



VISUAL IMPACT ASSESSMENT

DAVIDSON ST, GREENACRE, NSW

GROUND INK
LANDSCAPE ARCHITECTS

Revision C 31/1/2022

STRATHFIELD COUNCIL
RECEIVED

S8.2 DA2021.52

DATE 3 February 2022

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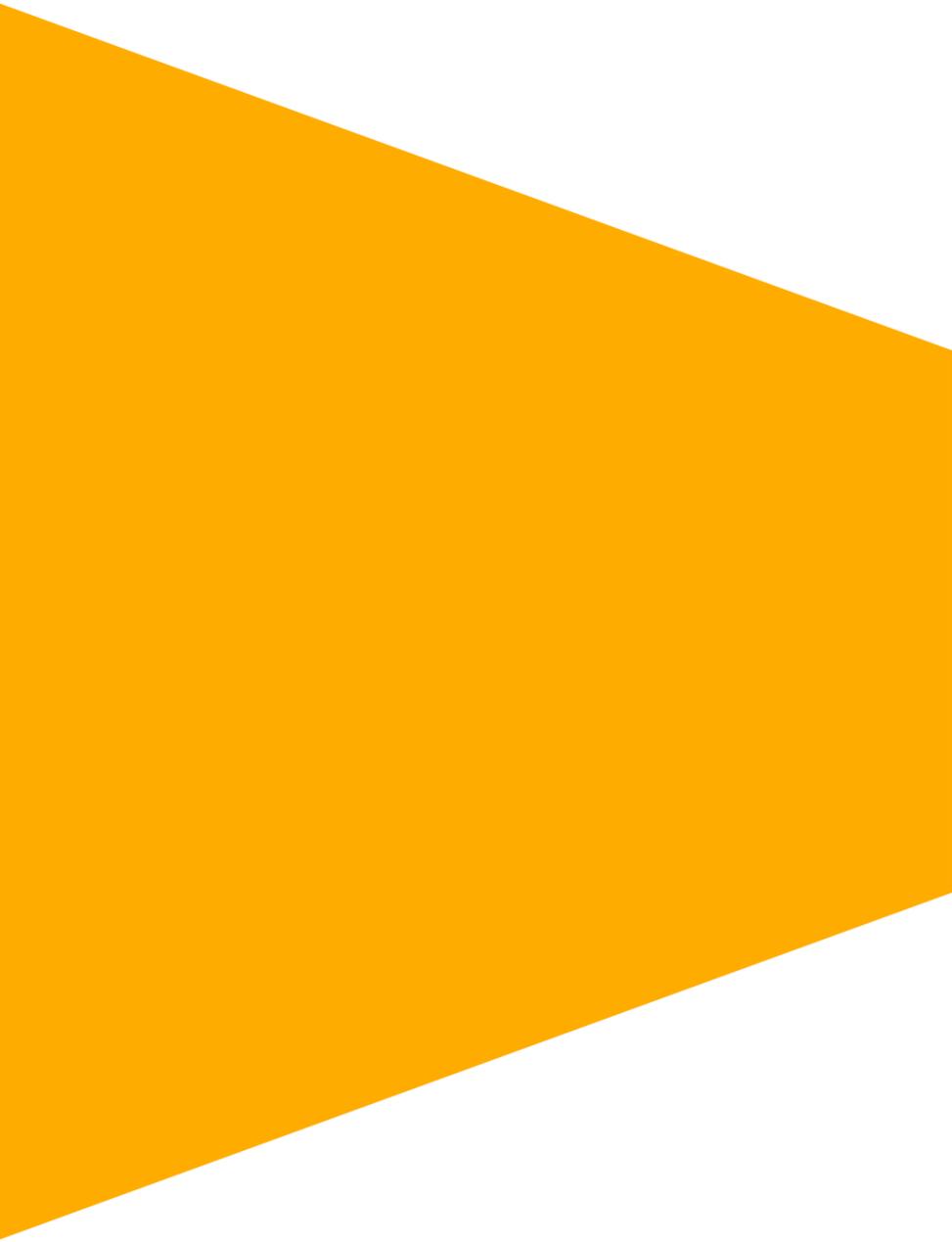
Submission for
Development Application

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Revision C: 31/1/2022

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A

An architectural rendering of a modern, multi-story building with a prominent red-brown frame around the upper level. The building features large windows and a brick-patterned facade. In the foreground, there is a paved area with yellow markings and a small landscaped area with plants. A large, solid yellow graphic shape is positioned on the right side of the image, partially overlapping the building. The word "INTRODUCTION" is centered in the middle of the image.

INTRODUCTION

PURPOSE OF ASSESSMENT & SCOPE



Key Plan (Image Source: METROMAP)

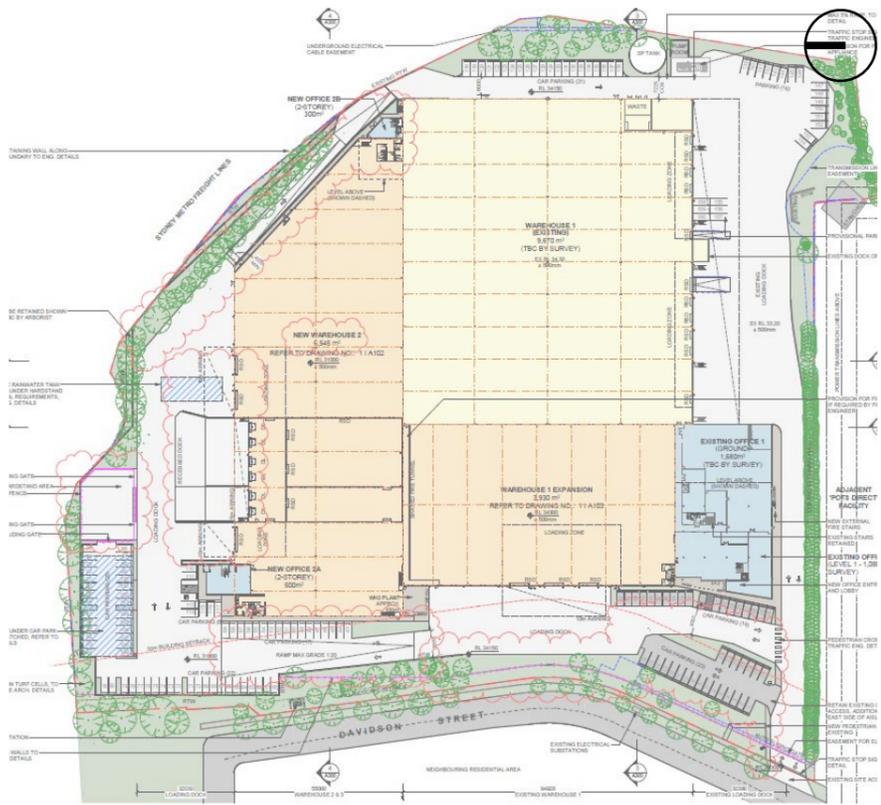
Ground Ink has been commissioned by FIFE Capital (The Applicant) to prepare this Visual Impact Assessment Report (VIA). This report has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs).

The purpose of this VIA is to investigate and present an accurate possible visual impact of the proposed industrial development on surrounding private and public receivers.

The VIA investigates the possible visual impacts that the proposed building may have on the surrounding and adjacent public accessible areas and provides a detailed assessment of the sensitivity and magnitude of the changes from different vantage points in comparison to the existing structures and views.

PROPOSAL OVERVIEW

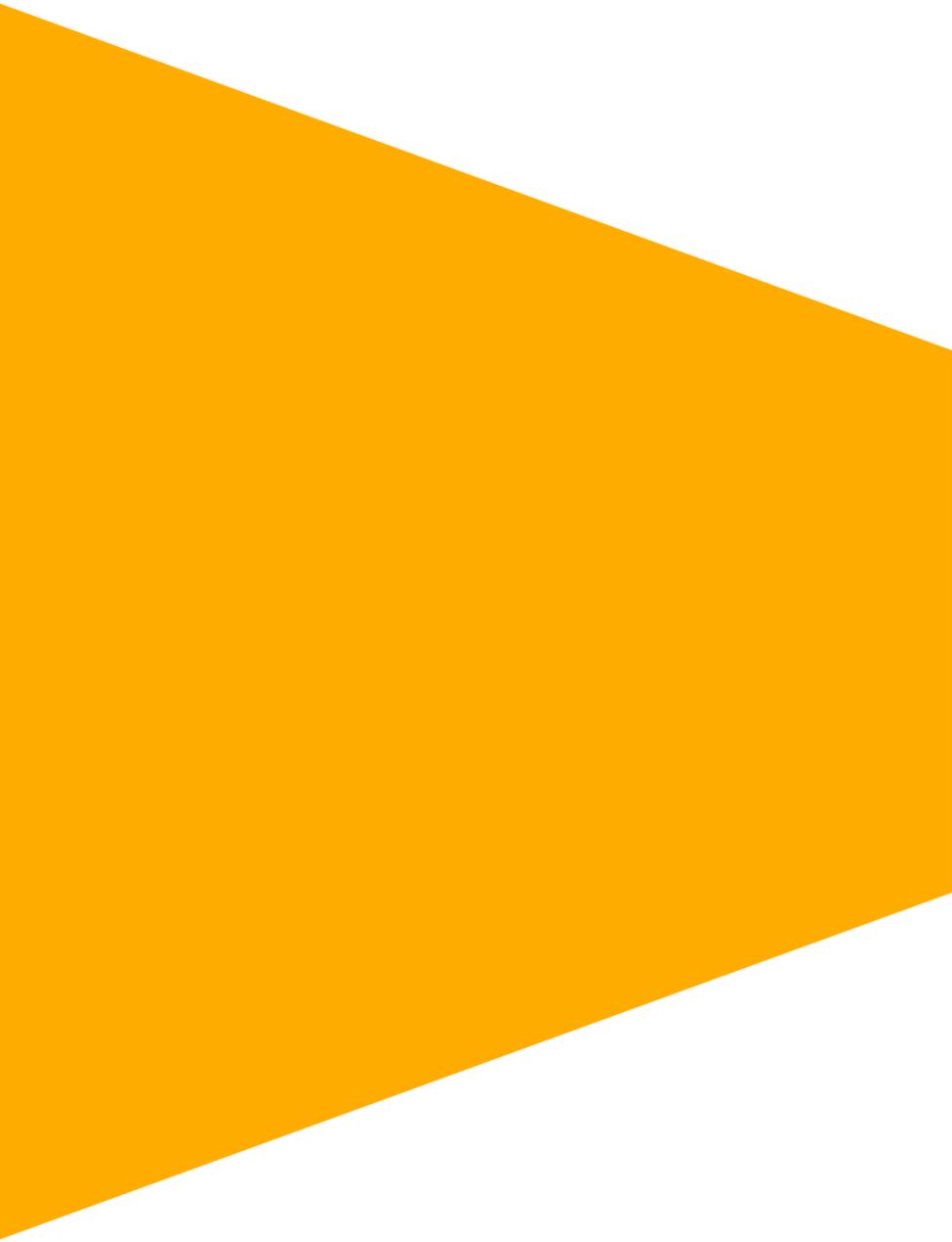
The development proposal includes the construction of 4 new warehouses with ancillary office space, internal roads, hard stand areas, and associated earthworks and landscaping. The premises will be used by a variety of single user tenants.



Architectural Site Plan (Image Source: REID CAMPBELL)



Indicative Render Images (Image Source: REID CAMPBELL)



B

The image is a semi-transparent architectural rendering of a modern, multi-story building. The building features a mix of materials, including brickwork on the upper levels and large glass windows on the ground floor. A prominent yellow graphic element, a large trapezoidal shape, is positioned on the right side of the image, partially overlapping the building's facade. The text 'ASSESSMENT METHODOLOGY' is centered horizontally across the middle of the image, overlaid on the building's facade.

ASSESSMENT METHODOLOGY

GENERAL

Identification of existing environmental values surrounding the proposed development site and identification of relevant viewpoints.

Site verification of publicly accessible and representative viewpoints with photographic recording so as to provide a representation of possible and typical views from each locality relevant to the proposal. These viewing situations reflect particular landscape and/or visual features of importance within the environment and local landscape character.

Generally, these represent views from key visual receptors (public and private receivers) where a potential significant change in view might be realised.

Review of existing information and collation of relevant background information including planning, land use and regional landscape characteristics.

SITE INSPECTION AND PHOTOGRAPHIC RECORDING

The consultant team carried out a site inspection on 22nd January 2021 to verify the results of a desktop study and to evaluate the existing visual character of the area. Nominated locations potentially subject to visual impacts from the Proposal were identified. Photographs were taken by Ground Ink from the key viewpoints at ground level using a Sony digital camera.

Use of Geographical Information Systems (GIS) datasets and aerial photography were also acquired to generate a visual catchment map.

The methodology identified the area in which the Proposal could be viewed from specific identified receptors. This information was later used to create computer generated photomontages and to enable appropriate analysis and conclusions for specific character and the potential visual impact.

VISUALISATION OF THE DEVELOPMENT

Computer Generated Visualisations

Photomontages to create “simulated” views of the proposed development were constructed. Although not claiming to exactly replicate what would be seen by the human eye, they can however provide a useful tool to assist in analysis of potential visual impacts from receptor locations.

Images are presented as 'existing' and 'proposed' for the nominated receptor vantage points. The computer generated 'proposed' images include landscape mitigation measures represented at the time of maturity. The assessment undertaken assumes that such proposals have the opportunity for the installed landscaping to grow and achieve the intended visual mitigation. The effects are also taken to be the 'residual effects' of the development. Residual effects are those which are likely to remain upon completion of the development and are to be given the greatest weight in planning terms.

SENSITIVITY OF THE LANDSCAPE

Sensitivity of the Landscape Resource

The degree of effect to which a specific landscape receptor can accommodate change arising from a particular development can be influenced by specific factors. Sensitivity appraisal considers the value attached to the receptor as determined at a baseline stage and the susceptibility of this receptor to the type of change arising from the development proposal.

Table 1 provides a scaled indication of the Landscape Receptor Sensitivity criteria for the appraised value of the receptor and its susceptibility to the type of proposed change/development. Specific combinations of factors that may have influenced an identified visual receptor are described within its appraisal.

Table 1: Landscape Receptor Sensitivity Criteria

Category	Landscape Receptor Criteria
Very High	Nationally designated/valued landscape and landscape features; strong/distinctive landscape characteristics: absence of landscape detractors. Rare receptor in excellent condition. A landscape receptor extremely sensitive to disturbance or change in character due to the development proposals. No potential or very limited potential for substitution or replacement.
High	Locally designated valued landscape and features: many distinctive landscape characteristics: very few landscape detractors. Uncommon receptor in good condition. A landscape receptor sensitive to disturbance or change in character due to the development proposals. Limited potential for substitution or replacement.
Medium	Undesignated landscape and features: some distinctive landscape characteristics: few landscape detractors. A relatively common receptor in fair condition. A landscape receptor with a moderate level of sensitivity to disturbance or change in character due to the development proposals. Some potential for substitution or replacement.
Low	Undesignated landscape and features: few distinctive landscape characteristics: presence of landscape detractors. A common receptor in poor condition. A landscape receptor with limited sensitivity to disturbance or change in character due to the development proposals. Clear potential for substitution or replacement.
Very Low	Undesignated landscape and features: absence of distinctive landscape characteristics: presence of many landscape detractors. A common receptor in very poor condition. A landscape receptor with very limited sensitivity to disturbance or change in character due to the development proposals. Good potential for substitution or replacement.

A magnitude of change is determined through consideration of Scale of Change, Geographical Extent/Duration and Reversibility particular to each receptor and effect.

Table 2 depicts the judgment criteria used in the assessment for which a magnitude of change effect as a consequence of the development.

Table 2: Landscape Receptor of Change Criteria

Category	Definition
Very High	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. Large scale effects influencing several landscape types or character areas.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the of the existing landscape. Effects at the scale of the landscape type or character areas within which the proposal lies.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape. Effects within the immediate landscape setting of the site.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may not be uncharacteristic within the existing landscape. Effects at the site level (within the development itself)
Very Low	Barely discernible loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements not uncharacteristic within the existing landscape. Effects only experienced on parts of the site at a very localised level.

Visual Receptor Sensitivity

The degree of effect to which a particular view can accommodate change arising from a particular development, without detrimental effects would typically include sites affected by value such as heritage asset classification or planning designations.

Visual receptors are susceptible to change mainly as a function of either the occupation or activity of people observing a view aspect from a particular location as well as the extent to which a person's attention or interest may be focused on a particular view and the visual amenity they experience at/from that particular location.

Table 3 provides a scaled indication of the Visual Receptor Sensitivity criteria for the appraised value of the receptor and its susceptibility to the type of proposed change/development.

Table 3: Visual Receptor Sensitivity

Category	Definition
Very High	Designed view to or from a heritage / protected asset. Key protected viewpoint e.g. interpretive signs. References in literature and art/or guidebooks and tourist maps. Protected view recognised in planning policy designation [LEP, DCP, DOP]. Views from the main living space of residential properties, state public rights of way e.g. bush trails and state designated landscape feature with public access. Visitors to heritage assets of state importance.
High	View of clear value but may not be formally recognised e.g. framed view of high scenic value from an individual private dwelling or garden. It may also be inferred that the view is likely to have value e.g. to local residents. Views from the secondary living space of residential properties and recreational receptors where there is some appreciation of the landscape e.g. golf and fishing. Local public rights of way and access land. Road and rail routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. People engaged in outdoor sport where an appreciation of the landscape has little or no importance e.g. football and soccer. Road users on main routes (Motorway/Freeway/Highway) and passengers on trains.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Road users on minor roads. People at their place of work or views from commercial buildings where views of the surrounding landscape may have some importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.

For visual receptors identified as relevant, defined factors are further evaluated. A magnitude of change is appraised in accordance with the categories defined in Table 4.

Table 4: Visual Receptor Magnitude of Change Criteria

Category	Definition
Very High	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view. Direct views at close range with changes over a wide horizontal and vertical extent
High	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a noticeable horizontal and or/vertical extent.
Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Low	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component. Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Very Low	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation. Long range views with a negligible part of the view affected.

Significance of the Impact

For each receptor type, the sensitivity of the location is combined with the appraised magnitude of change to determine a level of effect on the particular receptor. The level of effect is assessed by combining the sensitivity and magnitude at each receptor in accordance with the matrix in Table 5.

Table 5: Significance of the Impact

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

Appraisal of sensitivity where the overall effects are predicted to be moderate or higher (Tan shading) will result in a prediction of significant effect for Significance of Impact. Remaining effects will be of no significance.

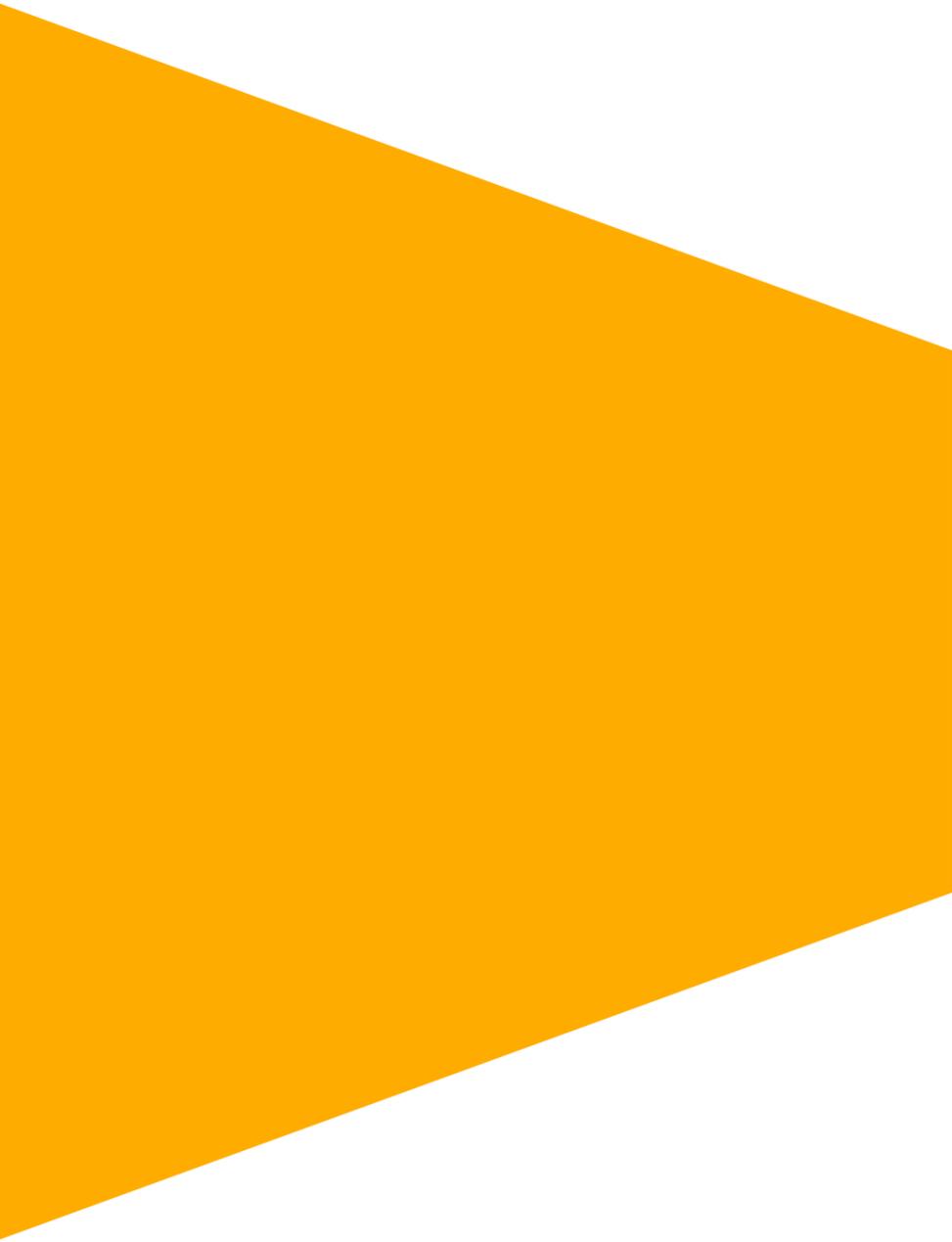
However, on occasions, other parameters may arise and this could result in further appraisal and assessment for significance of impact. A determination for overall change in the view or effect upon the landscape receptor for significance will be applied and, where required, will be appropriately explained in the assessment.

ASSESSMENT OF VISUAL IMPACT

The visual impact from the key receptors has been assessed on the basis of the criteria previously described in this report. The visual receptors appraised to have the highest sensitivity to the development are considered to be as follows:

- Viewpoint 1: Top of Unit complex 5 Marlene Crescent
- Viewpoint 2: Top of Unit complex 9 Davidson Street
- Viewpoint 3: Top of Building 27 Davidson Street

Views at a variety of distances from the site have also been considered, however it is noted that the site is surrounded to the north and east by the Sydney Metro Freight Railway Line. This provides a barren distance barrier between Strathfield Gold Course to the north and from Centenary Drive to the east. Medium density development is also noted to the east of Centenary Drive but this has not been proposed as a significant Vantage Point across Centenary Drive and the Sydney Metro Freight Railway Line.

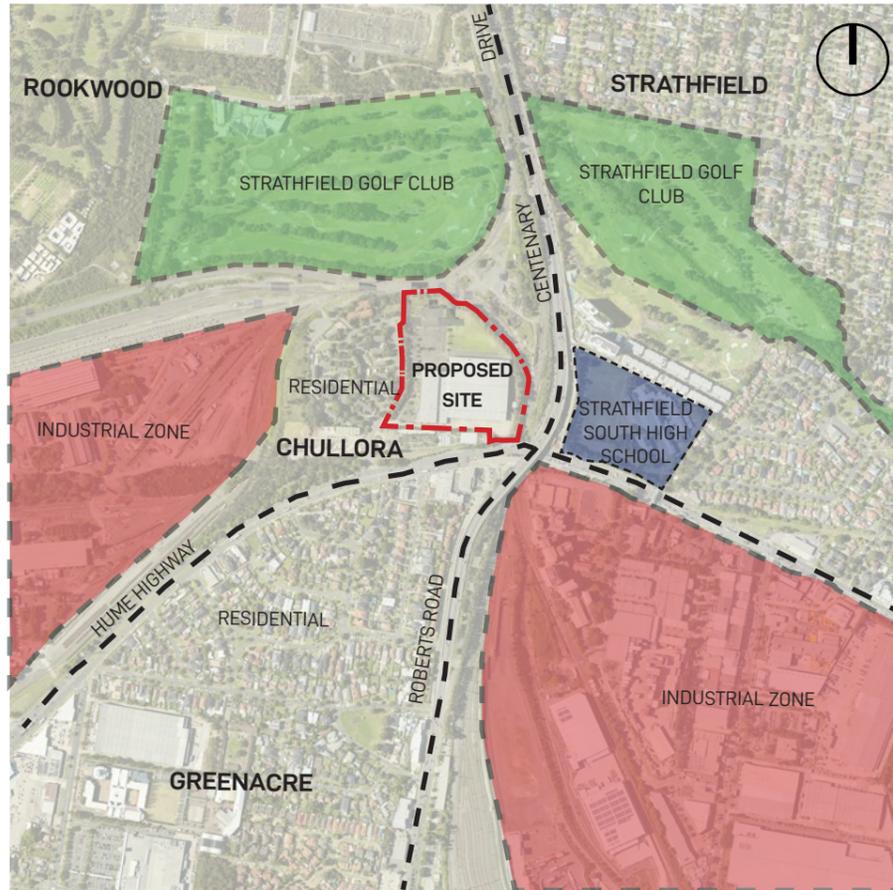


C

An architectural rendering of a modern, multi-story building with a prominent cantilevered upper floor. The building features a mix of materials, including light-colored panels and dark window frames. A large, bright yellow graphic element, resembling a stylized arrow or a large 'L' shape, is positioned on the right side of the image. The scene is set outdoors with a clear sky and some landscaping in the foreground.

THE SITE AND ITS CONTEXT

SITE CONTEXT



Local Context (Image Source: METROMAP)

Site Location and Description

The proposed industrial development site is located on the North of Greenacre Precinct, Davidson St Greenacre NSW. The site is zoned IN1 - General Industrial in Bankstown Local Environmental Plan and Strathfield Local Environmental Plan.

The total site area is 4.72 hectares which includes 5,127m² (10.84%) landscape area, 2.57 hectares warehouse built up area.

Local Context

The North, East and Southern border of the site is zoned under SP2 (Infrastructure Zone) with access to the site from Hume Highway along the South border. The Medium density Residential area R is located on the western side of the site boundary.



STRATHFIELD GOLF CLUB (IMAGE SOURCE: GOOGLE STREET VIEW)



STRATHFIELD SOUTH HIGH SCHOOL (IMAGE SOURCE: GOOGLE STREET VIEW)

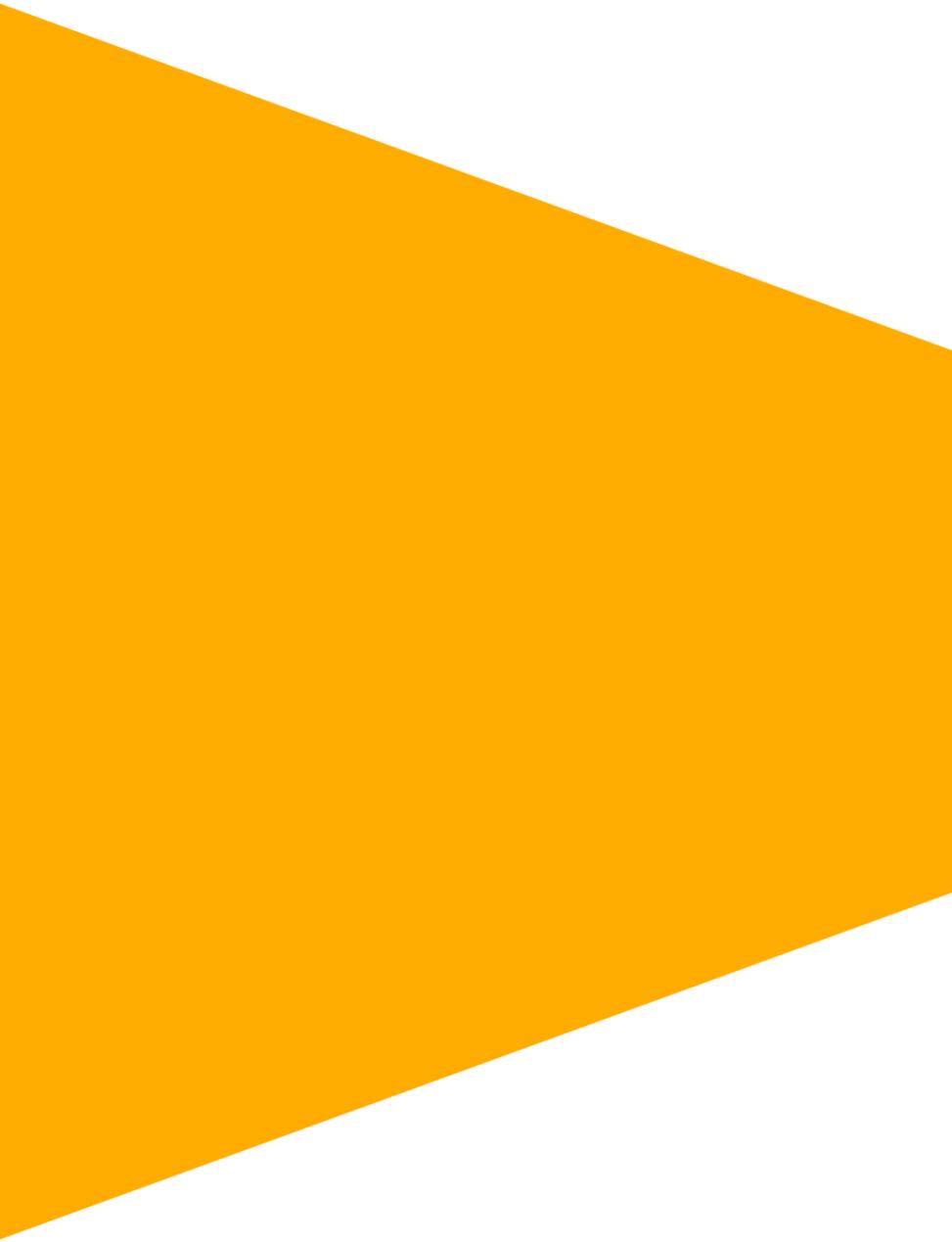


STRATHFIELD SOUTH HIGH SCHOOL (IMAGE SOURCE: GOOGLE STREET VIEW)



HUME HIGHWAY (IMAGE SOURCE: GOOGLE STREET VIEW)





D



VISUAL ANALYSIS

VIEW POINT 1 (NO. 5 MARLENE CRESCENT)



Key Plan (Image Source: METROMAP)

View Point 1

GPS Location : 33°53'0.966 S 151°3'57.134 E

Altitude: 16 metres above ground level

Visual Description

This view has been taken from the top of the residential unit complex at 5 Marlene Crescent. It is representative of receptors of both private and public receptors. These would include people visiting the park, living in the unit complex, motorists and pedestrians along the road and footpath at the northern end of the proposed development. It is a close representation of views from side-facing properties along Marlene Crescent at the intersection with Davidson Street at its Northern end.

Sensitivity

The current view comprises distant high tension wire metal towers together with views of the current warehouse and a group of high rise unit complexes to the east. There is a medium understorey of relatively advanced tree planting along Davidson Street, Marlene Crescent and in Marlene Reserve. Public visual view of the proposal from the park at ground level is limited. The proposed development is relatively distant at this location. People activity in the park as well as pedestrian activity and motor vehicle activity in the area were assessed as minimal at the time of the Ground Ink site investigation. Therefore, sensitivity of this viewpoint is considered LOW.

Magnitude of Change

The magnitude of the proposal in this view is considered MEDIUM due to the following:

The distant high tension wire metal towers and high rise unit complexes are partially more obscured than current.

With the loss of some green vegetation on site at the centre of the development, there is a slightly increased view at this raised point of the lower and upper level of the building proposal. However, overall, the view continues to be a major green influence over the complete visual landscape impression which is largely dominated by the advanced tree planting along Davidson Street, Marlene Crescent and within Marlene Reserve.

The proposed development constitutes only a slightly increased component of the development view which would most likely be missed by a casual receptor.

Conclusion

The visual impact for View Point 1 is assessed as MINOR. This represents the combination of the sensitivity and magnitude of impact.

Significance of the Impact

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

VIEW POINT 1



Existing Photo

MARLENE RESERVE

DAVIDSON ST

2-6 DAVIDSON ST



Proposed Photomontage

VIEW POINT 2 (NO. 9 DAVIDSON STREET)



Key Plan (Image Source: METROMAP)

View Point 2

GPS Location : 33°53'3.84 S 151°3'58.168 E

Attitude: 19 metres above ground level

Visual Description

This view has been taken from top of Unit complex 9 Davidson Street. It is representative of both private and public receptors. These would include people living in the unit complex, motorists and pedestrians along road and footpath at the western side of the proposed development. It is a close representation of views from front-facing properties along Davidson Street.

Sensitivity

The current view comprises distant high tension wire metal towers, a current layered warehouse, a pole tower and a unit complex to the east of the site. The proposed development maintains an overall similar horizon view context. The slight increased building content to the south east and north east does result in a minor loss of existing vegetation however the overall vegetative components along Davidson Street are to be retained creating a mitigating visual buffer. Pedestrian and motor vehicle activity in this area were assessed as minimal at the time of the Ground Ink site investigation. Overall, the existing industrial character with landscape detractors including existing warehouses, offices, unit complexes and pole towers with minimal private and public activity indicate that the sensitivity of this viewpoint is LOW.

Magnitude of Change

The magnitude of the proposal in this view is considered MEDIUM due to the following: The landscape detractors of distant high tension wire metal towers and unit complexes are partially more obscured than current. Despite the loss of some existing vegetation within the development, a majority of the vegetation along the streetscape of Davidson Street is to be retained creating a mitigating visual buffer. Overall, the view continues to be a major green influence over the complete visual landscape impression which is largely dominated by the advanced tree planting along Davidson Street, Marlene Crescent and within Marlene Reserve.

The proposed development is in keeping with the existing industrial character and constitutes a slight increase in building mass which would most likely be missed by a casual receptor.

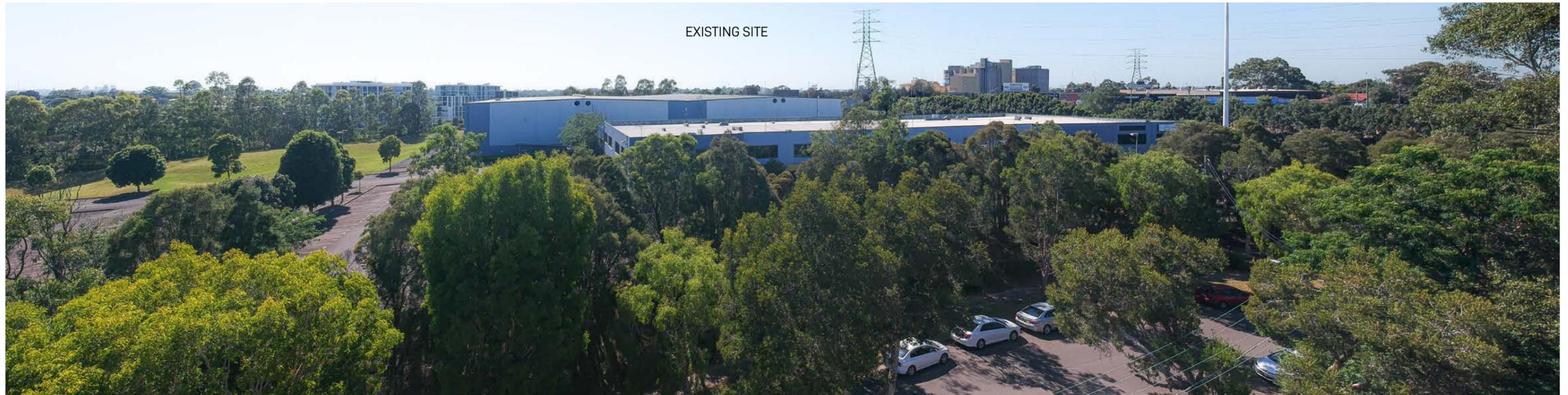
Conclusion

The overall visual impact for View Point 2 is assessed as MINOR. This represents the combination of the sensitivity and magnitude of impact.

Significance of the Impact

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

VIEW POINT 2



Existing Photo

DAVIDSON ST



Proposed Photomontage

VIEW POINT 3 (NO. 27 DAVIDSON STREET)



Key Plan (Image Source: METROMAP)

View Point 3

GPS Location : 33°53'8.205 S 151°3'56.584 E

Attitude: 15 metres above ground level

Visual Description

The view has been taken from the top of building 27 Davidson Street. It is representative of receptors of both private and public receptors. These would include motorists and pedestrians along the road and footpath at the southern end of the proposed development. It is a close representation of views from receptors entering from the Hume Highway approach to the Proposal.

Sensitivity

The current view appears relatively similar to the proposed view. Distant high tension wire metal towers remain as does the horizon view of Sydney to the North East. Although a slightly more prominent amount of warehouse and office building is apparent within the proposal, the impact of the view is minimised by the apparent similarity in the overall view as compared between existing and proposed. The vegetative component is similar in both views and is considered to have a significant physical absorption characteristic which harbours the slight increased visual impact from the slightly increased amount of building mass

No residential perception is evident from this vantage point as the inspection site is industrial. Public view of the proposal from the receptor site at ground level is limited to road and pedestrians but appears at ground level to be absorbed by a reduced width entry to the proposed development aligned with medium height and width vegetative growth. People activity in the area was assessed as minimal at the time of the Ground Ink site investigation. Therefore, sensitivity of this viewpoint is considered LOW.

Magnitude of Change

The overall view between existing and proposed is considered comparable. The magnitude of the proposal in this view is considered MEDIUM due to the following:

- There is slight loss of green vegetation on site at the south of the development, however existing trees provide green buffer to the proposed building.
- There is also some increased building seen to the north of the site from this perspective with a loss of green vegetative component. Overall, the view continues to be at a low level and is not seen to influence the horizon characteristic between the views.

It is considered that the overall scene will see a slight extra building mass from this perspective but the overall visual scene will blend to the existing and not be majorly perceptible due to the overall similarity in horizontal effect.

The proposed development constitutes only a slightly increased component of the development view which would most likely be missed by a casual receptor.

Conclusion

The visual impact for View Point 3 is assessed as MINOR. This represents the combination of the sensitivity and magnitude of impact.

Significance of the Impact

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

VIEW POINT 3



Existing Photo

DAVIDSON ST

36 DAVIDSON ST



Proposed Photomontage

VIEW POINT 4 (MARLENE RESERVE)



Key Plan (Image Source: METROMAP)

View Point 4

GPS Location : 33°53'1 S 151°3'57 E

Altitude: 1.8 metres above ground level

Visual Description

This view has been taken from the existing recreational Marlene Reserve. It is representative of receptors of both private and public receptors. These would include people visiting the park, living in the unit complex, motorists and pedestrians along the road and footpath at the northern end of the proposed development. It is a close representation of views from side-facing properties along Marlene Crescent at the intersection with Davidson Street at its Northern end.

Sensitivity

The current view comprises of an open turfed space with established native Eucalypt trees along the Davidson Street and around the perimeter of the turf space. Public visual view of the proposal from the park at ground level is limited due to the established canopy trees and dense understorey of shrubs and smaller tree specimens. The proposed development is relatively distant at this location. People activity in the park as well as pedestrian activity and motor vehicle activity in the area were assessed as minimal at the time of the Ground Ink site investigation. Therefore, sensitivity of this viewpoint is considered MEDIUM.

Magnitude of Change

The magnitude of the proposal in this view is considered MEDIUM due to the following:

With the loss of some green vegetation on site at the centre of the development, there is a slightly increased view at this raised point of the lower and upper level of the building proposal. However, overall, the view continues to be a major green influence over the complete visual landscape impression which is largely dominated by the advanced tree planting along Davidson Street, and to the perimeter of Marlene Reserve.

The proposed development constitutes only a slightly increased component of the development view which would most likely be missed by a casual receptor.

Conclusion

The visual impact for View Point 1 is assessed as MINOR. This represents the combination of the sensitivity and magnitude of impact.

Significance of the Impact

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

VIEW POINT 4



Existing Photo

MARLENE RESERVE

DAVIDSON ST

2-6 DAVIDSON ST



Proposed Photomontage



E

An architectural rendering of a modern, multi-story building with a prominent red frame around the upper level. The building features large windows and a brick-patterned facade. In the foreground, there is a paved area with yellow markings and a small landscaped area with plants. A large, solid yellow graphic shape is overlaid on the right side of the image. The word "CONCLUSION" is centered in the image in a bold, black, sans-serif font.

CONCLUSION

SUMMARY

This Visual Impact Assessment Report has viewed and appraised the sensitivity and magnitude of the proposed development upon the local landscape from specified vantage locations.

The visual impacts as assessed from these viewpoints annexing the site result in what are considered MINOR impacts. There is some minimal urban viewing of the proposal configuration from the west with a lesser to zero attention from the north, east and south.

Where visible from the west, particularly in Marlene Crescent and Davidson Street, the proposal is seen to be consistent with the existing eastern industrial character. Although the proposal is slightly more elevated and expanded, generous setbacks remain with continued location of car parking, open space and greenery. The newly proposed plantings of trees and shrubs are expected to physically absorb this proposed development into a visually acceptable character not particularly indifferent to the current views.

The proposed architectural design assists to blend the proposal into the current industrial setting and has assisted in making the concept visually blended.

