRAFT</div> <div>ISSUE FOR REVIEW : 9-09-2021</div> |
|--|--|--|-----------------------|---|



