

Horsley Drive Business Park Stage 2 - Buildings 2 & 3 SSD-17161650
VISUAL IMPACT ASSESSMENT REPORT

Report Ref: **210430_SSD_RPT_VIA01**

Prepared for



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1.0 INTRODUCTION

1.1 Project Background

This Visual Impact Assessment (VIA) relates to the proposed development known as Buildings 2 & 3 (SSD-17161650) within the northern lots of Horsley Drive Business Park Stage 2 (HDBP2). This comprises of two warehouses, main offices, hardstand, parking areas, entry and exit driveways and associated earthworks and landscaping.

A request for a Secretary's Environmental Assessment Requirements (SEARs) was submitted by the client in April 2021 to the NSW Department of Planning, Industry and Environment (DPIE). The SEARs were received on the 27th April 2021 and this report aims to satisfy the following requirements of the SEARs:

Urban design and visual –

a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on:

- nearby public and private receivers and
- significant vantage points in the broader public domain

1.2 This Report and Author

Geoscapes Pty Ltd, has been commissioned by Charter Hall, to produce a Visual Impact Assessment (VIA) for the above mentioned development. This VIA has been written by Ben Gluszkowski (Director and Registered Landscape Architect) who has over 17 years' experience in the field of Landscape Architecture. He has previously been involved in high profile LVIA's on developments within the UK, including the M1 & M62 motorway road widening, several wind farms and energy from waste facilities (EFW).

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

Previously Geoscapes wrote the Landscape & Visual Impact Assessment Report for SSD-10404 (refer to 191129_DA_RPT_LAN_LVIA01). This detailed any predicted visual impacts for the Customer Fulfillment Centre (CFC) to the southern superlot of HDBP2. As the proposed development is directly to the north of the CFC some of the same viewpoints have been selected for this VIA. Following the successful approval of SSD-10404, a modification was submitted under SSD-10404-MOD1 and Geoscapes prepared a Visual Impact Addendum Report (191129_S4.55_RPT_AVIA01).

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

2.0 METHODOLOGY OF ASSESSMENT

2.1 Guidelines

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

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

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

- The permanent introduction of warehousing into the existing industrial estate, landscape, townscape and visual context.

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

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

As stated in paragraph 1.20 of the GLVIA:

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

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

2.2 Computer Generated Visualisations - Photomontages

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

Photography for the photomontages was undertaken by Geoscapes using a Canon 60D (DSLR) camera. A 50 mm focal length prime lens was attached to the Canon.

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

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

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

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

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

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

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

2.3 Sensitivity of the Landscape Resource

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

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

Table: Landscape Receptor Sensitivity Criteria

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

Very Low	Undesignated landscape and features: absence of distinctive landscape characteristics: presence of many landscape detractors. A common receptor in very poor condition. A landscape receptor with very limited sensitivity to disturbance or change in character due to the development proposals. Good potential for substitution or replacement.
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The magnitude of change is determined through a range of considerations particular to each receptor and effect. In line with the GLVIA, the three main attributes considered are:

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

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

Table: Landscape Receptor of Change Criteria

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

2.4 Visual Receptor Sensitivity

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

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

- Judgements of value attached to views take into account recognition of the value attached to particular views e.g. heritage assets or through planning designations; and

• Judgements of susceptibility of visual receptors to change is mainly a function of the occupation or activity of people experiencing the view at particular locations; and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

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

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

Table: Visual Receptor Sensitivity

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

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

Table: Visual Receptor Magnitude of Change Criteria

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

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

2.5 Significance of the Impact

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

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

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

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

Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In

the assessment of visual effects, Geoscapes will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario. The significance of visual impacts are assessed against the proposed development in isolation only.

2.6 Site Visit and Analysis of Zone of Visibility

A site visits was conducted on the 1st June 2021, 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. Eye level photography would only allow a partial judgement on which residential properties, commercial properties, public open spaces and public rights of way in the immediate vicinity will see the development from ground level to the top of the warehouse building. This is due to the presence of existing development and surrounding vegetation and therefore, it is not possible to gain a complete understanding of visibility without the additional use of drone photography to test the visibility of the built form. It is also important to note that it is simply unfeasible to photograph every single possible view corridor to and from the site.

A drone was used to take panoramic photographs looking north, south, east and west at three locations within the proposed footprint of the warehouse building. For two locations a height was flown by the drone to generally represent the approximate maximum elevation of the ridge line, in this case 13.7m AHD, thus representing a worst case scenario and the maximum Zone of Visual Influence (refer to figures 3 to 10). The flight was performed on the 29th May 2021 by Pixel Media Productions. Weather conditions at the time were clear with good visibility. These photographs allowed a judgement to be made on which receptors in the wider context, will be able to see the upper parts of the development if not the all of the development. Not all residential/commercial properties or public open spaces that potentially have a view of the development are highlighted on figures 3 to 10. However, the locations that have been shown, will provide an indication of receptors within the surrounding context, that the development will be most visible to. In some cases it is reasonable to assume for example, that a number of properties close to a selected receptor would experience a very similar type of view. I.e. adjacent properties with similar aspect or those one or two streets away.

In some cases, it was not possible to visit an identified receptor to take photographs looking back at the site (e.g. within private property, private gardens or windows where access was denied). In these cases, views have been taken from other properties where access was granted, or from publicly accessible areas that are judged to be similarly representative. A judgement has then been made on the likely visual impacts from a selection of the receptors identified in figures 3 to 14 (refer to section 8.0).

As with any VIA, due to the number of receptors that may have views of the development, it is not possible to provide viewpoints for every single possible visual receiver (refer to sections 2.7, 2.9 and 4.5 for details on viewpoint selection).

2.7 Viewpoint Selection and Photographic Recording

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

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

As with the eye-level viewpoint photographs, drone photography has also been stitched together to increase the field of view (see figures 3 to 14). As the Drone uses a wide-angle lens, in some cases there may be some distortion present where two images join, particularly in the foreground. However, as these images are used only for analysis and identifying potential visual receptors, this does not affect the validity of their use within this report.

2.8 Visualisation of the Development

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

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

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

2.9 Justification of Viewpoints Selected

The visual impact from receptors has been assessed based on the criteria described in Section 2.4. The following list of visual receptors have been selected for visual assessment:

- Victoria St & Cowpasture Rd Roundabout, Wetherill Park (VP1)
- Adjacent to 82-116 Cowpasture Road, Wetherill Park (VP2)
- Adjacent to No. 70 Trivet Street (VP3)
- Shared Cycleway to Horsley Park & Cecil Hills (VP4)
- Opposite Sydney Flowers Express, Ferres Road, Horsley Park (VP5)
- Opposite Sun's Fresh Farm, Ferrers Road, Horsley Park (VP6)

In total 6 viewpoint locations have been selected for photomontage.

Viewpoints have been selected that are in the same or very similar locations to the previous LVIA report carried out by Geoscapes for the CFC. However, some locations were intentionally omitted after previously demonstrating in 191129_DA_RPT_LAN_LVIA01, that the CFC would not be visible, the same conclusions can be applied for this proposed development. These locations were:

- To the east of Victoria Street, Wetherill Park
- Lizard Log Park, Western Sydney Parklands
- Close to No. 1634, Horsely Drive West
- Close to No. 215-223 Redmayne Road, Horsely Park

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

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

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

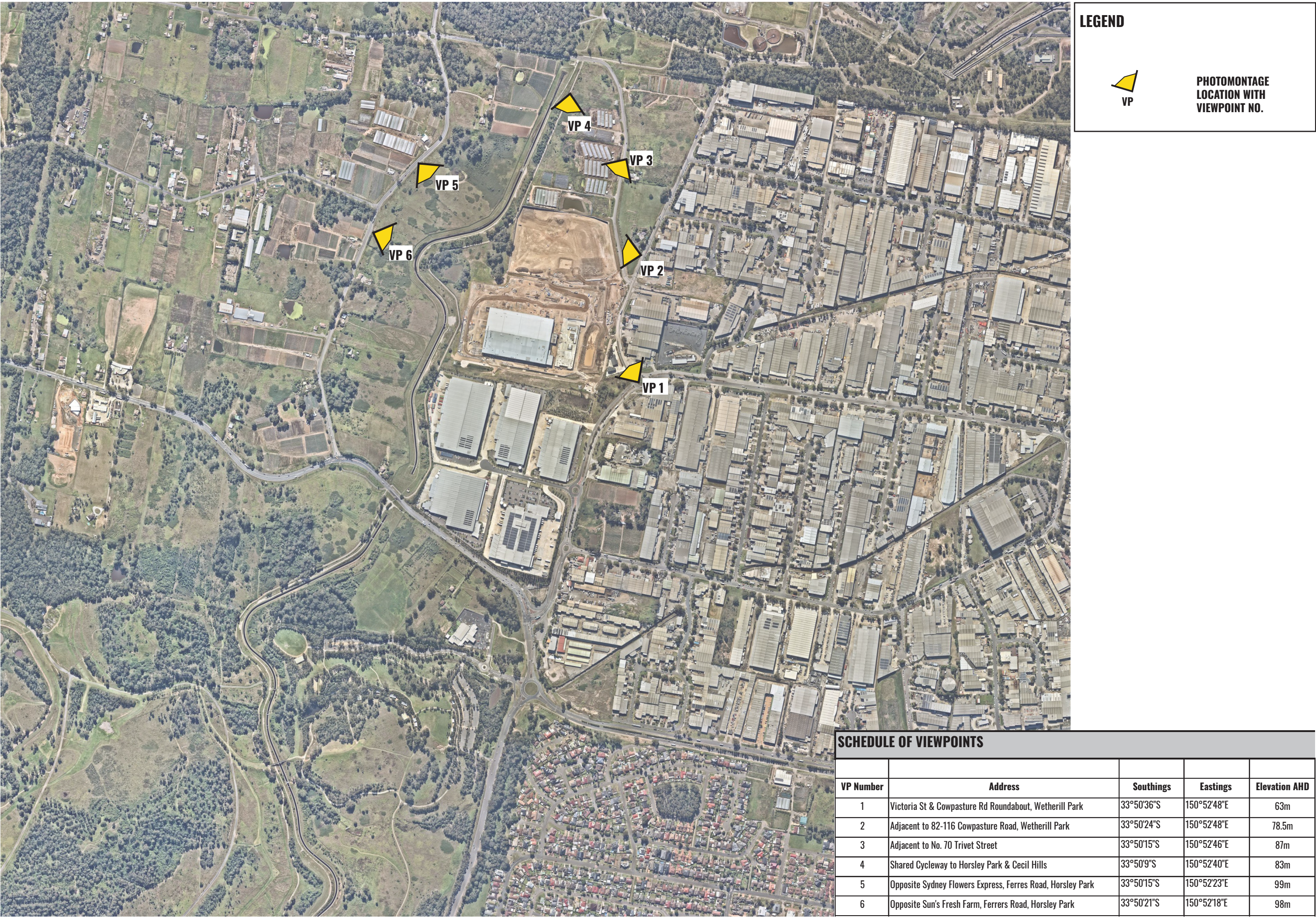


Figure 2: Viewpoint Locations



Figure 3: Drone at Position 1 - Looking North



Figure 4: Drone at Position 1 - Looking East



Figure 5: Drone at Position 1 - Looking South



Figure 6: Drone at Position 1 - Looking West



Figure 7: Drone at Position 2 - Looking North



Figure 8: Drone at Position 2 - Looking East



Figure 9: Drone at Position 2 - Looking South



Figure 10: Drone at Position 2 - Looking West



Figure 11: Drone at 120m AGL - Looking North



Figure 12: Drone at 120m AGL - Looking East



Figure 13: Drone at 120m AGL - Looking South



Figure 14: Drone at 120m AGL - Looking West

3.0 THE SITE AND ENVIRONS

3.1 Location

The site is located within the northern lots at Horsley Drive Business Park Stage 2. It has a combined area of approximately 5.4 hectares and is located within Fairfield Council Local Government Area. Figure 16 provides the site's location. Figure 17 provides the site's context.

3.2 Site Description

The site description is summarised in the Figure below.

Figure 15 – Site Description

Component	Description
Address	Horsley Drive Business Park Stage 2, Cowpasture Road, Wetherill Park
Legal description	Lots 18-20 in DP 13961
Site area	Warehouse 2 - 29,538sqm (2.9ha), Warehouse 3 - 25,151 (2.5ha)
Current use	Within Horsley Drive Business Park, unzoned in SEPP WSP 2009.

3.3 Context

The development site is situated within Horsley Drive Business Park Stage 2 and is directly to the north of the completed Stage 1 and CFC developments. It is located approximately 30 kilometers west of Sydney's CBD and is close to the M7 and M4 Motorway. The site forms part of Western Sydney Parklands which stretches from Quakers Hill to Leppington. The precinct already contains several warehouse type buildings and is adjacent to agricultural and pastoral lands situated to the north and west.

The site is surrounded by the following specific land uses:

- Directly north of the site is agricultural and pastoral land uses with farm buildings. Further north is Prospect Reservoir.
- Directly south of the site is the soon to be completed Customer Fulfillment Centre (SSD-10404) development, further south is Horsley Drive Business Park Stage 1 which has a number of similar sized warehouse facilities.
- To the east is Victoria Street and the industrial/commercial precinct of Wetherill Park Industrial Area.
- On the western boundary of the site is the WaterNSW truck canal. Further west is Ferres Road and Horsley Park which consists of pastoral/farm lands and scattered residential dwellings.

3.4 Aerial Photography

During the Drone photography that was carried out within the site boundary on the 29th May 2021 (refer to section 2.6), aerial shots were also taken at an AGL of 120m. These prove useful in the following ways:

- Demonstrating the site context in which the development sits;
- Highlighting key features of the surrounding landscape;
- Analysing the existing landscape character;
- Help in identifying locations of potential individual receptors that are difficult to identify from ground level or 13.7m AHD drone shots alone. See Figures 11-14 for 120m AGL Drone photography.

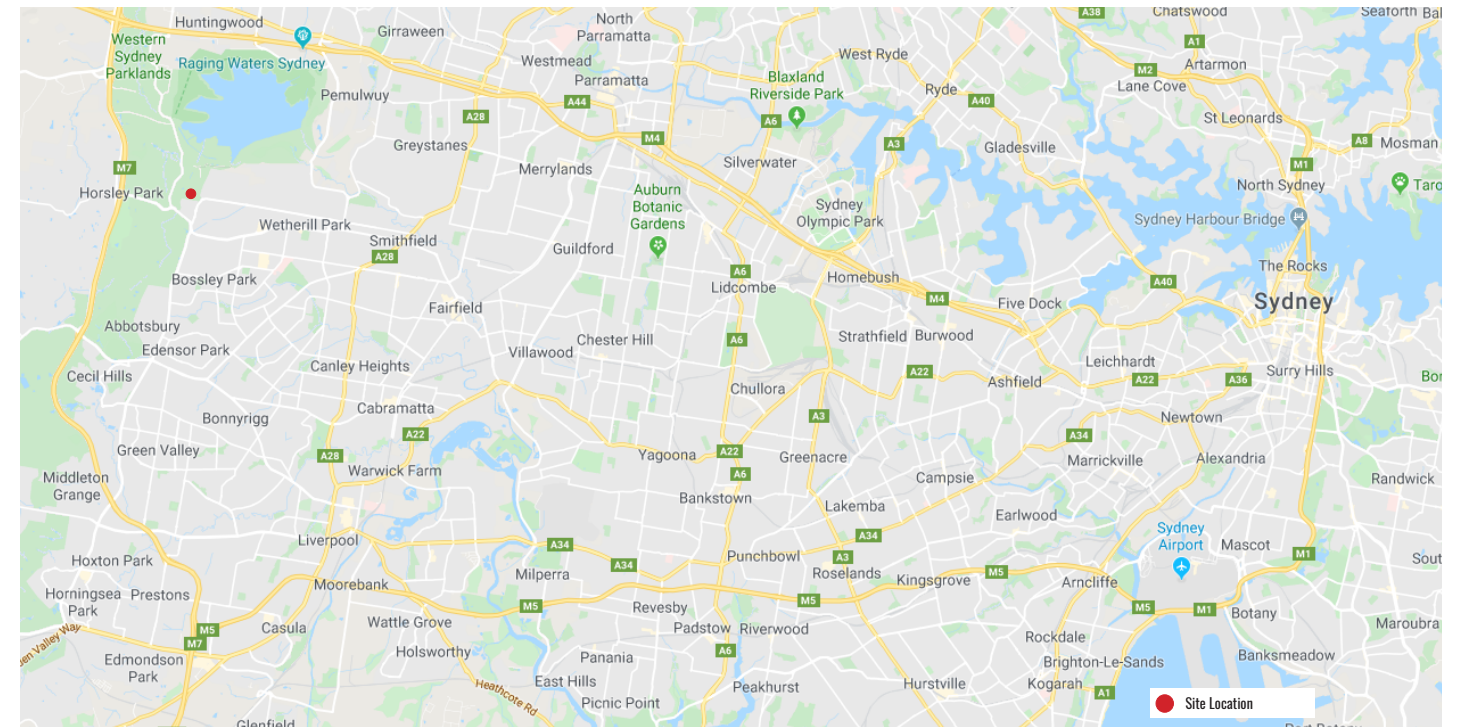


Figure 16: Site Location (Source: Google Maps)



Figure 17: Site Context (Source: Nearmap 2021)

4.0 BASELINE DESCRIPTION

4.1 Planning Context

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

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

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

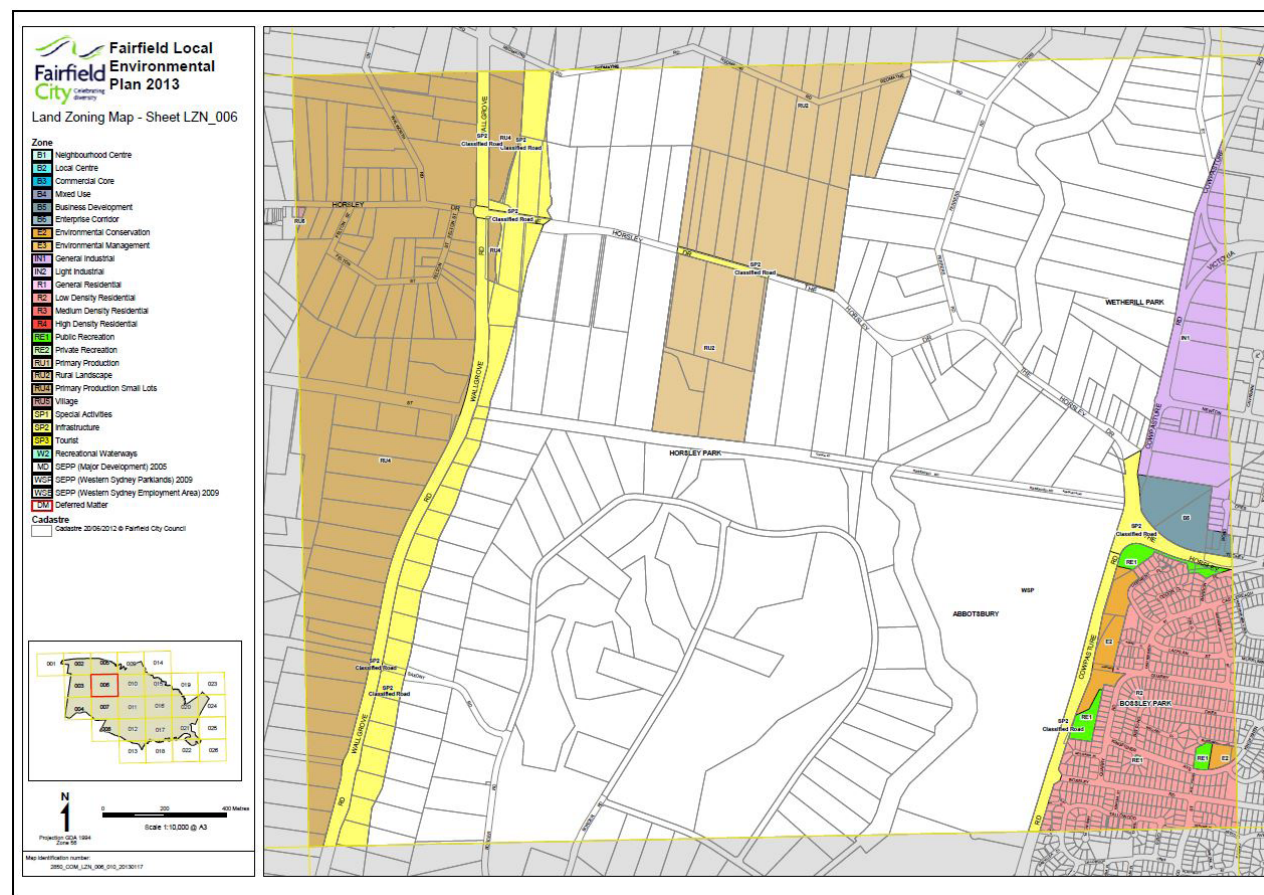


Figure 18: Land Zoning Map (Source: Fairfield Council LEP 2013)

4.2 Current Landscape Character

The development site is now fully under construction following the approvals for the HDBP2 estate infrastructure works (SSD-7664) & the Customer Fulfillment Centre to the south (SSD-10404). The estate is located north directly adjacent to the Stage 1 development.

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

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

4.3 Future Landscape Character

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

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

4.4 Sensitivity of the Development Site

The sensitivity of the development site was established as being **low** in the previous Geoscapes LVIA report (191129_LVIA01) for SSD-10404.

4.5 Selected Viewpoints – Receptor Locations

The symbols and numbering in Figure 2, indicates the viewpoints and photomontages that have been selected for a Visual Impact Assessment (VIA). Some of the same locations that were previously assessed in Geoscapes LVIA report (191129_LVIA01) have been also assessed within this report for consistency. Viewpoints have been taken from publicly accessible areas and also from private individual properties.

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

From viewpoint locations, photomontages have been generated to represent as closely as possible views of the proposed development following construction at year 0 and at year 15. Year 15 photomontages are used to simulate proposed landscape mitigation at maturity. Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints 1 to 6.

5.0 DEVELOPMENT PROPOSALS

The following information is based on an assessment of drawings provided by Watch this Space Design.

5.1 Overall Design Proposals

Situated in the figure below is the proposed site plan. This plan is used for the purpose of assessment within this VIA report. The design proposes two warehouses each with, main office, parking, hardstand and landscaping. The total combined site area is 54,689m² of which 30,270m² is used by the built form.

5.2 Height / Scale

The development will have two buildings which have a max roof ridge height of 13.7m above pad level and an eaves height of 12.2m. Warehouse 2 has a slightly larger footprint than warehouse 3. Both would be seen as two rectangular forms with pitched roofs within the landscape.

The height and scale is similar to that of buildings within the Stage 1 development to the south and the CFC within Stage 2.

5.3 Colour / Materials & Finishes / Acoustic Wall

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

A 2m high acoustic wall is required along the northern section of the landscape setback to Trivet Street. This will be positioned with a 2m offset from the site boundary which will allow for landscaping to be placed in front. Following maturity the noise wall should not be visible from Trivet Street. The noise wall also sits lower than Trivet St as the ground slopes down towards warehouse 3.

5.4 Signage & Lighting

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

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

5.5 Setbacks

There is a significant landscape setback provided along the Trivet Street boundary which will screen the eastern facade to the road and more importantly provide visual mitigation to the residential receptor at VP2. Refer to section 6.0 and 8.2 for further details.

Landscaping in also provided along the street frontage to the access road. This will be generally landscaped in accordance with the Charter Hall design guide to provide a mix of native and exotic planting to enhance arrival and streetscape character.

5.6 Summary

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

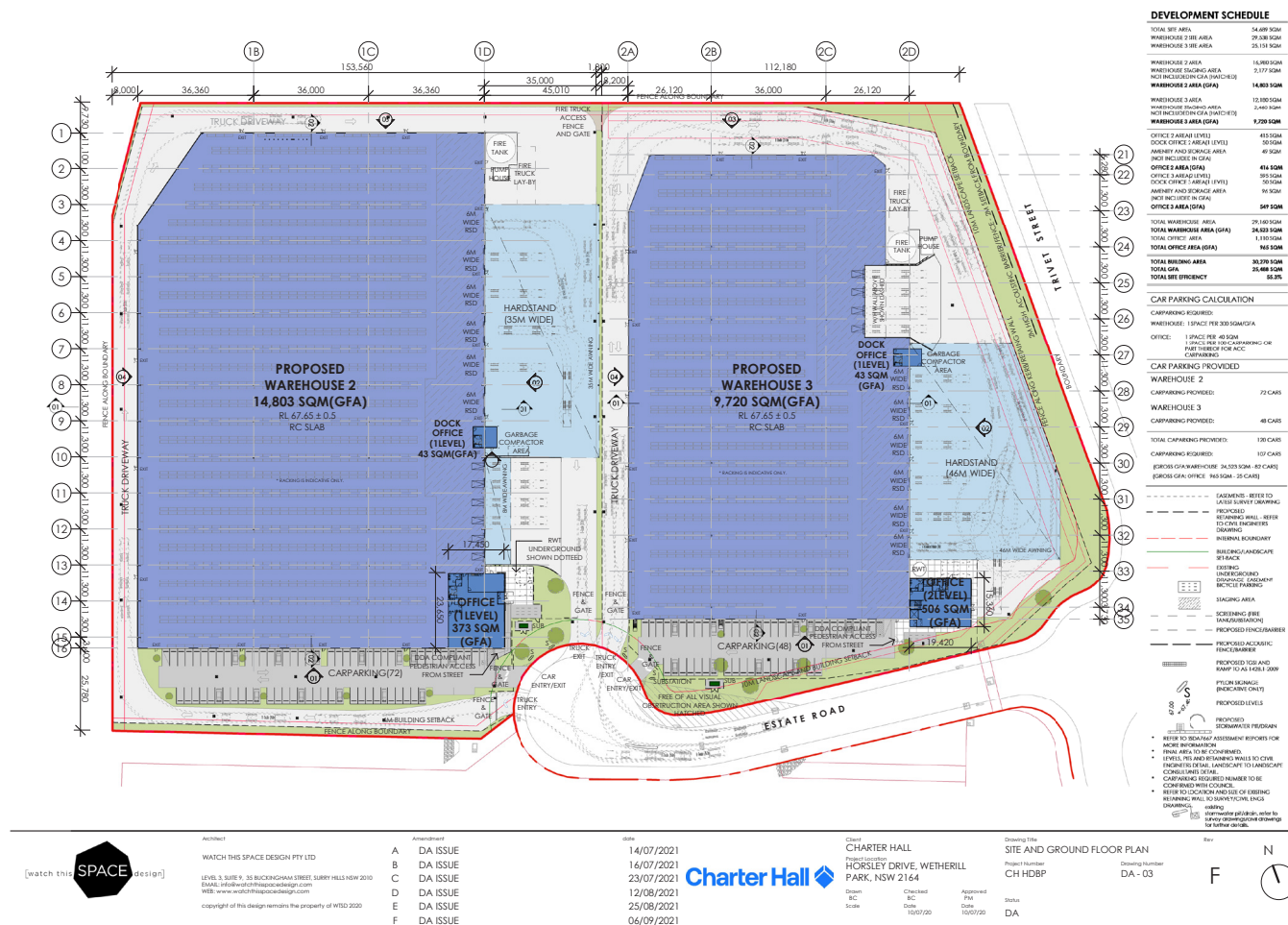


Figure 19: Proposed Site Plan (Source: Watch This Space Design)

8.1 Viewpoint 1

Viewing Location	Victoria St & Cowpasture Rd Roundabout, Wetherill Park - Looking North
GPS	33°50'36"S, 150°52'48"E
Elevation (Eye-level)	63m AHD
Date and Time	1st June 2021 - 12.38pm
Baseline Photo & Photomontage Figure	Figure 21
Visual Description	
Approx. Viewing Distance from Site Boundary	300m
View description & prominence of the development	This view was taken from the roundabout of Victoria St and Cowpasture Road and would represent the type of view experienced predominately by motorists traveling north towards the site. The CFC warehouse building is visible to the left of the view above the truck wash with commercial units to the eastern side of the road. Ferrers Road can be seen at higher elevations on the horizon. The baseline image can be described as industrial and commercial, situated within a mix of pastoral lands / farm lands to the west.
Visual Sensitivity	The receptors at the this location are predominately motorists and therefore, views are only received for a short period of time. It is therefore, judged that the sensitivity of this visual receptor is low .
Magnitude of Change	Views of elevated lands to Ferrers Road and now partially prevented by the proposed development. Proposed landscape mitigation will help to screen views of the warehouse facades and therefore, it is judged that the magnitude of change would be medium .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 21: Viewpoint 1 - Victoria St & Cowpasture Rd Roundabout, Wetherill Park - Looking North (Photomontage)

Approx Panoramic Angle of View - 67°

8.2 Viewpoint 2

Viewing Location	Adjacent to 82-116 Cowpasture Road, Wetherill Park - Looking West
GPS	33°50'24"S, 150°52'48"E
Elevation (Eye-level)	78.5m AHD
Date and Time	1st June 2021 - 12.50pm
Baseline Photo & Photomontage Figure	Figure 22

Visual Description

Approx. Viewing Distance from Site Boundary	60m
View description & prominence of the development	This residential visual receptor is located at close proximity to the proposed development immediately to the east of the site boundary. As access to the property was not possible on the day, the baseline photograph was taken on Cowpasture Road immediately adjacent to the property. In the foreground of the view is Trivet Street with the development site clearly seen. The CFC warehouse building is visible to the left of the view and Ferrers Road can be seen at higher elevations. The baseline image can be described as a mix of pastoral lands / farm lands now significantly influenced by the presence of industrial development.

Visual Sensitivity	Despite the recent industrial development to the southwest, the view is still likely to be of high importance to the owners due to the close proximity of their property to any further development. It is also possible that living spaces may experience direct views of the development from windows facing towards the development site. However, it can be argued that the visual sensitivity has been reduced since the introduction of the CFC and therefore, it is judged that the sensitivity of this visual receptor is medium .
Magnitude of Change	The proposed development will be clearly noticeable and extends the horizontal influence of the estate within the view. However, it is of similar vertical size and scale to the existing development seen in the baseline image. As the building is set down into the site, views corridors over the top towards Ferrers Road are maintained and proposed landscape mitigation will help to screen views of the eastern facade. The noise wall (seen as a green wall in year 0) is also expected to be well screened following the maturity of hedge planting. Therefore, it is judged that the magnitude of change would be medium .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be moderate/minor .



Figure 22: Viewpoint 2 - Adjacent to 82-116 Cowpasture Road, Wetherill Park - Looking West (Photomontage)

Approx Panoramic Angle of View - 67°

8.3 Viewpoint 3

Viewing Location	Adjacent to No. 70 Trivet Street - Looking South
GPS	33°50'15"S, 150°52'46"E
Elevation (Eye-level)	87m AHD
Date and Time	1st June 2021 - 12.29pm
Baseline Photo & Photomontage Figure	Figure 23

Visual Description

Approx. Viewing Distance from Site Boundary	180m
View description & prominence of the development	This view was taken to be representational of visual receptors traveling along Trivet Street predominantly in a southerly direction. The development site is seen in the center of the baseline photograph and would be located immediately in front of the CFC building which is now clearly visible and presently under construction. As a result, the baseline view now contains a large presence of industrial development surrounded by farm/pastoral lands to the west with groups and copses of tree plantings. Ferrers Road is visible in the distance at a higher topographical elevation.

Visual Sensitivity	Visual receivers of the proposed development are most likely to be motorists traveling in a southerly direction towards Cowpasture Road. The baseline image contains the presence of industrial development with the CFC which is clearly seen. Visual sensitivity has been decreased with the introduction of the Stage 1 warehousing and more recently the CFC. It is therefore, judged that the sensitivity of this visual receptor is low .
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Magnitude of Change	From the photomontage opposite is it clear that the proposed development has extended the horizontal influence of the estate within the view. The development will form a new component which would be recognised by the receptor however, it is of similar vertical size and scale to the existing development seen in the baseline image. This creates a unified development and maintains views up to higher ground at Ferrers Road. Therefore, the magnitude of change is judged to be medium .
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Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .
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Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 23: Viewpoint 3 - Adjacent to No. 70 Trivet Street - Looking South (Photomontage)

Approx Panoramic Angle of View - 67°

8.4 Viewpoint 4

Viewing Location	Shared Cycleway to Horsley Park & Cecil Hills - Looking South
GPS	33°50'9"S , 150°52'40"E
Elevation (Eye-level)	83m AHD
Date and Time	1st June 2021 - 12.21pm
Baseline Photo & Photomontage Figure	Figure 24

Visual Description

Approx. Viewing Distance from Site Boundary	350m
View description & prominence of the development	This visual receptor is located at the start of the shared pedestrian footpath and cycleway which crosses on the southern side of Chandos Road. It runs alongside the WaterNSW Upper Canal and creates a route from Prospect Reservoir through Western Sydney Parklands and on to Horsley Park and Cecil Hills. In the center of the baseline image is the share-way heading south past the proposed development site. To the right is the Canal which is surrounded by pastoral/farm lands. The CFC building is visible behind farmland and buildings from the Horsley Drive Business Park Stage 1 development can be seen in the distance to the left of the image.

Visual Receptor Sensitivity

Information regarding cycleways are available on NSW RMS and Fairfield City Council websites and promoted in Western Sydney Parklands publications. The view does have some scenic quality, but it is situated within the Business Hub of Precinct 9 and therefore, lands to the east are expected to be developed (refer to section 4.3). It is judged that the sensitivity for this receptor to the development would be **medium**.

Magnitude of Change

The proposed development is of very similar scale to the CFC warehouse immediately to the south. The view would be slightly altered however, it would ultimately be very similar to the existing baseline situation. Therefore, the magnitude of change is judged to be **very low**.

Significance of Visual Impact

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



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 24: Viewpoint 4 - Shared Cycleway to Horsley Park & Cecil Hills - Looking South (Photomontage)

Approx Panoramic Angle of View - 67°

8.5 Viewpoint 5

Viewing Location	Opposite Sydney Flowers Express, Ferres Road, Horsley Park - Looking Southeast
GPS	33°50'15"S , 150°52'23"E
Elevation (Eye-level)	99m AHD
Date and Time	1st June 2021 - 12.15pm
Baseline Photo & Photomontage Figure	Figure 25

Visual Description

Approx. Viewing Distance from Site Boundary	330m
View description & prominence of the development	<p>Similar to that of Viewpoint 6, this view is taken from a lay-by in an elevated position along Ferrers Road which is situated to the northwest of the development. Motorists would be the primary type of visual receptor at this location traveling in a southerly direction with cyclists also using this route. 170 Ferrers Road also has a similar aspect and would be expected to experience a similar type of view to that of the baseline image.</p> <p>The view is fairly open in the foreground and the WaterNSW Canal is seen on the boundary of the site. Longer views towards Wetherill Park, Smithfield Park and Sydney CDB are possible on clear days. There is the presence of some existing vegetation which partially screens views of the CFC, the Stage 1 development and some areas of Wetherill Park industrial area.</p>

Visual Receptor Sensitivity	Due to the elevation at this location, views are expansive over the landscape and over a long distance. However, Wetherill Park industrial area and Horsley Business Park have become integral to fabric of the landscape and now focal to this view. It is judged therefore, that the sensitivity for this receptor to the development would be low .
Magnitude of Change	From the photomontage opposite, it is seen that the proposed development will form a minor constituent of the view with only the northern ends of the warehousing seen. The majority of the development would be hidden by existing vegetation to the west. Therefore, the magnitude of change is judged to be low .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor negligible .



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 25: Viewpoint 5 - Opposite Sydney Flowers Express, Ferres Road, Horsley Park - Looking Southeast (Photomontage)

Approx Panoramic Angle of View - 67°

8.6 Viewpoint 6

Viewing Location	Opposite Sun's Fresh Farm, Ferrers Road, Horsley Park - Looking East
GPS	33°50'21"S, 150°52'18"E
Elevation (Eye-level)	98m AHD
Date and Time	1st June 2021 - 12.04pm
Baseline Photo & Photomontage Figure	Figure 26

Visual Description

Approx. Viewing Distance from Site Boundary	340m
View description & prominence of the development	<p>This viewpoint was identified during desktop study as being an area of elevated topography and therefore, a location which would potentially experience views over-looking the development. Ferrers Road runs in a north/south direction parallel to the proposed site.</p> <p>There are a number of properties that can be seen along the ridge line namely, No's 70-84, 45-56 and 34 (refer to drone photography figures 6, 10 and 14). This viewpoint is to demonstrate the type of view these properties might experience.</p> <p>In the foreground of the image there is existing vegetation consisting of mainly low scrub with scattered trees, this leads down towards the development site where further dense vegetation to the west of the development site can be seen. Industrial and commercial buildings from within Wetherill Park are visible on the horizon. The new Customer Fulfillment Centre to the south is partially visible behind the existing bush and warehouses from the existing Stage 1 development are partially visible to the right of the baseline image.</p>

Visual Receptor Sensitivity	Along this area of Ferrers Road, there are a number of residential properties that may be able to see the development from primary or secondary living spaces. However, the view is well screened by the existing vegetation to the west of the site boundary and has also been affected by industrial development. This is clearly seen with the recent introduction of the CFC in the foreground and also beyond in Wetherill Park. Due to the presence of a number of residential receptors at this location, it is judged that the sensitivity for this receptor to the development would be medium .
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Magnitude of Change	The proposed development will essentially be fully screened by existing vegetation. Depending on the angle and position of view, further south some residential receptors may experience views through or around the tree line with partial views of the development. Residential receivers already experience views of CFC and Stage 1 developments and therefore, the residual magnitude of change is expected to be low .
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Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .
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Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 26: Viewpoint 6 - Opposite Sun's Fresh Farm, Ferrers Road, Horsley Park - Looking East (Photomontage)

Approx Panoramic Angle of View - 67°

9.0 CONCLUSIONS

The main purpose of this Visual Impact Assessment (VIA), is to address the visual requirements of the DPIE SEARs for proposed Warehouses 2 and 3 at Horsley Drive Business Park Stage 2. This is supported by site analysis and photomontages with potential visual impacts assessed for a number of locations that are either in close vicinity to the proposed development, at higher elevations or those judged to have particularity high sensitivity.

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

The proposed development, will create generally create only moderate to minor visual impacts for people who will experience views of the development. Only moderate visual impacts are likely for people or user groups that are located in close proximity to the development. Based on the methodology applied of the visual impacts assessed, none are considered to be of high significance.

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

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

- Adjacent to 82-116 Cowpasture Road, Wetherill Park (VP2)

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

- Victoria St & Cowpasture Rd Roundabout, Wetherill Park (VP1)
- Adjacent to No. 70 Trivet Street (VP3)
- Opposite Sun's Fresh Farm, Ferrers Road, Horsley Park

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

- Shared Cycleway to Horsley Park & Cecil Hills (VP4)
- Opposite Sydney Flowers Express, Ferrers Road, Horsley Park (VP5)

Only one location (VP2) has been assessed as having **moderate/minor** visual impacts from the development. This is largely based on the close proximity of the residential property to the site, the sensitivity of this location and the extent of the view being effected. However, landscape mitigation along the Trivet Street boundary combined with low pad levels results in visual impacts being reduced over the longer term.

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

10.0 GLOSSARY OF TERMS

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