

Southlands Remediation and Development Project

Environmental Assessment

Project Application (MP 06_0191)

Appendix Q: Landscape Report



SOUTHLANDS

LANDSCAPE DESIGN REPORT
MCPHERSON ST, BANKSMEADOW NSW
October 2007



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Project: LANDSCAPE DESIGN REPORT (07_011)
Client: ORICA

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VERSION

ISSUE	DATE	REASON FOR ISSUE	REVIEWED
A	18-07-07	Draft	DV
B	19-07-07	Final Submission	DV

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1. AUTHORSHIP OF LANDSCAPE INFORMATION

This report and landscape concept has been prepared by David SP Vago, a Director of the company Habitation. Directors of Habitation are registered with the Australian Institute of Landscape Architects and the Royal Australian Institute of Architects.

This report is to be read in conjunction with the following documents:

- **07_011 MP_LC01** Landscape Context Plan
- **07_011 MP_LC02** Landscape Masterplan
- **07_011 STG 1_LC01** Landscape Project Approval Stage 1
- **07_011 STG 1_LC02** Landscape Project Approval Stage 1
- **07_011 STG 1_LC03** Landscape Project Approval Stage 1
- **07_011 STG 1_LC04** Landscape Project Approval Stage 1
- **07_011 STG 1_LC05** Stage 1 Project Approval Sections

The Report has been prepared for the joint client, Goodman and Orica and deals with Project Application for the Southlands Remediation and Development Project. The following landscape report deals with the landscape design concept for the total site but in particular with the landscape design proposed for the Stages 1 and 2 Project Approval.

2. DESIGN PHILOSOPHY AND SYNERGY BETWEEN ARCHITECTURAL AND LANDSCAPE DESIGNS

The landscape design has been developed in consultation with the architects (Goodman), project engineers and the client's operational requirements.

In general, various forms of landscape and screening have been implemented around the site boundaries that are evident from the public roads. This provides effective screening of the scale of the proposed development at street level.

Focus is also provided at the entrance by detailed landscaping, not only to complement the building forms, but also to create a sense of invitation and enhancement to the streetscape character. The landscaping also provides an attractive and visually enticing street frontage to McPherson street which is considered an important local community road.

Pathways and landscaping were designed to facilitate access within the site and to reinforce the safety of staff and vehicular movements on site. In particular, the provision to separate general car traffic, commercial vehicles and trucks has been planned with the use of kerbs and landscaping.

Where possible staff recreation areas have been provided as open space grassed areas and embankments. Interconnected paths allow for active recreation and connect the spaces within the development with the proposed café (in Stage 2).

Variety in the landscape has been provided through the use of deciduous and evergreen plants. Trees and shrubs have been selected to provide summer shade and to improve privacy, and to screen undesirable views.

The vegetation used in the landscaping is a patchwork of native indigenous and endemic plantings, which has been designed to capture the character of the Botany Area and the evolution of the surrounding neighbourhood areas.

The landscape concept seeks to employ a design synergy between architecture and landscape. Feature planting will be positioned to reflect building forms and the themes for the precinct. Key entry points are to be highlighted with mature plantings and large canopy trees are used to reduce the scale of the warehouses and commercial units.

Landscape Setbacks

- The landscaping to the McPherson St frontage allows for buffer planting and feature treatments to the existing pipeline and extraction wells that occur within the setback. Small walls and embankment planting will create screening to the existing infrastructure while mesh screens and fences will provide security, safety and maintenance access. Enclosures

have been designed to screen the existing Orica groundwater extraction wells.

- In order to soften the development edge the front setback planting is shaped by a meandering edges. The edge also helps to define a series of mounds that are mass planted with shrubs and native grasses. Groves of *Corymbia maculata* (Spotted Gum) and *Banksia serrata* will be scattered over the mounds.
- Large canopy trees (eg *Ficus rubiginosa*) or similar are proposed between the feature mounds. These trees provide additional screening to the proposed development.
- The proposed boundary fence shall be positioned behind the landscaped area on the development side of the setback.
- General setback planting contains a mixture of large shrubs and groundcovers native to the Botany Bay area.

Carparking Areas

- The carpark has been designed to facilitate canopy shade tree planting and mass planting beds. Trees shall be small to medium and grow to an approximate height of 4-6 metres at maturity to allow truck access around the perimeter and shade to car parking spaces.
- Small Trees (eg *Tristanopsis laurina*) are to be located at approximately 1 per 4 spaces to reduce solar reflection from pavement and provide adequate shade for cars.
- Car park areas are to be designed with structural soils to allow consistent growth for trees and to minimize damage to pavements. These structural soils shall allow a significant volume of soil for each canopy tree so damage to pavements by root systems is negated.
- A fully automatic irrigation system shall be installed and its operation shall be designed to comply with current drought restrictions.
- Understorey planting shall be low in car parks to allow sight lines to pedestrians.

Building entry and central landscape core areas

- Feature trees will be used to highlight gateways and dominant corners.
- Upon entering the site feature planting shall welcome the visitor. Canopy trees (eg *Brachychiton acerifolius*) and striking shrubs such as *Doryanthes excelsa* (Gymea Lily) shall be planted at the ends of the car park bays.
- The central core of the proposed development (car parking) is to be planted with numerous canopy trees to provide a "green avenue core" to the project.
- Where possible in the central core, larger canopy trees (eg *Jacaranda mimosifolia*) are to be planted to break up the row of smaller canopy trees and provide colour to the working environment.

Perimeter Plantings

- The perimeters to the site and buildings where possible shall be landscaped with a mixture of large and small canopy trees with a variety of native shrubs and groundcovers. The vegetation shall be predominantly native and continue the themes of the surrounding Botany Bay area. Masses of decorative native grasses will be planted with a row of *Tristaniopsis laurina* and *Coastal Banksia* along the access driveway to provide an aesthetically pleasing corridor buffer to entering motorists and pedestrians.
- The front landscape setback is to be planted out as described above.

Offices and pathways

- Lighting will be included in the landscape to offer safe passage for pedestrians.
- Planting around office structures will be more colourful and visually appealing than surrounding areas.
- Planting bordering footpaths is to be low for easy maintenance and preservation of site lines to the car park

and vehicular movement. This planting will be an important soft buffer between car parking and the building facades.

- Deciduous canopy trees shall be planted on the western sides of the offices for shade in summer and sun in winter. Feature hardstand areas will be used to distinguish the pedestrian environment from vehicular traffic.

Drainage Areas : Springvale Drain and Basins

- The Springvale drain is to be planted out with local endemic riparian and macrophyte planting. The drainage line has been designed as a natural channel with boulders and rockwork to minimize erosion and provide potential habitat.
- A series of ponds and basins have been provided with riparian vegetation and rockwork.
- OSD basins are also linked to the overall drainage system for the site. These basins will provide water treatment through macrophyte planting and engineering.

Internal Avenues

- The main internal entry road is to be flagged by canopy trees to both sides. All internal roads are designed to create avenues and distinct attractive streetscapes within the development. This provides each building with a landscape setting and an address to a "street". In addition to street trees, mass planting beds shall provide additional attractive buffers to buildings and streets and further enhance the entry experience.

Recreation Areas

There are two recreational areas designed for Stages 2 and 3 of this development:

1. *The Café Landscape Basin Zone(Stage 2)*
 - Open space with a dual function as a park and OSD basin.
 - Area designed with feature water basin and rockwork
 - Buffer screen planting to adjoining warehouse building
 - Landscape terraces to create subtle amphitheatre for seating and to help with flood mitigation
 - Grassed embankments for sitting
 - Café with outdoor deck and paving

- Footpaths
- 2. *Central Open Space(Stage 3 – subject to a later Project Application where additional details will be provided)*
 - Large grassed open space for active recreation
 - Canopy trees for shade
 - Buffer screen planting to adjoining warehouse buildings
 - Pergola elements and Picnic shelters
 - Meandering footpath that circles the open space area for active recreation and the promotion of a healthy lifestyle
 - Potential BBQ facilities
 - Centrally accessible to both Stage One and Two industrial warehouse facilities

3. PROPOSAL RESPONDS TO SITE ANALYSIS

The existing site and context is described comprehensively in the planning and architectural reports, therefore, a salient description is provided here focusing on the aspects relating to landscape design.

The site falls on McPherson Street. It also borders other adjoining industrial development. The site will be viewed by motorists and pedestrians travelling in an east and west direction on McPherson Street.

The proposed landscape design addresses the site with particular attention to creating an attractive street frontage and central core visible to the gateway street and responding to flooding issues in relevant areas on the site.

The proposed landscape design has also taken into account sensitive environmental issues regarding water treatment, contamination and re-vegetation.

4. POST CONSTRUCTION MAINTENANCE AND MANAGEMENT REGIME.

A maintenance program shall be implemented upon completion of construction for each project stage. This program shall form part of the Plan of management for the site and will be detailed in the Construction Certificate landscape documentation. A brief maintenance summary has been included on the landscape documentation.

5. LANDSCAPE QUALITY ASSURANCE REQUIREMENTS

At the end of the construction period a landscape architect will be required to certify the completed works. This will form part of the practical completion certificate.

6. CONCLUSION

The landscape design for the site addresses the requirements of the Botany City Council Landscape DCP 32 and 33, and provides an attractive feature to this industrial/commercial development.

We believe the proposal is suitable for approval, in association with the building works for the warehouse/office facility.