GEOSCAPES
LANDSCAPE ARCHITECTS

156-166 Walworth Road, Horsley Park, NSW

VISUAL IMPACT ASSESSMENT - PROPOSED HORSLEY PARK RESERVOIR

(ROSEHILL RECYCLED WATER SCHEME EXTENSION)



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Executive Summary

This Visual Impact Assessment has been prepared to assess the potential visual impacts associated with the proposed Horsley Park Reservoir, forming part of the Rosehill Recycled Water Scheme Extension.

The proposal comprises three large above-ground reservoirs and associated operational infrastructure within the elevated western portion of the site. The subject site is located within a semi-rural rural-residential landscape characterised by open paddocks, dispersed dwellings, scattered vegetation and intermittent rural infrastructure.

The assessment has considered the visibility of the proposal from surrounding residential properties, local road corridors and publicly accessible locations. It has also considered the influence of existing vegetation, topography, viewing distance, receptor sensitivity and the proposed landscape mitigation strategy.

The assessment identifies a varied visual impact profile. The highest visual impacts are expected to occur from a limited number of adjoining rural-residential properties where the proposed reservoirs would be experienced at close proximity and would introduce substantial new built form into existing rural outlooks. From these locations, visual impacts are assessed as Major.

Visual impacts reduce with increased distance from the site and where existing vegetation, topography or oblique viewing angles limit direct views toward the proposed infrastructure. From a number of surrounding viewpoints, the reservoirs would be seen as part of a broader semi-rural landscape context containing existing residential development, road infrastructure, fencing, utility infrastructure and other built elements.

The proposed landscape mitigation strategy, including advanced 400L tree planting, canopy trees and supplementary boundary vegetation, would assist in softening and filtering views of the reservoirs from installation and increasingly over time. The Year 0 photomontages show the proposed trees at anticipated installation size, with further screening and softening expected as planting establishes and matures. The proposed use of recessive "Environmental Green" finishes would also assist in reducing visual contrast between the reservoirs and the surrounding vegetation and landform backdrop. However, mitigation planting would not fully screen the reservoirs from all nearby viewpoints, particularly those in close proximity to the site.

Indicative shadow analysis has also been undertaken as part of the assessment. This indicates that while winter shadowing would extend onto adjoining land immediately south and west of the site, direct overshadowing of neighbouring dwellings would generally be limited and largely confined to edge conditions.

Overall, the proposal would introduce a substantial and visually prominent infrastructure element into the local landscape. Visual impacts would range from Moderate / Minor through to Major, with the highest impacts limited to the closest adjoining residential receptors. The proposed mitigation measures are expected to reduce the visual prominence of the reservoirs from installation and increasingly over time, although notable visual change would remain from some nearby viewpoints.

1.0 INTRODUCTION

1.1 Purpose of this Report

This Visual Impact Assessment (VIA) has been prepared by Geoscapes to assess the potential visual impacts associated with the proposed Horsley Park Reservoir, forming part of the Rosehill Recycled Water Scheme Extension.

The VIA has been prepared to support the Review of Environmental Factors (REF) and to inform the assessment of potential visual and landscape effects of the proposal on surrounding public and private receivers.

The assessment considers the visibility of the proposed reservoir infrastructure, including its scale, height and siting within the existing landscape context, and evaluates the likely impacts on visual amenity. This includes consideration of nearby rural-residential properties, local road corridors and the broader visual catchment.

The VIA also identifies and evaluates potential mitigation measures, including landscape, screening and built-form treatments, to reduce visual prominence and improve integration of the proposal within its surrounding environment.

The assessment has been undertaken in a manner proportionate to the scale and nature of the proposal and is intended to provide a clear and defensible basis for decision-making as part of the REF process.

1.2 Project Description

The proposed development forms part of the Rosehill Recycled Water Scheme Extension proposed by coNEXA SYD Pty Ltd (coNEXA) in partnership with NEXTDC. The proposal seeks to extend the existing recycled water scheme to supply recycled water to the proposed NEXTDC S4 data centre facility at Horsley Park.

The broader Rosehill Recycled Water Scheme comprises an existing recycled water treatment plant and pipeline network supplying non-potable recycled water to industrial precincts within Western Sydney. The proposed extension includes new transfer pipelines, pump station infrastructure and a reservoir storage facility at Horsley Park to support the delivery and distribution of recycled water to the proposed data centre development.

The proposed reservoir facility is to be located at 156–166 Walworth Road, Horsley Park. The site occupies an elevated position within the local area to facilitate gravity-fed distribution of recycled water.

The broader proposal includes:

- A new transfer pipeline extending from the existing network at Smithfield;
- Associated booster pump station infrastructure;
- A reservoir storage facility at Horsley Park; and
- Distribution pipelines connecting the reservoir facility to the proposed NEXTDC S4 facility.

While the majority of the broader recycled water scheme infrastructure (including pipelines) would be located below ground and would not result in ongoing visual impacts, the reservoir tanks and associated above-ground infrastructure represent the primary elements with potential to influence the visual character of the site and surrounding area.

The proposed infrastructure at the reservoir site includes:

- Three (3) above-ground circular steel storage tanks;
- Associated inlet and outlet pipework and valve infrastructure;

- A sampling pump station and associated equipment;
- Internal access roads and hardstand areas; and
- Ancillary infrastructure including chemical dosing facilities, fencing and site services.

Each tank is proposed to have a storage capacity of approximately 10 ML, with an approximate diameter of 36 metres, a shell height of approximately 11.5 metres and a peak roof height of 15m. The tanks are proposed to be constructed from bolted steel with a fusion-bonded epoxy finish and include standard operational elements such as access hatches, vents and instrumentation.

The tanks are proposed to be located toward the frontage of the site near Walworth Road, with associated access and operational areas provided to support maintenance and servicing requirements. The proposal also includes the establishment of access infrastructure, including internal driveways and turning areas to accommodate service vehicles, as well as perimeter treatments such as fencing and retaining walls where required.

1.3 Author

This Visual Impact Assessment has been prepared by Ben Gluszkowski, Director of Geoscapes and a Registered Landscape Architect, with over 20 years' experience in landscape architecture and visual impact assessment.

Ben has extensive experience in the preparation of Landscape and Visual Impact Assessments (LVIA) and Visual Impact Assessments (VIA) across a range of infrastructure, industrial and energy projects. His experience includes major infrastructure projects in the United Kingdom, including motorway widening schemes (M1 and M62), wind farms and energy-from-waste facilities.

In Australia, Ben has prepared numerous VIA and LVIA reports for large-scale industrial and infrastructure developments across New South Wales. These have been submitted in support of Environmental Impact Statements (EIS) for State Significant Development (SSD), as well as Development Applications (DA) to local councils.

Ben has worked with a range of major clients including Snackbrands Australia, Jaycar, Frasers Property, Altis, DCI Data Centres, ESR, Charter Hall, Equinix, Stockland and Hale.

2.0 METHODOLOGY OF ASSESSMENT

2.1 Guidelines

Visual Impact Assessment (VIA) does not follow a single prescribed methodology. This assessment has been prepared having regard to the principles and approaches set out in the following guidance documents:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and IEMA, 2013)
- Landscape Institute Advice Note 01/11 – Photography and Photomontage in Landscape and Visual Assessment
- Guidance Note for Landscape and Visual Assessment (AILA 2018)

In accordance with GLVIA3, the methodology has been tailored to the specific characteristics of the proposal, its landscape context and the nature of its likely visual effects.

The assessment focuses on the introduction of a reservoir facility into an existing rural / semi-rural landscape, and considers the resulting changes to the visual environment arising from the scale, height and siting of the proposed infrastructure.

Landscape assessment is concerned with changes to the physical landscape, including features and elements that contribute to landscape character. Visual assessment considers changes to available views, the composition of those views, and the potential effects on visual amenity experienced by people. Effects may be adverse or beneficial.

The assessment involves a combination of objective analysis and professional judgement. It has been informed by site inspection, review of available documentation and visualisation material, and the preparation of photomontages. The approach seeks to apply consistent and transparent criteria, supported by clearly defined terminology (refer to glossary), while recognising the inherent professional judgement required in visual impact assessment.

The methodology adopted is considered appropriate to the scale and nature of the proposal and the level of assessment required to support the REF. Visual impacts have been assessed with reference to the proposed development in isolation, recognising that the primary source of potential impact relates to the introduction of the reservoir infrastructure within the existing landscape context.

2.2 Site Visit and ZTV Modelling

A site visit was undertaken by Geoscapes in April 2026 to assess the existing visual character of the site and its surrounding context. Observations from within and surrounding the site were used to inform an understanding of the visual catchment and potential visibility of the proposed development.

A Zone of Theoretical Visibility (ZTV) analysis was prepared using Google Earth Pro Digital Surface Model (DSM) elevation data for the locality. As a DSM, this dataset incorporates surface features present at the time of capture, including vegetation canopies and built form, and therefore provides a theoretical indication of visibility influenced by terrain and major surface obstructions.

The ZTV modelling was based on the approximate top-of-tank RL of 118m AHD for each of the proposed reservoir tanks. Separate theoretical visibility mapping was prepared for each tank to assist in understanding the potential visibility extent across the surrounding locality (refer Figures 1a to 1c).

ZTV modelling was undertaken across an approximate 1.5 km study area radius, reflecting the localised nature of the proposal and the anticipated extent of potential visibility within the surrounding rural and semi-rural context.

The ZTV outputs indicate that potential visibility of the upper portions of the proposed tanks may occur from sections of the surrounding road network and isolated portions of nearby rural–residential properties, particularly where elevated landforms or gaps in vegetation allow more direct sightlines toward the site. However, the modelling also demonstrates that visibility is frequently fragmented and interrupted by existing vegetation, landform variation and intervening built form throughout much of the study area.

It is acknowledged that DSM-based ZTV modelling has inherent limitations. Factors such as dataset capture date, vertical accuracy, surface generalisation and seasonal variation in vegetation can result in either an over- or under-representation of visual screening. In addition, DSM data may include existing vegetation within the site that is proposed to be removed as part of the development. This may result in an over-representation of on-site screening within the ZTV, meaning that actual visibility of the proposed infrastructure may be greater than indicated.

As such, the ZTV outputs do not precisely replicate current ground-level sightlines and are intended to provide a conservative, high-level indication of potential visibility only.

Given the elevated siting of the proposed reservoir, particular attention has been given to potential visibility from adjoining and nearby residential properties.

The viewpoints selected for assessment represent a robust and representative sample of locations from which the development may be visible, including nearby residential receivers and local road corridors. The rationale for viewpoint selection is provided in Section 3.0 of this report.

2.3 Photographic Recording

A series of representative viewpoints was identified through a combination of desktop mapping analysis, ZTV modelling and site inspection. These locations were selected based on their potential to experience visual effects arising from the proposed development and were recorded photographically.

Single frame photographs were captured by Geoscapes from each selected viewpoint looking towards the development site using a tripod-mounted Canon RP full-frame DSLR camera. For viewpoints in close proximity to the site, a 35 mm prime lens was utilised to provide a wider angle of view and capture the extent of the proposed development within a single frame where required. For viewpoints at greater distances, a 50 mm prime lens was used.

At Viewpoint 3, a 24 mm lens was utilised due to the immediate proximity of the proposed reservoir to the viewpoint location. At this distance, it is not possible to capture the full extent of the proposed tanks within a single frame using longer focal lengths. The use of a wider angle lens allows a greater proportion of the development to be captured within a single image and provides the most representative depiction of the viewing experience available under these constrained conditions.

The use of a wider angle lens in this instance is consistent with guidance provided in Landscape Institute Advice Note 01/11 – Photography and Photomontage in Landscape and Visual Assessment, which recognises that wider focal lengths may be appropriate where it is necessary to capture the extent of a development in close proximity.

Images captured using a 50 mm lens provide an approximate 40° horizontal field of view (HFoV), which is widely accepted as being representative of the central field of human vision. Photographs were taken at an approximate eye height of 1.75 m to reflect typical viewing conditions experienced by an observer at each location.

GPS coordinates of each camera position were recorded and mapped using digital mapping software. This information was subsequently used to accurately align and prepare the photomontages.

2.4 3D Modeling of the Development

A three-dimensional (3D) digital model of the proposed development was prepared by Morphmedia using Autodesk 3ds Max. The base model of the site and proposed infrastructure was provided by Conexa and incorporated into the visualisation model.

The model includes the proposed reservoir tanks and associated above-ground infrastructure, together with the landscape mitigation measures prepared by Geoscapes, where relevant to the visual assessment.

Camera positions corresponding to the photographic viewpoints were established within the model using recorded GPS coordinates. These positions were refined through alignment with identifiable reference points visible within the site photography and informed by available survey data, to ensure accurate matching of perspective, scale and orientation.

The 3D model was then integrated with the site photography to generate photomontages that provide a realistic representation of the proposed development as viewed from each selected location. The resulting images are presented in Section 9.0 of this report.

2.5 Computer Generated Visualisations - Photomontages

Photomontages of the proposed development have been prepared to simulate its appearance from selected viewpoints. While such images cannot precisely replicate human visual perception, they provide a widely accepted and valuable tool for assessing potential visual effects from representative receptor locations.

The assessment has been undertaken with the proposed development presented in isolation, enabling its visual impact to be considered on its own merits, without reliance on other existing or future development to provide screening or visual containment.

The selected viewpoints are presented as paired "before and after" images to facilitate direct comparison. Each photomontage incorporates landscape mitigation at two temporal stages: immediately following installation (Year 0) and at maturity, approximately 15 years post-establishment (Year 15). The Year 15 visualisations represent a projection of the anticipated effectiveness of proposed mitigation measures. Actual outcomes may vary depending on factors such as plant growth rates, maintenance regimes and environmental conditions.

The Year 0 photomontages incorporate the proposed landscape mitigation at anticipated installation size. The project has committed to the use of advanced 400L tree stock for the principal tree planting, with medium native evergreen trees generally represented at approximately 3–4 metres tall at installation and Eucalyptus-type trees represented at approximately 4–5 metres tall at installation, depending on species. This approach provides a more realistic representation of the initial mitigation effect than would be achieved through smaller stock sizes, while recognising that screening and softening will continue to increase as planting establishes over time.

The Year 15 scenario is generally considered to represent the residual visual effects of a development, being those impacts that remain following the establishment of mitigation measures. Accordingly, the visual impact assessment presented in Section 9.0 places primary weight on the Year 15 outcomes.

In some instances, the difference between Year 0 and Year 15 visualisations may be limited. This may occur where the development is already partially screened by existing vegetation or built form, where no additional mitigation is proposed in a particular direction, or where proposed planting is located behind existing foreground vegetation.

The photomontages are presented at a scale and field of view intended to provide a realistic representation of the development within its surrounding context. While panoramic images included within the Appendix provide a broader contextual understanding, they extend beyond the natural cone of visual attention and are intended to assist in interpreting the wider visual environment rather than replicate a fixed human view.

Photomontages provide a photo-realistic representation of a development's scale, form and relationship to its surroundings; however, they do not replicate depth perception or the full spatial experience of viewing a landscape in situ. As a result, larger-scale elements may appear less prominent in two-dimensional imagery than they would when experienced in the field.

In accordance with established visual assessment guidance, photomontages should therefore be regarded as an approximation of the three-dimensional visual experience of an observer on site.

All photomontages included in this report are intended to represent the appearance, scale and extent of the proposed development as accurately as practicable. However, a minor degree of tolerance is inherent in the visualisation process. This may arise from factors including camera matching, the placement of reference points within the three-dimensional model, and the accuracy of GPS data used to establish camera positions.

The photomontages are intended to be viewed at their printed size (A3, or A2 for extended baseline figures) at a comfortable viewing distance of approximately 300–500 mm, consistent with current guidance.

2.6 Visual Receptor Sensitivity & Magnitude of Change

The assessment of visual effects has been undertaken by considering both the sensitivity of visual receptors and the magnitude of change arising from the proposed development.

Visual receptor sensitivity reflects the susceptibility of a viewer to changes in their visual environment, combined with the value attributed to the view. Sensitivity is influenced by factors including the type of receptor, the nature of the activity being undertaken, the duration of view, and the importance or value of the existing view.

Receptors with a high degree of focus on their surroundings, such as residents and users of recreational areas, are typically considered to have higher sensitivity. Conversely, receptors with limited interest in their surroundings, such as people at their place of work or users of local roads, are generally considered to have lower sensitivity.

The value of a view may also influence sensitivity, including whether the view is associated with recognised scenic qualities, heritage significance or particular local importance. Visual receptor sensitivity is classified using the categories set out in Table 2-1.

Table: 2-1 Visual Receptor Sensitivity

Category	Definition
Very High	Views of recognised importance, including protected or designated views associated with heritage assets, planning controls or publicly accessible viewpoints of regional or state significance, where there is a strong focus on the landscape.
High	Views of clear value, including outlooks from private residential properties and publicly accessible locations where there is a strong appreciation of the surrounding landscape. Receptors are likely to be focused on their visual environment.
Medium	Typical views experienced from a given receptor, not recognised or promoted for their scenic value. Includes road users on main roads and people engaged in activities where attention is not primarily focused on the landscape, such as sporting or active recreation.
Low	Views of lesser value, or views available from locations where visual amenity is not a primary concern. Includes road users on local roads, commercial or industrial settings, and workplaces where views have some but limited importance.
Very Low	Views that are heavily influenced by detracting elements or where the wider landscape is of minimal relevance to the receptor. Includes locations where attention is focused almost entirely on other activities.

The magnitude of change describes the scale and nature of the visual change resulting from the proposed development. This is influenced by factors such as the size, scale and extent of the development within the view, the viewing distance, the degree of contrast with the existing landscape, and the extent to which the development becomes a focal element.

The magnitude of change is classified using the criteria set out in Table 2-2.

Table 2-2: Visual Receptor Magnitude of Change Criteria

Category	Definition
Very High	The proposed development would result in a substantial change to the baseline view, becoming the dominant or defining element and substantially altering the overall composition of the view. Typically associated with close-range, direct views where a large proportion of the view is affected.
High	The proposed development would be clearly noticeable and form a prominent element within the view, altering its composition but not wholly dominating it. Typically associated with close or medium-range views with a noticeable horizontal and/or vertical extent.
Medium	The proposed development would form a recognisable element within the view, but would not be dominant. The overall composition of the view would be altered to a moderate degree.
Low	The proposed development would form a minor component of the view, being partially visible, screened or viewed at a distance, resulting in a limited change to the overall composition.
Very Low	The proposed development would be barely perceptible within the view, resulting in a negligible change to the baseline situation.

In some instances, there may be no perceptible change where the proposed development is not visible from a particular viewpoint, for example where it is fully screened by existing vegetation or landform. In such cases, a classification of 'No Change' is applied.

2.7 Significance of the Visual Impact

The significance of visual effects is determined by combining the sensitivity of the visual receptor with the predicted magnitude of change arising from the proposed development. This relationship is illustrated in Table 2-3.

The matrix provides a structured framework for identifying the likely level of visual effect at each viewpoint. However, it is intended as a guide only, and the final assessment of significance also relies on professional judgement, taking into account the specific characteristics of each receptor and view.

Table 2-3: Significance of Visual Impact Matrix

Receptor for Sensitivity	Magnitude of Change					
	Very High	High	Medium	Low	Very Low
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 general, effects identified as Moderate or above are considered to represent a potentially significant visual impact in the context of this assessment. Effects below this level are considered not significant. Where a magnitude of change is assessed as 'No Change', the resulting visual effect is also classified as 'None'.

In certain cases, professional judgement may be applied to refine the outcome where particular site-specific factors influence the overall perception of change. Where this occurs, it is clearly explained within the assessment.

Visual effects inherently involve a degree of subjectivity, as perceptions of change may vary between individuals. To ensure a consistent and precautionary approach, the assessment assumes a worst-case scenario in which all effects are considered adverse unless otherwise stated.

The assessment of visual impacts is undertaken with the proposed development considered in isolation, allowing its effects to be evaluated on its own merits without reliance on other existing or future development to provide screening or visual containment.

2.8 Selected Viewpoints – Receptor Locations

The viewpoints selected for this Visual Impact Assessment (VIA) are shown in Figure 2 (page 12). These represent a range of receptor locations from which the proposed development is likely to be visible.

The selected viewpoints include locations within the public domain, as well as representative positions corresponding to nearby residential receptors. Where access to private property was not available, these have been assessed from publicly accessible locations that reasonably approximate the viewing conditions of those receptors.

Viewpoints have been selected to represent receptors in closest proximity to the proposed development, as well as locations with greater visibility due to more open outlook or elevated position.

It is not practicable to assess every potential visual receptor within the study area. Accordingly, a representative sample of viewpoints has been selected to provide a robust and proportionate assessment of potential visual effects (refer to Section 9.0).

3.0 JUSTIFICATION OF VIEWPOINTS SELECTED

3.1 Receptor Selections and Reasoning

The selection of viewpoints has been undertaken in accordance with the methodology described in Sections 2.6 and 2.7 of this report. Viewpoints have been chosen to represent a range of visual receptors likely to experience varying degrees of visual impact arising from the proposed development.

Particular emphasis has been placed on nearby rural-residential receptors due to their higher sensitivity and the potential for sustained views of the proposed reservoir infrastructure. In addition, viewpoints have been selected to represent a range of viewing conditions, including nearby receptors, transient views experienced by road users, and locations at greater distance (such as along Burley Road), to capture the broader visual catchment of the proposal.

The selected viewpoints include:

- Adjacent to 129 Walworth Road, Horsley Park (VP1)
- Adjacent to 157 Walworth Road, Horsley Park (VP2)
- 134 Walworth Road, Horsley Park (VP3)
- Easement adjacent to 19–21 Burley Road, Horsley Park (VP4)
- 168 Walworth Road, Horsley Park (First Floor Balcony) (VP5)
- 163–169 Walworth Road, Horsley Park (VP6)
- Adjacent to 189–209 Walworth Road, Horsley Park (South) (VP7)
- Adjacent to 189–209 Walworth Road, Horsley Park (North) (VP8)
- Adjacent to 42–28 Burley Road, Horsley Park (VP9)

As illustrated in Figure 2, the viewpoints are generally concentrated along Walworth Road, reflecting the primary areas of potential visibility within the surrounding rural-residential context.

The selected viewpoints represent:

- private residential receptors in close proximity to the proposed development (VP3, VP5 and VP6)
- views experienced by road users travelling through the area (VP1, VP2, VP7 and VP8)
- views at greater distance within the wider visual catchment (VP9)
- locations used to approximate views from adjacent properties where access was not available (VP2, VP4, VP7 and VP8)

It is not practicable to assess every potential visual receptor within the study area. Accordingly, a representative sample of viewpoints has been selected to provide a robust and proportionate assessment of potential visual effects.

A detailed assessment of visual impacts from Viewpoints 1 to 9 is provided in Section 9.0 of this report, together with the corresponding photomontages.



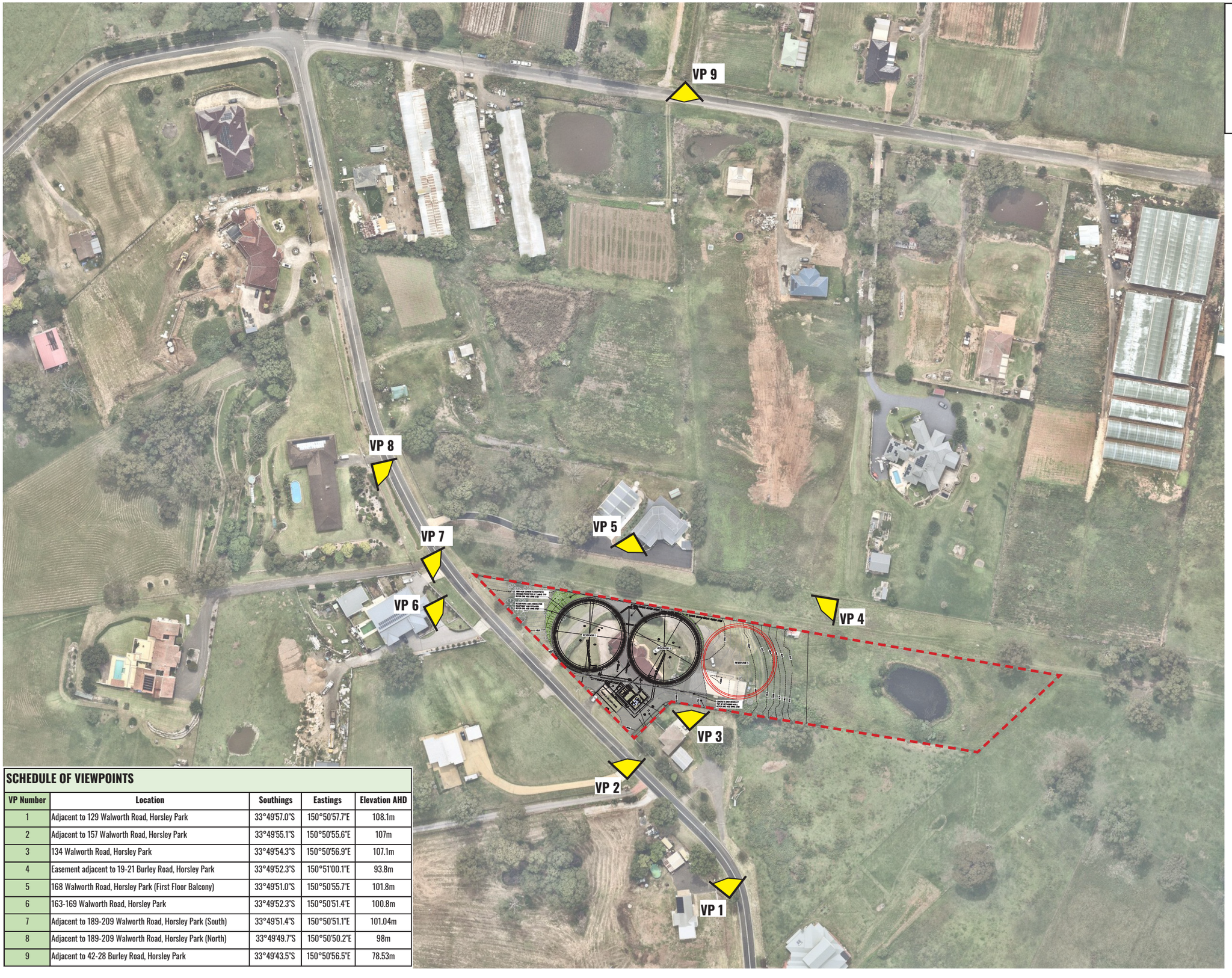
Figure 1a - ZTV Top of Tank 1 - RL118m



Figure 1b - ZTV Top of Tank 2 - RL118m



Figure 1c - ZTV Top of Tank 3 - RL118m



SCHEDULE OF VIEWPOINTS

VP Number	Location	Southings	Eastings	Elevation AHD
1	Adjacent to 129 Walworth Road, Horsley Park	33°49'57.0"S	150°50'57.7"E	108.1m
2	Adjacent to 157 Walworth Road, Horsley Park	33°49'55.1"S	150°50'55.6"E	107m
3	134 Walworth Road, Horsley Park	33°49'54.3"S	150°50'56.9"E	107.1m
4	Easement adjacent to 19-21 Burley Road, Horsley Park	33°49'52.3"S	150°51'00.1"E	93.8m
5	168 Walworth Road, Horsley Park (First Floor Balcony)	33°49'51.0"S	150°50'55.7"E	101.8m
6	163-169 Walworth Road, Horsley Park	33°49'52.3"S	150°50'51.4"E	100.8m
7	Adjacent to 189-209 Walworth Road, Horsley Park (South)	33°49'51.4"S	150°50'51.1"E	101.04m
8	Adjacent to 189-209 Walworth Road, Horsley Park (North)	33°49'49.7"S	150°50'50.2"E	98m
9	Adjacent to 42-28 Burley Road, Horsley Park	33°49'43.5"S	150°50'56.5"E	78.53m

Figure 2: Viewpoint Locations

4.0 SITE AND SURROUNDING CONTEXT

4.1 Location

The development site is located within Horsley Park, within the Fairfield City Council Local Government Area. Figure 4 illustrates the regional location of the site, while Figure 5 shows the immediate surrounding context.

4.2 Site Description

The subject land is located at 156–166 Walworth Road, Horsley Park and is legally described as Lot 51 in DP1071120. The land has an approximate area of 12,819 sqm (1.28 hectares) and is currently zoned RU4 – Primary Production Small Lots under the Fairfield Local Environmental Plan 2013.

The property currently comprises an existing rural-residential holding containing associated dwelling/building structures, driveway access from Walworth Road, open grassed areas, scattered trees and a farm dam located within the eastern portion of the site.

The land is irregular in shape and extends eastward from Walworth Road into the adjoining rural landscape. Existing vegetation is generally scattered throughout the property, with more established planting and tree cover associated with the dwelling, driveway and site boundaries.

The site exhibits a noticeable fall in topography from west to east. Ground levels adjacent to Walworth Road are generally around RL100m AHD, with the highest portion of the site located near the existing dwelling at approximately RL104m AHD. Land levels then gradually fall eastward to approximately RL87m AHD toward the eastern portion of the site near the existing dam.

This elevated western portion of the site contributes to the potential visibility of the proposed reservoir infrastructure from surrounding residential properties and sections of the surrounding road network, particularly where vegetation screening is limited.

Vehicle access is currently provided from Walworth Road. The surrounding road network generally comprises local rural roads servicing dispersed rural-residential properties and associated agricultural or semi-rural land uses.

Overall, the existing site character is consistent with the broader rural-residential setting of Horsley Park, comprising low-scale built form, open paddock areas, scattered vegetation and ancillary rural elements.

The site description is summarised in the table below.

Figure 3 – Site Description

Component	Description
Site Address	156-166 Walworth Rd, Horsley Park NSW 2175 - LOT51 in DP1071120
Site Area	12,819 sqm (1.28 ha)
Current Zoning	RU4 – Primary Production Small Lots (Fairfield LEP 2013)

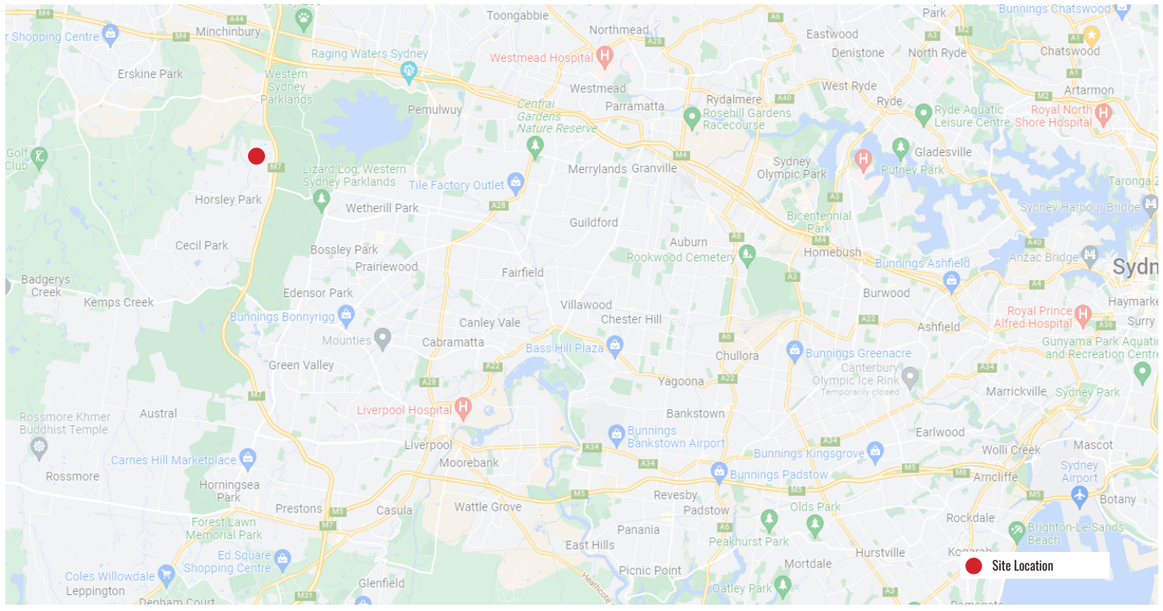


Figure 4: Site Location (Source: Google Maps)



Figure 5: Site Context (Source: Vexcel Viewer 2026)

4.3 Context

The surrounding locality is characterised by a predominantly rural–residential landscape pattern comprising large allotments, detached dwellings, open grassed paddocks, scattered vegetation and ancillary rural infrastructure. Development within the area is generally low density in nature, with built form dispersed throughout the landscape and interspersed with open areas and vegetation.

The immediate surrounding context of the site can generally be described as follows:

North - Land immediately to the north of the site comprises a 20 metre wide easement corridor which separates the subject site from the adjoining rural-residential property at 168 Walworth Road. This adjoining property contains a substantial two-storey dwelling set within a larger rural allotment with associated landscaping and scattered vegetation.

East - Land to the east comprises open rural land associated with larger rural-residential holdings, including 134 Walworth Road. The landscape within this area is generally open in character, with scattered vegetation, paddock areas and intermittent tree cover contributing to varying levels of visual screening. Land to the east is generally lower in elevation relative to the western portion of the subject site where the proposed reservoir infrastructure is proposed.

West - The western boundary of the site fronts Walworth Road. Land on the opposite side of Walworth Road is characterised by larger rural-residential properties containing detached dwellings, landscaped grounds and open grassed areas. Existing vegetation within this area is intermittent

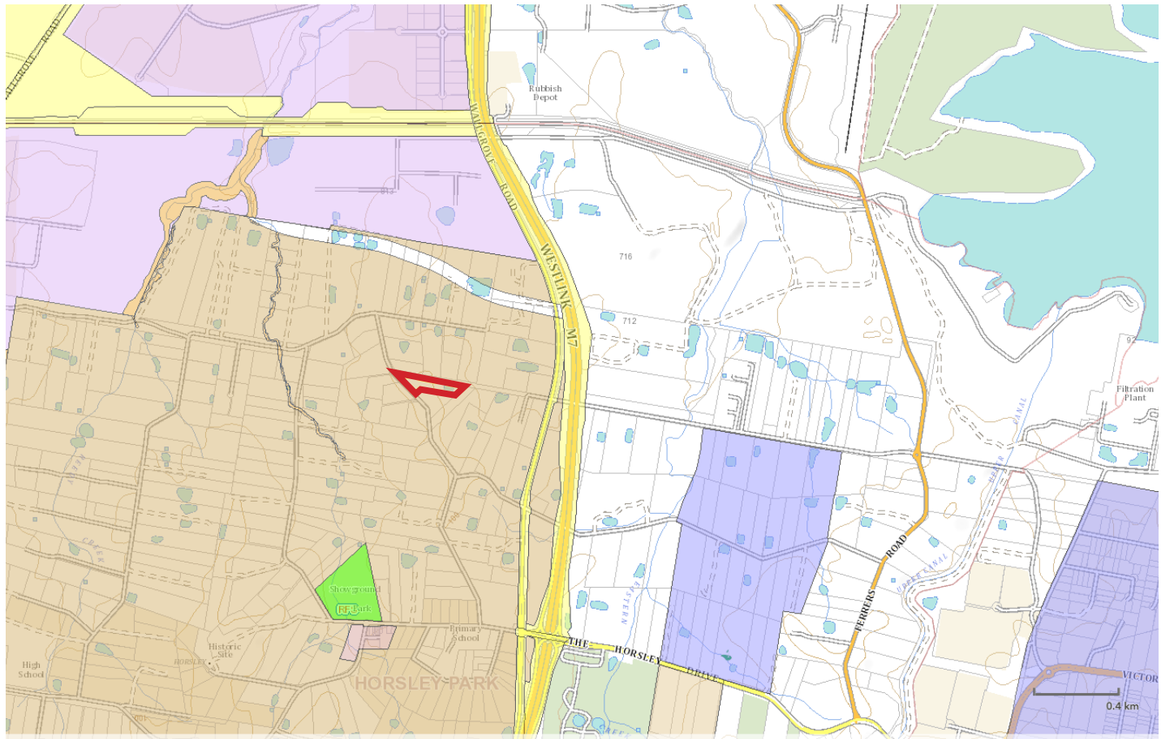


Figure 6: Land Zoning Map (Source: NSW Planning Portal Spatial Viewer)

and generally associated with property boundaries and residential landscaping.

South - Land to the south is characterised by rural-residential development fronting Walworth Road. The nearest residential properties are located at 134–154 Walworth Road and comprise detached dwellings set within larger rural allotments containing open grassed areas, scattered vegetation and ancillary rural structures.

Overall, the surrounding context exhibits a semi-rural visual character where open landscape elements coexist with dispersed residential development and rural infrastructure.

5.0 BASELINE DESCRIPTION

5.1 Planning Context

The proposed development forms part of the Rosehill Recycled Water Scheme Extension and is being assessed under Part 5, Division 5.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act) through the preparation of a Review of Environmental Factors (REF).

The proposal is permissible without development consent under Clause 2.126(6) of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP), which permits development for sewage reticulation systems to be carried out without consent.

The proposal is not classified as State Significant Development (SSD) or State Significant Infrastructure (SSI) under the State Environmental Planning Policy (Planning Systems) 2021.

The subject site is currently zoned RU4 – Primary Production Small Lots under the Fairfield Local Environmental Plan 2013 (FLEP 2013). While the proposal is permissible without development consent under the TISEPP, the existing zoning provides important context in understanding the prevailing rural–residential landscape character and visual sensitivity of the surrounding locality.

This Visual Impact Assessment (VIA) has been prepared in support of the REF to assess the potential visual impacts associated with the proposed reservoir and associated recycled water infrastructure, having regard to the surrounding visual catchment and nearby visual receptors.

The assessment methodology has been informed by the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) together with relevant industry guidance relating to visual assessment and photomontage preparation.

5.2 Visual and Landscape Character

The visual and landscape character of the study area is best described as rural–residential, characterised by a mix of open pasture, small-scale agricultural uses and dispersed dwellings set within relatively large lots.

The landscape is generally open in nature, with intermittent clusters of vegetation, rural fencing, access tracks and ancillary structures associated with residential and agricultural use. This openness allows for varying degrees of visual permeability, with some locations affording longer-range views across the surrounding landscape, while others are more contained due to localised vegetation or built form.

The study area exhibits a gently undulating landform, with subtle changes in elevation influencing the extent and nature of available views. Elevated positions provide broader outlooks, while lower-lying areas tend to experience more enclosed or filtered views. This variation contributes to a diverse visual experience across the locality.

Built form within the study area is typically low scale and sporadic, comprising detached dwellings, outbuildings and rural infrastructure. While generally consistent with a rural setting, the landscape also shows evidence of incremental change and fragmentation, including subdivision, the introduction of larger residential dwellings and the presence of rural and utility infrastructure within the broader locality.

Vegetation is varied and includes scattered mature trees, vegetation belts and tree lines, remnant patches of native vegetation, as well as more managed planting associated with residential properties. While vegetation provides some degree of visual filtering in certain locations, the overall character remains relatively open rather than densely vegetated.

Overall, the study area represents a transitional landscape where rural and residential land uses coexist alongside elements of infrastructure within the broader locality. This results in a landscape that is not pristine or uniform, but one that exhibits a degree of change and varying capacity to absorb further visual change, depending on the scale, siting and degree of mitigation associated with any future development.

The openness of the surrounding landscape means that built form introduced within elevated portions of the site has the potential to be visible from surrounding properties and sections of the local road network.

5.3 Future Infrastructure Context - Southern Link Road (SLR)

The broader Horsley Park locality is also subject to ongoing strategic transport and infrastructure planning associated with the continued expansion of the Western Sydney Employment Area.

Historical corridor investigations dating from 2009, 2011, 2014, 2022 and 2023 have identified a range of potential east–west transport corridor alignments through the Horsley Park locality associated with the future Southern Link Road (SLR), as illustrated in Figure 7a.

Transport for NSW has subsequently identified a preferred alignment for the future SLR between Old Wallgrove Road and Wallgrove Road as part of long-term regional transport planning. As shown in Figure 7b, the preferred alignment identified within the Southern Link Road – Revised Preferred Options Report (May 2024) generally follows the Burley Road and Chandos Road corridor alignment (identified as Option 2B).

Based on the indicative mapping contained within the TfNSW report, the preferred Option 2B corridor appears to extend generally east–west in proximity to the northern portion of the Subject Site and adjoining easement lands. The indicative alignment has the potential to traverse the existing easement corridor located immediately north of the Subject Site and may ultimately require portions of adjoining land, including part of the Subject Site, should the corridor proceed to detailed design and future delivery phases.

The potential future delivery of the SLR has relevance to the assessment of the existing and future visual character of the locality, as it would introduce major transport infrastructure and associated landscape modification within the broader visual catchment.

At the time of writing, the SLR remains within the corridor preservation and strategic planning phase, with no confirmed construction timeframe identified. Nevertheless, the project provides additional context regarding the anticipated long-term transition of the locality from a predominantly rural landscape toward a more infrastructure and employment-related character associated with the broader Western Sydney Employment Area.

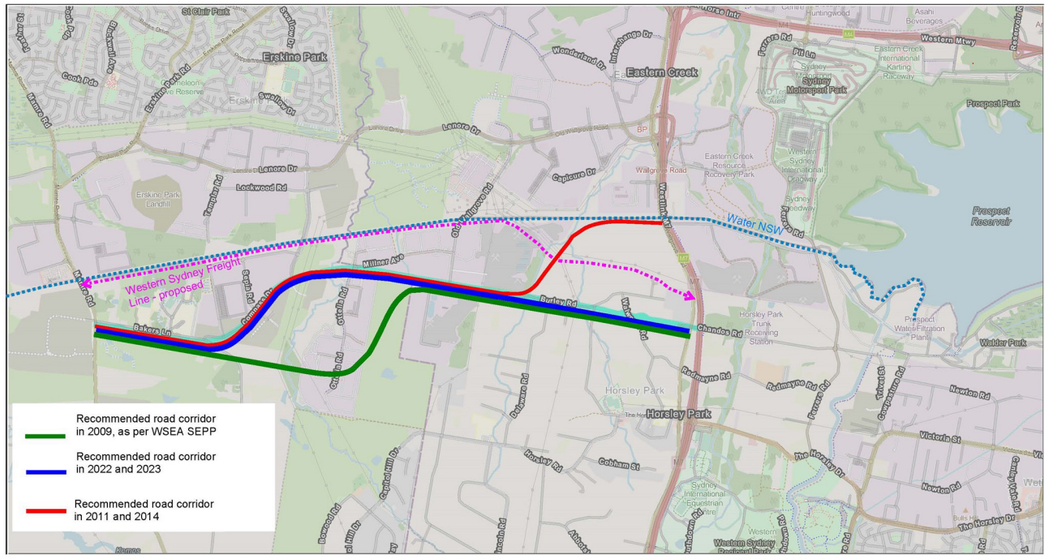


Figure 7a: Southern Link Road - Historical Road Options (Source: TfNSW)

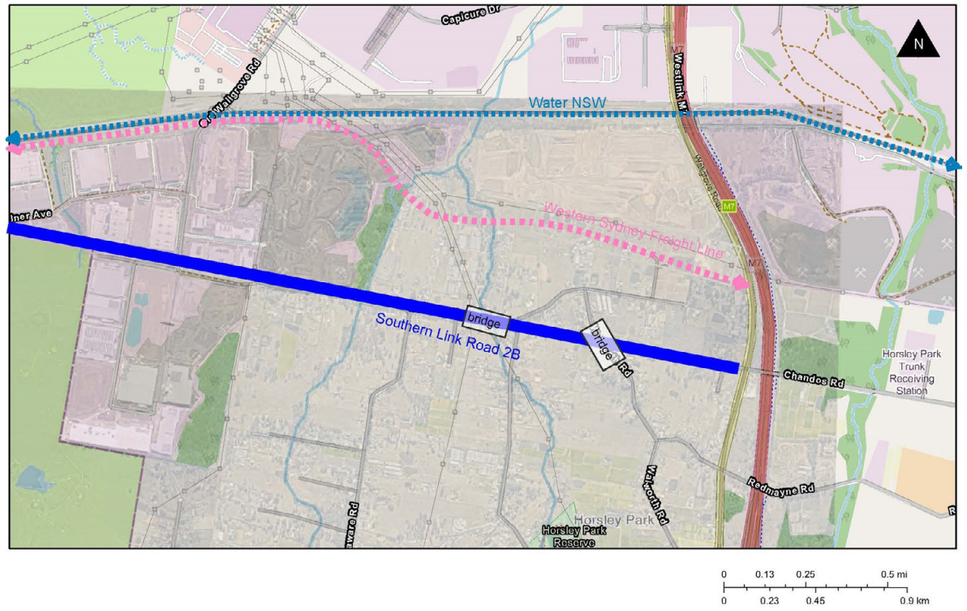


Figure 7b: Southern Link Road - Preferred Option 2B (Source: TfNSW)

6.0 DEVELOPMENT PROPOSALS

The following description is based on a review of the project drawings and information provided by the project team, including civil design documentation and scoping information prepared by Element Environment.

This assessment focuses primarily on the above-ground components of the proposal which have the potential to influence the visual character of the site and surrounding locality, in particular the proposed reservoir infrastructure and associated operational elements.

6.1 Overall Design Proposals

The proposed development comprises the construction of a recycled water reservoir facility forming part of the Rosehill Recycled Water Scheme Extension.

Key above-ground elements of the proposal include:

- three circular above-ground reservoir tanks
- associated inlet and outlet pipework and valve infrastructure
- a pump station and ancillary operational infrastructure
- internal access tracks and hardstand areas
- security fencing and associated site infrastructure

The proposed reservoirs are positioned within the western portion of the site, with associated infrastructure arranged to accommodate operational, maintenance and servicing requirements. The layout has been informed by engineering constraints and the operational requirements of the broader recycled water network, including the need to locate the reservoirs at an elevated position within the landscape.

6.2 Height / Scale / Levels

The proposed reservoirs represent the dominant built form within the development and are substantially larger in scale than existing structures within the surrounding rural–residential context.

Each reservoir has an approximate diameter of 36 metres, with side wall heights of approximately 11 metres and an overall height of approximately 15 metres to the apex of the proposed pitched roof structure.

Due to the elevated siting of the infrastructure within the western portion of the site, the proposal has the potential to be visible from surrounding residential properties and sections of Walworth Road, particularly where existing vegetation screening is limited.

The combination of the reservoirs' scale, height and siting results in the development forming a visually prominent element within the surrounding landscape, particularly from nearby viewpoints and locations with more open outlook.

The introduction of a pitched roof form assists in reducing the appearance of a flat industrial profile when viewed from surrounding locations and provides greater articulation to the overall built form.

6.3 Colour / Materials & Finishes

The proposed reservoirs are anticipated to comprise steel storage structures with externally painted finishes. In accordance with the current project information and Sydney Water technical specifications, the external surfaces of the reservoirs and exposed pipework are proposed to utilise an "Environmental Green" finish (AS2700 G66).

The proposed colour treatment is intended to reduce visual contrast between the infrastructure and the surrounding rural landscape by utilising a muted, recessive tone more consistent with the surrounding vegetation and semi-rural context.
The reservoirs incorporate a pitched roof form, with associated handrails, ladders and ancillary steel elements intended to be finished in colours consistent with the main reservoir structures to minimise visual contrast and avoid visually prominent detailing.

Other ancillary infrastructure associated with the proposal, including retaining walls, fencing, the pump station building and operational infrastructure, is anticipated to comprise utilitarian materials and finishes typical of water infrastructure developments. Current project information indicates that retaining walls may be finished in colours consistent with the reservoirs, while the ancillary building is anticipated to comprise rendered concrete blockwork with a non-reflective roof finish.

The final selection of colours and finishes will play an important role in influencing the overall visual integration of the development within the surrounding landscape and has therefore been considered as part of this VIA.

7.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

7.1 Strategy and Mitigation

The landscape strategy has been designed to provide visual screening and environmental mitigation for the proposed reservoir tanks while maintaining compliance with bushfire protection requirements to the east. The strategy includes the use of advanced 400L tree stock at installation to provide an immediate level of visual softening, with the principal tree species represented in the Year 0 photomontages at their anticipated installation size.

Eucalyptus-type trees, with an anticipated mature height of approximately 20 metres, are proposed along the southern boundary, east of the reservoir tanks and along parts of the western frontage. These trees are expected to be approximately 4–5 metres tall at installation, depending on species. Medium native evergreen trees, with an anticipated mature height of approximately 8–10 metres, are also proposed to provide supplementary screening and visual filtering, and are expected to be approximately 3–4 metres tall at installation.

The planting strategy also incorporates layered understorey planting, including native grasses, shrubs and groundcovers, to assist in softening views at lower levels and improving the visual integration of the reservoir facility within the surrounding rural–residential landscape.

Planting to the east of the reservoir tanks will be arranged in groups, with tree canopies separated by a minimum distance of 2 metres in accordance with Appendix 4 of Planning for Bushfire Protection 2019. Additional native shrubs, grasses and groundcovers are proposed within the north-western corner and along the front boundary to enhance the site's landscape character and provide a layered visual buffer.

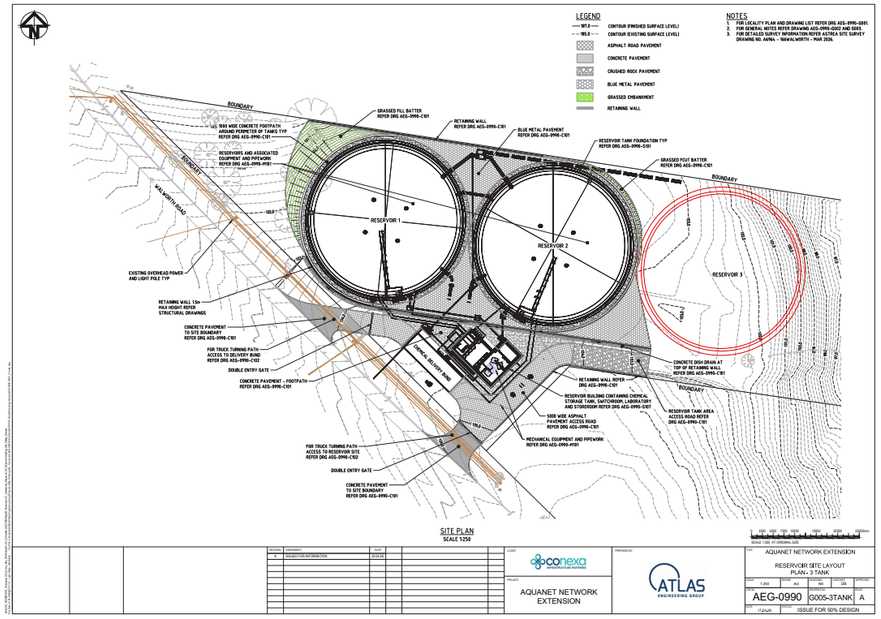


Figure 8a: Reservoir Site Layout Plan (Source: ATLAS)

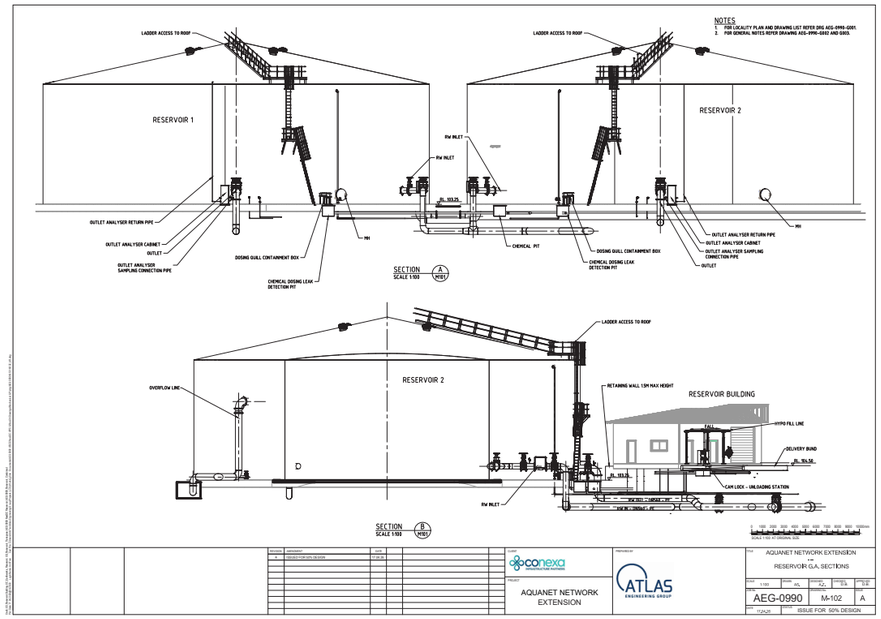


Figure 8b: Reservoir Sections (Source: ATLAS)

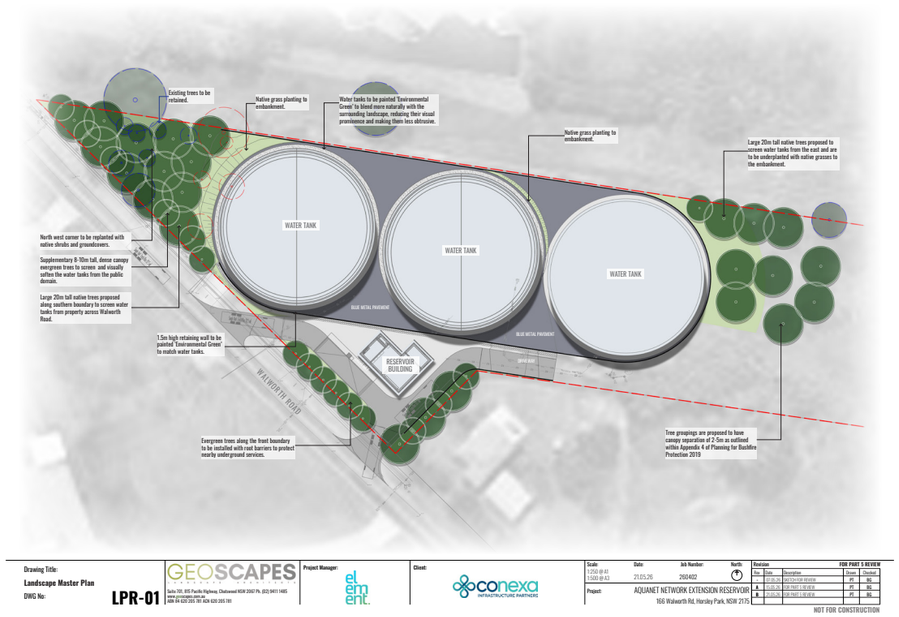


Figure 9a: Landscape Masterplan (Source: Geoscapes)



Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Native
Trees						
ANG FLO	*Angophora floribunda*	Rough Barked Apple	30m	As Shown	400L	✓
EUC MOL	*Eucalyptus moluccana*	Grey Box	25m	As Shown	400L	✓
EUC TER	*Eucalyptus tereticornis*	Forest Red Gum	30m	As Shown	400L	✓
LOP CON	*Lophostemon confertus*	Queensland Brush Box	15-20m	As Shown	400L	✓
SYZ LUE	*Syzygium luehmannii*	Riberry	8-12m	As Shown	400L	✓
WAT FLO	*Waterhousia floribunda 'DOW20' Sweeper*	Weeping Lilly Pilly	10m	As Shown	400L	✓
Shrubs						
BRE obl	*Breynia oblongifolia*	Coffee Bush	2-3m	As Shown	200mm	✓
COR alb	*Correa alba*	White Correa	1m	As Shown	200mm	✓
IND aus	*Indigofera australis*	Australian Indigo	2.5m	As Shown	200mm	✓
KUN amb	*Kunzea ambigua*	Tick Bush	3m	As Shown	200mm	✓
Grasses & Groundcovers						
CAR app	*Carex appressa*	Tall Sedge	1m	5/m2	Tubestock	✓
DIA cae	*Dianella caerulea*	Blue Flax Lily	1m	5/m2	Tubestock	✓
DIA rev	*Dianella revoluta*	Blue Flax Lily	1.5m	5/m2	Tubestock	✓
GRE bro	*Grevillea 'Bronze Rambler'*	Grevillea	0.5m	3/m2	Tubestock	✓
JUN usi	*Juncus usitatus*	Common Rush	1.2m	5/m2	Tubestock	✓
LOM lon	*Lomandra longifolia*	Mat Rush	0.8m	5/m2	Tubestock	✓

Figure 9b: Planting Schedule and Imagery (Source: Geoscapes)

8.0 OVERSHADOWING ANALYSIS

Indicative shadow diagrams were prepared to illustrate the general shadowing characteristics associated with the proposed reservoir infrastructure and to assist in understanding the scale and spatial extent of the proposed built form within the surrounding landscape context.

The diagrams were generated using a three-dimensional digital model developed in SketchUp based on available survey, terrain and design information. Shadow conditions were assessed for the winter solstice (21 June) and summer solstice (21 December) at 9:00am, 12:00pm and 3:00pm, representing indicative seasonal shadow conditions.

The analysis indicates that shadows associated with the proposed reservoirs would generally fall within the Subject Site and adjoining land immediately to the south and west during winter periods, with reduced shadow extents during summer conditions due to the higher solar angle. While some shadowing extends onto adjoining land during winter conditions, the diagrams indicate limited direct overshadowing of neighbouring dwellings.

The shadow diagrams are intended to provide an indicative representation of general overshadowing impacts suitable for REF-level assessment and do not constitute a detailed architectural shadow study. Figure 10 illustrates the assessed shadow conditions.

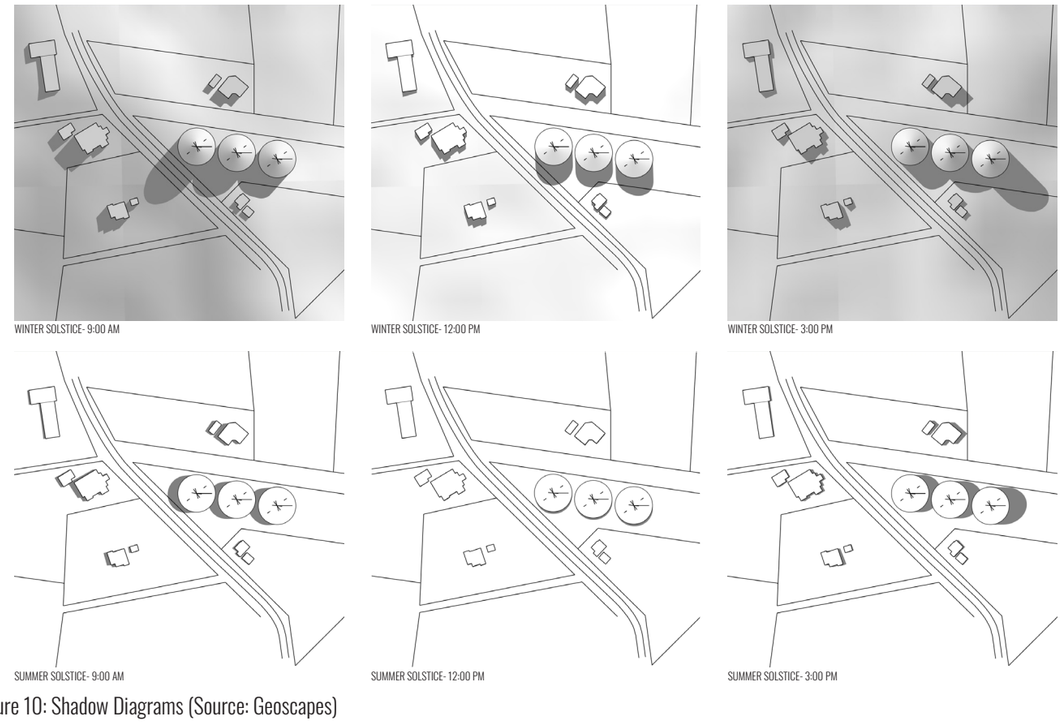


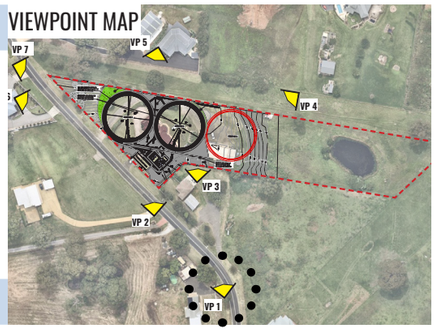
Figure 10: Shadow Diagrams (Source: Geoscapes)

9.0 VISUAL IMPACT ASSESSMENT

9.1 Viewpoint 1

Viewing Location	Adjacent to 129 Walworth Road, Horsley Park - Looking North
GPS	33°49'57.0"S, 150°50'57.7"E
Elevation (Eye-level)	108.1m (AHD)
Date and Time	17th Apr 2026 - 12.08pm
Baseline Photo and Photomontage Figures	Figures 11a, 11b, 11c & 11d (11d is a Baseline Photograph Extended Angle of View – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	This viewpoint is located adjacent to 129 Walworth Road and represents views experienced by road users travelling north along Walworth Road, together with residents entering and exiting nearby rural-residential properties. Existing views are characterised by the semi-rural streetscape of Walworth Road, including grassed verges, overhead power infrastructure, scattered mature vegetation and detached rural-residential dwellings set within larger allotments. The surrounding landscape exhibits a generally open character, with intermittent vegetation and fencing along property boundaries contributing to varying levels of visual enclosure and filtering. Views toward the subject site are partially filtered by existing roadside vegetation and boundary planting, although glimpses of the elevated landform associated with the subject site are available from this location. The extended panoramic view also demonstrates that the visual environment transitions toward broader long-distance views across the surrounding landscape to the east and south-east, where distant urban and infrastructure elements are visible on the horizon. The visual character of the locality is therefore influenced by a combination of rural-residential development, open grassed areas and existing infrastructure elements associated with the broader landscape setting.
Approx. Viewing Distance from Site Boundary	100m
Visual Receptor Sensitivity	The visual receptor sensitivity at this location is considered to be **Medium.** The viewpoint primarily represents views experienced by road users travelling along Walworth Road, together with transient views associated with residents entering and exiting nearby rural-residential properties. While the surrounding landscape exhibits a semi-rural character with some appreciation of the visual environment, receptors at this location are generally not focused on prolonged viewing of the landscape and the view is influenced by existing roadside infrastructure and dispersed built form.
Magnitude of Change	The magnitude of change at this location is considered to be **Medium.** The proposed reservoirs would introduce a clearly recognisable new built form element within the view and would occupy a noticeable horizontal extent within portions of the outlook from Walworth Road. Due to the elevated siting and overall scale of the infrastructure, the upper portions of the reservoirs would remain visible above existing vegetation and fencing along the eastern side of the road corridor. However, existing roadside vegetation and boundary planting provide a substantial degree of partial screening, reducing the overall visual exposure of the proposal from this location. At Year 15, the establishment of additional landscape mitigation planting would further soften and filter views toward the lower portions of the infrastructure. The proposed Environmental Green finish also assists in reducing visual contrast between the reservoirs and the surrounding vegetation backdrop, particularly when viewed within the broader landscape context. While the proposal would introduce a noticeable change to the existing visual environment, the overall magnitude of change is moderated by the existing vegetation framework, the transient nature of the view, and the integration of mitigation planting within the surrounding semi-rural landscape character.
Significance of Visual Impact	The significance of the visual impact at this viewpoint is judged to be **Moderate/minor.**

Baseline Photo

Figure 11a: Viewpoint 1 - Adjacent to 129 Walworth Road, Horsley Park - Looking North (Baseline Photo)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 11b: Viewpoint 1 - Adjacent to 129 Walworth Road, Horsley Park - Looking North (Photomontage - Year 0)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

Photomontage - Year 15

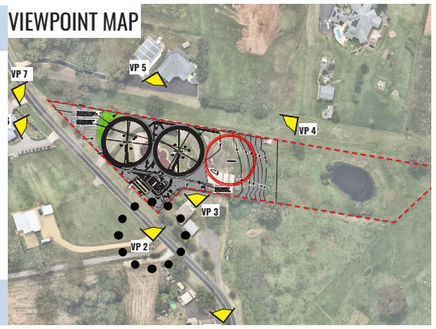
Figure 11c: Viewpoint 1 - Adjacent to 129 Walworth Road, Horsley Park - Looking North (Photomontage Year 15)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

9.2 Viewpoint 2

Viewing Location	Adjacent to 157 Walworth Road, Horsley Park - Looking North
GPS	33°49'55.1"S, 150°50'55.6"E
Elevation (Eye-level)	107m (AHD)
Date and Time	17th Apr 2026 - 12.00pm
Baseline Photo and Photomontage Figures	Figures 12a, 12b, 12c & 12d (12d is a Baseline Photograph Extended Angle of View – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	This viewpoint is located adjacent to 157 Walworth Road and represents views experienced by road users travelling along Walworth Road together with residents entering and exiting nearby rural-residential properties. The existing view is characterised by the semi-rural streetscape of Walworth Road, including open grassed verges, overhead power infrastructure, rural fencing and detached dwellings set within larger landscaped allotments. The existing dwelling and associated outbuildings located within the subject site are visible behind the rural-style frontage fencing, together with mature canopy vegetation positioned behind the existing residence. The surrounding landscape exhibits a relatively open character, although existing vegetation associated with the subject site and adjoining properties provides intermittent visual filtering and enclosure. The extended panoramic view demonstrates a gradual fall in topography toward the west, allowing longer-range outlook across the surrounding landscape and more distant urban elements. A residential property is also located further west along the driveway alignment from the viewpoint location. This dwelling is situated at a lower elevation relative to the viewpoint and is visually separated from the subject site by distance and an intervening open paddock area associated with the surrounding rural-residential landscape.
Approx. Viewing Distance from Site Boundary	20m
Visual Receptor Sensitivity	The visual receptor sensitivity at this location is considered to be **Medium.** The viewpoint primarily represents views experienced by road users travelling along Walworth Road together with transient views associated with residents entering and exiting nearby rural-residential properties. While the surrounding landscape exhibits a semi-rural character with some appreciation of the visual environment, receptors at this location are generally not focused on prolonged viewing of the landscape.
Magnitude of Change	The magnitude of change at this location is considered to be **High.** The proposed reservoirs would introduce a substantial new built form element within the immediate foreground of the view and would occupy a large proportion of the outlook from this location due to the close proximity of the viewpoint to the subject site. At Year 0, the reservoirs and associated infrastructure would be highly visible above and behind the existing frontage fencing and vegetation, resulting in a pronounced alteration to the existing semi-rural character experienced from Walworth Road. The scale, height and proximity of the reservoirs would make them a visually prominent component of the view despite the use of recessive colour treatments. At Year 15, the establishment of additional landscape mitigation planting would assist in softening and partially filtering views toward the lower portions of the infrastructure and would improve the integration of the development within the surrounding roadside landscape. The proposed Environmental Green finish would also assist in reducing visual contrast between the reservoirs and the surrounding vegetation backdrop. However, due to the close viewing distance and elevated siting of the reservoirs, substantial portions of the structures would remain visible from this location and the development would continue to form a prominent built element within the view.
Significance of Visual Impact	The significance of the visual impact at this viewpoint is judged to be **moderate.**

Baseline Photo

Figure 12a: Viewpoint 2 - Adjacent to 157 Walworth Road, Horsley Park - Looking North (Baseline Photo)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

Photomontage - Year 0

Figure 12b: Viewpoint 2 - Adjacent to 157 Walworth Road, Horsley Park - Looking North (Photomontage - Year 0)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

Photomontage - Year 15

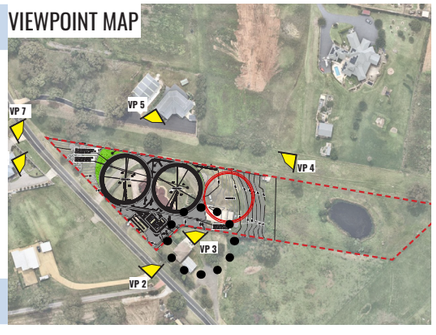
Figure 12c: Viewpoint 2 - Adjacent to 157 Walworth Road, Horsley Park - Looking North (Photomontage Year 15)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

9.3 Viewpoint 3

Viewing Location	134 Walworth Road, Horsley Park - Looking North
GPS	33°49'54.3"S, 150°50'56.9"E
Elevation (Eye-level)	107.1m AHD
Date and Time	17th Apr 2026 - 10.20am
Baseline Photo and Photomontage Figures	Figures 13a, 13b, 13c, 13d & 13e (13d and 13e are Baseline Photograph Extended Angle of Views – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	This viewpoint is located within the rear yard area of 134 Walworth Road and represents views experienced from a private rural-residential property immediately adjoining the southern boundary of the subject site. The existing view is characterised by a relatively open backyard setting enclosed by residential fencing and intermittent vegetation along the property boundaries. Existing views toward the subject site are currently limited to low-scale rural-residential built form, vegetation and glimpses of the wider landscape beyond. The surrounding visual environment exhibits a semi-rural character with a generally open outlook and a moderate degree of visual enclosure provided by existing fencing and vegetation. The panoramic views (Figures 13d and 13e in Appendix 12) demonstrate that the existing outlook from this location includes filtered longer-distance views toward the broader surrounding landscape and more distant urban and infrastructure elements beyond the immediate rural-residential setting. Due to the close proximity of the viewpoint to the subject site boundary and the relatively limited extent of existing vegetation screening along the shared boundary, the existing visual relationship between the adjoining property and the subject site is relatively open.
Approx. Viewing Distance from Site Boundary	13m
Visual Receptor Sensitivity	The visual receptor sensitivity at this location is considered to be **High**. The viewpoint represents views experienced from the private outdoor area of an adjoining rural-residential property where visual amenity and appreciation of the surrounding environment are likely to be important to the receptor. The view is experienced from a static residential setting with potential for prolonged duration of exposure.
Magnitude of Change	The magnitude of change at this location is considered to be **Very High**. The proposed reservoirs would introduce large-scale infrastructure immediately adjacent to the shared property boundary and would fundamentally alter the existing outlook experienced from this location. At both Year 0 and Year 15, the reservoirs would occupy a substantial proportion of the view and would become the dominant visual elements within the outlook due to their height, scale and close proximity to the viewpoint. Proposed colours and finishes would assist in reducing contrast to some extent, however the reservoirs would nevertheless remain highly prominent and visually dominant features within the view.
Significance of Visual Impact	The significance of the visual impact at this viewpoint is judged to be **Major.**



Baseline Photo

Figure 13a: Viewpoint 3 - 134 Walworth Road, Horsley Park - Looking North (Baseline Photo)

Camera Lens = 24mm - Angle of View = 74° - Image Size = 390mmx260mm

Photomontage - Year 0

Figure 13b: Viewpoint 3 - 134 Walworth Road, Horsley Park - Looking North (Photomontage - Year 0)

Camera Lens = 24mm - Angle of View = 74° - Image Size = 390mmx260mm



Photomontage - Year 15

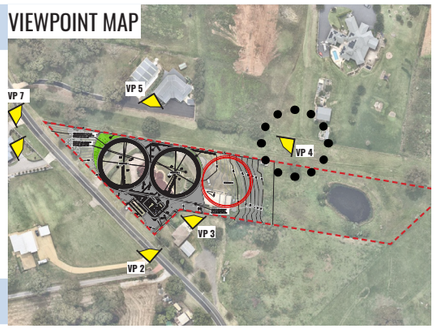
Figure 13c: Viewpoint 3 - 134 Walworth Road, Horsley Park - Looking North (Photomontage Year 15)

Camera Lens = 24mm - Angle of View = 74° - Image Size = 390mmx260mm

9.4 Viewpoint 4

Viewing Location	Easement adjacent to 19-21 Burley Road, Horsley Park - Looking Southwest
GPS	33°49'52.3"S, 150°51'00.1"E
Elevation (Eye-level)	93.8m (AHD)
Date and Time	17th Apr 2026 - 10.56am
Baseline Photo and Photomontage Figure	Figures 14a, 14b, 14c & 14d (14d is a Baseline Photograph Extended Angle of View – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	This viewpoint is located within the easement adjacent to 19–21 Burley Road, near the southern and western boundaries of the property, looking south-west toward the subject site. Access to the main dwelling was not available and the viewpoint has therefore been selected to provide an indicative representation of potential views from this property and surrounding land within the Burley Road locality. The main dwelling associated with 19–21 Burley Road is located approximately 75 metres north-east of the viewpoint location. The existing view is characterised by an open rural landscape comprising undulating grassed land, scattered vegetation, rural fencing and small ancillary rural structures. The landform rises toward the south-west in the direction of the subject site, contributing to a visually enclosed foreground and middle-ground landscape character. Existing vegetation, including clusters of bamboo and scattered canopy trees, provides some localised visual filtering. The broader panoramic view demonstrates a predominantly rural-residential landscape with low-density built form dispersed across elevated land. While the immediate foreground is enclosed by rising landform, more open and longer-distance views become available toward the left of the panorama where the landform falls away. The existing visual character is therefore defined by open paddock areas, rolling topography, scattered vegetation and low-scale rural infrastructure typical of the Horsley Park locality.
Approx. Viewing Distance from Site Boundary	17m
Visual Receptor Sensitivity	The visual receptor sensitivity at this location is considered to be **High**. The viewpoint represents a nearby rural-residential receptor where appreciation of the surrounding landscape and visual amenity are likely to be important. Although the viewpoint is not taken directly from the principal dwelling, it provides a representative indication of the outlook experienced from land associated with the property and nearby rural-residential receivers.
Magnitude of Change	The magnitude of change at this location is considered to be **Medium.** The proposed reservoir tanks would introduce large-scale infrastructure elements into a view currently characterised by open rural landform, scattered vegetation and low-scale rural development. Due to the close proximity of the viewpoint and the elevated position of the proposed infrastructure, the tanks would be clearly visible and would form prominent new elements within the foreground and middle-ground of the view. The Year 0 photomontage demonstrates that advanced tree planting would provide some immediate visual softening at installation; however, the tanks would remain substantially visible. In the Year 15 scenario, proposed canopy planting is expected to provide additional filtering, although this would be limited in extent from this location, primarily affecting the left-hand portion of the eastern tank as viewed from this location. The main visible mass of the reservoir infrastructure would remain prominent. The overall magnitude of change is moderated by the fact that the viewpoint is located within an easement rather than at the principal dwelling, which is located approximately 75 metres further north-east. Views from the dwelling would therefore occur at a greater setback distance than illustrated in this viewpoint. The broader panoramic outlook would also remain partly available, and the darker recessive tank finishes would assist in reducing visual contrast against the surrounding landform and vegetation. While the proposed development would remain clearly perceptible and visually prominent from this location, it is not considered to completely dominate the wider landscape setting or entirely remove the existing rural character of the broader view.
Significance of Visual Impact	The significance of the visual impact at this viewpoint is judged to be **Moderate.**

Baseline Photo

Figure 14a: Viewpoint 4 - Easement adjacent to 19-21 Burley Road, Horsley Park - Looking Southwest (Baseline Photo)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 14b: Viewpoint 4 - Easement adjacent to 19-21 Burley Road, Horsley Park - Looking Southwest (Photomontage - Year 0)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 15

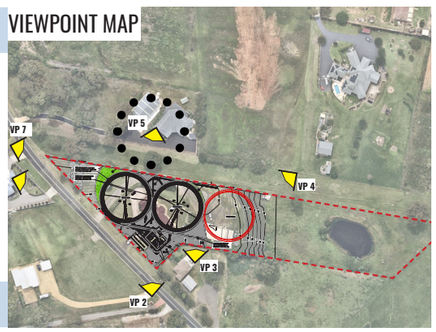
Figure 14c: Viewpoint 4 - Easement adjacent to 19-21 Burley Road, Horsley Park - Looking Southwest (Photomontage Year 15)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

9.5 Viewpoint 5

Viewing Location	168 Walworth Road, Horsley Park (First Floor Balcony) - Looking South
GPS	33°49'51.0"S, 150°50'55.7"E
Elevation (Eye-level)	101.8m (AHD)
Date and Time	17th Apr 2026 - 11.46am
Baseline Photo and Photomontage Figure	Figures 15a, 15b, 15c, 15d & 15e (15d & 15e are Baseline Photograph Extended Angle of Views – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	This viewpoint is taken from the first-floor balcony of the dwelling at 168 Walworth Road, Horsley Park, looking generally south toward the Subject Site. The balcony primarily orients toward the north-west; however, this view is obtained from the southern end of the balcony where direct views toward the Subject Site are available. The existing view looks across the private driveway and over the adjoining easement, where the boundary of the Subject Site is identified by a chainwire fence extending along the top of the embankment. Beyond the fence, the Subject Site comprises open grassed land with scattered vegetation and a gently rising landform. Existing mature trees and vegetation along adjoining property boundaries provide some visual filtering within portions of the view. The broader outlook from the balcony includes elevated semi-rural and semi-urban views across Horsley Park, with intermittent residential dwellings, rural structures and distant urban and industrial elements visible within the wider landscape. Longer distance panoramic views are available toward the north-west and west from other portions of the balcony, extending across the surrounding landscape toward more distant urban areas. Within the immediate foreground, the view also includes the adjoining driveway, retaining walls, fencing and landscaped areas associated with the dwelling. The viewpoint is located approximately 17 metres from the Subject Site boundary, resulting in close-range visibility toward the proposed reservoir infrastructure from this position.
Approx. Viewing Distance from Site Boundary	17m
Visual Receptor Sensitivity	Visual receptor sensitivity at this location is considered to be high. The viewpoint is obtained from a private residential property and includes views experienced from a first-floor balcony and associated outdoor living areas, where occupants are likely to spend extended periods of time and place value on the surrounding outlook. The elevated nature of the viewpoint increases visibility toward the Subject Site, particularly from the southern end of the balcony where direct views are available. While the primary orientation of the balcony is toward the north-west and broader panoramic views remain available in that direction, the southern portion of the balcony and adjoining ground level areas experience more direct views toward the Subject Site at relatively close range. Accordingly, the visual receptor sensitivity at this location is judged to be **High.**
Magnitude of Change	The proposed development would introduce large-scale reservoir infrastructure into the existing outlook from this location, resulting in a noticeable change to views experienced from the southern end of the first-floor balcony and adjoining ground level areas. The tanks would occupy a substantial portion of the view looking south toward the Subject Site and would be visible at relatively close range due to the elevated nature of the viewpoint and the proximity to the site boundary. The proposed reservoirs would contrast with the existing open grassed character of the Subject Site and would become a prominent built element within this portion of the outlook. While the muted colour treatment of the reservoirs assists in reducing visual contrast to some extent, and existing vegetation provides limited partial filtering in parts of the view, the infrastructure would remain clearly perceptible. However, the visual change is primarily confined to views looking south toward the Subject Site. The broader 137-degree panoramic outlook available from the primary north-west oriented portion of the balcony would remain substantially unchanged, including wider long-distance views across the surrounding landscape (refer to Figure 15e). As a result, the proposal does not dominate the entirety of the available outlook experienced from the residence. Taking these factors into account, the magnitude of change at this location is judged to be **High.**
Significance of Visual Impact	The significance of the visual impact at this viewpoint is judged to be **Major/Moderate**



Baseline Photo

Figure 15a: Viewpoint 5 - 168 Walworth Road, Horsley Park (First Floor Balcony) - Looking South (Baseline Photo)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 15b: Viewpoint 5 - 168 Walworth Road, Horsley Park (First Floor Balcony) - Looking South (Photomontage - Year 0)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 15

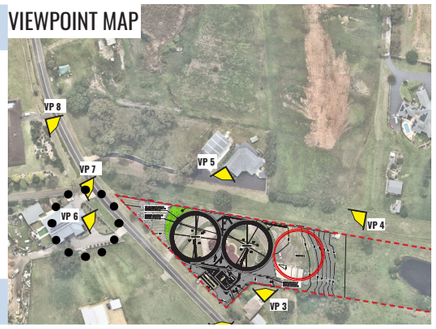
Figure 15c: Viewpoint 5 - 168 Walworth Road, Horsley Park (First Floor Balcony) - Looking South (Photomontage Year 15)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

9.6 Viewpoint 6

Viewing Location	163-169 Walworth Road, Horsley Park - Looking East
GPS	33°49'52.3"S, 150°50'51.4"E
Elevation (Eye-level)	100.8m (AHD)
Date and Time	17th Apr 2026 - 12.20pm
Baseline Photo and Photomontage Figure	Figures 16a, 16b, 16c & 16d (16d is a Baseline Photograph Extended Angle of View – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	This viewpoint is taken from within the residential property at 163–169 Walworth Road, Horsley Park, adjacent to the entry port cochere and looking generally east toward the Subject Site. The viewpoint is situated at an elevation approximately 5 metres lower than the Subject Site, resulting in views toward the upper portions of the vegetation associated with the site. The existing view comprises a landscaped residential setting including lawn areas, retaining walls, ornamental planting, driveway areas and boundary fencing. The Subject Site is largely screened at lower levels by walls, fencing and vegetation along the site boundary. Existing mature trees and shrubs provide visual filtering within the immediate outlook. Filtered glimpses toward the Subject Site are currently available above and between vegetation and fencing elements. The broader outlook also includes existing utility infrastructure such as overhead powerlines and poles, together with surrounding residential and semi-rural development characteristic of the Horsley Park locality. The viewpoint is located approximately 30 metres from the Subject Site boundary. Due to the lower elevation of the viewpoint relative to the Subject Site, views toward the proposed reservoirs are partially moderated by the intervening landform, existing boundary treatments and vegetation.
Approx. Viewing Distance from Site Boundary	30m
Visual Receptor Sensitivity	Visual receptor sensitivity at this viewpoint is considered to be high. The view is experienced from within a private residential property in close proximity to the Subject Site and includes areas associated with the primary dwelling entry, driveway and landscaped residential setting. Occupants are likely to experience the view regularly and place value on the visual amenity of the immediate residential environment. However, the viewpoint is located at a lower elevation than the Subject Site and existing walls, fencing and vegetation provide a degree of visual enclosure and filtering toward the development site. The view is also not associated with a primary elevated panoramic outlook or principal outdoor living area in the same manner as Viewpoint 5. Accordingly, the visual receptor sensitivity at this viewpoint is judged to be **high.**
Magnitude of Change	The proposed development would introduce visible reservoir infrastructure into the existing outlook from this viewpoint, particularly above the existing boundary fencing and vegetation. Due to the lower elevation of the viewpoint relative to the Subject Site, the lower portions of the reservoirs would remain screened by intervening walls and vegetation, reducing the overall visual exposure of the infrastructure from this location. At Year 0, portions of the reservoirs and associated infrastructure would be visible above and between existing vegetation and boundary elements and would introduce a noticeable built form component into the current outlook. However, the muted colour treatment of the reservoirs assists in reducing visual contrast against the surrounding vegetation and sky backdrop. By Year 15, the proposed canopy planting and vegetation establishment would provide increased visual filtering and softening of the reservoirs, further reducing the apparent scale and visual prominence of the infrastructure from this viewpoint. Existing mature vegetation within the foreground and adjoining properties would also continue to contribute to visual screening and layering. Taking these factors into account, the magnitude of change at this viewpoint is judged to be **medium.**
Significance of Visual Impact	The significance of the visual impact at this location is judged to be **moderate.**



Baseline Photo

Figure 16a: Viewpoint 6 - 163-169 Walworth Road, Horsley Park - Looking East (Baseline Photo)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 16b: Viewpoint 6 - 163-169 Walworth Road, Horsley Park - Looking East (Photomontage - Year 0)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

Photomontage - Year 15

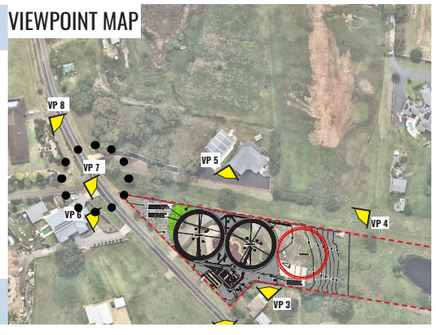
Figure 16c: Viewpoint 6 - 163-169 Walworth Road, Horsley Park - Looking East (Photomontage Year 15)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

9.7 Viewpoint 7

Viewing Location	Adjacent to 189-209 Walworth Road, Horsley Park (South) - Looking East
GPS	33°49'51.4"S, 150°50'51.1"E
Elevation (Eye-level)	101.04m (AHD)
Date and Time	17th Apr 2026 - 11.31am
Baseline Photo and Photomontage Figure	Figures 17a, 17b, 17c & 17d (17d is a Baseline Photograph Extended Angle of View – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	The existing view is experienced from Walworth Road adjacent to the frontage of 189–209 Walworth Road, looking Southeast toward the Subject Site. The view comprises a semi-rural residential streetscape characterised by grassed verges, scattered mature trees, overhead powerlines, boundary fencing and large-lot residential properties set within landscaped grounds. The Subject Site is partially visible through gaps in existing vegetation on the site and within boundary landscaping located along the western side of the adjoining property. These openings allow intermittent direct views toward the proposed reservoir infrastructure, while surrounding trees and planting continue to provide partial filtering and enclosure to the broader outlook. Although the viewpoint is located within the public domain, it was specifically selected at the request of the adjoining landowner to represent views available from the frontage and southern side of the property. The main dwelling is located further west behind established landscaping and garden areas adjacent to the boundary, which would provide additional filtering of views from within portions of the property. The surrounding landscape retains a semi-rural residential character with a mix of open space, vegetation and low-density built form, although existing utility infrastructure such as overhead powerlines and fencing are already evident within the view.
Approx. Viewing Distance from Site Boundary	32m
Visual Receptor Sensitivity	Visual receptor sensitivity at this location is considered to be **High.** The viewpoint represents the outlook experienced by residents and visitors associated with adjoining rural-residential properties, where expectations for visual amenity and landscape character are elevated. While the view is obtained from the public domain, it was specifically selected to represent views available from the adjoining residential property and its frontage. Sensitivity is moderated slightly by the presence of existing roadside infrastructure, overhead powerlines, fencing and the partially filtered nature of views toward the Subject Site.
Magnitude of Change	The Proposed Development would introduce large-scale reservoir infrastructure into the existing outlook through the identified vegetation gaps, resulting in a noticeable alteration to the visual character of the view. At Year 0, the reservoirs would be partially visible and would contrast with the existing open vegetated setting due to their scale, form and industrial appearance. However, the extent of visual change is moderated by several factors, including the partial screening provided by existing vegetation and boundary landscaping, the oblique viewing angle, and the introduction of additional landscape planting proposed along the site boundary. By Year 15, maturation of the proposed planting is expected to substantially soften and filter views of the reservoirs, reducing their visual prominence within the streetscape. In addition, the principal dwelling associated with 189–209 Walworth Road is set further back from this location and benefits from additional foreground landscaping and garden planting that would further filter views toward the development from within the property itself. Taking these factors into account, the magnitude of change at this viewpoint is judged to be **Medium.**
Significance of Visual Impact	The significance of the visual impact at this viewpoint is judged to be **Moderate.**

Baseline Photo

Figure 17a: Viewpoint 7 - Adjacent to 189-209 Walworth Road, Horsley Park (South) - Looking East (Baseline Photo)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

Photomontage - Year 0

Figure 17b: Viewpoint 7 - Adjacent to 189-209 Walworth Road, Horsley Park (South) - Looking East (Photomontage - Year 0)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm



Photomontage - Year 15

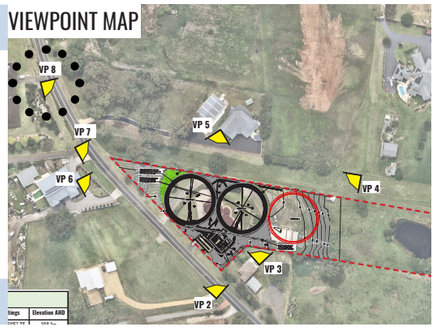
Figure 17c: Viewpoint 7 - Adjacent to 189-209 Walworth Road, Horsley Park (South) - Looking East (Photomontage Year 15)

Camera Lens = 35mm - Angle of View = 54° - Image Size = 390mmx260mm

9.8 Viewpoint 8

Viewing Location	Adjacent to 189-209 Walworth Road, Horsley Park (North) - Looking Southeast
GPS	33°49'49.7"S, 150°50'50.2"E
Elevation (Eye-level)	98m (AHD)
Date and Time	17th Apr 2026 - 11.36am
Baseline Photo and Photomontage Figure	Figures 18a, 18b, 18c & 18d (18d is a Baseline Photograph Extended Angle of View – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	The existing view is experienced from Walworth Road adjacent to the main entrance driveway of 189–209 Walworth Road, looking southeast toward the Subject Site. The view comprises a gently curving semi-rural roadway framed by expansive grassed verges, post-and-rail fencing, mature eucalyptus vegetation, overhead powerlines and scattered large-lot residential properties set within landscaped grounds. The Subject Site is largely screened by existing roadside vegetation and topography, with only limited glimpses available through gaps between trees and vegetation along the western side of the road corridor. Existing mature trees and understory planting form a dominant component of the outlook and provide substantial visual enclosure and filtering toward the proposed development area. The viewpoint was specifically requested by the adjoining landowner to represent views experienced when entering and exiting the property at 189–209 Walworth Road. The surrounding landscape retains a spacious semi-rural residential character with vegetation and open space forming key elements of the existing visual amenity.
Approx. Viewing Distance from Site Boundary	85m
Visual Receptor Sensitivity	Visual receptor sensitivity at this location is considered to be **Medium/High.** Although photographed from the public domain adjacent to the entrance of 189–209 Walworth Road, this viewpoint was specifically requested by the adjoining landowner to represent views experienced when entering and exiting the property. The surrounding environment exhibits a spacious semi-rural residential character with mature vegetation, open grassed verges and low-density residential development contributing positively to visual amenity and local landscape character. Sensitivity is moderated to some extent by the transient nature of views available from the roadway and driveway approach, together with the presence of existing infrastructure elements including overhead powerlines, fencing and the road corridor itself.
Magnitude of Change	The Proposed Development would introduce partial views of the reservoir infrastructure within the existing outlook, visible intermittently through gaps in roadside vegetation and above the gently rising landform. At Year 0, portions of the upper reservoir structures would become perceptible within the middle-distance view, introducing built form elements into the existing vegetated semi-rural setting. However, the magnitude of change is substantially moderated by the existing mature eucalyptus vegetation and roadside planting, the setback distance from the viewpoint, and the filtered and oblique nature of available views toward the development. The reservoirs would remain partially screened and would not dominate the broader streetscape or wider landscape setting. Proposed landscape planting associated with the development would further soften and filter views over time, with Year 15 conditions anticipated to significantly reduce the visibility and visual prominence of the reservoirs from this location. Therefore, the magnitude of change is judged to be **Low.**
Significance of Visual Impact	The significance of the visual impact at this viewpoint is judged to be **Moderate/Minor.**



Baseline Photo

Figure 18a: Viewpoint 8 - Adjacent to 189-209 Walworth Road, Horsley Park (North) - Looking Southeast (Baseline Photo)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 18b: Viewpoint 8 - Adjacent to 189-209 Walworth Road, Horsley Park (North) - Looking Southeast (Photomontage - Year 0)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 15

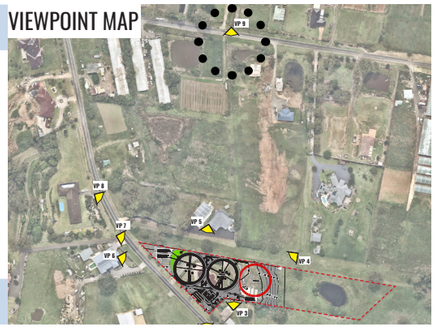
Figure 18c: Viewpoint 8 - Adjacent to 189-209 Walworth Road, Horsley Park (North) - Looking Southeast (Photomontage Year 15)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm

9.9 Viewpoint 9

Viewing Location	Adjacent to 42-28 Burley Road, Horsley Park - Looking North
GPS	33°49'43.5"S, 150°50'56.5"E
Elevation (Eye-level)	78.53m (AHD)
Date and Time	17th Apr 2026 - 12.41pm
Baseline Photo and Photomontage Figure	Figures 19a, 19b, 19c & 19d (19d is a Baseline Photograph Extended Angle of View – refer to Section 12.0 Appendix)

VIEWPOINT MAP



Visual Description	The existing view is experienced from Burley Road looking north toward the Subject Site across a semi-rural landscape comprising open grassed paddocks, drainage areas, scattered vegetation and large-lot residential properties set back from the roadway. The foreground includes roadside grass verges and informal rural fencing, while the middle-distance view contains elevated residential dwellings and outbuildings positioned along the ridgeline. The Subject Site is currently perceived as part of the broader open pastoral landscape and is partially screened by existing topography and vegetation within the foreground and middle-distance view. The surrounding visual character is defined by spacious rural-residential allotments, open sky views and gently undulating landform patterns. Although there are several rural-residential properties within the locality, dwellings along Burley Road are generally setback further from the road corridor and are experienced within a broader landscape context.
Approx. Viewing Distance from Site Boundary	270m
Visual Receptor Sensitivity	Visual receptor sensitivity at this location is considered to be **Medium.** The viewpoint is experienced within a semi-rural environment where the open landscape setting and low-density residential character contribute positively to visual amenity. However, sensitivity is moderated by the public roadside nature of the viewpoint, the broader viewing context, and the relatively distant relationship between the viewpoint and surrounding residential receivers.
Magnitude of Change	The Proposed Development would introduce visible portions of the reservoir infrastructure above the existing landform within the middle-distance view. The reservoirs would appear as large-scale built elements positioned behind the existing ridgeline and residential properties. While the reservoirs would be clearly perceptible from this location, the magnitude of change is moderated by the separation distance from the viewpoint, the partial screening provided by existing vegetation and landform, and the fact that the development would be viewed within a broader semi-rural landscape containing existing dwellings, outbuildings and vegetation. The reservoirs would not dominate the entire outlook and would remain partially integrated within the wider landscape setting. Therefore, the magnitude of change is judged to be Medium.
Significance of Visual Impact	The significance of the visual impact at this location is judged to be **Moderate/Minor.**



Baseline Photo

Figure 19a: Viewpoint 9 - Adjacent to 42-28 Burley Road, Horsley Park - Looking North (Baseline Photo)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 0

Figure 19b: Viewpoint 9 - Adjacent to 42-28 Burley Road, Horsley Park - Looking North (Photomontage - Year 0)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm



Photomontage - Year 15

Figure 19c: Viewpoint 9 - Adjacent to 42-28 Burley Road, Horsley Park - Looking North (Photomontage Year 15)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm

10.0 CONCLUSIONS

This Visual Impact Assessment has considered the potential visual impacts associated with the proposed Horsley Park Reservoir, forming part of the Rosehill Recycled Water Scheme Extension.

The subject site is located within a semi-rural, rural–residential landscape characterised by open paddock areas, dispersed dwellings, scattered vegetation and intermittent rural infrastructure. The landscape exhibits an open and transitional character, with varying degrees of visual permeability influenced by topography, vegetation and the dispersed arrangement of built form throughout the locality.

The proposed development comprises three large above-ground reservoirs and associated operational infrastructure positioned within the elevated western portion of the site. Due to the scale, height and siting of the proposed infrastructure, the development has the potential to be visible from surrounding residential properties and sections of the local road network, particularly where existing vegetation screening is limited or where elevated sightlines toward the site are available.

The assessment demonstrates that visual impacts vary considerably depending on receptor location, orientation, elevation, viewing distance and the degree of existing vegetation screening. The greatest visual impacts are anticipated to occur at a limited number of immediately adjoining rural–residential properties where the proposed reservoirs would be experienced at close proximity and would introduce prominent new built form elements into existing residential outlooks. In these locations, the proposal would materially alter the current visual environment and reduce the extent of the existing open rural outlook currently experienced by receptors.

The assessment also demonstrates that visual impacts reduce notably with increased distance from the site and where vegetation, topography or oblique viewing angles limit direct exposure to the proposed infrastructure. At many surrounding viewpoints, the reservoirs would be experienced as one component within a broader semi-rural landscape context that already contains dispersed residential development, utility infrastructure, fencing, road corridors and other built elements.

The proposed landscape mitigation strategy forms an important component of the overall visual management of the proposal. Proposed canopy planting and supplementary vegetation along portions of the site boundary are expected to provide some visual softening from installation, with filtering increasing over time as planting establishes and matures. This would be particularly relevant from surrounding residential properties and sections of Walworth Road where boundary planting is proposed. The use of recessive "Environmental Green" finishes would also assist in reducing visual contrast between the proposed infrastructure and the surrounding vegetation and landform backdrop. However, the assessment acknowledges that mitigation planting will not fully screen the reservoirs from all nearby viewpoints, particularly from locations in close proximity to the site.

Indicative shadow analysis undertaken as part of the assessment demonstrates that while winter shadowing extends onto adjoining land immediately south and west of the site, direct overshadowing of neighbouring dwellings is generally limited and largely confined to edge conditions.

The assessment additionally recognises that the broader Horsley Park locality is undergoing ongoing transition associated with infrastructure expansion and strategic planning initiatives within Western Sydney. This includes the future Southern Link Road corridor identified by Transport for NSW, together with the broader evolution of the Western Sydney Employment Area. These broader changes provide context to the evolving landscape character of the locality and indicate that the surrounding landscape is likely to experience continuing infrastructure and land use transition over time.

Overall, the proposal would result in a range of visual impacts, varying from Moderate / Minor through to Major at the closest adjoining residential receptors. The proposal would introduce a substantial and visually prominent infrastructure element into parts of the surrounding landscape, with the highest impacts occurring where the reservoirs are viewed at close proximity from adjoining rural–residential properties. While proposed mitigation measures are expected to reduce visual prominence over time, notable visual change would remain from some nearby viewpoints. Visual impacts would generally diminish with distance, vegetation filtering, oblique viewing angles and changes in topography.

11.0 GLOSSARY OF TERMS

Term	Definition
GLVIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
VIA	Visual Impact Assessment
REF	Review of Environmental Factors
LEP	Local Environment Plan
DCP	Development Control Plan
TISEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
ZTV	Zone of Theoretical Visibility
DSM	Digital Surface Model
AHD	Australian Height Datum
RL	Reduced Level
Baseline	The existing current condition / character of the landscape or view
Landscape Receptor	The landscape or landscape character area potentially affected by the proposed development
Landscape Sensitivity	The degree to which a landscape can accommodate change arising from a particular development proposal
Visual Receptor	A person or group of people experiencing views of the development from a particular location
Visual Sensitivity	The degree to which a particular view or visual receptor can accommodate change arising from a development without detrimental effects on visual amenity
Panoramic Angle of View or Field of View	Multiple DSLR photographs stitched together to form a combined panoramic image. A full-frame single image from a 50mm lens has an approximate horizontal field of view of 40°
Viewing Distance	The distance from the point of projection to the image plane to reproduce correct linear perspective.
Magnitude of Change	The scale, extent and degree of visual change resulting from the proposed development
Significance of Impact	The overall level of visual effect resulting from the combination of visual receptor sensitivity and magnitude of change
Residual Effects	The visual effects remaining following the establishment and maturation of proposed mitigation measures
Photomontage	A computer-generated image used to simulate the appearance of a proposed development within an existing photograph
Visual Catchment	The geographic area from which a development may theoretically be visible

12.0 APPENDIX



Existing Panoramic Photograph

Figure 11d: Viewpoint 1 - Adjacent to 129 Walworth Road, Horsley Park - Looking North (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 12d: Viewpoint 2 - Adjacent to 157 Walworth Road, Horsley Park - Looking North (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 13d: Viewpoint 3 - 134 Walworth Road, Horsley Park - Looking North (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 13e: Viewpoint 3 - 134 Walworth Road, Horsley Park - Looking East (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 14d: Viewpoint 4 - Easement adjacent to 19-21 Burley Road, Horsley Park - Looking Southwest (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 15d: Viewpoint 5 - 168 Walworth Road, Horsley Park (First Floor Balcony) - Looking South (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 15e: Viewpoint 5 - 168 Walworth Road, Horsley Park (First Floor Balcony) - Looking Northwest (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 16d: Viewpoint 6 - 163-169 Walworth Road, Horsley Park - Looking East (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 17d: Viewpoint 7 - Adjacent to 189-209 Walworth Road, Horsley Park (South) - Looking East (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 18d: Viewpoint 8 - Adjacent to 189-209 Walworth Road, Horsley Park (North) - Looking Southeast (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY



Existing Panoramic Photograph

Figure 19d: Viewpoint 9 - Adjacent to 42-28 Burley Road, Horsley Park - Looking North (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY