

5. PLANNING CONSIDERATIONS FOR THE FUTURE DEVELOPMENT

5.1. RANDWICK LOCAL ENVIRONMENTAL PLAN 2012

The Site is subject to the provisions of the *Randwick Local Environmental Plan 2012* (RLEP 2012). The following section summaries the key planning policies and controls which are of relevance to this VIA.

5.1.1. Zoning

The site is zoned RE1 Public Recreation at shown in Figure 3. Table 4 details the zone objectives and land use permissibility.

Table 4 – Zone objectives and permissibility

Zone objectives	<ul style="list-style-type: none"> • <i>To enable land to be used for public open space or recreational purposes.</i> • <i>To provide a range of recreational settings and activities and compatible land uses.</i> • <i>To protect and enhance the natural environment for recreational purposes.</i> • <i>To protect, manage and restore areas with high biodiversity, ecological and aesthetic values, including buffer areas and habitat corridors</i>
Permitted without consent	<i>Environmental facilities; Environmental protection works; Flood mitigation works; Roads</i>
Permitted with consent	<i>Animal boarding or training establishments; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Heliports; Horticulture; Information and education facilities; Jetties; Kiosks; Markets; Passenger transport facilities; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Water recreation structures.</i>
Prohibited	<i>Any development not specified in item 2 or 3.</i>

5.1.2. Heritage Conservation

The Site is located within the Botany Bay National Park Heritage Conservation Area as indicated in the RLEP 2012 Heritage Map extract at **Figure 5** below. The south-eastern corner of the site constitutes the Yarra Bay Beach and Reserve (item no. 245) which is identified as an item of local heritage significance. The Botany Bay National Park Heritage Conservation Area includes the Botany Bay National Park at La Perouse and extends either side of the national park along the waterfront to Little Bay to the north and Philip Bay and Bumborah Point to the west as evident in map extract at the Botany Bay National Park Heritage Conservation Area map at **Figure 5**.

6. VISUAL APPRAISAL

6.1. VISIBILITY OF THE PROPOSAL

A visual appraisal was undertaken from the area surrounding the Site to determine the approximate extent of the area from which the Site is visible from the eye of a person standing on the ground. The approximate visual envelope of the Site was based on consideration of factors such as topography and existing vegetation, from a desk-top study then confirmed in the field from publicly accessible viewpoints within the surrounding landscape such as from roads, footpaths and public open spaces.

This appraisal indicated that the Site is only visible from a limited number of local viewpoints and from a limited area at a greater distance to the Site due to the screening provided by intervening vegetation and topography that curtail views towards the Site.

Views towards the Site are experienced from:

Parks, reserves and recreation

- Botany Cemetery;
- Yarra Bay Bicentennial Park;
- Yarra Bay Foreshore;
- Yarra Bay Recreational Reserve;
- Yarra Bay Sailing Club;
- Timbery National Park;
- Bonna Point Reserve; and
- Botany Bay National Park.

Local roads

- Prince of Wales Drive;
- Bumburoh Point Road;
- Military Road;
- Anzac Parade; and
- Prince Charles Parade.

6.2. VISUAL IMPACT

This section includes a detailed assessment of the Project from selected, highest sensitivity viewpoints from the above locations. Refer to Figure 8 – Visual appraisal plan for viewpoint (VP) locations. A rating was given for the level of visual modification and sensitivity, which when combined, result in a determination of the degree of overall visual impact for each viewing location.

LEGEND

-  SITE BOUNDARY
-  VIEW POINT LOCATION
-  OPEN/LONG DISTANT VIEWS
-  PARTIAL VIEWS
-  TRUNCATED/NO VIEWS
-  TRIGGG POINT



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BUMBORAH POINT, PORT BOTANY

FIGURE 8: VISUAL APPRAISAL PLAN

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PRELIMINARY

DATE: 05.07.2018
 JOB NO: SA6970
 DWG NO: 008-001

VIEWPOINT 1

Viewing location From Bumborah Point Road, looking south.

Viewing context Duration of view transient.

VISUAL SENSITIVITY

Land use Secondary road through port/industrial related activities.

Viewing distance Foreground (0.24 km from closest project component).

Visual sensitivity level **Moderate.**

VISUAL MODIFICATION

Visual modification level **Very low.**

Viewpoint discussion The existing vegetation that aligns the junction of Military Road and Prince of Wales Drive, is to be retained. The existing vegetation that lies on the upper sections of the slope are proposed to be removed and replaced with manicured lawn.

Although the vegetation on the rising slope are to be removed, the retained vegetation along the road corridors would inhibit views to the Project.

Operational visual impact

Very low.

Consequently, the moderate level of visual sensitivity combined with the very low degree of modification, would result in a very low adverse visual impact at operation for the road users.

Residual visual impact

Not apparent.

Buffer planting is proposed along the north-western boundary of the Project to supplement the existing vegetation. Once mature, the effect would reduce to a not apparent residual impact for the road users.



Picture 8 – VP1: Existing view towards the Site from Bumborah Point Road looking south.

VIEWPOINT 2

Viewing location From Military Road, looking south-west.

Viewing context Duration of view transient.

VISUAL SENSITIVITY

Land use Shared use path.

Viewing distance Foreground (0.08 km from closest project component).

Visual sensitivity level **High.**

VISUAL MODIFICATION

Visual modification level **Not apparent.**

Viewpoint discussion The existing vegetation that aligns the northern boundary is to be retained and would inhibit views towards the Project.

Operational visual impact **Not apparent.**
Consequently, there would be no views experienced by the users of the shared path.

Residual visual impact **Not apparent.**
No buffer planting is proposed along this boundary of the Site.



Picture 9 – VP2: Existing view from Military Road footpath looking south-west towards the Site.

VIEWPOINT 3

Viewing location

From Trigg Point within the Botany Cemetery, looking south-west.

Viewing context

Duration of view stationary.

VISUAL SENSITIVITY

Land use

Cemetery.

Viewing distance

Foreground (0.18 km from closest project component).

Visual sensitivity level

High.

VISUAL MODIFICATION

Visual modification level

Moderate.

Viewpoint discussion

Due to the elevated vantage point, and the proposed removal of the existing vegetation on the rising topography of the Site, open views of the Project would be noticeable. However, the viewpoint is from an existing cemetery and does not markedly contrast with the existing landscape setting. Additionally, the Project would be viewed against a backdrop of port infrastructure. The proposed materiality and arrangement of the burial plots predominantly within a manicured lawn would assist to integrate the Project with the surrounding environment in which it sits.

Operational visual impact

High.

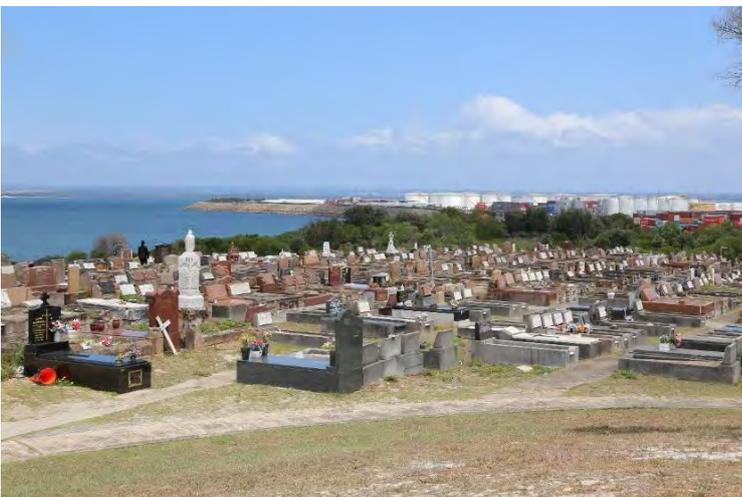
Consequently, the high level of visual sensitivity combined with the moderate degree of modification, would result in a high adverse visual impact at operation for the cemetery users.

Residual visual impact

Moderate.

Formal tree planting is proposed along the existing shared path, internal footpaths and proposed internal road network which would assist to integrate and soften views afforded to the lawn burial plots.

As such, the residual impact on views from Trigg Point would reduce to a moderate adverse residual impact for the cemetery users.



Picture 10 – VP3: Existing view from Trigg Hill looking south-west towards the Site.

VIEWPOINT 4

Viewing location From Yarra Bay Bicentennial Park, looking north-west.

Viewing context Duration of view stationary.

VISUAL SENSITIVITY

Land use Parks, reserves and recreation.

Viewing distance Foreground (0.33 km from closest project component).

Visual sensitivity level **High.**

VISUAL MODIFICATION

Visual modification level **Low.**

Viewpoint discussion Due to the low vantage point and partial views afforded due to the intervening existing vegetation, the proposal would be barely perceptible.

The reserve is already influenced by the adjoining port landscape setting with the skyline comprising of port cranes and shipping containers. Additionally, the existing Botany Cemetery is discernible on the rising topography.

The proposed materiality and arrangement of the burial plots predominantly within a manicured lawn would assist to integrate the Project with the surrounding environment in which it sits.

Operational visual impact **Moderate.**

Consequently, the high level of visual sensitivity combined with the low degree of modification, would result in a moderate adverse visual impact at operation for the park users.

Residual visual impact **Low.**

Formal tree planting is proposed along the existing shared path and proposed road network which would assist to integrate and soften views afforded to the lawn burial plots.

As such, the residual impact on views from the park would reduce to a moderate adverse residual impact for the cemetery users.



Picture 11 – VP4: Existing view from Yarra Bay Bicentennial Park looking north-west towards the Site.

VIEWPOINT 5

Viewing location From Yarra Bay Bicentennial Park, looking north-west.

Viewing context Duration of view stationary.

VISUAL SENSITIVITY

Land use Parks, reserves and recreation.

Viewing distance Middleground (0.56 km from closest project component).

Visual sensitivity level **High.**

VISUAL MODIFICATION

Visual modification level **Moderate.**

Viewpoint discussion Currently the viewing experience is of a foreshore encircled by vegetation. The proposed removal of the existing vegetation on the rising topography of the Site would reduce the vegetation circle and the proposal would be noticeable from this vantage point.

It is acknowledged that the existing vegetation immediately adjoining the foreshore is to be retained. This vegetation will assist to soften the foreground views of the proposal from this vantage point. The reserve is also already influenced by the adjoining port landscape setting with the skyline comprising of port cranes and shipping containers. Botany Cemetery is just discernible on the rising topography filtered by the surrounding vegetation.

The proposed materiality and arrangement of the burial plots predominantly within a manicured lawn would assist to integrate the Project with the surrounding environment in which it sits.

Overall the project components viewed from this vantage point would be noticeable and partially intrusive, disrupting views towards the foreshore for the users of the Yarra Bay Bicentennial Park.

Operational visual impact **High.**

Consequently, the high level of visual sensitivity combined with the low moderate degree of modification, would result in a high adverse visual impact at operation for the park users.

Residual visual impact **Moderate.**

Formal tree planting is proposed along the existing shared path and proposed road network which would once matured, assist to integrate and soften views afforded to the lawn burial plots.

As such, the residual impact on views from the park would reduce to a moderate adverse residual impact for the cemetery users.



Picture 12 – VP5: Existing view from Yarra Bay Bicentennial Park looking north-west towards the Site.

VIEWPOINT 6

Viewing location From Yarra Bay Recreation Reserve, looking north-west.

Viewing context Duration of view stationary.

VISUAL SENSITIVITY

Land use Parks, reserves and recreation.

Viewing distance Middleground (0.67 km from closest project component).

Visual sensitivity level **High.**

VISUAL MODIFICATION

Visual modification level **Not apparent.**

Viewpoint discussion The existing vegetation in the foreground such as within the Yarra Bay Bicentennial Park and along the Yarra Bay foreshore inhibit views towards the Project.

Operational visual impact **Not apparent.**
Consequently, there would be no views experienced by the users of the reserve.

Residual visual impact **Not apparent.**



Picture 13 – VP6: Existing view from Yarra Bay Recreation Reserve looking north-west towards the Site

VIEWPOINT 7

Viewing location From Yarra Bay Sailing Club, looking north-west.

Viewing context Duration of view stationary.

VISUAL SENSITIVITY

Land use Parks, reserves and recreation.

Viewing distance Middleground (0.53 km from closest project component).

Visual sensitivity level **High.**

VISUAL MODIFICATION

Visual modification level **Moderate.**

Viewpoint discussion Currently the viewing experience is of a foreshore encircled by vegetation. The proposed removal of the existing vegetation on the rising topography of the Site would reduce the vegetation circle and the proposal would be noticeable from this vantage point.

It is acknowledged that the existing vegetation immediately adjoining the foreshore is to be retained. This vegetation will assist to soften the foreground views of the proposal from this vantage point. The reserve is also already influenced by the adjoining port landscape setting with the skyline comprising of port cranes and shipping containers. Botany Cemetery is just discernible on the rising topography filtered by the surrounding vegetation.

The proposed materiality and arrangement of the burial plots predominantly within a manicured lawn would assist to integrate the Project with the surrounding environment in which it sits. Additionally, the existing vegetation adjoining the foreshore is proposed to be retained.

Overall the project components viewed from this vantage point would be noticeable and partially intrusive, disrupting views towards the foreshore for the users of the Yarra Bay Sailing Club.

Operational visual impact **High.**

Consequently, the high level of visual sensitivity combined with the moderate degree of modification, would result in a high adverse visual impact at operation for the Club users.

Residual visual impact **Moderate.**

Formal tree planting is proposed along the existing shared path and proposed road network which would once matured, assist to integrate and soften views afforded to the lawn burial plots.

As such, the residual impact on views from the park would reduce to a moderate adverse residual impact for the cemetery users.



Picture 14 – VP7: Existing view from Yarra Bay Sailing Club looking north-west towards the Site.

VIEWPOINT 8

Viewing location From Timbery National Park, looking north.

Viewing context Duration of view stationary.

VISUAL SENSITIVITY

Land use Parks, reserves and recreation.

Viewing distance Middleground (1.37 km from closest project component).

Visual sensitivity level **Moderate.**

VISUAL MODIFICATION

Visual modification level **Low.**

Viewpoint discussion The existing vegetation on the rising topography would be removed because of the Project. Consequently, there would be open views towards the Project from this vantage point.

It is acknowledged that the national park is already influenced by the adjoining port landscape setting with the skyline comprising of port cranes and shipping containers. Additionally, the existing Botany Cemetery is discernible on the rising topography.

The proposed materiality and arrangement of the burial plots predominantly within a manicured lawn would assist to integrate the Project with the surrounding environment in which it sits. Additionally, the existing vegetation adjoining the foreshore is proposed to be retained.

Overall the project components viewed from this vantage point would be noticeable and partially intrusive, disrupting views towards the foreshore for the users of the national park. However, the distance from the project is such that the scale of the change is not prominent in the field of view. Consequently, the proposal components would be assimilated in the landscape setting.

Operational visual impact **Low.**

Consequently, the moderate level of visual sensitivity combined with the low degree of modification, would result in a low adverse visual impact at operation for the Timbery National Park users.

Residual visual impact **Very low.**

Formal tree planting is proposed along the existing shared path and proposed road network which would once matured, assist to integrate and soften views afforded to the lawn burial plots.

As such, the residual impact on views from the park would reduce to a very low adverse residual impact for the Timbery National Park users.



Picture 15 – VP8: Existing view from Timbery National Park looking north towards the Site.

VIEWPOINT 9

Viewing location

From Bonna Point Reserve, Kurnell, looking north-east towards the Site.

Viewing context

Duration of view stationary.

VISUAL SENSITIVITY

Land use

Parks, reserves and recreation.

Viewing distance

Background (4.5 km from closest project component).

Visual sensitivity level

Low.

VISUAL MODIFICATION

Visual modification level

Very low.

Viewpoint discussion

The existing vegetation on the rising topography would be removed because of the Project. Consequently, there would be long distant views towards the Project from this vantage point.

It is acknowledged that the reserve is already influenced by the port landscape setting with the skyline comprising of port cranes and shipping containers. Additionally, the existing Botany Cemetery is discernible on the rising topography.

The proposed materiality and arrangement of the burial plots predominantly within a manicured lawn would assist to integrate the Project with the surrounding environment in which it sits. Additionally, the existing vegetation adjoining the foreshore is proposed to be retained.

There would be minimal compositional contrast and a high level of integration of form, line, shape, pattern and colour between the proposal and the environment in which it sits. The project components viewed from this vantage point would not markedly contrast with the existing landscape setting. Overall, the distance from the project is such that the scale of the change is not prominent in the field of view. Consequently, the proposal components would be assimilated in the landscape setting.

Operational visual impact

Very low.

Consequently, the low level of visual sensitivity combined with the very low degree of modification, would result in a very low adverse visual impact at operation for the Bonna Point Reserve users.

Residual visual impact

Not applicable.

Formal tree planting is proposed along the existing shared path and proposed road network which would once matured, assist to integrate and inhibit views afforded to the lawn burial plots.

As such, the residual impact on views from the park would reduce to a not applicable residual impact for the Bonna Point Reserve users.



Picture 16 – VP9: Existing view from Bonna Point Reserve looking north-east towards the Site.

6.2.1. Summary of visual impact

The visual appraisal demonstrates that there are elevated and open foreground views of the Project from the existing Botany Cemetery. However, the viewpoint is from an existing cemetery and does not markedly contrast with the existing landscape setting.

In middleground views from the south-east such as Yarra Bay Bicentennial Park and Yarra Bay Sailing Club, there are open, stationary views towards the Site. The proposed removal of the existing vegetation on the rising topography of the Site would reduce the current viewing experience of a foreshore encircled by vegetation. The visual appraisal also demonstrates that there are open views towards the Project from the south-west such as Prince of Wales Drive. The Project would be noticeable from these vantage points. However, it is acknowledged that the reserve, sailing club and road are already influenced by the adjoining port landscape setting with the skyline comprising of port cranes and shipping containers. Additionally, the existing vegetation immediately adjoining the foreshore is to be retained. This vegetation will assist to soften the views of the proposal. The existing Botany Cemetery is just discernible on the rising topography filtered by the surrounding vegetation. Furthermore, the proposed materiality and arrangement of the burial plots predominantly within a manicured lawn would assist to integrate the Project with the surrounding environment in which it sits.

Although there are long distance views towards the Site from Kurnell in the south, as the distance increases from the land use area the field of view decreases causing the visibility of the proposal components to diminish or be absorbed in the setting. Consequently, as the distance from the viewer to the proposal increases, the level of sensitivity reduces. As the view from Bonna Point Reserve, Botany Bay National Park and Prince Charles Parade is over 4.5 kilometres, and given the relatively low elevation of the components of the proposal above ground level, the visual catchment is highly constrained by the distance and the Project would be able to be absorbed within the surrounding setting.

6.2.2. Lighting impacts

The sensitivity of the local landscape to the introduction of more lighting has been considered. Sensitivity depends on visibility, remoteness and scenic quality with the degree of enclosure afforded by landform and vegetation being key factors, along with patterns of agricultural fields and settlements.

The applicable environmental lighting zones for the proposal area would include Category E3, which is a medium district brightness area which would apply to residential and port/industrial areas and Category E2, which is a low district lighting area, which would apply to the adjacent cemetery and recreational areas.

Within both the Category E2 and E3 areas the proposal does not result in a lighting impact due to the primarily daytime use of the proposed activity. The lighting requirement would be very similar to that of the existing cemetery operations.

The limited amount of lighting associated with the project is unlikely to result in glow into the night sky. Minor hot spots may result where there are views through vegetation to driveway or building lighting. Lighting impacts resulting from moving vehicles are also expected to be minimal.

7. AMELIORATION STRATEGIES

A Landscape Concept Master Plan has been prepared for the Site by Matthew Higginson Landscape Architecture, (refer to Appendix C). The landscape mitigation measures comprise:

- the retention and protection of existing landscape features adjacent to Military Road and Prince of Wales Drive to reduce visual presence from these adjoining roads;
- retention of the existing vegetation immediately adjoining the foreshore;
- terraced landform that integrates into the existing topography;
- inclusion of burial plots into manicured lawns to maintain 'green' views between the Site and the adjoining recreational areas;
- the inclusion of canopy trees along existing and proposed shared paths and road networks;
- upgrade of the foreshore promenade providing shared access to/from Prince of Wales Drive and the cemetery;
- inclusion of a viewing platform off foreshore promenade with provision for informative signage; and
- boardwalk access to/from Yarra Beach.

In summary, the form of the burial plots, the terraced landform, and retention of existing perimeter vegetation where practicable, would provide visual screening and would assist in "settling" the Project within the landscape.

7.1. MANAGEMENT OF POTENTIAL LIGHTING IMPACTS

It is not anticipated that the level of lighting would be significantly different to that of the existing cemetery uses. However, the proponent should seek to minimise light emissions from the Project by carefully selecting the sites where lights would be placed, and by use of physical barriers and/or operational measures to reduce light 'spill' without compromising user safety. Measures that could be employed to mitigate potential impacts from night-lighting may include the following, where practicable:

- All external lighting associated with the Project would comply with Australian Standard AS 4282: 1997 – Control of the Obtrusive Effects of Outdoor Lighting;
- Restriction of night-lighting to the minimum required for operations and safety requirements;
- Use of directional lighting techniques; and
- Use of light shrouds and reflectors to limit the spill of lighting.

8. CONCLUSIONS

The Site is located within the Randwick Local Government Area, within the eastern suburbs of the Sydney Metropolitan Area and is located approximately 12 kilometres by direct line from the Sydney Central Business District.

The Site is located in the suburb of Port Botany, near to the suburbs of Matraville and Phillips Bay. The area is characterised by a variety of land uses including logistics uses associated with Port Botany, the existing ESMP and residential uses in the suburbs of Phillips Bay and La Perouse. The Site is immediately surrounded to the north by freight and industrial uses, to the east by the existing ESMP, to the south by Yarra Bay and to the west by Port Botany freight and logistics precinct

The Site is approximately 5.05 hectares (ha) and is roughly an irregular triangular shape. The Site currently accommodates a driveway from Military Road and a carpark with 20 car spaces. The Site is free of built form and is largely covered in thick scrub and weeds.

The Site itself lies at an elevation of between 10 to 20 m AHD rising to a central knoll. Steeper topography is present towards the foreshore in the southern areas of the Site.

The Site is zoned RE1 Public Recreation and is located within the Botany Bay National Park Heritage Conservation Area as indicated in the RLEP 2012 Heritage Map. The south-eastern corner of the Site constitutes the Yarra Bay Beach and Reserve (item no. 245) which is identified as an item of local heritage significance.

The dominant vegetation communities on the Site are Coastal Sand Tea-tree Banksia Scrub and Beach Spinifex Grassland. The Site also contains several weeds species. No threatened species of flora or fauna are recorded on the Site inspection.

The visual appraisal of the Site demonstrates that there are limited views within 1.5 kilometres. Table 5 summarises the visual impacts from the representative viewpoints.

Table 5 – Summary of visual impacts

VIEWPOINT	POTENTIAL VISUAL IMPACT	RESIDUAL IMPACT
<i>Viewpoint 1</i> – From Bumborah Point Road, looking south.	Very low.	Not apparent.
<i>Viewpoint 2</i> - From Military Road, looking south-west.	Not apparent.	Not apparent.
<i>Viewpoint 3</i> – From Trigg Point within the Botany Cemetery, looking south-west.	High.	Moderate.
<i>Viewpoint 4</i> – From Yarra Bay Bicentennial Park, looking north-west.	Moderate.	Low.
<i>Viewpoint 5</i> – From Yarra Bay Bicentennial Park, looking north-west.	High	Moderate.
<i>Viewpoint 6</i> – From Yarra Bay Recreation Reserve, looking north-west.	Not apparent.	Not apparent.
<i>Viewpoint 7</i> – From Yarra Bay Sailing Club, looking north-west.	High.	Moderate.
<i>Viewpoint 8</i> – From Timbery National Park, looking north.	Low.	Very low.
<i>Viewpoint 9</i> – From Bonna Point Reserve, looking north.	Very low	Not apparent.

There are elevated and open foreground views of the Project from Trigg Point within the existing Botany Cemetery. However, the viewpoint is from an existing cemetery and does not markedly contrast with the existing landscape setting. Formal tree planting is proposed along the existing shared path, internal footpaths and proposed internal road network which would assist to integrate and soften views afforded to the lawn burial plots. As such, the residual impact on views from Trigg Point would reduce to a moderate adverse residual impact for the cemetery users.

In middleground views from the south-east such as Yarra Bay Bicentennial Park and Yarra Bay Sailing Club, there are open, stationary views towards the Site. The proposed removal of the existing vegetation on the rising topography of the Site would reduce the current viewing experience of a foreshore encircled by vegetation. The visual appraisal also demonstrates that there are open views towards the Project from the south-west such as Prince of Wales Drive. The Project would be noticeable from these vantage points. However, it is acknowledged that the reserve, sailing club and road are already influenced by the adjoining port landscape setting with the skyline comprising of port cranes and shipping containers. Additionally, the existing vegetation immediately adjoining the foreshore is to be retained. This vegetation will assist to soften the views of the proposal. The existing Botany Cemetery is just discernible on the rising topography filtered by the surrounding vegetation. Furthermore, the proposed materiality and arrangement of the burial plots predominantly within a manicured lawn would assist to integrate the Project with the surrounding environment in which it sits. Formal tree planting is proposed along the existing shared path, internal footpaths and proposed internal road network which would assist to integrate and soften views afforded to the lawn burial plots. As such, the residual impact on views from Yarra Bay Bicentennial Park and Yarra Bay Sailing Club would reduce to a moderate adverse residual impact for the reserve and club users.

Long distance views from the south towards the Site from Kurnell are over 4.5 kilometres. As the distance increases from the land use area the field of view decreases causing the visibility of the proposal components to diminish or be absorbed in the setting. As such the views from Bonna Point Reserve, Botany Bay National Park and Prince Charles Parade is highly constrained by the distance. Given the relatively low elevation of the components of the proposal above ground level, and the formal tree planting proposed, the Project would be able to be absorbed within the surrounding setting. As such, the residual impact on views from Kurnell would reduce to a negligible adverse residual impact for the reserve and road users.

8.1. LIGHTING IMPACTS

Within both the Category E2 and E3 areas of the setting, the Project will not result in a lighting impact due to the primarily daytime use of the proposed activity. The lighting requirement would be very similar to that of the existing cemetery operations and consequently, any lighting impact would also be very similar.

8.2. SUMMARY

The Site has a limited degree of visual exposure and overall, has a low visual sensitivity. With the implementation of the landscape measures, the Project is able to be integrated into the Site and would result in limited reduction to the landscape and visual amenity of the surrounding area. The proposal would not displace any landscape features or resources of value and would be able to be absorbed into the landscape. The Project is therefore, in landscape and visual terms, acceptable for the proposed development.

Accordingly, it is concluded that developing the Site for the purposes of a 'cemetery':

- can be accommodated into the landscape without significant adverse impacts on the landscape quality of the surrounding area;
- a suitable 'environmental fit' can be achieved and the setting is capable of absorbing the proposal in conjunction with the landscape measures; and
- would increase the functionality and useability of the RE1 zoned land for passive recreational activities.

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