

20 Kelso Crescent, Moorebank NSW

VISUAL IMPACT ASSESSMENT REPORT
KELSO CRESCENT MULTI LEVEL WAREHOUSE, MOOREBANK - SSD 58978472
Report Ref: 230301_SSD_RPT_VIA01

Prepared for:

Mapletree SR Australia Management Pty Ltd

Prepared by

Ben Gluszkowski
Director

Registered Landscape Architect #5868

GEOSCAPHES Landscape Architecture
Suite 3.03, 8 Help Street
Chatswood NSW 2067

Geoscapes Pty Ltd
ABN 84 620 205 781
ACN 620 205 781

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1.0 INTRODUCTION

1.1 Project Background

Geoscapes have been appointed by Mapletree SR Australian Management (Mapletree) to undertake a Visual Impact Assessment (VIA) for the proposed development of an industrial warehouse at 20 Kelso Crescent, Moorebank, NSW.

This VIA report serves to support the State Significant Development Application (SSDA) relating to the proposed development.

1.2 Project Description

This VIA has been prepared by Geoscapes on behalf of Mapletree.

The following VIA has been produced to support the Environmental Impact Statement (EIS) prepared by Willow Tree Planning.

The proposal represents the demolition of existing structures and construction, fit out and operation of a two storey warehouse and distribution centre comprising of five (5) warehouses with ancillary office and lobbies, staff amenity space, landscaping and car parking.

Detailed Description

- Construction, fit out and operation of a two-storey warehouse and distribution centre comprising approximately 37,800 m2 GLA including:
 - 34,690 m2 of warehouse and distribution GLA; and
 - 3,110 m2 GLA ancillary office and lobby space.
- Provision of 180 car parking spaces.
- Approximately 3560 m2 of soft landscaping at ground level.
- Truck and car access driveways from both Kelso Crescent and Seton Road.
- Earthworks and upgrades to existing on-site infrastructure.
- Provision of internal vehicle access road and loading docks.
- Building identification signage.
- Hours of operation are 24/7 Monday to Sunday.

1.3 Executive Summary

This assessment finds that out of the eight viewpoints assessed the visual impacts received are considered to be **not significant**.

1.4 Secretary's Environmental Assessment Requirements

This VIA is prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs). The SEARs for the proposal outline Key Issues to be addressed as part of this EIS and includes the following in the table shown opposite:

Table: Summary of SEARs

SEARs Items	Secretary's Environmental Assessment Requirements	Report Reference
Key Issues	Visual Impact	
	- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	This report and specifically section Section 8.0
	- Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	This report and specifically Section 8.0 & Section 9.0

1.5 Author

This VIA has been written by Ben Gluszkowski (Geoscapes Director and Registered Landscape Architect) who has over 20 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 Snackbrands Australia, Jaycar, Frasers, Altis, DCI, ESR, Charter Hall, Equinix, Stockland and Hale.

2.0 METHODOLOGY OF ASSESSMENT

2.1 Guidelines

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, it's 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 a two-storey warehouse 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 development.

2.2 Site Visit and Analysis of Zone of Visibility

A site visit was conducted on the 29th of May 2023 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 locations in the immediate vicinity may see the development from ground level to the top of the two-storey 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 three separate locations within the site boundary (refer to Figure 1). At all three locations a height was flown by the drone to represent the approximate maximum RL of the warehouse (max RL 35.1m to ridgeline), refer to Figures 3 to 14. Photographs taken at RL 35.1m therefore, approximately represent the maximum zone of visibility of the Proposed Development. The flight was performed on the 11th of May 2023 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 public open space or residential dwellings able to see the development are highlighted on Figures 3 to 14, 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 a sample and indication of receptors within the surrounding context, that the development will be most visible to.

It is important to note that it is also simply unfeasible to photograph every single possible view corridor to and from the site. 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).

2.3 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 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 using a planar method with no additional perspective fixing 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 18 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.

2.4 3D Modeling of the Development

Morphmedia were engaged to prepare an accurate digital three-dimensional computer model of the development using Autodesk 3Ds Max. Architectural warehousing and site models were supplied by Nettletontribe Architects. All aspects of the proposed development were combined with the landscape design proposed by Geoscapes.

Camera positions of photographs taken from selected viewpoints were added to the model from the recorded GPS data. Known reference points obtained from survey information were positioned into the view and these were then combined with the site photographs to create the simulated views of the proposal seen within Section 8.0.

2.5 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 selected where applicable. 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. Additional A1 sized viewpoint sheets (figures ‘c’) have also been included for selected viewpoints in close proximity to the development, by using a larger paper size a wider angle of view can be displayed.

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 and are to be given the greatest weight in planning terms. Any visual impacts determined from viewpoint locations (which have been assessed in Section 8.0 of this report), are based on the year 15 residual effects. In certain photomontages there may be little or no difference between year 0 or year 15 images, this may be due to the development being partially obscured, that there is no proposed landscaping on a particular side of a development or that landscaping would be behind existing vegetation in the foreground.

The horizontal field of view (FOV) within the photomontages shown in separate A1 ‘c’ figures, 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 this report has a horizontal viewing angle of approximately 67°, viewing angles of extended ‘c’ figures are approximately 80-90°. A single photographic image from a 50mm lens (full frame DSLR) 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’.

All photomontages within this report are intended to represent the appearance, context, form and extent of development. However, due to the nature of the process there will always be a small amount of error which is unavoidable. This can be attributed to several aspects including camera lens matching of the baseline photograph within the 3D model, the accuracy and placement of photographic reference points to position the development in the horizontal and vertical planes and the use of GPS (GPS measurement has an error tolerance) to locate the exact position of where the photograph was taken.

Photomontages are intended to be printed at A3 or ‘c’ figures at A1 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.

2.6 Visual Receptor Sensitivity & Magnitude of Change

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 a high level of surrounding 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 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 recognised in planning policy designation [LEP, DCP, SEPP]. 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 in the table opposite 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.

2.7 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:

Table: Significance of Visual Impact Matrix

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
		Very High	High	Medium	Low	Very Low

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

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

Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, Geoscapes will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario. The significance of visual impacts are assessed against the proposed development in isolation only.

2.8 Selected Viewpoints – Receptor Locations

The symbols and numbering in Figure 2 (page 9), indicate the viewpoints that have been selected for a Visual Impact Assessment (VIA). Viewpoints have been taken from publicly accessible areas and also from close to private individual properties.

A sample of receptors which are closest in proximity to the proposed development, those with vantage points at higher elevations and those with views at further distances have been selected, this follows guidance as set out by the DPE SEARs. It would be impractical to provide a predicted visual impact for every single possible visual receiver of the development, therefore a sample has been selected. For visual receptors where it was not possible to access their private land (i.e. view from a window inside a private dwelling), a representative view for that location has been assessed in terms of a likely significance of visual impact (refer to Section 8.0).

3.0 JUSTIFICATION OF VIEWPOINTS SELECTED

3.1 Receptor Selections and Reasoning

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

- Kelso Crecent, Moorebank (VP1)
- Adjacent to 331 Newbridge Road, Moorebank (VP2)
- Adjacent to 337 Newbridge Road, Moorebank (VP3)
- Adjacent to 353 Newbridge Road, Moorebank (VP4)
- Heathcote Road, Moorebank (VP5)
- Seton Road, Moorebank (VP6)
- Adjacent to 35 Gal Crescent, Moorebank (VP7)
- Adjacent to 41 Jack O'Sullivan Road, Moorebank (VP8)

In total 8 viewpoint locations have been selected for photomontage and visual impact assessment, refer to Figure 2 for viewpoint locations.

From desktop analysis of aerial maps and drone photography the nearest residential areas with potential to see the development are to the east at an approximate distance of 500m. Viewpoints 7 and 8 were selected as publicly accessible locations (adjacent to residential dwellings) which are expected to receive partial views of the proposed development. Residential areas to the east would be considered to have the most sensitivity to change in their views. Vegetation surrounding Anzac Creek presently screens the majority of existing industrial development from these viewpoints.

From analysis of site photography, surrounding topography and field work it is clear that lower parts of the development will be completely screened to residential receivers. Only upper parts of the development are likely to be visible which is demonstrated by the photomontages within Section 8.0 of this report.

The remainder of the viewpoints are taken from locations closer in proximity to the development, these are considered to have lower sensitivity due to the type of receptor that experiences them. Views will most likely be experienced by cars or pedestrians but only for a short period of time within a visual setting already highly influenced by infrastructure and industrial development.

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

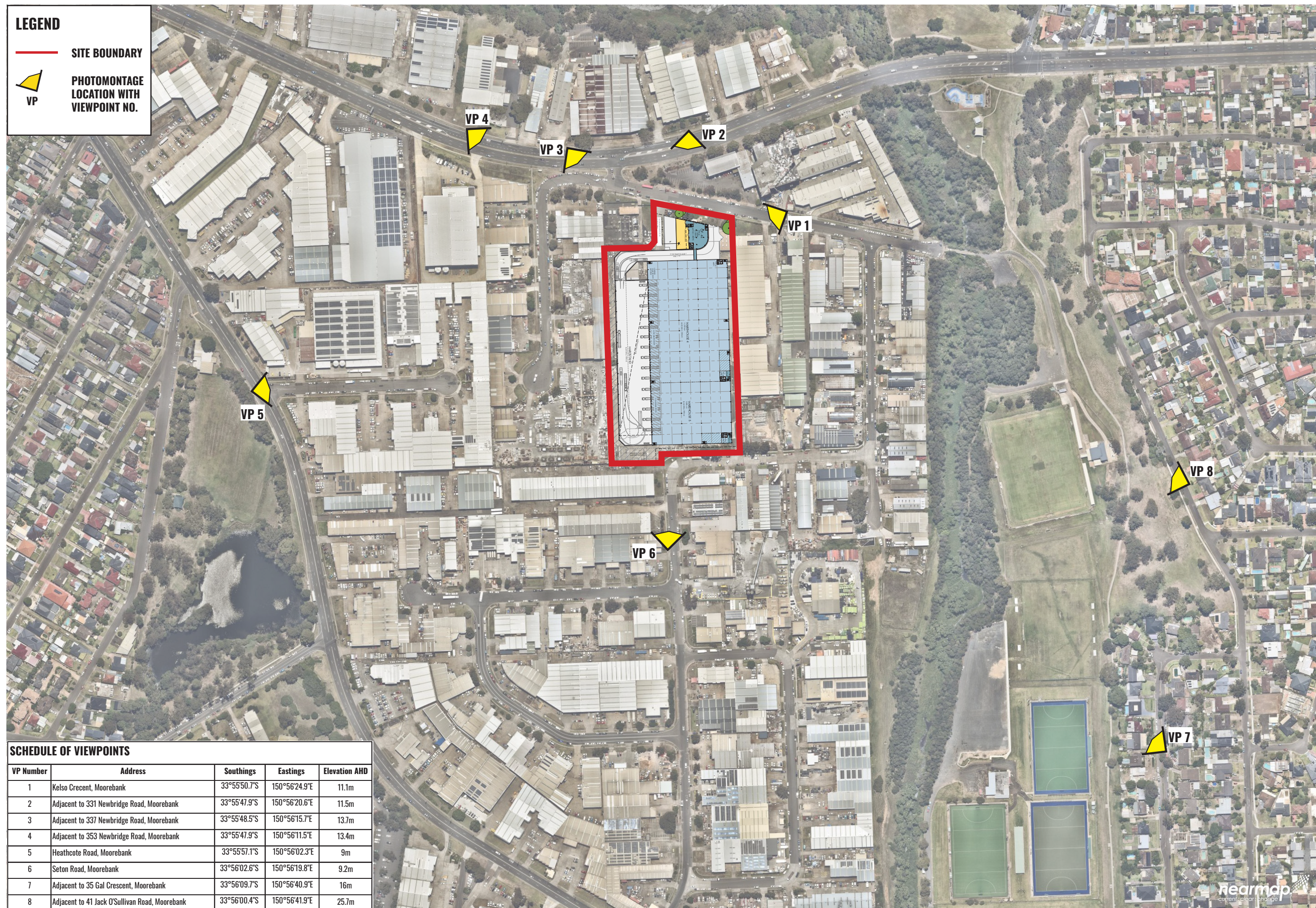


Figure 2: Viewpoint Locations



Figure 3: Drone at Position 1 - RL 35.1m - Looking North



Figure 4: Drone at Position 1 - RL 35.1m - Looking East



Figure 5: Drone at Position 1 - RL 35.1m - Looking South



Figure 6: Drone at Position 1 - RL 35.1m - Looking West



Figure 7: Drone at Position 2 - RL 35.1m - Looking North



Figure 8: Drone at Position 2 - RL 35.1m - Looking East



Figure 9: Drone at Position 2 - RL 35.1m - Looking South



Figure 10: Drone at Position 2 - RL 35.1m - Looking West



Figure 11: Drone at Position 3 - RL 35.1m - Looking North



Figure 12: Drone at Position 3 - RL 35.1m - Looking East



Figure 13: Drone at Position 3 - RL 35.1m - Looking South



Figure 14: Drone at Position 3 - RL 35.1m - Looking West



Figure 15: Drone at Position 2 - 120m AGL - Looking North



Figure 16: Drone at Position 2 - 120m AGL - Looking East



Figure 17: Drone at Position 2 - 120m AGL - Looking South



Figure 18: Drone at Position 2 - 120m AGL- Looking West

4.0 THE SITE AND ENVIRONS

4.1 Location

The development site is located at 20 Kelso Crescent, Moorebank and is within the City of Liverpool Council Local Government Area. Figure 20 provides the site's location. Figure 21 provides the site's immediate context.

4.2 Site Description

The site description is summarised in the Figure below.

Figure 19 – Site Description

Component	Description
Address	20 Kelso Crescent, Moorebank, NSW 2170
Legal description	Lot 2 in DP521146 & Lot C in DP327378
Site area	35,190m ²
Current zoning	General Industrial IN1

4.3 Context

The development site is situated within a large industrial area to the northwest within Moorebank and to the south of Lake Moore. It is located approximately 2 kilometres' east of Liverpool CBD and 25km from Sydney CBD. The immediate surrounding area to the north, east, south and west contain a large number of industrial or commercial units.

The site is surrounded by the following specific land uses:

- The development is bound to the north by Keslo Crescent and Newbridge Road with a number of commercial and industrial units to both sides of the street. Further north is Lake Moore and the start of Anzac Creek.
- The development is bound to the south by Seton Road. Industrial and commercial development extends further south to meet Heathcote Road and the M5.
- Along the eastern boundary are industrial units which extend to the edge of Anzac Creek. Anzac creek is heavily vegetated and provides a filtered visual barrier to the residential area within Moorebank.
- Along the western boundary are industrial units which extend to the edge of Heathcote Road. Further west is Clinches Pond Reserve and an area of residential housing within Moorebank.

4.4 Aerial Photography

During the Drone photography that was carried out within the site boundary on the 10th March 2023, (refer to section 2.5) aerial shots were also taken at an AGL of 120m (see Figures 14-18 for 120m AGL Drone photography). These prove useful in the following ways:

- Demonstrating the site context in which the development sits;
- Highlighting key features of the surrounding landscape;
- Analysing the existing landscape character;
- Help in identifying locations of potential individual receptors that are difficult to identify from ground level alone.

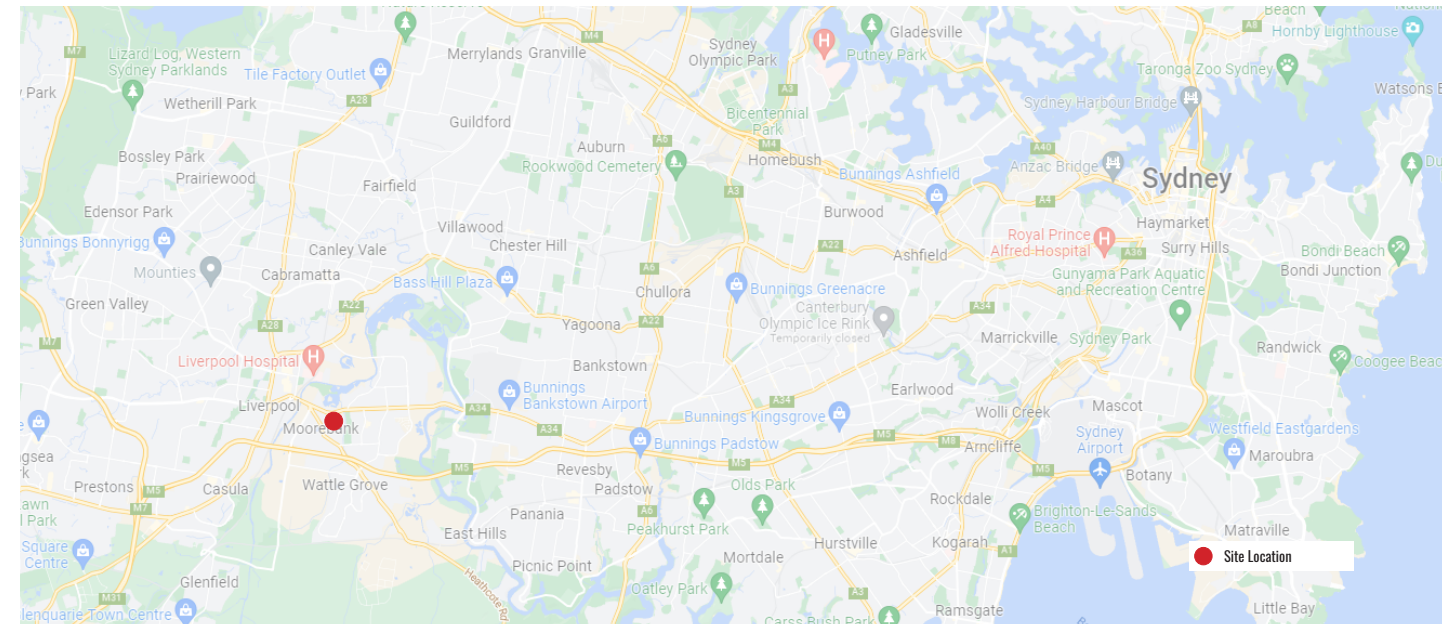


Figure 20: Site Location (Source: Google Maps)



Figure 21: Site Context (Source: Nearmap 2023)

5.0 BASELINE DESCRIPTION

5.1 Planning Context

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

Liverpool Local Environmental Plan 2008
Liverpool Development Control Plan 2008
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021

The site is currently zoned for General Industrial (IN1) under the Liverpool Local Environmental Plan 2008, see Figure 22 below.

5.2 Landscape Character

The development site is currently occupied by 'Adbri Masonry' within an active industrial area and it is typical of many such industrial uses in the immediate context. Single storey warehouses are located to the front of the site along Kelso Crescent with a large construction aggregate processing

structure to the rear. Tree coverage is sparse however, there are some very large existing paperbark trees in the front landscape setback. The A34 (Newbridge Road) is close to the development and forms a central spine to commercial and industrial units located either side.

The built form and character of the area is diverse and comprises of large floor-plate warehousing and distribution centres alongside strata title multi-unit complexes and older factory style buildings.

To the east on the edge of the industrial area is Anzac Creek, this is heavily vegetated and forms a green open space link. Further east is an area of residential housing. The landscape character of the immediate surrounding area can be described as being generally industrial and commercial with some medium density housing. Views from residential areas to the east will need to be considered to assess any visual impacts that are created above the tree line of Anzac Creek.

5.3 Sensitivity of the Landscape

This report is to assess the potential visual impacts of the development within the surrounding context. An assessment of the landscape sensitivity of the site itself (the landscape resource) is not applicable as the site has had previous industrial uses. Therefore, it is automatically assumed that the sensitivity of the landscape resource itself, is **very low**.

5.4 Selected Viewpoints – Receptor Locations

The symbols and numbering in Figure 2, indicate the viewpoints and photomontages that have been selected for a Visual Impact Assessment (VIA). Viewpoints have been taken from publicly accessible areas.

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

From viewpoint locations, photomontages have been generated to represent as closely as possible, views of the proposed development following construction. A year 15 photomontage is also shown, which represents when landscaping planting would be expected to have reached maturity.

Refer to the visual impact assessment at Section 8.0 of this report and the corresponding Viewpoints 1 to 8.

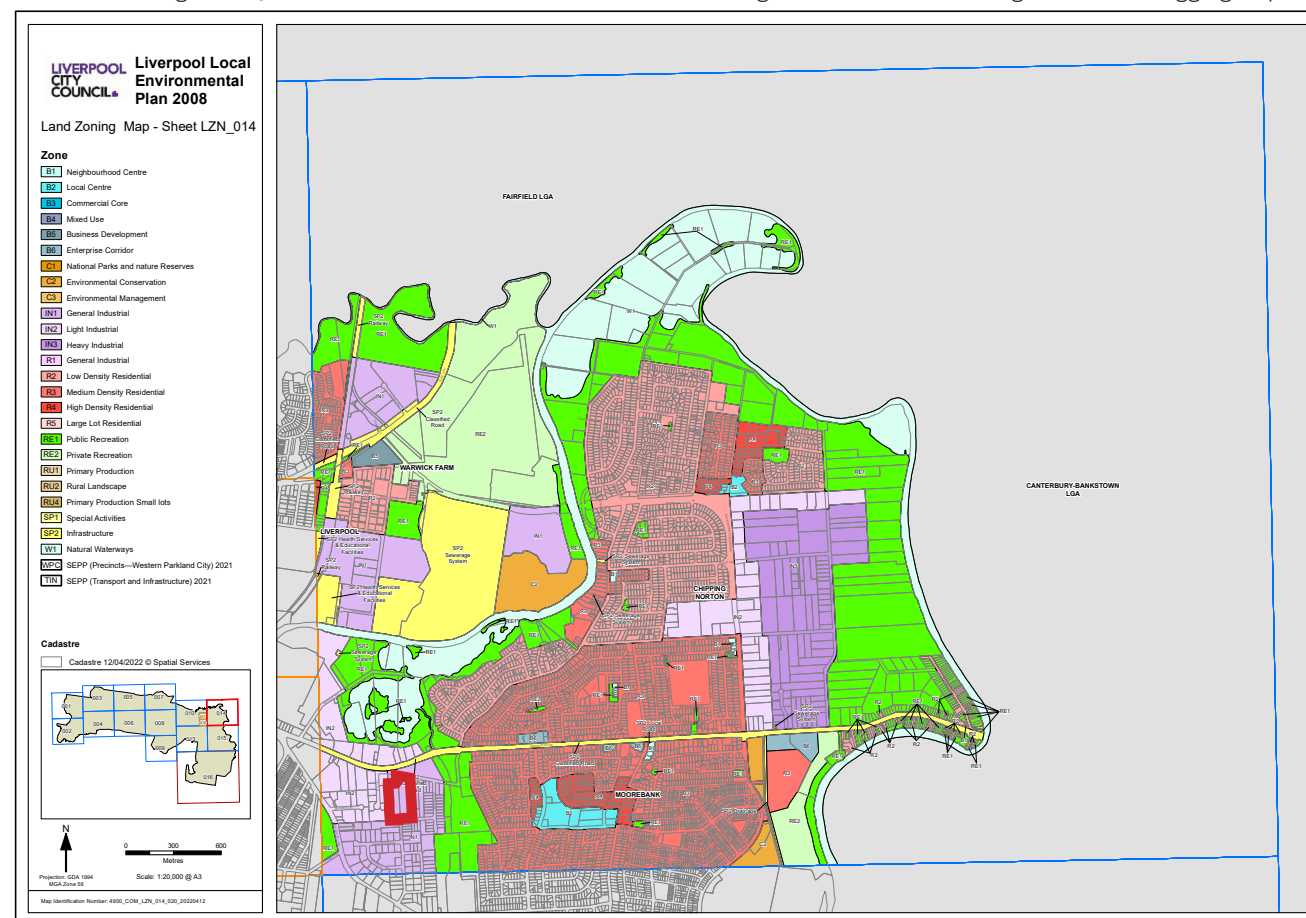


Figure 22: Land Zoning Map LZN_014 (Source: NSW Planning Portal 2023)

6.0 DEVELOPMENT PROPOSALS

The information below is based on an assessment of architectural drawings provided by Nettletontribe and planning scope by Willowtree Planning.

6.1 Overall Design Proposals

The following description is based on the architectural drawings shown in Figures 23 and 24. The application proposes an industrial development with 5 warehouses contained within a single two-storey building. Access will be from both Kelso Crescent and Seton Road. The development will also contain offices, ground floor and mezzanine level car parking, bicycle parking, loading & hard stand areas and landscaping setbacks.

6.2 Height / Scale / Levels

Liverpool Local Environmental Plan 2008 states that the development site has a height limit of 30m from natural ground. The proposed development is under the LEP height limit with a ridge level of RL 35.1m.

Proposed ground floor level is close to existing site levels at the southern end adjacent to Seton Road. At Kelso Crescent ground floor level is approximate 3m below natural grade.

6.3 Colour / Materials & Finishes

Colours proposed for the facades of the building are fairly typical of this type of development with more muted recessive tones applied. Varied tones of metal cladding are used predominantly on the large expanses of the warehouse, with faced brick, aluminum cladding and glazing used to highlight areas around signage or office components. High quality finishes and good articulation have been proposed that will be most visible at close range. Initially the northern and southern facades will be prominent from ground level views however, following maturity proposed landscaping within setbacks to Seton Road and Kelso Crescent will help to partially filter and soften the building.

6.4 Summary

High-quality materials and architectural design treatments have been proposed throughout the warehouse with focus on those facades presenting to the north and south.

7.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

7.1 Strategy and Mitigation

To help mitigate and soften the built form particularly from visual receivers to the north, a mix of large and medium evergreen indigenous native canopy trees will be planted adjacent to Kelso Crescent. This in combination with a number of existing mature trees that are being retained will help provide visual screening of the development.

Canopy cover will be maximized where possible, this will help to mitigate the urban heat island effect and will be supplemented by shrub and groundcover understorey planting. Overall there will be a net increase to canopy cover from the amount currently present on site. Around the building a mixed palette of natives and exotics are used to cope with open sunny spots and those under the building in shade.

All landscape mitigation has been represented in the photomontages within Section 8.0.

7.2 Detailed Landscape Proposals

Figure 25 shows the landscape masterplan produced by Geoscapes and this should be reviewed in conjunction with this VIA. Refer to the landscape DA documentation SSD-00 to SSD-12.

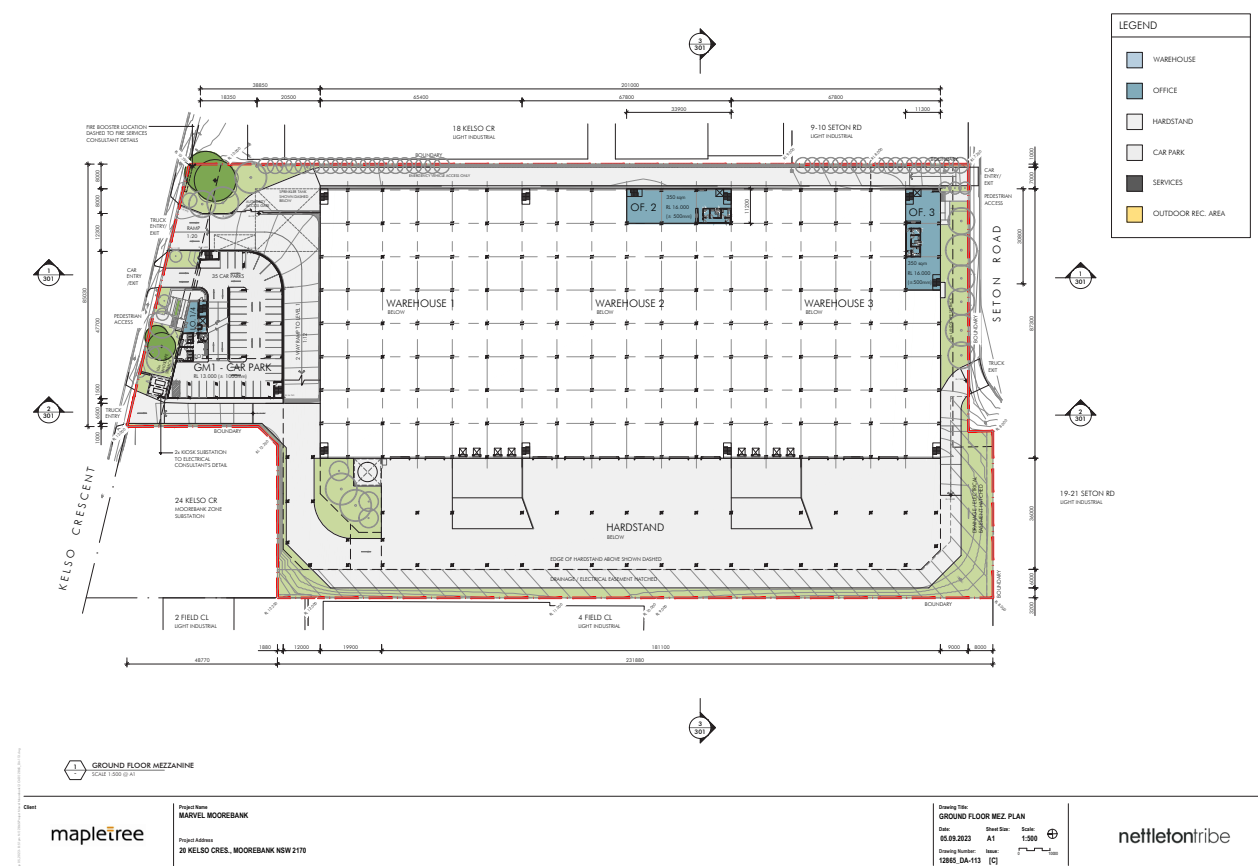
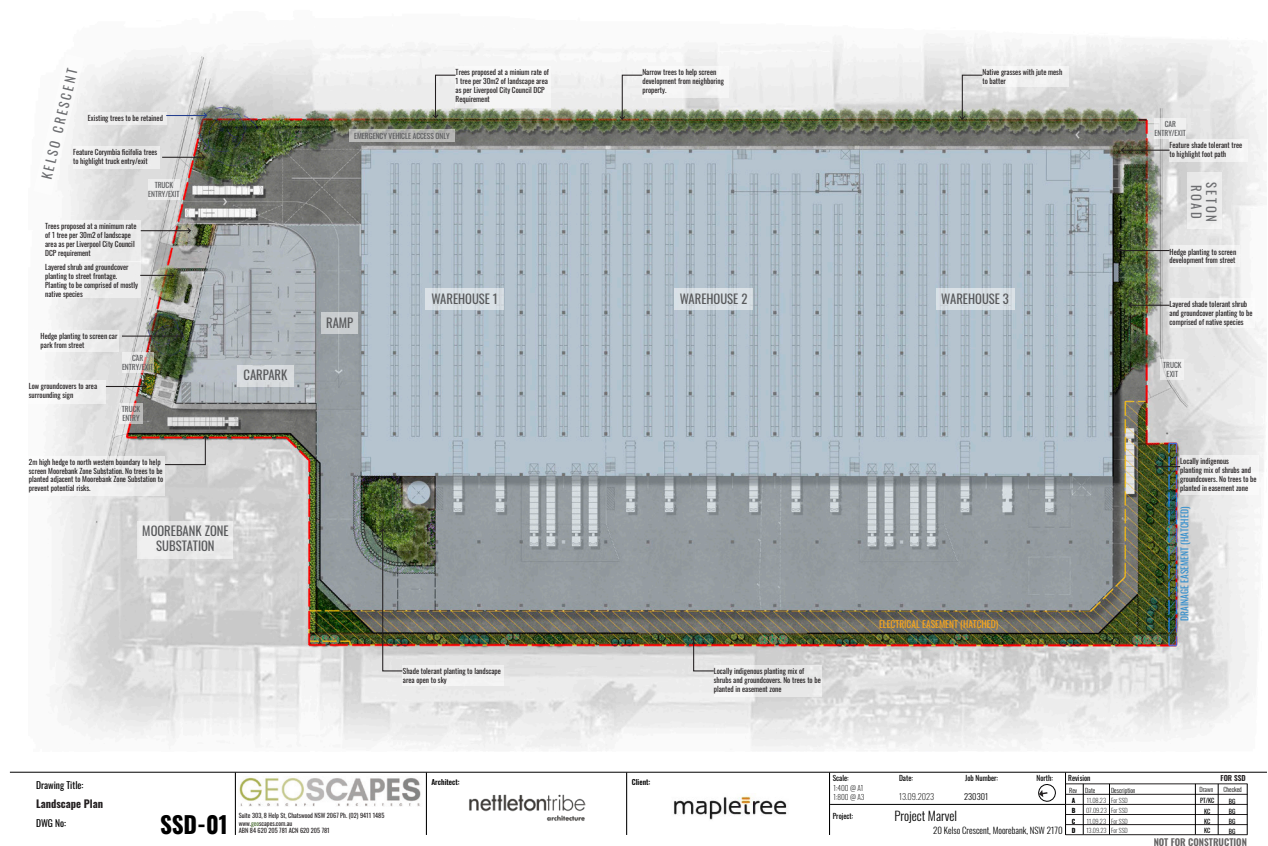


Figure 23: Warehouse - Ground Floor Mez Plan (Source: Nettletontribe)



8.0 VISUAL IMPACT ASSESSMENT

8.1 Viewpoint 1

Viewing Location	Kelso Crescent, Moorebank - Looking Southwest	
GPS	33°55'50.7"S, 150°56'24.9"E	
Elevation (Eye-level)	11.1m AHD	
Date and Time	29th May 2023 - 13.18pm	
Baseline Photo and Photomontage Figure	Figure 26a, 26b & 26c (26c is a Photomontage Extended Angle of View refer to 11.0 Appendix)	
Visual Description		
Approx. Viewing Distance from Site Boundary	60m	
View description & prominence of the development	This view was taken from the public footpath on the northern side of Kelso Crescent. The view is fairly typical of those experienced along the street with industrial development seen on both sides of the road.	
Visual Receptor Sensitivity	This location and other locations along the length of Kelso Crescent are predominately industrial in character. Potential visual receptors at this location have views which contain industrial type facilities and therefore, these views are unlikely to be valued. The route is often used by commuters or people at their place of work and the views of the surrounding context are assumed to have little or no importance to these users. It is judged that the sensitivity for this receptor to the development would be very low .	
Magnitude of Change	The proposed development will be clearly noticeable and the view would be changed by its presence by introducing more bulk and scale. Views are at close range with changes over a noticeable horizontal and vertical extent. The 10m landscape setback will allow for additional tree planting resulting in more filtered views at year 15. Therefore, the magnitude of change is judged to be medium .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor negligible .	



Baseline Photo



Photomontage - Year 0

Figure 26a: Viewpoint 1 - Kelso Crescent, Moorebank - Looking Southwest (Photomontage Year 0)

Approx Panoramic Angle of View - 67°



Baseline Photo

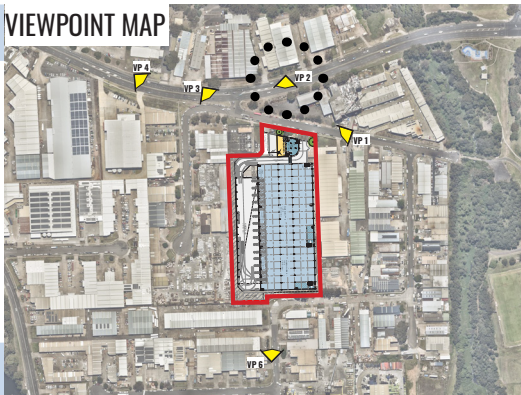


Photomontage - Year 15

Figure 26b: Viewpoint 1 - Kelso Crecent, Moorebank - Looking Southwest (Photomontage Year 15)

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8.2 Viewpoint 2

		
Viewing Location	Adjacent to 331 Newbridge Road, Moorebank - Looking South	
GPS	33°55'47.9"S, 150°56'20.6"E	
Elevation (Eye-level)	11.5m AHD	
Date and Time	29th May 2023 - 13.41pm	
Baseline Photo and Photomontage Figure	Figure 27a, 27b & 27c (27c is a Photomontage Extended Angle of View refer to 11.0 Appendix)	
Visual Description		
Approx. Viewing Distance from Site Boundary	86m	
View description & prominence of the development	This view is taken from the public footpath on the northern side of Newbridge Road and looks directly south through the Fernwood Fitness car park and towards the Subject Site. Newbridge Road is a busy arterial road with 3 lanes of traffic in both directions.	
Visual Sensitivity	This view would most likely be experienced by either pedestrians, motorists or users of Fernwood Fitness. Views would be transitional and only experienced for a small amount of time. The route is likely is used by commuters or people at their place of work and the existing views within the surrounding context are highly affected by industrial development. It is judged that the sensitivity for this receptor to the development would be low .	
Magnitude of Change	The proposed development will be noticeable to the receptor particularly at Year O. Views are at close range but it is expected that following maturity proposed landscaping will filter views and reduce the visual impact. Therefore, the magnitude of change is judged to be medium .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .	



Baseline Photo



Photomontage - Year 0

Figure 27a: Viewpoint 2 - Adjacent to 331 Newbridge Road, Moorebank - Looking South (Photomontage Year 0)

Approx Panoramic Angle of View - 67°



Baseline Photo



Photomontage - Year 15

Figure 27b: Viewpoint 2 - Adjacent to 331 Newbridge Road, Moorebank - Looking South (Photomontage Year 15)

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8.3 Viewpoint 3

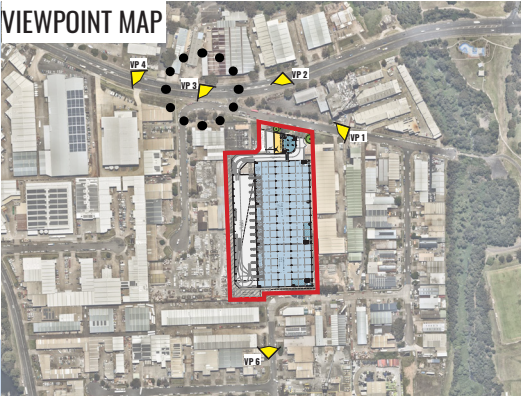
		VIEWPOINT MAP 
Viewing Location	Adjacent to 337 Newbridge Road, Moorebank - Looking Southeast	
GPS	33°55'48.5"S, 150°56'15.7"E	
Elevation (Eye-level)	13.7m AHD	
Date and Time	29th May 2023 - 13.32pm	
Baseline Photo and Photomontage Figure	Figure 28	
Visual Description		
Approx. Viewing Distance from Data Centre	110m	
View description & prominence of the development	This view was again taken from the footpath along Newbridge Road but further west closer to the junction of Kelso Crescent and Newbridge Road. It has a more open aspect and the view would likely be experienced by people traveling east along Newbridge Road.	
Visual Sensitivity	This view would most likely be experienced by either pedestrians and motorists, it would be transitional and the development site would only be visible for a small amount of time. The route is likely used by commuters or people at their place of work and the existing views within the surrounding context are highly affected by industrial development. Volumes of traffic are expected to be high during peak hours. It is judged that the sensitivity for this receptor to the development would be low .	
Magnitude of Change	The proposed development will be clearly noticeable and the view would be changed by its presence by introducing more bulk and scale. Views are at close range with changes over a noticeable horizontal and vertical extent. Therefore, the magnitude of change is judged to be medium .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .	



Figure 28: Viewpoint 3 - Adjacent to 337 Newbridge Road, Moorebank - Looking Southeast (Photomontage)

Approx Panoramic Angle of View - 67°

8.4 Viewpoint 4

Viewing Location	Adjacent to 353 Newbridge Road, Moorebank - Looking Southeast	VIEWPOINT MAP
GPS	33°55'47.9"S, 150°56'11.5"E	
Elevation (Eye-level)	13.4m AHD	
Date and Time	29th May 2023 - 13.50pm	
Baseline Photo and Photomontage Figure	Figure 29	
Visual Description		
Approx. Viewing Distance from Site Boundary	215m	
View description & prominence of the development	This view was selected to establish the potential visual impact at further distances from the development when traveling north along Newbridge Road. This area could be seen by the drone in photograph Figure 3 when at the front of the site looking west.	
Visual Receptor Sensitivity	This view would most likely be experienced by either pedestrians or motorists, it would be transitional and only experienced for a small amount of time. The route is likely is used by commuters or people at their place of work and the existing views within the surrounding context are highly affected by industrial development. Volumes of traffic are expected to be high during peak hours. It is judged that the sensitivity for this receptor to the development would be low .	
Magnitude of Change	The proposed development will form a minor constituent of the view being partially visible behind existing vegetation. Views are at medium range with a small part of the view corridor affected. Therefore, the magnitude of change for this visual receptor is judged to be low .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor negligible .	



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 29: Viewpoint 4 - Adjacent to 353 Newbridge Road, Moorebank - Looking Southeast (Photomontage)

Approx Panoramic Angle of View - 67°

8.5 Viewpoint 5

Viewing Location	Heathcote Road, Moorebank - Looking East	VIEWPOINT MAP
GPS	33°55'57.1"S, 150°56'02.3"E	
Elevation (Eye-level)	9m AHD	
Date and Time	29th May 2023 - 14.12pm	
Baseline Photo and Photomontage Figure	Figure 30	
Visual Description		
Approx. Viewing Distance from Site Boundary	390m	
View description & prominence of the development	This view was taken close to the western edge of the industrial area that is bound by Heathcote Road. To the west is Clinches Pond Reserve which is an area of public open space surrounded by mature trees, these restrict views of the proposed development. The baseline image was taken from a public footpath to the west of Heathcote Road and looks east along Deadman Road.	
Visual Receptor Sensitivity	This view would most likely be experienced by either pedestrians or motorists turning onto Deadman Road, it would be transitional and only experienced for a small amount of time. The route is likely used by commuters or people at their place of work and the existing views within the surrounding context are highly affected by industrial development. It is judged that the sensitivity for this receptor to the development would be very low .	
Magnitude of Change	As demonstrated by the Photomontage image the proposed development will form a minor constituent of the view being partially visible and at sufficient distance to be a small component. Views are at medium range with a small horizontal and vertical extent of the view affected. Therefore, the magnitude of change for this visual receptor is judged to be low .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be negligible .	



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 30: Viewpoint 5 - Heathcote Road, Moorebank - Looking East (Photomontage)

Approx Panoramic Angle of View - 67°

8.6 Viewpoint 6

Viewing Location	Seton Road, Moorebank - Looking North	
GPS	33°56'02.6"S, 150°56'19.8"E	
Elevation (Eye-level)	9.2m AHD	
Date and Time	29th May 2023 - 14.35pm	
Baseline Photo & Photomontage Figure	Figure 31a, 31b & 31c (31c is a Photomontage Extended Angle of View refer to 11.0 Appendix)	
Visual Description		
Approx. Viewing Distance from Expansion Building	100m	
View description & prominence of the development	This viewpoint was taken from a footpath on Seton Road. It is surrounded by industrial/commercial type units and the rear of the subject site can be seen at the end of the road. The existing large manufacturing tower is visible to the right of the image.	
Visual Receptor Sensitivity	This location is surrounded by industrial type units. Potential visual receptors at this location have views which contain industrial type facilities and therefore, these views are unlikely to be valued. The route would be used by commuters or people at their place of work and the views of the surrounding context are assumed to have little or no importance to these users. It is judged that the sensitivity for this receptor to the development would be very low .	
Magnitude of Change	The proposed development will be clearly noticeable and the view would be changed by its presence by introducing more bulk and scale. Views at close range with changes over a noticeable horizontal and vertical extent. The 5m landscape setback will allow for further tree planting and parts of the development will be partially screened at year 15. Given the existing surrounding industrial context within the baseline, the magnitude of change is judged to be medium .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor negligible .	



Baseline Photo



Photomontage - Year 0

Figure 31a: Viewpoint 6 - Seton Road, Moorebank - Looking North (Photomontage Year 0)

Approx Panoramic Angle of View - 67°



Baseline Photo

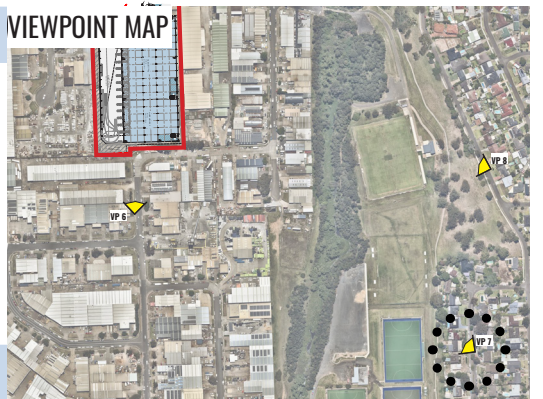


Photomontage - Year 15

Figure 31b: Viewpoint 6 - Seton Road, Moorebank - Looking North (Photomontage Year 15)

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8.7 Viewpoint 7

		
Viewing Location	Adjacent to 35 Gal Crescent, Moorebank - Looking Northwest	
GPS	33°56'09.7"S, 150°56'40.9"E	
Elevation (Eye-level)	16m AHD	
Date and Time	29th May 2023 - 14.50pm	
Baseline Photo & Photomontage Figure	Figure 32	
Visual Description		
Approx. Viewing Distance from Site Boundary	565m	
View description & prominence of the development	This viewpoint was identified during drone photography as being a residential location with an elevated aspect and therefore, the potential to receive views of the development. There are a number of properties close to this location that would experience similar types of view. The baseline photograph was taken in front of property No. 35 along Gal Crescent and this location is highlighted in drone photography Figure 12. In the foreground of the view are other single residential dwellings; beyond these are sports pitches belonging to Moorebank Liverpool District Hockey Club.	
Visual Sensitivity	From elevated locations close to this viewpoint it is likely that views towards the development would be possible from primary or secondary living spaces from within individual two-storey residential dwellings. The baseline view demonstrates that some industrial development can already been seen above the tree line to Anzac Creek, however the majority is well screened. It is therefore, judged that the sensitivity of this visual receptor is medium .	
Magnitude of Change	At street level the development would form a small component with the majority of the proposed warehouse screened from view. However, some two-storey properties may see more of the development than is shown in the photomontage opposite. From those locations it is judged that the proposed development might be more visible but would still have a similar magnitude of change given the existing vegetation to Anzac Creek and other industrial buildings that might be seen from higher elevations. Therefore, the magnitude of change is judged to be low .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .	



Baseline Photo



Photomontage - Year 0

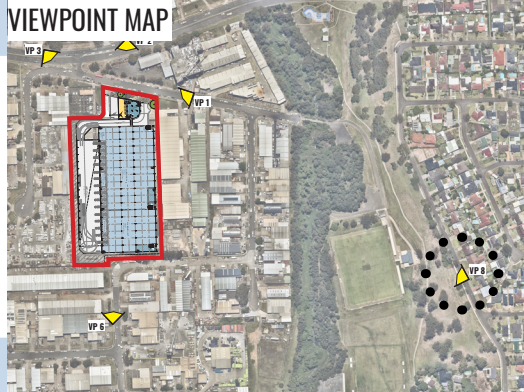


Photomontage - Year 15

Figure 32: Viewpoint 7 - Adjacent to 35 Gal Crescent, Moorebank - Looking Northwest (Photomontage)

Approx Panoramic Angle of View - 67°

8.8 Viewpoint 8

		
Viewing Location	Adjacent to 41 Jack O’Sullivan Road, Moorebank - Looking West	
GPS	33°56’00.4”S, 150°56’41.9”E	
Elevation (Eye-level)	25.7m AHD	
Date and Time	29th May 2023 - 15.04pm	
Baseline Photo & Photomontage Figure	Figure 33	
Visual Description		
Approx. Viewing Distance from Site Boundary	490m	
View description & prominence of the development	This viewpoint was identified during drone photography as being a residential location with an elevated aspect and therefore, the potential to receive views of the development. There are a number of properties close to this location that would experience similar types of view. The baseline view location is highlighted in drone photography Figure 8. In the foreground of the view is Ernie Smith Reserve which contains a number of mature trees.	
Visual Sensitivity	From elevated locations close to this viewpoint it is likely that views towards the development would be possible from primary or secondary living spaces from within individual two-storey residential dwellings. Commercial and residential towers from Liverpool CDB are clearly seen in the far distance of the view. The baseline view demonstrates that small view corridors exist to industrial development through the tree line of Anzac Creek, however most development is well screened. It is therefore, judged that the sensitivity of this visual receptor is medium.	
Magnitude of Change	At street level the development will form a small but recognisable constituent of the view being partially visible above the tree line. However, some two-storey properties may see more of the development than is shown in the photomontage opposite. Given that most existing industrial development is presently screened from view, the magnitude of change is judged to be medium.	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be moderate/minor .	



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 33: Viewpoint 8 - Adjacent to 41 Jack O'Sullivan Road, Moorebank - Looking West (Photomontage)

Approx Panoramic Angle of View - 67°

9.0 CONCLUSIONS AND NON-TECHNICAL SUMMARY

The purpose of this Visual Impact Assessment (VIA) is to support a State Significant Development (SSD) application for a two-level industrial warehousing development at 20 Kelso Crescent in Moorebank NSW. This report is supported by on-site analysis, desktop study, drone photography and photomontages of the proposal.

Potential visual impacts have been assessed for a number of locations that are in close vicinity to the proposed development and those judged to have potentially higher sensitivity.

The landscape value of the development site itself is negligible due the present and former uses on the site.

There are a number of residential dwellings that are located to the east and south east of the development within Moorebank that are expected to receive minor or negligible visual impacts. From residential streets existing vegetation is expected to largely screen the proposed development from view.

Views experienced by passing motorists or pedestrians in very close proximity to the site are transient, only temporary and therefore, impacts will be less significant. Generally, locations including Kelso Crescent, Newbridge Road and Seton Road are judged to have low to very low sensitivity due to all being located within the Moorebank industrial area.

It should be noted that visual impacts are assessed from two representative residential locations within Moorebank as described in the Section 3.0 of this report. It would be unfeasible to provide a visual impact assessment for every individual residential property that may experience a view of the development. Therefore, not all residential properties will experience the same visual impacts as indicated. Some properties may experience no change at all in their view, if for example other properties or existing vegetation prevents or restricts views towards the site. An indication of this can be gathered from analysis of the drone photography within Figures 3 - 18.

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

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

- Adjacent to 41 Jack O'Sullivan Road, Moorebank- (VP8)

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

- Adjacent to 35 Gal Crescent, Moorebank - (VP7)
- Adjacent to 337 Newbridge Road, Moorebank - (VP3)
- Adjacent to 331 Newbridge Road, Moorebank - (VP2)

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

- Kelso Crescent, Moorebank - (VP1)
- Adjacent to 353 Newbridge Road, Moorebank - (VP4)
- Seton Road, Moorebank - (VP6)

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

- Heathcote Road, Moorebank - (VP5)

Viewpoint 8 has been assessed as receiving **moderate/minor** visual impacts from the development. Colours of the building have been selected to help blend the development into the tones seen in vegetation to Anzac Creek, this does result in the warehousing appearing more recessive in the view. It is considered that the development will not create significant visual impacts for those people that will experience views from residential areas to the east and southeast.

This report has described the built form proposals within Section 6.0. It demonstrates that the architectural team have carefully selected building materials and colours to reduce visual impacts in terms of bulk and scale. The intention is to blend the development into the existing industrial character.

10.0 GLOSSARY OF TERMS

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

11.0 APPENDIX

Approximate Extent of Proposed Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 26c: Viewpoint 1 - Kelso Crescent, Moorebank - Looking Southwest (Photomontage Extended Angle of View)

Approx Angle of View - 93° - Sheet Print Size A1

Approximate Extent of Proposed Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 27c: Viewpoint 2 - Adjacent to 331 Newbridge Road, Moorebank - Looking South (Photomontage Extended Angle of View)

Approx Angle of View - 80° - Sheet Print Size A1

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← Approximate Extent of Proposed Development →



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 31c: Viewpoint 6 - Seton Road, Moorebank - Looking North - Looking South (Photomontage Extended Angle of View)

Approx Angle of View - 83° - Sheet Print Size A1