

# Landscape Peer Review

## Ayrburn Screen Hub

10 February 2026 | FINAL

## 1 Introduction

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- 1.1 Bridget Gilbert Landscape Architecture Limited (**BGLA**) undertook a Landscape Peer Review of an application by Waterfall Park Developments Limited under the Fast Track Approvals Act 2024 to develop the Ayrburn Screen Hub, a production facility featuring two studios, accommodation and supporting facilities and amenities (**the proposed development**).
- 1.2 The following Addendum provides comment on an 'updated landscape package' prepared by the applicant's team after the online landscape conferencing session on Tuesday 3 February 2026.
- 1.3 The following documents have been relied on in the preparation of the Peer Review Addendum comments:
  - a. Supplementary Landscape Assessment Memo, prepared by RMM, dated 10 February 2026.
  - b. Visual Simulations, prepared by OTOH, dated February 2026.
  - c. Ayrburn Screen Hub Design Report, prepared by Winton, dated 9 February 2026 (**Ayrburn Screen Hub Design Report**).
  - d. Proposed Draft Conditions, track change version, dated 5 February 2026.

## 2 Landscape Comments

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- 2.1 The updated landscape package incorporates:
  - a) landscape design changes on the proposed landform spur to reduce the effects of the landscape mitigation strategy on the impression of openness experienced from the Countryside Trail (represented by Visual Simulation viewpoints 5 and 8);
  - b) consequential changes to the broader landscape strategy in the vicinity of the proposed landform spur, to better integrate the spur plantings into the wider landscape patterns (including plantings on the Drury property to the west of the site ( and trail), and vegetation to the east of the site on the steep land framing the Waterfall Park Zone;

- c) clarification of the location and extent of mitigation planting associated with acoustic/glare fences;
  - d) amendments to the trail layout through the development area; and
  - e) amendments to the graphics package to ensure consistency of information across the various plans.
- 2.2 I consider that the revised planting strategy across the proposed spur landform and lower slopes of Christines Hill will improve the impression of openness, while achieving an appropriate level of visual mitigation in time, for the development as seen from the trail.
- 2.3 In particular, the Larger Native Trees planting<sup>1</sup> that is proposed on the eastern (or 'internal') side of the spur landform, along with the area of evergreen native planting on the flat land to the southwest of the spur, will, in time, achieve an appropriate level of visual mitigation for the development, in views from the trail i.e. **moderate - low** ('minor') adverse visual amenity effects after 5 years, and **low** ('less than minor') in the long term (10 years and beyond).
- 2.4 The amendments to the spur landform planting strategy to require Mid Height Native Shrubs<sup>2</sup> and a swathe of Low Height Native Shrubs and Grasses<sup>3</sup> throughout the ridgeline crest, western (or trail facing) side and northern parts of the spur landform will increase the impression of openness in elevated views from the trail (viewpoint 5). Specifically, the use of lower stature vegetation (compared to the Larger Native Trees) across these parts of the spur landform allows for greater views of the Ayrburn Structure Plan Open Space Areas to the east of the development area.
- 2.5 With respect to the balance of the updated landscape package, I consider that the material is appropriate and technically accurate with the exception of the following matters:
- a) In my opinion, the Neighbour Sections<sup>4</sup> indicate that the Phase 2 planting shown on Ayrburn Screen Hub Design Report, Wilding Tree Removal and Proposed Native Planting Phasing Plan<sup>5</sup> should be a minimum height of 6.5m (rather than 4m) before the existing conifers in the Phase 3 area are removed, unless otherwise agreed with the relevant adjacent property owner.
  - b) Clarity is required around what is proposed with respect to the vegetation around the south western edge of the development area (which adjoins the south boundary stand of conifers). The existing plantings in this part of the site comprise willows, and a mix of exotic conifer species including Leyland Cypress and Douglas Fir. Some Ayrburn Screen Hub Report graphics incorrectly reference this as 'existing native planting' (for example, page 39), while others identify it as 'existing woodland trees to be retained' (for example, page 30) or 'existing mature specimens' (for example, page 18). In my opinion, this vegetation is important in managing adverse visual amenity effects in views from the southern section of the trail adjacent the site. For this reason, certainty is required as to what vegetation is to be retained in this area, and potentially, what the character and timing of any native replacement planting that is considered

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<sup>1</sup> Refer Ayrburn Screen Hub Design Report, page 40.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

<sup>4</sup> Refer Ayrburn Screen Hub Design Report, page 37.

<sup>5</sup> Refer Ayrburn Screen Hub Design Report, page 30.

to be more appropriate, in alignment with the design strategy proposed along the southern side of the development area.

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