

1.0 SITE ANALYSIS

General:

The site is currently post agricultural vacant land defined by Lenore Drive to the southern boundary and a major easement to north.

Character:

The site is gently sloping to the south and adjoins a major power easement to the north which is of rural character (grassland with minimal tree canopy). The site would have been typified by Cumberland Plain Vegetation prior to clearing for agricultural purposes.

Existing Vegetation:

Bulk earthworks and tree removal have been completed on site in accordance with development consent issued on 25th of March 2008.

2.0 LANDSCAPE DESIGN PROPOSAL

The landscape design proposal has been developed to provide a simple and robust landscape setting for the industrial development and related servicing, car parking and manoeuvring areas of the site. Landscape treatments aim to compliment the character of the existing landscape setting, and establish an appropriate native identity and amenity for new elements in particular streetscapes.

Key aspects of the landscape proposal as indicated on Landscape Plan 01 & 02 (dwg L01 & L02) are outlined following:

2.1 Road Frontage Planting

Street trees and related streetscape treatments as installed to date.

2.2 Warehouse One Landscape and Drainage Basin

Refer to landscape drawing 2755.LP.04, prepared by Environmental Partnership.

2.3 Carpark Island Planting

Carpark islands at the ends of car parking rows are proposed to accommodate shade tree plantings of *Eucalyptus amplifolia* (Cabbage Gum) with native grass groundcover of *Lomandra 'Tanika'* and *Poa poiformis 'Kingsdale'*. Feature shrub plantings of *Doryanthes excelsa* are also proposed.

2.4 Western Allotment Boundary

The narrow landscaped strip adjoining the western allotment boundary is proposed to be planted with native grass plantings of *Lomandra 'Tanika'* to reinforce the buffer between adjoining properties.

2.5 Eastern Allotment Boundary

The landscaped area adjoining eastern allotment boundary is proposed to be provided with native buffer tree plantings (*Eucalyptus amplifolia*, *Eucalyptus molucanna*, *Eucalyptus tereticornis* and *Melaleuca decora*) in alternate grouping of 6 trees. Shrub and native grass plantings are also proposed to reinforce buffer adjoining properties.

Shrub buffer planting:

- *Banksia ericifolia*
- *Bursaria spinosa*

Group planting of native grasses:

- *Lomandra 'Tanika'*
- *Poa poiformis 'Kingsdale'*

2.6 Northern Boundary

The landscaped area to the north east corner and adjoining proposed internal access road is proposed to be provided with native buffer shrub plantings of *Bursaria spinosa* and *Banksia ericifolia*. Understorey plantings of *Lomandra 'Tanika'* and *Poa poiformis 'Kingsdale'* are proposed. Turf batters are provided adjoining proposed access way to provide landscape transition to the warehouse.

3.0 Proposed Planting List

Plant species proposed for the site are listed below:

Proposed Tree Planting List

Botanical Name	Common Name
<i>Eucalyptus amplifolia</i>	Cabbage Gum
<i>Eucalyptus molucanna</i>	Grey Box
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Melaleuca decora</i>	Paperbark

Proposed Understorey Planting List

Botanical Name	Common Name
Shrubs:	
<i>Banksia ericifolia</i>	Heath Leafed Banksia
<i>Bursaria spinosa</i>	Blackhorn
<i>Doryanthes excelsa</i>	Gymea Lily
Native Grasses:	
<i>Lomandra 'Tanika'</i>	Mat Rush
<i>Poa poiformis 'Kingsdale'</i>	Tussock Grass