

6.0 DEVELOPMENT PROPOSALS

The information below is based on an assessment of architectural drawings provided by NettletonTribe and planning scope provided by URBIS.

6.1 Overall Design Proposals

The following description is based on the architectural drawings shown in Figures 25, 26a and 26b. The application proposes a single industrial manufacturing facility. Truck access will be from a purpose built estate road, constructed as part of the AIBP estate subdivision. Car access will be from Patons Lane. The development will also contain a two-level office, ground floor car parking, loading & hard stand areas and landscaping.

6.2 Height / Scale / Levels

General ridge height is to be 14.6m from a proposed pad level of RL 42.6m, this height is in keeping with other industrial warehousing seen within Orchard Hills and Kemps Creek. The proposal does also include a high-bay element to the central portion of the development and this extends up to a height of 20m.

Pad level is elevated above natural grade by approximately 3m to the east and 5.6m to the west, this is in order to manage flood levels.

6.3 Colour / Materials & Finishes

Colours and finishes proposed for the buildings are generally a palette of dark and lighter greys. Precast concrete and aluminum are used in

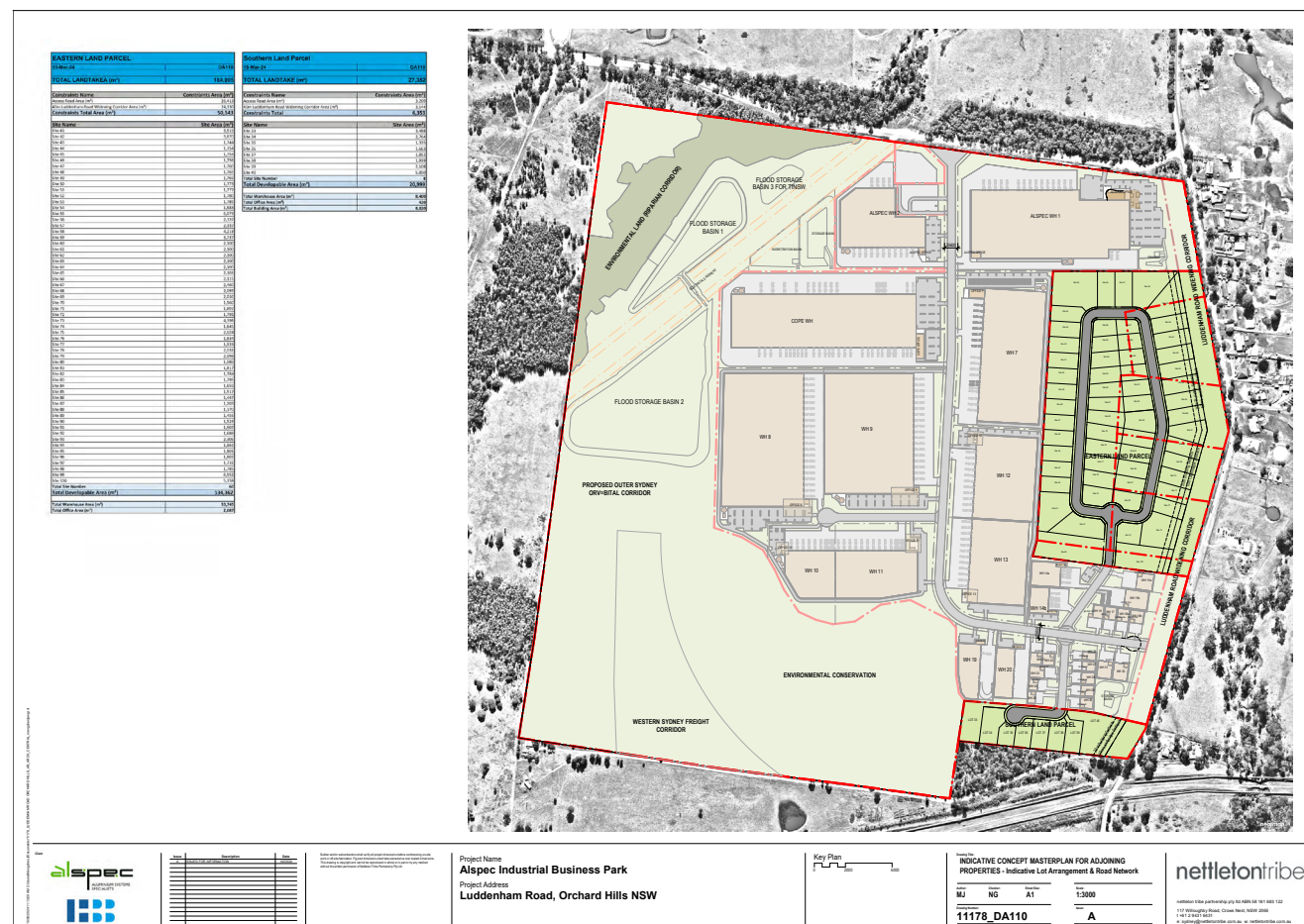


Figure 24: Potential Future Development Arrangement Plan (Source: HB&B)

Should the land be purchased then any visual impacts experienced by these receptors would no longer be of any relevance to the proposed development. An indicative masterplan has been included in Figure 24 above to indicate the type of lot arrangements that might be expected to the Croatian Club and the adjacent lots should they be developed.

5.3 Landscape Character

During the last 15 years industrial development has become more prevalent within the region with further development in Erskine Park and the rezoning of rural lands in Kemps Creek and Orchard Hills. To the southeast the Mamre Road Precinct will deliver large scale warehousing and some of this is already seen from Luddenham Road. South Creek is zoned for environmental conservation and does provide a physical and visual buffer from the Mamre Road Precinct for visual receivers along Luddenham Road.

Western Sydney Airport is also having a major impact upon the surrounding area with new infrastructure links including rail and orbital roads being constructed along the boundary of the AIBP estate. Luddenham Road itself is the subject of future widening to accommodate larger volumes of traffic serving the area and airport.

The more immediate context surrounding the subject site is one of large lot rural dwellings with associated pastoral and agricultural land use. Several large areas of conservation bushland exist to the west. Luddenham Road is tree lined and groups of scattered trees are common within privately owned land.

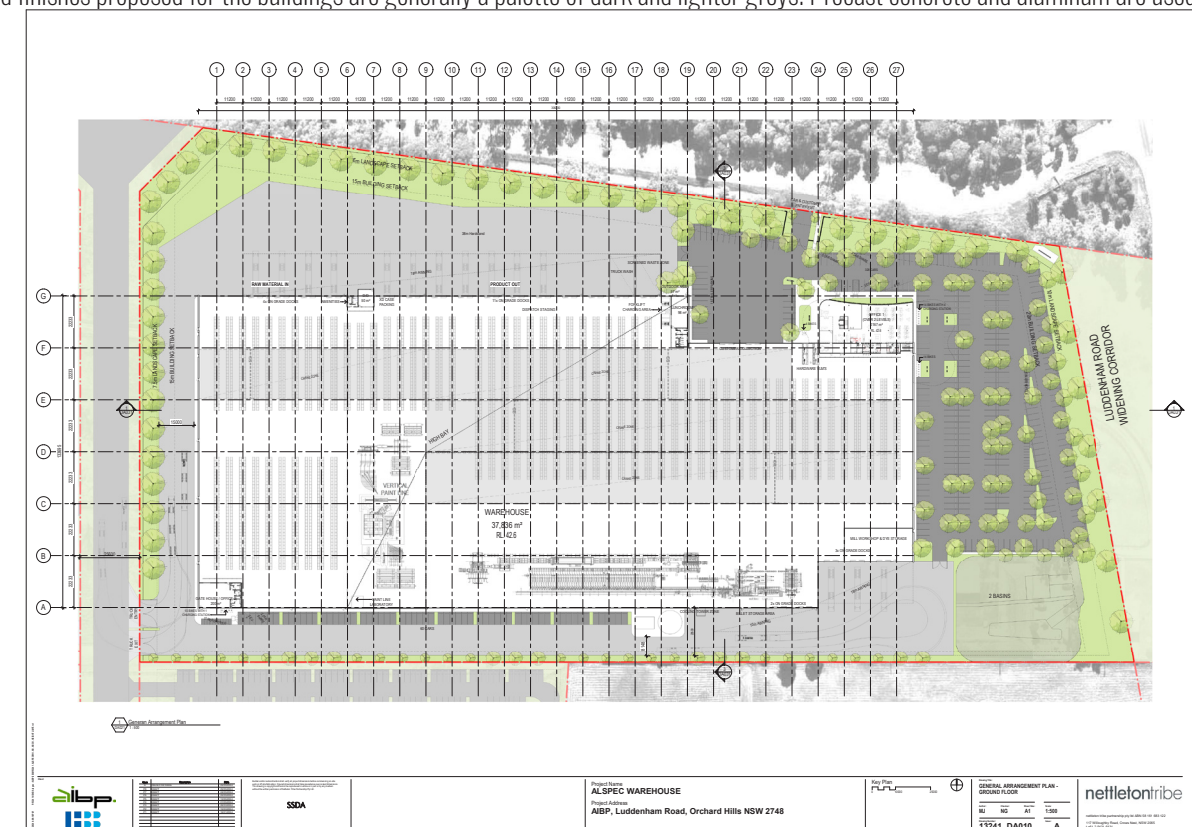


Figure 25: Warehouse GF Plan (Source: NettletonTribe)

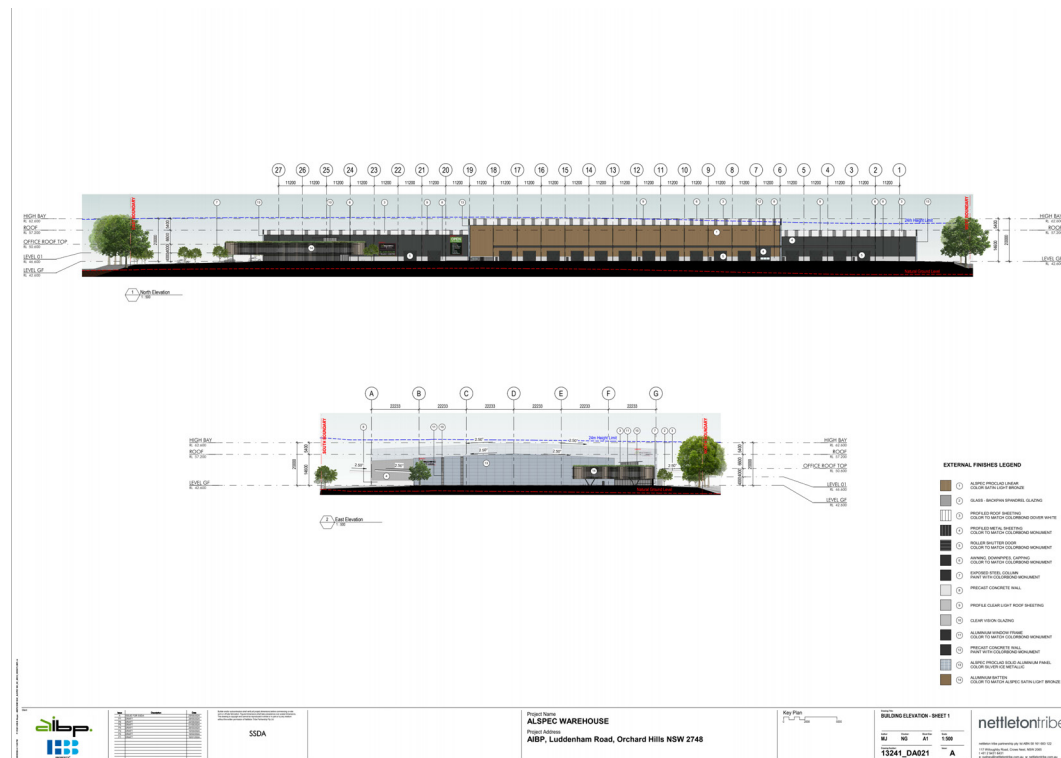


Figure 26a: Building Elevation - Sheet 1 (Source: NettletonTribe)

combination on the large expanses of the warehouse.

6.4 Summary

High-quality materials and architectural design treatments have been proposed throughout the warehouse with focus on those facades presenting to the east. This includes a curved architectural treatment to the office and upper terrace.

7.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

7.1 Strategy and Mitigation

To help mitigate and soften the built form from visual receivers particularly from the east, a mix of large and medium evergreen indigenous and native canopy trees will be planted adjacent to the site boundary within a 10m landscape setback, this increases to a 20m wide landscape area in the southeast. To the north a minimum landscape set back of 6m is included, however this increases to approximately 15m in width. A 7.5m landscape setback is located along the access road to the west.

Canopy cover will be maximized where possible and within car parking areas, this will help to mitigate the urban heat island effect and will be supplemented by shrub and groundcover understorey planting. High quality landscaping is proposed through the AIBP estate including feature fencing and entry treatments. Proposed landscape mitigation has been represented in the Photomontages within Section 8.0. Figure 27 shows the Landscape Masterplan produced by Geoscapes. All landscape documentation should be read in conjunction with this VIA.



Figure 26b: Detail Office Elevation (Source: NettletonTribe)



Figure 27: Landscape Masterplan - (Source: Geoscapes)

8.0 VISUAL IMPACT ASSESSMENT

8.1 Viewpoint 1

Viewing Location	443-457 Luddenham Road, Luddenham - Looking North	
GPS	33°50'05.2"S, 150°44'52.1"E	
Elevation (Eye-level)	66.5m AHD	
Date and Time	7th Feb 2024 - 1.56pm	
Baseline Photo and Photomontage Figures	Figures 28a & 28b (28b is a Baseline Photograph Extended Angle of View refer to 11.0 Appendix)	
Visual Description		
Approx. Viewing Distance from WH1 Lot Boundary	1.8km	
View description & prominence of the development	The view was taken from the rear of a large rural property in front of an outdoor terrace and looks towards the AIBP estate, it is located in a slightly elevated position within the landscape.	
Visual Receptor Sensitivity	Residential visual receptors are generally more critical of their view as any change in view created by a development are usually permanent and often seen from primary or secondary living spaces on a daily basis. The view is currently absent of large scale industrial development, though the North South Rail link is likely to be seen to the west when completed. It can be considered that views have some scenic quality with the edge of the subject site seen containing bushland and therefore, the sensitivity for this receptor to the development would be high .	
Magnitude of Change	As is demonstrated by the photomontage opposite, the development would be screened by existing vegetation and not visible. Therefore, the magnitude of change is no change .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be none .	

Approximate Extent of WH1 Development

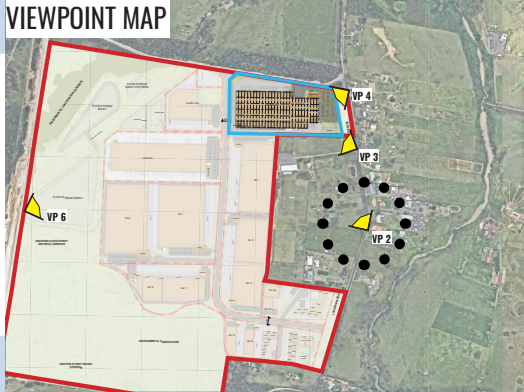


Baseline Photo



Photomontage

8.2 Viewpoint 2

VIEWPOINT MAP	
Viewing Location	Adjacent to 262 Luddenham Road, Orchard Hills - Looking Northwest
GPS	33°49'23.2"S, 150°45'40.1"E
Elevation (Eye-level)	37.3m AHD
Date and Time	7th Feb 2024 - 1.29pm
Baseline Photo and Photomontage Figures	Figures 29a, 29b and 29c (29c is a Baseline Photograph Extended Angle of View refer to 11.0 Appendix)
	
Visual Description	
Approx. Viewing Distance from WH1 Lot Boundary	357m
View description & prominence of the development	Viewpoints 2, 3 and 4 are intended to represent the type of views that would be experienced by properties on the eastern side of Luddenham Road. View corridors will change depending on the exact location and some dwellings may have less open views than are seen in Figure 29, this would be due to the presence of existing trees to the western side of the road. Looking west the topography rises up to the AIBP site with rural properties surrounded by pastoral lands.
Visual Sensitivity	
The view contains pastoral lands and rural dwellings, due to the lower elevation long distance views across to the west are not possible. However, it is likely that residents at this location would hold their view in high regard and there is the absence of any large scale development. It is judged that the sensitivity for this receptor to the development would be high .	
Magnitude of Change	
The majority of the proposed development would be screened by existing vegetation within the private properties to the east of the AIBP boundary. It is likely that only very small view corridors through the tree line to building would be seen. The proposed development will form a minor constituent of the view and being at sufficient distance to become a small component. Therefore, the magnitude of change is judged to be very low .	
Significance of Visual Impact	
The significance of the visual impact at this location is judged to be minor .	



Baseline Photo



Photomontage - Year 0

Figure 29a: Viewpoint 2 - Adjacent to 262 Luddenham Road, Orchard Hills - Looking Northwest (Photomontage Y0)

Approx Cylindrical Panoramic Angle of View - 67°



Baseline Photo



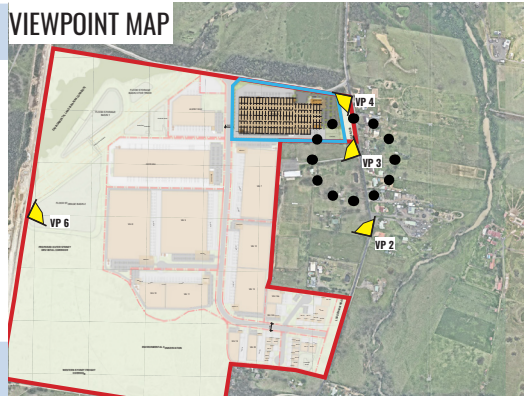
Photomontage - Year 15

Figure 29b: Viewpoint 2 - Adjacent to 262 Luddenham Road, Orchard Hills - Looking Northwest (Photomontage Y15)

Approx Cylindrical Panoramic Angle of View - 67°

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8.3 Viewpoint 3

		
Viewing Location	Opposite Bosna Croatian Club on Luddenham Road, Orchard Hills - Looking Northwest	
GPS	33°49'13.3"S, 150°45'38.6"E	
Elevation (Eye-level)	38.2m AHD	
Date and Time	7th Feb 2024 - 1.08pm	
Baseline Photo and Photomontage Figure	Figures 30a, 30b and 30c (30c is a Baseline Photograph Extended Angle of View refer to 11.0 Appendix)	
Visual Description		
Approx. Viewing Distance from WH1 Lot Boundary	75m	
View description & prominence of the development	This viewpoint was taken on the opposite side to the entrance of the Bosna Croatian Club and adjacent to No 230 Luddenham Road. It is immediately due southeast of the proposed development and is intended to represent views from residential properties at this location.	
Visual Receptor Sensitivity	Residents at this location are likely to hold their views in high regard however, expansive views over the landscape to the west are also not possible due to topography. The visual impact of the Croatian Club is also evident and therefore, is judged that the sensitivity for this receptor to the development would be medium .	
Magnitude of Change	The proposed development will form a new and recognisable element within the view which would be recognised by the receptor as an industrial development. Views are at medium range with a moderate horizontal extent of the view affected. However, following maturity proposed planting within the eastern landscape setback and southern boundary will be effective in screening the development at Year 15. Therefore, the magnitude of change is judged to be low .	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .	



Baseline Photo



Photomontage - Year 0

Figure 30a: Viewpoint 3 - Opposite Bosna Croatian Club on Luddenham Road, Orchard Hills - Looking Northwest (Photomontage Y0)

Approx Planar Panoramic Angle of View - 53.5°



Baseline Photo



Photomontage - Year 15

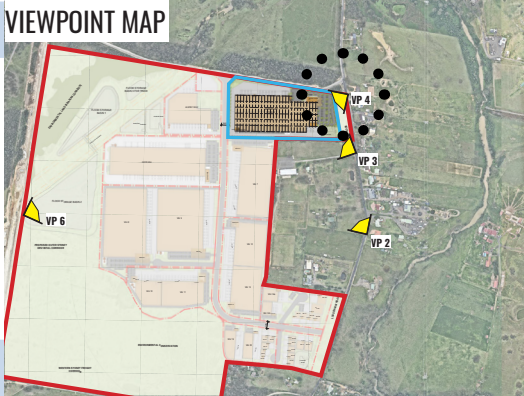
Figure 30b: Viewpoint 3 - Opposite Bosna Croatian Club on Luddenham Road, Orchard Hills - Looking Northwest (Photomontage Y15)

Approx Planar Panoramic Angle of View - 53.5°

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8.4 Viewpoint 4

Viewing Location	Luddenham Road (Opposite Lot Boundary), Orchard Hills - Looking West
GPS	33°49'06.0"S, 150°45'37.3"E
Elevation (Eye-level)	39.2m AHD
Date and Time	7th Feb 2024 - 13.19pm
Baseline Photo and Photomontage Figure	Figures 31a, 31b and 31c (31c is a Baseline Photograph Extended Angle of View refer to 11.0 Appendix)
Visual Description	
Approx. Viewing Distance from WH1 Lot Boundary	60m
View description & prominence of the development	The baseline photograph was taken from the eastern side of Luddenham Road on the grass verge and adjacent to property no. 202, it looks southwest and into AIBP. The current view is one of pastoral and agricultural land with an avenue of trees along the site boundary to Luddenham Road. The AIBP site boundary is seen to the left and marked by black shipping containers.
Visual Receptor Sensitivity	Longer distance views are limited by topography and the avenue of trees along Luddenham Road. However, the view is presently absent of any large scale development and is likely to valued by residential receptors. It is judged therefore, that the sensitivity of this receptor to the development would be high .
Magnitude of Change	At Year 0 the proposed development will form a new and highly recognisable element within the view which would be recognised by the receptor as an industrial development. Views are at close range with a noticeable horizontal extent of the view affected. However, proposed planting within the eastern landscape setback will allow for tree planting and this should help to soften the development at Year 15. Therefore, the magnitude of change is judged to be medium .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be moderate .





Baseline Photo



Photomontage - Year 0

Figure 31a: Viewpoint 4 - Luddenham Road (Opposite Lot Boundary), Orchard Hills - Looking West (Photomontage Y0)

Approx Planar Panoramic Angle of View - 53.5°



Baseline Photo



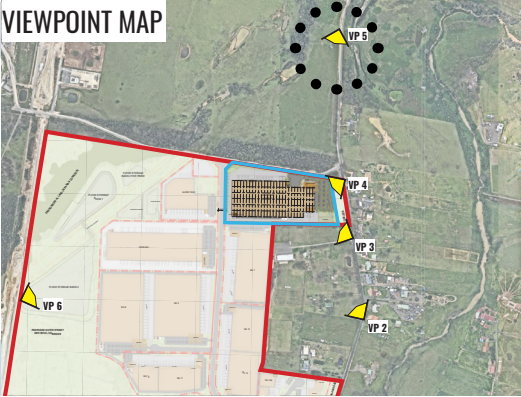
Photomontage - Year 15

Figure 31b: Viewpoint 4 - Luddenham Road (Opposite Lot Boundary), Orchard Hills - Looking West (Photomontage Y15)

Approx Planar Panoramic Angle of View - 53.5°

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8.5 Viewpoint 5

Viewing Location	Luddenham Road, Orchard Hills - Looking South	
GPS	33°48'47.6"S, 150°45'36.4"E	
Elevation (Eye-level)	35.3m AHD	
Date and Time	4th March 2024 - 11.47am	
Baseline Photo and Photomontage Figure	Figures 32a, 32b and 32c (32c is a Baseline Photograph Extended Angle of View refer to 11.0 Appendix)	
Visual Description		
Approx. Viewing Distance from WH1 Lot Boundary	577m	
View description & prominence of the development	The baseline photograph was taken from the western side of Luddenham Road on the grass verge 100m south of a small property located at no. 117-199. The current view is one of pastoral and agricultural land with the development site beyond the bushland that is seen in the background of the view.	
Visual Receptor Sensitivity	This view was selected predominantly to represent motorists traveling in a southerly direction along Luddenham Road. However, there are also rural properties to the south and southwest of this location that would likely experience a similar type of view. The baseline image is typical of the immediate surrounds with pastoral lands framed by bushland. There are detractors within the landscape including electrical pylons which run across the view. The sensitivity of this receptor to the development would be medium .	
Magnitude of Change	<p>The roof of the proposed development would be partially seen through gaps in the tree line. This will form a very minor constituent of the view, the view whilst slightly altered would be extremely similar to the baseline situation. Proposed planting along the northern setback will potentially fill in gaps and may further reduce views of the main roof line.</p> <p>Therefore, the magnitude of change is judged to be very low.</p>	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor negligible .	



Baseline Photo



Photomontage - Year 0

Figure 32a: Viewpoint 5 - Luddenham Road (Approach from North), Orchard Hills - Looking South (Photomontage Y0)

Approx Planar Panoramic Angle of View - 53.5°



Baseline Photo



Photomontage - Year 15

Figure 32b: Viewpoint 5 - Luddenham Road (Approach from North), Orchard Hills - Looking South (Photomontage Y15)

Approx Planar Panoramic Angle of View - 53.5°

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8.6 Viewpoint 6

Viewing Location	View from future North South Rail Link, Orchard Hills - Looking Northeast	<div>VIEWPOINT MAP</div>
GPS	33°49'20.8"S, 150°44'49.7"E	
Elevation (Eye-level)	42.3m AHD	
Date and Time	7th Feb 2024 - 12.40pm	
Baseline Photo & Photomontage Figure	Figures 33a, 33b and 33c (33c is a Baseline Photograph Extended Angle of View refer to 11.0 Appendix)	
Visual Description		
Approx. Viewing Distance from WH1 Lot Boundary	815m	
View description & prominence of the development	This viewpoint was selected to be representational of potential views by commuters from the future north-south rail link that runs along the western site boundary. This is being constructed as part of new transport infrastructure to service Western Sydney Airport. The view is open with pasture grass and bushland to the north.	
Visual Receptor Sensitivity	Metro trains are likely to be traveling at speed past the subject site so views would be transitional and therefore, experienced for a short period of time only. Though there is some scenic value evident in terms of green open space and pastoral land, there are some landscape detractors in the form of electricity pylons and the new Metro substation building. Earthworks as part of a separate DA application now form part of the baseline. Therefore, it is judged that the sensitivity of this view is medium .	
Magnitude of Change	<p>The proposed development will form a new and recognisable element within the view which would be recognised by the receptor as an industrial development. Views are at close/medium range with a moderate horizontal extent of the view affected. Proposed planting within the western and southern landscape setbacks will allow for tree planting which will soften the visual impact of the development at Year 15.</p> <p>Therefore, the magnitude of change is judged to be low.</p>	
Significance of Visual Impact	The significance of the visual impact at this location is judged to be minor .	



Baseline Photo



Photomontage - Year 0

Figure 33a: Viewpoint 6 - View from future North South Rail Link, Orchard Hills - Looking Northeast (Photomontage Y0)

Approx Planar Panoramic Angle of View - 53.5°



Baseline Photo



Photomontage - Year 15

Figure 33b: Viewpoint 6 - View from future North South Rail Link, Orchard Hills - Looking Northeast (Photomontage Y15)

Approx Planar Panoramic Angle of View - 53.5°

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9.0 CONCLUSIONS

The purpose of this Visual Impact Assessment (VIA) is to support a State Significant Development Application (SSDA) for a new industrial warehousing development within Alspec Industrial Business Park (AIBP) in Orchard Hills. This report is supported by on-site analysis, desktop study, drone photography and photomontages of the proposal.

Potential visual impacts have been assessed for a number of locations that are in close vicinity to the proposed development (Warehouse 1) and those elevated with more open aspects. Views include public roads, private property and those from future infrastructure.

Views experienced by passing motorists or pedestrians in very close proximity to the site are transient, only temporary and therefore, impacts will be less significant.

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

- Luddenham Road (Opposite Lot Boundary), Orchard Hills - (VP4)

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

- Opposite Bosna Croatian Club on Luddenham Road, Orchard Hills - (VP3)
- Adjacent to 262 Luddenham Road, Orchard Hills - (VP2)
- View from future North South Rail Link, Orchard Hills- (VP6)

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

- Luddenham Road, Orchard Hills - (VP5)

The following locations are judged to receive **no** visual impacts from the proposed development:

- 443-457 Luddenham Road, Luddenham - (VP1)

The effect of surrounding existing topography and proposed earthworks to the AIBP estate result in many locations along Luddenham Road either being screened from the proposed development or only receiving partial filtered views.

The report has described the built form proposals within Section 6.0. It demonstrates that the architectural team have carefully selected building materials and colours to reduce visual impacts in terms of bulk and scale.

In the medium term, following the completion of future development within AIBP and expected development to E4 zoned land adjacent to Luddenham Road, the proposed development is likely to be fully screened from view from many locations within public and private lands.

10.0 GLOSSARY OF TERMS

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

11.0 APPENDIX



Existing Panoramic Photograph

Figure 28b: Viewpoint 1 - 443-457 Luddenham Road, Luddenham - Looking North (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama

FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 29c: Viewpoint 2 - Adjacent to 262 Luddenham Road, Orchard Hills - Looking Northwest (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama

FOR CONTEXT ONLY