

# MEMO

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Project:	Travis Lythall		
Subject:	Brickworks Plant 2 DA Modifications - Architectural Drawings		
Date:	25 June 2021		
Name:	John Holland	Project Number:	190195

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**This memo is in response Brickworks Plant 2 DA Modifications - Architectural Drawings.**

GroupGSA was previously engaged by Austral Bricks in April 2019 to undertake an independent visual impact assessment in relation to the proposed upgrade to their existing brickmaking plant number 2 at 780 Wallgrove Road, Horsley Park.

The proposed upgrade by Austral Brickworks that the visual impact assessment was based on was to upgrade their existing brickmaking plant, which included the provision of a stack to 35m high and increased heights to existing buildings.

## Visual Impact Assessment

The assessment of the potential visual impacts of the development was undertaken based on fieldwork and observations carried out in April 2019. The field assessment included documenting and assessing the potential visual exposure of the proposal, the potential effect of the proposal on the existing character of the immediate and wider context and the potential effects on existing views from the public domain including roads, infrastructure, and reserves.

The Visual Impact Assessment was based on an assessment of the visual significance of the proposed built development on the surrounding context.

Eight viewpoints were selected for the visual impact assessment. These viewpoints had been selected based on multiple factors such as distance from the site, angle towards the site, and the land use at the viewpoint. The eight viewpoints cover a 360-degree zone around the site to provide a variety in visual magnitude and they also consider a mix of land uses that represent a scale of visual sensitivities for assessment.

## Visual Impact Assessment Report, June 2019

No viewpoints were identified to suffer from significant (high) visual impacts because of the proposed development. It was generally noted that the sites with the highest visual magnitude were generally from less sensitive view receivers such as Industrial and Commercial Zones, with exception to View 2. View 2 is set in a rural residential context in close proximity to the study site.

The following explanations were found to be key factors at several sites and consistently affected the magnitude ratings generated:

- The proposed development was commonly screened by topography or established vegetation
- Viewpoint character and context was not considered sensitive to the view of the proposed development due to being predominantly from Industrial and Commercial Zones
- Viewing distances were long and thus the development was difficult to distinguish or was viewed within a much larger overall context

## Proposed modifications

GroupGSA has been subsequent requested to provide additional commentary on proposed modifications in relation to the Brickworks Plant 2.

We note the proposed modifications are made in relation to SSD 9601, which was granted by the Minister for Planning and Public Spaces on 18 May 2020 for “Upgrade works to Horsley Park Brickworks Plant 2 Facility”. Accordingly, the proposed development would facilitate the proposed modifications of the site layout as approved under Appendix 1 of the original Instrument of Approval, encompassing alterations and additions to the facility including:

- Upgrade scrubber to twin tower scrubber
- Extension of hardstand
- Proposed new entry
- 15 new car spaces
- Extension of OSD Basin
- New gatehouse

We note the proposed modification indicate no change to the stack height of 35m and no increase in increased heights to existing buildings, beyond the original proposals.

As listed above the additional changes relate to hardstand, additional water tanks, car parks, entry, gatehouse and the like which we consider inconsequential in terms of the scale and type of development and have no influence on the findings of the visual impact assessment, as the analysis was based on regional context, rather than a local context with the focus on examining the visibility of a 35 metre high stack and raised building heights, rather than minor modifications.

In summary in our opinion there is no requirement to update the original Visual Assessment Report (attached), dated June 2019 for the Austral Bricks Horsley Park Brickworks Plant 2 Facility.

Regards



John Holland,  
Director Landscape Architecture  
GroupGSA