LOT 23 & 24 HOLLINSWORTH RD, MARSDEN PARK, NSW

Landscape and Visual Impact Assessment Report

Prepared for:

Logos Property Group

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Document Status

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1.0 - Introduction

1.1 Project Background

This Landscape and Visual Impact Assessment (LVIA) relates to the proposed development of a warehouse and distribution centre, including seven warehouses with ancillary office space, internal roads, hard stand areas, and associated earthworks and landscaping. The premises will be used by a variety of single user tenants who are currently being identified by the applicant.

A request for Secretary’s Environmental Assessment Requirements (SEARs) was submitted to the Department of Planning and Environment (DPE) in July 2017. SEARs were provided by the DoPE on the 4th August 2017. The SEARs relevant to this assessment included:

- **Landscape Plans - A3 Drawings at an appropriate scale illustrating:**
  - Suitable landscaping incorporating locally native species;
- **Visual Impact Assessment Report**
  - **detailed justification and analysis for the high bay component**
  - **a detailed assessment (including photomontages and perspectives) of the proposal (buildings and storage areas) including height, colour, scale, bulk, building materials and architectural treatments and finishes, signage, lighting and any retaining walls.**
  - **The base photos must be taken from nearby public receivers and significant vantage points within the broader public domain including evidence of consultation with Council.**

This assessment seeks to satisfy the above requirement.

1.2 This Report and Author

Geoscapes Pty Ltd has been commissioned by Logos Property to produce a Landscape and Visual Impact Assessment and Landscape Design Drawings. This LVIA has been written by Ben Gluszkowski (Director and Registered Landscape Architect) who has 15 years’ experience in the field of Landscape Architecture. He has been involved in high profile LVIA’s on developments within the UK, including the M1 & M62 motorway road widening, several wind farms and energy from waste facilities (EFW).

Geoscapes has also prepared the Landscape Design drawings (SSD-00 to SSD-13) and Landscape Design Report LDR01. These documents detail mitigation and design responses which were formed as a result of this assessment and should be read in conjunction with this report.

2.0 – Methodology of Assessment

2.1 Guidelines

The following best practice guidance has been used as the basis for the LVIA:
Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA 2013);

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people’s responses to the changes and to the overall effects on visual amenity. Changes may result in adverse (negative) or beneficial (positive) effects.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement and quantifiable factors wherever possible, and is based on clearly defined terms (refer to glossary).

As stated in paragraph 1.20 of the GLVIA:

“The guidance concentrates on principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not follow a detailed ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.”

This LVIA written by Geoscapes is considered to use a methodology and approach that is appropriate to this type of industrial development.

2.2 Computer Generated Visualisations

Photomontages have been prepared to create “simulated” views of the proposed development. Although these do not claim to exactly replicate what would be seen by the human eye, they provide a useful tool in analysing potential visual impacts from receptor locations.

For selected viewpoint locations, these have been presented in this report as before and after images on the same sheet, for ease of comparison. The computer-generated images include a representation of landscape mitigation both immediately following installation (which have been described as year 0) and at a mature age of 15 years. It is important to note, that the year 15 images are simulations of how proposed landscaping may appear at a selected viewpoint. The final appearance of landscape mitigation will be based on many factors, including growth rates, maintenance and environmental conditions.

The assessment undertaken at year 15 assumes that such mitigation has had the opportunity to establish, mature and become effective. For the purposes of most LVIAs, year 15 effects are also taken to be the ‘residual effects’ of the development. Residual effects are those which are likely to remain on completion of the development and are to be given the greatest weight in planning terms. Any visual impacts determined from viewpoint locations (which have been assessed in section 8.0 of this report), are based on the year 15 residual effects.

2.3 Sensitivity of the Landscape Resource

A number of factors influence professional judgement when assessing the degree to which a particular landscape receptor can accommodate change arising from a particular development. Sensitivity is made
up of judgements about the value attached to the receptor determined at baseline stage and the susceptibility of the receptor to the type of change arising from the development proposal.

The table below provides an indication of the criteria by which the sensitivity of any landscape receptor is determined by combining judgements of the value of the receptor and its susceptibility to the type of change or development proposed. A degree of professional judgement applies in arriving at the sensitivity for receptors. Wherever sensitivity is judged, the specific combinations of factors that have influenced that judgement are described. The table has been adapted from the GVLIA with terms used as more appropriate for assessment of Australian landscape.

Table: Landscape Receptor Sensitivity Criteria

<table>
<thead>
<tr>
<th>Category</th>
<th>Landscape Receptor Criteria</th>
</tr>
</thead>
</table>
| Very High  | Nationally designated/valued landscape and landscape features; strong/distinctive landscape characteristics: absence of landscape detractors. Rare receptor in excellent condition.
A landscape receptor extremely sensitive to disturbance or change in character due to the development proposals. No potential or very limited potential for substitution or replacement. |
| High       | Locally designated valued landscape and features: many distinctive landscape characteristics: very few landscape detractors. Uncommon receptor in good condition.
A landscape receptor sensitive to disturbance or change in character due to the development proposals. Limited potential for substitution or replacement. |
| Medium     | Undesignated landscape and features: some distinctive landscape characteristics: few landscape detractors. A relatively common receptor in fair condition.
A landscape receptor with a moderate level of sensitivity to disturbance or change in character due to the development proposals. Some potential for substitution or replacement. |
| Low        | Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition.
A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement. |
| Very Low   | Undesignated landscape and features: absence of distinctive landscape characteristics: presence of many landscape detractors. A common receptor in very poor condition.
A landscape receptor with very limited sensitivity to disturbance or change in character due to the development proposals. Good potential for substitution or replacement. |

The magnitude of change is determined through a range of considerations particular to each receptor and effect. In line with the GLVIA, the three main attributes considered are:

1. Scale of Change
2. Geographical Extent
3. Duration and reversibility

The table below provides an indication of the criteria by which the magnitude of change as a result of the development proposed upon a landscape receptor is judged within this assessment. These criteria
provide a framework for assessment, and final conclusions are reached through clear and transparent use of reasoned professional judgement, taking into account a range of factors as described above.

Table: Landscape Receptor of Change Criteria

<table>
<thead>
<tr>
<th>Category</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very High</td>
<td>Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. Large scale effects influencing several landscape types or character areas.</td>
</tr>
<tr>
<td>High</td>
<td>Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.</td>
</tr>
<tr>
<td>Medium</td>
<td>Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site.</td>
</tr>
<tr>
<td>Low</td>
<td>Minor loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may not be uncharacteristic within the existing landscape. Effects at the site level (within the development itself)</td>
</tr>
<tr>
<td>Very Low</td>
<td>Barely discernible loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements not uncharacteristic within the existing landscape. Effects only experienced on parts of the site at a very localised level.</td>
</tr>
</tbody>
</table>

2.4 Visual Receptor Sensitivity

Factors which influence professional judgment when assessing the degree to which a particular view can accommodate change arising from a particular development, without detrimental effects would typically include:

- Judgements of value attached to views take into account recognition of the value attached to particular views e.g. heritage assets or through planning designations
- Judgements of susceptibility of visual receptors to change is mainly a function of the occupation or activity of people experiencing the view at particular locations; and the extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations.

Typically, sensitivity of visual receptors may be judged to be very high, high, medium, low or very low. Definitions of these indicative categories as appropriate to this assessment are set out in the table below.

Table: Visual Receptor Sensitivity

<table>
<thead>
<tr>
<th>Category</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very High</td>
<td>Designed view to or from a heritage / protected asset. Key protected viewpoint e.g.</td>
</tr>
</tbody>
</table>
interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view recognised in planning policy designation [LEP, DCP, DoPE]. Views from the main living space of residential properties, state public rights of way e.g. bush trails and state designated landscape feature with public access. Visitors to heritage assets of state importance.

**High**
View of clear value but may not be formally recognised e.g. framed view of high scenic value from an individual private dwelling or garden. It may also be inferred that the view is likely to have value e.g. to local residents. Views from the secondary living space of residential properties and recreational receptors where there is some appreciation of the landscape e.g. golf and fishing. Local public rights of way and access land. Road and rail routes promoted in tourist guides for their scenic value.

**Medium**
View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People engaged in outdoor sport where an appreciation of the landscape has little or no importance e.g. football and soccer. Road users on main routes (Motorway/Freeway/Highway) and passengers on trains.

**Low**
View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.

**Very Low**
View affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.

For the visual receptors identified, the factors above are examined and the findings judged in accordance with the indicative categories below in the table to determine the magnitude of change.

**Table: Visual Receptor Magnitude of Change Criteria**

<table>
<thead>
<tr>
<th>Category</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Very High</strong></td>
<td>There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view. Direct views at close range with changes over a wide horizontal and vertical extent.</td>
</tr>
<tr>
<td><strong>High</strong></td>
<td>The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.</td>
</tr>
<tr>
<td><strong>Medium</strong></td>
<td>The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.</td>
</tr>
<tr>
<td><strong>Low</strong></td>
<td>The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.</td>
</tr>
<tr>
<td><strong>Very Low</strong></td>
<td>The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation. Long range views with a negligible part of the view affected.</td>
</tr>
</tbody>
</table>
In some cases, there may be no magnitude of change and the baseline view will be unaffected by the development (e.g. development would be fully screened existing woodland). In this case a category of **zero** will be used.

### 2.5 Significance of the Impact

For each receptor type, the **sensitivity** of the location is combined with the predicted **magnitude of change** to determine the level of effect on any particular receptor. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in the table below:

<table>
<thead>
<tr>
<th>Receptor Sensitivity</th>
<th>Magnitude of Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Very High</td>
</tr>
<tr>
<td>Very High</td>
<td>Substantial</td>
</tr>
<tr>
<td>High</td>
<td>Major</td>
</tr>
<tr>
<td>Medium</td>
<td>Major / Moderate</td>
</tr>
<tr>
<td>Low</td>
<td>Moderate</td>
</tr>
<tr>
<td>Very Low</td>
<td>Moderate/Minor</td>
</tr>
</tbody>
</table>

In all cases, where overall effects are predicted to be moderate or higher (shaded grey), this will result in a prediction of a significant effect in impact terms. All other effects will be not significant.

If a view from a receptor is judged to be **zero** in the category of Magnitude of Change, then the significance of impact will automatically be **none**.

In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view or effect upon landscape receptor will be significant or not and, where this occurs, it is explained in the assessment.

Visual effects are more subjective as people’s perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, Geoscapes will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

### 2.6 Cumulative Impacts

For certain viewpoint locations assessed in section 8.0 of this report, a judgement of cumulative impact has also been given. Cumulative visual effects are the combined effects that arise through the interaction of two or more developments.

The selected viewpoints for Cumulative Impact assessment are those which already contain a large proportion of existing development within the view corridor.
2.7 Site Visit and Analysis of Zone of Visibility

A site visit was conducted on the 26th September at 9.00am by Geoscapes. The consultant team carried out a site inspection to verify the results of a desktop study and to evaluate the existing visual character of the area. Analysis from inside the site boundary and at vantage points from the surrounding landscape was undertaken to approximate the Zone of Visibility. Figures 1, 2, 3 and 4 show panoramic photographs taken at eye level by Rob Tuckwell Photography on the 3rd October 2017 from the centre of the development site looking north, south, east and west. These photographs allow a judgement on which properties will see the development from ground level to the tops of warehouse ridge lines and high-bay components.

At the proposed position of the future southern high-bay to warehouse 3, a drone was used to take panoramic photographs looking north, south, east and west at approximate heights of 6m, 13m and 18m AGL. These represent halfway up a typical 13m high warehouse, the ridgeline of a typical warehouse and the top of the 18m high high-bays. This was performed on the 30th September 2017 by Sydney Drone Operations. These photographs allowed a judgement to be made on which receptors in the wider context will be only be able to see the top of warehouses and only those that will see the top of the high-bay. Not all residential properties are highlighted on figures 1 to 20, as due to the resolution of the imagery it was sometimes difficult to ascertain an exact property address. However, the properties that have been shown will provide an indication of the areas within the residential estate that the development will be most visible. It is important to note that not every possible angle and view corridor has been photographed.

During drone photography operations, views looking south at 13m AGL and 18m AGL from the proposed position of the southern high-bay to warehouse 3, were partially obstructed by an existing mature tree. Therefore, a second location was flown at these heights by the Drone operator to rectify the visibility issue. This alternative location is shown in photographs on figures 17, 18, 19 and 20.

In some cases, it was not possible to visit an identified receptor to take photographs looking back at the site (e.g. within private property, private gardens or windows). In these cases, views have been taken from publicly accessible areas that are judged to be similarly representative, or a judgement has been made on the likely visual impacts from a selection of the receptors identified in figures 1 to 20 (refer to section 8.0).

Due to the number of receptors that may have views to the development, it is not possible to provide viewpoints for every single possible visual receiver (refer to section 4.5 for details on viewpoint selection).
Figures 17 and 18
Figure 19: Drone Location 2 - 13m AGL Looking East

Figure 20: Drone Location 2 - 18m AGL Looking East

Figures 19 and 20
2.8 Viewpoint Selection and Photographic Recording

From desktop study, site visits and photography, several locations were identified that would potentially be subject to visual impacts from the proposal. These viewpoints were selected in consultation with Blacktown Council and the Project Team. Some viewpoints have been intentionally chosen to demonstrate and provide evidence to those receptors that there are no visual impacts at all. Photographs were taken by Rob Tuckwell Photography from the selected viewpoints using a Canon EOS-1D DSLR Camera and a 50mm lens. Photographs were stitched together using an automated software process however no blending or perspective fixing was used. Some viewpoints closest to the site (VP 1 & 2 in particular) may appear to look distorted or ‘fish-eyed’, this is due to the proximity of the development and the field of view required. GPS recordings were taken and locations mapped using topographical survey data. This information was later used to create the photomontages.

Drone photography has also been stitched together to form panoramic images. As the Drone uses a wide-angle lens, in some images there is quite distinct distortion where two images join. However, as these images are used only for analysis and identifying potential visual receptors, this does not affect the validity of their use within this report.

Draft viewpoint selections were issued to Blacktown City Council for comment, on the 20th September 2017. Blacktown Council’s City Architect provided the following response:

“Given that the application is for a development adjacent to residential properties, I would suggest that there would be additional key vantage points from within the neighbouring properties and not just from the street. The impact of the development will be ‘felt’ by the residents more so from within their properties, than the street - particularly their rear yards. Two additional VP’s would be useful further east and west of VP3.”

Due to access issues, for LVIA’s, it is often difficult to obtain viewpoints from within private residences. However, this report has selected viewpoints from publicly accessible areas which show similar views that would be experienced from within residential dwellings.

2.9 Visualisation of the Development

Morphmedia were engaged to develop a digital three-dimensional model using Autodesk 3Ds Max. The model included all aspects of the proposed development combined with the landscape design and mitigation proposed by Geoscapes.

Views were generated from the model that matched the camera positions of photographs taken from selected viewpoints. These were then combined with the photographs to create simulated views of the proposal.

2.10 Assessment of Visual Impact

The visual impact from receptors has been assessed based on the criteria described in Section 2.4. This report focuses in more detail on the visual receptors judged to have the highest sensitivity to the development, these are:

- The Ingenia Lifestyle Caravan Park situated immediately to the north
- Residential dwellings within Hassell Grove to the south and south-east
Residential dwellings within Bidwell to the south and south west

Receptors which are regarded to have less sensitivity but also been assessed are:

- A new housing estate at Colebee to the east.
- Some dwellings within Shalvey to the south west
- Baitul Huda Mosque to the east
- Properties in the North at South Street
- Mittagar Reserve adjacent to the M7

In total 15 viewpoint locations have been assessed; of those, 11 have been selected for photomontage. 4 viewpoints were not selected for photomontage for the following possible reasons; a similar view in close proximity had already been selected for photomontage, the development would not be extensively seen at this location or a receptor had less sensitivity to the development.

It is noted that the site is screened to the west by a significant parcel of densely forested land containing the Airservices Australia transmitting station. Properties located in Shanes Park are situated behind this forest at a topographical elevational range of RL 20-30m. From Drone photography analysis, it is safe to assume that the significance of the visual impact for these properties will be none.

On a clear day views of the development may be possible from areas on the perimeter of the Blue Mountains. However, this is approximately 16km from the development site. The visual impact from the Blue mountain is assessed to be negligible/none.

Refer to section 8.0 for a detailed visual impact assessment from the receptors.

### 3.0 – The Site and Environs

#### 3.1 Location

The site is located at Hollinsworth Road, Marsden Park, and is legally described as Lot 23 & 24 in DP262886. The site has an area of approximately 21.5 hectares and is located within the Blacktown Local Government Area.

**Figure 21** provides the site’s location. **Figure 23** provides the site’s context.
3.2 Site Description

Figure 22 – Site Description

<table>
<thead>
<tr>
<th>Component</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Hollinsworth Road, Marsden Park</td>
</tr>
<tr>
<td>Legal description</td>
<td>Lot 23 &amp; Lot 24 DP262886 (the subject site)</td>
</tr>
<tr>
<td>Site area</td>
<td>203,844sqm (20.3ha)</td>
</tr>
<tr>
<td>Current use</td>
<td>The site is currently vacant with previous rural/agricultural land uses.</td>
</tr>
</tbody>
</table>

3.3 Context

The site is located in the Marsden Park Industrial Precinct, located 40 kilometres’ northwest of Sydney’s CBD and in close proximity to the M7 Motorway. The precinct will be a major economic foundation for the North-West Growth Centre, with numerous commercial, bulk goods retailing, industrial and residential developments emerging in the locality at a fast pace.

The site is surrounded by the following specific land uses:
• Directly north of the site is Ingenia Lifestyle Stoney Creek caravan park which has temporary and permanent housing accommodation. Further north of the site is a quarry and existing agricultural land. To the north west is the recently completed IKEA distribution centre with high-bay.

• Directly south of the site is a road reserve. The residential suburbs of Bidwell and Hassall Grove are located further south of the site. The M7 is located approximately 1.5km south west of the site.

• Directly east of the site is an existing agricultural land use and vegetation. Further east of the site are bulky goods, retail and other commercial/light industrial land uses recently developed and under construction. Richmond Road is approximately 1 km east of the site and the residential suburb of Colebee is approximately 1.5km to the east of the subject site.

• Directly west of the site are existing agricultural land uses and vegetation.

Figure 23 – Site Context

Source: Google Maps

3.4 Aerial Photography

During the Drone photography that was carried out within the site boundary on the 30th September, (refer to section 2.6) aerial shots were also taken at an AGL of 120m. These prove useful in the following ways:

• Demonstrating the site context in which the development sits
• Highlighting key features of the surrounding landscape
• Analysing the existing character
• Identifying locations of potential individual receptors.

From the aerial study looking due south, it is evident that there is extensive tree planting within the residential estates of Hassle Grove and Bidwell. This is especially true to the west of Daniels road and within Bidwell. This will help to screen the development for many potential residential receivers. See figures 24-27.
Figure 24: Drone at 120 AGL looking North

Figure 25: Drone at 120 AGL looking South

Figures 24 and 25
Figures 26 and 27

Figure 26: Drone at 120 AGL looking East

Figure 27: Drone at 120 AGL looking West
4.0 – Baseline Description

4.1 Planning Context

The following provides a description of relevant local planning policies applicable to the proposed development.

SEPP 2006

The site is zoned IN1 General Industrial and IN2 Light Industrial under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Appendix 5 Marsden Park Industrial Precinct Plan.

Figure 28 – Site Zoning Map

Maximum Building Height

All main warehouse buildings (with the exception of the high-bay components), are below the maximum permissible building height of 16m.

Key planning documents (Planning Framework) are as follows:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 - Appendix 5 Marsden Park Industrial Precinct Plan
4.2 Landscape Character

The following extract is taken from the Aboriginal Cultural Heritage Assessment prepared by Associates Archaeology & Heritage Pty Ltd:

‘The study area is in a landscape typical of the Cumberland sub-region of the Sydney bioregion; being a gently undulating landscape bisected by north flowing drainage lines. ‘The original vegetation would have been Cumberland Plain Woodland dominated by eucalypts over grassland kept relatively open through regular burning from Aboriginal firing and natural bushfire’

The development site’s current baseline can be described as open land that has been previously used for rural and agricultural purposes. It is covered in native grass and is grazed by Kangaroos. There is a gentle slope visible which has an elevational rise to the centre of the site of 5m from east to west. The site has been previously cleared and there are clusters of native trees dotted throughout the site and two drainage basins. Several tracks caused by motorised vehicles cross the site.

This character changes to a densely forested area to the west. To the immediate north is the Ingenia Lifestyle Caravan Park. Further north is Blacktown Waste Services landfill and north-west, the recently developed IKEA distribution centre with high-bay. To the north-east lies several recently developed commercial buildings and warehouses within Sydney Business Park. To the south, south east and south west are the residential suburbs of Shalvey, Bidwell and Hassle Grove.

The approved road infrastructure M9 link will also have a significant future influence on the character of the surrounding area. This will run east west between the southern boundary of the development site and the adjoining residential estates. This will no doubt be subject to a full EIS including LVIA and any cumulative effects would also have to be assessed. The M9 will be expected to have significant landscape mitigation proposals, this mitigation upon maturity would be likely to help screen the Hollinsworth Road development for receptors currently with open views looking north towards to development site.

4.3 IKEA Multi-Function Logistics Unit (MFLU) with High Bay

The IKEA Distribution Centre is situated 0.7km north east from the development site and was completed in May 2017. It was granted approval by the DoPE on the 3rd of May 2016 and SEARs issued in April 2015 involved the production of an EIS similar to that of the Hollinsworth Road development.

The main warehouse is 386.2m long by 179m wide, the high-bay component is approximately 179m x 85.58m. The ridge height of the main warehouse is 13.7m from FSL while the high-bay component has a ridge height of 34.7m from FSL.

The MFLU is a prominent element in the landscape and a number of the receptor locations selected in this LVIA report, experience views of it (the MFLU is noted on these photos). Figure 24 is taken from the
Ingenia Caravan Park from the eastern internal estate road. Here the MFLU is clearly seen in a north-east direction. Several static caravans facing north-east experience similar views.

Figure 29 – Photo Looking North East from Internal Road at Ingenia Caravan Park

4.4 Sensitivity of the Landscape

There are no current statutory designations within the SEPP which attribute Landscape or Environmental value to the site. The current character of the surrounding landscape is one that has been heavily influenced by industrial and commercial development.

A significant local value will be held by visual receptors with high sensitivity to the site at the Caravan Park and residential properties which are in close proximity to the site at Shalvey, Hassle Grove and Bidwell. These views are likely to be based on perceptual aspects such as wilderness, tranquillity, land use, environmental value and green open space. The Caravan Park currently enjoys existing rights use of land that is currently zoned as industrial. As a result, several industrial and commercial developments have been built or are currently under construction a small distance away. Completed development includes the IKEA distribution centre which has a 34.7m high high-bay.

The site is privately owned and therefore does not add any recreational benefit to the community apart from unauthorised use. The character of the adjacent sites to the north west is industrial and commercial.

The following extract has been taken from a report conducted by Keystone Ecological:
‘The subject lots are within the North West Growth Centre and is therefore within an area that is subject to Biodiversity Certification ……
This means that the loss of native vegetation and / or threatened species habitats have already been taken into account at the strategic planning stage, and biodiversity impacts have already been offset within other reserved lands. Therefore, clearing of native vegetation may occur without further consideration of impact on threatened species, endangered populations or endangered ecological communities’

Many native tall canopy trees will be planted within all designated landscape areas. Almost all planting within the development is proposed to be native with a substantial proportion of endemic species.

The site is zoned as Industrial IN2 in the Growth Centres SEPP. This document forms part of the Blacktown City Council Growth Precincts Plan. Therefore, the ability of this site to accept industrial use has already been assessed by the DoPE.

The conclusion drawn from the assessment of landscaper character and the DCP zoning above, would suggest that the sensitivity of the landscape to be moderate/minor.

4.5 Selected Viewpoints – Receptor Locations

The symbols and numbering in the following figures 30 and 31, indicate the viewpoints and photomontages that have been selected for a Visual Impact Assessment (VIA). All viewpoints have been taken from publicly accessible areas. A sample of receptors which are closest in proximity to the proposed development, those with vantage points at higher elevations and those with views at further distances have been selected. It would be impractical to provide a VIA for every single possible receptor of the development. Therefore, a sample has been selected. For visual receptors not selected for an individual viewpoint assessment (i.e. from a private dwelling), a general assessment for that location has been undertaken in terms of a likely significance of visual impact. Refer to Section 8.0.

The receptors that have been judged to be most sensitive to the development are the Ingenia Caravan Park, properties in the south directly parallel to the site along Stockholm Avenue, Daniels Road, Pine Crescent, Amelia Way, Ramosus Way and Chestnut Crescent. There are also several properties further south within the residential estates which are situated at higher elevations and therefore will have views of the development (refer to sections 2.6-2.9). 15 eye-level photographs have been taken and 11 selected for photomontage. From viewpoint locations, photomontages have been generated to represent as closely as possible views of the proposed development following construction at year 0 and at year 15. Year 15 photomontages are used to simulate proposed landscape mitigation at maturity.

Blacktown City Council were consulted on the 20th September 2017, regarding viewpoint selections. Refer to section 2.8.

Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints 1 to 15.
Figure 30 – Viewpoint Locations
Figure 31 – Viewpoint Locations Bidwell and Hassle Grove
5.0 – Development Proposals

The following information contains extracts taken from the Architectural Design Statement Prepared by Watch This Space Design Pty Ltd. These are used in sections 5.1 and 5.3 – 5.8.

5.1 Built Elements

The proposal is made of seven (7) industrial facilities of varying sizes across the site, ranging from approximately 3,000sqm – 40,000sqm. The masterplan layout addresses both the functionality of warehousing/logistics operations and the high-quality presentation of an industrial/business estate.

Building heights are typically set at 13.7m top of ridge, with eaves (spring heights) typically from 10-11m high at the underside of rafter. This allows for high bay racking systems suitable for warehousing storage that is typical of this type of development.

Building 3 has a provision for a future high bay expansion (approx. 18m high) to accommodate growth and the future use of automated racking system technology, fast becoming the industry innovative standard.

Office areas are a mix of one (1) and two (2) storey offices providing a best practice presentable and secure gateway for users and visitors of each building.

5.2 Justification of the High Bay Components

It is important to note that this report is not responsible in justifying the high bay components of warehouse 3 in terms of any commercial, financial, employment or operational benefit. This section provides an informed objective opinion of the additional visual impact of the 18m high bay and an analysis of its ability to be accepted into the existing landscape character (refer to section 4.2). It is noted that the high-bays are 2m higher than the maximum building height of 16m.

All warehouse buildings are all approximately 13m in height therefore the high bay components at 18m high, will theoretically be, the most visible elements to potential receptors from surrounding residential suburbs.

From the analysis of the photographs taken by the drone operator from within the development site, (refer to section 2.6) it is evident that the high bays and warehousing will be potentially visible from several locations. However, the number of additional properties or locations that will now have views of the development that would have not had if the high-bays were not present, is low.

When the drone was flown at a height of 18m in the location of the southern high-bay, (to approximately represent the ridge of the high bays and therefore a worst-case scenario) the following locations were visible which were not at a height of 13m (to represent the majority of warehouse height):

- Higher elevations of the recently built Colebee Estate.
- A two-storey property near Ludwig Square, Bidwell
- Higher parts of the Mosque tower
- Distant locations within the suburbs of McGrath’s Hill, The Ponds and Quakers Hill
When comparing the Drone photography looking south at the heights of 13m and 18m AGL, it is clear that more of the Lowles park and Amelia Way can be seen. However, at the location the drone was flown, there is not a noticeable difference to the amount of properties that would only be able to see the taller high-bay components. In summary, the added height of the high-bay component does not vastly increase the developments Zone of Visibility within a nearby surrounding context.

When analysing the drone photography from 18m in height looking east, it is clear the Badu Mosque will not experience views of the high bays, or buildings from ground level. However, the Mosque tower is partly visible at 13m AGL and more so at 18m AGL. Some properties in Collibee will be able to see the top of buildings and the high bays, however this is judged to form a small component of their view which already contains significant commercial and industrial development within Sydney Business park. The existing band of woodland adjacent to the eastern boundary of the site provides a large degree of screening to potential receptors in the east. Refer to section 8.0 for a visual impact assessment.

Photographs taken by the drone looking west at heights of 13m and 18m (refer to figures 12 and 16) confirm assumptions made earlier in this report regarding visibility of development within the residential areas of Shanes Park. The high-bays will not be seen in these locations. This is due to the extensive existing woodland surrounding the AirServices Australia transmission station.

In section 4.3 of this report, details of the existing IKEA MFLU with high-bay are described. The High-Bay of the IKEA MFLU is 34m tall as opposed to the 18m tall high-bays proposed for this development. The MFLU is also visible from a number of locations, including the Caravan Park, properties on South Road and properties in the Shalvey area. As the MFLU was successfully approved and constructed, this would suggest that high bay facilities are not out of character for a study area, which is zoned for industrial use.

Tall native endemic canopy tree planting is proposed in all setbacks surrounding the development and to internal roads and carparks. Following full maturity these trees are expected to reach heights of 20 – 30m, therefore it is expected that the tops of these trees will provide a vegetated screen in front of the high bay to surrounding receptors. The southern boundary and parts of the east and west boundaries will require ongoing management as an APZ (refer to Landscape Plans and Bushfire Report), this will involve thinning to reduce bushfire risk. Despite the APZ, it is believed that sufficient tree canopy will be present to provide visual softening of the high-bays.

Materials are described in section 5.3, the high components are proposed to be finished without dominant or bright colours which will help recess them against the landscape and sky horizon.

5.3 Materials

External building facades for the main warehouse areas are a combination of precast concrete wall panels and a colourbond steel metal cladding. Warehouse facades will consist of painted dado panel precast, with metal cladding above being the dominant material and will utilise alternative colours and cladding material orientation to visually break up the warehouse length facade components.

The colours of all buildings will be uniform to create an identifiable consistency across the estate, however, no dominant bright colours are proposed with the building form which could potentially draw attention to the development from visual receptors. The dominance of materiality will be softened over time when the landscape is expected to be at full maturity within the setbacks and carparking areas. Buildings 1, 3, 4 and 5 (all fronting Hollinsworth Road) elevations face the Stoney Creek – Ingenia Park. These building elevations fronting the park incorporate additional façade treatments to visually identify
the estate, whilst reducing the overall visual appearance of the building lengths on the streetscape. The nature of this treatment involves using screening elements that integrate with above mentioned materials and the proposed landscape design to create a visual dialogue that is experienced by both the scale of the buildings and that of the pedestrian level. The use of precast panelling provides a neutrally coloured appearance to the development. This neutral approach uses whites, greys and darker highlighting tones. Office area external facades are a combination of precast concrete panels, fibre cement sheet wall cladding, prefinished aluminium cladding with performance glazing in aluminium framing.

5.4 Levels

Warehouse 1 – RL53.30
Warehouse 2A – RL53.30
Warehouse 2B – RL53.30
Warehouse 3 – RL55.80
Warehouse 4 – RL54.10
Warehouse 5 – RL54.10
Warehouse 6 – RL54.10
Warehouse 7 – RL54.10

5.5 Site Access & Parking

Access for heavy vehicles to loading hardstand and waste collection areas are allocated away from Hollinsworth Road street fronts. Driveway access for both car and heavy vehicles exit Hollinsworth Road by either one of the three (3) private access roads, or direct crossover into the estate. All carparking access and heavy vehicle access are separate from each other for safety and minimising the congestion of traffic flow across the estate. No vehicle access is to be provided (other than fire) to the future bus link access road.

5.6 Setbacks

Building setbacks follow the required setback along street frontages. Side and rear setbacks vary and allow for fire truck access around buildings as required by BCA requirements for large isolated buildings. Landscape setback/buffer zones are as follows:

Hollinsworth Road - 3.75m (50% Building Setback of 7.5m)
Future Bus Link Reserve - 3.75m (50% Building Setback of 7.5m)
Neighbouring Property Boundaries – 3m

5.7 Lighting

Lighting is to be provided with a combination of light poles and building mounted lighting around the site for on-site security and safety. Lighting is to be positioned to shine inward onto the site to minimise the light spillage onto adjoining properties. The layout of the buildings, internal roads and loading areas will ensure neighbouring properties will not be affected by light spill.

5.8 Signage
Signage will be considered on an estate wide basis such that there will be a consistency in materials and finishes of the signs across the estate. Signage will be a combination of building mounted signage for individual buildings, estate and tenant identification signage in landscape setbacks, at access road and driveway entries, and at building entries. The signage design will be considered as part of the landscape and language used in the architecture of the buildings to provide placemaking and wayfinding principles for safety and user experience of the estate.

5.9 Fencing

A 1.8m high black palisade fence facing Hollinsworth Road is proposed for the northern boundary of the development site. To secure the site to the east, west and south boundary, a 1.8m high mesh cyclone security fence with 3 barb-wire will be used. Sliding and swing gates will control vehicles and pedestrians entering the site.

Due to the APZ and RFS requirements for the southern boundary, Geoscapes has indicated in their design drawings (SSD-00 to SSD-13), that these are to be constructed from non-combustible concrete block walling, rendered and painted dark green. This is so they will blend more easily into proposed landscaping. Surrounding planting to the noise walls will help to soften their appearance.
6.0 - Landscape Strategy, Design and Mitigation

6.1 Strategy and Mitigation

It has been established in section 4.3 that the sensitivity of the landscape is moderate/minor, the site has been zoned for industrial development and the ability of the site to accept the proposal has been judged to be appropriate. From the baseline and receptor location study it is apparent that views from residential properties closest to the site and at selected elevated positions are of greater importance than those views from the wider landscape. This is partly due to the lower topography at further distances from the site, the presence of nearby existing industrial and commercial developments and the screening that significant existing woodland to the east and west of the development provides. As these existing wooded screens do not extend fully along the southern and northern boundaries, the greatest visual impacts would be most prominent from the residential properties within Bidwell, Hassle Grove and the Caravan Park.

A significant amount of woodland currently exists to the east, west and south west of the development. This will screen the development for a number of potential receptors within the nearby southern residential areas. In some cases views will exist through the existing vegetated woodland however these will somewhat be softened. This would be apparent from views such as VP3.

To help mitigate views from the south, native endemic planting has been introduced to help provide screening of the development. The landscape buffer width available for planting ranges from 10.8m to 3m. The majority of the buffer is 7m in width. This will allow for large endemic canopy tree planting. An APZ has been recommended along the southern buffer (refer to Bushfire report conducted by Blackash Bushfire Pty Ltd) which will somewhat restrict dense tree planting. This restriction is as a result of following Rural Fire Services Guidelines. Refer to Geoscapes report LDR01 for further details regarding the design of landscape buffer zones.

A landscape buffer is also introduced to the north of warehouses 1, 3, 4 and 5. This is located between the edge of the carpark and the proposed extension to Hollinsworth Road. The width of this buffer ranges from 12m to 4m. In the majority, the buffer is 4m in width.

8 Photomontages of the development from the viewpoint locations as shown in section 4.5, are assessed in section 8.0 of this report. These demonstrate a view at approximately year 15 of the development, this is when planting is expected to be at maturity and become most effective in providing screening.

6.2 Detailed Landscape Proposals

Please refer to Landscape SSD Drawings SSD-00 to SSD-13 and Design Report – LDR01 prepared by Geoscapes for detailed landscape proposals.
7.0 - Landscape Impact Assessment

7.1 Significance of Impact

The sensitivity of the landscape has been assessed within the baseline to be medium (see section 4.0). From understanding the development proposals, mitigation and the existing industrial / commercial character of adjacent landscape, the magnitude of change is judged to be medium. There will be some loss to the existing characteristic of the open grassland scattered tree landscape, but the introduction of the development is not uncharacteristic of the surrounding industrial context in which it will sit. The site has been zoned for industrial use by the DoPE. The significance of impact therefore is judged to be moderate/minor.
8.0 - Visual Impact Assessment

8.1 Viewpoint 1

**Viewing Location**
Ingenia Caravan Park East Looking South

**GPS Location**
33°49'19.52" S, 150°49'50.36" E

**Elevation**
61.4m

**Date and Time**
03rd October 2017 – 9.42am

**Weather conditions**
Light cloud with clear visibility

**Baseline Photo & Photomontage Figure**
Figure 32

**Visual Description**

**Approx. Viewing Distance from Site Boundary**
24m

This view has been taken from a common open space to the east of the caravan park very close to the southern boundary of the development. The space has a turf area with a shelter and is most probably used for barbeques and social gatherings. It is a close representation of the view from the rear of 20 caravans directly adjacent to the site along the southern boundary. The view contains large canopy native trees and grassland. An elevational topographical rise in the land prevents views to southern residential areas of Bidwell and Hassle Grove. Landscape detractors include access paths which have been created by motorised vehicles.

Views of the warehouse buildings, Hollinsworth road extension, access roads and vehicles will be extensive due to the proximity of this location. There will be tree planting in the Hollinsworth road reserve and mixed planting in the buffer zones adjacent to the carparks at warehouse 1, 3, 4 and 5. Following maturity this will help to soften the appearance of the buildings. A hedge has been planted on the Caravan park boundary, this is expected to mature and help screen views of the proposed road.

The majority of residential properties within the Caravan Park are single storey bungalows. Some will experience direct views of the development from inside their property, while others will not, namely those to the rear of the site to the north. Those caravans with rear gardens that face the site with experience the most direct views. Views within the estate itself will also be probable through access roads and over the top of caravans.

**Visual Sensitivity**
The majority of residential properties from this location are in very close proximity of the development. For residents, the existing view is likely to have a high local value. Therefore, it can be judged that sensitivity of these receptors to the development is **high**.

**Magnitude of Change**
Based on the development proposals, it is judged that receptors from this location would experience a **very high** magnitude of change to their baseline view.

**Significance of Visual Impact**
The significance of the visual impact for residential caravans facing the development and from the communal space, would be **major**.
Figure 32. Viewpoint 1 - Baseline Photo & Photomontage
8.2 Viewpoint 2

**Viewing Location**

Caravan Park West Looking South East

**GPS**

33°43'18.30" S, 150°49’36.42" E

**Elevation**

63.1m

**Date and Time**

3rd October 2017 – 9.12 am

**Weather conditions**

Light cloud with clear visibility

**Baseline Photo & Photomontage Figure**

Figure 33

### Visual Description

**Approx. Viewing Distance from Site Boundary**

23m

**Prominence of the development**

This view has been taken from an open space from the far west of the Caravan Park very close to the southern boundary of the development. It is similar in view to Viewpoint 1. The space has a turf area and is situated between two caravans. It is another example of a close representation of the view that is experienced from the rear of the caravans adjacent to the site along the southern boundary. The view contains large canopy native trees and grassland in the foreground. The background contains the heavily wooded area to the west of the site boundary. Groups of Kangaroos were also observed within the view at the time. Landscape detractors include some access paths which have been introduced to the site.

Views of warehouse building 1 and 3 would be most prevalent, including the Hollinsworth road extension, and access roads 1 and 2 due to the proximity of this location. There will be some planting in the Hollinsworth road reserve and buffer zones adjacent to the car parks at warehouse 1, 3, 4 and 5. Following maturity this will help to soften the appearance of the buildings.

The majority of residential properties within the Caravan Park are single storey bungalows. Some will experience direct views of the development from inside their property, while others will not, namely those to the rear of the site to the north. Those caravans with rear gardens that face the site will experience the most direct views. Views within the estate itself will also be probable through access roads and over the top of caravans.

### Visual Sensitivity

The majority of residential properties from this location are in close proximity of the development. Therefore, it can be judged that sensitivity of these receptors is classed as **high**.

### Magnitude of Change

It is believed that receptors from this location would experience a **very high** magnitude of change.

### Significance of Visual Impact

The significance of the visual impact for residential caravans facing the development, would be **major**.
Figure 33. Viewpoint 2 - Baseline Photo & Photomontage
### 8.3 Viewpoint 3

<table>
<thead>
<tr>
<th><strong>Viewing Location</strong></th>
<th>Ramosus Way – Close to Public Footpath Looking North East</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GPS</strong></td>
<td>33°43’32.26” S, 150°49’33.16” E</td>
</tr>
<tr>
<td><strong>Elevation</strong></td>
<td>54.7m</td>
</tr>
<tr>
<td><strong>Date and Time</strong></td>
<td>3rd October 2017 – 10.36am</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 34</td>
</tr>
</tbody>
</table>

#### Visual Description

<table>
<thead>
<tr>
<th>Approx. Viewing Distance from Site Boundary</th>
<th>135m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prominence of the development</td>
<td>This view has been taken from Ramosus Way close to residential receptors located along the southern boundary of the site within Bidwell. This is representational of the view that would be experienced by properties on Rasmous Way, Eugenia Way, and some properties along the western end of Pine Crescent. The existing baseline view contains scattered trees or what could be considered sparse woodland. These scattered trees extend from Shalvey in the west to approximately property No. 27 Pine Crescent in Bidwell. Views to the open grassland of the site are infrequent. The development would be situated behind this sparse woodland and will be screened further by landscape buffer planting. Therefore, some filtered views of the development are expected.</td>
</tr>
</tbody>
</table>

#### Visual Sensitivity

| Due to the proximity of this location to the development site and the filtered views that receptors may experience, it would be considered to have medium/high sensitivity. This would be applicable to properties situated behind the existing sparse woodland close to the southern boundary within Bidwell. |

#### Magnitude of Change

| The magnitude of change for these receptors is considered to be low. The view is at very close range, however there is significant existing vegetation which will help to mitigate any change to the view. Proposed landscape mitigation following maturity at year 15 with further strengthen vegetative screening. |

#### Significance of Visual Impact

| The significance of the visual impact for these receptors is considered minor. |