

Aussie Skips Recycling – Bellfrog St Site upgrades

Visual Impact Assessment for SSDA

October 25



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Acknowledgement of Country

4Pillars acknowledges the Traditional Owners of the land on which this site is located, the people of the Eora and Darug nations. We pay our respects to their Elders past and present.



Disclosure statement

Mr James Hammond, CEO of 4Pillars is engaged, via an EnviroNow services agreement, to provide environmental consulting services to Aussie Skips Recycling Pty Ltd.

This document has been prepared by 4Pillars and Mr Hammond in their capacity as independent environmental professionals. The statements and conclusions of this document are based on an objective evaluation of the available facts and data.

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1. Scope of assessment

Aussie Skips Recycling Pty Ltd (Aussie Recycling) is proposing to upgrade the existing waste facility located at 13 Bellfrog Street, Greenacre (Lot 15/DP1133214) (the “Site”).

The Site is currently used for the receipt, storage and export of soils, aggregates, virgin excavated natural material (VENM) and other similar waste materials. The site is currently permitted to receive an annual combined throughput of waste material of 199,000 tonnes (t) in any 12-month period.

Aussie Recycling is proposing to lodge a new State Significant Development (SSD) application (SSD-67497708) seeking approval to construct and operate a materials recovery facility (MRF) on the Site. The proposal includes minor demolition, alterations to existing site components, installation of a fixed waste processing plant and site infrastructure, construction of environmental conservation measures, and the ongoing operation of the MRF.

This Visual Impact Assessment (VIA) is required as part of the response to the Secretary’s Environmental Assessment Requirements (SEARs). As such, this assessment focuses on the key impacts on visual amenity at surrounding receivers from the proposed upgrades to the Site (refer to the EIS for more details on the proposed upgrades). For the purpose of this assessment, visual impacts are those that arise from changes in the visual appearance of the landscape, causing impacts on visual amenity.

2. Planning context

Whilst there are no state or national guidelines for the preparation of a VIA, this report has been prepared by professional consultants with experience in impact assessment, in accordance with current standard industry practice and accepted domestic and international guidelines and benchmarks, including:

- *Guideline for landscape character and visual impact assessment EIA-N04, Transport for NSW (Version 2.3, June 2023).*
- *Guidelines for Landscape and Visual Impact Assessment 3rd Edition, Landscape Institute [UK]; I.E.M.A.*
- *Control of Obtrusive Effects of Outdoor Lighting (AS 2482).*
- *Greener Places (Government Architect NSW, 2020).*
- The SEARs:

Visual

- including an assessment of the potential visual impacts of the project on the amenity of the surrounding area.
- detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximises opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020).

3. Methodology

3.1 Desktop analysis

- Review of available photographs, satellite imagery, geospatial data and site visit information to describe the character and sensitivity of the landscape and the nature of the visual amenity of the area.
- Review of proposed development aspects that may impact visual amenity such as maximum height.
- Scoping of potential impacts associated with the development.

3.1.1 Carry out of viewshed Analysis

- Identification of points of visibility at surrounding receivers. Google Earth Pro software was used to establish a viewshed to determine potential receivers. Viewshed outputs utilise topographic and elevation data, but do not take into account vegetation or proposed mitigation measures. Therefore, the viewshed can be used to provide

a preliminary indicator of how visible the Site will be to observers from ground level if no visual mitigation is in place

- Prepare spatially accurate photomontages indicating proposal within landscape setting.

3.2 Evaluation of impacts

- Assess and describe both existing and proposed views of selected viewpoints including qualitative (sensitivity) and quantitative (magnitude including distance of view, quantum, period of view and scale of change) (Table 2).
- Record an overall visual impact rating for each viewpoint based on the above analysis using Table 1 from negligible to high.

3.2.1 Rating system

Sensitivity of receivers and magnitude of effect upon the surrounding landscape are used to rate the impact on individual receivers within the area. The rating considers the location of the project, topography and heights of vegetation and visual screens. It is considered critical to find a balance between determining the level of impact based on reasonable outcomes for all stakeholders i.e., the receivers and the proponent, as it is noted that sensitivity to visual impacts is subjective to the individual experiencing them. Definitions for sensitivity and magnitude of impacts are provided below. *The Transport for NSW Guideline for landscape character and visual impact assessment EIA-N04 (Version 2.3, 8 June 2023)* provides a visual impact rating matrix Table 1 that considers both sensitivity and magnitude. The visual impact rating matrix has been adopted in this VIA to determine the level of impact upon relevant receivers.

- Sensitivity: each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced (ie. At home, on the street, in a park etc). This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts
- Magnitude: a measure of the magnitude of the visual effects of the development within the landscape. A series of quantitative assessments are studied, including distance from development, quantum of view, period of view and scale of change

Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High	High-moderate	Moderate	Negligible
	Moderate	High-moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Table 1: Visual impact rating matrix.

	Factor	Description	Negligible	Low Impact	Moderate impact	High impact
Sensitivity	Viewer sensitivity	Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced. This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts. Number of viewers also has a bearing on sensitivity. Viewpoints have a varied number of potential receivers depending on whether the viewpoint is public or private, the popularity of the viewing location and its ease of accessibility. Views from public reserves and open space are often given the highest weighting due to the increased number of viewers affected.	The visual character is highly impacted by multiple surrounding developments and there are minimal or no receivers within the vicinity Vacant lot, uninhabited building, car park.	The visual character is of low scenic quality with a high number of viewpoints to the existing project. There are a small number of receivers within the area. Minor roads, industrial properties	The existing visual character is of some degree of quality across the landscape, with some elements of the project within the view. There are a medium number of receivers within the surrounding area. Residential properties with limited views, scenic public roads, commercial properties	View of the project is experienced by a large number of receivers, and/or the view is of high importance to the receivers affected. Public open spaces, public parks, livings areas and gardens of residential properties with direct views of the proposal
Magnitude	Distance of view	The effect the Proposal has on the view relating to the distance between the Proposal and the visual receptor. The distances are from the approximate boundary of the Proposal Site.	Over 2km	1-2km	100m-1km	0-100m
	Quantum of view	The quantum of view relates to the openness of the view and the receptor's angle of view to the scene. A development located in the direct line of sight has a higher impact than if it were located obliquely at the edge of the view. Whether the view of the Proposal is filtered by vegetation or built form also affects the impact, as does the nature of the view (panoramic, restricted etc.). A small element within a panoramic view has less impact than the same element within a restricted or narrow view.	Only an insignificant part of the Proposal is discernible	An oblique, highly filtered or largely obscured view of the Proposal or a view where the Proposal occupies a very small section of the view frame.	A direct view of the Proposal or its presence in a broader view where the Proposal occupies a moderate proportion of the view frame.	A direct view of the Proposal or its presence (sometimes in a very narrow highly frames view), where the Proposal occupies the greater proportion of the view frame.
	Period of view	The length of time the visual receptor is exposed to the view. The duration of view affects the impact of the Proposal on the viewer - the longer the exposure the more detailed the impression of the proposed change in terms of visual impact.	Less than 1 second	1-10 seconds. Driving past on road or walking past	1 to 5 mins usually from a road or walking past	Significant part of the day (usually residential properties)
	Scale of change	Scale of change is a quantitative assessment of the change in compositional elements of the view. If the proposed development is largely similar in nature and scale to that of existing elements in the vicinity, the scale of change is low. If the development radically changes the nature or composition of the elements in the view, the scale of change is high. Distance from the development would accentuate or moderate the scale and variety of visible elements in the overall view and hence influence this rating	Barely visible	Elements and composition of the view would remain largely unaltered	Elements within the view would be at odds with existing features in the landscape	Elements within the view would greatly dominate existing features in the landscape
	OVERALL MAGNITUDE		Imperceptible changes to visual character of the surrounding area.	Minor changes in the landscape that are not noticeably different to the surrounding visual character.	Changes in landscape due to the project are noticeable but not obviously different to the surrounding visual character. These changes form part of the view but are not distinctly different from the surrounding elements of the landscape.	The project causes obvious changes in components of the landscape and is significantly different to the visual character of the surrounding area. Features of the project are the most highly perceptible viewpoints to observers.

Table 2: Sensitivity and Magnitude rating criteria.

4. Site context and landscape character

4.1.1 Topography

The Site is approximately 17 m AHD. In the context of the surrounding area, the Site is located at a low point.

4.1.2 Vegetation

The Site is located in a developed part of Sydney. There is only minor vegetation present along Coxs Creek (adjacent to the Site), residential gardens and as part of the Intermodal logistics lookout. Bellfrog Street contains minor landscape areas along the road consisting of grass and trees.

4.1.3 Existing receivers

The closest residents to the Site are situated approximately 80 and 105m distance from the Site, to the south and west respectively. Topographic maps show that nearby residences may have a view of the Site. Residents on Juno Parade range in elevation between 17 m to 27 m and residents on Wentworth Street 23 m to 25 m.

4.1.4 Existing landscape character

The Site's immediate surroundings are characterised by industrial buildings and operations. Most buildings in the area are approximately 10-12 m in height. The neighbouring industrial facility to the north is a Hanson concrete batching plant, which contains batching plant silos. These silos are significantly taller than the surrounds (approximately 20-30 m in height).

Bellfrog Street is a generally busy dual carriage industrial road with moderate landscaping and grass along each footpath. The Street finishes in the cul de sac adjacent to the Site.

Residential dwellings in the local area are characterised by 1-2 storey medium density dwellings. The nearest residential receiver is 80 m to the South.

Approximately 130 m to the north east of the Site, is Enfield intermodal area which consists of multiple train lines and associated infrastructure. Approximately 320 m to the north east is Enfield's Intermodal Logistic lookout (scenic spot) which is located on an elevated mound.

4.1.5 Current Site features

Along the southern border of the lot there is a 2.4 m tall black palisade fence (this is see through). Behind the fence is the car park, existing landscaping area and driveway access to the Site. Between the car park the rest of the Site is a sliding metal gate wall, (this is constructed from solid metal and is 4 m tall) and when closed, visually covers the southern side of the Site between the warehouse and weighbridge, obstructing view of the operations. The gate is opened and closed in accordance with Site operations.

Material storage bays are located along the northern wall and are not visible from the road / weighbridge driveway access point due to the warehouse and sliding metal gate wall. At present, passers-by are unable to see the material majority of the operations.

4.1.6 Existing Landscaping areas

The Site currently contains established landscape areas that were implemented and are actively managed under previous development consents. These areas include plantings which provide visual and environmental amenity within the industrial context. Ongoing maintenance of these areas will continue, ensuring their function and contribution to the Site's environmental performance are retained.

4.1.7 Existing Site impact

Previous assessments completed at the Site in 2019/20 for EPL variations indicated there is currently negligible to minimal negative visual impact from the Site to the surrounding receivers. The facility is currently operating with minimal disruption to nearby residential and industrial receivers.



Table 3: Existing Site structure heights.

5. The Proposed Development

5.1 *Summary of the Proposed Development*

Aussie Recycling is proposing to lodge a new State Significant Development (SSD) application (SSD-67497708) seeking approval to construct and operate a materials recovery facility (MRF) on the site. The proposal includes minor demolition, alterations to existing site components, installation of a fixed waste processing plant and site infrastructure, construction of environmental conservation measures, and the ongoing operation of the MRF.

The MRF will have two main buildings, a waste receival building and a processing building. These will be connected by an enclosed conveyor. There will be an open yard between these buildings to allow truck access for delivery of waste and dispatch of recovered products and residual waste.

The MRF will accept and recycle, construction and demolition (C&D) waste, commercial and industrial (C&I) waste and non-putrescible municipal solid waste (MSW), including building and demolition (B&D) wastes such as brick, asphalt, concrete and metals. It is proposed that up to 199,000 t of waste will be accepted and processed in any 12-month period. It is proposed to amend the site's operating hours compared to those currently approved.

MRF operations will include:

- receipt of waste via heavy road vehicles
- storage of waste in the receival building
- handling of waste by the conveyor and mobile plant
- processing of waste, including sifting, picking and screening, using mobile plant and the fixed waste processing plant
- storage of recovered products and residual waste
- dispatch of recovered products and residual waste by heavy road vehicles
- Various ancillary activities such as: operation of a workshop, overnight truck parking, general storage of equipment, maintenance, material sampling and quality assurance etc.

All waste storage, handling and processing will be within the buildings and conveyor. No waste will be stored, handled or processed outside.

5.2 *Key elements*

Key elements of the proposed development that will change the visual amenity of the Site are:

- A new Waste Processing Building is proposed within the northern portion of the site. As part of this construction, the height of the boundary walls along sections of the northern and western boundaries will be increased from RL 25.57 m to RL 28.594 m. Additionally, the front of the building will be raised from RL 25.80 m (current awning height) to RL 29.559 m. A single truss structure is proposed above the awning, with a maximum height of RL 30.638 m. The hardstand (ground) level is (on average below the truss) RL 17.15. The height of the truss (highest point of proposed building) is 13.49 m above ground level.
- Installation of processing plant equipment.
- Installation of above head (below building line) conveyor from the warehouse to the processing building;
- Changes to Site operating hours have been extended and are proposed to change in accordance with Table 4.

	Monday to Friday	Saturday	Sunday / Public holidays
Processing	7:00 AM - 6:00 PM	7:00 AM - 6:00 PM	No processing to occur
Transport / handling / tipping / loading	5:00 AM - 10:00PM	5:00 AM - 10:00PM	7:00 AM to 6:00 PM
Workshop	24 hr	24 hr	24 hr
Low impact activities	24 hr	24 hr	24 hr

Table 4: Proposed operational hours and activities.

5.3 Proposed Landscaping and Revegetation Works

As landscaping areas are currently maintained at the front of the Site, there is no proposed changes to this area.

As part of this development, further enhancement is proposed through the revegetation of the existing swale located in the northeastern corner of the Site. This swale area will be planted with locally endemic native species selected to support the creation of a Green and Golden Bell Frog (GGBF) habitat, contributing to the ecological function of the Site and aligning with recovery and conservation objectives for the species. We note the conservation area will not be visible to any offsite receivers.

Establishing the conservation area reflects the intent of the Greener Places policy, particularly in relation to:

- Improving ecological connections by using endemic vegetation to support local fauna,
- Delivering multifunctional green infrastructure through the swale acting as both a water-sensitive urban design element and habitat,
- Enhancing resilience by integrating biodiversity into an industrial site with minimal disruption to operational areas.

Species selection and planting design will align with regional ecosystem characteristics and target structure and function to support both habitat and water conveyance outcomes. The swale design will be guided by input from qualified ecologists and landscape professionals to ensure it meets the dual aims of hydraulic performance and habitat creation, as outlined in the “Green and Golden Bellfrog Site Assessment and Conservation Measures” report prepared by Australian Environmental Surveys.

6. Potential Impact scoping

Potential visual impacts include:

- Continued visual impact to surrounding industrial and residential receivers from use of Site for industrial activities (currently a Waste Material Handling Facility and a proposed use as a Resource Recovery Facility).
- Visual impact to surrounding industrial and residential receivers from installation of a Material Recovery Plant.
- Visual impact of light pollution to surrounding residential receivers and potential Green and Golden bell frog habitat from proposed changes to operational hours.

7. Viewshed

Key elements were constructed in Google Earth such as the conveyor, plant equipment, proposed waste facility building and external bay walls in order to prepare a viewshed analysis to assess the visual impact of the proposed development. By using this model, we can accurately determine the locations, distances, and angles from which the development may be observed, ensuring a comprehensive evaluation of its potential visibility within the surrounding environment, with consideration of intervening buildings and topography. The Viewshed is located in Figure 1.

Viewpoints (or receivers) were then selected, based on expected visibility of the site at common vantage points, public spaces, and high-use areas such as nearby residential zones, roadways, and recreational areas (Figure 2). These Viewpoints provide a basis for analysing the extent and nature of visibility from frequently used locations, allowing for a detailed understanding of where the development may visually impact residents, commuters, and visitors. A total of six (6) viewpoints were determined.

The selected Viewpoints are generally representative of the worst-case scenario. For each viewpoint, the potential visual impact was analysed. If impacts were determined at these locations, it would indicate a need for mitigation strategies, such as landscaping, screen plantings, or modifications in building design to minimise adverse visual impacts on the surrounding community and environment.

Receiver	Viewpoint
Receiver 1	Viewpoint 1
Receiver 2	Viewpoint 2
Receiver 3	Viewpoint 3
Receiver 4	Viewpoint 4
Receiver 5	Viewpoint 5
Receiver 6	Viewpoint 6

Table 5: Receiver and viewshed naming.

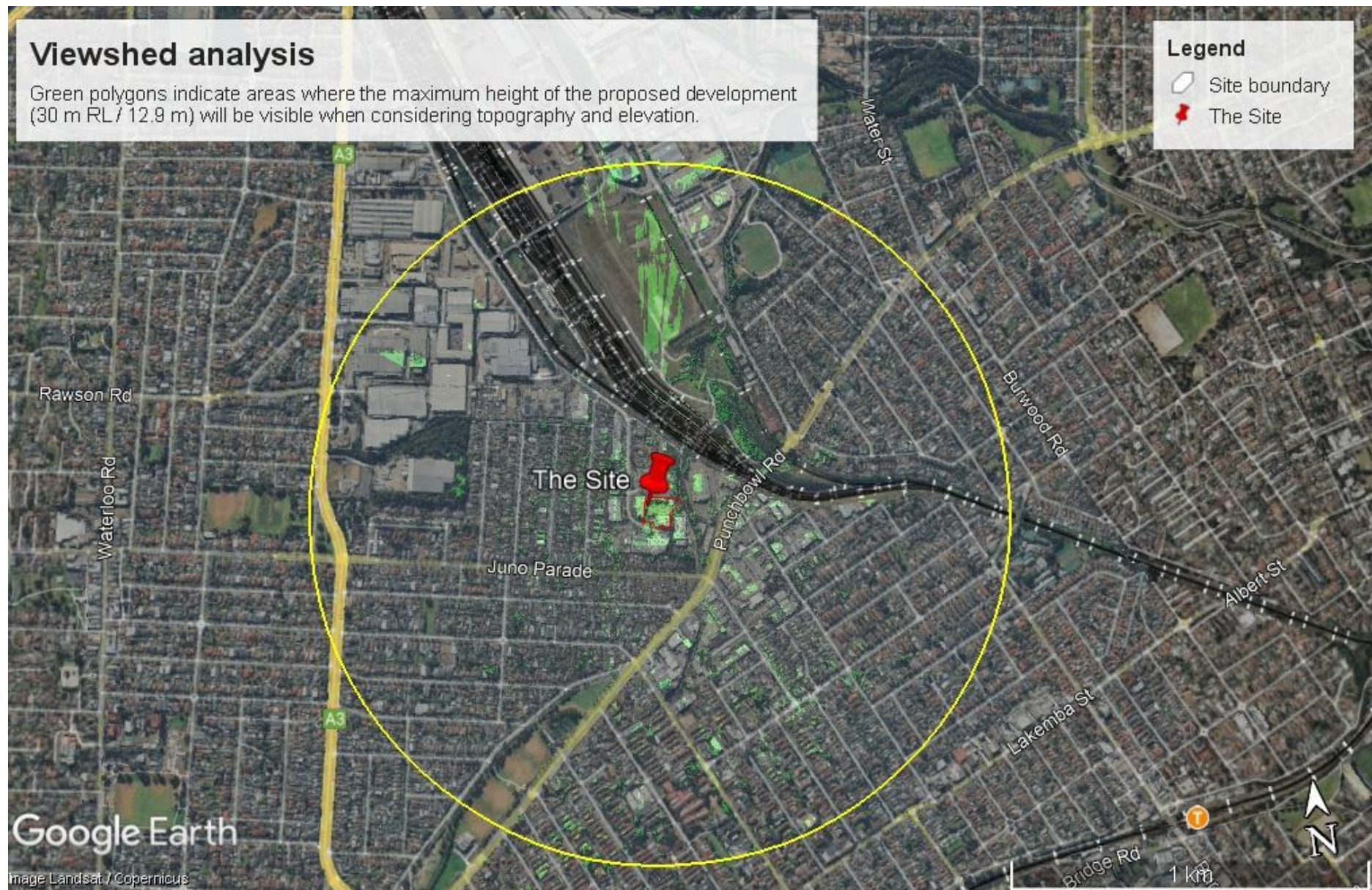


Figure 1: Viewshed determined for a maximum building height of RL 29.559 m and a singular support beam height of 30.638 m. Yellow polygon indicates a 1 km radius around the Site.

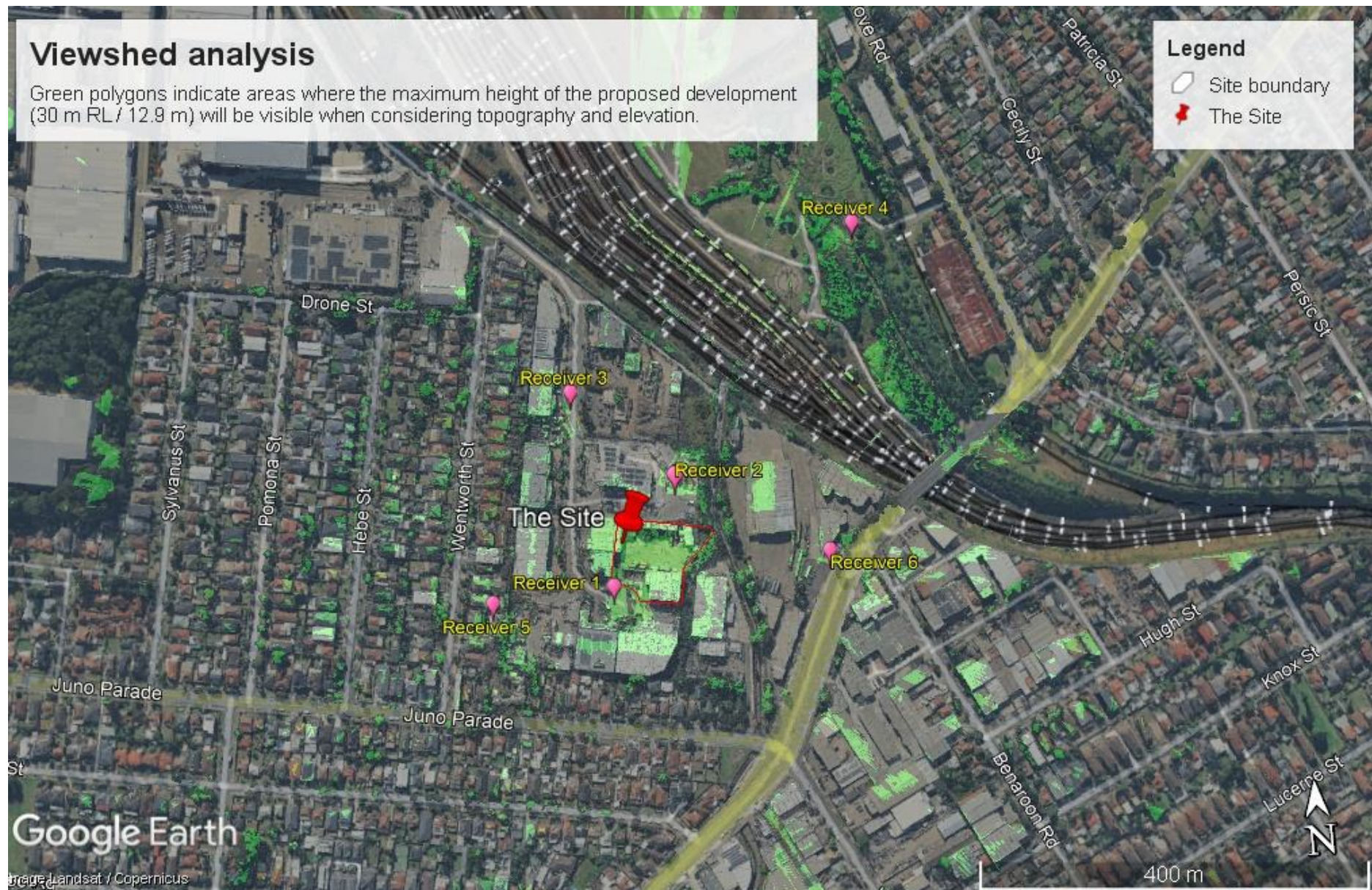
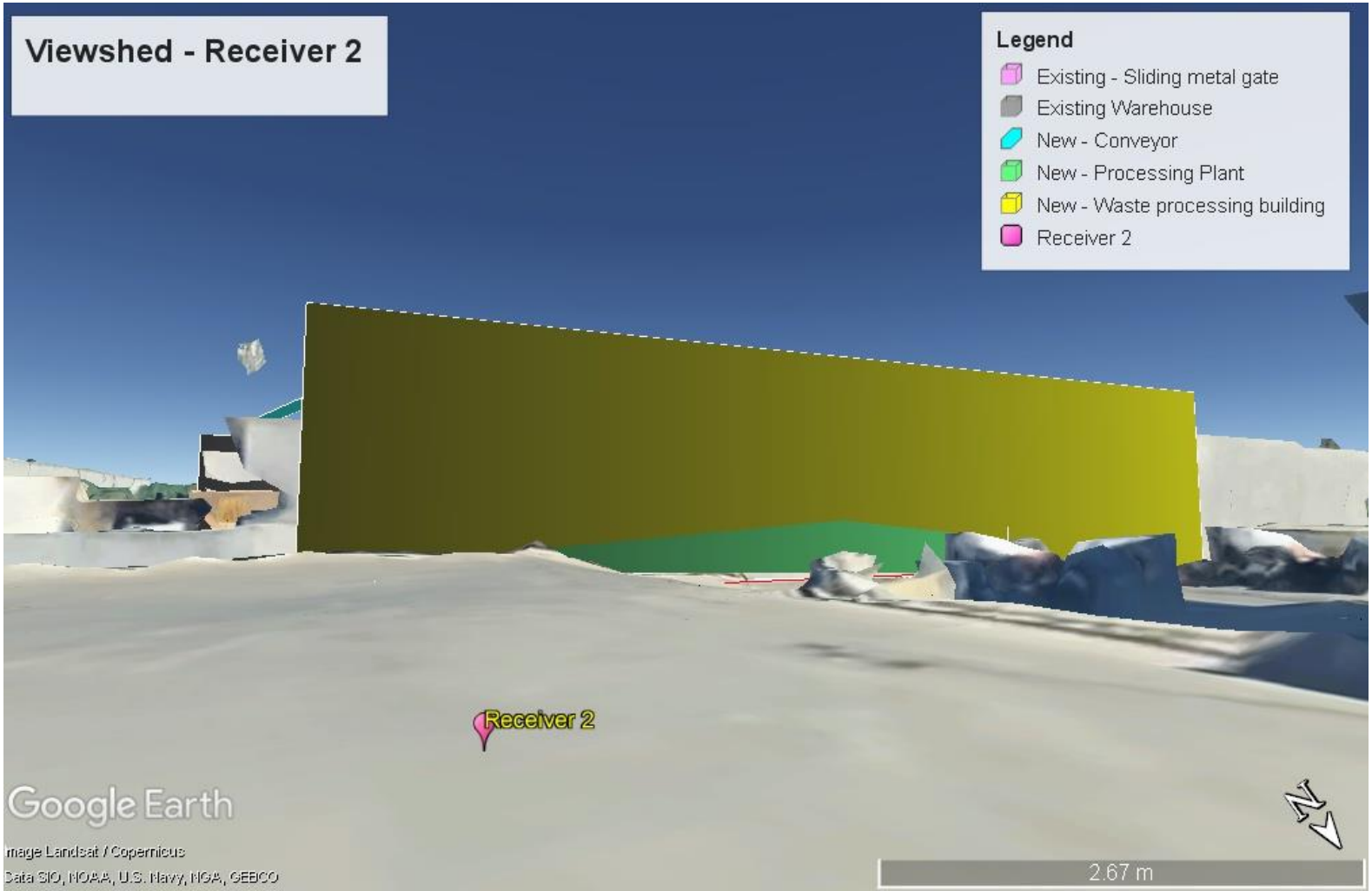
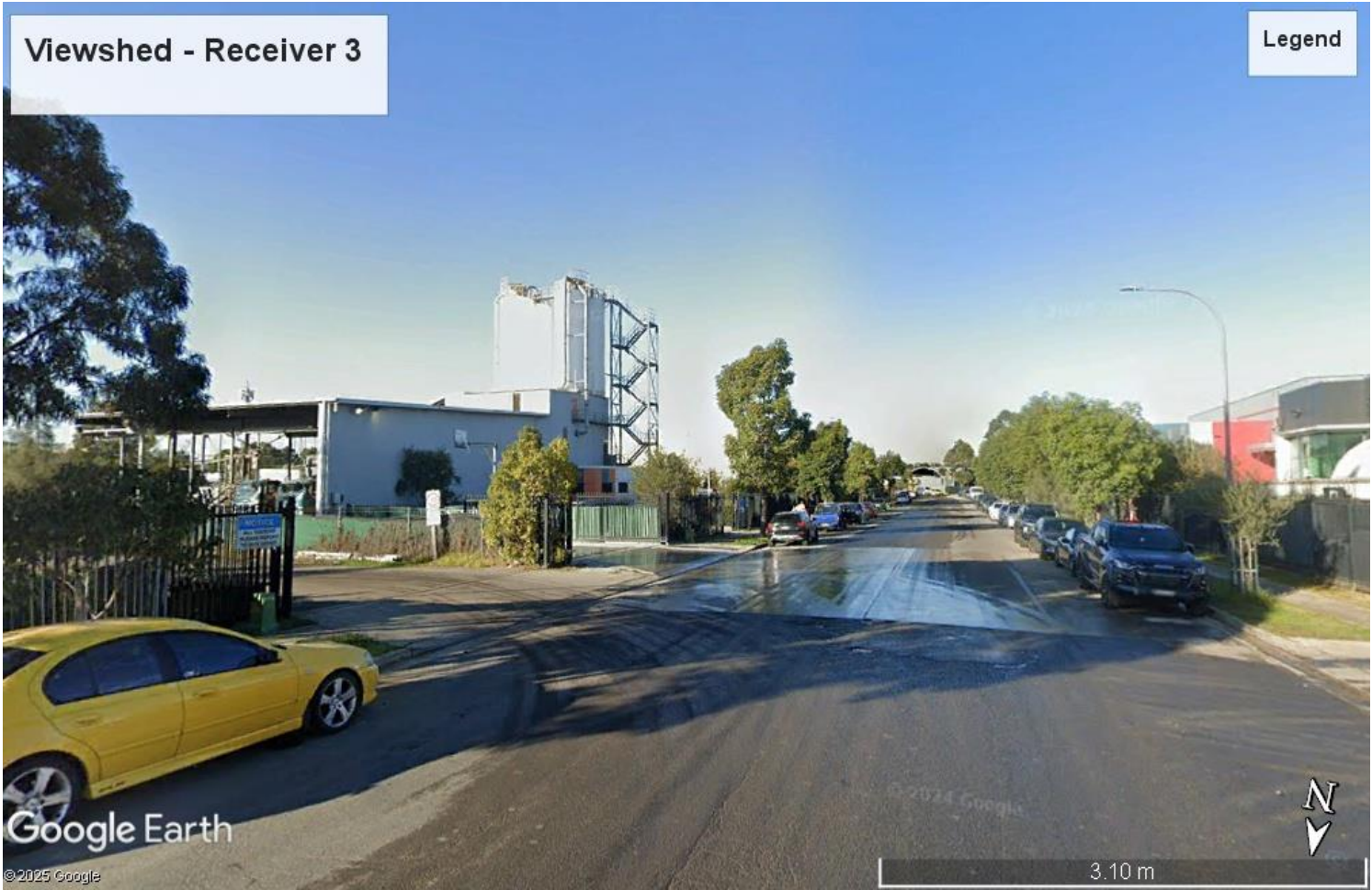


Figure 2: Viewshed with receivers.

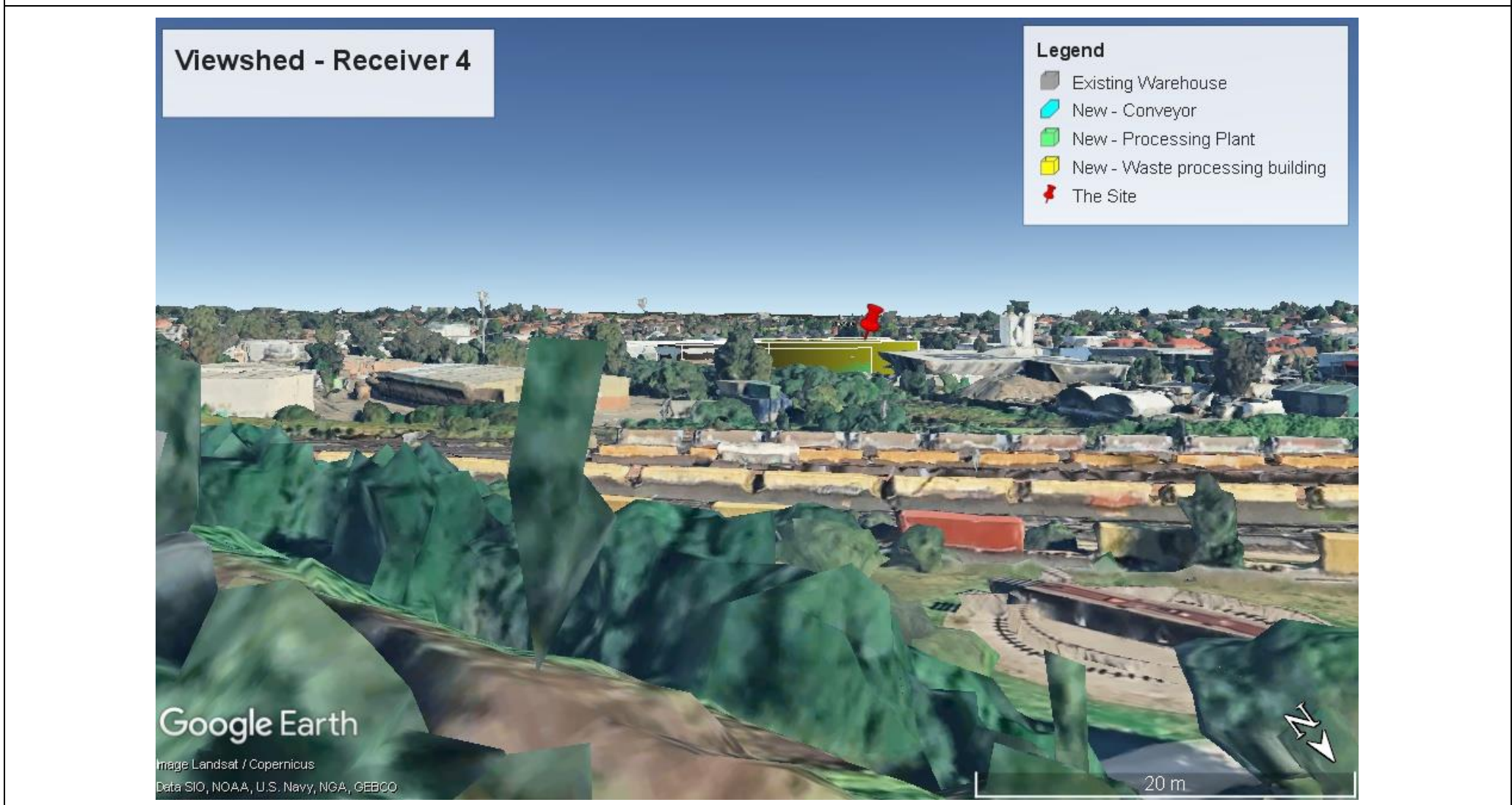
Viewpoint 1					
					
Viewshed - Receiver 1  Legend Existing - Sliding metal gate New - Conveyor New - Processing Plant New - Waste processing building Google Earth Image Landsat / Copernicus Data SIO, NOAA, U.S. Navy, NGA, GEBCO 2.39 m					
Summary of Viewpoint 1		Viewpoint Description / existing view of the site	Potential Visual Impact	Visual Impact Rating	
Land Use	Industrial road	View from the Cul-de-sac on Bellfrog Street facing north towards the Site. This is mostly used by neighbouring industrial property users.	Partial visibility of the proposed development. No functional change in operation of the Site (ie no change in use beside an increase in scale). Likely that some of the processing equipment will be visible behind the external wall and under the awning at certain angles. Receivers at this location are likely to be other industrial workers driving past and will only be able to observe the Site for a few seconds will driving past.	Sensitivity rating of receptor	Low
Type of Viewer	Industrial staff of the surrounding facilities and users of the Bellfrog street.			Magnitude – distance	High
Location	Cul-de-sac on Bellfrog Street			Magnitude – quantum of view	Moderate
Co ordinates	33°54'29.52"S 151° 4'25.46"E			Magnitude – period of change	Low
Elevation	18m			Magnitude – scale of change	Low
Viewing Direction	South of Site facing North			Overall magnitude	Moderate
Distance	10 m			OVERALL VISUAL IMPACT RATING	Low - moderate



Summary of Viewpoint 2		Viewpoint Description / existing view of the site	Potential Visual Impact	Visual Impact Rating	
Land Use	Industrial road	View of the Site from the northern adjoining property. Current view is of the Sites external wall.	Only the external wall of the waste processing building is visible from the Site.	Sensitivity rating of receptor	Low
Type of Viewer	Industrial staff of the neighbouring facility.			Magnitude – distance	High
Location	19 Bellfrog St, Greenacre NSW 2190		The immediate context includes several large-scale industrial facilities, including concrete batching plant silos on the neighboring site that reach up to 20-30 m in height. Given this setting, the proposed increase remains well below the dominant built form height and is consistent with the scale and character of existing development. Sightlines and visual dominance are not significantly affected.	Magnitude – quantum of view	Negligible
Co ordinates	33°54'23.59"S 151° 4'27.62"E			Magnitude – period of change	Negligible
Elevation	19 m			Magnitude – scale of change	Low
Viewing Direction	North of Site facing South			Overall magnitude	Low
Distance	40 m			OVERALL VISUAL IMPACT RATING	Negligible



Summary of Viewpoint 3		Viewpoint Description / existing view of the site	Potential Visual Impact	Visual Impact Rating	
Land Use	Road / industrial	View from 4 Bellfrog Street. Facing the Site. The Site is blocked from view via the Holcim batching plant silos and other industrial developments	Only a small portion of the proposed waste facility building's roof is visible from this received. The immediate context includes several large-scale industrial facilities, including concrete batching plant silos on the neighboring site that reach up to 20-30 m in height. Given this setting, the proposed increase remains well below the dominant built form height and is consistent with the scale and character of existing development. Sightlines and visual dominance are not significantly affected, and the change will not alter the overall industrial skyline or views from public vantage points.	Sensitivity rating of receptor	Low
Type of Viewer	Industrial staff of the surrounding facilities and users of the Bellfrog Street.			Magnitude – distance	Moderate
Location	4 Bellfrog St, Greenacre NSW 2190			Magnitude – quantum of view	Negligible
Co ordinates	33°54'25.43"S 151°04'25.48"E			Magnitude – period of change	Negligible
Elevation	29 m			Magnitude – scale of change	Negligible
Viewing Direction	North West of Site facing South East			Overall magnitude	Negligible
Distance	220 m			OVERALL VISUAL IMPACT RATING	Negligible

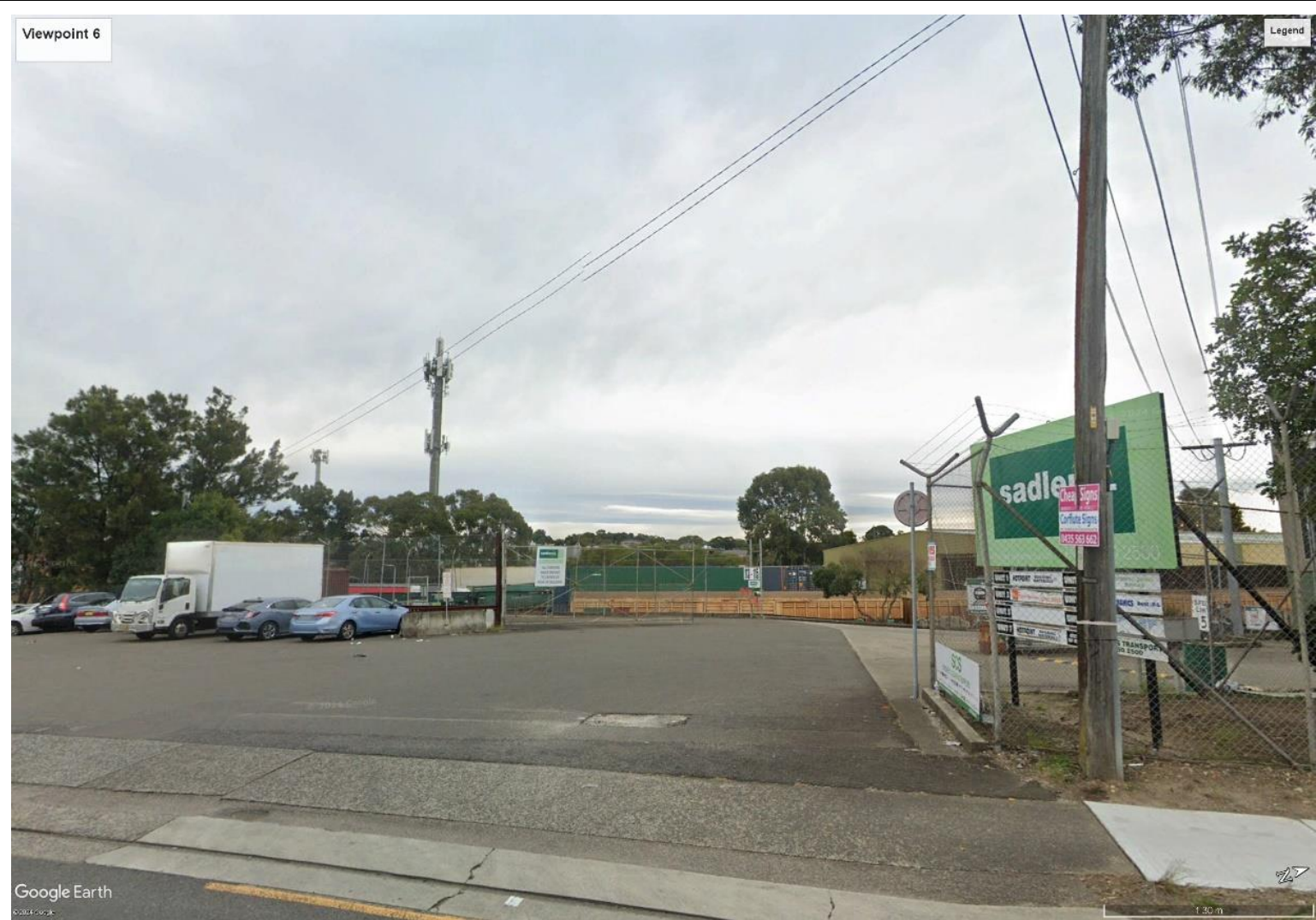


Summary of Viewpoint 4		Viewpoint Description / existing view of the site	Potential Visual Impact	Visual Impact Rating	
Land Use	Lookout	View of the intermodal train line and industrial area. Site is barely visible from this location to people utilising the lookout.	The Site is visible from this location. Only the proposed waste processing building will be viewable. Processing activities will not be visible due to orientation. The immediate context includes several large-scale industrial facilities, including concrete batching plant silos on the neighboring site that reach up to 20-30 m in height. Given this setting, the proposed increase remains well below the dominant built form height and is consistent with the scale and character of existing development. Sightlines and visual dominance are not significantly affected, and the change will not alter the overall industrial skyline or views from public vantage points.	Sensitivity rating of receptor	Low
Type of Viewer	General public			Magnitude – distance	Moderate
Location	Intermodal Logistics Lookout			Magnitude – quantum of view	Low
Co ordinates	33°54'18.58"S 151°04'34.83"E			Magnitude – period of change	Moderate
Elevation	35 m			Magnitude – scale of change	Low
Viewing Direction	Northeast of Site facing Southwest			Overall magnitude	Moderate
Distance	350 m			OVERALL VISUAL IMPACT RATING	Moderate-low



Summary of Viewpoint 5		Viewpoint Description / existing view of the site	Potential Visual Impact	Visual Impact Rating	
Land Use	Residential	The Sites operations are currently blocked from view of residents by other industrial facilities, fences and established vegetation.	Only a small portion of the proposed waste facility building’s roof is visible from this received. The immediate context includes several large-scale industrial facilities, including concrete batching plant silos on the neighboring site that reach up to 20-30m in height. Given this setting, the proposed increase remains well below the dominant built form height and is consistent with the scale and character of existing development. Sightlines and visual dominance are not significantly affected, and the change will not alter the overall industrial skyline or views from public vantage points.	Sensitivity rating of receptor	Moderate
Type of Viewer	Residents			Magnitude – distance	Moderate
Location	50 Wentworth St, Greenacre NSW 2190			Magnitude – quantum of view	Negligible
Co ordinates	33°54'29"S 151°04'19"E			Magnitude – period of change	Moderate
Elevation	24 m			Magnitude – scale of change	Negligible
Viewing Direction				Overall magnitude	Low
Distance	190 m			OVERALL VISUAL IMPACT RATING	Moderate - low

Viewpoint 6



Summary of Viewpoint 6		Viewpoint Description / existing view of the site	Potential Visual Impact	Visual Impact Rating	
Land Use	Industrial site / road	The view of the Site is blocked by vegetation and fences. The Site is not visible from the road when driving past due to vegetation, fences and speed of travel. Portions of the Site may be visible from works of the industrial facility	Only a small portion of the proposed waste facility building's roof may be visible from this received. The immediate context includes several large-scale industrial facilities, including concrete batching plant silos on the neighboring site that reach up to 20-30 m in height. Given this setting, the proposed increase remains well below the dominant built form height and is consistent with the scale and character of existing development. Sightlines and visual dominance are not significantly affected, and the change will not alter the overall industrial skyline or views from public vantage points.	Sensitivity rating of receptor	Negligible
Type of Viewer	Motorist travelling on the Punchbowl Road. Industrial workers.			Magnitude – distance	Moderate
Location	113 Punchbowl Road Greenacre 2190			Magnitude – quantum of view	Low
Co ordinates	33°54'27.59"S 151°04'30.89"E			Magnitude – period of change	Low
Elevation	30m			Magnitude – scale of change	Low
Viewing Direction	West			Overall magnitude	Low
Distance	200 m			OVERALL VISUAL IMPACT RATING	Negligible-Low

Having determined the level of extent of the visual change based in the photomontages. The visual sensitivity and visual effect of each viewpoint have been assessed, which when combined result in an overall visual impact for the viewpoint (refer to methodology in section 3). A summary of the results for each viewpoint has been included in table below.

The proposed development will hardly be visible from most of the viewpoints accessed as part of this assessment. At all assessed view points the overall impact rating was negligible or low-moderate impact. Due to the Sites positioning in the industrial area, view is obscured by buildings, fences and vegetation.

Viewpoint	Receiver type	Overall impact
Viewpoint 1	Industrial staff of the surrounding facilities and users of the Bellfrog street.	Low – moderate
Viewpoint 2	Industrial staff of the neighbouring facility.	Negligible
Viewpoint 3	Industrial staff of the surrounding facilities and users of the Bellfrog Street.	Negligible
Viewpoint 4	Enfield intermodal lookout	Low – moderate
Viewpoint 5	Residential	Low – moderate
Viewpoint 6	Industrial site / Punchbowl Road	Negligible

Table 6: Summary of impacts are receivers.

8.1.1 Lighting impacts

It's understood that new lighting will be limited to lighting required within the new waste processing building, and other new features of the proposed development. All other lighting currently throughout the Site will remain unchanged.

External lighting has potential to impact all receivers that can view the Site. Glare and light spill can also impact habitat areas (such as the Green and Golden Bellfrog (GGBF) habitat area) and other receivers without direct view of the Site as well. Potential impacts include:

- Industrial lighting, such as floodlights and elevated fixtures, can cause glare that affects visibility and comfort for nearby residents, road users, pedestrians, workers and habitat areas (GGBF). Light spill beyond the Site boundary may also impact adjacent properties or natural areas, particularly if lighting is not shielded or is directed upward or horizontally. This has been considered during design. Lighting matters will be addressed via the provision of light shading filters or deflectors on any relevant existing or proposed new lighting to deflect or diffuse light from the GGBF habitat area. In addition, external lighting is to be directed away from residential premises and otherwise installed in accordance with relevant Australian standards.
- In areas with multiple industrial facilities, cumulative lighting can contribute to sky glow, reducing night-time sky visibility and potentially impacting the broader visual character of the area, especially in regions near residential zones. This has been considered during the design, industrial lights during the night will operate on a timer / only be on if workers are actively on Site. It is also important to consider the industrial context of the Site, as the presence of other large-scale industrial structures and lighting reduces the likelihood of the proposed lighting appearing out of character or intrusive.

While external industrial lighting has the potential to contribute to visual impacts such as glare and light spill, in a well-established industrial setting these impacts are likely to be minor and manageable with appropriate lighting design.

8.2 Recommendations and Mitigation measures

No receiver-specific mitigation measures are recommended as part of this proposed development. Recommendations for mitigation are listed below.

- All bay to be installed with “markers” to indicate maximum bay storage heights. This will prevent bays being overloaded. This is to be monitored and maintained by the Site supervisor daily.
- Any external lighting is to be directed away from residential premises and otherwise installed in accordance with relevant Australian standards.

- Automatic timer for lighting on the Site will be installed, so that lighting is set to turn off outside operational hours.
- Installation an automatic timer/sensor system which turns lights off the end of operations each day. Lights will automatically return to on at 6 am the next day or if motion is detected in the yard.
- Commitment to ensure vegetation on the perimeter of the Site is well maintained.
- Commitment to revegetation of the swale in the north east portion with natives suitable to create a Green and Golden Bellfrog habitat as per the landscaping plans.

8.3 Conclusion

The visual impact assessment determined that the proposed development will have no adverse impact on surrounding residents. Analysis of the site context, landscape character, and the viewshed model confirmed that the development will not have an impact from the selected viewpoints (worst case scenario view points selected).

Given these findings, no receiver specific mitigation measures are required, and the development is considered visually compatible with its context. Implementation of the recommended mitigation will further negate any potential impacts. This outcome supports the conclusion that the project will have no detrimental effects on the visual landscape or the community's aesthetic values.