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19 September 2022

Jesse Evans
Director Resource Assessments
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Jesse

BADGERYS CREEK QUARRY AND BRICK MAKING PROJECT (MP10_0014)
REQUEST TO APPOINT INDEPENDENT ENVIRONMENTAL AUDITOR

I am writing to advise you that Schedule 3, Condition 37D of the above-mentioned project approval, requires us to provide a Visual Impact Management Plan which is to be prepared by a qualified and experienced person/s.

Visual Impact Management Plan

37D. Within 6 months of approval of Modification 3 and 4, the Applicant must prepare a Visual Impact Management Plan for the development to the satisfaction of the Secretary. This plan must:

- (a) be prepared by a suitably qualified and experienced person/s;
- (b) be prepared in consultation with Council, TfNSW and relevant WSA authorities;
- (c) describe the measures to be implemented to minimise the visual, landscaping and off-site lighting impacts of the development to the WSA and surrounding community;
- (d) include a landscaping strategy to shield public views of the development (including views from the Eastern Airport Ring Road) that includes:
 - the measures identified in the EA (Mod 3 and 4);
 - a vegetation strategy utilising a diversity of local provenance tree species from the native vegetation community (or communities) that occur, or once occurred on the site, and would minimise wildlife attraction;
 - a bund vegetation and maintenance schedule; and
 - procedures to notify, consult with and implement site-specific mitigation measures at affected privately-owned residences; and
- (e) include a program to monitor and report on the implementation and effectiveness of the mitigation measures; and
- (f) include a protocol to update the plan to include the requirements of condition 37A and 37B of this Schedule, once the Secretary has been advised of the confirmed Eastern Ring Road alignment, as required under condition 25C of this Schedule.

The Applicant must implement the Visual Impact Management Plan as approved by the Secretary.

CSR Building Products is requesting that the DPIE endorses our selected consultant Ben Gluszkowski from Geoscapes, he is an AILA registered landscape architect and has undertaken several Visual Impact Assessment for SSD approvals for large format Industrial developments, his resume is attached to this letter.

We request that the Secretary endorses our selection of Ben as a qualified and experience person in writing up Visual Management Plans.

Look forward to your response, if you have any questions please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nelma Arancibia', written over a light gray rectangular background.

Nelma Arancibia
Senior Development Manager – Development
CSR Limited – Group Property

Attachment – Ben Gluszkowski - Curriculum Vitae

Name: **Ben Gluszkowski**

Position: **Geoscapes Director**

Project Role: Landscape Design Leader

Qualifications: Post Grad. Dip. Landscape Architecture,
Leeds Metropolitan University (UK)
BA (Hons) Garden Art and Design, Leeds
Metropolitan University (UK)
Higher National Diploma Landscape Design
Management, Nottinghamshire (UK)
AILA Registered Landscape Architect # 5868



Ben is an AILA registered landscape architect and the founding director of Geoscapes. He began his career in the UK and moved to Australia in 2008, having worked in Sydney for several large practices as a Senior Landscape Architect he now holds over 17 years' experience in the field of Landscape Architecture. Ben's international project experience includes mixed use, public domain, high end residential, streetscape, subdivision, industrial and infrastructure.

In the UK Ben project managed the detailed landscape construction documentation of Clarence Dock, a highly prestigious £250mil, 1,000,000 sq ft mixed use development along heritage listed docklands in Leeds. This included streetscape and interpretive art elements. Ben prides himself on maintaining excellent client relationships, detailed design and producing documentation to a high standard.

Ben has experienced Visual Impact Assessment (VIA) from the very start of his career in Landscape Architecture. He has previously been involved in high profile LVIs on developments within the UK, including the M1 & M62 motorway road widening, several wind farms and energy from waste facilities (EFW).

Within Australia, Ben has made Geoscapes a leader within the field of VIA and has completed several assessment reports for some of the largest industrial developments in Sydney. These were either submitted as part of an Environmental Impact Statement (EIS) for State Significant Development (SSD) to the DPE, or to local council for DA. Clients have included Snackbrands Australia, Jaycar, Frasers, Altis, DCI, ESR, Charter Hall and MDC.

Since forming Geoscapes in 2017, Ben has established a landscape architectural practice that has already gained an industry reputation of delivering an extremely high standard of work that exceeds client expectations.

Selected Project Experience:

Urban Design and Public Domain

- Chapel Street, Rockdale Urban Design Competition
- Cronulla Design Ideas Competition

Education

- St James Catholic School, Glebe
- St Narsai College, Horsley Park NSW

Commercial

- Oran Park Pub
- Oran Park Tavern
- The Governor Pub, Macquarie Park
- Blacktown Workers Sports Club

Residential Subdivisions

- Marsh Road, Silverdale
- Hillview Road, Kellyville
- Tullimbar Development, Shellharbour

Parks and Open Space

- Mirragan Community Park
- Ravenswood Park Community Park
- Camerygal Park, Lane Cove

Industrial & Visual Impact Assessment

- Prestons Industrial Development, NSW
- Hollinsworth Road Industrial Development, NSW
- Jaycar, Eastern Creek
- Snackbrands Stage 1, Orchard Hills
- 'Summit' 706 Mamre Road, Kemps Creek
- 'Dexus Kemps Creek' 113 to 153 Aldington Rd, Kemps Creek
- 'Ardev Warehouse & Manufacturing Facility', Kemps Creek
- 128 Andrews Road, Penrith

Residential

- Mobbs Lane, Eastwood NSW
- Byron Road Development, Leppington, NSW
- 'The Residence' Hyde Park, NSW
- 5-7 Charles St, Penrith, NSW



GEOSCAPES Landscape Architecture

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