

ARCADIA

Project Atlas Data Centre Visual Impact Assessment

PREPARED FOR Goodman Property Services (Aust) Pty Ltd
Rev A - SSSA Submission
March 2026

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

Rev A SSDA Submission 24 March 2026 Authorised by AL

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Executive Summary

This Visual Impact Assessment (VIA) has been prepared by Arcadia Landscape Architecture to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility and associated Offsite Enabling Infrastructure (OEI) at 10 Roberts Road, Eastern Creek within in the Blacktown Local Government Area (“LGA”). The site is legally described as Lot 553 in Deposited Plan 1110447.

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the Project Atlas Data Centre (SSD - 101067971) dated 16th January 2026.

The assessment evaluates the visual impacts of the proposed development from key publicly accessible viewpoints, and by determining the likely changes to the existing landscape character. The VIA has been undertaken using best industry practices and guidelines.

The site is located within the Eastern Creek is characterised by industrial warehousing, heavy infrastructure, power infrastructure and remnant agriculture lands and vegetated creek corridors including Reedy Creek. The existing character is predominantly developed as an industrial precinct.

A viewshed mapping analysis demonstrates limited visibility of the proposed development from key viewpoints within the 2000m study area. For most locations, visibility is filtered

or partially screened by existing vegetation, built form, and the local topography. Where visible, the proposed development is viewed as an extension of the existing built character of the surrounding area.

Visual sensitivity of key viewpoints is generally low, reflecting the highly modified environment. The consistent scale, form and materiality of nearby commercial buildings contribute to the low change in magnitude ratings. As a result, the resulting visual impacts are predominantly low, with occasional moderate magnitude of change where the building is more prominently viewed from some sections of the nearby road corridors. However, the impacts will be experienced by workers of nearby industrial establishments.

Mitigation measures include retention of the existing vegetation surrounding the proposed development, providing supplementary planting as required in gaps to integrate the proposed development into the landscape. These measures reinforce desired outcomes within The Blacktown DCP 2015 for high-quality landscape buffers, creek-line connections, and visually cohesive streetscapes.

Overall, the proposed development is consistent with the proposed character of Eastern Creek. The VIA concludes that the proposed development will not alter the existing visual character and aligns with the evolving commercial precinct.

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01 INTRODUCTION

1 Introduction

1.1 Introduction

A State Significant Development Application (SSDA) has been prepared to support a data centre at 10 Roberts Road, Eastern Creek and associated offsite enabling infrastructure.

The proposal will include:

- / Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing and bulk earthworks.
- / Construction, fit-out and 24/7 operation of a Data Centre
- / Offsite enabling infrastructure
- / 2 Data Centre Buildings
 - Building 1 - 2 Level + rooftop plant
 - Building 2 - 3 Level + rooftop plant
- / Ancillary office, EOT and amenity
- / Provision of required utilities including:
 - diesel storage tanks
 - water tanks
 - substations on site
- / Vehicle access for 20m articulated vehicles (semi-trailers)
- / Associated landscaping and site servicing
- / Installation of site services and drainage infrastructure

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Project Atlas Data Centre (SSD- 101067971) dated 16th January 2026.

Specifically, this report has been prepared to respond to the SEARs requirements issued below:

SECTION	REQUIREMENTS	LVIA RESPONSE
Visual Impact	<i>photomontages and perspectives of the development layout and design (buildings, plant and substation areas)</i>	Refer Section 3
	<i>an assessment of the potential visual impacts of each stage of the development on the amenity of the surrounding area, including:</i> <ul style="list-style-type: none"> – nearby public and private receivers – significant vantage points in the broader public domain 	Refer Section 3
	<i>details of design elements and mitigation measures to minimise the visual impacts of the development</i>	Refer Section 5



Figure 01: Site Location
Source: Mecone Maps 2025

NTS

1.2 Approach

STRUCTURE OF THE REPORT

This report will review the Site location and context of the study area and provide a character assessment of the visual envelope and impact of the proposed development. This review will be taken from various publicly accessible viewpoints discussed further in this report.

Section 1 – Introduction

This section provides an overview of the methodologies and processes that have assisted Arcadia in conducting a detailed and thorough assessment of the proposed development. It also provides an overview of the local region, highlights relevant planning framework and objectives.

Section 2 – Existing Conditions

This section provides a description of the existing site conditions and visual character. The review will assist in forming a visual baseline to measure the potential visual impacts of the proposed development.

Section 3 – Visual Impact Assessment

Understanding the existing visual character surrounding the proposed development identifies potential areas from where the proposed development could be visible. Ground-truthing through a site visit has been undertaken where several locations known as viewpoints, surrounding the Site have been visited to capture georeferenced images. These georeferenced images have been imported into our modelling software to accurately position the viewpoint locations. A digital model is developed and geolocated to scale.

The digital model is then superimposed onto the images captured from the viewpoints to represent an accurate digital illustration of the proposed development.

The method to measure the impact is based on a combination of the sensitivity of the existing character to the scale or magnitude of change (contrast, quality, distance) of the proposed development.

The combination of sensitivity and magnitude will provide the rating for potential visual impact. This measure or rating is achieved through the use of methodology outlined in the relevant guidelines discussed further in this LVIA.

Section 4 – Proposed Substation

This section provides an overview of the proposed offsite substation. It also provides a summary of potential visibility towards the proposed substation from locations already discussed in Section 3.

Section 5 – Mitigation and Conclusion

This section outlines the mitigation measures implemented to further reduce the visual impact and help integrate the proposed development into the surrounding landscape.

1.3 Process

SITE VISIT

Photo Process

- / A photo was taken from each viewpoint identified as key receiver surrounding the Site.
- / The image was calibrated using a compass to determine the direction of the visibility towards the proposed development. Geographical coordinates were documented at each viewpoint locations.

Camera

- / The Camera Model used to take the photos was a Canon EOS 5D Mark IV.
- / Camera focal length of 50mm.
- / All photos were hand held, taken at eye level (1500m from Ground).

Geolocation

- / Each compass photo recorded the photo location co-ordinate, degrees from True North and elevation.
- / The longitude and latitude recordings were input into google earth to obtain the viewpoint locations in plan view.

Variables

- / Some software limitations associated with the modelling and the rendering software may cause slight variations in the accuracy of montages.
- / Although utmost care has been taken while capturing the photos from all viewpoints, taking a handheld photo without a tripod may cause slight inaccuracies in the montages.
- / There was a level of estimation required to determine which trees in the foreground of the Site montages

were being removed or retained due to project works. This is a common variable which occurs when rendering perspective montages.

- / Due to the lack of access on private properties, the photos were taken from publicly accessible locations located up to 2km from the Site.

ACCURACY REVIEW

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

1.4 Study Area

STUDY AREA

The Study Area defines the geographic extent within which the visual impacts of a proposed development are assessed and is established based on the scale of the proposed development, landform, vegetation and built elements of the surrounding landscape. The Study Area for this project has been identified to encompass a 2km radius around the proposed development.

1.5 Relevant Planning Framework

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 focuses on the protection of scenic quality, landscape character, and biodiversity corridors. The policy emphasises minimisation of visual impacts on environmentally sensitive land and vegetation. The proposed development is within an established industrial landscape and not within mapped scenic or conservation landscapes of regional significance.

The proposed development is permissible under this framework.

State Environmental Planning Policy (Industry and Employment) 2021

In relation to built form and visual amenity within industrial zones, data centres are a permissible. The VIA confirms that the massing, height and articulation are consistent with the surrounding character, resulting in an unaltered visual character consistent with the intended industrial landscape.

Blacktown City Council Local Strategic Planning Statement 2020

The Blacktown City Council Local Strategic Planning Statement (Blacktown CC LSPPS), identifies Ropes Creek corridor as having potential to provide a north-south network of ecologically valuable lands and a diverse and connected sequence of recreational open spaces, walking and cycling trails. Ropes Creek can be categorised as a key visually sensitive corridor located close to the proposed development. The Visual Impact Assessment considers how the proposed development responds to this vision to provide a visually cohesive and attractive employment precinct.

State Environmental Planning Policy (Transport and Infrastructure) 2021

In relation to visual impacts on transport corridors and road users, including the interface with Roberts Road and surrounding freight routes, the VIA assesses views from public roads and transport corridors and confirms that building setbacks, landscape treatments and controlled signage ensure an acceptable level of visual amenity for road users, with no adverse visual impacts on transport infrastructure or its users.

1.6 Methodology

Consistent with current best practice in LVIA, this assessment of the likely impacts of the proposed development on local visual quality has been carried out via a process of qualitatively assessing sensitivity, magnitude of change and the level of visual impact.

The LVIA has been conducted in accordance with the following relevant guidelines:

- / Transport for NSW (TfNSW), *Guideline for Landscape Character and Visual Impact Assessment: Environmental Impact Assessment Note EIA-NO4*, June 2023 (TfNSW, 2023).
- / Department of Planning, Housing and Infrastructure (DPHI), *Large-Scale Solar Energy Guideline for State significant large-scale solar energy development*, August 2024.
- / Department of Planning, Housing and Infrastructure (DPHI), *Large-Scale Solar Energy Guideline: Technical Supplement for Landscape Character and Visual Impact Assessment*, August 2024.
- / Australian Institute of Landscape Architects (AILA), *Guidance Note for Landscape and Visual Assessment*, June 2018.
- / Landscape Institute and Institute of Environmental Management & Assessment (LIIEMA), *Guidelines for Landscape and Visual Impact Assessment, Third Edition*, June 2013 (GLVIA 2013).

REASONING

The methodology set out in Transport for NSW (TfNSW), *Guideline for Landscape Character and Visual Impact Assessment: Environmental Impact Assessment Note EIA-NO4*, June 2023 (TfNSW, 2023) has been adopted to prepare this report. However, as it does not prescribe a definitive approach for determining visual sensitivity and scenic quality, the methodology outlined within the *Large-Scale Solar Energy Guideline for State significant large-scale solar energy development*, August 2024 and the *Large-Scale Solar Energy Guideline: Technical Supplement for Landscape Character and Visual Impact Assessment*, August 2024 developed by the Department of Planning, Housing and Infrastructure (DPHI), has also been adopted.

SENSITIVITY

The visual sensitivity of a location is supplemented by the quality of the existing view and the degree to which it may be affected by proposed change. Visual sensitivity relies on the viewing time, number of potential receivers and activity associated with the receivers. For the purposes of this assessment the visual sensitivity has been determined by comparing the Viewer Sensitivity (refer to Table 1) and the Scenic Quality (refer to Table 2). This approach is consistent with the process adopted by the Department of Planning, Housing and Infrastructure (DPHI) *Large scale Solar Farm Guidelines and the Technical Supplement* (dated August 2024).

VIEWER SENSITIVITY

Rating	View Type
Negligible	<ul style="list-style-type: none"> – Local sealed and unsealed roads – Passenger rail lines with daily daylight services – State highways, freeways, and classified main roads – Walking tracks and navigable waterways – Private recreation areas and sporting fields (defined as land zoned RE2)
Low	<ul style="list-style-type: none"> – Secondary views from rural dwellings and large lot residential areas (environmental / conservation zones) – Tourist roads and scenic drives – Walking tracks and navigable waterways in less sensitive areas – Cemeteries and memorial parks
Moderate	<ul style="list-style-type: none"> – Primary views from rural dwellings and large residential areas in environmental/conservation zones – Tourist accommodations, places of worship (bed-and-breakfasts, motels, etc.) – Tourist zones and visitor areas – Publicly accessible parks, picnic areas, and recreation spaces – Town centres and central business districts
High	<ul style="list-style-type: none"> – Dwellings in residential areas and rural villages – Historic rural homesteads/residences listed on national, state, or local heritage registers

Table 01: Viewer Sensitivity

(Table adapted from “Technical Supplement - Landscape and Visual Impact Assessment.” NSW Government. Department of Planning and Environment, August, 2024.

SCENIC QUALITY

Scenic quality is assessed by evaluating five (5) landscape attributes, Landform, Vegetation, Waterbodies, Social and Cultural Features, and Human Interaction, based on the NSW Government's *Technical Supplement – Landscape and Visual Impact Assessment*. Each attribute is rated from Negligible to High and using Table 02 as a reference. This method ensures a quantitative evaluation across all view types.

View Type	Negligible scenic quality	Low scenic quality	Moderate scenic quality	High scenic quality
Landform	Large expanses of flat or gently undulating terrain Indistinct, dissected or broken landforms that provide little illusion of spatial definition or landmarks with which to orient	Mostly flat or gently undulating terrain with isolated areas of undulating topography	Steep, hilly and undulating ranges that are not visually dominant Broad, shallow valleys Moderately deep gorges or moderately steep valley walls Minor rock outcrops	Isolated peaks, steep rocky ridges, cones or escarpments with distinctive form and colour contrast that become focal points Large areas of distinctive rock outcrops or boulders Well-defined, steep valley gorges
Vegetation	Extensively cleared and cropped areas with very limited variation in colour and texture Pastoral areas, human-created paddocks, pastures or grasslands and associated buildings typical of grazing lands	Predominantly cleared and cropped areas with small areas of variation in colour and texture Most pastures or grasslands with small blocks of distinct native vegetation	Predominantly open forest or woodland combined with some natural openings in patterns that offer some visual relief Vegetative stands ranging in size, form, colour, texture and spacing, including human-influenced vegetation (for example, vineyards, plantation forests and orchards)	Strongly defined natural patterns with combinations of native forest, naturally appearing openings, streamside vegetation and scattered exotics Distinctive stands of vegetation that may create unusual forms, colours or textures compared with surrounding vegetation
Waterbodies	Absence of natural waterbody Farm dams, irrigation canals or stormwater infrastructure	Minor water forms, such as creeks and streams	Intermittent streams, lakes, rivers, swamps and reservoirs	Visually prominent lakes, reservoirs, rivers, streams, wetlands and swamps Presence of harbour inlet, bay or open ocean
Social and Cultural	Places of worship, cemeteries, memorial parks, private open spaces	Places of worship, cemeteries, memorial parks, private open spaces Local heritage sites	Local or state heritage sites Distinguishable entry ways to a regional city identified in the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	Culturally important sites, wilderness, world heritage areas and protected areas World, national and state heritage sites
Human interaction	Dominating presence of infrastructure, human settlements, highly modified landscapes and higher density populations, such as regional cities, industrial areas, agricultural transport or electricity infrastructure	Highly modified landscapes with visible infrastructure, such as transmission lines and railway corridors	Dispersed yet evident presence of human settlement, such as villages, small towns, isolated pockets of production and industry, lower scale and trafficked transport infrastructure	Natural, undisturbed landscape Minimal evidence of human presence and production

Table 02: Scenic Quality Frame of Reference

(Table adapted from "Technical Supplement - Landscape and Visual Impact Assessment." NSW Government. Department of Planning and Environment, August, 2024.

VISUAL SENSITIVITY

VISUAL SENSITIVITY				
		SCENIC QUALITY		
		HIGH	MODERATE	LOW
VIEWER SENSITIVITY	HIGH	HIGH	HIGH	MODERATE
	MODERATE	HIGH	MODERATE	MODERATE
	LOW	MODERATE	LOW	LOW
	NEGLIGIBLE	LOW	NEGLIGIBLE	NEGLIGIBLE

Table 04: Visual Sensitivity Matrix

(Table adapted from "Technical Supplement - Landscape and Visual Impact Assessment." NSW Government. Department of Planning and Environment, August, 2024.

MAGNITUDE OF CHANGE

The visual magnitude depends on the scale and duration of the change, proportion of the view affected, and contrast of the proposed development and its visual integration of form, line, shape, pattern, colour and texture.

VISUAL IMPACT

A value judgement based on the assessed sensitivity of the viewpoint and the amount of change that would be likely to occur to the specific view or views from similar locations.

Impacts on each view have been graded as Negligible, Low, Moderate or High, or gradations between each.

This approach is consistent with the process adopted by Transport for NSW - *Guideline for Landscape Character and Visual Impact Assessment, reference number EIA-N04* (dated 8 June 2023). The process is currently accepted as appropriate for visual impact assessment in New South Wales.

VISUAL IMPACT					
		MAGNITUDE			
		HIGH	MODERATE	LOW	NEGLIGIBLE
SENSITIVITY	HIGH	HIGH	HIGH-MODERATE	MODERATE	NEGLIGIBLE
	MODERATE	HIGH-MODERATE	MODERATE	MODERATE-LOW	NEGLIGIBLE
	LOW	MODERATE	MODERATE-LOW	LOW	NEGLIGIBLE
	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

Table 03: Landscape Character and Visual Impact Rating Matrix.

(Table adapted from "Guideline for Landscape Character and Visual Impact Assessment Environmental." NSW Government. Transport for NSW, June 8, 2023.

1.7 Photomontage

Approach

Photomontages are prepared following the *Scottish Natural Heritage Visual Representation of Wind Farms, Version 2.1* (December 2014), noting its general consistency with the Land and Environment Court Photomontage Policy.

Photomontages combine a photograph of the existing view with a computer-generated image of the proposed development to illustrate how it may appear in that view.

These visualisations assist in communicating the scale, form and integration of the proposed development within the existing landscape and urban context.

Photomontages are not required for every assessed viewpoint. They are prepared to most effectively communicate the bulk, scale and relationship of the proposed development within the existing landscape.

This approach ensures that photomontages are prepared where they provide the most analytical value, including illustrating both worst-case and representative scenarios. Other viewpoints are appropriately assessed through site visits and viewpoint assessments

Limitations

It is essential to understand the limitations of visualisations when evaluating a proposed development.

According to the *Scottish Natural Heritage document, "Visual Representation of Wind Farms, Version 2.2"* (February 2017), these limitations include:

- / Visualisations cannot replicate the exact appearance of a development in reality, as factors such as lighting, weather, seasonal changes, and image resolution can vary over time.
- / While visualisations provide a reasonable impression of a development's scale and distance, they cannot achieve complete accuracy.
- / Panoramic images cannot convey movement, such as rotating machinery, or effects like sun movement or reflections from surfaces.
- / It is important to note that these images represent how the proposed development would appear in a photograph and not how it would be experienced in person on site.
- / Photomontages are not a substitute for on-site experiences. Instead, they are a supporting tool that represent a proposed development's potential scale, form, and appearance within its context.

Methodology

Step 1 - Site data collection and collation

- Photographs are captured from identified viewpoints, representing the existing view.

Step 2 - 3D Model Development

- A 3D model of the proposed development is created and accurately geo-referenced and scaled within the existing site context.

Step 3 - Rendering and alignment

- The model is aligned with the photograph using precise camera matching techniques. The combined image is then rendered to produce a photomontage that illustrates the proposed development within the existing landscape setting.

Step 4 - Integration through mitigation measures

- Mitigation measures are illustrated in the photomontage to show the potential integration of the proposed development in the future.

This methodology is represented below.

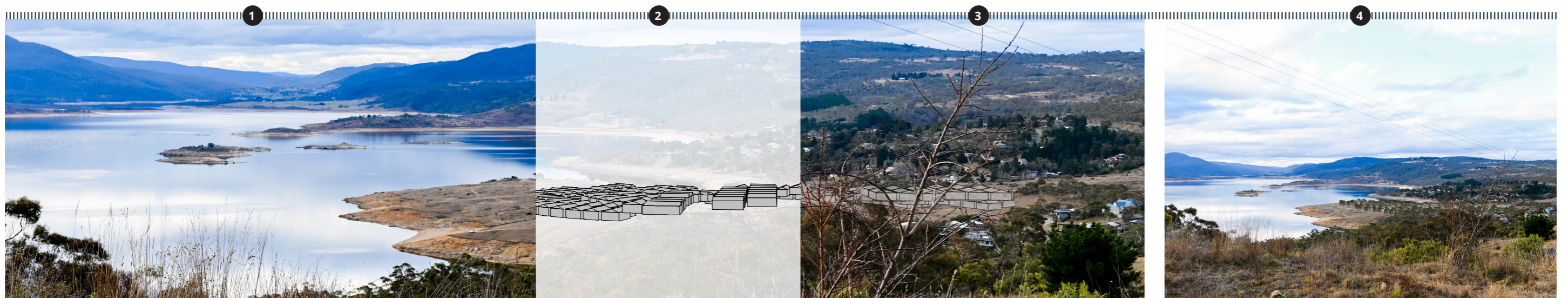


Figure 02: Photomontage Methodology

1.8 Site Context

SITE LOCATION

The site is known as 10 Roberts Road, Eastern Creek Lot 553 DP1110447 and is in the Eastern Creek locality, which forms part of the Blacktown Local Government Area (LGA). Development surrounding the site comprises of a mix of heavy and light industrial warehousing buildings, electricity infrastructure and remnant agricultural land as described below:

- / Immediately north of the site is a mix of industrial buildings and warehouses accommodating a range of production and logistics-related uses.
- / To the west of the site is Old Wallgrove Road, which runs in a south-west to north-east direction. The road comprises four traffic lanes with generous setbacks to surrounding development.
- / West of Old Wallgrove Road is the Transgrid Sydney West 330/132kV substation and switchyard. As part of its operation, the facility is connected to a large-scale electricity transmission network, with transmission lines running parallel to the southern boundary of the subject site.
- / Directly south of the site, the immediate land use comprises of cleared remnant vegetation and is zoned as a special purpose area to facilitate electrical infrastructure operations.
- / The eastern boundary of the site is bordered by Roberts Road, which serves as the primary access point to the existing development. Roberts Road is a two-lane carriageway and provides access to adjacent uses including the CDC Data Centre and the CDC Eastern Creek Substation.
- / The surrounding road network, including Old Wallgrove Road and Roberts Road, is well serviced by bus routes, providing connections to major centres such as Mount Drutt and St Marys.



Figure 03: Site Location
Source: Google Maps 2025

N.T.S 

1.9 The Proposal

The proposal comprises a staged data centre campus (up to five stages) designed to support large-scale cloud services and AI computation infrastructure.

The site is located adjacent to the Sydney West 330kV Substation within a heavy industrial and utility landscape characterised by large-format warehouse buildings, energy infrastructure and expansive hardstand areas. The nearest residential receiver is approximately 1 kilometre from the site.

The development includes large-scale data centre buildings articulated through a modular architectural expression derived from structural and servicing requirements. The built form adopts an industrial language consistent with the prevailing character of the precinct.

Buildings are positioned in response to the site's existing topography to minimise bulk impacts and reduce earthworks. The proposal incorporates a 36-metre setback to the north-western boundary and a minimum 15-metre landscape buffer, with a reduction in hardstand areas in favour of increased soft landscaping. Endemic native planting is proposed to reinforce the local landscape character and provide perimeter buffering.

Construction will occur in up to five stages, progressing from north to south, with the structural grid designed to accommodate staged expansion while maintaining a cohesive overall outcome

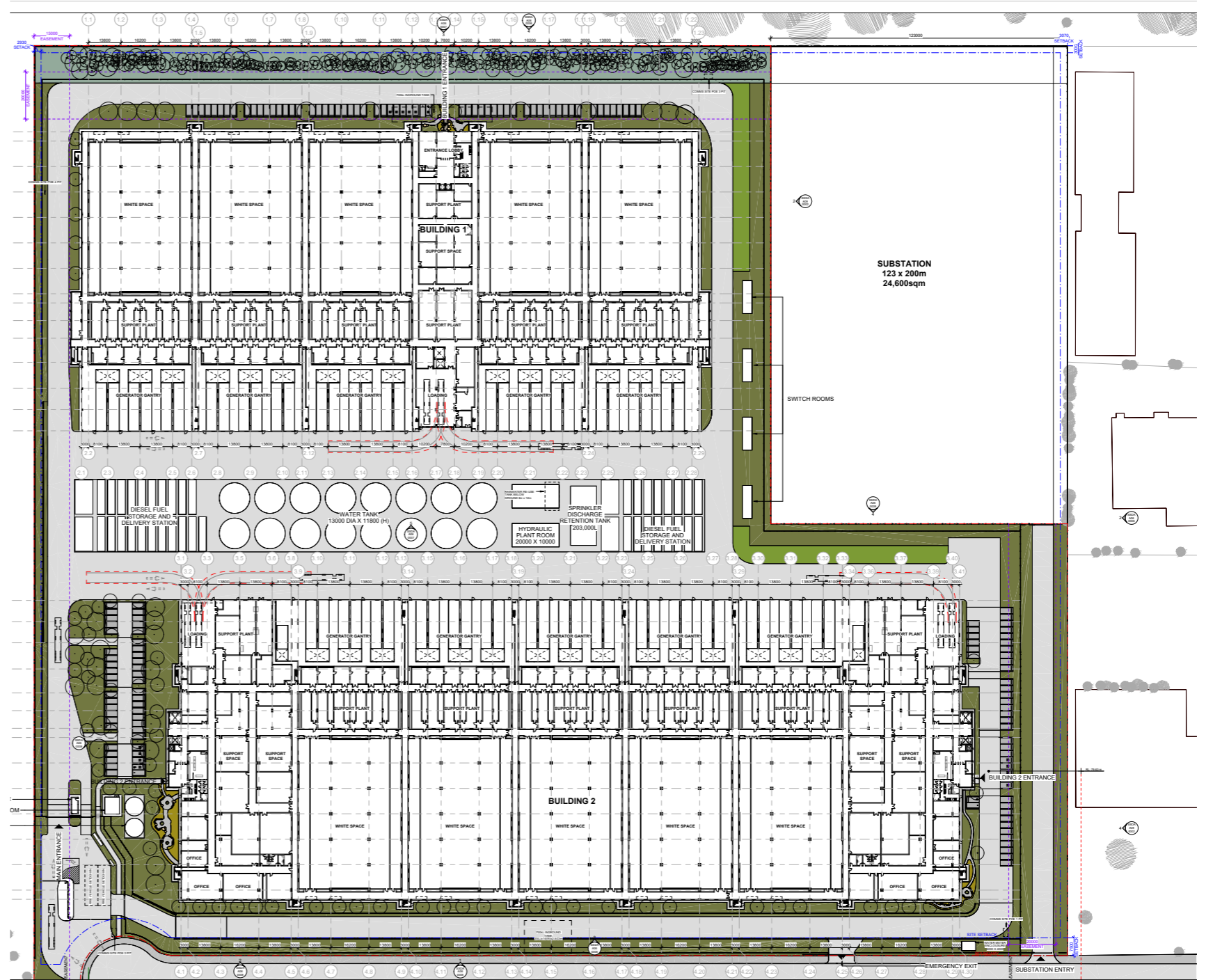


Figure 04: Proposed Site Plan and Site Elevation

Source: Grimshaw Architects

N.T.S. 

02

**EXISTING SITE
CONDITIONS**

2 Existing Site Conditions

2.1 Site Description

The proposed Data Centre is located at 10 Roberts Road, Eastern Creek, legally referred to as Lot 553 DP1110447 with Offsite Enabling Infrastructure (OEI) proposed across Lot 21 DP1246626, Lot 20 DP1157491, and Lot 22 DP1246626 to connect to TransGrid's Sydney West Substation & Switchyard. The site is located on Country of the Dharug people within the local government area of Blacktown.

The Data Centre site has a land area of approximately 168,574m².

The site is identified as part of the Eastern Creek Precinct Stage 3 within the Western Sydney Employment Area. It is located approximately 35km of the Sydney Central Business District (CBD) and 5.1 km from Rooty Hill Train Station.

The site has a site area of approximately 17 hectares and is bounded by industrial development and has a primary frontage of 400m to Roberts Road. The existing site contains an industrial warehouse and surrounding hard-stand areas.

Surrounding land uses in the vicinity include:

- / Northeast: A range of mixed-use industry & commercial buildings
- / Southeast: Data Centre and substation
- / South, southwest and west: land primarily owned and operated by TransGrid Sydney
- / Northwest: Commercial industry and the Industrial Harvest cafe

The site is zoned IN1 General Industrial within Chapter 2 Western Sydney Employment Area of State environmental Planning Policy (Industry and Employment) 2021 (IESEPP). The proposal is permissible with development consent in the IN1 zone as per the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP).

A summary of key features for the site and surrounding context are also summarised in Table 5 below.

SUMMARY OF KEY FEATURES	
ITEM	DESCRIPTION
Site Area	Data Centre - 168,574 m ²
Ownership	Goodman
Legal Description	Data Centre - Lot 553 DP1110447 OEI - Lot 21 DP1246626, Lot 20 DP1157491, and Lot 22 DP1246626

Table 05: Summary of Key Features



2.2 Existing Landscape Character

LAND USE

The predominant land use surrounding the site is categorised as manufacturing and industrial uses, transport and communication and utilities. A small area adjacent to the Site has been categorised as Nature Conservation. Residential areas are located to the west and south of the Site.

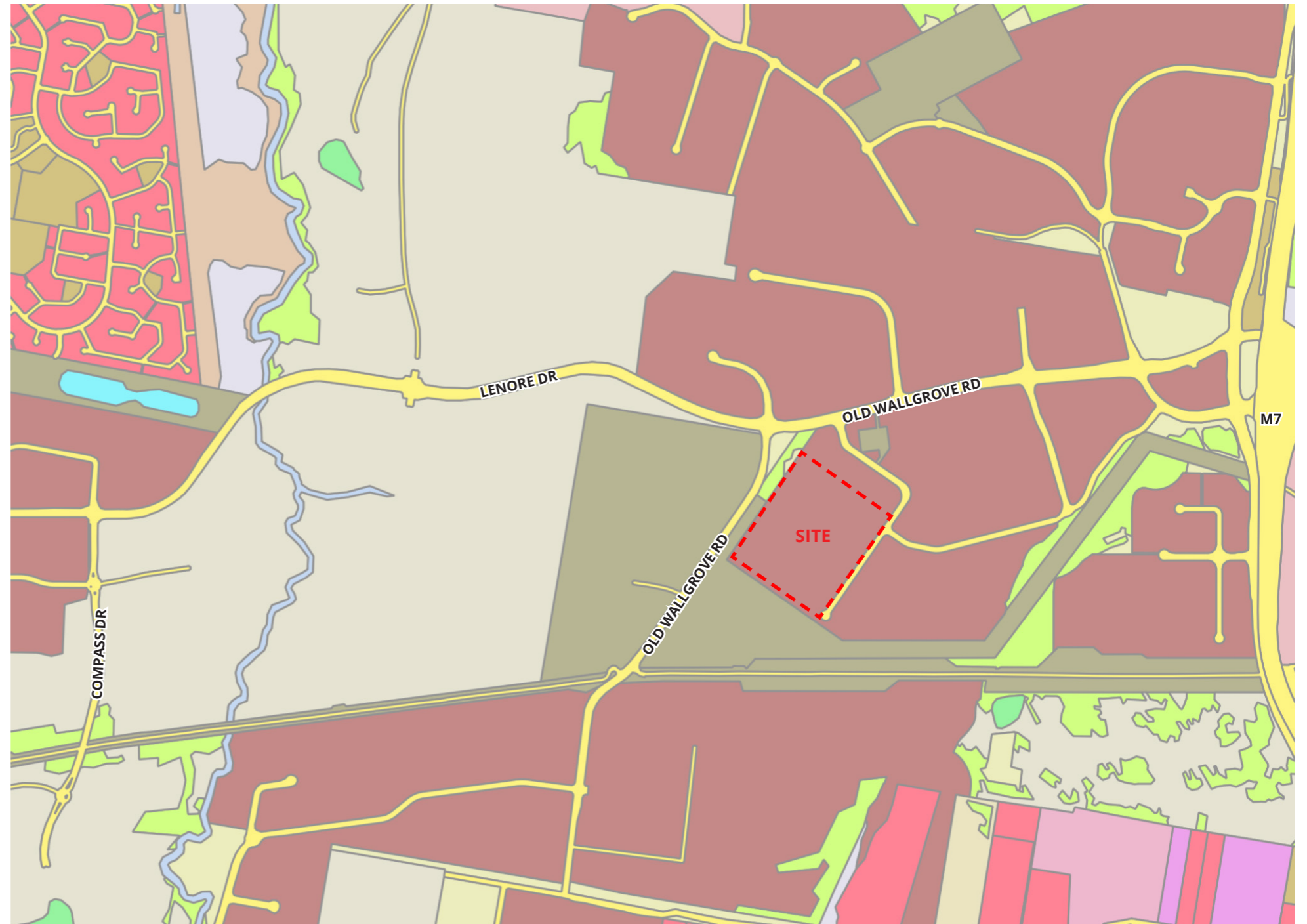
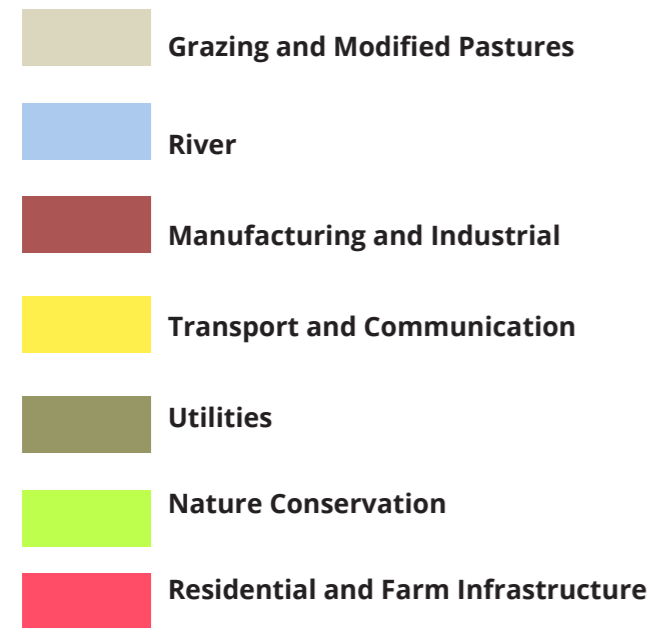


Figure 05: Existing Land Use

Source: State Environmental Planning Policy (Industry and Employment) 2021

N.T.S

LAND ZONING

In accordance with the Blacktown Local Environmental Plan (LEP) 2015, the subject site is zoned IN1 – General Industrial. The surrounding land is predominantly zoned SP2 – Special Purpose, particularly to the south and west, where land is reserved for water and electrical infrastructure. To the north and east, adjoining land is primarily zoned IN1, accommodating a mix of light and heavy industrial uses. Further west of the study area, a portion of land is zoned C2 – Environmental Conservation, providing protection for the Ropes Creek corridor.

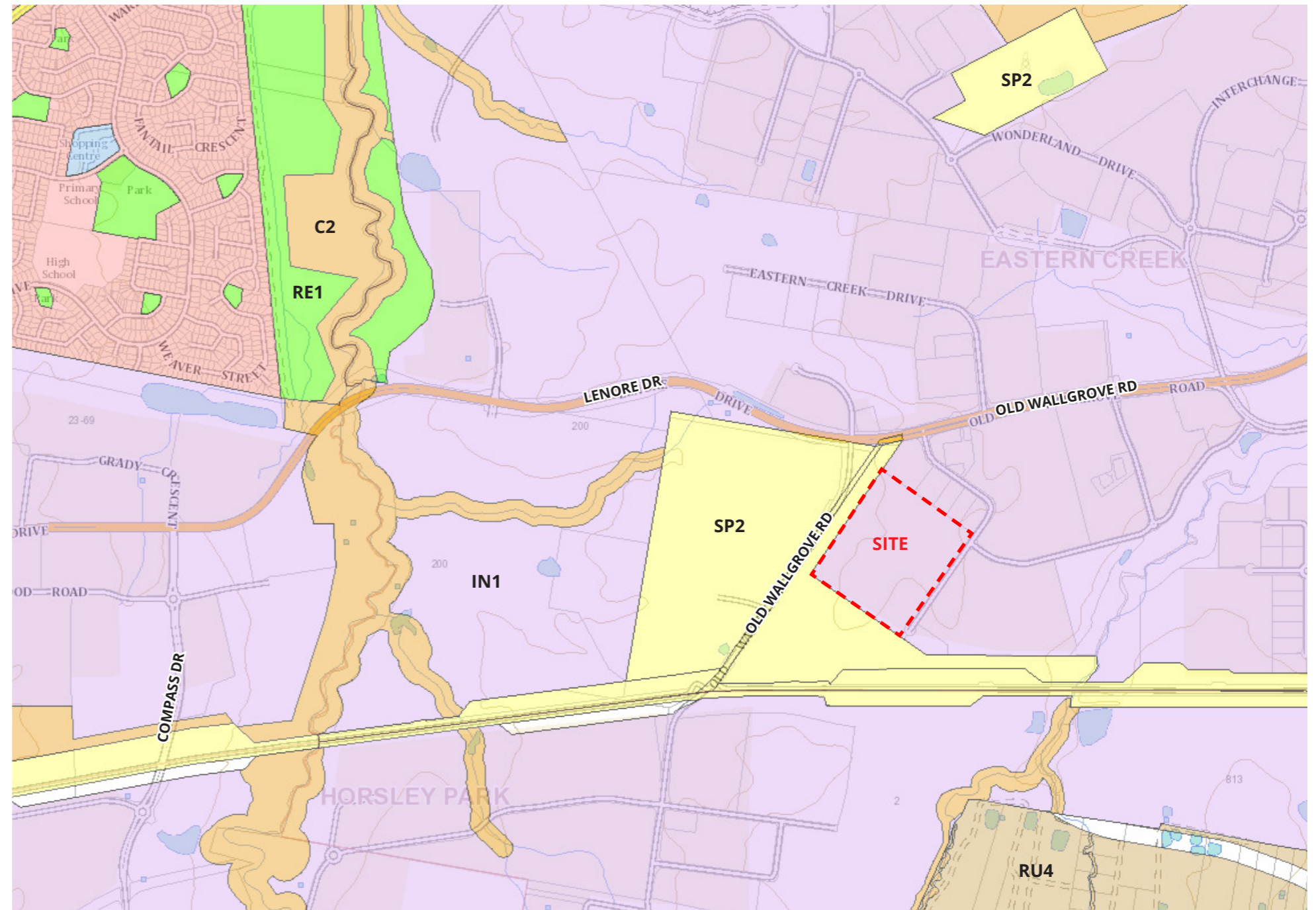
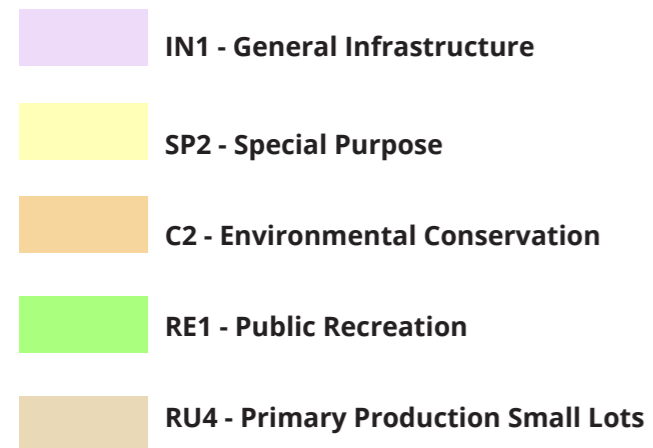


Figure 06: Existing Land Use
Source: NSW Planning Portal Spatial Viewer

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03

**VISUAL IMPACT
ASSESSMENT**

3 Visibility Analysis

3.1 Viewshed Analysis Map (VAM)

A Viewshed Analysis Map (VAM) is an analytical tool in LVIA used to determine the extent to which a proposed development will theoretically be visible within a given landscape. It is typically generated using Digital terrain modelling (DEM), considering factors such as topography, and observer height.

The VAM is informed by terrain only and does not consider other intervening factors including vegetation and built form. As a result, the Viewshed Map represents a worst-case scenario, showing the maximum possible visibility.

Viewshed mapping has been conducted to assist in selecting viewpoint locations with potential views of the Project, inform design strategies to minimise impacts, support planning decisions and enhance stakeholder engagement through clear evidence-based visualisation.

Assumptions:

- / The viewshed map is generated using DEM modelling - i.e. using topography alone.
- / The observer height is considered as 1.5m as per current best practices.
- / An assessment of VAM has been conducted at a distance of 2000 m from the proposed development. This approach recognises that visibility tends to diminish with distance, influenced by various intervening elements.
- / The proposed development has 2 buildings with varying heights. For the purpose of this assessment, the height of the tallest building has been considered.

VAM Overview:

The VAM shows that visibility is largely in areas adjacent to the proposed development. These include sections along Old Wallgrove Road, Lenore Drive and adjoining industrial campuses located in close proximity.

Based on topography alone, visibility is predominantly from areas to the south, southwest and southeast. However, this assessment does not consider intervening vegetation or built form. Visibility reduces beyond the immediate precinct due to screening from built form and vegetation. Observations made during the site visit, vegetation and built form in this area will limit opportunities to view the proposed development.

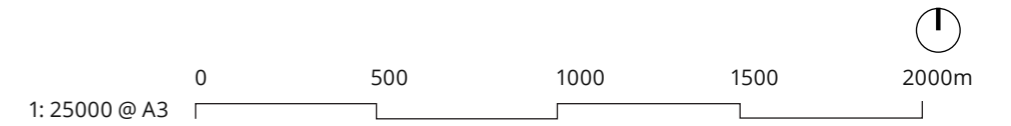
The VAM is a preliminary tool used to guide the selection of viewpoints for detailed assessment, ensuring the VIA focuses on locations where the proposed development may be visible.

VIEWSHED ANALYSIS MAP

- KEY**
- VIEWPOINT LOCATIONS
 - SITE
 - AREAS WITH POTENTIAL VISIBILITY (BASED ON TOPOGRAPHY ALONE)
 - 2KM STUDY AREA
 - ▲ VIEW DIRECTION



Figure 07: Viewshed Analysis Map (VAM)
Source: Google Earth Pro 2025



3.2 Visibility Analysis

VISIBILITY OF PROPOSED DEVELOPMENT

11 public viewpoints have been selected within the visual catchment of the Site to represent visibility based on their proximity, surrounding land-use, key character typologies, topographical variations and extent of visibility of the proposed development.

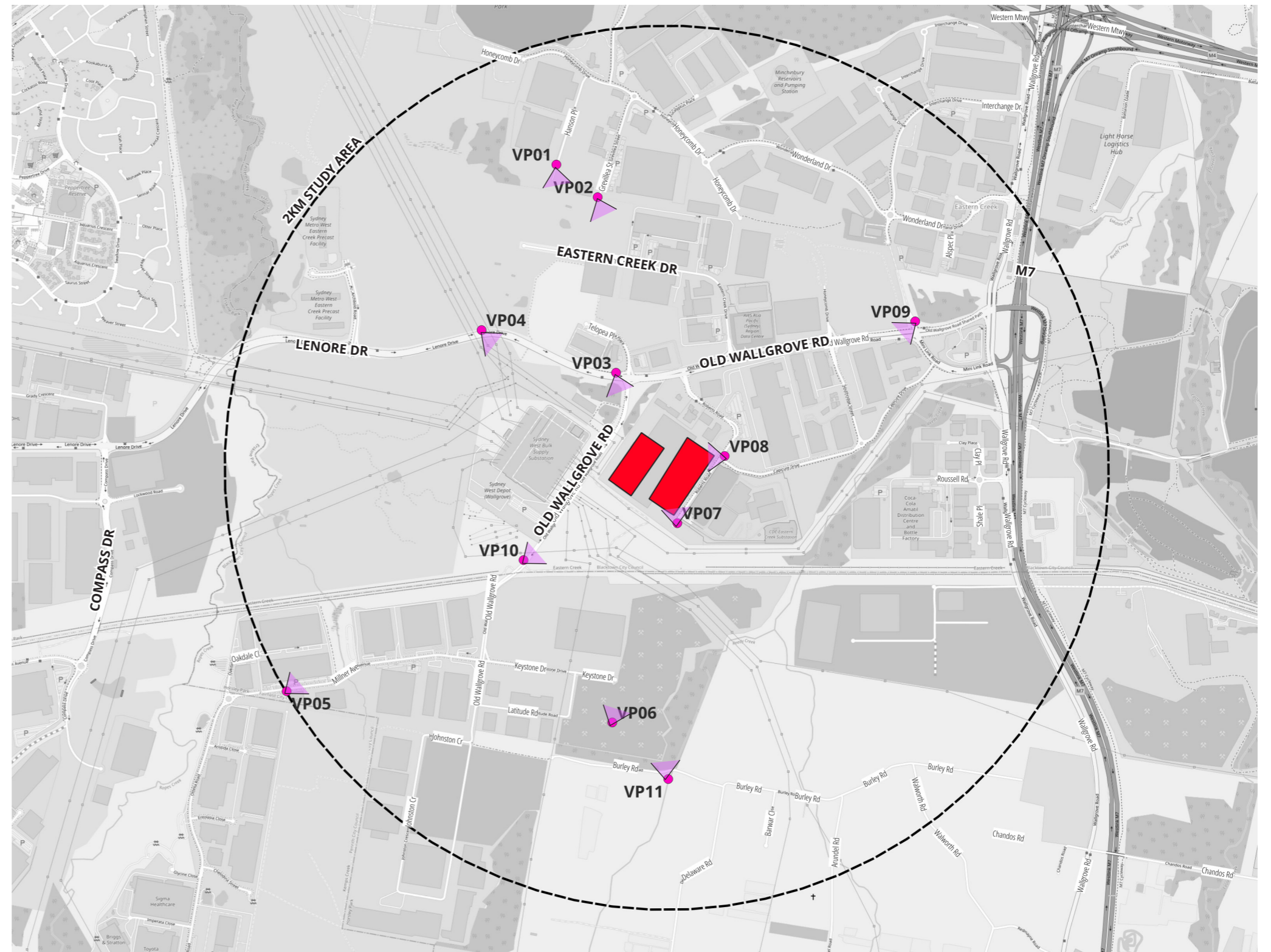
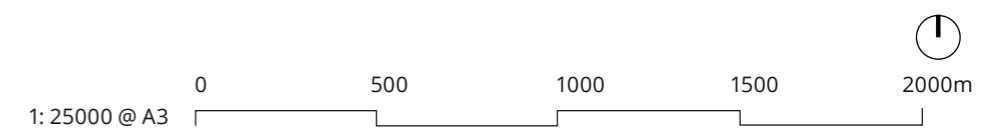


Figure 08: View locations
Source: ESRI Maps and QGIS 2025

- KEY**
- VIEWPOINT LOCATIONS
 - ▲ DIRECTION OF PHOTO
 - 2KM STUDY AREA
 - PROPOSED BUILT FORM



3.3 Viewpoint Assessment and Photomontages

Viewpoint Location 01: Hanson Place, Eastern Creek

View Location

VP01 is taken at the end of Hanson Place, located approximately 1,200m north of the proposed development boundary.

View Sensitivity: Negligible

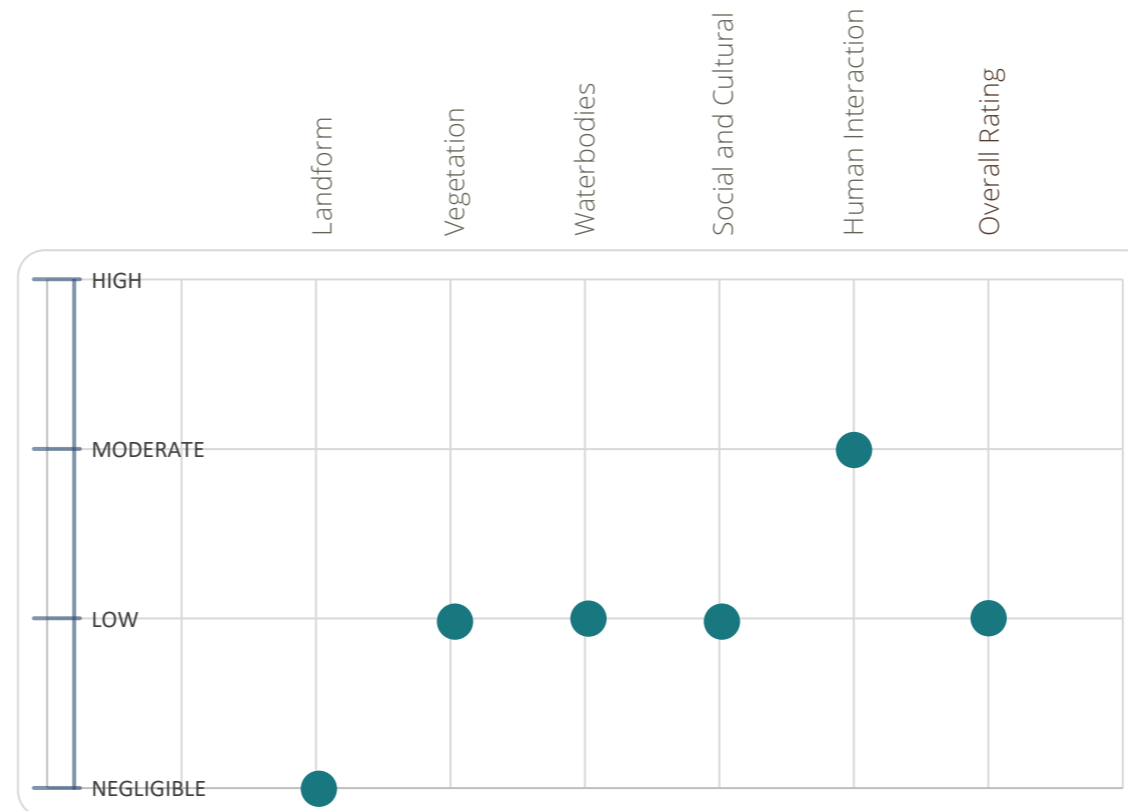
This location is situated on a local road with intermittent traffic. The local topography is generally flat. Heavy industrial and commercial uses combined with road infrastructure defines the character of this road. Vegetation is mostly cleared with some scattered vegetation visible in the middleground and background of the view. The primary users of the area are road users and industrial workers. The resulting view sensitivity has been rated as Negligible.

Magnitude: Low

The surrounding character is predominantly heavy industrial. A combination of transmission and road infrastructure define the visual character of this area. Intervening built form will filter views of the proposed development from this location. Due to the heavily modified surroundings, the proposed development will not alter the visual character. Therefore the magnitude is rated as low.

Visual Impact: Negligible

Given the negligible sensitivity of the view and the low magnitude of change, the overall visual impact is rated as negligible.



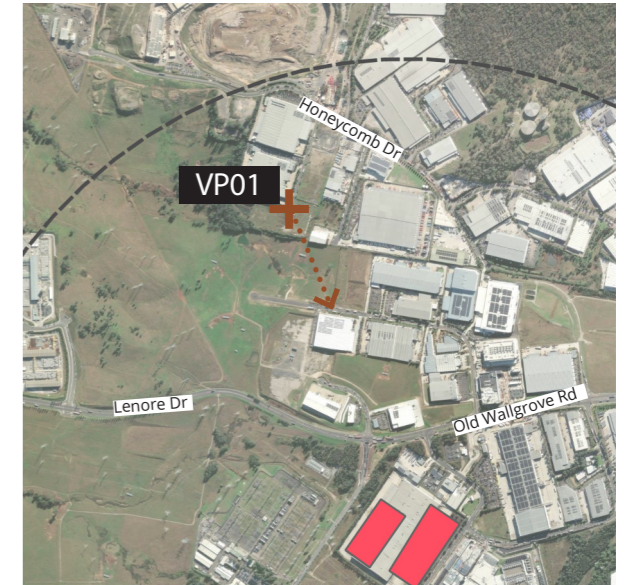
Scenic Quality rating: Low

Assessment Summary

Overview : VP01			
Location	Hanson Place, Eastern Creek		
Distance to Proposed Development	1,273m	View Elevation	83m
Coordinates	150°49'46.09"E	Timestamp	14.12.2025
	33°48'15.28"S		08:53:00 am
Field of Vision	Southeast		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP01	Negligible	Low	Negligible



EXISTING VIEW



Distance to Proposed Development	
1,273m	
Coordinates	
150°49'46.09"E, 33°48'15.28"S	
View Elevation	
83m	
Timestamp	
14.12.2025	08:53am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Low	
Visual Impact	
Negligible	

Viewpoint Location 02: Grevillea Street, Eastern Creek

View Location

VP02 is taken at the end of Grevillea Street, located 1,083m north of the proposed development.

View Sensitivity: Negligible

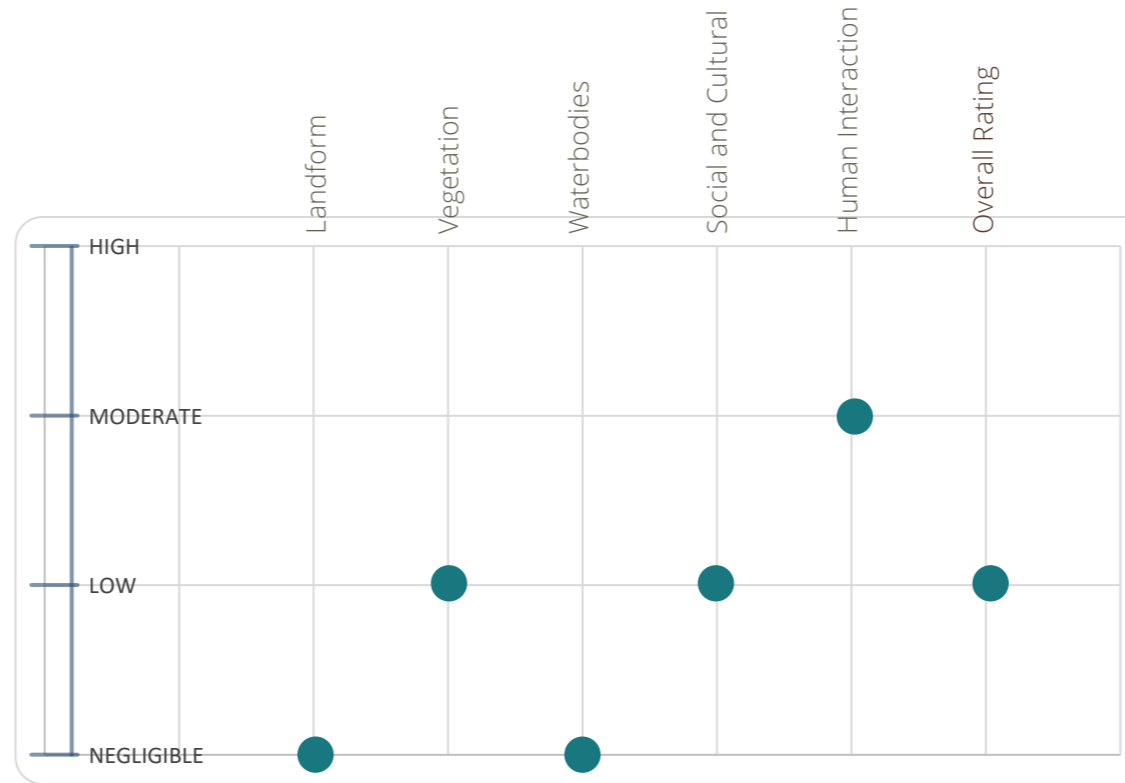
This location is situated on a local road with intermittent traffic. The topography is generally flat. Heavy industrial and commercial uses combined with road infrastructure defines the character of this road. Vegetation is mostly cleared with some scattered vegetation visible in the background of the view. The primary users of the area are road users and industrial workers. The resulting view sensitivity has been rated as Negligible.

Magnitude: Low

The surrounding character is predominantly heavy industrial. A combination of transmission and road infrastructure define the visual character of this area. Intervening built form will filter views of the proposed development from this location. Due to the heavily modified surroundings, the proposed development will not alter the visual character. Therefore the magnitude is rated as low.

Visual Impact: Negligible

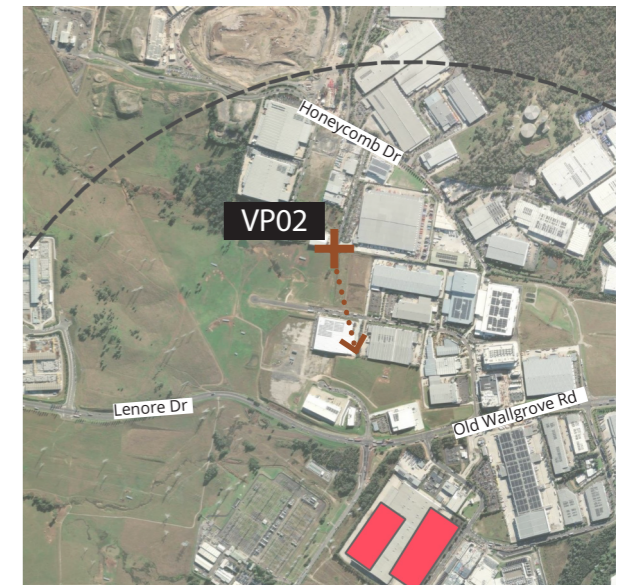
Given the negligible sensitivity of the view and the low magnitude of change, the overall visual impact is rated as negligible.



Scenic Quality rating: Low

Assessment Summary

Overview : VP02			
Location	Grevillea Street, Eastern Creek		
Distance to Proposed Development	1,083m	View Elevation	79m
Coordinates	150°49'53.35"E	Timestamp	14.12.2025
	33°48'20.04"S		09:09:00 am
Field of Vision	Southeast		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP02	Negligible	Low	Negligible



Distance to Proposed Development	
1,083m	
Coordinates	
150°49'53.35"E, 33°48'20.04"S	
View Elevation	
79m	
Timestamp	
14.12.2025	09:09am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Low	
Visual Impact	
Negligible	

EXISTING VIEW

Viewpoint Location 03: Lenore Dr, Eastern Creek

View Location

VP03 is taken along Lenore Drive, located 298m north of the proposed development.

View Sensitivity: Negligible

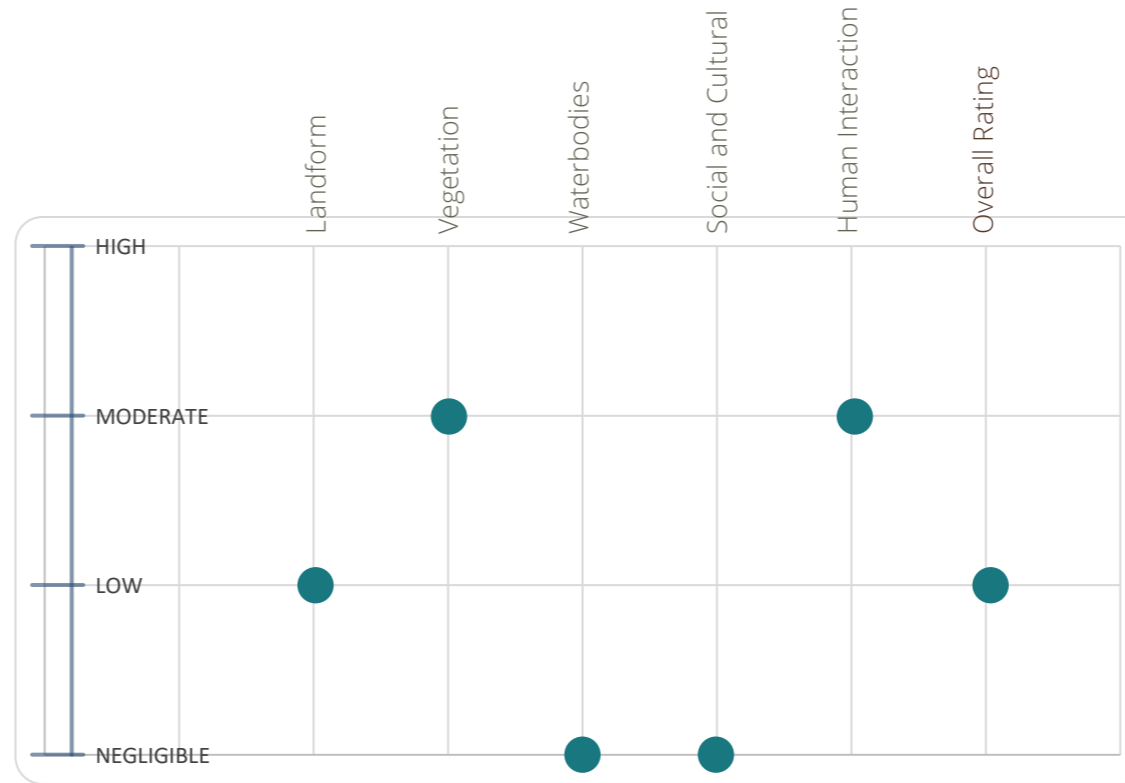
This location is situated on a major road with continuous traffic. The topography is gently undulating. Heavy industrial and commercial uses combined with road and transmission infrastructure defines the character of this road. The existing view is characterised by clusters of moderately dense vegetation visible in the middleground. The primary users of the area are road users. The resulting view sensitivity has been rated as Negligible.

Magnitude: Low

Vegetation surrounding the proposed development will fragment views of the proposed development from this location. The proposed development may be slightly visible sitting above the existing canopy line and through gaps in the vegetation. However, the proposed development will not alter the visual character. Therefore the magnitude is rated as low.

Visual Impact: Negligible

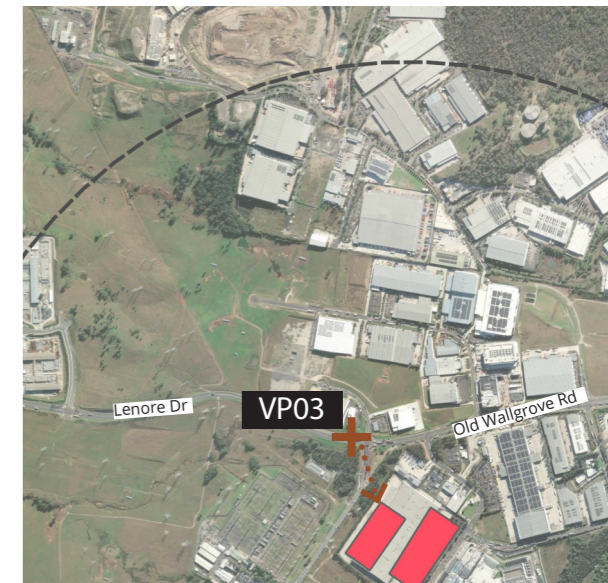
Given the negligible sensitivity of the view and the low magnitude of change, the overall visual impact is rated as negligible.



Scenic Quality rating: Low

Assessment Summary

Overview : VP03			
Location	Lenore Drive, Eastern Creek		
Distance to Proposed Development	298m	View Elevation	74m
Coordinates	150°49'56.58"E	Timestamp	14.12.2025
	33°48'45.68"S		09:24:00 am
Field of Vision	Southeast		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP03	Negligible	Low	Negligible



Distance to Proposed Development	
298m	
Coordinates	
150°49'56.58"E, 33°48'45.68"S	
View Elevation	
74m	
Timestamp	
14.12.2025	09:24am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Low	
Visual Impact	
Negligible	

EXISTING VIEW



Distance to Proposed Development	
298m	
Coordinates	
150°49'56.58"E, 33°48'45.68"S	
View Elevation	
74m	
Timestamp	
14.12.2025	09:24am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Low	
Visual Impact	
Negligible	

PROPOSED VIEW

Viewpoint Location 04: Lenore Dr, Eastern Creek

View Location

VP04 is taken along Lenore Drive, located 858m northwest of the proposed development.

View Sensitivity: Negligible

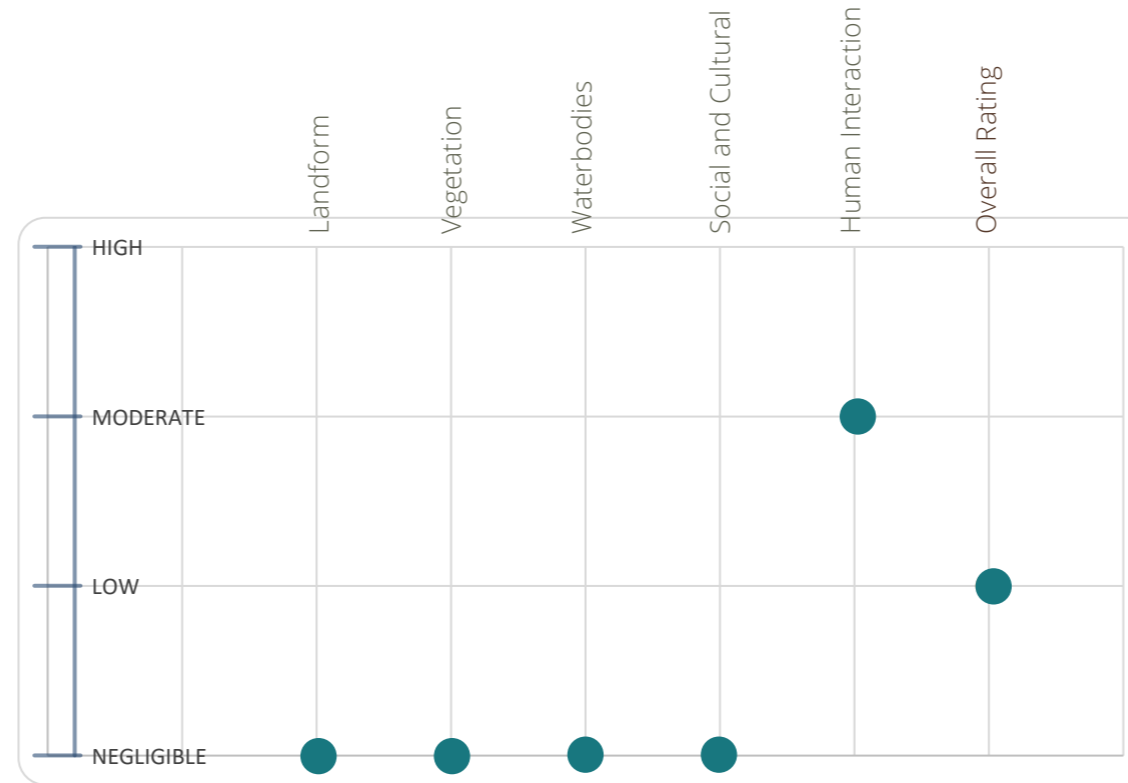
This location is situated on a major road with continuous traffic. The topography is gently undulating. Heavy road and transmission infrastructure defines the character of this road. Dense vegetation visible in the middleground and background of the view. The primary users of the area are road users. The resulting view sensitivity has been rated as Negligible.

Magnitude: Low

Vegetation surrounding the proposed development will fragment views of the proposed development from this location. The proposed development may be slightly visible sitting above the existing canopy line and through gaps in the vegetation. However, the proposed development will not alter the visual character. Therefore the magnitude is rated as low.

Visual Impact: Negligible

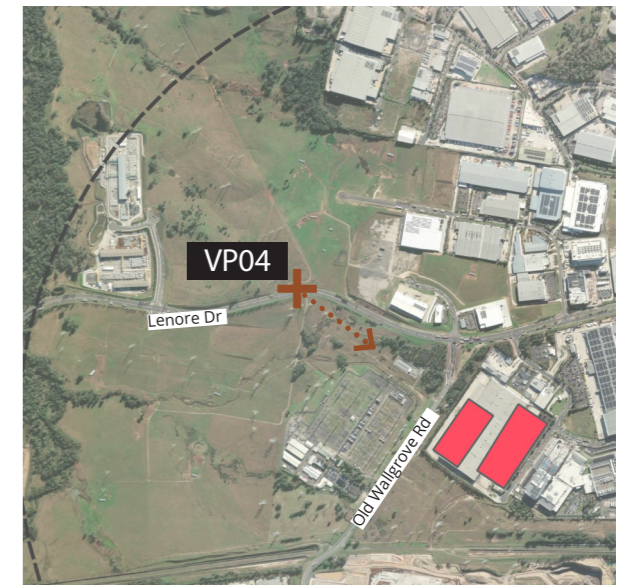
Given the negligible sensitivity of the view and the low magnitude of change, the overall visual impact is rated as negligible.



Scenic Quality rating: Low

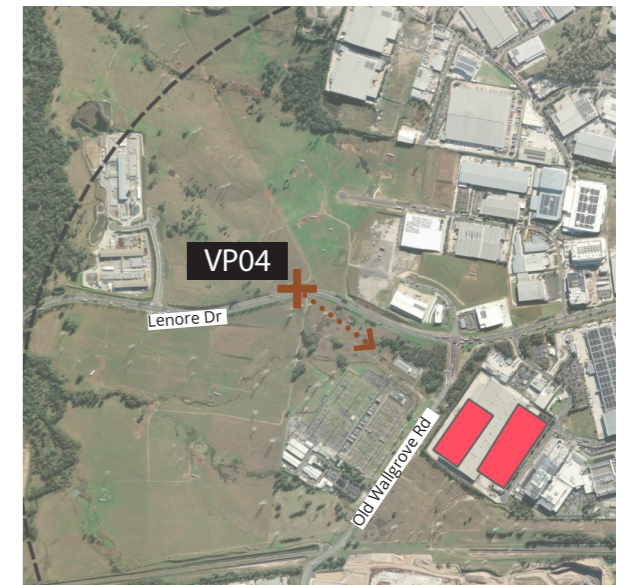
Assessment Summary

Overview : VP04			
Location	Lenore Drive, Eastern Creek		
Distance to Proposed Development	858m	View Elevation	70m
Coordinates	150°49'32.95"E	Timestamp	14.12.2025
	33°48'39.45"S		09:44:00 am
Field of Vision	Southeast		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP04	Negligible	Low	Negligible



Distance to Proposed Development	
858m	
Coordinates	
150°49'32.95"E, 33°48'39.45"S	
View Elevation	
70m	
Timestamp	
14.12.2025	09:44am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Low	
Visual Impact	
Negligible	

EXISTING VIEW



Distance to Proposed Development	
858m	
Coordinates	
150°49'32.95"E, 33°48'39.45"S	
View Elevation	
70m	
Timestamp	
14.12.2025	09:44am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Low	
Visual Impact	
Negligible	

PROPOSED VIEW

Viewpoint Location 05: Millner Avenue, Eastern Creek

View Location

VP05 is taken along Millner Avenue, located 1,754m west of the proposed development.

View Sensitivity: Negligible

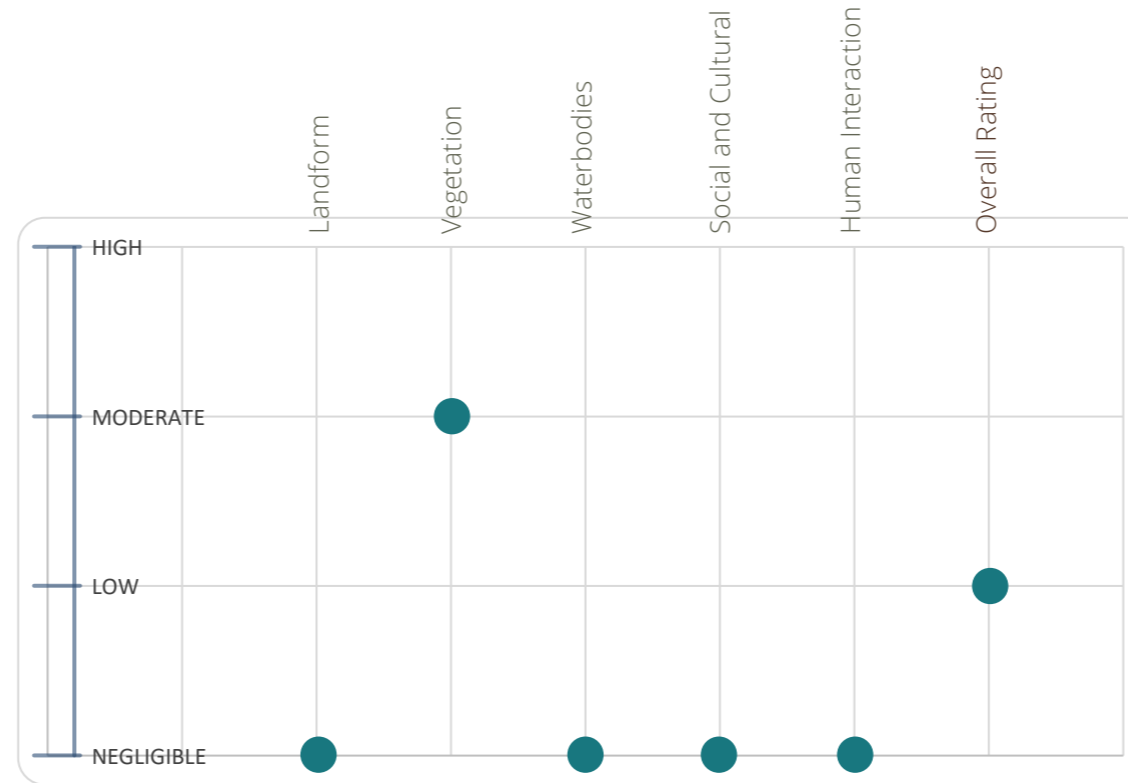
This location is situated on a local road with intermittent traffic. The topography is generally flat. Heavy industrial and commercial uses combined with road infrastructure defines the character of this road. Scattered vegetation associated with industrial lots and street trees are visible in the foreground of the view and dense vegetation associated with a creekline is visible in the background. The primary users of the area are road users. The resulting view sensitivity has been rated as Negligible.

Magnitude: Negligible

Intervening built form and vegetation will filter views of the proposed development. As such, the proposed development will be indiscernible from this location. Therefore the magnitude is rated as Negligible.

Visual Impact: Negligible

Given the negligible sensitivity of the view and the low magnitude of change, the overall visual impact is rated as negligible.



Scenic Quality rating: Low

Assessment Summary

Overview : VP05			
Location	Millner Avenue, Eastern Creek		
Distance to Proposed Development	1,754m	View Elevation	65m
Coordinates	150°48'58.69"E	Timestamp	14.12.2025
	33°49'32.19"S		09:55:00 am
Field of Vision	East Southeast		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP05	Negligible	Negligible	Negligible



Distance to Proposed Development	
1,754m	
Coordinates	
150°48'58.69"E, 33°49'32.19"S	
View Elevation	
65m	
Timestamp	
14.12.2025	09:55am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Negligible	
Visual Impact	
Negligible	

EXISTING VIEW

Viewpoint Location 06: Latitude Drive, Eastern Creek

View Location

VP06 is taken along Latitude Drive, located 977m south of the proposed development.

View Sensitivity: Negligible

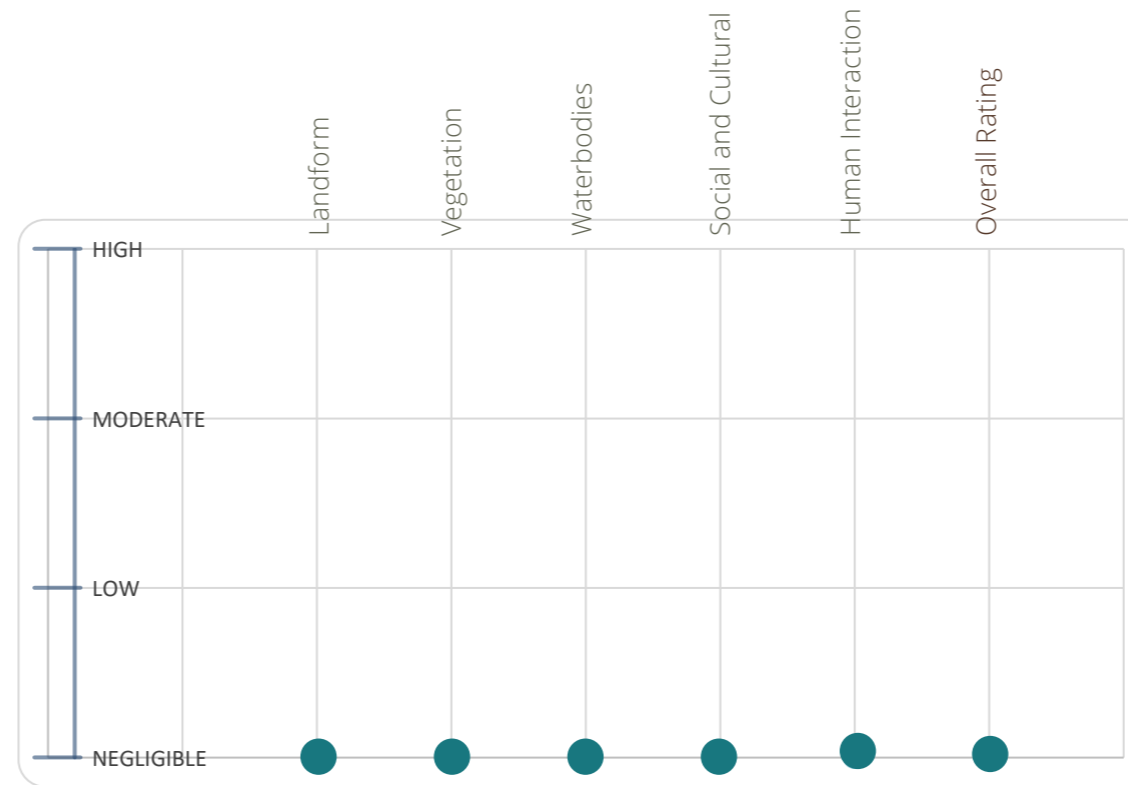
This location is situated on a local road with intermittent traffic. The topography is generally flat. Heavy industrial and commercial uses combined with road and transmission infrastructure defines the character of this view. Vegetation is largely cleared for industrial development. The primary users of the area are road users. The resulting view sensitivity has been rated as Negligible.

Magnitude: Negligible

Intervening built form will filter most of the proposed development. The proposed development will not alter the existing visual character of the surrounding area. Therefore the magnitude is rated as Negligible.

Visual Impact: Negligible

Given the negligible sensitivity of the view and the negligible magnitude of change, the overall visual impact is rated as negligible.



Scenic Quality rating: Negligible

Assessment Summary

Overview : VP06			
Location	Latitude Drive, Eastern Creek		
Distance to Proposed Development	977m	View Elevation	69m
Coordinates	150°49'55.92"E	Timestamp	14.12.2025
	33°49'36.75"S		10:01:00 am
Field of Vision	North		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP06	Negligible	Negligible	Negligible



Distance to Proposed Development	
977m	
Coordinates	
150°49'55.92"E, 33°49'36.75"S	
View Elevation	
69m	
Timestamp	
14.12.2025	10:01am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Negligible	
Visual Impact	
Negligible	

EXISTING VIEW

Viewpoint Location 07: Roberts Road, Eastern Creek

View Location

VP07 is taken along Roberts Road located 40m south of the proposed development.

View Sensitivity: Negligible

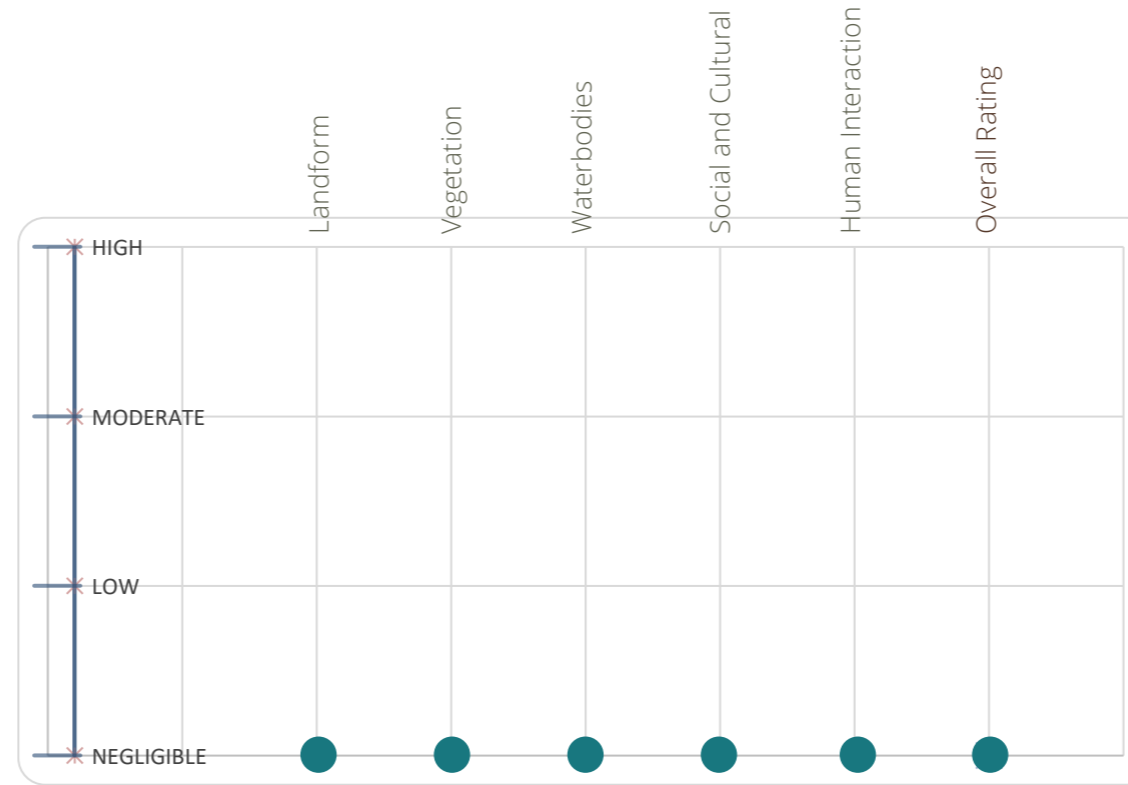
This location is situated on a local road with intermittent traffic. The topography is generally flat. Heavy industrial and commercial uses combined with road and transmission infrastructure defines the character of this view. Scattered vegetation associated with an industrial lot is visible along the edge of the street. The primary users of the area are road users. The resulting view sensitivity has been rated as Negligible.

Magnitude: Moderate

Due to the proximity, the proposed development will be a dominant element from this viewpoint. However, due to the modified surroundings, the proposed development will not alter the visual character. However, it will be an added element, where currently there is no built form. Therefore the magnitude is rated as Moderate.

Visual Impact: Negligible

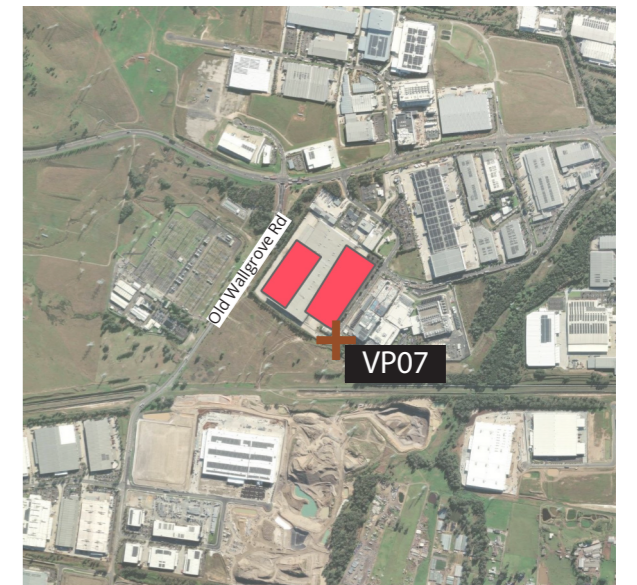
Given the negligible sensitivity of the view and the low magnitude of change, the overall visual impact is rated as low.



Scenic Quality rating: Negligible

Assessment Summary

Overview : VP07			
Location	Roberts Road, Eastern Creek		
Distance to Proposed Development	40m	View Elevation	76m
Coordinates	150°50'7.35"E	Timestamp	14.12.2025
	33°49'7.65"S		10:14:00 am
Field of Vision	North		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP07	Negligible	Moderate	Low



Distance to Proposed Development	
40m	
Coordinates	
150°50'7.35"E, 33°49'7.65"S	
View Elevation	
76m	
Timestamp	
14.12.2025	10:14am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Moderate	
Visual Impact	
Low	

EXISTING VIEW

Viewpoint Location 08: Roberts Road, Eastern Creek

View Location

VP08 is taken along Roberts Road, located 50m east of the proposed development.

View Sensitivity: Negligible

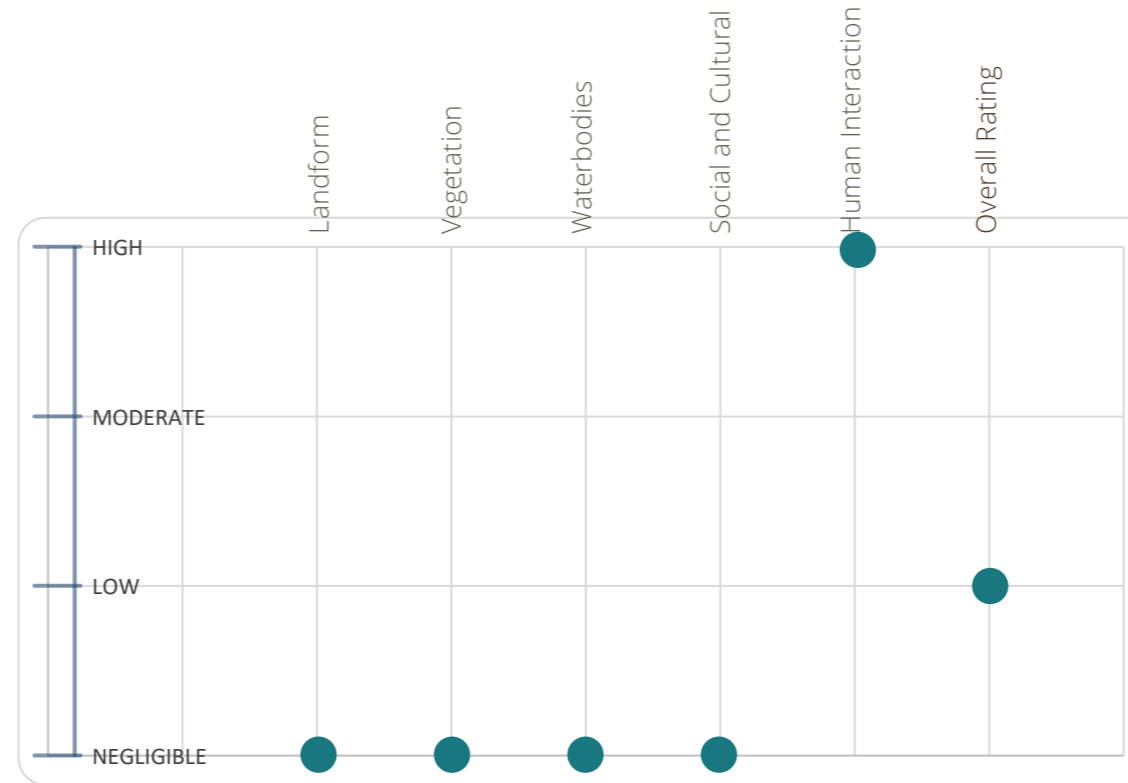
This location is situated on a local road with intermittent traffic. The topography is generally flat. Heavy industrial and commercial uses combined with road and transmission infrastructure defines the character of this view. Scattered vegetation associated with an industrial lot is visible along the edge of the street. The primary users of the area are road users. The resulting view sensitivity has been rated as Negligible.

Magnitude: Moderate

Due to the proximity of the location to the proposed development, it will be visible from this location. Due to the modified surroundings, the proposed development will not alter the visual character. However, it will be an added element, where currently there is no built form. Therefore the magnitude is rated as Moderate.

Visual Impact: Negligible

Given the negligible sensitivity of the view and the moderate magnitude of change, the overall visual impact is rated as low.



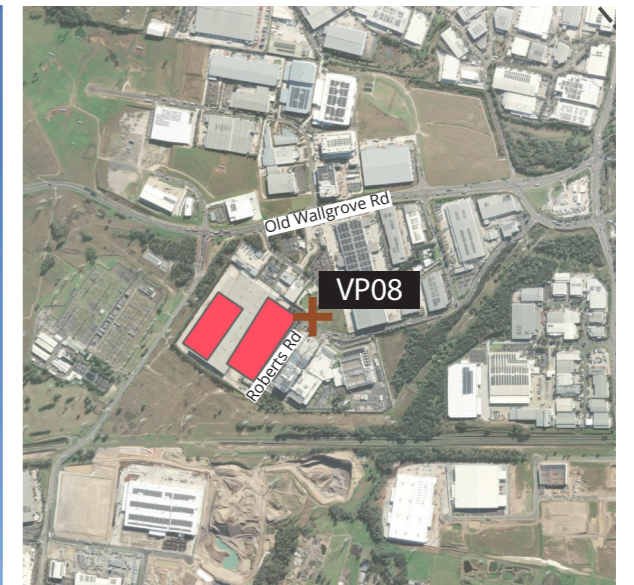
Scenic Quality rating: Low

Assessment Summary

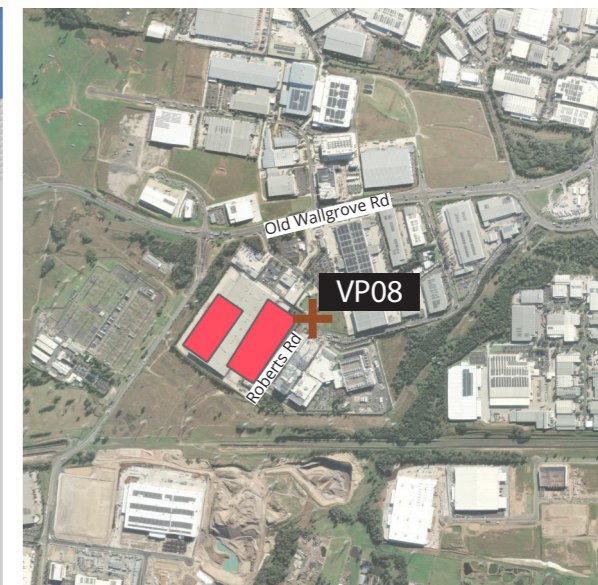
Overview : VP08			
Location	Roberts Road, Eastern Creek		
Distance to Proposed Development	50m	View Elevation	77m
Coordinates	150°50'15.67"E	Timestamp	14.12.2025
	33°48'57.84"S		10:48:00 am
Field of Vision	West		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP08	Negligible	Moderate	Low



EXISTING VIEW



Distance to Proposed Development	
40m	
Coordinates	
150°50'7.35"E, 33°49'7.65"S	
View Elevation	
77m	
Timestamp	
14.12.2025	10:48am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Moderate	
Visual Impact	
Low	



Distance to Proposed Development	
40m	
Coordinates	
150°50'7.35"E, 33°49'7.65"S	
View Elevation	
77m	
Timestamp	
14.12.2025	10:48am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Moderate	
Visual Impact	
Low	

PROPOSED VIEW

Viewpoint Location 09: Hannibal Street, Eastern Creek

View Location

VP09 is taken along Hannibal Street located 1,097m east of the proposed development.

View Sensitivity: Negligible

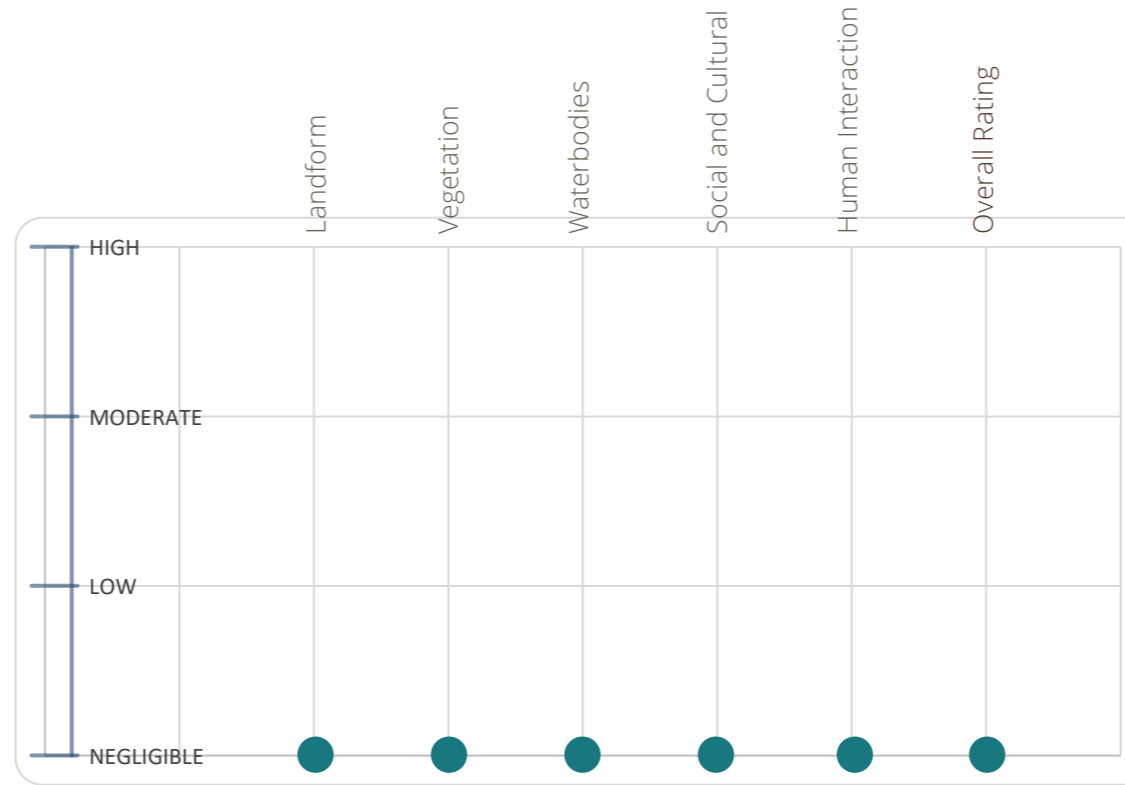
This location is situated on a local road which is currently non-operational. The topography is generally flat. Heavy industrial and commercial uses combined with road and transmission infrastructure defines the character of this view. Scattered vegetation associated with an industrial lot is visible in the foreground. The primary users of the area are road users. The resulting view sensitivity has been rated as Negligible.

Magnitude: Negligible

Intervening built form will filter views of the proposed development from this location. Therefore the magnitude is rated as Negligible.

Visual Impact: Negligible

Given the negligible sensitivity of the view and the negligible magnitude of change, the overall visual impact is rated as negligible.



Scenic Quality rating: Negligible

Assessment Summary

Overview : VP09			
Location	Hannibal Street, Eastern Creek		
Distance to Proposed Development	1,097m	View Elevation	57m
Coordinates	150°50'49.16"E	Timestamp	14.12.2025
	33°48'38.17"S		10:25:00 am
Field of Vision	West		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP09	Negligible	Negligible	Negligible



Distance to Proposed Development	
40m	
Coordinates	
150°50'49.16"E, 33°48'38.17"S	
View Elevation	
57m	
Timestamp	
14.12.2025	10:25am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Negligible	
Visual Impact	
Negligible	

EXISTING VIEW

Viewpoint Location 10: Old Wallgrove Road, Eastern Creek

View Location

VP10 is taken along Old Wallgrove Road, located 528m southwest of the proposed development.

View Sensitivity: Negligible

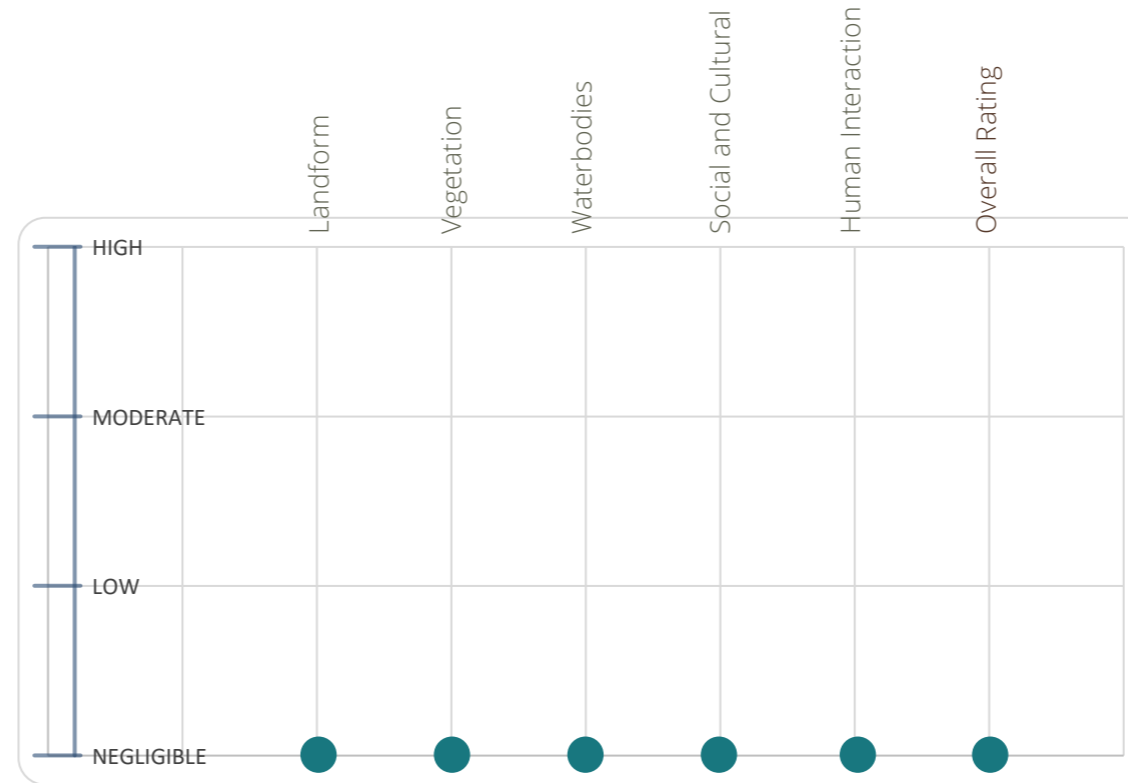
This location is situated on a major road with continuous traffic. The topography is gently undulating. Heavy road and transmission infrastructure defines the character of this road. Scattered vegetation is visible in the middleground and a row of moderately dense vegetation is visible in the background of the view. The primary users of the area are road users. The resulting view sensitivity has been rated as Negligible.

Magnitude: Low

Vegetation surrounding the proposed development will fragment views of the proposed development from this location. The proposed development may be slightly visible sitting above the existing canopy line and through gaps in the vegetation. However, the proposed development will not alter the visual character. Therefore the magnitude is rated as low.

Visual Impact: Negligible

Given the negligible sensitivity of the view and the low magnitude of change, the overall visual impact is rated as negligible.



Scenic Quality rating: Negligible

Assessment Summary

Overview : VP10			
Location	Old Wallgrove Road, Eastern Creek		
Distance to Proposed Development	528m	View Elevation	71m
Coordinates	150°49'40.32"E	Timestamp	14.12.2025
	33°49'13.04"S		09:49:00 am
Field of Vision	Northeast		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP10	Negligible	Low	Negligible



Distance to Proposed Development	
528m	
Coordinates	
150°49'40.32"E, 33°49'13.04"S	
View Elevation	
71m	
Timestamp	
14.12.2025	09:49am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Low	
Visual Impact	
Negligible	

EXISTING VIEW



Distance to Proposed Development	
528m	
Coordinates	
150°49'40.32"E, 33°49'13.04"S	
View Elevation	
71m	
Timestamp	
14.12.2025	09:49am
Visual Sensitivity	
Negligible	
Magnitude of Change	
Low	
Visual Impact	
Negligible	

PROPOSED VIEW

Viewpoint Location 11: Delaware Road, Horsley Park

View Location

VP11 is taken along Delaware Road, located 1,770m south of the proposed development.

View Sensitivity: Low

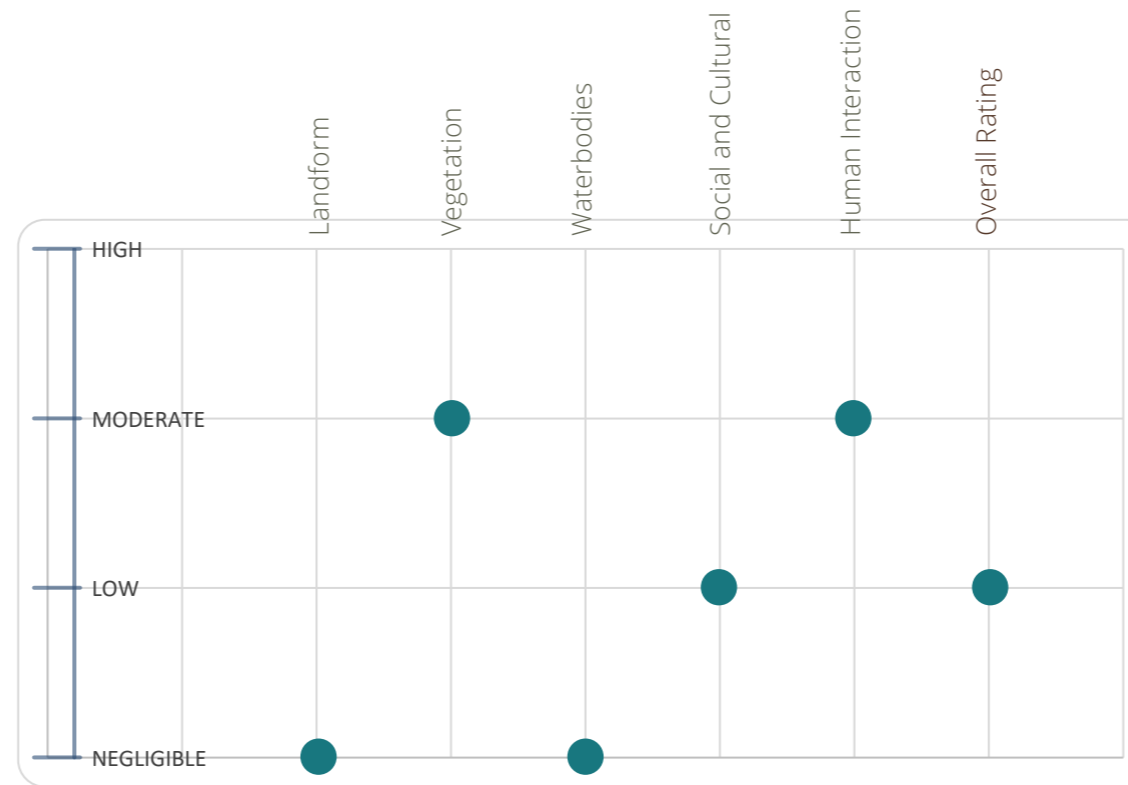
This location is situated on a local road. The topography is generally flat. The surrounding land use is predominantly residential. Road and transmission infrastructure defines the character of this road. Scattered vegetation is visible in the foreground of the view. The primary users of the area are residents and road users. The resulting view sensitivity has been rated as low.

Magnitude: Low

Vegetation between the proposed development and the viewpoint location will filter most views. Due to the separation distance and the intervening built and landscape elements, it is concluded that the proposed development will not result in a change to the visual character. Therefore the magnitude is rated as low.

Visual Impact: Low

Given the moderate sensitivity of the view and the low magnitude of change, the overall visual impact is rated as low.



Scenic Quality rating: Low

Assessment Summary

Overview : VP11			
Location	Delaware Road, Eastern Creek		
Distance to Proposed Development	1,770m	View Elevation	80m
Coordinates	150°49'40.32"E	Timestamp	14.12.2025
	33°49'13.04"S		11:49:00 am
Field of Vision	North		
Viewpoint	Visual Sensitivity	Magnitude of Change	Visual Impact
VP11	Low	Low	Low



EXISTING VIEW



Distance to Proposed Development	
1,770m	
Coordinates	
150°49'40.32"E, 33°49'13.04"S	
View Elevation	
80m	
Timestamp	
14.12.2025	11:49am
Visual Sensitivity	
Low	
Magnitude of Change	
Low	
Visual Impact	
Low	

3.4 Summary

The viewpoint assessment across the 11 viewpoints shows that most locations will experience negligible to low impacts from the proposed development.

Despite their proximity, views from these locations are rated as negligible sensitivity and mostly low magnitude of change, which leads to an overall low or negligible visual impact. This suggests that while the development may be visible from some areas, it is not expected to significantly alter the character or quality of the view.

The magnitude of change remains low or negligible for all locations as the proposed development will harmonise with the existing character resulting in a negligible or low visual impact.

Photomontages have been prepared from four (4) locations to demonstrate the low or negligible visual impacts (see Table 6).

View	Location	Distance to the proposed development	Elevation	Viewpoint Sensitivity	Magnitude of Change	Visual Impact	Photomontage
View 01	Hanson Place, Eastern Creek	1273m	83m	Negligible	Low	Negligible	
View 02	Grevillea Street, Eastern Creek	1083m	79m	Negligible	Low	Negligible	
View 03	Lenore Dr, Eastern Creek	298m	74m	Negligible	Low	Negligible	PM01
View 04	Lenore Dr, Eastern Creek	858m	70m	Negligible	Low	Negligible	PM02
View 05	Milner Avenue, Eastern Creek	1754m	65m	Negligible	Low	Negligible	
View 06	Latitude Drive, Eastern Creek	977m	68m	Negligible	Low	Negligible	
View 07	Roberts Road, Eastern Creek	40m	76m	Negligible	Moderate	Low	
View 08	Roberts Road, Eastern Creek	50m	77m	Negligible	Moderate	Low	PM03
View 09	Hannibal Street, Eastern Creek	1097m	57m	Negligible	Negligible	Negligible	
View 10	Old Wallgrove Road, Eastern Creek	528m	71m	Negligible	Low	Negligible	
View 11	Delaware Road, Horsley Park	1770m	80m	Low	Low	Low	PM04

Table 06: Overview of Viewpoint Visual Impact Assessment

04

**VISUAL IMPACT ASSESSMENT -
PROPOSED SUBSTATION**

4 Proposed Substation

4.1 Overview

An on-site 330kV substation is proposed to the northeast of the site. The proposal is to connect to the existing substation along Old Wallgrove Road. The substation works form part of a separate approval process. The design and set out are undertaken by other consultants.

Visibility and Visual Impact

The substation would be visible for users along Old Wallgrove Road and Lenore Drive. As discussed in Section 3 of this report, the visual sensitivity associated with locations along Old Wallgrove Road and Lenore Drive is Negligible. The existing substation across Old Wallgrove Road and related infrastructure such as overhead powerlines and transmission towers define the visual character.

As such the proposed substation will not alter the existing visual character of the surrounding area. The existing vegetation will filter most views from surrounding locations.

Given the negligible sensitivity and low magnitude of change experienced by surrounding locations, the resulting visual impact is rated as low.

It can be concluded that the substation will form part of the existing visual character and will not alter the surrounding industrial context.

- OFFSITE INFRASTRUCTURE NOTES**
ALL INFORMATION IS INDICATIVE AND FOR REFERENCE ONLY - DESIGN BY OTHERS
- OEI WORKS FOR SSDA**
- 2x330KV FEEDERS FROM STATION YARD TO SUBSTATION
 - 10M EASEMENT FOR TRENCHING
 - STATIONYARD EXTENSION OF TRANSGRID SITE (WHITE HATCH) IS SUBJECT TO SEPARATE APPROVAL

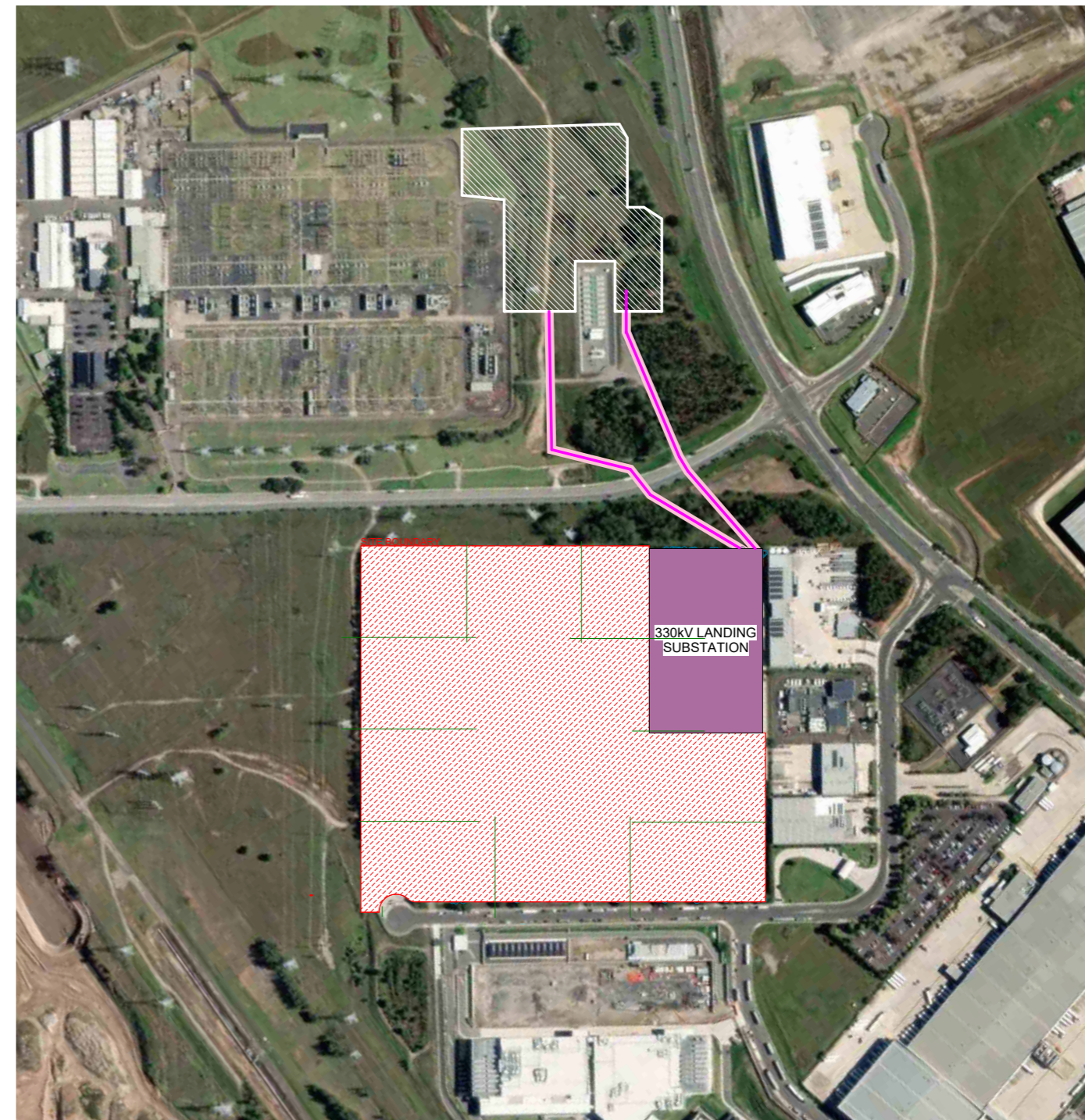


Figure 09: Proposed Substation Location
Source: Grimshaw Architects

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05
MITIGATION MEASURES AND
CONCLUSION

5 Mitigation measures and Conclusion

5.1 Mitigation measures

Residual visual impacts should be considered and mitigated through the following strategies:

/ Planting strategies

- Utilise mixed of native vegetation and should consider species endemic to the Cumberland Plain Woodland Ecological Type.
- Plant taller trees where views need to be screened and use understorey planting to create full coverage.
- Focus planting along site edges.
- Choose species that provide screening year-round.
- Place plants in natural-looking groups, to blend with the surroundings.

/ Built form strategies

- Use building colours with natural tones that will generally assist in blending the proposed development.
- Avoid bright or dark colours that stand out.
- Use materials with a dull or matte finish to stop glare and reflections.
- Timber, stone-look finishes, or textured metal panels can help the buildings feel more natural.
- Break up massing with changes in height, small recesses, or screens to reduce the scale.
- Use fences that allow views.
- Keep lighting low and focused downwards to stop light spill.

5.2 Conclusion

This VIA report is prepared to assess the potential visual impacts from the proposed development at 10 Roberts Road, Eastern Creek, including associated offsite enabling infrastructure. The assessment has been undertaken in accordance with best-practice landscape and visual assessment methodologies and relevant NSW guidelines.

The assessment responds directly to the Secretary's Environmental Assessment Requirements (SEARs) and combines viewshed analysis, site inspections, viewpoint assessment and photomontage preparation.

The assessment identified that the site is located within a highly modified industrial landscape characterised by electricity infrastructure, road corridors and remnant vegetation. The existing visual character is predominantly of low scenic quality and visual sensitivity. Higher-sensitivity receptors (residential) are located at substantial distances from the site and are largely screened by intervening built form, vegetation and topography.

Viewshed analysis identified potential visibility from surrounding areas. Detailed viewpoint assessment confirmed that the proposed development is filtered or partially screened by existing vegetation and built form. Where visible, the proposed development is consistent with the established industrial character. Visual sensitivity across most viewpoints is generally negligible to low, and the magnitude of visual change is low. As a result, the majority of visual impacts are assessed as negligible or low.

The assessment of the proposed substation and associated infrastructure confirmed that these elements are consistent with the surrounding electrical and industrial infrastructure context. Their scale, form and siting within an established utility corridor ensure that they do not introduce new or unexpected visual elements within the landscape and do not materially increase overall visual impacts

The mitigation measures focused on retention of existing vegetation, supplementary planting and integration of landscape buffers. These measures strengthen visual screening from public roads and contribute to long-term integration of the proposed development.

On this basis, the proposed development is considered visually acceptable. With the proposed landscape mitigation strategies and architectural design measures in place, the proposed development is expected to integrate effectively into the current urban setting and retain the visual amenity of the surrounding area.

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