LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

PROPOSED INDUSTRIAL FACILITY

600 WOODSTOCK AVENUE, ROOTY HILL NSW 2766

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Contents

1.0 - Introduction

1.1 Project Background

The application this Landscape and Visual Impact Assessment (LVIA) relates to seeks approval for the development of warehouse and distribution estate, including warehouse facilities with ancillary office spaces, internal driveway, hard stand areas, and associated earthworks and landscaping.

1.2 This Report and Author

Habit8 have been commissioned by Proponent.

Habit8 Pty Ltd has also prepared the Landscape Design drawings. These documents detail mitigation and design responses which were formed as a result of this assessment and should be read in conjunction with this report. The report author is a landscape architect with 23 years experience registered with the Australian Institute of Landscape Architects. (AILA)

2.0 – Methodology of Assessment

2.1 Guidelines

The following best practice guidance has been used as the basis for the LVIA:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA 2013);

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."

2.2 Computer Generated Visualizations

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 analyzing potential visual impacts from receptor locations.

These have presented in this report as before and after images on the same sheet for ease of comparison. The computer-generated images also include landscape mitigation at a mature age of 10 years. The assessment undertaken at Year 10 assumes that such proposals have the opportunity to grow and become effective. For the purposes of most LVIAs Year 10 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.

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.

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 below 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 one 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	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 localized level.

2.4 Visual Receptor Sensitivity

Factors which influence professional judgment 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

- 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.

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

Table: Visual Receptor Sensitivity

Category	Definition
Very High	Designed view to or from a heritage / protected asset. Key protected viewpoint e.g. interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view recognized in planning policy designation [LEP, DCP, DOP]. 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 recognized 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 recognizable element within the view which is likely to be recognized 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 for 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.

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:

	Magnitude of Change					
Receptor Sensitivity		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.

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, Ground Ink 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.

2.6 Site Inspection and Photographic Recording

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. Locations were identified that would potentially be subject to visual

impacts from the Proposal. **Photographs were taken by Habit8 from key viewpoints. This information was later used to create the photomontages.**

2.7 Visualization of the Development

Habit8 were engaged to create 3D CGI's using the digital three-dimensional model in Trimble SketchUp, this was then rendered using Photoshop. The model included all aspects of the proposed development combined with the landscape design and mitigation proposed by Habit8.

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

2.8 Assessment of Visual Impact

The visual impact from the key receptors has been assessed on the basis of the criteria described in Section 2.4. This report focuses on the visual receptors judged to have the highest sensitivity to the development, these are:

- **The workers, motorist and pedestrians along the Woodstock Avenue and motorists passing the Westlink M7**

Views at a variety of distances from the site have also been considered, however it is noted that the site is surrounded with existing commercial and industrial structures and is considered as IN1 in the current WSEA SEPP Land Zoning Map.
It is expected that for the adjacent properties within these areas, the significance of the visual impact will be **negligible/none.**

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

3.0 - The Site and Environs

The site is located at 600 Woodstock Ave, Rooty Hill NSW 2766 (Lot 67 DP804292). Currently, it sits near the WSEA SEPP Application Area and zoned as IN1 (General Industrial). It is bound by Kellogg Road to the west and south and Woodstock Ave to the north which has around 90m road frontage. It is surrounded by industrial land uses around the site. The overall site is around 1.97ha.

The site location is shown in Figure 1.

Figure 1: Site location (Source: nearmaps.com)

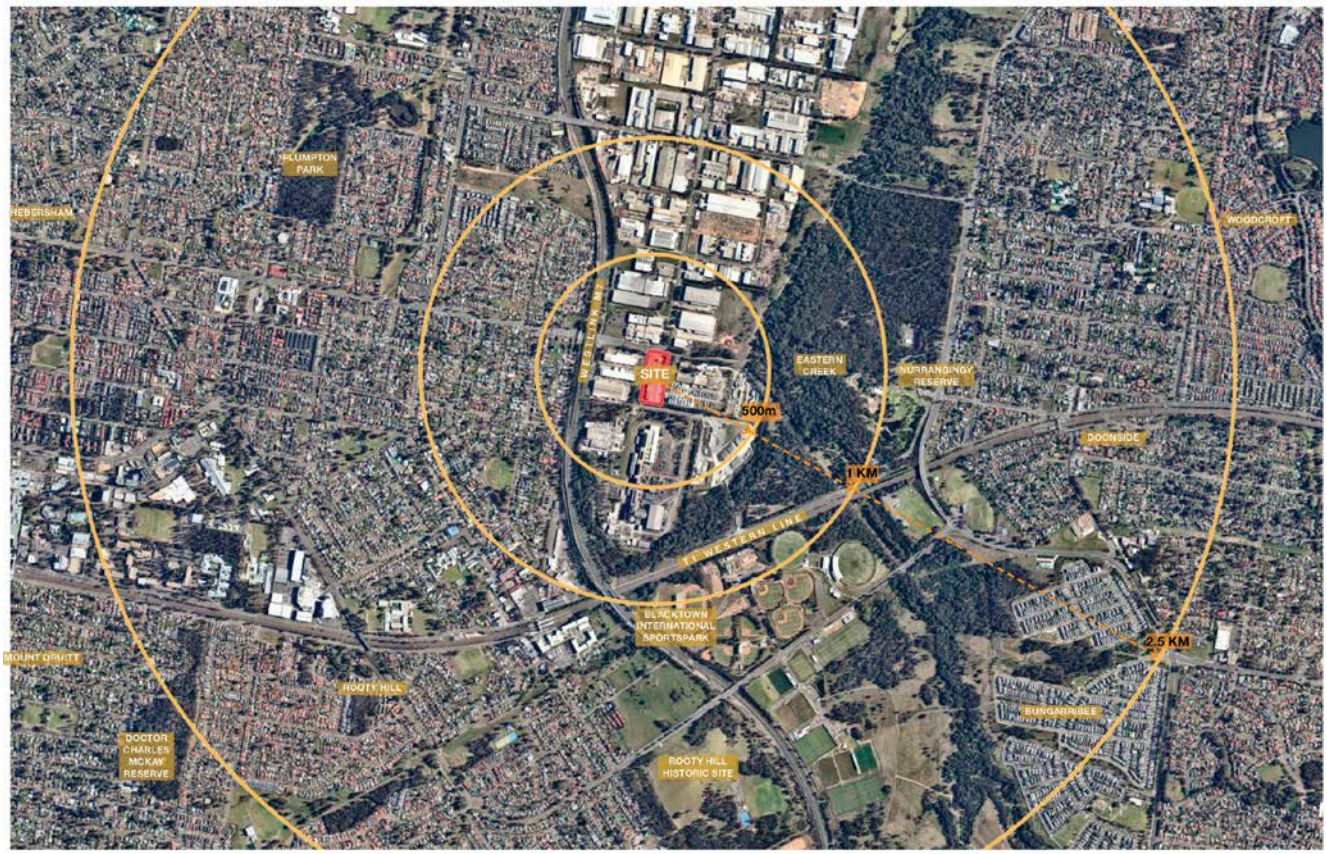


Figure 2: Regional Context

The site is located within the Local Government Area (LGA) of the City of Blacktown and is accessible via the regional road network including both the M7 Motorway and T1 Western Line. The closest identified residential location is approximately 325 west of the site, on Station Street, Rooty Hill.

It has a natural topography and is generally level. The northeastern part of the site is approximately 4m higher in elevation than the southeastern corner, sloping from north-east to south.

The site is near a small tributary of Eastern Creek (Angus Creek) which is located approximately 530m southwest of the site. Stormwater is directed towards Angus Creek.

3.1 Context

The development immediately surrounding the site is described in the following table:

Table 1 – Surrounding Development

Lot	Features
North	Multiple industrial properties (IN1)
East	Industrial manufacturing facility (IN1)
West	Multiple warehouse facilities (IN1)
South	Industrial manufacturing facility (IN1)

Figure 3 – Site Context

The site has a total area of about 1.97 hectares. It currently contains land with sloping areas with an elevation of approximately 45m Australian Height Datum (AHD). It is located in an area of very low / low population density given the industrial nature of the surrounding area.

4.0 – Baseline Description

4.1 Planning Context

Please refer to the Planning report prepared by Willow Tree planning.

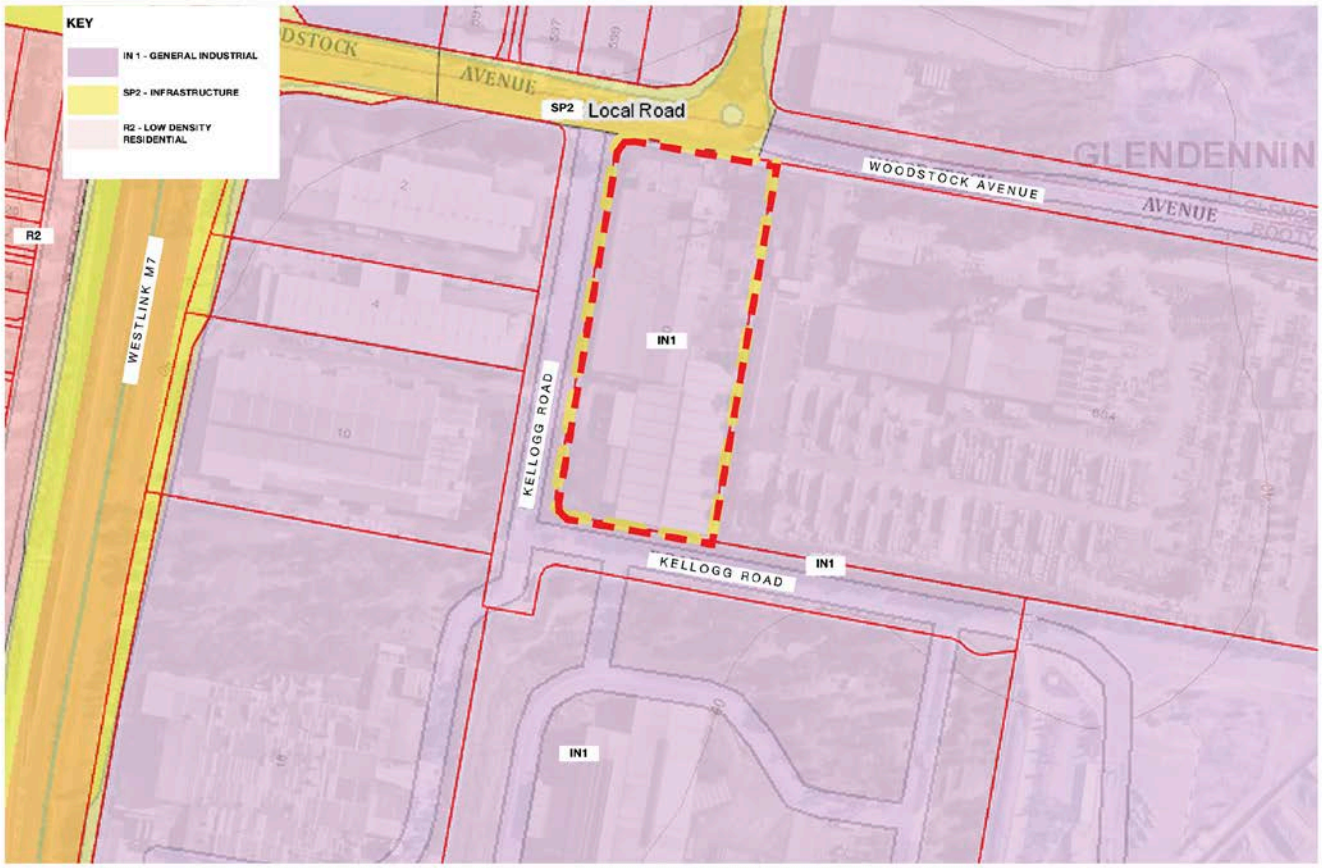


Figure 4 – Site Zoning

4.2 Landscape Character

The development site's baseline can be described as a general industrial area. The existing site has a vehicular entry/exit point along Woodstock Ave, a truck entry at the west side along Kellogg Road, and a truck entry / exit at the south side along Kellogg Rd. The Eastern Creek is approximately located 600m to the east and a small national reserve, the Nurragingy Reserve, is located approximately 400m to the east of the site. There is a residential area approximately 325m to the west of the site along Station Street.

4.3 Sensitivity of the Landscape

There are no current statutory designations within the LEP which attribute Landscape or Environmental value to the site, but the site is near the WSEA area (Western Sydney employment lands area) which provides business in the region with land for industry and employment.

A local value may be held by some visual receptors with high sensitivity to the site along Woodstock Ave and passing pedestrians and motorists of **medium sensitivity**. These views are likely to be based on perceptual aspects such as wildness, tranquility, land use and green open space. The site is privately owned and therefore does not add any recreational benefit to the community. The character of the adjacent sites is generally **IN1 – General Industrial.**

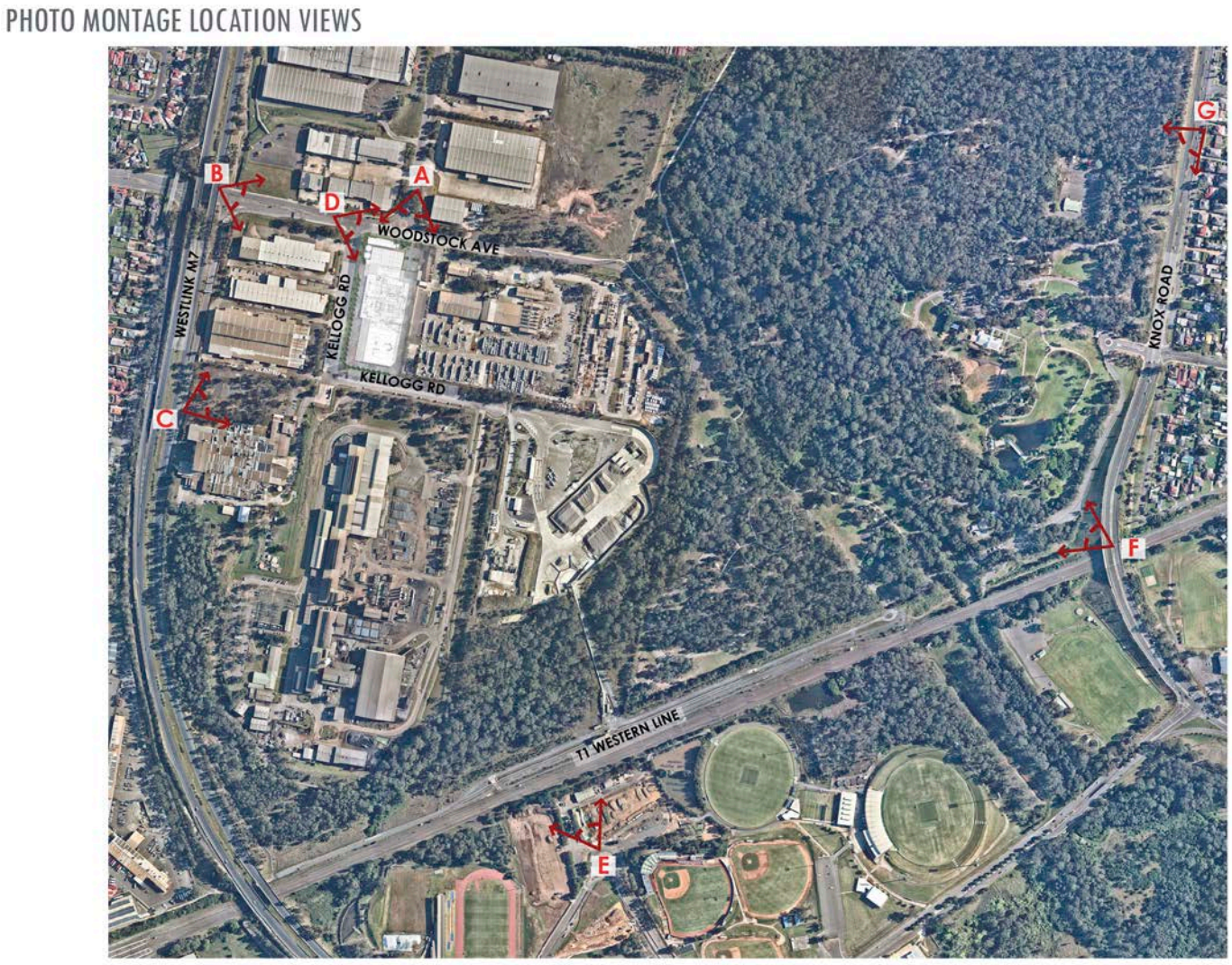
A number of canopy trees will be planted in the west and south setbacks. An electrical easement will be running along the northern part of the site. This setback will be planted will small feature trees. Almost all planting within the development is proposed to be native with a large proportion of endemic species.

The conclusion drawn from the analysis above suggests the sensitivity of the landscape to be **low.**

4.3 Key Views – Receptor Locations

The symbols and numbering on the following map indicate the locations from viewpoints close to nearby sensitive receptors and significant vantage points within the surrounding public domain. The most visual sensitive receptors are those properties along Woodstock Avenue. Photomontages from eye level, car level and 4m high level have been generated to represent as closely as possible views from these receptor locations. Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints A to C.

Figure 5 – Visual Receptor Locations



5.0 – Development Proposals

5.1 Built Elements

The proposal consists of Materials Recycling Facility (MRF) with a roof maximum height of 13.7m (RL57.53) and a total of 11 305 m^2 of building Gross Floor Area (GFA).

5.2 Materials

The following extract has been taken from the Architectural Design drawing package:

External building facades for the main building are full-height painted precast concrete wall panel with hi-build stipple paint finish in shades Surfmist, Windspray, Shale Grey and Basalt and with feature trimmings of Cleanaway Blue. Colourbond metal roof sheeting in Zincalume finish for roof finish.

Office building are precast concrete panels or masonry walls incorporating powder coated aluminum framed window system. Existing parapet, vertical blades and painted in Monument shade.

General amenities will utilize natural brick finish or metal stud framing and fibre cement lining in wet areas with acoustic insulation throughout. The warehouse and office area utilises consistent colours to form unifying theme to connect all buildings of the estate. Façade materials provide a neutrally coloured appearance to the development.

Refer to section 6.0 Visual Assessment for further description of materials and finishes from visual receptor locations.

5.3 Floor Levels

MRF 43.83

5.3.1 Ridge height Levels

MRF 57.53

5.4 Site access & parking

Access for vehicles to the industrial estate will be from Woodstock Avenue for cars and from Kellogg Road for trucks. Loading hardstand and waste collections areas are screened from street fronts by the landscaping setbacks. Carparking flanks the building at the northeast corner of the development.

5.5 Setbacks

Building setbacks follow or exceed the required setback along street frontages. Side and rear setbacks vary and allow for fire truck access around buildings as required by BCA requirement for Large Isolated buildings. Landscape buffer zones widths for streets are as follows:

Woodstock Avenue	20m (10m landscape setback)
Kellog Rd (west side)	3m (building and landscape setback)
Kellog Rd (south side)	3m (building and landscape setback)

5.6 Lighting

Lighting is to be provided with a combination of light poles and building mounted lighting around the site for on-site security and safety. Lighting is to be positioned to shine inwards onto the site minimizing light spillage onto adjoining properties. The layout of the buildings and internal roads and loading areas along with the topography and distance of the proposed development site will ensure that adjacent properties to the site will not be affected.

5.7 Signage

Signage will be considered on an Estate wide basis such that there will be consistency in materials and finishes of the signs across the Estate. Signage will be a combination of building mounted signage for individual buildings, and estate and tenant identification signage in landscape setbacks, at access road and driveway entries, and at building entries.

6.0 Landscape Strategy, Design and Mitigation

6.1 Potential effects of the development

It has been established in section 4.3 that the **sensitivity of the landscape is low** and the ability of the site to accept the proposal is judged to be appropriate. From baseline study it is apparent that views close and across the development site are of greater importance than those views from the wider landscape, therefore the greatest impact would be most prominent from the properties across Woodstock Ave and Westlink M7.

The nearest residential properties to the site are around 325m (along Station Street, located at Rooty Hill) however it is screened by the wall along Westlink M7 to even get an impact.

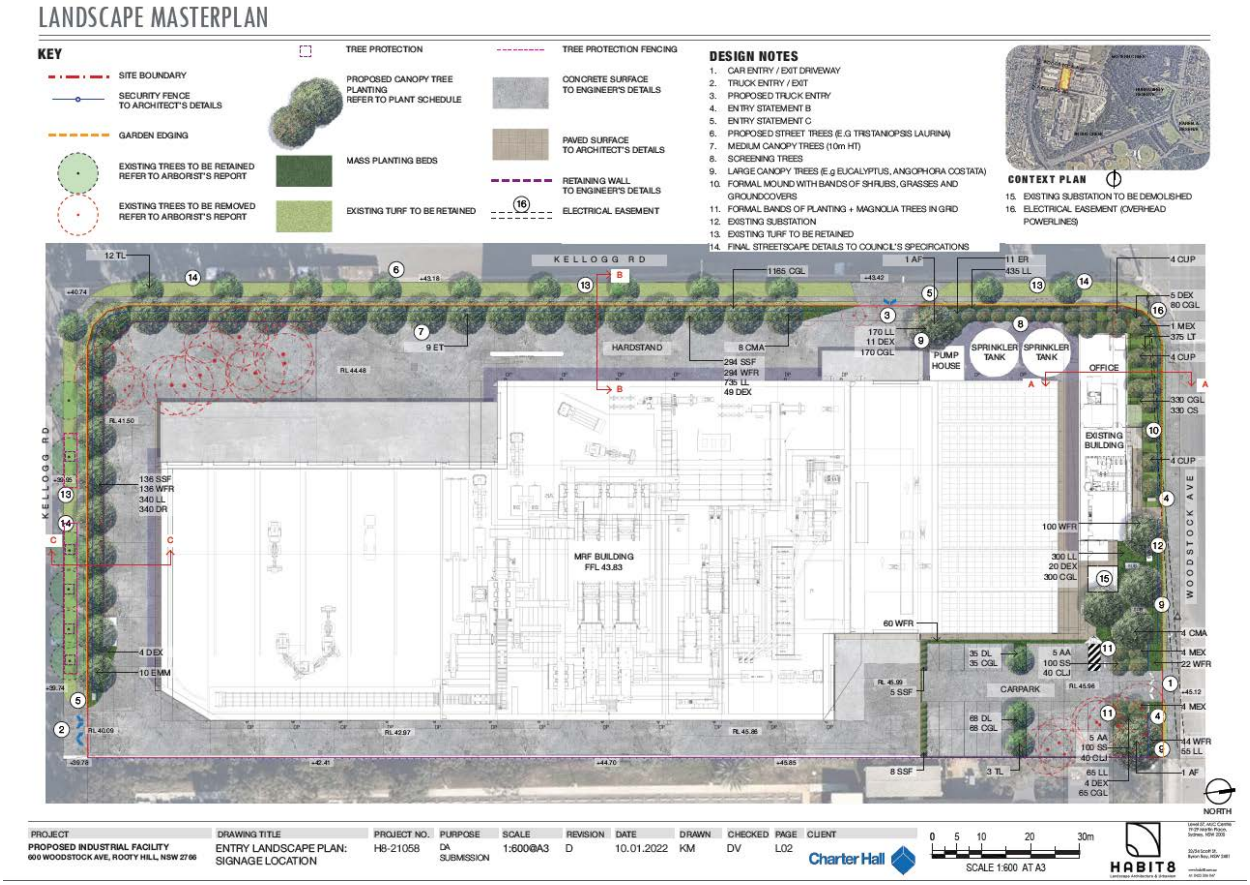
The design of the setbacks recognizes the need to provide significant mitigation to surrounding lots in the form of dense canopy tree planting together with a shrub and groundcover understory. This should help to soften the appearance of the development from the most highly sensitive receptors. It can be argued that the landscape will be enhanced by the introduction of new landscape setback areas that currently don't exist. Refer to Habit8 documentation for further details.

Photomontages of the development from Woodstock Avenue and Westlink M7 are assessed in section 8.0 of this report. These demonstrate a view at approximately year 10 of the development, this is when planting is expected to reach maturity and become most effective at screening the development.

6.2 Detailed Landscape Proposals

Please refer to Landscape Design Report – prepared by Habit8 for detailed landscape proposals.

Figure 6: Landscape Masterplan



7.0 Landscape Impact Assessment

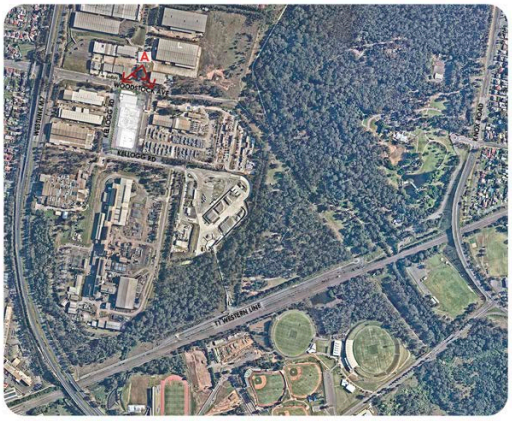
The sensitivity of the landscape has been assessed within the baseline to be **low** (see section 4.0). From understanding the development proposals, mitigation and the existing industrial character of adjacent landscape, the magnitude of change is judged to be **medium**. There will be some impact to the existing site character from, but the introduction of this development typology is not uncharacteristic of the context in which it will sit. The significance of impact therefore is judged to be **minor.**

8.0 Visual Impact Assessment

8.1 Viewpoint A

Viewing Location	Glendenning Road (looking south)
Photomontage Figure	Figure 7
Visual Description	
Approx. Viewing Distance from Site Boundary	80m
Prominence of the development	View from car level towards the site
Visual Sensitivity	Motorist and pedestrians are considered to have **low** sensitivity.
Magnitude of Change	The proposed development will be a new and recognizable element within the view and there will be a noticeable change in the baseline. The magnitude of change is **high/medium**
Significance of Impact	The significance of the impact for motorists, cyclists and pedestrians would be **moderate/minor**.

Figure 7 – Existing Baseline & Photomontage



KEYPLAN

Baseline photo

0 Years

10 Years

8.2 Viewpoint B

Viewing Location	Westlink M7 above Woodstock Ave (looking east)
Photomontage Figure	Figure 8
Visual Description	
Approx. Viewing Distance from Site Boundary	240m
Prominence of the development	Viewed from car level approx. 4m high from Woodstock Ave below, looking towards the site.
Visual Sensitivity	Motorists are considered to have **low** sensitivity. People with views from their place of work are considered with **low** sensitivity.
Magnitude of Change	The proposed development will be a new and recognizable element within the view but there will bee minor change in the baseline. The magnitude of change will be considered **low/medium**.
Significance of Impact	The significance of the impact for motorists, would be **minor**. Receptors with views from Westlink M7 will have **minor** significance of impact

Figure 8 – Existing Baseline & Photomontage

KEYPLAN

Baseline Photo

0 Years

10 Years

8.3 Viewpoint C

Viewing Location	Westlink M7 exit (looking east)
Photomontage Figure	Figure 9
Visual Description	
Approx. Viewing Distance from Site Boundary	250m
Prominence of the development	This view is from car level looking east towards the site through the property at 18 Kellogg Road
Visual Sensitivity	Motorists, cyclists and pedestrians are considered to have **low** sensitivity due to significant landscape setbacks and scattered large canopy trees in this area. People at their place of work near this view are considered with **low** sensitivity.
Magnitude of Change	The proposed development will not be a recognizable element within the view and there will be a minimal change in the baseline. This landscape open area will form a dense landscape character together with the proposed site setback of large canopy trees along Kellogg Road therefore the magnitude of change is **low.**
Significance of Impact	The significance of the impact for motorists, cyclists and pedestrians would be **minor / negligible** and **minor** significance of impact from the adjacent industrial building due to large setbacks and canopy tree planting.

Figure 9 – Existing Baseline & Photomontage

KEYPLAN

Baseline Photo

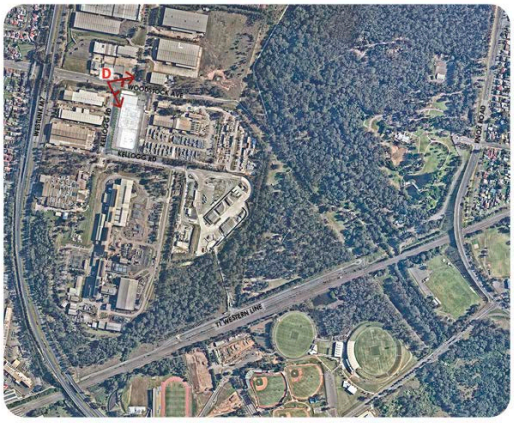
0 Years

10 Years

8.4 Viewpoint D

Viewing Location	Woodstock Ave cnr Kellogg Rd (looking east)
Photomontage Figure	Figure 10
Visual Description	
Approx. Viewing Distance from Site Boundary	40m
Prominence of the development	This view is from car level looking east towards the site. The development will be seen in the background view but will be screened with proposed vegetation.
Visual Sensitivity	Motorists, cyclists and pedestrians are considered to have **low** sensitivity due to significant landscape setbacks with large canopy trees and small feature trees in this area. People at their place of work near this view are considered with **low** sensitivity.
Magnitude of Change	The proposed development will be clearly noticeable, and the view will be altered by its presence. There will be a noticeable change in the baseline therefore the magnitude of change is **high.**
Significance of Impact	The significance of the impact for motorists, cyclists, and pedestrians and from people at their place work near this view would be **moderate / minor.** The development will be significantly screened by new vegetation on eye level views for each of those road user groups.

Figure 10 – Existing Baseline & Photomontage



KEYPLAN

Baseline Photo

0 Years

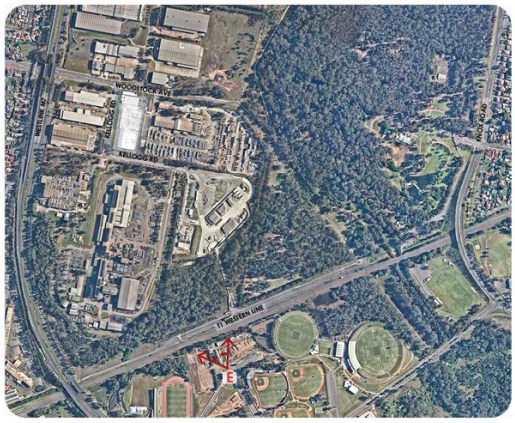
10 Years

8.5 Viewpoint E

Viewing Location	Blacktown International Sportspark (looking northwest)
Photomontage Figure	Figure 11

Visual Description	
Approx. Viewing Distance from Site Boundary	810m
Prominence of the development	This view is from car level looking east towards the site. There is no impact as it is too far from the development, and it is not seen from this view.

Figure 11 – Existing Baseline



KEYPLAN

Baseline Photo

8.6 Viewpoint F

Viewing Location	Knox Road above T1 Westlink Line (looking northwest)
Photomontage Figure	Figure 12

Visual Description

Approx. Viewing Distance from Site Boundary	1.12 km
Prominence of the development	This view is from car level looking northwest towards the site. There is no impact from the development. The view too far and is screened by the dense trees from the Eastern Creek and nearby park.

Figure 12 – Existing Baseline

KEYPLAN

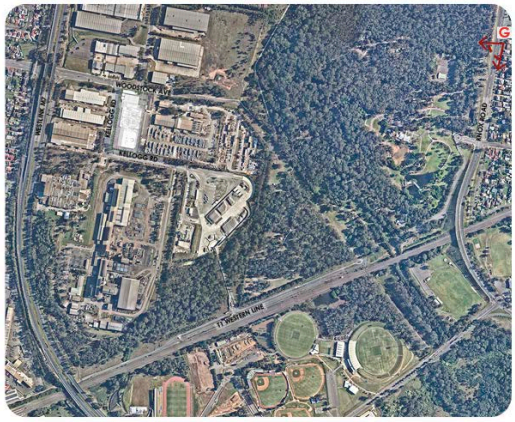
Baseline Photo

8.7 Viewpoint G

Viewing Location	In front of 53 Knox Road, Doonside (looking southwest)
Photomontage Figure	Figure 13

Visual Description	
Approx. Viewing Distance from Site Boundary	1.2 km
Prominence of the development	This view is from car level looking southwest towards the site. There is no impact from the development. The view too far and is screened by the dense large canopy trees from the Eastern Creek and Nurrangingy Reserve.

Figure 13 – Existing Baseline



KEYPLAN

Baseline Photo

9.0 Conclusions and Non-Technical Summary

The main purpose of this Landscape and Visual Impact Assessment is to address any visual impacts the proposed development may have on surrounding properties.

This Landscape and Visual Impact Assessment is a new report undertaken for the entire industrial estate with a focus on the adjacent properties along Woodstock Avenue and views from a major thoroughfare, Westlink M7.

Although not the main focus of this report, the value of the site itself has been assessed based on the character and context in which it is located. It has been concluded that the significance of the impact upon the landscape at this project development to be **low.** This is in part due to the surrounding industrial uses and industrial zoning designation in the WSEA SEPP.

Through this report it is concluded that the proposed development will cause a change in the view for a very small minority of properties. Road users, pedestrians, and cyclists have been identified as being impacted at a **low-medium** level. The horizon line and regional views are unaffected.

Views from adjacent industrial properties to the north, west and south of the site shall have views to the proposed development but are to be mitigated with tall native canopy trees, screening shrubs and groundcovers are planted. Following maturity, these planted buffers will provide a dense screen to help to soften and screen the development.

The development proposes substantial landscape planting to offset the visual impact in the form of setbacks with dense tree and shrub planting. This will be most effective after 15 years for those receptors who experience direct views.

Passing motorists, cyclists and pedestrians will also experience a **medium** change in view. However, Woodstock Avenue and Kellogg Road are not streets where walking is encouraged due to industrial truck movements. Views from the M7 will be mitigated by the large canopy trees from adjacent properties and the landscape setback of the site.

As previously discussed within sections of this report, the development will be heavily landscaped in setbacks surrounding the site helping to soften and screen views for these users.

Wider reaching views to the site from residential areas located in the greater landscape (around Rooty Hill) have also been considered, however the site is too far and blocked by the M7 that makes viewing the site **negligible.**

10.0 Glossary of Terms

Term	Definition
SEARs	Secretary's Environmental Assessment Requirements
GVLIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
DPE	Department of Planning and Environment
LEP	Local Environmental Plan
DCP	Development Control Plan
Baseline	The existing condition / character of the landscape or view as its current condition.
Landscape Receptor	The landscape of the development site
Landscape Sensitivity	How sensitive a particular landscape is to change and to ability 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.
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.
Cumulative Effects	Cumulative landscape or visual effects are the combined effects that arise through the interaction of two or more developments, whether of the same type or not.