

# WILTON INDUSTRIAL PARK

VISUAL IMPACT ASSESSMENT REPORT

FINAL 16TH MAY 2023

**HATCH**

RobertsDay

**ALTIS**  
PROPERTY PARTNERS

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# METHODOLOGY

# VISUAL ASSESSMENT METHODOLOGY

## CONTEXTUAL ANALYSIS

Hatch RobertsDay carried out site inspections on the October 11, 2022 to better understand the results of desktop studies and the existing visual character of the area. The team inspected a number of locations to evaluate the scenic qualities and visual prominence of the site and cross referenced these locations with aerial photographs, land topography and panoramic photographs to identify potential vantage viewpoints.

## DETAILED ASSESSMENT METHODOLOGY

A qualitative assessment of the visual impacts and changes to landscape has been undertaken based on the following guidelines:

- RMS Environmental Impact Assessment Guidance Note: Guidelines for landscape character and visual impact assessment (2020)
- The Guidance for Landscape and Visual Impact Assessment (GLVIA), Third Edition (2013) prepared by the Landscape Institute and Institute of Environmental Management and Assessment; and Visual Representation of Development Proposals, Technical Guidance Note 02 (2017)
- The guidelines describe the assessment as a way to define the changes to the physical landscape and day to day visual effects of a project on people's views. The determination of the impacts is based on the following criteria:

**Sensitivity** is defined as “The sensitivity of a landscape character zone or view and its capacity to absorb change” (EIA No4 Guidelines, 2020, RMS).

The visual sensitivity of a view is defined by the nature of the view and its duration. A higher visual sensitivity is given to views which would be seen for longer, by a higher numbers of potential viewers and where visual amenity is important to viewers. The context of the view and the distance from the views are also used to determine the visual sensitivity level of the landscape.

**Magnitude** is defined as “The measurement of the scale, form and character of a development proposal when compared to the existing condition” (EIA No4 Guidelines, 2020, RMS).

It reflects the degree of visual contrast between the proposal and the existing landscape setting. In the case of visual assessment this also relates to how far the proposal is from the viewer.

For the purposes of this assessment the criteria listed in the following tables have been specifically defined for sensitivity and magnitude of change for both the assessment of landscape character and the visual impact to viewpoints. The combined assessment of sensitivity and magnitude provides an overall rating of the visual impact, as shown in the Impact Level table.

## PHOTOGRAPHIC RECORDING

Photographs were taken from the selected viewpoints using Nikon D7500 DSLR camera and a 18-140mm lens. Photographs were stitched together using an automated software process, however, no perspective fixing was used. The location of viewpoints was recorded using GPS tracking software.

## VISUALISATION OF THE DEVELOPMENT AND PROPOSED SCENARIOS

Finalisation of the design and supporting technical documentation enabled the selected vantage points to be realistically documented.

The accuracy of the existing and proposed images is based on the following process and information:

- Creating a 3D model of the terrain/ surrounding context based on the contour and cadastre information downloaded from SixMaps and Nearmap aerial image (georeferenced to GDA2020/MGA56 geographical)
- Digitally linking the 3D massing model of the proposed built form provided by the project architect in the context 3D model
- Positioning camera in 3D software based on the viewpoints coordinate data recorded during site visit
- Importing actual photographs in 3D software to prepare proposed scenarios from vantage points based on existing coordination and identified reference points
- Photo matching and rendering to reflect landscaping, intended materials and lighting

Photomontages are intended to be printed at A3 and to be viewed at a distance of 300mm. That is the distance between the eye and the image and will enable the viewer to experience an approximation of what the proposed view would look like in the real world.

		MAGNITUDE					
		Very High	High	Moderate	Low	Very Low	Negligible
SENSITIVITY	Very High	Substantial	Very High	High	High/ Moderate	Moderate	None
	High	Very High	High	High/ Moderate	Moderate	Moderate/ Low	None
	Moderate	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Low	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Very Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None

### IMPACT LEVEL (MATRIX OF SENSITIVITY & MAGNITUDE)

Sensitivity	Criteria
<b>Very High</b>	Nationally designated landscape with high conservation or heritage value and absence of landscape detractors.  Protected views identified in planning policy designation, State designated publicly accessible landscape or heritage assets.
<b>High</b>	Locally designated valued landscape with many distinctive characteristics and very few landscape detractors.  Public views with a high visual prominence and a high number of users in close proximity, private views in close proximity, passive recreational receptors where the landscape has a high visual value.
<b>Moderate</b>	Landscape with some distinctive characteristics and few landscape detractors.  Public views with a moderate visual value and a moderate number of users in close proximity, active recreational receptors where the landscape has little visual value.
<b>Low</b>	Landscape with few distinctive characteristics and presence of landscape detractors.  Public views with a little visual value and a low number of users, where receptors are mostly road users in motor vehicles or passers-by, people at their work place or views from commercial buildings where the landscape has some visual value.
<b>Very Low</b>	Landscape with no distinctive characteristics and presence of many landscape detractors.  Public views with none visual value and a limited number of users not in close proximity, people at their work place or views from commercial buildings where the landscape has little or no visual value.

Table 1. Sensitivity Ranking Criteria

Magnitude	Criteria
<b>Very High</b>	Total loss or major change to key characteristics of the existing landscape. The proposal forms a significant and immediately apparent part of the scene. It significantly contrasts in scale and character (either existing or planned). It is severely detrimental to the quality of the scene.
<b>High</b>	Notable loss or change to key characteristics of the existing landscape. The proposal forms a dominant feature of the scene to which other elements become subordinate. It contrasts in scale and character (either existing or planned). It is reducing the quality of the scene.
<b>Moderate</b>	Partial loss or change to key characteristics of the existing landscape. The proposal forms a visible new element within the overall scene, yet one that is relatively compatible with the surrounding character (either existing or planned) and view's composition. It is possibly reducing the quality of the scene.
<b>Low</b>	Minor loss or change to key characteristics of the existing landscape. The proposal constitutes only a minor component of the wider view, that is compatible with the surrounding character (either existing or planned) and view's composition.
<b>Very Low</b>	Limited or no loss or change to key characteristics of the existing landscape. The proposal constitutes only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposal would not have an effect on the overall quality of the scene.
<b>Negligible</b>	No change in the landscape or view.

Table 2. Magnitude Ranking Criteria



# **VISUAL IMPACT ASSESSMENT**

# VANTAGE POINTS

## PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed development or its effects, such as view blocking. It includes the ability of the existing and future elements of the landscape setting to physically hide, screen or disguise the proposed development.

Physical Absorption Capacity also includes the extent to which the material and finishes of the proposal blend with others of the same or closely similar kinds, to the extent that they cannot be easily perceived as new elements of the environment. The following factors provide some physical absorption capacity for the proposal and reduces the visibility of the proposed development:

- Existing Houses along Wilton Park Rd are covered by mature trees along the road
- Mature trees along Hume Motorway
- Mature trees and dense vegetation covering Nepean River
- Existing street pattern with limited views towards the proposal

## SELECTION OF VANTAGE POINTS

The key vantage points for the purpose of visual impact assessment have been determined through identification of physical absorption capacity and visibility of the site as well as focus on the areas that are more likely to be affected by the proposal. This includes nearby public receivers and significant vantage points in the broader public domain. Some viewpoints have been intentionally chosen to demonstrate and provide evidence that there will be no visual impacts at all.

The key vantage points analysed include:

- 120 Wilton Park Rd, Wilton
- 100 Wilton Park Rd, Wilton
- Intersection of Wilton Park Rd and Picton Rd, Wilton
- Aerodrome Dr, Wilton
- 118 Condell Park Rd, Wilton
- Hume Motorway Exit, Wilton
- Pheasants Next Bridge, Wilton

“Landscape and Visual Assessment (LVA) is an essential tool of reconciling development with landscape and scenic values and promoting better outcomes for our communities.”

Guidance Note for Landscape and Visual Assessment, 2020



# VIEW POINT 01 - 120 WILTON PARK RD



Google Earth Coordinate: 34°13'29.7"S 150°39'05.7"E

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	Very High	High	High/ Moderate	Moderate	None
	High	Very High	High	High/ Moderate	Moderate	Moderate/ Low	None
	Moderate	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Low	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Very Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None

Impact Level (Matrix of Sensitivity & Magnitude)

## Viewpoint 1

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the Western Wilton Park Road.
- To assess to what degree the existing topography / vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

## Sensitivity

The view from Western Wilton Park Road is considered to have **MODERATE** sensitivity due to:

- Wilton Park Road will transform into a residential street with potential residential housing fronting the Proposal. The visual amenity in this view will be important to the future local residents
- Proposal is in relatively close proximity
- There is no natural elements including mountains, hills or skyline features present in the view. However, the public view has moderate visual value due to the existing mature trees/ vegetation

## Magnitude

The magnitude of the proposal in this view is assessed as **LOW**, considering the:

- Proposal is in the distance and largely screened by the existing vegetation
- Limited changes in the view

The visual impact for this view is assessed as **MODERATE/ LOW**, which is the combination of the sensitivity and magnitude of impact.



Existing



Proposed

# VIEW POINT 02 - 100 WILTON PARK RD, WILTON



Google Earth Coordinate: 34°13'33.5"S 150°39'17.0"E

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	Very High	High	High/ Moderate	Moderate	None
	High	Very High	High	High/ Moderate	Moderate	Moderate/ Low	None
	Moderate	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Low	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Very Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None

Impact Level (Matrix of Sensitivity & Magnitude)

## VIEWPOINT 2

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the main road.
- To assess to what degree existing topography / vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

## SENSITIVITY

The view from 100 Wilton Park Road is considered to have **MODERATE** sensitivity due to:

- Wilton Park Road will transform into a residential street with potential residential housing fronting the Proposal. The visual amenity in this view will be important to the future local residents
- Proposal is in close proximity
- The public view has some visual value due to its open character and existing vegetation
- There are limited landscape detractors present in the view

## MAGNITUDE

The magnitude of the proposal in this view is assessed as **HIGH**, considering the:

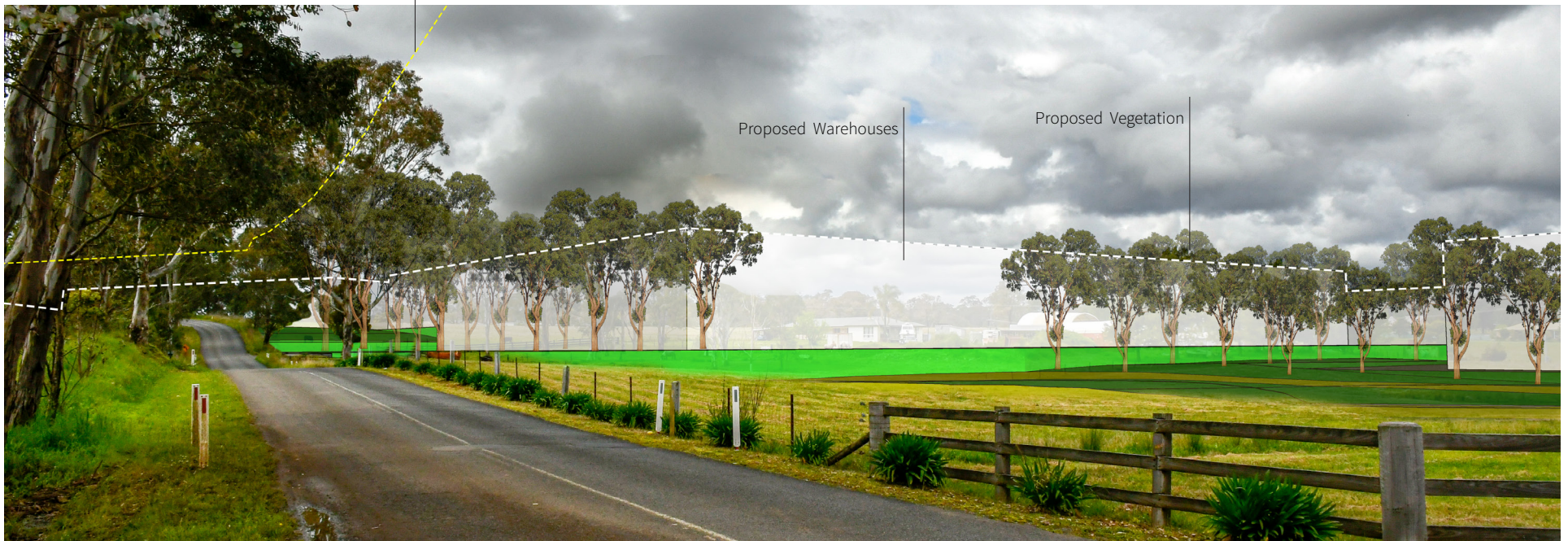
- Proposal is in close proximity and is of a larger scale compared to the surrounding environment
- The future landscaping and vegetation along the proposed warehouses will assist in reducing the bulk and magnitude of the proposal

The visual impact for this view is assessed as **HIGH/ MODERATE**, which is the combination of the sensitivity and magnitude of impact.



Existing

20m Height Limits



Proposed

# VIEW POINT 03 - INTERSECTION OF WILTON PARK RD & PICTON RD



Google Earth Coordinate: 34°13'34.9"S 150°39'50.9"E

### Viewpoint 3

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the intersection.
- To assess to what degree the existing topography / vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	Very High	High	High/ Moderate	Moderate	None
	High	Very High	High	High/ Moderate	Moderate	Moderate/ Low	None
	Moderate	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Low	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Very Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None

Impact Level (Matrix of Sensitivity & Magnitude)

### Sensitivity

The view from intersection of Wilton Park Rd and Picton Rd is considered to have **MODERATE** sensitivity due to:

- Public view is an arrival point to the potential future developments located west of Hume Motorway and can significantly impact the arrival experience to the area
- Proposal is located in relatively close proximity

However, the view is located in the major intersection from Picton Road. Receptors in this location are mostly passengers on the road with short term views and are less likely to notice, appreciate or be concentrating on views. This will reduce the overall sensitivity of the view

### Magnitude

The magnitude of the proposal in this view is assessed as **MODERATE**, considering the:

- Proposal is in the distance and partly screened by the existing vegetation
- Although the proposal forms a visible new element within the overall view, it does not change the landscape character by sitting below the existing tree line
- Proposal is not reducing the quality of the scene

The visual impact for this view is assessed as **MODERATE**, which is the combination of the sensitivity and magnitude of impact.



Existing



Proposed

# VIEW POINT 04 - AERODROME DR, WILTON



Google Earth Coordinate: 34°13'30.4"S 150°40'03.1"E

## Viewpoint 4

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the minor road.
- To assess to what degree the existing topography / vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	Very High	High	High/ Moderate	Moderate	None
	High	Very High	High	High/ Moderate	Moderate	Moderate/ Low	None
	Moderate	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Low	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Very Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None

Impact Level (Matrix of Sensitivity & Magnitude)

## Sensitivity

The view from Aerodrome DR is considered to have **LOW** sensitivity due to:

- Although the vantage point provides views to an elevated green ridge with some visual values, receptors are mostly passengers on the minor road with short term views and are less likely to notice, appreciate or be concentrating on views
- Aerodrome DR is not servicing any of the surrounding residential areas which results in limited number of viewers in this location
- Proposal is not in close proximity

## Magnitude

The magnitude of the proposal in this view is assessed as **LOW**, considering the:

- Proposal is in the distance and largely screened by the existing vegetation/ topography
- Proposal sits below the existing tree line
- Limited changes in the view

The visual impact for this view is assessed as **LOW**, which is the combination of the sensitivity and magnitude of impact.



Existing



Proposed

# VIEW POINT 05 - HUME MOTORWAY EXIT, WILTON



Google Earth Coordinate: 34°13'40.3"S 150°40'11.0"E

### Viewpoint 5

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the ramp of Hume Motorway.
- To assess to what degree the existing topography / vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	Very High	High	High/ Moderate	Moderate	None
	High	Very High	High	High/ Moderate	Moderate	Moderate/ Low	None
	Moderate	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Low	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Very Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None

Impact Level (Matrix of Sensitivity & Magnitude)

### Sensitivity

The view from Hume Motorway Exit is considered to have **VERY LOW** sensitivity due to:

- Receptors are passengers on the major road with short term views and are less likely to notice, appreciate or be concentrating on views
- Proposal is not in close proximity
- Public view has no visual value

### Magnitude

The magnitude of the proposal in this view is assessed as **VERY LOW**, considering the:

- Proposal is in the distance and almost completely screened by the existing vegetation along motorway
- Very limited change in the view

The visual impact for this view is assessed as **NEGLIGIBLE**, which is the combination of the sensitivity and magnitude of impact.



Existing



Proposed

# VIEW POINT 06 - 118 CONDELL PARK RD, WILTON



Google Earth Coordinate: 34°13'43.2"S 150°40'30.9"E

## Viewpoint 6

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the residential areas
- To assess to what degree the existing topography / vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	Very High	High	High/ Moderate	Moderate	None
	High	Very High	High	High/ Moderate	Moderate	Moderate/ Low	None
	Moderate	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Low	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Very Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None

Impact Level (Matrix of Sensitivity & Magnitude)

## Sensitivity

The view from 118 Condell Park Road is considered to have **MODERATE** sensitivity due to:

- Condell Park Road is a residential street and visual amenity is important to receptors which are mainly the local residents
- The public view has some visual value due to its open character and existing vegetation

## Magnitude

The magnitude of the proposal in this view is assessed as **NEGLECTIBLE**, considering the:

- Proposal is in the distance and completely screened by the existing vegetation/ topography
- No change in the view

The visual impact for this view is assessed as **NONE**, which is the combination of the sensitivity and magnitude of impact.



Existing



Proposed

# VIEW POINT 07 - PHEASANTS NEST BRIDGE, WILTON



Google Earth Coordinate: 34°14'13.4"S 150°39'44.4"E

### Viewpoint 7

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from Pheasants Nest Bridge
- To assess to what degree the existing topography / vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

		MAGNITUDE					
SENSITIVITY		Very High	High	Moderate	Low	Very Low	Negligible
	Very High	Substantial	Very High	High	High/ Moderate	Moderate	None
	High	Very High	High	High/ Moderate	Moderate	Moderate/ Low	None
	Moderate	High	High/ Moderate	Moderate	Moderate/ Low	Low	None
	Low	High / Moderate	Moderate	Moderate/ Low	Low	Low/ Negligible	None
	Very Low	Moderate	Moderate/ Low	Low	Low/ Negligible	Negligible	None

Impact Level (Matrix of Sensitivity & Magnitude)

### Sensitivity

The view from Pheasants Nest Bridge is considered to have **HIGH** sensitivity due to:

- The public view features natural elements including water and vegetated ridgelines
- The vantage point has high visual value by providing panoramic views to Nepean River bank and Cumberland Plain Ecological communities
- The public view can greatly impact the arrival experience to the precinct

### Magnitude

The magnitude of the proposal in this view is assessed as **NEGLECTIBLE**, considering the:

- Proposal is in the distance and completely screened by the existing vegetation/ topography
- No change in the view

The visual impact for this view is assessed as **NONE**, which is the combination of the sensitivity and magnitude of impact.



Existing



Proposed



# CONCLUSION

# CONCLUSION

## SUMMARY OF FINDINGS

This Visual Impact Assessment report has reviewed and assessed the sensitivity and magnitude of the proposed changes on the landscape and from various key locations.

It has been concluded that the significance of impact along the Wilton Park Road is **MODERATE/HIGH**. This is mostly due to the proposal changed the land zoning from RU2 to E4, which leads to the proposed building height up to 20 meters height. Besides, the proposal creates different landscape characters which compared with the surroundings.

Overall, the visual impacts assessed from multiple viewpoints surrounding the site result in impacts considered to be in the **NONE** to **MODERATE** ranges, due to:

- Change of character from rural to industrial
- Limited exposure of the proposal from south and east
- Existing dense vegetation with mature trees particularly along main roads including Hume Motorway
- Proposed building height sits below the existing tree lines/ ridgeline when viewed from vantage points

## MITIGATION MEASURES

Our findings revealed that the proposal incorporates a number of key measures designed to mitigate the potential visual impacts:

- Retaining dense vegetation and established trees surrounding the site for screening
- Generous setbacks, additional landscaping, and well located screen planting to reduce the visual impact from Wilton Park Road
- Use of native planting to reinforce the character of the existing vegetation
- Use of facade treatment, articulation and colour selection to blend with the landscape and reduce the height and bulk impact



