CLOUSTON associates

JACFIN PTY LTD

HORSLEY PARK EMPLOYMENT PRECINCT

Preferred Project Report – a methodology statement

S12 0029 - 09/07/12 - Rev B

PREFERRED PROJECT REPORT

INTRODUCTION

CLOUSTON Associates were appointed by Jacfin Pty Ltd to develop a comprehensive set of landscape design guidelines for the development of an Employment Precinct at Horsley Park, that forms part of the WSEA (Western Sydney Employment Area). This report is a summary of the methodology and approach to the landscape design guidelines.

The work has been informed by comments provided by the residents, the "Concept Plan NS 1110" report by Clouston Associates dated 25/11/10, and the photomontages developed by the architects Urbaine.

This document is to be read in conjunction with the following work produced by CLOUSTON Associates

Landscape Concept Masterplan (S12 0029: LA00.2).
Landscape Detail Areas 1 to 3 (S12 0029: LA00.3, LA00.4 and LA00.5).
Landscape Cross Sections sheets 1 to 2 (S12 0029: LA01.0 and LA01.1).
Objectives of the Landscape Concept Masterplan report (S12 0029: 09/05/12).

OBJECTIVES

The following objectives were agreed at the outset of the project. The objectives focused on mitigation of the potential visual, landscape and ecological impacts arising from the development. The visual mitigation study centred around the potential views by existing and future adjacent residential dwellings along the eastern and southern boundaries of the proposed Horsley Park Employment Precinct development.

Objective 1
Develop a working knowledge of the site and the issues involved with the development.

Method
A series of detailed site studies was undertaken to examine the visual and physical relationships between the various components of the project and the existing and future residential dwellings.

Result
The result of this exercise has been a robust understanding of the site, in particular the terrain, vegetation and views from the residential properties towards the site.

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Sample of site survey photograph.

Objective 2
Develop a landscape strategy that provides a framework of ideas in response to the brief and from which to take the landscape proposals forward.

Method
From the site studies, the landscape strategy examined the overall context of the site and the relationships between the proposed development and residential dwellings. It also explored the wider vegetation groups and sought ways to establish habitat links. Initial mark-ups of key views were also examined.

Result
The landscape strategy provided a framework for the proposals that directly addresses issues arising from the development. This framework was then tabled with the client and team to commence initial discussions on the emerging landscape design guidelines.

Sample of the initial landscape strategy.

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Objective 3
Prepare a thorough investigation of the existing terrain and understand the visual relationships between the proposed buildings and existing residences. Make recommendations from this study and adjust the proposals to mitigate potential impacts.

Method
From the initial landscape strategy, the terrain study involved creating a large number of detailed topographical sections. On these sections, principle vegetation groups, the proposed development and existing residential properties were located.

Result
The terrain study helped the team to identify all potential sight lines from the residences to the development. This study then informed adjustments to the proposed development as shown in the samples below. Importantly, the team decided on setting back the proposed warehouse units and road to mitigate potential views. This excercise also ensured some existing sight lines of the Blue Mountains were preserved for the local community.

The above red lines indicate the set back positions of the road and buildings away from the residences. This will mitigate potential visual impacts and allow sight lines to be preserved from the residences to the Blue Mountains.

Objective 4
Develop robust details for a comprehensive visual mitigation of the development.

Method
The Concept Masterplan has been developed iteratively with the architect to ensure that the landscape mitigation proposals fully address potential visual impacts. This has been undertaken through an iterative design process employing computer generated models of the development to inform the landscape proposals, which in turn influence the siting of the proposed buildings and road layout in the model, which in turn produce photomontages of the proposed development.

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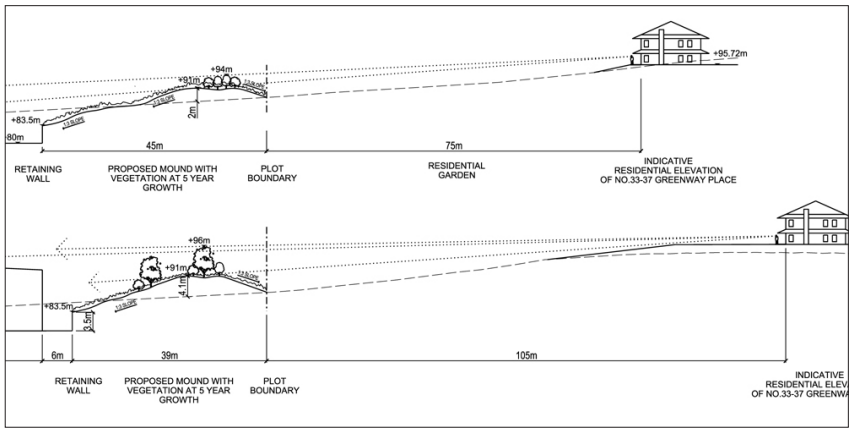
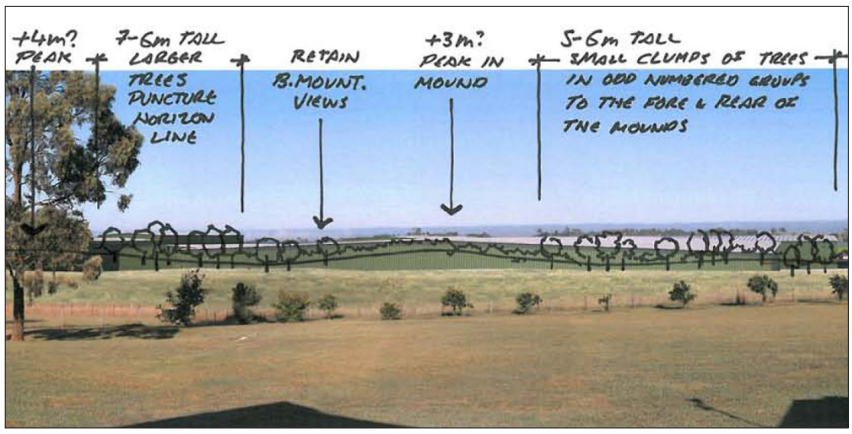
Result

The result of this exercise has been the creation of a comprehensive set of proposals that present a robust examination of all potential visual impacts and thorough mitigation of them.



The above image shows the initial landscape sections that were generated by the digital terrain model. These sections infiormed the initial levels for a proposed landscape mound and associated planting, to mitigate potential views of the development. These sections were then fed into the architect's computer model to develop initial photomontages of views from the residential properties.



The above image shows a mark-up of one of the early photomontages from a residential dwelling to the development produced by the architect. This was a very comprehensive and iterative process between the team. It sought to establish the optimum mitigation of the development from specific surveyed views from the residential dwellings towards the development.

Objective 5

Visually integrate the boundary/edge of the development into the wider landscape setting.

Method

The proposed landscape should reflect the distinct former character of the site. A study of this character was undertaken to understand its inherent values and to inform the

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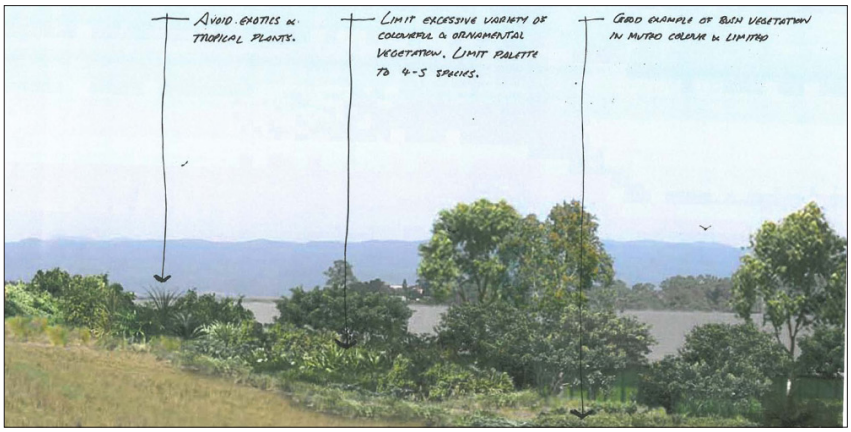
emerging landscape proposals. This objective has been achieved through the appropriate selection of indigenous plant material (Leptospermum, Melaleuca, Acacia spp.), including large swathes of bushland vegetation and a gently undulating landform (max 1:3 slopes) to reflect the site's surroundings. When the landscape proposals are developed in detail, trees endemic to the area should be used due to their low maintenance requirements, aesthetic appeal and suitability to the natural habitat. If this is not possible it is preferred that plants native to Australia are used. Exotics are not to be used.

Result
The refined landscape proposals present an optimum landscape fit in terms of native planting palletes that will blend into the existing environment.



The above image shows a further mark-up process of the more refined photomontages of the proposals. Here, great attention was paid to the use of specific plant species to ensure they would naturally blend into the existing environment.

Objective 6
Where practical, preserve existing long distance views to the horizon / Blue Mountains.

Method
This objective is subject to the important requirement for comprehensive visual mitigation of the proposals. The landscape proposals have sought to achieve a balance. This has been achieved through creating clumps of vegetation grouped together in response to the most visually prominent parts of the site, and creating gaps in the vegetation to other areas that preserve long distance views.

Result
There were considered to be 7 key long distance sight lines currently available from the residential dwellings that could be retained without compromising the mitigation provided by the overall buffer planting.

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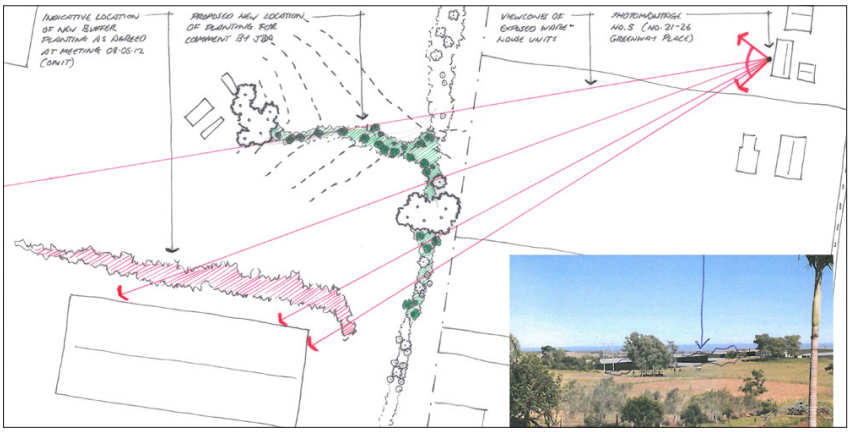
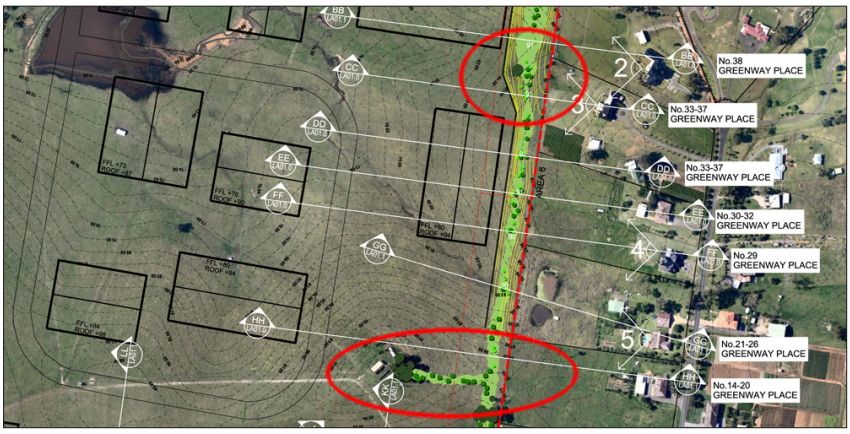


The above image shows a further excercise in reaching an optimum balance between buffer planting and the retention of long-distance views of the Blue Mountains.

Objective 7
Where practical, retain existing mature trees.

Method
A number of trees along the site boundary and to the crest of the existing hillock represent significant landscape features and contribute to the character of the landscape. The concept proposals have been developed to ensure that these trees are retained.

Result
The proposed retaining wall was adjusted to ensure that the potential for retaining existing trees could be achieved, subject to the detailed landscape proposals.



The above image shows a further refinement to the proposals, to allow for the potential retention of the existing trees. Note the kink in the retaining wall to the upper area and the extension of the landscape planting to the lower area.

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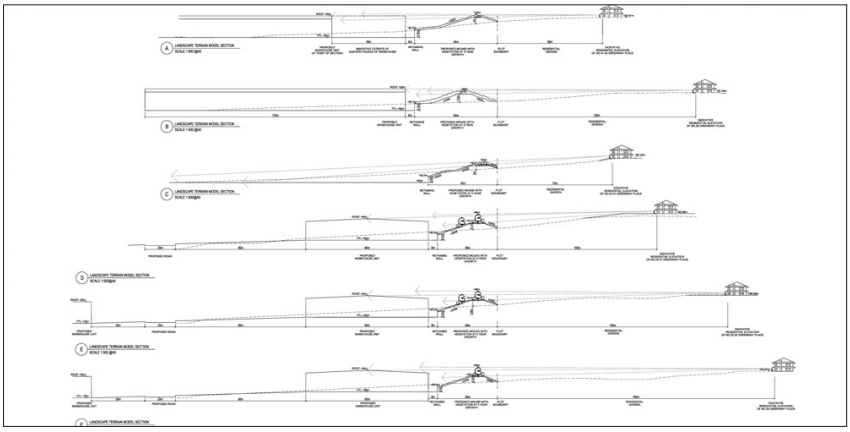
Objective 8
Produce a full set of documentation that clearly details the landscape mitigation proposals for their full assesment and understanding.

Method
CLOUSTON Associates produced a landscape documentation package using their Visual Impact Assessment methodology. This documentation included details of the proposed earth mound including contours and vegetation, as well as the proposed retaining wall.

Result
Samples below.

The above image shows the final landscape configuration to provide the optimum mitigation of the development upon its setting.



The above image shows the final landscape sections detailing the earth mound, retaining wall and planting.