



49 Stephens Road, Banksmeadow

Light Spill Assessment

ESR Developments Pty Ltd

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Prepared by:

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SLR Project No.: 610.031103.00001

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Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
2.0	13 March 2026	Peter Hayman	Dr Neihad Al-Khalidy	DRAFT Issue
1.0	12 December 2024	Peter Hayman	Dr Neihad Al-Khalidy	DRAFT Issue

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with ESR Developments Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



Executive Summary

SLR Consulting Australia Pty Ltd has been engaged ESR Developments to assess the lighting environment around a proposed warehouse and distribution centre development. This Light Spill Assessment has been prepared by Peter Hayman to accompany a detailed State Significant Development Application (SSDA) for a three-storey warehouse and distribution centre development proposal at 49-61 Stephen Road, Banksmeadow. The site is legally described as Lot A in Deposited Plan 190526, Lot 1 Deposited Plan 1095110, and Lot 1 Deposited Plan 311767.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-65924461).

The effect of light spill from outdoor lighting impacting on residents, transport users, transport signalling systems and astronomical observations is governed by the Australian Standard: *AS 4282-2023 Control of the Obtrusive Effect of Outdoor Lighting*.

The following comments have been made regarding the lights and signage for the proposed development:

- Compared to the size of the site, the amount of exterior lighting will be relatively low
- Lit signage appears to have been kept to a minimum.
- The majority of the lighting is expected to be on the eastern side of the site.
- The main signage pylon is located in the northwest corner of the site and is approximately 10 metres high.
- Internal light emanating from the offices has been considered.

Taking the proposed design, surrounding sensitive receivers and general location into account it is SLR's opinion based on previous experience that although there will be a general brightening of the area that could be noticeable for residents, the site is capable of meeting the AS 4282-2023 requirements for surrounding residential dwellings. To achieve this the following recommendations should be incorporated into the detailed lighting design:

- Pole lighting should face inward toward the middle of the site or toward the west and away from the east and south.
- Pole lighting should be set at the lowest possible mounting height.
- Use luminaires with minimal backlight rating.
- Use lights with an upward waste light ratio of 0%.
- Lights placed on the outside of the building should be kept as low as possible.
- Lighting should be recessed into awnings or eaves where possible.
- The balustrade for the ramp and mezzanine carpark should shield the dwellings from vehicle headlights (likely 1.4 metres high).
- Office lighting on the western facade should be off or a timer employed during curfew hours.



Since the time of the original light spill assessment (Report 610.031103.00001-R03-v1.0-20241212 Light Spill Assessment) dated 12 December 2024 there have been significant changes to the proposed design for the site. SLR has been asked to review the updated scheme and provide comment on its impact on the surrounding areas with regard to light spill.

Overall it is SLR's opinion that the updated scheme is capable of meeting the AS 4282-2023 requirements for surrounding residential dwellings. It is expected that the impact will be reduced when compared to the previous scheme due to the reduced size of the development and the additional screening around the carpark areas. As with the previous scheme the recommendations given in **Section 6.2** should be applied to the detailed design.



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1.0 Introduction

SLR Consulting Australia Pty Ltd has been engaged ESR Developments to assess the lighting environment around a proposed warehouse. This report has been prepared to accompany an SSDA seeking consent for the construction and operation of a three-storey warehouse and distribution centre development at 49-61 Stephen Road, Banksmeadow (**SSD-65924461**).

Specifically, the project comprises:

- Demolition of all existing built form.
- Site preparation works, bulk earthworks and infrastructure/service provisions and/or augmentation.
- Removal of 90 trees on site.
- Extensive remediation of the site.
- Construction and operation of two three-storey warehouse and distribution centre buildings including the following key components:
 - Approximately 57,034m² of total GFA comprising:
 - 51,195m² of warehouse area.
 - 4,775m² of office area.
 - 964m² of lobby space.
 - 100m² café.
 - Two warehouse buildings of three storeys containing:
 - Twelve (12) units within Warehouse A (3 levels).
 - Twelve (12) units within Warehouse B (3 levels).
- 243 car spaces provided on the ground floor mezzanine carparking area.
- 50 ground floor carpark spaces off Coal Pier Road.
- 20 motorbike parking spaces.
- End of trip facilities.
- Site landscaping works totalling 5,327m² (11.06% of the site), and
- Provision of building/business identification signage.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 30 January 2023 and issued for the SSDA (SSD-65924461).

This report also addresses the following 'Government Authority Advice' contained in Attachment 2 of the SEARs.



Agency / Item	Description of requirement	Section reference (this report)
Bayside Council	Amenity Impacts Section 31: The proposed development has the potential to create adverse amenity impacts with regards to noise and light. Noise generating activities shall be positioned away from sensitive land uses such as the low-density residential dwellings on the western side of Stephen Road. Additionally, the incorporation of acoustically treated building elements shall be considered to help alleviate noise related impacts. Similarly, lighting from the premises shall not give rise adverse amenity impacts to nearby residential buildings. A Noise Impact Assessment and Lighting Impact Assessment shall accompany any future EIS.	Section 5

The assessment includes an evaluation of the lighting design and its impact on the surrounding environment, as well as recommendations for mitigation measures to ensure compliance with the required standards.

1.1 Site and Surrounds

The subject site is located at 49-61 Stephen Road, Banksmeadow, within the Bayside local government area (LGA). The site is legally described as Lot A in Deposited Plan 190526, Lot 1 Deposited Plan 1095110, and Lot 1 Deposited Plan 311767.

The site is located in the Banksmeadow Industrial Precinct, approximately 10km from Sydney CBD, 1.5 kilometres from Port Botany and 3km from Sydney Airport. The site is surrounded predominantly by a mix of industrial and warehouse and distribution uses to the north, east and south, and residential land uses to the west. The site is located in close proximity to existing employment and industrial areas including the Botany Port and Sydney Domestic and International Airports.

The site has been developed and currently accommodates the Allnex Resins manufacturing site. The site presents a two-storey office building towards the Stephen Road frontage, with 20 warehouse and ancillary use buildings as well as numerous chemical storage tanks.

Due to the existing and current use of the site and the handling and manufacturing of chemical products, the site is considered contaminated and is subject to Environmental Protection Agency (EPA) notification. As part of site contamination management, a stormwater retention/remediation treatment pond is located along the Coal Pier Road frontage along the eastern boundary.

Existing planted vegetation is located along the site's boundaries predominately along the western and northern setback areas assisting in screening the development from Stephen Road and the Southgate Industrial Estate development to the north. A cleared grassed area is located to the rear of the site beside a stormwater retention and treatment pond.



Figure 1 Site Location



Image: Urbis



1.2 Proposed Development Description

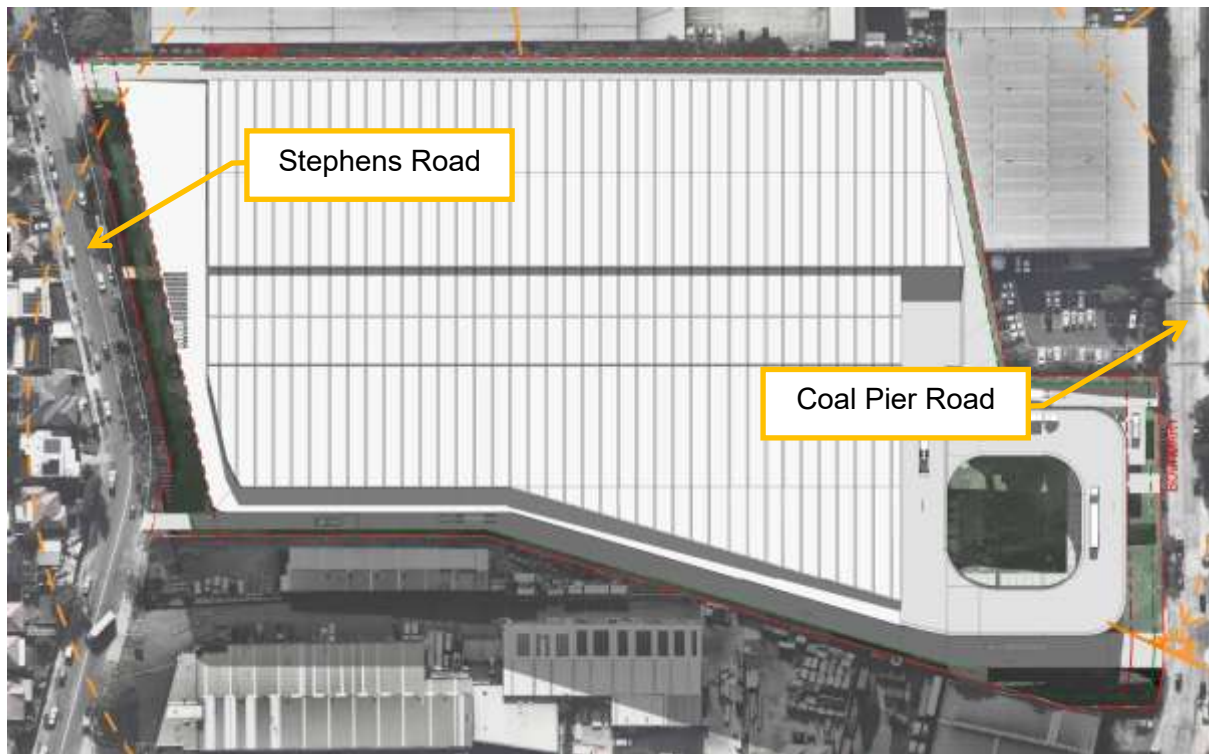
The proposed development comprises:

- Demolition of all existing built form
- Site preparation works, bulk earthworks and infrastructure/service provisions and/or augmentation.
- Removal of 90 trees on site
- Extensive remediation of the site
- Construction and operation of two three-storey warehouse and distribution centre buildings including the following key components:
 - Approximately 57,034 square metres (m²) of total GFA comprising:
 - 51,195 m² of warehouse area
 - 4,775 m² of office area
 - 964 m² of lobby space
 - 100m² café
 - Two warehouse buildings of three storeys containing:
 - 12 units within Warehouse A
 - 12 units within Warehouse B
- 243 car spaces provided on the ground floor mezzanine carparking area
- 50 ground floor carpark spaces off Coal Pier Road
- 20 motorbike parking spaces
- End of trip facilities
- Site landscaping works totalling 5,327 m² (11.06% of the site)
- Provision of building/business identification signage.

A site plan is shown in **Figure 2**. It has been assumed that the warehouse will be operational 24 hours a day.



Figure 2 Site Plan



2.0 Lighting and Light Spill

2.1 Lighting Terminology

A description of the common terminology used for the lighting study, taken from *AS 4282:2023 Control of the Obtrusive Effects of Outdoor Lighting*, is shown in **Table 1**.

Table 1 Lighting Terminology (Consistent with AS4282)

Obtrusive light	Spill light which, because of quantitative, directional or spectral attributes in a given context, gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information, eg: traffic lights.
Spill light	Light emitted by a lighting installation which falls outside the boundaries of the property on which the installation is sited.
Residential property	Land upon which a dwelling exist or may be developed, eg: land zoned for residential development.
Dwelling	A building in which people normally reside, especially during the hours of darkness, eg house, hotel, motel, hospital.
Illuminance	The luminous flux arriving at a surface divided by the area of the illuminated surface. Unit: lux(lx); 1 lx = 1 lm/m ²
Luminous intensity	The concentration of luminous flux emitted in a specific direction. Unit: candela (cd).
Luminous flux	The measure of the quantity of light. For a lamp or luminaire it normally refers to the total light emitted irrespective of the directions in which it is distributed. Unit: lumen (lm).
Luminaire	Apparatus which distributes, filters or transforms the light transmitted from one or more lamps and which includes, except for the lamps themselves, all the parts necessary for fixing and protecting the lamps and, where necessary circuit auxiliaries together with the means for connecting them to the electrical supply.
Glare	Condition of vision in which there is a discomfort or a reduction in the ability to see, or both, caused by an unsuitable distribution or range of luminance, or to extreme contrast in the field of vision Disability Glare – Glare that impairs the visibility of objects without necessarily causing discomfort. Discomfort Glare – Glare that causes discomfort without necessarily impairing the visibility of objects.

2.2 Light Spill Effects

The effect of light spill from outdoor lighting impacting on residents, transport users, transport signalling systems and astronomical observations is governed by the Australian Standard: *AS 4282-2023 Control of the Obtrusive Effect of Outdoor Lighting*.

The obtrusive effects of light spill are due both to an increase in general illuminance that can lead to sleep deprivation, and from the direct view of the light source that can cause glare issues.



The adverse effects of light spill from outdoor lighting are influenced by a number of factors:

- The topology of the area.
 - Light spill is more likely to be perceived as obtrusive if the lighting installation is located higher up than the observer. Lighting installations are usually directed towards the ground and an observer would hence have a direct view of the luminaire.
- The surrounding area.
 - Hills, trees, buildings, fences and general vegetation have a positive effect by shielding the observer from the light installation.
- Pre-existing lighting in the area.
 - Light from a particular light source is seen as less obtrusive if it is located in an area where the lighting levels are already high, eg in cities. The same lighting installation would be seen as far more bothersome in a dark residential area.
- The zoning of the area.
 - A residential area is seen as more sensitive compared to commercial areas where high lighting levels are seen as more acceptable.

Typical illuminance levels for a variety of circumstances are given in **Table 2** for comparison.

Table 2 Typical Illuminance Levels for Various Scenarios

Lighting Scenario	Horizontal Illuminance (lux)
Moonless overcast night	0.0001
Quarter Moon	0.01
Full Moon	0.1
Twilight	10
Indoor office	300
Overcast day	1,000
Indirect sunlight clear day	10,000-20,000
Direct sunlight	100,000-130,000



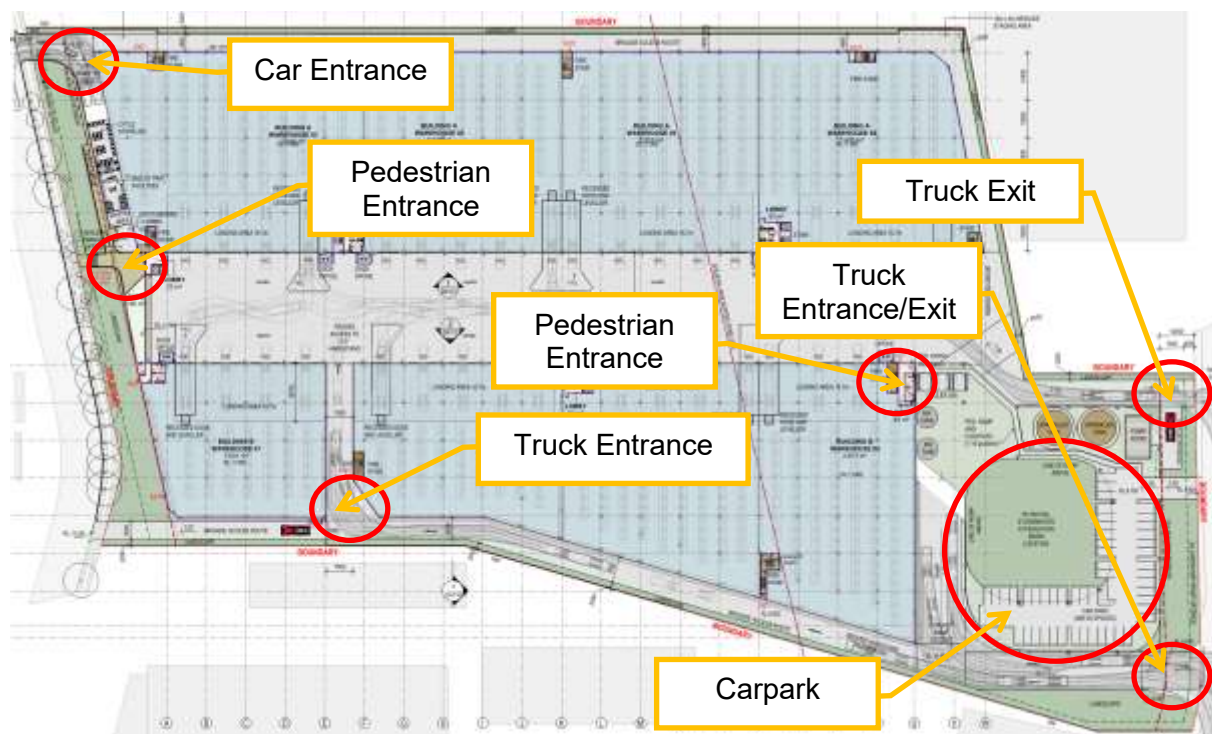
3.0 Site Lighting

3.1 Layout

At this stage no detailed lighting plans have been provided so SLR have made general assumptions about the location and type of lighting expected on site. These assumptions have been made using our experience in qualitative and quantitative light spill assessments across a range of site sizes and uses.

The areas expected to be externally lit are highlighted below including the various entrance and exit points, the Coal Pier Road carpark, roadways around the site and the proposed signage.

Figure 3 Ground Floor Plan



Light fixtures are expected to be pole lighting for the carpark and roadways and attached to the wall in most other cases. Some areas such as the pedestrian entrance and carpark will likely also have fixtures recessed or attached to the roof or roadway above.

3.2 Requirements

Areas such as the outdoor carpark can best be described as a parking space with circulation roadways with a designated parking space specifically for people with disabilities. Using Table 2.5 of AS1158.3.1:2020, the applicable lighting subcategory for the site will therefore be PC1 and PCD. This category was chosen as it best reflects the use of the external part of the site with a mixture of vehicle and pedestrian movements. The standard has limited number of choices in determining the category and it is SLR's opinion that the chosen categories best represent the function of the external spaces.

This category will determine the lighting parameters for the site as shown in the extract from AS 1158.3.1 below.



Table 3 Extract of Table 3.7 of AS 1158.3.1

**VALUES OF LIGHT TECHNICAL PARAMETERS FOR OUTDOOR
CAR PARKS (INCLUDING ROOF-TOP CAR PARKS)**

1	2	3	4	5
Lighting subcategory	Light technical parameters (LTP)			
	Average horizontal illuminance ^{a,b} ($\bar{E}_h$)	Point horizontal illuminance ^{a,b} (E_{Ph})	Illuminance (horizontal) uniformity ^c Cat. P (U_{E2})	Point vertical illuminance ^{a,b} (E_{Pv})
	lx	lx		lx
PC1	14	3	8	3
PC2	7	1.5	8	1
PC3	3.5	0.7	8	—
PCD ^d	—	≥ 14 and $\geq (\bar{E}_h)^d$	—	—
PCX ^e	21	5	8	—

These are the maintained values and compliance is achieved by being greater than or equal the values in the table.

Other circulation roadways are also expected to conform to the requirements of the PC1 subcategory shown above.



4.0 Light Spill

The applicable limits for adverse spill light depend on the time of operation for the lighting installation. Limits apply to operations taking place during *pre-curfew hours*, between 6am and 11pm, and a more restrictive limit is applicable to *curfew hours*.

Under the current conditions the proposed development is expected to operate from 24 hours a day. This means that seven hours of operation that fall during the more restrictive curfew times.

4.1 Requirements

The maximum recommended values of light technical parameters for the control of obtrusive lights are given in **Table 4**.

Limits for luminous intensity for *curfew hours* apply in directions where views of bright surfaces of luminaires are likely to be troublesome to residents, from positions where such views are likely to be maintained.

Limits for luminous intensity for *pre-curfew hours* apply to each luminaire in the principal plane, for all angles at and above the control direction.

To determine the limiting values the environmental zone of the area needs to be defined. These can be found in Table 3.1 of AS 4282:2023.

The site sits on an industrial zone which includes the sites to the north, east and south. It borders a residential zone to the west. Given the location within a larger industrial area Zone A4 will be applied to the site. This zoning will also apply to the west as it is a residential area abutting a commercial area as defined in the table below.

The curfew limits for these zones are given in Table 3.2 of the standard and are 5 lux for Zone A4, and the allowable luminous intensity per luminaire for Zone A4 is 2,500 candelas.

With regard to signage the maximum average luminance of surfaces is to be 350 candela per square metre (Cd/m^2) which is taken from Table 3.5 of the AS 4282.

Table 4 Recommended Maximum Values of Light Technical Parameters (AS4282)

Light Technical Parameter	Time of Operation	Zone "A4"	Zone "A3"	Zone "A2"	Zone "A1"	Zone "A0"
Illuminance in vertical plane (E_v)	Pre-curfew hours	25 lx	10 lx	5 lx	2 lx	Alarp ¹
	Curfew hours	5 lx	2 lx	1 lx	0.1 lx	0 lx
Luminous Intensity emitted by luminaires (I)	Pre-curfew hours	25,000 Cd	12,500 Cd	7,500 Cd	2,500 Cd	Alarp ¹
	Curfew hours	2,500 Cd	2,500 Cd	1,000 Cd	500 Cd	0 Cd
Zone A0 "Intrinsically Dark", eg UNESCO Starlight Reserve; IDA Dark Sky Parks; major optical observatories; no road lighting, unless specifically required by the relevant road controlling authority Zone A1 "Dark", eg relatively uninhabited rural areas; no road lighting, unless specifically required by the relevant road controlling authority Zone A2 "Low District Brightness", eg sparsely inhabited rural and semi-rural areas Zone A3 "Medium District Brightness", eg suburban areas in towns and cities Zone A4 "High District Brightness", eg town and city centres and other commercial areas; residential areas abutting commercial areas						

Note 1 Alarp = as low as reasonably practical (as close to zero as possible)



The vertical illuminance limits for *curfew hours* apply in the plane of the windows of habitable rooms or dwellings on nearby residential properties when they are less than 10 metres from the property boundary. This refers to windows looking out toward the site as opposed to a horizontal measurement which would be parallel to the ground looking up. If the facades more than 10 metres from the boundary the vertical illuminance limits will apply at that 10 metre line, facing toward the site. The vertical illuminance criteria for *pre-curfew hours* apply at the boundary of nearby residential properties in a vertical plane parallel to the boundary. Values given are for the direct component of illuminance, ie: no reflected light is taken into account.

4.2 Sensitive Receivers

By inspection of the site locality the nearest sensitive receptors are currently the residential dwellings on the west side of Stephens Road. This includes a number of single and double storey dwellings from 50 – 68 Stephens Road.

Figure 4 Possible Receiver Locations





While the signage pylon is quite large the lit area is expected to be relatively small. It is also directed along the street rather than across it. Again, while the pylon may be able to be seen from some dwellings it is not expected to cause any light spill above the required limits.

Figure 6 Signage Location



Considering the light coming from the office levels it is likely that these areas would experience lower or no use during the curfew hours. However, if lights were left on it is possible that they could be seen from the dwellings on the opposite side of the street. Once again due to the distances and intervening shielding these lights are not expected to result in any light spill above the required limits. It is possible though that these lights could be perceived as more intrusive as they are at a higher elevation and overlooking the residential dwelling facades.

Cars exiting the mezzanine carpark at the top of the ramp will be facing toward the dwellings on the opposite side of Stephen Road to prevent any light spill the balustrade should be designed at a height to block all vehicle headlights.



6.0 Recommendations

The lighting design should aim to mitigate any light spill from the proposed development to achieve the best performance outcome for the site's use while having a minimal impact on the surroundings. The following recommendations should be kept in mind when producing the detail design.

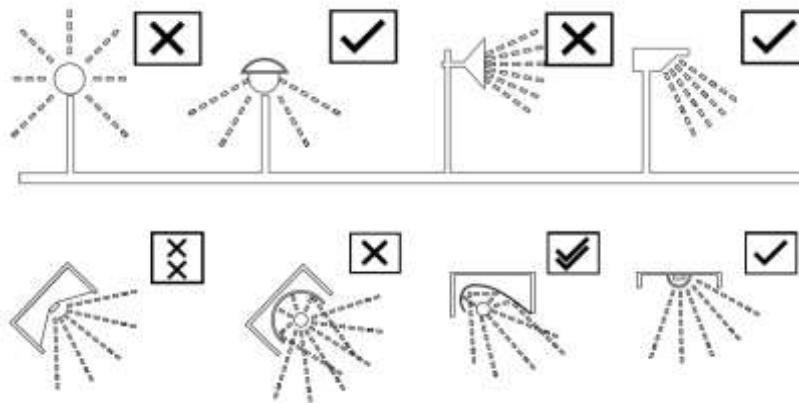
6.1 General Mitigation

The following general mitigation methods should be incorporated into the detail design.

AS 4282-2023 Control of the Obtrusive Effect of Outdoor Lighting sets out general principles that should be applied when designing outdoor light to minimise any adverse effect of the light installation.

- Direct lights downward as much as possible.
- Use luminaires that are aimed to minimise light spill, e.g. full cut off luminaires where no light is emitted above the horizontal plane. Less spill light means that more of the light output can be used to illuminate the area and a lower power output can be used. The energy consumption for the fitting can thus be reduced without decreasing the illuminance of the area. Refer **Figure 7**
- Do not waste energy and increase light pollution by over-lighting.
- Wherever possible use floodlights with asymmetric beams that permit the front glazing to be kept at or near parallel to the surface being lit.

Figure 7 Minimising Light Spill Through Design



6.2 Site Specific Recommendations

Taking the proposed design, surrounding sensitive receivers and general location into account it is SLR's opinion based on previous experience that although there will be a general brightening of the area that could be noticeable for residents, the site is capable of meeting the AS 4282-2023 requirements for surrounding residential dwellings. To achieve this the following recommendations should be incorporated into the detailed lighting design:

- Pole lighting should face inward toward the middle of the site or toward the west and away from the east and south.
- Pole lighting should be set at the lowest possible mounting height.
- Use luminaires with minimal backlight rating.
- Use lights with an upward waste light ratio of 0%.
- Lights placed on the outside of the building should be kept as low as possible.
- Lighting should be recessed into awnings or eaves where possible.
- The balustrade for the ramp and mezzanine carpark should shield the dwellings from vehicle headlights (likely 1.4 metres high).
- Office lighting on the western facade should be off or a timer employed during curfew hours.



7.0 Proposed Changes

Since the time of the original light spill assessment (Report 610.031103.00001-R03-v1.0-20241212 Light Spill Assessment) dated 12 December 2024 there have been significant changes to the proposed design for the site. SLR has been asked to review the updated scheme and provide comment on its impact on the surrounding areas with regard to light spill.

7.1 Development Description

The updated proposed development is for the following:

- Construction and operation of two two-storey warehouse buildings with shared hardstand areas including the following key components:
 - Approximately 45,896 m² of total GFA comprising:
 - 41,702 m² of warehouse area.
 - 4,024 m² of office area.
 - Two warehouse buildings of two storeys containing:
 - Six (6) units within Warehouse 1 (2 levels).
 - Four (4) units within Warehouse 2 (2 levels).
- 147 Car spaces to the east
- 93 Car spaces to the west
- Truck ramps to and from Level 1 on the south and north side of the site respectively.

Changes of note include the reduced height of the development, reduced floor area and the reorientation of the hardstand entry where trucks now enter from the south and exit to the north rather than from the east. The office spaces have been moved to the centre of the east and west sides and also cover a reduced floor area.



Figure 8 Ground Level

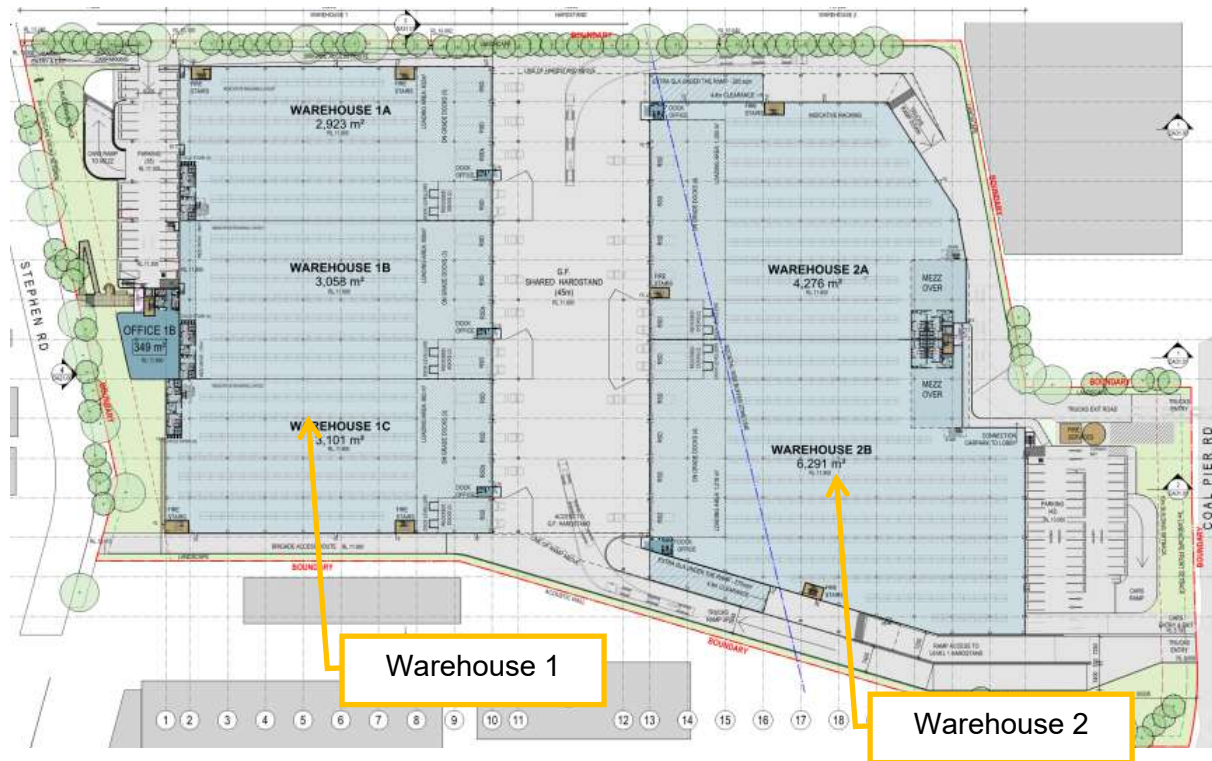
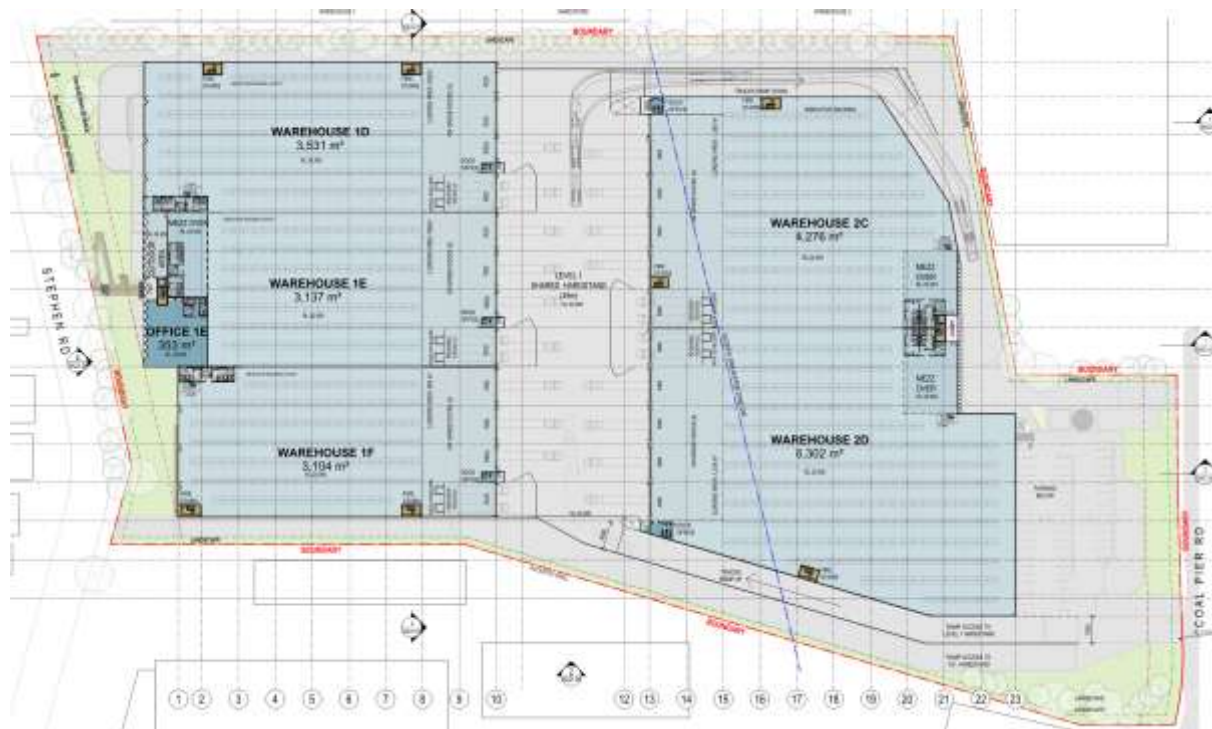


Figure 9 Level 1



7.2 Site Lighting

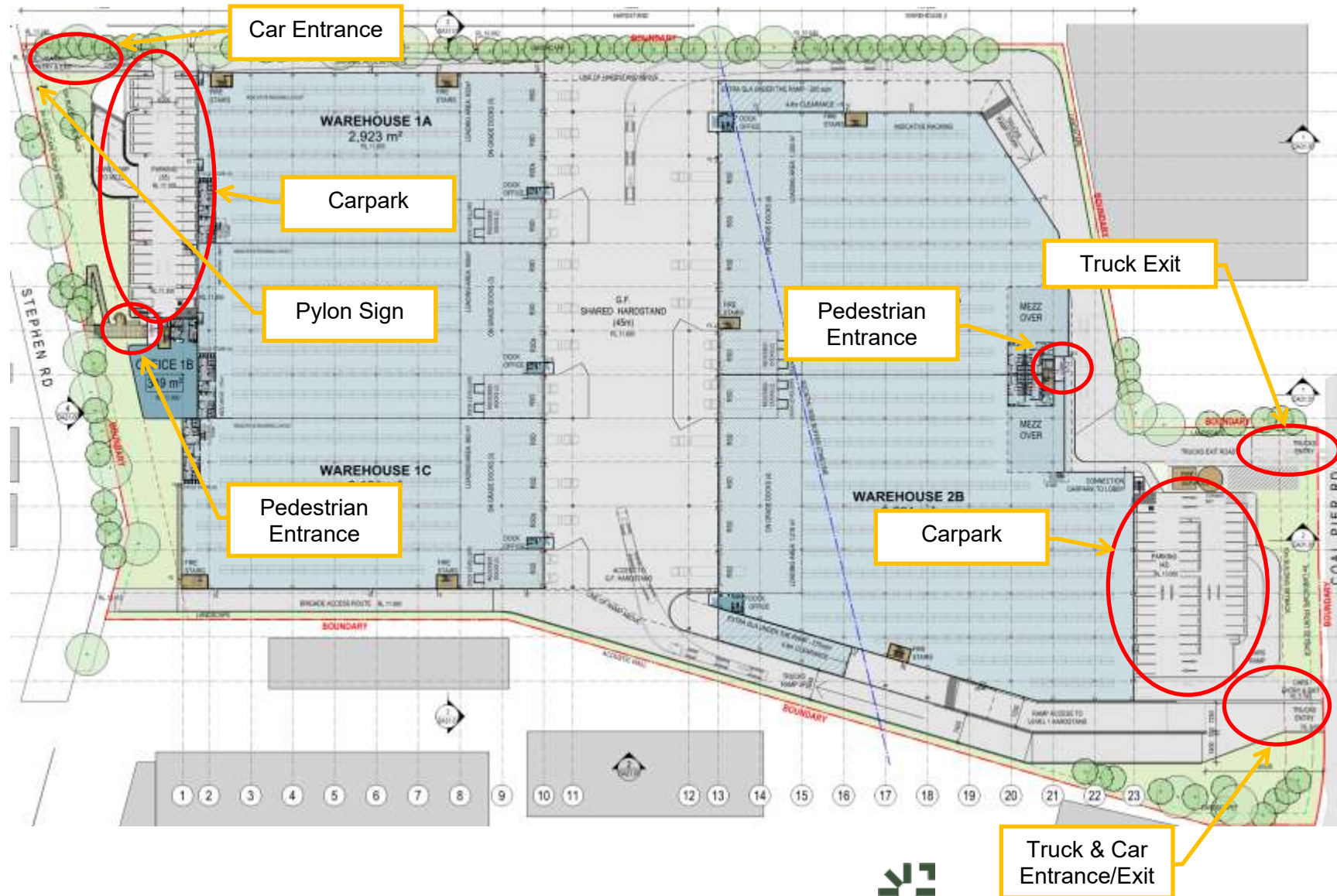
Again no detailed lighting plans have been provided so SLR will make general assumptions about the location and type of lighting expected on site. These assumptions have been made using our experience in qualitative and quantitative light spill assessments across a range of site sizes and uses.

The areas expected to be externally lit are highlighted below and include the various entrance and exit points, the multi-storey carparks, roadways around the site and the proposed signage.

Light fixtures are expected to be pole lighting for the ramps and roadways and attached to the wall in most other cases. Some areas such as the pedestrian entrances, hardstands and carparks will likely also have fixtures recessed or attached to the roof above.



Figure 10 Expected Exterior Lighting



7.3 Requirements

The requirements remain the same as the previous scheme with regard to the timing and light levels.

- Curfew period is from 11 pm till 6 am.
- 5 lux allowed at the facades of surrounding sensitive receivers during these hours
- Allowable luminous intensity per luminaire for Zone A4 is 2,500 candelas.
- Maximum average luminance of surfaces (signage) is to be a maximum of 350 candela per square metre (Cd/m^2)

7.4 Sensitive Receivers

The single and double storey dwellings along Stephens Road (50 – 68) will be treated as the sensitive receivers.

Figure 11 Receiver Locations



7.5 Assessment

The following general notes have been made regarding the lights and signage:

- Lit signage appears to have been kept to a minimum.
- There is more lighting to east of the site when compared to the west.
- The main signage pylon is located in the northwest corner of the site and is approximately 10 metres high.
- Internal light emanating from the offices and hardstand area will also be considered.

7.5.1 Residential Receivers

Once again, the lighting on the north, east and south sides is not expected to be an issue as these sides border other commercial and industrial sites where there are no residential

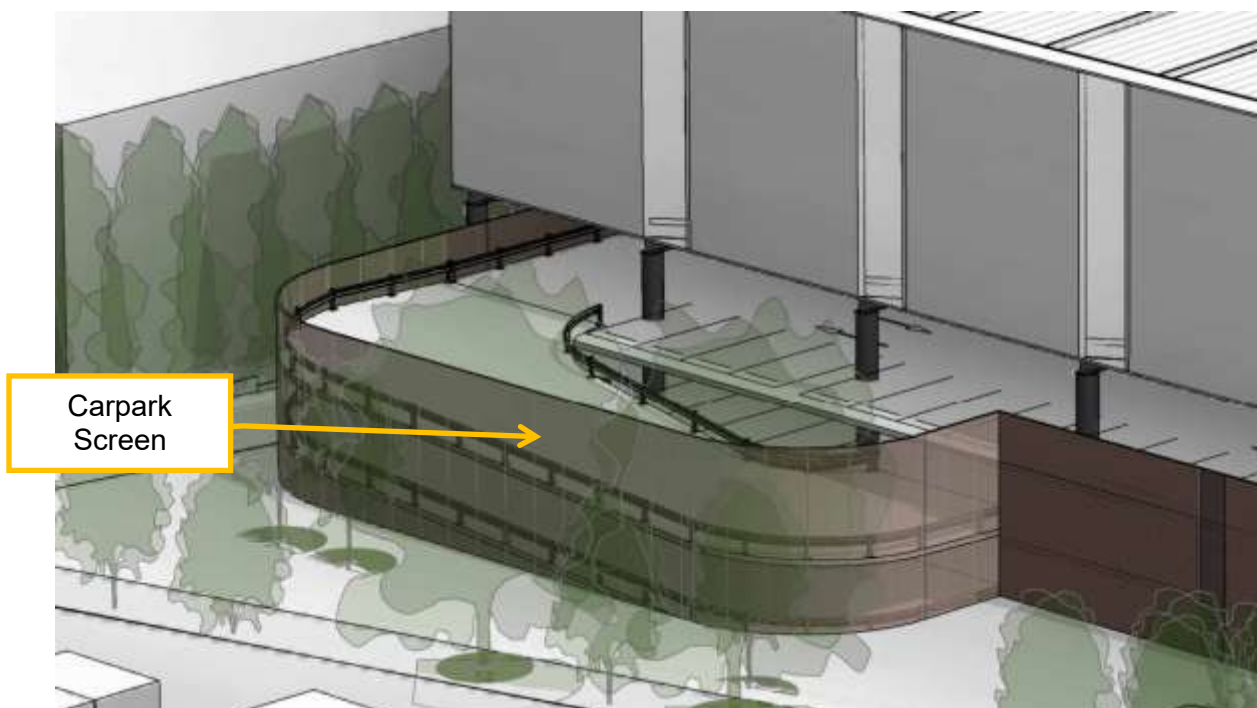


dwelling. It is possible that hardstand lighting could escape to the north and south but as stated these are industrial/commercial areas.

The original design had the building facade right up to the 10 metre building setback along the western side (refer **Figure 2**). While some parts of the current design are up to this line, e.g. Office 1B, the warehouse and carparking structure have further setbacks along much of their western perimeter. This creates additional distance between the structure and the dwellings along Stephen Road. From SLR's experience conducting other similar studies as well as modelling and measurement, the minimum distance of approximately 35 metres from the development facades to the nearest residential facades is sufficient for there to be no light spill above the requirements of the Australian Standard. It should be noted that some lights may be able to be viewed from these locations, but again this is not expected to cause any light spill above the AS 4282:2023 requirement of 5 lux.

Further aiding this is the shielding afforded to the surrounding dwellings from the existing vegetation along the western boundary of the site. As shown in **Figure 10** and as was noted in the assessment of the previous scheme virtually all vegetation along this side is to be retained. The trees here are established and of a significant size.

Figure 12 West side Parking Area



The plans provided by SBA show a screen around the parking and ramp area on the western side of the proposed development. Considering its height and assuming it is opaque this should provide good shielding for the dwellings from vehicle headlights.



The signage pylon appears to be similar in form and size to the original proposal. Assuming that the output of the illuminated surfaces is below the allowable 350 cd/m^2 it is not expected to cause any light spill above the required limits. The illuminated surfaces also face along the street rather than across the street thereby reduce the impact at the nearest sensitive receivers.

Figure 13 Signage Location and Offices



Considering the light coming from the office levels it is likely that these areas would experience lower or no use during the curfew hours. However, if lights were left on it is possible that they could be seen from the dwellings on the opposite side of the street. Once again due to the distances and intervening shielding these lights are not expected to result in any light spill above the required limits. It is possible though that these lights could be perceived as more intrusive as they are at a higher elevation and overlooking the residential dwelling facades.

7.6 Comparison

Overall, it is SLR's opinion that the updated scheme is capable of meeting the AS 4282:2023 requirements for surrounding residential dwellings. It is expected that the impact will be reduced when compared to the previous scheme due to the reduced size of the development and the additional screening around the carpark areas.

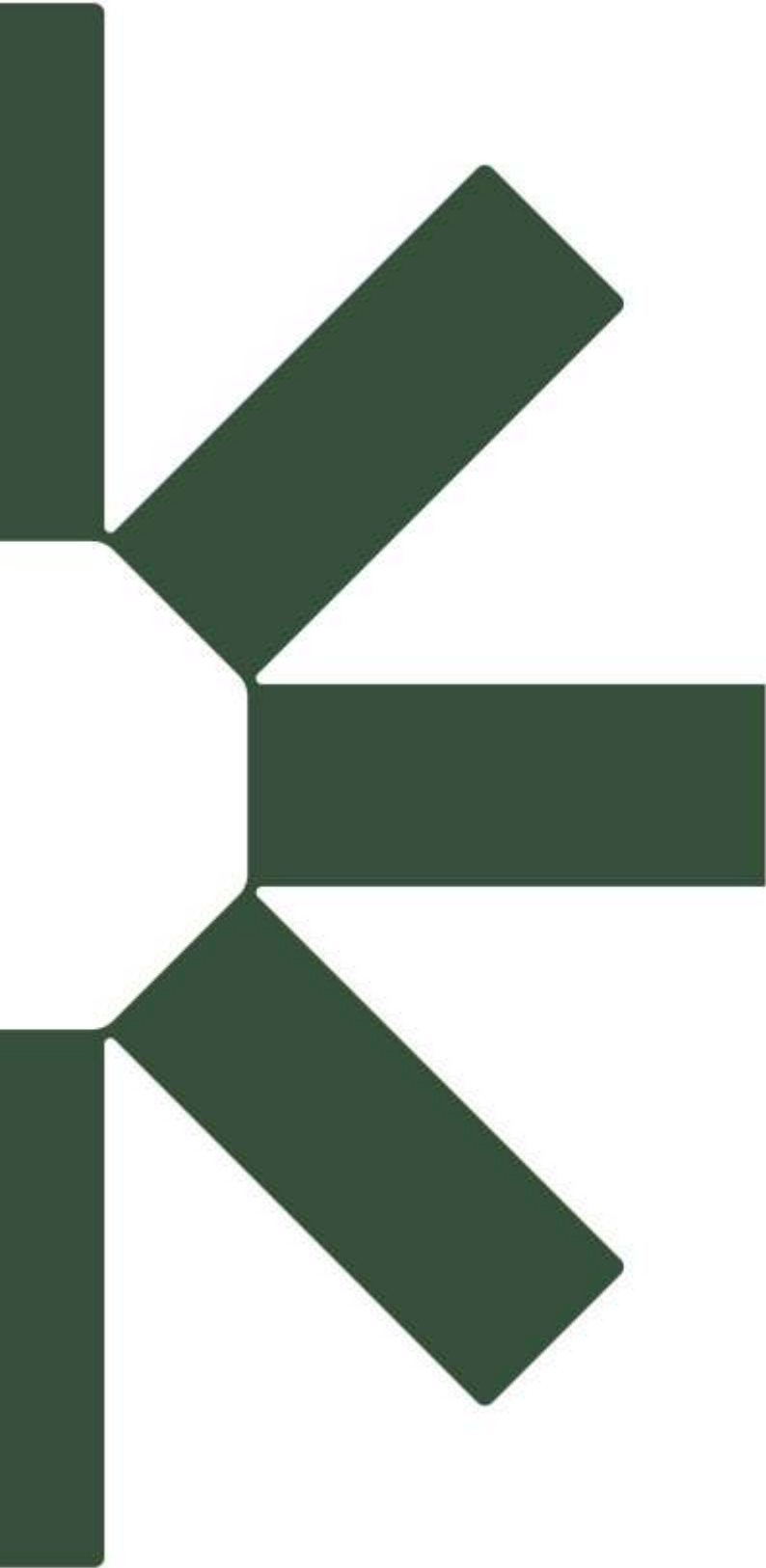


8.0 Feedback

At SLR, we are committed to delivering professional quality service to our clients. We are constantly looking for ways to improve the quality of our deliverables and our service to our clients. Client feedback is a valuable tool in helping us prioritise services and resources according to our client needs.

To achieve this, your feedback on the team's performance, deliverables and service are valuable and SLR welcome all feedback via <https://www.slrconsulting.com/en/feedback>. We recognise the value of your time and we will make a \$10 donation to our Charity Partner - Lifeline, for every completed form.





Making Sustainability Happen