

Customer Fulfillment Centre, Southern Superlot, Horsley Drive Business Park Stage 2
- Section 4.55 Modification SSD 10404

VISUAL IMPACT ADDENDUM REPORT - PROPOSED SECTION 4.55 MODIFICATION 1
COMPARISON AGAINST APPROVED SCHEME

Report Ref: **191129_S4.55_RPT_AVIA01**

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 Visual Receptor Sensitivity
- 2.4 Significance of the Impact
- 2.5 Visualisation of the Development
- 2.6 Assessment of Visual Impact
- 2.7 Selected Viewpoints – Receptor Locations

3.0 Approved SSD Plan and S4.55 Description

- 3.1 Approved Customer Fulfillment Centre SSD Site Plan
- 3.2 Customer Fulfillment Centre SSD S4.55 Modification Site Plan
- 3.3 Approved Customer Fulfillment Centre SSD Elevations
- 3.4 Customer Fulfillment Centre SSD S4.55 Modification Elevations

4.0 Development Proposals

- 4.1 Overall Design Proposals - Section 4.55 Modification
- 4.2 Height / Scale Changes
- 4.3 Colour / Materials & Finishes
- 4.4 Signage & Lighting
- 4.5 Noise Screening
- 4.6 Summary

5.0 Landscape Strategy, Design and Mitigation

- 5.1 Strategy and Mitigation
- 5.2 Detailed Landscape Proposals

6.0 Landscape Impact Assessment

- 6.1 Significance of Impact

7.0 Visual Impact Assessment

- 7.1 Viewpoint 1 – Cowpasture Road North, Wetherill Park - Looking Northwest (Approved Scheme & Section 4.55 Photomontage)
- 7.2 Viewpoint 2 – Lizard Log Park, Western Sydney Parklands - Looking North (Approved Scheme & Section 4.55 Google Earth Pro)
- 7.3 Viewpoint 3 – Close to No. 1634, Horsley Drive West - Looking East (Approved Scheme & Section 4.55 Google Earth Pro)

- 7.4 Viewpoint 4 – Adjacent to 70-84 Ferrers Road, Horsley Park - Looking East (Approved Scheme & Section 4.55 Photomontage)
- 7.5 Viewpoint 5 – Close to No. 215-223 Redmayne Road, Horsley Park - Looking East (Approved Scheme & Section 4.55 Google Earth Pro)
- 7.6 Viewpoint 6 – Opposite 109-125 Ferrers Road, Horsley Park - Looking Southeast (Approved Scheme & Section 4.55 Photomontage)
- 7.7 Viewpoint 7 – Shared Cycleway to Horsley Park & Cecil Hills - Looking South (Approved Scheme & Section 4.55 Photomontage)
- 7.8 Viewpoint 8 – Opposite No. 70 Trivet Street - Looking South (Approved Scheme & Section 4.55 Photomontage)
- 7.9 Viewpoint 9 – 82-116 Cowpasture Road, Wetherill Park - Looking Southwest (Approved Scheme & Section 4.55 Photomontage)
- 7.10 Viewpoint 10 – Victoria Street, Wetherill Park - Looking West (Approved Scheme & Section 4.55 Google Earth Pro)
- 7.11 Viewpoint 11 – Intersection of Victoria Street and Potter Close - Looking West (Approved Scheme & Section 4.55 Photomontage)

8.0 Conclusions

9.0 Glossary of Terms

List of Figures

- Figure 1 – Viewpoint Locations
- Figure 2 – Approved Customer Fulfillment Centre SSD Site Plan
- Figure 3 – Proposed Customer Fulfillment Centre SSD S.455 Modification 1 Site Plan
- Figure 4 – Approved Customer Fulfillment Centre SSD Elevations
- Figure 5 – Proposed Customer Fulfillment Centre SSD S.455 Modification 1 Elevations
- Figure 6 – Viewpoint 1: Cowpasture Road North, Wetherill Park - Looking Northwest (Photomontage)
- Figure 7 – Viewpoint 2: Lizard Log Park, Western Sydney Parklands - Looking North (Google Earth Pro)
- Figure 8 – Viewpoint 3: Close to No. 1634, Horsley Drive West - Looking East (Google Earth Pro)
- Figure 9 – Viewpoint 4: Adjacent to 70-84 Ferrers Road, Horsley Park - Looking East (Photomontage)
- Figure 10 – Viewpoint 5: Close to No. 215-223 Redmayne Road, Horsley Park - Looking East (Google Earth Pro)
- Figure 11 – Viewpoint 6: Opposite 109-125 Ferrers Road, Horsley Park - Looking Southeast (Photomontage)
- Figure 12 – Viewpoint 7: Shared Cycleway to Horsley Park & Cecil Hills - Looking South (Photomontage)
- Figure 13 – Viewpoint 8: Opposite No. 70 Trivet Street - Looking South (Photomontage)
- Figure 14 – Viewpoint 9: 82-116 Cowpasture Road, Wetherill Park - Looking Southwest (Photomontage)
- Figure 15 – Viewpoint 10: Victoria Street, Wetherill Park - Looking West (Photomontage)
- Figure 16 – Viewpoint 11: Intersection of Victoria Street and Potter Close - Looking West (Photomontage)

1.0 INTRODUCTION

1.1 Project Background

This Visual Impact Addendum Report relates to a proposed S4.55 modification to the approved SSD-10404 at 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.

A request for Secretary's Environmental Assessment Requirements (SEARs) was submitted to the Department of Planning and Environment (DoPE) in Nov 2019. An extensively detailed Landscape and Visual Impact Assessment was carried out for the original SSD-10404 submission. This report should be read as an addendum to the original LVIA01 report which relates to the Approved Scheme.

This addendum report aims to provide the following information regarding the proposed S4.55 modification:

Urban Design and Visual :

- a detailed assessment of the s4.55 scheme (including photomontages) of the proposal including height, colour, scale, bulk, building materials and architectural treatments and finishes,
- photos taken from nearby public receivers and significant vantage points within the broader public domain.

For a detailed summary of the S4.55 design changes refer to section 5.0.

1.2 This Report and Author

Geoscapes Pty Ltd, has been commissioned by Charter Hall on behalf of client, to produce a Visual Impact Addendum Report for the above proposed modification. This report 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 LVIA's for Logos Property Group. These were submitted as part of an Environmental Impact Assessment (EIA) for State Significant Development (SSD) to the Department of Planning and Environment. He has also recently written an LVIA for Snackbrands Australia, Jaycar and Kemps Creek.

Geoscapes have also prepared Section 4.55 landscape design drawings. These documents detail landscape treatments to the site exterior, and should be read in conjunction with this report. Proposed landscape treatments have not changed significantly over the Approved Scheme.

2.0 METHODOLOGY OF ASSESSMENT

2.1 Guidelines

VIA 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 a data 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

Section 4.55 photomontages have been produced from the same locations as those carried out for the original approval in report LVIA01.

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.

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 alongside the Approved Scheme 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 7.0 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 (with the exception of Viewpoint 2 which is wider) 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 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, travellers 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/Approved Scheme, 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 approved situation. Long range views with a negligible part of the view affected.

In some cases, there may be no magnitude of change and the 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.

2.4 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.

2.5 Visualisation of the Development

Morphmedia were engaged to develop a digital three-dimensional model using Autodesk 3Ds Max. The model included all aspects of the proposed development combined with the landscape design and 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.

2.6 Assessment of Visual Impact

The visual impact from receptors has been assessed based on the criteria described in Section 2.4. As per the original Approved Scheme, the following list of visual receptors have been selected for assessment.

- Cowpasture Road North, Wetherill Park (VP1)

- Lizard Log Park, Western Sydney Parklands (VP2)
- Close to No. 1634, Horsley Drive West (VP3)
- 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)
- Victoria Street, Wetherill Park (VP10)
- Intersection of Victoria Street and Potter Close (VP11)

As per report LVIA01, 7 viewpoint locations have been selected for photomontage and 4 for Google Earth Pro assessment. This assessment will be based upon a comparison between the Approved Scheme and the S4.55 Scheme. The Approved Scheme now forms the baseline image and receptor sensitivity may decrease as a result. E.g. previous to the development a baseline image from a particular viewpoint was judged to high sensitivity due to the scenic quality or lack of development. Following the Approved Scheme the sensitivity to industrial development may now be lower as the view has been affected by the Approved Scheme.

Magnitude of change may, in many instances, be judged as no change, very low or low due to the fact that the S4.55 is essentially very similar to the Approved Scheme. A greater magnitude of change may be judged when there is a large departure from the approved scheme in terms of height or width of the revised building/s.

Refer to section 7.0 for a detailed visual impact assessment from the receptors.

2.7 Selected Viewpoints – Receptor Locations

The symbols and numbering in Figure 1, indicates the locations of the viewpoints and photomontages that have been selected for a Visual Impact Assessment (VIA). These are the same viewpoints that were selected in the original SSD 10404 LVIA01 report.

From viewpoint locations, photomontages have been generated to represent as closely as possible views of the proposed Section 4.55 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 7.0 of this report and the corresponding viewpoints 1 to 11.

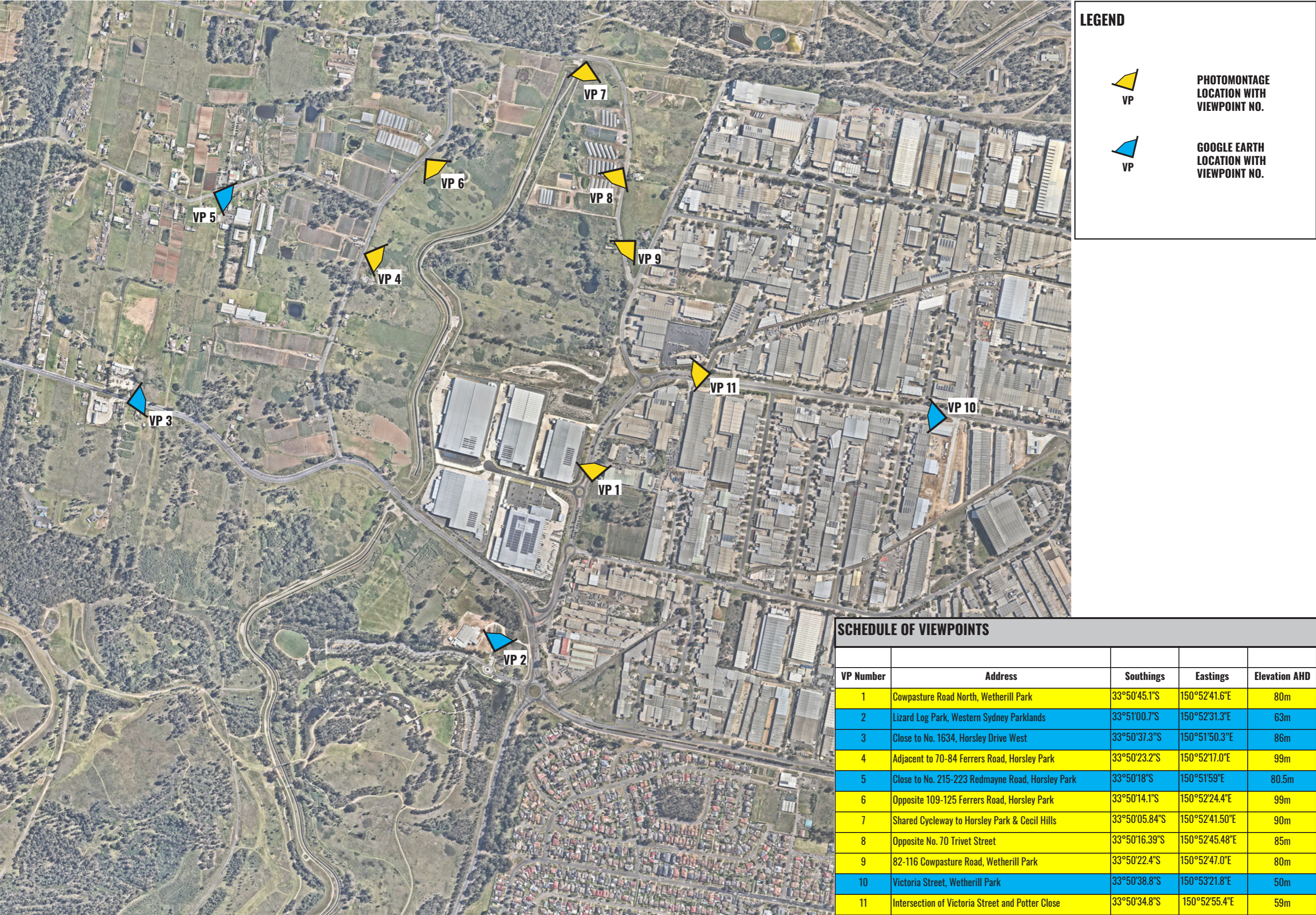


Figure 1: Viewpoint Locations

3.3 Approved Customer Fulfillment Centre SSD Elevations

The below elevations are shown from the approved scheme and were represented within photomontages created for the original LVIA01 report.

3.2 Customer Fulfillment Centre SSD S4.55 Modification Elevations

Situated in the figure below is the are the proposed SSD 4.55 Modification Elevations. These are very similar to the approved scheme with the main difference being the addition of the plant equipment on the roof. Refer to section 4.0 for more details.

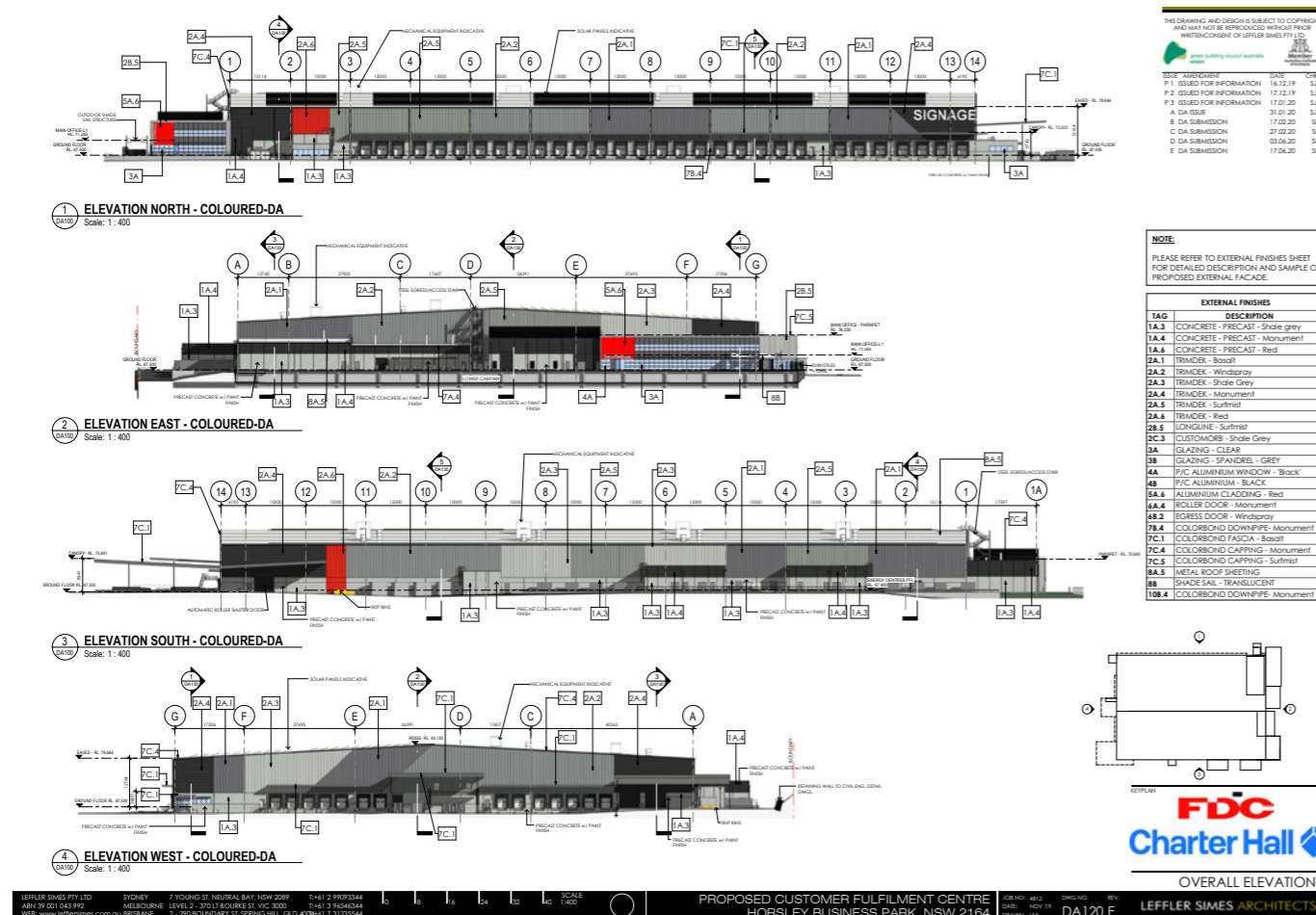


Figure 4: Approved Customer Fulfillment Centre SSD Elevations (Source: Leffler Simes Architects)

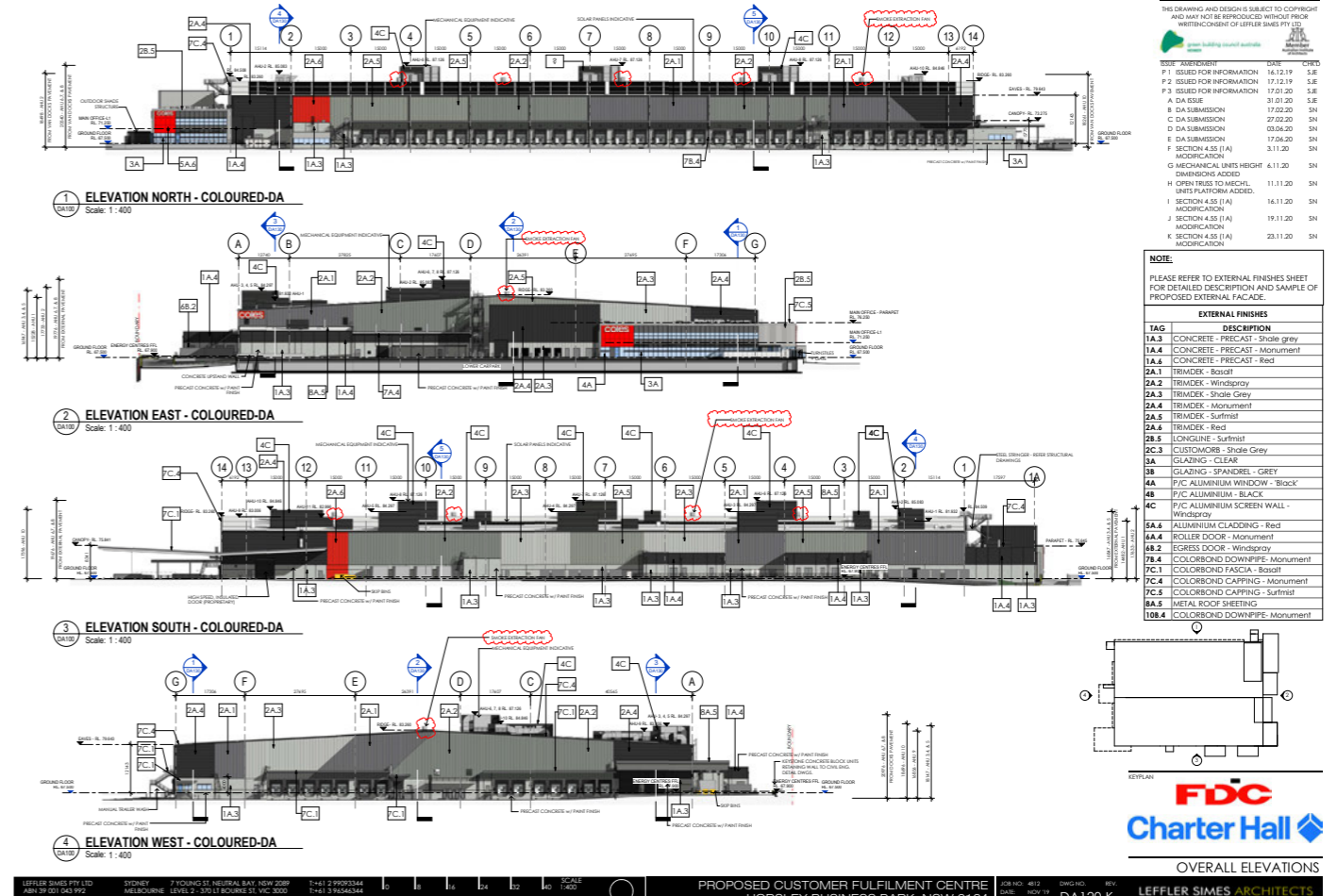


Figure 5: Proposed Customer Fulfillment Centre SSD S.455 Modification 1 Elevations (Source: Leffler Simes Architects)

4.0 DEVELOPMENT PROPOSALS

The following information is based on an assessment of the SSD Modification drawings provided by LefflerSimes Architects. Refer to Figures 2 to 5.

4.1 Overall Design Proposals - Section 4.55 Modification

The proposed modifications to the original SSD approval are a product of a change required by the client.

In summary, the proposed changes include:

- Roof top mechanical plant platforms - Screening incorporated on the southern and eastern elevations
- Service road added from south truck driveway to access plantroom
- Stairs added to north façade for reduced egress distances & additional mezz/walkways to facilitate egress
- Fuel bays are reconfigured slightly to include a 2nd
- Manual trailer wash added to south west corner
- Fire pump room increase in room size and tank shifting East.
- Amended Signage

4.2 Height / Scale Changes

The proposed modification design essentially retains the same building footprint as the approved scheme. There is a small change to the height of the ridge by 130mm. The main change is the additional of plant equipment on the roof which increases the tallest elements of the development to a maximum RL of 87.126m. This is evident in the comparison between Figures 4 & 5 which show approved and S4.55 elevations. The visual amenity of the new plant equipment on the southern and eastern facades, have been mitigated by the architectural design with the use of metal screening. The visual impact of the addition of the plant equipment been assessed within section 8.0.

4.3 Colour / Materials & Finishes

Colours and finishes remain the same as the approved scheme.

4.4 Signage & Lighting

Colours and finishes remain the same as the approved scheme.

4.5 Noise Screening

Colours and finishes remain the same as the approved scheme.

4.6 Summary

Overall it is judged that the addition of the plant equipment will increase the visible elements of the warehouse to receptors. However, the architectural design does incorporate mitigating screening to the south and north which should make this visually less obtrusive from these aspects. An assessment of additional visual impacts is given in Section 8.0.

5.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

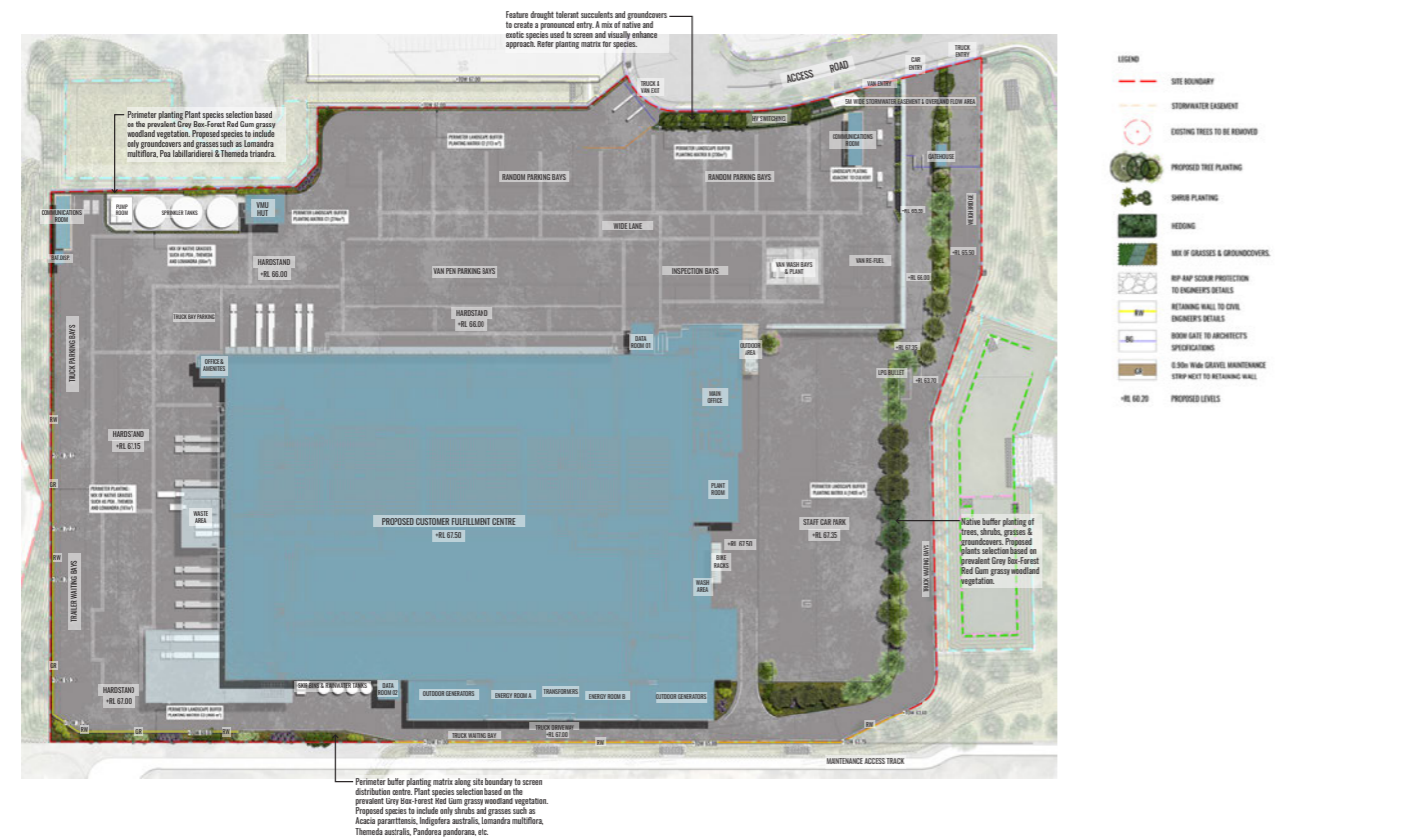
Landscape design and strategy is based on the same approach as the Approved Scheme and follows the same principles as laid out in report LVIA01. Landscape plans have been updated to reflect the Section 4.55 design.

5.1 Strategy and Mitigation

This remains unchanged refer to Landscape & Visual Impact Assessment report LVIA01.

5.4 Detailed Landscape Proposals

The figure below shows the proposed S4.55 Modification Landscape Masterplan for Customer Fulfillment Centre:



Drawing Title: Landscape Master Plan DWG No: LDA-01	GEOSCAPES LANDSCAPE ARCHITECTS Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph: (02) 9411 1485 www.geoscapes.com.au ABN 64 620 255 781 ACN 620 255 781	Architect: LEFFLER SIMES ARCHITECTS	Client: Charter Hall	Scale: 1:500 @ A1 1:1500 @ A3	Date: 03.11.2020	Job Number: 191129	North: ↑	Revision: Rev. Date Description 1 18.09.20 191129-01 2 24.09.20 191129-02 3 03.11.20 191129-03	FOR DEVELOPMENT APPLICATION Drawn: [] Checked: [] Rev: [] Rev: [] Rev: []
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Figure 24: Proposed Landscape Masterplan (Source: Geoscapes Landscape Architects)

Please refer to landscape design documentation LDA-00 to LDA-12 prepared by Geoscapes, for detailed landscape proposals.

6.0 LANDSCAPE IMPACT ASSESSMENT

6.1 Significance of Impact

This remains unchanged as per the original LVIA01 report and is judged to be **minor**.

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7.0 VISUAL IMPACT ASSESSMENT S4.55 PROPOSAL

7.1 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 of Photograph	12th Dec 2019 - 2.55pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 6
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 Approved Scheme 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.
Significance of Visual Impact of Approved Scheme	Negligible (refer to assessment of visual impacts in previous LVIA01 report)
Section 4.55 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. With the addition of the Approved Scheme into the view, it is judged that the sensitivity for this receptor to the development would be low .
Section 4.55 Magnitude of Change against the Approved Scheme	The proposed development will still essentially remain screened by existing warehouse buildings within Stage 1, existing vegetation and proposed new tree planting. Therefore, the magnitude of change for this visual receptor is judged to be very low .
Visual Impact of Section 4.55 Modification against the Approved Scheme	As can be seen in Figure 4, the Section 4.55 Modification design will still be screened by existing buildings and proposed and existing vegetation, therefore there would be only minor further visual impacts then those assessed against the Approved Scheme. The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be negligible .



Approved Scheme Photomontage - Year 15



Section 4.55 Mod Photomontage - Year 0



Section 4.55 Mod Photomontage - Year 15

Figure 6: Viewpoint 1 - Cowpasture Road North, Wetherill Park - Looking Northwest (Approved Scheme & Section 4.55 Photomontage)

Approx Panoramic Angle of View - 67°

7.2 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
Google Earth Image Date	
Approved Scheme & Section 4.55 Photomontage Figure	Figure 7

Visual Description

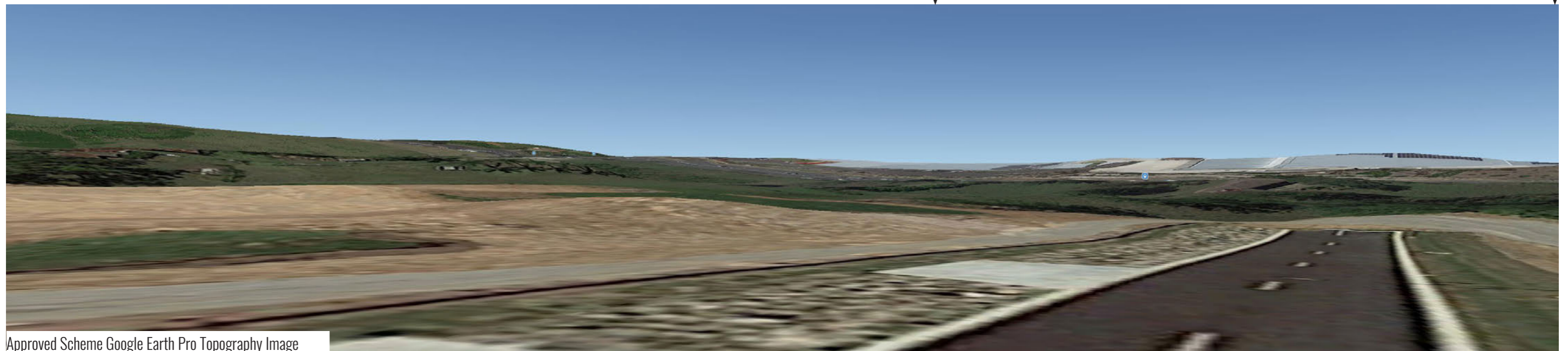
Approx. Viewing Distance from Site Boundary	800m
View description & prominence of the development	This view has been taken inside of the main entrance to Lizard Log Park within Western Sydney Parklands. Lizard Log Park is situated due south of the development, located on the south side of Horsley Drive.

Significance of Visual Impact of Approved Scheme	None (refer to assessment of visual impacts in previous LVIA01 report). Existing terrain prevents any views.
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Section 4.55 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, it is judged that the that the sensitivity for this receptor to the development would be high .
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Section 4.55 Magnitude of Change against the Approved Scheme	From the Google Earth analysis as shown in Figure 5, the natural topography of the surrounding area will prevent views of the S.455 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 .
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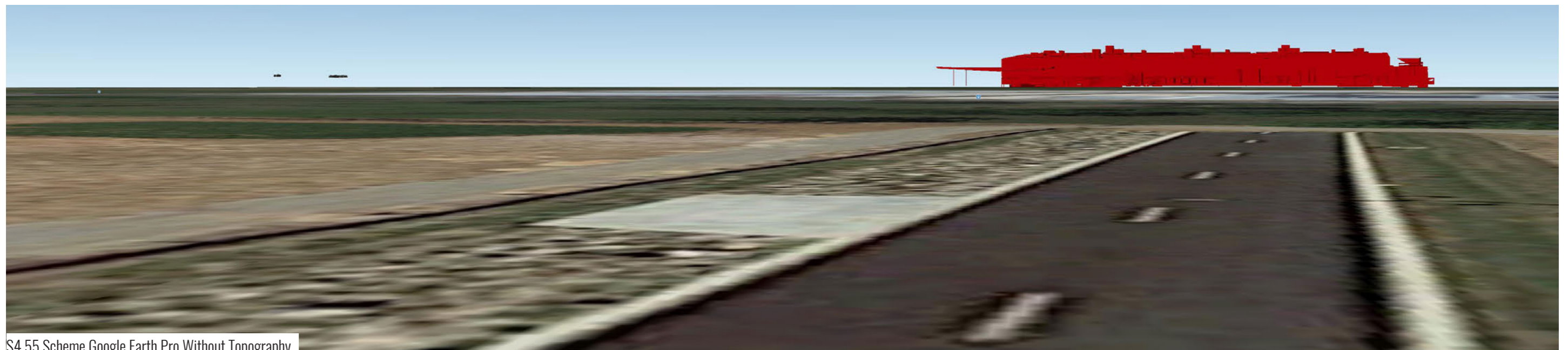
Visual Impact of Section 4.55 Modification against the Approved Scheme	As can be seen in Figure 5, the Section 4.55 Modification design will still be screened by the natural topography. The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be none .
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Approved Scheme Google Earth Pro Topography Image



S4.55 Scheme Google Earth Pro Topography Image



S4.55 Scheme Google Earth Pro Without Topography

7.3 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 of Photograph	12th Dec 2019 - 2.07pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 8

Visual Description

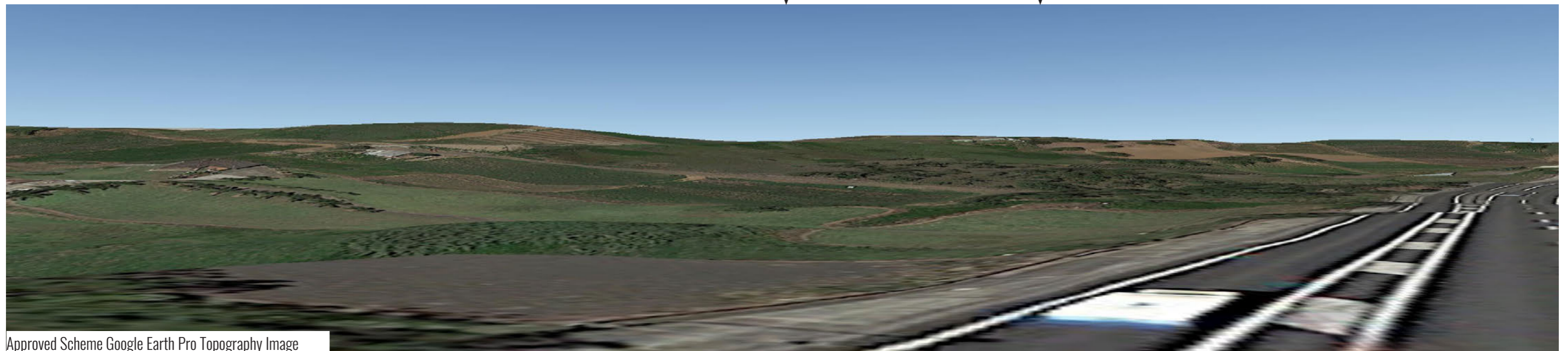
Approx. Viewing Distance from Site Boundary	950m
View description & prominence of the development	This view is taken from Horsley Drive west and has views of the ridgeline up to Ferrers Road. It is a view that motorists would typically experience traveling in an easterly direction towards Horsley and Wetherill Park. The baseline image contains views of farmlands and associated working buildings to the east, with the development situated on the horizon.

Significance of Visual Impact of Approved Scheme	None (refer to assessment of visual impacts in previous LVIA01 report). Existing terrain prevents any views.
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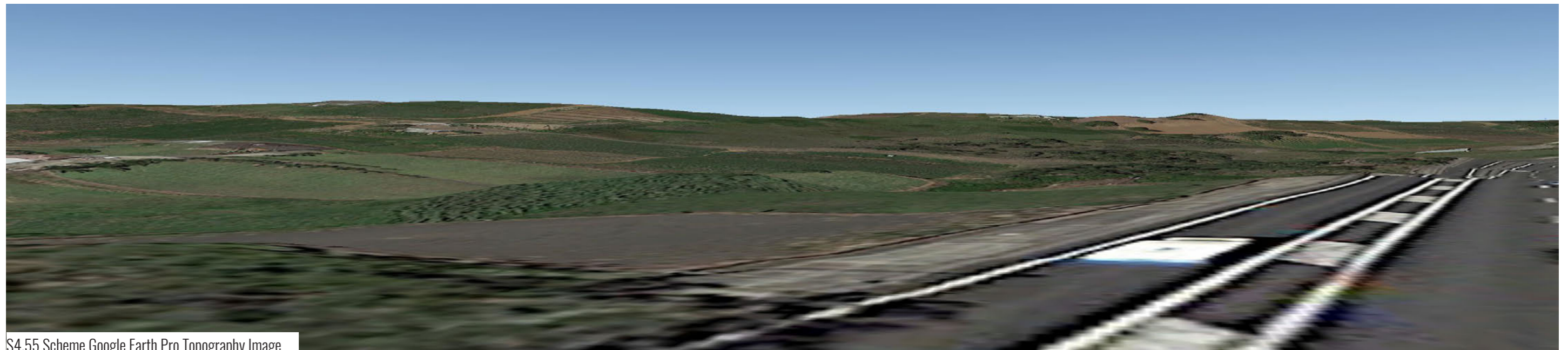
Section 4.55 Visual Receptor Sensitivity	As the receptors are mostly motorists at this location and therefore, are unlikely to place significant value on the baseline view, it is judged that the sensitivity for this receptor to the development would be low .
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Section 4.55 Magnitude of Change against the Approved Scheme	From the Google Earth analysis as shown in Figure 6, the elevated ridge-line of Ferrers Road is expected to prevent any views of the S.455 scheme. Therefore, the magnitude of change is expected to be no change .
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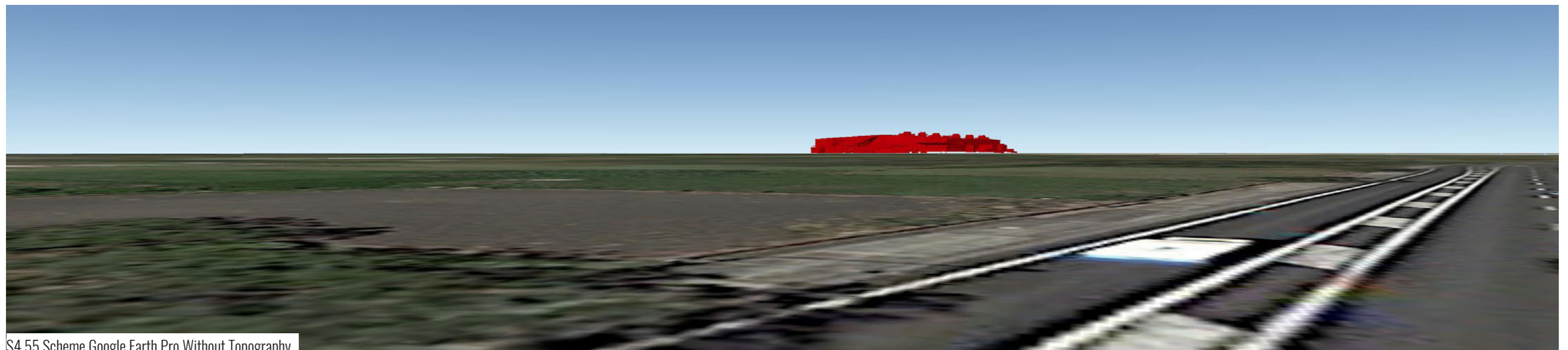
Visual Impact of Section 4.55 Modification against the Approved Scheme	The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be none .
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Approved Scheme Google Earth Pro Topography Image



S4.55 Scheme Google Earth Pro Topography Image



S4.55 Scheme Google Earth Pro Without Topography

7.4 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 of Photograph	12th Dec 2019 - 1.57pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 9

Visual Description

Approx. Viewing Distance from Site Boundary	340m
View description & prominence of the development	<p>This viewpoint was identified during desktop study (refer to previous LVIA01 report) 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 in report LVIA01). This viewpoint is to demonstrate the type of view these properties might experience.</p> <p>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 the approved scheme would be seen and is shown in the Approved Scheme Photomontage Year 15. Views over the top of the CFC are possible to the wider landscape.</p>

Significance of Visual Impact of Approved Scheme	Moderate/minor (refer to assessment of visual impacts in previous LVIA01 report)
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Section 4.55 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 which would also include the Approved Scheme. Evidence of this is clearly seen within the foreground and also in the distance of the baseline photograph. It is now judged that the sensitivity for this receptor to the S4.55 scheme would be medium .
Section 4.55 Magnitude of Change against the Approved Scheme	From the photomontage opposite, it is apparent that the proposed section 4.55 development is visually similar in scale to that of the Approved Scheme. The addition of the plant equipment on the roof is visible from this location, however the addition does not significant increase the extent of the view affected. Therefore, the magnitude of change is expected to be low .
Visual Impact of Section 4.55 Modification against the Approved Scheme	As can be seen in Figure 7, the Section 4.55 Modification design is similar in scale and visual appearance to the Approved Scheme. The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be minor .



Approved Scheme Google Earth Pro



Section 4.55 Mod Photomontage - Year 0



Section 4.55 Mod Photomontage - Year 15

Figure 9: Viewpoint 4 - Adjacent to 70-84 Ferrers Road, Horsley Park - Looking East (Approved Scheme & Section 4.55 Photomontage)

Approx Panoramic Angle of View - 67°

7.5 Viewpoint 5

Viewing Location	Close to No. 215-223 Redmayne Road, Horsley Park - Looking East
GPS	33°50'18.44"S, 151°51'58.48"E
Elevation (Eye-level)	80.5m AHD
Date and Time of Photograph	12th Dec 2019 - 1.48pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 10

Visual Description

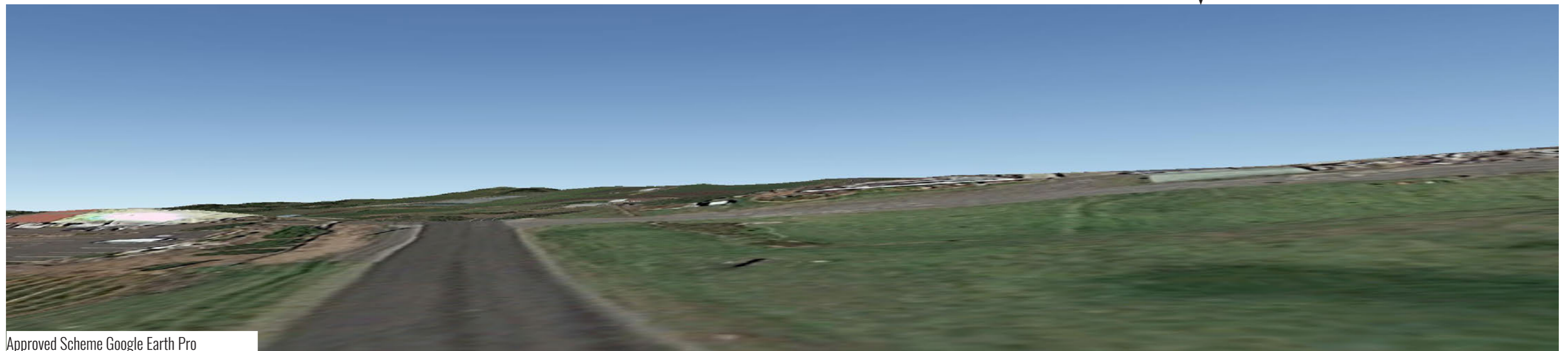
Approx. Viewing Distance from Site Boundary	700m
View description & prominence of the development	Redmayne Road is located directly to the west of the proposed development. There are several residential and commercial buildings along the road including a Vietnamese Buddhist temple. The view seen in the 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.

Significance of Visual Impact of Approved Scheme	None (refer to assessment of visual impacts in previous LVIA01 report). Existing terrain prevents any views.
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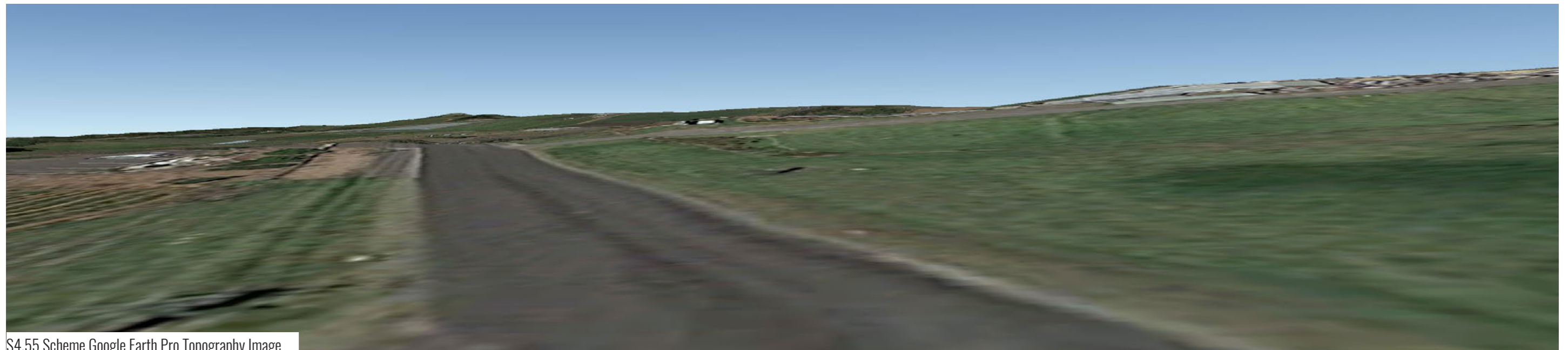
Section 4.55 Visual Receptor Sensitivity	There are a number of residential dwellings along Redmayne Road and the view is fairly typical of those within the area. It can be judged that the sensitivity for this receptor to the development would be medium .
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Section 4.55 Magnitude of Change against the Approved Scheme	From the Google Earth analysis as shown in Figure 8, the elevated ridge-line of Ferrers Road will prevent any views of the Approved Scheme or the proposed S4.55 development. Therefore, the magnitude of change is expected to be no change .
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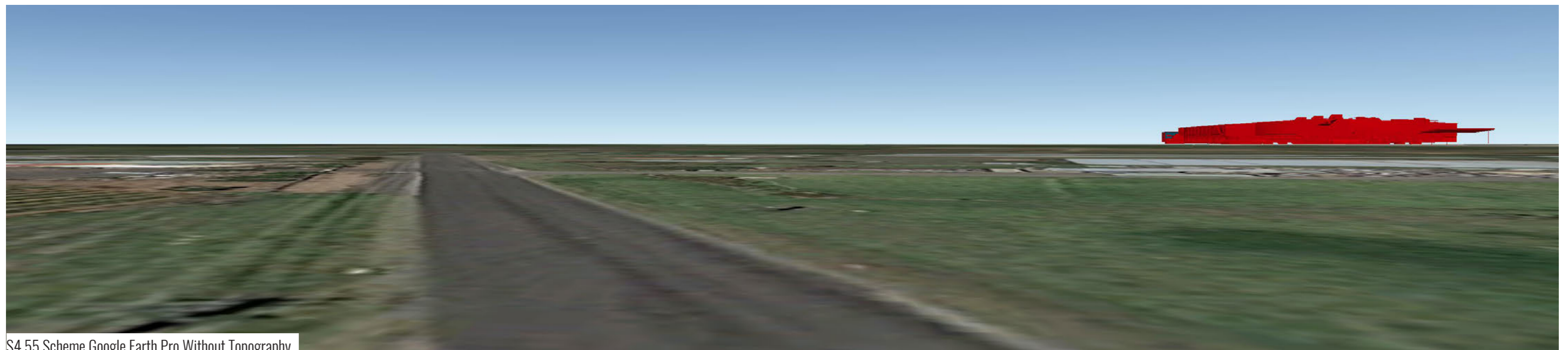
Visual Impact of Section 4.55 Modification against the Approved Scheme	The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be none .
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Approved Scheme Google Earth Pro



S4.55 Scheme Google Earth Pro Topography Image



S4.55 Scheme Google Earth Pro Without Topography

7.6 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 of Photograph	12th Dec 2019 - 1.37pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 11

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. As can be seen in the Approved Scheme image opposite, the CFC will be partially visible and form part of the industrial character past the tree line.

Significance of Visual Impact of Approved Scheme	Minor negligible. (refer to assessment of visual impacts in previous LVIA01 report)
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Section 4.55 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 the fabric of the landscape and focal to this view. The Approved Scheme was originally judged to have minimal impact over the baseline image. It is judged therefore, that the sensitivity for this receptor to the development would remain low .
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Section 4.55 Magnitude of Change against the Approved Scheme	From the photomontage opposite, it is seen that additions that form part of the S4.55 scheme, including that of the roof plant equipment, will form a minor constituent of the view and the view whilst slightly altered would be similar to the Approved Scheme. Therefore, the magnitude of change is judged to be very low .
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Visual Impact of Section 4.55 Modification against the Approved Scheme	As can be seen in Figure 9, the Section 4.55 Modification design is similar in scale and visual appearance to the Approved Scheme. The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be negligible .
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Approved Scheme Photomontage - Year 15



Section 4.55 Mod Photomontage - Year 0



Section 4.55 Mod Photomontage - Year 15

7.7 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 of Photograph	12th Dec 2019 - 2.44pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 12
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 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. The Approved Scheme is expected to be partially seen behind existing and introduced vegetation.
Significance of Visual Impact of Approved Scheme	Minor negligible (refer to assessment of visual impacts in previous LVIA01 report)
Section 4.55 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 S4.55 would remain at medium .
Section 4.55 Magnitude of Change against the Approved Scheme	From the evidence shown within the Section 4.55 photomontages opposite, the revised development would be very similar to the existing Approved Scheme. The addition of the solar panels will make the roof more visible, however these should be partially mitigated with by tree planting following maturity. Therefore, the magnitude of change is judged to be low .
Visual Impact of Section 4.55 Modification against the Approved Scheme	As can be seen in Figure 10, the Section 4.55 Modification design is similar in scale and visual appearance to the Approved Scheme. The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be minor .



Approved Scheme Photomontage - Year 15



Section 4.55 Mod Photomontage - Year 0



Section 4.55 Mod Photomontage - Year 15

Figure 12: Viewpoint 7 - Shared Cycleway to Horsley Park & Cecil Hills - Looking South (Approved Scheme & Section 4.55 Photomontage)

Approx Panoramic Angle of View - 67°

7.8 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 of Photograph	12th Dec 2019 - 2.48pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 13

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 photograph and would be located in front of the Stage 1 buildings which are partially visible behind existing vegetation. The 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.

Significance of Visual Impact of Approved Scheme **Minor (refer to assessment of visual impacts in previous LVIA01 report)**

Section 4.55 Visual Receptor Sensitivity	<p>Visual receivers of the proposed development are most likely to be motorists traveling in a southerly direction towards Cowpasture Road. The Approved Scheme image already contains the presence of industrial development including the CFC, although this is partially screened by existing vegetation.</p> <p>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.</p>
Section 4.55 Magnitude of Change against the Approved Scheme	From the photomontage opposite, is it clear that the proposed S.455 image is extremely similar to the Approved Scheme photomontage. Tanks in the northwest corner of the site may be slightly more visible, however overall the revised scheme including the plant equipment on the roof, are not deemed to be visually significant. Therefore, the magnitude of change against the approved scheme is judged to be very low .
Visual Impact of Section 4.55 Modification against the Approved Scheme	As can be seen in Figure 11, the Section 4.55 Modification design is similar in scale and visual appearance to the Approved Scheme. The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be minor negligible .



Approved Scheme Photomontage - Year 15



Section 4.55 Mod Photomontage - Year 0



Section 4.55 Mod Photomontage - Year 15

Figure 13: Viewpoint 8 - Opposite No. 70 Trivet Street - Looking South (Approved Scheme & Section 4.55 Photomontage)

Approx Panoramic Angle of View - 67°

7.9 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 of Photograph	12th Dec 2019 - 1.24pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 14
Visual Description	
Approx. Viewing Distance from Site Boundary	200m
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 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. The Approved Scheme would be seen behind the tree line.
Significance of Visual Impact of Approved Scheme	Moderate (refer to assessment of visual impacts in previous LVIA01 report)
Section 4.55 Visual Receptor Sensitivity	This view has been affected by existing industrial development including the Approved Scheme and there are some landscape detractors including electrical pylons. However, the view is still 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 remains high .
Section 4.55 Magnitude of Change against the Approved Scheme	Some of the new plant equipment may be seen through or above the tree line within certain view corridors, however screens have been added to eastern elevation of these. The proposed S4.55 will be extremely similar to the Approved Scheme and following year 15 landscape mitigation will be partially screened. Therefore, it is judged that the magnitude of change against the Approved Scheme would be very low .
Visual Impact of Section 4.55 Modification against the Approved Scheme	As can be seen in Figure 12, the Section 4.55 Modification design is similar in scale and visual appearance to the Approved Scheme. The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be minor .



Approved Scheme Photomontage - Year 15



Section 4.55 Mod Photomontage - Year 0



Section 4.55 Mod Photomontage - Year 15

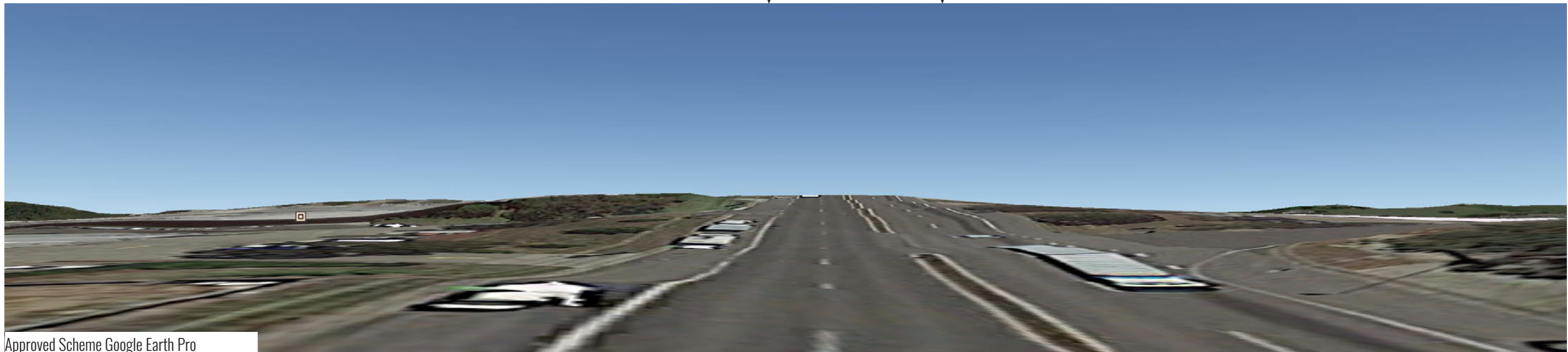
Figure 14: Viewpoint 9 - 82-116 Cowpasture Road, Wetherill Park - Looking Southwest (Approved Scheme & Section 4.55 Photomontage)

Approx Panoramic Angle of View - 67°

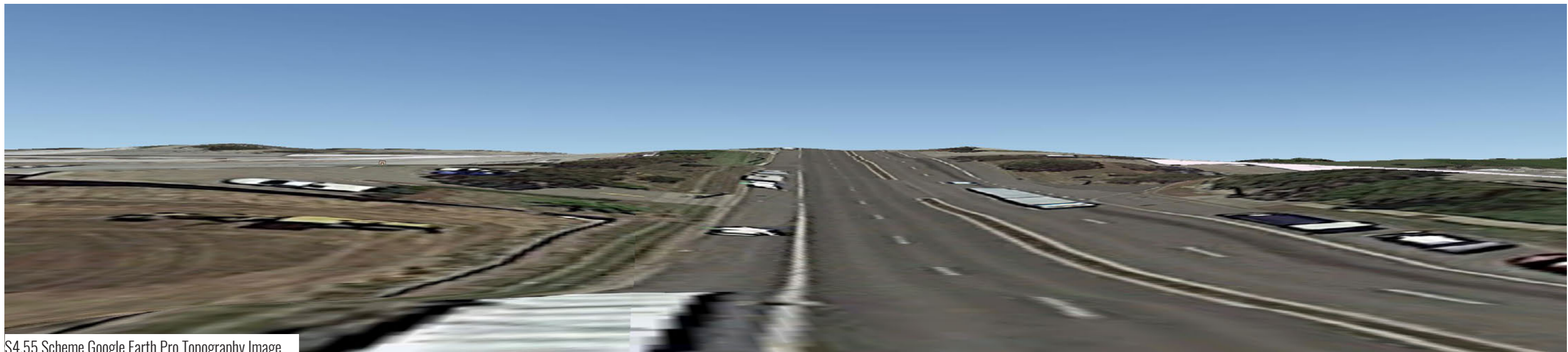
7.10 Viewpoint 10

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 of Photograph	9th Dec 2019 - 12.12pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 15
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 viewpoint location is fairly typical of this stretch of road with commercial units lining both sides.
Significance of Visual Impact of Approved Scheme	None (refer to assessment of visual impacts in previous LVIA01 report). Existing terrain prevents any views.
Section 4.55 Visual Receptor Sensitivity	This view is fairly typical in composition to views within this area and 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 .
Section 4.55 Magnitude of Change against the Approved Scheme	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 .
Visual Impact of Section 4.55 Modification against the Approved Scheme	The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be none .

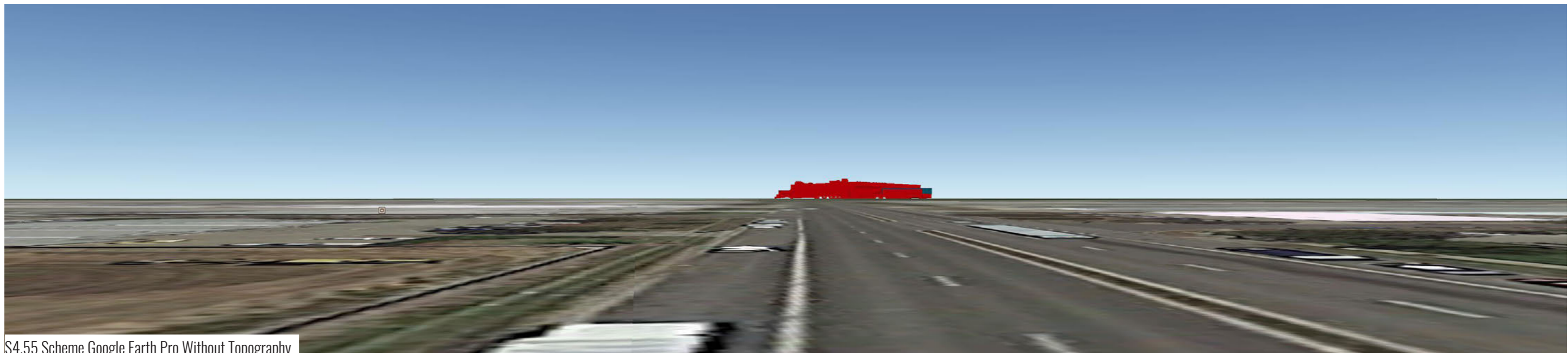
Extent of Proposed Development



Approved Scheme Google Earth Pro



S4.55 Scheme Google Earth Pro Topography Image



S4.55 Scheme Google Earth Pro Without Topography

Figure 15: Viewpoint 10 - Victoria Street, Wetherill Park - Looking West (Approved Scheme & Section 4.55 Google Earth Pro)

Approx Panoramic Angle of View - 67°

7.11 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 of Photograph	12th Dec 2019 - 3.01pm
Approved Scheme & Section 4.55 Photomontage Figure	Figure 16

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. The Approved Scheme is expected to almost be fully screened following the maturity of landscape mitigation proposed.

Significance of Visual Impact of Approved Scheme	Negligible (refer to assessment of visual impacts in previous LVIA01 report)
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Section 4.55 Visual Receptor 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 .
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Section 4.55 Magnitude of Change against the Approved Scheme	Following the maturity of landscape planting at year 15, the proposed S4.55 development is expected to be extremely similar to the Approved Scheme. It is judged that the magnitude of change would be no change .
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Visual Impact of Section 4.55 Modification against the Approved Scheme	The visual impact of the Section 4.55 Modification against the Approved Scheme at this location is judged to be none .
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Approved Scheme Photomontage - Year 15



Section 4.55 Mod Photomontage - Year 0



Section 4.55 Mod Photomontage - Year 15

Figure 16: Viewpoint 11 - Intersection of Victoria Street and Potter Close - Looking West (Approved Scheme & Section 4.55 Photomontage)

Approx Panoramic Angle of View - 67°

8.0 CONCLUSIONS

The main purpose of this Visual Impact Addendum Report, is to address the requirement to provide a quantitative analysis and opinion of any visual impacts created by the proposed Section 4.55 Modification scheme, **when compared against the approved SSD scheme**. The same viewpoints that were selected for visual assessment of the Approved Scheme, (within the original report LVIA01) have also been selected for this addendum report to provide a direct comparison.

The S4.55 scheme is essentially very similar to the Approved Scheme with the addition of plant equipment on the Customer Fulfillment Centre (CFC) roof. The visual impact of the equipment and other additions/changes have been assessed against the baseline situation which is now represented by the Year 15 photomontages generated for the Approved Scheme in report LVIA01. These images were approved by the DIPE including any expected visual impacts of the Approved Scheme upon nearby receptors including private dwellings and public open spaces. LVIA01 should be read in conjunction with this addendum report to gain a full understanding of the original proposal and visual impacts.

It is concluded that of the viewpoint locations assessed, the proposed S4.55 scheme will **not create significant visual impacts when compared against the Approved Scheme**. Only three locations have been judged to receive **minor** visual impacts generated by the S4.55 scheme when compared against the Approved Scheme.

Through analysis conducted within this report, the following locations are judged to receive **minor** visual impacts from the proposed section 4.55 development when compared against the original Approved Scheme:

- Adjacent to 70-84 Ferrers Road, Horsley Park (VP4)
- Shared Cycleway to Horsley Park & Cecil Hills (VP7)
- 82-116 Cowpasture Road, Wetherill Park (VP9)

The following locations and are judged to have **minor negligible** visual impacts when compared against the Approved Scheme:

- Opposite No. 70 Trivet Street (VP8)

The following locations and are judged to have **negligible** visual impacts when compared against the Approved Scheme:

- Cowpasture Road North, Wetherill Park (VP1)
- Opposite 109-125 Ferrers Road, Horsley Park (VP6)

The following locations and are judged to have **no further** visual impacts when compared against the Approved Scheme:

- 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)
- Intersection of Victoria Street and Potter Close (VP11)

Three locations have been assessed as having **minor** visual impacts when comparing the proposed S4.55 scheme to Approved Scheme. This is mainly due to either the close range of the receptor or the elevated position. At these locations direct views of the additional plant equipment may be visible and these create slightly more height and complexity to the roof, which was previously a simpler single flat treatment. However, when viewing the plant equipment holistically together with the S4.55 proposal against the Approved Scheme, the visual impact of the proposed changes are not judged to be highly significant.

As the proposed section 4.55 scheme is of similar scale in terms of height and width to the Approved Scheme, the same statements that were

concluded (in the approved LVIA01 report) regarding its general visibility still apply. Therefore, there are a few locations to the west of the development at higher elevations that do experience open views towards the development. These views are however, not totally unaffected by existing development, which is readily seen within the view and had affected the previous pastoral character. This includes the Stage 1 development and Wetherall Park industrial Estate.

Though this report provides an opinion of the visual impacts of the Section 4.55 Modification Scheme against the Approved Scheme, it is highly likely that local residents or any interested stakeholders would compare the S4.55 design against the original baseline views (i.e pre-development conditions refer to report LVIA01). This is due to the fact that in reality, the Approved Scheme will not be built and then knocked down to rebuild the S4.55 Scheme. Essentially those people visually affected by the development would have their views transitioned from the pre-development site to ultimately the Section 4.55 Scheme.

9.0 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
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