

Moorebank Precinct West - Concept Modification

Response to Submissions - SSD 5066 MOD1

Visual Impact Assessment



SIMTA

SYDNEY INTERMODAL TERMINAL ALLIANCE

Part 4, Division 4.1, State Significant
Development

ATTENTION WESTLEY OWERS - ARCADIS
SENDER MICHAEL FASULLO
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PROJECT NUMBER 115123
SUBJECT MPW CONCEPT AMENDED MODIFICATION PROPOSAL

Introduction

A modification application (Modification Proposal) was prepared on behalf of the Sydney Intermodal Terminal Alliance (SIMTA) and sought approval to modify the Moorebank Intermodal Company (MIC) Concept Project and Early Works (Stage 1) (SSD_5066), which relates to the development of an intermodal terminal (IMT) facility and warehousing on the western side of Moorebank Avenue, NSW (MPW site). The application was prepared pursuant to Section 96(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The scope of the Modification Proposal has recently been amended (Amended Modification Proposal) to seek only a modification to the MPW Concept Approval, facilitating for the physical importation of fill to be undertaken as part of the MPW Stage 2 Proposal (subject to separate approval), rather than the Stage 1 Early Works.

The need for modification to the MPW Concept Approval has arisen as a result of civil design development relating to stormwater and drainage requiring adjustment to the building formation and requiring re-evaluation of the available fill volumes on the MPW site. As a result, the general fill required to be imported to the MPW site is estimated at 1,600,000 cubic metres (m³). This has potential to impact on the prescribed building heights as defined in the *Liverpool Local Environment Plan 2008*.

Table 1 provides a summary of the key terms used.

Table 1 – Key Terms

Term	Description
Moorebank Precinct West (MPW) Concept Approval (Concept Approval and Early Works)	MPW Concept and Stage 1 Approval (SSD 5066) granted on 3 June 2016 for the development of the MPW Intermodal terminal facility at Moorebank and the undertaking of the Early Works. Granted under Part 4, Division 4.1 of the <i>Environmental Planning and Assessment Act 1979</i> . This reference also includes associated Conditions of Approval and Revised Environmental Management Measures, which form part of the documentation for the approval.
Early Works	Works approved under Stage 1 of the MPW Concept Approval (SSD 5066), within the MPW site, including: establishment of construction compounds, building demolition, remediation, heritage impact mitigation works and establishment of the conservation area.
Moorebank Precinct West (MPW) Project	The MPW Intermodal Terminal Facility as approved under the MPW Concept Approval and the MPW EPBC Approval (2011/6086).
Moorebank Precinct West (MPW) site	The site which is the subject of the MPW Concept Approval, MPW EPBC Proposal and MPW Planning Proposal (comprising Lot 1 DP1197707 and Lots 100, 101 DP1049508 and Lot 2 DP 1197707). The MPW site does not include the rail link as referenced in the MPW Concept Approval or MPE Concept Plan Approval.
Modification Proposal	Modification of the Concept Approval and Early Works (Stage 1) of the MPW Concept Approval (SSD 5066), the subject of the Modification Report (Arcadis, June 2016). This proposal involved the importation of fill to the MPW site.
Amended Modification Proposal	Modification of the Concept Approval of the MPW Concept Approval (SSD 5066), the subject of this RtS (Section 6). This proposal involves the importation of fill and a number of other modifications to facilitate for future stages of development.

Term	Description
Moorebank Precinct East (MPE) Project	The Intermodal terminal facility on the MPE site as approved by the MPE Concept Plan Approval (MP 10_0913) and including the MPE Stage 1 Proposal (14-6766).
Moorebank Precinct East (MPE) site	The site which is the subject of the MPE Concept Plan Approval, and includes the site which is the subject of the MPE Stage 1 Approval.
Approved Height	Refers to height of buildings as approved in the MPW Concept Approval.
Additional Height	Refers to any additional height proposed as part of the Amended Modification Proposal.

Purpose

The purpose of this visual impact assessment is to identify and assess visual impacts arising as a result of the Amended Modification Proposal against those considered in the existing MPW Concept Approval. This assessment includes consideration of the built form of the IMT facility and warehouse buildings such as height, bulk, scale, view loss and visual amenity.

Method

The visual impact of the selected viewpoints in this study have been evaluated on a qualitative basis using a range of criteria against which the relative importance of each observer location can be described. The criteria used for this assessment includes: context, setting, site elements, site character, adjacent development, distance to view (foreground, middle ground and background), land use, visual prominence of the development, and potential changes to the view setting.

As part of the assessment, the MPW Concept Approval has been used as the base case for existing approved conditions on the site and assumes height limits approved under the MPW Concept application define the current context of each viewpoint. As such, analysis will firstly identify 'Approved Height' and subsequently the impact of any 'Additional Height' as proposed under the Amended Modification Proposal on the original rating determined in the MPW Concept Approval.

Viewpoints



Figure 1 - Viewpoint locations

Impact Assessment

This section of the document assesses the visual impact of the Amended Modification Proposal from the key viewpoints identified as part of the MPW Concept Approval (SSD 5066) visual analysis. Each view assumes the approved visual conditions on the MPW site as the base case and evaluates whether the Additional Height proposed alters the outcome of assessment determined in the MPW Concept Plan Approval.



View 01: Southern section of Leacock Regional Park

Viewpoint Context

This viewpoint has been taken in Leacock Regional Park, a public open area. At this location the landscaped park slopes up from the street level toward a ridge which overlooks the MPW site. Dense vegetation exists in the area limiting clear lines of sight beyond. The park is frequented by local residents. There are no residential properties within the park. The view shows primarily riparian vegetation that sits in the background with the MPW site further beyond. In the foreground is the Southern Sydney Freight Line (SSFL) and the Glenfield Waste Facility.

Visual Impact Comparison

MPW Concept Approval:

The assessment of this viewpoint under the MPW Concept Approval determined the development to have a **moderate** visual impact at this location during operations. The location is partially screened by retained riparian and has views of the tops of warehouses above the tree canopy and the new rail spur in the foreground.

Amended Modification Proposal:

From this viewpoint there would be limited visibility of the Amended Modification Proposal due to the screening provided by existing vegetation and distance from the site. The visual amenity would not change significantly as a result of the Additional Height proposed. As such the Amended Modification Proposal has no greater impact than that proposed under the MPW Concept Approval and therefore the visual impact rating of **moderate** is unchanged.

The Amended Modification Proposal does not assess any visual impacts relating to the rail component from this location.



View 02: Leacock Regional Park looking east towards development site

Viewpoint Context

This viewpoint is taken from Leacock Regional Park looking east toward the MPW site. The view is from an elevated location which sits above the MPW site overlooking vegetation in the foreground, the Georges River, and more vegetation beyond.

Visual Impact Comparison

MPW Concept Approval:

The assessment of this viewpoint under the MPW Concept Approval determined the development to have a **moderate/high** visual impact at this location during operations. The location has extensive views over the site and with visibility of warehouses that protrude above the tree line. Some screening is offered in the foreground and middle ground.

Amended Modification Proposal:

Existing vegetation at this viewpoint obstructs some receiver's views of the MPW site. From this location, the Amended Modification Proposal would not significantly change the impact of the current proposed development and as such the Amended Modification Proposal has no greater impact than that proposed under the MPW Concept Approval and therefore the visual impact rating of **moderate/high** is unchanged.



View 03: Carroll Park looking east

Viewpoint Context

This viewpoint is taken from an elevated location in Carroll Park in the west looking down toward the SSFL. The view is densely vegetated with tall trees and medium to small bushes that can be seen in the foreground and middle ground.

Visual Impact Comparison

MPW Concept Approval:

The assessment of this viewpoint under the MPW Concept Approval determined the development to have a **moderate/high** visual impact at this location during operations. The location has extensive views over the site and visibility of warehouses that protrude above the tree line. Some screening is offered in the foreground and middle ground.

Amended Modification Proposal:

Existing vegetation at this viewpoint obstructs some receivers' views of the MPW site. The Amended Modification Proposal from this location, due to its proximity to the site, would not change the impact of that currently proposed and as such would therefore the visual impact rating of **moderate/high** is unchanged.

Conclusion

The Amended Modification Proposal would not result in significant changes to the visual amenity of that already assessed as part of the MPW Concept Approval. This analysis finds that the Additional Height would generally result in consistent visual impacts already identified and assessed as part of the existing MPW Concept Approval. Therefore, the outcomes and recommendations of the assessment undertaken for the MPW Concept Plan Approval are still relevant and appropriate for the assessment of the Amended Modification Proposal.