



Figure 21: Drone at Position 5 - 120m AGL looking South



Figure 22: Drone at Position 5 - 120m AGL looking West

4.0 THE SITE AND ENVIRONS

4.1 Location

The site is located at the corner of Abbotts Road and Aldington Road, Kemps Creek and is within the Penrith City Council Local Government Area. It has a total site area of 32ha. Figure 24 provides the site's context, Figure 25 provides the site's location.

4.2 Site Description

The site description is summarised in the Figure below.

Figure 23 – Site Description

Component	Description
Address	59-63 Abbotts Road & 290-308 Aldington Road, Kemps Creek.
Legal description	Lots 11,12 & 13 in DP253503
Current use	The site is currently is used for rural/agricultural land uses. Recently rezoned to IN1 (Mamre Road Precinct)

4.3 Context

The site is located to the south of First Estate and Erskine Park Industrial Estate, situated 40 kilometres' west of Sydney's CBD. It is 3.5km from the M4 Motorway and 4km from the M4. The precinct is already a major economic foundation for the Western Sydney Employment Area, with numerous commercial, bulky goods retailing and industrial developments emerging in the locality.

The site is surrounded by the following specific land uses:

- Directly on the northern boundary of the site is a 'brick farmhouse' heritage listed property at number 282 Aldington Road. Aldington Road and associated rural properties with farmland continue north until the WaterNSW Trunk Pipeline. This is typical of the character seen in this area with pastoral lands and Aldington Road rising in the elevation to the north.
- To the south of the site within Kemps Creek and Mount Vernon, individual residential dwellings and agricultural farms are scattered throughout the landscape.
- Located to the east is the residential suburb of Mount Vernon, this is considered to be an affluent area with large detached properties and land. It is judged that Mount Vernon would potential contain the most sensitive visual receivers of the ESR development and is on the edge of the IN1 zoning. ESR's civil engineering design has considered the sensitivity of these view points in reducing the height of bulk earthwork levels at the east of the site.
- Directly west of the site is Abbotts Road and Mamre Road, existing agricultural land uses, residential dwellings and the vegetated creek line of South Creek.

4.4 Aerial Photography

During the Drone photography that was carried out within the site boundary on the 5th August 2020, (refer to section 2.6 and figures 11-14) aerial shots were also taken at an AGL of 120m. These prove useful in the following ways:

- Demonstrating the site context in which the development sits and highlighting key features of the surrounding landscape;
- Analysing the existing landscape character and Identifying locations of potential individual receptors.

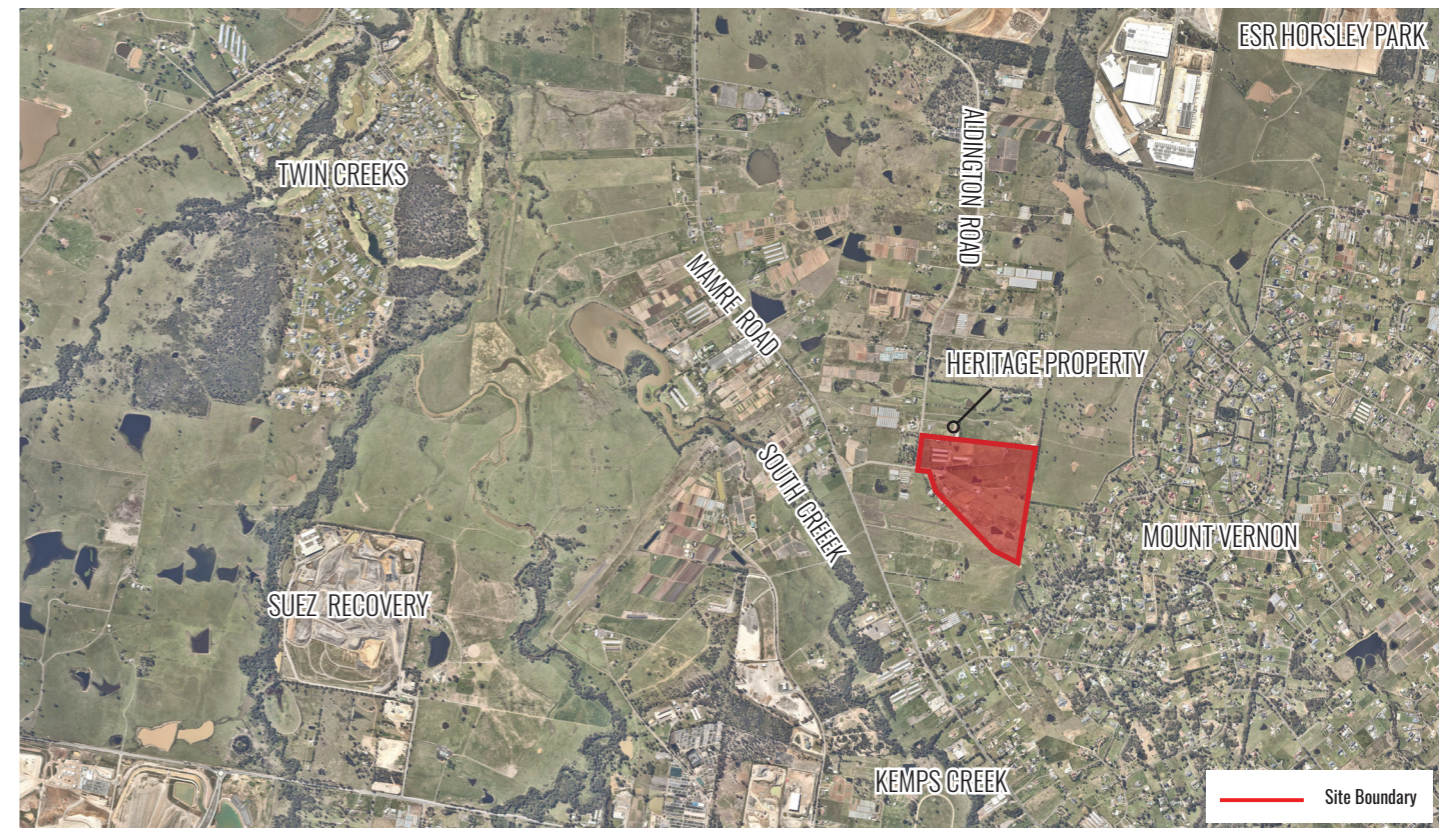


Figure 24: Site Context (Source: Nearmap 2019)

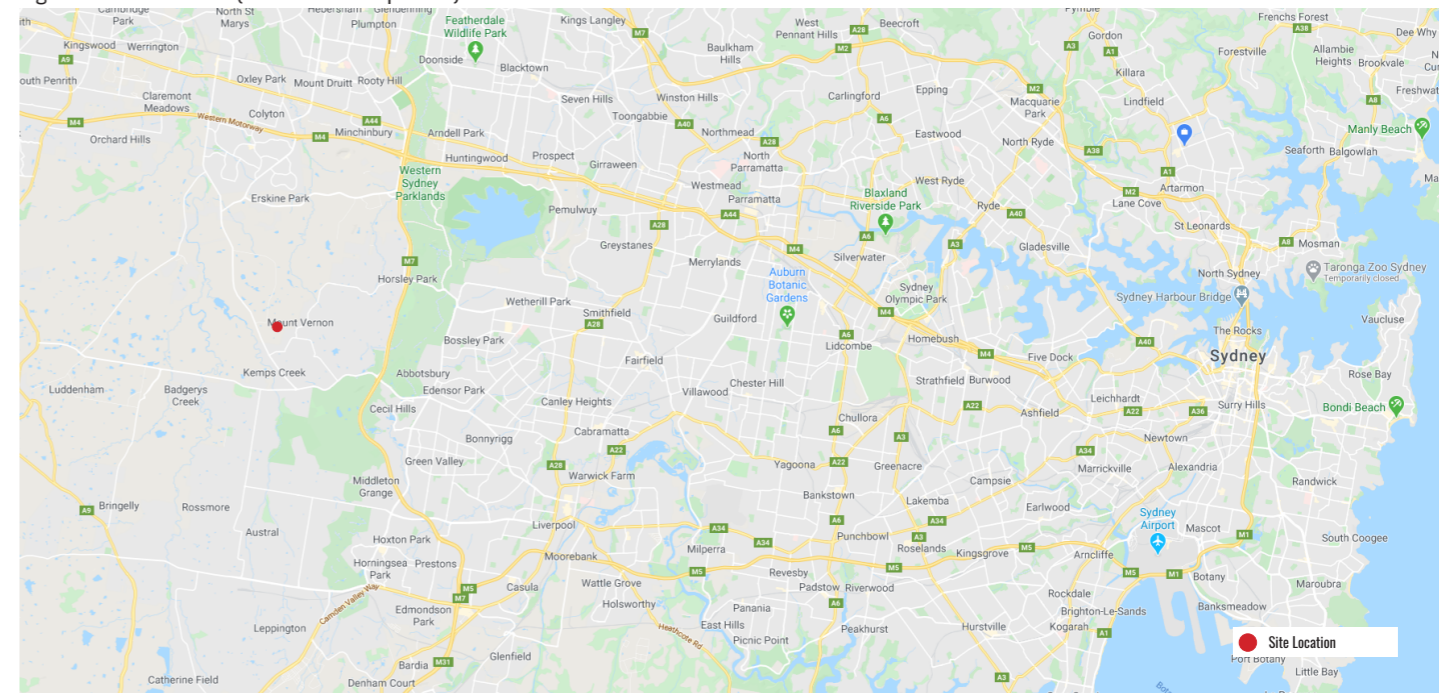


Figure 25: Site Location (Source: Google Maps)

5.0 BASELINE DESCRIPTION

5.1 Planning Context

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this Report:

- Penrith Local Environmental Plan 2010 (LEP)
- Western Sydney Employment Area - State Environmental Planning Policy (WSEA SEPP)
- Environmental Planning and Assessment Act 1979;
- Environmental Planning & Assessment Regulation 2000;
- The Western City District Plan
- Western Sydney Aerotropolis Plan (WSA)
- Mamre Road Precinct Structure Plan June 2020
- Mamre Road Development Control Plan Nov 2021

Following the recent rezoning of the Mamre Road Precinct, the Site is now pursuant to the provisions of the WSEA SEPP (see Figure 26 below) and is zoned IN1 General Industrial.

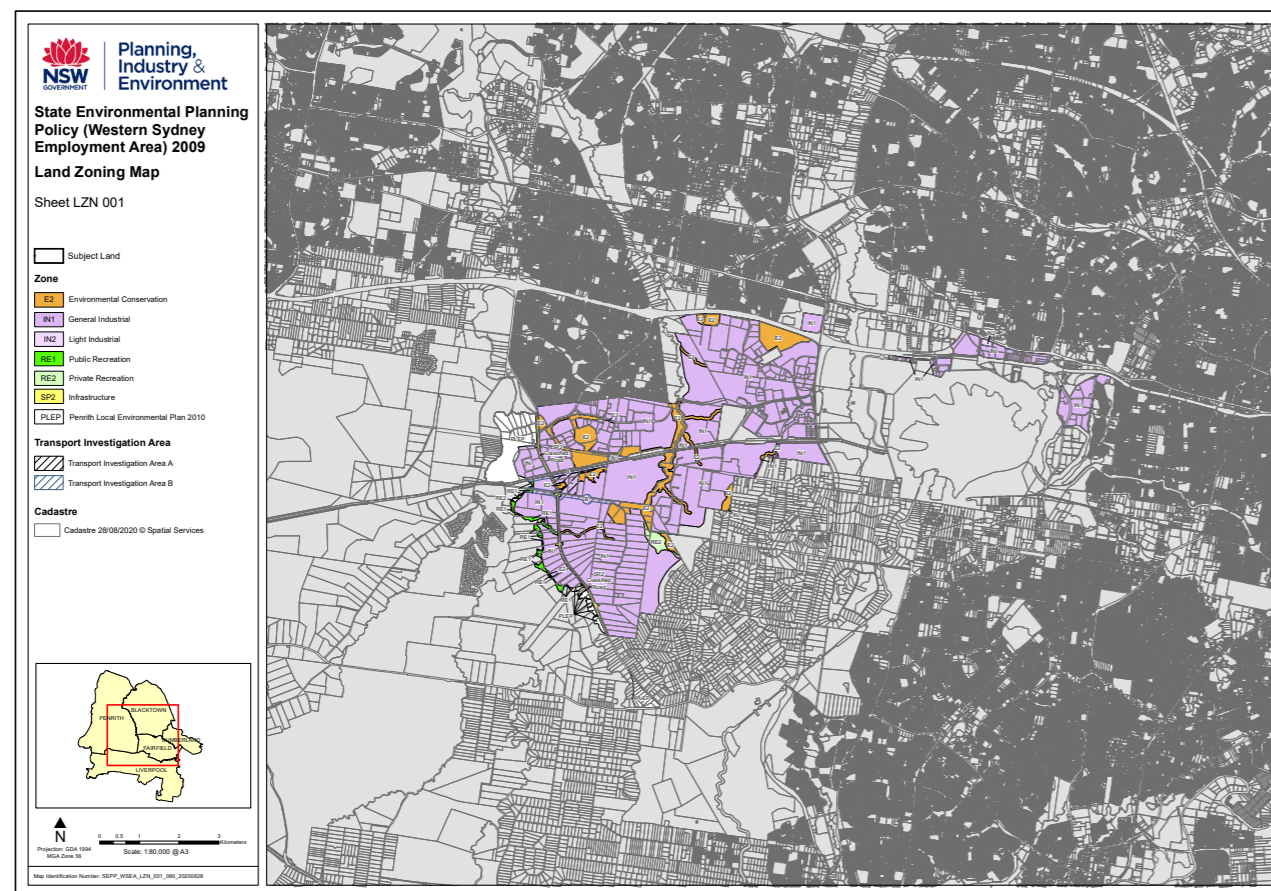


Figure 26: Land Zoning Map (Source: NSW Legislation SEPP WSEA Amendment 2020)

5.2 Mamre Road Precinct Structure Plan - June 2020

Following public exhibition of the Draft Structure Plan, Mamre Road Precinct was subsequently rezoned in June 2020. This is important to note, as the landscape fabric will change within the coming years and ultimately lower the sensitivity of visual receptors to industrial development. During public exhibition of the plan in November and December of 2019, many local residents were supportive of the rezoning and this is evident within the many public submissions received by the DPIE post exhibition.

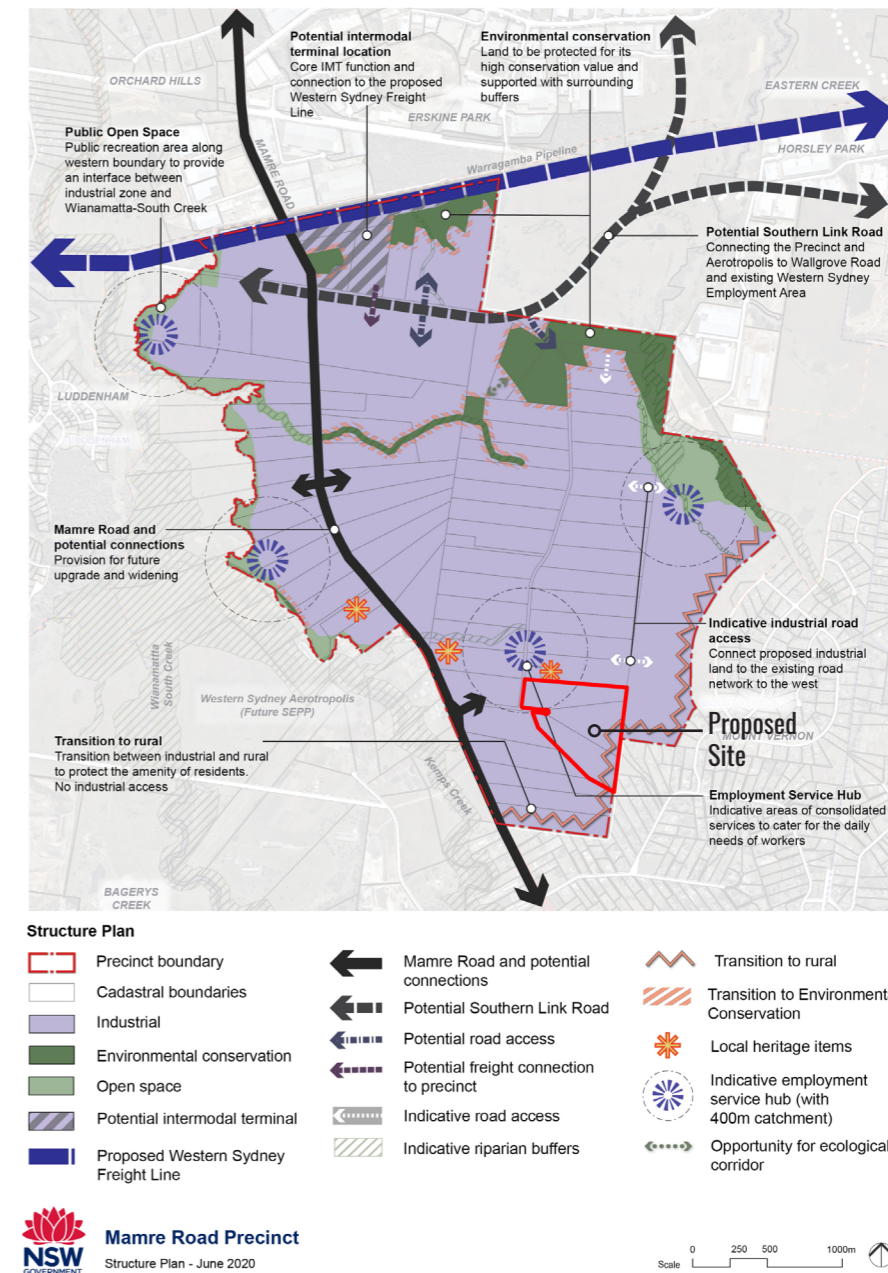


Figure 27: Mamre Road Precinct Structure Plan June 2020 (Source: DPIE. Amended by Geoscapes to overlay Proposed Site boundary)