# LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

## COMPASS 2 WAREHOUSE & DISTRIBUTION CENTRE (SSD-30923027)

## LOT 1 EASTERN CREEK DRIVE, EASTERN CREEK 2766 NSW

HABIT8
Landscape Architecture & Urbanism
Level 57, MLC Centre
19-29 Martin Place,
Sydney, NSW 2000
32/24 Scott St,
Byron Bay, NSW 2481
www.habit8.com.au
M: 0425 206 047

Charter Hall

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| | | | |

# Contents

# 1.0 - Introduction

### 1.1 Project Background

The application of this Landscape and Visual Impact Assessment (LVIA) relates to seeking 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 at the property legally described as Lot 1 in Deposited Plan (DP) 1274322, or Lot 1 eastern Creek Drive, Eastern Creek NSW.

### 1.2 This Report and Author

Habit8 have been commissioned by the 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 the time of planting (0 years) and when mature at age 10 years. The assessment undertaken at Year 15 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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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.<br>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 planningdesignations

- 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.<br>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 viewaffected. |
| **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:

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

In all cases, where overall effects are predicted to be moderate or higher (shaded grey), this will result in a prediction of a significant effect in impact terms. All other effects will be not significant.

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, we exercised 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, motorists and pedestrians along the Old Wallgrove Road and Eastern Creek Drive**

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 Lot 1 Eastern Creek Drive, Eastern Creek, Blacktown, NSW (Lot 1 DP1274322). Currently, it sits within the WSEA SEPP Application Area and zoned as IN1 (General Industrial) shown in Figure 2. It is bound by Eastern Creek Drive to the south west, which has around 55m road frontage, and bound by industrial land uses around the site. The overall site is around 4.8ha.

The site location is shown in Figure 1.

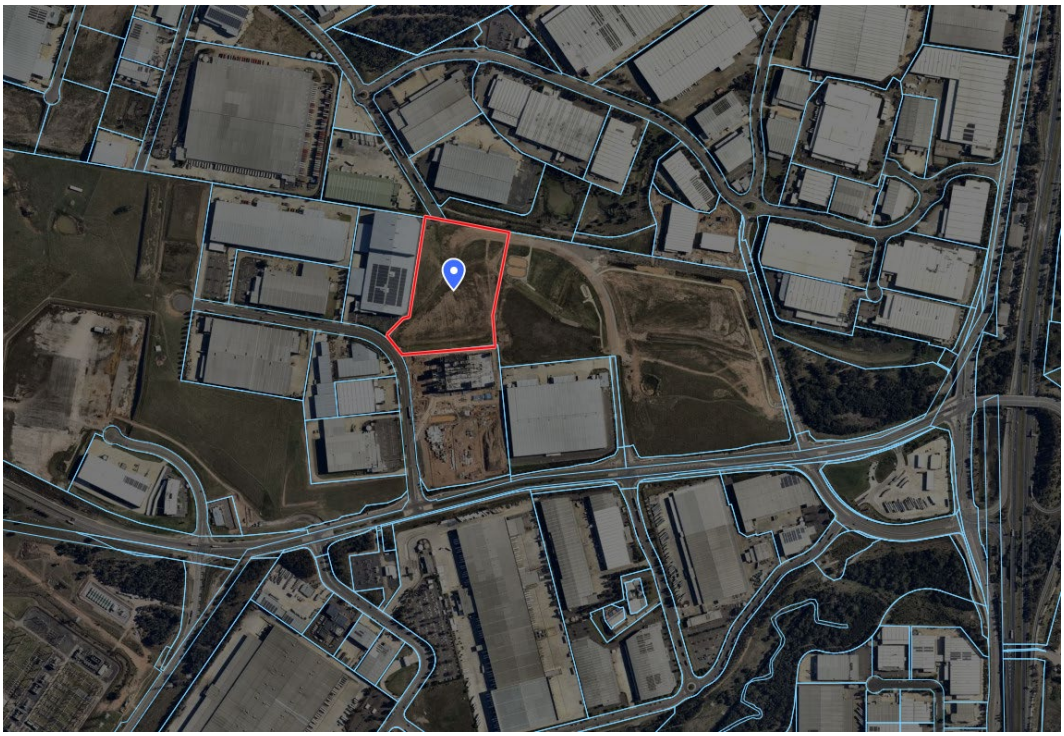


Figure 1: Site location (Source: maps.six.nsw.gov.au)

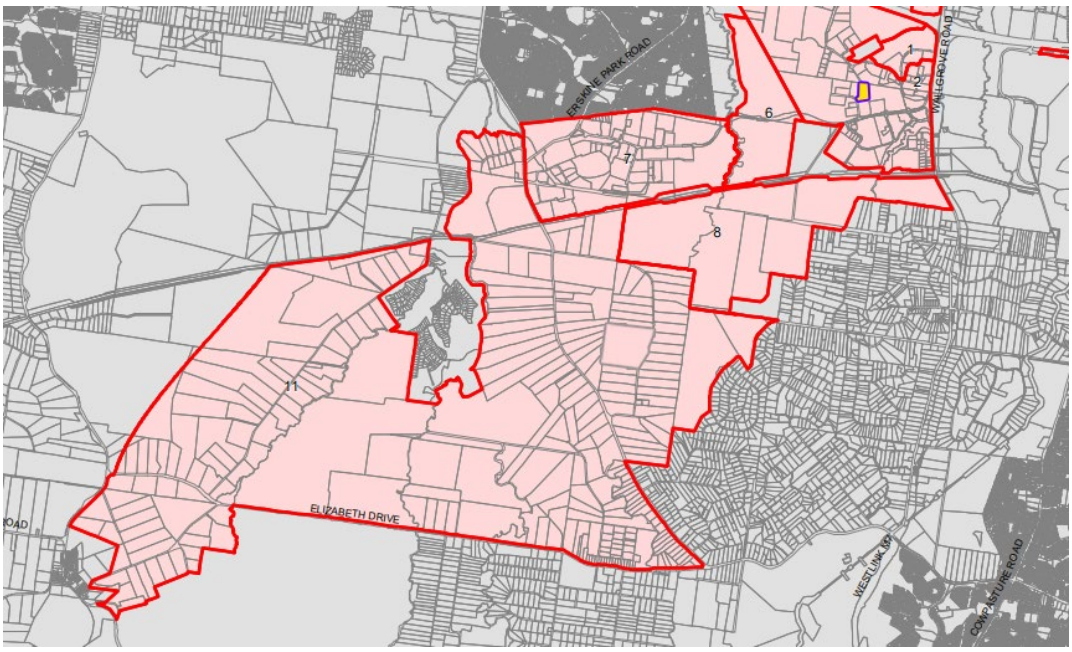



Figure 2: Current WSEA SEPP Land Application Map (NSW Legislation, 2019)

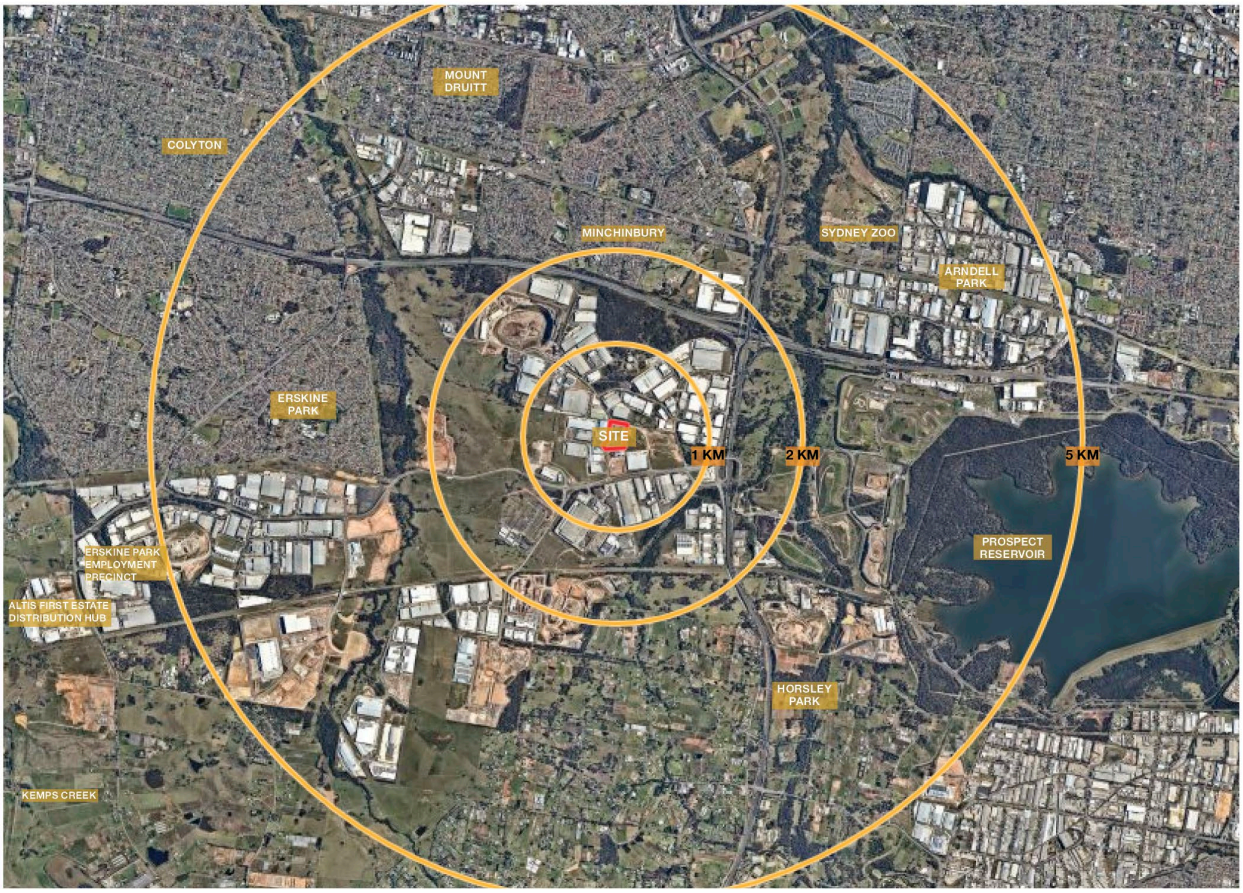



Figure 3: Regional Context

The site is located within the Eastern Creek Precinct and is accessible via the regional road network including both the M4 and M7 Motorways. It has minimal sloping from west to east with scattered trees and shrubs with basin within the property boundary. It is also near a riparian habitat and corridor on the east. It is essential to note that the locality is developing towards becoming a key industrial logistics precinct.

### 3.1 Context

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

Table 1 – Surrounding Development

| Lot | Features |
|---|---|
| **South** | General industrial lands (IN 1); Eastern Creek Drive Frontage at South West |
| **North** | General industrial lands (IN 1) |
| **East** | General industrial lands (IN 1) |
| **West** | General industrial lands (IN 1) |

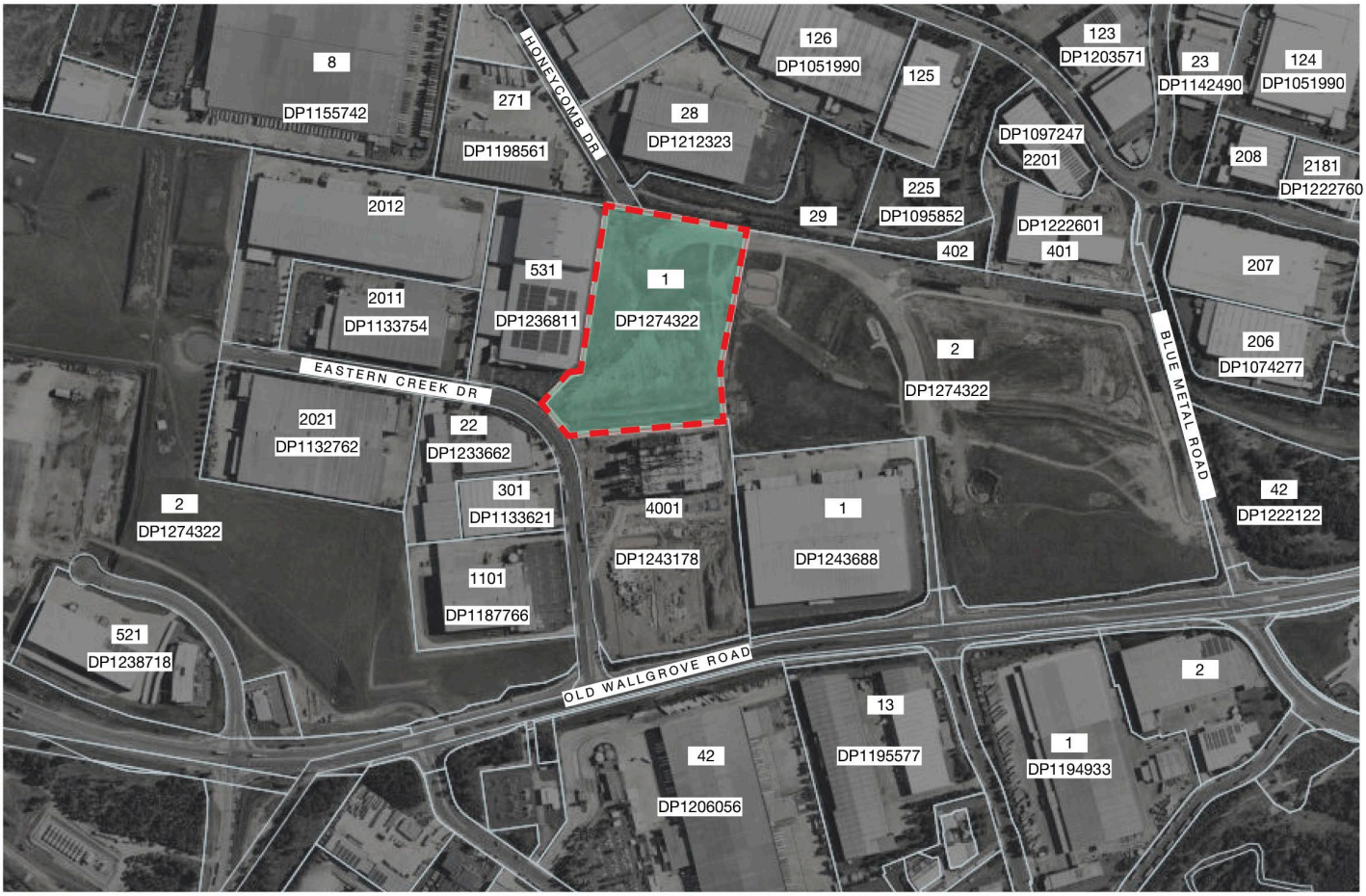



Figure 4 – Site Context

The site has a total area of about 4.8 hectares. It currently contains land with sloping areas. The site includes a drainage catchment with most of the stormwater draining in a west to south east direction.

# 4.0 – Baseline Description

## 4.1 Planning Context

The subject site forms part of the Western Sydney Employment Area (WSEA), which intends to provide businesses in the region with land for industry and employment, including transport, logistics, warehousing and office space. Located about 50 kilometres from the Sydney CBD, the WSEA provides businesses access to roads and utility services and allows people the opportunity to work locally and spend less time commuting throughout the day. The subject site's context is best described through its IN1 General Industrial zoning (under the State Environmental Planning Policy (Western Sydney Employment Area) 2009, adjoining other industrial type land uses.


Figure 5 – 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 Eastern Creek Drive and a truck exit at Honeycomb Drive. The site has minimal slope from west to east with the Eastern Creek tributary catchment to the east. There are no significant woodland areas within the site but is near a riparian habitat corridor to the north.

### 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 falls within the WSEA (Western Sydney employment lands area). This area is called the Eastern Creek Precinct lands as indicated in the figure below. The Western Sydney Employment Area provides businesses in the region with land for industry and employment. This can include transport, logistics, warehousing and office space.

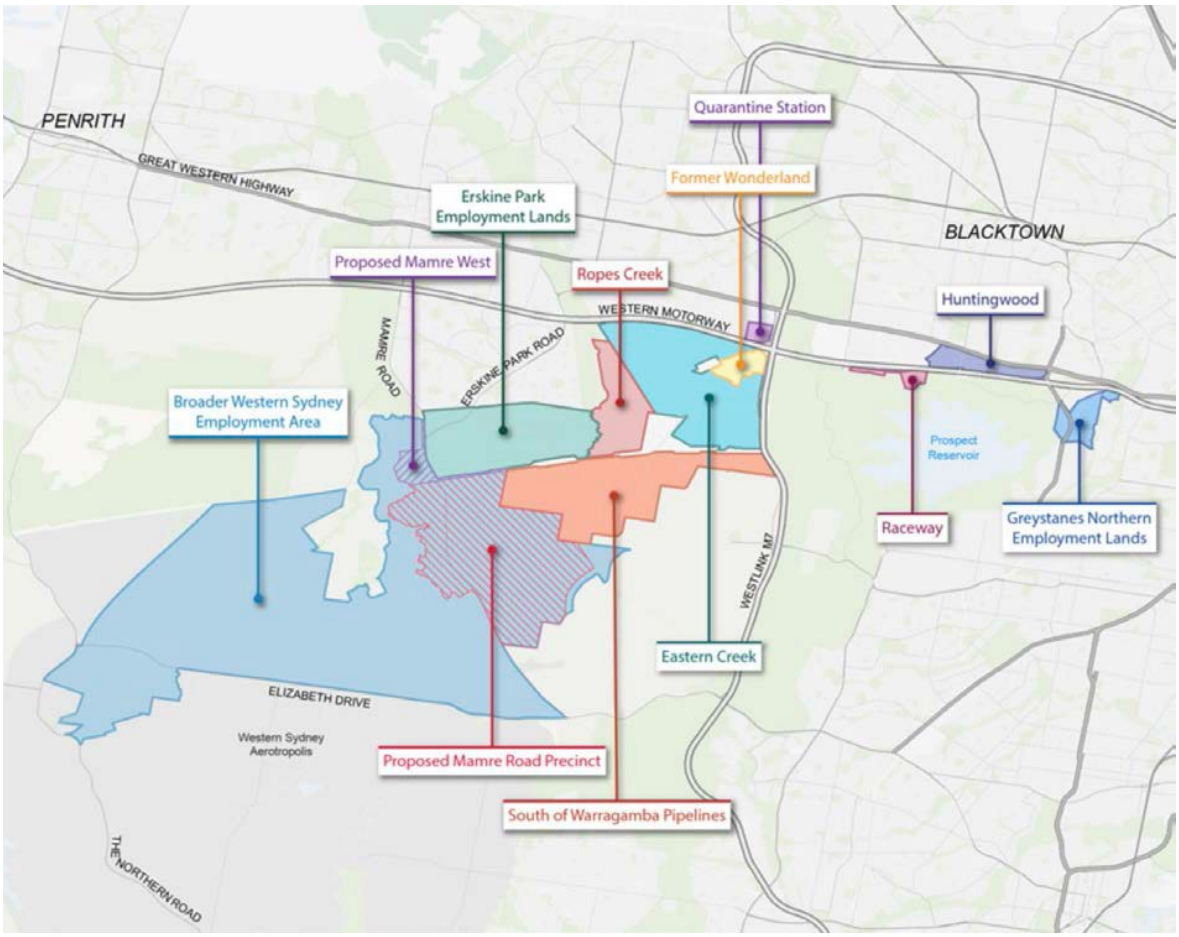


Figure 6 - WSEA map

A local value may be held by some visual receptors with high sensitivity to the site along Eastern Creek Drive and passing pedestrians and motorists of **low 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.**

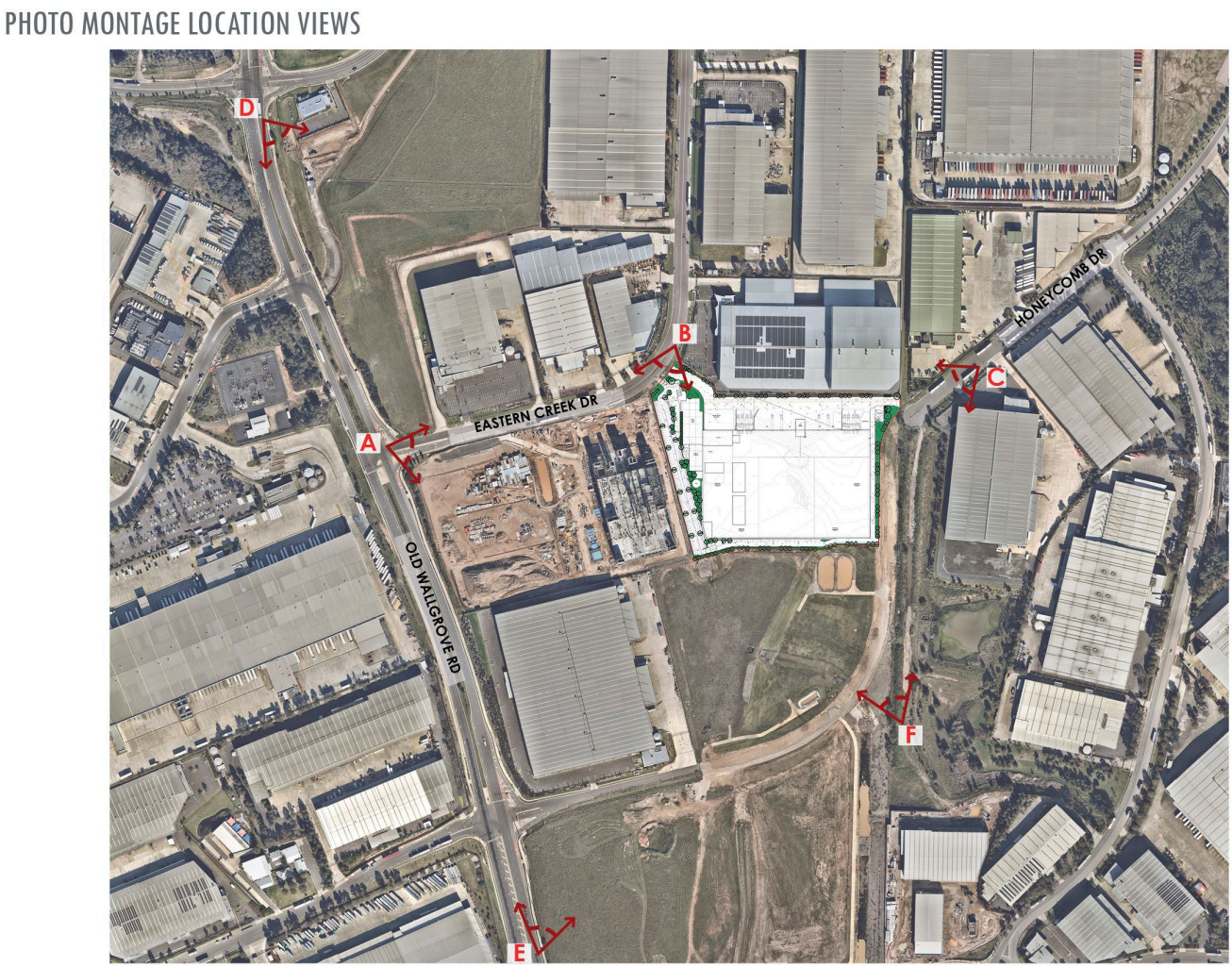
A number of canopy trees will be planted in the north and west setbacks. A 3.5m electrical easement will be running along the western part of the site. Almost all planting within the development is proposed to be native with a large proportion of endemic species.

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 Eastern Creek Drive. Photomontages from eye 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 F.

**Figure 7 – Visual Receptor Locations**



# 5.0 – Development Proposals

## 5.1 Development Summary

Sourced from the Siteplan Issue B prepared by Qansruct Pty Ltd.

| DEVELOPMENT SUMMARY | |
|---|---|
| **TOTAL SITE AREA (APPROX)** | **48,053 M²** |
| WAREHOUSE AREA (GFA) | 20,280 M² |
| FORKLIFT CHARGING | 500 M² |
| FREEZER | 920 M² |
| **TOTAL WAREHOUSE (GFA)** | **21,700 M²** |
| WAREHOUSE STAGING AREAS (HATCHED) - EXCLUDED FROM GFA. | 5,120 M² |
| 2 STOREY DOCK OFFICE | 450 M² |
| 2 STOREY MAIN OFFICE | 1,300 M² |
| **TOTAL OFFICE AREA** | **1,750 M²** |
| **TOTAL BUILDING AREA** | **28,570 M²** |
| **TOTAL SITE EFFICIENCY** | **59.5%** |
| **CAR PARKING CALCULATION** | |
| CAR PARKING SPACES | 184 NO. |
| **LANDSCAPE CALCULATION** | |
| ACTUAL PROVIDED LANDSCAPED AREA 6% OF TOTAL SITE AREA | 2,915M² |

## 5.2 Materials

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

External building facades for the main warehouse buildings are colorbond steel cladding in basalt, monument, shale grey and sufmist with interlocking concrete block retaining wall and 2400mm dado wall. Office areas are a combination of non-combustible aluminium cladding in white, blue, silver metallic and black with blue and clear glazing.

The warehouse and office area utilises consistent colours to form unifying theme to connect all buildings of the industrial 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

Warehouse DC 66.80

### 5.3.1 Ridge height Levels

Warehouse DC 88.2

## 5.4 Site access & parking

Access for vehicles to the industrial estate will be from Eastern Creek Drive. Loading hardstand and waste collections areas are screened from street fronts by the building form and landscaping setbacks. Carparking flanks the building at the southern side 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:

| | | |
|---|---|---|
| Eastern Creek Drive | | 10m |
| Proposed Honeycomb | Drive Extension | 10m |

### 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. Signage is documented in the landscape documentation prepared by Habit8.

## 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 Eastern Creek Drive and Old Wallgrove Road.

The nearest residential properties to the site are around 1.6km (located at Minchinbury) and may catch glimpses over the development and horizon beyond, however it is considered too far away to experience any visual 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 landscaping in setback areas that currently form a vacant site between newly built industrial warehouses. This landscape treatment is clear in the Habit8 SSD documentation drawings as listed below in section 6.2 under project number H8-21054.

Photomontages of the development from Eastern Creek Drive and Old Wallgrove Road are assessed in section 8.0 of this report. These demonstrate a views at approximately year 0 (at the time of planting) and Year 10 of the development age, where planting is expected to reach maturity and become most effective at screening the development.

## 6.2 Detailed Landscape Proposals

Please refer to the Habit8 Landscape SSD documentation package H8-21054 with the following drawing numbers:

DRAWING REGISTER

| | |
|---|---|
| L-0000 | COVERSHEET |
| L-0001 | SITE PLAN |
| L-1001 | GENERAL ARRANGEMENT PLAN 1 of 7 |
| L-1002 | GENERAL ARRANGEMENT PLAN 2 of 7 |
| L-1003 | GENERAL ARRANGEMENT PLAN 3 of 7 |
| L-1004 | GENERAL ARRANGEMENT PLAN 4 of 7 |
| L-1005 | GENERAL ARRANGEMENT PLAN 5 of 7 |
| L-1006 | GENERAL ARRANGEMENT PLAN 6 of 7 |
| L-1007 | GENERAL ARRANGEMENT PLAN 7 of 7 |
| L-2000 | PLANT PALETTE |
| L-2001 | LANDSCAPE PLANTING PLAN 1 of 7 |
| L-2002 | LANDSCAPE PLANTING PLAN 2 of 7 |
| L-2003 | LANDSCAPE PLANTING PLAN 3 of 7 |
| L-2004 | LANDSCAPE PLANTING PLAN 4 of 7 |
| L-2005 | LANDSCAPE PLANTING PLAN 5 of 7 |
| L-2006 | LANDSCAPE PLANTING PLAN 6 of 7 |
| L-2007 | LANDSCAPE PLANTING PLAN 7 of 7 |
| L-3001 | LANDSCAPE SPECIFICATION & MAINTENANCE NOTES |
| L-3002 | LANDSCAPE DETAILS 01 |
| L-3003 | LANDSCAPE DETAILS 02 |
| L-3004 | LANDSCAPE DETAILS 03 |
| L-3005 | LANDSCAPE DETAILS 04 |

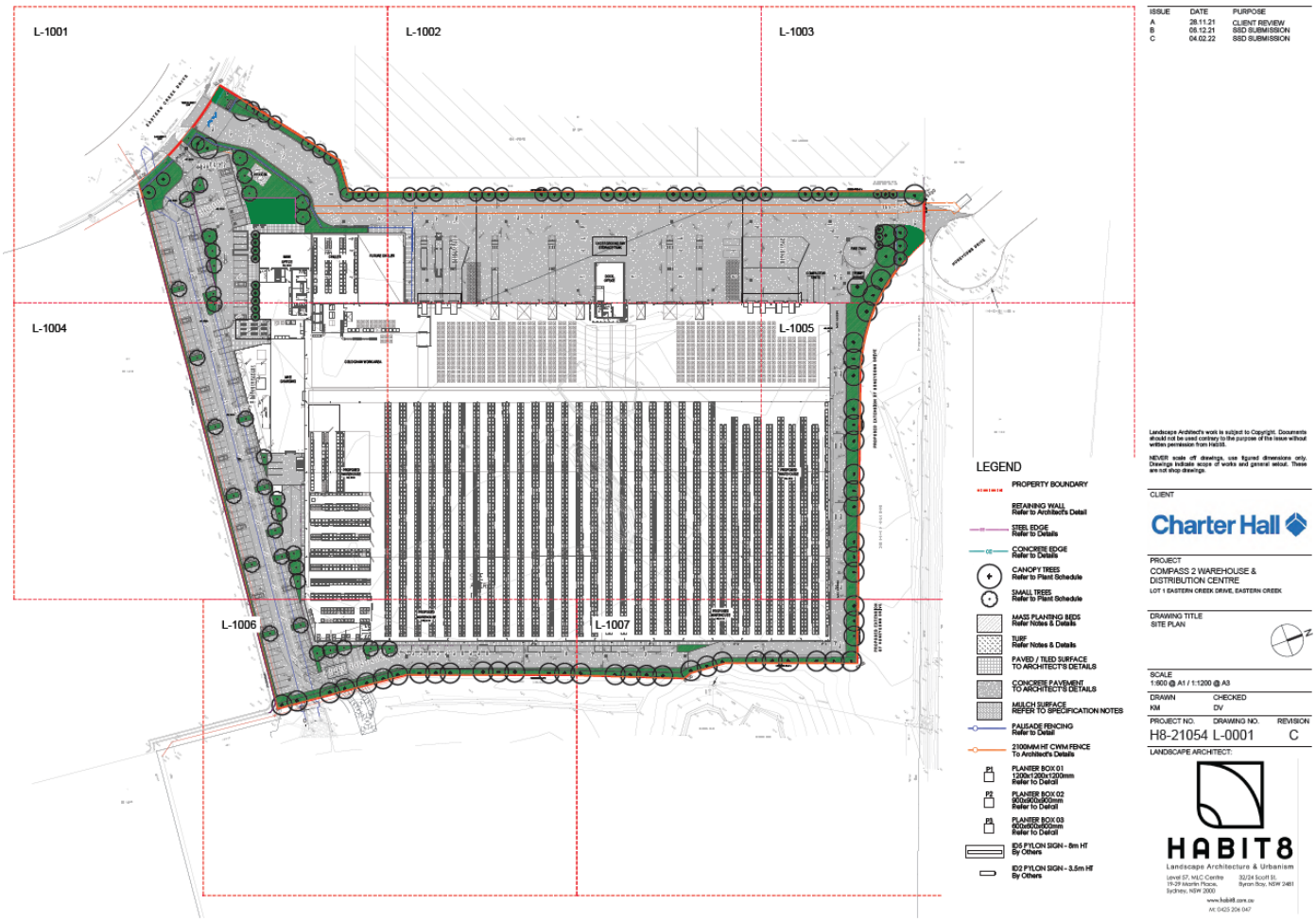



**Figure 8: Landscape Masterplan**

## 7.0 Landscape Impact Assessment

The sensitivity of the landscape on average 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 on average **high.** 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**<br>Photomontage Figure | Old Wallgrove Rd Cnr Eastern Creek Dr (looking north)<br>Figure 9 |
| **Visual Description** | |
| Approx. Viewing Distance from Site Boundary | 313m |
| Prominence of the development | View from car level towards the site |
| **Visual Sensitivity** | This view has been designated **low sensitivity.**<br><br>Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition.<br><br>A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.<br><br>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. |
| **Magnitude of Change** | This view would experience a **low magnitude of change.**<br><br>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 viewaffected. |
| **Significance of Impact** | **The significance of the impact is predicted to be minor/negligible** |

**Figure 9 – Existing Baseline & Photomontage**


KEYPLAN


**Baseline photo**


**0 Years**


**10 Years**

**8.2** Viewpoint B

| | |
|---|---|
| **Viewing Location** | Eastern Creek Drive (looking south east) |
| Photomontage Figure | Figure 10 |
| **Visual Description** | |
| Approx. Viewing Distance from Site Boundary | 37m |
| Prominence of the development | Viewed from car level looking towards the site entrance. |
| **Visual Sensitivity** | This view has been designated **low sensitivity.**<br><br>Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition.<br><br>A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.<br><br>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. |
| **Magnitude of Change** | This view would experience a **high magnitude of change.**<br><br>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. |
| **Significance of Impact** | **The significance of impact is predicted to be moderate/minor.** |

**Figure 10 – Existing Baseline & Photomontage**


KEYPLAN


**Baseline Photo**


**0 Years**


**10 Years**

**8.3** Viewpoint C

| | |
|---|---|
| **Viewing Location** | Honeycomb Drive (looking south east) |
| Photomontage Figure | Figure 11 |
| **Visual Description** | |
| Approx. Viewing Distance from Site Boundary | 119m |
| Prominence of the development | This view is from car level looking south east towards the site |
| **Visual Sensitivity** | This view has been designated **low sensitivity.**<br><br>Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition.<br><br>A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.<br><br>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. |
| **Magnitude of Change** | This view would experience a **high magnitude of change.**<br><br>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. |
| **Significance of Impact** | **The significance of impact is predicted to be moderate/minor.** |

**Figure 11 – Existing Baseline & Photomontage**


KEYPLAN


**Baseline Photo**


**0 Years**


**10 Years**

**8.4** Viewpoint D

| | |
|---|---|
| **Viewing Location** | Old Wallgrove Rd (looking east) |
| Photomontage Figure | Figure 12 |
| **Visual Description** | |
| Approx. Viewing Distance from Site Boundary | 563m |
| Prominence of the development | This view is from car level looking east towards the site. |
| **Visual Sensitivity** | This view has been designated **low sensitivity.**<br><br>Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition.<br><br>A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.<br><br>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. |
| **Magnitude of Change** | This view would experience a **low magnitude of change.**<br><br>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 viewaffected. |
| **Significance of Impact** | **The significance of the impact is predicted to be minor/negligible** |

**Figure 12 – Existing Baseline & Photomontage**


KEYPLAN

**Baseline Photo**

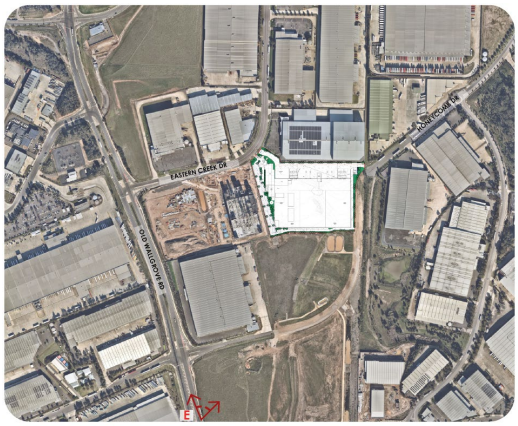
**0 Years**

**10 Years**

**8.5 Viewpoint E**

| | |
|---|---|
| **Viewing Location** | Old Wallgrove Rd (looking west) |
| Photomontage Figure | Figure 13 |
| **Visual Description** | |
| Approx. Viewing Distance from Site Boundary | 500m |
| Prominence of the development | Viewed from car level looking west towards the site. |
| **Visual Sensitivity** | This view has been designated **low sensitivity.** Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition.<br><br>A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.<br><br>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. |
| **Magnitude of Change** | This view would experience a **low magnitude of change.**<br><br>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 viewaffected. |
| **Significance of Impact** | **The significance of the impact is predicted to be minor/negligible** |

**Figure 13 –** Existing Baseline & Photomontage




**KEYPLAN**

**Baseline Photo**

**0 Years**

**10 Years**

**8.6** Viewpoint F

| | |
|---|---|
| **Viewing Location** | Lot 225 Wonderland Drive Eastern Creek (looking west) |
| Photomontage Figure | Figure 14 |
| **Visual Description** | |
| Approx. Viewing Distance from Site Boundary | 223m |
| Prominence of the development | Viewed from eye level looking west directly towards the site |
| **Visual Sensitivity** | This view has been designated **low sensitivity**.<br><br>Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition.<br><br>A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.<br><br>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. |
| **Magnitude of Change** | This view would experience a **high magnitude of change.**<br><br>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. |
| **Significance of Impact** | **The significance of impact is predicted to be moderate/minor.** |

**Figure 14 –** Existing Baseline & Photomontage


**KEYPLAN**

**Baseline Photo**

**0 Years**

**10 Years**

# 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 proposed distribution warehouse with a focus on the adjacent properties along Eastern Creek Drive and views from Old Wallgrove Road.

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 on a **medium** level. The horizon line and regional views are unaffected.

Views from adjacent industrial properties to the north east 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 10 years for those receptors who experience direct views.

On average passing motorists, cyclists and pedestrians will also experience a **high** change in view. However, Eastern Creek Drive and Old Wallgrove Road are not on the major cycleway route and are not streets where walking is encouraged due to industrial truck movements and the lack of close by services and facilities.

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 Minchinbury) and from Old Wallgrove Road have also been considered, however the site is too far that makes viewing the site **negligible** from this receptor.

## 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. |