Horsley Logistics Park Stage 2
3 Johnston Crescent, Horsley Park
SSD-71144719

VISUAL IMPACT ASSESSMENT REPORT
PROPOSED INDUSTRIAL WAREHOUSE - SSDA

Report Ref: **240415_SSD_RPT_VIA01**

Prepared for:

ESR

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1.0 INTRODUCTION

1.1 Project Description

Geoscapes have been appointed by ESR to undertake a Visual Impact Assessment (VIA) for the proposed development of industrial warehousing at 3 Johnston Crescent Street, Horsely Park. The development is also know as 'Horsely Logistics Park Stage 2 Development'.

This VIA report has been prepared to accompany an SSDA seeking consent for the construction and operation relating to the proposed development (SSD-71144719). The EIS is being prepared by Urbis.

The project comprises the construction of two warehouse buildings with ancillary offices. The two buildings occupy a single lot (Lot 301 in DP1244594) comprising of a continuous pad level, with hardstand areas. Both buildings will support warehouse and distribution use and have the same owner.

The proposed works are summarised in the following key components:

- Minor site grading works from the current pad levels (maximum depth 2m) and filling of the sediment basin.
- Total GFA of 55,900m2, split across two buildings:
    a. Warehouse A: 20,250 m2
        i. Warehouse GFA: 19,213 m2
        ii. Office GFA: 1,037 m2
    b. Warehouse B: 35,650 m2
        iii. Warehouse GFA: 33,581 m2
        iv. Office GFA: 2,069 m2
- An internal access road, with separate truck and car entry via Johnston Crescent along the eastern boundary.
- Landscape setbacks as follows:
    - Primary frontage (Burley Road): 10m
    - Secondary frontage (Johnston Crescent to the east and west): 2.5m – 5.8m
- Outdoor areas for staff.
- Provision and augmentation of infrastructure and services.
- Provision of building/business identification signage.

Though not required for this development application, this VIA also considers the potential for a 37.4m high-bay component to the south of the site and any additional resulting visual impacts that might be experienced by surrounding visual receivers.

1.2 Executive Summary

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project.

This assessment finds that out of the six viewpoints assessed the visual impacts received are considered to be **not significant**. Visual receptors within the immediate context of the development have low sensitivity and views of the surrounding landscape are not of primary importance. The residential receptors (within RU4 zoned land) located adjacent to the eastern boundary of the estate already receive views of the existing industrial use and following development of adjacent Lot 305 (DP1275011) would not receive views of the proposed development. Locations to the south within the Jacfin Lands and Greenway place would receive no visual impacts from the single-storey scheme.

The addition of a potential 37.4m high-bay to the southern portion of the site results in the very top being visible for some sensitive visual receivers within Greenway Place and future receivers to the Jacfin Lands. Drone photography also indicates that views will also be possible at greater distance and for rural properties located along a natural ridge line to the east. However, this is expected to only result in minor additional visual impacts.

1.3 Secretary's Environmental Assessment Requirements

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 29th May 2024 and issued for the SSDA (SSD-71144719). Specifically, this report has been prepared to respond to the SEARs requirements issued below.

Table: Summary of SEARs

SEARs Items	Secretary's Environmental Assessment Requirements	Report Reference
Key Issues	Visual Impact	
	- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	This report and specifically section Section 8.0
	- Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	This report and specifically Section 8.0 & Section 9.0

1.4 Author

This VIA has been written by Ben Gluszkowski (Geoscapes Director and Registered Landscape Architect) who has over 20 years' experience in the field of Landscape Architecture. He has previously been involved in high profile LVIAs on developments within the UK, including the M1 & M62 motorway road widening, wind farms and energy from waste facilities (EFW).

Within Australia, Ben has completed several LVIAs and VIAs for some of the largest industrial developments in Sydney. These were either submitted as part of an Environmental Impact Statement (EIS) for State Significant Development (SSD) to the DPE, or to local council. Clients have included ESR, Snackbrands Australia, Jaycar, Frasers, Altis, DCI, Hale, Charter Hall, Equinix, Airtrunk and Hale.

2.0 METHODOLOGY OF ASSESSMENT

2.1 Guidelines

VIA does not follow prescribed methods or criteria. This assessment is based on the principles established and broad approaches recommended in the following documents:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA 2013)
- The Landscape Institute Advice Note 01 (2011) Photography and Photomontage in Landscape and Visual assessment.
- The Guidance note EIA-N04 Guidelines for Landscape Character and Visual Impact Assessment, NSW State Government, Roads and Maritime Services (2013)
- Guidance Note for Landscape and Visual Assessment 2018 (AILA)

In accordance with GLVIA3 the assessment methodology is tailored to the specific requirements of the Proposed Development, it's specific landscape context and its likely significant effects. The methodology used for this assessment reflects the principal ways in which the Proposed Development is considered likely to interact with existing landscape and visual conditions as a result of:

· The permanent introduction of warehousing into a distribution estate and surrounding visual context.

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

2.2 Site Visit and Analysis of Zone of Visibility

A site visit was conducted on the 20th of May 2024 by Geoscapes. The consultant team carried out field work to verify the results of a desktop study and to evaluate the existing visual character of the area. Analysis from inside of the site boundary was undertaken to approximate the Zone of Visibility. Photographs taken at eye level from the site would be limiting and only allow a partial judgement on which locations in the immediate vicinity may see the development from ground level to the top of warehousing. This is due to the presence of existing buildings and vegetation and therefore, it is not possible to gain a complete understanding of visibility without the additional use of drone photography.

A drone was used to take panoramic photographs looking north, south, east and west, at seven separate locations within the site boundary (refer to Figure 1). At four locations a height was flown by the drone to represent the approximate maximum RL of the proposed warehousing (RL97m), refer to Figures 4 to 19. Photographs taken at the proposed ridge heights therefore, approximately represent the maximum zone of visibility of the Proposed Development. At two locations to the south a height was also flown to represent the ridge height of a potential 37.4m high-bay, refer to Figures 20 to 27.

Flights were performed on in March 2024 by Pixel Media Productions. These photographs allow a judgement to be made on which receptors in the wider context, will be able to see the top of the warehousing. Not all, roads, public open space or residential dwellings able to see the development are highlighted on Figures 4 to 27, as due to the resolution of the imagery, it is difficult to ascertain an exact property address or locations at greater distances from the drone camera. In other cases some areas are simply obscured by existing vegetation. However, the properties or publicly accessible locations that have been shown, will provide a sample and indication of receptors within the surrounding context, that the development will be most visible to.

It is important to note that it is also simply unfeasible to document or photograph every single possible view corridor to and from the site. It may also not be deemed relevant to provide visual impact assessment for a particular receptor due to other overriding factors such as planning designations or specific land zoning (refer to section 3.0 for details on viewpoint selection).

2.3 Photographic Recording

From a desktop mapping study, the use of drone photography and site visits several locations were identified that would potentially be subject to visual impacts from the proposal. These locations are recorded photographically.

Single frame photographs were taken by Geoscapes from the selected viewpoints looking towards the development site using a tripod mounted Canon RP full-frame DSLR Camera. For locations in very close proximity to proposed warehousing a 35mm prime lens was used. The use of the 35mm lens provides a wider angle of view (AOV) and is required to capture the full height of the building in a single frame with a landscape orientation. For locations at further distance from the subject site a 50mm prime lens was used. These are intended to represent what a person of average height (1.75m) would see standing at the same location. The 40° horizontal field of view (HFoV) image captured by a 50mm lens is regarded as being the closest to human eyesight, albeit that we typically have wider peripheral vision.

For Viewpoint 1 within the Jacfin Lands access was not possible on foot, therefore a drone was used to take a photograph. The drone lens has an equivalent 35mm focal length of 24mm.

GPS recordings were taken of the camera position and locations marked using digital mapping software. This information was later used to create the photomontages.

At each location multiple single images were also taken using the 50mm lens (24mm lens for Viewpoint 1), panning from left to right. These were then stitched and blended together using an automated software process (cylindrical method) to create 90° panoramic images. These are useful to display greater context of the existing viewshed and are shown within the Appendix of this report on an A2 page size (Section 12.0).

2.4 3D Modeling of the Development

Morphmedia were engaged to prepare an accurate digital three-dimensional computer model of the development using Autodesk 3Ds Max. Architectural warehousing and site models were supplied by Nettleton Tribe Architects. All aspects of the proposed development were combined with the landscape masterplan proposed by SCAPE design.

Camera positions of photographs taken from selected viewpoints were added to the model from the recorded GPS data. Known reference points obtained from survey information and digital mapping software were positioned into the view and these were then combined with the site photographs to create the simulated views of the proposal seen within Section 8.0.

2.5 Computer Generated Visualisations - Photomontages

It is possible that any receptor with a view towards the development could potentially receive visual impacts with a resulting high, moderate or low impact. However, it is not feasible or practical to prepare a photomontage for each and every residential dwelling, public open space, cycleway, footpath or road within the project view-shed. Instead a selection of locations have been used. 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.

Those viewpoints selected for photomontages have been presented in this report as before and after images 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) at Year 5, Year 10 and Year 15. 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 landscaping 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 VIA, 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 9.0 of this report), are based on the year 15 residual effects. In certain photomontages there may be little or no difference between year 0 or year 15 images, this may be due to the development being partially obscured, that there is no proposed landscaping on a particular side of a development or that landscaping would be behind existing vegetation in the foreground.

Whilst a photomontage can provide an image that illustrates a photo-realistic representation of a development in relation to its proposed location and scale relative to the surrounding landscape, it must be acknowledged that large scale objects in the landscape can appear smaller in photomontages than in real life. This is partly due to the fact that a flat image does not allow the viewer to perceive any information relating to depth or distance. An extract taken from the Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advice Note 01/11 states that:

'it is also important to recognise that two-dimensional photographic images and photomontages alone cannot capture or reflect the complexity underlying the visual experience and should therefore be considered an approximate of the three-dimensional visual experiences that an observer would receive in the field'.

All photomontages within this reports are intended to represent the appearance, context, form and extent of development (Type 3 - Landscape Institute Advice Note 01). However, due to the nature of the process there will always be a small amount of error which is unavoidable. This can be attributed to several aspects including camera lens matching of the baseline photograph within the 3D model, the accuracy and placement of photographic reference points to position the development in the horizontal and vertical planes and the use of GPS (GPS measurement has an error tolerance) to locate the exact position of where the photograph was taken.

The horizontal field of view (FOV) shown within the panoramic baseline photographs within the Appendix exceeds the parameters of normal human vision. While the human eye FOV is understood to be approximately 160°, the actual amount of detail in focus is much less and deteriorates towards the outer extents of the FOV. The 'Cone of Visual Attention' of the human eye is thought to be 55° however, in reality the eyes, head and body can all move and, under normal conditions, the human brain would 'see' a broad area of landscape within a panoramic view. Viewing angles of A2 extended baseline figures are approximately 90°. A single photographic image from a 35mm lens (full frame DSLR) has a HFoV of 53.5°, while a 50mm lens has a HFoV of 40° and a 24mm lens has a HFov of 74°.

Photomontages are intended to be printed at A3 or extended baseline figures at A2 and are to be held at a comfortable distance by the viewer, this is generally accepted by current guidelines to be anywhere from 300mm to 500mm away from the eyes.

2.6 Visual Receptor Sensitivity & Magnitude of Change

People's (visual receptors) overall visual sensitivity has been assessed by combining consideration of their visual susceptibility with the value or importance that they are likely to attribute (or not) to their available views.

Factors which influence professional judgement 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; and
- 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 focused on the views and the visual amenity they experience at particular locations.

Assessment of the sensitivity of visual receptors may be modified (either up or down) by consideration of whether any particular value or importance is likely to be attributed by people to their available views. For example, travelers on a highway may be considered likely to be more sensitive due to a high level of surrounding scenic context or residents of a particular property may be considered likely to be less sensitive due to its degraded visual setting. 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

Category	Definition
Very High	Designed view to or from a heritage / protected asset. Key protected viewpoint e.g. interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view recognised in planning policy designation [LEP, DCP, SEPP]. 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 in the table below to determine the magnitude of change.

Table: Visual Receptor Magnitude of Change Criteria

Category	Definition
Very High	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.
High	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.

Medium	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.
Low	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.
Very Low	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.

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 bushland). In this case a category of 'no change' will be used.

2.7 Significance of the Visual 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: Significance of Visual Impact Matrix

Receptor for Sensitivity	Magnitude of Change					
		Very High	High	Medium	Low	Very Low
	Very High	Substantial	Major	Major/Moderate	Moderate	Moderate/Minor
	High	Major	Major/Moderate	Moderate	Moderate/Minor	Minor
	Medium	Major/Moderate	Moderate	Moderate/Minor	Minor	Minor Negligible
	Low	Moderate	Moderate/Minor	Minor	Minor Negligible	Negligible
	Very Low	Moderate/Minor	Minor	Minor Negligible	Negligible	Negligible/None

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 'no change' 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. The significance of visual impacts are assessed against the proposed development in isolation only.

3.0 JUSTIFICATION OF VIEWPOINTS SELECTED

3.1 Receptor Selections and Reasoning

The visual impacts generated by the proposed development are assessed based on the criteria described in Sections 2.6 and 2.7. The following list of visual receptors have been selected:

- Jacfin Lands, Horsely Park (VP1)
- Greenway Place, Horsely Park (VP2)
- Johnston Cresent, Horsely Park (VP3)
- View from Future SLR Looking East (VP4)
- Old Wallgrove Road, Horsely Park (VP5)
- View from Future SLR Looking West (VP6)

In total 6 viewpoint locations have been selected for photomontage and visual impact assessment, refer to Figure 3 on page 9 for viewpoint locations.

As requested in the SEARs a visual analysis has been undertaken, this included a desktop study and site visits to understand the context, character and visual envelope surrounding the Subject Site (refer to Section 5.0 & 6.0 for further details). Previous visual impact assessment reports which were carried out by Geoscapes for Horsley Logistic Park Stage 1 have also be considered when selecting viewpoints.

Based on the height (RL97m to ridge) of the proposed development that is the subject of this SSDA, the zone of visual influence has resulted in the majority of viewpoints being selected in close proximity to the site boundary. This is to primarily assess bulk and scale in relation to estate roads and also views from the future Southern Link Road (SLR) adjacent to the northern boundary.

From drone photography (Figures 6 and 18) it is clear that the proposed development would not be seen from sensitive residential areas to the south along Greenway Place and potential future residential development within the Jacfin lands. This is due to the presence of other industrial buildings that form part of the Stage 1 development. However, the selection of Viewpoints 1 and 2 are relevant for a visual assessment of a potential high-bay, refer to Section 4.0 for further details.

Residential areas to the east such as those along Delaware Road would also not see the proposed development due to the presence of existing vegetation to the southeast, this was indicated by previous visual impact assessments of Stage 1 and is evident within drone photograph Figures 13 and 17. Those closer to Burley Road in the east and adjacent to the estate boundary would experience views of the development, however future planned development within Lot 305 (DP1275011) will ultimately prevent any views of the proposed development. Refer Section 6.3 for details of planned development.

All viewpoints have been taken from the public domain with the exception of Viewpoint 1. Refer to section 8.0 for a detailed visual impact assessment from the receptors.

4.0 ZONE OF VISUAL INFLUENCE OF POTENTIAL HIGH-BAY OPTION

4.1 Drone Analysis & Potential Receptor Locations

As previously discussed in Section 1 of this report, though not part of this SSDA application the potential option of a high-bay to the southern part of the site has also been considered. Figure 1 below shows a potential location for a high-bay within the Subject Site.

Additional drone photography was taken at two locations (refer to Figure 2) at the maximum height of a potential high-bay (RL119.8m or 37.4m above pad level). These provide an indication that the zone of visual influence clearly increases to beyond the immediate context.

Photomontages of the high-bay have been included within Section 9.0 for each viewpoint location. This provides an indication in particular of how visible a high-bay component to the south of the site would be and what potential visual impacts might be experienced as a result. Viewpoints to the south would be considered to be the closest sensitive receivers and contain rural residential properties. The Jacfin lands also may in the future contain rural properties as the land is zoned RU4 (refer to Section 6.2).

From analysis of drone photographs taken at a height of 37.4m above pad level (refer to Figures 20-27), the zone of visual influence will extend to rural properties located at higher elevations to the east such as those located along a ridge line between Delaware Road and Arundel Road. These would be at a distance of approximately 1.5km from the high-bay and only the top would be visible. Lower lying properties to the west of Delaware Road should remain screened from the high-bay by existing vegetation that runs along the eastern site boundary of the ESR estate.

To the north views of a high-bay would be possible from Lenore Drive and beyond, however the sensitivity of visual receptors would likely be low and the magnitude of change also likely to be low due to the surrounding context of industrial development.

To the west views of a high-bay would be possible as far as Aldington Road within Kemps Creek. However, these views would be experienced at a distance of 2.5km+. Most rural properties along Aldington Road have already been purchased to facilitate industrial development as part of the Mamre Road Precinct. Therefore, sensitivity would become much lower and visual impacts at this distance are likely to be negligible.

To the south future receptors within the Jacfin lands would be able to see the top of a high-bay however, this only applies to the middle/southern portion of the site. Any housing built closer to the northern boundary would not be able to see a 37.4m high-bay due to other warehousing and screening delivered as part of Horsely Park Stage 1.

A photomontage from the Jacfin lands has been produced to demonstrate what would be seen of a high-bay from a viewpoint in the southern portion of the land (refer to Figure 38d in Section 9.0). A similar outcome is expected from rural properties within Greenway Place, those closer to the ESR Stage 1 southern site boundary would not be able to see a high-bay (refer to Figures 39d & 39e). However, properties located further south and particularly to the west of Greenway Place would likely receive a view of the very top portion of a high-bay. These visual impacts would be expected to be low when compared to the existing baseline which now contains warehousing from Stage 1 however, further analysis of private views would be required to confirm these assumptions. This would be carried out on a detailed high-bay scheme and formal application.



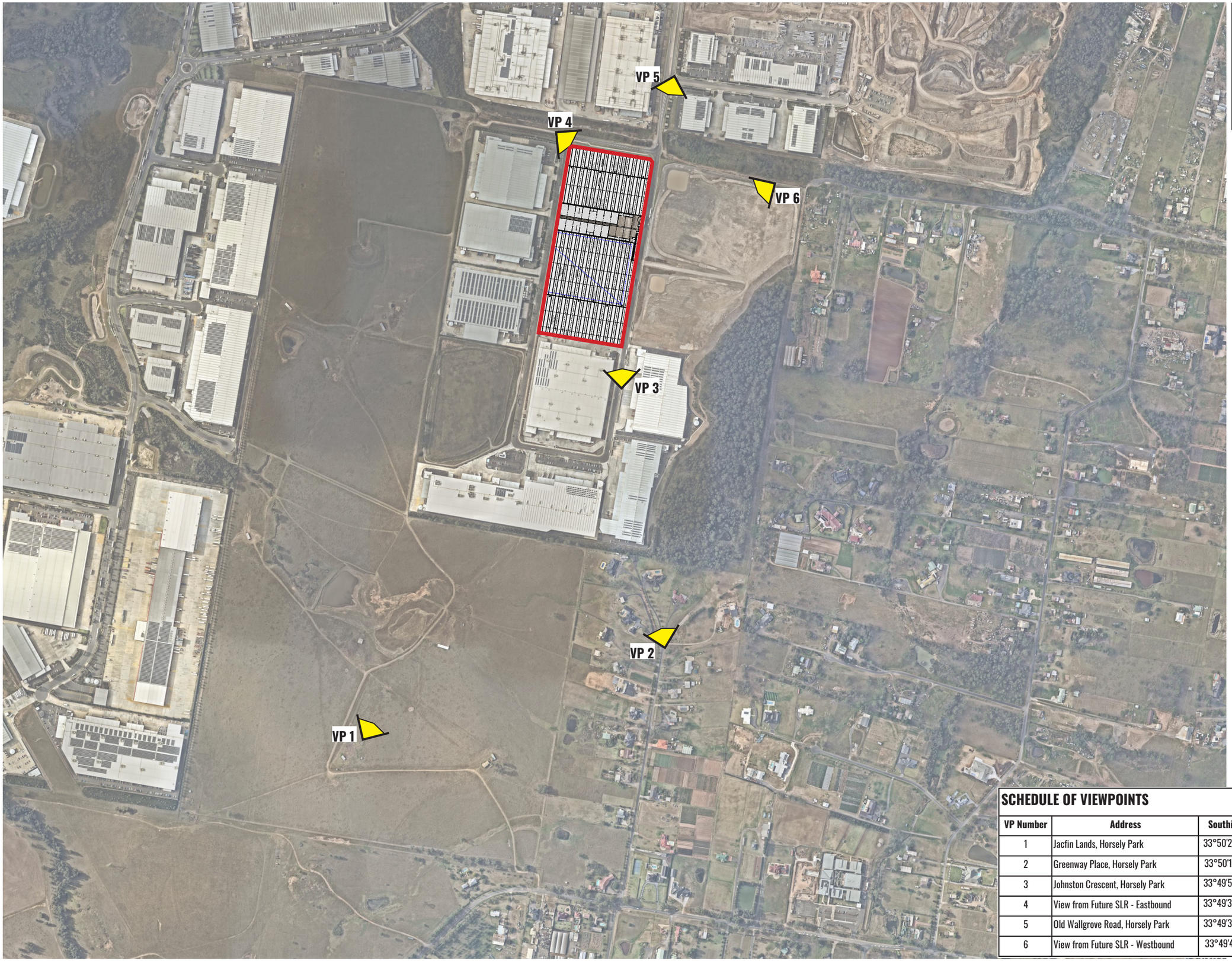
Figure 1: Potential High-Bay Location (Source: ESR)



Legend

- Site Boundary
- (1) Drone Position 1 - RL97m
  33°49'48.7"S
  150°49'21.4"E
- (2) Drone Position 2 - RL97m
  33°49'41.5"S
  150°49'23.2"E
- (3) Drone Position 3 - RL97m
  33°49'42.2"S
  150°49'29.3"E
- (4) Drone Position 4 - RL97m
  33°49'49.4"S
  150°49'27.8"E
- (5) Drone Position 5 - RL119.8m
  33°49'53.0"S
  150°49'22.1"E
- (6) Drone Position 6 - RL119.8m
  33°49'53.8"S
  150°49'27.5"E
- (7) Drone Position 7 - RL120m AGL
  33°49'45.8"S
  150°49'25.3"E

Figure 2: Drone Panoramic Photograph Positions



LEGEND

- SITE BOUNDARY
- VP — PHOTOMONTAGE LOCATION WITH VIEWPOINT NO.

SCHEDULE OF VIEWPOINTS

VP Number	Address	Southings	Eastings	Elevation AHD
1	Jacfin Lands, Horsely Park	33°50'23.7"S	150°49'04.6"E	87.94m
2	Greenway Place, Horsely Park	33°50'16.6"S	150°49'31.7"E	90m
3	Johnston Crescent, Horsely Park	33°49'57.5"S	150°49'27.9"E	88.65m
4	View from Future SLR - Eastbound	33°49'38.1"S	150°49'21.8"E	75m
5	Old Wallgrove Road, Horsely Park	33°49'33.7"S	150°49'32.7"E	76.1m
6	View from Future SLR - Westbound	33°49'41.7"S	150°49'41.3"E	93.9m

Figure 3: Viewpoint Locations



Figure 4: Drone at Position 1 - RL 97m - Looking North



Figure 5: Drone at Position 1 - RL 97m - Looking East



Figure 6: Drone at Position 1 - RL 97m - Looking South



Figure 7: Drone at Position 1 - RL 97m - Looking West



Figure 8: Drone at Position 2 - RL 97m - Looking North



Figure 9: Drone at Position 2 - RL 97m - Looking East



Figure 10: Drone at Position 2 - RL 97m - Looking South



Figure 11: Drone at Position 2 - RL 97m - Looking West



Figure 12: Drone at Position 3 - RL 97m - Looking North



Figure 13: Drone at Position 3 - RL 97m - Looking East



Figure 14: Drone at Position 3 - RL 97m - Looking South



Figure 15: Drone at Position 3 - RL 97m - Looking West



Figure 16: Drone at Position 4 - RL 97m - Looking North



Figure 17: Drone at Position 4 - RL 97m - Looking East



Figure 18: Drone at Position 4 - RL 97m - Looking South


Figure 19: Drone at Position 4 - RL 97m - Looking West



Figure 20: Drone at Position 5 - RL 119.8m - Looking North

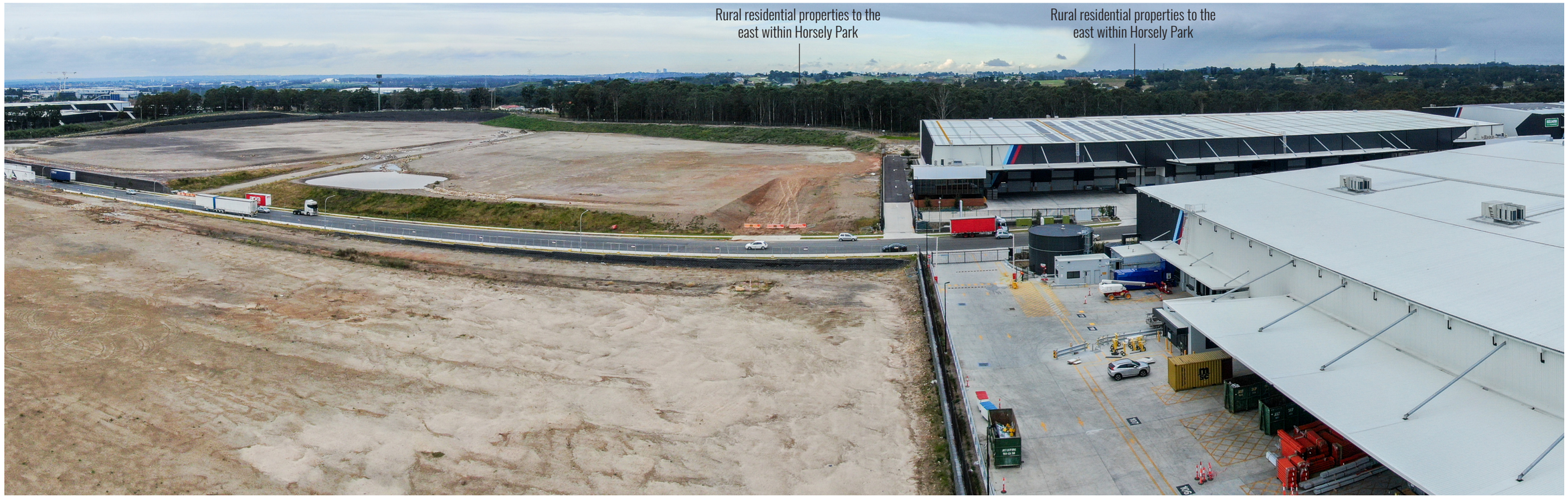


Figure 21: Drone at Position 5 - RL 119.8m - Looking East



Figure 22: Drone at Position 5 - RL 119.8m - Looking South



Figure 23: Drone at Position 5 - RL 119.8m - Looking West



Figure 24: Drone at Position 6 - RL 119.8m - Looking North



Figure 25: Drone at Position 6 - RL 119.8m - Looking East



Figure 26: Drone at Position 6 - RL 119.8m - Looking South



Figure 27: Drone at Position 6 - RL 119.8m - Looking West



Figure 28: Drone at Position 7 - 120m AGL looking North



Figure 29: Drone at Position 7 - 120m AGL looking East



Figure 30: Drone at Position 7 - 120m AGL looking South



Figure 31: Drone at Position 7 - 120m AGL looking West

5.0 THE SITE AND ENVIRONS

5.1 Project Background and Location

The subject site is located within the former CSR Estate which covers an area of approximately 74.48 ha within the strategically significant WSEA. The WSEA has long been identified as the single largest greenfield industrial precinct to serve the growing demand for industrial lands in the Sydney Metropolitan Area for the next 20 to 30 years.

This subject SSDA relates only to the area outlined in red (refer to Figure 34), which is known as Horsley Logistics Park Stage 2 development. Planning and development of the remaining lands within the former CSR Estate is subject to separate assessment and approval.

The proposed development has a total site area of approximately 8.67 hectares and is located within the Fairfield Council Local Government Area (LGA).

Figure 33 provides the site's location. Figure 34 provides the site's context.

5.2 Site Description

The site is summaries in the table below:

Figure 32 – Site Description

Component	Description
Address	3 Johnston Crescent, Horsley Park
Lots	Lot 301 in Deposited Plan 1244594
Site area	Total 86,723m2
Current use	Vacant Land - Zoned E4 (Western Sydney Employment Area of the Industry and Employment SEPP)

5.3 Context

The site is surrounded by the following specific land uses:

- Land to the north of the site is the Oakdale East Industrial Estate (which is still under construction, with future development planned to the north and east) and Oakdale Central Industrial Estate (which has been completed). The existing development are largely medium-large format warehouse and distribution centres, industrial and manufacturing development.
- Land to the immediate east is currently cleared, with proposed works for a data centre SSDA-63741210. The proposal is currently being prepared by the proponent. To the south of the proposed data centre comprises vacant industrial zoned land as well as natural bushland zoned C2 Environmental Conservation which is required to be retained and managed. Further east and external to the Horsley Logistics Park is land zoned RU4 Primary Production Small Lots which are characterised by rural residential land use activities.
- Bounding the site to the south is the Horsley Logistics Park Stage 1 development approved and constructed under SSD-10436, comprising of multiple large warehouses.
- Immediate west of the site comprises several warehouse development and vacant general industrial zoned land. Further west is the Mamre Road Precinct which forms part of the Western Sydney Employment Area (WSEA).

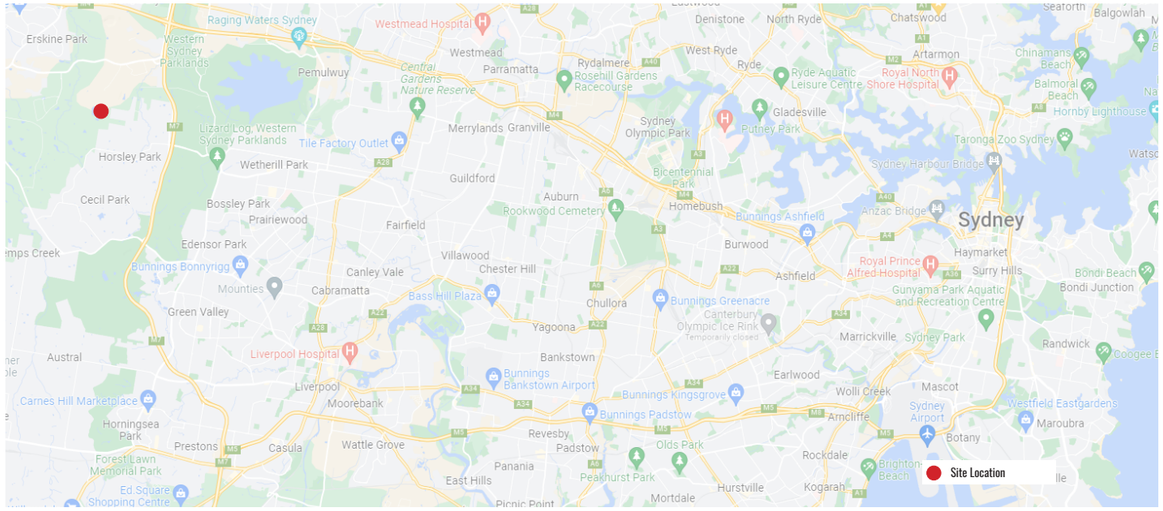


Figure 33: Site Location (Source: Google Maps)



Figure 34: Site Context (Source: Nearmap 2024)

6.0 BASELINE DESCRIPTION

6.1 Planning Context

The following planning documents have been considered in preparation of this report. These are:

State Environmental Planning Policy (Industry and Employment) 2021
Fairfield Local Environmental Plan 2013
Fairfield Development Control Plan, including Western Sydney Employment Area – Fairfield Development Control Plan 2016

The site is designated E4 General Industrial, this is as per the provisions of Western Sydney Employment Area of the Industry and Employment SEPP as indicated in Figure 35a.

6.2 Jacfin Horsely Park Project

Figure 35b on page 26 shows the concept plan for the approved LOT A Burley Road, Horsely Park, Employment Precinct Stages 1-4. Figure 35c shows the proposed road layout and drainage design that has 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.

An earth mound and landscape planting has already been installed along the southern boundary of the Stage 1 ESR Estate 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 35b, 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 a viewpoint from this land has been selected. 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 time. Nevertheless, Viewpoint 1 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.

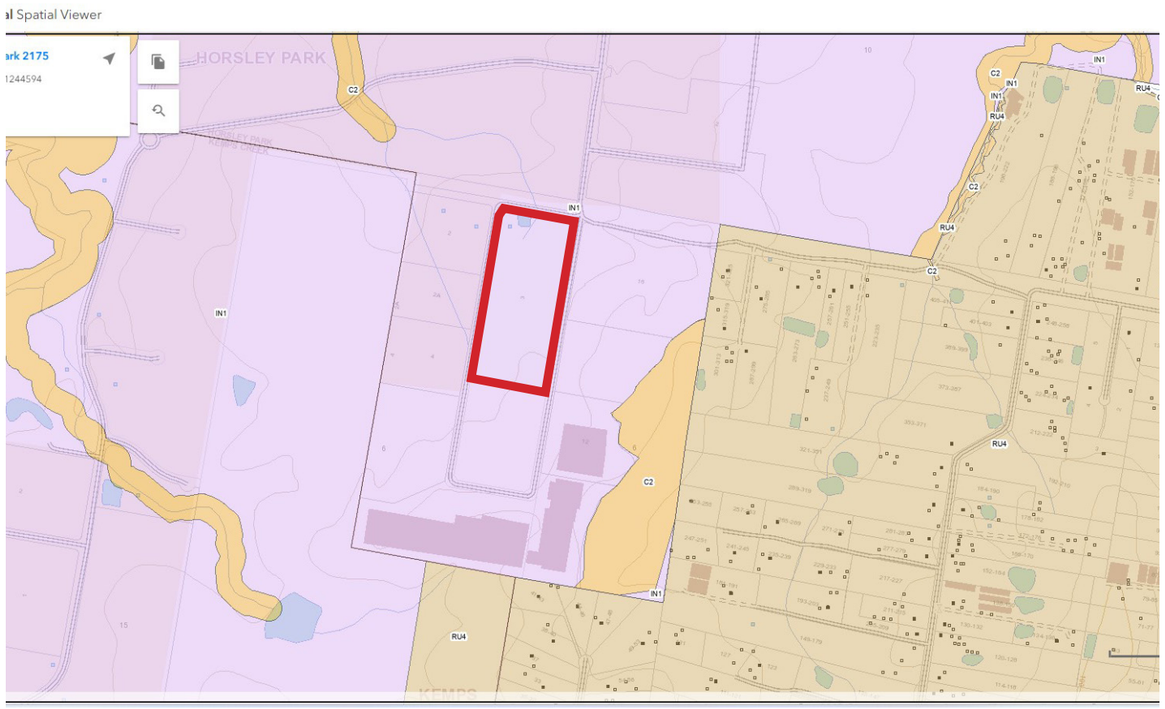


Figure 35a: Land Zoning Map (Source: NSW Planning Portal Spatial Viewer 2024)



Figure 35b: Jacfin Horsley Park Project - Concept Plan Stage 1 to 4 (Source: Ethos Urban)

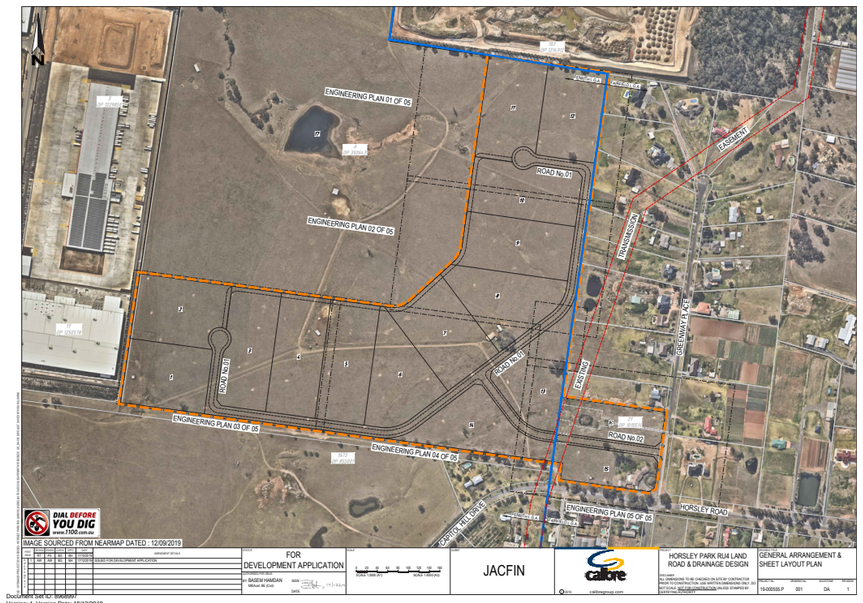


Figure 35c: Jacfin Horsley Park Project - Horsley Park RU4 Land Road & Drainage Design (Source: Calibre)

6.3 NextDC S4 Data Centre

Approval for a Data Centre has been sought by NextDC. The site is located immediately east from the ESR proposal also at 16 Johnston Crescent, Horsley Park. The site is legally described as Lot 305 in Deposited Plan 1275011. Figure 35d below shows the sites location.

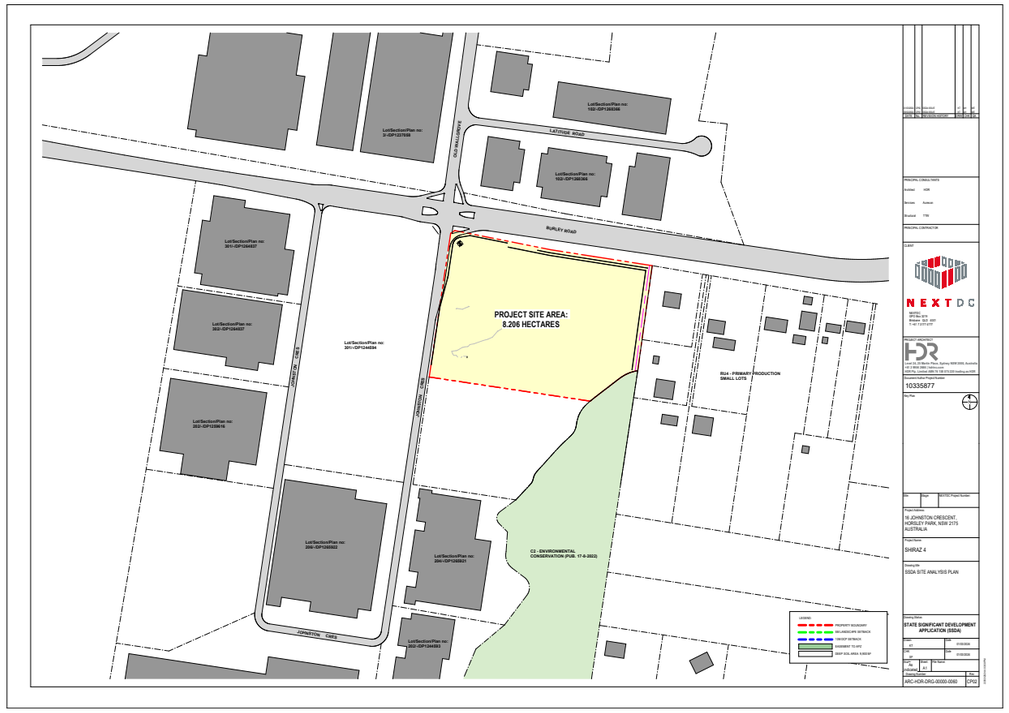


Figure 35d: NextDC Shiraz4 - SSDA Site Analysis Plan (Source: NSW Major Projects Website)

Figure 35e shows the data centre site plan and Figure 35f shows computer generated images of the proposal. If the data centre is approved then this will affect how visible the ESR proposal will be when looking from the east. This will affect Viewpoint 6 and the Data Centre would result in the ESR development no longer being visible at this location. Motorists along the future Southern Link Road would still see the ESR development when traveling westbound however, this would only be possible when at a much closer distance.

Similarly as discussed in Section 3.0 there are two residential properties to the east that have the potential to see the ESR development, these are No's 321 and 315 Burley Road. Based on the site layout for the NextDC development the proposed built form would result in the ESR development being completely screened by the data centre when viewed from these locations.

6.4 Landscape Character

Over the previous four years the development site has been remediated to allow for industrial development having previously been operated by CSR Bricks and Roofing. Several industrial facilities have been constructed under the approval for Horsley Park Stage 1.

Located west is the Jacfin site which is presently used for pastoral lands, further west are industrial developments within Penrith LGA. To the

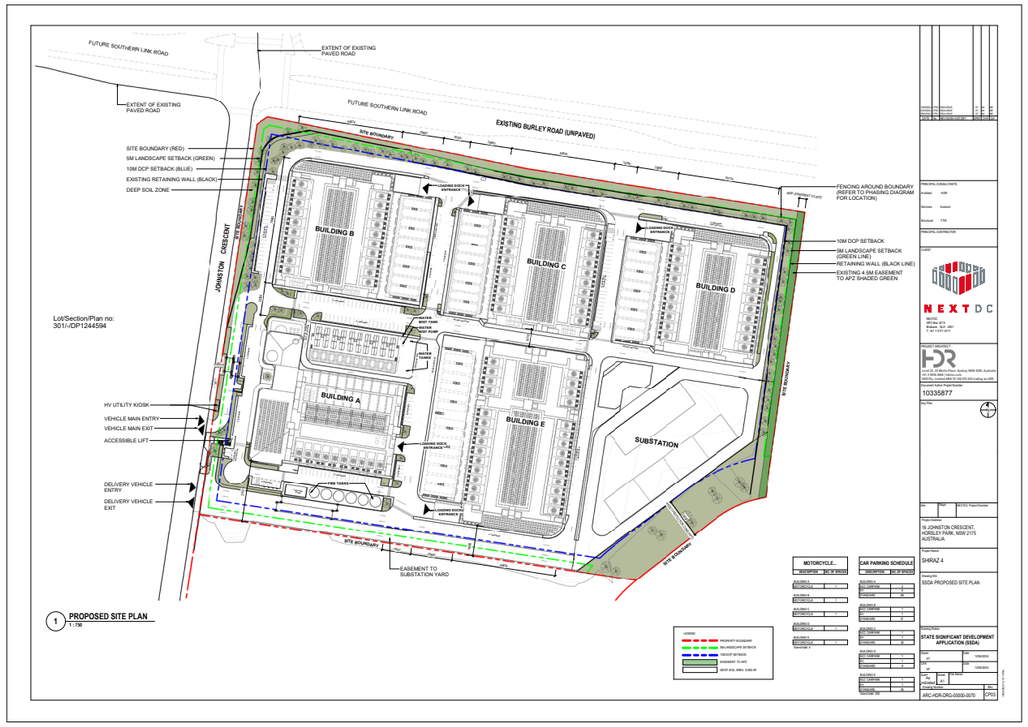


Figure 35e: NextDC Shiraz4 - SSDA Proposed Site Plan (Source: NSW Major Projects Website)

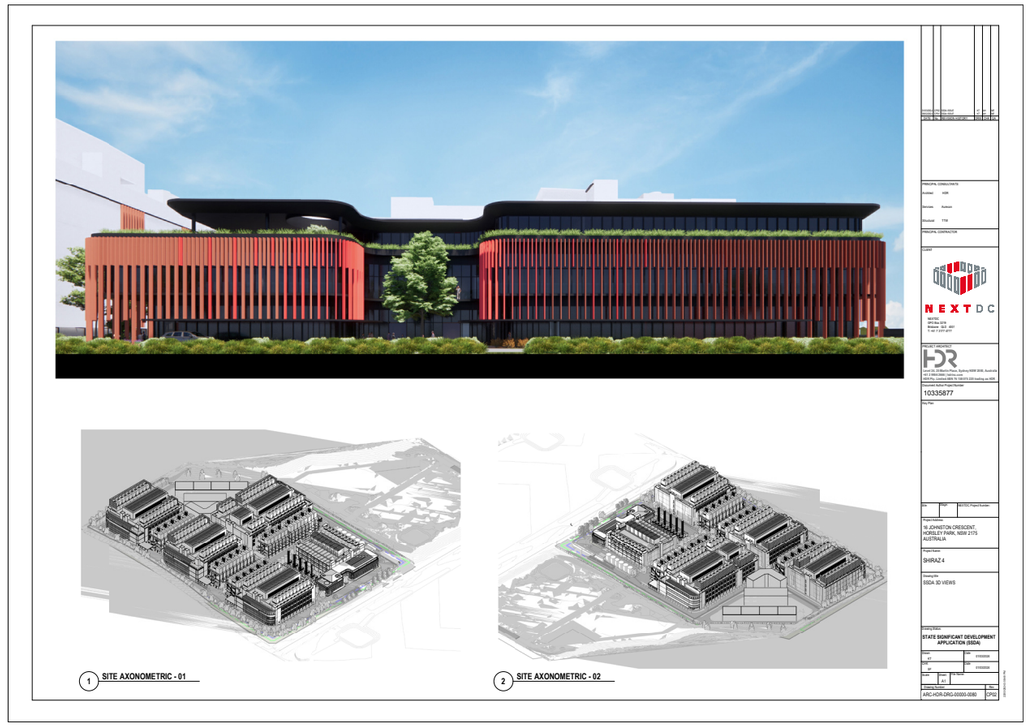


Figure 35f: NextDC Shiraz4 - SSDA 3D Views (Source: NSW Major Projects Website)

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 State Environmental Planning Policy (Industry and Employment) 2021 as shown in Figure 35a and the Penrith LEP2010. 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.

7.0 DEVELOPMENT PROPOSALS

The information below is based on an assessment of architectural drawings provided by NettletonTribe Architects and planning scope provided by URBIS.

7.1 Overall Design Proposals

The following description summarises the architectural drawings shown in Figures 36a, 36b, 36c and 36d. The application proposes an industrial development with 2 warehouses separated by hardstand. The development will also contain offices, communal outdoor staff areas, car parking, loading & hard stand areas and landscaping setbacks. Both entry and exit points for cars and trucks are provided along Johnston Crescent.

7.2 Height / Scale / Levels

Both buildings are to be a height of 14.6m when measured from ground level however, a lower level carpark is also incorporated which is 3.5m below and is accessed from Johnston Crescent. The scale of the development is similar to those already seen within the wider estate.

7.3 Retaining Walls

There is an existing retaining wall to the northern boundary, this extends along the western and eastern boundaries. This is seen within the baseline photographs from Viewpoints 4 & 5. The existing northern retaining wall will be slightly lowered by the proposed development.

7.4 Colour / Materials & Finishes

Colours and materials are to match other ESR warehousing within the estate creating a coherent visual appearance.

7.5 Summary

A combination of landscape and architectural treatments have been proposed to address how the development will appear within the estate. This has been achieved through the use of materials and architectural design which match existing warehousing within the estate. Articulation has been provided within the building to break up large expanses of the warehousing. Landscape setbacks have been included around the perimeter which will soften the existing retaining wall and facades.

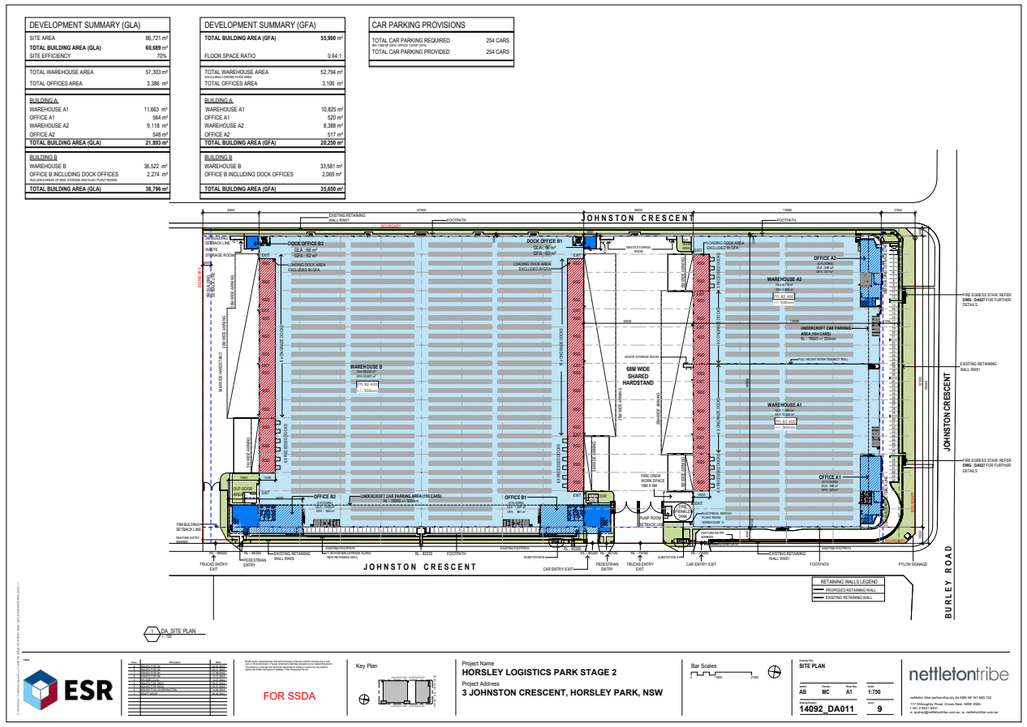


Figure 36a: Warehouse - Site Plan (Source: Nettletontribe)

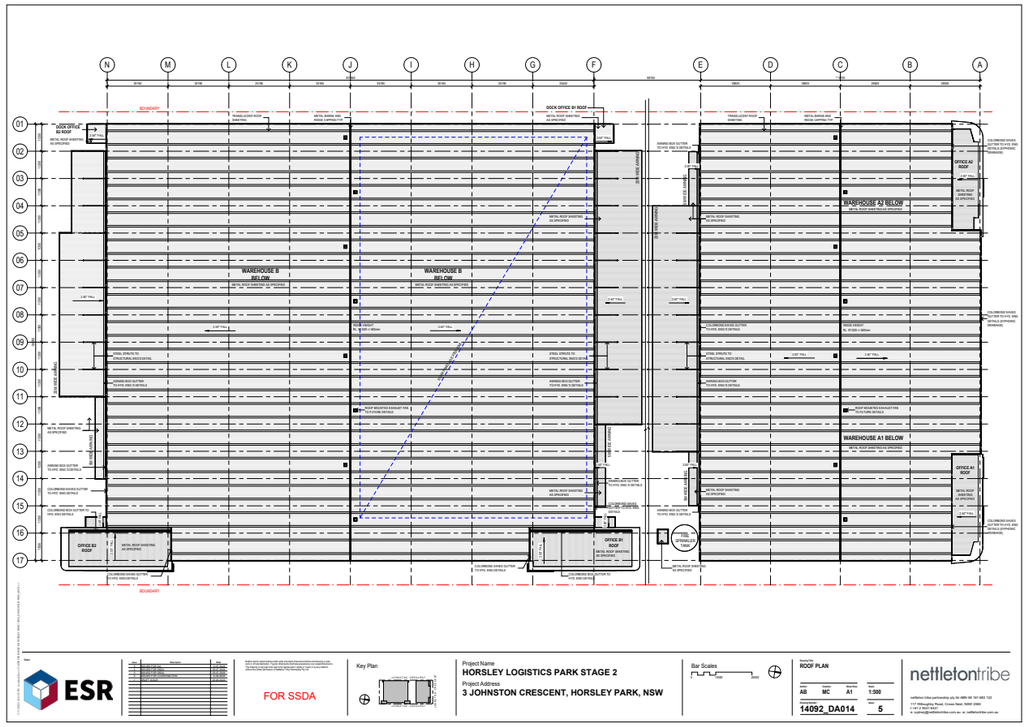


Figure 36b: Warehouse - Roof Plan (Source: Nettletontribe)

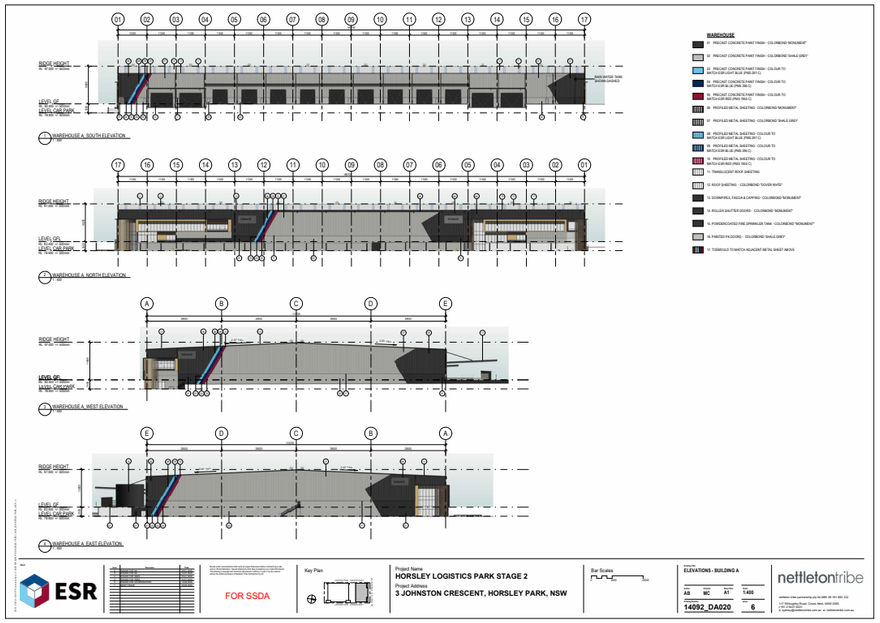


Figure 36c: Warehouse Elevations - Building A (Source: Nettletontribe)

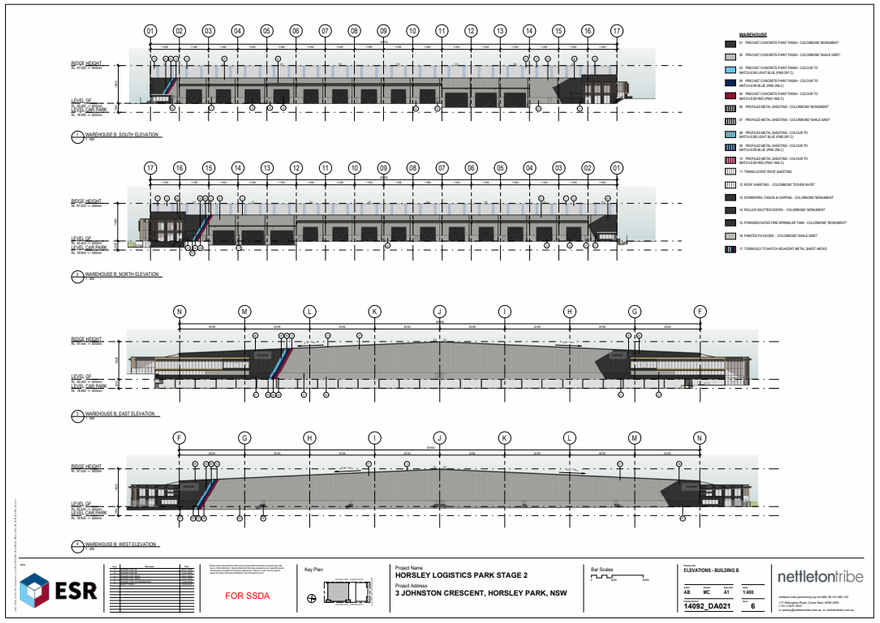


Figure 36d: Warehouse Elevations - Building B (Source: Nettletontribe)

8.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

8.1 Strategy and Mitigation

To help mitigate and soften the building particularly from visual receptors located in the north, northeast and northwest a large landscape setback is included. This will contain indigenous and native canopy tree planting together with shrubs and groundcovers. Planting will be arranged in the same manner that is already present within Horsely Park Stage 1.

All landscape mitigation (if applicable to a viewpoint) has been represented in the photomontages within Section 9.0.

8.2 Detailed Landscape Proposals

Figures 37a to 37d show detailed landscape plans produced by SCAPE design. Refer to SCAPE documentation for further details.

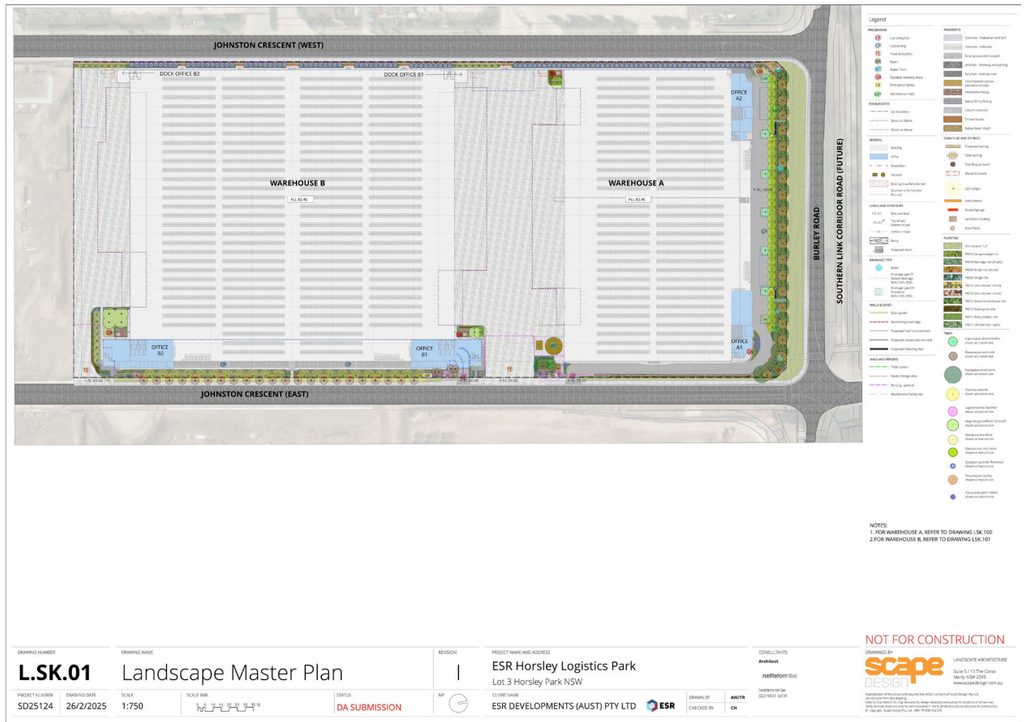


Figure 37a: Landscape Masterplan (Source: SCAPE)

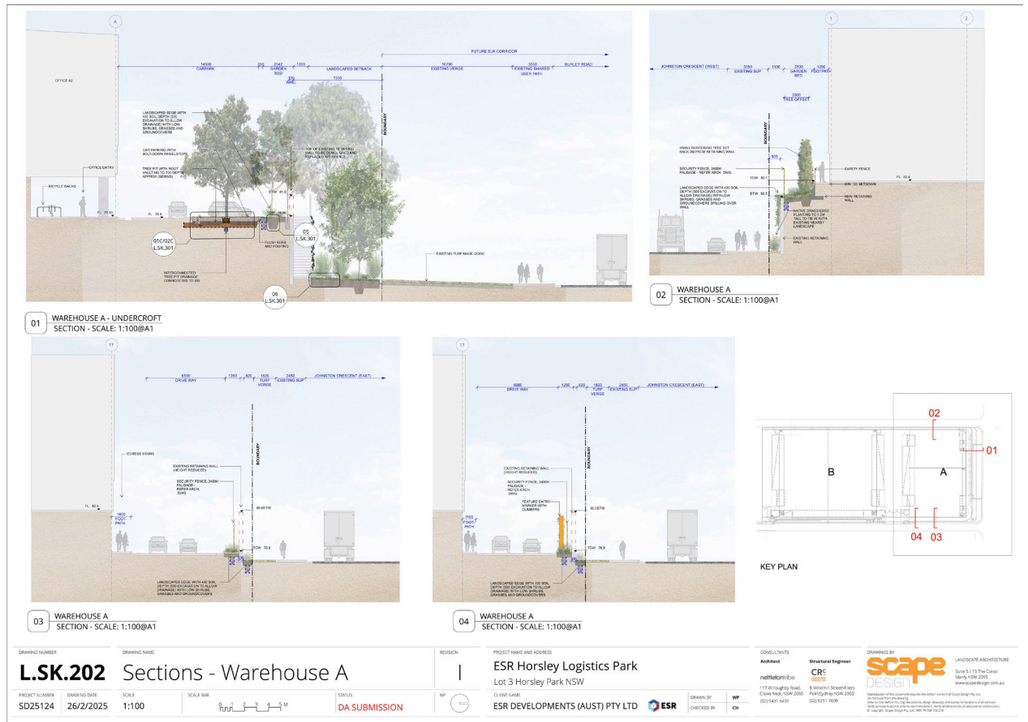
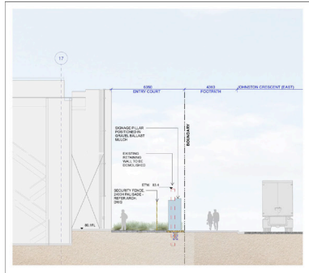
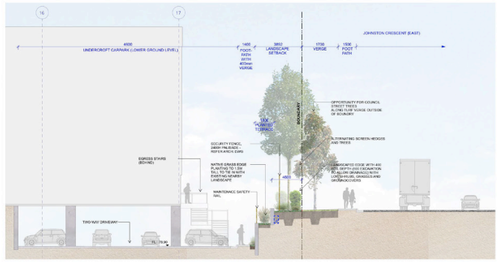


Figure 37b: Sections - Warehouse A (Source: SCAPE)



01 OFFICE B1 ENTRY
SECTION - SCALE: 1:100@A1



02 OFFICE B1 ENTRY
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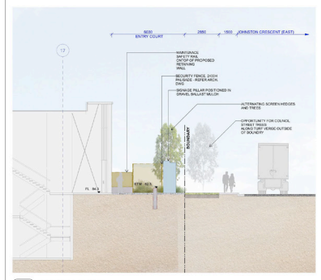

03 OFFICE B2 ENTRY
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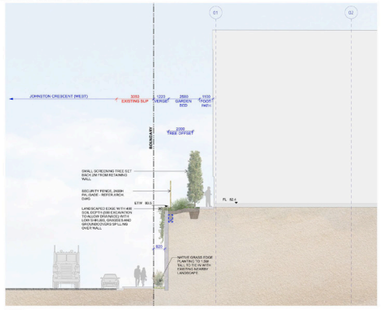

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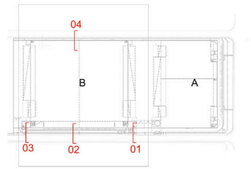


KEY PLAN

NOT FOR CONSTRUCTION

DRAWING NUMBER: **L.SK.203**	DRAWING NAME: Sections - Warehouse B		REVISION: I
PROJECT NUMBER: SD25124	DRAWING DATE: 26/2/2025	SCALE: 1:100	SCALE BAR: 1 0 1 2 3 4 5 M
STATUS: DA SUBMISSION	NP		

PROJECT NAME AND ADDRESS: ESR Horsley Logistics Park, Lot 3 Horsley Park NSW
CLIENT NAME: ESR DEVELOPMENTS (AUST) PTY LTD — DRAWN BY: WP — CHECKED BY: CH

CONSULTANTS
Architect: nettletontribe, 117 Kent Road, Mosman Park, NSW 2088, (02) 9431 6431
Structural Engineer: CRC, 8 Windmill Street, Millers Point, Sydney NSW 2000, (02) 9251 7699

DRAWINGS BY: scape DESIGN — LANDSCAPE ARCHITECTURE, Suite 5 / 15 The Corso, Manly NSW 2095, www.scapedesign.com.au

Figure 37c: Sections - Warehouse B (Source: SCAPE)

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT (m)	SPREAD (m)	POT SIZE	RATE (per m2)	QUANTITY
Proposed trees						
Cupaniopsis anacardioides	Tuckeroo	10	6	100L	As shown	7
Elaeocarpus eumundii	Eumundi Quandong	15	5	75L	As shown	26
Elaeocarpus reticulatus	Blueberry Ash	10	5	100L	As shown	35
Eucalyptus tereticornis	Forest Red Gum	30	11	45L	As shown	23
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	15	8	100L	As shown	21
Lagerstroemia 'Natchez'	Crepe myrtle	6	6	200L	As shown	5
Magnolia grandiflora 'Exmouth'	Bull Bay Magnolia	12	8	200L	As shown	23
Melaleuca linariifolia	Snow-in-Summer	10	5	75L	As shown	30
Pyrus calleryana 'Capital'	Capital Flowering Pear	10	3	200L	As shown	4
Syzygium australe	Resilience Lilly Pilly	3	3	75L	As shown	106
Tristaniopsis laurina 'Luscious'	Water Gum	10	6	100L	As shown	20
PM1A-Car park edge mix (shade)					Area =	325.4 sq.m.
Callistemon 'Little John'	Little John Bottle Brush	0.9	0.9	140mm	4	
Callistemon 'Red Rover'	Red Rover	0.6	1.5	140mm	4	
Lomandra 'Lime Tuff'	Mat Rush	0.6	0.6	140mm	4	
Poa labillardieri	Tussock Grass	1.3	0.7	140mm	4	
Trachelospermum jasminoides	Star jasmine	0.5	1	140mm	4	
PM1B-Side edge mix (shade)					Area =	426.0 sq.m.
Callistemon 'White Anzac'	Bottlebrush	1	2	140mm	4	
Hibbertia scandens	Climbing Guinea Flower	0.5	2	140mm	4	
Lirope muscari 'Just Right'	Just Right	0.5	0.5	140mm	4	
PM3B-Shrub mix (shade)					Area =	139.3 sq.m.
Acmena smithii 'Cherry Surprise'	Lilly Pilly	2	1	200mm	4	
Angiopteries 'Red Cross'	Red Cross Kangaroo Paws	1.5	1.5	200mm	4	
Grevillea rosmarinifolia 'Crimson Wiva'	Rosemary Grevillea, H16	0.8	0.8	200mm	4	
Indigofera australis	Australian Indigo	1.8	1.8	200mm	4	
Loropetalum chinense 'Plum Gorgeous'	Loropetalum Plum Gorgeous	1	1.2	200mm	4	
Nandina domestica 'Gulf Stream'	Dwarf Sacred Bamboo	0.75	0.75	200mm	4	
Rhaphiolepis indica 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	1	1	200mm	4	
PM6B-Hedge mix (shade)					Area =	292.6 sq.m.
Acmena smithii 'Tiny Trev'	Creek Lilly Pilly	4	1.5	300mm	4	
Camia alba	White Correa	1	1	300mm	4	
Syzygium australe 'Tiny Trev'	Brush Cherry	1.2	1	300mm	4	
Viburnum odoratissimum	Sweet Viburnum	4	4	300mm	4	
PM7A Groundcover mix A					Area =	561.1 sq.m.
Callistemon citrinus 'White Anzac'	Bottlebrush	1	1	140mm	5	
Carpobrotus glaucescens	Pig Face	0.1	0.6	140mm	5	
Gazania tomentosa	Silver Gazania	0.3	1.5	140mm	5	
Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3	1	140mm	5	
Hibbertia scandens	Climbing Guinea Flower	0.5	2	140mm	5	
PM7B-Groundcover mix B					Area =	555.1 sq.m.
Callistemon hybrid 'Callaz' PBR	Red rover Callistemon	0.4	1.5	140mm	5	
Grevillea juniperina 'Molonglo'	Grevillea	0.8	3	140mm	5	
Nandina domestica 'Gulf Stream'	Dwarf Sacred Bamboo	0.75	0.75	200mm	5	
Trachelospermum jasminoides	Star jasmine	0.5	1	140mm	5	
Trachelospermum jasminoides 'tricolor'	Tricolor Star Jasmine	0.5	1	140mm	5	
PM12-Native groundcover mix					Area =	1822.7 sq.m.
Grevillea 'Peaceful Royal Mantle'	Grevillea groundcover	0.5	3	140mm	4	
Hardenbergia violacea	Native Lilac	1	1	140mm	4	
Kennedia rubicunda	Dusky Coral pea	1	2	140mm	4	
Scaevola ednieae 'Blue Mist'	'Blue Mist' Fan Flower	0.3	1	140mm	4	
Viola hederacea	Native Viola	0.1	0.2	140mm	4	
PM13-Native grass mix					Area =	612.4 sq.m.
Carex appressa	Tall Sedge	0.7	0.5	75mm	4	
Dianella caerulea	Flax-lily	0.8	0.8	140mm	4	
Dianella revoluta	Spreading Flax Lily	1	1.5	140mm	4	
Lomandra confertifolia 'Little Con'	Little Con	0.3	0.3	140mm	4	
Lomandra longifolia	Spiny-headed Mat-Rush	0.8	1	140mm	4	
Poa labillardieri	Tussock Grass	1.3	0.7	140mm	4	
PM14B-Climbers entry marker					Area =	617.4 sq.m.
Dianella caerulea 'Breeze'	Blue Flax Lily	0.7	0.7	140mm	4	
Dichondra repens	Kidney Weed	0.1	0.5	140mm	4	
Kennedia rubicunda	Dusky Coral pea	1	2	140mm	4	
Pandorea pandorana 'Snowbells'	Wonga Wonga Vine	0.1	1	140mm	4	
PM15-Feature mix - Lilies					Area =	8.2 sq.m.
Lomandra longifolia 'Tanika'	Mat Rush	0.5	0.65	140mm	5	
Pandorea pandorana 'Snowbells'	Wonga Wonga Vine	0.1	1	140mm	5	
Poa labillardieri 'Eskdale'	Tussock Grass	1	0.5	140mm	5	

PLANT SCHEDULE (NATIVE TO FAIRFIELD CITY)

BOTANICAL NAME	COMMON NAME
Proposed trees	
Eucalyptus tereticornis	Forest Red Gum
Melaleuca linariifolia	Snow-in-Summer
Tristaniopsis laurina	Water Gum
Melaleuca nodosa	Prickly-leaved paperbark
Proposed shrubs	
Acmena smithii	Lilly-Pily
Callistemon citrinus	Crimson Bottlebrush
Callistemon viminalis	Weeping Bottlebrush
Correa alba	White Correa
Indigofera australis	Austral Indigo
Kennedia rubicunda	Dusky coral Pea
Proposed grasses, groundcovers and climbers	
Carex appressa	Tall Sedge
Dianella caerulea	Parnas Lily
Dianella revoluta	Black Anther Flax Lily
Dichondra repens	Kidney Weed
Grevillea 'Peaceful Royal Mantle'	Bronze Rambler Grevillea
Hardenbergia violacea	'Happy Wanderer'
Lomandra longifolia	Mat Rush
Pandorea pandorana	Wonga Wonga Vine
Poa labillardieri	Tussock Grass
Scaevola ednieae	Fanflower
Viola hederacea	Native Violet

NOTE:
The above species are extracted for use on the project from Fairfield City Council's DCP Appendix F

PROPOSED TREES



T01-General Turf					Area = 3435.8 sq.m.
Sporobolus virginicus 'Sir Walter'	Sir Walter Buffalo	0.05	0.05	Turf Roll	0

NOT FOR CONSTRUCTION

DRAWING NUMBER: **L.SK.02**	DRAWING NAME: Planting Schedule		REVISION: I
PROJECT NUMBER: SD25124	DRAWING DATE: 26/2/2025	SCALE	SCALE BAR
STATUS: DA SUBMISSION	NP		

PROJECT NAME AND ADDRESS: ESR Horsley Logistics Park, Lot 3 Horsley Park NSW
CLIENT NAME: ESR DEVELOPMENTS (AUST) PTY LTD — DRAWN BY: AW — CHECKED BY: CH

CONSULTANTS
Architect: nettletontribe, Nettleton tribe (02) 9431 6431

DRAWINGS BY: scape DESIGN — LANDSCAPE ARCHITECTURE, Suite 5 / 15 The Corso, Manly NSW 2095, www.scapedesign.com.au

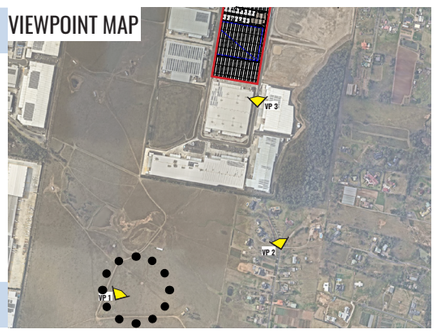
Figure 37d: Planting Schedule (Source: SCAPE)

9.0 VISUAL IMPACT ASSESSMENT

9.1 Viewpoint 1

Viewing Location	Jacfin Lands, Horsley Park - Looking North
GPS	33°50'23.7"S, 150°49'04.6"E
Elevation (Eye-level)	87.94m AHD
Date and Time	17th May 2024 - 12.59pm
Baseline Photo & Photomontage Figure	Figures 38a, 38b, 38c, 38d and 38e (38e is a Baseline Extended Angle of View at A2, refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	
Approx. Viewing Distance from Site Boundary	1km
View description & prominence of the development	Viewpoint 1 was taken within the Jacfin lands to represent future residential receptors within the RU4 zoning to the south. This location has the potential receive views of the ESR proposals. Within the baseline image warehousing from the Stage 1 development is seen along the northern boundary behind a terramesh bund, gabion walling and recently planted vegetation. Other industrial development can also be seen to the west of the extended baseline view in Figure 38e. In the foreground the Jacfin lands contains undulating pastoral lands.
Visual Receptor Sensitivity	Judgements of sensitivity is more difficult when the receptor (residential dwellings) do not presently exist. However, dwellings at this location may experience a view similar to that seen within the baseline. There are a number of factors that would affect the actual resultant view corridor including other dwellings, development within LOT A (refer to Section 6.2) and landscaping. With the introduction of warehousing from Horsely Park Stage 1, the presence of industrial development has increased and is now more apparent within this view. However, landscaping is forming a dense screen and has began to mitigate visual impacts. Therefore, it is judged that the sensitivity of this visual receptor remains at **medium.**
Magnitude of Change for SSDA Scheme	As is demonstrated within the photomontages, the proposed development would not been seen at this location. The magnitude of change for this visual receptor is judged to be **none.**
Magnitude of Change for Potential High-Bay Scheme	The potential building form of a high-bay to the southern portion of the development site is shown in Figure 38d. The top of the high-bay would be seen forming a small but new and recognisable element within the view which is likely to be recognised by the receptor. Views are direct at medium/long range with a small vertical extent of the view affected. The magnitude of change for this visual receptor is judged to be **low.**
Significance of Visual Impact for SSDA Scheme	The significance of the visual impact at this location is judged to **none.**
Significance of Visual Impact for Potential High-Bay Scheme	The significance of the visual impact at this location is judged to be **minor.**



Baseline Photo

Figure 38a: Viewpoint 1 - Jacfin Lands, Horsely Park - Looking North (Baseline Photo)

Camera Lens = 24mm - Angle of View = 74° - Image Size = 390mmx220mm



Photomontage - Reference Overlay

Figure 38b: Viewpoint 1 - Jacfin Lands, Horsely Park - Looking North (Photomontage Reference Overlay)

Camera Lens = 24mm - Angle of View = 74° - Image Size = 390mmx220mm



Photomontage - Development Outline

Figure 38c: Viewpoint 1 - Jacfin Lands, Horsely Park - Looking North (Photomontage - Development Outline)

Camera Lens = 24mm - Angle of View = 74° - Image Size = 390mmx220mm



Photomontage - Potential High-Bay

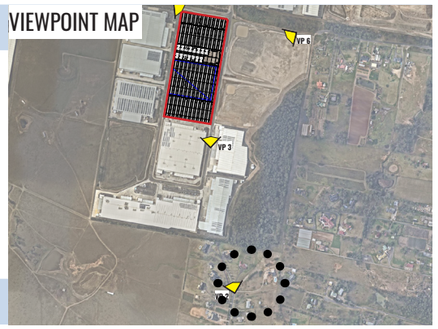
Figure 38d: Viewpoint 1 - Jacfin Lands, Horsely Park - Looking North (Photomontage Potential High-Bay)

Camera Lens = 24mm - Angle of View = 74° - Image Size = 390mmx220mm

9.2 Viewpoint 2

Viewing Location	Greenway Place, Horsley Park - Looking Northwest
GPS	33°50'16.6"S, 150°49'31.7"E
Elevation (Eye-level)	90m AHD
Date and Time	20th May 2024 - 1.04pm
Baseline Photo & Photomontage Figure	Figures 39a, 39b, 39c, 39d, 39e and 39f (39f is a Baseline Extended Angle of View at A2, refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	
Approx. Viewing Distance from Site Boundary	730m
View description & prominence of the development	Greenway place is located to the south and at medium distance to the proposed development. This view was taken at the entrance of the driveway to 49-53 Greenway Place. It is intended to represent the types of views that would be experienced by some residential dwellings, predominantly on the eastern side of the road. Present views of the existing Stage 1 development vary for individual dwellings and most dwellings will experience partial views of warehousing, rather than the entire Stage 1 Development. To the right of the image is the E2 conservation area along the eastern boundary of the site. In the center of the image is the Terramesh bund, which is landscaped. The bund extends up to a height of 99m RL and is approximately 11m above the adjacent ground level. The baseline image shows the very top of warehousing from Lot 204 (Stage 1) behind the bund.
Visual Receptor Sensitivity	From this location (within the road), the visually sensitivity has not been fundamentally changed as a result of the construction of warehousing of Horsley Park Stage 1. Only a very small section of the top of warehousing closest to the southern site boundary is seen. Therefore, as views are likely to be experienced directly from residential properties, either from gardens or windows of primary or secondary living spaces, it is judged that the sensitivity for this receptor to the proposed development would be **high**. Residential are generally more critical regarding of their views, however it should be noted that properties to the western side of Greenway place would have more influence of industrial development within their view such as the larger LOT201 (Stage 1) warehouse. This warehouse is seen in Viewpoint 1.
Magnitude of Change for SSDA Scheme	As is demonstrated within the photomontages the proposed development would not been seen at this location. The magnitude of change for this visual receptor is judged to be **none.**
Magnitude of Change for Potential High-Bay Scheme	As is demonstrated within the photomontages a potential high-bay development would not been seen at this location. The magnitude of change for this visual receptor is judged to be **none.**
Significance of Visual Impact for SSDA Scheme	The significance of the visual impact at this location is judged to be **none.**
Significance of Visual Impact for Potential High-Bay Scheme	The significance of the visual impact at this location is judged to be **none.**



Baseline Photo

Figure 39a: Viewpoint 2 - Greenway Place, Horsely Park - Looking North (Baseline Photo)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Reference Overlay

Figure 39b: Viewpoint 2 - Greenway Place, Horsely Park - Looking North (Photomontage Reference Overlay)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Development Outline

Figure 39c: Viewpoint 2 - Greenway Place, Horsely Park - Looking North (Photomontage Development Overlay)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Potential High-Bay Reference Overlay

Figure 39d: Viewpoint 2 - Greenway Place, Horsely Park - Looking North (Photomontage Potential High-Bay Reference Overlay)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Potential High-Bay Outline

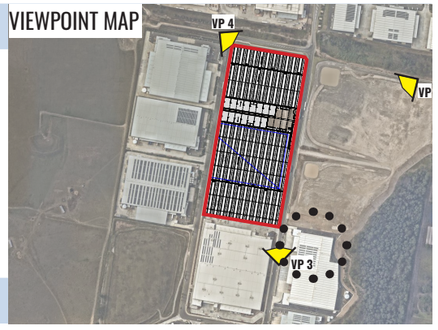
Figure 39e: Viewpoint 2 - Greenway Place, Horsely Park - Looking North (Photomontage Potential High-Bay Outline)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm

9.3 Viewpoint 3

Viewing Location	Johnston Crescent, Horsely Park - Looking North
GPS	33°49'57.5"S, 150°49'27.9"E
Elevation (Eye-level)	88.65m
Date and Time	20th May 2024 - 11.44am
Baseline Photo & Photomontage Figure	Figures 40a, 40b, 40c, 40d, 40e, 40f and 40g (40g is a Baseline Extended Angle of View at A2, refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	
Approx. Viewing Distance from Site Boundary	120m
View description & prominence of the development	This view was taken close to the development boundary to the south and is intended to represent views from within the estate when looking towards the development site. It would likely be experienced by workers and visitors to the estate.
Visual Receptor Sensitivity	The surrounding character of the area is heavily dominated by industrial development which is evident within the baseline image therefore, views of the surrounding area are unlikely to be of high importance to these receptors. It is judged that the sensitivity for this receptor to the development would be **low.**
Magnitude of Change for SSDA Scheme	The bulk and scale of the proposed development is in keeping with the remainder of the estate. The magnitude of change for this visual receptor is judged to be **low.**
Magnitude of Change for Potential High-Bay Scheme	The addition of a potential high-bay into the view does significantly increase bulk and scale, with the development becoming focal to the view. The magnitude of change for this visual receptor is judged to be **medium.**
Significance of Visual Impact for SSDA Scheme	The significance of the visual impact at this location is judged to be **minor negligible.**
Significance of Visual Impact for Potential High-Bay Scheme	The significance of the visual impact at this location is judged to be **minor.**



Baseline Photo

Figure 40a: Viewpoint 3 - Johnston Crescent, Horsely Park - Looking North (Baseline Photo)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 40b: Viewpoint 3 - Johnston Crescent, Horsely Park - Looking North (Photomontage Year 0)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 5

Figure 40c: Viewpoint 3 - Johnston Crescent, Horsely Park - Looking North (Photomontage Year 5)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 10

Figure 40d: Viewpoint 3 - Johnston Crescent, Horsely Park - Looking North (Photomontage Year 10)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 15

Figure 40e: Viewpoint 3 - Johnston Crescent, Horsely Park - Looking North (Photomontage Year 15)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Potential High-Bay

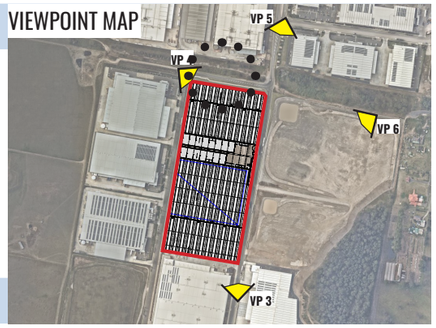
Figure 40f: Viewpoint 3 - Johnston Crescent, Horsely Park - Looking North (Photomontage Potential High-Bay)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

9.4 Viewpoint 4

Viewing Location	View from Future SLR - Eastbound - Looking Southeast
GPS	33°49'38.1"S, 150°49'21.8"E
Elevation (Eye-level)	75m AHD
Date and Time	20th Mar 2024 - 12.06pm
Baseline Photo & Photomontage Figure	Figures 41a, 41b, 41c, 41d, 41e, 41f, 41g and 41h (41h is a Baseline Extended Angle of View at A2, refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	
Approx. Viewing Distance from Site Boundary	45m
View description & prominence of the development	Viewpoints 4 and 6 were selected to indicate the type of views that would be experienced by future passing motorists traveling along the Southern Link Road (SLR). This is presently shown within preferred option plans by TfNSW to run along Burley Road directly adjacent to the northern boundary (Refer to Section 3.0). When completed this will link the M7 Motorway to Mamre Road.
Visual Receptor Sensitivity	For this viewpoint the assessment of visual sensitivity is based on a completed road with a view that would be expected to contain a baseline similar to that is seen in Figure 41a (i.e without the proposed development). Views are likely to be experienced at speed by motorists traveling east along the SLR. These will be transient and for a short time period only, and due to the elevation views are contained to the foreground. Therefore, the sensitivity has been judged to **low**.
Magnitude of Change for SSDA Scheme	The proposed development will form a new and recognisable element within the view which would be recognised by the receptor. Views are oblique and at close range with a moderate horizontal and vertical extent of the view affected. Proposed landscaping to the northern boundary will reduce bulk and scale. Based on the surrounding visual context, it is judged that the residual magnitude of change is **low.**
Magnitude of Change for Potential High-Bay Scheme	A potential high-bay would be visible but views would likely be experienced for a very short period of time due to the location and distance from the receptor. Vegetation and other structures are also likely to screen views. It is judged that the magnitude of change would also be **low.**
Significance of Visual Impact for SSDA Scheme	The significance of the visual impact at this location is judged to be **minor negligible.**
Significance of Visual Impact for Potential High-Bay Scheme	The significance of the visual impact at this location is judged to be **minor negligible.**



Baseline Photo

Figure 41a: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Baseline Photo)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 41b: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Photomontage Year 0)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 5

Figure 41c: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Photomontage Year 5)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 10

Figure 41d: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Photomontage Year 10)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 15

Figure 41e: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Photomontage Year 15)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

Baseline Photo - High-Bay

Figure 41f: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Baseline for High-Bay)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Potential High-Bay

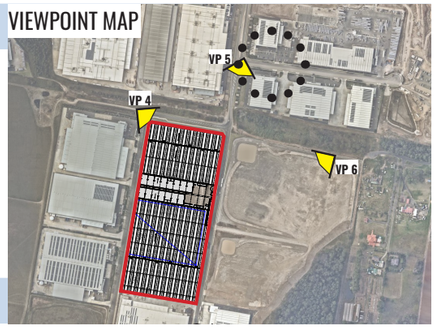
Figure 41g: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Photomontage Potential High-Bay)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

9.5 Viewpoint 5

Viewing Location	Old Wallgrove Road, Horsely Park - Looking South
GPS	33°49'33.7"S, 150°49'32.7"E
Elevation (Eye-level)	76.1m AHD
Date and Time	20th May 2024 - 12.35pm
Baseline Photo & Photomontage Figures	Figures 42a, 42b, 42c, 42d, 42e, 42f and 42g (42g is a Baseline Extended Angle of View at A2, refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	
Approx. Viewing Distance from Site Boundary	200m
View description & prominence of the development	This view was taken from a public footpath on the eastern side of Wallgrove Road adjacent to the recently constructed Goodman Industrial Estate. The baseline image shows the development site and keystone retaining wall central to the view.
Visual Receptor Sensitivity	This view is likely to be experienced by motorists traveling south along Wallgrove Road and towards the ESR Estate. The surrounding character of the area is already heavily dominated by existing and new industrial and development. Therefore, views of the surrounding area are unlikely to be of high importance to these receptors. It is judged that the sensitivity for this receptor to the development would be **low.**
Magnitude of Change for SSDA Scheme	The bulk and scale of the proposed development is in keeping with the remainder of the estate and proposed landscaping is expected to screen the development at Year 15. The magnitude of change for this visual receptor is judged to be **low.**
Magnitude of Change for Potential High-Bay Scheme	The addition of a potential high-bay into the view does increase bulk and scale, with the development becoming more apparent within the view. Proposed landscape still remains effective and the magnitude of change for this visual receptor is judged to be low**.**
Significance of Visual Impact for SSDA Scheme	The significance of the visual impact at this location is judged to be **minor negligible.**
Significance of Visual Impact for Potential High-Bay Scheme	The significance of the visual impact at this location is judged to be **minor negligible.**



Baseline Photo

Figure 42a: Viewpoint 5 - Old Wallgrove Road, Horsely Park - Looking South (Baseline Photo)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 42b: Viewpoint 5 - Old Wallgrove Road, Horsely Park - Looking South (Photomontage Year 0)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 5

Figure 42c: Viewpoint 5 - Old Wallgrove Road, Horsely Park - Looking South (Photomontage Year 5)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 10

Figure 42d: Viewpoint 5 - Old Wallgrove Road, Horsely Park - Looking South (Photomontage Year 10)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 15

Figure 42e: Viewpoint 5 - Old Wallgrove Road, Horsely Park - Looking South (Photomontage Year 15)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Potential High-Bay

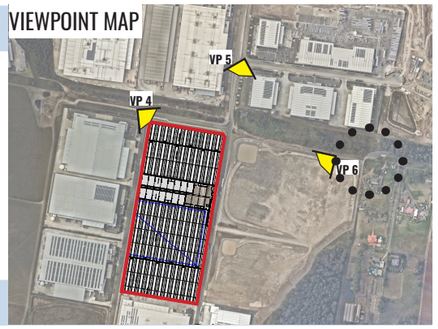
Figure 42f: Viewpoint 5 - Old Wallgrove Road, Horsely Park - Looking South (Photomontage Potential High-Bay)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm

9.6 Viewpoint 6

Viewing Location	View from Future SLR - Westbound - Looking Southwest
GPS	33°49'41.7"S, 150°49'41.3"E
Elevation (Eye-level)	93.9m AHD
Date and Time	20th May 2024 - 12.21pm
Baseline Photo & Photomontage Figure	Figures 43a, 43b, 43c, 43d, 43e, 43f and 43g (43g is a Baseline Extended Angle of View at A2, refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	
Approx. Viewing Distance from Site Boundary	300m
View description & prominence of the development	Similarly to Viewpoint 4, Viewpoint 6 was selected to indicate the type of views that would be experienced by future passing motorists traveling along the Southern Link Road (SLR). This view looks west and therefore, would be experienced only by motorists on the westbound carriageway.
Visual Receptor Sensitivity	For this viewpoint the assessment of visual sensitivity is based on a completed road with a view that would be expected to contain a baseline similar to that is seen in Figure 43a (i.e without the proposed development). Views are likely to be experienced at speed by motorists traveling west along the SLR. These will be transient and for a short time period only and due to the elevation views are contained to the foreground. Therefore, the sensitivity has been judged to **low**.
Magnitude of Change for SSDA Scheme	The proposed development will form a new and recognisable element within the view which would be recognised by the receptor. Views are oblique and at medium range with a moderate horizontal and vertical extent of the view affected. Proposed landscaping to the northern and eastern boundaries will reduce bulk and scale. Based on the surrounding visual context, it is judged that the residual magnitude of change is **low.**
Magnitude of Change for Potential High-Bay Scheme	A potential high-bay would be more visible from this location as opposed to Viewpoint 4, adding further bulk and scale. The view would likely be experienced for a short period of time and therefore, it is judged that the magnitude of change would **medium.**
Significance of Visual Impact for SSDA Scheme	The significance of the visual impact at this location is judged to be **minor negligible*.**
Significance of Visual Impact for Potential High-Bay Scheme	The significance of the visual impact at this location is judged to be **minor*.**

*NOTE - Should the NextDC Data Centre be approved views of the ESR proposed development would not longer be possible from this location. Refer to Section 6.3.



Baseline Photo

Figure 43a: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Baseline Photo)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 43b: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Photomontage Year 0)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 5

Figure 43c: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Photomontage Year 5)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 10

Figure 43d: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Photomontage Year 10)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 15

Figure 43e: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Photomontage Year 15)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Potential High-Bay

Figure 43f: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Photomontage Potential High-Bay)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm

10.0 CONCLUSION

The purpose of this Visual Impact Assessment (VIA) is to support a State Significant Development (SSD) application for a two-warehouse industrial warehousing development at 3 Johnston Crescent, Horsely Park. This report also indicates the possible additional visual impacts a potential high-bay could create if included to the southern portion of the site. The high-bay element does not form part of this SSDA application and is included for information only.

This report is supported by desktop study, on-site analysis and photomontages of the proposal. Potential visual impacts have been assessed for a number of publicly accessible locations that are in close vicinity to the proposed development. These include the future Southern Link Road (SLR) and also from residential areas to the south.

The landscape value of the development site itself is **negligible** due the present and former uses on the site.

The proposed development is expected to create **minor** to **no** visual impacts for people located within the surrounding context. As per the methodology used within this report these are **not considered** to be of significance.

The sensitivity of visual receivers in the immediate context (represented by VP3 to VP6) would be **low**. This is due to the industrial character of the surrounding area and the type of people viewing the development. Pedestrian numbers around the site within the public domain are likely to be low and consist mainly of workers from adjacent facilities. Views experienced by passing motorists or people on public transport from adjacent roads are transient, only temporary and therefore, visual impacts will be less significant.

The development would not seen from the residential areas to the south.

The proposal is in keeping in terms of scale, materiality and finishes with other development seen within the estate. This in combination with proposed landscaping help to sit the building more comfortably within the site and public domain.

Visual impacts generated by the development and received at the locations assessed have been summarised in the text below.

Through analysis conducted within this report, the following locations are judged to receive **minor** visual impacts from the proposed development:

- Old Wallgrove Road, Horsely Park - Looking South (VP5)
- View from Future SLR - Westbound - Looking Southwest (VP6)

The following locations are judged to receive **minor negligible** visual impacts from the proposed development:

- Johnston Crescent, Horsely Park - Looking North (VP3)
- View from Future SLR - Eastbound - Looking Southeast (VP4)

The following locations are judged to receive **no** visual impacts from the proposed development:

- Jacfin Lands, Horsley Park - Looking North (VP1)
- Greenway Place, Horsley Park - Looking Northwest (VP2)

Predicated visual impacts generated by a potential 37.4m tall high-bay and received at the locations assessed have been summarised in the text below.

The following locations are judged to receive **minor** visual impacts from a potential high-bay:

- Jacfin Lands, Horsley Park - Looking North (VP1)
- Johnston Crescent, Horsely Park - Looking North (VP3)
- View from Future SLR - Westbound - Looking Southwest (VP6)

The following locations are judged to receive **minor negligible** visual impacts from a potential high-bay:

- View from Future SLR - Eastbound - Looking Southeast (VP4)
- Old Wallgrove Road, Horsely Park - Looking South (VP5)

The following location is judged to receive **no** visual impacts from a potential high-bay:

- Greenway Place, Horsley Park - Looking Northwest (VP2)

The report demonstrates that careful selection of high-quality building design, finishes and colours combined with proposed landscape planting along the boundaries of the site, can be helpful in filtering and blending the development into its surrounding context. This is especially true along the northern, eastern and western facades where proposed landscaping is expected to filter views. Proposed planting will be most effective after a period of 15 years, this is the point that trees are expected to begin to reach maturity.

All visual impacts given have been based on the residual effects of the development, i.e. those which are likely to remain on completion of the development and are to be given the greatest weight in planning terms.

No view assessed was considered to have high scenic value and considering the mitigation measures proposed which include a careful selection of materials and colours, a high quality architectural facade design and proposed landscaping, the visual impacts associated with the proposal are considered to be acceptable.

11.0 GLOSSARY OF TERMS

Term	Definition
SEARs	Secretary's Environmental Assessment Requirements
GLVIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
VIA	Visual Impact Assessment
DIPE	Department of Planning Industry & Environment
LEP	Local Environment Plan
DCP	Development Control Plan
GFA	Ground Floor Area
Baseline	The existing current condition / character of the landscape or view
Landscape Receptor	The landscape of the development site
Landscape Sensitivity	How sensitive a particular landscape is to change and its ability to accept the development proposals.
Visual Receptor	A group or user experiencing views of the development from a particular location
Visual Sensitivity	The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects.
Panoramic Angle of View or Field of View	Single DSLR 50mm lens photographs are stitched together to form a combined panoramic image. The angle of view is the extent of the image shown on the viewpoint sheet. A full frame single image is 39.6°
Viewing Distance	The distance from the point of projection to the image plane to reproduce correct linear perspective.
Magnitude of Change	The magnitude of the change to a landscape receptor or visual receptor
Significance of Impact	How significant an impact is for a landscape or visual receptor

12.0 APPENDIX



Existing Panoramic Photograph

Figure 38e: Viewpoint 1 - Jacfin Lands, Aldington Road, Kemps Creek - Looking Northeast (Baseline Extended Angle of View)

Camera Lens - 24mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 39f: Viewpoint 2 - Greenway Place, Horsley Park - Looking Northwest (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 40g: Viewpoint 3 - Johnston Crescent, Horsely Park - Looking North (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 41h: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 42g: Viewpoint 5 - Old Wallgrove Road, Horsely Park - Looking South (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 43g: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Stitched Panorama FOR CONTEXT ONLY