APPENDIX K

dem

Recycling and Waste Processing Facility

191 Miller Road, Chester Hill, NSW

Visual Impact Assessment Report

September 2018

Project no. 4501-00

DEM (Aust) Pty Ltd
Suite 202 tower b the zenith 821 pacific hwy
Chatswood NSW 2067
T: (02) 8966 6000 F: (02) 8966 6111

Issue Register

Date of Issue	Reason for Issue	Prepared by	Checked by	Signed
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Contents

1 Introduction

CDL planning proposes to construct a new Recycling and Processing Facility at 191 Miller Road, Chester Hill, NSW.

This Visual Impact Assessment Report has been prepared by DEM (Aust) Pty Ltd as part of the Development Application submission for the site.

The report provides an assessment of the visual impacts of the proposal in the context of the existing environment and identifies building and design measures to mitigate any potential adverse visual impacts identified as part of this study and ensure the proposal complements the visual character of its setting.

All photos have been taken at 35mm on a full frame SLR camera.

1.1 Project Overview

The proposed project is located at 191 Miller Road, Chester Hill, NSW. The area is zoned IN1 and is currently used as an industrial area. The project consists of a new large warehouse facility for recycling and waste processing with an area of 20,200sqm. The existing brick building and carparking will be retained as part of the development.

The existing entry and exit will be maintained on Miller Road which will provide large articulated truck access. Setbacks of 15m to internal boundaries have been provided which allow for landscaping and Fire emergency vehicle egress. The proposed building will be constructed using the following colorbond steel materials and lightly earthy colours allowing it to fit with its industrial surroundings.

The proposed facility has a proposed height of 17.5m to the hip roof line and provided under cover drive in processing facilities for waste and recycling materials.

2 Site Analysis

2.1 Site Location and Context

The site is known as LOT 8 DP 1039882, No. 191 Miller Road and is located in the suburb of Chester Hill, NSW. It is approx 950m walking distance from Chester Hill Railway Station. The site is bounded by Miller Road to the West and the T2 and T3 Train line corridor to the North. The site is part of a larger industrial area which is bounded by Orchard Road to the East and Sir Thomas Mitchell Road to the South. The site is adjacent to an IN1 Industrial zoned area to the west and south. Residential areas zoned R2 are located to the south west and east, with an area of detached 1-2 storey housing zoned R4 residential to the east of the site. There are, existing 3-4 storey apartment buildings located to the north of the rail line and the site.

Figure 2.1.1 - Location of Proposal Site

Source: Google Maps

Figure 2.1.2 – Current zoning - NSW Planning Portal

2.2 Site Location and Context

The proposed site is situated in and surrounded by other industrial activities. The land gently falls from approximately RL 24.50 in the North East of the site to approx RL 20.50 in the South West.

The existing site is currently used as an open waste and recycling facility. The entrance to the site is on Miller Road, an access driveway is located up the north side of the site. The existing office building, carpark, another building and access to the waste and recycling yard are located off this driveway. The main waste and recycling yard is surrounded by shipping containers and contains recycling and waste processing equipment. Large mounds are situated within this yard with truck access around them. Tree planting is located along the boundary on Miller road at the entrance. Buffer tree planting is located along the rail corridor. A large triangular shaped vegetated area is located adjacent the entrance. This area is overrun with weeds.

Figure 2.2.2- Site Conditions

Legend

- Existing Established Trees
- Weed Infested Vegetation
- Existing Buildings on Site
- Rail Corridor
- Direction of Fall

3 The Proposal

3.1 Proposed Building

The proposed building will be constructed in steel portal frame structure and cladded with Colorbond steel wall panel with light earthy tone colour finish and the roof will be covered by colorbond steel roof sheeting in light grey color finish.

The proposed facility has a proposed total height of 17.5m to the ridge of the roof. North and South building facade have heights of approximately 14m. The overall dimensions of the facility are 112.5m by 187.5m. The facility provides an undercover area to accommodate heavy vehicles driving into the processing facilities for disposing waste and recycling materials.

Proposed Building

The design of the new facility is based on the following performance criteria:

1. The propose facility with be constructed over existing at grade level located in the middle of site currently residual for stock piling.
2. The new facility has a total area of approx. 20,200sqm undercover to accommodate some large plants and equipment for waste recycling and compaction ready for landfill.
3. Three large docks will also be provided for unloading and initial material sorting process.
4. Large vehicles will be able to manoeuvre through a designated route with weight bridges provided.
5. The facility is to be designed and set up logical and simple work flow of staff, visitors and maintenance contractors.
6. All plants and equipments will be fully contained within the building structure.
7. Translucent roof sheeting are provided to maximise daylight penetration opportunities.
8. Roof crawls will be installed to enhance natural ventilation into facility.
9. Perimeter security fencing to the site perimeter with controlled site /building entries and exits.
10. Visitor sign-in counter and reception area.
11. Designated breakout area for staff and visitors.
12. The external breakout areas will be fully landscaped and provide decent screening along the side boundary.

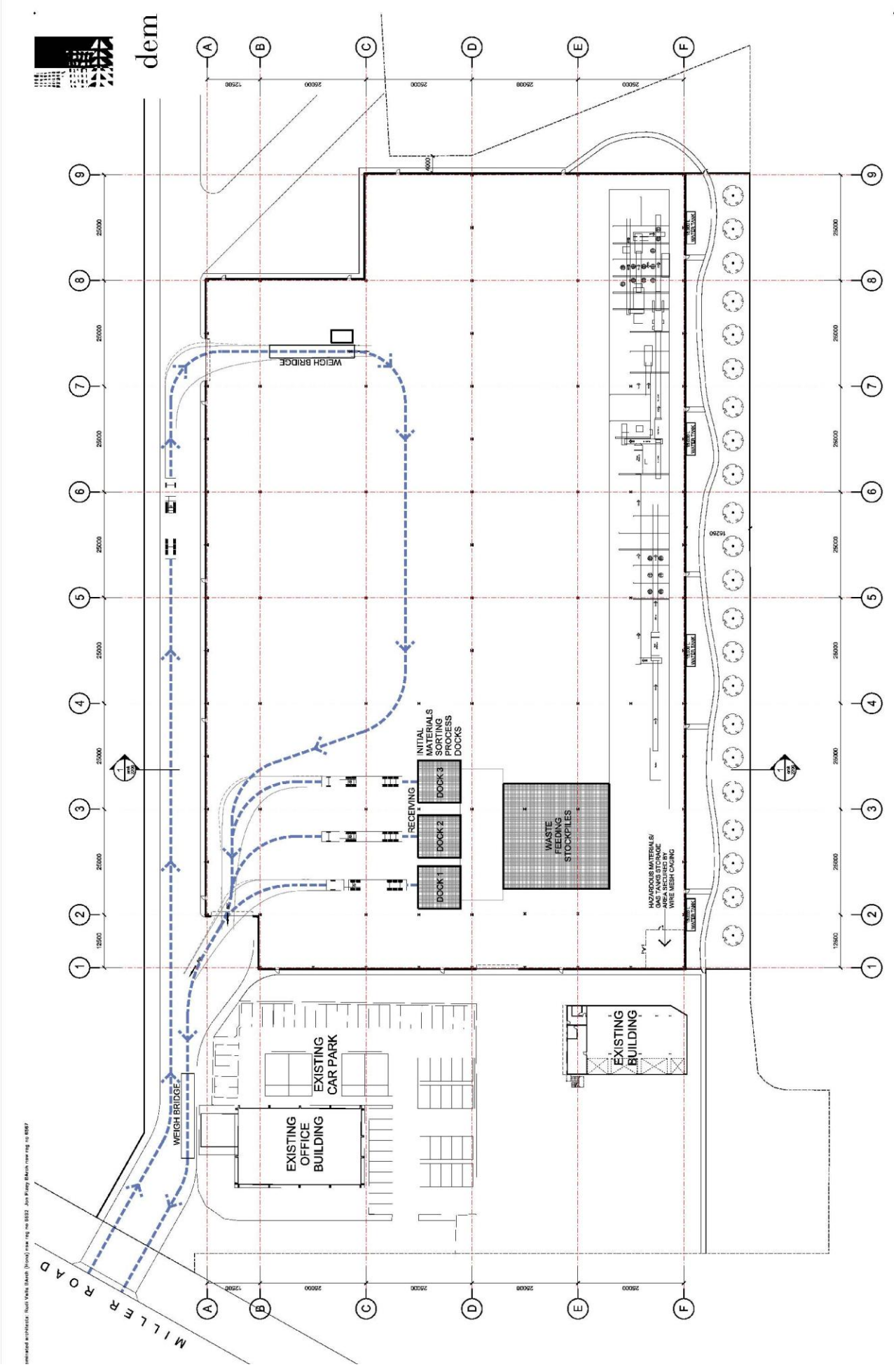


Figure 3.1 - Ground Floor Plan

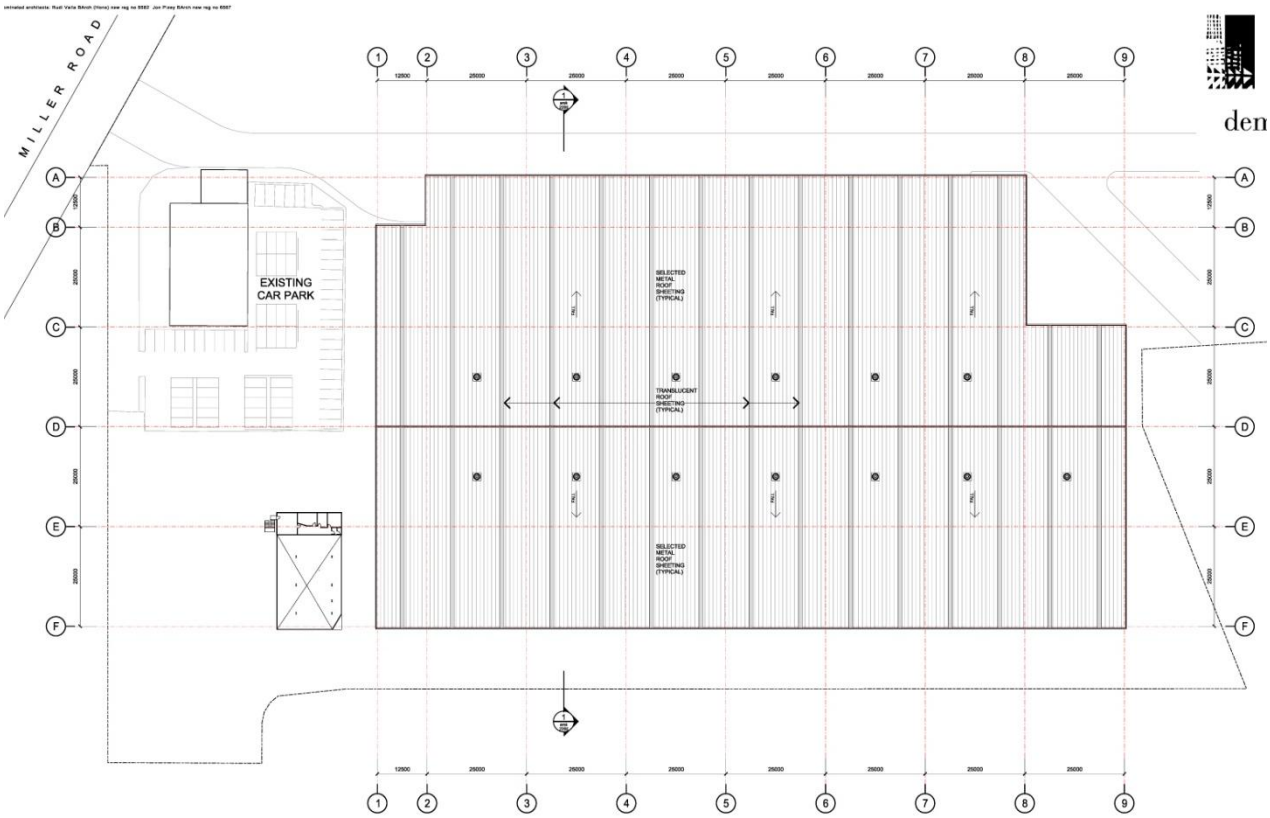


Fig 3.1.2- Roof Plan

Sections & Elevations

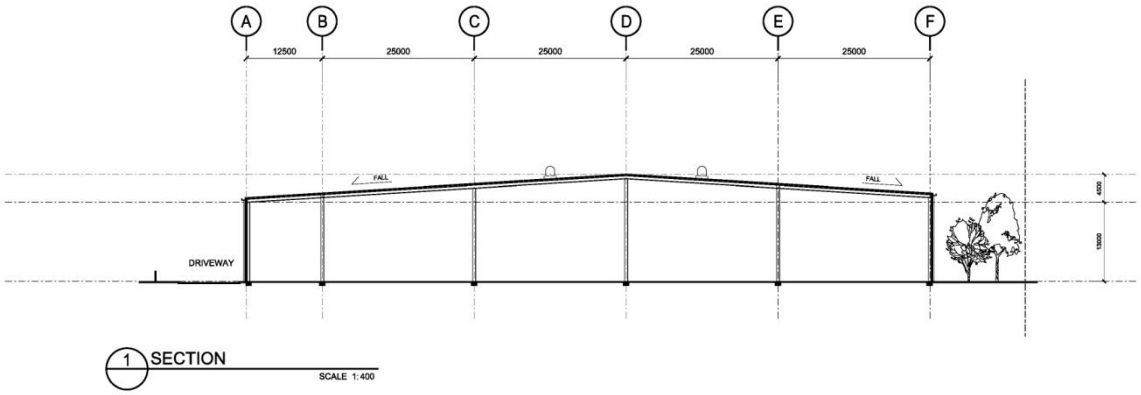


Figure 3.1.3 – Section through new building

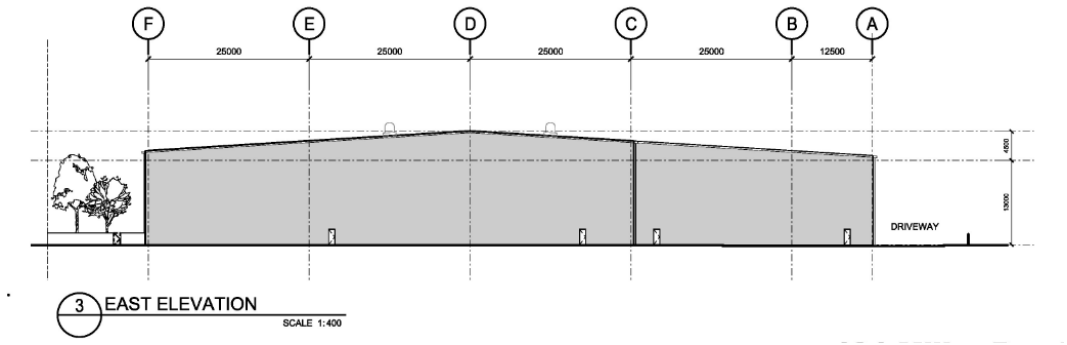


Figure 3.1.4 - Eastern Elevation

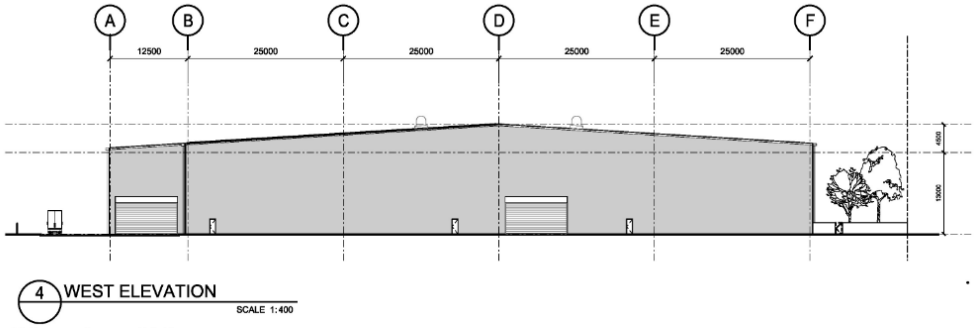


Figure 3.1.5 - Western Elevation

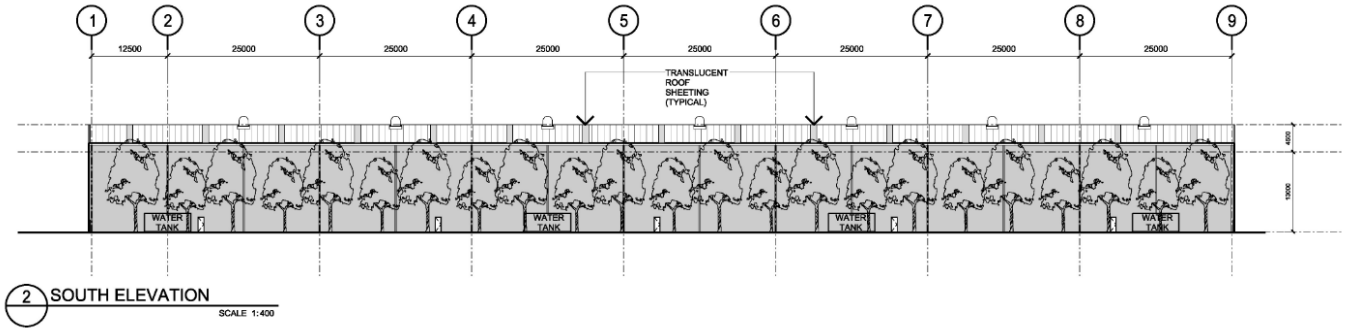


Figure 3.1.6- Southern Elevation

nominated architects: Rudi Valla BArch (Hons) nsw reg no 6582 Jon Pizey BArch nsw reg no 6567

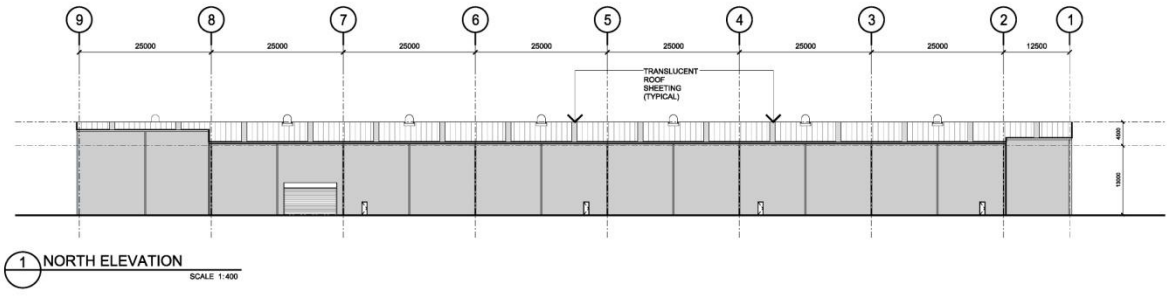


Figure 3.1.7-Northern Elevation

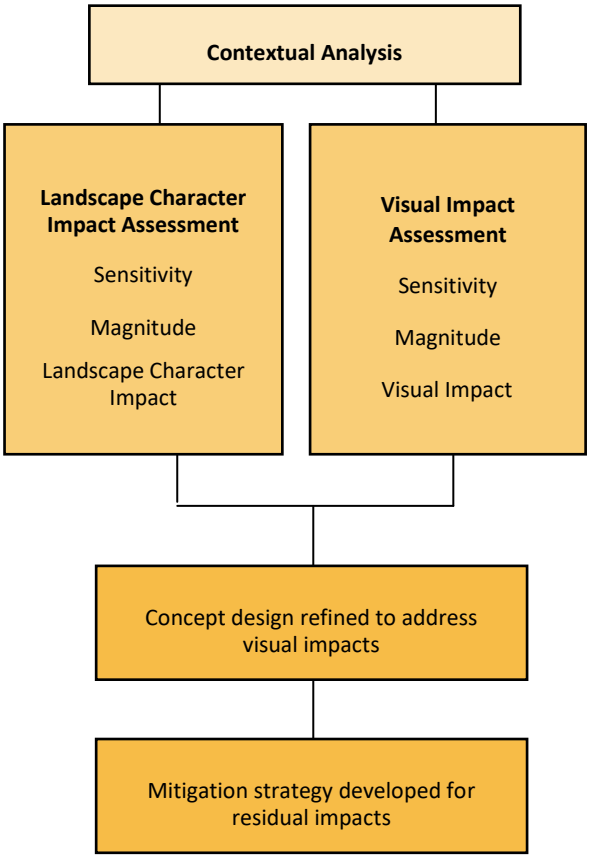
4 Landscape and Visual Amenity Analysis

A landscape and visual amenity assessment has been undertaken to determine the visibility of the proposal from surrounding areas and the potential visual impact. The analysis also identifies building design and landscape mitigation measures to reduce any adverse visual impacts and ensure the proposal complements the visual character of its setting.

4.1 Assessment Methodology

This visual amenity assessment is based on the methodology outlined in **Guidelines for Landscape and Visual Impact Assessment** second edition prepared by the Landscape Institute (UK) and the Institute of Environmental Management and Assessment, published by Spon Press and the **Environmental Impact Assessment Practice Note - Guideline for Landscape Character and Visual Impact Assessment** prepared by the RMS, 2013.

The assessment evaluates the landscape character of the site, the current visual amenity from selected viewpoints and the significance of change to the views based on the degree to which the view is changing and its visual sensitivity.



4.2 Landscape Character Impact Assessment

Landscape character refers to the built, natural and cultural aspects of an area. Impact assessment is made by addressing the **sensitivity of character zones** within the study area and the **magnitude of landscape effects.**

Sensitivity of the Character Zone

The degree to which a particular landscape type or area can accommodate change without detrimental effect on its character. Sensitivity varies with landuse, topography, vegetation, spatial qualities and scope for mitigation.

Magnitude of Landscape Effects

Nature and scale of changes to elements within the landscape and the consequential effect on landscape character.

The landscape character assessment below is based on the site analysis – refer to section 2.

Landuse	The site is zoned IN1 - General Industrial
Topography	Generally flat with gentle falls from the north east to the south west
Drainage	Follows general falls from the north east to the south west
Vegetation	Some established trees around the boundaries and weeds
Spatial Qualities	The site lies within an industrial precinct
Built Form Environment	Two existing 2 storey buildings are located on site

Magnitude

Sensitivity	**High**	**Moderate**	**Low**	**Negligible**
High	High Impact	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
Low	Moderate	Moderate-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Figure 4.2.1 Landscape Character Impact Grading Matrix

The character of the existing site would be impacted by:

- Significant change in building height.

4.3 Visual Impact Assessment

Assessment of visual impact upon views is based on visual sensitivity and the magnitude of visual effects and follows the following process.

1 Identify areas from which the proposal is visible	
Zone of Visual Influence	The area within which the proposed development may have an effect on visual amenity. Areas from which the site is clearly visible.
Key Viewpoints	Nominated viewpoints from within the zone of visual influence representing a typical view experienced by the visual receptors.

2 Describe the existing view from each key viewpoint	
Visual Amenity	The value of a particular area or view in terms of what is currently seen. The existing nature of the site and its context.

3 Determine the sensitivity of the view	
Visual Sensitivity	The degree to which a landscape can absorb change of a particular type and scale without significant adverse effects in relation to its location or visual receptors. The sensitivity of visual receptors and views is dependent on: - the location and context of the viewpoint; - the expectation or activity of the receptor; and - the duration of the view. Receptor sensitivity may be categorised as: - High - likely from residential properties affected by a development where duration of the view is long and is experienced frequently. - Moderate - experienced in the public realm where duration of the view is temporary e.g. pedestrians and from vehicles. - Low sensitivity - from places of work, or similar, where attention is expected to be focussed on an activity rather than a view.

4 Determine how much the view is changing	
Magnitude of Visual Effects	The degree of change in the composition of the view established by assessing: - loss or addition of features in the view; - the degree of contrast or integration of changes in relation to such factors as form, scale and colour; - extent the view would be occupied by the development; and - distance of the viewpoint from the proposed development which determines whether the development would be a focus or form one element in a panoramic view.

5 Evaluate the significance of the change	
Visual Impact	The significance of change based on the sensitivity of the location or receptor and the scale or magnitude of the effect. Greater impact is generally associated with large-scale effects and effects on sensitive or high value receptors. The visual impact may be positive (beneficial) or negative (adverse).

6 Identify measures to reduce visual impacts or enhance visual quality	
Mitigation Strategy	Recommended built form design or landscape design measures to enhance visual quality or reduce, remedy or compensate for adverse visual impacts.

4.3.1 Zone of Visual Influence and Key Viewpoints

The Zone of Visual Influence encompasses the areas from which the site is clearly visible and from where the proposal may have an effect on visual amenity.

The proposed building will be visible from:

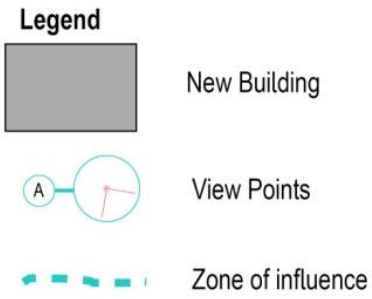
- Residential areas and the public realm to the north – which lies across the rail corridor and includes the Terry Lamb Complex, Waldron Road, Banool Street and the rear of the Houses on Virgil Ave.
- A small portion of residential area to the south West in Biloela Street.
- Residential areas to the east and south east in Orchard Road and Wellington Road.

The proposal may be visible from additional areas however the effect on visual amenity would be low due to the distance from the site, reduced visibility due to the location of existing buildings and / or vegetation screening, and the small number of visual receptors.

The Zone of Visual Influence is constrained by existing buildings, vegetation and distance from the site as seen from viewpoints A to G shown below in Figure 4.3.1.1

The impact of the proposal on views from key viewpoints A to G within the Zone of Visual Influence is described on the following pages.

Figure 4.3.1.1 – View Points and Zone of Visual Influence



View Point A

Figure 4.3.1.1 – View Point A

Figure 4.3.1.2 – View Point A

VIEWPOINT A	**View South East from Miller Road Bridge over Rail Corridor.**		
VISUAL AMENITY	Large established eucalypts partially screen the view. The photo is taken from the bridge which is elevated over the rail corridor. Existing sheds and warehouses on the site are visible from this location. Bridge steel barriers also provide a visual barrier to the site.		
VISUAL SENSITIVITY	RECEPTOR TYPE	Public Realm	RECEPTOR SENSITIVITY **Low**
	DURATION	Short / Temporary	
	Views of the proposed building would be partially screened by the existing established vegetation. The existing view is that of an industrial area with building heights varying from 4-12m. The existing buildings within the industrial area currently lie below the tree line in the background and foreground. The view is temporary seen by passing traffic.		
MAGNITUDE OF VISUAL EFFECTS	DEGREE OF CHANGE	Low	MAGNITUDE OF CHANGE **Low**
	DISTANCE OF VIEWPOINT	Short (180m)	
	The proposed building would be an addition to the view and would add a greater bulk and scale close in the foreground from what is currently visible. The use is still an industrial use. The development would occupy a larger extent of the view.		
VISUAL IMPACT	The change to the view would be low with the addition of the proposed building, given the screening afforded by existing vegetation and temporary nature of passing traffic. To ensure the new building would not be visually prominent, proposed colours & finishes would need to complement the existing industrial area.		**Low**
MITIGATION STRATEGY	To mitigate negative impacts the building would be designed to include the following: Built form – selection of finishes and a colour palette to complement the existing industrial area; Landscape design – provision of additional indigenous tree planting along the northern boundary		

Magnitude of Visual Effects

Visual Sensitivity	**High**	**Moderate**	**Low**	**Negligible**
High	High Impact	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
Low	Moderate	Moderate-Low	**Low**	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

View Point B

Figure 4.3.1.3 – View Point B

Figure 4.3.1.4 – View Point B

Figure 4.3.1.3.a – View Point B - building outline in approximate proposed colour

VIEWPOINT B	**View south-west from the end of Wellington Road.**		
VISUAL AMENITY	View to an existing brick and tile 2 storey warehouse. Partially screened by established trees (Casuarinas)		
VISUAL SENSITIVITY	RECEPTOR TYPE	Residential	RECEPTOR SENSITIVITY **Moderate**
	DURATION	Long	
	The existing view is from the side of the residential properties in Wellington Road. A large warehouse building already dominates the end of the cul-de-sac. Existing established trees already provide a softening to this view and extend well above the roofline of the existing building.		
MAGNITUDE OF VISUAL EFFECTS	DEGREE OF CHANGE	Low	MAGNITUDE OF CHANGE **Low**
	DISTANCE OF VIEWPOINT	Short (160m)	
	Change would be negligible with the addition of the proposed building due to the existing dominant building in the foreground. The new building would be substantially hidden by the existing building.		
VISUAL IMPACT	Significance of change would be moderate-low as the proposed building is substantially hidden behind an existing industrial building and existing Casuarinas. The new building is however close to the view point and would appear as an extension to the built form of this view. To ensure the new building's visual impact is limited, the proposed colours and finishes would need to complement the existing industrial area.		**Moderate-Low**
MITIGATION STRATEGY	To mitigate negative impacts the building would be designed to include the following: Built form – selection of finishes and colour palette to complement the existing industrial area		

Magnitude of Visual Effects

Visual Sensitivity	**High**	**Moderate**	**Low**	**Negligible**
High	High Impact	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	**Moderate-Low**	Negligible
Low	Moderate	Moderate-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

View Point C

Figure 4.3.1.5 – View Point C

Figure 4.3.1.6 – View Point C

VIEWPOINT C	View north-west across from Orchard Road, north of the intersection to Proctor Parade.		
VISUAL AMENITY	View towards entry of the company Integrated Packaging with further warehouses, industrial buildings and an old gate house in the foreground and back ground. View is from the sides of houses in the residential area off Orchard Road. Security fencing and gate is visually prominent in the foreground. Some existing established large trees soften the modulated built form of the site.		
VISUAL SENSITIVITY	RECEPTOR TYPE	Residential	RECEPTOR SENSITIVITY **Moderate**
	DURATION	Long	
	The view is from the western sides of the houses. A 1.8m side fence is located along the boundary. Minimal windows are located along these sides of the properties, which are also currently screened.		
MAGNITUDE OF VISUAL EFFECTS	DEGREE OF CHANGE	Low	MAGNITUDE OF CHANGE **Low**
	DISTANCE OF VIEWPOINT	Short (155m)	
	The proposal will provide an addition al large bulky building in the background which will protrude higher than the existing building roof lines. The building will sit in the background and will be largely hidden by the existing buildings and established trees.		
VISUAL IMPACT	The view is from the western sides of existing houses and gardens but is largely screened at the source from 1.8m high paling fences. The view is to an existing industrial area that contains existing established large trees. The large proposed building will lie behind the existing buildings and trees and be largely softened by these existing features. The proposed building will sit taller than the existing buildings but not in a way that will dominate or detract from the current view.		**Moderate - Low**
MITIGATION STRATEGY	To mitigate negative impacts the building would be designed to include the following: Built form – selection of finishes and colour palette to complement the existing industrial area Landscape design – provision of indigenous tree planting along the Southern Building facade and boundary		

Magnitude of Visual Effects

Visual Sensitivity	High	Moderate	Low	Negligible
High	High Impact	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	**Moderate-Low**	Negligible
Low	Moderate	Moderate-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

View Point D

Figure 4.3.1.7 – View Point D

Figure 4.3.1.8 – View Point D

VIEWPOINT D	**View North west from the corner of Jocelyn Street and Orchard Road.**		
VISUAL AMENITY	View is from the existing residential area, north west to the proposed site. The view is largely made up of an existing warehouse in the foreground. There are some existing established trees that soften the existing warehouse buildings.		
VISUAL SENSITIVITY	RECEPTOR TYPE	Residential	RECEPTOR SENSITIVITY **Moderate**
	DURATION	Long	
	The view is made up of industrial buildings, 2 storey in the foreground and 3-4 storey in the background. The view is from the front living areas of existing residential dwellings.		
MAGNITUDE OF VISUAL EFFECTS	DEGREE OF CHANGE	Negligible	MAGNITUDE OF CHANGE **Negligible**
	DISTANCE OF VIEWPOINT	Long (390m)	
	The composition of the views to the north west would not significantly change as the proposed building would be hidden from view to a large extent by the existing warehouses and industrial buildings already in the area and would be barely visible.		
VISUAL IMPACT	The view is predominantly industrial with scattered established trees in the foreground. The proposed building is 390m away and has a minimal inclusion at the view point. The impact is negligible.		**Negligible**
MITIGATION STRATEGY	No mitigation is necessary from this view point but would be included as part of the overall strategy.		

Magnitude of Visual Effects

Visual Sensitivity	**High**	**Moderate**	**Low**	**Negligible**
High	High Impact	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	Moderate-Low	**Negligible**
Low	Moderate	Moderate-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

View Point E

Figure 4.3.1.9 – View Point E

Figure 4.3.1.10 – View Point E

VIEWPOINT E	**View North East from Corner of Biloela Road and Miller Road.**		
VISUAL AMENITY	Views from residential dwellings towards existing industrial area including factories, warehouses etc. Buildings heights are relatively low at approximately 2 -3 storeys. Boundaries are fenced with security fencing. The industrial area is interspersed with small established trees. The industrial built form is quite dominant in this view. Materials visible are concrete block and steel roof sheeting/ and panelling.		
VISUAL SENSITIVITY	RECEPTOR TYPE	Residential	RECEPTOR SENSITIVITY **Moderate**
	DURATION	Long	
	The existing residential area views directly into an existing industrial area. The view to the new warehouse would be an angle view from the front of the dwellings and there less obvious and direct. The building would sit in the background and amongst the existing industrial buildings and would not create a significant change to the view.		
MAGNITUDE OF VISUAL EFFECTS	DEGREE OF CHANGE	Negligible	MAGNITUDE OF CHANGE **Negligible**
	DISTANCE OF VIEWPOINT	Long (365m)	
	The addition of the proposed building would not substantially impact the building scale in the view due to the distance from the view point and bulk and scale of the existing industrial buildings on site.		
VISUAL IMPACT	The view is predominantly industrial with scattered established trees in the foreground. The proposed building is 365m away and is only just protruding above the existing building line. Scattered established retained trees help to soften this protrusion. The impact is negligible.		**Negligible**
MITIGATION STRATEGY	To mitigate negative impacts the building would be designed to include the following: Built form – selection of finishes and colour palette to complement the existing industrial area Landscape design – provision of indigenous tree planting along the Southern Building facade and boundary		

Magnitude of Visual Effects

Visual Sensitivity	**High**	**Moderate**	**Low**	**Negligible**
High	High Impact	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	Moderate-Low	**Negligible**
Low	Moderate	Moderate-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

View Point F

Figure 4.3.1.11 – View Point F

Figure 4.3.1.12 – View Point F

VIEWPOINT F	**View South from the rear of houses on Virgil Avenue.** **Photo taken from carpark at end of Banool Street.**		
VISUAL AMENITY	Views from the rear of the residential dwellings of Virgil Avenue across the ovals at the Terry Lamb Complex. The view consists of scattered established trees, single storey community buildings to te right and 3 storey apartment buildings. The industrial buildings lie in the background beyond these buildings and view.		
VISUAL SENSITIVITY	RECEPTOR TYPE	Residential	RECEPTOR SENSITIVITY **High**
	DURATION	Long	
	Residences look directly at the proposed site from the rear yards and rear living spaces, through open space. Screening is afforded by street trees, park trees, apartment buildings in the middle ground. General land slope is down towards the industrial area which is 10m below view point. This will reduce the proposed height of buildings.		
MAGNITUDE OF VISUAL EFFECTS	DEGREE OF CHANGE	Negligible	MAGNITUDE OF CHANGE **Negligible**
	DISTANCE OF VIEWPOINT	Long (380m)	
	The proposed building form will have a large bulk and scale but due to the middle ground screening of apartments and street trees will have minimal impact on the view from these houses. Existing industrial uses are already partly visible and the new building will be an addition to this land use type.		
VISUAL IMPACT	The view point is 380m from the proposed building. Even through the receptor is residential and is viewing the proposed site from their living spaces, the existing buildings and established trees largely screen the proposed development. The building also sits lower down by about 10m. The significance of change to the views would be negligible as a result.		**Negligible**
MITIGATION STRATEGY	To mitigate negative impacts the building would be designed to include the following: Built form – selection of finishes and a colour palette to complement the existing industrial area; Landscape design – provision of indigenous tree planting along the northern boundary		

Magnitude of Visual Effects

Visual Sensitivity	**High**	**Moderate**	**Low**	**Negligible**
High	High Impact	High-Moderate	Moderate	**Negligible**
Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
Low	Moderate	Moderate-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

View point G

Figure 4.3.1.13 – View Point G

Figure 4.3.1.14 – View Point G

VIEWPOINT G	View from lower oval on Waldon Road in between Apartment Blocks		
VISUAL AMENITY	Views across the existing rail and freight line corridor and existing industrial area. Existing ware houses and industrial buildings visible in the background. Established Eucalypts soften the view. Photo is from the lower oval but imitating the view from the bedrooms and living spaces of the south facing apartments.		
VISUAL SENSITIVITY	RECEPTOR TYPE	Residential	RECEPTOR SENSITIVITY **High**
	DURATION	Long	
	Apartment residences look directly at the proposed site from south facing bedrooms, bathrooms and possible living spaces. The existing site is industrial with a mix of 1-3 storey warehouses, shipping containers, earth mounds and buildings. There is a variety of materials and uses and established tree planting which breaks the scale of the site down. The industrial area also sits approx 5m lower than the view point.		
MAGNITUDE OF VISUAL EFFECTS	DEGREE OF CHANGE	Moderate	MAGNITUDE OF CHANGE **Moderate**
	DISTANCE OF VIEWPOINT	Short (115m)	
	The proposed building form will have a large bulk and scale. This will be softened due to the existing established tree planting around the rail corridor. Distant views are generally of the existing industrial area, which will be shortened due to the new building. Existing industrial uses are already very visible and the new building will be an addition to this land use type.		
VISUAL IMPACT	The significance of change to the views would be High - Moderate. The proposed building would possibly improve the visually outlook of the industrial area from the apartments by reducing the 'untidy' layout that is currently in place. The view is an established industrial area and the proposed building is modernising and improving the current activities on site. However part of the background distance views will be impacted.		**High - Moderate**
MITIGATION STRATEGY	To mitigate negative impacts the building would be designed to include the following: Built form – selection of finishes and a colour palette to complement the existing industrial area; Landscape design – provision of indigenous tree planting along the northern boundary		

Magnitude of Visual Effects

Visual Sensitivity	**High**	**Moderate**	**Low**	**Negligible**
High	High Impact	**High-Moderate**	Moderate	Negligible
Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
Low	Moderate	Moderate-Low	**Low**	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Proposals for Mitigation of Visual Impacts

4.4 Building Design

In order to ensure the proposal is visually integrated with the existing locality and to reduce any adverse visual impacts, design of the new Warehouse facility is to incorporate the following measures:

- Built form – structure to be in keeping with the existing industrial area steel portal frame cladded structure.
- Built form - selection of finishes and a colour palette to complement the existing industrial area. Proposed wall panel colours are light earthy tones and the roof will be covered by colorbond steel roof sheeting in light grey color finish.
- Additional tree planting to North and South facades of the proposed development to soften the scale and form.

5 Conclusion

The proposal is located at 191 Miller Road, Chester Hill, NSW. The area is zoned IN1 General Industrial and is currently used as an industrial area. The project consists of a new large warehouse facility for recycling and waste processing with an area of 20,200sqm. The existing brick building and carparking will be retained as part of the development. Existing vegetation is located along the rail corridor, Miller Road and scattered through the Industrial area.

The proposed building will sit in amongst an existing industrial zoned area with existing Industrial uses and buildings. The area is a mix of small and large scale warehouses and a mix of other assorted buildings. Due to the industrial uses minimal tree planting is located in the area and generally only around the roads / boundary lines. Views from the surrounding residential areas would have negligible to moderate low impact due to the screening afforded by the existing industrial uses, existing established trees and distance to the proposed development. View Point G will be the most significantly impacted by the proposed development but the majority of the rooms appear to be bathrooms and bedrooms. View Point G is of an existing heavy rail corridor, Industrial area and the site is currently used for open earth mounds, waste processing equipment and shipping containers, therefore the proposed development might be viewed as a positive addition to this view. The development will diminish distance views from this view point but could be mitigated with further tree planting to complement existing established trees already along the rail corridor.

This Study concludes that the proposed Waste and Recycling Facility development will not provide significant visual impact to the area and local residents surrounding the existing industrial precinct.