

LOT 23 & 24 HOLLINSWORTH RD, MARSDEN PARK, NSW

Landscape Design Report

Prepared for:

Logos Property Group

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B	FOR SSD SUBMISSION – REVISED	BG	19.10.17
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1.0 - The Project

The project at Lots 23 & 24 Hollinsworth Road, Marsden Park, involves the development of approximately 21.5ha of land, for a new a warehouse and industrial estate.

The site is bound by the Hollinsworth Road extension, woodland to the east and west and open grassland to the south. Setbacks allow for landscape buffer planting to help screen the development and integrate the site within its broader environment.

This design report has been prepared as part of an SSD submission to the Department of Planning and is to be read alongside Geoscapes drawings SSD-00 to SSD-13 and Geoscapes Report LVIA01 - Landscape and Visual Impact Assessment. It responds to the SEARs issued by the DoPE, particularly addressing the following:

Urban Design & Visual

- *layout of the development including staging, floor space ratio, fencing, lighting, site coverage, building, hardstand, setbacks, proposed open space and landscaped areas for the overall development and for individual warehouse buildings;*
- *details of the design choices of the development layout and finishes, including consideration of alternatives to minimise and/or mitigate visual impacts;*
- *suitable landscaping incorporating locally native species;*

2.0 - Overall Design Approach

2.1 Landscape Buffer Zones

Setbacks have been created along all 4 boundaries which surround the site. These range in width from 3m to 40m

Landscaping aims to achieve two main outcomes within these areas:

- Screening of the development from nearby residential receptors and road users, with a mix of tall tree and shrub planting. Along the Hollinsworth Road setback trees to be planted at distance of 6m centres. Within APZ areas, RFS guidelines are to apply and trees are to be planted in isolation so that canopies do not touch, breaks in landscaping are also incorporated.
- Strengthen local character with the use of native and endemic species. These are to be selected predominantly from the Cumberland Plain Woodland community.

2.2 Internal Buildings, Carparks and Surrounds

Landscaping aims to achieve the following:

- A low water use, low maintenance approach with the use of native shrubs and grasses.
- Provide shade amenity with the use of tall canopy trees within car parking islands and pathway connections.
- Provide clear site lines for trucks and vehicular users.

- CEPTD requirements are met.
- Separate areas with the use of hedge planting.
- Soften the impact of retaining walls, noise walls and rainwater tanks with planting.
- Use flowering deciduous tree planting around office buildings and in outdoor staff areas. This will help with wayfinding to office buildings and provide solar access during the winter months and shade during summer.
- Use of recycled materials where possible for furniture and paving.

2.3 Cumberland Plain Woodland

Keystone Ecological conducted an ecological assessment of the development site and recommended that Cumberland Plain Woodland species are incorporated into all the native buffer zones along the north, south, east and west of the development.

Planting schedules are included at the end of this report.

3.0 – Proposals

3.1 Hollinsworth Road – North Boundary

As part of the development, Hollinsworth Road reserve is proposed to be extended to the west. This will involve a new 2.5m wide shared footpath and street tree planting. Street trees are to be Lophostemon confertus and plans have been prepared by Bio Engineered Solutions.

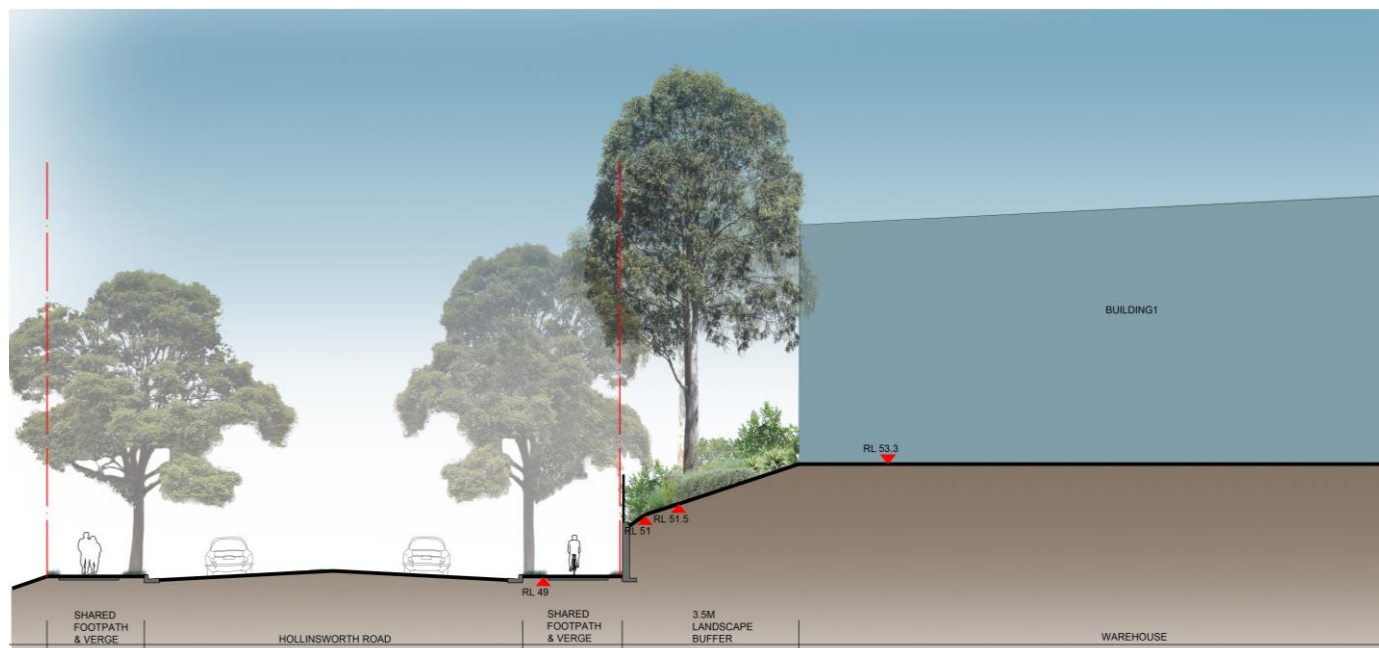
A new 1.8m palisade security fence is to be erected on the boundary. A landscape buffer is proposed with a maximum grade of 1:3.

A mix of Cumberland Plain trees are proposed to provide screening of warehouse facility 1, 3, 4 and 5. This is supplemented by mid storey planting such as Acacia, Bursaria, Melaleuca and Indigofera. Low level groundcovers include grasses and creeping planting. As the northern boundary is not within the APZ, planting can be at much greater densities than at other boundaries. The combined planting will create a dense vegetated screen, with an informal natural looking appearance. The scale of the planting will help to sit the warehouses more comfortably in the landscape by reducing the visual domination of the built form.

This treatment is specifically aimed at screening and softening views of the estate from the adjoining Ingenia Caravan Park to the north.



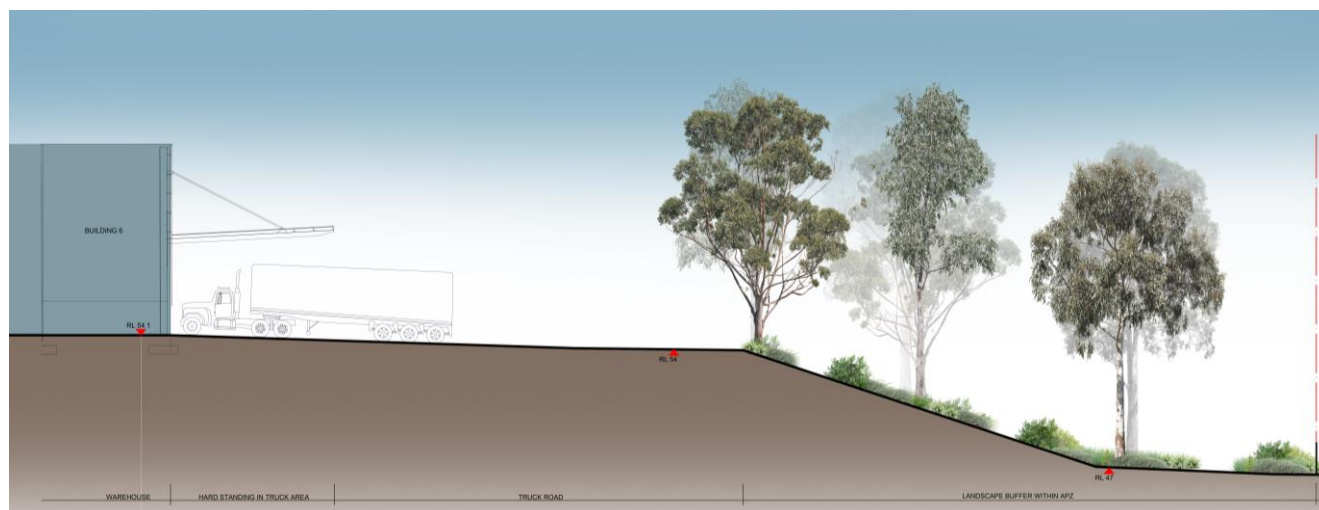
Sections through the northern Hollinsworth Road buffer.



Section through the Hollinsworth Road buffer.

3.2 Eastern Boundary

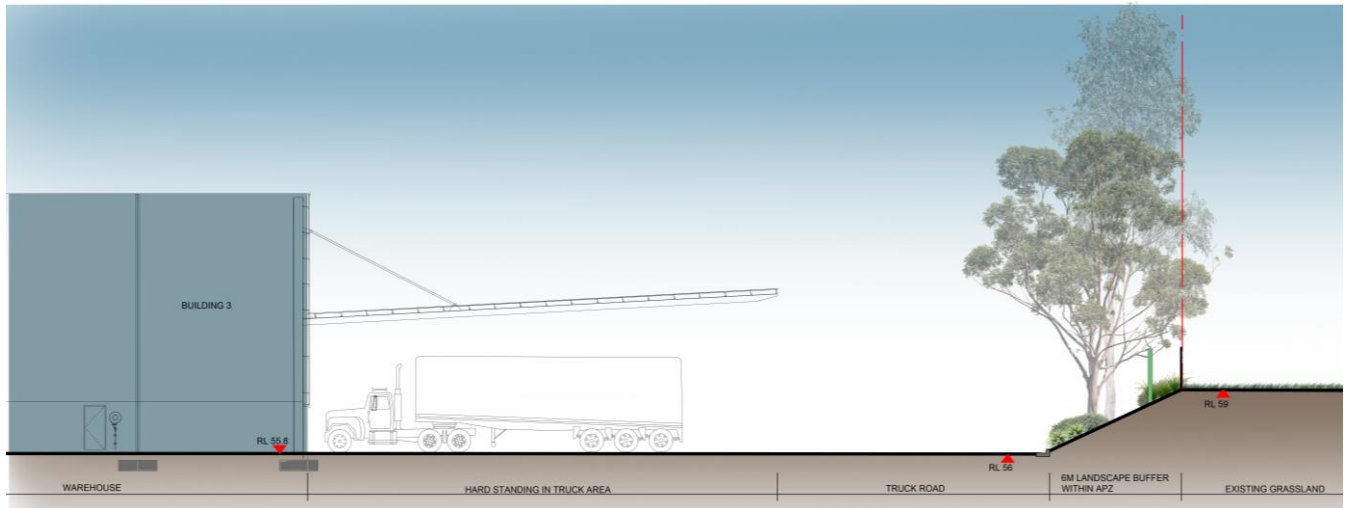
The eastern boundary landscape buffer zone varies in width from 3m to 40m. There is an APZ in place around the south and east side of building 6, therefore planting in this zone is required to follow RFS planning for bushfire protection guidelines. Landscaping is proposed to be planted in isolated groups, with gaps between tree canopies. Shrubs are planted away from trees and groundcovers are not planted in mass. Breaks in the planting are introduced to help stop the spread of potential bushfire. A 1.8m high mesh with 3-barb security fence is proposed on the boundary.



Section through East Boundary

3.3 Southern Boundary

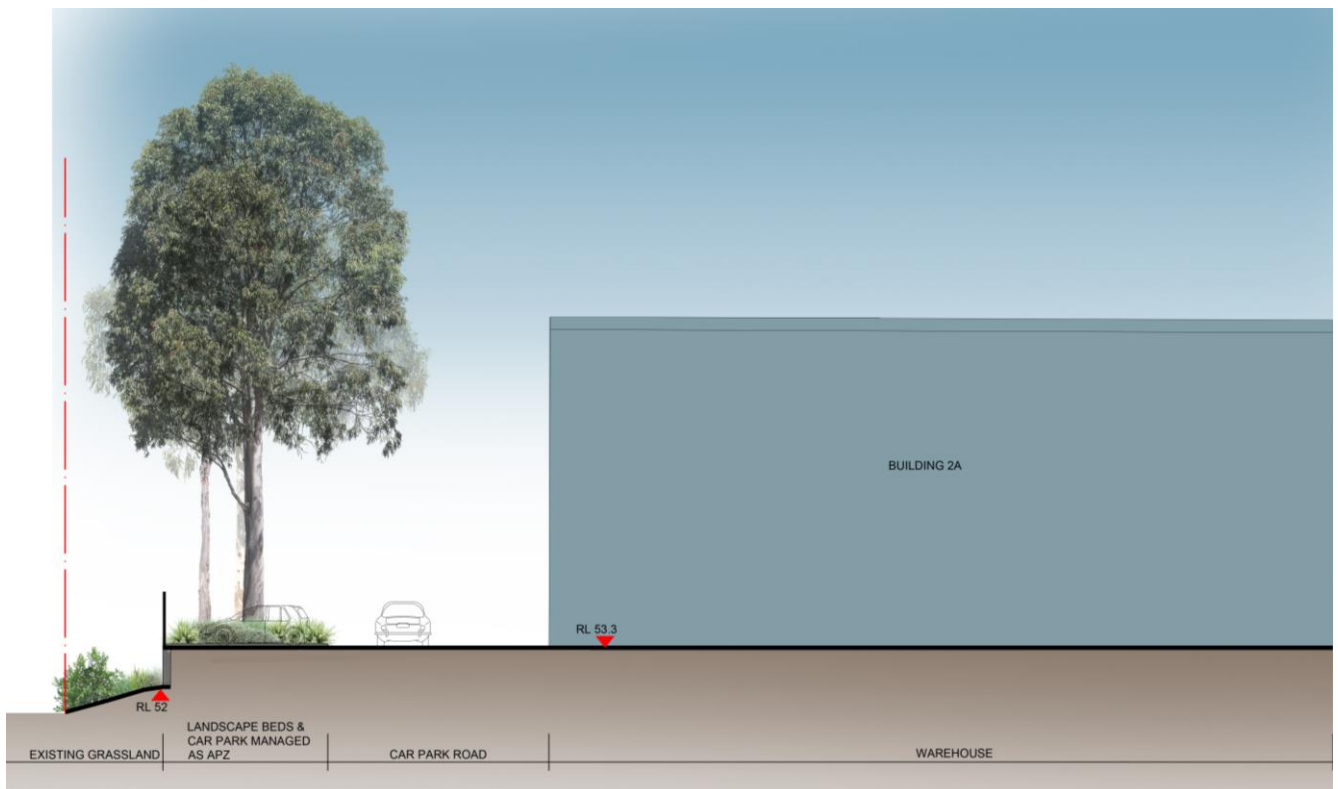
The southern boundary landscape buffer zone varies in width from 3m to 10m. Landscaping is similar to that on the eastern boundary with an APZ in place around buildings 2A, 2B, 6 and 7. Planting is to follow RFS guidelines. A 1.8m high mesh with 3-barb security fence is proposed on the boundary. This treatment is aimed to provide screening to residential dwelling located south of the development, in particular Bidwell and Hassle Grove.



Section through southern boundary

3.4 Western Boundary

The eastern boundary landscape buffer zone is 3m – 4m in width. There is an APZ in place around the south and west side of building 2A, therefore planting in this zone is required to follow RFS planning for bushfire protection guidelines. A 1.8m high mesh with 3-barb security fence is proposed on the boundary.



Section through Western Boundary

4.0 – Planting and Schedules

Plant species have been selected predominantly from the Cumberland Plain Woodland community. This is in response to both Ecological and Aboriginal Cultural Heritage Assessment reports that have been carried out as part of this SSD application to the DoPE.

Planting within the estate had been chosen to provide both visual seasonal interest and screening where required. All planting will be low water use.

Landscape Buffer Zone Planting - Cumberland Plain Species

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	NATIVE
<i>Acacia implexa</i>	Hickory Wattle	5-12m	✓
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	12-18m	✓
<i>Eucalyptus eugenioides</i>	Thin-leaved Stringybark	20-30m	✓
<i>Exocarpos cupressiformis</i>	Native Cherry	8m	✓
<i>Eucalyptus moluccana</i>	Grey Box	18-20m	✓
<i>Eucalyptus tereticornis</i>	Forest Red Gum	20-30m	✓
Shrubs			
<i>Acacia parramattensis</i>	Parramatta wattle	2-15m	✓
<i>Bursaria spinosa</i>	Boxthorn	4m	✓
<i>Daviesia ulicifolia</i>	Gorse Bitter-pea	2m	✓
<i>Dillwynia sieberi</i>	Prickly parrot pea	0.5 -2.5m	✓
<i>Dodonaea viscosa subsp. cuneata</i>	Hop Bush	3m	✓
<i>Indigofera australis</i>	Australian Indigo	2.5m	✓
<i>Lissanthe strigosa</i>	Peach Heath	0.7m	✓
<i>Melaleuca decora</i>	White Feather Honey Myrtle	7m	✓
<i>Phyllanthus filicaulis</i>	Phyllanthus	0.5m	✓
<i>Solanum pungetium</i>	Eastern Nightshade	1.5m	✓
Grasses, Groundcovers and Herbs			
<i>Aristida ramosa</i>	Wiregrass	1.2m	✓
<i>Aristida vagans</i>	Three-awned spear grass	0.8m	✓
<i>Arthropodium milleflorum</i>	Pale vanilla lily	0.5m	✓
<i>Asperula conferta</i>	Common Woodruff	0.5m	✓
<i>Brunoniella australis</i>	Blue Trumpet	0.2m	✓
<i>Cheilanthes sieberi</i>	Mulga Fern	0.3m	✓
<i>Chloris truncata</i>	Windmill grass	0.5m	✓
<i>Chloris ventricosa</i>	Blue Star Grass	1m	✓
<i>Commelina cyanea</i>	Scurvy weed	0.2m	✓
<i>Cyperus gracilis</i>	Slender flat sedge	0.3m	✓
<i>Dianella longifolia</i>	Smooth flax lily	1m	✓
<i>Dichelachne micrantha</i>	Short-haired Plume Grass	1.2m	✓
<i>Dianella revoluta</i>	Blue Flax-lily, Spreading Flax-lily	1m	✓
<i>Dichondra repens</i>	Kidney-weed, Mercury Bay Weed	0.2m	✓
<i>Echinopogon caespitosus</i>	Tufted Hedgehog Grass	1.5m	✓
<i>Echinopogon ovatus</i>	Forest Hedgehog Grass	1.2m	✓
<i>Entolasia marginata</i>	Bordered Panic Grass	0.8m	✓
<i>Eragrostis leptostachya</i>	Paddock lovegrass	1m	✓
<i>Eremophila debilis</i>	Winter Apple	0.5m	✓

<i>Glycine clandestina</i>	Twining Glycine	1m	✓
<i>Glycine tabacina</i>	Native soybean	1m	✓
<i>Goodenia hederacea</i>	Ivy Goodenia	0.8m	✓
<i>Hardenbergia violacea</i>	Hardenbergia	6m	✓
<i>Hibbertia diffusa</i>	Wedge Guinea Flower	0.1m	✓
<i>Hypericum gramineum</i>	Grassy St. Johnswort	0.4m	✓
<i>Hypoxis hygrometrica</i>	Golden Star	0.2m	✓
<i>Lepidosperma laterale</i>	Variable Sword-sedge	1m	✓
<i>Lomandra filiformis</i>	Wattle Mat Rush	0.5m	✓
<i>Lomandra multiflora</i>	Many-flowered Mat-rush	0.9m	✓
<i>Microlaena stipoides</i>	Weeping Grass, Meadow Rice-grass	1m	✓
<i>Oplismenus aemulus</i>	Australian Basket Grass	0.3m	✓
<i>Oxalis exilis</i>	Creeping oxalis	0.3m	✓
<i>Panicum simile</i>	Two-colour Panic	0.7m	✓
<i>Poa labillardieri</i> var. <i>labillardieri</i>	Tussock Poa	1.2m	✓
<i>Pratia purpurascens</i>	Whiteroot	0.2m	✓
<i>Themeda australis</i>	Kangaroo Grass	1m	✓
<i>Tricoryne elatior</i>	Yellow Autumn-lily	0.4m	✓
<i>Vernonia cinerea</i>	Bitterleaf	0.7m	✓
<i>Wahlenbergia gracilis</i>	Australian Bluebell	0.5m	✓

Carpark and Internal Estate

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	NATIVE
Trees			
<i>Eucalyptus haemastoma</i>	Scribbly Gum	12-18m	✓
<i>Eucalyptus fibrosa</i>	Red Ironbark	12-18m	✓
<i>Eucalyptus maculata</i>	Spotted Gum	20m	✓
<i>Eucalyptus molucana</i>	Grey Box	12-18m	✓
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	✓
<i>Fraxinus oxycarpa</i> <i>Raywoodii</i>	Claret Ash	8m	
<i>Lagerstroemia indica</i>	Crepe Myrtle	8m	
<i>Tristaniopsis laurina</i>	Water Gum	6-8m	✓
Shrubs			
<i>Acacia decurrens</i>	Sydney Green Wattle	3-10m	✓
<i>Acacia falcata</i>	Sickle Wattle	5m	✓
<i>Acmena smithii</i>	Lilly-pilly	1.8m (Hedging)	✓
<i>Callistemon citrinus</i>	Scarlet Bottlebrush	4m	✓
<i>Callistemon citrinus</i> 'White Anzac'	White Anzac Bottlebrush	1m	✓
<i>Doryanthes excelsa</i>	Gymea Lily	3m	✓
<i>Banksia ericifolia</i>	Heath Banksia	3m	✓
<i>Grevillea 'Robyn Gordon'</i>	Grevillea 'Robyn Gordon'	1.5m	✓
<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	2m	✓
<i>Kunzea ambigua</i>	Tick-bush	4m	✓
<i>Leptospermum</i> sp.		3m	✓
<i>Pittosporum undulatum</i>	Pittosporum	3m	✓
<i>Westringia fruticosa</i>	Coastal Rosemary	1.5m	✓

Groundcovers			
<i>Dianella caerulea</i>	Blue Flax-lily	1m	✓
<i>Dianella revoluta</i>	Blue Flax-lily, Spreading Flax-lily	1m	✓
<i>Dichondra repens</i>	Kidney-weed, Mercury Bay Weed	0.2m	✓
<i>Hardenbergia violacea</i>	False Sarsaparilla	0.5m	✓
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	1m	✓
<i>Myoporum parvifolium</i>	Creeping Boobialla	0.5m	✓
<i>Viola hederacea</i>	Native Violet	0.2m	✓

5.0 – Conclusion

The proposed landscape design will create a unified natural endemic environment that will help to mitigate the development from visual receptors. The use of species local to the area will integrate the subdivision into the wider context and landscape character. A low maintenance and low water use philosophy is to be adopted across the design, with harvested rainwater available for irrigation within the site should it be required.

From within the site, key buildings are highlighted and shade amenity is provided with tall canopy trees within carparks and deciduous trees for staff outdoor areas. Edges are softened and separated with shrub and hedge planting. Landscaping is used to break up areas of hardscape wherever possible and provide a visual relief from the built form.