

Table 3: Comparison of the Financial Cost of CCA Warehousing Options

Options	Incremental Present Value to Base Case (\$000)	Ranking of Options
Preferred Option	\$29,489	1
Sinking HBW	\$17,989	2
Relocation to Eastern Creek Semi Automated*	\$15,566	3
Relocation to Eastern Creek Manual*	\$15,204	4
Splitting Bulk Storage at Northmead	\$8,508	5
Base Case*		6
Reducing height of HBW and expanding to the east	-\$1,511	7
Alternative location for additional production lines	-\$50,511	8
Relocation of the Northmead facility	-\$234,796	9

* These are the options examined in detail in CCAs DCF analysis.

** The Present Value for the remainder of the options is based on Gillespie Economics' extension to the CCA analysis (see Appendix C)

In summary then, the Department is generally satisfied that CCA has adequately considered alternatives to the project, and that the preferred option can be justified on economic grounds. The Department also notes that the preferred option would result in environmental benefits by avoiding up to 35,000 additional vehicle movements on Sydney's roads that would otherwise occur if the preferred option were not to proceed.

5.2 Visual

A visual impact assessment was undertaken for the project. This assessment indicates that the project would result in significant visual impacts on residents immediately to the north and east of the site and from nearby roads, but that views from more distant locations would not be significantly affected (see Figures 5 to 9).



Figure 5 - View of HBW from corner of Edwards and Christine Streets, Northmead



Figure 6 - View of HBW from Balmoral Road, Northmead



Figure 7 – View of HBW from Old Windsor Road, Northmead



Figure 8 – View of HBW from Arthur Phillip Reserve, Northmead



Figure 9 – View of HBW from Constitution Road, Wentworthville

To minimise the impacts of the project CCA has incorporated several design features including:

- locating the HBW in one of the lowest parts of the site;
- providing a 32.2 metre setback from the northern boundary of the site;
- landscaping the northern site boundary with mature trees to screen lower portions of the HBW; and
- a façade treatment that involves two simple colours that are designed to mimic the colour of both surrounding development and the sky and a curved design feature that separates these two colours and is intended to draw the eye downwards and minimise the visual impact of the HBW (see Figure 10).