



Greenbank Road Industrial

LANDSCAPE STATEMENT OF INTENT

Prepared for: Northrock Marulan
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Landscape Design Vision



The proposed landscape design has been developed to complement the adjoining industrial estate and contribute to a cohesive landscape character within the North Maclean industrial precinct and Greater PDA. The design reinforces an established industrial landscape identity characterised by structured street tree planting, native vegetation, and softened infrastructure interfaces.

- The character will:
- Support a consistent precinct identity along Greenbank Road
 - Provide visual softening of built form and civil infrastructure
 - Reinforce subdivision legibility and internal road hierarchy
 - Contribute to long-term canopy establishment within the estate

Planting will comprise predominantly native species suited to local climatic and soil conditions, reflecting the regional ecosystem and ensuring durability and low maintenance performance within an industrial setting.



The proposed streetscape strategy has been developed to establish a clear and legible internal road environment that aligns with the broader industrial precinct character. A structured street tree framework within turf verges will reinforce road geometry and subdivision rhythm while contributing to visual cohesion across the estate.

- The streetscape will:
- Provide shade and improve thermal comfort within the public realm
 - Define lot rhythm and reinforce the internal road alignment
 - Enhance visual amenity for workers and visitors
 - Contribute to the broader precinct canopy network

Species selection will align with the adjoining approved estate to maintain continuity across property boundaries. Trees will be selected for canopy performance, drought tolerance and suitability to urban industrial conditions.



The proposed environmental integration strategy has been developed to incorporate engineered landform and stormwater infrastructure into a cohesive vegetated landscape. The design responds to retaining walls, batters and the bio-retention basin by softening these elements through structured and naturalistic planting treatments.

- The landscape will:
- Stabilise batters and exposed earth through native planting
 - Integrate retaining walls into a broader vegetated setting
 - Enhance the visual and functional quality of the bio-retention basin
 - Reduce the visual prominence of engineered infrastructure

Planting will comprise predominantly native canopy trees, shrubs and groundcovers suited to local conditions and bio-filtration requirements, ensuring long-term durability, environmental performance and alignment with the broader precinct landscape character.



Landscape Concept Plan

LEGEND

- 01 Street Trees - *Lophostemon confertus*. Proposed within turfed verge a continuation of the species approved in adjacent industrial development.
- 02 Bioretention Basin Planting - Proposed planting of varied strata to bio basin batters and floor.
- 03 Indicative Driveway Locations - Shown for Indicative purposes only to aid in the determination of street tree placement.
- 04 Tiered Retaining Wall - Double tiered retaining wall (1.5 - 3.0m) with planting proposed between each level
- 05 Retaining Wall - Single retaining wall (1.5m Max)
- 06 Verge Planting - Planting proposed to verge to locations where retaining walls abut the street to provide visual softening

NOTE: The proposed development is limited to industrial subdivision works. Subsequent development of each lot will require separate development approval, including the provision of site-specific landscaping within private allotments.



Plant Palette - Trees

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (MM)	MATURE SPREAD (MM)
DOMINANT			
ALLOCASSUARINA TORULOSA	FOREST OAK	20000	8000
CORYMBIA INTERMEDIA	PINK BLOODWOOD	25000	15000
EUCALYPTUS CARNEA	BROAD-LEAVED MAHOGANY	25000	12000
EUCALYPTUS SIDEROPHLOIA	GREY IRONBARK	25000	14000
EUCALYPTUS TINDALIAE	TINDALES STRINGYBARK	35000	18000
LOPHOSTEMON CONFERTUS	BRUSH BOX	15000	10000
LOPHOSTEMON SUAVEOLENS	SWAMP BOX	20000	12000
ASSOCIATED			
ALLOCASUARINA LITTORALIS	BLACK SHE-OAK	15000	7000
ALPHITONIA EXCELSA	SOAP TREE	12000	8000
ANGOPHORA LEICOARPA	RUSTY GUM	20000	14000
CORYMBIA CITRIODORA	LEMON-SCENTED GUM	30000	12000
CORYMBIA TESSELLARIS	MORETON BAY ASH	25000	15000
EUCALYPTUS MICROCORYS	TALLOWWOOD	40000	20000
EUCALYPTUS PROPINQUA	SMALL-FRUITED GREY GUM	30000	15000
EUCALYPTUS RESINIFERA	RED MAHOGANY	30000	18000
EUCALYPTUS TERETICORNIS	FOREST RED GUM	30000	20000



Allocassuarina torulosa



Corymbia intermedia



Eucalyptus carnea



Eucalyptus siderophloia



Eucalyptus tindaliae



Lophostemon confertus



Lophostemon suaveolens



Allocasuarina littoralis



Alphitonia excelsa



Angophora leicoarpa



Corymbia citriodora



Corymbia tessellaris



Eucalyptus propinqua



Eucalyptus tereticornis

Plant Palette - Shrubs

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (MM)	MATURE SPREAD (MM)
DOMINANT			
ACACIA CONCURRENS	BLACK WATTLE	12000	6000
ACACIA DISPARRIMA	SALWOOD	10000	5000
ASSOCIATED			
ACACIA MAIDENII	MAIDENS WATTLE	15000	7000
JACKSONIA SCOPARIA	DOGWOOD	2000	1500
PULTENAEA SPINOSA	SPINY BUSH PEA	2000	1500
TREMA TOMENTOSA	NATIVE PEACH	8000	6000
WIKSTROEMIA INDICA	TIE BUSH	1500	1500



Acacia concurrens



Acacia disparrima



Acacia maidenii



Jacksonia scoparia



Pultenaea spinosa



Trema tomentosa



Wikstroemia indica

Plant Palette - Grasses and Groundcovers

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (MM)	MATURE SPREAD (MM)
DOMINANT			
CYMOPOGON REFRACTUS	BARB-WIRE GRASS	600	600
EREMOCHLOA BIMACULATA	POVERTY GRASS	800	800
IMPERATA CYLINDRICA	BLADY GRASS	1000	600
THEMEDA TRIANDRA	KANGAROO GRASS	1500	1000
ASSOCIATED			
CAPILLIPDEIUM SPICIGERUM	SCENTED-TOP GRASS	1000	800
DIANELLA CAERULEA	BLUE FAX LILY	600	600
DIGITARIA PARVIFLORA	SMALL-FLOWERED FINGER GRASS	600	600
ENTOALASIA STRICTA	WIRY PANIC	1000	1000
HARDENBERGIA VIOLACEA	FALSE SARSAPARILLA	1000	2000
LEPIDOSPERMA LATERALE	SWORDSEDGE	1500	1500
LOMANDRA CONFERTIFOLIA	MAT RUSH	800	800
LOMANDRA LONGIFOLIA	SPINY-HEADED MAT RUSH	1000	1000
LOMANDRA MULTIFLORA	MANY-FLOWERED MAT RUSH	800	800
OPLISMENUS AEMULUS	CREEPING MAT GRASS	300	1500
OPLISMENUS IMBECILLIS	CREEPING BEARD GRASS	300	1500
OTTOCHLOA GRACILLIMA	OTTOCHLOA	400	1500
PANICUM EFFUSUM	HAIRY PANIC	1000	800



Cymbopogon refractus



Eremochloa bimaculata



Imperata cylindrica



Themeda triandra



Capillipdeium spicigerum



Dianella caerulea



Digitaria parviflora



Entoalasia stricta



Hardenbergia violacea



Lepidosperma laterale



Lomandra confertifolia



Lomandra longifolia



Oplismenus aemulus



Ottochloa gracillima

Plant Palette - Water Sensitive Urban Design

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (MM)	MATURE SPREAD (MM)
GRASSES			
CAREX APPRESSA	TALL SEDGE	1500	1500
FICINIA NODOSA	KNOBBY-CLUB RUSH	1000	1000
LOMANDRA HYSTRIX	MAT-RUSH	1500	2000
LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	1000	1000
SHRUBS			
BANKSIA ROBUR	SWAMP BANKSIA	3000	3000
MELALEUCA THYMIFOLIA	THYME-HONEY MYRTLE	2000	1500
TREES			
CALLISTEMON (MELALEUCA) VIMINALIS	WEeping BOTTLE BRUSH	8000	6000
CASUARINA GLAUCA	SWAMP OAK	15000	8000
LOPHOSTEMON SUAVEOLENS	SWAMP BOX	20000	12000



Carex appressa



Ficinia nodosa



Lomandra hystrix



Lomandra longifolia



Melaleuca thymifolia



Banksia robur



Callistemon (Melaleuca) viminalis



Casuarina glauca



Lophostemon suaveolens