



**The EDGE in Constructing Environments**

Unit E1 15 Narabang Way Belrose 2085, Tel 9986 1741 Fax 9986 1745 email: [robert@esdland.com.au](mailto:robert@esdland.com.au)

IN ASSOCIATION

**GUY STURT + ASSOCIATES**

landscape architecture, environmental design & urban design

Suite 91, 330 Wattle Street, ULTIMO NSW 2007 Tel: (02) 9211 3744 Fax: (02) 9211 9449

---

**LANDSCAPE DESIGN STATEMENT:  
INTERLINK INDUSTRIAL ESTATE  
MAMRE ROAD, ERSKINE PARK**

---

For

**GOODMAN INTERNATIONAL LIMITED**

---

3rd August 2007

## 1.0 Site Analysis

---

### 1.1 Site context

The site is located at Mamre Road, Erskine Park in the Erskine Park Estate. It is bounded to the west by Mamre Road and is accessed from James Erskine Drive and Estate Road within the estate.

### 1.2 Soils

The site is situated in the Blacktown Soil Landscape. Soils are shallow to moderately deep hard setting mottled texture red and brown podzolic contrast soils on crests grading to yellow podzolics soils on the lower slopes and drainage lines. Limitations are moderately reactive highly plastic subsoils, low soil fertility and poor soil drainage. These soils have a moderate erosion hazard.

### 1.3 Topography

The subject site consists of flat land with a slight fall towards the south. The drainage flows overland to the small creek along Lenore Lane and ultimately to RopesCreek.

### 1.4 Existing Climate

The site experiences a warm, temperate climate with hot humid summers and generally mild winters. Rainfall is limited with the highest recordings occurring from January through to March, which has monthly mean rainfalls of approximately 90mm. Maximum mean temperatures of 28-29°C are recorded in January.

### 1.4 Existing Vegetation

The site is to be cleared of existing vegetation on site.

However the vegetation communities to the south of Lenore Lane include Forest Red Gum – Swamp Oak Open Forest and Grey Box Woodland. Swamp oak *Casuarina glauca*, Forest Red Gum *Eucalyptus tereticornis* and Grey Box *Eucalyptus moluccana* to 20m tall are found. There are also occasional patches of the smaller tree Paperbark *Melaleuca linariifolia*. The site would have once been representative of the Sydney Coastal River Flat Forest / Alluvial Woodland and Cumberland Plain Woodland/ Shale Plains woodland (NPWS 2002).

Both Sydney Coastal River Flat Forest and Cumberland Plain Woodland are listed as endangered ecological communities on the *Threatened Species Conservation Act*. Cumberland Plain Woodland is also listed as an endangered ecological community on the *Environment Protection and Biodiversity Conservation Act*.

Opportunities exist in the vegetation planting strategy for the buffer planting to reinstate this Cumberland Plain Woodland.

## **2.0 Design Principles**

---

### **2.1 General Principles**

The aim of the landscape design is to promote the following sound design principles, including;

- A. Provide an attractive and functional public domain.
- B. Visually unify and enhance the existing environment,
- C. Promote safe and secure use of the site for both every-day users and visitors.
- D. Provide vegetation screens and visual relief from large-scale “bulk” buildings through appropriate species choice and placement.

These general design principles are coupled with the need to include design measures which promote sustainability, which include:

- E. Use of endemic and ecologically appropriate plant species that will reduce irrigation, maintenance requirements, and the use of pesticides and herbicides. It will complement the remnant endemic vegetation on site and suitability for local fauna.
- F. The planting of lawns will be minimised and more drought tolerant native groundcovers and grasses will be encouraged as an alternative to lawns.
- G. Using irrigation systems that utilise drip irrigation systems
- H. Using quality, long lasting materials
- I. Using soils and mulches manufactured with recycled waste.
- J. No noxious plants or plants known to be invasive or which become invasive will be planted.
- K. Shading western building facades with vegetation within bushfire protection constraints will be encouraged.
- L. Tree planting to shade roadways and paved areas to reduce heat absorption will be encouraged.
- M. Generally soft landscaping will be preferred to large areas of hard landscaping.

### **2.2 Vegetation protection**

Previous site clearance has meant that there is minimal vegetation to be protected.

### **2.3 Indigenous Vegetation**

Where available, a wide variety of indigenous plants from local plant communities will be used during revegetation of the site, (refer indicative plant schedule). Where possible, these species will be used in conjunction with hardy, reliable natives species that are known for their consistent performance and adaptability. The combination of indigenous and native species will result in a robust, healthy landscape that will thrive in the long term.

### **2.4 Integration of design**

All landscape and building designs will be complementary and be aiming to achieve similar design outcomes. Similar materials, finishes and colours will be utilised in architectural components and hardscapes in gardens and open space areas to give continuity to the development.

### **2.5 Streetscape**

The landscaped frontage of the development will make a contribution to the existing streetscape by way of the design of any structures or vegetation. Some elements of landscaping and streetscape include the following:

- Landscaping will be used to soften the impact of buildings when viewed from the street front and neighbouring properties.
- Landscaping will act as a visual screen between the existing street frontages and the developments built form.
- The hierarchy of streetscapes within the development will be defined by selected street tree species, many native or indigenous.
- Landscape areas will provide amenity to warehouse facility users, whilst being in context with the bushland setting of the development.

## **3.0 Plant Materials**

---

A selection of plant species is proposed (Refer Indicative Plant Schedule).

### **3.1 Streetscape Planting**

The street tree to be used on the Estate Road is *Melaleuca linarifolia*.

Planting design along the Estate Road within the development will create a strong, bold planting theme with predominantly native and endemic species. Trees have been chosen to complement the scale of the building façade and create a consistent visual street front. Trees within planting beds are grouped, with a view corridor provided for building signage at the site entry.

### **3.2 Boundary Planting**

Robust mass native planting along the Mamre Road street front effectively screens the development. However, view corridors have been incorporated to allow for building signage to be visible from this aspect. The use of both native and endemic species will integrate the development with the character of surrounding industrial developments.

### **3.3 Open Space and Courtyard Planting**

Whilst the areas of the site adjacent to the boundaries will be planted predominantly with indigenous and native species, near building entries/staff courtyards, a mix of species will be used. The use of ornamental species within these areas will allow for the creation of differing character zones.

### **3.4 Plant Establishment and Maintenance**

Careful selection of plant materials, good ground preparation before planting and adequate delivery of water, will ensure that the landscape will establish and thrive. Particular attention will be paid during the planting and installation phase to make sure that best practice is followed. Maintenance will play an integral part of the establishment process, ensuring that there will be a high standard of presentation at all times.

## **4.0 Conclusion**

---

The landscape proposal for the Interlink Industrial Estate, Erskine Park has been designed to complement and integrate the development with its surrounding character, and the future developments of the Erskine Park industrial area. It will provide a high standard of landscape and amenity in a functional and practical landscape.

## Appendix A:

### INTERLINK INDUSTRIAL ESATATE - INDICATIVE PLANT SCHEDULE

Species	Common Name	Pot Size	Spacing
<b>ENDEMIC TREES TO BUFFER ZONES</b>			
<i>Allocasuarina littoralis</i>	Black Sheoak	5L	As Shown
<i>Allocasuarina torulosa</i>	Forest Sheoak	5L	As Shown
<i>Angophora floribunda</i>	Rough Barked Apple	100L	As Shown
<i>Casuarina cunninghamiana</i>	River Sheoak	5L	As Shown
<i>Casuarina glauca</i>	Swamp Oak	5L	As Shown
<i>Eucalyptus moluccana</i>	Grey Box	25L	As Shown
<i>Eucalyptus tereticornis</i>	Forest Red Gum	25L	As Shown
<b>STREET TREES</b>			
<i>Melaleuca linariifolia</i>	Paperbark	5L	As Shown
<b>SCREEN PLANTING</b>			
<i>Acmena smithii minor</i>	Lilly Pilly	25L	1500
<i>Callistemon sp.</i>	Bottlebrush	5L	1500
<i>Melaleuca decora</i>	Paperbark	5L	2500
<i>Melaleuca linariifolia</i>	Paperbark	5L	2500
<i>Melaleuca stypheloides</i>	Prickly-leaved paperbark	5L	2500
<b>ENTRY/ACCENT PLANTING</b>			
<i>Austromyrtus 'Blushing Beauty'</i>	Native Myrtle 'Blushing Beauty'	5L	600
<i>Brachycome multifida</i>	Cut Leaf Daisy	150mm	350
<i>Callistemon "Anzac"</i>	Bottlebrush	5L	1000
<i>Callistemon "Captain Cook"</i>	Bottlebrush	5L	1000
<i>Dianella caerulea</i>	Flax Lily	150mm	350
<i>Doryanthes excelsa</i>	Gynea Lily	25L	1000
<i>Gazania hybrida</i>	Gazania	150mm	350
<i>Grevillea "Moonlight"</i>	Spider Flower	5L	1200
<i>Grevillea "Superb"</i>	Spider Flower	5L	1000
<i>Grevillea 'Bronze Rambler'</i>	Bronze Rambler	200mm	800
<i>Hibbertia scandens</i>	Snake Vine	5L	1000
<i>Melaleuca quinquenervia</i>	Paperbark	100L	As Shown
<i>Nerium oleander "Dwarf"</i>	Dwarf oleander	5L	600
<i>Syzygium australe "Dwarf"</i>	Dwarf Lilly Pilly	25L	800
<i>Westringia fruticosa</i>	Coastal Rosemary	5L	1000
<b>SHRUBS</b>			
<i>Bursaria spinosa</i>	Black thorn	Tubestock	800
<i>Callistemon sp.</i>	Bottlebrush	5L	800-1500
<i>Grevillea sp.</i>	Spider Flowers	5L	800-1500
<i>Leptospermum 'Pacifica Beauty'</i>		200mm	800
<i>Syzygium paniculatum 'Dwarf'</i>	Dwarf Lilly Pilly	25L	1000
<b>GRASSES &amp; GROUNDCOVERS</b>			
<i>Austrodanthonia racemosa</i>	Striped Wallaby Grass	Tubestock	150
<i>Dianella caerulea</i>	Flax Lily	150mm	300
<i>Dianella relovuta 'Little Rev'</i>	Blue Flax Lily	150mm	300
<i>Dicondra repens</i>	Kidney Weed	Tubestock	150
<i>Grevillea juniperina</i>	Prostrate Yellow Grevillea	Tubestock	800

Hardenbergia violacea	False sarsparilla	150mm	600
Lomandra longifolia	Mat Rush	150mm	500
Lomandra longifolia 'Tanika'	Lomandra 'Tanika'	150mm	300
Microlaena stipoides	Weeping Grass	Virotube	150
Poa labillardieri Cv. Eskdale	Poa	Virotube	150
Themeda australis	Kangaroo Grass	Virotube	150
Viola hederacea	Ivy Leaf Violet	Tube	300



Species	Common Name	Pot Size	Spacing
<b>ENDEMIC TREES TO BUFFER ZONES</b>			
<i>Allocasuarina littoralis</i>	Black Sheoak	5L	As Shown
<i>Allocasuarina torulosa</i>	Forest Sheoak	5L	As Shown
<i>Angophora floribunda</i>	Rough Barked Apple	100L	As Shown
<i>Casuarina cunninghamiana</i>	River Sheoak	5L	As Shown
<i>Casuarina glauca</i>	Swamp Oak	5L	As Shown
<i>Eucalyptus moluccana</i>	Grey Box	25L	As Shown
<i>Eucalyptus tereticornis</i>	Forest Red Gum	25L	As Shown
<b>STREET TREES</b>			
<i>Melaleuca linariifolia</i>	Paperbark	5L	As Shown
<b>SCREEN PLANTING</b>			
<i>Acmena smithii</i> minor	Lilly Pilly	25L	1500
<i>Callistemon</i> sp.	Bottlebrush	5L	1500
<i>Melaleuca decora</i>	Paperbark	5L	2500
<i>Melaleuca linariifolia</i>	Paperbark	5L	2500
<i>Melaleuca stypheloides</i>	Prickly-leaved paperbark	5L	2500
<b>ENTRY/ACCENT PLANTING</b>			
<i>Austromyrtus</i> 'Blushing Beauty'	Native Myrtle 'Blushing Beauty'	5L	600
<i>Brachycome multifida</i>	Cut Leaf Daisy	150mm	350
<i>Callistemon</i> "Anzac"	Bottlebrush	5L	1000
<i>Callistemon</i> "Captain Cook"	Bottlebrush	5L	1000
<i>Dianella caerulea</i>	Flax Lily	150mm	350
<i>Doryanthes excelsa</i>	Gymea Lily	25L	1000
<i>Gazania hybrida</i>	Gazania	150mm	350
<i>Grevillea</i> "Moonlight"	Spider Flower	5L	1200
<i>Grevillea</i> "Superb"	Spider Flower	5L	1000
<i>Grevillea</i> 'Bronze Rambler'	Bronze Rambler	200mm	800
<i>Hibbertia scandens</i>	Snake Vine	5L	1000
<i>Melaleuca quinquenervia</i>	Paperbark	100L	As Shown
<i>Nerium oleander</i> "Dwarf"	Dwarf oleander	5L	600
<i>Syzygium australe</i> "Dwarf"	Dwarf Lilly Pilly	25L	800
<i>Westringia fruticosa</i>	Coastal Rosemary	5L	1000
<b>SHRUBS</b>			
<i>Bursaria spinosa</i>	Black thorn	Tubestock	800
<i>Callistemon</i> sp.	Bottlebrush	5L	800-1500
<i>Grevillea</i> sp.	Spider Flowers	5L	800-1500
<i>Leptospermum</i> 'Pacifica Beauty'	Spider Flowers	200mm	800
<i>Syzygium paniculatum</i> "Dwarf"	Dwarf Lilly Pilly	25L	1000
<b>GRASSES &amp; GROUNDCOVERS</b>			
<i>Austrodanthonia racemosa</i>	Striped Wallaby Grass	Tubestock	150
<i>Dianella caerulea</i>	Flax Lily	150mm	300
<i>Dianella relovata</i> "Little Rev"	Blue Flax Lily	150mm	300
<i>Dicondra repens</i>	Kidney Weed	Tubestock	150
<i>Grevillea juniperina</i>	Prostrate Yellow Grevillea	Tubestock	800
<i>Hardenbergia violacea</i>	False sarsparilla	150mm	600
<i>Lomandra longifolia</i>	Mat Rush	150mm	500
<i>Lomandra longifolia</i> 'Tanika'	Lomandra 'Tanika'	150mm	300
<i>Microlaena stipoides</i>	Weeping Grass	Virotube	150
<i>Poa labillardieri</i> Cv. Eskdale	Poa	Virotube	150
<i>Themeda australis</i>	Kangaroo Grass	Virotube	150
<i>Viola hederacea</i>	Ivy Leaf Violet	Tube	300

- Proposed trees. Refer to indicative plant schedule
- Proposed screen planting. Refer to indicative plant schedule
- Proposed street trees. *Melaleuca linariifolia*.
- Proposed entry/accent planting. Refer to indicative plant schedule
- Proposed shrubs & groundcovers. Refer to indicative plant schedule
- Turf
- Concrete paving

**ESTATE ROAD STREET TREE & SHRUB PLANTING**  
(To match Estate Road Street Tree & Shrub Planting at Kimberly Clark)

**Kimberly-Clark**  
(Under Construction)

**WOOLWORTHS**  
(Under Construction)

client: Goodman International Ltd  
**INTERLINK INDUSTRIAL ESTATE,  
 ERSKINE PARK**  
 Landscape Master Plan



E1/15 NARABANG WAY, BELROSE NSW 2085  
 T: (02) 9986 1741, F: (02) 9986 1745

**GUY STURT + ASSOCIATES**  
 landscape architecture, urban design & environmental design  
 SUITE 12, 245 CHALMERS STREET  
 REDFERN NSW 2016  
 PH: (02) 9310 5812 FX: (02) 9319 7989

DATE: 23 July 2007  
 DRAWING: DA-0731-01  
 SCALE: 1:1000@A1

