

03 September 2024

General Manager

Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

C/- Jackson Environment and Planning (by email)

To Whom it May Concern,

Development Application: 24/0302

Proposed Development: General Industry, Subdivision – 4 lots Address: 2 and 10 Bowman Road, Moss Vale - Landscape Design addressing both Visual Impact Mitigation and adherence to the Planning for Bushfire Protection 2019 requirements.

We write in response to the request for clarification received by the Consultant Team working on the above development proposal. This letter seeks to provide additional information regarding the visual impact mitigation for the project and to illustrate compliance with the Planning for Bushfire Protection 2019 publication.

Wingecarribee Council have requested that the landscape design include “*staggered plantings with specimen trees and understory planting to create a dense landscape buffer when viewed from the adjoining heritage item*”. The requested arrangement cannot be fully achieved as it will render the landscape design non-compliant with the Planning For Bushfire Protection 2019 (PFBP2019) requirements.

In response to this request, additional tree planting has been included outside the Asset Protection Zones (APZ's) to provide additional visual impact mitigation and additional screening for the Heritage Item and the western boundaries of the project while also remaining compliant with the requirements of PFBP2019. It must be noted that achieving both the desired ‘staggered arrangement’ for visual screening and compliance with the PFBP2019 is not possible within the defined Asset Protection Zones (APZ) or the areas available for tree planting outside the APZ's.

The APZ's for the project are identified in the Bushfire Hazard Assessment by Harris Environmental Consulting (11.01.23). The landscape design has limited the tree planting within the APZ's and maintained a gap between mature canopies of 2- 5 m. In addition, there is no under-tree mid-storey shrub planting proposed, to remain compliant with the requirements of PFBP2019. Planting under the trees is to be only grass which is to be managed to minimise fire risk.

Outside the APZ's, additional tree planting has been included to provide visual impact mitigation. This includes a staggered row of trees between Building 1 and 2 north of Bowman Rd and more closely spaced single rows of trees along the southern and western boundaries.

The planting species for the proposal has been selected to include species from the Southern Highlands Shale Woodlands (SHSW) from the Sydney Bioregion plant community, as previously requested by WSC, with a change in one tree species from *Eucalyptus viminalis* (Manna Gum) in earlier revisions to *Eucalyptus tereticornus* (Forest Red Gum) to reduce bushfire risk.

The proposed trees include a selection of species all of which are likely to grow to at least 15m tall at maturity. The proposed species include:

- *Acacia melanoxylon* (Black Wattle) – with an anticipated mature height of 20metres (SHSW)
- *Eucalyptus tereticornus* (Forest Red Gum) – with an anticipated mature height of 50+metres (SHSW)
- *Eucalyptus mannifera* (Brittle Gum) – with an anticipated mature height of 10 -20 metres

All three tree species have a spreading canopy that will provide visual mitigation and screening for the proposal.

The Plans have been prepared by Moir Landscape Architecture, an experienced and reputable Landscape Architectural practice. Moir Landscape Architecture has extensive experience in the preparation of landscape design proposals for industrial areas and maintains a comprehensive and externally accredited Quality Management System (ISO9001). We carry a full range of relevant insurances and have key members of staff as active members of the Australian Institute of Landscape Architects, including our Director, David Moir, who is the current NSW AILA State Chapter President.

Kind regards,



Tim Buykx

Senior Associate