

813-913 WALLGROVE ROAD EASTERN CREEK

LANDSCAPE MASTERPLAN DA SUBMISSION
FOR GAZCORP PTY LTD



SITE IMAGE
9 AUGUST 2013 - ISSUE B



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SITE LOCATION & CONSTRAINTS

The site is located in Western Sydney between Reedy Creek and Eastern Creek. It is separated from the Western Sydney Parklands and Prospect Reservoir by the Austral Brickworks site and the M7 motorway. The site is bounded by developments to the North (an Industrial site and Waste Management Centre), to the East (the Austral Brickworks) and to the West (development) with isolated developments to the South.



The M7 motorway bounds the eastern side of the site (separated only by Wallgrove Road) and 2 pipelines bound the northern side of the site, along with a future RTA Road Reserve. Overhead powerlines bound the southern side of site, with associated restrictions to planting beneath them.

Access to the site is proposed from Wallgrove Road and this access will be at a level below the height of the M7 motorway.

Existing woodland to the North West, South East and South West corners of site is proposed to be retained as buffer planting and supplemented with additional buffer planting.



KEY

-  Trees Identified by Survey
-  Additional Trees from aerial information

EXISTING VEGETATION

The site is currently occupied by isolated stands of Cumberland Plain Woodland. Refer also to specialist report by Cumberland Ecology.

Where possible any existing woodland at the edges of the site, not affected by proposed level changes, will be retained and supplemented with species currently found on site. This planting will be integrated into the setback zones indicated on Architectural plans, Existing Survey + Masterplan (MP 04) and Planting Types Plan (MP 05), as follows:

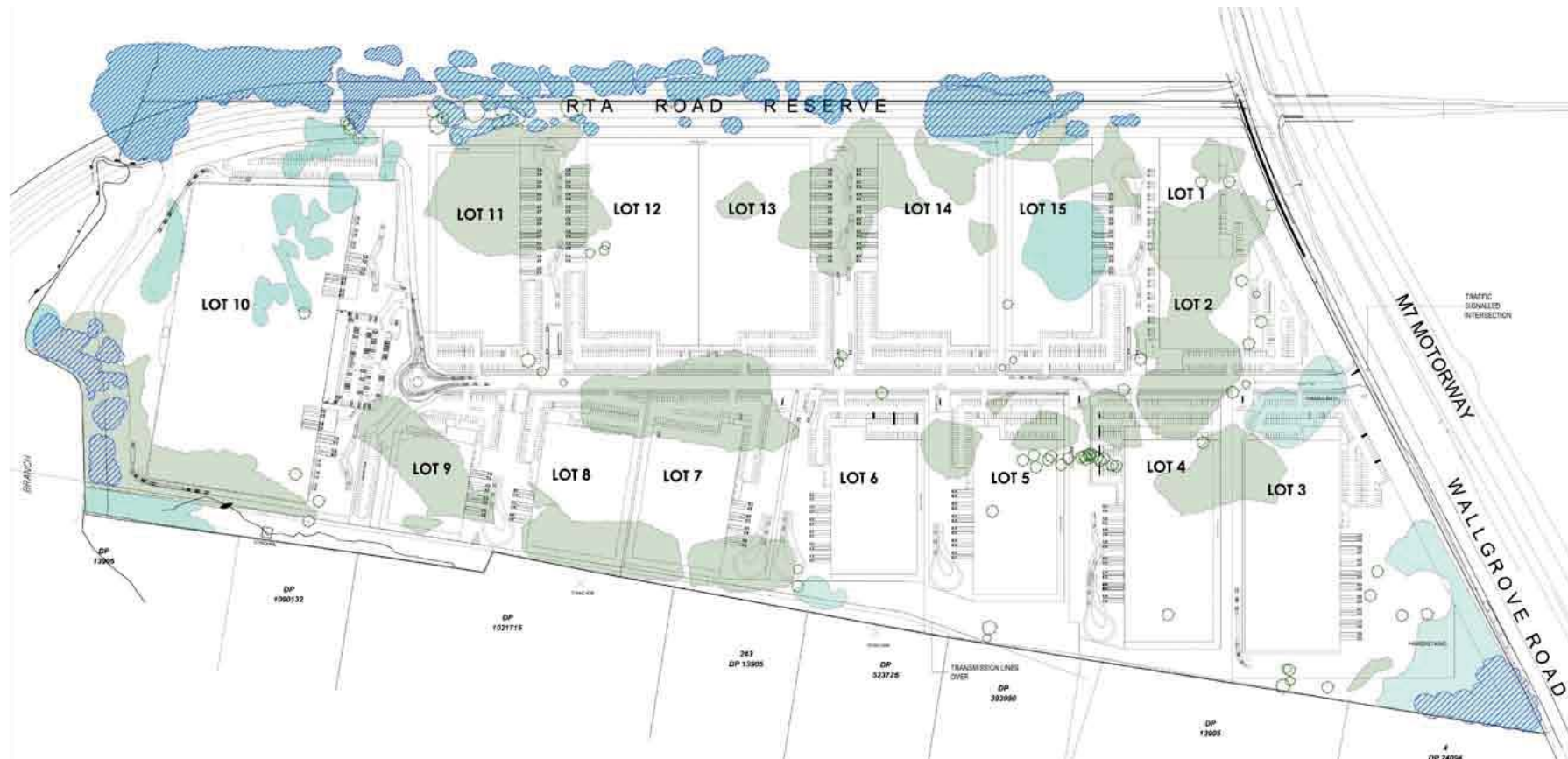
- 10m Primary setback to RTA Road Reserve (Northern boundary of site);
- 20m Primary setback to Wallgrove Road (Eastern boundary of site);
- 30m setback Riparian Zone to Reedy Creek (Western Boundary of site); and
- 20m setback Riparian Zone (South Western Boundary of site).

For details of proposed treatment of the Riparian Zones – refer to management plans by Cumberland Ecology.

It is also proposed that buffer planting is installed between the Riparian setback zone and the development of Lot 10. This buffer planting is proposed as a mix of Riparian species and Cumberland Plain Woodland species.

A further planting area is proposed to the southern edge of site; however, as discussed in Site Constraints, the existing overhead powerlines restrict the height of planting to some of this area. Planting will be restricted to a native grasses understorey or mown grasses. Refer to Planting Types Plan (MP 05) for the overhead transmission restricted areas to this southern edge of site.





EXISTING VEGETATION + MASTERPLAN

The proposed masterplan architectural layout superimposed over the existing vegetation plan indicates the extent of the existing vegetation that can be retained for buffer planting purposes.

Some existing retained planting to the North of site currently sits in an RTA Road Reserve (for future development), however proposed buffer planting within site should result in an established visual screen, by the time the existing vegetation requires removal.

Within the site, the existing vegetation will require removal based on the proposed modification of the existing levels to achieve transition from the level of the overhead transmission lines to the internal road access level off Wallgrove Road and the M7.

KEY

- Trees Identified by Survey
- Additional Trees from aerial information
- Proposed Retention of Existing Trees



SITE IMAGE
Landscape Architects

Sydney | Melbourne | Ho Chi Minh City

813-913 Wallgrove Road, Eastern Creek | Design Report



Client
Architect
Site Image Job Number

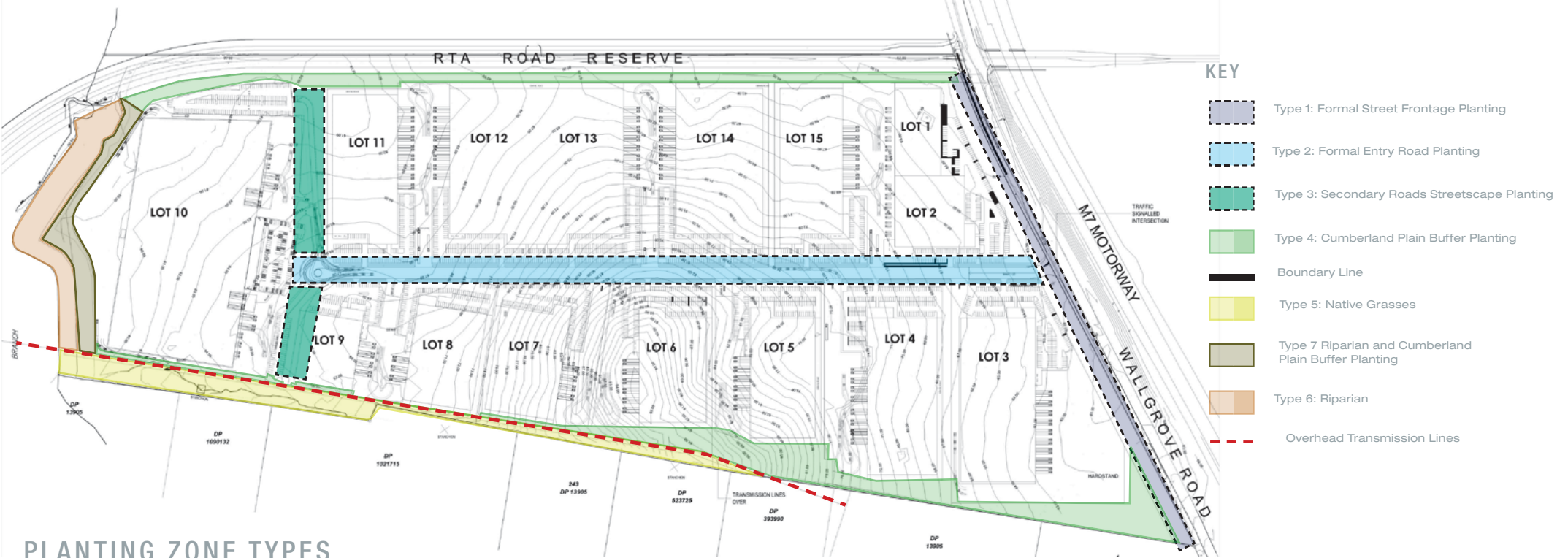
Gazcorp Pty Ltd
Morris Bray Martin Ollmann
SS13-2654

Drawing Number
Issue
Date

MP04
B

09.08.2013

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PLANTING ZONE TYPES

The following 6 key Planting Zone Types are proposed:

Type 1: Street Frontage Planting

- A structured planting design (but with an informal overall effect) is proposed for this 20m setback zone.
- This is to comprise copse planting of varying group sizes with native grasses at the lower level throughout.
- The copse planting in isolated groups accommodates views into site from Wallgrove Road and the M7 Motorway, whilst also replicating the existing groups of planting that currently exist within the site.

Type 2: Formal Entry Road Planting

- A formal avenue planting design is proposed comprising large canopy trees in a mown grass verge.
- The spacing of the trees is dictated to some extent by the arrangement of vehicular access points with primary access points for trucks and secondary ones for other vehicles and pedestrians.
- A single native Cumberland Plain Woodland species is proposed for the canopy trees.

Type 3: Secondary Road Streetscape Planting

- A structured planting design is proposed that incorporates large canopy trees, smaller trees and a mixture of native grasses and mown grass at the lower level.
- Plant species will include some Cumberland Plain Woodland species.

Type 4: Cumberland Plain Woodland Buffer

- An informal woodland planting mix is proposed to produce a strong visual buffer to the proposed developments.
- Species will be selected from existing Cumberland Plains Woodland species identified on site.

Type 5: Native Grasses

- A hydro-seeded mix of native grasses is proposed where transmission lines restrict planting height.

Type 6: Riparian – Cumberland Plain Woodland Buffer

- An informal planting mix is proposed to produce a strong visual and physical buffer between the proposed development and the Riparian setback Zone.
- The mix of both Riparian and Cumberland Plain Woodland species is proposed to formulate a transition zone to the adjacent Cumberland Plain Woodland Buffer Zone.

A further zone is identified as follows:

Type 7: Riparian Setback Zone

- The required Riparian set-back zones from Reedy Creek are to be the subject of a separate Management Plan (by Cumberland Ecology).



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PLANTING SPECIES

Type 1: Street Frontage Planting

Species: Predominately native Cumberland Plain Woodland canopy tree & native grasses (75 & 100L trees)

- Eucalyptus moluccana
- Eucalyptus crebra
- Dianella longifolia
- Hardenbergia violacea
- Poa labillardieri var labillardieri
- Themeda australis

Type 4 Cumberland Plain Woodland

Species selected from Cumberland Ecology list for Cumberland Plain Woodland species present on site. A matrix is proposed of tubestock, 25L and 45L trees.

- | | |
|--|--|
| <ul style="list-style-type: none">Acacia parramattensisAcacia decurrensCorymbia maculataEucalyptus crebraEucalyptus eugenoidesEucalyptus moluccanaEucalyptus tereticornisBursaria spinosa | <ul style="list-style-type: none">Dianella longifoliaDillwynia sieberiHardenbergia violaceaJuncus usitatusLomandra filiformis subsp. FiliformisLomandra multiflora subsp. MultifloraPoa labillardieri var. labillardieriThemeda australis |
|--|--|



E. moluccana



Corymbia maculata



E. crebra



E. eugenoides



Acacia parramattensis



Bursaria spinosa

TYPICAL CUMBERLAND PLAIN WOODLAND SPECIES (TYPE 4)

Type 2: Formal Entry Road Planting

Species: Single native Cumberland Plain Woodland Species.

- Eucalyptus moluccana or Corymbia maculata

Type 5 Native Grasses

Species:

- Dianella longifolia
- Poa labillardieri var labillardieri
- Themeda australis

Type 6 Riparian / Cumberland Plain Woodland Buffer

Species: A mix of Riparian and Cumberland Plain Woodland Species using a matrix is proposed of tubestock 25L and 45L trees.

- | | |
|--|--|
| <ul style="list-style-type: none">Angophora floribundaAngophora subvelutinaAcacia parramattensisAcmena smithiiBackhousia myrtifoliaCasuarina cunninghamianaCasuarina glaucaMelaleuca decoraMelaleuca linariifoliaMelaleuca styphelioidesEucalyptus amplifoliaEucalyptus bauerianaEucalyptus elataEucalyptus moluccanaEucalyptus tereticornis | <ul style="list-style-type: none">Eucalyptus viminalisClematis aristataClematis glycinoidesHardenbergia violaceaImperata cylindrica var. majorMicrolaena stipoides var. stipoidesPandorea pandoranaThemada australisViola hederaceaBursaria spinosaLomandra longifoliaMelia azedarach |
|--|--|

Type 3: Secondary Road Streetscape Planting

Species: to comprise a mix of high 15-20m trees and medium level (10m) trees together with an understorey of native grass planting.

- Eucalyptus moluccana or Corymbia maculata
- Melaleuca linariifolia



E. moluccana



Eucalyptus crebra



Themada australis

TYPICAL COPSE PLANTING SPECIES (TYPE 1)



E. moluccana



Melaleuca linariifolia

TYPICAL ENTRY ROAD PLANTING (TYPE 2)



Callistemon 'little john'



Grevillea Poorinda "Royal Mantle"



E. moluccana



Melaleuca linariifolia

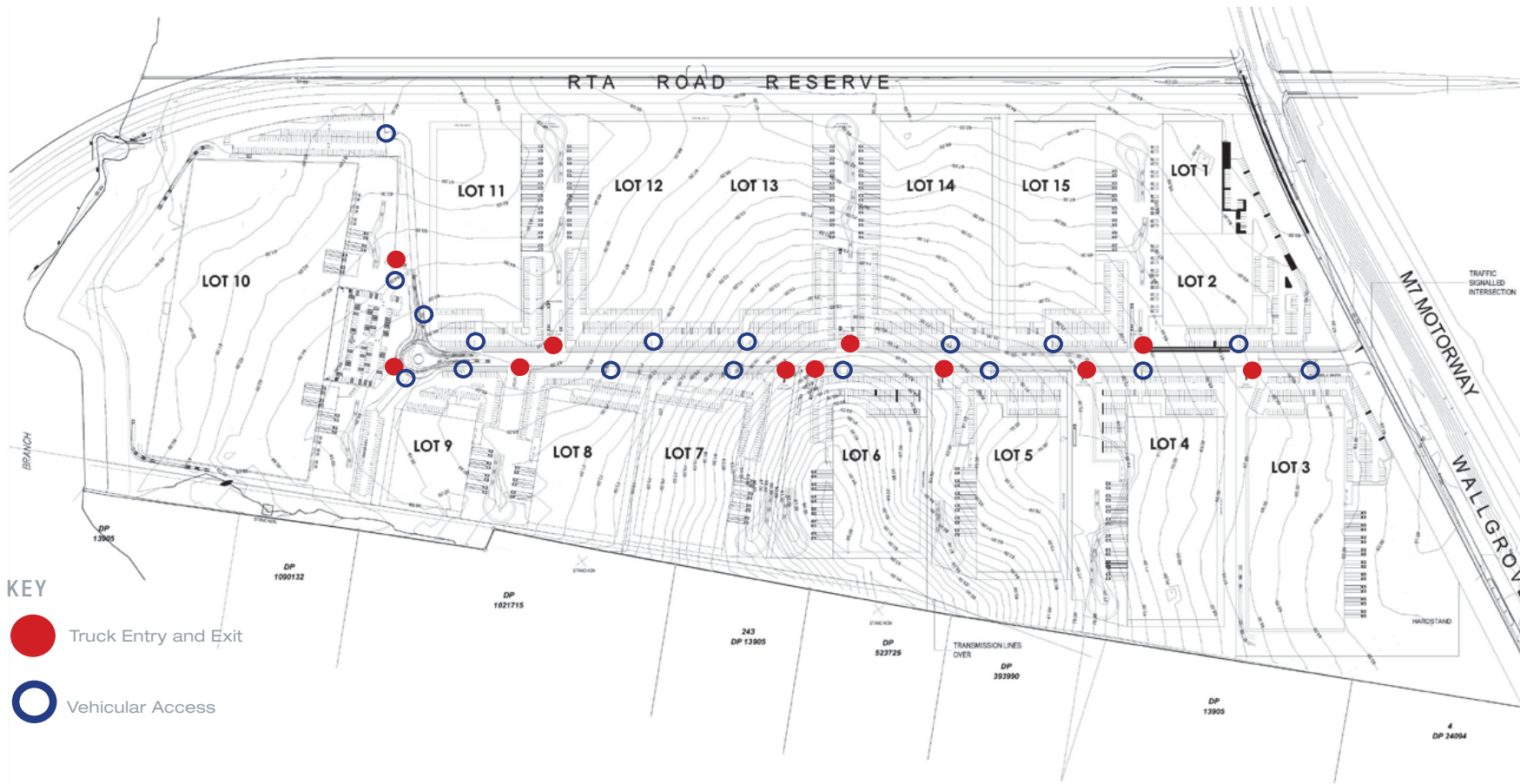
TYPICAL SECONDARY ROAD PLANTING (TYPE 3)



Themada australis



poa labillardieri var.



INDICATIVE ACCESS POINTS

TRUCK AND VEHICULAR ACCESS ANALYSIS

Individual lot truck and vehicular access points are highlighted on this plan.

These access points need to be accommodated within the proposed Avenue tree planting design, allowing for sufficient sightlines. It is envisaged that greater setbacks will be required at Truck access points to those for vehicular access.

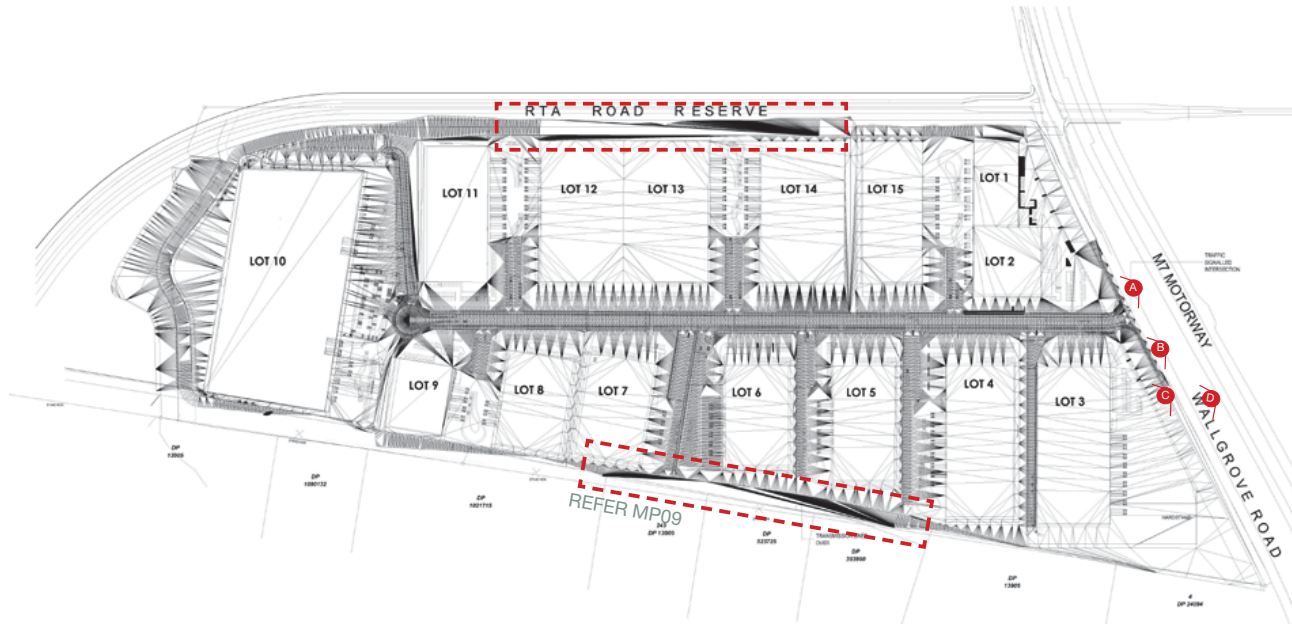
The proposed Avenue planting scheme is depicted under the rendered Masterplan (MP011), with an example extract shown here.

Signage and lot numbering could potentially be incorporated into gate or wall elements at these access points as also illustrated here.

Note: Treatment of access points are subject to detailed design.



TYPICAL AVENUE PLANTING TO ENTRY ROAD



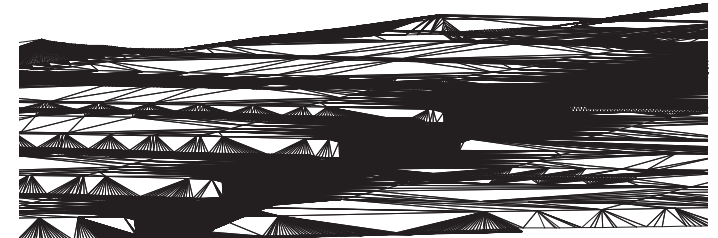
EMBANKMENT ANALYSIS

This plan is a reproduction of a 3D cad model produced by Brown Consulting Engineers.

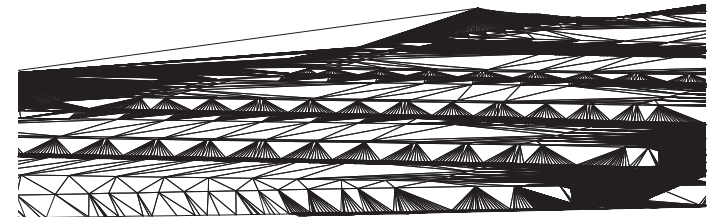
Whilst this model illustrates a large number of 'embankments', the majority of these changes of level are actually reasonable falls to hard-standing areas of parking and driveways.

Major embankments are proposed at the central area of the southern boundary and their treatment is discussed further under MP09.

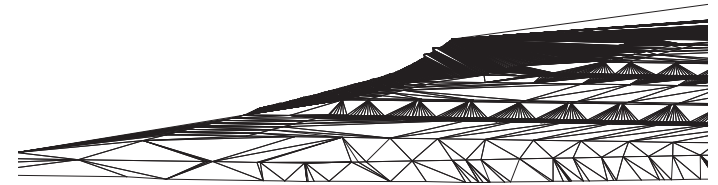
The proposed individual walls of varying heights adjacent to the Entry Road are discussed further under MP010.



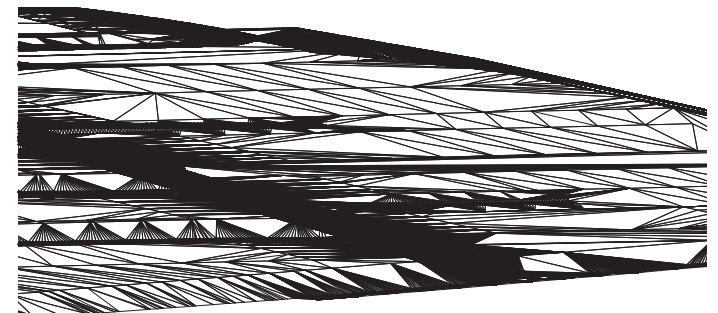
A (ENTRY ROAD WALLS)



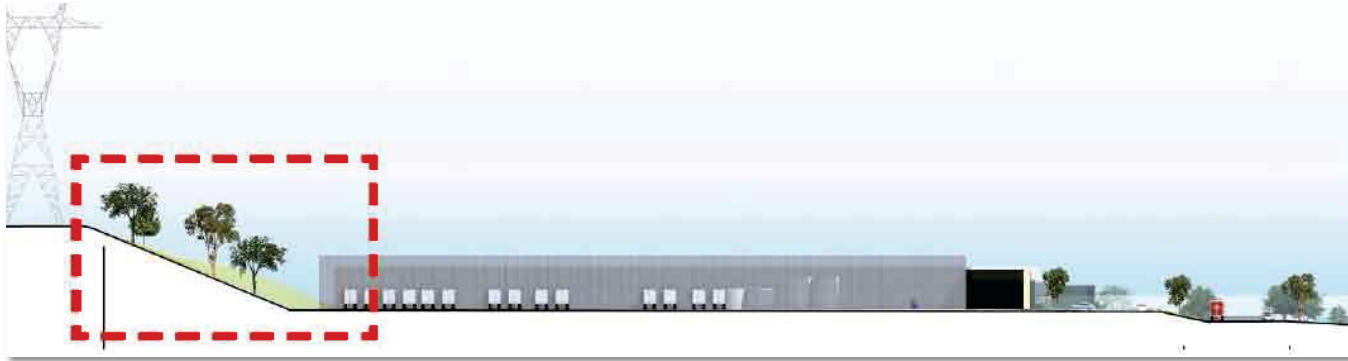
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SECTION 1 | SCALE 1:2000 @A3 (Reproduced from MBMO section)

EMBANKMENT TREATMENT

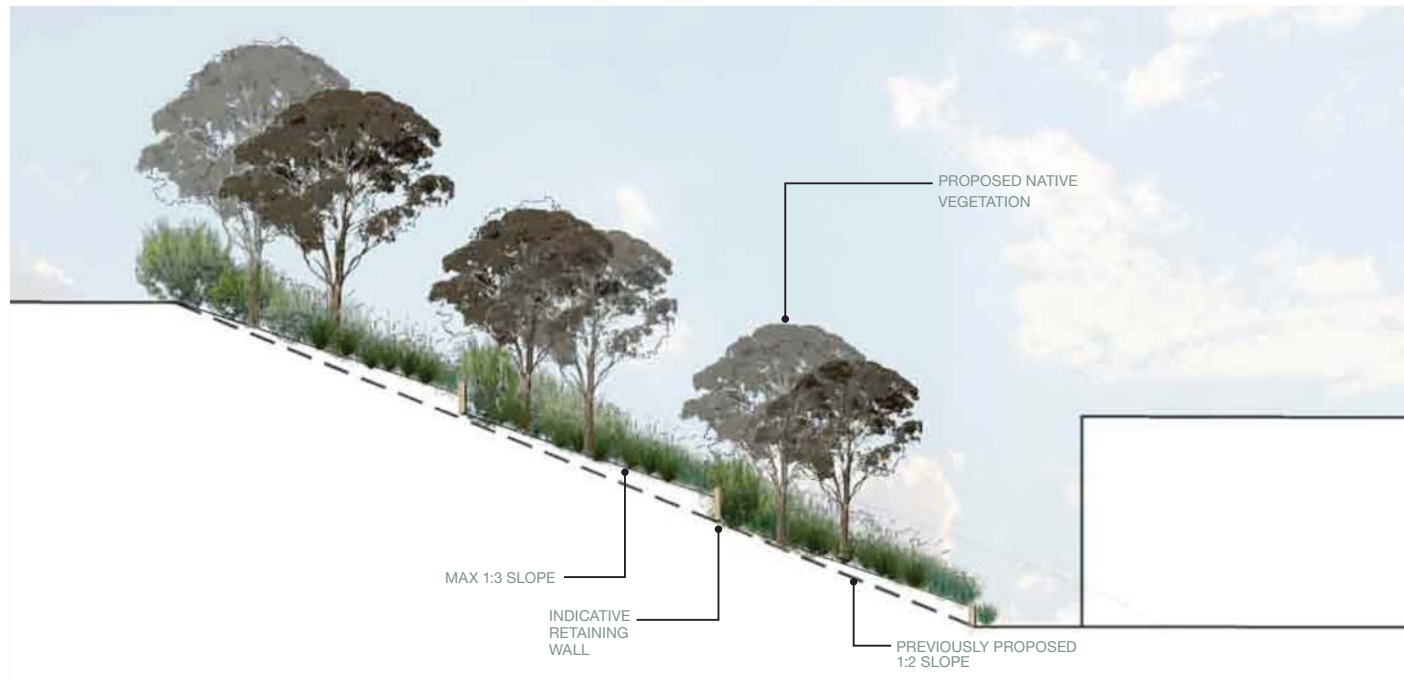
The proposed setting of industrial units at a much lower level compared to the existing ground level at the central southern area of site will necessitate the requirements for a significant embankment to meet existing ground levels at the southern boundary of site (marked by overhead transmission lines).

There is potential to treat this single embankment (1:2) by remodelling, as illustrated, to achieve a series of less steep terraces with slopes at a maximum of 1:3 that can be planted with larger plant material and trees.

It is proposed that these terraces would be planted using a hierarchy of plant types. Large canopy trees and shrubs are proposed to be concentrated at the back of the terraces, with smaller shrub planting and native grasses to the front.

Plant species are proposed to be Cumberland Plain Woodland species, based on species lists provided by Cumberland Ecology.

Note: All embankment treatments are subject to detailed design

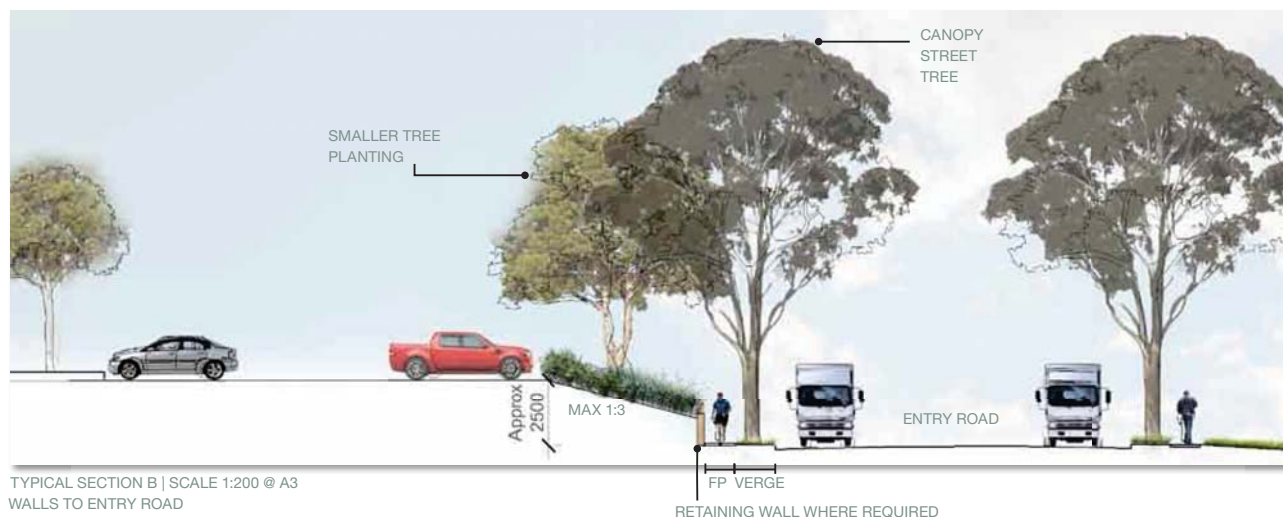
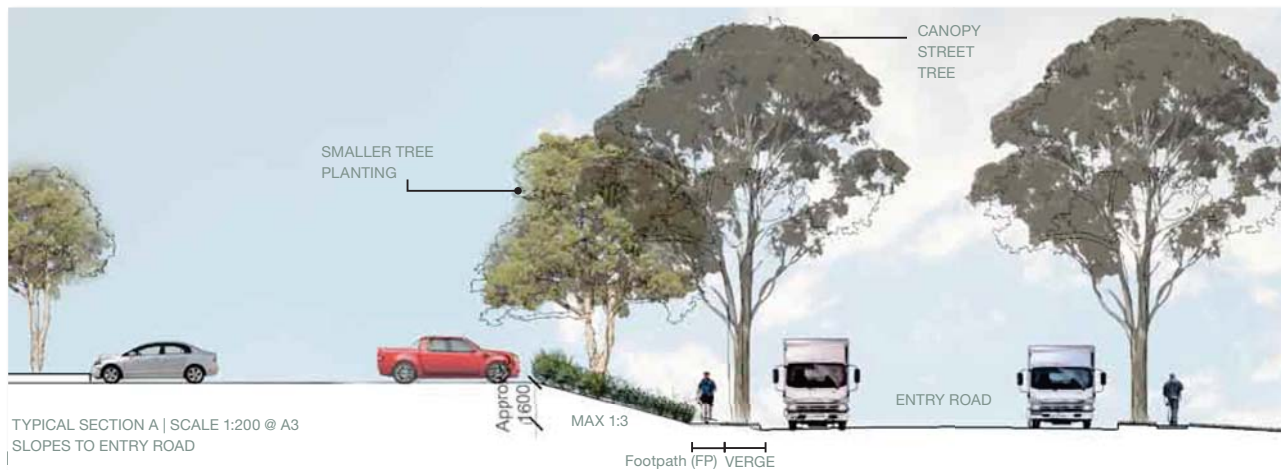


SECTION 1 | SCALE 1:250 @ A3

OPTION B: ALTERNATIVE TERRACED TREATMENT TO EMBANKMENT



TYPICAL EMBANKMENT WALL TREATMENTS



TYPICAL ENTRY ROAD WALL TREATMENTS AND SIGNAGE

Note: Entry treatments are subject to detailed design and are indicative only at this stage.

ENTRY ROAD LANDSCAPE

Within the site, industrial lots are proposed to be terraced in increments (from the outer to inner areas of site).

Landscape treatment to the central Entry Road that services these individual lots will necessitate a mixture of steep slopes (at a maximum gradient of 1:3) and retaining walls together with 1:3 slopes, as illustrated by Typical Sections A & B.

Regardless of which treatment applies, it is proposed that the Entry Road has a common treatment of a footpath and grass verge to both sides of the Entry Road throughout its length.

Canopy trees are proposed to be planted as an Avenue to the Entry Road. This Avenue treatment will take into account the truck & vehicular access points, allowing for sightlines. Avenue trees are proposed to be a single Cumberland Plain Woodland species.

Planting to the slopes adjacent to individual lots is proposed to be smaller trees species and shrub planting to act as a low level screen to the bulk of the proposed industrial units.



INDICATIVE SITE ENTRY TREATMENT

The entry road to site will be flanked by embankments on either side running parallel to Wallgrove Road.

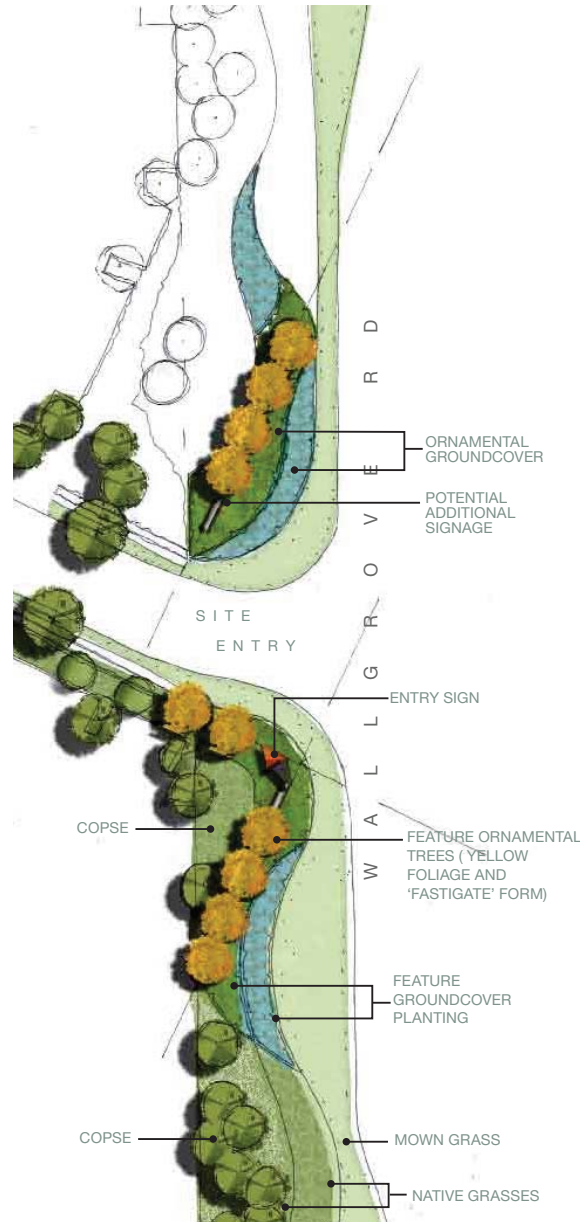
Large feature signage is proposed on either one or both sides of the entry road, on the embankment. This signage may incorporate striking material finishes such as Corten or mild steel.

It is proposed that the landscape design will accentuate the arrival to site with a formal array of ornamental trees that will contrast with the structured, but overall informal effect, of large canopy trees in copse planting groups proposed for the length of the embankments.

Ornamental groundcover planting is proposed to sit within an adjacent flowing understorey of native grasses to the copse planting. Groundcover plant species may include plants such as Liriope Evergreen Giant or Angiozanthus species (Kangaroo Paw) and hummock forming grasses with distinct grey /green foliage such as Festuca glauca (Blue Fescue). These plants will contrast with the ornamental trees and signage elements.

The species proposed for the feature tree planting is Liriodendron tulipifera 'Fastigiatum', which has a columnar effect that will complement the vertical signage and also displays distinctive yellow autumn foliage, in addition to large yellow flowers produced in spring and summer on mature trees.

Note: Site Entry treatment is indicative only and subject to detailed design.



Liriodendron tulipifera 'Fastigiatum'



Liriodendron tulipifera 'Fastigiatum'



Liriope Evergreen Giant



Festuca glauca



PROPOSED CONCEPT MASTERPLAN

The Landscape Masterplan illustrates the concept design for the proposed landscape, with the woodland buffer planting and avenue Entry Road plantings forming the structural framework of the site planting design. More open copse planting is proposed to Wallgrove Road embankments.

Planting within individual lots is indicative only and will be subject to individual development applications, based on Urban Design Guidelines.

All planting shown on the Concept Masterplan is subject to future detailed design.

Existing Trees to be retained

Proposed Trees

Proposed Ornamental Feature Trees

Proposed Shrub/ Groundcover Planting

Proposed Native Grass Planting

Proposed Mown Grass

Site Boundary