Figure 40. Viewpoint 9 - Baseline Photograph
### 8.10 Viewpoint 10

**Viewing Location**
Stockholm Avenue East, Hassle Grove – Looking North-West

**GPS**
33°43'36.60" S, 150°50'6.35" E

**Elevation**
47.4m

**Date and Time**
3rd October 2017 – 11.58am

**Weather conditions**
Light cloud with clear visibility

**Baseline Photo & Photomontage Figure**
Figure 41

---

**Visual Description**

**Approx. Viewing Distance from Site Boundary**
186m

**View Description and Prominence of the Development**

This view is taken in front of number 82 Stockholm Avenue, Hassle Grove. It is representational of a view within the estate, set back from the most sensitive northerly receivers with direct views of the site. Most properties situated on the southern side of Stockholm Avenue are elevated from the street. Therefore, some will potentially have more open views of the site than is depicted in the baseline photo and photomontage.

The development would be situated behind the housing in the view to the north and north-west. During site analysis it was possible to see properties No’s 82 and 84 from eye level and when using the Drone (refer to section 2.6). Therefore, warehouses and the high-bays will be seen from this receiver and this is confirmed in the photomontage image.

---

**Visual Sensitivity**

This receptor is located close to the development and being within a residential area is judged to have a high sensitivity to the development.

**Magnitude of Change**

This location is 186m away from the development and some receptors would have clear views of the development following construction in year 0. Mitigation proposals will help to soften and screen the visual impact in year 15. Therefore, the magnitude of change is judged to be medium.

**Significance of Impact**

The significance of the impact at this location is judged to be moderate.
Figure 41. Viewpoint 10 - Baseline Photo & Photomontage
8.11 Viewpoint 11

**Viewing Location**

- **Baitul Huda Mosque – Looking East**
- **GPS** 33°43'32.36" S, 150°50'32.95" E
- **Elevation** 44.8m
- **Date and Time** 3rd October 2017 – 13.25pm
- **Weather conditions** Light cloud with clear visibility
- **Baseline Photo Figure** Figure 42

**Visual Description**

**Approx. Viewing Distance from Site Boundary** 750m

**View Description and Prominence of the Development**

This location is situated in front of the Mosque adjacent to the main entrance and driveway.

Within this baseline photo landscape detractors include the Costco building to the right. Existing vegetation to the western Mosque site boundary is seen with grass paddocks beyond. In the distance is the existing woodland to the east of the development site.

The development would be situated directly behind the existing eastern block of woodland. Following analysis carried out from the Drone photography taken from an AGL of 13m and 18m, it was determined that the development would not be visible from this location at ground level. However, when looking east from an elevated position within the Baitul Mosque tower, it will be possible to see the tops of the main warehouses and the high-bay components (refer to section 2.6).

**Visual Sensitivity**

This location is directly east of the development. It is judged to have a **high** sensitivity.

**Magnitude of Change**

This location is 750m away from the development site boundary and situated behind significant woodland. For ground based, eye level views the development would be screened by the existing vegetation. The magnitude of change for ground level views would be **none**. Some views of the development would be possible from the tower. Therefore, the magnitude of change for views from the tower is judged to be **medium**.

**Significance of Impact**

The significance of the impact at this location for ground level views is judged to be **none**. Any impacts to views possible of the development from the tower are judged to be **moderate**.

*This viewpoint was not selected for photomontage as the development would not be seen within the eyelevel view.*
Figure 42. Viewpoint 11 - Baseline Photograph
### Viewpoint 12

<table>
<thead>
<tr>
<th>Viewing Location</th>
<th>Shalvey/Bidwell Public Reserve – Looking North-East</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPS</td>
<td>33°43'30.60&quot; S, 150°49'7.94&quot; E</td>
</tr>
<tr>
<td>Elevation</td>
<td>55m</td>
</tr>
<tr>
<td>Date and Time</td>
<td>3rd October 2017 – 10.58am</td>
</tr>
<tr>
<td>Weather conditions</td>
<td>Scattered cloud with clear visibility</td>
</tr>
<tr>
<td>Baseline Photo &amp; Photomontage Figure</td>
<td>Figure 43</td>
</tr>
</tbody>
</table>

#### Visual Description

**Approx. Viewing Distance from Site Boundary**

- **660m**

**View Description and Prominence of the Development**

This location is situated in the public reserve between Shalvey and Bidwell. It is also within a transmission easement and the area is frequently used for dog walking. House No. 21 Rosella Grove, Bidwell is pictured on the right of the image. This view is representational of receptors using the reserve and residential housing adjacent.

Within this baseline photo landscape detractors include the transmission towers and overhead powerlines which are prominent in the view. The IKEA MFLU and high-bay are also clearly visible to the left. There are pockets of wooded areas to the north and significant woodland to the west and north-east.

The development would be situated behind the north-east woodland to the right of this image. Following analysis carried out from the drone photography taken from an AGL of 18m, it was determined that the development should not be visible from this location (refer to section 2.6).

#### Visual Sensitivity

This location is within open land and has views into woodland and grassland. It is judged to have a **medium** sensitivity to the development.

#### Magnitude of Change

This location is 660m away from the development and situated behind significant woodland. It is expected that the development would be screened by the existing vegetation, which has been demonstrated in the photomontage. Therefore, the magnitude of change is considered to be **zero**.

#### Significance of Visual Impact

The significance of the visual impact at this location is judged to be **none**.
Figure 43. Viewpoint 12 - Baseline Photo & Photomontage
8.13 Viewpoint 13

<table>
<thead>
<tr>
<th>Viewing Location</th>
<th>Mittigar Reserve – Looking North-West</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPS</td>
<td>33°43'59.74&quot; S, 150°50'53.53&quot; E</td>
</tr>
<tr>
<td>Elevation</td>
<td>42.9m</td>
</tr>
<tr>
<td>Date and Time</td>
<td>3rd October 2017 – 12.59pm</td>
</tr>
<tr>
<td>Weather conditions</td>
<td>Light cloud with clear visibility</td>
</tr>
<tr>
<td>Baseline Photo &amp; Photomontage Figure</td>
<td>Figure 44</td>
</tr>
</tbody>
</table>

**Visual Description**

**Approx. Viewing Distance from Site Boundary**

1.5 Km

**View Description and Prominence of the Development**

This location is situated in the public reserve between Hassel Grove and Dean Park. The area would be potentially used for dog walking and exercise, although no activities were observed at the time of taking the photo. It is close to the junction of Rooty Hill Road north and Richmond Road. The M7 Westlink passes over Richmond Road.

The view north west contains the residential housing within Hassle Grove, the development site is situated in the distance on the horizon.

Within this baseline photo landscape detractors include Richmond Road, telegraph poles and a mobile phone tower.

At year 0 following construction, the development would be visible above the residential housing, including views of the southern and eastern faces of the warehouses 2, 3, 7 and 6 and both high-bay elements. However, it is expected that following proposed landscaping maturity in year 15, the development would be largely screened. Some filtered views may still exist, due to the APZ restrictions and RFS restrictions to dense landscape planting.

**Visual Sensitivity**

This receptor is within a public reserve and has views over the residential estate of Hassle Grove to woodland on the horizon. It is judged to have a **medium** sensitivity to the development.

**Magnitude of Change**

For receptors at this location, the development would form a recognisable new component within the distant tree line at year 0. However, it is at a sufficient distance away to be considered as a small component of the view. The development would be screened in the majority by proposed landscaping at year 15. Therefore, the magnitude of change is judged to be **low**.

**Significance of Visual Impact**

The significance of the visual impact at this location is judged to be **minor**.
Figure 44. Viewpoint 13 – Baseline Photo & Photomontage
### 8.14 Viewpoint 14

<table>
<thead>
<tr>
<th><strong>Viewing Location</strong></th>
<th>Woodburn Street, Colebee – Looking East</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GPS</strong></td>
<td>33°43'25.49&quot; S, 150°51'14.60&quot; E</td>
</tr>
<tr>
<td><strong>Elevation</strong></td>
<td>58.9m</td>
</tr>
<tr>
<td><strong>Date and Time</strong></td>
<td>3rd October 2017 – 14.35pm</td>
</tr>
<tr>
<td><strong>Weather conditions</strong></td>
<td>Light cloud with clear visibility</td>
</tr>
<tr>
<td><strong>Baseline Photo &amp; Photomontage Figure</strong></td>
<td>Figure 45</td>
</tr>
</tbody>
</table>

#### Visual Description

**Approx. Viewing Distance from Site Boundary**

1.8 Km

This location is situated in the newly constructed Colebee housing estate to the east of the development site. Parts of this residential suburb sit on higher ground at elevations of 50m. The view is somewhat representational of visual receptors within individual houses that have views towards the development.

The view west contains recently built residential housing which extends to lower elevations adjacent to Richmond Road. Baitul Huda Mosque can be seen in the distance to the centre of the image. The development site is to the right of this. A backdrop of native trees is seen on the horizon.

Within this baseline photo, landscape detractors include the commercial and industrial developments to the north within Sydney Business Park.

From the Drone photography taken at 13m AGL and 18m AGL, it was possible to determine that only very small number of properties would see the main warehouse buildings. This is confirmed by the photomontage images. Greater numbers of properties would see the High Bay elements. Refer to section 2.6.

#### Visual Sensitivity

Some of the receptors in this location are two-storey dwellings and located in higher elevations in the Colebee estate. As views will be possible directly from windows of properties these receptors are judged to have high sensitivity.

#### Magnitude of Change

For the majority of receptors at this location, only the tops of warehouses and the high-bay components would be visible of the proposed development. This would form a recognisable new component within the tree line at year 0. However, it is at a sufficient distance away to be considered as a small component of the view. The high-bays would be screened in the majority by proposed landscaping at year 15. It is expected therefore the magnitude of change is judged to be low.

#### Significance of Impact

The significance of the impact at this location is judged to be moderate/minor.

#### Cumulative Impact

The visual cumulative impact at this location is judged to be moderate/minor.
Figure 45. Viewpoint 14 - Baseline Photo & Photomontage
8.15  Viewpoint 15

**Viewing Location**
- South Street, Marsden Park – Looking South-East

**GPS**
- 33°42’36.24” S, 150°49’26.69” E

**Elevation**
- 44.1m

**Date and Time**
- 3rd October 2017 – 14.55pm

**Weather conditions**
- Scattered cloud with clear visibility

**Baseline Photo Figure**
- Figure 46

**Visual Description**

**Approx. Viewing Distance from Site Boundary**
- 1.3 Km

**View Description and Prominence of the Development**
- This location is situated on South Street close to property No. 311. The road is unsealed in parts and leads to the IKEA MFLU and new residential developments in the north of Marsden Park. There are several farm buildings close to this location.

- There are a number of detractors in the view, including the IKEA MFLU and high-bay to the right of the image, transmission towers and Blacktown Waste Services landfill beyond the horizon in the centre of the image.

- The development would be situated to the left and behind the IKEA MFLU and a band of trees.

**Visual Sensitivity**
- This receptor is situated close to the IKEA MFLU and behind the Blacktown Waste Services Landfill. It is judged to have a low sensitivity to the development.

**Magnitude of Change**
- For receptors at this location, the development would generally be screened behind the existing tree line and IKEA MFLU building. Therefore, the magnitude of change is judged to be low.

**Significance of Impact**
- The significance of the impact at this location is judged to be minor/negligible

**Cumulative Impact**
- The visual cumulative impact at this location is judged to be minor

*This viewpoint was not selected for photomontage as the development would not be extensively seen within the view.*
Figure 46. Viewpoint 15 - Baseline Photo & Photomontage
9.0 - Conclusions and Non-Technical Summary

The main purpose of this Landscape and Visual Impact Assessment was to address the relevant Secretary’s Environmental Assessment Requirements that were provided by the DoPE in August 2017.

The landscape value of the development 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 at the development site is moderate/minor. This is in part due to the surrounding character of the already being heavily influenced by industrial development and due to the industrial zoning designation by the Department of Planning within its Development Control Plan.

It is concluded that the proposed development at Hollinsworth Road will create a visual impact for several user groups who will experience views of the development. A selection of these have been determined by site visits, desktop study and photographic visual analysis. These are mostly identified as residential dwellings close to the development site, often with direct views such as the Ingenia Caravan Park, residential dwellings in Bidwell, Hassle Grove and from local parks/reserves.

Through analysis conducted within this report, the following residential locations are judged to have the highest significant visual impacts:

- Southern facing Caravans within the Ingenia Caravan Park
- Properties with north facing windows and gardens along parts of Stockholm Ave, Hassel Grove
- Properties with north facing windows and gardens along Amelia Way, Pine Crescent in Bidwell

Conclusions drawn concerning potential visual impacts of the proposed 18m high-bay components to warehouse three, (and therefore a visual justification for their construction) are two-fold; the high-bays do increase the visibility of the development to locations in the wider landscape. However, most of these locations are at a significant distance away from the development, as to not suffer significant adverse visual impacts. Secondly, at closer distances, the number of visual receivers of the development, would not substantially increase due to the addition of the high-bays.

The development proposes landscape planting to offset the visual impact in the form of setbacks with tree and shrub planting. This will be most effective after 15 years and for those receptors who experience direct views at close range. An APZ has been recommended by the Bushfire Consultant, which will have an effect to the density of such planting on the southern boundary and to parts of the east and western boundaries.

Wider reaching views to the site from residential areas located in the greater landscape have also been considered, however many of these areas are surrounded to the east and west by woodland that contains a large amount of tall native canopy trees, the dense screen that this provides a visual barrier between these residential areas and the site, resulting in no visual impact.
## 10.0 - Glossary of Terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEARs</td>
<td>Secretary’s Environmental Assessment Requirements</td>
</tr>
<tr>
<td>AGL</td>
<td>Above Ground Level</td>
</tr>
<tr>
<td>GLVIA</td>
<td>Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)</td>
</tr>
<tr>
<td>LVIA</td>
<td>Landscape and Visual Impact Assessment</td>
</tr>
<tr>
<td>VIA</td>
<td>Visual Impact Assessment</td>
</tr>
<tr>
<td>FSL</td>
<td>Finished Slab Level</td>
</tr>
<tr>
<td>DoPE</td>
<td>Department of Planning and Environment</td>
</tr>
<tr>
<td>LEP</td>
<td>Local Environmental Plan</td>
</tr>
<tr>
<td>DCP</td>
<td>Development Control Plan</td>
</tr>
<tr>
<td>MFLU</td>
<td>Multi-Function Logistics Unit</td>
</tr>
<tr>
<td>Baseline</td>
<td>The existing condition / character of the landscape or view in its current condition.</td>
</tr>
<tr>
<td>Landscape Receptor</td>
<td>The landscape of the development site</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>How sensitive a particular landscape is to change and to ability accept the development proposals.</td>
</tr>
<tr>
<td>Visual Receptor</td>
<td>A group or user experiencing views of the development from a particular location.</td>
</tr>
<tr>
<td>Visual Sensitivity</td>
<td>The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects.</td>
</tr>
<tr>
<td>Magnitude of Change</td>
<td>The magnitude of the change to a landscape receptor or visual receptor.</td>
</tr>
<tr>
<td>Significance of Impact</td>
<td>How significant an impact is for a landscape or visual receptor.</td>
</tr>
<tr>
<td>Cumulative Effects</td>
<td>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.</td>
</tr>
</tbody>
</table>
11.0 - Appendices