

# NEXTDC S4 DATA CENTRE HORSLEY PARK

PREPARED FOR  
**NEXTDC**  
JUNE 2024  
FINAL

**URBIS**

#### URBIS STAFF RESPONSIBLE FOR THIS REPORT:

---

**Director:** Jane Maze-Riley  
**Project Team:** Nicholas Sisam, Ashley Poon  
**Project Code:** P0048821  
**Reference:** S4 Horsley Park\_VIA  
**Version:** Rev A  
**Report Status:** FINAL  
**Date:** June

---

We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

© Urbis 2024

This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

[urbis.com.au](http://urbis.com.au)

## CONTENTS

---

### EXECUTIVE SUMMARY

<b>INTRODUCTION</b>	<b>5</b>
<b>VIA METHODOLOGY</b>	<b>9</b>
<b>BASELINE VISUAL ANALYSIS</b>	<b>13</b>
<b>VISUAL EFFECTS ANALYSIS</b>	<b>14</b>
<b>VISUAL IMPACT ASSESSMENT</b>	<b>35</b>
<b>CONCLUSION</b>	<b>37</b>
<b>APPENDIX</b>	<b>39</b>

# EXECUTIVE SUMMARY

- This Visual Impact Assessment has been prepared by Urbis on behalf of NEXTDC Limited to accompany a detailed State Significant Development Application (SSDA) for the S4 data centre development at 16 Johnston Crescent, Horsley Park. The site is legally described as Proposed Lot 305 in an approved (unregistered) subdivision of Lot 302 in Deposited Plan 1244594.
- This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-63741210).
- The site is located within IN1 (General Industrial) zoned land which is intended for a wide range of industrial and warehouse land uses. As such, the proposal is visually compatible with the anticipated likely visual character of the site and surrounding area.
- Views from the public domain are limited to transport corridors and as such, visual effects of the proposal with regard to viewing periods from the public domain are low, typically from moving viewing situations, and experienced for short periods.
- Views of the proposal from significant public recreation space are not possible.
- Analysis of 9 public domain photomontages found that:
  - The visual impact for the assessed viewpoints ranges from Low to Medium.
  - The proposal does not block views to any heritage items or areas of unique scenic quality.
- Views to the site and proposal from private domain dwellings in the wider visual catchment are limited due to intervening built form and vegetation.
- Clear views of the proposal are possible from dwellings immediately east of the site along a residential access road off Burley Road.
- Visibility of the proposal from dwelling further east decrease due to intervening vegetation and topography.
- Where views from dwellings east of the site are possible, they do not include the proposal and scenic or highly valued features in the same composition.
- On balance when all relevant matters are considered, the visual effects and view impacts caused by the proposed development are considered to be reasonable and acceptable and as such the proposal can be supported on visual impact grounds.

An aerial photograph of a dense forest, viewed from above. The trees are packed closely together, creating a textured, green canopy. The entire image is overlaid with a semi-transparent teal color, which is darker in some areas and lighter in others, creating a moody, atmospheric effect. The text '01 INTRODUCTION' is centered horizontally and positioned in the upper-left quadrant of the image.

# 01 INTRODUCTION

## 1.1 INTRODUCTION

This Visual Impact Assessment has been prepared by Urbis on behalf of NEXTDC Limited to accompany a detailed State Significant Development Application (SSDA) for the S4 data centre development at 16 Johnston Crescent, Horsley Park. The site is legally described as Lot 305 in Deposited Plan 1275011.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 27 October 2023 issued for the SSDA (SSD-63741210). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

TABLE 1 - SEARs

Item	Description of Requirement	Section Reference
5	Visual Impact	
	Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Section 4.0, 5.0 and 6.0
	Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment	

## 1.2 THE SITE

The site is located at 16 Johnston Crescent, Horsley Park within the Fairfield Local Government Area (LGA). The site is legally described as Lot 305 in Deposited Plan 1275011.

An aerial photograph of the site is provided at Figure 1. The site comprises vacant land which has been cleared of vegetation and does not contain any existing built form structures. Bulk earthworks approved under DA-893-201 are currently underway on the site.

The site will be well serviced by infrastructure. The signalised intersection of Lenore Drive and Old Wallgrove Road at Eastern Creek is approximately 2 kilometres to the north, providing access to Wallgrove Road and the Westlink M7 Motorway to the east and Erskine Park Road and Mamre Road to the west. Each of these roads provides access to the M4 Motorway to the north and M5 Motorway to the south. A utilities and site services report will accompany the EIS.

The site is located approximately 35 kilometres west of the Sydney Central Business District (CBD), 17 kilometres west of the Parramatta CBD and 10 kilometres north-east of the future Western Sydney International (WSI) airport.

The site is within a developing employment precinct, including the ESR Horsley Logistics Park, Oakdale Central, Oakdale South and Horsley Park Employment Precinct. It is also close to other established and emerging employment-generating precincts, including Eastern Creek to the north, Huntingwood to the north-east, Wetherill Park and Mamre Road West to the north-west and Wetherill Park to the east.



Figure 1 Site location and surrounding context.

### 1.3 PROPOSED DEVELOPMENT

The key features of the Proposal are summarised as follows:

- Site preparation works including bulk earthworks.
- Staged construction and operation of five data centre buildings comprising a total gross floor area (GFA) of 63,654m<sup>2</sup> including 52,916m<sup>2</sup> of technical data hall floor space and 10,738m<sup>2</sup> of ancillary office and innovation floor space, including 'front of house' meeting and function spaces, and a café.
- Associated and ancillary on-site facilities on-site parking for 200 cars, business identification signage (pylon and elevation signage), civil and stormwater works and 9,900m<sup>2</sup> of deep soil landscaping.
- Delivery of 232 megawatts of power, including a 330kV substation and a 33kV switching station, plus above ground diesel storage tanks and above ground water tanks for industrial water and fire water.

The Project will be delivered in three construction stages as follows:

- Stage 1 = Buildings A, B, C, and substation
- Stage 2 = Building D
- Stage 3 = Building E.

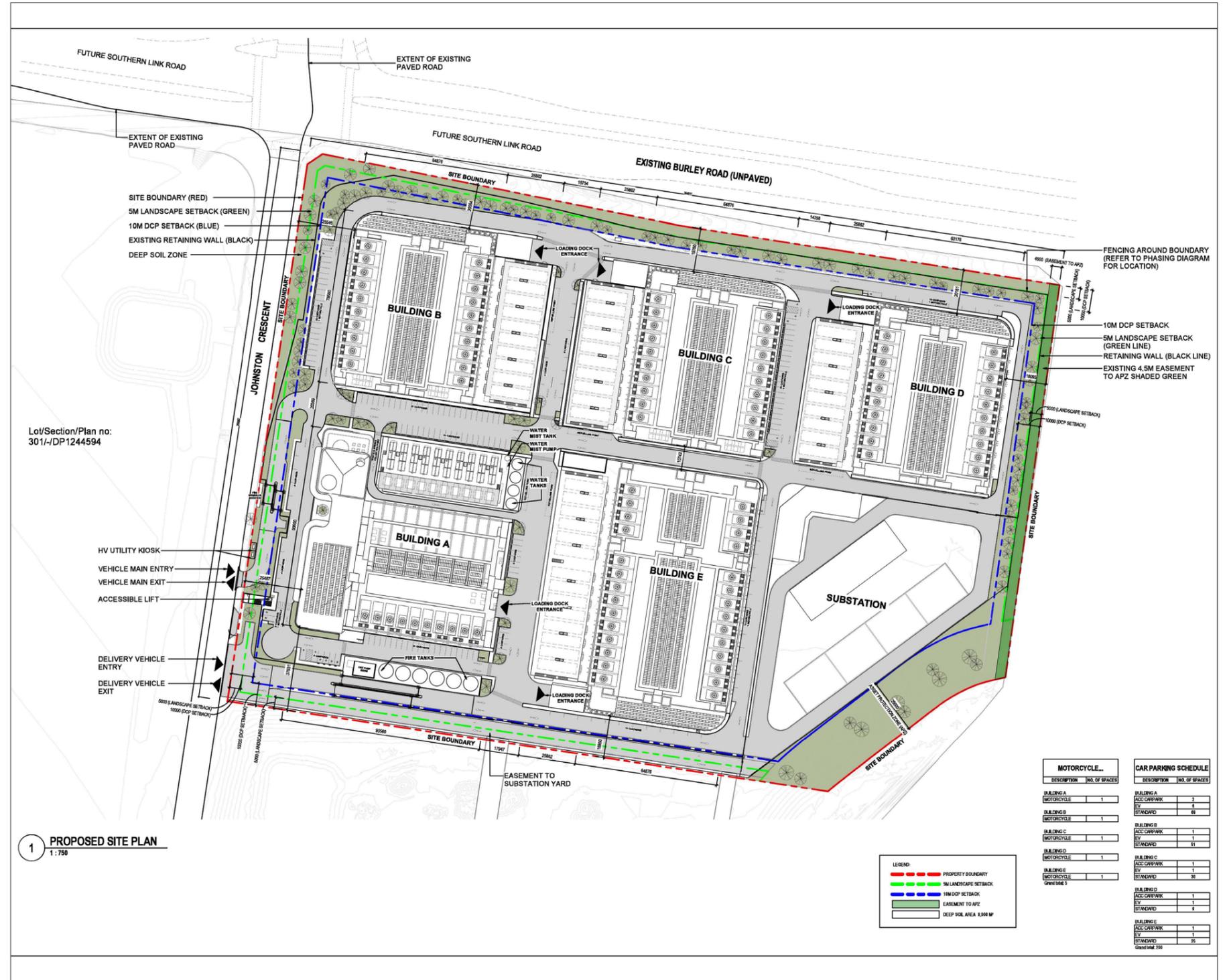


Figure 2 Proposed site plan (HDR March 2024).





# 02 VIA METHODOLOGY

## 2.1 URBIS METHODOLOGY

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW. It is based on widely adopted concepts and terminology included in multiple LVIA methods, guidelines and objectives.

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders whom have considered a more tailored response to assess the visual impacts of built forms in urban settings rather than landscape character visual impacts assessments (LCVIA).

An LCVIA takes a more holistic approach to changes proposed to the physical and visual landscape, which in our opinion is more appropriate to assess the impacts of development in greenfield locations or sites that are predominantly characterised by rural or open, less developed landscapes.

Reviewing and combining industry best practice, Urbis continually refines its VIA methodology so that it is appropriate for application across an urban visual context. The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects, is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method, takes into consideration other relevant factors such as the underlying strategic planning intent of the site, its immediate or wider setting. For example other methods do not consider visual compatibility with the existing or desired future character for the site or area which may allow for transformational visual change.

The Urbis method also distinguishes and places 'weight' on key factors such as view place and viewer sensitivity, physical absorption capacity etc. and considers impacts on unique settings near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

The sequence of steps and logic flow is shown graphically in the method flow chart.

Our method also has regard to:

*The Landscape Institute Technical Guideline Note- Visual Representation of Development Proposals* (AILA 2019)

*Guidance note for Landscape and Visual Assessment* (AILA 2018)

*Guidelines for Landscape Character and Visual Impact assessment, Environmental Impact Assessment practice note EIA -NO4* prepared by the Roads and Maritime Services 2018 (RMS LCIA)

Urbis rely on accurately prepared and certifiable photomontages prepared by ourselves or others to satisfy the NSW Land and Environment Court photomontage policy.

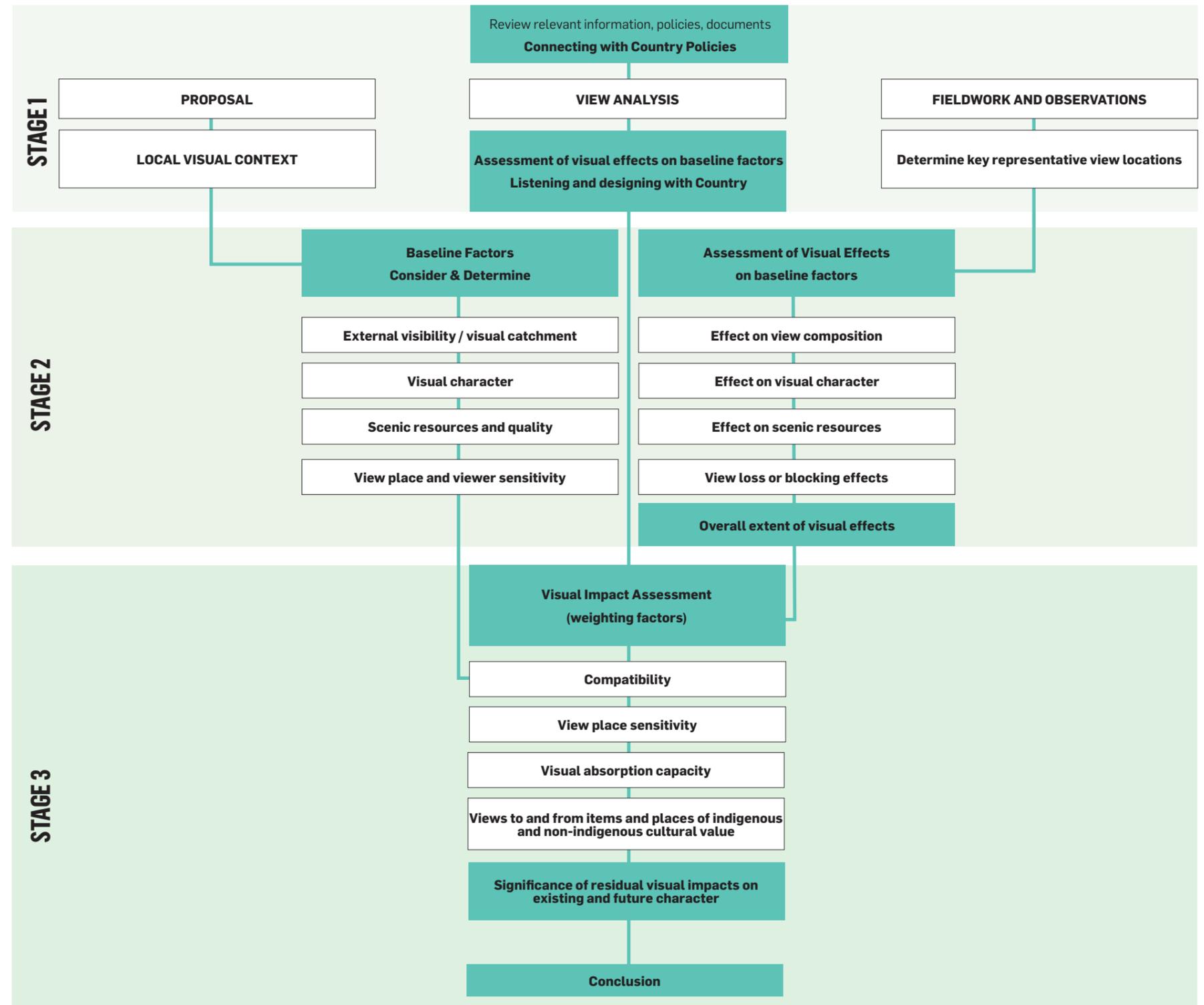


Figure 4 Methodology flowchart.

## 2.3 VISUAL CONTEXT

### NORTH

North of the site is the Oakdale West and Oakdale East Industrial Estate. Oakdale West is a completed development comprised of warehouse and distribution buildings with large rectangular floorplates, pitched roofs and adjoining hardstands and estate roads.

Oakdale East (immediately north of the site) is a partially completed estate with five warehouse and distribution centre buildings with smaller floorplates than the western estate. Much of the estate is still undergoing bulk earthworks to create level 'pads' for the future stages of the estate.

Beyond this is SP2 Infrastructure Water Supply zoned land includes the Warragamba Pipeline. North of the pipeline is SP2 Infrastructure Electricity Transmission and Distribution land that is characterised by open expanses of undulating grassland interspersed with electricity transmission and pylons, overhead transmission lines and isolated trees.

To the north-west is the TransGrid Sydney West 330/132KV Substation & Switchyard which includes electricity transmission pylons, voltage and current transformers, low height buildings, areas of hardstand and limited planting.

### EAST

East of the site is RU4 (Primary Production Small Lots) zoned land which is characterised by large, rectangular lots of between approximately 1-6ha. The lots have been extensively cleared as a result of current and previous land uses, and as such have minimal vegetation and large trees. The dwellings are typically single storey and characterised by rectangular floorplates with some articulation, hip and valley roofs and large setbacks from one another.

To the north-east is Reedy Creek and surrounding riparian corridor in a north to south alignment with a section of undeveloped IN1 General Industrial zoned land characterised by a large, open expanse of grassland, minimal vegetation and a small set down and stockpiling area in the south-east corner adjacent to Wallgrove Road.

### SOUTH

To the south is RU4 zoned with lot sizes between 1-2ha that includes similar development to the east of the site including residential dwellings, agricultural buildings, cleared expanses of land and areas of vegetation grouped around Reedy Creek.

### WEST

The area west of the site is characterised by warehouse and distribution buildings. The buildings are of a comparable height and scale to those found to the north site. Further west is a large, undeveloped expanse of cleared land with Ropes Creek and surrounding riparian vegetation with further industrial and commercial development beyond.

## 2.4 DOCUMENTED VIEWS

A background desktop analysis did not identify any documented views for consideration or protection either within, across or to the site.



Photo 1. Warehouse development north of the site within the Oakdale East Estate.



Photo 2. Residential development east of the site.



Photo 3. Modified land west of the site with distant industrial development.



**Photo 4.** View north along Old Wallgrove Road with existing industrial estate development and distant electricity infrastructure development.



**Photo 5.** Commercial and industrial development south of the site.



**Photo 6.** Stockpiling north of Burley Road within the under construction Oakdale East development.

## 2.5 VISUAL CATCHMENT

The potential visual catchment is the theoretical area within which parts of the site and proposal may be visible, and, in this regard, the visual catchment is larger than the area within which there would be discernible visual effects of the proposal. The visibility of any proposed development varies depending on constraints such as the blocking effects of intervening built form, vegetation or topography.

Visibility refers to the extent to which the proposal would be physically visible, identifiable for example as a new, novel, contrasting element or alternatively as a recognisable but compatible feature.

Potential visibility of the proposal was determined by Urbis during fieldwork observations of the site from a range of distance classes (close, medium and distant views) and an indicative visual catchment from Google Earth. Due to the underlying topography, presence of vegetation and intervening built form, the visual catchment of the proposed works is constrained.

### PUBLIC DOMAIN VISIBILITY

Effective views from the public domain are limited and restricted to transport corridors and as such, visibility is from moving situations for vehicles and pedestrians, which range in duration but would be typically brief in nature.

Public domain visibility is restricted to:

- Burley Road along the northern site boundary.
- Old Wallgrove Road between the intersection of Millner Ave to the north and Johnston Crescent to the south.
- Johnston Crescent to the west of the site.

Views of the site are not possible from any surrounding public open recreation space.

### PRIVATE DOMAIN VISIBILITY

Based on desktop analysis and fieldwork observations, the effective visual catchment from the private domain of the site and proposal are limited to properties to the immediate east of the site including:

- 275-285 Burley Road.
- 301-313 Burley Road.
- 315-319 Burley Road.
- 321-325 Burley Road.

Fieldwork observations showed that views from dwellings south and south-east of the site are likely blocked or highly filtered by surrounding vegetation within properties and intervening topography.

An aerial photograph of a dense forest, viewed from above, with a teal color overlay. The text '03 BASELINE VISUAL ANALYSIS' is superimposed on the left side of the image.

# 03 BASELINE VISUAL ANALYSIS

### 3.1 VISUAL CHARACTER OF THE SITE

The site comprises vacant land which has been cleared of vegetation and does not contain any existing built form structures. Bulk earthworks approved under DA-893-201 are currently underway on the site.



Photo 7. View south along eastern boundary of the site.



Photo 8. View south from Burley Road over the site.



Photo 9. View south-west over site from Burley Road towards existing warehouse development south of the site.

### 3.2 SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness, or preference. Scenic preferences typically relates to the variety of features that are present, and the uniqueness or combination of those features. Scenic quality of the visual setting of the subject site is a baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia and internationally.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.

**Comment:**

The site is heavily modified through vegetation clearing and earthworks. Further, the site is located within an employment precinct comprised of logistics and distribution buildings within a landscape that has been highly modified through earthworks.

As such, the scenic quality of the site is negligible.

### 3.3 VIEW PLACE SENSITIVITY

This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers. For example, close and middle-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However, the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods.

**Comment:**

Views to the site and proposal are available from surrounding roads including Johnston Crescent, Burley Road and Old Wallgrove Road, as well as a small number of residential dwellings east of the site.

Views from Old Wallgrove Road and Johnston Crescent would typically be gained by freight and logistics vehicles accessing the industrial estates as there are no through roads which non commercial vehicles would be using. Views from Burley Road are from vehicles accessing residential properties and limited to the western end of Burley Road. For all roads, views would typically be brief in nature.

Views of the site and proposal are not possible from any surrounding public recreation space.

Overall the view place sensitivity is low.

### 3.4 VIEWER SENSITIVITY

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the proposal. The spatial relationship (distance), the length of exposure and the viewing place within a dwelling are factors which affect the overall rating of the sensitivity to visual effects.

**Comment:**

Close views of the site and proposal is limited to a small number of dwellings east of the site. 301-303, 315-319, 321-325 are immediately east of the site and on elevated positions relative to the site. 315-319 & 321-325 Burley Road are likely to have clear views of the proposal due to the lack of intervening vegetation within their properties. 301-313 Burley Road is likely to have highly filtered views towards the site due to linear grouping of large, mature trees within the property.

Visibility of the proposal from dwellings further east along Burley Road are likely to be highly filtered or blocked as a result of topography, and intervening vegetation.

Views from dwellings south and south-east of the site are likely blocked or highly filtered by surrounding vegetation within properties and intervening topography.

# 04 VISUAL EFFECTS ANALYSIS

## 4.1 CERTIFICATION OF PHOTOMONTAGES

The method of preparation is outlined in Appendix 3 of this report.

The accuracy of the locations of the 3D model of the proposed development inserted into digital photographs has been checked by Urbis in multiple ways:

1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images.
2. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs are known.
3. Reference points from the survey were used for cross-checking accuracy in all images.
4. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be within reasonable limits.

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales practice direction.

Urbis certifies, based on the methods used and taking all relevant information into account, that the photomontages are as accurate as is possible in the circumstances and can be relied upon by the Court for assessment.

## 4.2 USE OF PHOTOMONTAGES

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and lidar data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 9 public view locations for further analysis.

View No.	VIEWPOINT LOCATION
View 01	View west from residential access road east of the site
View 02	View south-west from western end of Burley Road
View 03	View west from Burley Road
View 04	North-east view from Johnston Crescent
View 05	View south along Old Wallgrove Road
View 06	View north along Horsley Road
View 07	View west along Arundel Road
View 08	View west along Delaware Road
View 09	View west along Walworth Road



Figure 5 Viewpoint location map.

## VIEW 01

### VIEW WEST FROM RESIDENTIAL ACCESS ROAD EAST OF THE SITE

#### DISTANCE CLASS

- Close
- 130m

#### EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition include a predominantly open expanse of residential land which includes an ornamental structure, sheds and garaging.

A group of large mature trees is visible along the western boundary of the property, with newer juvenile planting also visible.

Open sky is visible beyond due to a level change between the property and the proposal site.

#### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces new contemporary built form to the mid-ground composition. The height, bulk and scale of the proposal is greater than other built form currently visible from this location, however views from within the property from elevated positions along the western boundary would likely include views of existing commercial and distribution warehouses on Johnston Crescent west of the site.

Boundary and frontage planting is proposed and includes trees along the eastern boundary which as they mature over time will filter views of the proposal.

The proposal does not block views to any heritage items or areas of unique scenic quality.

#### Visual effects of proposed development (quantum of change)

Visual Character	medium
Scenic Quality	low
View Composition	medium-high
Viewing Period	high
Viewing Distance	high
View Blocking of Scenic Elements	low
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	low (up-weight)
Compatibility with Urban Context and Visual Character	low (up-weight)

**Overall rating of effects on baseline factors                      Medium**

See section 5.8 for overall visual impact rating.



Figure 6 Viewpoint location.



Figure 7 Viewpoint 01 existing view.



Figure 8 Viewpoint 01 photomontage.

## VIEW 02

### VIEW SOUTH-WEST FROM WESTERN END OF BURLEY ROAD

#### DISTANCE CLASS

- Close
- 85m

#### EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition is characterised by Burley Road and adjoining residential property. The undulating landform includes minimal vegetation within the road reserve and property.

Long distance views to open sky beyond the mid-ground are possible due to a change in level between the viewpoint and proposal site.

#### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces new contemporary built form to the mid-ground composition which is partially filtered by intervening vegetation outside of the site.

The height, bulk and scale of the proposal is greater than other built form currently visible from this location.

Boundary and frontage planting is proposed and includes trees along the eastern boundary which as they mature over time will filter views of lower and mid sections of the proposal.

The proposal blocks views of open sky beyond the site but does not block views to any heritage items or areas of unique scenic quality.

#### Visual effects of proposed development (quantum of change)

Visual Character	medium
Scenic Quality	low
View Composition	medium-high
Viewing Period	high
Viewing Distance	high
View Blocking of Scenic Elements	low
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	low (up-weight)
Compatibility with Urban Context and Visual Character	low (up-weight)

**Overall rating of effects on baseline factors Medium**

See section 5.8 for overall visual impact rating.



Figure 9 Viewpoint location.



Figure 10 Viewpoint 02 existing view.

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



Figure 11 Viewpoint 02 photomontage.

## VIEW 03 VIEW WEST FROM BURLEY ROAD

### DISTANCE CLASS

- Medium
- 300m

### EXISTING COMPOSITION OF THE VIEW

The foreground composition includes Burley Road, characterised by informal edges lacking kerbs and drainage channels.

The mid-ground composition includes residential development within Primary Production Small Lot zoned land characterised by dwellings with generous spatial separations from one another and set back from Burley Road.

Large, mature vegetation within the properties is visible in the mid-ground composition which highly filters long distance views beyond towards the proposal site. Further large trees are visible to the right of Burley Road within the road reserve which block views beyond.

### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground and mid-ground composition are unaffected by the proposal.

Filtered views of the proposal are possible through large trees within residential properties.

Proposed frontage and boundary planting, when it matures, will likely increase the filtering effect of the existing vegetation.

The proposal does not block views to any heritage items or areas of unique scenic quality.

#### Visual effects of proposed development (quantum of change)

<i>Visual Character</i>	low
<i>Scenic Quality</i>	low
<i>View Composition</i>	low
<i>Viewing Period</i>	low
<i>Viewing Distance</i>	high
<i>View Blocking of Scenic Elements</i>	low
<i>Public Domain View Place Sensitivity</i>	low (down-weight)
<i>Physical Absorption Capacity</i>	high (down-weight)
<i>Compatibility with Urban Context and Visual Character</i>	high (down-weight)

**Overall rating of effects on baseline factors** **Low**

See section 5.8 for overall visual impact rating.



Figure 12 Viewpoint location.



Figure 13 Viewpoint 03 existing view.

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



Figure 14 Viewpoint 03 photomontage.

## VIEW 04

### NORTH-EAST VIEW FROM JOHNSTON CRESCENT

#### DISTANCE CLASS

- Medium
- 200m

#### EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition is characterised by a large, open expanse of land including the proposal site and adjoining industrial estate road (Johnston Crescent).

Due to the lack of development on the site, long distance views to large trees along Burley Road are possible, with filtered views of existing, contemporary warehouse development within the Oakdale East industrial possible.

#### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new contemporary built form to the mid-ground composition.

The height, bulk and scale of the proposal is greater than other built form currently visible from this location due to the clearing of the site.

Johnston Crescent planting is proposed and includes trees and massed planting which as they mature over time will filter views of the proposal.

The proposal blocks views to distant vegetation along Burley Road and existing commercial and distribution warehouses within the Oakdale East Industrial site.

The proposal does not block views to any heritage items or areas of unique scenic quality.

#### Visual effects of proposed development

<i>Visual Character</i>	low
<i>Scenic Quality</i>	low
<i>View Composition</i>	medium
<i>Viewing Period</i>	low
<i>Viewing Distance</i>	medium
<i>View Blocking of Scenic Elements</i>	low
<i>Public Domain View Place Sensitivity</i>	low (down-weight)
<i>Physical Absorption Capacity</i>	low (up-weight)
<i>Compatibility with Urban Context and Visual Character</i>	high (down-weight)

**Overall rating of effects on baseline factors** **Low**

See section 5.8 for overall visual impact rating.



Figure 15 Viewpoint location.



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

Figure 16 Viewpoint 04 existing view.



Figure 17 Viewpoint 04 photomontage.

## VIEW 05

### VIEW SOUTH ALONG OLD WALLGROVE ROAD

#### DISTANCE CLASS

- Medium
- 180m

#### EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition are characterised by Old Wallgrove Road. To either side are contemporary warehouse developments characterised by buildings with large, typically rectangular floorplates surrounded by areas of hardstand. The warehouse and industrial estates have no vegetation internally but have vegetated boundaries presenting to roads that surround them.

The long distance composition includes retaining walls around the Old Wallgrove Road and Johnston Crescent intersection (including the north-western corner of the proposal site), with existing warehouse development south of the site partially visible.

#### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new contemporary built form to the mid-ground composition.

Boundary and frontage planting is proposed and includes trees and massed planting which as they mature over time will filter views of the proposal.

The proposal blocks views to a small section of an existing warehouses south of the site and open sky beyond.

The proposal does not block views to any heritage items or areas of unique scenic quality.

#### Visual effects of proposed development

Visual Character	low
Scenic Quality	low
View Composition	medium
Viewing Period	low
Viewing Distance	medium
View Blocking of Scenic Elements	low
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	low (up-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)

**Overall rating of effects on baseline factors** **Low**

See section 5.8 for overall visual impact rating.

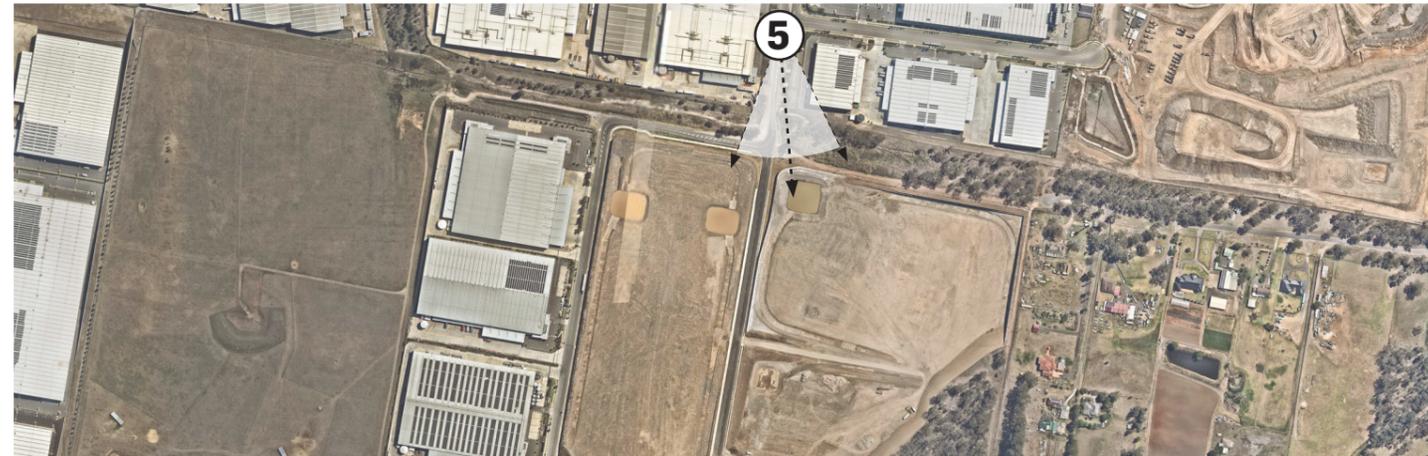


Figure 18 Viewpoint location.



Figure 19 Viewpoint 05 existing view.



Figure 20 Viewpoint 05 photomontage.

## VIEW 06

### VIEW NORTH ALONG HORSLEY ROAD

#### DISTANCE CLASS

- Distant
- 1430 m

#### EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition are characterised by open undeveloped, fenced pastoral land. The long distance composition along the horizon is characterised by long, low height, linear built form, partially screened by vegetation. A group of residential buildings occupy the distant mid-ground to the left of the composition.

#### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The majority of the proposal is blocked by intervening topography, built form and vegetation. A minor section of the upper section of the proposal is visible, however at this distance, in the context of other built form is difficult to distinguish.

Boundary and frontage planting is proposed which includes trees and massed planting which will mature over time and further filter views of the proposal.

The does not block views to any heritage items or areas of unique scenic quality. The overall character of the view remains unchanged.

#### Visual effects of proposed development

<i>Visual Character</i>	low
<i>Scenic Quality</i>	low
<i>View Composition</i>	low
<i>Viewing Period</i>	low
<i>Viewing Distance</i>	low
<i>View Blocking of Scenic Elements</i>	low
<i>Public Domain View Place Sensitivity</i>	low (down-weight)
<i>Physical Absorption Capacity</i>	low (up-weight)
<i>Compatibility with Urban Context and Visual Character</i>	high (down-weight)

**Overall rating of effects on baseline factors** **Low**

See section 5.8 for overall visual impact rating.

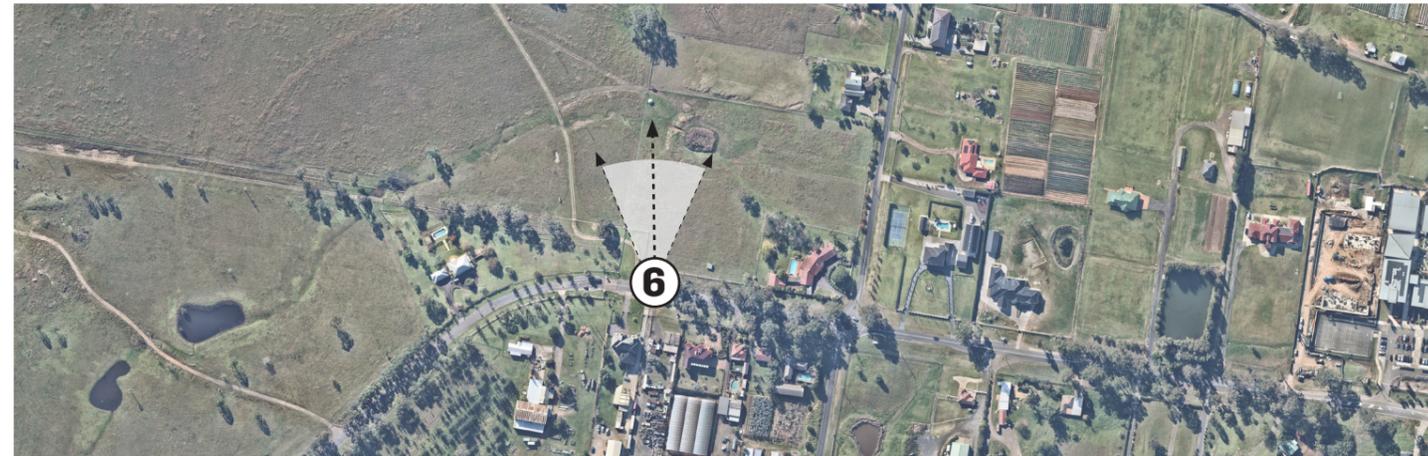


Figure 21 Viewpoint location.



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

Figure 22 Viewpoint 06 existing view.



Figure 23 Viewpoint 06 photomontage.

# VIEW 07

## VIEW WEST ALONG ARUNDEL ROAD

### DISTANCE CLASS

- Distant
- 1480 m

### EXISTING COMPOSITION OF THE VIEW

The foreground and midground composition are characterised by open, undulating, fenced pastoral land. The central midground includes a transmission tower and overhead lines. Low height built form occupies the midground to the right of the composition, the majority of which is screened by vegetation.

### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal is not visible in this view. The character and composition of the view remains unchanged.

The proposal does not block views to any heritage items or areas of unique scenic quality.

#### Visual effects of proposed development

<i>Visual Character</i>	low
<i>Scenic Quality</i>	low
<i>View Composition</i>	low
<i>Viewing Period</i>	low
<i>Viewing Distance</i>	low
<i>View Blocking of Scenic Elements</i>	low
<i>Public Domain View Place Sensitivity</i>	low (down-weight)
<i>Physical Absorption Capacity</i>	low (up-weight)
<i>Compatibility with Urban Context and Visual Character</i>	high (down-weight)

**Overall rating of effects on baseline factors** **Low**

See section 5.8 for overall visual impact rating.

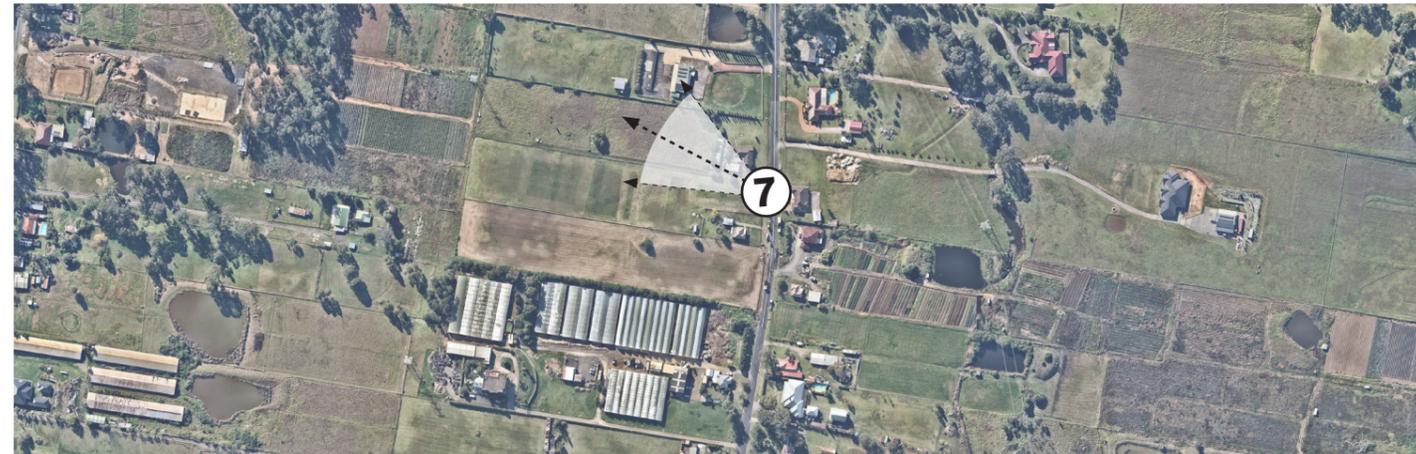


Figure 24 Viewpoint location.



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

Figure 25 Viewpoint 07 existing view.



Figure 26 Viewpoint 07 photomontage.

# VIEW 08

## VIEW WEST ALONG DELAWARE ROAD

### DISTANCE CLASS

- Medium
- 860 m

### EXISTING COMPOSITION OF THE VIEW

The foreground composition is occupied by open, fenced pastoral land, sheds and built form associated with a rural residential property. The midground composition beyond includes undulating undeveloped paddocks and intermittent stands of mature vegetation which extends to the horizon.

### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new contemporary built form to the central mid-ground composition, the majority of which, is blocked by existing vegetation where only the middle and upper most sections of the proposal are visible.

The proposal blocks views to a small section of existing warehouses south of the site and open sky beyond.

Boundary and frontage planting is proposed which includes trees and massed planting which will mature over time and further filter views of the proposal.

The proposal does not block views to any heritage items or areas of unique scenic quality.

### Visual effects of proposed development

Visual Character	medium
Scenic Quality	medium
View Composition	low-medium
Viewing Period	low
Viewing Distance	low
View Blocking of Scenic Elements	low
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	medium (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)

**Overall rating of effects on baseline factors** **Low**

See section 5.8 for overall visual impact rating.



Figure 27 Viewpoint location.



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

Figure 28 Viewpoint 08 existing view.



Figure 29 Viewpoint 08 photomontage.

## VIEW 09

### VIEW WEST ALONG WALWORTH ROAD

#### DISTANCE CLASS

- Distant
- 2100 m

#### EXISTING COMPOSITION OF THE VIEW

The foreground and midground composition are characterised by open, undulating fenced paddocks associated with rural residential properties. The midground includes a limited number of residential dwellings, transmission towers, overhead lines and dense stands of vegetation. The Blue Mountains form the horizon against a backdrop of open sky.

#### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new contemporary built form to the central mid-ground composition, blocking views to rural residential development.

Boundary and frontage planting is proposed which includes trees and massed planting which will mature over time and further filter views of the proposal.

The proposal does not block views to any heritage items. The proposal will block a narrow section of the Blue Mountains, however remains below the line of the horizon where the range can still be understood and appreciated. The long, horizontal forms of the roofline are visually consistent with linear vegetation patterns and the distant ridgelines of the Blue Mountains.

#### Visual effects of proposed development

<i>Visual Character</i>	low-medium
<i>Scenic Quality</i>	low-medium
<i>View Composition</i>	low-medium
<i>Viewing Period</i>	low
<i>Viewing Distance</i>	low
<i>View Blocking of Scenic Elements</i>	low
<i>Public Domain View Place Sensitivity</i>	low (down-weight)
<i>Physical Absorption Capacity</i>	low (up-weight)
<i>Compatibility with Urban Context and Visual Character</i>	low (up-weight)

**Overall rating of effects on baseline factors** **Low-medium**

See section 5.8 for overall visual impact rating.

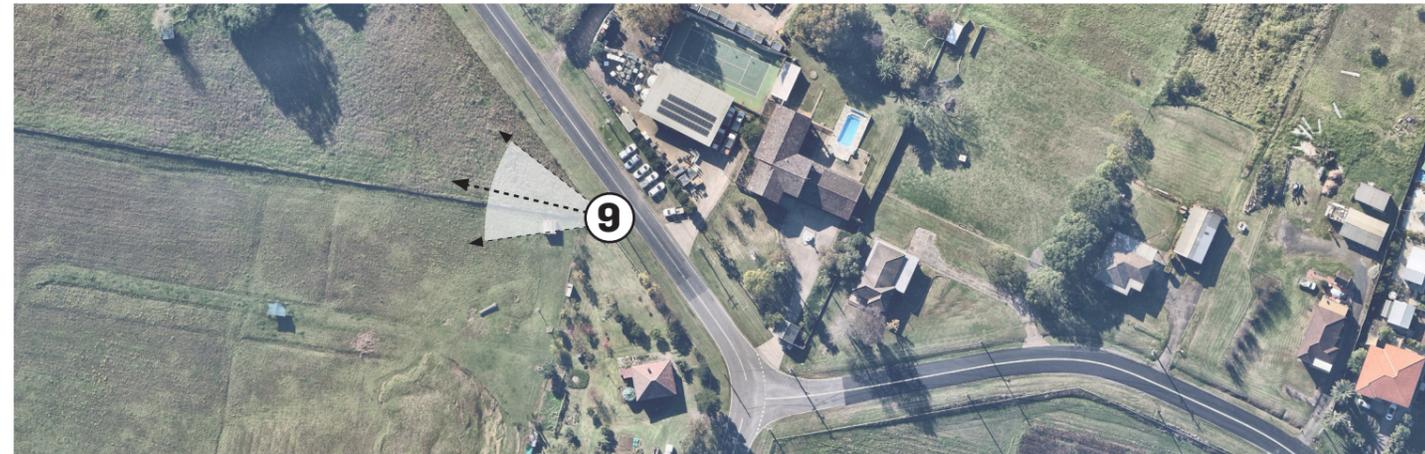


Figure 30 Viewpoint location.



Figure 31 Viewpoint 09 existing view.

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



Figure 32 Viewpoint 09 photomontage.

An aerial photograph of a dense forest, viewed from above, with a teal color overlay. The text '05 VISUAL IMPACT ASSESSMENT' is overlaid on the left side of the image.

# 05 VISUAL IMPACT ASSESSMENT

Having determined the extent of the visual change based on the 5 representative modelled views (photomontages) Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features.

## 5.1 SENSITIVITY

The overall rating for view place sensitivity was weighted according to the influence of variable factors such distance, the location of items of heritage significance or public spaces of high amenity and high user numbers.

### Urbis Comment:

This report assesses potential visual impacts on close and medium views from the north, east and south given the limited extent of the potential visual catchment of the existing site and proposed development.

Views from 5 public domain locations were assessed, with the sensitivity of these viewpoints rated as low for each location as they were all from road corridors with typically short viewing periods.

In our opinion there are no other factors that would render the view places as being of higher sensitivity, for example its use as an important public reserve, elevated knoll or visually prominent location of high cultural value.

## 5.2 PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity (PAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed redevelopment.

PAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.

- Low to moderate prominence means:
  - Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.
  - Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

### Urbis Comment:

The existing visual environment has a low capacity to absorb the visual changes proposed in the all but one of the assessed views given the proximity of the viewpoints.

PAC increases when viewed from medium to distant locations as a result of topography, intervening built-form and vegetation and decreases the effective visibility of the proposal.

## 5.3 VISUAL COMPATIBILITY

Visual Compatibility is not a measure of whether the proposal can be seen or distinguished from its surroundings. The relevant parameters for visual compatibility are whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed. It assumes that there is a moderate to high visibility of the project to some viewing places. It further assumes that novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context provided that they do not result in the loss of or excessive modification of the visual character of the locality.

A comparative analysis of the compatibility of similar items to the proposal with other locations in the area which have similar visual character and scenic quality or likely changed future character can give a guide to the likely future compatibility of the proposal in its setting.

### Urbis Comment:

The proposal has a medium to high level of visual compatibility with its surrounding visual context to the north, south and west due to existing and under construction industrial estates which include warehouses with large floorplates similar to the proposal. Further, as the proposal site is located within IN1 (General Industrial) zoned land, the proposal is visually compatible with the anticipated likely visual character of the site and surrounding area.

The proposal has low compatibility with residential development to the east. There is a high degree of visibility from properties immediately east of the site as demonstrated in Viewpoints 1 & 2, however visibility from the east decreases due to intervening elements as shown in Viewpoint 3. As such, while there is decreased visual compatibility with eastern developments, the visual catchment is limited.

## 5.4 VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or waterways, provide for greater potential for the viewer to perceive the visual effects.

### Urbis Comment:

Visual effects of the proposal with regard to viewing periods from the public domain are low, typically from moving viewing situations and experienced for short periods from surrounding roads.

## 5.5 VIEWING DISTANCE

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed

or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

### Urbis Comment:

The visual catchment of the site includes close views from surrounding roads within industrial and commercial estates and small section of residential road to the east. Medium and long distance views to the site and proposal decrease in proportion to distance due to intervening elements and topography around the site. The high level of intervening built form and vegetation surrounding the site has a significant blocking affect on the proposal, particularly mid and lower sections of the proposal.

## 5.6 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces. These personal preferences are to, or resilience towards change to the existing arrangement of views. Individuals or groups may express strong preferences for either the existing, approved or proposed form of urban development.

### Urbis Comment:

The residual impacts are low and acceptable given the visual context of the site where larger scale, contemporary commercial and industrial built form is likely to be anticipated by viewers.

## 5.7 APPLYING THE 'WEIGHTING' FACTORS

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects.

### Urbis Comment:

The level of visual effects generated ranged from low to high (with the highest effects for each modelled viewpoint relating to distance and therefore would generate the same effect regardless of the type and scale of proposal). The level of visual effects were rated as low to medium for the majority of baseline factors including scenic quality, visual character and view loss and blocking effect.

## 5.8 OVERALL VISUAL IMPACTS

Taking into consideration the existing visual context and baseline factors against which to measure change, the level of visual effects of the proposed development and in the context of additional weighting factors, the visual impacts of the proposed development were found to be acceptable.

VIEW REFERENCE	LOCATION	RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS AS LOW, MEDIUM OR HIGH			OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT
		Public Domain View Place Sensitivity	Physical Absorption Capacity	Compatibility with Urban Context and Visual Character	
VP1	View west from residential access road east of the site	Low	Low	Low	Medium
VP2	View south-west from western end of Burley Road	Low	Low	Low	Medium
VP3	View west from Burley Road	Low	High	High	Low
VP4	North-east view from Johnston Crescent	Low	Low	High	Low
VP5	View south along Old Wallgrove Road	Low	Low	High	Low
VP6	View north along Horsley Road	Low	Low	High	Low
VP7	View west along Arundel Road	Low	Low	High	Low
VP8	View west along Delaware Road	Low	Medium	High	Low
VP9	Vew west along Walworth Road	Low	Low	Low	Low

**Table 2** Summary of ratings of visual effects on weighting factors.

# 06 CONCLUSION

## 6.1 SUMMARY

- The site is located within IN1 (General Industrial) zoned land which is intended for a wide range of industrial and warehouse land uses. As such, the proposal is visually compatible with the anticipated likely visual character of the site and surrounding area.
- Views from the public domain are limited to transport corridors and as such, visual effects of the proposal with regard to viewing periods from the public domain are low, typically from moving viewing situations, and experienced for short periods.
- Views of the proposal from significant public recreation space are not possible.
- Analysis of 9 public domain photomontages found that:
  - The visual impact for the assessed viewpoints ranges from Low to Medium.
  - The proposal does not block views to any heritage items or areas of unique scenic quality.
- Views to the site and proposal from private domain dwellings in the wider visual catchment are limited due to intervening built form and vegetation.
- Clear views of the proposal are possible from dwellings immediately east of the site along a residential access road off Burley Road.
- Visibility of the proposal from dwelling further east decrease due to intervening vegetation and topography.
- Where views from dwellings east of the site are possible, they do not include the proposal and scenic or highly valued features in the same composition.
- In our opinion, the proposal is visually compatible with the overall visual character of the area given existing and under construction industrial estates to the north, south and west.
- The proposal can be supported on visual impact grounds.



# 07 APPENDIX

# APPENDIX 1

## ANALYSIS OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSW DPIE). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

Factors	Low Effect	Medium Effect	High Effect
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Viewing period	Glimpse (e.g. moving vehicles).	Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).	Majority of the day (e.g. adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100- 1000m).	Close Views (<100m).
View loss or blocking effect	No view loss or blocking.	Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons.	Loss of majority of available views including loss of views of scenic icons.

**Table 1** Description of visual effects.

# APPENDIX 2

## ANALYSIS OF VISUAL IMPACTS

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors sourced from Richard Lamb and Associates (RLA).

Factors	Low Impact	Medium Impact	High Impact
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.

**Table 2** Indicative Ratings Table of Visual Impact Factors.

# S4 HORSLEY PARK DATA CENTRE

## PHOTOMONTAGES

PREPARED FOR

**NEXTDC**

JUNE 2024

## PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

## DATE PREPARED :

11 June 2024

## VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Piyangi Mallawarachchi, Urbis – Visual Technologies Consultant

Master of Architecture

## LOCATION PHOTOGRAPHER :

Nick Sisam, Urbis - Associate Director, National Design

under direction from Jane Maze-Riley, Urbis - Director, National Design

## CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

## CAMERA LENS AND TYPE :

Canon EF 24-105mm f/3.5-5.6 IS STM

## SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

## DATA SOURCES :

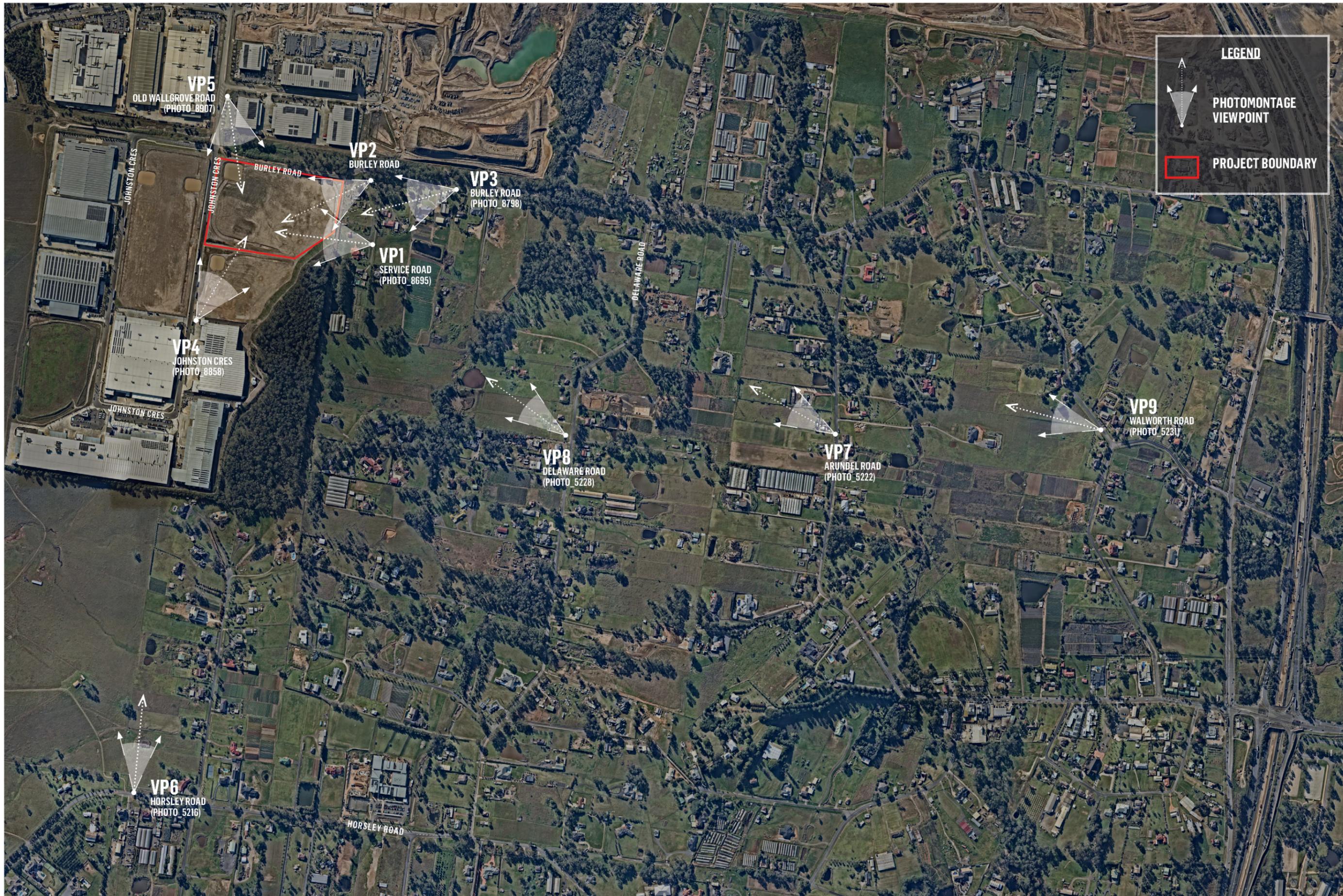
- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Penrith 2011-02
- Aerial photography from Nearmap - 2024-01-19
- Proposed architectural drawings received from Architect - 2024-02-16
- Proposed 3D model received from Architect - 2024-03-12

## METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm or at 35mm to show a slightly wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.



**LEGEND**

▲ PHOTOMONTAGE VIEWPOINT

▭ PROJECT BOUNDARY



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
**PHOTOMONTAGES - VIEW LOCATION MAP**

DATE: 2024-06-11  
 JOB NO: P0033048  
 DWG NO: VP\_MAP  
 REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP1 (PHOTO 8695) : LOOKING WEST, SERVICE ROAD | EXISTING CONDITIONS 2023-10-27 10:59 AEDT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_1A  
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP1 (PHOTO 8695) : LOOKING WEST, SERVICE ROAD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_1B  
REV: -



DISTANCE TO PROJECT - 130M  
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP1 (PHOTO 8695) : LOOKING WEST, SERVICE ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_1C  
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP2 (PHOTO 8739) : LOOKING SOUTH WEST FROM BURLEY ROAD | EXISTING CONDITIONS 2023-10-27 11:04 AEDT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_2A  
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP2 (PHOTO 8739) : LOOKING SOUTH WEST FROM BURLEY ROAD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_2B  
REV: -



DISTANCE TO PROJECT - 85M  
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP2 (PHOTO 8739) : LOOKING SOUTH WEST FROM BURLEY ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_2C  
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP3 (PHOTO 8798) : LOOKING SW FROM BURLEY | EXISTING CONDITIONS 2023-10-27 11:12 AEDT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_3A  
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP3 (PHOTO 8798) : LOOKING SW FROM BURLEY | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_3B  
REV: -



DISTANCE TO PROJECT - 300M  
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP3 (PHOTO 8798) : LOOKING SW FROM BURLEY ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_3C  
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP4 (PHOTO 8858) : LOOKING NE ALONG JOHNSTON CRES | EXISTING CONDITIONS 2023-10-27 11:55 AEDT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_4A  
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP4 (PHOTO 8858) : LOOKING NE ALONG JOHNSTON CRES | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_4B  
REV: -



DISTANCE TO PROJECT - 200M  
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP4 (PHOTO 8858) : LOOKING NE ALONG JOHNSTON CRES | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_4C  
REV: -



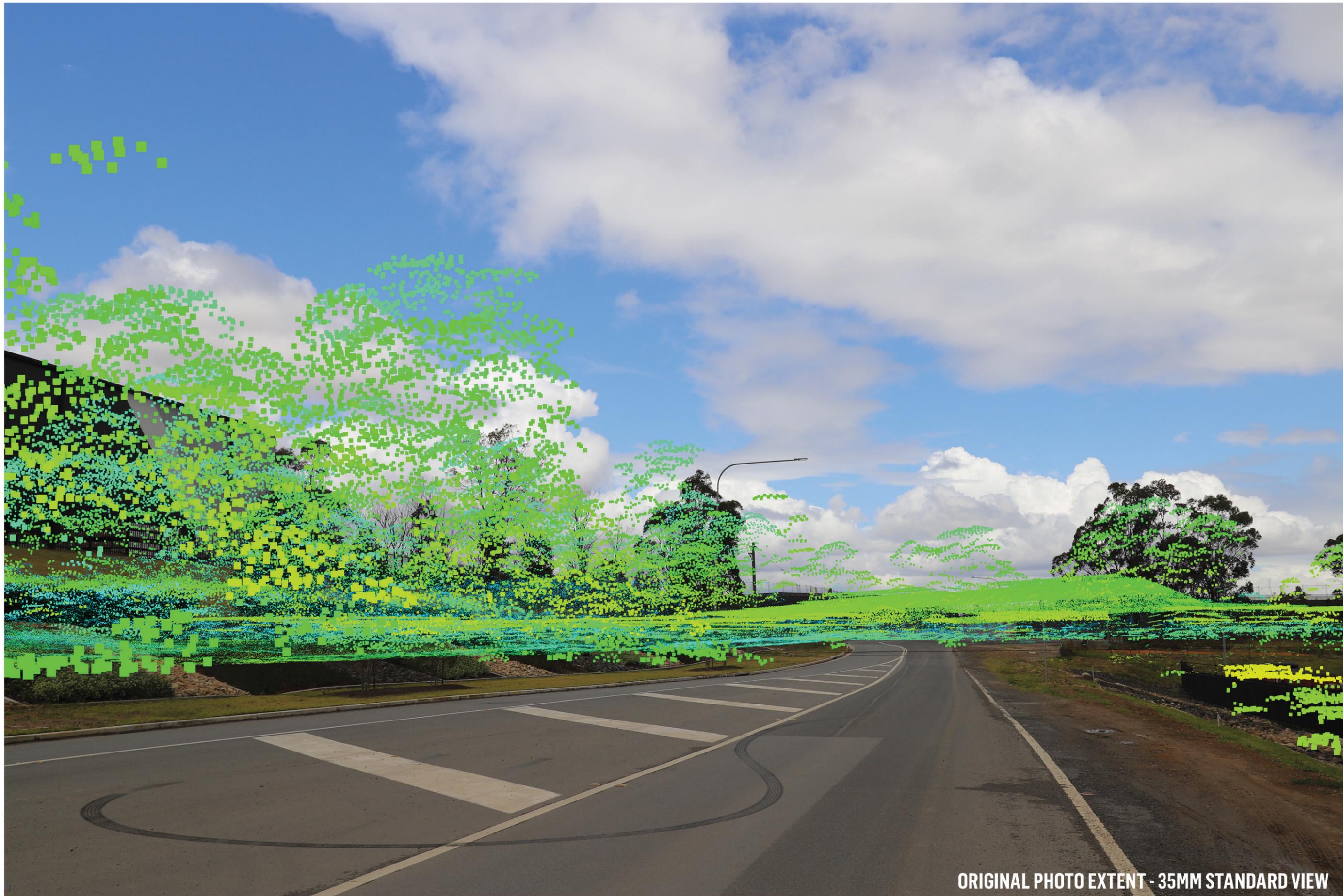
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**

VP5 (PHOTO 8907) : LOOKING SOUTH ALONG OLD WALLGROVE ROAD | EXISTING CONDITIONS 2023-10-27 12:01 AEDT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_5A  
REV: -



ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



## S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT

VP5 (PHOTO 8907) : LOOKING SOUTH ALONG OLD WALLGROVE ROAD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_5B  
REV: -



DISTANCE TO PROJECT - 180M  
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**S4 HORSLEY PARK DATA CENTRE - VISUAL ASSESSMENT**  
VP5 (PHOTO 8907) : LOOKING SOUTH ALONG OLD WALLGROVE ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-11  
JOB NO: P0033048  
DWG NO: VP\_5C  
REV: -