250 VICTORIA STREET, WETHERILL PARK
VISUAL IMPACT ASSESSMENT

JULY 2021

HATCH | RobertsDay

Title:	Wetherill Park Visual Impact Assessment
Prepared for:	Woolworths Limited
Date:	16 JULY 2021
Status:	Final
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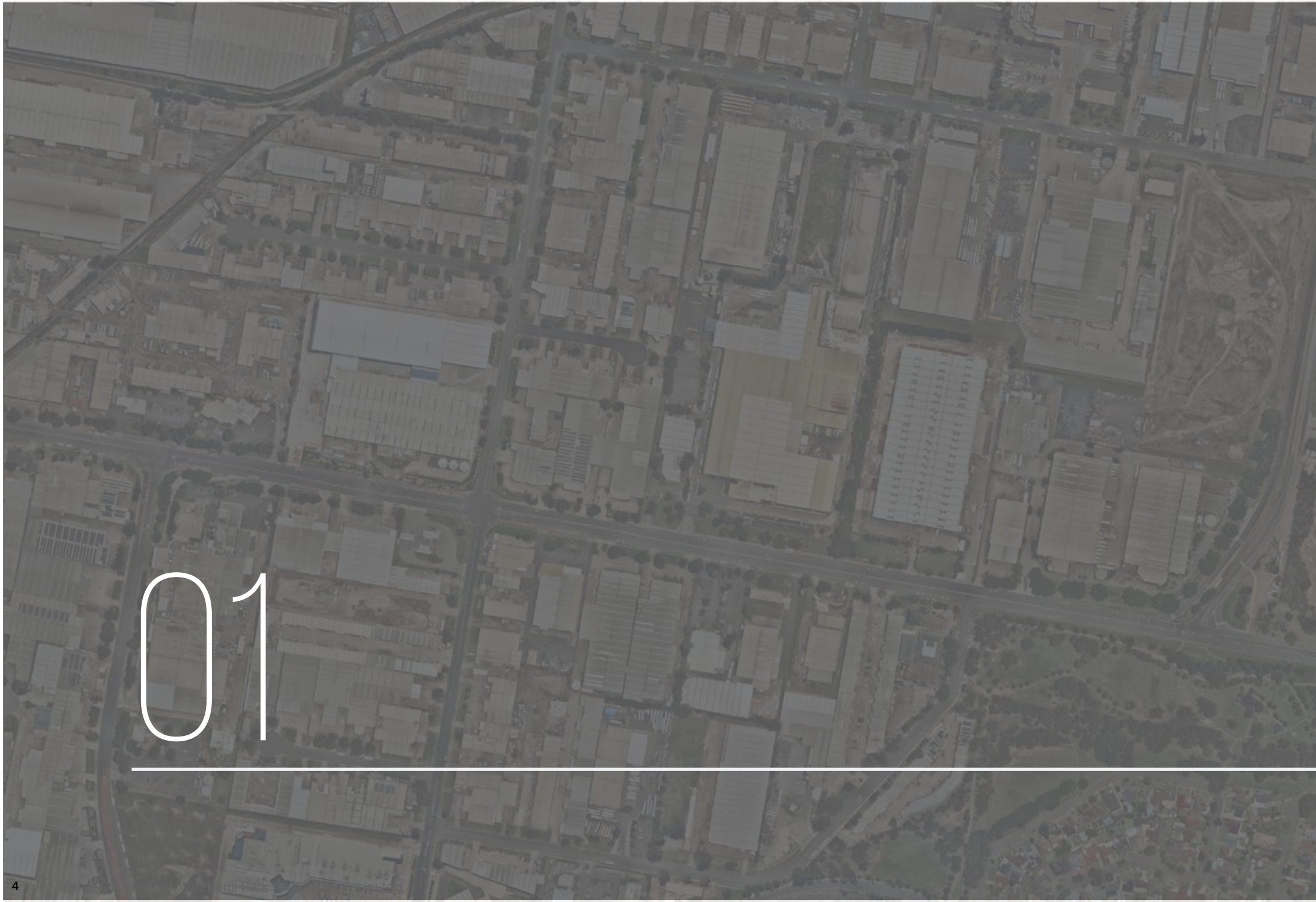


01

INTRODUCTION AND METHODOLOGY

INTRODUCTION

PROPOSAL OVERVIEW

The site will be developed to make the most of the available land available by creating a multi-level state of the art refrigerated manual distribution centre for storage and distribution of fresh produce, milk, meat, chilled and frozen commodities. It is located within an existing industrial zone in Wetherill Park, and runs between Redfern Street to the north and Victoria Street to the south.

The development compromises a Fresh distribution centre with a GFA of 31 385m^2 and a Returns Transfer Facility with a GFA of 5 685m^2 at ground level, an elevated Chilled and Frozen distribution centre with a GFA of 2 230m^2 on the first floor and a basement truck marshalling and queuing area and a double level basement carpark. The facility is designed to run 24 hours a day, seven days a week.

DEVELOPMENT PROPOSAL

Concept

The design concept for the project focuses on finding the most efficient and functional layout for the flow of transport and materials through the Distribution Centre, and creating a high quality and technological building around this to meet Woolworths high standards, and to uplift the existing industrial precinct and create a modern and pleasant work environment for all staff and visitors to the facility.

The new facility will form an integral and crucial part of the Primary Connect Supply Chain network servicing and supplying the Woolworths supermarkets and stores with fresh produce, milk, meat, chilled and frozen products throughout Greater Sydney and New South Wales. By combing the Produce Distribution Centre and the Chilled Distribution Centre on the same site it allows for the consolidation of Fresh and Chilled deliveries into the same delivery, therefore increase the efficiency of the supply chain network and reducing the number of trucks leaving the site.

The design concept is a contemporary and clean proposal using materials and colour to reduce the building bulk and reduce the visual impact on the surrounding areas. The main form of the Distribution Centre has been designed with metal cladding in light colours with minimal use of the Woolworths green in the form of an articulated horizontal band around the Distribution Centre to reduce the bulk of the building, and provide a clean and simple building outline.

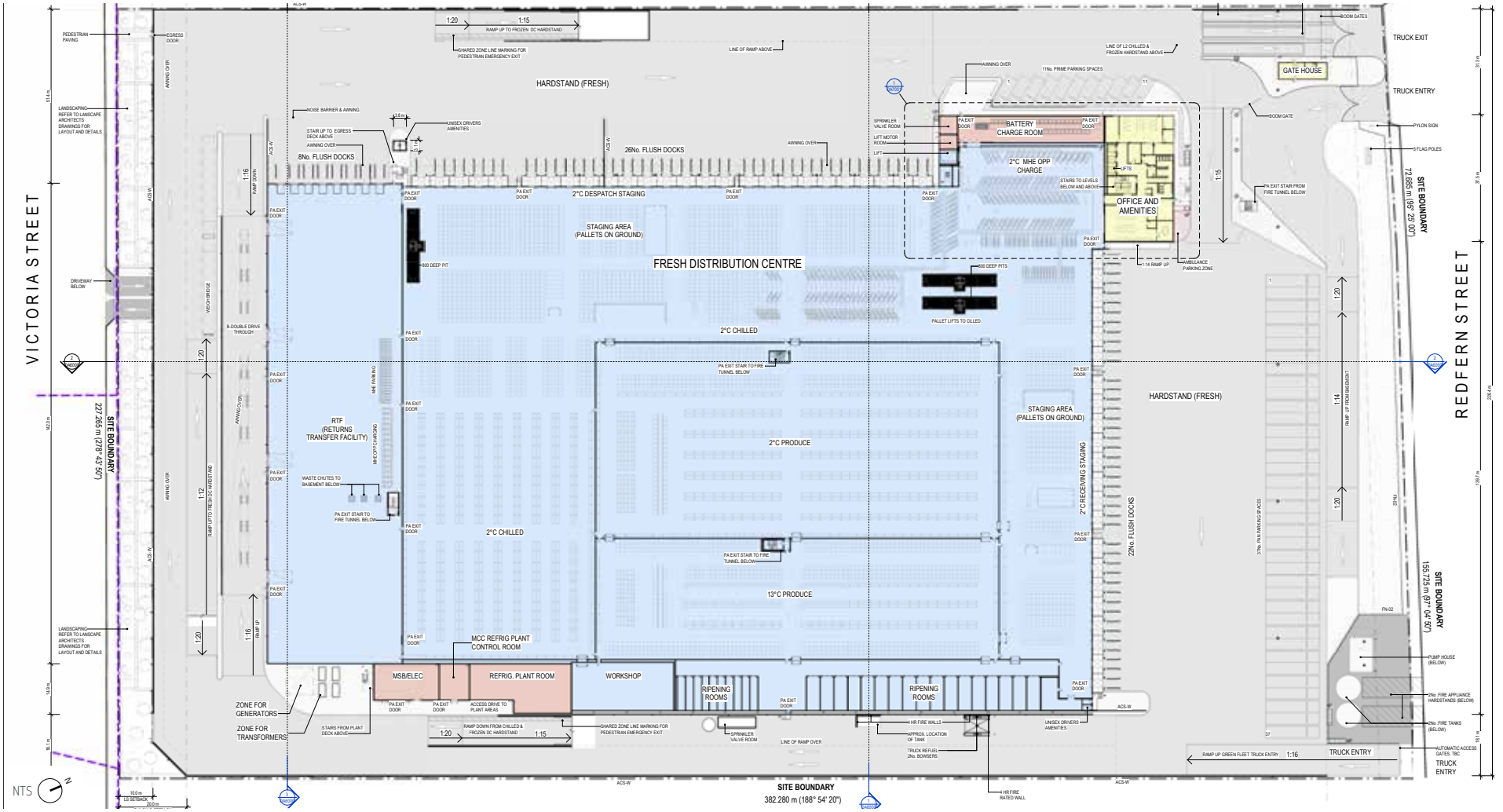
The main office is designed to become the focal point for all staff on the site with its higher quality level of finish, greenery and distinctive lines, articulation and colour.

The overall site layout is configured to safely separate heavy vehicles and cars / staff both by providing distinct and independent zones and circulation routes within the site. The layout of the hardstands and docks, basement area and circulation roads / ramps is designed to provide the most efficient operating layout for the Distribution Centre and to reduce heavy vehicle movements across the site.

Staff Access and Parking

Staff access to the facility is from Victoria Street. This compromises a driveway with slip lane into a basement level carpark. Pedestrian and bicycle access to the site is also from Victoria Street via dedicated entry into the carpark.

All staff and visitors to the site will enter the facility through the security office, located in the north western corner of the basement carpark. This forms the base of the vertical spine through the building – joining the security office / carpark,



(Images from Watson Young DA report on JULY 1st)

the Fresh Distribution Centre on ground level, the Chilled Distribution Centre on the first and the main administration offices, staff amenities and cafeteria.

The office zone / vertical spine is the arrival point for all staff and visitors to the facility. The main vertical stair will also form a light well down to the Fresh Distribution Centre level. The mid level will form the main focal point for all staff on site when not working, with a cafeteria with commercial kitchen, breakout spaces and a large outdoor balcony / space with natural planting / green zone to provide a space for employees to relax and engage with fellow workers away from the work areas.

Heavy Vehicle Site Access and Circulation

Access for all heavy vehicles to the site is from Redfern Street at the northern end of the site. Primary Connect's own Green Fleet will have an express automated entry directly onto the Fresh DC level at ground level in the north east corner of the site, allowing them to proceed directly to their designated outbound dock on the western side of the fresh level, pick up their load and exit the site via the exit gatehouse and proceed directly to their destination, minimising the truck movements on site and making for a very efficient supply chain from Distribution Centre directly to supermarket.

The Green Fleet for the chilled DC will circulate around the southern end of the site once then proceed up the ramp on the western side of the Distribution Centre to the elevated hardstand on the northern side for the Chilled Distribution Centre docks. The heavy vehicles would then exit the site by proceeding down the ramp on the eastern façade and onto Redfern Street via the exit gatehouse in the north west corner of the site.

The inbound supplier fleet will access the site via the entry driveway from Redfern Street in the north west corner of the site, which will take them down to the truck marshalling / chevron parking area to receive directions and await callup by the entry gatehouse. When required the inbound heavy vehicles proceed up the ramp to the Fresh Distribution Centre level and onto a dock on the northern elevation, or circulate around the site and up the ramp on the western façade to the Chilled Distribution Centre docks on the first floor.

The waste collection areas will be situated to limit the impact to site operations and will be wholly located with the site to avoid any potential impact to the public roadways. The waste for both distribution centres will be handled through the returns transfer facility, with chutes down to the compactors / waste pickup point in the basement truck area.

Setbacks

The setbacks on the site are:

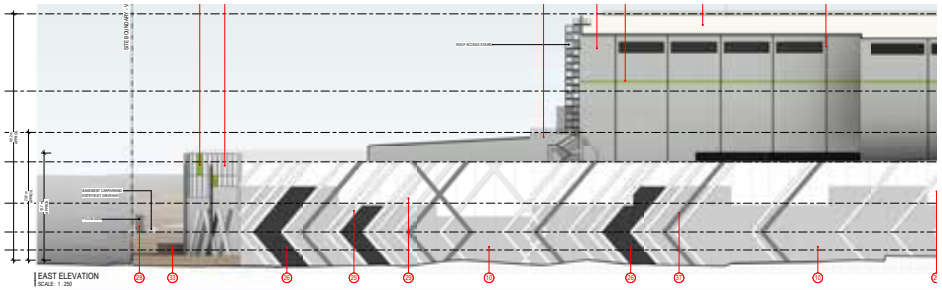
- 10m landscape setback to Victoria Street
- 20m building setback to Victoria Street
- 10m landscape setback to Redfern Street

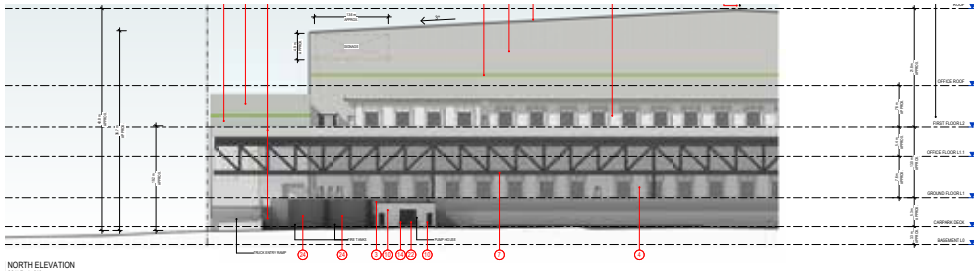
Signage

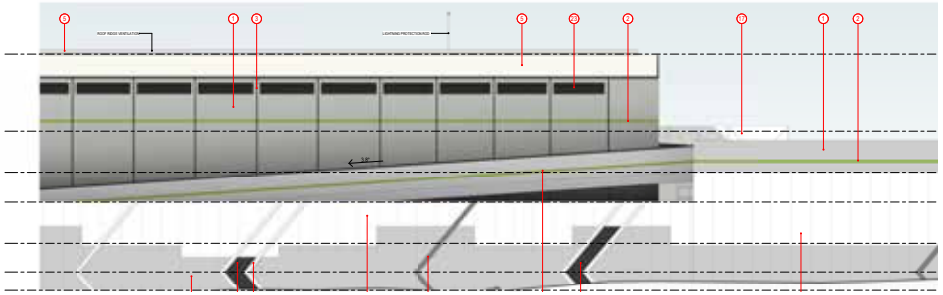
There will be pylon signage to both truck driveways on Redfern Street and pylon signage to the carpark driveway on Victoria Street. There will also be directional, operational and safety signage within the site.

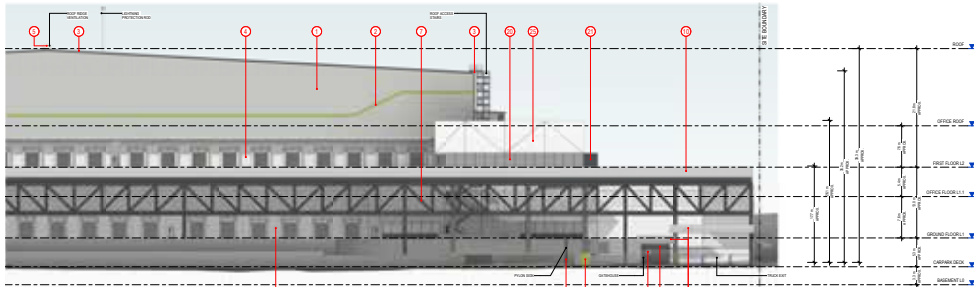
There will also be Woolworths / Primary Connect branding signage to the southern and northern building elevations at high level, and an additional low height wall sign on the northern elevation.

The signage with be consistent with the Woolworths signage brief and standards.









(Images from Watson Young DA report on June 1st)

ASSESSMENT METHODOLOGY

CONTEXTUAL ANALYSIS

Hatch RobertsDay carried out site inspections on the 14th May 2020 at 12pm, 14th April 2021 at 11am to better understand the results of desktop studies and the existing visual character of the area. The team inspected a number of locations to evaluate the scenic qualities and visual prominence of the site and cross referenced these locations with aerial photographs, land topography and panoramic photographs to identify potential vantage viewpoints

DETAILED ASSESSMENT METHODOLOGY

A qualitative assessment of the visual impacts and changes to landscape has been undertaken based on the following guidelines:

- RMS Environmental Impact Assessment Guidance Note: Guidelines for landscape character and visual impact assessment (2013)
- The Guidance for Landscape and Visual Impact Assessment (GLVIA), Third Edition (2013) prepared by the Landscape Institute and Institute of Environmental Management and Assessment; and Visual Representation of Development Proposals, Technical Guidance Note 02 (2017)
- The guidelines describe the assessment as a way to define the changes to the physical landscape and day to day visual effects of a project on people's views. The determination of the impacts is based on the following criteria:

Sensitivity is defined as "The sensitivity of a landscape character zone or view and its capacity to absorb change'' (EIA No4 Guidelines, 2013, RMS).

The visual sensitivity of a view is defined by the nature of the view and its duration. A higher visual sensitivity is given to views which would be seen for longer, by a higher numbers of potential viewers and where visual amenity is important to viewers. The context of the view and the distance from the views are also used to determine the visual sensitivity level of the landscape.

Magnitude is defined as "The measurement of the scale, form and character of a development proposal when compared to the existing condition" (EIA No4 Guidelines, 2013, RMS).

It reflects the degree of visual contrast between the proposal and the existing landscape setting. In the case of visual assessment this also relates to how far the proposal is from the viewer.

For the purposes of this assessment the criteria listed in the following tables have been specifically defined for sensitivity and magnitude of change for both the assessment of landscape character and the visual impact to viewpoints. The combined assessment of sensitivity and magnitude provides an overall rating of the visual impact, as shown in the Impact Level table.

PHOTOGRAPHIC RECORDING

Photographs were taken from the selected viewpoints using Nikon D7500 DSLR camera and a 18-140mm lens. Photographs were stitched together using an automated software process, however, no perspective fixing was used. The location of viewpoints was recorded using GPS tracking software.

VISUALISATION OF THE DEVELOPMENT AND PROPOSED SCENARIOS

Finalisation of the design and supporting technical documentation enabled the selected vantage points to be realistically documented.

The accuracy of the existing and proposed images is based on the following process and information:

- Creating a 3D model of the terrain/ surrounding context based on the contour and cadastre information downloaded from SixMaps and Nearmap aerial image (georeferenced to GDA94/MGA56 geographical)
- Digitally linking the 3D massing model of the proposed built form provided by the project architect in the context 3D model
- Positioning camera in 3D software based on the viewpoints coordinate data recorded during site visit
- Importing actual photographs in 3D software to prepare proposed scenarios from vantage points based on existing coordination and identified reference points
- Photo matching and rendering to reflect landscaping, intended materials and lighting

Photomontages are intended to be printed at A3 and to be viewed at a distance of 300mm. That is the distance between the eye and the image and will enable the viewer to experience an approximation of what the proposed view would look like in the real world.

SENSITIVITY	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Table 1. Impact Level (Matrix of Sensitivity & Magnitude)

Sensitivity	Criteria
Very High	Nationally designated landscape with high conservation or heritage value and absence of landscape detractors. Protected views identified in planning policy designation, State designated publicly accessible landscape or heritage assets.
High	Locally designated valued landscape with many distinctive characteristics and very few landscape detractors. Public views with a high visual prominence and a high number of users in close proximity, private views in close proximity, passive recreational receptors where the landscape has a high visual value.
Moderate	Landscape with some distinctive characteristics and few landscape detractors. Public views with a moderate visual value and a moderate number of users in close proximity, active recreational receptors where the landscape has little visual value.
Low	Landscape with few distinctive characteristics and presence of landscape detractors. Public views with a little visual value and a low number of users, where receptors are mostly road users in motor vehicles or passers-by, people at their work place or views from commercial buildings where the landscape has some visual value.
Very Low	Landscape with no distinctive characteristics and presence of many landscape detractors. Public views with none visual value and a limited number of users not in close proximity, people at their work place or views from commercial buildings where the landscape has little or no visual value.

Table 2.Sensitivity Ranking Criteria

Magnitude	Criteria
Very High	Total loss or major change to key characteristics of the existing landscape. The proposal forms a significant and immediately apparent part of the scene. It significantly contrasts in scale and character (either existing or planned). It is severely detrimental to the quality of the scene.
High	Notable loss or change to key characteristics of the existing landscape. The proposal forms a dominant feature of the scene to which other elements become subordinate. It contrasts in scale and character (either existing or planned). It is reducing the quality of the scene.
Moderate	Partial loss or change to key characteristics of the existing landscape. The proposal forms a visible new element within the overall scene, yet one that is relatively compatible with the surrounding character (either existing or planned) and view's composition. It is possibly reducing the quality of the scene.
Low	Minor loss or change to key characteristics of the existing landscape. The proposal constitutes only a minor component of the wider view, that is compatible with the surrounding character (either existing or planned) and view's composition.
Very Low	Limited or no loss or change to key characteristics of the existing landscape. The proposal constitutes only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposal would not have an effect on the overall quality of the scene.
Negligible	No change in the landscape or view.

Table 3. Magnitude Ranking Criteria

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SITE ANALYSIS

REGIONAL ANALYSIS

REGIONAL CONTEXT

The proposed site is located in the western Sydney suburb of Wetherill park, around 30km west of Sydney CBD and 12km southwest of Parramatta. It is in close proximity to the regional road network, including The Horsley Drive and M7 Motorway, providing accessibility to the Site, immediate surroundings and wider locality.

Wetherill Park is a deep-rooted and highly sought after industrial precinct. The Smithfield-Wetherill Park Industrial Estate is one of the largest in the Southern Hemisphere and makes a major contribution to the New South Wales and Australian economies. The industrial area has a strategic location being connected to national and international transport networks including the M4 and M7 motorways, the new Western Sydney Airport, nearby intermodal terminal and in an area of rapid population and economic growth.


Blue Mountains
National Park
Marsden Park
Buisness Park
Penrith
St Marys
Mount Druitt
Blacktown
Macquarie Park
Horsley
Park
Western Sydney
Parklands
Parramatta
North Sydney
Wetherill
Park
Smithfield
M7
Kanangra-Boyd
National Park
Sydney
CBD
Liverpool
Bankstown
Sydney
Airport
Moorebank
Leppington
Port
Botany
Glenfield
M7
Heathcote
National Park
Campbelltown
Royal National
Park
NTS
N

LOCAL ANALYSIS

LOCAL CONTEXT

The proposed site is located within the Smithfield-Wetherill Park Industrial Estate. There are various land uses surrounding the site including industrial, residential and educational. Victoria Street provides direct access to the Cumberland Highway, and proximity to the M4 and M7 motorways.

The Site is bound by Victoria Street to the south and large-format warehouses to the north, east and west. Victoria Street provides the main vehicle access to the Site.

LANDSCAPE CHARACTER

The landscape character of the local area is primarily industrial built forms surrounded by national reserves and low density residential.

The land slopes from Liverpool-Parramatta Transitway descending along Victoria Street towards the residential lands east of the ridgeline.

There are extensive views and vistas to the east and north from the higher elevations which creates an elevated spatial experience. However, the views are enclosed by the existing structure and vegetations from lower elevations.

PLANNING CONTEXT

The main statutory planning framework relevant to the proposed development includes:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Fairfield Local Environmental Plan
- Fairfield City Wide Development Control Plan 2013
- SEPP (State and Regional Development) 2011
- SEPP (Infrastructure) 2007

The proposed site is located within Fairfield Local Government Area and is zoned General Industrial. There is no height and FSR control identified for the proposed site.

Land Zoning Map, Fairfield Local Environmental Plan 2013

Local Context (Industrial, Nature Reserve and Residential)


Liverpool-Parramatta Transitway
Industrial / Warehouses
Industrial/ Warehouse
Industrial/ Warehouse
Proposed Site
Victoria Street
Wetherill Park
Nature Reserve
Residential
Victoria Street
Wetherill Park TAFE
Emerson Park
Residential
NTS
N

03

VISUAL ANALYSIS

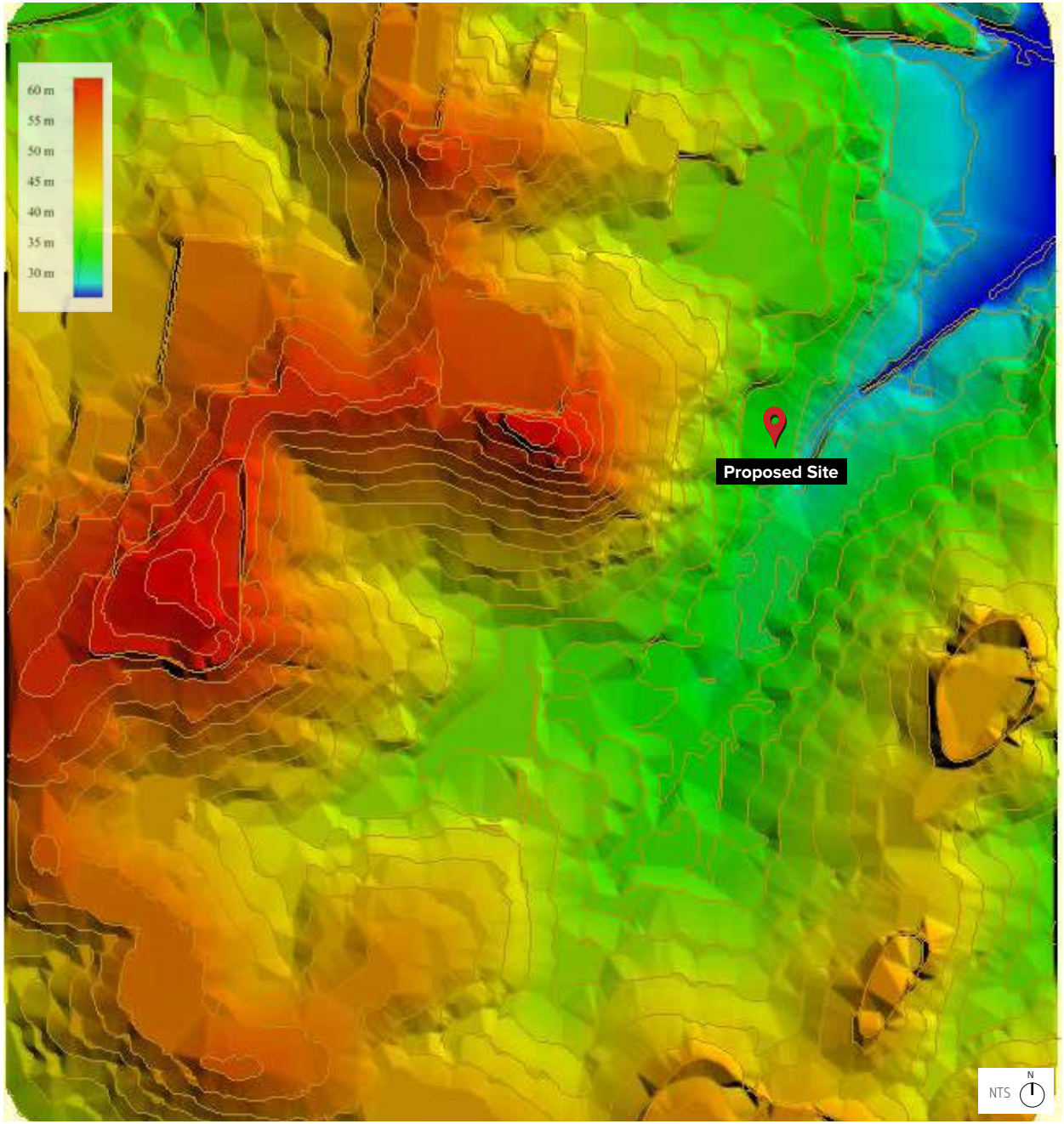
SITE VISIBILITY

PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed development or its effects, such as view blocking. It includes the ability of the existing and future elements of the landscape setting to physically hide, screen or disguise the proposed development.

Physical Absorption Capacity also includes the extent to which the material and finishes of the proposal blend with others of the same or closely similar kinds, to the extent that they cannot be easily perceived as new elements of the environment. The following factors provide some physical absorption capacity for the proposal and reduces the visibility of the site:

- Presence of surrounding industrial lands and warehouses
- Dense vegetation with mature trees along Victoria Street and Wetherill Park Nature Reserve
- Configuration of residential areas with limited private views facing the proposed site
- Landform west of the proposed site with a significant ridgeline which restricts the visual exposure of the proposal to views from west



Land Elevation Study

Industrial warehouses

Wetherill Park Nature Reserve with mature trees

Wetherill Park TAFE

Proposed Site

NTS

DRONE PHOTOGRAPHY

To better understand the visibility of the site and identify the potential vantage points, a drone was used to take panoramic photographs at height of above 40m from ground level. The flight was performed on the 13th May 2020 by Sydney Drone Operations (DLR Photo). The following photographs provide an indication of receptors within the surrounding context and identifies existing context and visual barriers.

East Panorama

North Panorama

South Panorama

West Panorama

VANTAGE POINTS

SELECTION OF VANTAGE POINTS

The key vantage points for the purpose of visual impact assessment have been determined through identification of physical absorption capacity and visibility of the site as well as focus on the areas that are more likely to be affected by the proposal. Some viewpoints have been intentionally chosen to demonstrate and provide evidence that there will be no visual impacts at all.

The studied key vantage points include:

1. Public view from Rosford Street Reserve
2. Public view from 295 Victoria Street
3. Public view from Wetherill Park Nature Reserve
4. Public view from 31 Haywood Cl
5. Public view from 131 Wetherill Street
6. Public view from 44 Chifley Street
7. Public view from intersection of Redfern & Hassall Street
8. Public view from 199 victoria street
9. Public view from 34 Galton street
10. Private view from 61 Galton street
11. Public view from 25B Heywood Cl
12. Private view from 23 Heywood Cl
13. Public view from Heywood Park
14. Public view from TAFF Wetherill park
15. Long distance view from 100-90 Ferrers Rd Horseley park

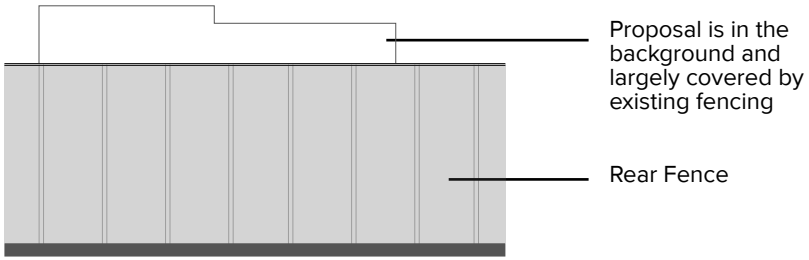
SOUTHERN BOUNDARY

The closest residential properties are located south of the proposal. In general, the areas south of the site are more likely to be visually impacted by the future development.

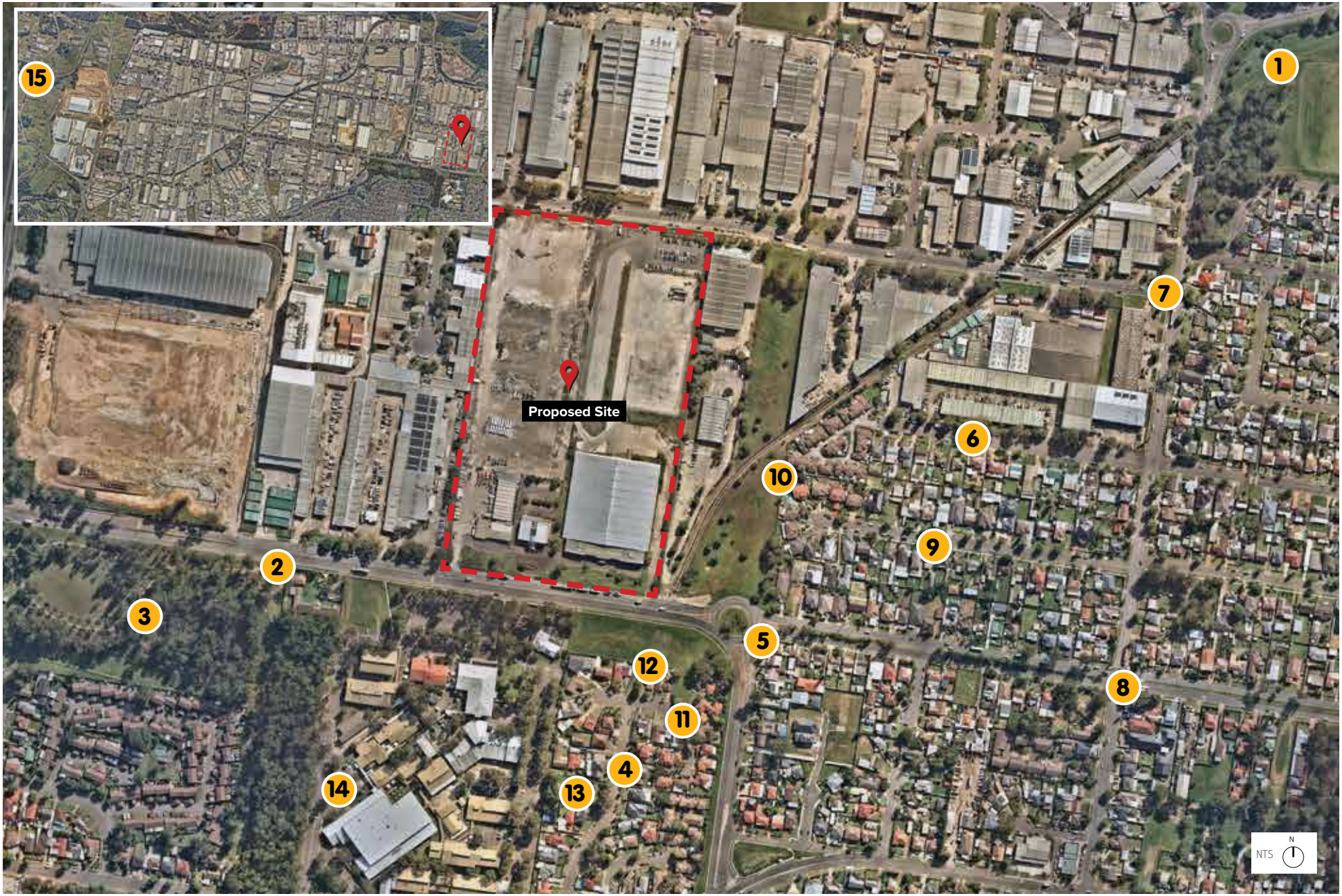
The visibility of the proposal to the adjacent residential properties factors the following:

- Orientation and proximity of residential blocks
- Land elevation
- Road layout
- Existing vegetation/ trees

Residential properties south of the proposal



View from Residential properties backyard to the proposal (indicative)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Proposed Site
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VISUAL IMPACT ASSESSMENT

VIEW POINT 1 (ROSFORD STREET RESERVE)

Google Earth Coordinate: 33°50'35.2"S 150°55'28.9"E
Viewing Distance from Site Boundary: 800 m

SENSITIVITY	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 1

The aim of assessing the view from Rosford Street Reserve is:

- To understand the visual impact of proposed built forms viewed from this green open space located in the neighbouring suburb of Smithfield
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Rosford Street Reserve is considered to have MODERATE sensitivity due to:

- It is a Sports Ground / public green space used for passive and active recreation, being home to a playground, athletics and cricket pitch
- There are landscape detractors including utility poles and existing warehouses that reduce the sensitivity

Magnitude

The magnitude of the proposal in this view is assessed as NEGLIGIBLE, considering the:

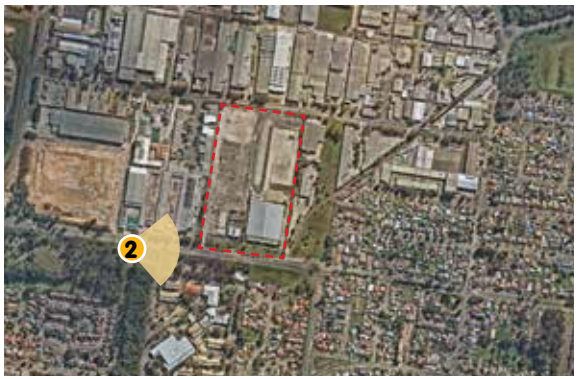
- Proposal is in the distance and consistent with the surrounding industrial character
- There already exists a presence of landscape detractors including utility poles, and trees both in the foreground and in the distance
- Proposal is almost completely covered by adjacent existing development

The visual impact is assessed as NONE.

Existing

Proposed

VIEW POINT 2 (295 VICTORIA STREET)



Google Earth Coordinate: 33°50'51.0"S 150°54'48.1"E
Viewing Distance from Site Boundary: 200 m

SENSITIVITY	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 2

The aim of assessing the view from 295 Victoria Street is:

- To understand the visual impact of proposed built forms viewed from the public road facing the proposal
- To assess to what degree the existing housing and vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 295 Victoria Street is considered to have LOW sensitivity due to:

- Receptors are mostly passengers with short term views and are less likely to notice, appreciate or be concentrating on views
- There are landscape detractors including utility poles, existing industrial warehouses and other structures
- Public view has limited visual value

Magnitude

The magnitude of the proposal in this view is assessed as VERY LOW, considering the:

- Proposal is consistent with the surrounding industrial character
- Proposal is largely covered by adjacent developments and existing mature streets along Victoria Street
- Proposed landscaping (10+ year) will contribute to covering the proposed development

The visual impact is assessed as NEGLIGIBLE.

Existing

Proposed - 1 year

Proposed - 10+ year

VIEW POINT 3 (WETHERILL PARK NATURE RESERVE)

Google Earth Coordinate: 33°50’52.4”S 150°54’42.0”E
Viewing Distance from Site Boundary:450 m

SENSITIVITY	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Neglible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 3

The aim of assessing the view from Wetherill Park Nature Reserve is:

- To understand the visual impact of proposed built forms viewed from this green open space located in the neighbouring suburb of Smithfield
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Wetherill Park Nature Reserve is considered to have HIGH sensitivity due to:

- It is an urban park and a nature reserve used for passive recreation, home to shaded picnic areas with barbecues, walking paths and a number of children’s playgrounds all within native bushland
- The reserve is on an elevated ridge, located between the industrial areas to the north and residential areas to the south, thus giving a visual alleviation from these surroundings

Magnitude

The magnitude of the proposal in this view is assessed as NEGLIBLE considering the:

- Proposal is in the distance and completely screened by the existing vegetation
- No change in the view

The visual impact is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.

Existing

The proposal is screened by existing vegetation/ housing

Proposed

VIEW POINT 4 (31 HAYWOOD CLOSE)

Google Earth Coordinate: 33°50'58.0"S 150°55'01.3"E
Viewing Distance from Site Boundary: 230 m

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)- Year 1

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)- Year 10+

Viewpoint 4

The aim of assessing the view from 31 Haywood Close is:

- To understand the visual impact of proposed built forms viewed from Haywood Close as a low density residential street
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 31 Haywood Close is considered to have MODERATE sensitivity due to:

- Haywood Close is a residential street
- Visual amenity is important to receptors which are mainly the local residents
- The future development is located in close proximity to the residential properties
- Existing industrial warehouses are present in the view which reduce the visual value of the view

Magnitude

The magnitude of the proposal in this view is assessed as HIGH in year 1 and MODERATE in year 10+, considering the:

- Proposal is in close proximity and is of a larger scale to the existing residential properties
- There already exists a presence of landscape detractors including existing warehouse and residential buildings
- Proposed landscaping (10+ year) will partly cover the development and further reduce the visual impact

The visual impact is assessed as MODERATE in year 1 and MODERATE/LOW in year 10+.

Existing

Proposed - 1 year

Proposed - 10+ year

VIEW POINT 5 (131 WETHERILL STREET)

Google Earth Coordinate: 33°50'54.9"S 150°55'06.7"E
Viewing Distance from Site Boundary: 150 m

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)- Year 1

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)- Year 10+

Viewpoint 5

The aim of assessing the view from 131 Wetherill Street is:

- To understand the visual impact of proposed built forms viewed from the main roundabout entering the precinct
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 131 Wetherill Street is considered to have LOW sensitivity due to:

- Receptors are mostly passengers with short term views and are less likely to notice, appreciate or be concentrating on views
- There are landscape detractors including utility poles, existing warehouses and other structures
- Public view has limited visual value

Magnitude

The magnitude of the proposal in this view is assessed as HIGH in year 1 and MODERATE in year 10+, considering the:

- Proposal is in close proximity and is of a larger scale to the surrounding area
- Proposal is consistent with the existing industrial character of the view
- Proposed landscaping (10+ year) will significantly mitigate the visual impact and enhances the streetscape

The visual impact is assessed as MODERATE/LOW in year 1 and LOW in year 10+.

Existing

Proposed - 1 year

Proposed mature trees/ landscaping

Proposed - 10+ year

VIEW POINT 6 (44 CHIFLEY STREET)

Google Earth Coordinate: 33°50'48.0"S 150°55'18.3"E
Viewing Distance from Site Boundary: 350 m

SENSITIVITY \ MAGNITUDE	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 6

The aim of assessing the view from 44 Chifley Street is:

- To understand the visual impact of proposed built forms viewed from the residential street
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 44 Chifley Street is considered to have MODERATE sensitivity due to:

- Haywood Close is a residential street
- Visual amenity is important to receptors which are mainly the local residents
- The future development is located in close proximity to the residential properties
- Existing industrial warehouses are present in the view which reduce the visual value of the view

Magnitude

The magnitude of the proposal in this view is assessed as MODERATE, considering the:

- Proposal is in the distance and consistent with the industrial character of the view
- Proposal is partly covered by adjacent buildings
- There already exists a presence of landscape detractors including existing structures

The visual impact is assessed as MODERATE/LOW.

Existing

Proposed

VIEW POINT 7 (INTERSECTION OF REDFERN & HASSALL STREET)

Google Earth Coordinate: 33°50'42.4"S 150°55'23.4"E
Viewing Distance from Site Boundary: 520 m

SENSITIVITY \ MAGNITUDE	Very High	High	Moderate	Low	Very Low	Neglible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 7

The aim of assessing the view from Redfern Street is:

- To understand the visual impact of proposed built forms viewed from the public road looking towards the proposal
- To assess to what degree the existing housing and vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Redfern Street is considered to have LOW sensitivity due to:

- Receptors are mostly passengers with short term views and are less likely to notice, appreciate or be concentrating on views
- There are landscape detractors including utility poles and other structures
- Public view has limited visual value

Magnitude

The magnitude of the proposal in this view is assessed as NEGLIBLE considering the:

- Proposal is in the distance and completely screened by the existing vegetation
- No change in the view

The visual impact is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.

Existing

Proposed

VIEW POINT 8 (199 VICTORIA STREET)

Google Earth Coordinate: 33°50'56.3"S 150°55'22.1"E
Viewing Distance from Site Boundary:580 m

SENSITIVITY	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 8

The aim of assessing the view from 199 Victoria Street is:

- To understand the visual impact of proposed built forms viewed from the public road facing the proposal
- To assess to what degree the existing housing and vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 199 Victoria Street is considered to have LOW sensitivity due to:

- Receptors are mostly passengers with short term views and are less likely to notice, appreciate or be concentrating on views
- There are landscape detractors including utility poles, fencing and other structures
- Public view has limited visual value

Magnitude

The magnitude of the proposal in this view is assessed as VERY LOW considering the:

- Proposal is in the distance and largely screened by the existing vegetation
- Surrounding residential buildings largely cover the proposal

The visual impact is assessed as NEGLIGIBLE, which is the combination of the sensitivity and magnitude of impact.

Existing

Proposed

VIEW POINT 9 (34 GALTON STREET)

Google Earth Coordinate: 33°50’51.3”S 150°55’15.2”E
Viewing Distance from Site Boundary: 320 m

SENSITIVITY	MAGNITUDE						
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 9

The aim of assessing the view from 34 Galton Street is:

- To understand the visual impact of proposed built forms viewed from the residential street facing the proposal
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 34 Galton Street is considered to have MODERATE sensitivity due to:

- View is from a residential street
- Visual amenity is important to receptors which are mainly the local residents
- The future development is located in close proximity to the residential properties
- Existing industrial warehouses are present in the view which reduce the visual value of the view

Magnitude

The magnitude of the proposal in this view is assessed as MODERATE, considering the:

- Proposal is in the distance and largely screened by the existing vegetation
- There already exists a presence of landscape detractors including existing warehouses and utility poles

The visual impact is assessed as MODERATE/LOW.

Existing

Proposed

VIEW POINT 10 (61 GALTON STREET BACKYARD)

Google Earth Coordinate: 33°50'48.8"S 150°55'08.4"E
Viewing Distance from Site Boundary: 130 m

SENSITIVITY	MAGNITUDE						
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High / Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 10

The aim of assessing the view from 61 Galton Street backyard is:

- To understand the visual impact of proposed built forms viewed from the residential properties located on Galton Street
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 61 Galton Street backyard is considered to have HIGH sensitivity due to:

- Occupiers of the residential buildings will view changes to the visual setting of their residence more critically
- Visual amenity is important to receptors
- The future development is located in close proximity to the residential property

Magnitude

The magnitude of the proposal in this view is assessed as HIGH, considering the:

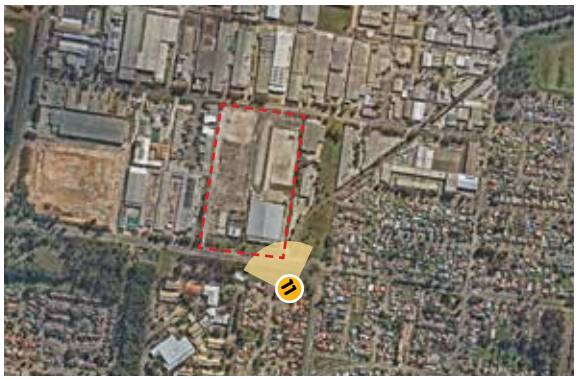
- Proposal is in close proximity and is of a larger scale to the existing residential properties
- Proposal is partly covered by the exiting mature trees along the boundary

The visual impact is assessed as HIGH / MODERATE.

Existing

Proposed

VIEW POINT 11 (25B HEYWOOD CL)



Google Earth Coordinate: 33°50’56.4”S 150°55’04.1”E
Viewing Distance from Site Boundary: 150 m

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)- Year 1

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)- Year 10+

Viewpoint 11

The aim of assessing the view from 25B Heywood Close is:

- To understand the visual impact of proposed built forms viewed from the residential properties located on Haywood Close
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 25B Haywood Close is considered to have MODERATE sensitivity due to:

- Haywood Close is a residential street
- Visual amenity is important to receptors which are mainly the local residents
- The future development is located in close proximity to the residential properties
- Existing industrial warehouses are present in the view which reduce the visual value of the view

Magnitude

The magnitude of the proposal in this view is assessed as HIGH in year 1 and MODERATE in year 10+, considering the:

- Proposal is in close proximity and is of a larger scale to the surrounding area
- Proposal is consistent with the existing industrial character of the view
- Proposed landscaping (10+ year) will significantly mitigate the visual impact and enhances the streetscape

The visual impact is assessed as MODERATE in year 1 and MODERATE/LOW in year 10+.

Existing

Proposed - 1 year

Proposed mature trees/ landscaping

Proposed - 10+ year

VIEW POINT 12 (23 HEYWOOD CL BACKYARD)

Google Earth Coordinate: 33°50'55.0"S 150°55'02.4"E
Viewing Distance from Site Boundary: 90 m

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)- Year 1

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)- Year 10+

Viewpoint 12

The aim of assessing the view from 23 Heywood Close is:

- To understand the visual impact of proposed built forms viewed from the residential properties located directly south of the proposal
- To assess to what degree the existing topography/ vegetation and fencing screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from 23 Haywood Close is considered to have HIGH sensitivity due to:

- Occupiers of the residential buildings will view changes to the visual setting of their residence more critically
- Visual amenity is important to receptors
- The future development is located in close proximity to the residential property

Magnitude

The magnitude of the proposal in this view is assessed as MODERATE in year 1 and LOW in year 10+, considering the: :

- Although the proposal is in close proximity and is of a larger scale to the existing building, it is largely screened by the existing fencing along the residential building rear boundary
- Proposed landscaping (10+ year) will significantly cover the development and further reduce the visual impact

The visual impact is assessed as MODERATE in year 1 and MODERATE/LOW in year 10+.

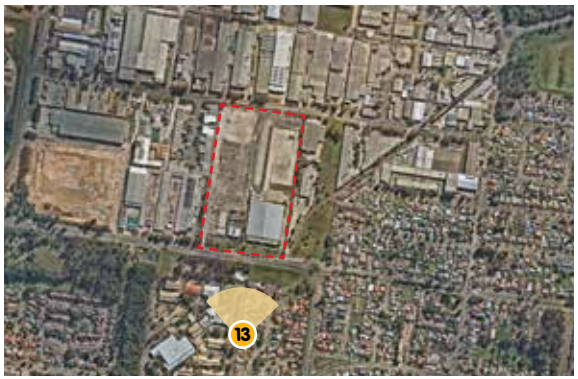
Existing

Proposed - 1 year

Proposed mature trees/ landscaping

Proposed - 10+ year

VIEW POINT 13 (HEYWOOD PARK)



Google Earth Coordinate: 33°50'59.1"S 150°54'59.7"E
Viewing Distance from Site Boundary: 260 m

SENSITIVITY \ MAGNITUDE	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 13

The aim of assessing the view from Heywood Park is:

- To understand the visual impact of proposed built forms viewed from this green open space located in the residential area fronting the site
- To assess to what degree the existing topography/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Heywood Park is considered to have HIGH sensitivity due to:

- It is a local pocket park for passive and active recreation with children's playground
- Visual amenity is important to receptors
- Receptors have prolonged views of the landscape

Magnitude

The magnitude of the proposal in this view is assessed as VERY LOW considering the:

- Proposal is in the distance and largely screened by the existing and proposed vegetation
- Surrounding residential buildings largely cover the proposal

The visual impact is assessed as LOW, which is the combination of the sensitivity and magnitude of impact.

Existing

Proposed

VIEW POINT 14 (TAFF WETHERILL PARK)

Google Earth Coordinate: 33°50’59.4”S 150°54’49.2”E
Viewing Distance from Site Boundary: 350 m

SENSITIVITY	MAGNITUDE					
	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 14

The aim of assessing the view from TAFE Wetherill Park is:

- To understand the visual impact of proposed built forms viewed from the public building facing the proposal
- To assess to what degree the existing housing and vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from TAFE Wetherill Park is considered to have LOW sensitivity due to:

- Receptors are mostly students with short term views and are less likely to notice, appreciate or be concentrating on views
- There are landscape detractors including utility poles, large trees and other structures
- Public view has limited visual value

Magnitude

The magnitude of the proposal in this view is assessed as NEGLIBLE considering the:

- Proposal is in the distance and completely screened by the existing vegetation
- No change in the view

The visual impact is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.

Existing

Proposed

VIEW POINT 15 (100-90 FERRERS RD, HORSELEY PARK)

Google Earth Coordinate: 33°50'22.7"S 150°52'17.4"E
Viewing Distance from Site Boundary: 4,300 m

MAGNITUDE

SENSITIVITY	Very High	High	Moderate	Low	Very Low	Negligible
Very High	Substantial	High	High/ Moderate	Moderate	Moderate/ Low	None
High	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
Moderate	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None
Very Low	Moderate/ Low	Low	Low/ Negligible	Negligible	Negligible/ None	None

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 15

The aim of assessing the view from Horseley Park is:

- To understand the visual impact of proposed built forms viewed from the elevated public road facing the proposal
- To assess to what degree the existing housing and vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Horseley Park is considered to have MODERATE sensitivity due to:

- Public view is elevated and has some visual value
- There are landscape detractors including utility poles, industrial warehouses and other structures that reduce the sensitivity

Magnitude

The magnitude of the proposal in this view is assessed as NEGLIBLE considering the:

- Proposal is in the distance and completely screened by the existing vegetation
- No change in the view

The visual impact is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.

Existing

Proposed

LANDSCAPE IMPACT ASSESSMENT

Sensitivity of the Landscape

The landscape character has been previously described in Local Analysis (page 16).

There is no landscape or environmental value to the site and the desired future character for the site is identified as general industrial area.

Due to highly industrial nature of the surrounding areas and the future character of the precinct, the sensitivity of the landscape is considered to be LOW.

Magnitude

The proposal will not change the key characteristics of the existing landscape and is consistent with the existing and future character of the precinct. The landscape buffering and introduction of native endemic planting has significantly reduced the impact of the built forms on surrounding landscape. The magnitude of landscape impact therefore, is considered to be LOW.

The landscape impact is assessed as LOW/ NEGLIGIBLE, which is the combination of the sensitivity and magnitude of impact.

CONCLUSION

SUMMARY OF FINDINGS

This Visual Impact Assessment report has reviewed and assessed the sensitivity and magnitude of the proposed changes on the landscape and from various key locations.

It has been concluded that the significance of impact on the landscape is **low/ negligible**. This is mostly due to highly industrial nature of the surrounding areas and introduction of native trees/ landscape buffers along the main street compatible with the existing planting.

Overall, the visual impacts assessed from multiple viewpoints surrounding the site result in impacts considered to be in the **none** to **high/moderate** ranges, due to:

- Consistency with the industrial character of the area
- Presence of other landscape detractors surrounding the site
- Existing dense vegetation with mature trees along Victoria Street and Wetherill Park Nature Reserve
- Configuration of residential areas with limited private views facing the proposed site
- Limited visual exposure of the proposal to views from west

MITIGATION MEASURES

Our findings revealed that the proposal incorporates a number of key measures designed to mitigate the potential visual impacts:

- Retaining dense vegetation and established trees surrounding the site for screening
- Additional landscaping, and well located screen planting to reduce the visual impact from Victoria Street
- Use of native planting to reinforce the character of the existing vegetation
- Use of facade treatment, articulation and colour selection to blend with the landscape and reduce the height and bulk impact

04

APPENDIX

SETBACK AND VISUAL AMENITY

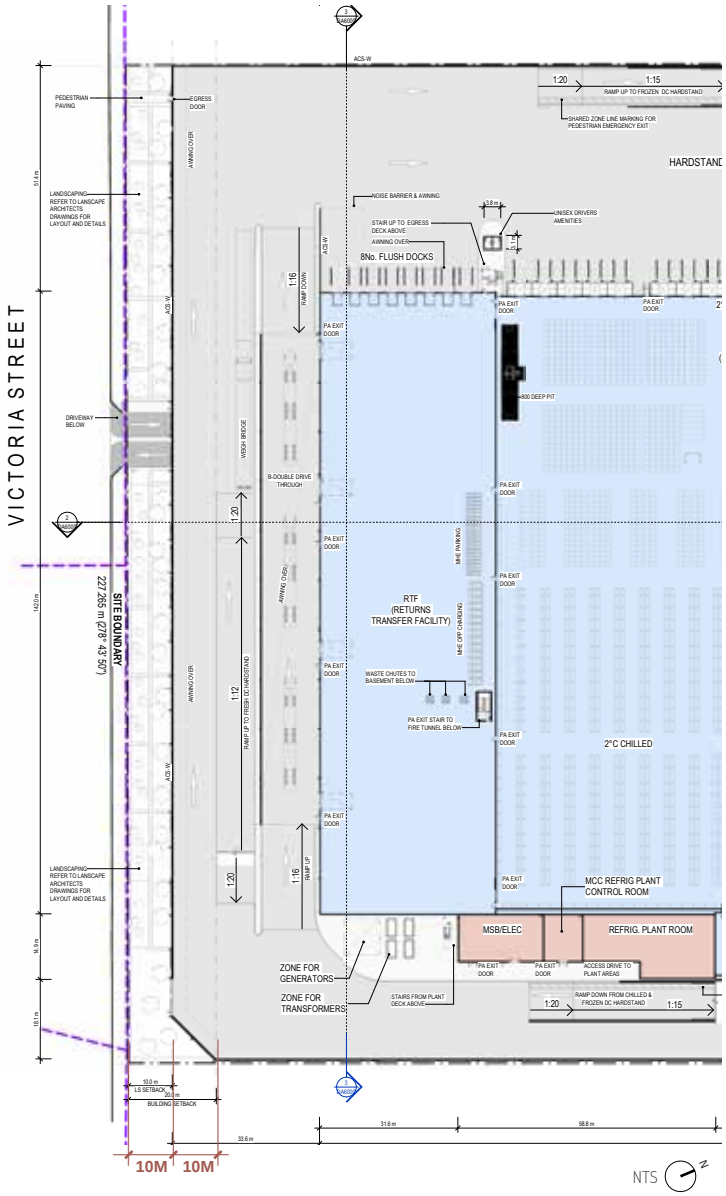
Additional photomontages have been prepared to demonstrate the visual impact of the proposed setback along Voctoria Rd and to assess if the following objectives of the Section 9.1.2 Building Setbacks have been achieved:

- To ensure sufficient land is set aside for significant landscaping.
- To ensure a consistent development form is provided which enhances the scale and appearance of the streetscape.

Key findings

- The majority of the proposed building including the highbay component is setback more than 20m from the front boundary
- The proposed reduced setback has no additional visual impact on the residential buildings located east of the site
- The proposed reduced setback has limited additional visual impact on the residential buildings located south of the site (refer to page 62)
- Sufficient landscaping is proposed along Visctoria Road which enhances the streetscape and improves the pedestrian environment

(Images from Watson Young DA report on July 1st)



20M Setback in view 12

10M Setback in view 12

20M Setback in view 5

10M Setback in view 5

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