

ARCADIA

200 Aldington Road Industrial Estate Mamre Rd Precinct Visual Impact Assessment

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We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of

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1.0 Introduction



1.1 Purpose of Report

Purpose of Report

Arcadia Landscape Architecture has been commissioned by Ethos Urban to prepare a Visual Impact Assessment (VIA) to identify the potential visual impacts of the proposed 200 Aldington Road industrial estate on the surrounding area, identifying design strategies and make recommendations for the identified impacts. In addition, this report would inform the project approval authority, other agencies, and the community about the visual impact of the proposal and what mitigation strategies have been considered. The results of this assessment provide an indication of the expected impacts.

Scope of works

Based on the Planning Secretary's Environmental Assessment Requirements, this VIA will include photomontages and perspectives of the development layout and design. The proposed development VIA will include factors such as: site coverage, setbacks, height, signage etc., particularly in terms of potential impacts on:

- Nearby public and private receivers
- Significant vantage points in the broader public domain
- Arlington Road
- The riparian corridor and wetland on site.



1.2 Methodology

Structure of the Report

This report will review the site location and context of the study area and provide a character assessment of the visual envelope and impact of the proposed industrial estate. This review will be taken from various viewpoints as nominated below.

- Section 1 – Introduction. This section provides an analysis of the local region of the study site. The review will then explore the local landscape setting in reference to the Mamre Rd Precinct Area Plan as well as provide a brief outline of the proposed industrial estate.
- Section 2 – Visual Impact Assessment. Within this section of the report a visual analysis is provided of the proposed site's features such as topography and existing land uses. This analysis will provide a general understanding of the existing landscape character.

With this understanding the locations or viewpoints are nominated. The viewpoints will be used to take the various images of the site. The images are taken, and the viewpoint's coordinates are documented. With this knowledge the viewpoints are located within a Revit model of the proposed development that is digitally positioned within real world coordinates. Digital viewpoints of the site can be captured and then superimposed onto the images taken from site, enabling a credible illustration of 200 Aldington Road industrial estate*. Refer to the following section, Process, for further detail.

The method to measure impact is based on a combination of the sensitivity of the existing area or view to change and the magnitude (scale contrast, quality, distance) of the proposal on that area

or view. The combination of sensitivity and magnitude will provide the rating of the character for a visual impact. This measure or rating is achieved through the use of table 1.

- Section 3 – Mitigation and Recommendation Measures. The section of this report outlines the proposed strategies to mitigate the visual impact of the proposed estate. This section will also provide recommendation measures to mitigate impacts based on site assessment.

**NOTE – The Mamre Road Precinct Report for the Western Sydney Employment Area has been referenced in this document. It has been used to review the local landscape setting in relation to proposed open space, drainage, and environmental conservation.*

It is understood that in this plan, the proposed length of Aldington Road, and the lot at the back of proposed site, has been rezoned for industrial development. To make a satisfactory review of the visual impact of 200 Aldington Road when constructed, predictive measures of adjacent future industrial development has not been taken into account.

Process

On Site

Photo Process

- A photo of each viewpoint under this visual assessment was taken on site.
- A photo of the visual impact was taken, followed by a photo of a compass used through iPhone.

Camera

- The Camera Model used to take the photos was a Canon EOS 7D Mark II
- Camera focal length of 30mm
- All photos were hand held, taken at eye level (1650m from Ground) .

Geolocation

- Each compass photo recorded the photo location co-ordinate, degrees from True North and elevation.
- The longitude and latitude recordings were input into google earth to obtain the viewpoint locations in plan view.
- The project surveyor converted the longitude and latitude data to MGA 94 Plan co-ordinates to align to the existing site survey data.

Revit

- The Architectural Revit model was aligned to MGA 94 Plan co-ordinates, X 296833120.367 and Y= 6252249938.402 provided by the surveyor. MGA 94 Plan co-ordinates of each site photo were input into Revit and located.
- An elevation as per the compass were input into Revit at each MGA 94 co-ordinate plus 1650m eye level.
- A camera view for each viewpoint was creating based off the MGA 94 plan co-ordinates provided from the surveyor's conversion. Each camera view had a corresponding degrees from the compass recorded on site which was modeled accordingly.
- Typography between the site and the photo locations were reviewed to provide a level of accuracy.

Variables

- Due to the lack of camera data Revit can import, the focal length of the camera used, was not able to be included in the process, this may cause variables in accuracy of montages.
- Taking a photo without a tripod may cause in accuracies between Revit model outputs and site photos.
- There was a level of estimation required to determine which trees in the foreground of the site montages were being removed or retained due to project works. This is a common variable which occurs when rendering perspective montages.
- Due to the lack of access on private properties, the visual impact photos were taken up to 1km from the site. Such a distance in photography have the potential to reduce the accuracy in locating site boundaries.

Accuracy Review

- An accuracy review was carried out to ensure any slight inaccuracies that occurred through the process were reduced.
- Due to lack of survey data between the site and the visual impact photos, site elements such as Power Transmission poles, electricity poles, significant mature trees were located in Revit using nearmap location or google earth co-ordinates and modeled to provide a reference point.
- Site boundaries were elevated within the revit model to cross check the location of the model within the montage.
- These processes allowed us to cross references and check the location and scale of the site within the visual montage.

1.3 Background

Site Understanding

The Aldington Road Industrial Estate is situated roughly 40 kilometers west of the Sydney CBD and 12km south-east of the Penrith CBD. It is also located approximately 6 kilometers from the Western Sydney International (Nancy-Bird Walton) Airport. The concept plan comprises of 13 development lots for 356,660m² and located within the Penrith Local Government Area (LGA).

This area has been designated to form a part of the Western Sydney Employment Area (WSEA). WSEA is strategically identified industrial and employment land that is a rezoning initiative by the NSW Government - Department of Planning, Industry and Environment. Key operations in the WSEA include manufacturing, warehousing, transport and logistics facilities, the construction of infrastructure, industrial and residential development as well as retail trade to service staff in large business hubs/warehousing estates.

Under the same document the site location also falls under the zoning of Western Sydney Aerotropolis.

