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**Coles Myer Chilled Distribution Centre
M7 BUSINESS HUB, EASTERN CREEK**

LANDSCAPE REPORT

February 2006
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1.0 INTRODUCTION

CONTEXT Landscape Design was commissioned by Macquarie Goodman to prepare the Landscape Concept design for the proposed landscape works to the Coles Myer Chilled Distribution Centre development and associated infrastructure works within the M7 Business Hub at Eastern Creek. The following report provides a description of the existing conditions of the site and the landscape proposal. It is to be read in conjunction with following Landscape Drawings:

L06513-01 Landscape Concept Plan
L06513-02 Site Context

The proposed development consists of the landscape relating to the Coles Myer Chilled Distribution Centre, including carpark areas and landscape buffer zones.

2.0 COLES MYER CHILLED DISTRIBUTION CENTRE

2.1 Site Context

The Coles Myer Chilled Distribution Centre lies in the north part of the West Precinct of the M7 Business Hub site. It is bounded to the north-east by a substation and transmission line easement, to the west by an undeveloped allotment, to the south by mining lots and to the south-west by the proposed Coles Myer National Distribution Centre site.

2.2 Existing Site Conditions

The undulating site has and ranges from a high point of approximately 81.5m midway along the western boundary to 65.5m on the eastern boundary opposite. Two ridgelines run northeast and southeast diagonally across the site from the lower part of the western boundary.

The site is bordered by Cumberland Plain Woodland (Shale Plains Woodland) of high ecological value along its northern boundary. The majority of this vegetation will be retained and enhanced with supplementary planting, however a small area is proposed to be removed.

The site has been untouched by the quarrying operations of the adjoining site to the south, although these operations occur within a short distance of the south-western corner of the site.

Strong winds from the south-west affect the site.

2.3 Coles Myer Chilled Distribution Centre Landscape Objectives

The Landscape Vision for the Coles Myer Chilled Distribution Centre is to create a functional, and safe environment with high amenity for staff and visitors that integrates into the M7 Business Hub industrial park.

The landscape objectives of the Coles Myer site include:

- To facilitate an attractive and functional public domain and built form to promote the site as an attractive place.
- To visually unify and enhance the overall quality of the development.
- To promote safety and security for workers both within the public and private domain.
- To provide vegetation screens so as to provide visual relief from continuous built form.
- To use local native species due to their low maintenance, relative fast growth, aesthetic appeal and suitability to the natural habitat.
- To provide for the retention of water for irrigation and drainage purposes.
- To minimise water consumption and prevention of salinity within the design of the landscape and irrigation systems.

2.4 Coles Myer Chilled Distribution Centre Landscape Proposal

The main elements of the landscape of the Coles Myer Chilled Distribution Centre include:

- The landscape zone between the Access Road and Coles Myer carpark will be slightly mounded and planted with ornamental Eucalypts such as *Eucalyptus saligna* and *Eucalyptus leucoxylon* 'Rosea' and native shrubs and groundcovers such as '*Grevillea Sandra Gordon*' and '*Leptospermum Cardwell*', creating a permeable visual screen and colourful green edge to the site. The vegetation will also act as a windbreak to the strong south-westerly winds which the site is subjected to.
- To provide shade and amenity, the carpark is planted with ornamental Eucalypts and native groundcovers (*Banksia 'Birthday Candles'*, *Dianella 'Little Jess'*). The use of trees and groundcovers will not restrict views around the carpark. *Ficus hillii* will be planted around the perimeter of the car park to help to provide shade and add visual interest.

- Edge planting to the car park to include *Eucalyptus leucoxylon* 'Rosea' and native shrubs and groundcovers such as *Melaleuca* 'Snowstorm', *Dianella* 'Little Jess' and, *Leptospermum* 'Copper Glow', provides further visual interest.
- The site entry road is planted with *Callistemon viminalis* on either side with a row of *Eucalyptus saligna* in the median.
- Buffer planting has been located along the eastern boundary to minimise the visual impact of the development from adjacent properties. The buffer planting will consist of small native trees, shrubs and groundcovers from the indigenous Shale Plains Woodland vegetation community (*Acacia falcata*, *Acacia implexa*, *Bursaria spinosa*, *Callistemon salignus*, *Melaleuca decora*, *Melaleuca styphelioides*, *Dianella caerulea*, *Lomandra longifolia*, *Themeda australis*).
- Immediately to the North of the site the existing Shale Plains Woodland vegetation will be retained and supplementary planting of species from this community will be provided to create a continuous visual screen to Old Walgrove Road. Some vegetation from the existing community will be removed along the northern edge of the pavement.
- In the adjacent site the existing Shale Plains Woodland vegetation will be retained and adjacent areas revegetated with species from this community, providing a visual screen to the substation from the adjacent roads.

2.5 Plant Establishment and Maintenance

In order to achieve the optimum results for this landscape proposal, a rigorous approach will be undertaken to ensure the use of the best quality plant materials and soil preparation for plant establishment. This will include a minimum of 300mm depth of improved site topsoil to all mass planting beds; applications of appropriate fertilizers and growth mediums; and the introduction of an ongoing program of maintenance to foster growth and a high standard of presentation at all times.

It is also proposed to install trees and shrubs in a combination of tubestock, semi-advanced and advanced sizes and at densities which will provide an immediate impact upon the completion of the works. It is intended that the benefits will be immediate in terms of enhancing the appeal of the development within its surrounding context.

Carpark areas will be irrigated with an automatic irrigation system.

3.0 CONCLUSION

The landscape proposal for the Coles Myer Chilled Distribution Centre and infrastructure works within the M7 Business Hub has been designed to complement and integrate with the future developments of the Eastern Creek Business Park, attaining a sense of fit within its context. It will provide a high standard of landscape and amenity in a functional and practical landscape.

APPENDIX A

Coles Myer Chilled Distribution Centre Suggested Plant Species

NATIVE ORNAMENTAL PLANTING

Botanical Name	Common Name	Mature Height
Trees		
<i>Callistemon viminalis</i>	Weeping Bottlebrush	8m
<i>Eucalyptus leucoxylon</i> 'Rosea'	Yellow Gum	20m
<i>Eucalyptus saligna</i>	Sydney Blue Gum	40m
<i>Ficus hillii</i>	Hill's Fig	20m
Shrubs & Groundcovers		
<i>Callistemon citrinus</i>	Scarlet Bottlebrush	5m
<i>Callistemon citrinus</i> 'White Anzac'		3m
<i>Doryanthes excelsa</i>	Gynea Lily	3m
<i>Grevillea</i> 'Coconut Ice'		2m
<i>Grevillea</i> 'Sandra Gordon'		2m
<i>Grevillea</i> 'Superb'		1m
<i>Leptospermum</i> 'Cardwell'		1m
<i>Leptospermum</i> 'Copper Glow'		3m
<i>Melaleuca</i> 'Snowstorm'		1.5m
<i>Syzygium</i> 'Royal Flame'	Lilly pilly	1.8m
Groundcovers & Grasses		
<i>Banksia</i> 'Birthday Candles'		0.5m
<i>Dianella</i> 'Breeze'		1m
<i>Dianella</i> 'Little Jess'		1m
<i>Gazania tomentosa</i> (Yellow)	Gazania	0.2m
<i>Grevillea obtusifolia</i>	Obtuse Leaved Grevillea	1.5m
<i>Hardenbergia violacea</i>	Purple Coral Pea	1m
<i>Hibbertia scandens</i>	Golden Guinea vine	1m
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2m

SHALE PLAINS WOODLAND PLANTING/REVEGETATION

Botanical Name	Common Name	Mature Height
Trees		
<i>Acacia implexa</i>	Hickory Wattle	15m
<i>Callistemon salignus</i>	Pink Tips	9m
<i>Eucalyptus crebra</i>	Narrow-leafed Ironbark	30m
<i>Eucalyptus molucanna</i>	Greybox	30m
<i>Eucalyptus tereticornis</i>	Forest Red Gum	45m
<i>Melaleuca decora</i>	Paperbark	7m
<i>Melaleuca stypheloides</i>	Prickly Paperbark	10m
Shrubs & Groundcovers		
<i>Acacia falcata</i>		4m
<i>Bursaria spinosa</i>	Sweet Bursaria	4m
Groundcovers & Grasses		
<i>Dianella caerulea</i>	Flax Lily	1m
<i>Lomandra longifolia</i>	Spiny-headed Mat-Rush	0.7m
<i>Themeda australis</i>	Kangaroo Grass	0.5m