

HABIT8

Landscape Architecture & Urbanism

LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

LOT 4 BRINGELLY ROAD BUSINESS HUB

SKYLINE CRESCENT, BRINGELLY NSW



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1.0 - Introduction

1.1 Project Background

The DA seeks approval for the detailed development and construction of a facility for ESR Developments (Australia) Pty Ltd (ESR) at Lot 4 of the Bringelly Road Business Hub. It includes detailed development and construction of:

1. A temperature-controlled warehouse facility of approximately 35,091m².
2. Ancillary office administration area of approximately 1,000m².
3. Staff car parking (230 spaces) and hardstand areas for vehicle docking and vehicle maneuvering.

1.2 The Site

The Bringelly Road Business Hub is located approximately 35km west of the Sydney CBD and approximately 2km east of the Leppington Major Centre. The application is related to the proposed ESR Facility, and is located on Lot 4.

Section 5.0 of the EIS considers all applicable legislation in detail. The State Environmental Planning Policy (Western Sydney Parklands) 2009 (WSP SEPP) sets out what development is permissible and the matters for consideration for development located within the Parklands. The proposal is consistent with the SEPP provisions and the approved Concept Plan (SSD 6324) which establishes the uses and the indicative built form of the site.

1.2 This Report and Author

Habit8 have been commissioned by ESR Australia.

Habit8 Pty Ltd has also prepared the Landscape Design drawings. These documents detail mitigation and design responses which were formed as a result of this assessment and should be read in conjunction with this report. The report author David Vago is a landscape architect with 23 years 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 have 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 LVIAs 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 GVLIA with terms used as more appropriate for assessment of Australian landscape.

Table: 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: 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: 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: 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:

| | Magnitude of Change | | | | | |
|----------------------|---------------------|------------------|------------------|------------------|------------------|------------------|
| | | Very High | High | Medium | Low | Very Low |
| Receptor Sensitivity | 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 |
| | 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, Ground Ink 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 Pixel Media from key viewpoints. This information was later used to create the photomontages. All photographs have the camera lens and co-ordinates listed for accuracy.**

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. These were 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 property on Stuart Road**

Views at a variety of distances from the site have also been considered, however it is noted that the site is surrounded to the north by the Bedwell Park vegetation corridor which is vegetated with a large amount of tall native canopy trees. This provides a dense visual screen and separation between the site and residential blocks to the north east. It is expected that for the commercial warehouse properties adjoining the site to the east and west significance of the visual impact will be negligible/none.

Some commercial sheds on the north eastern corner of Stuart Road (NW of the site) may experience views towards the warehouse facility however the magnitude of change for such dwellings is likely to be low due to the Bunnings warehouse will sit between the residential block and this site and the other warehouses that are already within the view corridor.

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

3.0 - The Site and Environs

The Bringelly Road Business Hub is situated at the south-eastern edge of Western Sydney Parklands. The Bringelly Road Business Hub is bordered by Stuart Road to the north and west, Cowpasture Road to the east and Bringelly Road to the south. Skyline Crescent, which follows the former alignment of Bringelly Road, intersects the site and provides access to the individual allotments. The site forms part of the Western Sydney Parklands and is located within the Liverpool Local Government Area (LGA).

The site is located in close proximity to the M5 and M7 Motorways, which provide excellent access to the state and regional road network, as well as surrounding key employment and industrial lands. The South West Rail Link is also located to the south of the Site, with the site located approximately halfway between Edmondson Park and Leppington Stations.

The ESR Facility is proposed on Lot 4, which is located within the wider Business Hub (see Figure 1). The site is bounded by Bedwell Park to the north, Lot 6 to the east (which is used as a warehouse and showroom facility for CFC Group; SSD 18-9511), Skyline Crescent to the south and the undeveloped Lot 3 to the west, which was recently approved for a Bunnings Warehouse (SSD-10366).

The site is owned by the Western Sydney Parkland Trust (the Trust) and ESR has entered a development management agreement with the Trust to develop the land.

This application relates to Lot 4 of the approved Bringelly Road Business Hub. It is a centrally located lot in the wider business hub and has an area of approximately 69,749m²

The site is generally cleared of vegetation and is currently undeveloped

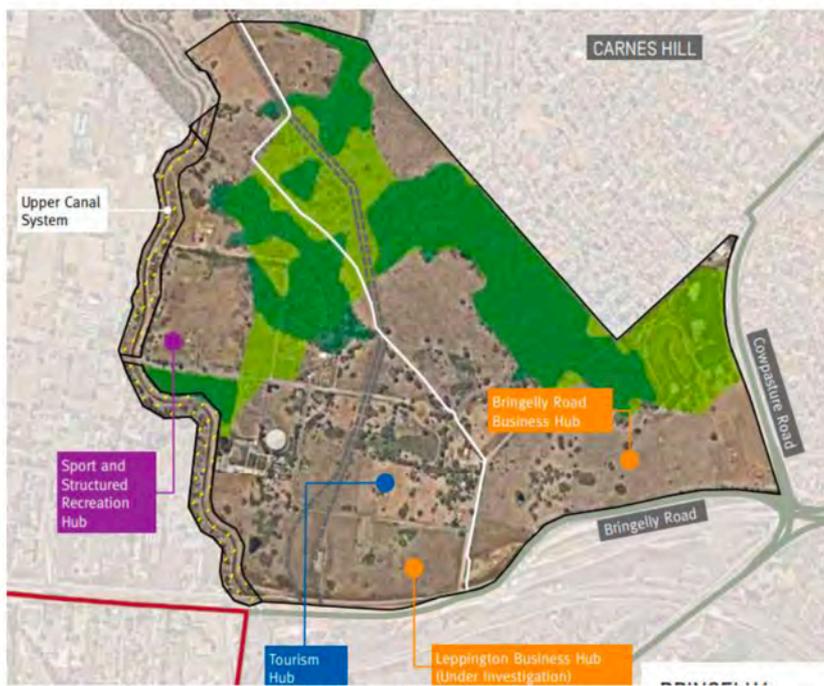


Figure 2 Bringelly Precinct of the Western Sydney Parklands

Source: WSPT Plan of Management 2030

Figure 1: Bringelly Precinct of the Western Sydney Parklands
WSPT Plan of Management 2030



| PROJECT | DRAWING TITLE | PROJECT NO. | PURPOSE | SCALE | REVISION | DATE | DRAWN | CHECKED | PAGE | CLIENT | HABIT8 |
|-----------------|---------------|-------------|-------------------|-------|----------|------------|-------|---------|------|--------|--|
| BRINGELLY LOT 4 | SITE CONTEXT | HB-XXXX | CLIENT SUBMISSION | NTS | A | 29.07.2020 | KM | DV | L01 | ESR | HABIT8 Landscape Architecture & Urbanism <small>100/100 Sturt Street, Sydney NSW 2000 15/155 Sturt Street, Sydney NSW 2000 15/155 Sturt Street, Sydney NSW 2000 15/155 Sturt Street, Sydney NSW 2000</small> |

Figure 2: Regional Context



| PROJECT | DRAWING TITLE | PROJECT NO. | PURPOSE | SCALE | REVISION | DATE | DRAWN | CHECKED | PAGE | CLIENT | HABIT8 |
|-----------------|-------------------------------|-------------|-------------------|-------|----------|------------|-------|---------|------|--------|--|
| BRINGELLY LOT 4 | COUNCIL AREA (LGA) BOUNDARIES | HB-XXXX | CLIENT SUBMISSION | NTS | A | 29.07.2020 | KM | DV | L03 | ESR | HABIT8 Landscape Architecture & Urbanism <small>100/100 Sturt Street, Sydney NSW 2000 15/155 Sturt Street, Sydney NSW 2000 15/155 Sturt Street, Sydney NSW 2000 15/155 Sturt Street, Sydney NSW 2000</small> |

Figure 3: Lots

3.1 Context

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

Table 2 – Surrounding Development

| Lot | Features |
|--------------|--|
| South | Skyline Crescent Bringelly Road |
| North | Stuart Road Bedwell Park Asset Protection Zone |
| East | CFC Warehouse Steelforce Warehouse |
| West | Lot 3 Bunnings Warehouse |



| | | | | | | | | | | |
|---|---|------------------------|---------------------------------|--------------|---------------|--------------------|-------------|---------------|-------------|----------------------|
| PROJECT BRINGELLY LOT 4 BRINGELLY ROAD, BUSINESS ESTATE HUB NSW | DRAWING TITLE SITE CONTEXT: AERIAL PHOTO | PROJECT NO. H8-XXXX | PURPOSE CLIENT SUBMISSION | SCALE NTS | REVISION A | DATE 29.07.2020 | DRAWN KM | CHECKED DV | PAGE L02 | CLIENT ESR |
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Figure 4 – Site Context

4.0 – Baseline Description

4.1 Planning Context

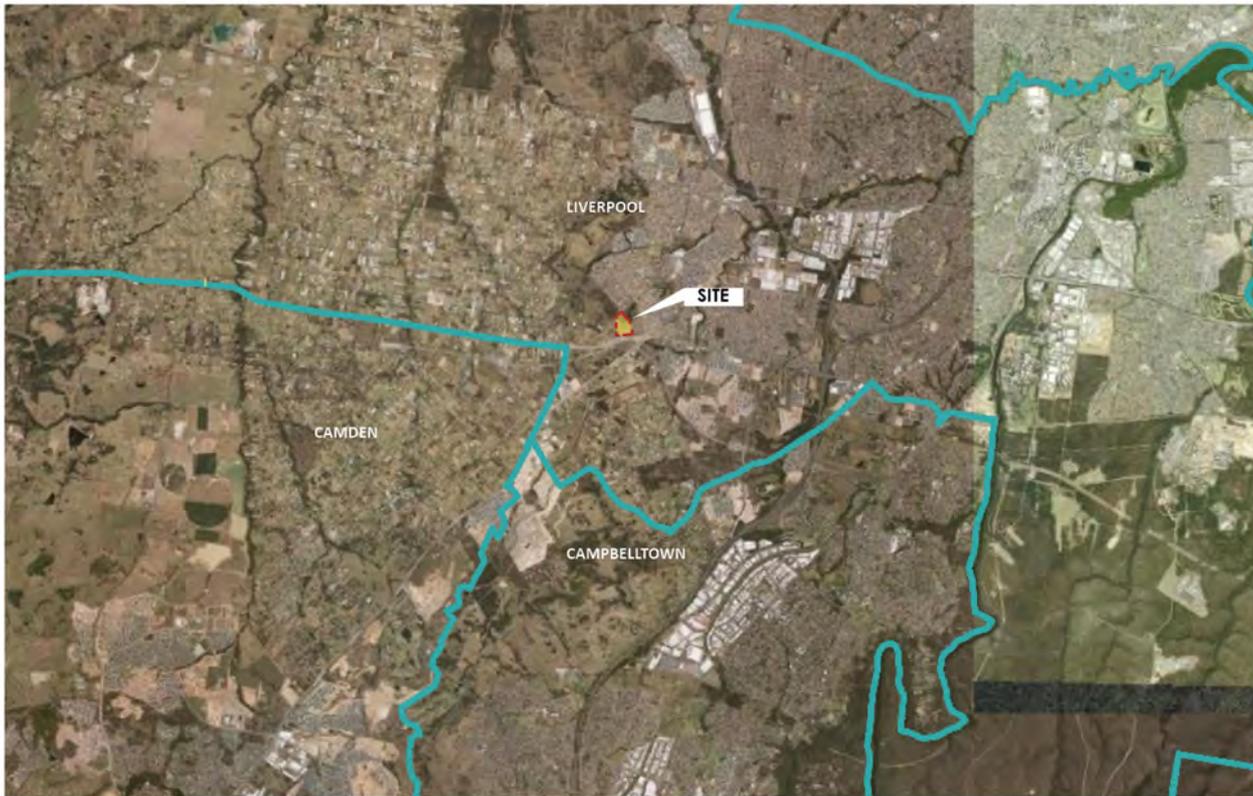


Figure 5– LGA Boundaries



| PROJECT | DRAWING TITLE | PROJECT NO. | PURPOSE | SCALE | REVISION | DATE | DRAWN | CHECKED | PAGE | CLIENT |
|---|-----------------|-------------|----------------------|-------|----------|------------|-------|---------|------|--------|
| BRINGELLY LOT 4 BRINGELLY ROAD, BUSINESS ESTATE HUB NSW | SITE ZONING MAP | HR-XXXX | CLIENT SUBMISSION | NTS | A | 29.07.2020 | KM | DV | LO4 | ESR |

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Figure 6 – Site Zoning

4.2 Landscape Character

The development site's baseline can be described as being an existing farming property that has been graded as part of the approved subdivision bulk earthworks. There is no significant vegetation or landscape geological features on this site. There are distant views through the site to the vegetation corridor and empty land parcels between the proposed Bunnings and the existing buildings to the east.

The site is surrounded by industrial and commercial development built to the east and a Bunnings warehouse approved on the western neighboring lot. Skyline crescent borders the site to the south and Bringelly road adjoins the RMS setback. The overall landscape character can be described as an industrial logistics estate surrounded by road infrastructure.

4.3 Sensitivity of the Landscape

There are no current statutory designations within the LEP which attribute Landscape or Environmental value to the site. A local value may be held by some visual receptors to the site from 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. The site is privately owned and therefore does not add any recreational benefit to the community. The character of the adjacent sites to the east and west are industrial and to the north is the Bedwell creek vegetation corridor. The landscape in the majority is therefore considered to have a small value.

A large number of native tall canopy trees will be planted in the north, south, western and eastern setbacks. Almost all planting within the development is proposed to be native with a large proportion of endemic species.

The conclusion drawn from the analysis above suggests the sensitivity of the landscape to be **low**.

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. The most visual sensitive receptors are those properties to the north east of the site. Photomontages from eye level have been generated to represent as closely as possible views from these receptor locations. The GPS co-ordinates of each view and camera zoom angle has been provided in this report.

Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints 1 to 9.

Figure 7 – Visual Receptor Locations



| | | | | | | | | | | | | |
|---|---|-------------------------------|--|-----------------------------|----------------------|---------------------------|--------------------|----------------------|--------------------|----------------------|---|---|
| PROJECT BRINGELLY LOT 4 BRINGELLY ROAD, BUSINESS ESTATE HUB NSW | DRAWING TITLE PROPOSED VIEWPOINTS | PROJECT NO. H8-XXXX | PURPOSE CLIENT SUBMISSION | SCALE 1:3000 @ A3 | REVISION A | DATE 29.07.2020 | DRAWN KM | CHECKED DV | PAGE LOG | CLIENT ESR | 0 20 50 75 100 150m SCALE 1:3000 AT A3 | HABIT8 Landscape Architecture & Urbanism Unit 110 Bona Vista Freeway, Wollongong NSW 2522 1800 688 888 www.habit8.com.au |
|---|---|-------------------------------|--|-----------------------------|----------------------|---------------------------|--------------------|----------------------|--------------------|----------------------|---|---|

| VISUAL RECEPTOR | CO-ORDINATES | ALTITUDE (APPROX) |
|-----------------|----------------------------|-------------------|
| A | 33°56'44.8"S 150°49'59.2"E | 74.12m |
| B | 33°56'54.2"S 150°49'47.2"E | 74.10m |
| C | 33°57'04.1"S 150°49'50.0"E | 69.13m |
| D | 33°57'00.5"S 150°50'19.1"E | 56.05m |
| E | 33°57'02.6"S 150°49'56.8"E | 73.24m |

5.0 – Development Proposals

5.1 Built Elements

The proposal consists of a warehouse facility and associated parking. Building heights have been set at 13.7m top of ridge for each building with height at eaves typically 10 to 12m at the underside of rafter allowing for warehouse storage that is typical for this type of development. The office component is (2) storeys.

Table 3 Key development information

| Component | Proposal |
|--|---|
| Site area | 69,740m ² |
| GFA | 36,110m ² , comprising: <ul style="list-style-type: none"> • Warehouse: 34,711m² • Main Office: 1,000m² • 2 Warehouse Dock Office: 380m² • Guard House: 19m² |
| Maximum Height | 13.7m |
| Boundary Setbacks <ul style="list-style-type: none"> • North • South • East • West | <ul style="list-style-type: none"> • 68.1m • 12m • 52.25m • 36m |
| Car spaces | 230 |
| Operating Hours | 24 hours, seven days per week |

Source: Ethos Urban

5.2 Materials

The following extract has been taken from the Architectural Design drawing package:

External building facades for the main warehouse buildings are mix of precast concrete wall panels and colorbond steel metal claddings. Office areas are a combination of precast concrete panels, fibre cement sheet wall cladding, prefinished aluminium cladding with performance glazing in aluminium framing.

Warehouse facades consist of painted dado panel precast with metal cladding above being the dominant material and utilises alternate colours to form a consistent unifying theme to connect all buildings of the industrial estate. The use of precast concrete paneling provides a neutrally coloured appearance to the development.

No dominant bright colours are proposed with the building form 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.

5.3 Warehouse Floor Level

FFL 69.50

5.3.1 Warehouse ridge height Levels

Warehouse: RL 83.20

Office: RL 78.00

5.4 Site access & parking

Access for heavy vehicles will be from Skyline Crescent, the only access point to the site. Loading hardstand and waste collections areas are screened from street fronts by the building form and landscaping. All Carparking for warehouses is contained behind the setback landscaping area from the southern side of the development.

5.5 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. A landscape buffer zone has been proposed for both the Skyline crescent and Stuart road frontages.

5.6 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 adjoining properties to the east and west of the site will not be affected.

5.7 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 study it is apparent that from the wider landscape are of greater importance than those views close and across the development site, therefore the greatest impact would be most prominent from motorists, cyclists and pedestrians using Skyline Crescent and Bringelly road.

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 shrub and groundcover understory. This should help to soften the appearance of the development from the most highly sensitive receptors. It can be argued that the landscape will be enhanced by the introduction of new landscape setback areas that currently don't exist and the change of use from production to logistics. Refer to Habit8 documentation for further details.

6.2 Landscape Design report

Please refer to Landscape Design Report – prepared by Habit8 for detailed landscape proposal



Figure 8: 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). From understanding the development proposals, mitigation and the existing industrial character of adjacent landscape, the magnitude of change is judged to be **medium**. The significance of impact therefore is judged to be **minor**.

8.0 Visual Impact Assessment

8.1 Viewpoint A

Viewing Location
Photomontage Figure

North east of the site (looking south west)
Figure 9

Visual Description

Approx. Viewing Distance from Site Boundary
Prominence of the development

200m

This view has been taken from the on east end of Stuart road. The view is to the west. The view is taken from a position where there are no future residential lots from within the vegetation corridor on the edge of an existing residential subdivision. The only visual impact is for vehicles, cyclists and pedestrians. There are no footpaths or cycleways on Stuart Road.

Visual Sensitivity

Motorists, cyclists and pedestrians are considered to have **low** sensitivity. The majority of residential properties from this location are further down the street to the north east surrounded by a bushland buffer. Therefore, it can be judged that sensitivity of these receptors is classed as **very low**.

Magnitude of Change

It is believed that motorists, cyclists and pedestrians would experience a **low** magnitude of change from this view and distance. Single story residential dwellings further to the north east would experience a **negligible/none** magnitude of change.

Significance of Impact

The significance of the impact for motorists, cyclists and pedestrians would be **negligible**. Single storey dwellings on the north east end of the viewpoint will be **negligible/none**.

Figure A – Existing Baseline & Photomontage



8.2 Viewpoint B

Viewing Location

North western side of Stuart road (looking east)
Figure 10

Visual Description

Approx. Viewing Distance from Site Boundary
Prominence of the development

200m

This view has been taken from in front of a property with light industrial machinery sheds.

The proposed Bunnings warehouse obscures any view corridor to the proposed warehouse facility.

Visual Sensitivity

Motorists, cyclists and pedestrians are considered to have a **very low** sensitivity. Due to the Bunnings warehouse blocking any view to the site the receptors from this property on Stuart road are judged to be of **very low** sensitivity.

Magnitude of Change

It is believed that motorists, cyclists and pedestrians would experience a **very low** magnitude of change. Due to the position of the Bunnings Warehouse the Stuart Street property will experience a **very low** magnitude of change.

Significance of Impact

The significance of the impact for motorists, cyclists and pedestrians would be **negligible**. Impact on the Stuart rd property shall be **negligible**.

Figure 10 – Existing Baseline & Photomontage



8.3 Viewpoint C

Viewing Location The intersection of Bringelly road and Skyline crescent. (looking north east)
 Photomontage Figure Figure 11

Visual Description
 Approx. Viewing Distance from Site Boundary 250m
 Prominence of the development This view has been taken from north of the site on the intersection of Bringelly road and Skyline crescent. (looking north east) Part of the proposed warehouse will be obscured by the new Bunnings warehouse and the remainder of the site sits at a lower level down the hill on Skyline crescent.

Visual Sensitivity Due to the absence of residential property nearby and the distance from the facility taking into account the new Bunnings warehouse the site is considered to have **very low** sensitivity.

Magnitude of Change The magnitude of change for this receptor is considered to be **low**. The view of the proposed development will have little impact on the the view to this site both horizontally and vertically, through its distance from the site, lower topography and existing surrounding warehouse facilities. Proposed landscaping and the large street verge (with existing street trees) shall also contributes to a **low** magnitude of change.

Significance of Impact The significance of the impact to the passing motorists and cyclists on Bringelly road in this location is considered **minor** due to the large road verge , Skyline crescent, street trees, lower topography and landscaping in the setback.

Figure 11 – Existing Baseline & Photomontage



8.4 Viewpoint D

| | |
|--|--|
| Viewing Location | <p>Intersection of Cowpasture road and Bringelly rd (looking north west)</p> <p>Figure 12</p> |
| <p>Visual Description</p> <p>Approx. Viewing Distance from Site Boundary</p> <p>Prominence of the development</p> | <p>350m</p> <p>This view has been taken from the intersection of Cowpasture road and Bringelly road.</p> <p>The development is barely visible from this viewpoint as it sits behind a wide road reserve and Skyline crescent. Existing buildings to the east block most of the view and the distance to the building is significant that the proposed building is not prominent.</p> |
| Visual Sensitivity | <p>Due to the distance to the site, road reserves and surrounding industrial warehouse context, the development site would be considered to have a very low sensitivity.</p> |
| Magnitude of Change | <p>The magnitude of change for this receptor is considered to be very low. The development will form a new recognizable element in between existing warehouses on Skyline crescent; however, it will be screened partially by street trees, proposed setback vegetation and the large road verge setback.</p> |
| Significance of Impact | <p>The significance of the impact to this intersection is considered minor.</p> |
| Cumulative Impacts | <p>Although the proposed development will consist of a warehouse, the visual impact will be less than the other warehouses in the estate due to the large road verge setback, formalization of landscape setbacks and the buffer planting that will reduce any impacts which are considered to be low.</p> |

Figure 12 – Existing Baseline & Photomontage



8.4 Viewpoint E

Viewing Location

Bringelly road (looking North)
Figure 13

Visual Description

Approx. Viewing Distance from Site Boundary
Prominence of the development

200m

This is a view looking towards north from Bringelly road directly at the site. The current RL's for buildings are slightly sunken into the topography that help mitigate the impacts of the warehouse buildings. The large undulating road verge setback and street trees combined with densely planted landscape setback shall also reduce the visual prominence of the proposed warehouse.

Visual Sensitivity

Motorists, cyclists and pedestrians are considered to have **low sensitivity**. The land use for the site is still industrial and the streetscape is well vegetated through setback planting and street tree planting.

Magnitude of Change

It is believed that motorists, cyclists and pedestrians would experience a **medium** magnitude of change.

Significance of Impact

The significance of the impact for motorists, cyclists and pedestrians would be **minor**. The landscape already consists of industrial warehouse facilities and the large road setbacks reduce issues with visual amenity.

Figure 13 – Existing Baseline & Photomontage



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.

This Landscape and Visual Impact Assessment is a new report undertaken for the Lot 4 warehouse only with a focus on the views from Bringelly road and Stuart Road.

Although not the main focus of this report, the value of the site itself has been assessed based on the character and context in which it is located. It has been concluded that the significance of the impact upon the landscape on this project development to be **minor**. This is in part due to the surrounding character of the development already being heavily influenced by industrial development and in part due to the industrial zoning designation in the WSEA SEPP.

Through this report it is concluded that the proposed development will cause a change in the view for no residential properties.

From the surrounding road network, only one viewpoint area will see any significant change in the landscape context. (Viewpoint E) but the impact is considered low due to the surrounding industrial site context with existing warehouses on both sides.

Any views to the development will be mitigated as per the landscape plan with a large turf verge creating distance from the development and landscape setback in which tall native canopy trees, screening shrubs and groundcovers are planted. Following maturity, these planted buffers will provide a dense screen to help to soften and screen the development.

Passing motorists, cyclists and pedestrians will also experience a change in view from Bringelly road looking north across the site but the magnitude of change will appear low due to the surrounding industrial warehouse context.

As previously discussed within sections of this report, the development will 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 an east-west direction along Bringelly road are currently experience views which include the current warehouse facilities of the same scale as the one on which this report is based.

Wider reaching views to the site from residential areas located in the greater landscape have also been considered, however the site is buffered heavily from the north east through a vacant vegetation corridor making views to the site negligible.

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. |