

	Picton WHSE-011 Picton Landscape Management Sub-Plan (Appendix E)	Version No:	V01
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1. Purpose

1. Introduction

This Landscape Management -Plan (LMP) responds to the specific requirements of the Consent Condition 5.4(e) for Development Application DA-318-12-2004-I, as modified by Modification 3 approved on 30 November 2017. It has been developed in order to address the landscape-related issues associated with the operation of the Allied Pinnacle Grain Milling Facility in Maldon.

The management principles outlined in this sub-plan, the resulting strategies, and recommendations will serve to provide long-term guidance to protect the site through the implementation and maintenance of landscaping practices.

1.1 Requirements for this plan

Consent condition 5.4(e) requires the WMMP to specifically address the requirements outlined in Table 1.

Table 1 also provides a reference to where the requirements have been addressed in this plan.

Table 1 - Requirements of consent condition 5.4(e) Requirement

Requirements	Reference to this plan
Details of all landscaping to be undertaken on the site with specific reference to screening landscaping and the timing of landscaping works	Section 2
Maximisation of flora species endemic to the locality in landscaping the site;	Section 4.3
Results of consultation with Council and the EPA (formerly OEH) to determine appropriate species for landscaping on the site; and	Section 3.1 and 5.1
A program to ensure that all landscaped areas on the site are maintained in a tidy, healthy and weed free state	Section 4.3

1.2 Assessment of landscape significance

The Allied Pinnacle Maldon site holds significance in a landscape context as it is:

- A prominent built feature in a rural setting with potential visual impacts
- An important site with cultural heritage significance

The site is divided into three zones according to the level of visual impact it imposes on the local roads, railway and housing settlements. Zone A is a high visual impact zone, Zone B is a medium visual impact zone, and Zone C is a low visual impact zone.

The highest section of the mill would be visible from areas within Zone A which includes Picton and Menangle Roads.

The Blue Circle Southern cement works, approximately 500 m west of the site, is a dominant industrial development that is highly visible from surrounding roads and land uses.

An examination of the area would reveal that the viewshed is primarily experienced by:

- Motorists on the two major roads (Picton Road and Menangle Road)
- Countrylink and CityRail passengers using the Main Southern Railway line
- Residents in the Menangle Road housing subdivision.

The two views however, that would experience the greatest adverse visual impacts are:

- From Picton Road, travelling south-east until opposite the mill

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- From Menangle Road, travelling toward the intersection with Picton Road

The potential visual impacts involve those travelling along the surrounding roads and rail line, and those living in close proximity to the site. As such, mitigation measures have been outlined in Section 4 of this sub-plan.

2. Legislative requirements and guidelines

Key legislation and guidelines relevant to management of visual impact is provided in Table 2.

Table 2 - Key legislation and guidelines

Legislation / Guideline	Applicability
Development Control Plan (DCP No. 20) - Industrial development	DCP-20 outlines the Council’s requirements regarding the development of industrial land within Wollondilly Shire. In line with Section 72 of the Environmental Planning and Assessment Act, 1979, this plan applies to all lands under Council’s planning instruments that are zoned for industrial purposes, or zones which allow industrial development. Where a development application is lodged that relates to land to which this plan applies, the Council shall take the provisions of this plan into consideration in determining that application.
Environmental Planning and Assessment Act 1979	This Act requires that impacts on the environment including landscaping are considered prior to land development. This consideration ensures developments are undertaken through the DA process and in conjunction with obligations stipulated in Development Control Plans (DCPs) and Local Environmental Plans (LEPs).
Wollondilly Local Environmental Plan 1991	This plan applies to the whole of the land within the Shire of Wollondilly. The plan aims to: <ul style="list-style-type: none"> • ensure that new development is undertaken in a manner that is sympathetic to the streetscapes and landscapes of Picton and the distinctive character that they impart to the Shire of Wollondilly. • maintain the rural natural landscape character of the Wollondilly local government area by providing a balance between agricultural and other land uses

3. Performance objectives

3.1 General landscaping

The Wollondilly Shire Council outlines objectives relating to landscaping within the Development Control Plan No. 20 – Industrial Development.

These involve enhancing the landscape around industrial areas, planting vegetation that provides screening from buildings, and utilising landscaping styles that require minimum maintenance.

Furthermore, Council standards involve improving the aesthetic quality of areas through the use of mounds and vegetation.

The goal is to improve the visual amenity of the area and to integrate the Allied Pinnacle Grain Milling Facility into the local landscape as effectively as possible.

The objectives are to ensure that screening landscaping is undertaken in areas agreed upon by the relevant stakeholders, and that vegetation selection utilises flora species that are endemic to the local area, with specific species included where required.

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An ongoing maintenance regime must be adhered to in order to ensure the area is tidy, healthy and weed free.

3.2 Landscape specifications under review

In conjunction with current landscaping treatments, events external to the site in terms of land re-zoning have been taking place.

The Allied Pinnacle site forms part of the Maldon Industrial lands investigation into rezoning of land surrounding the site between Picton Road and the Nepean River.

This rezoning has the full support of the Wollondilly Shire Council and the current considerations may have an impact on the extent of landscaping treatments to be implemented on site. Refer to Section 4.2 for further discussion.

In addition, land within the Allied Pinnacle site adjacent to the western boundary is within one of the established Aboriginal Heritage Conservation Zones (Zone A). Planned and existing landscaping treatments are outlined in Figure 1.

4. Landscape management measures

4.1 Implementation

Allied Pinnacle used earth mounding and landscaping using native trees and shrubs to soften the visual impact generated by the milling facilities. Established and planned landscape treatments, including planned areas that have resulted from consultation with Aboriginal stakeholder groups, are outlined in Figure 1.

Landscaping works undertaken on site (under L1) have included the formation of an earth mounding strip along the Picton Road boundary.

These mounds have been created to a height of over 2m, with a maximum slope of 1:3 for mass planted areas and up to 1:4 for the grassed slopes, to allow for slashing and mowing.

The mounding has been established to achieve immediate screening for the bulk of the site, while the highest aspects of the milling facility will still be partially visible from off-site. Additional softening of the views has been achieved by planting native Australian shrubs and trees on the slopes of the mounds.

Planting of native tree and shrub species was undertaken along both sides of the access road near the entry point from Picton Road. This vegetation was established in accordance with L2 as per Figure 1.

4.2 Extension of landscape treatment L2

Consent condition 2.8 requires Landscape Treatment L2 to be extended along the entire length of the shared property boundaries between the site and the adjacent properties to the east and west of the site. However, this has not occurred as DPE advised by letter on 24th February 2009 that Landscape Treatment L2 could be delayed pending the rezoning of adjacent land to an industrial land use.

The Wollondilly Local Environment Plan 2011 shows the lots bordering the east and west of the site are now IN1 – General Industrial. On 3rd June 2015, Allied Pinnacle sent a letter to DPE advising the changes in zoning and requested confirmation that the landscaping treatment is no longer required.

Allied Pinnacle shall not proceed with the extension to Landscape Treatment L2 unless instructed otherwise by the Secretary.



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4.3 Species and planting rates

Table 3 outlines the species and planting rates that have been adopted for the L1 and L2 landscape treatments at Allied Pinnacle’ Maldon site.

Table 3 - Landscape flora species and planting rates

Landscape Treatment 1 (L1)	Planting Rates (m2)	Landscape Treatment 2 (L2)	Planting Rates (m2)
Parramatta Green Wattle	1:16	Parramatta Green Wattle	1:16
Rough Barked Apple	1:16	Rough Barked Apple	1:16
She Oak	1:16	She Oak	1:16
Cabbage Gum	1:16	Cabbage Gum	1:16
Iron Bark	1:16	Iron Bark	1:16
Thin Leaved Stringy Bark	1:16	Thin Leaved Stringy Bark	1:16
Spotted Gum	1:16	Spotted Gum	1:16
Grey Box	1:16	Grey Box	1:16
Grey Ironbark	1:16	Grey Ironbark	1:16
Forest Red Gum	1:16	Forest Red Gum	1:16
Shrubs		Shrubs	
Two-veined Hickory	1:1	Prickily Leaved Tea Tree	1:16
Sydney Green Wattle	1:1	Groundcovers/Grasses	
Sickle Wattle	1:1	Clematis	4:1
Sydney Golden Wattle	1:1	Native Sarsparilla	4:1
Hakea dactyloides	1:1	Dusky Coral Pea	4:1
Banksia serrata	1:1	Matt Rush	4:1
Sunshine Wattle	1:1	Native Iris	4:1
Black Thorn	1:1	Slender Rise Flower	4:1
Willow Bottlebrush	1.1		
Pink Spider Flower	1.1		
Tick Bush	1.1		
Prickily Leaved Tea Tree	1.16		
Ball Everlasting	1.1		
Geebung	1.1		
Groundcovers/Grasses			
Clematis	4.1		
Native Sarsparilla	4.1		
Dusky Coral Pea	4.1		
Matt Rush	4:1		
Native Iris	4:1		
Slender Rise Flower	4:1		

4.4 Maintenance

Landscaped areas will be maintained by:

- removing of weeds throughout the operational life of the development
- ensuring litter and pooled water do not accumulate within landscaped areas to prevent health risks and for aesthetic value.
- mowing grass to maintain low rodent populations, to reduce the risks of bushfire, and for aesthetic value.
- maintaining mounds and planted buffer zones to reduce likelihood of erosion, slumping etc.

The maintenance regime will be dependent on conditions such as temperature, water availability and general weather patterns, and as such may vary from month to month.

Aboriginal Heritage conservation zones shall be maintained in accordance with the management measures outlined in the Cultural Heritage Management Sub-Plan.

5. Landscape monitoring strategy

5.1 Notification

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The Council, DPE and the OEH will be consulted should any changes to the landscaping program occur. The relevant Aboriginal stakeholder groups will be consulted should any of these changes involve land within the Aboriginal Heritage Conservation Zones.

The landscaped features are well established however periodic monitoring will be undertaken for the purpose of maintenance and upkeep. This will also involve monitoring the boundaries onto the site and those surrounding the Aboriginal Heritage Conservation Zones where specific requirements involve landscaping conditions and maintenance.

Refer to Picton WHSE-Form-05 Implementation Checklist for the Landscape Management Sub-Plan (LMP)

5.1 Recording incidents

All incidents and complaints will be entered into the Allied Pinnacle Incident Reporting Database as a complaint or incident.

Corrective actions will be managed through the Allied Pinnacle Incident Reporting Database and Section 5.6 of the OEMP.

Refer to WHSE-005 Incident Reporting, Investigation and Injury Management and Return to work and Picton WHSE-006 Picton Operational Environment Management Plan

Related Documents

- **WHSE-005 Incident Reporting, Investigation and Injury Management and Return to work**
- **Picton WHSE-006 Picton Operational Environment Management Plan**
- **Picton WHSE-Form-05 Implementation Checklist for the Landscape Management Sub-Plan (LMP)**

DOCUMENT APPROVAL and CHANGE HISTORY

APPROVAL			
Action	Position Title	Name (s)	Date
New Document Approval Version V01 to update to new format and Control under WHSE System	National WHSE Manager	Maria Hooker	20/7/2023



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