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Senior Development Manager  
Mirvac Level 28, 200 George Street  
Sydney NSW 2000

Attention: Daniel Brook

S19-0064\_Aspect Industrial Estate LCVIA Modification 2  
22/02/2022

Dear Daniel,

**ASPECT INDUSTRIAL ESTATE SSD-10448 MODIFICATION TWO (MOD2) - LCVIA LETTER OF SUPPORT**

CLOUSTON Associates were appointed to provide the original Landscape Character and Visual Impact Assessment (LCVIA) for Aspect Industrial Estate SSD-10448, with the State Significant Development Application being lodged in November 2020.

Since this lodgement, the original proposed bulk earthworks levels (BEL) have been reassessed to achieve a balanced cut to fill development. A summary of the original SSD BEL's and the proposed revised BEL's is outlined in the below table.

	Original SSD BEL's	Proposed Revised BEL's
Warehouse 7	56.0 +/-1m	52.6 +/-1m
Warehouse 9	49.0 +/-1m	51.6 +/-1m
Warehouse 10	54.0 +/-1m	52.3 +/-1m
Warehouse 11	56.0 +/-1m	52.6 +/-1m
	270,000 m³ import (or up to 13,500 truck and trailers)	No change

After assessing the proposed modifications, it has been concluded that the lowering of pads for Warehouses 7, 10 and 11 will not raise the visual impact ratings on views towards the warehouses outlined in the LCVIA. The reduction in pad levels will lower the overall heights of the warehouses once complete and would therefore contribute to the slight reduction in the visual profile of the warehouses from Mamre Road. The reduction in height of the pad levels will be of further benefit once the proposed landscaping has reached maturity, with proposed tree planting helping to further filter views of the upper sections of the warehouses as a result of the levels reduction.

It is noted that the pad level for Warehouse 9 is the only proposed increase in BEL, however this increase will not result in a retaining wall visible to the public domain (Mamre Road) being required. It is further noted that this increase is still consistent with the controls and objectives of the Mamre Road Precinct Development Control Plan (DCP) 2021 and that the proposed increase in BEL is not considered to be significant enough to have a consequential visual impact.

The proposed modifications are such that they would have a minor to negligible visual impact on the assessed viewpoints within the LCVIA, and they are considered not to have any notable impact on the ratings and conclusions contained within the LCVIA.

If you have any queries in regard to the MOD2 findings please do not hesitate to contact me.

Yours faithfully,  
Nicholas Sisam

*Nick Sisam*

Senior Landscape Architect