TECHNICAL SPECIALIST REPORT: VISUAL IMPACT ASSESSMENT

REIDCAMPBELL

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MPW STAGE 3 - VISUAL IMPACT ASSESSMENT

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SIMTA

MPW STAGE 3 - VISUAL IMPACT ASSESSMENT

Technical Specialist Report: Visual Impact

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REIDCAMPBELL

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1 INTRODUCTION

SIMTA are seeking approval for the construction and operation of the Moorebank Precinct West (MPW) Stage 3 Proposal (the Proposal), which will be the third stage of development under the MPW Concept Approval (SSD 5066).

An Environmental Impact Statement (EIS) is being prepared for the Proposal seeking approval under Part 4, Division 4.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act). In particular, the EIS will be prepared to address, and be consistent with, the following:

- The Secretary's Environmental Assessment Requirements (SEARs) (SSD 10431) for the Proposal, which were issued on 20 March, 2020;
- The relevant requirements of the MPW Concept Approval (SSD 5066) granted by the Planning Assessment Commission (PAC) on 3 June 2016;
- The relevant requirements of the approval under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) (No. 2011/6086).

The purpose of this report is to assess the visual impacts of the Proposal on sensitive receivers, and to determine whether these impacts are within the threshold of those assessed in support of the EIS for MPW Concept Plan and Stage 2, and will serve as a supporting document to the EIS. A summary of the works included in the Proposal is provided below. The methodology used to identify key viewpoints and measure the visual impact of each view has been generally adopted from the *Clouston Associates' Visual and Urban Design Assessment – Appendix D MPW Concept Plan EIS (2015, Issue C),* and the *Reid Campbell Visual Impact Assessment – MPW Stage 2 EIS (2016, Issue E)* for consistency in comparative analysis.

1.1 PROPOSAL

The MPW Stage 3 Proposal involves the construction and operation of Stage 3 of the MPW Project as consistent with the approved concept plan (SSD-5066). This includes allowance for:

- Establishment of a works compound to facilitate site development works for MPW Stages 2 and 3 and future stages of the MPW development;
- Progressive subdivision of the MPW site into nine allotments for warehousing and distribution facilities, biodiversity conservation, interstate intermodal terminal facility (IMT); rail corridor for completion and operation of the import/export (IMEX) freight terminal and rail link; and
- Ancillary works including access roads, earthworks, utilities, stormwater and drainage, signage and landscaping.

The Visual Impacts of such permissible uses have largely been previously assessed as part of the broader MPW Concept Plan and MPW Stage 2 environmental impact assessments. The intent of the Proposal is to not introduce any new or additional works not already anticipated and assessed in the studies prepared in support of MPW Concept Plan and MPW Stage 2. Therefore, this report and its additional assessment will predominantly involve revision and assessment of the existing documentation to review the consistency of the Proposal.

The Proposal components are shown in Figure 1.

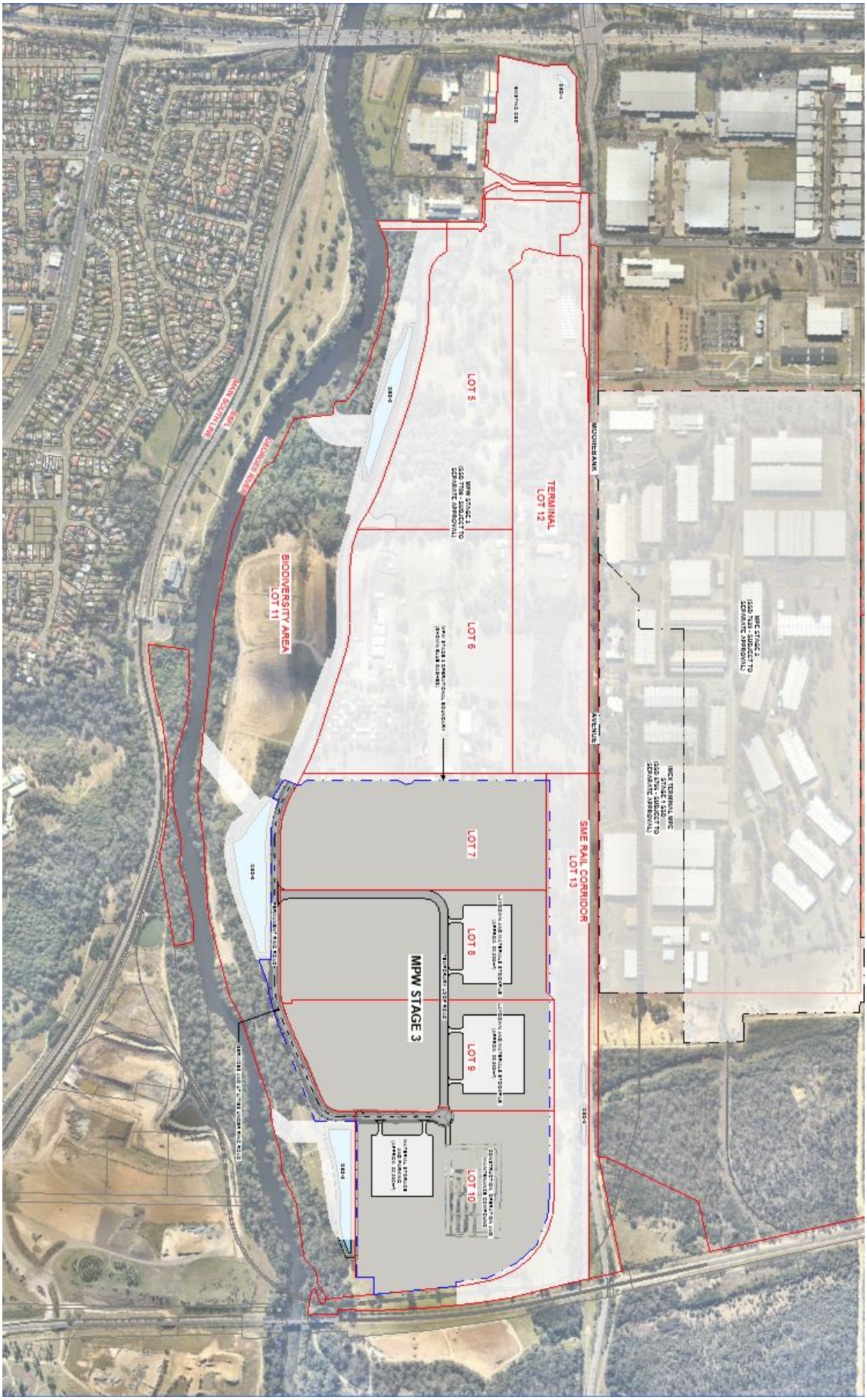


Figure 1: MPW Stage 3 Proposal Operational Area

1.2 SEARS

This report has been prepared in accordance with the secretary's environmental assessment requirements (SEARS) (ref: SSD 10431)

Section/Number	SEARS	Where Addressed
10. Visual Amenity, Urban Design and Landscaping – including but not limited to:	a) an assessment of visual impacts	Section 2.3
	b) consideration of lighting impacts in the local area, analyse and describe the contribution and impacts of the proposed facility on light spill at the local scale and to sensitive receivers	Section 2.7
	c) include details of hard and soft landscaping treatment and design (including details of suitable landscaping incorporating endemic species)	Appendix A
	d) ensure the layout and design of the development has regard to the surrounding vehicular, pedestrian and cycling networks	N/A
	e) propose management/mitigation measures to address the visual impact of the proposal.	Section 2.5

Table 1 – SEARS compliance matrix

2 IMPACT ASSESSMENT

2.1 PROPOSAL ASSESSMENT

Reid Campbell has undertaken an assessment to identify the impacts of the Proposal in the context of the MPW Concept Plan and Stage 2 Visual Impact Assessments.

KEY PROPOSAL COMPONENTS

The following key components of the Proposal have been considered as part of this assessment:

Item	Reason for consideration
Works compound – previously approved as construction staging, as part of MPW Concept Plan (SSD 5066) - proposed to be established at the Southern end of the MPW site, at the end of the Ring Road, 200m West of the Eastern boundary, to facilitate tenanting of the Northern lots, and segregation of site operations – See Figure 1.	Proposed location at Southern end of the site, and use of cranes during construction, would be possibly visible to receivers in publicly accessible areas at Casula.
Lay-down and material stockpile areas – Two laydown areas North of the Works Compound, along the temporary loop road, 150m West of the Eastern boundary, and a Material Storage and Parking area West of the Works Compound on the Ring Road – See Figure 1.	Possibly visible to receivers and publicly accessible areas at Casula
Ancillary earthworks	Construction works, including machinery, would possibly be visible to receivers in publicly accessible areas at Casula
Extension to internal ring road and temporary loop road	Construction works, including machinery, would possibly be visible to receivers in publicly accessible areas at Casula

OTHER AMENDED PROPOSAL COMPONENTS

The following components of the Proposal would not result in any changes to the visual impact assessment undertaken as part of the VIA, and are already permitted as part of the Concept Plan approval, therefore no further assessment is required:

Item	Reason for consideration
Utilities	Works inconsequential to visual impact
Stormwater and drainage	Works inconsequential to visual impact
Progressive Subdivision	Works inconsequential to visual impact

2.2 METHODOLOGY

The following section describes the approach for the assessment undertaken as part of the visual impact of the Proposal. Information has been evaluated on a qualitative basis using a range of criteria against which the relative importance of each observer location can be described. The criteria used for this assessment includes:

- context
- setting
- site elements
- site character
- adjacent development
- distance to view (foreground, middle ground and background)
- land use
- visual prominence of the development
- potential changes to the view setting.

For each key viewpoint, these criteria have been addressed under three category headings: 'visual adaptation', 'visual sensitivity' and the resulting 'visual impact'. The views have then been assessed in consideration of the Proposal relative to the previous two assessments and a determination has been made as to whether the assessed impact is generally in accordance with the visual impact extent of the previous two assessments - *Clouston Associates' Visual and Urban Design Assessment – Appendix D MPW Concept Plan EIS (2015, Issue C),* and the *Reid Campbell Visual Impact Assessment – MPW Stage 2 EIS (2016, Issue E)*. A comparative description of each of the three categories used in the visual impact evaluation process is summarised below:

VISUAL ADAPTATION

Visual adaptation describes any significant changes to the landscape and visual amenity that is likely to occur as a result of the Proposal from a particular view point, including:

- the *prominence* of the Proposal and its individual components with regard to scale, form, colour and texture in contrast with the surrounding landscape; and

- the *compatibility* of the development within the context of the particular landscape zoning/primary use (such as residential, parklands and other non-industrial related uses) on the basis that integration of the Proposed is likely to incur a higher visual impact in those zones which are inhabited by nonindustrial related activity. To this extent, 'compatibility' relates only to the specific viewpoint locations and not the degree to which the development can be seen as described under 'prominence' above.

VISUAL SENSITIVITY

Visual sensitivity refers to the likely duration of views and number of observers from a given viewpoint and is independent of the 'prominence' of the Proposal. In locations where visual amenity has a higher perceived importance, and the duration of views and number of observers is greater than surrounding areas, the resulting visual sensitivity is regarded as being higher. Visual sensitivity is expressed in relative terms in this study with residential areas being of higher visual sensitivity and industrial areas having a lower sensitivity. Other areas of higher sensitivity include roads where, despite a short duration of views, there are large numbers of potential viewers and parks where the duration of views is not particularly long, but where a high degree of importance is placed on visual amenity.

VISUAL IMPACT

The resulting visual impact is summarised on a qualitative basis against the above criteria. Table 1 that follows provides a matrix that breaks down visually how impact ratings are achieved.

Visual sensitivity	Visual adaptation: High	Moderate/High	Moderate	Low/Moderate	Low	Negligible
High	High	High	Moderate/High	Moderate/High	Moderate	Negligible
Moderate/High	High	Moderate/High	Moderate/High	Moderate	Moderate	Negligible
Moderate	Moderate/High	Moderate/High	Moderate	Moderate	Low/Moderate	Negligible
Low/Moderate	Moderate/High	Moderate	Moderate	Low/Moderate	Low/Moderate	Negligible
Low	Moderate	Moderate	Low/Moderate	Low/Moderate	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Table 2 - Overall Impact Rating as a combination of Visual Sensitivity and Visual Adaptation

2.3 ASSESSMENT OF VISUAL IMPACT

The visual impact of the Proposal has been assessed by evaluating the views of the Proposal site from identified key viewpoints based on the visual impact assessment criteria described in Section 2.2. The assessment considers the viewpoints adopted in the Concept Plan and Stage 2 EIS and assesses the visual impact of the key Proposal components from only the potentially impacted viewpoints.

The extensive native bushland areas and general pattern of industrial development surrounding the site, screen the Proposal from much of the greater sensitive surrounding areas. Potential impacts occur at two key viewpoints at the Casula residential area, where topography provides some elevation above potential obstructions.

This section of the report assesses the visual impact from selected key viewpoints identified as part of MPW Concept Plan and Stage 2 EIS analysis' during daylight hours at which it is assumed would be consistent with peak operations. Potential visual impacts during construction and during night time are discussed at the end of the section.

Both the Stage 2 EIS VIA viewpoints and the potentially impacted key Proposal component viewpoints are shown in Figure 2 below.

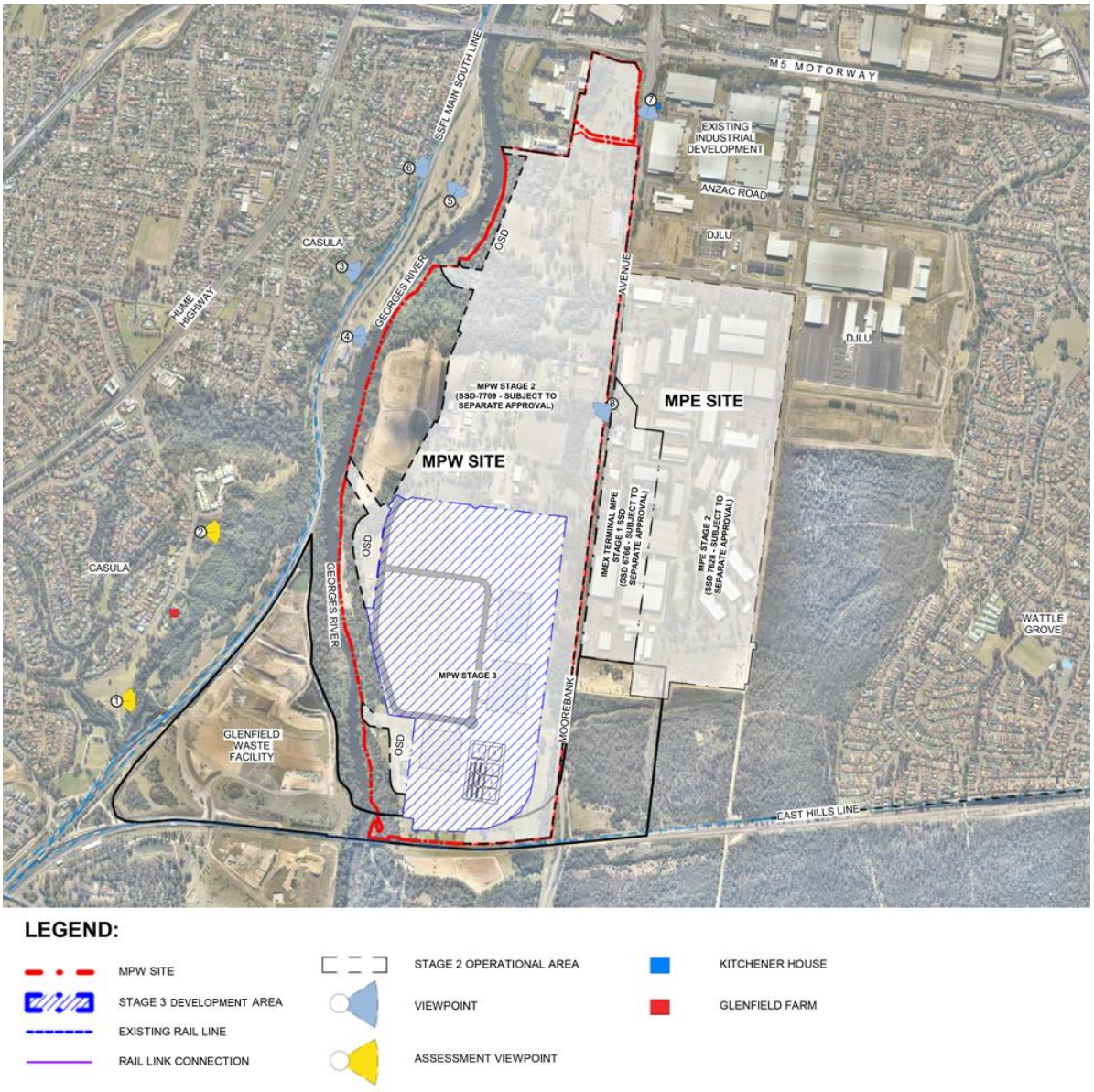


Figure 2: Viewpoint locations

2.4 RESULTS

KEY PROPOSAL COMPONENTS

The key Amended Proposal components would result in potential for visual impacts to arise at the following viewpoints:

View 01

Viewing location	Southern section of Leacock Regional Park
Potential key Proposal components viewed from this location	Works compound and stockpile
Visual Adaptation	
Approximate Viewing Distance	870m to site boundary (approx.)
Prominence of the Development	This view location has been taken in Leacock Regional Park, a public open space area. At this location the landscaped park slopes up from the street level toward a ridge which overlooks the Proposal site. Dense vegetation exists in the area, limiting clear lines of sight beyond. The park is frequented by local residents. There are no residential properties within the park.
Landscape Compatibility	The view shown at the location is of primarily riparian vegetation that sits in the middle ground with no view of any site buildings due to screening provided by the vegetation. In the foreground is the Southern Sydney Freight Line (SSFL) and the Glenfield landfill (not within the Proposal site). Distant vegetation is visible at the rear of the foreground tree line. There are trees in the foreground as well as large trees behind the residential dwellings that are highly prominent, suggesting a low level of visual adaptation.
Visual Sensitivity	Being a public open park that is frequented by locals with no residential properties within the park, the visual sensitivity would be low/moderate.
Concept Plan Assessment	Moderate
Stage 2 Assessment	Low/Moderate
Stage 3 Proposal Assessment	Low/Moderate
Conclusion	From this location, the Proposal's works compound and stockpile (~4-6m maximum height) will not exceed the height of the Concept Plan warehouses and container handling (~13m), and will be screened by vegetation, therefore the proposed works are assessed as being generally in accordance with the approved Concept Plan and Stage 2 Visual Impact Assessments.

View 02

Viewing location	Leacock Regional park looking East towards development site
Potential key Proposal components viewed from this location	Works compound and stockpile
Visual Adaptation	
Approximate Viewing Distance	470m to site boundary (approx.)
Prominence of the Development	This view location is taken from Leacock Regional Park looking east toward the Proposal site. The view is at an elevated location which sits above the Proposal site overlooking an assortment of vegetation in the foreground, the Georges River, and continued dense vegetation beyond. The vegetation that runs along the edge of Leacock Regional Park and the Georges River corridor is the most prominent feature of this viewpoint. Although the viewpoint is at a slightly higher elevation than that of the site, the vegetation in the foreground and background screens the majority of the Proposal.
Landscape Compatibility	The view of the existing landscape at this location shows scattered trees and shrubbery in the foreground and at the site, with dense vegetation leading up to the horizon. The foreground landscape will remain, as it is not within the proposed site. The scattered trees and shrubbery on the site will be cleared for construction works, however the dense vegetation beyond will remain. The prominence and compatibility of the proposed works is assessed as a Low/Moderate level of Visual Adaptation.
Visual Sensitivity	The views shown from this viewpoint are taken from Leacock Regional Park, a dog-friendly park that is frequented by dog-walkers and pedestrians. There are many walking tracks that run along the Georges River that link up with the Casula Powerhouse Arts Centre. Due to this, the visual sensitivity would be moderate. The heritage item listed Glenfield Farm is located within close proximity to the view location and is identified as a sensitive receiver. Existing tree planning and vegetation in the area would however provide some screening of views to the proposed development and as such reduce the visual sensitivity.
Concept Plan Assessment	Moderate/High
Stage 2 Assessment	Moderate
Stage 3 Proposal Assessment	Moderate
Proposal Assessment	From this location, the Proposal's works compound and stockpile (~4-6m maximum height) will not exceed the height of the Concept Plan warehouses and container handling (~13m), and will be screened by vegetation, therefore the proposed works are assessed as being generally in accordance with the approved Concept Plan and Stage 2 Visual Impact Assessments.

2.5 MITIGATION MEASURES

No further mitigation measures, in addition to those included in the Concept Plan or Stage 2 approvals, would be required to further mitigate, minimise and/ or manage any additional impacts to visual amenity as a result of the Proposal.

These measures include, but are not limited to:

- Landscaping as a visual screen;
- Fence screening along public road corridors;
- Boundary treatments and buffer zones along site boundaries.

2.6 VISUAL IMPACTS DURING CONSTRUCTION

Subject to planning approval, construction of the Proposal is planned to commence in the 4th quarter of 2020. The total period of construction works for the Proposal is anticipated to be approximately 12 months.

The following construction works are likely to be visible from surrounding areas and have been considered:

- Earthworks including stockpiling of material;
- Installation of drainage and utilities;
- Construction of road;
- Construction of the works compound;

During the above construction works the most visible elements are likely to be equipment such as cranes and piling rigs. These are likely to be visible from areas such as Moorebank Avenue, the nearby passenger rail lines and nearby residential area of Casula. However, given the low rise nature of construction works, it is unlikely that these works would be overly intrusive and that any visual impacts would be localised and temporary in nature.

Other sources of visual impact during construction such as the establishment of hoardings and construction fencing would tend to create highly localised visual impacts primarily along Moorebank Avenue and also in areas visible to Casula.

2.7 LIGHT SPILL CONSIDERATION

A light spill review was previously conducted on MPW Stage 2. That assessment determined that the lighting of the Stage 2 Proposal was within acceptable limits of AS4282 and would have minimal effect on the surrounding environment.

The Proposal seeks to deploy similar componentry (excluding operational lighting required for the Rail Terminal), and as such it would be envisaged that design will generally be in accordance with this assessment, through merits of appropriate selection of light source, luminaire make and aiming, as well as pole positions and height from static site lighting within the limits stated in AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting.

All assumptions and deductions would however be subject to final expert consultation and design detail. Reid Campbell are not experts in Light Spill assessment, and have not performed a Light Spill Study (which may be provided by others).

3 CONCLUSION

The anticipated visual impact of each viewpoint has been analysed using a range of qualitative criteria, and has been selected based on the MPW Concept Plan EIS and MPW Stage 2 Visual Impact Assessment for consistency of analysis. The methodology and techniques used are a combination of those recommended by Reid Campbell, and those used by *Clouston* Associates in their assessment during the MPW Concept Plan.

The Proposal would generally be in keeping with the existing character of the area, and with the MPW Concept Plan and Stage 2 approvals. The majority of the Proposal are low-lying structures, with temporary use of large construction machinery, resulting in a temporary Low to Moderate visual impact to residential areas to the West in the suburb of Casula. However, these would be highly localised to specific locations. The limited visual impact to residential areas is mainly due to distance, existing visual barriers and vegetation, and undulating topography between the site and these residential zones.

Due to the temporary nature, and reduced scale of the Proposal in comparison to already permissible development, no additional mitigation measures are recommended beyond those proposed as part of the previous assessments.

4 APPENDIX

4.1 LANDSCAPE DESIGN STATEMENT

GROUND iNK
LANDSCAPE ARCHITECTS

Moorebank Precinct West - Stage 3: Landscape Design Intent

The landscape design of the Moorebank Precinct focuses on a low-water-use, native plant palette and incorporates a diverse range of canopy trees, shrubs, grasses and groundcovers. The precinct maintains a series of vegetated buffer zones, OSD basins, warehouse landscaping and streetscape planting.

The species selection has endeavoured to favour locally-occurring plant species that reinforces the existing ecological character of the existing riparian conservation area of the Georges River, located to the west of the site.

Large native trees and various understorey plants, endemic to the local area, have been selected within the site to create a visual screen and serve to minimise visual impacts from surrounding identified visual receivers. CPTED principles have been carefully considered in the design process to ensure the landscape promotes a safe precinct. A key consideration has been the location of street trees and the proposed maintenance regime prescribing the need for elevated canopy crowns to achieve clear trunks for driver and pedestrian visibility.

The pedestrian experience has been carefully considered in the design and has resulted in meandering pathways through interspersed tree planting. The trees, with their floristic diversity, create a human-scale to the precinct and offer varied experiences when transitioning through the development.

The landscape design serves to reinforce the landscape character of site with its existing vegetative communities by selecting endemic species to create habitat opportunities and links to the surrounding context. The indicative plant palette has been selected for it suitability on site and long-term viability. The trees, shrubs, grasses and groundcovers have been selected for their resilience and endemic quality to reinforce the site character. The plant selections are identified as low-water use, requiring minimal long-term maintenance.

Indicative Plant Schedule

BOTANICAL NAME	COMMON NAME	NATIVE	EXPECTED CANOPY SPREAD	EXPECTED MATURE HEIGHT	INSTALL SIZE	DENSITY
Trees						
Acacia decurrens	Black Wattle	✓	3-7m	8-10m	140mm-100L	5m centres
Acacia parramattensis	Parramatta Green Wattle	✓	3-7m	8-10m	140mm-100L	5m centres
Acer truncatum x platanoides	Keithsform Norwegian Sunset		6m	8-10m	140mm-100L	5m centres
Allocasuarina littoralis	Black She-Oak	✓	5-10m	8-10m	140mm-100L	5m centres
Angophora bakeri	Narrow Leafed Apple	✓	8-13m	8-10m	140mm-100L	5m centres
Angophora floribunda	Rough-barked Apple	✓	10-15m	15m	140mm-100L	6m centres
Corymbia ficifolia	Flowering Gum	✓	3-7m	8-10m	140mm-100L	6m centres
Corymbia maculata	Spotted Gum	✓	6-10m	>15m	140mm-100L	6m centres
Callistemon salignus	White Bottlebrush, Pink-tips	✓	3-7m	9m	140mm-100L	5m centres
Eucalyptus amplifolia	Cabbage Gum	✓	5-10m	>15m	140mm-100L	6m centres
Eucalyptus baueriana	Blue Box	✓	8-13m	>15m	140mm-100L	6m centres
Eucalyptus bosistoana	Coast Grey Box	✓	8-13m	>15m	140mm-100L	6m centres
Eucalyptus eugenioides	Thin-leaved stringybark	✓	8-13m	>15m	140mm-100L	6m centres
Eucalyptus crebra	Narrow-leafed Ironbark	✓	3-7m	10-15m	140mm-100L	6m centres
Eucalyptus moluccana	Grey Box	✓	13-18m	>15m	140mm-100L	6m centres
Eucalyptus racemosa	Snappy Gum, Scribbly Gum	✓	5-10m	10-15m	140mm-100L	6m centres
Eucalyptus sideroxylon	Mugga, Red Ironbark	✓	3-6m	>15m	140mm-100L	6m centres
Eucalyptus punctata	Grey Gum	✓	6-9m	>15m	140mm-100L	6m centres
Eucalyptus tereticornis	Forest Red Gum	✓	3-6m	>15m	140mm-100L	6m centres
Melaleuca decora	White Cloud Tree	✓	6-10m	6-10m	140mm-100L	6m centres
Melaleuca linariifolia	Flax-leaved Paperbark	✓	3-7m	10m	140mm-100L	5m centres
Pittosporum undulatum	Pittosporum	✓	3-7m	10m	140mm-100L	5m centres

BOTANICAL NAME	COMMON NAME	NATIVE	EXPECTED CANOPY SPREAD	EXPECTED MATURE HEIGHT	INSTALL SIZE	DENSITY
Shrubs						
Acacia brownii	Golden Prickly Moses	✓	N/A	1m	140-200mm	2m centres
Acacia floribunda	White Sally	✓	N/A	3.5m	140-200mm	2m centres
Acacia falcata	Sickle Wattle	✓	N/A	4m	140-200mm	2m centres
Banksa spinulosa 'Birthday Candles'	Birthday Candles	✓	N/A	0.5m	140-200mm	0.5m centres
Bursaria spinosa	Sweet Bursaria	✓	N/A	1.5-3m	140-200mm	2m centres
Callistemon citrinus 'White Anzac'	Bottlebrush	✓	N/A	1m	140-200mm	2m centres
Callistemon linearis	Narrow-leaved Bottlebrush	✓	N/A	3m	140-200mm	2m centres
Callistemon viminalis' 'Macarthur'	Red Bottlebrush	✓	N/A	1.8m	140-200mm	2m centres
Crowea exalata	Small Crowea	✓	N/A	0.5m	140-200mm	0.5m centres
Crowea saligna	Willow-leaved Crowea	✓	N/A	1m	140-200mm	0.5m centres
Dillwynia sieberi	Prickly Parrot Pea	✓	N/A	0.5-2m	140-200mm	2m centres
Eriostemon australasius	Pink Wax Flower	✓	N/A	1.5m	140-200mm	1m centres
Kunzea ambigua	Tick-bush	✓	N/A	2.5m	140-200mm	1m centres
Leptospermum polygalifolium	Tantoon	✓	N/A	0.5-3m	140-200mm	1m centres
Melaleuca nodosa	Ball Honey-myrtle	✓	N/A	4m	140-200mm	2m centres
Philotheca buxifolius	Box-leaf Waxflower	✓	N/A	0.5m	140-200mm	1m centres
Grasses and Groundcovers						
Anigozanthos 'Bush Gold'	Kangaroo Paw	✓	N/A	1m	150mm	6/m^2
Arthropodium milleflorum	Pale Vanilla Lily	✓	N/A	0.3-1m	150mm	6/m^2
Austrodanthonia fulva	Wallaby Grass	✓	N/A	0.7m	150mm	6/m^2
Austrodanthonia racemosa	Clustered Wallaby Grass	✓	N/A	0.6m	150mm	6/m^2
Dianella caerulea	Blue Flax-lily	✓	N/A	0.6m	150mm	6/m^2
Dianella revoluta	Blue Flax-lily, Spreading Flax-lily	✓	N/A	0.8m	150mm	6/m^2
Dichondra repens	Kidney-weed, Mercury Bay Weed	✓	N/A	0.3m	150mm	4/m^2
Grevillea juniperina 'Prostrate Gold'	Juniper-leaf grevillea	✓	N/A	0.15m	150mm	3/m^2
Hardenbergia violacea	False Sarsaparilla	✓	N/A	Creeper	150mm	3/m^2
Hibbertia diffusa	Wedge Guinea Flower	✓	N/A	0.3m	150mm	4/m^2
Lomandra longifolia	Spiky-headed Mat-rush	✓	N/A	0.7m	150mm	6/m^2
Lomandra longifolia 'Lime Tuff'	Spiky-headed Mat-rush	✓	N/A	0.8m	150mm	6/m^2
Lomandra longifolia 'Tanika'	Spiky-headed Mat-rush	✓	N/A	0.5m	150mm	6/m^2
Lomandra hystrix	Spiny-headed Mat-rush	✓	N/A	1m	150mm	6/m^2
Microlaena stipoides	Weeping Grass, Meadow Rice-grass	✓	N/A	0.7m	150mm	6/m^2
Myoporum parvifolium 'Yareena'	Myoporum	✓	N/A	0.1m	150mm	3/m^2
Poa labillardieri	Tussock Grass		N/A	0.8m	150mm	4/m^2
Themeda australis	Kangaroo Grass	✓	N/A	0.8m	150mm	6/m^2
Wahlenbergia gracilis	Australian Bluebell	✓	N/A	0.2m	150mm	9/m^2

Indicative Plant Palette

TREES

Acacia parramattensis

Corymbia maculata

Callistemon salignus

Eucalyptus sideroxylon

Eucalyptus tereticornis

Melaleuca decora

Melaleuca linariifolia

SHRUBS

Callistemon citrinus

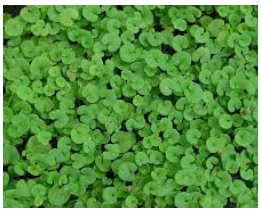
Dampiera stricta

Gahnia clarkei

Kunzea ambigua

GRASSES & GROUNDCOVERS

Carex appressa



Dichondra repens

Dianella caerulea

Isolepis inundata

Juncus usitatus

Microlaena stipoides