



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 42: Viewpoint 11 - Jacfin Lands, Aldington Road, Kemps Creek - Position 2 - Looking North (Photomontage)

Approx Panoramic Angle of View - 67°

9.0 CONCLUSIONS AND NON-TECHNICAL SUMMARY

The main purpose of this Landscape and Visual Impact Assessment (LVIA), is to address the Secretary's Environmental Assessment Requirements (SEARs) to prepare a qualitative Visual Impact Assessment (VIA) for a 21.7ha industrial development at the proposed Horsely Logistics Park. This is supported by site analysis and photomontages.

Potential visual impacts have been assessed for a number of locations that are either in close vicinity to the proposed development, at higher elevations or those judged to have particularity high sensitivity.

The site is currently used as a brickworks with major excavation present, the land has been highly modified by its current and previous use. There is ecological value attributed to the site along the eastern boundary, with land zoned as E2 Environmental Conservation. This will be protected and retained as part of the development. Therefore, the sensitivity of the landscape to change within the developable area of the site, has been assessed to be **very low**.

It has been concluded that the significance of the impact upon the landscape at the development site is **negligible/none**. It could even be argued that the proposed development will actually enhance the ecological value of the site by the introduction of additional planting. This planting is in the form of a Managed Ecological Zone along the eastern boundary, planting already installed to the southern boundary and proposed planting within the estate itself.

The proposed development, will create visual impacts for some user groups who will experience views of the development. The highest visual impacts are predominately for people or user groups that are located in close proximity to the development. The existing Terramesh retaining bund structure on the southern boundary, will help to screen the development for some very close range receptors in the south along Greenway Place. This screening will improve following the maturity of recently planting vegetation.

The conclusions of potential visual impacts have been determined by site visits, desktop study, photographic and photomontage study.

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

- 33 Greenway Place, Horsley Park (VP7)

The following locations and are judged to have **moderate/minor** visual impacts:

- Driveway of 49-53 Greenway Place, Horsley Park (VP2)
- Jacafin Lands, Aldington Road, Kemps Creek - Position 1 (VP10)

The following locations and are judged to have **minor** visual impacts:

- Opposite 396-398 Horsley Road, Horsley Park (VP1)
- 32 Aldington Road, Kemps Creek (VP8)
- Bowood Park, Bowood Road, Mount Vernon (VP9)
- Jacafin Lands, Aldington Road, Kemps Creek - Position 2 (VP11)

The following locations and are judged to have **minor negligible** visual impacts:

- Lenore Drive before Old Wallgrove Road, Eastern Creek (VP5)

The following locations and are judged to have **negligible** visual impacts:

- Old Wallgrove Road, Horsley Park (VP3)

The following locations and are judged to have **no** visual impacts:

- Adjacent to 178-182 Delaware Road, Horsley Park (VP4)
- Old Wallgrove Road, Horsley Park (VP6)

Only one location (VP7) has been assessed as having **moderate** visual impacts. This is largely based on the close proximity of the residential property to the site, the sensitivity of this location and the expected magnitude of change. Mitigation of visual impacts has been considered in previous design approvals for the site (DA 893.1/2013). These include an earth mound and planting to the southern boundary which has already been installed and is establishing well on the site. These measures have been represented in year 15 photomontages to predict their effectiveness at maturity. It is clear from these photomontages (see section 8.0), that previous earthworks and landscaping approved and installed under DA 893.1/2013, is effective in screening large areas of the development from nearby southern visual receivers. Therefore, no additional planting on the southern boundary is proposed.

Previously installed vegetation is predominately intended to screen Lot 201 and provide visual relief for residents located in Greenway Place (see VP7) and other properties who will experience a similar type of view. This intended screening is also applicable for land recently rezoned as rural residential to the southern boundary of the site.

Two locations are assessment as having **moderate/minor** visual impacts from the development, as described in the methodology of this report, these are not considered to be significant.

The report has considered the Jacfin RU4 future residential dwellings to the west and has determined that although predicted visual impacts at this stage are difficult to fully establish, based on the plans and information currently available, it is believed that any visual impacts received at this location from the proposed ESR development are not likely to be highly significant. A number of factors will determine long term residual visual impacts from the Jacfin lands, including potential landscape buffer planting between residential and industrial lands which is yet to be determined.

This report demonstrates that careful selection of building finishes and colours combined with proposed landscape planting at the development site, can be helpful in filtering and blending the development into its surrounding context. This in turn will help to reduce visual impacts for those people and locations in close proximity to the development. Landscaping will be most effective after a period of 15 years, this is the point that trees and shrubs are expected to begin to reach maturity.

10.0 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