



Figure 18: Drone at Position 4 - RL 97m - Looking South



Figure 19: Drone at Position 4 - RL 97m - Looking West



Figure 20: Drone at Position 5 - RL 119.8m - Looking North



Figure 21: Drone at Position 5 - RL 119.8m - Looking East

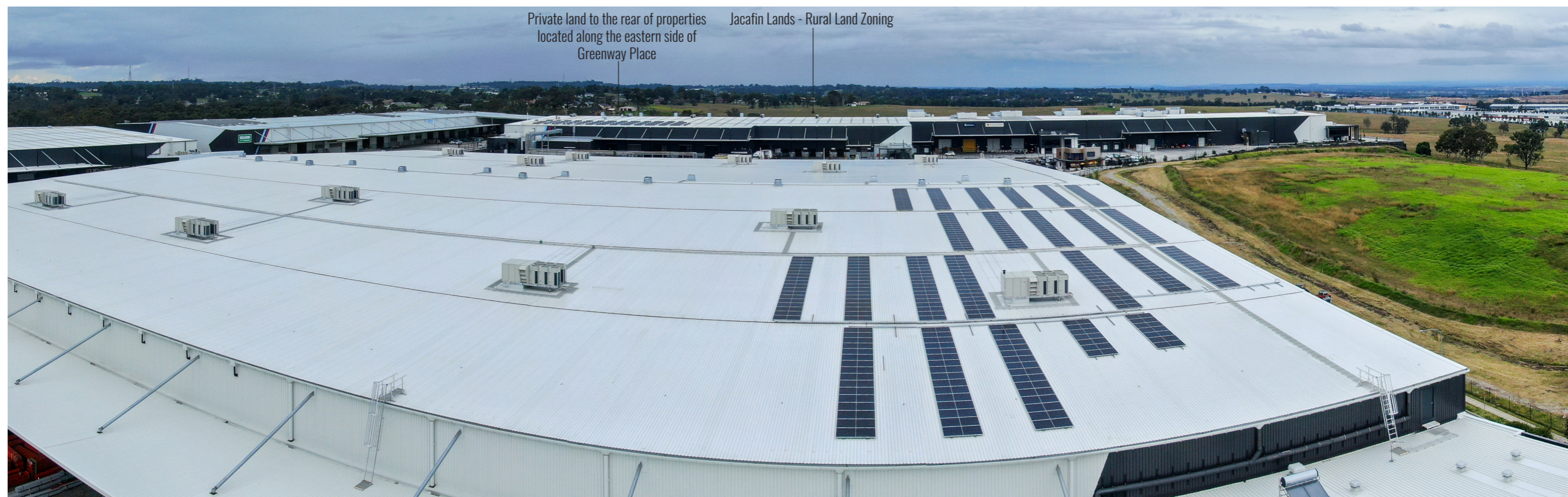


Figure 22: Drone at Position 5 - RL 119.8m - Looking South



Figure 23: Drone at Position 5 - RL 119.8m - Looking West



Figure 24: Drone at Position 6 - RL 119.8m - Looking North



Figure 25: Drone at Position 6 - RL 119.8m - Looking East



Figure 26: Drone at Position 6 - RL 119.8m - Looking South



Figure 27: Drone at Position 6 - RL 119.8m - Looking West



Figure 28: Drone at Position 7 - 120m AGL looking North



Figure 29: Drone at Position 7 - 120m AGL looking East



Figure 30: Drone at Position 7 - 120m AGL looking South



Figure 31: Drone at Position 7 - 120m AGL looking West

## 5.0 THE SITE AND ENVIRONS

### 5.1 Project Background and Location

The subject site is located within the former CSR Estate which covers an area of approximately 74.48 ha within the strategically significant WSEA. The WSEA has long been identified as the single largest greenfield industrial precinct to serve the growing demand for industrial lands in the Sydney Metropolitan Area for the next 20 to 30 years.

This subject SSDA relates only to the area outlined in red (refer to Figure 34), which is known as Horsley Logistics Park Stage 2 development. Planning and development of the remaining lands within the former CSR Estate is subject to separate assessment and approval.

The proposed development has a total site area of approximately 8.67 hectares and is located within the Fairfield Council Local Government Area (LGA).

Figure 33 provides the site's location. Figure 34 provides the site's context.

### 5.2 Site Description

The site is summaries in the table below:

Figure 32 – Site Description

Component	Description
Address	3 Johnston Crescent, Horsley Park
Lots	Lot 301 in Deposited Plan 1244594
Site area	Total 86,723m <sup>2</sup>
Current use	Vacant Land - Zoned E4 (Western Sydney Employment Area of the Industry and Employment SEPP)

### 5.3 Context

The site is surrounded by the following specific land uses:

- Land to the north of the site is the Oakdale East Industrial Estate (which is still under construction, with future development planned to the north and east) and Oakdale Central Industrial Estate (which has been completed). The existing development are largely medium-large format warehouse and distribution centres, industrial and manufacturing development.
- Land to the immediate east is currently cleared, with proposed works for a data centre SSDA-63741210. The proposal is currently being prepared by the proponent. To the south of the proposed data centre comprises vacant industrial zoned land as well as natural bushland zoned C2 Environmental Conservation which is required to be retained and managed. Further east and external to the Horsley Logistics Park is land zoned RU4 Primary Production Small Lots which are characterised by rural residential land use activities.
- Bounding the site to the south is the Horsley Logistics Park Stage 1 development approved and constructed under SSD-10436, comprising of multiple large warehouses.
- Immediate west of the site comprises several warehouse development and vacant general industrial zoned land. Further west is the Mamre Road Precinct which forms part of the Western Sydney Employment Area (WSEA).

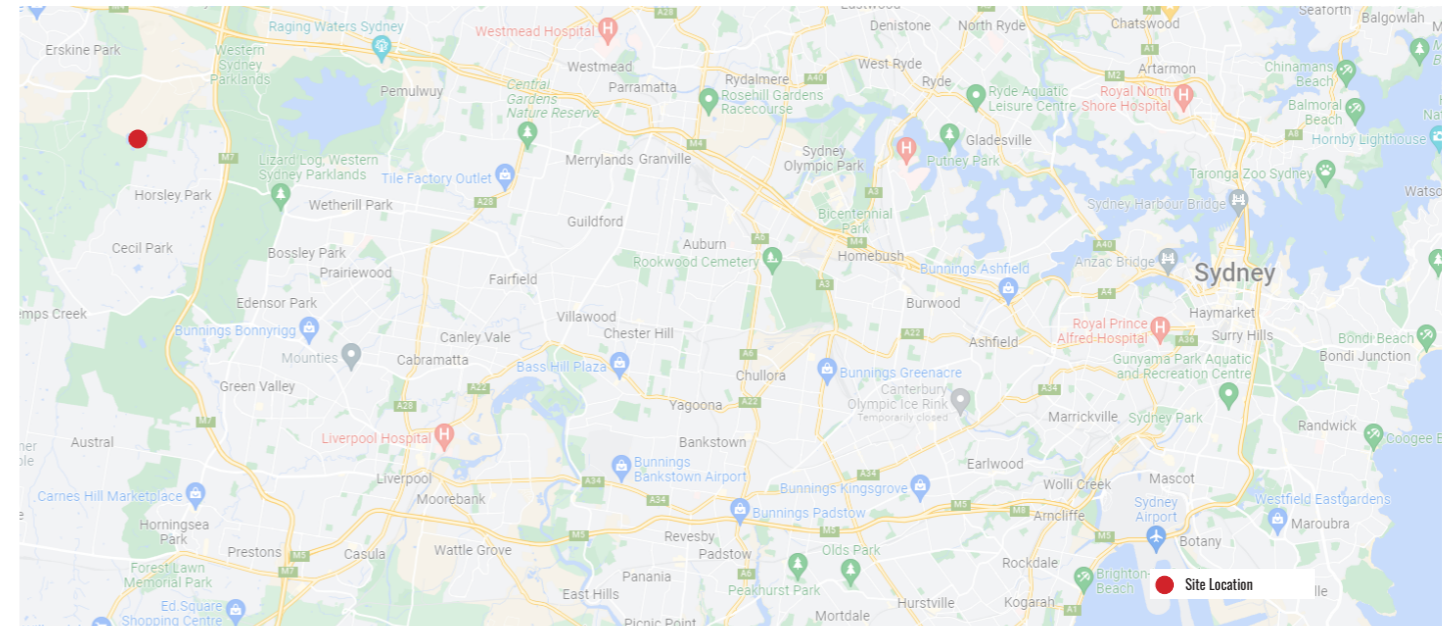


Figure 33: Site Location (Source: Google Maps)



Figure 34: Site Context (Source: Nearmap 2024 )

## 6.0 BASELINE DESCRIPTION

### 6.1 Planning Context

The following planning documents have been considered in preparation of this report. These are:

State Environmental Planning Policy (Industry and Employment) 2021  
Fairfield Local Environmental Plan 2013  
Fairfield Development Control Plan, including Western Sydney Employment Area – Fairfield Development Control Plan 2016

The site is designated E4 General Industrial, this is as per the provisions of Western Sydney Employment Area of the Industry and Employment SEPP as indicated in Figure 35a.

### 6.2 Jacfin Horsely Park Project

Figure 35b on page 26 shows the concept plan for the approved LOT A Burley Road, Horsely Park, Employment Precinct Stages 1-4. Figure 35c shows the proposed road layout and drainage design that has been lodged for DA with Penrith City Council. The plan shows a layout with lot boundaries to RU4 lands for future primary production small lots. The objectives of the RU4 zone are as follows:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure land uses are of a scale and nature that is compatible with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.
- To maintain the rural landscape character of the land.
- To ensure that development does not unreasonably increase the demand for public services or facilities.

It is reasonable to assume therefore, that the future character of this land will likely be a mix of agricultural uses with dwelling houses. Therefore, residential dwellings could be subject to visual impacts from the proposed ESR development.

An earth mound and landscape planting has already been installed along the southern boundary of the Stage 1 ESR Estate to help mitigate visual impacts from any residential locations within the south. This would also be applicable to and be effective for the Jacfin site.

Any landscape proposals for the RU4 within the Jacfin lands, could and should be responsive to the surrounding context and zoning of adjacent lands. As shown in Figure 35b, a buffer zone is shown between the RU4 and Lot A in response to providing visual mitigation between the types of land usage. Therefore, a similar principle could be applied to the northern boundary immediately adjacent to the proposed Horsely Logistics Park which would further strengthen the visual buffer which is already present.

The potential sensitivity of future residential development within the Jacfin site has been considered by this report and a viewpoint from this land has been selected. Judgments of the degree of receptor sensitivity and the magnitude of change within the Jacfin site is slightly limited by the simple reason that the residential properties do not presently exist nor does the industrial development within Lot A. Landscaping proposals for the site are also unknown at this time. Nevertheless, Viewpoint 1 have been presented in Section 8.0 of this report with judgements given on potential sensitivity, the potential magnitude of change and significance of visual impacts.

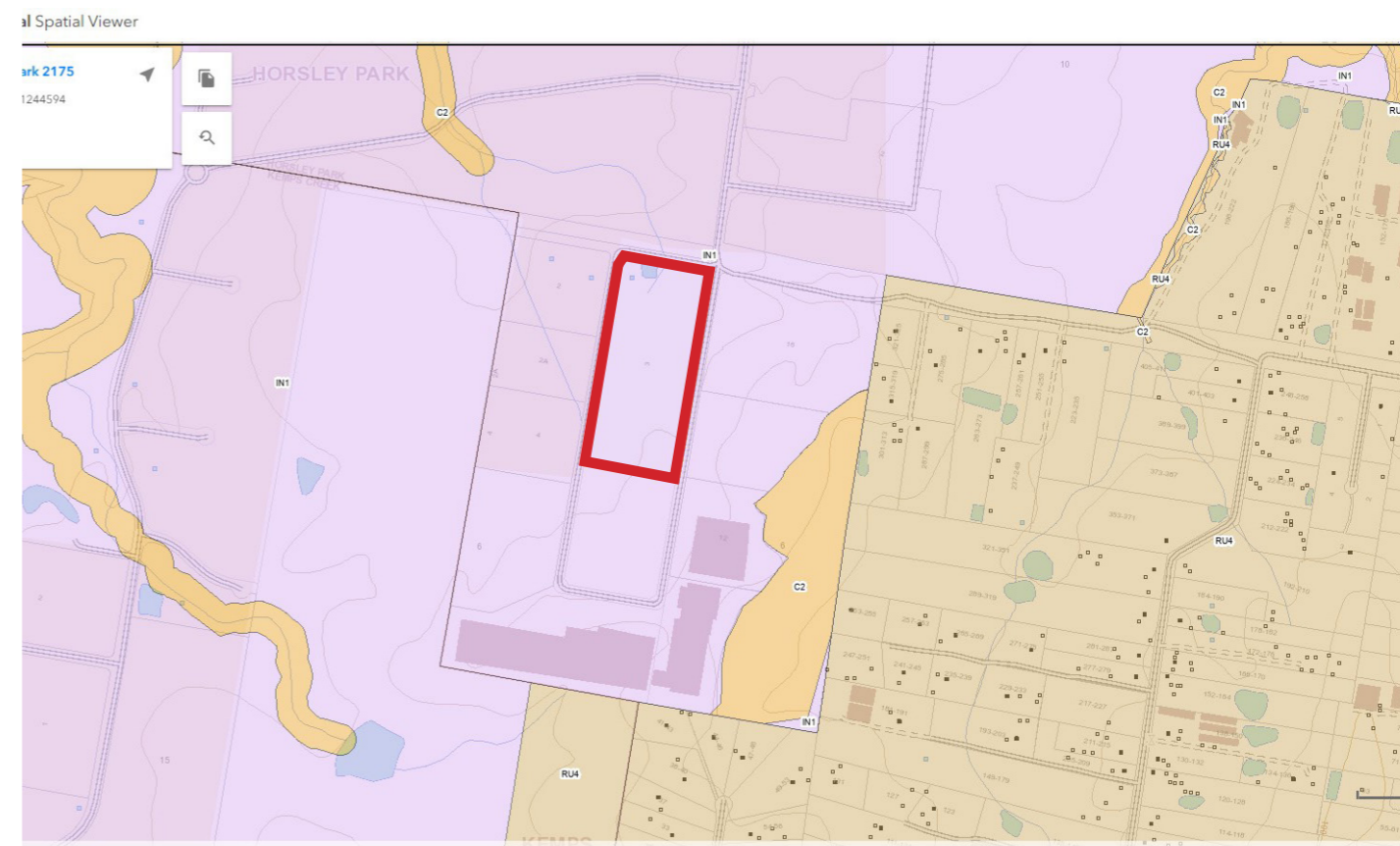


Figure 35a: Land Zoning Map (Source: NSW Planning Portal Spatial Viewer 2024)



Figure 35b: Jacfin Horsley Park Project - Concept Plan Stage 1 to 4 (Source: Ethos Urban)

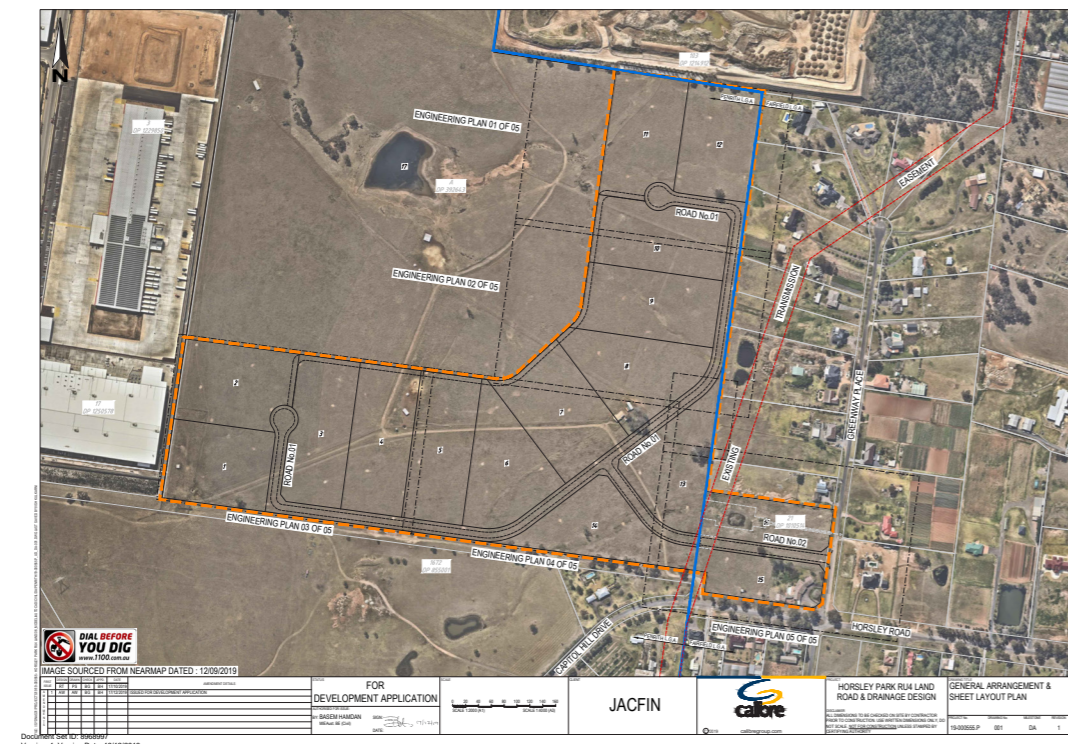


Figure 35c: Jacfin Horsley Park Project - Horsley Park RU4 Land Road & Drainage Design (Source: Calibre)

### 6.3 NextDC S4 Data Centre

Approval for a Data Centre has been sought by NextDC. The site is located immediately east from the ESR proposal also at 16 Johnston Crescent, Horsley Park. The site is legally described as Lot 305 in Deposited Plan 1275011. Figure 35d below shows the sites location.

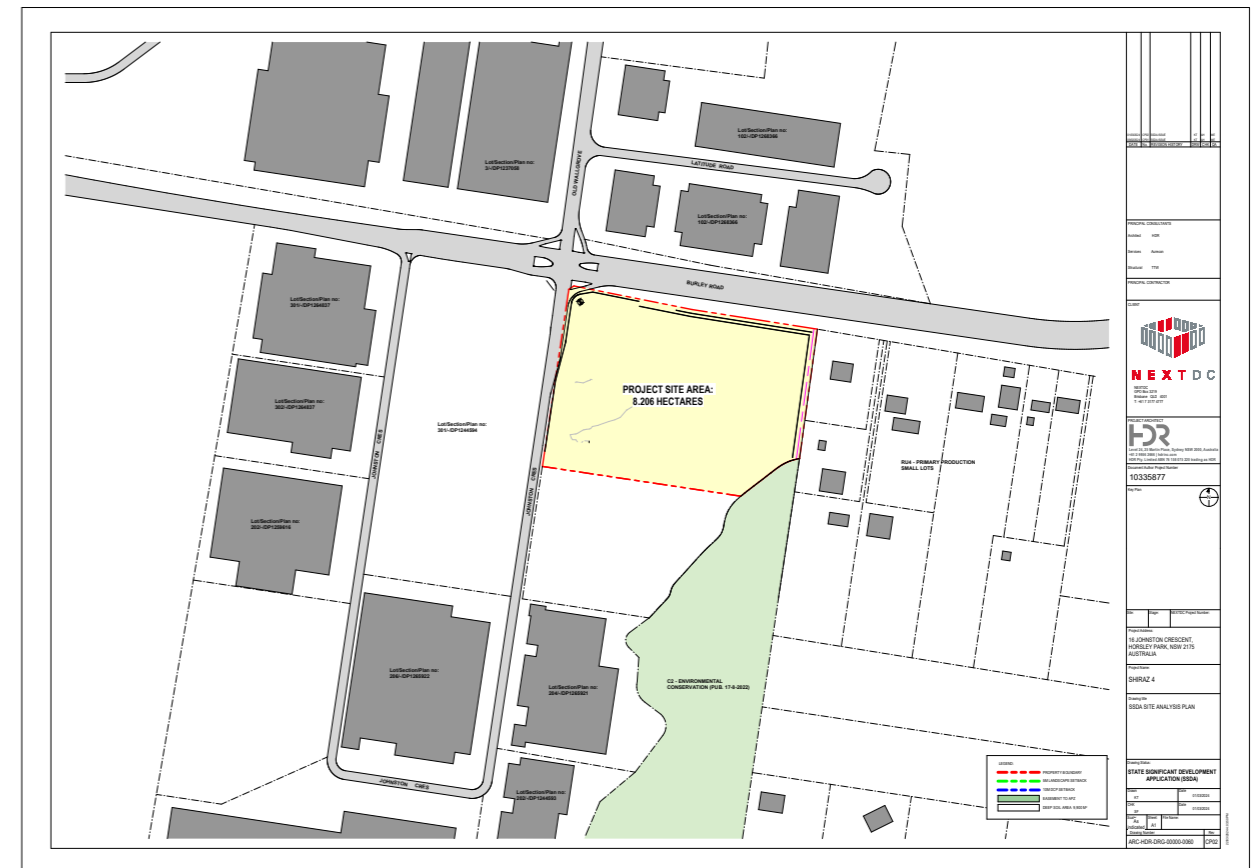


Figure 35d: NextDC Shiraz4 - SSDA Site Analysis Plan (Source: NSW Major Projects Website)

Figure 35e shows the data centre site plan and Figure 35f shows computer generated images of the proposal. If the data centre is approved then this will affect how visible the ESR proposal will be when looking from the east. This will affect Viewpoint 6 and the Data Centre would result in the ESR development no longer being visible at this location. Motorists along the future Southern Link Road would still see the ESR development when traveling westbound however, this would only be possible when at a much closer distance.

Similarly as discussed in Section 3.0 there are two residential properties to the east that have the potential to see the ESR development, these are No's 321 and 315 Burley Road. Based on the site layout for the NextDC development the proposed built form would result in the ESR development being completely screened by the data centre when viewed from these locations.

### 6.4 Landscape Character

Over the previous four years the development site has been remediated to allow for industrial development having previously been operated by CSR Bricks and Roofing. Several industrial facilities have been constructed under the approval for Horsley Park Stage 1.

Located west is the Jacfin site which is presently used for pastoral lands, further west are industrial developments within Penrith LGA. To the

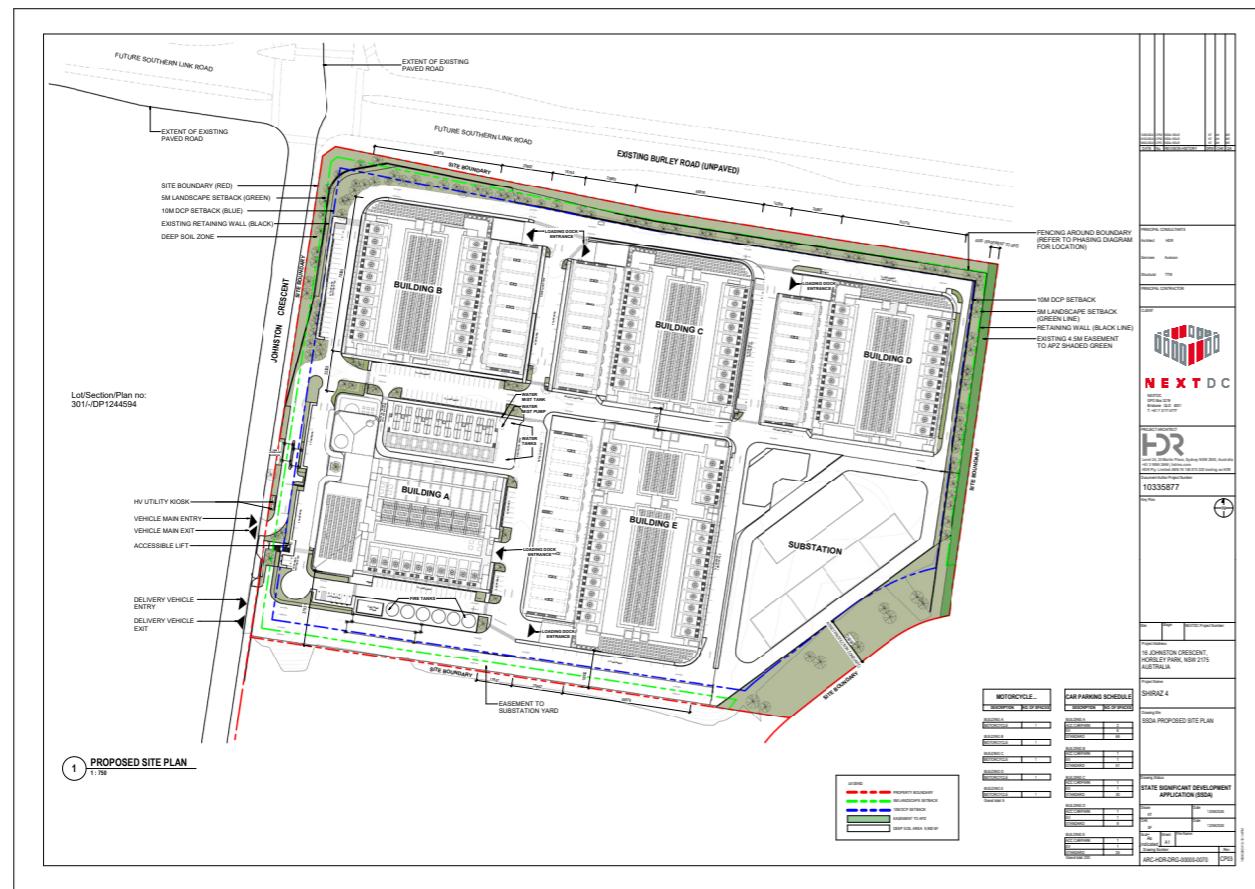


Figure 35e: NextDC Shiraz4 - SSDA Proposed Site Plan (Source: NSW Major Projects Website)

north and northwest are large industrial developments within Erskine Park and Eastern Creek. To the south and east are rural lands with scattered residential dwellings and associated farm/pastoral/agricultural lands. These are interspersed with scattered vegetated areas including the E2 Conservation area.

The current landscape character can be described as being a mix of industrial and rural/agricultural lands. The proposed development is not out of character with the immediate surrounding context or present uses of the site.

The future landscape character is dictated by the State Environmental Planning Policy (Industry and Employment) 2021 as shown in Figure 35a and the Penrith LEP2010. Lands in close proximity to the west and north are all zoned to be IN1. To the south and southwest the proposed Jacfin site also shows industrial development adjacent to RU4 zoned land pursuant to the PLEP 2010. Therefore, further industrial development will be constructed in the near vicinity over the coming years. The proposed development therefore, is aligned with the future character dictated by both planning documents.

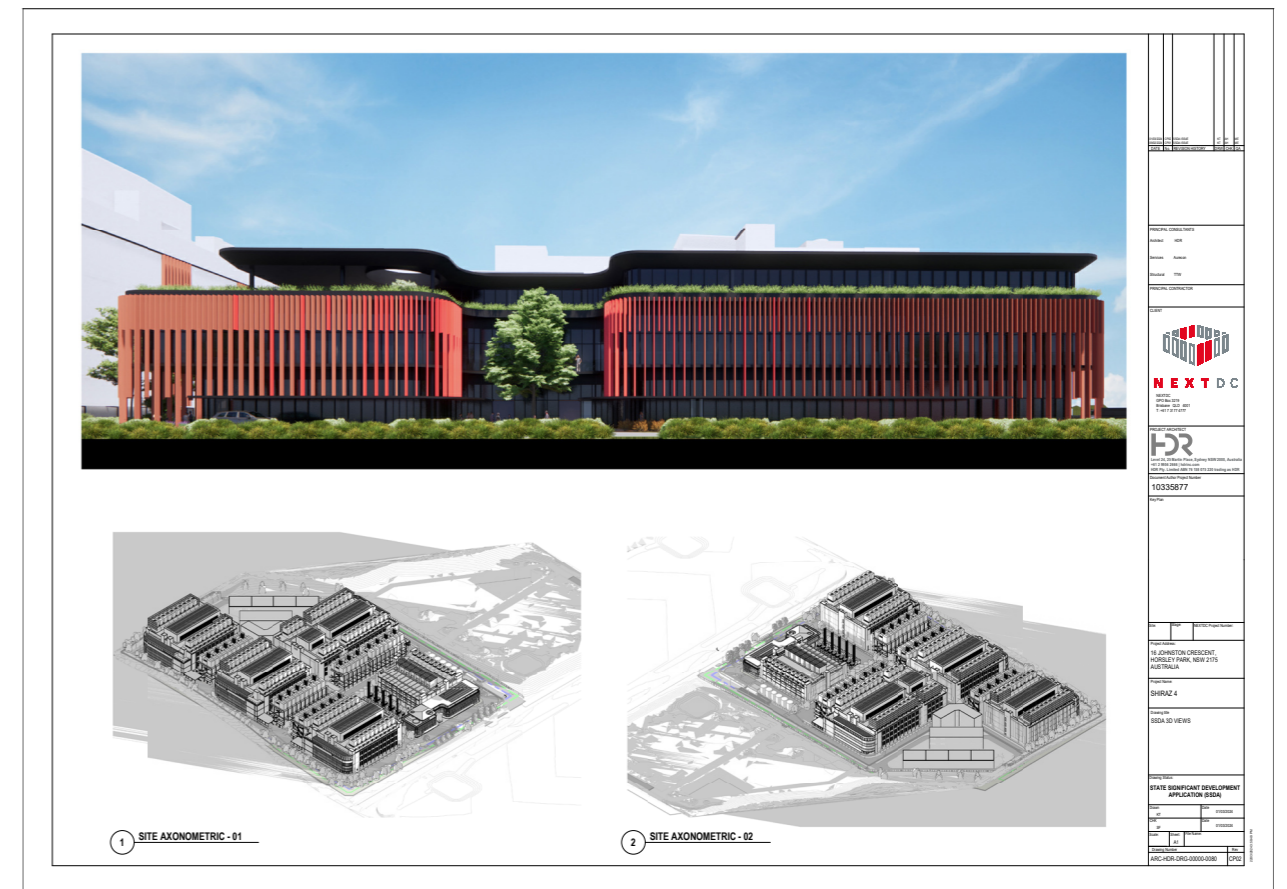


Figure 35f: NextDC Shiraz4 - SSDA 3D Views (Source: NSW Major Projects Website)

## 7.0 DEVELOPMENT PROPOSALS

The information below is based on an assessment of architectural drawings provided by NettletonTribe Architects and planning scope provided by URBIS.

### 7.1 Overall Design Proposals

The following description summarises the architectural drawings shown in Figures 36a, 36b, 36c and 36d. The application proposes an industrial development with 2 warehouses separated by hardstand. The development will also contain offices, communal outdoor staff areas, car parking, loading & hard stand areas and landscaping setbacks. Both entry and exit points for cars and trucks are provided along Johnston Crescent.

### 7.2 Height / Scale / Levels

Both buildings are to be a height of 14.6m when measured from ground level however, a lower level carpark is also incorporated which is 3.5m below and is accessed from Johnston Crescent. The scale of the development is similar to those already seen within the wider estate.

### 7.3 Retaining Walls

There is an existing retaining wall to the northern boundary, this extends along the western and eastern boundaries. This is seen within the baseline photographs from Viewpoints 4 & 5. The existing northern retaining wall will be slightly lowered by the proposed development.

### 7.4 Colour / Materials & Finishes

Colours and materials are to match other ESR warehousing within the estate creating a coherent visual appearance.

### 7.5 Summary

A combination of landscape and architectural treatments have been proposed to address how the development will appear within the estate. This has been achieved through the use of materials and architectural design which match existing warehousing within the estate. Articulation has been provided within the building to break up large expanses of the warehousing. Landscape setbacks have been included around the perimeter which will soften the existing retaining wall and facades.

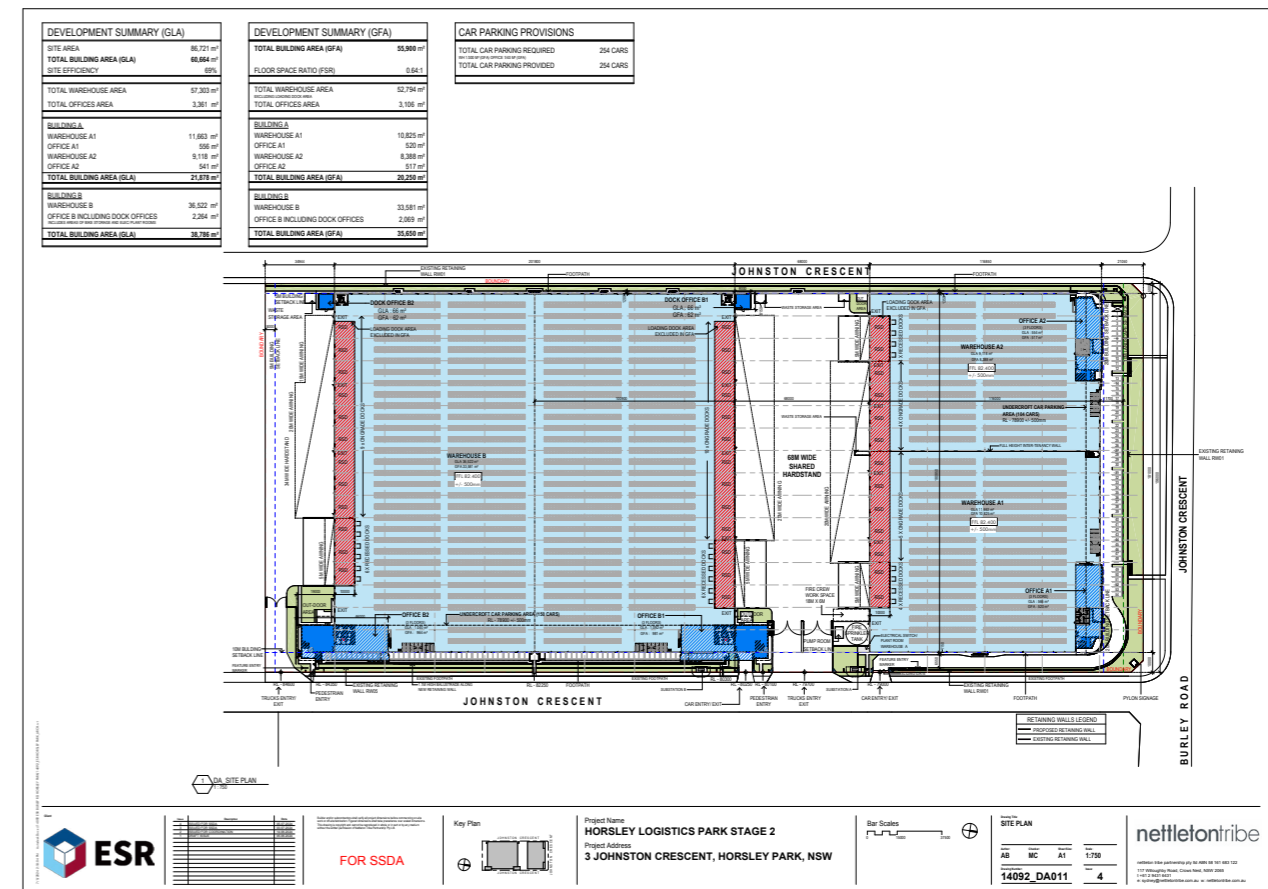


Figure 36a: Warehouse - Site Plan (Source: Nettletontribe)

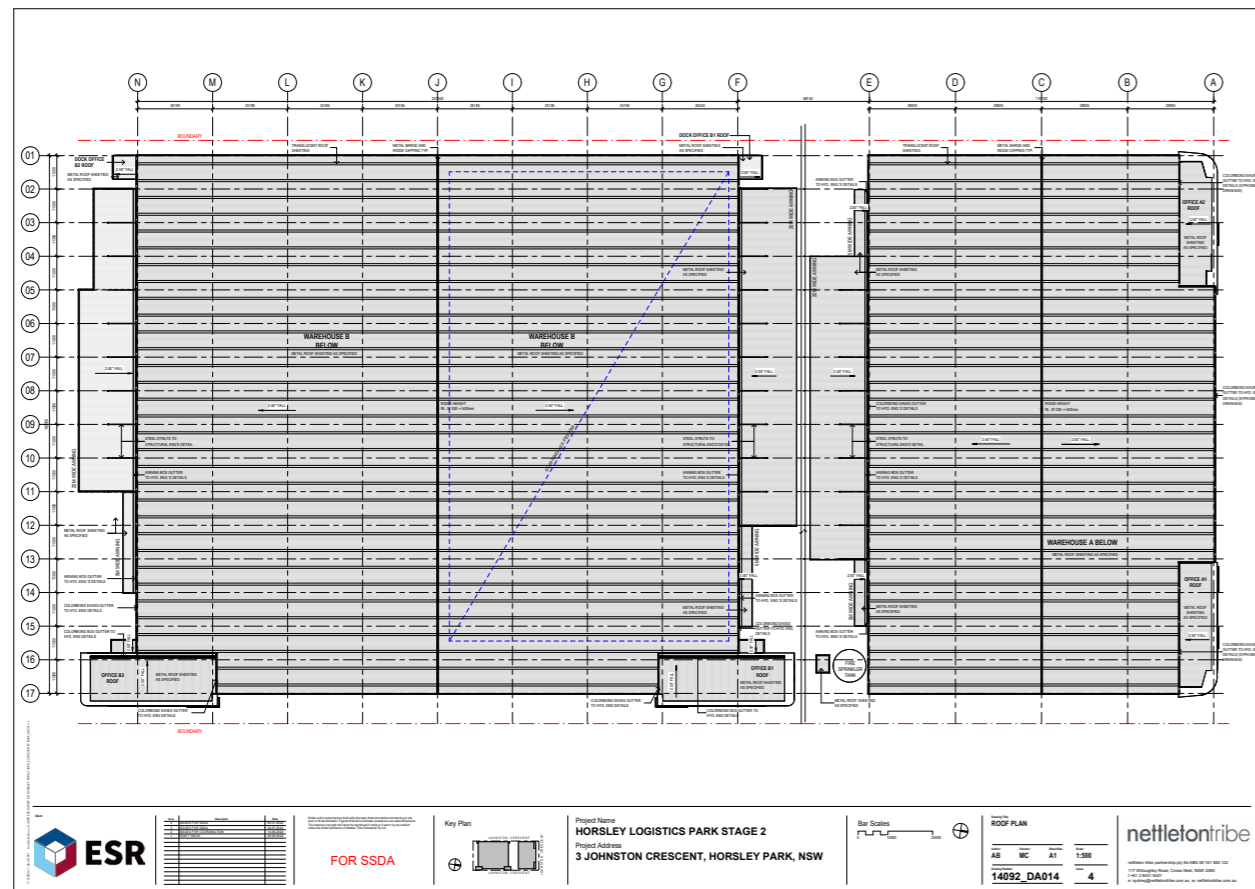


Figure 36b: Warehouse - Roof Plan (Source: Nettleontribe)

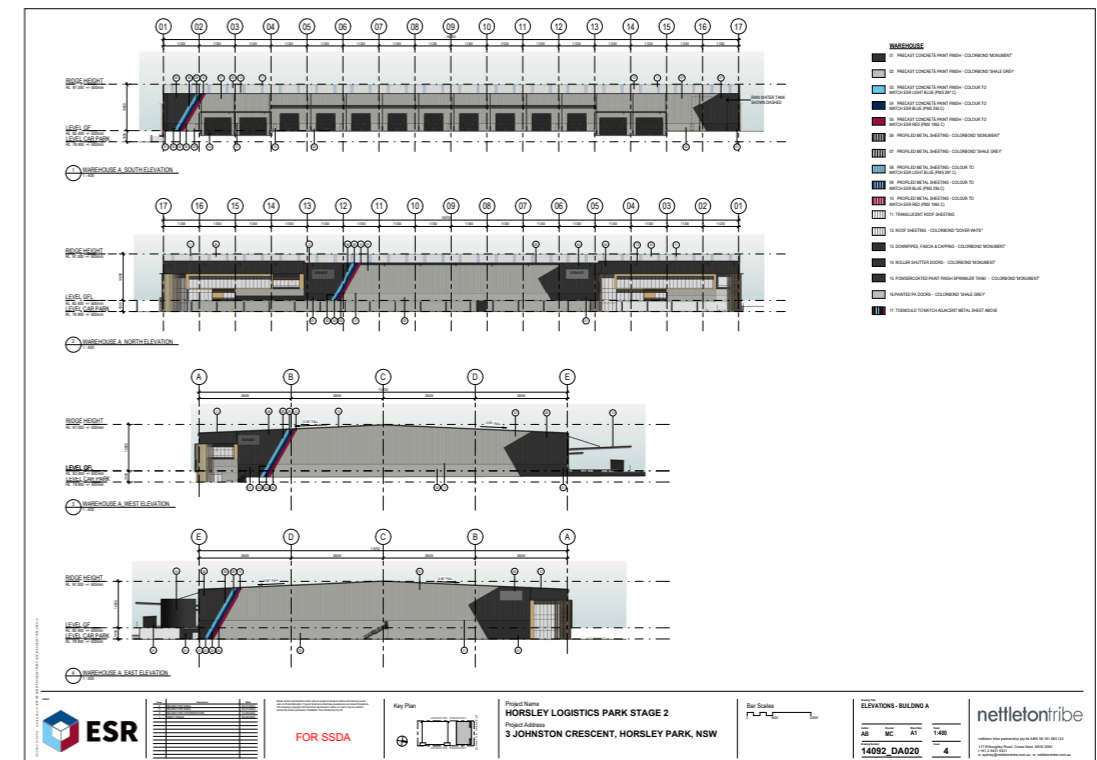


Figure 36c: Warehouse Elevations - Building A (Source: Nettleontribe)

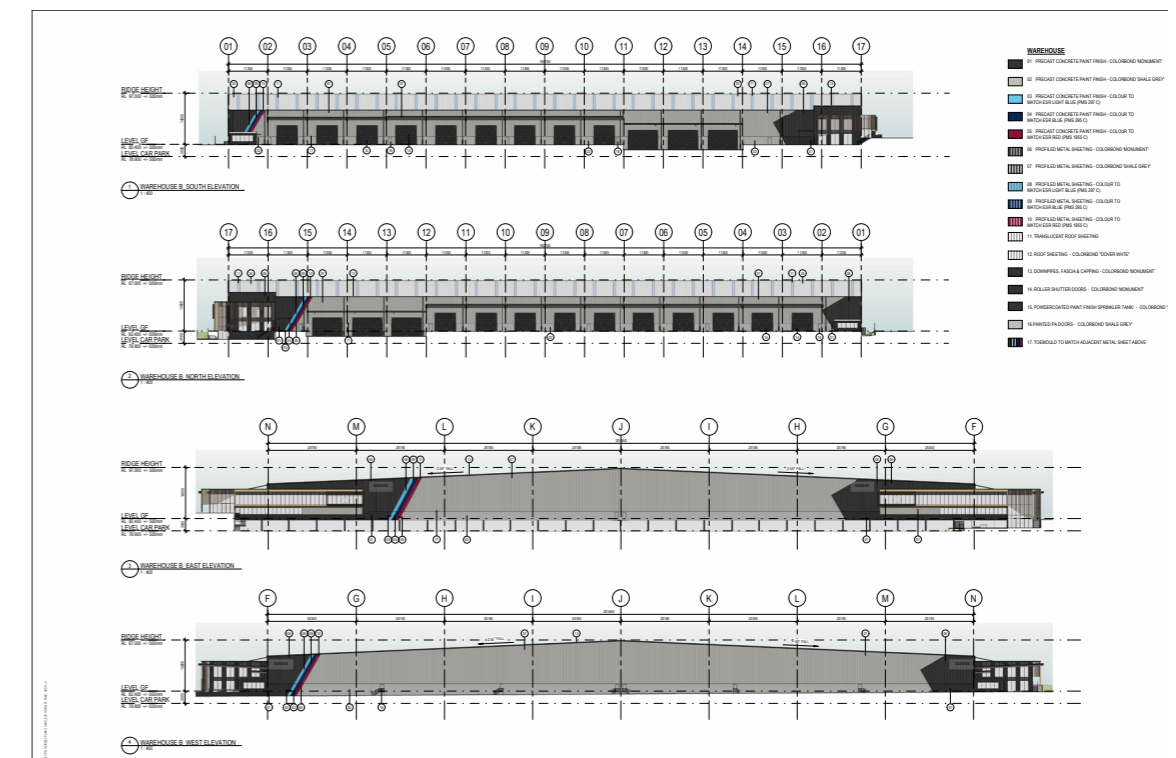


Figure 36d: Warehouse Elevations - Building B (Source: Nettleontribe)

## 8.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

### 8.1 Strategy and Mitigation

To help mitigate and soften the building particularly from visual receptors located in the north, northeast and northwest a large landscape setback is included. This will contain indigenous and native canopy tree planting together with shrubs and groundcovers. Planting will be arranged in the same manner that is already present within Horsely Park Stage 1.

All landscape mitigation has been represented in the Year 15 photomontages within Section 9.0.

### 8.2 Detailed Landscape Proposals

Figures 37a to 37d show detailed landscape plans produced by SCAPE design. Refer to SCAPE documentation for further details.

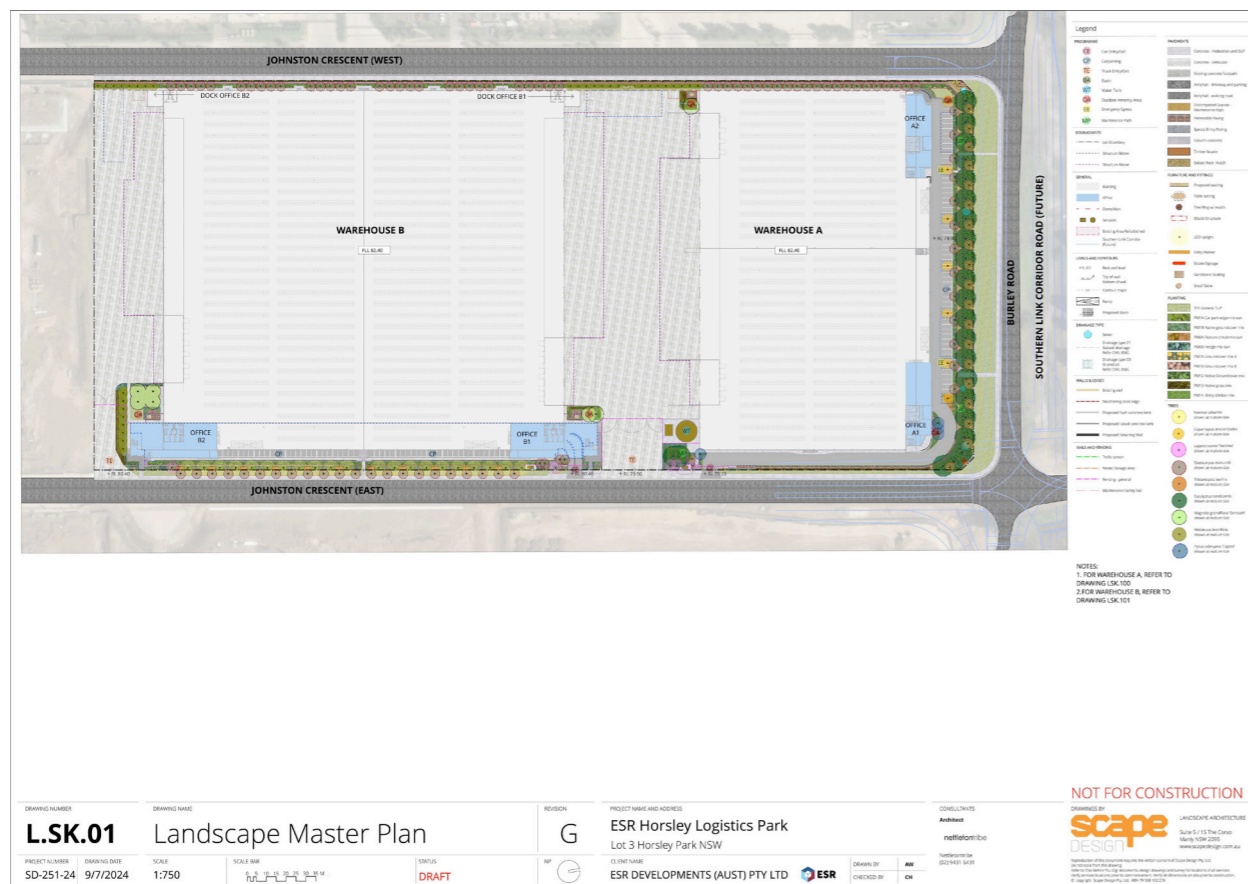


Figure 37a: Landscape Masterplan (Source: SCAPE)

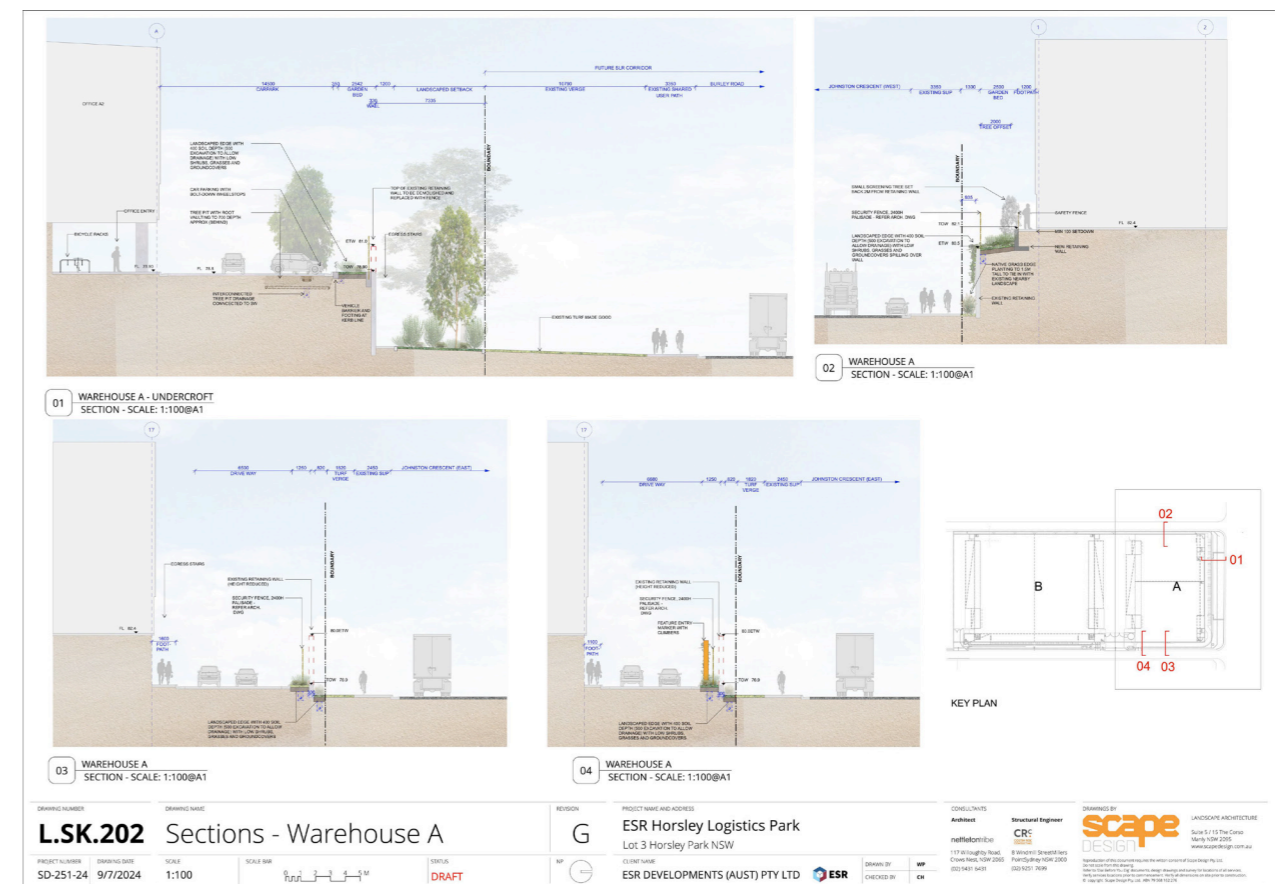


Figure 37b: Sections - Warehouse A (Source: SCAPE)

PLANT SCHEDULE							PLANTING PALETTE									
BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	RATE (per m <sup>2</sup> )	QUANTITY	PLANT SCHEDULE (NATIVE)	COMMON NAME	COMMON NAME	PROPOSED TREES						
<b>PROPOSED TREES</b>							<b>NOTE</b> The above species are selected for use on the project from Fairfield City Council's DCP Appendix F									
<i>Eucalyptus viminalis</i>	Turkey	10	6	75L	As Shown	7		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
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<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						
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<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	10	5	75L	As Shown	13		<i>Eucalyptus viminalis</i>	Common Weeping Bottlebrush	TREE						

# 9.0 VISUAL IMPACT ASSESSMENT

## 9.1 Viewpoint 1

		<div>VIEWPOINT MAP</div>
Viewing Location	Jacfin Lands, Horsley Park - Looking North	
GPS	33°50'23.7"S, 150°49'04.6"E	
Elevation (Eye-level)	87.94m AHD	
Date and Time	17th May 2024 - 12.59pm	
Baseline Photo & Photomontage Figure	Figures 38a, 38b, 38c, 38d and 38e (38e is a Baseline Extended Angle of View at A2, refer to Section 12.0 Appendix)	
Visual Description		
Approx. Viewing Distance from Site Boundary	1km	
View description & prominence of the development	<p>Viewpoint 1 was taken within the Jacfin lands to represent future residential receptors within the RU4 zoning to the south. This location has the potential receive views of the ESR proposals.</p> <p>Within the baseline image warehousing from the Stage 1 development is seen along the northern boundary behind a terramesh bund, gabion walling and recently planted vegetation. Other industrial development can also be seen to the west of the extended baseline view in Figure 38e.</p> <p>In the foreground the Jacfin lands contains undulating pastoral lands.</p>	
Visual Receptor Sensitivity		
	<p>Judgements of sensitivity is more difficult when the receptor (residential dwellings) do not presently exist. However, dwellings at this location may experience a view similar to that seen within the baseline. There are a number of factors that would affect the actual resultant view corridor including other dwellings, development within LOT A (refer to Section 6.2) and landscaping.</p> <p>With the introduction of warehousing from Horsely Park Stage 1, the presence of industrial development has increased and is now more apparent within this view. However, landscaping is forming a dense screen and has begun to mitigate visual impacts. Therefore, it is judged that the sensitivity of this visual receptor remains at <b>medium</b>.</p>	
Magnitude of Change for SSDA Scheme	As is demonstrated within the photomontages, the proposed development would not been seen at this location. The magnitude of change for this visual receptor is judged to be <b>none</b> .	
Magnitude of Change for Potential High-Bay Scheme	The potential building form of a high-bay to the southern portion of the development site is shown in Figure 38d. The top of the high-bay would be seen forming a small but new and recognisable element within the view which is likely to be recognised by the receptor. Views are direct at medium/long range with a small vertical extent of the view affected. The magnitude of change for this visual receptor is judged to be <b>low</b> .	
Significance of Visual Impact for SSDA Scheme	The significance of the visual impact at this location is judged to <b>none</b> .	
Significance of Visual Impact for Potential High-Bay Scheme	The significance of the visual impact at this location is judged to be <b>minor</b> .	