Moorebank Precinct West
Stage 2 Proposal
Response to Submissions

Appendix B: Landscape design statement and plans

SYDNEY INTERMODAL TERMINAL ALLIANCE
Part 4, Division 4.1, State Significant Development

June 2017
MOOREBANK PRECINCT WEST STAGE 2
LANDSCAPE PLAN

DRAWING LIST
LDA-001 LANDSCAPE MASTERPLAN
LDA-002 LANDSCAPE PLAN
LDA-003 OFFICE LANDSCAPE PLAN
LDA-004 OSD LANDSCAPE PLAN
LDA-005 LANDSCAPE PLAN - WAREHOUSES 1A & 2A
LDA-006 LANDSCAPE PLAN - WAREHOUSES 1B & 2B
LDA-007 LANDSCAPE PLAN - WAREHOUSES 1C & 2C
LDA-008 RAIL LINK LANDSCAPE PLAN
LDA-009 BARTER ENTRY LANDSCAPE
LDA-010 FUTURE CONSTRUCTION AREA

LEGEND
Proposed Construction Boundary
MPF Site Boundary
Proposed Operational Boundary
MPF Stage 1 Site Boundary

PROPOSED OSD
CONSERVATION AREA
REFER TO BIODIVERSITY ASSESSMENT REPORT
PROPOSED OSD
IMT FACILITY

MOOREBANK AVENUE
FUTURE CONSTRUCTION AREA
PROPOSED RAIL LINK CONNECTION
GEORGES RIVER

WAREHOUSE 1
WAREHOUSE 2
WAREHOUSE 3
WAREHOUSE 4
WAREHOUSE 5
WAREHOUSE 6
The Moorebank Precinct West Stage 2 Proposal involves the development of an intermodal terminal facility including warehouses and distribution facilities, stormwater, landscaping, servicing and associated works west of Moorebank Avenue. The Proposal also includes a Rail link connection. The Proposal interfaces with a vegetation conservation area.

The focus of the proposed landscape works includes:
- The integration of the Moorebank Avenue frontage,
- Landscape works associated with internal roads,
- Landscape works associated with proposed warehouses,
- Landscape works interface with the vegetation conservation areas.

Given that the site is bounded to the south with existing vegetation communities, the landscape design serves to integrate the development with the surrounding environment by using tree, shrub and groundcover species that are local to the area to create habitat opportunities and links to the surrounding context. The proposed tree planting has been designed with the intent of creating a uniform canopy cover throughout the area. Proposed plant species have been selected for their site-suitability with many species selected from Liverpool City Council’s recommended plant list.

The positioning of the built forms has maximised planting opportunities along the western side of the site. Large trees planted within the area will serve to reduce visual impacts from the surrounding urban landscape.
Proposed mixture of native canopy trees and understorey planting:

- Mixtures of native canopy trees are understorey planting together with proposed non-terrestrial and hardnosed works, where feasible, species will be incorporated that are endemic to the area. A mixture of canopy from that have been incorporated into the proposed understore planting to cover for a non-terrestrial canopy zone.

- Proposed trees located at the front boundary to the property.

**Design Statement**

Planting along the western side of Moorebank Avenue serves to provide significant covering for the proposed plant mix. Plants, with a variety of line and structural heights, will evaluate views with a rich variety of forms, colours and textures. A diversity of species will ensure an ever-changing foliage value for the area.

Proposed plant species have been selected for their site suitability with many species selected as a result of Liverpool City Council’s recommended plant list.
DESIGN STATEMENT

The corner of Moorebank Avenue and the new ingress to Moorebank Post Precinct is a significant urban design opportunity to provide a coherent and logical approach to the landscape design and urban design. A comprehensive strategy will need to be developed to create a sense of place and identity.

The corner zone of Moorebank Avenue is the start of a new urban design strategy for the Precinct. The landscape design aims to create a pedestrian-friendly entrance to the Precinct with a clear sense of direction and identity.

The landscape design will incorporate a range of local species that have been selected for their unique forms, colours and textural qualities. The design will incorporate a range of local species that have been selected for their unique forms, colours and textural qualities. The design will be integrated into one cohesive entry for the site. Proposed signage will use geometries that are consistent with the Precinct's identity and character.

The landscape for the main entrance aims to provide an easily-orientated pathway for pedestrians and cyclists. The landscape design will incorporate a range of local species that have been selected for their unique forms, colours and textural qualities. The design will be integrated into one cohesive entry for the site. Proposed signage will use geometries that are consistent with the Precinct's identity and character.

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**Planting within the conservation area is restricted to areas disturbed during the construction of the OSD overflow channel illustrated on this drawing.**

Proposed plant species have been selected for their site-suitability with many species selected from Liverpool City Council’s recommended plant list.

- **Carex appressa** (Tall Sedge)
- **Bolboschoenus fluviatilis** (Club-rush)
- **Baumea articulata** (Jointed Twig-rush)
- **Microlaena stipoides** (Weeping Grass, Meadow Rice-grass)
- **Laxmannia gracilis** (Slender Wire Lily)
- **Juncus usitatus** (Common Rush)
- **Juncus prismatocarpus** (Branching Rush)
- **Hemarthria uncinata** (Mat Grass)
- **Gahnia clarkei** (Tall Saw-sedge)
- **Dichondra repens** (Kidney-weed, Mercury Bay Weed)
- **Carex appressa**
- **Dichondra repens**
- **Baumea articulata**
- **Hemarthria uncinata**
- **Gahnia clarkei**
- **Bolboschoenus fluviatilis**
- **Microlaena stipoides**
- **Laxmannia gracilis**

**Key Points**

- **Scale:** 1:1000 @ A1 (1:2000 @ A3)
- **Proposed Noise Wall**
- **Proposed Native Grasses to Embankment of OSD Overflow Channel Subject to Engineer’s Details**
- **Approximate Existing Ground Level**
- **Proposed Canopy Tree Planting**
- **Proposed Operational Boundary**
- **FPW Site Boundary**
- **Proposed Operational Boundary**
- **Conservation Area**
- **Refer to Biodiversity Assessment Report**

**Design Statement**

Planting within the conservation area is restricted to areas disturbed during the construction of the OSD overflow channel illustrated on this drawing. The selected species are appropriate for the fluctuating hydrology of the channel. This will create biologic connections in the landscape.
Areas of existing vegetation within the conservation area are, where possible, retained. In areas that are clear of vegetation, embankments are created linking the new levels of the internal road to the conservation area.

Proposed plant species have been selected for their site-suitability with many species to vegetation found within the area. This serves to enhance the habitat of the conservation area with species common to vegetation found within the area. Embankments are to be planted with species that are found within the conservation area. Species are selected to provide a variety of size and shape to enhance the internal road landscape. Indicated plantings are to be implemented following the recommendations of the Biodiversity Assessment Report. This section is indicative of the species selection only. Final selection and variations are subject to the recommendations of the Biodiversity Assessment Report.

INTERNAL ROAD LANDSCAPE SECTION

SCALE: 1:200 @ A1 (1:400 @ A3)

INDICATIVE PLANT SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>LOCATION</th>
<th>MATURE HEIGHT</th>
<th>INSTALL SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eucalyptus sideroxylon</td>
<td>White Cloud Tre</td>
<td>0-10m</td>
<td>45L</td>
<td>100L</td>
</tr>
<tr>
<td>Pittosporum undulatum</td>
<td>Flax-leaved Paperbark</td>
<td>9m</td>
<td>200mm</td>
<td>100L</td>
</tr>
<tr>
<td>Callistemon salignus</td>
<td>Forest Red Gum</td>
<td>10m</td>
<td>45L</td>
<td>100L</td>
</tr>
<tr>
<td>Callistemon citrinus</td>
<td>Mugga, Red Ironbark</td>
<td>20-25m</td>
<td>100L</td>
<td>100L</td>
</tr>
<tr>
<td>Dichondra repens</td>
<td>Spiny-headed Mat-rush</td>
<td>0.3m</td>
<td>150mm</td>
<td>150L</td>
</tr>
<tr>
<td>Dianella caerulea</td>
<td>Kidney-weed, Mercury Bay Wee</td>
<td>10-20m</td>
<td>45L</td>
<td>100L</td>
</tr>
<tr>
<td>Corymbia maculata</td>
<td>Eucalyptus tereticornis</td>
<td>6-10m</td>
<td>45L</td>
<td>100L</td>
</tr>
</tbody>
</table>

PLANT IMAGES

- Analoea for sale
- Corymbia maculata
- Dianella caerulea
- Eucalyptus tereticornis
- Late-flowering Pittosporum
- Spiny-headed Mat-rush

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FILENAME: 115123_A_SSD_5000

INTERNAL ROAD LANDSCAPE PLAN

SCALE: 1:1000 @ A1 (1:2000 @ A3)

LEGEND

- Proposed Canopy Tree Planting
- Proposed Site Boundary
- Proposed Operational Boundary
- Proposed Landscape Area
- Conservation Area (refer to Biodiversity Assessment Report)
- Internal Truck Parking
- Existing Trees to be Removed

DESIGN STATEMENT

Areas of existing vegetation within the conservation area are, where possible, retained. In areas that are clear of vegetation, embankments are created linking the new levels of the internal road to the conservation area. Indicated plantings are to be implemented following the recommendations of the Biodiversity Assessment Report. This section is indicative of the species selection only. Final selection and variations are subject to the recommendations of the Biodiversity Assessment Report.
The warehouses have been located to provide opportunities for landscaping and screen planting along the western edges of the developments. A variety of tree forms - both small and large - are proposed to create a hierarchy in the proposed landscape works.

**INTEGRATIVE PLANT SCHEDULE**

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>NATURE</th>
<th>EXPECTED MATURITY</th>
<th>INSTALL SIZE</th>
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<tr>
<td>Themeda australis</td>
<td>Kangaroo Grass</td>
<td>Groundcovers</td>
<td>0.8m</td>
<td>150mm</td>
</tr>
<tr>
<td>Microlaena stipoides</td>
<td>Weeping Grass, Meadow Rice-grass</td>
<td>Groundcovers</td>
<td>0.8m</td>
<td>150mm</td>
</tr>
<tr>
<td>Lomandra longifolia</td>
<td>Spiny-headed Mat-rush</td>
<td>Groundcovers</td>
<td>0.8m</td>
<td>150mm</td>
</tr>
<tr>
<td>Imperata cylindrica</td>
<td>Blady Grass</td>
<td>Groundcovers</td>
<td>0.8m</td>
<td>150mm</td>
</tr>
<tr>
<td>Dichondra repens</td>
<td>Kidney-weed, Mercury Bay Wee</td>
<td>Groundcovers</td>
<td>0.8m</td>
<td>150mm</td>
</tr>
<tr>
<td>Dianella revoluta</td>
<td>Blue Flax-lily, Spreading Flax-lil</td>
<td>Shrubs</td>
<td>10m</td>
<td>200mm</td>
</tr>
<tr>
<td>Leptospermum polygalifolium</td>
<td>Tantoon</td>
<td>Shrubs</td>
<td>10m</td>
<td>200mm</td>
</tr>
<tr>
<td>Callistemon salignus</td>
<td>White Bottlebrush, Pink-tips</td>
<td>Shrubs</td>
<td>10m</td>
<td>200mm</td>
</tr>
<tr>
<td>Callistemon linearis</td>
<td>Narrow-leaved Bottlebrush</td>
<td>Shrubs</td>
<td>10m</td>
<td>200mm</td>
</tr>
<tr>
<td>Acacia falcata</td>
<td>Sickle Wattle</td>
<td>Trees</td>
<td>10m</td>
<td>100L</td>
</tr>
<tr>
<td>Acacia decurrens</td>
<td>Black Wattle</td>
<td>Trees</td>
<td>10m</td>
<td>100L</td>
</tr>
<tr>
<td>Melaleuca linariifolia</td>
<td>Flax-leaved Paperbark</td>
<td>Trees</td>
<td>10m</td>
<td>100L</td>
</tr>
<tr>
<td>Melaleuca decora</td>
<td>White Cloud Tree</td>
<td>Trees</td>
<td>10m</td>
<td>100L</td>
</tr>
<tr>
<td>Eucalyptus racemosa</td>
<td>Snappy Gum, Scribbly Gum</td>
<td>Trees</td>
<td>10m</td>
<td>100L</td>
</tr>
<tr>
<td>Corymbia maculata</td>
<td>Spotted Gum</td>
<td>Trees</td>
<td>10m</td>
<td>100L</td>
</tr>
<tr>
<td>Angophora subvelutina</td>
<td>Broad-leaved Apple</td>
<td>Trees</td>
<td>10m</td>
<td>100L</td>
</tr>
<tr>
<td>Angophora bakeri</td>
<td>Narrow-leaved Apple</td>
<td>Trees</td>
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<td>100L</td>
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<tr>
<td>Acmena smithii</td>
<td>Lilly-pill</td>
<td>Trees</td>
<td>10m</td>
<td>100L</td>
</tr>
</tbody>
</table>

**DESIGN STATEMENT**

The warehouses have been located to provide opportunities for landscaping and screen planting along the western edges of the developments. A variety of tree forms - both small and large - are proposed to create a hierarchy in the proposed landscape works.

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A variety of tree forms - both small and large - are proposed to create a hierarchy in the proposed landscape works. This arrangement allows for maximum planting along the western edges of the facade, responding to visual receptors to the proposed warehouse layouts.

### DESIGN STATEMENT

The warehouses have been located to provide opportunities for landscaping and screening along the western edges of the buildings, responding to visual receptors to the proposed warehouse layouts. The warehouses have been located to provide opportunities for landscaping and screening along the western edges of the buildings, responding to visual receptors to the proposed warehouse layouts.

### INDICATIVE PLANT SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>BRIEFING</th>
<th>QTY</th>
<th>SCALING</th>
<th>MATURE HEIGHT</th>
<th>INSTALL SIZE</th>
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<tr>
<td>Eucalyptus tereticornis</td>
<td>Lomandra longifolia</td>
<td>Spiny‐headed Mat‐rush</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
</tr>
<tr>
<td>Imperata cylindrica</td>
<td>Blady Grass</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
</tr>
<tr>
<td>Dichondra repens</td>
<td>Kidney‐weed, Mercury Bay Wee</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
</tr>
<tr>
<td>Dianella caerulea</td>
<td>Blue Flax‐lily</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
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<tr>
<td>Pittosporum undulatum</td>
<td>Pittosporum</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
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<td>Philotheca salsolifolia</td>
<td>Philotheca</td>
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<td>0.7m 150mm</td>
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<td>10m 100L</td>
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<td>Thyme Honey‐myrtle</td>
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<td>0.7m 150mm</td>
<td>10m 200mm</td>
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<td>Bracelet Honey‐myrtle</td>
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<td></td>
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<tr>
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<td>Slender Tea‐tree</td>
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<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
</tr>
<tr>
<td>Leptospermum polygalifolium</td>
<td>Tantoon</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
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<tr>
<td>Daviesia ulicifolia</td>
<td>Gorse Bitter‐pea</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
</tr>
<tr>
<td>Callistemon salignus</td>
<td>White Bottlebrush, Pink‐tips</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
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<tr>
<td>Bossiaea heterophylla</td>
<td>Variable Bossiaea</td>
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<td>0.7m 150mm</td>
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<td>10m 100L</td>
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<tr>
<td>Acacia falcata</td>
<td>Sickle Wattle</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
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<tr>
<td>Acacia decurrens</td>
<td>Black Wattle</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
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<tr>
<td>Melaleuca decora</td>
<td>White Cloud Tree</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
</tr>
<tr>
<td>Eucalyptus racemosa</td>
<td>Snappy Gum, Scribbly Gum</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
</tr>
<tr>
<td>Corymbia maculata</td>
<td>Spotted Gum</td>
<td>0.7m 150mm</td>
<td>0.7m 150mm</td>
<td>10m 200mm</td>
<td>10m 100L</td>
<td></td>
</tr>
</tbody>
</table>
**Design Statement**

The warehouses have been located to provide opportunities for landscaping and screen planting along the western edges of the facades, responding to visual receptors to the north and west of the development. This arrangement allows for aesthetic planting along the western edges of the buildings, reducing the heat island effect in these zones. A variety of tree forms - both small and large - are proposed to create a hierarchy in the proposed landscape works.

**Existing Trees to be Removed**

- *Eucalyptus sideroxylon*
- *Corymbia maculata*

**PLANT IMAGES**

- Compressed mosswood
- Anagallis atrata
- *Lomandra longifolia* Spiny-headed Mat-rush
- *Thymus"*

**Indicative Plant Schedule**

<table>
<thead>
<tr>
<th>Species Name</th>
<th>Quantity</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Themeda australis</em> Kangaroo Grass</td>
<td>10</td>
<td>0.7m</td>
<td>150mm</td>
</tr>
<tr>
<td><em>Microlaena stipoides</em> Weeping Grass, Meadow Rice-grass</td>
<td>5</td>
<td>0.8m</td>
<td>150mm</td>
</tr>
<tr>
<td><em>Lomandra longifolia</em> Spiny-headed Mat-rush</td>
<td>3</td>
<td>1.2m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Hardenbergia violacea</em> False Sarsaparilla</td>
<td>2</td>
<td>0.6m</td>
<td>150mm</td>
</tr>
<tr>
<td><em>Dichondra repens</em> Kidney-weed, Mercury Bay Wee</td>
<td>5</td>
<td>0.3m</td>
<td>150mm</td>
</tr>
<tr>
<td><em>Dianella revoluta</em> Blue Flax-lily, Spreading Flax-lil</td>
<td>3</td>
<td>1.2m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Pittosporum undulatum</em> Pittosporum</td>
<td>4</td>
<td>0.8m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Melaleuca armillaris</em> Bracelet Honey-myrtle</td>
<td>2</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Leptospermum trinervium</em> Slender Tea-tree</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Kunzea ambigua</em> Tick-bush</td>
<td>3</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Daviesia ulicifolia</em> Gorse Bitter-pea</td>
<td>2</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Callistemon salignus</em> White Bottlebrush, Pink-tips</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Callistemon linearis</em> Narrow-leaved Bottlebrush</td>
<td>2</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Callistemon citrinus</em> Scarlet Bottlebrush</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Bossiaea heterophylla</em> Variable Bossiaea</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Acacia falcata</em> Sickle Wattle</td>
<td>2</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Acacia decurrens</em> Black Wattle</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Melaleuca decora</em> White Cloud Tree</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Angophora subvelutina</em> Broad-leaved Apple</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Angophora floribunda</em> Rough-barked Apple</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
<tr>
<td><em>Angophora bakeri</em> Narrow-leaved Apple</td>
<td>1</td>
<td>1.0m</td>
<td>200mm</td>
</tr>
</tbody>
</table>
The landscaping of the proposed rail link connection to the IMT Facility consists of a variety of low-level native grasses and groundcovers. This approach aims to integrate the proposed development into the broader environment by using local species to enhance local habitat values. The planting style is to be informal which will serve to enhance the natural characteristics of the landscape. Where reasonable and feasible, proposed plant species have been selected for their site-suitability with many species selected from Liverpool City Council's recommended plant list.

Proposed plant species have been selected for their site-suitability with many species selected from Liverpool City Council's recommended plant list.
**DESIGN STATEMENT**

The corner of Moorebank Avenue and the new Internal Road will accommodate an administration building. The corner of Moorebank Avenue, and new Entrance signage, will strongly relate to rail transport. Signage will incorporate a natural looking material which has a strong association with bushland landscapes. Planting will provide significant screening from the roadway to the built structures of the site. It will utilise a range of local species that have been selected for their unique forms, colours and textures. Proposed plant species have been selected to maximise the site visibility with many species selected from Liverpool City Council’s recommended plant list.

**KEY PLAN**

The site of Moorebank Avenue and the new Internal Road will accommodate an administration building. The design of the landscaping is to integrate the built form of the proposal with the broader landscape character of the Moorebank area and neighbouring sites.

The landscape for the road extension aims to provide an easily-oriented pathway for visitors and workers of the site. The proposed signage, visual receptors, and the Internal Road will accommodate an administration building. The intent of the landscaping is to integrate the built forms that strongly relate to rail transport. Signage will incorporate a natural looking material which has a strong association with bushland landscapes. Planting will provide significant screening from the roadway to the built structures of the site.

**PLANT IMAGES**

- Allocasuarina littoralis
- Eucalyptus racemosa
- Pittosporum undulatum
- Lomandra longifolia
- Themeda asutralis
- Melaleuca decora
- Pittosporum crassifolium
- Lomandra longifolia
- Allocasuarina littoralis
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- Themeda asutra...