



The Precinct Group
By email

Attention: Dylan Baudinet

S18-0072_NEPEAN BUSINESS PARK
9.9.11 - Version 2

Dear Dylan

NEPEAN BUSINESS PARK: RESPONSE TO STATEMENT OF FACTS AND CONTENTIONS (SOFC) RELATING TO LANDSCAPE DESIGN

With reference to the Statement of Facts and Contentions dated 1st September 2021 we have set out below our responses to those items that relate to landscape design, namely:

- Item 5 - page 31
- Item 6 – page 32

Page 31: Item 5. Inadequate consideration of land zoned Environment

The Application inadequately considers land zoned Environment leading to adverse environmental impacts and non-compliance with Penrith Lakes SEPP Zone objectives. Particulars:

5.1. The Application does not consider the impacts of earthworks and drainage works on land zoned Environment, particularly regarding tree protection measures. As such, inadequate information has been provided to assess whether the Application achieves the Environment zone objective of preventing development that would adversely impact on the zone values.

Response

The extent of bulk earthworks is the same as the current approved rehabilitation works that are under construction other than the new entry from Old Castlereagh Rd. Therefore, it is considered there is no additional impact other than the new entry from Old Castlereagh. Tree protection measures will be addressed by others.

5.2. Noting the ill health of the trees in the Environment zone, parallel to Old Castlereagh Road, identified in the Arborist Report, the proposed hydroseed planting is not considered adequate to manage or restore the Environment zone in line with the objectives of the zone.

Response

Given that the trees already in poor health already, further excavation around their root zones is likely to exacerbate their condition, hence the selection of hydroseeding. Hydroseeding is acknowledged as a viable and effective means of re-establishing vegetation on embankments and is regularly approved for use in



establishing native vegetation on major infrastructure projects adjoining bushland areas (as visible along the M2 Motorway). The hydroseeding is therefore considered adequate for this purpose.

Page 32: Item 6. Inadequate landscaping strategy

The Application inadequately addresses landscaping for the site, particularly in regard to the Environment zone parallel to Old Castlereagh Road. Particulars:

6.1. The proposed Landscape Concept Plan fails to recognise the importance of Old Castlereagh Road as a gateway to the Penrith Lakes Recreation Precinct and does not clarify how it will contribute towards the Environment zone objective to protect, manage and restore areas of high ecological, scientific, cultural or aesthetic value.

Response

The Landscape Design recognises the importance of the gateway to the PLRP, both in identifying the compromised nature of the trees on its southern boundary and in proposing a new understorey to ensure a stronger, more ecologically diverse and more enduring outcome for the environmental zone.

6.2. The proposed design of the embankment adjacent to the Old Castlereagh Road and presence of overhead powerlines does not allow for adequate planting in this location. Council advised that the embankment should be terraced and consideration of undergrounding powerlines take place to allow for a more diverse planting typology to assist in amenity, screening the industrial development and helping to cool the surrounding hard surfaces by allowing more larger canopy tree planting.

Response

The overhead powerlines sit within the road reserve. No planting is proposed that will be impact the overhead powerlines. Understorey planting is proposed to complement the existing trees.

The current proposed embankment and planting will provide a diverse typology and assist in amenity for screening the future industrial buildings and cooling the surrounding hard surfaces. There will be further future landscape work within each lot to complement the vegetation buffer along Old Castlereagh Rd.



6.3. The proposed Concept Landscape Plan does not include landscaping treatment of the batters interfacing with adjoining sites to minimise the developments visual impact to neighbouring properties.

Response

The neighbours to the east and south have the rear of their buildings on the boundary with full height concrete panel walls (see below picture). There are no view corridors to maintain or protect. There are no adjacent sensitive views that require screening. Therefore, there is no visual interface to manage with landscape/planting to the east or south.



Image of buildings on existing eastern boundary

The batters to the north of the site are managed with a significant landscape setback of canopy trees, ground cover and embankment planting to provide amenity for screening the future employment uses.

Most of the interface to the west and south west is the road reserve which includes street trees and verge treatment.

Each lot will have a landscape design coordinated with a building to complete the landscape treatment around the site.

The landscape treatment to the perimeter of the site is appropriate.



6.4. The proposed Concept Landscape Plan includes tree species that are inappropriate for the Site. Council raised concerns that the species proposed are not known to occur within the local native vegetation communities that occur in the subject area, and that are known to perform poorly in the Penrith area.

Response

The proposed tree species have been selected to meet the twin goals of using a considered combination of locally native species that will thrive in an urban landscape setting such as this business park (not a natural bushland environment) and the need to optimise the growth rates and crown/size of trees to achieve the urban tree canopy and heat island mitigation targets and timeframes.

Some of the local native species in the Nepean Rover area of Penrith are slow growers with relatively open canopies which have been shown in research to be significantly less effective in achieving urban heat island (ambient temperature) mitigation.

Specific species can be further reviewed if Council can identify which species perform poorly in urban contexts in the Penrith area. It should be noted that, in many cases poor performance of trees planted in urban areas is related to poor specification of adequate soil capacity for the root zone, poor planting practice and poor maintenance during establishment, not necessarily a species performance issue per se in a given locality. We are however happy to be advised on species of particular concern in relation to their poor environmental response to this locality.

Please do not hesitate to contact me if you have any queries concerning these responses.

Yours faithfully

Clouston Associates

CROSBIE LORIMER

Managing Director

Registered Landscape Architect No 891