

APPENDIX **G**

**Visual Impact Assessment
(GBD, 2014)**

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Proposed Small Stock Abattoir Development & Continued Operation of the Blayney SeaLink Cold Store Complex

Visual Impact Assessment

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Metziya Pty Ltd

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Green Bean Design – Capability Statement

Green Bean Design (GBD) was established as a landscape architectural consultancy in 1999 and has specialised in landscape and visual impact assessment over the past 10 years. As an independent consultancy, GBD provide professional advice to a wide range of commercial and government clients involved in large infrastructure project development.

GBD owner, and principal landscape architect Andrew Homewood, is a registered landscape architect and member of the Australian Institute of Landscape Architects and the Environmental Institute of Australia and New Zealand. Andrew has over 21 years continuous employment in landscape consultancy and has completed numerous landscape and visual impact assessments for a variety of large scale and state significant infrastructure, including mines, transmission lines/substations, wind farms and solar power developments.

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Executive Summary

Green Bean Design (GBD) was commissioned by SLR Consulting Pty Ltd on behalf of Metziya Pty Ltd (the Applicant), to prepare a Visual Impact Assessment (VIA) for a proposed small stock abattoir at Blayney in the Central West of New South Wales. The small stock abattoir will be wholly located within the existing Blayney SeaLink Cold Store Complex and situated within the western portion of the existing Blayney SeaLink site.

The Applicant is also seeking to consolidate multiple development approvals relating to the existing Blayney SeaLink Cold Store Complex into a single new development consent. This consolidation will not result in any visual impacts relating to existing infrastructure, therefore this VIA involved an evaluation of the visual significance with regard to the proposed development of the small stock abattoir and associated infrastructure (the Project).

The Project has been determined to have an overall negligible to low visual significance on the majority of residential dwellings and public view locations beyond the Project location and SeaLink site. This includes views from urban and rural residential dwellings within and surrounding the Blayney Township, local road corridors, the Mid Western Highway and the Main Western Railway.

The negligible to low visual significance largely results from the screening influence of local undulating landforms combined with tree cover (including evergreen pine tree planting) which occur within and across portions of the landscape surrounding the Blayney SeaLink site. The negligible to low visual significance also results from, and is partially mitigated by the fact that the Project is located adjacent to existing infrastructure associated with the SeaLink Cold Store Complex which is similar in scale and form to the proposed abattoir building.

The Project has been determined to have a potential moderate visual significance on the 'Athol' Homestead and Garden. The moderate visual significance results from the high sensitivity of the receptor (including visitation for public functions and ceremonial purposes) and the short distance between the Homestead and Garden to the Project. Whilst there is some potential to gain views toward the Project from various areas within the 'Athol' Gardens and upper storey views from rooms within the Homestead, there is some degree of screening provided by existing mature deciduous and non deciduous trees within the garden.

There is potential to mitigate and minimise the moderate visual significance (from moderate to low) upon the 'Athol' Homestead and Garden through the design, materials selection and implementation of planting within the Project location. These issues are discussed in more detail in this VIA.

Introduction

Section 1

1.1 Introduction

The Applicant proposes to construct a small stock abattoir at the existing Blayney SeaLink facility to process rangeland goats for export. The small stock abattoir will be located adjacent to and combine with operations out of the existing SeaLink Cold Store Complex.

1.2 Project objectives

The Applicant is seeking approval under the provisions of Part 4, Division 4.1 of the Environmental Planning & Assessment Act 1979 for the Project. The Project will:

- develop a small stock abattoir with the capacity to process up to 4,500 head per day, comprising rangeland goats and some sheep/lambs;
- construct ancillary infrastructure to support the abattoir and existing cold store operations, including a separate vehicular access road to Newbridge Road, heavy vehicle maneuvering and turning areas, car parking, services, administration offices and a waste water treatment system; and
- include consolidation of the multiple development approvals relating to the existing Blayney SeaLink Cold Store Complex into a single new development consent under Part 4 of the EP&A Act.

1.3 Project area

The Project will be located adjacent to, and to the west of the existing cold store complex. The Project comprises a portion of the existing freezer unit curtilage and an area of modified and open pasture extending west from the existing freezer units.



Plate 1 – View east toward the existing SeaLink cold store facility from Church Hill, Blayney.



Plate 2 – View south across proposed abattoir site toward Newbridge Road and ‘Athol’ Homestead

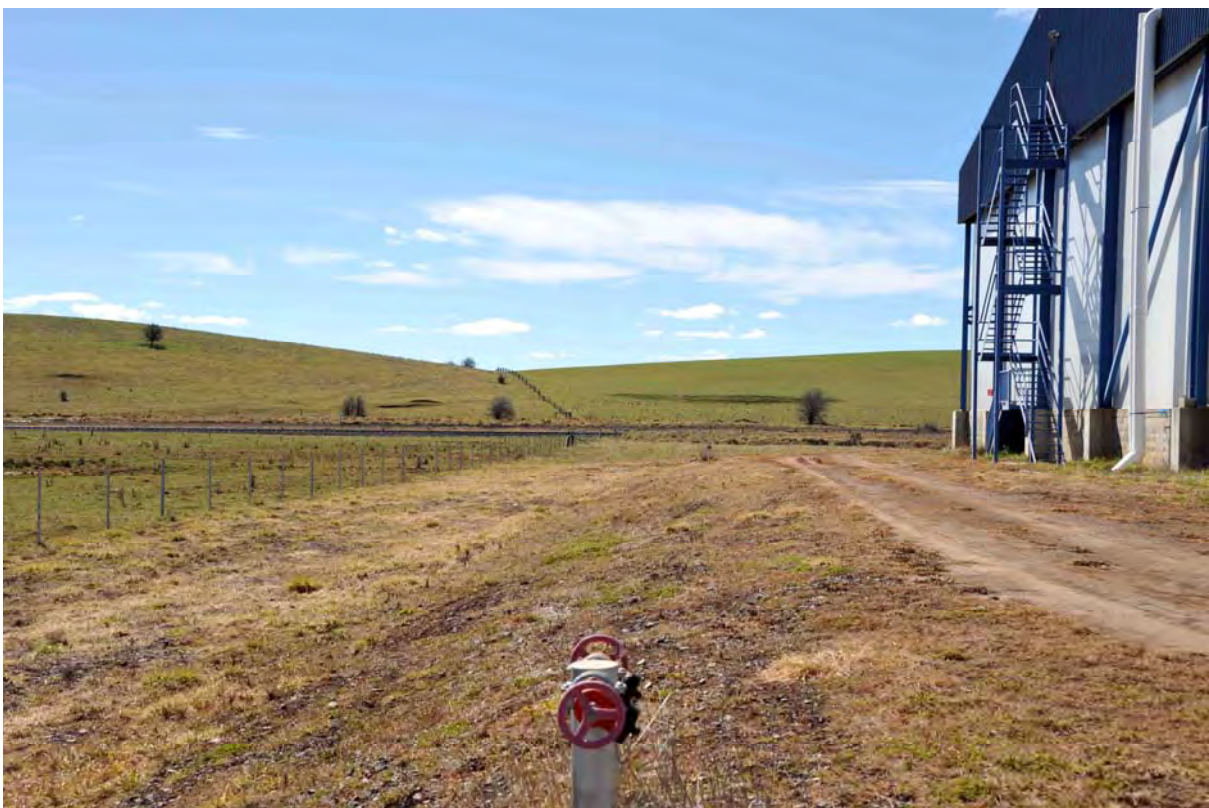
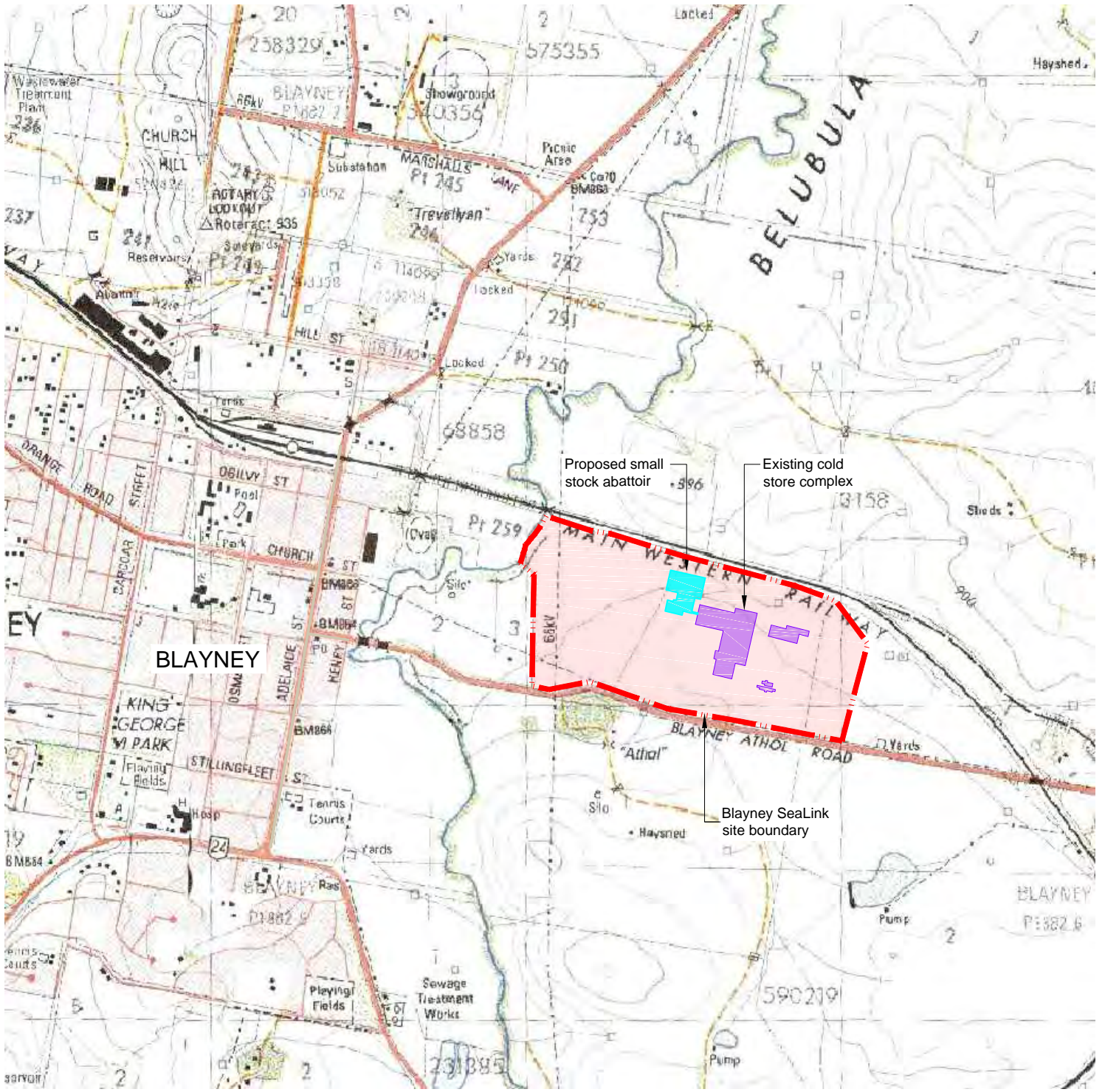


Plate 3 – View north across proposed abattoir site toward the Main Western Railway



Site location



Regional location

Not to scale

Figure 1
Location Plan

Proposed Small Stock Abattoir

VIA objectives and methodology

Section 2

2.1 Legislative framework

There are no Federal, New South Wales State Government or Local Government Authority planning policies, guidelines or standards that apply to the visual impact assessment prepared for this Project. Notwithstanding the lack of policies, guidelines or standards, this VIA has been prepared with regard to industry standards including those such as:

- Visual Landscape Planning in Western Australia (Western Australian Planning Commission, November 2007); and
- Guidelines for Landscape and Visual Impact Assessment 3rd Ed. (Landscape Institute and Institute of Environmental Management and Assessment, 2013).

2.2 VIA objectives

The primary objective of this VIA is to determine the likely visual significance of the Project on people living and working in, or travelling through the landscape within and surrounding the Project. This VIA has also been undertaken to:

- assess the existing visual character of the Project location as well as the surrounding landscape;
- determine the extent and nature of the potential visual significance of the Project on surrounding areas; and
- identify measures to mitigate and minimise any potential visual impacts.

The VIA methodology has been applied to a number of similar VIA for infrastructure developments prepared by GBD, which have been assessed and approved by the New South Wales Department of Planning and Environment (DoP&E).

This VIA addresses and responds to the Secretary's Environmental Assessment Requirements (SEARs) dated 14 August 2014 for the assessment of potential visual impacts of the Project. This VIA notes the visual guidelines referenced in the SEAR's, and has been prepared with regard to:

- Standards Australia (AS4282) Control of Obtrusive Effects of Outdoor Lighting; and
- State Environmental Planning Policy no. 64 Advertising and Signage.

2.3 Methodology

This VIA methodology included the following activities:

- desktop study addressing visual character and identification of view locations within the surrounding area;
- fieldwork and photography;
- assessment and determination of visual significance; and
- determination of potential mitigation measures.

2.4 Desktop study

A desktop study was carried out to identify an indicative viewshed for the Project. This was carried out by reference to 1:25,000 scale topographic maps as well as aerial photographs of the Project location and surrounding landscape.

Topographic maps and aerial photographs were also used to identify the locations and categories of potential view locations that could be verified during the fieldwork component of the assessment. The desktop study also outlined the visual character of the surrounding landscape including features such as landform, elevation, landcover and the distribution of residential dwellings.

2.5 Fieldwork and photography

The fieldwork involved:

- a site inspections to determine and confirm the potential extent of visibility of the Project and ancillary structures; and
- determination and confirmation of the various view location categories and locations from which the Project structures could potentially be visible.

2.6 Assessment of visual significance

The visual significance of the Project on surrounding residential view locations will result primarily from a combination of the potential visibility of the Project infrastructure and the characteristics of the landscape between, and surrounding, the view locations and the Project. The potential degree of visibility and resultant visual significance will be partly determined by a combination of factors including:

- distance between view location and various proposed elements within the Project location;
- duration of view from receptor locations toward various constructed elements within the Project location;
- predicted impact of the Project on existing visual amenity;
- nature of predicted visual impacts; and
- visual sensitivity of locations from which views toward the Project exist.

The determination of a visual significance is also subject to a number of other factors which are considered in more detail in this VIA.

2.7 Mitigation measures

Mitigation measures have been determined to assist in the reduction and, where possible, remediation of any significant adverse effects on surrounding views locations that may arise from the Project.

Location, viewshed and project description

Section 3

3.1 Location and viewshed

The Project is located approximately one kilometre to the east of Blayney, a small township in the Central West region of New South Wales. The farming town and administrative centre, with a population of around 3,500 is situated on the Mid Western Highway and administered by the Blayney Shire Council.

The Project is bounded by the existing cold store complex to the east and extends across open and generally level improved pasture within the Blayney SeaLink site. The SeaLink site boundary is defined by the Newbridge Road corridor to the south and the Main Western Railway to the north. Land to the west of the SeaLink site extends to the urban edge of Blayney and to the east SeaLink adjoins a parcel of land approved for a dewatering facility as part of the Cadia East Mining Project.

The viewshed toward external landscape and urban areas from within the SeaLink site is largely influenced by the distribution of buildings across the site as well as property boundary and road corridor tree planting. Local views may also be contained by a gentle sloping and undulating rural landscape; however, opportunities to obtain more distant and extensive views exist from a small number of elevated locations including the dedicated public lookout at Church Hill.

There are opportunities to gain distant views toward the SeaLink site and Project from some portions of the Blayney urban area although views toward the Project from the majority of the Blayney urban area will be screened by buildings within the urban area.

3.2 Project description

The Project will include a range of works adjacent to the existing cold store complex: These works include construction of:

- an abattoir building generally incorporating internal:
 - stockyards (lower and raised yards);
 - processing operations;
 - offices;
 - amenities; and
 - workshops.



Ancillary infrastructure associated with, and external to the abattoir building will include:

- ventilation and boiler stacks;
- waste water treatment equipment;
- an access road and staff car park;
- site entry signage;
- lighting; and
- various soft landscape works.



Figure 2: Site layout

Legend

-  Proposed abattoir building
-  Existing cold store facility

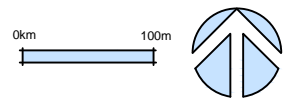


Figure 2
Site Layout

Proposed Small Stock Abattoir

3.2.1 Abattoir building

The proposed abattoir building (incorporating internal ancillary facilities) will be located within a visually singular structure extending across an area around 130 metres by 111 metres and approximately 15 metres high. The proposed building mass, form and line will be visually similar to other buildings within the SeaLink cold store facility. This VIA notes that the majority of activities associated with the operation of the abattoir including unloading livestock to the holding yards, waste water treatment and processing livestock will all take place inside the abattoir building thereby minimising visual impacts once the abattoir is in operation.

3.2.2 Boiler and ventilation stacks

The Project will include two boiler and a ventilation stack. The boiler stacks will be located on the west side of the proposed abattoir building and the ventilation stack on the east. The boiler stacks will be approximately 8 metres high and will not extend above the abattoir external roof line. The ventilation stack will extend approximately 3 metres above the highest point of the roof.

3.2.3 Waste water treatment equipment

The Project will include waste water treatment equipment as a component of the development. The water treatment equipment will be located to the east of the proposed abattoir development and predominantly screened from public view locations by the abattoir building and the existing cold store complex.

3.2.4 Access road and staff car park

Vehicular access to the proposed abattoir will be located around 200 metres to the west of the existing access road to the cold store complex. The access road will extend north from the Newbridge Road corridor for around 200 metres providing access to a staff car park and the abattoir building.

3.2.5 Site entry signage

The Project will include site signage to identify the abattoir and ownership as well as directional and operational signage within the Project location. Signage will be located within the Blayney SeaLink site boundary.



Plate 4 – Existing SeaLink entry signage



Plate 5 – Internal SeaLink signage

3.2.6 Lighting

Limited lighting will be installed around the perimeter of the abattoir building for security/operational and maintenance activities. Lighting will be installed with regard to the guidelines set out in Australian Standard for

the control of obtrusive effects of outdoor lighting and where possible will avoid direct views to sources of illumination from surrounding sensitive receptors and minimise potential for light spill beyond the SeaLink site boundary. Lighting installations will be similar to those installed at and around the existing cold facility.



Plate 6 – Existing flood light on admin building



Plate 7 – Existing cold store external security lighting

3.2.7 Soft landscape works (existing and proposed)

The existing SeaLink site includes areas of shrub and tree planting alongside the cold store buildings, administration building and along the SeaLink southern site boundary. Planting around and alongside existing buildings generally comprises evergreen coniferous species which delineate internal roadways from operational areas around the cold store facility. Planting is also used to highlight and soften the existing SeaLink entry signage. Tree planting has been previously undertaken along the southern boundary of the SeaLink site, between the existing administration building car park and the site boundary to the Newbridge Road corridor. Deciduous and evergreen tree planting continues west along the SeaLink southern boundary to the Newbridge Road corridor. Evergreen pine tree planting occurs along the top of an earth bund (constructed for visual mitigation purposes) that extends for approximately 325 meters on the southern site boundary. The site inspection noted that whilst the earth bund screens views toward the existing cold store facility (as well as the proposed Project location) from a section of the Newbridge Road corridor, it does not screen views toward the existing cold store facility or proposed Project from the 'Athol' Homestead or areas within the garden which occupy an elevated position relative to the SeaLink site. Existing pine tree planting along the earth bund will provide some degree of screening toward the Project and the existing cold store facility subject to further growth.



Plate 8 – Existing tree planting along the SeaLink southern site boundary (Athol visible beyond)



Plate 9 – Existing pine tree planting along the SeaLink southern site boundary (Athol visible beyond)

Panoramic photographs

Section 4

4.1 Individual and panoramic photographs

A series of individual and panorama digital photographs were taken during the course of the fieldwork to illustrate existing views in the vicinity of a number of view locations inspected as part of this VIA. The panorama photographs were digitally stitched together to form a segmented panorama image to provide a visual illustration of the existing view from each photo location.

The panoramic photographs presented in this VIA have been annotated to identify existing built and natural elements located within the existing view as well as the proposed Project where relevant. The panoramic photograph locations are illustrated in **Figure 3**, and the panoramic photographs illustrated in **Figures 4 to 8**.

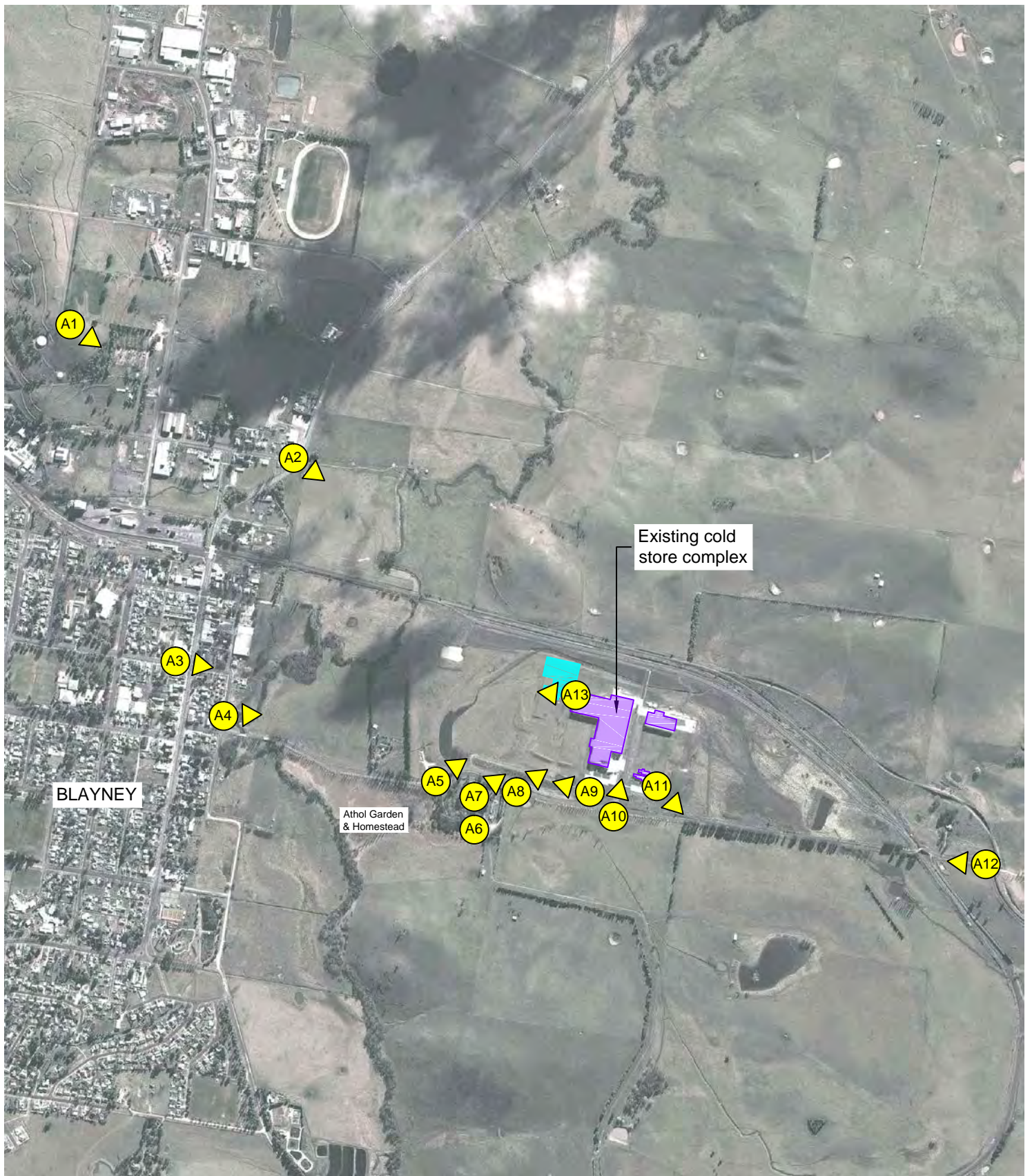


Figure 3: Photo locations

-  Photo location
-  Existing cold store facility
-  Proposed abattoir building

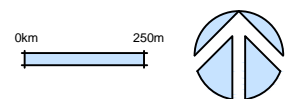


Figure 3
Photo locations

Proposed Small Stock Abattoir



Photo Location A1 - View west to south west from Church Hill lookout toward the existing cold store complex



Photo Location A2 - View south west from the Mid Western Highway toward the existing cold store complex



Photo Location A3 - View west from Church Street Blayney toward the existing cold store complex

Figure 4
Photo Sheet 1

Proposed Small Stock Abattoir



Photo Location A4 - View west to south west from Henry Street toward the existing cold store complex



Photo Location A5 - View west to north west from Newbridge Road at Athol Garden & Homestead main entry

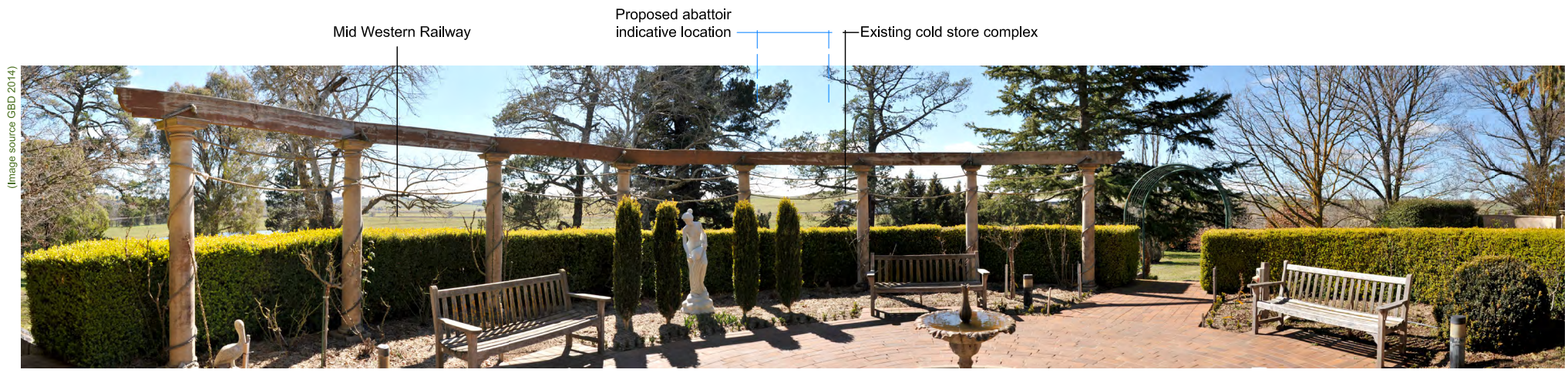


Photo Location A6 - View north to north west from Athol Gardens (ceremonial area) toward the existing cold store complex

Figure 5
Photo Sheet 2

Proposed Small Stock Abattoir



Photo Location A7 - View north to north west from Athol Gardens toward the existing cold store complex



Photo Location A8 - View north to north west from Newbridge Road toward the existing cold store complex



Photo Location A9 - View east to north east from the Sealink cold store complex toward Newbridge Road corridor (west) and Athol Gardens

Figure 6
Photo Sheet 3

Proposed Small Stock Abattoir