

# LANDSCAPE AND VISUAL IMPACT ASSESSMENT REPORT

**SYDNEY FLIGHT TRAINING CENTRE**

**28-30 BURROWS ROAD, SYDNEY 2044**



**HABIT8**

Landscape Architecture & Urbanism

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**LOGOS Development Mgmt. Pty Ltd**

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## **1.0 - Introduction**

### **1.1 Project Background**

The application this Landscape and Visual Impact Assessment (LVIA) relates to seek approval for the development of a 3-storey flight training facility, including internal driveway, hard stand and carpark areas, and associated earthworks and landscaping.

### **1.2 This Report and Author**

Habit8 have been commissioned by Proponent.

Habit8 Pty Ltd has also prepared the Landscape Design drawings. These documents detail mitigation and design responses which were formed as a result of this assessment and should be read in conjunction with this report. The report author (David Vago) is a landscape architect with 24 years experience registered with the Australian Institute of Landscape Architects. (AILA)

## 2.0 – Methodology of Assessment

### 2.1 Guidelines

The following best practice guidance has been used as the basis for the LVIA:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition (LI/IEMA 2013);

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity. Changes may result in adverse (negative) or beneficial (positive) effects.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement and quantifiable factors wherever possible, and is based on clearly defined terms (refer to glossary).

As stated in paragraph 1.20 of the GLVIA:

"The guidance concentrates on principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not follow a detailed 'recipe' that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances."

### 2.2 Computer Generated Visualizations

Photomontages have been prepared to create "simulated" views of the proposed development. Although these do not claim to exactly replicate what would be seen by the human eye, they provide a useful tool in analyzing potential visual impacts from receptor locations.

These have presented in this report as before and after images on the same sheet for ease of comparison. The computer-generated images also include landscape mitigation at a mature age of 15 years. The assessment undertaken at Year 15 assumes that such proposals have the opportunity to grow and become effective. For the purposes of most LVIAs Year 15 effects are also taken to be the 'residual effects' of the development. Residual effects are those which are likely to remain on completion of the development and are to be given the greatest weight in planning terms.

### 2.3 Sensitivity of the Landscape Resource

A number of factors influence professional judgement when assessing the degree to which a particular landscape receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the value attached to the receptor determined at baseline stage and the susceptibility of the receptor to the type of change arising from the development proposal.

The table below provides an indication of the criteria by which the sensitivity of any landscape receptor is determined by combining judgements of the value of the receptor and its susceptibility to the type of change or development proposed. A degree of professional judgement applies in arriving at the sensitivity for receptors. Wherever sensitivity is judged, the specific combinations of factors that have influenced that judgement are described. The table has been adapted from the GLVIA with terms used as more appropriate for assessment of Australian landscape.

Table: Landscape Receptor Sensitivity Criteria

Category	Landscape Receptor Criteria
<b>Very High</b>	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.
<b>High</b>	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.
<b>Medium</b>	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.
<b>Low</b>	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.
<b>Very Low</b>	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.

The magnitude of change is determined through a range of considerations particular to each receptor and effect. In line with the GLVIA, the three main attributes considered are:

1. Scale of Change
2. Geographical Extent
3. Duration and reversibility

The table below provides an indication of the criteria by which the magnitude of change as a result of the development proposed upon a landscape receptor is judged within this assessment. These criteria provide a framework for assessment, and final conclusions are reached through clear and transparent use of reasoned professional judgement, taking into account a range of factors as described above.

Table: Landscape Receptor of Change Criteria

Category	Definition
<b>Very High</b>	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.
<b>High</b>	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.
<b>Medium</b>	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 of the existing landscape. Effects within the immediate landscape setting of the site.

<b>Low</b>	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)
<b>Very Low</b>	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 localized level.

## 2.4 Visual Receptor Sensitivity

Factors which influence professional judgment when assessing the degree to which a particular view can accommodate change arising from a particular development, without detrimental effects would typically include:

- Judgements of value attached to views take into account recognition of the value attached to particular views e.g. heritage assets or through planning designations
- Judgements of susceptibility of visual receptors to change is mainly a function of the occupation or activity of people experiencing the view at particular locations; and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

Typically, sensitivity of visual receptors may be judged to be very high, high, medium, low or very low. Definitions of these indicative categories as appropriate to this assessment are set out in the table below.

Table: Visual Receptor Sensitivity

<b>Category</b>	<b>Definition</b>
<b>Very High</b>	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 recognized 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.
<b>High</b>	View of clear value but may not be formally recognized 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.
<b>Medium</b>	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.
<b>Low</b>	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.
<b>Very Low</b>	View affected by many landscape detractors and unlikely to be valued. People at their place of work or other locations where the views of the wider landscape have little or no importance.

For the visual receptors identified, the factors above are examined and the findings judged in accordance with the indicative categories below in the table to determine the magnitude of change.

Table: Visual Receptor Magnitude of Change Criteria

Category	Definition
<b>Very High</b>	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.
<b>High</b>	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.
<b>Medium</b>	The proposed development will form a new and recognizable element within the view which is likely to be recognized by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
<b>Low</b>	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.
<b>Very Low</b>	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.

## 2.5 Significance of the Impact

For each receptor type, the **sensitivity** of the location is combined with the predicted **magnitude of change** to determine the level of effect on any particular receptor. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in the table below:

	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

In all cases, where overall effects are predicted to be moderate or higher (shaded grey), this will result in a prediction of a significant effect in impact terms. All other effects will be not significant.

In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view or effect upon landscape receptor will be significant or not and, where this occurs, it is explained in the assessment.

Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, Ground Ink will exercise objective professional judgement in assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

## 2.6 Site Inspection and Photographic Recording

The consultant team carried out a site inspection to verify the results of desktop study and to evaluate the existing visual character of the area. Locations were identified that would potentially be subject to visual

impacts from the Proposal. **Photographs were taken by Habit8 from key viewpoints. This information was later used to create the photomontages.**

## 2.7 Visualization of the Development

Habit8 were engaged to create 3D CGI's using the digital three-dimensional model in Trimble SketchUp, this was then rendered using Photoshop. The model included all aspects of the proposed development combined with the landscape design and mitigation proposed by Habit8.

Views were generated from the model that matched the camera positions of photographs taken from the key viewpoints. The photograph was taken from an RL calculated on the height of the camera at 2m above the existing ground level. The 3D model was then combined with the photographs to create simulated views of the proposal.

## 2.8 Assessment of Visual Impact

The visual impact from the key receptors has been assessed on the basis of the criteria described in Section 2.4. This report focuses on the visual receptors judged to have the highest sensitivity to the development, these are:

- **The structure dwellers, motorist and pedestrians along Gardeners Rd and Campbell Road**

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, east, south and west by IN1 (General Industrial) zoned area in the current NSW Land Zoning Map. It is expected that the R2 zoned areas (Low Density Residential) residential properties north west of the site will have **negligible/none** visual impact significance.

Some facilities at higher elevations on nearby business parks and mixed-use areas may experience glimpses towards the development however the magnitude of change for such buildings is likely to be **very low** due to the distance from the proposed site and the existing industrial character. The significance of the visual impact from these properties is judged to be **negligible**.

Refer to section 8.0 for the visual impact assessment from the key receptors.



### 3.0 - The Site and Environs

The site is located at 28-30 Burrows Rd St Peters NSW 2044, more formally described as Lot 2/DP212652 & Lot 15/DP32332. The subject site comprises two (2) allotments located on the southern side of Burrows Road, within the Greater Sydney Area (LGA), and is zoned IN1 General Industrial, pursuant to the Sydney Local Environmental Plan 2012.

The site location is shown in Figure 1.



Figure 1 – Site location (Source: nearmap.com.au)

The subject site exhibits an area of 0.79ha and is located in the suburb of St. Peters. It has a primary frontage of 123m to Burrows Rd to the north. Vehicular access is currently at the eastern side of the site along Burrows Rd. In its existing state, the subject site is comprised of two one-storey brick office / warehouse building. The subject site is closely located to the St Peters Interchange (WestConnex) which incorporates major flyovers and the future Sydney Gateway that connects Sydney Airport to the interchange. The subject site is serviced by road infrastructure including Burrows Road, Campbell Road, and Gardeners Road.



Figure 2 – Lots

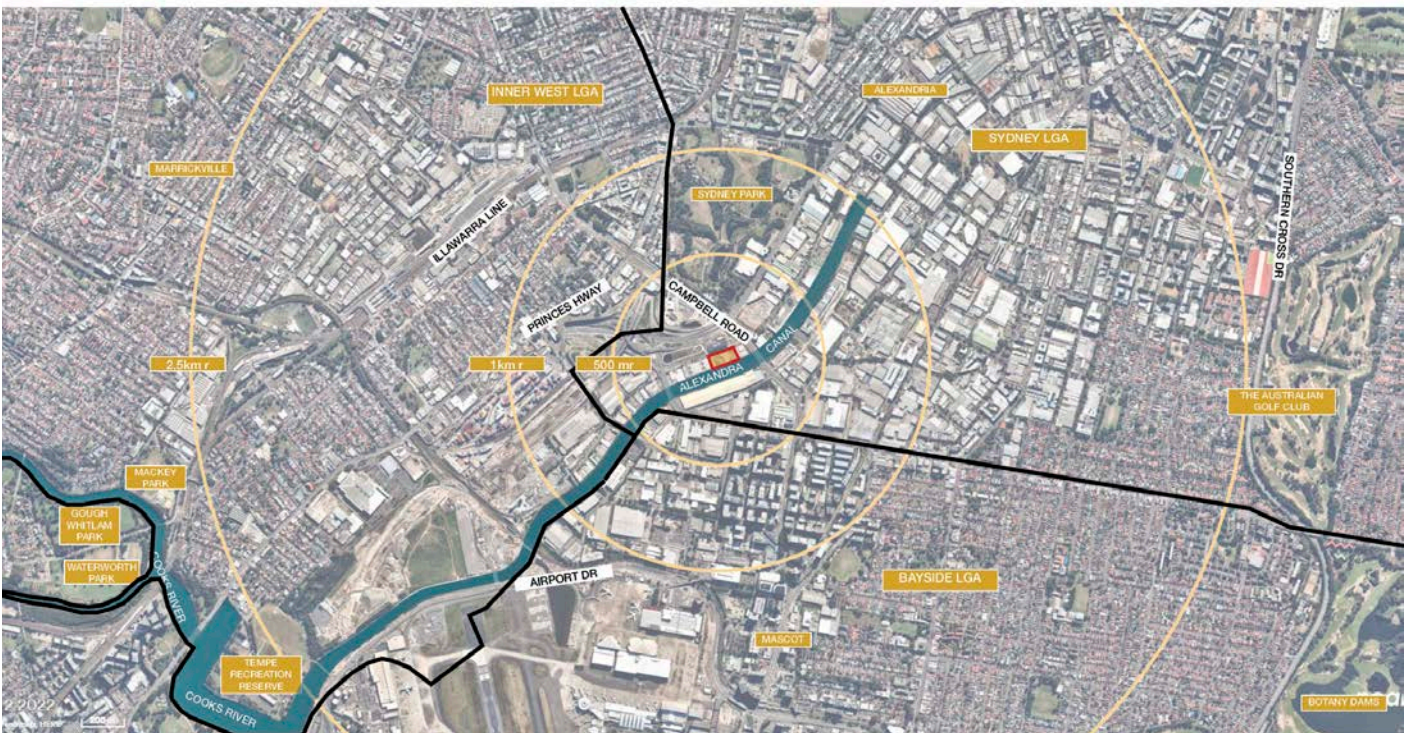


Figure 3 – Regional Context

### 3.1 Context

The development immediately surrounding the site is described in the following table:

Table 2 – Surrounding Development

<b>Lot</b>	<b>Features</b>
<b>South</b>	Alexandra Canal IN1 General Industrial Lands
<b>North</b>	Burrows Rd IN1 General Industrial Lands
<b>East</b>	IN1 General Industrial Lands Campbell Rd
<b>West</b>	IN1 General Industrial Lands Gardeners Rd

Table 1: Site Description

<b>ADDRESS</b>	<b>TITLE</b>
28-30 Burrows Road, St Peters NSW 2044	Lot 15/DP32332
28-30 Burrows Road, St Peters NSW 2044	Lot 2/DP212652

## 4.0 – Baseline Description

### 4.1 Planning Context



Figure 5 – Site Zoning

## 4.2 Landscape Character

The development site's baseline can be described as an industrial and storage facility. The existing consolidated site has multiple vehicular entry/exit points, an auto mechanical services and taxi base warehouse. The site is relatively flat, sloping towards Alexandra Canal.

The site is not accessible for public use or recreation.

## 4.3 Sensitivity of the Landscape

There are no current statutory designations within the LEP which attribute Landscape or Environmental value to the site.

The site is surrounded within its 2.5km radius with business parks, mixed-use areas, parks and landscape corridors, low density residential areas and transportation hubs – Alexandra Canal and Sydney Airport on the southern side, Tempre Recreation Reserve and Cooks River on the south west side, WestConnex on the north west side, Sydney park on the north side, The Australian Golf Club on the eastern side.

A local value may be held by some visual receptors with high sensitivity to the site along Burrows Road, and passing pedestrians and motorists of **medium sensitivity**. These views are likely to be based on perceptual aspects such as wildness, tranquility, land use and green open space. The site is privately owned and therefore does not add any recreational benefit to the community. The character of the adjacent sites is generally **IN1 – General Industrial**.

A number of canopy trees will be planted in the north and south setbacks. Almost all planting within the development is proposed to be native with a large proportion of endemic species.

The conclusion drawn from the analysis above suggests the sensitivity of the landscape to be **low**.

### 4.3 Key Views – Receptor Locations

The symbols and numbering on the following map indicate the locations from viewpoints close to nearby sensitive residential receptors and significant vantage points within the surrounding public domain. The most visual sensitive receptors are those along Gardeners Rd and Campbell Rd. Photomontages from eye level, car level and 8m high level have been generated to represent as closely as possible views from these receptor locations. Refer to the visual impact assessment at Section 8.0 of this report and the corresponding viewpoints A to F.

**Figure 6 – Visual Receptor Locations**



## 5.0 – Development Proposals

### 5.1 Built Elements

The proposal consists of a flight training centre. Building height has been set at 16.815m (RL 20.515) of the ridge from floor level.

### 5.2 Materials

The following extract has been taken from the Architectural Design drawing package:

External building facades for the main building are mix of precast concrete dado panels in varying heights, concrete rendered masonry, colorbond steel metal claddings in off-white, light grey and dark grey colours, and glazed wall with colourback glass.

The use of precast concrete paneling provides a neutrally coloured appearance to the development. Refer to section 6.0 Visual Assessment for further description of materials and finishes from visual receptor locations.

No dominant bright colours aside from the logo (signage) are proposed with the building form which could potentially draw attention to the development from visual receptors. The dominance of the materiality will become less apparent in year 15 when landscape is expected to be at full maturity within the setback zones.

### 5.3 Floor Levels

Flight Training Centre	3.70
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#### 5.3.1 Ridge height Levels

Flight Training Centre	20.515
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### 5.4 Site access & parking

Access for vehicles to the flight training centre will be from Burrows Road. Loading hardstand and waste storage areas are screened from street fronts by the building form and landscaping setbacks. Carparking flanks the building at the southern side of the development.

### 5.5 Setbacks

Building setbacks follow or exceed the required setback along street frontages. Side and rear setbacks vary and allow for fire truck access around buildings as required by BCA requirement for Large Isolated buildings. Landscape buffer zones widths for streets are as follows:

Burrow Road	3m
Alexandra Canal	10m

## **5.6 Lighting**

Lighting is to be provided with a combination of light poles and building mounted lighting around the site for on-site security and safety. Lighting is to be positioned to shine inwards onto the site minimizing light spillage onto adjoining properties. The layout of the buildings and loading areas along with the distance of the proposed development site will ensure that residential properties to the far north west side of the site will not be affected.

## **5.7 Signage**

Signage will be considered on an Estate wide basis such that there will be consistency in materials and finishes of the signs across the Estate. Signage will be a combination of building mounted signage for individual buildings, and estate and tenant identification signage in landscape setbacks, driveway entries, and at building entries



## 6.0 Landscape Strategy, Design and Mitigation

### 6.1 Potential effects of the development

It has been established in section 4.3 that the **sensitivity of the landscape is low** and the ability of the site to accept the proposal is judged to be appropriate. From baseline study it is apparent that views close and across the development site are of greater importance than those views from the wider landscape, therefore the greatest impact would be most prominent from the properties across Burrows Road.

The nearest residential properties to the site are around 630m north west may catch glimpses over the development and horizon beyond, however it is considered too far experience such impact.

The design of the setbacks recognizes the need to provide significant mitigation to surrounding lots in the form of dense canopy tree planting together with a large shrub and groundcover understory. This should help to soften the appearance of the development from the most highly sensitive receptors. It can be argued that the landscape will be enhanced by the introduction of new landscape setback areas that currently don't exist. Refer to Habit8 documentation for further details.

Photomontages of the development from Burrows Road are assessed in section 8.0 of this report. These demonstrate a view at approximately year 15 of the development, this is when planting is expected to reach maturity and become most effective at screening the development.

### 6.2 Detailed Landscape Proposals

Please refer to Landscape Design Report for more information. Detailed landscape documentation shall be prepared at the next stage of the approval process.

# LANDSCAPE MASTERPLAN



Figure 7: Landscape Masterplan

## 7.0 Landscape Impact Assessment

The sensitivity of the landscape has been assessed within the baseline to be **very low** (see section 4.0). From understanding the development proposals, mitigation and the existing industrial character of adjacent landscape, the receptor of change is considered to be **medium** and the magnitude of change is judged to be **medium**. There will be some impact to the existing site character from, but the introduction of this development typology is not uncharacteristic of the context in which it will sit. The significance of impact therefore is judged to be **minor**.

## 8.0 Visual Impact Assessment

### 8.1 Viewpoint A

#### Viewing Location

Along Gardeners Rd Offramp, above Burrows Rd (looking east)

Photomontage Figure

#### Figure 8

Approx. RL 10.00

#### Visual Description

Approx. Viewing Distance from Site Boundary

215m

Prominence of the development

Viewed at approx. RL 12.00, looking East.

#### Visual Sensitivity

**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.

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.

#### Magnitude of Change

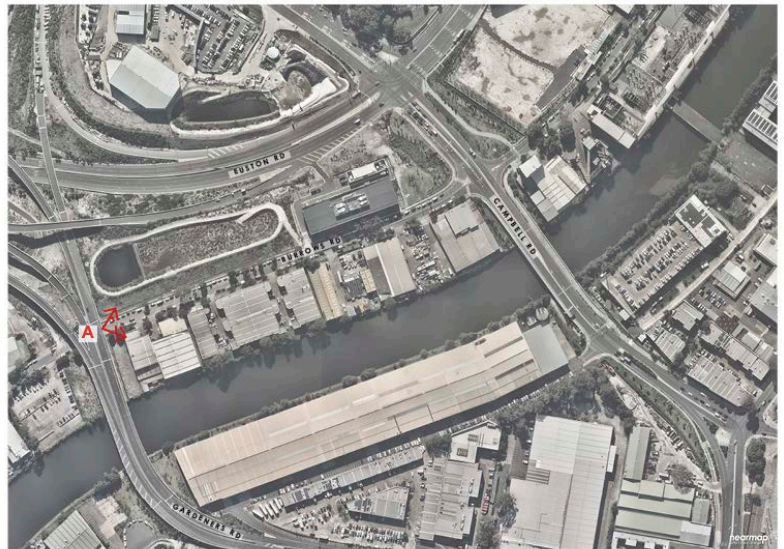
**Very Low.** Barely discernible loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements not uncharacteristic within the existing landscape. Effects only experienced on parts of the site at a very localized level.

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 Impact

The significance of the impact for adjacent industrial buildings, offices, motorists, cyclists and pedestrians would be **negligible/none** due to the distance and infill development separating this view and the proposed development and large scattered trees in the foreground.

**Figure 8 – Existing Baseline & Photomontage**



**KEYPLAN**



**Baseline photo**



0 Year



15 Years

## 8.2 Viewpoint B

### Viewing Location

Along Gardeners Rd Offramp, above Alexandra Canal (looking east)

Photomontage Figure

### Figure 9

Approx. RL 10.00

### Visual Description

Approx. Viewing Distance from Site Boundary

225m

Prominence of the development

Viewed at approx. RL 12.00, looking east towards the site

### Visual Sensitivity

**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. 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.

### Magnitude of Change

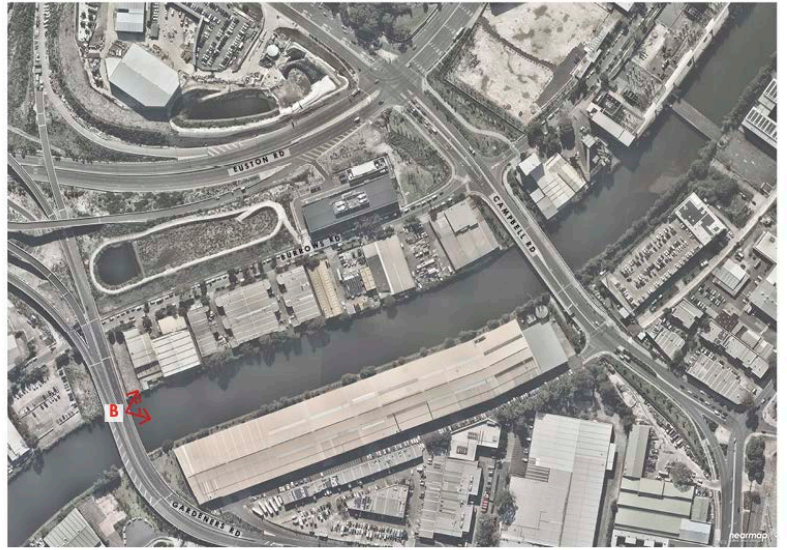
**Very Low.** Barely discernible loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements not uncharacteristic within the existing landscape. Effects only experienced on parts of the site at a very localized level.

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 Impact

The significance of the impact for adjacent industrial buildings, offices, motorists, cyclists and pedestrians would be **negligible/none** due to the distance and infill development separating this view and the proposed development and large scattered trees in the foreground

**Figure 9 View B– Existing Baseline & Photomontage**



**KEYPLAN**



**Baseline Photo**



**0 Year**



**15 Years**



### 8.3 Viewpoint C

#### Viewing Location

Photomontage Figure

Along Gardeners Rd Offramp (looking north east)  
**Figure 10**  
 Approx. RL 10.00

#### Visual Description

Approx. Viewing Distance from Site Boundary  
 Prominence of the development

230m  
 Viewed at approx. RL 12.00, looking north east

#### Visual Sensitivity

**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.  
 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.

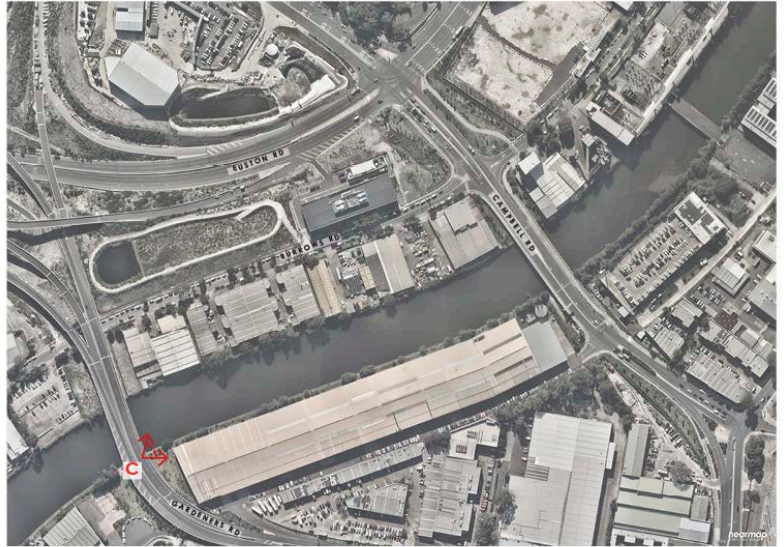
#### Magnitude of Change

**Medium** Receptor of change. 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 of the existing landscape.  
 Effects within the immediate landscape setting of the site.  
**Medium** Magnitude of change. The proposed development will form a new and recognizable element within the view which is likely to be recognized by the receptor. Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.

#### Significance of Impact

The Significance of Impact will be **Minor**. The proposed building is not uncharacteristic to this area and to the streetscape environment. The retention of existing trees and proposed tree planting will form a canopy screen similar and better than the existing buffer of trees.

**Figure 10 – Existing Baseline & Photomontage**



**KEYPLAN**



**Baseline Photo**



**0 Years**



**15 Years**

## 8.4 Viewpoint D

### Viewing Location

Photomontage Figure

Within Lot 102 53-57 Campbell Road (looking south)  
**Figure 11**  
 RL 4.00

### Visual Description

Approx. Viewing Distance from Site Boundary  
 Prominence of the development

45m  
 Viewed at approx. RL 6.00, looking south west towards the site.

### Visual Sensitivity

**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. 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.

### Magnitude of Change

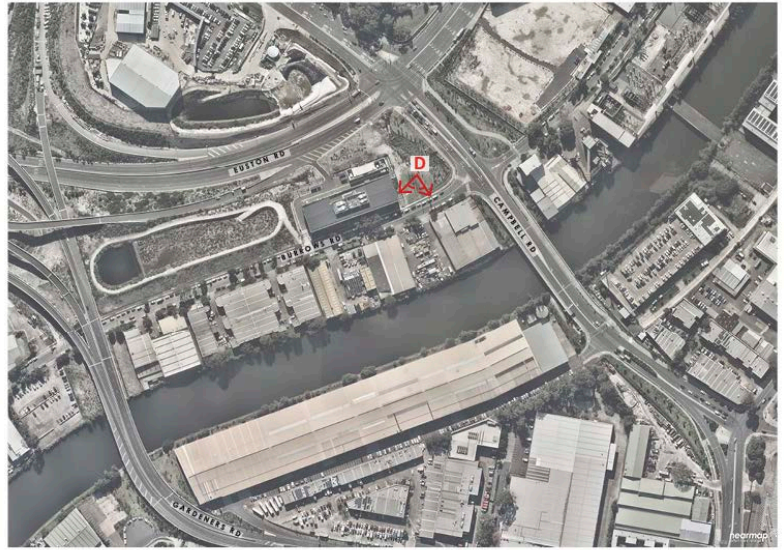
**Medium** Receptor of change. Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site.

**High** Magnitude of change. 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.

### Significance of Impact

The Significance of Impact will be **moderate / minor**. The proposed building is not uncharacteristic to this area and to the streetscape environment. The retention of selected existing trees and proposed tree planting will form a canopy screen similar and better than the existing buffer of scattered and sparse trees.

**Figure 11 View D– Existing Baseline & Photomontage**



**KEYPLAN**



**Baseline Photo**



0 Years



15 Years

## 8.5 Viewpoint E

### Viewing Location

Photomontage Figure

Along Campbell Rd, above Alexandra Canal (looking west)

### Figure 12

Approx RL 6.00

### Visual Description

Approx. Viewing Distance from Site Boundary

95m

Prominence of the development

Viewed at approx. RL 8.00, looking west towards the site.

### Visual Sensitivity

**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.

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.

### Magnitude of Change

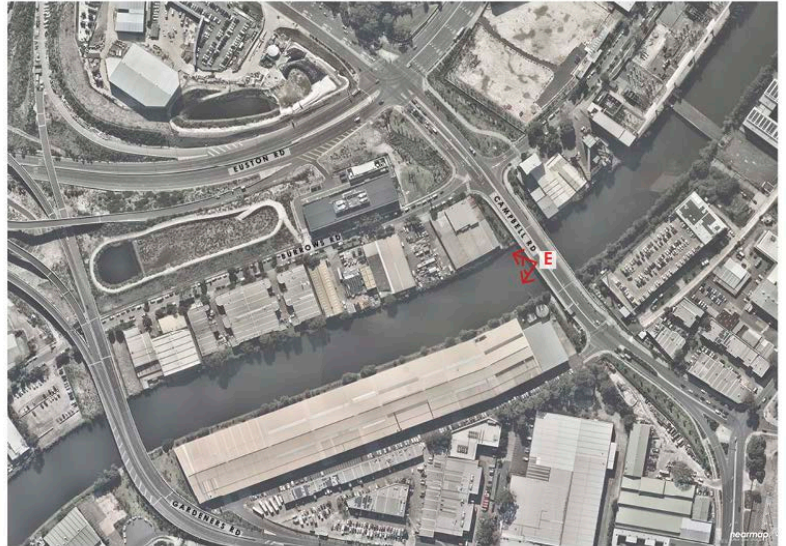
**Medium** Receptor of change. Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the of the existing landscape. Effects within the immediate landscape setting of the site.

**High** Magnitude of change. 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.

### Significance of Impact

The Significance of Impact will be **minor**. The proposed building is not uncharacteristic to this area and to the streetscape environment. The retention of select existing trees and proposed tree planting will form a canopy screen similar and better than the existing buffer of scattered and sparse trees.

**Figure 12- View E – Existing Baseline & Photomontage**



**KEYPLAN**



**Baseline Photo**





**0 Years**



**15 Years**

## 8.6 Viewpoint F

### Viewing Location

In front of Lot 102 53-57 Campbell Road  
(looking south west)

Photomontage Figure

**Figure 13**  
RL 4.00

### Visual Description

Approx. Viewing Distance from Site Boundary  
Prominence of the development

50m

Viewed at approx. RL 7.50, looking south west towards  
the site.

### Visual Sensitivity

**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. 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.

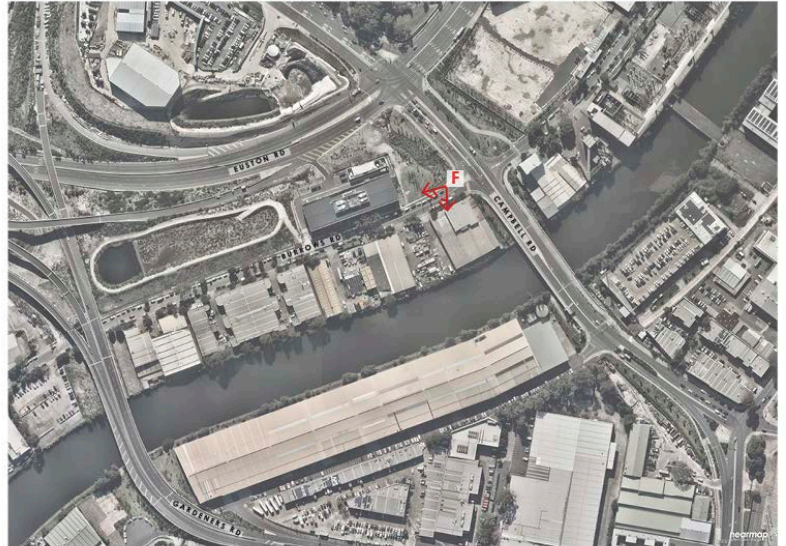
### Magnitude of Change

**Medium** Receptor of change. 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 of the existing landscape. Effects within the immediate landscape setting of the site.  
**High** Magnitude of change. 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.

### Significance of Impact

The Significance of Impact will be **moderate / minor**. The proposed building is not uncharacteristic to this area and to the streetscape environment. The retention of select existing trees and proposed tree planting will form a canopy screen similar and better than the existing buffer of scattered and sparse trees.

**Figure 13- View F – Existing Baseline & Photomontage**



**KEYPLAN**



**Baseline Photo**



0 Years



15 Years

## 9.0 Conclusions and Non-Technical Summary

The main purpose of this Landscape and Visual Impact Assessment is to address any visual impacts the proposed development may have on surrounding properties.

This Landscape and Visual Impact Assessment is a new report undertaken for the flight training centre along Burrows Rd with focus on the adjacent Campbell Rd and Gardeners Rd.

Although not the main focus of this report, the value of the site itself has been assessed based on the character and context in which it is currently located. It has been concluded that the significance of the impact upon the landscape at this project development on average to be **minor**. This is in part due to the surrounding character of the development already being heavily influenced by industrial development.

Through this report, it is concluded that the proposed development will cause a change in the view for a very small minority of properties. Road users' pedestrians, and cyclists have been identified as being impacted at a low level.

Views from adjacent industrial properties to the west, east and south, and the commercial / office building to the north of the site shall have views to the proposed development but are to be mitigated with tall native canopy trees, and screening shrubs and groundcovers are planted. Following maturity, these planted buffers will provide a dense screen to help to soften and screen the development.

The development proposes substantial landscape planting to offset the visual impact in the form of setbacks with dense tree and shrub planting. This will be most effective after 15 years for those receptors who experience direct views

Passing motorists, cyclists and pedestrians will also experience a **medium** change in view. However, Burrows Road is not on the major cycleway route and is not a street where walking is encouraged due to industrial truck movements and the lack of close by services and facilities.

As previously discussed within sections of this report, the development will be heavily landscaped in setbacks surrounding the site helping to soften and screen views for these users. It should also be noted that these users living along and/or traveling in north-south direction along Campbell Road and Gardeners Road currently experience views of the Alexandra Canal with adjacent industrial warehouses and landscape setbacks.

Wider reaching views to the site from residential areas located in the greater landscape north west of the site have also been considered, however the site is too far that makes viewing the site **negligible**.

## 10.0 Glossary of Terms

<b>Term</b>	<b>Definition</b>
<b>SEARs</b>	Secretary's Environmental Assessment Requirements
<b>GVLIA</b>	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
<b>LVIA</b>	Landscape and Visual Impact Assessment
<b>DPE</b>	Department of Planning and Environment
<b>LEP</b>	Local Environmental Plan
<b>DCP</b>	Development Control Plan
<b>Baseline</b>	The existing condition / character of the landscape or view as its current condition.
<b>Landscape Receptor</b>	The landscape of the development site
<b>Landscape Sensitivity</b>	How sensitive a particular landscape is to change and to ability accept the development proposals.
<b>Visual Receptor</b>	A group or user experiencing views of the development from a particular location.
<b>Visual Sensitivity</b>	The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects.
<b>Magnitude of Change</b>	The magnitude of the change to a landscape receptor or visual receptor.
<b>Significance of Impact</b>	How significant an impact is for a landscape or visual Receptor.
<b>Cumulative Effects</b>	Cumulative landscape or visual effects are the combined effects that arise through the interaction of two or more developments, whether of the same type or not.

# APPENDIX A: PLANTING PLAN

ISSUE	DATE	PURPOSE
C	26.09.22	SSDA SUBMISSION

**LEGEND**

- PROPERTY BOUNDARY
- CONCRETE EDGE  
Refer to Details
- 1800mm HT PALISADE FENCE  
To Architect's Details
- 2100mm HT SECURITY FENCE  
To Architect's Details
- PROPOSED TREE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PLANTING BED  
Refer Notes & Details
- TURF VERGE  
To Council Specifications

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CLIENT

## LOGOS

PROJECT  
SYDNEY FLIGHT TRAINING CENTRE  
28,30 BURROWS ROAD, SYDNEY 2034

DRAWING TITLE  
LANDSCAPE PLANTING PLAN

SCALE  
1:200 @ A1 / 1:400 @ A3

DRAWN  
KM

CHECKED  
DV

PROJECT NO. DRAWING NO. REVISION  
H8-22034 L-2001 C

LANDSCAPE ARCHITECT:



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