

Proposed Industrial Estate, 884-928 Mamre Road, Kemps Creek

LANDSCAPE DESIGN REPORT – LDR01

Access Logistics Park – For MOD 3 - SSD 17647189

Prepared for:

BARINGS

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1.0 - The Project

The project at Lots 52 & 53 in DP259135, known and referred to within documentation as 884-928 Mamre Road or 'Access Logistics Park', comprises of a proposed industrial estate containing 8 lots. Lot 2 will construct and operate a single warehouse of 42,291m² GLA, lots 4 to 8 will be subject to individual future development applications for each warehouse.

The proposal will also include an estate OSD, road access, streetscape planting, car parking, hardstand, landscaping to lots 1, 2 and 3 and a trunk drainage channel incorporated into Lot 7. The applicant is Barings.

The site has an area of 20 hectares and is located within the Penrith City Council Local Government Area. It is bound by the Mamre Road to the west and is situated within the Mamre Road Precinct as identified in State Environmental Planning Policy (Industry and Employment) 2021.

A 10m wide landscape setback is required as per the MRP DCP from the TfNSW widening boundary. This is included along the Mamre Road frontage and will contain a mix of canopy trees, shrubs and groundcovers over an undulating landform to create a naturalistic look. Lot 3 has also been proposed to allow further understorey planting which will be located between the cadastral boundary and the TfNSW boundary. The 10m wide landscape setback and streetscape tree planting will help filter views of the development and integrate the site within its broader environment. As much of the site has been classified by the Bushfire Consultant as being an IPA identified areas of planting will adhere to recommendations in the Peterson Bushfire report.

This design report has been prepared as part of an SSD submission to the Department of Planning and is to be read alongside Geoscapes drawings 200827_LDA-00 to LDA-10 (Estate), 200826_LDA-00 to LDA-10 (Lot 2) and Geoscapes Report VIA01 - Visual Impact Assessment. These documents are intended to address the relevant SEARs issued for the project by the DPE:

Urban Design & Visual Impact

- demonstration of how the development will achieve design excellence in accordance with any relevant environmental planning instrument provisions and the objectives for good design in Better Placed (Government Architect NSW, 2017);

- a detailed assessment of the development against Section 4 of the Mamre Road Precinct Development Control Plan including justifications for any departures from relevant controls;

a visual impact assessment (including photomontages, perspectives and cross sections) of the development layout and design, including staging, site coverage, setbacks, open space, landscaping, height, bulk and scale, colour, building materials and finishes, façade design, signage and lighting. The assessment must

consider potential impacts on:

§ views, vistas, open space and significant vantage points in the broader public domain;

§ nearby private receivers;

§ edge conditions and interface treatments between the site and adjoining land;

§ Mamre Road;



- detailed landscaping plans showing suitable landscaping which incorporates endemic species as well as how it maximises opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020).

2.0 - Design Approach

2.1 Design Excellence and Meeting the Objectives of 'Better Placed'

Landscaping has been designed to meet the objectives for design excellence as in accordance with relevant planning provisions and good design as per the Government Architect NSW 2017, 'Better Placed' document. This has been achieved in the following ways:

- 1. Better Fit –
 - By understanding the immediate rural context of the site landscape species have been proposed to continue patterns that are already present within the existing landscape and adjoining approved industrial development. This helps in the mitigation of visual impacts for receivers and species include a proportion of species as those listed and recommended within the appendix of the MRP DCP.
- 2. Better Performance –
 - Utilising a mix of native and indigenous planting to specific locations responds to the local rural character while also proving low water-use buffer zones. This reduces the need for irrigation in these areas.
 - Treat stormwater by using OSD's and bio-basins planted with suitable native sedges and grasses.
 - Provision of more than 10% canopy cover and 'cool streets' to combat urban heat island effects.
 - Adhere to bushfire recommendations as stated in the bushfire report.
 - Trees are planted within open air carparking areas at a rate of 1 per 10 spaces.
- 3. Better Working –
 - By adopting a high-quality landscape setting around the estate, an aesthetically pleasing outlook will be created. This is especially important for workers and everyday users of the estate.
- 7. Better Look and Feel –
 - Creating identifiable streetscapes with evergreen street trees and layered planting within lots facing the street.
 - Creating a sense of place and identity for the buildings and estate by planting a mix of native and exotic species. This will provide seasonal interest with the use of deciduous and evergreen trees, flowering shrubs and groundcovers.
 - Using estate signage to create identifiable and unique access points including the use of retaining walls exposed to the streetscape as a visually appealing asset of the development.



2.2 Applicable Section 4.0 Mamre Road DCP Controls & Design Responses

The following text below describes how the landscape design responds to the relevant controls of the Mamre Road DCP 2021

| Relevant Section & Controls | Response |
|----------------------------------|--|
| 4.2.1 Building Heights | |
| (7) Visual Impact | A Visual Impact Assessment has been prepared as part of this application. Refer to report VIA01 |
| 4.2.3 Landscaping | |
| 1) Landscape canopy cover | 10% canopy cover has been achieved on Lot 2 |
| 2) Landscape plans | Detailed landscape plans have been prepared for the Estate and Lot 2 works, refer to relevant drawings. The drawings have been prepared by an AILA Registered Landscape Architect. |
| 3) Landscape area | A 10m undulating landscape setback has been provided to the Mamre Road frontage. In addition, Lot 3 has been created which adds an additional 1481m ² to allow for landscape understorey planting along Mamre Road. A 6m landscape setback to Lot 2 is provided to the 25.6m collector road traveling east west through the Estate. |
| 4) Pervious area | 15% of Lot 2 will be pervious through a combination of landscape areas and permeable hard surface treatments. Perviousness of hard materials has been calculated in accordance with the 4.2.4 (4) of the Mamre Road Precinct DCP. |
| 5) Existing remnant vegetation | No significant vegetation has been identified on site to be retained. |
| 6) Front setback trees | Large native canopy trees with a mature height in keeping with the scale of the development are incorporated into the 10m setback. The layout unifies the screening already approved within the adjacent 'Aspect' industrial development immediately to the north. |
| 7) Setbacks to north and south | Large native canopy trees are provided along the northern boundary. Trees within the carpark are incorporated to the south to provide shade to open air car spaces. |
| 8) Sensitive receivers | There is a residential property at 930 Mamre Road adjoining the southern boundary of the development. Lot 2 tree planting and street trees planting in a continuous row will provide visual relief of the development. |
| 9) Carpark tree planting | Tree planting has been incorporated into island beds and adjacent landscape areas at an average rate of 1 per 10 car spaces. |
| 10) Screen planting | Carparks and hardstand areas are screened with the use of evergreen hedges and a mix of trees, shrubs and groundcovers. Fire stairs along the western façade will be screened from Mamre Road by tree planting within the 10m setback. |
| 11) Paving, structures and walls | Refer to Arch details |



| | |
|------------------------------------|--|
| 12) Species selection and location | A diverse and large proportion of native and indigenous low water species have been incorporated within the estate and lot 2 proposals. These are mainly concentrated within the streetscape and buffer zones to site boundary edges. A mix of native and exotic trees, shrubs and groundcovers are proposed to lot 2 around carparking and entry areas. These include species from Appendix C of the DCP. Large canopy trees have been selected where possible to contribute to tree canopy cover and the front setback continues planting and precedents within the ‘Aspect’ development to the north. |
| 13) Street Tree Pot Size | Pot sizes are specified at 100L for all tree planting. A continuous row of trees have been proposed along all roads. |
| 14) Tree Space | Streetscape trees have generous space to grow into within the streetscape and can utilise a verge width of 2.5m. It is also proposed to trench each tree grouping so that roots can easily penetrate soil. Street trees will also be passively irrigated from the road. |
| 15) Weeds Species | No weed species are proposed |
| 16) Local Indigenous groundcovers | Native and exotic groundcovers are used throughout the verge under street tree planting. |
| 4.2.4 Communal Areas | |
| 1) Communal areas | Two communal areas have been provided for each office. Refer to Architectural details |
| 2) Communal location | Refer to Architectural details |
| 3) Communal levels | The communal areas will be flat with no impediments. |
| 4) Communal sunlight hours | Refer to Architectural details. |

2.3 Visual Impact Assessment

Refer to report 200827_SSD_RPT_VIA01 for a detailed visual impact assessment containing analysis and photomontages from key visual receptors.

2.4 Bushfire Controls provided by Peterson Bushfire:

The entire site is to be treated as an IPA

The following recommendations have been applied to the landscape design and maintenance within the estate works and lot 2:

Trees are to be maintained to ensure;

- Trees (at maturity) do not touch or overhang the building
- Tree canopies should not be connected when at maturity. Gaps between crowns or groups of crowns are to be



maintained at distances of 2 to 5m

Shrubs are to be maintained to ensure:

- Ensure gaps in the vegetation, such as between garden beds, to prevent the spread of fire towards the building;
- Clumps of shrubs should be separated from glazing and doors by a distance of at least twice the height of the vegetation.

Groundcovers are to be maintained to ensure:

- Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height);
- Leaves and vegetation debris should be regularly removed;
- Organic mulch is not to be used within 1 m of a building

3.0 – Landscape Proposals

3.1 Mamre Road

Along the entire length of lot 2 a 10m landscape setback has been created in front of a combined bio-filtration and OSD basin. The setback will contain large native canopy trees, shrubs and groundcovers and the basin will be screened by an undulating landform that mounds fronting Mamre Road as requested by Penrith Council which is shown in the section below. The bio filtration area of the basin is to be densely planted with sedges and native grasses suitable for this WSUD application. To the front of the 10m setback lot 3 has been created between the cadastral boundary and the TfNSW Mamre Road widening boundary. This is to allow for understorey planting of grasses and groundcovers in addition to the buffer planting in the lot 2 setback.



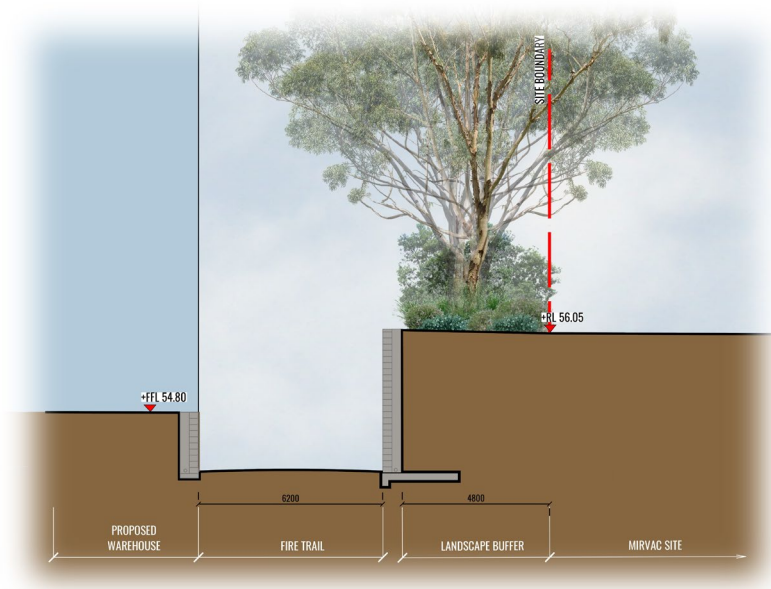
West Section



3.2 Lot 2 Planting

The northern boundary will use a mix of indigenous planting including those from the Cumberland Plain community. These will help to soften and screen the building to visual receptors along Mamre Road and the future Mirvac development adjacent. The rest of the estate will utilise a mix of natives and exotics to create seasonal interest and a sense of place and identity for the estate. Where larger canopy trees are proposed on top of retaining walls, there has been consultation with the civil design team and the walls have been designed to allow for healthy tree growth in the future.

Walls have been tiered along the entry road to provide a better transition between the public domain and Lot 2. This is softened with the use of landscaping and draping planting over the facing. A prominent feature entry sign is proposed within a 3-tiered retaining wall that will integrate with the estate road landscaping treatment.



Lot 2 North Section



Section through Lot 2 and Estate Road



4.0 – Planting and Schedules

A mixture of natives and Cumberland plain species have been incorporated into design for the estate and lot 2. This is supplemented with a mix of exotics to key areas of the estate including the entry and around the lot 2 carpark.

Estate Planting Schedule

| Code | Botanical Name | Common Name | Mature Height | Spacing | Pot Size | Quantity* |
|---|--|----------------------|---------------|------------------|-----------|-----------|
| Trees | | | | | | |
| ANG FLO | <i>Angophora floribunda</i> | Rough-Barked Apple | 10-25m | 8m | 100L | 95 |
| FRA GRI | <i>Fraxinus Griffithii</i> | Griffith's Ash | 6-8m | 7m | 100L | 40 |
| LOP CON | <i>Lophostemon confertus</i> | Queensland Brush Box | 10-15m | 10m | 100L | 23 |
| Grasses + Groundcover | | | | | | |
| CAR ros | <i>Carpobrotus glaucescens</i> | Native Pigface | 0.3m | 3/m ² | 140mm | 1075 |
| DIA lon | <i>Dianella longifolia</i> | Blue Flax Lily | 0.5m | 5/m ² | Tubestock | 1791 |
| DIA rev | <i>Dianella revoluta</i> | Flax Lily | 0.5m | 5/m ² | Tubestock | 1248 |
| DIC rep | <i>Dichondra repens</i> | Kidney Plant | 0.1m | 3/m ² | 140mm | 749 |
| LOM tan | <i>Lomandra longifolia 'Tanika'</i> | Mat Rush | 0.6m | 5/m ² | Tubestock | 1248 |
| MYO par | <i>Myoporum parvifolium 'Yareena'</i> | Creeping Boobialla | 0.2m | 3/m ² | 140mm | 326 |
| PEN naf | <i>Pennisetum alopecuroides 'Nafray'</i> | Nafray | 0.7m | 5/m ² | Tubestock | 543 |
| Bio-Retention & OSD Basin Planting | | | | | | |
| CAR app | <i>Carex appressa</i> | Tussock Sedge | 1.0m | 8m ² | Tubestock | 1764 |
| DIA car | <i>Dianella caerulea</i> | Blue Flax Lily | 0.7m | 8m ² | Tubestock | 1764 |
| FIC nod | <i>Ficinia nodosa</i> | Knobby Club-Rush | 1.2m | 8m ² | Tubestock | 1764 |
| IMP cyl | <i>Imperata cylindrica</i> | Blady Grass | 1.0m | 8m ² | Tubestock | 1764 |
| JUN usi | <i>Juncus usitatus</i> | Common Rush | 1.2m | 8m ² | Tubestock | 1764 |
| LOM lon | <i>Lomandra longifolia</i> | Mat Rush | 1.0m | 8m ² | Tubestock | 1764 |
| POA sib | <i>Poa sieberiana</i> | Grey Tussock Grass | 0.8m | 8m ² | Tubestock | 1764 |
| THE aus | <i>Themeda australis</i> | Kangaroo Grass | 1.5m | 8m ² | Tubestock | 1764 |
| *Plant numbers to be finalised at Detailed Design / CC-Tender stage | | | | | | |



Lot 2 Planting Schedule

| Code | Botanical Name | Common Name | Mature Height | Dumberland Plain Species | Spacing | Pot Size | Qty* |
|------------------------------|---|---------------------------|---------------|--------------------------|------------------------|-----------|------|
| Trees | | | | | | | |
| BRA ACE | <i>Brachybotan acerifolius</i> | Illawarra Flame Tree | 10m | | As shown | 100L | 12 |
| DUP ANA | <i>Cupaniopsis anacardioides</i> | Tuckeroo | 10m | | As shown | 100L | 15 |
| EUC AMP | <i>Eucalyptus amplifolia</i> | Cabbage Gum | 25m | | As shown | 100L | 14 |
| EUC BAU | <i>Eucalyptus baueriana</i> | Blue Box | 25m | | As shown | 100L | 13 |
| EUC EUG | <i>Eucalyptus eugenioides</i> | White Stringybark | 25m | ✓ | As shown | 100L | 15 |
| EUC FIB | <i>Eucalyptus fibrosa</i> | Red Ironbark | 25m | ✓ | As shown | 100L | 13 |
| EUC MDL | <i>Eucalyptus moluccana</i> | Grey Box | 25m | ✓ | As shown | 100L | 17 |
| EUC PUN | <i>Eucalyptus punctata</i> | Grey Gum | 25m | | As shown | 100L | 14 |
| FLI AUS | <i>Findleria australis</i> | Crew's Ash | 8-12m | | As shown | 100L | 22 |
| GLO FER | <i>Glochidion tertianandi</i> | Cheese Tree | 10m | | As shown | 100L | 24 |
| KOE PAN | <i>Koeleria paniculata</i> | Golden Rain Tree | 6m | | As shown | 100L | 7 |
| LAG NAT | <i>Lagerstroemia indica x fauriei 'Natchez'</i> | Creepe Myrtle | 4m | | As shown | 100L | 2 |
| LAG TUS | <i>Lagerstroemia indica x fauriei 'Tuscarora'</i> | Creepe Myrtle | 4m | | As shown | 100L | 3 |
| TRI LAU | <i>Tristanopsis laurina</i> | Water Gum | 7m | | As shown | 100L | 21 |
| WAT FLO | <i>Waterhousea floribunda</i> | Weeping Lily Pilly | 10m | | As shown | 100L | 17 |
| Shrubs | | | | | | | |
| ADM smi | <i>Aemera smithii 'Fire Screen'</i> | Lily Pilly | 4m | | 125m Ctrs | 200mm | 44 |
| BRE obl | <i>Breytia oblongifolia</i> | Coffee Bush | 3m | ✓ | As shown | 200mm | 84 |
| BUR spi | <i>Bursaria spinosa</i> | Blackthorn | 4m | ✓ | As shown | 200mm | 70 |
| DAV uli | <i>Daviesia ulicifolia</i> | Goose Bitter-Pea | 2m | ✓ | As shown | 200mm | 81 |
| DIL jun | <i>Dillwynia juniperina</i> | Priekly Parrot-Pea | 3m | | As shown | 200mm | 85 |
| ODO vis | <i>Dodonaea viscosa subsp. viscosa</i> | Sticky Hop Bush | 3m | ✓ | As shown | 200mm | 85 |
| DDR exe | <i>Doryanthes excelsa</i> | Gymea Lily | 3m | | As shown | 200mm | 68 |
| HAK ser | <i>Hakea sericea</i> | Needle Bush | 7m | | As shown | 200mm | 85 |
| IND aus | <i>Indigofera australis</i> | Native Indigo | 4m | ✓ | As shown or 1m Ctrs | 200mm | 88 |
| KUN amb | <i>Kunzea ambigua</i> | Tick Bush | 2-3m | | As shown | 200mm | 70 |
| MEL cla | <i>Melaleuca linariifolia 'Caret Taps'</i> | Honey Myrtle | 1m | | 1/m2 | 200mm | 70 |
| OZO dia | <i>Ozothamnus diosmitifolius</i> | Rice Flower | 2.5m | ✓ | As shown | 200mm | 145 |
| PHO ten | <i>Phormium tenax</i> | New Zealand Flax | 2m | | As shown | 200mm | 10 |
| PIA ros | <i>Pimelea rosea</i> | Rose Banjine | 1m | | As shown | 200mm | 246 |
| RHA ind | <i>Rhaphitolepis indica 'Cosmie White'</i> | Indian Hawthorn | 2m | | As shown or 0.8m Ctrs | 200mm | 186 |
| VIB odo | <i>Viburnum odoratissimum</i> | Sweet Viburnum | 4-6m | | 0.75m Ctrs | 200mm | 216 |
| WES fru | <i>Westringia frutescens</i> | Coastal Rosemary | 2m | | 1/m2 | 200mm | 70 |
| WES gre | <i>Westringia frutescens 'Grey Box'™</i> | Native Rosemary | 0.45m | | As shown or 0.75m Ctrs | 200mm | 99 |
| WES blu | <i>Westringia 'Blue Gem'</i> | Native Rosemary | 1.5m | | As shown OR 0.8m Ctrs | 200mm | 230 |
| Grasses + Groundcover | | | | | | | |
| ALT den | <i>Alternanthera dentifoliata 'Little Ruby'</i> | Alternanthera Little Ruby | 0.8m | | 3/m2 | 140mm | 12 |
| ARI ram | <i>Aristida ramosa</i> | Purple Wiregrass | 1.2m | | 5/m2 | Tubestock | 932 |
| CAR gla | <i>Carpodrotus glaucescens</i> | Pigface | 0.15m | | 3/m2 | 140mm | 698 |
| CYM ref | <i>Cymbopogon refractus</i> | Barbwire Grass | 1.5m | ✓ | 5/m2 | Tubestock | 2008 |
| DIC rep | <i>Dichandra repens</i> | Kidney Plant | 0.1m | ✓ | 3/m2 | 140mm | 658 |
| DIA ese | <i>Dianella caerulea</i> | Blue Flax Lily | 1m | | 5/m2 | Tubestock | 2008 |
| DIA lon | <i>Dianella longifolia</i> | Blue Flax Lily | 0.5m | ✓ | 5/m2 | Tubestock | 957 |
| DIA rev | <i>Dianella revoluta</i> | Flax Lily | 0.5m | ✓ | 5/m2 | Tubestock | 981 |
| DIA sil | <i>Dianella ensiformis 'Silver Streak'</i> | Silver Streak Paroo Lily | 0.5m | | 5/m2 | 140mm | 264 |
| DIC mie | <i>Dicheladane micrantha</i> | Short-Hair Plume Grass | 0.8m | ✓ | 5/m2 | Tubestock | 2157 |
| ERE blu | <i>Eremophila 'Blue Horizon'</i> | Emu Bush | 0.25m | | 3/m2 | 140mm | 62 |
| GAR oso | <i>Gardenia augusta 'O So Fine'</i> | Gardenia | 0.3m | | 3/m2 | 140mm | 171 |
| GAZ tom | <i>Gazania tomentosa</i> | Silver Gazania | 0.15m | | 5/m2 | 140mm | 574 |
| GOD hed | <i>Gardenia hederacea</i> | Ivy Gardenia | 0.2-0.8m | ✓ | 3/m2 | 140mm | 574 |
| HAR vio | <i>Hardenbergia violacea 'Mini Meema'</i> | Hardenbergia Meema | 0.45m | ✓ | 3/m2 | 140mm | 596 |



| | | | | | | | |
|---|--|------------------------|------|---|-----------|-----------|------|
| JUN usi | <i>Juncus usitatus</i> | Common Rush | 1.2m | ✓ | 5/m2 | Tubestock | 2008 |
| LIR aem | <i>Liriope muscari 'Amethyst'</i> | Lilyturf Amethyst | 0.4m | | 5/m2 | 140mm | 382 |
| LDM kn | <i>Lomandra longifolia</i> | Mat Rush | 1m | | 5/m2 | Tubestock | 2008 |
| LDM mul | <i>Lomandra multiflora</i> | Club Rush | 0.6m | ✓ | 5/m2 | Tubestock | 976 |
| LDM tan | <i>Lomandra longifolia 'Tanika'</i> | Mat Rush | 0.6m | | 5/m2 | Tubestock | 888 |
| MIC sti | <i>Mitrasacme stipoides var. stipoides</i> | Weeping Grass | 1m | ✓ | 5/m2 | Tubestock | 2008 |
| MYO par | <i>Myoporum parvifolium 'Yaraena'</i> | Creeping Boobialla | 0.2m | | 3/m2 | 140mm | 671 |
| PEN alo | <i>Pennisetum alopecuroides 'Nafray'</i> | Swamp Foxtail grass | 0.7m | | 5/m2 | 140mm | 2651 |
| PDA lab | <i>Poa labillarderi 'Kingsdale'</i> | Tussock Grass | 0.5m | | 5/m2 | Tubestock | 1644 |
| SCA aem | <i>Scasvola aemula</i> | Fan Flower | 0.4m | | 3/m2 | 140mm | 162 |
| SCA alb | <i>Scasvola albida 'White Carpet'</i> | Fan Flower | 0.2m | | 3/m2 | 140mm | 151 |
| SEN ser | <i>Senecio serpens</i> | Blue Chalksticks | 0.3m | | 3/m2 | 140mm | 196 |
| THE aus | <i>Themeda australis</i> | Kangaroo Grass | 1.5m | ✓ | 5/m2 | Tubestock | 2008 |
| VID hed | <i>Viola hederacea</i> | Native Violet | 0.1m | | 3/m2 | Tubestock | 574 |
| WAH str | <i>Wahlenbergia stricta</i> | Tall Bluebell | 0.3m | ✓ | 3/m2 | Tubestock | 574 |
| WES low | <i>Westringia fruticosa 'Low Horizon'™</i> | Low Horizon Westringia | 0.3m | | 3/m2 | 140mm | 176 |
| Climbers/Vines | | | | | | | |
| TRA jas | <i>Trachelospermum jasminoides</i> | Star Jasmine | 0.3m | | 0.4m Ctrs | 140mm | 169 |
| *Plant numbers to be finalised at Detailed Design / CC-Tender stage | | | | | | | |

5.0 – Conclusion

The proposed landscape design aims to fulfil the objectives and controls of the MRP DCP while creating an enriching environment for workers and people using the estate. Screening of the development to receptors along Mamre Road has been achieved through a 10m wide landscape setback and incorporation of canopy tree planting along the Mamre Road frontage.

