

**VISUAL IMPACT ASSESSMENT REPORT
PROPOSED MANUFACTURING FACILITIES ADDITIONS**

Report Ref: **210222_SSD_RPT_VIA01**

Prepared for



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1.0 INTRODUCTION

1.1 Project Background

This Visual Impact Assessment (VIA) relates to a proposed new industrial food manufacturing facility for Snack Brands Australia. This forms an extension to the previously approved Stage 1 high-bay Distribution Centre (Tardis Stage 1 SSD-9429) within First Estate, Orchard Hills. The additional building will include a new access road, additional car parking, hardstand areas and a water treatment building. Landscaping is proposed to continue along the perimeter of the site boundary, including mitigation for visual receptors to the north and east.

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 in May 2021. This report and separate landscape design drawings aim 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
- significant vantage points in the broader public domain

- detailed plans showing suitable landscaping which incorporates endemic species
- including an assessment of the potential visual impacts of the project on the amenity of the surrounding area.

1.2 This Report and Author

Geoscapes Pty Ltd has been commissioned by TMX on behalf of Snack Brands Australia, to produce a Visual Impact Assessment (VIA) for the above mentioned development. This VIA has been written by Ben Gluszkowski (Geoscapes Director and Registered Landscape Architect) who has over 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 Statement (EIS) for State Significant Development (SSD) to the DPIE, or to local council. Clients have included Snack Brands Australia, Jaycar, Frasers, Altis, DCI, ESR, Charter Hall and Airtrunk.

Geoscapes also wrote the LVIA report for the Snackbrands high-bay Stage 1 (SSD-9429) and have produced several other VIA reports for industrial type developments in the nearby area.

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 an industrial food manufacturing facility into the existing landscape/townscape and visual context.

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

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

As stated in paragraph 1.20 of the GLVIA:

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

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

2.2 Computer Generated Visualisations - Photomontages

It is possible that any receptor with a view towards the development, could potentially receive visual impacts with a resulting high, moderate or low impact. However, it is not feasible or practical to prepare a photomontage for each and every residential dwelling, public open space, cycleway, footpath or road within the project view-shed. Instead a selection of locations have been chosen that present an understanding of views in the surrounding context of the development.

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

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

Those viewpoints selected for photomontages, have been presented in this report as before and after images on the same sheet for ease of comparison. The computer-generated images include a representation of landscape mitigation both immediately following installation (which have

been described as year 0) and at a mature age of approximately 15-20 years. It is important to note that the year 15 images are simulations of how proposed landscaping may appear at a selected viewpoint. The final appearance of landscape mitigation will be based on many factors including growth rates, maintenance and environmental conditions.

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

The horizontal field of view (FOV) within the photomontages exceeds the parameters of normal human vision. While the human eye FOV is understood to be approximately 160°, the actual amount of detail in focus is much less and deteriorates towards the outer extents of the FOV. The 'Cone of Visual Attention' of the human eye is thought to be 55° 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 Section 8.0 of this report has a horizontal viewing angle of approximately 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 photomontages than in real life. This is partly due to the fact that a flat image does not allow the viewer to perceive any information relating to depth or distance. An extract taken from the Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advice Note 01/11 states that:

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

2.3 Visual Receptor Sensitivity

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

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

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

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

2.4 Significance of the Visual 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 are considered to 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 'baseline'.

Ratings of visual receptor sensitivity and magnitude of change which determine the significance of the visual impact, are judged against the current baseline situation as can be seen in the baseline images within section 8.0. They do not take into account any potential future development to adjoining lands or change of use to the receptor lands. A consideration of any future development and rezoning has been given at the end of each viewpoint assessment. Refer to sections 4.0 and 8.0.

2.5 Site Visit and Analysis of Zone of Visibility

A site visit was conducted on the 3rd of May 2021 by Geoscapes. The consultant team carried out a site inspection to verify the results of a desktop study and to evaluate the existing visual character of the area. Analysis from inside of the site boundary was undertaken to approximate the Zone of Visibility. Photographs taken at eye level from the site would be limiting and only allow a partial judgement on which properties/locations in the immediate vicinity may see the development from ground level to the top of the warehouse. This is due to the presence of existing buildings and vegetation and therefore, it is not possible to gain a complete understanding of visibility without the additional use of drone photography.

A drone was used to take panoramic photographs looking north, south, east and west, at one location within the site boundary (refer to Figure 1). A height was flown by the drone to approximately represent the maximum RL of the warehouse roof (14.6m APL), refer to figures 3 to 6 (some elements do extend to a higher elevation including the flues and substation refer to Section 6.0). Photographs at this height therefore, generally represent the maximum zone of visibility of the proposed warehouse. The flight was performed on the same day by Pixel Media Productions. These photographs allow a judgement to be made on which receptors in the wider context, will be able to see the top of the warehouse. Not all residential

properties/public spaces able to see the development are highlighted on figures 3 to 6, as due to the resolution of the imagery, it was sometimes difficult to ascertain an exact property address or locations at greater distances from the drone camera. In other cases some properties are simply obscured by existing vegetation. However, the properties or publicly accessible locations that have been shown, will provide an indication of receptors within the surrounding context, that the development will be most visible to. It is important to note that it is simply unfeasible to photograph every single possible view corridor to and from the site.

As with any VIA, due to the number of receptors that may have views of the development, it is not possible to provide analysis for every single possible visual receiver. It may also not be deemed relevant to provide visual impact assessment for a particular receptor due to other overriding factors such as planning designations or specific land zoning (refer to section 3.0 for details on viewpoint selection).

2.6 Photographic Recording

From desktop study, site visits and photography, locations were identified that would potentially be subject to visual impacts from the proposal.

Viewpoints were selected and single photographs were taken by Geoscapes Landscape Architects using a Canon 60D DSLR Camera and a 50mm lens. Photographs were stitched together using an automated software process to create panoramic images, however, no perspective fixing was used. GPS recordings were taken and locations mapped using topographical survey data. This information was later used to create the photomontages.

In Figures 3 to 10 drone photography has also been stitched together to increase the field of view. As the drone uses a wide-angle lens, in some images there is quite distinct distortion where two images join 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.

2.7 Visualisation of the Development

Hong Lau Architects provided a 3D model to Morphmedia, Morphmedia then prepared the model for VIA using Autodesk 3Ds Max. The model included all aspects of the proposed development combined with the landscape design and mitigation proposed by Geoscapes.

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

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

3.0 JUSTIFICATION OF VIEWPOINTS SELECTED

3.1 Receptor Selections and Reasoning

The visual impacts generated by the proposal development have been assessed based on the criteria described in Section 2.4. The following list of visual receptors have been selected:

- Approach from Mamre Road South, Orchard Hills (VP1)
- Junction of Mamre Road & James Erskine Dr, Orchard Hills (VP2)
- Cycleway Mamre Road, Orchard Hills (VP3)
- Mandalong Close, Orchard Hills (VP4)
- 25 Mandalong Close, Orchard Hills (VP5)
- 73 Mandalong Close, Orchard Hills (VP6)

In total 6 viewpoint locations have been selected for photomontage and visual impact assessment, refer to Figure 2 for viewpoint locations.

As identified in the site 14.6m APL drone photography in figures 3 to 6, the site is well screened by other buildings within First Estate from the south and west. However, in the north, northeast and southwest there are potential receptors that are likely to experience views of the development, these would include the following:

- 19 Mandalong Close, Orchard Hills - 575m from development boundary
- 53 Mandalong Close, Orchard Hills - 560m from development boundary
- 43 Mandalong Close, Orchard Hills - 540m from development boundary
- 33 Mandalong Close, Orchard Hills - 550m from development boundary
- 73 Mandalong Close, Orchard Hills - 600m from development boundary
- 75 Mandalong Close, Orchard Hills - 650m from development boundary
- 83 Mandalong Close, Orchard Hills - 700m from development boundary
- Old McDonald's Childcare Centre, Orchard Hills - 280m from development boundary
- Parts of First Estate, Distribution Drive, Orchard Hills

(Note: all of the above distances are taken from the residential dwelling/building at the address to the closest development lot boundary)

Several residential dwellings along Mandalong Close have not been assessed for individual visual impact assessment, some landowners declined photographs being taken from their property or were simply not at home during the site visit. Due to landowners not being home at the locations of VP5 & VP6, previous viewpoint photographs have been reused from May 2020, these were taken at the time as part of a planning proposal study for another industrial development. Although the photographs were taken in 2020 the baseline has not changed significantly, since the photographs were taken, only small industrial units to the north of the CEVA development have been constructed. Therefore, these can be used again to assess potential visual impacts not only from VP5 & VP6 but can also act as representative views from other properties along Mandalong Close which are likely to experience a similar type of view.

Old McDonald's Childcare Centre is in close proximity (under 300m) to the northern site boundary however, during field work the owner declined to have a photograph taken from the rear of the property for the purposes of individual visual impact assessment. Even though this potential visual receptor will experience close range views of the development, there are a number of considerations that lead to a conclusion that the significance of any visual impacts received would be **low** or even **negligible/none** in the future. These are:

- The childcare centre is a commercial business which looks after children within the age ranges of approximately 6 months to 5 years of age. It is fair to assume that the view of the wider landscape from the outdoor play area or from windows of the building itself, would not be

of high importance to the children. Parents and staff are likely to place higher importance on other factors rather than the scenic quality of views from the centre.

- The proposed development will be set against the backdrop of First Estate and more significantly the Snack Brands high bay. Therefore, the view has already been affected by significant industrial development. The addition of Snack Brands Stage 2 is likely to be much less significant when judging sensitivity and the magnitude of change at the receptor location.
- Land immediately to the south and west has been subject to potential rezoning proposals and this is described in the Mamre West Land Investigation Area DCP (Urbis Aug 2016). If the land was to be rezoned from RU2 to IN1 or IN2 then any views of the Snack Brands Stage 2 are likely to be completely screened by other industrial development (refer to Section 5.0 for further details).

Parts of Distribution Drive, the estate road around that wraps around the proposed development to the east, will experience views of the Snack Brands Stage 2 development, however noting the surrounding context these views are not regarded to be particularly sensitive. Receptors are likely to be workers or people visiting the industrial estate and surrounding landscaping to streetscapes will present a high quality landscaping treatment.

It should be noted that the proposed development does include a landscape masterplan which has also been prepared by Geoscapes, this is intended to populate large landscape buffers to the east and north with native vegetation close to the site boundaries. Following maturity this will provide some screening and visual relief of the built form, particularly to the sensitive receivers along Mandalong Close and any transient receptors along Mamre Road.

A view of the development may be possible from areas on the perimeter of the Blue Mountains. However, this is approximately 12km from the development site. The visual impact from the Blue Mountains is assessed to be negligible/none.

3.2 Viewpoint Map

The symbols and numbering in Figure 2 on page 9, indicates the viewpoints and photomontages that have been selected for a Visual Impact Assessment (VIA). A sample of receptors which are closest in proximity to the proposed development have been selected. 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.



Legend

--- Lot Boundary

1 Drone Position 1 -
 14.6m & 120m APL
 33°49'22.1"S
 150°46'30.0"E

Figure 1: Drone Panoramic Photograph Positions

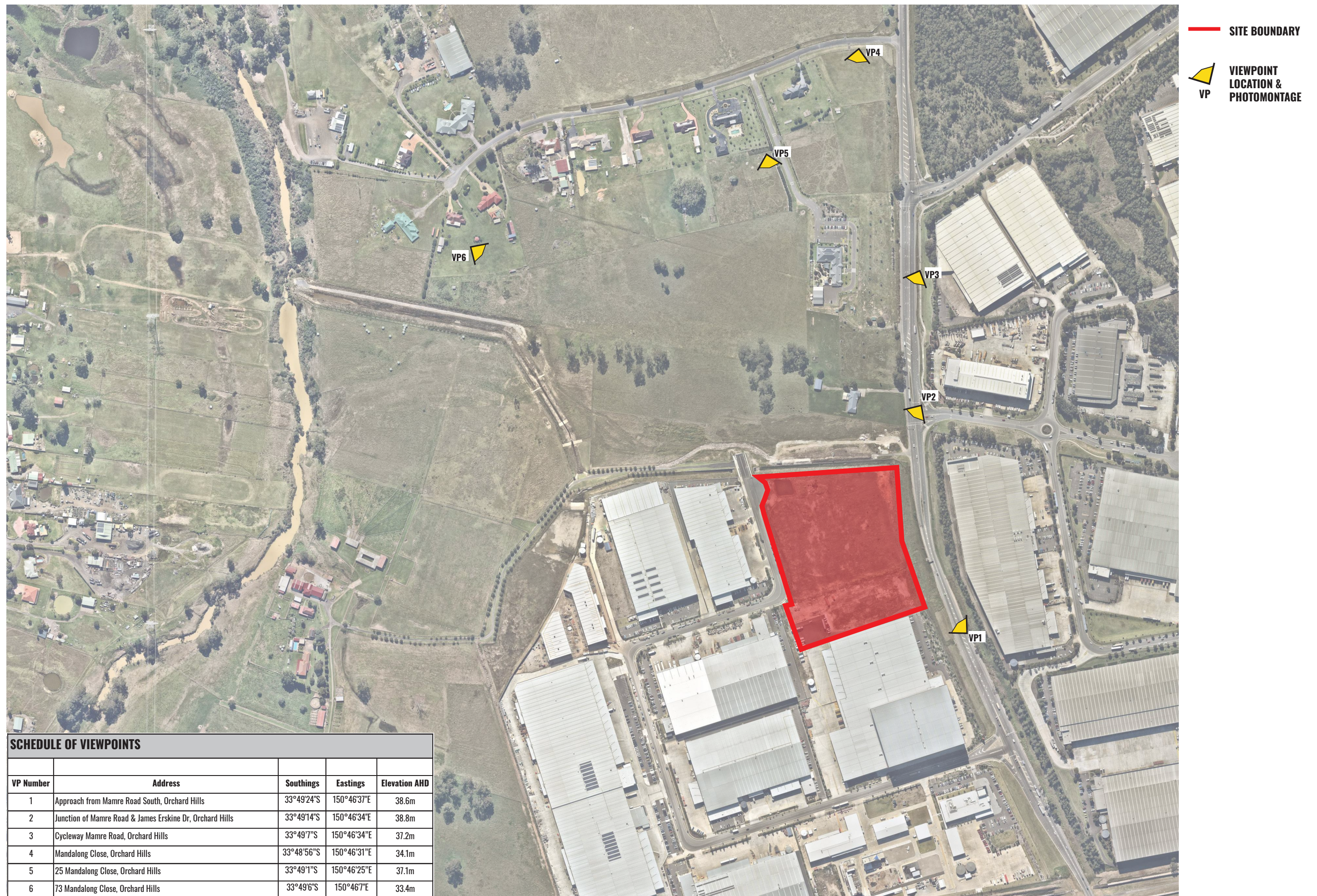


Figure 2: Viewpoint Locations



Figure 3: Drone at Position 1 - 14.6m APL - Looking North



Figure 4: Drone at Position 1 - 14.6m APL - Looking East



Figure 5: Drone at Position 1 - 14.6m APL - Looking South



Figure 6: Drone at Position 1 - 14.6m APL - Looking West



Figure 7: Drone at Position 1 - 120m AGL looking North



Figure 8: Drone at Position 1 - 120m AGL looking East

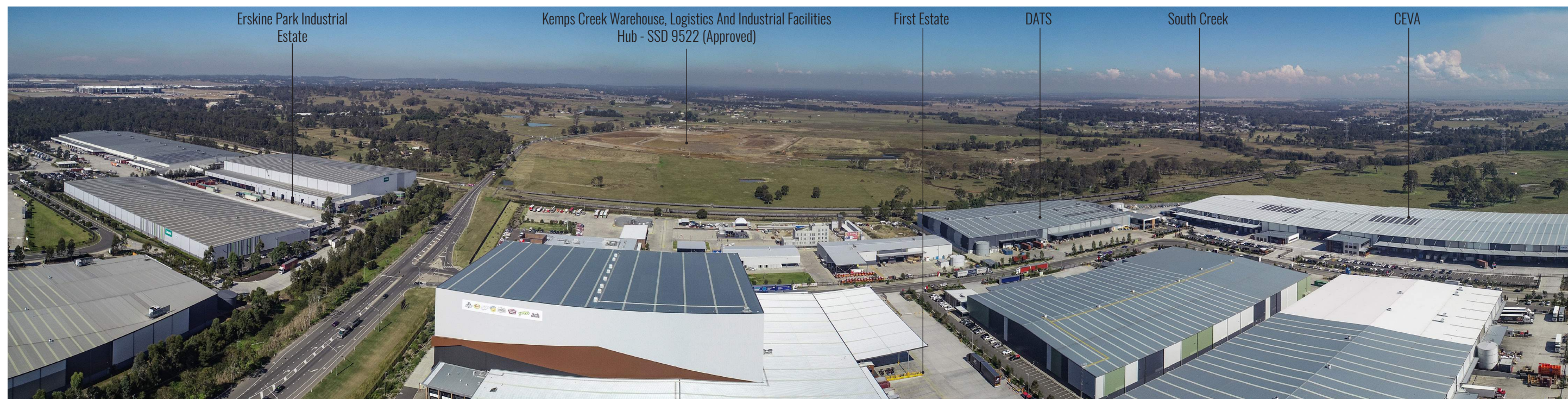


Figure 9: Drone at Position 1 - 120m AGL looking South

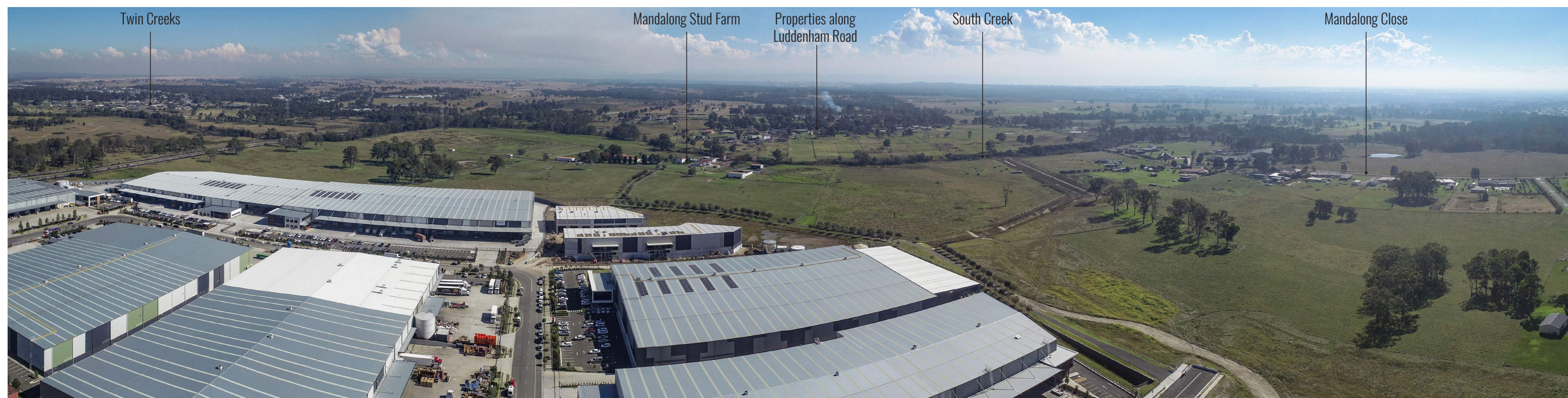


Figure 10: Drone at Position 1 - 120m AGL looking West

4.0 THE SITE AND ENVIRONS

4.1 Location

Snack Brands Stage 2 will be extension of the existing Snack Brands Stage 1 facility located within First Estate, Orchard Hills. First Estate was approved by the DPIE under SSD 7173 and is now fully populated with a number of industrial warehouse facilities. Snack Brands Stage 2 is within the Penrith City Council LGA and has a site area of approximately 5ha. Figure 12 provides the immediate site context, Figure 13 provides the site's location.

4.2 Site Description

The site description is summarised in the Figure below.

Figure 11 – Site Description

Component	Description
Address	685-649 MAMRE ROAD, ORCHARD HILLS 2748 NSW
Legal description	LOT 10 in DP271141
Current use	The site is currently privately owned undeveloped land zoned IN1

4.3 Context

The site is located within the First Estate industrial precinct, located 40 kilometres' west of Sydney's CBD. It is 7km from the M7 Motorway and 4km from the M4. The precinct is already a major economic foundation for the Western Sydney Employment Area, with numerous commercial, bulky goods retailing and industrial developments emerging in the locality. Immediately to the south of First Estate, The Mamre Road Precinct was rezoned in June 2020 and encompasses an area of 850 hectares of industrial land.

The site is surrounded by the following specific land uses:

- To the north, land currently zoned RU2 has been subject to a potential industrial rezoning application. Further north of the site is a number of individual residential dwellings along Mandelong Close and the Old MacDonald's Child Care Centre.
- To the south of the site are recently established industrial warehouses as part of First Estate. Further south along Mamre Road are a number of lots presently used as rural land (now zoned IN1) which are the subject of development applications or approved industrial development.
- The residential suburbs of Twin Creeks, Kemps Creek and the SUEZ Kemps Creek Resource Recovery Park are located further southwest at 1.5km, 5.5km and 4.6km respectively.
- Directly east of the site is the extensive Erskine Business Park which contains bulky goods and industrial land uses. In the center of the Erskine Estate is a waste disposal service and landfill. This mound is clearly dominant in the skyline and is seen from many locations.
- West of the site are industrial buildings within First Estate, existing agricultural land uses, residential dwellings along Luddenham Road and the vegetated creek line of South Creek.

4.4 Aerial Photography

During the Drone photography that was carried out within the site boundary on the 3rd May 2021, (refer to section 2.5 and figures 7 -10) 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 and highlighting key features of the surrounding landscape;

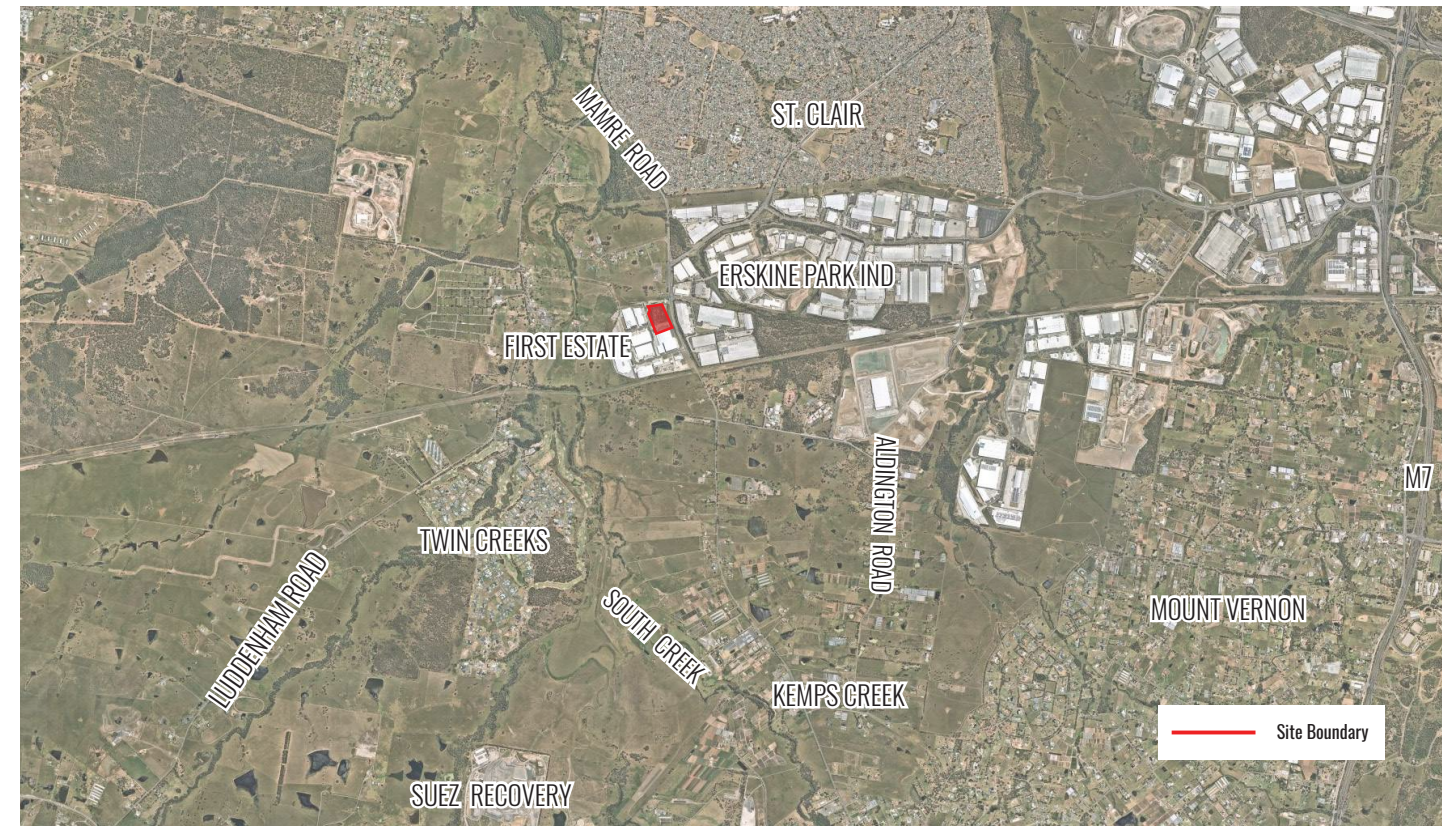


Figure 12: Site Context (Source: Nearmap 2021)

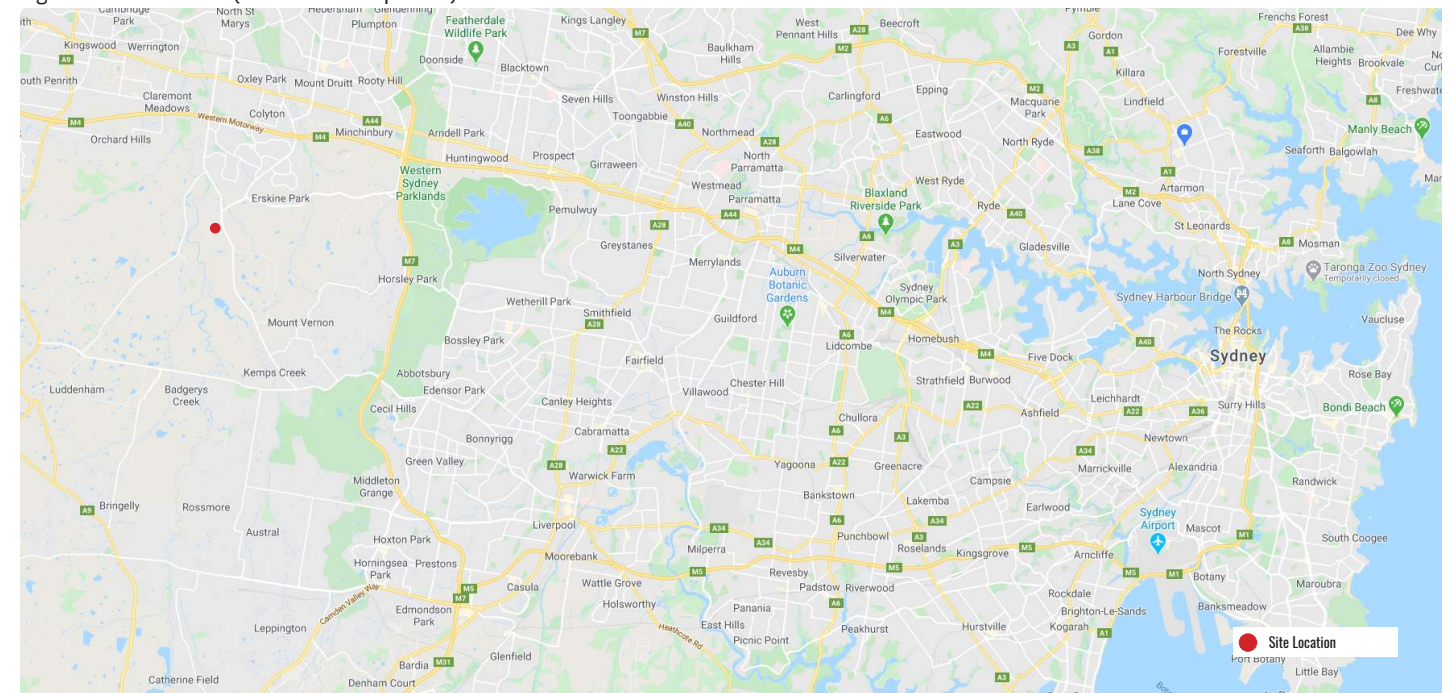


Figure 13: Site Location (Source: Google Maps)

- Analysing the existing landscape character and confirming locations of potential individual receptors.

5.0 BASELINE DESCRIPTION

5.1 Planning Context

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this Report:

Penrith Local Environmental Plan 2010 (LEP)
Western Sydney Employment Area - State Environmental Planning Policy (WSEA SEPP)
Environmental Planning and Assessment Act 1979;
Environmental Planning & Assessment Regulation 2000;
The Western City District Plan
Mamre Road Precinct Structure Plan June 2020
Draft Mamre Road Development Control Plan
Mamre West Land Investigation Area DCP

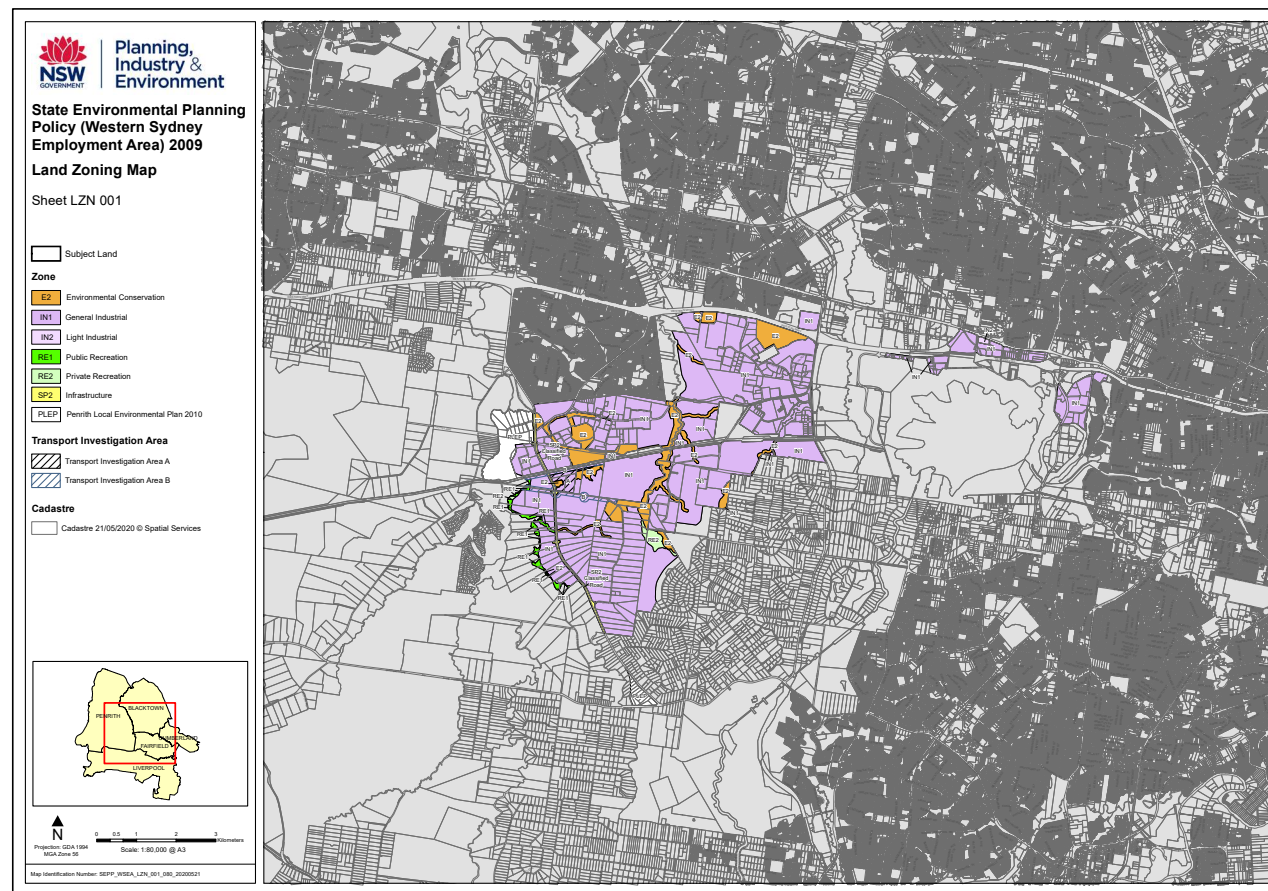


Figure 14: Land Zoning Map (Source: NSW Legislation SEPP WSEA Amendment 2020)

Following the recent rezoning of the Mamre Road Precinct, land immediately south of the development site is pursuant to the provisions of the WSEA SEPP (see Figure 14) and is zoned IN1 General Industrial.

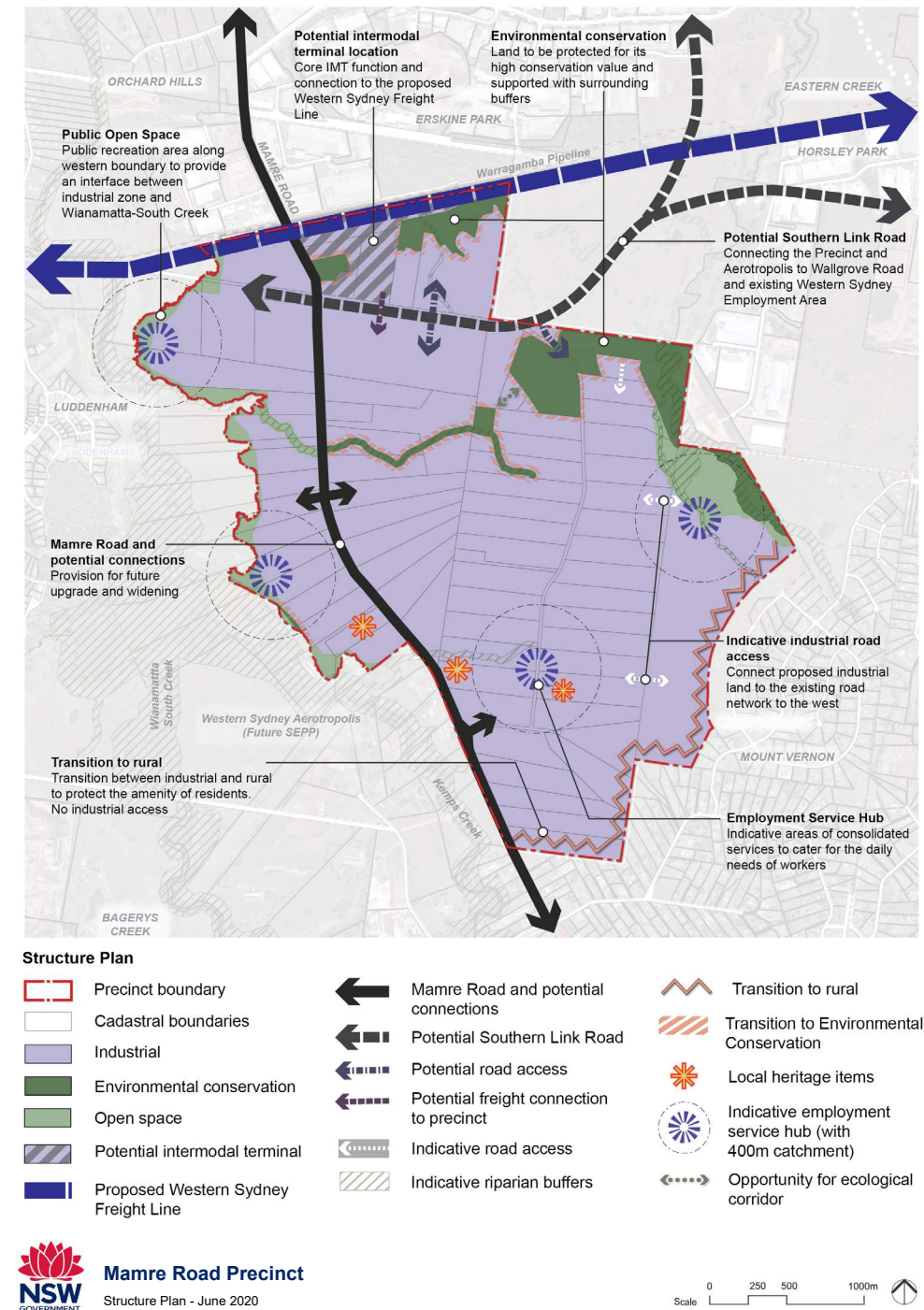


Figure 15: Mamre Road Precinct Structure Plan June 2020 (Source: DPIE)

5.2 Mamre Road Precinct Structure Plan - June 2020

Refer to Figure 15 on page 15. Following public exhibition of the Draft Structure Plan, the Mamre Road Precinct was subsequently rezoned in June 2020. This is important to note, as the landscape fabric will change within the coming years and ultimately lower the sensitivity of visual receptors to industrial development. People approaching the proposed development from Mamre Road are likely to experience views of major industrial development over the next decade. During public exhibition of the plan in November and December of 2019, many local residents were supportive of the rezoning and this is evident within the many public submissions received by the DPIE post exhibition.

5.3 Approved Industrial Development within the Surrounding Area

South of First Estate separated by the Water NSW Trunk Pipeline is the now approved 'Kemps Creek Warehouse, Logistics and Industrial Facilities Hub - SSD 9522'. Figure 16 below shows the SSD application plan for 8 buildings and 10 warehouses. Four warehouses are proposed to the south of the southern link road and six to the north. Each warehouse will have road infrastructure, offices, car parking facilities, loading areas and landscaping setbacks, three lots will also contain drainage basins. Pockets of RE1 Public Recreation and RE2 Private Recreation are situated to the west designed for future activated open space land uses.

The aforementioned development will form a major infrastructure hub within the Mamre Road Precinct and will extend the industrial character

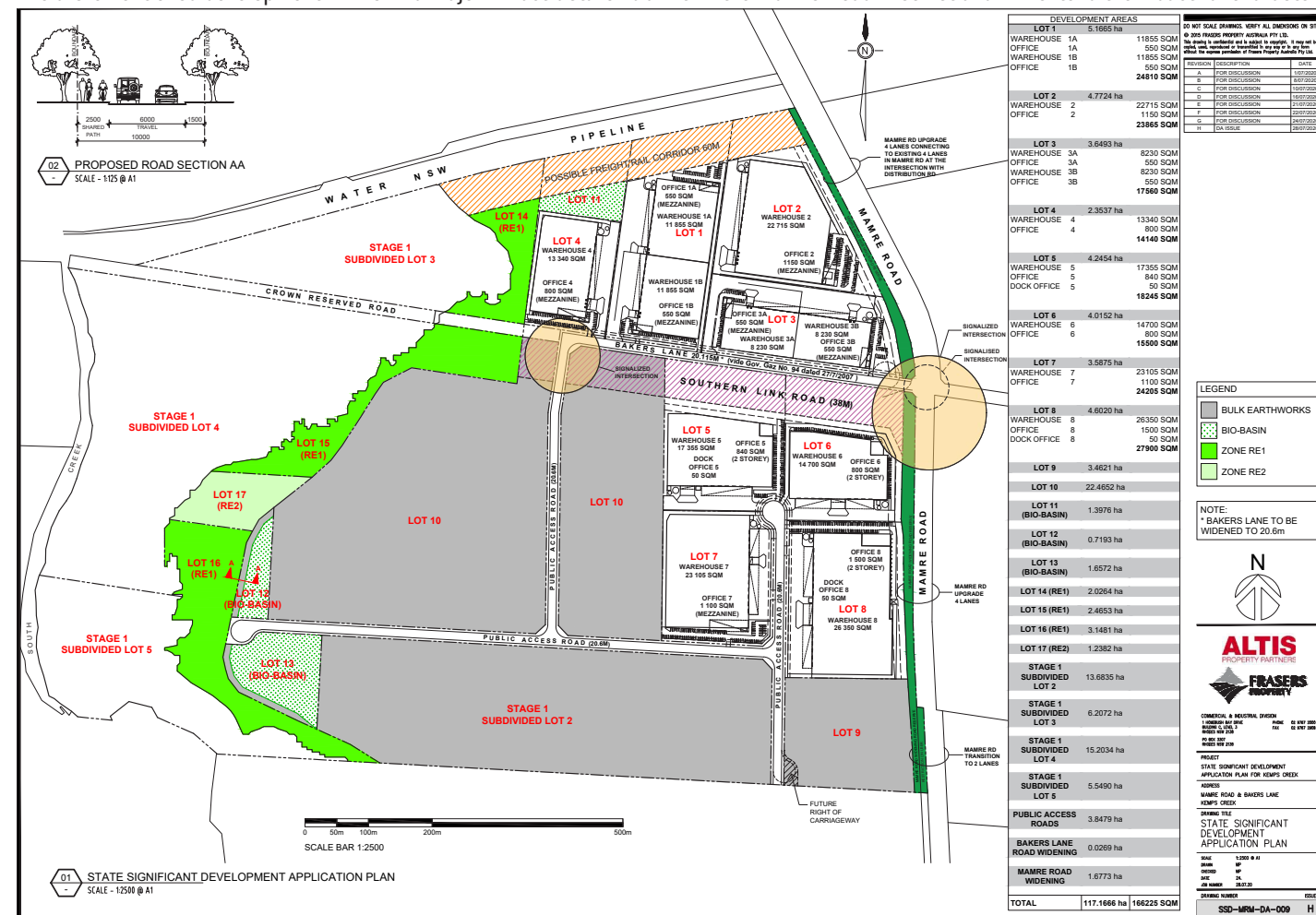


Figure 16: Kemps Creek Industrial Facility - SSD Plan (Source: Frasers & Altis)

further south along Mamre Road. The proposal will be of similar scale and type of warehousing that has already been established within First Estate and Erskine Park.

5.4 Potential Future Rezoning

In 2016 Urbis (on behalf of the DPIE) prepared the 'Mamre West Land Investigation Area Development Control Plan 2016'. This DCP came into effect on 9 August 2016 and indicated a precinct boundary which encompassed land to the north of First Estate and beyond to Mandalong Close (see Figure 17 below).

Since 2016 discussions and planning proposals have been presented to Penrith Council (PCC) to rezone RU2 land to IN1 up to lands owned by Mandalong Close residents.

The owners of properties along Mandalong Close have also been in discussion with the DPIE over potential inclusion in the WSEA. In the future, if industrial provisions for these lands are adopted by the WSEA SEPP, Mandalong Close could be redeveloped for IN1 or IN2 use. Therefore, properties along Mandalong Close and the Childcare Centre may be removed, and as a result any visual impacts assessed generated by the



Figure 17: Mamre West Land Investigation Area DCP - Figure 1 (Source : Urbis)

Snack Brands Stage 2 development would no longer be of relevance at these locations.

5.5 Landscape Character

The subject site is privately owned and situated directly adjacent to Snack Brands Stage 1. To the north is pastoral rural lands that extend up to Mandalong Close and South Creek. The low density residential suburb of St Clair is situated north east of the development but too far away to be affected by any potential visual impacts.

To the east is Mamre Road and the large industrial estate of Erskine Park which extends over a distance of 3km. To the south and west are other industrial warehouses within First Estate, these are generally 15m high with the exception of the Snack Brands Stage 1 high bay. Further west and south are rural lands with scattered residential dwellings.

From aerial photography and site observations the current immediate surrounding character of the development site can be described as industrial with some agricultural and low density rural residential housing.

As described in Section 4.0, the future character of the immediate context to the south has now been defined by the rezoning of the Mamre Road Precinct. From Mamre Road to the M4 a gradual change in character will occur from rural residential to industrial use. To the south west of the proposal transitions from industrial IN1 zoning to rural residential are indicated on the Mamre Road Structure Plan and within the Draft Mamre Road Precinct DCP. This will take the form of large landscape open spaces, to soften the edges of industrial development.

The character of lands to the north could also potentially change to industrial through rezoning as described in section 5.4.

5.6 Snack Brands Stage 2 (Horizon) - SSD Overall Site Plan

Shown in Figure 18a opposite is the current Site Masterplan. This plan is used for the purpose of assessment within this VIA report. For detailed information regarding the built forms, refer below.

6.0 DEVELOPMENT PROPOSALS

6.1 General

The following description is based on the site plans, elevations and sections shown in Figures 18a, 18b and 18c. The application proposes an extension to the existing Snack Brands Stage 1 in the form of a single warehouse containing packaging, workshop labs, office, car parking facilities and landscaping setbacks, a separate water treatment plant is also proposed. Landscape buffer zones are to be established within the site setbacks to the north and east.

Access is directly from Distribution Drive which connects to Mamre Road. Mamre Road is due to be widened in the future to accommodate increase volumes of traffic.

6.2 Height / Scale

Shown in Figure 18b on page 18 are sections of the proposed warehouse. The roof ridge height is proposed at 14.6m from a pad level of RL36.75, some elements including flues and the substation transformer may extend 5m higher. Heights therefore, are consistent of standard warehousing that are already seen within the estate and those in within the Mamre Road Precinct. The height is also significantly lower than the adjacent Stage 1 high bay.

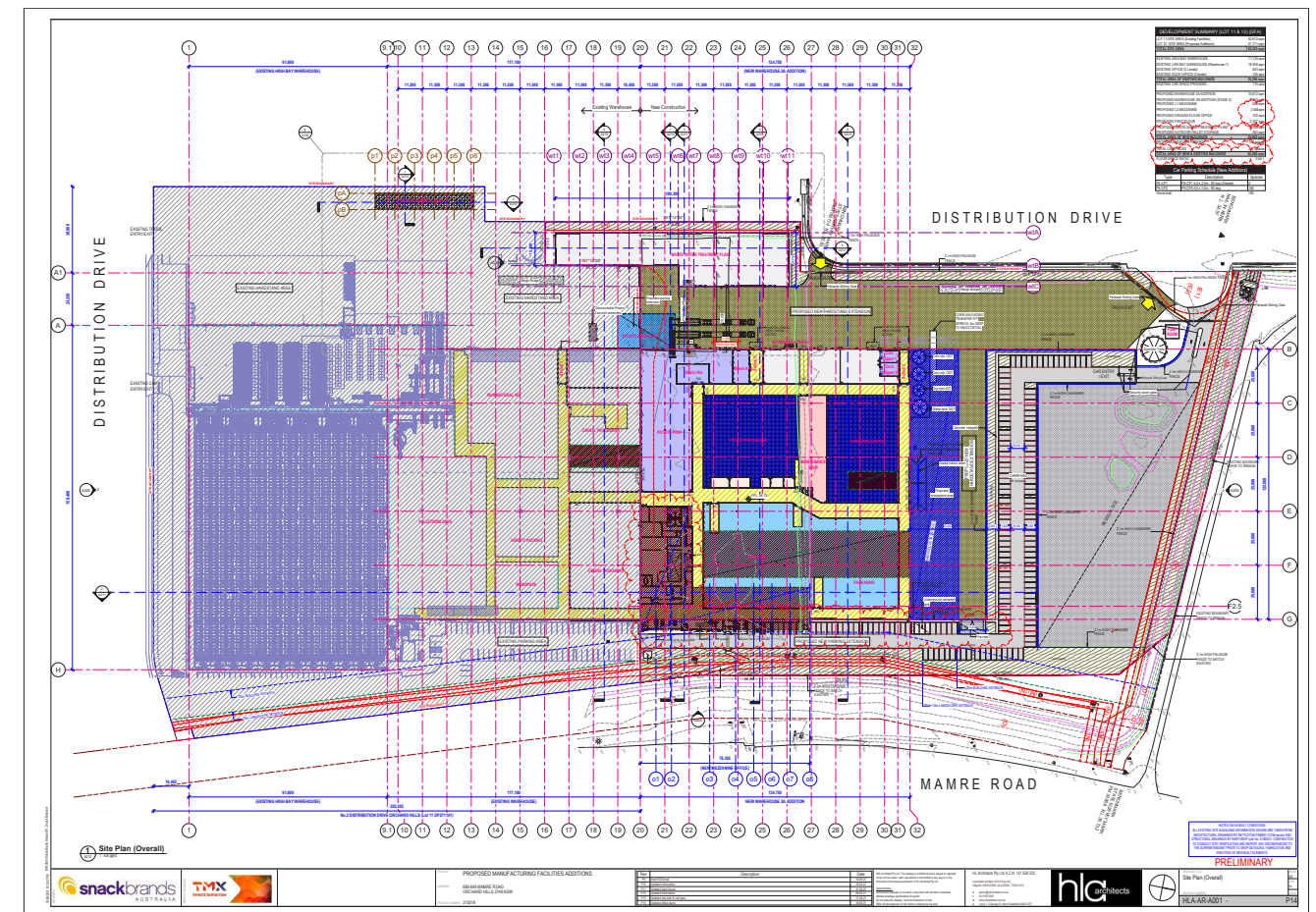


Figure 18a: Site Masterplan (Overall) (Source: HLA Architects)

6.3 Colour / Materials & Finishes

Shown in Figure 18c on page 18 are elevations of the proposed warehouse. Elevations 1 and 4 show the east and north facing building elevations that will be visible to potential receptors assessed within this report.

Colours and materials are designed to unify the existing facility, therefore recessive tones of 'shale grey', 'monument' and 'ironstone' are used.

6.4 Summary

The building is to adopt a colour scheme of greys and earth tones which is seen on many other industrial type buildings in the immediate area and is consistent to those used within Snack Brands Stage 1.

All colours are recessive and this combined with landscaping is aimed at not only presenting a high quality facility, but is also designed to reduce visual impacts for those receptors within the surrounding area.

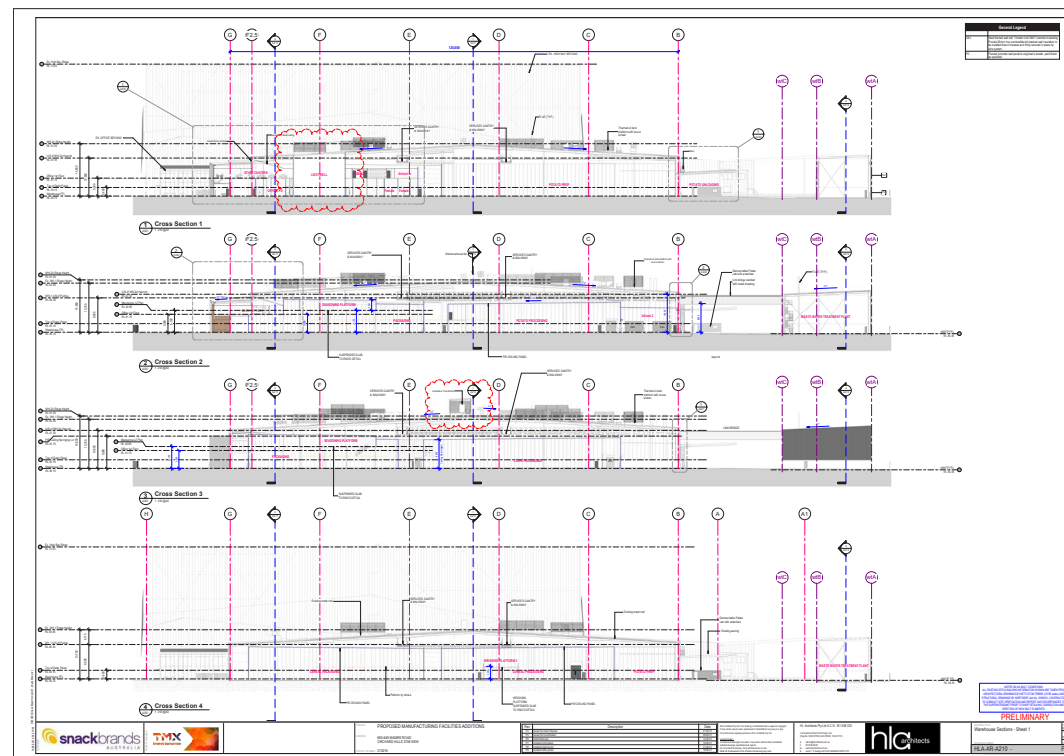


Figure 18b: Warehouse Sections (Source: HLA Architects)

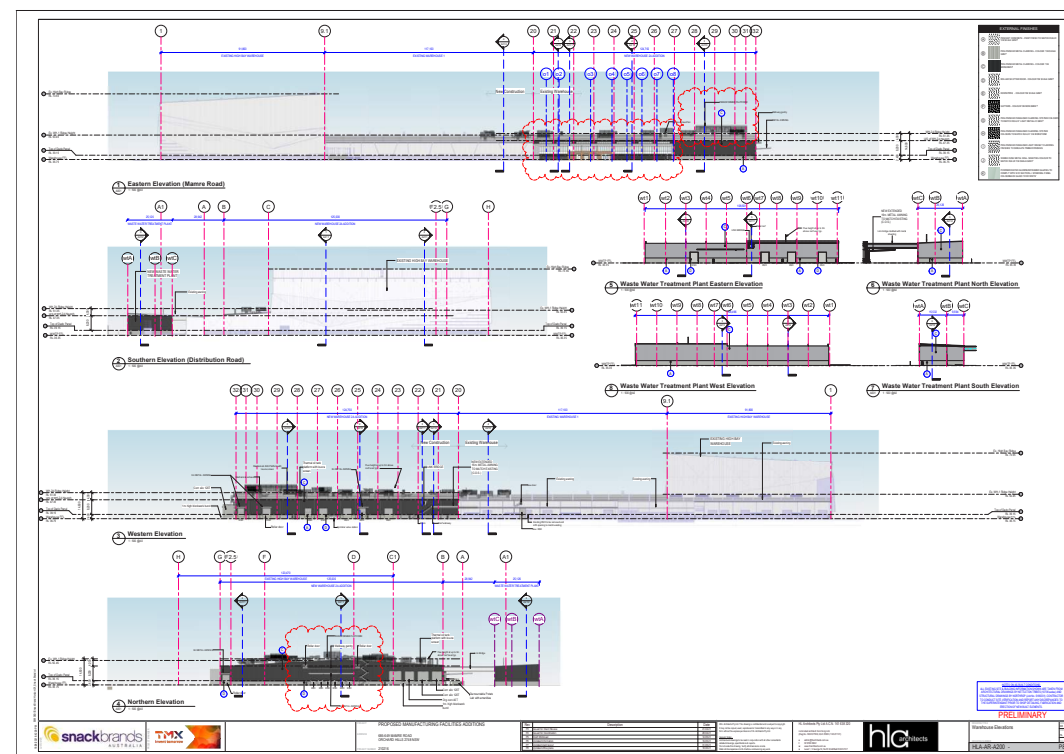


Figure 18c: Warehouse Elevations (Source: HLA Architects)

7.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

7.1 Strategy and Mitigation

Figures 19a & 19b show the proposed landscape plans produced by Geoscapes. To help mitigate views particularly from the north and east, wide landscape buffer zones are present. Tree and shrub planting has been introduced to help provide screening of the development. This will allow for a mix of native and exotic tree planting that would be expected to reach a mature height of between 12 - 20m. This will help to screen and filter the built form from potential visual receivers.

7.2 Detailed Landscape Proposals

Please refer to landscape design documentation prepared by Geoscapes, for detailed landscape proposals including species and densities.

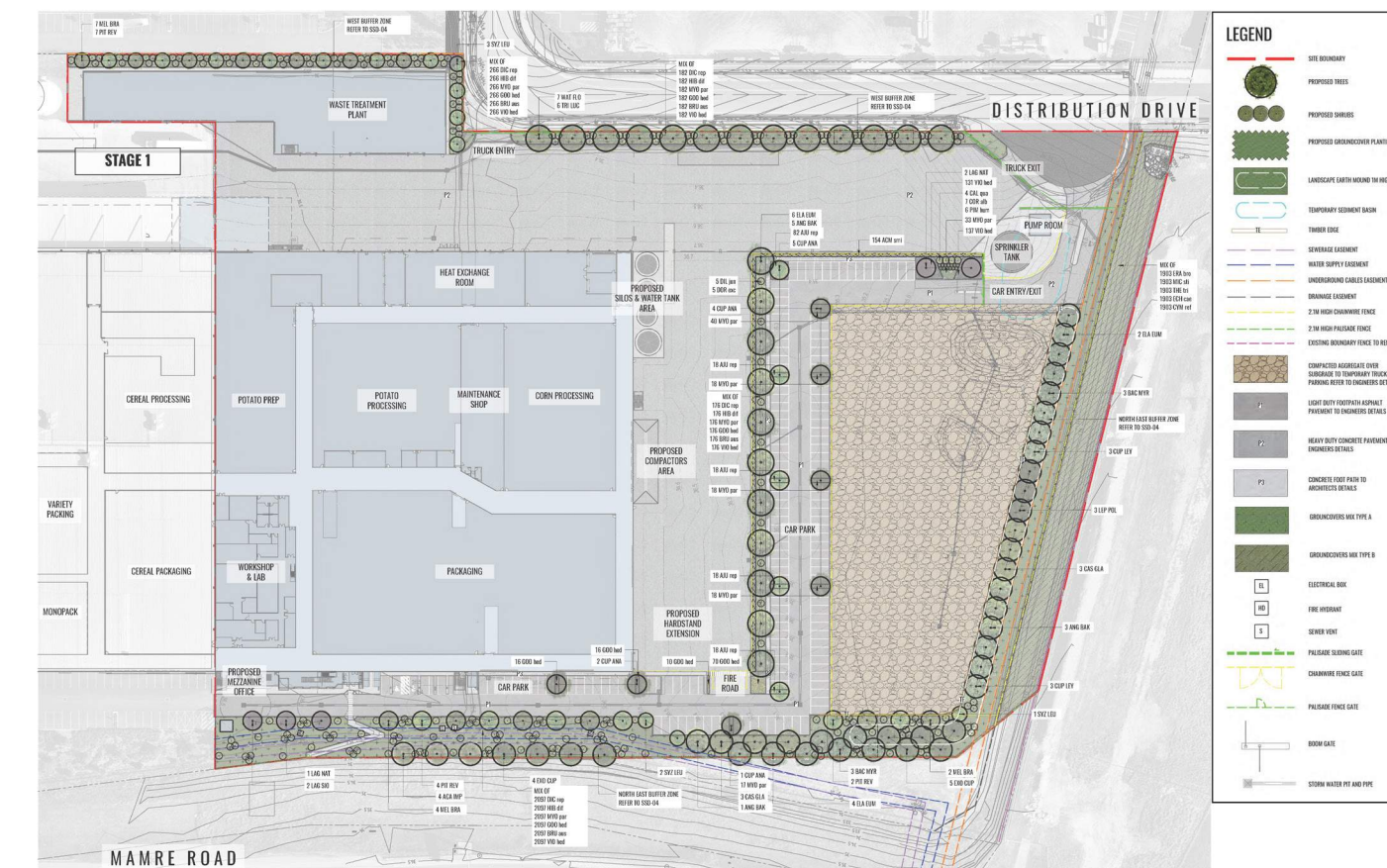


Figure 19a: Landscape Detail Plan - (Source: Geoscapes)

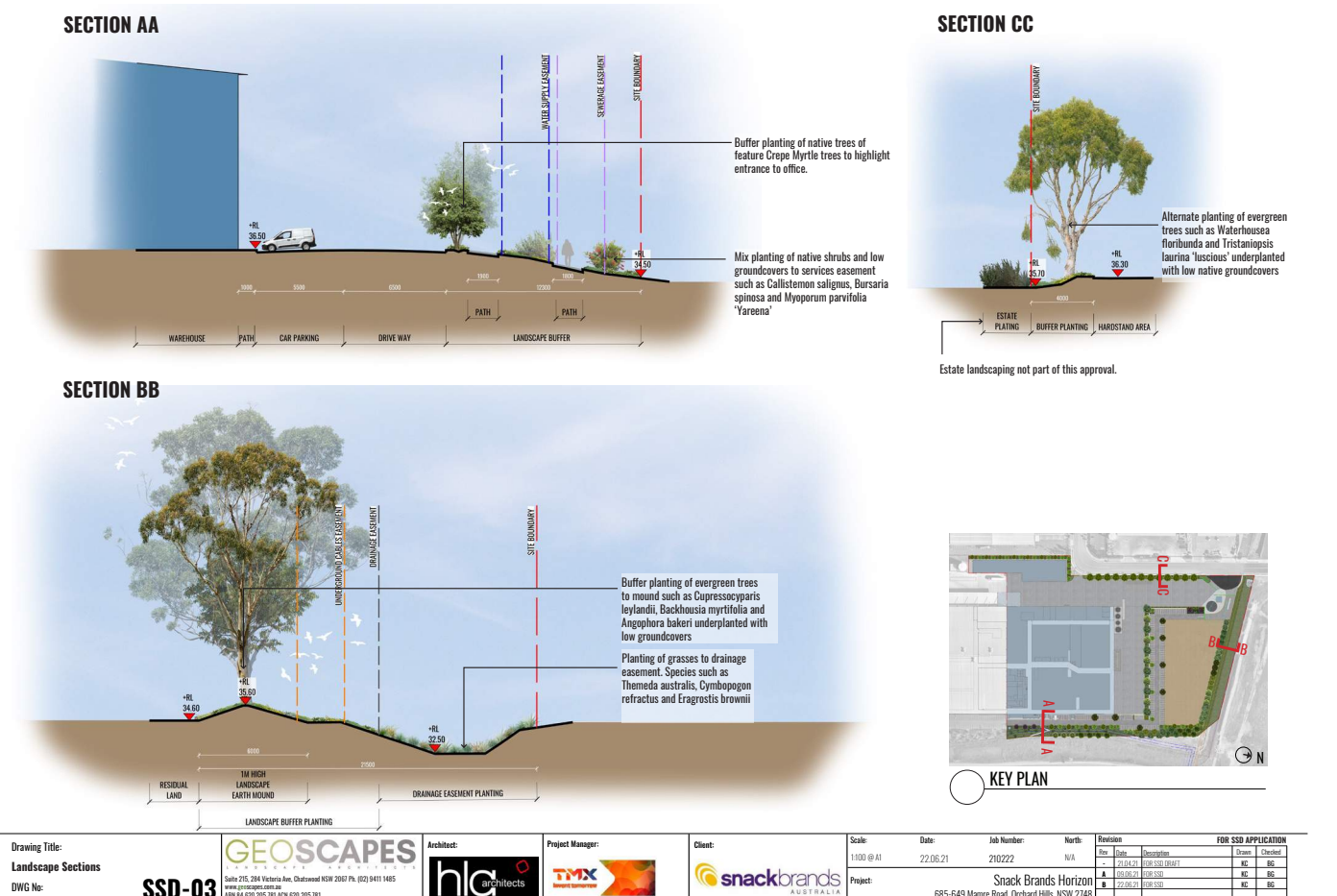
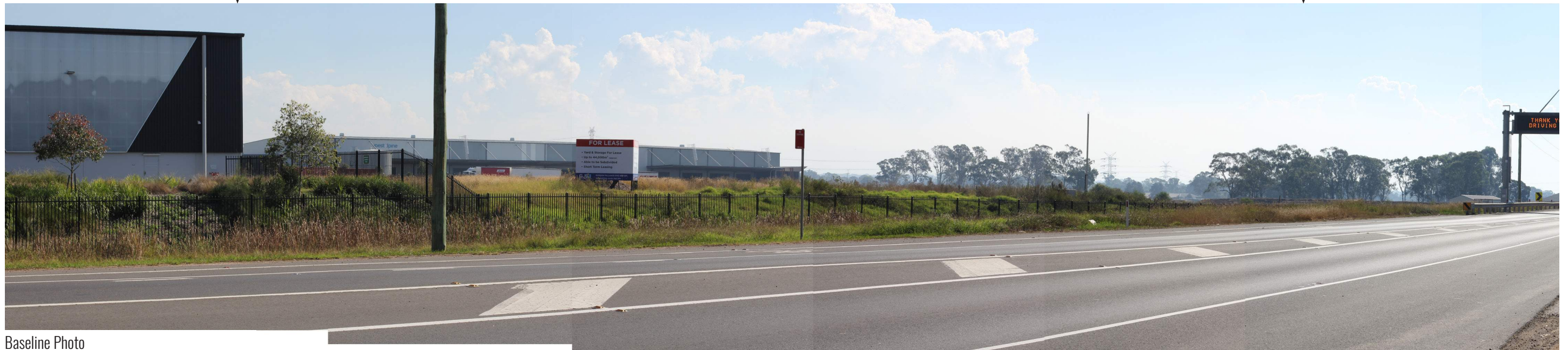


Figure 19b: Landscape Sections - (Source: Geoscapes)

8.0 VISUAL IMPACT ASSESSMENT

8.1 Viewpoint 1

Viewing Location	Approach from Mamre Road South, Orchard Hills - Looking Northwest
GPS	33°49'24"S, 150°46'37"E
Elevation (Eye-level)	38.6m
Date and Time	3rd March 2021 - 13.11pm
Existing View & Photomontage Figure	Figure 20
Visual Description	
Approx. Viewing Distance from Lot Development Boundary	60m
View description & prominence of the development	<p>This receptor was selected for visual assessment as it represents the type of view that would be experienced by motorists traveling north along Mamre Road on approach to the development. The photograph was taken from the verge on the eastern side of the road opposite the Stage 1 Snack Brands facility.</p> <p>Existing industrial development from First Estate can be seen within this view including Stage 1 Snack Brands and Voestalpine. The development site is situated in the center of the view within the vacant land, further beyond is the access to Mandalong Stud Farm.</p>
Visual Receptor Sensitivity	As the majority of people experiencing this view would be motorists views will be transient and for a short time period only. There is already a significant presence of industrial development within both First Estate and Erskine Park Estate. Therefore, the sensitivity has been judged to be low .
Magnitude of Change	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Views are at close range with a moderate horizontal and/or vertical extent of the view affected. Landscaping at Year 15 is expected to soften and screen the eastern facade of the building. Therefore, it is judged that the residual magnitude of change is 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 20: Viewpoint 1 - Approach from Mamre Road South, Orchard Hills - Looking Northwest (Photomontage)

Approx Angle of View - 67°

8.2 Viewpoint 2

Viewing Location	Junction of Mamre Road & James Erskine Dr, Orchard Hills - Looking Southwest
GPS	33°49'14"S, 150°46'34"E
Elevation (Eye-level)	38.8m
Date and Time	3rd March 2021 - 13.27pm
Existing View & Photomontage Figure	Figure 21

Visual Description

Approx. Viewing Distance from Lot Development Boundary	120m
View description & prominence of the development	<p>This viewpoint photograph was taken from the pedestrian crossing at the intersection of James Erskine Drive and Mamre Road. Pedestrians, cyclists and motorists who are traveling along Mamre Road in a southerly direction or those waiting at the intersection would experience a similar view to the baseline image in figure 21.</p> <p>The Snack Brands high bay is highly prominent within the view at this location. On the opposite side of Mamre Road the entrance to Mandalong Stud Farm is visible and further beyond buildings are seen within First Estate. The Stud Farm driveway marks the northern boundary of the proposed development site and to the right residential properties and agricultural lands are seen in the baseline photo. Views of the Blue Mountains are restricted due to elevation and existing development.</p>

Visual Receptor Sensitivity	Views will be transient and for a short time period only -similar to that of Viewpoint 1, there is already a significant presence of industrial development within both First Estate and Erskine Park Estate. Therefore, the visual sensitivity has been judged to be low .
Magnitude of Change	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Views are at close range with a moderate horizontal and/or vertical extent of the view affected. Landscaping at Year 15 is expected to soften and screen the eastern facade of the building. Therefore, it is judged that the residual magnitude of change is 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 21: Viewpoint 2 - Junction of Mamre Road & James Erskine Dr, Orchard Hills - Looking Southwest (Photomontage)

Approx Angle of View - 67°

8.3 Viewpoint 3

Viewing Location	Cycleway Mamre Road, Orchard Hills - Looking South
GPS	33°49'7"S, 150°46'34"E
Elevation (Eye-level)	37.2m
Date and Time	3rd March 2021 - 13.20pm
Existing View & Photomontage Figure	Figure 22

Visual Description

Approx. Viewing Distance from Lot Development Boundary	300m
View description & prominence of the development	This viewpoint is located further north along Mamre Road with the baseline photograph taken from the eastern cycleway. Pedestrians, cyclists and motorists who are traveling south along Mamre Road would experience a similar view to the baseline image in Figure 22. In the foreground of the image the cycleway is seen extending south along Mamre Road, the Snack Brands high-bay and the site are visible beyond.

Visual Receptor Sensitivity

Views will be transient and for a short time period only, similar to those of Viewpoint 1 and 2. There is already a significant presence of industrial development within both First Estate and Erskine Park Estate. Due to the precedence of the cycleway, the visual sensitivity has been judged to be **medium**.

Magnitude of Change

As can be seen in the photomontages in the shorter term at Year 0 the proposed development is clearly visible. The building will form a new and recognisable element within the view which is likely to be recognised by the receptor. However, following the maturity of landscape mitigation planting at year 15, the development becomes less apparent and presents a coherent vegetated screen. It is judged that the residual magnitude of change is **low**.

Significance of Visual Impact of Proposed Scheme

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

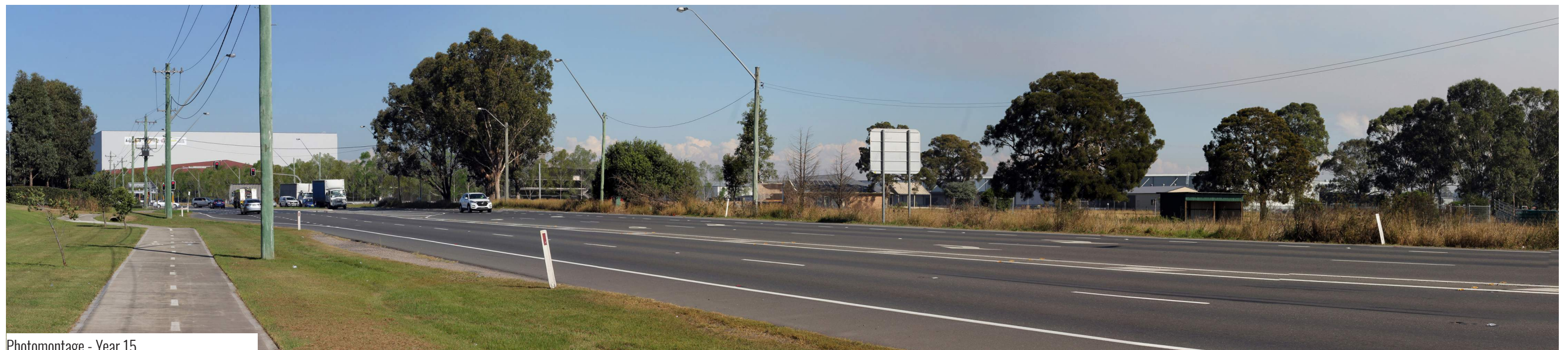
Approximate Extent of Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 22: Viewpoint 3 - Cycleway Mamre Road, Orchard Hills - Looking South (Photomontage)

Approx Angle of View - 67°

8.4 Viewpoint 4

Viewing Location	Mandalong Close, Orchard Hills - Looking Northwest
GPS	33°48'56"S, 150°46'31"E
Elevation (Eye-level)	34.1m
Date and Time	3rd March 2021 - 13.20pm
Existing View & Photomontage Figure	Figure 23
Visual Description	
Approx. Viewing Distance from Lot Development Boundary	630m
View description & prominence of the development	The baseline photograph was taken on the corner of Mandalong Close turning off from Mamre Road. This view might be experienced by motorists waiting at the junction or possibly pedestrians. In the foreground the view contains a large paddock, to the background the Snack Brands high bay and other development from First Estate and Erskine Park are seen.
Visual Receptor Sensitivity	It could be argued that this part of Mamre Road is less developed than others and industrial development is less apparent within the view due to the presence of scattered mature vegetation. Therefore, It is judged that the sensitivity of this visual receptor is medium .
Magnitude of Change	The proposed development will form a minor constituent of the view being partially visible and a small component. It is in the majority, expected to be screened behind existing and proposed vegetation. Therefore, it is judged that the residual magnitude of change is very low .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor negligible .

Approximate Extent of Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 23: Viewpoint 4 - Mandalong Close, Orchard Hills - Looking South (Photomontage)

Approx Angle of View - 67°

8.5 Viewpoint 5

Viewing Location	25 Mandalong Close, Orchard Hills - Looking South
GPS	33°49'1"S, 150°46'29"E
Elevation (Eye-level)	37.1m AHD
Date and Time	6th May 2020 - 10.53am
Existing View & Photomontage Figures	Figure 24

Visual Description

Approx. Viewing Distance from Lot Development Boundary	470m
View description & prominence of the development	This viewpoint was selected to demonstrate the predicted visual impacts for residential properties to the north of the development, similar views would also be experienced from property No's 19 and 23. This view is taken from land to the rear of No. 25 within a paddock. In the foreground it is evident that some tree planting has been carried out by the owner close to the property boundary. In the background the Snack Brands high bay is seen with the Old McDonald's Childcare Centre just in front. To the right of the image other buildings from First Estate South are visible, including the Project Blue warehouse and Warehouse 6B.

Visual Receptor Sensitivity	Views of the development are expected from within residential living spaces. Due the aspect and the elevation, the Blue Mountains are not as prominent and some existing industrial development can already be seen from First Estate. Although views have been affected by industrial development, residential receptors are often more critical regarding their views and these may be held in high regard by the owner, therefore, it is judged that the sensitivity of this visual receptor is high .
Magnitude of Change	The proposed development will form a minor constituent of the view being partially visible and a small component. It is in the majority, expected to be screened behind existing and proposed vegetation. Therefore, it is judged that the residual magnitude of change is very low .

Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .*
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***NOTE : This visual receptor is located to the north of land which has been subject to proposals for rezoning to industrial use. If such proposals were to be approved, then any new development within the rezoned land would likely prevent views towards Snack Brands Stage 2. If Mandalong Close itself is rezoned to industrial, then residential receptors may be acquired for development and any visual impacts assessed would no longer be of relevance.**

Approximate Extent of Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 24: Viewpoint 5 - 25 Mandalong Close, Orchard Hills - Looking South (Photomontage)

Approx Angle of View - 67°

8.6 Viewpoint 6

Viewing Location	73 Mandalong Close, Orchard Hills - Looking Southeast
GPS	33°49'6"S, 150°46'7"E
Elevation (Eye-level)	33.4m
Date and Time	6th May 2020 - 9.23am
Existing View & Photomontage Figure	Figure 25

Visual Description

Approx. Viewing Distance from Lot Development Boundary	560m
View description & prominence of the development	This viewpoint was selected to demonstrate the predicted visual impacts for residential properties to the northwest of the development along Mandalong Close. Similar views would also be experienced from property No's 43, 53 and to a lesser extent No's 75 and 83. This view is taken from garden/land to the rear of No. 75. In the background, the Snack Brands high-bay is seen together with the Project Blue warehouse and Warehouse 6B.

Visual Receptor Sensitivity

Views of the development are expected from within residential living spaces. Due the aspect and the elevation, views to the Blue Mountains are not as prominent and some existing industrial development can already be seen from First Estate, although this is predominately screened by vegetation. Despite the presence of industrial development, the remaining view may be held in high regard by the owner. Therefore, it is judged that the sensitivity of this visual receptor is **high**.

Magnitude of Change

The proposed development will form a minor constituent of the view being partially visible and a small component. It is in the majority, expected to be screened behind existing and proposed vegetation. Therefore, it is judged that the residual magnitude of change is **very low**.

Significance of Visual Impact

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

***NOTE : This visual receptor is located to the north of land which has been subject to proposals for rezoning to industrial use. If such proposals were to be approved, then any new development within the rezoned land would likely prevent views towards Snack Brands Stage 2. If Mandalong Close itself is rezoned to industrial, then residential receptors may be acquired for development and any visual impacts assessed would no longer be of relevance.**



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 25: Viewpoint 6 - 73 Mandalong Close, Orchard Hills - Looking Southeast (Photomontage)

Approx Angle of View - 67°

9.0 CONCLUSIONS

The main purpose of this Visual Impact Assessment (VIA), is to support a State Significant Development (SSD) application for Snack Brands Horizon Stage 2 located within Altis First Estate, Orchard Hills. Stage 2 is an extension to the Snack Brands Stage 1 high bay which was constructed in 2020.

This report relies on desktop study, on-site analysis, drone photography and photomontages of the proposal. Potential visual impacts have been assessed for a number of locations that are either in close proximity to the proposed development or at elevated vantage points.

It is concluded that the proposed development will create some visual impacts for receptors in close proximity to the site. However, the significance of these impacts is either low or negligible, due to the fact the proposal is located against the backdrop of the existing Snack Brands high bay and other industrial development within the immediate surround context.

Through analysis conducted within this report, of the receptors assessed, the following locations are judged to receive **minor** visual impacts from the proposed development:

- Approach from Mamre Road South, Orchard Hills (VP1)
- Cycleway Mamre Road, Orchard Hills (VP3)
- 25 Mandalong Close, Orchard Hills (VP5)
- 73 Mandalong Close, Orchard Hills (VP6)

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

- Junction of Mamre Road & James Erskine Dr, Orchard Hills (VP2)
- Mandalong Close, Orchard Hills - Looking Northwest (VP4)

From analysis of aerial photography and mapping, it is evident that a number of residential properties along Mandalong Close and the Old McDonald's Childcare Centre will receive views of the development. However, the majority of these views are expected to be limited by existing vegetation and any visual impacts received are not judged to be significant due to the proposed development only affecting a small proportion of the view. Therefore, the proposed view would be very similar to the existing view (baseline).

Potential future rezoning of land immediately to the north of the development and between Old McDonald's Childcare Centre and Mandalong Close could result in new industrial development. This new development would likely completely screen the Snack Brands Stage 2 development to any receptors in the north. Discussions have taken place between owners of properties along Mandalong Close regarding inclusion in the WSEA, if this were adopted then there is the possibility for visual receptors to the north of the site to no longer exist in the future.

The change in view is judged to be slightly larger from locations along Mamre Road at close range, such as the cycleway or roadway. The same statement can be applied to Distribution Drive within First Estate. However, the sensitivity of these locations is judged to be low due the presence of large scale industrial development within the immediate surrounding context and the type of users at these locations.

The report photomontages demonstrate that proposed landscape planting at the development site can be effective in helping to reduce visual impacts for a number of sensitive locations. This will be most effective after 15 years and for those receptors who experience direct views at close to medium range.

10.0 GLOSSARY OF TERMS

Term	Definition
Approved Estate	Refers to SSD-9522 which is an approval for the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub
GLVIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
VIA	Visual Impact Assessment
DPIE	Department of Planning Industry and Environment
LEP	Local Environment Plan
DCP	Development Control Plan
AGL	Above Ground Level
APL	Above Proposed Warehouse Pad Level
Baseline	The existing current condition / character of the landscape or view
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.
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