



# **West Yiribana Logistics Estate**

## Landscape Development Application Report

February, 2024



SITE IMAGE  
Landscape Architects



# Masterplan

## Introduction

### Project Overview

This Design Report is a supplementary document to be read in conjunction with landscape plans for this proposal.

The Landscape Masterplan follows the ethos of the **Greener Places** framework developed by GANSW and incorporates the requirements and vision outlined in the **Mamre Road Precinct DCP**. The Landscape Masterplan aims to deliver a robust, sustainable and enduring landscape responding to its setting and the proposed built forms.

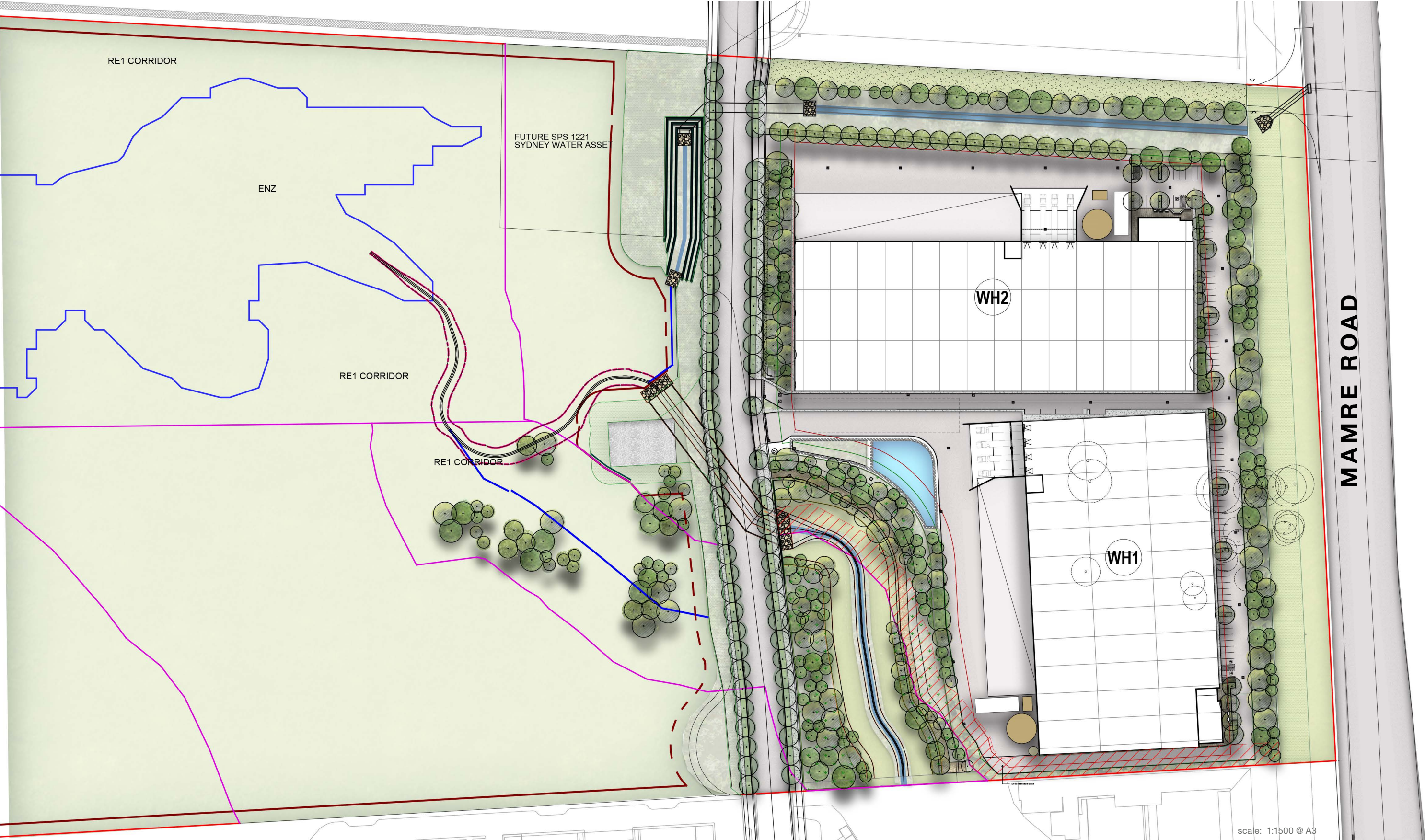
*The design incorporates the following principles from the MRDCP*

- Soften the built form and ameliorate the views through the use of canopy trees and large shrubs
- Utilise native and endemic species to help reestablish fragmented bushland and increase ecology and biodiversity throughout the site
- Create legibility and hierarchy across the lots through varied landscape typologies
- Increase tree canopy coverage
- Creating an attractive landscape setting for workers and visitors of the site





Masterplan  
Landscape Concept Masterplan





# Masterplan

## Canopy Coverage Plan



### Tree Canopy Coverage

Trees are proposed throughout landscaped areas. Generous tree canopy along streetscapes, Warehouse frontages and amenity areas will provide amenity cooling and shade.

To ensure the key objectives outlined in the Mamre Road DCP are reached, the following considerations have been made:

- Trees along the Mamre Road frontage and boundaries are staggered to increase the visual impact of canopies within the setbacks
- Trees within the front setback include large native species whose mature height and canopy width is in scale with the proposed development (i.e. *Corymbia maculata* & *Eucalyptus molucana*)
- Throughout the estate, tree species vary in height and width to break up the scale of the buildings and help to re-establish the bushland character of Kemps Creek
- Street Tree planting provides a continuous canopy along road corridors with appropriate spacing and understory planting
- Sufficient space has been given to allow trees to grow to maturity
- Indicative Tree planting has been proposed to the RE1 & FRE1 corridors but is not included in canopy coverage calculation
- Canopy Coverage is calculated by estimating the tree crown size approximately 70% maturity (10-15 years growth). Coverage does not include canopy over buildings or boundaries.

Net Developable Area (excluding RE1 Corridor & SP2 easement )	
53,779 m <sup>2</sup>	
Total Estate Canopy Coverage	11,818m <sup>2</sup> (21.9%)

Legend


Site Boundary

Proposed Trees

Tree Canopy Coverage


Existing Trees to be Removed

Defendable Space to Vegetation in RE1 Corridor




SITE IMAGE

Landscape Architects



West Yiribana Logistics Estate | Landscape DA Report



Client

Architect

Site Image Job Number

The GPT Group

SBA Architects

SS22-5024

Drawing Number

Issue

Date

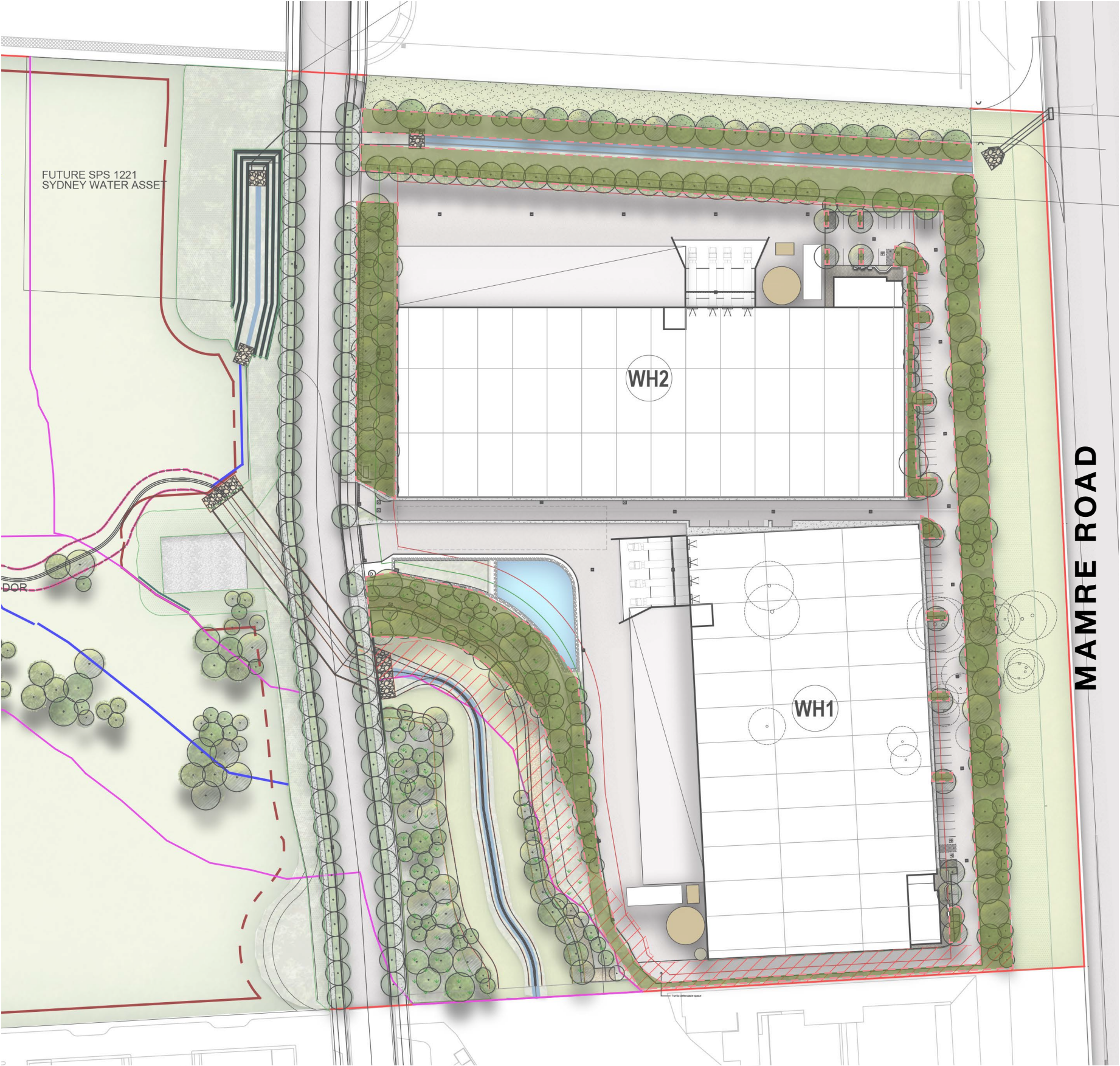
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Masterplan  
Permeability Diagram



Permeability

Mamre Road DCP Requirements for Site Permeability :

- A minimum 15% of the site area is to be pervious surfaces, achieved through landscaping and/or the use of permeable paving materials. Perviousness is to be calculated in accordance with the following index:
- Deep soil (one metre or more in depth, connected subsoil) – 100%
- Shallow soil (less than one metre in depth, not connected to subsoil) – 75%
- Permeable pavement – 50%
- Hardstand – 0%

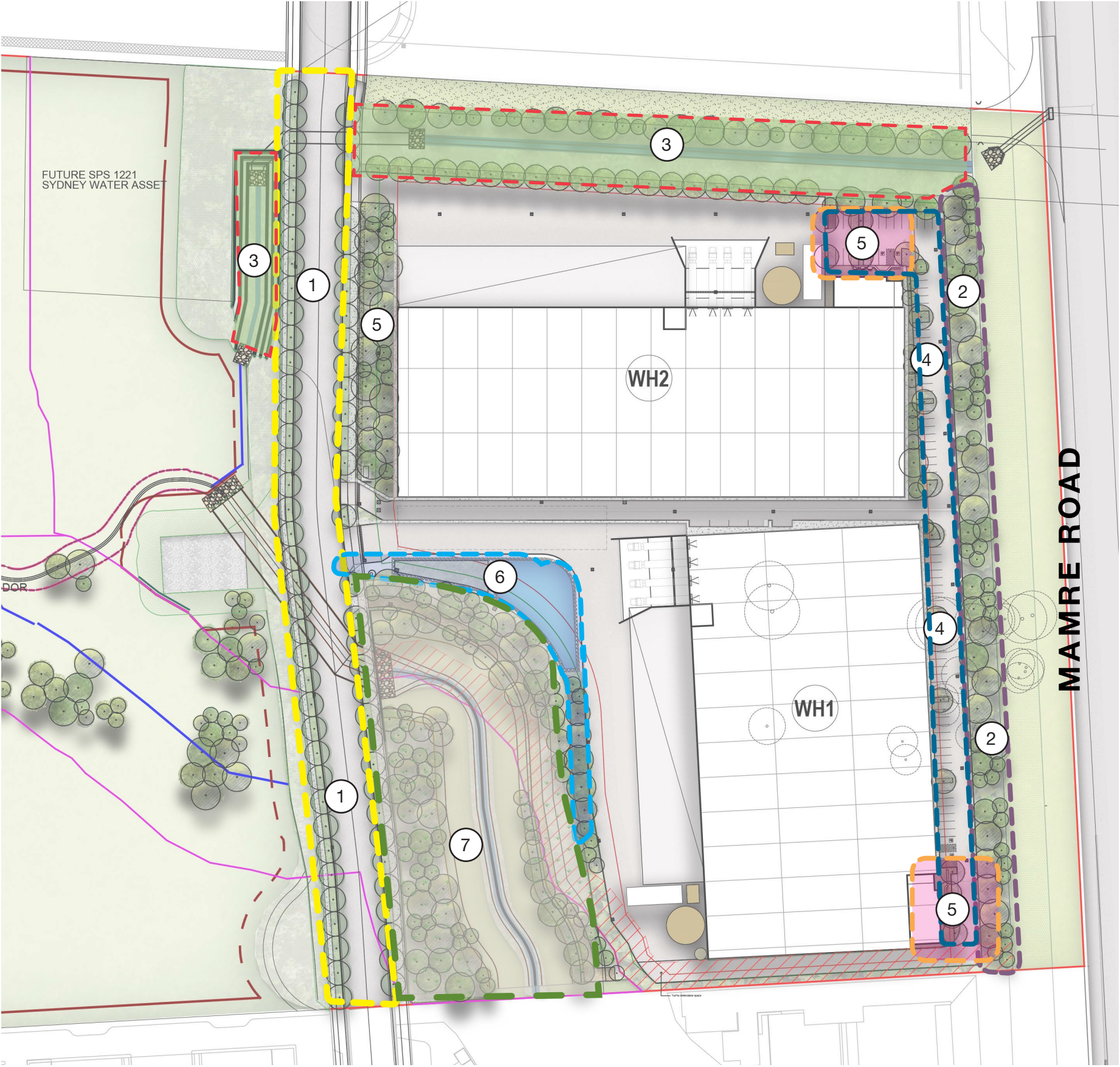
Permeable Soft Landscaping - Deep Soil  
(Connected to subsoil)

Stage 1 Lot Area Schedule:

Stage 1 Lot Area (WH1 & WH2)	53,779 m <sup>2</sup>
Required Permeability as	
per Mamre Rd DCP (15%)	8,067 m <sup>2</sup>
Proposed Permeable Area	9,741 m <sup>2</sup>
Total Permeable Area (18%)	9,741 m <sup>2</sup>



Masterplan /  
Landscape Typologies



scale: 1:1500 @ A3

Landscape Typologies

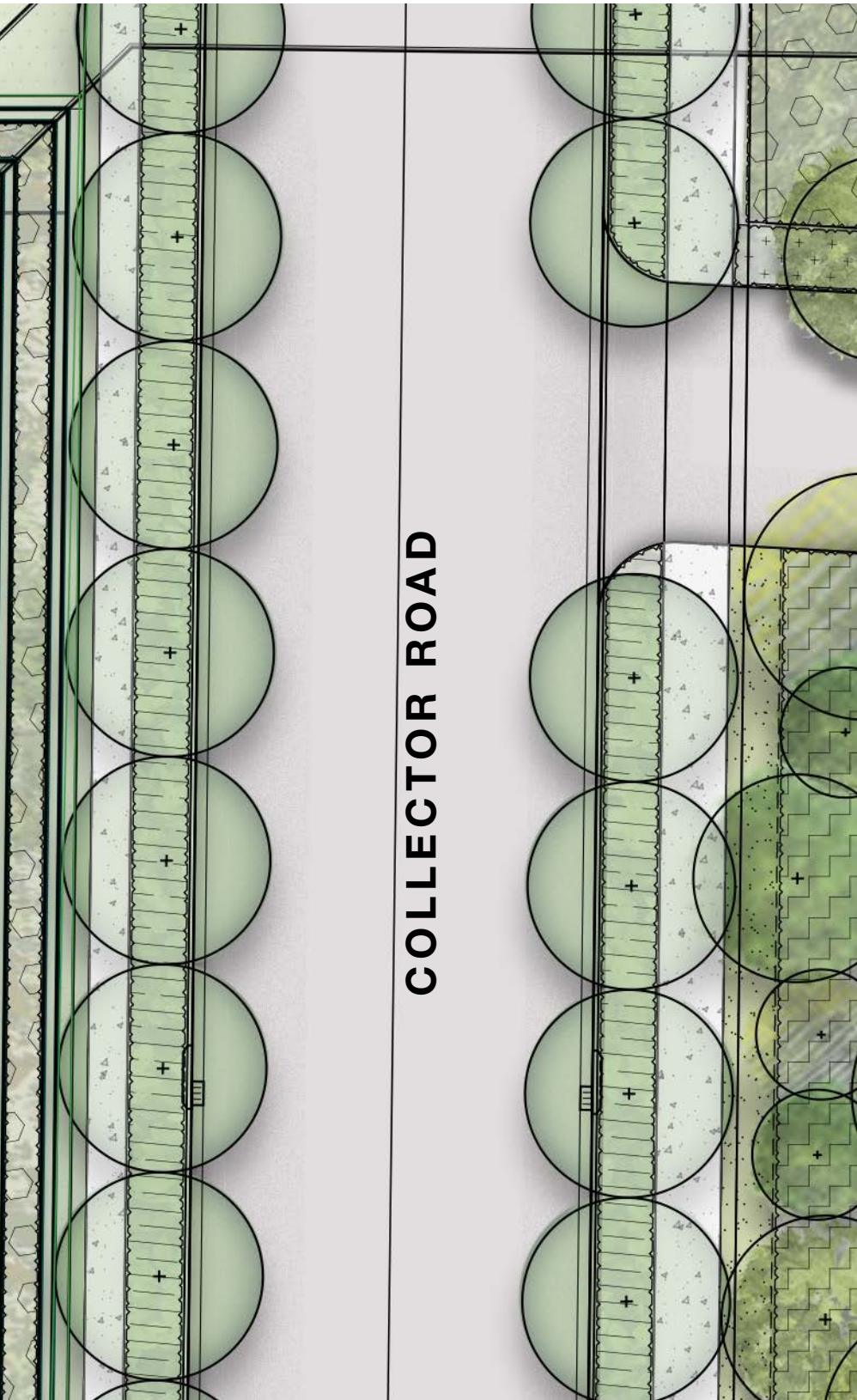
- Drainage Channel
- Carpark Planting
- RE1 Zone (Public Open Space)
- Mamre Road Frontage
- Collector Road
- Communal Areas
- Bio Retention

Detailed Areas

- Streetscape/ Collector Road
- Mamre Road Frontage
- Drainage Channel
- Car park planting
- WH2 Frontage
- Bio Retention
- RE1 Corridor



Masterplan / Streetscape - Collector Road

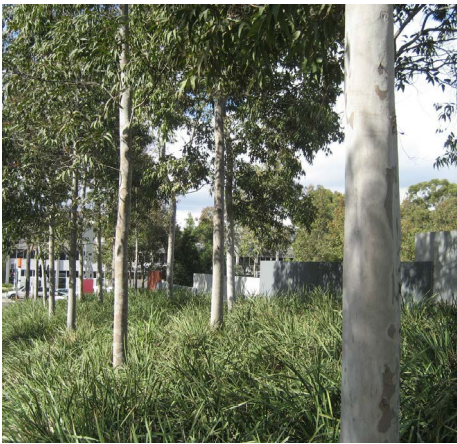


Collector Road- Typical Plan SCALE 1:250@ A3

Streetscape Character Imagery



Low maintenance ground covers and grasses to understory



Typical Understory and Tree Planting

Tree Species



Eucalyptus crebra



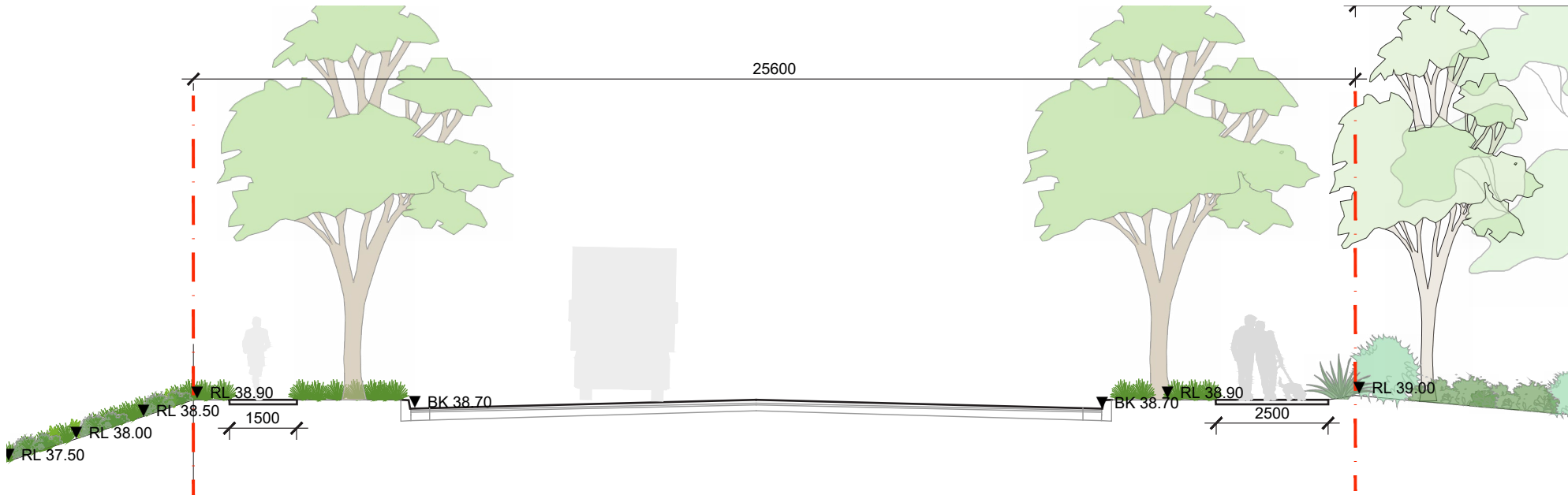
Corymbia maculata



Key Plan

Landscape Strategy

The Streetscape landscape treatment is the main presentational frontage of lots to the access roads. Roads are to feature street tree planting to both sides as well as groundcovers. The frontage will consist of a variety of native shrubs, groundcovers, and canopy trees. Security fencing to lot boundaries is to be positioned amongst the landscape to recede into the planting.

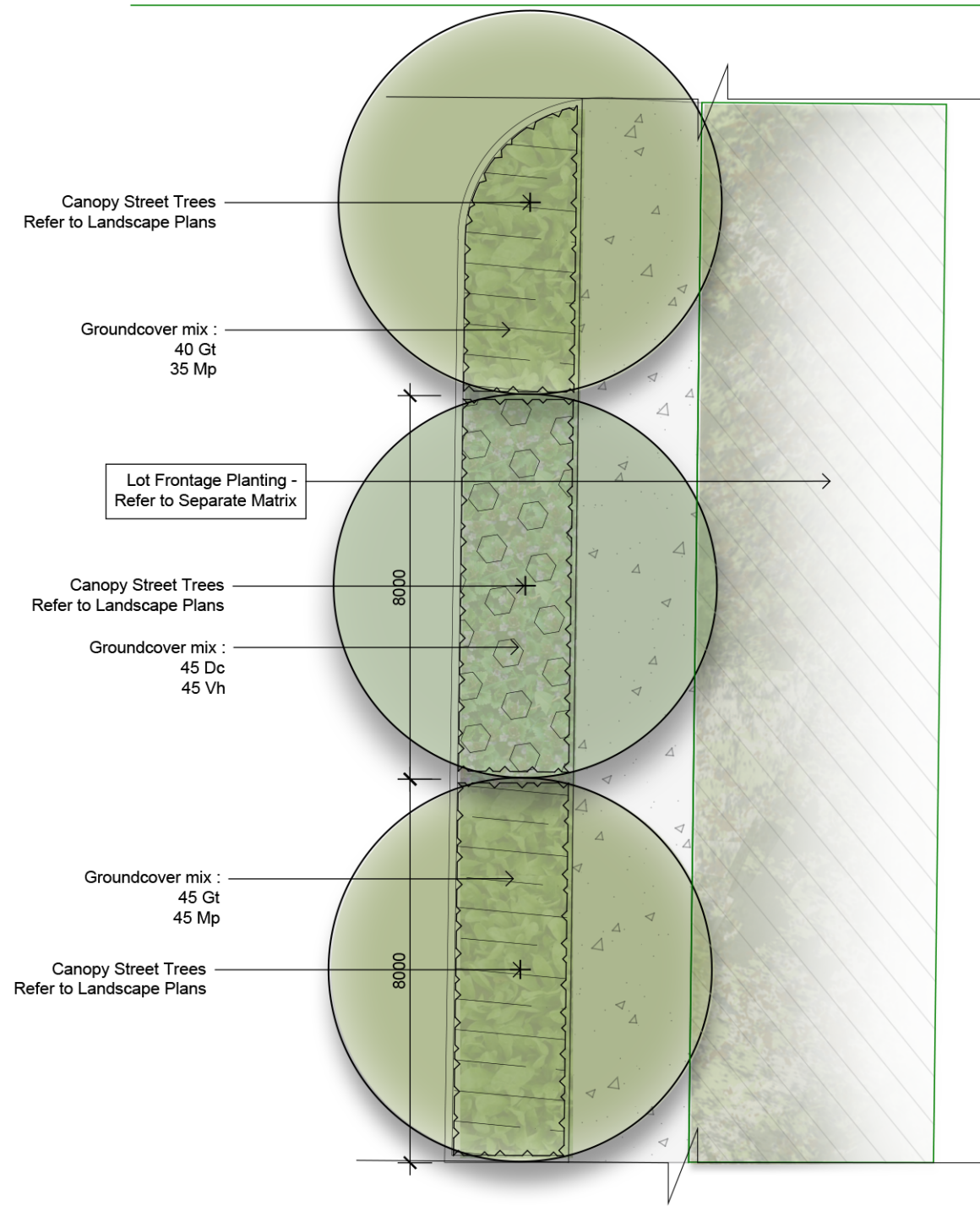


Typical Collector Rd Section



Masterplan / Streetscape - Collector Road Planting

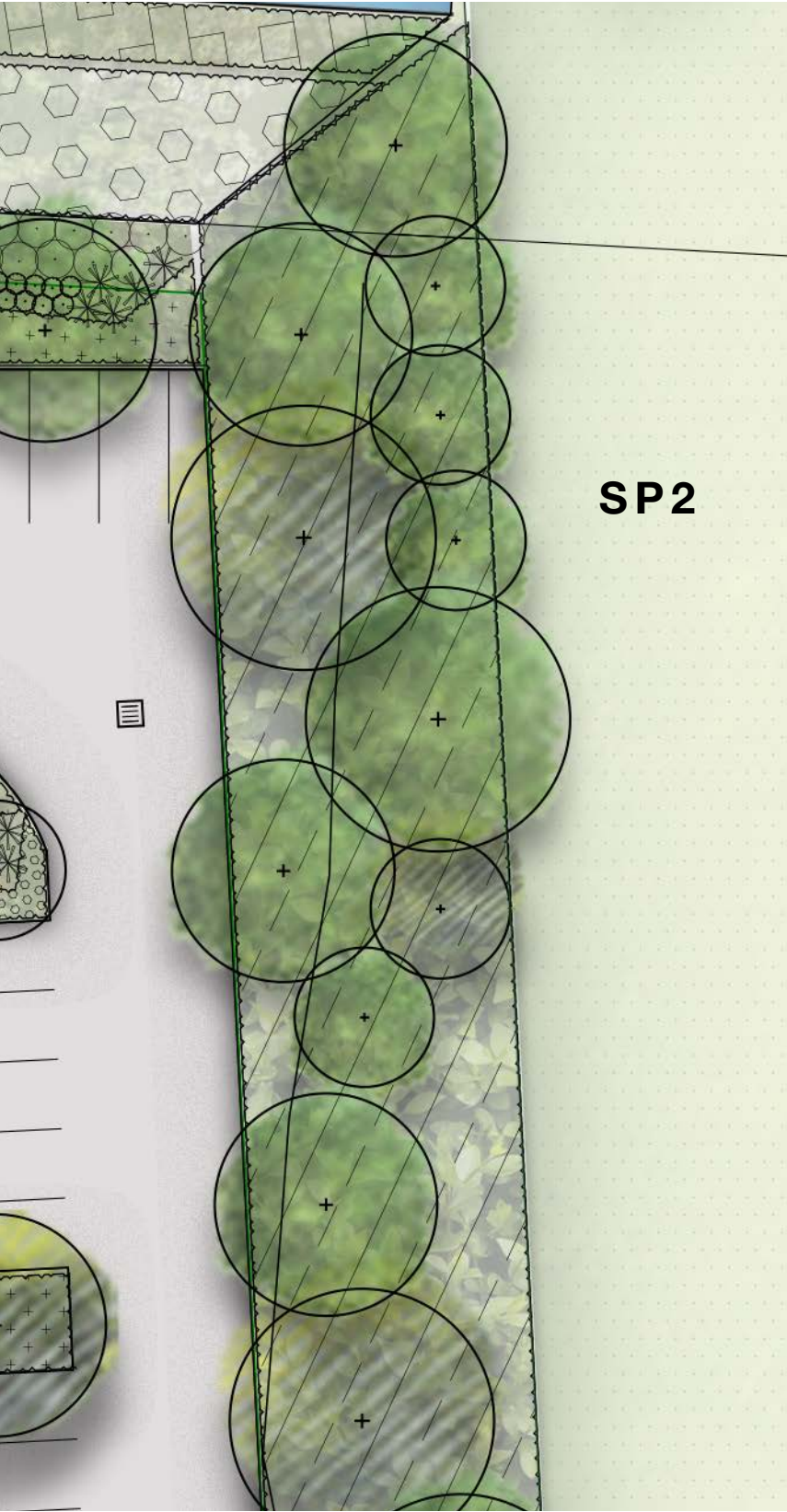
Code	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot Size	Density
TREES					
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 8	100L	As Shown
Ec	<i>Eucalyptus crebra</i>	Narrow Leaved Iron Bark	35	100L	As Shown
GRASSES AND GROUNDCOVERS					
Ta	<i>Themeda w</i>	Kangaroo Grass	1 x .5	150mm	5/m <sup>2</sup>
Gt	<i>Gazania tomentosa</i>	Silver Gazania	.15 x 1	150mm	5/m <sup>2</sup>
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	.3 x 2	150mm	5/m <sup>2</sup>
LI	<i>Lomandra longifolia</i>	Mat Rush	1 x 1	150mm	5/m <sup>2</sup>
Dc	<i>Dianella caerulea</i>	Flax Lily	0.8x 0.5	150mm	5/m <sup>2</sup>



Matrix 1 - Collector Road Planting (Typical)  
Scale 1:100

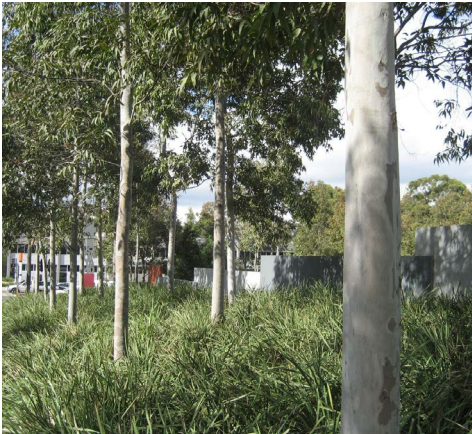


# Masterplan / Mamre Road Frontage



Mamre Road Frontage - Typical Plan      SCALE 1:250@ A3

Street Frontage Character imagery



Mix of large canopy trees & medium trees



Planting helps soften visual impact of building from Mamre Rd



Native understory planting

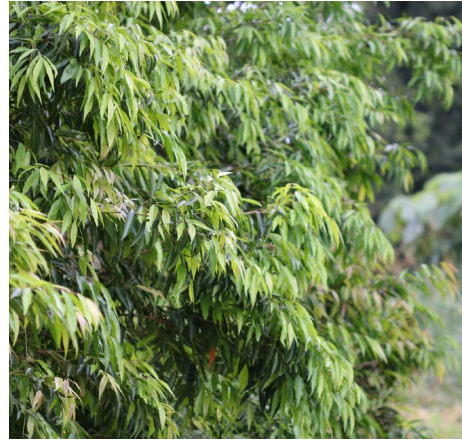
Indicative Planting



Corymbia maculata



Eucalyptus moluccana



Waterhousea floribunda



Correa alba



Doryanthes excelsa



Atriplex nummularia



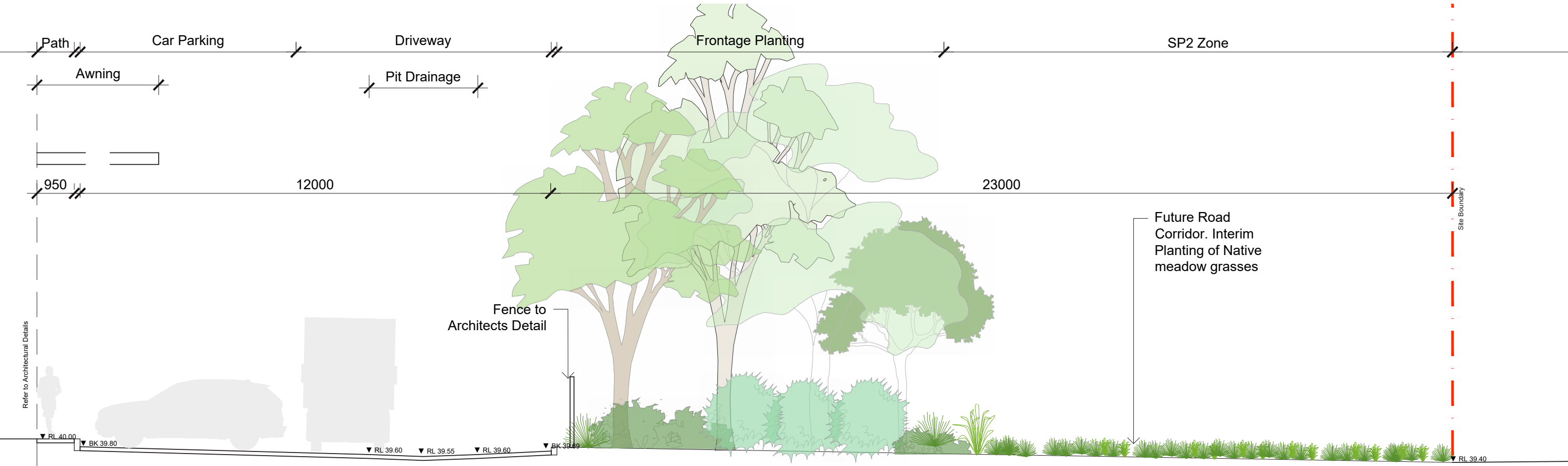
Key Plan

Landscape Strategy

The Mamre Road frontage will feature large native trees planted at equal distance to create an interconnected canopy to break up the form of the warehouse as seen from Mamre Road. Native understory planting of grasses, groundcovers, and shrubs will be utilised as understory planting to soften the visual impact of retaining walls. The SP2 zone is dedicated to the future road widening of Mamre Road and in the interim will be planted with low native grasses or turf.



Masterplan /  
Mamre Road Frontage - Section

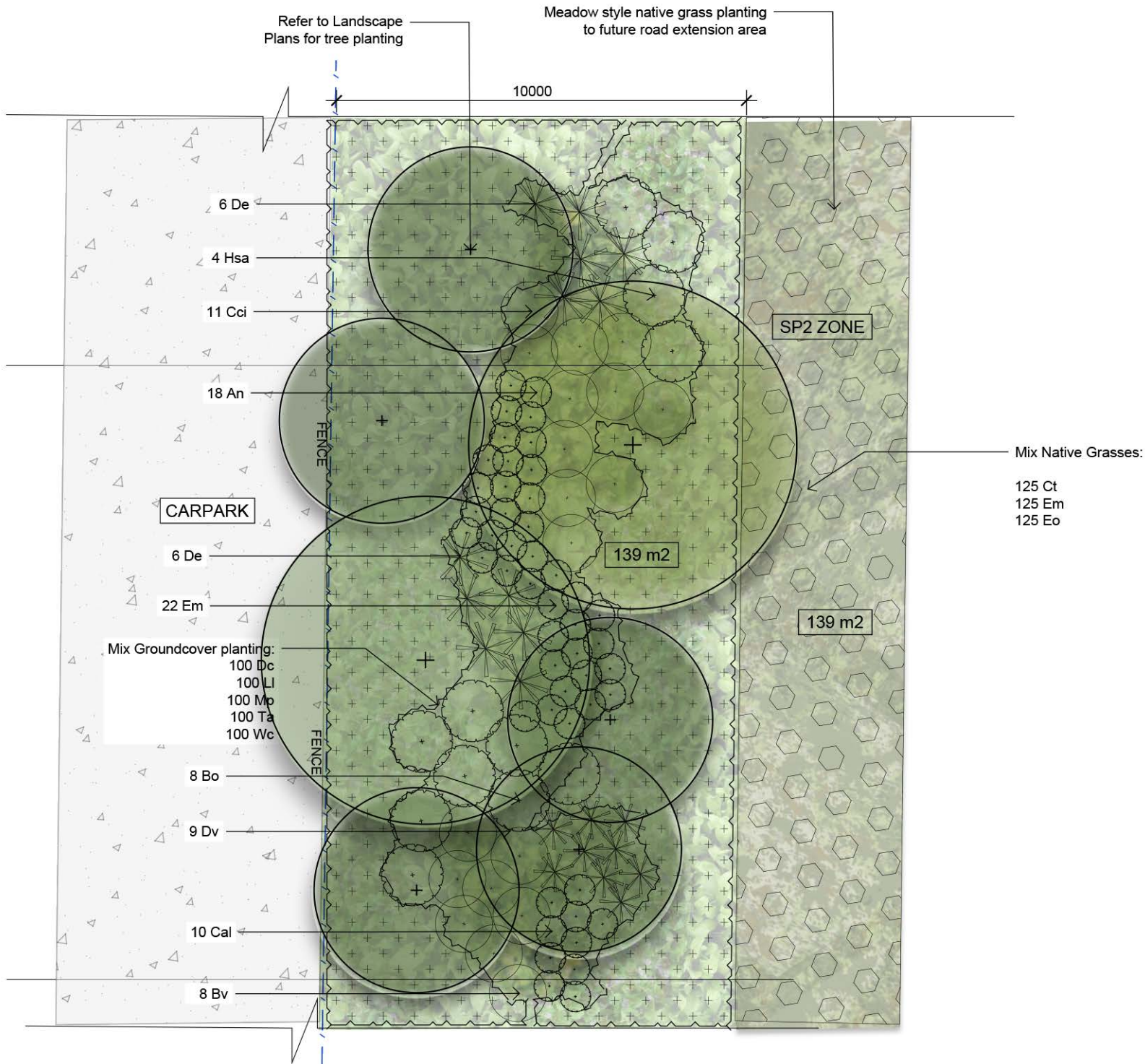


Mamre Road Frontage - Typical Section SCALE 1:100



Masterplan / Mamre Road Frontage Planting

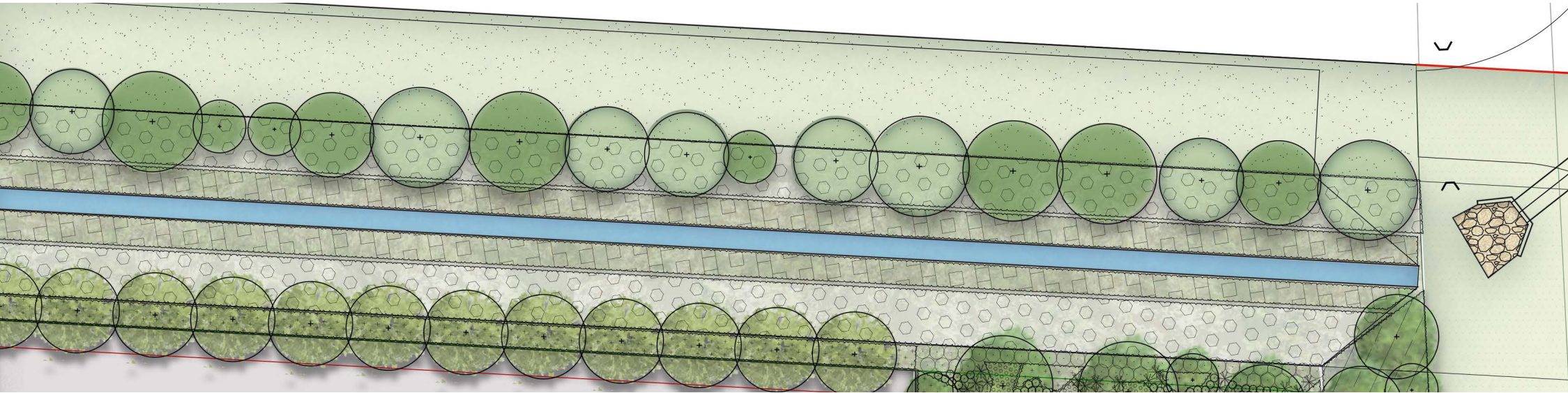
Code	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot Size	Density
TREES					
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8 x 7	100L	As Shown
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 8	100L	As Shown
Ec	<i>Eucalyptus crebra</i>	Narrow Leaved Iron Bark	35 x 10	100L	As Shown
Emo	<i>Eucalyptus moluccana</i>	Grey Box	25 x 8	100L	As Shown
TL	<i>Tristaniopsis laurina</i> 'Luscious®'	Watergum	8 x 6	100L	As shown
Wfl	<i>Waterhousea floribunda</i>	Weeping Lily Pilly	10 x 6	100L	As Shown
SHRUBS & ACCENTS					
An	<i>Atriplex nummularia</i>	Old man saltbush	2 x 2	200mm	As Shown
Bo	<i>Breynia oblongifolia</i>	Coffee Bush	3 x 3	200mm	As Shown
Cal	<i>Correa alba</i>	White correa	1.5 x 1	200mm	As Shown
Cci	<i>Callistemon citrinus</i>	Bottlebrush	3 x 3	200mm	As Shown
De	<i>Doryanthes excelsa</i>	Gynea Lily	1.8 x 1.5	200mm	As Shown
Dv	<i>Dodonea viscosa</i>	Hop Bush	1 x 1	200mm	As Shown
Hsa	<i>Hakea salicifolia</i>	Willow-leaved Hakea	5 x 4	200mm	As Shown
GRASSES AND GROUNDCOVERS					
Dc	<i>Dianella caerulea</i>	Flax Lily	0.8x 0.5	150mm	5/m²
LI	<i>Lomandra longifolia</i>	Matt Rush	1 x 1	150mm	5/m²
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	.3 x 2	150mm	5/m²
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x .5	150mm	5/m²
Wc	<i>Wahlenbergia communis</i>	Tufted Bluebell	0.75	150mm	5/m²



Matrix 3 - Mamre Road Frontage Planting (Typical)  
Scale 1:100



# Masterplan / Boundary Treatment/ Drainage Channel



Boundary/ Drainage Channel  
SCALE:1:500



Key Plan

**Landscape Strategy**  
Boundary treatments will feature planting of native shrub grass and groundcovers on either side of the drainage channel to create a buffer zone.

## Boundary Treatment Character Imagery



Canopy trees



Mass Planting



Melaleuca styphelioides



Corymbia maculata



Groundcover Planting



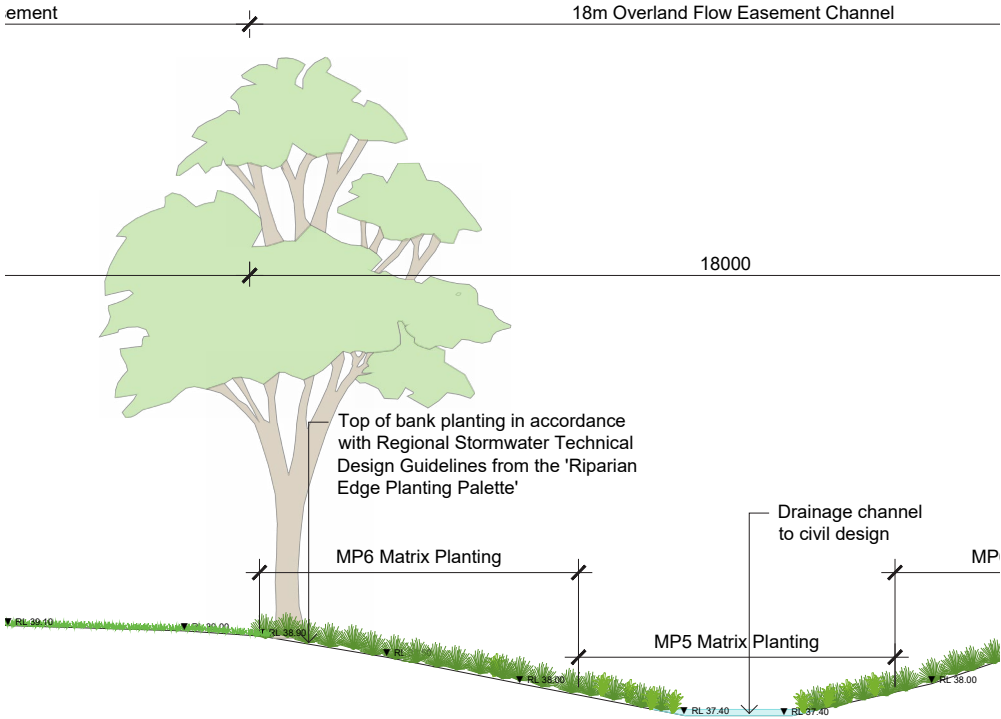
Planting along retaining walls



Correa alba



Atriplex nummularia



Northern Boundary - Typical Section



# Masterplan /

## Boundary Treatment/ Drainage Channel Planting

### Sydney Water Drainage Planting Type 01

Code	Botanic Name	Common Name	Mature Size	Pot Size	Density
GRASSES AND GROUNDCOVERS					
Ba	<i>Brunoniella australis</i>	Blue Trumpets	0.2 x 1	Tube	4/m²
Ca	<i>Centella asiatica</i>	Indian Pennywort	0.2 X 0.5	Tube	4/m²
Cc	<i>Commelina cyanea</i>	Scurvy Weed	0.3 x spreading	Tube	4/m²
Ct	<i>Chloris truncata</i>	Windmill Grass	0.4 x 0.4	Tube	4/m²
Dr	<i>Dichondra repens</i>	Kidney Weed	0.15 x spreading	Tube	4/m²
Eh	<i>Einadia hastata</i>	Berry Saltbush	0.2 x 0.5	Tube	4/m²
Em	<i>Entolasia marginata</i>	Bordered Panic	0.3 x 0.3	Tube	4/m²
Ic	<i>Imperata cylindrica</i>	Blady Grass	0.4 x spreading	Tube	4/m²
Ju	<i>Juncus usitatus</i>	Common Rush	1 x 0.5	Tube	4/m²
Mis	<i>Microlaena stipoides</i>	Weeping Grass	0.7 x 0.7	Tube	4/m²
Oa	<i>Oplismenus aemulus</i>	Basket Grass	0.3 x 0.3	Tube	4/m²
Sp	<i>Solanum prinophyllum</i>	Forest Nightshade	0.4 x spreading	Tube	4/m²
Vh	<i>Viola hederacea</i>	Native Violet	0.15 x spreading	Tube	4/m²
Wg	<i>Wahlenbergia gracillis</i>	Sprawling Bluebell	0.2 x spreading	Tube	4/m²

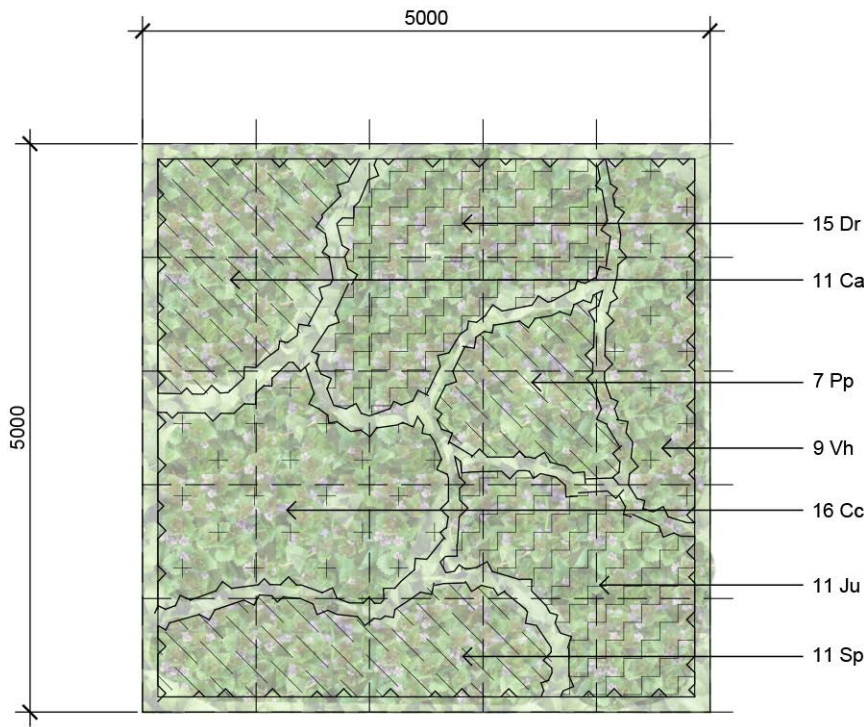
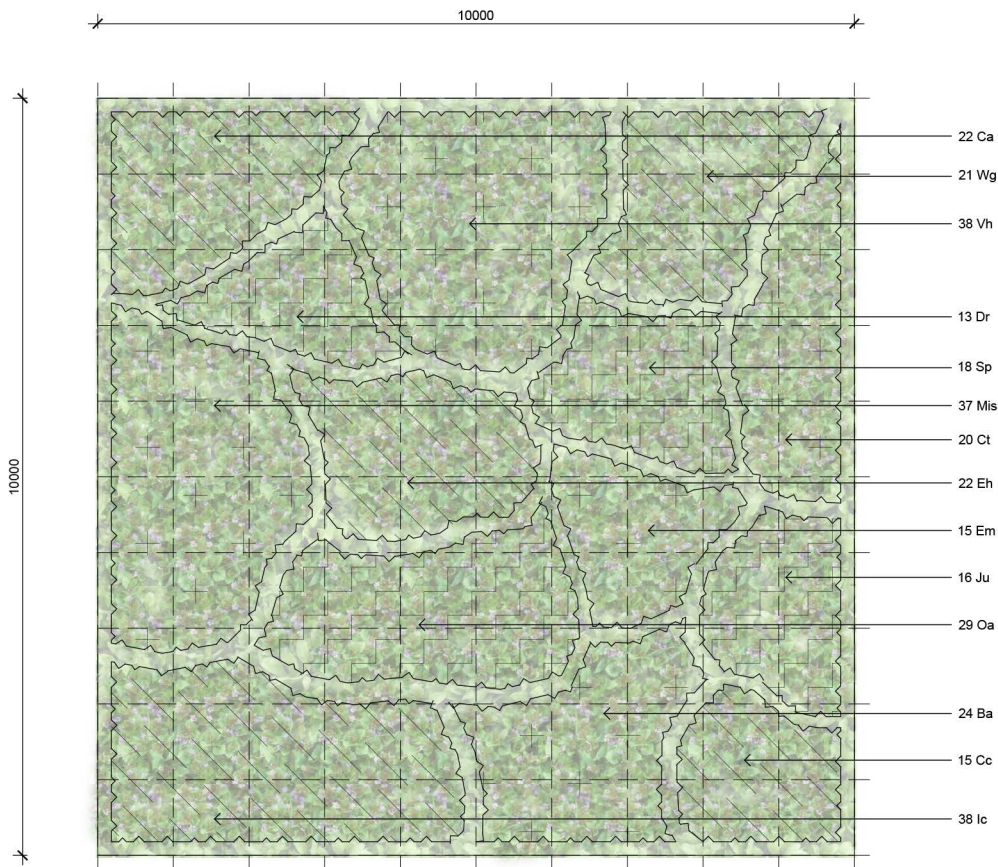
### Sydney Water Drainage Planting Type 02

GRASSES AND GROUNDCOVERS					
Ca	<i>Carex appressa</i>	Tall sedge	0.5 x 0.5	Tube	4/m²
Cc	<i>Commelina cyanea</i>	Scurvy Weed	0.3 x spreading	Tube	4/m²
Dr	<i>Dichondra repens</i>	Kidney Weed	0.15 x spreading	Tube	4/m²
Ju	<i>Juncus usitatus</i>	Common Rush	1 x 0.5	Tube	4/m²
Pp	<i>Pratia purpurascens</i>	White Root	0.2 x spreading	Tube	4/m²
Sp	<i>Solanum prinophyllum</i>	Forest Nightshade	0.4 x spreading	Tube	4/m²
Vh	<i>Viola hederacea</i>	Native Violet	0.15 x spreading	Tube	4/m²

### Bio-retention Basin

Ca	<i>Carex appressa</i>	Tall sedge	0.5 x 0.5	Tube	8/m²
Cc	<i>Commelina cyanea</i>	Scurvy Weed	0.3 x spreading	Tube	8/m²
Dr	<i>Dichondra repens</i>	Kidney Weed	0.15 x spreading	Tube	8/m²
Ju	<i>Juncus usitatus</i>	Common Rush	1 x 0.5	Tube	8/m²
Pp	<i>Pratia purpurascens</i>	White Root	0.2 x spreading	Tube	8/m²
Sp	<i>Solanum prinophyllum</i>	Forest Nightshade	0.4 x spreading	Tube	8/m²
Vh	<i>Viola hederacea</i>	Native Violet	0.15 x spreading	Tube	8/m²

Note: Species selected from ‘Regional Stormwater Technical Design Guidelines (Mamre Road Precinct)’ & Penrith Council’s WSUD Guidelines.





Masterplan /  
Car Park



WH2 Carpark SCALE: 1:350@ A3

Car Park Character Imagery



Car Park with shade trees and ground covers



Typical Car Park Planting Layout



Key Plan

Landscape Strategy

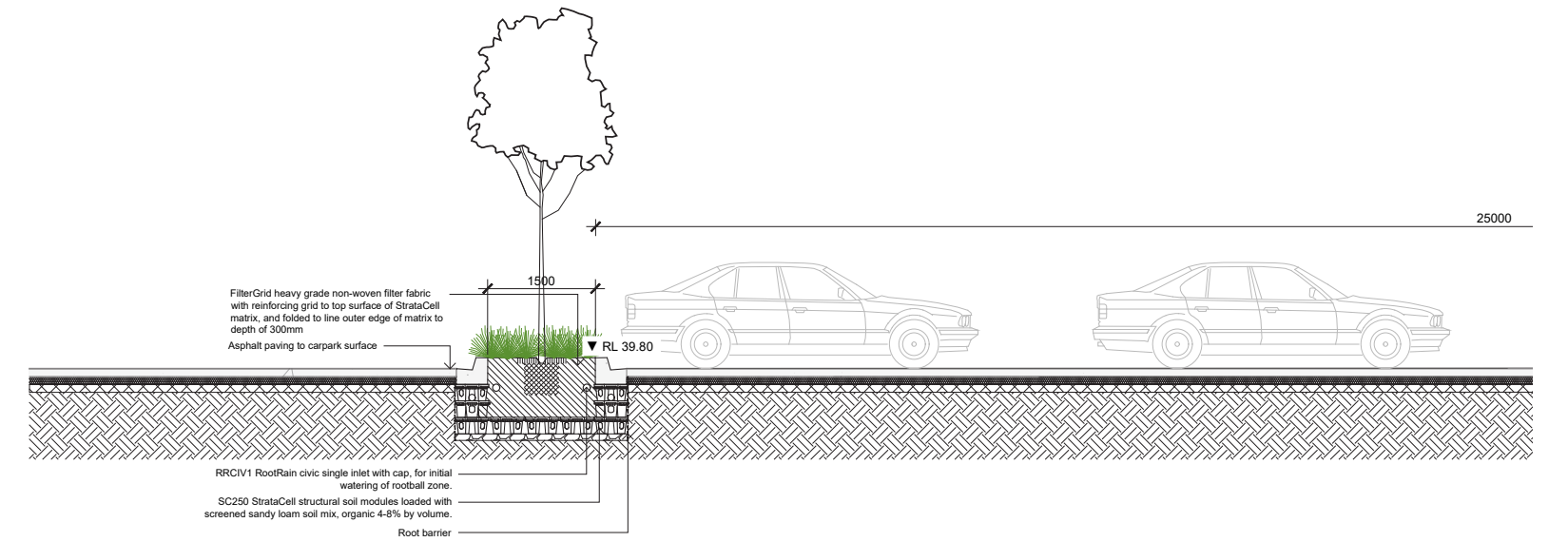
The landscaping to the Car Park will ensure adequate screening from the street frontage. Evergreen shrubs and low maintenance native grasses and groundcovers will be utilised as understory planting. Tree planting will provide canopy coverage for the carpark, whilst also helping reduce the heat island effect. Median planting between carpark bays will consist of Feature *Fraxinus* ‘Urbanite’ trees and low planting to provide visual difference between setback planting and low maintenance species to carpark.



Feature *Fraxinus* “Urbanite”



Low native grasses to medians

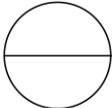
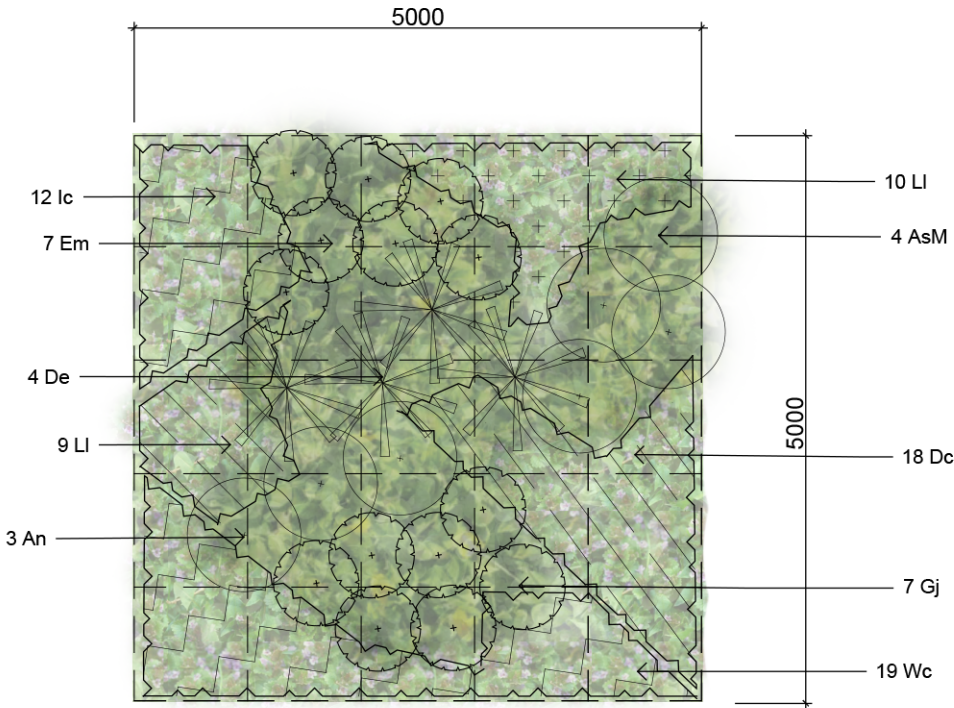


Typical Car Park Planting Section



Masterplan /  
Car Park Planting

Code	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot Size	Density
TREES					
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 8	100L	As Shown
Er	<i>Eleocrapus reticulatus</i>	Blueberry Ash	9 x 3	100L	As Shown
Fu	<i>Fraxinus</i> 'Urbanite'	Urbanite Ash	11 x 8	100L	As Shown
Lc	<i>Lophostemon confertus</i>	Queensland Brush Box	14 x 9	100L	As Shown
SHRUBS & ACCENTS					
AsM	<i>Acmena smithii</i> var. <i>minor</i>	Lilly Pilly	2 x 1.2	200mm	As Shown
An	<i>Atriplex nummularia</i>	Old man saltbush	2 x 2	200mm	As Shown
Bv	<i>Baeckea virgata</i>	Tall Backea	3 x 2	200mm	As Shown
Ca	<i>Correa alba</i>	White correa	1.5 x 1	200mm	As Shown
Dv	<i>Dodonea viscosa</i>	Hop Bush	1 x 1	200mm	As Shown
Em	<i>Eremophila maculata</i>	Emu bush	.5 x 1.2	200mm	As Shown
Gj	<i>Grevillea juniperina</i>	Juniper leaf grevillea	1.5 x 1	200mm	As Shown
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1 x 1	150mm	As Shown
De	<i>Doryanthes excelsa</i>	Gynea Lily	1.8 x 1.5	200mm	As Shown
PP	<i>Phormium tenax</i> 'Purpureum'	Bronze Flax	1.5 x 1	200mm	As Shown
GRASSES AND GROUNDCOVERS					
Dc	<i>Dianella caerulea</i>	Flax Lily	0.8x 0.5	150mm	5/m <sup>2</sup>
Hs	<i>Hibbertia scandens</i>	Climbing Guinea Flower	climbing	150mm	5/m <sup>2</sup>
Ic	<i>Imperata cylindrica</i>	Cogon Grass	.75 x .3	150mm	5/m <sup>2</sup>
LI	<i>Lomandra longifolia</i>	Mat Rush	1 x 1	150mm	5/m <sup>2</sup>
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	.3 x 2	150mm	5/m <sup>2</sup>
Ms	<i>Microlaena stipoides</i>	Weeping Grass	0.7 x 0.3	150mm	5/m <sup>2</sup>
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x .5	150mm	5/m <sup>2</sup>
Wc	<i>Wahlenbergia communis</i>	Tufted Bluebell	0.75	150mm	5/m <sup>2</sup>
Vh	<i>Viola hederacea</i>	Native Violet	.15 x 1	150mm	5/m <sup>2</sup>
Ju	<i>Juncus usitatus</i>	Common Rush	.6 x 1	150mm	5/m <sup>2</sup>
Ba	<i>Brunoniella australis</i>	Blue Trumpets	0.2 x 0.1	150mm	5/m <sup>2</sup>



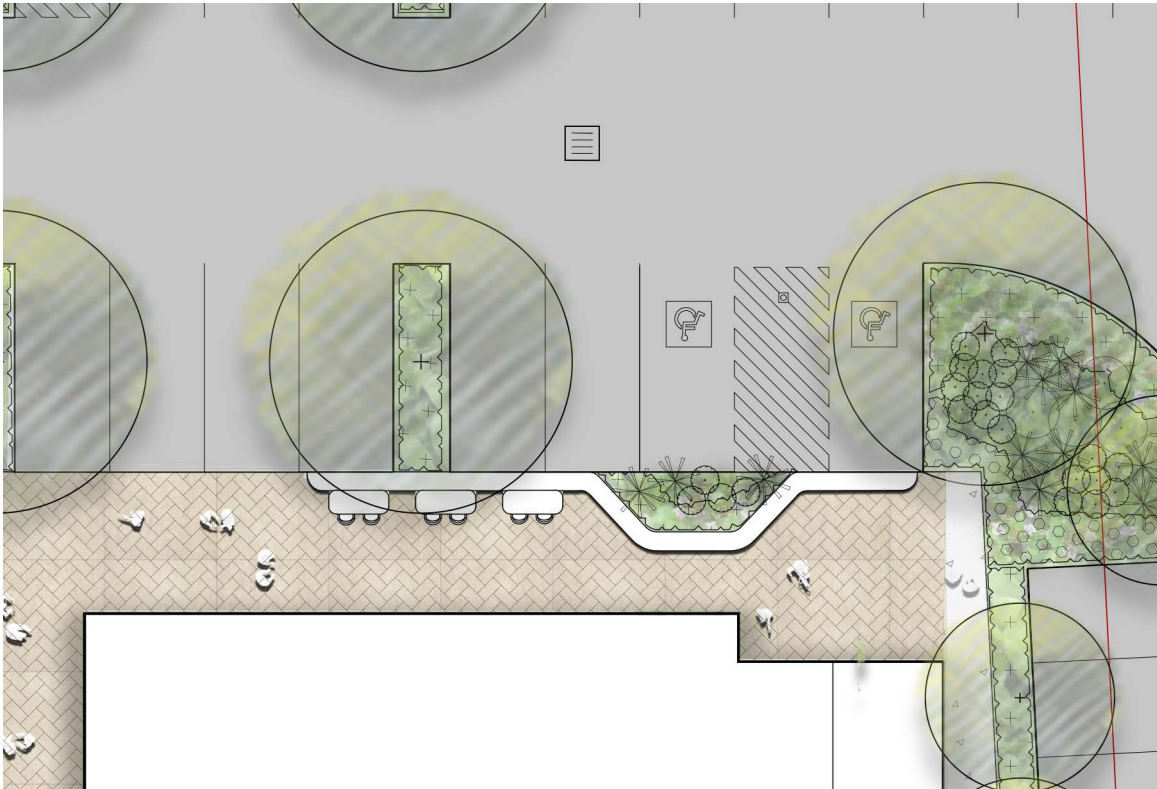
Matrix 4 - Understory Planting  
Scale 1:50



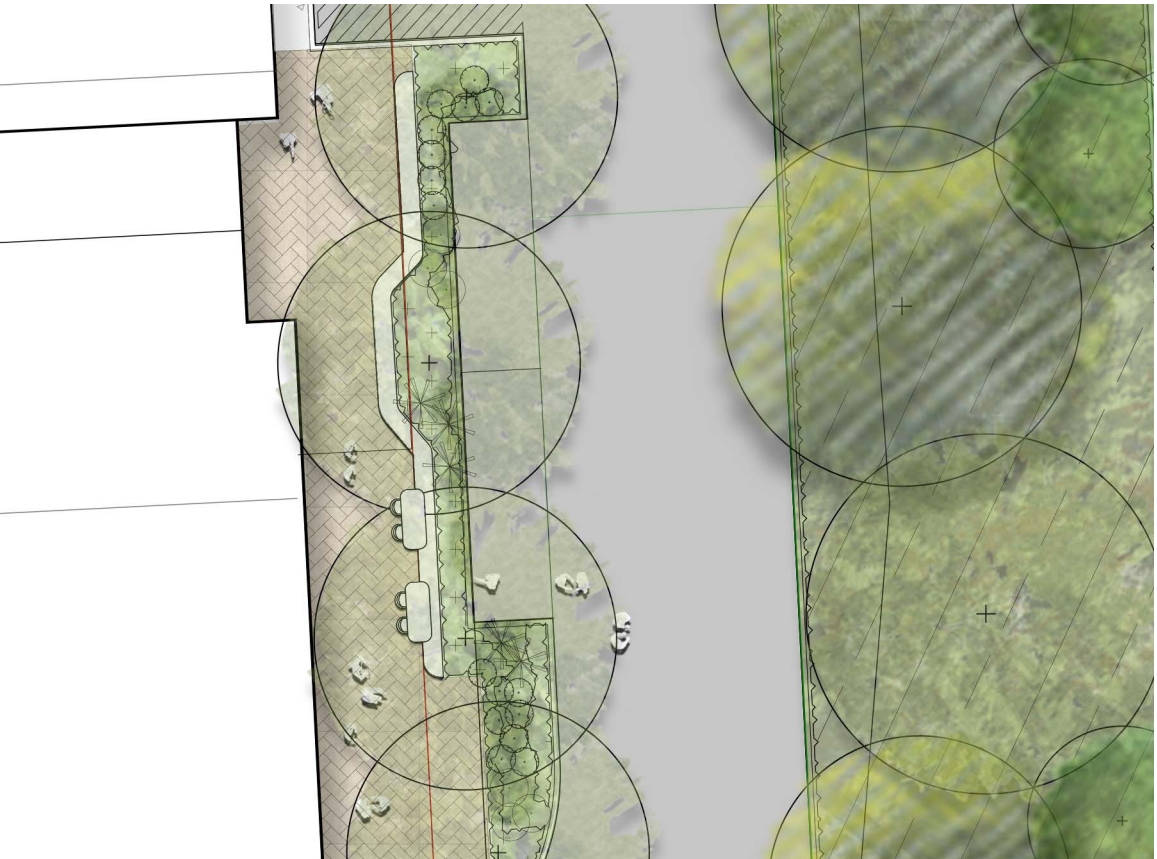


# Warehouse 1 & 2

## Office Communal Areas



WH2 Communal Office Area SCALE: 1:200 @ A3



WH1 Communal Office Area SCALE: 1:200 @ A3

### Communal Area Character Imagery



High quality paving



Soft landscape to frame seating area



Bench seating with armrests & backrests



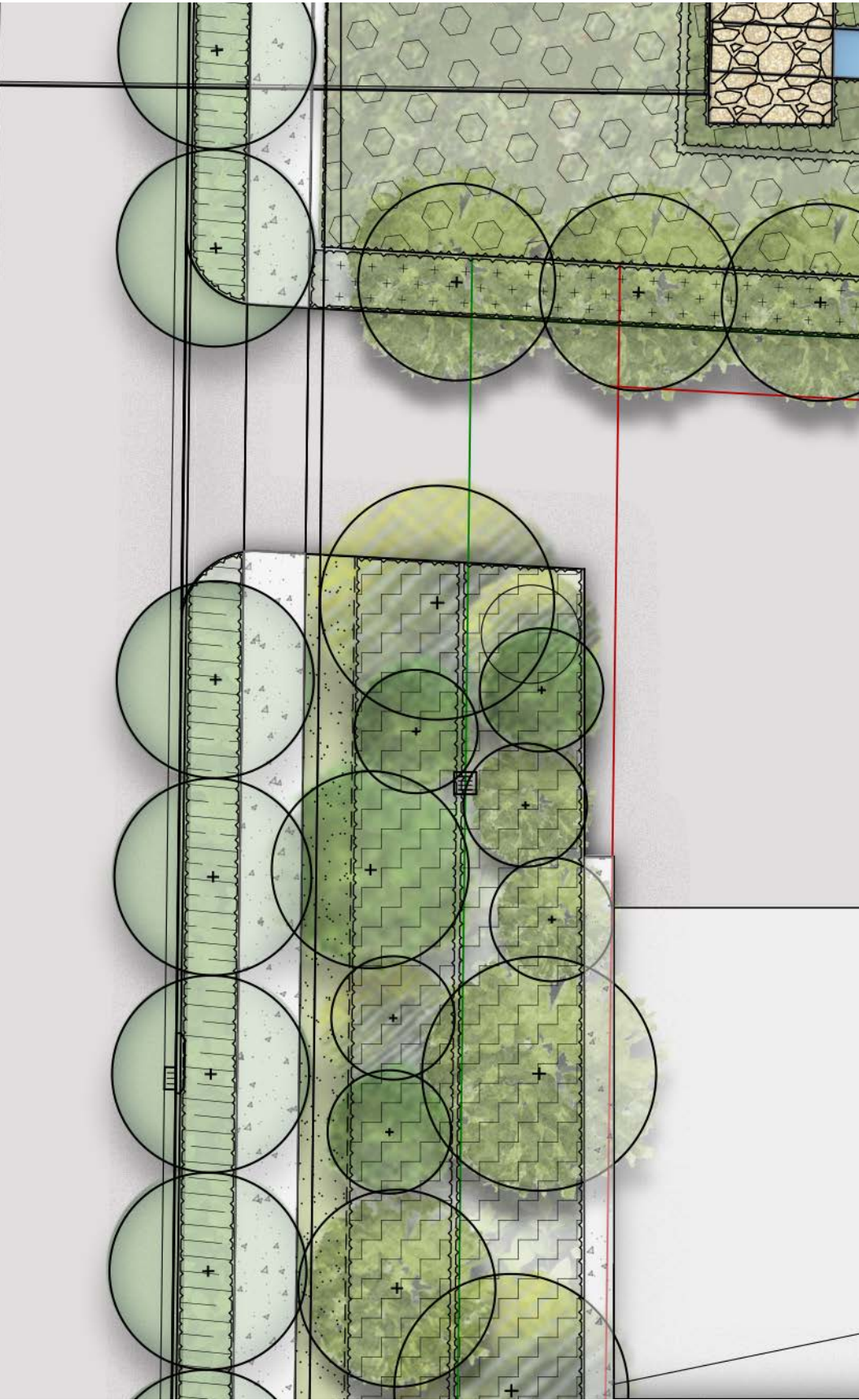
Key Plan

### Landscape Strategy

The two communal areas for office workers is located to the southwest corner of warehouse 1 and the southeast corner of warehouse 2. Both locations maximise solar access for users in the winter months whilst providing shaded areas framed by landscape to improve user amenity. These spaces will offer seating opportunities adjacent to both paving and landscaping.



# Masterplan / Setback Treatment/ Warehouse 2 Frontage



WH2 Frontage Plan    SCALE: 1:250@ A3

Character Imagery



Mass Planting



Groundcover Planting

Indicative Planting



Corymbia maculata



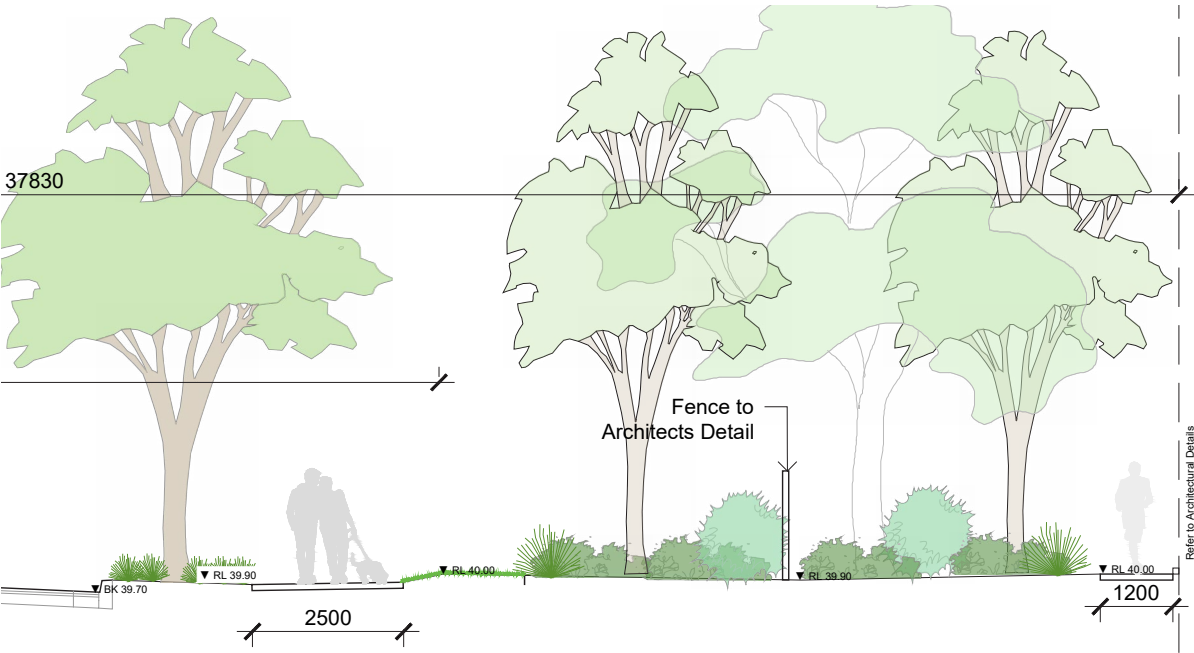
Angophora costata



Key Plan

Landscape Strategy

The Warehouse frontage planting is made up of largely native/ endemic planting within a 10m setback between Collector Rd and WH2. Between the footpath and Fence line the design has a somewhat presentational style with turf and layered shrubs, accents and groundcovers. The canopy trees vary in height to create the bushland character seen across the site planting typologies. The dense vegetation pockets also help to soft the visual impact of the warehouse beyond.

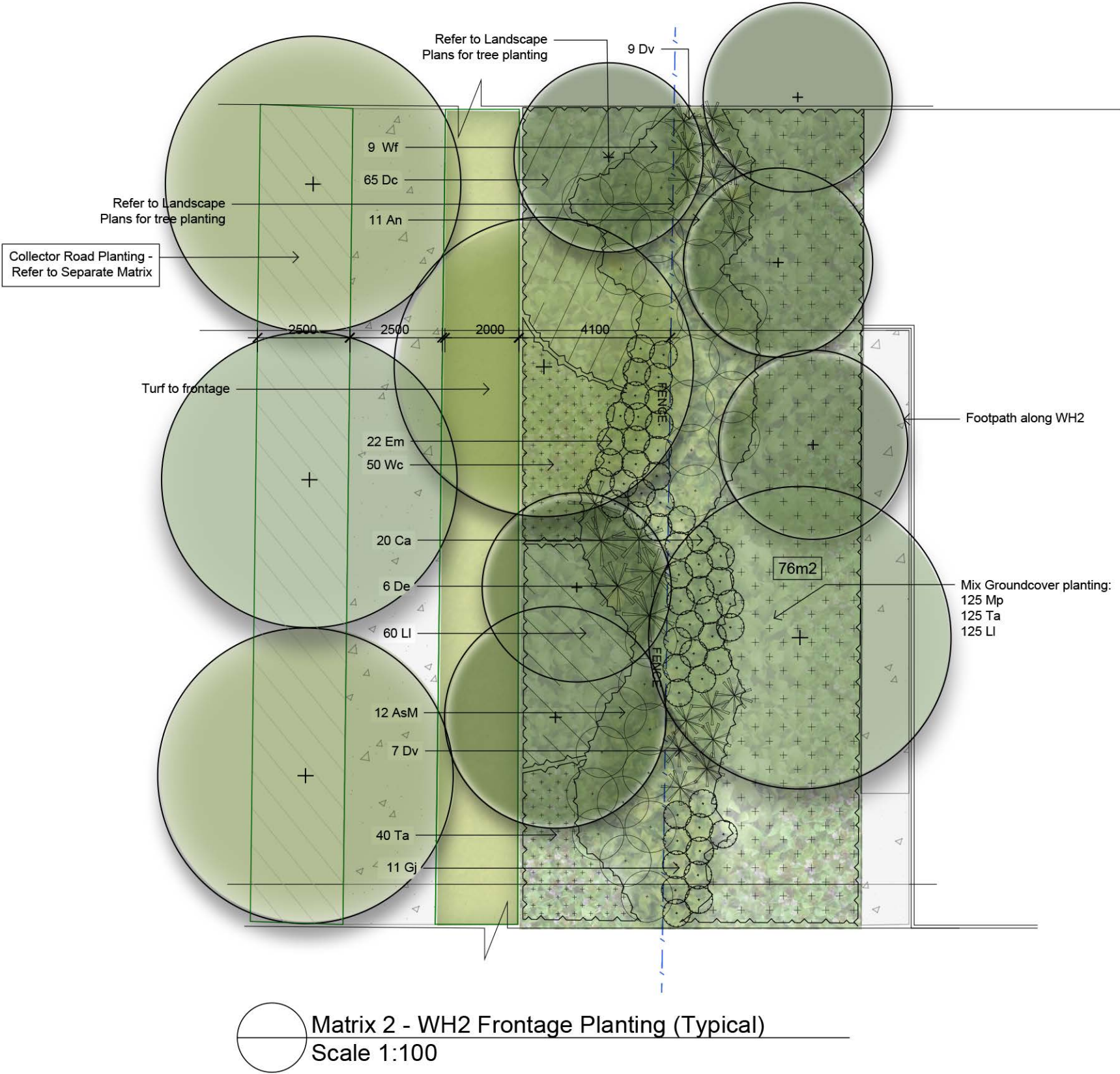


WH2 Frontage - Typical Section

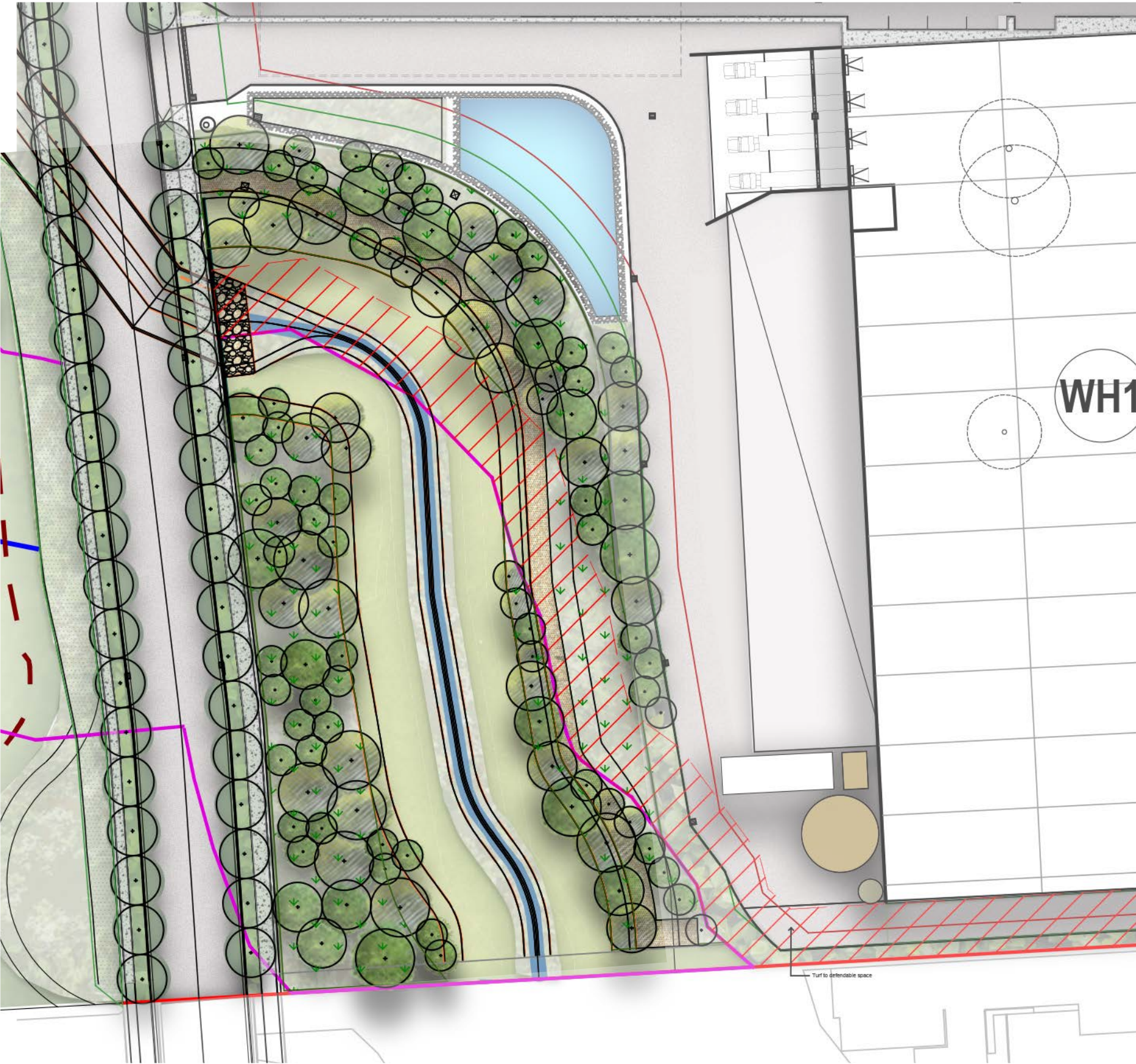


Masterplan /  
Setback Treatment/ Warehouse Frontage

Code	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot Size	Density
TREES					
Ac	Angophora costata	Smooth Barked Apple	20 x 9	100L	As Shown
Cm	Corymbia maculata	Spotted Gum	30 x 8	100L	As Shown
Er	Eleocrapus reticulatus	Blueberry Ash	9 x 3	100L	As Shown
Eu	Elaeocarpus Eumundi	Quandong	7 x 2	100L	As Shown
Lc	Lophostemon confertus	Queensland Brush Box	14 x 9	100L	As Shown
SHRUBS & ACCENTS					
AsM	Acmena smithii var. minor	Lilly Pilly	2 x 1.2	200mm	As Shown
An	Atriplex nummularia	Old Man Saltbush	2 x 2	200mm	As Shown
Bv	Baeckea virgata	Tall Backea	3 x 2	200mm	As Shown
Ca	Correa alba	White correa	1.5 x 1	200mm	As Shown
Dv	Dodonea viscosa	Hop Bush	1 x 1	200mm	As Shown
Em	Eremophila maculata	Emu bush	.5 x 1.2	200mm	As Shown
Gj	Grevillea juniperina	Juniper leaf grevillea	1.5 x 1	200mm	As Shown
Wf	Westringia fruticosa	Coastal Rosemary	1 x 1	150mm	As Shown
De	Doryanthes excelsa	Gynea Lily	1.8 x 1.5	200mm	As Shown
PP	Phormium tenax 'Purpureum'	Bronze Flax	1.5 x 1	200mm	As Shown
GRASSES AND GROUNDCOVERS					
Dc	Dianella caerulea	Flax Lily	0.8 x 0.5	150mm	5/m²
Hs	Hibbertia scandens	Climbing Guinea Flower	climbing	150mm	5/m²
Ic	Imperata cylindrica	Cogon Grass	.75 x .3	150mm	5/m²
LI	Lomandra longifolia	Mat Rush	1 x 1	150mm	5/m²
Mp	Myoporum parvifolium	Creeping Boobialla	.3 x 2	150mm	5/m²
Ms	Microlaena stipoides	Weeping Grass	0.7 x 0.3	150mm	5/m²
Ta	Themeda australis	Kangaroo Grass	1 x .5	150mm	5/m²
Wc	Wahlenbergia communis	Tufted Bluebell	0.75	150mm	5/m²
Vh	Viola hederacea	Native Violet	.15 x 1	150mm	5/m²
Ju	Juncus usitatus	Common Rush	.6 x 1	150mm	5/m²
Ba	Brunoniella australis	Blue Trumpets	0.2 x 0.1	150mm	5/m²







Key Plan

Landscape Strategy

The RE1 Corridor will be part of a future development proposal and the indicative proposal shows the design intention, subject to further development with the civil engineer. The RE1 corridor is classified in the MRDCP as public open space and as such, creates opportunity for great public amenity in Kemps Creek. The proposal will include bicycle paths and pedestrian links, passive seating areas and large flexible use areas.



Masterplan /  
RE1 Corridor



Pedestrian access/  
Cycleways



Pedestrian connections to  
future corridors



Riparian Corridor



Open Space pockets for  
public amenity



Rehabilitation of remnant  
bushland



Masterplan /  
Indicative Plant List

TREES



*Angophora costata*



*Angophora floribunda*



*Backhousia myrtifolia*



*Corymbia maculata*



*Eucalyptus crebra*



*Eucalyptus fibrosa*



*Eucalyptus moluccana*



*Fraxinus 'Urbanite'*



*Lophostemon confertus*



*Lagerstroemia indica*



*Melaleuca styphelioides*



*Waterhousea floribunda*

SHRUBS



*Acmena smithii var. minor*



*Atriplex nummularia*



*Baeckea virgata*



*Bursaria spinosa*



*Correa alba*



*Callistemon 'Little John'*



Masterplan /  
Indicative Plant List

SHRUBS



*Doryanthes excelsa*



*Daviesia ulicifolia*



*Grevillea juniperina*



*Melaleuca linariifolia* 'Claret Tops'



*Phormium tenax* 'Purpureum'



*Westringia fruticosa*

GROUNDCOVERS



*Brunoniella australis*



*Centella asiatica*



*Chloris truncata*



*Dianella caerulea*



*Dichondra repens*



*Hibbertia scandens*



*Gazania tomentosa*



*Echinopogon ovatus*



*Lomandra longifolia*



*Myoporum parvifolium*



*Wahlenbergia communis*



*Carex appressa*