

## PROPOSED PRINTING WAREHOUSE AND DISTRIBUTION FACILITIES Lenore Drive ERSKINE PARK

April, 2009

### DESIGN STATEMENT

#### 1.0 Site Analysis

##### *Generally:*

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, carparking, 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 the Landscape Development Plan (dwg 2755.LP.01-05) are outlined following:

##### 2.1. Road Frontage Planting

Street trees and related streetscape treatments as installed to date.

##### 2.2. Drainage Basin

A planted basin is proposed within landscape set back zone to integrate with existing drainage basins along Lenore Drive frontage. A planted buffer zone adjoins the basin comprising native tree and shrub canopy (*Eucalyptus tereticornis*, *Banksia ericifolia*, *Bursaria spinosa*, *Doryanthes excelsa*, and *Dodonea viscosa*). Native grasses include *Carex appressa*, *Isolepis nodosa*, and *Juncus usitatus*.

##### 2.3 Carpark Island Planting

Carpark islands separate parking bay levels and are proposed to accommodate shade tree planting of Cabbage Gum (*Eucalyptus amplifolia*) with native grass groundcover of *Lomandra* "Tanika" and feature shrub plantings of *Doryanthes excelsa*.

##### 2.4 Staff Outdoor Area

A staff outdoor area is proposed as a grassed area with peripheral garden bed areas. Tree plantings of *Eleaocarpus reticulatus* are supplemented by shrub plantings against building wall of *Westringia fruticosa*, *Phormium tenax* and *Trachelospermum jasmioides*. The same species extend through planting beds adjoining the carpark area.

##### 2.5 Western Allotment Boundary

The landscaped area adjoining western allotment boundary is proposed to be provided with native shrub and native grass plantings to reinforce buffer adjoining properties.

##### Shrub buffer planting:

- *Banksia ericifolia*
- *Bursaria spinosa*

##### Group planting of native grasses:

- *Lomandra* "Tanika"
- *Poa poiformis* "Kingsdale"

## 2.6 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 5 to 7 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'*

## 2.7 Northern Boundary

A landscaped area to the north east corner and adjoining proposed internal access road is proposed to be provided with native buffer tree plantings of *Eucalyptus tereticornis* and *Bursaria spinosa* shrub plantings with *Lomandra 'Tanika'* native grass groundcovers. Grassed batters are provided adjoining proposed accessway to provide landscape transition to warehouse.

## 3.0 Proposed Planting List

Plant species proposed for the site are listed below:

### Proposed tree planting list:

<i>Botanical name</i>	<i>Common name</i>
<b>Trees:</b>	
<i>Eucalyptus amplifolia</i>	Cabbage Gum
<i>Eucalyptus molucanna</i>	Grey Box
<i>Eucalyptus tereticornis</i>	Forest Red Gum
<i>Eleocharis reticulatus</i>	Blueberry Ash
<i>Melaleuca decora</i>	Paperbark

### Proposed understorey planting to garden beds:

<i>Botanical name</i>	<i>Common name</i>
<b>Shrubs:</b>	
<i>Banksia ericifolia</i>	Heath Leafed Banksia
<i>Bursaria spinosa</i>	Blackhorn
<i>Dodonea viscosa</i>	Sticky Hop-bush
<i>Doryanthes excelsa</i>	Gynea Lily
<i>Phormium tenax</i>	New Zealand Flax
<i>Westringia fruticosa</i>	Coastal Rosemary
<b>Native grasses:</b>	
<i>Carex appressa</i>	Tussock Sedge
<i>Juncus usitatus</i>	Common Rush
<i>Isolepis nodosa</i>	Knobby Clud-rush
<i>Lomandra longifolia</i>	Mat Rush
<i>Lomandra longifolia 'Tanika'</i>	Mat Rush
<i>Microleana stipoides</i>	Rice Grass
<i>Poa poiformis 'Kingsdale'</i>	Tussock Grasses
<i>Themeda australis</i>	Kangaroo Grass