



NAME REDACTED

OBJECT

Submission ID: 211317

Organisation: N/A	Key issues: <i>Visual impacts, design and landscaping</i>
Location: <i>New South Wales 2576</i>	
Attachment: N/A	

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I am concerned that the applicant is relying on 'proposed landscaping' to counteract some of the negative aspects of the proposed development. These negative aspects include:

- *The visual bulk of the development and its intrusion into the existing character of the region;*
- *The need to reduce the effects of wind in distributing plastic material, micro-particles and the generated smells and toxins over the neighbouring residential community; and*
- *The need for a strong, resilient and safe buffer between the development and the riparian zone along the river.*

The site currently does not have any established vegetation to provide the basis for 'proposed landscaping' which will therefore need to be provided from scratch. Establishing trees and under-storey vegetation on a new industrial site of this sort is extremely difficult and unlikely to be successful because:

1. *All industrial development sites severely damage existing soil structure from construction equipment, material stockpiles and lack of any protection of existing ground through the construction period. This is especially true when there are no substantial tree stands on site that are designated to be retained and protected. So, any condition requiring 'proposed landscaping' will need the development to not only install suitable plants, but to ensure that the groundworks and on-going care of the landscaping will ensure that plants will achieve the necessary screening and buffering. This is not a short-term or construction period only requirement. Screening of the infrastructure using vegetation will take many years and ideally should be started years before any construction is started, then adequately protected and maintained during construction, so that there is the necessary screening once construction is complete.*
2. *If perimeter 'landscaping' is a requirement for the development, there is currently no method of enforcing the on-going professional care of suitable planted materials on any development site to ensure that the vegetation is healthy enough to achieve any sort of screening or buffering. The only sites where this is achieved are premises that rely on their attractiveness to the public to make the site commercially successful. This site is not one of those.*
3. *Even if the 'proposed landscaping' includes perimeter mounds, uses mature-sized trees and is maintained expertly on this site, it will not provide enough screening or wind protection. This is because there is nowhere near enough width in the perimeter strip that is available for landscaping that is not already needed for driveways, parking and other infrastructure. The required width of the planting strip to achieve the needed buffer will need detailed analysis, but will at a minimum need to be in the order of 100m width continuously around all boundaries. The short breaks in the screening for vehicle access and the like need to also be designed to not diminish the continuous screening. For these parts, the landscaping width will need to be considerably wider.*
4. *The lack of understanding of how 'proposed landscaping' can achieve screening and buffering for a site like this demonstrates that the applicant's advisors do not understand that plants have requirements for appropriate soil, water, air and on-going professional care over many years. I therefore am concerned about their understanding of other natural processes that are inherently at risk by this development. In particular, I am concerned about the effects on ground water, and on water quality in general, particularly since any*



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pollution from this site has wide-spread negative impact potential.
