

LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

230 Martin Rd Badgerys Creek

Liverpool, NSW 2555



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1.0 - Introduction

1.1 Project Background

The Landscape and Visual Impact Assessment LVIA document has been prepared to support a State Significant Development Application for the proposed development. This includes two warehouses or distribution centres containing ancillary offices, amenities and manufacturing use (in lot 1 only) with associated parking, landscaping and access. The development also comprises site clearance works, necessary bulk earthworks and the installation and augmentation of utilities infrastructure and other services.

This LVIA sets out to address the SEARs requirements below:

▪ The design package must include a Visual Analysis and Visual Impact Assessment addressing the proposed development in its context. It must show the proposed landscape arrangements. ▪ Visual - a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas • Details of staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: ▪ nearby public and private receivers ▪ significant vantage points in the broader public domain • consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks.	Refer to Section 3 (The Site and Environs), Section 4 (Baseline Description), Section 6 (Landscape Strategy, Design and Mitigation), and Appendix: SSDA Landscape Documentation Refer to Section 8 (Visual Impact Assessment) and Appendix: SSDA Landscape Documentation
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1.2 This Report and Author

Habit8 has been commissioned by EMKC³ Development.

The report author, David Vago, is a landscape architect with 24 years of experience registered with the Australian Institute of Landscape Architects (AILA)

2.0 – Methodology of Assessment

2.1 Guidelines

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

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

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

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

As stated in paragraph 1.20 of the GLVIA:

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

2.2 Computer Generated Visualizations

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

These are presented in this report as before and after images on the same sheet for ease of comparison. The computer-generated images also include landscape mitigation at a mature age of 15 years. The assessment undertaken at Year 15 assumes that such proposals have the opportunity to grow and become effective. For the purposes of most LVIA's 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.

2.3 Sensitivity of the Landscape Resource

A number of factors influence professional judgement when assessing the degree to which a particular landscape receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the value attached to the receptor determined at baseline stage and the susceptibility of the receptor to the type of change arising from the development proposal.

The table below provides an indication of the criteria by which the sensitivity of any landscape receptor is determined by combining judgements of the value of the receptor and its susceptibility to the type of change or development proposed. A degree of professional judgement applies in arriving at the sensitivity for receptors. Wherever sensitivity is judged, the specific combinations of factors that have influenced that judgement are described. The table has been adapted from the GLVIA with terms used as more appropriate for assessment of Australian landscape.

Table 01: Landscape Receptor Sensitivity Criteria

Category	Landscape Receptor Criteria
Very High	Nationally designated/valued landscape and landscape features; strong/distinctive landscape characteristics: absence of landscape detractors. Rare receptor in excellent condition. A landscape receptor extremely sensitive to disturbance or change in character due to the development proposals. No potential or very limited potential for substitution or replacement.
High	Locally designated valued landscape and features: many distinctive landscape characteristics: very few landscape detractors. Uncommon receptor in good condition. A landscape receptor sensitive to disturbance or change in character due to the development proposals. Limited potential for substitution or replacement.
Medium	Undesignated landscape and features: some distinctive landscape characteristics: few landscape detractors. A relatively common receptor in fair condition. A landscape receptor with a moderate level of sensitivity to disturbance or change in character due to the development proposals. Some potential for substitution or replacement.
Low	Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.
Very Low	Undesignated landscape and features: absence of distinctive landscape characteristics: presence of many landscape detractors. A common receptor in very poor condition. A landscape receptor with very limited sensitivity to disturbance or change in character due to the development proposals. Good potential for substitution or replacement.

The magnitude of change is determined through a range of considerations particular to each receptor and effect. In line with the GLVIA, the three main attributes considered are:

1. Scale of Change
2. Geographical Extent
3. Duration and reversibility

The table below provides an indication of the criteria by which the magnitude of change as a result of the development proposed upon a landscape receptor is judged within this assessment. These criteria provide a framework for assessment, and final conclusions are reached through clear and transparent use of reasoned professional judgement, taking into account a range of factors as described above.

Table 02: Landscape Receptor of Change Criteria

Category	Definition
Very High	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. Large scale effects influencing several landscape types or character areas.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site.

Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may not be uncharacteristic within the existing landscape. Effects at the site level (within the development itself)
Very Low	Barely discernible loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements not uncharacteristic within the existing landscape. Effects only experienced on parts of the site at a very localized level.

2.4 Visual Receptor Sensitivity

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

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

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

Table 03: Visual Receptor Sensitivity

Category	Definition
Very High	Designed view to or from a heritage / protected asset. Key protected viewpoint e.g. interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view recognized in planning policy designation [LEP, DCP, DOP]. Views from the main living space of residential properties, state public rights of way e.g. bush trails and state designated landscape feature with public access. Visitors to heritage assets of state importance.
High	View of clear value but may not be formally recognized e.g. framed view of high scenic value from an individual private dwelling or garden. It may also be inferred that the view is likely to have value e.g. to local residents. Views from the secondary living space of residential properties and recreational receptors where there is some appreciation of the landscape e.g. golf and fishing. Local public rights of way and access land. Road and rail routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People engaged in outdoor sport where an appreciation of the landscape has little or no importance e.g. football and soccer. Road users on main routes (Motorway/Freeway/Highway) and passengers on trains.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.

For the visual receptors identified, the factors above are examined and the findings judged in accordance with the indicative categories below in the table to determine the magnitude of change.

Table 04: Visual Receptor Magnitude of Change Criteria

Category	Definition
Very High	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view. Direct views at close range with changes over a wide horizontal and vertical extent.
High	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.
Medium	The proposed development will form a new and recognizable element within the view which is likely to be recognized by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Low	The proposed development will 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.

2.5 Significance of the Impact

For each receptor type, the **sensitivity** of the location is combined with the predicted **magnitude of change** to determine the level of effect on any particular receptor. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in the table below:

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

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

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

Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, Habit8 will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

2.6 Site Inspection and Photographic Recording

The consultant team carried out a site inspection to verify the results of desktop study and to evaluate the existing visual character of the area. Locations were identified that would potentially be subject to visual impacts from the Proposal. **Photographs were taken by Habit8 from key viewpoints. This information was later used to create the photomontages.**

2.7 Visualization of the Development

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

Views were generated from the model that matched the camera positions of photographs taken from the key viewpoints. The photograph was taken from an RL calculated on the height of the camera at 2m above the existing ground level. The 3D model was then combined with the photographs to create simulated views of the proposal.

2.8 Assessment of Visual Impact

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

- **The structure dwellers, motorist and pedestrians along Martin Road**

Views at a variety of distances from the site have also been considered, however it is noted that the site is surrounded by RU4 (Primary Production Small Lots) on the east side of the lot, ENZ (Environment and Recreation) on the north and south side and ENT (Enterprise) on the north, south and west side of the site. The presence of South Creek and the associated vegetation located to the east of the site, between the site and the RU4 land serves as a natural buffer that screens the development from views coming from this direction. It is expected that for the RU4 zones (Primary Production Small Lots) residential properties east of these areas, the significance of that for the visual impact will be **negligible/minor**.

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

3.0 - The Site and Environs

The site is located at 230 Martin Road, Badgerys Creek (Lot A / DP406215)

The site location is shown in Figure 1.



Figure 1 – Site location (Source: nearmap.com.au)

230 Martin Road, Badgerys Creek is situated within the Local Government Area (LGA) of Liverpool City Council in New South Wales, Australia. The site is located in a semi-rural area that is undergoing transformation due to its proximity to Western Sydney Airport.

The site can be accessed from Martin Road (north-south), connecting to Elizabeth Drive and the future Eastern Ring Road.

The site has an area of approximately 24.28ha. It is irregular in shape. The eastern boundary corresponds with the alignment of South Creek. Existing attributes include agricultural land with an existing farm dam and associated structures. The Wianamatta South Creek vegetated riparian corridor runs along the eastern boundary.

South Creek flows to the east of 230 Martin Road, Badgerys Creek in a north-south direction. It is a significant watercourse in the area, contributing to the local environment and landscape.



Figure 2 – Lots

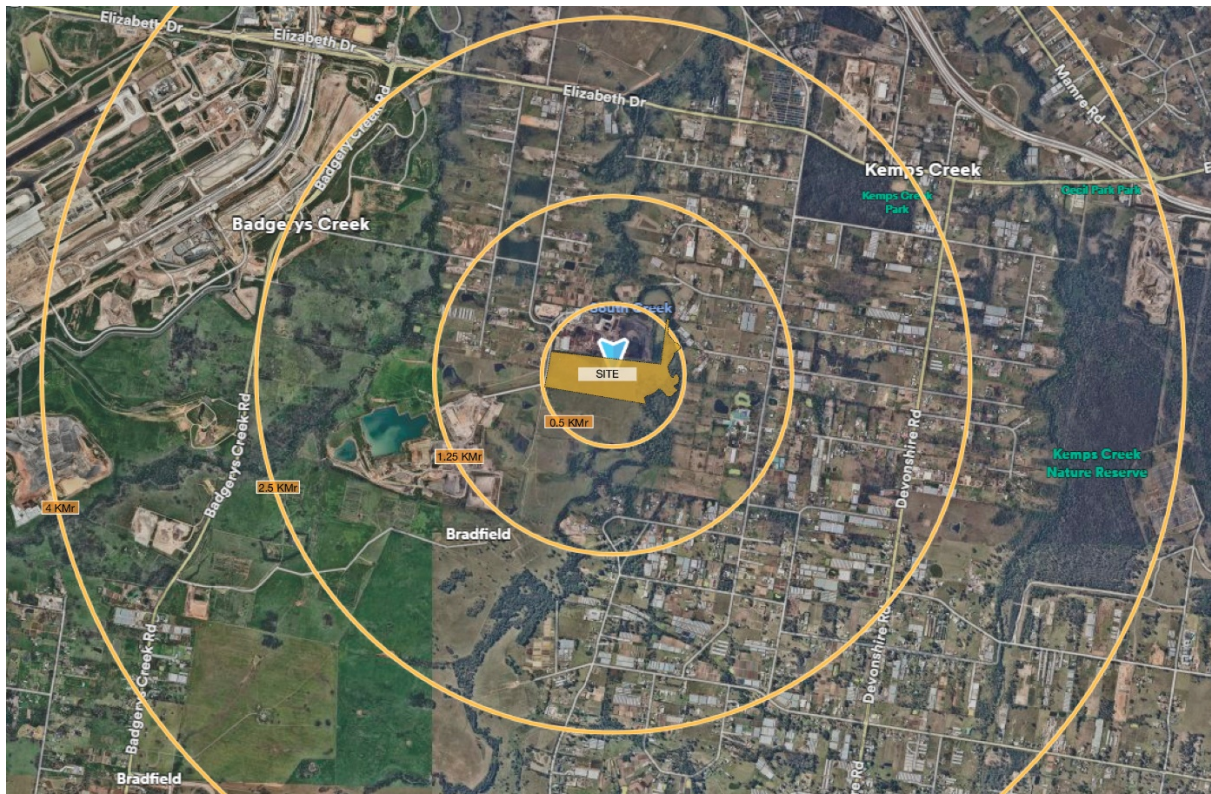


Figure 3 – Regional Context

3.1 Context

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

Table 2 – Surrounding Development

Lot	Features
South	Agricultural Farm Holdings South Creek Beyond
North	Agricultural Landholdings (ANL Site) Residential Area
East	The Wianamatta South Creek Waterway Agricultural Research Station Cemetery Along Eastern Bank RU4 Primary production small lots
West	Western Sydney Airport Badgerys Creek Brick Manufacturing Facility (by CSR)

Table 1: Site Description

ADDRESS	TITLE
230 Martin Rd, Badgerys Creek NSW 2555	Lot A / DP406215

4.0 – Baseline Description

4.1 Planning Context

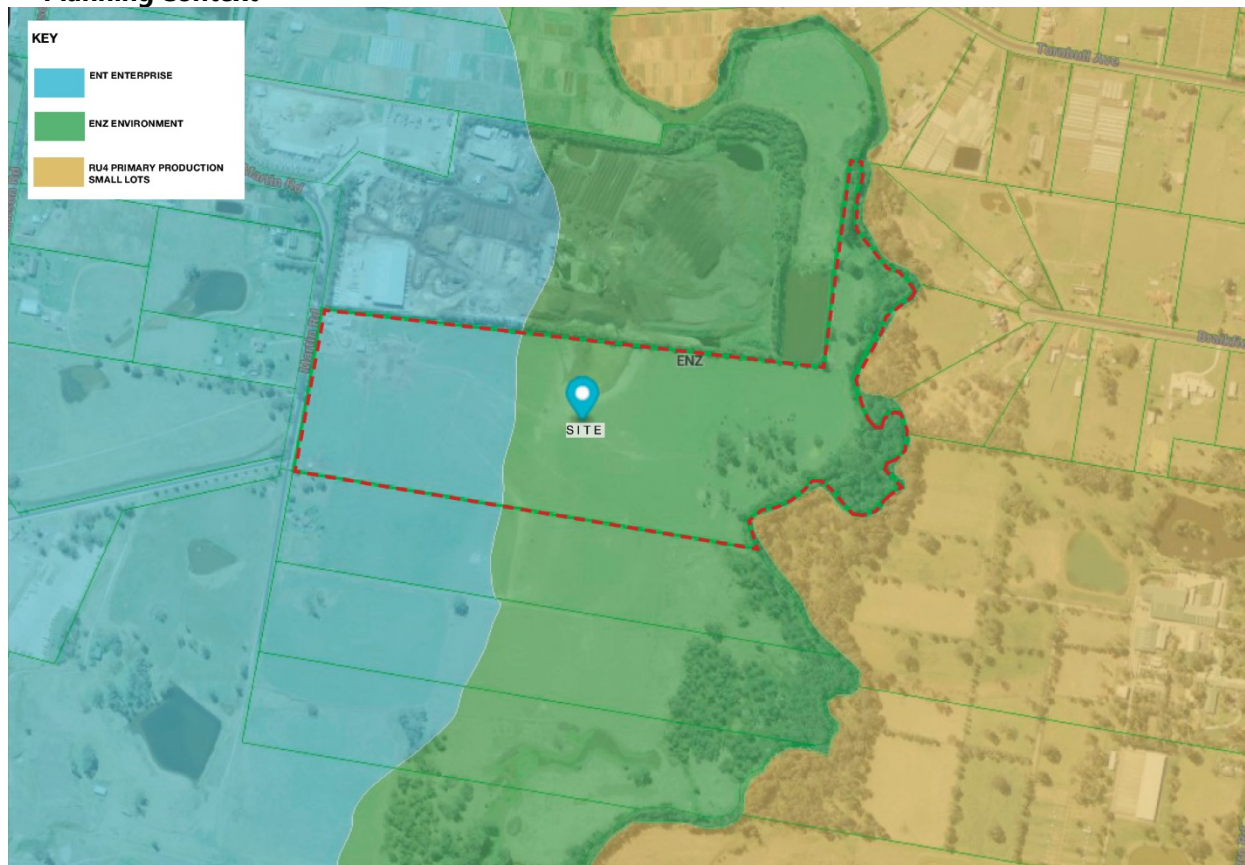


Figure 4 – Site Current Zoning

Western Half (Zoned ENT - Enterprise): This part of the site is designated for enterprise activities, which typically include commercial, industrial, or business uses. This zoning allows for developments that support economic growth and business operations.

Eastern Half (Zoned ENV - Environment and Recreation): In contrast, this section is zoned for environmental and recreational purposes. This might include parks, natural reserves, or facilities that promote outdoor activities, focusing on preserving nature and providing recreational opportunities for the community.

The proposed development will take place in the western part of the site, which is designated for business activities. Additionally, there will be efforts to enhance the eastern area, known as ENZ land, which is set aside for environmental and recreational use. This will include planting more trees and shrubs in that section to improve its ecological quality and overall appearance.

4.2 Landscape Character

The site is located within the Western Sydney Aerotropolis and is a short distance east of the new Western Sydney International Airport, which is currently under construction and is expected to be completed and operational in 2026. Approximately 11,000 hectares of land was rezoned for employment uses in 2020 under the Precincts SEPP to support the WSI.

A new Metropolitan Centre (to be known as 'Bradfield') will be developed to the southwest of the site in the adjoining 'Aerotropolis Core Precinct'.

The Western Sydney Aerotropolis Precinct Plan identifies several other smaller Neighbourhood Centres nearby the site, including centres to the north (around Pitt Street), west and south.

The site and surrounding properties are located within the Badgerys Creek precinct. The precinct plan states that the Badgerys Creek precinct will transform from lower density and less intensive land uses, buildings and structures to higher order employment-focused technology, advanced manufacturing and industry uses with the opportunity for between 9,000 – 11,000 jobs.

4.3 Sensitivity of the Landscape

The site is generally of a gently undulating landform, with elevations ranging from RL46 along South Creek (east) to RL58 west of the site. The steepest areas are situated along the banks of South Creek in the east. In general, lower-lying areas are located in the east while the high points are in the west.

A local value may be held by some visual receptors with high sensitivity to the site along Martin Road and passing pedestrians and motorists of medium sensitivity. These views are likely to be based on perceptual aspects such as wildness, tranquility, land use and green open space. No development has taken place to the south, which still retains a rural character for now. The land to the west of Martin Road is currently used for industrial purposes. The site is privately owned and therefore does not add any recreational benefit to the community. The character of the adjacent sites is generally **ENT Enterprise, ENZ Environment and RU4 Primary Production Small Lots**.

A number of canopy trees will be planted all throughout the development and along its North, East, South, and West setbacks. Almost all planting within the development is proposed to be native with a large proportion of endemic species in accordance with the proposed landscape plan and DCP.

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.

The conclusion drawn from the analysis above suggests the sensitivity of the landscape to be **low** due to the sites gently undulating topography and existing land use. While some visual receptors along Martin Road may have moderate sensitivity, their views are less significant compared to nearby industrial areas and the undeveloped rural character to the south. The site's private ownership limits community recreational value and planned native tree plantings will enhance the area without significantly altering its character.

4.4 Key Views – Receptor Locations

The symbols and numbering on the following map indicate the locations from viewpoints close to nearby sensitive residential receptors and significant vantage points within the surrounding public domain. No sensitive visual receptors are identified in the north due to the intervening adjacent development. The most visual sensitive receptors are those properties along Martin Road. Photomontages from eye level have been generated to represent as closely as possible views from these receptor locations. Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints A, B, C, D, E, F and G.



Figure 5 – Visual Receptor Locations

5.1 Development Proposals

5.2 Built Elements

The proposal consists of two warehouse structures (Lot 1 and Lot 2 Warehouse). Building height has been set at 12.95m (RL 63.85) of the ridge from floor level for Lot 1 Warehouse and 12.65m (RL 64.65) for Lot 2 Warehouse

5.3 Materials

External building facades for the main warehouse buildings are mix of precast concrete dado wall panels aluminum cladding and colorbond steel metal claddings. Office areas are a combination metal cladding, aluminum cladding and precast concrete walls

The use of precast concrete paneling provides a neutrally coloured appearance to the development. Refer to section 6.0 Visual Assessment for further description of materials and finishes from visual receptor locations.

Dominant bright colours are proposed on the office area of the building forms which could potentially draw attention to the development from visual receptors. The dominance of the materiality will become less apparent in year 15 when landscape is expected to be at full maturity within the setback zones.

5.4 Floor Levels

Lot 1 Warehouse RL 50.90
Lot 2 Warehouse RL 52.00

5.5 Ridge Height Levels

Lot 1 Warehouse RL 63.85
Lot 2 Warehouse RL 64.65

5.6 Site Access and Parking

Access for vehicles to the industrial estate will be from Martin Road. Loading hardstand and waste collections areas are screened from street fronts by the building form and landscaping setbacks. Carparking flanks the building at the western side for Lot 1 and western and eastern side for Lot 2

5.7 Setbacks

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

Lot 1: Martin Road 46.85m Building setback; 8.64m Landscape setback
Lot 2: Martin Road 28.10m Building setback; 11.95m Landscape setback

5.8 Lighting

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

5.9 Signage

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

6.0 Landscape Strategy, Design and Mitigation

6.1 Potential effects of the development

It has been established in section 4.3 that the **sensitivity of the landscape is low** and the ability of the site to accept the proposal is judged to be appropriate. From baseline images established in section 8.0, it is apparent that views close and across the development site are of greater importance than those views from the wider landscape.

The nearest residential properties to the site boundary are around 185m east and will have a minor change of view facing the development and horizon beyond. Any visual impact would be mitigated by vegetation from ENZ Zone and South Creek separating the development from the residential properties

The design of the setbacks recognizes the need to provide significant mitigation to surrounding lots in the form of dense canopy tree planting together with a large shrub and groundcover understory. To comply with bushfire guidelines, tree clusters will be arranged with adequate spacing between them, promoting safety and accessibility. Additionally, shrubs will be strategically placed outside the extents of the tree canopy, covering no more than 10% of the IPA area. This approach not only enhances the ecological integrity of the site but also ensures adherence to safety regulations, creating a balanced and resilient landscape. This will also help to soften the appearance of the development from the most highly sensitive receptors (Residential properties, east of the site). It can be argued that the landscape will be enhanced by the introduction of new landscape setback areas that currently don't exist.

To comply with bushfire guidelines, tree clusters will be arranged with adequate spacing between them, promoting safety and accessibility. Additionally, shrubs will be strategically placed outside the extents of the tree canopy, covering no more than 10% of the IPA area. This approach not only enhances the ecological integrity of the site but also ensures adherence to safety regulations, creating a balanced and resilient landscape.

Photomontages of the development from the Martin Road and South Creek Interface are assessed in section 8.0 of this report. These demonstrate a view at approximately year 15 of the development, this is when planting is expected to reach maturity and become most effective at screening the development.

6.2 Landscape Masterplan

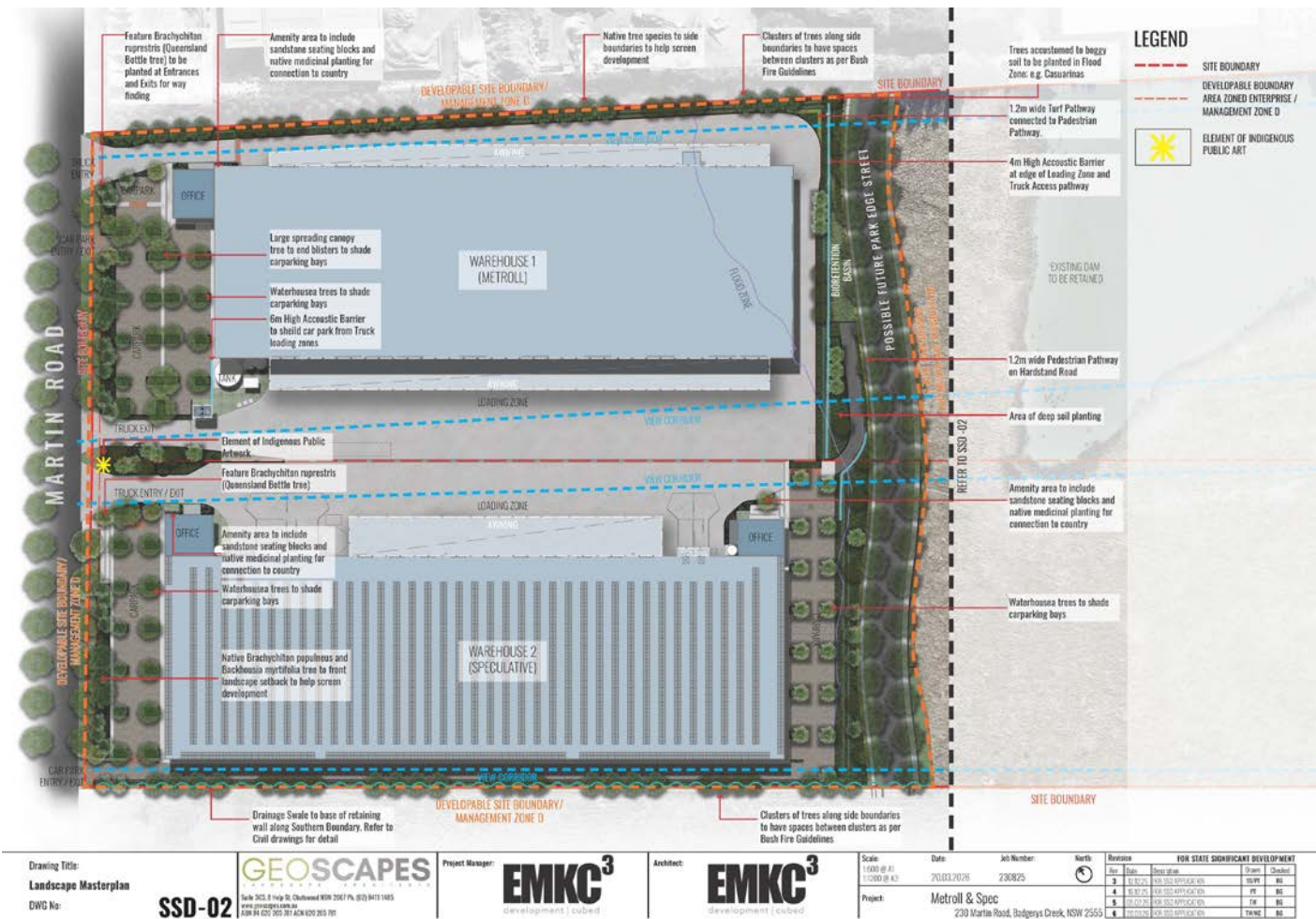


Figure 6 – Landscape Masterplan

7.0 Landscape Impact Assessment

The sensitivity of the landscape has been assessed within the baseline to be **low** (see section 4.0). Based on the proposed development and the existing rural character of the adjacent landscape, the receptor of change is considered to be **low**, and the magnitude of change is judged to be **medium** from Martin Road, **very low** from Lawson Road looking east, **low** from Lot 1 hardstand looking east, **medium** from Braikfield Ave looking southeast, **low** from South Creek looking west. The significance of impact therefore is judged to be **moderate/minor**.

8.0 Visual Impact Assessment

8.1 Viewpoint A

Viewing Location Along Martin Rd (looking north)

Photomontage Figure **Figure 7**
RL 57.00

Visual Description
Approx. Viewing Distance from Site Boundary 15m
Prominence of the development Viewed at approx. RL 59.00, looking northeast towards the site.

Visual Sensitivity

Low landscape receptor sensitivity. Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Medium visual receptor sensitivity. View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People where an appreciation of the landscape has little or no importance e.g. road users on main routes.

Magnitude of Change

High landscape receptor of change. Notable loss or alteration to one or more elements/features/ characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.

High visual receptor magnitude of change. The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.

Significance of Impact

The significance of the impact is **moderate** due to the proposed building’s street presence. Proposed landscaping and an articulated building façade shall reduce the proposal’s impact on the streetscape.

Figure 7 View A – Existing Baseline & Photomontage



Baseline photo



0 Year



15 Years

8.2 Viewpoint B

Viewing Location

Along Martin Rd (looking east)

Photomontage Figure

Figure 8
RL 54.00

Visual Description

Approx. Viewing Distance from Site Boundary
Prominence of the development

28m
Viewed at approx. RL 56.00, looking east towards the site

Visual Sensitivity

Low landscape receptor sensitivity. Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Medium visual receptor sensitivity. View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People where an appreciation of the landscape has little or no importance e.g. road users on main routes.

Magnitude of Change

High landscape receptor of change. Notable loss or alteration to one or more elements/features/ characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.

High visual receptor magnitude of change. The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.

Significance of Impact

The significance of the impact is **moderate** due to the proposed building’s street presence. Proposed landscaping and an articulated building façade shall reduce the proposal’s impact on the streetscape.

Figure 8 View B – Existing Baseline & Photomontage



Baseline photo



0 Year



15 Years

8.3 Viewpoint C

Viewing Location Along Lawson Rd (looking east)

Photomontage Figure **Figure 9**
RL 66.00

Visual Description
Approx. Viewing Distance from Site Boundary 490m
Prominence of the development Viewed at approx. RL 68.00, looking east towards the site.

Visual Sensitivity

Very Low landscape receptor sensitivity. Undesignated landscape and features absence of distinctive landscape characteristics: presence of many landscape detractors a common receptor in very poor condition. A landscape receptor with very limited sensitivity to disturbance or change in character due to the development proposals. Good potential for substitution or replacement.

Very Low visual receptor sensitivity. 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.

Magnitude of Change

Low receptor of change. 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 locations where views of the surrounding landscape may have some importance.

Low magnitude of change. The proposed development will for a minor constituent of the view being partially visible or at sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.

Significance of Impact

The significance of impact will be **negligible**. due to the distance and infill development separating this view and the proposed development. The proposed tree planting will also form a canopy screen.

Figure 9 View C – Existing Baseline & Photomontage



Baseline photo



Baseline photo with reference to proposed development



0 Year



15 Years

8.4 Viewpoint D

Viewing Location	From Possible Future Park Edge Street verge (looking east)
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Photomontage Figure

Figure 10
RL 47.00

Visual Description	
Approx. Viewing Distance from Site Boundary	within the site
Prominence of the development	Viewed at approx. RL 51.00, looking east towards South Creek

Visual Sensitivity	High landscape receptor sensitivity. Locally designated valued landscape and features: many distinctive landscape characteristics: very few landscape detractors. Uncommon receptor in good condition. A landscape receptor sensitive to disturbance or change in character due to the development proposals. Limited potential for substitution or replacement. High visual receptor sensitivity. View of clear value but may not be formally recognized. It may also be inferred that the view is likely to have value e.g. to local residents.
Magnitude of Change	Very low visual receptor magnitude of change. 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. Low landscape receptor of change. Minor loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may not be uncharacteristic within the existing landscape. Effects at the site level (within the development itself).
Significance of Impact	The significance of impact will be minor. The retention of selected existing trees and proposed tree planting will strengthen the landscape character of the site looking towards the creek corridor. Due to the view orientation, there are no impacts from the proposed built form.

Figure 10 View D– Existing Baseline & Photomontage



Baseline photo



0 Year



15 Years

8.5 Viewpoint E

Viewing Location	Along Braikfield Ave (looking southwest)
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Photomontage Figure

Figure 11
RL 46.50

Visual Description	
Approx. Viewing Distance from Site Boundary	217m
Prominence of the development	Viewed at approx. RL 48.50, looking southwest towards the site.

Visual Sensitivity	Medium landscape receptor sensitivity. Undesignated landscape and features: some distinctive landscape characteristics: few landscape detractors. A relatively common receptor in fair condition. A landscape receptor with a moderate level of sensitivity to disturbance or change in character due to the development proposals. Some potential for substitution or replacement. High visual receptor sensitivity. View of clear value but may not be formally recognized e.g. framed view of high scenic value from an individual private dwelling or garden. It may also be inferred that the view is likely to have value e.g. to local residents. Views from the secondary living space of residential properties and recreational receptors where there is some appreciation of the landscape e.g. golf and fishing. Local public rights of way and access land. Road and rail routes promoted in tourist guides for their scenic value.
Magnitude of Change	Very Low magnitude of change. 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. Low receptor of change. 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.
Significance of Impact	The significance of impact will be minor/negligible The development cannot be seen from this residence due to distance, topography and vegetation.

Figure 11 View E– Existing Baseline & Photomontage



Baseline photo



Baseline photo with reference to proposed development



0 Year



15 Years

8.6 Viewpoint F

Viewing Location	From South Creek (looking west)
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Photomontage Figure

Figure 12
RL 44.00

Visual Description	
Approx. Viewing Distance from Site Boundary	0m
Prominence of the development	Viewed at approx. RL 46.00, looking west towards the site.

Visual Sensitivity	Low visual receptor sensitivity. 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. Medium landscape receptor sensitivity. Undesignated landscape and features: some distinctive landscape characteristics: few landscape detractors. A relatively common receptor in fair condition. A landscape receptor with a moderate level of sensitivity to disturbance or change in character due to the development proposals. Some potential for substitution or replacement.
Magnitude of Change	Medium landscape receptor of change. Partial loss or alteration to one or more key elements/features/ characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site. Medium visual receptor magnitude of change. The proposed development will form a new and recognizable element within the view which is likely to be recognized by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Significance of Impact	The significance of impact will be minor. The development can be seen through the trees but distance, topography and vegetation make these views very abstract and broken.

Figure 12 View F– Existing Baseline & Photomontage



Baseline photo



0 Year



15 Years

8.7 Viewpoint G

Viewing Location From Possible Future Park Edge Street verge (looking west)

Photomontage Figure **Figure 13**
RL 47.00

Visual Description
Approx. Viewing Distance from Site Boundary within the site
Prominence of the development Viewed at approx. RL 49.00, looking west.

Visual Sensitivity
Low visual receptor sensitivity. 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.

Low landscape receptor sensitivity. Undesignated landscape and features: few distinctive landscape characteristics; presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.

Magnitude of Change
Medium landscape receptor of change. Partial loss or alteration to one or more key elements/features/ characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site.

Medium visual receptor magnitude of change. The proposed development will form a new and recognizable element within the view which is likely to be recognized by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.

Significance of Impact
The significance of impact will be **minor**. Proposed landscaping and an articulated building façade shall reduce the proposal’s impact on the streetscape.

Figure 13 View G– Existing Baseline & Photomontage



Baseline photo



0 Year



15 Years

9.0 Conclusions and Non-Technical Summary

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

Through this report it is concluded that the proposed development will cause a change in the view of a very small number of properties. Road users, pedestrians, and cyclists have been identified as being impacted at a low level.

Views from adjacent residential properties to the east of the site shall have views to the proposed development but are to be mitigated with proposed tall native canopy trees, screening shrubs and groundcovers are planted and the existing vegetation from South Creek. Following maturity, these planted buffers will provide a dense screen to help to soften and screen as per proposed landscape plan and DCP.

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

Passing motorists, cyclists and pedestrians will also experience a **minor** change in view because of the proposed tree planting along the front landscape setback and the carpark areas flanking the west side of the proposed warehouses and will form a canopy screen. Furthermore, Martin Rd is not on the major cycleway route and is not a street where walking is encouraged due to industrial truck movements.

As previously discussed within sections of this report, the development is proposed to be heavily landscaped in setbacks surrounding the site helping to soften and screen views for these users. It should also be noted that these users living along and/or traveling in a north-south direction along Martin Rd barely experience views which include the current proposed warehouse facility.

The visual impact of the development to the surrounding area is acceptable as the evolving character of the area – which forms part of the Western Sydney Aerotropolis, is expected to undergo significant transformation.

10.0 Glossary of Terms

Term	Definition
SEARs	Secretary's Environmental Assessment Requirements
GVLIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
DPE	Department of Planning and Environment
LEP	Local Environmental Plan
DCP	Development Control Plan
Baseline	The existing condition / character of the landscape or view as its current condition.
Landscape Receptor	The landscape of the development site
Landscape Sensitivity	How sensitive a particular landscape is to change and to ability accept the development proposals.
Visual Receptor	A group or user experiencing views of the development from a particular location.
Visual Sensitivity	The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects.
Magnitude of Change	The magnitude of the change to a landscape receptor or visual receptor.
Significance of Impact	How significant an impact is for a landscape or visual Receptor.
Cumulative Effects	Cumulative landscape or visual effects are the combined effects that arise through the interaction of two or more developments, whether of the same type or not.