KAUFLAND AUSTRALIA PTY LTD  
MORNINGTON STORE  
LANDSCAPE CONCEPT DESIGN

LANDSCAPE ARCHITECT REVIEW  
EXPERT WITNESS REPORT

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KAUFLAND MORNINGTON STORE
LANDSCAPE EXPERT WITNESS REPORT

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1.0 INTRODUCTION

1.01 THE PROJECT BRIEF

The landscape architectural practice FORMium Pty Ltd of which Mark McWha is director / principal, was engaged by Kaufland Australia Pty Ltd, to undertake the landscape design for their first six stores in Victoria.

This included the Mornington store.

The main elements of the brief included the following:

> Liaison and coordination with the client, Kaufland, and their consultant team, including their internal project managers; planning consultants, PPP; the architects, Leffler Simes; traffic consultants, GTA; and the arborists, Treelogic.

> In preparing this statement and landscape design, I have had regard to the architects plans ‘Rev E1’ as exhibited and the associated amended plans, based on consultant inputs (as I have been Instructed).

> To visit the site and to undertake a site investigation; including review of the existing site infrastructure; review of the site context; review of adjacent land uses and interfaces; review of the existing site character, and views into and out of the site; review of existing site access, and circulation and potential pedestrian desire lines; existing trees and vegetation, and to assess the local growing conditions.

> To review the proposed architectural design and site layout; and to prepare a preliminary draft landscape concept plan; and to present and review it with the client / consultant team.

> To incorporate ongoing feedback, and to develop the landscape plan and landscape design themes and details.

> To develop planting themes and design framework, to meet the clients functional and aesthetic requirements, and which are suited to the growing conditions of the site.

> To take into account and place emphasis on environmental sustainability in the landscape design.

> To take into account and place emphasis on reducing ongoing maintenance requirements in the landscape design, where possible.

> To create a safe and ‘pedestrian friendly’ environment for site users.

> To take into account commercial visibility, and the sense of approach, to and from the site. This includes maintaining clear sightlines, where possible, to key strategic identification signs, and the approach to the main store entrance.

> To develop a suite of high quality landscape and site furniture details, for consistent use on Kaufland’s Australian projects, to enhance Kaufland’s local sense of identity.

> To prepare a final landscape design of high quality; with a strong visual character, which provides a functional layout, with high landscape amenity for Kaufland and their personnel, store users, and the broader local community. One which Kaufland and the local community can be proud of.

> Finally, as directed and instructed by Kaufland’s planners; and their legal representatives, to prepare this report, and act as an ‘independent’ expert witness, for the Planning Panels Victoria (PPV) Advisory Committee proceeding.

> In preparing the report, I have had regard to the ‘Guide to Expert Evidence’ prepared by Planning Panels Victoria.
1.02 CREDENTIALS FOR STATEMENT OF EVIDENCE

Mark McWha is a registered landscape architect and registered architect (Vic) with over 40 years experience in practice, including the following:

> Over 30 years as principal director of a successful landscape architectural practice, with numerous peer and industry awards.

> Landscape architect and designer lead for the majority of Melbourne’s stand alone retail shopping centres.

> International experience, with an office in Melbourne and Shanghai, with an extensive portfolio of award winning international commercial projects.

> Extensive local project experience, and knowledge of local authority expectations and requirements.

> Extensive experience in liaison and a coordination role with a project client/consultant team, including architects, project managers, planners, civil engineers, service engineers, DDA consultants, ESD consultants, and arborist for an integrated design outcome.

> Experience in application and integration of WSUD and sustainable environmental principles for a landscape design.

> Extensive knowledge of plant species and local growing conditions; including the appropriate use of plant material – exotic plants, native plants and indigenous species; and local plant availability and supply requirements.

> Extensive experience with stand alone retail shopping centres, and the constraints of both the functional site layouts; and day to day user requirements, and potential ongoing user impacts on the landscape.

> Extensive experience with the professional practice process of seeing a project through to implementation, and an up to date knowledge of the local landscape contractor/construction trade industry, and best practice performance.

Mark’s curriculum vitae is attached as Attachment A.

1.03 LOCAL AUTHORITY PLANNING POLICIES

In preparing the landscape plans, I have taken into account the local Mornington Shire Council planning policies, relevant to landscape, and in particular:

> Clause 22.01 Industrial Areas
> Clause 22.06 Development on Highways, Main Roads and Tourist Routes
> Clause 22.13 Township Environment
2.0 EXISTING SITE CONDITIONS

2.01 SITE LOCATION AND CONTEXT

The site is located at 1158 Nepean Highway, Mornington, on the southern side of the intersection with Oakbank Road. The proposed Kaufland site is part of a larger site owned by Bata, on which their warehouse and factory outlet is located.

A recent aerial photo of the existing site is shown on Figure 1.

The overall site will be subdivided, with Kaufland occupying the south-west ‘third’ of the land, fronting on to Nepean Highway, but with two access roads running off Oakbank Road.

The Kaufland parcel is currently a vacant open grassed site, with a few isolated mature trees. It was formerly a plant nursery – which is evidenced by the plant and tree species types and ‘garden escapes’ in the boundary remnant fringe vegetation, which were popular in the 1970’s. For example, Bracelet Honey Myrtle, Magenta Lily Pilly and Norfolk Island Hibicus.

The long adjacent lot to the south-west side was a residential property with a disorganised garden/depot, now vacant and being cleared. The boundary fence is a broken post and wire fence, ‘lost’ in poorly maintained ‘garden escapes’.

Bata have retained a triangular portion of land behind the Kaufland site, for future use. There is an established residential subdivision to the south east of the site. The wide rear gardens of these houses, and their paling fences abutt the interface. These are mostly visually buffered by a strip of established trees, which are located along the edge, on the Bata side.

Landuse further to the south west of the site, along the Nepean Highway consists of warehouse service industry, and a large format retail site, together with the Bunnings Store, with its main carpark fronting onto Nepean Highway.

Nepean Highway has a wide tree lined, grassed central median. And the tall dense Monterey Cypress hedgerow on the opposite side of the highway, conceals the Mornington Secondary College behind.

The Nepean Highway approach to the Mornington is one of the main gateways to the township. It has long lost its isolated rural settlement character. However, the wide landscape setbacks, which vary greatly in width, including the Bata site, enhance the ‘green character’ of the approach. Albeit, most of these front landscapes are neglected rough grass, with struggling isolated trees, with no real unifying character or theme.
2.02 EXISTING GROUND CONDITIONS

The site appears to be nominally ‘flat’, but there is a gentle grade to the front of the site.

The site is underlain by grey-straw coloured stiff sandy clays. This is overlain by sandy loam topsoil of varying depths. The middle front of the site has been disturbed; with a former carpark area now removed and the balance of the site will be disturbed by the proposed new works. However, there will be an opportunity to excavate and stockpile site topsoil for reuse in the new gardenbed areas.

2.03 EXISTING MICROCLIMATE

The site enjoys Melbourne’s moderate, albeit at times unpredictable climate; and rainfall is about average for the broader Melbourne area.

The predominant winds are south-westerly, which are colder in winter; and northerly, which can be hot and dry in summer. The site is far enough away from the bay, that it is not significantly impacted by salt laden coastal winds.

The condition of vegetation on nearby sites and gardens, even without supplementary irrigation, shows that the local growing conditions are generally favourable.
3.0 EXISTING VEGETATION

An arborists report has been prepared for the site by Treelogic. The Treelogic ‘Tree Locations and TPZ’s and ‘Maps’ of the existing trees are included in Attachment B.

Existing trees are identified, and have been shown on Figure 2, Existing Trees Survey, based on the arborist report.

Most all of the trees on the site appear to have been planted as part of the early Bata development, or associated with the former plant nursery history of the site.

The only clearly remnant indigenous tree appears to be Tree No1. *Eucalyptus viminalis*, Manna Gum, which is rated by Treelogic with a ‘High Arboricultural’ value. This is a landmark tree on the site, and is located on the approach to Mornington; and its is intended to be retained and protected.

Of the 105 No. trees identified by Treelogic, 57 No. were rated as ‘Moderate Arboricultural Value’, but all with poor or poor – fair structure, and variable condition. And 47 No. tree were rated as ‘Low Arboricultural Value’ or ‘Dead’.

Apart from several isolated large mature native trees located just west of the Bata factory, and individual trees located on the south-west boundary, the general visual quality of the trees on the site is poor. There has been little or no maintenance, and dead trees, and dead branches have not been removed.

Treelogic have noted that if possible, it would be preferable to retain 6 No. particular trees, primarily for reasons of size and maturity.

Tree No 1.  *Eucalyptus viminalis* ( To Be Retained )
Tree No 19  *Eucalyptus sideroxylon* ( To Be Removed )
Tree No 24.  *Corymbia maculata* ( To Be Removed )
Tree No 25  *Eucalyptus cinerea* ( To Be Removed )
Tree No 30  *Eucalyptus camaldulensis* ( To Be Retained )
Tree No 101.  *Corymbia maculata* ( To Be Retained )

Of these trees, the landmark Tree No.1, is to be retained, together with two others, including a spotted Gum, and a River Red Gum, an indigenous Victorian tree, but probably planted on this site, in this situation.

Three of the above trees fall within the development footprint, and will need to be removed.

Treelogic have only identified the trees which fall within, or immediately adjacent to the area within the Kaufland title, including the two proposed access road easements. They have not identified or counted the many trees which fall within the existing Bata carpark, or along the south-west boundary.

It is intended that amenity pruning works, including dead tree removal, ‘dead wooding’, and general prune tidying will be undertaken to the trees along the south–west boundary, and beside the new access roads. Overall, the majority of the existing trees affected by the works, will be retained.

Most of the existing trees have not received any maintenance for many decades. The proposed amenity pruning program, will improve the tree condition, health and visual amenity of the landscape setting.
4.0 THE PROPOSED ARCHITECTURAL LAYOUT

4.01 STORE LOCATION ON SITE

The main Kaufland building elevation presents out onto the main carpark, fronting onto the Nepean Highway.

The main entry to the store is on the building’s south-west corner. The store building continues the similar front setback from the Nepean Highway, to the existing developments along this section of the highway, on the approach to Mornington.

Access roads run either side of the rectilinear building, and connect to the rear loading zone area.

4.02 VEHICLE ACCESS AND CIRCULATION (GENERAL)

Cars will either enter the site from Oakbank Road, and via the new access road infront of the Bata building, or from the Nepean Highway entrance, with left-in, and left-out exit.

Cars will either park in the front carpark, or filter into the undercover parking area, through one of the three entry / exist points.

The loading area is located on the south-eastern side of the building, with an external service area, with water storage tanks and a pump room.

Truck deliveries to the loading area, are from the new north east service access road, which connects to Oakbank Road.

The ‘Shared Zone’

The main carpark access road in front of the building is intended to be a shared vehicle/pedestrian zone. The road surface will be highlighted with a special textured surface. The paving will consist of charcoal dye coloured concrete with a 500x500mm modular saw-cut treatment, with a light shot-blast, or acid wash finish, to simulate sawn bluestone pavers. This ‘textured’ finish is intended to alert traffic to slow down, in an area of more concentrated pedestrian use.

4.03 PEDESTRIAN ACCESS AND CIRCULATION

An existing shared footway runs along the external Nepean Highway frontage.

A direct pedestrian footpath link joins to this footpath beside the main road entrance, and runs straight up to connect with the store entrance plaza.

A footpath also runs beside the new customer access road from Oakbank Road, which will connect to the pedestrian concourse in front of the store. A DDA accessible ramp will rise up to the minor transitions in grade between the Bata site, and the Kaufland store frontage.

As for all supermarkets, pedestrians will move and filter through the carpark, towards and from the main store entrance. The aisles of the front carpark generally run perpendicular to the main building frontage. So in a sense, the whole carpark is a ‘Shared Zone’. But as noted above, the road adjacent to the building will have a special treatment.

The main pedestrian ‘concourse’, with modular stone paving, runs along the main Nepean Highway frontage of the building, and terminates at a wide pedestrian forecourt at the south-west corner store entrance.
5.0 LANDSCAPE CONCEPT OVERVIEW

5.01 LANDSCAPE DESIGN INTENT

The landscape concept plan is shown on Figure 3, with supporting enlargement plans, and illustrative details, on the Landscape Details Sheets, Figures 5 and 6.

The landscape design intent is to provide an attractive landscape of high amenity, with a strong sense of individual character, which can be identified as a ‘Kaufland’ store.

The landscape treatment includes:

- A direct pedestrian link through the carpark to the main store entry.
- A pedestrian sitting, resting, meeting node within the carpark.
- High quality pavement treatments with modular paved stone pavers, at the entry forecourt, and the pedestrian concourse.
- High quality bespoke planter and seat details.
- A wide landscape gardenbed setback to the Nepean Highway frontage.
- Retention of the key indigenous landmark tree.
- Carpark shade theme trees.
- Stormwater harvesting for use in irrigations.
- A WSUD bioswale raingarden landscape feature treatment to the site frontage.

The landscape concept is described in more detail in the following section.

5.02 LANDSCAPE CONCEPT PLAN REVISIONS

Some relatively minor adjustments have been made to the Landscape Concept Plan, Figure 3, after the initial ACP issue. These were mostly made for reasons of clarity of the drawings, rather than any change to the design intent for the proposal.

The following adjustments were made to the Landscape Concept Plan Figure 3, now Revision ACP (2).

- Existing Tree No. 65, *Eucalyptus camaldulensis* shown to be retained and not removed, consistent with the Leffler Simes plan.
- External Footpath to Nepean Highway shown as 2.1 metres wide.
- Colour to all tree canopies.
- 1 No. proposed tree graphic removed from south/eastern corner of site.
- Note to eastern boundary – ‘Maintenance Gate (in Acoustic Fence).
- Note to eastern boundary - ‘Massed Hedge Row, Callistemon Kings Park Special’.
- Grass treatment with colour shown to kerb edge of Bata Court.
- Seats shown near Tree No.27 (Seating Plaza).
6.0 KEY LANDSCAPE AREAS

6.01 NEPEAN HIGHWAY FRONTAGE

The landscape setback on the Nepean Highway frontage varies in the width from just under 20 metres at the south – west end, down to about 16 metres towards the north – west end, and then back out to about 22 metres on the corner of the carpark.

The existing remnant landmark indigenous Eucalyptus viminalis, Coast Manna Gum will be retained and protected. It will have a detailed assessment, and be amenity pruned, and dead wood will be removed. The tree will not overhang carpark areas, so it will not require any excessive hazard reduction of its canopy.

The front landscape setback will include a bioswale to treat the nutrient and reduce sediment from the stormwater runoff from the carpark. This WSUD raingarden will be a special feature. The area will be mass planted with curvilinear swathes of knobby club-rush, Ficinia nodosa, an indigenous riparian sedge.

The swale will be interspersed with a woodland copse of additional Coast Manna Gums, enhancing this ‘Gateway’ treatment to Mornington. These trees will be tall higher canopy trees for many years, and views of commercial visability and activity will be enhanced, rather than screened.

Additional garden bed massed swathes of Lomandra longifolia, Mat Rush, and Lomandra ‘Tanika’ should conceal the view from the highway, of the bottom half of parked vehicles.

6.02 THE MAIN FRONT CARPARK AREA

A 2.7 metre wide landscape buffer is located along the length of the south-west carpark boundary. This is to be mass planted with massed Lomandra longifolia, and isolated Blackwood, Acacia melanoxylon, indigenous evergreen trees. This will continue the indigenous theme of the front setback. Shade trees will be provided with Angophora costata, Apple Myrtle, an attractive pink trunked, stable tree. A similar planting strip will be provided along the north-east side of the carpark, but this will be located on a ‘Planting Easement’ on the Bata site.

As previously noted, a footpath link will run through the carpark, directly to the main store entry plaza. This link will be visually reinforced with an avenue of Cupaniopsis spp. Tuckeroo. This is a medium sized attractive native evergreen tree, which Kaufland intend to use as one of their signature trees.

Shade Trees are carried through the carpark, planted in diamond bays. These will be Eucalyptus ‘Little Spotty’. These will be planted as advanced trees, 100 litre supply size, about 3 metres height. This species has performed well in diamond planting bay situations — the planting detail is shown on Figure 5.
6.03 STORE ENTRY FORECOURT AND FRONT CONCOURSE

The store entry is architecturally highlighted with a special angled and offset box element, with Kaufland graphics, which strongly articulates and designates the point of entry.

This is complemented in the hard landscape treatment with a feature stone paving pattern, on the wide entry forecourt plaza.

The paving here, and on the pedestrian concourse, running along the building frontage, consists of sawn stone pavers. The paving pattern is shown on Figure 6.

Well designed, robust and sustainable precast concrete planters, are located on the plaza and the concourse, to direct and control pedestrian movement. These will be planted with a variety of clipped low hedges, *Ficus* ‘Flash’, which will be planted at an advanced size, to provide an immediate soft edge to the plaza and the concourse.

It is my recommendation that the detail of these planters, and their layout, is slightly different to that shown on the amended architectural drawings. This is in order to make the planters more sturdy, and to provide soil volumes that make the planters more sustainable over a longer period of time.

A line of high quality stainless steel bicycle hoops, located on the edge of the plaza forecourt, will provide a convenient location for local bicycle users.

The adjacent carpark access road surface is treated as ‘shared zone’ for mixed pedestrian vehicle use, as previously described. This is intended to reinforce to drivers that they are entering a zone where pedestrians will be more concentrated, and appropriate care should be taken.

6.04 FRONT ACCESS ROAD

As previously noted, one of the main carpark access roads will be provided from Oakbank Road.

A 2 metre wide footpath, on the Bata factory store side of the road, will link out to the Oakbank Road footpath.

An avenue line of trees, *Angophora costata*, Apple Myrtle, will be planted at 10 metre centres.

6.05 REAR ACCESS ROAD

A truck entry / exit service road will also link from Oakbank Road, on the ‘eastern’ rear side of the Bata building.

The wide landscape setback between this access road and the adjacent residential properties, will be fully treated as fully planted garden bed, right up to the existing service area behind the Bata building.

All weeds will be removed, the topsoil improved, and the entire area mulched.

Existing trees on this area will be retained and be amenity pruned. Dead and fallen trees will be removed. And gaps will be infill planted with Coast Manna Gum and Blackwood.
6.06 REAR LOADING AREA AND ACOUSTIC FENCE

The rear service road will link through to the rear loading area.

It is proposed that the rear paling fences of the adjacent residential properties be provided with a new acoustic fence (subject to approval) of about 2.0 metres height. This would run along the boundary from Oakbank Road up to a point in line with the Kaufland site boundary.

Another acoustic fence would overlap and run beside the new access road easement, from a point in line with the edge of the Bata building. This fence would be 4 metres height. At the junction into the Kaufland site boundary, this fence would increase in height up to about 6 metres height. For location and details of the proposed acoustic fences, refer to the Leffler Simes Revision ACP site plans.

On the internal loading zone side this fence would be softened by a double row of Callistemon ‘Harkness’, as a massed tall hedge with a spectacular red flowering display in early summer.

A stepped offset in the fence to the ‘southern’ section of this fence will allow for a wide mass planted garden bed, with the same indigenous plant species – *Eucalyptus viminalis, Acacia melanoxylon*, *Myoporum insulare*, and *Lomandra longifolia*.

This will soften the view of the acoustic fence, from potential outlook from the nearing residential properties – although this view is already obscured by the existing screen planting on the Bata land interface.

The planting theme will be extended along the edge of the 4 metre high acoustic fence, for its entire length. Because of the length and continuity of this indigenous plantation, it should provide a valuable local habitat corridor, for local birdlife, in particular.
7.0 HARD LANDSCAPE DETAILS

The following hard landscape details have been adapted, or developed, for the intended consistent use across all of the Kaufland stores in Victoria, and potentially other parts of Australia.

This is intended to enhance and contribute to a general sense of consistent identity, and an integrated character of high quality, for the Kaufland stores in Australia.

All of the detail guidelines have been developed for Australia, but elements such as the feature concourse paving, have been adapted from theme patterns, common to the urban locations of the Kaufland European stores.

All of the details are generally of a somewhat higher standard than those used for equivalent stand alone stores in Australia.

7.01 CARPARK PAVING AND ‘SHARED ZONES’

Carpark paving consists of standard grey - black asphalt (bituminous concrete) with plain grey concrete kerb and channels. Some of the existing carpark infrastructure and drainage on this site, is being retained, and adapted.

The ‘shared zone’ pavement along the building frontage consists of charcoal dye coloured concrete paving, with a modular 500 x 500 mm saw-cut pattern, which will simulate sawn bluestone paving. This is intended to alert and slow drivers, in an area where pedestrian desire lines will be concentrated.

7.02 FEATURE CONCOURSE PAVING

The pedestrian concourse along the building frontage, and the broad pedestrian forecourt at the main entry, will be paved with high quality modular sawn stone paving. The detail, which will be further developed will consist of bands of sawn bluestone, reinforcing the rhythm of the architectural elevation. This will be combined with exfoliated granite pavers in a running stretcher bond pattern, perpendicular to the direction of pedestrian movement.

7.03 SEATING NODE PLAZA

A small pedestrian seating node plaza will be highlighted with the same sawn stone pavers and pattern, as the concourse.

The seats will be the same high quality contemporary seats, described in the next clause.

7.04 FEATURE SEATS

These seats will be a be-spoke contemporary design. The support base is a charcoal coloured precast concrete unit, with a light grit-blast finish, to reinforce the ‘bluestone’ component of the stone paving, and the ‘shared pedestrian zone’.

The cantilever heavy sawn natural timber battens are to be of durable hardwood, such as spotted-gum or ironbark timber, with a natural finish.
7.05 PRECAST CONCRETE PLANTERS

These large precast concrete planters (2000x600x500 wide) also have a charcoal dye colour finish, with a similar grit-blast texture, to continue the ‘bluestone’ colour theme.

The planters have integrated drainage and automatic irrigation.

The planters will be used to direct and control pedestrian movement.

7.06 BIKE RAILS

Bicycle hoops will be standard high quality polished stainless steel hoops, as recommended and approved by ‘Bicycle Victoria’.
8.0 PLANTING THEMES

The proposed planting pallet species are listed in the Plant Theme Schedule, Figure 7, and photos of the main plant theme species are shown on the Plant Theme Photo Sheet, Figure 8.

The plant species have been selected because they are attractive, hardy species, of low water demand, which have been used and proven in a relatively harsh Melbourne urban environment, and are suited to the local Mornington Peninsula growing conditions.

8.01 THEME TREES

The main new carpark trees are:

- *Eucalyptus* ‘Little Spotty’
- *Cupaniopsis* spp Tuckeroo

These two native trees, are cultivars, which are medium size trees, which should only grow up to about 6 to 7 metres height, by 5 metres spread, on this site. This is a good manageable size for a carpark situation.

*Angophora costata*, Apple Myrtle, are used where there is adequate space. This is an attractive pink trunked, gum-like tree, but unlike eucalypts, it has a very stable structure, and can be pruned and managed, without coppicing regrowth.

All of these trees will be supplied, and planted as advanced trees, 100 litre pot size, about 2.7 metres height.

In a carpark situation, advanced trees are less likely to be trampled, vandalised, or stolen, and will act as directional markers for the orientation of pedestrians.

The indigenous *Eucalyptus viminalis* and *Acacia melanoxylon*, will be planted as ‘semi-advanced’ trees, 250mm pot size, about 1.2m height.

8.02 GROUND COVER PLANTS

All garden beds will be planted with massed swathes of low ground cover plants, with contrasting foliage colours and textures.

The main species are:

- *Lomandra* ‘Tanika’  
  *Lomandra longifolia*  
- *Dietes grandiflora* ‘Variegata’  
  *Dianella* ‘Little Jess’  
- *Ficinia nodosa*  
- *Westringia* ‘Mundi’  

These plants will be spaced at relatively close 450mm staggered centres, for a fairly complete garden bed coverage from the outset.
9.0 AUTOMATIC IRRIGATION

All general soft landscape areas within the site are to be irrigated. This includes all garden beds, and the freestanding planters on the front concourse.

Rainwater will be harvested from the roof, and directed to large above ground storage tanks (45,000 litre capacity) at the rear of the building.

There will be a back-up supply from mains water, if the tanks become empty. The water will be filtered, and pumped to pressurise an irrigation loop main.

A small digital irrigation controller will be located in a rear store room. It will have twenty – four stations, and be programmable for controlled water use for each season. The soft landscape areas will be divided up into separate manageable areas, determined by aspect, exposure and size.

The irrigation distribution will consist of efficient in-line drip emitters, furrowed into the topsoil surface, and secured below the gardenbed mulch, at 500mm nominal centres.

All selected plant material is very hardy with low water demand species; and the watering regime will be just sufficient to maintain the plants in good horticultural condition.

A manual with the autoCAD irrigation design layout and a faults check – list; and emergency call – out number will be retained on site, in a cabinet with the automatic irrigation controller.

10.0 IMPLEMENTATION DETAILS

The current landscape plans are at advanced concept stage.

FORMium Landscape Architects have been engaged by Kaufland to provide full landscape architectural services for this project.

The next stage will include ‘Landscape Design Development’ and then after review and coordination with the client/consultant team, move on to full ‘Construction Documentation’. That includes complete hard landscape detailing, and a full planting layout, with plant schedule with all plant quantities and supply sizes (generally in accordance with the attached plant schedule). Where necessary, plant material will be pre-ordered, to meet the supply requirements for the significant quantities involved in these works.

The landscape works are to be tendered, together with the building works. A nominated range of approved landscape contractors will be specified, who are experienced in this type of high quality commercial project.

The works will be inspected for the quality of materials and workshipman, and there will be an extended 52 week defects liability/maintenance period, prior to Final Completion. All plant material should be well established at final handover.
11.0 ONGOING MAINTENANCE

After final handover, the soft landscape will be maintained on a regular weekly visitation basis.

At this stage, Kaufland have not decided whether the landscape will be maintained by external professional landscape maintenance contractors; or whether they will employ an in-house team of suitably experienced Kaufland employees, to maintain their various sites. The latter is the way they maintain their sites in Europe, which has certain advantages, because the horticultural maintenance staff have knowledge of the site, and a sense of stewardship.

Regardless, the site is intended to be maintained to a high standard.

12.0 CONCLUSION

Although I am author of the landscape design described in this evidence, I believe that I can objectively claim that the landscape design will provide a landscape outcome of very high quality, and good amenity. One which enhances the architectural layout, and one which will improve the landscape character of the site.

The following are some key landscape upgrades, that might not be found on an equivalent similar development site.

> The existing landmark Coast Manna Gum is retained and protected, and maintained with tree surgery works, and its ‘Gateway’ location is enhanced and highlighted.
> Wide front landscape setback with a landscape ‘Gateway’ feature WSUD indigenous bioswale treatment.
> Pedestrian links/footpaths leading from external streets directly into the store main entrance forecourt.
> Plant densities, with advanced plant material, at the rate of five plants per square metre within all gardenbeds, which will provide a full cover from the time of opening.
> Modular stone paving to the generous store entry forecourt, and the main pedestrian concourse.
> A shared vehicle / pedestrian zone treatment, to calm traffic and enhance amenity.
> High quality ‘bespoke’ seating and planter details.
> A pedestrian sitting, resting, meeting node, is provided within the carpark.

I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Advisory Committee.
MARK McWHA – CURRICULUM VITAE

BIOGRAFICAL
Mark Rippon McWha, B Arch M.L. Arch, AILA
Date of Birth: 20 November 1952
Nationality: Australian

QUALIFICATIONS
Master of Landscape Architecture, University of Melbourne 1982
Bachelor of Architecture, University of Melbourne 1976
Registered Landscape Architect AILA No. 289
Registered Architect ARBV No. 13231

EMPLOYMENT
FORMium, Landscape Architects, Director 2007 - 2018
PCDI Shanghai and FANGMA, Changzhou Design Director 2011 - 2018
Mark McWha, Landscape Architects, Director 1985 - 2007
Gerner Sanderson and Partners, Landscape Architects Director, 84-85 1982 - 1985

ACADEMIC EXPERIENCE
Lecturer – University of Melbourne, Landscape Masters Studio 1984 -1986

KEY AWARDS
Numerous UDIA Excellence Awards – Medium Density Housing Projects
East Melbourne Housing : USA Gold Nugget Award
Jade Lagune Residential Development: Best Landscape in China
Springthorpe Residential Development, Bundoora: AILA Merit Award
Chinatown, Little Bourke St, urban Design, Melbourne, AILA Merit Award
Hays Paddock: Playground, AILA Merit Award
Dyeworks Park: RAIA Merit Award
Carnegie Library Plan Space: Kids Safe National Playground Design Award

MAJOR PROJECT EXPERIENCE

HOUSING PROJECTS
One East Melbourne
Jolimont Railyards, East Melbourne Project
Kensington Village Social Housing Project
Copelen Housing Project, South Yarra
The Port, The Park and Portside, Port Melbourne
Springthorpe Housing Project, ULA/Urban Pacific
Diversity Mixed Use Project, Waterloo Sydney
Prima Tower Apartments, Southbank
Domain Apartments, St Kilda Road
Da Hu Mansions, Olympic Precinct, Beijing
Wuhan Wanda Mansions
Versailles Mansions, Shijianhuang

URBAN DESIGN
Bridge Mall, Ballarat, Streetscape Development
Yarra Trams Port Melbourne Urban Junction
Tullamarine Freeway Essendon Airport Interface
Chinatown, Little Bourke Street, Streetscape Design
Lower Yarra River, Urban Design Framework and Guidelines
Mildura City Heart Development, Streetscape Design
Essendon Fields Business Park
Changzhou Heng Tang River Urban Eco Wetland
Shijianhuang Town Centre, Urban Renewal, Ningxia
Brunie, Bandar Capital, Streetscape Riverfront Urban Design

OPEN SPACE PROJECTS
Melbourne Cricket Ground and Yarra Park Landscape Redevelopment
State Netball & Volleyball Centre
Lake Wendouree Masterplan, Ballarat
Brighton Foreshore, Coastal Management Plan
Mt Bulla Athletes Walk
Hays Paddock Parkland, Kew
Packer Park, Redevelopment, Carnegie
The Briars, Landscape Master Plan and Wetland Development
Koonung Creek Wetland
OPEN SPACE PROJECTS  Cont.
Corio House Heritage Mansion and Gardens Ripponlea Heritage Mansion and Gardens
Phillip Island Nature Reserve
Warrnambool Harbour Foreshore Upgrade
Ballarat Avenue of Honour, Landscape Management Plan
Dyeworks Park, Urban Plaza
Shanghai Stadium Landscape Redevelopment
Changzhou XinBei Forest Park
New Delhi Commonwealth Games Stadiums

PLAYGROUNDS
Hays Paddock Playground for Children of All Abilities
Cranbourne Botanic Gardens Children Exhibit Garden
Gardiners Creek Playground, Markim Reserve
Hastings Foreshore Playground

COMMERCIAL PROJECTS
Chadstone Shopping Centre
Eastland Shopping Centre and Town Square
The Glen Shopping Centre Redevelopment
Highpoint Shopping Centre
WaterGardens Town Centre
Essendon Fields Business Park
Sydney Avenue Office Developments, Canberra
La La Port Shopping Centre, Yokohama, Japan
Wanda Wuhan Han Jie, Pedestrian Street

ROOF GARDENS
One East Melbourne
Upper Westside Urban Green Roof
Prima Towers Roof Garden and Green Walls, SouthBank
Multiplex HQ Roof Garden, Swanston Street
Ryan and Leveson Apartments, North Melbourne
ANZ HQ, South Melbourne

HOTEL, RESORT, THEME PARKS
The Puli 5 Star Hotel, Shanghai
Westin 5 Star Hotel, Wuhan
Guangzhou Wanda Entertainment Resort
Qingdao Wanda Beach Resort
Land of Siam Resort, Thailand
Chong Qing Wanda Theme Park
Guangzhou Fantasy Garden Theme Park
Dino Watertown (Kong Long) Theme Park, Changzhou
Dino Watertown Bar Street and Hotel Precinct
Shanghai Ocean World, Haichang Theme Park
Heshou International Garden Expo, Guangxi
Changde Sweet Land Leisure Eco Resort

CAMPUS AND INSTITUTIONAL PROJECTS
La Trobe University, Mont Park Campus
Melbourne University College Square
Graduate School of Management, University of Melbourne
Swinburne University, Prahran Campus
Changzhou New University Campus
St Kevins College, Toorak Campus
St Kevins College, Tooronga Sports Campus
Xavier College, Burke Hall Campus and Sportsfield Development
Cary Grammar, Campus Entry, Performing Arts Centre & Sports Field Redevelopment
Strathcona Hawthorn Yarra River Campus
Evan Dale Sculpture Walk, Gold Coast City Gallery

HEALTH CARE AND AGED CARE PROJECTS
Austin Mercy Hospital, Heidelberg
Canitis Christi, Shadley Park
Jewish Care Centre, St Kilda Road
Weneroona Regis Aged Care
Rhylands Age Care, Brighton
Brighton Classic Residences

FORM PTY LTD Landscape Architects
April 2018
KAUFLAND MORNINGTON
LANDSCAPE CONCEPT DESIGN

PLANNING PANEL VICTORIA
ADVISORY COMMITTEE PROCEEDING
EXPERT WITNESS REPORT

Attachment B
TREEOLOGY TREE PLANS

1. Treelogic Map 1/2 (Treelogic Arboricultural Assessment) (Mornington 2 Nov 2018)
2. Treelogic Map 2/2 (Treelogic Arboricultural Assessment) (Mornington 2 Nov 2018)
5. Treelogic, Tree Locations + TPZs Page 3 (Treelogic Design Review Report) (Mornington 2 Nov 2018)
KAUFLAND MORNINGTON
LANDSCAPE CONCEPT DESIGN

PLANNING PANEL VICTORIA
ADVISORY COMMITTEE PROCEEDING
EXPERT WITNESS REPORT

Attachment C
LANDSCAPE CONCEPT PLANS REV ACP (2)

1. LANDSCAPE CONCEPT PLAN - FIGURE 3
2. OVERALL SITE LANDSCAPE PLAN - FIGURE 4