

Customer Fulfillment Centre, Southern Superlot, Horsley Drive Business Park Stage 2

LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

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Prepared for



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CONTENTS

1.0 Introduction

- 1.1 Project Background
- 1.2 This Report and Author

2.0 Methodology of Assessment

- 2.1 Guidelines
- 2.2 Computer Generated Visualisations - Photomontages
- 2.3 Sensitivity of the Landscape Resource
- 2.4 Visual Receptor Sensitivity
- 2.5 Significance of the Impact
- 2.6 Site Visit and Analysis of Zone of Visibility
- 2.7 Viewpoint Selection and Photographic Recording
- 2.8 Visualisation of the Development
- 2.9 Assessment of Visual Impact

3.0 The Site and Environs

- 3.1 Location
- 3.2 Site Description
- 3.3 Context
- 3.4 Aerial Photography

4.0 Baseline Description

- 4.1 Planning Context
- 4.2 Current Landscape Character
- 4.3 Future Landscape Character
- 4.4 Sensitivity of the Development Site
- 4.5 Selected Viewpoints – Receptor Locations

5.0 Development Proposals

- 5.1 Overall Design Proposals
- 5.2 Height / Scale
- 5.3 Colour / Materials & Finishes
- 5.4 Signage & Lighting
- 5.5 Setbacks
- 5.6 Summary

6.0 Landscape Strategy, Design and Mitigation

- 6.1 Strategy and Mitigation

- 6.2 Detailed Landscape Proposals

7.0 Landscape Impact Assessment

- 7.1 Significance of Impact

8.0 Visual Impact Assessment

- 8.1 Viewpoint 1 – Cowpasture Road North, Wetherill Park
- 8.2 Viewpoint 2 – Lizard Log Park, Western Sydney Parklands
- 8.3 Viewpoint 3 – Close to No. 1634, Horsley Drive West
- 8.4 Viewpoint 4 – Adjacent to 70-84 Ferrers Road, Horsley Park
- 8.5 Viewpoint 5 – Close to No. 215-223 Redmayne Road, Horsley Park
- 8.6 Viewpoint 6 – Opposite 109-125 Ferrers Road, Horsley Park
- 8.7 Viewpoint 7 – Shared Cycleway to Horsley Park & Cecil Hills
- 8.8 Viewpoint 8 – Opposite No. 70 Trivet Street
- 8.9 Viewpoint 9 – 82-116 Cowpasture Road, Wetherill Park
- 8.10 Viewpoint 10 – Victoria Street, Wetherill Park
- 8.11 Viewpoint 11 – Intersection of Victoria Street and Potter Close

9.0 Conclusions and Non-Technical Summary

10.0 Glossary of Terms

List of Figures

- Figure 1 – Ground Level & Drone Panoramic Photograph Positions
- Figure 2 – Viewpoint Locations
- Figure 3 – On Site at Eye-Level Position 1 - Looking North
- Figure 4 – On Site at Eye-Level Position 1 - Looking East
- Figure 5 – On Site at Eye-Level Position 1 - Looking South
- Figure 6 – On Site at Eye-Level Position 1 - Looking West
- Figure 7 – On Site at Eye-Level Position 2 - Looking North
- Figure 8 – On Site at Eye-Level Position 2 - Looking East
- Figure 9 – On Site at Eye-Level Position 2 - Looking South
- Figure 10 – On Site at Eye-Level Position 2 - Looking West
- Figure 11 – Drone at 15.7m AGL - Looking North
- Figure 12 – Drone at 15.7m AGL - Looking East
- Figure 13 – Drone at 15.7m AGL - Looking South
- Figure 14 – Drone at 15.7m AGL - Looking West
- Figure 15 – Drone at 120m AGL - Looking North
- Figure 16 – Drone at 120m AGL - Looking East
- Figure 17 – Drone at 120m AGL - Looking South
- Figure 18 – Drone at 120m AGL - Looking West
- Figure 19 – Site Description
- Figure 20 – Site Location
- Figure 21 – Site Context
- Figure 22 – Land Zoning Map

- Figure 23 - Proposed Customer Fulfillment Centre Site Plan
- Figure 24 - Proposed Landscape Masterplan
- Figure 25 - Viewpoint 1: Cowpasture Road North, Wetherill Park - Looking Northwest (Photomontage)
- Figure 26 - Viewpoint 2: Lizard Log Park, Western Sydney Parklands - Looking North (Google Earth Pro)
- Figure 27 - Viewpoint 3: Close to No. 1634, Horsley Drive West - Looking East (Google Earth Pro)
- Figure 28 - Viewpoint 4: Adjacent to 70-84 Ferrers Road, Horsley Park - Looking East (Photomontage)
- Figure 29 - Viewpoint 5: Close to No. 215-223 Redmayne Road, Horsley Park - Looking East (Google Earth Pro)
- Figure 30 - Viewpoint 6: Opposite 109-125 Ferrers Road, Horsley Park - Looking Southeast (Photomontage)
- Figure 31 - Viewpoint 7: Shared Cycleway to Horsley Park & Cecil Hills - Looking South (Photomontage)
- Figure 32 - Viewpoint 8: Opposite No. 70 Trivet Street - Looking South (Photomontage)
- Figure 33 - Viewpoint 9: 82-116 Cowpasture Road, Wetherill Park - Looking Southwest (Photomontage)
- Figure 34 - Viewpoint 10: Victoria Street, Wetherill Park - Looking West (Photomontage)
- Figure 35 - Viewpoint 11: Intersection of Victoria Street and Potter Close - Looking West (Photomontage)

1.0 INTRODUCTION

1.1 Project Background

This Landscape and Visual Impact Assessment (LVIA) relates to the proposed development at the southern superlot within Horsley Drive Business Park Stage 2. This comprises of a single building with two internal warehouses, ancillary buildings, parking areas, entry road and associated earthworks and landscaping.

In summary, this Landscape Visual Impact Assessment (LVIA) report has been produced to include the following:

- a detailed assessment (including photomontages) of the proposal including height, colour, scale, bulk, building materials and architectural treatments and finishes,
- baseline photos taken from nearby public receivers and significant vantage points within the broader public domain.

1.2 This Report and Author

Geoscapes Pty Ltd, has been commissioned by Charter Hall on behalf of the client, to produce a Landscape and Visual Impact Assessment (LVIA) for the above mentioned development. This LVIA has been written by Ben Gluszkowski (Director and Registered Landscape Architect) who has over 15 years' experience in the field of Landscape Architecture. He has previously been involved in high profile LVIA's on developments within the UK, including the M1 & M62 motorway road widening, several wind farms and energy from waste facilities (EFW).

Within Australia, Ben has completed several LVIA's and VIA's for some of the largest industrial developments in Sydney. These were either submitted as part of an Environmental Impact Assessment (EIA) for State Significant Development (SSD) to the Department of Planning and Industries (DIPE), or to local council. Clients have included Snackbrands Australia, Jaycar, Frasers, Altis, DCI and Airtrunk.

Geoscapes have also prepared landscape design drawings. These documents detail landscape treatments to the site exterior, and should be read in conjunction with this report.

2.0 METHODOLOGY OF ASSESSMENT

2.1 Guidelines

LVIA does not follow prescribed methods or criteria. This assessment is based on the principles established and broad approaches recommended in the following documents:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA 2013)
- The Landscape Institute Advice Note 01 (2011) Photography and Photomontage in Landscape and Visual assessment.

In accordance with GLVIA3 the assessment methodology is tailored to the specific requirements of the Proposed Development, its specific landscape context and its likely significant effects. The methodology used for this assessment reflects the principal ways in which the Proposed Development is considered likely to interact with existing landscape and visual conditions as a result of:

- The permanent introduction of an Customer Fulfillment Centre into the existing landscape/townscape and visual context.

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character.

Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity. Changes may result in adverse (negative) or beneficial (positive) effects.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement and quantifiable factors wherever possible, and is based on clearly defined terms (refer to glossary).

As stated in paragraph 1.20 of the GLVIA:

“The guidance concentrates on principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not follow a detailed 'recipe' that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.”

This LVIA written by Geoscapes is considered to use a methodology and approach that is appropriate to this type of development.

2.2 Computer Generated Visualisations - Photomontages

It is possible that any receptor with a view toward the development, could potentially receive visual impacts with a resulting high, moderate or low impact. However, it is not feasible or practical to prepare a photomontage for each and every residential dwelling within the project view shed.

Photography for the photomontages was undertaken by Geoscapes using a Canon 60D (DSLR) camera. A 50 mm focal length prime lens was attached to the Canon. For Viewpoint 2 a drone with a 26mm focal lens was used, due to inaccessibility of that location.

Photomontages have been prepared to create “simulated” views of the proposed development. Although these do not claim to exactly replicate what would be seen by the human eye, they provide a useful “tool” in analysing potential visual impacts from receptor locations.

Those viewpoints selected for photomontages, have been presented in this report as before and after images on the same sheet for ease of comparison. The computer-generated images include a representation of landscape mitigation both immediately following installation (which have been described as year 0) and at a mature age of 15 years. It is important to note, that the year 15 images are simulations of how proposed landscaping may appear at a selected viewpoint. The final appearance of landscape mitigation will be based on many factors, including growth rates, maintenance and environmental conditions.

The assessment undertaken at year 15 assumes that such mitigation has had the opportunity to establish, mature and become effective. For the purposes of most LVIA's, year 15 effects are also taken to be the 'residual effects' of the development. Residual effects are those which are likely to remain on completion of the development and are to be given the greatest weight in planning terms. Any visual impacts determined from viewpoint locations (which have been assessed in section 8.0 of this report), are based on the year 15 residual effects. In certain photomontages there may be little or no difference between Year 0 or Year 15 images, this may be due to the development being partially obscured, that there is no proposed landscaping on a particular side of a development or that landscaping would be behind existing landscaping in the foreground.

The horizontal field of view within the photomontages exceeds the parameters of normal human vision. However, in reality the eyes, head and body can all move and, under normal conditions, the human brain would 'see' a broad area of landscape within a panoramic view. Each of the photomontage panoramas within this report has a horizontal viewing angle of 67°, a single photographic image from a 50mm lens has a horizontal viewing angle of 39.6°.

Whilst a photomontage can provide an image that illustrates a photo realistic representation of a development, in relation to its proposed location and scale relative to the surrounding landscape, it must be acknowledged that large scale objects in the landscape can appear smaller in photomontage than in real life. This is partly due to the fact that a flat image does not allow the viewer to perceive any information relating to depth or distance.

An extract taken from the Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advice Note 01/11 states that:

'it is also important to recognise that two-dimensional photographic images and photomontages alone cannot capture or reflect the complexity underlying the visual experience and should therefore be considered an approximate of the three-dimensional visual experiences that an observer would receive in the field'.

2.3 Sensitivity of the Landscape Resource

A number of factors influence professional judgement when assessing the degree to which a particular landscape receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the value attached to the receptor determined at baseline stage and the susceptibility of the receptor to the type of change arising from the development proposal.

The table below provides an indication of the criteria by which the sensitivity of any landscape receptor is determined by combining judgements of the value of the receptor and its susceptibility to the type of change or development proposed. A degree of professional judgement applies in arriving at the sensitivity for receptors. Wherever sensitivity is judged, the specific combinations of factors that have influenced that judgement are described. The table has been adapted from the GLVIA with terms used as more appropriate for assessment of Australian landscape.

Table: Landscape Receptor Sensitivity Criteria

Category	Landscape Receptor Criteria
Very High	Nationally designated/valued landscape and landscape features; strong/distinctive landscape characteristics: absence of landscape detractors. Rare receptor in excellent condition. A landscape receptor extremely sensitive to disturbance or change in character due to the development proposals. No potential or very limited potential for substitution or replacement.
High	Locally designated valued landscape and features: many distinctive landscape characteristics: very few landscape detractors. Uncommon receptor in good condition. A landscape receptor sensitive to disturbance or change in character due to the development proposals. Limited potential for substitution or replacement.
Medium	Undesignated landscape and features: some distinctive landscape characteristics: few landscape detractors. A relatively common receptor in fair condition. A landscape receptor with a moderate level of sensitivity to disturbance or change in character due to the development proposals. Some potential for substitution or replacement.
Low	Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.
Very Low	Undesignated landscape and features: absence of distinctive landscape characteristics: presence of many landscape detractors. A common receptor in very poor condition. A landscape receptor with very limited sensitivity to disturbance or change in character due to the development proposals. Good potential for substitution or replacement.

The magnitude of change is determined through a range of considerations particular to each receptor and effect. In line with the GLVIA, the three main attributes considered are:

1. Scale of Change
2. Geographical Extent
3. Duration and reversibility

The table on the right provides an indication of the criteria by which the magnitude of change as a result of the development proposed upon a landscape receptor is judged within this assessment. These criteria provide a framework for assessment, and final conclusions are reached through clear and transparent use of reasoned professional judgement, taking into account a range of factors as described above.

Table: Landscape Receptor of Change Criteria

Category	Definition
Very High	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. Large scale effects influencing several landscape types or character areas.
High	Notable loss or alteration to on or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may not be uncharacteristic within the existing landscape. Effects at the site level (within the development itself)
Very Low	Very Low Barely discernible loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements not uncharacteristic within the existing landscape. Effects only experienced on parts of the site at a very localised level.

2.4 Visual Receptor Sensitivity

People's (visual receptors) overall visual sensitivity has been assessed by combining consideration of their visual susceptibility with the value or importance that they are likely to attribute (or not) to their available views.

Factors which influence professional judgement when assessing the degree to which a particular view can accommodate change arising from a particular development, without detrimental effects would typically include:

- Judgements of value attached to views take into account recognition of the value attached to particular views e.g. heritage assets or through planning designations; and
- Judgements of susceptibility of visual receptors to change is mainly a function of the occupation or activity of people experiencing the view at particular locations; and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

Assessment of the sensitivity of visual receptors may be modified (either up or down) by consideration of whether any particular value or importance is likely to be attributed by people to their available views. For example, travelers on a highway may be considered likely to be more sensitive due to its scenic context or residents of a particular property may be considered likely to be less sensitive due to its degraded visual setting.

Typically, sensitivity of visual receptors may be judged to be very high, high, medium, low or very low. Definitions of these indicative categories as appropriate to this assessment are set out in the table opposite.

Table: Visual Receptor Sensitivity

Category	Definition
Very High	Designed view to or from a heritage / protected asset. Key protected viewpoint e.g. interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view recognised in planning policy designation [LEP, DCP, DoPE]. Views from the main living space of residential properties, state public rights of way e.g. bush trails and state designated landscape feature with public access. Visitors to heritage assets of state importance.
High	View of clear value but may not be formally recognised e.g. framed view of high scenic value from an individual private dwelling or garden. It may also be inferred that the view is likely to have value e.g. to local residents. Views from the secondary living space of residential properties and recreational receptors where there is some appreciation of the landscape e.g. golf and fishing. Local public rights of way and access land. Road and rail routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People engaged in outdoor sport where an appreciation of the landscape has little or no importance e.g. football and soccer. Road users on main routes (Motorway/Freeway/Highway) and passengers on trains.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.

For the visual receptors identified, the factors above are examined and the findings judged in accordance with the indicative categories below in the table to determine the magnitude of change.

Table: Visual Receptor Magnitude of Change Criteria

Category	Definition
Very High	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view. Direct views at close range with changes over a wide horizontal and vertical extent.
High	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.
Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Low	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Very Low	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation. Long range views with a negligible part of the view affected.

In some cases, there may be no magnitude of change and the baseline view will be unaffected by the development (e.g development would be fully screened existing woodland). In this case a category of 'no change' will be used.

2.5 Significance of the Impact

For each receptor type, the sensitivity of the location is combined with the predicted magnitude of change to determine the level of effect on any particular receptor. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in the table below:

Receptor for Sensitivity	Magnitude of Change					
		Very High	High	Medium	Low	Very Low
	Very High	Substantial	Major	Major/Moderate	Moderate	Moderate/Minor
	High	Major	Major/Moderate	Moderate	Moderate/Minor	Minor
	Medium	Major/Moderate	Moderate	Moderate/Minor	Minor	Minor Negligible
	Low	Moderate	Moderate/Minor	Minor	Minor Negligible	Negligible
	Very Low	Moderate/Minor	Minor	Minor Negligible	Negligible	Negligible/None

In all cases, where overall effects are predicted to be moderate or higher (shaded grey), this will result in a prediction of a significant effect in impact terms. All other effects will be not significant. If a view from a receptor is judged to be 'no change' in the category of Magnitude of Change, then the significance of impact will automatically be none.

In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view or effect upon landscape receptor will be significant or not and, where this occurs, it is explained in the assessment.

Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, Geoscapes will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario. The significance of visual impacts are assessed against the proposed development in isolation only.

2.6 Site Visit and Analysis of Zone of Visibility

Site visits were conducted on the 9th and 12th December, by Geoscapes. The consultant team carried out a site inspection to verify the results of desktop study and to evaluate the existing visual character of the area. Analysis from inside the site boundary and at vantage points from the surrounding landscape was undertaken to approximate the Zone of Visibility. Figures 3 to 10 show panoramic photographs taken at eye level by Geoscapes from two locations within the site looking north, south, east and west. The eye level photographs allow a partial judgement on which residential properties, commercial properties, public open spaces and public rights of way in the immediate vicinity will see the development from ground level to the top of the warehouse building. However, this is limiting due to the presence of existing development and surrounding vegetation, it is not possible to gain a complete understanding of visibility without the additional use of drone photography to test the visibility of built form. It is also important to note that it is simply unfeasible to photograph every single possible view corridor to and from the site.

A drone was used to take panoramic photographs looking north, south, east and west at a central location within the proposed footprint of the warehouse building. A height was flown by the drone to generally represent the approximate maximum elevation of the ridge line, in this case 15.7m AHD and thus representing a worst case scenario and the maximum Zone of Visual Influence (refer to figures 11 to 14). The flight was performed on

the 25th December 2019 by Pixel Media Productions. Weather conditions at the time were clear with good visibility. These photographs allowed a judgement to be made on which receptors in the wider context, will be able to see the upper parts of the development if not the all of the development. Not all residential/commercial properties or public open spaces that potentially have a view of the development are highlighted on figures 11 to 14. However, the locations that have been shown, will provide an indication of receptors within the surrounding context, that the development will be most visible to. In some cases it is reasonable to assume for example, that a number of properties close to a selected receptor would experience a very similar type of view. I.e. adjacent properties with similar aspect or those one or two streets away.

In some cases, it was not possible to visit an identified receptor to take photographs looking back at the site (e.g. within private property, private gardens or windows where access was denied). In these cases, views have been taken from other properties where access was granted, or from publicly accessible areas that are judged to be similarly representative. A judgement has then been made on the likely visual impacts from a selection of the receptors identified in figures 25 to 35 (refer to section 8.0).

As with any LVIA, due to the number of receptors that may have views of the development, it is not possible to provide viewpoints for every single possible visual receiver (refer to section 2.7 and 4.5 for details on viewpoint selection).

2.7 Viewpoint Selection and Photographic Recording

From desktop study, site visits and photography, several locations were identified that would potentially be subject to visual impacts from the proposal. These viewpoints were selected in consultation with the project team. Some viewpoints have been intentionally chosen to test and provide evidence that from those receptors there are no or negligible visual impacts.

Photographs were taken by Geoscapes Landscape Architects from the selected viewpoints looking towards the development site using a Canon 60D DSLR Camera and a 50mm lens. These are intended to represent what a person of average height (1.75m) would see standing at the same location. Photographs were stitched and blended together using an automated software process, however, no perspective correction was used. GPS recordings were taken and locations marked using digital mapping data. This information was later used to create the photomontages.

As with the eye-level viewpoint photographs, drone photography has also been stitched together to increase the field of view (see figures 11 to 18). As the Drone uses a wide-angle lens, in some cases there may be some distortion present where two images join, particularly in the foreground. However, as these images are used only for analysis and identifying potential visual receptors, this does not affect the validity of their use within this report.

2.8 Visualisation of the Development

Morphmedia were engaged to place a digital three-dimensional model using Autodesk 3Ds Max. The model was provided by Leffler Simes Architects included all aspects of the proposed built form of the development. Morphmedia integrated into the model, the landscape design mitigation proposed by Geoscapes.

Views were generated from the model that matched the camera positions of photographs taken from selected viewpoints. These were then combined with the photographs to create simulated views of the proposal.

Photomontage figures are intended to be printed at A3 and to be held at a comfortable distance by the viewer, this is generally accepted by current guidelines to be anywhere from 300mm to 500mm away from the eyes and held in a flat projection.

2.9 Assessment of Visual Impact

The visual impact from receptors has been assessed based on the criteria described in Section 2.4. The following list of visual receptors are judged to potentially have the highest sensitivity to the development:

- Lizard Log Park, Western Sydney Parklands (VP2)

- Adjacent to 70-84 Ferrers Road, Horsley Park (VP4)
- Close to No. 215-223 Redmayne Road, Horsley Park (VP5)
- Opposite 109-125 Ferrers Road, Horsley Park (VP6)
- Shared Cycleway to Horsley Park & Cecil Hills (VP7)
- Opposite No. 70 Trivet Street (VP8)
- 82-116 Cowpasture Road, Wetherill Park (VP9)

Receptors which are regarded to have less sensitivity but have also been assessed are:

- Cowpasture Road North, Wetherill Park (VP1)
- Close to No. 1634, Horsley Drive West (VP3)
- Victoria Street, Wetherill Park (VP10)
- Intersection of Victoria Street and Potter Close (VP11)

In total 7 viewpoint locations have been selected for photomontage and 4 viewpoints have been selected for Google Earth Pro and terrain matching.

It is noted that immediately adjacent to the east of the proposed development is the industrial area of Wetherill Park. This stretches 4km to the east and is approximate 2km in size from north to south. This has a high density of industrial and commercial type buildings and therefore, is judged to not be particularly sensitive to the proposed development. Wetherill Park industrial area would likely prevent views of the proposed warehouse from residential suburbs such as Bossley Park and Wetherill Park. These are also at lower topographical elevation than the site.

Due to the proposed scale and height of the development any visual impacts generated by the development for long distance views from locations with high topographical elevation are likely to be **negligible/none**.

Refer to section 8.0 for a detailed visual impact assessment from the receptors.



Legend

— Site Boundary

① Drone Position 1 (15.7m RL)
GPS -
33°50'30.8"S
150°52'34.2"E

① Drone Position 1 (120m AGL)
GPS -
33°50'30.8"S
150°52'34.2"E

1 Ground
Eye Level
Position 1

2 Ground
Eye Level
Position 2

Figure 1: Ground Level & Drone Panoramic Photograph Positions

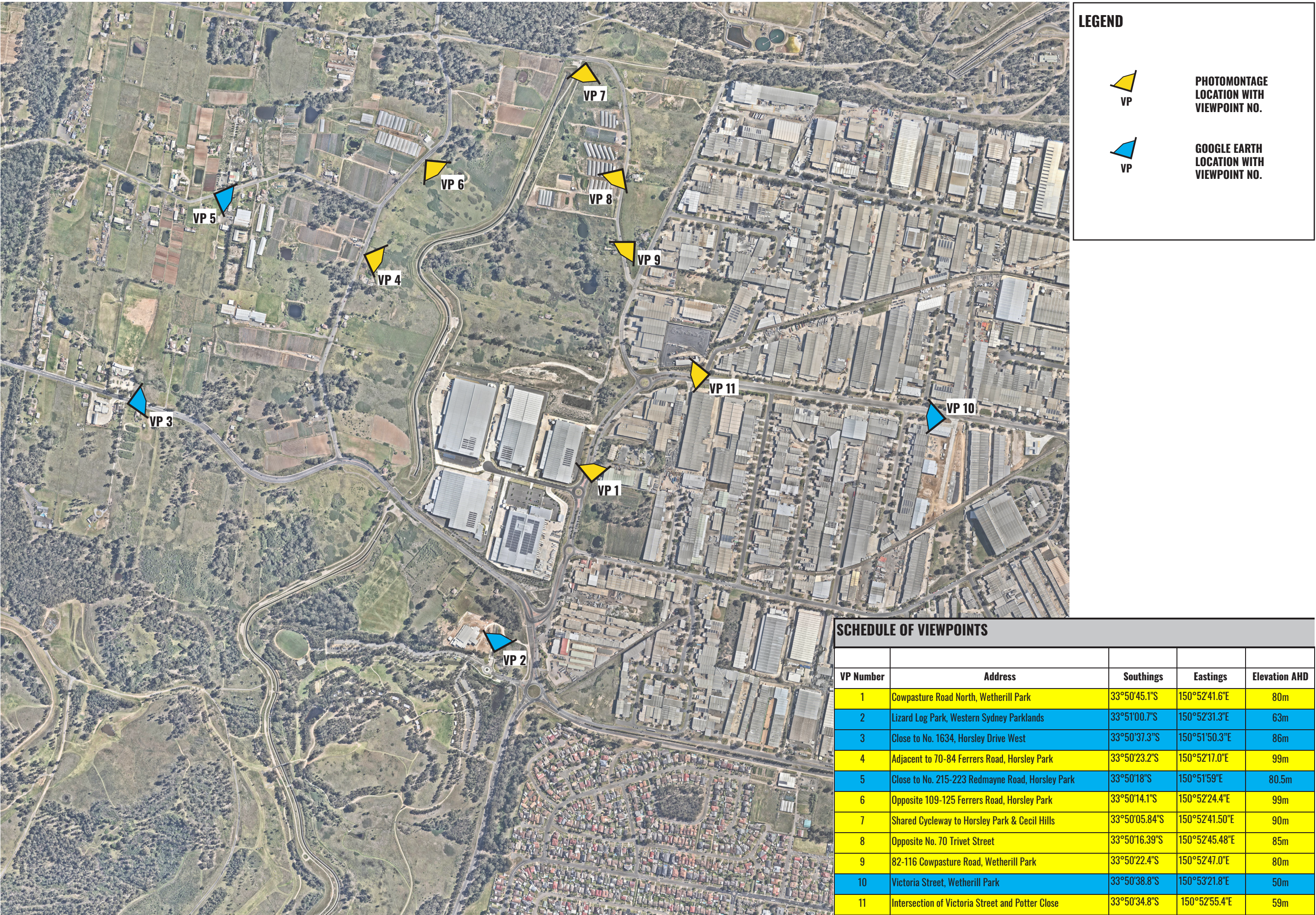


Figure 2: Viewpoint Locations



Figure 3: On Site at Eye-Level Position 1 - Looking North



Figure 4: On Site at Eye Level Position 1 - Looking East



Figure 5: On Site at Eye-Level Position 1 - Looking South



Figure 6: On Site at Eye Level Position 1 - Looking West



Figure 7: On Site at Eye-Level Position 2 - Looking North



Figure 8: On Site at Eye Level Position 2 - Looking East



Figure 9: On Site at Eye-Level Position 2 - Looking South

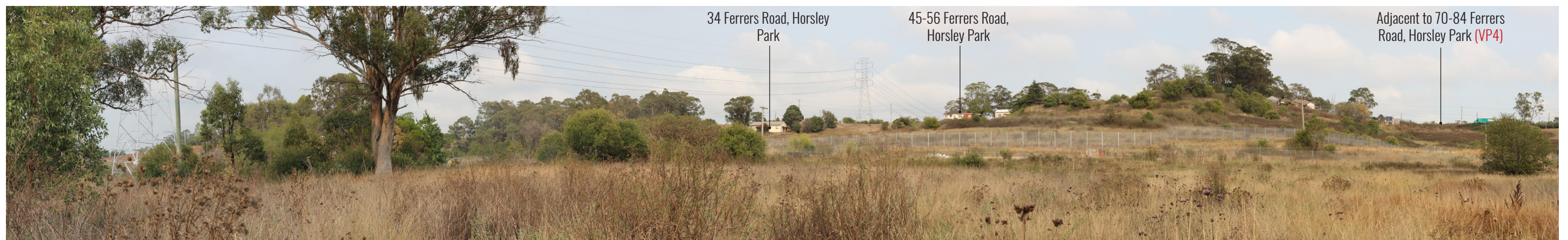


Figure 10: On Site at Eye Level Position 2 - Looking West



Figure 11: Drone at 15.7m AGL - Looking North



Figure 12: Drone at 15.7m AGL - Looking East



Figure 13: Drone at 15.7m AGL - Looking South



Figure 14: Drone at 15.7m AGL - Looking West

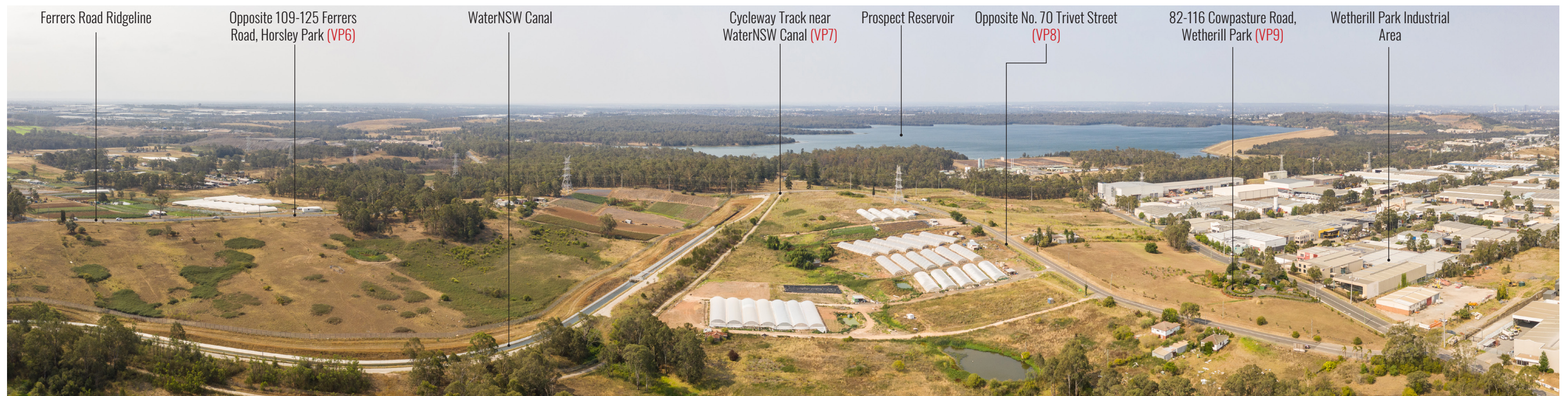


Figure 15: Drone at 120m AGL - Looking North



Figure 16: Drone at 120m AGL - Looking East



Figure 17: Drone at 120m AGL - Looking South

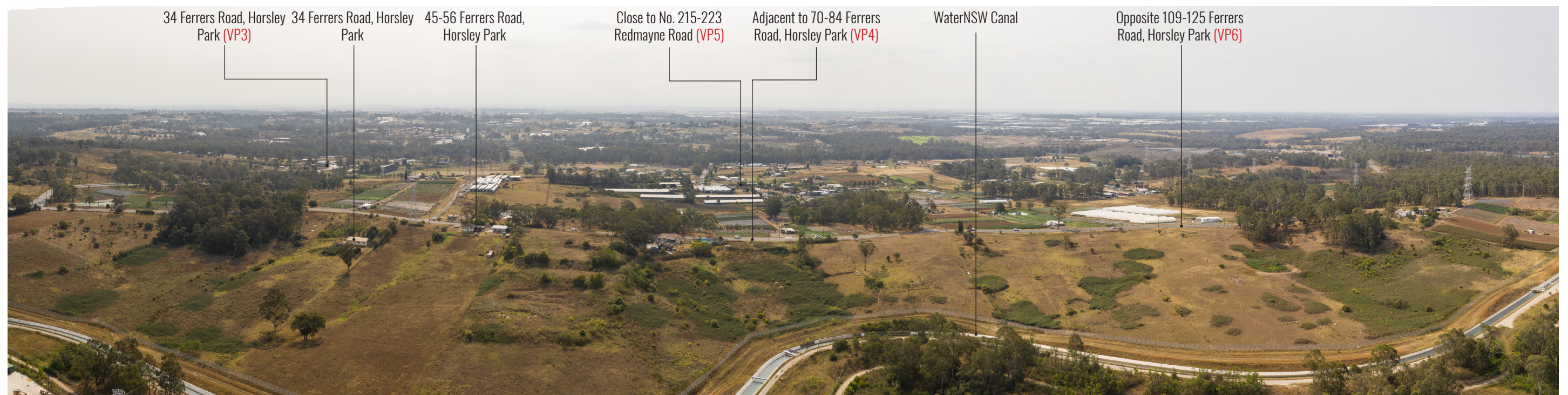


Figure 18: Drone at 120m AGL - Looking West

3.0 THE SITE AND ENVIRONS

3.1 Location

The site is located within the southern superlot at Horsley Drive Business Park Stage 2. It has an area of approximately 17 hectares and is located within Fairfield Council Local Government Area. Figure 20 provides the site's location. Figure 21 provides the site's context.

3.2 Site Description

The site description is summarised in the Figure below.

Figure 19 – Site Description

Component	Description
Address	Horsley Drive Business Park, Cowpasture Road
Legal description	Lots 17 to 23 in DP13961
Site area	175,847sqm (17.58ha)
Current use	Within Horsley Drive Business Park, unzoned in SEPP WSP 2009, currently vacant land.

3.3 Context

The development site is situated within Horsley Drive Business Park and is directly to the north of the completed Stage 1 development. It is located approximately 30 kilometers west of Sydney's CBD and is close to the M7 and M4 Motorway. The site forms part of Western Sydney Parklands which stretches from Quakers Hill to Leppington. The precinct already contains several warehouse type buildings and is adjacent to agricultural and pastoral lands situated to the north and west.

The site is surrounded by the following specific land uses:

- Directly north of the site is agricultural and pastoral land uses with farm buildings. Further north is Prospect Reservoir.
- Directly south of the site is the completed development of Horsley Drive Business Park Stage 1, which has a number of similar sized warehouse facilities. Further to the south Horsley Drive and Lizard Log Park.
- Directly to the east is Victoria Street and the industrial/commercial precinct of Wetherill Park Industrial Area.
- Directly west of the site is the WaterNSW truck canal. Further west is Horsley Park which consists of pastoral/farm lands and scattered residential dwellings.

3.4 Aerial Photography

During the Drone photography that was carried out within the site boundary on the 25th Dec 2019 (refer to section 2.6), aerial shots were also taken at an AGL of 120m. These prove useful in the following ways:

- Demonstrating the site context in which the development sits;
- Highlighting key features of the surrounding landscape;
- Analysing the existing landscape character;
- Help in identifying locations of potential individual receptors that are difficult to identify from ground level or 15.7m AHD drone shots alone. See figures 15-18 for 120m AGL Drone photography.

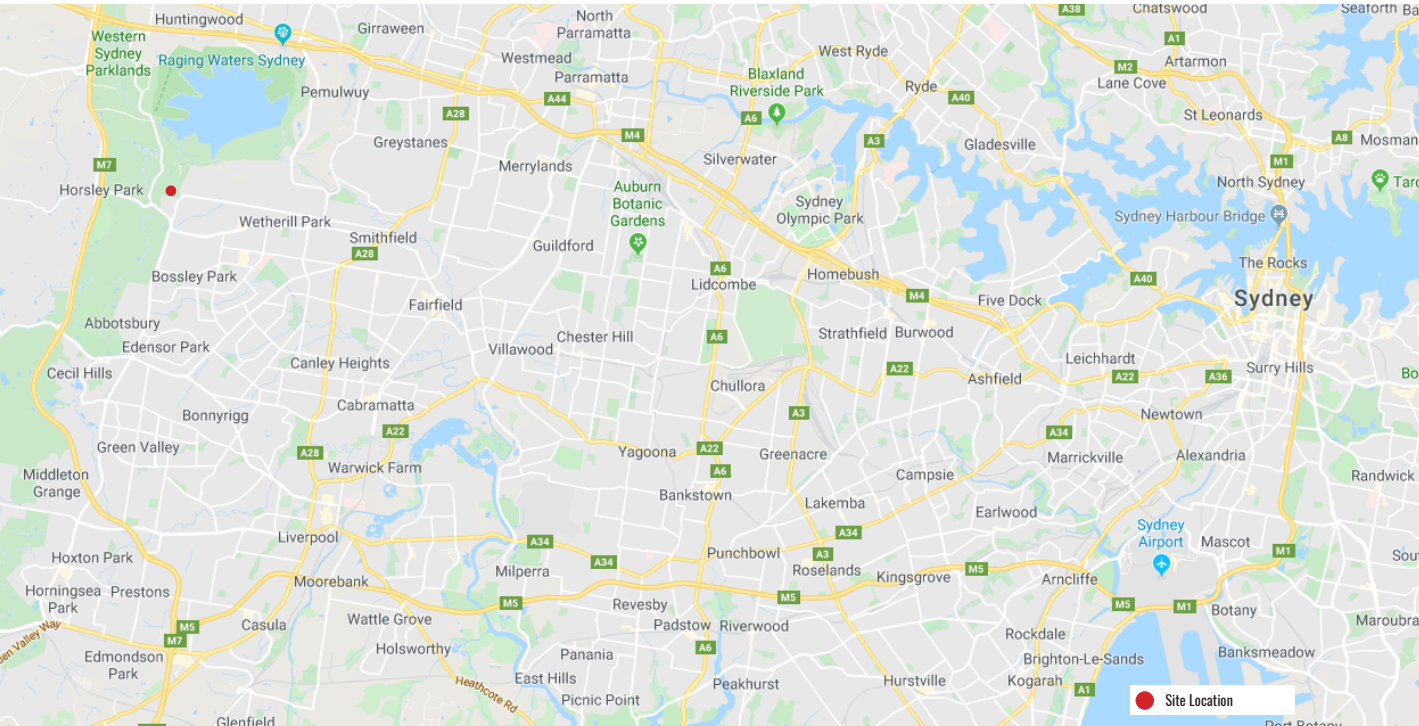


Figure 20 Site Location (Source: Google Maps)



Figure 21: Site Context (Source: Nearmap 2019)

4.0 BASELINE DESCRIPTION

4.1 Planning Context

The following current and draft state and local planning controls and have been considered in the preparation of this report:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Western Sydney Parklands Act 2006
- Western Sydney Parklands - Plan of Management 2030
- Fairfield Local Environmental Plan
- Fairfield City Wide Development Control Plan 2013
- SEPP (Western Sydney Parklands) 2009
- SEPP (State and Regional Development) 2011
- SEPP (Infrastructure) 2007

The proposed site is located within Fairfield Local Government Area and as according to SEPP (WSP) 2009, all land within the Western Sydney Parklands is presently unzoned.

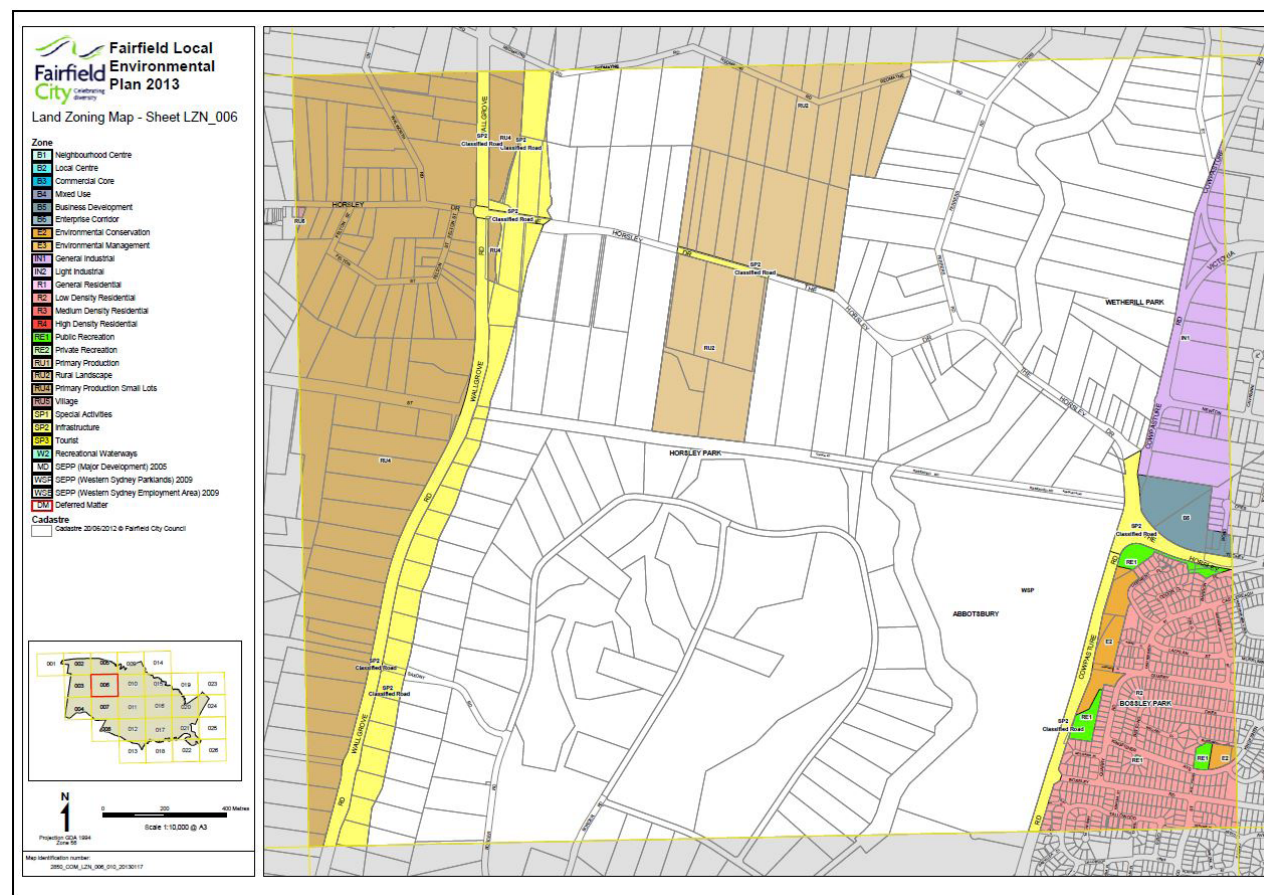


Figure 22: Land Zoning Map (Source: Fairfield Council LEP 2013)

4.2 Current Landscape Character

The development site is currently undeveloped and is located directly adjacent to the Stage 1 development. It is currently used for farming and agricultural purposes, with existing vegetation groups consisting of exotic and native pastoral grasses with native scattered tree copses.

To the east and immediately south, land uses are primarily industrial and commercial. To the north and west the character is more pastoral, with farm lands and scattered residential properties associated with the adjoining lands. The natural topography rises in the west up to the ridgeline of Ferres Road.

In summary the current landscape character can be described as being agricultural and pastoral that is heavily influenced by industrial development which adjoins the site from the south and east.

4.3 Future Landscape Character

The Western Sydney Parklands Plan of Management 2030, provides a framework for the operation and development of the Parklands. The proposed development site is identified as being a 'Business Hub' within Precinct 9 - Horsley Park. The desired future character for this precinct is described in the following extract from this document:

'To be a key WSPT Business Hub site as an extension of the Smithfield/Wetherill Park industrial area, surrounded by a sustainable urban farming precinct. The urban farming precinct will feature market gardening, community and research gardens, agri-tourism, and education programs'.

4.4 Sensitivity of the Development Site

The Biodiversity Assessment Report - Framework for Biodiversity Assessment carried out by Ecoplanning, does not attribute any particular value to remnant vegetation within the site. Areas including Shale Hills Woodland and Alluvial Woodland were noted as in 'relatively poor condition' and 'disturbed'.

The landscape is undesignated in terms of value by state or local legislation. The landscape and has few distinctive landscape characteristics. It has limited sensitivity to disturbance or change in character due to the development proposals.

The conclusion drawn from the assessment of landscaper character (see section 4.2 & 4.3) and the analysis above, would suggest that the sensitivity of the landscape to be **low**.

4.5 Selected Viewpoints – Receptor Locations

The symbols and numbering in Figure 2, indicates the viewpoints and photomontages that have been selected for a Visual Impact Assessment (VIA). Viewpoints have been taken from publicly accessible areas and also from private individual properties.

A sample of receptors which are closest in proximity to the proposed development, those with vantage points at higher elevations and those with views at further distances have been selected. It would be impractical to provide a VIA for every single possible visual receiver of the development, therefore a sample has been selected. For visual receptors not selected for an individual viewpoint assessment (i.e. from inside a private dwelling), a representative view for that location has been assessed in terms of a likely significance of visual impact. Refer to Section 8.0.

From viewpoint locations, photomontages have been generated to represent as closely as possible views of the proposed development following construction at year 0 and at year 15. Year 15 photomontages are used to simulate proposed landscape mitigation at maturity. Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints 1 to 11.

5.0 DEVELOPMENT PROPOSALS

The following information is based on an assessment of drawings provided by Leffler Simes Architects.

5.1 Overall Design Proposals

Situated in the figure below is the current Customer Fulfillment Centre DA Masterplan. This plan is used for the purpose of assessment within this LVIA report. The design proposes a single structure customer fulfillment centre, with two internal warehouses, main office, plant room, bakery, parking, hardstand areas and road access. The total site area is 175,847m² of which 29,546m² is used by the built form (GFA).

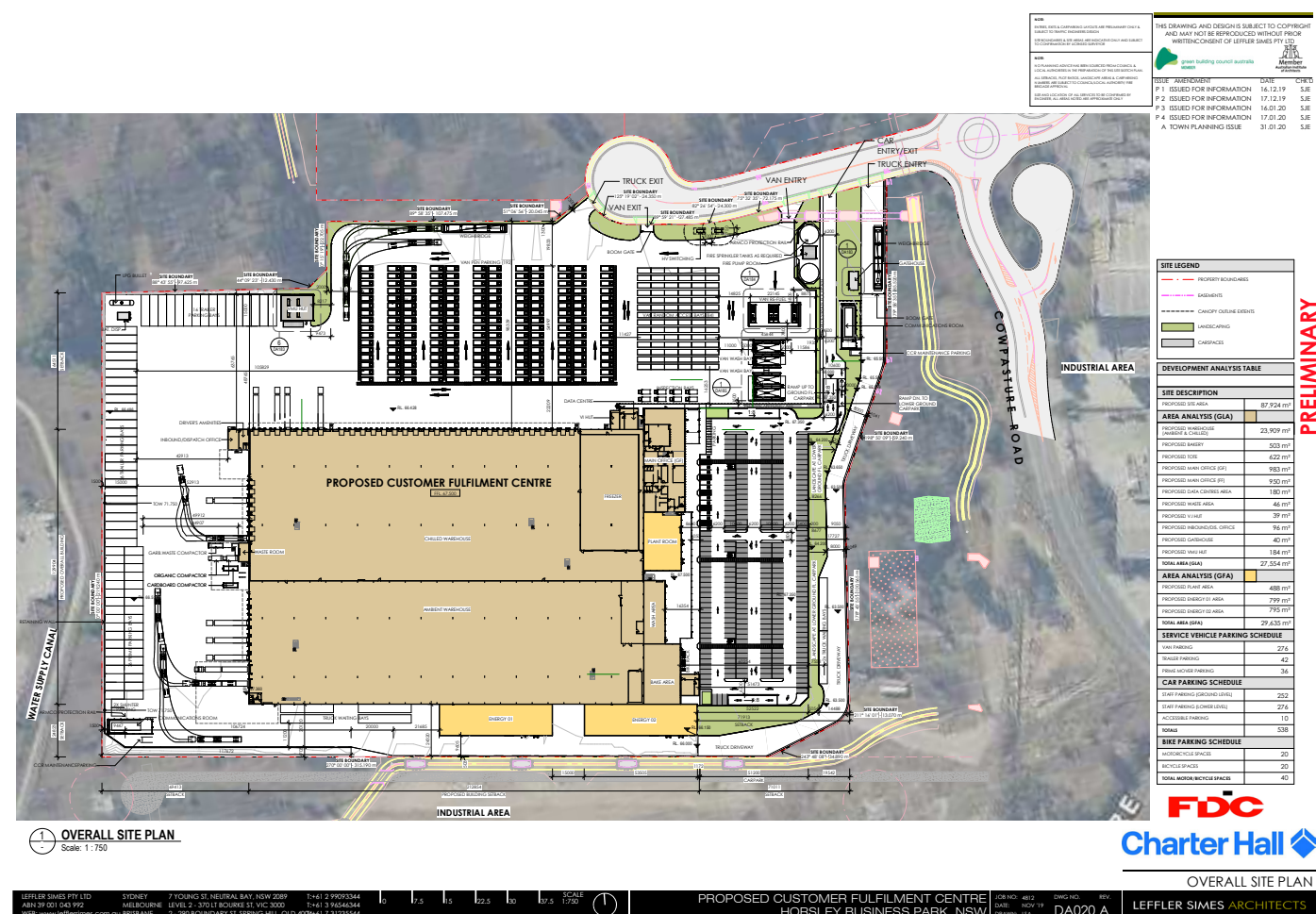


Figure 23: Proposed Customer Fulfillment Centre Site Plan (Source: Leffler Simes Architects)

5.2 Height / Scale

The development has a single main building which has max roof ridge height of 15.7m AGL and eaves height of 12.2m AGL. The building creates a footprint of approximately 206m x 129m, which would be seen as a single rectangular form with pitched roof in the landscape.

The height and scale is similar to that of buildings within the Stage 1 development to the south.

5.3 Colour / Materials & Finishes

The colours, materials and finishes are fairly typical of this type of development. Building facades consist of mainly grey tones including painted precast concrete, colorbond and aluminum cladding. These colour tones visually break up the long facades, with highlight colours only use for signage elements or around the main office.

5.4 Signage & Lighting

Signage will not form a large or dominate component of the development. Any signs will be subtle, will not be visually obtrusive and will most likely represent the style of other signage in the area.

Lighting will be restricted to allow access at night, this is likely to be general lighting to the carpark areas and entry point to the building. This should not adversely increase light spill or affect nearby visual receivers.

5.5 Setbacks

There are significant setbacks provided away from buildings and hardstand areas on all sides of the proposed development. Some of these extend outside of the proposed site boundary and form part of the overall Stage 2 business park development. Therefore, a significant amount of landscape planting is incorporated which will help to provide visual mitigation. Refer to section 6.0 for more details.

5.6 Summary

Overall it is judged that the architectural design of the buildings for the proposed fulfillment center, considers the surrounding context and landscape in which it is located. By incorporating large landscape areas and by using recessive colours in the built form, the development is responding to the potential visual receivers within the local area.

8.0 VISUAL IMPACT ASSESSMENT

8.1 Viewpoint 1

Viewing Location	Cowpasture Road North, Wetherill Park - Looking Northwest
GPS	33°50'45.1"S, 150°52'41.6"E
Elevation (Eye-level)	80m AHD
Date and Time	12th Dec 2019 - 2.55pm
Baseline Photo and Photomontage Figure	Figure 25

Visual Description

Approx. Viewing Distance from Site Boundary	300m
View description & prominence of the development	This visual receptor is located along the approach to the development on the northern end of Cowpasture Road and is adjacent to the recently completed Stage 1 development. The Survetic building can be seen in the baeline image with the development site directly beyond. There is the presence of existing vegetation in the background view, within the median strip and on the boundary to the site itself.

Visual Receptor Sensitivity	Receptors at this location are likely to be road users traveling north and due to the existing industrial surrounding context, they are unlikely to place any strong appreciation on the surrounding landscape. The view is dominated by built form with only a partial view of the landscape beyond. On this basis, it is judged that the sensitivity for this receptor to the development would be low .
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Magnitude of Change	The proposed development will essentially be fully screened by existing warehouse buildings within Stage 1 and existing vegetation. Therefore, the magnitude of change for this visual receptor is judged to be very low .
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Significance of Visual Impact	The significance of the visual impact at this location is judged to be negligible .
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Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 25: Viewpoint 1 - Cowpasture Road North, Wetherill Park - Looking Northwest (Photomontage)

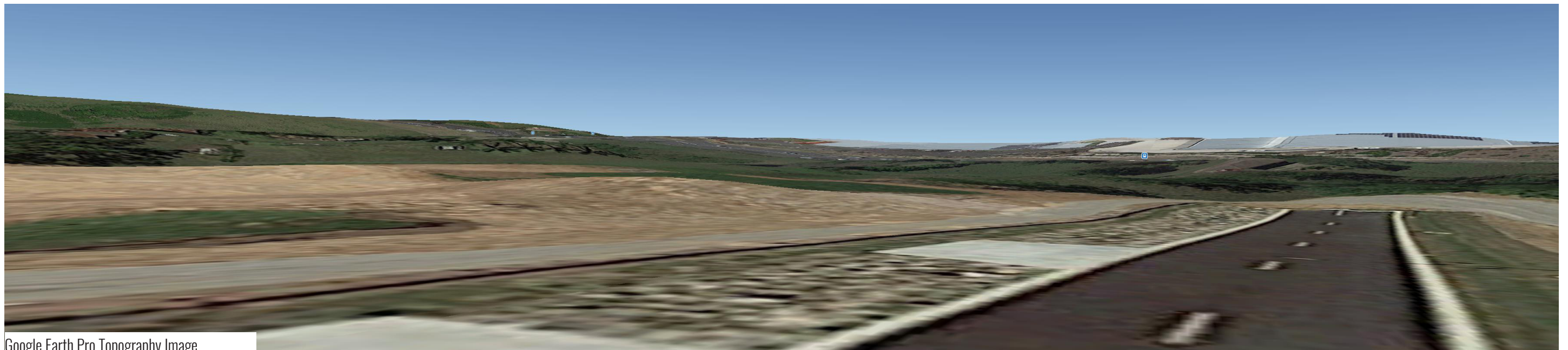
Approx Panoramic Angle of View - 67°

8.2 Viewpoint 2

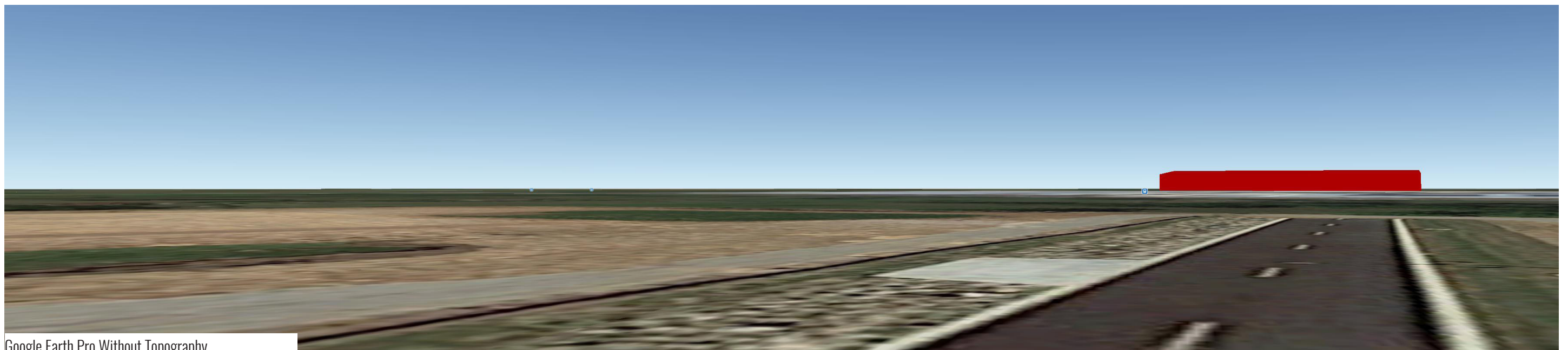
Viewing Location	Lizard Log Park, Western Sydney Parklands - Looking North
GPS	33°51'00.7"S, 150°52'31.3"E
Elevation (Eye-level)	63m AHD
Date and Time	12th Dec 2019 - 2.32pm
Baseline Photo & Google Earth Figure	Figure 26
Visual Description	
Approx. Viewing Distance from Site Boundary	800m
View description & prominence of the development	This view has been taken inside of the main entrance to Lizard Log Park within Western Sydney Parklands. Lizard Log Park is situated due south of the development, located on the south side of Horsley Drive. The Nick Scali warehouse can be seen in the background of the view, which is to the south of the proposed development site.
Visual Receptor Sensitivity	
	Even though views out of the park are affected by industrial development, the area of Western Sydney Parklands is promoted in media and tourist maps. The parklands themselves have visual quality and it is judged that the sensitivity for this receptor to the proposed development would be high .
Magnitude of Change	
	From the Google Earth analysis as shown in Figure 26, the natural topography of the surrounding area will prevent views of the development. Even at high vantage points with the Park such as the high top look out, existing warehousing to Stage 1 will screen views of proposed development. Therefore, the magnitude of change for this visual receptor is judged to be no change .
Significance of Visual Impact	
	The significance of the visual impact at this location is judged to be none .



Baseline Photo



Google Earth Pro Topography Image



Google Earth Pro Without Topography

Figure 26: Viewpoint 2 - Lizard Log Park, Western Sydney Parklands - Looking North (Google Earth Pro)

Approx Panoramic Angle of View - 67°

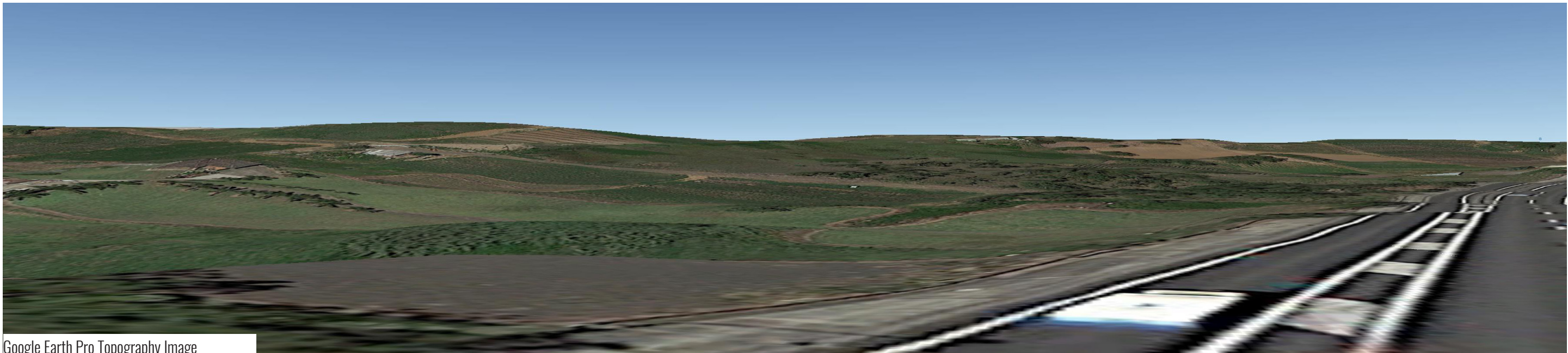
8.3 Viewpoint 3

Viewing Location	Close to No. 1634, Horsley Drive West - Looking East
GPS	33°50'37.3"S, 150°51'50.3"E
Elevation (Eye-level)	86m AHD
Date and Time	12th Dec 2019 - 2.07pm
Google Earth Baseline Photo & Google Earth Figure	Figure 27
Visual Description	
Approx. Viewing Distance from Site Boundary	950m
View description & prominence of the development	This view is taken from Horsley Drive west and has views of the ridgeline up to Ferrers Road. It is a view that motorists would typically experience traveling in an easterly direction towards Horsley and Wetherill Park. The baseline image contains views of farmlands and associated working buildings to the east, with the development situated on the horizon.
Visual Receptor Sensitivity	
As the receptors are mostly motorists at this location and therefore, are unlikely to place significant value on the baseline view, it is judged that the sensitivity for this receptor to the development would be low .	
Magnitude of Change	
From the Google Earth analysis as shown in Figure 27, the elevated ridge-line of Ferres Road will prevent any views of the proposed development. Therefore, the magnitude of change is expected to be no change .	
Significance of Visual Impact	
The significance of the visual impact at this location is judged to be none .	

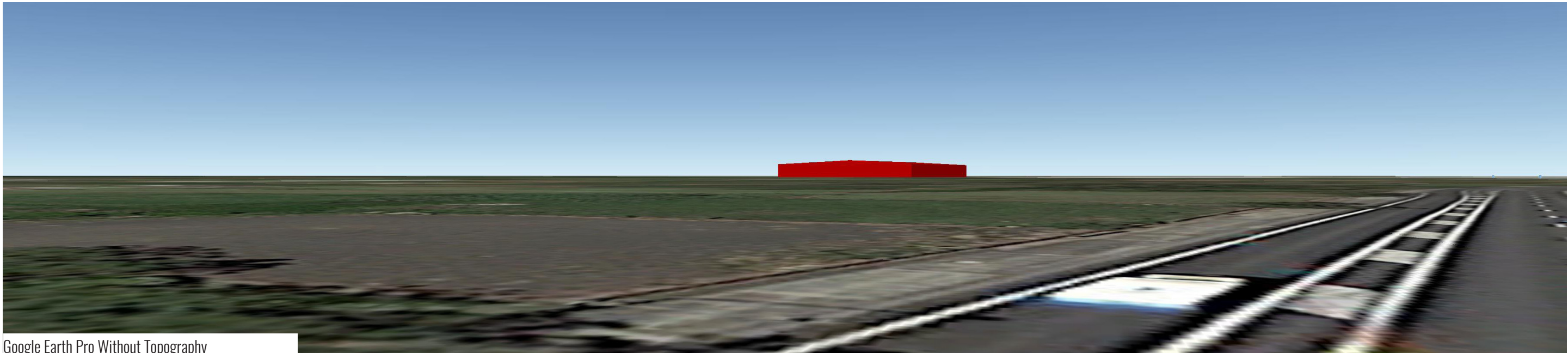
Extent of Proposed Development



Google Earth Pro Baseline Photo



Google Earth Pro Topography Image



Google Earth Pro Without Topography

Figure 27: Viewpoint 3 - Close to No. 1634, Horsley Drive West - Looking East (Google Earth Pro)

Approx Panoramic Angle of View - 67°

8.4 Viewpoint 4

Viewing Location	Adjacent to 70-84 Ferrers Road, Horsley Park - Looking East
GPS	33°50'23.2"S, 150°52'17.0"E
Elevation (Eye-level)	99m AHD
Date and Time	12th Dec 2019 - 1.57pm
Baseline Photo & Photomontage Figure	Figure 28

Visual Description

Approx. Viewing Distance from Site Boundary	340m
View description & prominence of the development	This viewpoint was identified during desktop study as being an area of elevated topography and therefore, a location which would potentially experience views over-looking the development. Ferrers Road runs in a north/south direction parallel to the proposed site. There are a number of properties that can be seen along the ridgeline namely, No's 70-84, 45-56 and 34 (refer to drone photography figures 14 and 18). This viewpoint is to demonstrate the type of view these properties might experience. In the foreground of the image there is existing vegetation consisting of mainly low scrub with scattered trees. This leads down towards the development site where industrial and commercial buildings from within Wetherill Park can be seen. Warehouses from the existing Stage 1 development are partially visible to the right of the baseline image.

Visual Receptor Sensitivity

Along this area of Ferrers Road, there are a number of residential properties that may be able to see the development from primary or secondary living spaces. However, the view has been affected by industrial development and this is clearly seen within the foreground and also in the distance of the baseline photograph. It is judged that the sensitivity for this receptor to the development would be **medium**.

Magnitude of Change

The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Proposed landscape mitigation to the western side of the development within the overall estate works (refer to separate SSD documentation) will help to screen and filter views. Therefore, the residual magnitude of change is expected to be **medium**.

Significance of Visual Impact

The significance of the visual impact at this location is judged to be **moderate/minor**.



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 28: Viewpoint 4 - Adjacent to 70-84 Ferrers Road, Horsley Park - Looking East (Photomontage)

Approx Panoramic Angle of View - 67°

8.5 Viewpoint 5

Viewing Location	Close to No. 215-223 Redmayne Road, Horsley Park - Looking East
GPS	33°48'23.1"S, 151°08'40.4"E
Elevation (Eye-level)	80.5m AHD
Date and Time	12th Dec 2019 - 1.48pm
Google Earth Baseline Photo & Google Earth Figure	Figure 29

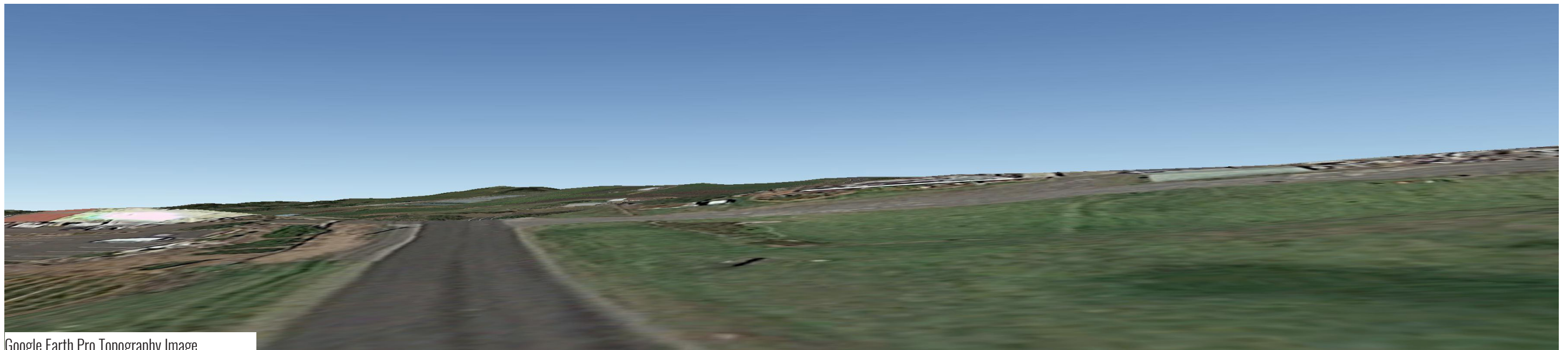
Visual Description

Approx. Viewing Distance from Site Boundary	700m
View description & prominence of the development	Redmayne Road is located directly to the west of the proposed development. There are several residential and commercial buildings along the road including a Vietnamese Buddhist temple. The view seen in the baseline photograph is fairly typical of rural lands within the area. In the background of the view is a significant belt of vegetation which is located on the corner of Ferrers and Redmayne Road. The topography rises towards to the east of Redmayne Road towards Ferrers Road.

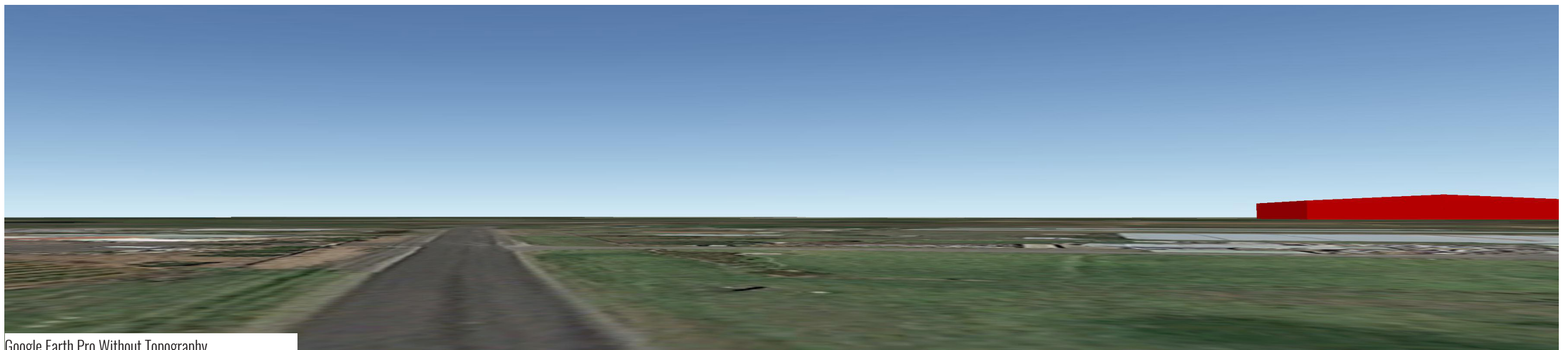
Visual Receptor Sensitivity	There are a number of residential dwellings along Redmayne Road and the view is fairly typical of those within the area. It can be judged that the sensitivity for this receptor to the development would be medium .
Magnitude of Change	From the Google Earth analysis as shown in Figure 29, the elevated ridge-line of Ferres Road will prevent any views of the proposed development. Therefore, the magnitude of change is expected to be no change .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be none .



Google Earth Pro Baseline Photo



Google Earth Pro Topography Image



Google Earth Pro Without Topography

8.6 Viewpoint 6

Viewing Location	Opposite 109-125 Ferrers Road, Horsley Park - Looking Southeast
GPS	33°50'14.1"S, 150°52'24.4"E
Elevation (Eye-level)	99m AHD
Date and Time	12th Dec 2019 - 1.37pm
Baseline Photo & Photomontage Figure	Figure 30

Visual Description

Approx. Viewing Distance from Site Boundary	360m
View description & prominence of the development	Similar to that of viewpoint 4, this view is taken from a lay-by in an elevated position along Ferrers Road which is situated to the northwest of the development. Motorists would be the primary type of visual receptor at this location traveling in a southerly direction. Cyclists may also use this route. The view is fairly open in the foreground and the WaterNSW Canal is seen on the boundary of the site. Longer views towards Wetherill Park and Smithfield Park and Sydney CBD are possible on clear days. There is the presence of some existing vegetation which partially screens views of the Stage 1 development and to a lesser degree some areas of Wetherill Park industrial area.

Visual Receptor Sensitivity

Due to the elevation at this location, views are expansive over the landscape and of long distance. However, Wetherill Park industrial area and Horsley Business Park have become integral to fabric of the landscape and focal to this view. It is judged therefore, that the sensitivity for this receptor to the development would be **low**.

Magnitude of Change

From the photomontage opposite, it is seen that the proposed development will form a minor constituent of the view. Proposed estate landscaping upon maturity is expected to help screen the development so that it will only be partially visible. Therefore, the magnitude of change is judged to be **low**.

Significance of Visual Impact

The significance of the visual impact at this location is judged to be **minor negligible**.



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 30: Viewpoint 6 - Opposite 109-125 Ferrers Road, Horsley Park - Looking Southeast (Photomontage)

Approx Panoramic Angle of View - 67°

8.7 Viewpoint 7

Viewing Location	Shared Cycleway to Horsley Park & Cecil Hills - Looking South
GPS	33°50'05.84"S , 150°52'41.50"E
Elevation (Eye-level)	90m AHD
Date and Time	12th Dec 2019 - 2.44pm
Baseline Photo & Photomontage Figure	Figure 31
Visual Description	
Approx. Viewing Distance from Site Boundary	600m
View description & prominence of the development	This visual receptor is located at the start of the shared pedestrian and cycleway which crosses on the southern side of Chandos Road. It runs alongside the WaterNSW Upper Canal and creates a route from Prospect Reservoir through Western Sydney Parklands and on to Horsley Park and Cecil Hills. In the center of the baseline image is the share-way heading south past the proposed development site. To the right is the Canal which is surrounded by pastoral/farm lands. Warehouse buildings from Horsley Drive Business Park Stage 1 development can be seen in the distance to the left of the image.
Visual Receptor Sensitivity	Information regarding cycleways are available on NSW RMS and Fairfield City Council websites and promoted in Western Sydney Parklands publications. The view does have some scenic quality, but it is situated within the Business Hub of Precinct 9 and therefore, lands to the east are expected to be developed (refer to section 4.3). It is judged that the sensitivity for this receptor to the development would be medium .
Magnitude of Change	The proposed development is of very similar scale to the warehousing immediately to the south in Stage 1. The view would be slightly altered however, it would ultimately be very similar to the existing baseline situation. Therefore, the magnitude of change is judged to be very low .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor negligible .



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 31: Viewpoint 7 - Shared Cycleway to Horsley Park & Cecil Hills - Looking South (Photomontage)

Approx Panoramic Angle of View - 67°

8.8 Viewpoint 8

Viewing Location	Opposite No. 70 Trivet Street - Looking South
GPS	33°50'16.39"S, 150°52'45.48"E
Elevation (Eye-level)	85m AHD
Date and Time	12th Dec 2019 - 2.48pm
Baseline Photo & Photomontage Figure	Figure 32
Visual Description	
Approx. Viewing Distance from Site Boundary	330m
View description & prominence of the development	This view was taken to be representational of visual receptors traveling along Trivet Street predominantly in a southerly direction. The development site is seen in the center of the baseline photograph and would be located in front of the Stage 1 buildings which are partially visible behind existing vegetation. The baseline view consists mainly of farm/pastoral lands with groups and copses of tree plantings. Ferrers Road is visible in the distance at a higher topographical elevation.
Visual Sensitivity	Visual receivers of the proposed development are most likely to be motorists traveling in a southerly direction towards Cowpasture Road. The baseline image contains the presence of industrial development, although this is partially screened by existing vegetation. It can be argued that although the pastoral and farm lands do not have particularly high scenic quality, they do provide a visual green buffer to adjoining industrial development. It is therefore, judged that the sensitivity of this visual receptor is medium.
Magnitude of Change	From the photomontage opposite is it seen that the baseline image is somewhat similar to the proposed image. The development will form a new component in the view which is likely to be recognised by the receptor however, it is of similar size and scale to the existing development seen in the baseline image. Proposed landscape mitigation will help to further screen views of the proposal. Therefore, the magnitude of change is judged to be low .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 32: Viewpoint 8 - Opposite No. 70 Trivet Street - Looking South (Photomontage)

Approx Panoramic Angle of View - 67°

8.9 Viewpoint 9

Viewing Location	82-116 Cowpasture Road, Wetherill Park - Looking Southwest
GPS	33°50'22.4"S, 150°52'47.0"E
Elevation (Eye-level)	80m AHD
Date and Time	12th Dec 2019 - 1.24pm
Baseline Photo & Photomontage Figure	Figure 33
Visual Description	200m
Approx. Viewing Distance from Site Boundary	
View description & prominence of the development	This visual receptor is located at close proximity to the proposed development immediately to the northeast of the proposed site boundary. The baseline photograph was taken from the driveway/garden area of a private dwelling on Cowpasture Road. In the foreground of the view is Trivet Street with the development site further beyond the existing trees that can be seen in the view. The Stage 1 warehouse buildings are clearly visible in the left of the view and in the far distance the tops of bushland can be seen at higher elevations. The baseline image can be described as pastoral lands / farm lands influenced by the presence of industrial development.
Visual Sensitivity	This view has been affected by existing industrial development and there are some landscape detractors including electrical pylons. However, the view is likely to be of high importance to the owners, due to the close proximity of their view. It is also possible that living spaces may experience direct views of the development from windows facing towards the development site. It is therefore, judged that the sensitivity of this visual receptor is high .
Magnitude of Change	The proposed development will form a new and recognisable element within the view which would be recognised by the receptor. Proposed landscape mitigation will help to screen views of the development and therefor, it is judged that the magnitude of change would be medium .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be moderate .



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 33: Viewpoint 9 - 82-116 Cowpasture Road, Wetherill Park - Looking Southwest (Photomontage)

Approx Panoramic Angle of View - 67°

8.10 Viewpoint 10

Viewing Location	Victoria Street, Wetherill Park - Looking West
GPS	33°50'38.8"S, 150°53'21.8"E
Elevation (Eye-level)	50m AHD
Date and Time	9th Dec 2019 - 12.12pm
Google Earth Baseline Photo & Google Earth Figure	Figure 34

Visual Description

Approx. Viewing Distance from Site Boundary	1 km
View description & prominence of the development	This viewpoint is located to the east of the development along Victoria Street which is situated within the industrial and commercial district of Wetherill Park. It is lower in elevation than the development site at approximately 50m AHD compared to the site at 69m AHD. The baseline image is fairly typical of this stretch of road with commercial units lining both sides.

Visual Sensitivity	This view is fairly typical in composition to views within this area and the baseline image does not contain any scenic elements. It is unlikely that views of the wider landscape are valued at this location and may have little or no importance to people in traveling in vehicles or pedestrians walking along footpaths. It is judged that the sensitivity for this receptor to the development would be very low .
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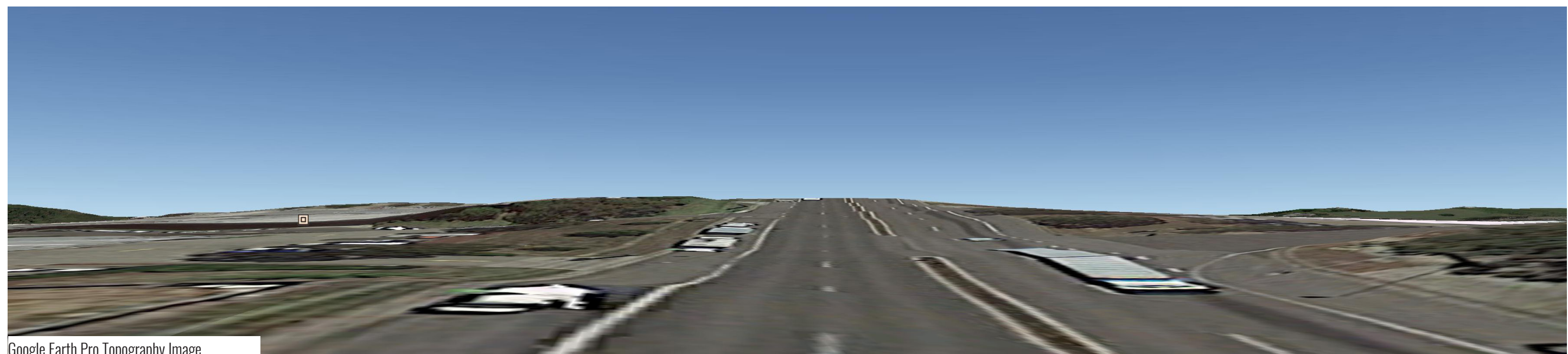
Magnitude of Change	From the Google Earth analysis as shown in Figure 34, the elevated topography of Victoria Road will prevent any views of the proposed development. Therefore, the magnitude of change is expected to be no change .
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Significance of Visual Impact	The significance of the visual impact at this location is judged to be none .
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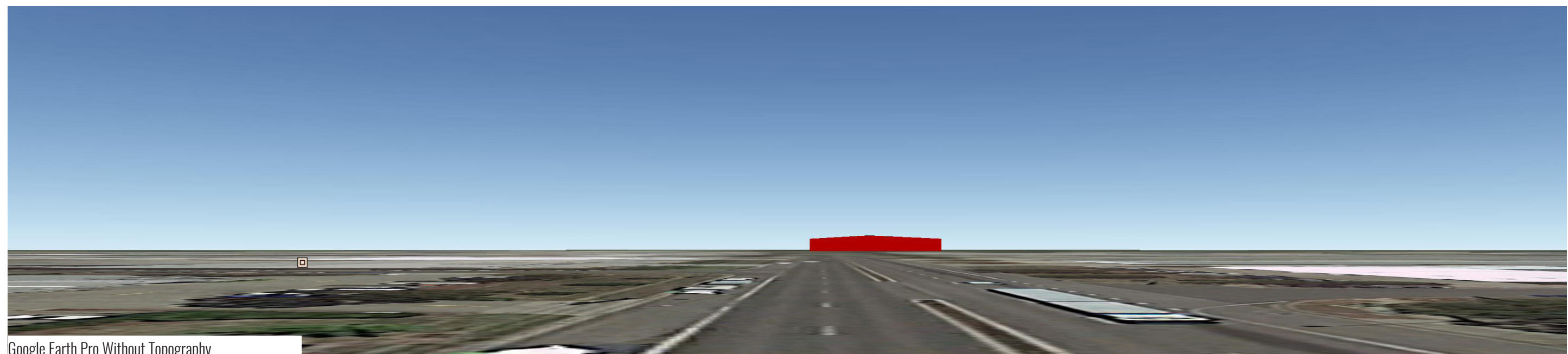
Extent of Proposed Development



Google Earth Pro Baseline Photo



Google Earth Pro Topography Image



Google Earth Pro Without Topography

Figure 34: Viewpoint 10 - Victoria Street, Wetherill Park - Looking West (Photomontage)

Approx Panoramic Angle of View - 67°

8.11 Viewpoint 11

Viewing Location	Intersection of Victoria Street and Potter Close - Looking West
GPS	33°50'34.8"S, 150°52'55.4"E
Elevation (Eye-level)	59m AHD
Date and Time	12th Dec 2019 - 3.01pm
Baseline Photo & Photomontage Figure	Figure 35
Visual Description	
Approx. Viewing Distance from Site Boundary	360m
View description & prominence of the development	This view is taken along Victoria Street on the corner of Potter Close and is representational of the view motorists and pedestrians would experience on the approach to Cowpasture Road. The site can be seen in the distance along with buildings from the recently completed Horsley Drive Business Park Stage 1. Land which increases in elevation up to Ferrers road can be seen on the horizon line together with electricity pylons and scattered trees. The immediate surrounding context is one of industrial/commercial in character, with buildings of this type either side of Victoria Street and the surrounding road network.
Visual Sensitivity	
	Visual receptors at this location are likely to be motorists and pedestrians either commuting to work or passing through the area. The value people would attribute to the view is likely to be low. There are a number of landscape detractors within the view including pylons and telegraph poles. It is judged that the sensitivity for this receptor to the development would be low .
Magnitude of Change	
	Following the maturity of landscape planting at year 15, the proposed development is likely to form a barely noticeable component of the view, and the view whilst slightly altered, would be similar to the baseline situation. It is judged that the magnitude of change would be very low .
Significance of Visual Impact	
	The significance of the visual impact at this location is judged to be negligible .



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 35: Viewpoint 11 - Intersection of Victoria Street and Potter Close - Looking West (Photomontage)

Approx Panoramic Angle of View - 67°

9.0 CONCLUSIONS AND NON-TECHNICAL SUMMARY

The main purpose of this Landscape Visual Impact Assessment (LVIA), is to address the requirements to prepare a qualitative Visual Impact Assessment for a proposed Customer Fulfillment Centre located at Horsley Drive Business Park. This is supported by site analysis and photomontages. Potential visual impacts have been assessed for a number of locations that are either in close vicinity to the proposed development, at higher elevations or those judged to have particularity high sensitivity.

The landscape value of the development site itself, has been assessed based upon local planning designations, landscape ecological value and the character and context in which it is located. Directly to the east of the site is industrially zoned land, this has created a landscape character which has been influenced by industrial and commercial development. The site is located within 'Precinct 9' as defined by Western Sydney Parklands Plan of Management 2030. This described the future character of the site as being a 'Business Hub' and an extension of the Wetherill Park and Smithfield industrial areas. It has been concluded that the significance of the impact upon the landscape at the development site is **minor**.

The proposed development, will create visual impacts for some user groups who will experience views of the development. The highest visual impacts are predominately for people or user groups that are located in close proximity to the development.

The conclusions of potential visual impacts have been determined by site visits, desktop study, photographic and photomontage study.

Through analysis conducted within this report, the following residential locations are judged to receive **moderate** visual impacts from the proposed development.

- 82-116 Cowpasture Road, Wetherill Park (VP9)

The following locations and are judged to have **moderate/minor** visual impacts:

- Adjacent to 70-84 Ferrers Road, Horsley Park (VP4)

The following locations and are judged to have **minor** visual impacts:

- Opposite No. 70 Trivet Street (VP8)

The following locations and are judged to have **minor negligible** visual impacts:

- Opposite 109-125 Ferrers Road, Horsley Park (VP6)
- Shared Cycleway to Horsley Park & Cecil Hills (VP7)

The following locations and are judged to have **negligible** visual impacts:

- Cowpasture Road North, Wetherill Park (VP1)
- Intersection of Victoria Street and Potter Close (VP11)

The following locations and are judged to have **no** visual impacts:

- Lizard Log Park, Western Sydney Parklands (VP2)
- Close to No. 1634, Horsley Drive West (VP3)
- Close to No. 215-223 Redmayne Road, Horsley Park (VP5)
- Victoria Street, Wetherill Park (VP10)

Only one location has been assessed as having **moderate** visual impacts and one location as having **moderate/minor** visual impacts from

the development. This is largely based on either the close proximity of the residential properties or locations to the site, the sensitivity of a particular location, the extent of the view being effected or the elevated nature of where the view was taken from.

This report demonstrates that careful selection of building finishes and colours combined with proposed landscape planting at the development site, can be helpful in filtering and blending the development into its surrounding context. This in turn will help to reduce visual impacts for those people and locations in close proximity to the development. Landscaping will be most effective after a period of 15 years, this is the point that trees and shrubs are expected to begin to reach maturity.

10.0 GLOSSARY OF TERMS

Term	Definition
SEARs	Secretary's Environmental Assessment Requirements
GLVIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
VIA	Visual Impact Assessment
DoPE	Department of Planning and Environment
LEP	Local Environment Plan
DCP	Development Control Plan
GFA	Ground Floor Area
Baseline	The existing current condition / character of the landscape or view
Landscape Receptor	The landscape of the development site
Landscape Sensitivity	How sensitive a particular landscape is to change and its ability to accept the development proposals.
Visual Receptor	A group or user experiencing views of the development from a particular location
Visual Sensitivity	The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects.
Panoramic Angle of View or Field of View	Single DSLR 50mm lens photographs are stitched together to form a combined panoramic image. The angle of view is the extent of the image shown on the viewpoint sheet. A full frame single image is 39.6°
Viewing Distance	The distance from the point of projection to the image plane to reproduce correct linear perspective.
Magnitude of Change	The magnitude of the change to a landscape receptor or visual receptor
Significance of Impact	How significant an impact is for a landscape or visual receptor