

**VISUAL IMPACT ASSESSMENT HORSLEY PARK
INDUSTRIAL DEVELOPMENT**

FOR CSR BUILDING PRODUCTS LIMITED

6 MARCH 2015

ARCHITECTURE

REV D

INTERIOR DESIGN

URBAN DESIGN

LANDSCAPE

GROUP GSA

VISUAL IMPACT ASSESSMENT

FOR CSR BUILDING PRODUCTS LIMITED

17 MARCH 2015



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EXECUTIVE SUMMARY

1. EXECUTIVE SUMMARY

1.1. INTRODUCTION

GroupGSA has been engaged to undertake a visual assessment in respect of the development application for the proposed industrial sub-division by CSR for the property at 327 - 335 Burley Road, Horsley Park, NSW.

This visual assessment is an independent report and is based on a professional analysis of the landscape views and the proposal at the time of writing. It seeks to establish the anticipated visual impacts of the proposal on the adjacent residents.

1.2. PURPOSE OF THE VISUAL ASSESSMENT

The purpose of the visual impact assessment, include:

- > To conduct a site inspection and ascertain existing views from nominated residences and to provide an opinion on which views that may be impacted by the proposal.
- > To record views, if any which may be impacted and form an opinion as to the impact.
- > To assess and report on the level of impact on views from each property of the proposed development
- > To inform the court, project approval authority, other agencies and the community about the visual impact of the proposal.

As a guide, the Methodology for the Visual Assessment is based on the RTA 'Environmental ImpactAssessment Guidance Note - Guidelines for landscape character and visual impact assessment'.

1.3. RELEVANT DOCUMENTS

During the preparation of this report, we have reviewed and taken into consideration the following key documents:

- > State Environmental Planning Policy (SEPP) Western Sydney Employment Area (WSEA) 2009
- > Draft Development Control Plan (DCP) prepared by Calibre Consulting (formerly Browns) for 327 -335 Burley Road, Horsley Park, dated February 2015.
- > Calibre Consulting (formerly Browns) Eng Plans - Rev 05 dated 18 Dec 2014
- > Proposed sub-division overall landscape plan Rev 2 - dated 18 Dec 2014
- > Southern boundary Mound Plans SK501-4 Rev 4, dated 27 may 2014
- > Statement of Environmental Effects



FIGURE 1 - LOCATION PLAN

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PROJECT BACKGROUND

2. PROJECT DESCRIPTION

2.1. SITE CONTEXT

The subject site is formally known as lot 1 in deposited plan 106143, address 327 - 335 Burley Road, Horsley Park, NSW 2175.

The site area is 72.28 hectares and is currently operating as a brick manufacturing plant, with old quarry operations, associated works, dams and vegetation.

The improvements on site include a brick making factory on the northern part of the site adjacent Burley Road, with dams to the some and west of the factory.

The site also contains an area of vegetated Environmental Conservation land to the south-eastern portion of the site, abutting the southern and eastern boundary.

An electrical transmission easement and overhead wires traverses north / south along the site's eastern boundary.

2.2. PROJECT OUTLINE

The site owners CSR Limited propose to redevelop the site as an industrial sub-division. The proposal is for the creation of 14 industrial lots and 1 lot for the environmental conservation. The lots range from 1.5 hectares to 13 hectares, to be developed in three stages. The site will be serviced by an internal loop road, accessed from Burley Road and Reserve Road.

Burley Road and Reserve Road are proposed to be upgraded in the future.

The sub-division is to be staged to facilitate rehabilitation of the site during Stages 1 and 2, while brick making can continue to operate in Stage 3.

2.3. PLANNING CONTEXT

The site is located in Fairfield City Council LGA, and situated as part of the overall Western Sydney Employment Area. Fairfield City Council is the determining authority.

The proposed development is permissible with councils approval in accordance with the State Environmental Planning Policies (SEPP), Western Sydney Employment Area (WSEA) 2009.

In regard to surrounding areas, the majority of the land is within the WSEA and is undergoing development for industrial purposes as part of the overall "Oakdale Central" masterplan.

The site is covered by two zonings IN1 General Industrial and part E2 Environmental Conservation under the provisions of (SEPP) Western Sydney Employment Area (WSEA) 2009.

These zonings enable industrial sub-division with consent.

2.4. DEVELOPMENT CONTROLS

A development Control Plan has been prepared for future development of industrial buildings and supporting facilities, including:

- > Setback from front, rear and side boundaries
- > Setback from the E2 Environmental Conservation Land
- > Building Design
- > Screening

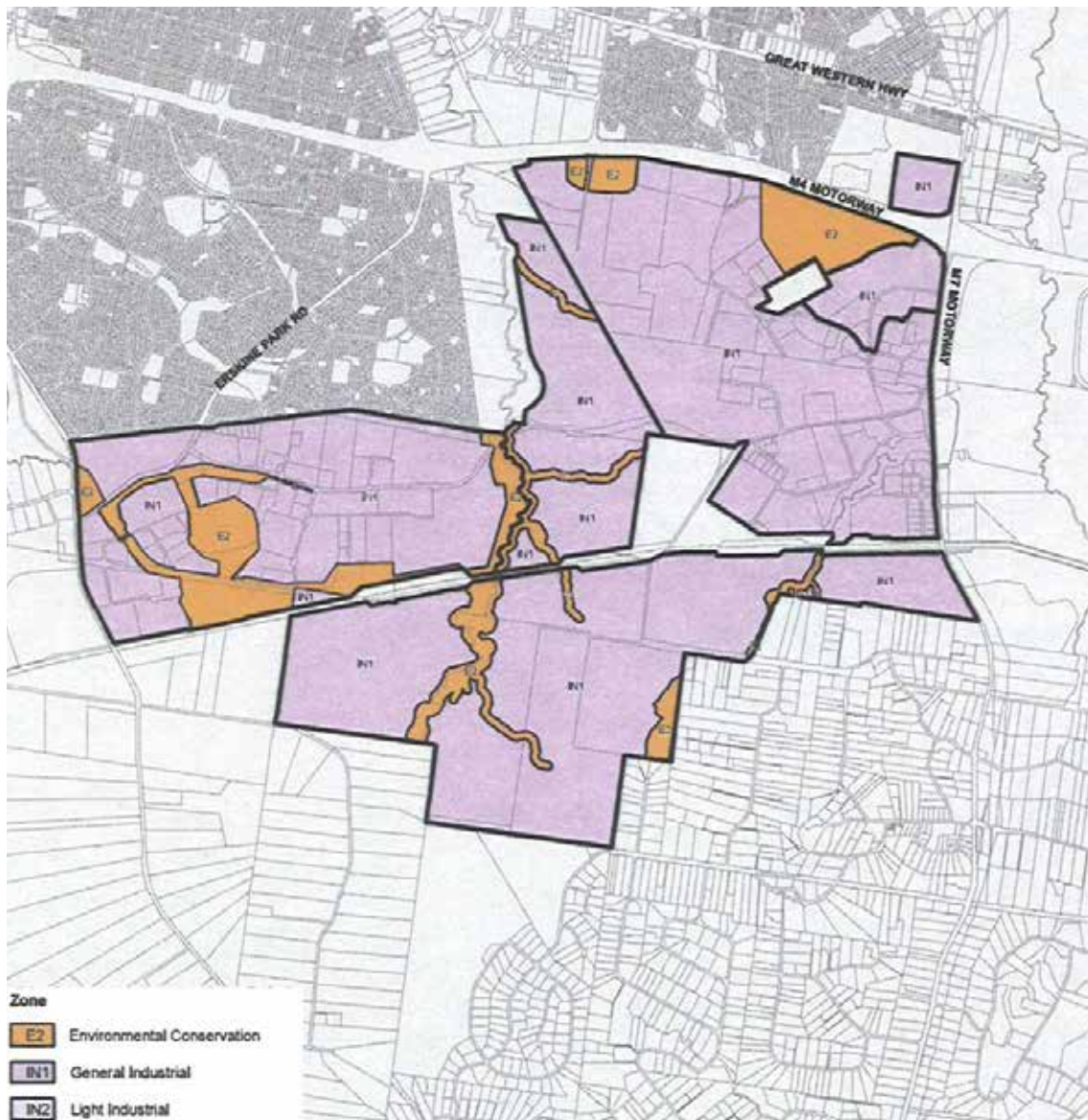


FIGURE 2 - DEVELOPMENT CONTROLS

2.5. PROPOSED DEVELOPMENT

The Development Application doesn't include the construction of industrial buildings.

The sub-division of the site is proposed to be undertaken in three stages to:

- > progressively fill the site including on-site dams
- > facilitate the development of Stages 1 and 2 for industrial uses, enabling the ongoing operation of the brick factory until operations cease and Stage 3 is developed

Stage 1 works include:

- > Creation of 2 lots for industrial purposes
- > Construction of portion of internal road
- > Earthworks, including draining and filling of 2 dams
- > Construction works for water detention, stormwater quality treatment and water harvesting
- > General clearing

Stage 2 works include:

- > Creation of 4 lots for industrial purposes
- > Continuation of construction of internal road
- > Earthworks, including draining and filling of 1 dam and relocation of Bund
- > Construction works for water detention and stormwater quality treatment
- > General clearing

Stage 3 works include:

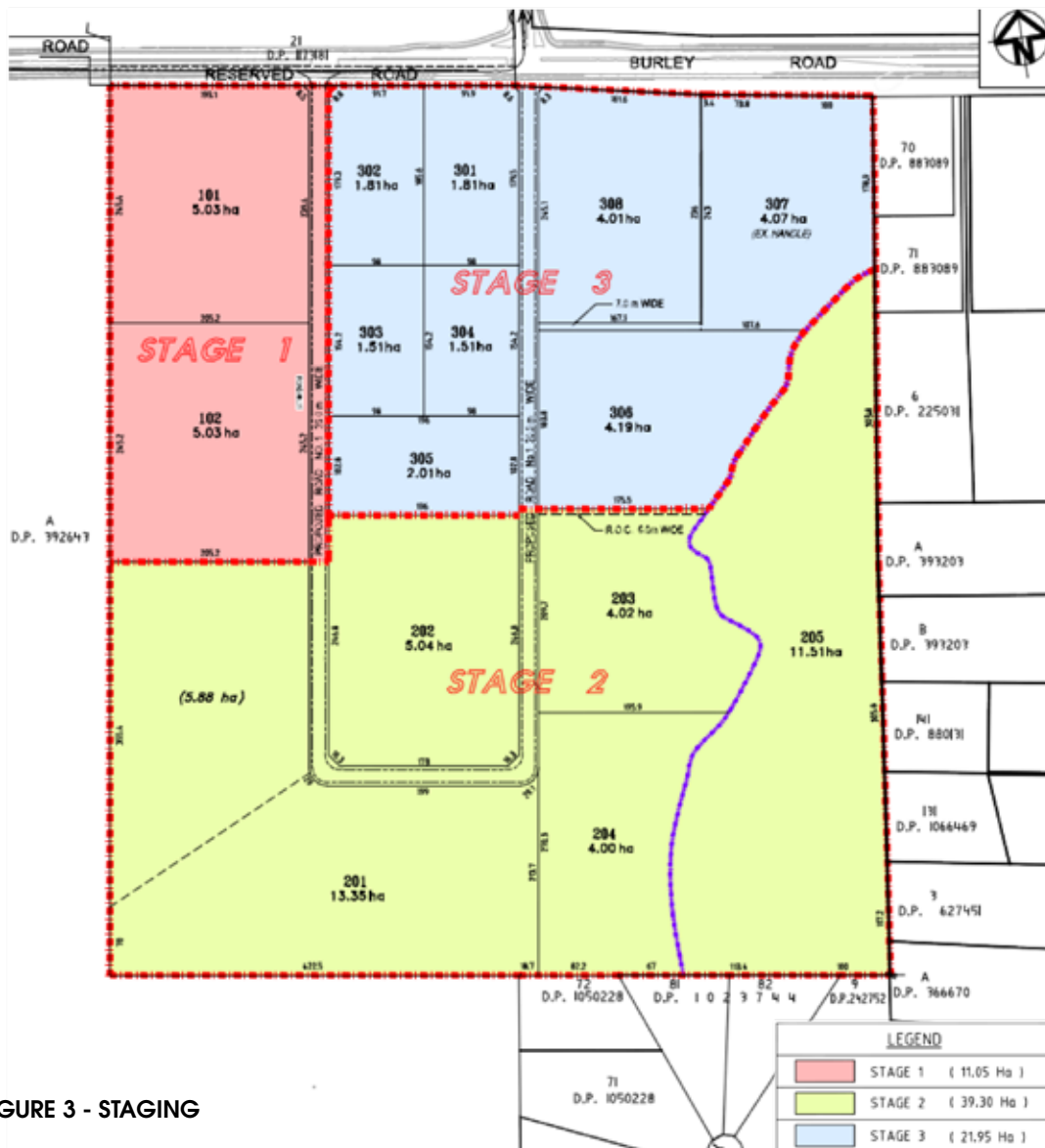
- > Creation of 8 lots for industrial purposes
- > Completion of internal road
- > Earthworks
- > Construction works for water detention and stormwater quality treatment
- > General clearing

Decommissioning of factory:

- > Subject to separate Development Application

2.6. PROPOSED DEVELOPMENT PROGRAMME

- > Timing and start dates has yet to be confirmed.
- > Stage 1 will be delivered first which will take approximately 12 months
- > Stage 2 works will be carried out concurrently with stage 1 and it is anticipate a further 12 months prior to completion
- > The relocation of earth bunds planting vegetation buffer along the sites southern boundary will occur as part of the stage 2 works, however some early works may commence during the stage 1 works program.
- > The start date for stage 3 has not been determined as it is subject to the ongoing operation and future closure close the plant.



2.7. LANDSCAPE DESCRIPTION

Landscape Character

- > The wider landscape can be characterised as Urban rural transition, consists largely of acreages and smaller farms close to city edge. The land is undulating and mostly cleared situated just above the floodplain.
- > The dominant vegetation occurs within the Environmental Conservation area which forms part of the development site area. The conservation area contains Cumberland Plain Woodland.
- > Distant views to are attained to the west to the Blue Mountains looking over the adjacent Jacfin property.
- > Views to the north and north -west from the various properties where visual assesment was taken from are contained by the existing bund and vegetation within the Environment Conservation area. The bund and vegetation prevents views into the existing quarry site.

2.8. VISUAL AMENITY

The current site includes a earth bund extends along the southern boundary, from the E2 Environmental Conservation Land at the eastern end, through to the western boundary.

The combination of vegetation within E2 Environmental Conservation Land and the earth bund currently prevents any views into the site.

The current development includes the removal of the existing bund along the southern boundary and its replacement with bund and screen planting.

- > The proposed new bund is to extend 240 metres from E2 Environmental Conservation Land at the eastern end to the property junction with the Jacfin Property. The bund is to be vegetated and match the height of the existing bund. The bund will be positioned closer to the existing residential properties.
- > Screen planting, set within a dedicated 10m extending from the boundary intersection of Jacfin property and Lot 72, with the sites southern boundary to the western boundary.

2.9. VISUAL ASSESSMENT

This visual assesment is concerned with visual impact as viewed from the nominated residential properties.

- > The visual assessmnet of the removal of the existing bund along the sites southern boundary and the subsequent replacement with both vegetated bund and screen planting.
- > A visual assessmnet of the potential for residents from the nominated buildings to view the proposed sub-division and future potential buildings and ancillary structures.

2.10. SEPP (WSEA) 2009 VISUAL ASSESSMENT

Relevant clauses of SEPP (WSEA) 2009 in relation to visual amenity and compliance are Part 5, Clauses 21 and 23.

SEPP Clause 21

Height of Buildings

- > *The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that:*
 - + *building heights will not adversely impact on the amenity of adjacent residential areas, and*
 - + *site topography has been taken into consideration.*

SEPP Clause 23

Development of adjoining residential land

- > *(1) This clause applies to any land to which this Policy applies that is within 250 metres of land zoned primarily for residential purposes*
- > *(2) The consent authority must not grant consent to development on land to which this clause applies unless it is satisfied that:*
 - + *(b) good, plant equipment and other material resulting from the development are to be stored within a building or will be suitable screened from view from residential buildings and associated*

Comment

The design proposal takes into consideration the visual amenity of the residents through the provision of the re-constructed earth bund and screen planting along the sites southern boundary.

The earth bund and screen planting will replace the existing earth bund along through height of the bund and density and height of mature planting will provide a screen to the sub-division from the residents of Greenway Place.

The height of the new is designed to match the existing height, with no building allowed to go beyond the height of the bund. The bund could also be supplemented by planting to provide additional screening and amenity from the view of the Greenway Place residences.

The planted buffer set within a dedicated 10m and extending approximately 350m extending from the boundary intersection of Jacfin property and Lot 72, with the sites southern boundary to the western boundary, will be able to provide an effective screen to the sub-division and built structures from the residents of Greenway Place, through the appropriate selection of plant materials, planted at a suitable density.

The reconstructed buffer, and the dense planting of the buffer strip of canopy trees and some understorey plants will serve to provide a strong visual buffer between the existing residences and the proposed industrial sub-division, effectively replacing the existing visual buffer between the existing residences and current operations on site.

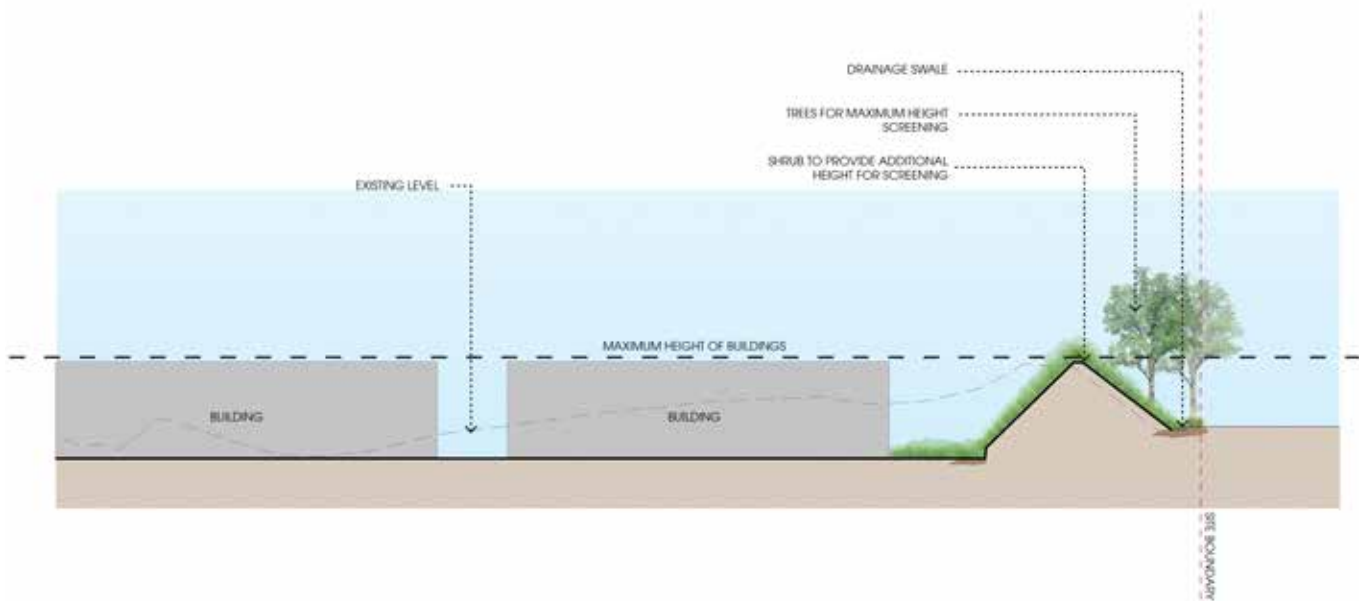


FIGURE 4 - SECTION, THE NEW BUND WITH 10M HIGH BUILDINGS

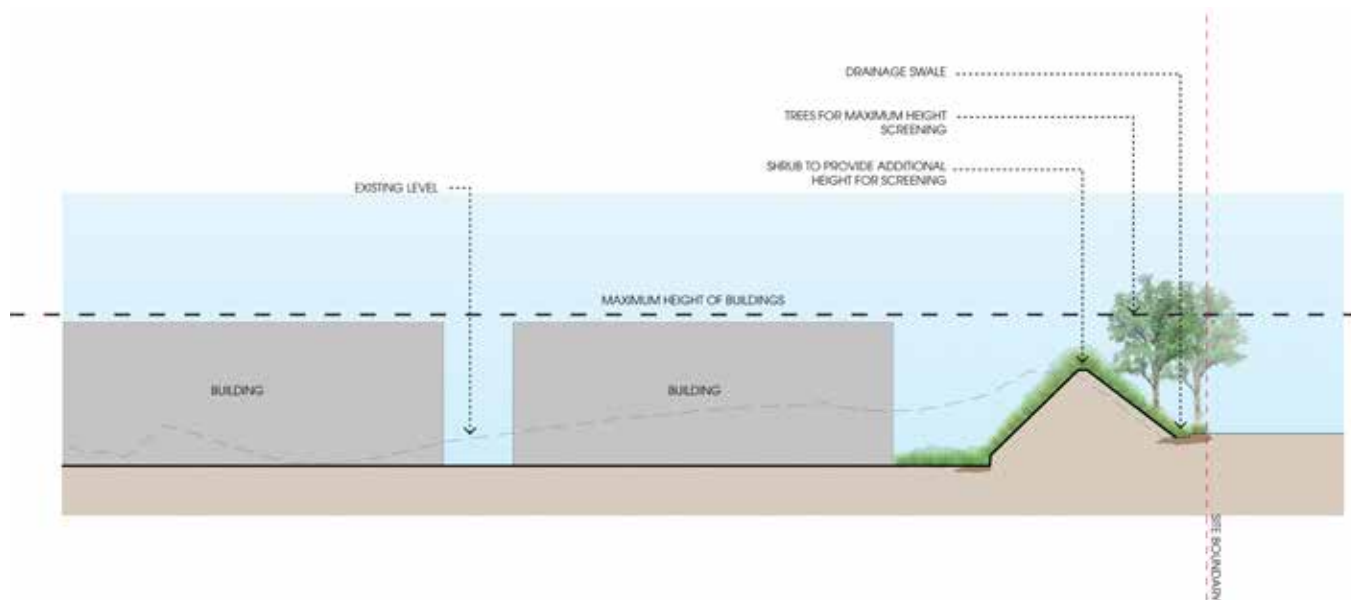


FIGURE 5 - SECTION, THE NEW BUND WITH 15M HIGH BUILDINGS

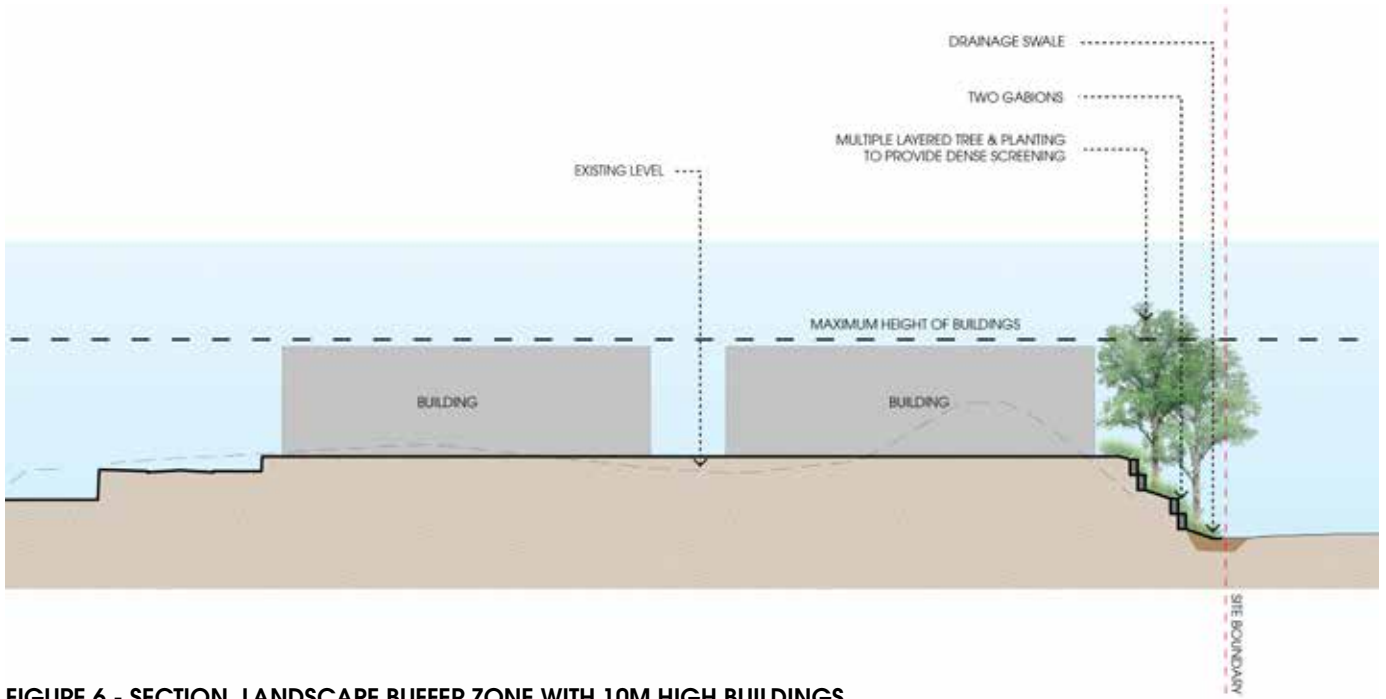


FIGURE 6 - SECTION, LANDSCAPE BUFFER ZONE WITH 10M HIGH BUILDINGS

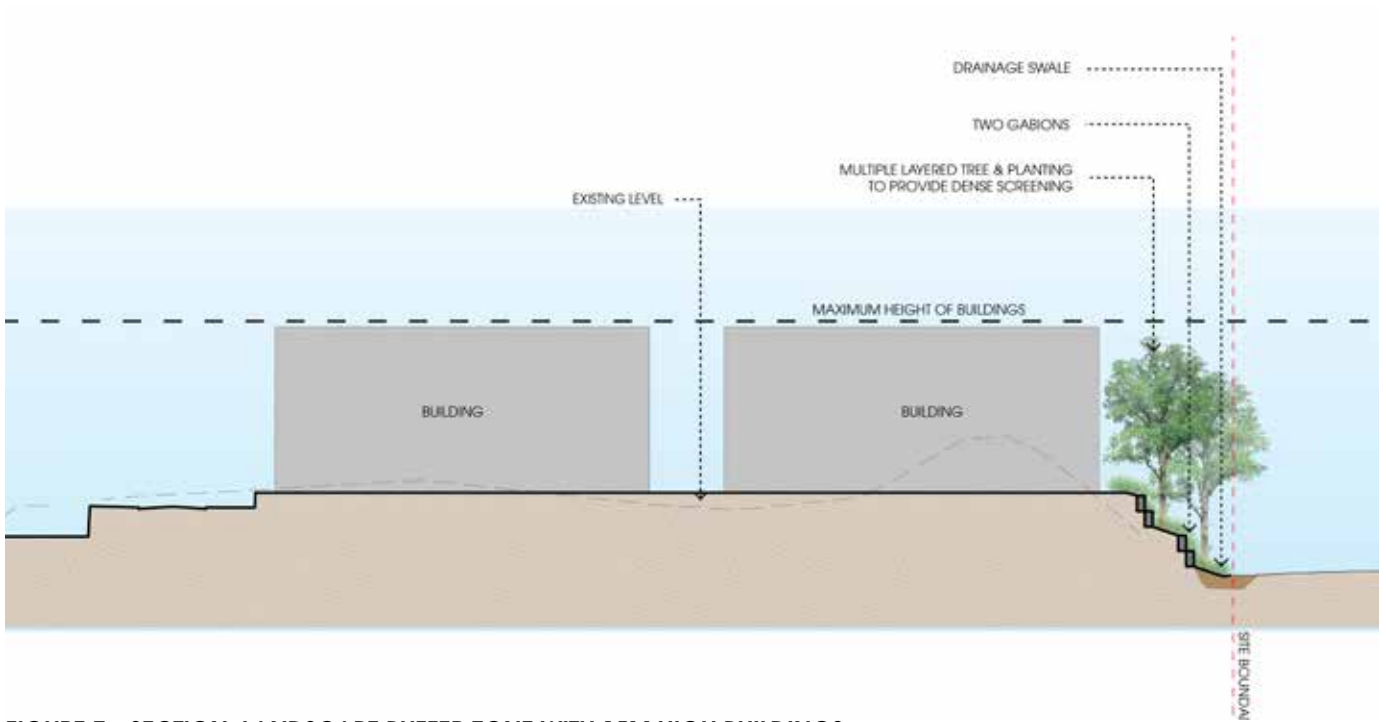


FIGURE 7 - SECTION, LANDSCAPE BUFFER ZONE WITH 15M HIGH BUILDINGS

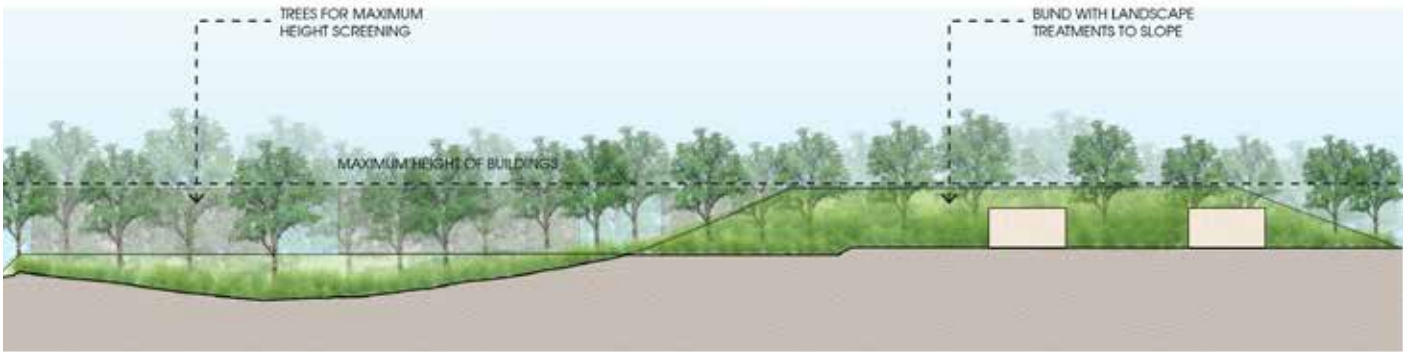


FIGURE 8 - SECTION, LONGITUDINAL SECTION, BUND AND LANDSCAPE BUFFER ZONE



FIGURE 9 - OVERALL PLAN

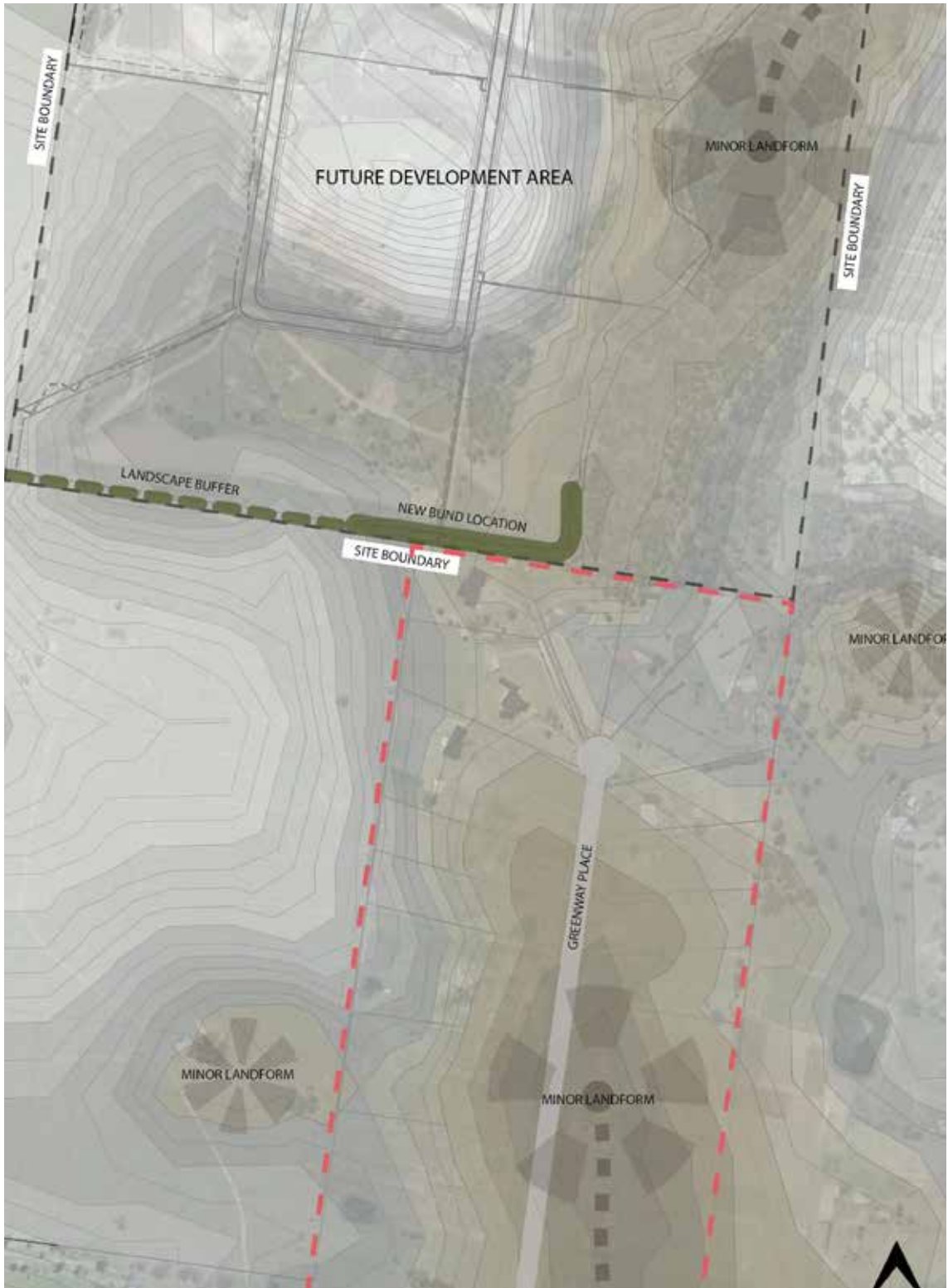


FIGURE 10 - TOPOGRAPHY AND LANDFORM



FIGURE 11 - VEGETATION

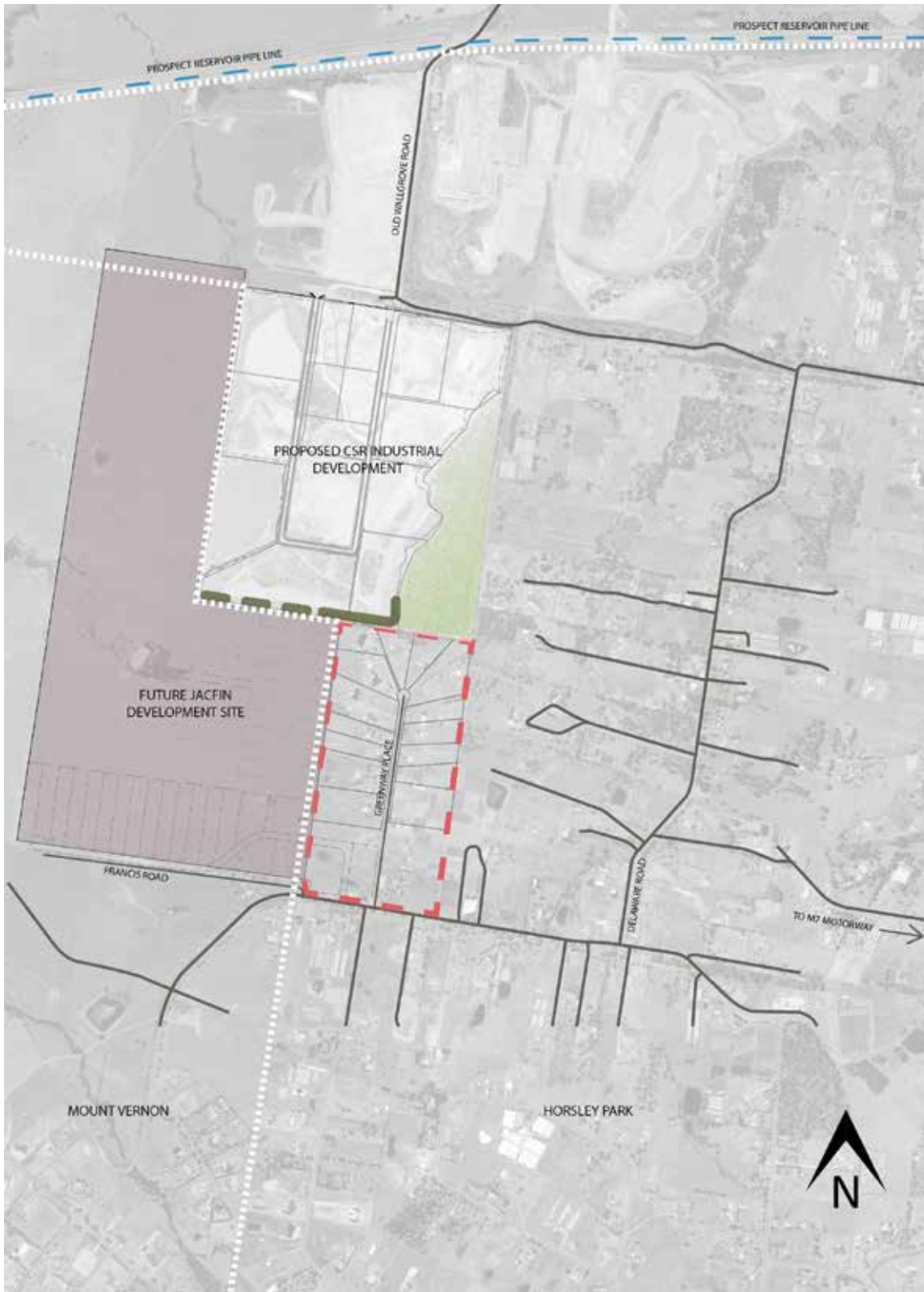


FIGURE 12 - SITE CONTEXT

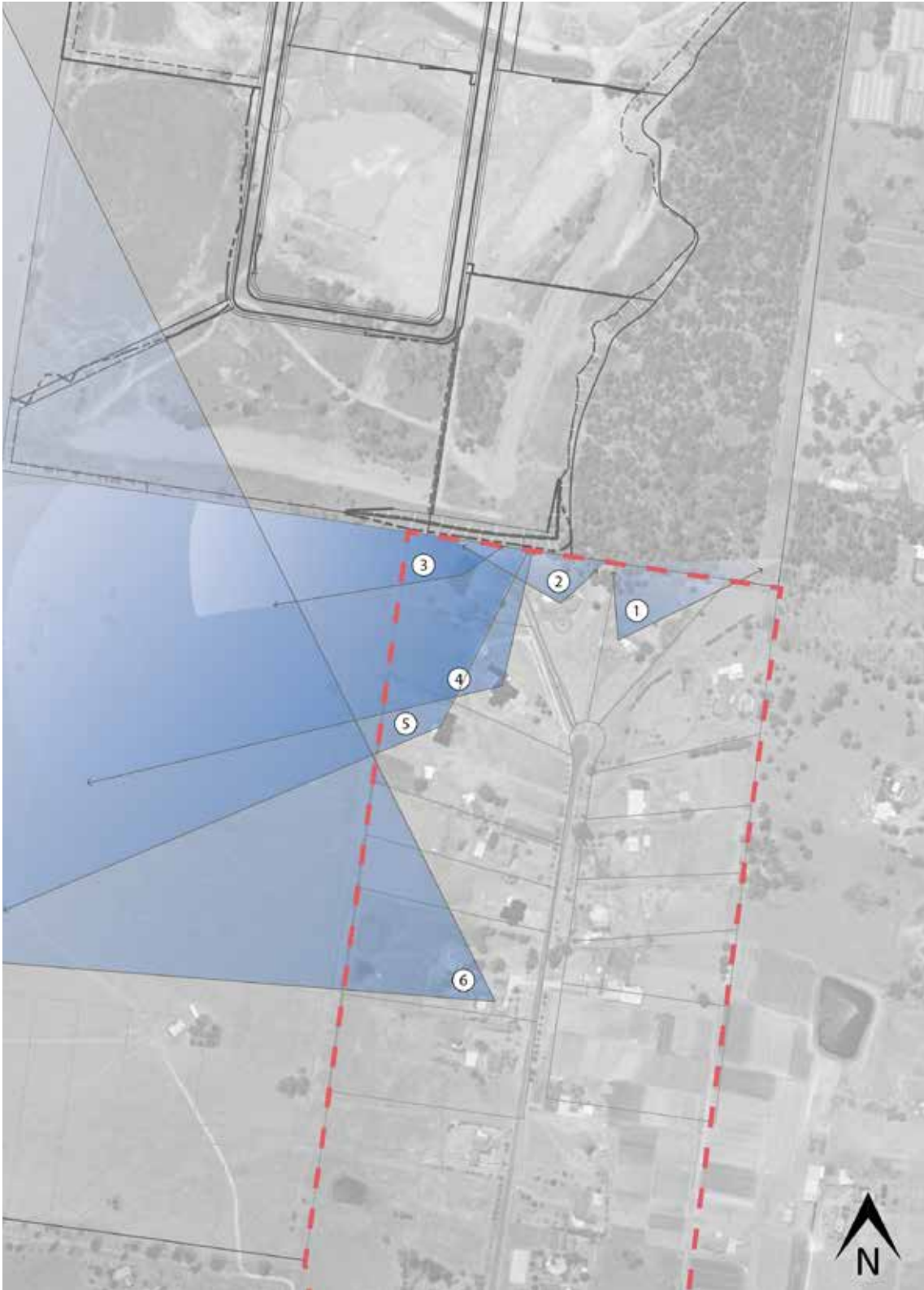


FIGURE 13 - VIEW CORRIDORS

**VISUAL IMPACT
ASSESSMENT**



3. VISUAL IMPACT ASSESSMENT

3.1. NOMINATED PROPERTIES

Visual assessment was undertaken from six properties along Greenway Place:

- > 33 - 37 Greenway Place
- > 38 - 40 Greenway Place
- > 41 - 43 Greenway Place
- > 44 - 46 Greenway Place
- > 47 - 48 Greenway Place
- > 21 Greenway Place

3.2. VISUAL ASSESSMENT METHOD

The visual assessment included visiting each site, and assessing views and potential impact from each key viewing point from external areas, surrounding the house such as key entertaining areas as well as from living areas within the house, such as kitchen, living area and house.

The selection of viewpoints for each property was based on areas most exposed to the CSR property as well as discussions with individual home owners as to areas they consider most visibly exposed to the site.

The site inspection and visual assessment is based on the following considerations:

- > From where are the views obtained?
- > What are the views to be affected?
- > What is the extent of the impact?
- > Is the proposal that is causing the impact reasonable?
- > Whether or not the impact is reasonable may depend on the following factors:

The inspection included an assessment of the overall views from each property, and an assessment of the potential impacts on views from each residence of the proposed industrial sub-division and mitigation measures, including the re-constructed bund and screen planting along the southern boundary.



FIGURE 14 - PROPERTY LOCATIONS

3.2.1. PROPERTY 47 - 48 GREENWAY PLACE

Single level house set within a 1.05 hectare lot.

Views from the property are generally to the north, contained by the existing adjacent vegetation with the area zoned Environmental Conservation.



Location plan



View points



1 - View point looking north from rear garden



2 - View point looking north from rear garden



3 - View point looking north from driveway



4 - View point looking northwest



5 - View point looking northwest



6 - View point looking north west from driveway

SENSITIVITY	MAGNITUDE	VISUAL IMPACT
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VIEWPOINTS LOOKING NORTH

<p>LOW</p> <p>The key viewpoint from the northern portion is approximately 70m away from the southern boundary of the development site.</p> <p>Existing planting of the Environmental Conservation Area within the project area, extends along the entire boundary and is to be retained.</p> <p>This dense planting separates the residence from proposed development lot 203 and 204 and as it is to be retained and prevents views into the site this establishes a low visual sensitivity.</p> <p>From side and front areas of the property views in north west direction extend across neighbouring property towards the site and are similarly contained by the existing planting.</p>	<p>NEGLIGIBLE</p> <p>Despite being relatively close to the project area, as the vegetation is to be retained there will be no changes to the view from the rear outdoor areas.</p> <p>The visual impact of the development on the property will be negligible.</p>	<p>NEGLIGIBLE</p> <p>Due to the retention of existing vegetation providing a screening of current and future activities on site there will be no impact.</p> <p>Views from the property will remain the same.</p>
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SUMMARY

Views from the property to the area of Environmental Conservation Area will remain the same.



Representation of addition screen planting to supplement reconstructed bund

Image of views of existing vegetation of the Environmental Conservation zone

Representation of outlook for outlook area of 33-37 Greenway Place.

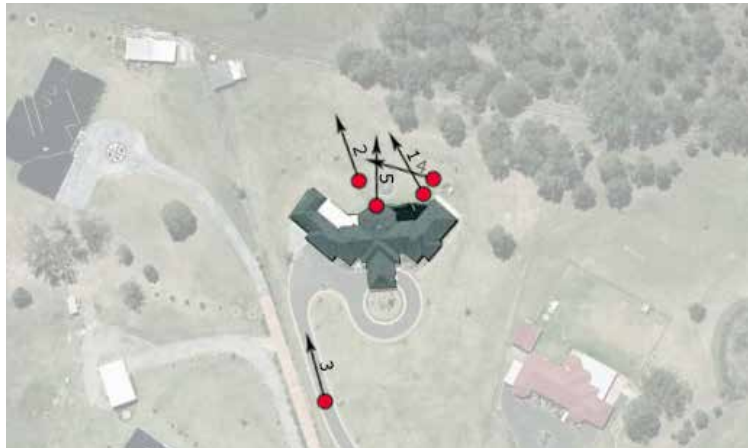
3.2.2. PROPERTY 44 - 46 GREENWAY PLACE

Single level house set within a 1.05 hectare lot.

Views from the property are generally to the north, contained by the existing adjacent vegetation with the area zoned Environmental Conservation and the bund.



Location plan



View points



1 - View point looking north from rear garden area



2 - View point looking north from rear garden area



3 - View point looking north from driveway



4 - View point looking northwest



5 - Panorama view point looking from rear outdoor area.

SENSITIVITY	MAGNITUDE	VISUAL IMPACT
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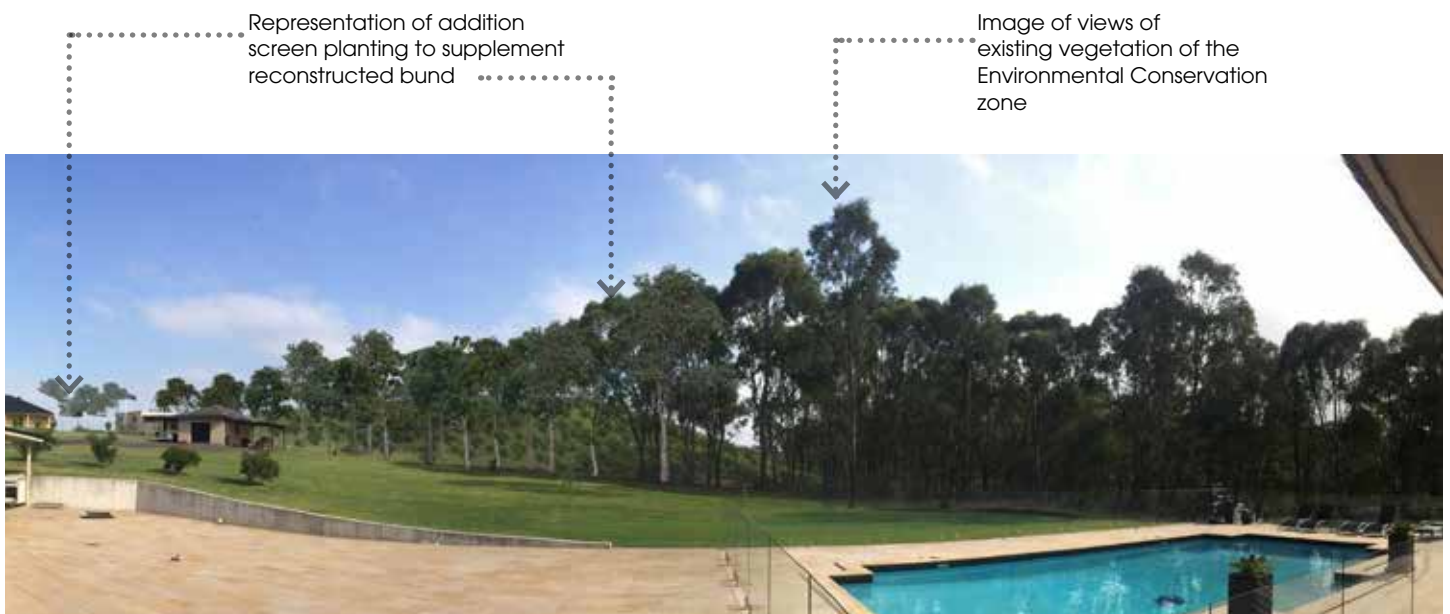
VIEWPOINTS LOOKING NORTH

<p>LOW</p> <p>The key viewpoint from the northern portion is approximately 30m away from the southern boundary of the development site.</p> <p>The views are contained by existing planting of the Environmental Conservation Area and bund.</p> <p>Views to the north-west of the site boundary are limited.</p> <p>This dense planting of Environmental Conservation Area which is to be retained and the reconstructed buffer will prevent views into the site which establishes a low visual sensitivity.</p>	<p>NEGLECTIBLE</p> <p>Despite being relatively close to the project area, with the combination of the vegetation is to be retained and the reconstructed bund, views from the property into site will be prevented.</p> <p>The bund is proposed to be constructed closer, to the property boundary, of matching height, with potential for supplementary planting.</p> <p>The visual impact of the development on the property will be negligible.</p>	<p>NEGLECTIBLE</p> <p>Due to the retention of existing vegetation and the reconstructed bund providing a screening of current and future activities on site there will be no impact.</p>
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SUMMARY

Views to the area of Environmental Conservation Area will remain the same.

The reconstructed bund will appear closer, but will provide equal screening of views of the CSR site as currently provided by the existing bund, with the opportunity for additional planting to the bund embellishing the outlook from the property.



Representation of addition screen planting to supplement reconstructed bund

Image of views of existing vegetation of the Environmental Conservation zone

Representation of outlook for outlook area of 33-37 Greenway Place.

3.2.3. PROPERTY 41 - 43 GREENWAY PLACE

Two storey house set within a 0.98 hectare lot.

Views from the property are generally to the north and north west. Views to the north contained by the bund. Views available to the west across the adjacent Jacfin property towards the Blue Mountains.



Location plan



View points



1 - View point looking north from driveway turnaround area



2 - View point looking north front area



3 - View point looking north from western side of house



4 - View point looking north-west from kitchen / living area



5 - View point looking north-west from rear outdoor area.



6 - View point looking north-west from second storey bedroom

SENSITIVITY	MAGNITUDE	VISUAL IMPACT
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VIEWPOINTS LOOKING NORTH

<p>LOW</p> <p>The key viewpoint from the northern portion is approximately 20m away from the southern boundary of the development site.</p> <p>The views to the north and north-west are contained by existing the existing bund and scattered planting.</p> <p>Views to the north-west of the site boundary are limited.</p> <p>The reconstructed bund along the northern boundary of the property, combined with the proposed buffer planting, as part of the site mitigation will prevents views into the site which establishes a low visual sensitivity.</p>	<p>NEGLIGIBLE</p> <p>Despite being relatively close to the project area, the combination of the reconstructed bund and screen planting views from the property into site will be prevented.</p> <p>The bund is proposed to be constructed closer, to the property boundary, of matching height, with potential for supplementary planting.</p> <p>The visual impact of the development on the property in the long term will be negligible.</p>	<p>NEGLIGIBLE</p> <p>Due to the reconstructed bund providing a screening of current and future activities on site to the north there will be no impact.</p> <p>The proposed screening along balance of the sites southern boundary will provide a long term screen of future activities on site to the north-west, there will be minimal impact.</p>
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SUMMARY

The reconstructed bund will appear closer, but will provide equal screening of views of the CSR site as currently provided by the existing bund, with the opportunity for additional planting to the bund embellishing the outlook from the property.

For views looking north-west of the site, the planting screening will over time provide screening of the CSR site as currently provided by the existing bund, with the tree and shrub planting providing an improved outlook in comparison to the existing bund.

Representation of additional planting looking to the north-west

Representation of reconstructed bund, with supplementary planting preventing views into the site



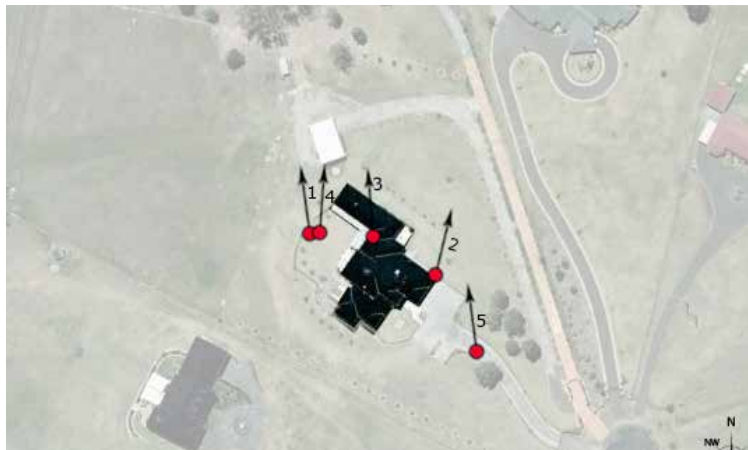
3.2.4. PROPERTY 38 - 40 GREENWAY PLACE

Two storey house set within a 1.58 hectare lot.

Views from the property are generally to the north and north west. Views to the north across neighbouring properties contained by the bund. Distant views available to the north west across the adjacent Jacfin property towards the bund. Distant views available to the west across the adjacent Jacfin property towards the Blue Mountains.



Location plan



View points



1 - View point looking north from pool area



2 - View point looking north from front area



3 - View point looking north-west from second level bedroom.



4 - Panorama view point looking north / north-west from pool area



5 - View point looking north from driveway approach

SENSITIVITY	MAGNITUDE	VISUAL IMPACT
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VIEWPOINTS LOOKING NORTH

<p>LOW</p> <p>The key viewpoint from the northern portion is approximately 120m away from the southern boundary of the development site.</p> <p>The views to the north across neighbouring properties are contained by the existing bund and scattered planting.</p> <p>Views to the north-west are across undulating open rural landscape towards the existing bund which contains the view.</p> <p>In the long term the proposed screen planting will prevent view into the site which establishes a low visual sensitivity.</p> <p>In the short term the removal of the existing bund will enable views into the site the site which establishes a high visual sensitivity.</p>	<p>NEGLIGIBLE</p> <p>The views to the north across neighbouring properties will be contained by the reconstructed bund and scattered planting preventing views into the site, from this direction. Consequently the impact of the development to the north will be negligible.</p> <p>In the long term, as a consequence of the screen planting, the visual impact of the development looking northwest from the property will be negligible.</p> <p>In the short term impact of the development looking northwest towards the site will be moderate to high until the screen planting becomes established. This may be offset by the staging of site works.</p>	<p>NEGLIGIBLE</p> <p>Due to the reconstructed bund providing a screening of current and future activities on site to the north there will be no visual impact looking north.</p> <p>The proposed screening along balance of the sites southern boundary will provide a long term screen of future activities on site to the north-west, there will be minimal visual impact long term.</p>
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SUMMARY

For views looking directly north, across neighbouring properties, the reconstructed bund but will provide equal screening of views of the CSR site as currently provided by the existing bund, with the opportunity for additional planting to the bund embellishing the outlook from the property.

For views looking north-west of the site, the planting screening will over time provide screening of the CSR site as currently provided by the existing bund, with the tree and shrub planting providing an improved outlook in comparison to the existing bund.

Representation of addition planting looking to the north-west

Representation of reconstructed bund, with supplementary planting preventing views into the site



3.2.5. PROPERTY 35 - 37 GREENWAY PLACE

Two storey house set within a 2.03 hectare lot. Note - the total area includes Lot 6 (33A).

Views from the property are generally to the north and north west. Views to the north across neighbouring properties contained by the bund. Views available to the north west across the adjacent Jacfin property towards the bund. Distant views available to the west across the adjacent Jacfin property towards the Blue Mountains.



Location plan



View points



1 - View point looking north outdoor area



2 - View point looking north from ground levels living area



3 - View point looking north-west from outdoor area



4 - View point looking north from second level



5 - View point looking north from driveway approach



6 - View point looking north from front garden area

SENSITIVITY	MAGNITUDE	VISUAL IMPACT
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VIEWPOINTS LOOKING NORTH

LOW

The key viewpoint from the property is approximately 175m away from the southern boundary of the development site.

The views to the north across neighbouring properties are contained by existing the existing bund and scattered planting.

Views to the north-west are across undulating open rural landscape towards the existing bund which contains the view.

In the long term the proposed screen planting will prevent views into the site which establishes a low visual sensitivity.

In the short term the removal of the existing bund will enable views into the site the site which establishes a high visual sensitivity.

NEGLIGIBLE

The views to the north across neighbouring properties will be contained by the reconstructed bund, scattered planting and neighbouring properties preventing views into the site, from this direction. Consequently the impact of the development to the north will be negligible.

In the long term, as a consequence of the screen planting, the visual impact of the development looking northwest from the property will be negligible.

In the short term impact of the development looking northwest towards the site will be moderate to high until the screen planting becomes established. This may be offset by the staging of site works.

NEGLIGIBLE

Due to the reconstructed bund providing a screening of current and future activities on site to the north there will be no impact looking north. Reinforced by neighbouring properties and scattered planting masking the view.

The proposed screening along balance of the sites southern boundary will provide a long term screen of future activities on site to the north-west, there will be minimal visual impact long term.

SUMMARY

For views looking directly north, across neighbouring properties, the reconstructed bund will provide equal screening of views of the CSR site as currently provided by the existing bund, with the opportunity for additional planting to the bund embellishing the outlook from the property.

For views looking north-west of the site, the planting screening will over time provide screening of the CSR site as currently provided by the existing bund, with the tree and shrub planting providing an improved outlook in comparison to the existing bund.

Representation of addition planting looking to the north-west

Representation of reconstructed bund with supplementary planting and neighbouring properties preventing views into the site to the north.



3.2.6. PROPERTY 21 GREENWAY PLACE

Two storey house set within a 2.03 hectare lot.

Views from the property are generally to the north and north west. Views to the north limited across neighbouring properties and contained by the bund. Distant views available to the north west across the adjacent Jacfin property towards the bund. Distant views available to the west across the adjacent Jacfin property towards the Blue Mountains.



Location plan



View points



1 - View point looking north from driveway



2 - Panorama view point looking north / north - west from rear garden area



4 - View point looking north from rear garden



5 - View point looking north - west from rear garden



5 - View point looking north / north - west from second level area

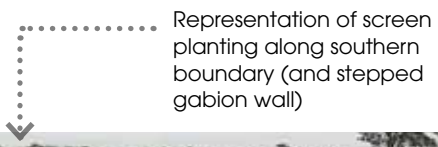
SENSITIVITY	MAGNITUDE	VISUAL IMPACT
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VIEWPOINTS LOOKING NORTH

<p>LOW</p> <p>The key viewpoint from the property is approximately 420m away from the southern boundary of the development site, beyond the Relevant clauses of SEPP (WSEA) 2009 Part 5, Clause 21 (1) in relation to visual amenity and compliance which "applies to any land to which this Policy applies that is within 250 metres of land zoned primarily for residential purposes"</p> <p>The views to the north towards the site are masked by neighbouring properties.</p> <p>Views to the north-west are across undulating open rural landscape towards the existing bund which contains the view.</p> <p>In the long term the proposed screen planting will prevent views into the site which establishes a low visual sensitivity.</p> <p>In the short term the removal of the existing bund will enable views into the site, however as it is a long distance view it establishes a low visual sensitivity.</p>	<p>NEGLIGIBLE</p> <p>The views to the north to the site are highly restricted across as a consequence of distance and location of neighbouring properties. Consequently the impact of the development to the north will be negligible.</p> <p>In the long term, as a consequence of the screen planting, the visual impact of the development looking northwest from the property will be negligible.</p> <p>In the short term impact of the development looking northwest towards the site will be low as a consequence of distance to the site.</p>	<p>NEGLIGIBLE</p> <p>The proposed screening along balance of the sites southern boundary will provide a long term screen of future activities on site to the north-west, combined with the site distance there will be minimal visual impact long term.</p>
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SUMMARY

Views from the property to the CSR site are generally in a north-west direction. The planting screening will over time provide screening of the CSR site as currently provided by the existing bund, with the tree and shrub planting providing an improved outlook in comparison to the existing bund.



3.3. ADDITIONAL PROPERTIES

3.3.1. PROPERTIES LOT 6 (33A), 61 - 63, 64 - 67 AND 76 - 83 GREENWAY PLACE AND 315 - 319 BURLEY ROAD

Council also received submissions from 4 properties at lot 6 (33a), 61 - 63, 64 - 67 and 76 - 83 Greenway Place as well as from 1 property at 315 - 319 Burley Road.

View points were taken from each street frontage towards the proposed development. Views of the existing bund and CSR site were minimal due to both distance and location of residential properties and planting in the foreground, which masked any views. In our opinion any future development of the CSR would have negligible visual impact on these properties as viewed from the street frontage.



1 - View point looking north from street frontage at Lot 6 (33a) Greenway Place



2 - View point looking north from street frontage at 61 - 63 Greenway Place



3 - View point looking north from street frontage at 64 - 67 Greenway Place



4 - View point looking north from street frontage at 76 - 83 Greenway Place



5 - View point looking south from street frontage at 315 - 319 Burley Road towards site

SUMMARY

Based on the assessment of existing views and the proposed mitigation measures as part of the site redevelopment along the project site southern boundary, it is reasonable to conclude the impact on the views looking north and north-west from existing the residential properties will be minimal.

The reconstructed bund will notwithstanding appear closer for views looking directly north, will provide equal screening of views of the CSR site as currently provided by the existing bund.

The reconstructed bund is proposed to be constructed to the same height of the existing bund, with all future buildings within the industrial sub-division to have a finished roof level below the height of the bund.

The reconstruction of the bund and associated earthworks also provides the opportunity for additional planting to the bund in lieu of the current minimal grass cover, improving views substantially from individual properties.

It is noted the bund is to be constructed with 1:1 slopes, which is considered steep for planting and will require considered construction techniques and ongoing maintenance to ensure a suitable growing medium is provided for planting and to minimise potential erosion.

For views looking north-west of the site, across the Jacfin site the planting screening will over time provide screening of the CSR site as currently provided by the section existing bund to be removed, with the tree and shrub planting providing in our opinion an improved outlook in comparison to the existing bund.

Through correct plant selection and suitable establishment and follow up maintenance, the planted screen will provide a screen to match and possibly exceed the height of existing mound. The proposed width of 10m will provide sufficient room for staggered planting along three rows, which through the interlocking of canopy will enable a solid wall of planting to emerge. Where opportunities exist to increase the width of the buffer, this will further enhance the screen planting.

An important part of providing the establishment of the screen planting is the timing of implementation. Ideally the removal of the section of mound and its replacement with planting should occur as early as possible during the development of the site to enable establishment and growth of plant material to create the screen, and minimise the length of time residents are exposed to both construction works occur on the site, as well as new buildings and associated facilities.

To ensure successful establishment of the landscape screen a detailed planting plan strategy should be developed indicating proposed species, soil preparation and amelioration techniques, planting techniques and maintenance for both the establishment period as well as for long term management. The planting should be fenced, and have appropriate signage to protect the planting from potential damage.

Over time the screen planting would be considered appropriate within the broader semi-rural landscape and may provide in our opinion an improved visual outcome, when looking to the north-west across the Jacfin site towards the CSR site.

It is noted this assessment has not taken into consideration any proposed redevelopment of the Jacfin site, which may have impact on views from the nominated properties.

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