Photo Location A10 - View north east to north west from the SeaLink entry from Newbridge Road

Photo Location A11 - View south west from the SeaLink administration building car park toward Newbridge Road

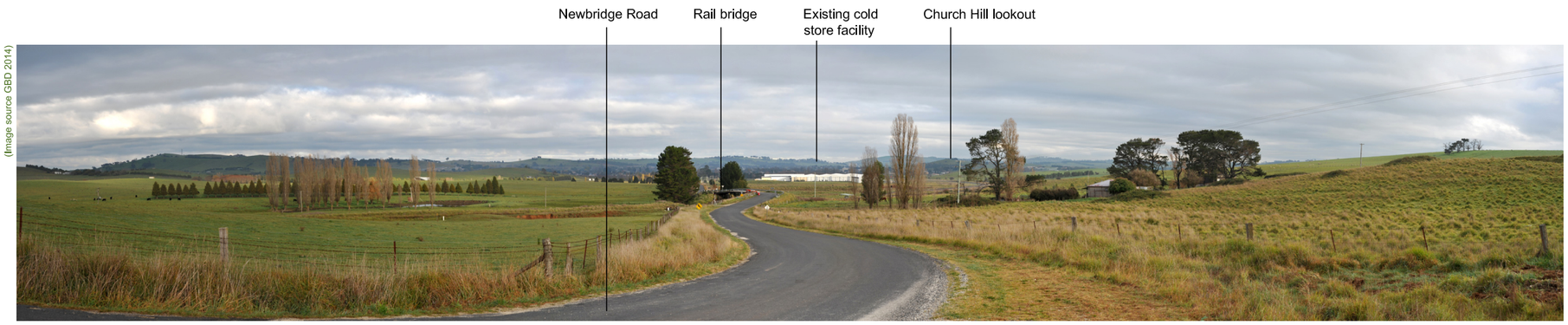

Photo Location A12 - View west to north west from Newbridge Road toward the existing SeaLink cold store facility

Figure 7
Photo Sheet 4

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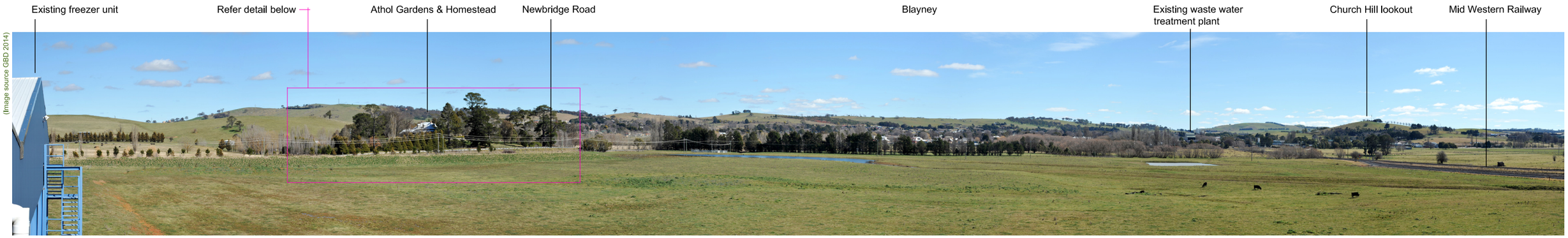

Photo Location A13 - View south west to north west from the existing freezer unit (top of steps) toward Athol Gardens and Blayney

Photo Location A13 - Detail view south west to north west from the existing freezer unit (top of steps) toward Athol Gardens and Blayney

Figure 8
Photo Sheet 5

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Visual effects

Section 5

5.1 Introduction

The assessment of visual effects describes:

- the changes in the character of the available views resulting from the Project; and
- the changes in the visual amenity of the visual receptors.

The magnitude and significance of visual impact resulting from the construction and operation of the Project will primarily result from a combination of the following factors:

- distance between the view location and elements within the Project;
- duration of the view from view location toward elements within the Project;
- predicted impact of the Project on existing visual amenity;
- nature of predicted impacts; and
- receptor sensitivity of locations from which views toward elements within the Project exist.

5.2 View distance

The criteria for the view distance are set out in the VIA **Table 1**. The period of view parameters include:

- Long views for distances beyond 1 km of the surface facility;
- Medium views for distances between 500 m and 1 km of the surface facility; and
- Short views for distances within 500 m of the surface facility.

These distances have been determined against the likely visibility and visual scale of constructed elements associated with the Project. From short distances the Project will be a significant and dominant feature within the surrounding landscape and may be at complete variance with the landform, scale and pattern of the landscape. From medium distances the Project will be a recognisable feature, but not dominate views within the surrounding landscape. From long distances the Project will form a visible element within the surrounding landscape but is unlikely to constitute a marked effect on existing views.

5.3 View duration

The criteria for the period of view are set out in the VIA Table 2. The period of view parameters include:

- Long term for a view period of over 2 hours;
- Moderate term for a view of 30 minutes to 2 hours; and
- Short term for 10 minutes up to 30 minutes.

These periods of time have been determined against the overall period of view that may be available during daylight hours (assumed to be a period of around 12 hours, discounting seasonal variation). Therefore, as a percentage of the maximum viewing time available during daylight hours:

- a period of 2 hours represents approximately 17% of daylight hours;

- a period of 30 minutes represents approximately 4.5% of daylight hours; and
- 10 minutes represents approximately 1.5% of daylight hours.

5.4 Receptor sensitivity

The following indicators have been adopted to define the sensitivity of individual receptors at specific viewpoints:

- High sensitivity - people with proprietary interest and prolonged viewing opportunities such as residents and users or visitors to attractive and/or well-used recreational facilities. Views from a regionally important location whose interest is specifically focussed on the landscape;
- Medium sensitivity - people with an interest in their environment e.g. visitors to environmental areas, such as bush walkers and horse riders, or a larger numbers of travellers with an interest in their surroundings; and
- Low sensitivity - people with a passing interest in their surroundings e.g. those travelling along principal roads. Viewers whose interest is not specifically focussed on the landscape e.g. farm workers or commuters.

An overall determination of the visual impact significance at each view location has also been assessed and determined against the criteria outlined in **Table 1** below:

Table 1 - View Location Assessment Criteria

Criteria	Definition
View Distance:	
Long (L)	> 1 km
Medium (M)	500 m – 1 km
Short (S)	< 500 m
View Duration:	
Long term (LT)	> 2 hours
Moderate term (MT)	30 - 120 minutes
Short term (ST)	10 – 30 minutes
Predicted Impact:	
Adverse (A)	Predicted impact of the Project on existing view is likely to be negative.
Neutral (N)	Predicted impact of the Project on existing view is likely to be neutral.
Beneficial (B)	Predicted impact of the Project on existing view is likely to be positive.

Table 1 - View Location Assessment Criteria

Criteria	Definition
Nature of Impact:	
Temporary (T)	Visual impact will be temporary in nature
Permanent (P)	Visual impact will be permanent in nature
Reversible (R)	Visual impact will be considered reversible (for example constructed elements may be removed at the decommissioning and rehabilitation stage)
Irreversible (IR)	Visual impact will be considered irreversible (for example proposed alteration to existing infrastructure associated with the Project will be both permanent and irreversible)
Magnitude:	
High (H)	Total loss or major change to pre-development view or introduction of elements which are uncharacteristic to the existing landscape features.
Medium (M)	Partial loss or alteration to pre-development view or introduction of elements that may be prominent but not necessarily uncharacteristic with the existing landscape features.
Low (L)	Minor loss or alteration to pre-development view or introduction of elements that may not be necessarily uncharacteristic with the existing landscape features.
Negligible (N)	Very minor loss or alteration to pre-development view or introduction of elements which are not uncharacteristic with the existing landscape features (resulting in a no change situation).
Receptor Sensitivity:	
High (H)	Residential locations
Medium (M)	Public open space
Low (L)	Highway and local access roads
Visual Significance:	
High (HS)	The Project will be a significant and dominant feature within the surrounding landscape and at complete variance with the landform, scale and pattern of the landscape. The Project will have the capacity to cause a significant deterioration in the existing view. The Project's visual effects may not be minimised by mitigation measures and cumulative impacts may result in an increased level of impact.

Table 1 - View Location Assessment Criteria

Criteria	Definition
Moderate (MS)	The Project will be a recognisable feature, but not dominate views within the surrounding landscape. The Project will be out of scale and discordant with the landform, scale and pattern of the landscape and have the capacity to cause a noticeable deterioration in the existing view. The Project's visual effects may be partially mitigated through appropriate measures.
Low (LS)	The Project will form a visible element within the surrounding landscape but is unlikely to constitute a marked effect on existing views. The Project will complement the scale, landform and pattern of the surrounding landscape and will not create a noticeable deterioration in the existing view. The Project's visual effects will be positively mitigated through appropriate measures.
Negligible (NS)	The Project will result in no discernible deterioration in the existing view.

The visual significance criteria outlined in **Table 1** is used **as a guide** to determine significance of visual impact. The significance of visual impact for each view location is also considered against other factors, which include the overall visibility of the Project from surrounding view locations. The general relationship between view category and its potential level of sensitivity is outlined in **Table 1.**

5.5 Visual Significance Matrix

The matrix presented in **Table 2** presents the assessment and determination of visual impact significance for selected receptor view locations beyond the Project location. The representative view locations are illustrated in **Figure 9**.

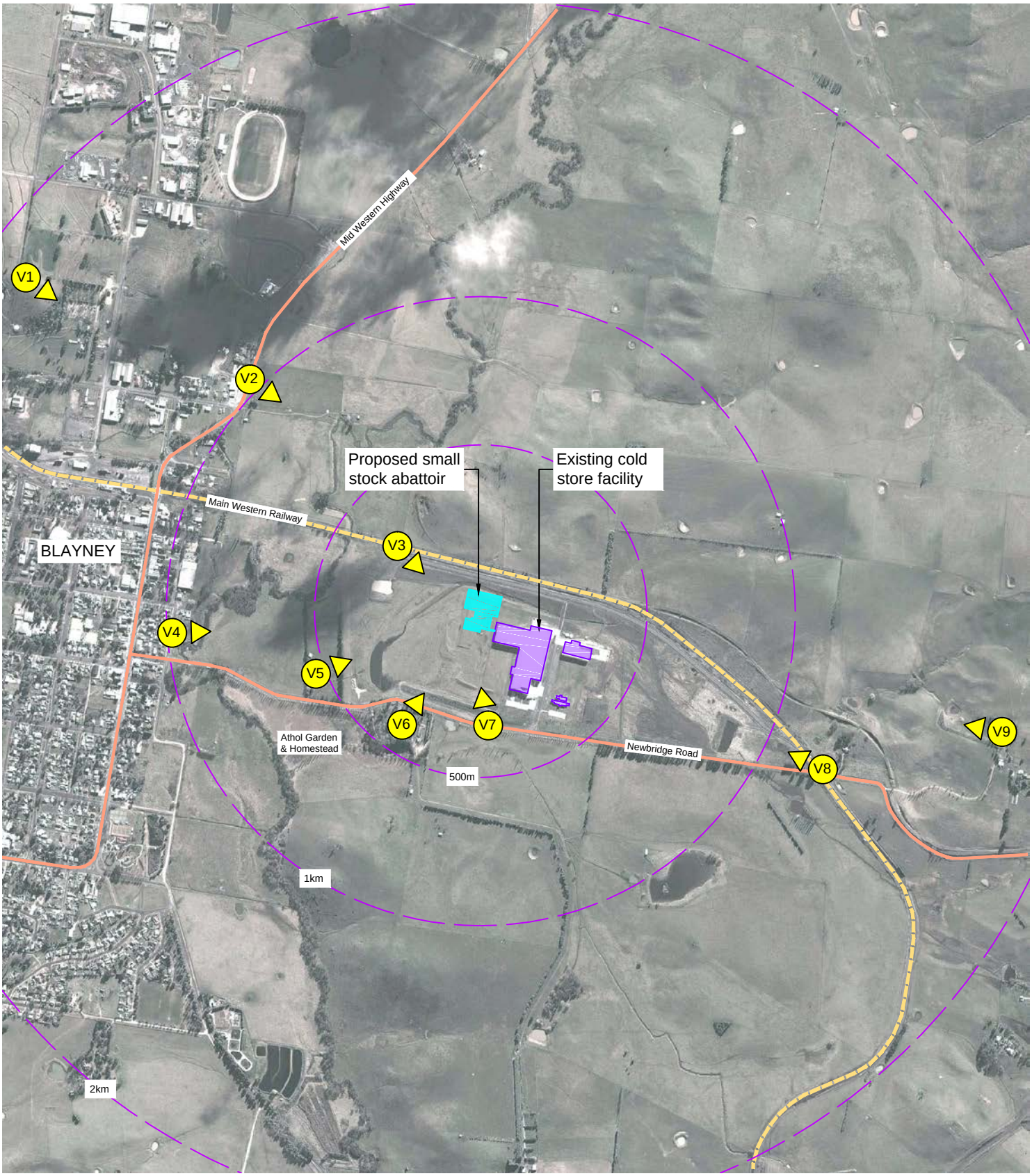

Figure 9: Representative view locations

Legend

- V10 — Representative view location
- Existing cold store facility
- Proposed abattoir building
- Approximate distance from proposed abattoir

0km 250m

Figure 9
Representative view locations

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Table 2 - Visual Significance Matrix

Receptor viewpoint (Figure 9)	View direction and distance toward Project	Description	Distance			Duration			Predicted Impact			Nature of Impact				Magnitude	Receptor sensitivity	Significance
			L	M	S	LT	MT	ST	A	N	B	T	P	R	IR			
V1 Church Hill Lookout	East to south east – between 1.8 and 2 km	Views from the elevated Church Hill Lookout offer extensive and distant views across the local landscape including the Blayney Township and existing SeaLink site. The Project will form a visible element within the surrounding landscape but is unlikely to constitute a marked effect on existing views														N	M	NS
V2 Mid Western Highway	East to south east – around 1 km	Indirect and short duration views extend south east toward the existing SeaLink site with some screening and partial filtering of views by tree planting along the Belubula river corridor. The Project will result in no discernible deterioration in the existing view.														N	L	NS
V3 Main Western Railway	South – around 80 m	Short duration transitory views from passenger trains extend toward the existing SeaLink cold store facility and will extend along the west and north building face of the proposed abattoir development. The Project will complement the scale, form and line of the existing facility and is unlikely to create a noticeable deterioration in the existing view.														N	L	NS
V4 Blayney Township	East – around 1 km	Views toward the Project from the Blayney Township are screened or partially filtered by tree planting alongside the Belubula river corridor and evergreen tree planting along property boundaries between Blayney and the SeaLink site. Views from within the Township toward the Project are also screened in the majority of areas by built structures and other constructed elements within the urban environment.														N	H	LS

Table 2 - Visual Significance Matrix

Receptor viewpoint (Figure 9)	View direction and distance toward Project	Description	Distance			Duration			Predicted Impact			Nature of Impact				Magnitude	Receptor sensitivity	Significance
			L	M	S	LT	MT	ST	A	N	B	T	P	R	IR			
V5 Residential dwelling (Tetlaw Property)	East to north east – around 500 m	Views toward the existing SeaLink cold store facility and proposed Project are partially screened by tree planting within the property and evergreen pine tree planting along the western property boundary to the SeaLink site. The Project may form a visible element within the surrounding landscape but is unlikely to constitute a marked effect on existing views.														N	H	LS
V6 'Athol' Homestead & Garden	North to north east – around 350 m	The 'Athol' Homestead, Mill/Stable & Garden is located at 84 Newbridge Road, Blayney on the west fringe of the township. The Homestead, completed in 1875, is situated on a small knoll to the south west of the existing SeaLink cold store facility. The Homestead & Garden function as a residential dwelling and a function facility. The Homestead is surrounded by windbreak and ornamental mature tree planting (deciduous and evergreen) which screens and/or partially filters views toward the existing cold store facility and proposed Project Area from some locations within the 'Athol' property. The existing cold store facility and proposed Project are more visible during winter months when the deciduous trees are dormant and without leaves. A number of trees, including pine trees along the property boundary to Newbridge Road are over mature with some die back evident. The Project will be a recognisable feature, but not dominate views within the surrounding landscape. The Project's visual effects may be partially mitigated through appropriate measures.														N	H	MS

Table 2 - Visual Significance Matrix

Receptor viewpoint (Figure 9)	View direction and distance toward Project	Description	Distance			Duration			Predicted Impact			Nature of Impact				Magnitude	Receptor sensitivity	Significance
			L	M	S	LT	MT	ST	A	N	B	T	P	R	IR			
V7 Newbridge Road corridor	North to north east – around 130 m	Views toward the existing SeaLink cold store facility extend north from approximately 1 km of the road corridor; however, views toward the Project are partially screened by an existing earth bund within the SeaLink site and by large scale buildings associated with the cold store facility. The Project will result in no discernible deterioration in the existing view.														N	L	NS
V8 Newbridge Road corridor	West to north west – around 1.2 km	Views toward the Project are largely screened by large scale buildings associated with the existing cold store facility. The Project is also located to the east of the proposed dewatering facility for the Cadia Mine operation which will provide further screening from view locations to the west of the Project. The Project will result in no discernible deterioration in the existing view.														N	L	NS
V9 Residential dwelling	West – around 1.75 km	Views toward the Project from the residential dwelling are largely screened by large scale buildings associated with the existing cold store facility. The Project will result in no discernible deterioration in the existing view.														N	H	NS

5.6 Summary of visual significance

The majority of receptor locations, including private residential dwellings, road corridors and public spaces beyond the Blayney SeaLink site have been determined to have an overall negligible to low visual significance with regard to the Project and its associated infrastructure. The negligible to low visual significance results from a combination of sloping landforms together with moderate to dense tree cover along the river corridor, local roads and as wind break planting surrounding residential property boundaries.

This VIA has determined that the Project will have a moderate visual significance on residents and visitors at the 'Athol' Homestead and Gardens. The moderate visual significance results from the high sensitivity of the receptors, including visitors attending civil ceremonies such as weddings, as well as the short distance between the Project and the Homestead and Garden.

Whilst views from within the Homestead and from some areas of the garden extend directly toward the Project, there is some degree of screening provided by existing trees within the garden. The degree of screening influence is greater when deciduous trees have leaf cover which combines with a number of evergreen (pine) trees within the garden and along the Newbridge Road property boundary. As discussed in Section 7 there are opportunities to address and minimise the moderate visual significance through actions to supplement and reinforce existing visual mitigation works as well as the implementation of proposed measures.

5.7 Construction activities

Whilst construction activities would tend to be more visible than the operational stage of the Project, the construction activities would be temporary and transient in nature. Views toward construction activities would be partially restricted by existing tree cover beyond the Project location.

5.8 Night time lighting

Some components associated with the Project will include night lighting for operational, security and maintenance purposes. Night lighting will include individual and direction spot lighting and will avoid broad area or floodlighting where possible. The majority of infrastructure areas associated with the Project will be unlikely to require additional lighting, or lighting that will result in a direct line of sight from surrounding view locations.

Cumulative Impact Assessment

6.1 Cumulative Impact Assessment

A cumulative visual impact could result from elements of the Project being constructed in conjunction with other existing or proposed developments which could be either associated or separate to it. Separate developments could occur or be located within a regional context where visibility is dependent on a journey between each site or an individual Project viewshed.

The Project will be located adjacent to the existing Blayney SeaLink Cold Store Complex which contains large scale buildings and associated infrastructure such as the administration building and car parking facilities. Constructed elements associated with the Project will be similar in scale, line and form to existing infrastructure within the existing Blayney SeaLink Cold Store Complex. The potential for an associated cumulative impact between the Project and existing infrastructure will be minimised by the visual relationship between the proposed and existing works, with the Project forming an extension to existing infrastructure rather than being viewed and recognised as a standalone development.

Industrial infrastructure associated with the approved Cadia Valley Operations Dewatering Facility may be constructed to the east of the Blayney SeaLink Cold Store Complex. Whilst this will extend the potential visual influence of large scale development beyond the Blayney SeaLink site, the Dewatering Facility will be visually separated from the Project by the existing Cold Store Complex from a number of surrounding sensitive view locations.

The Project is considered to have limited potential to increase the significance of cumulative visual impact with regard to existing industrial projects located beyond the Blayney SeaLink site. This is largely due to visual screening surrounding the Project for the majority of view locations and the location of proposed constructed elements relative to existing infrastructure.

Mitigation measures

Section 7

7.1 Mitigation measures

While the overall significance of the Project's visual significance has been determined as negligible to low for the majority of surrounding view locations, and given the moderate visual significance for the 'Athol' Homestead, mitigation measures are considered necessary to minimise the level of residual visual impacts. The mitigation measures generally involve reducing the extent of visual contrast between the visible portions of the Project structures and the surrounding landscape, and/or screening direct views toward the Project where possible.

7.2 Structures

The colour of any new structures should utilise a palette of colours with properties to minimise potential for light reflection from the abattoir walls. Non-reflective materials should also be used for Project structures where possible. This will help to minimise the potential for visual contrast between the Project structures and the background from a number of view locations surrounding the Project. For visual consistency colour selection should consider and where possible utilise existing colours, other than white, that have been applied to buildings within the SeaLink site.

7.3 Lighting

Whilst views toward lighting installations will tend to be contained by tree cover for the majority of receptor locations, it is noted that:

- any additional lighting requirements for the Project will be designed and installed to avoid direct line of sight from areas surrounding the site where possible;
- large floodlights will typically not be used. It is possible that some lights may be required for emergency lighting or to allow for emergency maintenance;
- low intensity security lighting will be designed to minimise light spill.

To minimise the potential for cumulative lighting impacts this VIA also recommends that the existing flood lighting installation on the administration building be either shielded and/or redirected to negate light spill beyond the SeaLink site boundary and toward surrounding residential dwellings.

7.4 Landscape works

Landscape works and soft landscape treatments, including the establishment of a visual mitigation bund to the south of the abattoir building with associated tree planting, is likely to provide an effective form of mitigation to address residual visual issues. The visual mitigation bund, up to a height of 3 metres will, in addition to a double row of evergreen tree planting, provide medium to long term screening of the abattoir building and staff car park from surrounding sensitive view locations.

Opportunities for tree planting in association with the proposed Project include:

- supplementing existing pine tree planting along the existing southern boundary bund;

- tree planting at the proposed access road entry from Newbridge Road (subject to sight line requirements);
- evergreen tree planting on the visual mitigation bund alongside the proposed access road and car park; and
- deciduous tree planting adjacent to the proposed car park.

Vegetative cover, including tree planting and grass seeding where appropriate, will also help to minimise potential visual issues associated with areas of disturbed ground or temporary soil stockpiles.

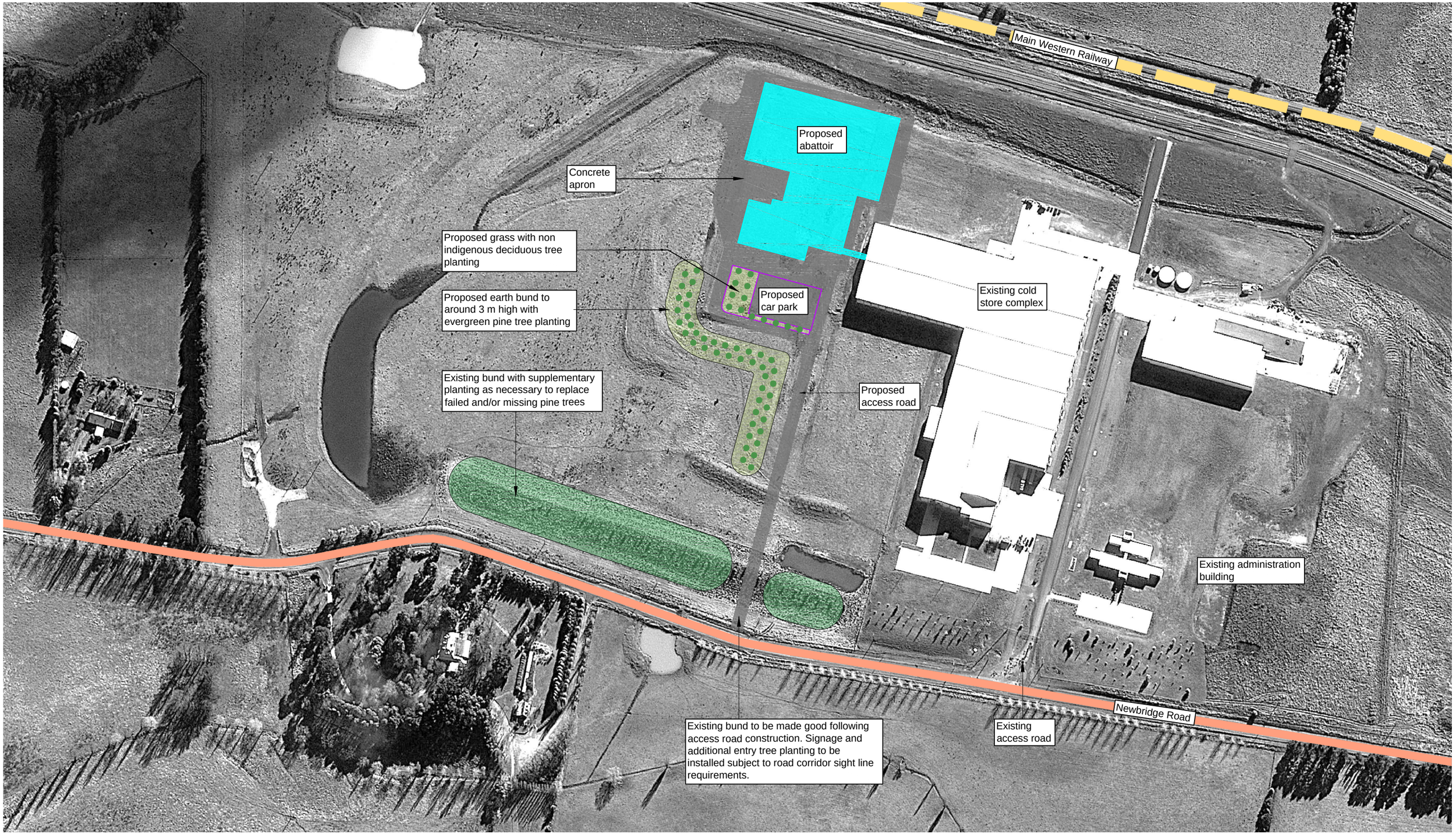

Figure 10: Concept Landscape Plan

Figure 10
Concept Landscape Plan

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0km 100m

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Conclusion

Section 8

8.1 Summary

This VIA concludes that overall the key Project activities and operations will have a negligible to low visual impact on the majority of people living in or travelling through the landscape surrounding the Project. The Project will have a moderate visual significance on residents and visitors to the 'Athol' Homestead and Garden; however, the moderate visual significance will be minimised and mitigated by proposed screening and planting works within the Project location as well as addressing existing lighting installations.

The overall negligible to low visual impact for the majority of view locations will be due to a combination of the following factors:

- The majority of operations associated with the Project, including unloading of livestock, will take place within the proposed abattoir building and will not be visible from surrounding view locations.
- Landform and tree cover will result in a high visual absorption capability for the existing landscape to accommodate the majority of the Projects key elements and associated development infrastructure.
- The key activities associated within the Project will not be directly discernible from the majority of residential dwellings within the Blayney urban area or from vehicles travelling along the Mid Western Highway road corridor.
- Distant pubic vantage points will not be significantly visually impacted by the Project including views from Church Hill Lookout.
- The use of appropriate finished colours (for example to match the colour of the existing Blayney SeaLink administration building) and non-reflective materials for proposed infrastructure will help to minimise the potential for visual contrast against existing infrastructure and the surrounding landscape when viewed from some view locations beyond the Blayney SeaLink site.
- Light installations within the Project location will minimise potential for visual impacts through design and implementation that addresses relevant guidelines within the Australian Standard for the Control of the obtrusive effects of outdoor lighting (AS 4282 – 1997). Existing light installations, including the flood light on the administration building will be adjusted to minimise potential for light spill.
- Implementing landscape works, including tree planting within the Project location, will assist to minimise potential visual impacts associated with the Project.

Limitations

GBD has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of SLR Consulting Australia Pty Ltd and only those third parties who have been authorised in writing by GBD to rely on the report. It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. It is prepared in accordance with the scope of work and for the purpose outlined in the GBD Proposal dated 26th February 2014.

The methodology adopted and sources of information used are outlined in this report. GBD has made no independent verification of this information beyond the agreed scope of works and GBD assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained in this report as provided to GBD was false.

This report was prepared between March 2014 and October 2014 and is based on the conditions encountered and information reviewed at the time of preparation. GBD disclaims responsibility for any changes that may have occurred after this time.

This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners.