VISUAL IMPACT ASSESSMENT

Proposed Shed, 16-23 Clifton Avenue, Kemps Creek

moir landscape architecture

Prepared for: Sydney Recycling Park

Project No: 2155 Issue: E Date: 16th February 2023

DOCUMENT HISTORY AND STATUS

Project No: 2155

Project Name: Sydney Recycling Park, 16-23 Clifton Avenue, Kemps Creek, NSW

Issue	Submission	Date of Issue	Author	Approved by
A	Issue to Client for review	12.05.22	MC	AR
B	Issue to Client for review	16.06.22	MC	AR
C	Issue for Submission	12.07.22	MC	AR
D	Issue for Submission	09.02.23	MC | JR	AR
E	Issue for Submission	16.02.23	MC | JR	AR

moir landscape architecture

Moir Landscape Architecture Pty Ltd,
Studio 1, 88 Fern Street, PO Box 111, Islington NSW 2296
Ph.(02) 4965 3500 Fax.(02) 4965 3555 admin@moirla.com.au
www.moirla.com.au ACN: 097 558 908 ABN: 48 097 558 908

Contents

1.0 Introduction

1.1 Background

Moir Landscape Architecture (MLA) have been commissioned by Sydney Recycling Park to prepare a Visual Impact Assessment (VIA) for the proposed development located at Lot 230 DP1134106, 16-23 Clifton Avenue, Kemps Creek, New South Wales (Refer to **Figure 1**). The VIA will support the DA submission for the proposal, lodged for assessment under the Penrith City Councils (PCC) Local Environment Plan (2010) and DCP Version 6 (2014).

The purpose of this report is to provide a qualitative and quantitative assessment of the visibility and potential visual impacts of the proposal.

Photographic survey work was undertaken on 12th April 2022, using key viewpoints identified through a desktop assessment and locations with potential views towards the site. The report details the results of the field work, documents the assessment of the landscape character and visual setting, and assesses potential visual impacts associated with the proposal.

The report also provides an overview of the proposed landscape treatments which will assist in the mitigation of potential visual impacts. This information is provided to assist PCC in understanding the likely impacts and how they may be managed to ensure that the positive character of the immediate area and surrounding visual landscape is not overly eroded or diminished.

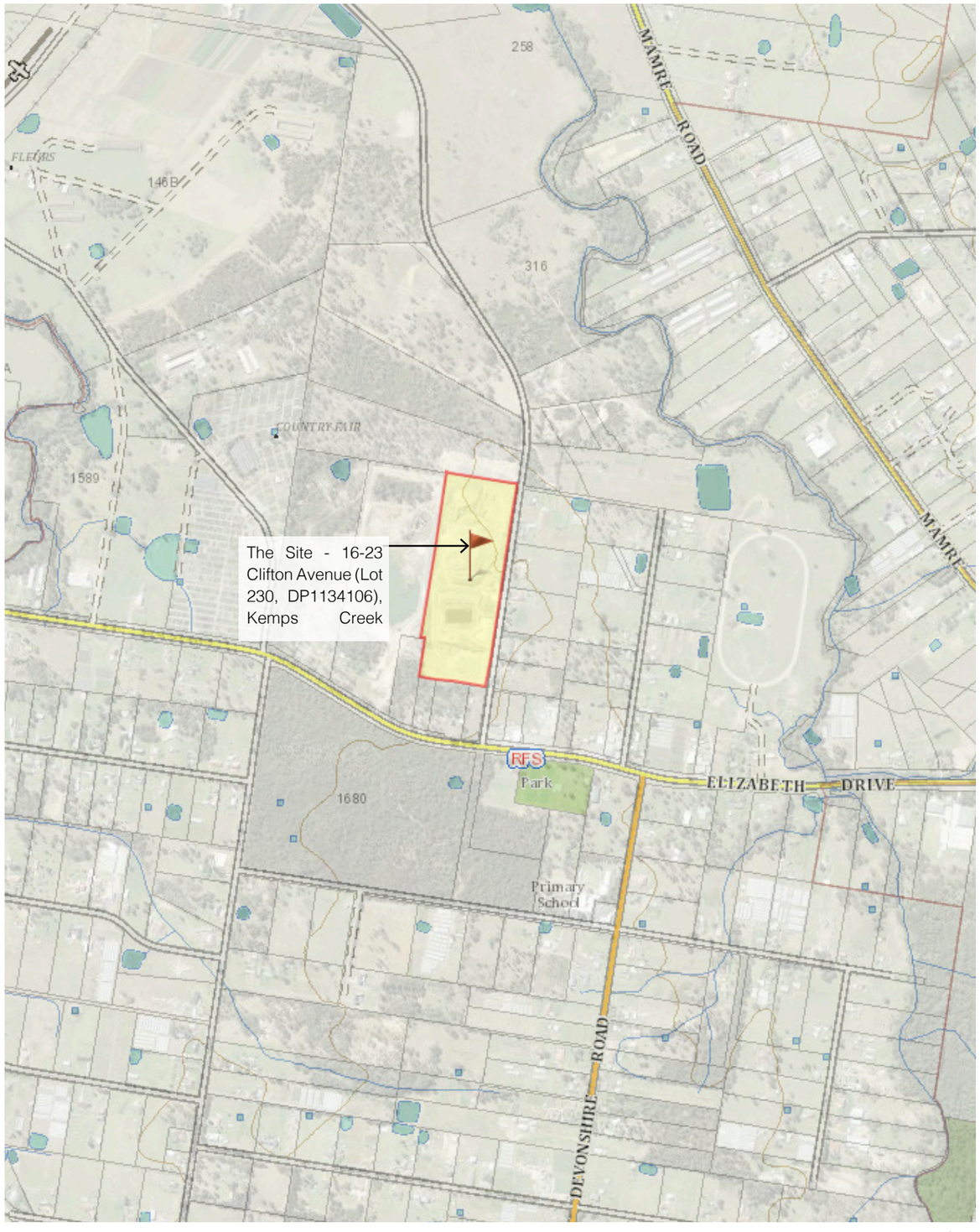


FIGURE 1: Site Locality Plan (Source: SIX Maps, 2022, scale:NTS)

2.0 Study Method

2.1 Overview of the Visual Impact Assessment

A Visual Impact Assessment (VIA) is used to identify and determine the value, significance and sensitivity of a landscape. The method applied to this study involved systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery. The assessment was undertaken in stages as noted below:

The first stage of the process involves:

- Determine the existing landscape character to define the visual baseline against which the assessment will be made.
- Determination of the landscape sensitivity and its ability to absorb different types of development on the basis of physical and environmental character.

The second stage of the assessment involves a quantitative approach. The quantification of the visual impacts is defined by methods including:

- An assessment of viewer sensitivity to change. This includes how different groups of people view the landscape (for example, a resident as opposed to a tourist), and how many people are viewing and from how far.
- The undertaking of a viewpoint analysis to identify areas likely to be affected by development of the site and a photographic survey using a DSLR Camera with inbuilt GPA.
- Preparation of photo montages depicting the proposal and recommended mitigation measures.

The purpose of the above methodology is reduce the amount of subjectivity entering into visual impact assessment and to provide sufficient data to allow for third party verification of results.

Once the assessment is complete and the potential visual impacts have been identified, recommendations for mitigating impacts are proposed. Mitigation measures proposed include input into the project design, materiality and finishes and landscape screening recommendations.

2.2 PCC Landscape Character Strategy

The report has been prepared in accordance with the ***Penrith City Council Landscape Character Strategy (2006) and Penrith LEP Scenic and Landscape Values Map (2010),*** with the most recent DCP/LEP amendments adopted by PCC.

2.3 PCC Development Control Plan 2014

The report has been prepared in accordance with the ***Penrith City Council Development Control Plan (2014)*** relating to Rural Land Uses (Section D1 under the PCC DCP 2014) which will be assessed against the required objectives in **Section 7.0** of the report.

The following provides an overview of the requirements outlined in the guidelines and where the relevant information can be found through the report.

Step 1. Describe the landscape and visual context.
Section 3.0 of this report provides an overview of the existing landscape character and visual context of the Site and its surrounds.

Step 2. Identify the visibility and related visual-sensitivity of the landscape and any viewpoints.
Section 5.0 provides an overview of the visual sensitivity from key viewpoints within the visual catchment

Step 3. Describe likely visual changes.
Section 4.0 provides an overview of the proposal, and **Section 7.0** describes the potential visual changes associated with the proposal.

Step 4. Assess the likely landscape and visual impacts.
Section 5.0 of this report provides an assessment of the likely visual impacts from key viewpoints.
Section 6.0 provides photomontages of the proposed development.
Section 7.0 provides an overview of the likely visual impacts.

Step 5. Report illustration.
Section 4.0 for an overview of the proposed development and elements which have been assessed as part of the VIA.

2.0 Study Method

2.4 Overview of the Study Method

Survey work was undertaken on the 12th April 2022, using key public viewpoints and locations with potential views towards the site. The report details the results of the field work, documents the assessment of the landscape character and visual setting, and assesses potential visual impacts associated with the proposal.

Based on the existing policies and framework and MLA's experience in landscape and visual impact assessment, the following provides an overview of the study method utilised for undertaking the Visual Impact Assessment (VIA). The VIA was undertaken in the stages as noted below in **Figure 2**:

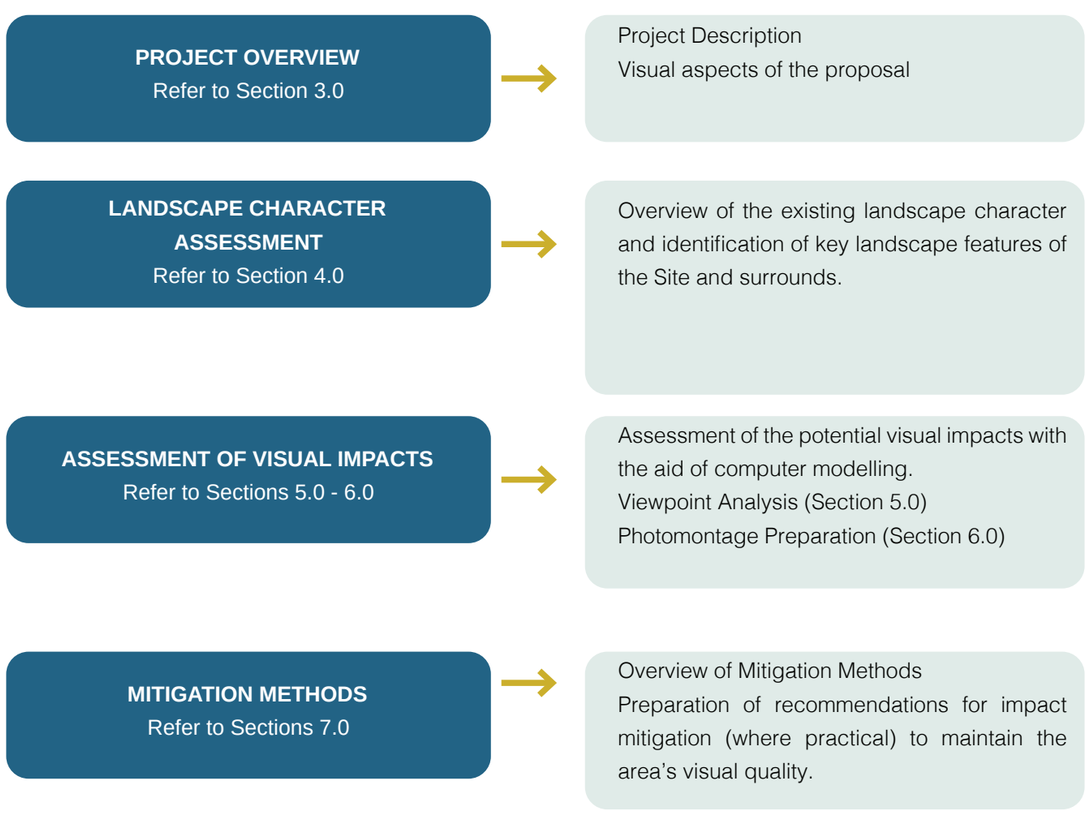


Figure 2: Study Method

2.5 Existing Character Assessment

The character of a site refers to the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects how particular combinations of geology, landform, soils, vegetation, land use and human settlement create a particular sense of place for different areas within the landscape (The Landscape Institute and the Institute of Environmental Management and Assessment, 2002).

The landscape character of the Study Area has been assessed at a regional, local and site scale. The Landscape Character Assessment is provided in **Section 4.0**.

2.6 Visual Impact Assessment

The potential visual impact of the Project is assessed based on the relationship between the visual sensitivity (refer to **Section 2.5.1**) and visual magnitude (refer to **Section 2.5.2**) see **Figure 3**:

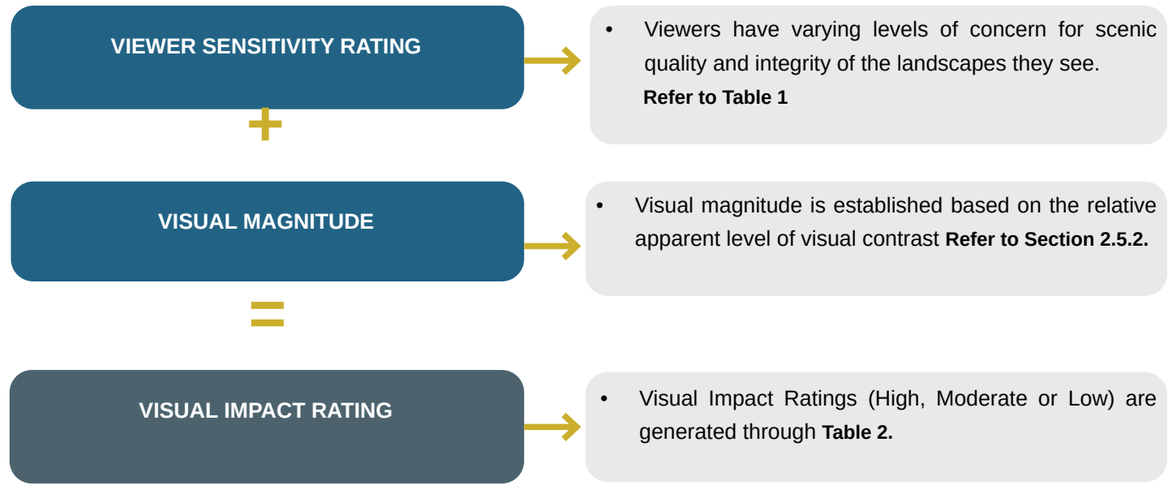


Figure 3: Visual Impact Assessment Method

2.6.1 Visual Sensitivity

Visual sensitivity is a measure of how critically a change to the existing landscape is viewed by people from different areas. The assessment is based on the number of people affected, land use, and the distance of the viewer from the proposal (EDAW, 2000).

For example, a significant change that is not frequently seen may result in a low visual sensitivity although its impact on a landscape may be high. Generally the following principles apply:

- Visual sensitivity decreases as the viewing time decreases.
- Visual sensitivity decreases as the number of potential viewers decreases.
- Visual sensitivity can also be related to viewer activity (e.g. A person viewing an affected site whilst engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car travelling to a desired destination).

Sensitivity ratings are defined as high, moderate or low and are shown in the **Table 1** below (adapted from URBIS, 2009).

VISUAL SENSITIVITY RATING

	DISTANCE FROM SITE				
LANDUSE	0-1 km	1-2 km	2 - 4.5 km	4.5 -7 km	> 7 km
Townships	HIGH	HIGH	HIGH	MODERATE	LOW
Recreational Reserve	HIGH	HIGH	HIGH	MODERATE	LOW
Homestead	HIGH	HIGH	HIGH	MODERATE	LOW
Rural Township	HIGH	HIGH	MODERATE	LOW	NIL - LOW
Main Highway	MODERATE	MODERATE	LOW	LOW	NIL - LOW
Local Roads	MODERATE	MODERATE	LOW	LOW	NIL - LOW
Farm Road	LOW	LOW	NIL - LOW	NIL - LOW	NIL
Agricultural Land	LOW	LOW	NIL - LOW	NIL - LOW	NIL

Table 1: Visual Sensitivity Rating Table (Adapted from Urbis, 2009)

2.6.2 Visual Magnitude

Visual magnitude refers to the extent of change that will be experienced by receptors. Factors that are considered when assessing the magnitude of change include:

- the proportion of the view / landscape affected;
- extent of the area over which the change occurs;
- the size and scale of the change;
- the rate and duration of the change;
- the level of contrast and compatibility.

(Source: AILA, 2018)

2.6.3 Visual Impact

Visual impact refers to the change in appearance of the landscape as a result of development. (EPHC, 2010). Visual impact is the combined effect of visual sensitivity and visual magnitude. Various combinations of visual sensitivity and visual magnitude will result in high, moderate and low overall visual impacts as suggested in **Table 2** below (Transport for NSW, 2020).

VISUAL IMPACT RATING

		VISUAL MAGNITUDE			
		HIGH	MODERATE	LOW	NEGLIGIBLE
VISUAL SENSITIVITY	HIGH	HIGH	HIGH-MODERATE	MODERATE	NEGLIGIBLE
	MODERATE	HIGH-MODERATE	MODERATE	MODERATE-LOW	NEGLIGIBLE
	LOW	MODERATE	MODERATE-LOW	LOW	NEGLIGIBLE
	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

Table 2: Visual Impact Rating Table (Adapted from Transport for NSW, 2020)

3.0 Project Overview

3.1 Site Description

The subject land known as Sydney Recycling Park, referred to as “the Site” occupies Lot 230 DP1134106, 16-23 Clifton Avenue, Kemps Creek, New South Wales, located within the Penrith (LGA). The site has an overall area of 11.01 hectares and was formerly used as both a quarry and a landfill site which is currently under remediation.

The site is generally cleared of vegetation, however landscaped bunds located adjacent to Clifton Avenue support some larger tree and shrub vegetation located close to the lot boundary. A mix of fencing types and noise attenuation panels are located along the Clifton Avenue site boundary, and the site itself supports electrical power pole infrastructure (refer to **IMAGE 2** below).

IMAGE 2: View towards the site entry looking west from Clifton Avenue.

3.2 Proposed Development

The proposed development includes two temporary sheds, hardstand paving to allow for semi trailer access and associated stormwater & civil upgrades.

The proposed infrastructure (refer to **FIGURE 4 & 5**) arrangement is focused to the central portion of the site and consists of two new sheds (42m x 50.4m & 42m x 60.4m) located on the eastern side of an existing structure of similar dimensions. The temporary sheds will enclose waste recycling activities and are nominated to be removed upon completion of the landfilling and as part of rehabilitation of the site.

The proposal will alter the form of some earth mounding along the southern side of the existing shed and this presents an opportunity for additional landscape mitigation measures as per the landscape concept plan to be instigated.

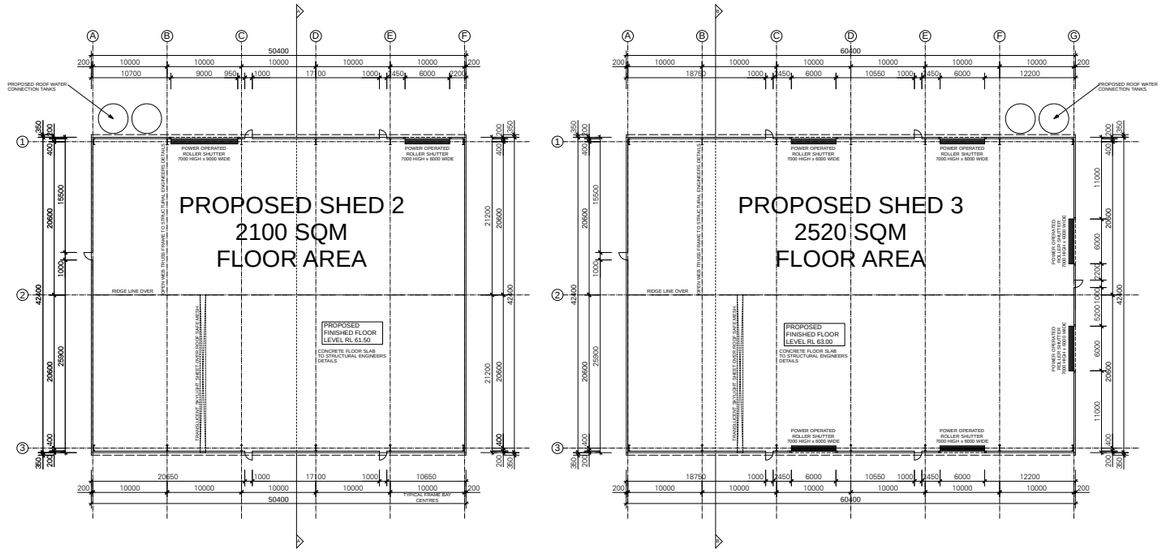


FIGURE 4: Example of proposed shed development (Source Apex Building Systems Pty Ltd).

3.0 Project Overview

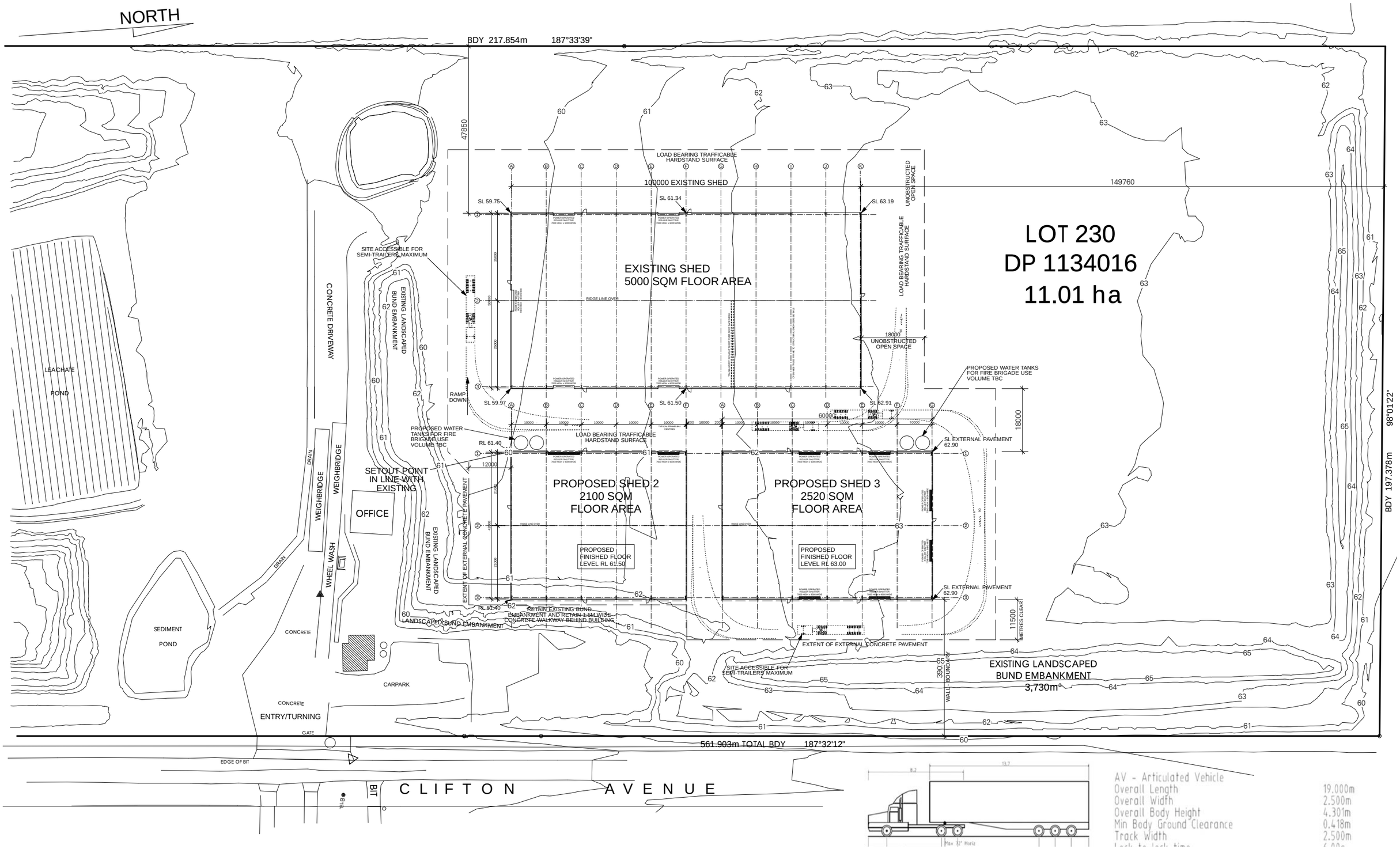


FIGURE 5: Proposed site plan (Source Apex Building Systems Pty Ltd).

4.0 Existing Landscape Character

4.1 Existing Landscape Character

A large part of the local land use is associated with large lot rural residential living, commercial and industrial enterprises. Large tracts of vegetation define the undulating landform of the area and line the local watercourses of Badgerys Creek and Kemps Creek (refer to **FIGURE 6**).

LAND USE

The Site was formerly used as a quarry and is currently used as a landfill and recycling site. It sits just to the north of several commercial businesses along Elizabeth Drive. Land immediately surrounding the Site is predominately made up of rural residential and agricultural land.

Local places of note include the following; Sydney International Shooting Centre, Sydney Equestrian Centre, Western Sydney Parkalnds and Calmsley Hill City Farm to the east. Penrith Town centre to the north, the Defense Establishment Orchard Hills and Warrangamba Dam to the west.

ROADS

The Sites main access point is off Clifton Avenue from Elizabeth Drive to the south of the site. A network of major connector roads link the site to Greater Sydney, the Westlink M7 is located to the east, the Northern Road to the West and the Western Motorway to the North. Most roads are lined fairly densely with tree and shrub growth which frames or containes views to within the road corridors.

TOPOGRAPHY

The Site itself gradually falls from the northern boundary to the south towards Elizabeth Drive. Land around the Study Area is gently undulating and this undulation is mainly associated with natural features within the landscape. Kemps Creek is located to the east of the site and South Creek to the west of the site, with the two converging further to the north.

VEGETATION

The Site itself is generally cleared, however past regrading has formed landscape noise attenuation bunds surrounding the existing industrial shed, focused along the northern portion of the Clifton Avenue boundary. These bunds form a buffer to rural residential lots to the east.

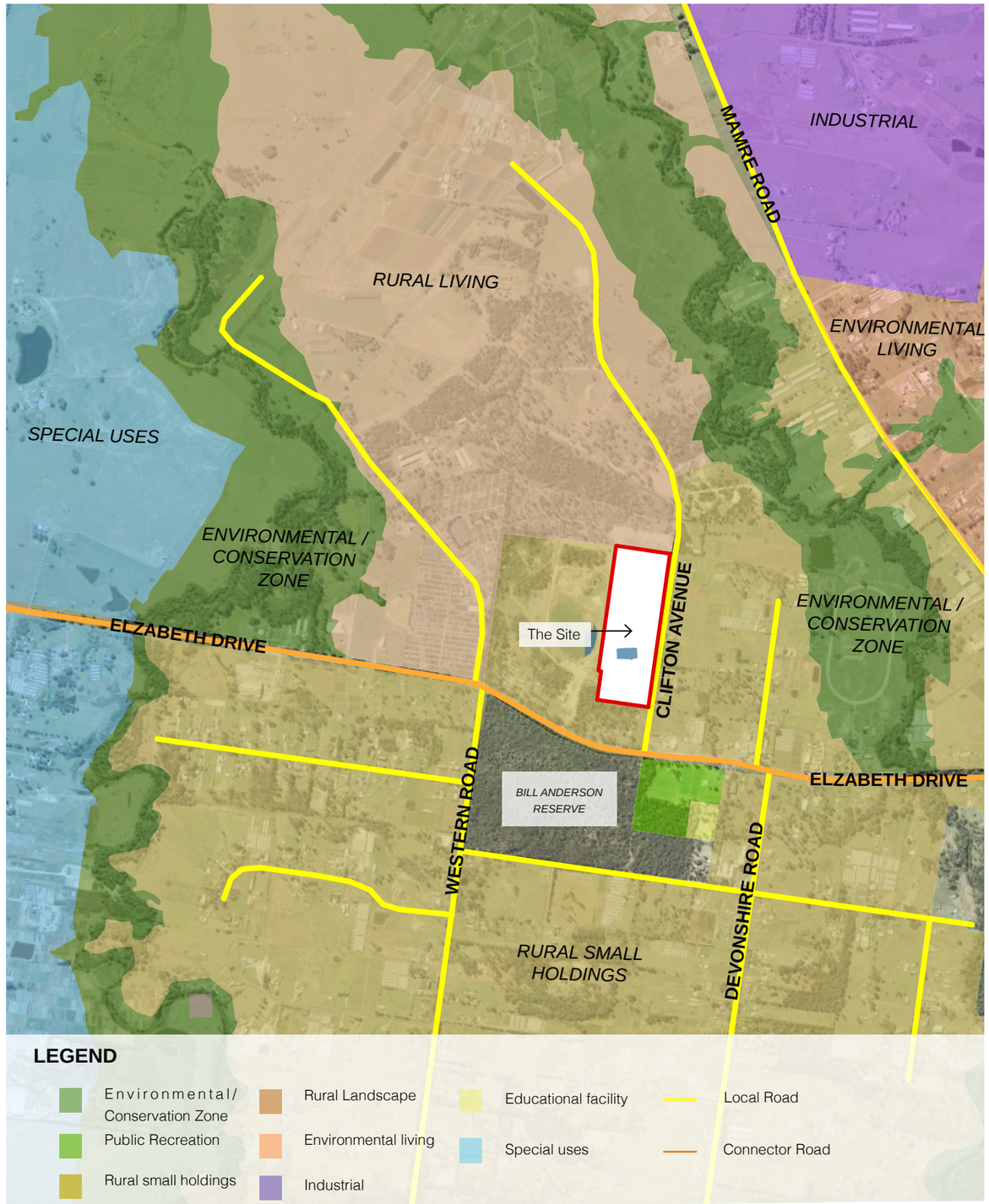


FIGURE 6: Existing Visual Character (Aerial Image Source: SIX Maps 2022)

4.0 Existing Landscape Character

IMAGE 3: View south from the carparking bay and site office, adjacent to Clifton Avenue

IMAGE 4: View north towards temporary site buildings in the location of the proposed new development.

IMAGE 5: View south west towards temporary site buildings in the location of the proposed new development.

IMAGE 6: View south east from existing landscape bund adjacent to Clifton Avenue.

5.0 Viewpoint Analysis

5.1 Viewpoint Analysis

This part of the visual assessment considers the likely impact that development would have on the existing landscape character and visual amenity by selecting prominent sites, otherwise referred to as viewpoints.

5.1.1 Viewpoint Selection Process

Viewpoints are selected to illustrate a combination of the following:

- Present landscape character types.
- Areas of high landscape or scenic value.
- Visual composition (e.g. focused or panoramic views, simple or complex landscape pattern).
- Range of distances.
- Varying aspects.
- Various elevations.
- Various extent of development visibility (full and partial visibility).
- Sequential along specific routes.

Viewpoints have been carefully selected to be representative of the range of views within the study area. The selection of viewpoints is informed by topographical maps, field work observations and other relevant influences such as access, landscape character and the popularity of vantage points.

A total of **18 viewpoints** were taken as part of the field work process. The majority of these viewpoints were taken from publicly accessible roads surrounding the site. The viewpoints which have been included represent the areas from where the development would appear most prominent, either based on the degree of exposure or the number of people likely to be affected.

It is important to note that viewpoints for this study have been taken only from accessible public land (refer to **FIGURE 7** for locations).

5.1.2 Process of Viewpoint Analysis

Once the viewpoint had been selected, panoramic photographs were taken at eye level from the viewpoints towards The Site. Photographs were taken with a Canon EOS 5D Mark III digital SLR through a 50mm lens to best represent the human eye.

The visual impact of the viewpoint was then assessed both on site and with the topographic and aerial information to ensure accuracy. Viewpoint photographs and analysis is included the following pages. The findings of the viewpoint analysis have been quantified and are summarised in Table 4.

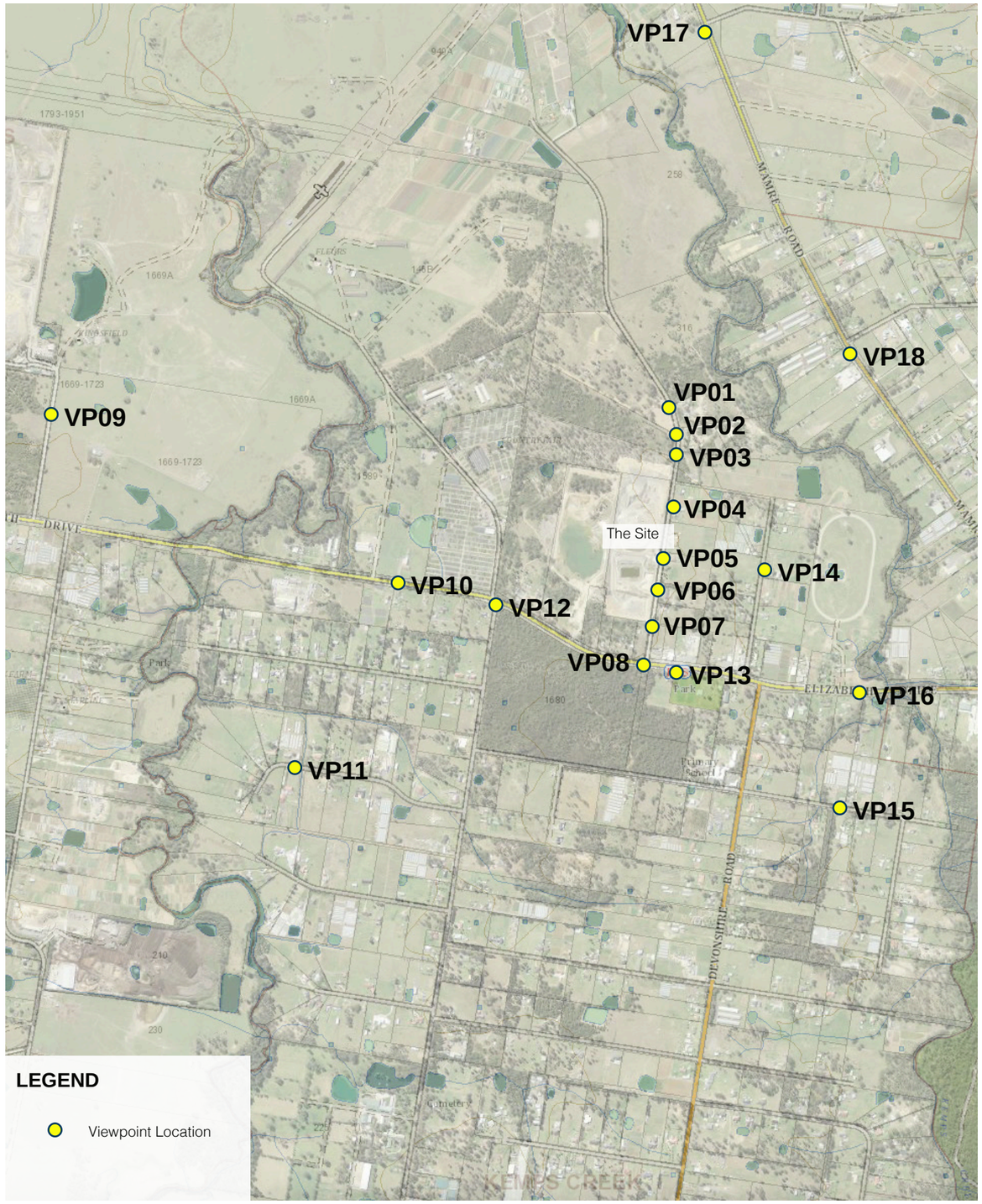


FIGURE 7: Viewpoint Assessment Locations (Source: SIX maps 2022)

5.0 Viewpoint Analysis

5.2 Overview of Viewpoint Analysis

As discussed in the rationale for the viewpoint selection process, where possible these viewpoints have been selected to represent the worst case scenario. For each viewpoint, the potential visual impact was analysed through the use of a combination of topographic maps and on site analysis.

The visual sensitivity and visual magnitude of each viewpoint have been assessed which, when combined, result in an overall visual impact for the viewpoint (Refer to Table 3).

Of the 18 viewpoints assessed as part of this VIA, the proposal would be visible from a total of 7 viewpoints.

Generally, the viewpoints rated as having a moderate visual impact were taken within a close proximity of the proposal and within a residential area. The visual magnitude (the level of visual contrast) is likely to be NIL for the majority of locations.

VIEWPOINT	VISUAL SENSITIVITY	VISUAL EFFECT	POTENTIAL VISUAL IMPACT
VP01	MODERATE	NIL	NIL
VP02	MODERATE	LOW	MODERATE-LOW
VP03	MODERATE	NIL	NIL
VP04	MODERATE	NIL	NIL
VP05	MODERATE	MODERATE	MODERATE
VP06	MODERATE	MODERATE	MODERATE
VP07	MODERATE	LOW	MODERATE-LOW
VP08	MODERATE	LOW	MODERATE-LOW
VP09	LOW	NIL	NIL
VP10	MODERATE	NIL	NIL
VP11	MODERATE	NIL	NIL
VP12	MODERATE	NEGLIGIBLE	NEGLIGIBLE
VP13	MODERATE	NEGLIGIBLE	NEGLIGIBLE
VP14	MODERATE	NIL	NIL
VP15	MODERATE	NIL	NIL
VP16	MODERATE	NIL	NIL
VP17	MODERATE	NIL	NIL
VP18	MODERATE	NIL	NIL

TABLE 3: Viewpoint Visual Impact Summary

*Please note the Viewpoint Visibility Assessment Summary is based on the visibility assessment criteria outlined in Section 2.1 of this report.

5.0 Viewpoint Analysis

VP01 Clifton Avenue

VP01 Location

VIEWPOINT VP01			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Clifton Avenue, Kemps Creek, NSW 2178	View along Clifton Avenue looking in a generally south direction towards the Site. Views from this location are generally contained by undulating topography and existing vegetation. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as Moderate due to the land use and close proximity to the Site.	From this location there will be no views of the proposed development to the south as a result of existing vegetation along Clifton Avenue and the topography falling to the north of the site. Once mitigation measures proposed are implemented, the Project would have a negligible visual impact from this viewpoint. The visual magnitude is likely to be NIL resulting in an overall visual impact rating of NIL.
COORDINATES	33°52'15.03"S 150°47'20.73"E		
ELEVATION	52m		
VIEWING DIRECTION	South		
DISTANCE TO SITE	320m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP02 Clifton Avenue

VP02 Location

VIEWPOINT VP02			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Clifton Avenue, Kemps Creek, NSW 2178	View from Clifton Avenue looking south towards the site. The top of the existing site shed is only just visisble above the black pallisade fence and shrubs within the road reserve. Views from this location are fragmented by tree and shrub vegetation within the road reserve. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location views of the proposed development to the south will be restricted mainly as a result of landform and existing vegetation along Clifton Avenue. The visual magnitude is likely to be Low resulting in an Moderate-Low overall visual impact. Once mitigation measures proposed are implemented, the Project would have a negligible visual impact from this viewpoint.
COORDINATES	33°52'17.57"S 150°47'22.04"E		
ELEVATION	53m		
VIEWING DIRECTION	South		
DISTANCE TO SITE	230m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	Low		
VISUAL IMPACT	Moderate-Low		

5.0 Viewpoint Analysis

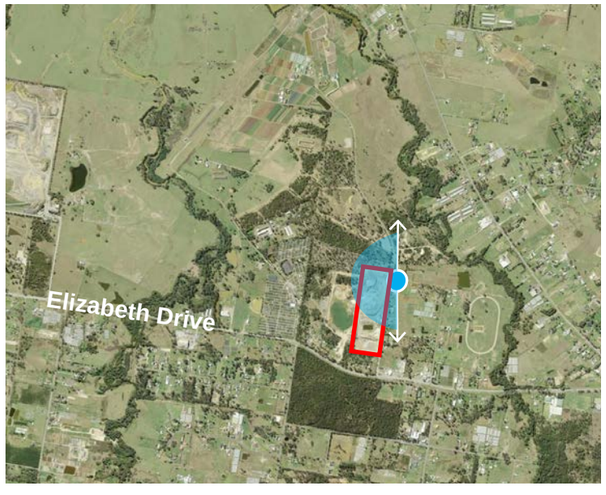
VP03 Clifton Avenue

VP03 Location

VIEWPOINT VP03			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Clifton Avenue, Kemps Creek, NSW 2178	View along Clifton Avenue looking in a generally south direction towards the Site. Views from this location are restriced by earth mounding along the Northern portion of the site. Existing powerlines are the features in the visual landscape. The visual sentitivity of this viewpoint has been rated as moderate due to the land use and close proximity to the Site.	From this location views of the proposed development to the east will be restricted mainly as a result of earth mounding and vegetation along the road reserve. The visual magnitude is likely to be NIL resulting in a NIL overall visual impact.
COORDINATES	33°52'20.76"S 150°47'21.92"E		
ELEVATION	55m		
VIEWING DIRECTION	South west		
DISTANCE TO SITE	125m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP04 Clifton Avenue



VP04 Location

VIEWPOINT VP04			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Clifton Avenue, Kemps Creek, NSW	View from Clifton Avenue looking in a generally west direction towards the site. Views into the site from this location are contained by vegetation and fencing. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location views into the site have already been restricted through the use of both vegetation and fencing with the attached shade cloth. The visual magnitude is likely to be NIL resulting in an overall visual impact as NIL.
COORDINATES	33°52'27.56"S 150°47'20.43"E		
ELEVATION	60m		
VIEWING DIRECTION	Generally West		
DISTANCE TO SITE	Approx. 20m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP05 Clifton Avenue

VP05 Location

VIEWPOINT VP05			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Clifton Avenue, Kemps Creek, NSW 2178	View from Clifton Avenue looking north west towards the Site. Views to the site from this location are partially screened by a series of fences and a mature vegetation buffer along the western boundary of the site. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location the top portion of the proposed shed would be visible above the fencing and existing vegetation. The visual magnitude is likely to be Moderate resulting in an overall visual impact of Moderate. Once mitigation measures proposed are implemented, it is anticipated the Project would have a low visual impact from this viewpoint. Proposed mitigation measures would improve the visual amenity in this location
COORDINATES	33°52'34.31"S 150°47'19.09"E		
ELEVATION	58m		
VIEWING DIRECTION	North west		
DISTANCE TO SITE	10m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	Moderate		
VISUAL IMPACT	Moderate		

5.0 Viewpoint Analysis

VP06 Clifton Avenue

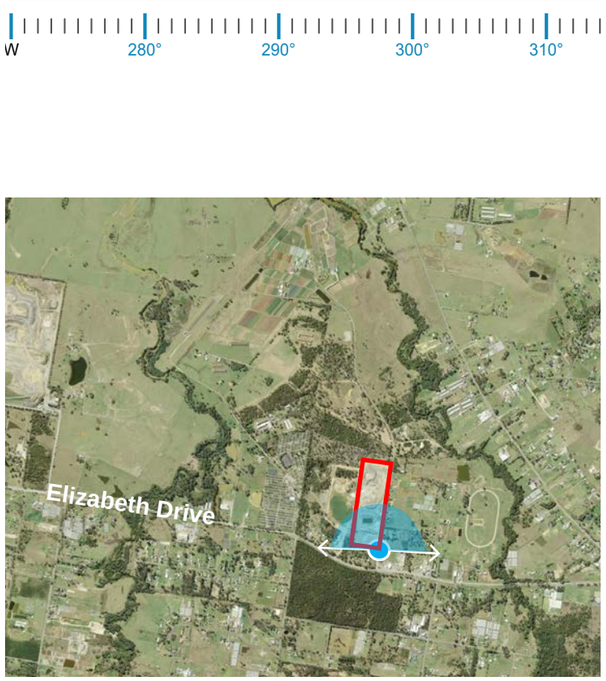
VP06 Location

VIEWPOINT VP06			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Clifton Avenue, Kemps Creek, NSW 2178	View from Clifton Avenue, looking north towards the site. Views from this location are open along the Clifton Avenue road reserve towards the site with a strong avenue of mature tree planting along the western edge. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location the top portion of the proposed shed would be visible above the existing landscape bunds and boundary fencing. The visual magnitude is likely to be Moderate resulting in an overall visual impact as Moderate. Once mitigation measures proposed are implemented, it is anticipated the Project would have a low visual impact from this viewpoint. Proposed mitigation measures would improve the visual amenity in this location.
COORDINATES	33°52'37.81"S 150°47'18.66"E		
ELEVATION	58m		
VIEWING DIRECTION	North		
DISTANCE TO SITE	10m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	Moderate		
VISUAL IMPACT	Moderate		

5.0 Viewpoint Analysis

VP07 Clifton Avenue

Location of Project Site. (Approx 10m to site boundary)



VP07 Location

VIEWPOINT VP07			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Clifton Avenue, Kemps Creek, NSW 2178	View from Clifton Avenue, looking north towards the site. Views from this location are open along the Clifton Avenue road reserve towards the site with a strong avenue of mature tree planting along the western edge. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location the top portion of the proposed shed would be visible above the existing landscape bunds and boundary fencing. The visual magnitude is likely to be Low resulting in a Moderate-Low overall visual impact. Once mitigation measures proposed are implemented, it is anticipated the Project would have a low visual impact from this viewpoint. Proposed mitigation measures would improve the visual amenity in this location.
COORDINATES	33°52'42.42"S 150°47'17.41"E		
ELEVATION	58m		
VIEWING DIRECTION	North		
DISTANCE TO SITE	10m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	Low		
VISUAL IMPACT	Moderate-Low		

5.0 Viewpoint Analysis

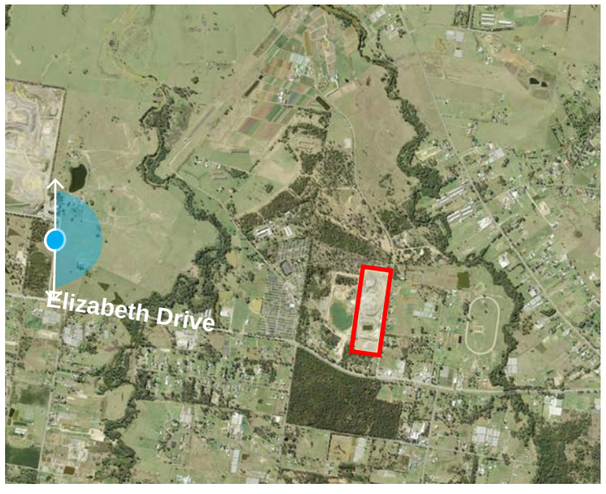
VP08 Elizabeth Drive

VP08 Location

VIEWPOINT VP08			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Elizabeth Dr. Kemps Creek, NSW 2178	View from Elizabeth Drive looking north towards the site. Views from this location are contained by vegetation within the Clifton Avenue and Elizabeth Drive road reserves surrounding the Site. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location the top portion of the proposed shed would be visible above the existing landscape bunds and between existing canopy trees. The visual magnitude is likely to be Low resulting in a Moderate-Low overall visual impact. Once mitigation measures proposed are implemented, it is anticipated the Project would have a low visual impact from this viewpoint. Proposed mitigation measures would improve the visual amenity in this location.
COORDINATES	33°52'47.50"S 150°47'16.82"E		
ELEVATION	60m		
VIEWING DIRECTION	North		
DISTANCE TO SITE	160m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	Low		
VISUAL IMPACT	Moderate-Low		

5.0 Viewpoint Analysis

VP09 1725 Elizabeth Drive, Badgerys Creek (Access Driveway)

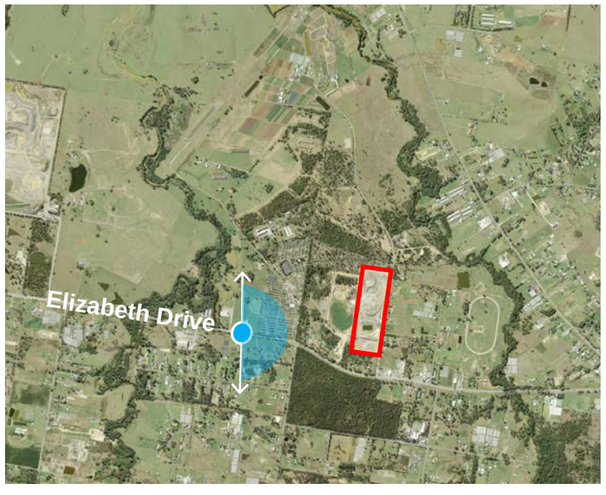


VP09 Location

VIEWPOINT VP09			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Badgerys Creek, NSW 2555	View from an elevated position along an access road off Elizabeth Drive. The exisiting shed is partially visible from this location. Views from this location are contained by vegetation along the creek corridor associated with South Creek. The visual sentitivity of this viewpoint has been rated as Low due to the land use and close proximity to the Site.	From this location views of the proposed development to the east will be restricted mainly as a result of existing vegetation and the location of the existing shed. The visual magnitude is likely to be NIL resulting in a NIL overall visual impact.
COORDINATES	33°52'16.48"S 150°45'45.64"E		
ELEVATION	61m		
VIEWING DIRECTION	East		
DISTANCE TO SITE	2500m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Low		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP10 Elizabeth Drive



VP10 Location

VIEWPOINT VP10			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Elizabeth Dr. Kemps Creek, NSW 2178	View from Elizabeth Drive looking east toward the site. There are no views of the site from this location due to the topography, mature vegetation, residential dwellings and commercial buildings. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location the proposed development to the east will not be visible as a result of localised topography, mature vegetation and rcommercial buildings. The visual magnitude is likely to be NIL resulting in an overall visual impact as NIL.
COORDINATES	33°52'36.92"S 150°46'37.89"E		
ELEVATION	44m		
VIEWING DIRECTION	East		
DISTANCE TO SITE	1070m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP11 Sumbray Avenue

VP11 Location

VIEWPOINT VP11			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Sumbray Avenue, Kemps Creek, NSW 2178	View from Sumbray Avenue looking in a north east direction toward the site. There are no views of the site from this location due to the flat topography, mature vegetation, residential dwellings and associated buildings. Existing powerlines are the features in the visual landscape. The visual sentitivity of this viewpoint has been rated as moderate due to the land use and close proximity to the Site.	From this location the proposed development to the north east will not be visible as a result of flat topography, mature vegetation, residential dwellings and associated buildings. The visual magnitude is likely to be NIL resulting in a NIL overall visual impact.
COORDINATES	33°53'00.25"S 150°46'22.76"E		
ELEVATION	46m		
VIEWING DIRECTION	North east		
DISTANCE TO SITE	1400m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP12 Elizabeth Drive

VP12 Location

VIEWPOINT VP12			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Elizabeth Dr, Kemps Creek, NSW 2178	View from the intersection of Elizabeth Drive and Western Road. Views from this location are contained by mature canopy tree vegetation within the road reserve and lots to the northern side of Elizabeth Drive. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location views of the proposed development to the west will be fragmented as a result of existing vegetation. The visual magnitude is likely to be **Negligible** resulting in an overall visual impact as **Negligible**.
COORDINATES	33°52'39.78"S 150°46'53.15"E		
ELEVATION	48m		
VIEWING DIRECTION	Northeast		
DISTANCE TO SITE	640m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	**Moderate**		
VISUAL MAGNITUDE	**Negligible**		
VISUAL IMPACT	**Negligible**		

5.0 Viewpoint Analysis

VP13 Elizabeth Drive

VP13 Location

VIEWPOINT VP13			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Elizabeth Dr, Kemps Creek, NSW 2178	View from Elizabeth Drive looking north toward the site. Views from this location are contained by mature canopy trees surrounding the site and commercial buildings located along Elizabeth Drive Existing powerlines are the features in the visual landscape. The visual sentitivity of this viewpoint has been rated as moderate due to the land use and close proximity to the Site.	From this location the top portion of the proposed shed would be visible between existing canopy trees and commercial infrastructure. The visual magnitude is likely to be Negligible resulting in a Negligible overall visual impact. The project would be difficult to discern to motorists traveling at speed along Elizabeth Drive in the context of existing built form in the foreground.
COORDINATES	33°52'48.16"S 150°47'19.60"E		
ELEVATION	61m		
VIEWING DIRECTION	North		
DISTANCE TO SITE	350m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	Negligible		
VISUAL IMPACT	Negligible		

5.0 Viewpoint Analysis

VP14 Salisbury Avenue

VP14 Location

VIEWPOINT VP14			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Salisbury Avenue Kemps Creek, NSW 2178	View from Salisbury Avenue looking west toward the site. There are no views of the site from this location due to the undulating topography, mature vegetation and residential dwellings. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location the proposed development to the west will not be visible as a result of localised topography, mature vegetation and residential dwellings. The visual magnitude is likely to be NIL resulting in a NIL overall visual impact.
COORDINATES	33°52'36.61"S 150°47'34.37"E		
ELEVATION	53m		
VIEWING DIRECTION	West		
DISTANCE TO SITE	430m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP15 Cross Street

VP15 Location

VIEWPOINT VP15			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Cross Street, Kemps Creek, NSW 2178	View from Cross Street looking in a north east direction toward the site. There are no views of the site from this location due to the undulating topography, mature vegetation, residential dwellings and associated buildings. Existing powerlines are the features in the visual landscape. The visual sentitivity of this viewpoint has been rated as moderate due to the land use and close proximity to the Site.	From this location the proposed development to the north east will not be visible as a result of localised topography, mature vegetation, residential dwellings and associated buildings. The visual magnitude is likely to be NIL resulting in a NIL overall visual impact.
COORDINATES	33°53'05.98"S 150°47'46.65"E		
ELEVATION	55m		
VIEWING DIRECTION	Northwest		
DISTANCE TO SITE	1350m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP16 Elizabeth Drive

VP16 Location

VIEWPOINT VP16			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Elizabeth Dr, Kemps Creek, NSW 2178	View from Elizabeth Drive looking in a north east direction toward the site. There are no views of the site from this location due to the undulating topography, mature vegetation, residential dwellings and associated buildings. Existing powerlines are the features in the visual landscape. The visual sentitivity of this viewpoint has been rated as moderate due to the land use and close proximity to the Site.	From this location the proposed development to the north east will not be visible as a result of localised topography, mature vegetation, residential dwellings and associated buildings. The visual magnitude is likely to be NIL resulting in a NIL overall visual impact.
COORDINATES	33°52'50.46"S 150°47'50.31"E		
ELEVATION	46m		
VIEWING DIRECTION	Northwest		
DISTANCE TO SITE	1120m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP17 Mamre Road

VP17 Location

VIEWPOINT VP17			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Mamre Road, Kemps Creek, NSW 2178	View from Mamre Road looking south toward the site. There are no views of the site from this location due to the undulating topography and mature vegetation associated with Kemps Creek. Existing powerlines are the features in the visual landscape. The visual sentitivity of this viewpoint has been rated as moderate due to the land use and close proximity to the Site.	From this location the proposed development to the north east will not be visible as a result of localised topography, and mature vegetation. The visual magnitude is likely to be NIL resulting in a NIL overall visual impact.
COORDINATES	33°51'23.55"S 150°47'26.13"E		
ELEVATION	45m		
VIEWING DIRECTION	South		
DISTANCE TO SITE	1800m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

5.0 Viewpoint Analysis

VP18 Mamre Road

VP18 Location

VIEWPOINT VP18			
SUMMARY OF VIEWPOINT		VIEWPOINT DESCRIPTION	POTENTIAL VISUAL IMPACT
LOCATION	Mamre Road, Mount Vernon, NSW 2178	View from Mamre Road looking south west toward the site. There are no views of the site from this location due to the commercial buildings, undulating topography and mature vegetation associated with Kemps Creek. Existing powerlines are the features in the visual landscape. The visual sensitivity of this viewpoint has been rated as moderate due to the land use and the proximity to the Site.	From this location the proposed development to the north east will not be visible as a result of localised topography, and mature vegetation. The visual magnitude is likely to be NIL resulting in a NIL overall visual impact.
COORDINATES	33°52'06.99"S 150°47'48.64"E		
ELEVATION	47m		
VIEWING DIRECTION	South west		
DISTANCE TO SITE	950m (to site boundary)		
LAND USE	Local Road		
VISUAL SENSITIVITY	Moderate		
VISUAL MAGNITUDE	NIL		
VISUAL IMPACT	NIL		

6.0 Photomontages

6.1 Photomontage Development

A photomontage is a visualisation based on the superimposition of an image (ie building, road, landscape addition etc) onto a photograph for the purpose of creating a realistic representation of proposed or potential changes to a view. (Horner and Maclennan et al, 2006). Photomontages have been utilised in this Landscape and Visual Impact Assessment to assist in the impact assessment of the proposed development.

6.1.1 Photomontage Development Process

Photomontages are representations of the development that are superimposed onto a photograph of The Site. The process for generating these images involves computer generation of a wire frame perspective view of The Site.

The photo simulations based on photography from typical sensitive viewpoints are included within the following analysis section. The images that the photo simulations have been based on have been were captured with a Canon EOS 5D Mark IV Full Frame Digital SLR through a 50mm fixed focal lens which closely represents the central field of vision of the human eye.

6.1.2 Photomontage Selection Process

Two photomontages of the proposed development within the existing context were selected as key views and as a good indicator of general visibility of the Site. Photomontages have been prepared for Viewpoint VP06 and Viewpint VP08 to illustrate the Proposal from the north, south and west.

6.0 Photomontages

Photomontage 01: Viewpoint **VP06** (Clifton Avenue)

180º Existing View

Refer to cropped 60º image

180º Proposed View

6.0 Photomontages

Photomontage 01: Cropped 60° of Proposed View (without mitigation measures)

6.0 Photomontages

Photomontage 01: Cropped 60º of Proposed View (with mitigation measures)

6.0 Photomonatges

Photomontage 02: Viewpoint **VP08** Elizabeth Drive

W 280° 290° 300° 310° 320° 330° 340° 350° N 10° 20° 30° 40° 50° 60° 70° 80° E

180° Existing View

Refer to cropped 60° image

W 280° 290° 300° 310° 320° 330° 340° 350° N 10° 20° 30° 40° 50° 60° 70° 80° E

180° Proposed View

6.0 Photomonatges

Photomontage 02: Cropped 60° of Proposed View (without mitigation measures)

6.0 Photomonatges

Photomontage 02: Cropped 60° of Proposed View (with mitigation measures)

320° 330° 340° 350° N 10°

7.0 Summary of Visual Impacts

7.1 Assessment of Visual Impacts

In addition to the photographic viewpoint assessment the following section provides an overview of the potential visibility from local areas surrounding the site. This is by no means an exhaustive description of the visibility from every residence or locality. It is intended to provide an overall assessment of the potential visual impact on areas potentially affected by the proposal.

The existing landscape character is predominately agricultural, light commercial and natural bushland with more rural residential areas located to the south, south west and east of the proposal.

The proposal will predominantly be visible along the Clifton Avenue road reserve and from the intersection of Elizabeth Drive and Clifton Avenue. It is worth noting the project would be difficult to discern to motorists traveling at speed along Elizabeth Drive due to both existing built form and vegetation.

When implemented with appropriate environmental management and employment of the recommended mitigation measures, the proposed development could be undertaken whilst maintaining the character of the area with minimal visual impact on the surrounding visual landscape.

7.2 PCC Landscape Character Strategy Statements

The Site falls within several of the character areas as identified in PCC 'Landscape Character Staretgy - Character Statements and Maps' document, those areas are listed as follows;

Iconic Places: Rural backdrops
'Primary rural backdrops of Penrith City are defined by productive agricultural and pastoral landscapes, rural residences and villages that are located to the north and the south of the City's urban lands'.

Primary Visual Backdrops
"Primary visual backdrops in Penrith City are defined as all lands that are visible from major public gathering places or thoroughfares: the Nepean River, the motorway and railway, arterial roads plus major access roads to the motorway, the City centres at Penrith and St Marys.

Visible lands are identified in relation to these major public vantage points according to topographic contours and the height of existing building development.

Visible lands also include the full extent of bushland blocks that can be seen from major public vantage points, even where available vistas might be limited by foreground trees, but where the density of visible vegetation is influenced by the extent of natural backgrounds".

Rural: Government Facilities
"Government facilities in Penrith City are defined as large properties in rural settings that have been operated by government agencies for a variety of purposes, irrespective of whether properties have been recently-vacated or if government activities are continuing".

The following table outlines the objectives set out in each of the character statements and a brief summary of how these may be impacted and recommendations for mitigation.

7.0 Summary of Visual Impacts

Landscape Character Staretgy - Character Statements	**Evaluation:**	**Recommendation:**
Iconic Places: Rural backdrops		
• Maintain and enhance the primary rural backdrops that influence Penrith City's scenic quality and environmental identity.	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree and screen shrub planting would assist in fragmenting the built form from key viewpoints.
• Promote the current diversity of land holdings and activity that contributes to the existing scenic quality and environmental identity of Penrith City's primary rural backdrops.	The new building, while longer than the existing shed, sits offset to ensure an articulation to the building line. The development proposal forms part of a diverse range of landuses within the immediate area.	N/A
• Discourage new activities, development, works or land management that would dominate or significantly alter the existing scenic or environmental qualities of Penrith City's primary rural backdrops.	Existing vegetation surrounding the development footprint is to be retained and protected to maintain the existing amenity of the immediate area.	Sheds and associated infrastructure colour is to be selected to minimise contrast.
• Ensure that future development, works and land management in Penrith City's primary rural backdrops represent a substantial contrast to intensive development patterns in urban areas nearby, and also complement scenic qualities of the City's surrounding natural backdrops.	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree and screen shrub planting would assist in fragmenting the built form from key viewpoints.
• Conserve and enhance historic properties and works that illustrate early stages of Penrith City's economic development and that also contribute to the environmental identity of the City's primary rural backdrops.	N/A	N/A
Primary Visual Backdrops		
• Recognise that Penrith City's environmental identity is affected substantially by the quality of development, infrastructure works and land management practices that occur within the City's primary visual backdrops.	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree and screen shrub planting would assist in fragmenting the built form from key viewpoints.
• Within Penrith City's primary visual backdrops, ensure that the highest standards are achieved in relation to landscape planning and scenic quality, as well as the design quality of built form and landscaping to maintain and enhance views and vistas.	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.

TABLE 4: Response to Scenic Management Guidelines

7.0 Summary of Visual Impacts

Landscape Character Staretgy - Character Statements	Evaluation:	Recommendation:
Rural: Government Facilities		
• Ensure that landscaping and land management, as well as any future buildings or infrastructure works, do not dominate the landscape setting of existing government facilities, or compromise their established scenic qualities and defined heritage values.	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.
• Protect scenic qualities of bushland backdrops and locally-native trees that are scattered across partly-cleared properties by appropriate siting and construction of future development and works, as well as by considerate landscape management.	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.
• Conserve existing patterns of locally-native vegetation, including blocks and clusters of trees along road frontages and creeklines, as well as across visually-prominent hillsides;	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.
• Concentrate intensive landscaping, site works and new structures within existing clearings and towards the centre of each property in order to maintain an informal landscape quality along prominent ridgelines and boundaries plus major road frontages;	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.
• Avoid substantial alteration of existing landforms that would require clearing along boundaries or across visually prominent hillsides, or that would be likely to affect long-term survival of existing trees in such locations.	The proposed development does not nominate any significant change to existing natural ground level or the removal of significant vegetation from the site. The new building will sit adjacent to an existing shed and replace temporary site sheds.	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.
• Maintain the heritage value and scenic amenity of existing settings: Conserve any landmark trees planted around buildings that are reminders of Penrith City's rural settlement or economic development	Existing vegetation surrounding the development footprint is to be retained and protected to maintain the existing amenity of the immediate area.	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.
• Encourage irregular siting where the alignment of adjoining buildings is staggered to avoid the appearance of regular rows of structures across the landscape;	The new building, while longer than the existing shed, sits offset to ensure an articulation to the building line.	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.
• Locate large structures so that they would be screened effectively from major road frontages and public gathering places by existing trees and are further supported by vegetated backdrop skylines;	Development sufficiently set back from road frontage due to shape of the development lot. Existing vegetation surrounding the development footprint is to be retained and protected to maintain the existing amenity of the immediate area	The addition of canopy tree planting would assist in fragmenting the built form from key viewpoints.
• Ensure that siting and design of new structures and works complement the values, configuration and details of defined heritage items or properties nearby.	Not applicable to this development.	N/A

TABLE 4: Response to Scenic Management Guidelines (Continued)

7.0 Summary of Visual Impacts

7.3 PCC Development Control Plan

As the Project is zoned as Primary Production Small Lots (RU4), objectives outlined in Section D.1 of the PCC DCP need to be addressed for Rural Land Uses. This includes controls relating to the Rural Character (D1.1.1) and Non-Agricultural Developments (4.1.5). Refer to **Table 5** for the assessment against objectives relating to visual amenity and the visual impact assessment.

Development Control Plan - D1 Rural Land Uses	**Evaluation:**	**Mitigations Recommendation:**
D1 1.1 Rural Character		
• To preserve the rural character of the City of Penrith, including its scenic and landscape qualities;	The Project is compatible with the existing infrastructure located onsite which forms part of the existing visual landscape character of the area. Most receptors will view the Project when travelling along Clifton Avenue to south before being screened by vegetation along the eastern boundary. Public views looking from Clifton Avenue onto areas highlighted on the Scenic and Landscape Values LEP Map, specifically towards Elizabeth Drive to the south and Salibury Avenue to the east have not been visually impacted as the scale and form of the Project is in keeping with the existing industrial bulding.	Additional buffer planting to the south of the Project along an existing berm and additional planting along the eastern boundary will assist in screening the proposed development. This is in response to the majority of public receptors with a 'moderate' to 'moderate-low' visual impact rating outlined in Section 5 of the report are located along Clifton Avenue. This mitigation will reduce the visual impact when viewing from these locations. Refer to the Landscape Concept Plans.
• To retain and protect each of the elements that make up the rural character of Penrith; and	As noted above	As noted above
• To address the visual impact assessment requirements for major applications, as required.	This VIA has been prepared to assess the potential visual impacts for the Project, and the report has been prepared in accordance to objectives outlined in the PCC Landscape Character Strategy (2006), PCC DCP (2014) Section D1 and PCC LEP (2010), specially the 'Scenic and Landscape Values Map'.	Mitigation Measures have been recommended as apart of the VIA.
D1 1.5 Non-Agricultural Development		
• To ensure that the bulk and scale of structures do not adversely affect the visual amenity and scenic quality of an area;	The scale and form of the Project is in keeping with the existing industrial building located onsite which forms part of the existing landscape character. Existing vegetation surrounding the development footprint is to be retained and protected to maintain the existing amenity of the immediate area.	The addition of canopy tree and screen shrub planting would assist in fragmenting the built form from key viewpoints along Clifton Avenue.
• There will not be significant visual impacts from either the main activity or associated activities on the rural area or adjacent properties;	The Project Site programme as a recycling plant will remain unchanged.	N/A
• Structures associated with any use shall be designed with regard to the rural character of the area and the form and scale of buildings on rural land surrounding the site.	The scale and form of the Project is in keeping with the existing industrial building located onsite which forms part of the existing landscape character. Existing vegetation surrounding the development footprint is to be retained and protected to maintain the existing amenity of the immediate area.	The addition of canopy tree and screen shrub planting would assist in fragmenting the built form from key viewpoints along Clifton Avenue.

TABLE 5: PCC Development Contol Plan (2014) Rural Land Uses

7.0 Summary of Visual Impacts

7.3 Mitigation Recommendations

The nominated/documented mitigation measures attempt to lessen the visual impact of the proposed development whilst enhancing the visual character of the surrounding environment. These design principles have been incorporated into the design and seek to achieve a better visual integration of the proposal and to maintain the existing visual character at both, local and regional scales.

Recommendations for mitigating this potential impact include:

- Retain and protect existing vegetation along the eastern boundary during construction.
- Ensure retention of existing vegetation buffers/bunds. Complete landscape maintenance to these areas and revegetate bare areas as required.
- Plant new landscape areas along the eastern edge of the proposed sheds, while maintaining 1.5m wide concrete access path, with screen shrub and canopy tree planting.
- Plant buffer planting along the existing bund wall to the north of the Project along the existing embankment.
- Plant buffer planting along the existing buffer/bund to the south of the Project along the existing embankment, to minimise the visual impact to the south along Clifton Avenue.
- Consideration of construction materials to minimise visual contrast for surrounding residents.

Implementation of the following recommendations will assist in reducing any potential visual impacts associated with the proposed development. Refer to the Landscape Concept Plan.

7.3.1 Landscape Concept Plan

The Landscape Concept Plans have been prepared to incorporate mitigation recommendations outlined above, where additional buffer planting is proposed to the north and south of the Project along the existing embankment to reduce the visual impact to receptors viewing from the south along Clifton Avenue. The existing vegetation along the eastern boundary is to be retained and protected to maintain the visual amenity. New planting will be added to the south east corner of the Project to add to the visual amenity of the existing buffer planting. No new planting is proposed along the western boundary as the existing building onsite screens clear views of the Project from the west, with limited publicly accessible areas to the immediate west of the Project Site. The northern bund limits views of the Project from the north. Additional tree and groundcover planting along the northern bund will further help limit views of the Project. Where possible, trees have been proposed along the edge of the bunds along the south, north and east of the Project, where at mature size will assist in shading the load bearing trafficable surface adjoining. Trees are to be clustered with understorey planting along the existing bunds to assist with objectives outlined in Section 14.2 of the PCC DCP (2014).

7.4 Conclusion

With all visual impact assessments the objective is not to determine whether the proposal is visible or not visible, it is to determine how the proposal will impact on existing visual amenity, landscape character and scenic quality. If there is a potential for a negative impact on these factors it must then be investigated if and how this impact can be mitigated to the extent that the impact is reduced to an acceptable level.

The existing landscape character has a low-moderate level of development. Existing infrastructure including existing buildings, power poles, transmission lines and lighting forms apart of the existing landscape character of the area. Although the vertical scale of proposed development is large, the scale of surrounding vegetation along the eastern edge of the site adjacent to Clifton Avenue, minimises the scale of the proposal. The location of the proposal within the lot itself is concentrated to the central portion of the site, set back from local roads where there is already an existing vegetated buffer.

When implemented with appropriate environmental management and employment of the recommended mitigation measures, the proposed development could be undertaken whilst maintaining the core landscape character of the area with minimal visual impact on the surrounding visual landscape. Provision of clustered understorey planting on the northern, eastern and southern sides of the Project will assist in achieving objectives outlined in Section 14.2 of the PCC DCP (2014) and reduce potential visual impacts over time.

8.0 References and Bibliography

- Colleran, JR. & Gearing D. (1980) A Visual Assessment Method for Botany Bay, Landscape Australia, 3 August.
- DOP (1988) Rural Land Evaluation, Government Printer, Department of Planning.
- EDAW (Australia) Pty Ltd (2000) 'Section 12 – Visual Assessment', The Mount Arthur North Coal Project:
- Environmental Impact Statement, URS Australia Pty Ltd, Prepared for Coal Operations Limited
- New South Wales Department of Planning, (2010) http://www.planning.nsw.gov.au/
- The Landscape Institute with the Institute of Environmental Management and Assessment (2008) Guidelines for Landscape and Visual Assessment Second Edition, Newport, Lincoln.
- Urbis (2009) Berrybank Visual Impact Assessment - Final Report, Australia.
- Australian Institute of Landscape Architects (AILA) Guidance Note for Landscape and Visual Impact Assessment, June 2018
- Transport for NSW, Guideline for landscape and visual impact assessment: Environmental Impact Assessment Note EIA-NO4, August 2020
- Penrith City Council, (2006), 'Landscape Character Strategy - Character Statements & Maps'
- Penrith City Council, (2010), LEP Scenic and Landscape Values Map
- Penrith City Council, (2010), Development Control Plan

MAPS:

- NSW Government Land and Property Information, Spatial Information Exchange SIX Maps, <http://maps.six.nsw.gov.au/> [Accessed December 2021]
- Google Earth Pro 2020 <www.google.com/earth/index.html> [Accessed December 2021]
- Nearmap <www.google.com/earth/index.html> [Accessed December 2021]