



COSTCO
17-21 PARRAMATTA ROAD LIDCOMBE
LANDSCAPE ARCHITECTURE PART3A REPORT
DOC001
PREPARED FOR COSTCO WHOLESALE AUSTRALIA PTY LTD

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date	issue	description	by	check
2 August 2009	A	DRAFT for Comment	JZ	
4 August 2009	B	For Part 3A Lodgement	JZ	PC
8 August 2009	C	For Part 3A Lodgement	JZ	
14 August 2009	D	Revised design For Part 3A Lodgement	JZ	PC

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introduction

background

This Landscape Architecture Part 3A Application report for the Costco Project has been prepared by McGregor Coxall for Costco Wholesale Australia Pty Ltd. The report covers the proposed Landscape Architectural works for the redevelopment of the site at 17-21 Parramatta Road, Lidcome. The site and its context are shown below.

The proposed development occupies the site of the existing Linfox site. The existing structure is proposed for demolition. The new development will see the construction of a 3 storey warehouse consisting of 14,000sqm of retail and 2,300sqm of commercial offices. The development includes 880 car spaces in basement and at-grade parking, landscaping and signage.

drawings

This report should be read in conjunction with the following Landscape Architectural drawings included with this Part 3A Application:

- L-01-DA Landscape Concept [1:500]
- L-02-DA Landscape Concept Elevation [1:100]

development approval

The project has been declared a state significant development and will be subject to a Part 3A Application through the EP&A Act. This involves a lodgement process through the NSW Department

of Planning and a final decision will be made by Kristina Keneally, the NSW Planning Minister.

Auburn Council

Though the proposed Costco warehouse will be approved through the Part 3A process, the local Council's guidelines and recommendations relating to Landscape should be addressed in the proposed development. The local Council is Auburn Council. Auburn Council has a number of Development Control Plans (DCPs). Auburn Council is in the process of consolidating these DCPs into one document; the new Draft Auburn DCP 2009. The current Local Environment Plan (LEP) 2000 (amended on the 11th February 2009) is also in the process of being redrafted, which will become Auburn LEP 2009.



site analysis

site context

The project site is located at 17-21 Parramatta Road, Lidcome. The main street frontage to the site is Parramatta Road to the South. Haslam's Creek is located to the West of the development and Hertz Rental is located on the adjacent site to the East. The M4 motorway is located immediately to the North of the site.

The site is not overshadowed by any adjacent buildings. It directly adjoins Haslam's Creek and is in close proximity to Sydney Olympic Park. The site is surrounded by a mix of commercial, retail, industrial and low density residential land uses.

topography and drainage

The site falls within Haslam's Creek stormwater catchment area which discharges into Homebush Bay. The site itself is relatively flat, tipping from the south east corner towards low points along the Haslam's Creek site boundary on the west.

Flooding has been identified as a site consideration and the FFL of the proposed ground floor of the development has been raised to 5.84 (for the ground level parking). The retail and commercial uses are raised to the first floor and above. Refer to the Part 3A Report by Hughes Trueman for further details on drainage, flooding and stormwater.

flora

The site was once part of the estuarine and freshwater wetlands that characterised the region before European occupation.

The site contains some existing trees within the site boundary, although none of these are remnant indigenous trees. A stand of exotic fir trees along the Parramatta Road boundary are proposed for removal to be replaced by suitable indigenous species. An existing *Tristaniopsis laurina* tree on the south eastern boundary is to be retained. A significant stand of Ficus and Melaleuca trees are located beyond the northern boundary and form a considerable buffer to the M4 motorway. All existing and proposed trees are mapped on the plan L-01-DA.

access

The site is located in Lidcome and is accessible from Parramatta Road, which provides the major access to the site by private motor vehicle.

public transport

No public transport routes are located within typical walking distance from the proposed Costco site. The site is located around 1.8 kilometres from the nearest railway station, Auburn and approximately 2 kilometres from Lidcome station. The nearest bus service is the 401 route from Lidcome station through Homebush Bay and

Newington to Sydney Olympic Park Wharf, where it connects to the ferry service to Circular Quay. The 401 bus passes by the Costco site at the junction of Hill Road and Parramatta Road. An off-road bicycle route/shared pedestrian path is located NNW of the site, providing a possible future link cycle and pedestrian to the site.

heritage

There are no heritage items present on the site.

design philosophy

The design philosophy for the landscape architecture of the project encompasses expression of the past and proposed natural and cultural heritage of the site and its context. The original endemic vegetation associations of the area will be adapted to the proposed development and referenced through the landscape architectural approach.

The Landscape Architectural approach can be summarised into the following key points:

- Satisfy all statutory requirements.
- Add more trees and vegetation to the site than currently exists.
- Reduce the urban heat island effect through increased vegetation and reduced hardscape than previously existed on site.
- Reduce the visual mass of the built form through planting.
- Retain visible presence and public interaction with the site through an activated Parramatta Road frontage.
- Pedestrian networks to encourage the use of spaces intended for public access.
- Provide an improved creek interface and reduce erosion of banks through planting (subject to Sydney Water approval)
- improve the quality of storm water discharging into Haslam's Creek.
- Provide improved pedestrian safety and amenity to the street.
- Use planting to control shade and light.
- Use planting to control views with adjoining land uses.
- Utilise planting to control and improve thermal performance of buildings.
- Use of high quality, robust and natural materials and finishes with minimised embodied energy.
- Use of roof tank water for irrigation and building re-use.
- Preference for local and Australian materials.
- Use of indigenous, native and water hardy plant species

WSUD water strategy

A storm and roof water retention strategy will be implemented on the site to reduce both surface and roof water run-off and peak stormwater flows during storm events. This strategy includes rainwater collection (and on-site re-use) from the warehouse roof and Water Sensitive Urban Design (WSUD) initiatives that use landscape areas for infiltration and cleaning of water. Stormwater run-off from the parking areas and hard external surfaces will be directed towards biofiltration channels running along site boundary landscape

treatments that feed into in the 10m landscape buffer on the Haslam's Creek boundary. These biofiltration channels filter stormwater through gravel, soil and plant layers with the resultant cleaner water being slowly released to Haslam's Creek.

The project team is liaising with Sydney Water who own the banks of Haslam's Creek up to the boundary of the Costco site to initiate WSUD measures and retention planting to the banks.

streetscape

The site is located on an area of Parramatta Road now characterised by large retail and commercial warehouse outlets that dominate the streetscape character. The development will improve the current streetscape character through a combination of proposed paving and planting. The lack of existing pedestrian access along the southern site boundary will be rectified through a footpath consistent with the Auburn Council brick paving standard. Planting to the southern boundary will include trees and groundcover planting.

materials palette

The landscape architecture compliments the building materials palette with simple and durable materials. These include in-situ concrete, bitumen, sandstone rocks, crushed sandstone (gravel), and mulch to mass planted areas. The planting reflects the materials approach using carefully selected species to compliment and contrast the character of the materials. Simple natural materials have been selected to fit harmoniously with the existing site character and proposed architecture.

irrigation

The planting strategy is designed to require minimal or no irrigation past the plant establishment period. It is proposed to use an efficient drip irrigation system fed from rainwater collected in the storage tanks on site, thus requiring no mains water for irrigation.

softscape

The approximate softscape area of proposed landscaping within the site boundary has been calculated at 2,869sqm.

master plant list

master plant list

The master plant list is derived of native and locally endemic plant species which provide a range of benefits, including but not limited to:

- drought resistance
- suitability to local soil conditions
- typically require less watering than exotics
- increased biodiversity
- provision of habitat and food source for birds, insects and other native fauna.
- grouping together of plant species with similar water requirements will reduce overall water use.

Appropriate species will be chosen from this list according to final site conditions, availability and detailed design considerations. Trees will be young and tube stock.

trees

Acacia pubescens
Angophora floribunda
Brachychiton populneus
Callistemon salignus
Casuarina glauca
Eucalyptus amplifolia
Eucalyptus longifolia
Eucalyptus punctata
Eucalyptus resinifera
Exocarpus cupressiformis
Melaleuca decora
Melaleuca lineariifolia
Melaleuca nodosa
Melaleuca styphelioides

shrubs

Acacia longifolia var. longifolia
Acacia parramattensis
Acacia stricta
Callistemon linearis
Callistemon pinifolius
Correa reflexa
Dodonaea triquetra
Hakea sericea
Hibbertia diffusa
Hibbertia empetrifolia
Indigofera australis
Leptospermum flavescens
Myoporum insulare

groundcovers/grasses/climbers

Centella asiatica
Dianella caerulea
Dianella revoluta
Goodenia hederacea
Hardenbergia violacea
Kennedia rubicunda
Lomandra filiformis
Lomandra longifolia
Lomandra multiflora
Pandorea pandorana
Poa labillardieri
Poa sieberiana
Themeda australis/triandra
Xanthorrhoea resinosa