



Figure 21: Drone at 120m AGL - Looking South



Figure 22: Drone at 120m AGL - Looking West

The most open views of the site exist to the south and southwest of the development therefore, viewpoint locations are concentrated in these areas.

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

3.0 THE SITE AND ENVIRONS

3.1 Location

The proposed development is located at the former CSR Bricks and Roofing site at 327-335 Burley Rd, Horsley Park, NSW. It has a total area of approximately 21 hectares and is located within Fairfield Council Local Government Area. Figure 24 provides the site's location. Figure 25 provides the site's immediate context.

3.2 Site Description

The site description is summarised in the Figure below.

Figure 23 – Site Description

Component	Description
Address	327-335 Burley Road, Horsley Park, NSW
Legal description	Lot 103 in DP1214912
Site area	207,698sqm (21.77ha)
Current use	Industrial - CSR Brickworks and Roofing. Zoned IN1 in SEPP WSEA 2009

3.3 Context

The development site is situated within the Burley Road / Old Wallgrove Road industrial precinct. It is located approximately 35 kilometers west of Sydney's CBD and is close to the M7 Motorway. The site forms part of the Western Sydney Employment Area and the precinct already contains several industrial type buildings. It is also adjacent to agricultural and pastoral lands (zoned RU4), situated to the east and south. Immediately to the eastern boundary is land zoned E2 Environmental Conservation.

The site is surrounded by the following specific land uses:

- Directly north of the site is PGH Bricks, Oakdale Industrial Estate and Austral Brick Plant 3. Further north is Transgrid Sydney West and Eastern Creek Industrial Estate. The majority of this land is zoned IN1.
- Directly south of the site is presently pastoral lands (in the pastoral lands residential lots zoned RU4 and further industrial development as part of the Jacfin site will be constructed in the future, refer to section 4.3) and a number of rural residential houses along Greenway Place. Some of these houses have direct views of the development site. Further south are the rural residential suburbs of Horsely Park and Mount Vernon. Housing tends to be larger in scale with associated farm lands or large lots.
- Directly to the east is a significant area of existing mature bushland zoned E2 Environmental Conservation. Behind the E2 land and further to the east are rural properties and farm lands within Horsely Park.
- Directly to the west is the Penrith Council LGA boundary. Current uses are either pastoral lands or new industrial development including Toyota and Costco warehousing.

3.4 Aerial Photography

During the drone photography that was carried out within the site boundary on the 6th March 2020 (refer to section 2.6), aerial shots were also taken at an AGL of 120m. These prove useful in the following ways:



Figure 24 Site Location (Source: Google Maps)



Figure 25: Site Context (Source: Nearmap 2020)

- Demonstrating the site context in which the development sits;
- Highlighting key features of the surrounding landscape;
- Analysing the existing landscape character;
- Help in identifying locations of potential individual receptors that are difficult to identify from ground level or 15m proposed ridgeline drone shots alone. See figures 19-22 for 120m AGL Drone photography.

4.0 BASELINE DESCRIPTION

4.1 Planning Context

The following current and draft state controls have been considered where relevant in this report:

- SEPP (Vegetation in Non-Rural Areas) 2018
- SEPP (Infrastructure) 2007
- SEPP (Western Sydney Employment Area) 2009
- Penrith LEP2010

The proposed site is located within Fairfield Local Government Area and is zoned IN1 as according to SEPP (WSEA) 2009. See figure 26 below.

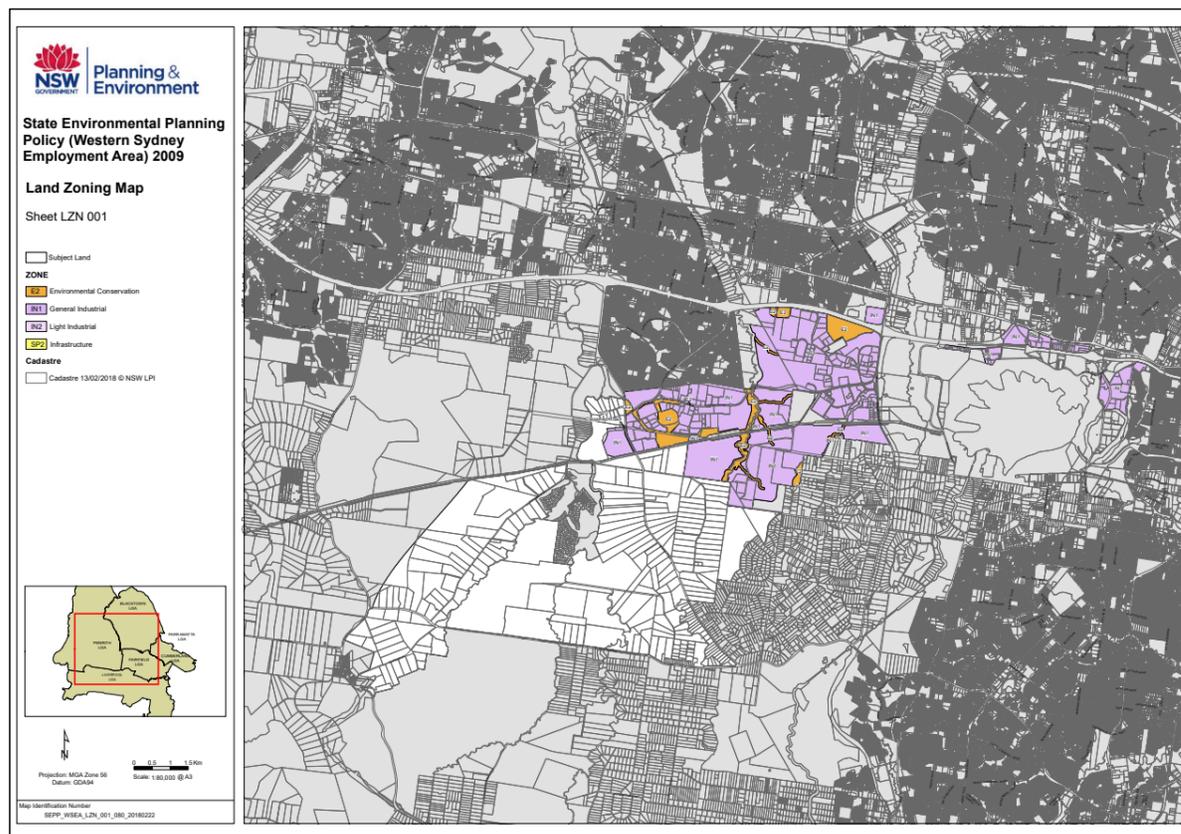


Figure 26: WSEA Land Zoning Map (Source: NSW Planning and Environment)

4.2 Current and Future Landscape Character

The development site is currently operated by CSR Bricks and Roofing and is being prepared for future development. The large excavation centrally located within the site will be filled and other bulk earthworks are currently underway.

Located west of the site is pastoral farm lands and further industrial developments within Penrith LGA. To the north and northwest are large industrial developments within Erskine Park and Eastern Creek. To the south and east are rural lands with scattered residential dwellings and associated farm/pastoral/agricultural lands. These are interspersed with scattered vegetated areas including the E2 Conservation area.

The current landscape character can be described as being a mix of industrial and rural/agricultural lands. The proposed development is not out of character with the immediate surrounding context or present uses of the site.

The future landscape character is dictated by the SEPP (WSEA) 2009 as shown in figure 26 and the Penrith LEP2010. In the WSEA land zoning plan it can be seen that lands in close proximity to the west and north are all zoned to be IN1. To the south and southwest the proposed Jacfin site also shows industrial development adjacent to RU4 zoned land pursuant to the PLEP.2010. Therefore, further industrial development will be constructed in the near vicinity over the coming years. The proposed development therefore, is aligned with the future character dictated by both planning documents.

4.3 Jacfin Horsely Park Project

Figure 27a on page 22 shows the concept plan for the approved LOT A Burley Road, Horsely Park, Employment Precinct Stages 1-4. Figure 27b shows the proposed road layout and drainage design that has recently been lodged for DA with Penrith City Council. The plan shows a layout with lot boundaries to RU4 lands for future primary production small lots. The objectives of the RU4 zone are as follows:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure land uses are of a scale and nature that is compatible with the environmental capabilities of the land.
- To preserve and improve natural resources through appropriate land management practices.
- To maintain the rural landscape character of the land.
- To ensure that development does not unreasonably increase the demand for public services or facilities.

It is reasonable to assume therefore, that the future character of this land will likely be a mix of agricultural uses with dwelling houses. Therefore, residential dwellings could be subject to visual impacts from the proposed ESR development.

As described in Section 5.0, 6.0 and 9.0 an earth mound and landscape planting has already been installed as part of a previous application to help mitigate visual impacts from any residential locations within the south. This would also be applicable to and be effective for the Jacfin site.

Any landscape proposals for the RU4 within the Jacfin lands, could and should be responsive to the surrounding context and zoning of adjacent lands. As shown in Figure 27a, a buffer zone is shown between the RU4 and Lot A in response to providing visual mitigation between the types of land usage. Therefore, a similar principle could be applied to the northern boundary immediately adjacent to the proposed Horsely Logistics Park which would further strengthen the visual buffer which is already present.

The potential sensitivity of future residential development within the Jacfin site has been considered by this report and two viewpoints have been selected. One is located close to proposed lots 11 & 12 and the other close to Lots 4 & 5 (figure 27b). It can be assumed that houses constructed in Lots 11 & 12 will face north to south and therefore southern aspects will be subject to views from the development. However, judgments of the degree of receptor sensitivity and the magnitude of change within the Jacfin site, is slightly limited by the simple reason that the residential properties do not presently exist nor does the industrial development within Lot A. Landscaping proposals for the site are also unknown at this



Figure 27a: Jacfin Horsley Park Project - Concept Plan Stage 1 to 4 (Source: Ethis Urban)

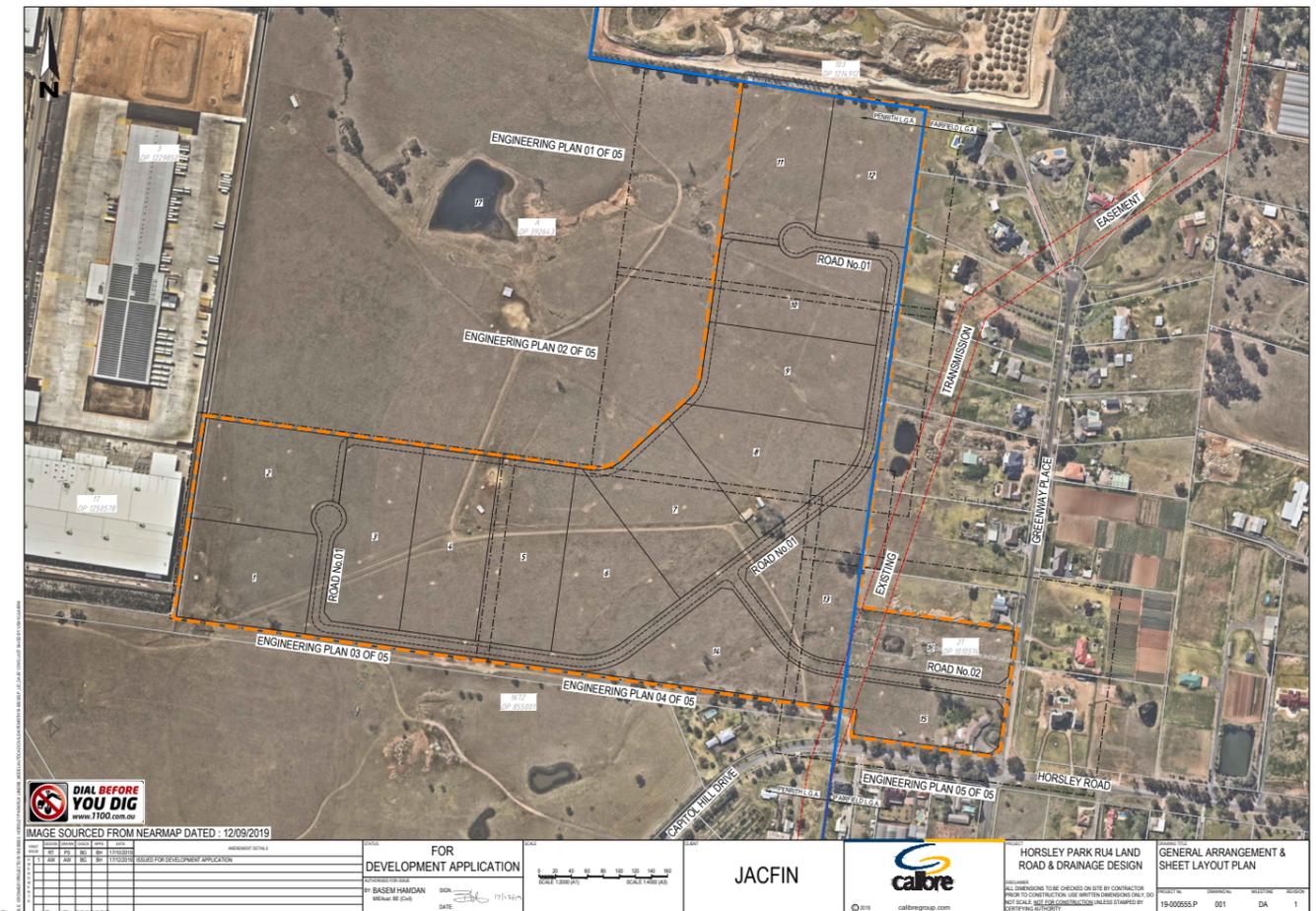


Figure 27b: Jacfin Horsley Park Project - Horsley Park RU4 Land Road & Drainage Design (Source: Calibre)

time. Nevertheless, two viewpoints have been presented in Section 8.0 of this report with judgements given on potential sensitivity, the potential magnitude of change and significance of visual impacts.

4.4 Sensitivity of the Development Site

The site is currently in use as a brickworks with associated major excavation currently present. The landscape has been heavily modified by man-made intervention from a previous agricultural use. An E2 Conservation Zone is present on the eastern site boundary, this has ecological value and will be retained and protected by introducing a previously approved Managed Ecological Zone. It will not be affected by the development.

The conclusion drawn from the assessment of landscape character (see section 4.2) and the analysis above, would suggest that the sensitivity of the developable area of landscape to be **very low**.

5.0 DEVELOPMENT PROPOSALS

The following information is based on an assessment of drawings provided by HLA Architects.

5.1 Overall Design Proposals

Situated in the figure below is the current ESR Masterplan for the proposed Logistics Park. This plan is used for the purpose of assessment within this VIA report. The design proposes six warehouses spread over four lots. Each warehouse will contain a main office, parking, hardstand areas and road access. The total site area is 207,698m² of which 108,759m² is used by the built form.

To the east is an area of E2 land which will remain undisturbed by the proposals. To the south are walls in the form of Gabion and Terramesh structures.

5.2 Height / Scale / Levels

All warehouses propose a max roof ridge height of 13.5-15m and eaves height of approximately 10-12m above proposed pad levels. Larger buildings are positioned to the west, while smaller units are situated to the east.

Each warehouse has a different pad RL, the lowest of these is the warehouse located on Lot 202 at 86.3m, the highest is the warehouse located on Lot 203 at 89.5m. Pad levels with greater elevation have been positioned behind the existing Terramesh bund and E2 Conservation vegetation. This should help to make them less visible to visual receptors in the south and east.

The height and scale of warehousing is similar to that of buildings within the surrounding industrially zoned land.

5.3 Colour / Materials & Finishes

The colours, materials and finishes are fairly typical of this type of development. Building facades consist of mainly grey tones including painted precast concrete, colorbond and zinc cladding. Colours include 'Surfmist', 'Shale Grey' and 'Ironstone'. These colour tones visually break up the long facades, with highlight colours only use for signage elements, awnings or around the main office.

5.4 Signage & Lighting

Signage will not form a large or dominate component of the development. Any signs will be subtle, will not be visually obtrusive and will most likely represent the style of other signage in the area.

Lighting will be restricted to allow access at night, this is likely to be general lighting to the carpark areas and entry point to the building. This should not adversely increase light spill or affect nearby visual receivers.

5.5 Setbacks

There are significant setbacks along the eastern and southern boundary. A 25m wide Managed Environmental Zone is provided as a buffer to the E2 conservation area. This will contain planting with native endemic species (these works are proposed by others within a separate approval and to be in accordance with the VMP). The E2 land itself will be protected and therefore, is unaffected by the development proposals.

On the southern boundary there is a setback of 21m which reduces down to 10m at the south eastern corner. This allows planting to the entire length of the boundary, including on the existing Terramesh bund (separate approval and works by others). Refer to section 6.0 for more details.

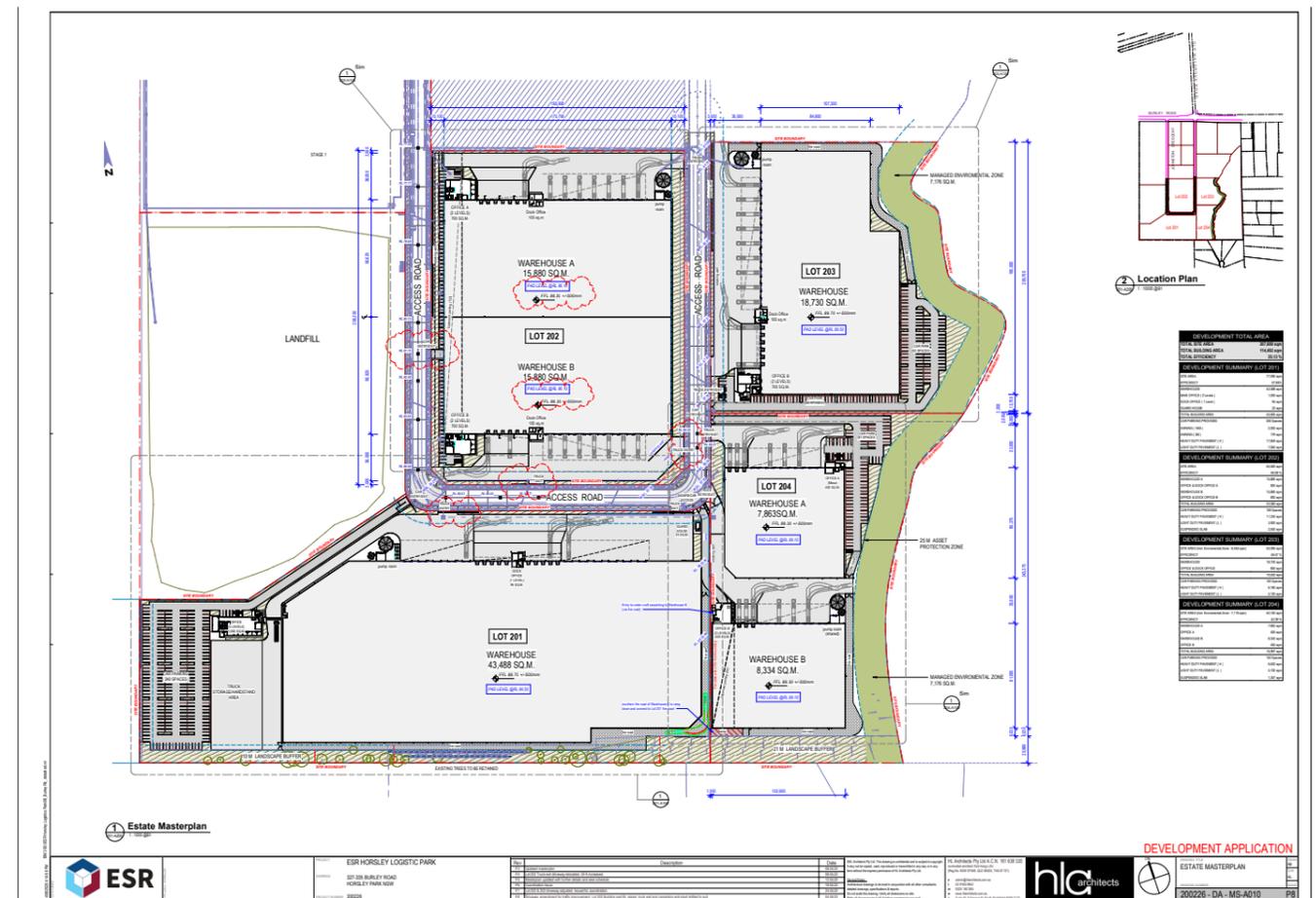


Figure 28: Proposed ESR Masterplan (Source: HLA Architects)

5.6 Summary

Overall it is judged that the architectural design of the buildings for the proposed logistics park, considers the surrounding context and landscape in which it is located. By placing buildings at higher elevations behind the existing Terramesh bund and E2 conservation area, this will help to reduce visual impacts for nearby visual receivers.

6.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

6.1 Strategy and Mitigation

Previously, as part of any future development anticipated for the site, native endemic planting was designed, approved and implemented on the southern boundary as part of DA 893.1/2013. Once mature, this will increase the vegetated area on the site and will help to mitigate views in particular from the south, in which the most sensitive visual receptors are located. These landscape works were documented by Stuart Noble & Associates. Planting includes shrubs up to 5m in height on a Terramesh bund, with trees and shrubs to the remainder of the southern boundary. The trees have the potential to reach approximately 12- 25m and in combination with the bund, will provide landscape screening mitigation for visual receivers located in Greenway Place.

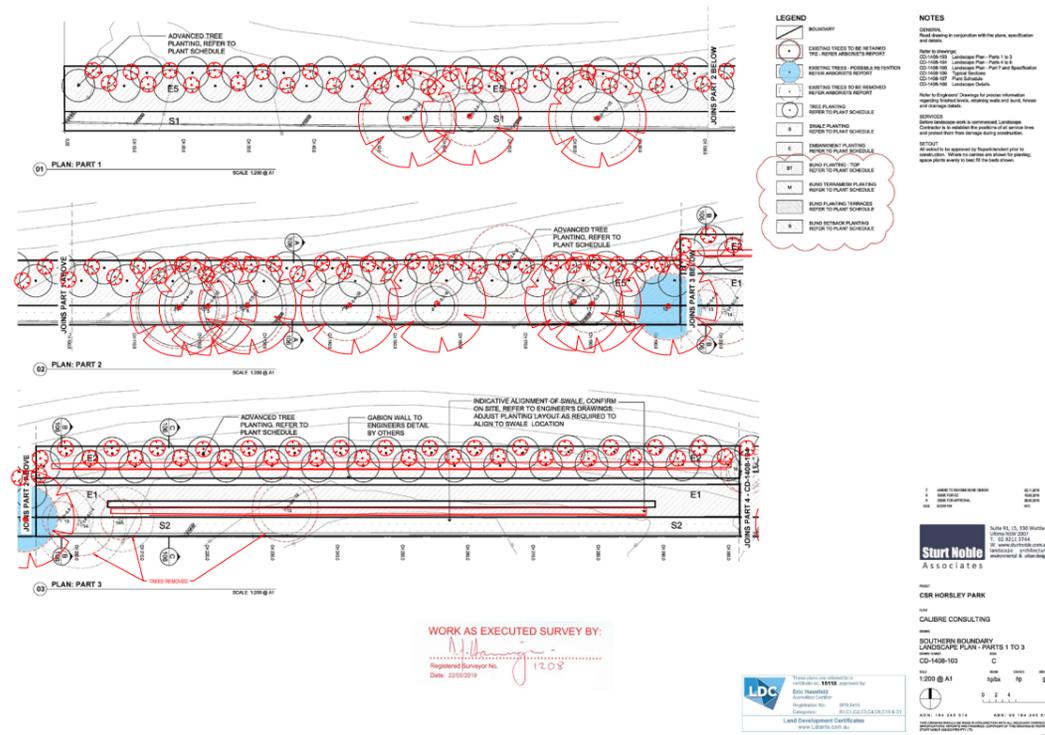


Figure 29: WAE Southern Boundary Landscape Plan - Parts 1 to 3 (Source: LDC & Sturt Noble Associates)

Figures 29, 30 and 31 show work-as-executed (WAE) drawings of the southern boundary including the Terramesh bund and Gabion walls. The sections shows details of planting species to be used and demonstrate a layered approach to provide dense screening to the bund and southern facade.

This planting has been represented at year 0 and 15 in the photomontages within section 8.0 and these demonstrate that the terramesh bund will be effective at screening views of the southern buildings. At year 15 following maturity, the trees and shrubs installed along the boundary to the west of the bund will provide visual mitigation of the proposed warehouse on Lot 201.

Due to the predicted effectiveness of the installed planting, no further planting is proposed to the southern boundary.

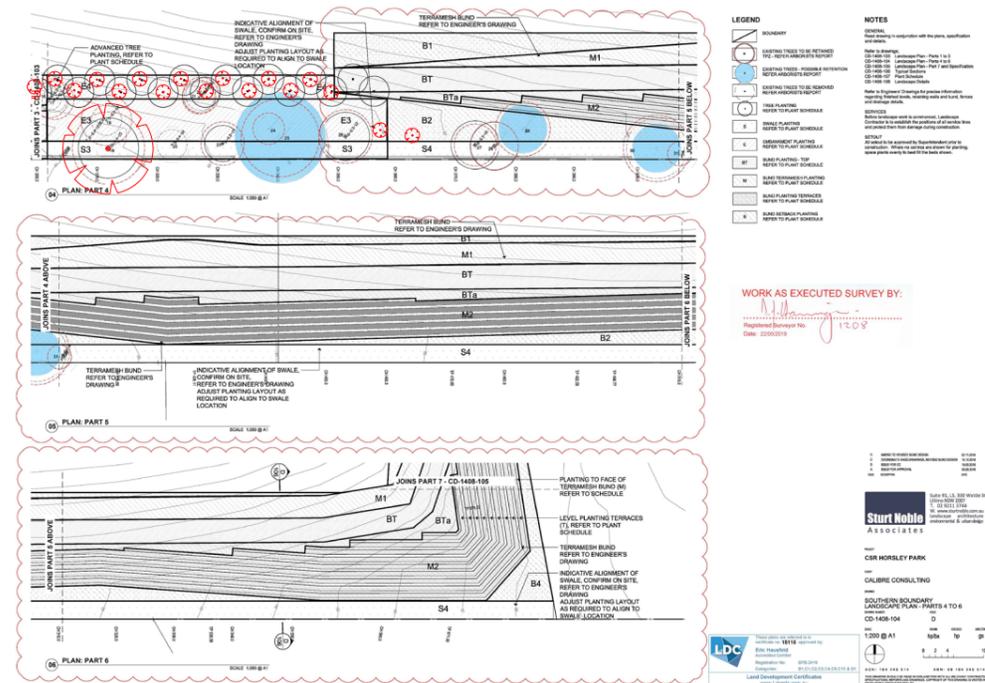


Figure 30: WAE Southern Boundary Landscape Plan - Parts 4 to 6 (Source: LDC & Sturt Noble Associates)

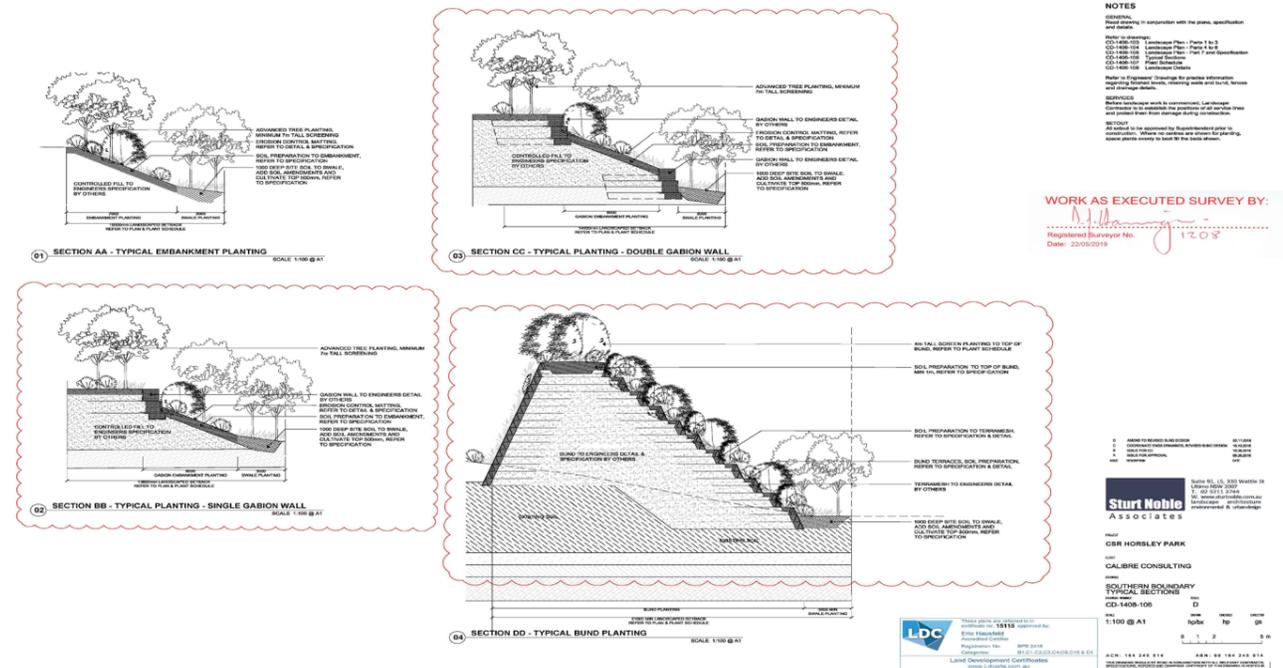
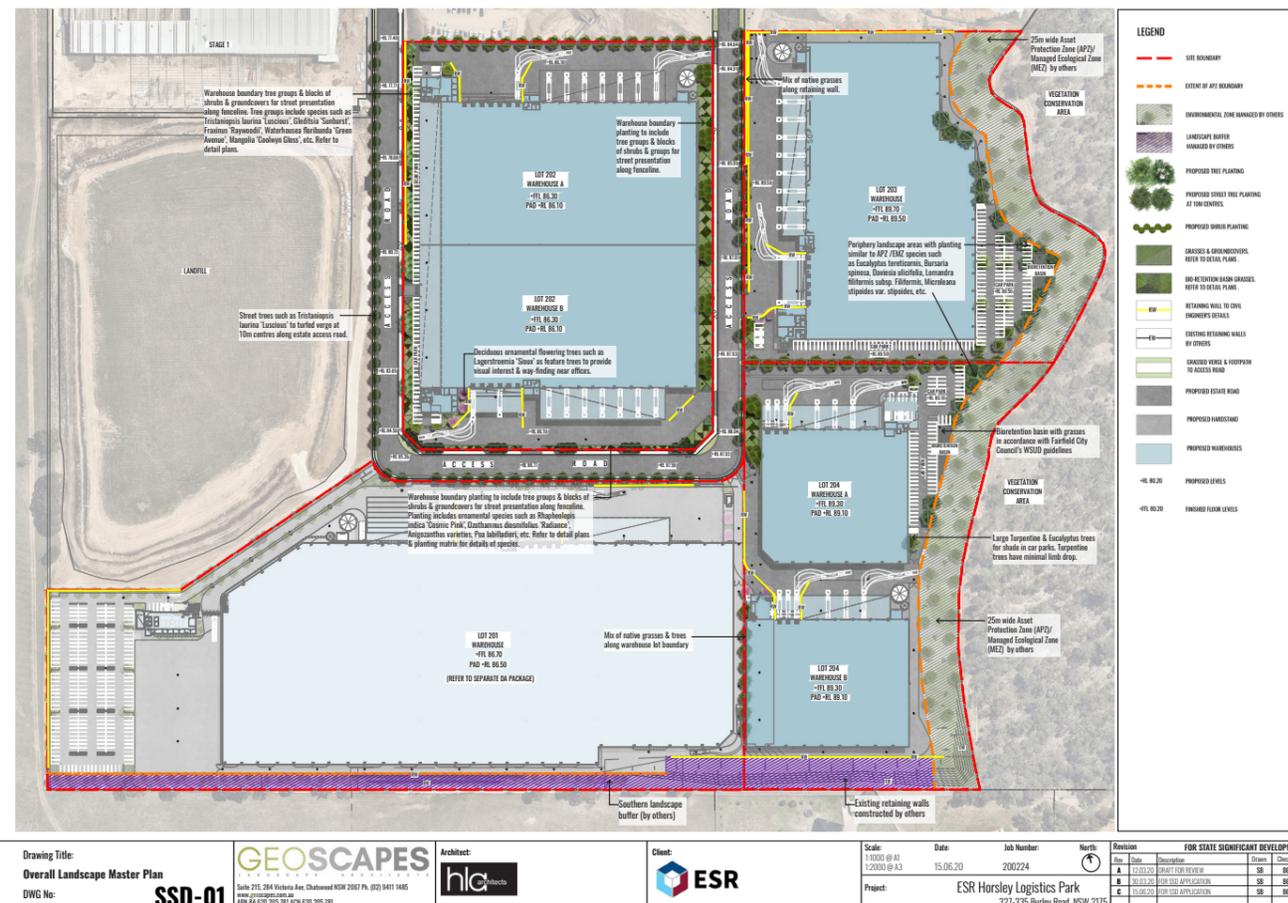


Figure 31: WAE Southern Boundary Typical Sections (Source: LDC & Sturt Noble Associates)



7.0 LANDSCAPE IMPACT ASSESSMENT

7.1 Significance of the Impact

The sensitivity of the landscape resource has been assessed within the baseline to be **very low** (see section 4.0). From understanding the current site condition, development proposals, landscape mitigation and the existing industrial character of adjacent developments to the north and west, the magnitude of change is judged to be **very low**.

The introduction of the development is not uncharacteristic of the surrounding industrial context in which it will sit. Through the use of complementary natural colour tones, materials and native endemic landscaping, the development should fit comfortably into the surrounding context. The significance of landscape impact therefore, is judged to be **negligible/none**.

Figure 32: Proposed Landscape Masterplan (Source: Geoscapes Landscape Architects)

Further planting to other areas of the estate will also be introduced (refer to figure 31 above), this will help to filter views of the development from potential visual receivers in the north and west and this is demonstrated within the year 15 photomontages in section 8.0 of this report.

6.2 Detailed Landscape Proposals

Figure 32 above shows the proposed Landscape Masterplan for Horsely Logistics Park. Please refer to landscape design documentation SSD-00 to SSD-14 prepared by Geoscapes for detailed landscape proposals.

8.0 VISUAL IMPACT ASSESSMENT

8.1 Viewpoint 1

Viewing Location	Opposite 396-398 Horsley Road, Horsley Park - Looking North
GPS	33°50'34"S, 150°49'20"E
Elevation (Eye-level)	90.7m AHD
Date and Time	10th March 2020 - 12.23pm
Baseline Photo and Photomontage Figure	Figure 33

Visual Description

Approx. Viewing Distance from Site Boundary 800m

View description & prominence of the development
 This viewpoint photograph was taken on a track just off Horsely Drive to the south of the site, the track leads up to a small house within pastoral lands at an elevated level. This viewpoint is intended to represent the type of view which may be experienced by residential properties along Horsley Drive close to No's 384 and 386. These properties can be seen in many of the drone photographs looking south (figures 3 to 22). Due to the presence of scattered existing vegetation, properties will either see more or less of the development depending on their angle of view. The baseline image contains pastoral farmlands with scattered trees and residential dwellings. These dwellings can be seen to the right of the image along Greenway Place. The Terramesh bund on the southern boundary of the site can be seen in the background of the photo and the development warehousing will be located beyond this.

Visual Receptor Sensitivity

Receptors with a similar viewpoint to the baseline image, are likely to place high importance and be more critical, regarding their view from a private residential dwelling. Views may be experienced from primary or secondary living spaces. However, as can be seen in the drone photograph, existing vegetation may only allow partial views of the proposed buildings. The baseline does also already contain the Terramesh bund which has changed the view by artificially raising the natural landform. On this basis, it is judged that the sensitivity for this receptor to the development would be **medium**.

Magnitude of Change

As can be seen in the photomontage image opposite, the proposed warehouses on the southern boundary will be partially seen. The existing bund does effectively screen most of warehouse 2 in Lot 204 and partially the warehouse in Lot 201. Following maturity at year 15, landscaping along the southern boundary is expected to provide further screening of Lot 201. Therefore, the magnitude of change for this visual receptor is judged to be **low**.

Significance of Visual Impact

The significance of the visual impact at this location is judged to be **minor**.