

NEWCOLD SYDNEY

HARRIS AVENUE, MARSDEN PARK

SECTION 96 APPLICATION

Prepared for EMKC
21.12.2017

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INTRODUCTION

This Section 96 Landscape design report has been prepared by Urbis for the proposed NewCold Sydney development site located on Harris Street, Marsden Park. The landscape design presented in this incorporates the public domain and existing streetscape.

The landscape proposal has been prepared in compliance with Blacktown City Council's DCP Landscape guidelines, DA application checklist and Sydney Business Park Landscape guidelines (2016).

SITE CONTEXT

Currently the site is an earthworked pad with a sediment and erosion basin in the north east corner of the site. The site is bordered by Harris Avenue to the west, Darling Street to the north, Hollinsworth Road to the south and existing industrial to the east. The site generally falls from the south west to the north east into the existing sediment basin. The site is located within Marsden Park Industrial Area, it is strategically located just off the M7 and only 35 minutes from the Sydney CBD.

SECTION 96 PROPOSAL

The Section 96 proposal responds to the existing landscape design prepared by Habit8 dated 19.05.15. The design responds to the following key areas:

- Cold Storage Facility
- Delivery truck driveways and turning bays
- Workers car park
- Pedestrian links (covered)
- Communal workers lawn / facilities
- Existing streetscape planting and grass verge



Image: Google Map Image



Existing Site Conditions



Existing Site Conditions

Images: Google Map Image

DESIGN RESPONSE

METHODOLOGY

Public Domain

The landscape design strategy for the public domain responds to the section 96 proposal and seeks to create an immersive landscape that is easily navigable for workers of the Cold Storage Facility. The border path segregates pedestrians from the truck movements on site creating a safe environment. The main office entry is highlighted by in pavement tree planting and a shade structure to limit sun exposure. Large trees are scattered around the site formalised in the workers carpark and communal lawn to provide adequate shading. The communal workers lawn area has an arrangement of seating and table options that sit harmoniously within the surrounding shrubs and grasses. Buffer planting consisting of dense trees and hedges will provide privacy and limit visual imposure on surrounding areas.

Streetscape

The streetscape comprises of existing street trees and a grass verge. Trees along Harris Avenue, Darling Street and Hollinsworth are to be protected and maintained during the construction phase.

PLANT ESTABLISHMENT + MAINTENANCE

Landscape Maintenance Strategy

General

- *Planting maintenance period:* the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- *Planting maintenance program:* 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- *Planting maintenance log book:* keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- *Product warranty:* submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- *Insurance:* the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- Weeding,
- Rubbish removal,
- Fertilizing,
- Pest and disease control,
- Adjust / replace stakes and ties
- Topping up mulch,
- Cultivating,
- Pruning,
- Keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

Compliance

- *Requirement:* plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- Repairs to planting media completed
- Ground surfaces are covered with the specified treatment to the specified depths
- Pests, disease, or nutrient deficiencies or toxicities are not evident.
- Organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- Vegetation is established and well formed

- Plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- Vegetation is not restricting essential sight lines and signage
- Collection and removal of litter
- All non-conformance reports and defects notifications have been closed out.
- Plant maintenance compliance schedule:*as defined by the superintendent

Pruning

- *Generally:* tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- *Pruning:* cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.
- *Requirement:* pruning to be undertaken by a qualified tree surgeon / arborist

Fertilising

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

Completion

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

Drainage & Watering Strategy

Generally:

- If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.
- *Watering permits:* the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.
- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- Where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;

- Low water demand shrub planting is proposed.

LIGHTING

- All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

SAFETY AND SECURITY

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

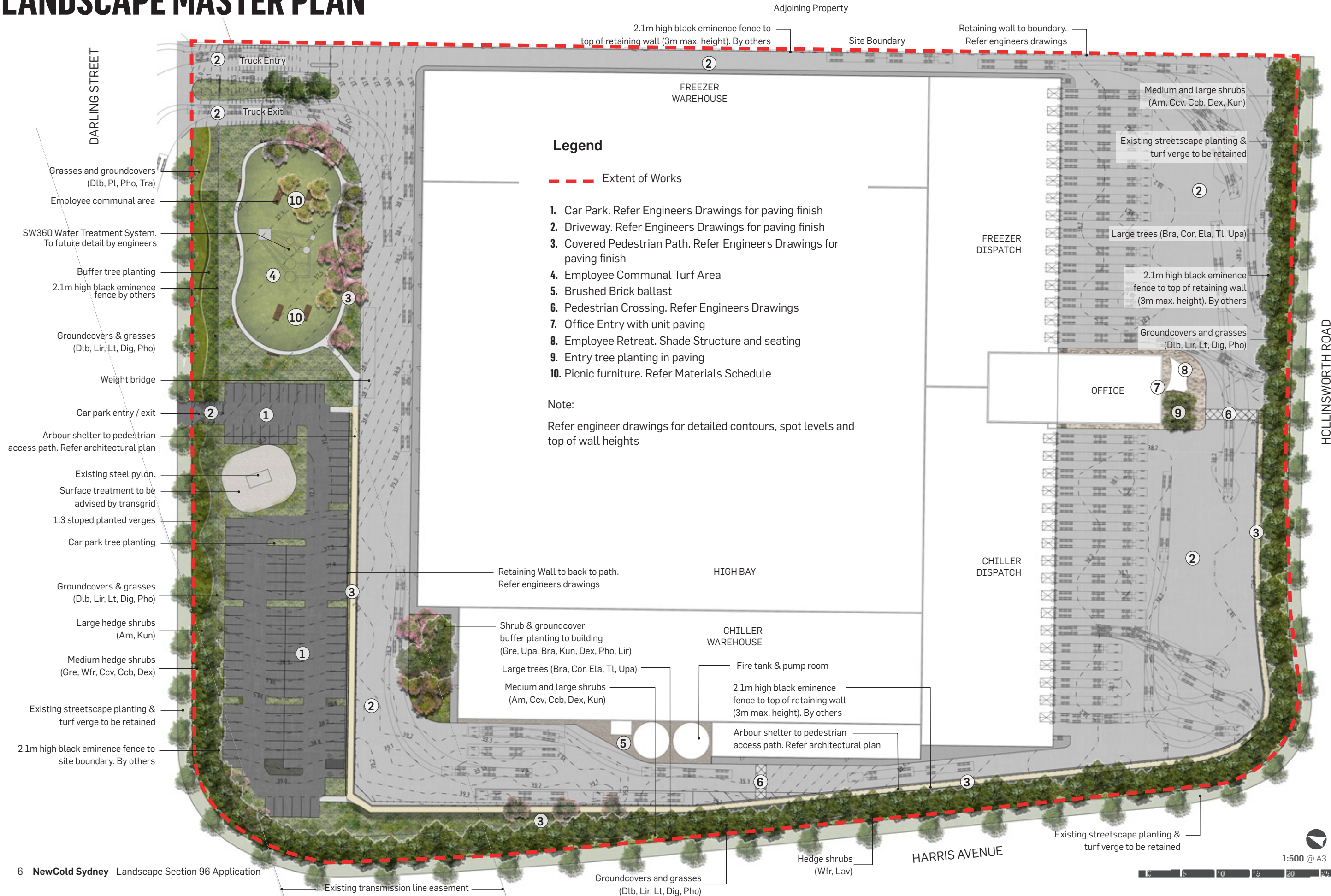
- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

WATER MANAGEMENT + WSUD

Water Sensitive Urban Design (WSUD) principles have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Stormwater will be designed in accordance with the Blacktown City Council requirements (refer to engineers details)
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.
- On-site detention and WSUD requirements have been outlined within the engineers stormwater management report.
- Refer to engineers drawings for details concerning stormwater and drainage (AT&L)

LANDSCAPE MASTER PLAN



PRECEDENT IMAGES



PEDESTRIAN + VEHICLE MOVEMENT



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INDICATIVE PLANTING STRATEGY

- Plant species have been carefully chosen to form a rich pallet of size, form, colour and texture. The planting design compliments the architecture and the natural landscape. Planting will be design to define spaces; direct site lines; provide privacy and screening; shade during summer and light during the winter; and without compromise beautiful and interesting garden spaces.
- Street trees species have been chose based on Blacktown Councils draft street tree strategy.

Public Domain			
code	Trees	Common Name	Mature Height x Spread (m)
Bra	Brachychiton populneus	Kurrajong	15 x 15
Cor	Corymbia maculata	Spotted Gum	25 x 15
Ela	Elaeocarpus reticulatus	Blueberry Ash	10 x 7
Mag	Magnolia grandiflora 'Little Gem'	Dwarf Magnolia	4 x 2.5
Pry	Pryrus calleryana	Callery Pear	11 x 3
Tl	Tristaniopsis laurina 'Luscious'	Water Gum	8 x 5
Ulm	Ulmus parvifolia	Chinese Elm	10 x 10
Shrubs			
Acm	Acmena smithii 'Minor'	Lily Pilly	3 x 1.5
Ccv	Callistemon citrinus 'Anzac'	Crismon Bottlebrush	4 x 4
Ccb	Callistemon viminalis 'Better John'	Better John Bottlebrush	1.2 x 1.1
Ccs	Callistemon viminalis 'Scarlet Flame'	Weeping Bottlebrush	1.5 x 1
Dor	Doryanthes excelsa	Gymea lily	2 x 1.5
Gre	Grevillea 'Honey Gem'	Grevillea 'Honey Gem'	4 x 3
Kun	Kunzea ambigua	Dwarf Photinia	3 x 3
Lav	Lavandula sp	Lavendar	1.2 x 1
Wes	Westringia fruticosa	Coastal Rosemary	1 x 1
Grasses + Groundcovers			
Dia	Dianella 'Breeze'	Paroo Lily Breeze	0.6 x 0.6
Die	Dietes grandiflora	Native Iris	1 x 1
Lir	Lirope muscari 'Just Right'	Lilyturf Just Right	0.5 x 0.5
Lom	Lomandra tanika	Flax Lily	0.6 x 0.6
Poa	Poa labillardieri 'Eskdale'	Tussock Grass	0.8 x 0.5
Pho	Phormium sp	NZ Flax	1.5 x 1.5
Tra	Trachelospermum jasminoides	Star Jasmine	0.6 x 0.6

INDICATIVE PLANTING PALETTE

TREES



Brach ychiton populneus



Corymbia maculata



Elaeocarpus reticulatus



Magnolia grandiflora 'Little Gem'



Pyrus calleryana



Tristaniopsis laurina 'Luscious'



Ulmus parvifolia

INDICATIVE PLANTING PALETTE

SHRUBS + GRASSES + GROUND COVERS



Acmena smithii



Callistemon citrinus 'Anzac'



Callistemon viminalis 'Scarlet Flame'



Grevillea 'Honey Gem'



Doryanthes excelsa



Kunzea ambigua



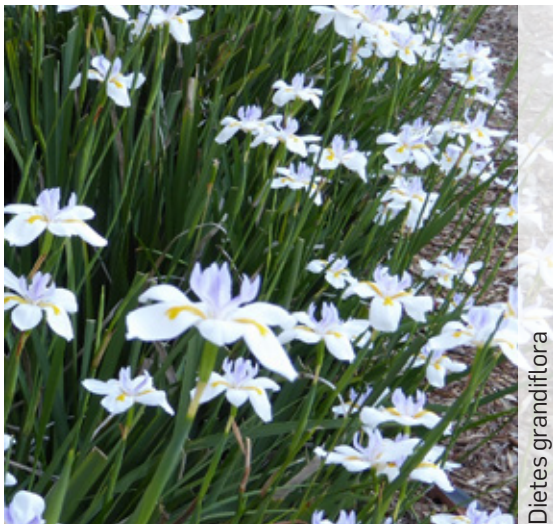
Lavender sp



Westringia fruticosa



Dianella 'Breeze'



Dietes grandiflora



Liriope Muscari 'Just Right'



Lomandra tankia



Poa



Trachelospermum jasminoides



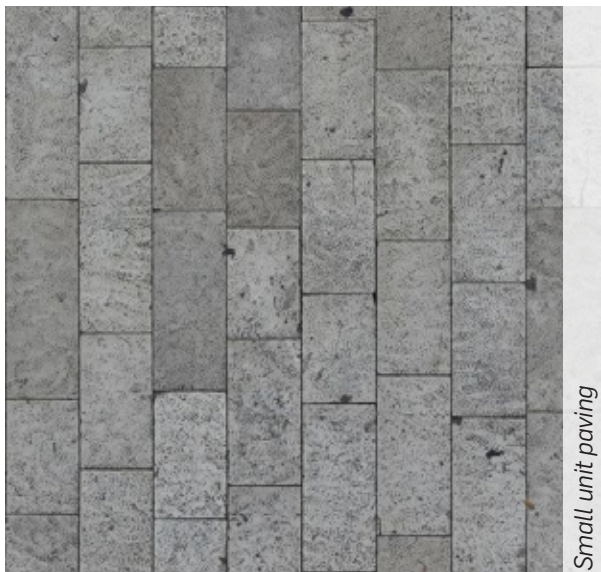
Phormium sp.

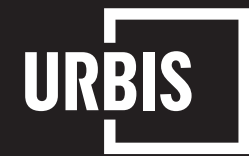
MATERIALS STRATEGY

All paving materials and street furniture would be subject to relevant Australian Standards and comply with Council's guidelines.

Paving will consist of contrasting finishes, textures and materials (concrete, stone and gravel). Paving sizes and textures will delineate public spaces and accentuate common entrance points and pedestrian linkages. Refer to engineers drawings for finishes of carparks and driveway.

Street furniture to be designed as per Blacktown Council's furniture requirements. Internal furniture will be designed with a mixture of propitiatory items and bespoke furniture with high quality materials and finishes.





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