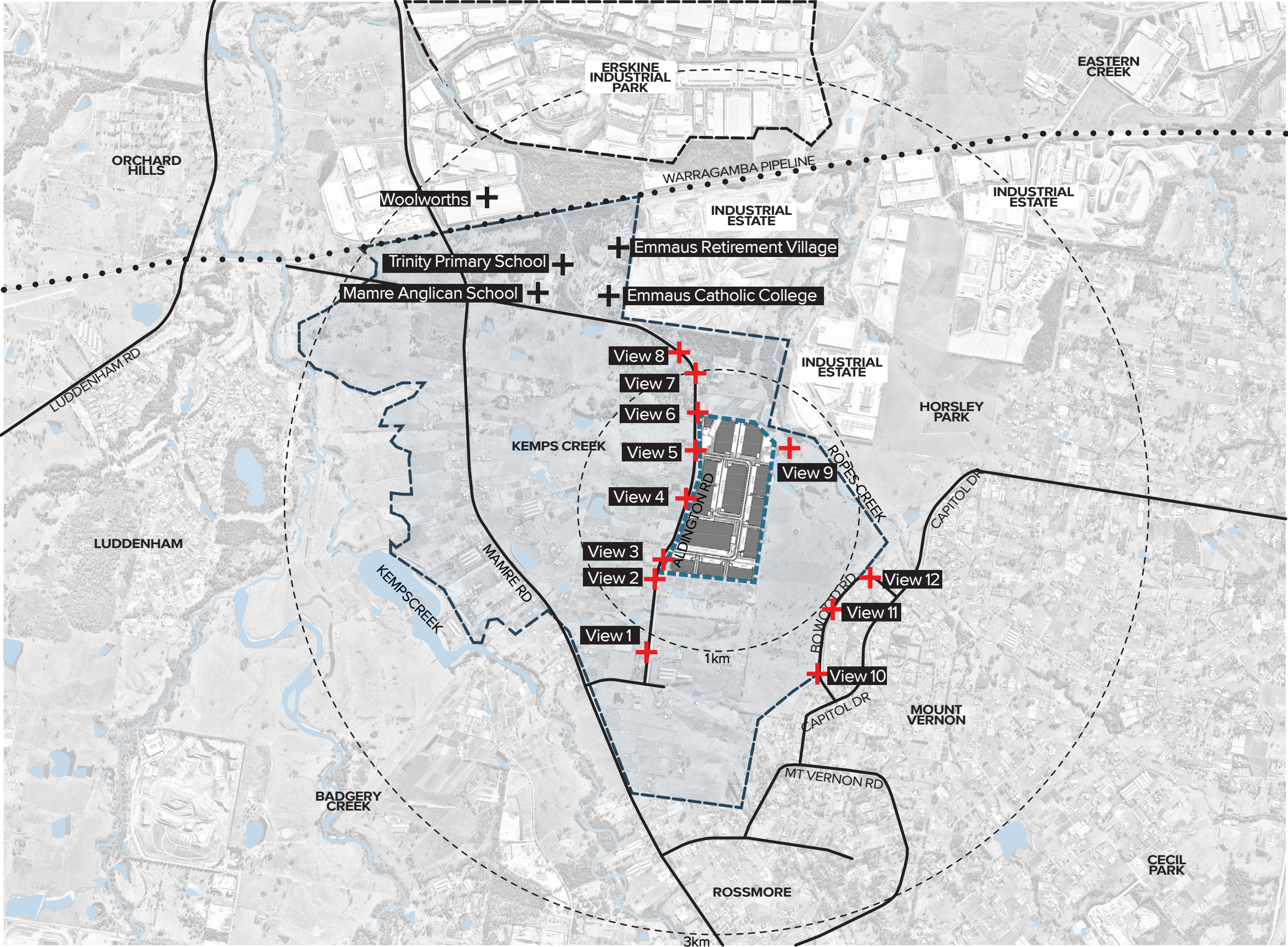


1.4 Site Location

The site, 200 Aldington Road Industrial Estate is a part of the Kemp Creek suburb. The Retirement Village and Anglican School that borders the Erskine Park Industrial Area, sits north of Kemp Creek. Rural residential and peri-urban lots run along Bowoord rd. West of Kems Creek, contains a mix of peri-urban lots and low-level industry. The Rossmore suburb sits to Kemp Creek's southern boundary which forms a part of the Western Sydney Aerotropolis. The existing lot numbers of the proposal are 106-228 Aldington Road, Kemp Creek.

- Legend**
- Site Boundary
 - Visual Impact Viewpoint Locations
 - Surrounding industries
 - Mamre Precinct Zone, Refer pg 12
 - Erksine Park Industrial Area



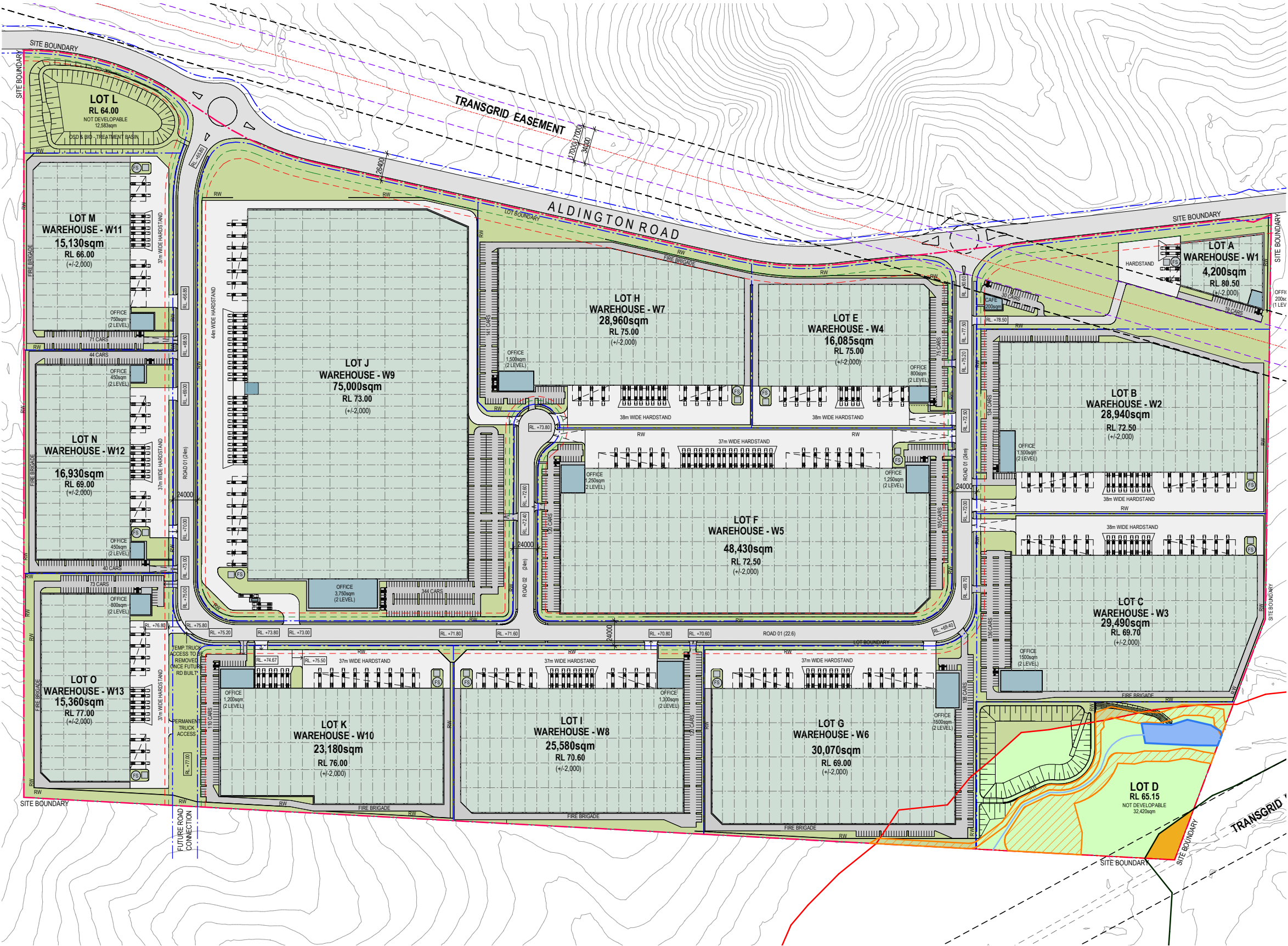
1.5 The Project

Project Objectives

The Proposal aims to:
Rezone of 200 Aldington to General Industrial

Development Works

The concept plan comprises of 13 development lots at 356,660m² of warehouse floor space, 17,770m² office and 200m² café floor space, internal road layouts, parking and hardstand areas, landscaping, utilities and a Stage 1 development including site preparation, bulk earthworks, road works, infrastructure and utilities and a warehouse building with a total gross floor area of 52,500m².



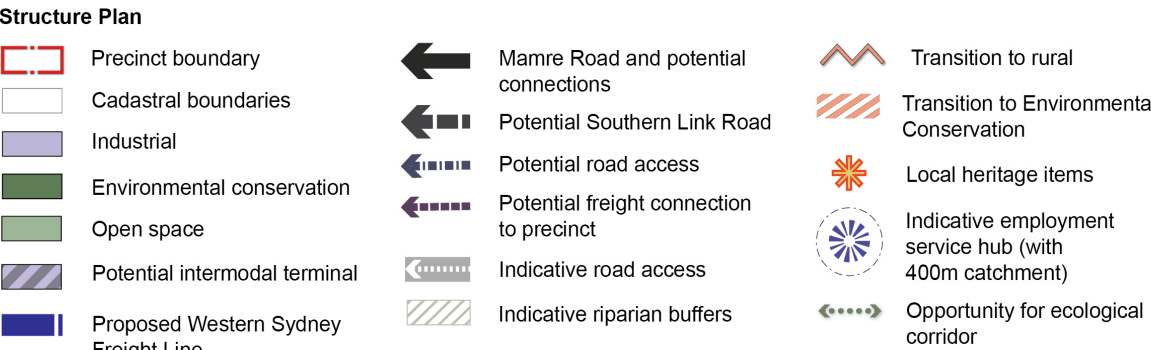
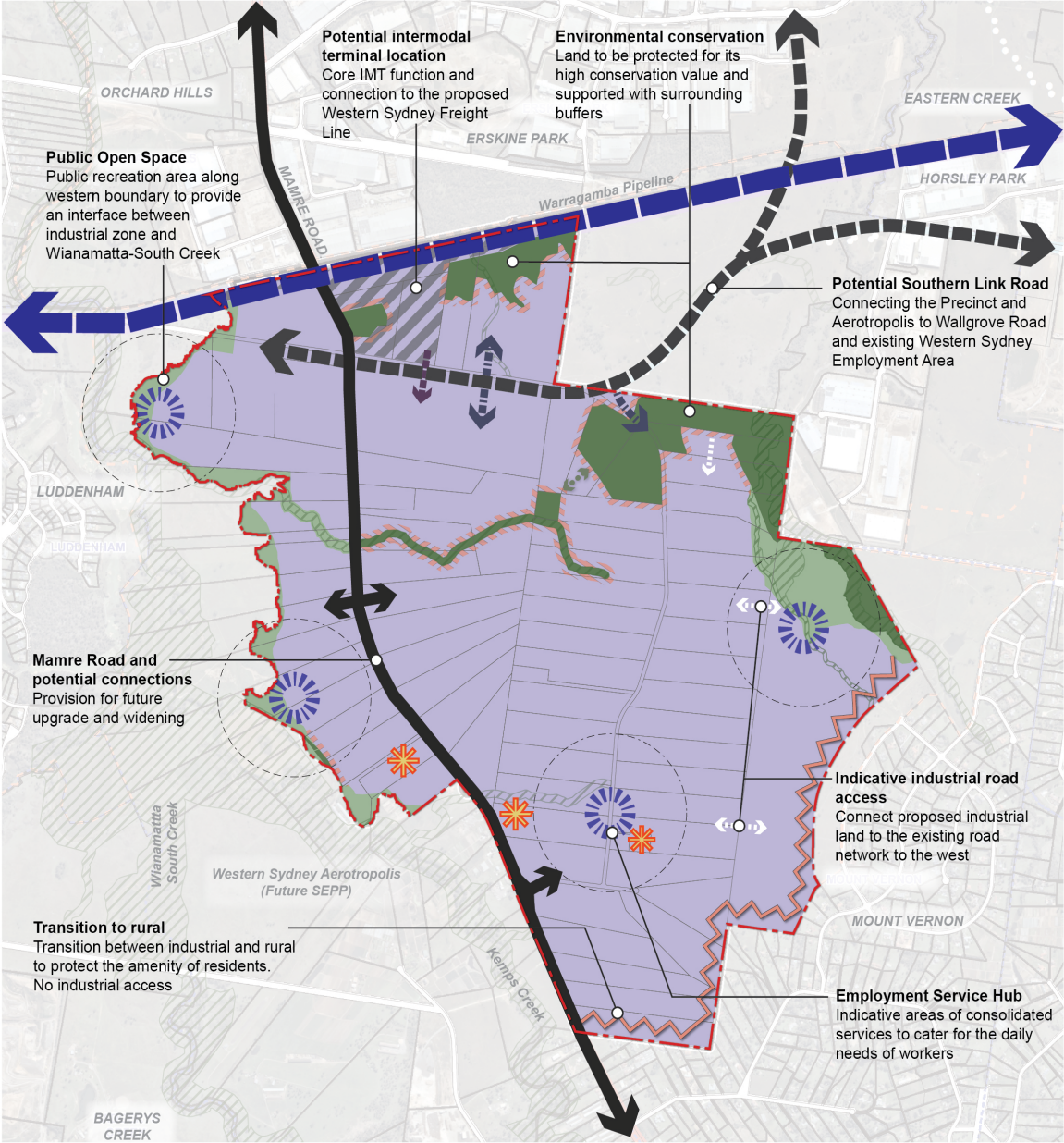
Refer SBA Architects, August, 2020.

1.6 Existing Site Description

The proposed industrial estate is bound by Aldington Road to the west, existing rural properties to the north and south and pastoral land to the east. The proposed industrial estate exists within the Mamre Precinct Structure Plan. (See diagram)

The existing attributes of the site include:

- The site is highly modified from residential and horticultural/agricultural use
- The landform of 106-228 Aldington Road forms a part of the Kemp Creek catchment and Ropes Creek catchment.
- The far north east corner of the 200 Aldington Road sits within proposed drainage/open space areas and within the Ropes Creek corridor nominated for environmental conservation. For further information on this please refer to the associated Environmental Impact Statement.
- An existing transgrid easement crosses over the far northwest corner of the site



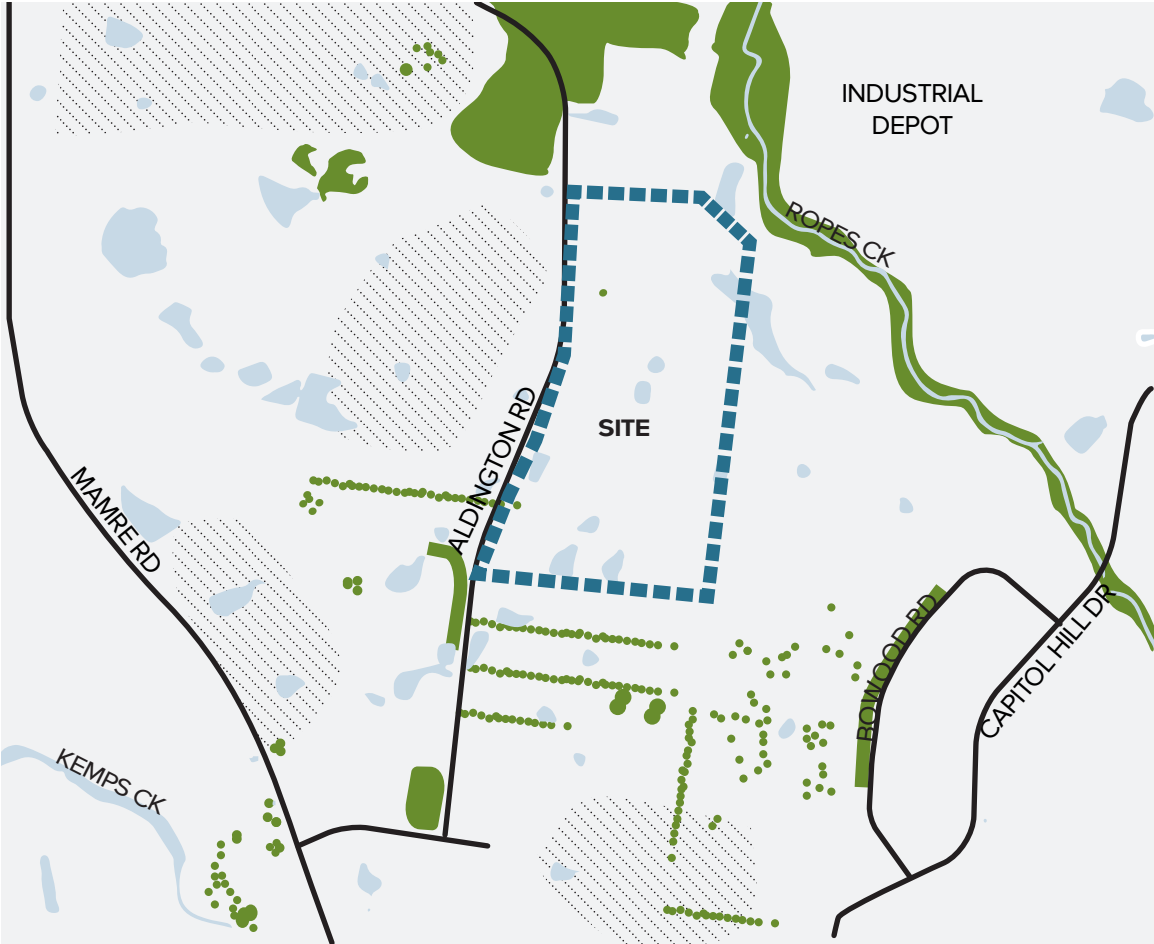
Mamre Rd Precinct, Structure Plan. NSW Gov, June 2020.

1.7.1 Local Landscape Setting

Natural Systems & Topography

Due to the nature of the rural horticultural and husbandry area of the site, there are several dams and water bodies to support the existing land use. Surrounding these water bodies and horticultural areas are scattered canopy tree covers, which act as shelter belts.

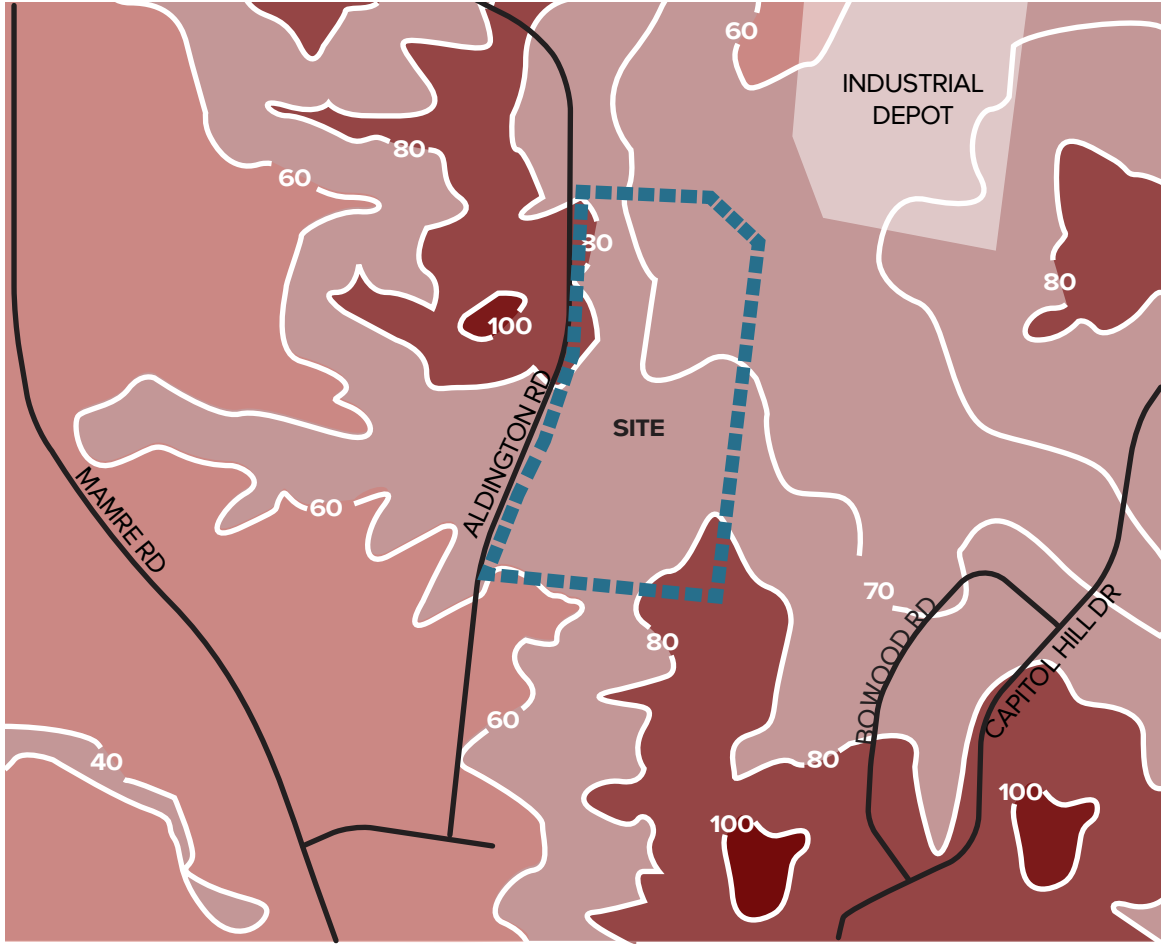
The site spans over the high points of the area sloping down to Mamre Rd. The typography between Mamre Rd and Aldington Rd is separated by a peak in the landform which limits the visibility of the site from Mamre Road. The site flattens out between Aldington Rd and Bowood Rd.



Natural Systems and Canopy Coverage

Legend

- Agricultural and Horticultural, Refer Land use diagram, pg. 12
- Water bodies
- Canopy, Tree cover - refer to pg. 10 for vegetative character
- Rolling Hills



Topography Analysis & Aspect

Legend

- 100m Contour
- 80m Contour
- 70m Contour
- 60m Contour
- 40m Contour

1.7.2 Local Landscape Setting

Vegetation Communities

As noted above the immediate setting for the proposed 200 Aldington Industrial Estate largely consists of peri-urban lots and low-level industry. The remanent and riparian vegetative character is representative of the Cumberland Plain Woodland or River-Flat Eucalypt Forest. The Structure Plan for Mamre Road Precinct – November 2019 highlights existing areas of ecological significance and has been listed as of high conservation value and listed as Endangered Ecological Communities (EEC). Refer to the associated EIS for further information.

The Cumberland Plain Woodlands is the name for the distinct grouping of flora species that are found in clay soils derived from shale on the undulating Cumberland Plain in central New South Wales. The dominant trees occurring in the woodland are Grey Box Eucalypts (*Eucalyptus moluccana*), Forest Red Gums (*Eucalyptus tereticornis*), Narrow-Leaved Ironbarks (*Eucalyptus crebra*) and Spotted Gum (*Eucalyptus maculata*). A variety of other lesser-known Eucalypts as well as shrubs, grasses and herbs are also found. The predominance of the Grey Box and Forest Red Gum makes the community distinctive (Department of Agriculture, Water and the Environment, 2020)

River-Flat Eucalypt Forests are located on the river flats of the coastal floodplains. The taller open tree layer consists of Eucalypts, that exceed 40 m in height, but are often considerably shorter in regrowth stands or in conditions of lower site quality. The most widespread

and abundant dominant trees species include Forest Red Gum (*Eucalyptus tereticornis*), Cabbage Gum (*E. amplifolia*), Rough-barked Apple (*Angophora floribunda*) and Broad-leaved Apple (*A. subvelutina*). A layer of shorter trees can be present that include Feather Honey Myrtle (*Melaleuca decora*), Prickly-leaved Teatree (*M. styphelioides*), Grey Myrtle (*Backhousia myrtifolia*), White Cedar (*Melia azaderach*), River Oak (*Casuarina cunninghamiana*) and Swamp Oak (*C. glauca*). (Office of Environment & Heritage, 2019)

