

132 MCCREDIE ROAD, GUILDFORD WEST

DATA CENTRE

VISUAL IMPACT ASSESSMENT

SSD-69223466

PREPARED FOR

GOODMAN PROPERTY SERVICES (AUST) PTY LTD

JULY 2025

FINAL



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EXECUTIVE SUMMARY

- This Visual Impact Assessment (VIA) has been prepared by Urbis Ltd (Urbis) on behalf of Goodman Property Services (Aust) Pty Ltd (the applicant).
- The VIA is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the site at 132 McCredie Road, Smithfield (the site).
- The proposal includes the construction, fit out and operation of a data centre with an approximate building height of 25.77m and total gross floor area of approximately 29,444 m².
- The proposal is located in a highly urbanised area.
- The surrounding visual context includes contemporary warehouse and distribution development, commercial development and infrastructure development.
- There are no documented views within, or to the site that would be affected by the proposal.
- There are no heritage items within, or within the immediate vicinity of the site.
- Analysis of 6 public domain views concluded that:
 - the proposal creates low to medium-high visual effects.
 - the proposal does not block views to any scenic or high valued features.
 - 4 viewpoints were rated as low, 1 as low-medium and 1 as medium.
 - the proposal has a high level of visual compatibility with surrounding development.
- The proposal is considered reasonable and acceptable and can be supported on visual impact grounds.

01 INTRODUCTION



1.1 PURPOSE OF THE REPORT

This Visual Impact Assessment has been prepared by Urbis to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 132 McCredie Road, Guildford West NSW 2161, in the Cumberland Council Local Government Area (LGA). The site is legally described as Lot 1 in DP596315.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Pluto Data Centre (SSD-69223466) dated 4 April 2024.

Table 1 - SEARs requirements.

Description of Requirement	Section Reference
5. Visual Impact	
- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	Section 4.0, 5.0 and 6.0

1.2 THE SITE

The site is located on Gandangara Land and is in the Smithfield Industrial Area within the Cumberland Local Government Area (LGA). It is bounded by McCredie Road to the north.

The front part of the site adjoins the Guildford Transmission Substation, which is located immediately to the east and fronts onto McCredie Road. Other industrial uses are located further east, with residential properties beyond.

The Guildford West Sports Ground, which comprises several playing fields, is located to the south of the Guildford Transmission Substation. The playing fields bound the southern part of the site to the east. The playing fields / public recreation area also abut the southern boundary of the site.

Prospect Creek is located to the south of the public recreation area and is zoned C2 Environmental Protection. The area to the south of Prospect Creek is predominately characterised by low density single storey residential housing.

The site is located in the south eastern corner of the Smithfield Industrial Estate and is within close proximity of the Cumberland Highway (A28) and M4 and M7 motorways, which provide access to Sydney CBD, western Sydney and the south. A range of large format industrial uses are located to the west and north west of the site. The Smithfield Industrial Estate extends across the A28 to Gipps Road (approximately 3km west of the site). It forms part of the broader Smithfield Wetherill Park industrial area, which is one of the largest of its kind in the Southern Hemisphere and makes a significant contribution to the New South Wales and Australian economies.

The site has a net developable area of 71,710 sqm and is currently vacant. It previously operated as a Castrol Lubricants facility. However, the majority of the site has now been cleared and subject to category 1 remediation works. A single storey office building is located on the northern portion of the site fronting McCredie Road. The building is vacant.

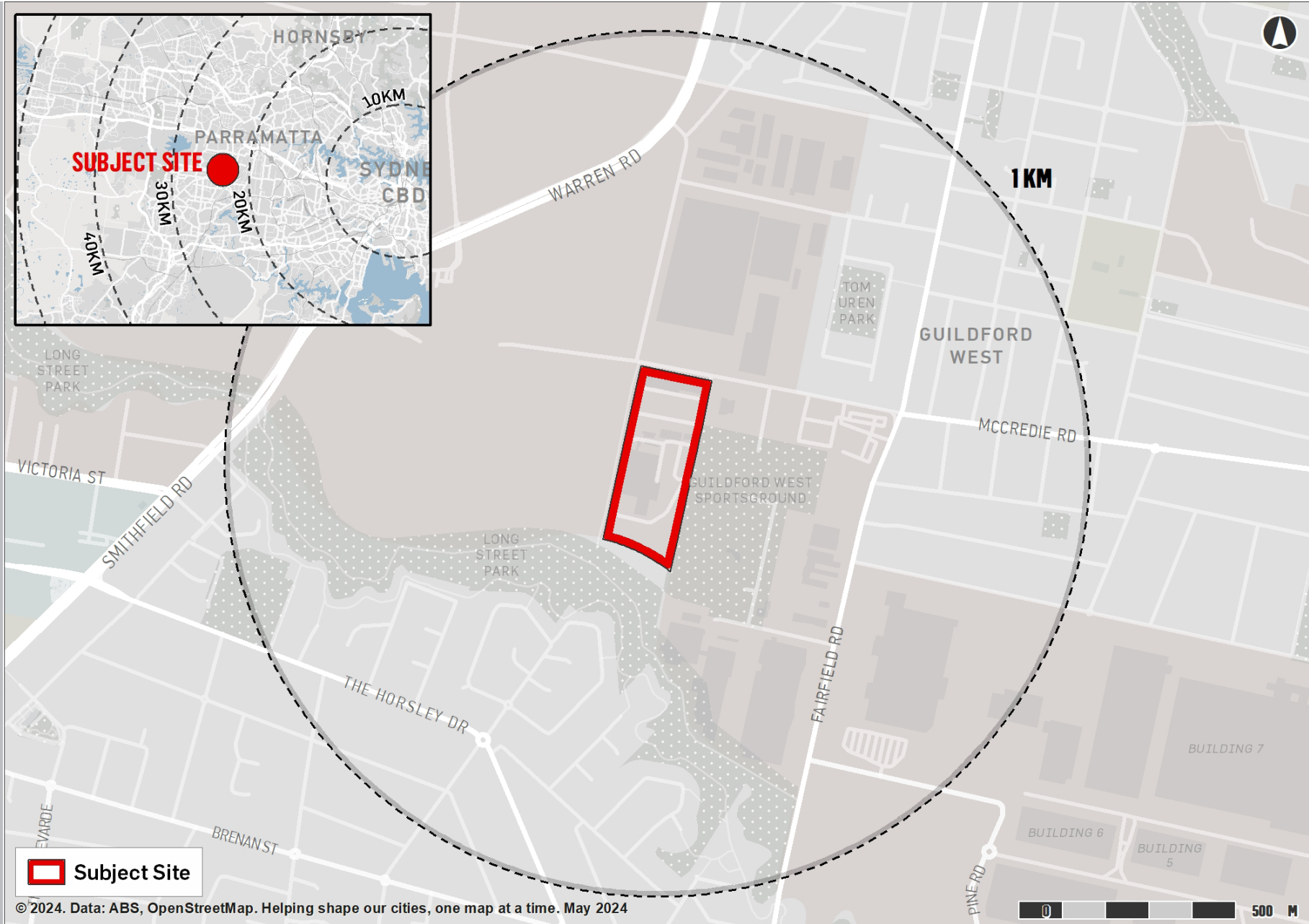


Figure 1 Site location (Urbis).

1.3 PROPOSED DEVELOPMENT

A State Significant Development Application (SSDA) has been prepared in support of a proposed data centre at 132 McCredie Road, Guildford West NSW 2161. The site is zoned E4 General Industrial and has a road frontage to McCredie Road. The developable site area is approximately 71,710 sqm.

The proposed development comprises:

- Site preparation works including bulk excavation and removal of existing hard standing and structures on the site, tree and vegetation clearing, and bulk earthworks;
- Construction, fit out and operation of a data centre with an approximate building height of 25.77m and total gross floor area of approximately 29,444 m² comprising:
 - At-grade parking for 53 car parking spaces and 2 accessible car parking spaces
 - Two (2) loading dock spaces.
 - Two (2) levels of technical data hall floor space with incorporating a total of nine (9) data halls
 - Ancillary office space
- Provision of required utilities, including:
 - Fuel storage
 - Two (2) Switch-rooms
 - Four (4) industrial water storage tanks
- Vehicle entry and egress driveways located along McCredie Road
- Internal access road
- Associated landscaping and site servicing
- Installation of services and drainage infrastructure.

The proposal seeks consent for development to be constructed and operated in two phases to reflect the staged availability power supply. The proposed stages involve the following:

Stage 1: Construction of the main data centre building as well as the car park, perimeter access road, site access/exit driveways and landscaping. Stage one will involve the fit-out and operation of five of the 9 proposed data halls at levels 1 and 2 as well as the associated electrical rooms, generators, storage and office rooms.

Stage 2: Completion of the ultimate development scheme involving the extension of the building to the south with an additional four data halls, associated electrical rooms and generators, and associated landscaping and external works. The electrical substations will also be constructed in the north of the site during this phase.

The Visual Impact Assessment is based on Stage 2 of the proposal.



Figure 2 Architectural render of northern and eastern elevation (Greenbox February 2025).

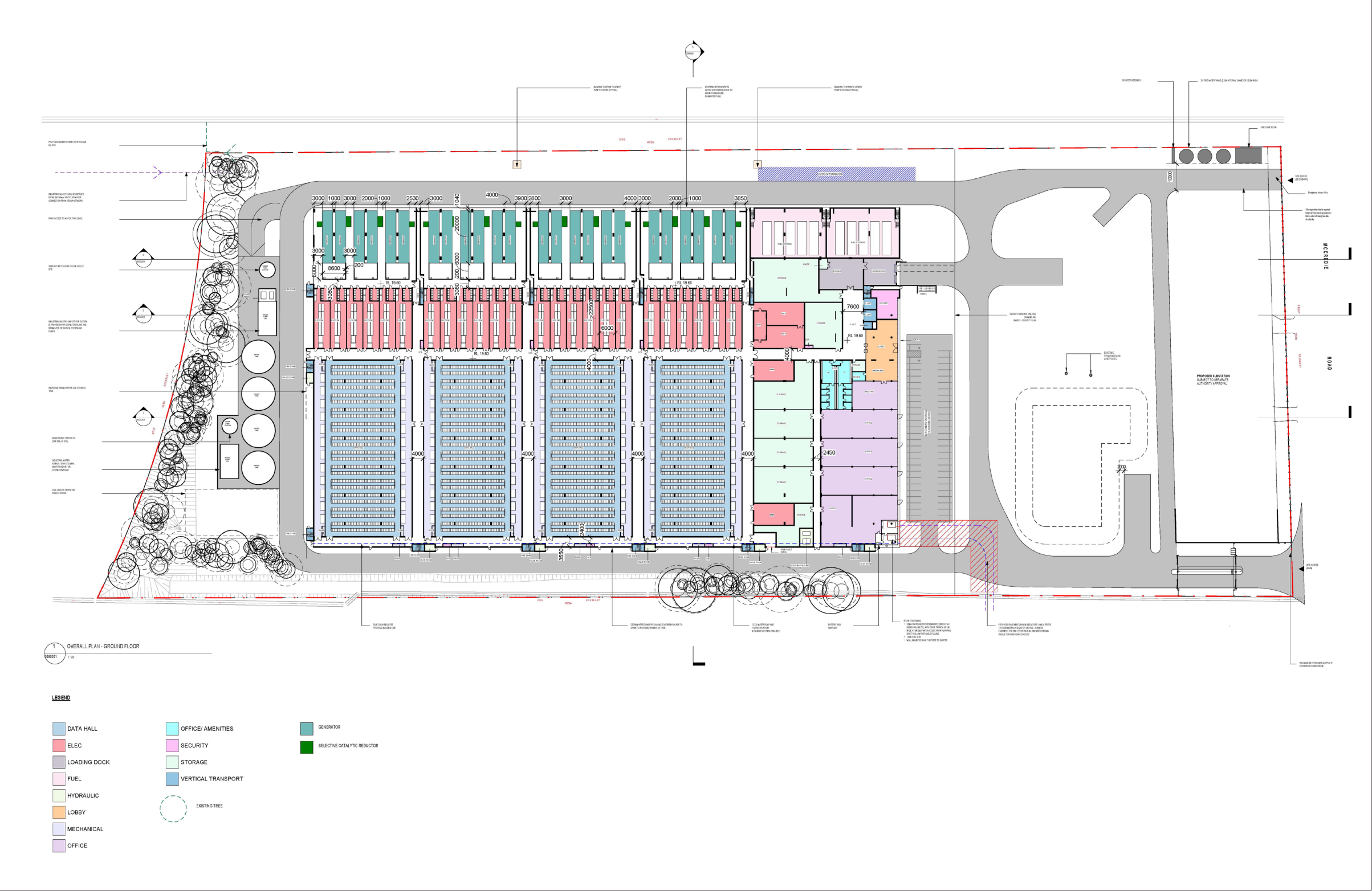


Figure 3 Stage 2 ground floor plan.

02 VIA METHODOLOGY



2.1 URBIS METHODOLOGY

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW. It is based on widely adopted concepts and terminology included in multiple Visual Impact Assessment (VIA) methods, guidelines and objectives.

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders who have considered a more tailored response to assess the visual impacts of built forms in urban settings rather than Landscape Character Visual Impacts Assessments (LCVIA).

An LCVIA takes a more holistic approach to changes proposed to the physical and visual landscape, which in our opinion is more appropriate to assess the impacts of development in greenfield locations or sites that are predominantly characterised by rural or open, less developed landscapes.

Reviewing and combining industry best practice, Urbis continually refines its VIA methodology so that it is appropriate for application across an urban visual context. The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method takes into consideration other relevant factors such as the underlying strategic planning intent of the site, its immediate or wider setting. For example other methods do not consider visual compatibility with the existing or desired future character for the site or area which may allow for transformational visual change.

The Urbis method also distinguishes and places 'weight' on key factors such as view place and viewer sensitivity, physical absorption capacity etc. and considers impacts on unique settings near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

The sequence of steps and logic flow is shown graphically in the method flow chart.

Our method also has regard to:

The Landscape Institute Technical Guideline Note- Visual Representation of Development Proposals (AILA 2019)

Guidance note for Landscape and Visual Assessment (AILA 2018)

Guidelines for Landscape Character and Visual Impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services 2018 (RMS LCIA)

Urbis rely on accurately prepared and certifiable photomontages prepared by ourselves or others to satisfy the NSW Land and Environment Court photomontage policy.

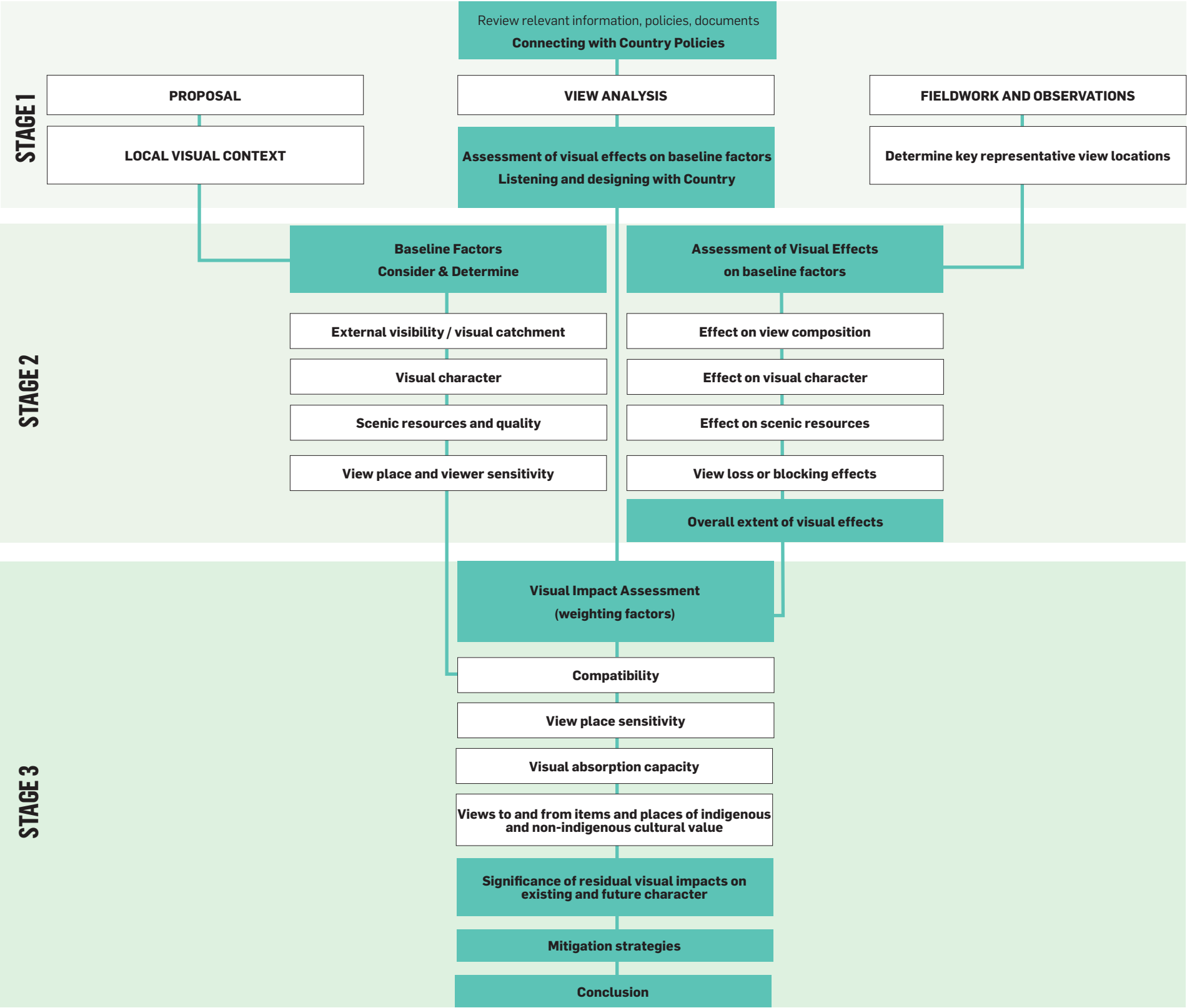


Figure 4 Methodology flowchart.

2.2 VISUAL CONTEXT

North of the site there is a recently constructed warehouse and distribution centre which contains two buildings comprising of eight (8) tenancies which are permitted to operate 24/7 (DA2018/347/1). Beyond this is characterised by warehouse, distribution and commercial development including low to mid-height contemporary built forms with large, rectangular floorplates. North-east and east of the site is residential development characterised by single and double storey detached dwellings with several contemporary town house developments also present.

East of the site adjoins an electrical substation 'Guildford Transmission Substation' as well as public open space 'Guildford West Sportsground' which includes several sports fields, tennis and netball courts a baseball pitch, and several small structures including a club building, shelters and sheds.

South of the site is public open space that is undeveloped apart from a pedestrian walkway. Further to the south of the site is Prospect Creek and residential development beyond characterised by single and double storey detached dwellings largely of mid to late twentieth century construction.

West of the site is a variety of warehouse buildings utilised for industrial related land uses and characterised by built forms similar to that found north of the site.

2.3 DOCUMENTED VIEWS

There are no documented views within, or to the site that would be affected by the proposal.

2.4 HERITAGE ITEMS

There are no heritage items within, or within the immediate vicinity of the site.

2.5 PUBLIC DOMAIN VISUAL CATCHMENT

Potential visibility of the existing site and proposal was determined by Urbis during fieldwork observations of the site from a range of distance classes (close, medium and distant views) and an indicative visual catchment from Google Earth.

Due to the underlying topography, presence of vegetation within the surrounding streetscapes and intervening built form both within and surrounding the site, the effective visual catchment of the existing site is limited to close surrounding locations including:

- The western extent of McCredie Road
- The southern section of Sturt Street
- Public open space east of the site at Guildford West Sportsground
- Public open space and environmental conservation area south of the site at 162 Warren Street.

The proposal will be visible from these locations and its visual catchment will likely increase to include more distant locations including:

- Sections of roads to the east including Leach Road and Hunter Street which have road corridors aligned towards the site. Existing built form along Fairfield Road

would block the majority of the proposal, with only upper parts of the proposal likely visible.

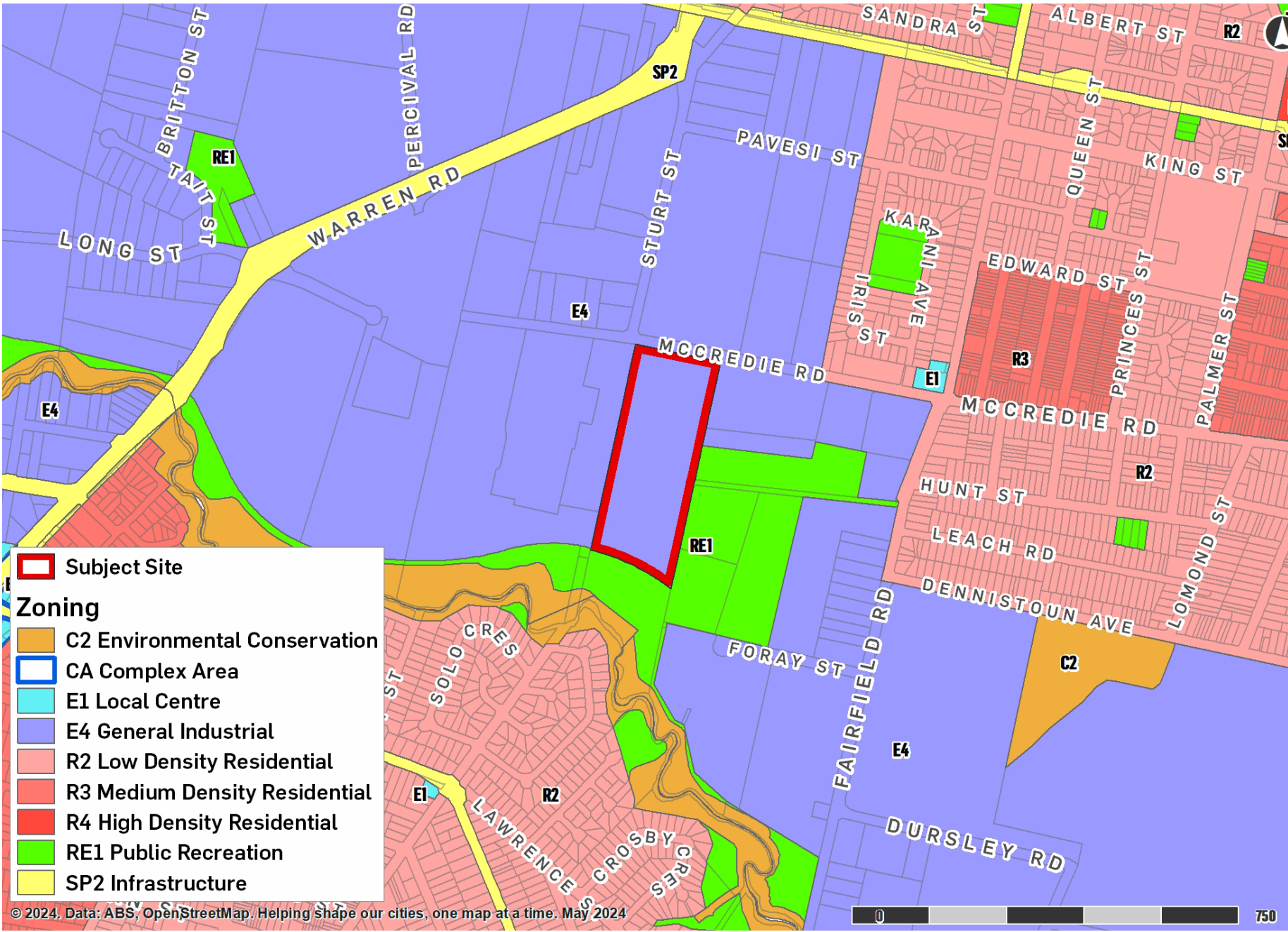
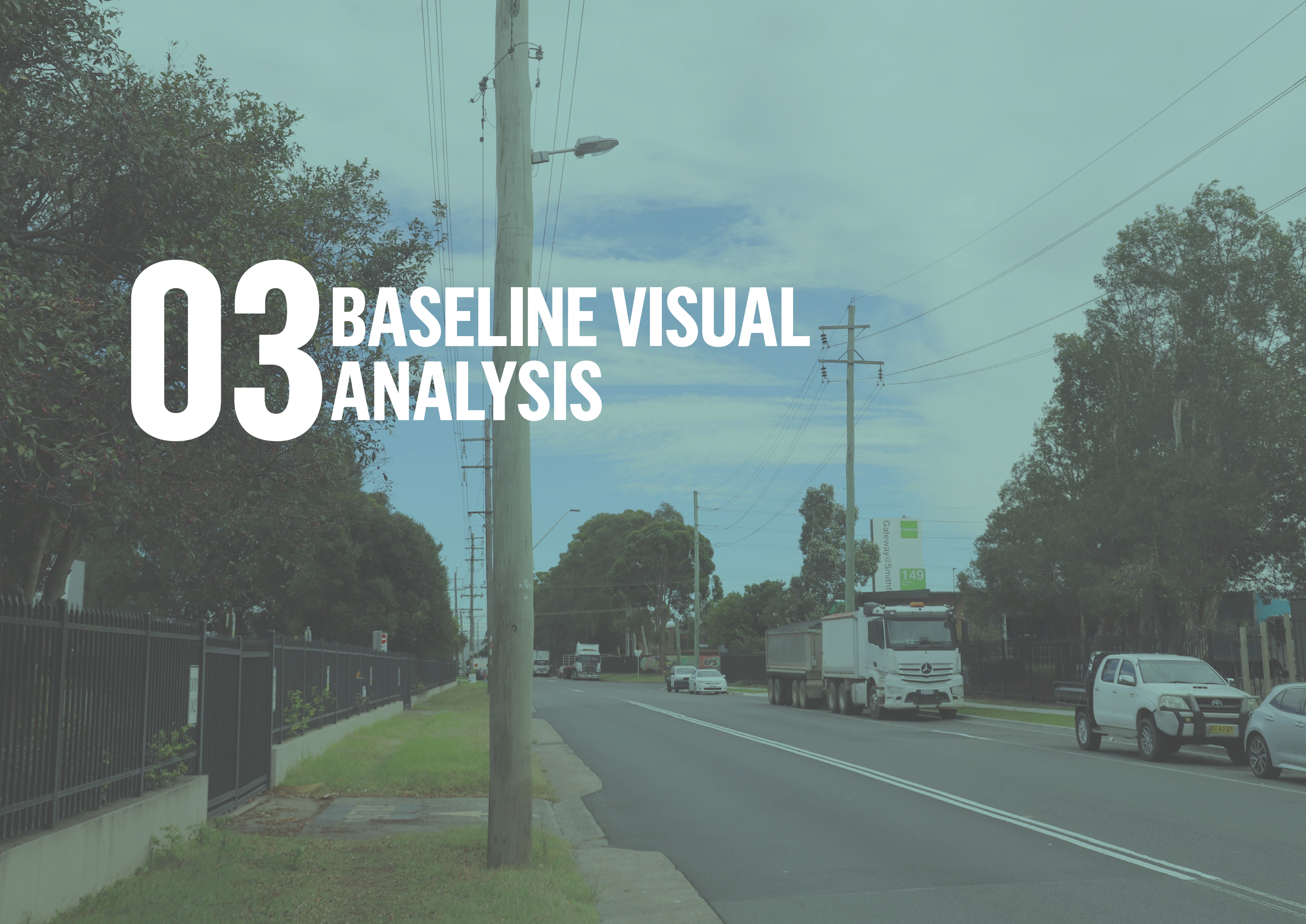


Figure 5 Surrounding land uses.



Figure 6 Warehouse and distribution development immediately north of the site on McCredie Road.

03 BASELINE VISUAL ANALYSIS



3.1 INSPECTED FIELDWORK LOCATIONS

Views from a variety of publicly accessible locations were documented during fieldwork to inform the assessment.

View No.	VIEWPOINT LOCATION
View 01	View west along McCredie Road opposite the site.
View 02	View west from 129 McCredie Road.
View 03	View west from 123 McCredie Road.
View 04	View west from 111 McCredie Road.
View 05	View west from 123 McCredie Road.
View 06	McCredie Road residential dwellings
View 07	View south-west from 120 McCredie Road.
View 08	Development opposite the site
View 09	View east form the intersection of Sturt Street and McCredie Road.
View 10	View east from 181 McCredie Road.
View 11	View east from 183 McCredie Road.
View 12	View north west from Guildford West Sportsground.
View 13	View north from Sportsground baseball field.
View 14	View north open space south of the site.
View 15	View north-east from open space south of the site.
View 16	View along the eastern boundary of the site.
View 17	View along the eastern boundary of the site.
View 18	View west from Guildford West Sportsground.
View 19	View west from Sportsground near netball courts.
View 20	View north from Granville Street.

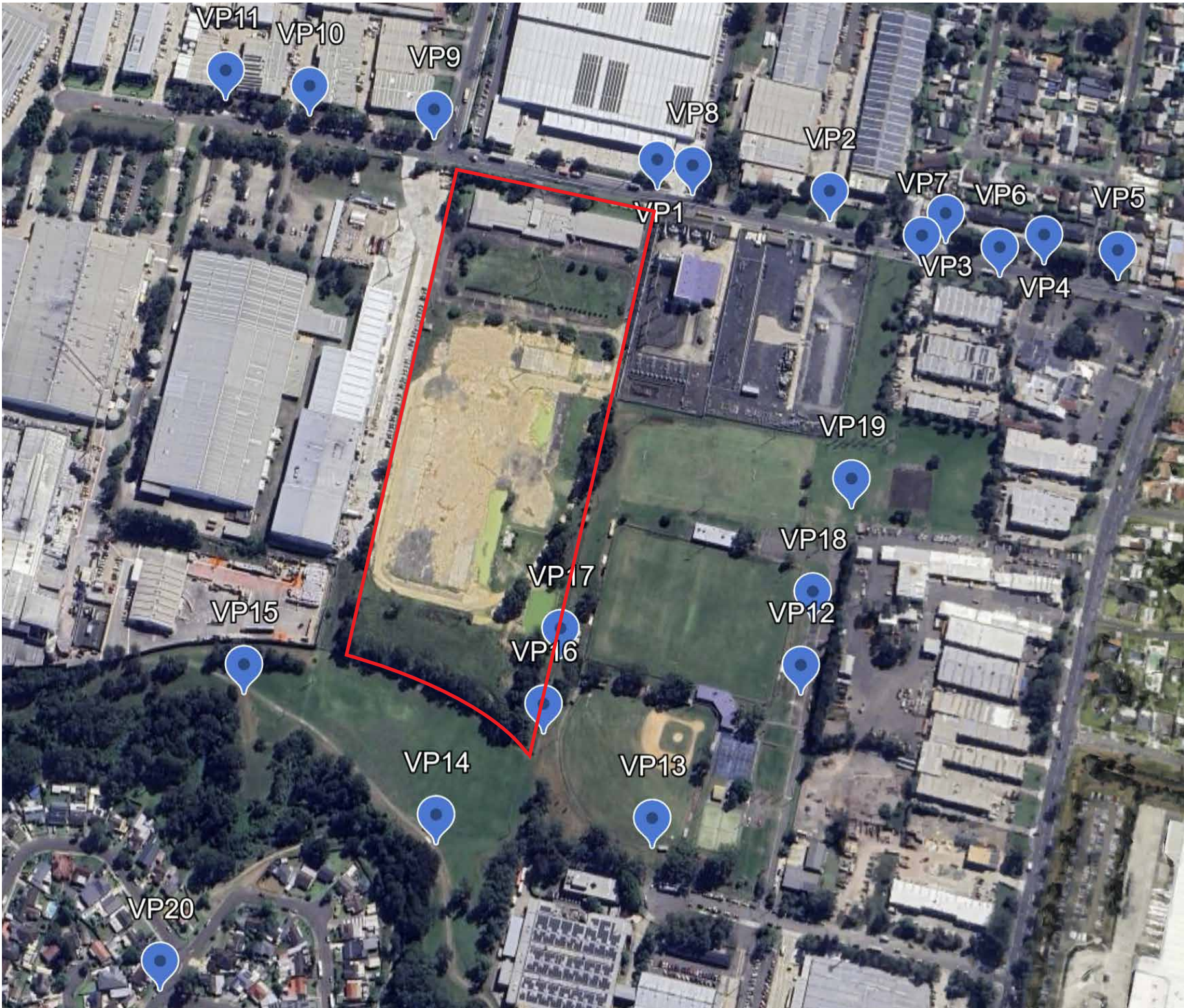


Figure 7 Locations inspected during fieldwork.



Photo 1. View west along McCredie Road opposite the site.



Photo 2. View west from 129 McCredie Road.



Photo 3. View west from 123 McCredie Road.



Photo 4. View west from 111 McCredie Road.



Photo 5. View west from 123 McCredie Road.



Photo 6. McCredie Road residential dwellings.



Photo 7. View south-west from 120 McCredie Road.



Photo 8. Development opposite the site.



Photo 9. View east from the intersection of Sturt Street and McCredie Road.



Photo 10. View east from 181 McCredie Road.



Photo 11. View east from 183 McCredie Road.



Photo 12. View north-west from Guildford West Sportsground.



Photo 13. View north from Sportsground baseball field.



Photo 14. View north open space south of the site.



Photo 15. View north-east from open space south of the site.



Photo 16. View north-east along the eastern boundary of the site.



Photo 17. View along the eastern boundary of the site.



Photo 18. View west from Guildford West Sportsground.



Photo 19. View west from Sportsground near netball courts.



Photo 20. View north from Granville Street.

3.2 VISUAL CHARACTER OF THE SITE

The site is located on Gandangara Land and is in the Smithfield Industrial Area within the Cumberland Local Government Area (LGA). It is bounded by McCredie Road to the north, Guildford Transmission Substation and Guildford West Sportsground to the east, a public reserve to the south and commercial and distribution development to the west.

The site previously operated as a Castrol Lubricants facility and is almost entirely vacant of built-form apart from a single storey office building located in the northern part of the site which is unoccupied.

Vegetation on site includes large, mature trees along the southern boundary of the site as well as groupings of trees along parts of the eastern and western boundary and in the north-western corner of the site.



Photo 21. Vegetation along the southern site boundary.



Photo 22. Office building on northern part of the site.



Photo 23. Eastern site boundary.

3.3 SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness, or preference. Scenic preferences typically relates to the variety of features that are present, and the uniqueness or combination of those features. Scenic quality of the visual setting of the subject site is a baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia and internationally.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.

The site is heavily modified from what would have been its original or naturalistic state. It has been used for commercial purposes which included built-form and hardstand areas, which has now been removed. The site currently has minimal vegetation which is comprised of vegetation which is not unique nor distinctive.

There is no distinct or unique landform features on site, nor any heritage items on site. As such, the site has low scenic quality.

3.4 VIEW PLACE SENSITIVITY

This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers. For example, close and middle-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However, the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods.

The site is surrounded by commercial and industrial uses to the north, west and a section of its eastern boundary. The built-form to the north and west is characterised by contemporary built-form with large floorplates, while development to the east (Guildford transmission Substation) has low-height twentieth century built-form and large areas of hardstand and electrical infrastructure.

The southern half of the eastern boundary abuts the Gulidford West Sportsground which includes several sportsfields catering for a range of sports, low-height club buildings, lighting infrastructure and areas of hardstand

To the south is a public reserve between the southern boundary and Prospect Creek which consists of an expanse of open, managed turf, a single pedestrian path and large, mature trees surrounding the creek.

Both the sportsground and reserve lack unique or highly scenic features such as heritage items, distinctive topographical features, unique or scenic vegetation groupings etc, however does increase the view place sensitivity surrounding the site as these spaces are used for public recreation.

As such, the view place sensitivity is rated as moderate-low due to presence of recreational spaces which is surrounded by a high amount of existing commercial and industrial development which is visible from these locations.



Photo 24. Eastern parking area of Guildford West Sportsground.

3.5 VIEWER SENSITIVITY

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the proposal. The spatial relationship (distance), the length of exposure and the viewing place within a dwelling are factors which affect the overall rating of the sensitivity to visual effects.

Views from residential dwellings to the **existing site** are not possible due to intervening built form and vegetation.

Potential view impacts generated by the **proposal** are considered low to nil from:

- Residential dwellings east of the site on McCredie Road due to the oblique angle of the dwellings in relation to the site, their set back from the road and vegetation surrounding the dwellings.
- Dwellings south of the site in Fairfield due to large, mature vegetation surrounding Prospect Creek.

As such, the view place sensitivity is rated as low.

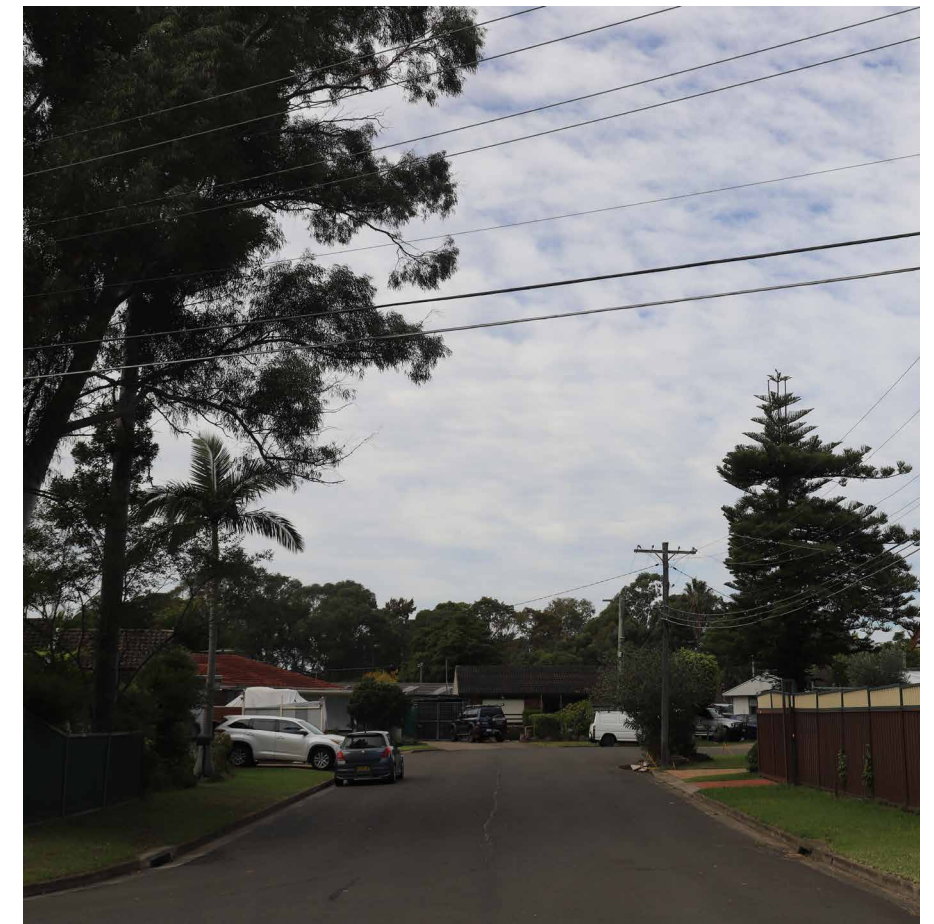
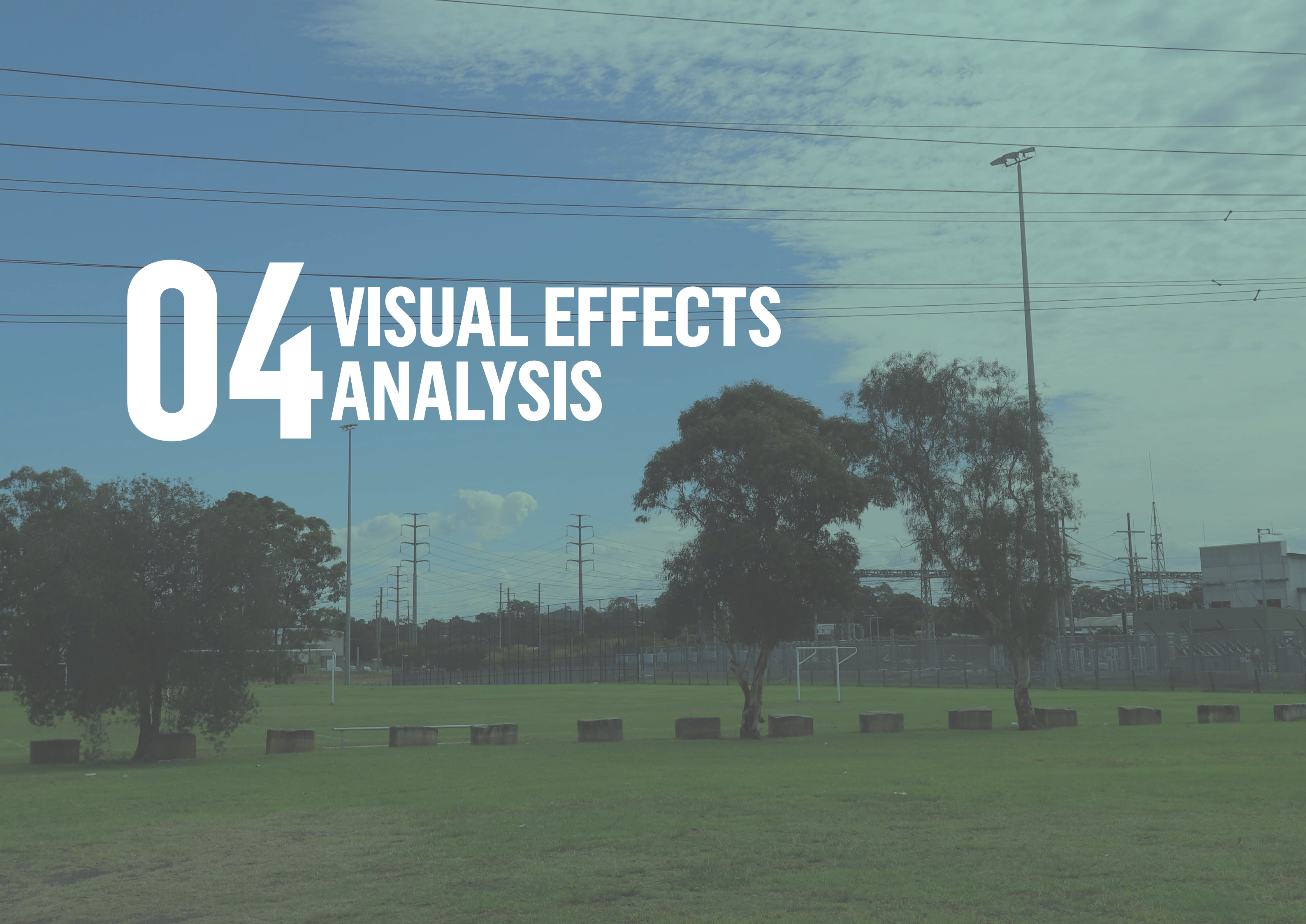


Photo 25. View north-east towards the site from Granville Street.

04 VISUAL EFFECTS ANALYSIS



4.1 USE OF PHOTOMONTAGES

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and lidar data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 5 public domain view locations for further analysis.

View No.	VIEWPOINT LOCATION
View 01	South-west view outside 149 McCredie Road
View 02	South-west view outside 111 McCredie Road
View 03	South-east view from the intersection of McCredie Road and Sturt Street
View 04	View north from Reserve south of the site.
View 05	View west from Guildford West Sportsground
View 06	

4.2 CERTIFICATION OF PHOTOMONTAGES

- The method of preparation is outlined in Appendix 3 of this report.
- The accuracy of the locations of the 3D model (prepared by the project architects) of the proposed development inserted into digital photographs has been checked by Urbis in multiple ways:
1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images.
 2. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs are known.
 3. Reference points from the survey were used for cross-checking accuracy in all images.
 4. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be within reasonable limits.

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales photomontage policy.

Urbis certifies, based on the methods used and taking all relevant information into account, that the photomontages are as accurate as is possible in the circumstances and can be relied upon by the Court for assessment.



Figure 8 Viewpoint location map.

VIEW 01

SOUTH-WEST VIEW OUTSIDE 149 MCCREDIE ROAD

DISTANCE CLASS

- Close
- 30m

EXISTING COMPOSITION OF THE VIEW

The foreground composition is characterised by the two lane McCredie Road carriageway that borders the northern boundary of the site.

The mid-ground composition includes low height commercial built-form development which is filtered from view by large, mature trees and understory planting. Overhead powerlines are visible on an east to west alignment within an easement that runs through the northern part of the site.

Long distance compositions are blocked from view by mid-ground elements.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new, low-height built-form to the mid-ground composition. Proposed landscaping along the northern site boundary includes trees and understorey planting the filters views to the sub-station and creates a vegetated border between the site and McCredie Road which increases the perception of vegetation along the road.

The proposal does not block views to any heritage items or areas of unique scenic quality.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	low

Weighting Factors

Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	low (down-weight)
Viewing Distance	high (up-weight)

See section 5.8 for overall Visual Impact Rating.

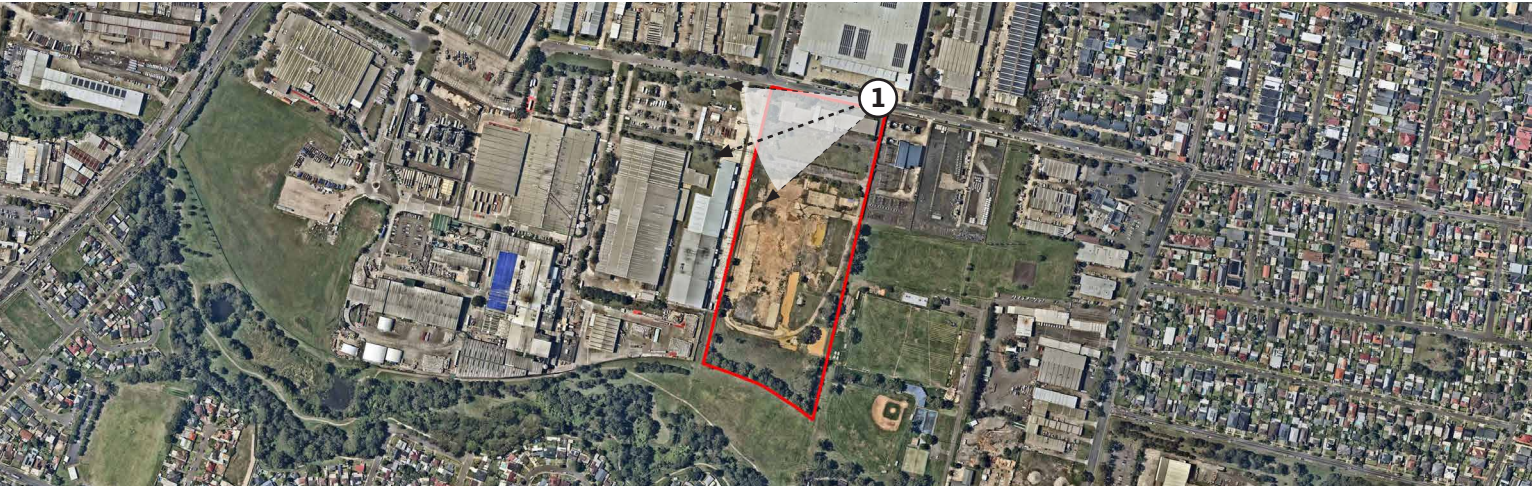


Figure 9 Viewpoint 01 location.



Figure 10 Viewpoint 01 existing view.



Figure 11 Viewpoint 01 photomontage.

VIEW 02

SOUTH-WEST VIEW OUTSIDE 111 MCCREDIE ROAD

DISTANCE CLASS

- Medium
- 280m

EXISTING COMPOSITION OF THE VIEW

The foreground composition is characterised by the two lane McCredie Road carriageway and vegetation within the road reserve and commercial property to the south of McCredie Road.

The mid-ground composition in comprised of infrastructure development characterised by low-height nondescript built-form and overhead power lines.

Long distance views are almost entirely blocked by intervening development, however small sections of development west of the site are visible including mid-height commercial built-form, transmission lines and tree canopy.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground and mid-ground composition are unaffected by the proposal.

New, contemporary built-from is introduced to the distant view composition where mid and upper sections of the Data Centre are visible above mid-ground infrastructure development.

An oblique view of proposed landscaping along the northern site boundary is visible which replaces existing vegetation on site that has been removed.

The proposal minimally increases the perception of built-form visible from this location, however views would typically be from moving situations, for a brief period of time and at an oblique angle. The proposal does not block views to any heritage items or any unique, scenic or highly valued features.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	low

Weighting Factors

Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	low (down-weight)
Viewing Distance	medium (neutral)

See section 5.8 for overall Visual Impact Rating.



Figure 12 Viewpoint 02 location.



Figure 13 Viewpoint 02 existing view.



Figure 14 Viewpoint 02 photomontage.

VIEW 03

SOUTH-EAST VIEW FROM THE INTERSECTION OF MCCREDIE ROAD & STURT STREET

DISTANCE CLASS

- Close
- 60m

EXISTING COMPOSITION OF THE VIEW

The composition is characterised by the two lane McCredie Road carriageway, road reserve including overhead power lines and the northern boundary of the site which includes large, mature trees and understory planting.

Low-height commercial development within the site is highly filtered by the existing vegetation on site.

Long distance compositions are almost entirely blocked from view by mid-ground elements, however an oblique view of infrastructure and commercial development east of the site along McCredie Road is visible along the road corridor.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new, low-height built-form to the mid-ground composition. Proposed landscaping along the northern site boundary includes trees and understory planting the filters views to the sub-station and creates a vegetated border between the site and McCredie Road.

The proposal does not block views to any heritage items or areas of unique scenic quality.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	low

Weighting Factors

Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Viewing Period	low (down-weight)
Viewing Distance	high (up-weight)

See section 5.8 for overall Visual Impact Rating.

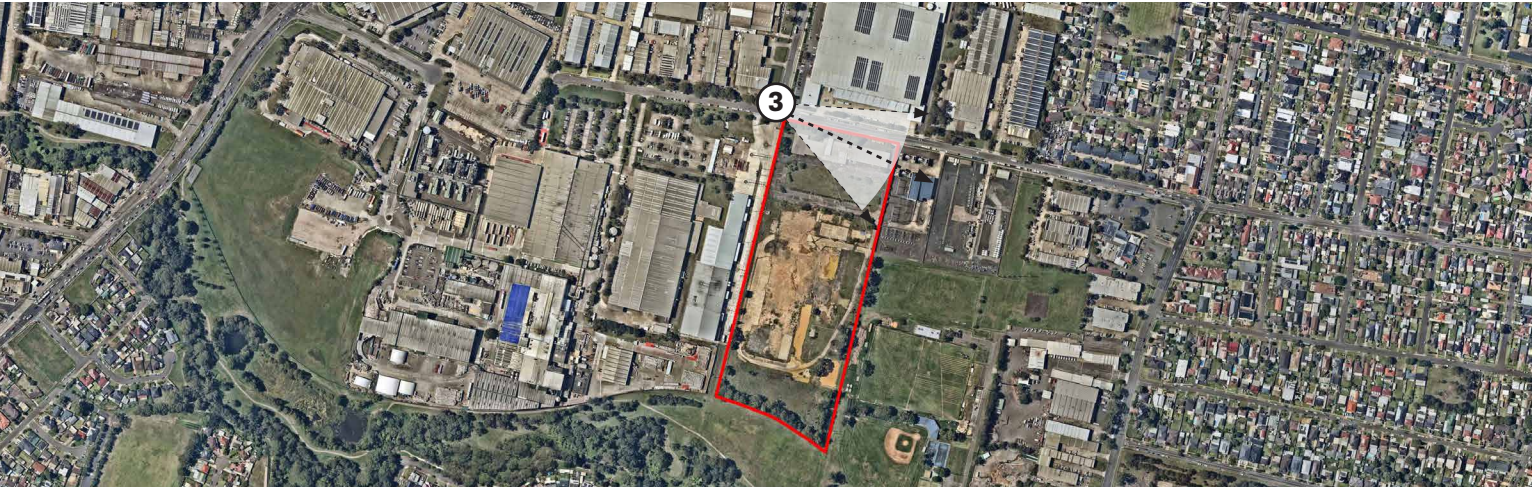


Figure 15 Viewpoint 03 location.



Figure 16 Viewpoint 03 existing view.



Figure 17 Viewpoint 03 photomontage.

VIEW 04

VIEW NORTH FROM RESERVE SOUTH OF THE SITE

DISTANCE CLASS

- Medium
- 160m

EXISTING COMPOSITION OF THE VIEW

The foreground composition is comprised of an open expanse of managed grass within the public recreation reserve south of the site.

The mid-ground composition is characterised by tree canopy both within the site along the southern boundary and within the Guildford West Sportsground to the right of the composition. A small amount of infrastructure is also visible which includes overhead power transmission lines and lighting poles within the sportsground.

Long distance views are blocked by mid-ground elements.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new, contemporary built-form to the mid-ground composition where sections of the mid and upper southern elevation of the Data Centre are visible above intervening vegetation, as well as lower sections partially visible through tree canopy.

The proposal increases the level of built-form visible from this location and introduces built-form that is of a greater height, bulk and scale to what is currently visible in view compositions from this location.

The proposal does not block views to any heritage items or any scenic or highly valued features.

Visual effects of proposed development (quantum of change)	
Visual Character	medium
Scenic Quality	low
View Composition	medium
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	medium-low

Weighting Factors

Public Domain View Place Sensitivity	high (up-weight)
Physical Absorption Capacity	medium (neutral)
Compatibility with Urban Context and Visual Character	medium (neutral)
Viewing Period	medium (neutral)
Viewing Distance	medium (neutral)

See section 5.8 for overall Visual Impact Rating.



Figure 18 Viewpoint 04 location.



Figure 19 Viewpoint 04 existing view.



Figure 20 Viewpoint 04 photomontage.

VIEW 05

VIEW WEST FROM GUILDFORD WEST SPORTSGROUND

DISTANCE CLASS

- Medium
- 210m

EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition is characterised by the open expanse of the turfed sportsground which is enclosed with a low-height fence and ancillary structures such as light poles.

The mid-ground composition includes large, mature trees along the eastern edge of the proposal site which heavily filters views to commercial and industrial development west of the site. Long distance views are blocked by intervening elements within the mid-ground composition.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new, contemporary built-form to the mid-ground composition where sections of the mid and upper eastern elevation of the Data Centre are visible above intervening retained vegetation to the left and right of the composition, as well as lower sections partially visible through tree canopy.

The proposal increases the level of built-form visible from this location and introduces built-form that is of a greater height, bulk and scale to what is currently visible in view compositions from this location.

The proposal does not block views to any heritage items.

The proposal does not lock views to any scenic or highly valued features.

Visual effects of proposed development (quantum of change)	
Visual Character	medium-high
Scenic Quality	low
View Composition	medium-high
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	medium

Weighting Factors

Public Domain View Place Sensitivity	high (up-weight)
Physical Absorption Capacity	low (up-weight)
Compatibility with Urban Context and Visual Character	medium (neutral)
Viewing Period	high (up-weight)
Viewing Distance	medium (neutral)

See section 5.8 for overall Visual Impact Rating.



Figure 21 Viewpoint 05 location.



Figure 22 Viewpoint 05 existing view.



Figure 23 Viewpoint 05 photomontage.

VIEW 06

VIEW NORTH FROM GRANVILLE STREET

DISTANCE CLASS

- Medium
- 370m

EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition is characterised by the Granville Street road corridor with low density residential development to either side. Built form includes single and double storey detached development set back from the road.

Large, mature trees around Prospect Creek block views to the reserve south of the site and the site itself.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces a small amount of new, contemporary built-form to the mid-ground composition where sections of the upper southern elevation of the Data Centre is visible above intervening vegetation around Prospect Creek south of the site.

The proposal increases the level of built-form visible from this location and introduces built-form that is of a greater height, bulk and scale to what is currently visible in view compositions from this location.

The proposal does not block views to any heritage items.

The proposal does not lock views to any scenic or highly valued features.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low
View Blocking of Scenic Elements	nil
Overall rating of effects on baseline factors	low

Weighting Factors

Public Domain View Place Sensitivity	medium (neutral)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	medium (neutral)
Viewing Period	low (down-weight)
Viewing Distance	medium (neutral)

See section 5.8 for overall Visual Impact Rating.



Figure 24 Viewpoint 06 location.

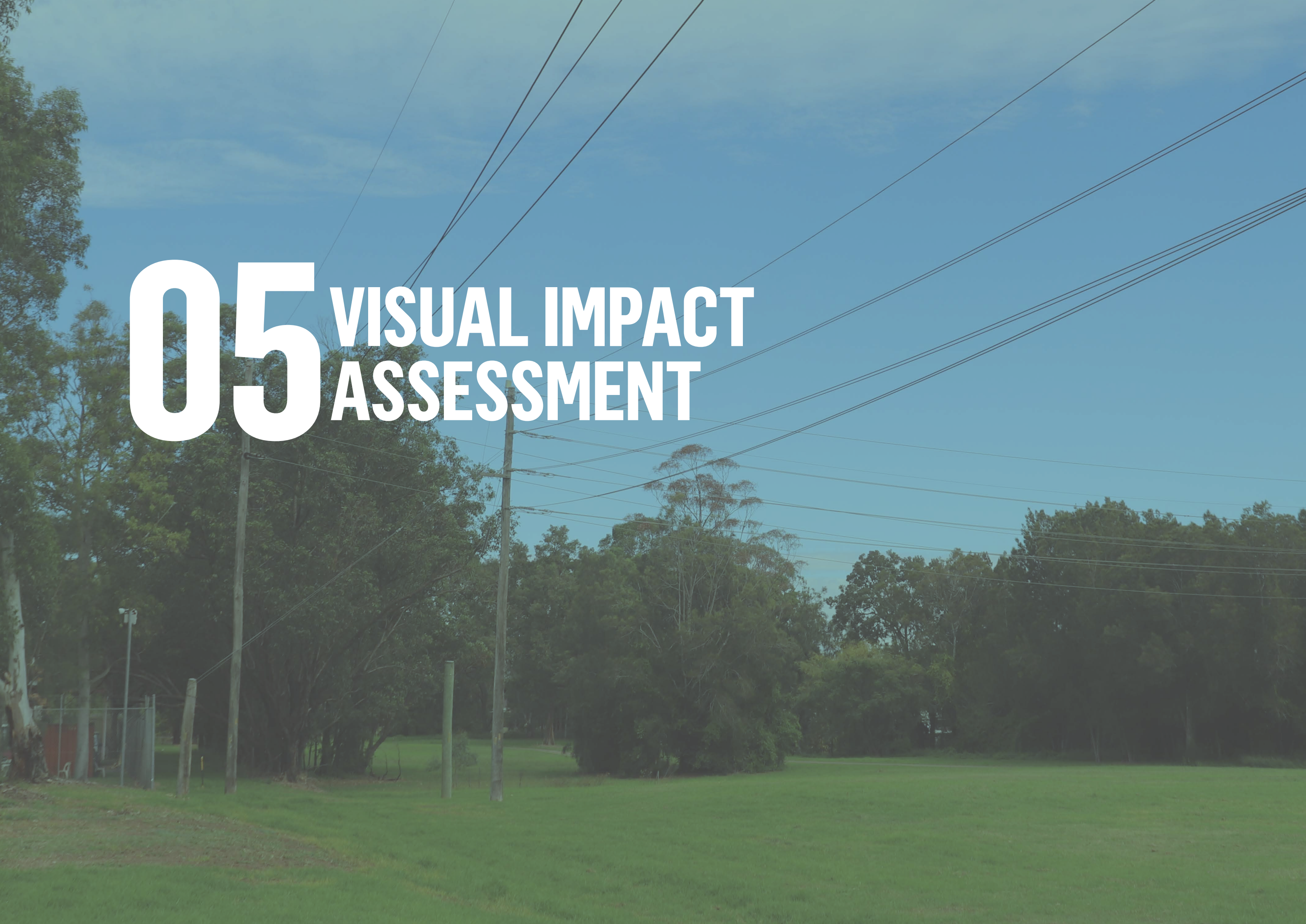


Figure 25 Viewpoint 06 existing view.



Figure 26 Viewpoint 06 photomontage.

05 VISUAL IMPACT ASSESSMENT



Having determined the extent of the visual change based on the 6 representative modelled views (photomontages) Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features.

5.1 SENSITIVITY

The overall rating for view place sensitivity was weighted according to the influence of variable factors such as distance, the location of items of heritage significance or public spaces of high amenity and high user numbers.

There are no heritage items within the immediate or wider vicinity of the proposal, with the nearest item being a locally listed heritage item 'Victorian Georgian house' at 542 The Horsley Drive approximately 615m south-west of the site and separated by a high amount of vegetation and built-form and as such would not be impacted by the proposal.

The site is surrounded by commercial and industrial uses to the north, west and a section of its eastern boundary while development to the east includes the Guildford Transmission Substation.

Gulidford West Sportsground abuts the site to the east, as does a public reserve to the south.

Both the sportsground and reserve lack unique or highly scenic features such as heritage items, distinctive topographical features, unique or scenic vegetation groupings etc, however does increase the view place sensitivity surrounding the site as these spaces are used for public recreation.

As such, the view place sensitivity is rated as moderate-low due to presence of recreational spaces which is surrounded by a high amount of existing commercial and industrial development which is visible from these locations.

5.2 PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity (PAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed redevelopment.

PAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.

- Low to moderate prominence means:
 - Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its

small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.

- Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

Visibility from McCredie Road is limited to a small section between Smith Street to the west and Karani Avenue to the east. From the Smith Street end the proposed substation and landscaping is visible and appears as a low height development similar in scale to existing surrounding development. The proposed landscaping filters the site and increases the PAC. From Karani Ave a section of the Data Centre is visible between vegetation and the neighbouring sub-station development, with the majority of the proposed development blocked from view. The intervening substation development increases the PAC by making it harder to differentiate the proposal from surrounding infrastructure development and further increases the PAC.

The proposal is most visible from the east due to the open expanse of the sports field and the eastern elevation of the data centre being a long extent of the development. Intervening vegetation filters views of sections of the development, however the ability to perceive the development is high due to the limited PAC from this location.

From the south, a section of the southern elevation is visible, but is heavily filtered by intervening vegetation which increases the PAC from this location

Overall, the surrounding context provides a medium level of PAC from close viewing locations, which increase with distance.

5.3 VISUAL COMPATIBILITY

Visual Compatibility is not a measure of whether the proposal can be seen or distinguished from its surroundings. The relevant parameters for visual compatibility are whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed. It assumes that there is a moderate to high visibility of the project to some viewing places. It further assumes that novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context provided that they do not result in the loss of or excessive modification of the visual character of the locality.

The proposal is surrounded by developments with large footprints to the north and west, and a large transmission substation to the north-east however is taller than existing surrounding development. When viewed from the east along McCredie Road, the proposal has high visual compatibility due to the neighbouring substation and overhead power lines.

Due to the height of the data centre, development taller to that in the existing composition is introduced when looking directly west from Guildford West Sportsground. Views from this location include several overhead power lines and transmission poles as well as the neighbouring substation to the north-east, which increases the characterisation and perception of commercial and infrastructure development in the surrounding area. As a result, the visual compatibility of the proposal is increased.

5.4 VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or waterways, provide for greater potential for the viewer to perceive the visual effects.

Viewing periods from McCredie Road would typically be from moving vehicles and for brief periods of time, where the proposed northern landscape planting and substation would be the most visible part of the site development. The set back of the data centre decreases its visibility from McCredie Road and for vehicle users.

Viewing periods are more sustained form the east due to the presence of several sports fields. As a result, both players and spectators would have longer viewing periods to the eastern elevation of the data centre.

To the south is a public reserve with a pedestrian footpath linking Farfield Road to Warren Road and further west along Prospect Creek. There are no public amenities in the reserve such as seating, picnic shelters or cooking facilities and as such the viewing period from this location is likely to be brief as people transition along the pathway.

5.5 VIEWING DISTANCE

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

Views of the proposal are predominantly from close viewing locations immediately surrounding the site. Visibility decreases from medium distant locations due to the size of the proposal, intervening elements including large, mature vegetation and existing development. Building orientations and separations from one another limit potential visibility from residential development to the east and south of the site, with only a limited number of dwellings with two storey development having potential partial visibility of the upper section of the data centre above trees surrounding Prospect Creek.

5.6 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces.

The residual visual impacts are low and acceptable given the urbanised location of the site which includes surrounding development characterised by contemporary built-form with large floorplates and energy infrastructure. As such, the proposal is viewed amongst similar development and does not generate visual change that fundamentally alters the existing visual character.

5.7 APPLYING THE ‘WEIGHTING’ FACTORS

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects.

Table 3 - Summary of Visual Effects and Weighting Factors.

Visual Effect Rating	VP1	VP2	VP3	VP4	VP5	VP6
Visual Character	low	low	low	medium	med-high	low
Scenic Quality	low	low	low	low	low	low
View Composition	low	low	low	medium	med-high	low
View Blocking of Scenic Elements	nil	nil	nil	nil	nil	nil
Weighting Factors	VP1	VP2	VP3	VP4	VP5	VP6
Public Domain View Place Sensitivity	low	low	low	high	high	medium
PAC	high	high	high	medium	low	high
Compatibility with Urban & Visual Context	high	high	high	medium	medium	medium
Viewing Period	low	low	low	medium	high	low
Viewing Distance	high	medium	high	medium	medium	medium

5.8 OVERALL VISUAL IMPACTS

The overall visual impact rating for each assessed view location after assessing the visual effects (quantum of change) in Section 4.0 and the weighing factors, the overall visual impact ratings are:

VP1 - Low

VP2 - Low

VP3 - Low

VP4 - Low-medium.

VP5 - Medium.

VP6 - Low

Taking into consideration the existing visual context and baseline factors against which to measure change, the level of visual effects of the proposed development and in the context of additional weighting factors, the visual impacts of the proposed development were found to be acceptable.

5.9 CUMULATIVE VISUAL IMPACT

Urbis Planning have identified new and potential future development surrounding the proposal.

Table 4 - Summary of Approved and Potential Development

No.	Site	DA Reference	Development Description	Current Status
1.	Smithfield Recycling Centre – 132 - 144 Warren Road, Smithfield	SSD-19425495	Use of an existing warehouse (operating 24 hours 7 days a week) to receive up to 150,000 tonnes per annum of domestic and commercial recyclable materials and sort these materials into categories for transportation to dedicated reprocessing facilities	Assessment Stage
2.	Smithfield Battery Energy Storage System – 6 Herbert Place, Smithfield	DA94/165-Mod-3	Removal of disused combined cycle gas turbine infrastructure including the steam turbine generator and four cell cooling towers. Installation and operation of new replacement of cooling system.	Approved
3.	250 Victoria Street, Wetherill Park (Woolworths WDC Wetherill Park	SSD-15221509	Construction and operation of a warehouse and distribution facility in Wetherill Park for handling chilled and fresh products	Response to Submissions
4.	Cobra Waste Solutions Resource Recovery Facility	SSD-9320662	Operation of a Resource Recovery Facility to process up to 150,000 tonnes per annum of general solid waste (non-putrescible) consisting of construction and demolition waste and commercial and Industrial waste.	Approved
5.	68 Victoria Street, Smithfield	PPSSWC-390	Waste or resource transfer station	Under Assessment
6.	81 Byron Road, Yennora	SSD-59076719	The project seeks approval to facilitate the future transformation of the current facility into a modern multistorey warehouse and distribution facility. It is currently at the EIS preparation stage. Through this application, the applicant seeks to amend the existing consent under DA 264-09-01	Preparation of EIS
7.	15-21 Britton Street & Amp; 28-54 Percival Road, Smithfield	SSD-67368956	Demolition of on-site structures, construction and 24/7 operation of a multi-level warehouse and distribution centre, comprised of 3 buildings connected by hardstand, 2-3 storeys in height, gross floor area of 108,896 m², and ancillary offices.	Preparation of EIS
8.	7 Long Street, Smithfield	SSD-72775222	Upgrade to an existing Sludge Dewatering Plant to increase the processing capacity from 46,720 tpa of drill mud to 300,000 tpa of sludge, groundwater, GSW soils, virgin excavated natural material (VENM) and excavated natural material (ENM).	Preparation of EIS

Cumulative visual impact assessment means the consideration of the visual effects of other nearby development projects along with the proposal.

Types of Cumulative Visual Impact

‘Combined’ cumulative visual impacts could occur where two or more developments have been, or will be, constructed within the same area and may be viewed from the same viewpoint concurrently within the same field of view.

‘Succession’ or indirect cumulative visual impacts could occur where two or more developments have been, or will be, constructed within the same locality, and may be viewed from the same viewpoint but not simultaneously within the same field of view. The viewer would be required to change their view direction to observe both developments.

‘Sequential’ cumulative visual impacts could occur when the observer has to move to another viewpoint to see different developments (e.g. from a vehicle travelling along a highway or from a network of local roads). The magnitude of sequential effects will be affected by speed of travel and distance between viewpoints.

The two nearest identified developments to the site are:

- 1. SSD-19425495 (Smithfield Recycling Centre) approximately 280m north-west of the site;
- 2. DA94/165-Mod 3 (Smithfield Battery Energy Storage System) approximately 350m west of the site.

Due to spatial separations and intervening development, the opportunity for 'combined' cumulative visual impacts are limited to south-east view from Herbert Place would likely include DA94/165-Mod 3 and the upper section of the western elevation of the data centre, seen above intervening development.

All other identified developments (numbers 3-8) would not generate any cumulative visual impacts given their distance from the site and intervening development.

Cumulative Visual Impact Summary

- The highly urbanised nature limits opportunities for expansive views where significant cumulative visual impacts would occur from close and medium distance viewing locations.

5.10 SUMMARY

- The proposal is located in a highly urbanised area
- The surrounding visual context includes contemporary warehouse and distribution development, commercial development and infrastructure development.
- PAC in surrounding context is high, with the lowest PAC being from the sportsground immediately east of the site due to the open nature of the playing fields.
- Analysis of 6 public domain views concluded that:
 - the proposal creates low to medium-high visual effects.
 - the proposal does not block views to any scenic or high valued features.
 - 4 three viewpoints were rated as low, 1 as low-medium and 1 as medium.
 - the proposal has a high level of visual compatibility with surrounding development.
- The proposal can be supported on visual impact grounds.

06 APPENDIX



APPENDIX 1

ANALYSIS OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSW DPIE). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

Factors	Low Effect	Medium Effect	High Effect
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Viewing period	Glimpse (e.g. moving vehicles).	Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).	Majority of the day (e.g. adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100- 1000m).	Close Views (<100m).
View loss or blocking effect	No view loss or blocking.	Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons.	Loss of majority of available views including loss of views of scenic icons.

Table 1 Description of visual effects.

Factors	Low Impact	Medium Impact	High Impact
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.

Table 2 Indicative Ratings Table of Visual Impact Factors.

APPENDIX 2

ANALYSIS OF VISUAL IMPACTS

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors sourced from Richard Lamb and Associates (RLA).

132 MCCREDIE ROAD, GUILFORD

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
GOODMAN
JULY 2025

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

24 July 2025

VISUALISATION ARTISTS :

Ashley Poon, Urbis – Lead Visual Technologies Consultant
Bachelor of Planning and Design (Architecture) with over 20 years’ experience in 3D visualisation

Manuel Alvelo, Urbis - Visual Technologies Consultant
Bachelor of Architecture, Masters of Urban Planning and Environment

LOCATION PHOTOGRAPHERS :

Nick Sisam, Urbis - Associate Director, National Design

under direction from Jane Maze-Riley, Urbis - Director, National Design

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 25 (GIS Data Mapping / Processing)
- Photoshop CC 2024 (Photo Editing)

DATA SOURCES :

- LiDAR Point cloud (LAS) and Digital Elevation Models (DEM) from NSW Government Spatial Services datasets - Penrith 2019-06
- Aerial photography from Nearmap (geo-referenced JPG) - 2024-05-29
- Proposed 3D model received from Architect (Autodesk Revit) - 2025-07-17

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with Land and Environment Court of New South Wales photmontage policy (May 2024).

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken at a standing height of 1.6m above natural ground level. Photos have generally been taken at a standard focal length of 50mm, or 35mm to show a slightly wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo’s surveyed location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by matching common features between the 3D camera and model against the original photograph.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/ buildings may be removed as part of the proposal, these are also removed in the photomontage.





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





ORIGINAL PHOTO EXTENT -35MM STANDARD VIEW



132 MCCREDIE RD, GUILFORD - VISUAL ASSESSMENT

VP1 (IMG 4672) VIEW LOOKING WSW FROM MCCREDIE ROAD : CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-07-24
JOB NO: P0052715
DWG NO: VP_1B
REV: -





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





ORIGINAL PHOTO EXTENT -35MM STANDARD VIEW



132 MCCREDIE RD, GUILFORD - VISUAL ASSESSMENT

VP2 (IMG 4679) VIEW LOOKING WSW FROM MCCREDIE ROAD: CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-07-24
JOB NO: P0052715
DWG NO: VP_2B
REV: -

--- OUTLINE OF PROPOSED
DEVELOPMENT NOT VISIBLE
IN THIS VIEW

PROPOSED DATA CENTRE

PROPOSED SUBSTATION

DISTANCE TO PROJECT - 280M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



132 MCCREDIE RD, GUILFORD - VISUAL ASSESSMENT

VP2 (IMG 4679) VIEW LOOKING WSW FROM MCCREDIE ROAD: PHOTOMONTAGE - PROPOSED DEVELOPMENT WITH LANDSCAPE AT 10 YEARS

DATE: 2025-07-24
JOB NO: P0052715
DWG NO: VP_2C
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





132 MCCREDIE RD, GUILFORD - VISUAL ASSESSMENT

VP3 (IMG 4709) VIEW LOOKING SOUTH EAST FROM CORNER OF MCCREDIE RD AND STURT ST: CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2025-07-24
JOB NO: P0052715
DWG NO: VP_3B
REV: -



DISTANCE TO PROJECT - 60M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



132 MCCREDIE RD, GUILFORD - VISUAL ASSESSMENT
VP3 (IMG 4709) VIEW LOOKING SOUTH EAST FROM CORNER OF MCCREDIE RD AND STURT ST: PHOTOMONTAGE - PROPOSED DEVELOPMENT
WITH LANDSCAPE AT 10 YEARS

DATE: 2025-07-24
JOB NO: P0052715
DWG NO: VP_3C
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





3D POINT CLOUD

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





PROPOSED DATA CENTRE

DISTANCE TO PROJECT - 160M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



132 MCCREDIE RD, GUILFORD - VISUAL ASSESSMENT

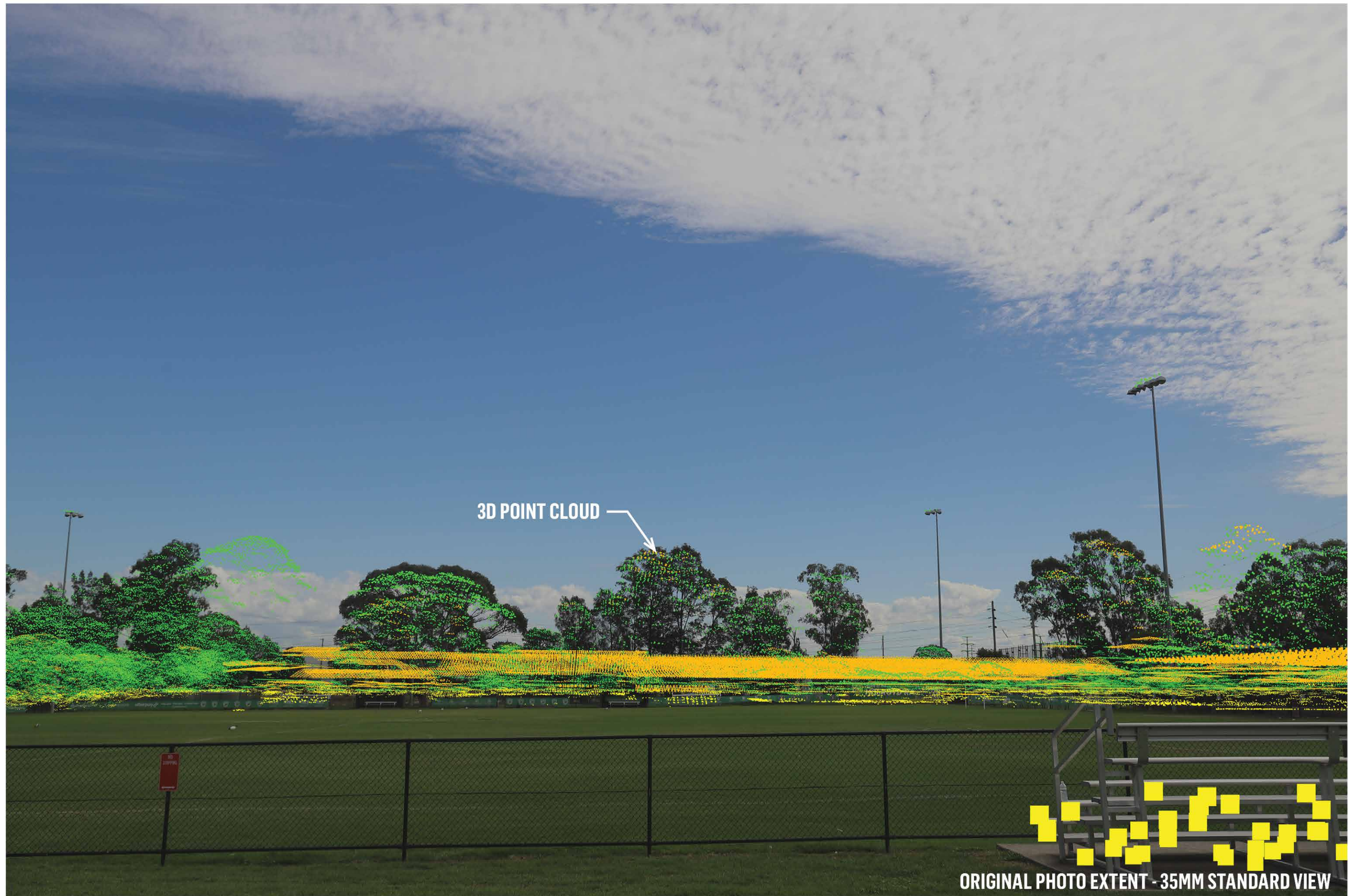
VP4 (IMG 4756) VIEW LOOKING NNE FROM EDGE OF PROSPECT CREEK: PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-07-24
JOB NO: P0052715
DWG NO: VP_4C
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW







ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



--- OUTLINE OF PROPOSED
DEVELOPMENT NOT VISIBLE
IN THIS VIEW

PROPOSED DATA CENTRE

DISTANCE TO PROJECT - 370M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



132 MCCREDIE RD, GUILFORD - VISUAL ASSESSMENT

VP6 (IMG 4802) VIEW LOOKING NORTH EAST ALONG GRANVILLE STREET : PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2025-07-24
JOB NO: P0052715
DWG NO: VP_6C
REV: -