

PROPOSED WAREHOUSE

LOT 1, 5 SKYLINE CRESCENT, BRINGELLY RD BUSINESS HUB, NSW

URBAN DESIGN REPORT

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ISSUE C

FOR:



PREPARED BY:



HABIT8

Landscape Architecture & Urbanism

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INTRODUCTION

THE SITE

The site is located on 5 Skyline Crescent, in the Liverpool City Local Government Area (LGA). It sits within the Bringelly Road Business Hub, an industrial estate located within the South West Growth corridor between Moorebank Intermodal Terminal and Sydney's new airport at Badgerys Creek. The site is approximately 26 km west of the Parramatta CBD and approximately 45 km west of the Sydney CBD, 32km to the Airport, 4.1km to M5 and M7 Interchange and 37km to port.

It is bound by Stuart Road to the West and Bringelly Road to the south and can be accessed via Skyline Crescent to the north.

The site is bound by existing warehouse and distribution facilities and light industrial development to the north and north east, Bringelly Road and a C2 Environmental Conservation zone to the South with a railway beyond south. Some residential dwellings can be found to the west along 26th and 25th Ave. An Asset Protection Zone (APZ) separates the site from Bringelly Rd.

SURROUNDING DEVELOPMENT

SOUTH	Bringelly Road C2 Environmental Conservation Southwest Railway C4 Environmental Living
NORTH	Skyline Crescent Industrial / Commercial Structures
EAST	Skyline Crescent C2 Environmental Conservation
WEST	Stuart Road Residential dwellings at Twenty Sixth Ave



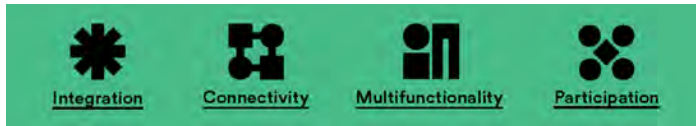
SITE LOCATION PLAN



REGIONAL CONTEXT

PROPOSED DEVELOPMENT

GREENER PLACES POLICY



Principle 1: Integration: We propose a multi-purpose infrastructure strategy that mimics nature, provides critical ecosystem services and promotes healthy and active living. We propose to combine green space with urban development and WSD infrastructure.

Principle 2: Connectivity: We aim to create a network of high quality open streetscape and spaces that connect with each warehouse and office, public transport hubs. The network includes physical and functional connections that benefit people, wildlife and the logistics nature of the estate.

Principle 3: Multifunctionality: Our proposed green space infrastructure is designed to be high quality and high performing, producing ecological, social, environmental and economic benefits. The multifunctionality of our design proposal allows the sites green infrastructure to deliver multiple ecosystem, environmental and other services simultaneously.

Principle 4: Participation: We have followed a planning process that has been open to all, transparent and incorporates the knowledge and needs of all interested and diverse parties. The process has involved stakeholders in development, Liverpool City Council and the industrial open market through tenants and the companies they represent. The process has incorporated local and state Green Infrastructure policies and actions.

PROJECT OUTCOMES

1. Conservation of the natural environment.

- This project will lead to the future enhancement of endemic canopy tree planting

2. Increased access to open space

- improved connections to local destinations
- quantity, quality, distribution, and accessibility of Industrial office green spaces enables the delivery of multifunctional spaces that promote healthy work environments.

3. Improved connectivity to promote active living

- improvements to the office communal areas and frontages that promote exercise and alternative modes of transport

4. Increase urban greening to ameliorate climate extremes

- design of green cover strategies including street trees, front setback canopy trees, cooler pavement materials and WSUD.
- Provide benefits such as improved amenity, comfort, health, reduced stormwater run-off, improved air and water quality, and energy and resource efficiency.

THE BREAKDOWN

Site Area	12,892m ²
Warehouse Area	4,470m ²
Office (2 Levels)	1,000m ²
Total GFA	5,470m ²
Floor Space Ratio	0.42:1
Site Coverage	37%
Parking Required	40
Parking Provided	41
Total Tree No.	90
Total Sqm Canopy Cover	3,103
Total Landscape Area	4,627.97m ²
Total Canopy Percentage	24.06%



LANDSCAPE MASTERPLAN - HABIT8

TREE NO.	TREE CANOPY	CANOPY AREA (m ²)	TOTAL CANOPY COVER (m ²)
9	3m	7	63
13	5m	20	260
31	6m	30	930
37	8m	50	1850

WESTERN SYDNEY PARKLANDS

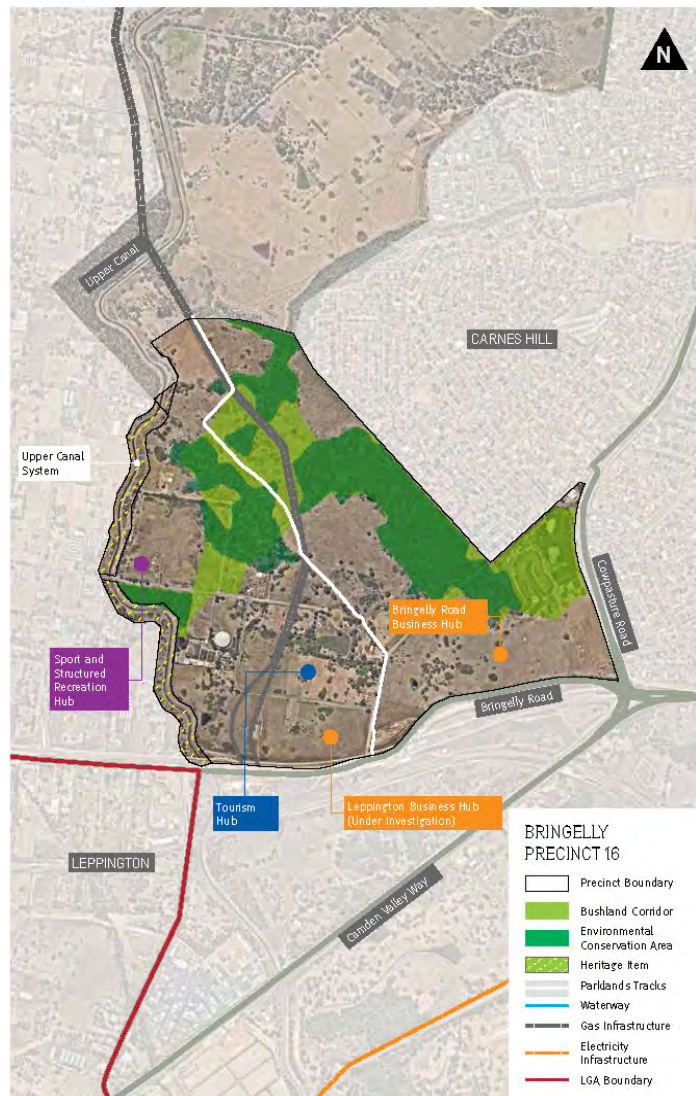
FOUR STRATEGIC DIRECTIONS:

- Environmental Protection and Land Stewardship
- Creating Recreational and Community Facilities
- Community Participation and Engagement
- Financial Sustainability and Economic Development.

The Bringelly Precinct is characterised by undulating and largely cleared rural residential properties. The precinct is a combination of public and private small landholdings with limited existing public use. One of the desired future character for this precinct is to accommodate WSPT Business Hubs at designated sites along Bringelly Road with good links to the developing South West Growth area.

PRECINCT OBJECTIVES:

- Create a major destination for recreation, sport, entertainment and tourism
- Conserve and protect the natural landscape and ecological corridors as a setting for future regional activities
- Develop a major regional walking and cycling trail adjacent the Upper Canal with links to the wider Parklands
- Support WSPT Business Hub functions in designated locations along Bringelly Road
- Provide future service infrastructure while minimising impacts on the natural and recreational qualities of the precinct
- Protect the Upper Canal system, its water quality and cultural heritage values¹



PRECINCT 16: BRINGELLY PLAN OF MANAGEMENT 2030

WESTERN SYDNEY PARKLAND MAP

APPLICABLE CONTROLS

LIVERPOOL DCP 2008

As part of the Liverpool LGA, the development takes into consideration the design controls set on the Liverpool LEP and DCP 2008 (Part 7 Development in Industrial Area in conjunction with Part 1 General Controls for All Development).

The key urban design considerations within the DCP seeks to ensure that the development considers the impact on adjoining properties, consider the natural features of the site and any other potential site constraints, and enhance the quality of the streetscape in these areas.

It also aims to ensure that the landscape areas have sufficient deep soil areas and that it is sustainable in terms of length of plant life and maintenance. It also seeks to reduce the visual impact of industrial buildings and carpark areas.

STANDARDS FOR ASSET PROTECTION ZONES: PLANNING FOR BUSHFIRE PROTECTION

In creating and maintaining the landscape area in an Asset Protection Zone, the NSW RFS standards should be taken into consideration.

The key consideration within the development is the IPA which is the area closest to the building that acts as a defendable space. Vegetation within this area should be kept to a minimum level and litter fuels should be discontinuous and kept below 1cm in height. The IPA consists of a mown lawn and well-maintained gardens.

Tree requirements within IPA:

- Tree canopy cover should be less than 15% at maturity and should not touch or overhang the building.
- Should be pruned to a height of 2m above the ground
- Tree canopies should be 2m to 5m apart
- Smooth barked and evergreen trees are preferred.

Shrubs requirements within IPA:

- Should have large gaps in the vegetation to slow down the threat of fire towards the building.
- Should not be located under trees and not form more than 10% of ground cover
- Should be away from exposed windows and doors at least twice the maturity height of the vegetation.

Grass requirements within IPA:

- Should be kept mown and not be more than 100mm in height.
- Should be clean of leaves and vegetation debris.

BRINGELLY ROAD BUSINESS HUB SITE DESIGN GUIDELINES

As part of the Bringelly Road Business Hub, the development also takes into consideration the design guidelines set forth for the Bringelly Road Business Hub. These design guidelines seek to encourage high quality innovative development which meets the needs of future occupants, facilitates the efficient and orderly development of the Business Hub, maintains sufficient flexibility to meet market demand and provides for environmental amenity.²

The key considerations in this guideline aims to promote the efficient use of land, and minimise the potential visual impacts of buildings and cars on the site. It seeks to provide enjoyable experience to the visitors to the site, promote sustainable architecture, respect the site topography and surrounding parklands and provide easy access within the site and its facilities

NSW GOVERNMENT ARCHITECT'S OFFICE GREENER PLACE POLICY

Greener Places is a design framework that aims to guide the planning, design and delivery of green infrastructure in urban areas across NSW. It is developed to create a healthier, more livable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, supporting and maintaining Aboriginal culture and heritage, and improving the resilience of urban areas.³

This design framework aims to:

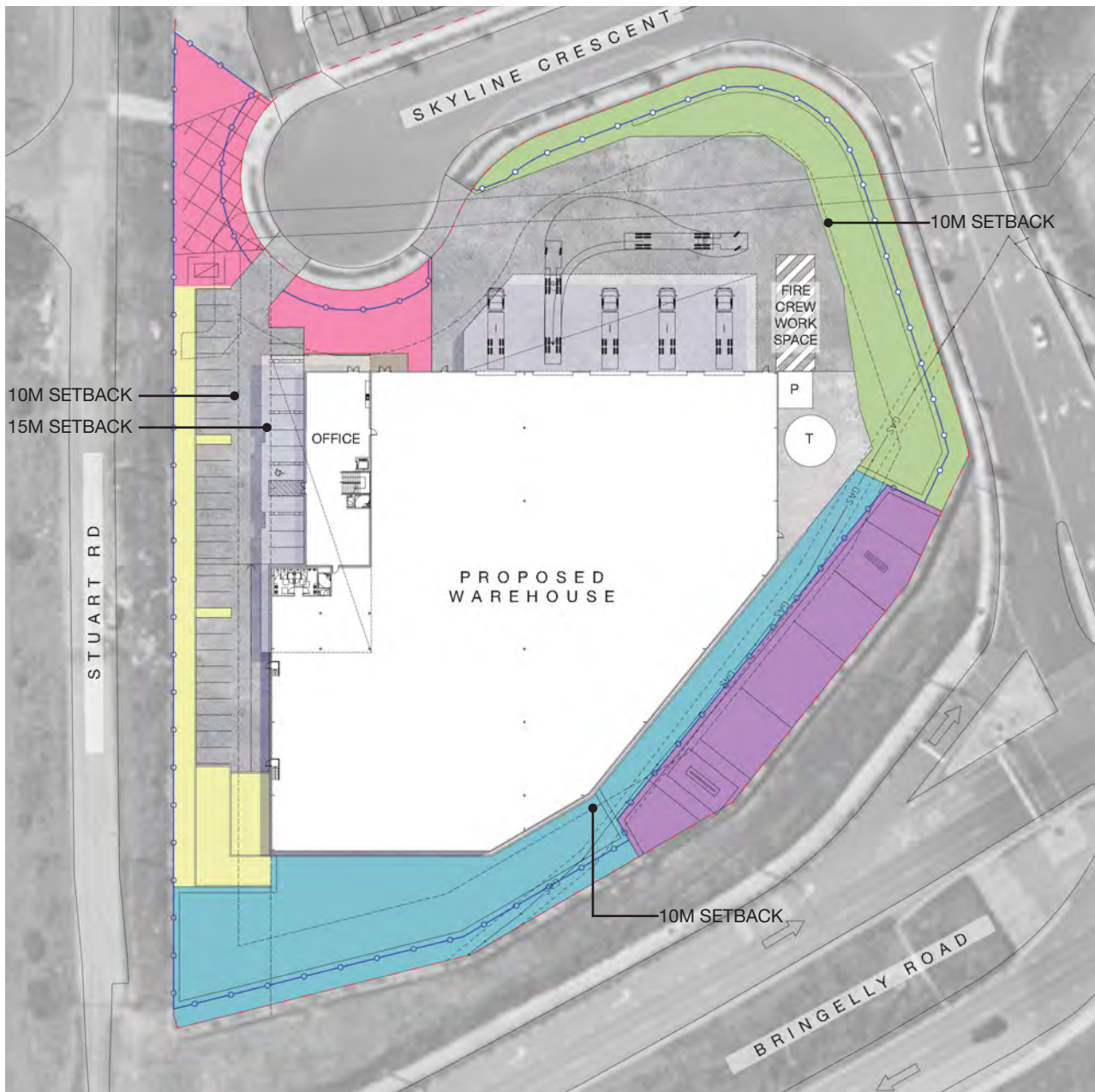
- To protect, conserve and enhance NSW's network of green and open natural spaces
- To deliver a network of high-quality, high-performing, and well-designed green space, establishing a crucial component of urban infrastructure to address the environmental challenges of the 21st century.
- To protect and enhance local habitat including both native flora and fauna
- To promote healthy living, encouraging physical activity, social cohesion, and enhancing wellbeing by providing liveable places for the NSW community
- To create a more strategic approach to planning for green infrastructure, encouraging early and integrated investment through statutory planning
- To deliver better tools for the delivery of green infrastructure across NSW.

WESTERN SYDNEY PARKLANDS

The Western Sydney Parklands comprise of 16 precincts spanning a 27km corridor from Quakers Hills to Leppington and runs through three Local Government Areas of Blacktown, Fairfield and Liverpool. It is also adjacent to two emerging residential growth centres.

The Parkland not only provides recreational space, but it is also an important area in Western Sydney for infrastructure, agriculture, water supply, and other essential community facilities.

The WSP Plan of Management is aimed at four key strategic considerations - environmental protection and land stewardship, creating recreational and community facilities, community participation and engagement, and financial sustainability and economic development. Each precinct has its own objectives, land use opportunities, management priorities and desired future character. For this report, we will focus on the key objectives and desired future character for Bringelly.



LANDSCAPE PLANTING STRATEGY - HABIT8

	BOUNDARY BUFFER PLANTING • <i>Melaleuca decora</i> • <i>Eucalyptus molucanna</i> • <i>Eucalyptus crebra</i>		CARPARK AND OFFICE PLANTING • <i>Elaeocarpus reticulatus</i> • <i>Casuarina cunninghamiana</i> • <i>Melaleuca bracteata</i>
	BRINGELLY SETBACK PLANTING • <i>Elaeocarpus reticulatus</i> • <i>Eucalyptus crebra</i> • <i>Eucalyptus tereticornis</i>		FEATURE PLANTING • <i>Callistemon citrinus</i> • <i>Tristaniopsis laurina</i> • <i>Elaeocarpus reticulatus</i>

SITE COVERAGE

Site coverage as a control aims to ensure that there is adequate area available to accommodate landscaping, open space for employees and screening of loading and storage areas. It is to ensure that there is adequate area available for driveways and access, parking and manoeuvring of vehicles, and that setback landscapes are integrated with the streetscape.

CONTROLS:

Site coverage is not to exceed 50% for Large Format Retail development. Site coverage includes the footprint of all buildings and canopy areas (excluding hard stand areas).

PROPOSED RESPONSE:

- The proposed development is for light industrial use. The development is consistent in providing adequate space for employees, the movement and storage of vehicles and setbacks.
- The appropriate placement of the building minimises the negative impact on the public realm and the visual impact on the adjacent properties.

BUILT FORM AND DESIGN

The articulation and built form elements contribute to pedestrian comfort, protection from the weather and provides strong physical and visual definition between the building facade and the street contributing to the character and attractiveness of the public domain. Buildings are therefore encouraged to have architectural merit and high quality built form and contribute to the visual amenity of the site.

CONTROLS:

- Applicants are to give consideration to optimising building orientation and siting to natural elements such as topography, wind and sunlight, energy efficiency and to maximise weather conditions for loading and unloading.
- Where practical, buildings are to sit parallel to side boundaries and retaining walls.
- Applicants are to consider a range of fascia treatments, facade treatments, rooflines and building materials to reduce the impact of walls facing the street.
- The maximum building height is 13.7m. Taller buildings will be permitted where it can be demonstrated that:
 - the proposed height is in keeping with the character of the locality;
 - the building, or any part thereof, is not visually obtrusive; and
 - the overall design of the development, including landscaping and building materials, reduces the impact of height and bulk of the building.
- Goods, plant, equipment and other material resulting from the development are to be stored within a building or will be suitably screened from view from residential areas.
- Development which can be viewed from residential properties will require special attention regarding the scale, form and external finishes of buildings and landscaping, to reduce their visual impact.
- Development should incorporate the Crime Prevention Through Environmental Design (CPTED) principles where appropriate
- Prominent elevations, such as those with a frontage to the street or public reserves, must present a building form of significant architectural and design merit.
- Large elevations should be articulated by structural variations and/or a blend of external finishes. Additionally, the landscape design should consider the scale of the building and where appropriate, the location of and careful selection of plants may aid in reducing the bulk and scale of the building form.
- Particular care should also be taken in:
 - designing roof elements;
 - designing buildings with regular geometry; and
 - locating plant and mechanical equipment including exhausts, so as to screen them from a public place

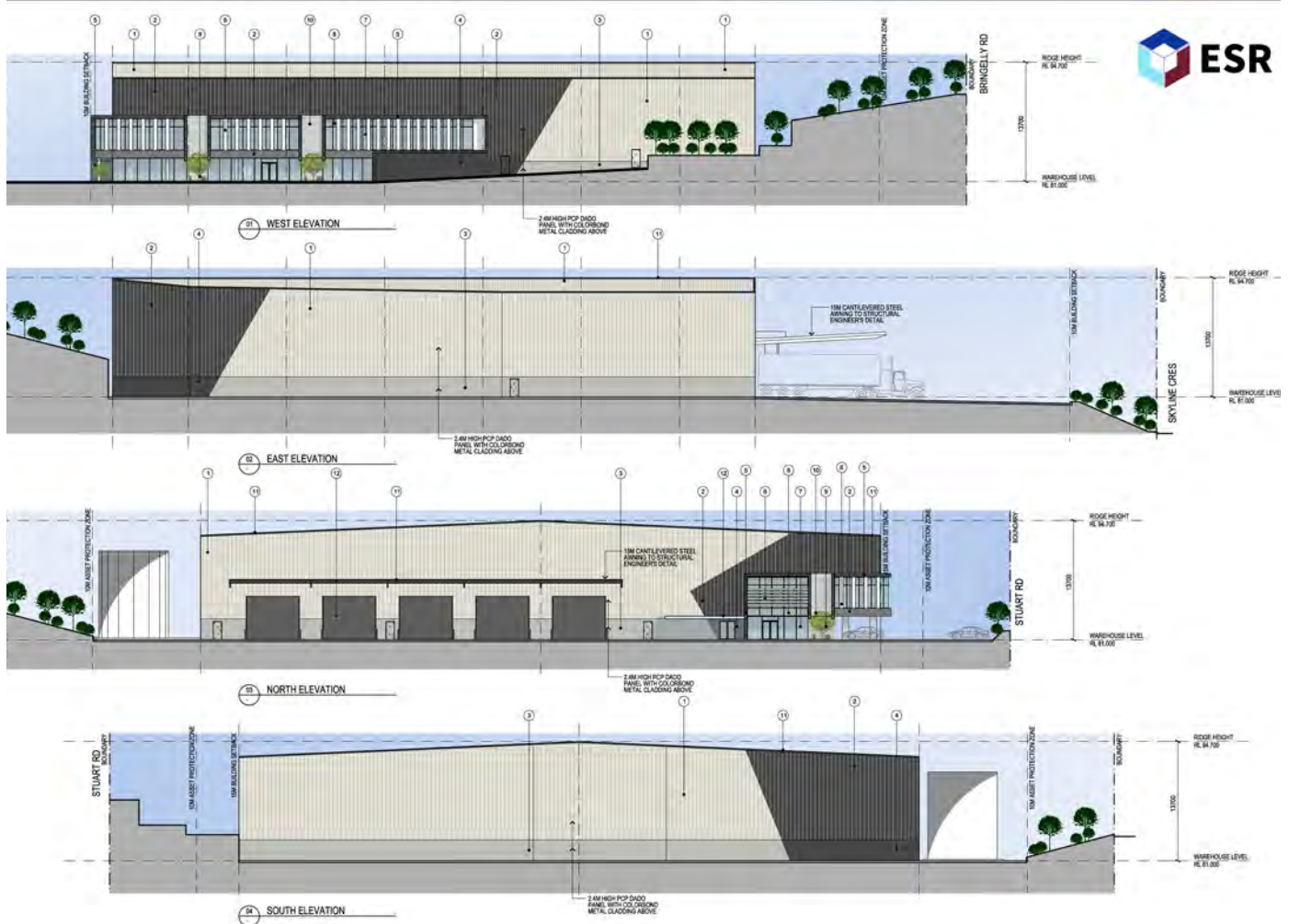
PROPOSED RESPONSE:

- The proposal consists of a warehouse facility with a two-level office. Building height has been set at 13.7m top of ridge from floor level.
- The use of precast concrete paneling provides a neutrally coloured appearance to the development. This neutral approach has already been incorporated on the industrial developments along Skyline Crescent.
- The proposed building sits lower (8-10m) than the natural level of Bringelly Road and Stuart Road, reducing the impact of the building's height within the area.
- A blend of external finishes (precast concrete dado wall, metal cladding, glazing, etc) articulates the building facade on all sides.

CONCEPT PERSPECTIVE OF BRINGELLY ROAD BUSINESS HUB - ESR



WAREHOUSE ELEVATION - SBA ARCHITECTS



EXTERNAL BUILDING MATERIALS AND COLOURS

External building materials and colours should reflect a high standard of contemporary architectural design, utilizing quality materials and finishes appropriate to the locality. It ensures that the proposed development contributes to the creation of a visually cohesive urban environment, encouraging the innovative use of materials.

The proposed development enables the ground plane to be experienced as a cohesive and continuous place.

CONTROLS:

- Highly reflective materials, including white or off white metal colours should be minimised. In this regard, the roof material(s) to be used shall not be reflective.
- Courtyard and screen walls should generally be in the same material as the building facades.
- The development is to incorporate a variety of external finishes in terms of both colour and type of material used. The external finishes of the development are to be:
 - made from durable high quality, low maintenance materials;
 - compatible with the overall design and form of the development to reinforce the precinct as an integrated development;
 - selected for all built forms to ensure the entire development presents a homogeneous form;
 - considered for their ability to provide visual relief in large wall surfaces and elevations; and
 - selected to ensure the development complements the surrounding environment while reducing the temptation to vandalism and graffiti.

PROPOSED RESPONSE:

- The materials used in the proposed development are of a high standard, and are appropriate within the surrounding context.
- The roof materials proposed will not result in any adverse reflectivity impacts.
- Selected colours are neutral and in character with the whole Business Hub.

OFFICE ELEVATION + INDICATIVE EXTERNAL FINISH - SBA ARCHITECTS



ENTRANCE TREATMENT

It is imperative to ensure an identifiable entrance point to any development. It sets a better experience for the users, especially if it is supported with a well-connected street network. It is also encouraged to provide an active frontage and level of surveillance to the street.

CONTROLS:

- Entries to buildings should be clearly visible to pedestrians and motorists and be integrated into the form of the building.
- Architectural features are to be provided at ground level and are to address the primary street frontage.
- All entrance treatments, such as directory boards, must be located on private property, with appropriate management arrangements to ensure that the ongoing maintenance of such treatments.
- Entries should be articulated through the use of colour, signage, lighting, material change and texture, and strengthened through landscape design.

PROPOSED RESPONSE:

- The proposal provides an active frontage, which will assist with the provision of surveillance to Skyline Crescent while identifying a clear entrance to the site.
- The proposed development creates a feature planting area to support the pylon signages along Bringelly Road to serve as an entrance marker not only to the proposed development, but also to the whole Bringelly Road Business Hub.
- Entry feature planting and signage is provided along Skyline Crescent to mark the entry to the proposed development

STAFF AMENITIES

CONTROLS:

- Outdoor spaces should be provided for staff. The spaces should be easily accessible from the buildings and should maximise site opportunities such as views and solar access.
- Opportunities for shade should be provided in outdoor staff amenity areas.
- Within each development shower and change facilities shall be provided for staff. This is designed especially to encourage employees to access the site by bicycle or on foot.

PROPOSED RESPONSE:

- The proposed development provides an outdoor staff area near the entry from Skyline Crescent.
- Awning is provided from this side of the proposed building to provide shade to the outdoor staff area.
- Change facilities are incorporated inside the building.

FENCING AND WALLS

The fencing used at the site makes use of a variety of different design methods, including the use of planting in appropriate areas, in order to clearly delineate the site whilst also ensuring that an appropriate outcome is delivered at the site.

CONTROLS:

- Fencing may be positioned along the front property boundary only if:
 - it is decorative fencing that has an open style appearance (metal, pool type fencing);
 - the fencing is complementary to the landscaping
- Solid front fences must have a maximum height of 1.2m
- Front fences higher than 1.2m shall be consistent with the following:
 - maximum height of 2m;
 - transparent; and
 - dark colour
- Fences should not prevent surveillance by the building's occupants of the main open or communal areas within the property or street frontage.
- Chain wire, metal sheeting, brushwood or electric fences are not permitted.
- Cyclone fencing may be used on side and rear boundaries which do not front roads.
- Fencing required for acoustic mitigation purposes shall be suitably screened with landscaping or the like.

PROPOSED RESPONSE:

- Shrubby and canopy trees have been provided along the boundary fence line.
- Use of black powdercoated palisade fence to complement the whole business hub.
- Retaining walls are screened by landscaping where possible to reduce visual impact.

SIGNAGE AND LIGHTING

The proposed development includes a coordinated approach to the provision of future signage at the site which is in character with the locality in terms of the architectural and landscape features. It aims to prevent distraction to motorists and minimise the potential for traffic conflicts.

CONTROLS:

- All advertising is to be:
 - constructed of high quality, durable materials;
 - considered in conjunction with the design and construction of buildings; and
 - contained wholly within the site.
- In the case of strata titled factory units:
 - each factory unit development should have a directory board within or near the landscape area listing each firm and their unit number within the complex;
 - subject to compliance with the exempt development requirements; and
 - each firm is entitled to have:
 - a sign located on or over the door of the unit so occupied; and
 - another sign placed on the face of the building(s).
- Lighting must be provided to external entry path, common lobby, driveway and car park to a building using vandal resistant, high mounted light fixtures.
- The lighting in car park areas must conform to AS 1158.1, 1680 and 2890.1.
- External lighting must give consideration to the impact of glare on adjoining residents.
- Solar, LED lighting , and voltaic cells are to be used where feasible for powering lighting and signage.

PROPOSED RESPONSE:

- Lighting is to be provided with a combination of light poles and building mounted lighting around the site for on- site security and safety.
- Lighting is to be positioned to shine inwards onto the site minimizing light spillage onto adjoining properties.
- The proposal is not adjacent to any residential areas, being located internally to the Bringelly Business Hub site.
- Signage locations are to be located upon entry to the proposed development, and along Bringelly Road together with the feature planting, to signal entry to the Business Hub.

LANDSCAPING

The development proposes landscaping which is of a high standard, and is commensurate with the future development of the site.

CONTROLS:

- A detailed Landscape Plan shall accompany a development application for future development for buildings on the site. The Landscape Plan shall be prepared by a suitably qualified Landscape architect.
- The Landscape Plan shall be consistent with the site landscape plans prepared for the site by Arcadia Landscape Architecture dated December 2014.
- Native species should be used due to their low maintenance, relative fast growth, aesthetic appeal and suitability to the natural habitat.
- The landscape must conform to the bushfire requirements, specifically when planting within Defendable Spaces.
- Presentation of a building facade to the street should be complemented with appropriate vegetation. The visual impact of large expanses of wall should be reduced in scale by architectural treatment as well as by dense grove planting or other landscape design solutions.
- Landscape materials should cause minimal detrimental visual impact, and the use of subtle coloured materials and block or brick paving is encouraged. Paving and structures shall complement the architectural style of existing buildings.
- Consideration should be given to solar access and energy conservation, with the appropriate use of deciduous trees.
- Plant material in car parks should be used ameliorate views of large expanses of paved areas and parked cars, and to identify entrances to car parks.
- Island planting beds should be interspersed throughout large parking areas.
- Water Sensitive Urban Design (WSUD) techniques should be incorporated into planting and site design where feasible, such as harvest water and permeable paving.

PROPOSED RESPONSE:

- The proposal complies. A Landscape Plan has been provided within the DA package, prepared by Habit8.
- A Visual Impact Analysis has been prepared for the proposed development, and is included within the EIS.
- Use of native plant species has been considered in preparing the landscape plan. Plant list is sourced from Liverpool Native Garden Factsheet and Liverpool DCP 2008.
- Plant species selection and specifications conform to the bushfire requirements especially inside the IPA of the APZ.
- The proposed landscape materials will not result in any adverse visual impact but instead enhance the streetscape and ensures a comfortable pedestrian amenity.
- Plant material is used in the car parking areas to avoid large expanses of paved areas.
- Use of tree planting strategy to identify and signal key areas in the development.
- WSUD has been incorporated into the streetscape.

LANDSCAPE MASTERPLAN - ARCADIA LANDSCAPE ARCHITECTS



LANDSCAPE MASTERPLAN



KEY

- SITE BOUNDARY
- 2700mm IT METAL PALISADE SECURITY FENCE LOCATION TO ARCHITECT'S DETAILS
- PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- PAVED / TILED SURFACE TO FUTURE DETAIL
- CONCRETE SURFACE TO FUTURE DETAIL
- CONCRETE EDGING
- RETAINING WALL TO ENGINEER'S DETAILS
- APZ (ASSET PROTECTION ZONE) 13M
- DECOMPOSED GRANITE TO FUTURE DETAIL
- ALTERNATING GRAVEL TO FUTURE DETAIL

DESIGN NOTES

1. SITE ENTRY FEATURE
 - Feature trees (85m OC) and shrub planting, min 2m clear trunk
 - Entry feature walls and signage (To future detail)
 - Pylon sign (To future detail)
2. CARPARK
 - Shade tree planting at carpark entry points, min 2m clear trunk
 - Canopy trees (6m ht + @10m OC), min 2m clear trunk
 - Mix of low groundcover and screening shrubs at perimeter
 - Feature trees around office and carpark entries, min 2m clear trunk
3. ROAD SETBACK
 - Canopy trees (15m ht-20m ht + @10m OC), min 2m clear trunk
 - Rows of screening shrubs on both sides of fence (3-4m HT), min 2m clear trunk
4. FEATURE PLANTING AND GRAVEL BAND
5. TRUCK ENTRY / EXIT
6. CAR ENTRY / EXIT
7. FUTURE EASIMENT & 900mm MULCH ZONE
9. PYLON SIGNS TO FUTURE ARCHITECTURAL DETAIL AND APPROVAL

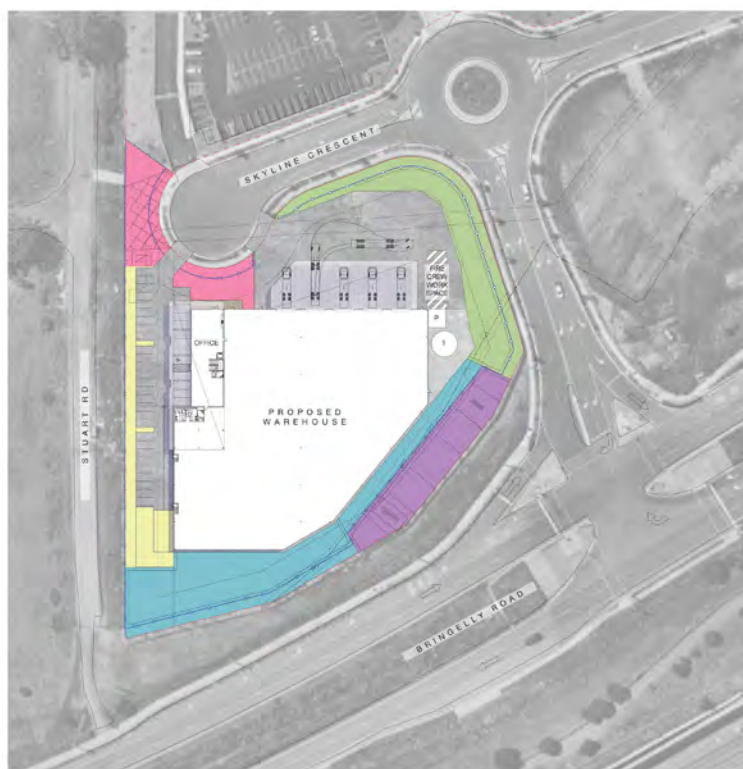
TREE CANOPY COVER

TREE NO.	TREE CANOPY	CANOPY AREA (m ²)	TOTAL CANOPY COVER (m ²)
9	3m	7	63
13	5m	20	260
31	6m	30	590
37	8m	90	1850

TOTAL TREE NO.	90
TOTAL SOFT CANOPY COVER	3,193
TOTAL LANDSCAPE AREA	4,887.92
BRINGELLY TOTAL AREA	12,880
TOTAL CANOPY PERCENTAGE	24.66%

TREE PLANTING STRATEGY - HABIT8

TREE PLANTING STRATEGY



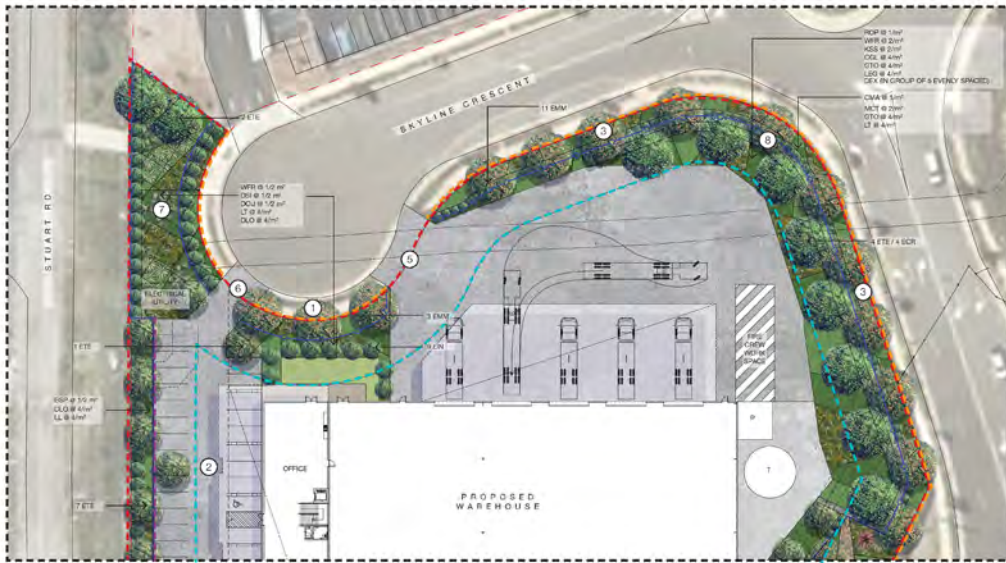
KEY

- ENTRY PLANTING**
 - Brachychiton acerifolium
 - Callistemon citrinus
 - Leptospermum petersenii
 - Allocasuarina
- BOUNDARY BUFFER PLANTING**
 - Melaleuca decora
 - Eucalyptus moluccana
 - Eucalyptus crebra
- BRINGELLY SETBACK PLANTING**
 - Elaeocarpus reticulatus
 - Eucalyptus crebra
 - Eucalyptus tereticornis
- CARPARK AND OFFICE PLANTING**
 - Elaeocarpus reticulatus
 - Casuarina cunninghamiana
 - Melaleuca bracteata
- FEATURE PLANTING**
 - Callistemon citrinus
 - Tristanopsis laurina
 - Elaeocarpus reticulatus

NOTE:

REFER TO PLANT LIST ON DWG L12-L13 FOR DETAILED SCHEDULES

LANDSCAPE PLAN 01



DESIGN NOTES

- SITE ENTRY FEATURE**
 - Feature trees (25m OC) and shrub planting, min 2m clear trunk
 - Entry feature walls and signage (To future detail)
 - Pylon sign (To future detail)
- CARPARK**
 - Shade tree planting at carpark entry points, min 2m clear trunk
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 - Feature trees around office and carpark entries, min 2m clear trunk
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- FEATURE PLANTING AND GRAVEL BAND**
- TRUCK ENTRY / EXIT**
- CAR ENTRY / EXIT**
- FUTURE EASEMENT**
- 8. 900mm MULCH ZONE**
- 9. PYLON SIGNS TO FUTURE ARCHITECTURAL AND APPROVAL**

LANDSCAPE PLAN 02



DESIGN NOTES

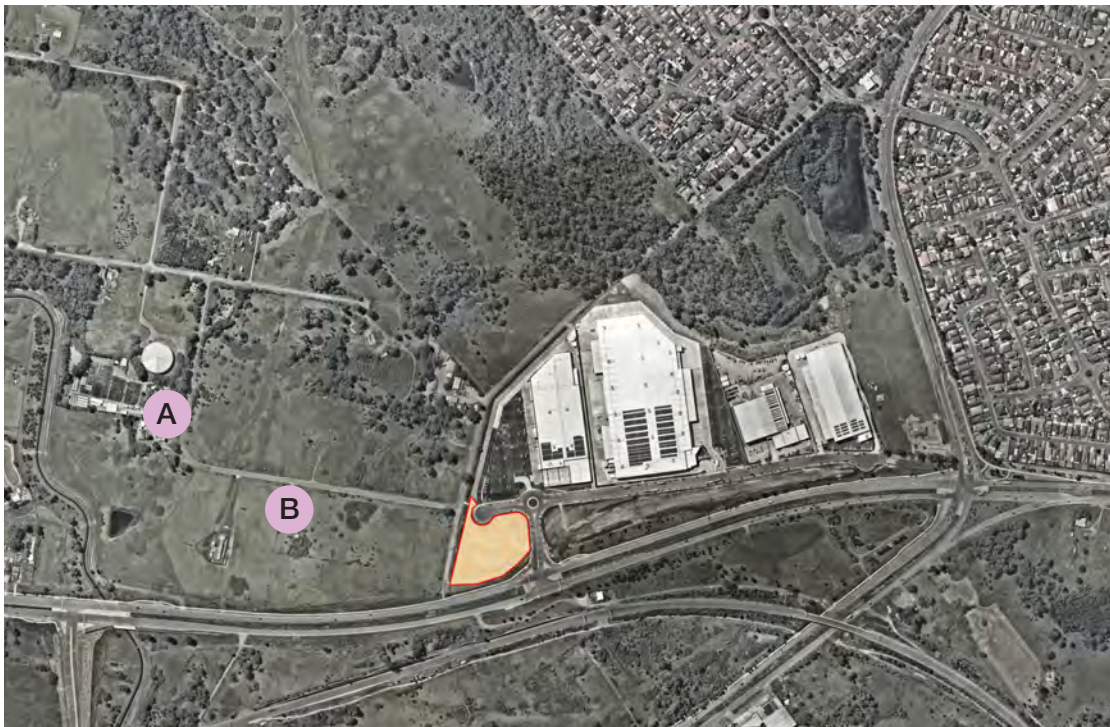
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- 8. 900mm MULCH ZONE**
- 9. PYLON SIGNS TO FUTURE ARCHITECTURAL AND APPROVAL**

VISUAL ANALYSIS

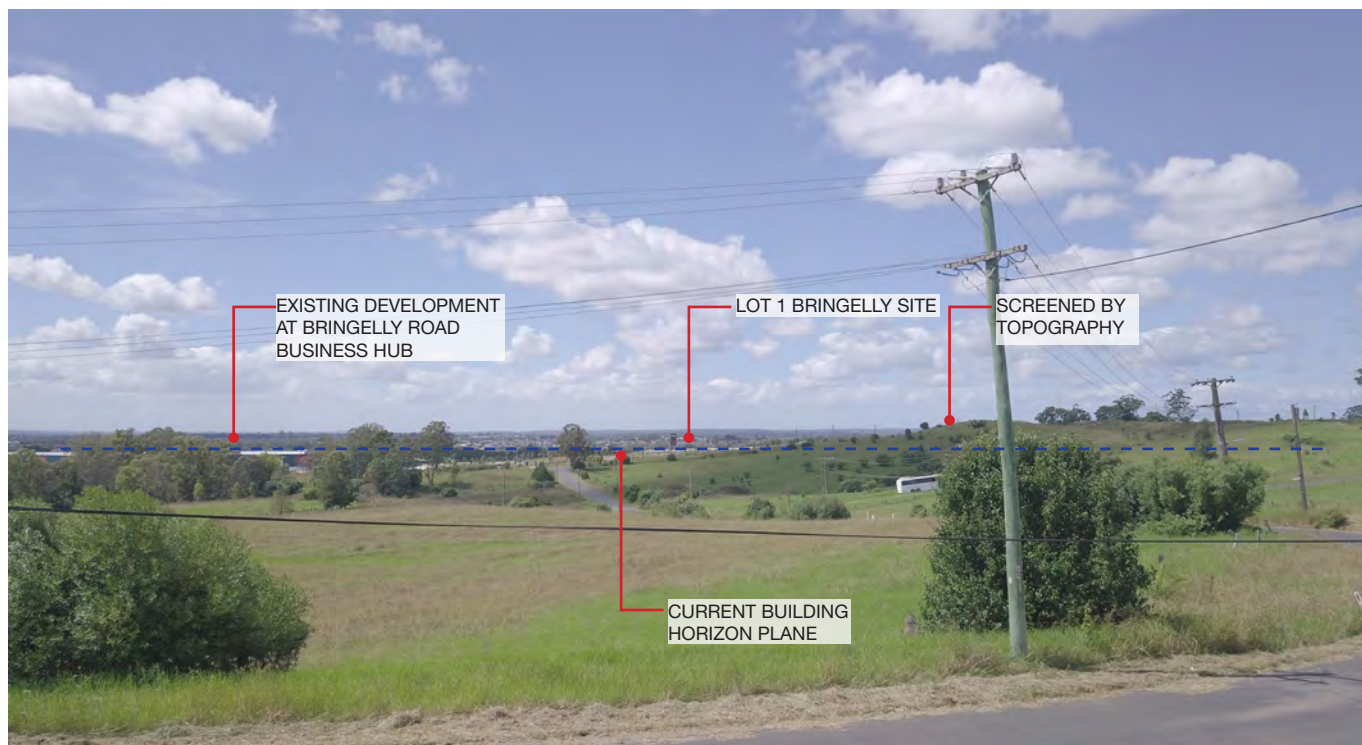
Analysis of existing views taken from relevant points around the proposed site. Refer to Landscape Visual Impact Assessment Report for the simulated views of the proposed development that show the visual impacts from receptor locations at 0-15yrs.

ANALYSIS OF VIEWS FROM NEARBY RESIDENTIAL DWELLINGS

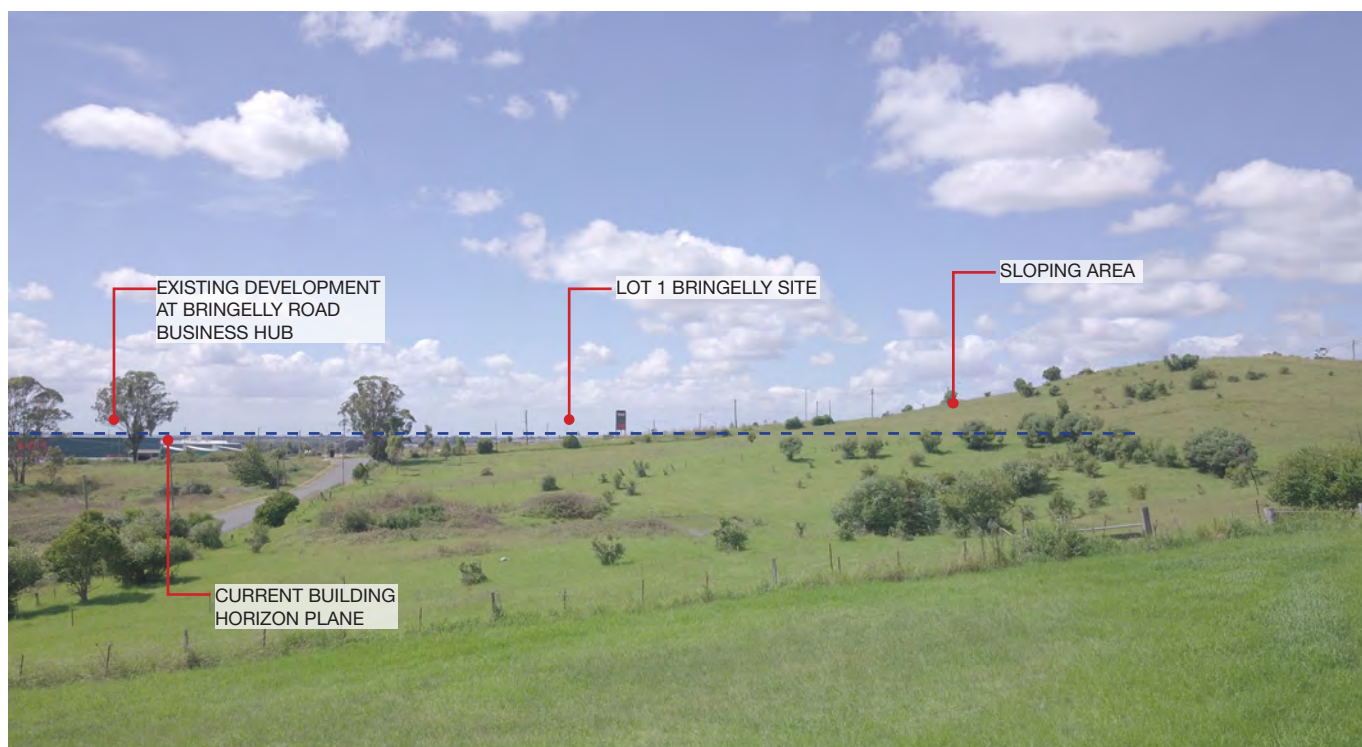
The symbols on the following map indicate the locations from viewpoints close to nearby sensitive residential receptors. The most visual sensitive receptors are those properties along Twenty Fifth and Twenty Sixth Ave.



VIEW LOCATION PLAN



VIEW A - EYE LEVEL



VIEW B - EYE LEVEL

ANALYSIS OF VIEWS ALONG BRINGELLY ROAD

The symbols on the map below indicate the locations from viewpoints along Bringelly Road. Due to the topography of the site as it sits much lower in level than Bringelly Road, it is believed to have filtered views. Passing motorists, cyclists and pedestrians are considered to have low visual sensitivity.



VIEW LOCATION PLAN



VIEW C - 6M VIEWING LEVEL



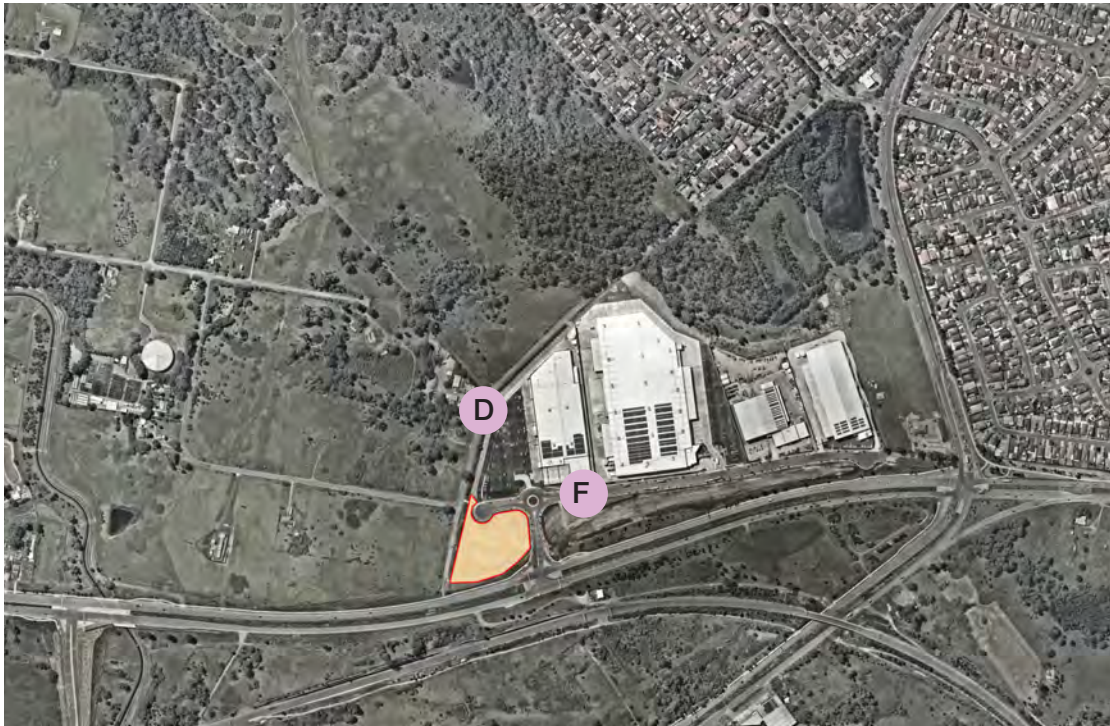
VIEW E - 6M VIEWING LEVEL



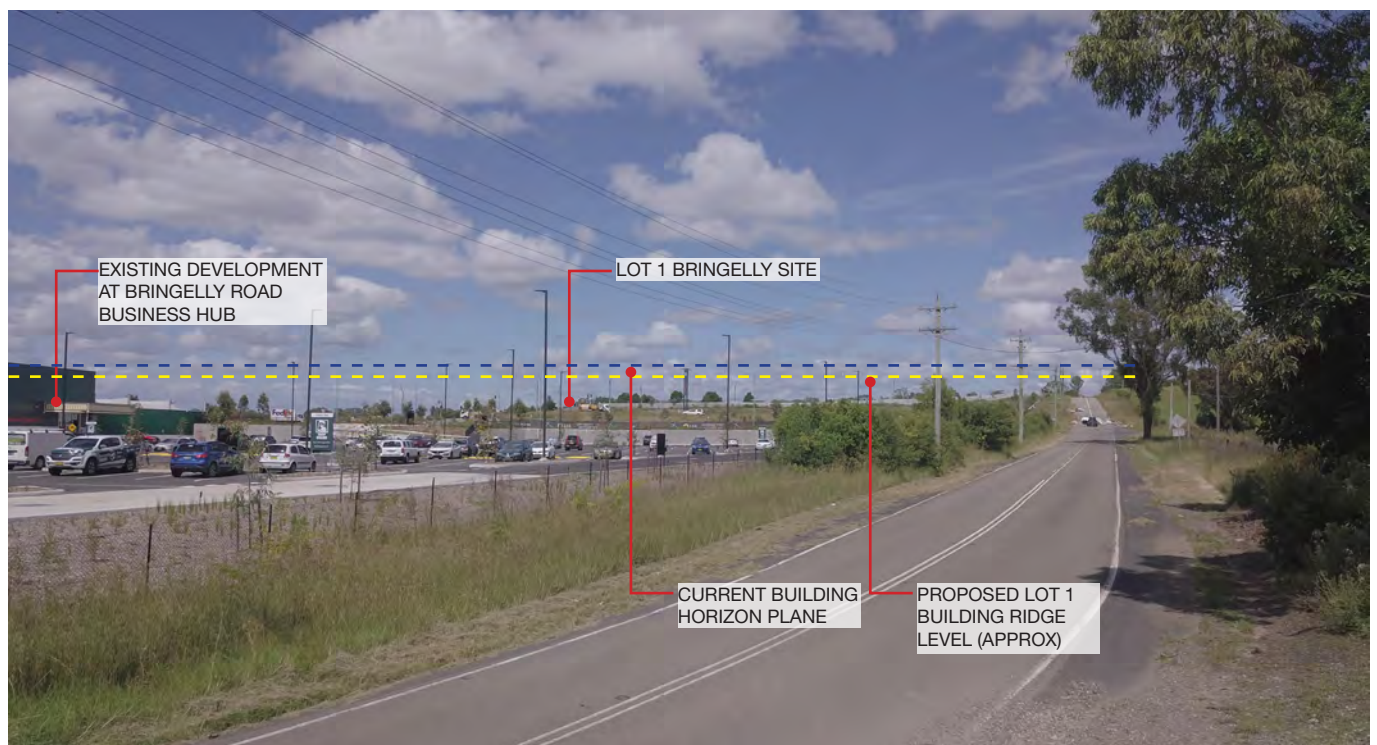
VIEW G - 14M VIEWING LEVEL

ANALYSIS OF VIEWS ALONG STUART ROAD & SKYLINE CRESCENT

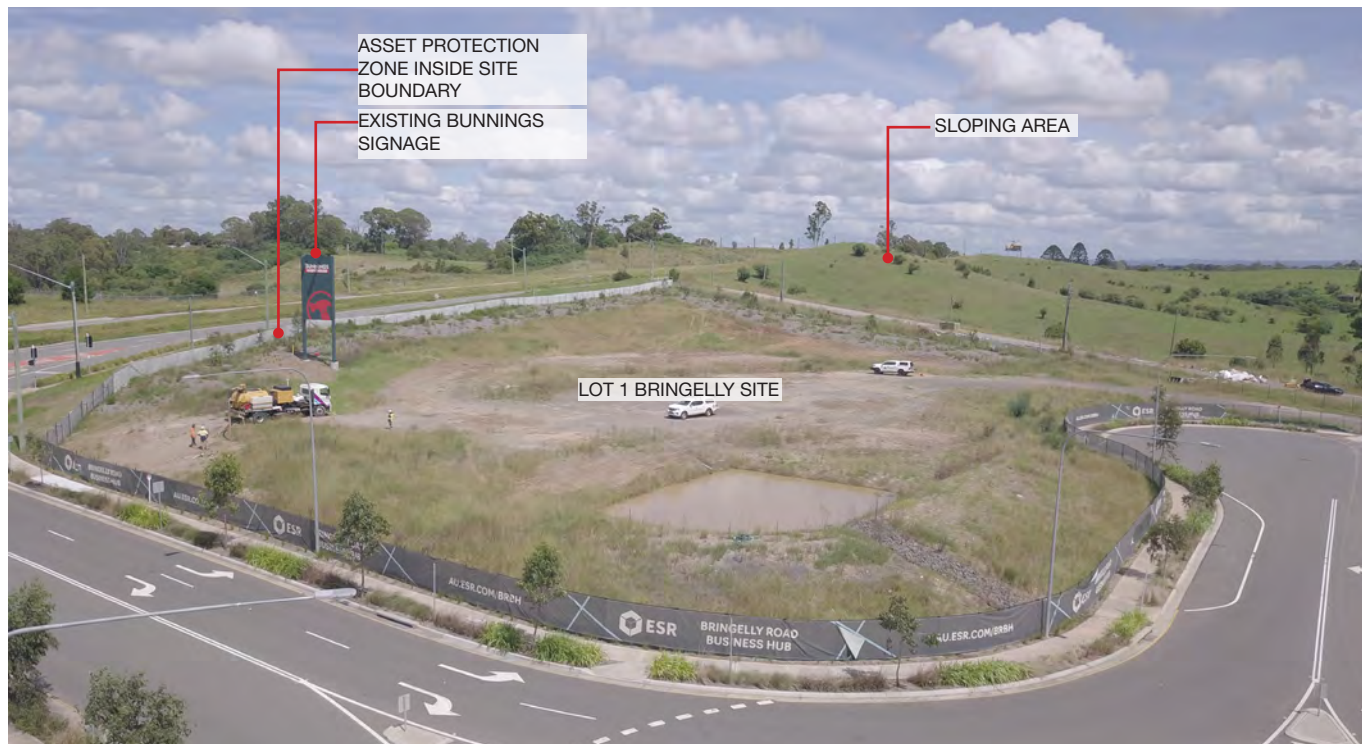
The symbols on the map below indicate the locations from viewpoints along Stuart Road and Skyline Crescent. Due to the topography of the site as it sits much lower in level than Stuart Road, it is believed to have filtered views. The character and context of the site is heavily influenced by the surrounding character of industrial development which is the Bringelly Road Business Hub.



VIEW LOCATION PLAN



VIEW D - EYE LEVEL ALONG STUART ROAD



COMPLIANCE ASSESSMENT (BETTER PLACED POLICY)

	NSW BETTER PLACED-OBJECTIVE	MAIN PRINCIPLES	PROJECT COMPLIANCE
1	<i>BETTER FIT</i> Contextual, local and of its place	- A building, place or space that relates to an area or neighbourhood - A building, place or space that responds to the context in which it is designed. - A building, place or space that relates to its surrounds.	- Complied. The development is a part of the ESR Bringelly Road Business Hub - Complied. The development is located within the South West Growth corridor. - Complied. The development relates to the area and the character of its surroundings which is industrial (See Section 3.0 LVIA and WSPT Business Hub)
2	<i>BETTER PERFORMANCE</i> Sustainable, adaptable and durable	- Ability to be maintained at a certain rate or level, which contributes positively to environmental, economic and social outcomes. - A building, place or space that is able to adjust to new conditions, or to be modified for a new purpose. - A building, place or space that is built to be able to withstand wear and pressure.	- Complied. Our proposed green space infrastructure is designed to be high quality and high performing, producing ecological, social, environmental and economic benefits. The multifunctionality of our design proposal allows the sites green infrastructure to deliver multiple ecosystem, environmental and other services simultaneously. - Complied. The development uses smart building management systems. (See pp16-18, Landscape Masterplan-Habit8 and Architectural Package)
3	<i>BETTER FOR COMMUNITY</i> Inclusive, connected and diverse	- A building, place or space that embraces the community and individuals who use it. - A building place or space that establishes links with its surrounds, allowing visitors and residents to move freely and sustainably. - A building, place or space that embraces a richness in use, character and qualities.	- N/A - Industrial Logistics Site - Complied. The design of the development's built environment enables the delivery of multifunctional spaces that promote healthy work environments. Improved landscape street frontages are more vibrant, interesting and safe. - N/A - Industrial Logistics Site (See pp16-18, Landscape Masterplan-Habit8 and pp11 Built Form and Design, pp13 External Building Materials and Colours, Section 5.0 LVIA)
4	<i>BETTER FOR PEOPLE</i> Safe, comfortable and liveable	- A building, place or space that protects its people from harm or risk of harm. - A building, place or space that provides physical and emotional ease and well-being for its people. - A built environment which supports and responds to people's patterns of living, and is suitable and appropriate for habitation, promoting enjoyment, safety and prosperity.	- Complied. The development with its improved landscape street frontages promotes public safety. - Complied. The development increased access to open space with improved communal areas and frontages that promote exercise and alternative modes of transport. - The development, with landscape area percentage of 35.8% and canopy cover percentage of 24.06% will significantly provide a comfortable space for the people. - N/A - Industrial Logistics Site (See pp5, pp16-18, Landscape Masterplan-Habit8 and Architectural Package)
5	<i>BETTER WORKING</i> Functional, efficient and fit for purpose	- A building, place or space that is designed to be practical and purposeful. - A building, place or space that is constructed and functions with minimal wasted effort. - A building, place or space that works according to its intended use.	Complied. The development is according to its intended use and the design is functional and efficient as an industrial logistic site. (See Section 3-5 LVIA, Architectural Package and Landscape Concept Plan)
6	<i>BETTER VALUE</i> Creating and adding value	- Conceiving and designing in new opportunities to a building, place or space for increased social, economic and environmental benefits to the community. - Leveraging and building on the existing characteristics and qualities of a building place or space to increase social, economic and environmental benefits to the community.	- N/A - Industrial Logistics Site - Complied. The development is a part of the ESR Bringelly Road Business Hub and is located within the South West Growth corridor which adds value on the existing characteristics of the area. (See Section 3-4 LVIA and WSPT Business Hub)
7	<i>BETTER LOOK AND FEEL</i> Engaging, inviting and attractive	- A building, place or space that draws people in with features that generate interest. - A building, place or space that is welcoming to visitors, community and individuals. - A building, place or space that is aesthetically pleasing, or appealing.	N/A - Industrial Logistics Site

ENDNOTES

- 1 Western Sydney Parkland Plan Of Management 2030
- 2 Bringelly Road Business Hub Site Design Guidelines June 2015
- 3 Greener Places Issue No. 03-2020. GANSW

S U P P O R T I N G D O C U M E N T S

DESIGN GUIDELINES COMPLIANCE ASSESSMENT BY ETHOS URBAN | 17.08.2020

LANDSCAPE CONCEPT PLAN PREPARED BY HABIT8 ISSUE A | 20.04.2022

LANDSCAPE VISUAL IMPACT ASSESSMENT PREPARED BY HABIT8 ISSUE A | 20.04.2022