VISUAL IMPACT ASSESSMENT

GREENSPOT RESOURCE RECOVERY CENTRE LOT 18 DP 249417 | 24 DAVIS ROAD WETHERILL PARK, NSW

Prepared for: BetterGrow Pty Ltd T/A Greenspot

Project No: 1286 Issue: REVISION B Date: 7th September 2016

moir landscape architecture

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1.0 Introduction

1.1 Background

Moir Landscape Architecture have been commissioned by Bettergrow Pty Ltd (T/A Greenspot) to prepare a Visual Impact Assessment (VIA) for the proposed development and operation of a resource recovery and recycling facility (the Proposal) on Lot 18 DP249417, 24 Davis Road, Wetherill Park (**Refer to Figure 1**).

The purpose of this report is to provide a qualitative and quantitative assessment of the visibility and potential visual impacts of the proposal. The VIA will support the Environmental Impact Statement (EIS) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The report has been developed with regard to the Secretary's Environmental Assessment Requirements (SEARs).

Survey work was undertaken during February 2016 using key viewpoints and locations with potential views towards the site. The report details the results of the field work, documents the assessment of the landscape character and visual setting, and assesses potential visual impacts associated with the proposal.

The report also provides an overview of the proposed landscape treatments which will assist in the mitigation of potential visual impacts. This information is provided to assist in understanding the likely impacts and how they may be managed to ensure that the positive character of the immediate area and surrounding visual landscape are not overly modified or diminished.

FIGURE 1: Site Locality Plan (Image source: SIX Maps)

2.0 Study Method

2.1 Visual Impact Assessment (VIA)

A VIA is used to identify and determine the value, significance and sensitivity of a landscape. The method applied to this study involved systematically evaluating the visual environment pertaining to the site and using judgements based on landscape values.

The assessment was undertaken in stages as noted below:

- Objective assessment of the relative aesthetic value of the landscape, defined as visual quality and expressed as high, medium or low. This assessment generally relates to variety, uniqueness, prominence and naturalness of the landform, vegetation and water forms within each character type.
- Determination of the landscape sensitivity and its ability to absorb different types of development on the basis of physical and environmental character.
- An assessment of viewer sensitivity to change. This includes how different groups of people view the landscape (for example, a resident as opposed to a tourist), and how many people are viewing and from how far.
- The undertaking of a viewpoint analysis to identify areas likely to be affected by development of the site and a photographic survey using a digital camera and a handheld GPS unit to record position and altitude.
- An assessment of visual impacts and the preparation of recommendations for impact mitigation. Suggestions are made for suitable development patterns that would maintain the areas visual quality.

The purpose of the above methodology is to reduce the amount of subjectivity entering into the visual impact assessment and to provide sufficient data to allow for third party verification of results.

2.2 Definitions

Definitions for terms used throughout the VIA are included in this section of the report.

2.2.1 Landscape Values

Landscape values are the cultural attributes (social, indigenous, artistic and environmental) as well as the aesthetics of a place, as shown in **Figure 2.**

FIGURE 2: Landscape Values.

2.2.2 Visual Quality

Visual quality of an area is essentially an assessment of how viewers may respond to designated scenery. Scenes of high visual quality are those which are valued by a community for the enjoyment and improved amenity they can create. Conversely, scenes of low visual quality are of little value to the community with a preference that they be changed and improved, often through the introduction of landscape treatments.

As visual quality relates to aesthetics its assessment is largely subjective. There is evidence to suggest that certain landscapes are constantly preferred over others with preferences related to the presence or absence of certain elements. The rating of visual quality for this study has been based on scenic quality ratings and on the following generally accepted assumptions arising from scientific research (DOP, 1988):

- Visual quality increases as relative relief and topographic ruggedness increases;
- Visual quality increases as vegetation pattern variations increase;
- Visual quality increases due to the presence of natural and/or agricultural landscapes;
- Visual quality increases owing to the presence of water forms (without becoming too common) and related to water quality and associated activity; and
- Visual quality increases with increases in land use compatibility.
- In addition to the above, cultural items may also endow a distinct character to an area and therefore contribute to its visual quality due to nostalgic associations and the desire to preserve items of heritage significance.

2.0 Study Method (contd.)

In addition to the before mentioned, cultural items may also endow a distinct character to an area and therefore contribute to its visual quality due to nostalgic associations and the desire to preserve items of heritage significance.

2.2.3 Visual Sensitivity

Visual sensitivity is a measure of how critically a change to the existing landscape is viewed by people from different areas. The assessment is based on the number of people affected, land use, and the distance of the viewer from the proposal. (EDAW, 2000).

For example, a significant change that is not frequently seen may result in a low visual sensitivity although its impact on a landscape may be high. Generally the following principles apply:

- Visual sensitivity decreases as the viewer distance increases.
- Visual sensitivity decreases as the viewing time decreases.
- Visual sensitivity can also be related to viewer activity (eg. a person viewing an affected site whilst engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car travelling to a desired destination).

Sensitivity ratings are defined as high, moderate or low and are shown in the table below (Adapted from EDAW, 2000).

VISUAL SENSITIVITY					
LAND USE	DISTANCE ZONES				
	FOREGROUND		MIDDLE GROUND		BACKGROUND
	0-1	1-2km	2-4.5	4.5-7	> 7kms
Tourist / Recreation	High	High	High	Mod	Low
Residential: Rural or Urban	High	High	High	Mod	Low
Main Travel Corridor	Mod	Mod	Low	Low	Low
Minor / Local Roads	Mod	Mod	Low	Low	Low
Railway Line (Freight)	Low	Low	Low	Low	Low
Industrial Areas	Low	Low	Low	Low	Low

TABLE 1: Visual Sensitivity Table.

2.3.4 Visual Effect

Visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed.

Low visual effect: occurs when a proposal blends in with its existing viewed landscape due to a high level of integration of one or several of the following: form, shape, pattern, line, texture or colour. It can also result from the use of effective screening often using a combination of landform and landscaping.

Moderate visual effect: occurs where a proposal is visible and contrasts with its viewed landscape however, there has been some degree of integration (eg. good siting principles employed, retention of significant existing vegetation, provision of screen landscaping, appropriate colour selection and/or suitably scaled development).

High visual effect: results when a proposal has a high visual contrast to the surrounding landscape with little or no natural screening or integration created by vegetation or topography.

2.3.5 Visual Impact

Visual impact is the combined effect of visual sensitivity and visual effect. Various combinations of visual sensitivity and visual effect will result in high, moderate and low overall visual impacts as suggested in the below table (URBIS, 2009).

VISUAL IMPACT				
		VISUAL EFFECT ZONES		
		HIGH	MODERATE	LOW
VISUAL SENSITIVITY LEVELS	HIGH	High Impact	High Impact	Moderate Impact
	MODERATE	High Impact	Moderate Impact	Low Impact
	LOW	Moderate Impact	Low Impact	Low Impact

TABLE 2: Visual Impact Table.

3.0 Existing Landscape Character

3.1 Existing Landscape Character

THE SITE

The subject land, referred to as “the Site” in located at 24 Davis Road, Wetherill Park and occupies the lot known as Lot 18 in DP249417. With reference to Fairfield City Local Government Area Local Environment Plan (LEP) 2013, the Site is zoned IN1 (General Industrial) zone.

The Site is located on the northern side of Davis Road in the suburb of Wetherill Park within the Fairfield City Local Government Area (LGA). The Site covers an area of approximately 22,292m2 and is rectangular in shape, sloping moderately steeply from the northern boundary. The Site was previously used for pastoral purposes prior to 1966, from 1966 the Site use has been industrial. The Site was previously utilised as an asphalt batching plant and was decommissioned in 2004. Some Site buildings and infrastructure remain and will be retained for the Proposal. The existing site is defined by three main areas including:

- Upper hard stand (northern portion of the site)
- Bulk storage area (mid-level, centre of site)
- Manufacturing level (southern portion of the site)

LAND USE

The Site is located on land zoned as IN1 (General Industrial) zone under Fairfield Local Environmental Plan (LEP) 2013. The Site is located on the northern edge of Fairfield Industrial Area. The nearest residences are located near Horsley Drive, approximately 1.5 kilometres to the south of the Site. Land adjoining the northern boundary of the Site is Sydney Water supply pipelines and Prospect Resivour and parkland.

MAJOR ROADS

The Site is located near a number of major arterial roads including the M4 Motorway and Great Western Highway to the north, Smithfield Road to the east, Horsley Drive to the south and the M7 Westlink to the west.

TOPOGRAPHY

Topography surrounding the Site is predominantly flat with slight slopes. The land rises to the north towards Prospect Resivour. Views from within the industrail area are generally contained by vegetation and buildings.

VEGETATION

Vegetation on the site and in the immediate surroundings is limited to a mix of exotic and native trees and shrubs associated with street trees and boundary planting within industrial lots. There is limited vegetation on the Site with some stands of vegetation and a strip of native trees located along the eastern and southern boundaries. Vegetation to the north of the Site is associated with Prospect Creek.

FIGURE 3: Regional Context (Source: Sixmaps)

3.0 Existing Landscape Character

View of the Sydney Water Pipeline from the Site.

View towards Davis Road from the Site.

Birdseye view towards Wetherill Park over Prospect Resivour. (Source: http://ontrack.casa.gov.au/)

View of existing workshop within Site and rear of buildings associated with Arnott Street.

View of mid- level hard stand.

4.0 The Proposal

4.1 Proposed Development

The proposal is to undertake the development and operation of a resource recovery and recycling facility (the Proposal).

The Proposal includes the construction of three large buildings.

- A Site Office is located on the eastern boundary at the northern end of the Site (18.8m x 6m)
- A mixed garden and road organics building is proposed along the northern boundary of the Site (approximately 70m x 32m)
- A food de-packaging facility (51m x 19m)

Existing vegetation will be retained within the Site where possible. A visual landscaping buffer is proposed along the southern boundary of the Site which will utilise existing native vegetation.

Proposed Food De-packaging and Processing Building (Source: Style Developments)

Proposed Organics Receival and Processing Facility (Source: Style Developments)

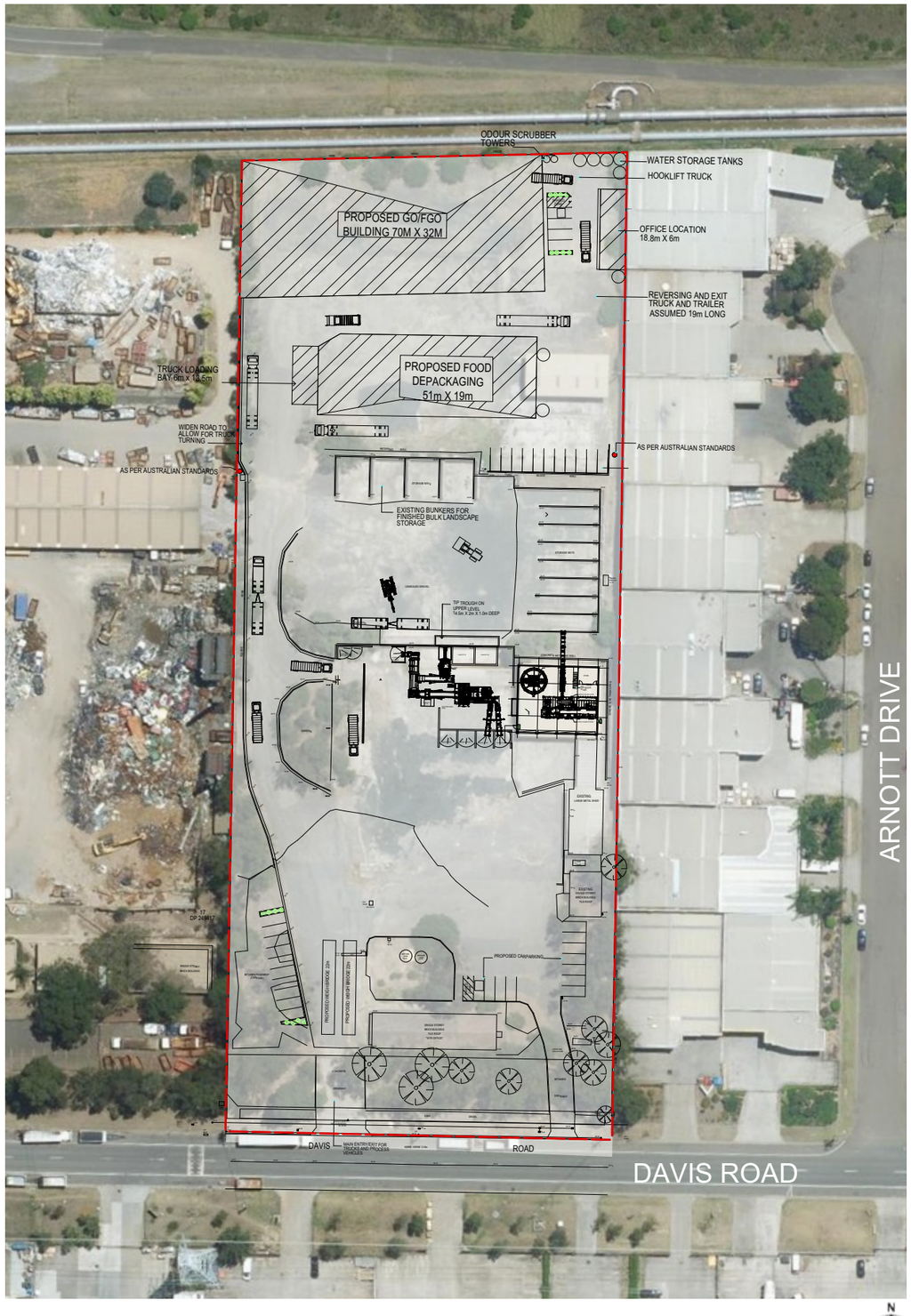


FIGURE 4: The Proposal (Source: Sixmaps)

5.0 Viewpoint Analysis

5.1 Viewpoint Analysis

This part of the visual assessment considers the likely impact that development would have on the existing landscape character and visual amenity by selecting prominent sites, otherwise referred to as viewpoints.

5.1.1 Viewpoint Selection Process

Viewpoints are selected to illustrate a combination of the following:

- Present landscape character types.
- Areas of high landscape or scenic value.
- Visual composition (eg. focused or panoramic views, simple or complex landscape pattern).
- Range of distances.
- Varying aspects.
- Various elevations.
- Various extent of development visibility (full and partial visibility).
- Sequential along specific routes.

Viewpoints have been carefully selected to be representative of the range of views within the study area. The selection of viewpoints is informed by topographical maps, field work observations and other relevant influences such as access, landscape character and the popularity of vantage points.

A total of **10 viewpoints** were recorded as part of the field work process. The majority of these viewpoints were taken from publicly accessible roads surrounding the site. The viewpoints which have been included represent the areas from where the development would appear most prominent, either based on the degree of exposure or the number of people likely to be affected.

It is important to note that viewpoints for this study have been taken only from accessible public land.

5.1.2 Process of Viewpoint Analysis

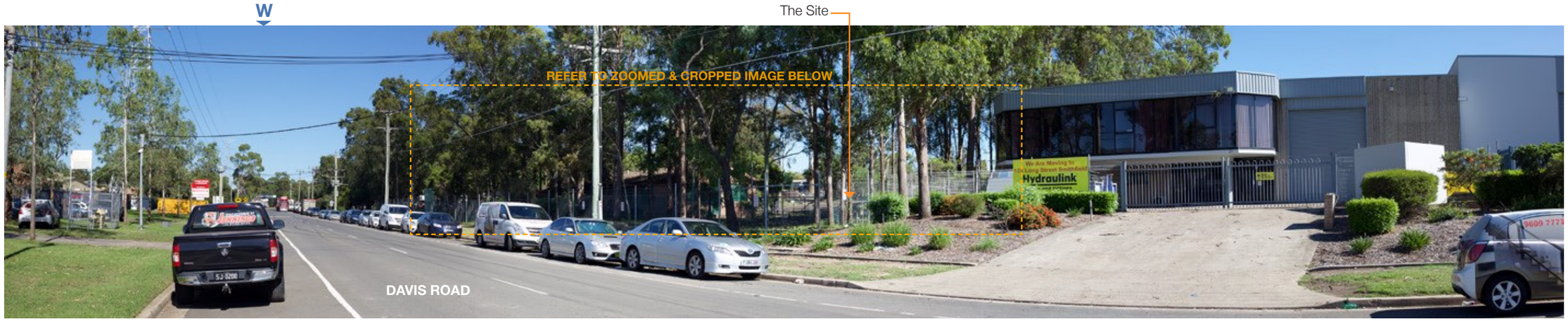
Once the viewpoint was selected, panoramic photographs were taken at eye level from the viewpoints towards The Site. Photographs were taken with a Canon EOS 5D Mark III digital SLR through a 50mm lens to best represent the human eye.

The visual impact of the viewpoint was then assessed both on site and with the topographic and aerial information to ensure accuracy. Viewpoint photographs and analysis is included the following pages. The findings of the viewpoint analysis have been quantified and are summarised in **Table 4.**

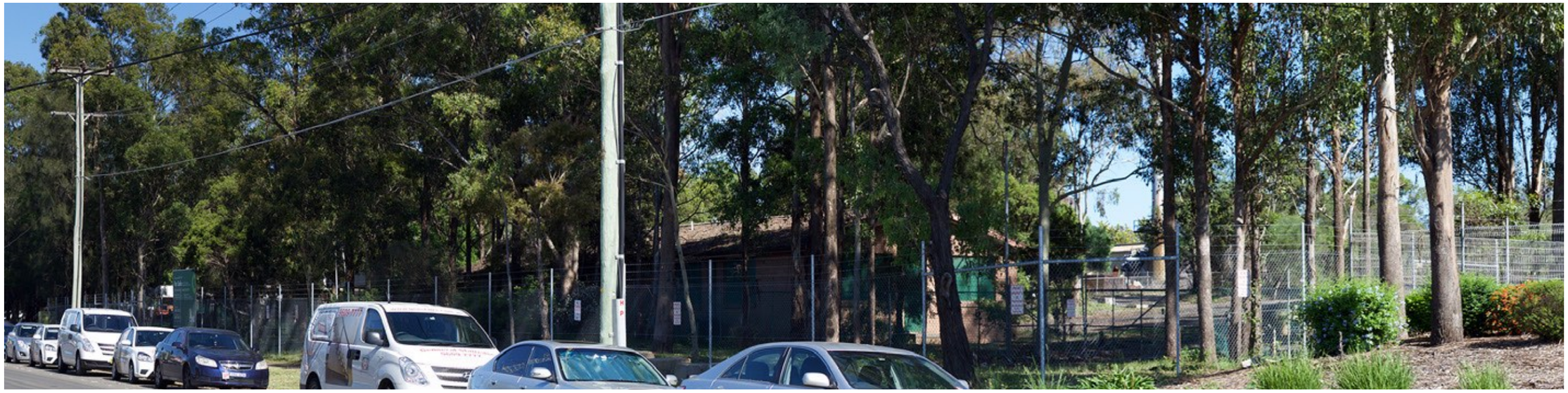
FIGURE 5: Viewpoint Assessment Locations

(Source: Sixmaps)

5.0 Viewpoint Analysis (contd.)



VIEWPOINT GS01 View from Davis Road.



VIEWPOINT GS01 Zoomed and cropped view from Davis Road.

GS01 Viewpoint Location

VIEWPOINT GS01			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Davis Road	This photograph was taken from Davis Road looking in a generally north west direction towards the Site. Davis Road runs in an east - west direction along the northern edge of the Fairfield Industrial Area. Lots fronting Davis Road are zoned industrial, with a variety of commercial and industrial businesses. Existing buildings associated with the Site are fragmented by vegetation along the southern boundary. The visual sensitivity of this viewpoint has been rated as *low*.	From this location views into the Site are fragmented by the native vegetation along the southern boundary which fronts Davis Road. It is likely the proposed *construction and demolition receival shelte*r would be partially visible through the vegetation. The visual effect has been assessed as *low* and the resulting visual impact would be *low* from this viewpoint.
COORDINATES	33º 50.189'S 150º 54.056' E		
ELEVATION	40m		
VIEWING DIRECTION	North west		
DISTANCE TO SITE	Approx. 30m		
LAND USE	Industrial		
VISUAL EFFECT	Low		
VISUAL IMPACT	Low		

5.0 Viewpoint Analysis (contd.)

VIEWPOINT GS02 View from Davis Road.

VIEWPOINT GS02 Zoomed and cropped view from Davis Road.

GS02 Viewpoint Location

VIEWPOINT GS02			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Davis Road	This photograph was taken from opposite the front boundary of the Site on Davis Road. The existing site office is visible in the foreground. A pocket of native trees located in the south western corner of the Site is visible in the foreground and screens views to the adjoining lot. The visual sensitivity from this viewpoint has been rated as *low* due to the land use.	From this viewpoint, it is likely the proposed *construction and demolition receival shelter* would be visible, however mostly screened by vegetation and the existing site office. The visual effect is likely to be *low* resulting in a *low* visual impact.
COORDINATES	33° 50.188'S 150° 54.018'E		
ELEVATION	40m		
VIEWING DIRECTION	North		
DISTANCE TO SITE	Approx. 30m		
LAND USE	Industrial		
VISUAL EFFECT	Low		
VISUAL IMPACT	Low		

5.0 Viewpoint Analysis (contd.)

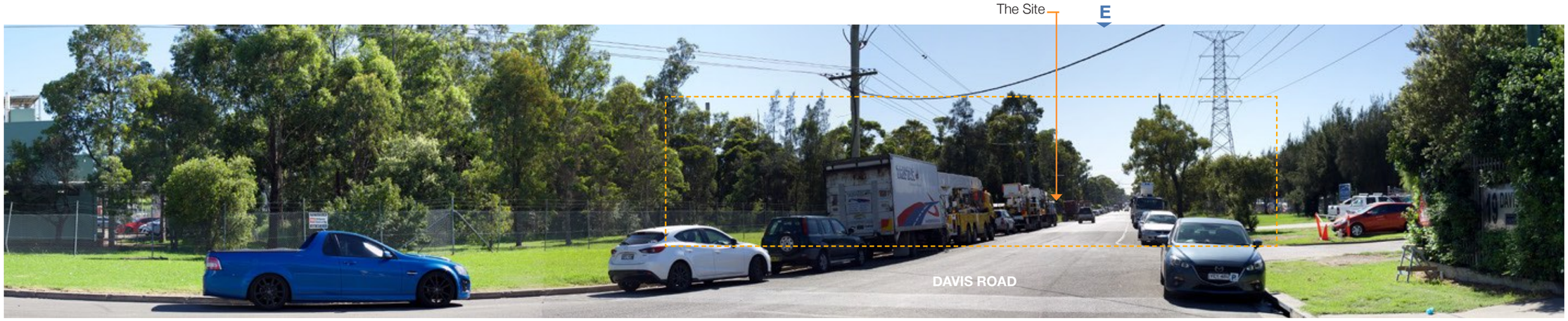
VIEWPOINT GS03 View from Davis Road.

VIEWPOINT GS03 Zoomed and cropped view from Davis Road.

GS03 Viewpoint Location

VIEWPOINT GS03			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Davis Road	This photograph was taken from the south western corner of the Site looking in a generally north east direction towards the Site and along Davis Road. Views into the Site are fragmented by vegetation associated with the southern boundary. The rear of commercial and industrial buildings associated with Arnott Street are visible along the eastern boundary of the Site. The visual sensitivity of this viewpoint has been rated as *low* due to the industrial land use.	From this viewpoint, it is likely the proposed *construction and demolition receival shelter* and the *organic receival and processing building* will be visible. Existing vegetation will fragment views of the building from this location. Proposed signage will likely be visible from this location. The visual effect is likely to be *low* and resulting in a *low* visual impact. (Refer to ***Photomontage 01***)
COORDINATES	33º 50.188'S 150º 53.991'E		
ELEVATION	40m		
VIEWING DIRECTION	North		
DISTANCE TO SITE	Approx. 30m		
LAND USE	Industrial		
VISUAL EFFECT	Low		
VISUAL IMPACT	Low		

5.0 Viewpoint Analysis (contd.)



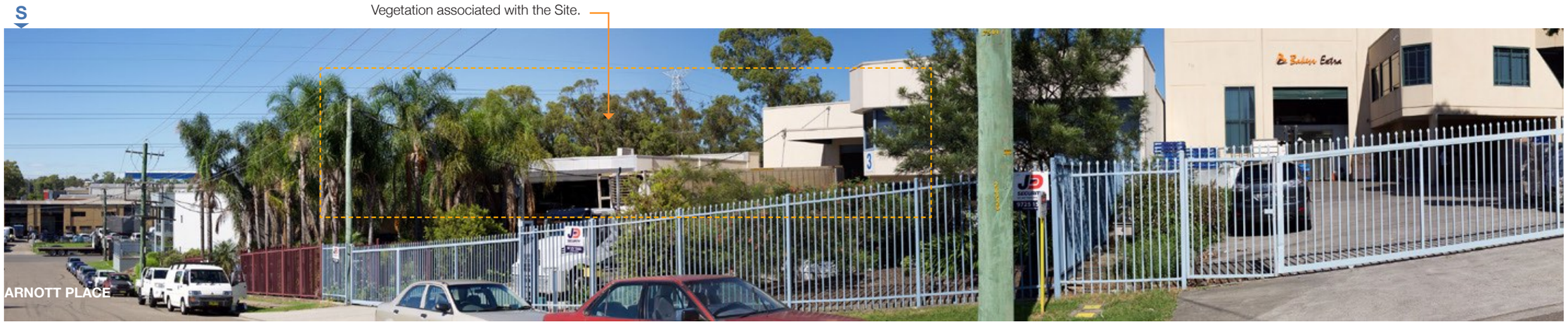
VIEWPOINT GS04 View from Davis Road.

VIEWPOINT GS04 Zoomed and cropped view from Davis Road.

GS04 Viewpoint Location

VIEWPOINT GS04			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Davis Road	This photograph was taken from the western end of Davis Road looking in a generally east direction towards the Site. High voltage power lines run along the southern side of Davis Street. Views are generally contained by vegetation and parked vehicles. The visual sensitivity of this viewpoint has been rated as *low* due to the industrial land use.	A combination of vegetation and parked vehicles screen views from this location to the Site. Vegetation associated with the southern boundary of the Site is visible in the middle ground. There is unlikely to be any noticeable variation to the existing visual character from this location.
COORDINATES	33º 50.186'S 150º 53.863'E		
ELEVATION	42m		
VIEWING DIRECTION	East		
DISTANCE TO SITE	Approx. 190m		
LAND USE	Industrial		
VISUAL EFFECT	Nil		
VISUAL IMPACT	Nil		

5.0 Viewpoint Analysis (contd.)



VIEWPOINT GS05 View from Arnott Place.

VIEWPOINT GS05 Zoomed and cropped view from Arnott Place.

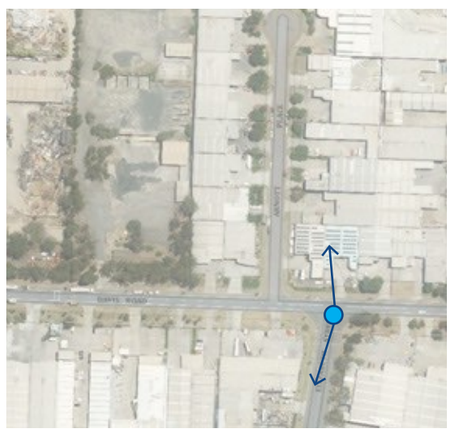
GS05 Viewpoint Location

VIEWPOINT GS05			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Arnott Place	This photograph was taken from Arnott Place, to the east of the Site. Arnott Street rises moderately to the north and is characterised by dense industrial and commercial buildings. Views to the east and west and contained by buildings. Tree canopy associated with the Site provides a vegetated backdrop to buildings. The visual sensitivity of this viewpoint has been rated as *low* due to the industrial land use.	From this location views towards the site are screened by buildings associated with Arnotts Place. Some tree canopy associated with the southern boundary of the Site is visible, however as this is to be retained it is unlikely there would be any noticeable variation to the existing view from this location.
COORDINATES	33º 50.129'S 150º 54.087'E		
ELEVATION	45m		
VIEWING DIRECTION	South west		
DISTANCE TO SITE	Approx. 70m		
LAND USE	Industrial		
VISUAL EFFECT	Nil		
VISUAL IMPACT	Nil		

5.0 Viewpoint Analysis (contd.)

VIEWPOINT GS06 View from the corner of Elizabeth Street and Davis Road.

VIEWPOINT GS06 Zoomed and cropped view from corner of Elizabeth Street and Davis Road.



GS06 Viewpoint Location

VIEWPOINT GS06			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Corner Elizabeth St & Davis Rd	This photograph was taken from the corner of Elizabeth Street and Davis Road looking in a generally west direction towards the Site. Native trees associated with the southern boundary of the Site are visible in the middle ground. The visual sensitivity of this viewpoint has been rated as *low* due to the industrial land use.	From this location views into the site are largely screened by the existing vegetation along the southern boundary. As this vegetation is to be retained it is unlikely there would be any noticeable variation to the existing view from this location.
COORDINATES	33º 50.198'S 150º 54.124'E		
ELEVATION	39m		
VIEWING DIRECTION	West		
DISTANCE TO SITE	Approx. 135m		
LAND USE	Industrial		
VISUAL EFFECT	Nil		
VISUAL IMPACT	Nil		

5.0 Viewpoint Analysis (contd.)

VIEWPOINT GS07 View from Elizabeth Street.

VIEWPOINT GS07 Zoomed and cropped view from Elizabeth Street

GS07 Viewpoint Location

VIEWPOINT GS07			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Elizabeth Street	This photograph was taken from Elizabeth Street, approximately 150m south of Davis Road. Views from this location are contained by industrial buildings in the foreground. Vegetation is limited to a small number of exotic and native trees and shrubs within the industrial lots. The visual sensitivity of this location has been rated as *low* due to the industrial land use.	From this location views towards the site are screened by buildings. Some tree canopy associated with the southern boundary of the Site is visible, however as this is to be retained it is unlikely there would be any noticeable variation to the existing view from this location.
COORDINATES	33º 50.272'S 150º 54.099'E		
ELEVATION	39m		
VIEWING DIRECTION	North		
DISTANCE TO SITE	Approx. 200m		
LAND USE	Industrial		
VISUAL EFFECT	Nil		
VISUAL IMPACT	Nil		

5.0 Viewpoint Analysis (contd.)

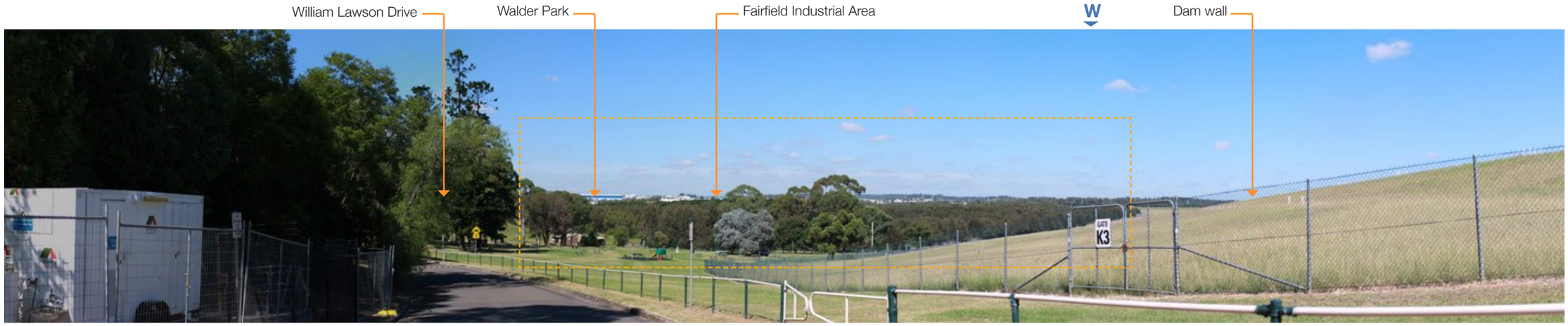
VIEWPOINT GS08 View from McKay Close.

VIEWPOINT GS08 Zoomed and cropped view from McKay Close.

GS08 Viewpoint Location

VIEWPOINT GS08			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	McKay Close	This photograph was taken from the end of McKay Close looking in a generally north east direction towards the Site. The lots in the foreground are used for stock piling materials, and the mounds and associated site infrastructure contain views. Vegetation in the middle ground is associated with the rear boundary of lots associated with McKay Close, screening distant views. The visual sensitivity from this location has been rated as *low* due to the industrial land use.	From this location, views toward the Site are contained by stockpiling and infrastructure in the foreground. There would be no noticeable change to the existing view and therefore no visual impact from this location.
COORDINATES	33º 50.364'S 150º 53.801'E		
ELEVATION	47m		
VIEWING DIRECTION	North east		
DISTANCE TO SITE	Approx. 450m		
LAND USE	Industrial		
VISUAL EFFECT	Nil		
VISUAL IMPACT	Nil		

5.0 Viewpoint Analysis (contd.)



VIEWPOINT GS09 View from William Lawson Drive

VIEWPOINT GS09 Zoomed and cropped view from William Lawson Drive

GS09 Viewpoint Location

VIEWPOINT GS09			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	William Lawson Drive	This photograph was taken from an elevated part of William Lawson Drive near Walder Park. From this location, views to distant vegetation are available. The site and surrounding industrial area is screened by vegetation associated with Prospect Creek in the foreground. The visual sensitivity of this location has been rated as *high* due to the recreational land use.	From this location views towards the site are screened by vegetation associated with Prospect Creek. It is unlikely the proposal would be visible from this location.
COORDINATES	33º 49.540'S 150' 54.569'E		
ELEVATION	59m		
VIEWING DIRECTION	West		
DISTANCE TO SITE	Approx. 1.2km		
LAND USE	Recreation		
VISUAL EFFECT	Nil		
VISUAL IMPACT	Nil		

5.0 Viewpoint Analysis (contd.)

VIEWPOINT GS10 View from William Lawson Drive

VIEWPOINT GS10 Zoomed and cropped view from William Lawson Drive

GS10 Viewpoint Location

VIEWPOINT GS10			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	William Lawson Drive	This photograph was taken from the dam wall on the southern edge of Prospect Reservoir. From this location, views to distant vegetation are available. The site and surrounding industrial area is screened by vegetation associated with Prospect Creek in the foreground. The visual sensitivity of this location has been rated as *high* due to the recreational land use.	From this location views towards the site are screened by vegetation associated with Prospect Creek. It is unlikely the proposal would be visible from this location.
COORDINATES	33º 49.518'S 150º 54.585'E		
ELEVATION	63m		
VIEWING DIRECTION	South west		
DISTANCE TO SITE	1.2km		
LAND USE	Recreation		
VISUAL EFFECT	Nil		
VISUAL IMPACT	Nil		

5.0 Viewpoint Analysis (contd.)

5.2 Overview of Viewpoint Analysis

As discussed in the rationale for the viewpoint selection process, these viewpoints are representative of the worst case scenario. For each viewpoint, the potential visual impact was analysed through the use of a combination of topographic maps and on site analysis.

The visual sensitivity and visual effect of each viewpoint have been assessed which, when combined, result in an overall visual impact for the viewpoint (**Refer to Table 3**).

Of the ten (10) viewpoints assessed as part of this VIA, the proposal would be visible from a total of three (3) viewpoints. Of the three (3) viewpoints from which the proposal would be visible, all 3 of these have been assessed as having a low visual impact.

It is noted visual impacts associated with the proposed development are likely to be higher during the construction phases and mitigated overtime with the implementation of measures to ultimately achieve a low or negligible visual impact level. The incorporated mitigation measures outlined in **Section 7.0** of this report seek to avoid, reduce and where possible remedy adverse visual effects arising from the proposed development.

VIEWPOINT	VISUAL SENSITIVITY	VISUAL EFFECT	POTENTIAL VISUAL IMPACT
GS01	LOW	LOW	LOW
GS02	LOW	LOW	LOW
GS03	LOW	LOW	LOW
GS04	LOW	NIL	NIL
GS05	LOW	NIL	NIL
GS06	LOW	NIL	NIL
GS07	LOW	NIL	NIL
GS08	LOW	NIL	NIL
GS09	HIGH	NIL	NIL
GS10	HIGH	NIL	NIL

*Please note the Viewpoint Visibility Assessment Summary is based on the visibility assessment criteria outlined in Section 2.1 of this report.

TABLE 3: Viewpoint Visual Impact Summary

5.3 Photomontage Development

A photomontage is a visualisation based on the superimposition of an image (ie building, road, landscape addition etc) onto a photograph for the purpose of creating a realistic representation of proposed or potential changes to a view. (Horner and Maclennan et al, 2006). A photomontage has been prepared for Viewpoint GS03.

Photomontage Development Process

Photomontages are representations of the development that are superimposed onto a photograph of The Site. The process for generating these images involves computer generation of a wire frame perspective view of The Site.

The photo simulations based on photography from typical sensitive viewpoints are included within the following analysis section. The images that the photo simulations have been based on have been were captured with a Canon EOS 50D Mark III Full Frame Digital SLR through a 50mm fixed focal lens which closely represent the central field of vision of the human eye.

5.0 Viewpoint Analysis (contd.)

PHOTOMONTAGE O1A Existing View from Davis Road (Viewpoint GS03)

PHOTOMONTAGE O1B Proposed view of proposal from Davis Road (Note indicative location of signage)

PHOTOMONTAGE O1C Proposed view zoomed and cropped from above image

6.0 Visual Impact Assessment

6.1 Assessment of Visual Impacts

In addition to the photographic viewpoint assessment, the following section provides an overview of the potential visibility from local areas surrounding the site. This is by no means an exhaustive description of the visibility from every residence or locality. It is intended to provide an overall assessment of the potential visual impact on areas potentially affected by the proposal.

The existing character along Davis Road is commercial and industrial buildings with large power lines along the southern side of the road. The proposal will retain the existing site office which is currently visible from Davis Road. The additional buildings are set back from Davis Road and views are likely to be fragmented by the existing buildings and vegetation.

Views from roads within the Wetherill Park Industrial area are generally contained by industrial and commercial buildings and associated vegetation. The proposal is in keeping with the existing industrial land use and the existing visual character is likely to be unaffected by the proposal.

The concept plan indicates the retention of existing pockets of vegetation within the Site and along the southern boundary. The existing vegetation buffer along the southern boundary currently fragments the Site from Davis Road. Proposed signage associated with the entry to the Site is likely to be visible from Davis Road, however it will be in keeping with the existing visual character.

The nearest residences are located in excess of 1.5 kilometres to the south and east of the Site. The proposal would not be visible from these residences.

Land to the north of the Site is associated with Sydney Water and remains inaccessible to the general public. Additionally, dense vegetation associated with Prospect Creek screen views towards the Fairfield Industrial Area from Walder Park and Prospect Reservoir.

Maunder Lookout is located approximately 1.5km to the north east of the Site with expansive views over Prospect Reservoir and industrial buildings associated with Davis Road. The entry road to Maunder Lookout was closed at the time of the field work, however topographic mapping indicates the proposal would likely be visible, yet as the scale is in keeping with the existing visual character it would likely remain unnoticeable and appear as a continuation of the existing industrial zone.

Night lighting is likely to be required for safety and security reasons. It is likely this will appear in keeping with existing lighting from vehicular traffic, street lighting and surrounding residential and industrial buildings.

The proposal is likely to be viewed as a continuation of the existing industrial development in a large scale industrial zone and the visual impacts are negligible.

FIGURE 6: Visual Impact Assessment (Source: Sixmaps)

7.0 Mitigation Methods

7.1 Proposed mitigation methods

These principles have been incorporated into the concept design and seek to achieve better visual integration of the proposal and the existing visual character at both, local and regional scales. The mitigation measures attempt to lessen the visual impact of the proposed development whilst enhancing the visual character of the surrounding environment.

7.1.1 Incorporated Mitigation Methods

Methods incorporated into the concept design for mitigating the potential visual impact include:

- The built form of the proposed buildings are of a similar scale to the surrounding industrial and commercial buildings.
- Building materials selected will reduce colour contrast and blend any new and existing structures, as far as possible, into the surrounding landscape.
- The existing buildings are being reused, which will reduce the visual impact during the construction phase.
- The existing vegetation buffer along the southern boundary will be retained and supplementary planting incorporated where possible (in accordance with the screen planting principles).
- Retention of existing trees within the Site to assist in fragmenting views of the proposed development.

7.1.2 Screen Planting Principles

The following principles will apply to screen planting:

- Foreground visual planting is to be undertaken in areas of highest visual effect, such as along Davis Road. The planting would assist in providing increased visual separation between the Site from a pedestrian perspective.
- The use of native flora species which will create habitat for fauna.
- It should be noted that where planting is proposed this is a long-term strategy requiring establishment and maturation of proposed planting. Overtime, as vegetation matures, the visual impacts associated with development are diminished.

This is by no means an exhaustive list however the adoption of these recommendations will assist considerably in ensuring that the proposal contributes positively to the visual quality and character of the visual catchment and the character.

8.0 Conclusion

8.1 Summary of Visual Impacts

With all visual impact assessments the objective is not to determine whether the proposal is visible or not, it is to determine how the proposal will impact on existing visual amenity, landscape character and scenic quality. If there is a potential for a negative impact on these factors it must then be investigated and determined how this impact can be mitigated to the extent that the impact is reduced to an acceptable level.

The existing landscape character is a mix of commercial and industrial buildings. The scale of the proposal is in keeping with the existing visual character of the Fairfield Industrial Area.

The implemented design principles outlined in **Section 7.0** of this report seek to avoid, reduce and where possible, remedy adverse effects on the environment arising from the proposed development. Implementation of the mitigation measures, which propose a combination of primary mitigation measures (site planning principles) and secondary measures (landscaping, street trees, colour and material selections) are proposed to reduce localised negative impacts.

With the implementation of the recommended mitigation measures, the proposed development could be undertaken whilst maintaining the core landscape character of the area, and have a negligible visual impact on the surrounding visual landscape.

9.0 References and Bibliography

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