

VISUAL IMPACT ASSESSMENT REPORT
Report Ref: **200606_SSD_RPT_VIA01**

Prepared for:



Prepared by

Ben Gluszkowski
Director

Registered Landscape Architect #5868

GEO SCAPES Landscape Architecture
Suite 215, 284 Victoria Avenue
Chatswood NSW 2067

Geoscapes Pty Ltd
ABN 84 620 205 781
ACN 620 205 781

Document Status			
REV	Description	Initial	Date
A	For SSD Approval	BG	22.09.2020
B	Updated for SSD Approval	BG	28.09.2020
C	Updated for SSD Approval	BG	30V.09.2020

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 Site Visit and Analysis of Zone of Visibility
- 2.6 Selected Viewpoints – Receptor Locations
- 2.7 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 Landscape Character

5.0 Development Proposals

- 5.1 Overall Design Proposals
- 5.2 Height / Scale / Levels
- 5.3 Colour / Materials & Finishes

6.0 Landscape Strategy, Design and Mitigation

- 6.1 Strategy and Mitigation
- 6.2 Detailed Landscape Proposals

7.0 Visual Impact Assessment

- 7.1 Viewpoint 1 – Percy Street, Auburn
- 7.2 Viewpoint 2 – Hall Street, Auburn
- 7.3 Viewpoint 3 – Gateway Business Park, Auburn

- 7.4 Viewpoint 4 – Adjacent to 82 St Hilliers Road, Auburn
- 7.5 Viewpoint 5 – Adjacent to 62 St Hilliers Road, Auburn
- 7.6 Viewpoint 6 – Hall Street & A6 Slip Road, Auburn
- 7.7 Viewpoint 7 – 36-38 St Hillers Road, Auburn
- 7.8 Viewpoint 8 – 35 Rawson Street, Auburn
- 7.9 Viewpoint 9 – Auburn Gallipoli Mosque, Auburn
- 7.10 Viewpoint 10 – Auburn Basketball Centre, Auburn
- 7.11 Viewpoint 11 - Adjacent to 32 Elimatta St, Lidcombe

8.0 Conclusions and Non-Technical Summary

9.0 Glossary of Terms

List of Figures

- Figure 1 – Drone Panoramic Photograph Positions
- Figure 2 – Viewpoint Locations
- Figure 3 – Drone at RL 24.65m - Looking North
- Figure 4 – Drone at RL 24.65m - Looking East
- Figure 5 – Drone at RL 24.65m - Looking South
- Figure 6 – Drone at RL 24.65m - Looking West
- Figure 7 – Drone at 120m AGL - Looking North
- Figure 8 – Drone at 120m AGL - Looking East
- Figure 9 – Drone at 120m AGL - Looking South
- Figure 10 – Drone at 120m AGL - Looking West
- Figure 11 - Site Description
- Figure 12 - Site Location
- Figure 13 - Site Context
- Figure 14 - ALEP Land Zoning Map
- Figure 15 - Ground Floor Plan
- Figure 16 - Elevations - Sheet 1
- Figure 17 - Perspectives - Sheet 2
- Figure 18 - Landscape Masterplan
- Figure 19 - Viewpoint 1: Percy Street, Auburn - Looking Northeast (Photomontage)
- Figure 20 - Viewpoint 2: Hall Street, Auburn - Looking Southeast (Photomontage)
- Figure 21 - Viewpoint 3: Gateway Business Park, Auburn - Looking South (Photomontage)
- Figure 22 - Viewpoint 4: Adjacent to 82 St Hilliers Road, Auburn - Looking South (Photomontage)
- Figure 23 - Viewpoint 5: Adjacent to 62 St Hilliers Road, Auburn - Looking Southeast (Photomontage)
- Figure 24 - Viewpoint 6: Hall Street & A6 Slip Road, Auburn - Looking Southeast (Photomontage)
- Figure 25 - Viewpoint 7: 36-38 St Hillers Road, Auburn - Looking East (Photomontage)
- Figure 26 - Viewpoint 8: 35 Rawson Street, Auburn - Looking East (Photomontage)
- Figure 27 - Viewpoint 9: Auburn Gallipoli Mosque, Auburn - Looking Southeast (Photomontage)
- Figure 28 - Viewpoint 10: Auburn Basketball Centre, Auburn - Looking North (Photomontage)
- Figure 29 - Viewpoint 11: Adjacent to 32 Elimatta St, Lidcombe - Looking Northwest (Photomontage)

1.0 INTRODUCTION

1.1 Project Background

This Visual Impact Assessment (VIA) relates to the proposed development of a Woolworths Customer Fulfillment Centre (CFC) located at 13 Percy Street, Auburn, NSW.

A request for a Secretary's Environmental Assessment Requirements (SEARs) was submitted by the client to the NSW Department of Planning, Industry and Environment (DIPE). The SEARs were received in June 2020. This report aims to satisfy the following requirements of the SEARs:

Urban Design and Visual Impact:

- provide a detailed design analysis of the proposed development with reference to the building form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area and the desired future character of the area, including views, vistas, open space and the public domain
- a detailed assessment (including photomontages and perspectives) of the facility (buildings and truck parking areas) including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby public receivers and significant vantage points of the broader public domain including Percy Street

1.2 This Report and Author

Geoscapes Pty Ltd has been commissioned by Woolworth Group to produce a Visual Impact Assessment (VIA) for the above mentioned development. This VIA has been written by Ben Gluszkowski (Geoscapes 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 Statement (EIS) for State Significant Development (SSD) to the DIPE, or to local council. Clients have included Snackbrands Australia, Jaycar, Frasers, Altis, DCI, ESR, Charter Hall and Airtrunk.

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, it's 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 Customer Fulfillment Centre (CFC) 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 VIA 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 towards 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, public open space, cycleway, footpath or road within the project view-shed. Instead a selection of locations have been selected to represent all categories where applicable.

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 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 approximately 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 VIA, 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 vegetation or built form in the foreground.

In some instances instead of presenting a photo-real rendered photomontage, a Google Earth combined image has been used. Sometimes these are useful when recreating a view from a vehicle along a motorway or highway where access maybe restricted, or where it would be too dangerous to take the photograph in person. Although not as high quality as a photomontage image, they are still adequate for use in predicting visual impacts.

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 photomontages 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, travelers on a highway may be considered likely to be more sensitive due to a high level of surrounding 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 below.

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, SEPP]. 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 bushland). 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 Site Visit and Analysis of Zone of Visibility

A site visit was conducted on the 29th July 2020 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. Any photographs taken at eye-level within the site would be limited due to the presence of existing development, topography and surrounding vegetation, therefore, it is not possible to gain a complete understanding of the visual envelope by standing on the site.

As a result of the above, drone photography has been used to test the visibility of the built forms by flying at the proposed elevation of the tallest components of the building and then photographing the wider landscape. This effectively represents a 'worst case scenario' in terms of the development visual envelope. It is important to note, that it is simply unfeasible to use drone photography to record every single possible view corridor to and from the site.

The drone took several photographs looking north, south, east and west at the location of the ridge line of the proposed warehouse. The height flown by the drone was intended to generally represent the approximate maximum elevation of the warehouse roof, in this case RL24.650 and thus representing a the maximum Zone of Visual Influence (refer to Figure 1 and 3 to 6). The flight was performed on the 11th May 2020 by Pixel Media Productions. Weather conditions at the time were overcast but with excellent visibility. These photographs allowed a judgement to be made on which receptors in the wider context would be able to see the upper parts of the development, if not all of the development. Not all residential/commercial properties or public open spaces that potentially would experience a view of the development are highlighted on Figures 3 to 6. 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 from gardens or windows when the owner was not home or 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 3 to 10 (refer to Section 7.0).

As with any VIA, due to the number of receptors that may have views of the development, it is not practical to provide viewpoint baseline photographs and photomontages for every single possible visual receiver (refer to Section 2.6 to 2.9 for further details).

2.6 Selected Viewpoints – Receptor Locations

The symbols and numbering in Figure 2 (page 8), indicate the viewpoints 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. This follows guidance as set out by the DIPE SEARs. 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 7.0).

From viewpoint locations, photomontages have been generated to represent as closely as possible, views of the proposed development following construction. Refer to the visual impact assessment at Section 7.0 of this report and the corresponding viewpoints 1 to 11.

2.7 Photographic Recording

From desktop study, site visits and drone 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 sensitive viewpoints may have been intentionally chosen to test and provide evidence that from those receptors, there are no significant visual impacts.

Photographs were taken by Geoscapes from the selected viewpoints looking towards the development site using a Canon 60D DSLR Camera and a 50mm prime 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 software. This information was later used to create the photomontages.

Drone photography has been stitched together to increase the field of view (see figures 3 to 10). 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 and present a digital three-dimensional model using Autodesk 3Ds Max. 3D files were provided by Nettletontribe and the model included the all elements of the built form. Morphmedia integrated the proposed landscape mitigation into the 3D model that has been proposed by Geoscapes.

Views were generated from the model that matched the camera lens and positions of photographs taken from selected viewpoints. These were then combined with the baseline photographs to create simulated views of the proposal. Where Google Earth was used, the model was exported as a KMZ file and loaded into Google Earth Pro. Baseline and massing images were generated and then combined using Adobe Photoshop.

Photomontage or Google Earth figures are intended to be printed at A3 and are 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 2.3 and 2.4. The following list of visual receptors are judged to potentially have the highest sensitivity to the development:

- 36-38 St Hillers Road, Auburn (VP7)*
- 35 Rawson Street, Auburn (VP8)*
- Auburn Gallipoli Mosque, Auburn (VP9)

* Note the locations starred above are representative of a number of properties within medium density residential developments at close distances (within 500m) to the proposed development site. Although no two views are identical and factors such as dwelling height, aspect, built form and vegetation will vary the prominence of the development, it is assumed that they will generally share a similar type of view and visual impact. As described in earlier sections of this report, it would be unfeasible and ultimately impossible to take photographs from every single residential property in the immediate vicinity of the development site.

Receptors which are regarded as having lower sensitivity are:

- Percy Street, Auburn (VP1)**

- Hall Street, Auburn (VP2)**
- Gateway Business Park, Auburn (VP3)
- Adjacent to 82 St Hilliers Road, Auburn (VP4)
- Adjacent to 62 St Hilliers Road, Auburn (VP5)
- Hall Street & A6 Slip Road, Auburn (VP6)
- Auburn Basketball Centre, Auburn (VP10)
- Adjacent to 32 Elimatta St, Lidcombe

**Although receptors are physically closer at VP1 and VP2, the sensitivity of these receptors is regarded to be lower. This is due to the fact that any views experienced would be transient and that the locations are situated within the character of an industrial area.

In total 8 viewpoint locations have been selected for photomontage and 3 viewpoints for Google Earth assessment.

As more existing development surrounds the proposed site to the east it is concluded that this will effectively screen views of the development for the majority of receptors behind Nyang St. The most open views of the site exist to the west, therefore, viewpoint locations are concentrated in these areas. Some viewpoints have been intentionally chosen to test and confirm that the development would not be visible. Refer to Section 7.0 for a detailed visual impact assessment from the receptors.



Legend

- Site Boundary
- ① Drone Position 1 (RL 24.65m & 120m AGL)
GPS -
33°51'01.4"S
151°02'27.2"E

Figure 1: Drone Panoramic Photograph Positions



Figure 2: Viewpoint Locations



Figure 3: Drone at RL 24.65m - Looking North



Figure 4: Drone at RL 24.65m - Looking East

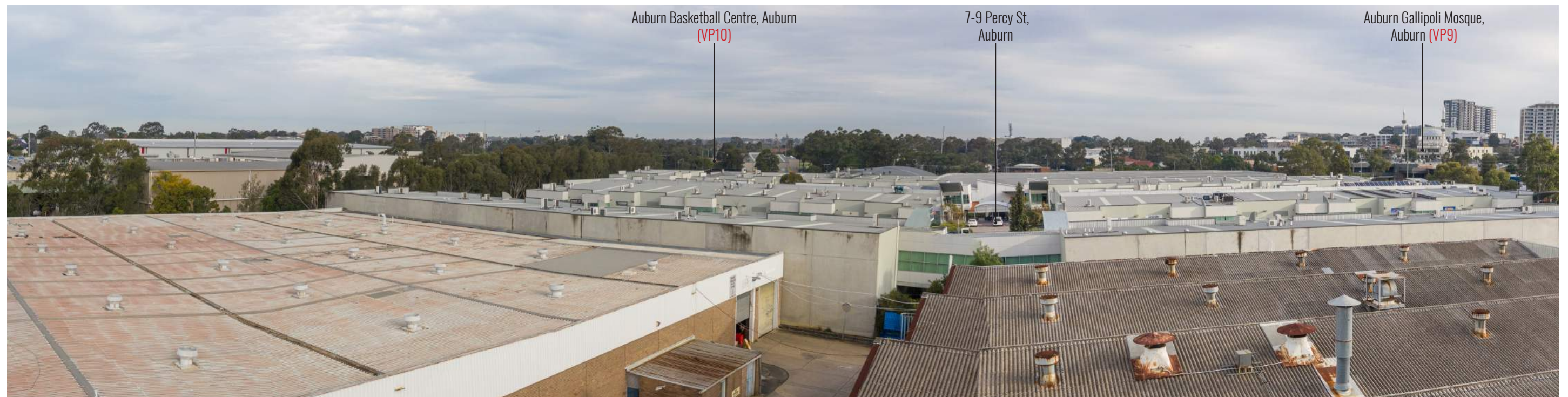


Figure 5: Drone at RL 24.65m - Looking South



Figure 6: Drone at RL 24.65m - Looking West



Figure 7: Drone at 120m AGL - Looking North



Figure 8: Drone at 120m AGL - Looking East



Figure 9: Drone at 120m AGL - Looking South



Figure 10: Drone at 120m AGL - Looking West

3.0 THE SITE AND ENVIRONS

3.1 Location

The proposed development is located at 11-13 Percy Street, Auburn NSW. The total site area is approximately 3.2 hectares of which 1.9 hectares is proposed for the warehouse and office elements. The site is located within the Cumberland City Council Local Government Area.

Figure 12 provides the site's location. Figure 13 provides the site's context.

3.2 Site Description

The site description is summarised in the Figure below.

Figure 11 – Site Description

Component	Description
Address	11-13 Percy Street, Auburn, NSW.
Lots	LOT 1 - DP1183821 & LOT 2 - DP1183821
Site area	Total 32453 sqm
Current use	Plastic and steel packaging facility, land zoning IN1 (Auburn LEP 2010)

3.3 Context

The site is located on the border of Auburn and Lidcombe and within an industrial, commercial/business precinct which is bound by Haslams Creek. The residential areas of Auburn and Lidcome are located northwest and southeast respectively. At a distance of 15 kilometres' west of Sydney's CBD, the site has good transport links being close to the M4, the A6 and Auburn railway station.

The site is surrounded by the following specific land uses:

- On the boundary north of the site is No.15 Percy Street which contains a number of commercial/industrial outlets with a single warehouse. Located at No.19 Percy Street is the recently built Bevchain warehouse facility. Further north are smaller commercial type offices and buildings which continue up to the M4 motorway.
- To the south of the site a this same type of warehouse character is present, including Kennards storage. This extends to the A6 highway. Further south is a large sporting facility including Asics Wests Athletic Club, Netball 4 All, Auburn Basketball Centre, PYCY, Wyatt Park and an Aquatic Centre.
- Directly along the eastern site boundary is Haslams Creek, a heritage listed southern tributary of the Parramatta River that flows through Sydney Olympic Park and joins Parramatta River at Homebush Bay. On the other side of Haslams Creek, more large scale industrial buildings are present including the Tooheys Brewery. Low density residential housing is located further in the east within Lidcombe.
- To the west of Percy Street are commercial/business type uses. Adjacent to the A6 are taller medium density residential apartment blocks. Some of which are elevated that would allow views towards the development site. Gallipoli Mosque and Auburn railway station are also located here, with higher density residential tower blocks approximately 500m to 750m from the site boundary.

By using the summary of land use above and aerial photography, it is apparent that potentially the most sensitive visual receivers of the development are likely to be located in the west from within the residential apartment blocks that overlook the site.

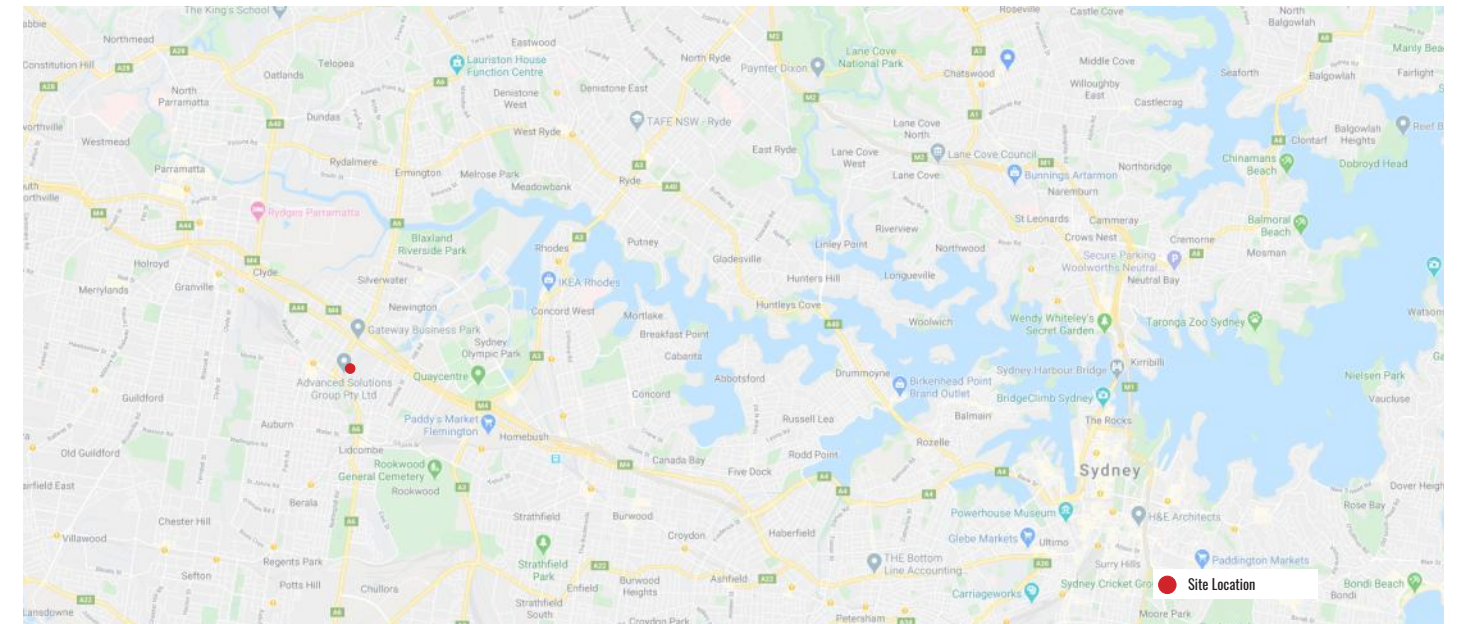


Figure 12: Site Location (Source: Google Maps)



Figure 13: Site Context (Source: Nearmap 2020)

3.4 Aerial Photography

During the drone photography that was carried out within the site boundary on the 27th July 2020 (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 alone.

(See figures 15-18 for 120m AGL Drone photography).

4.0 BASELINE DESCRIPTION

4.1 Planning Context

The following planning documents have been considered in preparation of this report. These are:

Auburn Local Environmental Plan 2010
Auburn Development Control Plan 2010

The site is currently designated IN1 General Industrial in the Auburn Local Environmental Plan 2010 as indicated in Figure 14 below.

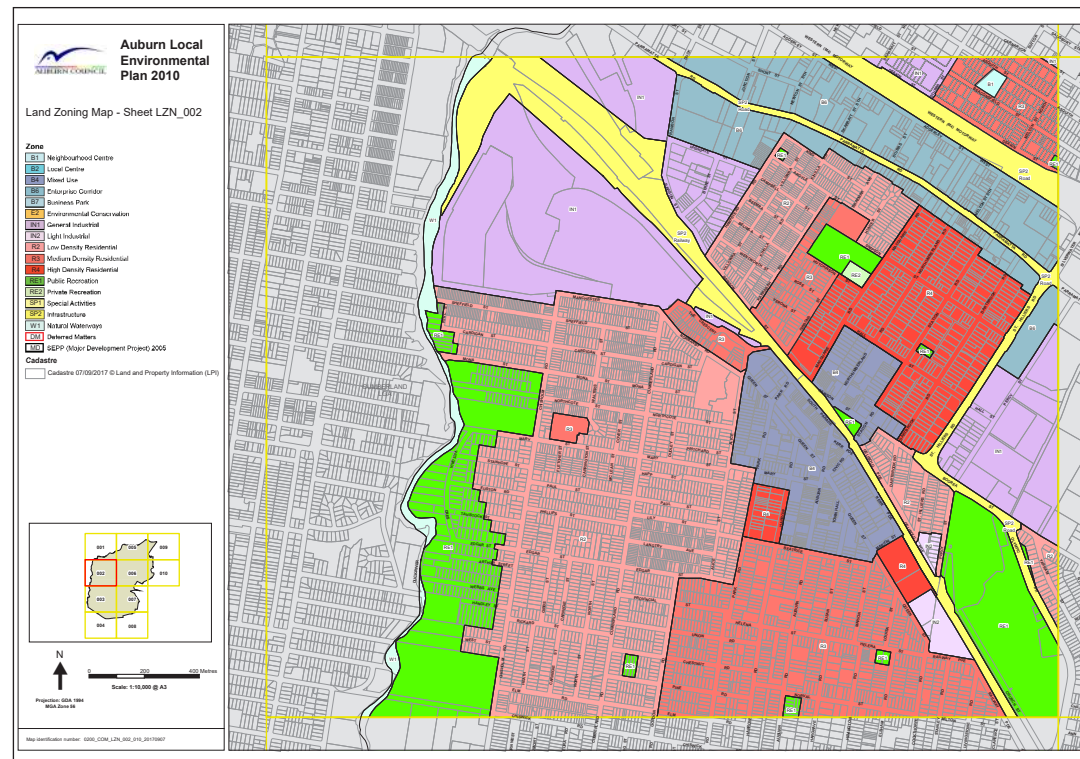


Figure 14: ALEP Land Zoning Map (Source: ALEP2010)

4.2 Landscape Character

As is seen in aerial digital mapping and aerial drone photography, the development site is located centrally within an industrial/commercial area of Auburn. Is surrounded by other industrial type buildings on all four of the site boundaries. Any new development is likely to improve the visual amenity of the streetscape due to the fact that most existing industrial buildings are in excess of 15 years old.

Adjacent to industrial zoning to the west is an area of medium density apartment type residential buildings. To the west within Lidcombe is an area of low density residential housing. Landscape character is also heavily defined by the arterial road network of the M4 and A6. These carry a large volume of commuters and commercial vehicles through western Sydney.

To the north zoned areas of B6 Enterprise Corridor stretch along the M4 Western Motorway.

In summary the landscape character can be defined as a mix of industrial, commercial and residential with some pockets of recreational open space. The proposed site and development proposals therefore, would not be out of character with the existing context, nor any future character defined by the LEP.

5.0 DEVELOPMENT PROPOSALS

The following information is based on an assessment of drawings provided by Nettleton Tribe in the drawing figures 15, 16 and 17.

5.1 Overall Design Proposals

The Customer Fulfillment Centre (CFC) will consist a single warehouse building. Entry will be via Percy Street in the form of four dedicated driveways. Truck, van and staff parking have separate areas within the development. There is to be a mezzanine car park facing Percy Street. New landscaping is proposed to the Percy Street frontage and also to the rear of the site adjacent to Haslams Creek, this will consist of a fully native and endemic species palette.

5.2 Height / Scale / Levels

From analysing aerial photography maps and by walking around the general precinct area, it is clear that the development will be in keeping in terms of scale of nearby developments. The Bevchain development directly to the north is bigger in terms of building footprint.

The proposed height of the building is also similar to surrounding developments at a height of 16.8m from pad level. The ridge height therefore, sits at a height of RL24.650.

5.3 Colour / Materials & Finishes

Colours proposed for the facades of the building are fairly typical of this type of development with more muted recessive tones applied. 'Suftmist' and 'Wallaby' paint finishes are used predominantly on the large expanses of the warehouse, with brick, glazing and metal cladding used to highlight areas around signage or office components.

High quality finishes have been proposed that will be most visible at close range. Initially the western facade will be prominent to views from Percy Street, however, following maturity proposed landscaping along the western boundary views will be softened through to the western facade.

5.3 Summary

High-quality materials and architectural design treatments have been proposed throughout the design but particularly along the Percy Street frontage. This will raise the visual amenity along Percy Street from the current site baseline.

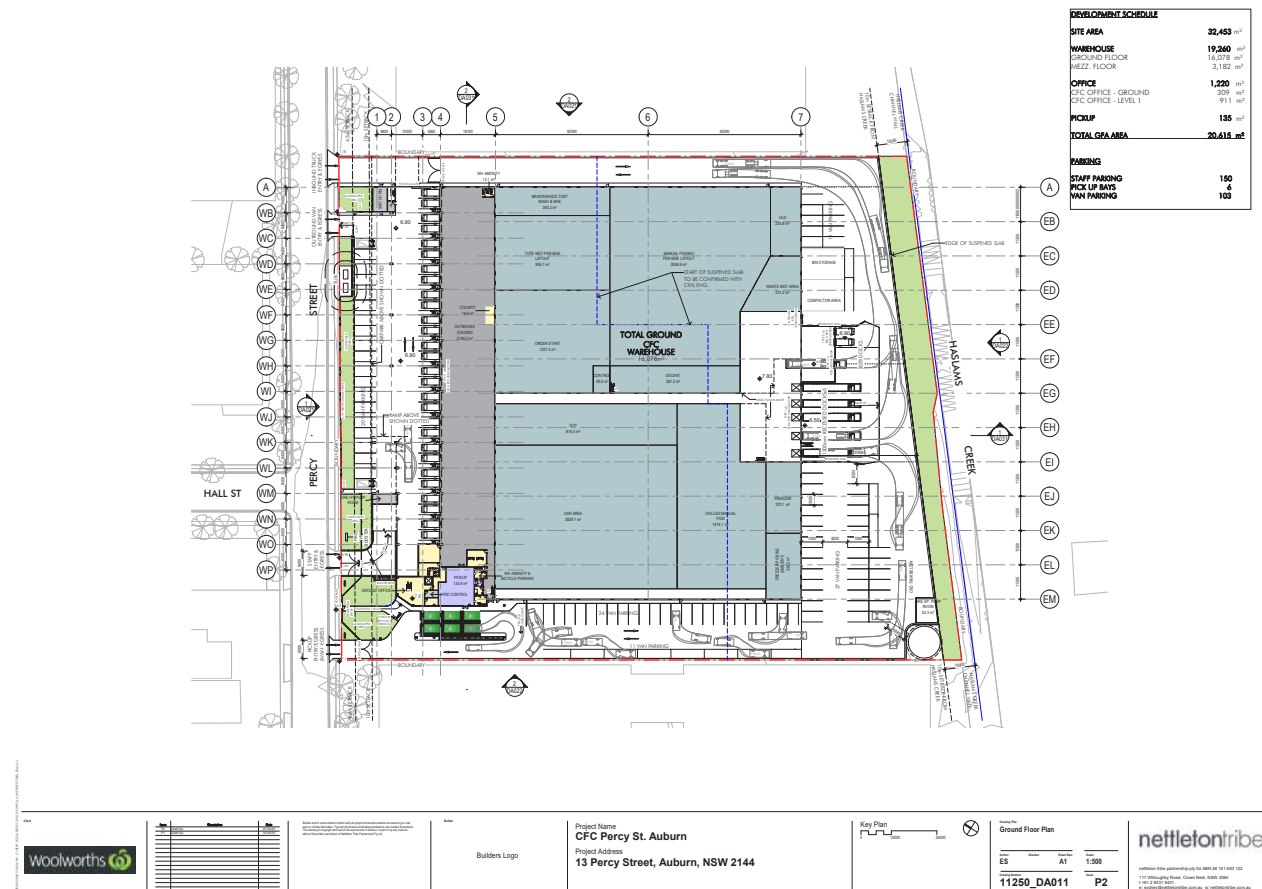


Figure 15: Ground Floor Plan (Source: Nettletontribe)

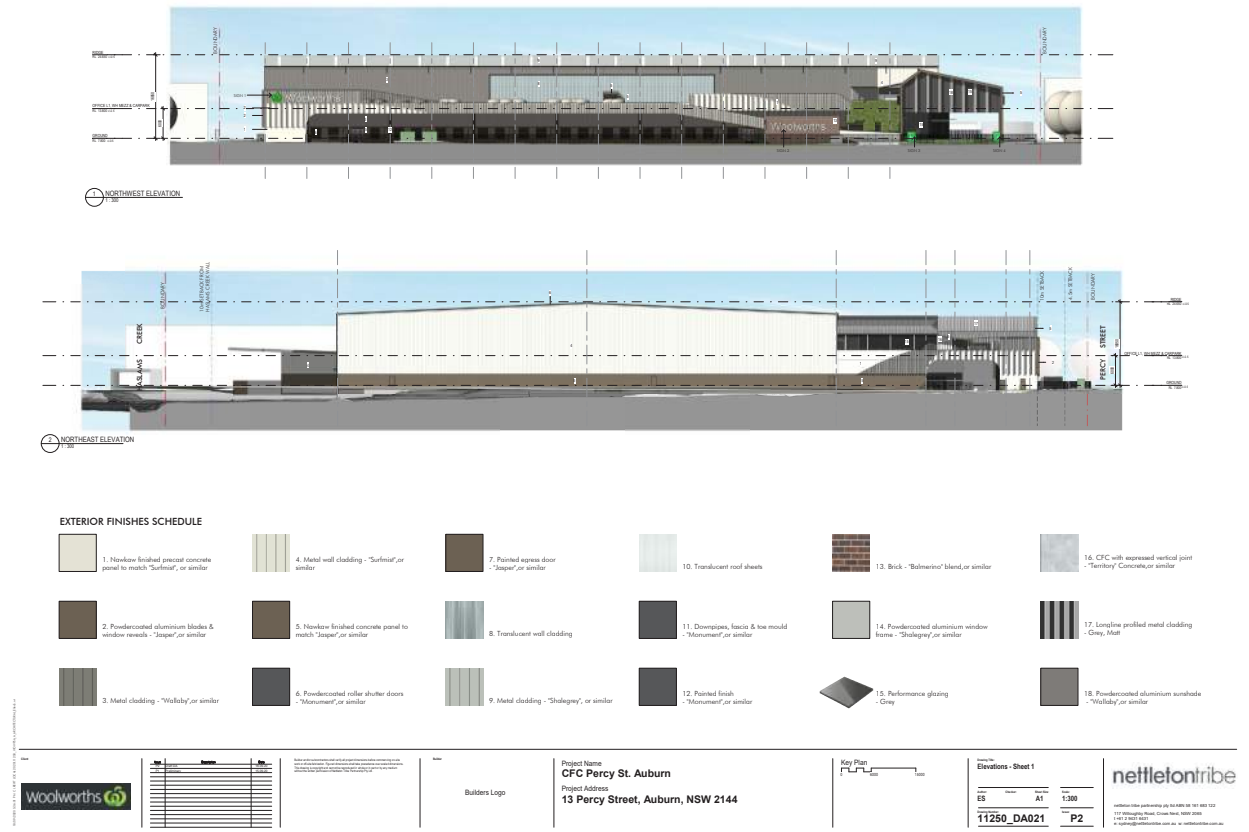
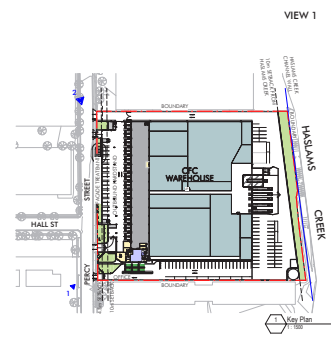


Figure 16: Elevations Sheet 1 (Source: Nettletontribe)



		Project Name CFC Percy St. Auburn Project Address 13 Percy Street, Auburn, NSW 2144	Key Plan	nettletontribe 11250_DA091 P1
--	--	---	-----------------	---

Figure 17: Perspectives - Sheet 2 (Source: Nettletontribe)

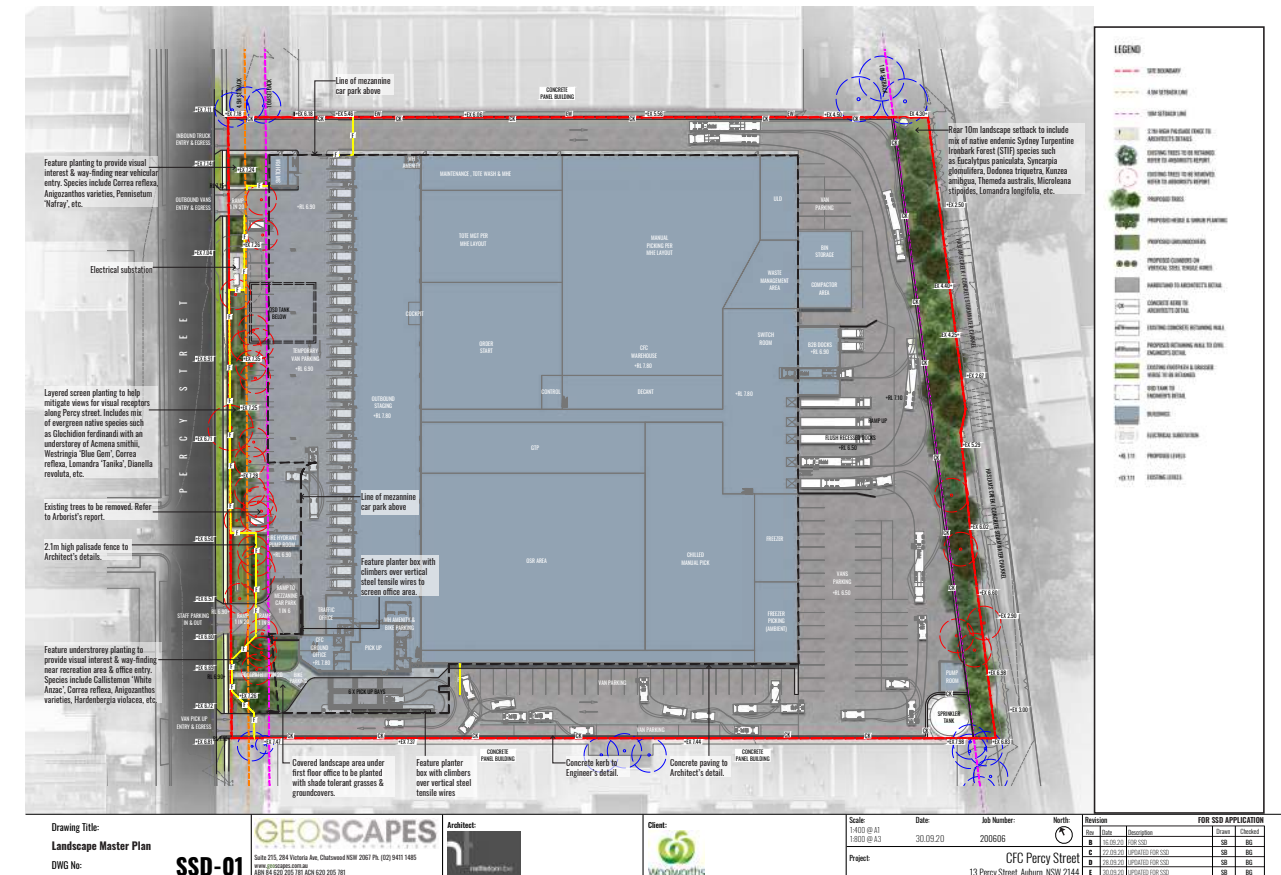


Figure 18: Landscape Masterplan (Source: Geoscapes)

6.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

6.1 Strategy and Mitigation

A number of existing trees along Percy Street are being removed as part of the development, however replacement planting is proposed. To help mitigate and soften the building from particularly from Percy Street and receptors in the west, native species will be planted in a 4.5m wide landscape area immediately adjacent to the site boundary, this will be most effective to street level views and help provide softening of the development. To the rear along Haslams Creek a 10m landscape strip runs adjacent to the eastern site boundary. The landscape buffer allow for large endemic canopy tree planting, smaller sub-canopy evergreen trees, shrubs and groundcovers. This will provide a layered screening approach with trees ranging in heights from 7-20m+ and shrubs 1-5m which will help to reduce the scale and partially screen the development from potential visual receivers. Landscape mitigation has been represented in the year 15 photomontages within section 8.0.

6.2 Detailed Landscape Proposals

Figure 18 shows the landscape masterplan produced by Geoscapes and this should be reviewed in conjunction with this VIA. Refer to the landscape DA documentation SSD-00 to SSD-12

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

7.0 VISUAL IMPACT ASSESSMENT

7.1 Viewpoint 1

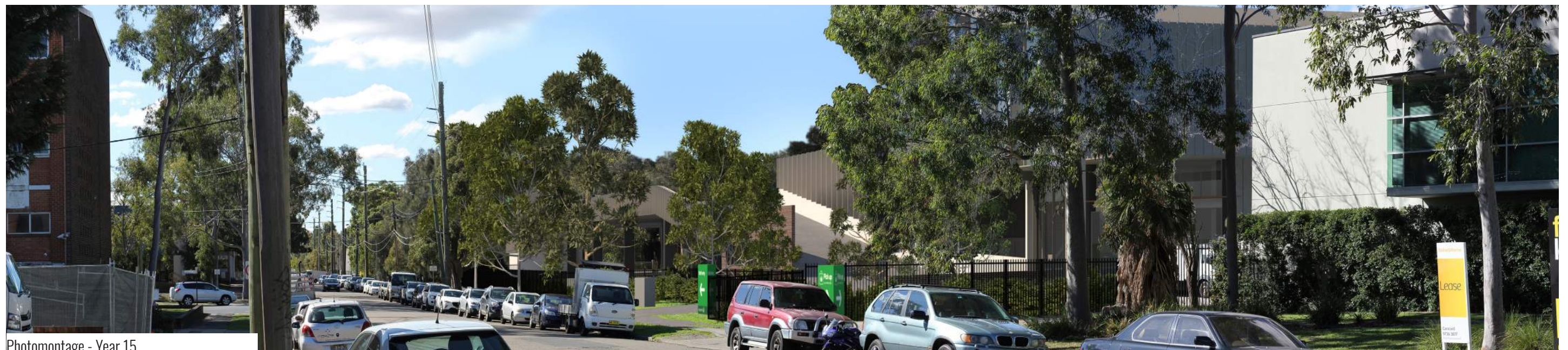
Viewing Location	Percy Street, Auburn - Looking Northeast
GPS	33°51'2"S, 151°2'21"E
Elevation (Eye-level)	10m AHD
Date and Time	29th July 2020 - 12.26pm
Baseline Photo and Photomontage Figure	Figure 19
Visual Description	
Approx. Viewing Distance from Site Boundary	40m
View description & prominence of the development	This viewpoint was taken from Percy Street, just south of the proposed development site on the pedestrian footpath. It is intended to represent the type of view that would be experienced by pedestrians and passing motorists. The baseline view contains the proposed site centrally within the view, to the right is Quantum Corporate Park at 7-9 Percy Street. There are a number of existing tall mature native trees which currently screen the site. This pattern of industrial/commercial brick and metal clad buildings is typical along Percy Street. There is also a large presence of parked cars on both sides of the street.
Visual Receptor Sensitivity	
	The character of Percy Street is one of commercial and industrial type buildings. Receptors are predominately motorists, pedestrians or workers. There are no vistas and expectation for views along the road would be of the type that are already seen. Therefore, it is judged that the sensitivity for this receptor to the development would be low .
Magnitude of Change	
	The development will form a new and recognisable element within the view which would be recognised by the receptor. Following maturity, proposed vegetation will partial screen the development along the street frontage, therefore, the magnitude of change is judged to be low .
Significance of Visual Impact	
	The significance of any adverse visual impact at this location is judged to be minor negligible . In this instance it could be argued that visual amenity of the streetscape is in fact enhanced with the addition of the proposed development. This is in part due to the character of the buildings within the immediate surrounding area. The Woolworth building proposes high quality finishes and is replacing a less attractive facility, therefore the development may create some beneficial (positive) effects.



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 19: Viewpoint 1 - Percy Street, Auburn - Looking Northeast (Photomontage)

Approx Panoramic Angle of View - 67°

7.2 Viewpoint 2

Viewing Location	Hall Street, Auburn - Looking Southeast
GPS	33°50'59"S, 151°2'21"E
Elevation (Eye-level)	10.5m AHD
Date and Time	29th July 2020 - 12.21pm
Baseline Photo & Photomontage Figures	Figure 20
Visual Description	
Approx. Viewing Distance from Site Boundary	80m
View description & prominence of the development	Similarly to Viewpoint 1, Hall Street is defined in character by either commercial, office or industrial type buildings. This view would be experienced by motorists traveling towards Percy Street, pedestrians or office workers. There are a number of mature trees within the street which do partially provide visual relief from the built form. The site is shown directly in the center of the baseline image.
Visual Receptor Sensitivity	
	Similar to that of Viewpoint 1, visual receptors are predominately, motorists, pedestrians or workers. There are no vistas, and expectation for views along the road would be of the type that are already seen. Therefore, it is judged that the sensitivity for this receptor to the development would be low .
Magnitude of Change	
	The development will form a new and recognisable element within the view which would be recognised by the receptor. Following maturity, proposed vegetation is expected to provide softening and screening of the development along the street frontage, therefore, the magnitude of change is judged to be medium .
Significance of Visual Impact	
	The significance of the visual impact at this location is judged to be minor .



Baseline Photo



Photomontage



Photomontage - Year 15

Figure 20: Viewpoint 2 - Hall Street, Auburn - Looking Southeast (Photomontage)

Approx Panoramic Angle of View - 67°

7.3 Viewpoint 3

Viewing Location	Gateway Business Park, Auburn - Looking South
GPS	33°50'42"S, 151°2'34"E
Elevation (Eye-level)	35.3m AHD
Date and Time	29th July 2020 - 2.02pm
Baseline Photo & Photomontage Figure	Figure 21

Visual Description

Approx. Viewing Distance from Site Boundary	500m
View description & prominence of the development	This view is taken from a window of the level 5 staff communal room within the Gateway Business Park building at 63-79 Parramatta Rd, Silverwater. This receptor was identified during the drone photography analysis shown in Figure 3. There are also a number of other floors containing windows facing south that would experience a similar view to that shown in the baseline image. Due to the elevated aspect views are expansive and of long range. The Mosque and residential tower blocks are seen in the background, in the foreground the commercial and industrial buildings along Percy Street lead towards the development site.

Visual Receptor Sensitivity

Office windows and communal spaces facing south at higher levels, would experience a view as shown in the baseline image. As this receptor is representative of people at their place of work, the view may hold some importance to them. However, the baseline view does already contain many built forms, including the residential towers and other industrial development along Percy Street. It can be judged that the sensitivity for this receptor to the development would be **low**.

Magnitude of Change

As shown in the photomontage opposite, the proposed development would form a minor constituent of the view, being 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



Photomontage - Year 15

Figure 21: Viewpoint 3 - Gateway Business Park, Auburn - Looking South (Photomontage)

Approx Panoramic Angle of View - 67°

7.4 Viewpoint 4

Viewing Location	Adjacent to 82 St Hilliers Road, Auburn - Looking South
GPS	33°50'47.8"S, 151°02'26.7"E
Elevation	14m AHD
Google Street View Image Date	Nov 2019
Google Street View Baseline Photo & Overlay Figure	Figure 22

Visual Description

Approx. Viewing Distance from Site Boundary	300m
View description & prominence of the development	This viewpoint was selected to test the potential for views of the development being received along St Hiller's Road. There is the possibility that some residential apartment blocks may also receive views of the development close to this location. However, by analysing drone photography, it is expected that those views would only be possible from upper story windows and likely to be filtered by existing vegetation. The baseline photo is fairly typical of views experienced traveling along St Hilliers Road, with residential development to the northwest and commercial/industrial development to the southeast. The development is situated behind the commercial building seen in the foreground.

Visual Receptor Sensitivity

Although the A6 is a busy road and many visual receptors would be traveling along it, the visual quality at this location is not judged to be high. There is a significant presence of commercial development along the road to the south. Only motorists traveling in a south westerly directly have the potential to be visual receivers. It is judged that the sensitivity for this receptor to the development would be **low**.

Magnitude of Change

As demonstrated by the Google Earth massing model and photographic overlay of the position of the proposed development, a existing development between the receptor and the development, will completely screen any views of the proposed warehousing. Therefore, the magnitude of change 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



Massing Model



Overlay

Figure 22: Viewpoint 4 - Adjacent to 82 St Hilliers Road, Auburn - Looking South (Overlay)

Approx Panoramic Angle of View - 67°

7.5 Viewpoint 5

Viewing Location	Adjacent to 62 St Hilliers Road, Auburn - Looking Southeast
GPS	33°50'54.9"S, 151°02'21.0"E
Elevation	12m
Google Street View Image Date	Nov 2019
Google Street View Baseline Photo & Overlay Figure	Figure 23

Visual Description

Approx. Viewing Distance from Site Boundary	140m
View description & prominence of the development	Similarly to viewpoint 4, this viewpoint was also selected to test the potential for views of the development being received along St Hiller's Road. In the foreground of the baseline photo are smaller type industrial units. This view would be experienced by pedestrians or motorists traveling along the A6. The development is situated behind the industrial units seen in the foreground. There are also some two-storey residential medium density housing blocks that experience this view but at a slightly higher elevation. These may experience some glimpsed views but these are not expected to be significant.

Visual Receptor Sensitivity	Although the A6 is a busy road and many visual receptors would be traveling along it, the visual quality at this location is not judged to be high. There is a significant presence of industrial development along the road to the south. It is judged that the sensitivity for this receptor to the development would be low .
-----------------------------	---

Magnitude of Change	As demonstrated by the Google Earth massing model and photographic overlay of the position of the proposed development, a combination of existing development and vegetation between the receptor and the development, will completely screen any views of the proposed warehousing. Therefore, the magnitude of change is judged to be no change .
---------------------	--

Significance of Visual Impact	The significance of the visual impact at this location is judged to be none .
-------------------------------	--

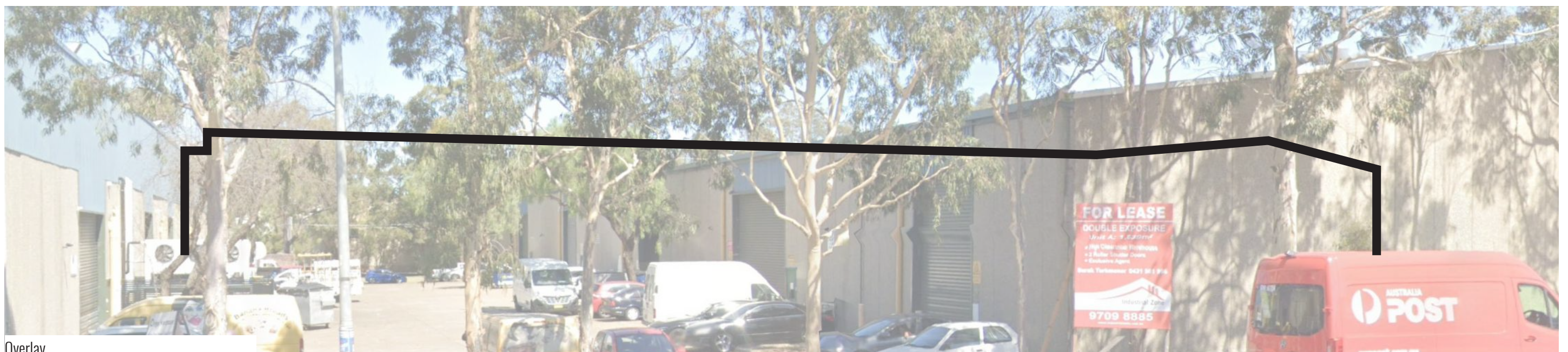


Figure 23: Viewpoint 5 - Adjacent to 62 St Hilliers Road, Auburn - Looking Southeast (Overlay)

Approx Panoramic Angle of View - 67°

7.6 Viewpoint 6

Viewing Location	Hall Street & A6 Slip Road, Auburn - Looking Southeast
GPS	33°50'57"S, 151°2'19"E
Elevation (Eye-level)	14.1m AHD
Date and Time	29th July 2020 - 12.30pm
Baseline Photo & Photomontage Figures	Figure 24

Visual Description

Approx. Viewing Distance from Site Boundary	150m
View description & prominence of the development	This view is taken from the footpath on St Hilliers Road at the pedestrian crossing opposite Hall Street. This view would be experienced by pedestrians or motorists turning right onto Hall Street from A6. The site is located centrally located in the baseline image at the end of Hall Street.

Visual Receptor Sensitivity	This viewpoint is located on the edge of a medium density residential area therefore, there will be more pedestrian receptors who may experience this view. However, there is the presence of commercial and industrial buildings within the view and therefore, it is judged that the visual sensitivity for this receptor to the development would be low .
-----------------------------	--

Magnitude of Change	The proposed development is likely to be seen within the view, however it will be a small component of it that 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 .
-------------------------------	--



Figure 24: Viewpoint 6 - Hall Street & A6 Slip Road, Auburn - Looking Southeast - Looking South (Photomontage)

Approx Panoramic Angle of View - 67°

7.7 Viewpoint 7

Viewing Location	36-38 St Hilliers Road, Auburn - Looking East
GPS	33°50'60"S , 151°2'16"E
Elevation (Eye-level)	24.3m AHD
Date and Time	29th July 2020 - 12.39pm
Baseline Photo & Photomontage Figure	Figure 25

Visual Description

Approx. Viewing Distance from Site Boundary	180m
View description & prominence of the development	The baseline image was taken from a level 3 balcony of a residential apartment on St Hilliers Road. It was identified during the drone photography analysis shown in Figure 6 and does experience more open views towards the development site than similar residential properties along St Hilliers Road near VP4 & 5. Other examples of nearby residential properties which may experience similar open views would be 1-3 Hall Street. For all other residential apartments of similar height along St Hilliers Road, there is a presence of existing vegetation which helps to screen the development site. In the foreground of the image are commercial type buildings to St Hilliers Road, while in the background the Tooheys Brewery is prominent in the view.

Visual Receptor Sensitivity	Views are experienced from primary and secondary living spaces of residential apartments within this building. Residential receptors are also often likely to be more critical of their view, however due to the presence of existing commercial and prominent industrial development, the sensitivity has been judged to be medium .
Magnitude of Change	The proposed development is likely to be noticeable within the view, however it will be consistent with the type of development already present. The lower half of the CFC will be screened by existing buildings and the upper parts will not break the horizon line. 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 .



Figure 25: Viewpoint 7 - 36-38 St Hillers Road, Auburn - Looking East (Photomontage)

Approx Panoramic Angle of View - 67°

7.8 Viewpoint 8

Viewing Location	35 Rawson Street, Auburn - Looking East
GPS	33°51'1"S, 151°2'9"E
Elevation (Eye-level)	57.3m
Date and Time	29th July 2020 - 12.56pm
Baseline Photo & Photomontage Figures	Figure 26
Visual Description	
Approx. Viewing Distance from Site Boundary	360m
View description & prominence of the development	The viewpoint is representative of a number of taller residential tower blocks which are present to the southwest of the site in Auburn. These were identified during the drone analysis shown in Figure 6. The baseline photograph was taken from the rooftop communal space on level 11 of a recently build residential tower at 35 Rawson Street. A number of north east facing windows from private apartments would also experience a similar type of view. Due to the elevation, views are of long range. ANZ stadium, Sydney Harbour Bridge and Sydney CBD can be seen on a clear day on the horizon. Within the foreground the commercial/industrial area surrounding the site and the Toohey's brewery are prominent in the view. This together with tree lines streets defines the immediate character.
Visual Receptor Sensitivity	
	This location is reasonably close to the development site at under 500m and it is likely that views would be also be experienced from primary or secondary living spaces of individual apartments. The view from the rooftop is likely to be held in high regard by residents and residential receptors are often likely to be more critical of their view. However, in the short to medium foreground there is the clear presence of existing industrial and commercial development, therefore, the sensitivity has been judged to be medium .
Magnitude of Change	
	The proposed development is likely to be noticeable within the view and will likely be recognisable by the receptor. However, it will match the existing character seen in older and more recent development. 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



Photomontage - Year 15

Figure 26: Viewpoint 8 - 35 Rawson Street, Auburn - Looking East (Photomontage)

Approx Panoramic Angle of View - 67°

7.9 Viewpoint 9

Viewing Location	Auburn Gallipoli Mosque, Auburn - Looking Northeast
GPS	33°51'9"S, 151°2'10"E
Elevation (Eye-level)	26.7m
Date and Time	29th July 2020 - 13.10pm
Baseline Photo & Photomontage Figures	Figure 27

Visual Description

Approx. Viewing Distance from Site Boundary	400m
View description & prominence of the development	Auburn Gallipoli Mosque is situated to the southwest of the development and is seen in the drone photography within Figures 5 and 6. It has a social significance for the Australian Turkish Muslim community. The baseline photograph was taken from an outdoor terrace on level 1, this is visible within the drone photography. The view contains a mix of low density residential housing within the foreground and the commercial/ industrial buildings from St Hilliers Road and Percy Street. The location does experience long distance views with Homebush, ANZ Stadium and Sydney CDB partially visible.

Visual Receptor Sensitivity	This location does have high significance for the Australian Turkish Muslim Community, however views of the wider landscape may not be of primary importance for people as it did appear that the terrace was not regularly used. Although long distance views are experienced, industrial development is highly prominent within the baseline view. Therefore, the sensitivity has been judged to be medium .
-----------------------------	---

Magnitude of Change	The proposed development will form a minor constituent of the view being partially visible and at sufficient distance to be a small component. 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



Photomontage - Year 15

Figure 27: Viewpoint 9 - Auburn Gallipoli Mosque, Auburn - Looking Northeast (Photomontage)

Approx Panoramic Angle of View - 67°

7.10 Viewpoint 10

Viewing Location	Auburn Basketball Centre, Auburn - Looking North
GPS	33°51'20"S, 151°2'24"E
Elevation (Eye-level)	12.7m
Date and Time	29th July 2020 - 13.43pm
Baseline Photo & Photomontage Figures	Figure 28
Visual Description	
Approx. Viewing Distance from Site Boundary	530m
View description & prominence of the development	To the south of the site between the A6 and the Auburn railway line is a large open green space. This contains a number of recreational facilities which include an Athletics field, PCYC, Lidcombe Oval, Wyatt Park and Auburn Basketball Centre. This is a popular and well used facility. The baseline view was taken from the rear of the Basketball Centre near Lidcombe Oval as a view corridor was observed during the drone photography. It is expected however, that only small view corridors will exist due to the presence of significant vegetation along Haslams Creek. In the foreground the Basketball Centre is seen and sports pitches to the left. Tall large native vegetation along Haslams Creek partially screens views to the north.
Visual Receptor Sensitivity	
	Receptors at this location generally will be involved in sporting activities, spectating or exercising. The appreciation of the landscape for these users groups may not be the prime focus during recreational activities. However, the setting that the grounds are within does have some visually appealing qualities including the vegetation along Haslams Creek. It is judged that the sensitivity for this receptor to the development would be medium .
Magnitude of Change	
	As can be seen in the photomontage opposite, the development is likely to be a very small element within the view and therefore, the view would be very similar to the existing baseline situation. 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



Photomontage - Year 15

Figure 28: Viewpoint 10 - Auburn Basketball Centre, Auburn - Looking North (Photomontage)

Approx Panoramic Angle of View - 67°

7.11 Viewpoint 11

Viewing Location	Adjacent to 32 Elimatta St, Lidcombe - Looking Northwest
GPS	33°51'06.2"S, 151°02'44.0"E
Elevation	15m
Google Street View Image Date	May 2019
Google Street View Baseline Photo & Overlay Figure	Figure 29
Visual Description	
Approx. Viewing Distance from Site Boundary	360m
View description & prominence of the development	This view was taken along Nyrang Street close to the corner of Elimatta Street. It was selected to test the potential for views of the development being received along Nyrang Street at a location between the Regional Express warehouse and Toohey's Brewery, where a potential view corridor could exist.
Visual Receptor Sensitivity	Nyrang Steet adjacent to Elimatta Street is a road that contains only local traffic. There are a number of residential properties to the east, however, these tend to be orientated to a northeast to northwest direction and do not face the development. Views maybe seen by pedestrians or motorists, however, these views do already contain industrial development. Therefore, the sensitivity at this location is judged to be low .
Magnitude of Change	As demonstrated by the Google Earth massing model and photographic overlay of the position of the proposed development, existing development will completely screen any views of the proposed warehousing. Therefore, the magnitude of change 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



Massing Model



Overlay

Figure 29: Viewpoint 11 - Adjacent to 32 Elimatta St, Lidcombe - Looking Northwest (Overlay)

Approx Panoramic Angle of View - 67°

8.0 CONCLUSIONS AND NON-TECHNICAL SUMMARY

The main purpose of this Visual Impact Assessment (VIA), is to support a State Significant Development (SSD) application for a Woolworths Customer Fulfillment Centre. This report is supported by on-site analysis, desktop study, drone photography and photomontages of the proposal.

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 potentially high sensitivity.

The landscape value of the development site itself is negligible due the present and former uses on the site. Haslams Creek is to be assessed by and Ecological and Heritage Consultant and relevant protections will be adhered to.

The proposed development is expected to create some **minor** visual impacts for people who will experience views of the development. The highest visual impacts are predominately for a number of apartment type dwellings that are located to the west of the development. This is because it is judged that the sensitivity of residential dwellings further away from the development are higher than people who would experience views close up within the streetscape itself. Residential dwellings always tend to have higher ratings of sensitivity as their views can be affected permanently and are often experienced from primary or secondary living spaces on a daily basis. Views experienced by passing motorists or pedestrians in very close proximity to the site are transient and only temporary, even though they would theoretically see much more of the development at close range.

It should be noted that visual impacts are assessed from a few selected locations within Auburn, as described in the methodology section of this report (section 2.0). It would be unfeasible to provide a visual impact assessment for every individual residential property that may experience a view of the development. Therefore, not all properties within Auburn will experience the same visual impacts as indicated. Some properties may experience no change at all in their view, if for example other properties or existing vegetation prevents or restricts views towards the site.

It is concluded that there will be **no significant** visual impacts at the locations assessed that will created by the proposed development.

Visual impacts generated by the development and received at the locations assessed, have been summarised in the text below.

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

- Hall Street, Auburn (VP2)
- 36-38 St Hillers Road, Auburn (VP7)
- 35 Rawson Street, Auburn (VP8)
- Auburn Gallipoli Mosque, Auburn (VP9)

The following locations and are judged to receive **minor negligible** visual impacts from the proposed development:

- Percy Street, Auburn (VP1)
- Gateway Business Park, Auburn (VP3)
- Hall Street & A6 Slip Road, Auburn (VP6)
- Auburn Basketball Centre, Auburn (VP10)

The following locations have been proven to receive **no** visual impacts from the proposed development:

- Adjacent to 62 St Hilliers Road, Auburn (VP4)
- Adjacent to 82 St Hilliers Road, Auburn (VP5)
- Adjacent to 32 Elimatta St, Lidcombe (VP11)

Four locations (VP2, VP7, VP8 and VP9) have been assessed as potentially receiving **minor** visual impacts. VP2 receives more open views of the Percy Street facade than passing oblique views and VP7,8 and 9 are located within locations that are judged to higher sensitivity attributed to them. The expected magnitude of change in views at these locations is judged to be either **medium** or **low**.

It should be noted that the development site has been designated for industrial development in the Auburn Local Environmental Plan 2010 and the site has had previous and current industrial use. Therefore, a new industrial development in this location is not out of place with existing or future character.

The report demonstrates that careful selection of high-quality 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. Along Percy Street, the development is likely to improve the visual amenity of the streetscape from its current condition. This would be achieved by utilising good architectural and landscape design. This 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 are expected to begin to reach maturity.

All visual impacts given have been based on the residual effects of the development, i.e. those which are likely to remain on completion of the development and are to be given the greatest weight in planning terms.

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
DIPE	Department of Planning Industry & 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