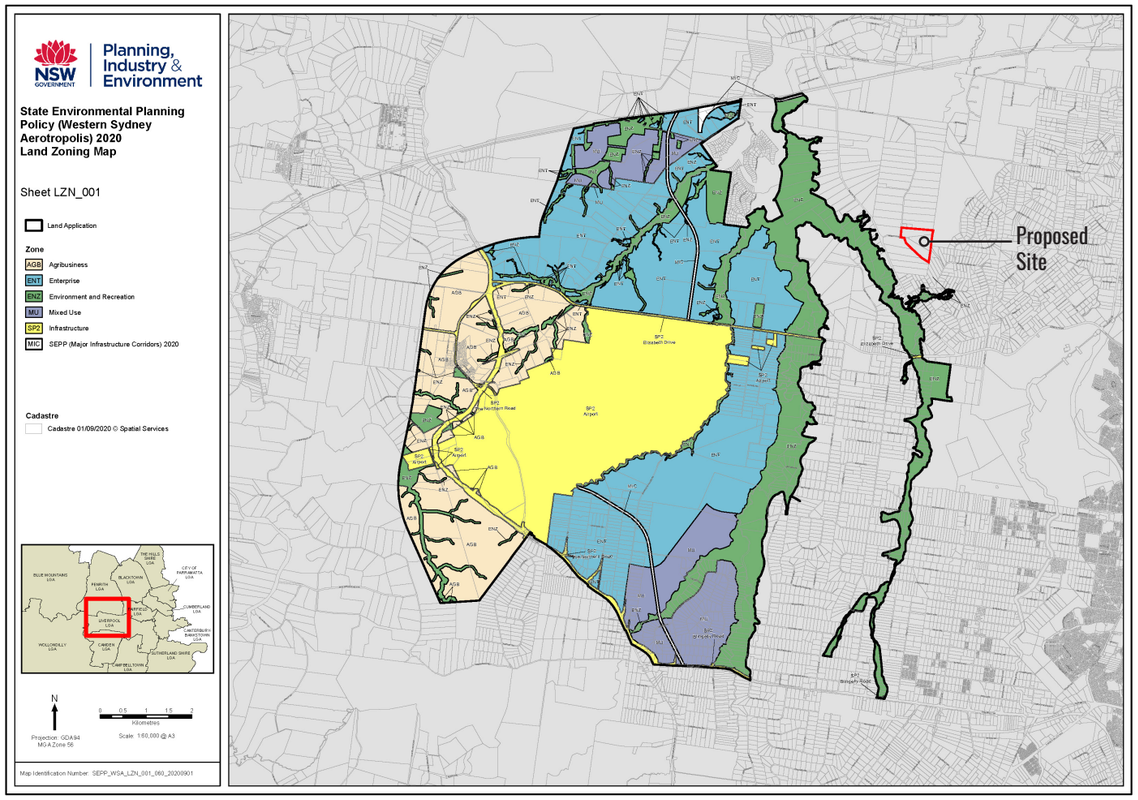


Figure 28: SEPP Western Sydney Aerotropolis Plan 2020 (Source: DPIE)

5.3 Western Sydney Aerotropolis Plan

Following public exhibition of the Draft Western Sydney Aerotropolis Plan (WSAP) in 2019 the WSAP was finalised in September 2020. As the development site is close to land within the WSA it has been considered within the VIA. Above in Figure 28 is the SEPP WSA 2020 Land Zoning Map, this shows that land approximately 700m to the west of the proposed site has been rezoned to ENZ Environment and Recreation.

Presently within the ENZ land to the west and southwest contain residential dwellings which have been identified as being potential visual receptors of the proposed development. As a result of the recent finalisation of the WSAP it is possible that in the future any property located within the ENZ zone could potentially be acquired at a future point in time for environment or recreation development.

5.4 Mamre Road Precinct Development Control Plan - NOV 2021

The Draft Mamre Road DCP was placed on exhibition in Dec 2020 and finialised in November of 2021, it provides planning controls for future development in the Mamre Road Precinct including building design control, a road network, drainage strategy, landscaping and biodiversity control.

This VIA report considers the final DCP and relevant objectives for the Proposed Development. Sections of particular relevance would include:

- 3.2 Views and Visual Impacts

Objectives

a) To protect the amenity of adjoining rural-residential areas and other sensitive land uses, whilst facilitating employment-generating uses.
b) To protect significant landscape features and view corridors including to Wianamatta-South Creek.
c) To consider topography and the natural landscape in the design of subdivisions.

Controls

1) The design of subdivisions and building orientation should respond to the significant landscape elements and view corridors identified in Figure 11, including Mount Vernon, Wianamatta-South Creek and Ropes Creek. Development applications should demonstrate how the natural features of the site have influenced the design.
2) Site design shall retain visual connection with the blue-green network, ridge lines and vistas.
3) The design of lots adjoining Mamre Road, Southern Link Road, and Aldington/Abbotts Road shall promote a high-quality landscape character.
4) Subdivision development applications for land on ridgelines and highpoints shall give careful consideration to the potential siting and scale of buildings.
5) All retaining walls must include mature tree planting along the top of the retaining wall to mitigate the visual impact of buildings when viewed from sensitive locations (refer Figure 9). Sufficient deep soil shall be available to accommodate a mature screening tree.

- 3.3 Interface with Mount Vernon rural-residential area

Objectives

a) To provide a sensitive interface between industrial development and existing rural-residential properties within Mount Vernon.
b) To ensure the design of subdivision and development at the interface with Mount Vernon responds to the topography of the land and other landscape features.
c) To obscure development when viewed from Mount Vernon and respect the rural-residential context and setting.
d) To minimise amenity impacts from industrial uses, including visual, noise, odour, vibration, overshadowing, privacy and light impacts.

Controls

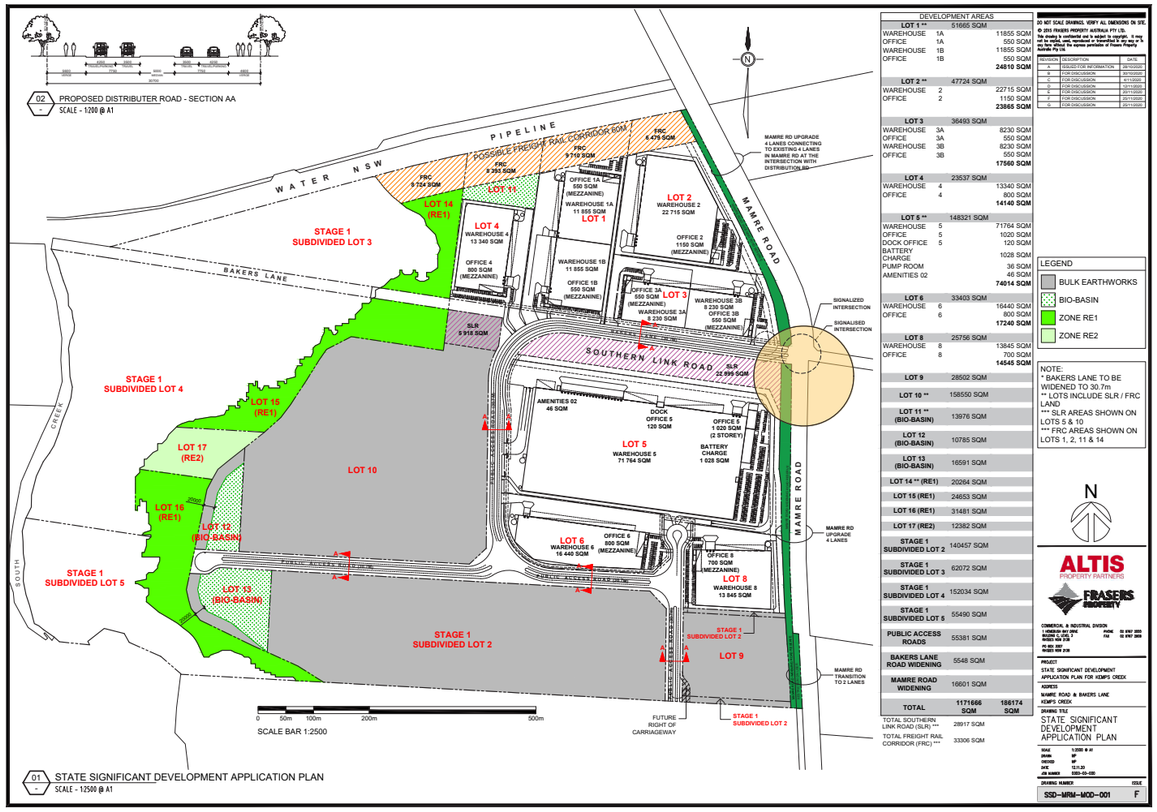
1) Development applications for land within 250m of the southern and south-eastern Precinct boundary (refer Figure 10) are to include a Landscape Plan and Visual Impact Assessment by suitably qualified designers which demonstrate a sympathetic transition to Mount Vernon, including appropriate cross-sections illustrating visual mitigation strategies.
2) Landscape setbacks and treatments are to be in accordance with Section 4.2.3.
3) A minimum 30m building setback is to be provided to buildings that directly adjoin a rural-residential zone. An indicative landscape treatment within the interface area is shown in Figure 11.
4) Subdivision within the visually sensitive interface (refer Figure 10) should relate to the scale of adjoining rural-residential buildings and consider the use of height transitions and more generous building separation.
5) The design of sites adjoining rural-residential areas should respond to natural level changes and use a combination of mounding and vegetation screening to soften the visual impact.
6) Tree planting shall be located to provide a visual barrier to industrial development. Mature tree planting is to be located on the top of landscape mounds, as well as on the rise or fall, to ensure the lower tree canopy meets the canopy of the tree on the top of the mound. The placing of trees shall also be staggered to ensure a continuous visual screen.
7) At planting, trees within the sensitive interface area should be a minimum 2m in height.

8) Boundary fences within the sensitive interface area should be a minimum 1.8m in height.
9) Site design shall minimise light spill to adjoining residential areas (refer Section 4.2.10).
10) Uses and building elements that are likely to adversely impact the amenity of adjoining rural-residential areas (e.g. loading areas, driveways, storage areas and roof top equipment) shall be sited away from the sensitive interface and use landscaped screening.

Following review of sections 3.2 and 3.3 and the ESR proposals, the below can be concluded:

- The development has, in particular, considered view corridors from Mount Vernon by using the natural topography of the land and terracing the development down towards Mamre Road. Views to the Blue Mountains will be maintained from Mount Vernon over the top of warehousing. Warehouses to the east are now 5m lower in elevation than the previous masterplan and this difference can be clearly seen within the photomontages of VP6 and 7.

- The visual amenity of adjoining properties has been addressed by the introduction of landscape screening, in particular a large number of canopy trees are proposed along the northern boundary opposite the heritage property. This will contain canopy trees to help screen the building.



DEVELOPMENT AREAS		
**LOT 1 ** **		**51665 SQM**
WAREHOUSE	1A	11855 SQM
OFFICE	1A	550 SQM
WAREHOUSE	1B	11855 SQM
OFFICE	1B	550 SQM
		24810 SQM
**LOT 2 ** **		**47724 SQM**
WAREHOUSE	2	22715 SQM
OFFICE	2	1150 SQM
		23865 SQM
LOT 3		**36493 SQM**
WAREHOUSE	3A	8230 SQM
OFFICE	3A	550 SQM
WAREHOUSE	3B	8230 SQM
OFFICE	3B	550 SQM
		17560 SQM
LOT 4		**23537 SQM**
WAREHOUSE	4	13340 SQM
OFFICE	4	800 SQM
		14140 SQM
**LOT 5 ** **		**148321 SQM**
WAREHOUSE	5	71764 SQM
OFFICE	5	1020 SQM
DOCK OFFICE	5	120 SQM
BATTERY CHARGE		1028 SQM
PUMP ROOM		36 SQM
AMENITIES 02		46 SQM
		74014 SQM
LOT 6		**33403 SQM**
WAREHOUSE	6	16440 SQM
OFFICE	6	800 SQM
		17240 SQM
LOT 8		**25756 SQM**
WAREHOUSE	8	13845 SQM
OFFICE	8	700 SQM
		14545 SQM
LOT 9		**28502 SQM**
**LOT 10 ** **		**158550 SQM**
LOT 11 ** (BIO-BASIN)		**13976 SQM**
LOT 12 (BIO-BASIN)		**10785 SQM**
LOT 13 (BIO-BASIN)		**16591 SQM**
LOT 14 ** (RE1)		**20264 SQM**
LOT 15 (RE1)		**24653 SQM**
LOT 16 (RE1)		**31481 SQM**
LOT 17 (RE2)		**12382 SQM**
STAGE 1 SUBDIVIDED LOT 2		**140457 SQM**
STAGE 1 SUBDIVIDED LOT 3		**62072 SQM**
STAGE 1 SUBDIVIDED LOT 4		**152034 SQM**
STAGE 1 SUBDIVIDED LOT 5		**55490 SQM**
PUBLIC ACCESS ROADS		**55381 SQM**
BAKERS LANE ROAD WIDENING		**5548 SQM**
MAMRE ROAD WIDENING		**16601 SQM**
TOTAL		**1171666 SQM / 186174 SQM**
TOTAL SOUTHERN LINK ROAD (SLR) ***		28917 SQM
TOTAL FREIGHT RAIL CORRIDOR (FRC) ***		33306 SQM

Figure 30: Aspect Industrial Estate - SSDA Estate Masterplan (Source: DPIE Major Projects)

- A high quality landscape character has been proposed in the landscape plans including addressing the main entry and approach to the site in the form of feature walling, landscaping and signage.

5.5 Future Industrial Development within the Surrounding Area

To the northwest at a distance of 2.5km from the development site, a proposal for the 'Kemps Creek Warehouse, Logistics And Industrial Facilities Hub - SSD 9522' located at 657-769 Mamre Road is currently under approval review by the DPIE. Figure 29 shows the SSD application plan for 8 buildings and 10 warehouses. Four warehouses are proposed to the south of the southern link road and six to the north. Each warehouse will have road infrastructure, offices, car parking facilities, loading areas and landscaping setbacks, three lots will also contain drainage basins. Pockets of RE1 Public Recreation and RE2 Private Recreation are situated to the west designed for future activated open space land uses.

The aforementioned development will form a major infrastructure hub within the Mamre Road Precinct and will extend the industrial character further south along Mamre Road. The proposal will be of similar scale and type of warehousing that has already been established within First Estate and Erskine Park.

Figure 29: Kemps Creek Industrial Facility - SSD Plan (Source: Frasers & Altis)

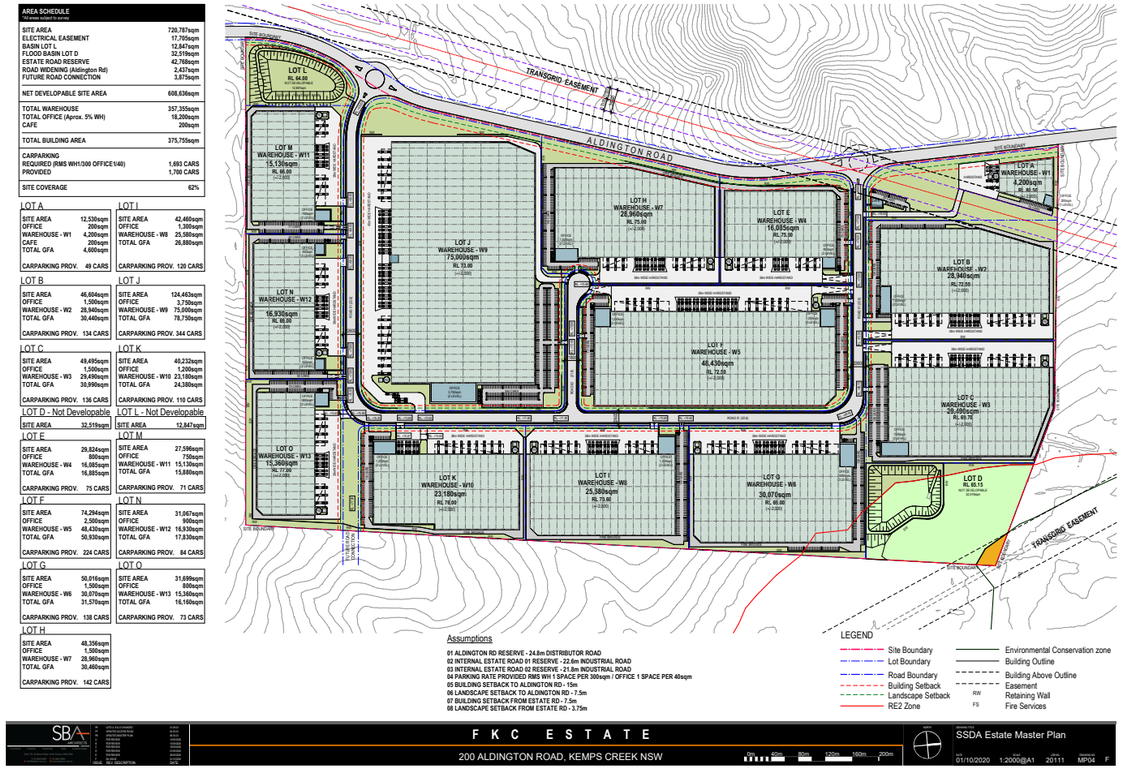


Figure 31: 200 Aldington Road Industrial Estate - SEARS Application-Masterplan (Source: DPIE)

To the north east at a distance of 1.3km of the proposed site, a SSD application has been submitted for 'Aspect Industrial Estate' located at lots 54-58 Mamre Road. Figure 30 shows the SSDA Estate Masterplan containing 11 warehouses. The proposal was prepared on behalf of Mirvac and will form another significant industrial development immediately along Mamre Road.

To the north at a distance of 600m, an application for '200 Aldington Road Industrial Estate' is currently being prepared for SDD lodgement by Stockland Fife Kemps Creek. Figure 31 shows the SEARS Application-Masterplan for 13 warehouses. If approved this would form a significant industrial development to the east of Aldington Road and in close proximity to the proposed ESR development. A number of rural residential properties would be removed as a result, any impacts received at those locations would no longer be of relevance.

5.6 Landscape Character

The site is currently home to a number of rural properties with working buildings and agricultural land. It is predominately covered with pasture grasses and scattered copses of trees and scrub.

To the east, the topography becomes more elevated and rises up towards the residential suburb of Mount Vernon. Farm land and scattered residential properties are present to the north and west. To the south, scattered residential farm land and properties are located along Mamre Road.

On a clear day to the west, views to the Blue Mountains are possible from higher elevations. From aerial photography and site observations, the current immediate surrounding character of the area can be described as predominately agricultural with low density rural residential. At a distance of approximately 3km to the north, the character is more heavily influenced by industrial development.

As described in Section 4.0, the future character of the immediate context to the north and west of the proposed development has now been defined by the rezoning of the Mamre Road Precinct. This will result in a gradual change in character north towards the M4 from rural residential to industrial use. To the east the of the proposal, transitions from industrial IN1 zoning to rural residential are indicated on the Mamre Road Structure Plan and within the Mamre Road Precinct DCP. This will take the form of large landscape buffer zones, to soften the edges of industrial development.

5.7 Selected Viewpoints – Receptor Locations

The symbols and numbering in Figure 2 on page 9, indicates the viewpoints and photomontages that have been selected for a Visual Impact Assessment (VIA). A sample of receptors which are closest in proximity to the proposed development have been selected. From viewpoint locations, photomontages have been generated to represent as closely as possible views of the proposed development following construction at year 0, year 5, year 10 and at year 15. Year 15 photomontages are used to simulate proposed landscape mitigation at maturity.

Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints 1 to 8.

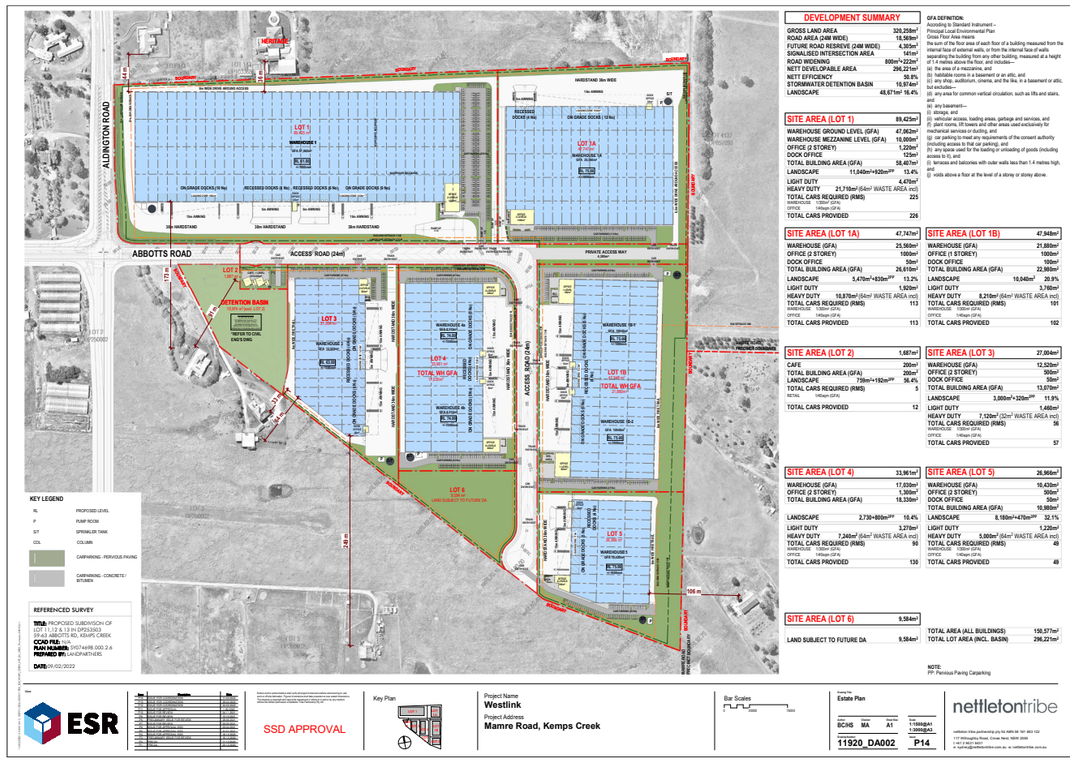


Figure 32: ESR Westlink - Estate Plan (Source: Nettletontribe)

5.8 Proposed ESR Westlink - SSD Masterplan

Situated in Figure 32 on page 24 is the current Estate Plan. This plan is used for the purpose of assessment within this VIA report. For detailed information regarding the built forms, refer to section 6.0.

6.0 DEVELOPMENT PROPOSALS

6.1 General

The following description is based on the ESR Estate Plan, elevations and sections shown in Figures 32,33 and 34. The application proposes an industrial estate with 8 lots containing 6 warehouses including a central access road, offices, car parking facilities, loading hard stand areas and landscaping setbacks. There is also a 30m building setback to the eastern boundary which will contain a 15m wide landscape buffer zone.

6.2 Access

Access to the site will be from Abbotts Road which connects directly to Mamre Road. Mamre Road is due to be widened in the future to accommodate increase volumes of traffic.

6.3 Height / Scale / Levels

The height and scale of the warehouse is to be uniform and representative of the type of warehousing already present within the WSEA area. Warehousing is to be generally a consistent a height of 14.6m at the ridge with a 2.5 degree roof pitch. Lot 1 proposes a slightly taller warehouse at 15m to ridge height. Pad levels have been reduced to the east to mitigate visual impacts from Mount Vernon.

6.4 Colour / Materials & Finishes

Colour tones have been chosen to help sit the building more comfortably into the surrounding context. A palette of whites and greys are typically used on the building facades with materials such as colorbond and precast concrete. This helps to make the buildings more recessive into the skyline and is consistent with adjacent proposed developments within the Mamre Road Precinct. The office components will be highlighted with the use of metal powder coated perforated screens and climbing plants.

Offices entry frontages will include flowering plants and landscaping in and around car parking areas, this will help with way finding and provide shade.

6.5 Lighting

Lighting has been designed to be in compliance with the latest version of AS1158 and AS4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting.

- Lighting has been provided in accordance with the requirements of Australian Standard 1158.3.1-1999 and the recommendations contained therein.
- Glare and spill lights has been limited by the selection of fittings and is in accordance with The Australian Standard 4282-1987
- Light fittings are LED wall mounted, pole mounted and mounted on the face of the awning and directed in such a manner that they do not cause nuisance to surrounding properties or the public road network.

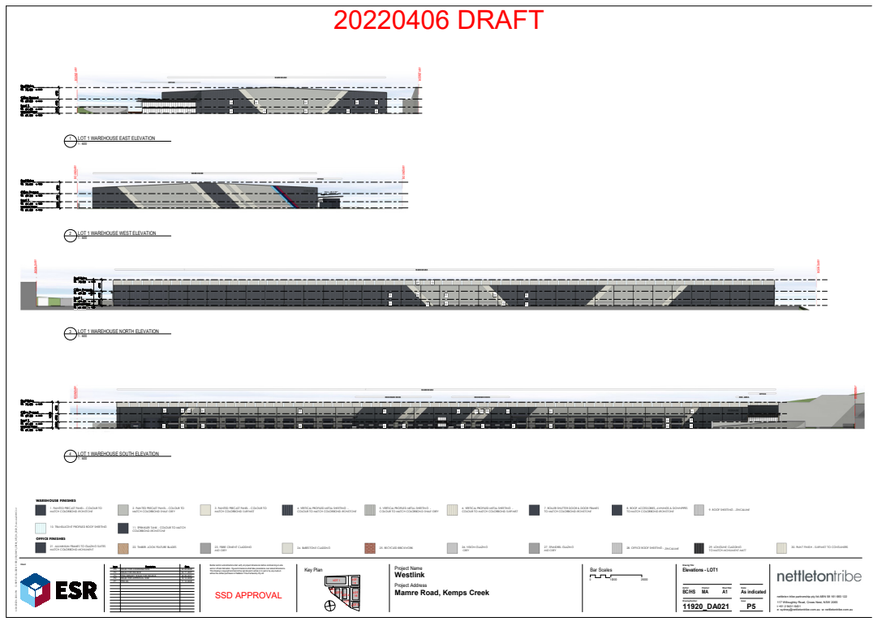


Figure 33: Elevations Lot 1 - (Source: Nettletontribe)

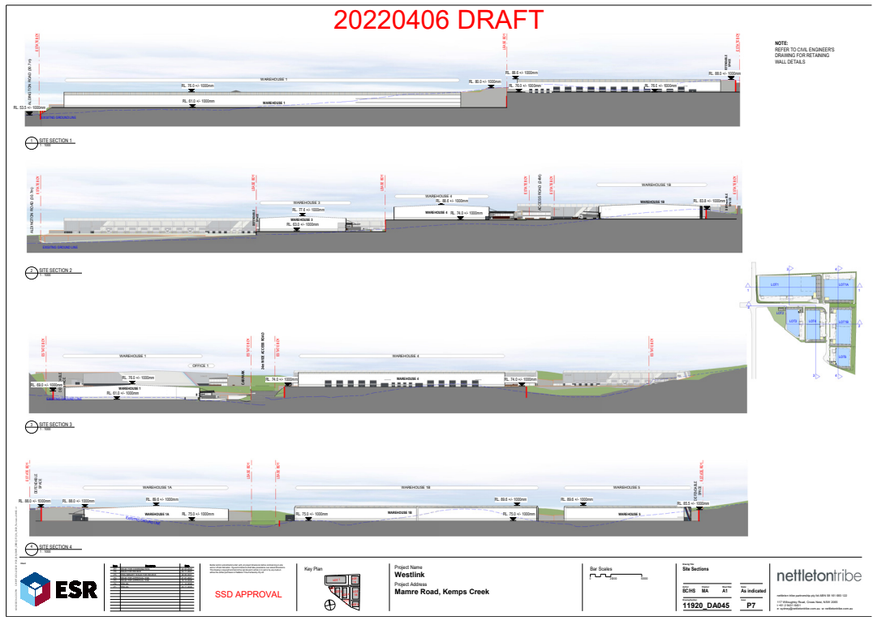


Figure 34: Site Sections - (Source: Nettletontribe)

6.6 Summary

The design of building has addressed the need to make the development visually less obtrusive within the landscape. Of most importance from a visual impact perspective, are the height, scale, colour and finishes. The height is consistent with other nearby industrial developments which helps to create a uniform development when viewed from distance and reduces any potential cumulative impacts. The colours selected for the building facades, help to blend the development more effectively into the skyline and surrounding landscape.

Proposed Industrial Estate - Lot 1B

Abbotts Road, Kemps Creek

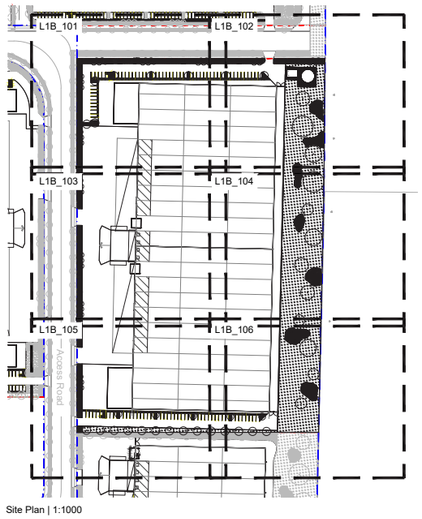
Landscape Development Application

Drawing Schedule

Drawing Number	Drawing Title	Scale
L1B_000	Landscape Coversheet - Lot LB	N/A
L1B_101	Landscape Plan - Lot L1B	1:200
L1B_102	Landscape Plan - Lot L1B	1:200
L1B_103	Landscape Plan - Lot L1B	1:200
L1B_104	Landscape Plan - Lot L1B	1:200
L1B_105	Landscape Plan - Lot L1B	1:200
L1B_106	Landscape Plan - Lot L1B	1:200
L1B_501	Landscape Details	As Shown

Plant Schedule

	Botanic Name	Common Name	Mature Size	Pot Size	Density
	Trees				
Ac	*Angophora costata*	Grey Box	20 x 10	100L	As Shown
Cm	*Corymbia maculata*	Forest Red Gum	25 x 15	100L	As Shown
Em	*Eucalyptus moluccana*	Grey Box	25 x 8	100L	As Shown
Epl	*Eucalyptus pluralis*	Blackbutt	30 x 10	100L	As Shown
Epu	*Eucalyptus punctata*	Grey Gum	25 x 8	100L	As Shown
Et	*Eucalyptus tereticornis*	Forest Red Gum	35 x 12	100L	As Shown
Ma	*Melaleuca stypheloides*	Prickly Paperbark	10 x 4m	100L	As Shown
	Shrubs				
Ca	*Correa alba*	White Correa	1 x 1	300mm	As Shown
CDS	*Carissa macrocarpa 'Desert Star'*	Natal Plum	2 x 1	300mm	As Shown
CE	*Callistemon 'Endeavor'*	Bottlebrush	2.5 x 2.5	300mm	As Shown
CLJ	*Callistemon viminalis 'Little John'*	Little John Bottlebrush	0.8 x 8	300mm	As Shown
KSS	*Kalanchoe 'Silver Spoons'*	Silver Teaspoons	1.2 x 1.2	300mm	As Shown
LPG	*Lonpetalum 'Plum Gorgeous'*	Chinese Fringe Flower	1.5 x 2	300mm	As Shown
MCT	*Melaleuca 'Claret Tops'*	Honey Myrtle	1 x 1	300mm	As Shown
ROP	*Rhaphiolepis 'Oriental Pearl'*	Indian Hawthorne	0.8 x 1	300mm	As Shown
WF	*Westringia fruticosa*	Coastal Rosemary	1.2 x 1.2	300mm	As Shown
	Grasses and Groundcovers				
ACC	*Alternanthus cunealus 'Coral Carpet'*	Joy Flower	0.2 x 1.5	150mm	As Shown
Cg	*Carpobrotus glaucescens*	Pigface	0.3 x 2	150mm	As Shown
Fg	*Festuca glauca*	Blue Fescue	0.4 x 0.4	150mm	As Shown
GPRM	*Grevillea 'Poorinda Royal Mantle'*	Grevillea	0.1 x 1	150mm	As Shown
Gt	*Gazania tomentosa*	Silver Leaf Gazania	0.1 x 1	150mm	As Shown
Hs	*Hibbertia scandens*	Climbing guinea flower	0.3 x 1	150mm	As Shown
Hv	*Hardenbergia violacea*	Purple Coral Pea	0.2 x 3	150mm	As Shown
Lm	*Liriope muscari*	Liriope 'Evergreen Giant'	0.6 x 0.6	150mm	As Shown
LT	*Lomandra 'Tanika'*	Tanika Mat-Rush	0.6 x 0.6	150mm	As Shown
Mp	*Myoporum parvifolium*	Creeping Boobialla	0.3 x 1	150mm	As Shown
PR	*Pennisetum Rubrum*	Fountain Grass	0.9 x 0.6	150mm	As Shown
SG	*Society Garlic*	Tulbaghia violacea	0.3 x 0.3	150mm	As Shown
	Groundcover Planting Matrix				
Cg	*Carpobrotus glaucescens*	Pigface	0.3 x 2	150mm	As Shown
Gt	*Gazania tomentosa*	Silver Leaf Gazania	0.1 x 1	150mm	As Shown
Mp	*Myoporum parvifolium*	Creeping Boobialla	0.3 x 1	150mm	As Shown



Site Plan | 1:1000

Issue	Revision Description	Drawn	Check	Date
C	Planting Added	RH	NM	12.04.2022
B	Architectural Coordination	RH	NM	28.02.2022
A	For Comment	AM	NM	16.12.2020

LEGEND

Client:
ESR

Project:
Proposed Industrial Estate
Abbotts Road Kemps Creek

SITE IMAGE

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

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Fax: (61 2) 9698 2877
www.siteimage.com.au

Site Image (NSW) Pty Ltd
ABN 44 001 282 380

Landscape Architects

PRELIMINARY

Drawing Name:
Landscape Cover Sheet
Lot 1B

Scale:

Job Number:	Drawing Number:	Issue:
SS20-4546	L1B_000	C

A1 NOT FOR CONSTRUCTION

Figure 35a: Landscape Plan LOT 1B - (Source: Site Image)

Proposed Industrial Estate - Lot 5

Abbotts Road, Kemps Creek

Landscape Development Application

Drawing Schedule

Drawing Number	Drawing Title	Scale
L5_000	Landscape Coversheet - Lot 5	N/A
L5_101	Landscape Plan - Lot 5	1:200
L5_102	Landscape Plan - Lot 5	1:200
L5_103	Landscape Plan - Lot 5	1:200
L5_104	Landscape Plan - Lot 5	1:200
L5_501	Landscape Details	As Shown

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Et	*Eucalyptus tereticornis*	Forest Red Gum	35 x 12	100L	As Shown
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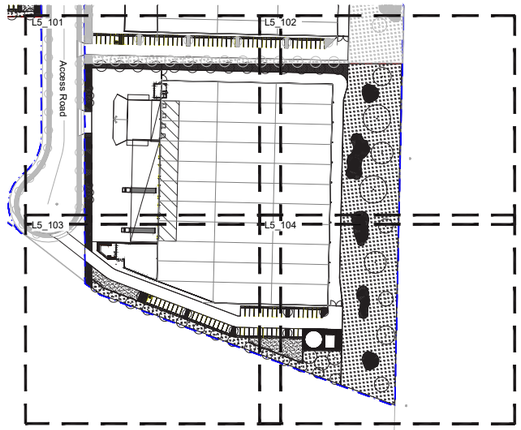

Site Plan | 1:750

Issue	Revision Description	Drawn	Check	Date
C	Planting Added	RH	NM	12.04.2022
B	Architectural Coordination	RH	NM	28.02.2022
A	For Comment	JW	NM	16.12.2020

LEGEND

Client:
ESR

Project:
Proposed Industrial Estate
Abbotts Road Kemps Creek

SITE IMAGE

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Australia

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Fax: (61 2) 9698 2877
www.siteimage.com.au

Site Image (NSW) Pty Ltd
ABN 44 001 282 380

Landscape Architects

PRELIMINARY

Drawing Name:
Landscape Cover Sheet
Lot 5

Scale:

Job Number:	Drawing Number:	Issue:
SS20-4546	L5-000	C

A1 NOT FOR CONSTRUCTION

Figure 35b: Landscape Plan LOT 5 - (Source: Site Image)

7.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

7.1 Strategy and Mitigation

To help mitigate views particularly from the north, a landscape buffer zone is present. Trees and shrub planting has been introduced to help provide screening of the development. This will allow for large endemic canopy tree planting that would be expected to reach a mature height of between 15m to 25m. This will help to filter the build form from potential visual receivers. Trees are also incorporated where possible in the 15m eastern buffer zone, this is subject to bushfire restrictions on canopy cover.

7.2 Detailed Landscape Proposals

Please refer to landscape design documentation prepared by Site Image, for detailed landscape proposals.

8.0 VISUAL IMPACT ASSESSMENT

8.1 Viewpoint 1

Viewing Location	Junction of Abbotts Road & Mamre Road, Kemps Creek - Looking East
GPS	33°51'26"S, 150°47'27"E
Elevation (Eye-level)	45.7m
Date and Time	25th November 2020 - 1.45pm
Baseline Photo & Photomontage Figure	Figure 36
Visual Description	
Approx. Viewing Distance from Site Boundary	400m
View description & prominence of the development	This receptor was selected for visual assessment as it represents the type of view that might be experienced by motorists turning on to Abbotts Road from Mamre Road. The view would continue to be experienced while traveling east along the road and approaching the development site. The baseline photograph was taken on a gravel lay-by on the northern side of the junction. The view is fairly typical of those currently experienced along this section of road and within the immediate area. In the foreground are agricultural pastoral lands, the natural topography then rises up to the east and south which can be seen in the background of the view. There is the presence of existing scattered mature vegetation throughout the landscape. The development site is situated centrally within the baseline view and existing dwellings can currently be seen within the site at higher elevations. NOTE: For all viewpoint locations, ratings of visual receptor sensitivity and magnitude of change are judged against the **current baseline situation** as seen in baseline images. They do not take into account any potential future development to adjoining lands or change of use to the receptor lands. A consideration of future development and rezoning has been given at the end where applicable.
Visual Receptor Sensitivity	Views are likely to be experienced by motorists traveling east towards the site. These will be transient and for a short time period only, the number of receptors is also likely to be lower than Mamre Road as the classification of Abbotts road is more likely to be deemed that of a local road. However, the view is presently absent of any large scale type of development and can be argued that some scenic quality exists. Therefore, the sensitivity has been judged to be **medium.**
Magnitude of Change	The proposed built form will be noticeable and would be recognisable as an industrial development to the receptor. There would be changes over a horizontal and vertical extent within the view however, landscape planting within will help to screen building facades facing west. Therefore, it is judged that the residual magnitude of change is **low.**
Significance of Visual Impact	The significance of the visual impact at this location is judged to be **minor*.**

***NOTE : This visual receptor is located adjacent within the Mamre Road Precinct which has recently been rezoned to industrial use following an amendment to the SEPP WSEA. Lands directly adjacent to the east, north and west have been zoned IN1. Therefore, visual impacts are likely to reduce in the longer term as more industrial development influences the area and visual sensitivity decreases.**

Approximate Extent of Development

Baseline Photo

Photomontage - Year 0

Photomontage - Year 5

Figure 36a: Viewpoint 1 - 983 Mamre Road, Kemps Creek - Looking North (Photomontage Y0 & Y5)

Approx Angle of View - 67°