20 Kelso Crescent, Moorebank NSW

VISUAL IMPACT ASSESSMENT REPORT
KELSO CRESCENT MULTI LEVEL WAREHOUSE, MOOREBANK - SSD 58978472

Report Ref: **230301_SSD_RPT_VIA01**

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CONTENTS

1.0 INTRODUCTION

1.1 Project Background

This Visual Impact Assessment (VIA) has been prepared to support the revised State Significant Development Application (SSDA) for the Kelso Crescent Multi-Level Warehouse, Moorebank (SSD 58978472). The assessment builds on the original 2023 VIA, updated to reflect design revisions submitted in response to stakeholder and Department feedback.

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 proposed SSD Application seeks approval for the construction and operation of a warehouse and distribution centre, including:

- Site preparation works, including the removal of 31 trees
- Earthworks to achieve proposed site levels
- Provision of infrastructure comprising civil works and utilities servicing
- Construction of eight (8) warehouse tenancies, split over two (2) storeys with ramp-up access, comprising:
  - Warehouse 1a, 1b, 2a and 2c at ground level
  - Warehouse 3a, 3b, 3c and 3d at first level
  - Total Warehousing – approximately 33,700 m^2
- Ancillary office accommodation totalling 1,700 m^2
- On grade car parking around the Site and undercover car parking off Kelso Road, and loading docks across the two (2) storeys of warehousing
- Onsite cycle parking and end of trip facility
- Complementary landscaping and offset planting, providing 11% coverage
- Signage, including entry, business identification and wayfinding signage
- Diversion of overhead electricity transmission lines at the western and southern boundaries to new subterranean channels
- Allowance for operations up to 24 hours per day, seven (7) days per week

1.3 Executive Summary

This revised VIA finds that, based on the updated design and new baseline photography, the overall pattern of visual impacts remains consistent with the 2023 SSDA assessment, with no significant visual impacts identified across the representative viewpoints.

1.4 Secretary's Environmental Assessment Requirements

This VIA is prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning, Housing and Infrastructure (DPHI). The SEARs for the proposal identify visual impact as a key issue and require analysis from representative viewpoints supported by photomontages. The requirements and the corresponding report sections are summarised in Table 1.

Table 1: 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 LVIAs 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 LVIAs and VIAs 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 DPHI, 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), 3rd Edition (LI/IEMA, 2013), read in conjunction with the Landscape Institute Technical Guidance Note LITGN-2024-01: Notes and Clarifications on GLVIA3.
- Landscape Institute Advice Note 01/11: Photography and Photomontage in Landscape and Visual Impact Assessment (2011), which remains relevant in conjunction with the 2024 clarifications.

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 the site boundary was undertaken to approximate the Zone of Visibility.

For this revised SSDA report, the original drone photography undertaken in May 2023 has been reused. Although the architectural scheme has undergone revisions following stakeholder feedback, the surrounding landscape context has not changed in any material way since the original assessment. The photographs therefore remain valid in assisting with the determination of site visibility and in identifying likely visual receptors.

The drone imagery was taken at three separate locations within the site boundary at heights close to the maximum RL of the warehouse (originally modelled to a ridge of RL 36.050m). Since that time, the revised architectural design has increased the maximum ridge height to RL 37.0m. The difference of approximately 0.95m is not considered significant in the context of drone-based visibility testing, as it represents a minimal vertical change when viewed across the surrounding landscape. The original imagery therefore remains appropriate to understand the likely extent of the development's visibility.

Not all public open spaces or residential dwellings able to view the development are highlighted on Figures 3 to 14. In some cases resolution limitations or vegetation made identification of specific properties at distance difficult. In other cases, views are simply screened by intervening buildings or trees. However, the identified viewpoints provide a robust and representative sample of receptors most likely to experience views of the development.

It is important to note that it is neither feasible nor necessary to photograph every possible view corridor to and from the site. Viewpoint selection has been informed by both planning designations and zoning considerations (refer to Section 3.0 for further justification).

2.3 Photographic Recording (Revised SSDA)

For this revised SSDA report, new baseline photographs were retaken in 2025 to ensure that the assessment is based on up-to-date and accurate field conditions. Best practice guidance from GLVIA recommends that baseline photography should generally be no older than six months, and therefore the original 2023 baseline photographs were not considered sufficient for this purpose.

The updated photographs were taken by Geoscapes Landscape Architects using a full-frame Canon RP DSLR with a prime 50mm lens in landscape orientation. GPS recordings were taken and locations mapped against topographical survey data, consistent with the methodology of the original assessment. The new photographs were retaken from the same locations as the original 2023 baseline shots, within a few metres tolerance, for all viewpoints except Viewpoint 6. The reasoning for this exception is explained in Section 3.1.

For completeness, and to assist in understanding how the revised design differs from the original SSDA scheme, the original May 2023 baseline photograph is also presented in Section 8.0 alongside the original Year 15 photomontages. This allows a direct comparison of scheme evolution over time. However, the assessment of visual impacts within this revised report is based solely on the new baseline photography and is undertaken independently of the previous assessment.

Drone imagery previously collected in 2023 has also been reused to inform the analysis of wider visibility (refer to Section 2.2). These aerial images remain valid as the broader landscape context has not materially changed.
(Note: some cross-references to the use of older baseline and Year 15 images could also be reiterated in Section 2.5, where photomontage methodology is discussed.)

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. For the original SSDA assessment (2023), architectural warehousing and site models were supplied by Nettletontribe Architects.

For this revised SSDA assessment, updated architectural models have been supplied by PACE Architects to reflect the current scheme design. These models have been integrated with the updated landscape design prepared by Geoscapes.

Camera positions of photographs taken from selected viewpoints were added to the model using 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 chosen 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 (described as Year 0) and at a mature age of approximately 15–20 years (Year 15). 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 depend on many factors including growth rates, maintenance and environmental conditions.

For context, the original baseline photographs and Year 15 photomontages from the 2023 SSDA scheme have also been included in Section 8.0. These are presented solely to illustrate how the design has evolved between the two assessment stages. The visual impact assessment in this revised report is based independently on the updated scheme and new baseline photography.

Since the original assessment, the former industrial buildings on the site have been demolished and therefore do not appear in the updated baseline images. While this revised assessment is focused on the revised development scheme, professional judgement has been applied to account for the fact that industrial structures were previously present on the site. This has been considered where appropriate in evaluating the magnitude of change, recognising that the visual sequence is technically from an industrial site, to cleared site, to new industrial development. In several viewpoints (including VP1, VP2, VP3 and VP5) elements of the previous industrial buildings were visible in the 2023 baseline photography, and this context has been taken into account when assessing likely visual effects.

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, for example where the development is already partially obscured, where no landscaping is proposed on a particular side of the development, or where landscaping would be positioned behind existing vegetation in the foreground.

The horizontal field of view (FOV) within the photomontages has been designed to approximate 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 vision. The "cone of visual attention" is typically around 55°, although in reality the eyes, head and body can all move to perceive a broad area of landscape. Each of the photomontage panoramas within this report has a horizontal viewing angle of approximately 67°. 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. As stated in the Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advice Note 01/11:

'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 (which has an inherent error tolerance) to locate the exact position where the photograph was taken.

Photomontages are intended to be printed at A3 and are to be held at a comfortable distance by the viewer, generally accepted 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 opposite.

Table: Visual Receptor Sensitivity

Category	Definition
Very High	Designed view to or from a heritage / protected asset. Key protected viewpoint e.g. interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view recognised in planning policy designation [LEP, DCP, 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 below 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

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 receptor framework established in the original 2023 SSDA assessment has been retained for this revised assessment. The same viewpoint locations continue to provide a representative and robust sample of receptors most likely to experience views of the proposed development.

The selected viewpoints cover a range of receptor types including residential properties, publicly accessible locations, and transient road-based views. These were originally chosen based on their proximity to the site, relative elevation, distance from the development and sensitivity to change. This reasoning remains valid for the revised scheme.

Baseline photographs for each viewpoint were retaken in 2025 using updated camera equipment (refer to Section 2.3). These were captured from the same locations as the 2023 SSDA within a few metres tolerance, with the exception of Viewpoint 6. Due to an obstruction at the original location, VP6 was relocated approximately 60 metres further south along Seton Road. This adjustment is explained in detail in Section 3.1.

The updated baseline photographs, together with revised photomontages presented in Section 8.0, ensure that the assessment reflects both the design modifications to the scheme and the current landscape context. For completeness, the original 2023 baseline images and photomontages are also included in Section 8.0 for comparison, allowing the evolution of the design to be understood.

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 has been carried forward from the 2023 SSDA assessment:

- Kelso Crescent, 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 eight viewpoint locations have been retained for photomontage and visual impact assessment (refer to Figure 2).

For the 2025 reassessment, baseline photographs were retaken from the same locations as the 2023 SSDA (within a few metres), with one exception. Viewpoint 6 was relocated approximately 60 metres further south along Seton Road due to a large articulated lorry blocking the original corridor on the day of photography. Although this means that VP6 does not allow for a direct like-for-like comparison with the 2023 SSDA baseline, the revised position remains representative and, due to the slightly greater distance, provides a broader and clearer view of the proposed development.

The rationale for viewpoint selection remains consistent with the original SSDA. 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 therefore chosen as publicly accessible locations adjacent to residential dwellings. These remain the most sensitive receptors, as residential views are generally attributed higher value. Vegetation surrounding Anzac Creek continues to provide filtered screening of industrial development from these locations.

As previously established, analysis of site photography, surrounding topography and field work confirms that lower parts of the development will be screened from residential receivers, with only upper portions likely to be visible. This is demonstrated in the updated photomontages within Section 8.0.

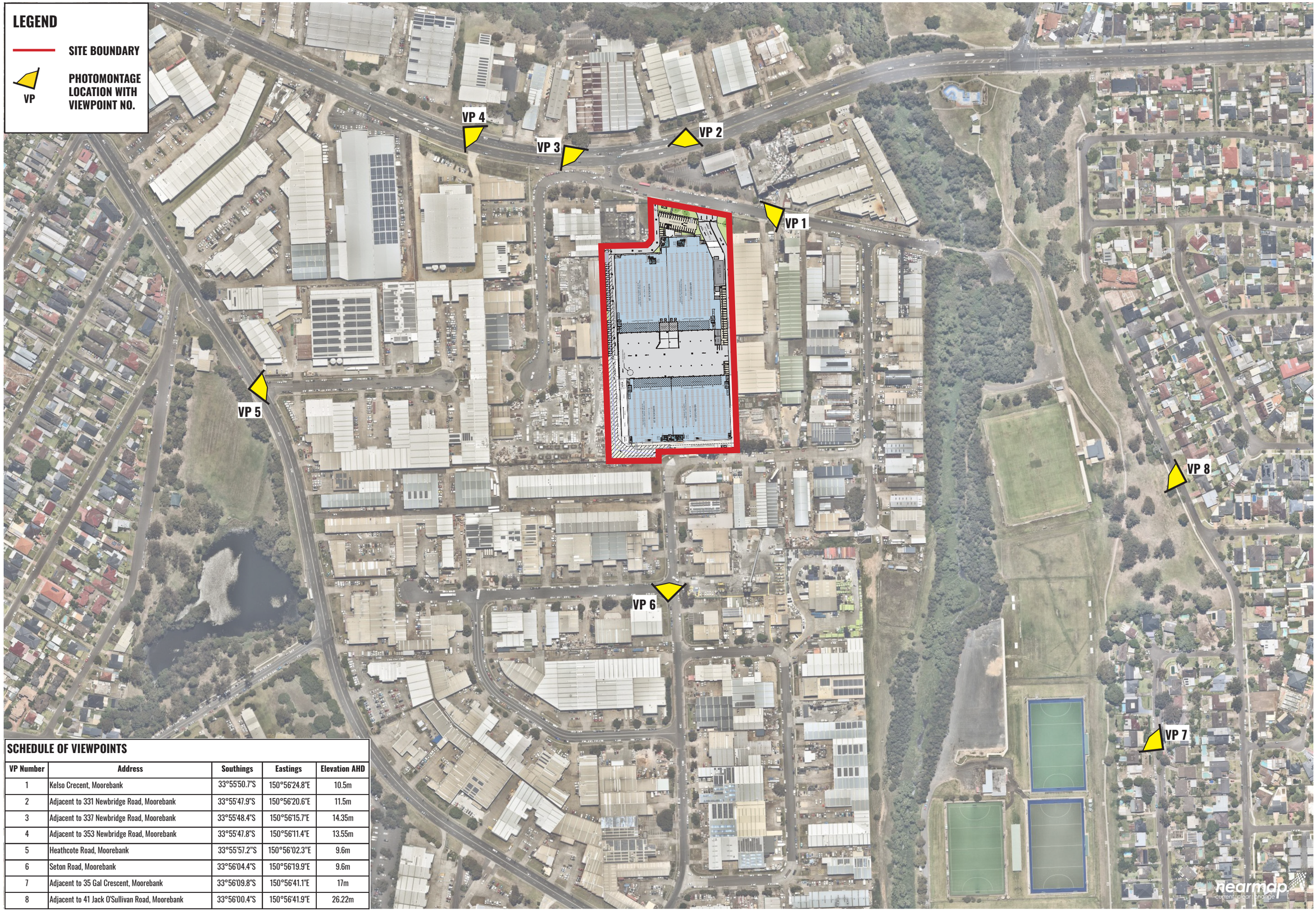
The other viewpoints represent closer locations in and around the industrial estate, typically experienced by road users and pedestrians. Such views are considered less sensitive due to their transient nature and the existing industrial context. This reasoning remains valid in the revised assessment.

Refer to Section 8.0 for the detailed visual impact assessment from each receptor.

Legend

- Site Boundary
- ① Drone Position 1 (RL 35.1m)
  GPS -
  33°55'52.7"S
  150°56'20.8"E
- ② Drone Position 2 (RL 35.1m) & 120m AGL
  GPS -
  33°55'55.6"S
  150°56'20.8"E
- ③ Drone Position 3 (RL 35.1m)
  GPS -
  33°55'58.4"S
  150°56'20.8"E

Figure 1: Drone Panoramic Photograph Positions (May 2023)



SCHEDULE OF VIEWPOINTS

VP Number	Address	Southings	Eastings	Elevation AHD
1	Kelso Crecent, Moorebank	33°55'50.7"S	150°56'24.8"E	10.5m
2	Adjacent to 331 Newbridge Road, Moorebank	33°55'47.9"S	150°56'20.6"E	11.5m
3	Adjacent to 337 Newbridge Road, Moorebank	33°55'48.4"S	150°56'15.7"E	14.35m
4	Adjacent to 353 Newbridge Road, Moorebank	33°55'47.8"S	150°56'11.4"E	13.55m
5	Heathcote Road, Moorebank	33°55'57.2"S	150°56'02.3"E	9.6m
6	Seton Road, Moorebank	33°56'04.4"S	150°56'19.9"E	9.6m
7	Adjacent to 35 Gal Crescent, Moorebank	33°56'09.8"S	150°56'41.1"E	17m
8	Adjacent to 41 Jack O'Sullivan Road, Moorebank	33°56'00.4"S	150°56'41.9"E	26.22m

Figure 2: Viewpoint Locations

Figure 3: Drone at Position 1 - Looking North (May 2023)

Figure 4: Drone at Position 1 - Looking East (May 2023)

Figure 5: Drone at Position 1 - Looking South (May 2023)

Figure 6: Drone at Position 1 - Looking West (May 2023)

Figure 7: Drone at Position 2 - Looking North (May 2023)

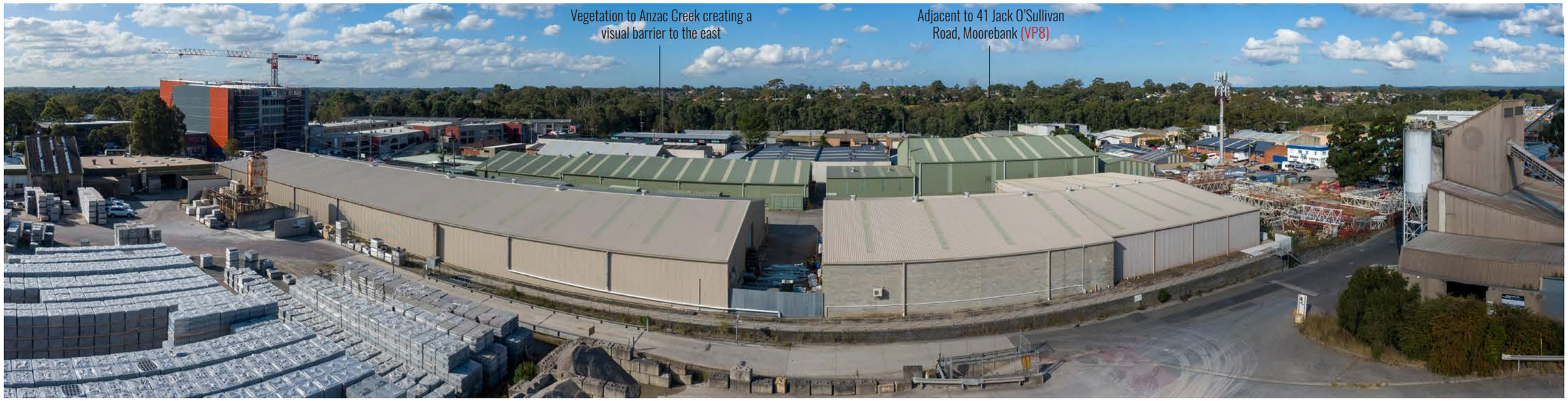


Figure 8: Drone at Position 2 - Looking East (May 2023)

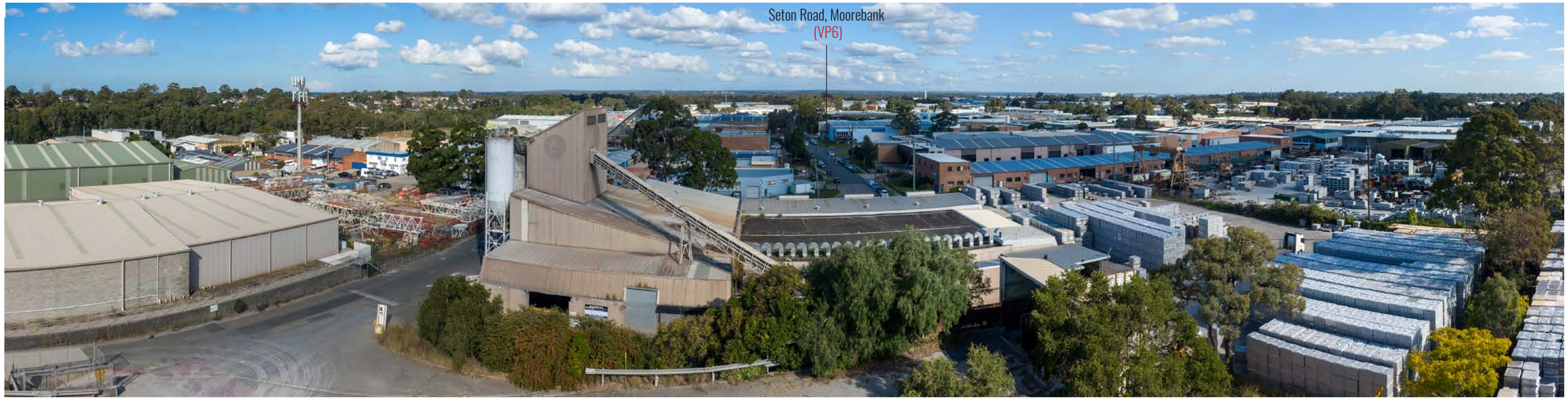


Figure 9: Drone at Position 2 - Looking South (May 2023)

Figure 10: Drone at Position 2 - Looking West (May 2023)

Figure 11: Drone at Position 3 - Looking North (May 2023)

Figure 12: Drone at Position 3 - Looking East (May 2023)

Figure 13: Drone at Position 3 - Looking South (May 2023)

Figure 14: Drone at Position 3 - Looking West (May 2023)

Figure 15: Drone at Position 2 - 120m AGL - Looking North (May 2023)

Figure 16: Drone at Position 2 - 120m AGL - Looking East (May 2023)

Figure 17: Drone at Position 2 - 120m AGL - Looking South (May 2023)

Figure 18: Drone at Position 2 - 120m AGL- Looking West (May 2023)

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 1 DP1296586
Site area	35,190m2
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.

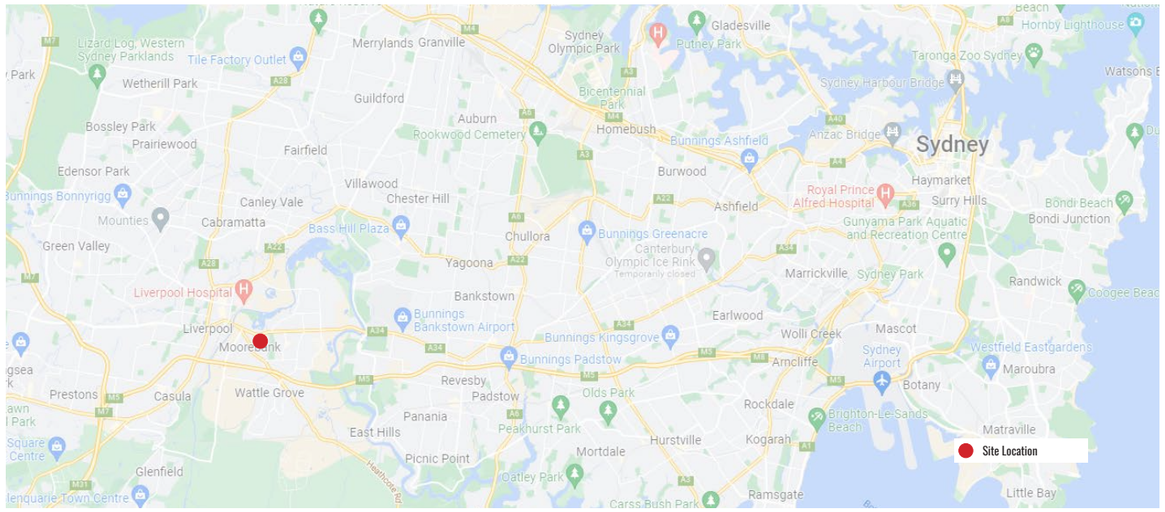


Figure 20: Site Location (Source: Google Maps)

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 (as amended)
Liverpool Development Control Plan 2008 (as amended)
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 was previously occupied by Adbri Masonry within an active industrial precinct. Buildings on the site included single-storey warehouses to the front along Kelso Crescent and a large aggregate processing structure to the rear. These facilities, together with hardstand areas,

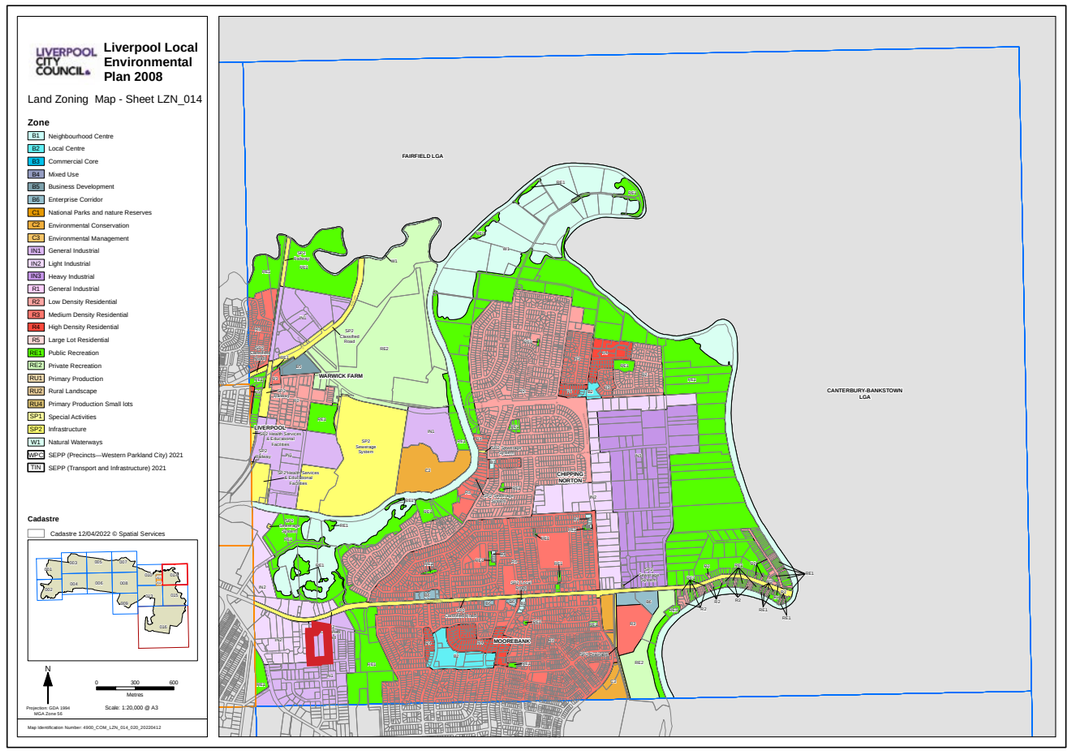


Figure 22: Land Zoning Map LZN_014 (Source: NSW Planning Portal 2023)

reflected the typical character of surrounding industrial uses.

Since the original SSDA was lodged, the site has been cleared under an early works DA, and all former industrial buildings and structures have now been demolished. The site therefore presents as a cleared parcel of land within an established industrial context.

Tree cover within the immediate site boundary is sparse, though several large existing paperbark trees remain in the front landscape setback. To the east, Anzac Creek forms a heavily vegetated open space link that provides a filtered buffer to nearby residential areas. To the west, industrial development extends to Heathcote Road, beyond which lies Clinches Pond Reserve and further residential areas within Moorebank.

Overall, the landscape character of the locality can be described as predominantly industrial and commercial, with some medium-density residential housing to the east. Views from these residential areas are partly screened by vegetation along Anzac Creek, with the potential for visual impacts arising only where development extends above the tree line.

5.3 Sensitivity of the Landscape Resource (The Site)

For this report, "landscape resource sensitivity" concerns the inherent value and susceptibility of the site's landscape to physical and perceptual change, rather than the sensitivity of surrounding viewers (assessed separately in Section 8.0).

The subject site is within an established industrial precinct and is zoned IN1 General Industrial, consistent with ongoing industrial use patterns in the locality. Since lodgement of the 2023 SSDA, the site has been cleared under an early works DA; former Adbri Masonry buildings and structures have been demolished. In its current condition, the site exhibits highly modified ground surfaces and industrial surrounds, with limited remnant vegetation and no identified scenic, recreational, or cultural attributes that would elevate its baseline landscape value.

Given this context, the inherent sensitivity of the site's landscape resource is assessed as very low, which is consistent with the original assessment's conclusion that the on-site landscape resource does not warrant a separate sensitivity appraisal due to its established industrial character and previous uses.

(Note: the nearby Anzac Creek corridor contributes positively to local character, but it lies outside the site's landscape resource. Its visual filtering and amenity functions are addressed in the baseline/context descriptions and in the viewpoint assessments, not as part of the site's intrinsic landscape sensitivity.)

6.0 DEVELOPMENT PROPOSALS

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

6.1 Overall Design Proposals

The revised scheme has been prepared by Pace Architects on behalf of Mapletree. The proposal comprises two multi-level warehouses with ancillary offices, staff amenities, landscaping, loading areas and on-site parking. This represents a design evolution from the original 2023 scheme, which envisaged a single warehouse building.

The development retains the same vehicular access strategy, with primary truck and car access from Kelso Crescent (via Newbridge Road) and secondary access from Seton Road. Internal circulation allows for heavy vehicles to enter and exit in a forward direction, with loading docks located away from street frontages where practicable. A total of 160 car parking spaces and 24 bicycle bays are provided on site.

6.2 Height / Scale / Levels

The maximum ridge height of the revised scheme has increased marginally from RL 36.050m to RL 37.0m. This change is not considered material in terms of the Zone of Visibility, as discussed in Section 2.2. The two-building form maintains a comparable overall scale to the original design but redistributes bulk across separate built elements.

6.3 Colour / Materials & Finishes

The proposed material palette remains consistent with the earlier SSDA scheme, featuring neutral tones, profiled metal cladding, and accent panels that visually break down the building façades. Updated palettes provided by Pace Architects emphasise contemporary industrial finishes that complement the surrounding built form while reducing visual dominance.

6.4 Summary

In summary, the revised development proposal reflects stakeholder input while retaining the intent of a high-quality, functional multi-level warehouse complex. Although the building envelope has been reconfigured into two separate structures with a modest height increase, access arrangements and the overall design approach remain consistent with the original SSDA.

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 and native canopy trees will be planted along Kelso Crescent landscape frontage. 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-11.

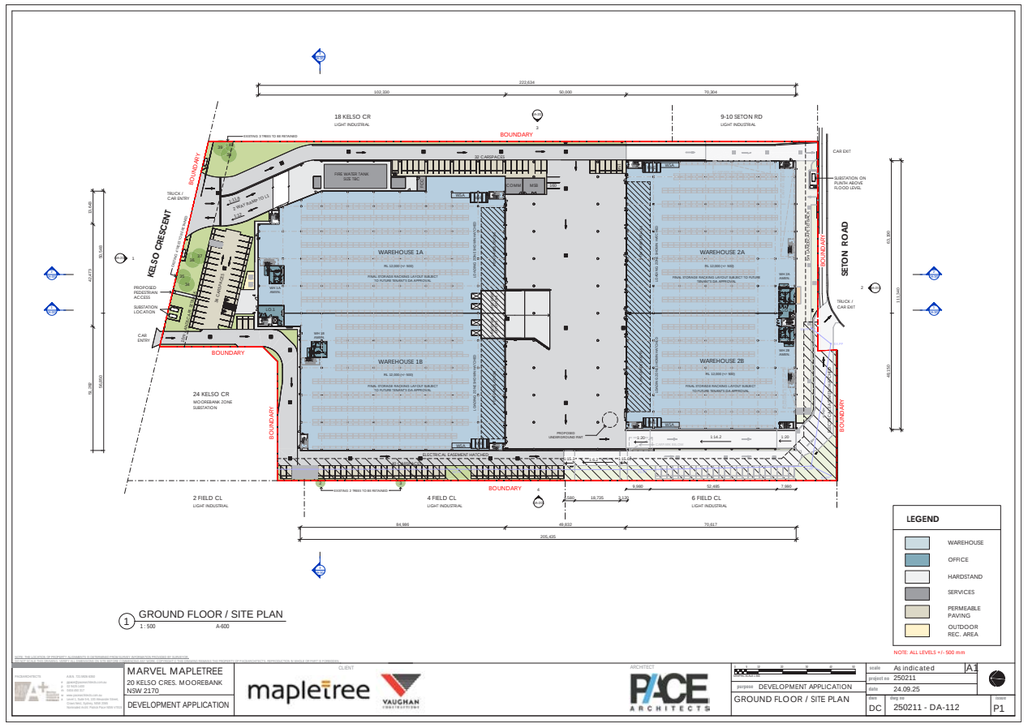


Figure 23: Ground Floor / Site Plan (Source: Pace Architects)

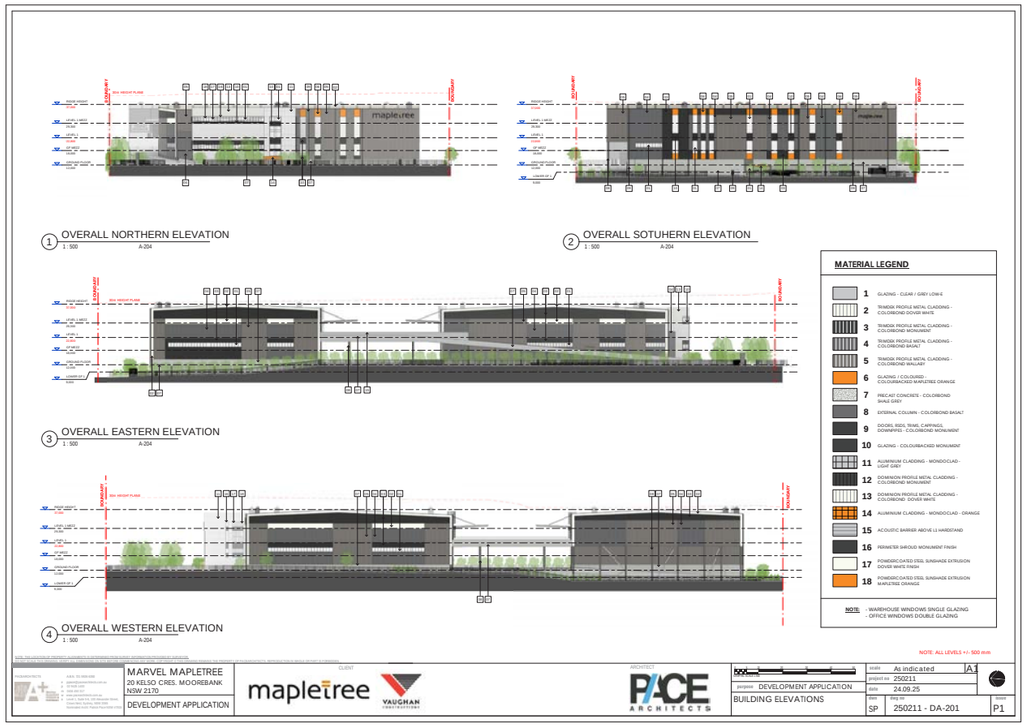


Figure 24: Development Elevations (Source: Pace Architects)

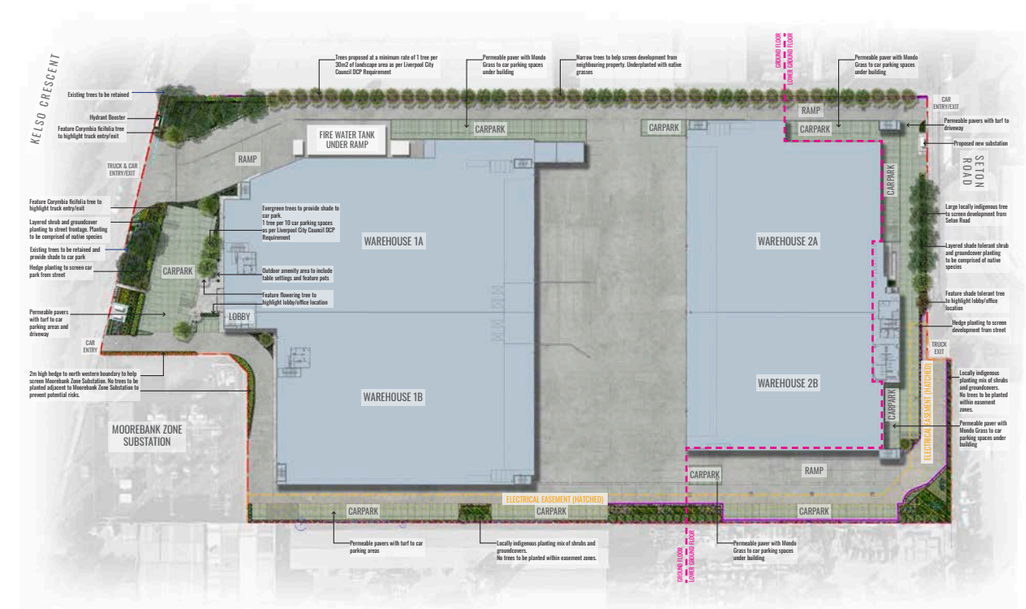


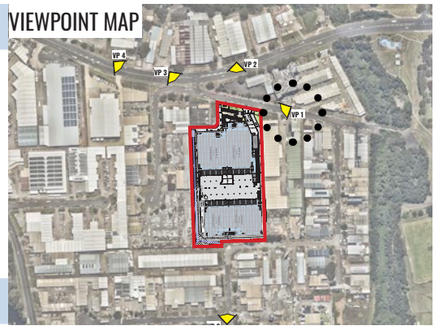
Figure 25: Landscape Masterplan (Source: Geoscapes)

8.0 VISUAL IMPACT ASSESSMENT

8.1 Viewpoint 1

Viewing Location	Kelso Crescent, Moorebank - Looking Southwest
GPS	33°55'50.7"S, 150°56'24.8"E
Elevation (Eye-level)	10.5m AHD
Date and Time	4th Sept 2025 - 11.24am (new baseline), 29th May 2023 - 1.18pm (original baseline)
Baseline Photo and Photomontage Figure	Figure 26a, 26b and 26c
Visual Description	
Approx. Viewing Distance from Site Boundary (2025 Baseline)	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.**

VIEWPOINT MAP



Approximate Extent of Proposed Development

Baseline Photo - May 2023

Photomontage Original SSDA Scheme - Year 15

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

Approx Panoramic Angle of View - 67°

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 0

Figure 26b: Viewpoint 1 - Kelso Crecent, Moorebank - Looking Southwest (Photomontage RTS Year 0)

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 15

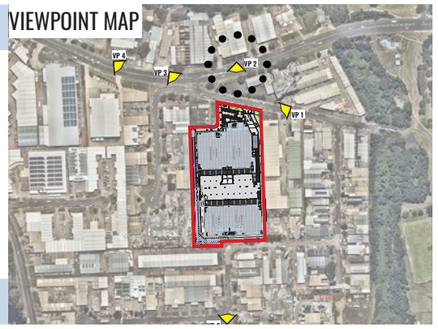
Figure 26c: Viewpoint 1 - Kelso Crecent, Moorebank - Looking Southwest (Photomontage RTS Year 15)

Approx Panoramic Angle of View - 67°

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	4th Sept 2025 - 11.32am (new baseline), 29th May 2023 - 1.41pm (original baseline)
Baseline Photo and Photomontage Figure	Figure 27a, 27b & 27c

VIEWPOINT MAP



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 0. 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.**

Approximate Extent of Proposed Development

Baseline Photo - May 2023

Photomontage Original SSDA Scheme - Year 15

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

Approx Panoramic Angle of View - 67°

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 0

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

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 15

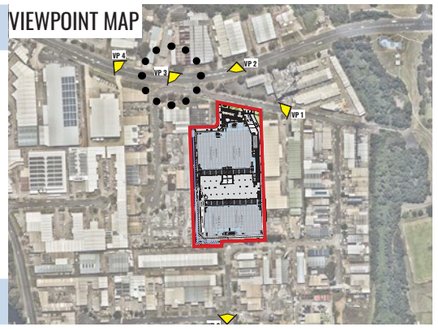
Figure 27c: Viewpoint 2 - Adjacent to 331 Newbridge Road, Moorebank - Looking South (Photomontage RTS Year 15)

Approx Panoramic Angle of View - 67°

8.3 Viewpoint 3

Viewing Location	Adjacent to 337 Newbridge Road, Moorebank - Looking Southeast
GPS	33°55'48.4"S, 150°56'15.7"E
Elevation (Eye-level)	14.35m AHD
Date and Time	4th Sept 2025 - 11.39am (new baseline), 29th May 2023 - 1.32pm (original baseline)
Baseline Photo and Photomontage Figure	Figure 28a, 28b & 28c

VIEWPOINT MAP



Visual Description	
Approx. Viewing Distance from Site Boundary	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.**

Approximate Extent of Proposed Development

Baseline Photo - May 2023

Photomontage Original SSDA Scheme - Year 15

Figure 28a: Viewpoint 3 - Adjacent to 337 Newbridge Road, Moorebank - Looking Southeast (Photomontage Original SSDA Year 15)

Approx Panoramic Angle of View - 67°

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 0

Figure 28b: Viewpoint 3 - Adjacent to 337 Newbridge Road, Moorebank - Looking Southeast (Photomontage RTS Year 0)

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 15

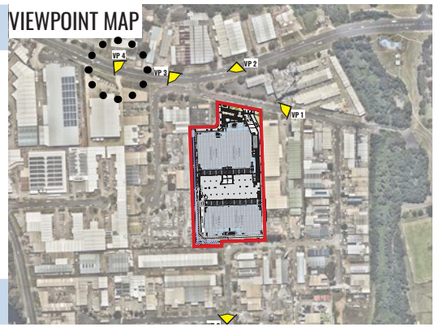
Figure 28c: Viewpoint 3 - Adjacent to 337 Newbridge Road, Moorebank - Looking Southeast (Photomontage RTS Year 15)

Approx Panoramic Angle of View - 67°

8.4 Viewpoint 4

Viewing Location	Adjacent to 353 Newbridge Road, Moorebank - Looking Southeast
GPS	33°55'47.8"S, 150°56'11.4"E
Elevation (Eye-level)	13.55m AHD
Date and Time	4th Sept 2025 - 11.46am (new baseline), 29th May 2023 - 1.50pm (original baseline)
Baseline Photo and Photomontage Figure	Figure 29a, 29b & 29c

VIEWPOINT MAP



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.**

Approximate Extent of Proposed Development

Baseline Photo - May 2023

Photomontage Original SSDA Scheme - Year 15

Figure 29a: Viewpoint 4 - Adjacent to 353 Newbridge Road, Moorebank - Looking Southeast (Photomontage Original SSDA Year 15)

Approx Panoramic Angle of View - 67°

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 0

Figure 29b: Viewpoint 4 - Adjacent to 353 Newbridge Road, Moorebank - Looking Southeast (Photomontage RTS Year 0)

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 15

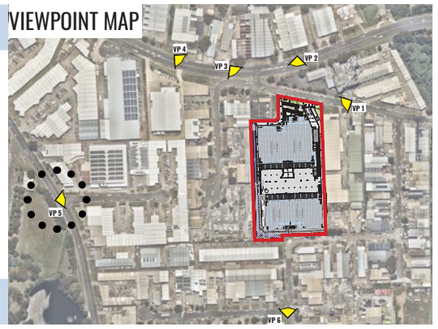
Figure 29c: Viewpoint 4 - Adjacent to 353 Newbridge Road, Moorebank - Looking Southeast (Photomontage RTS Year 15)

Approx Panoramic Angle of View - 67°

8.5 Viewpoint 5

Viewing Location	Heathcote Road, Moorebank - Looking East
GPS	33°55'57.2"S, 150°56'02.3"E
Elevation (Eye-level)	9m AHD
Date and Time	4th Sept 2025 - 12.16pm (new baseline), 29th May 2023 - 14.12pm (original baseline)
Baseline Photo and Photomontage Figure	Figure 30a, 30b & 30c

VIEWPOINT MAP



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.**

Approximate Extent of Proposed Development

Baseline Photo - May 2023

Photomontage Original SSDA Scheme - Year 15

Figure 30a: Viewpoint 5 - Heathcote Road, Moorebank - Looking East - Looking Southeast (Photomontage Original SSDA Year 15)

Approx Panoramic Angle of View - 67°

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 0

Figure 30b: Viewpoint 5 - Heathcote Road, Moorebank - Looking East (Photomontage RTS Year 0)

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 15

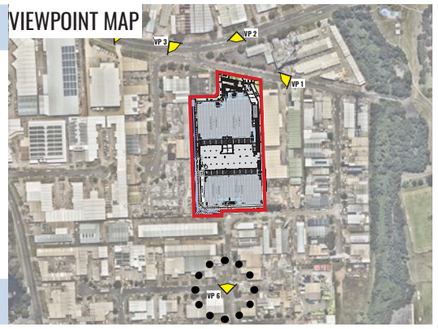
Figure 30c: Viewpoint 5 - Heathcote Road, Moorebank - Looking East (Photomontage RTS Year 15)

Approx Panoramic Angle of View - 67°

8.6 Viewpoint 6

Viewing Location	Seton Road, Moorebank - Looking North
GPS (New 2025 Baseline Position)	33°56'04.4"S, 150°56'19.9"E
Elevation (Eye-level) - (New 2025 Baseline Height)	9.6m AHD
Date and Time	4th Sept 2025 - 12.04pm (new baseline), 29th May 2023 - 14.35pm (original baseline)
Baseline Photo & Photomontage Figure	Figure 31a, 31b & 31c

VIEWPOINT MAP



Visual Description	
Approx. Viewing Distance from Site Boundary	160m
View description & prominence of the development	This viewpoint is taken from Seton Road on the southern boundary of the site. For the revised SSDA, the baseline photograph was retaken in 2025. On the day of photography, a large articulated lorry was parked at the original 2023 location, blocking the view corridor. As a result, VP6 was relocated approximately 60 metres further south along Seton Road. The revised position provides a slightly broader and more open view towards the development site compared to the 2023 baseline. The foreground is dominated by road infrastructure, with industrial buildings and fencing framing the view. Vegetation along the site boundary provides some partial filtering, but the cleared site is now visible beyond the frontage.
Visual Receptor Sensitivity	This viewpoint represents transient views experienced by road users along Seton Road. These receptors are considered to have low sensitivity, as views are brief, experienced in motion, and occur within a context already dominated by industrial land uses. The revised position does not alter this sensitivity rating. It is judged that the sensitivity for this receptor to the development would be **very low.**
Magnitude of Change	The proposed development is prominently visible above the site frontage from this location. In the revised VP6 position, the southern warehouse is viewed front-on, with the northern warehouse positioned directly behind and therefore largely concealed. The building mass is thus perceived as a single large form. Compared with the 2023 viewpoint, the revised location exposes more of the southern façade, making its full vertical scale more apparent within the streetscape. The contrast in height between the proposed warehouse and the surrounding lower-rise industrial buildings further accentuates its visibility, increasing its prominence in the view. The magnitude of change is therefore assessed as **high.**
Significance of Visual Impact	The significance of the visual impact at this location is judged to be **minor.**

Approximate Extent of Proposed Development

Baseline Photo - May 2023

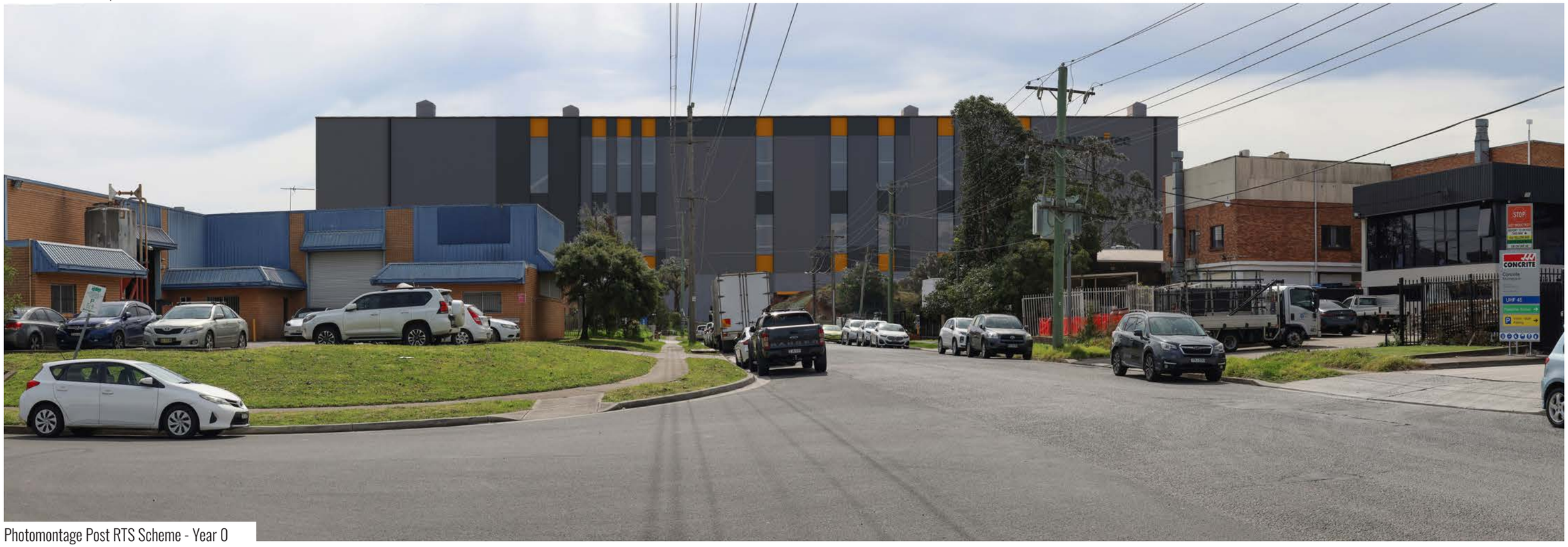
Photomontage Original SSDA Scheme - Year 15

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

Approx Panoramic Angle of View - 67°

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

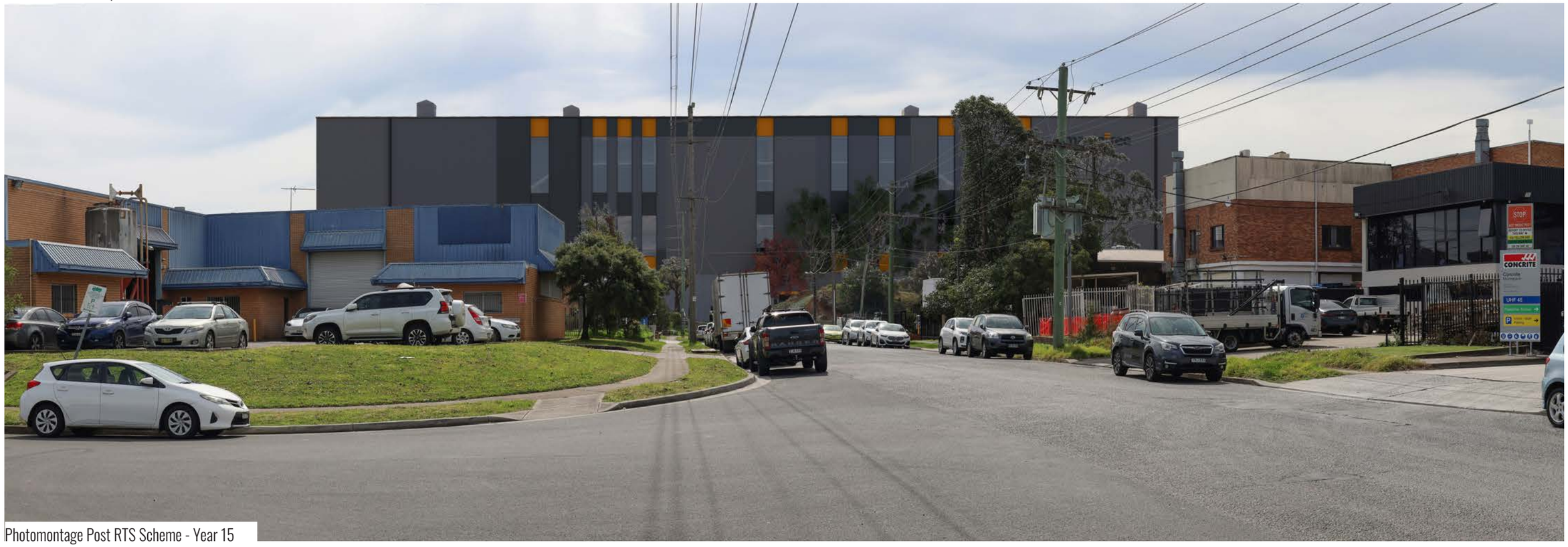


Photomontage Post RTS Scheme - Year 0

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

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025



Photomontage Post RTS Scheme - Year 15

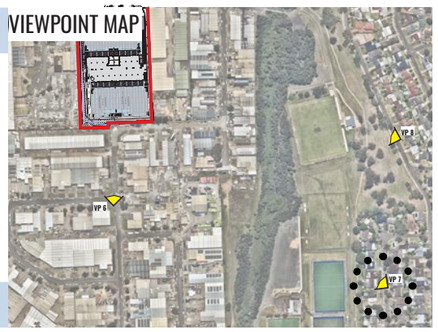
Figure 31c: Viewpoint 6 - Seton Road, Moorebank - Looking North (Photomontage RTS Year 15)

Approx Panoramic Angle of View - 67°

8.7 Viewpoint 7

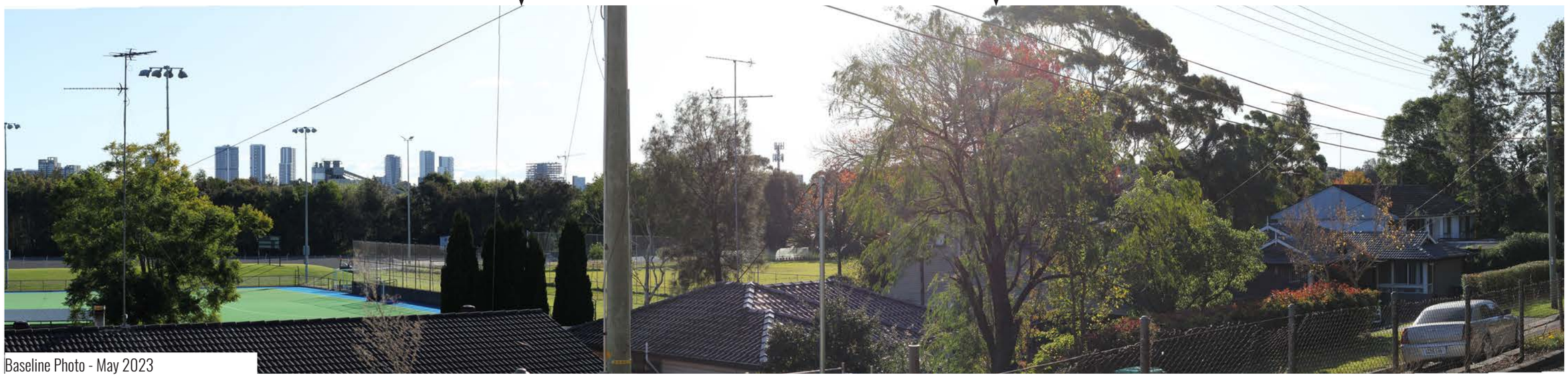
Viewing Location	Adjacent to 35 Gal Crescent, Moorebank - Looking Northwest
GPS	33°56'09.8"S, 150°56'41.1"E
Elevation (Eye-level)	17m AHD
Date and Time	4th Sept 2025 - 12.38pm (new baseline), 29th May 2023 - 14.50pm (original baseline)
Baseline Photo & Photomontage Figure	Figure 32a, 32b & 32c

VIEWPOINT MAP



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.**

Approximate Extent of Proposed Development



Baseline Photo - May 2023

Photomontage Original SSDA Scheme - Year 15

Figure 32a: Viewpoint 7 - Adjacent to 35 Gal Crescent, Moorebank - Looking Northwest (Photomontage Original SSDA Year 15)

Approx Panoramic Angle of View - 67°

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 0

Figure 32b: Viewpoint 7 - Adjacent to 35 Gal Crescent, Moorebank - Looking Northwest (Photomontage RTS Year 0)

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 15

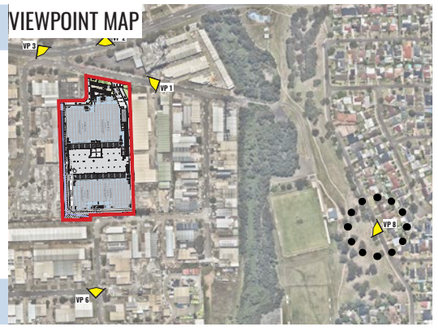
Figure 32c: Viewpoint 7 - Adjacent to 35 Gal Crescent, Moorebank - Looking Northwest (Photomontage RTS Year 15)

Approx Panoramic Angle of View - 67°

8.8 Viewpoint 8

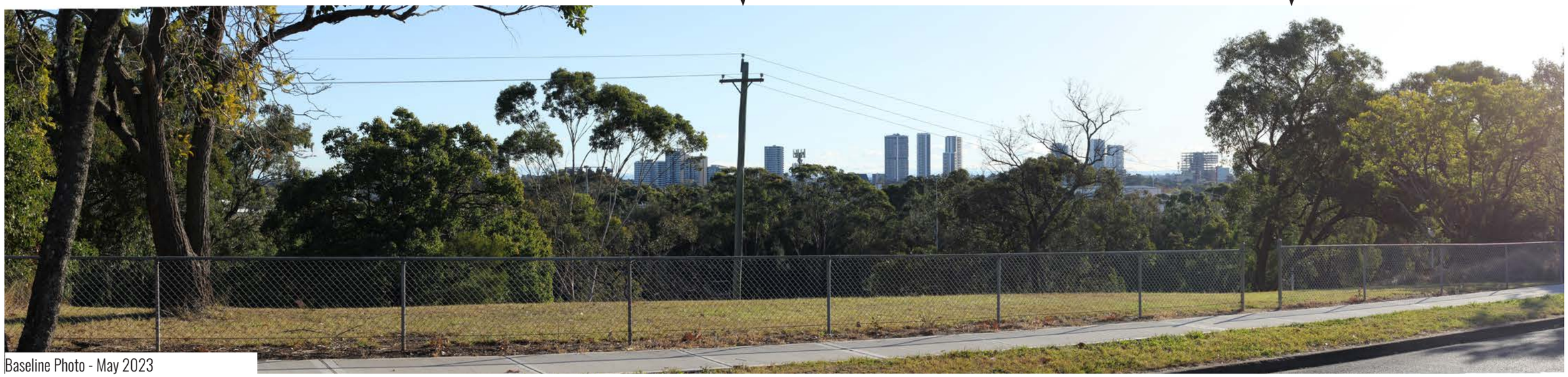
Viewing Location	Adjacent to 41 Jack O'Sullivan Road, Moorebank - Looking West
GPS	33°56'00.4"S, 150°56'41.9"E
Elevation (Eye-level)	26.22m AHD
Date and Time	4th Sept 2025 - 12.48pm (new baseline), 29th May 2023 - 15.04pm (original baseline)
Baseline Photo & Photomontage Figure	Figure 33a, 33b & 33c

VIEWPOINT MAP



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 recognisble 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.**

Approximate Extent of Proposed Development



Baseline Photo - May 2023

Photomontage Original SSDA Scheme - Year 15

Figure 33a: Viewpoint 8 - Adjacent to 41 Jack O'Sullivan Road, Moorebank - Looking West (Photomontage Original SSDA Year 15)

Approx Panoramic Angle of View - 67°

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 0

Figure 33b: Viewpoint 8 - Adjacent to 41 Jack O'Sullivan Road, Moorebank - Looking West (Photomontage RTS Year 0)

Approximate Extent of Proposed Development

Baseline Photo - Sep 2025

Photomontage Post RTS Scheme - Year 15

Figure 33c: Viewpoint 8 - Adjacent to 41 Jack O'Sullivan Road, Moorebank - Looking West (Photomontage RTS Year 15)

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-building industrial warehousing development at 20 Kelso Crescent in Moorebank NSW. This report is supported by on-site analysis, desktop study, updated baseline 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 industrial uses, including the recent demolition of the Adbri Masonry facility under an early works DA.

There are a number of residential dwellings 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 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)
- Seton Road, Moorebank - (VP6) *

*this rating has increased from minor negligible in the 2023 SSDA to minor in the revised assessment. This change reflects the new baseline photograph location (relocated ~60m south due to obstruction), which provides a more open view of the southern warehouse. It does not reflect any material increase in the visual impact of the revised scheme itself.

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)

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 buildings have been selected to help blend the development into the tones seen in vegetation along Anzac Creek, which assists in making the warehousing appear 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
DPHI	Department of Planning, Housing and Infrastructure
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