



23rd Jan 2022

GEOSCAPES Reference: # 210611_SSD_LET_RTC01

To: **Department of Planning Industry and Environment**

Via email: cgray@willowtp.com.au

Re. ARDEX Warehouse and Manufacturing Facility (SSD-25725029) – Response to DPIE comments

Dear Sir/Madam,

Please find below our responses to recent comments raised by DPIE regarding the VIA prepared by Geoscapescapes for the proposed ARDEX manufacturing facility within the Kemps Creek Logistics Estate (SSD-9522).

Urban Design and Visual Impacts

15. 'The Visual Impact Assessment (VIA) is to be revised to detail the worst-case scenario including maximum proposed finished site levels and the resultant maximum proposed building height.'

With regards to the production and use of photomontages for visual impacts assessment the following is stated in the methodology within Section 2.0 of the VIA:

'Although these [photomontages] do not claim to exactly replicate what would be seen by the human eye, they provide a useful "tool" in analysing potential visual impacts from receptor locations.'

All photomontages within Geoscapescapes' reports are produced to try and accurately represent the proposed development within images. However, due to the nature of the process there will always be a small amount of error which is unavoidable. This can be attributed to several aspects including camera lens matching of the baseline photograph within the 3D model and the use of photographic reference points to position the development in the horizontal and vertical planes. Therefore, an error of +/- 500 mm to the perceived pad level and resultant building height within the presented images is already possible. This is most applicable to viewpoint locations at distance to the proposal, Viewpoint 9 is the closest but this is still over 350m away. All photomontages (with the exception of extend 'f' figures within the appendix) in the report are intended to be printed and viewed at A3. In the case of Viewpoint 9 a difference of +/- 500mm in the pad level and resultant building height would appear to be approximately 0.25mm on the page.

Therefore, it is believed that in this case the request would result in an imperceptible change in the view from any of the locations within the VIA.

16. 'The VIA relies on vegetation plantings to screen the proposal. Please confirm on a plan which landscaping is approved under SSD-9522, which is proposed as part of this development and what landscaping is outside of the subject site.'

The vegetation and screening shown within the photomontages is described within Sections 2.8 & 2.9 with a tabulated breakdown including other approved or future developments. All proposed landscape design has been incorporated for each development listed in the VIA and adjusted to suit the relevant timeframe of each image. This was achieved by referring to landscape documentation produced by Habit8. Ardex landscape drawings are included in Section 7.0 of the VIA, however, all other plans were sourced from and available in their respective applications (SSD-9522 MOD 1 and SSD-10101987), these too were produced by Habit8.

Yours faithfully



GEOSCAPES Landscape Architecture

Suite 215, 284 Victoria Avenue • Chatswood • NSW • 2067

P. 02 9411 1485 M. 0450690638

WWW.GEOSCAPES.COM.AU • ADMIN@GEOSCAPES.COM.AU

210611_SSD_LET_RTC01

Jan-2022

Page 1 of 2



B. Gluszkowski

Ben Gluszkowski Grad Dip LA, Registered Landscape Architect #5868
Director
P. (02) 9411 3279
M. 0450 690 638



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Suite 215, 284 Victoria Avenue • Chatswood • NSW • 2067
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Page **2** of **2**